

SIENA AT TUSCANY
 FOUNTAIN GROVE II WEST - UNITS 2 & 4
 IN
 SANTA ROSA, CALIFORNIA
 BY
CHRISTOPHERSON HOMES

FLOOR PLAN NOTES

- ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.
- ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE.
- SEE DETAIL 6/A/D/6 FOR TYP. CLOSET SHELVING.
- ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER U.B.C. - SECTION 2406.2.
- PROVIDE ACOUSTICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES.
- TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.
- ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OF CEMENTitious BACKER BOARD AND A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +10" MIN. ABOVE DRAIN INLET PER U.B.C. - §607.1.3.
- CALCULATIONS AND DETAILS FOR MOUNTING HANDRAILS & CONNECTION OF GUARDRAILS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE WITH TABLE 16B CATEGORIES 9 & 11.
- TILE FLOORS SHALL ONLY BE INSTALLED AT FLOORS INDICATED TO HAVE A TILE FINISH. OTHER LOCATIONS MAY NOT BE DESIGNED TO ADEQUATELY SUPPORT A TILE FINISH. CONTACT STRUCTURAL ENGINEER FOR VERIFICATION OF STRUCTURAL INTEGRITY.
- SILL HEIGHT AT EGRESS WINDOWS NOT TO EXCEED 44" PER U.B.C. SEC. 310.4.

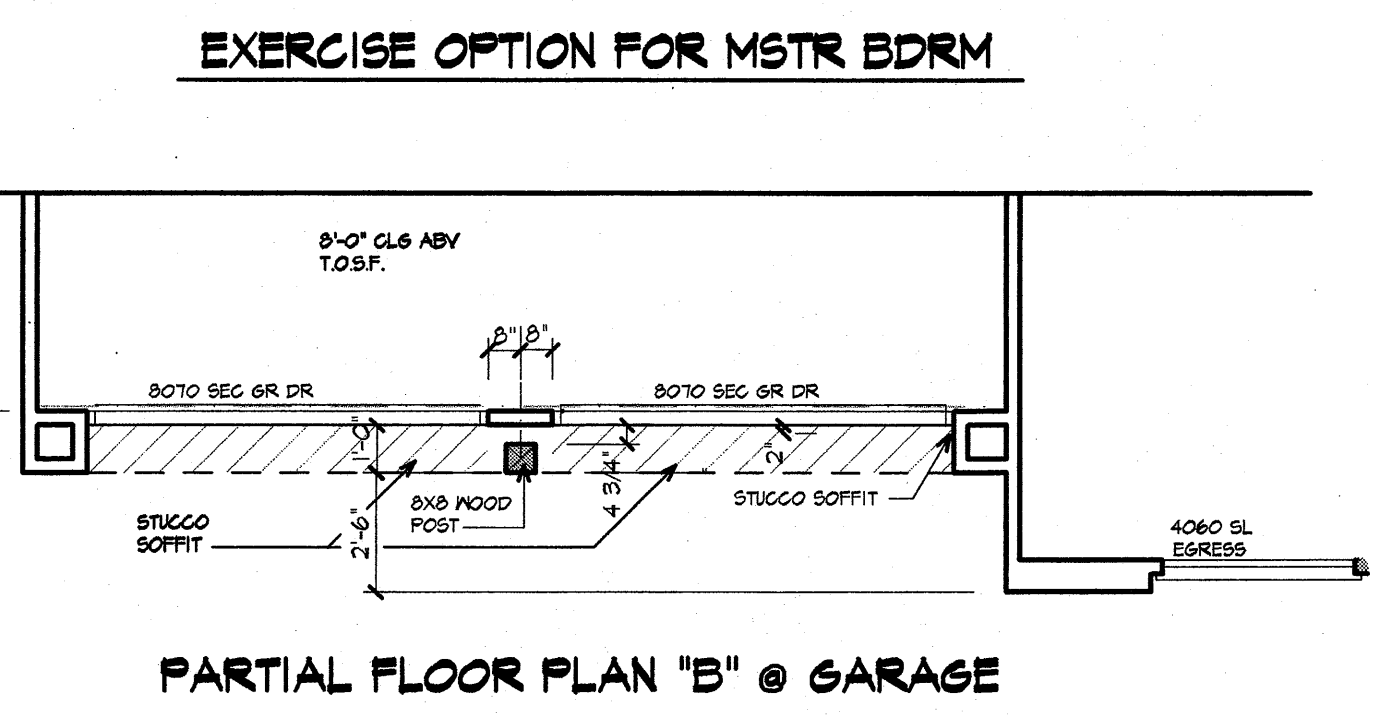
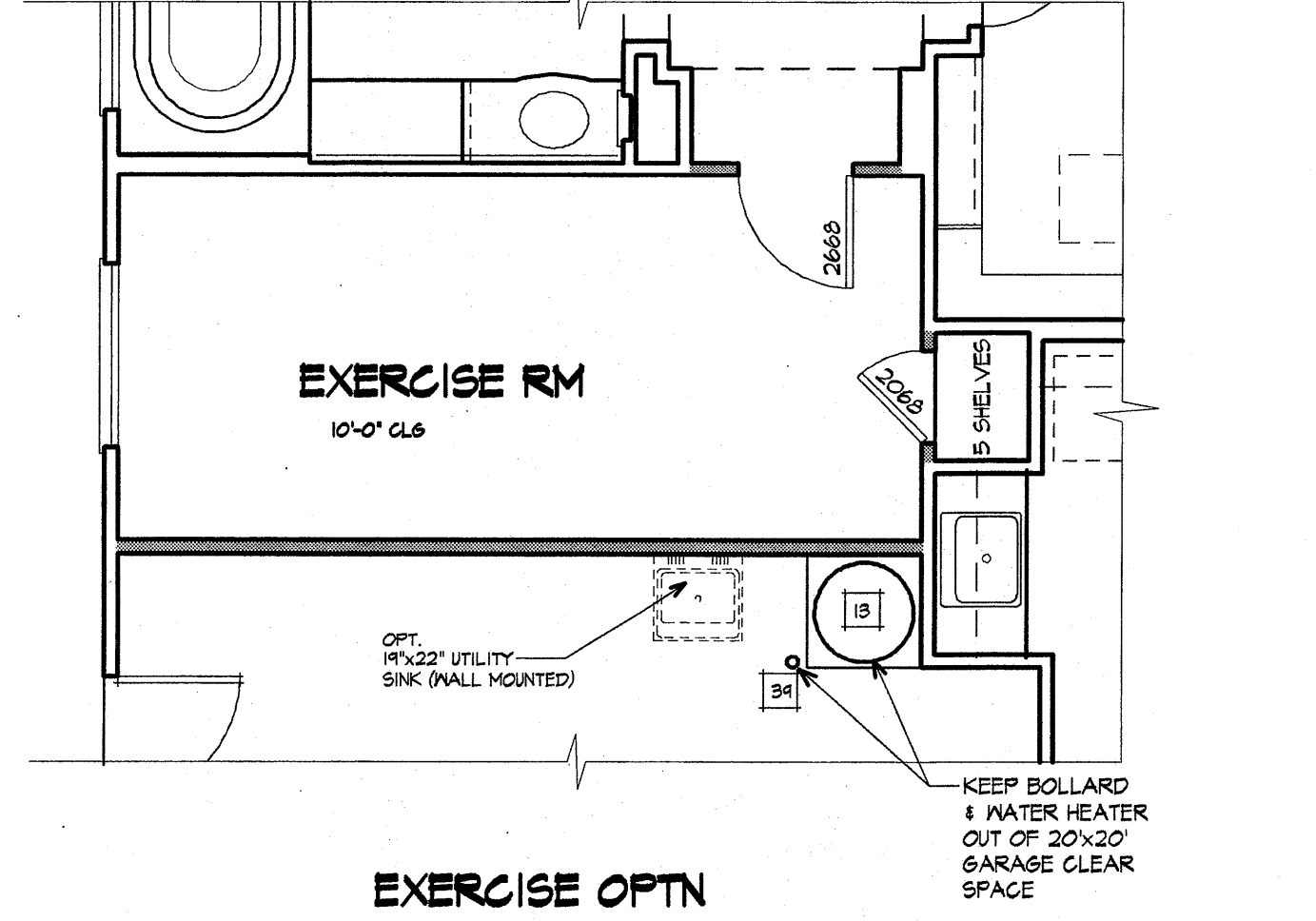
PLAN AREAS -14-

FIRST FLOOR:	2940 Sq. Ft.	GARAGE:	633 Sq. Ft.
TOTAL:	2940 Sq. Ft.	EXERCISE OPTION:	155 Sq. Ft.
		TOTAL W/ OPTION:	3095 Sq. Ft.

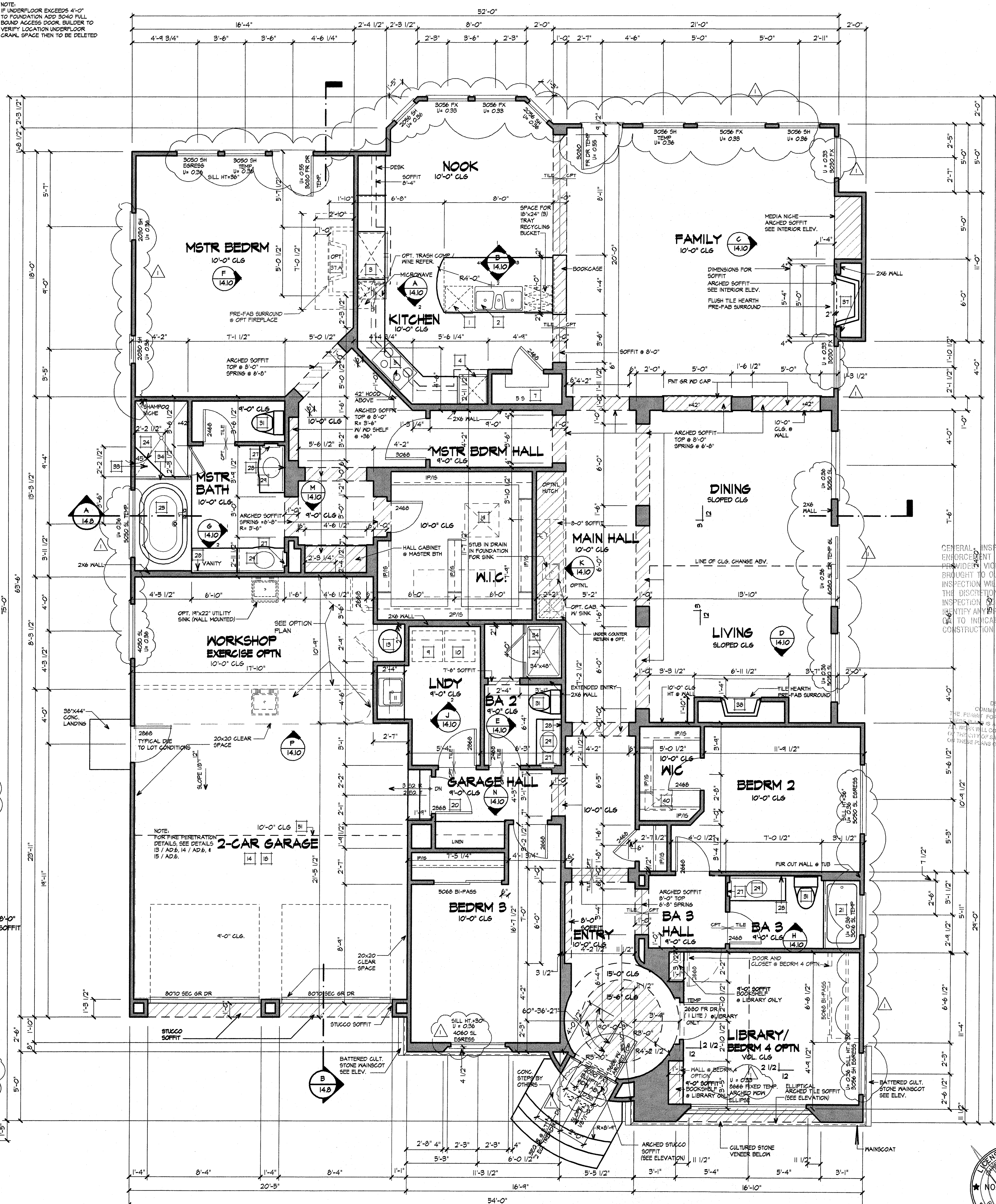
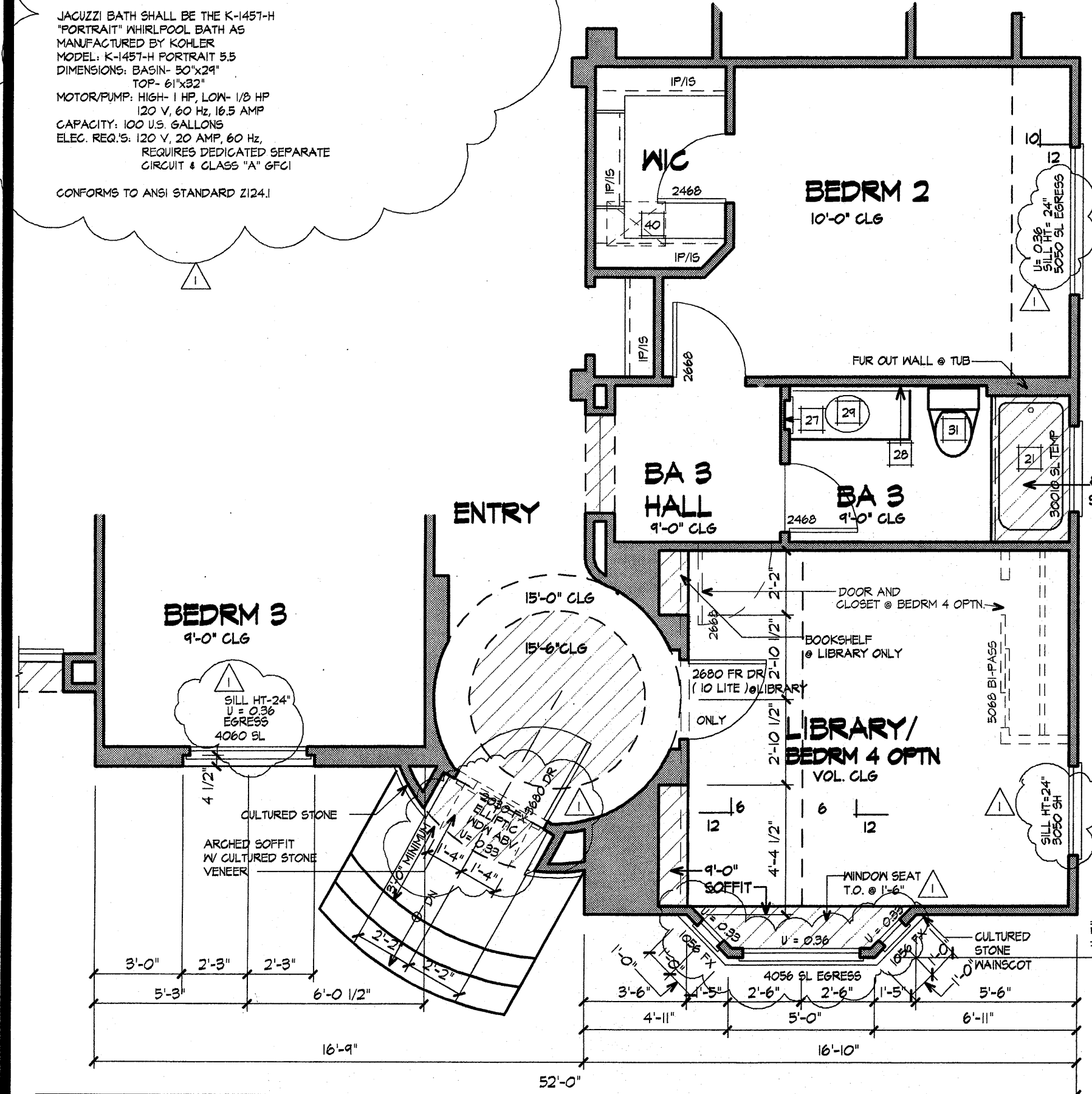
KEYNOTE LEGEND

- DISHWASHER W/ DRAIN TO GARAGE DISPOSAL. (VERIFY DIMS. W/ MFR.)
- KITCHEN SINK W/ GARAGE DISPOSAL AT ISLAND. (SEE DET. 14/B/6)
- REFRIGERATOR SPACE IN COLD WATER STUB-OUT FOR ICE MAKER. (VERIFY SIZE W/ MANUFACTURER.)
- BUILT-IN DOUBLE OVEN. (VERIFY VENTILATION & DIMENSIONS W/ MFR.)
- GAS COOKTOP W/ 42" HOOD ABOVE. VENT TO EXTERIOR. & PROVIDE BACKDRAFT DAMPER. (ALSO SEE INTERIOR ELEVATIONS.)
- NOT USED
- PANTRY W/ FIXED SHELVES. (VERIFY NUMBER)
- VEGETABLE SINK W/ GARAGE DISPOSAL AT ISLAND.
- WASHER SPACE. PROVIDE HOT & COLD WATER SUPPLY AND WASTE LINE. & SECOND FLOOR PROVIDE PAN W/ DRAIN TO EXTERIOR.
- DRYER SPACE. PROVIDE SMOOTH METAL VENT TO EXTERIOR.
- DEEP LAUNDRY SINK.
- F.A.U. IN ATTIC. PROVIDE COMBUSTION AIR & VENT TO OUTSIDE W/ SETBACK THERMOSTAT. (SEE DET. 44/B)
- WATER HEATER. PROVIDE 18" HT. WOOD PLATFORM @ GARAGE. COMBUSTION AIR VENT TO OUTSIDE & PRESSURE RELIEF VALVE TO OUTSIDE. (FOR ANCHORING - SEE DET. 3/A/D/6)
- 5/8" TYPE 'X' GYP. BD. ON ALL WALLS & CEILING AT GARAGE.
- 5/8" TYPE 'X' GYP. BD. UNDER STAIRS AT WALLS & CLS'S.
- 2X HALF WALL W/ PAINTED WOOD CAP. (SEE PLAN FOR HT. ADV. FLOOR)
- 3/8" HT. OAK GUARD RAIL ABOVE T.O.S.F. OR +34" TO 38" HT. AT HANDRAIL ABOVE TOP OF STAIR NOISE BELLOW. (SEE DET. 11/A/D/6)
- 2 LAYERS 5/8" TYPE 'X' GYP. BD. ON CEILING WHERE SUPPORT SPACING EXCEEDS 8' O.C. @ GARAGE ONLY. (CGO #1532)
- 30"x30" ATTIC ACCESS W/ WEATHER STRIPPING.
- 1 3/4" SOLID CORE DOOR W/ SELF-CLOSING HINGES.
- 32"x60" ONE PIECE FIBERGLASS TUB/SHWR (U.O.N) W/ SHOWER CURTAIN ROD SHOWER HEAD AT +18" ADV. FLOOR.
- CUSTOM SHOWER - HOT HOP PAN W/ TILE SURROUND TO +1'-0" SHOWER HEAD AT +18"
- 42"x12" TUB - TOP-SET ON TILE DECK W/ TILE MANSCOT TO +40" ADV. FLR. PROVIDE ONE PIECE WELDED TRAP OR ACCESS PANEL PER LOCAL CODE. (LETTERED TUB OPTION SHALL BE IL LISTED)
- AIR CONDITIONING CONDENSER ON CONCRETE PAD.
- RECESSED MEDICINE CABINET.
- HICKORY. (SEE INTERIOR ELEVATIONS)
- LAUNDRY
- PEDESTAL LAVATORY
- LOW FLOW WATER CLOSET. (8 GALLON PER FLUSH MAX.)
- TONGUE BARK (VERIFY SIZE)
- CERAMIC TILE SEAT - SET AT SAME HEIGHT AS TUB DECK ABOVE FLOOR.
- WATERPROOF @ TUB & SHOWER AND SLOPE TO DRAIN.
- TEMPERED GLASS ENCLOSURE
- SHOWER CURTAIN ROD
- 1 3/8" SOLID CORE WOOD DOOR W/ SELF-CLOSING HINGE AND WEATHER STRIPPING.
- "HEATLATER" PRE-FAB METAL FIREPLACE, GAS MODEL # 626G-30-E
- "HEATLATER" PRE-FAB METAL FIREPLACE, GAS MODEL # 62DC-39-E
- "HEATLATER" PRE-FAB METAL FIREPLACE, GAS MODEL # 62DC-36-E
- 1 1/2" DIA. STEEL PARKING BOLLARD. TOP AT +30" ABOVE SLAB. GROUT SOLID & EMBED INTO CONCRETE. (S.S.D.)
- 18" X 24" UNDERFLOOR ACCESS

UNDERFLOOR VENTING
 (UNDERFLOOR AREA SHALL COMPLY WITH U.B.C. - SECTION 2306.7)
 UNDERFLOOR AREA: 2940 SQ. FT.
 CALCULATION: (9q. Ft. / 150 x 144)
 REQUIRED AREA: 2824 SQ. IN.
 TO BE PROVIDED BY: (28) 105 SQ. IN. FOUNDATION VENTS.
 TYPICAL VENTS BY "PLYCO" (1-800-223-6061)
 4x14 - 55 SQ. IN. FREE VENTING
 6x14 - 10 SQ. IN. FREE VENTING
 8x14 - 105 SQ. IN. FREE VENTING
 6x14 LOUVERED - 35 SQ. IN. FREE VENTING



WHIRLPOOL JACUZZI SPECS.
 JACUZZI BATH SHALL BE THE K-1497-H "PORTRAIT" WHIRLPOOL BATH AS MANUFACTURED BY KOHLER MODEL: K-1497-H PORTRAIT 8.5 DIMENSIONS: BATH: 30"x24" TOP: 61" HGT MOTOR/PUMP: HIGH-1 HP LOW-1/2 HP CAPACITY: 100 US GALLONS ELEC. REQ'S: 120 V. 20 AMP, 60 HZ. (REQUIRES DEDICATED SEPARATE CIRCUIT & CLASS 'A' GFCI)
 CONFORMS TO ANSI STANDARD Z124.1

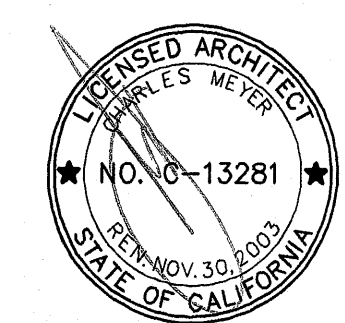


DESCRIPTION	DATE	DRAWN
REVISIONS		

PLAN 14
FIRST FLOOR PLAN "A" & PARTIAL "B"

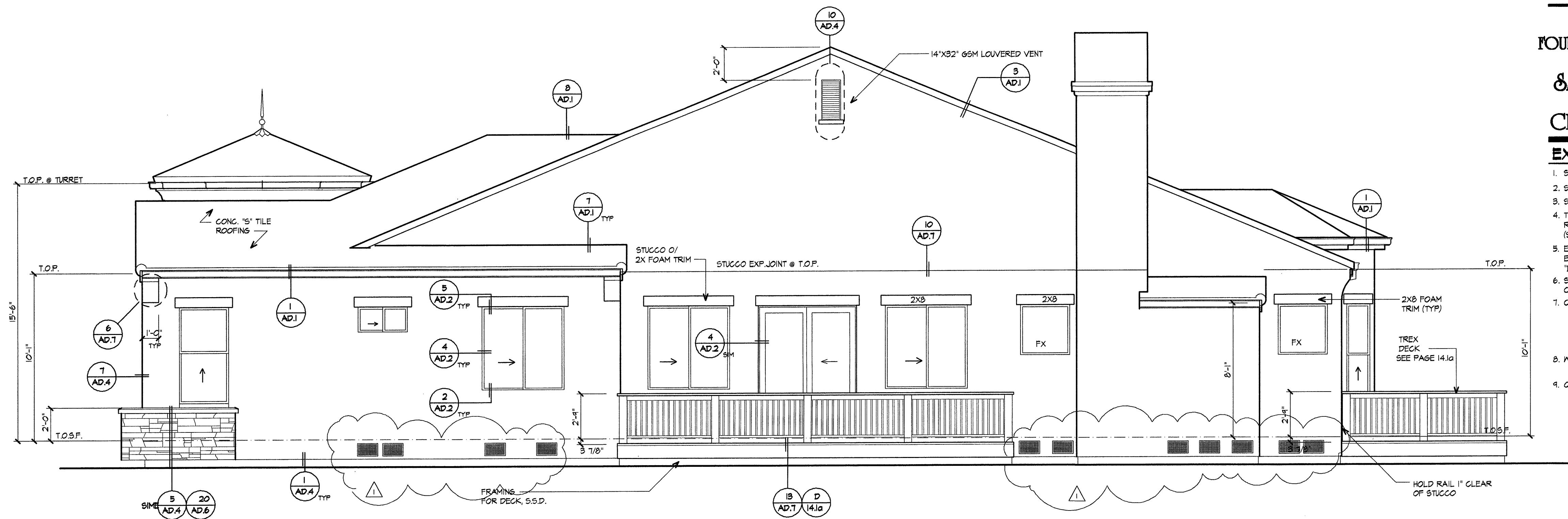
SCALE: 1/4" = 1'-0" PLOT DATE: 1-31-2008

JOB NO. 346.008 **SHEET**
DRAWN JB
CHECK CM **14.1**
DATE 1-17-03 **OF**

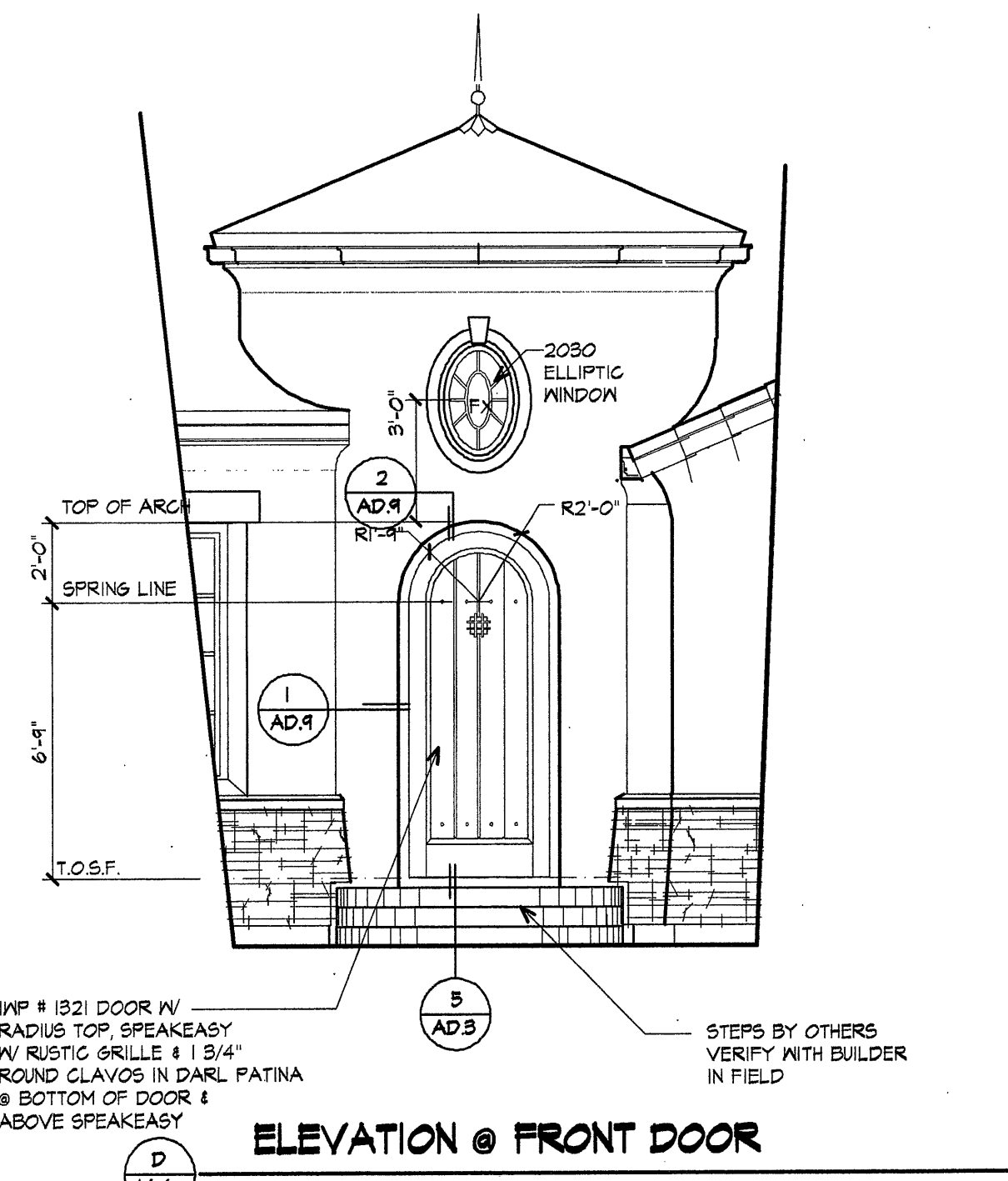


EXTERIOR ELEVATION NOTES

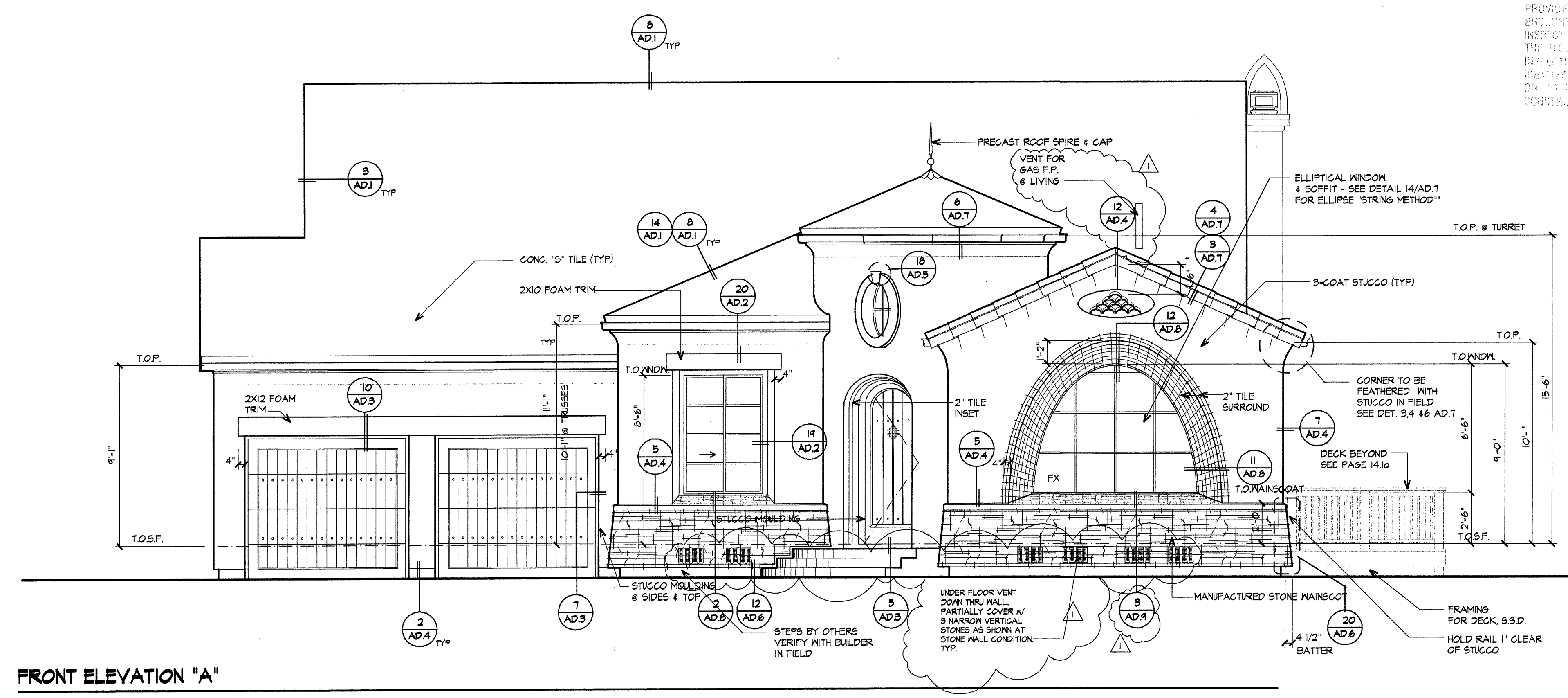
- SEE DET. 1/AD.2 FOR TYPICAL FLASHING AT WALL OPENINGS.
- SEE DET. 13 + 14/AD.4 FOR TYPICAL WALL PENETRATIONS.
- SEE FLOOR PLANS FOR GLAZING INFORMATION.
- TOP OF CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY. (SEE UBC 310.1, 310.2.9.8 & TABLE 31-B)
- EXTERIOR FINISH SHALL BE 1/8" 3-COAT STUCCO OVER PAPER BACKED WIRE MESH OVER AN ADDITIONAL LAYER OF GRADE "D" PAPER / SOLID WOOD SHEATHING.
- STONE SHALL BE "DRYSTACK LEDGESTONE" BY CULTURED STONE CORP. INSTALL PER UBC SECTION 1403.6.4.2.
- CLASS A ROOF MTRL. O/ 30# FELT O/ SOLID SHTG. SHALL BE:
ELEVATION 'A': CONCRETE "S" TILE
MONIER LIFETILE (VILLA)
ELEVATION 'B': FLAT CONCRETE TILE
MONIER LIFETILE (SHAKE)
- WINDOW HEAD HEIGHTS ARE AS FOLLOWS:
FIRST FLOOR: 8'-0" (U.O.N.)
- OBJECTS LABELED (TYP) APPLY TO ALL ELEVATIONS.



RIGHT ELEVATION "A"



ELEVATION @ FRONT DOOR



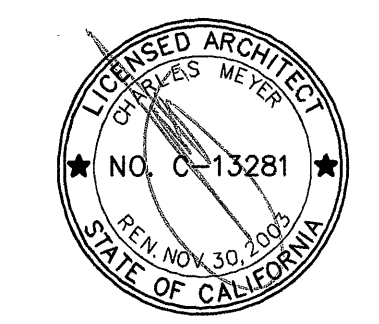
FRONT ELEVATION "A"

DEPARTMENT OF
CONSTRUCTION / ENVIRONMENT
THE PERMITS DIVISION HAS REVIEWED THIS SET OF PLANS AND APPROVED FOR ALL WORK INDICATED ON ALL WORKING DRAWINGS WITH THE EXCEPT OF THE CITY ENGINEER'S REVIEW OF THESE PLANS OR ANY OTHER WORKING DRAWINGS.

GENERAL INSPECTION FOR CODE ENFORCEMENT PURPOSES IS PROVIDED. VIOLATIONS SHOULD BE BROUGHT TO OUR ATTENTION THROUGH INSPECTION AND PHOTOGRAPHY. THE DEPARTMENT OF THE CITY ENGINEER'S REVIEW IS REQUIRED TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SET OF PLANS. THE CITY ENGINEER'S REVIEW IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SET OF PLANS.

DESCRIPTION	DATE	DRAWN

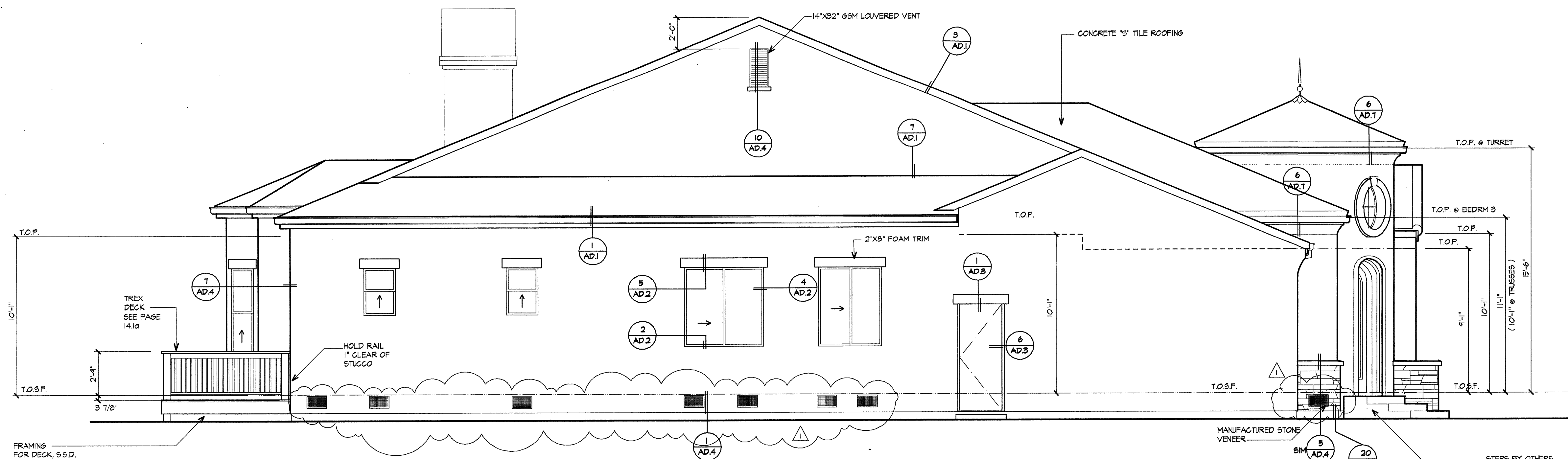
PLAN 14
EXTERIOR ELEVATIONS "A"
(SPANISH)
SCALE: 1/4" = 1'-0" PLOT DATE: 1-31-2008



JOB NO.	346.008	SHEET	
DRAWN	JB	CHECK	CM
DATE	1-17-08	OF	14.4

EXTERIOR ELEVATION NOTES

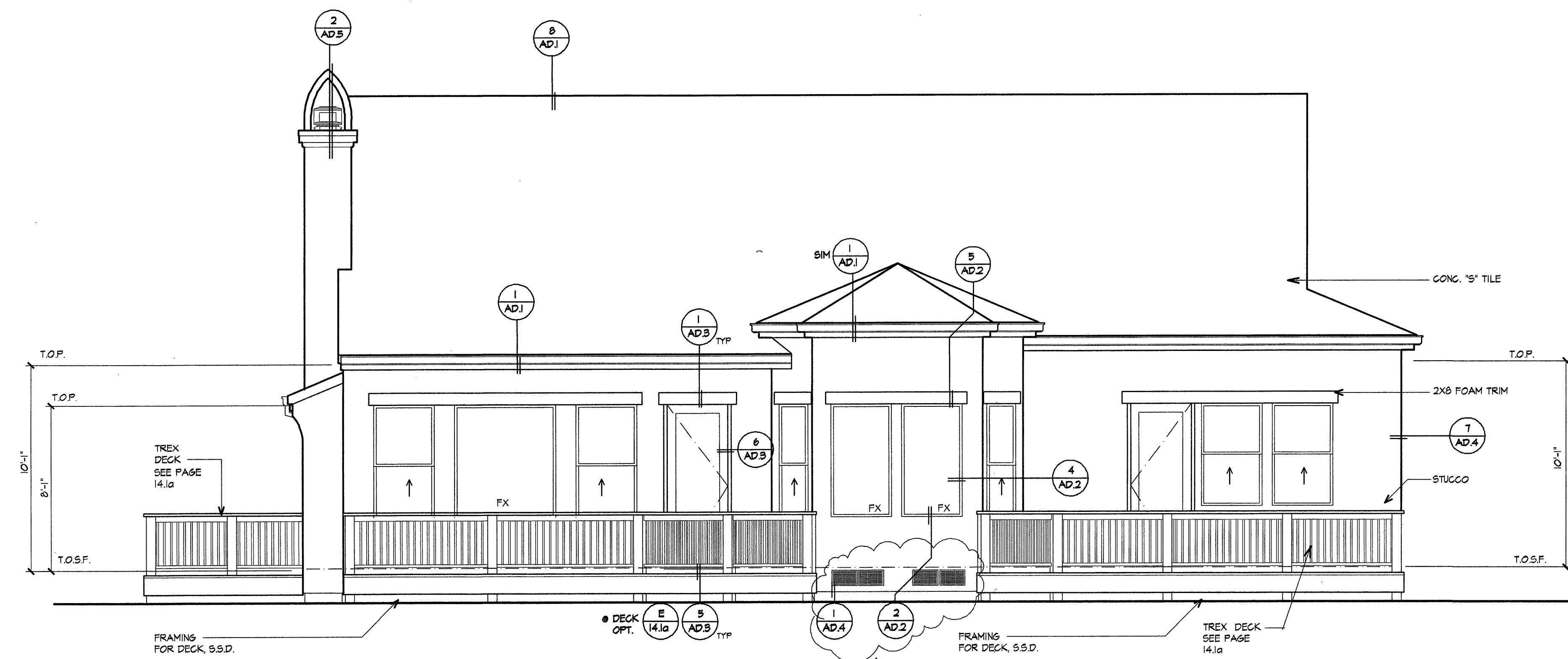
- SEE DET. 1/AD.2 FOR TYPICAL FLASHING AT WALL OPENINGS.
- SEE DET. 13 + 14/AD.4 FOR TYPICAL WALL PENETRATIONS.
- SEE FLOOR PLANS FOR GLAZING INFORMATION.
- TOP OF CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY. (SEE UBC 3101, 3102.3.6 & TABLE 31-B)
- EXTERIOR FINISH SHALL BE 7/8" 3-COAT STUCCO OVER PAPER BACKED WIRE MESH OVER AN ADDITIONAL LAYER OF GRADE 1" PAPER O/ SOLID WOOD SHEATHING.
- STONE SHALL BE "DRYSTACK LEDGESTONE" BY CULTURED STONE CORP. INSTALL PER UBC SECTION 1403.6.4.2
- CLASS A ROOF MTRL. O/ 30# FELT O/ SOLID SHG. SHALL BE:
ELEVATION "A": CONCRETE "S" TILE MONIER LIFETILE (VILLA)
ELEVATION "B": FLAT CONCRETE TILE MONIER LIFETILE (SHAKE)
- WINDOW HEAD HEIGHTS ARE AS FOLLOWS:
FIRST FLOOR: 8'-0" (1.0.N.)
- OBJECTS LABELED (TYP) APPLY TO ALL ELEVATIONS.
- BRICK SHALL BE "McNEAR BRICK" INSTALL PER MANUFACTURER'S SPECIFICATIONS.



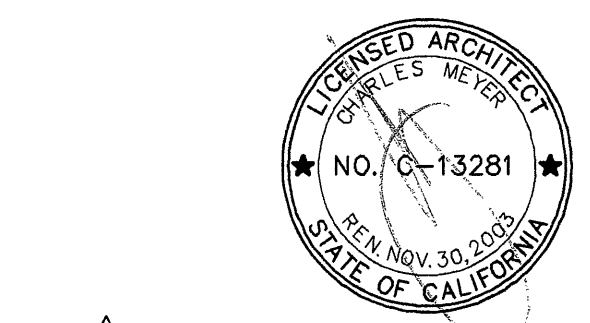
LEFT ELEVATION "A"

GENERAL INSPECTION FOR CODE ENFORCEMENT PURPOSES IS PROVIDED. VIOLATIONS WHICH ARE BROUGHT TO OUR ATTENTION BEING INSPECTION WILL BE INITIATED AT THE DISCRETION OF THE CITY. CITY INSPECTION DOES NOT PURPORT TO IDENTIFY ANY OR ALL CODE VIOLATIONS OR TO INDICATE CONFORMANCE OF CONSTRUCTION TO PLANS.

DEPARTMENT OF COMMUNITY DEVELOPMENT
NO. C-13281
NOV 30 2009
STATE OF CALIFORNIA



REAR ELEVATION "A"



DESCRIPTION	DATE	DRAWN

PLAN 14
EXTERIOR ELEVATIONS "A"
(SPANISH)
SCALE: 1/4" = 1'-0" PLOT DATE: 1-31-2009

JOB NO.	346.008	SHEET	
DRAWN	JB		
CHECK	CM		14.5
DATE	11-08-02	OF	