

SHEET A - 2.1 NOTES

1. 1 1/2" DIAM. HANDRAIL, 35" ABOVE STAIR NOSING.
2. LINEN CABINET WITH FIVE (5) SHELVES - VERIFY HEIGHT.
3. 2 X 6 STUD WALL.
4. SINGLE ROD AND 12" WIDE SHELF.
5. TOILET TO USE MAX. 1.6 GAL. PER FLUSH.
6. INSTALL 2 X 8 FLAT BLOCKING IN WALLS FOR INSTALLATION OF TOWEL BARS OR HOOKS. VERIFY PLACEMENT WITH OWNER.
7. 5/8" TYPE 'X' GYPSUM BOARD, WALLS AND CEILING AND UNDER STAIR AND LANDING.
8. NOT USED.
9. LINE OF FLOOR ABOVE.
10. ELEVATOR - SEE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.
11. SHOWER WITH CERAMIC TILE UP WALLS FULL HEIGHT, INCLUDING WINDOW HEAD, JAMB AND SILL.
12. TEMPERED GLASS SHOWER ENCLOSURE.
13. HOSE BIBB WITH BACKFLOW PREVENTION VALVE.
14. MEDICINE CABINET.
15. TILE SHELF RECESS.
16. "JACUZZI" TYPE TUB.
17. TILE PLATFORM AROUND TUB.
18. SHELVES - SEE OWNERS FOR DIMENSIONS.
19. OPENING IN WALL - CONFIRM SILL HEIGHT WITH OWNERS.
20. STEP DOWN 7".
21. CONCRETE LANDING.
22. CONCRETE STEP, 7" RISE AND 15" TREAD.
23. EXISTING FURNACE AND WATER HEATER. REPLACE WITH BOILER FOR RADIANT HEATING SYSTEM AND DOMESTIC HOT WATER, PER TITLE 24 DOCUMENTS.

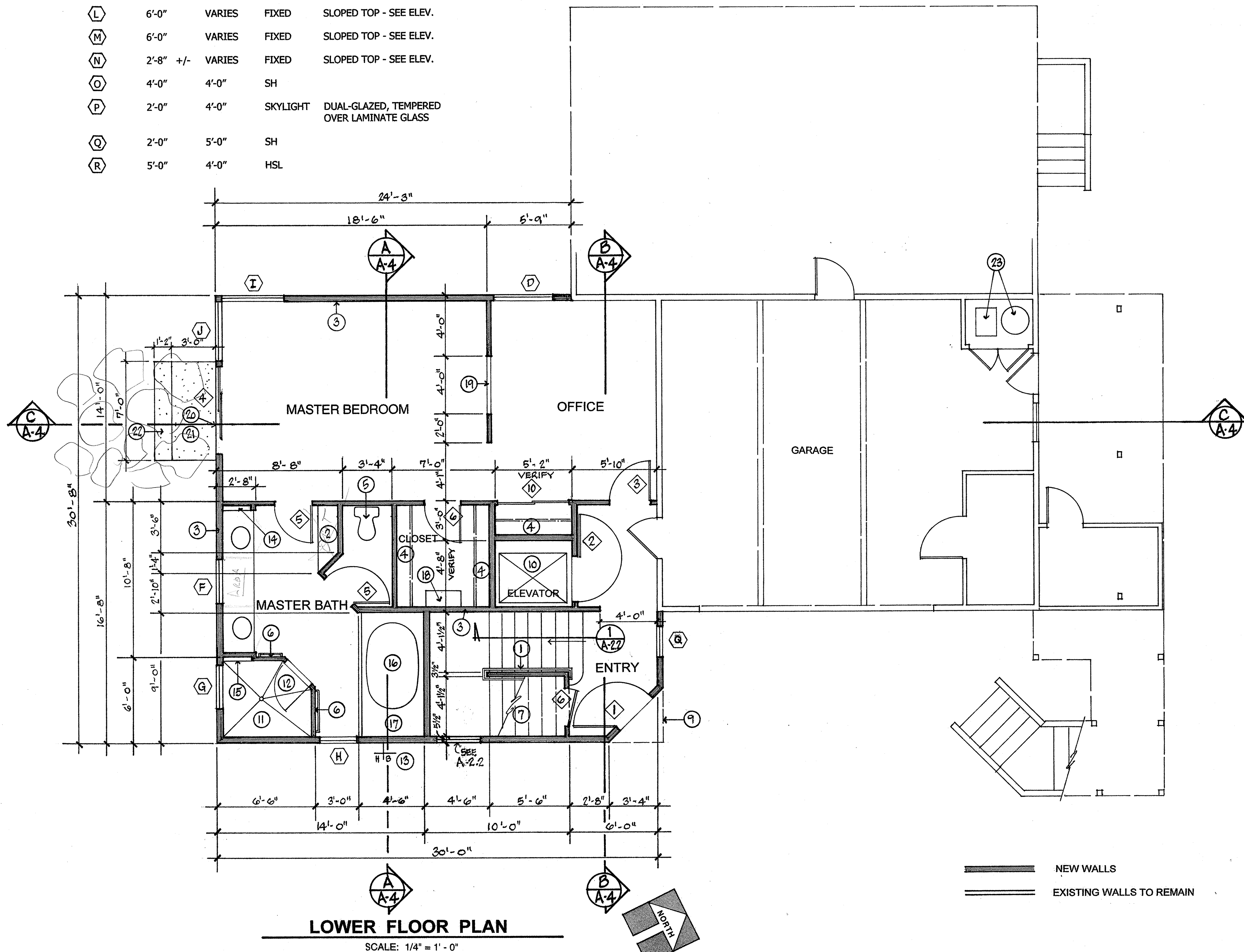
WINDOW SCHEDULE

ALL NEW OR REPLACEMENT WINDOWS TO HAVE TEMPERED GLASS AT EXTERIOR FACE. (ALL WINDOWS IN THIS SCHEDULE ARE DUAL-GLAZED, U.O.N., WITH LOW-E GLASS)

SYM	WIDTH	HEIGHT	TYPE	REMARKS
A	6'-0"	5'-0"	HSL	
B	3'-0"	4'-0"	SH	TEMP. BOTH SIDES
C	3'-0"	4'-0"	SH	
D	5'-0"	4'-0"	HSL	
E	2'-0"	3'-0"	SH	
F	3'-0"	3'-0"	SH	
G	3'-0"	3'-0"	SH	TEMP. BOTH SIDES
H	2'-6"	3'-0"	SH	TEMP. BOTH SIDES
I	4'-0"	5'-0"	SH	
J	4'-0"	5'-0"	FIXED	
K	5'-0"	5'-0"	SH	
L	6'-0"	VARIES	FIXED	SLOPED TOP - SEE ELEV.
M	6'-0"	VARIES	FIXED	SLOPED TOP - SEE ELEV.
N	2'-8" +/-	VARIES	FIXED	SLOPED TOP - SEE ELEV.
O	4'-0"	4'-0"	SH	
P	2'-0"	4'-0"	SKYLIGHT	DUAL-GLAZED, TEMPERED OVER LAMINATE GLASS
Q	2'-0"	5'-0"	SH	
R	5'-0"	4'-0"	HSL	

DOOR SCHEDULE

SYM	WIDTH	HEIGHT	TYPE	REMARKS
1	3'-0"	6'-8"	SC	ENTRY DOOR WEATHERSTRIPPED
2	3'-0"	6'-8"	SC	WEATHERSTRIPPED
3	2'-8"	6'-8"	SC	
4	6'-0"	6'-8"	VINYL/GLASS	TEMP. PATIO DOOR OX REUSE DINING AREA DOOR
5	2'-6"	6'-8"	SC	
6	2'-6"	6'-8"	HC	
7	2'-4"	6'-8"	SC	
8	8'-0"	6'-8"	VINYL/GLASS	TEMP. PATIO DOOR OX
9			NOT USED	
10	PR. 2'-6"	6'-8"	HC	SLIDING CLST. DOORS
11	PR. 2'-6"	6'-8"	SC	SLIDING CLST. DOORS
12	PR. 2'-0"	6'-8"	HC	SLIDING CLST. DOORS



LOWER FLOOR PLAN

SCALE: 1/4" = 1' - 0"

ELEVATOR NOTES

THE PLANS ARE CONFIGURED TO ACCOMMODATE A LEV HOME ELEVATOR AS MANUFACTURED BY THYSSENKRUP ACCESS CORP., TYPE 1 CAR WITH A CAR SIZE OF 40" X 54". CAR HEIGHT, INTERIOR FINISHES AND ACCESSORIES, TO BE SELECTED BY THE OWNER. THE ELEVATOR INSTALLER WILL PROVIDE A DESIGN-BUILD PACKAGE INCLUDING ANY SPECIFICATIONS, DIAGRAMS OR ENGINEERING REQUIRED FOR THE BUILDING PERMIT OR INSTALLATION PURPOSES. THE GENERAL CONTRACTOR WILL COORDINATE ALL FRAMING, FOUNDATION, VENTILATION AND ELECTRICAL REQUIREMENTS WITH THE ELEVATOR INSTALLER.

RADIANT HEATING

THE RADIANT HEATING SUBCONTRACTOR WILL PROVIDE A COMPLETE DESIGN-BUILD PACKAGE FOR THE IN-SLAB AND ON-SUBFLOOR HEATING SYSTEM, INCLUDING THE BOILER, CONTROLS, DISTRIBUTION PIPING, MANIFOLDS, IN-SLAB AND ON-SUBFLOOR TUBING, SYSTEM TESTING AND OPERATION INSTRUCTIONS. THE GENERAL CONTRACTOR WILL COORDINATE THE INSTALLATION OF ELECTRICAL POWER, PLUMBING AND VENTILATION AS REQUIRED TO DELIVER A COMPLETE AND OPERATING SYSTEM.

ROBERT E ANDERSON ARCHITECT A I A

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Residential Remodel
And Addition For

JIM & JOY PHOENIX

528 Oceana Drive
Dillon Beach, Calif.

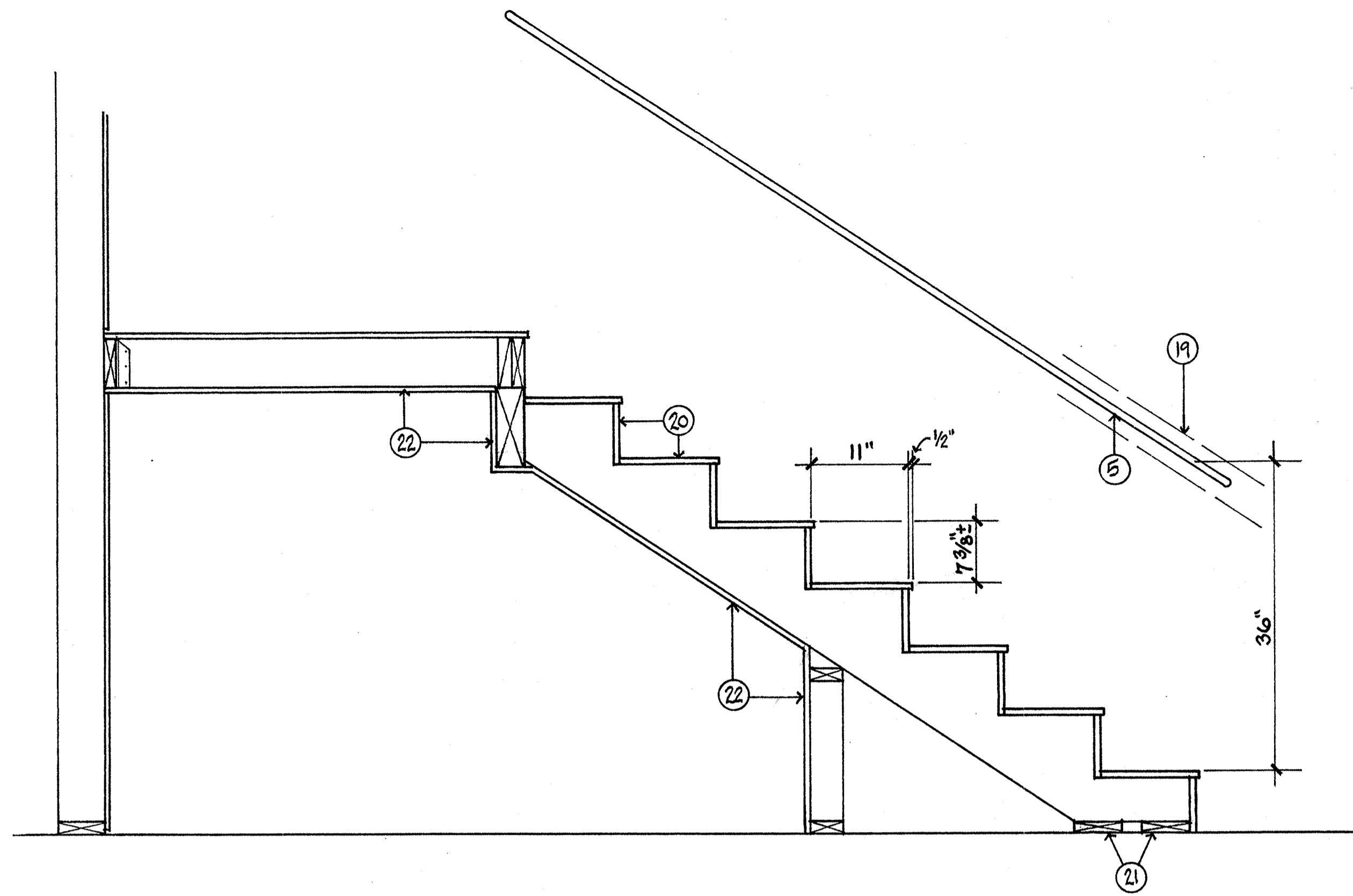
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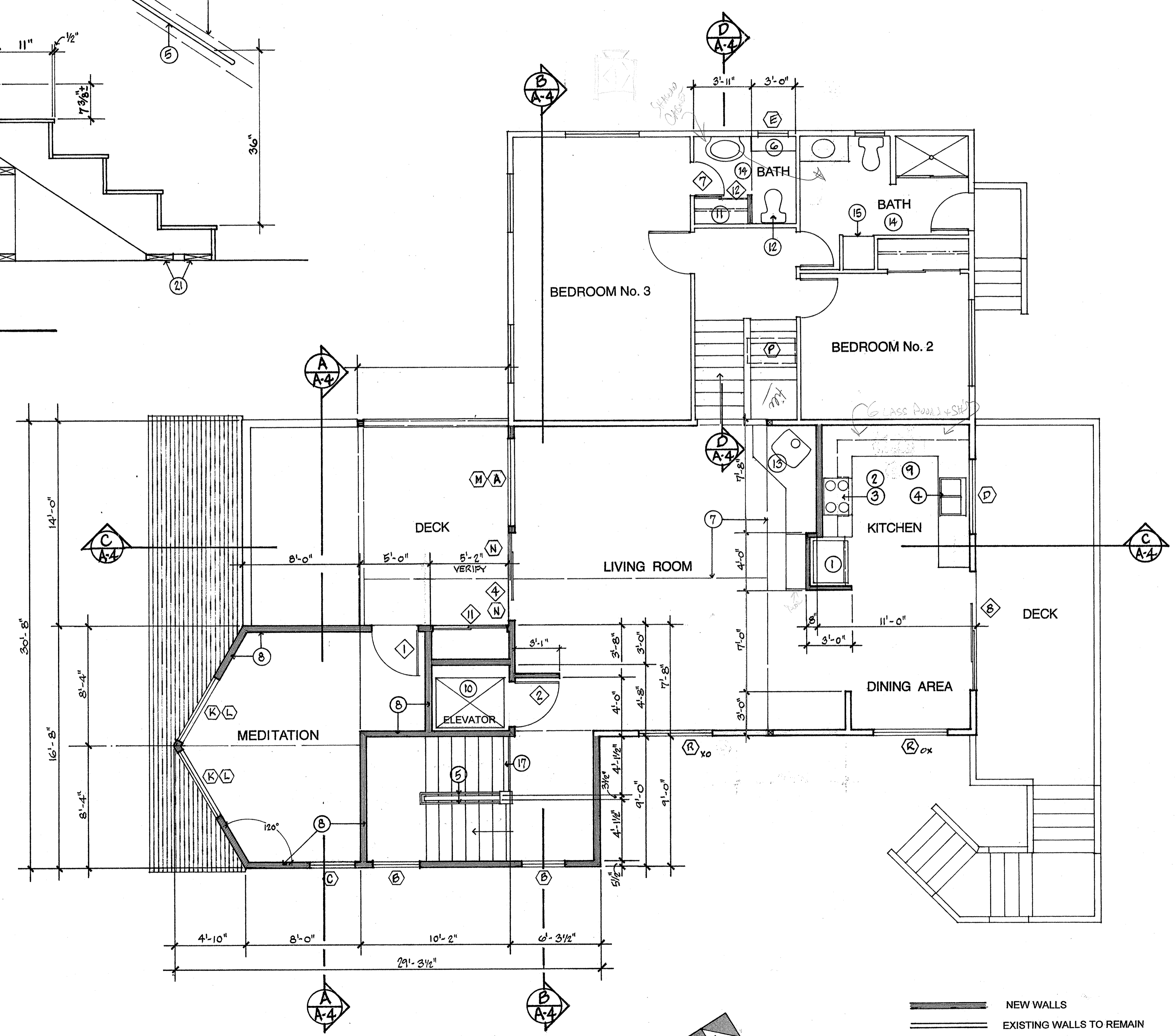
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1 STAIR DETAIL
SCALE: 1" = 1'-0"

SHEET A - 2.2 NOTES

1. REFRIGERATOR - PROVIDE WATER SUPPLY FOR ICEMAKER.
2. GAS SUPPLY FOR RANGE.
3. RANGE EXHAUST HOOD / FAN - VENT THROUGH ATTIC SPACE WHERE DIRECTED.
4. KITCHEN SINK.
5. 1 1/2" DIAM. HANDRAIL, 36" ABOVE STAIR NOSING, 1 1/2" CLEAR AT WALL.
6. LINEN CABINET - SEE CABINET DRAWINGS.
7. DASHED LINES INDICATE CHANGE IN CEILING PLANE, SOFFIT OR BEAMS ABOVE.
8. 2 X 6 STUD WALL.
9. SEE KITCHEN CABINET DRAWINGS FOR ALL CABINET, COUNTERTOP AND APPLIANCE INFORMATION.
10. ELEVATOR - SEE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.
11. SINGLE ROD AND 12" WIDE SHELF.
12. TOILET TO USE MAX. 1.6 GAL. PER FLUSH.
13. GAS-FIRED FIREPLACE E.P.A. PHASE II - CERTIFIED, PROVIDE UL OR IAPMO LISTING FOR APPROVAL BY BUILDING DEPARTMENT.
14. INSTALL 2 X 8 FLAT BLOCKING IN WALLS FOR INSTALLATION OF TOWEL BARS OR HOOKS, VERIFY PLACEMENT WITH OWNER.
15. NEW FACE FRAME AND DOORS ON EXISTING LINEN CABINET.
16. NOT USED.
17. 42" HIGH WALL w/ WOOD CAP
18. INTERIOR STAIRS: 11" TREAD, 7 3/8" +/- RISE.
19. INSTALL 2 X 8 FLAT BLOCKING IN WALL FOR RAILING.
20. 3/4" D.F. PLYWOOD TREADS AND RISERS (GLUED AND SCREWED).
21. 2 X 6 PRESSURE TREATED D.F., SHOT ONTO CONCRETE (VERIFY CLEARANCE FROM RADIANT HEAT PIPING).
22. 5/8" TYPE "X" DRYWALL UNDER STAIR AND LANDING.



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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