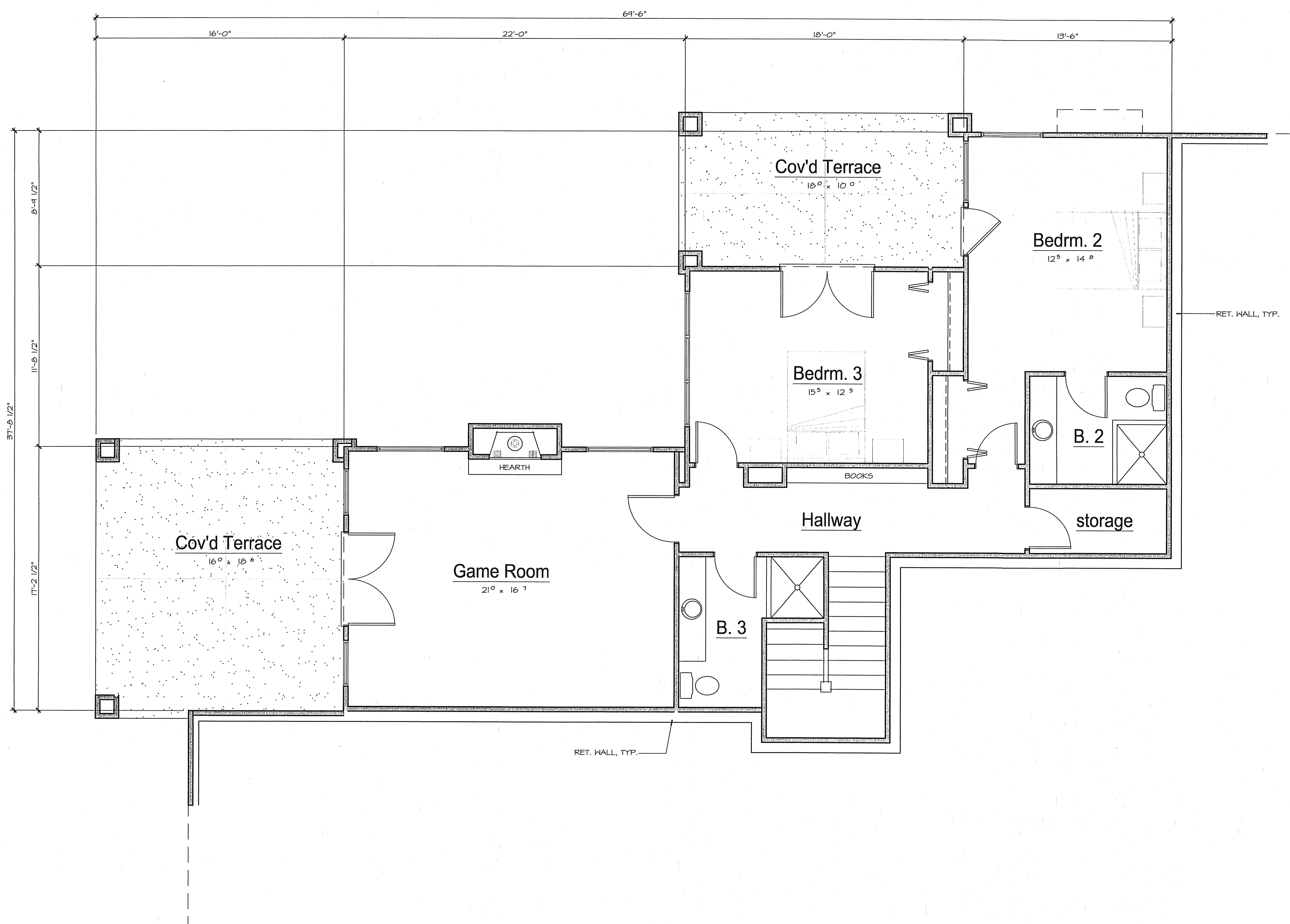


LEGEND

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NOTES

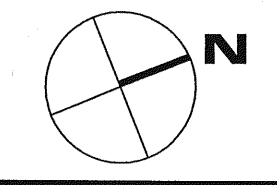
1. FORCED AIR UNIT (2) UNITS
 - FAN #1 MODEL# BOP CO. BTUS# 12,000 428 AFUE
 - FAN #2 MODEL# BOP CO. BTUS# 12,000 428 AFUE
 - CEC CERTIFIED
 - NIGHT SETBACK THERMOSTAT REQUIRED (MINIMUM 2 PERIODS PER 24 HOURS)
 - CONTRACTOR SHALL SUBMIT HVAC PLAN TO BLDG. OFFICIAL PRIOR TO INSTALLATION
 - CLEARANCES: PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE 18" HIGH PLATFORM WHEN H.A.U. IS LOCATED IN GARAGE.
 - PROVIDE MIN. 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF F.A.U. AIR CONDITIONER
2. WATER HEATER: MODEL # A.O. SMITH
 - CAPACITY 74 GAL. gallons FUEL: GAS
 - CEC CERTIFIED
 - INSULATION BLANKET REQUIRED, R-12 OR GREATER
 - HOT WATER INLET AND OUTLET PIPES INSULATED - EXTERNALLY WRAPPED WITH R-3 OR GREATER (FIRST 5 FEET IN UNCONDITIONED SPACES)
 - PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAIN COPPER TO THE OUTSIDE OF BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM & 2" MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTRAPPED
 - CLEARANCES: MINIMUM 2" TO CORNERSTILES, 1" TO PROTECTED CORNERSTILES
 - CONSTRUCTION AIR: HIGH # LOW REQUIRED DIRECT FROM OUTSIDE
 - PROVIDE 18" HIGH PLATFORM WHEN WATER HEATER LOCATED IN GARAGE
 - PROVIDE REGULATOR SYSTEM LOOP FOR HOT WATER SIDE WATER HEATER SHALL BE ADEQUATELY BRACED TO RESIST SEISMIC FORCES PROVIDE TWO STRAPS (ONE STRAP AT TOP 1/3 OF THE TANK AND ONE AT BOTTOM 1/3 OF TANK) UPC, SECTION 910.0
3. COOKING UNITS (INT. INSTATION REQ'D IF GAS) PROVIDE BUILT IN AIR PURIFIER OR GRAVITY VENT.
4. WASHING MACHINE (PROVIDE 24 GAUGE SHEET METAL PAN WITH DRAIN & RAISED HOOD FLOORS, PROVIDE 1/2" DEPRESSED AREA WITH DRAIN & CONCRETE SLAB FLOORS)
5. CLOTHES DRYER (PROVIDE 4" EXHAUST VENT DIRECT TO OUTSIDE)
6. WATER CLOSET:
 - CLEARANCES: 24" FRONT, 30" COMPARTMENT WIDTH
 - 5 MINUTE EXHAUST FAN REQ'D, DIRECT VENT TO OUTSIDE W/ BACKDRAFT DAMPER
 - TOILETS TO HAVE A MAXIMUM OF 16 GALLONS PER FLUSH
 - SHALL MEET THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.1.4.5 CODE SECTION F161.3(b)
7. SHOWER:
 - 32" x 32" MINIMUM TEMPERED GLASS DOOR, SHOWER DAM MINIMUM 21" HANDBAR 4" HIGH
 - WATER RESISTANT GYPSUM BOARD BACKING REQUIRED
 - USE CONCRETE BACKERBOARD UNDER ALL TILE, MARBLE, ETC. OVER HOOD FRAMING AND WATER RESISTANT GYPSUM BOARD.
 - IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, PER UPC 410.7
8. BATH ACCESSORIES:
 - PROVIDE MINIMUM TOILET PAPER HOLDER & 1 TOWEL BAR PER BATHROOM AS SHOWN. PROVIDE 1/4" POLISHED TEMPERED PLATE, BLIND MOUNT (60N) WITH PROTECTIVE COATINGS AND BACKINGS 6'-0" HIGH MINIMUM
9. SHOWER IN TUB - HANGING TO 4'-0" (MINIMUM)
 - SHOWER HEAD FLOW SHALL NOT EXCEED 3 GALLONS PER MINUTE AT 40 P.S.I.
10. MASTER BATH TUB:
 - FLOORING ACCESS: 12" x 12" IF NO ACCESS PROVIDED, NON-SLIP JOINT CONNECTIONS REQUIRED
 - WATER RESISTANT GYPSUM BOARD BACKING REQUIRED
11. FIREPLACE:
 - PROVIDE TIGHT FITTING METAL OR GLASS DOOR COVERING THE ENTIRE FIRE BOX OPENING.
 - CONTINUOUS BURNING PILOT LIGHT PROHIBITED.
 - CONSTRUCTION AIR: FOR FIREPLACES, PROVIDE MINIMUM 6" SQUARE INCH OPENING WITH GREASABLE, TIGHT-FITTING DAMPER WITH READY ACCESSIBLE CONTROL.
 - APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS, GREAT RM. MAKE/ MODEL #, SUPERIOR BEV-36 1680 #, AGA APPROVED
12. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE SIDE OF HALLS AND CEILING COMMON TO DWELLING; AND COVER ALL BEAMS & POSTS AS WELL AS SOFFIT & TURRED SPACES. ALSO AT UNDERSIDE OF ACCESSIBLE UNDER STAIR AREAS, ONE HOUR CONSTRUCTION FOR ALL HALLS & SOFFITS.
13. STAIRS & HANDRAILS:
 - A. MAXIMUM RISE IS 7" AND MINIMUM RUN IS 11" WHEN STAIRS SERVE LESS THAN 10 OCCUPANTS, OR SERVES AN UNOCCUPIED ROOF. RISE MAY BE 8" MAXIMUM AND RUN 9" MINIMUM.
 - B. HANDRAILS PER IBC SECTION 1003.3.3.1
 - C. HANDRAILS ARE REQUIRED ON EACH SIDE OF STAIRWAYS HAVING FOUR OR MORE STAIRS, STAIRWAYS LESS THAN 44" WIDE OR STAIRWAYS SERVING ONE DWELLING UNIT MAY HAVE ONE HANDRAIL (IF NOT OPEN ON BOTH SIDES).
 - D. HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
 - E. THE HANDRAIL PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-1/4" OR MORE THAN 2" CROSS SECTIONAL DIMENSION. HANDRAILS PROJECTING FROM HALLS SHALL HAVE AT LEAST 1/2" BETWEEN THE HALL AND THE HANDRAIL.
 - F. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATION OR FINISH.
 - G. OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM ELEMENT OF A HANDRAIL AT A STAIR SHALL BE LESS THAN 6".
14. GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH IBC SECTION 2406.4
 - A. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN HANDICAP DOORS.
 - B. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION.
 - C. GLAZING IN BATH/TUB SHOWER ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE STANDING SURFACE AND DRAIN INLET.
 - D. WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE WALKING SURFACE.



AREA CALC:

MAIN LEVEL	2742 S.F.
LOWER LEVEL	1154 S.F.
TOTAL LIVING:	3896 S.F.
GARAGE	528 S.F.

A LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



PRODUCTION:
SODERQUIST DESIGN
120 KEAWE ST., SUITE 204 E. HILO, HAWAII 96720
TEL (808) 748 5985 FAX (808) 443 0551

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE
LOT #1 VISALIA ST., APN# 005-233-001
PISMO BEACH, CA 93449

OWNER:
CENTRAL COAST CUSTOM HOMES, LLC
75 HARBOR VIEW DR., RICHMOND, CA. 94804

DATE: March 2, 2007
SIC:

SHEET DESCRIPTION: **LOWER LEVEL FLOOR PLAN** SHEET NO. **A - 1**