

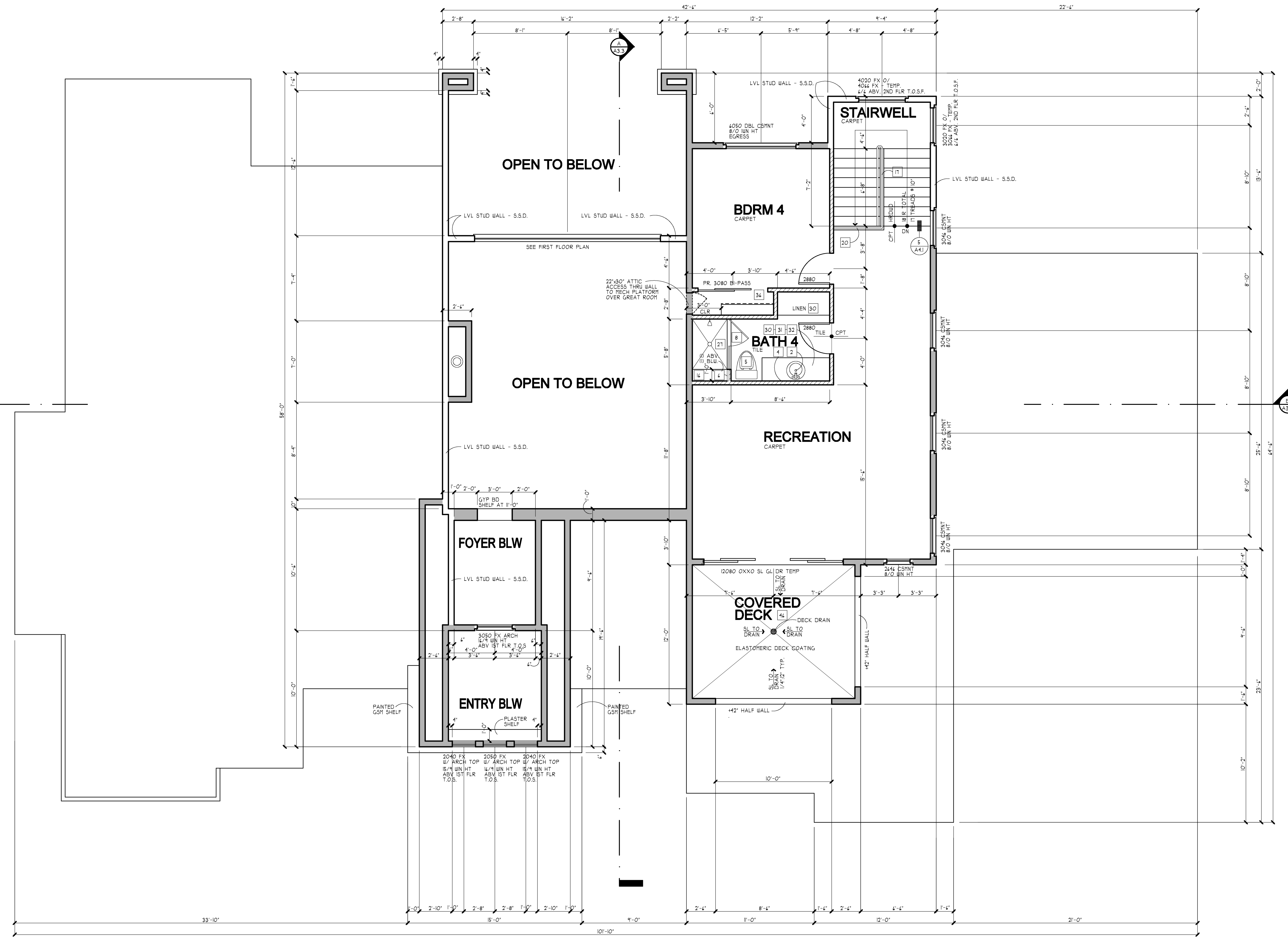
CUSTOM HOME
LOT 186, VILLAGE K1/K2
SERRANO AT EL DORADO HILLS

PLANS PREPARED FOR:



PROJECT KEYNOTES:

- UNDERMOUNT SINK WITH DISPOSAL AND DECK MOUNT FAUCETRY
- UNDERMOUNT SINK WITH DECK MOUNT FAUCETRY
- GAS GRILL
- SHEET MIRROR APPLIED TO WALL, CORNER TO CORNER
- LOW-FLUSH WATERCLOSET
- 2-12"X2" RECESSED TILE NICHE IN WALL FOR SOAP/SHAMPOO
- BUILT-IN PANTRY SHELVING
- TILE SHOWER WITH CURB - SEE PLANS FOR SIZE
TILE SURROUND FULL HT.
- BUILT-IN CAB. ABOVE
- 42" BUILT-IN REFRIGERATOR - PROVIDE WATER LINE
- 24" BUILT-IN UNDER COUNTER REFRIGERATOR
- BUILT-IN MICROVAPE OVEN
- 24" DISHWASHER - PROVIDE AIRGAP AT SINK
- 48" STAINLESS STEEL GAS RANGE
- TANKLESS GAS DOMESTIC WATER HEATER WITH RECIRC PUMP SYSTEM - SEE TITLE 24 FOR SPECIFICATIONS
WALL MOUNT UNIT 48" MIN ABOVE FLOOR
- 48" (U.N.O.) TILE SEAT - SLOPE TO DRAIN.
- 34" HT CONTINUOUS STAIR RAILING
- A/C UNIT CONDENSER ON PAD BY MANUFACTURER
- GAS FORCED AIR H.V.A.C. UNIT
- 42" DECO GUARDRAIL
- PRE-FAB GAS FIREPLACE - VERIFY UNIT SELECTION IN FIELD.
UNIT SELECTED TO BE APPROVED FOR INSTALL IN CALIFORNIA.
INSTALL PER INSTRUCTIONS. COORDINATE MATERIAL CLEARANCES AT FIREPLACE HEARTH, MANTEL, AND SURROUND DESIGN WITH OWNER.
- FREESTANDING SOAKING TUB 42" X 12"
- SHOWER CURTAIN ROD
- MAIN WATER SERVICE WITH SHUT-OFF VALVE
- MAIN ELECTRICAL SERVICE - VERIFY LOCATION IN FIELD
- MAIN GAS SERVICE - VERIFY LOCATION IN FIELD
- 3/8" TEMPERED GLASS FRAMELESS ENCLOSURE
- 1 3/8" MIN THICK SOLID CORE DOOR WITH SELF CLOSER
- STONE VENEER - SEE ELEVATIONS
- BUILT-IN CABINETRY
- STONE SLAB COUNTER WITH 1 1/2" EDGE
SEE PLAN FOR HEIGHT ABOVE FINISH FLOOR
- STONE SLAB SPLASH
- UTILITY SINK
- CUSTOM HOOD WITH EXHAUST FAN INSERT
- SHelf AND POLE
- DOUBLE SHelf AND DOUBLE POLE
- 12" DP ADJUSTABLE SHELVING
- CONCRETE CONTROL JOINT
- WAINSCOT WITH PRECAST CAP & STONE VENEER
- HOSE BIB
- WASHER SPACE - PROVIDE HOOKUPS AND DRAIN
- DRYER SPACE - PROVIDE GAS STUB AND VENT TO OUTSIDE
- 8" CMU ENCLOSURE w/ PLASTER FINISH
- DECK SURFACING TO BE WATERPROOF MEMBRANE SYSTEM BY EXCELLENT COATINGS INTERNATIONAL. INSTALL PER MANUFACTURER'S SPECS.
CONSULT OWNER ON DESIRED COLOR AND TEXTURE
ALL WATERPROOFING WORK SHALL BE BY STS INC. CONTACT GARY AT 916-481-9804
- MIRROR BY OWNER



GENERAL NOTES:

- PRE-FAB FIREPLACES SHALL BE INSTALLED PER MANUFAC. SPECIFICATIONS. PROVIDE HEARTH EXTENSION AS REQ'D BY MANUFAC.
- ALL HOSE BIBS AND LAWN SPRINKLERS SHALL HAVE AN APPROVED BACKFLOW PREVENTION DEVICE
- ALL TANK WATER HEATERS SHALL HAVE SEISMIC BRACING. WATER HEATERS INSTALLED IN GARAGE LOCATIONS SHALL BE PLACED ON A PLATFORM THAT IS 8" MIN. ABOVE THE GARAGE FLOOR.
- PROVIDE 5/8" TYPE 'X' GYP. BD AT ALL REQUIRED FIRE SEPARATIONS: HOUSE TO GARAGE SEPARATION, INCLUDING ALL POSTS AND BEAMS ALL UNDER STAIR ACCESSIBLE AREAS
- SHIM ALL WINDOWS TO ALIGN WITH TOP OF ADJACENT DOOR WHERE OCCURS
- LOCATION OF ALL TOWEL BARS & RINGS, TP HOLDERS, AND HOOKS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION. PROVIDE 2x BACKING AT ALL LOCATIONS
- OPEN FLOOR OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, AND WALKING SURFACES MORE THAN 30" ABOVE GRADE OR FLOOR BELOW SHALL BE PROTECTED BY A GUARDRAIL. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH
- ATTIC ACCESS HATCHES SHALL NOT HAVE ANY SHELVING DIRECTLY BELOW. ATTIC ACCESS HATCHES MUST BE READILY ACCESSIBLE
- ALL PLUMBING PENETRATIONS THROUGH THE GARAGE FIREWALL SHALL BE METALLIC, INCLUDING TRAPS
- ALL SHOWERS AND TUB SHOWERS SHALL HAVE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES WITH A WATER TEMPERATURE MAXIMUM SETTING OF 120 DEGREES F (49 DEGREES C)
- ALL WINDOW HEIGHTS NOTED ARE ABOVE ADJACENT T.O.S. UNO. THE NOTE 'EGRESS' INDICATES THAT THE WINDOW MEETS THE ESCAPE AND RESCUE RQMTS PER C.R.C. R310. WINDOW MANUFACTURER TO VERIFY

WALL LEGEND:

- NOTE: SEE SHEAR WALL SCHEDULE FOR 3x STUD LOCATIONS
- 2x4 D.F. #2 STUD WALL @ 16" O.C.
 - 2x4 D.F. #2 STUD WALL @ 14" O.C.
 - SPECIAL WALL - S.S.D.

PLAN AREAS:

FIRST FLOOR LIVING AREA:	3,311 S.F.
SECOND FLOOR LIVING AREA:	718 S.F.
TOTAL LIVING AREA:	4,030 S.F.
GARAGE AREA:	1,173 S.F.
FIRST FLOOR COVERED PORCHES:	403 S.F.
SECOND FLOOR COVERED PORCHES:	180 S.F.

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REVISIONS:

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- 2
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SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"
DATE: MARCH 30, 2018
JOB: 17058
SHEET:

A2.3