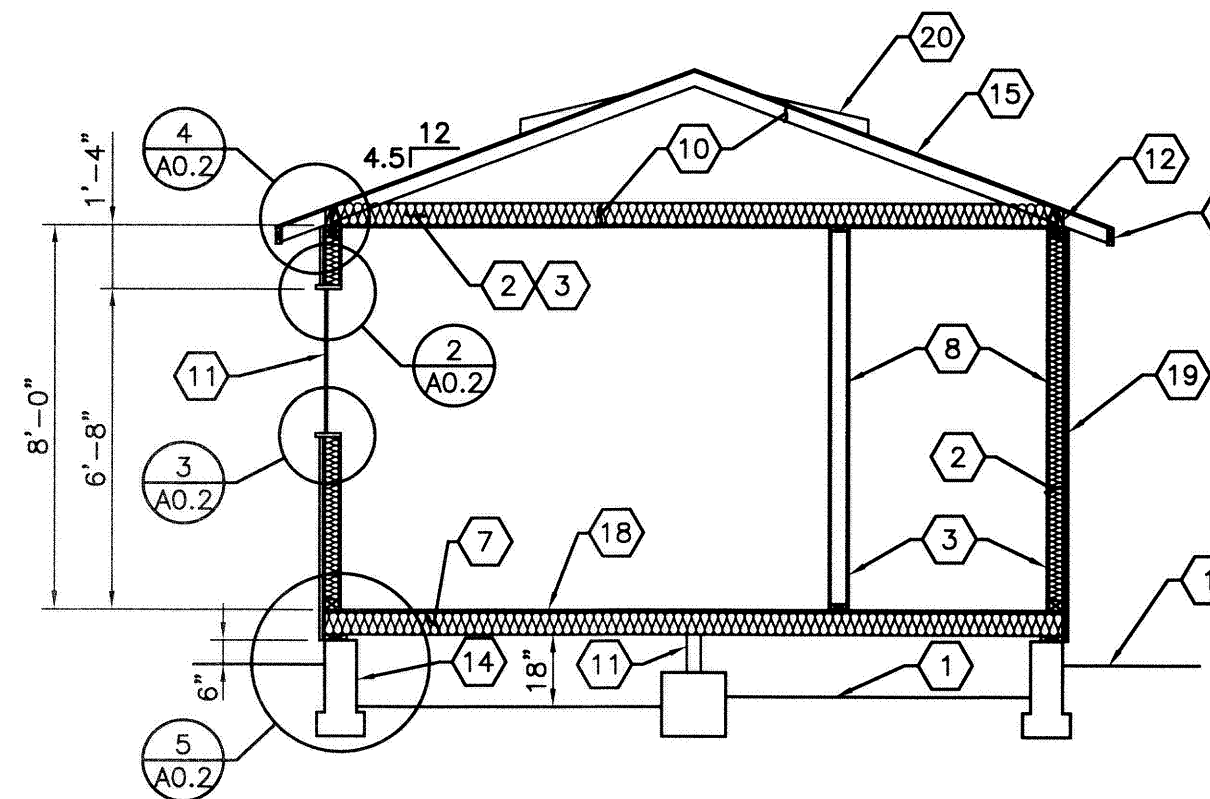
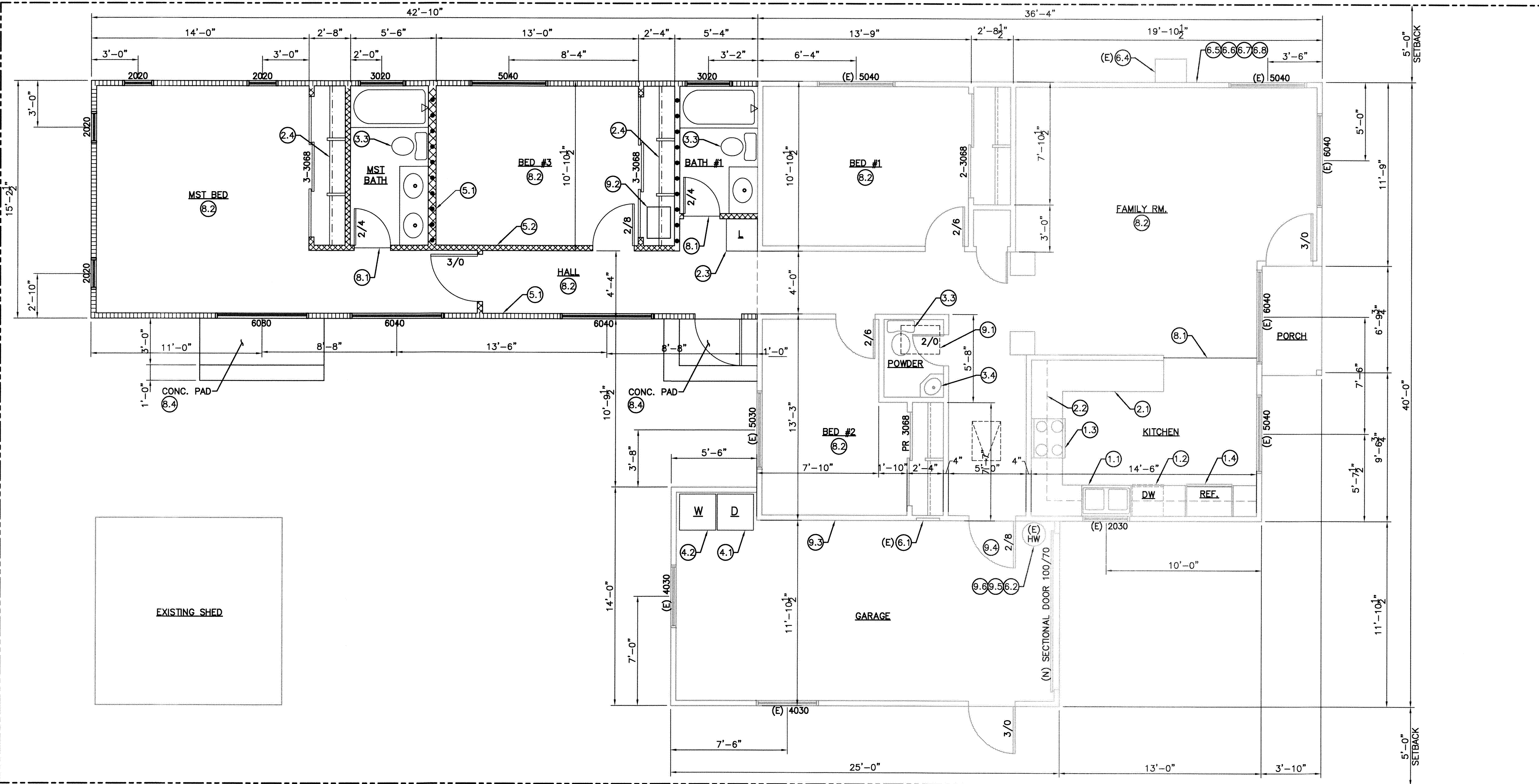


KITCHEN PLAN
3/8" = 1'-0"

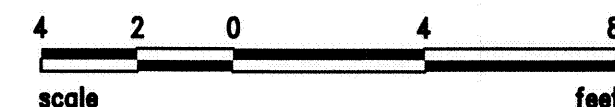
GRAPHIC	DESCRIPTION	APPROX. HT.	INSULATION	FIRE RATING
[Symbol]	(E) WALL TO REMAIN	-	-	-
[Symbol]	(N) 2x4 @ 16" O.C. BEARING WALL	FLOOR TO CEILING	R-13	NONE
[Symbol]	(N) 2x4 @ 16" O.C. SHEARWALL	FLOOR TO CEILING	-	NONE
[Symbol]	(N) 2x4 @ 16" O.C. NON-BEARING WALL	FLOOR TO CEILING	-	NONE
[Symbol]	(N) 2x6 @ 16" O.C. NON-BEARING PLUMBING WALL	FLOOR TO CEILING	-	NONE



SECTION
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"



BUILDING SECTION NOTES

1. Finish grade.
2. Typical insulation assembly:
Walls= R-19
Floors= R-19
Roof/Ceiling= R-30
3. Typical gyp. board:
1/2" @ walls
1/2" @ ceilings w/ framing @ 16" o.c.
5/8" @ ceilings w/ framing @ 24" o.c.
4. 5/8" type "X" gyp. bd. on all garage ceilings, walls, beams and columns.
5. Rafters, per plan.
6. Ceiling joist, per plan.
7. Floor joists, per plan.
8. Studs, per plan.
9. Girder, per plan.
10. WD truss, per plan.
11. Windows, per plan.
12. Freeze blocking, per plan.
13. Flush beam, per plan.
14. Conc. foundation, per plan.
15. Asphalt shingles over roof sheathing, per plan.
16. Barge board w/ trim, per plan.
17. Fascia w/ g.s.m. gutter over, per plan.
18. 3/4" T & G plywood subfloor, per plan.
19. 7/8" stucco over 15# building paper over CDX plywood sheathing (see shear wall schedule).
20. Eyebrow roof vents (top 1/3 of roof)

FLOOR PLAN NOTES

- 1.0 **APPLIANCES**
 - 1.1 Dbl. compartment cast iron sink with disposal.
 - 1.2 Dishwasher.
 - 1.3 Gas stove with microwave exhaust hood combo above. Provide fuel gas and electrical components.
 - 1.4 36" flush mounted refrigerator/freezer w/ purified water hook-up for icemaker.
- 2.0 **CABINETS**
 - 2.1 Base cabinets.
 - 2.2 Upper cabinets.
 - 2.3 Linen cabinet.
 - 2.4 Shelf and pole.
- 3.0 **BATH**
 - 3.1 Tiled countertop and splash with counter top lavatory and cabinet below.
 - 3.2 2850 tub with shower over and tile up wall +70".
 - 3.3 Water closet, provide min. 30" wide clear space @ W.C., extending min. 24" in front.
 - 3.4 18" Counter sink & cabinet.
- 4.0 **LAUNDRY**
 - 4.1 Washer space: Verify complete water hook-up with recessed outlets.
 - 4.2 Dryer space: Provide fuel gas connection as 15ft. max. smooth metal dryer vent with backdraft damper with lint trap and clean out, to outside air, per CBC latest Edition.
- 5.0 **GENERAL**
 - 5.1 2 x 6 studs @ 16" o.c.
 - 5.2 2 x 4 studs @ 24" o.c.
- 6.0 **UTILITY**
 - 6.1 Electrical sub-panel - enclose with 5/8" Type "X" gyp. bd., all sides.
 - 6.2 Water Heater on 18" high wood platform with seismic straps to wall.
 - 6.3 F.A.U. in attic. Provide elec. & light fixture as required per title 24.
 - 6.4 A/C location. Provide elec. and self-disconnect switch.
 - 6.5 Cable TV Box.
 - 6.6 Telephone Box.
 - 6.7 Electrical Meter, provide minimum 200 amp. service.
 - 6.8 Gas Meter w/ gas shut-off valve.
- 7.0 **Not Used**
- 8.0 **FINISH**
 - 8.1 Floor material transition line.
 - 8.2 Carpet.
 - 8.3 Sheet vinyl.
 - 8.4 Concrete w/ steel trowel finish.
- 9.0 **CODE COMPLIANCE**
 - 9.1 Attic Access: 22" x 30" min. Provide light with pullchain and receptacle in attic.
 - 9.2 Under Floor Access: 18" x 24" min. Provide insulated access door.
 - 9.3 5/8" type "X" gyp. bd. on all garage ceilings, walls, beams and columns.
 - 9.4 20 minute rated door gasketed and with self-closure.
 - 9.5 Water heater temperature/pressure relief valve shall have a pipe that will run outside the building with the end of the pipe between 6" and 24" above grade and pointed down, per 1994 U.P.C.
 - 9.6 Seismic anchorage of water heater to include anchors or straps at points within the upper and lower one-third of its vertical dimension, the lower anchor/strap located to maintain a minimum distance of 4 inches above the controls.

GENERAL FLOOR PLAN NOTES

- A. All angles other than 90 degrees are assumed to be 45 degrees.
- B. Glazing subject to human impact shall comply with CBC.
- C. Bedroom windows shall comply with CBC.
- D. Wall framing shall comply with CBC.
- E. Vanity tops to have 6" clearance above water tanks.
- F. Electrical fixtures in clothes closets to be min. 18" away from shelves (unless recessed in ceiling).
- G. All new glazing shall be double glazed, insulated.
- H. Provide water resistant gyp.bd. underlayment at walls over tubs and showers up to 70" above drain inlet, typ.
- I. Water closets shall be "Ultra low flow" type with max. 1.6 gallons per flush.
- J. Shower heads, lavatory and sink faucets shall have a max. flow rate of 2.5 gpm per California Energy Commission.

REVISIONS	NO.

Richard Dart Architect Inc.
849 E. Stanley Blvd., Suite 212
Livermore, CA 94550
RichardDartArchitectInc.com
rarcdesign@comcast.net or 925-449-3884

Owner:
Fallon Enterprises
Nancy Bankhead
1340 Hartman Road
Livermore, CA 94551

Sheet Title
Floor Plan and Section

Project Title
**3rd STREET REMODEL/ADDITION
FALLON ENTERPRISES**
1755 3rd Street, Livermore, CA

DRAWN REM
CHECKED RD
DATE 4-28-09
SCALE 1/4" = 1'-0"
JOB
SHEET A1.1