

GENERAL NOTES 4/28/2006 Dunant

- G1 All work shall comply with the 2001 edition of the California Building Code (UBC 2001), the 2001 edition of the California Plumbing Code (UPC 2000), the 2001 edition of the California Electrical Code (NEC 2002), the Nevada County Land Use and Development Code, the California Fire Code (USC 2000), the 2005 edition of the California Energy Code, the 1997 edition of the Uniform Sign Code, the 1997 edition of the Uniform Housing Code and the 2000 edition of the Swimming Pool, Spa & Hot Tub Code.
- G2 Building pads shall be graded 2% away from building and/or toward approved drainage facilities. Provisions shall be made to control and drain surface water around building(s). UBC ¶s 1804.7 & 3315.4. If, upon inspection, the contour of the building site, the excavation, and/or the building height are found to be significantly different than represented on the approved plans, the building inspector may order work stopped. No building operations shall be carried out nor any inspections performed until the plans have been corrected and the corrections approved by the building official.
- G3 All new windows serving habitable areas shall have certified dual, insulated glazing and shall comply with the current window requirements of Title 24. New exterior doors serving habitable areas shall be weather-stripped per Title 24. Glazing in hazardous locations shall be safety glazing. UBC ¶ 2406.
- G4 Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of rafters shall have cross-ventilation equal to 1/150th of the area of the attic; provide vent at ridge in other than flat roof conditions. UBC ¶ 1505.3. Ceiling/attic insulation placed next to a soffit vent must have a baffle.
- G5 Construct building to architect and engineer's design. Any and all structural or design changes shall first be approved by design architect and/or engineer and resubmitted to building department for review and approval.
- G6 Stair handrails shall be placed not less than 34" nor more than 38" above the nosing of the treads. They shall be continuous for the full length of the stairs and the ends returned. Handgrip portion of handrails shall be not less than 1 and 1/4" nor more than 2" in cross-sectional dimension and have a smooth gripping surface.
- G7 Guardrails for decks, porches, balconies, etc., 30" or greater above adjacent grade, to be minimum 36" high (UON) with no openings over 4".
- G8 Drywall using bull nose (half round) corners. Finish walls with rough and random texture. Finish windows with bull nose on 3 sides and sill & apron. Pack drywall corners with mud to minimize dents.
- G9 Use Sisakraft flashing.

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- G10 Correct excessive bowing in studs that would interfere with smooth and straight drywall application
- G11 Install metal flashing on windows and deck/porch ledgers.
- G12 Install siding against corner boards on outside corners and corner strips on inside corners.
- G13 Use 3 1/2" x 22" screened eave vents.
- G14 Use traditional profile paint grade casing. Finger joint pine o.k.
- G15 Use traditional profile paint grade base molding. MDF o.k.
- G16 Verify radiant barrier and house wrap with owner.
- G17 Verify porch ceiling sheathing with owner.
- G18 All materials are to be installed in accordance with manufacturer's instructions.

DOOR SCHEDULE (including sliding glass doors) Dunant 5/8/06

ID	Location	Swing	Ext	Width	Height	Thick	Door Type	Const	Jamb	Remarks
A	Front Entry	RH	X	3'-0"	6'-8"	1 3/4"	Decorative Glass Panel	t.b.d.	6 5/8"	See note #1
B	Dinning to Outside	-	X	6'-0"	6'-8"	-	OX Sliding Patio Door	Vinyl	6 5/8"	TG, grid between glazing, Low E
C	Master Br. to Outside	-	X	6'-0"	6'-8"	-	OX Sliding Patio Door	Vinyl	6 5/8"	TG, grid between glazing, Low E
D	Garage to Outside	-	X	3'-0"	6'-8"	1 3/4"	Slab door	t.b.d.	6 5/8"	
E	Big Garage to Outside	-	X	16'-0"	7'-0"	1 3/4"	6-Panel Garage Door	t.b.d.	6 5/8"	W/S, glazing, Mfg'd by V/O
F	Office/Media to Outside	-	X	8'-0"	6'-8"	-	OX Sliding Patio Door	Vinyl	6 5/8"	TG, grid between glazing, Low E
G	Kitchen to Pantry	RH	-	2'-6"	6'-8"	1 3/8"	2-Panel	WF	6 5/8"	
H	Master Bath to W.C.	-	-	2'-4"	6'-8"	1 3/8"	Pocket 2-Panel	WF	4 5/8"	
I	Master Br. To W.I.C.	RH	-	2'-6"	6'-8"	1 3/8"	2-Panel	WF	4 5/8"	
J	Nook to Master Br.	RH	-	2'-8"	6'-8"	1 3/8"	2-Panel	WF	4 5/8"	
K	Bed Rm. #2 to Closet	-	-	6'-0"	6'-8"	1 3/8"	Mirrored, Sliding	AL	4 5/8"	
L	E/W Hall to Closet	RH	-	2'-4"	6'-8"	1 3/8"	2-Panel	WF	4 5/8"	
M	Nook to Bed Rm. #2	LH	-	2'-6"	6'-8"	1 3/8"	2-Panel	WF	4 5/8"	
N	Nook to Bath #2	RH	-	2'-4"	6'-8"	1 3/8"	2-Panel	WF	4 5/8"	
O	Nook to Bed Rm. #1	RH	-	2'-6"	6'-8"	1 3/8"	2-Panel	WF	4 5/8"	
P	Bed Rm. #1 to Closet	-	-	6'-0"	6'-8"	1 3/8"	Mirrored, Sliding	AL	4 5/8"	
Q	Hall to Office/Media	RH	-	3'-0"	6'-8"	1 3/8"	2-Panel	WF	4 5/8"	
R	Hall to Bath #1	RH	-	2'-4"	6'-8"	1 3/8"	2-Panel	WF	4 5/8"	
S	Hall to Laundry Rm.	-	-	3'-0"	6'-8"	1 3/8"	2-Panel, Pocket	WF	4 5/8"	
T	Laundry Rm. to Garage	LH	X	3'-0"	6'-8"	1 3/4"	2-Panel	t.b.d.	6 3/4"	W/S, Pt, SC, 20-minute fire rating

LEGEND: WF = Molded wood fiber W/S = Weather-strip Pt = Paint FG = Fiberglass
 HC = Hollow core V/O = Verify w/Owner St = Stain AL = Aluminum
 SC = Self-Closing TG = Tempered Glazing W/S = Weather Strip Bold = Change

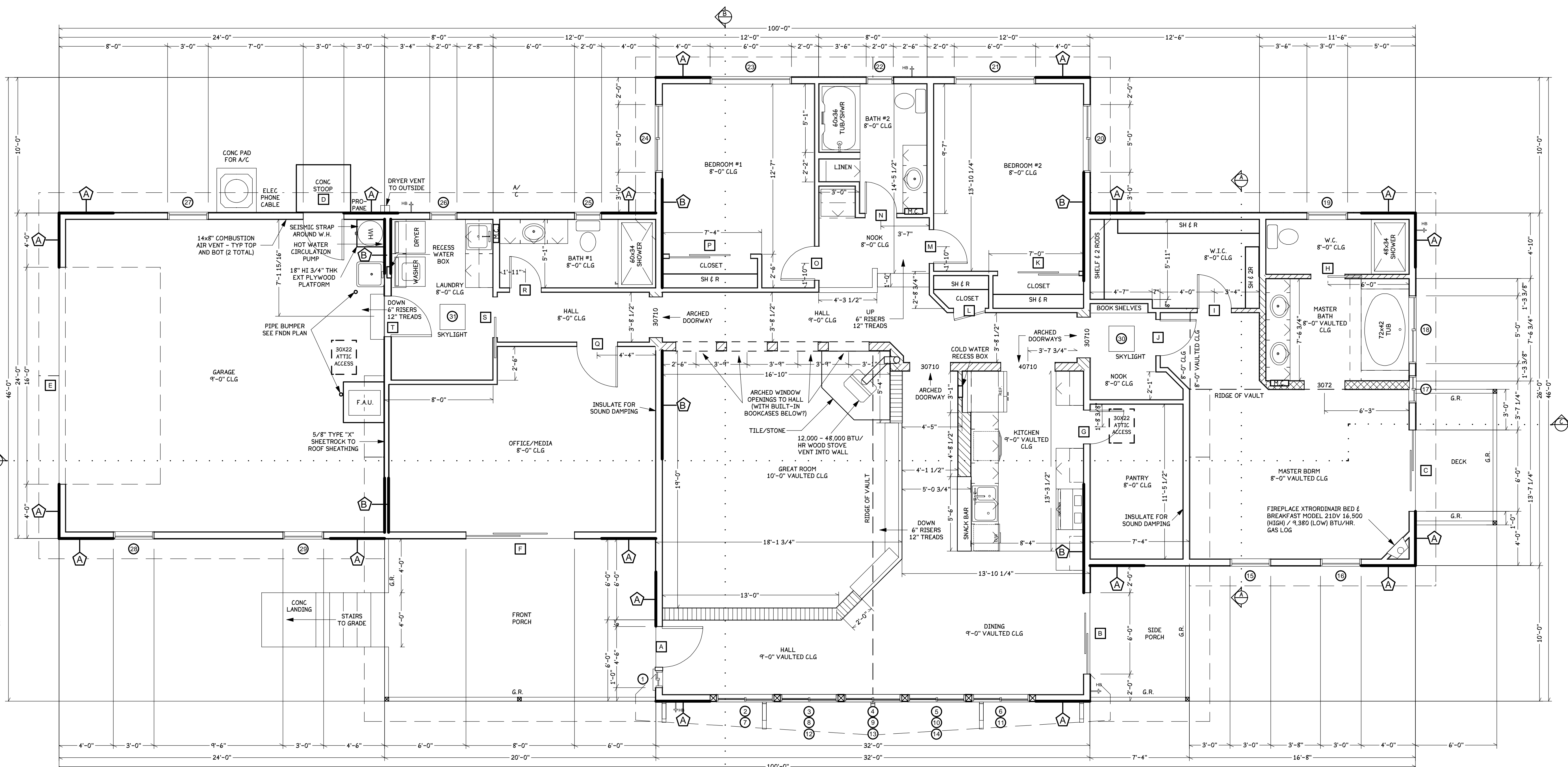
NOTES:
 1. Front entry door manufactured by V/O
 2. Sliding Patio Doors are white, mfg'd by V/O, with dual tempering glazing, Low E and insect screen in heavy-duty white frame
 3. 2-Panel interior doors are pre-hung, Roman style arch on top, to be painted white and manufactured by V/O
 4. Mirrored closet doors have silver tone aluminum frame, manufactured by V/O
 5. U.O.N., glazing w/in 2" horizontally of any door and in any door is to be tempered and, in exterior doors, insulated
 6. Provide minimum 1 1/2" pair of butts for each hinged door
 7. U.O.N., there are three hinges per door
 8. Door handness determined using "Residential Method."
 9. Sliding patio door configuration determined as viewed from outside.

WINDOW SCHEDULE

ID	Location	Unit	Special Glazing	Code s.f. area	Notes
1	Front Entrance	1'-3" x 6'-8" O Sidelite	FG	16.44 6.97	Part of door A frame unit
2	G.R. South (west)	4'-3" x 5'-0" XO Horiz. Slider	Vinyl	16.44 6.97	GRD
3	G.R. South (mid-w)	4'-3" x 5'-0" XO Horiz. Slider	Vinyl	16.44 6.97	GRD
4	G.R. South (center)	4'-3" x 5'-0" XO Horiz. Slider	Vinyl	16.44 6.97	GRD
5	G.R. South (mid-e)	4'-3" x 5'-0" XO Horiz. Slider	Vinyl	16.44 6.97	GRD
6	G.R. South (east)	4'-3" x 5'-0" XO Horiz. Slider	Vinyl	16.44 6.97	GRD
7	G.R. South (west)	4'-3" x 1'-6" O Fixed Picture	Vinyl	4.94 0.00	GRD
8	G.R. South (mid-w)	4'-3" x 1'-6" O Fixed Picture	Vinyl	4.94 0.00	GRD
9	G.R. South (center)	4'-3" x 1'-6" O Fixed Picture	Vinyl	4.94 0.00	GRD
10	G.R. South (mid-e)	4'-3" x 1'-6" O Fixed Picture	Vinyl	4.94 0.00	GRD
11	G.R. South (east)	4'-3" x 1'-6" O Fixed Picture	Vinyl	4.94 0.00	GRD
12	G.R. South (mid-w)	4'-3" x 1'-6" O Fixed Picture	Vinyl	4.94 0.00	GRD
13	G.R. South (mid-w)	4'-3" x 3'-7 1/2" O Fixed Round Top	Vinyl	11.56 0.00	GRD, 18" leg, V
14	G.R. South (mid-w)	4'-3" x 1'-6" O Fixed Picture	Vinyl	4.94 0.00	GRD
15	Master Br. South (west)	3'-0" x 5'-0" - SH	Vinyl	11.79 4.96	GRD
16	Master Br. South (east)	3'-0" x 5'-0" - SH	Vinyl	11.79 4.96	GRD
17	Master Br., Gable, East	2'-0" x 2'-0" O Pull Circle (round)	Vinyl	2.35 0.00	
18	Master Bath, East	5'-0" x 4'-8" XO Horiz. Slider	Vinyl	18.58 8.12	GRD, Clear glazing, TG, V
19	Master W.C., North	3'-0" x 3'-0" SH	Vinyl	9.16 3.82	Clear glazing
20	Bedroom #2, North	5'-0" x 4'-0" OX Horiz. Slider	Vinyl	16.32 6.89	
21	Bedroom #2, North	6'-0" x 1'-6" O Fixed Picture	Vinyl	7.13 0.00	
22	Bath #2, North	2'-0" x 3'-0" SH	Vinyl	4.05 1.68	Clear glazing
23	Bedroom #1, North	6'-0" x 1'-6" O Fixed Picture	Vinyl	7.13 0.00	
24	Bedroom #1, West	5'-0" x 4'-0" XO Horiz. Slider	Vinyl	16.32 6.89	
25	Bath #1, North	2'-0" x 3'-0" - SH	Vinyl	4.05 1.68	Opaque glazing
26	Laundry, North	2'-0" x 3'-0" - SH	Vinyl	4.05 1.68	
27	Garage, North	3'-0" x 4'-0" O Fixed Picture	Vinyl	10.25 0.00	
28	Garage, South	3'-0" x 4'-0" O Fixed Picture	Vinyl	10.25 0.00	GRD
29	Garage, South	3'-0" x 4'-0" O Fixed Picture	Vinyl	10.25 0.00	GRD
30	Nook Skylight, North	1'-8" x 1'-8" X Sunoptics Prismatic	-	2.01 0.50	See Note #5
31	Laundry Skylight, North	1'-8" x 1'-8" X Sunoptics Prismatic	-	2.01 0.50	See Note #5

LEGEND: OBS = Obscure glazing SH = Single Hung AL = Aluminum Bold = Change
 V = Verify before ordering GRD = Grid between glazing TG = Tempered Glass • = See Remarks

NOTES:
 1. Window call-out is rough-in
 2. U.O.N., windows shall be white vinyl manufactured by T.B.D.
 3. U.O.N., all glazing is to be dual glazed, Low 'E'
 4. Provide fiberglass screens with all operable units
 5. Skylights manufactured by Sunoptics, type non-venting, color Dark Bronze, Double glazed Prismatic, style formed
 6. Window configuration as viewed from outside

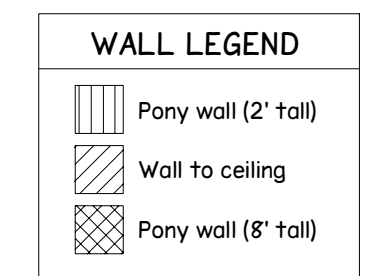


BRACED WALLS—Types and Methods (See UBC 2320.11.3-p. 2.301)
IMPORTANT NOTE—MANDATORY CONSTRUCTION REQUIREMENTS:
 These construction documents describe the requirements for the intended construction as approved by the "responsible public agency". Actual field conditions may differ from drawings, and shall be verified on site with architect as follows: 1. Prior to pouring concrete foundation walls, 2. Prior to blocking floor joists, and 3. During framing, before application of structural wall sheathing (OSB or plywood).

WALL BRACED WALL CONSTRUCTION DESCRIPTION—See plans for braced wall locations
TYPE (Based on 1997 Uniform Building Code, Volume 2)
A UBC Method 3. Wood structural panel sheathing with a thickness not less than 5/16" for 16" stud spacing, and not less than 3/8" for 24" stud spacing in accordance with tables 23-II-A-1 (for Exposed Plywood Panels) and 23-IV-D-1 (for Seismic Zone 3).
B UBC Method 5. Gypsum board sheathing or wallboard 1/2" thick by minimum 4" wide on studs spaced not over 24" o/c and nailed or screwed at 7" o/c with 1 5/8" long 5d cooler or wallboard nails or equivalent sheetrock screws (as required by Table 25-4).

C UBC Cripple wall requirements (See UBC 2320.11.5 and Table 23-IV-C-2).
 1. Minimum stud length is 14"—use solid blocking if less than 14".
 2. cripple walls greater than 4' high shall be considered as a "story", frame accordingly.
 3. Where there is one story above cripple wall, use wood structural panel sheathing with a thickness not less than 3/8" w/ 8d nails @ maximum 6 1/2" o/c on 40% of wall length minimum.

FLOOR PLAN
 SCALE: 1/4" = 1'



House Plan
 FOR
Ron & Mary Ann Dunant
 A portion of the NW 1/4 Sec. 6 T.14N. R.9E. MDM
 In the unincorporated territory of
NEVADA COUNTY, CALIFORNIA
 May 16, 2006