



FIRST FLOOR PLAN
1/8" = 1'-0"



- GENERAL NOTES**
- REFER TO SITE PLAN FOR NOTES REGARDING IEI CONDITIONS
 - SLOPE FLATWORK 1/4" = 1'-0" DOWN
- GREEN POINT NOTES**
- ALL HOT WATER PIPES MUST BE INSULATED
 - SHOWERHEAD FLOW RATES TO BE 2.0 GPM OR LESS AT 80 PSI. TYPICAL FLOW RATES MAY BE USED IN THE SHOWERHEADS THAT ARE USED IN THE BATHROOMS UNLESS THE OWNER HAS SPECIFIC REQUIREMENTS. FLOW RATES TO BE 1.5 GPM OR LESS AT 60 PSI
 - KITCHEN AND UTILITY FAUCET FLOW RATES TO BE 2.0 GPM OR LESS
 - ALL TOILETS TO BE DUAL FLUSH OR USE 1.28 GALLONS PER FLUSH OR LESS (OR QUALIFYING DUAL FLUSH MODEL)
 - H248B HYDRONIC SPACE AND WATER HEATER MUST BE SEALED COMBUSTION TYPE
 - ALL BATHROOMS TO HAVE ENERGY STAR PANS VENTED TO THE OUTSIDE. FANS MUST BE CONTROLLED BY A HUMIDISTAT WITH SENSORS ON EACH OF THE BATHROOMS
 - H242 VENTILATION SYSTEM MEETING TITLE 24 (AND ASHRAE 62.2) STANDARDS MUST BE INSTALLED. BATHROOM FANS USED TO MEET THIS REQUIREMENT MUST BE RATED FOR CONTINUOUS DUTY WITH AT LEAST 195 CFM COMBINED CAPACITY
 - INSTALL CARBON MONOXIDE ALARMS AT EACH END OF THE HOUSE TO THE GARAGE (RECOMMEND COMBO SMOKE/CO ALARMS)
 - USE ONLY LOW-VOC INTERIOR PAINT ON WALLS AND CEILINGS. PAINT MUST CONTAIN NO MORE THAN 50 GRAMS PER LITER OF VOLATILE ORGANIC COMPOUNDS
 - INTERIOR FINISHES MUST HAVE REDUCED FORMALDEHYDE PER CARB REQUIREMENTS. APPLIED TO COMPOSITE PARTICULATE BOARD HARDWOOD AT YUCCO, AND TBE THIS IS REQUIRED BY STATE LAW SINCE 2009
 - DISINFECTANT TO BE ENERGY STAR LABELED
- SHEET NOTES**
- IEI THIS SURROUNDING HARDSCAPE TO REMAIN
 - IEI STAIRS TO POOL TO REMAIN
 - IEI LANDSCAPE LOW WALL
 - PIZZA OVEN UNIT BY ASTER SURROUND HEARTH & BI. ASTER SURROUND
 - NI BATHROOM UNIT
 - CASE CONCRETE SINK INTEGRAL WITH COUNTER
 - LOW WALL WITH SHADE TRELLIS ABOVE
 - SLIDING GLASS AND SCREEN
 - OUTDOOR COUNTER & CABINETS
 - HIGH OPEN GARAGE RAIL W/ BALUSTERS SUCH THAT A 4' SPHERE CAN NOT PASS THROUGH ANY OPENING
 - 6X12 LIGHT ABOVE
 - 5'-0" O.D. LP GAS FIREPIPT WITH 18" HEIGHT VENTURON WALL & DECORATIVE BURNER ELEMENT
 - IEI GULLY/RAIN RIDGE WITH ROOF & CEILING TO REMAIN
 - IEI POOL EQUIPMENT TO BE RELOCATED
 - HYDRONIC SYSTEM BOILER VENTED TO OUTSIDE
 - WATER USE TO INCLUDE POTENSIC HOT OUTLINE OR STORAGE (OPT AT NI)
 - GARAGE
 - DEPRESSED SLAB AT HENRY'S OFFICE
 - PROVIDE RT DEPRESSION AT SLAB UNDER ELEVATOR
 - PROVIDE 1.8" WALL BETWEEN HOUSE AND ATTACHED GARAGE ONE LAYER 5/8" OR TYPE X WALLBOARD ON BOTH SIDES OF STUDS
 - FREESTANDING TRELLIS STRUCTURE SEE A10 FOR DETAILS
 - TYPE X 1/2" GYPSUM ON GARAGE SIDE OF WALLS
 - DECORATIVE LAMPS PER LIGHTING SCHEDULE HARDWARE

KEY/LEGEND

| | |
|--|-------------------------|
| | (N) CONCRETE |
| | AREA DRAIN |
| | DUPLEX FLOOR RECEPTACLE |
| | DATA |
| | PHONE |

SCALE : 1/8" = 1'-0"

FIRST FLOOR PLAN

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|-------------|---|
| Drawn By | MO |
| Checked By | MO |
| Project No. | 28013 |
| Date: | 03.01.10 |
| Issue | PERMITS ENGINE SET |
| 05.01.10 | FINAL SET |
| 09.10.10 | TO CONSTRUCTOR FOR FOUNDATION WORK ONLY |

HANSEL RESIDENCE

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