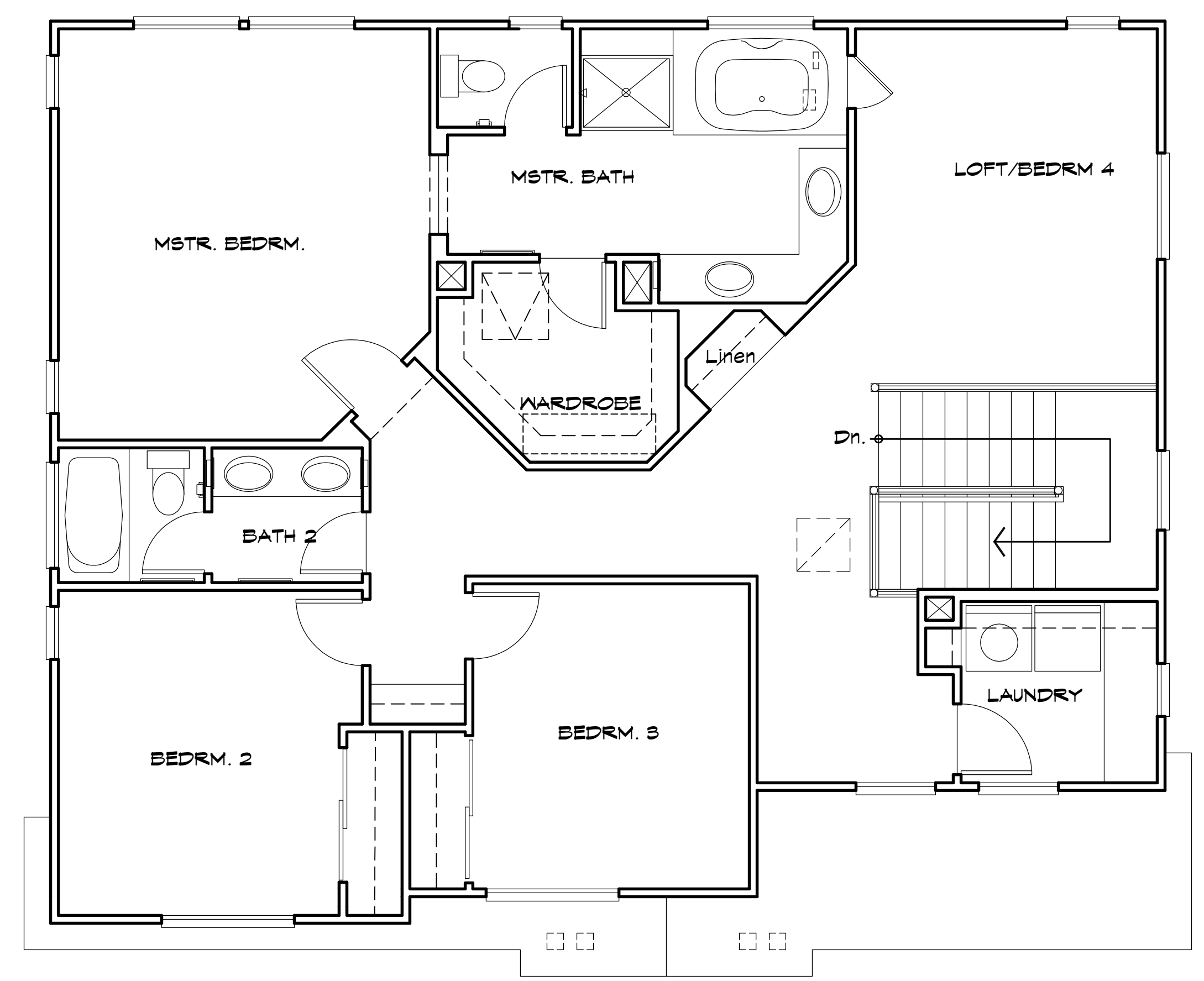
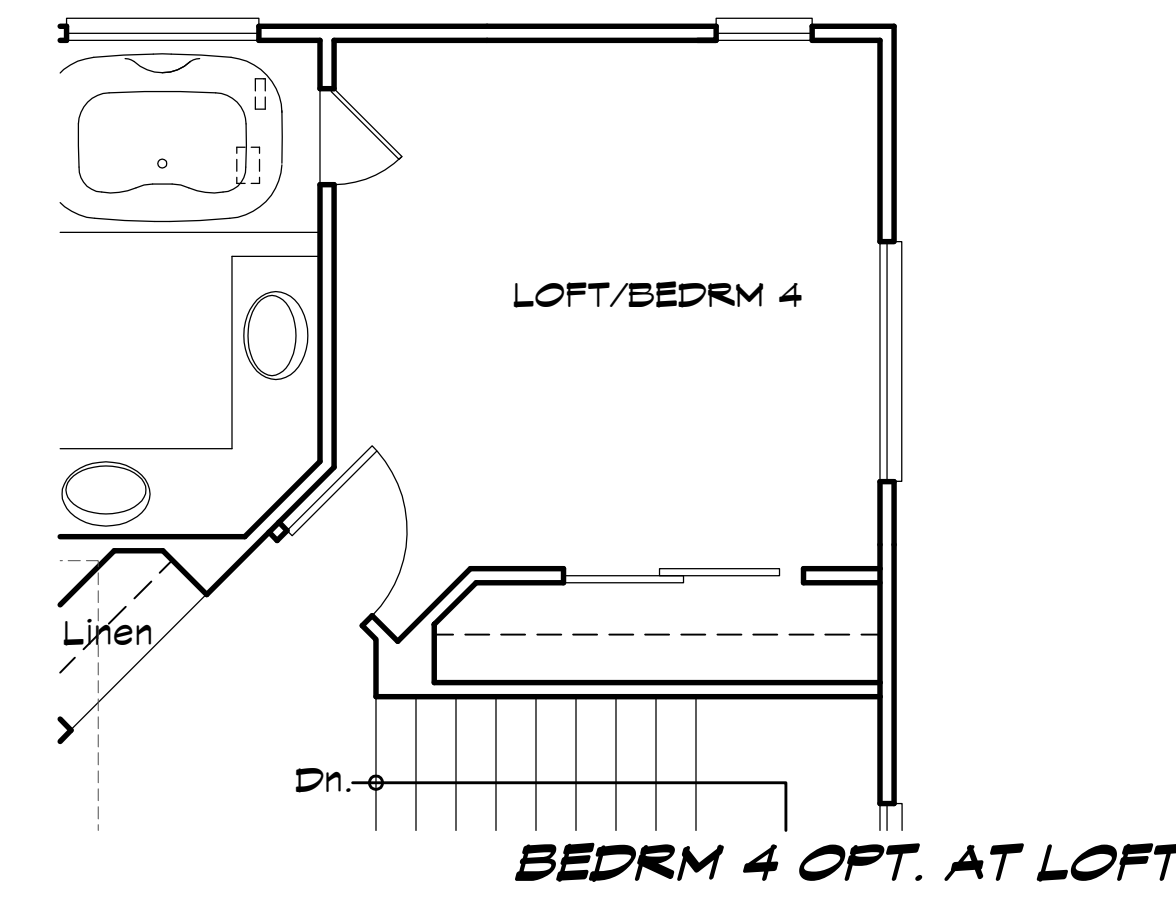
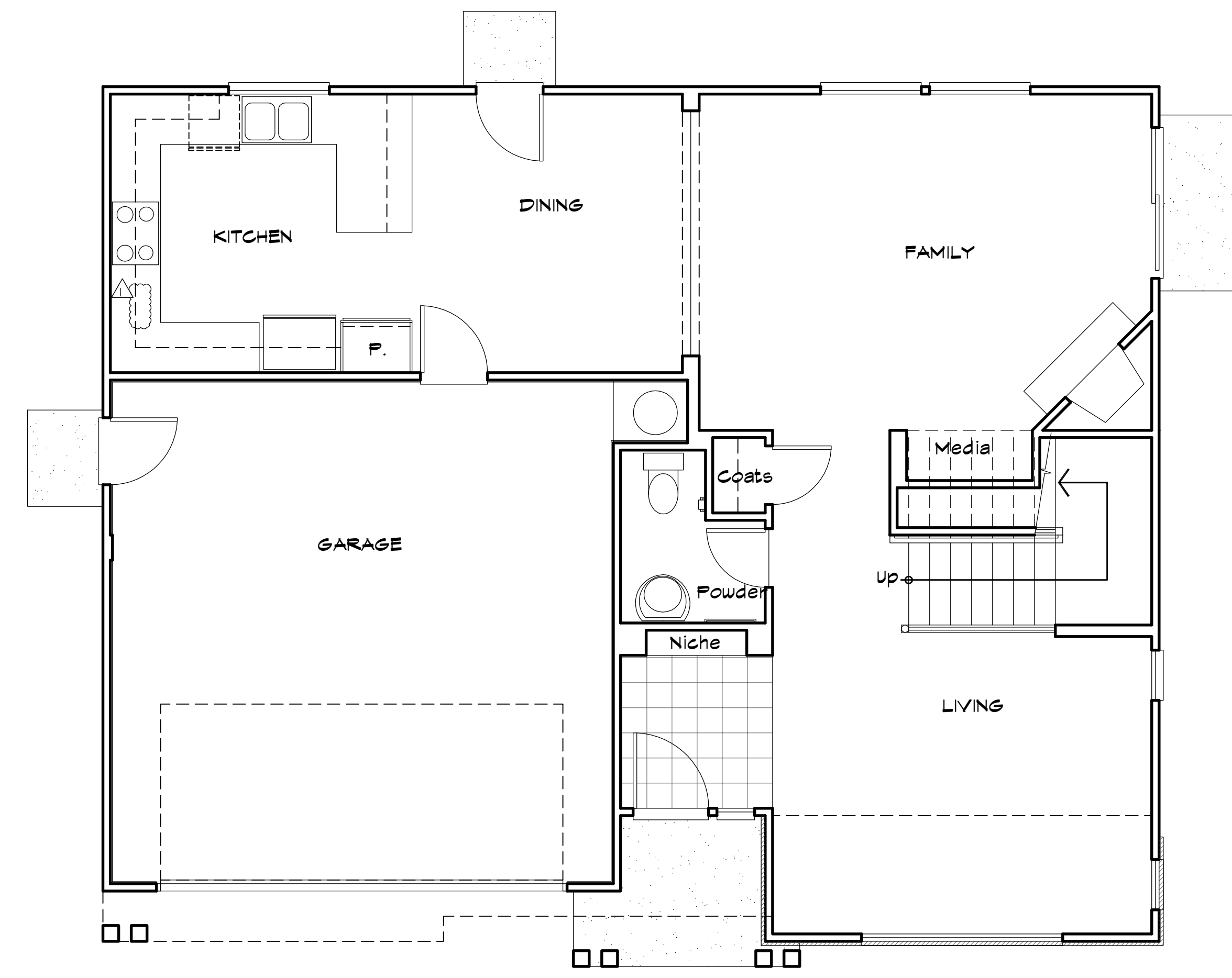


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MITCHELL CREEK PLACE
 Clayton, California
 Lenox Homes, LLC



SECOND FLOOR



FIRST FLOOR

LOT 8 FLOOR AREA:

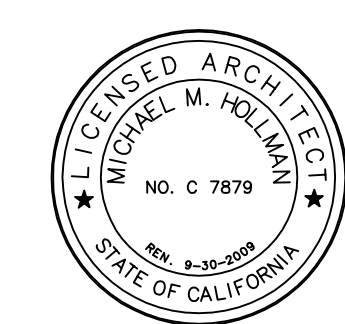
1st FLR.:	2660 SF.
2nd FLR.:	1940 SF.
	2200 SF.
GARAGE:	421 SF.
PORCH:	42 SF.

LEGEND

- PEDESTAL SINK
- LAVATORY SINK
- TOILET-1.6 GAL./FLUSH MAX. SEE PLUMBING NOTE #5 ON SHT. T1
- 32"x60" ENAMELED STEEL TUB & SHOWER - CER. TILE SURROUND & W/ SHOWER ROD
- DOUBLE SINK W/GARBAGE DISPOSAL
- DISHWASHER W/DRAIN TO GARBAGE DISPOSAL. PROVIDE AIR GAP.
- GAS COOKTOP W/ MICRO. EXHAUST HOOD- SINGLE OVEN UNDER COOKTOP
- REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER STUB
- FIB./GL. TUB SET O/ PLATFORM- SEE PLAN FOR SIZE- MODEL PER BUILDER'S SPEC.
- SHOWER PAN- FLORESTONE SAF-LOR-RECESS SHOWER RECEPTOR- SEE PLAN FOR SIZE-SAFETY GL. ENCLOSURE & DOOR.
- DRYER SPACE. PROVIDE DRYER VENT SEE MECH. WASHER SPACE. PROVIDE RECESSED HOT, COLD WATER STUB & WASTE LINE. NOTE - ALWAYS ROUGH-IN DRYER ON RIGHT HAND SIDE
- RECESSED MEDICINE CABINET
- TOILET PAPER HOLDER
- TOILET BAR @ +48" A.F.F.
- FLOOR ELEVATION CHANGE
- 2x6 PLUMBING/ MECHANICAL WALL
- FLOOR FINISH MATERIAL CHANGE SEE DET.
- DOOR LEGENDS
 th : TRESHOLD
 vp : VIEWPORT
 ns : WEATHERSTRIPPING
 sc : SOLID CORE DOOR- EXT. DOOR
 hc : HOLLOW CORE -INT. DOOR
 fg : FIBERGLASS SOLID CORE EXT. DOOR
 NOTE: FOR INT. DOOR SEE DET.

FLOOR PLAN KEYNOTES

1. 5/8" TYPE "X" GYP. BOARD AT:
 - 1) WALLS, AT GARAGE SIDE, FROM FOUNDATION TO BOTTOM OF ROOF SHEATHING OR THROUGHOUT GARAGE, & AT CEILING BETWEEN GARAGE & LIVING SPACES.
 - 2) BEAMS, POSTS & SUPPORTING WALL AT GARAGE.
 - 3) WALLS & CEILING OF USEABLE SPACE UNDER STAIRS & IN UTILITY CLOSETS.
2. A SELF-CLOSING, TIGHTFITTING SOLID-WOOD DOOR 1 3/8 INCHES (35 MM) IN THICKNESS, OR A SELF-CLOSING, TIGHTFITTING DOOR HAVING A FIRE-PROTECTION RATINGS OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH PART II OF UBC STANDARD T-2.
3. WATER HEATER O/PLATFORM. PROVIDE COMBUSTION AIR & VENT TO OUTSIDE. PROVIDE SEISMIC ANCHORING, S.S.D. PROVIDE DRAIN PAN W/ DRAIN TO OUTSIDE.
4. EXTENT OF GARAGE DOOR IN THE OPEN POSITION.
5. CONCRETE CURB AT GARAGE, S.S.D.
6. DRAIN PAN UNDER WASHER WITH DRAIN PIPE TO OUTSIDE
7. TEMPERED SAFETY GLASS
8. A WINDOW IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENING OF 5-11 SQ.FT. THE NET CLEAR OPENING HEIGHT SHALL BE 24" & WIDTH SHALL BE 20". SILL HEIGHT SHALL NOT BE MORE THAN 44" A.F.F. (C.B.C. SEC.910.4).
9. HEATILATOR FIREPLACES PREFABRICATED ZERO CLEARANCE DIRECT VENT GAS FIREPLACE W/GLASS DOOR & OUTSIDE VENTILATION. MODEL NO.4236 WITH ELECTRONIC IGNITION, OR APPROVED EQUAL. PROVIDE NONCOMBUSTIBLE SURROUND, TERMINATION CAP & SHIELD & INSTALL PER MANUF'S SPECS.
10. RAISED HEARTH - SEE INT. ELEV. S
11. FIREPLACE TERMINATION CAP & SHIELD. SEE ELEV.
12. - NOT USED -
13. 30"x30" MIN. ATTIC ACCESS DOOR, & WEATHER STRIPPING. SEE DET.
14. HORIZ. FLOW F.A.U. O/PLATFORM IN ATTIC SPACE. PROVIDE COMBUSTION AIR, VENT & CONDENSATE LINE TO OUTSIDE.
15. MECHANICAL CHASE
16. LINE OF WALL BELOW
17. LINE OF WALL/FLR. ABOVE
18. 8" H. FLAT SOFFIT OPENING
19. LINE INDICATING APPROX. LOC. OF FENCE - SEE LANDSC. DWG
20. CONCRETE SLAB PORCH DECK. SLOPE AWAY FROM BLDG.
21. LANDINGS AT EXTERIOR DOOR SHALL HAVE A DEPTH OF 36" IN DIRECTION OF WIDTH SHALL BE 12" WIDER THAN OPENING OF DOOR. CONCRETE SHALL HAVE BROOM FINISH AND SLOPE AWAY FROM THE DOOR.
22. UTILITY METER LOCATION.
23. ARCHITECTURAL EXT. RAILING - SEE ELEV.S
24. STONE VENEER. SEE EXTERIOR ELEV.
25. STAIRWAY W/ IT RISERS @ 7-1/4"± AND TREADS @ 10-1/4" SEE DET.
26. +36" H. GUARD RAIL OPEN RAILINGS W/BALLUSTERS & NEWELL POST. SEE DET.
27. +34" H. WOOD HAND RAIL WITH METAL BRACKETS. SEE DET.
28. +34" H. HANDRAIL/GUARDRAIL W/BALLUSTERS & NEWELL POST SEE DET.
29. WOOD SHELF & POLE
30. UPPER CABINET ABOVE WASHER/ DRYER SPACE
31. UPPER & BASE WOOD CABINET W/ TILE COUNTERTOP & SPLASH
32. KITCHEN ISLAND - COUNTER & CABINET- SEE INT. ELEV.S
33. PANTRY CABINET WITH 5 SHELVES
34. LINEN UPPER & BASE CABINET WITH WOOD TOP
35. LINEN CABINET W/ FACE FRAME DOOR & ADJUSTABLE SHELVES
36. VANITY BATHROOM CABINET W CER.TILE COUNTERTOP & SPLASH
37. MIRROR - SEE INT. ELEV.
38. RECESSED MEDICINE CABINET
39. PORCH POST - SEE ELEV.S
40. BUILT IN SHOWER SEAT- SEE DET.
41. +42"H. LOW BOX WALL-GYP.BD TOP
42. SEE LANDSCAPE PLANS FOR FLATWORK DIMENSIONS



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NO. DATE ISSUE

05/02/07	Submit for Permit Applic'n
08/17/07	Planning/Client
09/12/07	Clarification

PLAN C - LOT 8 FLOOR PLANS

DRAWN: ACM
 SCALE: 1/4"=1'-0"
 PROJECT: 0440
 CAD FILE: 0440-C1.C2
 SHEET:

AS.1.1