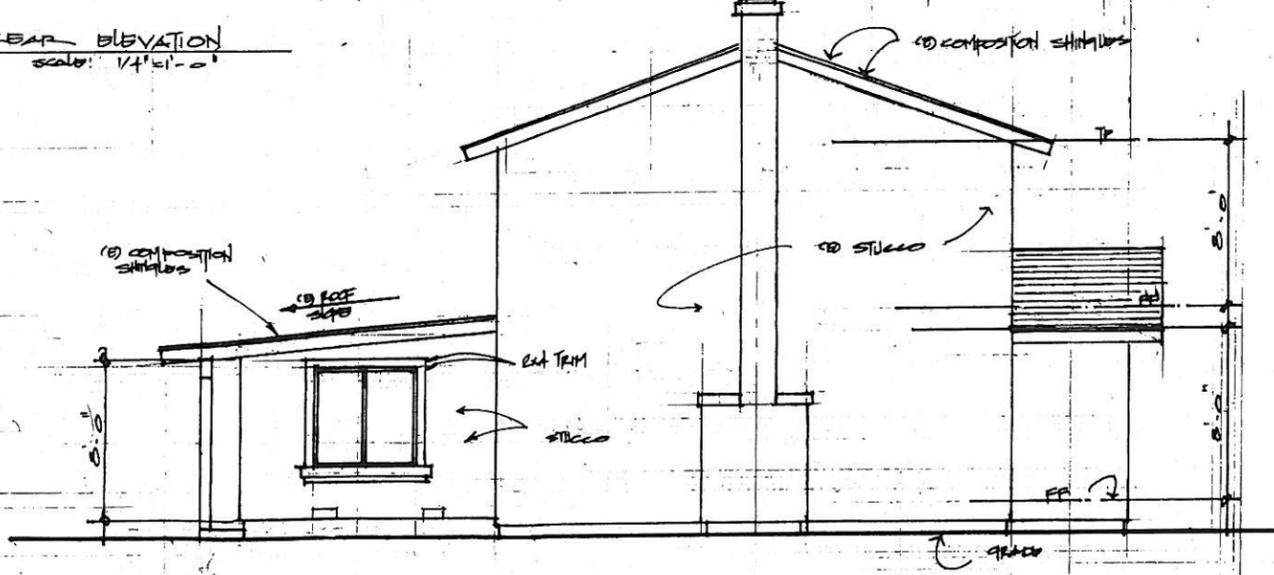


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

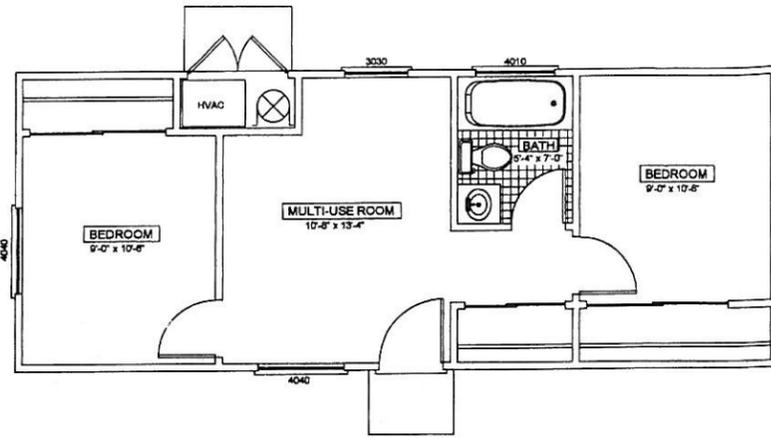
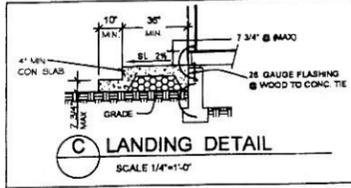
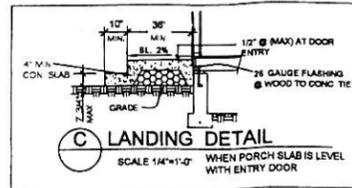
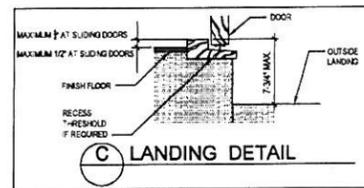
OWNER: JIMMY P. FUSCO

DATE:
SCALE:
DRAWN:
JOB:

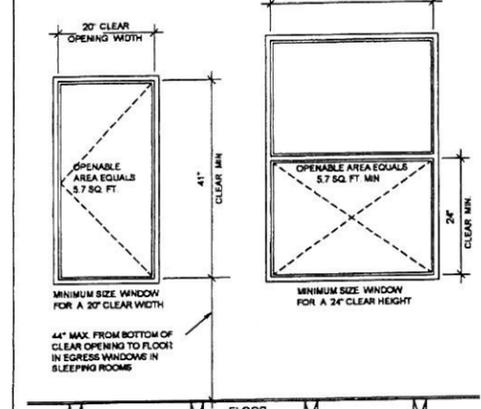
ELECTRICAL/ MECHANICAL LEGEND			
	EXISTING WALLS		DOORBELL PUSHBUTTON
	NEW WALLS		COMB. EXHAUST & LIGHT FIXT
	WALLS TO BE REMOVED		ELECT. FAN
	CLOSE WALLS		HEAT LAMP
	DUPLEX RECEPTACLE OUTLET		HEATER REGIST
	GROUND FAULT INTERRUPT CIRCUIT		CEILING AIR REGISTER
	DUP. REC. OUTLET W/GROUND		WATER HEATER
	FOUR PLEX RECEPTACLE		FURNACE
	220 V RECEPTACLE OUTLET		HOSE BIBB
	RECESSED CEILING LIGHT		CARBON MONOXIDE ALARMS
	HIGH EFFICACY LIGHT		INTERCOM
	WALL LIGHT		ELECT. METER & MAIN PANEL
	WATERPROOF WALL LIGHT FIXTURE		ELECTRICAL SUB-PANEL
	FLUORESCENT LIGHT		RECESSED LIGHT
	SMALL FLUORESCENT FIXTURE		CONCRETE
	SPOTLIGHT		STUCCO
	WALL SWITCH		EXISTING
	THREE-WAY SWITCH		H.S. HORIZONTAL SLIDER
	FOUR-WAY SWITCH		S.H. SINGLE HUNG
	SMOKE DETECTOR		FIX. FIXED GLASS
	TELEPHONE OUTLET		
	TV CABLE OUTLET		

ELECTRICAL NOTE: (CIRCUITS AND BEDROOMS TO BE AFCI)
 ALL BEDROOMS CIRCUITS SHALL BE LISTED COMBINATION TYPE
 AFCI TYPE CIRCUIT INTERRUPTERS PROTECTED AT THE PANEL.
 CIRCUITS INCLUDE LUMINARY CIRCUITS, HARDWIRED SMOKE
 DETECTORS, AND RECEPTACLE OUTLETS. ROOMS WITHIN
 BEDROOMS (SUCH AS CLOSETS AND OPEN BATHROOMS/
 VANITIES) SHALL ALSO BE INCLUDED. PER SECTION 2019 CEC.

NEW ELECTRICAL LIGHTING IN GARAGE,
 KITCHEN & LAUNDRY ROOM
 TO BE HIGH EFFICIENCY LUMINARIES
 PER TITLE 24



**RESIDENTIAL EGRESS WINDOWS (2010 CBC) EMERGENCY
 ESCAPE AND RESCUE**



Because so many fire deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2010 California Building Code (CBC), Section 1029 requires that:

- Basements in dwelling units and
- Every sleeping room below the fourth story

Shall have at least one operable window or exterior door opening approved for emergency escape and rescue. Such openings shall open directly into a public way or to a yard or court that opens to public way.

The net clear openable area shall be no less than 5.7 square feet (5 square feet for grade floor openings and basement window wells).

In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches. The net clear openable width dimension shall be a minimum of 20 inches. (Note: using both minimum figures will not obtain the required 5.7 square feet.)

GENERAL NOTES

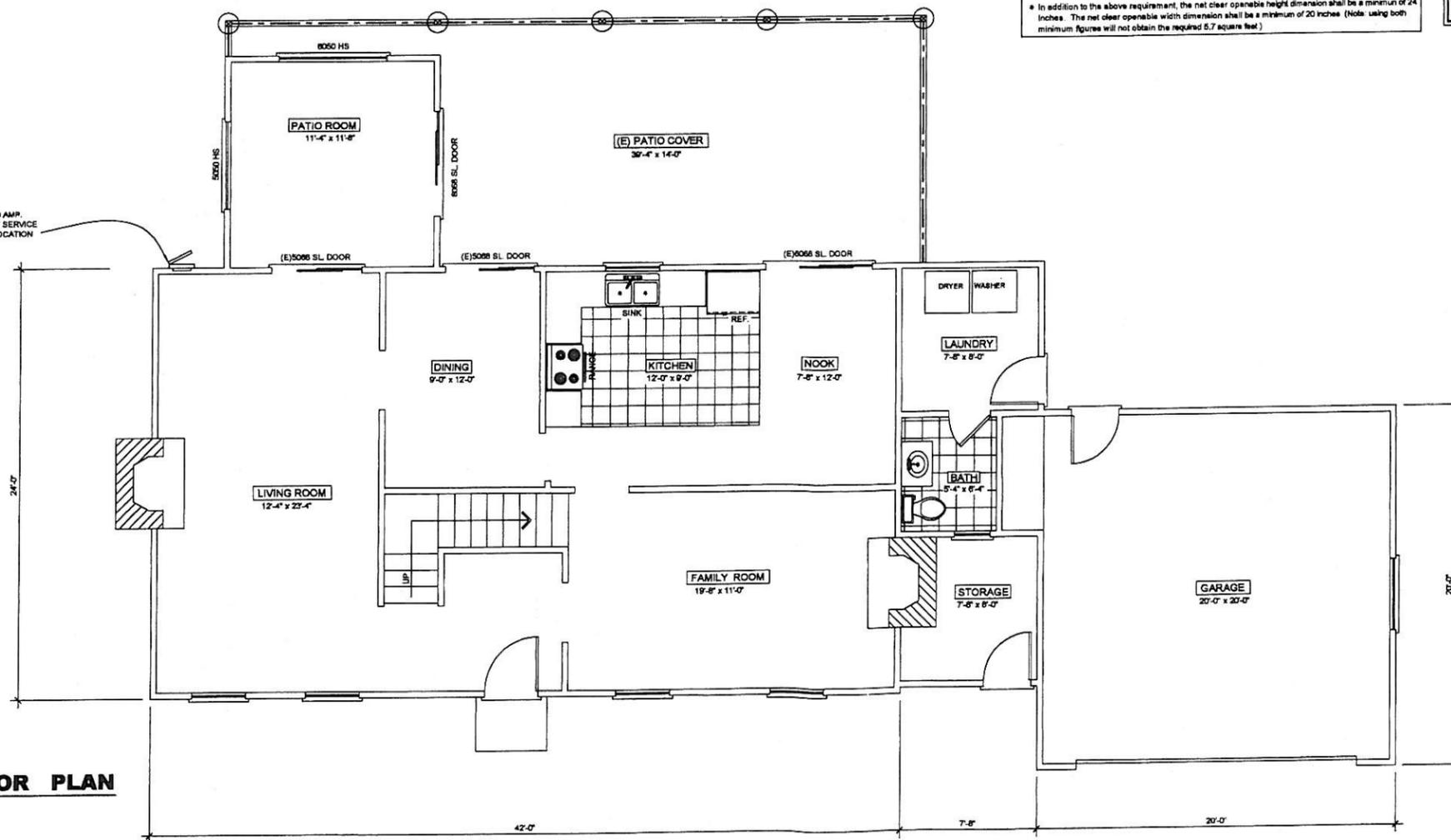
- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2010 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES (C.C. 2008 IRC, IBC, UMC, UPC, AND 2008 NEC, CBC, CMC, CFC AND CEC AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY BEARING DESIGN CATEGORY B).
 - INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORKING OF SPECIFICATIONS & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS CONTRACTOR TO INFORM ARCHITECT/DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
 - ERRORS AND OMISSIONS IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, ARCHITECT/PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
 - SMOKE DETECTORS
 PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
 A) POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDING WHICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CBC 2010.
 B) LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
 INSULATION: CEILING R-30 BATT INSULATION (NEW CONST. ONLY)
 WALLS R-13 BATT INSULATION (NEW CONST. ONLY)
 FLOOR R-19 FLOOR INSULATION
 ACCESS: UNDER FLOOR 1" x 24" MIN. S.D. WOOD FLOOR
 CEILING 22" x 30" MIN. WOOD CLEAR HEIGHT
 WINDOW APPROVED DOUBLE GLAZED
- NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALKED OR FULLY WEATHER STRAPPED
- SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.
- ROOF SHEATHING WITH RADIANT BARRIER ON UNDERSIDE OF SHEATH SHALL BE INSTALLED.
 - ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .40 OR BETTER.
 - WALL SHEATHING @ GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANT BARRIER PER MFGOR INSTALLATION INSTRUCTIONS.
 - ALL SEALING TAPE ON HEAT/AC DUCTS SHALL BE UL 181 (LISTED AND LABELED).
 - THE WRAPS (FOR DUCTS) MUST BE UV RESISTANT AND HAVE 100 LBS. OF BURST STRENGTH.
- WINDOWS / BATHROOM NOTES**
- ALL NEW WINDOW TO BE APPROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" x 34" 80" OPENING WINDOWS IN SLEEPING ROOM SHALL MEET EGRESS HEIGHTS REQUIREMENTS WITH OPENING TO BE MINIMUM 5.7 SQ.FT. MINIMUM WIDTH 20" MINIMUM HEIGHT 24" AND MAXIMUM OF 44" ABOVE FINISHED FLOOR TO BOTTOM OF WINDOW
 - ALL HEADERS USED OVER DOORS, WINDOW AND ANY NECESSARY OPENINGS TO BE 4 x 12 DFP 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
 - ALL GLAZING IN OR WITHIN 24" OF DOORS, OVER 8 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING ON BARRIERS OR BATHUBS TO BE SAFETY GLASS.
 - BATHROOM FINISH NOTE ENSURE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 12" ABOVE THE DRAIN PLET FOR SHOWER PER CBC 1210.3
 - WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.8 GALLONS PER FLUSH.

GENERAL INTERIOR NOTES

- ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 1/2" BELOW THE DOOR'S THRESHOLD PER CBC 311.3.1
- ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CBC 902.2
- ALL BATHTUBS AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 8 FEET (72") ABOVE FLOOR PER CBC 307.2
- PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2010 CALIFORNIA ENERGY CODE SECTION 180.00 AND AIRSHEATH S.E.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
- PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CBC 315.2
- ENSURE AFCI PROTECTED RECEPTACLES IN LIVING ROOM PER CBC 210.12
- ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED.
- ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 408.11
- PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 1900.0(6).

SPECIAL ELECTRICAL NOTES

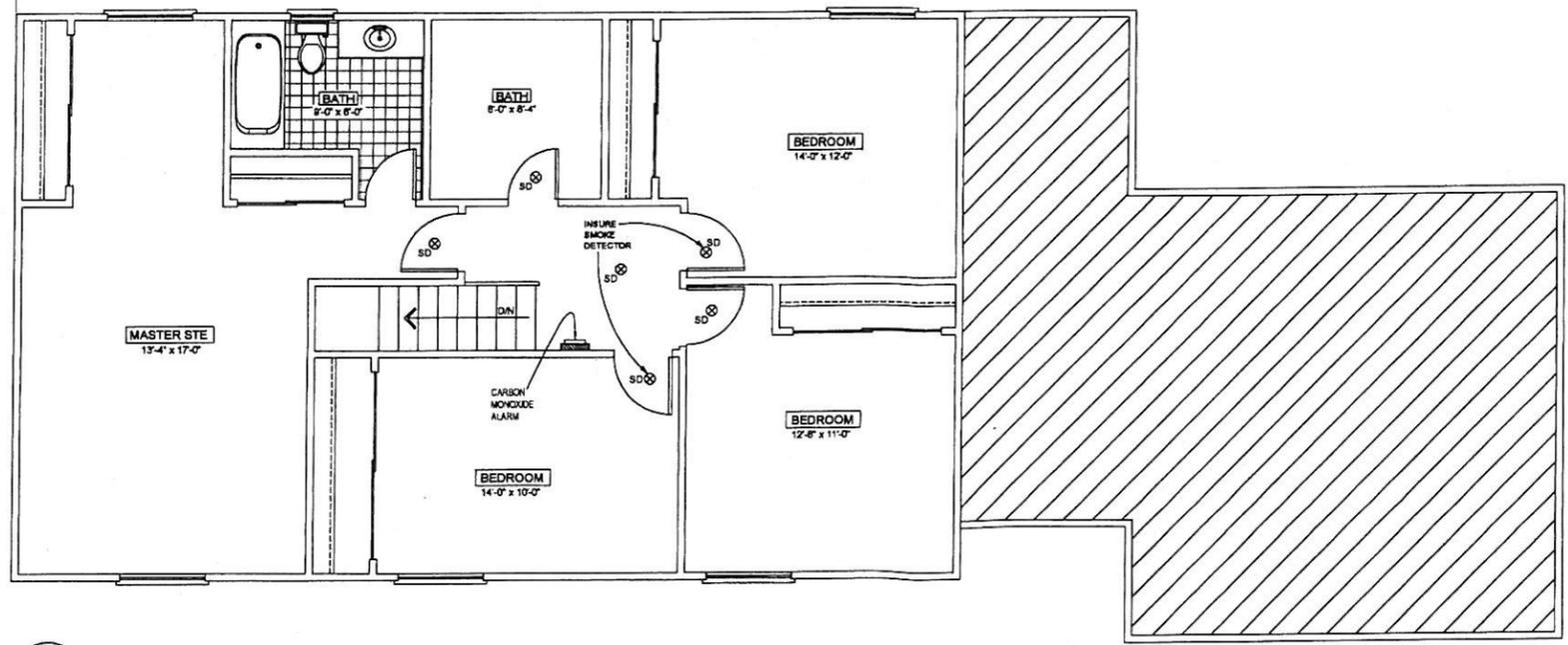
- A ... All lights in the kitchen to be high efficacy luminaries or comply with the exceptions as follows.
- At least 50% of the installed wattage must be high efficacy.
 - Provide completed CF-8R-LTG-01 form confirming required wattage clearly identify on the plans the location and type of lighting fixtures in the kitchen, corresponding to the fixtures specified on the CF-8R-LTG-01
 - High efficacy lighting must be switched separately from low efficacy lighting. Clearly show and identify switch types and locations on the plans.



EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

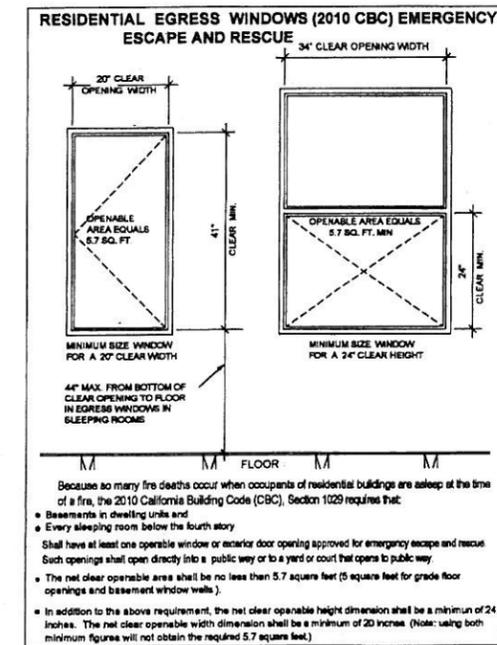


FRONT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

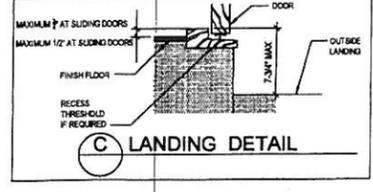
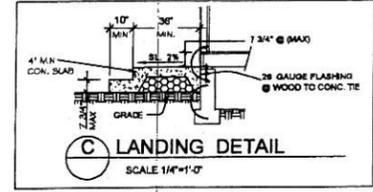
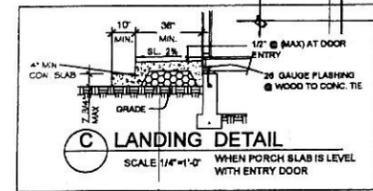
- ### GENERAL NOTES
- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2010 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES (S.A., 2008 IRC, IBC, UMC, UPC, AND 2008 NEC, CBC, CAC, CPC AND DEC AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFIC SEISMIC DESIGN CATEGORY E).
 - INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDING OF SPECIFICATIONS & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS CONTRACTOR TO INFORM DRAFTSMAN DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS).
 - ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
 - SMOKE DETECTORS:
PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
A) POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS WHICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CBC 2010.
B) LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OR A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (8 INCHES OR MORE SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- INSULATION: CEILING R-30 BATT INSULATION (NEW CONST. ONLY)
WALLS R-13 BATT INSULATION (NEW CONST. ONLY)
FLOOR R-19 FLOOR INSULATION
- ACCESS: UNDER FLOOR 1/2" x 24" MIN. SQ. (P WOOD FLOOR)
CEILING 2 1/2" x 30" MIN. WOOD CLEAR HEIGHT
WINDOW APPROVED DOUBLE GLAZED
- NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALKED OR FULLY WEATHER STRIPPED. SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.
- ROOF SHEATHING WITH RADIANIT BARRIER ON UNDERSIDE OF SHEATHS SHALL BE INSTALLED.
 - ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .40 OR BETTER.
 - WALL SHEATHING @ GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANIT BARRIER PER MFGOR INSTALLATION INSTRUCTIONS.
 - ALL SEALING TAPE ON HEAT/AC DUCTS SHALL BE UL181 (LISTED AND LABELED).
 - THE WRAPS FOR DUCTS MUST BE UV RESISTANT AND HAVE 180 LBS. OF BURST STRENGTH.
- WINDOWS / BATHROOM NOTES
- ALL NEW WINDOW TO BE APPROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" x 24" SQ. OPENING) WINDOWS IN SLEEPING ROOM SHALL MEET EGRESS REQUIREMENTS WITH OPENINGS TO BE MINIMUM 6" x 20" FT MINIMUM HEIGHT 20" AND MAXIMUM OF 44" ABOVE FINISHED FLOOR TO BOTTOM OF WINDOW.
 - ALL HEADERS USED OVER DOORS, WINDOW AND ANY NECESSARY OPENINGS TO BE 4 x 12 DFR 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
 - ALL GLAZING IN OR WITHIN 24" OF DOORS, OVER 8 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHTUBS TO BE SAFETY GLASS.
 - BATHROOM FINISH NOTE: ENSURE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 7" ABOVE THE DRAIN INLET FOR SHOWER PER CBC 1210.3
 - WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.8 GALLONS PER FLUSH.



- ### SPECIAL ELECTRICAL NOTES
- A ... All lights in the kitchen to be high efficacy luminaires or comply with the exceptions as follows.
- At least 50% of the installed wattage must be high efficacy.
 - Provide completed CF-6R-1TG-01 form confirming required wattage clearly identify on the plans the location and type of light fixtures in the kitchen, corresponding to the fixtures specified on the CF-6R-1TG-01.
 - High efficacy lighting must be switched separately from low efficacy lighting. Clearly show and identify switch types and locations on the plans.

ELECTRICAL NOTE: (CIRCUITS AND BEDROOMS TO BE AFCI)
ALL BEDROOMS CIRCUITS SHALL BE LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS PROTECTED AT THE PANEL. CIRCUITS INCLUDE LUMINAIRE CIRCUITS, HARD-WIRED SMOKE DETECTORS, AND RECEPTACLE OUTLETS. ROOMS WITHIN BEDROOMS (SUCH AS CLOSETS AND OPEN BATHROOMS/VANTES) SHALL ALSO BE INCLUDED PER SECTION 2010 DEC.

NEW ELECTRICAL LIGHTING IN GARAGE, KITCHEN & LAUNDRY ROOM TO BE HIGH EFFICIENCY LUMINAIRES PER TITLE 24



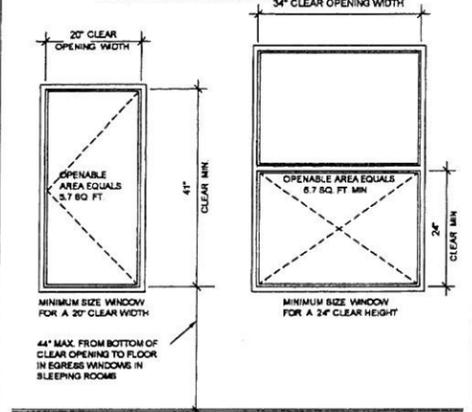
- ### GENERAL INTERIOR NOTES
- ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 12" BELOW THE DOOR'S THRESHOLD PER CBC 311.3.1.
 - ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 606.2.
 - ALL BATHTUB AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 8 FEET (72") ABOVE FLOOR PER CBC 307.2.
 - PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2010 CALIFORNIA ENERGY CODE SECTION 150.10 AND 150.10.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
 - PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CBC 319.2.
 - ENSURE AFCI PROTECTED RECEPTACLES IN LIVING ROOM PER DEC 210.12
 - ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED.
 - ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CBC 408.11.
 - PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 1800X(B).

ELECTRICAL/ MECHANICAL LEGEND			
[Symbol]	EXISTING WALLS	[Symbol]	CHIME
[Symbol]	NEW WALLS	[Symbol]	DOORBELL PUSHBUTTON
[Symbol]	WALLS TO BE REMOVED	[Symbol]	COMB. EXHAUST & LIGHT FIXT
[Symbol]	CLOSE WALLS	[Symbol]	ELECT. FAN
[Symbol]	DUPLEX RECEPTACLE OUTLET	[Symbol]	HEAT LAMP
[Symbol]	GROUND FAULT INTERRUPT CIRCUIT	[Symbol]	HEATER REGIST.
[Symbol]	DUP. REC. OUTLET W/GROUND	[Symbol]	CEILING AIR REGISTER
[Symbol]	FOUR PLEX. RECEPTACLE	[Symbol]	WATER HEATER
[Symbol]	220 V RECEPTACLE OUTLET	[Symbol]	FURNACE
[Symbol]	RECESSED CEILING LIGHT	[Symbol]	HOSE BIBB
[Symbol]	HIGH EFFICACY LIGHT	[Symbol]	CARBON MONOXIDE ALARMS
[Symbol]	WALL LIGHT	[Symbol]	INTERCOM
[Symbol]	WATERPROOF WALL LIGHT FIXTURE	[Symbol]	ELECT. METER & MAIN PANEL
[Symbol]	FLUORESCENT LIGHT	[Symbol]	ELECTRICAL SUB-PANEL
[Symbol]	SMALL FLUORESCENT FIXTURE	[Symbol]	RECESSED LIGHT
[Symbol]	SPOTLIGHT	[Symbol]	DISPOSAL
[Symbol]	WALL SWITCH	[Symbol]	CONCRETE
[Symbol]	THREE-WAY SWITCH	[Symbol]	STUCCO
[Symbol]	FOUR-WAY SWITCH	[Symbol]	EXISTING
[Symbol]	SMOKE DETECTOR	[Symbol]	H.S. HORIZONTAL SLIDER
[Symbol]	TELEPHONE OUTLET	[Symbol]	S.H. SINGLE HUNG
[Symbol]	TV CABLE OUTLET	[Symbol]	FIX. FIXED GLASS

ELECTRICAL NOTE: (CIRCUITS AND BEDROOMS TO BE AFCI)
 ALL BEDROOMS CIRCUITS SHALL BE LISTED COMBINATION TYPE AFCI AND GROUND FAULT INTERRUPTERS PROTECTED AT THE PANEL. CIRCUITS INCLUDE LUMINARY CIRCUITS, HARD-WIRED SMOKE DETECTORS, AND RECEPTACLE OUTLETS. ROOMS WITHIN BEDROOMS (SUCH AS CLOSETS AND OPEN BATHROOMS/ HALLWAYS) SHALL ALSO BE INCLUDED. PER SECTION 2010 CEC.

NEW ELECTRICAL LIGHTING IN GARAGE, KITCHEN & LAUNDRY ROOM TO BE HIGH EFFICIENCY LUMINARIES PER TITLE 24

RESIDENTIAL EGRESS WINDOWS (2010 CBC) EMERGENCY ESCAPE AND RESCUE



Because so many fire deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2010 California Building Code (CBC), Section 1029 requires that:

- Every sleeping room below the fourth story shall have at least one operable window or exterior door opening approved for emergency escape and rescue. Such openings shall open directly into a public way or to a yard or court that opens to public way.
- The net clear openable area shall be no less than 5.7 square feet (5 square feet for grade floor openings and basement window wells).
- In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches. The net clear openable width dimension shall be a minimum of 20 inches. (Note: using both minimum figures will not obtain the required 5.7 square feet.)

SPECIAL ELECTRICAL NOTES

- A... All lights in the kitchen to be high efficacy luminaires or comply with the exceptions as follows:
 - 1) At least 50% of the installed wattage must be high efficacy
 - 2) Provide completed CF-6R-LTG-01 form confirming required wattage clearly identify on the plans the location and type of lighting fixtures in the kitchen, corresponding to the fixtures specified on the CF-6R-LTG-01
 - 3) High efficacy lighting must be switched separately from low efficacy lighting. Clearly show and identify switch types and locations on the plans

GENERAL INTERIOR NOTES

1. ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 1/2" BELOW THE DOOR'S THRESHOLD PER CRC 311.5.1
2. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 908.2
3. ALL BATHUB AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 8 FEET (7') ABOVE FLOOR PER CPC 327.2
4. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2010 CALIFORNIA ENERGY CODE SECTION 150.10) AND ASHRAE 62.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM
5. PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CPC 315.2
6. ENSURE AFCI PROTECTED RECEPTACLES IN LIVING ROOM PER CEC 210.12
7. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED.
8. ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 405.11
9. PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 150K(5)

GENERAL NOTES

1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2010 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES (i.e., 2009 IRC, IMC, UPC, LFC, AND 2009 NEC, CEC, CMC, CPC AND CEC AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY BEISMIC DESIGN CATEGORY))
 2. INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDING OF SPECIFICATIONS & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS CONTRACTOR TO INFORM DRAFTSMAN DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS)
 3. ERRORS AND OMISSIONS: IN THE EVENT THAT AN ADULT ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
 4. SMOKE DETECTORS: PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
 - A) POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS WHICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CEC 2010
 - B) LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED BY THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (810 MM) OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- INSULATION: CEILING R-30 BATT INSULATION (NEW CONST. ONLY)
 WALLS R-13 BATT INSULATION (NEW CONST. ONLY)
 FLOOR R-18 FLOOR INSULATION
- ACCESS: UNDER FLOOR 1" x 24" MIN. S.O. (IF WOOD FLOOR)
 CEILING 22" x 30" MIN. W30" CLEAR HEIGHT
 WINDOW APPROVED DOUBLE GLAZED
- NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALKED OR FULLY WEATHER STRIPPED.
6. SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.
1. ROOF SHEATHING WITH RADIANT BARRIER ON UNDERSIDE OF SHEATH SHALL BE INSTALLED.
 2. ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .45 OR BETTER.
 3. WALL SHEATHING @ GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANT BARRIER PER MFOR INSTALLATION INSTRUCTIONS.
 4. ALL SEALING TAPE ON HEAT/AC DUCTS SHALL BE UL-181 (LISTED AND LABELED).
 5. THE WRAPS FOR DUCTS MUST BE UV RESISTANT AND HAVE 150 LBS. OF BURST STRENGTH.
7. WINDOWS / BATHROOM NOTES
1. ALL NEW WINDOW TO BE APPROVED DOUBLE GLAZED WITH BEDROOM WINDOWS HAVING A MIN. 24" x 24" (600MM) OPENING. WINDOWS IN SLEEPING ROOM SHALL MEET EGRESS REQUIREMENTS WITH OPENINGS TO BE MINIMUM 5.7 SQ. FT. MINIMUM WIDTH 20" MINIMUM HEIGHT 24" AND MAXIMUM OF 44" ABOVE FINISHED FLOOR TO BOTTOM OF WINDOW.
 2. ALL HEADERS USED OVER DOORS, WINDOWS AND ANY NECESSARY OPENINGS TO BE 4 x 12 DFW 1 OR BETTER UNLESS OTHERWISE SPECIFIED.
 3. ALL GLAZING IN OR WITHIN 24" OF DOORS, OVER 8 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHTUBS TO BE SAFETY GLASS.
 4. BATHROOM FINISH NOTE: ENSURE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET FOR SINKER PER CBC 150.3
 5. WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.8 GALLONS PER FLUSH.

FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A	26'-0" x 42'-0"	1092 SF
B		
TOTAL FLOOR AREA =		1092 Sq. Ft.

(E) SECOND FLOOR PLAN

FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A	24'-0" x 42'-0"	1008 SF
B	22'-0" x 8'-0"	176 SF
C	6'-0" x 2'-0"	-12 SF (LEES)
TOTAL FLOOR AREA =		1172 Sq. Ft.

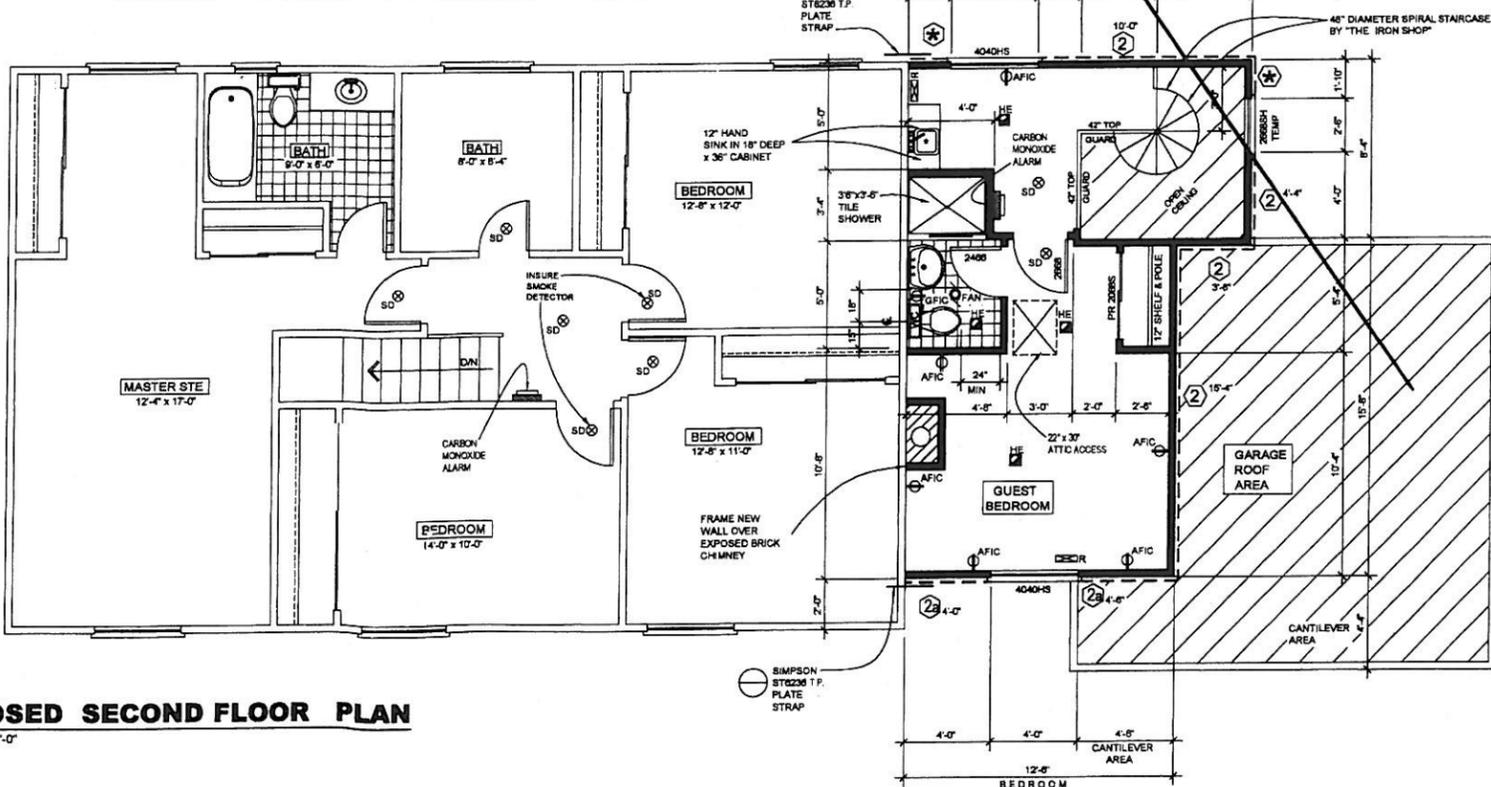
(E) FIRST FLOOR PLAN

FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A	12'-6" x 24'-0"	300.0 sq. ft.
B	3'-6" x 8'-6"	30.0 sq. ft.
TOTAL FLOOR AREA =		330.0 sq. ft.

SECOND FLOOR PLAN

EXISTING RESIDENCE = 2264 SF TOTAL



PROPOSED SECOND FLOOR PLAN

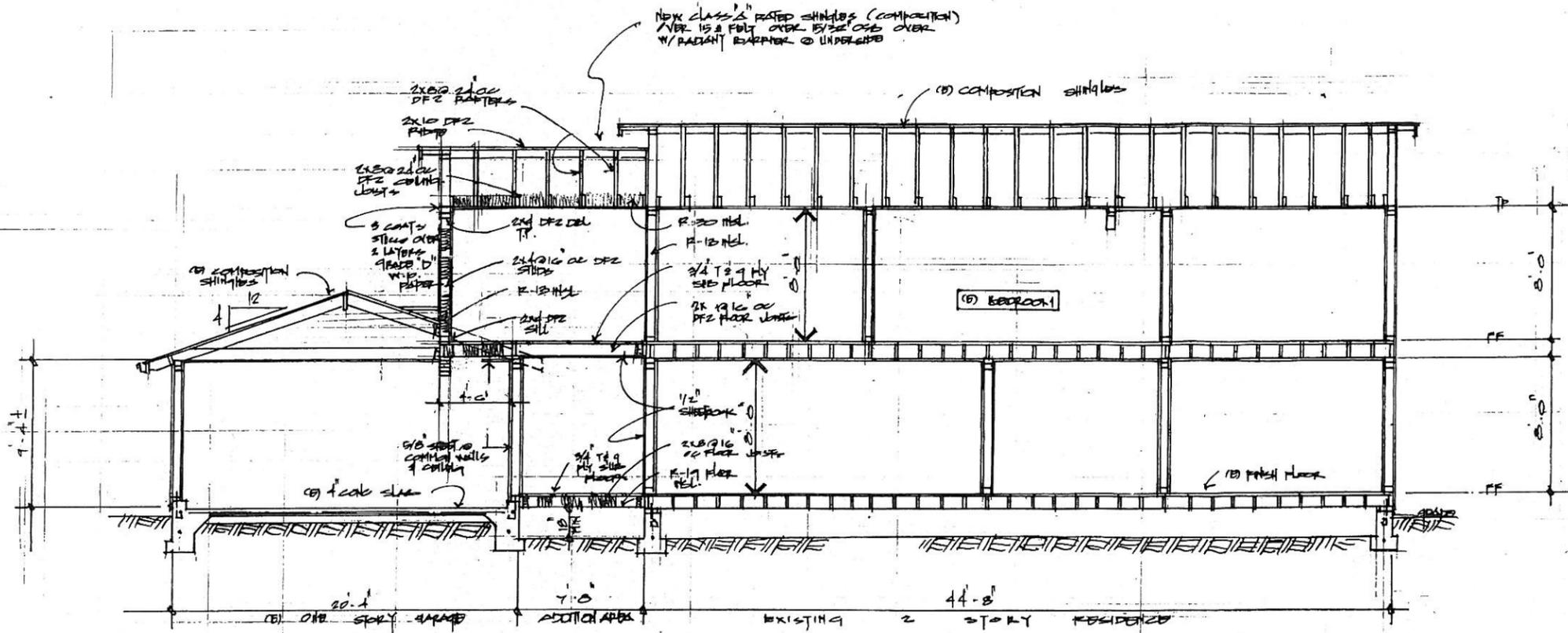
SCALE: 1/4" = 1'-0"

TOTAL NEW AREA 396 SF

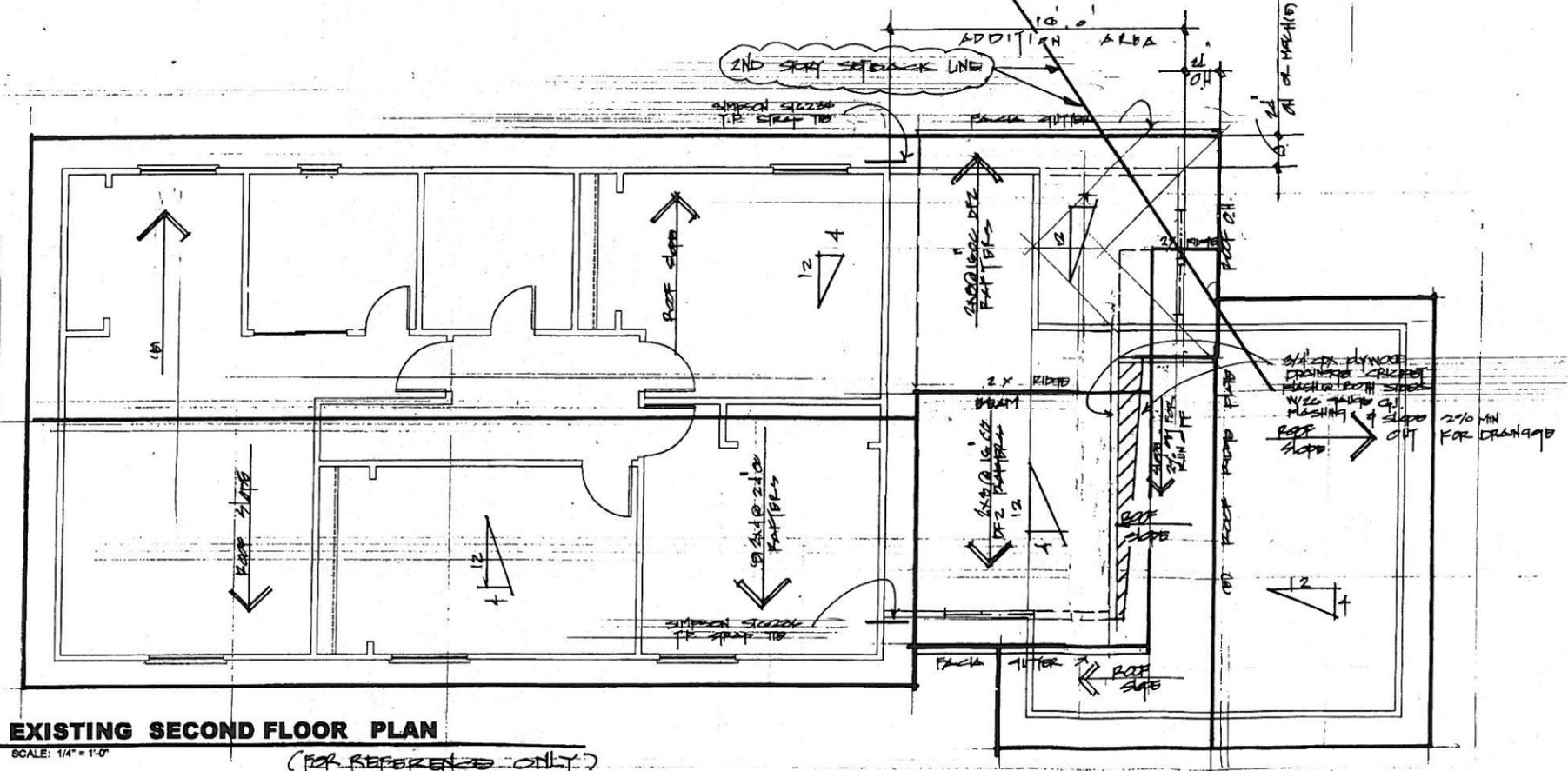
FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A	6'-0" x 6'-6"	70.0 sq. ft.
TOTAL FLOOR AREA =		70.0 sq. ft.

FIRST FLOOR PLAN



SECTION THRU RESIDENCE



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
(FOR REFERENCE ONLY)

- GENERAL NOTES**
- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2015 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES (R, 2008 IBC, IBC, UFG, AND 2008 IBC, CBC, DMC, CPC AND CEC AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY BEARING DESIGN CATEGORY E).
 - INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDS OF SPECIFICATIONS & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS CONTRACTOR OR DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
 - ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, WRITTEN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
 - SMOKE DETECTORS: PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
 - POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDING WITH UNDER GO ALTERATION, REPAIR OR ADDITIONS AS REGULATED BY CBC 2015.
 - LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL. IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OR A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 34 INCHES (810 MM) OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM audible in all sleeping areas of the dwelling unit in which they are located.
- INSULATION: CEILING R-30 BATT INSULATION (NEW CONST. ONLY)
WALLS R-13 BATT INSULATION (NEW CONST. ONLY)
FLOOR R-19 FLOOR INSULATION
- ACCESS: UNDER FLOOR 1" x 2" MIN. SQ. #1 WOOD FLOOR
CEILING 22" x 30" MIN. WOOD CLEAR HEIGHT
WINDOW APPROVED DOUBLE GLAZED
- NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALLED OR FULLY WEATHER STRIPPED
- SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.
- ROOF SHEATHING WITH RADIANT BARRIER ON UNDERSIDE OF SHEATH SHALL BE INSTALLED.
 - ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .40 OR BETTER.
 - WALL SHEATHING GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANT BARRIER PER MFG. INSTALLATION INSTRUCTIONS.
 - ALL SEALING TAPE ON HEAT AC DUCTS SHALL BE UL-181 LISTED AND LABELED. THE WRAPS (FOR DUCTS) MUST BE UV RESISTANT AND HAVE 150 LBS. OF BURST STRENGTH.
- WINDOWS / BATHROOM NOTES
- ALL NEW WINDOW TO BE APPROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" x 24" SGL. OPENING) WINDOWS IN SLEEPING ROOM SHALL MEET EXCESS PRESSURE RESISTANCE WITH OPERABLE TO BE MINIMUM 17.5 KPa BY WIDTH 27" MINIMUM HEIGHT 24" AND MAXIMUM OF 44" ABOVE FINISHED FLOOR TO BOTTOM OF WINDOW.
 - ALL HEADERS USED OVER DOORS, WINDOW AND ANY NECESSARY OPENING TO BE 4 x 12 OR 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
 - ALL GLAZING IN OR WITHIN 36" OF DOORS, OVER 8 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHUBS TO BE SAFETY GLASS.
 - BATHROOM FINISH NOTE: ENSURE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 12" ABOVE THE DRAIN INLET FOR SHOWER PER CBC 1210.3
 - WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.6 GALLONS PER FLUSH.

ELECTRICAL / MECHANICAL LEGEND

EXISTING WALLS	DOORBELL PUSHBUTTON
NEW WALLS	COMB. EXHAUST & LIGHT FIXT
WALLS TO BE REMOVED	ELECT. FAN
CLOSE WALLS	HEAT LAMP
DUPLEX RECEPTABLE OUTLET	HEATER REGIST
GROUND FAULT INTERRUPT CIRCUIT	CEILING AIR REGISTER
DUP. REC. OUTLET W/GROUND	WATER HEATER
FOUR PLEX RECEPTABLE	FURNACE
220 V RECEPTABLE OUTLET	HOSE BIBB
RECEBBED CEILING LIGHT	CARBON MONOXIDE ALARMS
HIGH EFFICACY LIGHT	INTERCOM
WALL LIGHT	ELECT. METER & MAIN PANEL
WATERPROOF WALL LIGHT FIXTURE	ELECTRICAL SUB-PANEL
FLUORESCENT LIGHT	RECEBBED LIGHT
SMALL FLUORESCENT FIXTURE	DISPOSAL
SPOTLIGHT	CONCRETE
WALL SWITCH	STUCCO
THREE-WAY SWITCH	EXISTING
FOUR-WAY SWITCH	H.S. HORIZONTAL SLIDER
SMOKE DETECTOR	S.H. SINGLE HUNG
TELEPHONE OUTLET	FIX. FIXED GLASS
TV CABLE OUTLET	

ELECTRICAL NOTE: (CIRCUITS AND BEDROOMS TO BE AFCI)
ALL BEDROOM CIRCUITS SHALL BE LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS PROTECTED AT THE PANEL. CIRCUITS INCLUDE LUMINARY CIRCUITS, HARD-WIRED SMOKE DETECTORS, AND RECEPTABLE OUTLETS. ROOMS WITHIN BEDROOMS (SUCH AS CLOSETS AND OPEN BATHROOMS/VANTES) SHALL ALSO BE INCLUDED PER SECTION 210.8(C).

NEW ELECTRICAL LIGHTING IN GARAGE, KITCHEN & LAUNDRY ROOM TO BE HIGH EFFICIENCY LUMINAIRES PER TITLE 24