

PLAN NOTES

GENERAL NOTES:

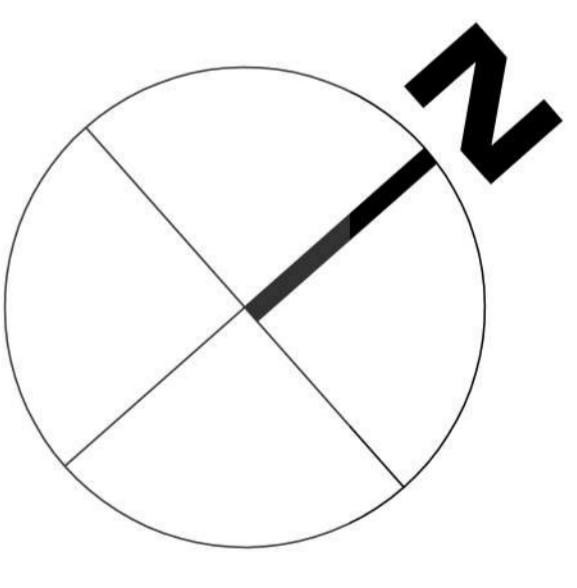
1. LUMBER SHALL BE DOUGLAS FIR/LARCH #2 OR BETTER. ALL LUMBER SHALL BE GRADE MARKED.
2. PROVIDE A MINIMUM OF 36" CLR WIDTH PER WATER CLOSET COMPARTMENT AND A MINIMUM OF 24" CLEARANCE IN FRONT OF WATER CLOSET.
3. MANUFACTURED UNITS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FIRE PROTECTION RATING COUNCIL (NFPA) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
4. RELOCATING GLAZING SHALL CONFORM TO THE CURRENT ENERGY REQUIREMENTS.
5. TEMPERED SAFETY GLASS IS REQUIRED PER SEC. 7406.4.1 IN DOORS AND ENCLOSURES EXCEPT JALOUSIES.
6. 1) INGRESS AND EGRESS DOORS EXCEPT JALOUSIES, 2) IN DOORS AND ENCLOSURES FOR HOT TUBS, 3) WHEEL POOLS, 5) STAIRS, 6) BATHS, 7) BATHS AND SHOWERS, 8) GLAZING IN ANY PORTION OF A BUILDING WALL ENVELOPING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 66" ABOVE A STANDING SURFACE AND DRAIN NILET.
- 7) IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 66" ABOVE THE WALKING SURFACE.
8. PROVIDE 100 SQ. IN. OF MAKE-UP AIR TO LANDRY ROOM PER UIC. 504.3

PLUMBING NOTES:

1. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE (GPM).
2. SHOWER CONTROL VALVE MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES (TPC, SEC. 4202).
3. WATER HEATERS REQUIRE A MINIMUM OF 2 STRAPS TO RESIST HORIZONTAL DISPLACEMENT. STRAPS WILL BE A MINIMUM OF 3/4"x24 GAUGE WITH A 1/4"x3" LAG BOLT ATTACHED DIRECTLY TO THE FRAMING (UPC, SEC. 5105).
4. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOUSE BIBBS.
5. STATE HEALTH & SAFETY CODE SEC. 12013.1 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AS CROSS-LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.
6. PROVIDE 12 GPM LOW FLUSH TOILETS, 16 GPM MAXIMUM MAXIMUM 22 GPM FLOW ON FAUCETS AT KITCHEN LAVATORIES AND BAR SINKS.

ELECTRICAL NOTES:

1. VERIFY ALL FIXTURES, LOCATIONS AND ALL ELECTRICAL OUTLETS/SWITCHES WITH OWNER.
2. KITCHENS, BATHROOMS, LANDRY ROOMS AND UTILITY ROOMS TO HAVE FLUORESCENT FIXTURES FOR GENERAL LIGHTING PURPOSES. FLUORESCENT CAN LIGHTS TO HAVE BALLASTS.
3. OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.
4. NEW RECEPTACLE OUTLETS LOCATION TO COMPLY WITH NEC, ART. 210-52(6).
5. INSTALLATION OF SMOKE ALARMS WILL COMPLY WITH SEC. 9109.
6. SMOKE ALARMS IN NEW CONSTRUCTION TO BE HARD WIRE W/BATTERY BACK-UP.
7. ALL 125-VOLT SINGLE PHASE, 15 AND 20 AMP CIRCUITS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FALL-T-CIRCUIT INTERRUPTER(S) (AFCI).
8. BATHROOM OUTLETS SHALL BE PROTECTED BY A DEDICATED 20 AMP CIRCUIT.
9. PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 & 20 AMP RECEPTABLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACE AND GARAGES EXCEPT: SINGLE OUTLET RECEPTABLES IN GARAGES UTILIZED FOR A FIX OR STATIONARY APPLIANCE (NEC 210-8A1).
10. LIGHT FIXTURES IN CLOTHING CLOSETS SHALL COMPLY SEC. 410-9.
11. ALL INCANDESCENT LIGHTING FIXTURES RECEIVED INTO INSTALLED CEILING ARE TO BE APPROVED FOR ZERO CLEARANCE INSTALLATION BY UL OR OTHER APPROVED TESTING LABS.
12. ALL LUMINAIRES IN BATHROOMS, GARAGES, LANDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER FOR OTHER ROOMS ONLY.
13. IN KITCHEN AND DINING AREAS OF DWELLING UNITS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER GRADE UNDER THAN 12". RECEPTABLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND & PENINSULAR COUNTERTOPS 12" BY 24" LONG OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE. COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATED COUNTER TOP SPACES.
14. THIS PROJECT WILL COMPLY WITH THE OUTDOOR LIGHTING ORDINANCE SET FORTH BY THE COUNTY OF SAN DIEGO.



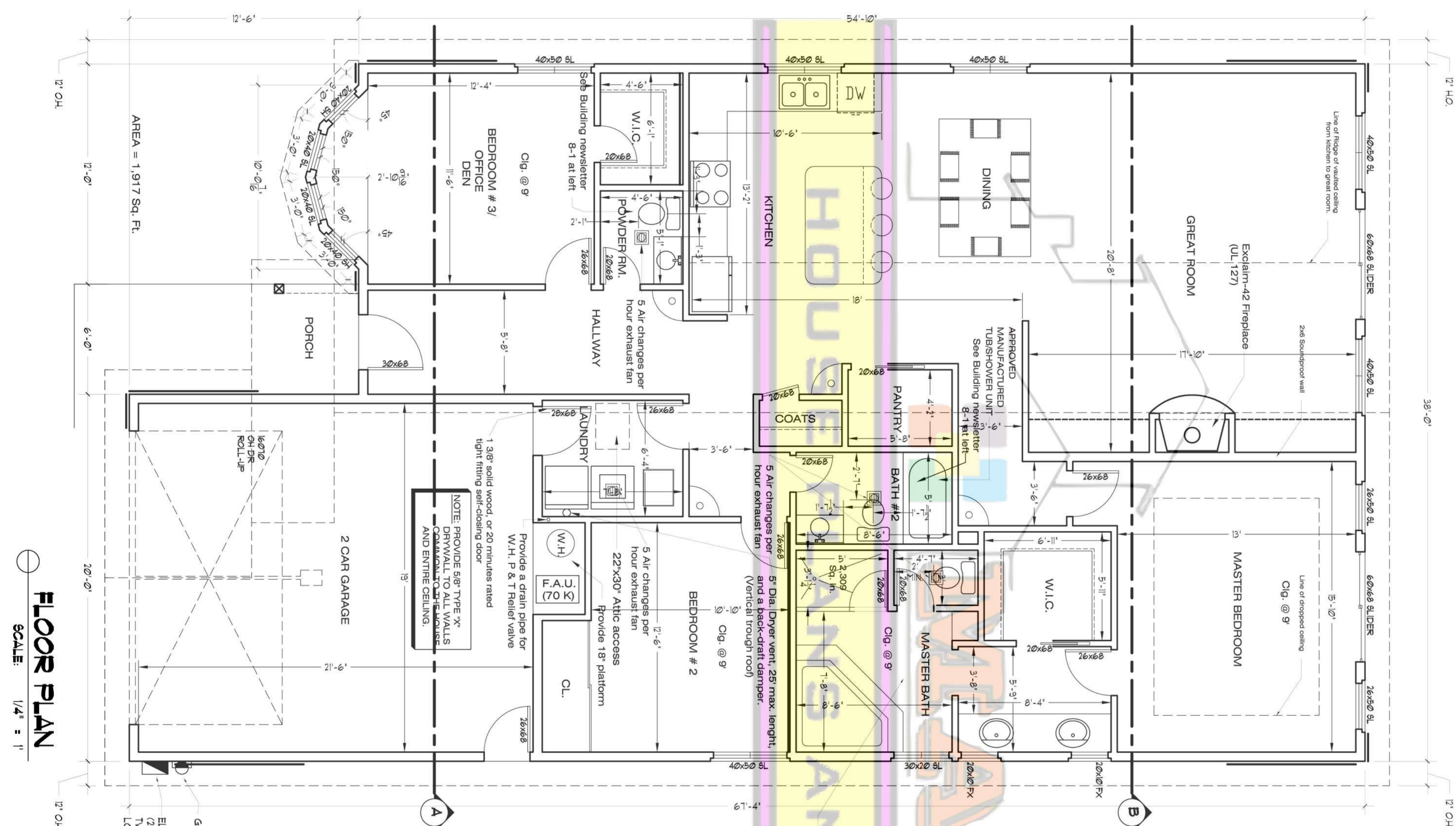
EXTERIOR WALLS IN THIS PROJECT ARE 2X6 U.N.O.

OTHER NOTES:

1. A BATHROOM OR LANDRY EXHAUST FAN SHALL BE SIZED TO PROVIDE AT LEAST ONE AIR CHANGE EVERY 2 MINUTES. DUCTS SHALL NOT BE USED IN BATHROOMS. FAN AIR SHALL BE EXHAUSTED OUTSIDE THE BUILDING.
2. APPROVED EQUAL TO 1/2" ABOVE DRAIN AT SHOWERS OR TUBS WITH SHOWERS. VENTERS SHALL BE OTHER THAN ANTISCALDING SHOWERS AND TUB AND SHOWERS VALVES REQUIRED.
3. ALL RECEIVED INCANDESCENT LIGHTS UNDER INSULATION SHALL BE COVERED.
4. ALL NEW CONSTRUCTION SHALL BE INSTALLED WITH A CERTIFIED LABEL ATTACHED SHOWING THE UL-LISTED ENERGY EFFICIENT ENERGY STAR RATING OR OTHER ENERGY EFFICIENT LIGHTING REQUIREMENTS.
5. RECEPTABLES SHALL CONFORM TO THE CURRENT LIGHTING REQUIREMENTS.
6. RECEPTABLES SHALL BE INSTALLED OUTSIDE OF THE WALKING SURFACE AND SHALL BE PROTECTED BY A GFI.
7. MINIMUM 6000 INCHES THICK AND 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 6-16D WALLS NAILERS EACH SIDE.

FIRE RELATED NOTES:

- 1) FOR ROOF COVERED WHERE THE FRONT ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING THE SPACE SHALL BE SOLIDLY BLOCKED WITH NON-COMBUSTIBLE OR NON-FRAGILE MATERIALS WHEN OPEN. FLASHING IS USED AT THE PERIMETER OF ROOFING MATERIALS. IT SHALL BE NON-COMBUSTIBLE.
- 2) EXTERIOR WALL OR STRUCTURES SHALL BE CONSTRUCTED WITH MATERIALS APPROVED FOR A MINIMUM OF 1-HOUR FIRE-RISER-RATED CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NON-COMBUSTIBLE MATERIALS.
- 3) THE RESISTIVE WALL CONSTRUCTION SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE PROTECTION EAVE OR TO THE UNDERSIDE OF ROOF SHEATHING WHEN HEAVY TRUCK CONSTRUCTION IS USED AT EAVES.
- 4) EXTERIOR WINDOW WALLS AND GLAZED DOORS AND WINDOWS WITH EXTERIOR DOORS SHALL BE IMPERVED GLASS MULTILAYERED GLAZED PANELS AND GLASS BLOCK OR HAVE THE PROTECTION RATING OF AT LEAST 20 MINUTES. GLAZED PARTS OF THE INTERLOCK AREA AND BE CERTIFIED TO THE 1991 CURRENT EDITION OF ANSI/UL-ASTM E1887 STRUCTURAL REQUIREMENTS.
- 5) EAVES CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL BE PROTECTED EAVES AND SPOFFS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE BY MATERIALS APPROVED FOR A MINIMUM OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
- 6) INDIVIDUAL VENTILATION OPENINGS SHALL NOT EXCEED 1/4 SQUARE INCHES.
- 7) ALL VENTILATION OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE CONCRETE-RESISTANT HEAVY METAL OPENINGS SHALL BE 1/4-INCH.
- 8) VENTILATION OPENINGS ON STRUCTURES LOCATED IMMEDIATELY ADJACENT TO RESIDENTIAL MANAGEMENT ZONE 1 SHALL NOT BE DIRECTED TOWARD HAZARDOUS AREAS OF WATERS OR UNIMPAVED VEGETATION.
- 9) ROOF VENTS, POWER VENTS, GABLE VENTS EXHAUSTION VENTILATION OPENINGS, VENTILATION OPENINGS IN VERTICAL WALLS, OR OTHER SIMILAR VENTILATION OPENINGS SHALL BE LOCATED AND COVERED WITH UL-RATED NON-COMBUSTIBLE CONCRETE-RESISTANT HEAVY METAL OR OTHER APPROVED MATERIAL THAT OTHER APPROVED MATERIALS UNDER THE ATTIC CEILING SHALL BE EMPLOYED TO ALLOW CALIBER .308 REMINGTON AND 12 GA. GAUGES TO PASS THROUGH THE CEILING IN BOTH DIRECTIONS.
- 10) ATTIC VENTILATION SHALL NOT BE LOCATED IN SCOTCH, IN LEAK OVERLAPED BETWEEN SCOTCHS AT EAVES OR IN OTHER OVERSHANG AREAS.
- 11) ALL STRUCTURES HAVING ANY CHIMNEY, FLUE, OR STOVE/BIFFING ATTACHED TO ANY FIREPLACE, STOVE, BARRICADE, OR OTHER SOLID OR LIQUID HEAT RADIATING EQUIPMENT AND GARAGES SHALL BE EQUIPPED WITH APPROVED SMOKE ALARMS.
- 12) GLAZING MATERIALS USED IN SKYLIGHTS, SHOWERS, AND GLOVED WALLS SHALL BE TEMPERED GLASS OR MULTILAYERED GLASS.
- 13) ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL.
- 14) GARAGE DOORS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS OR SHALL BE CONSTRUCTED OF WOOD MEMBERS NOT LESS THAN 1 1/2 INCHES NOMINAL THICKNESS.



FLOOR PLAN
SCALE: 1/4" = 1'

<p>REVISIONS:</p> <p>1. FEBRUARY 2023</p> <p>DATE: DECEMBER 1, 2021</p> <p>SCALE: AS SPECIFIED</p> <p>PLANS DRAWN & PREPARED BY: MARCO A. LAUREANO</p> <p>CHECKED BY: MARCO A. LAUREANO</p> <p>DATE: 11</p> <p>SHEET: A-1</p>	<p>PROJECT NAME:</p> <p>BLUM'S RESIDENCE</p> <p>XXXX LANCASTERS WAY SAN DIEGO, CA 92128</p>	<p>OWNER:</p> <p>MR. BLUM</p> <p>XXXX LANCASTERS WAY HOME: 000-000-0000 SAN DIEGO, CA 92128 CELL: 000-000-0000</p>	<p>DISEÑO DIBUJO Y CONSTRUCCION</p> <p>Dibujo de planos arquitectonicos Permisos para construccion Ampliacion de cuartos y patios</p> <p>Marco A. Laureano</p> <p>760.905.2358 760.941.2678 LICENSE: 16964</p>	<p>MARCO'S HOUSE PLANS & DESIGN</p> <p>Architectural CAD drafting Building permits Room and patio additions</p> <p>Marco A. Laureano</p> <p>760.905.2358 760.941.2678 LICENSE: 16964</p>
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