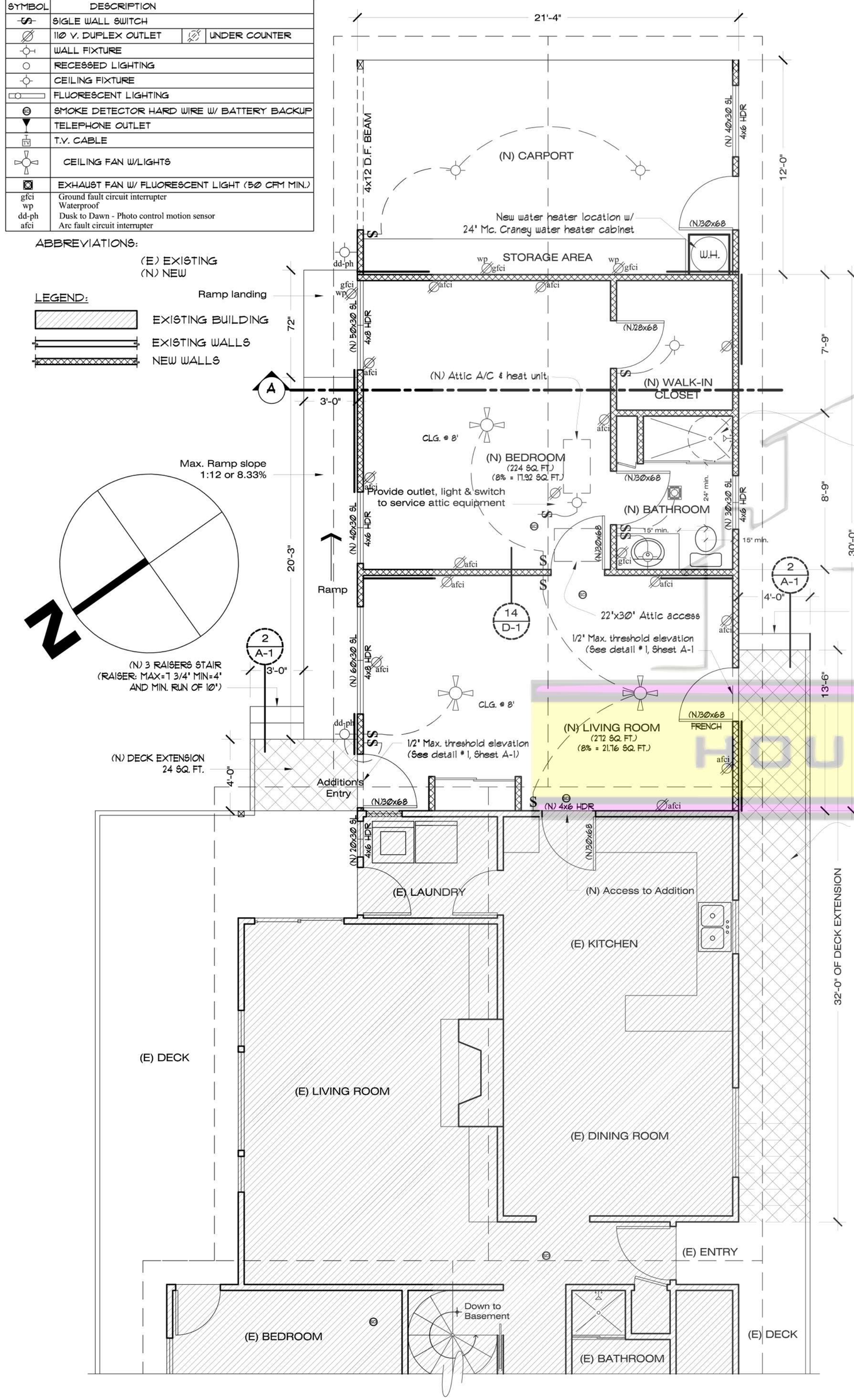
ELECTRICAL LEGEND:		
SYMBOL	DESCRIPTION	
	SIGLE WALL SWITCH	
	110 V. DUPLEX OUTLET	UNDER COUNTER
	WALL FIXTURE	
	RECESSED LIGHTING	
	CEILING FIXTURE	
	FLUORESCENT LIGHTING	
	SMOKE DETECTOR HARD WIRE W/ BATTERY BACKUP	
	TELEPHONE OUTLET	
	T.V. CABLE	
	CEILING FAN W/LIGHTS	
	EXHAUST FAN W/ FLUORESCENT LIGHT (50 CFM MIN.)	
gfci	Ground fault circuit interrupter	
wp	Waterproof	
dd-ph	Dusk to Dawn - Photo control motion sensor	
afci	Arc fault circuit interrupter	

ABBREVIATIONS:

(E) EXISTING
(N) NEW

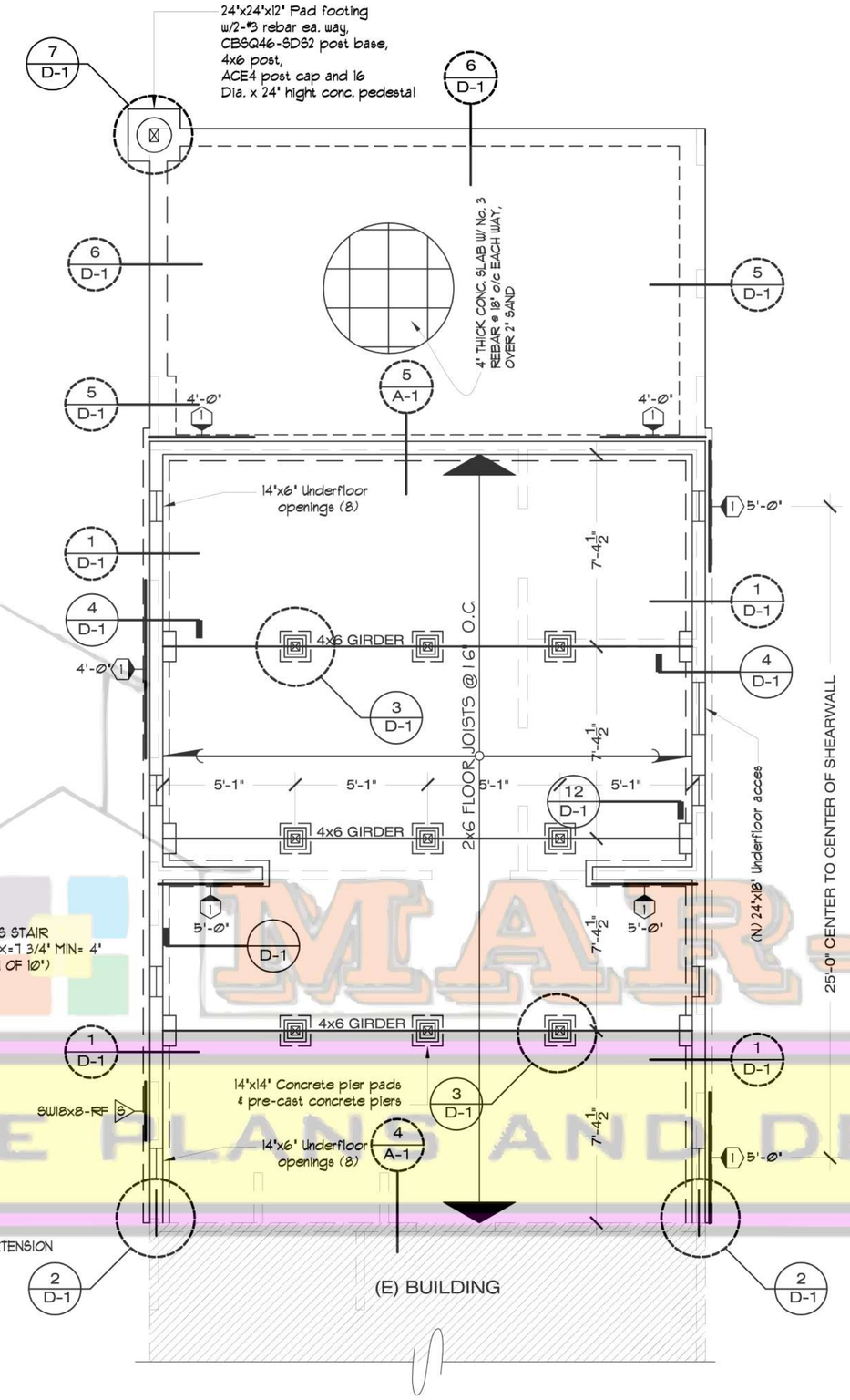
LEGEND:

EXISTING BUILDING
EXISTING WALLS
NEW WALLS



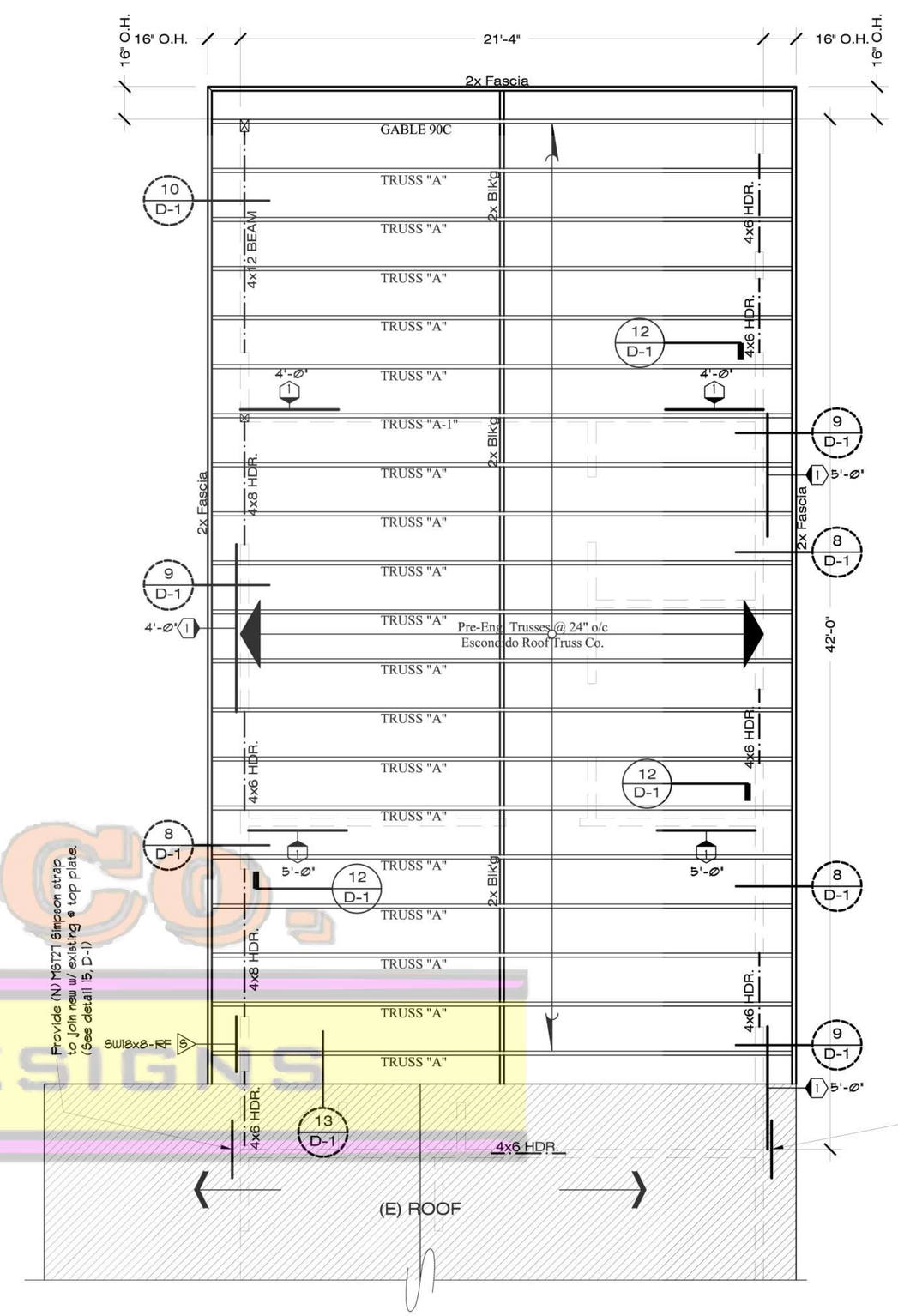
FLOOR PLAN (PROPOSED)

SCALE: 1/4" = 1'



FOUNDATION & FLOOR FRAMING PLAN

SCALE: 1/4" = 1'



ROOF FRAMING PLAN

SCALE: 1/4" = 1'

PROJECT NOTES:

1.- ALL FRAME WORKS IN THIS PROJECT ARE TO REMAIN UNLESS OTHERWISE NOTED.
2.- PROVIDE PAINT FINISH ON GYPSUM WALL BOARD, CEILINGS EXPOSED WOOD FRAMING MEMBERS, EXPOSED ELECTRICAL/DATA CONDUIT WHERE OCCURS.
3.- ALL DAMAGED FRAMING STRUCTURES DUE TO REMOVAL OF EXISTING WALL & CEILING SURFACES SHOULD BE REPLACED WITH NEW FRAMING TO MATCH EXISTING.
4.- MINOR ELEMENTS FOR REMOVAL OR RELOCATION MAY NOT BE INDICATED, ELEMENTS SHALL BE REMOVED OR RELOCATED AS NECESSARY TO ACCOMPLISH THE INTENT OF THE NEW WORK PLAN.
5.- LUMBER SHALL BE DOUGLAS FIR/LARCH # 2 OR BETTER: ALL LUMBER SHALL BE GRADE MARKED.
6.- NEW OUTLET LOCATION WILL COMPLY WITH 2001 (CEC).
7.- ALL NEW GLAZING PER BUILDING ENERGY ANALISIS REPORT, SHEET T-24
8.- METHOD OF HEATING THE NEW ADDITION: (N) ATTIC FURNACE AS SHOWN ON THE PLANS
9.- REMOVE EXISTING SIDING FOR WIDTH OF NEW ADDITION PRIOR TO INSTALLING NEW FRAMING.
10.- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS
11.- STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINIL CHORIDE (CPVC) & CROSSLINKED POLYETHELYN (PEX) FOR INTERIOR WATER SUPPLY PIPING.
12.- INSTALLATION OF SMOKE ALARMS WILL COMPLY W/ CBC-2007 Sec. 907.2.10.1
13.- SMOKE ALARMS IN NEW CONSTRUCTION TO BE HARD WIRED W/BATTERY BACK-UP.
14.- ALL 125-VOLT SINGLE PHASE, 15 AND 20 AMP. CIRCUITS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT-CIRCUIT-INTERRUPTER(S) (AFCI)
15.- BATHROOM RECEPTACLE OUTLETS SHALL BE SERVED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. NO OTHER RECEPTACLES MAY BE INSTALLED ON THIS CIRCUIT, MORE THAN BATHROOM MAY BE SERVED BY THE DEDICATED BRANCH CIRCUIT. EXCEPTION: WHERE THE 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED PER 210-23(a). SECTION 210-11(c)3.
16.- 2 LAYERS OF GRADE "D" BUILDING PAPER REQUIRED OVER SOLID SHEAR PANELS & OVER WOOD BASE SHEATING TO RECEIVE STUCCO.
17.- PROVIDE ULTRA LOW FLUSH TOILETS, 1.6 GPF (Max.) AND MAXIMUM 22 GPM FLOW ON FAUCETS AT KITCHEN, LAVATORIES AND BAR SINKS.
18.- SHOWERHEADS TO HAVE MAXIMUM 2.5 GPM FLOW.
19.- IN SHOWERS AND TUB-SHOWERS COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCE OR THERMOSTATIC MIXIN VALVES.
20.- "ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION." (CBC-2007 SECTION 1203.2.1)
21.- WATER HEATERS REQUIRE A MINIMUM OF 2-3/4"X24 GAUGE STRAPS WITH 1/4"X3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING IN ORDER TO RESIST HORIZONTAL DISPLACEMENT.
22.- PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACE AND GARAGES. EXCEPTION: SINGLE OUTLET RECEPTACLES IN GARAGES UTILIZED FOR A FIX OR STATIONARY APPLIANCE.
23.- WOOD POSTS EXPOSED TO WEATHER OR WATER SPLASH SHALL BE 1" ABOVE A SLAB OR 8" ABOVE GRADE.
24.- DOORS MAY OPEN OUTWARD ONTO A LANDING IF THE EXTERIOR LANDING IS THE SAME ELEVATION AS THE INTERIOR LANDING.
25.- TEMPERED SAFETY GLASS IS REQUIRED PER SECTION 2406.3:
a) GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OA A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE.
b) SHOWER DOOR THRESHOLDS SHALL BE WIDE ENOUGH FOR A MINIMUM 22" WIDE DOOR AND 22" WIDE MAINTAINED EGRESS. UPC SECTION 411.6

UNDERFLOOR VENTILATION CALCULATION:
640 SQ.FT./150=4.26 SQ.FT. REQUIRED
8-14"x6"(OPENINGS) = 4.66 SQ.FT. PROVIDED

OTHER NOTES:

1.- A BATHROOM EXHAUST FAN SHALL BE SIZED TO PROVIDE AT LEAST ONE AIR CHANGE EVERY 12 MINUTES. DUCTLESS FANS CANNOT BE USED IN BATHROOMS IF A TUB OR SHOWER IS PRESENT.
2. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO "10" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
3. ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED.
4. ALL RECESSED INCANDESCENT LIGHTS UNDER INSULATION MUST BE IC RATED.
5. ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
6. RELOCATED GLAZING SHALL CONFORM TO THE CURRENT ENERGY REQUIREMENTS.
7. IN BATHS, PROVIDE FLUORESCENT LIGHTING OR OTHER MEANS TO OBTAIN 40 LUMENS/WATT OR GREATER FOR GENERAL LIGHTING REQUIREMENTS.
8. FIREPLACE GAS VALVES MUST BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48".
9. WHERE TOP OR SOLE PLATE ARE CUT FOR PIPES, A METAL TIE MINIMUM 0.058 INCHES THICK AND 1½ INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 6-16d NAILS MINIMUM EACH SIDE.

FOUNDATION NOTES:

1- ALL FOUNDATION HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOOTING INSPECTION.
2- SQUARE PLATE WASHERS (MIN. 3"x3"x0.229") SHALL BE USED ON EACH AB.
3- CONCRETE FOR FOOTINGS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 psi AT 28 DAYS
4- SOIL BEARING PRESSURE ASSUMED AT 1000 psf.
5- THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
6- HOLD-DOWN ANCHORS TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

FRAMING NOTES:

1) EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
• IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS.
• THE DESIGN LOAD.
• THE SPACING OF THE TRUSSES.

2) ALL SHEAR PANELS MUST EXTEND TO THE ROOF.

3) RADIAN BARRIER MUST ALSO BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.

ROOF DIAPHRAGM		
ROOF DIAPHRAGM	10d COMMON NAILS, 6" o.c. B.N. and 12" o.c. F.N. 1/2" STRUCT. I PLY or OSB, BLOCKED ALL EDGES SHEAR TRANSFER - 425# # 16" o.c. MAX. DIAPHRAGM D/M. RATIO IS 4:1	
SHEARWALLS		
0'-0' 1	3/8" STRUCT. I PLY OR OSB, BLOCKED ALL EDGES 8D COMMON NAILS, 6" o.c. B.N. and 12" o.c. F.N. SHEAR TRANSFER - 425# # 16" o.c. PHD2-5C83 HOLDOWN W/5/8ø ANCHOR BOLTS (MIN. EMBEDMENT = 12-5/8") 4 4x4 POST (2 LOCATIONS) (SEE DETAILS)	SEE DETAILS 14 12, D-1
SIMPSON STRONG-WALL SHEARWALLS		
S	SIMPSON STRONG-WALL SINGLE SINGLE STORY WALLS WITH 2-SST328 HOLDOWNS	SEE SHEET S2.1

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OWNER'S NAME & ADDRESS:
MR. _____ FLUKE
XXXX LOS CEDROS LN. ESCONDIDO, CA. 92026

PROJECT NAME & ADDRESS:
FLUKE'S ROOM ADDITION
XXXX LOS CEDROS LN. ESCONDIDO, CA. 92026

CONSULTANT:

REVISIONS:
1 09-22-10
2

DATE: 08/24/2010
SCALE: AS SPECIFIED
DRAWN & PREPARED BY: MARCO A. LAUREANO
SHEET: A-2
OF: 7