

FIRE RELATED NOTES:

- 1) COMBUSTIBLE EAVES, SOFFITS AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU # 106
- 2) ALL VENTS (ROOF, FOUNDATION COMBUSTION AIR, ETC.) MUST BE LOUVERED AND COVERED WITH 1/8 INCH NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.
- 3) PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
- 4) WINDOWS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, OR GLASS BLOCK HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS, METAL REINFORCED IN THE INTERLOCK AREA.
- 5) ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES OR EAVES OVERHANGS.
- 6) GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LITTER AND DEBRIS.
- 7) EXTERIOR DOOR SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- 8) PROJECTIONS SUCH AS RECEPTACLES, PATIO COVERS, ETC. SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, FIRE-RETARDANT TREATED WOOD, HEAVY TIMBER CONSTRUCTION, OR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.

RESIDENTIAL LIGHTING NOTES:

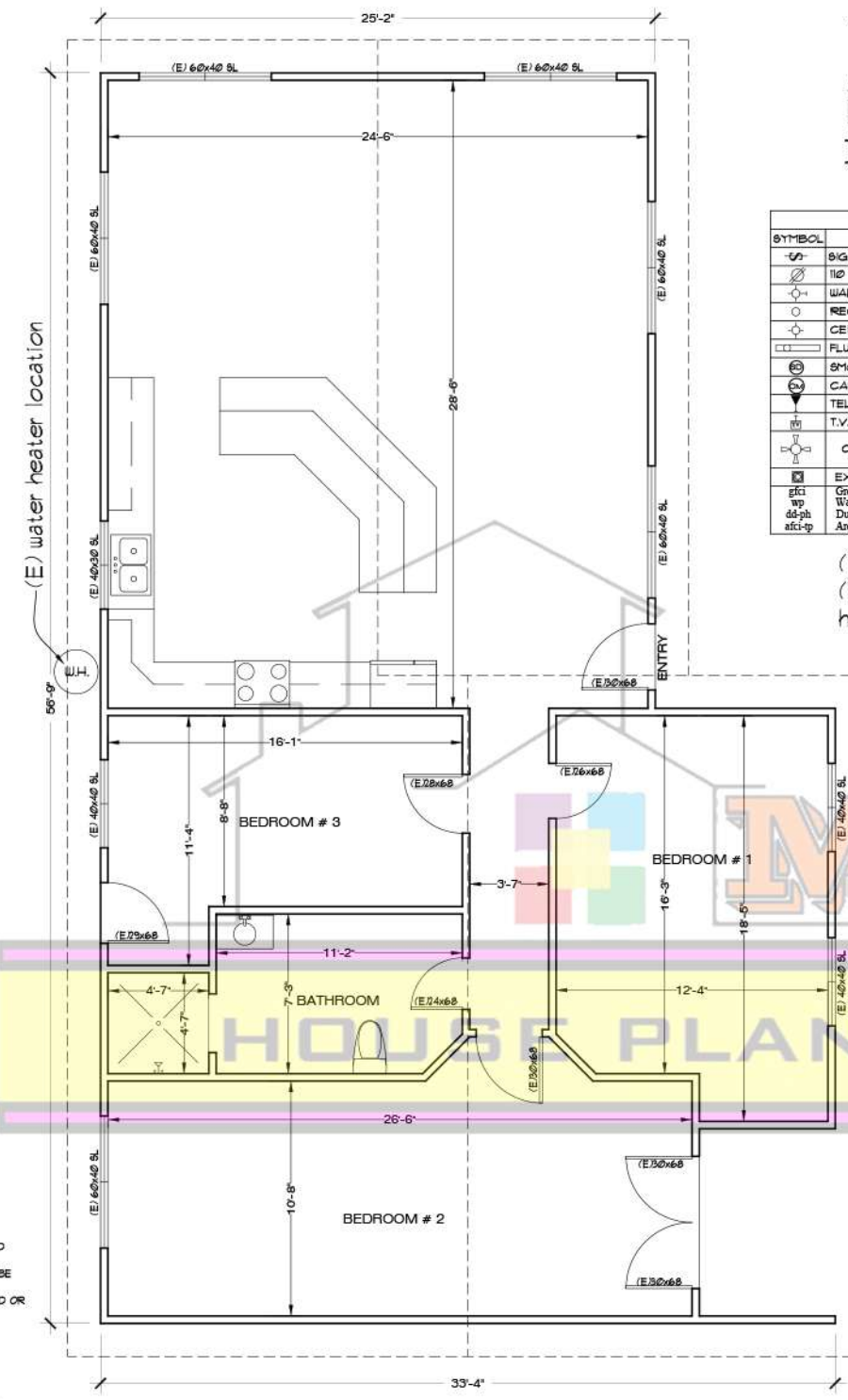
- 1) PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES UP TO 50% OF THE WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY.
- 2) PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 19(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
- 3) PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN KITCHEN, BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES (EXCEPT CLOSETS LESS THAN 10 SQ.FT.) OR ARE CONTROLLED BY A DIMMER SWITCH OR ARE CONTROLLED BY AN OCCUPANT SENSOR THAT COMPLIES WITH SECTION 19(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
- 4) LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILING ARE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM-E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASSELS.
- 5) LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES (NOT INCLUDING LIGHTING AROUND SWIMMING POOL/WATER FEATURES OR OTHER) OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL, CERTIFIED TO COMPLY WITH SECTION 19(d).

OTHER NOTES:

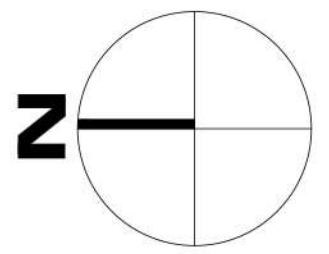
- 1- A BATHROOM EXHAUST FAN SHALL BE SIZED TO PROVIDE AT LEAST ONE AIR CHANGE EVERY 15 MINUTES. QUIETNESS FANS CANNOT BE USED IN BATHROOMS IF A TUB OR SHOWER IS PRESENT.
- 2- WALL COVERING SHALL BE CEMENT PLASTER TILE OR APPROVED EQUAL TO 10" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS MATERIALS OTHER 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 (PENETRATION) 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- FREEZE 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 TE MINIMUM 6/32 INCHES THICK AND 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 6-16x3 NAILS MINIMUM EACH SIDE.

PROJECT NOTES:

- 1- ALL FRAME WORKS IN THIS PROJECT ARE TO REMAIN UNLESS OTHERWISE NOTED.
- 2- PROVIDE PAINT FINISH ON GYPSUM WALL BOARD, CEILING 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 2010 CEC.
- 7- ALL NEW GLAZING PER BUILDING ENERGY ANALYSIS REPORT (7-24 SHEET)
- 8- METHOD OF HEATING THE NEW ADDITION (N) 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. 17819 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) & CROSSLINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.
- 12- INSTALLATION OF SMOKE ALARMS WILL COMPLY W/ CBC-2010 Sec. 907.2.10.1
- 13- SMOKE ALARMS IN NEW CONSTRUCTION TO BE HARD WIRED W/ BATTERY BACK-UP.
- 14- ALL 120-VOLT SINGLE PHASE, 15 AND 20 AMP. CIRCUITS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FULL-CIRCUIT-INTERRUPTER (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).
- 16- 2 LAYERS OF GRADE 70 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 D032.1)
- 21- WATER HEATERS REQUIRE A MINIMUM OF 2-3/4"x24 GAUGE STRIPS WITH 1/4"x3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING IN ORDER TO RESIST HORIZONTAL DISPLACEMENT.
- 22- PROVIDE GCF 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 7' ABOVE A SLAB OR 8' ABOVE GRADE.
- 24- DOORS MAY OPEN OUTWARD ONTO OR LANDING IF THE EXTERIOR LANDING IS THE SAME ELEVATION AS THE INTERIOR LANDING.
- 25- SHOWER STALL (IF NOT APPROVED PREFAB) MIN. FINISHED INTERIOR OF 1024 SQ. IN. ENCOMPASSING A 30" DIAMETER CIRCLE MAINTAINED TO A HEIGHT OF 10' ABOVE THE SHOWER INLET, UPC 412.1
- 26- TEMPERED SAFETY GLASS IS REQUIRED PER SECTION 2406.3.
 - a) GLAZING IN DOORS AND ENCLOSURES FOR BATHROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLING 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 416.



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'



ABBREVIATIONS:
(E) EXISTING
(N) NEW

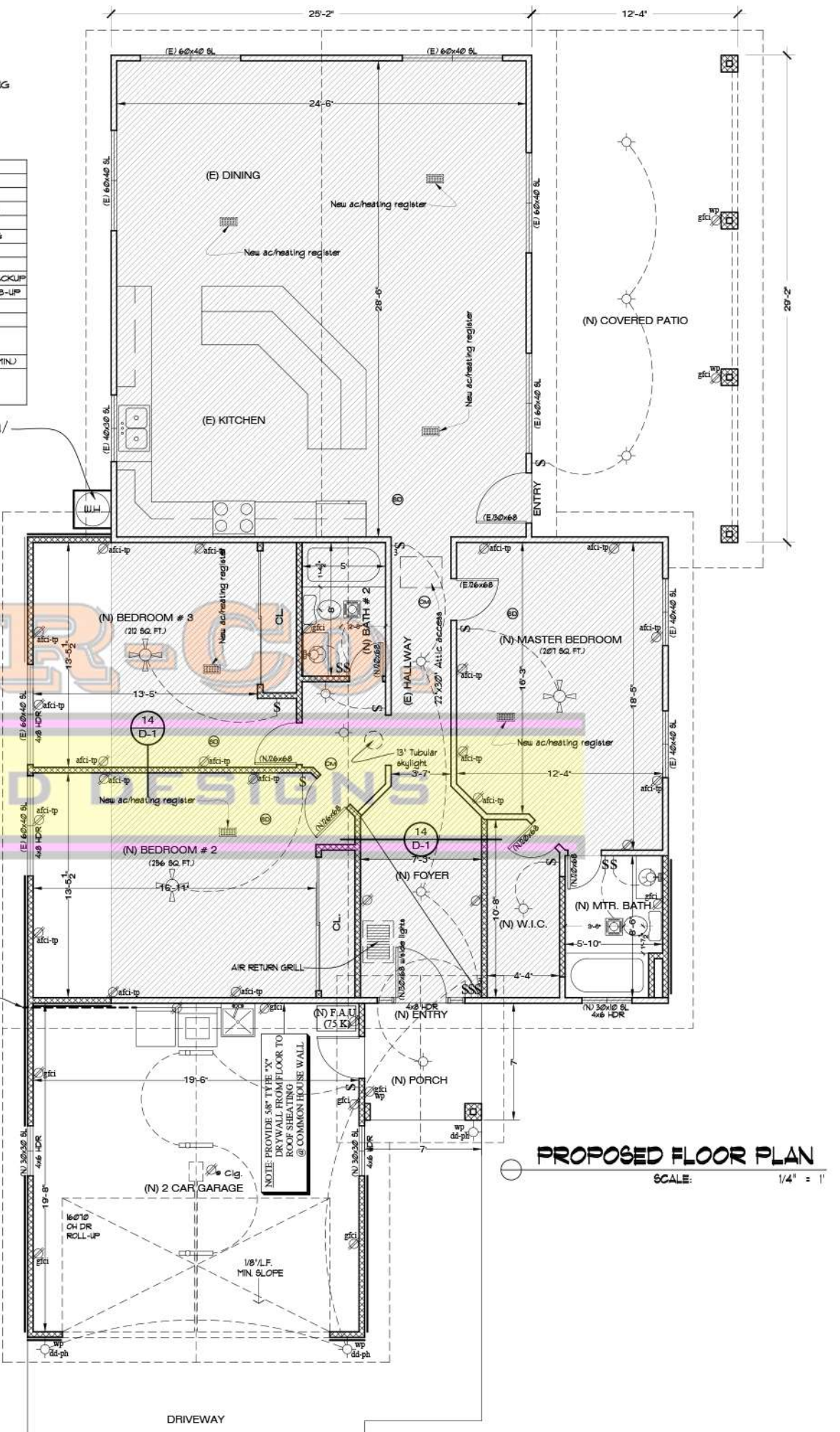
LEGEND:

[Hatched Box]	EXISTING BUILDING
[Solid Line]	EXISTING WALLS
[Dashed Line]	NEW WALLS

ELECTRICAL LEGEND:

SYMBOL	DESCRIPTION
[Switch Symbol]	SINGLE WALL SWITCH
[Outlet Symbol]	1/2" V. DUPLEX OUTLET
[Light Fixture Symbol]	WALL FIXTURE W/ HIGH-EFFICACY LIGHTING
[Recessed Light Symbol]	RECESSED LIGHTING W/ HIGH-EFFICACY LIGHTING
[Ceiling Light Symbol]	CEILING FIXTURE W/ HIGH-EFFICACY LIGHTING
[Fluorescent Light Symbol]	FLUORESCENT LIGHTING
[Smoke Detector Symbol]	SMOKE DETECTOR HARD WIRED W/ BATTERY BACKUP
[Carbon Monoxide Symbol]	CARBON MONOXIDE ALARM HARD WIRED W/ B. B-UP
[Telephone Symbol]	TELEPHONE OUTLET
[TV Cable Symbol]	T.V. CABLE
[Ceiling Fan Symbol]	CEILING FAN W/ HIGH-EFFICACY LIGHTING
[Exhaust Fan Symbol]	EXHAUST FAN W/ FLUORESCENT LIGHT (50 CFM MIN)
[GFI Symbol]	Ground Fault Circuit Interrupter
[Waterproof Symbol]	Waterproof
[Dusk to Dawn Symbol]	Dusk to Dawn - Photo control motion sensor
[AFCI Symbol]	Arc fault circuit interrupter-temper proof

(E) water heater location w/ (N) 24" Mc. Craney water heater cabinet



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'

MARCO
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PLANS DRAFTING DESIGN-BUILDING PERMITS
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PROJECT NAME & ADDRESS:
GARCIA'S HOUSE REMODEL
XXXX HOMESTEAD DR. SAN MARCOS, CA. 92069

CONSULTANT:
MARCO A. LAUREANO

REVISIONS:

DATE: **09/04/2012**

SCALE: AS SPECIFIED

DRAWN & PREPARED BY: **MARCO A. LAUREANO**

SHEET: **A-1**

OF: **9**