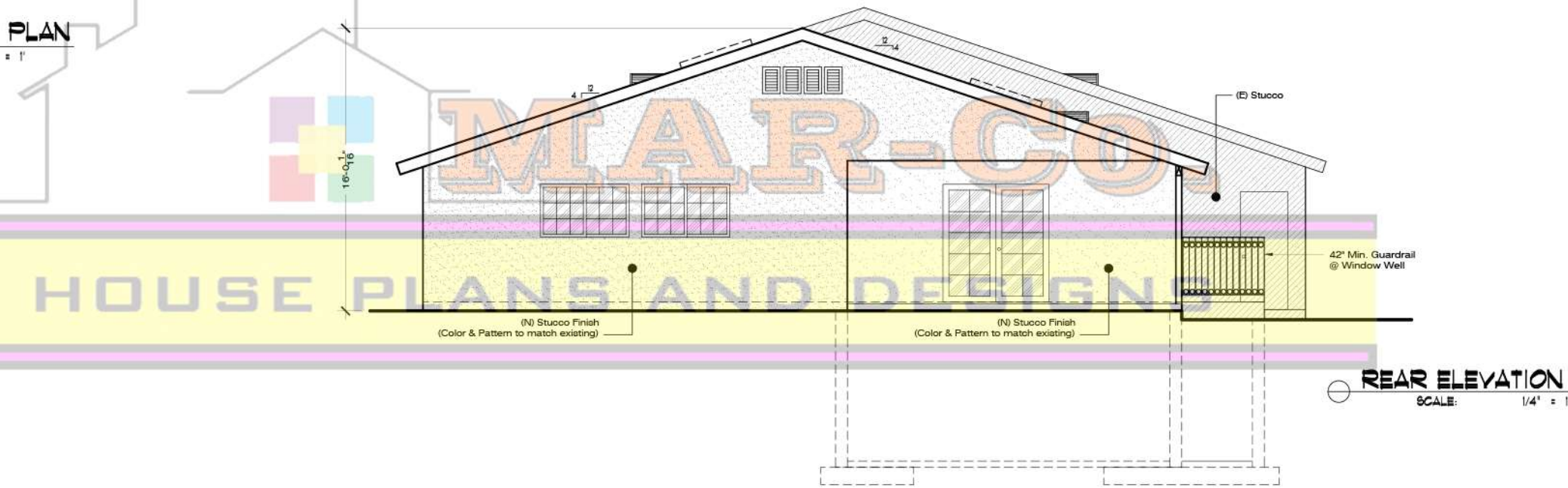


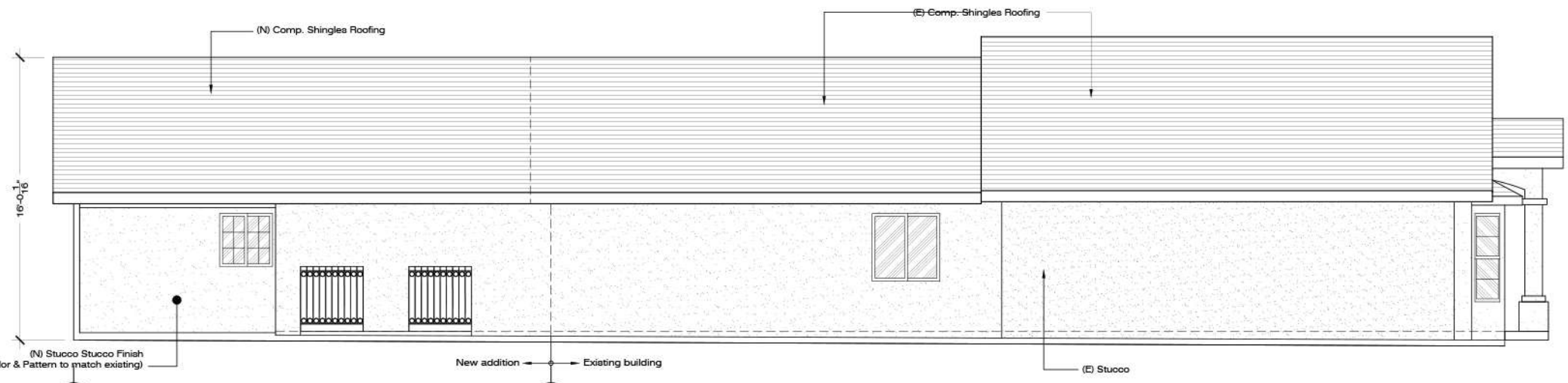
(N) BASEMENT PLAN
SCALE: 1/4" = 1'



FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'

- PROJECT NOTES:**
- ALL FRAME WORKS IN THIS PROJECT ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - PROVIDE PAINT FINISH ON GYPSUM WALL BOARD, CEILING, EXPOSED WOOD FRAMING MEMBERS, EXPOSED ELECTRICAL DATA CONDUIT WHERE OCCURS.
 - ALL DAMAGED FRAMING STRUCTURES DUE TO REMOVAL OF EXISTING WALL & CEILING SURFACES SHOULD BE REPLACED WITH NEW FRAMING TO MATCH EXISTING.
 - 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.
 - LUMBER SHALL BE DOUGLAS FIR/LARCH #2 OR BETTER! ALL LUMBER SHALL BE GRADE MARKED.
 - NEW OUTLET LOCATION WILL COMPLY WITH 2010 (CEC).
 - ALL NEW GLAZING PER BUILDING ENERGY ANALYSIS REPORT (1-24 SHEET)
 - METHOD OF HEATING THE NEW ADDITION: 2 (E) FURNACES AS SHOWN ON THE PLANS
 - REMOVE EXISTING SIDING FOR WIDTH OF NEW ADDITION PRIOR TO INSTALLING NEW FRAMING.
 - PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS
 - STATE HEALTH & SAFETY CODE SEC. 170219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) & CROSSLINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.
 - INSTALLATION OF SMOKE ALARMS & CARBON MONOXIDE ALARMS WILL COMPLY W/ CRC Sec. 314.4 & 35.
 - SMOKE ALARMS IN NEW CONSTRUCTION TO BE HARD WIRED W/BATTERY BACK-UP.
 - ALL 125-VOLT SINGLE PHASE, B AND 20 AMP CIRCUITS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FULT-CIRCUIT-INTERRUPTERS (AFCI)
 - 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).
 - 2 LAYERS OF GRADE "D" BUILDING PAPER REQUIRED OVER SOLID SHEAR PANELS & OVER WOOD BASE SHEATING TO RECEIVE STUCCO.
 - PROVIDE ULTRA LOW FLUSH TOILETS, 1.6 GPF (MAX.), AND MAXIMUM 22 GPM FLOW ON FAUCETS AT KITCHEN, LAVATORIES AND BAR SINKS.
 - SHOWERHEADS TO HAVE MAXIMUM 2.5 GPM FLOW.
 - IN SHOWERS AND TUB-SHOWERS COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES.
 - "ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION" (CBC-2010 SECTION 1003.2)
 - 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.
 - PROVIDE GFCI PROTECTION TO ALL 120 VOLT, B 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.
 - WOOD POSTS EXPOSED TO WEATHER OR WATER SPLASH SHALL BE 1" ABOVE A SLAB OR 8" ABOVE GRADE.
 - DOORS MAY OPEN OUTWARD ONTO A LANDING IF THE EXTERIOR LANDING IS THE SAME ELEVATION AS THE INTERIOR LANDING.
 - SHOWER STALL IF NOT APPROVED PREFAB) MIN FINISHED INTERIOR OF 1024 SQ. IN. ENCOMPASSING A 36" DIAMETER CIRCLE MAINTAINED TO A HEIGHT OF 10" ABOVE THE SHOWER INLET UPC 412.1
 - TEMPERED SAFETY GLASS IS REQUIRED PER SECTION 2406.3.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE.
 - SHOWER DOOR THRESHOLDS SHALL BE WIDE ENOUGH FOR A MINIMUM 22" WIDE DOOR AND 22" WIDE MAINTAINED EGRESS. UPC SECTION 416.

ATTIC VENT CALCULATION:

ATTIC AREA INCLUDING GARAGE & COVERED PATIO = 3516 SQ. FT.
 $3516 / 150 = 23.44$ SQ. FT. or 3,375 SQ. IN. (REQUIRED)

(E) 2-2x18 FRONT SCREEN VENTS = 432 SQ. IN.
 (E) 2-HALF-ROUND SQUARE TAIL DORMER VENTS = 1,664 SQ. IN.
 (N) 2-HALF-ROUND SQUARE TAIL DORMER VENTS = 416 SQ. IN.
 (N) 4-2x18 REAR SCREEN VENTS = 864 SQ. IN.

TOTAL ATTIC VENTILATION (PROVIDED) = 3,376 SQ. IN.

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OWNERS NAME & ADDRESS:
MR. & MRS. BLAKEY
 XXXX LAKE ASHWOOD AVE. SAN DIEGO, CA. 92119

PROJECT NAME & ADDRESS:
BLAKEY'S HOUSE REMODEL
 XXXX LAKE ASHWOOD AVE. SAN DIEGO, CA. 92119

CONSULTANT:

REVISIONS:
 A 07/24/2013
 B 08/01/2013
 DATE: **06/17/2013**

SCALE:
 AS SPECIFIED
 DRAWN & PREPARED BY:
 MARCO A. LAUREANO

SHEET: **A-2**
 OF: **14**