

FLOOR PLAN
SCALE: 1/4" = 1'

GAS PIPE DESIGN TABLE

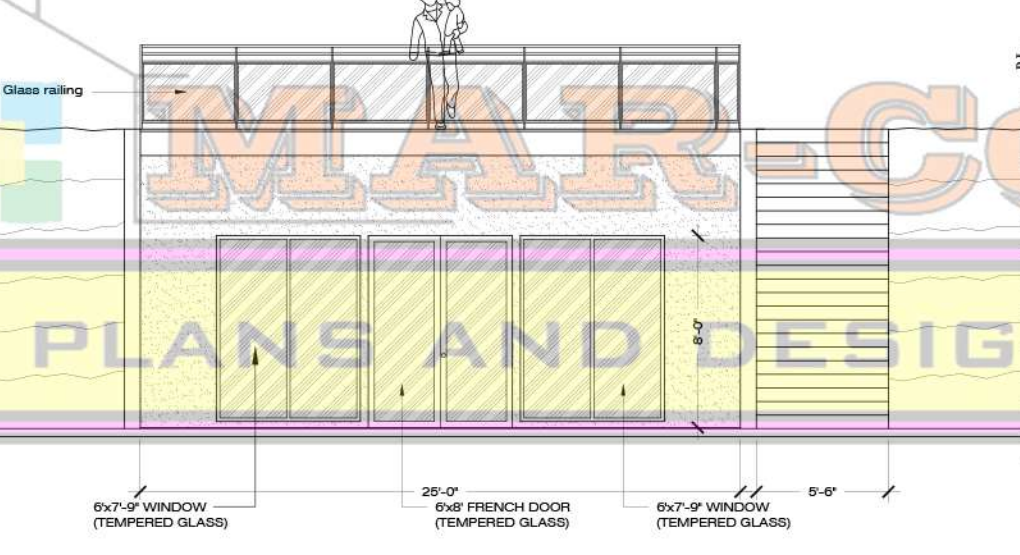
Pipe Section	Total Length (in feet)	Length (in feet)	Material
A	229	113 ft. 1-1/4 in.	1/2" 30
B	30	113 ft. 1-1/2 in.	3/4" 30
C	199	113 ft. 1 in.	1" 30

GAS PIPING (112-8 Portion)

Pipe	Length (in feet)	Diameter Capacity (in cu ft./hr)
10	30	140
30	113	100
60	170	100
90	100	100
120	125	100
150	150	100
180	150	100
210	150	100
240	150	100
270	150	100
300	150	100

ELECTRICAL LEGEND:

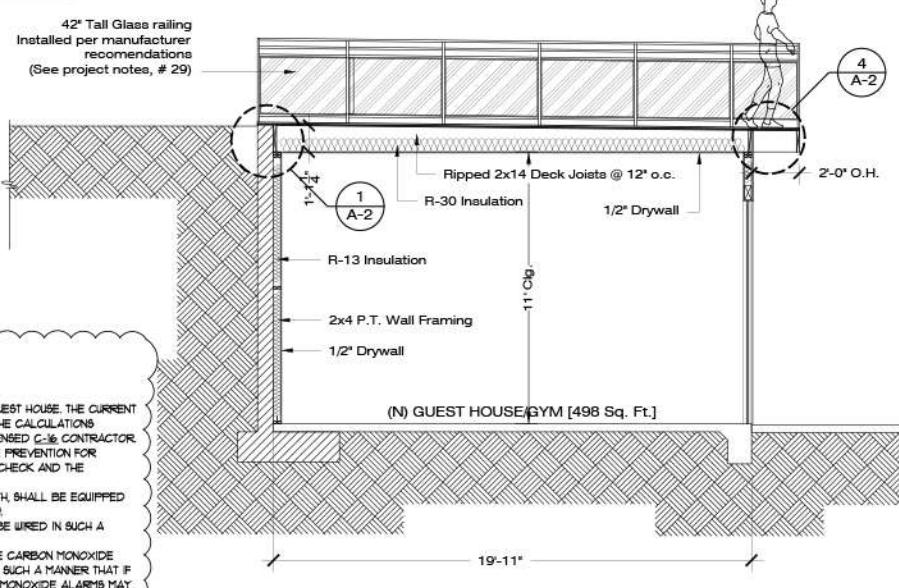
SYMBOL	DESCRIPTION
SW	SINGLE WALL SWITCH
DUO	1/2" V. DUPLEX OUTLET
UC	UNDER COUNTER
WFL	WALL FIXTURE W/ HIGH-EFFICACY LIGHTING
RF	RECESSED LIGHTING W/ HIGH-EFFICACY LIGHTING
PL	PENDANT LIGHT W/ HIGH-EFFICACY LIGHTING
CF	CEILING FIXTURE W/ HIGH-EFFICACY LIGHTING
FL	FLUORESCENT LIGHTING
SM	SMOKE DETECTOR HARD WIRED W/ BATTERY BACKUP
CM	CARBON MONOXIDE ALARM HARD WIRED W/ B. B-UP
TO	TELEPHONE OUTLET
TC	T.V. CABLE
CFAN	CEILING FAN W/ HIGH-EFFICACY LIGHTING
EXFAN	EXHAUST FAN W/ FLUORESCENT LIGHT (MINIMUM 50 CFM)
GFI	Ground fault circuit interrupter
WP	Waterproof
DD	Dusk to Dawn - Photo control motion sensor
AFI	Arc fault circuit interrupter-temper proof



REAR ELEVATION
SCALE: 1/4" = 1'

GREEN BUILDING CODE REQUIREMENTS NOTES:

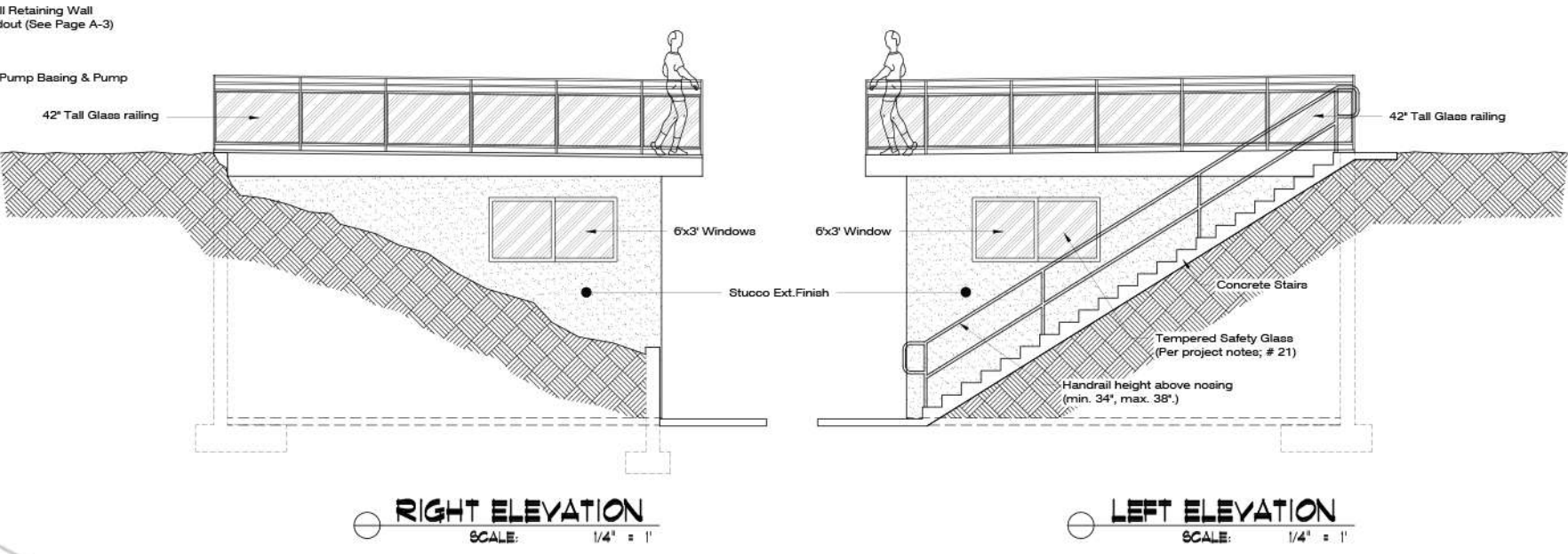
- AUTO. IRRIGATION SYST. CONTROLLERS:** SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS. CGC 4.304.2. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN NEEDS AS WEATHER CONDITIONS CHANGE. B. WEATHER BASED CONTROLLERS SHALL HAVE SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSORS.
- LANDSCAPE IRRIGATION WATER:** FOR NEW RESIDENTIAL CONSTRUCTION WHERE LANDSCAPE IRRIGATION WATER IS PLANNED A WATER BUDGET SHALL BE DEVELOPED THAT CONFORMS TO LOCAL LANDSCAPE ORDINANCE OR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO), WHICH EVER IS MORE STRINGENT. CGC 4.304.1.
- GRADING AND DRAINAGE:** SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.) EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH. CGC 4.106.3.
- RECYCLING:** A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.
- RECYCLING:** THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT. PER CGC 4.408.2.
- OPERATION AND MAINTENANCE MANUAL:** THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1.
- POLLUTANT CONTROL:** DURING CONSTRUCTION, ENDS OF DUCTS OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
- POLLUTANT CONTROL:** VOCs MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.
- INTERIOR MOISTURE CONTROL:** CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK CGC 4.505.2.1.
- INTERIOR MOISTURE CONTROL:** THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION; THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
- INDOOR AIR QUALITY:** BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1.
- WRITTEN VERIFICATION:** PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.



SECTION A
SCALE: 1/4" = 1'

FIRE DEPARTMENT PLAN CORRECTION NOTES:

- A RESIDENTIAL FIRE SPRINKLER SYSTEM WILL BE REQUIRED IN THE DETACHED GUEST HOUSE. THE CURRENT 3/4-INCH WATER METER WILL BE SUFFICIENT AS LONG AS THE STRUCTURE FEELS THE CALCULATIONS REQUIRED FOR AN NFPA 130 SYSTEM AS DESIGNED BY A CALIFORNIA STATE LICENSED C-36 CONTRACTOR. PLANS SHALL BE SUBMITTED TO THE POWAY FIRE DEPARTMENT, DIVISION OF FIRE PREVENTION FOR APPROVAL PRIOR TO INSTALLATION. THERE IS A SEPARATE FEE FOR THE PLAN CHECK AND THE ASSOCIATED INSPECTIONS.
- ALL EXTERIOR ATTACHED OVERHEAD COVERS FOUR FEET OR GREATER IN DEPTH SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR FIRE SPRINKLER HEAD (FLYER ON WAX COATED).
- THE SMOKE ALARM SHALL BE HARD WIRED WITH A BATTERY BACKUP AND SHALL BE WIRED IN SUCH A MANNER THAT IF ONE DETECTOR ACTIVATES, ALL DETECTORS ACTIVATE.
- A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN MAIN SLEEPING ROOM. THE CARBON MONOXIDE ALARM SHALL BE HARD WIRED WITH A BATTERY BACKUP, AND SHALL BE WIRED IN SUCH A MANNER THAT IF ONE DETECTOR ACTIVATES, ALL DETECTORS ACTIVATE. (COMBO SMOKE CARBON MONOXIDE ALARMS MAY BE USED).



RIGHT ELEVATION
SCALE: 1/4" = 1'

LEFT ELEVATION
SCALE: 1/4" = 1'

PROJECT NOTES:

- LUMBER SHALL BE DOUGLAS FIR/LARCH #2 OR BETTER. ALL LUMBER SHALL BE GRADE MARKED.
- NEW OUTLET LOCATION WILL COMPLY WITH 2013 (CEC).
- ALL NEW GLAZING PER 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- METHOD OF HEATING: NO HEATING PROVIDED (NO LIVING SPACE)
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS
- STATE HEALTH & SAFETY CODE SEC. 170119 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/ CGC Sec. 314.4 & 315.
- SMOKE ALARMS WITH BATTERY BACK-UP WILL BE PROVIDED IN ALL EXISTING AREAS AS FOLLOWS (R314.3):
 - INSIDE EACH BEDROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH STORY, INCLUDING BASEMENTS.
- PER THE 2013 CA ELECTRICAL CODE ARTICLE 210.2 ARC-FALLT CIRCUIT-INTERRUPTER (AFCI) PROTECTION IS REQUIRED FOR ALL NEW 120-VOLT, SINGLE PHASE, 9- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS.
- 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 210.21(A) SECTION 210.16(C).
- 2 LAYERS OF GRADE 15' BUILDING PAPER REQUIRED OVER SOLID SHEAR PANELS & OVER WOOD BASE SHEATING TO RECEIVE STUCCO.
 - PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM)
 - PROVIDE ULTRA LOW FLUSH TOILETS 128 GPM (CPC403.2); 22 GPM FLOW ON FAUCETS AT KITCHEN AND BAR SINKS (CPC 403.6) AND 13 GPM ON LAVATORIES (CPC403.1).
 - SHOWERHEADS TO HAVE MAXIMUM 2.2 GPM FLOW (CPC408.2)
 - CONTROL VALVES IN SHOWERS & BATHUBS MUST BE PRESSURE-BALANCED OR THERMOSTATIC MIXING VALVES (CPC SECTIONS 408.409 & 410).
 - WATER HEATERS REQUIRE A MINIMUM OF 3/4"x1/4" GAUGE STRAPS (ONE # THE UPPER 1/3 & ANOTHER # THE LOWER 1/3) WITH 1/2"x3/4" LAG BOLTS ATTACHED DIRECTLY TO THE FLOORING IN ORDER TO RESIST HORIZONTAL DISPLACEMENT.
 - PROVIDE GFCI 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.
 - 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 PER 410.1. FINISHED INTERIOR OF 1924 SQ. IN. ENCOMPASSING A 36" DIAMETER CIRCLE MAINTAINED TO A HEIGHT OF 18" ABOVE THE SHOWER INLET. UPC 402.1.
 - 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 ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 66" ABOVE A STANDING SURFACE.
 - SHOWER DOOR THRESHOLDS SHALL BE WIDE ENOUGH FOR A MINIMUM 22" WIDE DOOR AND 22" WIDE MAINTAINED EGRESS. UFC SECTION 416.
 - CARBON MONOXIDE ALARMS WILL BE PROVIDED IN ALL EXISTING AREAS AS FOLLOWS (R315.2):
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH STORY INCLUDING BASEMENTS.
 - SMOKE ALARMS THAT ARE MORE THAN 10 YEARS OLD WILL BE REPLACED (R314.2).
 - TAMPER-RESISTANT RECEPTACLES ARE REQUIRED EVERYWHERE FOR ALL NEW RECEPTACLES IN DWELLING UNITS PER 2013 CA ELECTRICAL CODE ARTICLE 406.11
 - A TEMPERATURE LIMITING DEVICE SHALL BE PROVIDED AT THE SOAKING TUBS IN CONFORMANCE WITH THE 2013 CPC SECTION 414.5. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHUB AND WHIRPOOL BATHUB FILLER SHALL BE LIMITED TO 120° F AT A DEVICE THAT CONFORMS TO ASSE 1070. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
 - ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
 - WHEN A MECHANICAL VENTILATION SYSTEM IS PROVIDED IN A ROOM SUCH ROOM SHOULD HAVE AN ARTIFICIAL LIGHT OF AN AVERAGE OF 6 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES.
 - A WATER HEATER SUPPORTED ON THE GROUND SHALL REST ON A LEVEL 3" MINIMUM CONCRETE OR OTHER APPROVED BASE.
 - GUARD, HANDRAILS AND THEIR SUPPORTS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 100 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE HANDRAIL OR GUARD (Sec. 1607.11)

RESIDENTIAL ENERGY LIGHTING REQUIREMENT NOTES:

- IN BATHROOMS, AT LEAST ONE FIXTURE SHALL BE HIGH EFFICACY AND ALL REMAINING FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A VACUANCY SENSOR.
- HIGH EFFICACY FIXTURES ARE REQUIRED FOR ALL OTHER ROOMS (NOT DESCRIBED ABOVE) OR LOW EFFICACY FIXTURES ARE ALLOWED IF CONTROLLED BY A DIMMER OR A VACUANCY SENSOR.
- OUTDOOR LIGHTING FIXTURES THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICACY OR BE CONTROLLED BY A COMBINATION PHOTO-CONTROL/MONITOR SENSOR.

RESIDENTIAL VENTILATION REQUIREMENT NOTES:

- BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50 CFM) TO BE DUCTED TO THE EXTERIOR. A BATHROOM IS DEFINED AS A ROOM WITH A SHOWER OR SOME SIMILAR SOURCE OF MOISTURE.
- RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 90% AND 80% HUMIDITY CALGREEN 4306.1. EXCEPTION: CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
- ALL FANS INSTALLED TO MEET ALL OF THE PRECEDING REQUIREMENTS MUST BE SPECIFIED AT A NOISE RATING OF A MAX. 1 "SONE" (FOR THE CONTINUOUS USE CALC'S) OR 3 "SONE" (FOR THE INTERMITTENT USE CALC'S).

MANDATORY MECHANICAL DESIGN REQUIREMENTS (AS APPLICABLE FOR THIS PROJECT):

- MECHANICAL SYSTEM SIZING FROM ASHRAE, SMACNA OR ACCA ES 500/01H.
- DUCT SYSTEM SEALING AND LEAKAGE TESTING ES 500/01H.
- INDOOR AIR QUALITY VENTILATION FIELD VERIFICATION AND DIAGNOSTIC TESTING.

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MARCO A. LAUREANO
LICENSE # 16766-4
760-805-2328
WWW.MARCOBUILDINGPLANS.COM

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PROJECT NAME & ADDRESS:
HORIUCHI'S NEW GUEST HOUSE/GYM ADDITION
XXXXX MORNINGSIDE DR., POWAY, CA. 92064

CONSULTANT:

REVISIONS:

Δ	07/21/2015
Δ	07/29/2015

DATE: **06/29/2015**

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

SHEET: **A-1**
OF: **10**