

**PROJECT NOTES:**

**GENERAL:**

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. REMOVE EXISTING SIDING FOR WIDTH OF NEW ADDITION PRIOR TO INSTALLING NEW FRAMING.
6. LUMBER SHALL BE DOUGLAS FIR/LARCH #2 OR BETTER. ALL LUMBER SHALL BE GRADE MARKED.
7. WOOD ROOF EXPOSED TO WEATHER OR WATER SPLASH SHALL BE 1" ABOVE & 4" AWAY OR 8" ABOVE GRADE.
8. 2 LAYERS OF GRADE "D" BUILDING PAPER REQUIRED OVER SOLID SHEAR PANELS & OVER WOOD BASE SHEATING TO RECEIVE STUCCO.
9. ALL NEW GLAZING PER 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
10. INSTALLATION OF SMOKE ALARMS & CARBON MONOXIDE ALARMS WILL COMPLY W/ CRC Sec. 314.4 & 315.1.
11. SMOKE ALARMS WITH BATTERY BACK-UP WILL BE PROVIDED IN ALL EXISTING AREAS AS FOLLOWS (R314.3.1):
  - a) INSIDE EACH BEDROOM.
  - b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - c) ON EACH STORY, INCLUDING BASEMENTS.
12. "ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH 1/16-INCH MINIMUM TO 1/4-INCH MAXIMUM OPENINGS" (SECTION R306.1).
13. DOORS MAY OPEN OUTWARD ONTO A LANDING IF THE EXTERIOR LANDING IS THE SAME ELEVATION AS THE INTERIOR LANDING.
14. CARBON MONOXIDE ALARMS WILL BE PROVIDED IN ALL EXISTING AREAS AS FOLLOWS (R315.2):
  - a) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - b) ON EACH STORY INCLUDING BASEMENTS.
15. SMOKE ALARMS THAT ARE MORE THAN 10 YEARS OLD WILL BE REPLACED (R314.2.2).
16. GUARD HANDRAILS AND THEIR SUPPORTS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE HANDRAIL OR GUARD (Sec. 1607.1.1).

**ELECTRICAL:**

1. NEW OUTLET LOCATION WILL COMPLY WITH 2013 (CEC).
2. PER THE 2013 CA ELECTRICAL CODE ARTICLE 210.2 ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION IS REQUIRED FOR ALL NEW 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS.
3. 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 ONE BATHROOM MAY BE SERVED BY THE DEDICATED BRANCH CIRCUIT. EXCEPTION: WHERE THE 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLET FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE SUPPLIED PER 210.21(A) SECTION 210-11.2.3.
4. 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.
5. TAMPER-RESISTANT RECEPTACLES ARE REQUIRED EVERYWHERE FOR ALL NEW RECEPTACLES IN DWELLING UNITS PER 2013 CA ELECTRICAL CODE ARTICLE 406.3.

**MECHANICAL:**

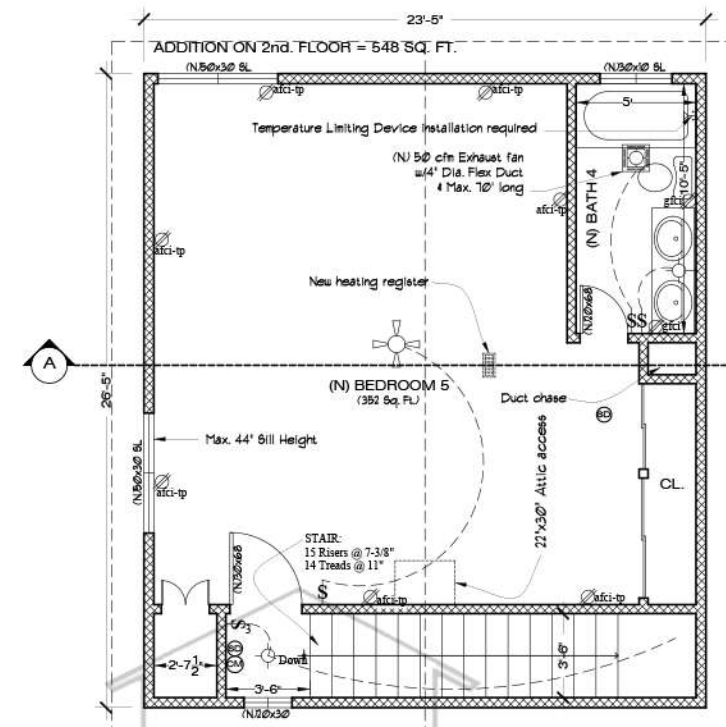
1. METHOD OF HEATING THE NEW ADDITION: (N) HEATING REGISTERS AS SHOWN ON THE PLANS.
2. WHEN A MECHANICAL VENTILATION SYSTEM IS PROVIDED IN A ROOM, SUCH ROOM SHOULD HAVE AN ARTIFICIAL LIGHT OF AN AVERAGE OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES.

**PLUMBING:**

1. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
2. STATE HEALTH & SAFETY CODE SEC. 17015 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) & CROSSLINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.
3. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).
4. PROVIDE ULTRA LOW FLOW TOILETS, 1.28 GPF (CPC403.2.2). 2.2 GPM FLOW ON FAUCETS AT KITCHEN AND BAR SINKS (CPC 403.6) AND 1.5 GPM ON LAVATORIES (CPC403.7).
5. SHOWERHEADS TO HAVE MAXIMUM 2 GPM FLOW (CPC406.2).
6. THE CONTROL VALVES IN SHOWERS & BATHTUBS MUST BE PRESSURE BALANCED OR THERMOSTATIC.
7. MIXING VALVES CPC SECTIONS 406, 409 & 410.
8. WATER HEATERS REQUIRE A MINIMUM OF 2-3/4"x24 GAUGE STRAPS (ONE @ THE UPPER 1/3 & ANOTHER @ THE LOWER 1/3) WITH 1/4"x3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING IN ORDER TO RESIST HORIZONTAL DISPLACEMENT.
9. A WATER HEATER SUPPORTED ON THE GROUND SHALL REST ON A LEVEL 3" MINIMUM CONCRETE OR OTHER APPROVED BASE.
10. A TEMPERATURE LIMITING DEVICE SHALL BE PROVIDED AT THE SHOWERS TUBS IN CONFORMANCE WITH THE 2013 CEC SECTION 414.5. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND SHIPPOOL BATHTUB FILLER SHALL BE LIMITED TO 120°F (49°C) BY A DEVICE THAT CONFORMS TO ASSE 1010. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
11. 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 PENETRATIONS IS NOT REQUIRED.
12. SHOWER STALL IF NOT APPROVED PREFAB. MIN FINISHED INTERIOR OF 1024 SQ. IN. ENCLOSURE A 30" DIAMETER CIRCLE MAINTAINED TO A HEIGHT OF 10" ABOVE THE SHOWER N.E.T. UPC 412.1.
13. TEMPERED SAFETY GLASS IS REQUIRED PER SECTION 2406.3:
  - a) GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS SHALL BE 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.

**BUILDING DEPARTMENT PLAN CORRECTION NOTES:**

1. 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. (CRC. R301.2)
2. BATTERY OPERATED SMOKE ALARM PERMITTED IN EXISTING CONSTRUCTION WHERE NO OTHER ALTERATIONS ARE BEING DONE, AND LACK OF ACCESS WOULD REQUIRE THE REMOVAL OF FINISHES.
3. IN EXISTING CONSTRUCTION SMOKE ALARMS THAT NO LONGER FUNCTION OR ARE OVER 10 YEARS OLD SHALL BE REPLACED. CRC. R314.3.2
4. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THEY SHALL BE INTERCONNECTED PER CRC. R315.2
5. CARBON MONOXIDE ALARMS SHALL COMPLY WITH UL2034, UL2075 AND/OR NFPA720.
6. IN NEW CONSTRUCTION CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACK UP.
7. IN EXISTING CONSTRUCTION BATTERY OPERATED CARBON MONOXIDE ALARMS ARE ALLOWED WHERE CEILING AND WALL FINISHES WOULD BE REQUIRED TO BE REMOVED TO INSTALL ELECTRICAL WIRING.
8. GLAZING MUST HAVE A U-FACTOR OF 0.25 OR LESS AND AN SGC OF 0.15 OR LESS, PER THE T-24 CALCS.
9. THE RELOCATED WINDOW AT THE DEN MUST BE TREATED AS A NEW WINDOW AND MEET THE MINIMUM MANDATORY MEASURES.
10. HOT WATER PIPING MUST BE INSULATED PER CEC 1607.1) AS FOLLOWS:
  - a) ALL HOT WATER PIPING 1/2" OR LARGER, OR BURIED BELOW GRADE.
  - b) THE FIRST 5'-0" OF HOT OR COLD PIPING FROM THE STORAGE TANK.
11. IN RESIDENTIAL OCCUPANCIES, ALL LIGHTING FIXTURES SHOULD BE HIGH EFFICACY FIXTURES.
12. HIGH EFFICACY FIXTURES SHOULD BE PIN TYPE OR GU-24 FIXTURES UNLESS AN EXCEPTION IS MET.
13. IN OTHER THAN RECESSED CEILING LIGHTS, LED LUMINAIRES WITH A STANDARD SCREW BASE MAY BE USED WHERE:
  - a) THE LUMINAIRE IS IDENTIFIED AS BEING JAB-2016 OR JAB-2016-E COMPLIANT.
  - b) THE FIXTURES ARE TO BE CONTROLLED BY A DIMMER SWITCHES OR VACANCY SENSORS.
14. IN BATHS PROVIDE AT LEAST ONE HIGH EFFICACY FIXTURE, CONTROLLED BY A VACANCY SENSOR. CEC. 1607.1) 5.
15. THE BUILDER MUST PROVIDE THE OWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES, SO THE OWNER KNOWS WHAT LIGHT SOURCES THEY ARE ENTITLED TO, WHEN THEY TAKE POSSESSION OF THE HOME.
16. CONNECTIONS OF METAL DUCTS AND INNER CORE FLEX DUCTS SHALL BE MECHANICAL.
17. DUCT SEALING AND LEAKAGE TESTING IS REQUIRED PER CEC 1607.1) (a) II.
18. NEW ONLY INTERMITTENTLY OPERATED (KITCHEN, BATH, ETC) LOCAL EXHAUST FANS SHALL BE RATED AT 3.0 SONES OR LESS.
19. RELOCATED GLAZING SHALL CONFORM TO THE CURRENT ENERGY REQUIREMENTS.
20. ALL ELECTRICAL OUTLETS SPECIFIED IN 210.52 SHALL BE TAMPER RESISTANT. CEC. 406.12(A)
21. CIRCUITS SERVING 15 AND 20 AMP OUTLETS IN ALL ROOMS AND CLOSETS, INCLUDING KITCHENS, LAUNDRY AREAS AND BATHS, MUST BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED PER CEC. 210-12.
22. WHERE OUTLETS ARE REQUIRED TO HAVE BOTH AFCI AND GFCI PROTECTION, DUAL PROTECTION IS REQUIRED.
23. A LABEL OR SIGN IS REQUIRED AT THE CONTROLLER OR SWITCH TO INFORM THE OCCUPANT THAT THE FAN IS A WHOLE HOUSE VENTILATION FAN THAT SHOULD OPERATE WHENEVER THE HOME IS OCCUPIED.



**(N) UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'

**ELECTRICAL LEGEND:**

SYMBOL	DESCRIPTION
[Symbol]	SINGLE WALL SWITCH
[Symbol]	110 V. DUPLEX OUTLET
[Symbol]	UNDER COUNTER WALL FIXTURE W/ HIGH-EFFICACY LIGHTING
[Symbol]	RECESSED LIGHTING W/ HIGH-EFFICACY LIGHTING
[Symbol]	PENDANT LIGHT W/ HIGH-EFFICACY LIGHTING
[Symbol]	CEILING FIXTURE W/ HIGH-EFFICACY LIGHTING
[Symbol]	FLUORESCENT LIGHTING
[Symbol]	SMOKE DETECTOR HARD WIRED W/ BATTERY BACKUP
[Symbol]	CARBON MONOXIDE ALARM HARD WIRED W/ B. B-UP
[Symbol]	TELEPHONE OUTLET
[Symbol]	T.V. CABLE
[Symbol]	CEILING FAN W/ HIGH-EFFICACY LIGHTING
[Symbol]	EXHAUST FAN W/ FLUORESCENT LIGHT (MINIMUM 50 CPM)
[Symbol]	Ground fault circuit interrupter
[Symbol]	Waterproof
[Symbol]	Dark to Dawn - Photo control motion sensor
[Symbol]	Arc fault circuit interrupter-temper proof

Local Exhaust Bathroom Ventilation Rate Summary  
Enter the required fan flow rate (cfm). FOR (N) BATHROOM # 3 PER ASHRAE STANDARD 62.2 TABLE 7.1

Bathroom Fan Flow (cfm) = 50 (# of Bathrooms = 1)

Use the fan flow rate from this summary for selection of the local ventilation fan and for the duct design for the local ventilation system from Table 7.1.

Duct Size (in) = 4" Flex Duct

Maximum Allowable Duct Length (ft) = 70

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Local Exhaust Bathroom Ventilation Rate Summary  
Enter the required fan flow rate (cfm). FOR (N) BATHROOM # 4 PER ASHRAE STANDARD 62.2 TABLE 7.1

Bathroom Fan Flow (cfm) = 50 (# of Bathrooms = 1)

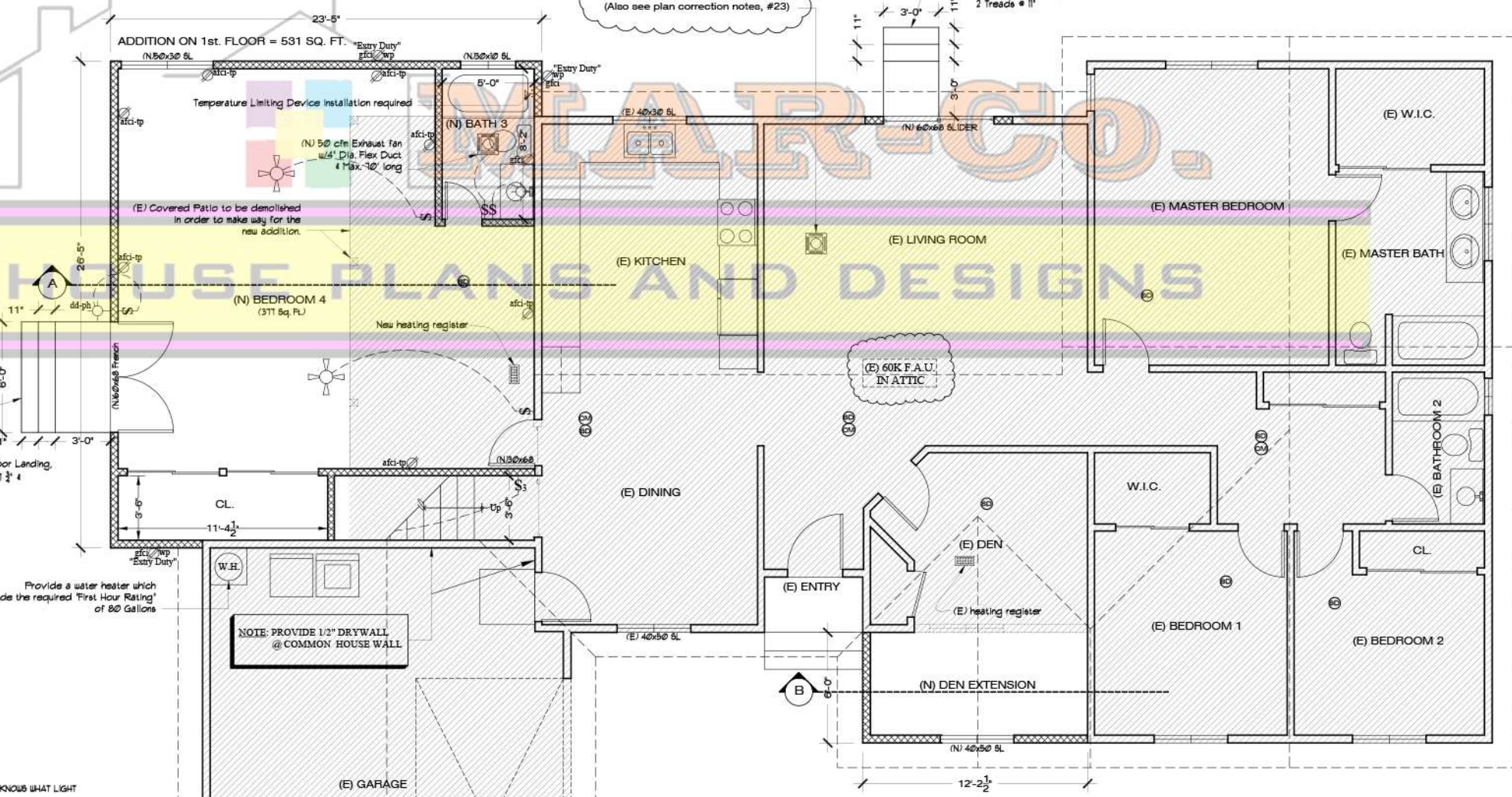
Use the fan flow rate from this summary for selection of the local ventilation fan and for the duct design for the local ventilation system from Table 7.1.

Duct Size (in) = 4" Flex Duct

Maximum Allowable Duct Length (ft) = 70

**TABLE 4-7 CONTINUOUS WHOLE-BUILDING VENTILATION RATE (cfm)**

CONDITIONED FLOOR AREA (sq. ft.)	BEDROOMS				
	0-1	2-3	4-5	6-7	>7
≤ 1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
> 7500	105	120	135	150	165



**(E) REMODELED LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'

**ABBREVIATIONS:**

(E) EXISTING  
(N) NEW  
TB(R/N) TO BE REPLACED BY NEW

**LEGEND:**

[Symbol] DEMOLISHED WALLS, WINDOWS OR DOORS  
[Symbol] EXISTING WALLS  
[Symbol] NEW WALLS  
[Symbol] EXISTING

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**MRS. AGUILAR**  
OWNER'S NAME & ADDRESS:  
XXXX N. SANTA FE AVE. VISTA, CA. 92084

**AGUILAR'S ROOM ADDITION**  
PROJECT NAME & ADDRESS:  
XXXX N. SANTA FE AVE. VISTA, CA. 92084

CONSULTANT:  
REVISIONS:  
03/03/17

DATE: 01/27/2017  
SCALE: AS SPECIFIED  
DRAWN & PREPARED BY: MARCO A. LAUREANO  
SHEET: A-1  
OF: 12