



ELECTRICAL LEGEND:	
SYMBOL	DESCRIPTION
[Symbol]	SINGLE WALL SWITCH
[Symbol]	1/2" V. DUPLEX OUTLET
[Symbol]	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 CFM)
[Symbol]	Ground Fault Circuit Interrupter
[Symbol]	Waterproof
[Symbol]	Dark to Dawn - Photo control motion sensor
[Symbol]	Arc fault circuit interrupter-leakage proof

**PROJECT NOTES:**

- GENERAL:**
- ALL FRAME WORKS IN THIS PROJECT ARE TO REMAIN UNLESS OTHERWISE NOTED.
  - PROVIDE PAINT FINISH ON GYPSUM WALL BOARD, CEILINGS, 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.
  - REMOVE EXISTING SIDING FOR WIDTH OF NEW ADDITION PRIOR TO INSTALLING NEW FRAMING.
  - LUMBER SHALL BE DOUGLAS FIR/LARCH #2 OR BETTER. ALL LUMBER SHALL BE GRADE MARKED.
  - WOOD POSTS EXPOSED TO WEATHER OR WATER SPLASH SHALL BE 1" ABOVE A SLAB OR 8" ABOVE GRADE.
  - 2 LAYERS OF GRADE 'D' BUILDING PAPER REQUIRED OVER SOLID SHEAR PANELS 4 OVER WOOD BASE SHEATING TO RECEIVE STUCCO.
  - WHERE TOP OR SOLE PLATE ARE CUT FOR PIPES, A METAL TE MINIMUM 0.054 INCHES THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 8-18G NAILS MINIMUM EACH SIDE. THE STRAPS SHALL NOT EXTEND LESS 6" BEYOND THE CUT OR NOTCH ORC R303.1.
  - ALL NEW GLAZING PER 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
  - INSTALLATION OF SMOKE ALARMS & CARBON MONOXIDE ALARMS WILL COMPLY W/ IRC Sec. 314.4 & 315.1.
  - SMOKE ALARMS WITH BATTERY BACK-UP WILL BE PROVIDED IN ALL EXISTING AREAS AS FOLLOWS (R314.3.1):
    - INSIDE EACH BEDROOM.
    - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    - ON EACH STORY, INCLUDING BASEMENTS.
  - 'ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS' (SECTION R306.2).
  - DOORS MAY OPEN OUTWARD ONTO A LANDING IF THE EXTERIOR LANDING IS THE SAME ELEVATION AS THE INTERIOR LANDING.
  - CARBON MONOXIDE ALARMS SHALL 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 (R314.3.2).
  - 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:**

- NEW OUTLET LOCATION WILL COMPLY WITH 2013 (CEC).
- 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, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR BATHROOMS 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 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 PERMITTED TO BE SUPPLIED PER 210-23(a) SECTION 210-11(c)(3).
- PROVIDE GFCI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS IN BATHROOMS, IN BASEMENT, AT COASTER TOP SURFACE AND GARAGES. EXCEPTION: SINGLE OUTLET RECEPTACLES IN GARAGES UTILIZED FOR A FIX OR STATIONARY APPLIANCE.
- TAMPER-RESISTANT RECEPTACLES ARE REQUIRED EVERYWHERE FOR ALL NEW RECEPTACLES IN DWELLING UNITS PER 2013 CA ELECTRICAL CODE ARTICLE 406.1.

**MECHANICAL:**

- METHOD OF HEATING THE NEW ADDITION: (N) DIRECT VENT FURNACE AS SHOWN ON THE PLANS.
- 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:**

- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- STATE HEALTH & SAFETY CODE SEC. 170215 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) & CROSSLINKED POLYETHYLENE (PEX) FOR INTERIOR WATER SUPPLY PIPING.
- PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).
- PROVIDE ULTRA LOW FLOW TOILETS, 1.28 GPF (CPC403.21); 2.2 GPM FLOW ON FAUCETS AT KITCHEN AND BAR SINKS (CPC 403.6) AND 1.5 GPM ON LAVATORIES (CPC403.7).
- SHOWERHEADS TO HAVE MAXIMUM 2 GPM FLOW (CPC408.2).
- THE CONTROL VALVES IN SHOWERS & BATHROOMS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409 & 410.
- 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.
- A WATER HEATER SUPPORTED ON THE GROUND SHALL REST ON A LEVEL 3" MINIMUM CONCRETE OR OTHER APPROVED BASE.
- A TEMPERATURE LIMITING DEVICE SHALL BE PROVIDED AT THE SOAKING TUBS IN CONFORMANCE WITH THE 2013 CPC SECTION 414.3. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRPOOL BATHTUB FILLER SHALL BE LIMITED TO 120° F (45° C) BY 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.
- SHOWER STALLS NOT APPROVED (PRE-FAB.) MIN FINISHED INTERIOR OF 1074 SQ. IN. ENCOMPASSING A 30" DIAMETER CIRCLE MAINTAINED TO A HEIGHT OF 10' ABOVE THE SHOWER INLET. UPC 402.1.
- TEMPERED SAFETY GLASS IS REQUIRED PER SECTION 2406.3.
  - GLAZING IN DOORS AND ENCLOSURES FOR BATHROOMS AND SHOWERS. GLAZING IN ANY PORTION ON A BUILDING WALL ENCLOSED 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.

**OTHER:**

- FOR ADDITIONS OR IMPROVEMENTS TO A RESIDENCE BUILT BEFORE 1994, EXISTING 'NONCOMPLIANT' FIXTURES (TOILETS THAT USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH, URINALS THAT USE MORE THAN ONE GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE, AND INTERIOR FAUCETS THAT EJECT MORE THAN 2.5 GALLONS OF WATER PER MINUTE) SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO BUILDING INSPECTOR PRIOR TO FINAL APPROVAL. CALIFORNIA 90401.
- ATTICS CONTAINING EQUIPMENT REQUIRING SERVICE SHALL BE PROVIDED WITH THE FOLLOWING:
  - AN ACCESS OPENING LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT, MINIMUM 30"x22"
  - AN UNOBSTRUCTED PASSAGEWAY WHICH:
    - IS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" HIGH BY 30" WIDE.
    - HAS CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, IS NOT MORE 20" IN LENGTH MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY FROM THE ACCESS OPENING TO THE EQUIPMENT.

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**RESENDIZ'S ROOM ADDITION & NEW ROOF STRUCTURE**

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PROJECT NAME & ADDRESS:

CONSULTANT:

REVISIONS:

DATE:	02/23/2017
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