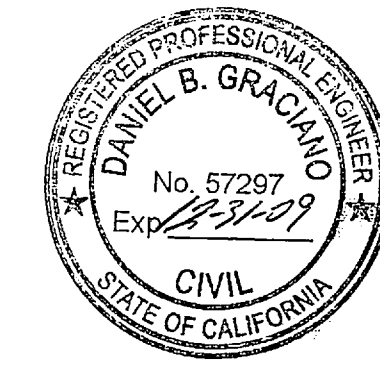


- BATHROOM NOTES:**
- USE ULTRA LOW FLUSH (1.6 GALLON MAX) TOILETS WHERE REQUIRED.
 - WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 10 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQUARE INCHES OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.
 - ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
 - ANY GLASS WITHIN 60" OF TUB OR SHOWER FLOOR MUST BE TEMPERED PER 2001 CBC, SEC. 2406.4
 - PROVIDE 40 LUMENS PER WATT (T24 SUBCHAPTER 7 SECTION 150(K) FLOURESCENT LIGHTING FIXTURE.

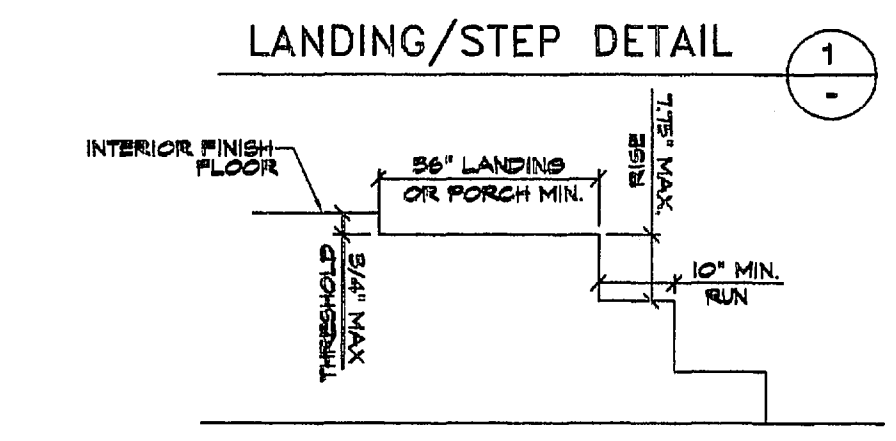
- WALL LEGEND**
- NEW 2X4 STUDS @16" O.C.
 - NEW 2X6 STUDS @16" O.C. (PLUMBING WALL)
 - EXISTING WALLS TO BE REMOVED
 - EXISTING WALLS TO REMAIN
- PLUMBING WALLS**
- USE 2X6 MINIMUM STUDS @ 16" O.C. FOR PLUMBING WALLS AND DOUBLE 2X WALLS WHERE PLUMBING WALLS AND SHEAR WALLS OCCUR AT SAME LOCATION

FLOOR PLAN
SCALE: 1/4"=1'-0"



LANDING

- LANDINGS AT DOOR SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES.
- A DOOR MAY SWING OVER A LANDING THAT IS NOT MORE THAN 1 INCH BELOW THRESHOLD.



ENERGY REQUIREMENTS PER TITLE 24 REPORT

- PROVIDE ROOF SHEATHING WITH RADIANT BARRIER
- INSULATION
CEILING R-15
EXTERIOR WALLS R-15
SUB-FLOOR R-19
- PROVIDE DUAL GLAZED WINDOWS AND DOORS
SHGC-.31
U FACTOR-.35
- ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE TO REMAIN IN PLACE FOR INSPECTION
- PROVIDE BLANK CERTIFICATE OF INSTALLATION AND CERTIFICATE OF INSULATION WITH THE CALCULATIONS FOR USE IN THE FIELD.

HVAC REQUIREMENTS

PROVIDE CENTRAL HVAC SYSTEM WITH 1.5 TON SEER 13 AIR CONDITIONER WITH 100,000 BTU FURNACE WITH AFUE OF 80%

FOR FAU'S LOCATED IN ATTIC PROVIDE THE FOLLOWING:

- A 30"x30" MINIMUM SCUTTLE TO ATTIC.
- A 24" WIDE CATWALK FROM ATTIC ACCESS TO FAU (20' MAX)
- A 30" HIGH X30" WIDE CLEARANCE ALONG CATWALK.
- A 30"x30" WORKING PLATFORM AT CONTROL SIDE OF FAU
- A 15 AMP EPIC SERVICE OUTLET CEC 210.65
- A SWITCHED SERVICE LIGHT.

DUCTS

1. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE

FURNACE COMBUSTION AIR

A CIRCULATING AIR SUPPLY OPENING OR DUCT OF 2 SQ. IN. PER 1000 BTU IS REQUIRED FOR THE FORCED AIR FURNACE.

DOOR SCHEDULE

SYMBOL	SIZE	DESCRIPTION
(A)	36"x80"	SOLID CORE EXTERIOR ENTRY DOOR MODEL TO BE SELECTED BY OWNER
(B)	52"x80"	HOLLOW CORE INTERIOR DOOR
(C)	36"x80"	HOLLOW CORE INTERIOR DOOR
(D)	36"x80"	POCKET DOOR
(E)	46"x80"	DUAL GLAZE, VYNIL, LOW "E", SLIDING PATIO DOOR WITH FULLY TEMPERED SAFETY GLASS
(F)	36"x80"	POCKET DOOR
(G)	50"x80"	SINGLE SWINGS, DUAL-GLAZE, LOW "E" GLASS PATIO DOOR TO BE SELECTED BY OWNER FULLY TEMPERED GLASS
(H)	72"x80"	DUAL GLAZE, VYNIL, LOW "E", SLIDING PATIO DOOR WITH FULLY TEMPERED SAFETY GLASS
(I)	120"x80"	DOUBLE SWINGS, DUAL-GLAZE, LOW "E" GLASS PATIO DOOR TO BE SELECTED BY OWNER FULLY TEMPERED GLASS
(J)	36"x80"	SELF-CLOSING, TIGHT FITTING, 20 MINUTE FIRE RESISTIVE DOOR
(K)	72"x80"	BY-PASS CLOSET DOOR PER OWNER
(L)	72"x80"	DOUBLE SWINGS CLOSET DOOR WITH LOUVERS FOR LAUNDRY DRYER COMBUSTION AND REPLACEMENT AIR.

ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE TO REMAIN IN PLACE FOR INSPECTION. ALL GLAZING SHALL BE DUAL-GLAZE WITH SHGC-.31 AND U FACTOR .35

WINDOW SCHEDULE

SYMBOL	SIZE	DESCRIPTION
(1)	77"x54"	DUAL GLAZE, LOW "E", HORIZONTAL SLIDE, VYNIL X0 50% OPEN WITH FULLY TEMPERED GLASS
(2)	24"x24"	DUAL GLAZE, LOW "E", HORIZONTAL SLIDE, VYNIL X0 50% OPEN WITH OBSCURE FULLY TEMPERED GLASS
(3)	36"x36"	DUAL GLAZE, LOW "E", HORIZONTAL SLIDE, VYNIL X0 50% OPEN
(4)	46"x60"	DUAL GLAZE, HORIZONTAL SLIDE, 50% OPEN, WINDOW LOW "E" FULLY TEMPERED GLASS SAFETY GLASS
(5)	36"x60"	DUAL-GLAZE SINGLE HUNG VERTICAL SLIDING, VYNIL, 50% OPEN WINDOW WITH FULLY TEMPERED GLASS
(6)	69"x48"	DUAL GLAZE, HORIZONTAL SLIDE, 50% OPEN, WINDOW LOW "E", VYNIL

ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE TO REMAIN IN PLACE FOR INSPECTION. ALL GLAZING SHALL BE DUAL-GLAZE WITH SHGC-.31 AND U FACTOR .35

ELECTRICAL SYMBOLS

- (S) SWITCH
- (R) ELECTRICAL OUTLET (RECEPTACLE)
- (GFI) GROUND FAULT INTERRUPTOR
- (WP) WATER PROTECTED COVER-PERMANENT TYPE PLUS IN
- (AFCI) ARC FAULT CIRCUIT INTERRUPTOR
- (L) LIGHTING FIXTURE
- (FL) FLOURESCENT LIGHTING FIXTURE (HARD-WIRED)
- (CF) CEILING FAN FIXTURE
- (LC) LIGHT FIXTURE WITH COVER
- (DIM) DIMMER
- (MS) MOTION SENSOR WITH INTEGRAL PHOTO CONTROL
- (R) RECESSED LIGHTING WITH 0 CLEARANCE INSULATION AIR TIGHT COVER
- (FR) FLOURESCENT RECESSED LIGHTING WITH 0 CLEARANCE INSULATION AIR TIGHT COVER

ELECTRICAL NOTES

- RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CALIFORNIA ELECTRIC CODE.
- BEDROOM BRANCH CIRCUITS SHALL BE ARC FAULT CIRCUIT PROTECTED.
- PROVIDE A GFI RECEPTACLE AT EACH BATHROOM LAVATORY.
- PROVIDE 20 AMP BATHROOM CIRCUIT FOR EACH BATHROOM.
- PROVIDE A 20 AMP CIRCUIT FOR LAUNDRY ROOM.
- PROVIDE 2-20 AMP CIRCUITS FOR SMALL APPLIANCES IN KITCHEN.
- RECEPTACLE OUTLETS TO SERVE ISLAND OR PENINSULA COUNTER TOP SHALL BE INSTALLED ABOVE, OR WITHIN 12 INCHES BELOW THE COUNTER TOP. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE CENTERLINE OF THE LONG DIMENSION IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
- IN THE KITCHEN AREA, A RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THAN 12 INCHES SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET.
- ALL HIGH EFFICACY LUMINARIES (FLOURESCENTS) MUST BE PIN BASED.
- LUMINARIES RECESSED IN INSULATED CEILINGS MUST BE RATED FOR DIRECT INSULATION CONTACT (IC), CERTIFIED AS AIRTIGHT CONSTRUCTION AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
- RECEPTACLE OUTLETS SHALL BE SPACED @12" O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF DOOR OPENINGS. (E.G. CLOSET DOOR ETC.). ALSO, EVERY 2' OR WIDER OF WALLS. OUTLETS ALSO REQUIRE FOR COUNTER TOPS @ 4' O.C. AND WITHIN 2 FT OF ENDS OR BREAKS OF COUNTERS.
- BATHROOM MOTION SENSOR SWITCHES MUST BE MANUAL ON WITH NO AUTOMATIC OR ALWAYS ON OPTION.
- KITCHEN COUNTER TOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO (2) 20 AMP CIRCUITS. NO OTHER OUTLETS SHALL BE ON THIS CIRCUIT.

LIGHTING REQUIREMENTS

- KITCHEN:**
AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHEN SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- OTHER ROOMS:**
ALL LUMINARIES SHALL BE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 50 SQ. FT. ARE EXEMPT FROM THIS REQUIREMENT.
- OUTDOOR LIGHTING:**
ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

SMOKE DETECTORS

- (S) IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE DETECTORS FOR EXISTING MAY BE BATTERY OPERATED. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
- LOCATE SMOKE DETECTORS IN THESE FOLLOWING LOCATIONS:
- ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO ROOMS USED FOR SLEEPING PURPOSES.
 - IN EACH SLEEPING ROOM

SAFETY GLASS

- ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN UBC SECTION 2406.4 SHALL BE TEMPERED GLASS, INCLUDING:
- WINDOWS ADJACENT TO TUBS OR SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE STANDING SURFACE AND DRAIN OUTLET.
 - WINDOWS LOCATED WITHIN 24" FROM EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION, AND WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE FLOOR LEVEL.

REVISIONS	BY

GRIFFIN, WILLIAM & MARLENE
HOME IMPROVEMENTS
1803 PURITAN ST.
DOWNEY, CA 90242

FLOOR PLAN

DATE	01-23-09
SCALE	AS SHOWN
DRAWN	R.G.
JOB	GRIFFIN
SHEET	