LEE RESIDENCE

HOUSE ADDITION AND NEW ADU

ABBREVIATION

&	And	GYP.	Gypsum
∠	Angle		
@	At	H.B.	Hose Bibb
℄	Centerline	H.C.	Hollow Core
ø	Diameter or Round	HDWD.	Hardwood
#	Pound or Number	HDWE.	Hardware
(E)	Existing	H.W.	Hollow Metal
(R)	Relocated	HORIZ.	Horizontal
(N)	New	HR.	Hour
		HGT.	Height
A.B.	Anchor Bolt		
ACOUS.	Acoustical	I.D.	Inside Diameter(Dim.)
A.D.	Area Drain	INC.	Incandescent
ADJ.	Adjustable	INFO.	Information
AGGR.	Aggregate	INSUL.	Insulation
AL.	Aluminum	INT.	Interior
ALT.	Alternate	INTER.	Intermediate
A.P.	Access Panel		
APPROX.	Approximate	JAN.	Janitor
ARCH.	Architectural	JT.	Joint
ASB.	Asbestos		
ASPH.	Asphalt	KIT.	Kitchen
A.F.F.	Above Finish Floor		
		LAB.	Laboratory
B.B.	Bulletin Board	LAM.	Laminate
BD.	Board	LAV.	Lavatory
BITUM.	Bituminous	LED.	Light-Emitting Diode
BKG.	Backing	LKR.	Locker
BLDG.	Building	LT.	Light
BLK.	Block		
BLKG.	Blocking	MAS.	Masonary
BM.	Beam	MAT.	Material
BOT.	Bottom	MAX.	Maximum
		M.B.	Machine Bolt
CAB.	Cabinet	M.C.	Medicine Cabinet
C.B.	Catch Basin	MECH.	Mechanical
CEM.	Cement	MEMB.	Membrane
CER.	Ceramic	MET.	Metal
C.I.	Cast Iron	MFR.	Manufacturer
C.G.	Corner Guard	MH.	Manhole
C.J.	Construction Joint	MIN.	Minimum
CLG.	Ceiling	MIR.	Mirror
CLKG.	Calking	MISC.	Miscellaneous
CLO.	Closet	M.O.	Masonry Opening
CLR.	Clear	MTD.	Mounted
C.O.	Cased Opening	MUL.	Mullion
COL.	Column		
CONC.	Concrete	N.	North
CONN.	Connection	N.I.C.	Not in Contrast
CONSTR.	Construction	NO. or #	Number
CONT.	Continuous	NOM.	Nominal
CORR.	Corridor	N.T.S.	Not to Scale
CPT.	Carpet		
CTSK.	Countersunk	O.A.	Overall
CNTR.	Counter	OBS.	Obscure
CTR.	Center	O.C.	On Center
		O.D.	Outside Diameter(DIM.)
DET.	Detail	OFF	Office
DIA.	Diameter	O.H.	Opposite Hand
DIM.	Dimension	OPNG.	Opening
DISP.	Dispenser	OPP.	Opposite
DN.	Down		
D.O.	Door Opening	P.	Paint
DR.	Door	P.A.D.	Powder Actuated Device
DWR.	Drawer	PRCST.	Pre-cast
DS.	Downspout	PL.	Plate
D.S.P.	Dry Standpipe	P.LAM.	Plastic Laminate
DWG.	Drawing	PLAS.	Plaster
		PLYWD.	Plywood
E.	East	PR.	Pair
EA.	Each	PT.	Point
E.B.	Expansion Bolt	P.T.D.	Paper Towel Dispenser
E.J.	Expansion Joint	P.T.D/R	Combination Paper Towel
EL.	Elevation		Dispenser & Receptacle
ELEC.	Electrical	PTN.	Partition
ELEV.	Elevator	PTR.	Paper Towel Reptacle
EMER.	Emergency		
ENCL.	Enclosure	Q.T.	Quarry Tile
ENGR.	Engineer	QTY.	Quantity
E.P.	Electrical Panelboard		
EQ.	Equal	R.	Riser
EQPT.	Equipment	RAD.	Radius
E.W.C.	Electrical Water Cooler	R.D.	Rood Drain
EXST.	Existing	REF.	Reference
EXPO.	Exposed	REFR.	Refrigerator
EXP.	Expansion	RGTR.	Register
EXT.	Exterior	REINF.	Reinforced
		REQ.	Required
F.A.	Fire Alarm	RESIL.	Resilient
F.B.	Flat Bar	RM.	Room
F.D.	Floor Drain	R.O.	Rough Opening
FDN.	Foundation	RUB.	Rubber
F.A.	Fire Extinguisher		
F.A.C.	Fire Extinguisher Cab.	RWD.	Redwood
F.H.C.	Fire Hose Cabinet	R.W.L.	Rain Water Leader
F.H.W.S.	Flat Head Wood Screw		
FIN.	Finish	S.	South
FIXT.	Fixture	S.A.D.	See Architectural Drawing
FL.	Floor	S.C.	Solid Core
		S.C.D.	Seat Cover Dispenser
FLASH.	Flashing	SCHED.	Schedule
FLUOR.	Fluorescent	S.A.	Soap Dispenser
F.O.C.	Face of Concrete	SECT.	Section
F.O.F.	Face of Finish	S.E.D.	See Electrical Drawing
F.O.S.	Face of Studs	SH.	Shelf
FPRF.	Fireproof	SHR.	Shower
F.S.	Full Size	SHT.	Sheet
FT.	Foot or Feet	SIM.	Similar
FTG.	Footing	S.M.D.	See Mechanical Drawing
FURR.	Furring	S.M.S.	Sheet Metal Screw
FUT.	Future	S.N.D.	Sanitary Napkin Dispenser
		S.N.R.	Sanitary Napkin Receptacle
GA.	Guage	SPEC.	Specification
GALV.	Galvanized	SPD.	See Plumbing Drawing
G.B.	Grab Bar	SQ.	Square
GL.	Glass	S.S.D.	See Structural Drawing
GND.	Ground	S.ST	Stainless Steel
GR.	Grade	S.SK.	Service Sink
		STA.	Station
		STD.	Standard
		STL.	Steel
		STOR.	Storage
		STRL.	Structural
		SUSP.	Suspended
		SYM.	Symmetrical
		TRD.	Tread
		T.B.	Towel Bar
		T.C.	Top of Curb
		TEL.	Telephone
		TER.	Terrazzo
		T.&G.	Tongue and Grove
		THK.	Thick
		THRES.	Threshold
		T.P.	Top of Pavement
		T.P.B.	Telephone Panelboard
		T.P.D.	Toilet Paper Dispenser
		T.V	Television
		T.W.	Top of Wall
		TYP.	Typical
		UNF.	Unfinished
		U.O.N. Noted	Unless Otherwise
		UR.	Urinal
		V.C.T.	Vinyl Composition Tile
		VERT.	Vertical Vestibule
		VEST.	Vestibule
		V.I.F.	Verify in Field
		W.	West
		W/	With
		WC.	Wall Covering
		W.C.	Water Closet
		DW.	Wood
		W.F.	Wide Flange
		W.O.	Where Occurs
		W/O	Without
		WP.	Waterproof
		WSCT.	Wainscot
		WT.	Weight
		W.R.	Water Resistant

GENERAL NOTES

- BY EXECUTING CONTRACTS, CONTRACTOR AND SUBCONTRACTORS REPRESENT THAT THEY HAVE:
  A. VISITED THE SITE AND ITS SURROUNDING AND MADE DUE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES.
  B. COMPARED DRAWINGS WITH EXISTING CONDITIONS AND INFORMED THEMSELVES OF CONDITIONS TO BE ENCOUNTERED, INCLUDING WORK BY OTHERS, IF ANY, BEING PERFORMED. AND
  C. NOTIFIED THE ARCHITECT OF AMBIGUITIES, INCONSISTENCIES, AND ERRORS THEY HAVE DISCOVERED WITHIN DRAWINGS OR BETWEEN SCOPE AND EXISTING CONDITIONS
- FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR COMPLETING THE WORK IN ACCORDANCE WITH PLANS AND OTHER CONTRACT DOCUMENT AT NO ADDITIONAL COST.
- CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO CONDITIONS THEY CAN DETERMINE BY EXAMINING THE SITE AND PLANS AND OTHER CONTRACT DOCUMENTS.
- CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO AMBIGUITIES, INCONSISTENCIES OR ERRORS WITHIN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS, WHEN SUCH AMBIGUITIES, INCONSISTENCIES, OR ERROR ARE KNOWN TO CONTRACTOR OR SUBCONTRACTOR BEFORE CONTRACT EXECUTION UNLESS CONTRACTOR OR SUBCONTRACTOR HAS NOTIFIED THE OWNER IN WRITING OF SUCH CONDITION BEFORE EXECUTION OF AGREEMENT BETWEEN OWNER AND CONTRACTOR.
- CONTRACTOR SHALL ACCEPT THE SITE AND THE EXISTING SURROUNDING IN THE CONDITIONS IN WHICH THEY EXIST AT THE TIME CONTRACTOR IS GIVEN ACCESS TO BEGIN THE WORK.
- DAMAGE CAUSED BY CONTRACTOR TO EXISTING STRUCTURES, AND WORK BY OTHERS SHALL BE REPAIRED BY CONTRACTOR AND LEFT IN AS GOOD CONDITIONS AS EXISTING BEFORE THE DAMAGING, UNLESS SUCH EXISTING WORK IS SHOWN TO BE REMOVED OR REPLACED BY NEW WORK.
- COMPLETE DOCUMENTATION OF EXISTING CONSTRUCTION IS NOT AVAILABLE. DIMENSIONS, LAYOUT, EXISTING MATERIALS, AND CONCEALED CONDITIONS HAVE NOT NECESSARILY BEEN VERIFIED AND AREA NOT REPRESENTED TO BE ACCURATE BEYOND THE LEVEL NECESSARY TO DEFINE THE APPROXIMATE SCOPE OF SURFACE RENOVATION AND SYSTEM REPLACEMENT.
- IMMEDIATELY UPON ENTERING THE SITE FOR PURPOSES OF BEGINNING WORK, LOCATE GENERAL REFERENCE POINTS AND LAY OUT WORK AND BE RESPONSIBLE FOR LINES, ELEVATION AND MEASUREMENTS, AND WORK EXECUTED UNDER THIS CONTRACT. EXERCISE PROPER PRECAUTIONS TO VERIFY FIGURES SHOWN ON PLANS BEFORE LAYING OUT WORK.
- CONTRACTOR AND EACH SUBCONTRACTOR, BEFORE STARTING WORK, SHALL VERIFY GOVERNING DIMENSION AT THE SITE INCLUDING ELEVATIONS AND SHALL EXAMINE ADJOINING WORK ON WHICH CONTRACTOR'S OR SUBCONTRACTOR'S WORK ARE IN ANY WAY DEPENDENT. NO "EXTRA" OR ADDITIONAL COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL MEASUREMENTS AND DIMENSIONS SHOWN. SUBMIT DIFFERENCES DISCOVERED DURING THE WORK TO THE OWNER FOR INTERPRETATION BEFORE PROCEEDING WITH ASSOCIATED WORK.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECTS AND HIS CONSULTANTS FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHTECTS.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- FOLLOWING ANY SLAB DEMOLITION, EXCAVATION AND/OR DAMAGE TO THE VAPOR BARRIER UNDER THE SLAB, THE VAPOR BARRIER SHALL BE REPAIRED AND INSPECTED BY AN APPROVED PARTY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CBC, CFC, CPC, CEC, CRC, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY AND 9 AM TO 4 PM SATURDAY. NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS

PROJECT TEAM

OWNER:

PROJECT DESCRIPTION

THE PROJECT IS TO PROPOSED A 490 SF HOUSE ADDITION TO THE FRONT AND BACK OF THE EXISTING SINGLE-FAMILY HOUSE AND ADD A NEW 688 SF ATTACHED ADU TO THE BACK OF THE EXISTING SINGLE-FAMILY HOUSE

THE SCOPE OF WORK INCLUDES:
1. ADD 242 SF AT THE FRONT OF THE HOUSE WITH A NEW LIVING ROOM.
2. ADD 248 SF TO THE BACK OF THE HOUSE.
3. ADD 688 SF NEW ATTACHED ADU TO THE BACK OF THE HOUSE WITH NEW LIVING, NEW OPEN KITCHEN, NEW LAUNDRY, NEW BATHROOM, AND 2 NEW BEDROOMS.
4. RE-LAYOUT THE MAIN HOUSE TO CREATE A NEW LIVING ROOM, A NEW DINING AREA, A NEW OPEN KITCHEN, 4 NEW BEDROOM, AND 3 NEW BATHROOMS.
5. RELOCATE THE DOOR FROM MAIN HOUSE TO THE GARAGE.
6. NEW ROOF (STRUCTURAL AND ROOFING) FOR THE WHOLE HOUSE (MAIN HOUSE AND ADU).
7. NEW HVAC SYSTEM FOR MAIN HOUSE AND NEW ADU.
8. NEW ELECTRICAL AND LIGHTING FOR THE WHOLE HOUSE.
9. NEW ELECTRICAL METER AND PANEL FOR NEW ADU.
10. NEW SOLAR PANEL (DEFERRED SUBMITTAL).
11. RELOCATE EXISTING W/H FOR MAIN HOUSE TO GARAGE.
12. NEW OUTDOOR TANKLESS W/H/ FOR NEW ADU.
13. REMOVED 2 TREES (14"ø AND 10"ø) AT THE BACK OF THE HOUSE.

APPLICABLE CURRENT CODES AND REGULATIONS

APPLICABLE CURRENT CODES AND REGULATIONS:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE (CFC)

CITY OF NEWARK MUNICIPAL CODE

SHEET INDEX

SYMBOL

- DOOR MARK
- WINDOW MARK
- WINDOW MARK (SIZE / TYPE / SILL HT.)
- NOTES MARK
- WORK POINT, DATUM POINT OR CONTROL POINT
- ELEVATION IDENTIFICATION / SHEET WHERE ELEVATION IS DRAWN
- SECTION IDENTIFICATION / SHEET WHERE SECTION IS DRAWN
- DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN
- INTERIOR ELEVATION IDENTIFICATION / SHEET WHERE INTERIOR ELEVATION IS DRAWN.
- REVISION NUMBER
- REVISION CLOUD

SITE AND PROJECT INFORMATION

ASSESSOR'S MAP 92 A — Code Area Nos. 11-010

VICINITY MAP

PARCEL MAP

APN NUMBER			
ZONING		RS-6000	
	REQUIRED	EXISTING	PROPOSED
LOT AREA	/	6491 S.F.	6491 S.F.
FLOOR AREA	/	1142 S.F.	1142+242+248=1632 S.F.
GARAGE AREA	/	438 S.F.	438 S.F.
ADU	/	/	688 S.F.
LOT COVERAGE (WITHOUT ADU)	50%	1142+438/6491 S.F. = 24.34%	1632+438/6491 S.F. = 31.89%
LOT COVERAGE W/ OVERHANG (WITHOUT ADU)		1911+213/6491 = 21.63%	2380+228/6491 = 40.18%
ACCESSORY STRUCTURE AREA	/	213 SF (COVERED PATIO)	228 SF (COVERED PATIO)
REAR YARD ENCROACHMENT	MAX. 30% OF REQUIRED REAR-YARD AREA: (((79.92'+90.19')X20')/2) X30% = 510.33 S.F.	0 S.F.	491.4 SF (PARTS OF ADU)
FRONT SETBACK	20'-0"	20'-0"	20'-0"
REAR SETBACK	20'-0"	32'-1"	26'-6"/ 6'-3" (ADU)
SIDE SETBACK	5'-0"	5'-7"/5'-7"	5'-7"/5'-7"
HEIGHT LIMITS	30'-0"	14'-11"	15'-7"
FIRE SPRINKLER	/	NO	NO
TYPE OF CONSTRUCTION	/	V-B	V-B
OCC. GROUP	/	R3/U	R3/U
FLOOD ZONE	X	X	X
MINIMUM LANDSCAPING	6491 S.F. X25%=1623 S.F.	853(FRONT)+2692(REAR) =3545 S.F.	657(FRONT)+1671(REAR) =2328 S.F.

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

REVISIONS:

SHEET TITLE:
TITLE SHEET

DATE 03/01/2022 — PROJECT NO. R21-009

SCALE AS SHOWN — DRAWN SL

SHEET **A-0**

GENERAL NOTES

1. THE DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.

2. REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.

3. PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.

4. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.

5. OPERATING SYSTEMS, UTILITIES AND SERVICES SERVING THE EXISTING SITE SHALL BE MAINTAINED IN OPERATION TO SERVE THE NEEDS OF PORTIONS OF THE BUILDING AND SITE NOT INVOLVED IN THE WORK UNDER THIS CONTRACT AT ALL TIMES DURING THE PROGRESS OF THE WORK UNDER THIS CONTRACT, EXCEPT FOR SUCH SHORT PERIODS AS ARE ABSOLUTELY NECESSARY TO PERFORM THE WORK. SUCH OPERATING SYSTEMS, UTILITIES AND SERVICES INCLUDE BUT ARE NOT LIMITED TO WATER, ELECTRICITY, HVAC, SANITARY, SEWER, FIRE ALARM, TELEPHONE AND SECURITY.

6. PRIOR TO INTERUPTING OR OTHERWISE AFFECTING ANY SUCH OPERATING SYSTEM, UTILITY OR SERVICE, CONTRACTOR SHALL CONSULT WITH OWNER'S REPRESENTATIVE TO ESTABLISH A MUTUALLY SATISFACTORY SCHEDULE FOR CUT OVER, CUT OFF DISRUPTION OR OTHER CHANGE IN THE OPERATION OF THE AFFECTED SYSTEM, UTILITY OR SERVICE.

7. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.

8. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.

9. NOISE AND DUST IS NOT TO BE DISRUPTIVE TO THE OCCUPIED AREA OF THE BUILDING. PROVIDE TEMPORARY PARTITIONS AS REQUIRED.

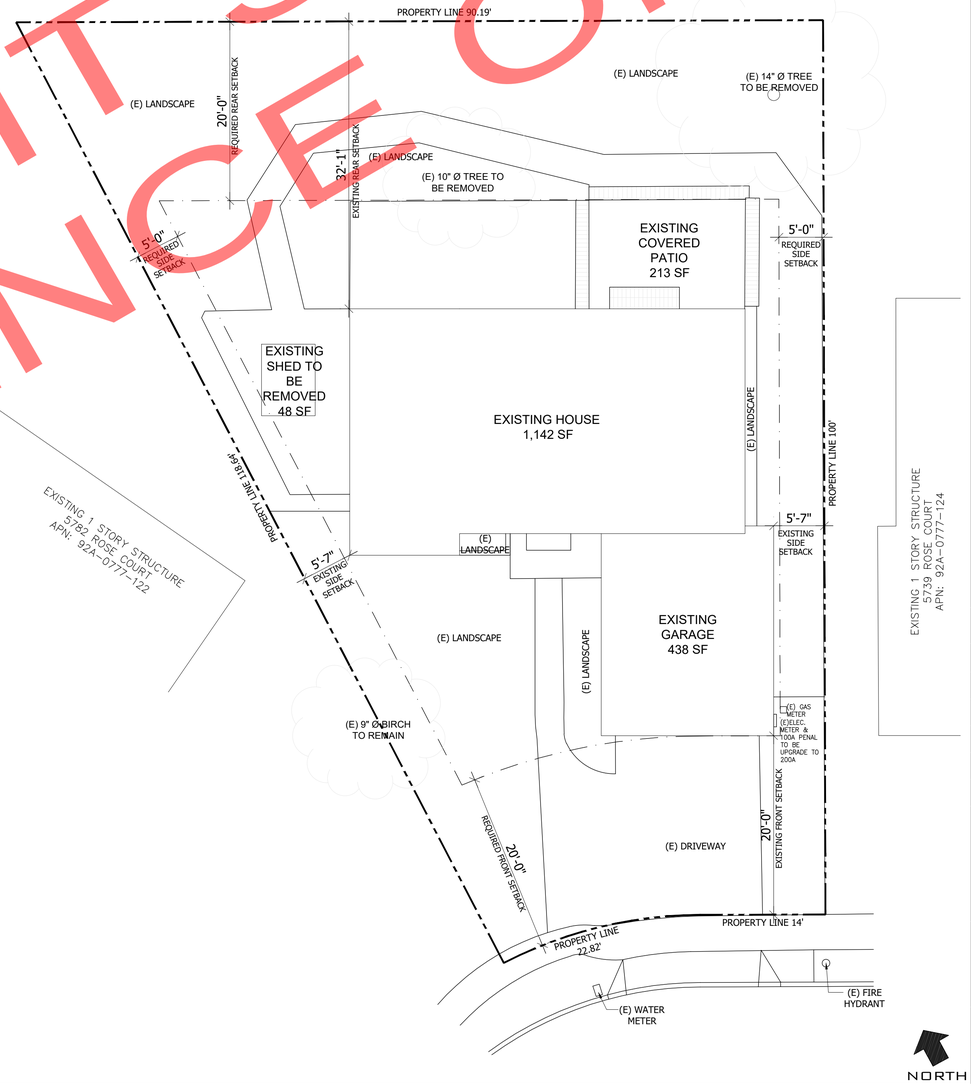
10. DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.

11. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.

12. CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS.

13. EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. COORDINATE LOCATION WITH ARCHITECT & OWNER. ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA
TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK.

PROPOSED SITE PLAN 1/8" 2



EXISTING SITE PLAN 1/8" 1

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

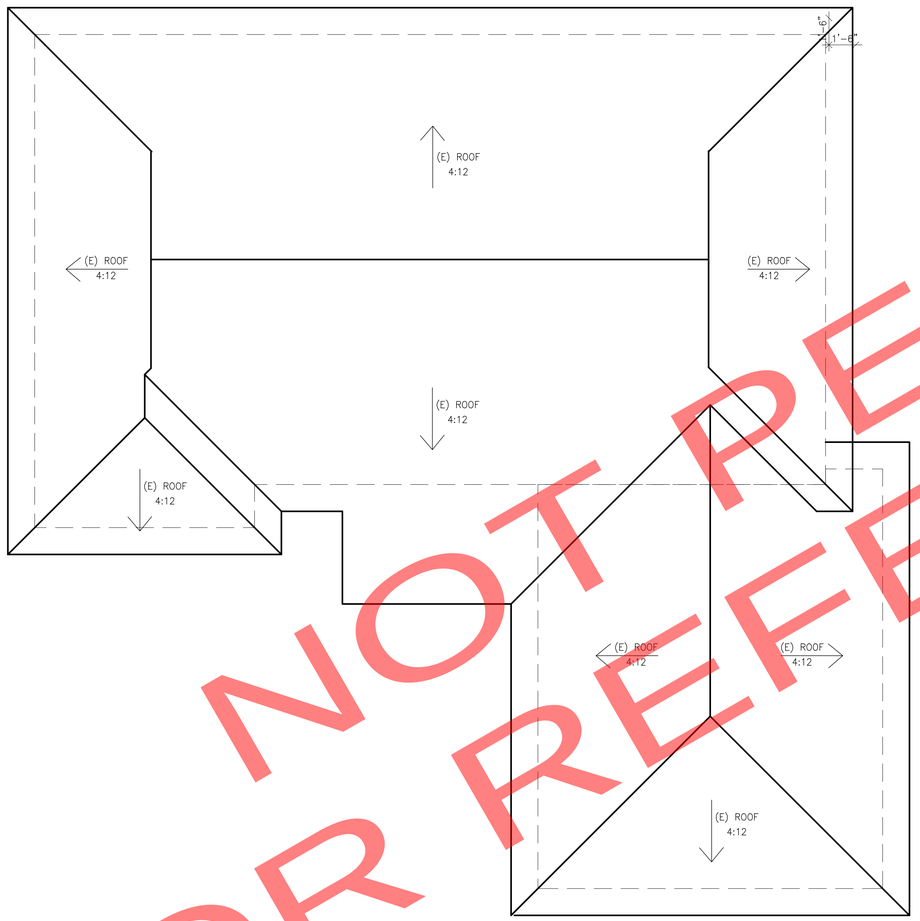
REVISIONS:

SHEET TITLE:
EXISTING AND PROPOSED SITE PLAN

DATE 03/01/2022 PROJECT NO. R21-009

SCALE AS SHOWN DRAWN SL

SHEET
A-1.0

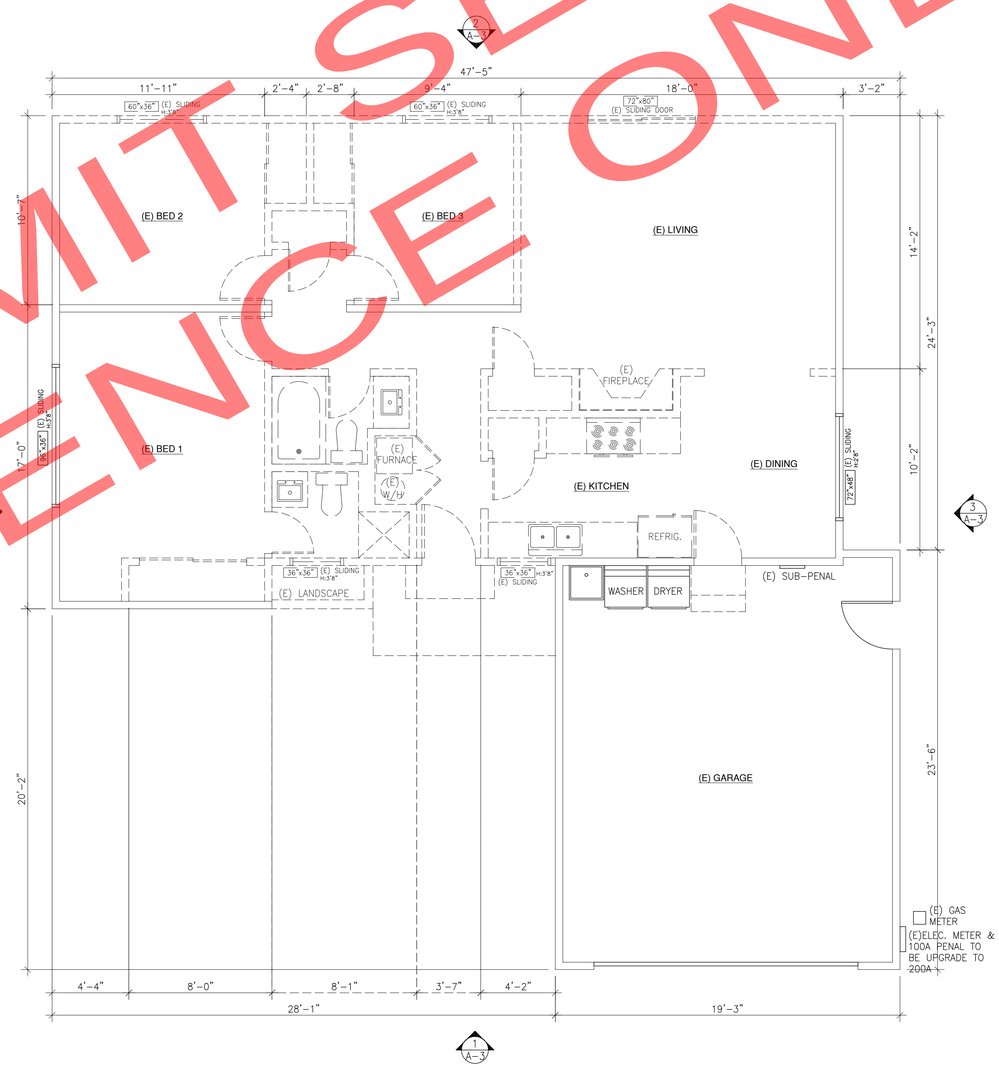


NORTH

EXISTING ROOF PLAN | 1/4" | 2

LEGEND

- EXISTING WALLS TO DEMO
- EXISTING WALLS TO REMAIN
- EXISTING WINDOW TO DEMO
- EXISTING WINDOW TO REMAIN



NORTH

EXISTING FLOOR PLAN | 1/4" | 1

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

REVISIONS:

SHEET TITLE:
EXISTING FLOOR PLAN

DATE 03/01/2022
PROJECT NO. R21-009
SCALE AS SHOWN
DRAWN SL

SHEET
A-1.1

GENERAL NOTES:

◇0 ALL INTERIOR FINISH MATERIALS, KITCHEN EQUIPMENTS, PLUMBING FIXTURES AND ELEC. FIXTURES SHALL BE SELECTED BY OWNERS. PROVIDE INTERCOM, SECURITY & VACUUM AT OWNER'S OPTION.

◇1 EXTERIOR WALL & PLUMBING WALL: 2X6 @ 16"O.C., TYP.

◇2 KITCHEN NOTES:
- A. COOK TOP WITH EXHAUST AIR TO EXTERIOR WALL.
- B. HOME CENTER WITH UPPER CABINET AND LIGHT.
- C. DISH-WASHER, GARBAGE DISPOSAL, MICRO-WAVE, OVEN AND OTHER EQUIPMENTS SHALL BE SELECTED BY OWNER BEFORE CONSTRUCTION.
- D. PROVIDE GFCI PROTECTED OUTLETS AT COUNTER TOP.
- E. PROVIDE 2 MIN. SEPARATE 20 AMP CIRCUITS FOR SMALL KITCHEN APPLICANCES.
- F. TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.
- G. EVERY COUNTER SPACE 12" OR WIDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS.
- H. ALL COUNTER RECEPTACLES MUST BE GFCI PROTECTED.
- I. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. ALL INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AS REQUIRED BY 2019 CA ENERGY CODE.
- J. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.
- K. IF GAS LINE IS ALTERED OR MOVED SHOW EXISTING AND PROPOSED LOCATION, PIPE SIZE, AND BTU'S OF APPLIANCES BEING SERVED, SHOW GAS METER LOCATION. LEAVE EXPOSED FOR INSPECTION.

◇3 GARAGE NOTES:
- A. EPARATION OF MINIMUM 1/2" GYPSUM BOARD ON GARAGE SIDE IS REQUIRED BETWEEN GARAGE AND DWELLING. CRC R302.6.
- B. OPENING BETWEEN GARAGE AND DEWELLING REQUIRED TO BE A SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCH THICKNESS, OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8INCH THICK, OR 20 MINUTE RATED, SELF CLOSING/SELF LATCHING DOOR PER CRC R302.5.1
- C. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. CRC R302.5.2

◇4 PROVIDE 18"X24" UNDERFLOOR ACCESS

◇5 PROVIDE 22"X30" ATTIC ACCESS, MIN, 30" HEADROOM CLEARANCE.

◇6 WATER HEATER & FURNACE SHOULD HAVE SEISMIC RESTRANT STRAP & ELEVATE PILOT HEIGHTS 18" MIN. ABOVE FLOOR, COVER WITH SHEET METAL. PER CPC & CMC.

◇7 BATHTUB AND SHOWER NOTES:
- A. ALL BATHTUB SHOW, SHOULD COMPLY WITH CRC R307.2 AND R702.4.2. TYP.
- B. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
- C. PROVIDE FIBER-REINFORCED GYPSUM BACKERS (OR APPR. EQ.)
- D. PROVIDE CONCRETE BACKER BOARD @ AROUND SHOWER, TUBS
- E. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7.
- F. PROVIDE TEMPERED GLAZING FOR ALL NEW WINDOWS WITHIN 24" FROM THE ARC OPENING OF THE DOORS AND WITHIN 60" FROM THE WET SURFACE OF TUB/ SHOWER.
- G. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- H. ALL ELECTRICAL RECEPTACLES SHALL BE GFCI PROTECTED.
- I. TOILET CLEARANCE -24" IN FRONT OF TOILET AND 15" ON EACH SIDE MEASURED FROM CENTER OF TOILET. CPC 402.5
- J. PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2
- K. SHOWER COMPARTMENT MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQUARE INCHES AND SHALL ENCOMPASS A MINIMUM 30-INCH CIRCLE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS. CPC 408.6
- L. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3., MAXIMUM MIXING WATER TEMP OF 120 °F.
- M. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC.
- N. SAFETY GLAZING IS REQUIRED ON WINDOWS AND IN ENCLOSURES FOR OR WALLS FACING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE AND DRAIN INLET.
- O. CONTROLS FOR THE SHOWERHEAD SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9.
- P. THE GRADE OF HORIZONTAL DRAINAGE PIPE SHALL NOT BE LESS THAN 1/4" PER FOOT. CPC 708.1

◇8 SKYLIGHTS -OPERABLE SKYLIGHTS MUST BE 10 FEET FROM PLUMBING VENTS OR THREE FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER

◇9 ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE WITH WEATHER STRIP.

◇10 GARAGE & UTILITY ROOM CONSTRUCTION: (ONE HOUR RATED)
5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. (SEE FIRE SEPARATION NOTS FOR MORE INFO.)
FIRE SEPARATION WALL UP TO ROOF FRAMING, SEE FIRE SEPARATION NOTES FOR INFORMATION.

◇11 PROVIDE 4" DRYER VENT, DRYER SHALL BE A LISTED & APPROVED PRODUCT TESTED BY A RECOGNIZED TESTING AGENCY, IF THE VENT MORE THAN 14' LONG.

◇12 7.75" MAX. FOR IN-SWINGING DOORS & 1/2" MAX. FOR OUT-SWINGING DOORS FROM THE TOP OF THE THRESHOLD TO THE LANDING AT THE EXTERIOR DOORS.

◇13 THE CLOTHES DRYER'S SHALL BE VENTED TO THE OUTSIDE WITH A MIN. 4" EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. C.M.C. SECTION 504.3.1.
THE DRYER TERMINATES TO THE OUTSIDE OF BLDG TO BE MIN. 3' FROM OPENING. MAX. LENGTH OF THE DRYER SHALL NOT EXCEED 14' W/ (2) 90 DEGREE ELBOWS EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. CMC 504.3.2.2.

◇14 EXHAUST DUCT TO ROOF OR THRU WALL. PER 510.5.2 OF 2019 CPC.

◇15 PROVIDE A 100 SQ.IN. LOUVER IN THE DOOR FOR MAKEUP AIR. (CMC 504.4.1.)

◇16 PROVIDE AC CONDENSER UNITS SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3" ABOVE THE GROUND LEVEL. CMC 1106.2.

◇17 VENTILATION @ LAUNDRY & WATER CLOSET ROOM TO COMPLY WITH CMC TABLE 402.1 & 504.6.

◇18 FURNACE COMBUSTION AIR TO COMPLY WITH 602 CMC

◇19 R-15 INSULATION ON WALL OF UTILITY & LAUNDRY ROOMS.

◇20 T&P VALVE DRAIN LINE TO DISCHARGE TO THE EXTERIOR W/ 2% SLOPE.

GENERAL NEW BATHROOM AND/OR BATHROOM REMODEL REQUIREMENTS

BUILDING:
1. WATER RESISTANT BACKING BOARD (GREEN BOARD) SHALL NOT BE PERMITTED FOR USE WITHIN SHOWER COMPARTMENTS OR AROUND TUB/SHOWER FOR GLUE-ON TILE APPLICATION. "DUROCK" OR "WONDERBOARD" MUST BE USED IN SUCH APPLICATIONS (LOCAL POLICY).
2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATH TUB AND SHOWER WHERE ANY PORTION OF THE BOTTOM EXPOSED GLAZING IS LESS THAN 60" FROM STANDING SURFACE SHALL BE SAFETY GLAZING.
3. MIN. DISTANCE FROM CENTERLINE OF WATER CLOSETS TO WALL OR BARRIER IS 15 INCHES EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET.
4. MIN. SHOWER PAN DIMENSIONS IS 1024 SQ IN AND THE MIN FINISH DIMENSION IN ANY DIRECTION IS 30 INCHES. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS.
5. SAFETY GLAZING IS REQUIRED AT FOLLOWING LOCATIONS: WALLS FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEANSURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

ELECTRICAL:
1. ALL RECEPTACLES SHALL BE GFCI PROTECTED (CEC210.8 (A) (1)) ANY EXISTING, NEW, AND ADDITIONAL RECEPTACLES SHALL BE CONNECTED TO A DEDICATED 20 AMP CIRCUIT.
2. IN ALL AREA SPECIFIED IN SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPPER-RESISTANT RECEPTACLES. (CEC 406.11)
3. WHIRLPOOL BATHTUB SHALL HAVE MOTOR ACCESS AND BE TESTED (CEC 680.70). ALL METAL CABLES, FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 5' OF THE INSIDE WALLS OF THE WHIRLPOOL BATHTUB SHALL BE PROPERLY BONDED (CEC 680.43-D).
4. LIGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
5. ALL LIGHTING SHALL BE HIGH EFFICIENCY (I.E. FLUORESCENT). DIMMERS ARE NOT ALLOWED IN BATHROOMS (2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS).

MECHANICAL:
1. ROOM CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODES.
2. NATURAL VENTILATION SHALL BE PERMITTED IN LIEU OF OR IN CONJUNCTION WITH MECHANICAL SYSTEMS, NET OPERABLE MINIMUM SHALL AT 4% OF THE NET OCCUPIED FLOOR AREA IF VENTILATED DIRECTLY TO THE OUTDOORS, IF VENTILATED THROUGH AN ADJOURNING ROOM, NET OPERABLE AREA SHALL BE AT MINIMUM 8% OF THE NET OCCUPIED FLOOR AREA OR NOT LESS THAN 25 SQ FT.
3. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%

PLUMBING (WATER SAVING PLUMBING FIXTURES):

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES NEED TO BE UPGRADED.

1. WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2.
2. KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2.
3. RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM. CPC 407.2.2.
4. SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.
5. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF NEED TO BE REPLACED WITH WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH
6. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM NEED TO BE REPLACED WITH A SHOWER HEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM
7. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS)

GENERAL PLUMBING:
1. CONTRACTOR VERIFY ALL(E) PLUMBING SIZE AND LOCATION. ALL NEW WATER AND DRAINAGE SHALL MATCH EXISTING
2. ALL DRAINAGE PIPE SHALL HAVE MINIMUM 4% DOWN GRADE SLOPE.
3. ALL (N) TAP WATER (HOT & COLD) PIPE SHOULD BE COPPER PIPE, ALL (N) DRAINAGE PIPE SHOULD BE POLYETHYLENE PIPE.
4. PRIOR TO INSTALLATION, ALL PLUMBING ELEMENTS SHALL BE LOCATED AND INSTALLED AS PER CODE (2019 CPC)
5. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALL AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
6. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS, SIZES, AND ELEVATIONS OF ALL ITEMS SHOWN AS EXISTING PRIOR TO DEMOLITION OR THE INSTALLATION OF ANY NEW WORK.
7. WHEN PLACING NEW PLUMBING FIXTURES, CONTRACTOR SHALL VERIFY LOCATIONS OF PLUMBING VENTS, OFFSET VENTS THAT TERMINATE WITHIN 10 FEET OF HVAC UNITS OUTDOOR AIR INTAKES. CONTRACTOR SHALL FIELD VERIFY PRIOR TO BID WHERE THE INTERFERENCES ARE AND PRICE ACCORDINGLY OR MAKE ALLOWANCE IN BID.
8. THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTING OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT THE JOB SITE AND SHALL HAVE THE APPROVAL OF THE ARCHITECT BEFORE BEING INSTALLED.
9. OBTAIN RECORD DRAWINGS (IF THERE IS ANY) OF THE EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS.
10. ALL VALVES SHOWN SHALL BE FULL LINE SIZE UNLESS OTHERWISE NOTED.
11. USE CAUTION WHEN SAW CUTTING THROUGH EXISTING CONCRETE FLOOR OR WALL CONSTRUCTION FOR THE INSTALLATION OF MECHANICAL/PLUMBING SYSTEMS TO AVOID CUTTING (E) REBAR AT EDGE OF OPENING.LEAVE SUFFICIENT REBAR EXPOSED TO THE NEW REINFORCING FOR REPLACEMENT CONCRETE AND/OR OTHER STRUCTURAL ATTACHMENTS FOR NEW CONSTRUCTION.
12. CLOSELY COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO TRENCHING, DEMOLITION OR INSTALLATION OF NEW. IDENTIFY SIZE AND LOCATIONS OF ALL PENETRATIONS THROUGH FOUNDATIONS, WALLS, OR ROOF'S PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS.
13. REFER TO ARCHITECTURAL DESCRIPTION OF CONSTRUCTION PHASING, PROVIDE SEQUENCED DEMOLITION TEMPORARY SERVES AND SEQUENCED CONSTRUCTION IN ORDER TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.
14. AFTER DEMOLITION OF EXISTING EQUIPMENT AND ACCESSORIES, PATCH ALL SURFACES THAT WILL REMAIN TO MATCH WITH EXISTING ADJACENT SURFACES.
15. OFFSET ALL RISERS AND DROPS TO AVOID PENETRATIONS AT TOP PLATES.
16. RESET ALL EXISTING FLOOR CLEANOUTS AND FLOOR DRAIN TOPS WHERE NEW FLOORING IS INSTALLED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS, TRANSITIONS, OFFSETS, ETC., TO AVOID DUCTWORK, PIPING, EQUIPMENT OR STRUCTURE AND TO MAKE A COMPLETE AND FUNCTIONING SYSTEM.
18. INSTALL ALL WORK TO CLEAR ARCHITECTURAL, STRUCTURAL MEMBERS AND MECHANICAL SYSTEMS. ADJUST PIPING AS NECESSARY. NO ITEM SUCH AS PIPE, ETC., SHALL BE IN CONTACT WITH ANY EQUIPMENT. INSTALL ALL PIPING AS HIGH AS POSSIBLE OR AS SPECIFIED ON DRAWINGS TO MAINTAIN MAXIMUM ACCESSIBILITY.
19. ALL NEW SANITARY WASTE PIPING SHOWN SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED ON PLANS. WHERE SLOPES LESS THAN 1/4" PER FOOT ARE INDICATED, CONTRACTOR SHALL SLOPE NEW PIPING UNIFORMLY BETWEEN UPPER TERMINAL OF PIPE AND THE POINT OF CONNECTION TO THE SITE PIPING (AS INDICATED ON CIVIL PLANS) TO ACHIEVE THE MAXIMUM SLOPE POSSIBLE, BUT IN NO CASE SHALL THE PIPING BE SLOPED AT LESS THAN THE MINIMUM SLOPE INDICATED.
20. PENETRATION OF PIPES, CONDUIT, ETC., IN WALLS AND/OR FLOORS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. MATERIALS SHALL BE A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHAL.
21. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR CUTTING THROUGH STRUCTURAL SYSTEM. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT BEFORE MAKING PENETRATIONS THAT ARE NOT DETAILED ON THE CONSTRUCTION DOCUMENTS.
22. AT THE TIME OF THE DESIGN PHASE, IN MOST AREAS THERE WERE NO AVAILABLE DRAWINGS TO USE AS REFERENCE IN LOCATING EXISTING WASTE, VENT, AND COLD WATER PIPING. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITY SERVICE PRIOR TO INSTALLATION OF NEW PIPING.
23. WHERE NEW FLOORING IS INSTALLED, REPLACE FLOOR DRAIN FLOOR GRATES. REFER TO ARCHITECTURAL PLANS FOR AREAS OF NEW FLOORING.
24. REFER TO SPECIFICATIONS FOR CURRENT CODES AND STANDARDS.
25. WHEN PROVIDING A NEW FIXTURE IN PLACE OF AN EXISTING, THE NEW FIXTURE SHALL CONNECT TO EXISTING DOMESTIC WASTER, WASTE AND VENT SYSTEMS. ALL NEW HARDWARE (INCLUDING FIXTURE SUPPORT CARRIER), MATERIALS AND FITTINGS AS REQUIRED TO CONNECT TO EXISTING SYSTEMS SHALL BE PROVIDED. EXTEND (E) PLUMBING SERVICES AS REQUIRED TO MAKE NEW CONNECTIONS. ALL PIPING SHALL BE BEHIND FINISHED SURFACES.

LEGEND

- WINDOW
- EXISTING WALL TO KEEP, REPAIR IF NEEDED
- ALL EXTERIOR WALL TO BE 2X6 DF #2 STUDS @ 16"o.c. WITH 1/2" THK. GYP. BD. INTERIOR SIDE 7/8" CEMENT PLASTER OVER PAPER BACKED LATH OVER 1/2" CDX PLYWOOD OR 3/8" CDX PLYWOOD PER SHEAR WALL LAYOUT ON 'S-PLAN.
- 2X4 or 2x6 WOOD STUDS @16" O.C. WITH 1/2" THK. GYP. BD. ON BOTH SIDES USE W/R GREEN GYP. BD. @ WET WALLS (CDX PLYWOOD OVER STUD @ SHEAR WALLS) S.S.D.
- 1 HOUR RATED WALL 2X4 OR 2X6 WOOD STUDS @ 16" O.C. W/ 5/8" TPY. "X" GYP. BD. ON BOTH SIDES. (1/2" CDX PLYWOOD OVER STUD @ SHEAR WALLS, W/R GREEN GPY. BD. @ WET WALLS)

PROPOSED 1ST FLOOR FLOOR PLAN

1/4" | 1

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

REVISIONS:

SHEET TITLE:
PROPOSED FLOOR PLAN

DATE: 03/01/2022 | PROJECT NO.: R21-009

SCALE: AS SHOWN | DRAWN: SL

SHEET
A-2.0

NEW DOOR SCHEDULE (#)

PC. MARK	SIZE (W x H)	TYPE	LOCATION	MATERIAL	MANUF.
101	36"X80"	EXTERIOR SWING	MAIN HOUSE ENTRANCE	WOOD	PER OWNER
102	32"X80"	INTERIOR SWING	(E) GARAGE	METAL 20MINS	PER OWNER
103	72"X80"	EXTERIOR SLIDING	(N) KITCHEN	VINYL FRAME/ TEMP. GLASS	PER OWNER
104	24"X80"	INTERIOR SWING	(N) DINING	WOOD	PER OWNER
105	60"X80"	INTERIOR SLIDING	(N) HALLWAY	WOOD	PER OWNER
106	30"X80"	INTERIOR SWING	(N) BED 1	WOOD	PER OWNER
107	96"X80"	INTERIOR SLIDING	(N) BED 1	WOOD	PER OWNER
108	30"X80"	INTERIOR SWING	(N) BATH 1	WOOD	PER OWNER
109	30"X80"	INTERIOR SWING	(N) BED 2	WOOD	PER OWNER
110	90"X80"	INTERIOR SWING	(N) BED 2	WOOD	PER OWNER
111	30"X80"	INTERIOR SWING	(N) BATH 2	WOOD	PER OWNER
112	30"X80"	INTERIOR SWING	(N) BATH 3	WOOD	PER OWNER
113	30"X80"	INTERIOR SWING	(N) BED 3	WOOD	PER OWNER
114	60"X80"	INTERIOR SLIDING	(N) BED 3	WOOD	PER OWNER
115	30"X80"	INTERIOR SWING	(N) BED 4	WOOD	PER OWNER
116	72"X80"	INTERIOR SLIDING	(N) BED 4	WOOD	PER OWNER
117	36"X80"	EXTERIOR SWING	ADU ENTRANCE	WOOD	PER OWNER
118	60"X80"	INTERIOR BI-FOLDING	(N) ADU LAUNDRY	WOOD	PER OWNER
119	30"X80"	INTERIOR SWING	(N) ADU BATH	WOOD	PER OWNER
120	30"X80"	INTERIOR SWING	(N) ADU BED 1	WOOD	PER OWNER
121	72"X80"	INTERIOR SLIDING	(N) ADU BED 1	WOOD	PER OWNER
122	30"X80"	INTERIOR SWING	(N) ADU BED 2	WOOD	PER OWNER
123	72"X80"	INTERIOR SLIDING	(N) ADU BED 2	WOOD	PER OWNER

NEW WINDOW SCHEDULE (#)

PC. MARK	SIZE (W x H)	TYPE	REMARK	LOCATION	MATERIAL	MANUF.
101	72"X48"	SLIDING		(N) LIVING	VINYL	PER OWNER
102	72"X36"	SLIDING		(N) KITCHEN	VINYL	PER OWNER
103	36"X24"	SLIDING	TEMPERED	(N) BATH 1	VINYL	PER OWNER
104	72"X36"	SLIDING		(N) BED 2	VINYL	PER OWNER
105	48"X36"	SLIDING		(N) BED 3	VINYL	PER OWNER
106	72"X36"	SLIDING		(N) BED 4	VINYL	PER OWNER
107	60"X36"	SLIDING		(N) ADU LIVING	VINYL	PER OWNER
108	48"X36"	SLIDING		(N) ADU KITCHEN	VINYL	PER OWNER
109	72"X36"	SLIDING		(N) ADU BED 1	VINYL	PER OWNER
110	48"X36"	SLIDING		(N) ADU BED 2	VINYL	PER OWNER
111	72"X36"	SLIDING		(N) ADU BED 2	VINYL	PER OWNER
112	36"X24"	SLIDING	TEMPERED	(N) ADU BATH	VINYL	PER OWNER
113	24"X24"	FIXED		(N) HALLWAY	AL	PER OWNER
114	24"X24"	FIXED		(N) HALLWAY	AL	PER OWNER
115	48"X48"	FIXED		(N) KITCHEN	AL	PER OWNER
116	48"X48"	FIXED		(N) KITCHEN	AL	PER OWNER

PROPOSED 1ST FLOOR FLOOR PLAN

1/4" | 1

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

REVISIONS:

SHEET TITLE:
DOOR AND WINDOW SCHEDULE

DATE 03/01/2022 | PROJECT NO. R21-009

SCALE AS SHOWN | DRAWN SL

SHEET
A-2.1

ROOF VENT SPEC. NTS 7

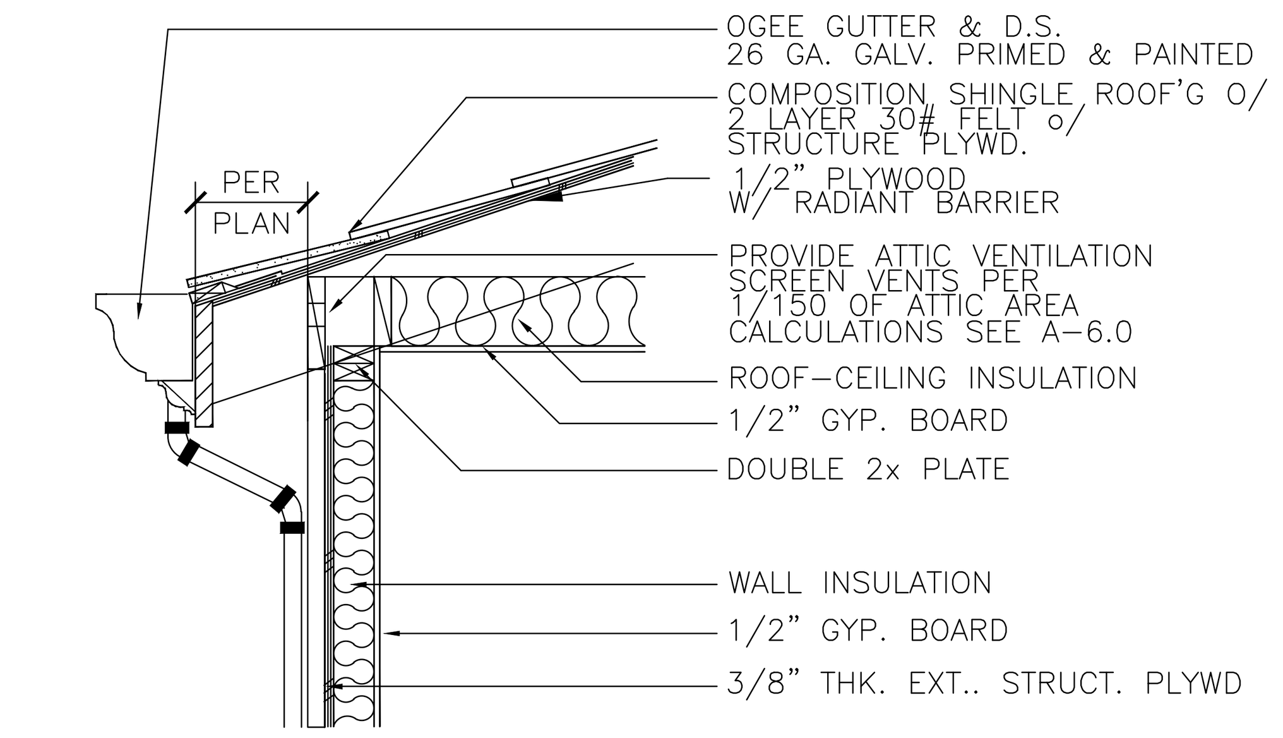
NOTES:

THE ROOF WATER LEADERS LEAD TO TYP. 2'-0"X0'-8" SPLASH BLOCK @ ALL D.S. WHICH DEFLECTS WATER AWAY FROM THE BUILDING. THERE IS TO BE A 2% MIN. SLOPE AWAY FROM THE FOUNDATION AREA.

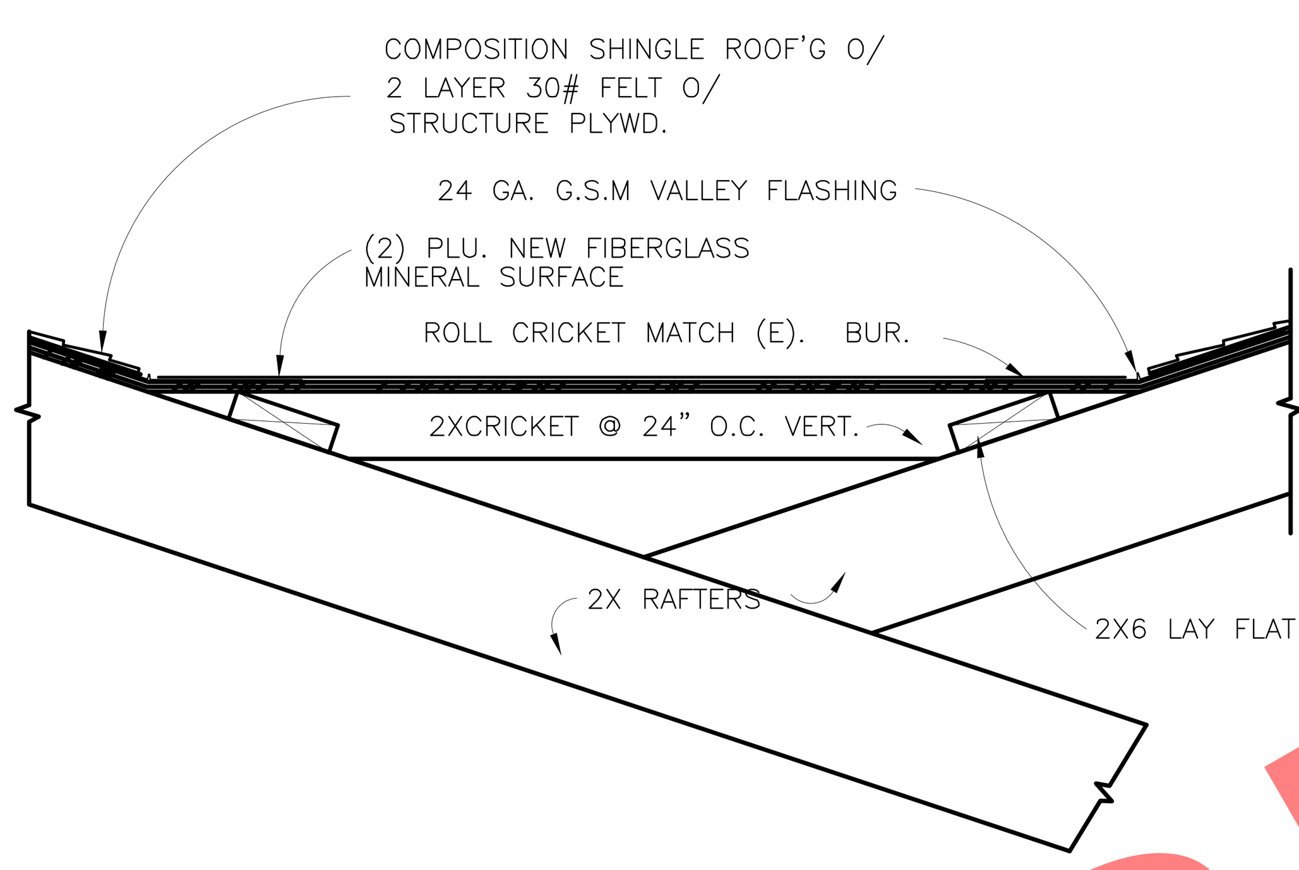
MINIMUM CLASS "A" ROOFING
FASTENERS FOR THE ROOF SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5.

THE INSTALLATION OF APPROVED CORROSION-RESISTANT FLASHING APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO TH EWALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLOWING LOCATIONS:
-EXTERIOR WINDOW AND DOOR OPENING
-AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUDCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUDCCO COPINGS.
-UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS, AND SILLS,
-CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
-AT WALL AND ROOF INTERSECTIONS.
-AT BUILT-IN GUTTERS.

VALLEY FLASHINGS MUST BE IN ACCORDANCE WITH SECTION 1508 OF THE CBC. ALL OTHER FLASHING MUST COMPLY WITH SECTION 1509 OF THE CBC. OPENINGS THROUGH THE TILE FOR PENETRATIONS SUCH AS VENTS MUST BE FLASED AND SUPPOSRTED BY ADDITIONAL BLOCKING OR ROOF FRAMING AS REQUIRED. FLASHING FOR PROFILE TILES MUST BE MADE OF LEAD OR OTHER APPROVED FLEXIBLE MATERIALS AND MUST BE FORMED TO THE CONTOURS OF THE TILE.



TYP. EAVE DETAIL NTS 2



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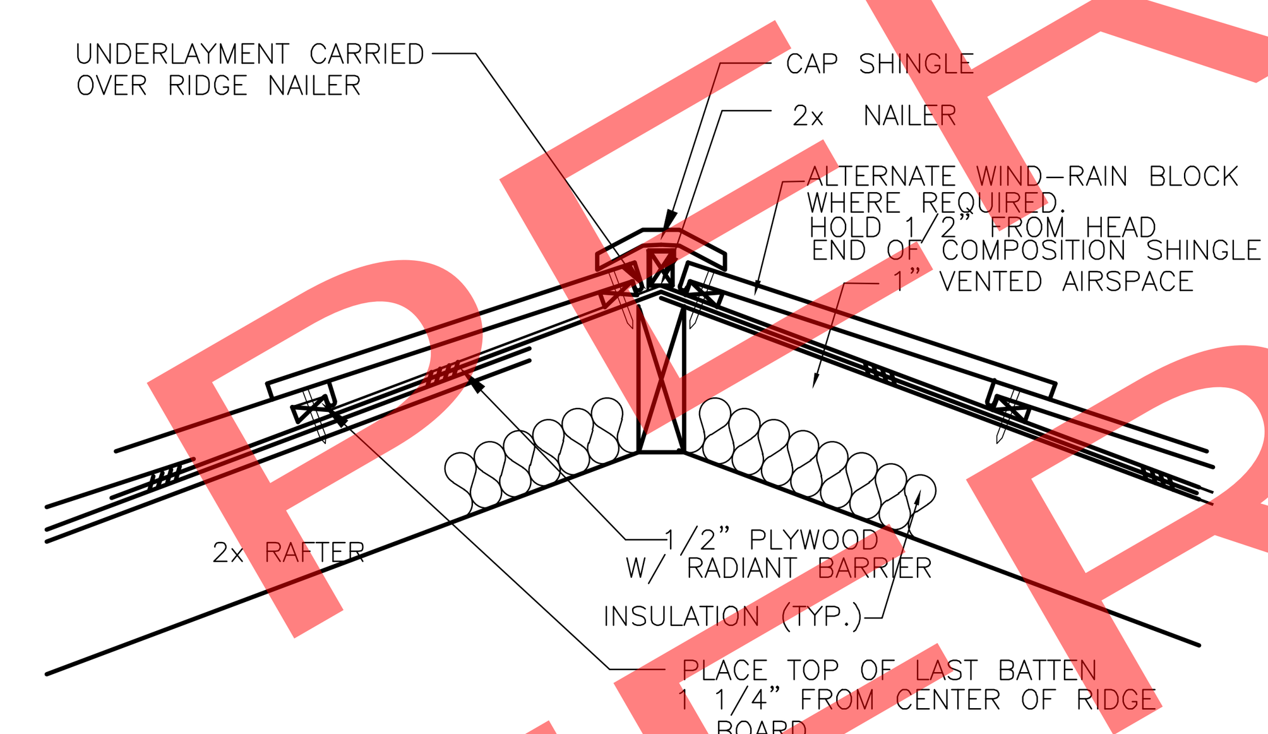

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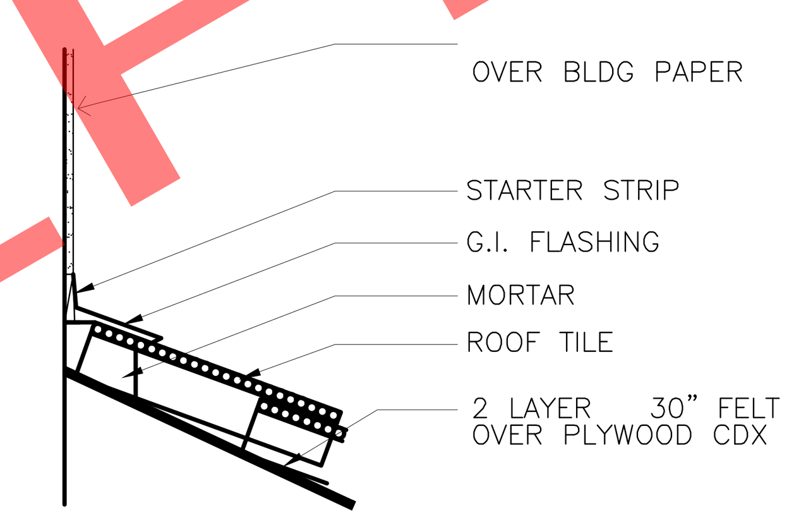
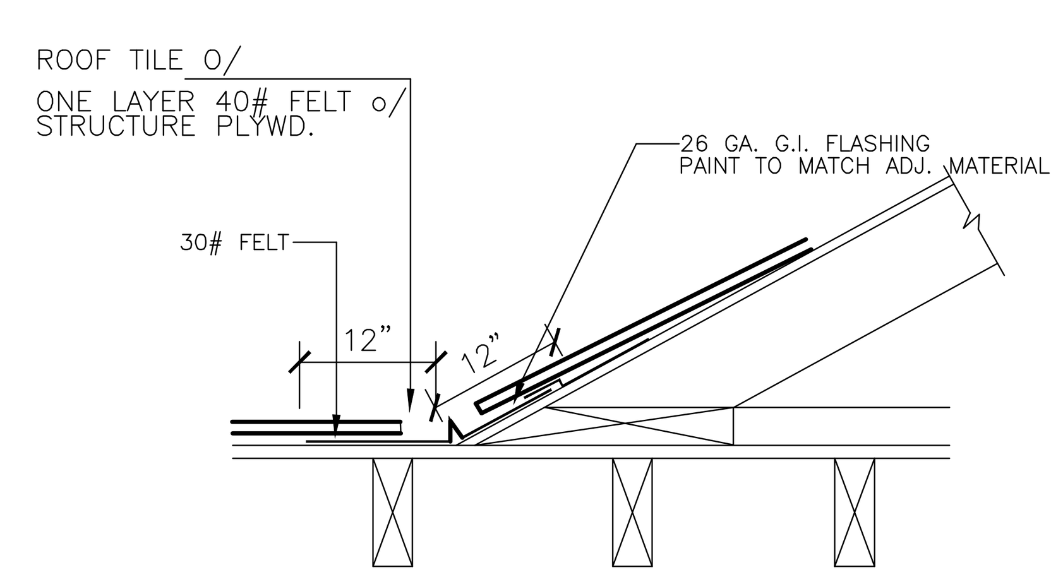
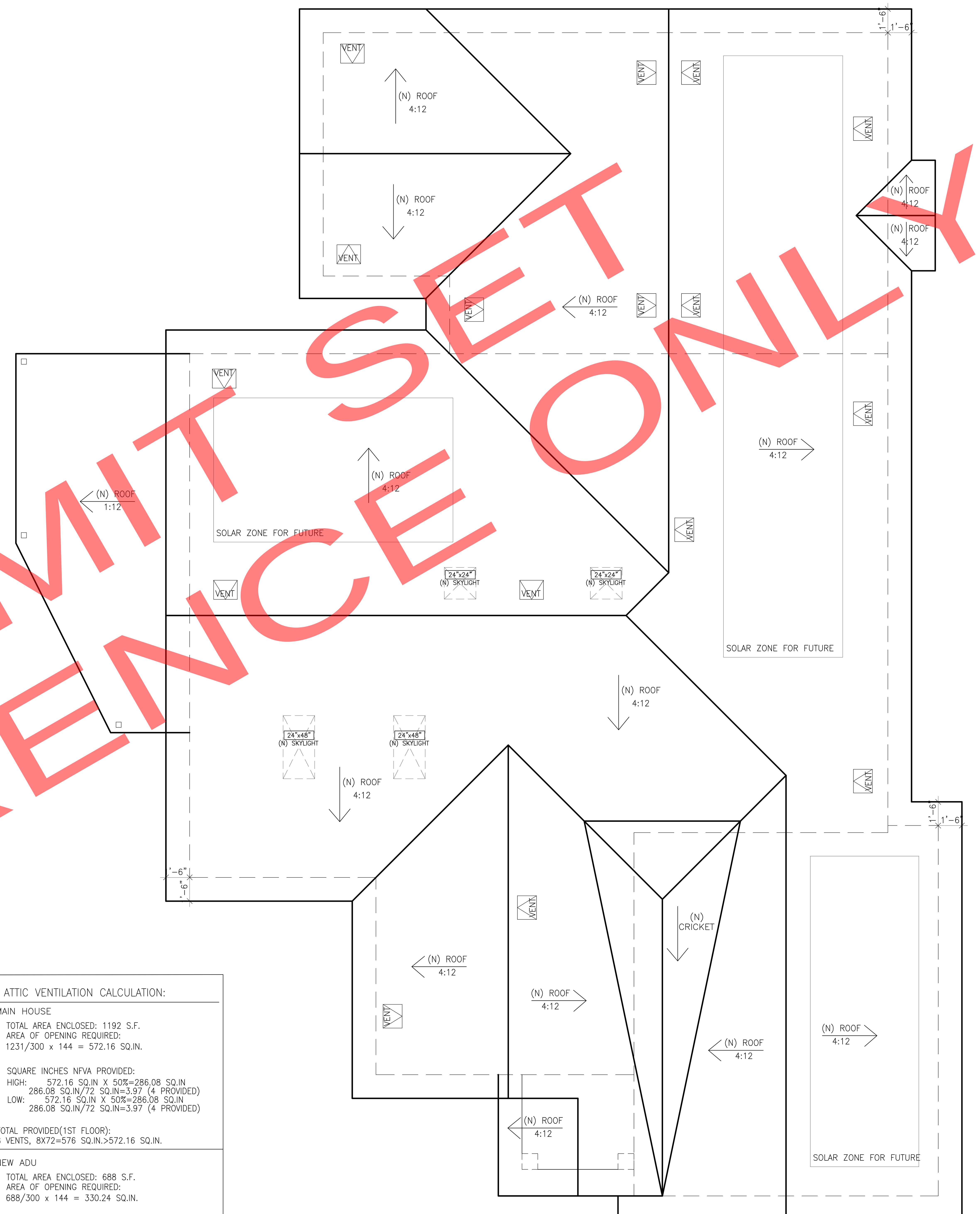


FLASHING @ ROOF/WALL TYP. NTS 5



ROOF VALLEY DETAIL TYP. NTS 6



ATTIC VENTILATION CALCULATION:
MAIN HOUSE TOTAL AREA ENCLOSED: 1192 S.F. AREA OF OPENING REQUIRED: 1231/300 x 144 = 572.16 SQ.IN. SQUARE INCHES NFVA PROVIDED: HIGH: 572.16 SQ.IN X 50%=286.08 SQ.IN 286.08 SQ.IN/72 SQ.IN=3.97 (4 PROVIDED) LOW: 572.16 SQ.IN X 50%=286.08 SQ.IN 286.08 SQ.IN/72 SQ.IN=3.97 (4 PROVIDED) TOTAL PROVIDED(1ST FLOOR): 8 VENTS, 8X72=576 SQ.IN.>572.16 SQ.IN.
NEW ADU TOTAL AREA ENCLOSED: 688 S.F. AREA OF OPENING REQUIRED: 688/300 x 144 = 330.24 SQ.IN. SQUARE INCHES NFVA PROVIDED: HIGH: 330.24 SQ.IN X 50%=165.12 SQ.IN 165.12 SQ.IN/72 SQ.IN=2.29 (3 PROVIDED) LOW: 330.24 SQ.IN X 50%=165.12 SQ.IN 165.12 SQ.IN/72 SQ.IN=2.29 (3 PROVIDED) TOTAL PROVIDED(2ND FLOOR): 6 VENTS, 6X72=432 SQ.IN.>330.24 SQ.IN.
MIN. 14 ATTIC VENTS IN TOTAL. (CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION, AND ADD MORE VENT IF NEEDED)

SOLAR ZONE NOTE:
SOLAR ZONE LOCATION MAYBE DIFFERENT. SOLAR PANEL SYSTEM IS NOT INCLUDED IN THIS PERMIT. SOLAR PANEL SYSTEM IS DEFERRED SUBMITTAL.

PROPOSED ROOF PLAN 1/4" 1

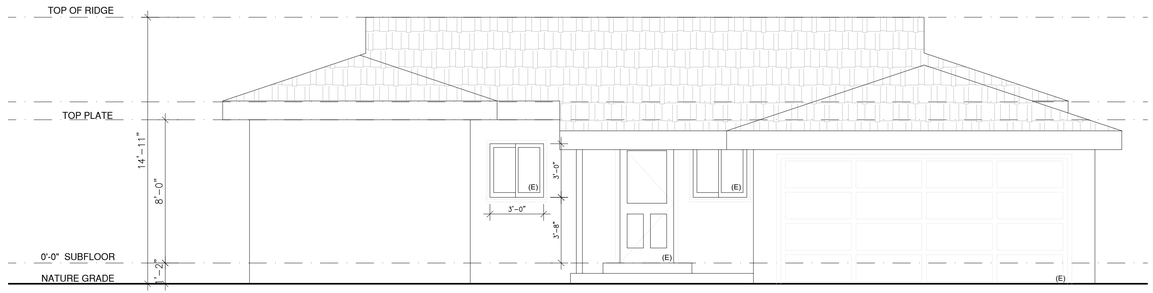
LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

REVISIONS:

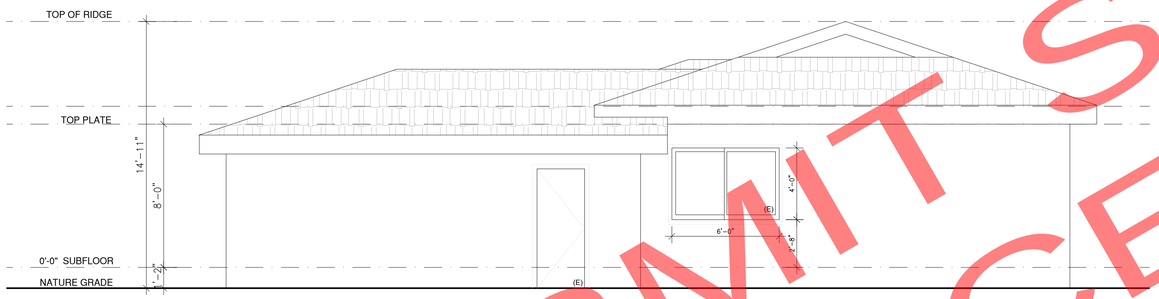
SHEET TITLE:
PROPOSED ROOF PLAN

DATE	PROJECT NO.
03/01/2022	R21-009
SCALE	DRAWN
AS SHOWN	SL

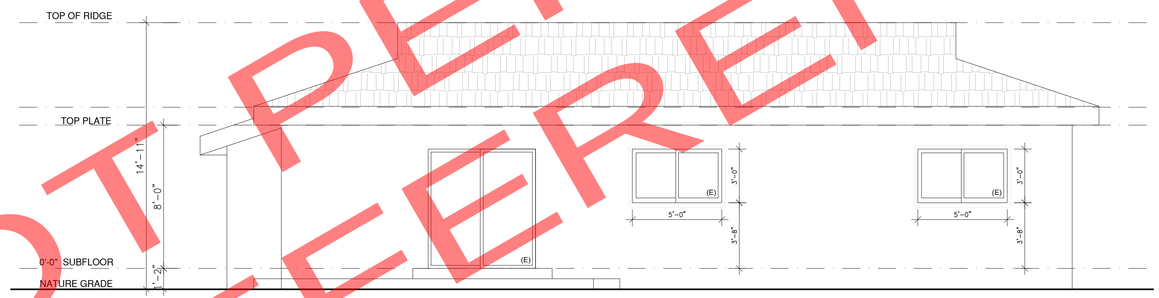
SHEET
A-2.2



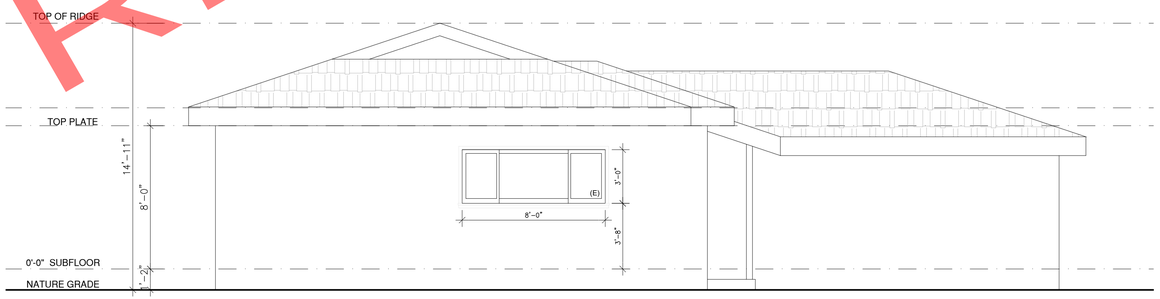
EXISTING FRONT ELEVATION (SOUTHWEST) | 1/4" | 1



EXISTING RIGHT ELEVATION (SOUTHEAST) | 1/4" | 2



EXISTING REAR ELEVATION (NORTHEAST) | 1/4" | 3



EXISTING LEFT ELEVATION (NORTHWEST) | 1/4" | 4

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

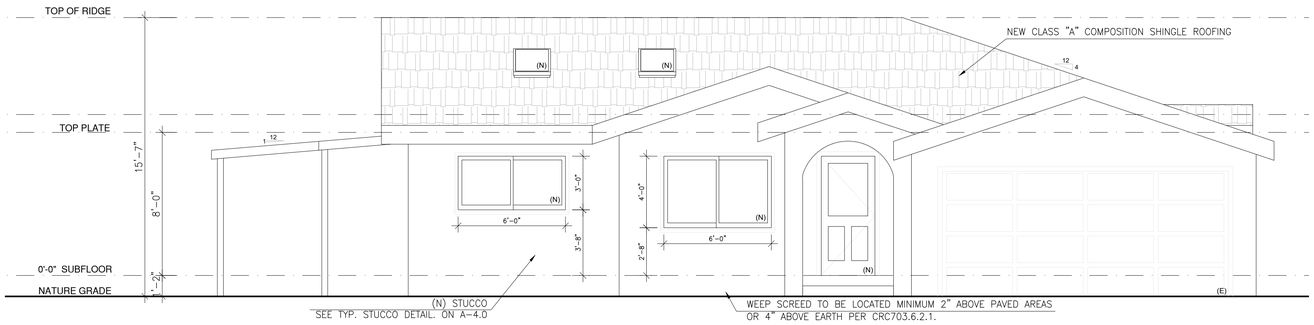
REVISIONS:

SHEET TITLE:
EXISTING ELEVATIONS

DATE 03/01/2022 | PROJECT NO. R21-009

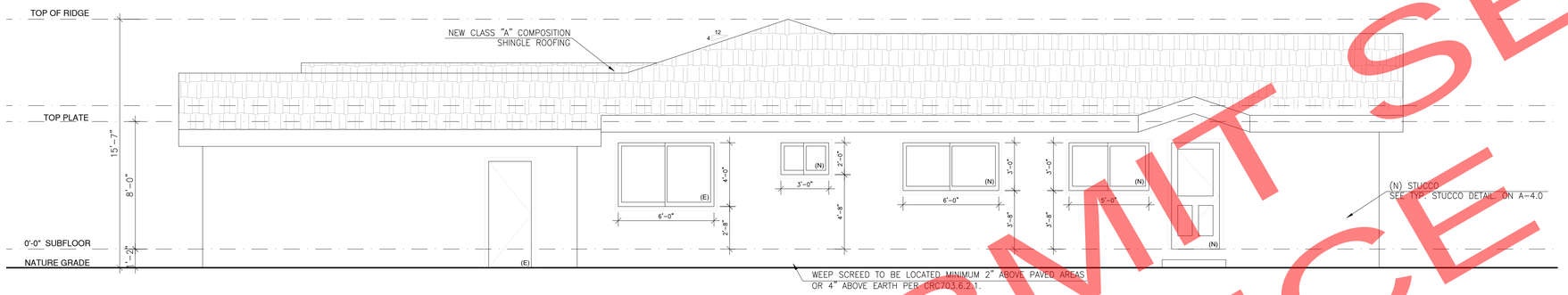
SCALE AS SHOWN | DRAWN SL

SHEET
A-3.0



PROPOSED FRONT ELEVATION (SOUTHWEST) | 1/4" | 1

MATERIAL LIST		
ITEM	MATERIAL	FINISH/COLOR
EXTERIOR WALL	STUCCO	SWISS COFFEE OR PER OWNER
ROOF	COMPOSITION SHINGLE	DARK CHARCOAL
GUTTER	STEEL OR VINYL	GALVANIZED STEEL OR VINYL/ WHITE OR LIGHT COLOR
GLASS DOOR	VINYL	DOUBLE PENAL W/ VINYL FRAME/ WHITE OR LIGHT COLOR
WINDOW	VINYL	DOUBLE PENAL W/ VINYL FRAME/ WHITE OR LIGHT COLOR
ACCENT & TRIM	WOOD	WHITE OR LIGHT COLOR



PROPOSED RIGHT ELEVATION (SOUTHEAST) | 1/4" | 2

UNDER-GROUND VENT CALCULATION

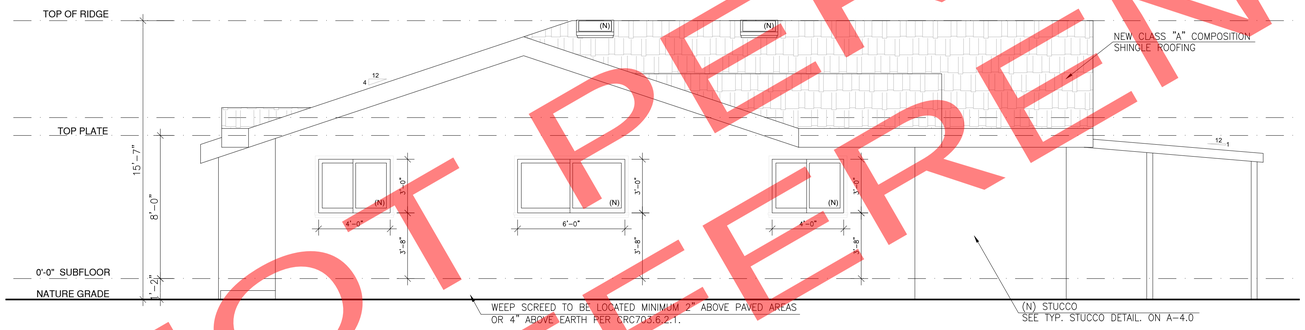
(1142+242+248+688) ÷ 150 = 2320÷150 = 15.47

VENT SIZE: 14"x6" = 0.58 SF

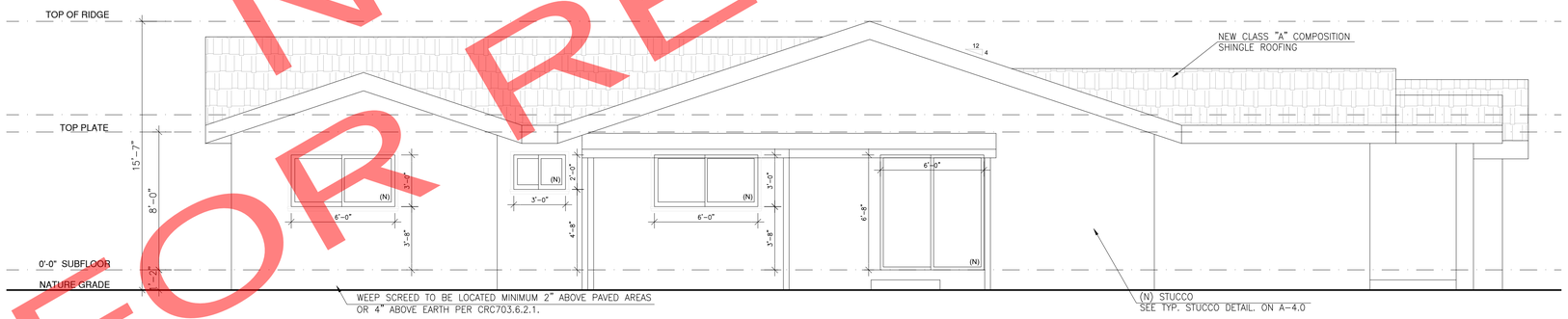
15.47 ÷ 0.58 = 26.67

REQ. 27 VENTS (8 VENTS AT NEW ADU)

CONTRACTOR V.I.F FOR THE EXISTING CONDITION, ADD NEW OR REPLACE EXISTING VENT IF NEEDED AT EXISTING HOUSE.



PROPOSED REAR ELEVATION (NORTHEAST) | 1/4" | 3



PROPOSED LEFT ELEVATION (NORTHWEST) | 1/4" | 4

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

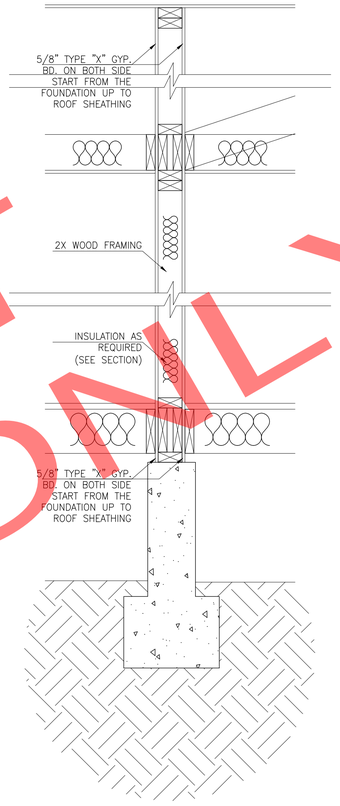
REVISIONS:

SHEET TITLE:
PROPOSED ELEVATIONS

DATE 03/01/2022 | PROJECT NO. R21-009

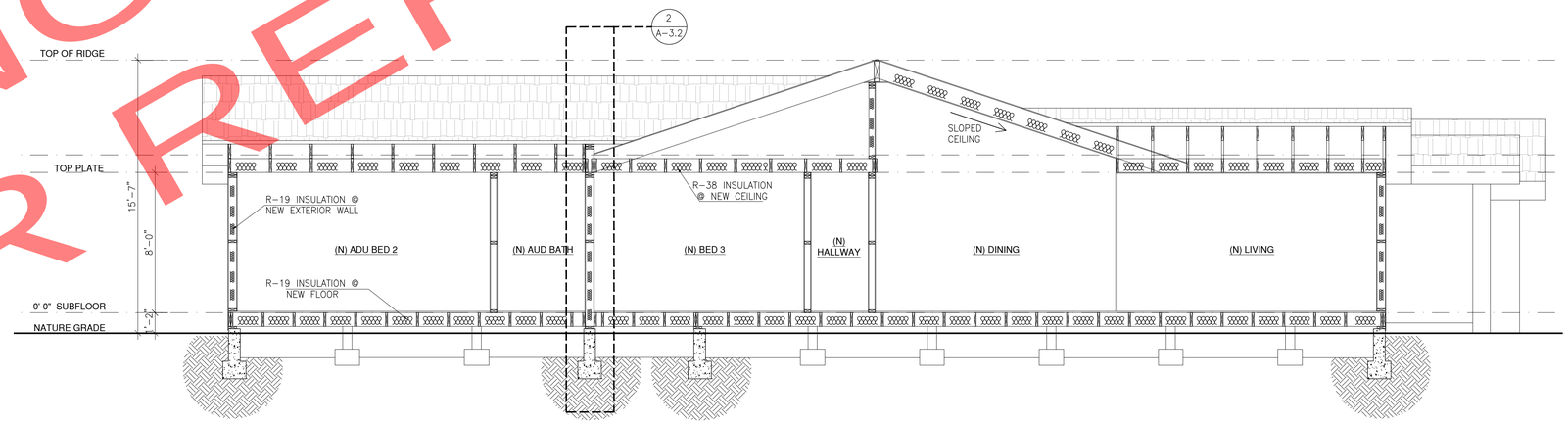
SCALE AS SHOWN | DRAWN SL

SHEET
A-3.1



1 HOUR FIRE-RATED WALL FIRE BARRIERS EXTENSION DETAIL

1" | 2



SECTION

1/4" | 1

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

REVISIONS:

SHEET TITLE:
SECTION

DATE 03/01/2022 | PROJECT NO. R21-009

SCALE AS SHOWN | DRAWN SL

SHEET
A-3.2

1. The minimum net clear opening area for emergency escape and rescue window is 5.7 square feet.
2019 CBC Section 1030.2

EXCEPTION: The minimum area for grade floor openings is 5.0 square feet. To qualify as a grade floor opening ***the maximum sill height cannot be more than 44" above or below the finished exterior ground level*** adjacent to the opening.

2. The net clear opening dimensions shall be the result of normal operation of the opening.
3. Casement window openings shall be measured when opened a minimum of 90 degrees.
4. Replacement windows shall comply with the current windows requirements for sill height and net clear if the interior or exterior wall finish (stucco, siding, etc) framing, or opening is altered.

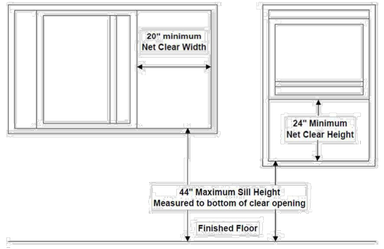
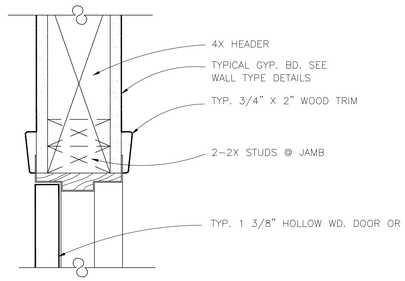


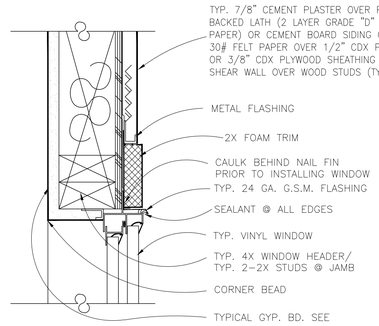
TABLE SHOW SOME EXAMPLES OF MINIMUM NET OPEN AREA DIMENSION (INCHES)														
WIDTH	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34.2
HEIGHT	41.1	39.1	37.4	35.7	34.2	32.9	31.6	30.4	29.4	28.4	27.4	26.5	25.7	24.9	24

1. Basements, habitable attics and every sleeping room below the fourth floor in dwelling units shall have at least one openable window or door approved for emergency escape which shall open directly into a public street, public way, yard or exit court.
- 2. All windows that are installed, whether retrofit or full flanged frame window must be dual glazed and meet the California Energy Code requirements Table 150.1 (Maximum U-Factor 0.30, Maximum SHGC 0.23)

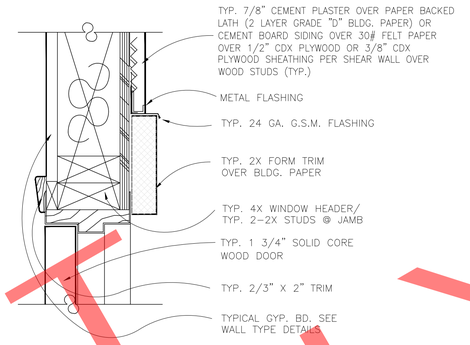
TYP. ESCAPE & RESCUE WINDOW | NTS | 13



INTERIOR DOOR HEAD/ JAMB | 1" | 9



VINYL WINDOW HEAD/ JAMB | 1" | 5



EXTERIOR DOOR HEAD/ JAMB | 1" | 1

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3241	PROPRIETARY†	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space.
(LOAD-BEARING)

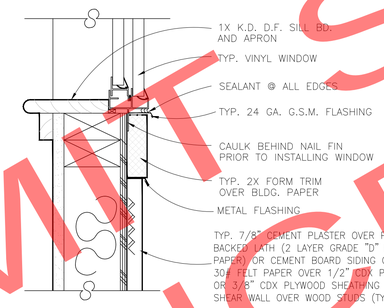
Thickness: 5 3/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL R7094, 10-24-90; UL Design U311
Sound Test: NRCC TL-93-103, IRC-IR-761, 3/98

PROPRIETARY GYPSUM BOARD

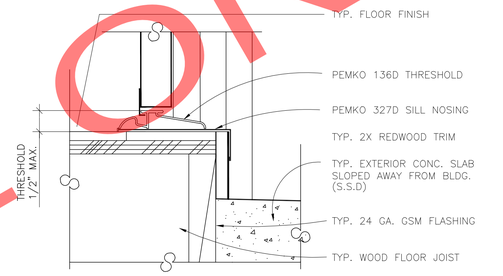
American Gypsum Company	5/8" FIREBLOC TYPE C
CertainTeed Gypsum, Inc.	5/8" ProRock™ Type C Gypsum Panels
G-P Gypsum	5/8" ToughRock® Fireguard® C
Lafarge North America Inc.	5/8" Firecheck® Type C
National Gypsum Company	5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard
PABCO Gypsum	1/2" FLAME CURB® Super 'C'
Temple-Inland Forest Products Corporation	5/8" TG-C

†Contact the manufacturer for more detailed information on proprietary products.

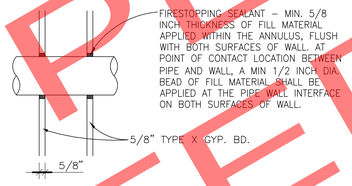
1-HOUR FIRE-RATED WALL DETAIL | NTS | 10



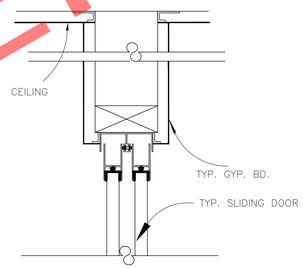
VINYL WINDOW SILL | 1" | 6



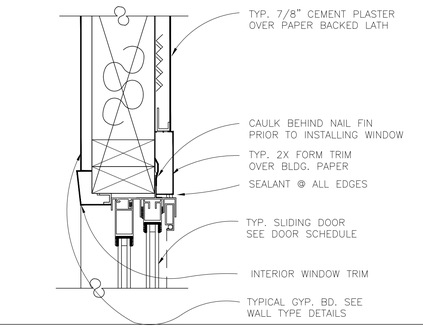
EXTERIOR DOORSILL | 1" | 2



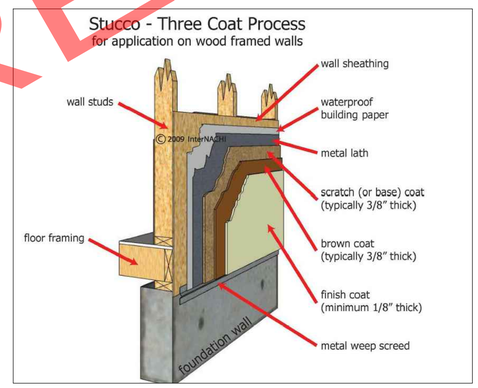
FIRE WALL PENETRATION DETAIL | NTS | 11



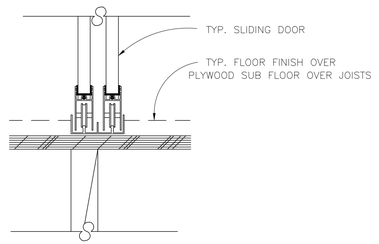
CLOSET SLIDING DOOR HEAD | 1" | 7



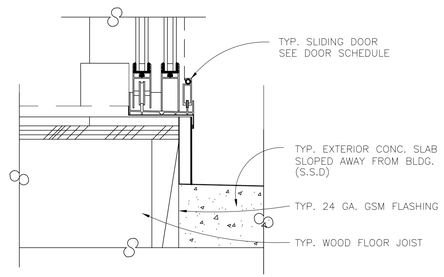
SLIDING GLASS DOOR HEAD/ JAMB | 1" | 3



EXTERIOR WALL STUCCO DETAIL | NTS | 12



CLOSET SLIDING DOORSILL | 1" | 8



SLIDING GLASS DOORSILL | 1" | 4

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

REVISIONS:

SHEET TITLE:
ARCHITECTURAL DETAIL

DATE 03/01/2022 | PROJECT NO. R21-009
SCALE AS SHOWN | DRAWN SL

SHEET
A-4.0

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL OWNER'S APPLIANCE MANUAL SPEC. PRIOR TO CONSTRUCTION. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION

2. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL OF SINK OR DRAINBOARD, WHICHEVER IS HIGHER. (CPC 2019 807.3)

3. WATER OUTLETS WITH HOSE ATTACHMENTS AND HOSE BIBS MUST HAVE APPROVED NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICES INSTALLED.

4. ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF FIREWALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.

5. PROVIDE A GROUNDING ELECTRODE SYSTEM REQUIRED BY CEC 2019 250.50.

6. RECEPTACLE OUTLETS ON THE WALL-SPACES IN THE BEDROOMS, HALLWAY, LIVING ROOM, AND DINING ROOM TO BE COMPLIANT WITH CEC 210.52.
   6.1. RECEPTABLE OUTLETS SHALL BE PROVIDED ON WALL SPACES 2 FEET OR GREATER.
   6.2. RECEPTACLES SHALL BE SPACED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.

7. CONTRACTOR TO WIRE ALL ELECTRICAL TO COMPLY CURRENT CODE

8. PROVIDE A LIGHT AND AN OUTLET IN THE ATTIC.

9. ALL UNIQUE LIGHTING TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR

10. ALL BATHROOM LIGHTS SHALL BE LED LIGHTS

11. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12

12. All 152-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406-12.

13. PROVIDE GFCI RECEPTACLE OUTLETS WITHIN 3 FEET OF THE SINK BASIN'S EDGE PER CEC 210.52(D)AND 210.8.

14. IN THE BATHROOMS: RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT PER CEC 210.11(C)(3). THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION - WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE ALLOWED).

15. IN THE BATHROOMS: ALL RECEPTACLES SHALL BE GFCI PROTECTED, AFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. CEC 210.8, 210.11, 406.12

16. SPECIFY THAT LIGHT FIXTURES LOCATED IN OR NEAR TUB OR SHOWER ENCLOSURES ARE LABELED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". CEC 410.10(A)

17. IN THE KITCHEN:
   17.1. A MINIMUM OF TWO 20-AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR SMALL APPLIANCES. CEC 210.52(C)(3)
   17.2. WALL SPACES ALONG THE KITCHEN COUNTERTOP SHALL BE PROVIDED WITH RECEPTACLES SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. CEC 210.52(C)(1)
   17.3. ALL 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLES ON THE KITCHEN COUNTERTOP TO BE GFCI PROTECTED. CEC 210.8

18. ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. EXCEPT THAT BATHROOMS, LAUNDRY ROOM, GARAGES, AND UTILITY ROOMS SHALL HAVE ONE LIGHT FIXTURE CONTROLLED BE A VACANCY SENSOR. ALL OTHER LIGHTING IN THESE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER SWITCH. CALIFORNIA ENERGY EFFICIENCY STANDARDS 150.0(K)

19. ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE WITH CENERGYC TABLE 150.0-A. CENERGYC 150(K)(1)(A).

20. HIGH EFFICACY LUMINAIRES TO BE SEPARATED SWITCHED FROM THE LOW-EFFICACY LUMINAIRES PER CEC 150(K)(2)(A).

21. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.

22. RECESSED LIGHTING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL, OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AIRTIGHT (AT); SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING; SHALL NOT CONTAIN A SCREW BASE SOCKET; AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL. CEC 150(K)(1)(C)

FIRE NOTES:

1. ALL SMOKE DETECTORS IN THE RESIDENCE SHALL BE PROVIDED WITH AC POWER AND BE INTERCONNECTED FOR SIMULTANEOUS ALARM. DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR AND OVER THE CENTER OF ALL STAIRWAYS WITH A MINIMUM OF ONE DETECTOR PER STORY OF THE OCCUPIED PORTION OF THE RESIDENCE.

2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EXISTING DWELLINGS WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITION EXCEEDS ONE THOUSAND DOLLARS. CO ALARMS SHALL BE LOCATED OUTSIDE OF EACH DWELLING UNIT SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

3. SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.

4. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.

5. WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURS, ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS WILL BE LISTED BY THE STATE FIRE MARSHAL AND HAVE A 10-YEAR SEALED BATTERY AND BE INTERCONNECTED AND HARD-WIRED. CRC R314 AND R315

MECHANICAL NOTES:

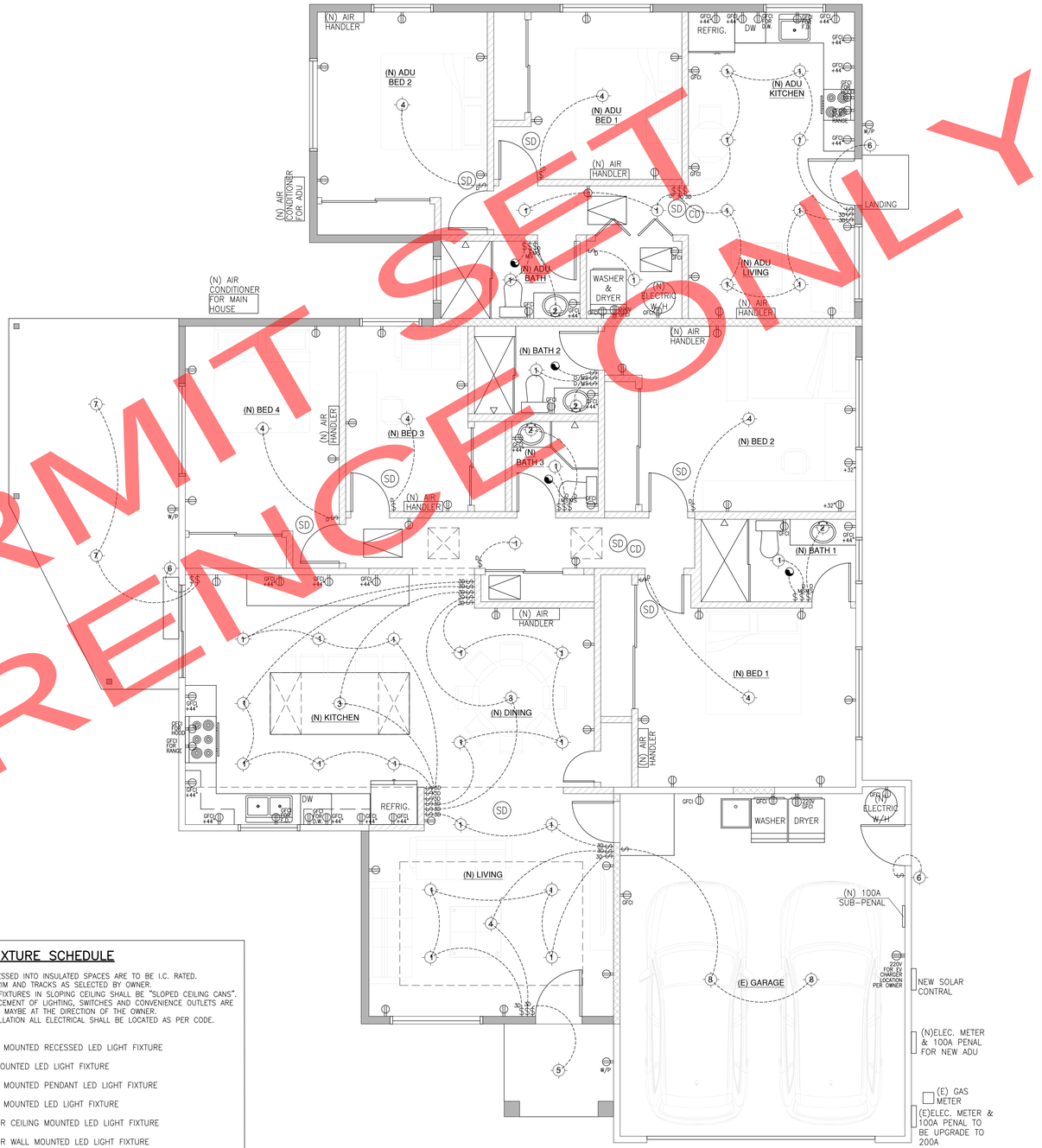
1. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE CHAPTER 4. CRC R303.3.1

2. EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. CALIFORNIA ENERGY EFFICIENCY STANDARDS 150.0(K), 150.0(O)

3. AIR DUCTS SHALL EXHAUST 3'-0" FROM PROPERTY LINE AND 3'-0"FROM OPENINGS INTO THE BUILDING. CMC 502.2.1

4. THE EXHAUST TERMINATION OF THE KITCHEN HOOD TO BE 3'-0" FROM OPENINGS INTO THE BUILDING. CMC 502.2.1

5. KITCHEN HOOD EXHAUST REQUIRES A MINIMUM RATE OF 100 CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2



LIGHTING FIXTURE SCHEDULE

1. CAN LIGHT RECESSED INTO INSULATED SPACES ARE TO BE I.C. RATED.
2. ALL FIXTURE, TRIM AND TRACKS AS SELECTED BY OWNER.
3. ALL RECESSED FIXTURES IN SLOPING CEILING SHALL BE "SLOPED CEILING CANS".
4. ELECTRICAL PLACEMENT OF LIGHTING, SWITCHES AND CONVENIENCE OUTLETS ARE SUGGESTED AND MAYBE AT THE DIRECTION OF THE OWNER.
5. PRIOR TO INSTALLATION ALL ELECTRICAL SHALL BE LOCATED AS PER CODE.

- (1) CEILING MOUNTED RECESSED LED LIGHT FIXTURE
- (2) WALL MOUNTED LED LIGHT FIXTURE
- (3) CEILING MOUNTED PENDANT LED LIGHT FIXTURE
- (4) CEILING MOUNTED LED LIGHT FIXTURE
- (5) EXTERIOR CEILING MOUNTED LED LIGHT FIXTURE
- (6) EXTERIOR WALL MOUNTED LED LIGHT FIXTURE
- (7) EXTERIOR CEILING MOUNTED LED STRIP LIGHT FIXTURE
- (8) GARAGE CEILING MOUNTED LED STRIP LIGHT FIXTURE
- EXHAUST FAN WITH HUMIDITY CONTROL (ENERGY STAR COMPLIANCE)

ELECTRICAL LEGEND

- DUPLEX 110VAC OUTLET
- DUPLEX 220VAC OUTLET
- DUPLEX 110VAC OUTLET (CEILING MOUNT)
- LIGHT SWITCH
- 3 WAY SWITCH
- D DIMMER
- W/P WEATHER PROOF
- V.S. VACANCY SENSOR
- M.S. MOTION SENSOR
- (SD) SMOKE DETECTOR TO BE HARDWIRED TO 110V WITH A BATTERY BACKUP AND SHALL BE INTERCONNECTED
- (CD) CARBON MONOXIDE DETECTOR
- BATH FAN 60CFM MIN.ENERGY STAR COMPLIANCE, TERMINATE OUTSIDE THE BUILDING AND BE CONTROLLED BY HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE 50 TO 80 PERCENT
- WHOLE HOUSE FAN 75 CFM MINIMUM CONTINUE
- TV TV OUTLET JACK
- PHONE / DATA
- J JUNCTION BOX
- HB HOSE BIB
- CAM SECURITY CAMERA

PROPOSED LIGHTING AND ELECTRICAL PLAN | 1/4" | 1

LEE RESIDENCE
HOUSE ADDITION AND NEW ADU

REVISIONS:

SHEET TITLE:
ELECTRICAL PLAN

DATE	PROJECT NO.
03/01/2022	R21-009
SCALE	DRAWN
AS SHOWN	SL

SHEET
E-1.0