

PAN RESIDENCE

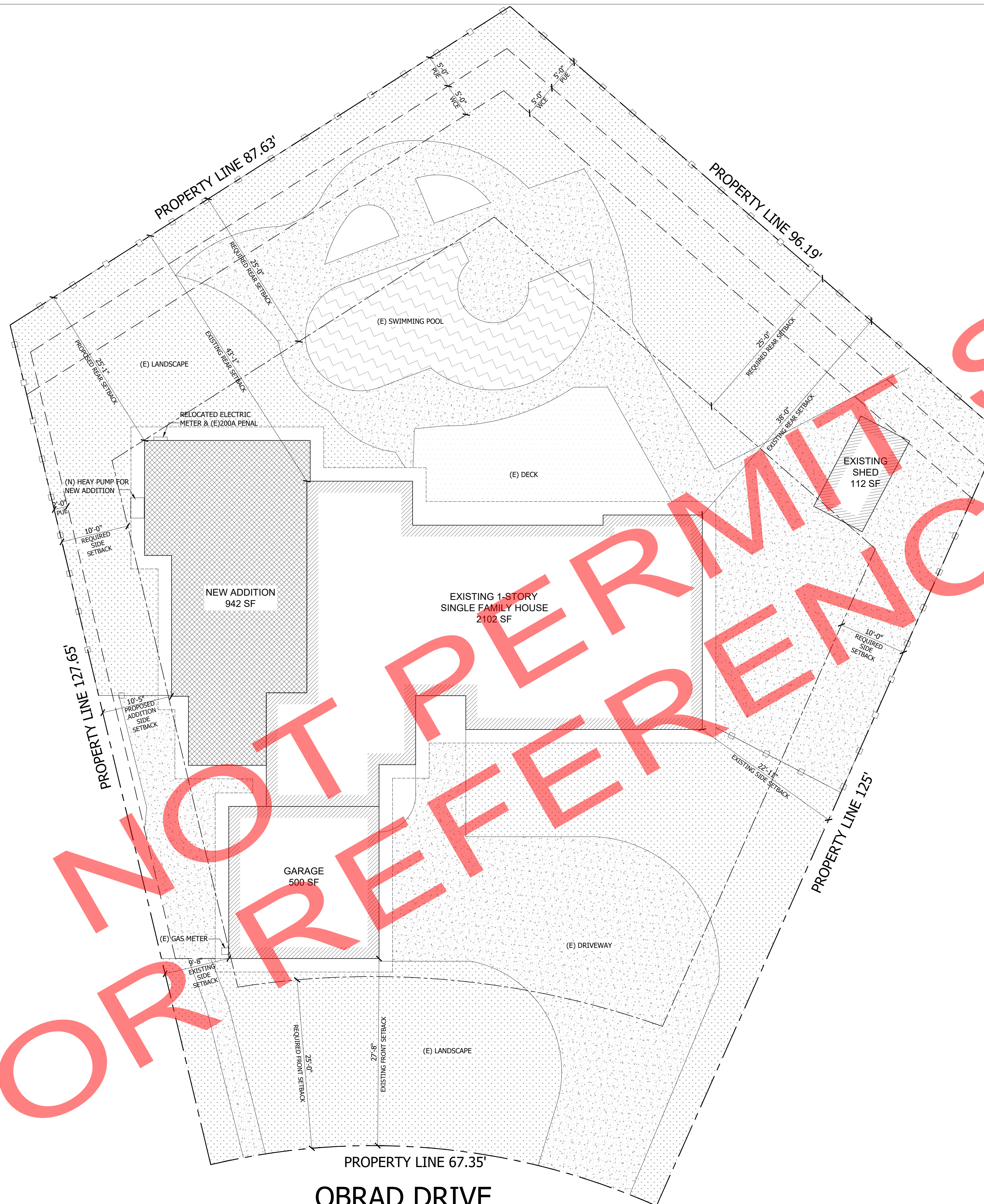
HOUSE ADDITION

PROJECT TEAM	PROJECT DESCRIPTION	SITE AND PROJECT INFORMATION	GENERAL NOTES																																																															
	<p>THE PROJECT IS TO PROPOSE A 942 SF HOUSE ADDITION TO THE SIDE OF THE A 2103 SF EXISTING SINGLE-STORY SINGLE-FAMILY HOUSE.</p> <p>THE SCOPE OF WORK INCLUDES:</p> <ol style="list-style-type: none"> ADD 942 SF ADDITION TO THE SIDE OF THE EXISTING HOUSE WITH A NEW NOOK, A NEW OFFICE, TWO BEDROOMS, TWO BATHROOMS, AND TWO WALK-IN CLOSETS; NEW ROOF FOR THE NEW ADDITION NEW ELECTRICAL AND LIGHTING FOR THE NEW ADDITION; NEW HVAC SYSTEM AND DUCT FOR THE NEW ADDITION; 	<table border="1"> <thead> <tr> <th rowspan="2">APN NUMBER</th> <th colspan="3">R-1-10,000</th> </tr> <tr> <th>REQUIRED</th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>LOT AREA</td> <td>/</td> <td>0.38 ACRES/ 16,569 S.F.</td> <td>0.38 ACRES/ 16,569 S.F.</td> </tr> <tr> <td>FLOOR AREA</td> <td>/</td> <td>2,102 S.F.</td> <td>2,102+942 S.F.</td> </tr> <tr> <td>GARAGE AREA</td> <td>/</td> <td>500 S.F.</td> <td>500 S.F.</td> </tr> <tr> <td>SHED AREA</td> <td>/</td> <td>112 S.F.</td> <td>112 S.F.</td> </tr> <tr> <td>LOT COVERAGE</td> <td>80% OF 14,542 S.F. (NET SITE AREA)</td> <td>2,102+500+112/14,542 S.F. = 18.66%</td> <td>2,102+942+500+112/14,542 S.F. = 25.14%</td> </tr> <tr> <td>FAR</td> <td>4,050 SF PLUS 78 SF PER 1,000 SF OVER 15,000 SF (BUT NO GREATER THAN 4,400) = 4206 S.F.</td> <td>2,102 S.F.</td> <td>3,044 S.F.</td> </tr> <tr> <td>FRONT SETBACK</td> <td>25'-0"</td> <td>27'-8"</td> <td>27'-8"</td> </tr> <tr> <td>REAR SETBACK</td> <td>25'-0"</td> <td>38'-0"</td> <td>25'-1"</td> </tr> <tr> <td>SIDE SETBACK</td> <td>10'-0"/10'-0"</td> <td>22'-11"/9'-8"(GARAGE)</td> <td>22'-11"/9'-8"(GARAGE)</td> </tr> <tr> <td>HEIGHT LIMITS</td> <td>26'-0"</td> <td>14'-10"</td> <td>14'-10"</td> </tr> <tr> <td>FIRE SPRINKLER</td> <td>/</td> <td>NO</td> <td>NO</td> </tr> <tr> <td>TYPE OF CONSTRUCTION</td> <td>/</td> <td>V-B</td> <td>V-B</td> </tr> <tr> <td>OCC. GROUP</td> <td>/</td> <td>R3/U</td> <td>R3/U</td> </tr> <tr> <td>FLOOD ZONE</td> <td>/</td> <td>X</td> <td>X</td> </tr> </tbody> </table>	APN NUMBER	R-1-10,000			REQUIRED	EXISTING	PROPOSED	LOT AREA	/	0.38 ACRES/ 16,569 S.F.	0.38 ACRES/ 16,569 S.F.	FLOOR AREA	/	2,102 S.F.	2,102+942 S.F.	GARAGE AREA	/	500 S.F.	500 S.F.	SHED AREA	/	112 S.F.	112 S.F.	LOT COVERAGE	80% OF 14,542 S.F. (NET SITE AREA)	2,102+500+112/14,542 S.F. = 18.66%	2,102+942+500+112/14,542 S.F. = 25.14%	FAR	4,050 SF PLUS 78 SF PER 1,000 SF OVER 15,000 SF (BUT NO GREATER THAN 4,400) = 4206 S.F.	2,102 S.F.	3,044 S.F.	FRONT SETBACK	25'-0"	27'-8"	27'-8"	REAR SETBACK	25'-0"	38'-0"	25'-1"	SIDE SETBACK	10'-0"/10'-0"	22'-11"/9'-8"(GARAGE)	22'-11"/9'-8"(GARAGE)	HEIGHT LIMITS	26'-0"	14'-10"	14'-10"	FIRE SPRINKLER	/	NO	NO	TYPE OF CONSTRUCTION	/	V-B	V-B	OCC. GROUP	/	R3/U	R3/U	FLOOD ZONE	/	X	X	<ul style="list-style-type: none"> BY EXECUTING CONTRACTS, CONTRACTOR AND SUBCONTRACTORS REPRESENT THAT THEY HAVE: <ul style="list-style-type: none"> VISITED THE SITE AND ITS SURROUNDING AND MADE DUE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES. COMPARED DRAWINGS WITH EXISTING CONDITIONS AND INFORMED THEMSELVES OF CONDITIONS TO BE ENCOUNTERED, INCLUDING WORK BY OTHERS, IF ANY, BEING PERFORMED AND 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 DOCUMENTS 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 ARCHITECTS. <ul style="list-style-type: none"> 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 WORSENE 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
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FUTURE</td> <td>Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab. Fire Hose Cabinet Flat Head Wood Screw Finish Fixture Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Studs Fireproof Full Size Foot or Feet Footing Furring FUTURE</td> <td>MAS. MAT. MAX. M.B. M.C. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.O. M.TD. MUL.</td> <td>Masonry Material Maximum Machine Bolt Medicine Cabinet Mechanical Membrane Metal Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Mounted Mullion</td> <td>N. N.I.C. NO. or # NOM. N.T.S.</td> <td>North Not in Contrast Number Nominal Not To Scale</td> </tr> <tr> <td>B.B. BD. BITUM. BKG. BLDG. BLK. BLKG. BM. BOT.</td> <td>Bulletin Board Board Bituminous Backing Building Block Blocking Beam Bottom</td> <td>GA. GALV. G.B. GL. GND. GR. GYP.</td> <td>Gauge Galvanized Grab Bar Glass Ground Grade Gypsum</td> <td>O.A. OBS. O.C. O.D. O.F. O.H. O.PNG. OPP.</td> <td>Overall Obscure On Center Outside Diameter (DIM.) Offset Opposite Hand Opening Opposite</td> <td>TRD. T.B. T.C. TEL. TERRAZZO TEMP. T.&G. THICK. THRESH. T.P. T.P.B. T.P.D. T.V. T.W. TYP.</td> <td>Tread Towel Bar Top of Curb Telephone Terrazzo Tempered Tongue and Groove Thick Threshold Top of Pavement Telephone Panelboard Toilet Paper Dispenser Television Top of Wall Typical</td> </tr> <tr> <td>CAB. C.B. CEN. CER. C.I. C.I. C.G. C.J. CLG. CLKS. CLO. CLR. C.O. COL. CONC. CONN. CONSTR. CONT. COR. CPT. CTSK CNTN. CTR.</td> <td>Cabinet Catch Basin Cement Ceramic Cast Iron Corner Guard Construction Joint Cladding Closet Clear Cased Opening Column Concrete Connection Construction Continuous Copper Carpet Countersunk Counter Center</td> <td>H.B. H.C. HDWD. HDWE. H.P. HORIZ. HR. HGT.</td> <td>Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontal Height</td> <td>P. P.A.D. PRCST. PL. PLAM. PLAS. PLYWD. PR. PT. P.T.D. P.T.D/R PTN. P.T.R.</td> <td>Paint Powder Actuated Device Pre-cast Plate Plastic Laminate Plaster Plywood Pair Point Paper Towel Dispenser Combination Paper Towel Dispenser & Receptacle Partition Paper Towel Receptacle</td> <td>Q.T. QTY.</td> <td>Quarry Tile Quantity</td> </tr> <tr> <td>DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.</td> <td>Detail Diameter Dimension Dispenser Down Door Opening Door Drawer Downspout Dry Standpipe Drawing</td> <td>JAN. JT.</td> <td>Janitor Joint</td> <td>R. RAD. R.D. REF. REFR. REGTR. REINF. REQ. RESIL. RH. R.O. RUB.</td> <td>Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Rubber</td> <td>W. W/ W.C. W.C. W.C. W.D. W.F. W.O. W/O W.P. W.SCT. W.T. W.R.</td> <td>West With Wall Covering Water Closet Water Wide Flange Where Occurs Without Waterproof Wainscot Weight Water Resistant</td> </tr> <tr> <td>E. EA. E.B.</td> <td>East Each Expansion Bolt</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	& ∅ ∠ # (E) (R) (N)	And Angle At Centerline Diameter or Round Found or Number Existing Relocated New	E.J. EL. ELEC. ELEV. EMER. ENCL. ENGR. E.P. EQ. EQUIT. E.W.C. EXST. EXPO. EXP. EXT.	Expansion Joint Elevation Electrical Elevator Emergency Enclosure Engineer Electrical Panelboard Equal Equipment Electrical Water Cooler Existing Exposed Expansion Exterior	LAB. LAM. LAV. LKR. LT.	Laboratory Laminate Lavatory Locker Light	RWD. R.W.L.	Redwood Rain Water Leader	A.B. ACOUS. A.D. ADJ. AGGR. AL. ALT. A.P. APPROX. ARCH. ASB. ASPH. A.F.F.	Anchor Bolt Acoustical Area Drain Adjustable Aggregate Aluminum Alternate Access Panel Approximate Architectural Asbestos Asphalt Above Finish Floor	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. F.H.W.S FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FRF. F.S. FT. FTG. FURR. FUTURE	Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab. Fire Hose Cabinet Flat Head Wood Screw Finish Fixture Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Studs Fireproof Full Size Foot or Feet Footing Furring FUTURE	MAS. MAT. MAX. M.B. M.C. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.O. M.TD. MUL.	Masonry Material Maximum Machine Bolt Medicine Cabinet Mechanical Membrane Metal Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Mounted Mullion	N. N.I.C. NO. or # NOM. N.T.S.	North Not in Contrast Number Nominal Not To Scale	B.B. BD. BITUM. BKG. BLDG. BLK. BLKG. BM. BOT.	Bulletin Board Board Bituminous Backing Building Block Blocking Beam Bottom	GA. GALV. G.B. GL. GND. GR. GYP.	Gauge Galvanized Grab Bar Glass Ground Grade Gypsum	O.A. OBS. O.C. O.D. O.F. O.H. O.PNG. OPP.	Overall Obscure On Center Outside Diameter (DIM.) Offset Opposite Hand Opening Opposite	TRD. T.B. T.C. TEL. TERRAZZO TEMP. T.&G. THICK. THRESH. T.P. T.P.B. T.P.D. T.V. T.W. TYP.	Tread Towel Bar Top of Curb Telephone Terrazzo Tempered Tongue and Groove Thick Threshold Top of Pavement Telephone Panelboard Toilet Paper Dispenser Television Top of Wall Typical	CAB. C.B. CEN. CER. C.I. C.I. C.G. C.J. CLG. CLKS. CLO. CLR. C.O. COL. CONC. CONN. CONSTR. CONT. COR. CPT. CTSK CNTN. CTR.	Cabinet Catch Basin Cement Ceramic Cast Iron Corner Guard Construction Joint Cladding Closet Clear Cased Opening Column Concrete Connection Construction Continuous Copper Carpet Countersunk Counter Center	H.B. H.C. HDWD. HDWE. H.P. HORIZ. HR. HGT.	Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontal Height	P. P.A.D. PRCST. PL. PLAM. PLAS. PLYWD. PR. PT. P.T.D. P.T.D/R PTN. P.T.R.	Paint Powder Actuated Device Pre-cast Plate Plastic Laminate Plaster Plywood Pair Point Paper Towel Dispenser Combination Paper Towel Dispenser & Receptacle Partition Paper Towel Receptacle	Q.T. QTY.	Quarry Tile Quantity	DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	Detail Diameter Dimension Dispenser Down Door Opening Door Drawer Downspout Dry Standpipe Drawing	JAN. JT.	Janitor Joint	R. RAD. R.D. REF. REFR. REGTR. REINF. REQ. RESIL. RH. R.O. RUB.	Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Rubber	W. W/ W.C. W.C. W.C. W.D. W.F. W.O. W/O W.P. W.SCT. W.T. W.R.	West With Wall Covering Water Closet Water Wide Flange Where Occurs Without Waterproof Wainscot Weight Water Resistant	E. EA. E.B.	East Each Expansion Bolt							<h3>VICINITY MAP</h3>	<h3>PARCEL MAP</h3>																
& ∅ ∠ # (E) (R) (N)	And Angle At Centerline Diameter or Round Found or Number Existing Relocated New	E.J. EL. ELEC. ELEV. EMER. ENCL. ENGR. E.P. EQ. EQUIT. E.W.C. EXST. EXPO. EXP. EXT.	Expansion Joint Elevation Electrical Elevator Emergency Enclosure Engineer Electrical Panelboard Equal Equipment Electrical Water Cooler Existing Exposed Expansion Exterior	LAB. LAM. LAV. LKR. LT.	Laboratory Laminate Lavatory Locker Light	RWD. R.W.L.	Redwood Rain Water Leader																																																											
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			<h3>GENERAL NOTES</h3> <ul style="list-style-type: none"> 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 WORSENE 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 																																																															
			<p>REVISIONS:</p> <p>SHEET TITLE: TITLE SHEET</p> <p>DATE: 07/01/2022 PROJECT NO.: 22001</p> <p>SCALE: DRAWN</p> <p>AS SHOWN</p> <p>SHEET</p> <p>A-0.0</p>																																																															

PAN RESIDENCE HOUSE ADDITION






NOTE:

ALL NEW AND EXISTING PLUMBING
FIXTURE WILL MEET THE CAL GREEN
FLOW REQUIREMENTS.



FOR NOT PERMIT SET ONLY
FOR REFERENCE ONLY

LEGEND:

-  EXISTING AREA
-  PROPOSED AREA
-  CONCRETE PAVING
-  LANDSCAPE AREA
-  DECK AREA

PAN RESIDENCE
HOUSE ADDITION

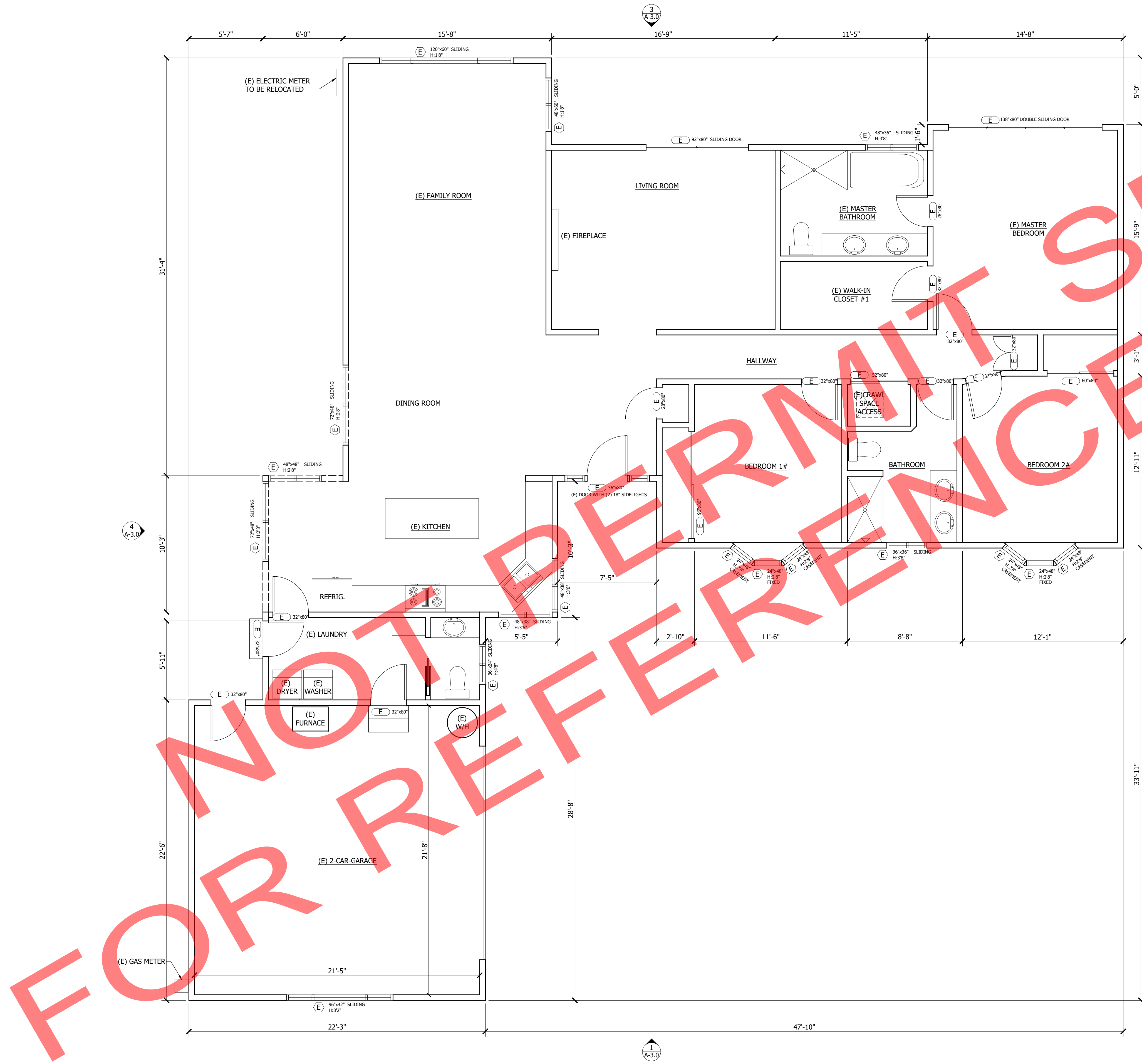
REVISIONS:

SHEET TITLE:
**PROPOSED
SITE PLAN**

DATE	PROJECT NO.
07/01/2022	22001
SCALE	DRAWN
AS SHOWN	

SHEET

A-1.0



GENERAL DEMO NOTES:

1. THIS 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 INTERRUPTING 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.
14. 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.

LEGEND:

- EXISTING WALLS TO DEMO
- ==== EXISTING WALLS TO REMAIN
- ===== EXISTING WINDOW TO DEMO
- ===== EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO DEMO
- EXISTING DOOR TO REMAIN

**PAN RESIDENCE
HOUSE ADDITION**

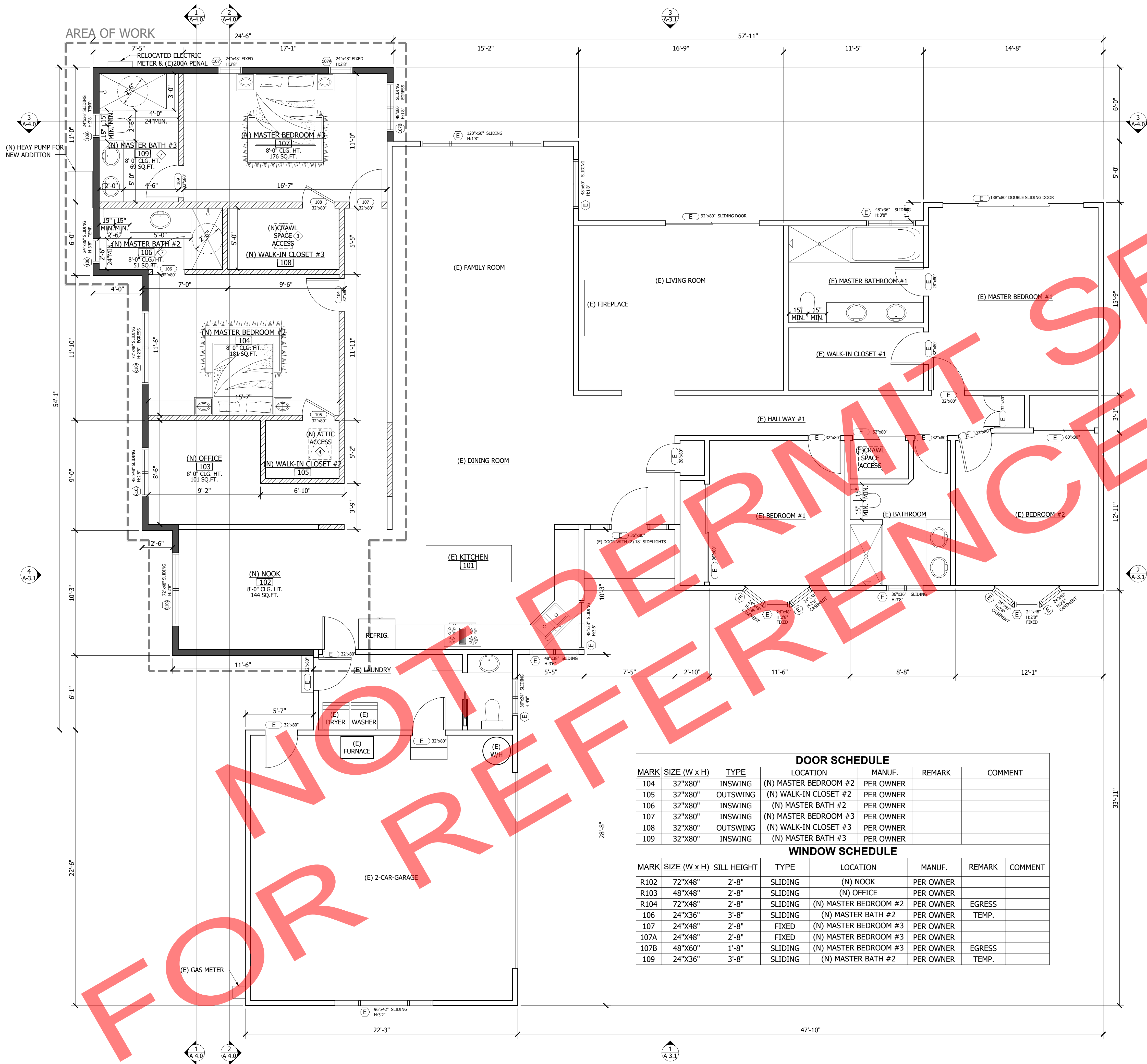
REVISIONS:

SHEET TITLE:
**EXISTING
FLOOR PLAN
/ DEMO PLAN**

DATE PROJECT NO.
07/01/2022 22001
SCALE DRAWN
AS SHOWN

SHEET

A-1.1



GENERAL NOTES:

- ⓓ ALL INTERIOR FINISH MATERIALS, KITCHEN EQUIPMENTS, PLUMBING FIXTURES AND ELEC. FIXTURES SHALL BE SELECTED BY OWNERS. PROVIDE INTERCOM, SECURITY & VACUUM AT OWNER'S OPTION.
- ⓓ EXTERIOR WALL & PLUMBING WALL: 2X6 @ 16" O.C., TYP.
- ⓓ 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 APPLIANCES.
 - 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. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICIACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
 - 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.
 - L. GARAGE TO KITCHEN OPENINGS - 1/2" SHEETROCK ON GARAGE SIDE - DOOR TO GARAGE REQUIRED TO BE A MINIMUM 1-3/8" SOLID CORE OR 20 MINUTE RATED, SELF-CLOSING SELF-LATCHING DOOR.
 - M. SKYLIGHTS - OPERABLE SKYLIGHTS MUST BE 10 FEET FROM PLUMBING VENTS OR THREE FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER.
- ⓓ PROVIDE 18"X24" UNDERFLOOR ACCESS
- ⓓ PROVIDE 22"X30" ATTIC ACCESS, MIN. 30" HEADROOM CLEARANCE.
- ⓓ SELF-CLOSING & SELF-LATCHING SOLID CORE DOOR 1-3/8" THICK WITH 20 MINUTES RATED. (BY: CAL-DOOR CO. OR APPROVED EQUAL)
- ⓓ WATER HEATER & FURNACE SHOULD HAVE SEISMIC RESTRAINT STRAP & ELEVATE PILOT HEIGHTS 18" MIN. ABOVE FLOOR. COVER WITH SHEET METAL PER CPC & CMC.
- ⓓ BATH TUB AND SHOWER NOTES:
 - A. FINISHED WALL W/ NONABSORBENT SURFACE UP TO 72" ABOVE FLOOR
 - B. TEMPERED GLASS ENCLOSURE. (22" MIN. OPENING)
 - C. PROVIDE FIBER-REINFORCED GYPSUM BACKERS (OR APPR. EQ.)
 - D. ALL BATH TUB AND SHOWER, SHOULD COMPLY WITH CRC R307.2 AND R702.4.2. TYP.
 - E. PROVIDE 1/8" GREEN GYP. BD. @ AROUND SHOWER, TUBS PER UBC CHAPTER 25
 - F. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE UP TO 72" ABOVE THE DRAIN INLET AT TUB/SHOWER.
 - G. 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.
 - H. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 - I. ALL ELECTRICAL RECEPTACLES SHALL BE GFCI PROTECTED.
 - J. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND/OR UTILITY ROOMS MUST BE HIGH EFFICIACY, OR K. MUST BE CONTROLLED BY A MANUAL-ON OCCUPANCY SENSOR.
 - L. TOILET CLEARANCE -24" IN FRONT OF TOILET AND 15" ON EACH SIDE MEASURED FROM CENTER OF TOILET.
 - M. SKYLIGHTS - OPERABLE SKYLIGHTS NEED TO BE 10- FEET FROM PLUMBING VENTS OR 3- FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER. SHOWER COMPARTMENT MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQUARE INCHES AND SHALL ENCOMPASS A MINIMUM THIRTY- INCH CIRCLE.
 - N. SHOWER AND TUB/SHOWER SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (I.E., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. W.R. GYP.) TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET.
 - O. PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE REQUIRED FOR SHOWER AND SHOWER TUB COMBINATIONS, MAXIMUM MIXING WATER TEMP OF 120N F.
 - P. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC.
 - Q. SAFETY GLAZING IS REQUIRED ON WINDOWS WITHIN TUB OR SHOWER AREA WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- ⓓ CUSTOM TUB WITH CERAMIC TILE SHELF AND EDGE. PROVIDE ACCESS PANEL AT MOTOR SIDE. THE PANEL SHALL BE LARGE ENOUGH FOR LARGEST EQUIPMENT T.
- ⓓ ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE WITH WEATHER STRIP.
- ⓓ 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.
- ⓓ PROVIDE 4" DRYER VENT, DRYER SHALL BE A LISTED & APPROVED PRODUCT TESTED BY A RECOGNIZED TESTING AGENCY. IF THE VENT MORE THAN 14' LONG.
- ⓓ 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.
- ⓓ 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.
- ⓓ EXHAUST DUCT TO ROOF OR THRU WALL. PER 510.5.2 OF 2019 CPC.
- ⓓ PROVIDE A 100 SQ. IN. LOUVER IN THE DOOR FOR MAKEUP AIR. (CMC 504.3.1.)
- ⓓ 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. (SEE ELEVATIONS FOR EXTERIOR FINISH)
- ⓓ VENTILATION @ LAUNDRY & WATER CLOSET ROOM TO COMPLY WITH 2019 CMC TABLE 402.1 & 504.6.
- ⓓ FURNACE COMBUSTION AIR TO COMPLY WITH 602 CMC.
- ⓓ R-15 INSULATION ON WALL OF UTILITY & LAUNDRY ROOMS.
- ⓓ T&P VALVE DRAIN LINE TO DISCHARGE TO THE EXTERIOR W/ 2% SLOPE.

DOOR SCHEDULE						
MARK	SIZE (W x H)	TYPE	LOCATION	MANUF.	REMARK	COMMENT
104	32"X80"	INSWING	(N) MASTER BEDROOM #2	PER OWNER		
105	32"X80"	OUTSWING	(N) WALK-IN CLOSET #2	PER OWNER		
106	32"X80"	INSWING	(N) MASTER BATH #2	PER OWNER		
107	32"X80"	INSWING	(N) MASTER BEDROOM #3	PER OWNER		
108	32"X80"	OUTSWING	(N) WALK-IN CLOSET #3	PER OWNER		
109	32"X80"	INSWING	(N) MASTER BATH #3	PER OWNER		

WINDOW SCHEDULE							
MARK	SIZE (W x H)	SILL HEIGHT	TYPE	LOCATION	MANUF.	REMARK	COMMENT
R102	72"X48"	2'-8"	SLIDING	(N) NOOK	PER OWNER		
R103	48"X48"	2'-8"	SLIDING	(N) OFFICE	PER OWNER		
R104	72"X48"	2'-8"	SLIDING	(N) MASTER BEDROOM #2	PER OWNER	EGRESS	
106	24"X36"	3'-8"	SLIDING	(N) MASTER BATH #2	PER OWNER	TEMP.	
107	24"X48"	2'-8"	FIXED	(N) MASTER BEDROOM #3	PER OWNER		
107A	24"X48"	2'-8"	FIXED	(N) MASTER BEDROOM #3	PER OWNER		
107B	48"X60"	1'-8"	SLIDING	(N) MASTER BEDROOM #3	PER OWNER	EGRESS	
109	24"X36"	3'-8"	SLIDING	(N) MASTER BATH #2	PER OWNER	TEMP.	

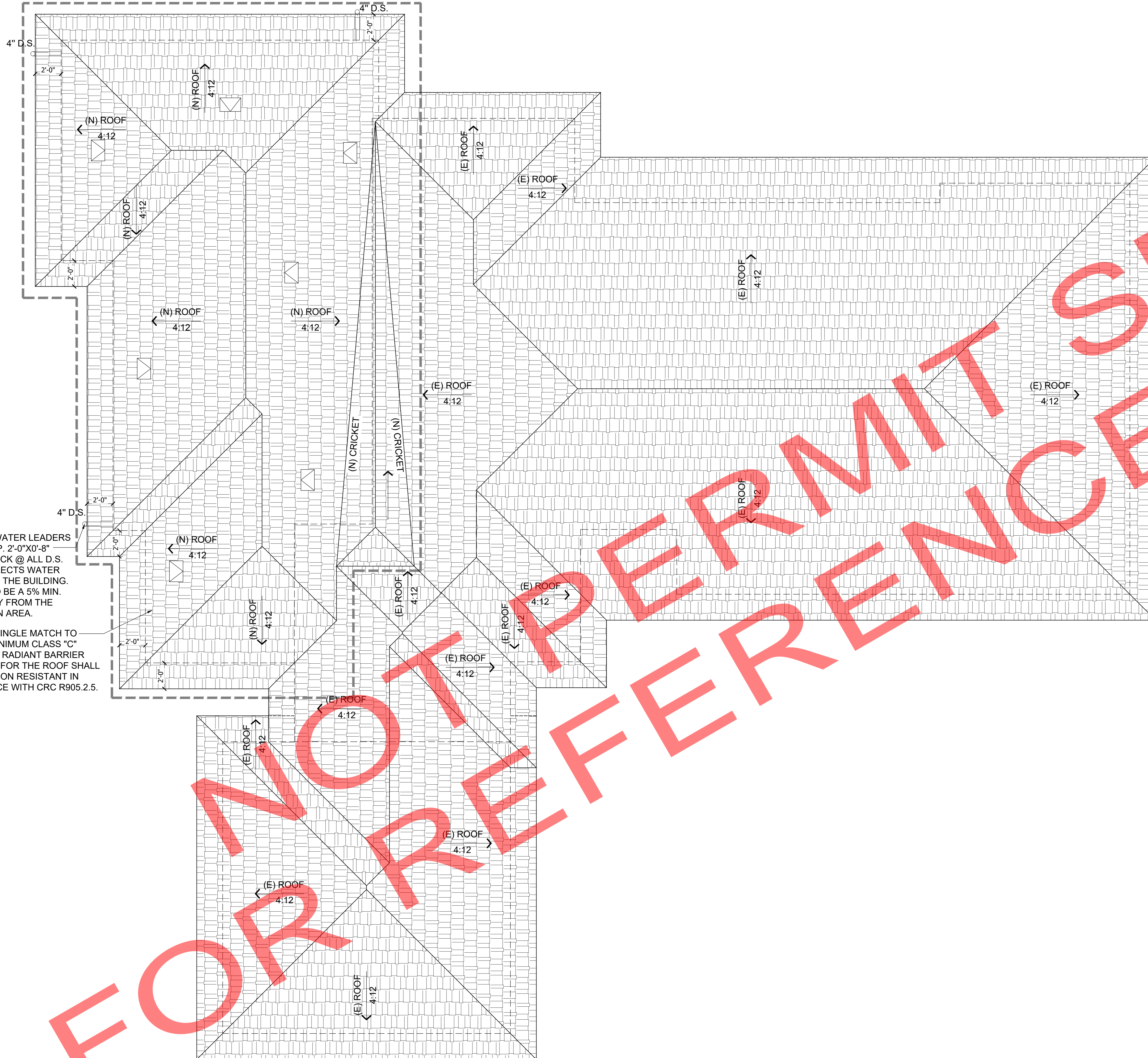
LEGEND:

- WINDOW
- NEW EXTERIOR WALL
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. (SEE ELEVATIONS FOR EXTERIOR FINISH) (SEE S-PLAN FOR ACTUAL SIZES.)
- NEW INTERIOR WALL
2X4 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" "X" GYP. BD. ON BOTH SIDES. (1/2" CDX PLYWOOD OVER STUD @ SHEAR WALLS, W/R GREEN GYP. BD. @ WET WALLS)
- NEW PLUMBING WALL
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.
- 201E DOOR TAG EXISTING DOOR
- 202 WINDOW TAG EXISTING WINDOW

PAN RESIDENCE
HOUSE ADDITION

REVISIONS:	
SHEET TITLE:	
PROPOSED FLOOR PLAN	
DATE	PROJECT NO.
07/01/2022	22001
SCALE	DRAWN
AS SHOWN	
SHEET	

AREA OF WORK



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 5% MIN. SLOPE AWAY FROM THE FOUNDATION AREA.

(N) ROOF SHINGLE MATCH TO EXISTING MINIMUM CLASS "C" ROOFING W/ RADIANT BARRIER FASTENERS FOR THE ROOF SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5.





ROOF NOTES:

1. MINIMUM CLASS "C" ROOFING ON THE PLANS. CRC R902.1.3.
2. FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5.
3. ROOFING MATERIALS SHALL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTANCE AND THERMAL EMITTANCE OR A MINIMUM SOLAR REFLECTANCE INDEX(SRI) EQUAL TO OR GRATER THAN THE VALUES SPECIFIED IN TABLE A4.106.5.1.(2)
4. DOWN SPOUTS TO BE CONNECTED TO APPROVED DRAIN SYSTEM OR SPLASH BLOCK CONTRACTOR TO VIRFY EXISTING ROOF SLOPE AND EVAE.
5. 2'-0" CANTILEVERED ROOF OVERHANGS UNLESS NOTED OTHERWISE.
6. TYPICAL 4:12 PITCH UNLESS NOTED OTHERWISE.

ATTIC VENTILATION CALCULATION:

TOTAL LIVING AREA ENCLOSED:
 NEW ADDITION: 942 S.F.
 AREA OF OPENING REQUIRED:
 $942 / 300 = 3.14 \text{ SQ.FT.} \times 144 = 452 \text{ SQ.IN.}$
 SQUARE INCHES NFVA PROVIDED:
 $(7) \times 72 \text{ SQ.IN.} = 504 \text{ SQ.IN.} > 452 \text{ SQ.IN.}$
 MIN. (7) ATTIC VENTS IN TOTAL. TOP: 3 BOTTOM: 4
 (CONTRACTOR TO VERIFY THE EXISTING CONDITION LOCATION.)

LEGEND:

-  ATTIC VENTS
-  NEW Ø 4" DOWNSPOUT
-  D.S.
-  EXTERIOR WALL OUTLINE

PAN RESIDENCE
HOUSE ADDITION

REVISIONS:

SHEET TITLE:
**PROPOSED
ROOF PLAN**

DATE PROJECT NO.
07/01/2022 22001
SCALE DRAWN
AS SHOWN

SHEET

A-2.1

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 MEASURED 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 ADJOINING 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)

NOTS:

- IF FIRE SPRINKLERS ARE REQUIRED, A LICENSED CLASS 'A' CONTRACTOR SHALL APPLY FOR AN ENCROACHMENT PERMIT WITH THE ENGINEERING DEPARTMENT FOR ALL WORK PERFORMED WITHIN THE CITY RIGHT OF WAY.
- I. AN ENGINEER'S ESTIMATE SHALL BE SUBMITTED FOR THE COST OF WORK WITHIN THE CITY OF REDWOOD CITY RIGHT OF WAY. THIS WILL BE USED TO DETERMINE THE DEPOSIT AND BOND AMOUNTS.
 - II. THE CONTRACTOR SHALL MEET THE CITY'S INSURANCE REQUIREMENTS AND SUBMIT CURRENT INSURANCE CERTIFICATES.
 - III. AN ENCROACHMENT PERMIT APPLICATION IS AVAILABLE UPON REQUEST OR CAN BE DOWNLOADED FROM THE CITY WEBSITE

GENERAL PLUMBING NOTES:

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. WATER SAVING PLUMBING FIXTURES ARE REQUIRED THROUGHOUT THE HOUSE
6. RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM AT 60 PSI & MINIMUM OF 0.8 GPM AT 20 PSI. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI.
7. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDING SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
8. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
9. SINGLE SHOWERHEAD SHALL HAVE A MAXIMUM FLOW OF 1.8 GPM AT 80 PSI. MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE COMBINED FLOW OF 1.8 GPM AT 80 PSI OR, THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
10. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALL AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
11. 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.
12. 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.
13. 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.
14. OBTAIN RECORD DRAWINGS (IF THERE IS ANY) OF THE EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS.
15. ALL VALVES SHOWN SHALL BE FULL LINE SIZE UNLESS OTHERWISE NOTED.
16. 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.
17. 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 ROOFS PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS.
18. 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.
19. AFTER DEMOLITION OF EXISTING EQUIPMENT AND ACCESSORIES, PATCH ALL SURFACES THAT WILL REMAIN TO MATCH WITH EXISTING ADJACENT SURFACES.
20. OFFSET ALL RISERS AND DROPS TO AVOID PENETRATIONS AT TOP PLATES.
21. RESET ALL EXISTING FLOOR CLEANOUTS AND FLOOR DRAIN TOPS WHERE NEW FLOORING IS INSTALLED.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. WHERE NEW FLOORING IS INSTALLED, REPLACE FLOOR DRAIN FLOOR GRATES. REFER TO ARCHITECTURAL PLANS FOR AREAS OF NEW FLOORING.
29. REFER TO SPECIFICATIONS FOR CURRENT CODES AND STANDARDS.
30. 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.

ROOF VENT SPECIFICATION

FREE ARCHITECTURAL DESIGN SERVICES

How Many Attic Vents Do I Need?
Send us your plans. Don't have plans?
No problem. Provide us with your address and we'll figure out the rest.
Email to: vent@ohagin.com

- Let us help you with our FREE architectural and design services
- We can have your attic ventilation installation plan created in a matter of days
- A sample of what you get is shown below and is all your contractor needs to properly ventilate your attic space

LEGEND

NOTES

DO NOT INSTALL SHOWER HEADS BELOW HEADS OF EXISTING WATER PIPING. UNLESS BY DESIGN, EXISTING ARE INSTALLED IN ALL APPLICABLE AREAS. FOR INSTALLATION OF STRUCTURAL MEMBERS, REINFORCING MATERIALS, AND OTHER STRUCTURAL MEMBERS, REINFORCING MATERIALS SHALL BE INSTALLED PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS.

PHASING SHALL BE REQUIRED TO BE PART OF A COMPLETE PROJECT. PHASING SHALL BE REQUIRED TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.

PHASING SHALL BE REQUIRED TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.

PHASING SHALL BE REQUIRED TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.

FREE TECHNICAL SUPPORT SERVICES

FOR YOUR PLANNING, DESIGN, INSTALLATION, AND EDUCATIONAL NEEDS.
O'HAGIN OFFERS A RANGE OF FREE SERVICES:

FREE ARCHITECTURAL/DESIGN SUPPORT SERVICES

- Prompt analysis of roof plans in AutoCAD or other format
- Calculate the number of vents required based on local building codes
- Provide specific recommendations for vent placement

FREE PRE AND POST-INSTALLATION SUPPORT

- Meetings with builders, consultants, building code officials, or other members of your design and construction team
- Support regarding any aspect of our product performance or installation

ADDITIONAL INFORMATION

APPROVALS

- O'Hagin is a recognized leader in attic ventilation testing and design
- O'Hagin products hold local and national approvals including:
 - Class A fire rated
 - Miami-Dade County Product Control Approved

For complete testing information, call: (877) 324-0444

INSTRUCTIONS

Complete step-by-step installation instructions are available on our website at www.ohagin.com, on our YouTube channel (see link below) or by calling our Customer Service Team toll free at (877) 324-0444.

Check Out O'Hagin's YouTube Channel
[YOUTUBE.COM/OHAGINLLC](https://www.youtube.com/ohaginllc)

Phone: (877) 324-0444 | Fax: (707) 588-9187
www.ohagin.com

TAPERED LOW-PROFILE VENTS FOR SLATE, SHAKE AND SHINGLE ROOFS

OPTIONAL **Fire & Ice** ATTIC VENTS - RESISTANT TO FLAMES, EMBERS, RAIN & SNOW

MADE IN THE U.S.A. WITH U.S. STEEL

VISIT O'HAGIN'S WEBSITE AT WWW.OHAGIN.COM

210 CLASSIC COURT, SUITE 100
ROHNERT PARK, CA 94928
PHONE: (877) 324-0444 • FAX: (707) 588-9187

BENEFITS OF ATTIC VENTILATION

- Fire & Ice** ATTIC VENTS Upgrade to these vents in wildfire danger areas - these vents block the entry of firebrands (embers)
- VOID - VALIDATE THE WARRANTY** All manufacturers of roofing shingles require ADEQUATE attic ventilation to validate their warranties.
- FITS WITH SOLAR SYSTEMS** Low-profile design is compatible with most solar panel installations and fits under most rack mount solar systems.
- EXTEND THE ROOF'S LIFE** Ventilation protects attic insulation and rafter cavities from moisture, thereby reducing the risk of mold and dry rot.
- MAINTAIN CURB APPEAL** When painted to match, O'Hagin attic ventilation systems blend into surrounding roofing material.
- CONSERVE ENERGY** O'Hagin attic vents are completely passive, reducing energy costs related to heating and cooling.
- REMOVE TRAPPED GASES** Proper attic ventilation facilitates the removal of hot, trapped gases and fumes, a major cause of indoor air pollution, allergies and related health problems.
- REDUCE MOISTURE BUILDUP** Proper attic ventilation reduces moisture build up from indoor water sources and condensation that occurs naturally in the attic space.

MADE IN THE U.S.A. WITH U.S. STEEL

BEST VENTS FOR COMPO ROOFS

4" STANDARD FLANGE

Available Pre-Painted Finishes:
Black* Charcoal* Brown* Gray* White*

*Colors may vary between lots

6" EXTENDED FLANGE (SLATE AND SHAKE ROOFS)

Net Free Ventilation Area

STANDARD 1/2" WIRE MESH	72.00 SQ. IN
OPTIONAL 1/8" WIRE MESH	64.80 SQ. IN

*figure based on independent evaluation reports.

Fire & Ice LINE OF ATTIC VENTS

- Class A fire-rated vent*
- Flame, ember, rain and snow resistant*
- Complies with Wildland Urban Interface Code requirements and accepted for use by many local fire officials for installation in Wildland Urban Interface (WUI) zones
- Interior stainless-steel matrix system
- May be used in place of under-eave and soffit vents:
 - superior airflow
 - balanced airflow
 - decreased construction costs

* Quantified by independent laboratory testing

PHOTOS OF O'HAGIN Fire & Ice ATTIC VENTS DURING EXTREME TEST CONDITIONS

Photo captions:

1. FIRE & ICE® vent shown cut-away to expose interior stainless steel matrix;
2. FIRE & ICE® vent during flame and ember test performed on all O'Hagin vents;
3. FIRE & ICE® vent during FBC TAS 100(A)-95 attic vent testing for wind-driven rain and snow;
4. FIRE & ICE® vent close up view showing increased airflow of interior stainless steel matrix.

O'Hagin vents are manufactured and protected under one or more of the following patents (other U.S. and foreign patents are pending): D454,531; D457,234; D458,391; D458,392; D469,889; D479,885; D504,172; D512,774; D549,316; 6,050,039; 6,129,628; 6,354,051; 6,390,914; 6,447,390; 6,491,579; 9,011,221

PAN RESIDENCE HOUSE ADDITION

REVISIONS:

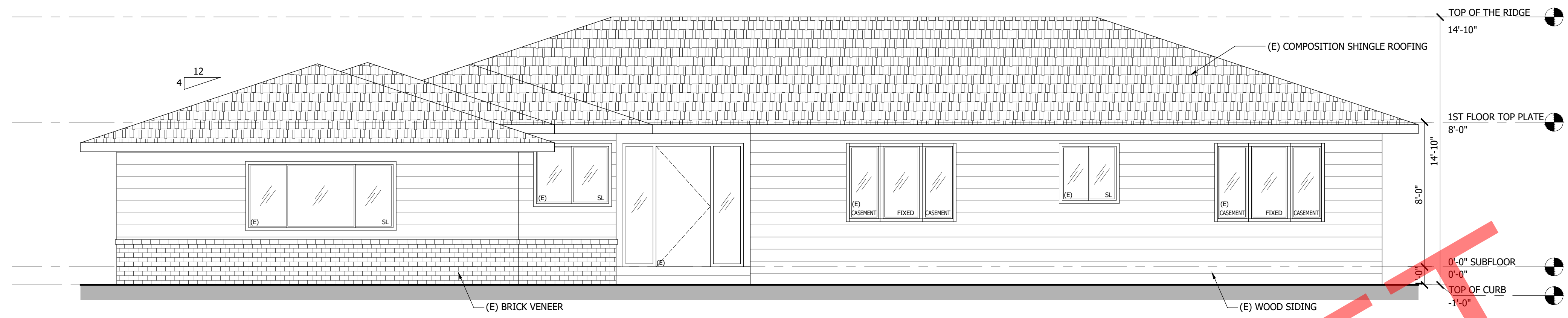
DATE	PROJECT NO.
07/01/2022	22001

SHEET TITLE:
GENERAL NOTES AND ROOF SPECS

AS SHOWN DRAWN

SCALE
AS SHOWN

SHEET



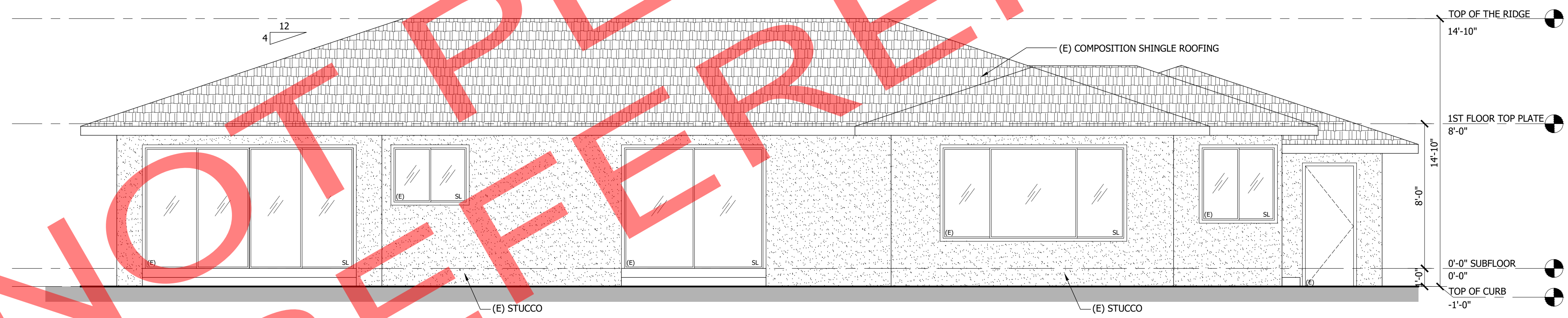
EXISTING FRONT (NORTHWEST) ELEVATION

1/4" 1



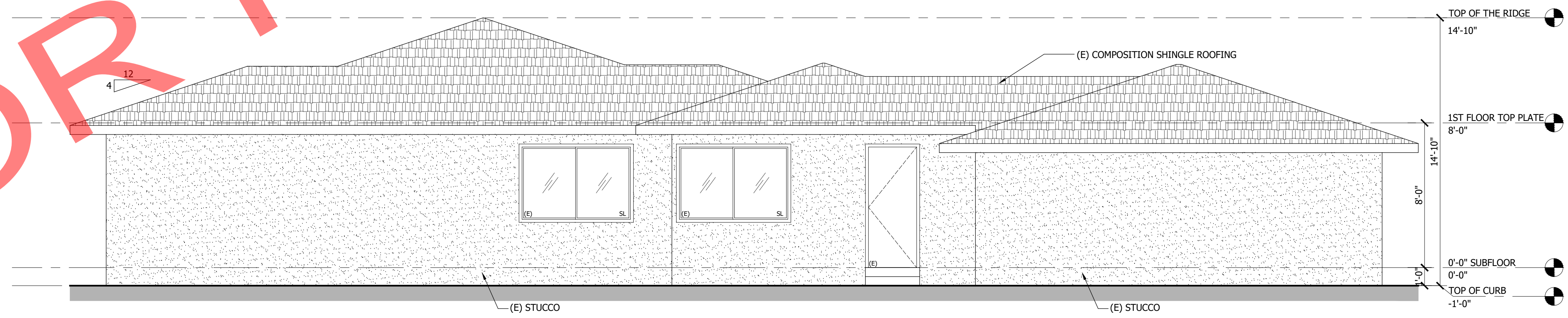
EXISTING RIGHT (SOUTHWEST) ELEVATION

1/4" 2



EXISTING REAR (SOUTHEAST) ELEVATION

1/4" 3



EXISTING LEFT (NORTHEAST) ELEVATION

1/4" 4

PAN RESIDENCE
HOUSE ADDITION

REVISIONS:

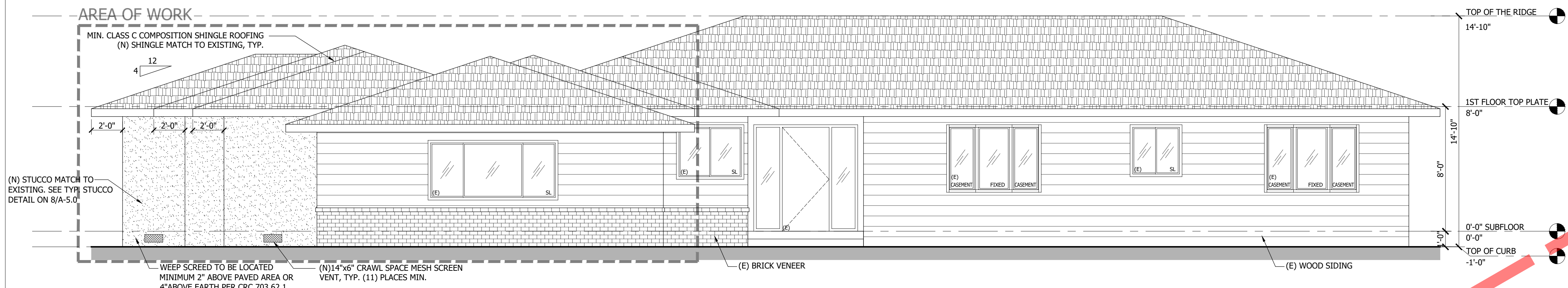
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**EXISTING
ELEVATION**

DATE PROJECT NO.
07/01/2022 22001
SCALE DRAWN
AS SHOWN

SHEET

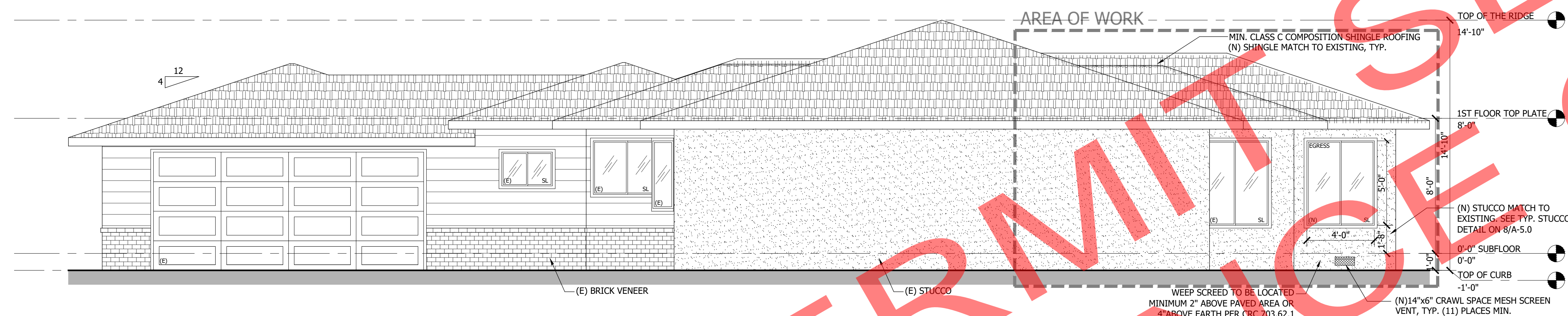
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FOR NOT PERMIT SEE ONLY



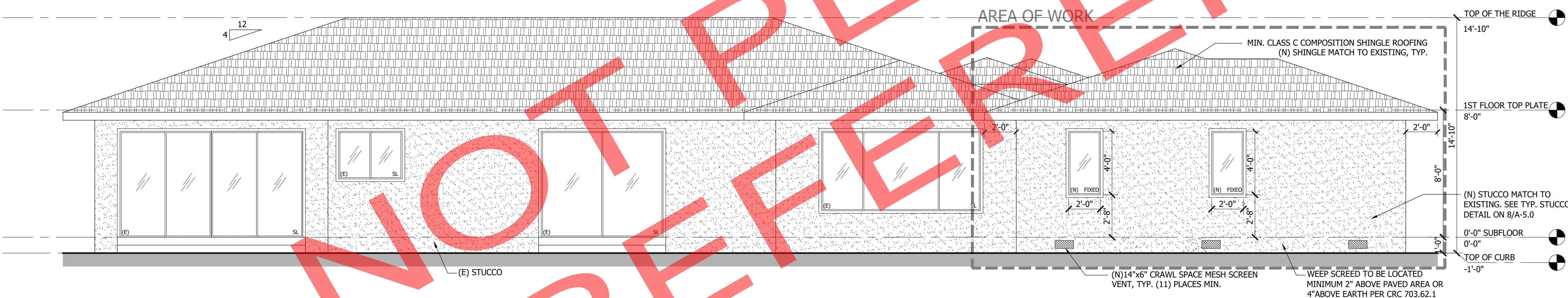
PROPOSED FRONT (NORTHWEST) ELEVATION

1/4" 1



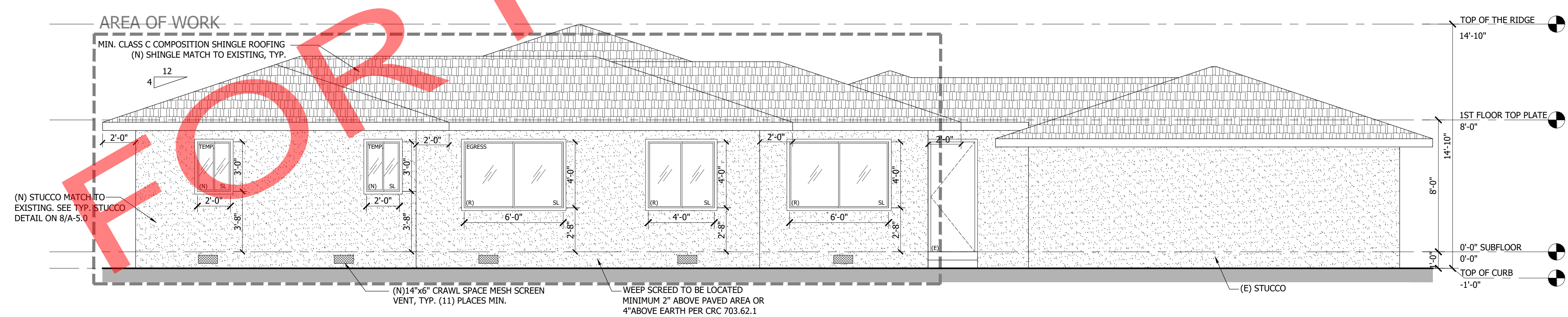
PROPOSED RIGHT (SOUTHWEST) ELEVATION

1/4" 2



PROPOSED REAR (SOUTHEAST) ELEVATION

1/4" 3



PROPOSED LEFT (NORTHEAST) ELEVATION

1/4" 4

CRAWL SPACE VENTILATION CALCULATION:

* LIVING SPACE:
TOTAL NEW LIVING AREAS ENCLOSED: 942 S.F.

AREA OF OPENING REQUIRED:
942 / 150=6.3 SQ. FT. x 144= 907 SQ.IN.
TO PROVIDE
(11) 14" X 6" VENTS (14" X 6" = 84 SQ.IN.) = 10 X 84 = 924 SQ.IN.
TOTAL PROVIDED AREA: 924 SQ.IN. > 907 SQ.IN.

MIN. (11) NEW CRAWL SPACE VENTS IN TOTAL.
(CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION)

TYP. ESCAPE AND RESCUE WINDOW:

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.

The net clear opening dimensions shall be the result of normal operation of the opening. Casement window openings shall be measured when opened a minimum of 90 degrees. 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.

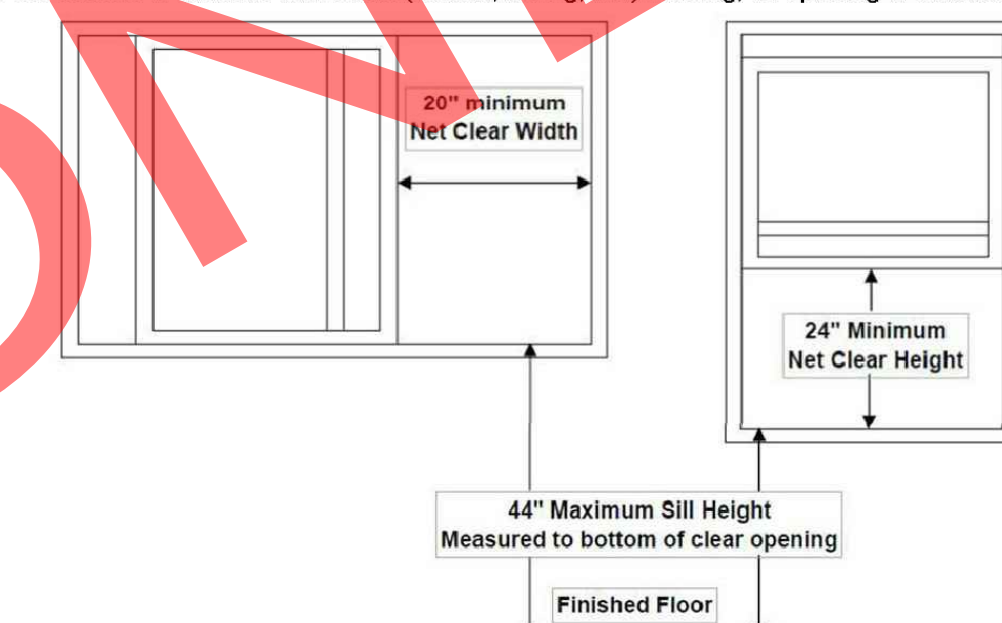


TABLE SHOW SOME EXAMPLES OF MINIMUM NET OPEN AREA DIMENSION (INCHES)															
WIDTH	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34.2
HEIGHT	41.1	39.1	37.4	35.7	34.2	32.9	31.6	30.4	29.4	28.4	27.4	26.5	25.7	24.9	24

- Basements, habitable attics and every sleeping room below the fourth floor in dwelling units shall have at least one operable window or door approved for emergency escape which shall open directly into a public street, public way, yard or exit court.
- 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)

NOTES:

- EACH BEDROOM SHALL HAVE (1) EGRESS WINDOW.
- OPENING OF ALL OPERABLE WINDOW SHALL HAVE A HEIGHT OF 44" MIN TO OPENING, ABOVE FIN. FLOOR AND THE NET CLEAR OPENING OF 5.0 SQUARE FEET MINIMUM. (GRADE FLOOR OPENING MAY HAVE A NET CLEAR OPENING OF 5.0 SQUARE FEET MINIMUM, THE CLEAR HEIGHT SHALL BE 24" MIN. AND THE NET CLEAR WIDTH SHALL BE 20" MINIMUM).
- PATIO = HORIZONTAL SLIDING DOOR
- ALL NEW WINDOW TO HAVE LOW-E GLASS
- ALL PATIO DOOR TO HAVE TEMPERED GLASS
- ALL EGRESS WINDOWS TO HAVE A 24" MIN. TO THE FINISH FLOOR OR A SAFETY BAR PLACED OVER OPERABLE OPENING

MATERIAL LIST:		
ITEM	MATERIAL	FINISH/COLOR
EXTERIOR WALL	SIDING / STUCCO	MATCH TO EXISTING, TYP.
ROOF	OMP. SHINGLE	GREY
GUTTER	STEEL/VINYL	GALVANIZED STEEL /VINYL/WHITE
WINDOW	AL./VINYL	DOUBLE PANEL W/AL. /VINYL FRAME/WHITE
ACCENT & TRIM	VINYL	WHITE

PAN RESIDENCE HOUSE ADDITION

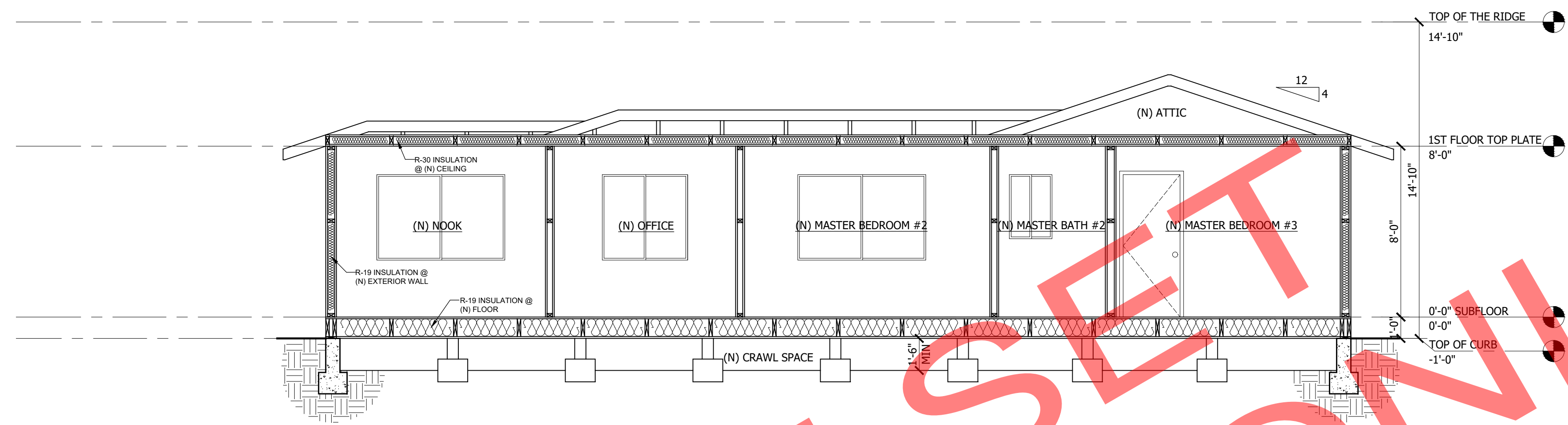
REVISIONS:

SHEET TITLE:
PROPOSED ELEVATIONS

DATE PROJECT NO.
07/01/2022 22001
SCALE DRAWN
AS SHOWN

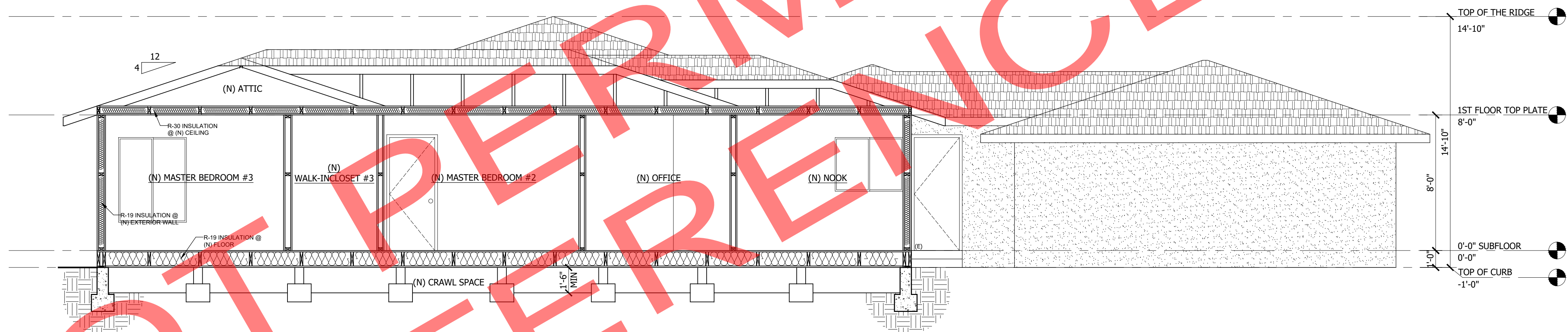
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A-3.1



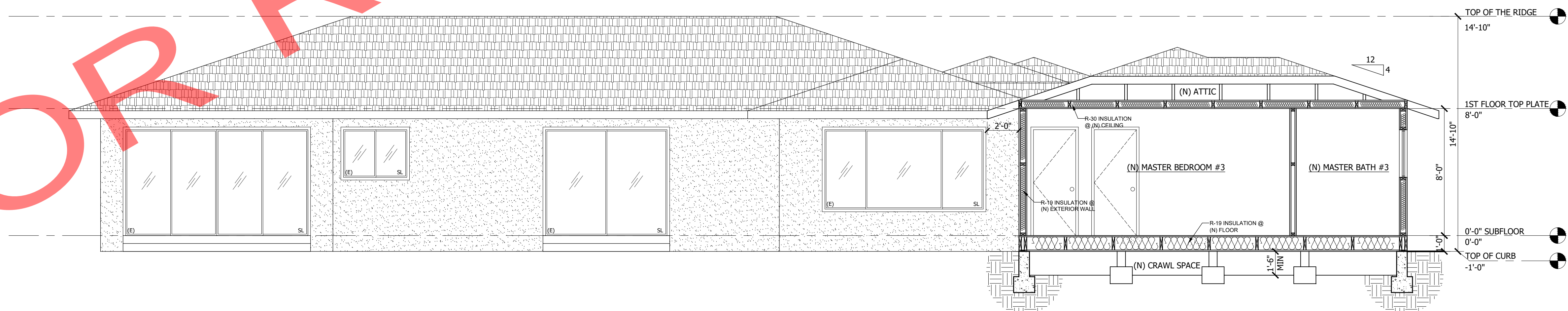
SECTION

1/4" 1



SECTION

1/4" 2



SECTION

1/4" 3

PAN RESIDENCE
HOUSE ADDITION

REVISIONS:

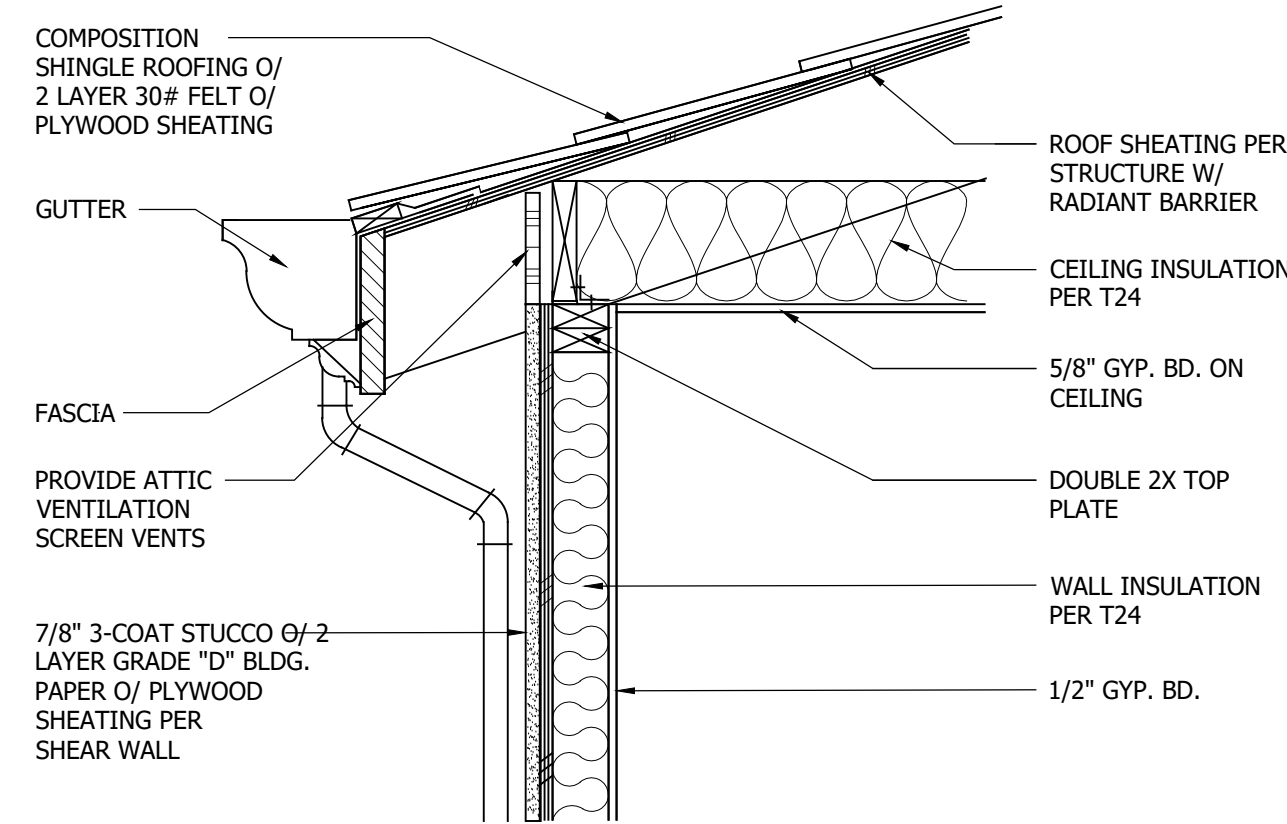
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**PROPOSED
SECTIONS**

DATE PROJECT NO.
07/01/2022 22001
SCALE DRAWN
AS SHOWN

SHEET

A-4.0

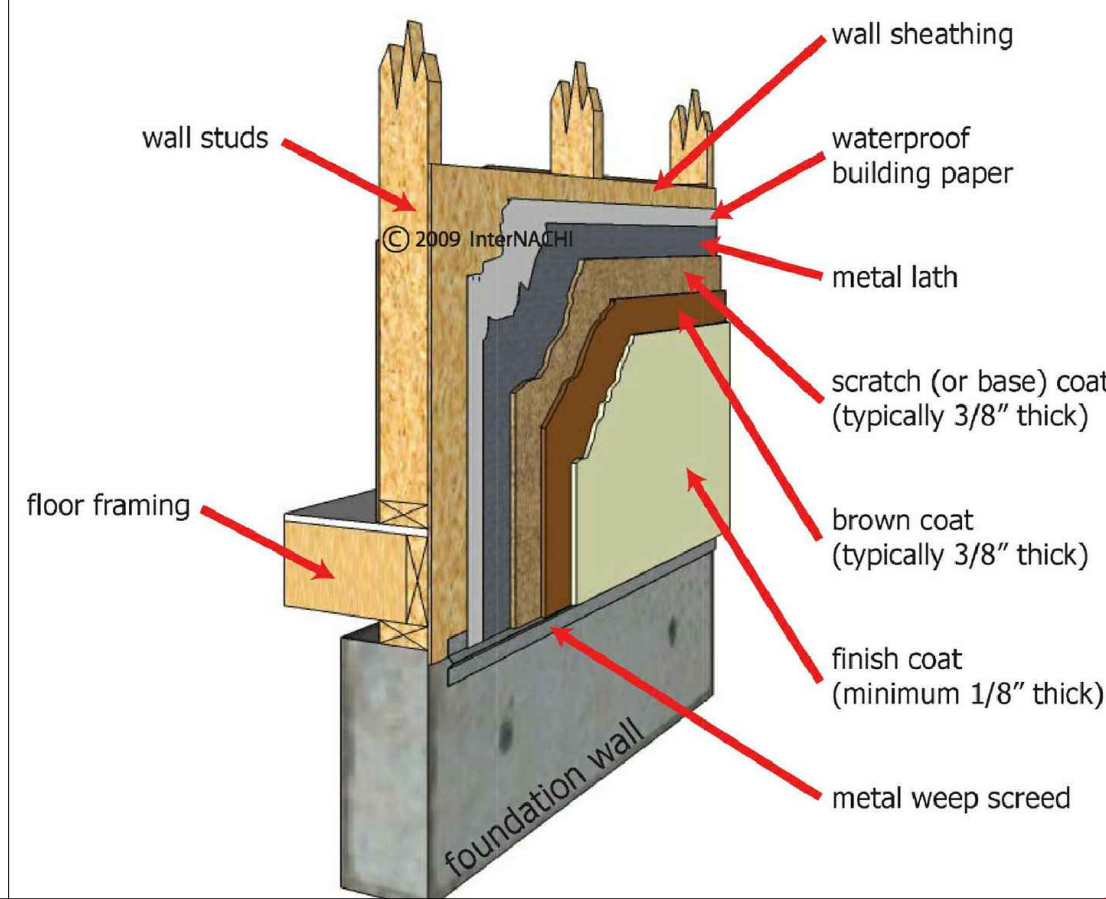
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TYP. EAVE DETAIL

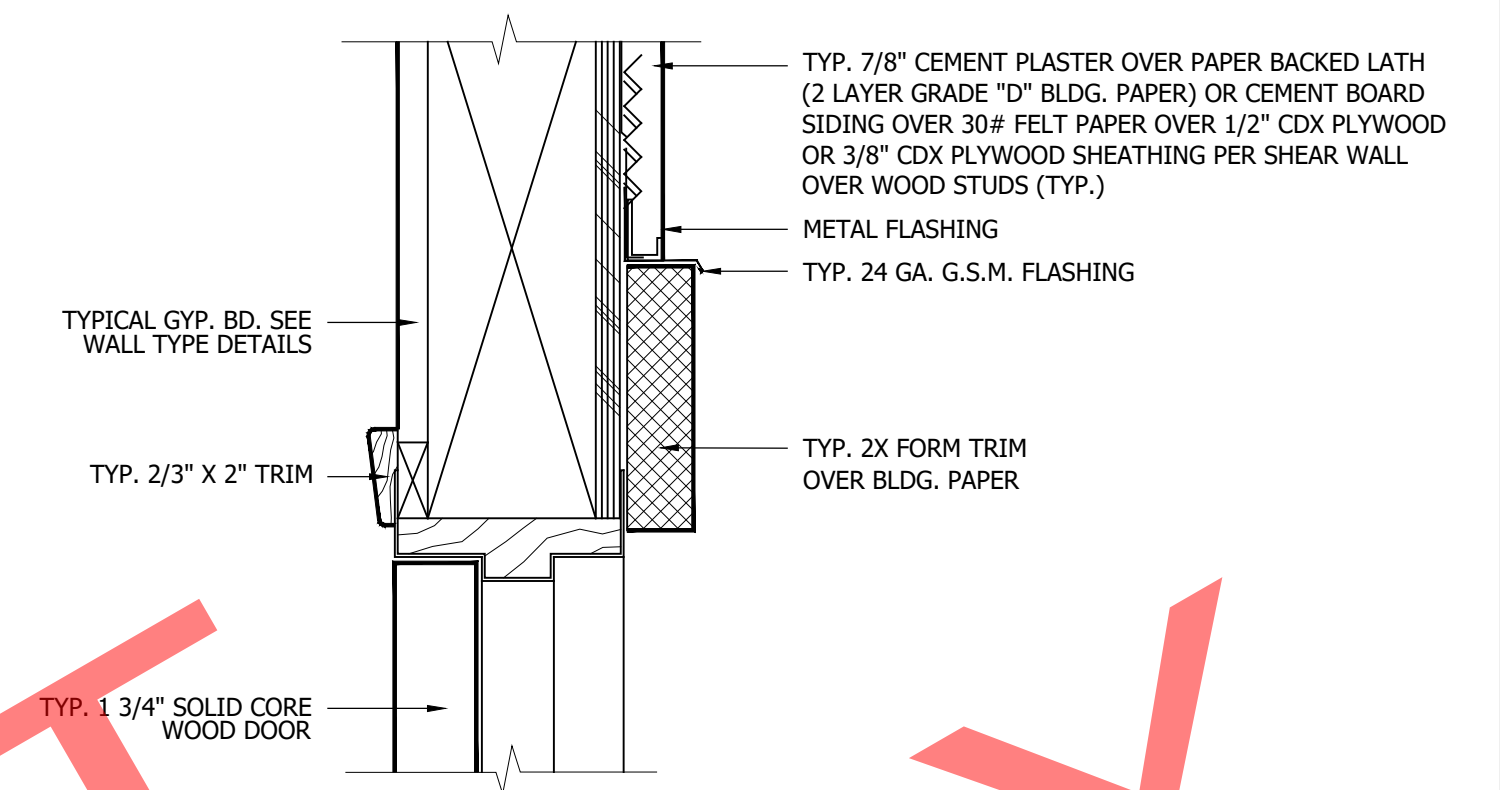
NTS 9

Stucco - Three Coat Process for application on wood framed walls



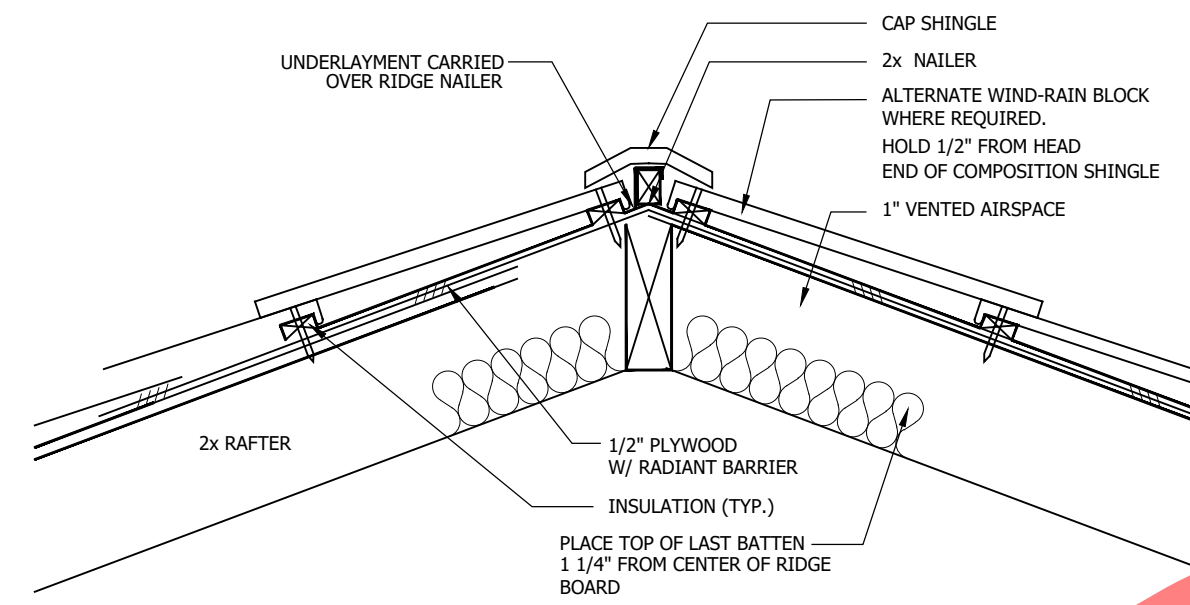
STUCCO

NTS 8



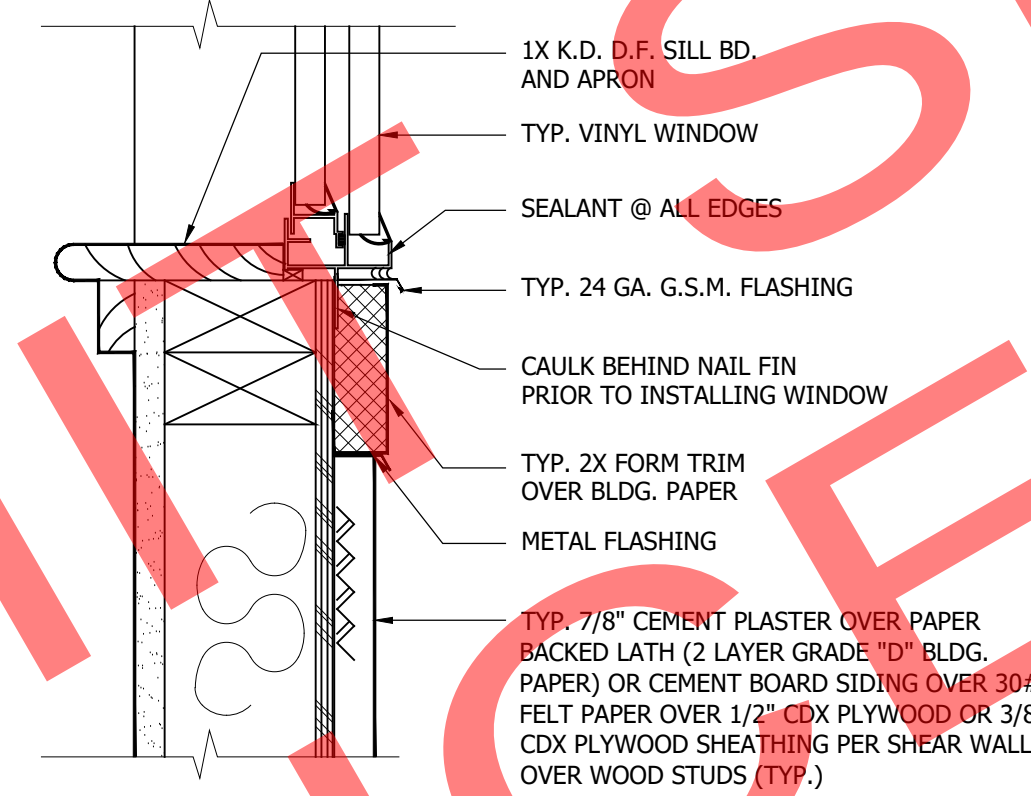
EXTERIOR DOOR HEAD

NTS 1



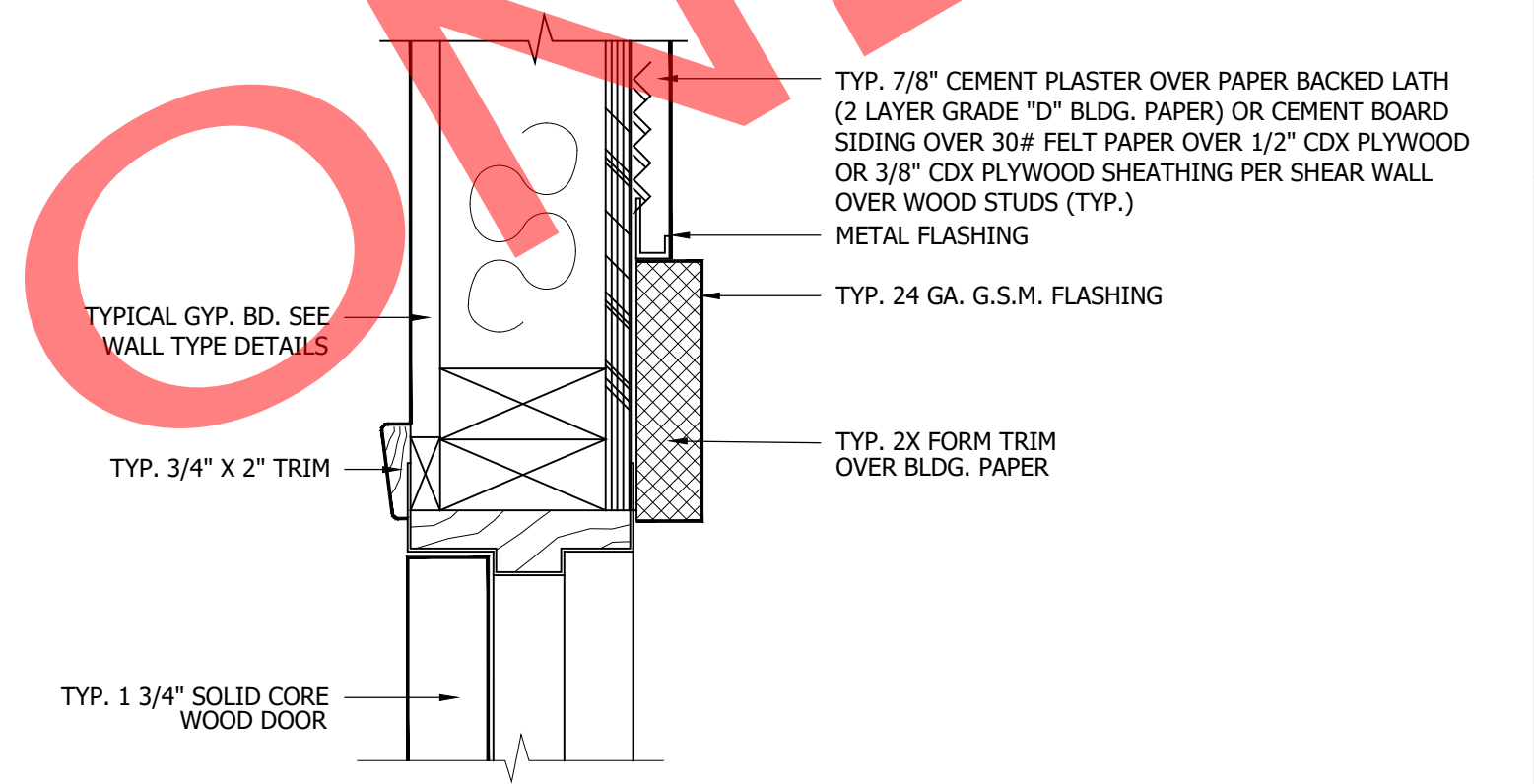
RIDGE DETAIL

NTS 10



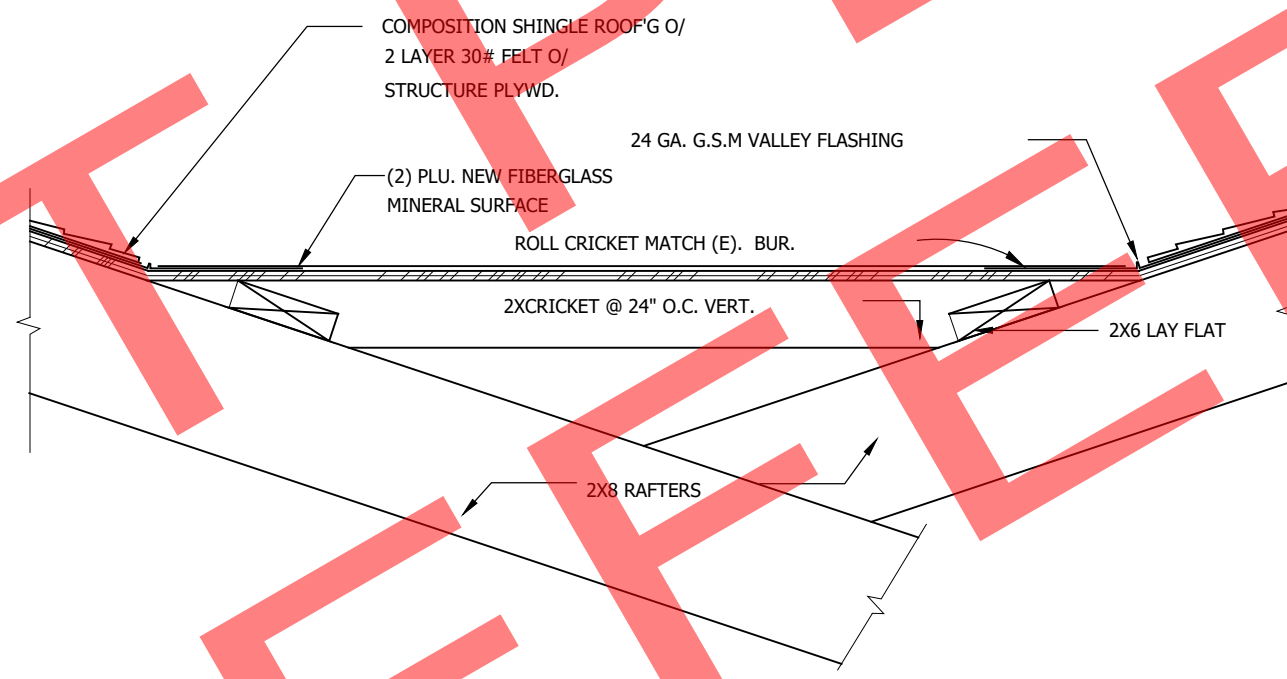
VINYL WINDOW SILL

NTS 7



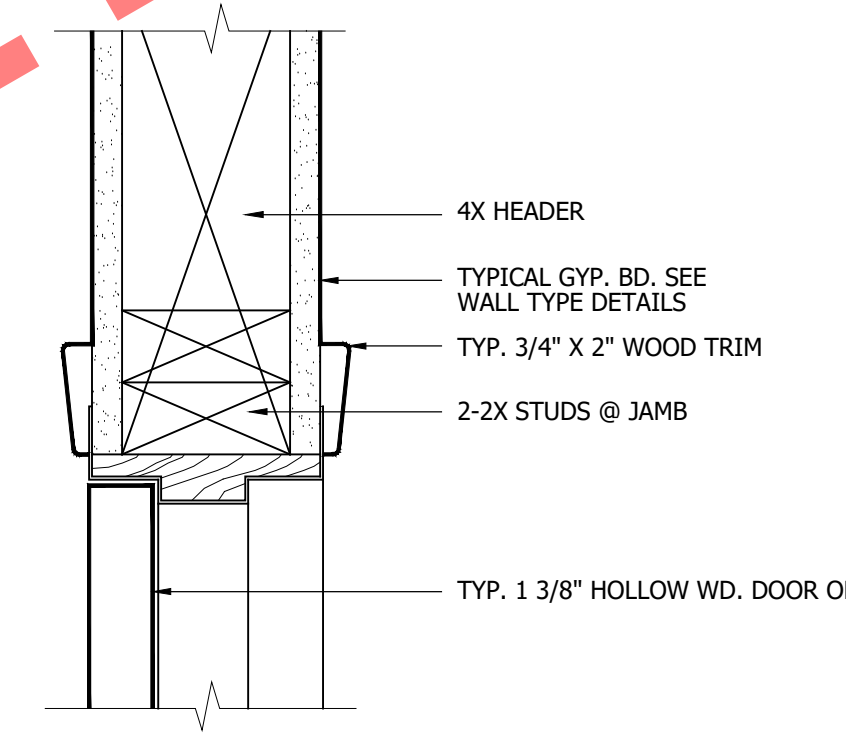
EXTERIOR DOOR JAMB

NTS 2



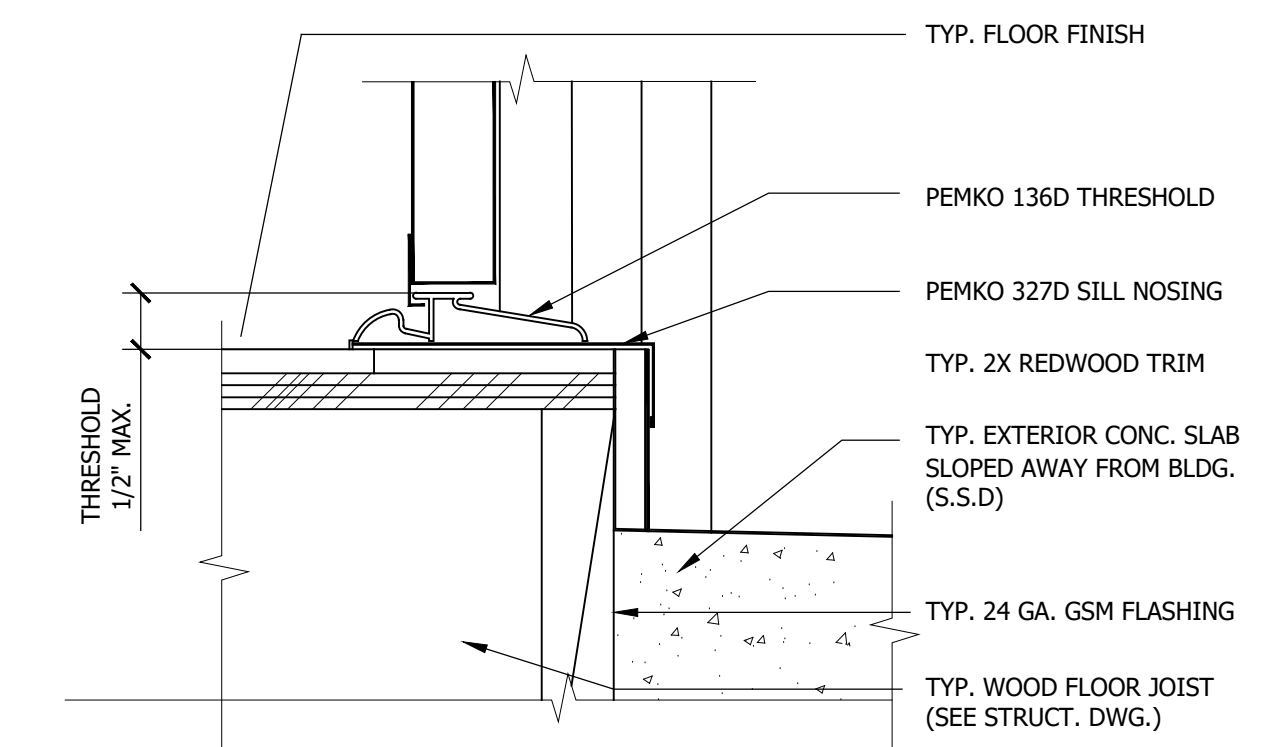
CRICKET

NTS 11



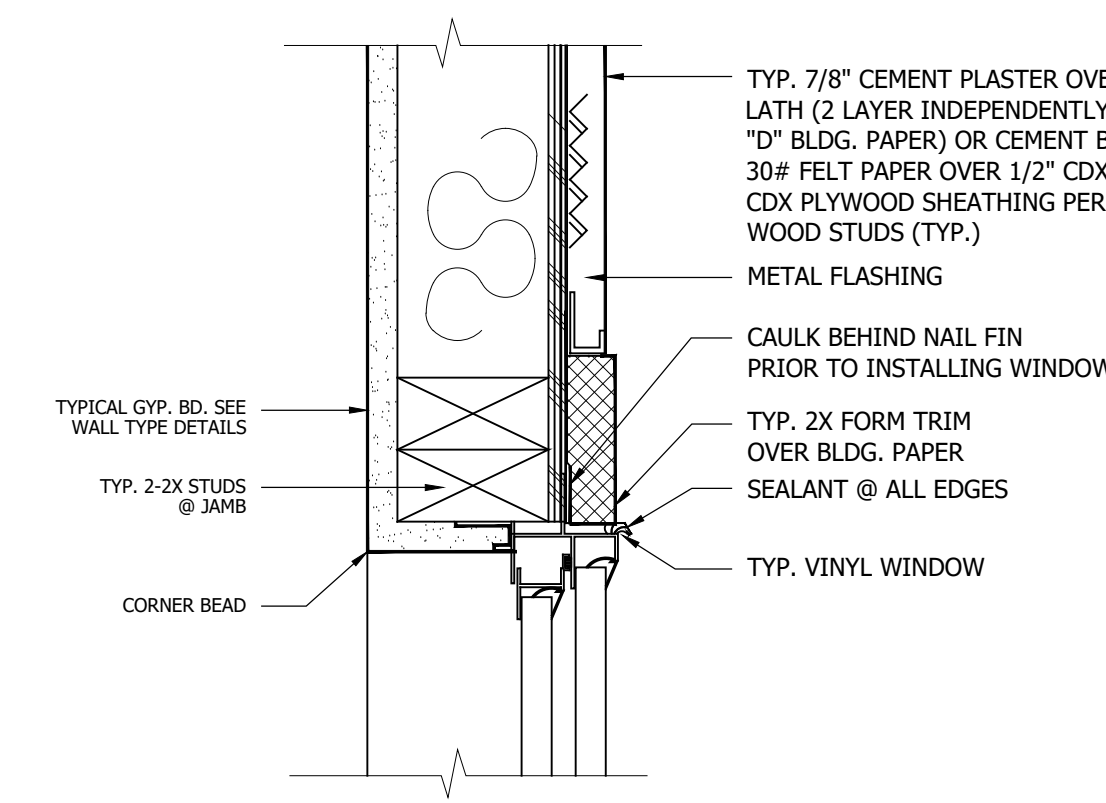
INTERIOR DOOR HEAD/JAMB

NTS 6



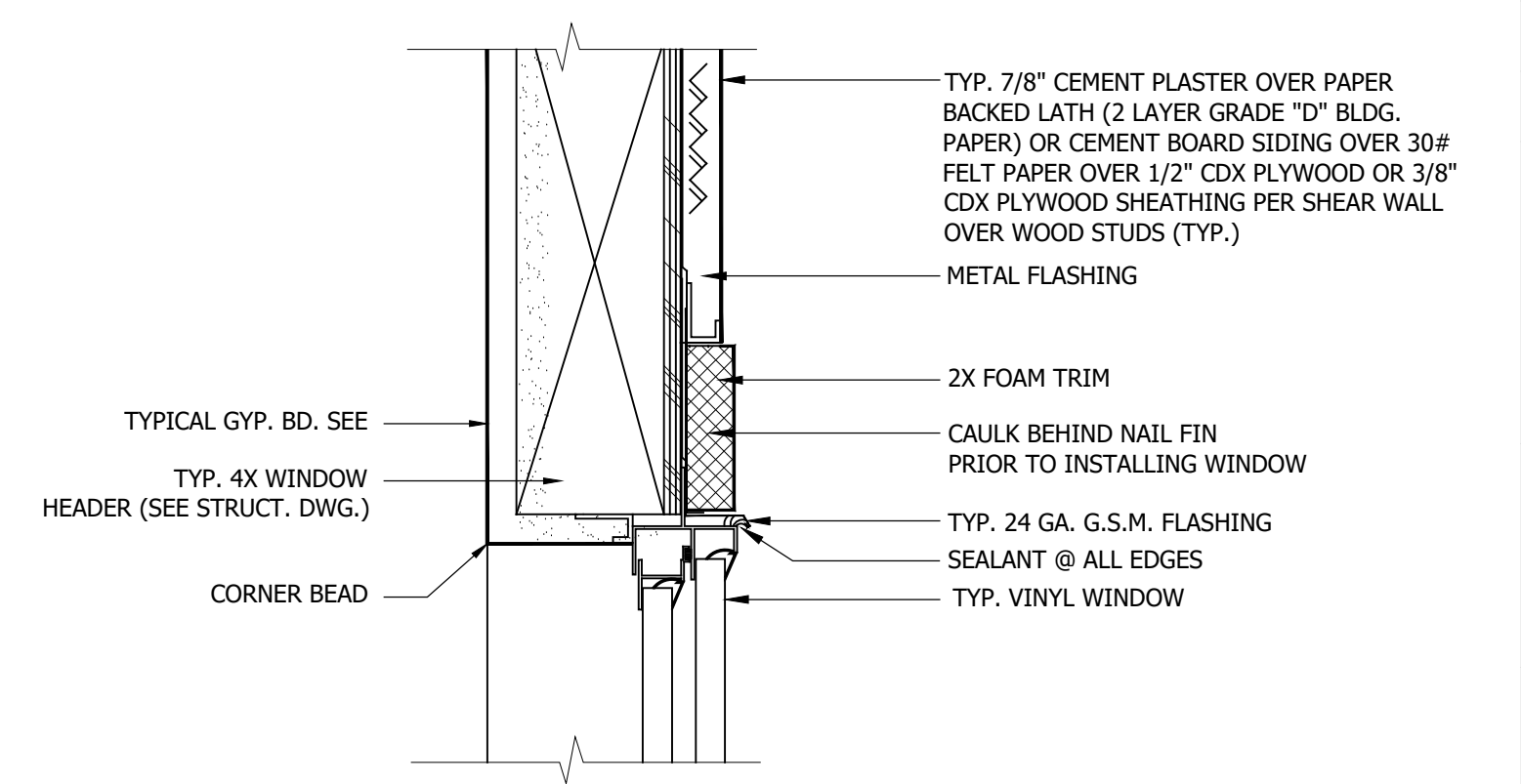
EXTERIOR DOOR SILL

NTS 3



VINYL WINDOW JAMB

NTS 5



VINYL WINDOW HEAD

NTS 4

PAN RESIDENCE HOUSE ADDITION

REVISIONS:

SHEET TITLE: ARCHITECTURAL DETAILS

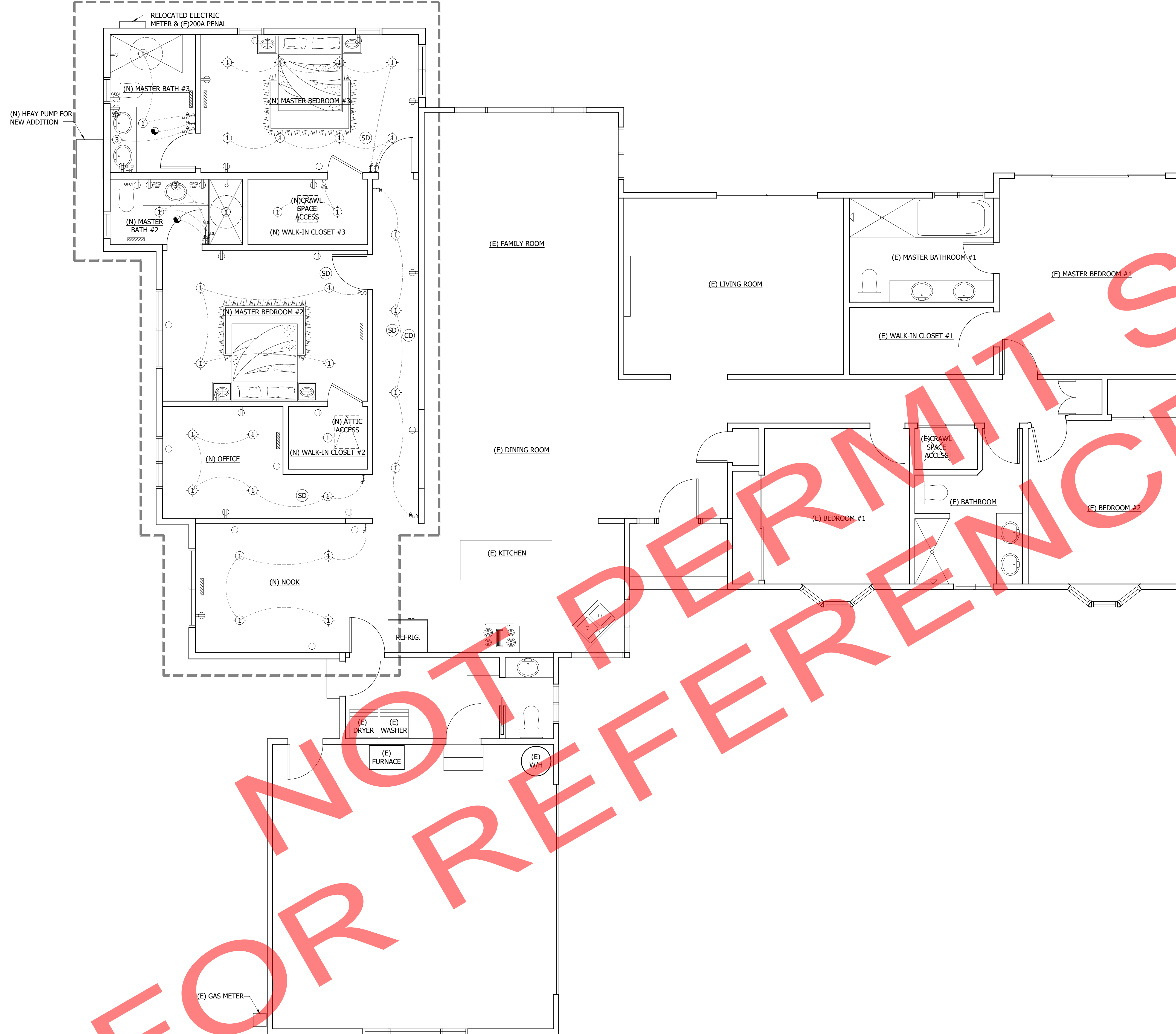
DATE PROJECT NO. 07/01/2022 22001
SCALE DRAWN AS SHOWN

SHEET

A-5.0

FOR NOT PERMITTED SET ONLY REFERENCING

AREA OF WORK



GENERAL NOTES:

- 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
- NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOODED LEVEL OF SINK OR DRAINBOARD, WHICHEVER IS HIGHER. (CPC 2019 807.3)
- WATER OUTLETS WITH HOSE ATTACHMENTS AND HOSE BIBS MUST HAVE APPROVED NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICES INSTALLED.
- ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF FIREWALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.
- PROVIDE A GROUNDING ELECTRODE SYSTEM REQUIRED BY CEC 2019 250.50.
- RECEPTACLE OUTLETS ON THE WALL SPACES IN THE BEDROOMS, HALLWAY, LIVING ROOM, AND DINING ROOM TO BE COMPLIANT WITH CEC 210.52.
- RECEPTACLE OUTLETS SHALL BE PROVIDED ON WALL SPACES 2 FEET OR GREATER.
- 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.
- CONTRACTOR TO WIRE ALL ELECTRICAL TO COMPLY CURRENT CODE
- PROVIDE A LIGHT AND AN OUTLET IN THE ATTIC.
- ALL UNIQUE LIGHTING TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR
- ALL BATHROOM LIGHTS SHALL BE LED LIGHTS
- 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
- ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406-12.
- PROVIDE GFCI RECEPTACLE OUTLETS WITHIN 3 FEET OF THE SINK BASIN'S EDGE PER CEC 210.52(D) AND 210.8.
- 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).
- 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
- 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)
- IN THE KITCHEN:
 - A MINIMUM OF TWO 20-AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR SMALL APPLIANCES. CEC 210.52(C)(3)
 - 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)
 - ALL 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLES ON THE KITCHEN COUNTERTOP TO BE GFCI PROTECTED. CEC 210.8
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A DIMMER SWITCH AND THAT REQUIRES 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 BY 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)
- ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE WITH CENERGYC TABLE 150.0-A. CENERGYC 150(K)(1)(A).
- HIGH EFFICACY LUMINAIRES TO BE SEPARATED SWITCHED FROM THE LOW-EFFICACY LUMINAIRES PER CEC 150(K)(2)(A).
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JAB-2016 (JAB-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
- RECESSED LIGHTING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (CIC) 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 JAB-2016-E EFFICIENCY LABEL. CEC 150(K)(1)(C)

FIRE NOTES:

- 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.
- 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.
- 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.
- 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.
- 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:

- 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
- 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)
- AIR DUCTS SHALL EXHAUST 3'-0" FROM PROPERTY LINE AND 3'-0" FROM OPENINGS INTO THE BUILDING. CMC 502.2.1
- THE EXHAUST TERMINATION OF THE KITCHEN HOOD TO BE 3'-0" FROM OPENINGS INTO THE BUILDING. CMC 502.2.1
- KITCHEN HOOD EXHAUST REQUIRES A MINIMUM RATE OF 100 CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2

ELECTRICAL LEGEND

① CEILING 4" OR 6" RECESSED LIGHT	SD SMOKE DETECTOR TO BE HARDWIRED TO 110V WITH A BATTERY BACKUP AND SHALL BE INTERCONNECTED
② CEILING MOUNTED LIGHT	CD CARBON MONOXIDE DETECTOR
③ WALL MOUNTED LED LIGHT FIXTURE	G GAS METER LOCATION
● 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	→ HB HOSE BIB
M.S. MOTION SENSOR	⊠ HVAC REGISTER
⊖ DUPLEX 110VAC OUTLET	⊞ HEAT AND HVAC REGISTER
WP/GFCI EXTERIOR DUPLEX OUTLET PROTECTED BY GFCI BREAKER	EFC EXHAUST FAN-75 CFM MIN. CONTINUOUSLY WORKING
⊗ SWITCH WITH DIMMER	M.S. SENSOR WITH LIGHTING
⊗ 3 WAY SWITCH	AFCI ARC FAULT CIRCUIT INTERRUPTER
AFCI ARC FAULT CIRCUIT INTERRUPTER	GFCI GROUND FAULT CIRCUIT INTERCEPTOR
GFCI GROUND FAULT CIRCUIT INTERCEPTOR	EF EXHAUST FAN
W/P WATER PROOF	
J J - BOX	

PAN RESIDENCE
HOUSE ADDITION

REVISIONS:

SHEET TITLE:
PROPOSED ELECTRICAL PLAN

DATE PROJECT NO.
07/01/2022 22001

SCALE DRAWN
AS SHOWN

SHEET

E-1.0