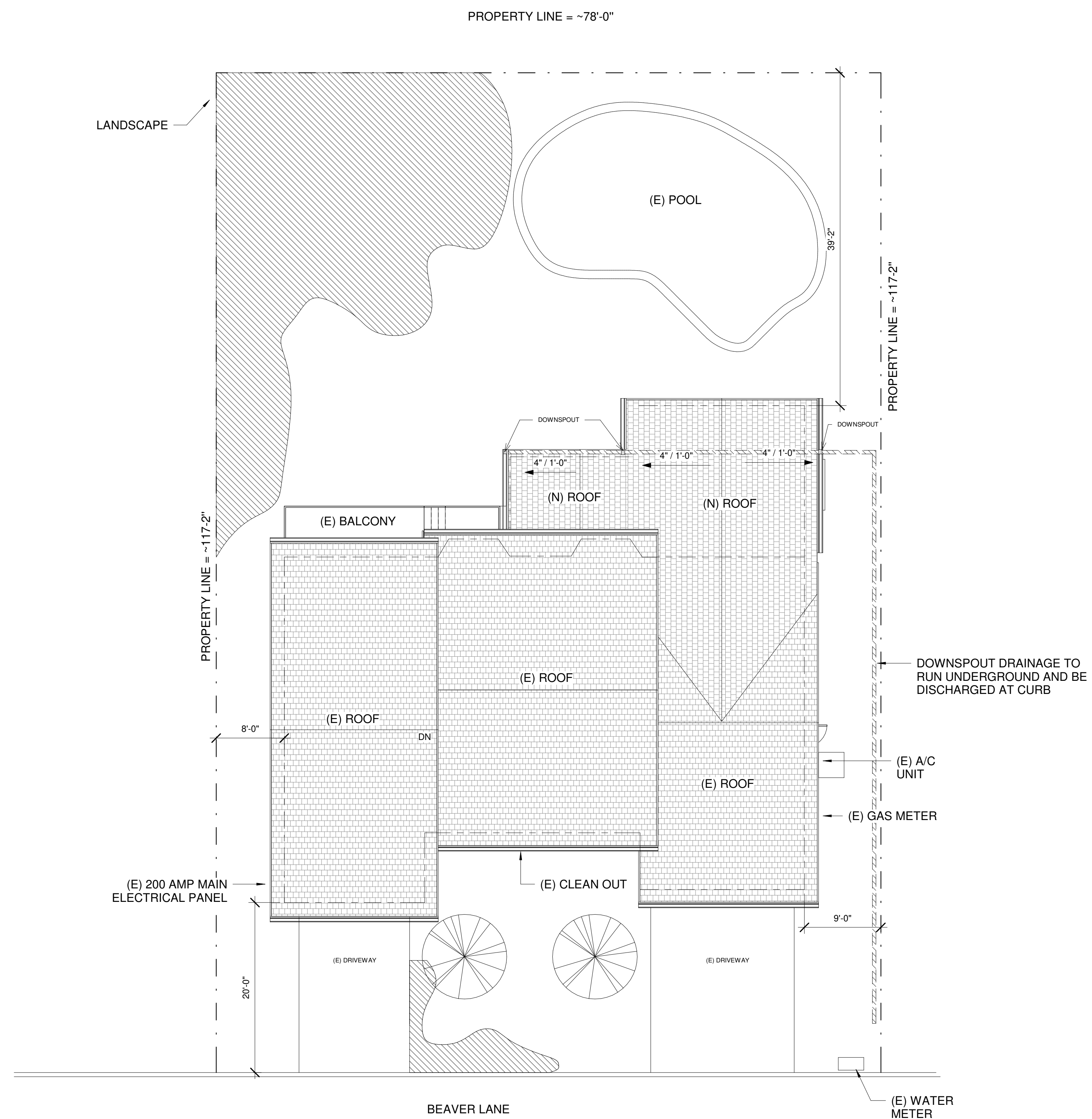
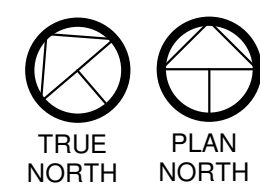
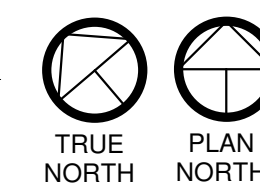
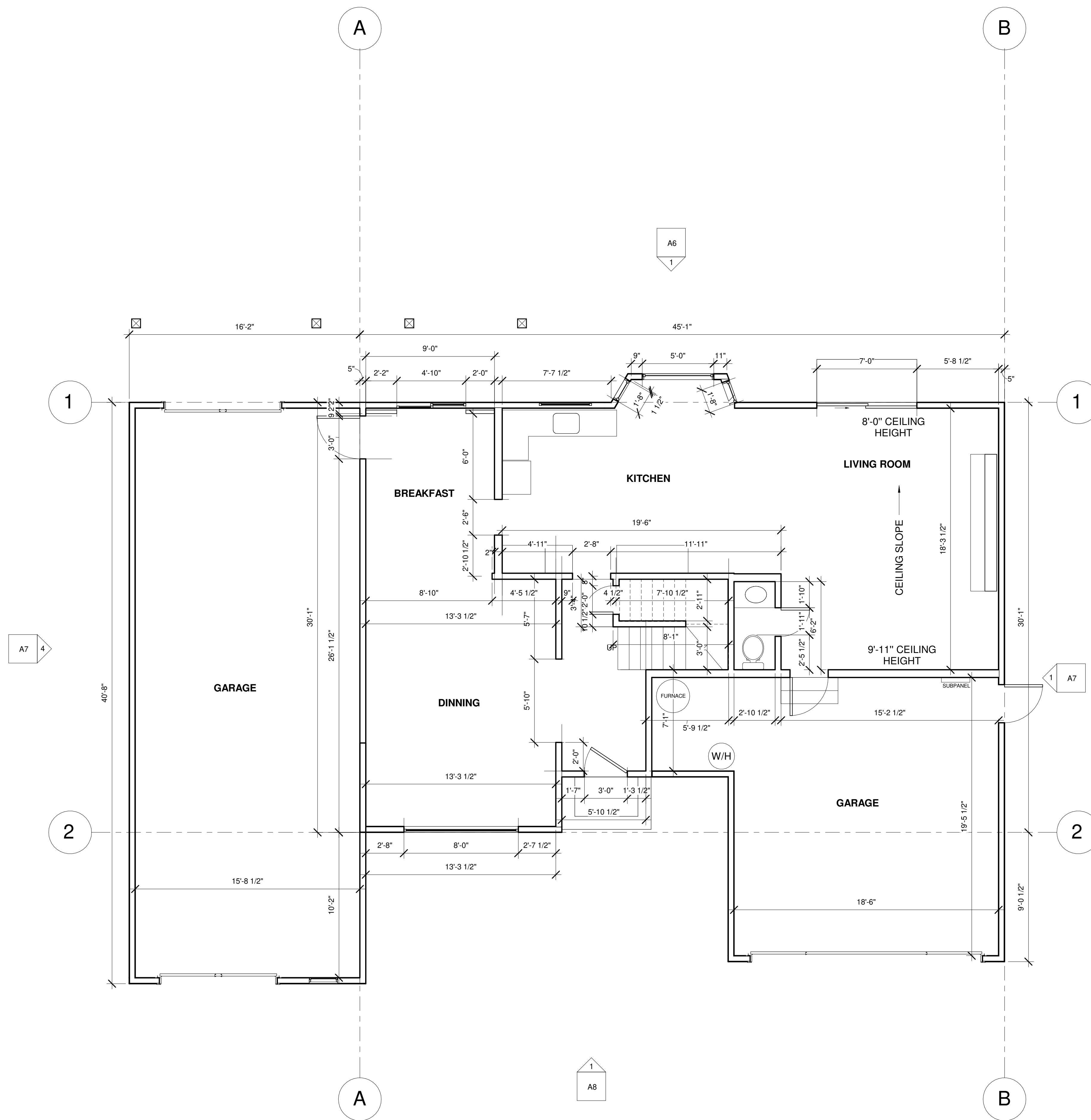


① (E) SITE PLAN
1/8" = 1'-0"

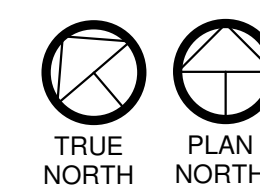


② (N) SITE PLAN
1/8" = 1'-0"







1 (E) LEVEL 1
1/4" = 1'-0"




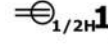
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ELECTRIC AND MECHANICAL LEGEND


-  RECEPTACLE


 WATERPROOF


 WP/OUTSIDE


 1/2 HOT

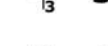
 220


 QUADRAPLEX


 FLOOR REC. W/COVER


 SWITCH


 W/DIMMER


 3-WAY


 4-WAY


 MOTION SENSOR


 TIMER


 RECESSED


 RECESSED LED


 WPROOF REC.


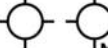
 WP, LED REC.

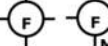
 RECESSED EXH FAN

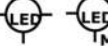
 RECESSED HEAT'R

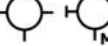
 RECESSED EXH FAN w/HUMIDISTAT & OCCUPANCY SENSOR

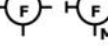
 OUTDOOR FLOOD

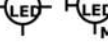
 SUB PANEL
-  CEILING & MOMENT SENSOR


 CIEL'G FLOOR & MOMENT SENSOR

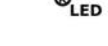
 CEIL'G LED & M SENSOR

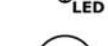
 WALL MOUNT & MOMENT SENSOR

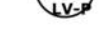
 WALL FLOURESCENT & MOMENT SENSOR


 WALL LED & M SENSOR


 SCONCE


 L-V RECESSED LED


 L-V CEILING LED


 LOW VOLTAGE PENDANT LIGHT


 UNDERCOUNTER FLOURESCENT


 LED TRACK


 UNDERCOUNTER LED


 GARAGE DOOR OPENER


 HOSE BIB


 SMOKE DETECTOR

 SMOKE DETECTOR & CO2 MONITOR

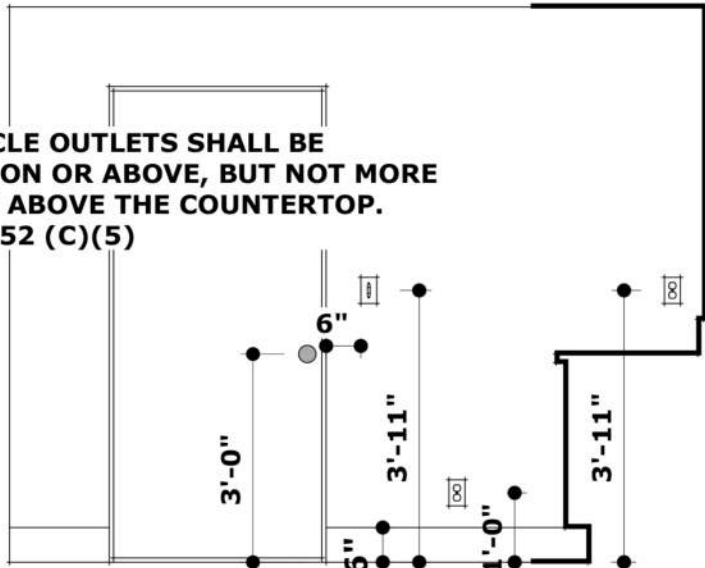
 VENT

 VENT ABOVE

 CL'G FAN w/LIGHT

 DISPOSAL

RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NOT MORE THAN 20" ABOVE THE COUNTERTOP. (CEC 210.52 (C)(5))



PLUMBING: CONTRACTOR IS RESPONSIBLE FOR DESIGN OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH THE APPLICABLE EDITION OF THE C.P.C. CONTRACTOR SHALL SUBMIT ALL REQUIRED DRAWINGS, CALCULATIONS AND INFORMATION TO THE APPROPRIATE GOVERNING AUTHORITIES FOR THEIR APPROVAL.

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 WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

AFCI PROTECTED RECEPTACLE REQUIREMENTS

210.12(B) DORMITORY UNITS. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES INSTALLED IN DORMITORY UNIT BEDROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BATHROOMS, AND SIMILAR ROOMS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).

TITLE 24 ELECTRICAL NOTES

DEDICATED CIRCUITS TO ALL KITCHEN APPLIANCES & LIGHTING TO BE HIGH EFFICACY.

DALL CIRCUITS FOR KITCHEN TO BE GFCI WITH ALL OTHER CIRCUITS TO BE AFCI.

A MINIMUM OF 2-20AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR SMALL APPLIANCES.

ALL RECEPTACLES ON WALL ABOVE COUNTER SPACE SHALL BE PLACED AS TO NOT BE MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET.

RECEPTACLE OUTLETS IN BATHROOMS SHALL BE SUPPLIED BY A DEDICATED 20AMP BRANCH CIRCUIT (PER CEC 210.11 (C)(3)). THE ABOVE CIRCUITS CANNOT SUPPLY LIGHTS, FANS, ETC.. OTHER OUTLETS IN THE SAME BATHROOM ARE ALLOWED.

BATHROOM FANS REQUIRE BUILT-IN HUMIDISTAT SENSORS.

BATHROOM LIGHTING TO BE CONTROLLED BY VACANCY SENSORS.

ALL UTILITY ROOMS, LAUNDRY ROOMS, GARAGES SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY A VACANCY SENSOR. ALL BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS.. ESSENTIALLY ALL ROOMS SHALL BE PROTECTED BY LISTED AFCI BREAKERS.

WHERE LUMINAIRES USING JAS8 INTERCHANGEABLE LIGHTS ARE USED, DIMMERS OR VACANCY SENSORS ARE REQUIRED.

EXTERIOR LIGHTING TO BE PHOTO SENSOR LED LIGHTS.

EXTERIOR OUTLETS TO BE GFCI W/ WEATHER PROTECTED COVERS.

ALL STAIRWAYS TO BE ILLUMINATED.

ALL LIGHTING TO BE HIGH EFFICACY
CEC TABLE 150-0-A

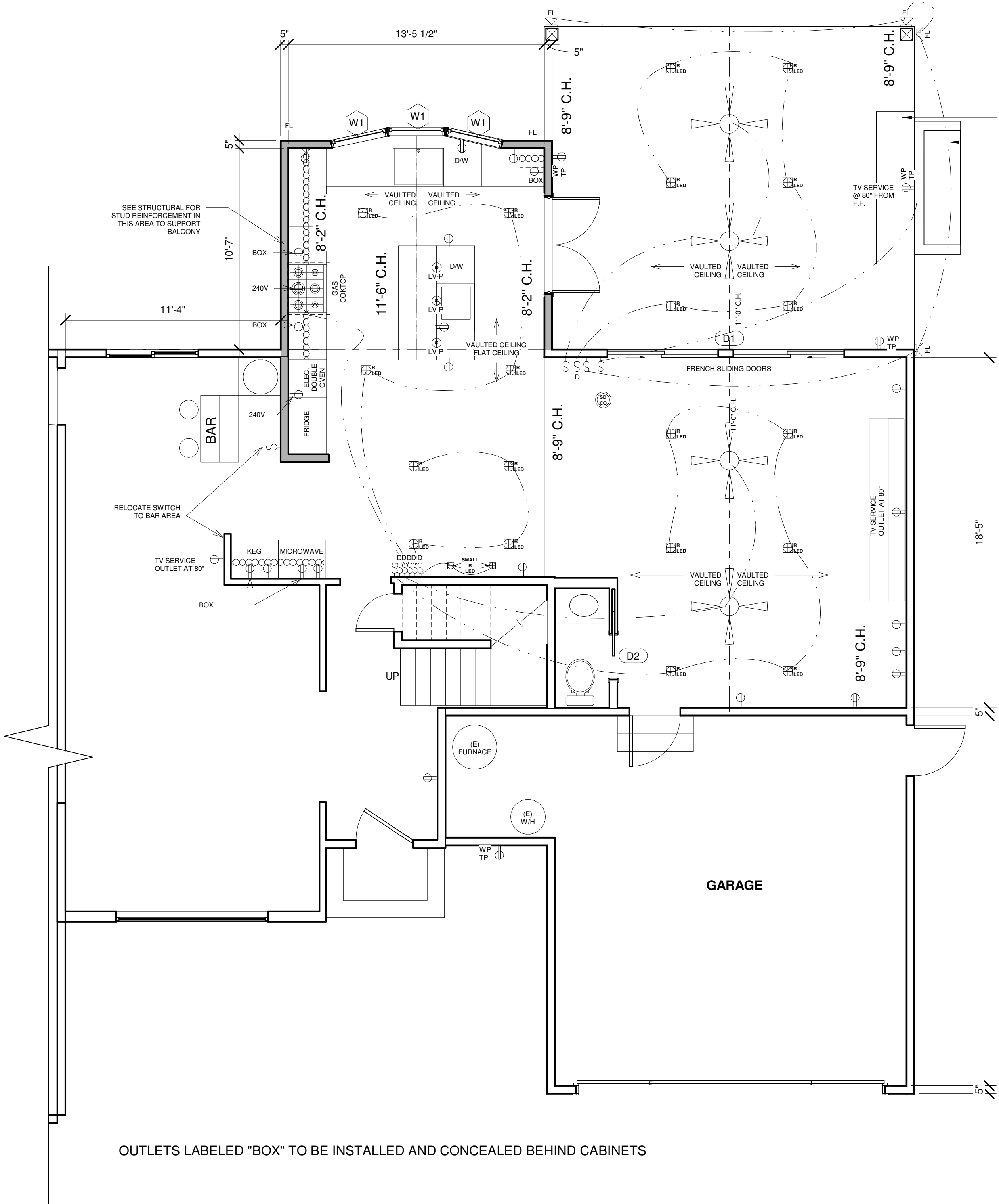
ALL SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST BE JAS8 COMPLIANT. JAS8 LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING. EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION SENSORS PER ENERGY 110.9 AT LEAST ONE FIXTURE IN THE GARAGE, UTILITY ROOM, BATHROOMS, LAUNDRY ROOM AND UNDER CABINETS IS TO BE CONTROLLED BY VACANCY SENSOR WITH SEPARATE SWITCHING. LIGHT SOURCES MUST BE MARKED JAS-20-16" OR JAS-2016-E" (JAS-2016-E ARE FOR USE IN ENCLOSED AREAS) CEC 150.0 ALL JAS8 COMPLIANT LIGHT SOURCES ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS IN THE LISTED CONDITIONS:
1. CEILING RECESSED DOWNLIGHT LUMINAIRES.
2. LED LUMINAIRES WITH INTEGRAL SOURCES.
3. PIN BASED LED LAMPS (IE. MR16, AR-111 FOR EXAMPLE)
4. GU-24 BASED LED LIGHT SOURCES.

ELECTRICAL NOTES:

1. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADDITION OF NATIONAL ELECTRICAL CODE (NEC), ELECTRICAL SAFETY ORDERS, STATE OF CALIFORNIA AND ALL APPLICABLE LOCAL CODES.
2. ALL RECEPTACLES SHALL BE GROUNDED AND OF THE GROUNDING TYPE SHALL HAVE MIN. 50 CFM (VENTED THRU ROOF) WITH DAMPERS (TYP.).
3. ALL EXHAUST FANS SHALL HAVE MIN. 50 CFM (VENTED THRU ROOF) WITH DAMPERS (TYP.).
4. SMOKE AND CO2 DETECTORS SHALL BE HARD-WIRED DIRECTLY TO THE BUILDING'S ELECTRICAL SYSTEM, AND SHALL HAVE DEDICATED BREAKERS AND BATTERY BACK-UP, INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
5. CARBON MONOXIDE ALARMS ARE REQUIRED IN ALL AREAS LEADING TO BEDROOMS AT EACH FLOOR LEVEL.
6. A DEDICATED CIRCUIT FOR DISHWASHER IS REQUIRED.
7. A DEDICATED CIRCUIT FOR DISPOSAL IS REQUIRED.
8. A DEDICATED CIRCUIT FOR BUILT-IN MICROWAVE IS REQUIRED.
9. ALL OUTLETS ABOVE COUNTER TOPS TO BE GFCI PROTECTED WITH A MIN. 2-20 AMP DEDICATED GFCI OUTLETS FOR SMALL APPLIANCES TO BE AT 45" HGT. U.O.N.
10. ALL NEW 125V, 15 AND 20 AMPERE RECEPTACLES SHALL BE TAMPER RESISTANT PER CEC 406.12
6. ALL ROOMS WITH WATER SERVICE SUCH AS LAUNDRY, BATH, KITCHEN, W.C., REQUIRE GFCI OUTLETS CEC 210.8
11. ALL OUTSIDE OUTLETS ARE TO BE "WP" WATERPROOF GGCI.
12. OUTDOOR LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME CLOCK OR BY BOTH A MOTION SENSOR AND PHOTOCELL. (CEC 150.0(k)(3))
13. LAUNDRY ROOM RECEPTACLES TO BE AFCI PLUGS EXCLUDING THE DRYER. LAUNDRY ROOMS ARE NOW INCLUDED IN AFCI REQUIRED LOCATIONS (CEC 210.12(A)).
14. RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NOT MORE THAN 20" ABOVE THE COUNTERTOP. (CEC 210.52 (C)(5))
15. ALL CIRCUITS TO BE AFCI PROTECTED EXCEPT DEDICATED BATHROOM CIRCUITS.

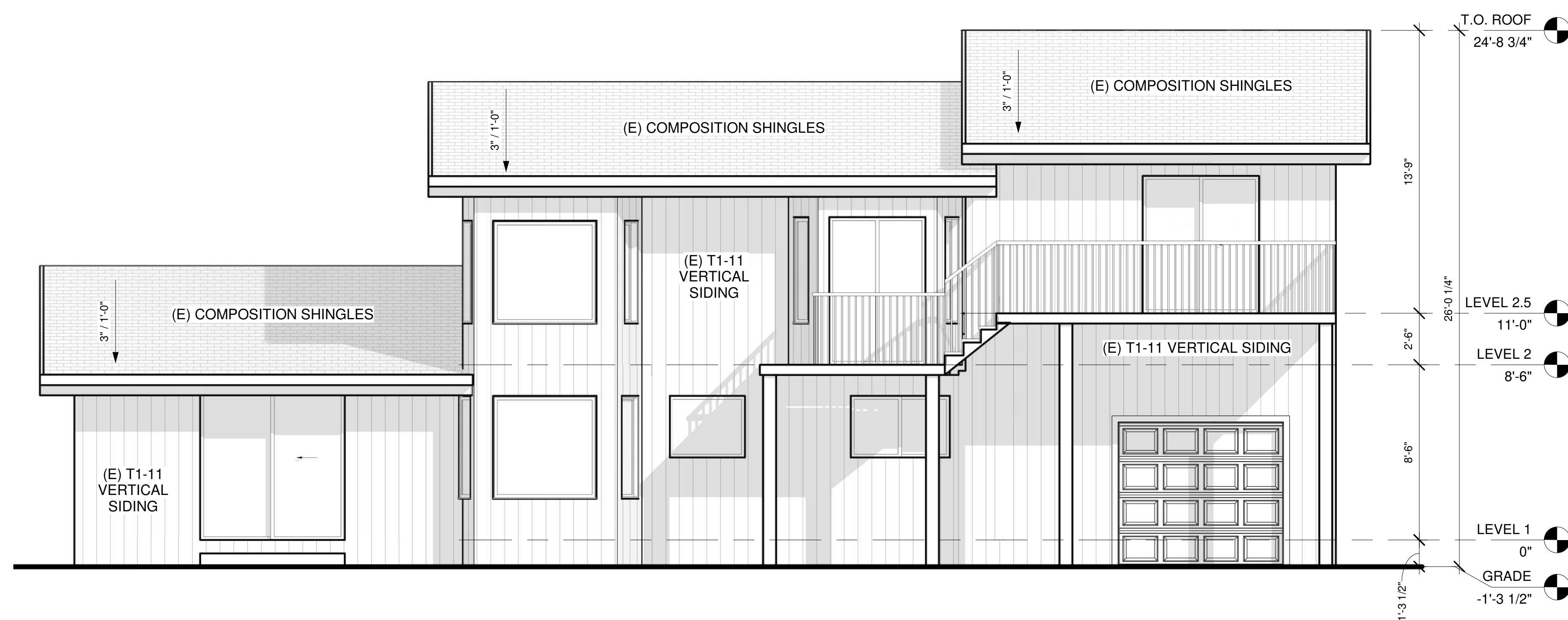
PLUMBING NOTES

1. FLOW RATES FOR:
KITCHEN FAUCET=1.8GPM@60PSI
W.C.=1.28 GPF.
LAV. FAUCET=1.2 GPM@60PSI
SHOWER=1.8@80PSI
2. AS OF JANUARY 1ST, 2019 ALL NEW BUILDINGS OR ADDITIONS AND IMPROVEMENTS TO EXISTING BUILDINGS, WILL REQUIRE COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING AND FIXTURES.
3. NO DISHWASHER SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSAL WITHOUT AN APPROVED AIR GAP FITTING ON THE DISCHARGE END OF THE MACHINE.
4. SHOWERS AND TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE.
5. BACKING BEHIND SHOWERS AND TUBS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HGT. OF 6' ABOVE THE DRAIN.
6. WATER PIPES INSTALLED BELOW GRADE WILL BE CASED IN A WATER PROOF NON-CRUSHABLE SLEEVE OR CASING.
7. WATER PIPES WILL HAVE A 1.5" INSULATION BLANKET FOR THE FIRST 5' FROM TANK.
8. WATER PIPES 2" OR BIGGER WILL HAVE 2" THK. INSULATION.

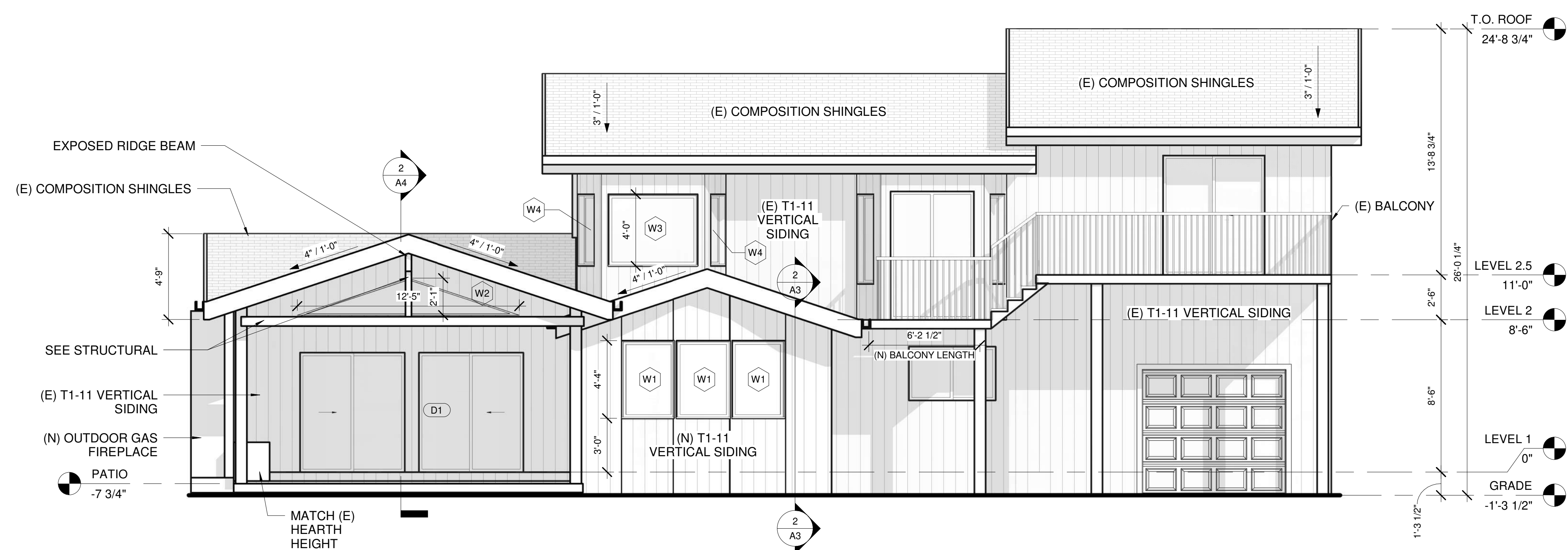


OUTLETS LABELED "BOX" TO BE INSTALLED AND CONCEALED BEHIND CABINETS

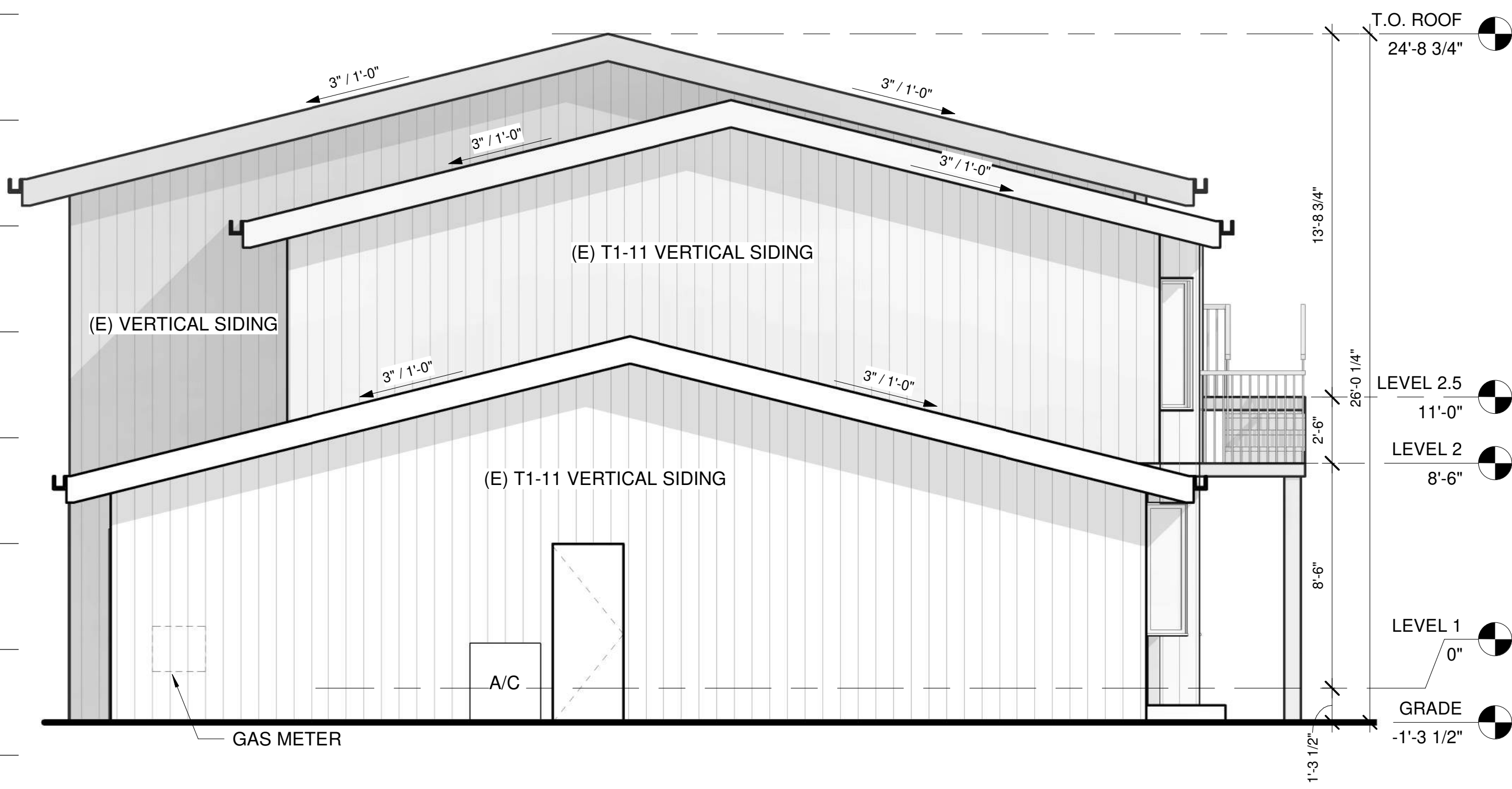
1 (N) LEVEL 1 MEP
1/4" = 1'-0"



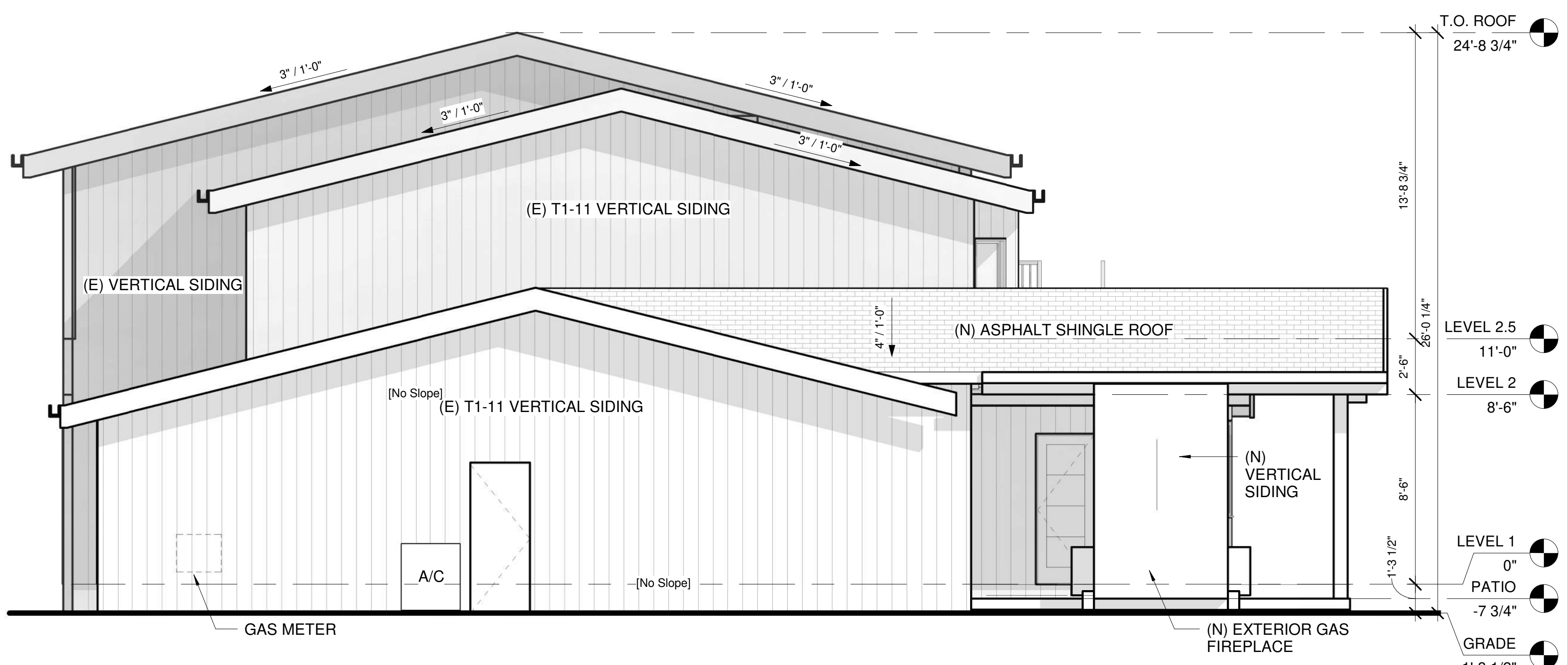
① (E) NORTH ELEVATION
1/4" = 1'-0"



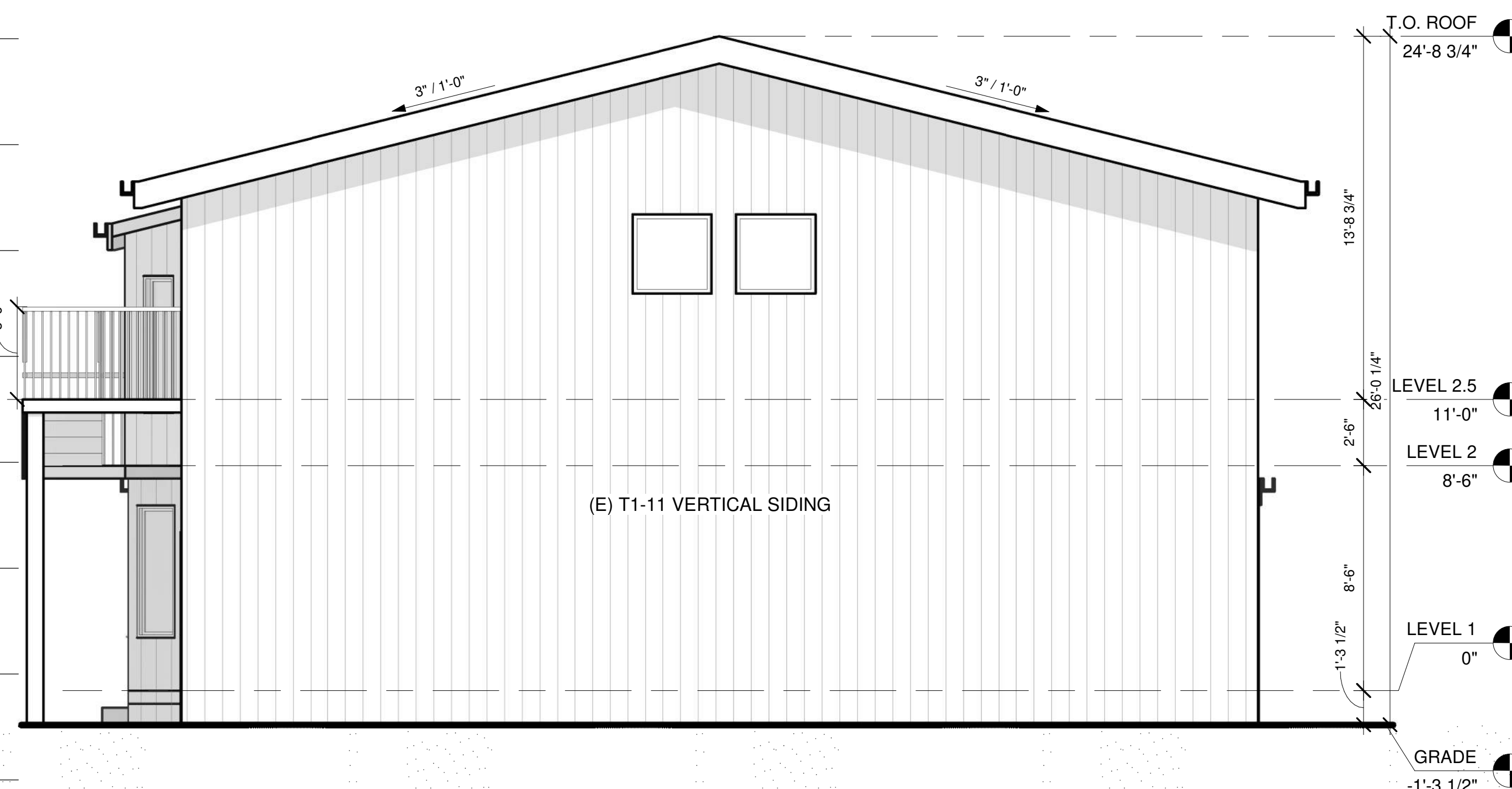
② (N) NORTH ELEVATION
1/4" = 1'-0"



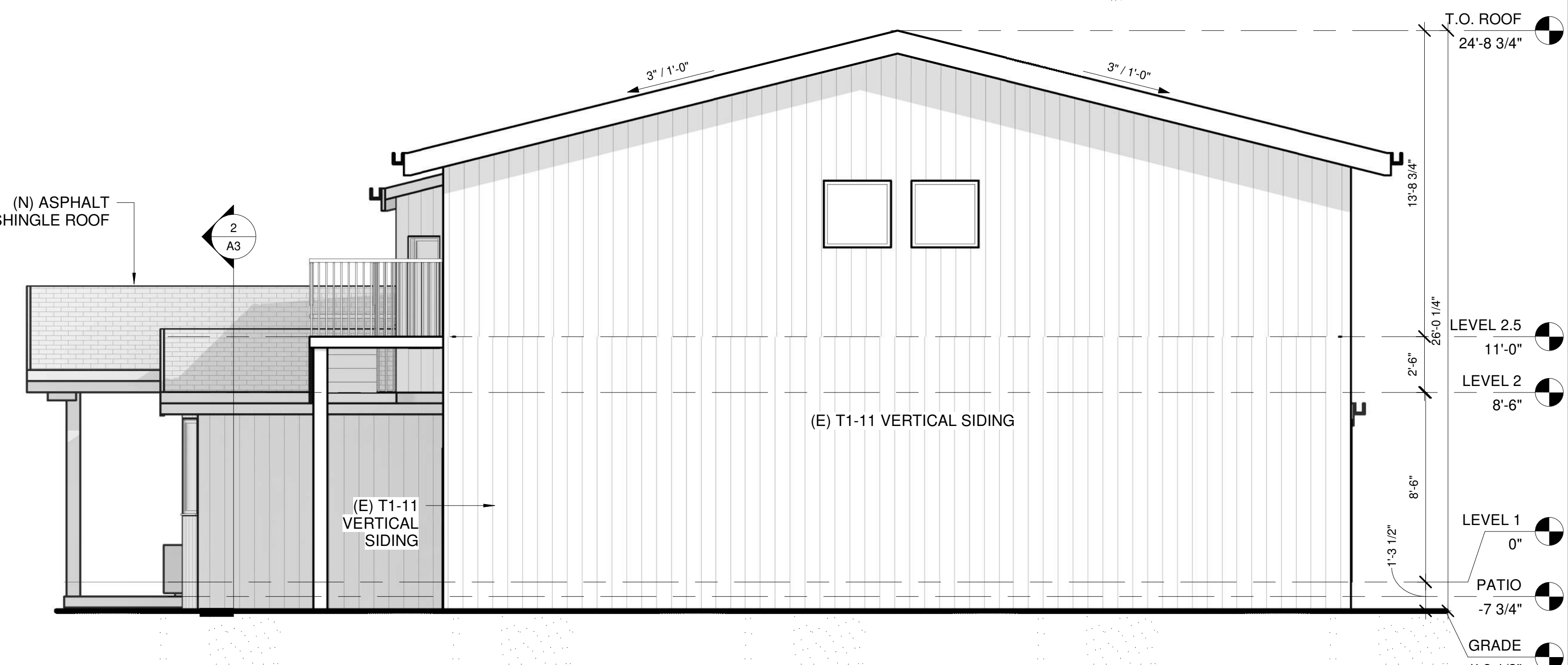
① (E) EAST ELEVATION
1/4" = 1'-0"



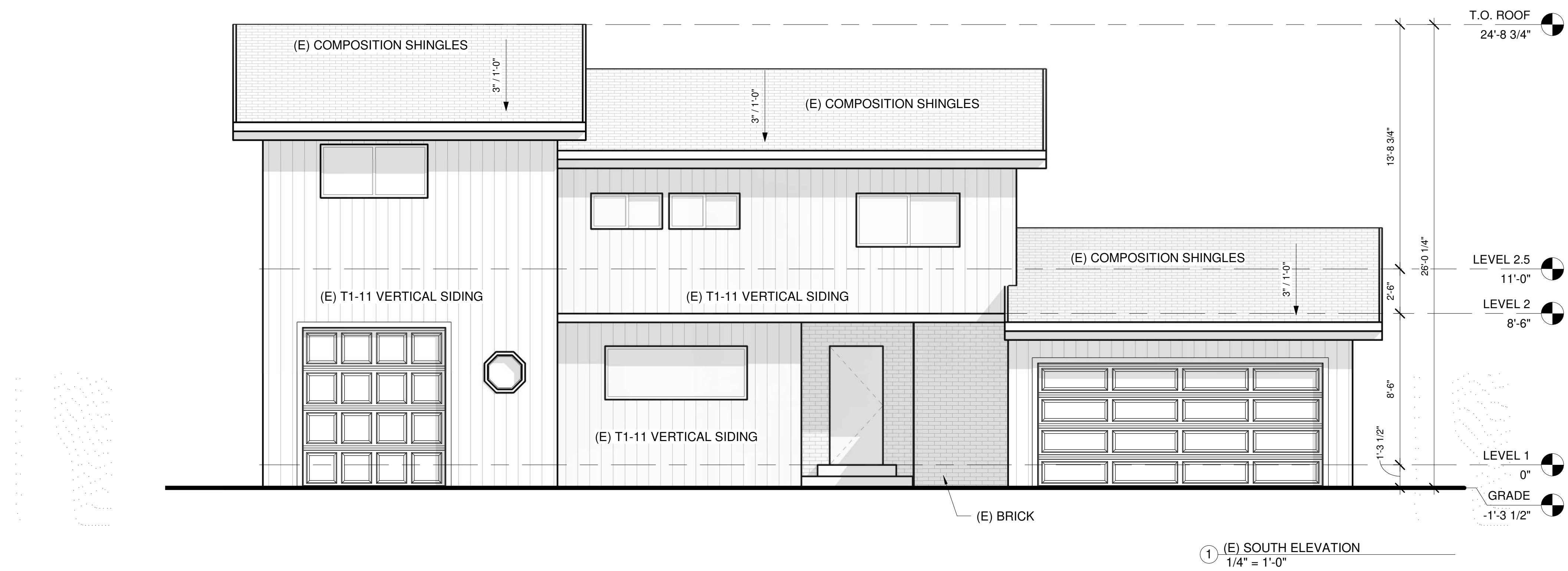
② (N) EAST ELEVATION
1/4" = 1'-0"



④ (E) WEST ELEVATION
1/4" = 1'-0"



③ (N) WEST ELEVATION
1/4" = 1'-0"



NO CHANGES TO SOUTH ELEVATION