

GENERAL NOTES:

BACKING MATERIALS (IF APPLICABLE) FOR BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NON-ABSORBENT SURFACES NOT LESS THAN 6- FEET ABOVE FINISH LOOK. .CRC R307.2

BATHROOM EXHAUST FANS ARE REQUIRED TO BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PER CENT. (IF APPLICABLE) CG85C SECTION 4.506

FOR THE EXTERIOR STUCCO USE 2- LAYERS OF GRADE "D" PAPER WATER-RESISTIVE BARRIER CRC R703.6.3

TUB-SHOWER SHALL BE PROVIDE WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3

HOSE BIB AT THE FRONT AND REAR OF THE DWELLING WITH ANTI-SIPHON DEVISE. CPC603.5.7

ALL 125-VOLT, SINGLE PHASE, 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING SHALL BE LISTED TAMPER-RESISTANT. CEC 406.4

A DEDICATED 20-AMP CIRCUIT FOR BATHROOM OUTLETS SHALL BE PROVIDED SEPARATED FROM LIGHTS OR FANS. CEC 210.11-C.3.

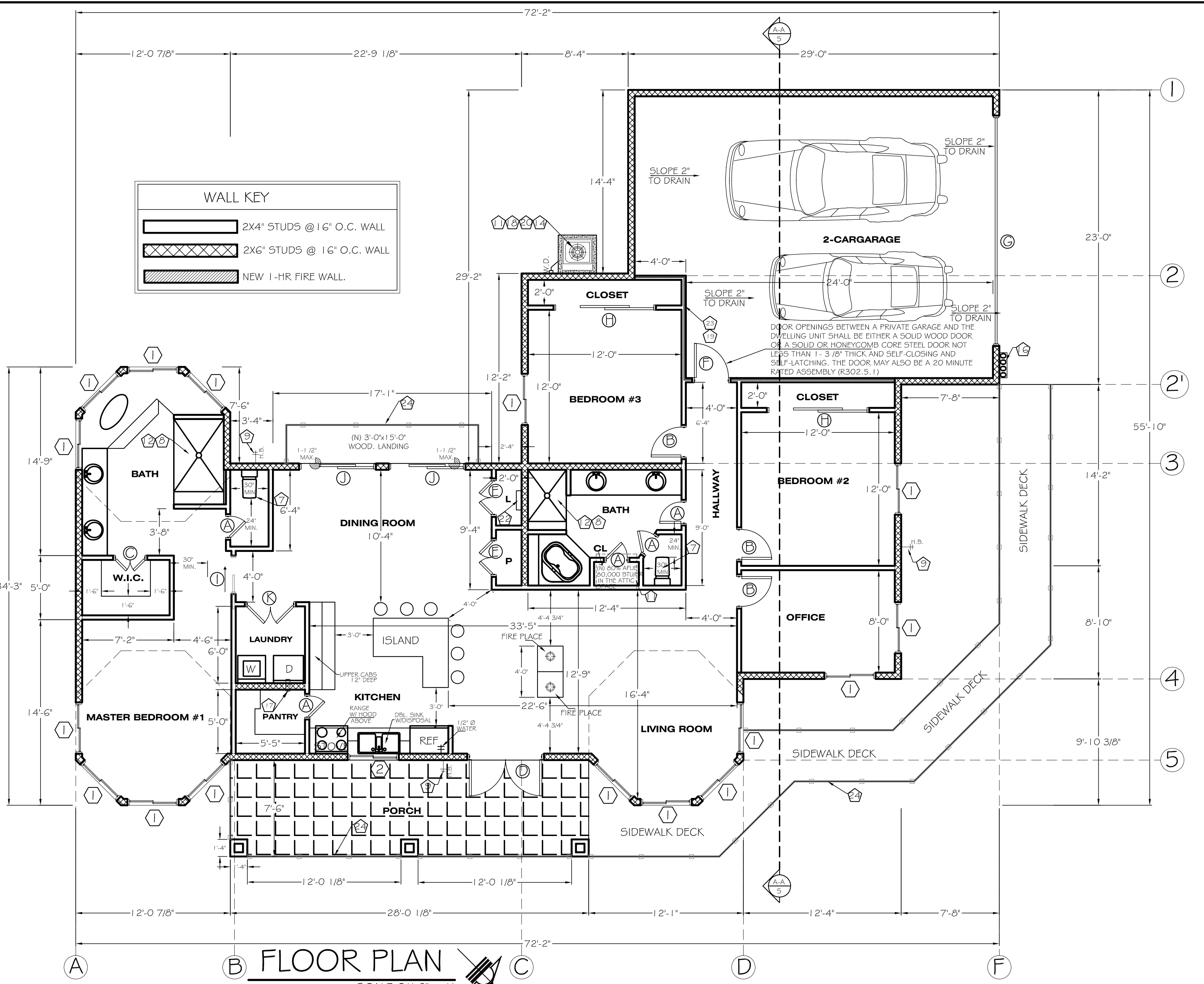
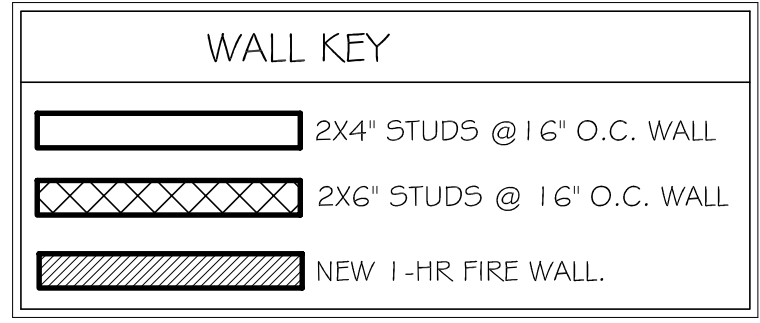
125-VOLT, SINGLE PHASE, 15 AND 20-AMP RECEPTACLES INSTALLED IN BEDROOM, FAMILY ROOMS, LIVING ROOMS, DINING, DEN, PARLORS, LIBRARIES, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR AREAS, SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER. CEC 210-12(A).

NOTES:

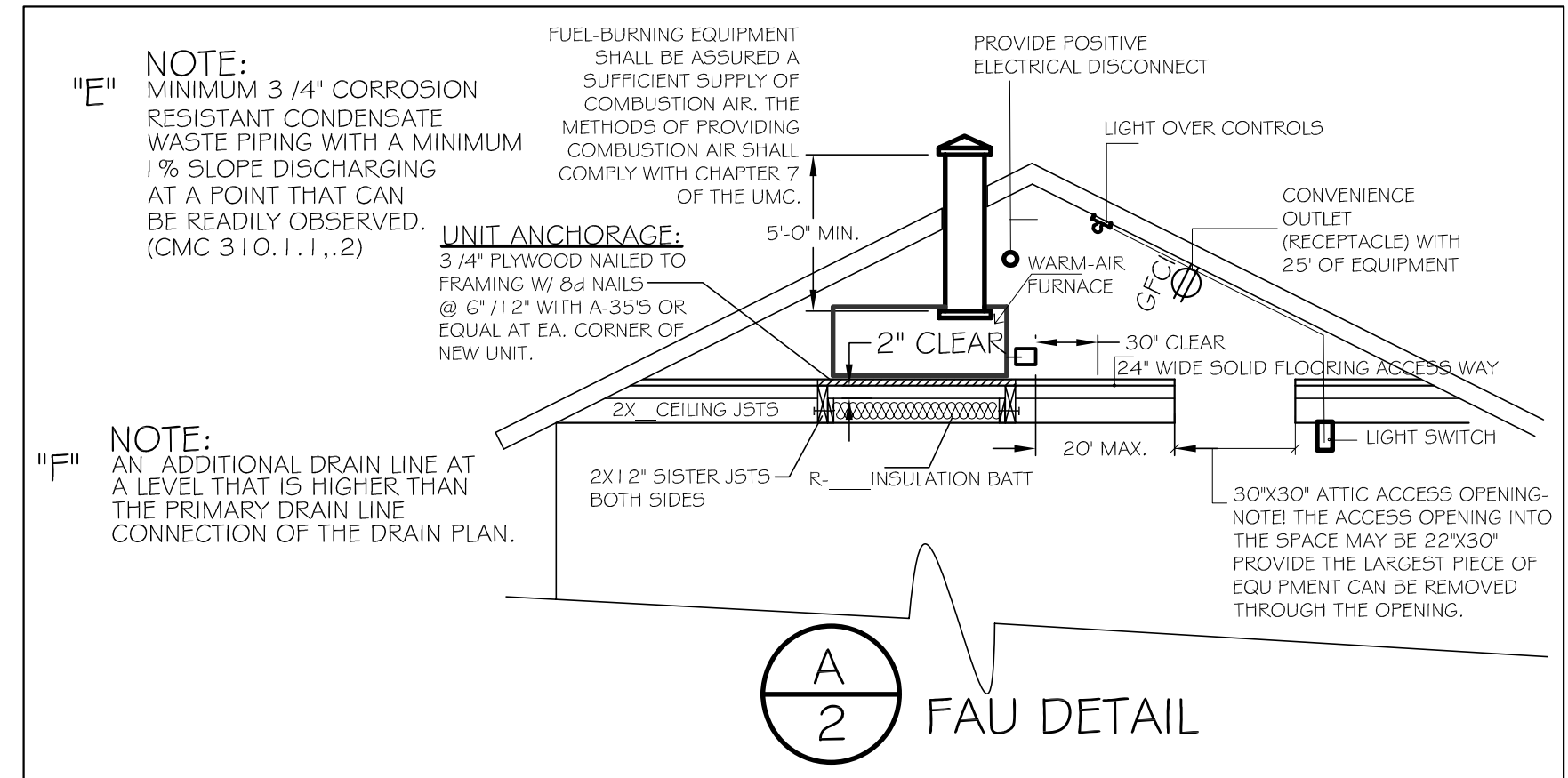
- A. THE NEW PLUMBING FIXTURES MEET W/ SECTION 4.303, IDENTIFYING MAXIMUM ALLOWABLE USAGES.
- B. ENERGY NOTE ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS AT LEAST 4 PERIODS WITHIN 24 HRS.
- C. PROVIDE POLLUTANT CONTROL NOTES IN COMPLIANCE WITH 4.504.
- D. FRAMING LUMBER SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19 PERCENT PER 4.505.3.
- E. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLECOVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE. CLEANOUT FOR DRAINSTHAT PASSES THROUGH A BACK WATERVALVE SHALL BE CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING: "BACKWATER VALVE DOWNSTREAM"
- F. DUCT SYSTEMS SHALL BE SIZED ACCORDINGTO ANSII/ACC TO ANSII/ACCA 1, MANUAL D-2009 OR EQUAL.
- G. OPERABLE WINDOW AREA OF NO LESS THAN 1/20 2019 CBC CHAPTER 12 OF THE FLOOR AREAS.
- H. THE AIR HANDLING DUCT SYSTEM SHALL BE CONSTRUCTED, INSTALLED, AND SIZED AS PROVIDED IN SECTIONS 601, 603, 604, AND 605 OF THE CALIFORNIA MECHANICAL CODE.
- I. BUILDING CAVITIES, SUPPORT PLATFORMS FOR AIR HANDLERS, AND PLENUMS CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL, DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR.
- J. WARM-AIR FURNACE UNIT ANCHORAGE WITH 3/4" PLYWOOD NAILED TO FRAMING W/ 8d nails @ 6" / 12" with a-35's or equal at ea. CORNER OF NEW UNIT.
- K. ELECTRICAL GROUND CIRCUIT INTERRUPTER (GFCI) OUTLETS SHALL BE PROVIDED IN BATH ROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTSIDE AND AT ALL KITCHEN COUNTERS AND ISLAND.
- L. MEMBRANE PENETRATIONS OF FIRE-RESISTANCE-RATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC SECTION R302.4.1 AND R302.4.2
- M. FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 1' O.C.HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICALLY SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES CRC R302.1.1
- N. GLAZING EACH PANEL OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRE, ETC) BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STD. WHICH IT COMPLIES. MULTY-PANE ASSAMBLUES SHALL BE IDENTIFIED PER CRC R308.1
- O. GLAZING IN DOOR AND ENCLOSURES FOR TUBS, SHOWERS LESS THAN 5' ABOVE OF 11 (CPSC 16 CFR 1201). CRC TABLE R308.3.1.(1) 9.
- P. ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHADING COEFFICIENT SHGC COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS.
- Q. *FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP/PAMA* CRC R317-1.1

FLOOR PLAN NOTES

- 1 ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
- 2 WALL INSULATION SHALL BE R-21.
- 3 ROOF INSULATION SHALL BE R-30 + R-13 UP.
- 4 ALL WINDOWS SHALL BE DUAL PANE.
- 5 PROVIDE 30"x30" ATTIC ACCESS UNLESS IT CAN BE SHOWN THE EQUIPMENT MAY BE REMOVED THROUGH A 22"x30" OPENING. PROVIDE SWITCHED LIGHT AND RECEPTACLE.
- 6 CEMENT PLASTER OR EQUAL ON WALLS AROUND SHOWER TO 70" ABOVE DRAIN INLET. ENCLOSURE TO BE SHATTERPROOF. SWINGING DOOR TO SWING OUT.
- 7 WATER CLOSET SHALL BE ULTRA LOW FLUSH TYPE WITH 1.28 GAL. MAX. PER FLUSH.
- 8 SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE.
- 9 PROVIDE BACKFLOW PREVENTION DEVICES AT ALL EXTERIOR HOSE BIBBS.
- 10 EXTERIOR WINDOWS, WINDOWS WALL AND GLAZED DOORS, AND WINDOWS WITHIN EXTERIOR DOORS, SHALL BE TEMPERED GLASS OR MULTI-LAYERED GLASS PANELS (DUAL OR TRIPLE PANE), OR OTHER ASSEMBLIES APPROVED BY THE BUILDING OFFICIAL.
- 11 ALL STATIONARY EQUIPMENT INCLUDING WATER HEATERS, COMPRESSORS AND FURNACES SHALL BE FIXED IN POSITION TO PREVENT SEISMIC DISPLACEMENT.
- 12 TUB SHOWER COMBO FIBER GLASS SHOWER TUB W/72" HIGH OF GREEN GIPSUM BOARD 5- WALLS MIN.
- 13 NEW 36"x36"x3" CONC. PAD FOR A/C W/220 DISCONNECT SWITCH.
- 14 30"x30" ATTIC ACCESS W/ WEATHER STRIP OR SEAL ALL AROUND.
- 15 ADDRESS NUMBER SHALL BE 4" IN HEIGHT AND OF CONTRASTING COLOR TO THEIR BACK # ROUD. R 319.1
- 16 PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT. (MIN 4" DIAM.) UP TO THE ROOF # EQUIP WITH A BACK DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14' W/ (2) 90 DEGREE ELBOWS. THE LENGTH SHALL BE REDUCED BY 2' FOR EACH ADDITIONAL ELBOW.
- 17 (N) A/C UNIT 4.0 TONS.
- 18 PROVIDE A VERTICAL WALL FROM FROM THE SLAB THRU THE ATTIC TO THE ROOF SHEATING WITH 5/8" GYP/SUM BOARD ON THE GARAGE SIDE. (TABLE R302.6)
- 19 THE WIDTH OF THE WORKING SPACE IN FRONT OF THE AC UNIT EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES
- 20 TANKLESS WATER HEATER AO SMITH CONDENSING ULTRA-LOW NOX INDOOR 200,000 BTU NATURAL GAS. ENERGY FACTOR 0.95
- 21 INSTALL 1 HR. FIRE WALL 3/4" TYPE "X" GYP. BOARD GARAGE SIDE ONLY ON WALLS SEPARATING THE DWELLING FROM THE GARAGE FROM FLOOR TO THE UNDERSIDE OF THE ROOF SHEATING.
- 22 42" MIN GUARDRAIL HEIGHT, INTERMEDIATE RAILS # ORNAMENTAL OF GUARDRAILS SHALL BE ARRANGED SUCH THAT A 4" INCH SPHERE SHALL NOT PASS THROUGH.



FLOOR PLAN
SCALE 3/16" = 1'



WINDOWS SILL HEIGHT
44" MAXIMUM SILL HEIGHT MEASURED TO BOTTOM OF CLEAR OPENING AT FINISH FLOOR

NOTE:
MINIMUM 22" THRESHOLD OPENING AT SHOWER COMPARTMENTS. (CPC 408.5)

SYM	SIZE	TYPE	REMARKS	MAX U-FACTOR	MAX SHGC
(A)	2'-0" x 6'-8"	H. C. DOOR	SWING	N/A	N/A
(B)	2'-8" x 6'-8"	H. C. DOOR	SWING	N/A	N/A
(C)	2'-8" x 6'-8"	H. C. DOOR	DOUBLE	N/A	N/A
(D)	6'-0" x 6'-8"	FRENCH DOOR	DOUBLE	N/A	N/A
(E)	3'-0" x 6'-8"	H. C. DOOR	DOUBLE	N/A	N/A
(F)	3'-0" x 6'-8"	SOLID CORE	TIGHT FITTING & SELF CLOSER		
(G)	18'-0" x 6'-8"	GARAGE DOOR	TWO CAR		
(H)	8'-0" x 6'-8"	CLOSET H.C.	DOUBLE	N/A	N/A
(I)	3'-0" x 6'-8"	POCKET DOOR	SLD	N/A	N/A
(J)	6'-0" x 6'-8"	TEMPERED GLASS	SLIDING	N/A	N/A
(K)	4'-0" x 6'-8"	W/ 2'-10" x 5" STL. GALV. VENTS	SWING	N/A	N/A

SYM	SIZE	MATERIAL	TYPE	GLAZING	MAX U-FACTOR	MAX SHGC	QTY.
(1)	4'-0" x 4'-0" W/ ARCH.	VINYL	SLIDER	DUAL PANE	0.30	0.22	16
(2)	4'-0" x 3'-0" W/ ARCH.	VINYL	SLIDER	DUAL PANE	0.30	0.22	1

SPECIFICATIONS

Model	240 Indoor	240 Outdoor	340 Indoor	340 Outdoor	540 Indoor	540 Outdoor
Natural Gas Input (Operating Range)	BTU/h Min: 15,000 Max: 180,000	BTU/h Min: 15,000 Max: 180,000	BTU/h Min: 15,000 Max: 180,000	BTU/h Min: 15,000 Max: 180,000	BTU/h Min: 15,000 Max: 180,000	BTU/h Min: 15,000 Max: 180,000
Propane Input (Operating Range)	BTU/h Min: 13,000 Max: 160,000	BTU/h Min: 13,000 Max: 160,000	BTU/h Min: 13,000 Max: 160,000	BTU/h Min: 13,000 Max: 160,000	BTU/h Min: 13,000 Max: 160,000	BTU/h Min: 13,000 Max: 160,000
Gas Connection	3/4" NPT					
Water Connections	3/4" NPT					
Water Pressure*	psi (MPa) 15 - 150 (1.0 - 11)					
Natural Gas Inlet Pressure	" W.C. (kPa) Min. 4.0 (1.00) Max. 10.5 (2.61)					
Propane Inlet Pressure	" W.C. (kPa) Min. 8.0 (1.99) Max. 14.0 (3.48)					
Weight	lbs. (kg) 58 (26.3) 58 (26.2) 58 (26.3) 58 (26.2) 59 (26.8) 59 (26.9)					
Dimensions	inch mm H 22.4 x W 17.7 x D 10.7 H 17.0 x W 14.0 x D 9.7					
Ignition	Electric Ignition					
Supply	VAC/Hz 120/60					
Operation	W/A 72.7 / 0.61 78.2 / 0.65 89.0 / 0.74					
Standby	W/A 3.1 / 0.03 3.1 / 0.03 4.2 / 0.04					
Freeze-Protection	W/A 174 / 1.5 174 / 1.5 175 / 1.5					
Water heater category**	Category IV N/A		Category IV N/A		Category IV N/A	

R310.1 Emergency escape and rescue required. Basements, habitable attics, and every sleeping room within dwellings shall have at least one operable emergency escape and rescue opening. Such opening shall open directly into a public way or a yard or court that opens directly to a public way and shall be clear of any obstructions.

Where emergency escape and rescue windows are provided, they shall have a sill height of not more than 44 inches above the finished floor.

R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft, except grade level openings may have a minimum 5.0 sq. ft net clear opening.

In addition to the minimum net clear opening:

R310.1.2 The minimum net clear opening height shall be 24 inches.

R10.1.3 The minimum net clear opening width shall be 20 inches.

Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (In Inches*, 5.7 sq ft)

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (In Inches, 5.0 sq ft - Grade Level*)

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	36	35	34.5	33.5	33	32	31.5	31	30	29.5	29	28.5	28	27.5	27

* Based on a minimum 20" clear width and 24" clear height.

NOTE:
STUCCO LATH AND DRYWALL SHALL BE NAILED TO ALL STUDS AND TOP AND BOTTOM PLATE.

NOTE:
THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL PENETRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

* EXISTING WINDOW TO BE REPLACED PER WINDOW SCHEDULE TO COMPLY WITH EGRESS REQUIREMENTS.

DESIGNED BY :

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SIGNATURE: *Jaime Mejia*

REVISIONS:

#	DATE:	BY:
1		

S.F.D. (1-STORY)
1,857.00 SQ. FT.

2-CAR GARAGE
620.00 SQ. FT.

PORCH
211.00 SQ. FT.

CONSTRUCTION:
TOMAS RODRIGUEZ

OWNER:
FABIOLA RODRIGUEZ MARTINEZ & FRANCISCO LOPEZ CRISOSTO

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A PROJECT ADDRESS:
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MORGAN HILL CA, 95037

DRAWN BY: JOSE LOPEZ
CHECKED BY: JAIME M.
SCALE: AS SHOWN

PROJECT INFO.
PROJECT # | 023-2020
DATE: | 02-08-2021
APN: |
776-33-004

DESIGNER & CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES THE DESIGNER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

SHEET: A-2 OF 16

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