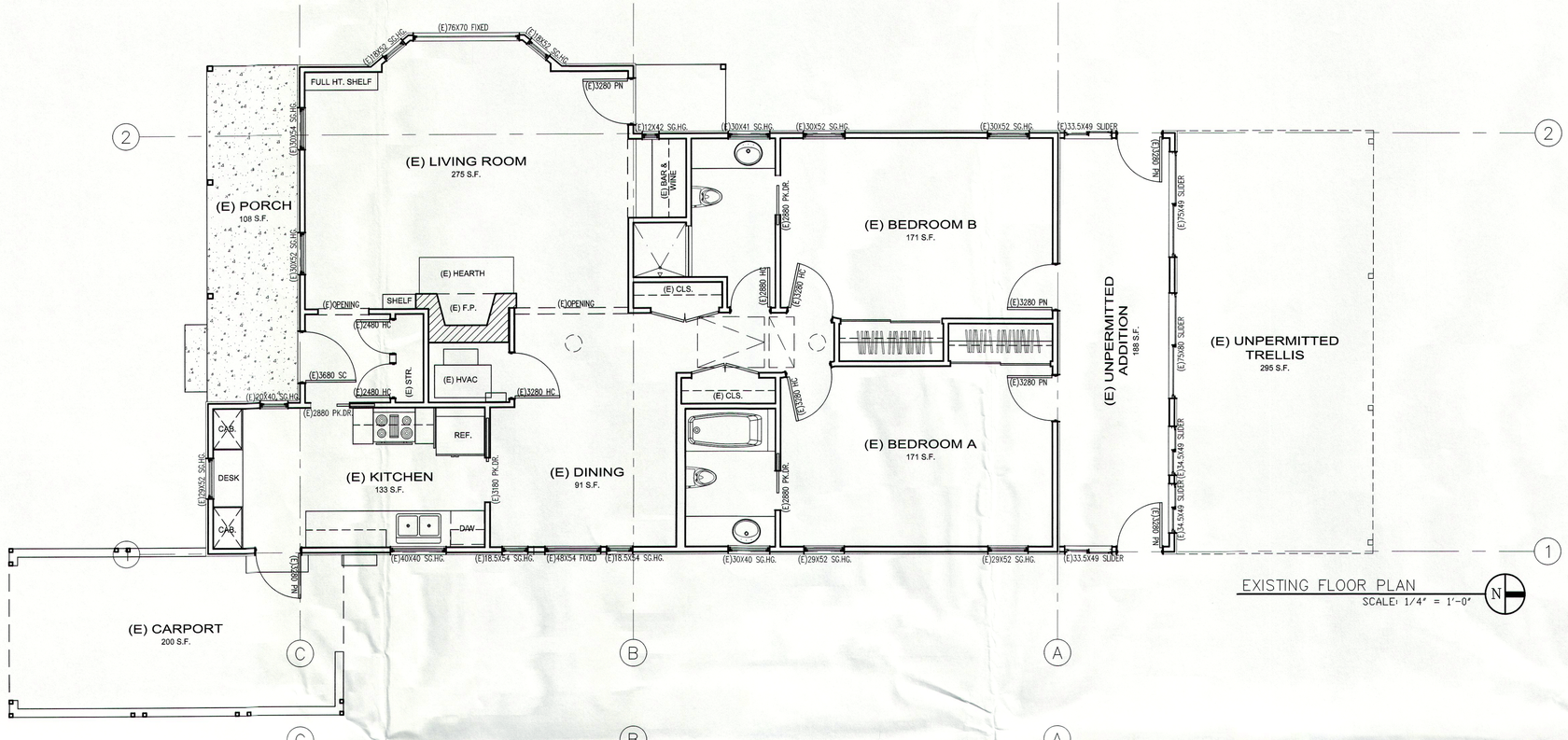
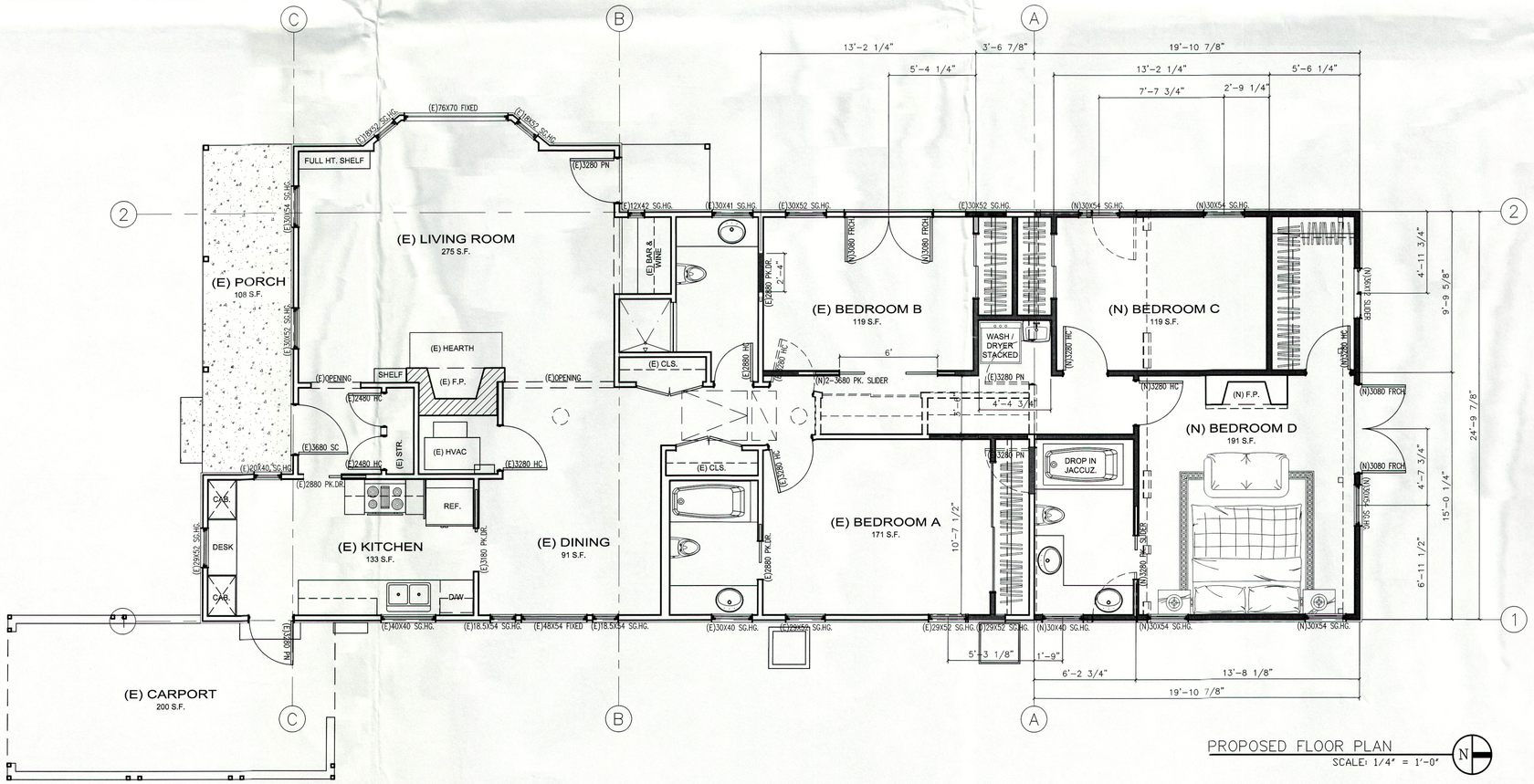


EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

LEGEND

- STRUCTURE ABOVE/BELOW
- CONCRETE BLOCK WALL
- PROPERTY LINE
- NEW STUD WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- INDICATES EGRESS WINDOW/OPENING OR DOOR
- INDICATES TEMPERED SAFETY GLAZING
- INDICATES SMOKE DETECTOR HARDWIRED, EXISTING W/ BATTERY BACKUP
- INDICATES CARBON MONOXIDE ALARMS
- EXHAUST FAN 50 CFM MIN.
- DUO LIGHT/ EXHAUST FAN
- CEILING ELECTRIC HEATER
- SWITCH
- DUPLEX CONVENIENCE OUTLET
- GFI DUPLEX W/ GROUND FAULT INTERRUPTOR
- AFCI OUTLET W/ ARC FAULT CIRCUIT INTERRUPTOR
- 3 THREE WAY SWITCH
- D DIMMER SWITCH
- MO SWITCH W/ MOTION SENSOR
- OP SWITCH W/ OCCUPANT SENSOR
- FL RECESSED HIGH EFFICACY FIXTURE (FLUORESCENT PIN BASED TYPE)
- RECESSED LIGHT FIXTURE (SCREW BASED TYP.)
- WALL MOUNT LIGHTING FIXTURE (HIGH EFFICACY FOR EXTERIOR)
- P CEILING MOUNT PENDENT LIGHTING
- WALL MOUNT SCONCE (UPLIGHT OR DOWNLIGHT)
- MO WALL MOUNT LIGHTING FIXTURE W/ MOTION SENSOR
- TUBE FLUORESCENT LIGHT FIXTURE

"(E)"	ABBREVIATES "EXISTING"
"(RU)"	ABBREVIATES "RE-USE EXISTING"
"(N)"	ABBREVIATES "NEW"
"(D)"	ABBREVIATES "DEMOLISH"
"(RE)"	ABBREVIATES "REPLACE W/ SAME SIZE"

FLOOR PLAN NOTES

1. DEMOLISH EXISTING WALLS, TYPICAL
2. SHOWER ENCLOSURE SHALL BE TEMPERED GLASS
3. IMPERVIOUS WALL COVERINGS UP TO 72" IN BATH
4. TOILETS SHALL BE A MIN. OF 1.28 GPF IN WATER EFFICIENCY PER CPC 2010 SECTION 402.0
5. ALL SHOWERS & TUB-SHOWERS SHALL HAVE PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE
6. EXHAUST FAN WITH 50 CFM MIN. IN ALL BATHS & LAUNDRY
7. (N) 18"X24" MIN. UNDERFLOOR ACCESS
8. CONC. LANDING 1" MAX. BELOW THRESHOLD
9. (N) SETBACK THERMOSTAT
10. (N) 200AMP SUB-PANEL
11. (N) SEWER C/O @BATH WALL, 3.5" C/O BASED ON 4" SOIL PIPE 18" FROM FOUNDATION & EXTEND ABV. FIN. FLR. PER CPC 2010 SEC. 707.1 & 719.3

CEILING & ELECTRICAL NOTES

- C1 PROVIDE GFI WEATHERPROOF RECEPTACLE NEAR EXTERIOR DOORS FOR OUTDOOR ACTIVITIES
- C2 ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY ILLUMINAIRES OR CONTROLLBED BY A PHOTOCONTROL/ MOTION SENSOR COMBINATION DEVICE.
- C3 CEILING-RECESSED FLUORESCENT LIGHT FIXTURE (DOWNLIGHT) OR LOW EFFICACY FIXTURES SWITCHED BY DIMMER IN HABITABLE AREAS
- C4
- C5 NEW ATTIC ACCESS PANELS 24"X30"
- C6 EXISTING 20"X20" ATTIC ACCESS PANEL
- C7 NEW AIR RETURN (18"X24")
- C8 SMOKE DETECTORS IN ALL SLEEPING ROOMS & HALLS TO SLEEPING ROOMS, HARD-WIRED W/ BATTERY BACKUP
- C9 ONLY 50% OF THE KITCHEN LIGHTING SHALL BE NON-EFFICACY IN TERMS OF WATTAGE & BE SWITCHED SEPARATELY
- C10 ONLY HIGH EFFICACY FLUORESCENT ILLUMINAIRES SHALL BE INSTALLED IN BATHROOMS
- C11 NEW CARBON MONOXIDE ALARMS TO BE INSTALLED IN ALL AREAS LEADING TO NEW OR EXISTING BEDROOMS

PRINTS ISSUED		
DATE	PURPOSE	NO.

FOR CONSTRUCTION:

REVISIONS		
DATE	ITEM	NO.

RASH STUDIO
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Contractor/Individual shall verify all field conditions for conformance to drawing before starting construction. All meansurements are subject to verification by the Contractor and he shall notify the designer of any discrepances prior to fabrication of construction.

Owner: Contractor/ Individual:

PROJECT NUMBER C0001

SIMMONDS HOME ADDITION

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DESIGNER	RICHARD SU	626-376-1863
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T24	RICHARD SU	626-376-1863
SURVEY	TRITECH	
ARBORIST	MCKINLEY	

PROPOSAL
HOME ADDITION

FLOOR PLANS

SHEET TITLE

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

SHEET NUMBER

A-2

OF _____ SHEETS