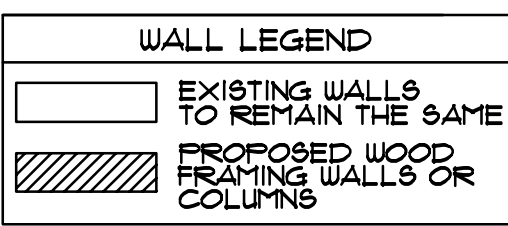


- SPECIFICATIONS LEGEND**
- 1 PROPOSED DECORATIVE GAS APPLIANCE TO BE 'CENTRAL' MODEL CF-3036 NATURAL GAS W/ DIRECT VENT 32,000 INPUT BTU/HR AND 9,500 OUTPUT BTU/HR REPORT NO. ITI-9-025-B TESTED & CERTIFIED BY QUINTEST LABORATORIES TO THE CONSTRUCTION PERFORMANCE AND CONSTRUCTION REQUIREMENTS OF ANSI Z21.88B AND UL-307E. SIMILAR PRODUCT MAY BE CHOSEN BY OWNER.
 - 2 EXISTING HEATING FURNACE TO REMAIN THE SAME.
 - 3 EXISTING ATTIC SPACE ACCESS
 - 4 FOR DRYWALL APPLICATION USE 5/8" GYPSUM BOARD TYPE X AT WALLS AND CEILING PER C.B.C. SEC. 2509
 - 5 ROUTING OF THE P & T VALVE DISCHARGE LINE TO BE SAME SIZE AS THE VALVE OUTLET
 - 6 EXTERIOR INDIRECT WASTE RECEPTOR GRAVITY FLOW DRAIN UNTHREADED PIPE END
 - EXISTING ELECTRIC PANEL TO REMAIN THE SAME. A NEW SUB-PANEL SHOULD BE INSTALLED BESIDE IT. (IF ELECTRIC CONTRACTOR DETERMINES THAT THE INSTALLATION OF AN UPGRADABLE PANEL IS THE BEST SOLUTION, URBANA DESIGN GROUP DOES NOT OBJECT WITH HIS/HER DECISION)
 - 7 29 5/16" X 46 3/8" 'VELUX' MANUAL OPER SKYLIGHT WITH 1/8" THICK FULLY TEMPERED GLASS EXT. PANE ICC-ES REPORT NO. NER-216. PLEASE REFER TO ICC-ES REPORT FOR MANUFACTURE SPECIFICATIONS. SIMILAR PRODUCT IN COMPLIANCE WITH SEC. 2610 OF THE 2007 CBC MAY BE USED
 - 8 23 5/16" X 23 9/16" 'VELUX' MANUAL OPER SKYLIGHT WITH 1/8" THICK FULLY TEMPERED GLASS EXT. PANE ICC-ES REPORT NO. NER-216. PLEASE REFER TO ICC-ES REPORT FOR MANUFACTURE SPECIFICATIONS. SIMILAR PRODUCT IN COMPLIANCE WITH SEC. 2610 OF THE 2007 CBC MAY BE USED
 - 9 GARAGE & EXTERIOR DOORS TO BE 20 MIN. FIRE PROTECTION RATING & MADE OF SOLID CORE WOOD NOT LESS THAN 1 3/4" THICK
 - 10 PROVIDE MIN. 1 HOUR SEPARATION BETWEEN GARAGES AND LIVING SPACES USING 5/8" DIAMETER TYPE 'X' GYPSUM BOARD
 - 11 PROVIDE FLOOR TO CEILING TILE IN SHOWER ENCLOSURES OR MIN. 10" ABOVE DRAIN. PROVIDE 15" FELT WOOD FRAMING - USE OF WATER RESISTANT GYP. BOARD IS PROHIBITED. (TYP)
 - 12 PROVIDE MIN. 1 HOUR SEPARATION BETWEEN HOT WATER STORAGE AND DWELLING UNITS WITH 5/8" TYPE 'X' GYP. BOARD
 - 13 PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION.
 - 14 PROVIDE CLINCH-ON BULLNOSE 3/4" RADIUS AT ALL CORNERS
 - 15 PROVIDE FIRESTOPS, VERTICAL & HORIZONTAL, IN ENCLOSED SPACES AT 10'-0" INTERVALS MAXIMUM PER C.B.C. SEC. 102.1, T11.1 & T11.2. (SEE DETAIL 10/A-5 FOR LOCATIONS AND SPECIFICATIONS)
 - 16 VENTING CONNECTION TO BE DIRECT VENT GAS PIPE DURA-VENT W/ ICC-ES REPORT NO. NER-623. SIMILAR VENTING MATERIAL OPTION MAY BE CHOSEN BY OWNER IF PROPER ICC-ES NO. IS PROVIDED. REFER TO DECORATIVE GAS APPLIANCE INSTALLATION GUIDE FOR OTHER OPTIONS.
 - 17 R-13 INSULATION TO BE PROVIDED AT ALL PROPOSED INTERIOR WALLS ON THE EAST SIDE THAT SEPARATE EXISTING DWELLING FROM PROPOSED ADDITION.
 - 18 EXISTING DUCTWORK TO BE EXTENDED FOR PROPOSED ADDITION.
 - 19 4"x12" RETURN AIR GRILL.



- 1. DESIGN NOTES:**
- 1.1. All sleeping rooms to have an exterior door or egress window w/max. 44" sill ht. 5.7 sq.ft. min. openable area. W/24" net clear openable height and 20" net clear openable width.
 - 1.2. Fireplaces w/gas log lighters are required to have the flue damper permanently fixed in the open position and fireplaces w/lpg log lighters are to have no pit or sump configurations. Per CMC sec. 304.7.
 - 1.3. For drywall application, provide 5/8" type X gyp. brd. floor to roof sheathing at walls and ceiling located between garage & living area and under stairs where storage occurs. Provide Waterproof Gyp. brd. at all tubs and showers.
 - 1.4. All new glazing (fenestrations) will be installed with a certifying label attached, showing the "U" value.
 - 1.5. All windows and sliding glass doors to be dual glazed unless otherwise noted.
 - 1.6. All windows to have a min. "U" value.
 - 1.7. All chimneys to have approved spark arresters per 2007 CBC sec. 2802.
 - 1.8. All weather exposed surfaces shall have a weather resistant barrier to protect the interior wall covering and all exterior openings shall be flashed in such a manner as to make them weatherproof per 2007 CBC sec. 1405.2
 - 1.9. For all handrails use 42" high protective railing with 4" openings per 2007 CBC sec. 1013.2 and 1013.3.
 - 1.10. All deck areas to slope 1/4":12 for water drainage purposes.
 - 1.10.1. Paper faced insulation is not permitted in attics or other ventilated spaces.
- 2. PLUMBING NOTES:**
- 2.1. New water closets shall use no more than 1.6 gallons per flush & shall meet performance standards established by the American national standards institute standards A11.1, 19.2 H & CPC sec. 402.1. All existing water closets to comply.
 - 2.2. Water heaters require a minimum of 2 straps, one at top 1/3 & bottom 1/3 of the tank, to resist horizontal displacement using a minimum of 3/4" x 24" gauge straps with 1/4"x3" lag bolts attached directly to the framing per CPC 508.2.
 - 2.3. Water heater, heating or cooling equipment capable of igniting flammable vapors will require a minimum 18" high platform from source of ignition per CPC 508.14(1) and CMC 308.1.
 - 2.4. In showers and tub shower combinations, control valves must be pressure balanced or thermostatic mixing valves per CPC sec. 410.7.
 - 2.5. New water heater to be:
 PROPOSED RINNIT INTERNET USE NATURAL GAS TANKLESS WATER HEATER R531 PLUS WITH MINIMUM GAS RATE (BTU/HR): 15,000-18,000 5.3 GPM MAX. HOT WATER CAPACITY AT 90 DEGREE (SIMILAR PRODUCT BE COMMENDED BY INSTALLER MAY BE CHOSEN) DIMENSIONS: 14 1/2" W X 14" H X 22 3/4" T. WEIGHT: 46 LBS.
 - 2.6. Existing water heater to remain the same.
- 3. MECHANICAL NOTES:**
- 3.1. Provide 4" dia. dryer vent to outside air, max. length 14' w/ 2 elbows.
 - 3.2. Provide 30" x 30" attic access in hallway or other accessible location for mechanical equipment in the attic. A 22" x 30" access may be used if the largest piece of equipment can be removed through the opening. (CMC 904.1.1)
 - 3.3. Provide unobstructed passageway min. 24" wide, max. 20' long to 30" platform @ furnace (when in attic) constructed of solid flooring provide switched light.
 - 3.4. Provide upper and lower combustion air for F.A.U.
 - 3.5. Combustion air and return air must be separated by min. 10".
 - 3.6. Provide accessible gas shut off valve within 3' of all gas appliances.
 - 3.7. The discharge point for all bathroom exhaust air shall be at least 3' min. from any opening which allows air entry into occupied portions of the building.
 - 3.8. Ductless fans may not be used in bathrooms w/ a tub and or shower.
 - 3.9. Gas vents and non-combustible piping in walls, passing through three floors or less, shall be effectively draft stopped at each floor or ceiling per C.B.C. section 711.3.
 - 3.10. Furnace shall be a min. 90% FUE
 - 3.11. State Health and safety Code Sec. 17921.9 bans the use of chlorinated Polyvinyl Chloride (CPVC) and crosslinked polyethelny (PEX) for interior water supply piping.
 - 3.12. Provide faucets w/ a max. flow of 2.2 gallons per minute (GPM)
 - 3.13. Provide shower heads w/ a max. of 2.5 gallons per minute (GPM)
 - 3.14. Permanent vacuum breakers shall be included w/ all new hose bibbs.
 - 3.15. Provide ultra low flush toilets.
 - 3.16. Attic/underfloor ventilation must comply with section 1203.2 of the 2007 CBC.
 - 3.17. Property is located in a Wildland Interface Zone.
 Provide residential fire sprinklers installed per NFPA 13-D
 - 3.18. Ductwork to be extended as a method to heat new addition.
 - 3.19. Not Used.
 - 3.20. EXISTING WATER METER DOES NOT REQUIRED TO BE REPLACED OR UPGRADED TO HANDLE THE ADDITIONAL DEMAND.
 - 3.21. Showers shall have a minimum area of 1,024 sq. in. and be able to encompass a 30" circle. Shower doors shall have a minimum unobstructed width of 22". (CPC 411.7)
- 4. GARAGE NOTES:**
- 4.1. GARAGE REQUIRES ONE-HOUR OCCUPANCY SEPARATION FROM THE REST OF THE BUILDING ON THE GARAGE SIDE. USE 5/8" GYPSUM BOARD FROM FLOOR TO ROOF SHEATHING. (C.B.C. SEC. 406.1.4)
 - 4.2. DOORS MAY NOT SWING INTO GARAGE WHEN THERE IS MORE THAN 1/2" DROP FROM THE HOUSE (C.B.C. SEC. 1008.1.6)
 - 4.3. DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING TIGHT-FITTING AND EITHER 1 3/8" THICK WOOD OR 20 MINUTE FIRE PROTECTION RATED (C.B.C. SEC. 406.1.4)
 - 4.4. ALL ELEMENTS SUPPORTING WALL ABOVE GARAGE MUST HAVE ONE-HOUR OCCUPANCY SEPARATION FIRE RESISTIVE PROTECTION ON THE GARAGE SIDE
 - 4.5. CEILING ASSEMBLIES WITH FRAMING GREATER THAN 16" O.C. ARE REQUIRED TO HAVE 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD OR 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON R.C. CHANNEL AT 16" O.C. PERPEND. TO THE FRAMING PER C.B.C. SEC. 406.1.4 AND 711.4
 - 4.6. FOR DRYWALL APPLICATION USE 5/8" GYP. BOARD TYPE 'X' AT ALL WALLS AND CEILING, AND WATERPROOF GYP. BOARD AT ALL TUBS AND SHOWERS.

EXISTG. + PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"