

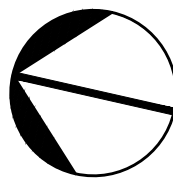
## INTERIOR MOISTURE CONTROL

- VAPOR RETARDER CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE
- EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM
- WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2
- DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
  - ESTABLISH HEAD LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUEL L OR EQUIVALENT
  - SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUEL D) OR EQUIVALENT
  - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUEL S) OR EQUIVALENT

## LOWER FLOOR PLAN

1/4" = 1'-0"

A19 A18 A15 A12 A6 A5 A4 A1  
E19 E17 E13 E12 E11 E10 E9 E7 E1  
M20 M23 M18 M17 M15



## ELECTRICAL NOTES

- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. (§2 1012CEC)
- ALL 125-VOLT, 15-AMP, AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES (§406.12 CEC)
- A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY OR OTHER SIMILAR AREAS (§21 0. LL (C)(1) CEC)
- AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (§21 0.11 (C)(2) CEC)
- AT LEAST ONE 125 VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (§21 0. LL (C)(3) CEC)
- BATHROOM EXHAUST FANS TO BE CONTROLLED BY A HUMIDISTAT PER GREEN BUILDING CODE Section 4.506. CRC Section R303.3.1.

## LEGEND

- REF ----REFRIGERATOR (N.I.C.)  
RA ----COOK TOP  
GD ----GARAGE DISPOSAL  
DW ----DISHWASHER  
C ----CLOTHES WASHER (N.I.C.)  
D ----CLOTHES DRYER (N.I.C.)  
S ----SWITCH  
S3 ----3-WAY SWITCH  
S110V ----110v. Duplex Receptacle, mounting ht. as directed  
S110V ----1/2 Hot 110v. Duplex Recept., operated by switch in room.  
WP ----Water proof & GFI receptacle  
S220V ----220v. Receptacle, mounting ht. as directed.  
GFI ----110v. Ground Fault Interrupter Type Duplex (GFCI) Receptacle, mounting ht. as directed.  
TV ----T. V. Connection  
T ----Telephone connection  
H ----Hose Bibb (provide approved back-flow prevention device)  
R ----Outlet for gas

## FLOOR PLAN NOTES CONT'D

- M13 FORCE AIR UNIT - " THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP GELINGS, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS HVAC SYSTEM INSTALLERS ARE TO BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS
- M14 PROVIDE COMBUSTION AIR INTAKE PER CMC 113, 701. SEE DETAIL:
- M15 SIZE AND LOCATION OF SUPPLY REGISTERS - CONTRACTOR TO COORDINATE
- M16 CLOTHES DRYER SHALL BE PROVIDED WITH MOISTURE EXHAUST 4" VENT THROUGH WALL (NOT EXCEED 14'-0" IN LENGTH W/ NO MORE THAN 2- 90° TURNS) PROVIDE BOOSTER
- M17 ALL WATER FIXTURES INSTALLED (INCLUDING SHOWERS, FAUCETS, ETC.) THAT ARE NOT SPECIFIED IN THE CALIFORNIA PLUMBING CODE SHALL BE OF AN ULTRA LOW FLOW DESIGN, WHERE APPLICABLE. WATER USING APPLIANCES (EG. DISHWASHERS, CLOTHES WASHERS, ETC.) SHALL BE OF HIGH WATER EFFICIENCY DESIGN. THESE SHALL BE SHOWN ON ALL APPLICABLE PLANS PRIOR TO PERMIT ISSUANCE.
- M18 WATER TEST- PLASTIC DRAINWASTE/VENT PIPE SHALL BE TESTED WITH WATER ONLY CPC 712.1.
- M19 COUPLERS- RIGHT LEFT COUPLERS NO LONGER PERMITTED IN CONCEALED PLACES CPC 1211.3.2.
- M20 GAS PIPE TEST- TEST PRESSURE IS 1 1/2 TIMES WORKING PRESSURE WITH A MIN. OF 3 PSI FOR DURATION OF 10 MINUTES. TEST GAUGE SHALL HAVE A RANGE SUCH THAT THE HIGH END DOES NOT EXCEED 5 TIMES TEST PRESSURE (15 PSI) CPC 1214.3.1.
- M21 SEDIMENT TRAPS- ARE REQUIRED ON GAS LINE OUTLETS CPC 1214.3.2, 1212.7.
- M22 BEDROOM SHALL BE MECHANICALLY VENTILATED FOR HUMIDITY CONTROL. EXHAUST FAN SHALL BE CONTROLLED BY AN ADJUSTABLE DEVICE CAPABLE OF MAINTAINING RELATIVE HUMIDITY BETWEEN 50% AND 80%. (WINDOW IS NOT PERMISSIBLE METHOD OF HUMIDITY CONTROL. (CRC R303.3 & CGC 4.506.1)
- M23 WATER HEATER LOCATION: WATER HEATER- TANKLESS TYPE, PER TITLE 24 REQUIREMENTS.
1. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.
2. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATERS LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIFORNIA PLUMBING CODE. (§R106.1 CRC)
- M24 PROVIDE MINIMUM 26 GA. METAL DCTS. WHERE WALL OR CEILING SEPARATING THE GARAGE FROM THE DWELLING IS PIERCED BY DUCTS. DUCTS SHALL HAVE NO OPENINGS INTO THE GARAGE. PER CRC Section R302.2.2.

## FLOOR PLAN NOTES

- A1 ALL WINDOWS TO BE DUAL GLAZED SLIDERS U.N.O ( ALL DOORS AND WINDOWS TO BE CERTIFIED). MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED BY THE NFRC SHOWING COMPLIANCE WITH TITLE 24 SH-SINGLE HUNG F-FIX C-CASEMENT SL-SLIDER
- A2 DOORS AND WINDOWS SHALL BE CENTERED ON THE WALL IN THE ROOM, UNLESS OTHERWISE NOTED.
- A3 1 3/8" THICK SOLID CORE DOOR W/ 20 MINUTE FRAME LABEL AND SELF ENCLOSURE. AND TIGHT FITTING DOOR.
- A4 DO NOT SCALE OFF DRAWINGS, CALL ARCHITECT FOR DIMENSIONS.
- A5 WINDOWS TO HAVE +7'-6" HEADER HT. TO ACCOMMODATE 20" SILL HT.
- A6 WOOD BASE AT ALL FLOORS (CARPET, LINO., TILE) VERIFY WITH OWNER.
- A7 CABINETS & CLOSET ACCESSORIES PER OWNER.
- A8 TOWEL BAR LOCATION PER OWNER. MIRROR PER OWNER
- A9 OMIT
- A10 OMIT
- A11 2 X 6 PLUMBING WALL.
- A12 PROVIDE R21 IN THESE 2X6 WALLS.
- A13 PROVIDE 1/2" GYP.B.D. ON UNDERSIDE OF STAIRS, PER CRC 302.7.
- A14 INSULATE WALL W/ R-13 @ LAUNDRY
- A15 FIRE STOPS TO BE INSTALLED
- A. IN CONCEALED SPACES OF STUD WALLS INCLUDED FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE WALL LENGTH.
- B. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS.
- A16 (2) 6X12 VENT TOP/BOTTOM @ WATER HEATER
- A17 5/8" GYPSUM BOARD REQUIRED ON THE GARAGE SIDE SEPARATING DWELLING AND ATTIC AREA FROM THE GARAGE PER CRC TABLE R302.6
- A18 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH GEMET MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTIBLE TO THE ENFORCING AGENCY.
- A19 A MINIMUM OF 75% WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLISH WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
- A20 ALUMINUM THRESHOLD
- A21 22" X 30" ATTIC ACCESS WITH MIN. 30" HEADROOM IN ATTIC. SEE SHT A2
- A22 MINIMUM 1" CONDUIT FOR FUTURE RENEWABLE ENERGY SYSTEMS. STUB OUT AT ATTIC SPACE. SHT A2
- A23 PROVIDE +42" GUARDRAIL. OPENINGS BETWEEN RAILINGS SHALL NOT BE LESS THAN 4 IN. CRC R312.1.3. SHT A2
- A24 HANDRAILS SHALL BE PLACED BETWEEN 34" AND 38" ABOVE NOSING OF TREADS AND LANDINGS. (R311.7.8.1)
- E1 COMBO SMOKE/CARBON MON. DETECTORS TO CONFORM C.B.C. STANDARDS. POWER FROM PRIMARY BLDG. WIRE ALL DETECTORS TO SOUND TOGETHER AND PROVIDE BATTERY BACKUP. SEE SHT A2 FOR SD LOCATION.
- E2 ELECTRICAL: 200A METER
- A) PROVIDE "ROMEX" WIRING COPPER UFER GROUND.
- B) TWO SPARE 1" RACEWAYS INTO THE ATTIC SPACE.
- C) OUTSIDE RECEPTALS MAY NOT BE ON A SMALL APPLIANCE CIRCUIT
- D) GROUNDING OF COOKING APPLIANCES AND DRYER. CIRCUIT CONDUCTORS MUST CONSIST OF FOUR WIRES
- E3 LIGHTING IN KITCHEN AND W.C. ROOMS- 40 LUMENS PER WATT OR GREATER FOR GENERAL LIGHTING
- E4 ALL GARAGE OUTLETS TO BE GFI @ 18" FROM FINISHED FLOOR. VERIFY WITH OWNER
- E5 INSTALL PLASTER RINGS AT WIRING FOR ELECTRIC EYE ON GARAGE DOOR OPENER.
- E6 BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20 AMP. BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS AND MAY NOT SERVE MORE THAN ONE BATHROOM. NEC ART 210-52(D)
- E7 RECEPTACLE OUTLET LOCATIONS WILL COMPLY W/ CEC. ART. 210-52(A)
- E8 HIGH END (DT) FANS IN BATHROOMS. NUTONE TURBO FANS WHENEVER TWO OUTLETS ARE NEEDED.
- E9 INSTALL ROCKER SWITCHES THROUGHOUT WITH MATCHING. OUTLETS WHEN ADJACENT. BALANCE OF OUTLETS TO BE. STANDARD OUTLETS. VERIFY COLOR W/ OWNER.
- E10 PROVIDE TAMPER-RESISTANT RECEPTACLES THROUGHOUT (ALL 125V, 1PH., 15 & 20 AMP)
- E11 ROMEX CABLES
- CABLE MAY ENTER A METER SOCKET ENCLOSURE, PANEL BOARD, CABINET ETC. THROUGH A CONDUIT SLEEVE INSTEAD OF BEING INDIVIDUALLY SECURED TO THE ENCLOSURE, BUT THE CONDUIT MUST BE NON FLEXIBLE AND NOT LESS THAN 18 INCHES LONG OR MORE THAN 10 FEET LONG.
- E12 ALL BRANCH CIRCUITS W/ OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, BEDROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT (AF-CI). CEC 210.12(A).
- E13 WHOLE HOUSE VENTILATION MUST USE A CONTINUOUS SILENT EXHAUST FAN THAT SUPPLIES 50 CFM. SEE REFLECTIVE CEILING PLAN
- E14 THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, TWO OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE WALL AND FLOOR RECEPTACLE OUTLETS. ALL COUNTERTOP OUTLETS FOR REFRIGERATION EQUIPMENT. THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- E15 20 AMP SMALL APPLIANCE CIRCUIT WITH NO OTHER OUTLETS FOR LAUNDRY.
- E16 COVERED WATER PROOF SWITCH
- E17 PROVIDE DISCONNECT AND SERVICE RECEPTACLE WITHIN 25' OF FAU, PER CMC AND CEC REQ'S.
- E18 PROVIDE EQUIPMENT GROUND FOR RANGE AND CLOTHES DRYER (4 WIRE) PER 2013 CEC A1.250.138(A). CONTRACTOR TO COORDINATE.
- E19 MINIMUM 1" CONDUIT FOR FUTURE RENEWABLE ENERGY SYSTEMS. STUB OUT AT ATTIC SPACE. SEE SHEET A2

### FIXTURE FLOW RATES

FIXTURE TYPE	MAX FLOW RATE REDUCTION
SHOWERHEADS	2.0 GPM @ 80 PSI
LAVATORY FAUCET	1.2 GPM @ 80 PSI (2)
KITCHEN FAUCETS	1.8 GPM @ 80 PSI
GRAVITY TANK TYPE WATER CLOSETS	1.28 GAL./FLUSH (1)

Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. Single flush toilets-The effective flush volume shall not exceed 1.28 gallons (4.8 liters) Dual flush toilets-The effective flush volume shall not exceed 1.28 gallons

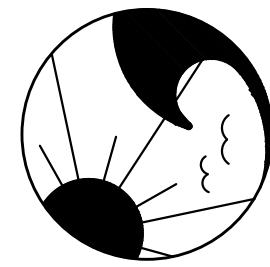
2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

3. Automatic irrigation systems controllers installed at the time of final inspection shall be weather based.

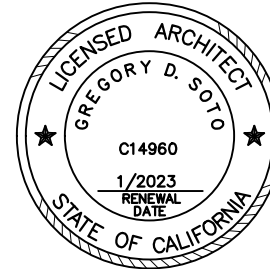
4. Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet is to be in operation at a time.

- M2 CAST IRON SINK WITH GARAGE DISPOSAL. VERIFY WITH OWNER.
- M3 LAUNDRY SINK PER OWNER REQUIREMENTS.
- M4 TUB PER OWNER REQUIREMENTS. PROVIDE NON SLIP-JOINT TRAP PER CPC Section 402.11.
- M5 SHOWER COMBOS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE TYPE OR THERMOSTATIC MIXING VALVE TYPE. (C.P.C 410.7).
- M6 SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 6'-0" MIN. ABOVE FLOOR. (R307.2).
- M7 GLAZING USED IN DOORS AND PANELS OF TUB/SHOWER ENCLOSURES SHALL BE FULLY TEMPERED OR OF EQUAL TYPE. (C.B.C. SECT.2406).
- M8 PROVIDE A 1-1/4" LINE FROM GAS METER TO ON-DEMAND WH AFTER WH BRANCH TO OTHER APPLIANCES. SEE SHT A1
- M9 ON-DEMAND WATER HEATER- 180,000 BTUH "NAVIER" NPE-210, GAS, 120 SC, 60HZ. SEE SHT A1
- M10 PROVIDE DRYER VENT MINIMUM 4"Ø, SMOOTH, METAL DUCT/PER CMC Sections 504.3 & 504.3.1.2. SEE SHT A1
- M11 LOCATION OF GAS SHUT-OFF VALVES FOR APPLIANCES TO BE WITHIN 3'-0" OF APPLIANCE SERVED.
- M12 A MINIMUM OF CIRCULATING AIR SUPPLY OF 2 SQ. IN. PER 4000 BTU OF APPLIANCE INPUT RATING PER REQ. OF CMC.

REVISIONS	BY



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