

**RESIDENTIAL REQUIREMENTS**

THIS PROJECT SHALL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.

PROVIDE WINDOW AND/OR DOOR AREA TO EXTERIOR OF AT LEAST 8% OF THE FLOOR AREA IN EACH ROOM OR SHOW ON UTILITY PLAN PERMANENTLY WIRED LIGHTING SUPPLYING AVERAGE ILLUMINATION OF 6 FOOT-CANDLE ILLUMINATION OVER ROOM AREA AT 30" ABOVE FLOOR. (CBC 1205.5 AND 1205.3)

PROVIDE OPENABLE DOOR/WINDOW AREA TO THE OUTDOORS OF AT LEAST 4% OF THE FLOOR AREA IN EACH ROOM OR PROVIDE DESIGNED MECHANICAL VENTILATION SYSTEM SUPPLYING OUTDOOR AIR AND EXHAUST PER THE California Mechanical Code AND SHOW ON UTILITY PLAN. (CBC 1203.4.1 AND CMC CHAPTER 4)

PROVIDE PERMANENTLY WIRED, INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACK-UP (SD) THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL OF THE OTHERS) FOR NEW CONSTRUCTION AT THE FOLLOWING LOCATIONS (CBC 907.2.0.1.2):

- IN EACH SLEEPING ROOM;
- ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA;
- AT EACH STORY WITHIN THE DWELLING UNIT.

PROVIDE PERMANENTLY WIRED, INTERCONNECTED CARBON MONOXIDE ALARMS WITH BATTERY BACK-UP (SD) THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL OF THE OTHERS) FOR NEW CONSTRUCTION AT THE FOLLOWING LOCATIONS (CBC 907.2.0.1.2):

- OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS;
- ON EACH STORY OF DWELLING.

SLEEPING ROOMS AND BASEMENTS MUST HAVE AN EXTERIOR DOOR OR WINDOW. (CBC 1005.6, 1006.3 AND 1006.3) WITH:

- 5.7 SQ.FT. MINIMUM NET CLEAR OPENABLE AREA (5.0 SQ.FT. FOR GRADE LEVEL OPENINGS);
- 24" MINIMUM NET CLEAR OPENABLE HEIGHT;
- 20" MINIMUM NET CLEAR OPENABLE WIDTH;
- BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR;
- DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY;
- WINDOW WELLS OF 9 SQ.FT. HORIZONTAL AREA AND 36" MINIMUM DIMENSIONS AND EQUIPPED WITH LADDERS/STEPS FOR ESCAPE.

FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO "PIT" OR "SLUMP" CONFIGURATIONS. (CMC 304.7)

SHOW THE LOCATION OF ALL LPG APPLIANCES. LPG APPLIANCES SHALL NOT BE INSTALLED IN CRAWL SPACES, PITS, OR BASEMENTS. NO LPG PIPING IS ALLOWED IN SLABS WITHIN THE STRUCTURE. (CMC 304.7)

GAS-FIRED WATER HEATERS AND FURNACES LOCATED IN BEDROOMS AND BATHROOMS MUST USE OUTDOOR COMBUSTION AIR AND BE INSTALLED IN A CLOSET WITH A LISTED GASKETED, SELF-CLOSING DOOR OPENING BETWEEN ANY APPLIANCES. CLOSET MUST BE FOR EXCLUSIVE USE OF WATER HEATER AND/OR FURNACE. (CMC 305.0 AND CMC 904.1)

PROVIDE 42"-HIGH PROTECTIVE GUARDRAIL FOR PORCHES, BALCONIES, DECKS, AND OPEN SIDES OF LANDINGS. MAXIMUM CLEAR OPENING BETWEEN ANY MEMBERS OF THE GUARDRAIL SHALL BE LESS THAN 4 INCHES. (CBC 1013.2 AND 1013.3)

ALL WATER CLOSETS IN THIS BUILDING TO BE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT APPROVED WITH MAXIMUM 1.6 GALLONS PER MINUTE AND KITCHEN FAUCETS MAY NOT EXCEED 2.0 GALLONS PER MINUTE AND SHOWERS MAY NOT EXCEED 2.5 GALLONS PER MINUTE OF FLOW. (CMC SECTION 402.0)

PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.

ENCLOSED SPACE UNDER STAIRS TO BE PROTECTED WITH 1/2" GYPSUM BOARD ON THE ENCLOSED SIDE. (CBC 1009.5.3)

DRYER VENTS SHALL COMPLY WITH CMC 904.11 AND:

- MUST BE A MINIMUM OF 4 INCH DIAMETER;
- SHALL BE A MAXIMUM OF 14-FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90-DEGREE ELBOWS;
- SHALL HAVE TWO FEET DEDUCTED FROM THE MAXIMUM LENGTH FOR EACH ELBOW IN EXCESS OF TWO. (CMC 904.11)

DOORS BETWEEN GARAGES AND DWELLING SHALL BE SELF-CLOSING, SELF-LATCHING, AND EITHER 1-3/8"-THICK SOLID WOOD, 1-3/8"-SOLID OR HONEYCOMB-CORE STEEL, OR 20-MINUTE FIRE-PROTECTION RATED. (CBC 406.1.4)

PROVIDE 30"x30" ATTIC ACCESS IN HALLWAY OR OTHER ACCESSIBLE LOCATION FOR MECHANICAL EQUIPMENT IN ATTIC. A 22"x30" ACCESS MAY BE USED IF THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING. (CMC 904.11)

GLAZING TEMPERED GLASS AT THE FOLLOWING LOCATIONS REQUIRING SAFETY GLAZING (CBC R308.4):

- GLAZING IN SWINGING, SLIDING, AND BI-FOLD DOORS.
- GLAZING WITHIN 24-INCH ARC OF DOOR IN CLOSED POSITION AND WITHIN 60 INCHES OF FLOOR OR WALKING SURFACE.

EXCEPTION: GLAZING WITH INTERVENING WALL OR BARRIER BETWEEN TO PLANE OF DOOR IN CLOSED POSITION.

- GLAZING ADJACENT TO SHOWERS, BATHTUBS, HOT TUBS, WHIRLPOOLS, AND SAUNAS AND WITHIN 60 INCHES OF STANDING/WALKING SURFACE.
- GLAZING WITHIN 36 INCHES HORIZONTALLY AND 60 INCHES VERTICALLY OF STAIRWAY, RAMP, OR LANDING WALKING SURFACES.
- GLAZING WITHIN 60 INCHES HORIZONTALLY AND 60 INCHES VERTICALLY OF BOTTOM STAIRWAY TREAD.
- GLAZING PER THE FOLLOWING WITHIN 36 INCHES HORIZONTALLY OF WALKING SURFACES:

EXPOSED AREA OF INDIVIDUAL PANE MINIMUM 9 SQUARE FEET. BOTTOM EDGE OF GLAZING WITHIN 18 INCHES OF FLOOR. TOP EDGE OF GLAZING MORE THAN 36 INCHES ABOVE FLOOR.

GFCI OUTLETS, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS AND OUTDOORS (CMC 210.8)

DRYER VENTING: DRYER VENTILATION SYSTEM SHALL BE MINIMUM 4 INCHES IN DIAMETER, MAXIMUM OF 14 FEET COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FROM MAXIMUM LENGTH FOR EACH ELBOW IN EXCESS OF TWO.

ASHRAE 62-2007 MECHANICAL VENTILATION/ INDOOR AIR QUALITY

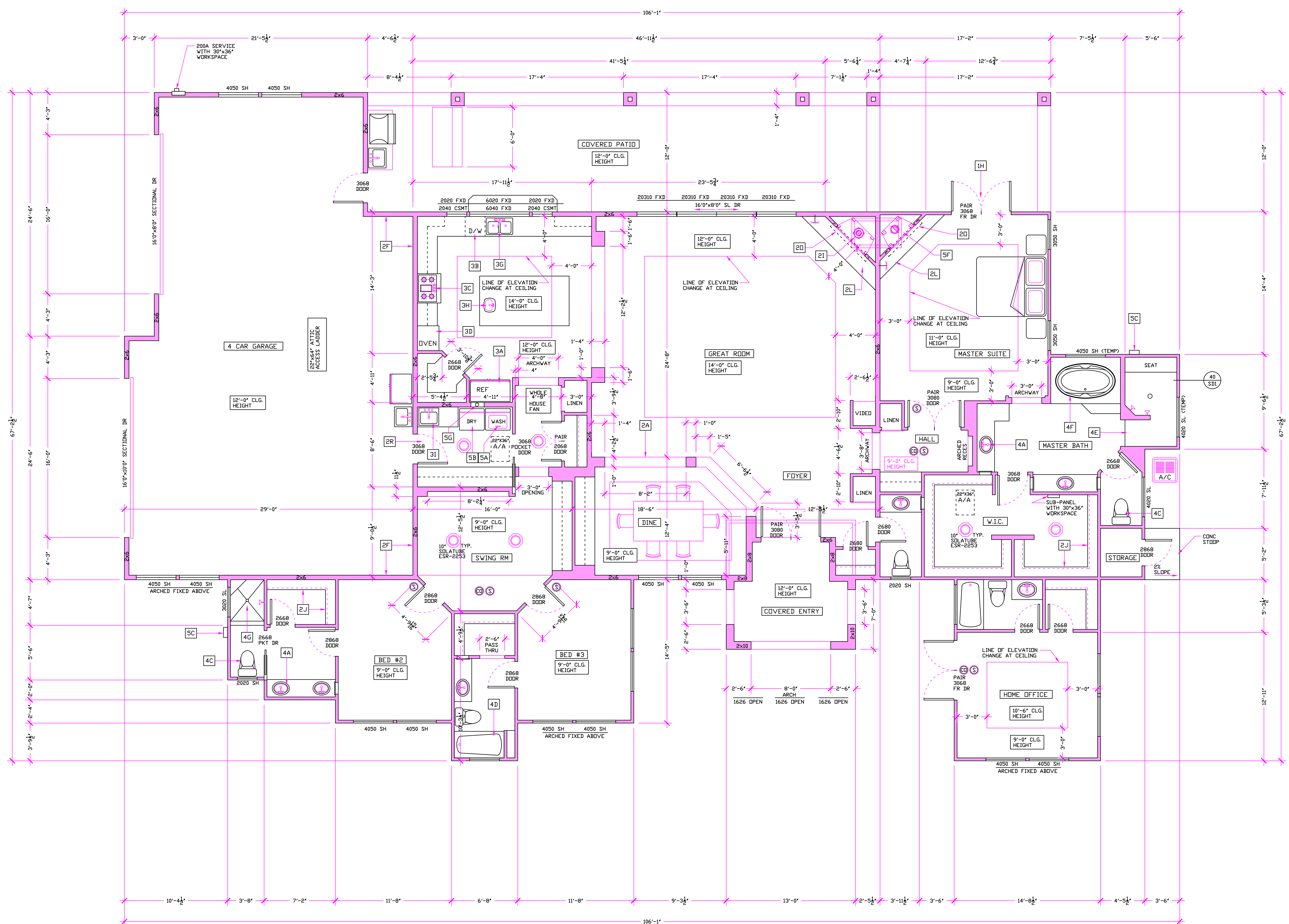
- TRANSFER AIR VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM THE ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWL SPACES, OR UNCONDITIONED ATTICS.
- INSTRUCTIONS AND LABELING VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM.
- COMBUSTION AND SOLID-FUEL BURNING APPLIANCES, COMBUSTION APPLIANCES SHALL BE PROPERLY VENTILATED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING.
- GARAGES: THE WALL AND OPENINGS BETWEEN OCCUPIABLE SPACES AND THE GARAGE SHALL BE SEALED. HVAC SYSTEMS THAT INCLUDE AIR HANDLERS OR RETURN DUCTS LOCATED IN GARAGES SHALL HAVE TOTAL AIR LEAKAGE OF NO MORE THAN 6% OF TOTAL FAN FLOW WHEN MEASURED AT .01 IN. W.C. USING TITLE-24 DR EQUIVALENTS.

AIR MOVING EQUIPMENT: AIR MOVING EQUIPMENT USED TO MEET EITHER THE MECHANICAL VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND.

- ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.

**FLOOR PLAN NOTES**

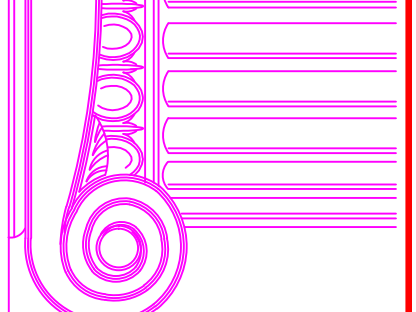
- EXTENSIONS**
  - FINISH SLOTTED SEE ELEVATION FOR HEIGHT ABOVE FINISHED FLOOR.
  - MINIMUM 42" HIGH PROTECTIVE GUARDRAIL WITH 4" MAXIMUM SPACING.
  - 2x4 STUD WALL FRAMING 16" O.C.
  - 2x6 STUD WALL FRAMING 16" O.C.
  - WATERPROOF DECKING BY "CRETE" DECK SYSTEMS, ESR-1663 CLASS 5000 POLYURETHANE RESIN MANUFACTURED SPEED, SLOPE 1/4" PER FOOT AWAY FROM BUILDING TO BRAMING.
  - DECK BRAN AND OVERFLOW BRAN AND SURFACE SHALL HAVE SEPARATE DECK DROPS.
  - LINE OF EXTERIOR CONCRETE SLAB.
  - OUTWARD SWING DOORWAYS EXTERIOR DROP NOT TO EXCEED 1/2".
  - FINISH ARCH SEE ELEVATION FOR DETAIL.
- BATHROOMS**
  - LINE OF CEILING HEIGHT CHANGE.
  - 2x4 STUD WALL FRAMING MIN 16" O.C.
  - 2x6 STUD WALL FRAMING MIN 16" O.C.
  - MINIMUM 42" HIGH PROTECTIVE GUARDRAIL WITH 4" MAXIMUM SPACING AT WALLS AND CEILING WITH WALKABLE ROADS ABOVE FOR FLOOR/CEILING FIRE SEPARATION.
  - PROVIDE 5/8" TYP. GYPSUM BOARD FROM FLOOR TO ROOF SHEATHING ON GARAGE AND DWELLING UNIT.
  - APPROVED SMOKE DETECTOR.
  - APPROVED ARC FAULT CIRCUIT INTERRUPTER (AFCI) AT ALL BEDROOM ELECTRICAL OUTLETS.
  - FIREPLACE "BUNGALOW" 24" WOOD BURNING FIREPLACE WITH 1/2" ESR-2077 PROVIDE FUEL GAS LOSS-RET VALVE. SEE RESIDENTIAL REQUIREMENTS.
  - SHELF AND POLE TYPICAL 68" ABOVE FINISHED FLOOR.
  - MUSKET CERAMIC TILED SEAT OR SHELF.
  - WOOD FRAMED HEARTH PLATFORM 16" AFF. WITH NON-COMBUSTIBLE CHEMISTIBUS SURFACE INSTALLED WITH SPACERS.
  - BUILT-IN IRONING BOARD, VERIFY CLEAR HEIGHT REQUIREMENTS FROM W.P.
  - PROVIDE 30"x30" ATTIC ACCESS FOR MECHANICAL EQUIPMENT. A 22"x30" ACCESS MAY BE USED IF THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THRU THE OPENING.
  - FACTORY SAFETY METAL STRIP AT HEARTH EXTENSION.
  - INTERIOR CABINETS (BY OWNER).
  - EXTERIOR COLUMNS SEE PLAN FOR TYPE AND W.P.
  - DOOR BETWEEN GARAGE AND DWELLING SHALL BE SELF-CLOSING, SELF-LATCHING, TIGHT FITTING, AND EITHER 1-3/8"-THICK SOLID WOOD OR 1-3/8"-THICK SOLID OR HONEYCOMB-CORE STEEL. 20-MINUTE FIRE-PROTECTION RATED. (CBC 406.1.4)
- APPLIANCES**
  - REFRIGERATOR SPACE WITH RECESSED COLD WATER BEER FOR ICE-MAKER. VERIFY CLEAR OPENING REQUIREMENTS.
  - DISHWASHER SPACE.
  - VERIFY CLEAR OPENING REQUIREMENTS.
  - 30" IN-GAS COOK TOP WITH EXCHANGE HOOD.
  - STAINLESS SINGLE OVERHEAD/RESERVE COMBINATION. VERIFY CLEAR OPENING REQUIREMENTS AND HEIGHTS. VERIFY CLEAR OPENING REQUIREMENTS.
  - MIDSOWAVE WITH EXHAUST HOOD OVER DOOR. VERIFY CLEAR OPENING REQUIREMENTS.
  - TRASH COMPACTOR. VERIFY CLEAR OPENING REQUIREMENTS.
  - SINK WITH GARBAGE DISPOSAL.
  - SINK ON ISLAND OR PENINSULA. VENT BRAN PER CODE.
  - LAUNDRY SINK.
- PLUMBING**
  - NOTE: ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES REQUIRED.
  - LAVATORY.
  - PEDESTAL LAVATORY.
  - WATER CLOSET WITH 30" MINIMUM CLEAR WIDTH AND 24" MINIMUM CLEAR SPACE IN FRONT.
  - 38"x60" TUB WITH MUSKET TILE OR STONE VANSICOT. MINIMUM 72" ABOVE FINISH FLOOR. PROVIDE SHUTTER RESISTANT GLASS ENCLOSURE. PROVIDE HOT-MAPPED SHOWER PAN WITH MUSKET TILE OR STONE FLOOR.
  - WALK-IN (NO CURB) CUSTOM SHOWER. 72" HIGH MUSKET TILE OR STONE VANSICOT. SHOWER HEAD AT 78". PROVIDE SHUTTER RESISTANT GLASS ENCLOSURE. PROVIDE HOT-MAPPED SHOWER PAN WITH MUSKET TILE OR STONE FLOOR.
  - BECK HEATED TUB ON FRAMED PLATFORM WITH MUSKET TILE OR STONE VANSICOT. WATERPROOF BARRIER.
  - CUSTOM SHOWER. 72" HIGH MUSKET TILE OR STONE VANSICOT. SHOWER HEAD AT 78". PROVIDE SHUTTER RESISTANT GLASS ENCLOSURE. PROVIDE HOT-MAPPED SHOWER PAN WITH MUSKET TILE OR STONE FLOOR.
- MECHANICAL**
  - WASHER SPACE. PROVIDE RECESSED HOT AND COLD WATER BEBS AND WASH BRAN. PROVIDE VENTL OR SHEET METAL SMITTY PAN.
  - DRYER SPACE. PROVIDE 4" DIA. VENT TO EXTERIOR. VENT LIMITED TO 14'-0" LENGTH WITH TWO BENDS. (CMC 904.2.2.1)
  - TANKLESS WATER HEATER BY RINNAI MODEL 870SLI PROPANE GAS. REFER TO TITLE 24 FOR ADDITIONAL REQUIREMENTS.
  - FORCED AIR UNIT ON MINIMUM 18" HIGH PLATFORM. PROVIDE EXTERIOR AIR AND CLEARANCES AS REQUIRED.
  - FORCED AIR UNIT IN ATTIC. EXACT LOCATION TO BE DETERMINED BY HVAC CONTRACTOR. ELEVATE FLOOR PLATFORM TO ALLOW FOR REQUIRED CLEARANCES OF ELECTRIC FIXTURES.
  - FIREPLACE "BUNGALOW" 24" WOOD BURNING FIREPLACE BY FUE ESR-2077 PROVIDE FUEL GAS LOSS-RET VALVE. SEE RESIDENTIAL REQUIREMENTS.
  - 4" DIA DRYER VENT THRU ATTIC. PROVIDE REGISTER FAN BY FANTECH.



**FLOOR PLAN** SCALE 1/4"=1'-0" HOUSE 3415.94 SQFT GARAGE 1276.72 SQFT

REVISIONS

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**A NEW RESIDENCE FOR:**  
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