

GENERAL NOTES

All work to be done in accordance with the California Building and Fire Codes 2010, and other locally adopted codes and ordinances in effect during the time of construction. See all drawings and notes to ensure nothing is missed. Subcontractors will be responsible to include all things typically included in their U.C.I. Division(s). If something is not to be included it must be specifically excluded. Include hook-ups and other trade-related items for other trades that your work usually connects to (e.g. A.F.A.U. requires electrical, gas, ducting, venting)

PLUMBING

Install new plumbing fixtures and trim (to be selected by owners) in relocated kitchen, and change out lav and toilet in Hall Bathroom; run water to refrigerator; Localized hot water circulating pump in Master Bath with activator buttons here and at Kitchen sink (Owner to supply pump set);
 Install new gas line to new FAU location, to kitchen cooktop, to water heater; Install new Rheem 40 gallon natural gas water heater in Utility Closet; Include roof flashings/"jacks" to complete plumbing; Terminate gas line(s) where relocated; Re-route house main waste line toward the south; Re-route main water line toward the west; Re-configure all plumbing and gas to suit plan changes.
 Showers - walls to be smooth, non-absorbent surfaces to a height of not less than 70" above drain inlet; install moisture resistant wallboard around perimeter of showers/tub;
 Shower heads shall be designed and manufactured so that they will not exceed a water supply flow rate of 2.5 gallons per minute. CPC 402.8
 Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.6 gallons of water per flush. CPC 402.3
 Lavatory faucets shall be designed and manufactured so that they will not exceed a water flow rate of 2.2 gallons per minute. CPC 402.5
 Provide Anti-siphon Device at all hose bibs on City water line. Hose Bibs shall be protected by a listed non-removable hose bib type back flow preventer or by a listed atmospheric vacuum breaker. CPC Sec. 603.4.7

H.V.A.C.

Salvage existing FAU if possible and move to new location; (Existing is Rheem 373LAV downdraft; input 69000 BTU; output 56000 BTU Remove any remaining ducting (attic and crawl space) before installing new;
 Install new heating and cooling system - A/C system to be 'future option.' Include/install roof flashings and "jacks" that are not provided by roofer; Include new duct from Kitchen hood and from bathroom fan.
 Hook-up FAU to new gas line run by plumber; Install vent piping system from water heater;
 Re-configure all heating/cooling/venting systems to suit plan changes.

ELECTRICAL

Install new subpanel from existing main - confirm location.
 Run new electrical to Carport and to well/pump (220v. as needed)
 Install new hardwired Smoke Detector system and C.O. sensor, per code.
 Shall receive their primary power from the building wiring and shall be equipped with battery backup.
 Provide illuminated address sign as required per City Ordinance.
 Re-configure all electrical to suit plan changes.
 Fluorescent lighting: Provide fluorescent lighting at all bathrooms with a shower or bathtub. Efficacy: At least one luminaire for any room containing bath or showers shall have lamps with an efficacy of not less than 40 lumens per watt (fluorescent). General lighting shall be controlled by a switch. The switch shall be readily accessible at the entrance to the room. Luminaires installed to meet the 40 lumens per watt requirements shall not contain medium base sockets and shall be on separate switches from any incandescent lighting.
 Bathroom receptacles shall be supplied by at least one 20 A. branch circuit. Such circuits shall have no other outlets.
 Light fixtures in bathtub or shower shall be marked "suitable for damp locations."
 All branch circuits that supply 125 v., single phase, 15 and 20 A. receptacles installed in house shall be protected by an arc-fault circuit interrupter.
 Fluorescent lighting on 1st Switch in Bathrooms, or other options per code.
 Note these: well pump, wall oven, (gas) cooktop, over-counter lights in Kitchen, new A/C unit, FAU and gas water heater, spa in yard

REVISIONS

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RESIDENTIAL ADDITION
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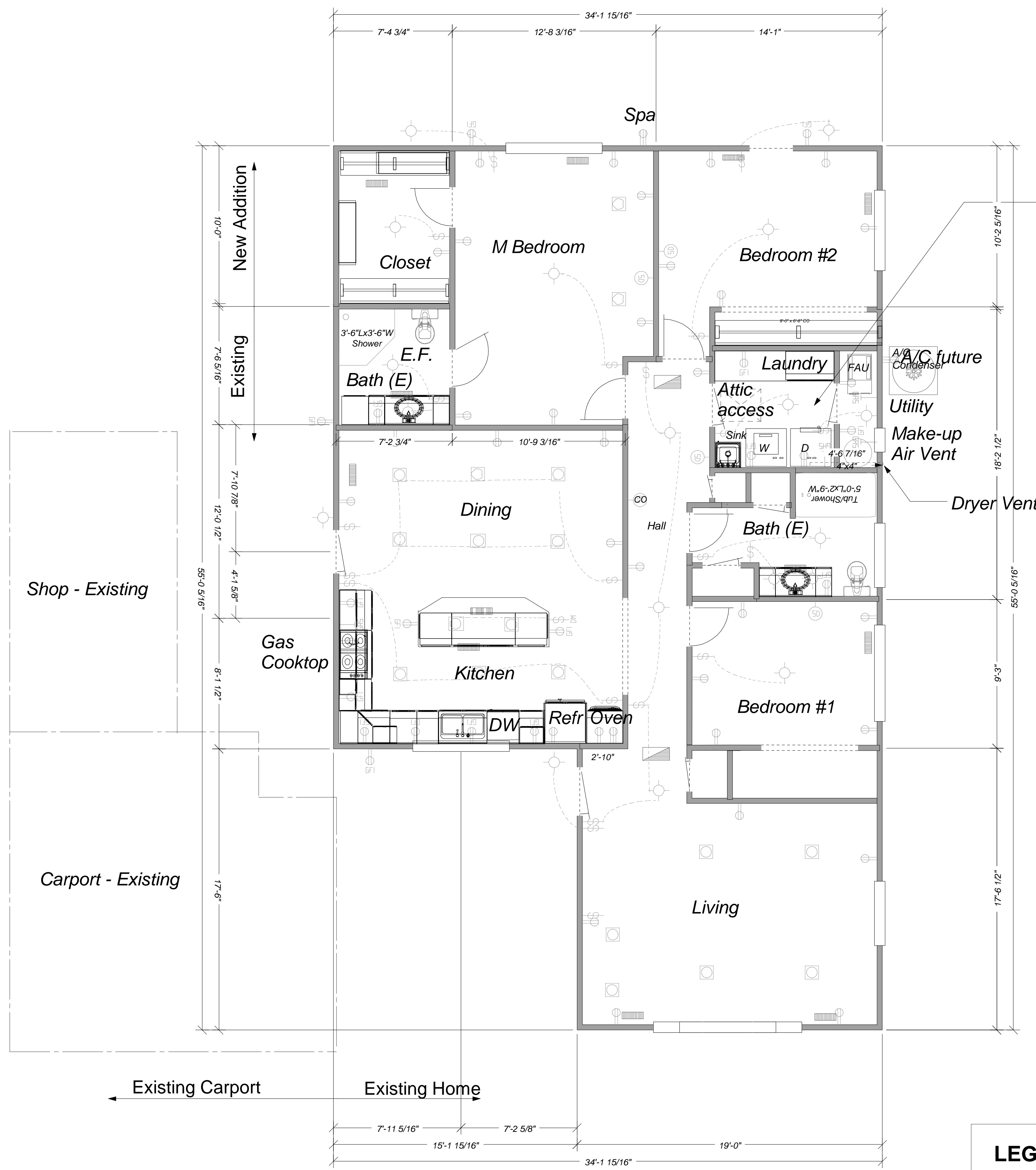
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Date: 04/30/2013

Scale: As noted

Sheet 6 of 8

File: Sheet6 4-30



Ceiling dropped in this room for ducting above, as needed.

LEGEND

- Light
- SD/CO Smoke Detector/C.O. Sensor
- 110 v. Receptacle
- GFI Ground Fault Circuit Interrupter
- 220 v. Receptacle
- S Switch
- S₃ 3-Way Switch
- S_D Dimmer Switch
- Recessed Light
- Heat Register
- Cold Air Return

ELECTRICAL / MECHANICAL PLAN

Scale: Approx. 1/4" = 1'-0"