

ELECTRICAL NOTES:

1.

ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER 2013 CEC.
2.

ALL COVER PLATES (SWITCHES, OUTLETS, ETC.) TO BE SELECTED BY THE OWNER OR INTERIOR DESIGNER.
3.

CONVENIENCE OUTLETS IN BATHROOMS, KITCHEN COUNTER TOP(S) WITH IN 6'-0" OF THE KITCHEN SINK, OUTDOORS, AND IN GARAGES AND BASEMENTS (OTHER THAN FOR LAUNDRY AND SIMILAR EQUIPMENT) SHALL BE GROUND FAULT INTERCEPTORS (GFI) PROTECTED PER 2010 CEC.
4.

MAINTAIN MINIMUM OF 5' BETWEEN ELECTRICAL SWITCHES AND TUB OR SHOWER
5.

CONTRACTOR TO OBTAIN EDISON COMPANY APPROVAL FOR METER LOCATION PRIOR TO INSTALLATION
6.

FIELD INSPECTORS TO REVIEW AND APPROVE UNDERGROUND SERVICE REQUIREMENTS PRIOR TO PLACEMENT OF CONCRETE
7.

RESIDENCE SHALL BE PRE-WIRED FOR CABLE TV AND COMPUTERS.
8.

ALL RECESSED LIGHTS IN KITCHEN ARE TO BE HIGH EFFICIENCY.
9.

VERIFY LOCATION OF FLOOR OUTLETS WITH OWNER
10.

PRIOR TO START OF WORK, CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT (800) 422-4133
11.

CONTRACTORS SHALL VERIFY ON PROJECT SITE, ALL EXISTING UTILITY LOCATIONS AND COORDINATE ALL WORK WITH THE UTILITY COMPANIES AND ASSOCIATED TRADES
12.

ALL EQUIPMENT CLEARANCES AND INSTALLATION GUIDELINES SHALL BE DIRECTED BY THE MANUFACTURER'S MANUALS AND SPECIFICATIONS
13.

VERIFY APPLIANCE AND FIXTURE REQUIREMENTS
14.

ALL NEW ELECTRICAL AND COMMUNICATION LINES TO BE UNDERGROUND TO THE NEAREST POLE
15.

PROVIDE APPROVED WATERPROOF ELECTRICAL PLATE GASKETS AT ALL EXTERIOR WALLS
16.

ELECTRICAL OUTLETS SHALL BE INSTALLED IN ACCORDANCE W/ 2013 CEC.
17.

LIGHTING OUTLETS CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN ACCORDANCE WITH 2013 CEC.
18.

ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALC'S PER CITY REQUIREMENTS PRIOR TO ISSUANCE OF ELECTRICAL PERMIT
19.

"ALUMINUM CONDUCTORS ARE PERMITTED ONLY OF SIZE 1/0 OR LARGER, AND ONLY TO FEED MAIN OR SUB-PANELS. ALL OTHER CURRENT CARRYING CONDUCTORS SHALL BE COPPER." (LQMC 8.03.040)
20.

"PROVIDE AT LEAST ONE 20-AMPERE BRANCH CIRCUIT TO SERVE BATHROOM RECEPTACLES. SUCH CIRCUIT(S) SHALL HAVE NO OTHER OUTLETS." (CEC SEC. 210.11 (C)(3); 210.52 (D))
21.

410 16 LUMINARIES IN CLOTHES CLOSETS.
A. LUMINARIES TYPES PERMITTED:
LISTED LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED TO BE INSTALLED IN A CLOSET:
1. A SURFACE-MOUNTED OR RECESSED INCANDESCENT LUMINARIES WITH A COMPLETELY ENCLOSED LAMP.
2. A SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES.
3. SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE STORAGE AREA.
B. LUMINARIES TYPES NOT PERMITTED:
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES.
C. LOCATION:
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A STORAGE SPACE SHALL BE AS FOLLOWS:
1. 300 mm (12 in.) FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2. 150 mm (6 in.) FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3. 150 mm (6 in.) FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CLG.
4. 150 mm (6 in.) FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING
5. SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.
22.

ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLY-ING OUTLETS INSTALLED IN DWELLING UNIT FAMILY, DINING, & LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALL-WAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALL-ED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT, AS PER THE 2013 CALIFORNIA ELECTRICAL CODE ARTICLE 210.12.
23.

TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS. IN ALL AREAS SPECI-FIED IN THE 2013 CALIFORNIA ELECTRICAL CODE ARTICLE 210.52, ALL 125-VOLT, 15 AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RE-CEPTACLES AS PER THE 2013 CALIFORNIA ELECTRICAL CODE ARTICLE 406.11.
24.

PROVIDE G.F.C.I. PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES SERVING COUNTER TOP SURFACES IN KITCHENS, WITHIN SIX FEET OF LAUNDRY, UTILITY & WET BAR SINKS. IN BATHROOMS, GARAGES & ACCESSORY BUILDINGS, CRAWL SPACES (A OR BELOW GRADE LEVEL), UNFINISHED BASEMENTS AND BATHHOUSE, AS PER THE 2013 CALIFORNIA ELECTRICAL CODE ARTICLE 210.8(A). EXCEPTION: RECEPTACLES FOR DEDICATED APPLIANCES AND RECEPTACLES THAT ARE NOT READILY ACCESSIBLE.
25.

AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE DEDICATED TO SUPPLY BATHROOM RECEPTACLES. AT LEAST ONE RECEPTACLE IS REQUIRED WITHIN 3 FT OF EACH BASIN OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CAB-INET NOT MORE THAN 12 INCHES BELOW THE COUNTER TOP AS PER THE 2013 CALIFORNIA ELECTRICAL CODE ARTICLE 210.52 (D). WHERE THE 20-AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED IN ACCORDANCE WITH THE 2013 CEC ARTICLE 210.23(A)(1) AND (A)(2).
26.

PROVIDE TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS TO SERVE ALL COUNTER TOP, WALL AND FLOOR RECEPTACLES IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH WALL, ISLAND AND PENINSULAR COUNTER SPACE IN KITCHENS AND DINING ROOMS PER THE REQUIREMENTS FOUND IN THE 2013 CALIFORNIA ELECTRICAL CODE ARTICLE 210.52(A), (B) AND (C). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
27.

FLEXIBLE METAL CONDUIT (FMC) IS NOT PERMITTED IN A WET LOCATION AS PER THE 2013 CALIFORNIA ELECTRICAL CODE ARTICLE 348.12(1).
28.

ELECTRIC WATER HEATERS REQUIRE A DISCONNECTING MEANS WITHIN SIGHT FROM THE APPLIANCE OR HAVE A RATED SWITCH OR CIRCUIT BREAKER CAP-ABLE OF BEING LOCKED IN THE OPEN POSITION AS PER THE 2013 CALIFORNIA ELECTRICAL CODE ARTICLE 422.31(B).

PLUMBING NOTES:

1.

BEFORE COMMENCEMENT OF WORK THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING AND SHALL IMMEDIATELY NOTIFY THE BUILDING DESIGNER OF ANY DISCREPANCIES.
2.

EXACT LOCATIONS AND MOUNTING HEIGHT OF PLUMBING FIXTURES SHALL BE OBTAINED FROM ARCHITECTURAL DRAWINGS.
3.

ALL PLUMBING SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
4.

ALL WORK SHALL CONFORM TO APPLICABLE LOCAL, STATE, AND 2013 CPC IN CASE OF CONFLICTS OF CODES AND DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT SHALL PREVAIL.
5.

VENTS THROUGH ROOF SHALL BE INSTALLED 10'-0" FROM / OR TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
6.

THE CONTRACTOR SHALL COORDINATE ALL CEILING ACCESS PANELS WITH ARCHITECTURAL REFLECTED CEILING PLAN AND ELECTRICAL LIGHTING PLAN.
7.

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTION AND SHALL MAKE APPLICATION FOR SERVICE AND PERMITS IN THE NAME OF THE OWNER AND SHALL PAY ALL FEES AND CHARGES INCLUDING COST OF VAULTS AND METERS.
8.

THE CUTTING OF EXISTING PAVING, WALKS AND/OR FLOORS SHALL BE MACHINE SAW CUTTING. HOLES FOR PIPES IN CONCRETE WALL OR FLOOR SHALL BE DONE FOR CORE DRILLING EQUIPMENT AND PATCH TO MATCH EXISTING. THE CONTRACTOR SHALL RESTORE ALL DAMAGES TO THE PLANTED AREAS DURING THE OPERATION TO THEIR ORIGINAL CONDITIONS
9.

CONNECTIONS BETWEEN INCOMPATIBLE MATERIALS ABOVE GROUND AND INSIDE BUILDINGS SHALL BE MADE WITH TWO DIELECTRIC UNIONS SEPARATED BY A 12" SECTION OF RED BRASS PIPE.
10.

THE PLUMBER SHALL COORDINATE ALL TRENCHING AND EXCAVATION FOR INSTALLATION OF GAS, WATER, AND SEWER AND CLEARLY IDENTIFY EACH LINE FOR POSSIBLE DAMAGE WHILE TRENCHING AND REPAIR.
11.

PLUMBER TO TEST AND BALANCE ALL PIPING AS REQUIRED BY LOCAL AND 2013 CALIFORNIA PLUMBING CODES.
12.

ALL MATERIALS AND EQUIPMENT USED SHALL BE NEW AND UNUSED. THE CONTRACTOR SHALL ONLY USE QUALIFIED LABOR FOR THE PROPER INSTALLATION OF SUCH MATERIAL AND EQUIPMENT.
13.

ALL HORIZONTAL PIPING LINES EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE AT THE HIGHEST POSSIBLE ELEVATIONS AND NOT LESS THAN SIX INCHES ABOVE THE FLOOR TO PROVIDE CLEARANCE FOR CLEANING. AT WALL OR COLUMN LOCATIONS, PIPING ROUGH-IN SHALL BE STUBBED IN WALL WHENEVER POSSIBLE.
14.

ALL CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
15.

ALL EQUIPMENT SHALL BE Laterally SUPPORTED IN ALL DIRECTION TO RESIST AN ADDITIONAL 20% OF THE OPERATING WEIGHT OF THE EQUIPMENT.
16.

THE PLUMBER SHALL VERIFY ALL PENETRATIONS THROUGH THE BUILDING STRUCTURES WITH BUILDING DESIGNER. THE PLUMBER TO SEAL ALL FIRE RATED PIPING PENETRATIONS WITH FOAM SEALANT OF EQUAL FIRE RATING.
17.

ALL VALVES (NIPPO, WATTS, OR APPROVED EQUAL) ARE TO BE LOCATED IN PROPER AND ACCESSIBLE SPACES.
18.

THE VALVES ASSOCIATED WITH BALANCING ARE TO BE BALL VALVES, NIPPO, WATTS, OR APPROVED EQUAL.
19.

THE PLUMBER IS TO SECURE THE WATER HEATERS TO THE PROPER LOCATIONS IN THE BUILDING STRUCTURES VERIFY WITH THE BUILDING DESIGNERS AND / OR STRUCTURAL ENGINEERS.
20.

ALL CONDENSATE PIPING SHALL BE COPPER WITH 1/4" SLOPE / FOOT AND AIR VENTED P-TRAP.
21.

PLUMBER SHALL MAKE REASONABLE ALLOWANCE FOR VALVES, FITTINGS, PIPING, AND SUPPORTS NOT SHOWN WITH PLUMBING FIXTURES.
22.

PLUMBING DRAWINGS ARE OF SCHEMATIC FORM AND CHANGES MAY BE NECESSARY FOR CONVENIENCE, OBSTRUCTIONS, OR EFFICIENCY. THE PLUMBER SHALL BE REQUESTED TO PROVIDE VALID REASONS FOR ANY CHANGES.

MECHANICAL NOTES:

1.

ALL DUCTS PENETRATING R-3 / U OCCUPANCY FIRE WALLS SHALL BE MINIMUM 26 GAUGE GALVANIZED SHEET METAL ON GARAGE SIDE. 2013 CBC
2.

HEATING AND COOLING EQUIPMENT INCLUDING WATER HEATERS LOCATED IN A GARAGE SHALL BE INSTALLED SO THAT THE PILOTS OR BURNERS ARE AT LEAST 18" ABOVE THE FLOOR LEVEL. 2013 CMC
3.

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE 2013 CALIFORNIA MECHANICAL CODE.
4.

A WARM AIR FURNACE INSTALLED IN AN ATTIC OR FURRED SPACE SHALL COMPLY WITH THE 2013 CALIFORNIA MECHANICAL CODE.
5.

PROVIDE A MINIMUM 30" x 30" ATTIC ACCESS FOR ATTIC FURNACES.
6.

PROVIDE A 24" WIDE PASSAGEWAY TO THE FURNACE AND CONTROLS.
7.

THE FURNACE SHALL BE LOCATED NOT MORE THAN 20 FEET FROM THE ATTIC ACCESS.
8.

PROVIDE A LEVEL WORKING PLATFORM 30 INCHES IN DEPTH IN FRONT OF THE ENTIRE FIREBOX SIDE.
9.

A PERMANENT ELECTRIC OUTLET, A LIGHT FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS, AND A FUEL GAS STUB SHALL BE PROVIDED AT OR NEAR THE FURNACE.
10.

PROVIDE A WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM. INCLUDE VENTILATION SYSTEM SIZING CALCULATIONS ON THE PLANS. WHOLE-BUILDING VENTILATION SHALL BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR SYSTEM. NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE IN LIEU OF PROVIDING WHOLE-BUILDING VENTILATION. BEES 150(a), Exc. 5 to 152(a) & ASHRAE Std. 62.2 A. MIN. REQUIRED RATE OF VENTILATION (cfm) = 1 cfm per 100 SQUARE FEET OF FLOOR AREA + 7.5 cfm PER OCCUPANT
B. NUMBER OF OCCUPANTS = NUMBER OF BEDROOMS + 1
11.

THE KITCHEN EXHAUST SYSTEM SHALL BE VENTED TO THE OUTDOORS AND SHALL HAVE A MINIMUM EXHAUST RATE OF 100 cfm. BEES 150(a), Exc. 5 to 152(a) & ASHRAE Std. 62.2.

ELECTRICAL & LIGHTING LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	SYM.	DESCRIPTION	SYM.	DESCRIPTION
	DUPLEX OUTLET AT 12" U.N.O.				CEILING MOUNTED HEAT LAMP FIXTURE		CHIMES / DOORBELL
	DUPLEX OUTLET AT 12" U.N.O. WITH "ARC FAULT CIRCUIT INTERRUPTER"				JUNCTION BOX		DOORBELL PUSH BUTTON
	1/2 SWITCHED DUPLEX OUTLET AT 12" U.N.O.				HARD WIRED SMOKE DETECTOR		TELEPHONE JACK AT 12" U.N.O.
	FOURPLEX OUTLET AT 12" U.N.O.		RECESSED CEILING MOUNTED "LED" HIGH-EFFICIENCY IC RATED LIGHT FIXTURE		HARD WIRED CARBON MONOXIDE ALARM		CAT 5 COMPUTER MODEM OUTLET
	DUPLEX OUTLET WITH G.F.I. AT 42" U.N.O.		WALL MOUNTED BRACKET LIGHT FIXTURE AT 72" ABOVE FINISH FLOOR LEVEL - U.N.O.		WALL SWITCH AT 42" U.N.O. SEE TITLE 24 NOTES ABOVE FOR EACH ROOM		WALL MOUNTED THERMOSTAT
	220 VOLT OUTLET AT 12" U.N.O.		BATHROOM LITE / FAN COMBO MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CFM		3-WAY WALL SWITCH AT 42" U.N.O. SEE TITLE 24 NOTES ABOVE FOR EACH ROOM		NATURAL GAS OUTLET
	DISHWASHER / GARBAGE DISPOSAL OUTLET AT 12" U.N.O. UNDER THE KITCHEN SINK CABINET		CEILING MOUNTED EXHAUST FAN MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CFM		WALL SWITCH WITH DIMMER AT 42" U.N.O. SEE TITLE 24 NOTES ABOVE FOR EACH ROOM		GAS FIREPLACE LIGHTER KEY
	FLOOR MOUNTED OUTLET		CEILING MOUNTED IC RATED FLUORESCENT LIGHT FIXTURE		VACANCY SENSOR		HOSE BIBB
			MOUNTED UNDER BOTTOM SIDE OF UPPER CABS. IC RATED FLUORESCENT LIGHT FIXTURE		ELECTRIC GARAGE DOOR OPENER		HOT / COLD WATER STUB-OUT
			RECESSED WALL MOUNTED HIGH-EFFICIENCY IC RATED LIGHT FIXTURE		CABLE TELEVISION OUTLET		COLD WATER STUB-OUT F OR ICE MAKER

CARBON MONOXIDE ALARMS

1.

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING THAT HAVE ATTACHED GARAGES.
2.

FOR NEW CONSTRUCTION REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAT AS REQUIRED FOR OVER-CURRENT PROTECTION.
3.

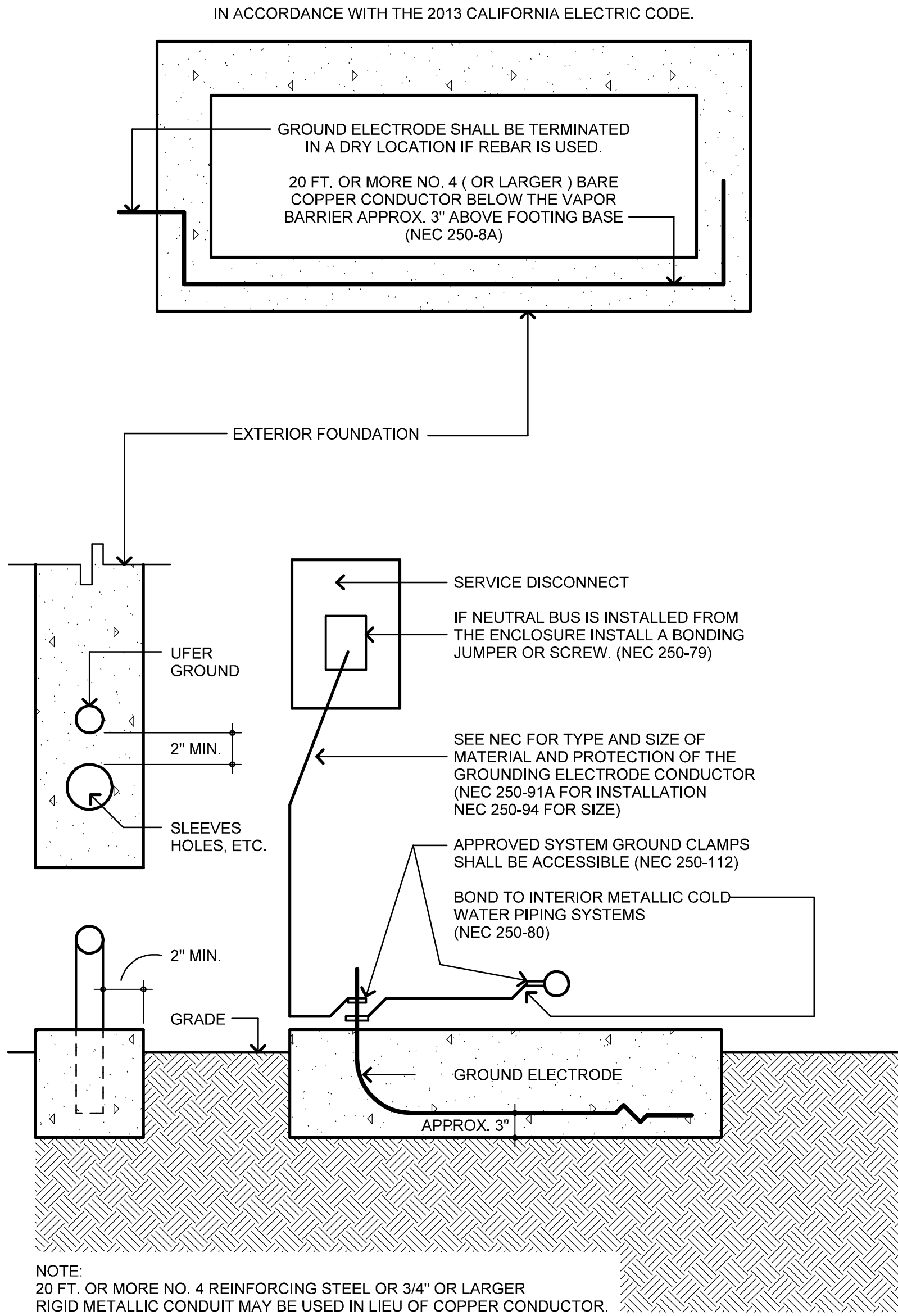
EXCEPTIONS: IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY THE CARBON MONOXIDE ALARM MAY BE SOLELY BATTERY OPERATED.
4.

IN EXISTING DWELLING UNITS A CARBON MONOXIDE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE.
5.

INTERCONNECTION: WHERE MORE THAT ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
6.

EXCEPTION: INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES. THERE IS NOT ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.

UFER GROUND DETAIL



SMOKE DETECTOR NOTES

1.

CARE SHALL BE EXERCISED TO ENSURE THAT THE INSTALLATION OF ALL NEW HARDWIRED SMOKE DETECTORS WILL NOT INTERFERE WITH THE OPERATING CHARACTERISTICS OF THE SMOKE DETECTOR.
2.

SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS OF THE DWELLING OR BE THEY SHALL BE INTERCONNECTED.
3.

SMOKE DETECTORS SHOULD BE LOCATED NOT CLOSER THAN THREE FEET FROM HEATING & COOLING VENTS TO ENSURE THAT THE AIR ISSUING FROM THE SUPPLY VENTS WILL NOT BLOW THE SMOKE AWAY.
4.

THE CONTRACTOR SHALL PROVIDE A SMOKE DETECTOR IN EACH ROOM USED FOR SLEEPING PURPOSES CENTRALLY LOCATED IN THE WALL OR CEILING IN CORRIDORS PROVIDING ACCESS TO EACH SEPARATE SLEEP-ING AREA. EACH FLOOR OR BASEMENT LEVEL AND IN CLOSE PROXIMITY TO THE STAIRWAY.
5.

SMOKE DETECTORS ARE REQUIRED IN EXISTING DWELLINGS WHEN AN ADDITION, ALTERATION, OR REPAIR TO A GROUP "R" OCCUPANCY EXCEEDS \$1000.00. THE SMOKE DETECTOR MAY BE A BATTERY OPERATING TYPE IN EXISTING CONSTRUCTION THE SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING WIRING SYSTEM IN ALL NEW CONSTRUCTION AND SHALL HAVE A BATTERY BACK UP.
6.

SMOKE DETECTORS IN ALL BEDROOMS SHALL BE ON A "ARC FAULT CIRCUIT INTERRUPTER" AS WELL AS THE ELECTRICAL AND LIGHTING OUTLETS.

TITLE 24 LIGHTING MEASURES

1.

KITCHENS: AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
2.

LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
3.

OTHER ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL ON OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FEET ARE EXEMPT FROM THIS REQUIREMENT.
4.

OUTDOOR LIGHTING: ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTO CONTROL / MOTION SENSOR.
5.

HIGH EFFICACY LUMINARIES MUST BE PIN BASED.

EDISON COMPANY NOTES

1.

EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.
2.

ELECTRICAL SERVICE TO BE UNDERGROUND FOR NEW CONSTRUCTION OR ADDITIONS EXCEEDING 50% OF THE EXISTING SQUARE FOOTAGE. (NBMC 15.32.015)
3.

THE FIELD INSPECTOR TO REVIEW AND APPROVE THE UNDERGROUND SERVICE REQUIREMENT PRIOR TO THE CONCRETE PLACEMENT
4.

EDISON COMPANY REQUIRES A MIN. 30" WIDE BY3'-0" DEEP CLEARANCE FROM THE FACE OF THE ELECTRICAL PANEL TO ANY SURFACE OR OBSTRUCTION.

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SHEET TITLE

MP&E GENERAL NOTES
ELECTRICAL & LIGHTING
PLAN LEGENDS & NOTES

REMODEL / ADDITION PLANS FOR:

MICHAEL & ORLINA OWENS

PROJECT ADDRESS:
18 RONSARD
NEWPORT COAST, CALIFORNIA

Plot Date & Time 3/11/2015 8:55 PM	
RAJ Project # 2013-01	
REVISIONS	
	PLAN CHECK CORR. 03-11-2015

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