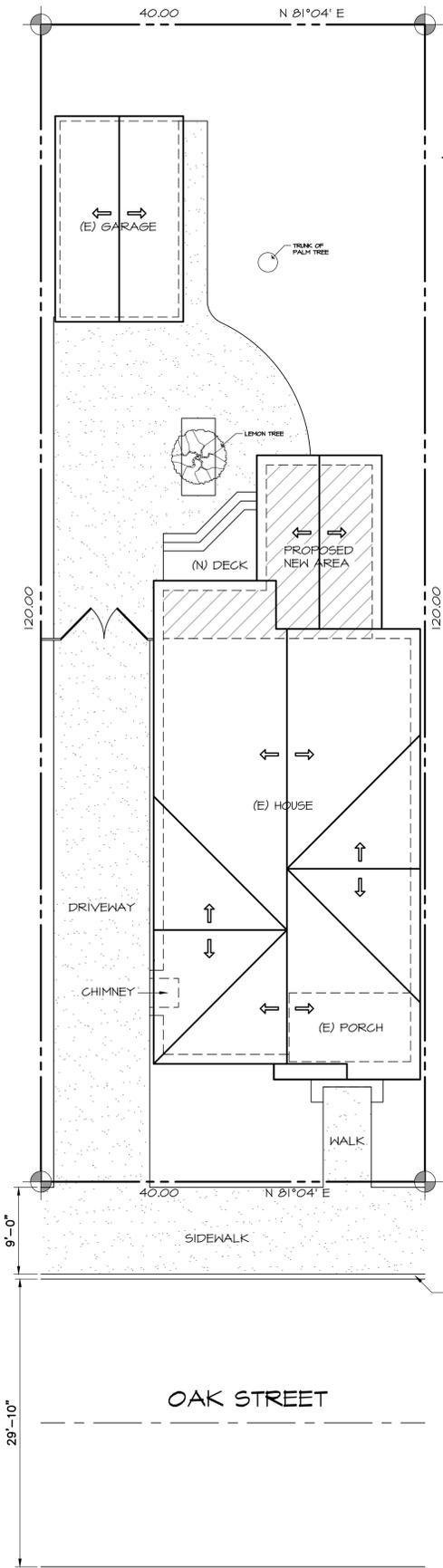


AS BUILT SITE PLAN
SCALE: 1/8" = 1'-0"



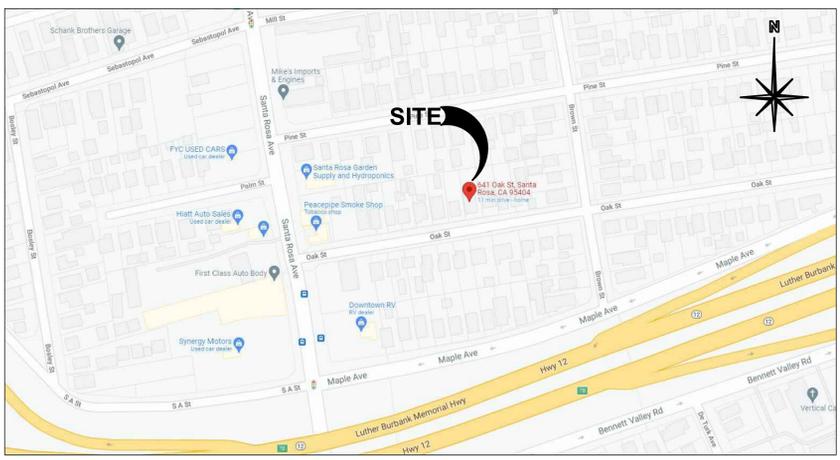
NEW SITE PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA BUILDING CODE (CBC) AS APPLIES, 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), 2019 CALIFORNIA GREEN BUILDING CODE AND THE 2019 CALIFORNIA FIRE CODE. (S R106.1) CRC, AND OTHER MUNICIPAL CODES AS APPLIES.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL LAWS AND REGULATIONS BEARING ON THE WORK AND SHALL NOTIFY THE DESIGNER IF THE DRAWINGS AND/OR NOTES ARE AT VARIANCE THEREWITH.
- THE DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS. WHERE DIMENSIONAL VARIANCES OCCUR IN RELATION TO EXISTING CONDITIONS, EXISTING CONDITIONS TAKE PRECEDENCE.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND MANUFACTURER INSTALLATION PROCEDURES AND PROCESSES PRIOR TO STARTING ANY WORK.
- THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD, MEANS, SYSTEMS, OR SAFETY REQUIREMENTS FOR THE EXECUTION OF THE WORK WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL DIMENSIONS ARE TO FACE OF STUD F.O.S. (I.N.O).
- ALL FRAMING TO COMPLY WITH CURRENT C.B.C.
- NAILS SHALL BE COMMON WIRE EXCEPT THAT NAILS USED IN EXTERIOR APPLICATIONS SHALL BE HD. GALV. UNO, AND AS OTHERWISE ALLOWED BY 2016 C.B.C.
- JOIST HANGERS, METAL CONNECTORS AND OTHER MISCELLANEOUS TIMBER CONNECTORS SHALL BE PER SIMPSON CO. DUBLIN, CALIF. OR APPROVED EQUIVALENT.
- ACOUSTIC INSULATION (OWENS CORNING OR EQUAL); SEE TITLE 24 DOCUMENTS FOR INSULATION VALUES AND LOCATION.
- GYPHUM WALLBOARD; THROUGHOUT (UNO) A. 1/2" THICK, ASTM C-36 UNO.
- ALL GLAZING ADJACENT TO A DOOR AND WHOSE NEAREST VERTICAL EDGE IS WITHIN 24" OF THE DOOR SHALL BE TEMPERED. ALL GLAZING WITHIN 18" OF A WALKING SURFACE SHALL BE TEMPERED.
- GENERAL LIGHTING; SEE ELECTRICAL NOTES.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY VERTICAL AND LATERAL BRACING @ ALL TIMES DURING CONSTRUCTION & UNTIL THE STRUCTURE IS COMPLETELY TIED TOGETHER.
- ALL FIXTURES, FINISHES AND COLORS NOT CALLED OUT ON PLAN SHALL BE SPECIFIED BY OWNER. ANY REVISIONS SHALL BE APPROVED BY OWNER OR DESIGNER PRIOR TO INSTALLATION.
- ANY NEW ELEMENTS NOTED TO MATCH EXISTING CONDITIONS SHALL MATCH ALL SUCH REFERENCED CONDITIONS.
- THE OWNER SHALL BE NOTIFIED OF ALL SUBCONTRACTED WORK AND THOSE TO PERFORM IT AS WELL AS THE SCHEDULING OF SAID WORK.
- PROVISIONS SHALL BE MADE FOR THE CLOSING IN AND SECURITY OF THE EXISTING RESIDENCE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER FOR ALL WORK AND MATERIALS FOR ONE (1) FULL YEAR.
- CITY OR COUNTY BUILDING OFFICIALS ARE AUTHORIZED TO MAKE ANY MINOR REDLINE REVISIONS NECESSARY TO OBTAIN A BUILDING PERMIT PROVIDED IT DOESNT CHANGE STRUCTURAL ENGINEERED DETAILS.
- ANY PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT. IMPROVEMENTS WILL BE REQUIRED ON A CASE-BY-CASE BASIS.
- FIRE SPRINKLERS, SWIMMING POOLS, LANDSCAPING, IRRIGATION, TRUSSES AND TRUSS CALCULATIONS ARE TO BE UNDER SEPARATE PERMIT OR DEFERRED SUBMITTAL AS APPLIES. (R313.1, R313.2) CRC

SCOPE OF WORK:
ADD 251.75 SQ' TO REAR OF THE HOUSE AS PER PLANS



LOCATION MAP
N.T.S.

JOB CONTACTS

OWNER
MARK NEELY 707-479-4985
JENNY BARD 707-322-4583
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707-568-5840

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STRUCTURAL ENGINEERING
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CREATIVE STRUCTURAL ENGINEERING
1635 TAHOE DRIVE
SANTA ROSA, CA 95405
707-631-3241
CSEHOLBROOK@GMAIL.COM

SITE INFORMATION

APN 009-264-025
LOT SIZE 0.11 ACRES (4800 SQ')
ZONING PD 0225-H
LAND USE SINGLE FAMILY DWELLING
LATITUDE 38.432106
LONGITUDE -122.709442

STRUCTURE INFORMATION

251 SQ' (E) GARAGE
90.50 SQ' (E) PORCH
1036 SQ' (E) LIVING SPACE
1371.50 SQ' TOTAL (E) FOOTPRINT

251.75 SQ' (N) LIVING SPACE TO BE ADDED
1624.25 SQ' TOTAL (N) FOOTPRINT
0.33% PERCENTAGE OF LOT COVERAGE
0.24% PERCENTAGE OF LIVING SPACE TO BE ADDED

DRAWING INDEX:

- ARCHITECTURAL**
- A1.0 SITE PLAN & COVER SHEET
 - A1.1 AS BUILT & NEW FLOOR PLAN
 - A2.1 AS BUILT ELEVATIONS & SECTION VIEW
 - A2.2 NEW ELEVATIONS & SECTION VIEW
 - E-1 ELECTRICAL PLAN

- STRUCTURAL**
- SN1 STRUCTURAL NOTES
 - SN2 STRUCTURAL NOTES
 - S1 LOWER FLOOR AND FOUNDATION PLAN
 - S2 ROOF FRAMING PLAN
 - SS1 STRUCTURAL SHEATHING SPECIFICATIONS
 - SD1 STRUCTURAL DETAILS
 - SD2 STRUCTURAL DETAILS
 - SD3 STRUCTURAL DETAILS

- OTHER**
- TI-2 TITLE 24
 - CG-1 CAL GREEN

PH. 707.568.5840 RickBolduc@yahoo.com
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NEELY RESIDENCE
RESIDENTIAL ADDITION
641 OAK STREET
SANTA ROSA, CA 95404
707-479-4985

APN 009-264-025

PROJ: 22-222
DATE: 2-22-2022
DRAWN BY: RJB
SCALE: AS NOTED

REVISIONS

9-15-2022

SITE PLAN & COVER SHEET

A1.0

RECEIVED
By Christian Candelaria at 8:02 am, Sep 19, 2022



RICK BOLDUC
DESIGNER DRAFTSMAN

Signed: *Rick Bolduc*

Date: 2-22-22

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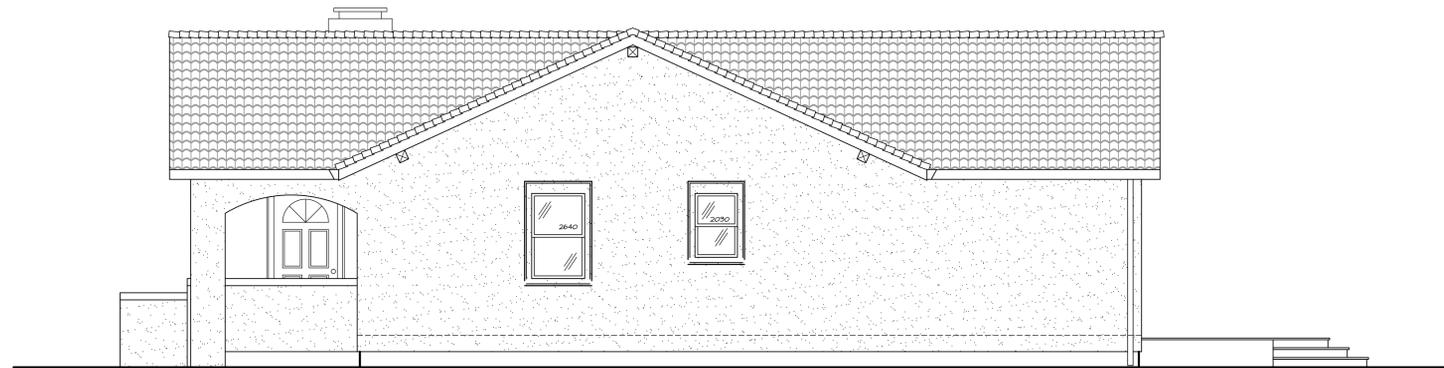
AS BUILT
ELEVATIONS

A2.1



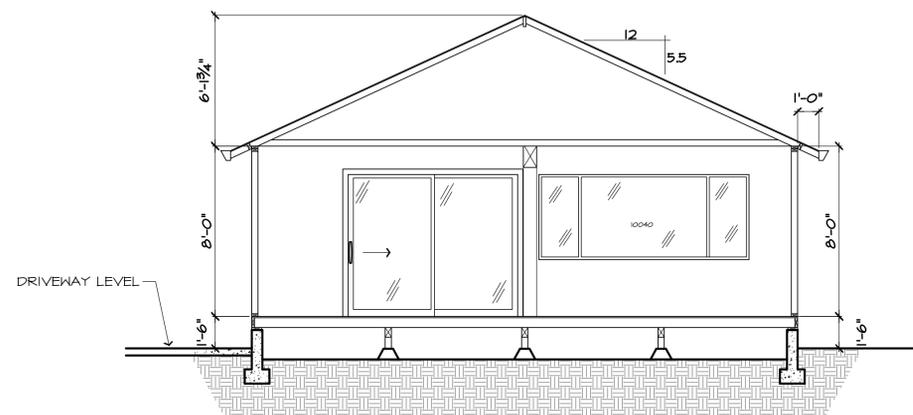
AS BUILT NORTH ELEVATION

SCALE: 1/4" = 1'-0"



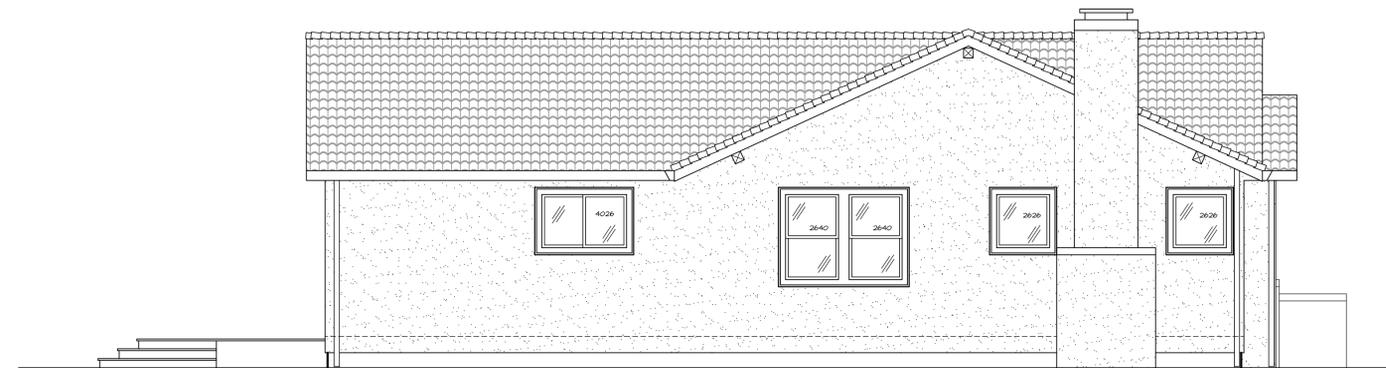
AS BUILT EAST ELEVATION

SCALE: 1/4" = 1'-0"



1 AS BUILT SECTION

SCALE: 1/4" = 1'-0"



AS BUILT WEST ELEVATION

SCALE: 1/4" = 1'-0"



RICK BOLDUC
DESIGNER DRAFTSMAN

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Date: 2-22-22

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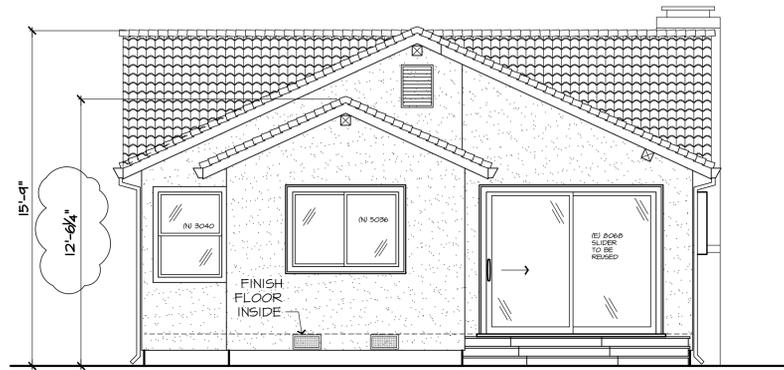
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DATE: 2-22-2022
DRAWN BY: RJB
SCALE: AS NOTED

REVISIONS

9-15-2022

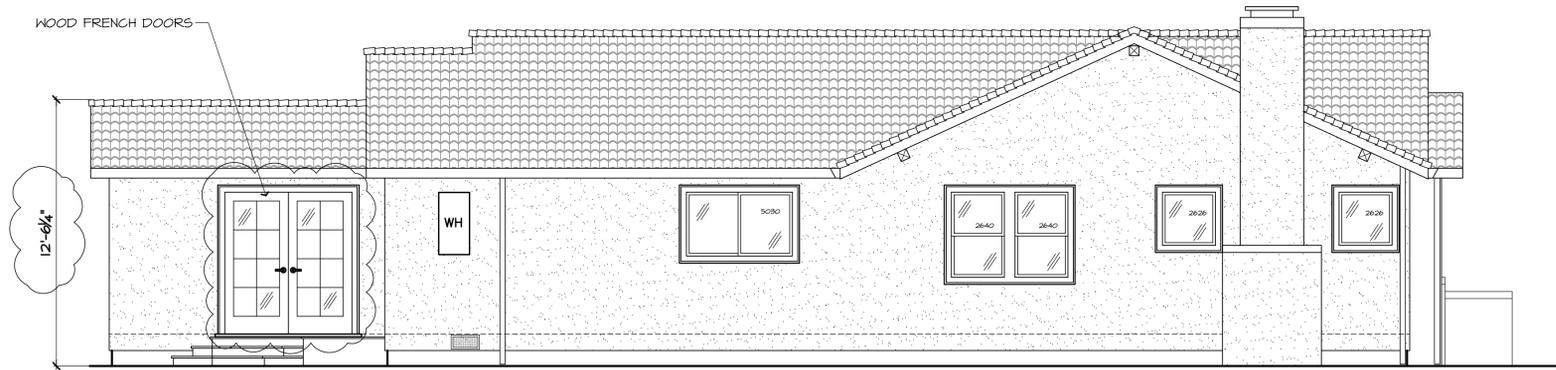
NEW
ELEVATIONS

A2.2



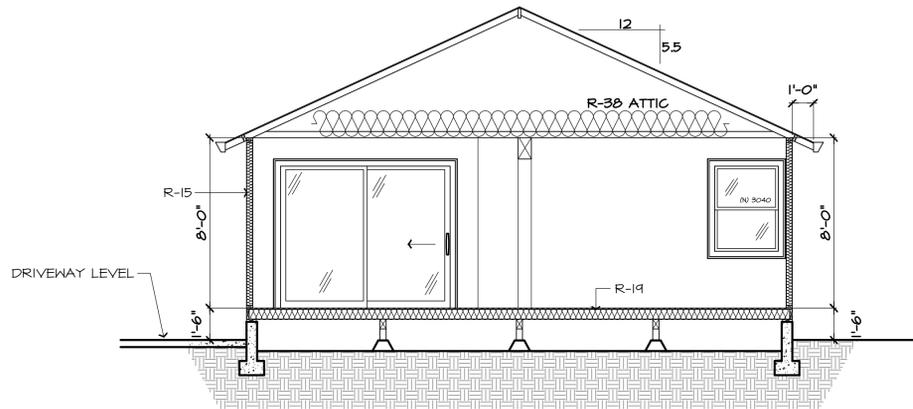
NEW NORTH ELEVATION

SCALE: 1/4" = 1'-0"



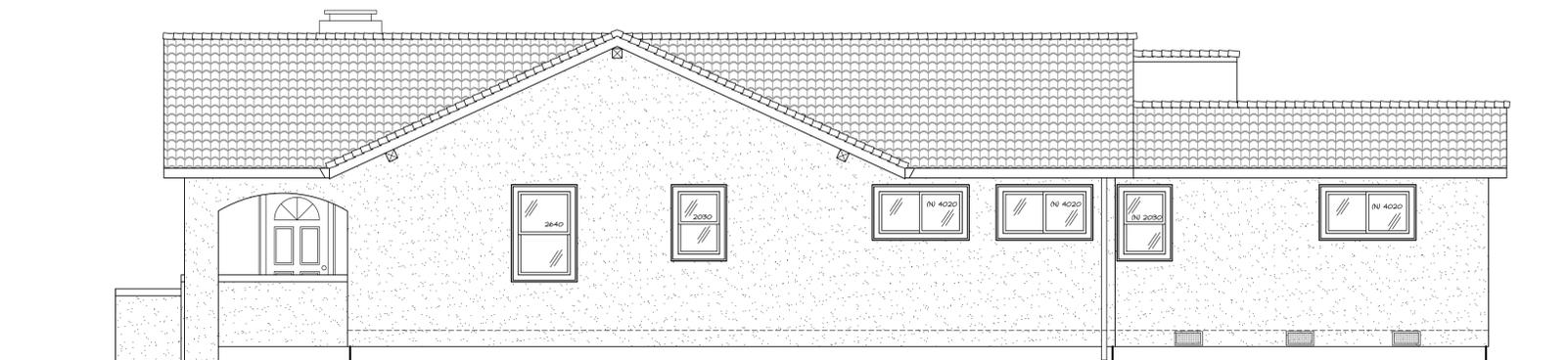
NEW WEST ELEVATION

SCALE: 1/4" = 1'-0"



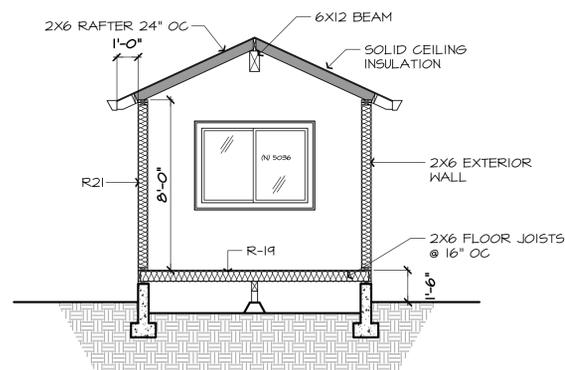
2 NEW SECTION

SCALE: 1/4" = 1'-0"



NEW EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 NEW SECTION

SCALE: 1/4" = 1'-0"

THERE SHALL BE 1 SQFT OF VENTILATION PER 150 SQFT OF UNDERFLOOR AREA AND SHALL PROVIDE CROSS VENTILATION FOR ALL SEGMENTS OF THE UNDERFLOOR AREA. THEY SHALL BE COVERED WITH A CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/8" TO 1/4" IN DIMENSION.

FOUNDATION VENT CALCS

251.75 SQ' TOTAL CRAWL SPACE
1.67 SQ' MIN VENTING REQ. (1 SQ' PER 150)
0.58 SQ' PER EA. 6X14 VENT X 6
3.48 SQ' VENTING PROVIDED



RICK BOLDUC
DESIGNER DRAFTSMAN

Signed: *Rick Bolduc*

Date: 2-22-22

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REVISIONS
9-15-2022

ELECTRICAL PLAN E-1

GENERAL ELECTRICAL NOTES:

- ALL RESIDENTIAL LIGHTING TO BE HIGH EFFICACY. THE EFFICACY REQUIREMENTS APPLY TO ALL PERMANENT INSTALLED LIGHT FIXTURES, INCLUDING SCREEN BASED WHICH MUST CONTAIN JAB COMPLIANT LAMPS.
- MANUAL ON/OFF CONTROLS ARE REQUIRED IN ALL SPACES, HALLWAYS, CLOSETS, KITCHENS, BATHROOMS, LAUNDRY/UTILITY ROOMS, GARAGES AND ALL OTHERS.
- EXHAUST FANS MUST BE SWITCHED SEPARATED FROM ALL OTHER LIGHTING
- UNDER COUNTER LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.
- ALL OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND IN ADDITION, MUST INCLUDE MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING... 1) PHOTO CONTROL AND MOTION SENSOR, 2) PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, 3) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS, 4) EMCS (ENERGY MANAGEMENT CONTROL SYSTEM) WITH FEATURES OF ASTRONOMICAL TIME CLOCK, DOES NOT ALLOW THE LUMINAIRE TO BE ON DURING THE DAY, AND MAY BE PROGRAMMED TO AUTOMATICALLY TURN LIGHTING OFF AT NIGHT.
- ALL 120-VOLT, SINGLE PHASE, 12- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (20112 CEC 2013)
- ALL 125-VOLT RECEPTACLES IN ANY DWELLING UNIT SHALL BE TAMPER-RESISTANT. CEC406.11
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS, NOT JUST THE RECEPTACLES FOR THE ENTIRE ARE OF THE REMODEL.
- LUMINARIES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY BUILDING OFFICIAL AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 1.51 PSF IN ACCORDANCE WITH ASTM E283, AND SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND CEILING. 2013 ENERGY EFFICIENCY STANDARDS SEC. 501(K) (5)
- MECHANICAL VENTILATION IS REQUIRED IN ROOMS CONTAINING BATHTUBS OR SHOWERS, WHICH SHALL BE MIN. 50 CFM. POINT OF DISCHARGE MUST BE TO THE EXTERIOR, AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING. ANSI/ASHRAE STANDARD 62.2 AND CMC TABLE 4-4
- ALL 15 AND 20 AMP RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT AN ATTACHEMENT PLUG CAP IS INSERTED. CEC406.8(B)(1)
- RECEPTACLES IN BATHROOMS MUST BE SUPPLIED BY AT LEAST ONE 20-AMP CIRCUIT THAT SHALL HAVE NO OTHER OUTLET. CEC210-1(C)(3)
- ALL NEW 125 VOLT, 15 AND 20 AMP RECEPTACLES LESS THAN 5'-5" ABOVE THE FINISHED FLOOR LEVEL TO BE TAMPER RESISTANT. TAMPER RESISTANT RECEPTACLES ARE NOT REQUIRED WHERE THE RECEPTACLE IS DEDICATED TO A SPECIFIC APPLIANCE

ALL RECEPTACLES IN THE HOUSE TO BE ON AFI CIRCUIT. SEE NOTE 1
ALL RECEPTACLES ON THE EXTERIOR OF THE HOUSE TO BE ON A WATERPROOF GFI CIRCUIT.

SMOKE ALARMS:

SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM, IN HALL (OR AREA) IMMEDIATELY OUTSIDE EACH ROOM 4' AT HIGHEST POINT OF EACH STORY OF RESIDENCE.

SMOKE ALARMS TO BE POWERED BY HOUSE ELECTRICITY W/ BATTERY BACKUP AND MUST BE INTER-CONNECTED ON ONE CIRCUIT.

SMOKE ALARMS INSTALLED IN EXISTING SPACE MAY BE BATTERY OPERATED UNLESS THERE IS AN ATTIC OR CRAWL SPACE FOR FISHING CABLES OR FINISHES ARE REMOVED. SMOKE ALARMS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. CRC 314.

CARBON MONOXIDE ALARMS:

REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (§R315.2.6 CRC):

- OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- IN EACH BEDROOM WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM.
- THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
- THE DWELLING UNIT HAS A ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

CARBON MONOXIDE ALARMS MUST BE HARDWIRED WITH BATTERY BACK UP AND MUST BE INTERCONNECTED.

CARBON MONOXIDE ALARMS INSTALLED IN EXISTING SPACE MAY BE BATTERY OPERATED UNLESS THERE IS AN ATTIC OR CRAWL SPACE FOR FISHING CABLES OR FINISHES ARE REMOVED. CARBON MONOXIDE ALARMS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

ELECTRICAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA ELECTRICAL CODE AND 2019 ENERGY CODE REQUIREMENTS.

ALL ELECTRICAL OUTLETS, LIGHT SWITCH AND LIGHT LOCATIONS ARE APPROXIMATE. OWNER HAS FINAL SAY OVER OUTLET, LIGHT SWITCH AND LIGHT LOCATIONS PROVIDED IT STAYS WITHIN THE PARAMETERS OF CURRENT APPLICABLE ELECTRICAL CODE.

PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. (§210.12 CEC)

ELECTRICAL NOTE:

ALL ELECTRICAL OUTLETS, LIGHT SWITCH AND LIGHT LOCATIONS ARE APPROXIMATE... OWNER HAS FINAL SAY OVER OUTLET, LIGHT SWITCH AND LIGHT LOCATIONS PROVIDED IT STAYS WITHIN THE PARAMETERS OF CURRENT APPLICABLE ELECTRICAL CODE.

EXHAUST FAN NOTES:

- EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. (§501.0(C) CEC)

PLUMBING NOTE:

CALIFORNIA CIVIL CODE SECTION 1101.4 REQUIRES THAT NON-EFFICIENT PLUMBING FIXTURES BE REPLACED WHENEVER ANY PERMIT FOR ALTERATIONS ARE ISSUED, EVEN IF THE PLUMBING FIXTURE WAS NOT SLATED FOR RENOVATION. CONTACT JURISDICTION FOR FURTHER COMPLIANCE INFORMATION OR FORMS.

- AN EXISTING "NON-COMPLIANT PLUMBING FIXTURE" MEANS ANY OF THE FOLLOWING:
 - ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH.
 - ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
 - ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE.
- IDENTIFY ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES ON THE PLANS THAT MUST BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.

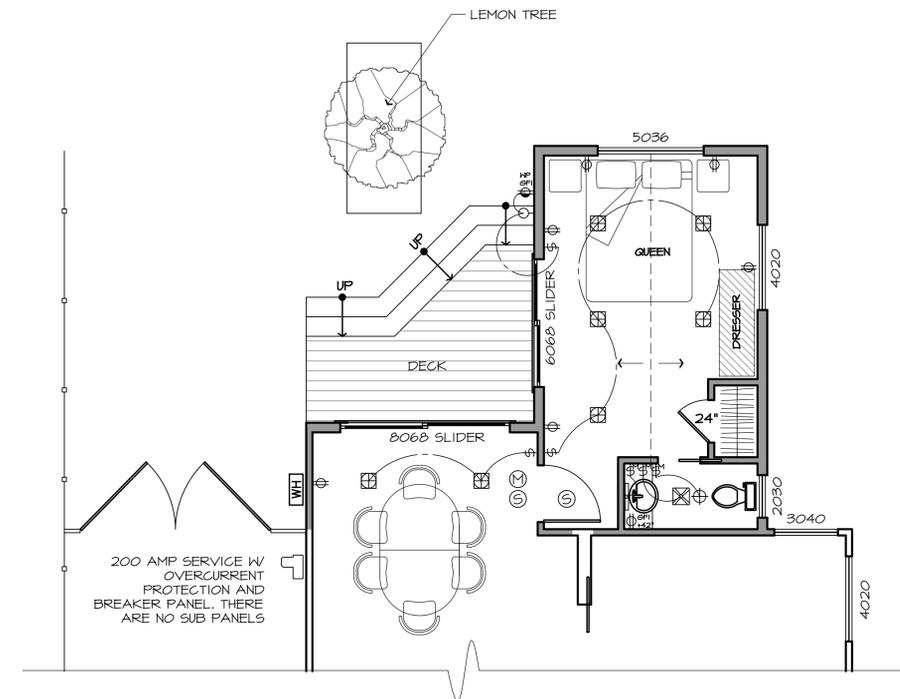
PLUMBING REQUIREMENTS:

ALL PLUMBING FIXTURES AND FITTINGS SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION. ALL SHOWERHEADS, LAVATORY FAUCETS AND SINK FAUCETS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH APPLICABLE CALIFORNIA APPLIANCE EFFICIENCY STANDARDS.

- ALL TOILETS SHALL NOT CONSUME MORE THAN 1.28 GAL. PER FLUSH AND HAVE A WASTE EXTRACTION SCORE OF NO FEWER THAN 350 GRAMS, (OR CERTIFIED BY WATER SENSOR PROGRAM).
- RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GAL PER MIN. FLOW RATE.
- KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE FLOW RATE AND MAY HAVE CAPABILITY TO INCREASE TO 2.2 GPM MOMENTARILY.
- SHOWER HEADS MUST HAVE A MAXIMUM FLOW CAPACITY OF 1.8 GALLONS OF WATER PER MINUTE. MULTIPLE SHOWERHEADS MUST HAVE A MAX COMBINED FLOW OF 2.0 GALLONS OF WATER PER MINUTE, OR CONFIGURES SUCH THAT ONLY ONE SHOWERHEAD IS ON AT A TIME.

FIXTURE FLOW RATES	
FIXTURE TYPE	MAXIMUM FLOW RATE
WATER CLOSETS	1.28 GALLONS PER FLUSH
URINALS (WALL MOUNTED)	0.125 GALLONS PER FLUSH
URINALS (OTHERS)	0.5 GALLONS PER FLUSH
SHOWER HEADS	1.8 GPM @ 60 PSI
LAVATORY FAUCETS	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GALLONS PER CYCLE

ELECTRICAL SCHEDULE	
⊕	110 V DUPLEX OUTLET
⊕	HALF-SWITCHED OUTLET
⊕	WATER PROOF GFI OUTLET
⊕	GFI OUTLET @ 42" ABOVE FLOOR
⊕	SWITCH
⊕	MANUAL ON, AUTO OFF OCCUPANT SENSOR SWITCH
⊕	EXT. PHOTO CONTROL LIGHTS, MOTION ACTIVATED ON, AUTO OFF
⊕	RECESSED LED CEILING CAN
⊕	LED CEILING LIGHT
⊕	FLORECENT LIGHT FIXTURE
⊕	BATH FAN 50 CFM MIN W/ HUMIDITY CONTROL OR KITCHEN FAN 100 CFM MIN (SEE NOTES)
⊕	SMOKE ALARM
⊕	CARBON MONOXIDE ALARM
⊕	200 AMP SERVICE METER



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

