

MECHANICAL NOTES

- EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3'-0" ABOVE THE FLOOR IN ALL HABITABLE ROOMS (UBC 310.1)
- GAS DRYER TO HAVE METAL VENT TO THE OUTSIDE. EXHAUST DUCT SHALL BE 4" MIN. DIA. AND EQUIPPED WITH A BACKDRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14'-0" WITH 2 ELBOWS (UMC 504.3)
- FORCED AIR UNIT TO HAVE LARGE DUCT SIZING FOR LOW NOISE LEVELS. TYPICAL FACE VELOCITIES SUPPLY AND RETURN 700 FPM - SEE ASHRAE OR ACCA, SECTION D COMPARTMENT 12" WIDER THAN UNIT, 3" MIN. CLEAR ON SIDES AND BACK, 6" MIN. CLEAR IN FRONT (UMC 304.7) 30" DEEP x 30" HIGH UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF FURNACE (UMC 307.3)
- PLUMBING CONTRACTOR TO PROVIDE PROPER VENTILATION OF UTILITY ROOM PER UNIFORM MECHANICAL CODE (UMC)
- SEE SHEET A-3.0 FOR TYPE AND SIZE (BTU'S) OF HEATING AND COOLING APPLIANCES / SYSTEMS
- DUCT TAPE, AS A MINIMUM, MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, SHALL BE USED OR ADDITIONAL DUCT ATTACHMENT DEVICES SUCH AS TIE WRAPS OR MASTIC WILL BE REQUIRED FOR INSTALLING MECHANICAL DUCTING
- THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILINGS, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS
- FURNACE EXHAUST VENT AND COMBUSTION AIR SUPPLY TO BE LOCATED THROUGH THE ROOF. EXACT SIZE AND ROOF LOCATION TO BE DETERMINED BY THE CONTRACTOR

GENERAL NOTES

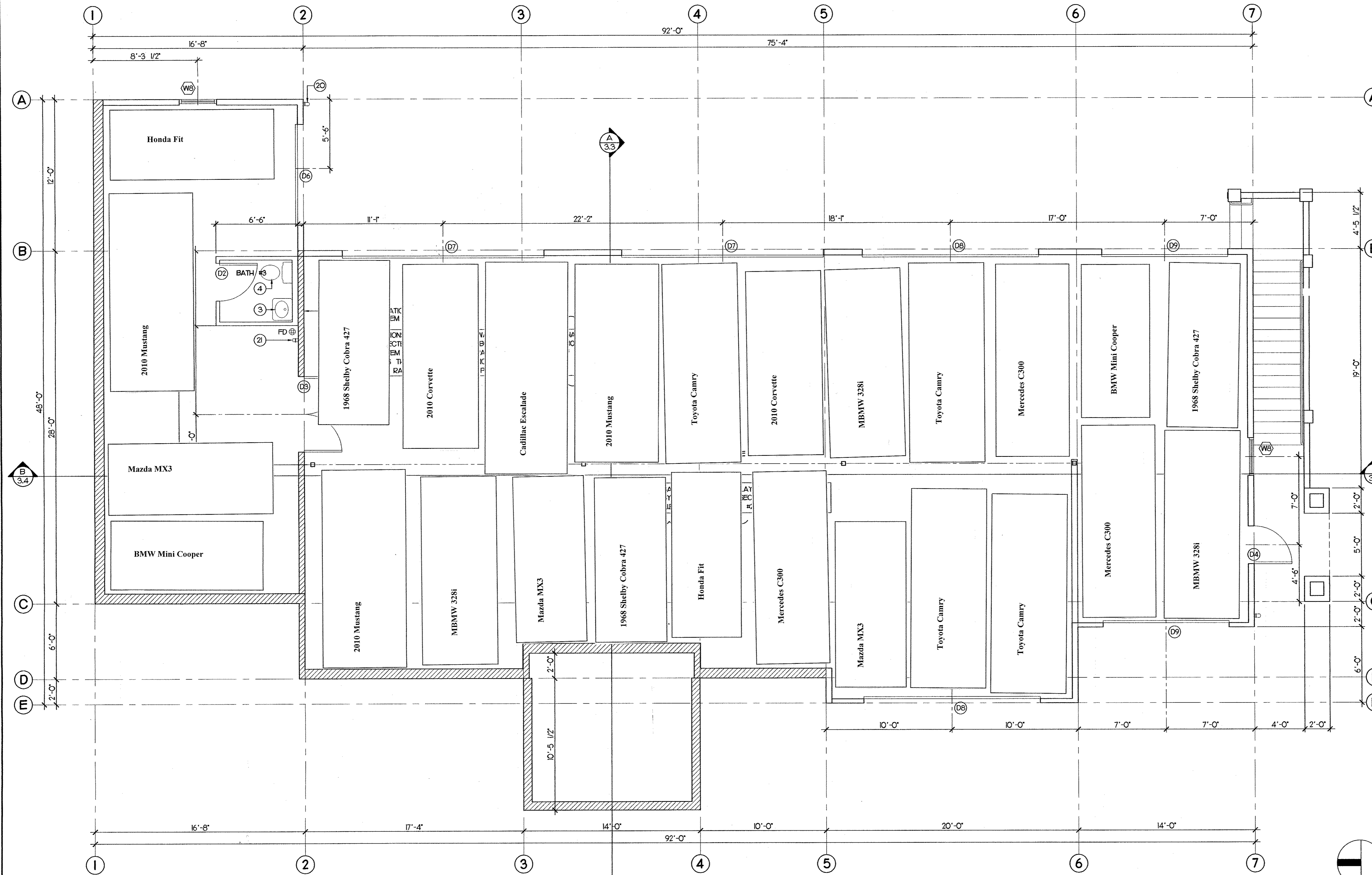
- WATER HEATER TEMPERATURE AND PRESSURE RELIEF VALVE DISCHARGING TO AN APPROVED LOCATION
- ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES (UPC 603.4)
- FIREPLACE GAS VALVES MUST BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48" FROM GAS OUTLET (UPC 1211.4)
- ALL INTERIOR AND EXTERIOR COLORS TO BE DETERMINED BY OWNER UNLESS NOTED OTHERWISE
- WATER CLOSET COMPARTMENT WIDTH 30" MIN. CLEAR 24" MIN. CLEARANCE IN FRONT OF THE WATER CLOSET PER UBC 290.4
- WALL COVERINGS IN SHOWERS OR TUBS WITH SHOWERS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 70" ABOVE DRAIN PER UBC 807.1.3
- INSTALL LOW-FLOW TOILETS (1.6 GAL/FLUSH), SHOWER HEADS (2.5 GPM) AND FAUCETS (2.5 GPM). (CPC 402.3, 402.5, 402.7 AND 402.8)
- ALL SHOWER / BATHTUB GLASS ENCLOSURES TO BE SHATTER PROOF
- PLUMBING CONTRACTOR TO INSTALL APPROPRIATE WATER SUPPLY LINES FOR REFRIGERATOR ICE MAKER AND STOVE CHICAGO FAUCET POT FILLER
- CONTRACTOR TO PROVIDE GAS OUTLET FOR STOVE, FIREPLACE, BBQ, AND JACUZZI
- ALL INTERIOR WALLS FILLED WITH R13 INSULATION
- WINDOW SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR IN ALL SLEEPING ROOMS. THE WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE WINDOWS SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SECTION 310.4

KEY NOTES

- 22' X 30" ATTIC ACCESS PANEL PER U.B.C.
- DOUBLE SINK WITH FULL SIZE MIRROR PER OWNER'S SPECIFICATIONS
- SINK PER OWNER'S SPECIFICATIONS
- TOILET PER OWNER'S SPECIFICATIONS
- TUB PER OWNER'S SPECIFICATIONS
- SHOWER W/ 3-WAY OVERHEAD AND SITTING AREA PER OWNER'S SPECIFICATIONS
- TEMPERED GLASS IS REQUIRED WITHIN 60" OF TUB OR SHOWER FLOOR IN A TUB OR SHOWER ENCLOSURE
- FLOOR AND WALL COVERINGS TO BE PER OWNER'S SPECIFICATIONS - SEE GENERAL NOTES #6 BELOW
- LINEN STORAGE PER OWNER'S SPECIFICATIONS
- SHELF & POLE
- SHELF & POLE W/ BUILT-INS PER OWNER'S SPECIFICATIONS
- LOW VOLTAGE NETWORK INTERFACE PANEL PER OWNER'S SPECIFICATIONS
- LAUNDRY / UTILITY SINK PER OWNER'S SPECIFICATIONS
- KITCHEN ISLAND W/ VEGETABLE SINK PER OWNER'S SPECIFICATIONS
- 75 GAL. WATER HEATER WITH STRAPS TO STUDS PER U.P.C. MODEL: AO SMITH FGR-75-230 WITH 2" R16 INSULATION 76,000 BTUH INPUT, 76% EFFICIENCY, CALIFORNIA PRODUCT R99, 6 YEAR TANK, STANDING PILOT, T AND P VALVES TO DISCHARGE AT FLOOR DRAIN
- WATER SOFTENER W/ SWAPPABLE ELEMENT STRAPPED TO STUDS PER U.P.C.
- PROVIDE 5/8" TYPE X GYPSUM BOARD ON GARAGE STUD WALLS
- JACUZZI MODEL: PER OWNER'S SPECIFICATIONS SEE MANUFACTURERS LIST (SHEET A-3.0)
- FIREPLACE BY: HEAT-N-GLO (SEE A-3.0) MODEL: STIO TWILIGHT SEALED COMBUSTION DIRECT VENT FIREPLACE UL LISTED: UL# LVTTMH25394 ANSI Z2150.CGA.22 ANSI Z215b-2000CA2.22b-2000 UNIT IS DIRECT VENTED TO FLUSH WITH THE OUTSIDE WALL NO SPARK ARRESTOR OR CHIMNEY REQUIRED
- HOSE BIB: SEE MANUFACTURERS LIST (SHEET A-3.0)
- 1/2" BALL VALVE SHUTOFF
- BBQ PER OWNER'S SPECIFICATIONS - SEE DETAIL 16/AD-1
- 3" WIDE PATIO DRAIN PER DETAIL 15/AD-1
- 2" PVC DRAIN PIPE
- HANDRAIL PER DETAIL 17/AD-1

WALL LEGEND

- 2x6 STUD WALL
- 2x4 INTERIOR STUD WALL
- CONCRETE WALL PER STRUCTURAL PLAN



GARAGE / BASEMENT PLAN

SCALE 1/4"=1'-0"

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REVISIONS	BY
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2	ESGL
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JOB NO.	4-2002
Date	4-11-2002
Plot Date	6-27-2002
Scale	AS SHOWN
Drawn	S.F.
Sheet	A-2.0
of 21	Sheets