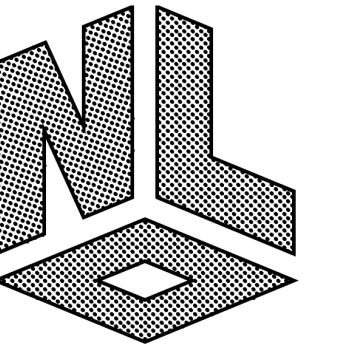


BYRUM GARAGE CONVERSION

834 ISTHMUS CRT. SAN DIEGO CA 92109



NEXT LEVEL DESIGN

4901 MORENA BLVD STE. 505
CA, 92117
661-979-2098
nicknorthrop@gmail.com



NORTH EAST VIEW



NORTH VIEW



NORTH WEST VIEW

PROJECT OVERVIEW

DESCRIPTION: GARAGE CONVERSION
ADD 1 BEDROOM AND 1 BATH
TO EXISTING 2 BED 1 BATH RESIDENCE

NO CHANGE TO EXISTING FOOTPRINT

OWNER: CHRIS BYRUM
(619) 788-2361

ADDRESS: 834 ISTHMUS CRT.
SAN DIEGO, CA 92109

APN: 423-671-32

LEGAL DESCRIPTION: PM11241 PAR 2

ZONE: MBDR-RS

YR.BUILT 1926
REMODEL 2011

CODES CBC 2016
SDMC 2016

OCCUPANCY R3/U

CONSTRUCTION TYPE TYPE VB, Non-rated

PROJECT DIRECTORY

DESIGNER: NICK NORTHROP
NEXT LEVEL DESIGN
4901 MORENA BLVD. STE. 505
SAN DIEGO, CA 92117
(661) 979-2098

ENERGY CALCULATIONS: DOUGLAS WILLIAMS
FALL BROOK ENERGY CONSULTANTS
236 VIA CASSANDRA
FALLBROOK, CA 92028

SHEET INDEX

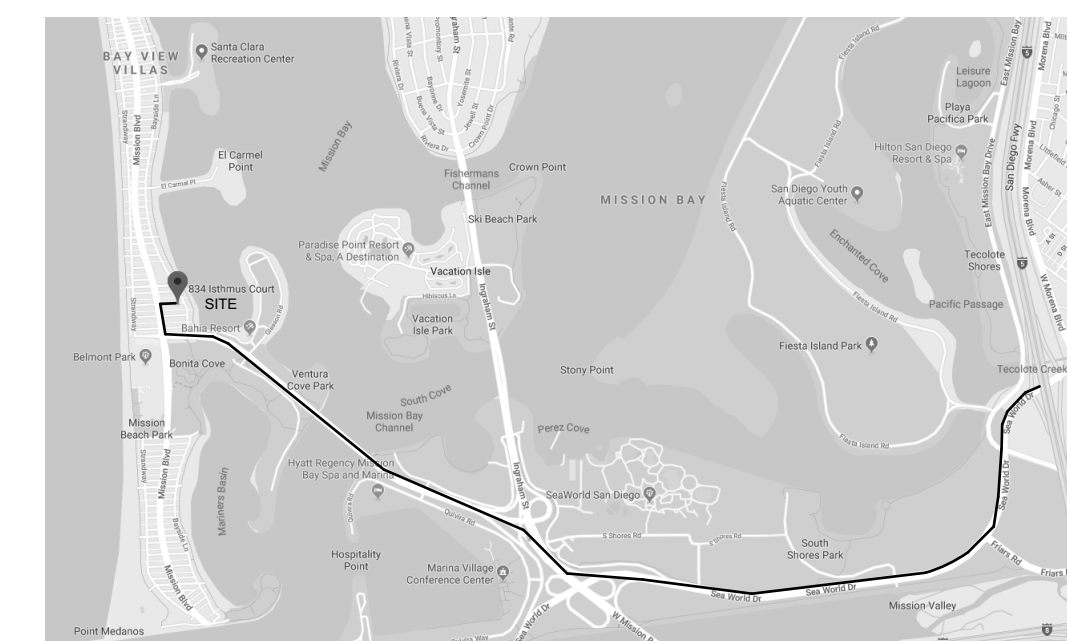
A1.0 TITLE SHEET
A1.1 GENERAL NOTES
A2.0 PROPOSED PLANS
A3.0 ELEVATIONS/SECTIONS
A5.0 MECH/ELEC PLAN
A5.1 T24 ENERGY CALCS

PROJECT AREAS

EXISTING BUILDING AREA: 924 SF
EXISTING GARAGE: 216 SF
TOTAL AREA: 1,140 SF

LOT AREA: 2,560 SF
LOT COVERAGE: 44%

VICINITY MAP



N.T.S

BYRUM GARAGE CONVERSION
GARAGE REMODEL
834 ISTHMUS CRT.
SAN DIEGO, CA 92109

TITLE SHEET

REVISION	DATE

CITY PROJECT NO:
DRAFTED BY: NICK NORTHROP
CONTACT: 661-979-2098
SIGNED:

A1.0

Smoke and Carbon Monoxide Alarms:

- All smoke alarms shall be listed with UL 217 and installed in accordance with the provisions of the governing CRC and the household fire warning equipment provisions of NFPA 72. Systems and components shall be California State Fire Marshall listed and approved in accordance with CCR, Title 19, Division 1 for the purpose for which they are installed. (R314.1).
- Where more than one smoke alarm is required to be installed, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual dwelling unit. (R314.3).
- Smoke 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 backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection. (R314.4).
- Carbon monoxide alarms shall receive their primary power from the building wiring 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 than as required for overcurrent protection. (R315.1.1)
- Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or 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. (R315.2.2)
- Single- and multiple-station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. (R315.3)

Fire Sprinklers:

- The submittal of residential fire sprinkler plans required by Section R313 of the 2010 California Residential Code or when required by Section 903 of the 2010 California Building Code has been deferred.
- Water meters for combined domestic water and fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the Building Official.
- To avoid delays in construction, plans for fire sprinkler plans shall be submitted not less than 30 calendar days prior to installation or prior to requesting a foundation inspection when the submittal of fire sprinkler plans is deferred. A framing/rough inspection shall not be requested prior to approval of the fire sprinkler plans.

Roofing Notes:

- Roofs shall comply with the requirements of sections R327 and R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
- The entire roof shall be a Class "A" roofing assembly.
- Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.
- Exterior building wall covering of building wall to which the deck is attached and within 10 feet of the deck shall not be required to comply with subsection 2 (b) if the decking surface material conforms to ASTM E-84 Class B flame spread.
- All replacements, alterations, or repairs to a roof shall be a Class "A" roof assembly.
- All newly constructed roofs and roof be class "A" roof assemblies and are approved by an approved testing agency.
- Valley Flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (R327.5.3)
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials. (R327.5.4)
- When provided, valley flashings shall not be less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
- Drip edge flashing used at the free edges of roofing materials shall be non-combustible (R327.5.5)
- Chimneys, flues or stovepipes attached to any fireplace, stove, barbeque, or other solid or liquid fuel burning equipment or device shall be equipped with an approved spark arrestor (R327.11)

San Diego Municipal Code:

- This project must comply with the Municipal Code Requirements for maximum height of the structure not to exceed 30 feet, (SDMC, Sections 131.0444 and 132.0505). Highest point on roof equipment, pipe, vent, antenna or other projection shall not exceed 30 feet above grade.

SPECIAL INSPECTOR must be certified by the city of San Diego, Development Services, in the category of work required to have special inspection.

NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD: By using this permitted construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing off site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

NOTICE TO THE CONTRACTOR/BUILDER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections, structural observations, construction material testing and off site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

FUTURE TYPE	FLOW RATE	MAXIMUM FLOW RATE AT 20 percent OCCUPATION
Showers/baths	2.5 gpm @ 60 psi	2 gpm @ 80 psi
Lavatory faucets, residential	2.2 gpm @ 60 psi	1.5 gpm @ 60 psi ²
Kitchen faucets	2.2 gpm @ 60 psi	1.8 gpm @ 60 psi
Gravity tank-type water closets	1.6 gallons/flush	1.26 gallons/flush
Pressureless tank water closets	1.6 gallons/flush	1.28 gallons/flush
Pressureless valve water closets	1.6 gallons/flush	1.28 gallons/flush
Electromechanical hydraulic water closets	1.6 gallons/flush	1.28 gallons/flush
Urinals	1.0 gallons/flush	5 gallons/flush

1. Includes high and dual flush water closets with an effective flush of 1.29 gallons or less. Single flush valves - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.2/CSA B45.1. Dual flush valves - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite average flush volume of two consecutive flushes and not one flush. Flush volumes shall be tested in accordance with ASME A112.19.2/CSA B45.1 and ASME A112.19.4.

2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 70 psi.

REQUIRED STANDARDS	
Water closets (toilets) - flushometer valve-type single flush, maximum flush volume	ASME A 112.19.2/CSA B45.1 - 1.28 gal (4.8 L)
Water closets (toilets) - flushometer valve-type dual flush, maximum flush volume	ASME A 112.19.14 and U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification - 1.28 gal (4.8 L)
Water closets (toilets) - tank type	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification
Urinals, maximum flush volume	ASME A 112.19.2/CSA B45.1 - 0.5 gal (1.9 L)
Urinals, non-water urinals	ASME A 112.19.19 International Standard ANSI Z124.9-2004 or ASTM F2124.9 (plastic)
Public lavatory faucets	ASME A 112.18.1/CSA B125.1
Maximum flow rate - 0.5 gpm (1.0 L/min)	
Public metering self-closing faucets	ASME A 112.18.1/CSA B125.1
Maximum water use - 0.22 gal (1.0 L) per metering cycle	
Residential bathroom lavatory sink faucets	ASME A 112.18.1/CSA B125.1
Maximum flow rate - 1.5 gpm (5.7 L/min)	

Stormwater Best Management Practices (BMPs):

- This project shall comply with all requirements of the Municipal Permit issued by San Diego Regional Water Quality Control Board (SDRWQCB) and Municipal Storm Water National Pollution discharge Elimination System (NPDES) Permit on January 24, 2007.
- The contractor shall be responsible for cleanup of all silt & mud on adjacent street(s), due to construction vehicles or any other construction activity, at the end of each work day, or after a storm event that causes breach in installed construction BMP's which may compromise Storm Water Quality within any street(s). A stabilizing construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
- All stock piles of soil &/or building materials that are intended to be left for a period greater than seven calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when 5 day rain probability forecast exceeds 40%
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.
- The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness.
- All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
- The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

Lighting:

- Kitchens at least half the installed wattage of luminaires in kitchens shall be high efficacy and the ones that are not must be switched separately.
- Lighting in bathrooms, garages, Laundry rooms and Utility Rooms. All Luminaires shall either be high efficacy or shall be controlled by an occupant sensor.
- Other rooms. All luminaires shall either be high efficacy or shall be controlled by an occupant sensor or dimmer. closet that are less than 70 square foot are exempt from this requirements.
- Outdoor Living. all luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires or shall be controlled by a photocontrol/motion sensor combination.

Fire Resistant Construction (R302)

- Protect the opening between the garage and residence with self-closing and self-latching solid wood doors of not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. (R302.5.1)
- The garage shall be separate from the residence and its attic area by 5/8" Type X gypsum board applied to the garage side (at walls). Garages beneath habitable rooms shall be separated by not less than 5/8" Type X gypsum board. (R302.6)
- The walls and soffits of the closet space under stairs shall be protected on the enclosed side with 5/8" Type X gypsum board. (R302.7)
- Garage floor surfaces shall be approved noncombustible material. The area of the floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. (R309.1)

Means of Egress: (R311)

- Open risers are only permitted if the opening between treads does not permit the passage of a 4" diameter sphere. (R311.7.4.3)
- Handrails Shall be provided on at least one side of each stairway with for or more risers.
- Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
- The handgrip portion of all handrails shall be not less than 1-1/4" or more than 2" in cross-sectional dimension. See R311.7.7.3 for alternatives.
- Handrails projecting from walls shall have at least 1-1/2" gap between the wall and the handrail.

Guards and Window Fall Protection: (R312)

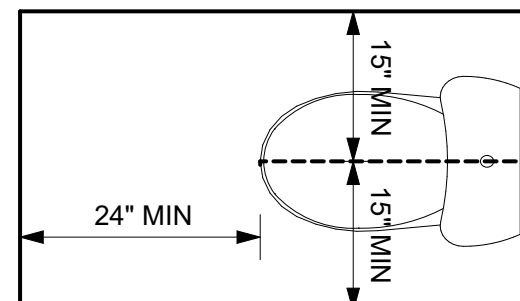
- Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard. (R312.1)
- Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches (1067mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads. (R312.2)
- Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter. (R312.3)

Openings/Ventilation:

- For all outswing doors, the step shall be less than one-inch measured from finish floor of the house to finish floor of the landing or deck.
- All ventilation openings shall be covered with non-combustible corrosion-resistant mesh. Mesh openings shall be 1/8 inch. (R806.1)
- Kitchen requires exhaust fans ducted to the exterior. Vent-A-Hood JDH236/C1 to be used. Unit has 600 CFM and 6.5 Sones.
- Bathroom exhaust fans shall be NuTone QTXEN fans with 80 CFM and 0.3 Sones.
- Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No. 26 gauge sheet steel or other approved material and shall have no openings into the garage (R302.5.2) if applicable.
- Exhaust ducts and dryer vents shall be equipped with back-draft dampers
- Dryer to vent through roof with a minimum opening of 100 square inches.
- Provide 5 air changes per hour for bathroom and laundry room ventilation
- Provide mechanical ventilation for the following rooms: Bathroom and Laundry
- The attic ventilation openings shall not be located in soffits, eave overhangs, between rafters at eaves, or in other overhang areas. (R327.6)
- Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions (R327.6(3)) if used.

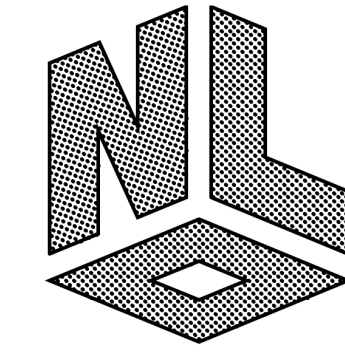
Plumbing Fixtures:

- Bathub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. (R307.2)
- Provide Lavatory faucets with a maximum flow of 1.5 gallons per minute (GPM)
- Provide shower heads with a maximum flow of 2.0 gallons per minute (GPM)
- Provide ultra low flush toilets
- Provide kitchen faucets with a maximum flow of 1.8 gallon per minute (GPM)
- All ABS and PVC and fittings shall be enclosed within walls and floors covered with "type x gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required."
- Permanent vacuum breakers shall be included with all new hose bibbs for local rainfall shall have a separate wired or wireless rain sensor.
- Provide 30" clear width (15" sides) and 24" clearance in front of water closets.



2013 California Green Building Code:

- All Plumbing Fixtures and Fittings will be water conserving and will comply with CGBSC 4.303.1
- A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing subcontractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the development services department.
- A certification completed and signed by the general contractor, subcontractor or building owner certifying that the resilient flooring, composite wood product, plywood, particle board etc comply with the VOC limits and formaldehyde limits specified in the notes above and the California Green Building Code.
- When single shower fixtures are served by more than one showerhead, the combined flow rate of all the showerheads shall not exceed the maximum flow rates specified in the 20 percent reduction column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time.(CGBSC 4.303.2)
- Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall meet the standards referenced in table 1401.1 of the CPC.(CGBSC 4.303.3)
- Automatic irrigation systems controllers installed at the time of final inspection shall be weather-based.
 - Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants needs as weather conditions change.
 - Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.(CGBSC 4.304.1)
- Joints and openings, annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.(CGBSC 4.406.1)
- A minimum of fifty percent of the construction waste generated at the site is diverted to recycle or salvage. (CGBSC 4.408.1)
- Before final inspection, a complete operation and maintenance manual shall be provided to the building occupant or owner. Contractor or owner shall submit an affidavit that confirms the delivery of the maintenance manual. A copy of the complete operation and maintenance manual as outlined in the notes above will be delivered to the building owner prior to inspection. An owner manual certificate should be completed and signed by either a licensed general contractor or home owner certifying that a copy of the manual has been delivered/recvied to the building owner. A copy of the certification can be obtained from the development services department (CGBSC 4.410.1) The Manual should include in addition to other aspects the following:
 - Direction to the building owner or occupant that the manual shall remain with the building for throughout the lifecycle of the structure.
 - Operation and Maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts
 - Space conditioning systems, including condensors and air filters
 - Landscape irrigation systems
 - Water re-use systems
 - Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle program locations
 - Public transportation and/or carpool options available in the area
 - Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain such humidity levels.
 - Information about water-conservation landscape and irrigation design and controllers which conserve water.
 - Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from foundation.
 - Information on required routine maintenance measures, including, but not limited to caulking, painting grading around the building etc.
 - Information about state solar energy and incentive programs available.
 - A copy of all special inspection verifications required by the enforcing agency or this code.
- Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves or pellet stove shall comply with applicable local ordinances. (CGBSC 4.503.1)
- Duct openings and other related air distribution component openings shall be covered during construction. (CGBSC 4.504.1)
- A certification completed and signed by either the general contractor, subcontractor or building owner certifying that the paint, stain and adhesives, comply with the requirements of the California Green Code
- Adhesives, sealants, and caulks shall be compliant with VOC and other toxic compound limits.(CGBSC 4.504.2.1)
- Paints, stains and other coatings shall be compliant with VOC limits.(CGBSC 4.504.2.2)
- Aerosol paints and coatings shall be compliant with weighted MIR limits for VOC and other toxic compounds. (CGBSC 4.504.2.3)
- Documentation shall be provided to verify that compliant VOC limit finish materials have been used. A letter from the contractor and or the building owner certifying what material has been used and its compliance with the Code must be submitted to the building inspector.(CGBSC 4.504.2.4)
- Carpet and carpet systems shall be compliant with VOC limits. A letter from the contractor and or the building owner certifying what material has been used and its compliance with the Code must be submitted to the building inspector.(CGBSC 4.504.3)
- Eighty percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RCFI) Floor Score program. (CGBSC 4.504.4)
- Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. A letter from the installer and or the building owner certifying what material has been used and documenting its compliance with the Code must be submitted to the building inspector. (CGBSC 4.504.5)
- Building materials with visible signs of water damage shall not be installed. Walls and floors framing shall not be enclosed when framing members exceed 19% moisture content.
- The moisture content of building materials used in wall and floor framing is checked before enclosure. Moisture content shall be verified by either a probe type or contact type moisture meter. A certificate of compliance indicating date of test, location and results issued by the framer subcontractor or General contractor must be submitted to the building inspector. (CGBSC 4.505.3)
- Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following :
 - Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent. (CGBSC 4.506.1)
- A signed affidavit from installer stating method used for the selection of Heating and Air Conditioning equipment and that such equipment was installed in accordance to that method is required; this affidavit shall be presented to the building inspector BEFORE final inspection. (CGBSC 4.507.2)
- Exhaust fans which terminate outside the building are provided in every bathroom that contains a shower or tub. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which can adjust between 50 to 80 percent.
- Duct openings and other related air distribution component openings shall be covered during construction



NEXT LEVEL DESIGN

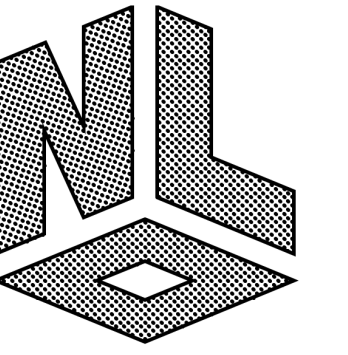
4901 MORENA BLVD STE. 505
CA, 92117
661-979-2098
nicknorthrop@gmail.com

BYRUM GARAGE CONVERSION
GARAGE REMODEL
834 ISTHMUS CRT.
SAN DIEGO, CA 92109

GENERAL NOTES

CITY PROJECT NO:	
DRAFTED BY:	NICK NORTHROP
CONTACT:	661-979-2098
SIGNED:	

A1.1



NEXT LEVEL DESIGN

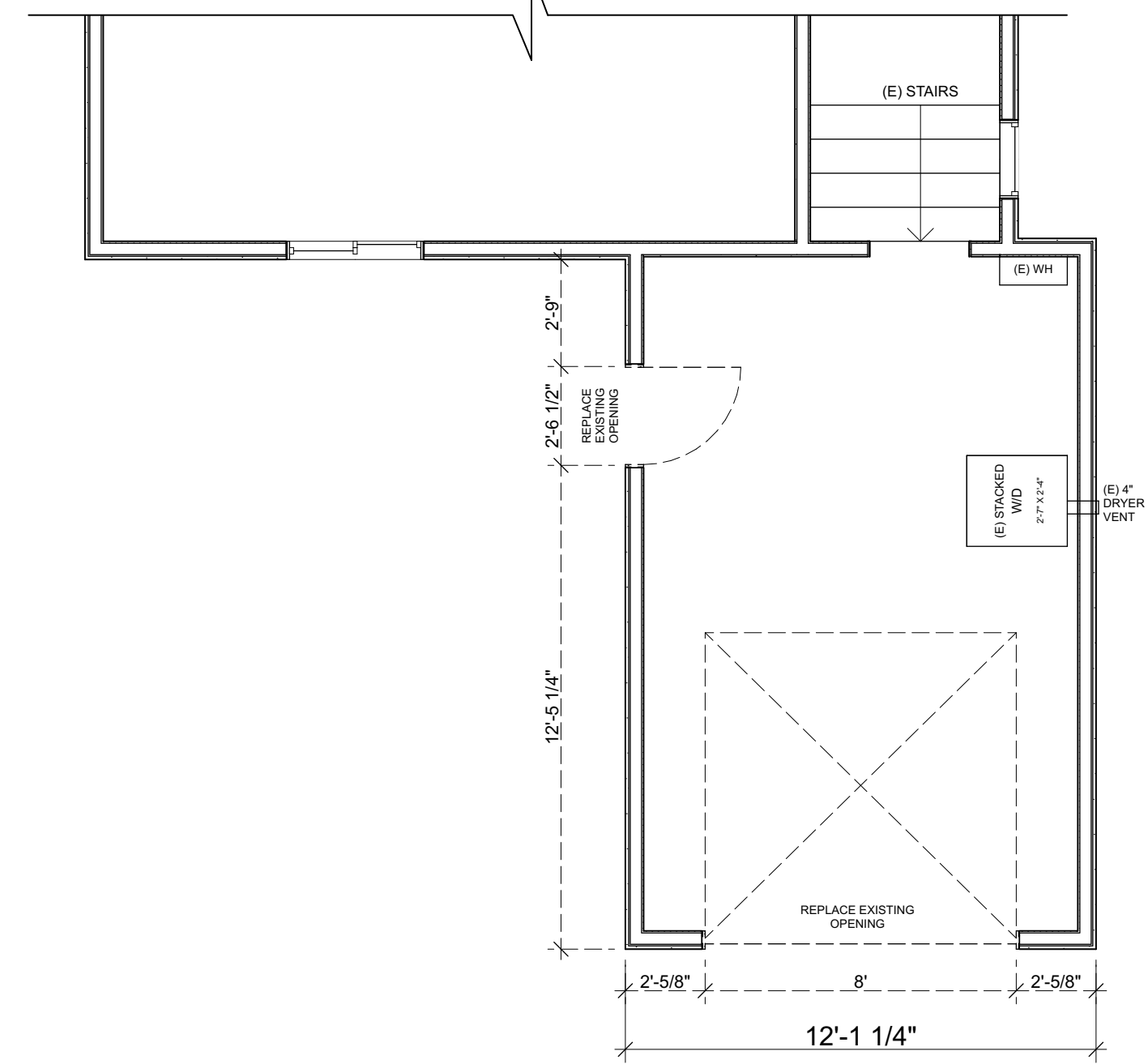
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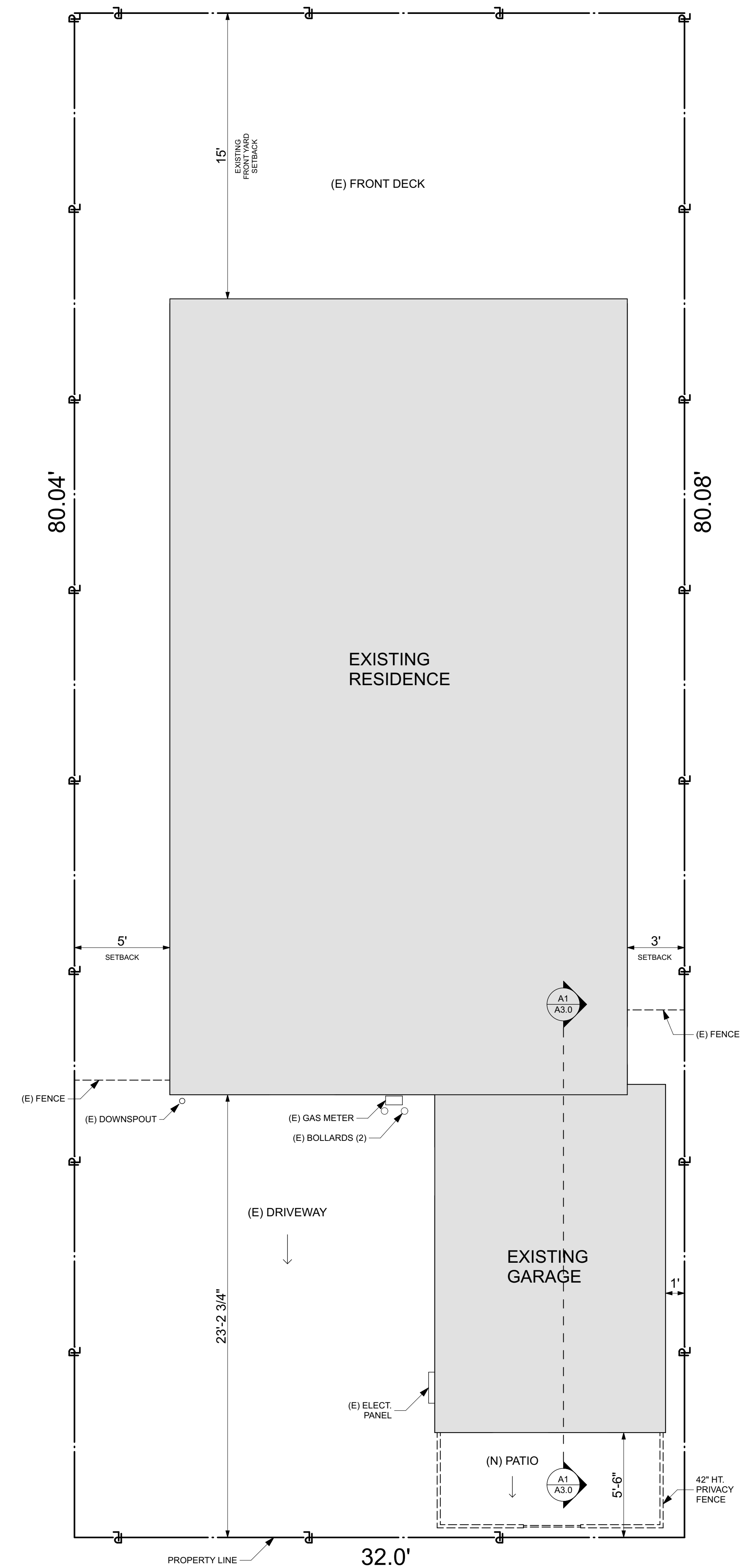
**PROPOSED
PLANS**

CITY PROJECT NO:
DRAFTED BY: NICK NORTHROP
CONTACT: 661-979-2098
SIGNED:

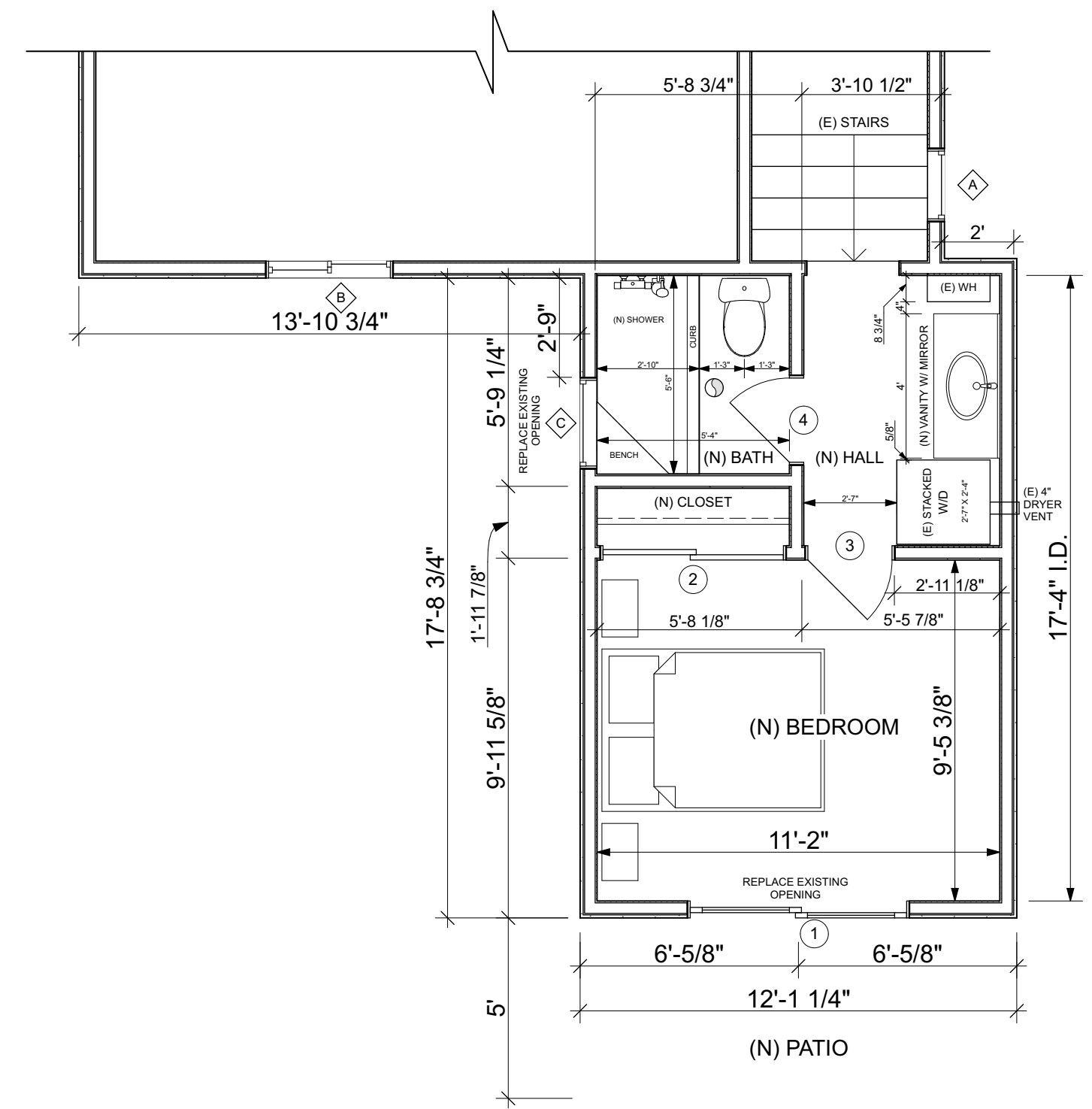
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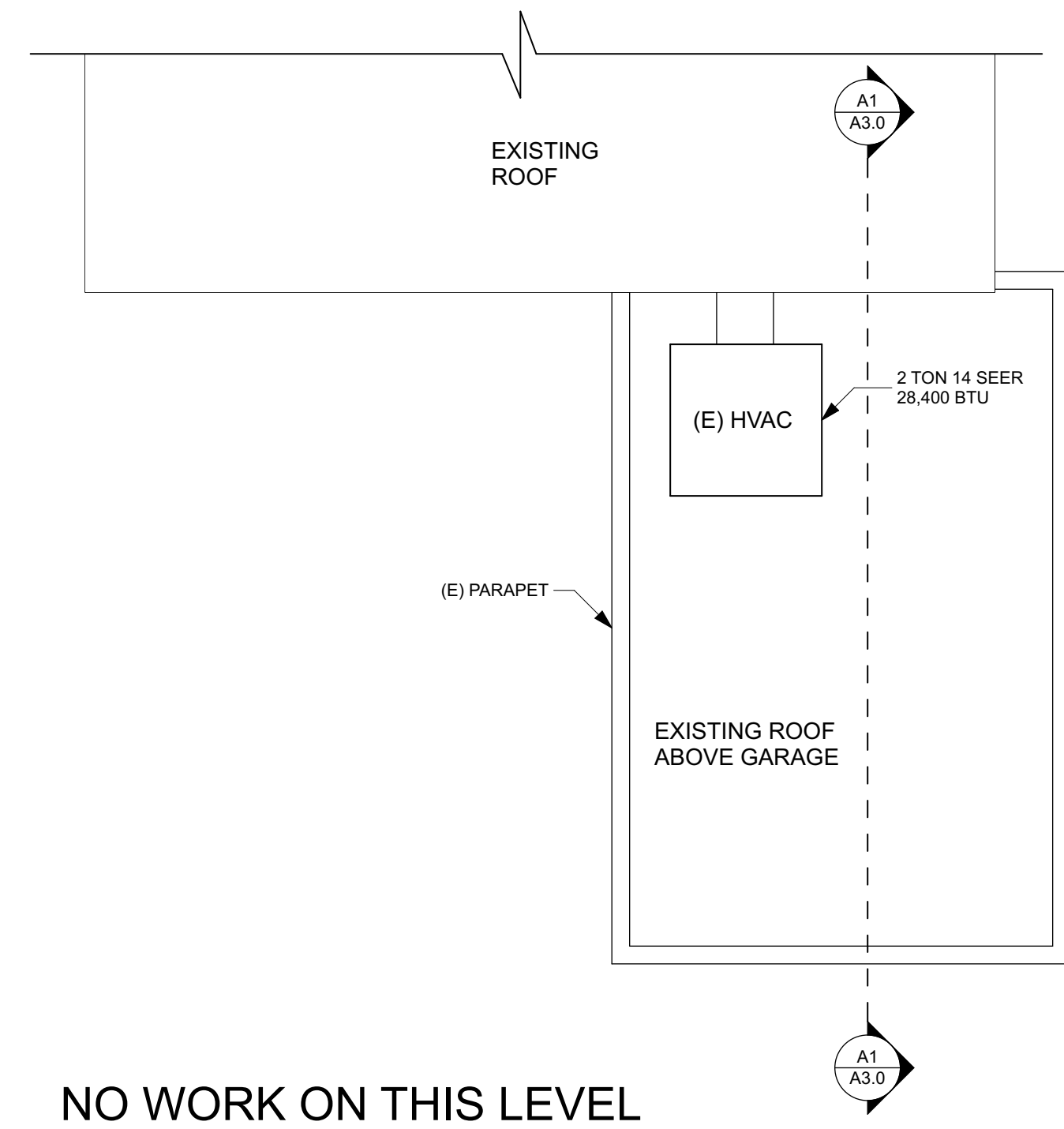
DEMO PLAN
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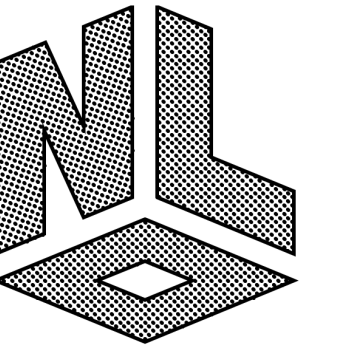
SITE PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



NEXT LEVEL DESIGN

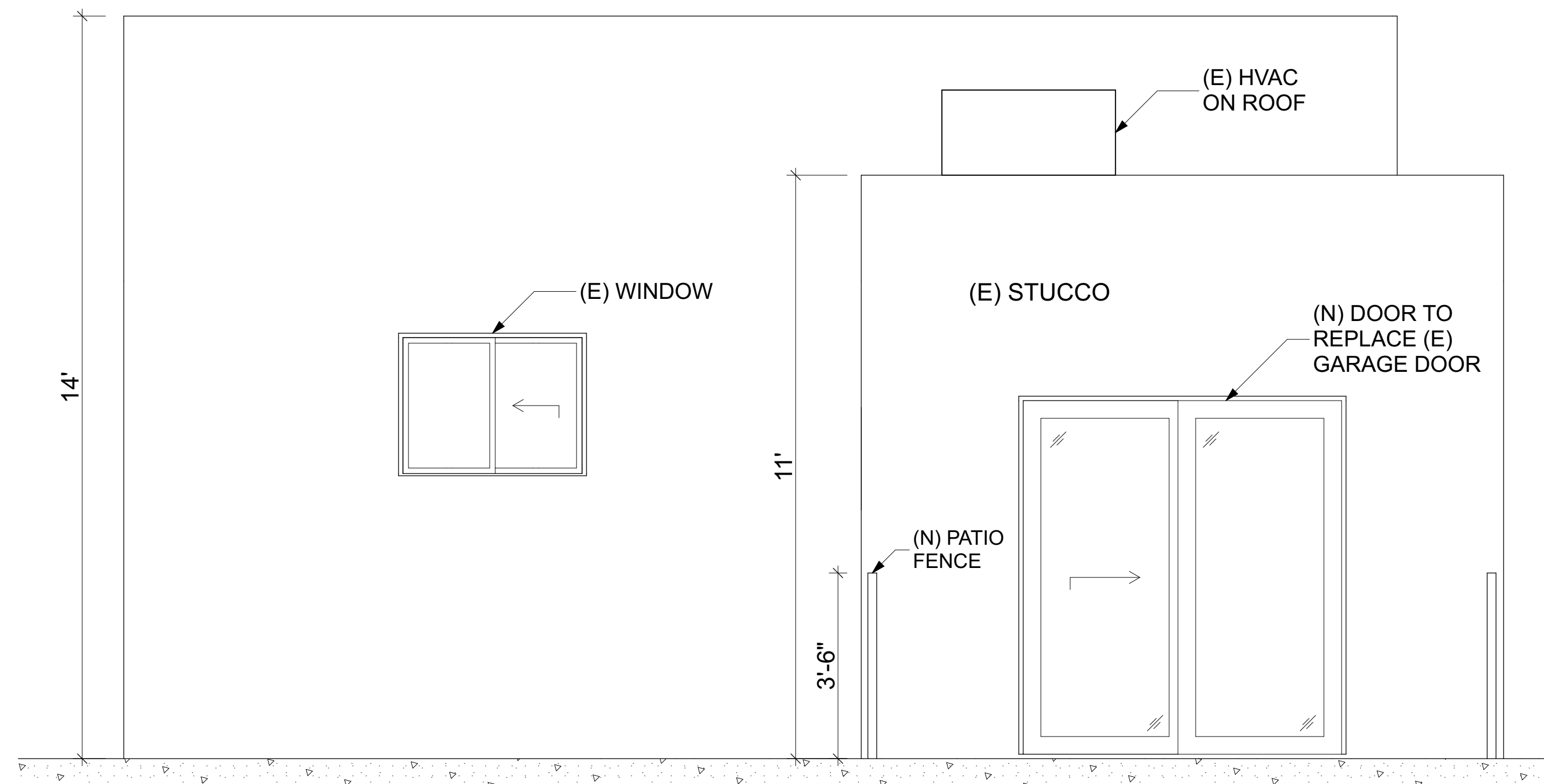
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**BYRUM GARAGE CONVERSION
GARAGE REMODEL
834 ISTHMUS CRT.
SAN DIEGO, CA 92109**

**SECTIONS/
ELEVATIONS**

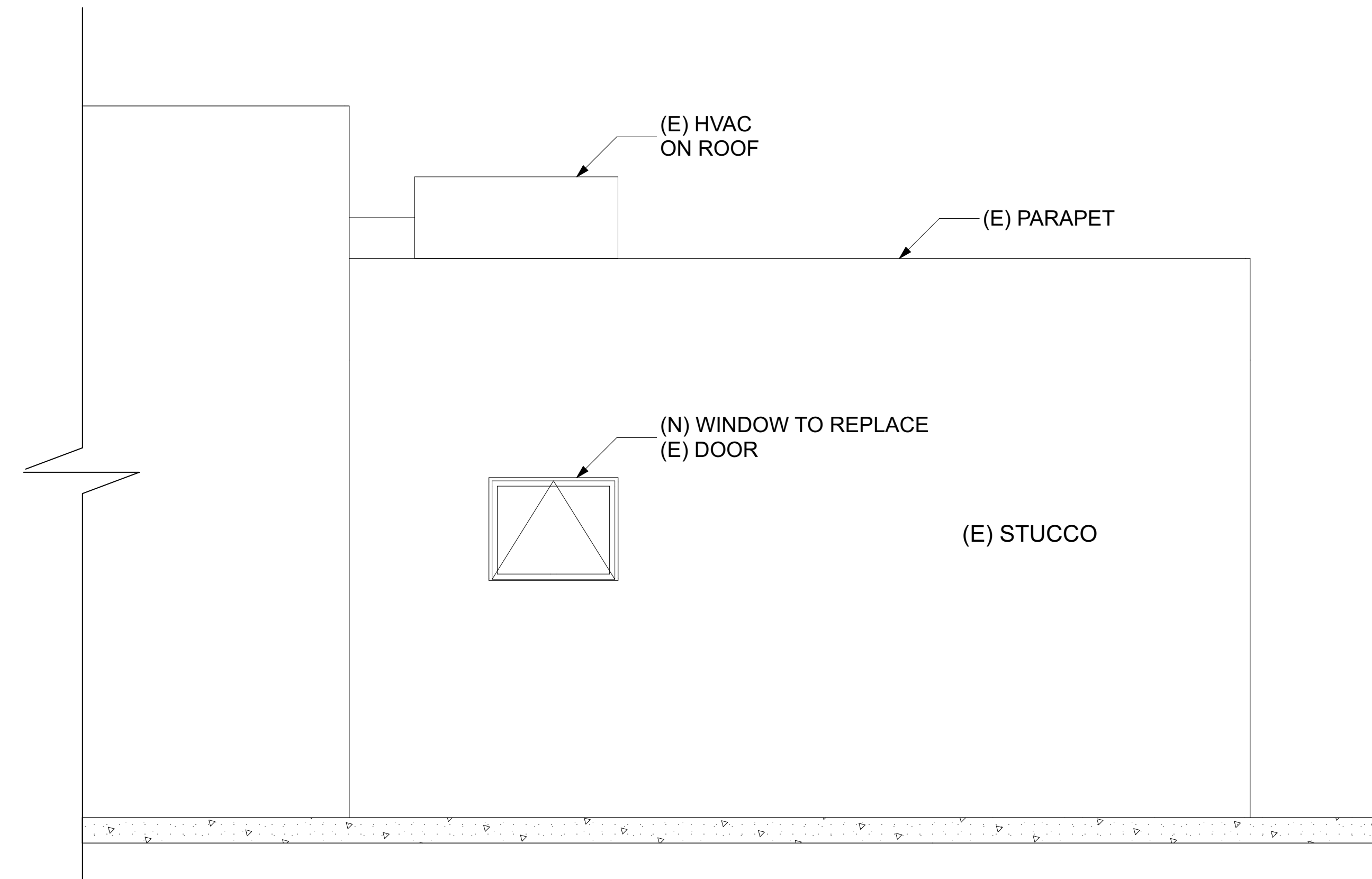
CITY PROJECT NO:
DRAFTED BY: NICK NORTHROP
CONTACT: 661-979-2098
SIGNED:

A3.0



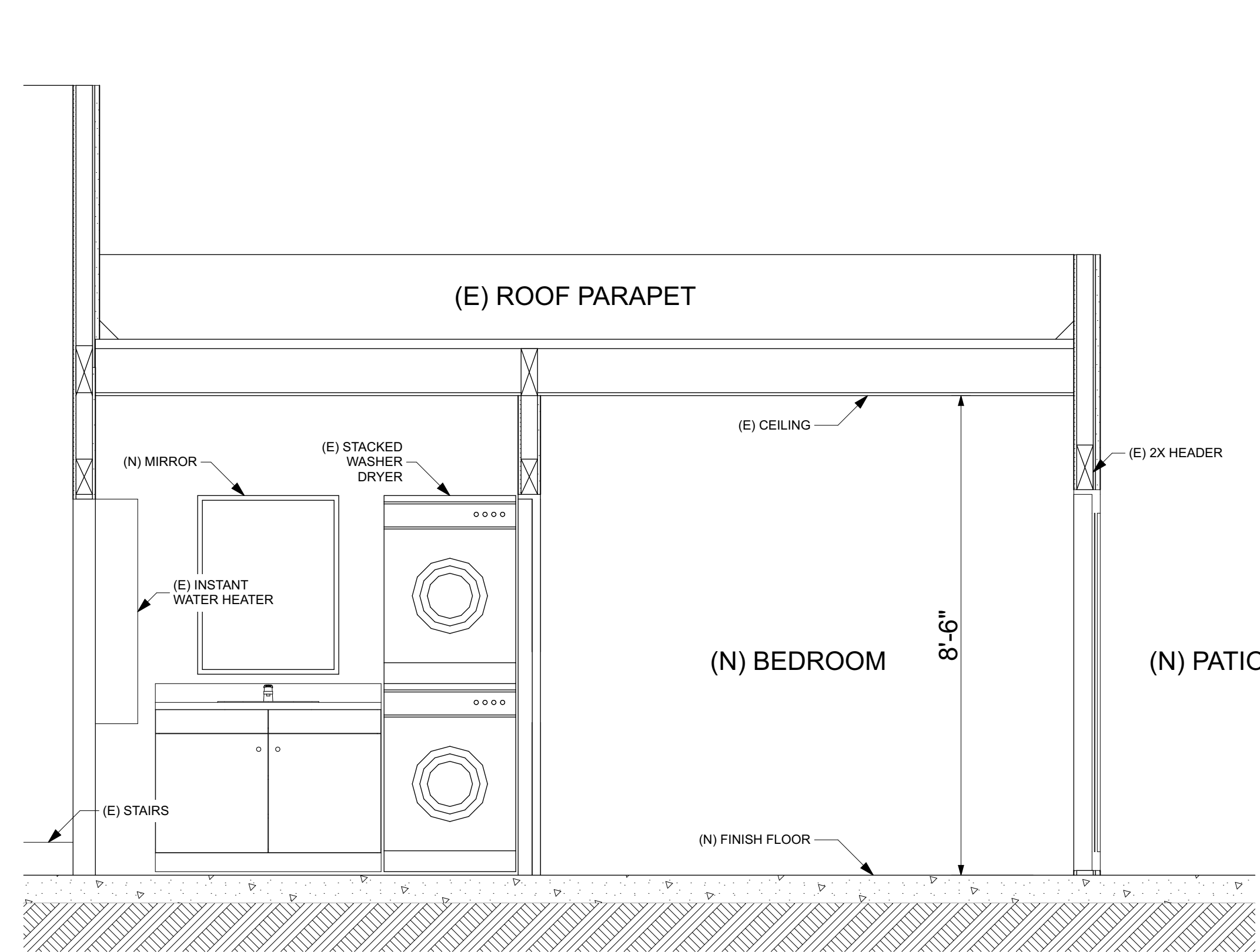
NORTH ELEVATION

SCALE: 1/2" = 1'-0"



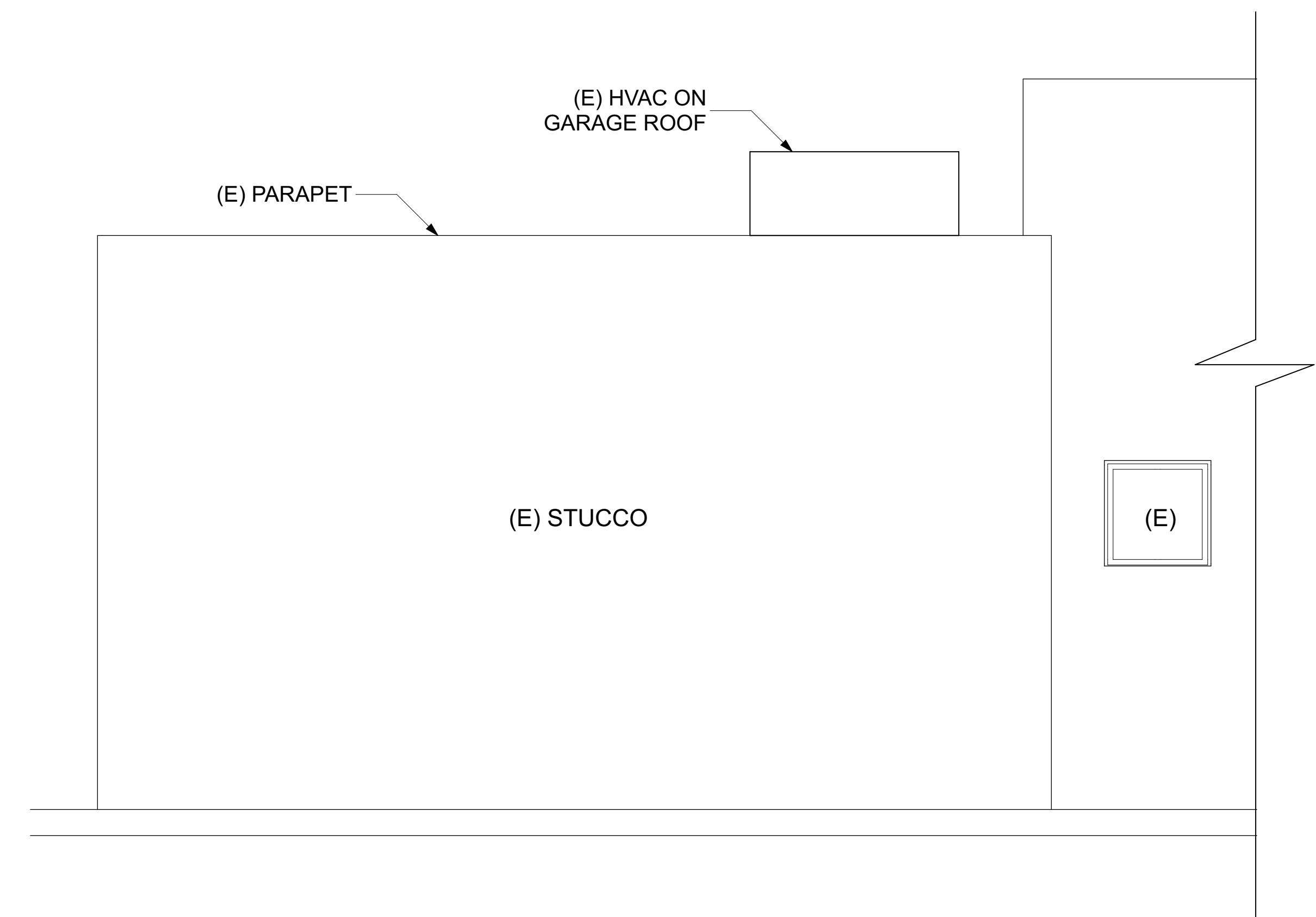
EAST ELEVATION

SCALE: 1/2" = 1'-0"



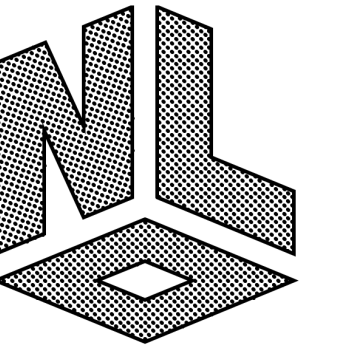
SECTION A

SCALE: 1/2" = 1'-0"



WEST ELEVATION

SCALE: 1/2" = 1'-0"



NEXT LEVEL DESIGN

4901 MORENA BLVD STE. 505
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PROPOSED DOOR SCHEDULE									
Mark	Size		Opening SF	Type	Glazing	Material	U-Factor	SHGC	Notes
	Width	Height							
0	8'	8'	64.00	GARAGE - DEMO		WOOD			DEMOLISH
1	6'	6'-8"	40.00	SLIDING GLASS	TEMP	ALUMINUM/GLASS	.34	.28	NEW - TO EXTERIOR
2	2'-6"	6'-8"	16.67	SWING - DEMO		WOOD			2-HOUR SELF LATCHING
2	5'	6'-8"	33.33	CLOSET BI-PASS		WOOD	.34	.28	
3	2'-4"	6'-8"	15.56	SWING		WOOD	.34	.28	NEW - TO BEDROOM
4	2'-4"	6'-8"	15.56	SWING		WOOD	.34	.28	NEW -TO BATH

WINDOW SCHEDULE								
Mark	Size		Opening SF	Operation	Material	U-Factor	SHGC	Notes
	Width	Height						
A	2'	2'	4.13	AWNING	VYNL - BLACK	.34	.28	EXISTING
B	3'-6"	2'-8"	9.52	SLIDER	VYNL - BLACK	.34	.28	EXISTING
C	2'-6"	2'	5.14	AWNING	VYNYL (TEMP.)	.34	.28	NEW TO REPLACE (E) DOOR

LIGHT LOCATION LEGEND:

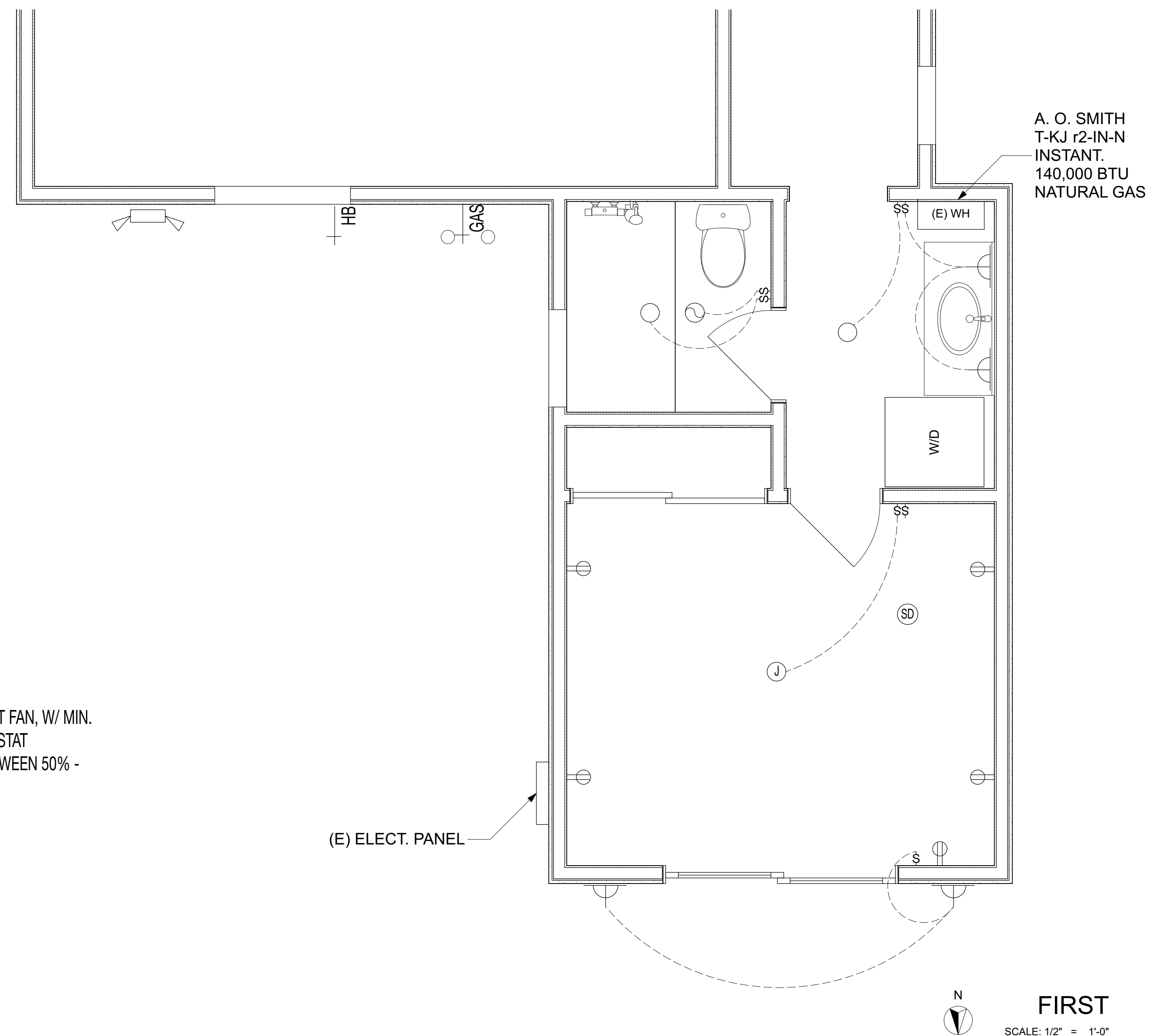
- RECESSED CEILING LED DIMMED
- ⊕ SURFACE MOUNTED - CEILING
- ⊕ P CEILING MOUNTED PENDANT
- ⊕ SURFACE MOUNTED - WALL

Exterior lighting manual switching to not over-ride other controls. EES 150.0(k)3.A.i.

ALL LIGHTS TO BE HIGH EFFICACY

ELECTRICAL & MECHANICAL LEGEND:

- Ⓝ J-BOX W/ DIMMER
- Ⓢ PERMANENTLY WIRED SMOKE DETECTOR CARBON MONOXIDE COMBO UNIT
- USB ⊕ DUPLEX WALL OUTLET, WITH USB OUTLETS HORIZ. & LOW
- ⊕ FLOOR OUTLET
- ⊕ DUPLEX WALL OUTLET HORIZONTAL
- Ⓢ SWITCH
- HB HOSE BIBB
- GAS GAS
- Ⓢ SECURITY CAMERA
- ⊕ FLOOD LIGHT W/ MOTION SENSOR
- ⊕ ENERGY STAR INTERMITTENT EXHAUST FAN, W/ MIN. 50 CFM, MAX. SONE RATING 1, HUMIDISTAT CONTROLLED WITH ADJUSTMENT BETWEEN 50% - 80% HUMIDITY
- ⊕ ABOVE FLOOR LEVEL - V. I. F.
- ⊕ 4' SURFACE MOUNTED FLUORESCENT
- ⊕ FAN - WITHOUT LIGHT



N
FIRST
SCALE: 1/2" = 1'-0"

BYRUM GARAGE CONVERSION
GARAGE REMODEL
834 ISTHMUS CRT.
SAN DIEGO, CA 92109

MECH/ELEC
PLAN

CITY PROJECT NO:
DRAFTED BY: NICK NORTHROP
CONTACT: 661-979-2098
SIGNED:

A5.0