

HIEN LUU'S RESIDENCE

2670 ORANGESTONE WAY, SAN JOSE, CA 95132

STRUCTURAL GENERAL NOTES

A. GENERAL

- ALL WORK SHALL CONFORM TO CURRENT 2022 CBC, CBC, CMC, CPC, 2022 NEC, 2022 CEC, LAWS & ORDINANCES
- THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS & WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL, STRUCTURAL & MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY INSPECTOR.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, & ALLOW REASONABLE TIME FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING & GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
- ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE & CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.

B. FOUNDATION

- FOUNDATION EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.

C. CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150WCF) & AGGREGATE SHALL CONFORM TO ASTM C33 U.O.N.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
- PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301.
- CONCRETE SHALL BE MACHINE MIXED & DELIVERED IN ACCORDANCE WITH ASTM C-94. SUBMIT MIX DESIGN TO THE ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE.
- PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS

D. REINFORCING STEEL

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR #3 & #4.
- ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW, #4: 24" FOR BOTTOM BARS AND 28" FOR TOP BARS; #5: 30" FOR BOTTOM BARS AND 35" FOR TOP BARS; #6: 40" FOR BOTTOM BARS AND 46" FOR TOP BARS AT SPLICES UNLESS OTHERWISE NOTED ON PLANS. SPLICES SHALL BE LOCATED AS DETERMINED IN THE PLANS. STAGGER ALL LAPS SPLICES.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
- ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED, USE CYT THREAD ANCHOR BOLTS ONLY.

E. STRUCTURAL & MISC. STEEL

- FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS. STRUCTURAL STEEL SHALL BE ASTM A36, EXCEPT TUBE COLUMNS WHICH ARE ASTM A500, GRADE B.
- WELDING TO BE IN ACCORDANCE WITH AWS SPECIFICATIONS. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E7XX ELECTRODES.
- ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS, SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE FIELD.
- BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES
- STEEL TO BE SHOP PRIMED FOR, EXCEPT WHERE EMBEDDED IN CONCRETE OR TO BE WELDED.
- ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDENT INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.

F. WOOD FRAME CONSTRUCTION

- GENERAL WOOD FRAMING: WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE (2019) AND THE STANDARD PRACTICES RECOMMENDED BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WOLA GRADING. FOR NAILING SEE SECTION J. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS.
- WOOD PLATES: BEARING DIRECTLY UPON CONCRETE SHALL BE P.T.D.F.
- UNLESS OTHERWISE NOTED ON DRAWINGS OR IN SPECIFICATIONS, FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING:

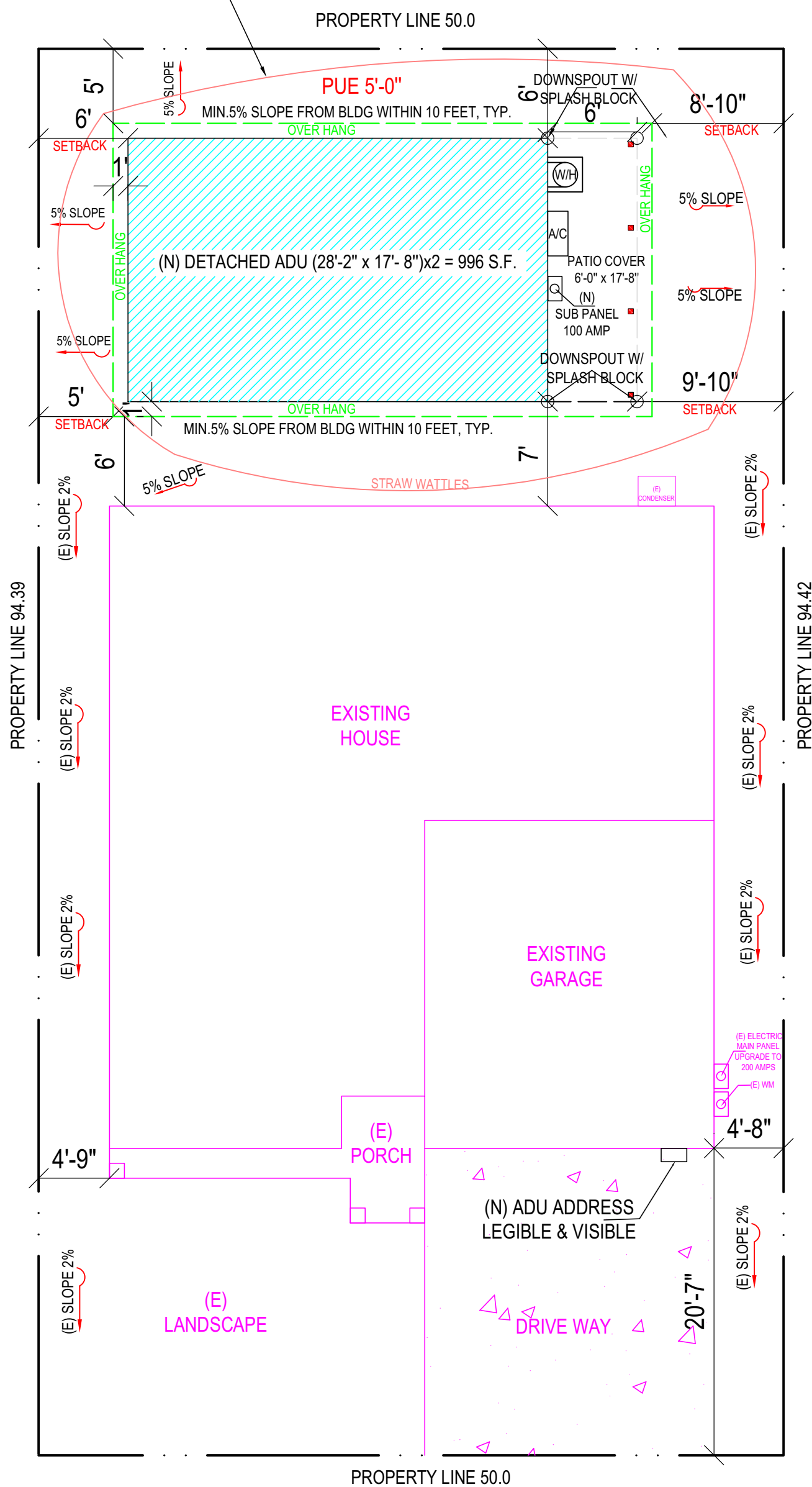
CITY OF SAN JOSE BUILDING DIVISION PROJECT INFORMATION

Address 2670 Orangestone Way, San Jose, CA 95132

CODE EDITIONS: CBC, CRC, CPC, CMC, CEC, CGC, CEC 2022
OCCUPANCY GROUP(S) R-3/U
TYPE OF CONSTRUCTION V-B

NOTES:

PLACE STRAW ROLLS AROUND CONSTRUCTION AREA, TYP. CONTRACTOR SHALL GRADE LOT TO PREVENT DRAINAGE FROM CROSSING PROPERTY LINES, TYP.



Based on the updated design details, the total covered area is as follows:

- Ground floor of ADU: 498 SF
- Patio cover: 106 SF
- Total covered area: 498 SF + 106 SF = 604 SF

Given that the rear yard's total area is 1,533 SF,

the percentage of the yard covered by structures is calculated as:

$$(604/1,533) \times 100 = 39.4\%$$

This total coverage of 39.4% is within the city's requirement of no more than 40% of the rear yard being covered by structures.

SPECIAL INSPECTION IS REQUIRED BY THE CITY FOR EPOXY INSTALLATION OF ALL RETROFIT HOLDOWN ANCHORS. INSPECTION MAY BE DONE BY ARCHITECT OR ENGINEER OF RECORD, OR BY CERTIFIED INSPECTION AGENCY. APPROVED LISTING REPORT FOR EPOXY SYSTEM (APPLICABLE FOR SEISMIC LOADS), SHALL BE ON SITE FOR SPECIAL INSPECTION WITH LETTER VERIFYING HOLDOWN INSPECTION AT TIME OF SHEAR WALL INSPECTION.

FIRE NOTE:

Premises Identification - The address of the residence shall be provided and placed in position that is readily visible and legible from the street fronting the property.

That this address sign should be minimum 4" high with 1/2" strike.
Put a note on the plan and will be double checked during Fire inspection during the course of construction.

SMOKE ALARMS - CRC 314
INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM; OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS.

CARBON MONOXIDE ALARMS - CRC 315
INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS.

ITEMS RELATED TO PLUMBING, MECHANICAL AND ELECTRICAL TRADES HAVE NOT BEEN REVIEWED. VERIFICATION OF CODE COMPLIANCE FOR THESE ITEMS IS TO BE DONE AT THE SITE BY THE CITY'S FIELD INSPECTION STAFF. PLEASE CALL (408) 535-3555 FOR REFERRAL TO SPECIALTY TRADE SUPERVISORS, IF YOU HAVE QUESTIONS OR WOULD LIKE TO SCHEDULE A SITE VISIT.

PROJECT DATA

OWNER: HIEN LUU
EXISTING USE: SINGLE FAMILY RESIDENCE
LOCATION: 2670 ORANGESTONE WAY, SAN JOSE, CA 95132
APN: 245-02-120
ZONING: R-1-8
LOT GROSS SIZE: 4,720 S.F.
OCCUPANCY GROUP: R-3U
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLER: NONE
YEAR BUILT: 1997
ALLOWABLE FLOOR AREA: 1,800 S.F.
LOT AVERAGE SLOPE: (FLAT)
FLOOR AREA: EXISTING PROPOSAL TOTAL
DWELLING: 2,410 S.F. 996 S.F. 2,410 S.F.
TOTAL FOOTPRINT: 2,410 S.F.
FAR: 30.13 %

SCOPE OF WORK

- DETACHED NEW ADU WITH TWO STORIES IN THE BACK: 996 sq.ft.
FIRST FLOOR: 28'-2" x 17'-8" = 498 sq.ft.
SECOND FLOOR: 28'-2" x 17'-8" = 498 sq.ft.
(INCLUDED: 2 BEDROOMS, 1 LIVING ROOM, 1 OFFICE, 2 BATHROOMS AND 1 KITCHEN)
- PATIO COVER ON THE RIGHT 6'-0" x 17'-8" = 106 sq.ft.
- THE SOLAR SYSTEM DETAILS AND ROOF INSTALLATION, INCLUDING OBTAINING THE NECESSARY PERMIT AND COMPLETING THE INSTALLATION.

STRUCTURAL GENERAL NOTES

G. NAIL SCHEDULE

- WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2022 CBC UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD TENDS TO SPLIT; SPLIT WOOD MEMBERS SHOULD BE REPLACED AND REMOVED FROM THE JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. NAIL ROOF SHEATHING 8d @ 6" O.C. AT SUPPORTED EDGES. 8d @ 10 INCHES O.C. AT INTERMEDIATE SUPPORTS. FLOOR SHEATHING 8d @ 6" O.C. AT BOUNDARIES AND PANEL EDGES AND 8d @ 10" O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLS, AND AT A MINIMUM OF 8d @ 6" O.C. ALL OTHER EDGES.
- AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

APPLICABLE CODES

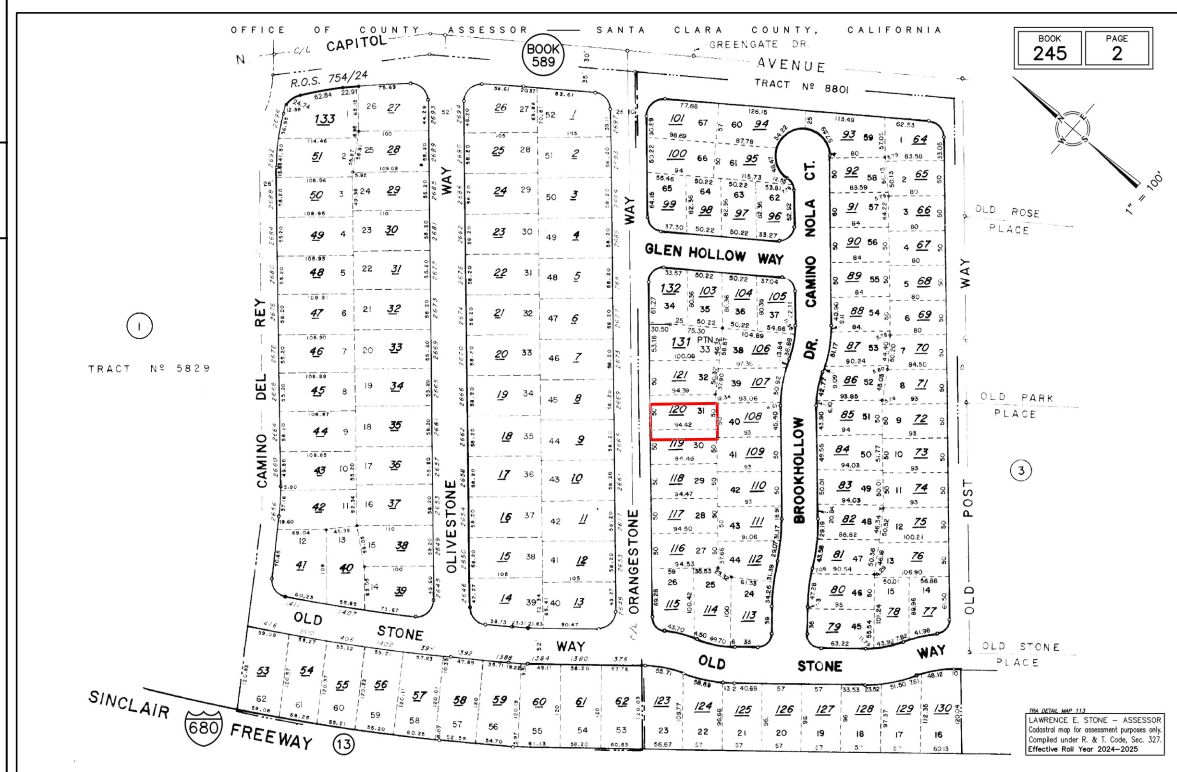
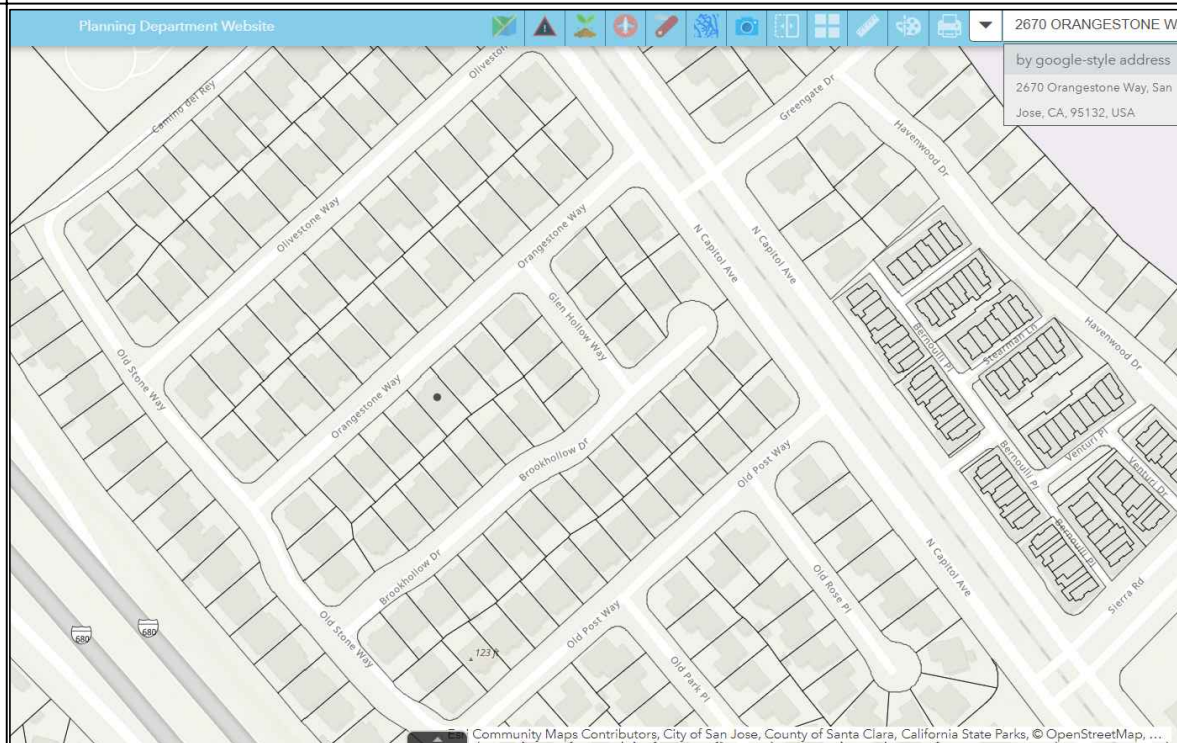
CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
-2022 CALIFORNIA BUILDING CODES: CBC, CMC, CPC, CFC & CEC, CRC.
-2022 CA GREEN BUILDING STANDARDS CODE
-CITY OF SAN JOSE MUNICIPAL CODE
-ALL LOCAL ORDINANCES

Fasteners for preservative-treated wood. CRC 317.3.

Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights
For connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, not less than ASTM A653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

VICINITY MAP



SHEET

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NOTES

- Please note that a Building Permit cannot be issued until all clearances by all reviewing departments (listed above) have been approved on the project. Check the status of your permit by visiting www.sjpermits.org and contact the individual departments directly with any questions.
- Revised plans, when required, must be clouded with delta number with a revision mark at each location where revision has occurred and be noted that additional comments may be triggered once revised plan are reviewed.
- When comments cite a section of code and require a revision, correction or amendment to plans, required information shall be specifically & directly provided on plans. Generic references to code section(s) is not acceptable.



TOMMY DRAFTING

9743 WHITE PINE WAY, ELK GROVE, CA 95624
Email: helennguyen3689@gmail.com
Tells: (916) 526-5881 & (408) 876-8402

Date: SEPTEMBER 2024

Scale: AS SHOWN

Drawn: LUYEN HONG NGUYEN

Signed: *Thuy*

STAMPED FROM CITY

Reviewed for Code Compliance

City of San Jose, Building Division
☒ Building ☐ Electrical
☐ Plumbing ☐ Mechanical
Kiet Pham (408) 535-7773
No. 26-101819 Date: 10/22/2024

PROJECT DATA - SITE PLAN

HIEN LUU'S RESIDENCE

(408) 784-2400

LUUNUTHANG@GMAIL.COM

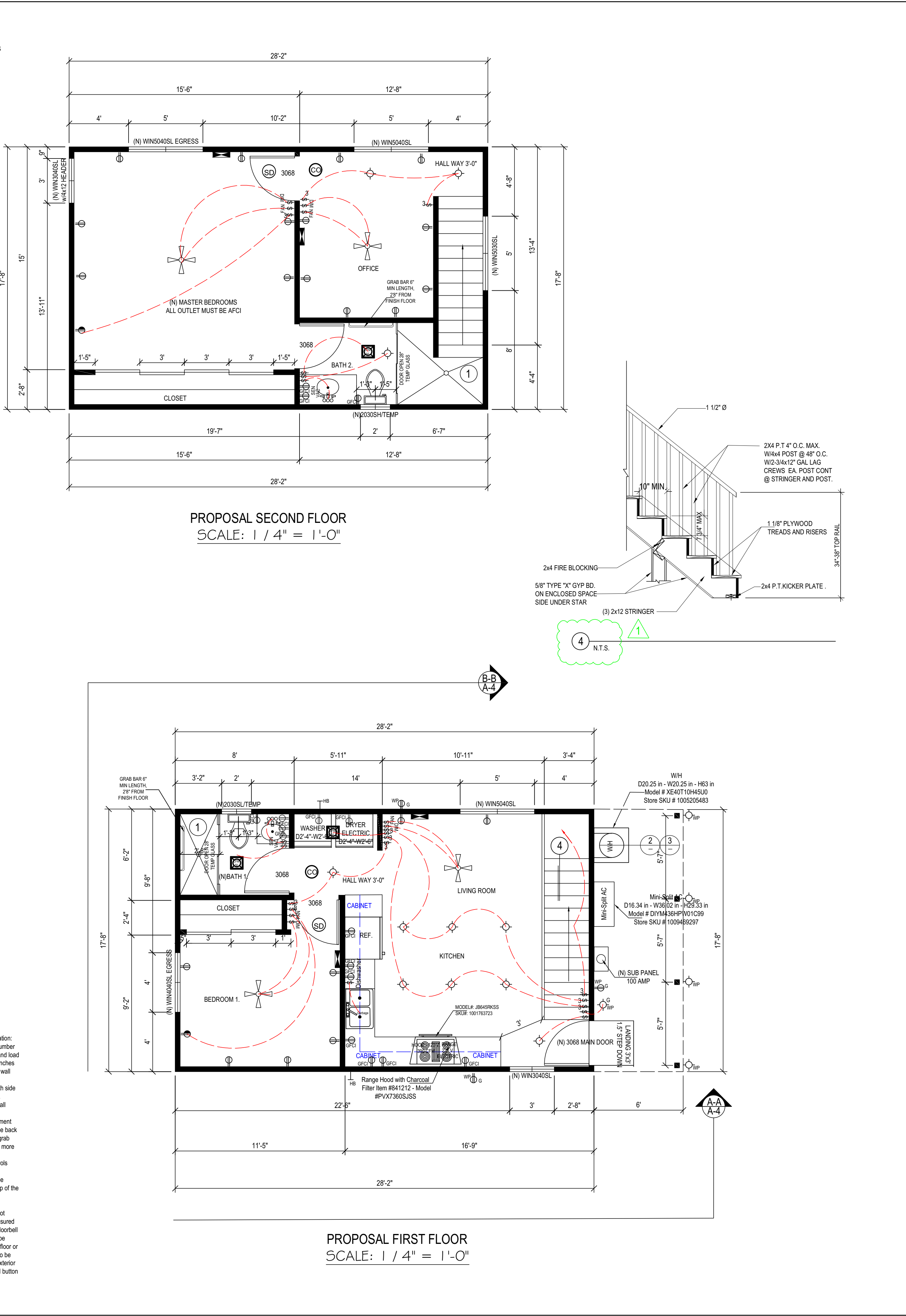
REVISION DATE BY

10-22-2024 HL

SHEET NO:

A-1

FLOOR PLAN NOTES:	
1. ALL CONCRETE TO BE POURED ON UNDISTURBED SOIL.	
2. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE RWD OR PRESSURE TREATED.	
3. ALL LUMBER USED IN CONSTRUCTION LOCATED NEARER THAN 8" TO EARTH SHALL BE F.G. RWD OR P.T.	
4. PROVIDE SOLID BLOCKING FOR ALL PONY WALLS LESS THAN 14" HIGH	
5. PROVIDE FIRESTOPS @ CONCEALED DRAFT OPENING, CEILING LINES, FLOOR LINES, FURRED AREAS, SUSPENDED CEILINGS, STAIR STRINGERS, SHOWERS, CHIMNEY ENCLOSURES, & MID HEIGHT OF WALLS OVER 10' IN HEIGHT.	
6. VERIFY MIN. 22"x30" FLOOR ACCESS. ATTIC ACCESS WITH 30" CLEARING ABOVE OPENING.	
7. DOORS, WINDOWS, & SHOWER DOORS WITHIN HAZARDOUS AREAS TO BE TEMPERED.	
8. ALL POSTS, BEAMS & WALLS SUPPORTING THE FLOOR/ CEILING SHALL HAVE ONE-HOUR FIRE PROTECTION.	
9. ALL NEW WINDOWS AND GLASS SLIDING DOOR SHALL BE LOW-E DUAL GLAZED U.O.	
10. MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.	
11. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMC, CPC, CEC, CRC AND CFC AND THE 2022 CALIFORNIA ENERGY CODE.	
12. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1.) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, APPROVED PLAN, 2.) INTERIOR NON-STRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN) SHOWING CHANGES WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.	
13. FIREBLOCKING WITH NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, FIREPLACES, AND SIMILAR OPENINGS PER CBC 708.2.1 (4).	
14. PROVIDE SMOKE DETECTORS (HARDWIRED 110v w/BATT BACK-UP) IN EVERY BEDROOMS, THE HALL WAY TO THE BEDROOM, PROVIDE CARBON MONOXIDE SMOKE ALARM DETECTOR IN ALL SLEEPING ROOM.	
15. IN EACH NEW BEDROOM, THERE IS AT LEAST ONE WINDOW, FOR EMERGENCY ESCAPE OR RESCUE. REQUIRE OPENING OF MINIMUM NET CLEAR AREA, 5.7 SQ. FT. HEIGHT 24", WIDTH 20", AND MAXIMUM FINISHED OPENING HEIGHT 44" ABOVE FINISH FLOOR	
16. NEW 3'X3' MIN. CONCRETE LANDING AT ALL NEW EXTERIOR DOOR. LANDING SHALL NOT BE LOWER THAN 7'-1/2" FROM FLOOR LEVEL.	
17. BATHROOM SLIDING DOOR MUST BE TEMPERED GLASS.	
18. ALL NEW BEDROOM MUST BE AFCI CIRCUIT.	
19. PRESSURE OR THERMOSTATIC MIXING VALVE AT THE SHOWERS AND TUBS, WHICH LIMIT WATER TEMPERATURE TO 120 DEGREES F	
20. THE SHOWERS MUST HAVE INSIDE DEMENSION OF AT LEAST 30 INCHES, THE TOTAL FLOOR AREA OF A SHOWER MUST BE AT LIST 1,024 SQUARE INCHES, OPENING TO SHOWER MUST BE MIN. 24 INCHES WIDE, THE DOOR MUST BE TEMPERED GLASS. (SEE DETAILS)	
ELECTRICAL NOTES:	
MOTION SENSOR WITH INTEGRAL PHOTOCONTROL	
2. ALL HARDWIRED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON MOTION SENSOR	
3. ALL HARDWIRED LIGHTING IN OTHER ROOMS (HALLWAYS, DINING ROOMS, FAMILY ROOMS AND BEDROOMS) SHALL BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR A DIMMER MUST CONTROL IT	
4. ALL SWITCHES ON A MULTIPLE SWITCHED CIRCUIT SHALL BE CONTROLLED BY THE DIMMER SWITCH ON THAT CIRCUIT	
5. ALL RECESSED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL	
6. ALL HIGH EFFICACY FIXTURES AND NON-HIGH EFFICACY FIXTURES SHALL BE SWITCHED SEPARATELY	
7. SMOKE DETECTOR SYSTEM SHALL BE HARD-WIRED, INTERCONNECTED TO SOUND SIMULTANEOUSLY AND EQUIPED WITH BATTERY BACK UP.	
8. MIN. 50% OF WATTAGE OF LIGHTS IN KITCHEN SHALL BE HIGH EFFICACY AND THOSE THAT ARE NOT SHALL BE SWITCHED SEPARATELY	
9. LIGHTS MOUNTED TO EXTERIOR OF BUILDING SHALL BE HIGH EFFICACY OR ON A PHOTO CONTROL/MOTION SENSOR COMBINATION	
LAMP POWER RATING:	MINIMUM LAMP EFFICACY:
15 watts or less	40 lumens per watt
over 15 watts to 40 watts	50 lumens per watt
over 40 watts	60 lumens per watt
NOTES:	
NOTE: WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. R702.3.7.1	
Note: on plan the fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing or rated floor/ceiling assembly.	



ELECTRICAL LEGENDS

	CEILING RECEPTACLE OUTLET
	DUPLEX RECEPTACLE, MTD @ 12" U.O.N.
	SINGLE OUTLET
	220V OUTLET
	WEATHERPROOF DUPLEX OUTLET W/GFI
	GFI DUPLEX OUTLET W/GROUND FAULT INTERRUPTER
	DUPLEX RECEPTACLE, MTD@+12" U.O.N. SPLIT WIRE WITH HALF SW/CONTROLLED
	SPECIAL PURPOSE
	FLOOR DUPLEX RECEPTACLE OUTLET
	CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
	CEILING LIGHT
	FLUORESCENT LIGHT
	RECESSED CANISTER
	FLOOR OUTLET (DBL)
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	DIMMER SWITCH
	TIMER SWITCH
	CEILING FAN
	FUEL GAS
	FAN TO OUTSIDE AIR
	CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
	INCANDESCENT LIGHT FIXTURE (CEILING)
	WEATHERPROOF LIGHT FIXTURE
	DISPOSAL
	RECESSED LIGHT FIXTURE
	FAN TO OUTSIDE AIR
	CHIME
	PUSH BUTTON
	GAS RISER
	GAS STUB
	HORSE BID WITH BACKFLOW PREVENTION DEVICE
	HOSE BIBB SHUT OFF VALVE
	BELL / BUZZER
	ELECTRICAL DISCONNECT
	DECORATIVE ABOVE MIRROR BATHROOM LIGHT
	CIRCUIT BREAKER
	KEY
	MOTION SENSOR
	CHANDELIER
	FLOOR SUPPLY AIR REGISTER
	CEILING SUPPLY AIR REGISTER
	FLUORESCENTLIGHT FIXTUE (SURFACE) SEE PLAN
	CO DETECTORS U.L./SFM LISTED APPROVED

LEGEND

	LEGEND
	NEW WALL
	EXISTING WALL TO REMAIN.
	EXISTING WALL TO BE REMOVED
	EXISTING OPENING TO BE ENCLOSED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOORS TO REMAIN

