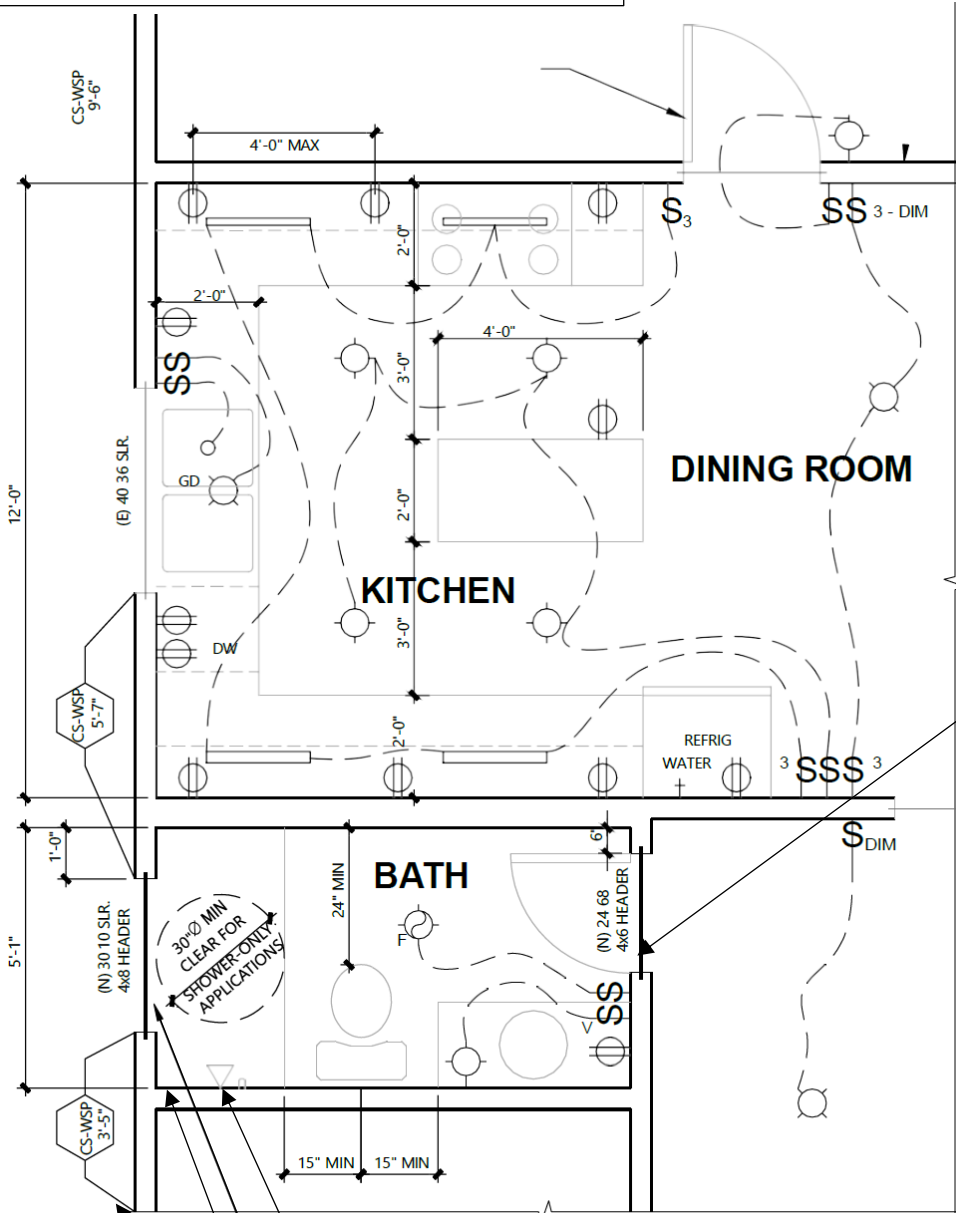




THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER THE 2025 CALIFORNIA CODE CYCLE – INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT

922 YOUR HOUSE DRIVE, NOVATO, CA

CONSTRUCTION TYPE: VB (CONSTRUCTION OF ANY MATERIAL)
FIRE SPRINKLERED: YES OR NO
PLANS BY: DESIGNER'S NAME



If altering walls – provide information on header sizes, wall framing sizes and spacing, connection at top and bottom of wall, & typical fasteners/connections** - If interior walls support load above or are part of a braced wall line, provide information for the framing supported (above), the framing/foundation supporting (Below), & Information per***

** Providing a typical fastener list or table similar to CRC Table R602.3 (1) is a good way to represent much of the necessary information

Shower control valves and shower heads must be arranged so that the shower head does not discharge directly at the entrance to the compartment and the bather can adjust the valves prior to stepping into the shower spray (CPC408.9) – Also specify enclosure type (curtain, tempered slider door, etc.)

Glass to be tempered if bottom edge of glass is within 60" of drain level (CRC 408.10)
Provide water resistant backer board and non-absorbent surfaces at the tub/shower enclosures to a height of 6' minimum above finished floor (CRC R327.2)

*** If adding or expanding openings in braced wall lines, specify sufficient information to show the remaining lateral resisting system is sufficient per the conventional framing specifications of CRC R602.10 (Examples: Braced wall type and minimum length), and/or hire a California Licensed Engineer or Architect to provide calculations & Specifications (CRC R301.1,R301.1.3)

FLOOR PLAN

LEGEND: FOR LARGER PROJECTS, PROVIDE A COMPLETE LEGEND FOR ALL SYMBOLS

PLUMBING FIXTURE EFFICIENCY NOTES:

1. Maximum Flow rates for new fixtures:

Water Closets (Toilets) < 1.28 Gallons per flush

Showerheads < 1.8 Gallons per minute

Kitchen Faucets < 1.8 Gallons per minute

Lavatory Faucets < 1.2 Gallons per minute

Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection for the rated flow rate of the installed showerhead. (CPC408.4)

2. When the addition/alteration increases the building's conditioned area, volume, or size: Replace all non-compliant plumbing fixtures in the residence per CALGreen Section 301.1.1. Non-compliant fixtures:

Water Closets (Toilets) > 1.28 Gallons per flush

Showerheads > 1.8 Gallons per minute

Interior Faucets > 2.2 Gallons per minute

References: (CPC 401.3, CALGreen 301.1.1, Civil Code 1101.1, CPC 411.0, CPC 408.2, CPC 420.2, CPC 407.2)

ELECTRICAL NOTES:

1. Ground fault circuit in interrupter protection shall be provided at electrical outlets in bathrooms, garages, outdoors, crawl spaces, unfinished areas, kitchens, laundry rooms, and within 6'-0" of bathtubs, shower stalls, or sinks (CEC210.8(A))
2. When adding or replacing circuitry, arc fault circuit interrupter protection shall be provided in a readily accessible location at electrical outlets in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms/areas (CEC 210.12 (A))
3. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.
4. Electrical outlets serving kitchen countertops shall be spaced at 4'-0" O.C. Maximum with no point along the wall more than 2'-0" from an outlet (CEC 210.52(C)(1))
5. Provide a minimum of (1) separate 20A circuit to supply laundry receptacle outlet(s) (CEC 210.11(C)(2))
6. Provide a minimum of (1) separate 120V, 20A Circuit to supply bathroom receptacle outlets (CEC 210.11(C)(3))
7. Provide a minimum of (1) separate 120V, 20A Circuit to supply garage receptacle outlets (CEC 210.11(C)(4))
8. Provide a minimum of (2) 20A circuits for outlet receptacles not listed in items 5-7 (CEC 210.11(C)(1))
9. Each bathroom (with a shower and/or bath) shall be mechanically ventilated – bathroom fans must have a capacity of 50CFM Minimum if controlled, & 25CFM if continuous, be energy star compliant, & have humidity control (CALGreen 4.506, ANSI/ASHRAE Tables 5-1 & 5-2, CMC Table 403.7)
10. Kitchen range hoods shall have a minimum flow rate of 100CFM (CEnc 150.0(o)(2)(B))

LIGHTING NOTES:

1. All lighting must be high efficacy* (CEnc 150.0(k)(1))
2. Exhaust fans shall be controlled separately from lighting systems (CEnc 150.0(k) (2)(B))
3. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off (CEnc 150.0(k)(2) (C))
4. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality.
5. Under-cabinet lighting shall be controlled separately from ceiling-installed lighting (CEnc 150.0(k)(2)(K))
6. In bathrooms, garages, laundry rooms, & utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality (CEnc 150.0(k)(2)(I))

* High efficacy refers to luminaires that comply with CEnc Table 150.0-A

At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements. (CRC R302.11)