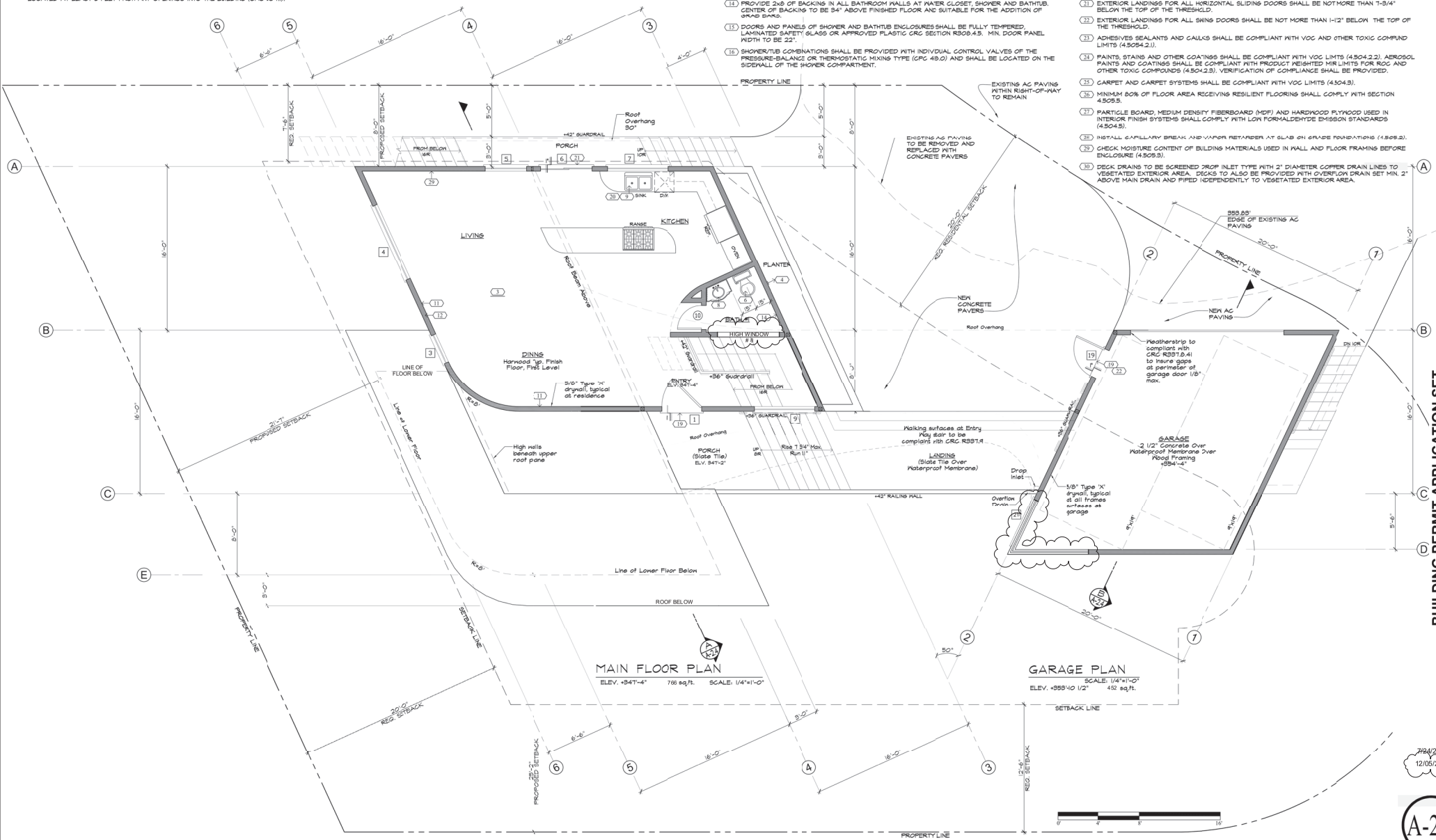
CONSTRUCTION NOTES - LOCATION NOTE ADJACENT PLAN

1. WOOD FRAMING STRUCTURAL ELEMENTS BETWEEN THE GARAGE AND LIVING SPACE SHALL BE PROVIDED WITH R-19 BATT INSULATION. 5/8" TYPE X GYP-BOARD SHALL BE PROVIDED AT GARAGE. THE SEPARATION BETWEEN GARAGE AND LIVING SPACE MUST COMPLY WITH CRC SECTION R302.6 AND TABLE R302.6.
2. FURNACE SHALL BE PROVIDED WITH SETBACK THERMOSTAT.
3. ALL HABITABLE ROOMS OF THE PROPOSED ADDITION SHALL BE FURNISHED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FINISHED FLOOR.
4. POINT OF DISCHARGE OF ALL BATHROOM FANS SHALL BE DIRECTLY OUTSIDE OF BUILDING AND LOCATED AT LEAST 5 FEET FROM ANY OPENINGS INTO THE BUILDING (CMC 504.1).
5. PROVIDE 4" DIA. (MIN.) EXHAUST DUCT SYSTEM EQUIPPED WITH BACKDRAFT DAMPER (NO SCREEN FOR DRYER). EXHAUST SYSTEM SHALL TERMINATE OUTSIDE OF BUILDING (CMC 504.3.1). DRYER SHALL COMPLY WITH CBC 708.3.1.2.
6. WATER CLOSET SHALL USE A MAXIMUM OF 1.28 GALLONS PER FLUSH IN ACCORDANCE WITH CAL GREEN 4303.1. WATER CLOSET SHALL BE PROVIDED WITH 24" MIN. CLEAR SPACE IN FRONT AND A MIN. WIDTH OF 30". WATER CLOSET SHALL BE SET A MINIMUM OF 15" FROM ITS CENTER TO ANY SIDEWALL. CRC SECTION 4023.5.
7. ALL SHOWER HEADS SHALL BE 1.8 GPM AT 80 PSI IN ACCORDANCE WITH CAL GREEN 4303.1.
8. ALL LAVATORY FAUCETS SHALL BE 1.2 GPM AT 60 PSI IN ACCORDANCE WITH CAL GREEN 4303.1
9. ALL KITCHEN AND LAUNDRY FAUCETS SHALL BE =1.8 GPM AT 60PSI IN ACCORDANCE WITH CAL GREEN 4303.1.
10. MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 72" ABOVE DRAIN INLET SHOWER ENCLOSURE SHALL HAVE A MINIMUM FINISHED FLOOR AREA OF 1022 SQUARE INCHES AND CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE FULL HEIGHT.
11. GYPSUM WALLBOARD SHALL BE 5/8" THICK, TYPE X , UNLESS OTHERWISE NOTED ON DRAWINGS OR IN NOTES.
12. INSULATION SHALL BE AS SPECIFIED ON ATTACHED ENERGY CERTIFICATE OF COMPLIANCE, ALSO NOTE SPRAY FOAM INSULATION PER R316.4 REQUIREMENTS, ALL ATTIC SPACES AND CATHEDRAL CEILINGS. SPRAY FOAM INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF BUILDING BY AN APPROVED THERMAL BARRIER OF MINIMUM THICKNESS OF 1/2" GYPSUM BOARD OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA275.
13. NOT USED.
14. PROVIDE 2x8 OF BACKING IN ALL BATHROOM WALLS AT WATER CLOSET, SHOWER AND BATHTUB. CENTER OF BACKING TO BE 34" ABOVE FINISHED FLOOR AND SUITABLE FOR THE ADDITION OF GRAB BARS.
15. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC CRC SECTION R308.4.5. MIN. DOOR PANEL WIDTH TO BE 22".
16. SHOWER/TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING TYPE (CPC 418.0) AND SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT.
17. ALL DUCT AND OTHER AIR-RELATED DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START-UP OF THE HEATING AND COOLING EQUIPMENT CGBSC SECTION 4.504.1.
18. ANNULAR SPACES AROUND PIPES ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHODS . CGBSC SECTION 4.406.1.
19. ENTRY LANDING SHALL BE LEVEL AND NOT MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR.
20. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE CGBSC 4.303.3.2.
21. EXTERIOR LANDINGS FOR ALL HORIZONTAL SLIDING DOORS SHALL BE NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
22. EXTERIOR LANDINGS FOR ALL SWING DOORS SHALL BE NOT MORE THAN 1-1/2" BELOW THE TOP OF THE THRESHOLD.
23. ADHESIVES SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1).
24. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMTS (4.504.2.2). AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
25. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
26. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.505.5.
27. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
28. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).
29. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).
30. DECK DRAINS TO BE SCREENED DROP INLET TYPE WITH 2" DIAMETER COPPER DRAIN LINES TO VEGETATED EXTERIOR AREA. DECKS TO ALSO BE PROVIDED WITH OVERFLOW DRAIN SET MIN. 2" ABOVE MAIN DRAIN AND PIPED INDEPENDENTLY TO VEGETATED EXTERIOR AREA.



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