

GENERAL FLOOR PLAN NOTES

1. WEATHER BARRIERS.
- A. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
- B. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD-BASED SHEATHING. (2022 CRC R703.7.3)
2. ALL MANUFACTURED EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
3. SHOWERS AND TUB-SHOWER COMBINATIONS: CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (CPC 417.0.)
4. WET-ROOM GLAZING. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE. (CRC R308.4.5)
5. SHOWER DOOR SHALL OPEN OUTWARD AND HAVE A MIN. CLEAR WIDTH OF 22". (CPC 408.5).
6. WHERE A SHOWER RECEPTOR HAS A FINISHED DAM, CURB, OR THRESHOLD, IT SHALL NOT BE LESS THAN 1" LOWER THAN THE SIDES AND BACK OF SUCH RECEPTOR. IN NO CASE, SHALL A DAM OR THRESHOLD BE LESS THAN 2" OR EXCEEDING 9" IN DEPTH WHERE MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TO THE DRAIN NOT LESS THAN 1/4" PER FOOT, NOR MORE THAN 1/2" PER FOOT. (CPC 408.5)
7. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN CRC TABLE R702.4.2, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. (CRC 702.4.2)
7. SMOKE ALARMS MUST BE LISTED IN ACCORDANCE WITH UL 217 AND CALIFORNIA STATE FIRE MARSHAL APPROVED PER CRC R314.1.1.
8. SMOKE ALARMS INSTALLED GREATER THAN 10 FEET BUT LESS THAN 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE MUST BE AN IONIZATION SMOKE ALARM WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARM.
9. CARBON MONOXIDE ALARM MUST LISTED IN ACCORDANCE WITH UL 2034.
10. SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING'S ELECTRICAL SYSTEM AND SHALL HAVE A BATTERY BACKUP POWER SUPPLY.
11. SMOKE ALARMS MUST BE INTERCONNECTED IN ACCORDANCE WITH CRC R314.4.
12. CARBON MONOXIDE ALARMS MUST BE LISTED IN ACCORDANCE WITH UL 2034.
13. CARBON MONOXIDE ALARMS MUST BE INTERCONNECTED IN ACCORDANCE WITH CRC R315.5
14. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S ELECTRICAL SYSTEM AND SHALL HAVE A BATTERY BACKUP POWER SUPPLY.

ENERGY & GREEN BUILDING NOTES

1. LUMINAIRE EFFICACY.
ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF CENc 150.0(k) & TABLE 150.0-A. EXCEPTIONS INCLUDE INTEGRATED DEVICE LIGHTING. LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS, GARAGE DOOR OPENERS, NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS. CABINET LIGHTING. LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
- THE FOLLOWING ARE HIGH-EFFICACY LIGHT SOURCES PER TABLE 150.0-A: THE FOLLOWING LIGHT SOURCES, OTHER THAN THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES, ARE NOT REQUIRED TO COMPLY WITH REFERENCE JOINT APPENDIX JA8:
A. LED LIGHT SOURCES INSTALLED OUTDOORS.
B. INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.
C. PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS.
D. HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING PULSE START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES.
E. LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.
F. CEILING FAN LIGHT KITS SUBJECT TO FEDERAL APPLIANCE REGULATIONS.
- THE FOLLOWING LIGHT SOURCES ARE ONLY CONSIDERED TO BE HIGH EFFICACY IF THEY ARE CERTIFIED TO THE COMMISSION AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND MARKED AS REQUIRED BY JA8:

A. ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES. NOTE THAT CEILING RECESSED DOWNLIGHT LUMINAIRES SHALL NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(k)1C.
B. ANY LIGHT SOURCE NOT OTHERWISE LISTED.
2. SCREW-BASED LUMINAIRES
SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.
3. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.
LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
A. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS.
B. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT.
C. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING.
D. MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
EXCEPT: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
4. LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES.
LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.
5. INDOOR LIGHTING CONTROLS (2022 CENc 150.0(k)2).
A. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF. EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
B. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(k).
C. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
D. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(k)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(k)2A.
6. AUTOMATIC-OFF CONTROLS.
A. 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.
B. FOR LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
7. DIMMING CONTROLS.
LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN. FORWARD PHASE CUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A.
EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL. LUMINAIRES CONNECTED TO A CIRCUIT WITH CONTROLLED LIGHTING POWER LESS THAN 20 WATTS OR CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, AND LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS OR WITH AUTOMATIC-OFF CONTROLS.

ENERGY & GREEN BUILDING NOTES (CONT.)

8. INDEPENDENT CONTROLS.
INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. THE FOLLOWING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER: UNDERCABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS, AND SWITCHED OUTLETS.
- RESIDENTIAL OUTDOOR LIGHTING (CENc 150.0(k)3).
IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(k)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:
A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
I. CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
II. CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR III. CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
9. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (CENc 110.7).
10. RODENT PROOFING. 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 A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
11. INSTALL R-15 INSULATION IN 2X4 WALLS, (R-20 IN 2X6 WALLS), BETWEEN CONDITIONED AND UNCONDITIONED SPACE.
12. INSTALL R-19 INSULATION AT THE UNDERFLOOR.
13. INSTALL R-30 INSULATION AT CEILINGS EXPOSED TO UNCONDITIONED SPACE.

MECHANICAL NOTES

1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA, AND LOCAL REQUIREMENTS.
2. DUCTWORK: SMACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
3. GRILLES AND REGISTERS, DIFFUSERS, ETC: SUBJECT TO OWNERS APPROVAL.
4. 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.
5. LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED.
6. BATHROOM FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FAN MUST BE HUMIDITY CONTROLLED. PER CAL GREEN 4.506.1. EXHAUST FAN TO BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. TERMINATION OF ALL ENVIRONMENTAL AIR DUCT TO BE 3 FEET FROM A PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET.
7. BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (CMC TABLE 403.7).
8. BATHROOM EXHAUST FAN SHALL BE VENTED DIRECTLY TO THE OUTDOORS (CMC 405.3).
9. NOT USED.
10. KITCHEN RANGE VENTILATION HOODS SHALL BE VENTED DIRECTLY TO THE OUTDOORS (CMC 405.4).
11. PER CENc 150(m) PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 (OR ANY LEVEL HIGHER LEVEL REQUIRED BY CMC SECTION 605) OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE.
12. ALL NEW EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. MANUFACTURER'S INSTALLATION INTRUCTIONS SHALL BE AVAILABLE AT FINAL INSPECTION.
13. DUCTS USED FOR DOMESTIC KITCHEN RANGE OR COOKTOP VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES (CMC 504.3).
14. RANGE HOOD VENT SHALL TERMINATE NOT LESS THAN 3' FROM OPENINGS AND PROPERTY LINES.

ELECTRICAL NOTES

1. CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
2. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
3. ALL MATERIALS TO BE U.L. LABELED.
6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
7. LAMPS: FOR GENERAL LIGHTING IN KITCHENS AND BATH SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS/WATT. ALL SOCKETS FILLED WITH SOFT-WHITE, 55 WATT FLUORESCENT: COOL WHITE, RS, SOUND RATING "A", 40 WATT (U.O.N.).
8. ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
9. ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (CEC 210.11(C))
13. ALL LUMINAIRES, LAMPHOLDERS, AND RETROFIT KITS SHALL BE LISTED CEC 410.6
14. ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)).
15. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 56" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(A).
16. HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
17. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAT 20 kHz.
18. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
19. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARAMS SHALL BE INTERCONNECTED.
20. EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (CENc 150.0(k)2G)

ELECTRICAL NOTES (CONT.)

21. ALL EXISTING KNOB AND TUBE WIRING TO REMAIN SHALL BE IN FACTORY LISTED CONDITION. ANY ALTERATIONS REQUIRE A LICENSED ELECTRICIAN TO CERTIFY THE WIRING IS TO CODE AND SAFE PRIOR TO COVER. ANY KNOB AND TUBE WHICH IS QUESTIONABLE OR DETERIORATED SHALL BE REMOVED AND REPLACED WITH A LISTED PRODUCT.
22. LABEL ALL BREAKERS.
23. ALL MULTI-WIRE CIRCUITS SHALL HAVE A MEANS OF SIMULTANEOUSLY DISCONNECTING ALL UNGROUNDED CONDUCTORS AT THE BREAKER PANEL.
24. ALL CONDUCTORS FOR MULTI-WIRE CIRCUITS SHALL BE GROUPED WITH WIRE TIES WITHIN THE BREAKER PANEL.
25. PROVIDE A MIN. OF TWO 20 AMP CIRCUITS FOR KITCHEN COUNTER RECEPTACLES. (CEC 210.52.B.3)
26. ALL 125 & 250-VOLT NONLOCKING-TYPE, 15 & 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT. (CEC 406.12)
27. PROVIDE ADDITIONAL DEDICATED CIRCUITS FOR DISHWASHER, DISPOSER, MICROWAVE, AND OTHER APPLIANCES AS REQUIRED BY THE NEC OR MANUFACTURER INSTALLATION INSTRUCTIONS.
28. PROVIDE GFCI PROTECTED, TAMPER-RESISTANT RECEPTACLES AT ALL KITCHEN COUNTERS, SPACED SO THAT NO SPACE ALONG THE COUNTER IS MORE THAN 24" FROM A RECEPTACLE, MEASURED FROM THE EDGE OF A COUNTER, SINK, OR RANGE. APPLICABLE TO ANY COUNTER MORE THAN 12" IN LENGTH.
29. FOR A KITCHEN ISLAND OR PENINSULAR COUNTERTOP, AT LEAST ONE GFCI RECEPTACLE OUTLET SHALL BE PROVIDED FOR THE FIRST 9 SQ. FT. OR FRACTION THEREOF, OF THE COUNTERTOP OR WORK SURFACE. AN EXTRA RECEPTACLE SHALL BE PROVIDED FOR EVERY ADDITIONAL 18 FT. SQ., OR FRACTION THEREOF.
30. RECEPTACLE OUTLET LOCATION AT KITCHEN COUNTERS:

ABOVE COUNTERTOP - NOT MORE THAN 20" ABOVE THE COUNTERTOP OR WORK SURFACE.

IN COUNTERTOP - RECEPTACLE ASSEMBLIES LISTED FOR USE IN A COUNTERTOP SHALL BE PERMITTED.

BELOW COUNTERTOP - NOT MORE THAN 12" BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6" BEYOND ITS SUPPORT BASE.
31. MIN. (1) 120-VOLT, 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY BATHROOM RECEPTACLES (CEC 210.11.C.3)
32. GFCI PROTECTION SHALL BE PROVIDED FOR ALL OUTLETS IN BATHROOMS (CEC 210.8.A.1)
33. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED IN BATHROOMS WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN. THE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN OR COUNTERTOP. LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE PLACED MORE THAN 12" BELOW THE TOP OF THE BASIN OR COUNTERTOP. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS. (CEC 210.52.D)
34. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE GFCI PROTECTED AND MARKED "SUITABLE FOR WET LOCATIONS". ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE GFCI PROTECTED AND MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". (CEC 410.10.A)
35. A LUMINAIRE INSTALLED IN A BATHTUB OR SHOWER AREA SHALL COMPLY WITH CEC 410.10.D.
36. PER CA ENERGY CODE, 150.0K3A, FOR ALL OUTDOOR LIGHTING PERMANENTLY MOUNTED, THEY SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF EITHER A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATIONS WITHIN 6 HOURS. ALL EXTERIOR ELECTRICAL RECEPTACLES TO BE GFI PROTECTED.
37. BRANCH CIRCUITS SUPPLYING OUTLETS IN BEDROOMS, CLOSETS, AND LAUNDRY ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.
38. LUMINAIRES RECESSED INTO INSULATED CEILINGS:
(A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED)
(B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS
(C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING
(D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING
(E SHALL NOT CONTAIN SCREW BASE SOCKETS (CEES SEC 150(K)12)
1. CONFORM WITH CURRENT CPC AND LOCAL MUNICIPAL CODES.
2. PER CPC 407.2.2, THE MAX. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GAL/MIN AT 60 PSI. THE MIN. FLOW RATE SHALL NOT BE LESS THAN .8 GAL/MIN AT 20 PSI.
3. PER CAL GREEN 4.303.1.1, THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL PER FLUSH.
4. SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GAL/MIN AT 80 PSI.
5. THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GAL/MIN AT 60 PSI.
6. BATHROOM FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FAN MUST BE HUMIDITY CONTROLLED. PER CAL GREEN 4.506.1. EXHAUST FAN TO BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. TERMINATION OF ALL ENVIRONMENTAL AIR DUCT TO BE 3 FEET FROM A PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET.
7. THE WATER CLOSET SHALL HAVE A MIN. CLEARANCE OF 30" WIDE AND SET NO CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL. THE CLEAR SPACE IN FRONT OF THE FIXTURE SHALL BE NOT LESS THAN 24 INCHES. CPC 402.5
8. WHERE A FIXTURE COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT BETWEEN THE FIXTURE AND THE WALL OR FLOOR SHALL BE MADE WATERTIGHT. CPC 402.2
9. GAS SHUT-OFF VALVE FOR GAS RANGE OR OVEN SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION.
10. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. CPC 807.3
11. SPECIAL VENTING FOR KITCHEN ISLAND SINKS AND SIM. EQUIPMENT SHALL BE VENTED PER CPC 909.1.
12. THE MAX. HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL. BATHTUB FILLER SHALL BE LIMITED TO 120 DEG. FARENHEIT. BATHTUB/WHIRLPOOL & SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAX. OF 120 DEGREES. CPC 409.4
13. PIPE, TUBE, AND FITTINGS USED IN A POTABLE WATER SYSTEM INTENDED TO SUPPLY DRINKING WATER SHALL COMPLY WITH CPC 604.0
14. TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING EXCEEDING 1/2" OF AN INCH IN THE LEAST DIMENSION. CPC 312.12.3
15. AN ACCESSIBLE FULL WAY CONTROL VALVE SHALL BE INSTALLED FOR EACH SINK.

PLUMBING NOTES

50% PERMIT
DRAWINGS

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MILL VALLEY, CA 94941

GENERAL NOTES

A0.1

Scale

9/28/2026 11:21:22 AM



2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1

Y	NA	RESPON. PARTY		Y	NA	RESPON. PARTY		Y	NA	RESPON. PARTY		Y	NA	RESPON. PARTY		Y	NA	RESPON. PARTY		
			CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	☐	☐							☒	☐			☒	☐			
			301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	☐	☐															
			301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.	☐	☐							☐	☐							
			The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.	☐	☐															
			Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.	☐	☐															
			Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	☐	☐															
			301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.	☐	☐															
			SECTION 302 MIXED OCCUPANCY BUILDINGS																	
			302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.	☐	☐															
			DIVISION 4.1 PLANNING AND DESIGN																	
			ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New	☐	☐															
			CHAPTER 4 RESIDENTIAL MANDATORY MEASURES																	
			SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS. The following terms are defined in Chapter 2 (<i>and are included here for reference</i>)																	
			FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.	☐	☐															
			WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a dowflow slope. Wattles are also used for perimeter and inlet controls.	☐	☐															
			4.106 SITE DEVELOPMENT	☒	☐															
			4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.	☒	☐															
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.	☒	☐															
			Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)	☒	☐															
			4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.	☐	☐															
			Exception: Additions and alterations not altering the drainage path.	☐	☐															
			4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the <i>California Electrical Code</i> .	☐	☐															
			Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.	☐	☐															
			4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1" (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.	☐	☐															
			Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .	☐	☐															
			4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".	☐	☐															
			4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.	☐	☐															
			4.106.4.2.1 Reserved.	☐	☐															
			4.106.4.2.2 Multifamily dwellings, hotels and motels	☐	☐															
			1. EV ready parking spaces with receptacles.	☐	☐															
			a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.	☐	☐															
			1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.	☐	☐															
			Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.	☐	☐															
			b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit.	☐	☐															
			1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.	☐	☐															
			Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.	☐	☐															
			3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.	☐	☐															
			d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.	☐	☐															
			Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.	☐	☐															
			e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R	☒	☐															
			2. EV ready parking spaces with EV chargers	☒	☐															
			a. Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.	☒	☐															
			b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.	☒	☐															
			c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.	☒	☐															
			4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.	☐	☐															
			Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See <i>California Building Code</i> , Chapter 11B, for applicable requirements.	☒	☐															
			4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.	☒	☐															
			EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 18 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i> , Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EVCS space shall be located on an accessible route, as defined in the <i>California Building Code</i> , Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i> , Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.	☒	☐															
			4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the <i>California Building Code</i> , Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with <i>California Building Code</i> , Chapter 11A, Section 1109A.	☐	☐															
			4.106.4.2.3 Reserved.	☐	☐															
			4.106.4.2.4 Reserved.	☐	☐															
			4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).	☐	☐															
			4.106.4.2.6 Hotels and motels.	☐	☐															
			1. EV ready parking spaces with receptacles.	☐	☐															
			a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.	☐	☐															
			Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.	☐	☐															
			b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R.	☐	☐															
			2. EV Ready parking spaces with EV chargers.	☐	☐															
			a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers.	☐	☐															
			b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.	☐	☐															
			Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.	☐	☐															
			c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.	☐	☐															
			4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels.	☒	☐															
			When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.	☒	☐															
			Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.	☒	☐															
			4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.	☐	☐															
			4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area. 2. Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks.	☐	☐															
			4.106.4.4.2 Long-term bicycle parking for multifamily buildings. Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.	☐	☐															
			4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings. Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.	☐	☐															
			DIVISION 4.2 ENERGY EFFICIENCY																	
			4.201 GENERAL																	
			4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the <i>California Energy Commission</i> will continue to adopt mandatory standards.																	
			DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION																	
			4.303 INDOOR WATER USE																	
			4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.	☒	☐															
			Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	☒																



DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

Scale

- LEGEND**
- | | |
|--------|-----------------------------------|
| --- | SUBJECT PROPERTY LINES PER[1] |
| --- | OTHER PROPERTY LINES PER[1] |
| --- | MONUMENT LINE PER[1] |
| □ | WOOD FENCE |
| X | WIRE FENCE |
| --- | EDGE OF PAVEMENT |
| --- | BUILDING LINE |
| □ | WOOD WALL |
| ● | FOUND 1" DRILL & TAG RCE11181 [2] |
| AD | AREA DRAIN |
| BC | BUILDING CORNER |
| CO | CLEANOUT |
| CONC | CONCRETE |
| DI | DRAIN INLET |
| EC | EDGE OF CONCRETE |
| EL | ELEVATION |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| FL | FLOW LINE |
| FF | FINISH FLOOR |
| FH | FIRE HYDRANT |
| GV | GAS VALVE |
| GM | GAS METER |
| IV | IRRIGATION VALVE |
| SC | SEWER CLEANOUT |
| SS | SEWER MANHOLE |
| TBW | TOP BACK OF WALL |
| TEW | TOE OF WALL |
| WM | WATER METER |
| WV | WATER VALVE |
| + 9.16 | ELEVATION |
| EC | DESCRIPTION |

BASIS OF SURVEY:
THE BASIS OF IS FROM GRANT DEED 2025-0010996 PER COUNTY RECORDER.

- REFERENCES**
- [1] "SUBDIVISION "B", MARIN HEIGHTS", BOOK 4 OF MAPS, PAGE 99 (4 M 99)
 - [2] "RECORD OF SURVEY, PORTION OF BLOCK 7", BOOK 4 OF SURVEYS, PAGE 60 (4 S 60)
 - [3] DEED DOCUMENT: 2025-0010996

- GENERAL NOTES:**
- 1) REFERENCED MAPS PER MARIN COUNTY RECORDER.
 - 2) ALL ANGLES ARE 90°00' UNLESS SHOWN OTHERWISE.
 - 3) DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 - 4) CONTOURS SHOWN AT A 1 FOOT INTERVAL
 - 5) ALL DISTANCES CONSIDERED MEASURED=(RECORD PER[1]) UNLESS NOTED OTHERWISE
 - 6) ROOF ELEVATIONS TAKEN AT HIGHEST RELEVANT LOCATIONS VISIBLE FROM GROUND.
 - 7) ONLY VISIBLE ACCESSIBLE SURFACE UTILITIES ON DATE OF SURVEY ARE SHOWN.
 - 8) THIS SURVEY DOES NOT SHOW SUBSURFACE ENCROACHMENTS (UTILITIES/FOUNDATIONS)
 - 9) ELEVATIONS SHOWN ON ASSUMED LOCAL DATUM.

UTILITY NOTE:
UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION AND UNDERGROUND SERVICE ALERT ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF ALL SAID UTILITIES.

SURVEY NOTE:
BUILDING(S), WALL(S), AND/OR STRUCTURE(S) SHOWN MAY CONTAIN DECORATIVE ELEMENTS NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED OR MAPPED. THE DESIGNER SHALL FIELD INSPECT ANY AREAS WHERE IMPROVEMENTS ARE EXPECTED IN THE EVENT SETBACKS OR ANY OTHER CONSTRAINTS MAY BE AN ISSUE. TREES SHOWN ARE LOCATED FOR GENERAL SITE PLANNING AND ANY CONSTRUCTION PLANNED IN THE VICINITY OF TREES MAY REQUIRE MORE DETAIL. ANY FURTHER SURVEYING SHALL BE ARRANGED BY THE OWNER(S) OR OWNER(S) AGENT. TREE SPECIES AND SIZE ARE APPROXIMATE AND ANY SPECIFIC DETAILS TO BE CONFIRMED BY AN ARBORIST.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS N06°16'40"W BETWEEN FOUND MONUMENTS PER[2], FILED IN THE OFFICE OF THE MARIN COUNTY RECORDER.

NOTE:
THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT MAXIM HUCKSTEPP AND SHALL BE CONSIDERED PRELIMINARY UNLESS SIGNED IN BLUE INK, WHERE ANY PREVIOUS VERSIONS ARE VOID. USE OR RELIANCE OF THIS PLAT BY ANY PARTY OTHER THAN THE CLIENT(S) OR CLIENTS' AGENT IS FORBIDDEN WITHOUT WRITTEN CONSENT FROM AMERICAN LAND SURVEYING, INC. AN ELECTRONIC FILE IS ONLY PROVIDED AS A COURTESY AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY PLAT.

MAP NOTE:
THIS SURVEY WAS PREPARED FOR ARCHITECTURAL AND LANDSCAPE DESIGN PURPOSES ONLY AND THE PROPERTY BOUNDARIES ARE SHOWN AS A GENERAL REFERENCE AND ARE NOT SUFFICIENT FOR PLAN SUBMITTAL. FURTHER BOUNDARY RESEARCH, RECONNAISSANCE AND RESOLUTION WOULD BE REQUIRED TO DEFINE THE ACTUAL PROPERTY BOUNDARY LINES.



PRELIMINARY
JOZEF MARCUS ELEMEN, PLS. 9361

DATE: 7/13/2026
SURVEYED BY: XX
DRAWN BY: XX
CHECKED BY: XX

NO. BY DATE REVISION

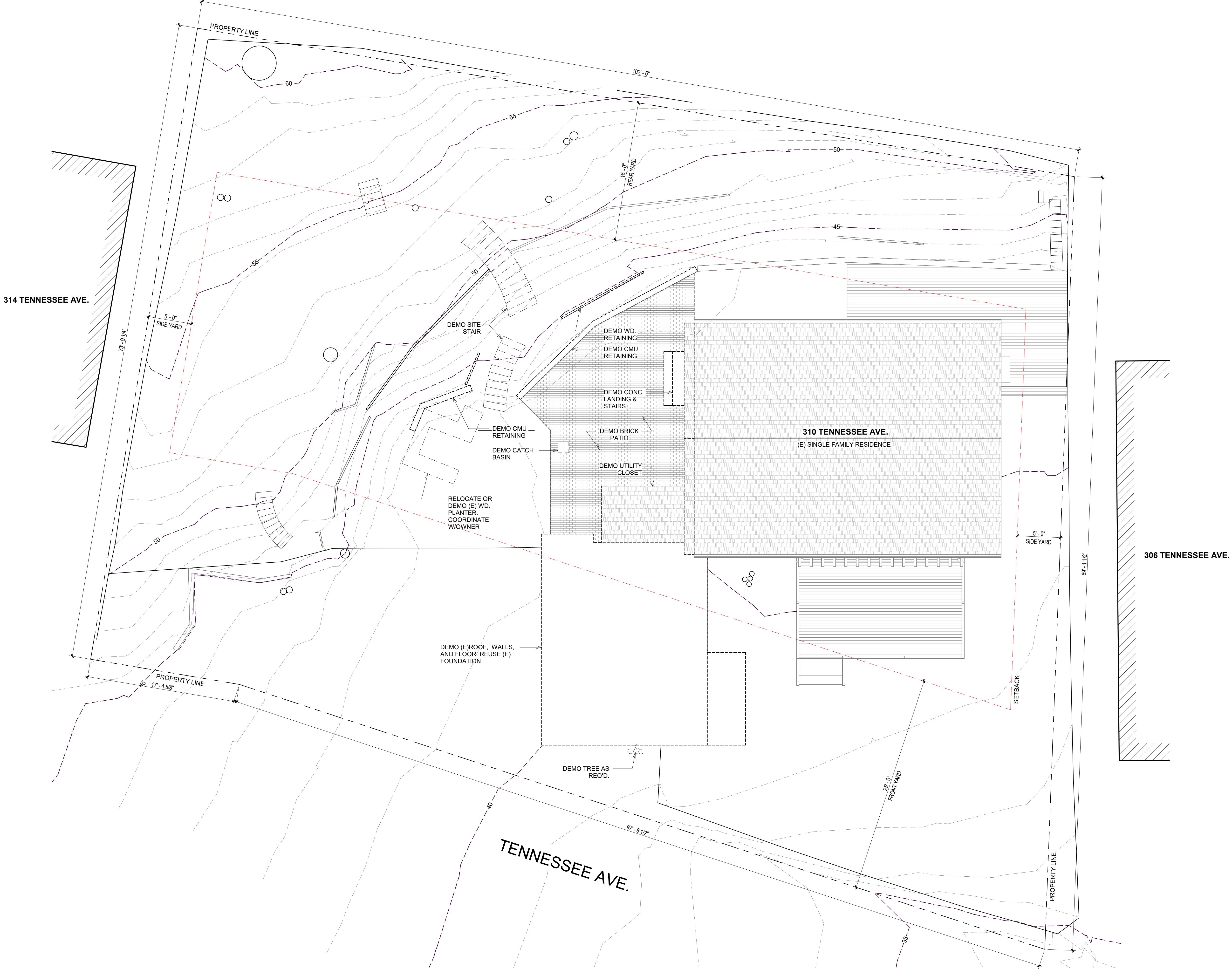
SCALE: 1/8"=1'-0"
8 4 0 4 8

AMERICAN LAND SURVEYING INC.
316 Tennessee Ave, Suite B, Mill Valley, CA 94941
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P R E L I M I N A R Y

T O P O G R A P H I C M A P
3 1 0 T E N N E S S E E A V E
MILL VALLEY, CA - APN:050-191-16

SHEET NO.
1 of 1



1 DEMOLITION SITE PLAN
3/16" = 1'-0"

ISSUE	DESCRIPTION	REV
12.19.25	AS-BUILTS	
01.30.26	SCHEMATIC DESIGN	
04.10.26	100% SD	
05.14.26	25% DD	
06.19.26	50% DD	
09.11.26	100% DD	
09.28.26	50% PERMIT	

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MILL VALLEY, CA 94941

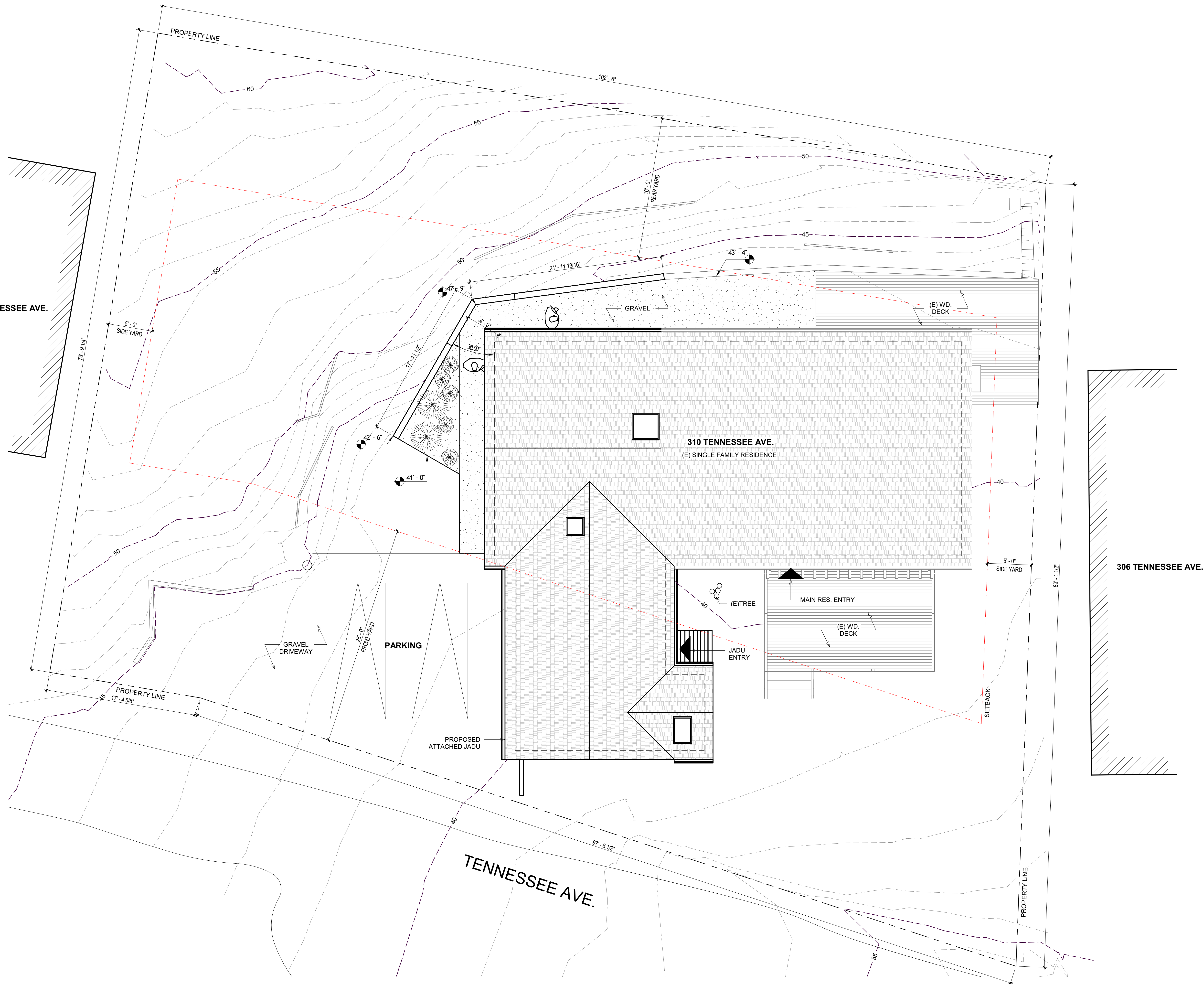
DEMOLITION SITE
PLAN

A1.0

Scale 3/16" = 1'-0"

50% PERMIT
DRAWINGS

314 TENNESSEE AVE.



SHEET NOTES:

- PREMISE IDENTIFICATION. THE ADDRESS SHALL BE POSTED IN ACCORDANCE WITH THE CA FIRE CODE AND SMFD STANDARD 205.

ISSUE	DESCRIPTION	REV
12.19.25	AS-BUILTS	
01.30.26	SCHEMATIC DESIGN	
04.10.26	100% SD	
05.14.26	25% DD	
06.19.26	50% DD	
09.11.26	100% DD	
09.28.26	50% PERMIT	

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310 TENNESSEE AVE.
MILL VALLEY, CA 94941

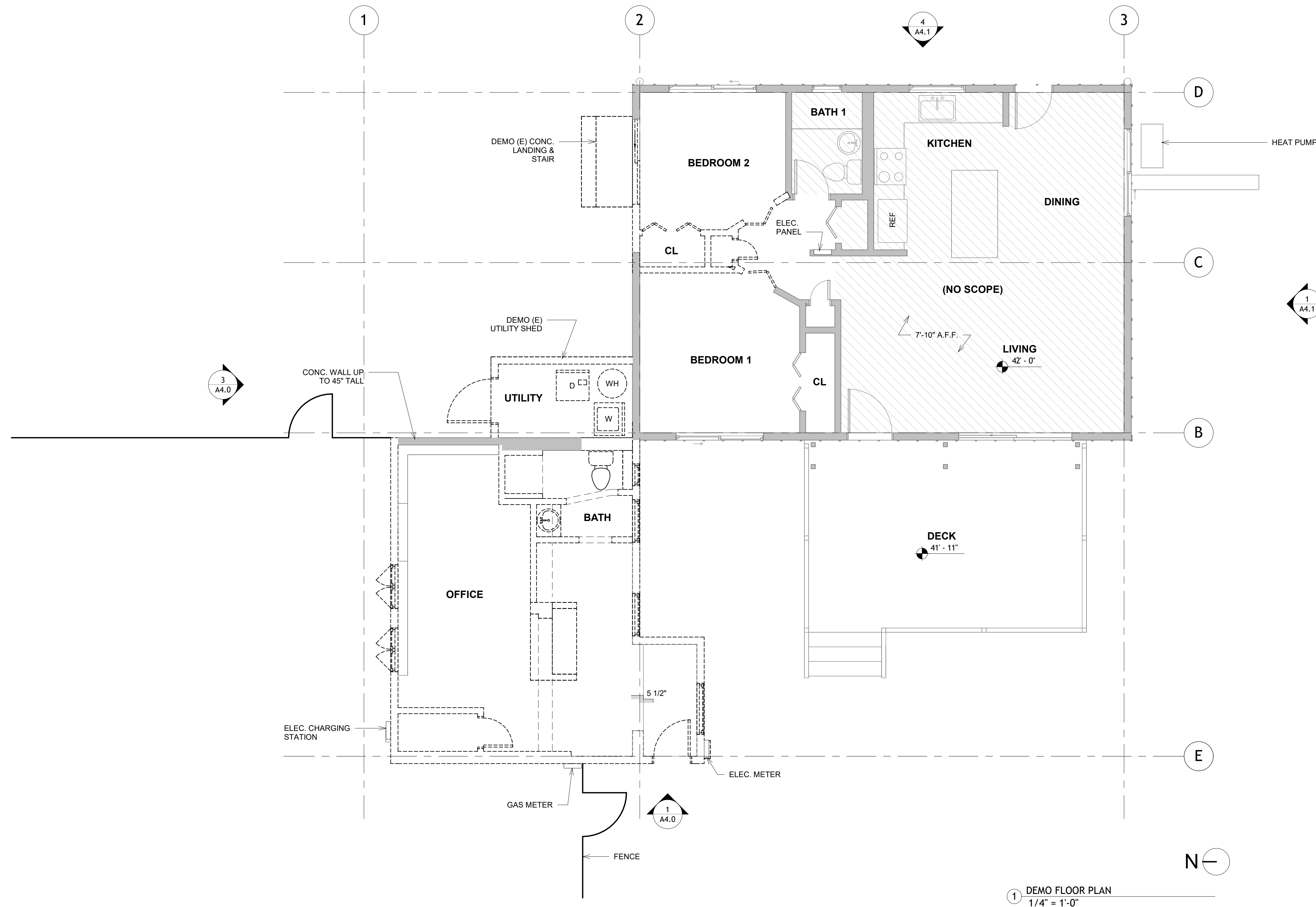
PROPOSED SITE PLAN

A1.1

Scale 3/16" = 1'-0"

1 PROPOSED SITE PLAN
3/16" = 1'-0"





DEMO PLAN LEGEND:

	NO SCOPE
	EXISTING WALL
	TO BE DEMOLISHED

[illegible]

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DEMOLITION FLOOR PLAN

A2.0

Scale 1/4" = 1'-0"



- 1.) WIDTHS AND HEIGHTS GIVEN ON SCHEDULE ARE NOMINAL DIMENSIONS AND NOT ROUGH OPENING DIMENSIONS.
- 2.) GC TO FIELD VERIFY ROUGH OPENINGS OF ALL WINDOWS.
- 3.) GC TO CONFIRM HANDING AND OPERATION TYPE WITH OWNER AND ARCHITECT BEFORE ORDERING WINDOWS.
- 4.) ALL WINDOWS TO BE FLASHED AND WATERPROOFED PER MANUFACTURER'S DETAILS AND INSTALLATION INSTRUCTIONS. TRIM DETAILS TO MATCH EXISTING.
- 5.) SEE TITLE 24 ENERGY REPORTS FOR REQ'D. U-FACTOR AND SHGC FOR GLAZING.
- 6.) WINDOWS SHALL COMPLY WITH 2025 CAUWIC SEC. 504.8.

- 1.) WIDTHS AND HEIGHTS GIVEN ON SCHEDULE ARE NOMINAL DIMENSIONS AND NOT ROUGH OPENING DIMENSIONS.
- 2.) GC TO FIELD VERIFY ROUGH OPENINGS OF ALL DOORS.
- 3.) GC TO CONFIRM HANDING AND OPERATION TYPE WITH OWNER AND ARCHITECT BEFORE ORDERING DOORS.
- 4.) DOOR D4 AT MECHANICAL CLOSET MAY NEED TO BE LOUVERED PER EQUIPMENT REQUIREMENTS. GC TO COORDINATE

FLOOR PLAN LEGEND:

-  NO SCOPE
-  EXISTING WALL
-  NEW WALL

SHEET NOTES:

- SEE GENERAL NOTES SHEET 01.00 FOR GENERAL MEFP, AND ENERGY GREEN BUILDING NOTES.
- A FULLY AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED SUBSTANTIALLY REMODELED STRUCTURES. SEE SHEET 01.00 SUBSTANTIAL REMODEL CALC AND DEFERRED SUBMITTALS.
- PREMISE IDENTIFICATION TAG ADDRESS SHALL BE POSTED IN ACCORDANCE WITH THE CA FPA AND SMFD STANDARD 205.
- ALL SLEEPING ROOMS SHALL BE LESS THAN ONE OPERABLE EXIT ESCAPE AND RESCUE OPENING R319.
- EXTERIOR WINDOWS, WINDOWS AND GLAZED DOORS, WINDOW EXTERIOR DOORS, AND SKYLIGHT SHALL COMPLY WITH 2025 CA 504.8.
- EXTERIOR DOORS SHALL BE CONSTRUCTED PER 2025 CA 504.9.
- GC TO COORDINATE SPACE VENTILATION REQUIREMENTS AND WATER HEATER IN UTILITIES.

[illegible]

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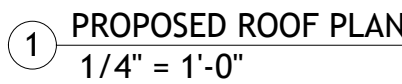
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MILL VALLEY, CA 94941

PROPOSED FLOOR PLAN

A2.1

Scale 1/4" = 1'-0"

9/28/2026 11:20:43 AM





① REFLECTED
 $1/4'' = 1'-0''$

LIGHTING AND POWER LEGEND:

LIGHT FIXTURE SCHEDULE

[illegible]

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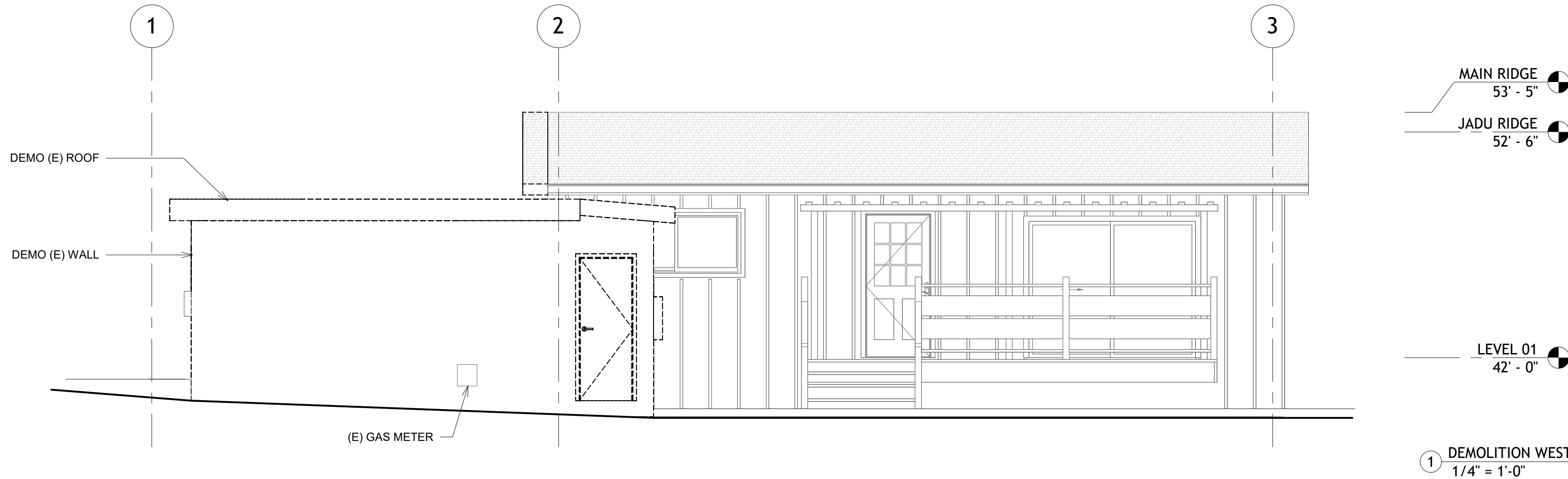
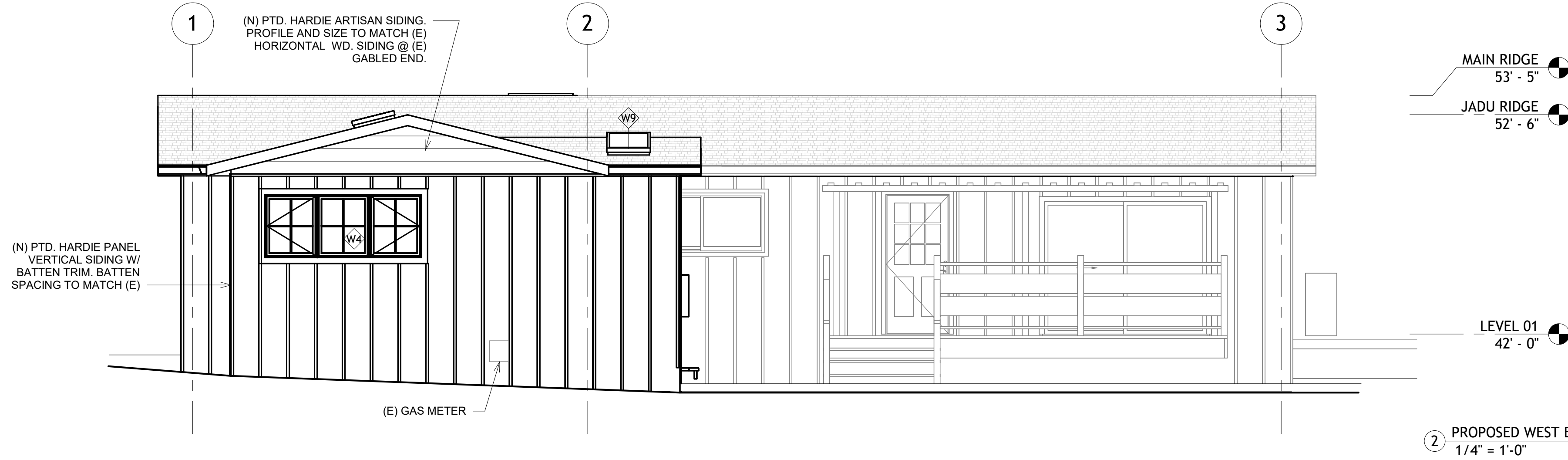
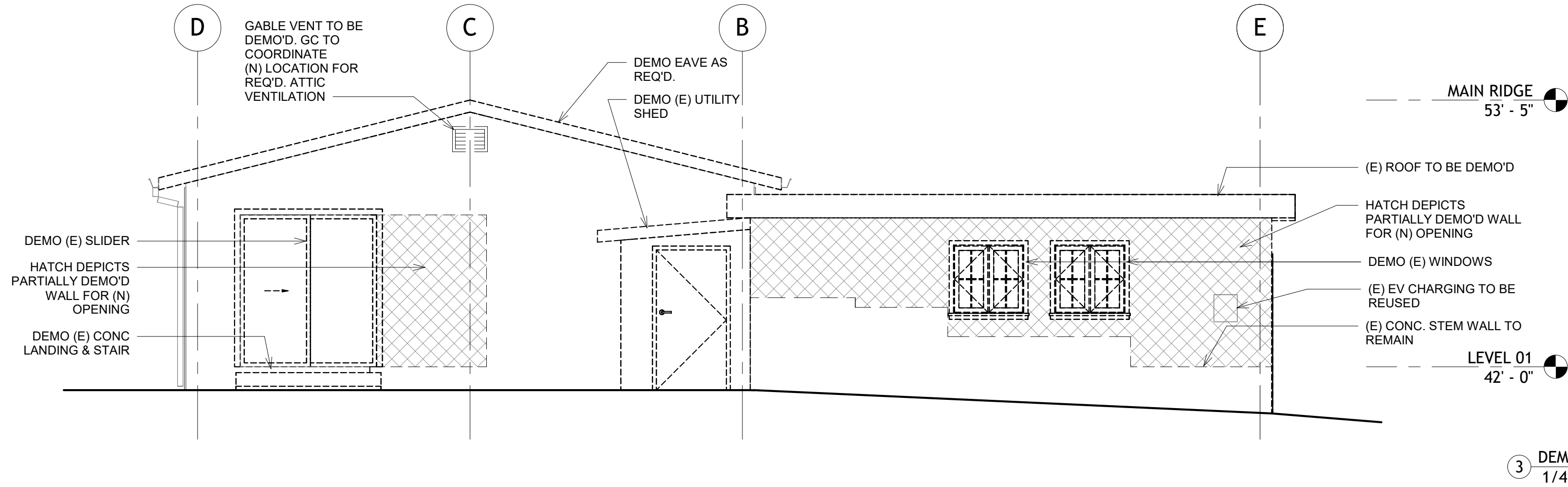
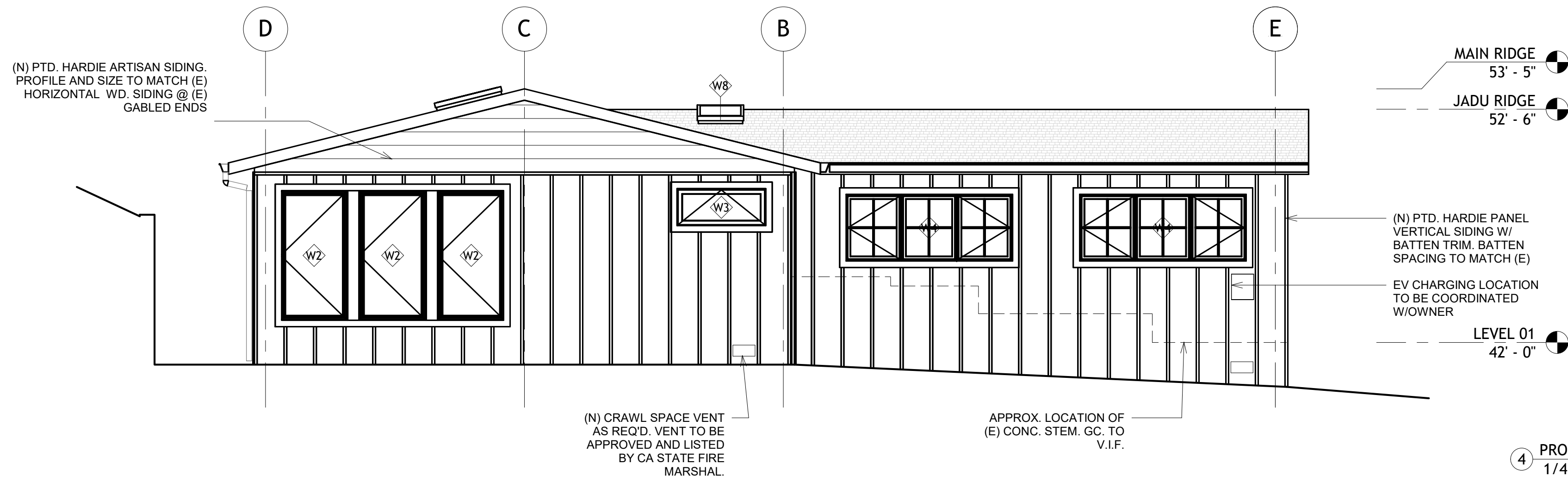
MILL VALLEY, CA 94941

REFLECTED CEILING

PLAN

A3.0

Scale 1/4" = 1'-0"



DEMO ELEVATION LEGEND:

- WALL TO BE DEMO'D
- TO BE DEMOLISHED

SHEET NOTES:

- (N) EXTERIOR WALL COVERINGS SHALL COMPLY WITH 2025 CAWUIC SECTION 504.5.2 AND 504.5.2.1.
- PER CAWUIC SEC 504.4, (N) GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- CRAWL SPACE VENTILATION SHALL BE PER CRC R408.2. VENT TO BE STATE FIRE MARSHALL APPROVED FOR WUI.

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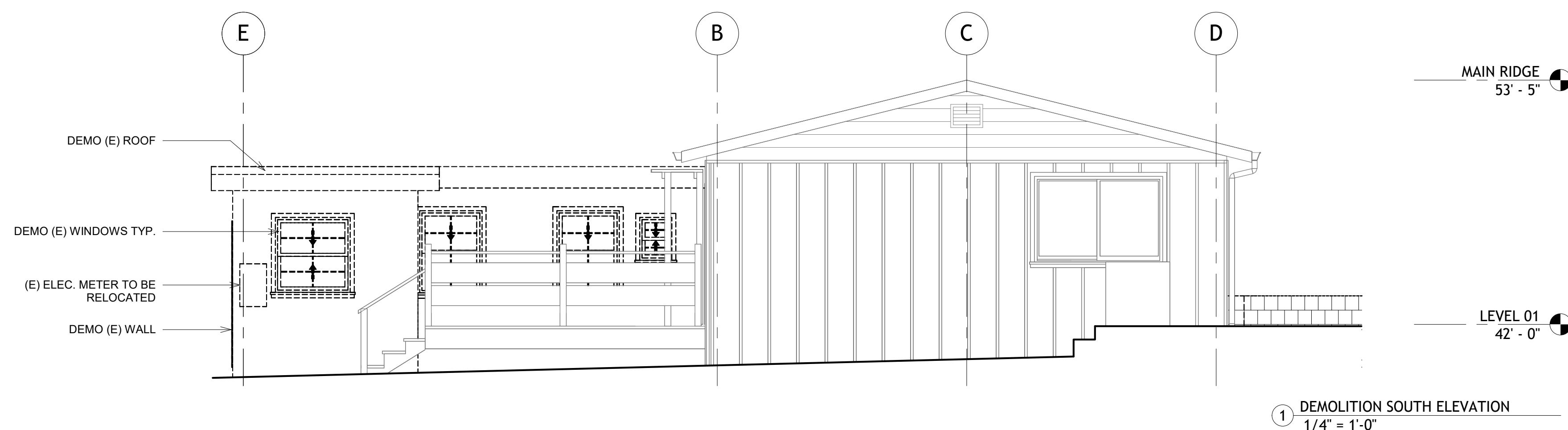
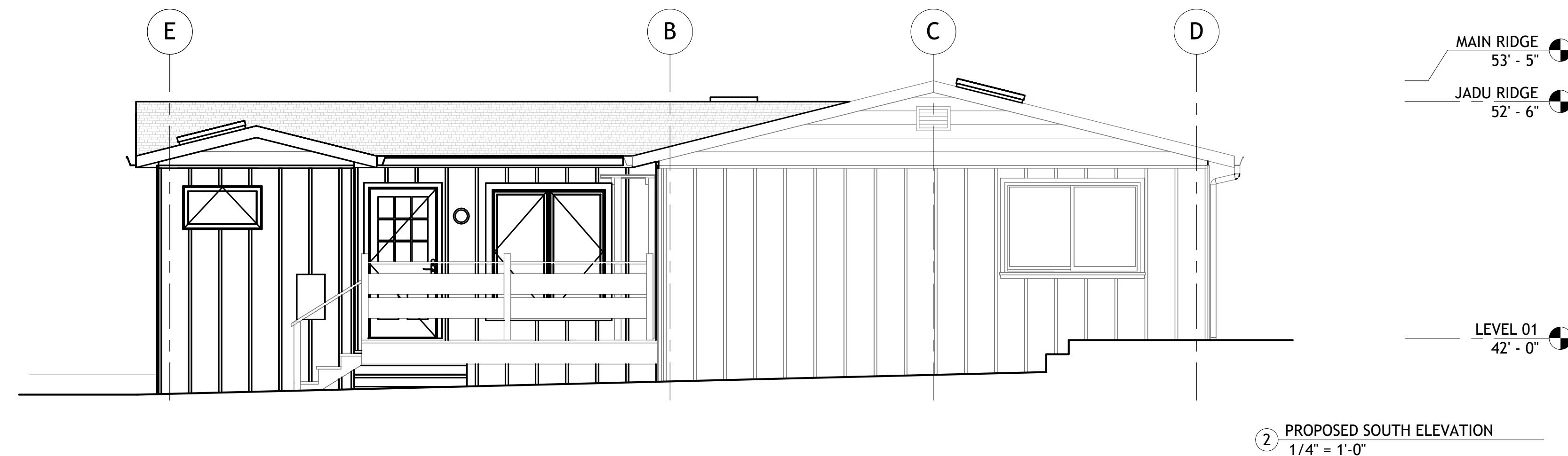
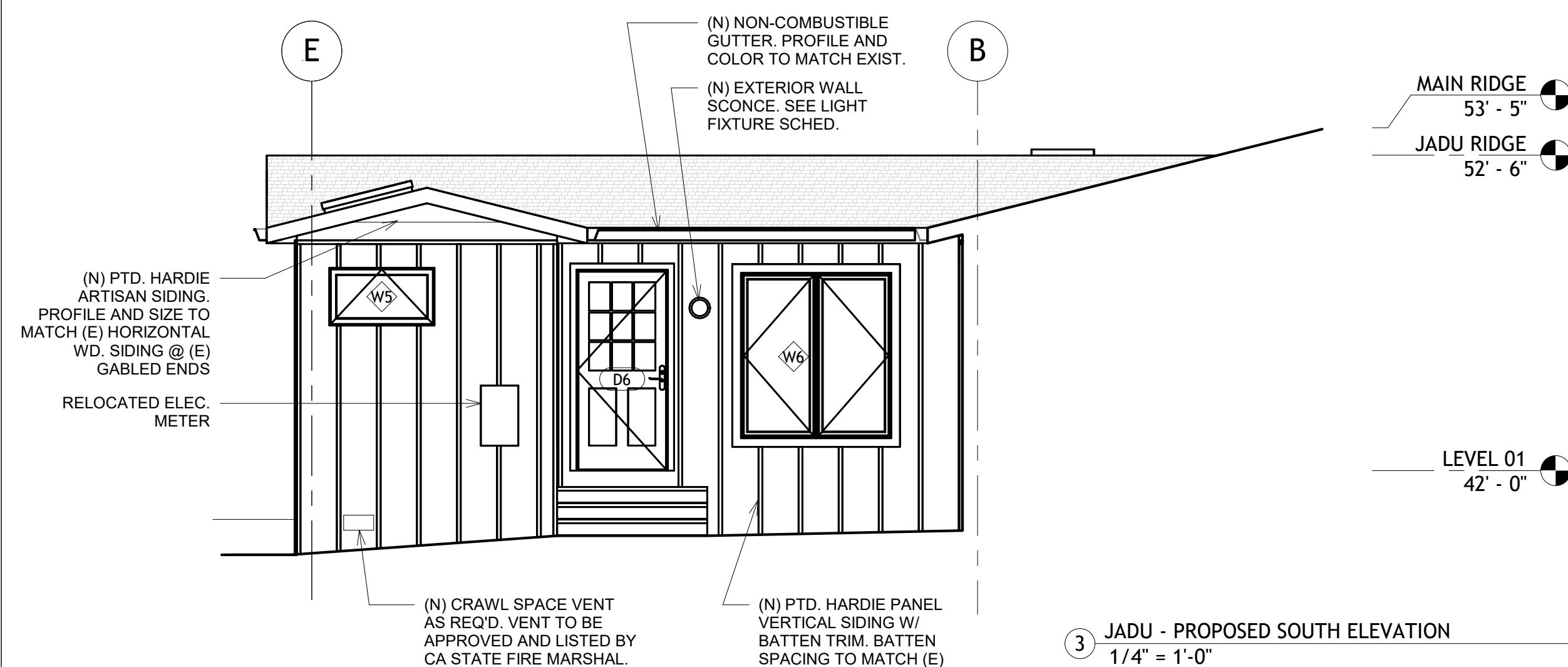
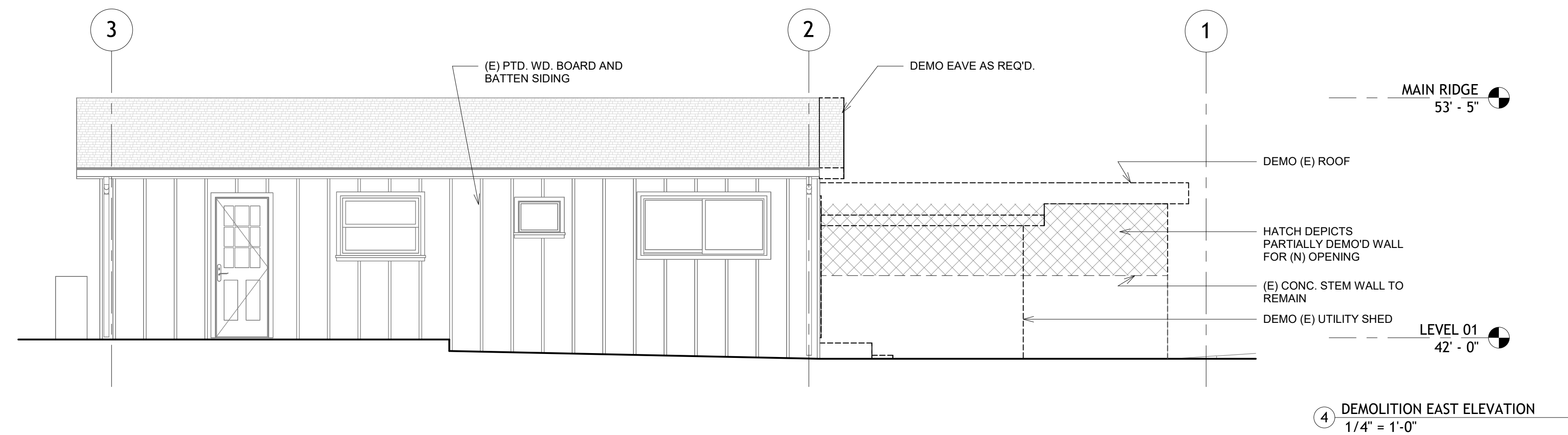
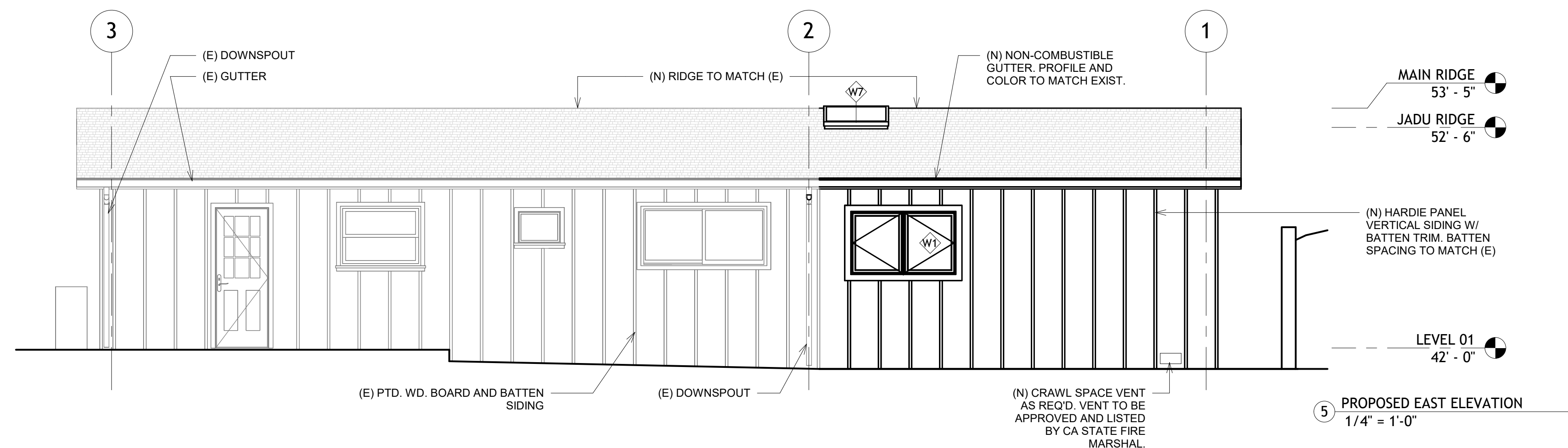
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DEMOLITION AND
PROPOSED
ELEVATIONS

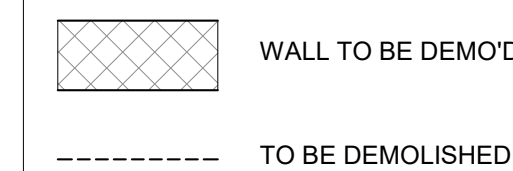
A4.0

Scale 1/4" = 1'-0"

50% PERMIT
DRAWINGS



DEMO ELEVATION LEGEND:



SHEET NOTES:

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- PER CAWUIC SEC 504.4, (N) GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

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50% PERMIT DRAWINGS

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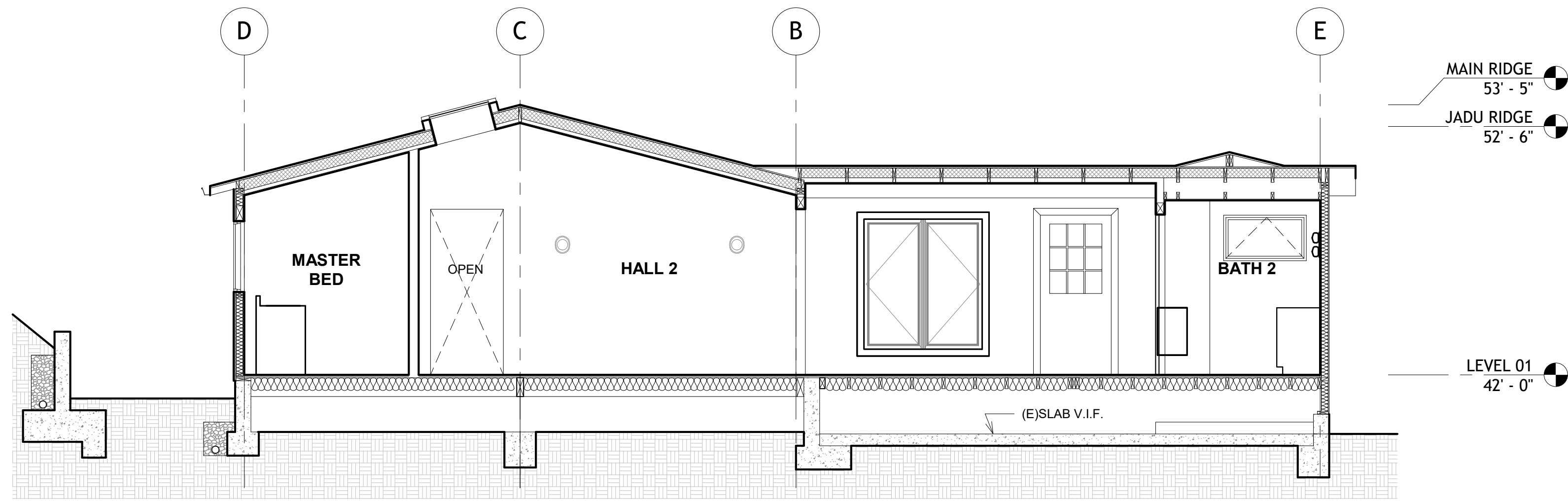
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DEMOLITION AND PROPOSED ELEVATIONS

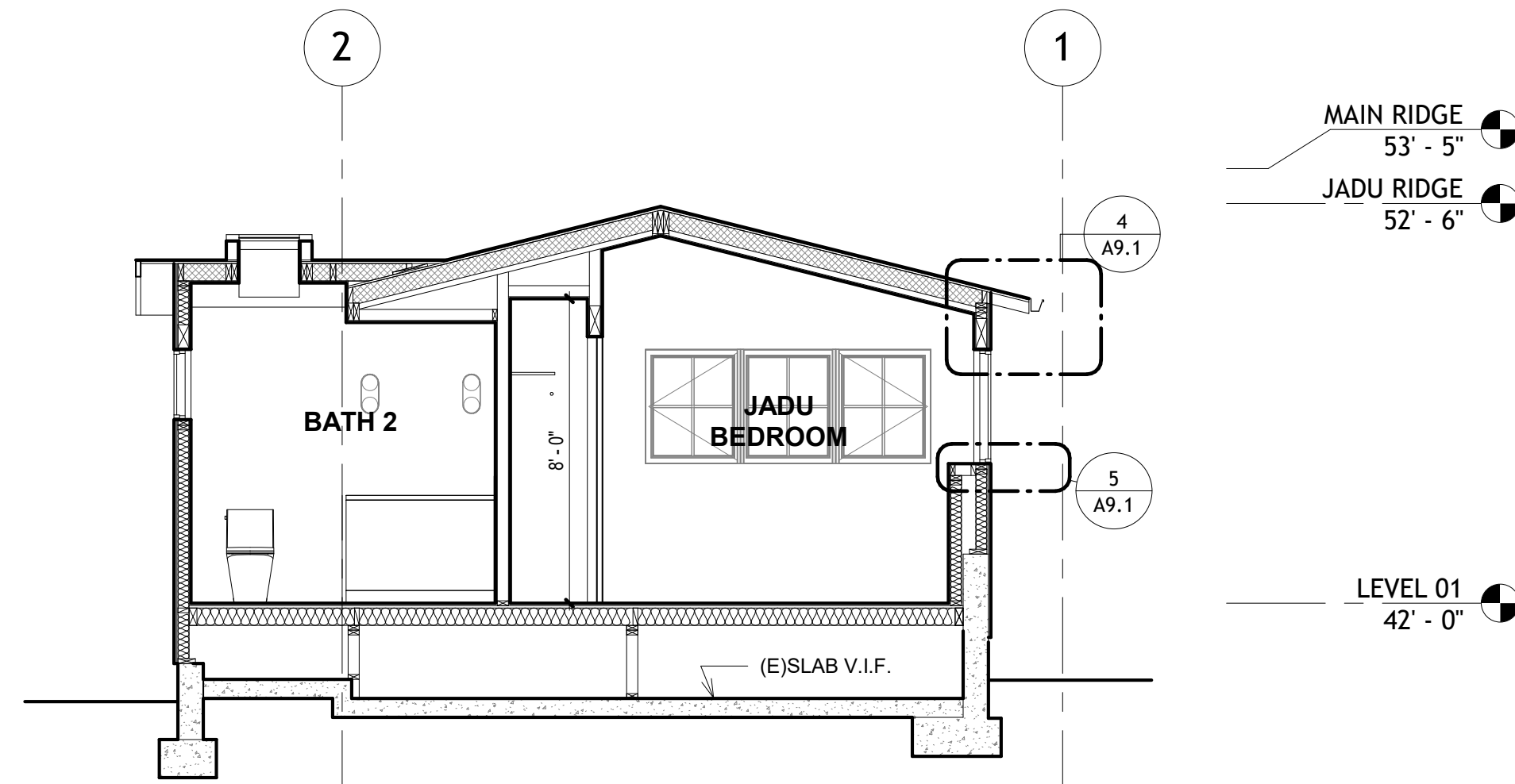
A4.1

Scale 1/4" = 1'-0"

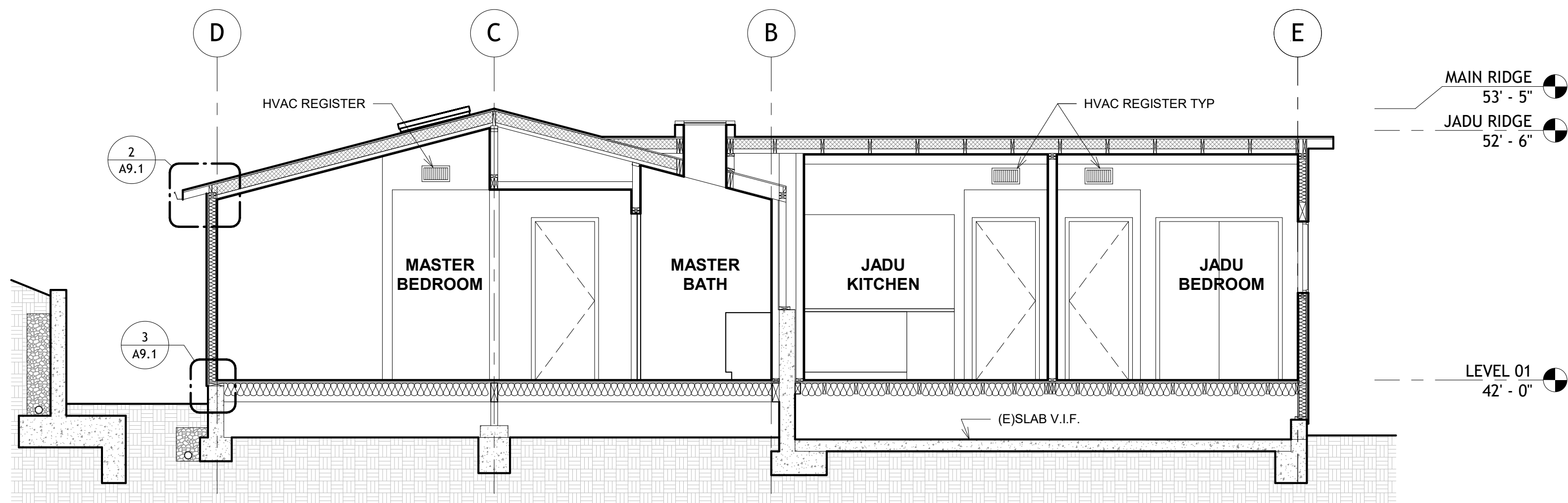
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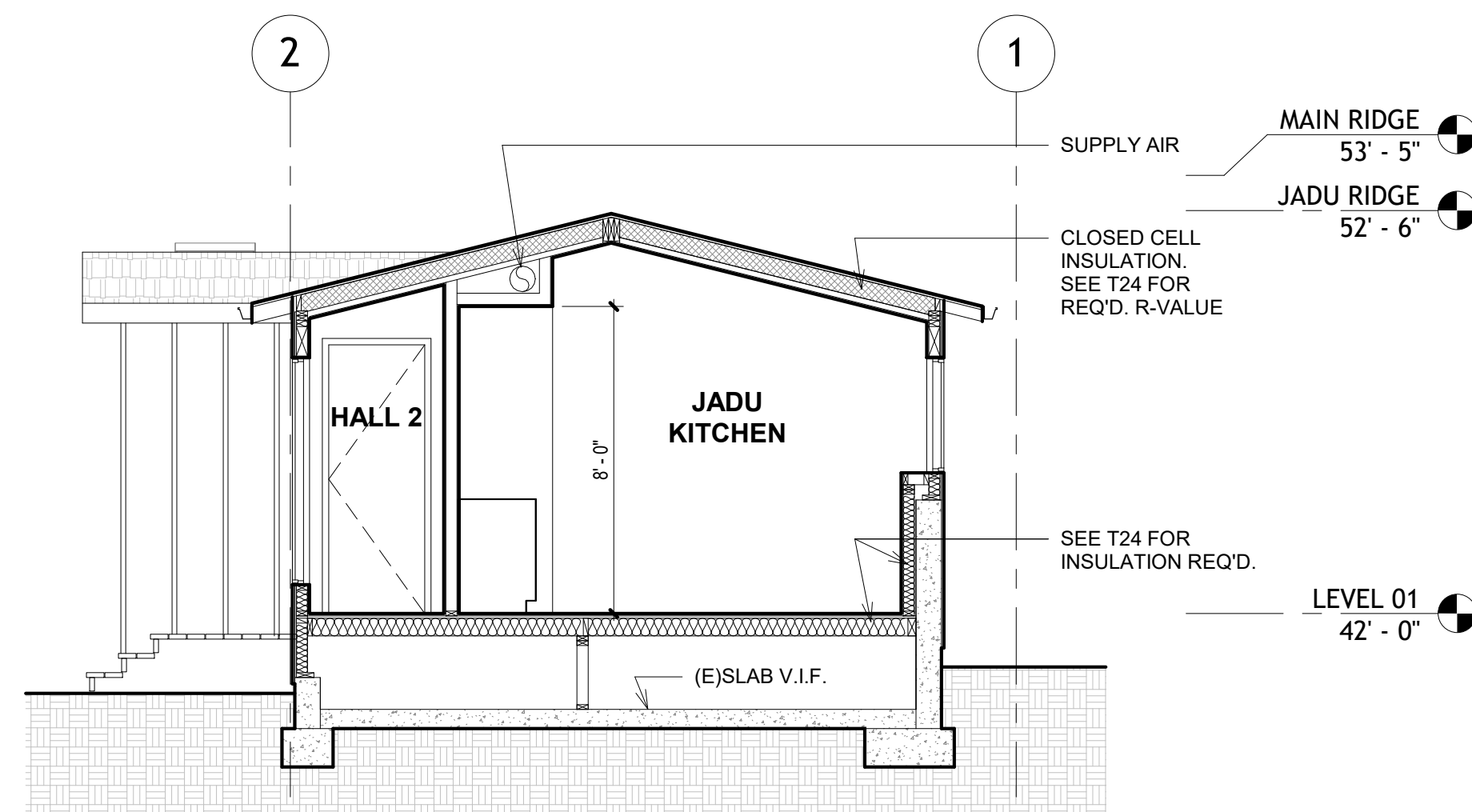
6 SECTION AT HALL 2
1/4" = 1'-0"



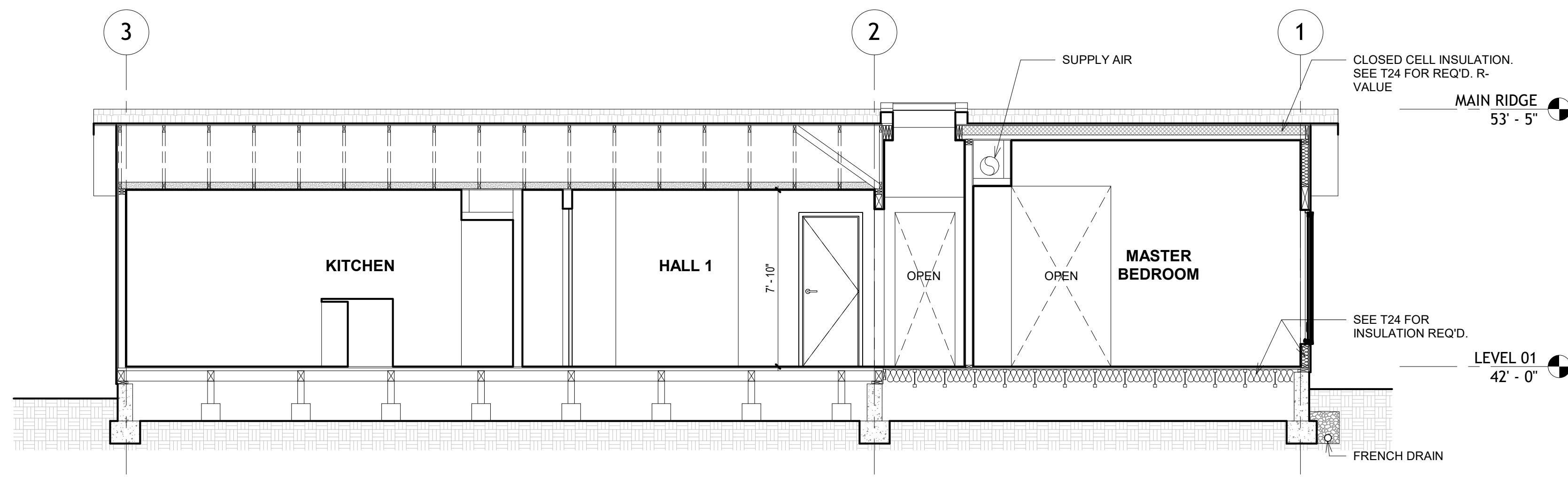
3 SECTION AT JADU BEDROOM
1/4" = 1'-0"



5 SECTION AT MASTER
1/4" = 1'-0"



2 SECTION AT JADU KITCHEN
1/4" = 1'-0"



1 SECTION AT HALL 1
1/4" = 1'-0"

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SECTIONS

A5.0

Scale 1/4" = 1'-0"

50% PERMIT
DRAWINGS

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