

MINOR SINGLE FAMILY RESIDENTIAL ALTERATIONS - COVER SHEET

THIS DESIGN AID IS MEANT MOSTLY FOR SIMPLE, NON-STRUCTURAL BATH AND KITCHEN REMODELS. THE CITY MAY REQUIRE ADDITIONAL DETAIL AS REQUIRED BY APPLICABLE CODES

GENERAL INFORMATION:

PROJECT NAME/TITLE:

ADDRESS:

BUILDING PERMIT NUMBER:

CODES IN EFFECT AT TIME OF APPLICATION:

2022 VERSION OF TITLE 24 (CAC, CBC, CRC, CEC, CMC, CPC, CEnC, CEBC, CHBC, CFC, CALGreen, AS WELL AS ALL ADOPTED CITY OF SANTA ROSA AMENDMENTS)

DESIGNER IN RESPONSIBLE CHARGE OF THE PLANS (SIGNATURE):

DESIGNER IN RESPONSIBLE CHARGE OF THE PLANS (PRINTED NAME):

VALUATION OF PROJECT (\$):

BUILDING DATA:

OCCUPANCY CLASSIFICATION:

R-3

TYPE OF CONSTRUCTION:

VB

FIRE SPRINKLERS EXISTING? (YES/NO):

FIRE SPRINKLERS PROPOSED? (YES/NO):

ASSESSABLE FLOOR AREA (IN SQUARE FEET):

AREA OF ALTERATION (IN SQUARE FEET):

WILDLAND URBAN INTERFACE AREA (YES/NO):

100-YEAR FLOOD AREA (YES/NO):

ZONING DATA:

ASSESSOR'S PARCEL NUMBER:

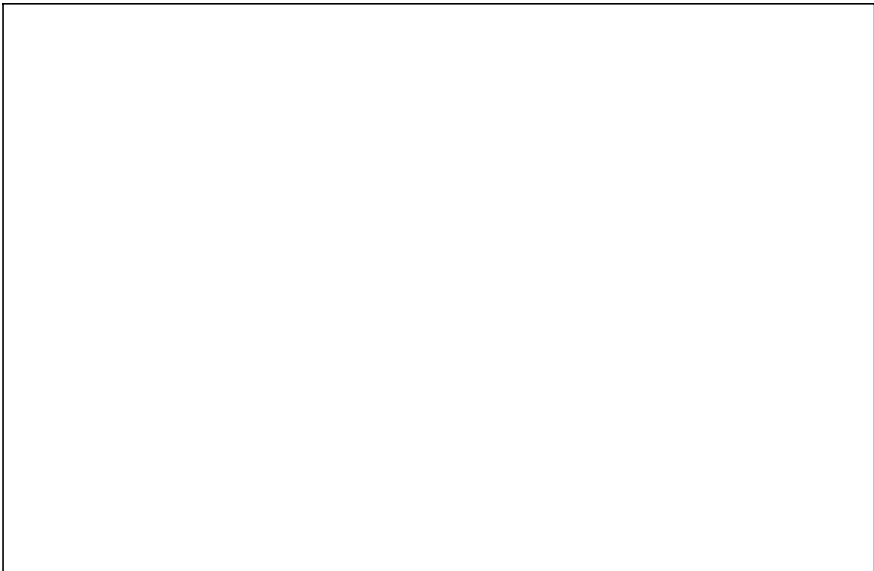
ZONING:

AREA OF SITE/PARCEL(S):

SCOPE OF WORK:

MINOR SINGLE FAMILY RESIDENTIAL ALTERATIONS - PLANS AND NOTES

ADDRESS:

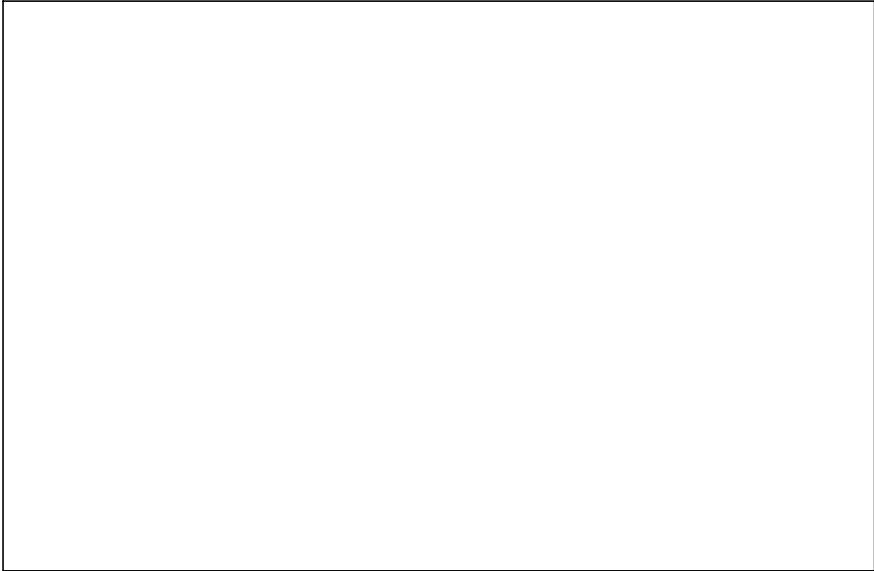


EXISTING/DEMO PLAN

SCALE:

NORTH

NOTE: LARGER PLANS ATTACHED TO THIS SHEET ARE PREFERRED



PROPOSED PLAN


SCALE:

NORTH


KITCHEN RANGE HOOD AIRFLOW RATES (CFM)		
DWELLING UNIT FLOOR AREA (ft²)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
>1500	50% CE OR 110 CFM	70% CE OR 180 CFM
>1000 to 1500	50% CE OR 110 CFM	80% CE OR 250 CFM
750 to 1000	55% CE OR 130 CFM	85% CE OR 280 CFM
<750	65% CE OR 160 CFM	85% CE OR 280 CFM

IF KITCHEN VENTILATION IS NOT A RANGE HOOD, IT MUST BE 300CFM MINIMUM (FOR ALTERNATE SOLUTIONS SEE CEnC TABLE 150.0-E)


LEGEND:




ELECTRICAL SWITCH




LED LIGHT FIXTURE




ELECTRICAL SWITCH WITH DIMMER




ELECTRICAL SWITCH WITH VACANCY SENSOR




3-WAY ELECTRICAL SWITCH




FAN - SEE PLAN FOR CFM




UNDER-CABINET LIGHTING



SHOWER HEAD AND CONTROLS



WATER OUTLET



ELECTRICAL OUTLET - SEE NOTES FOR GFCI/AFCI SPECS

LIGHTING NOTES:

- ALL LIGHTING MUST BE HIGH EFFICACY* (CEnC 150.0(k)(1))
- EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEMS (CEnC 150.0(k)(2)(G))
- LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF (CEnC 150.0(k)(2)(A))
- UNDER-CABINET, UNDER-SHELF, AND INTERIOR LIGHTING OF DISPLAY CABINETS, AS WELL AS SWITCHED OUTLETS SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING (CEnC 150.0(k)(2)(G))
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND WALK-IN CLOSETS, 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)(E))
- INTEGRATED LIGHTING OF COMBINATION EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. (CEnC 150.0(k)(2)(G))

* HIGH EFFICACY REFERS TO LUMINAIRES THAT COMPLY WITH CEnC TABLE 150.0-A

PLUMBING FIXTURE EFFICIENCY NOTES:

- 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
- 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) > 1.6 GALLONS PER FLUSH
SHOWERHEADS > 2.5 GALLONS PER MINUTE
INTERIOR FAUCETS > 2.2 GALLONS PER MINUTE
URINALS > 1 GALLONS PER FLUSH
REFERENCES: (CPC 401.3, CALGREEN 301.1.1, CIVIL CODE 1101.1, CPC 411.2, CPC 408.2, CPC 420.2.2, CPC 407.2.2)

ELECTRICAL NOTES:

- GROUND FAULT AND ARC FAULT RESETS ARE TO BE INSTALLED IN READILY ACCESSIBLE LOCATIONS (NOT BEHIND DISHWASHERS) (CEC 210.8, 210.12)
- GROUND FAULT CIRCUIT 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 (CEC 210.8(A))
- 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))
- AT LEAST ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR THE FIRST 9 ft² OF EACH ISLAND OR PENINSULAR COUNTERTOP SPACE, AND FOR EVERY ADDITIONAL 18ft², OR FRACTION THEREOF, OF THE PENINSULA/ISLAND COUNTERTOP BEYOND. AT LEAST ONE ELECTRICAL RECEPTACLE SHALL BE LOCATED WITHIN 2 ft OF THE OUTER END OF A PENINSULAR COUNTERTOP OR WORK SURFACE. (CEC 210.52(C)(2))
- ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 2'-0" FROM AN OUTLET (CEC 210.52(C)(1))
- PROVIDE A MINIMUM OF (1) SEPARATE 20A CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLET(S) (CEC 210.11(C)(2))
- PROVIDE A MINIMUM OF (1) SEPARATE 120V, 20A CIRCUIT TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))
- PROVIDE A MINIMUM OF (1) SEPARATE 120V, 20A CIRCUIT TO SUPPLY GARAGE RECEPTACLE OUTLETS (CEC 210.11(C)(4))
- PROVIDE A MINIMUM OF (2) 20A CIRCUITS FOR OUTLET RECEPTACLES NOT LISTED IN ITEMS 5-7 (CEC 210.11(C)(1))
- A LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN. SYSTEMS SHALL BE RATED FOR AIRFLOW IN ACCORDANCE WITH ASHRAE 62.2 SECTION 7.1 AND HAVE MINIMUM FLOW RATES OR CAPTURE EFFICIENCIES AS SPECIFIED IN CEnC TABLES 150.0-E & 150.0-G (CEnC 150.0(o)(1)(G))
- SMOKE ALARMS SHALL NOT BE WITHIN 3 FEET OF PADDLE FANS OR BATHROOMS CONTAINING SHOWERS, NOR WITHIN 20 FEET OF PERMANENT COOKING DEVICES. THE 20 FOOT RESTRICTION MAY BE BROUGHT DOWN TO 10 FEET IF AN IONIZATION TYPE SMOKE ALARM IS USED, AND 6 FEET IF A PHOTOELECTRIC SMOKE ALARM IS USED. SMOKE ALARMS MAY BE WITHIN 3 FEET OF BATHROOM IF IT DOESN'T FIT ANYWHERE ELSE. (CRC R314.3, R315.3)
- SMOKE ALARMS MUST BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS. (CRC R314.3)
- CARBON MONOXIDE ALARMS MUST BE LOCATED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS. (CRC R315.3)
- CARBON MONOXIDE AND SMOKE ALARMS MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE INTERCONNECTED, AND SHALL BE EQUIPPED WITH BATTERY BACKUP. INTERCONNECTION AND HARD WIRING IS NOT REQUIRED FOR REMODELS THAT DON'T REMOVE WALL OR CEILING FINISHES. (CRC R315.5, R314.4)

BATHROOM NOTES:

- 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 (CPC 408.9)
- GLASS WITHIN 60" OF SHOWER/BATH DRAIN LEVEL TO BE TEMPERED (CRC R308.4.5)
- PROVIDE WATER RESISTANT BACKER BOARD AND NON-ABSORBENT SURFACES AT TUB/SHOWER ENCLOSURES TO A HEIGHT OF 6' MINIMUM ABOVE FINISHED FLOOR (CRC R307.2)
- 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 (HUMIDITY CONTROL NOT REQUIRED IF FAN IS CONTINUOUS) (CALGreen 4.506, ANSI/ASHRAE TABLES 5-1 & 5-2, CMC TABLE 403.7, CEnC 150.0(o)(1)(G))