

NOTES:

- 0-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND HE/SHE SHALL PROVIDE REQUIRED BRACING AND TEMPORARY SUPPORT, ETC.
- 1-WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE THAT IS AT LEAST 30" WIDE (15" MIN TO CENTER) WITH 24" CLEAR IN FRONT.
- 2-SHOWERS AND TUB WALLS TO BE FINISHED WITH CEMENT PLASTER, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- 3-SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- 4-W.R. GYP. BD. IS NOT PERMITTED AS BACKING AT SHOWER AND TUB/SHOWER WALLS. "DUROCK" OR OTHER APPROVED CEMENTITIOUS BACKER BOARD SHOULD BE USED INSTEAD.

- 5-EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN EVERY SLEEPING ROOM AND SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM OPENING IS 24" IN HEIGHT AND 20" IN WIDTH WITH A NET CLEAR OPENING OF 5.7 SQ.FT. DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE OPENING SHALL NOT BE OVER 44" ABOVE THE FINISHED FLOOR PER CRC R310.
- 6-WATER CLOSET SHOULD HAVE 1.28 GAL/FLUSH MAX. CAPACITY.
- 7-ADDRESS NUMBER ON THE BUILDING SHOULD BE CLEARLY VISIBLE FROM ADJACENT STREET OR ROAD CRC SECTION R319.1.
- 8-ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPools, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED PER R308.4.8.
- 9-NOTE 2016 CGBSC 301.1.1: ON AND AFTER 1/1/2014, RESIDENTIAL BUILDING 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.
- 10-TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS INTO THE BUILDING. CMC 502.2.1

WALL LEGEND

- WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS

MAX. FLOW RATES:

- WATER CLOSET - 1.28 GPM
- SHOWER HEADS - 2.0 GPM AT 80 PSI
- KITCHEN FAUCETS - 1.8GPM AT 60 PSI
- LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI

SHOWER/TUB SHALL HAVE A PRESSURE/TEMPERATURE RELIEF VALVE, TYP.

SHOWER COMPARTMENT SHOULD HAVE A MIN. INTERIOR FLOOR AREA OF 1.024sqm, AND ALSO CAPABLE OF ENCOMPASSING 30-INCH CIRCLE, TYP. DOOR SHALL OPEN OUTWARDS AND MAINTAIN 22" CLEARANCE. THE THRESHOLD/DAM SHALL NOT BE LESS THAN 2" AND NOT MORE THAN 9" MEASURED FROM THE TOP OF THE DRAIN. CPC 411.6

1.28 GAL PER FLUSH MAX., TYP.

(N) TANKLESS WH

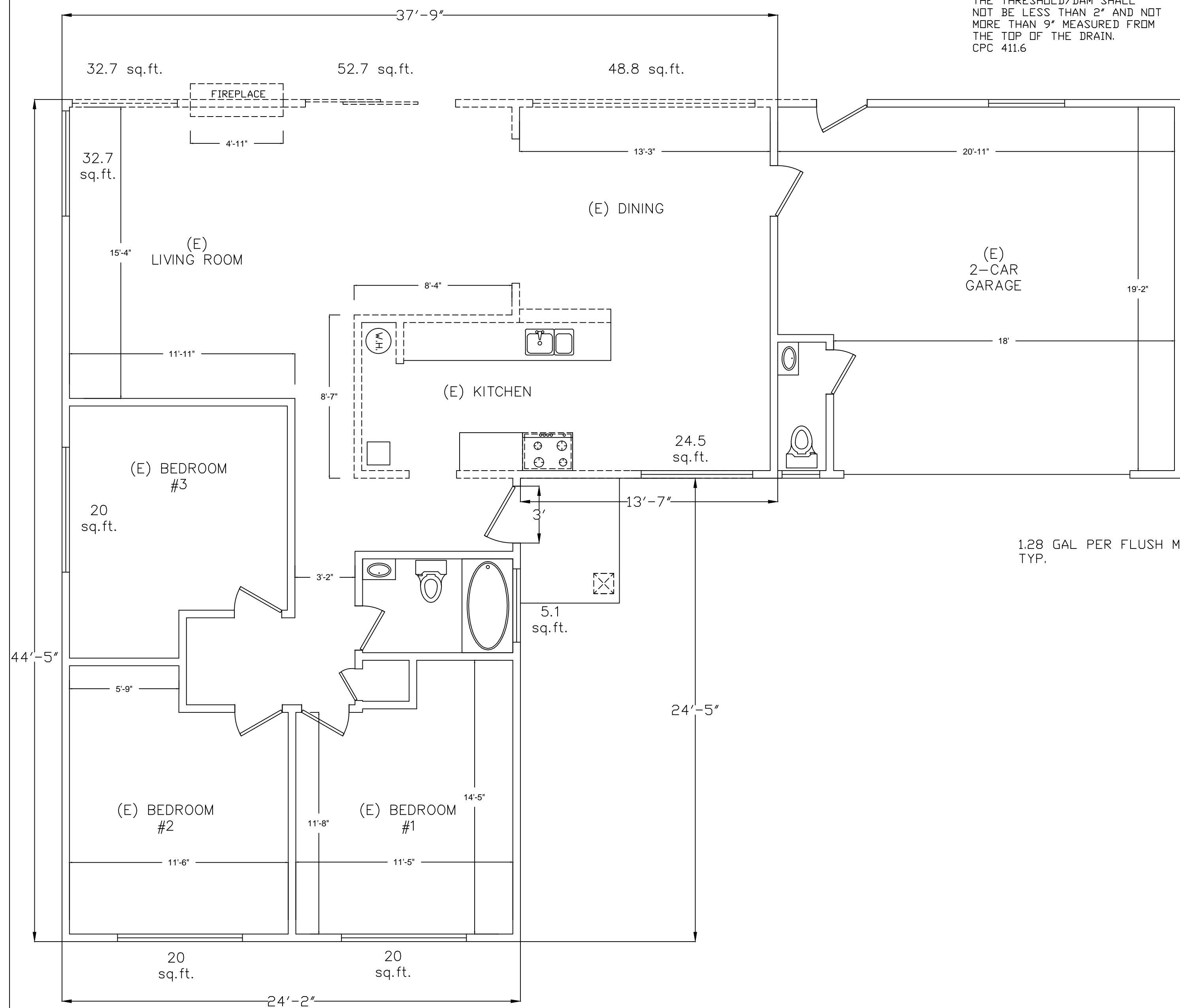
7 3/4" DROP MAX ALLOWED FROM TOP OF THRESHOLD TO EXTERIOR LANDING, TYP.

DRYER VENT TO OUTSIDE W/ BACKDRAFT DAMPER, 4" MIN. IN DIA. TO THE SIDE MAX. LENGTH 14' 3' AWAY FROM ANY OPENING

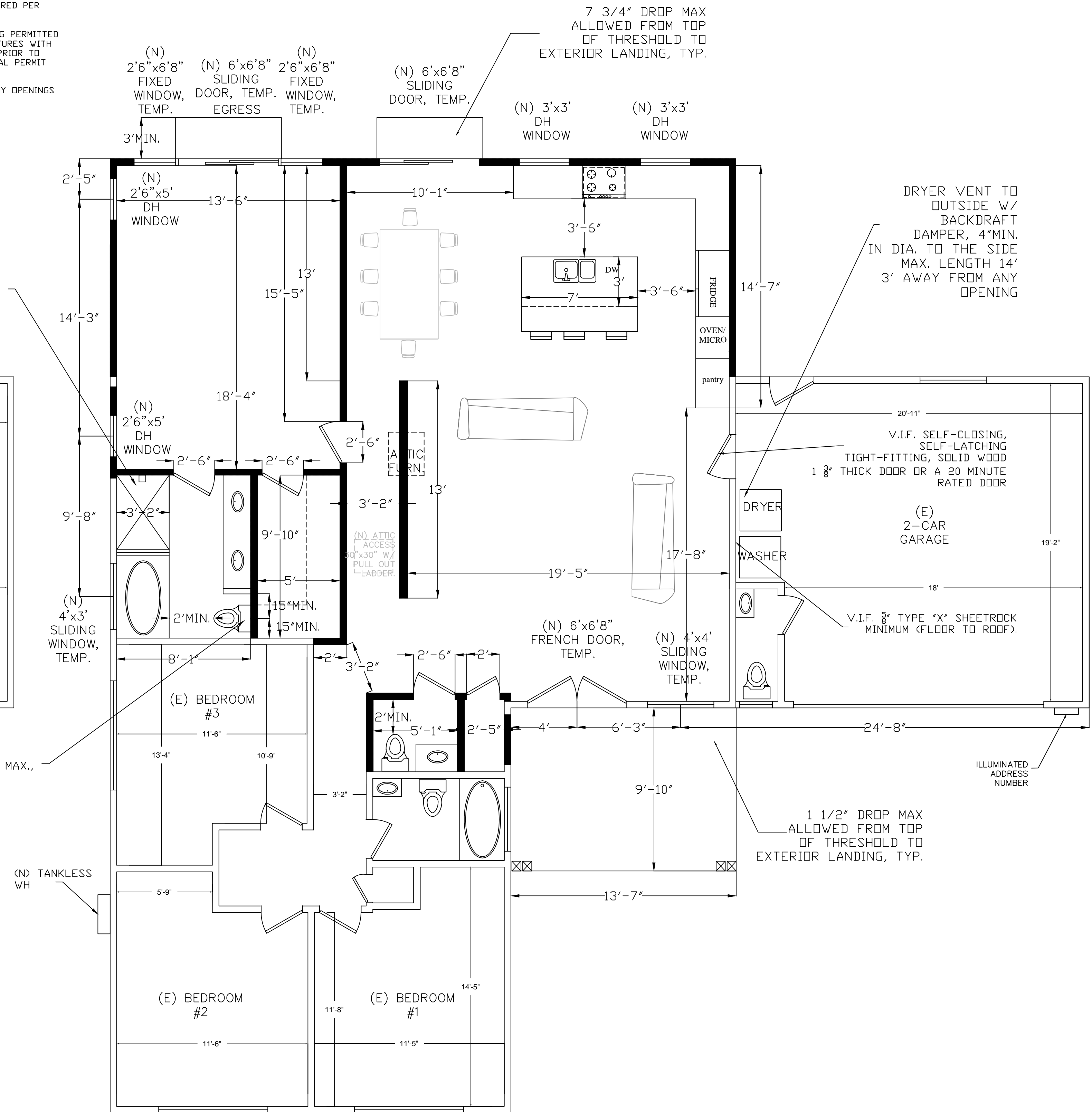
V.I.F. SELF-CLOSING, SELF-LATCHING TIGHT-FITTING, SOLID WOOD 1 3/8" THICK DOOR OR A 20 MINUTE RATED DOOR

V.I.F. 5/8" TYPE "X" SHEETROCK MINIMUM (FLOOR TO ROOF).

1 1/2" DROP MAX ALLOWED FROM TOP OF THRESHOLD TO EXTERIOR LANDING, TYP.



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

REVISIONS

RESIDENTIAL ADDITION
 290 HILLVIEW DR.
 FREMONT, CA

NADIA PICHKO
 586 N. 1ST St., Ste. 226
 San Jose, CA, 95112
 (408) 646-2195

DATE 6/10/2018

SCALE 1/4"=1'-0"

SHEET

A3

