

DESCRIPTION OF WORK:

COMPLETE REMODEL, INCLUDING ALTERATIONS, OF THE EXISTING STRUCTURE AND A 937 SQ FT ADDITION. ADDITION CONSISTS OF ADDING LIVING SPACE TO THE NORTHWEST AND SOUTHEAST CORNERS OF THE BUILDING. ALTERATIONS WILL RESTRUCTURE THE INTERIOR OF THE HOME TO PROVIDE ADDITIONAL BEDROOMS AND BATHROOMS.

700 HAWTHORNE DR REMODEL & ADDITION

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 CALIFORNIA BUILDING CODE, 2022 EDITION
 CALIFORNIA RESIDENTIAL CODE, 2022 EDITION
 CALIFORNIA PLUMBING CODE, 2022 EDITION
 CALIFORNIA MECHANICAL CODE, 2022 EDITION
 CALIFORNIA ELECTRICAL CODE, 2022 EDITION
 2022 CALIFORNIA REFERENCED STANDARDS CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 CITY OF TIBURON MUNICIPAL CODE
 COUNTY OF MARIN CODES AND ORDINANCES

CONTRACTOR MUST RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4 FOUND ON SHEET G1.0, OR MEET A MORE STRINGENT CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE PRESCRIBED BY THE CITY OF TIBURON OR COUNTY OF MARIN.

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- EM1.19 EXTERIOR LIGHT FIXTURE SPECIFICATION
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- C2.0 UTILITY PLAN

PROJECT DATA:

COUNTY: MARIN
 APN#: 055-222-06
 YEAR BUILT: 1950
 ZONING: R-1
 OCCUPANCY: R-3/U
 CLIMATE ZONE: 3 (3C)
 TYPE OF CONSTRUCTION: V-B
 SEISMIC CATEGORY "D"
 FLOOD HAZARD ZONE: X
 WUI/FIRE HAZARD ZONE: NO
 SPRINKLERS: NO
 STORIES: 1
 BEDROOMS: (E) 2 (N)
 BATHROOMS: (E) 2 (N)

RECEIVED
 SEPT. 16, 2025
 PLANNING DIVISION

CONDITIONED SPACE:

(E) CONDITIONED SPACE: 1,746 SQ FT
 (N) ADDED CONDITIONED SPACE: 916 SQ FT
 (N) TOTAL CONDITIONED SPACE: 2,662 SQ FT

LOT COVERAGE:

(E) BUILDING FOOTPRINT (LESS CARPORT): 1,746 SQ FT
 (E) CARPORT: 196 SQ FT
 (E) LAUNDRY/STORAGE: 117 SQ FT
 (E) GARDEN SHED: 45 SQ FT
 (E) TOTAL BUILDING COVERAGE: 2,104 SQ FT

(N) BUILDING FOOTPRINT: 2662 SQ FT
 (N) COVERED FRONT PORCH: 42 SQ FT
 (N) TOTAL BUILDING COVERAGE: 2,704 SQ FT

LOT SF: 8,730 SQ FT

EXISTING LOT COVERAGE: (2104/8730)*100 = 24%
 NEW LOT COVERAGE: (2704/8730)*100 = 31%
 PER 16-21.040 TABLE -2 MAXIMUM LOT COVERAGE = MAX FAR

FAR:

(E) HOUSE FLOOR AREA: 1,746 SQ FT
 (E) CARPORT COVERAGE: 0 SQ FT
 (E) GARDEN SHED: 45 SQ FT
 (E) LAUNDRY/STORAGE: 113 SQ FT
 (E) TOTAL FLOOR AREA: 1,904 SQ FT
 (N) DEMO LAUNDRY/STORAGE: -113 SQ FT
 DEMO GARDEN SHED: -45 SQ FT
 (N) ADDITION: 916 SQ FT
 (N) TOTAL FLOOR AREA: 2662 SQ FT

LOT SF: 8,730 SQ FT

EXISTING FAR: 1904/8730= .22 FAR
 NEW FAR: 2662/8730= .30 FAR
 CODE ALLOWED FLOOR AREA PER 16-52.010 TABLE 5-2:
 10% LOT SIZE + 2000 SQ FT
 .10(8730) + 2000 = 2873 SQ FT
 (2873/8730) = .33 MAX FAR

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
04/29/25	PLANNING SUBMISSION PREP
05/21/25	CIVIL UPDATES
09/16/25	INTAKE COMMENT REVISIONS



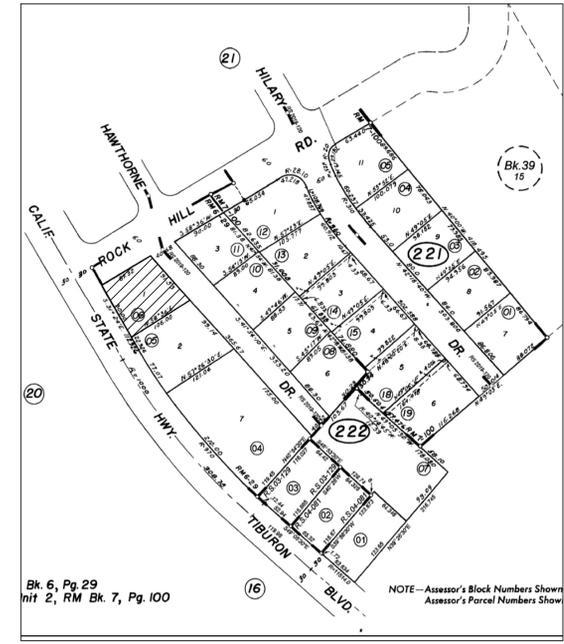
REMODEL & ADDITION
 700 HAWTHORNE DR
 TIBURON, CA 94920-1413
 APN: 055-222-06

TIRET & CUSICK RESIDENCE
 PH - (415) 608-2658
 700 HAWTHORNE DR
 TIBURON, CA 94920-1413

Drawing By:
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 Date: NOVEMBER 26, 2023
 Project / Job #:
 Peter Christopher Klimenko
 DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMENKO
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LOCAL MAP

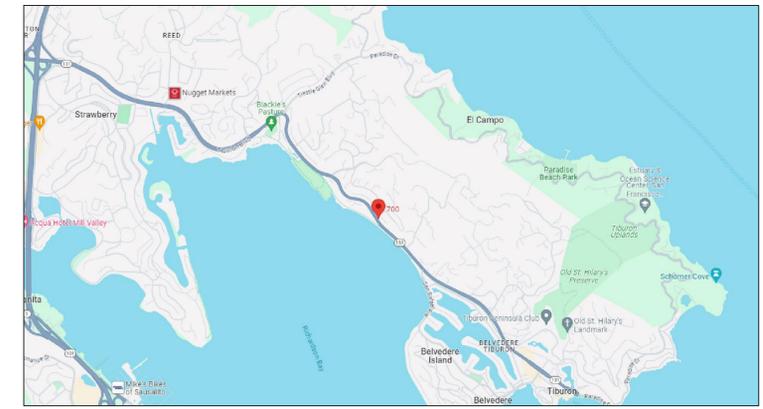


ASSESSORS PARCEL MAP

DESIGN -- KLIMENKO DESIGN:
 CHRIS KLIMENKO
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GENERAL CONTRACTOR -- GREEN
 BAY REMODELING:
 DANNY LLEBOWSKI
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OWNER:
 ERIC TIRET
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VICINITY MAP

DEMOLITION CALCULATIONS		
SEE A4.01		
	EXISTING ELEVATION LF	LENGTH TO BE DEMOLISHED
PLAN SOUTH	82'-8 1/2"	15'-0 15/16"
PLAN EAST	46'-1"	20'-6"
PLAN NORTH	60'-7 1/4"	30'-1 7/16"
PLAN WEST	41'-6 1/4"	32'-11 15/16"
TOTAL	230'-11"	98'-8 5/16"
PERCENT OF EXISTING WALLS TO REMAIN	57.26%	

IMPERVIOUS SURFACE CALCULATIONS		
	EXISTING SF	PROPOSED SF
HOUSE	2596	3175
REAR PATIO & SIDE WALK	460	0
DRIVEWAY	1157	1023
GARBAGE TOTERS	0	32
TOTAL	4213	4230
IMPERVIOUS SURFACE COVERAGE (LOT=8730 SQ FT)	48.3%	48.5%
GRADING (CUT) ESTIMATE		47 CU YDS

SITE DATA
 SHEET INDEX

A0.1

ABBREVIATIONS

&	AND	F.B.	FLAT BAR	QT	QUARRY TILE
∠	ANGLE	F.L.W.S.	FLAT HEAD WOOD SCREW	R.W.L.	RAIN WATER LEADER
⊙	AT	F.L.	FLOOR	R.W.	REDWOOD
?	CENTERLINE	F.D.	FLOOR DRAIN	RGR	REGISTER
(E)	DIAMETER	F.J.	FLOOR JOISTS	RGR	REGISTER
(N)	EXISTING	FLOOR.	FLOOR JOISTS	REF	REFINISH
(N)	NEW	FT.	FOOT OR FEET	REFG.	REFRIGERATOR
⊥	PENDICULAR	FTG.	FOOTING	REQ.	REQUIRED
#	FOUND	FAU.	FORCED AIR UNIT	RESL.	RESILIENT
ABV.	ABOVE	FDN.	FOUNDATION	RWD.	REDWOOD
AD.	ADJUSTABLE	FRAM'G	FRAMING	REV	REVERSE
ACOUS.	ACOUSTICAL	FLS/FS	FULL SIZE	RISER / RADIUS	R.M.
ADJ.	ADJUSTABLE	FURR.	FUTURE	R.O.	ROUGH OPENING
AFF.	ABOVE FINISH FLOOR	GALV.	GALVANIZED	S.N.D.	SANITARY NAPKIN
AGGR.	AGGREGATE	G.I.	GALVANIZED IRON	DISPENSER	DISPENSER
AL./ALUM.	ALUMINUM	G.S.M.	GALVANIZED SHEET METAL	SGD	SLIDING GLASS DOOR
APPROX.	APPROXIMATE	GA.	GAUGE	S.N.R.	SANITARY NAPKIN
ARCH.	ARCHITECT	GL.	GLASS	RECEPTACLE	RECEPTACLE
ARCH'L.	ARCHITECTURAL	G.B.	GRAB BAR	SCHD.	SCHEDULE
ASPH.	ASPHALT	GR.	GRADE	S.C.D.	SEAT COVER DISPENSER
AWG.	AWNING	GND.	GROUND	SECT.	SECTION
BM.	BEAM	GFI.	GROUND FAULT INTERRUPTER	S.E.C.D.	SEE CIVIL ENGINEER
BITUM.	BITUMINOUS	GYP.	GYPSONUM BOARD	S.E.D.	SEE ELECTRICAL DRAWINGS
BLK.	BLOCK	GYP.SUM	GYPSONUM BOARD	S.L.D.	SEE LANDSCAPE DRAWINGS
BLKG.	BLOCKING	H/C.	HANDICAP	S.M.D.	SEE MECHANICAL DRAWINGS
BLD.	BUILDING	H.D.C.P.	HANDICAP/HANDICAPPED	S.P.D.	SEE PLUMBING DRAWINGS
BLT.	BOLT	HDWR.	HARDWARE	S.S.D.	SEE STRUCTURAL DRAWINGS
BOT.	BOTTOM	HDWD.	HARDWOOD	S.S.X.	SERVICE SINK
BLDG.	BUILDING	HGT./HT.	HEIGHT	SH.	SHEAR WALL
CAB.	CABINET	H.C.	HOLLOW CORE	SHR.	SHOWER
C.O.	CASED OPENING	H.M.	HOLLOW METAL	SHR.	SHOWER
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	SHR.	SHOWER
CAT	CATCH	H.B.	HOSE BIB	SHR.	SHOWER
CAS	CASEMENT	H.P.	HIGH POINT	SHR.	SHOWER
CHLK.	CHAIN LINK	H.R.	HOUR	SHR.	SHOWER
C.I.	CAST IRON	H.V.A.C.	HEATING, VENTING & AIR CONDITIONING	SKYLT	SKYLIGHT
CLK.G.	CEILING JOISTS	I.D.	INSIDE DIAMETER	SL.	SLIDING / SLOPE
C.L.G.	CEILING	INSUL.	INSULATION	S.D.	SMOKE DETECTOR
CEM.	CEMENT	INT.	INTERIOR	S.D.	SOAP DISPENSER
CTR.	CENTER	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	S.C.	SOLID CORE
CTR.	CERAMIC	JAN.	JANITOR	S.S.	SPACE
C.T.	CERAMIC TILE	JT.	JOINT	SPEC.	SPECIFICATION
CLR.	CLEAR	K.D.	KILN DRIED	SQ.FT.	SQUARE FOOT
CLO.	CLOSET	KIT.	KITCHEN	SQ.IN.	SQUARE INCH
CMU	CONCRETE MASONRY UNIT	KIT.	KITCHEN	ST.	STANDARD
COL.	COLUMN	KIT.	KITCHEN	STA.	STATION
CVT.	COMPOSITION VINYL TILE	KIT.	KITCHEN	STL.	STEEL
CONC./C.	CONCRETE	LAB	LABORATORY	STOR.	STORAGE
CONN.	CONNECTION	LAM	LAMINATE	STR.	STRUCTURAL
CONST.	CONSTRUCTION	LAV.	LAVATORY	STR.	STRUCTURE
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
CORR.	CORRIDOR	LT.	LOCKER	SYM.	SYMMETRICAL
CG	CORNER GAURD	MB	MACHINE BOLT	TEL.	TELEPHONE
CTSK	COUNTERSINK	MFR.	MANUFACTURER	T.V.	TELEVISION
DEPT.	DEPARTMENT	MANUF.	MANUFACTURING	TEMP.	TEMPERED/TEMPORARY
DET.	DETAIL	MAX.	MAXIMUM	TERR.	TERRAZZO
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	THK./TK	THICK
DIA.	DIAMETER	M.C.	MEDICINE CABINET	T.P.D.	TOILET PAPER DISPENSER
DIM.	DIMENSION	MEMB.	MEMBRANE	T.G.	TONGUE AND GROOVE
DISP.	DISPENSER	MET.	METAL	T.O.C.	TOP OF CURB
DR.	DOOR	MAN.	MAN HOLE	T.O.P.	TOP OF PAVEMENT
D.O.	DOOR OPENING	MIN.	MINIMUM	T.O.S.	TOP OF SLAB
DBL.	DOUBLE	MIR.	MIRROR	T.O.SHTG.	TOP OF SHEATHING
DH.	DOUBLE HUNG	MISCL.	MISCELLANEOUS	T.O.P.	TOP OF PLATE
DN.	DOWN	M.O.	MASONRY OPENING	T.O.W.	TOP OF WALL/WINDOW
DS.	DOWN SPOUT	MUL.	MULLION	T.B.	TOWEL BAR
D.S.P.	DRY STAND PIPE	N.	NORTH	T.R.	TREAD
DWR.	DRAWER	NOM.	NOMINAL	TYP.	TYPICAL
DWG'S	DRAWINGS	N.I.C.	NOT IN CONTRACT	U.L.	UNDERWRITERS LABORATORY
E.	EAST	N.T.S.	NOT TO SCALE	UNF.	UNFINISHED
E.A.	EACH	NO #	NO. OF	UNC.	UNIFORM BUILDING CODE W/ CALIFORNIA AMENDMENTS
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM	OBS.	OBSOLETE	U.O.N.	UNLESS OTHERWISE NOTED
E.J.	EXPANSION JOINT	O.F.E.	OWNER FURNISHED EQUIPMENT	UR.	URNAL
ELEC.	ELECTRICAL	OFF.	OFFICE	V.I.F.	VERIFY IN FIELD
ELV.	ELECTRICAL PANELBOARD	O.C.	ON CENTER	VERT.	VERTICAL
ELV.	ELEVATION	OPNG.	OPENING	V.G.	VERTICAL GRAIN
EMER.	EMERGENCY	OPP.	OPPOSITE	VEST.	VESTIBULE
ENCL.	ENCLOSURE	O.H.	OVER HANG/OVERHEAD	VNT./V	VINTL
ED.	EQUAL	O.A.	OVERALL	VST	VINYL COMPOSITION TILE
EQUPT.	EQUIPMENT	PR	PAIR	W.	WEST/WAX
E.W.C.	ELECTRICAL WATER COOLER	PTD	PAINTED	W.C.	WATER CLOSET
EXT.	EXISTING	PNL	PANEL	WH.	WATER HEATER
EXPO.	EXPOSED	P.T.D.	PAPER TOWEL DISPENSER	WP	WATERPROOF
EXP.	EXTERIOR	P.T.D./R	PAPER TOWEL DISPENSER AND RECEPTACLE COMBO	WT.	WEIGHT
F.C.	FACE OF CONCRETE	P.LAS.	PLASTER	W/O.	WITHOUT
F.B.	FACE OF CONCRETE BLOCK	PLAM.	PLASTIC LAMINATE	WD.	WOOD
F.O.M.	FACE OF MULLION	PL.	PLATE		
F.D.	FLOOR DRAIN	PLUMB	PLUMBING		
F.O.F.	FACE OF FINISH	PLYWOOD	PLYWOOD		
F.O.S.	FACE OF STUDS	PT.	POINT/PRESSURE TREATED		
F.F.	FALSE FRONT/FINISH FLOOR	P.P.	POURED IN PLACE		
FIN.	FINISH	PREFAB	PREFABRICATED		
FIN.G.	FINISH GRADE	P/L	PROPERTY LINE		
F.A.	FIRE ALARM	PRCST.	PRE-CAST		
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER CAB.				
F.H.C.	FIRE HOSE CABINET				
FRF.	FIRE RESISTANT				
FIX.	FIXED				
FLASH.	FLASHING				

GENERAL NOTES:

- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY DIMENSIONS, CONDITIONS, MATERIALS, EQUIPMENT, SELECTIONS, AND TITLE 24 COMPLIANCE.
- THE CONTRACTOR SHALL VERIFY ALL SITE GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, AND UTILITIES, AND REPORT WHERE DISCREPANCIES OCCUR.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FACE OF FINISH AND ACTUAL DOOR OPENING WIDTH UNLESS OTHERWISE NOTED (U.O.N.). ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR EQUIPMENT CLEARANCES AND MUST BE STRICTLY MAINTAINED. ALL DIMENSIONS NOTED "VERIFY" OR "V. I. F." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO AND DURING CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.
- MANUFACTURER'S MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS (U.O.N.). THE CONTRACTOR ACKNOWLEDGES THAT THE DRAFTER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER THE WORK NOR SHALL THE DRAFTER HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SELECTED BY THE CONTRACTOR NOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THIS WORK. THESE RIGHTS AND RESPONSIBILITIES ARE SOLELY THOSE OF THE CONTRACTOR IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION. EXTERIOR WINDOWS AND DOORS SHALL MEET THE DESIGN PRESSURE RATING REQUIREMENTS OF CBC 717.4.5.
- DOORS AND WINDOWS TO THE EXTERIOR SHALL BE FULLY WEATHER STRIPPED.
- WINDOW EGRESS:
 - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
 - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET THE NET CLEAR OPENING DIMENSIONS REQUIRED SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET.
 - WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE BELOW GRADE WITH A WINDOW WITH AN ACCORDING WITH THE REQUIREMENTS OF SECTION R310.2.3.
- LANDINGS SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THRESHOLD AND MAINTAIN 1/4" INCH PER FOOT SLOPE AWAY FROM BUILDING FOR DRAINAGE.
- SLOPE ALL GRADES AWAY FROM NEW CONSTRUCTION AT 6" FOR EVERY 5'.
- ALL NEW CONSTRUCTION TO BLEND/MATCH EXISTING.
- ALL WOOD TO BE DOUGLAS FIR #2 OR BETTER, U.O.N.
- ALL CONCRETE TO BE 2,500 P.S.I. @ 28 DAYS OR AS SPECIFIED BY THE STRUCTURAL ENGINEER (IF APPLICABLE).
- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
- GYPSONUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7
- ANY WOOD FRAMING MEMBERS LESS THAN 8 INCHES FROM THE EXPOSED GROUND SHALL BE PRESSURE TREATED LUMBER PER CRC R317.1.
- PROVIDE FIRE DEPARTMENT ACCESS AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE AND INSTALL ALL WORK SHOWN ON DRAWINGS, SUBJECT TO THE LIMITATIONS OF SCOPE OF THE BASE BID. LISTED ABOVE, THE CONTRACTOR SHALL PROVIDE MISCELLANEOUS FASTENERS, BLOCKING AND SEALANTS INCIDENTAL TO COMPLETE THE CONTRACTED WORK. THIS SHALL INCLUDE SUPPLYING AND INSTALLING NECESSARY BACKING WALLS FOR THE INSTALLATION OF WALL HANGING ACCESSORIES WHERE INDICATED. ALL WORK SHALL BE INSTALLED AS SHOWN ON DRAWINGS, PLUMB, AND LEVEL, TRUE TO LINE AND SECURELY FASTENED OR ANCHORED.
- CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY FIELD OBSERVED CODE VIOLATIONS, OR INCORRECT EXISTING CONSTRUCTION INCLUDING APPARENT CONFLICTS BETWEEN THE EXISTING CONSTRUCTION AND THE CONTRACT DRAWINGS TO THE IMMEDIATE ATTENTION OF THE DESIGNER. DO NOT SCALE DRAWINGS, CONTACT DESIGNER FOR CLARIFICATION OF DIMENSIONS.
- CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PROTECT THE POSSESSIONS OF THE OWNER THAT REMAIN IN OR ADJACENT TO THE WORK AREA FROM LOSS OR DAMAGE. ANY PORTION OF THE PROPERTY DAMAGED BY THE CONTRACTOR OR SUBCONTRACTOR DURING THE COURSE OF THE WORK MUST BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. THE TERM "DAMAGES" SHALL INCLUDE, BUT NOT BE LIMITED TO ANY DAMAGE CAUSED BY CONTRACT OPERATION OR WORKERS DURING CONSTRUCTION TO THE OWNER'S RESIDENCE, FURNISHINGS, CLOTHING, FENCES, ADJOINING PROPERTIES OR TO PUBLIC SPACES.
 - EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.
 - AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
 - REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
 - REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. [11/2" INCH BY 71/4" INCH ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
 - WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
 - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHUB AND COMBINATION BATHUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHUB RIM.
 - EXCEPTIONS:
 - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
 - BATHUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
 - SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
 - BATHUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF FLOOR-MOUNTED GRAB BARS SHALL BE PROVIDED WITH REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
 - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

PLUMBING NOTES:

- PLUMBING FIXTURES MUST COMPLY WITH FLOW RATES SPECIFIED IN CAL GREEN SECTION 4.303
- SHOWER TO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS
- PROVIDE 1-1/2" DRAIN LINE MINIMUM FROM KITCHEN. CPC 420.3
- PROVIDE A LISTED AIR GAP FOR DISHWASHER. CPC 414.3
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL NEW EXTERIOR HOSE BIBS.
- MINIMUM OF 1/4" PER FOOT (2%) SLOPE FOR ALL HORIZONTAL DRAINAGE PIPING.
- SEISMIC STRAPPING FOR HOT WATER HEATER REQUIRED PER CPC SECTION 508.2.
- THE HOT WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL BE ATTACHED TO IT A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 & 24 INCHES ABOVE GRADE & POINTED DOWN.
- ALL NEW GAS PIPING SHALL BE SIZED TO SUPPLY SUFFICIENT GAS TO THE APPLIANCES. THE GAS PIPING SHALL BE TESTED WITH 10 LBS. OF PRESSURE FOR A MINIMUM OF 15 MINUTES.
- WHEN NEW GAS PIPING IS INSTALLED OR THE EXISTING SYSTEM IS ALTERED OR A NEW GAS APPLIANCE IS INSTALLED, A SEISMIC GAS SHUT-OFF VALVE SHALL BE INSTALLED.
- EACH APPLIANCE CONNECTED TO A PIPING SYSTEM SHALL HAVE AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NONDISPLACEABLE VALVE MEMBER, OR A LISTED GAS CONVENIENCE OUTLET, APPLIANCE SHUTOFF VALVES AND CONVENIENCE OUTLETS SHALL SERVE A SINGLE APPLIANCE ONLY. THE SHUTOFF VALVE SHALL BE LOCATED WITHIN 6 FEET OF THE APPLIANCE IT SERVES.
- HOT WATER PIPING 3/4" AND GREATER SERVING A KITCHEN SHALL BE INSULATED WITH MINIMUM 1" WALL THICKNESS INSULATION.
- ALL OVEN AND STOVE GAS VALVES SHALL BE READILY ACCESSIBLE AND WITHIN 3'-0" OF THE APPLIANCE. CONNECTORS MAY NOT BE CONCEALED OR PASS THROUGH ANY FLOOR, WALL PARTITION, CEILING, OR APPLIANCE HOUSING CABINET.
- A 2" ACCESSIBLE PLUMBING CLEANOUT UNDER THE SINK SHALL BE REQUIRED.
- PER CPC 414.3, PROVIDE A LISTED AIR GAP FOR DISHWASHER. AIR GAP SHALL BE INSTALLED BETWEEN THE DISHWASHER RECESS AND THE MANUFACTURER'S RECOMMENDATIONS.
- KITCHEN HAND HELD SPRAY HEADS ATTACHED TO HOSES MUST BE PROVIDED WITH AN APPROVED METHOD OF BACKFLOW PREVENTION.

MECHANICAL NOTES:

- PER CMC, SECTION 502.2.1, POINT OF EXHAUST VENT MUST BE A MINIMUM OF 3'-0" FROM A PROPERTY LINE OR OPENINGS INTO THE BUILDINGS SUCH AS DOORS, WINDOWS, OPENING SKYLIGHTS, ATTIC VENTS & 10- FEET FROM A FORCED AIR INLET.
- PER CMC, SECTION 504.1.1, BACK DRAFT DAMPER ARE REQUIRED ON VENTILATION SYSTEMS EXHAUSTING TO THE EXTERIOR.
- PER CRC SECTION 302.5.2, DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
- PROVIDE EXHAUST HOOD OVER RANGE/ COOKTOP, 100 CFM MINIMUM AND IT SHALL TERMINATE OUTSIDE.
- A VERTICAL MINIMUM CLEARANCE OF 30" IS REQUIRED ABOVE A RANGE TO COMBUSTIBLES MATERIALS, AND A MINIMUM VERTICAL CLEARANCE OF 24" ABOVE THE RANGE TO THE BUILT-IN MICROWAVE OVENS IS REQUIRED. NOTE: LARGER UNITS REQUIRE GREATER CLEARANCES.
- A CLOTHES DRYER EXHAUST DUCT SHALL NOT BE CONNECTED TO A VENT CONNECTOR, GAS VENT, CHIMNEY, AND SHALL NOT TERMINATE INTO A CRAWL SPACE, ATTIC, OR OTHER CONCEALED SPACE. EXHAUST DUCT SHALL NOT BE ASSEMBLED WITH SCREWS OR OTHER FASTENING MEANS THAT EXTEND INTO THE DUCT AND THAT ARE CAPABLE OF CATCHING LINT, AND THAT REDUCE THE EFFICIENCY OF THE EXHAUST SYSTEM. EXHAUST DUCT SHALL BE CONSTRUCTED OF RIGID METALLIC MATERIAL WITH A SMOOTH INTERIOR SURFACE. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2158A, OR INSTALLED IN ACCORDANCE WITH THE CLOTHES DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH SECTION 502.2.1 AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION DEVICES SUCH AS FIRE OR SMOKE DAMPERS THAT WILL OBSTRUCT THE FLOW OF THE EXHAUST SHALL NOT BE USED. WHERE JOINING OF DUCTS, THE MALE END SHALL BE INSERTED IN THE DIRECTION OF AIRFLOW. DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14- FEET, INCLUDING TWO 90-DEGREE ELBOWS.

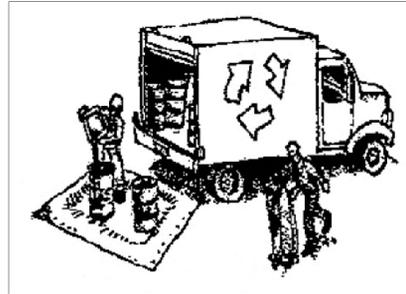
ELECTRICAL NOTES:

- ARC FAULT CIRCUIT INTERRUPTER (AFCI) REQUIRED FOR ALL NEW 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN KITCHENS, BATHROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, LAUNDRY ROOMS, GARAGE, HALLWAYS, OR SIMILAR ROOMS OR AREAS.
- PER CEC 406.12, PROVIDE TAMPER-RESISTANT RECEPTACLES IN AREAS SPECIFIED IN CEC 210.52, SPECIFICALLY ALL 125-VOLT, 15 AND 20-AMPERE RECEPTACLES IN AREAS SUCH AS KITCHENS, BATHROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, BEDROOMS, RECREATION ROOMS, LAUNDRY ROOMS, GARAGE, OR SIMILAR ROOMS OR AREAS OF A DWELLING UNIT.
- RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. THIS ALLOWS FOR A MAXIMUM OF 12 FEET BETWEEN RECEPTACLES ON THE SAME WALL.
- CEC REQUIREMENTS FOR FIRE/SMOKE & CARBON MONOXIDE ALARMS:
 - THE 2022 CALIFORNIA ELECTRICAL CODE REQUIRES THE INSTALLATION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS WHEN BUILDING PERMITS ARE ISSUED FOR ADDITIONS, ALTERATIONS OR REPAIRS TO RESIDENTIAL BUILDINGS, IF THEY DO NOT ALREADY EXIST. EXISTING SMOKE ALARMS OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS MUST BE REPLACED ACCORDING TO THE FOLLOWING CRITERIA:
 - SMOKE ALARMS SHALL NOT REMAIN IN SERVICE LONGER THAN 10 YEARS FROM THE DATE OF MANUFACTURE, UNLESS OTHERWISE PROVIDED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
 - COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE REPLACED WHEN THE END-OF-LIFE SIGNAL ACTIVATES OR 10 YEARS FROM THE DATE OF MANUFACTURE, WHICHEVER COMES FIRST, UNLESS OTHERWISE PROVIDED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
 - SMOKE ALARMS OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS WITHOUT PROOF OF MANUFACTURE DATE OR EXEMPTION OF REPLACEMENT REQUIREMENT VIA MANUFACTURER'S PUBLISHED INSTRUCTIONS, MUST BE REPLACED.
 - SMOKE ALARM, WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES, SMOKE DETECTORS SHALL BE INSTALLED: (A) IN EACH SLEEPING ROOM, (B) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (C) ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. NEW SMOKE ALARMS TO BE INTERCONNECTED. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES SHALL BE INSTALLED WITH BATTERY BACKUP THAT WILL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
 - CARBON MONOXIDE ALARM, WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS: (A) OUTSIDE OF THE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S); (B) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
 - ANY SMOKE ALARM WITHIN 20 FEET OF A PERMANENTLY INSTALLED COOKING APPLIANCE SHALL BE THE IONIZATION OR PHOTOELECTRIC ALARM TYPE AND HAVE A MINIMUM SPACING OF 10 FEET AWAY.
 - THE MINIMUM DISCONNECT MEANS SHALL BE 100 AMPERES, 3-WIRE.
 - PROVIDE ADEQUATE GROUND TO ELECTRICAL SERVICE ENTRY PANEL. VERIFY OR PROVIDE BOND TO METAL GAS AND WATER PIPES.
 - ELECTRICAL SUB PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS SUCH AS CLOTHES CLOSETS.
 - STAGGER NEW ELECTRICAL OUTLETS BY AT LEAST 24-INCHES ON THE OPPOSITE SIDE OF THE FIRE-WALL (GARAGE/HOUSE WALL) PER BUILDING CODE SECTION 712.3.2.
 - PROVIDE AND INSTALL RECEPTACLE OUTLETS AT HOUSE EXTERIOR WALLS THAT ARE GFCI PROTECTED, GASKETED-COVER TYPE OR USE IN WET LOCATIONS.
 - PROVIDE AT LEAST ONE GFCI OUTLET WITHIN 3 FEET OF EACH SINK IN THE BATHROOMS.
 - AT LEAST ONE NEW LUMINAIRE IN EACH BATHROOM OR GARAGE SHALL BE CONTROLLED BY A VACANCY SENOR.
 - PER CEC, AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
 - BATHROOM LIGHTING CANNOT BE ON AN OUTLET CIRCUIT.
 - LUMINAIRES IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS, AND ALL LUMINAIRES INSTALLED IN DAMP LOCATION SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."
 - PER CEC 410.10(D), NO PARTS OF CORD-CONNECTED LUMINAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINAIRES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED (PADDLER) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHUB OR SHOWER TO A HEIGHT OF 8 FT HORIZONTALLY FROM THE TOP OF THE BATHUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
 - UNDER CABINET LUMINAIRES SHALL BE SEPARATELY SWITCHED
 - A MINIMUM OF (2) 20 AMP GFCI PROTECTED CIRCUITS SHALL SUPPLY ALL KITCHEN COUNTER TOP RECEPTACLES, CEC 210.11 (C)(2), & (C) (3).
 - PROVIDE 20 AMP DEDICATED CIRCUITS FOR THE DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, MICROWAVE AND RANGE.
 - RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 20" ABOVE COUNTER TOP AND NO MORE THAN 12" BELOW IF COUNTER DOES NOT EXTEND MORE THAN 6" FROM BASE, PENINSULA COUNTERTOP SPACES 24" LONG OR GREATER AND SHORT DIMENSION 12" OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE.
 - ALL KITCHEN RECEPTACLES SHALL BE GFCI PROTECTED. CEC 210(A) 5 & 6.
 - THE KITCHEN COUNTERTOP WALLS SHALL BE NO MORE THAN 24" FROM A GFCI OUTLET. THIS DOES NOT APPLY TO ANY COUNTERTOP WALLS BEHIND SINKS, RANGES OR MOUNTED COOKTOPS.
 - THE UNDERCOUNTER ELECTRICAL OUTLET SERVING THE DISHWASHER SHALL BE GFCI PROTECTED. MULTI-WIRE DUPLEX RECEPTACLES OR GARBAGE DISPOSALS & DISHWASHERS REQUIRE A CIRCULAR TRIP BREAKER IN THE SERVICE PANELS.
 - THE GARBAGE DISPOSAL AND DISHWASHER SHALL BE ON SEPARATE BRANCH CIRCUITS TO PROVIDE OVERLOAD PROTECTION FOR MOTOR-OPERATED APPLIANCES. [CEC 422.12(C) AND CEC 430.32]
 - THE MAXIMUM LENGTH FOR A GARBAGE DISPOSAL CORD IS 36" AND A DISHWASHER IS 48". ATTACHMENT PLUG AND RECEPTACLE SHALL BE ACCESSIBLE AND LABELED.
 - ISLANDS OR PENINSULAS REQUIRE AT LEAST 1 RECEPTACLE. RECEPTACLES MAY NOT BE MORE THAN 12" BELOW THE COUNTER SURFACE OR BELOW COUNTER THAT EXTENDS MORE THAN 6" BEYOND A CABINET EDGE.
 - IEC 1208.1 MINIMUM OF 3'-0" CLEARANCE IS REQUIRED BETWEEN THE COUNTER FRONTS AND AP

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overflowing. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



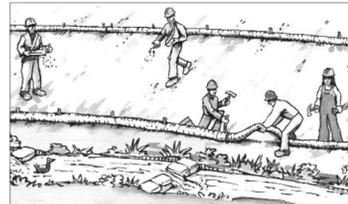
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- See erosion control & sediment control Best Management Practices on sheet A0.4.

Sediment Control

- See erosion control & sediment control Best Management Practices on sheet A0.4.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

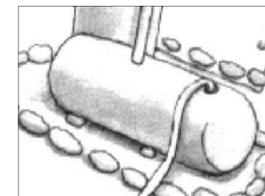
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



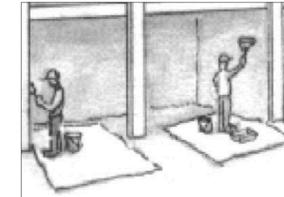
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



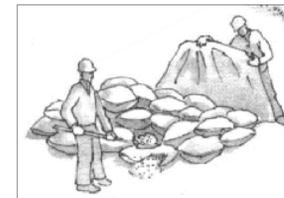
Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
04/29/25	PLANNING SUBMISSION PREP
05/21/25	CIVIL UPDATES
09/16/25	INTAKE COMMENT REVISIONS



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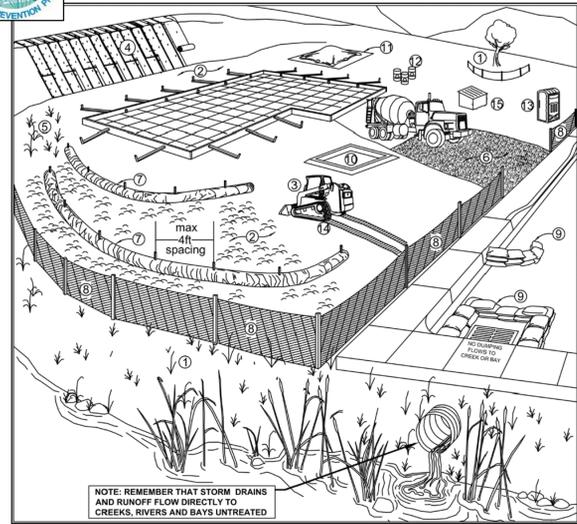
CONSTRUCTION
BEST
MANAGEMENT
PRACTICES

A0.3

Storm drain polluters may be liable for fines of up to \$10,000 per day!



Marin County Stormwater Pollution Prevention Program
Minimum Control Measures
For Small Construction Projects



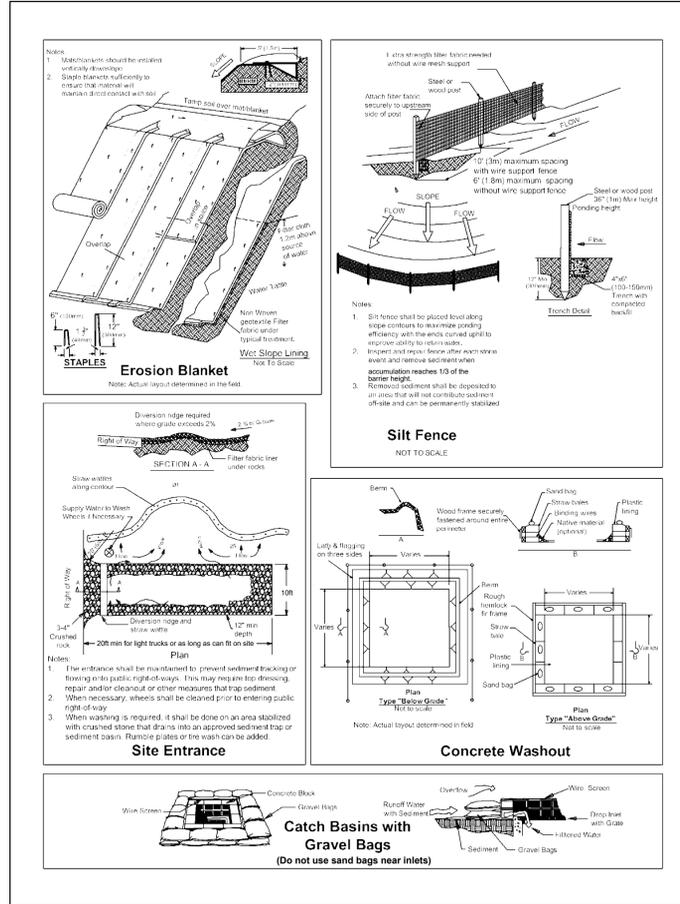
NOTE: REMEMBER THAT STORM DRAINS AND RUNOFF FLOW DIRECTLY TO CREEKS, RIVERS AND BAYS UNTREATED

Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

NOTE: Select an effective combination of control measures from each category, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be continually implemented and maintained throughout the project until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. Inspect and maintain the control measures before and after rain events, and as required by the local agency or state permit. More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the *California Best Management Practices Handbook Portal: Construction* at <http://www.casqa.org>. Caltrans factsheets are available in the *Construction Site BMP Manual* March 2003 at <http://www.dot.ca.gov/qa/constructionstormwater/manuals.htm>. Visit www.ncstoppp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
 415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

Control Measure	General Description
Erosion Control Best Management Practices	
N/A Scheduling	Plan the project and develop a schedule showing each phase of construction. Schedule construction activities to reduce erosion potential, such as scheduling ground disturbing activities during the summer and phasing projects to minimize the amount of area disturbed. For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.
1 Preserve Existing Vegetation and Creek Setbacks	Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.
2 Soil Cover	Cover exposed soil with straw mulch and tackifier (or equivalent). For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-2, SS-4, SS-5, SS-6, SS-7, SS-8.
3 Soil Preparation/ Roughening	Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). For more info see the following factsheets: CASQA: EC-15.
4 Erosion Control Blankets	Install erosion control blankets (or equivalent) on disturbed sites with 3:1 slopes or steeper. Use wildlife-friendly blankets made of biodegradable natural materials. Avoid using blankets made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/wps/Wildlife-Friendly_Products.pdf . For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.
5 Revegetation	Re-vegetate areas of disturbed soil or vegetation as soon as practical. For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.
Sediment Control Best Management Practices	
6 Tracking Controls	Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site, ideally long enough for 2 revolutions of the maximum tire size (16-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient radii for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1, TC-3.
7 Fiber Rolls	Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll upslope. Install rolls per either Type 1 (stake rolls into shallow trenches) or Type 2 (stake in front and behind roll and lash with rope). Use wildlife-friendly fiber rolls made of biodegradable natural materials. Avoid using fiber rolls made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/wps/Wildlife-Friendly_Products.pdf . Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1 and Type 2).
8 Silt Fence	Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.
9 Drain Inlet Protection	Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use sand bags or silt fence fabric for drain inlet protection. For more info see the following factsheets: CASQA: SE-10; or Caltrans: SC-10.
N/A Trench Dewatering	Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/media/Files/Departments/PW/mcstoppp/development/TrenchingSWReqMCSTOPPPFInaB_09.pdf . For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.
Good Housekeeping Best Management Practices	
10 Concrete Washout	Construct a lined concrete washout site away from storm drains, waterbodies, or other drainages. Ideally, place adjacent to stabilized entrance. Clean as needed and remove at end of project. For more info see the following factsheets: CASQA: WM-8; or Caltrans: WM-8.
11 Stockpile Management	Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. For more info see the following factsheets: CASQA: WM-3; or Caltrans: WM-3.
12 Hazardous Material Management	Hazardous materials must be kept in closed containers that are covered and within secondary containment, do not place containers directly on soil. For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.
13 Sanitary Waste Management	Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pantries (most vendors provide these). For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.
14 Equipment and Vehicle Maintenance	Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.
15 Litter and Waste Management	Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.



Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
04/29/25	PLANNING SUBMISSION PREP
05/21/25	CIVIL UPDATES
09/16/25	INTAKE COMMENT REVISIONS



REMODEL & ADDITION
 700 HAWTHORNE DR
 TIBURON, CA 94920-1413
 APN: 055-222-06

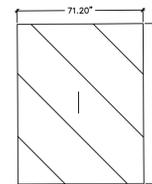
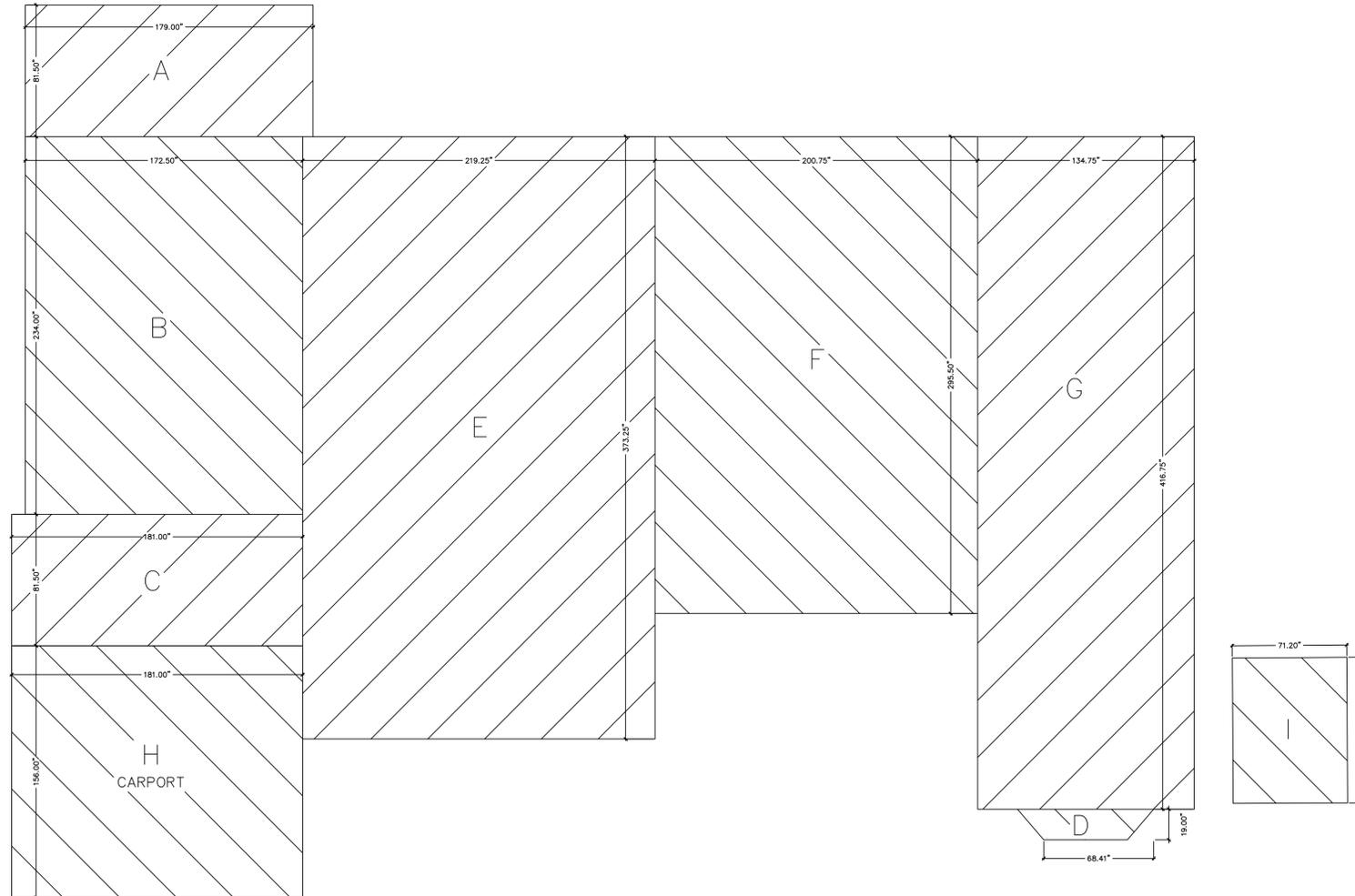
TIRET & CUSICK RESIDENCE
 PH - (415) 608-2658
 700 HAWTHORNE DR
 TIBURON, CA 94920-1413

Drawing By:
 Chris Klimenko
CKLIMENKO@KLIMENKODESIGN.COM
 PH: 510.928.1359

Date: NOVEMBER 26, 2023
 Project / Job #:
 Peter Christopher Klimenko
 DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMENKO
 EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 061625

**STORM-WATER
 POLLUTION &
 PREVENTION &
 EROSION
 CONTROL**

A0.4



EXISTING GROSS FLOOR AREA CALCULATIONS				
MARK:	LOCATION	LENGTH	WIDTH	SF
A	HOUSE	81.50	179.00	101
B	HOUSE	234.00	172.50	280
C	HOUSE	81.50	181.00	102
D	HOUSE	19.00	68.41	9
E	HOUSE	373.25	219.25	568
F	HOUSE	295.50	200.50	411
G	HOUSE	416.75	134.75	390
I	GARDEN SHED	90.24	71.20	45
TOTAL GROSS FLOOR AREA				1907

EXISTING LOT COVERAGE CALCULATIONS				
MARK:	LOCATION	LENGTH	WIDTH	SF
A	HOUSE	81.50	179.00	101
B	HOUSE	234.00	172.50	280
C	HOUSE	81.50	181.00	102
D	HOUSE	19.00	68.41	9
E	HOUSE	373.25	219.25	568
F	HOUSE	295.50	200.50	411
G	HOUSE	416.75	134.75	390
H	CARPORT	156.00	181.00	196
I	GARDEN SHED	90.24	71.20	45
TOTAL BUILDING COVERAGE				2104

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
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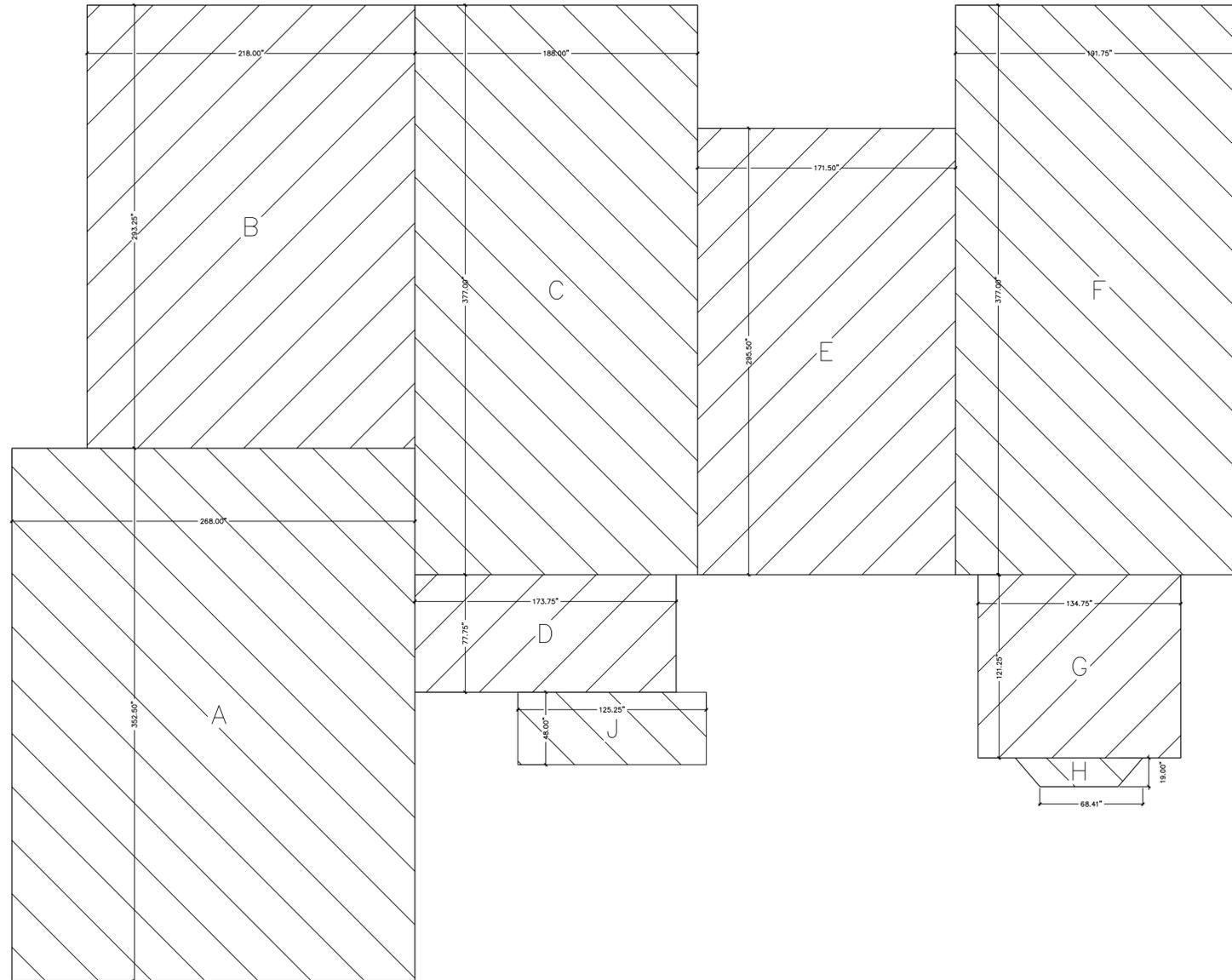
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EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 06/16/25

EXISTING FLOOR AREA & BUILDING COVERAGE DIAGRAMS

A0.5



PROPOSED GROSS FLOOR AREA CALCULATIONS				
MARK:	LOCATION	LENGTH	WIDTH	SF
A	HOUSE	352.50	268.00	656
B	HOUSE	293.25	218.00	444
C	HOUSE	377.00	188.00	492
D	HOUSE	77.75	173.75	94
E	HOUSE	295.50	171.50	352
F	HOUSE	377.00	191.75	502
G	HOUSE	121.25	134.75	113
H	HOUSE	19.00	68.41	9
TOTAL GROSS FLOOR AREA				2662

PROPOSED LOT COVERAGE CALCULATIONS				
MARK:	LOCATION	LENGTH	WIDTH	SF
A	HOUSE	352.50	268.00	656
B	HOUSE	293.25	218.00	444
C	HOUSE	377.00	188.00	492
D	HOUSE	77.75	173.75	94
E	HOUSE	295.50	171.50	352
F	HOUSE	377.00	191.75	502
G	HOUSE	121.25	134.75	113
H	HOUSE	19.00	68.41	9
J	COVERED FRONT PORCH	48.00	125.25	42
TOTAL BUILDING COVERAGE				2704

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
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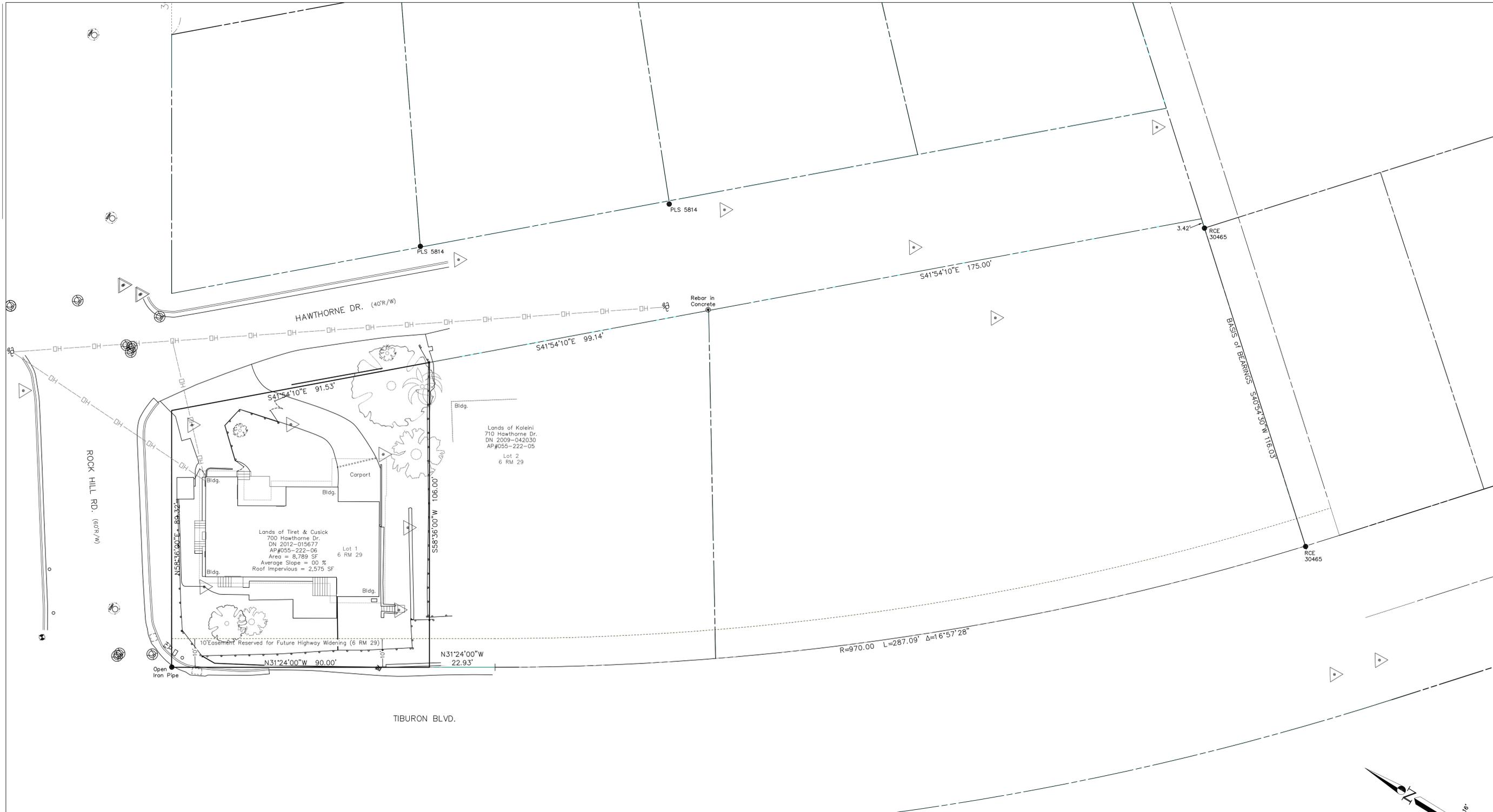
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EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 06/16/25

**PROPOSED
FLOOR AREA &
BUILDING
COVERAGE
DIAGRAMS**

A0.6

PRELIMINARY

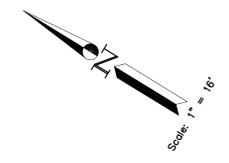


- LEGEND**
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 2' CONTOUR INTERVAL SHOWN.
 - ELEVATIONS BASED ON ASSUMED DATUM, UNLESS OTHERWISE NOTED.
 - TREE AND TRUNK AS NOTED
 - SURVEY CONTROL STATION

ABBREVIATIONS FOR THIS PLAN:

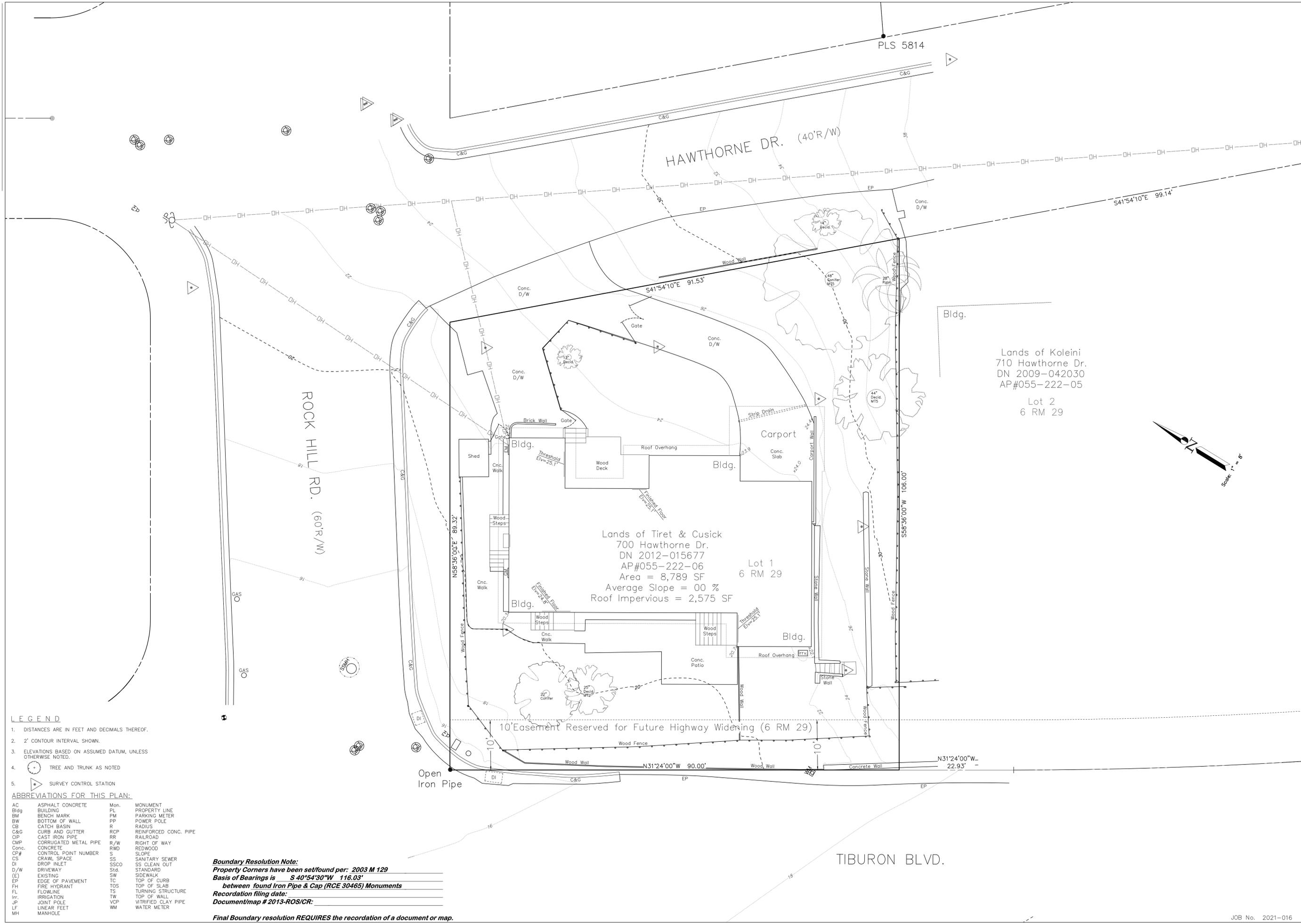
AC	ASPHALT CONCRETE	Mon.	MONUMENT
Bldg	BUILDING	PL	PROPERTY LINE
BM	BENCH MARK	PM	PARKING METER
BW	BOTTOM OF WALL	PP	POWER POLE
CB	CATCH BASIN	R	RADIUS
C&G	CURB AND GUTTER	RCP	REINFORCED CONC. PIPE
CIP	CAST IRON PIPE	RR	RAILROAD
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
Conc.	CONCRETE	RWD	REDWOOD
CP#	CONTROL POINT NUMBER	S	SLOPE
CS	CRANK SPACE	SS	SANITARY SEWER
DI	DROP INLET	SSCO	SS CLEAN OUT
D/W	DRIVEWAY	Std.	STANDARD
(E)	EXISTING	SW	SIDEWALK
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
FH	FIRE HYDRANT	TOS	TOP OF SLAB
FL	FLOWLINE	TS	TURNING STRUCTURE
Irr.	IRRIGATION	TW	TOP OF WALL
JP	JOINT POLE	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	WM	WATER METER
MH	MANHOLE		

Boundary Resolution Note:
 Property Corners have been set/found per: 2003 M 129
 Basis of Bearings is S 40°54'30"W 116.03'
 between found Iron Pipe & Cap (RCE 30465) Monuments
 Recordation filing date:
 Document/map # 2013-ROS/CR:
 Final Boundary resolution REQUIRES the recordation of a document or map.



<p>DATE: Apr. 2021 SCALE: 1" = 16' DRAWN BY: EDL CHECKED BY: JLLH</p> <p>Prepared under the supervision of RCE # 30465 J.L. HALLBERG LSIT/ET #</p> <p>J. L. ENGINEERING CIVIL ENGINEERS 1539 FOURTH STREET TEL: (415) 457-8647 SAN RAFAEL FAX: (415) 457-2517 CA. 94901</p>	<p>TOPOGRAPHIC SURVEY TIRET & CUSICK RESIDENCE - 700 HAWTHORNE DR. (AP NO. 055-222-06) TIBURON, MARIN COUNTY, CALIFORNIA</p> <p>WARNING: IF THIS BAR DOES NOT SCALE, THEN DRAWING IS NOT TO SCALE.</p> <p>SHEET 1 OF 2 SHEETS</p>
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PRELIMINARY



- LEGEND**
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 2' CONTOUR INTERVAL SHOWN.
 - ELEVATIONS BASED ON ASSUMED DATUM, UNLESS OTHERWISE NOTED.
 - TREE AND TRUNK AS NOTED
 - SURVEY CONTROL STATION

ABBREVIATIONS FOR THIS PLAN:

AC	ASPHALT CONCRETE	Mon.	MONUMENT
Bldg	BUILDING	PL	PROPERTY LINE
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CB	CATCH BASIN	R	RADIUS
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Lands of Koleini
 710 Hawthorne Dr.
 DN 2009-042030
 AP#055-222-05
 Lot 2
 6 RM 29

Lands of Tirt & Cusick
 700 Hawthorne Dr.
 DN 2012-015677
 AP#055-222-06
 Area = 8,789 SF
 Average Slope = 00 %
 Roof Impervious = 2,575 SF
 Lot 1
 6 RM 29

10' Easement Reserved for Future Highway Widening (6 RM 29)

DATE: Apr. 2021
 SCALE: 1" = 8'
 DRAWN BY: EDL
 CHECKED BY: JLLH

Prepared under the supervision of
 RCE # 30465 J.L. HALLBERG
 LSIT/ET #

J. L. ENGINEERING CIVIL ENGINEERS
 1539 FOURTH STREET TEL: (415) 457-8647
 SAN RAFAEL SAN RAFAEL FAX: (415) 457-2517
 CA. 94901

TOPOGRAPHIC SURVEY
 TIRET & CUSICK RESIDENCE - 700 HAWTHORNE DR.
 (AP NO. 055-222-06) TIBURON, MARIN COUNTY, CALIFORNIA

WARNING: IF THIS BAR DOES NOT SCALE, THEN DRAWING IS NOT TO SCALE.

SHEET
 2
 OF 2 SHEETS

JOB No. 2021-016



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
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CAL GREEN REQUIREMENTS PAGE 1

CG1.0

Y	NA	RESPON PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	NA	RESPON PARTY
			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 California Building Code, 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 OSHFD 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 (and are included here for reference)			
			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 downflow 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 California Electrical Code. 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. Exemption: 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 California Electrical Code.			
			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".			

Y	NA	RESPON PARTY	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.	Y	NA	RESPON PARTY
			4.106.4.2.1 Reserved.			
			4.106.4.2.2 Multifamily dwellings, 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. b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. c. Receptacle power source. EV charging receptacles in multifamily parking facilities 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 California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. d. 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. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests. Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, 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 California Building Code, 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 California Building Code, 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 California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, 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 California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, 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).			
			4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings. Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE". Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.			

Y	NA	RESPON PARTY	DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	Y	NA	RESPON PARTY
			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. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).			
			TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019			
			PRODUCT CLASS (spray force in ounce force (ozf))			
			MAXIMUM FLOW RATE (gpm)			
			Product Class 1 (≤ 5.0 ozf)			1.00
			Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)			1.20
			Product Class 3 (> 8.0 ozf)			1.28
			Title 20 Section 1605.3 (h)(4)(A); Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) (113 grams-force)(gf)			
			4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.			
			4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1.1 of the California Plumbing Code. NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER			
			TABLE - MAXIMUM FIXTURE WATER USE			
			FIXTURE TYPE			FLOW RATE
			SHOWER HEADS (RESIDENTIAL)			1.8 GMP @ 80 PSI
			LAVATORY FAUCETS (RESIDENTIAL)			MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
			LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS			0.5 GPM @ 60 PSI
			KITCHEN FAUCETS			1.8 GPM @ 60 PSI
			METERING FAUCETS			0.2 GAL/CYCLE
			WATER CLOSET			1.28 GAL/FLUSH
			URINALS			0.125 GAL/FLUSH

Y	NA	RESPON PARTY	4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/	Y	NA	RESPON PARTY
			DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 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. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.			
			DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 4.502.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.			

VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT DRAFTER/PROJECT MANAGER PRIOR TO CONTINUATION OF WORK.



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y N/A RESPON PARTY
* YES
- NOT APPLICABLE
+ RESPONSIBILITY (w/ ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON PARTY																																																															
			<p>MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).</p> <p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p>MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p>PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).</p> <p>Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p> <p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p>VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).</p>																																																														
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.</p>																																																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONTRACTOR	<p>4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p>																																																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONTRACTOR	<p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.</p>																																																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONTRACTOR	<p>4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <ol style="list-style-type: none"> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. 																																																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONTRACTOR	<p>4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p>																																																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONTRACTOR	<p>4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</p>																																																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONTRACTOR	<p>4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p> <ol style="list-style-type: none"> Manufacturer's product specification. Field verification of on-site product containers. 																																																														
			<p>TABLE 4.504.1 - ADHESIVE VOC LIMIT 1,2 (Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1"> <thead> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr> <tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr> <tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr> <tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr> <tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr> <tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr> <tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr> <tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr> <tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr> <tr><td>COVE BASE ADHESIVES</td><td>50</td></tr> <tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr> <tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr> <tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr> <tr><td>SPECIALTY APPLICATIONS</td><td></td></tr> <tr><td>PVC WELDING</td><td>510</td></tr> <tr><td>CPVC WELDING</td><td>490</td></tr> <tr><td>ABS WELDING</td><td>325</td></tr> <tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr> <tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr> <tr><td>CONTACT ADHESIVE</td><td>80</td></tr> <tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr> <tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr> <tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr> <tr><td>SUBSTRATE SPECIFIC APPLICATIONS</td><td></td></tr> <tr><td>METAL TO METAL</td><td>30</td></tr> <tr><td>PLASTIC FOAMS</td><td>50</td></tr> <tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr> <tr><td>WOOD</td><td>30</td></tr> <tr><td>FIBERGLASS</td><td>80</td></tr> </tbody> </table>	ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80
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STRUCTURAL GLAZING ADHESIVES	100																																																																
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250																																																																
OTHER ADHESIVES NOT LISTED	50																																																																
SPECIALTY APPLICATIONS																																																																	
PVC WELDING	510																																																																
CPVC WELDING	490																																																																
ABS WELDING	325																																																																
PLASTIC CEMENT WELDING	250																																																																
ADHESIVE PRIMER FOR PLASTIC	550																																																																
CONTACT ADHESIVE	80																																																																
SPECIAL PURPOSE CONTACT ADHESIVE	250																																																																
STRUCTURAL WOOD MEMBER ADHESIVE	140																																																																
TOP & TRIM ADHESIVE	250																																																																
SUBSTRATE SPECIFIC APPLICATIONS																																																																	
METAL TO METAL	30																																																																
PLASTIC FOAMS	50																																																																
POROUS MATERIAL (EXCEPT WOOD)	50																																																																
WOOD	30																																																																
FIBERGLASS	80																																																																
			<p>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.</p> <p>2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>																																																														

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2,3

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS 1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS 1

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
04/29/25	PLANNING SUBMISSION PREP
05/21/25	CIVIL UPDATES
09/16/25	INTAKE COMMENT REVISIONS



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CAL GREEN REQUIREMENTS PAGE 2

CG1.1

VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT DRAFTER/PROJECT MANAGER PRIOR TO CONTINUATION OF WORK.



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. *
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the OIR. *
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs. *
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.045. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Oppaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(g).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.9:	Certification, Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	Controls for Heat Pumps with Supplemental Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Sizing Manual; or the ACCA Manual L using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1:	Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must be protected by a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-cushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(m)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1. *
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.82 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *
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Ventilation and Indoor Air Quality:

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii-iv. Enclosed kitchens and bathrooms can have demand-controlled or continuous exhaust meeting §150.0(o)1Gii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.

Pool and Spa Systems and Equipment:

§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	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, must not be installed in enclosed or recessed luminaires. *
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	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, must not be installed in enclosed or recessed luminaires. *
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinet or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED lighting systems must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, bedrooms, kitchens, and bedrooms) must 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 must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	Single-Family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)1.
§ 110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s):	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t):	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

Revision History

02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
04/29/25	PLANNING SUBMISSION PREP
05/21/25	CIVIL UPDATES
09/16/25	INTAKE COMMENT REVISIONS



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Chris Klimenko

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PH: 510.928.1359

Date: NOVEMBER 26, 2023

Project / Job #:

Peter Christopher Klimenko

DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMENKO
EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE=06/16/25

RESIDENTIAL
MANDATORY
MEASURES
SUMMARY

MF1R

ROCK HILL RD

HAWTHORNE DR

SHEET NOTES:

1. THE SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND LIMITED SITE PLAN LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY IN FIELD ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES AND SETBACKS, EASEMENTS, UTILITIES AND SUBSTRUCTURES.
2. SEE CONSTRUCTION NOTES FOR LEGEND & DETAILS
3. SEE SURVEY FOR LOT ELEVATION GRADIENTS.
4. ESTIMATED LOT CUT = 47 CU YDS.

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
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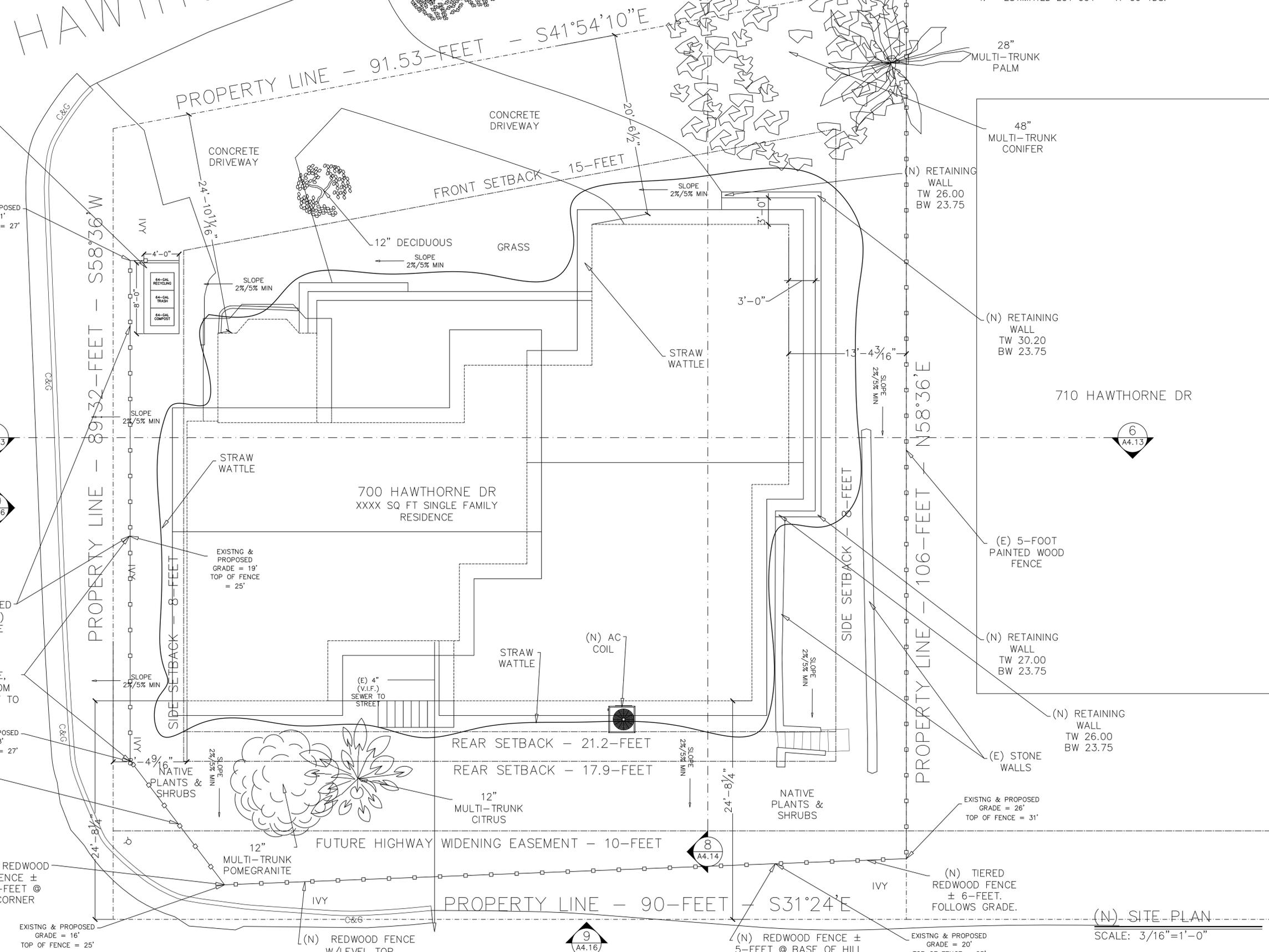
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**PROPOSED
SITE
PLAN**

A1.01



VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT DRAFTER/PROJECT MANAGER PRIOR TO CONTINUATION OF WORK.

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
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Date: NOVEMBER 26, 2023

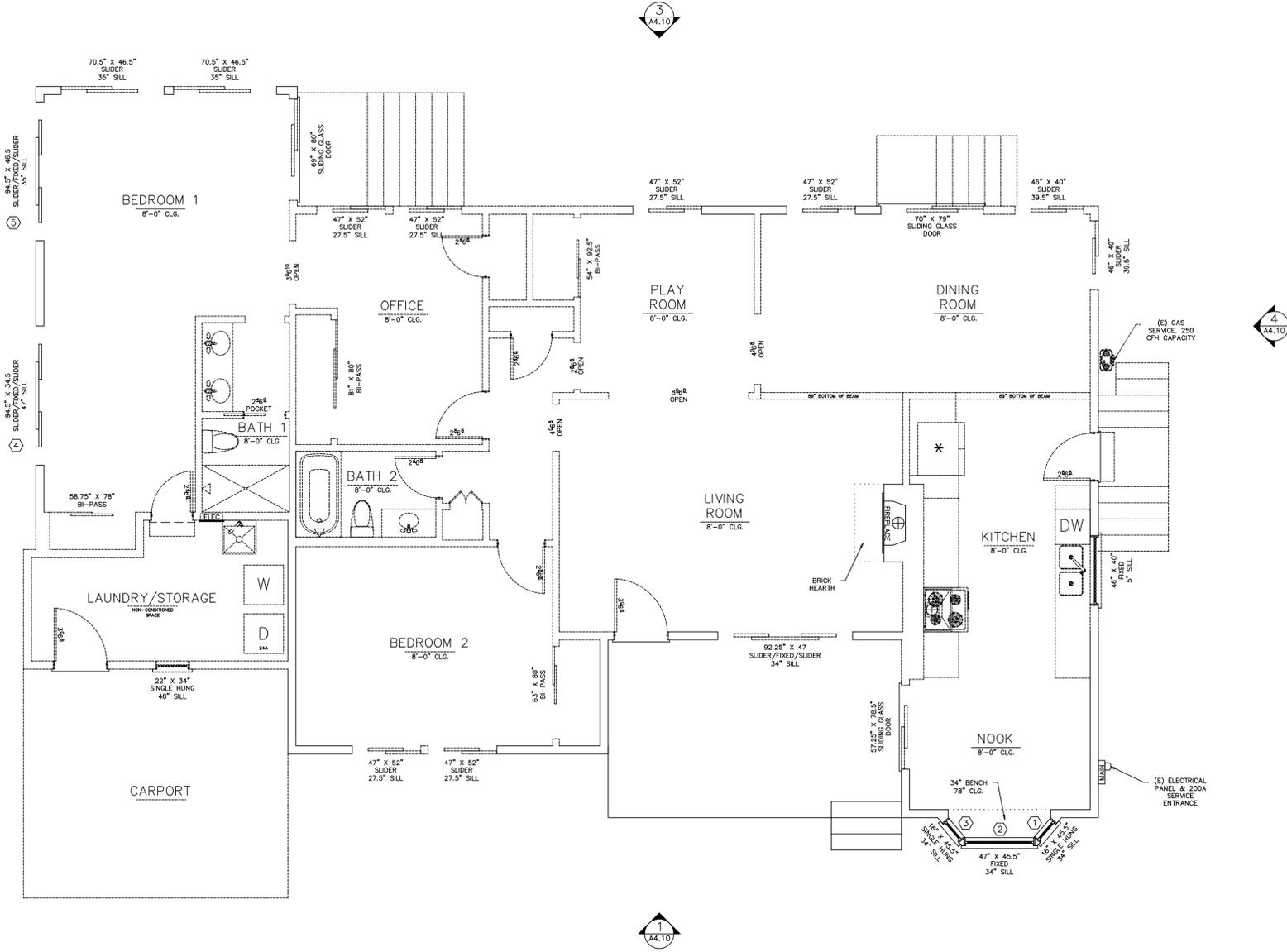
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EXISTING FLOOR PLAN & DEMOLITION PLAN

A1.10



LEGEND:

	EXISTING TO REMAIN
	EXISTING WALLS & ITEMS TO BE REMOVED
	NEW 2X4 WALLS @ 16" O.C. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
	NEW 2X6 WALLS @ 16" O.C. INSTALL R-21 MIN INSULATION @ EXTERIOR WALLS.
	EXISTING 2X4 WALLS @ 16" O.C. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
	EXISTING 2X4 WALLS @ 16" O.C. SISTER NEW STUDS TO EXISTING @ 10-FOOT CLG. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
	OVERHEAD CABINET, BEAM, ETC
	NEW 40" TALL WALL

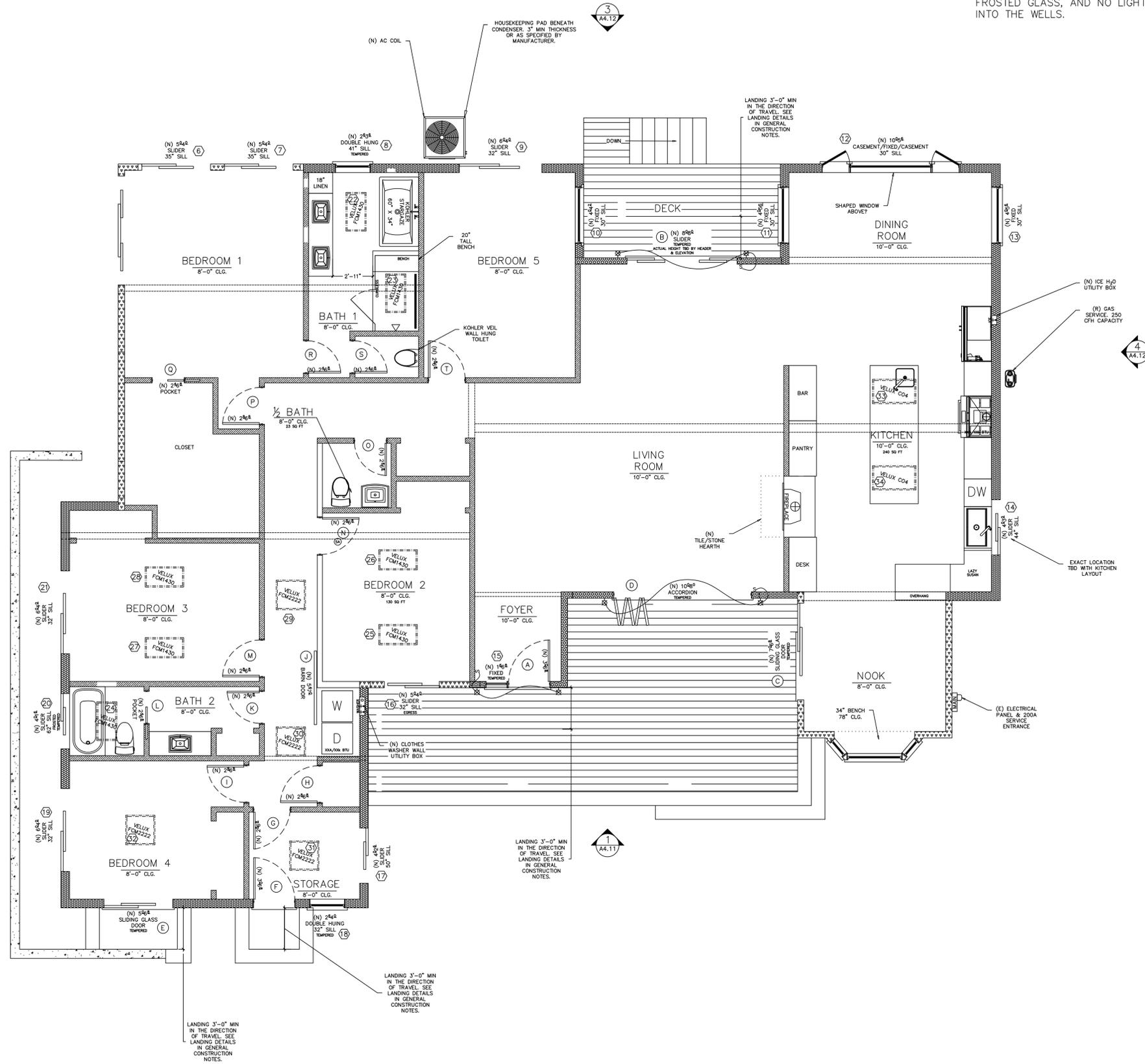
(E) FLOOR PLAN & DEMOLITION PLAN
SCALE: 1/4"=1'-0"

VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT DRAFTER/PROJECT MANAGER PRIOR TO CONTINUATION OF WORK.

SEE CONSTRUCTION NOTES FOR LEGEND & DETAILS

ALL EXTERIOR LIGHTING SHALL BE SHIELDED DOWN LIGHTING TO MEET TOWN CODE SECTION 16-30.070.

ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.



LEGEND:

- EXISTING TO REMAIN
- EXISTING WALLS & ITEMS TO BE REMOVED
- ▤ NEW 2x4 WALLS @ 16" O.C. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
- ▥ NEW 2x6 WALLS @ 16" O.C. INSTALL R-21 MIN INSULATION @ EXTERIOR WALLS.
- ▧ EXISTING 2x4 WALLS @ 16" O.C. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
- ▨ EXISTING 2x4 WALLS @ 16" O.C. SISTER NEW STUDS TO EXISTING. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
- ▩ OVERHEAD CABINET, BEAM, ETC.
- ▭ NEW 40" TALL WALL

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
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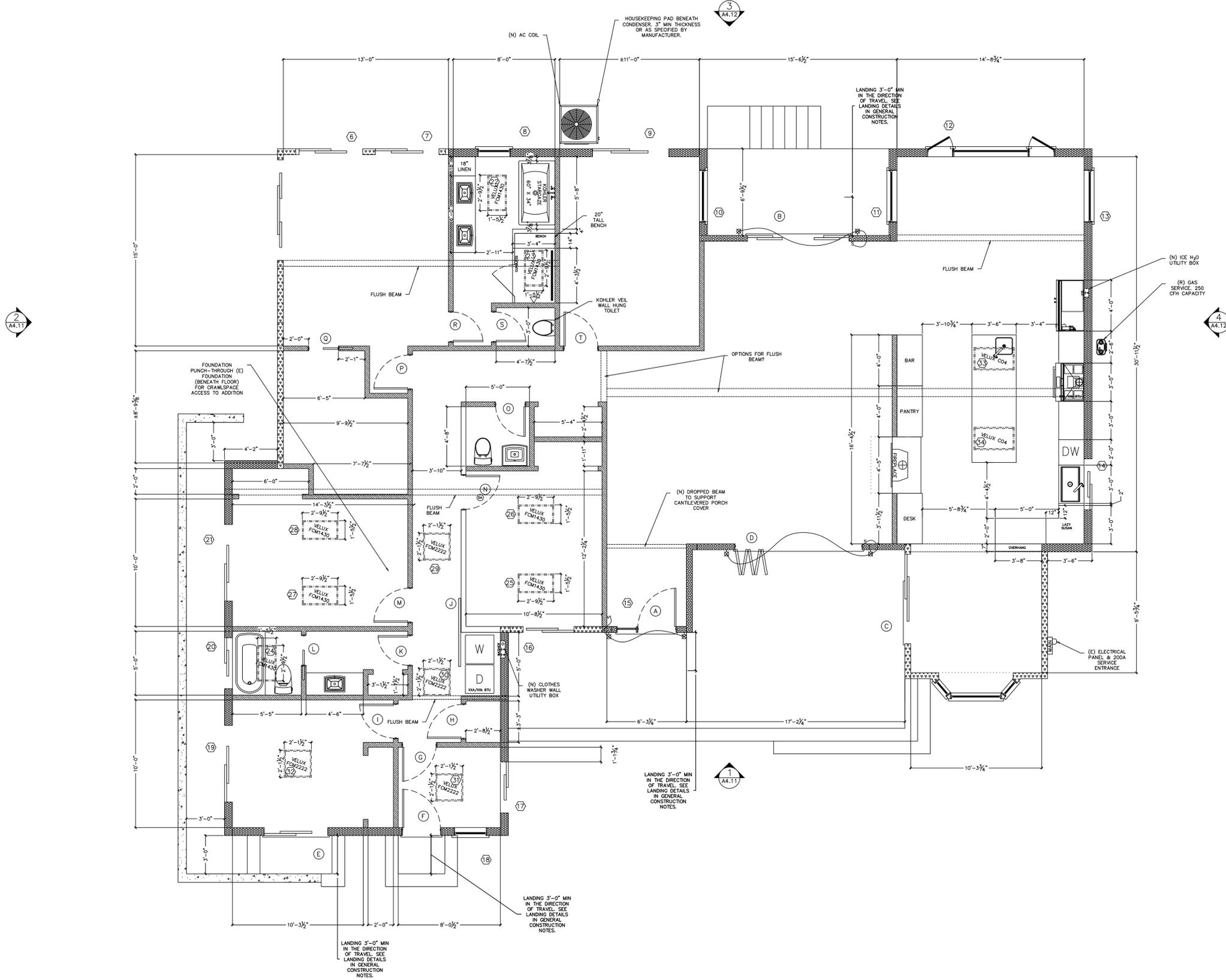
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NEW LOWER LEVEL FLOOR PLAN

A1.11

(N) FLOOR PLAN
 SCALE: 1/4"=1'-0"

VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT DRAFTER/PROJECT MANAGER PRIOR TO CONTINUATION OF WORK.



LEGEND:

- EXISTING TO REMAIN
- - - EXISTING WALLS & ITEMS TO BE REMOVED
- ▨ NEW 2x4 WALLS @ 16" O.C. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
- ▩ NEW 2x6 WALLS @ 16" O.C. INSTALL R-21 MIN INSULATION @ EXTERIOR WALLS.
- ▧ EXISTING 2x4 WALLS @ 16" O.C. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
- ▦ EXISTING 2x4 WALLS @ 16" O.C. SISTER NEW STUDS TO EXISTING. INSTALL R-15 MIN INSULATION @ EXTERIOR WALLS.
- ▭ OVERHEAD CABINET, BEAM, ETC.

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
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LOWER LEVEL CONSTRUCTION PLAN

A1.12

CONSTRUCTION PLAN
 SCALE: 1/4"=1'-0"

VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT DRAFTER/PROJECT MANAGER PRIOR TO CONTINUATION OF WORK.

WINDOW SCHEDULE																
MARK	STATUS	ROOM	WIDTH	HEIGHT	GLZ AREA (FT ²)	TYPE & FUNCTION	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	COLOR - INTERIOR	COLOR - EXTERIOR	HARDWARE COLOR	MANUFACTURER	U-FACTOR	SHGC	NOTES
1	EXISTING	NOOK	1'-4"	3'-9 1/2"	5.1	SINGLE HUNG										
2	EXISTING	NOOK	3'-11"	3'-9 1/2"	14.9	FIXED										
3	EXISTING	NOOK	1'-4"	3'-9 1/2"	5.1	SINGLE HUNG										
4	EXISTING	BEDROOM 1	7'-10 1/2"	2'-10 1/2"	22.6	SLIDER/FIXED/SLIDER										
5	EXISTING	BEDROOM 1	7'-10 1/2"	3'-10 1/2"	30.5	SLIDER/FIXED/SLIDER										
6	NEW	BEDROOM 1	5'-0"	4'-0"	20.0	SLIDER										
7	NEW	BEDROOM 1	5'-0"	4'-0"	20.0	SLIDER										
8	NEW	BATHROOM 1	2'-6"	3'-6"	8.8	SINGLE HUNG										TEMPERED.
9	NEW	BEDROOM 5	6'-0"	4'-0"	24.0	SLIDER										
10	NEW	BEDROOM 5	4'-0"	4'-2"	16.7	FIXED										
11	NEW	DINING ROOM	4'-0"	5'-6"	22.0	FIXED										
12	NEW	DINING ROOM	10'-0"	5'-6"	55.0	CASEMENT/FIXED/CASEMENT										
13	NEW	DINING ROOM	4'-0"	5'-6"	22.0	FIXED										
14	NEW	KITCHEN	4'-0"	3'-0"	12.0	SLIDER										
15	NEW	FOYER	1'-6"	6'-8"	10.0	FIXED										TEMPERED.
16	NEW	BEDROOM 2	5'-0"	4'-0"	20.0	SLIDER										
17	NEW	STORAGE	4'-0"	2'-6"	10.0	SLIDER										
18	NEW	STORAGE	2'-6"	4'-0"	10.0	SINGLE HUNG										TEMPERED.
19	NEW	BEDROOM 2	6'-0"	4'-0"	24.0	SLIDER										
20	NEW	BATHROOM 2	4'-0"	1'-6"	6.0	SLIDER										TEMPERED.
21	NEW	BEDROOM 3	6'-0"	4'-0"	24.0	SLIDER										
22	NEW	BATHROOM 1	1'-5 1/2"	2'-9 1/2"	4.1	SKYLIGHT							VELUX	0.43	0.21	VELUX GLAZING CODE 05/15, MODEL FOM 1430, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
23	NEW	BATHROOM 1	1'-5 1/2"	2'-9 1/2"	4.1	SKYLIGHT							VELUX	0.43	0.21	VELUX GLAZING CODE 05/15, MODEL FOM 1430, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
24	NEW	BATHROOM 2	1'-5 1/2"	2'-9 1/2"	4.1	SKYLIGHT							VELUX	0.43	0.21	VELUX GLAZING CODE 05/15, MODEL FOM 1430, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
25	NEW	BEDROOM 2	1'-5 1/2"	2'-9 1/2"	4.1	SKYLIGHT							VELUX	0.43	0.21	VELUX GLAZING CODE 05/15, MODEL FOM 1430, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
26	NEW	BEDROOM 2	1'-5 1/2"	2'-9 1/2"	4.1	SKYLIGHT							VELUX	0.43	0.21	VELUX GLAZING CODE 05/15, MODEL FOM 1430, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
27	NEW	BEDROOM 3	1'-5 1/2"	2'-9 1/2"	4.1	SKYLIGHT							VELUX	0.43	0.21	VELUX GLAZING CODE 05/15, MODEL FOM 1430, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
28	NEW	BEDROOM 3	1'-5 1/2"	2'-9 1/2"	4.1	SKYLIGHT							VELUX	0.43	0.21	VELUX GLAZING CODE 05/15, MODEL FOM 1430, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
29	NEW	HALL	2'-1 1/2"	2'-1 1/2"	4.5	SKYLIGHT							VELUX	0.49	0.28	VELUX GLAZING CODE 05/15, MODEL FOM 2222, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
30	NEW	HALL	2'-1 1/2"	2'-1 1/2"	4.5	SKYLIGHT							VELUX	0.49	0.28	VELUX GLAZING CODE 05/15, MODEL FOM 2222, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
31	NEW	STORAGE	2'-1 1/2"	2'-1 1/2"	4.5	SKYLIGHT							VELUX	0.49	0.28	VELUX GLAZING CODE 05/15, MODEL FOM 2222, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
32	NEW	BEDROOM 4	2'-1 1/2"	2'-1 1/2"	4.5	SKYLIGHT							VELUX	0.49	0.28	VELUX GLAZING CODE 05/15, MODEL FOM 2222, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
33	NEW	KITCHEN	1'-9"	3'-1 7/8"	5.5	SKYLIGHT							VELUX	0.43	0.23	VELUX GLAZING CODE 04, MODEL C04, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.
34	NEW	KITCHEN	1'-9"	3'-1 7/8"	5.5	SKYLIGHT							VELUX	0.43	0.23	VELUX GLAZING CODE 04, MODEL C04, TEMPERED/SAFETY GLASS. ALL SKYLIGHTS SHALL BE BRONZED OR TINTED AND SHALL NOT UTILIZE FROSTED GLASS, AND NO LIGHTS SHALL BE PLACED IN OR DIRECTED UP INTO THE WELLS.

DOOR SCHEDULE																	
MARK	STATUS	ROOM	WIDTH	HEIGHT	GLZ AREA (FT ²)	FINISH CODE	TYPE & FUNCTION	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	COLOR - INTERIOR	COLOR - EXTERIOR	HARDWARE SCHEDULE	MANUFACTURER	U-FACTOR	SHGC	NOTES
A	NEW	FOYER	3'-0"	6'-8"			SWING										INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. FULL WEATHER STRIPPING & THRESHOLD.
B	NEW	LIVING ROOM	8'-0"	8'-0"	64.0		MULTI SLIDER GLASS DOOR										TEMPERED/SAFETY GLASS. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. WATERPROOF AS SPECIFIED BY MANUFACTURER OR CONSULTANT
C	NEW	NOOK	7'-0"	6'-8"	46.7		SLIDING GLASS DOOR										TEMPERED/SAFETY GLASS. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. WATERPROOF AS SPECIFIED BY MANUFACTURER OR CONSULTANT
D	NEW	LIVING ROOM	10'-0"	8'-0"	80.0		ACCORDION DOOR										TEMPERED/SAFETY GLASS. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. WATERPROOF AS SPECIFIED BY MANUFACTURER OR CONSULTANT
E	NEW	BEDROOM 4	5'-0"	6'-8"	33.3		SLIDING GLASS DOOR										TEMPERED/SAFETY GLASS. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. WATERPROOF AS SPECIFIED BY MANUFACTURER OR CONSULTANT
F	NEW	STORAGE	2'-6"	6'-8"			SWING										INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS. FULL WEATHER STRIPPING & THRESHOLD.
G	NEW	STORAGE	2'-8"	6'-8"			SWING										
H	NEW	HALL	2'-8"	6'-8"			SWING										
I	NEW	BEDROOM 4	2'-8"	6'-8"			SWING										
J	NEW	LAUNDRY	5'-4"	7'-0"			BARN										
K	NEW	BATHROOM 2	2'-4"	6'-8"			SWING										
L	NEW	BATHROOM 2	2'-4"	6'-8"			POCKET										
M	NEW	BEDROOM 3	2'-8"	6'-8"			SWING										
N	NEW	BEDROOM 2	2'-8"	6'-8"			SWING										
O	NEW	1/2 BATH	2'-4"	6'-8"			SWING										
P	NEW	BEDROOM 1	2'-8"	6'-8"			SWING										
Q	NEW	BEDROOM 1	2'-4"	6'-8"			POCKET										
R	NEW	BATHROOM 1	2'-4"	6'-8"			SWING										
S	NEW	BATHROOM 1	2'-4"	6'-8"			SWING										
T	NEW	BEDROOM 5	2'-8"	6'-8"			SWING										

KEY: VERIFY DOOR & WINDOW SIZES BEFORE PLACING ORDER. FOLLOW MANUFACTURERS R.O. DIMENSIONS FOR ALL DOOR & WINDOW OPENINGS. VERIFY U FACTOR & SHGC REQUIREMENTS IN T-24 REPORT

BP	BI-PASS	T	TEMPERED/SAFETY GLASS	SL	SLIDER
BF	BI-FOLD	OS	OVERHEAD SECTIONAL	SCD	SLIDING GLASS DOOR
SC	SOLID CORE	O	OBSCURE	SH	SINGLE HUNG
HC	HOLLOW CORE	E	EXISTING TO REMAIN	DBLH	DOUBLE HUNG
1HR	1HR RATED FIRE DOOR	FR	FRENCH DOOR	AW	AWNING
	W/SELF CLOSING HINGES	SW	SWING	BISL	BIDIRECTIONAL SLIDER

SAFETY GLAZING IS REQUIRED FOR AN INDIVIDUAL FIXED OR OPERABLE WINDOW PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
 • WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
 • WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
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03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
04/29/25	PLANNING SUBMISSION PREP
05/21/25	CIVIL UPDATES
09/16/25	INTAKE COMMENT REVISIONS



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 APN: 055-222-06

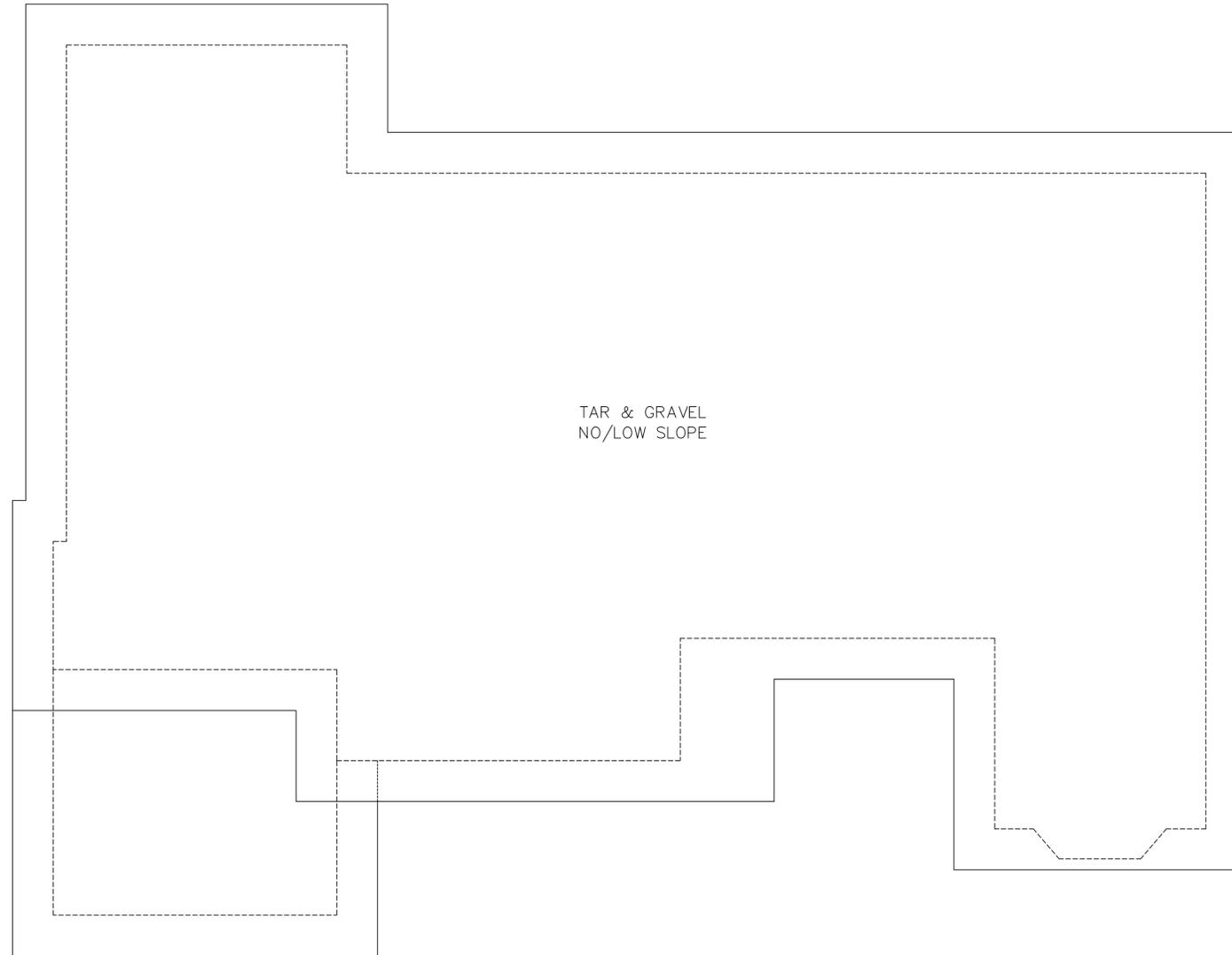
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DOOR & WINDOW SCHEDULE

A1.18

(E) ROOF PLAN
 SCALE: 1/4"=1'-0"



Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
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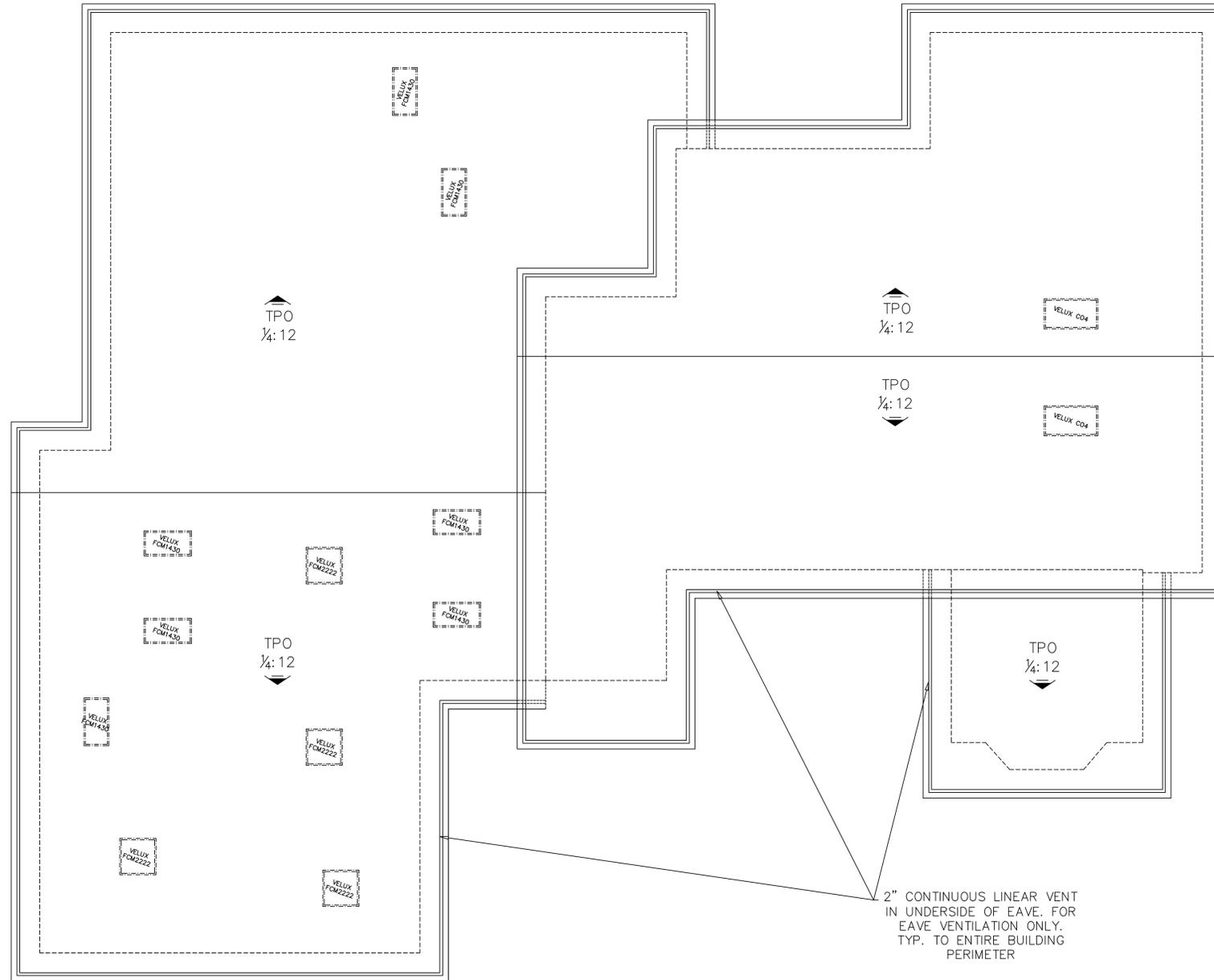
REMODEL & ADDITION 700 HAWTHORNE DR TIBURON, CA 94920-1413 APN: 055-222-06	TIRET & CUSICK RESIDENCE PH - (415) 608-2658 700 HAWTHORNE DR TIBURON, CA 94920-1413
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EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 06/16/25

**EXISTING
ROOF PLAN**

A2.10

(E) ROOF PLAN
SCALE: 1/4"=1'-0"



2" CONTINUOUS LINEAR VENT
IN UNDERSIDE OF EAVE. FOR
EAVE VENTILATION ONLY.
TYP. TO ENTIRE BUILDING
PERIMETER

Revision History	
02/06/25	NEW FLOOR PLAN
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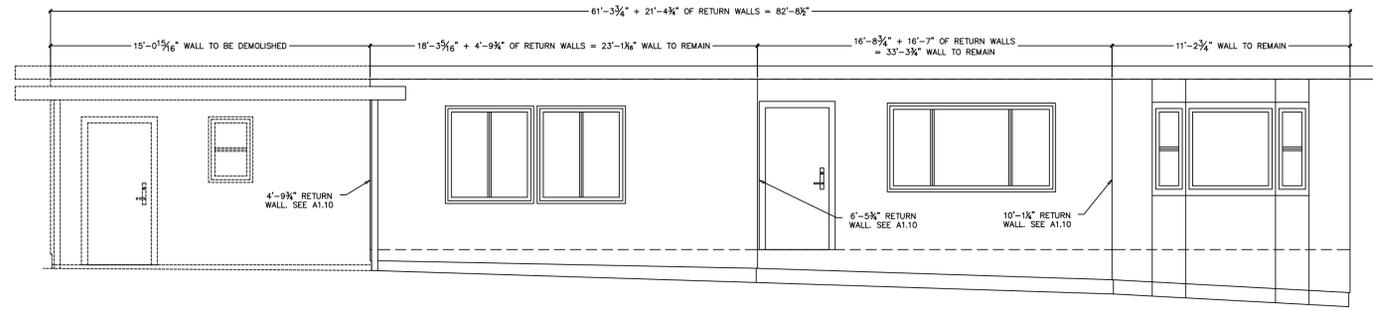
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DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMENKO
EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 06/16/25

NEW ROOF PLAN

A2.11

(N) ROOF PLAN
SCALE: 1/4"=1'-0"



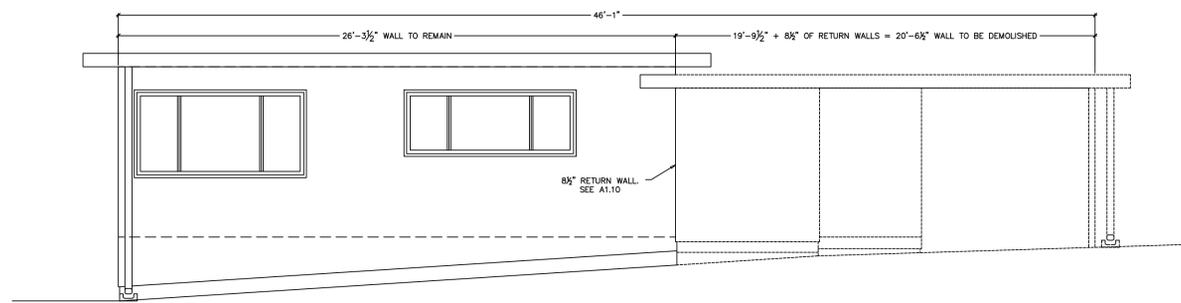
ELEVATION DEMOLITION NOTES & CALCULATIONS:
 * DASHED LINES INDICATE WALLS TO BE DEMOLISHED
 * ENTIRE ROOF IS TO BE REMOVED.

DEMOLITION CALCULATIONS PER ELEVATION	
TOTAL LENGTH OF WALL (INCLUDES WALL RETURN)	82'-8 1/2"
LENGTH OF WALL(S) TO BE DEMOLISHED	15'-0 15/16"
PERCENT OF WALL(S) TO BE DEMOLISHED	18.23
LENGTH OF WALL(S) TO REMAIN	56'-4 13/16"
PERCENT OF WALL(S) TO REMAIN	68.19

EXISTING ELEVATION

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

1



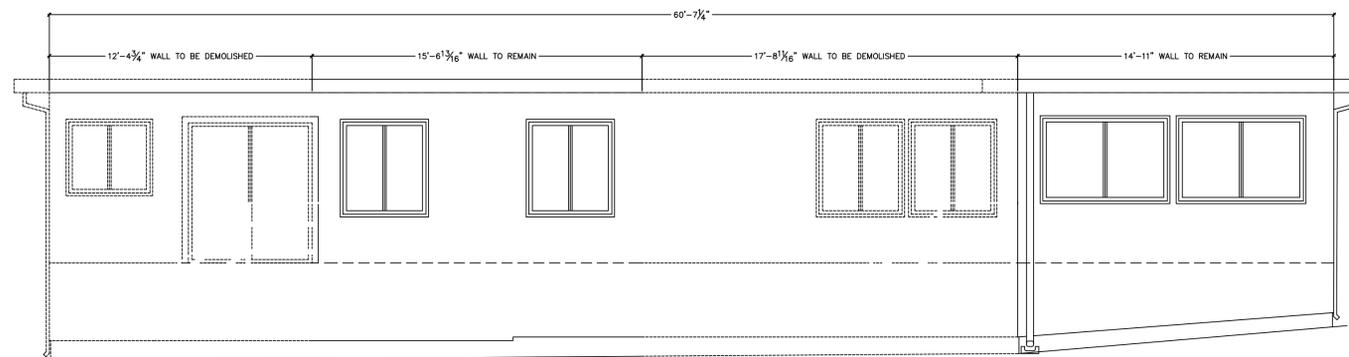
ELEVATION DEMOLITION NOTES & CALCULATIONS:
 * DASHED LINES INDICATE WALLS TO BE DEMOLISHED
 * ENTIRE ROOF IS TO BE REMOVED.

DEMOLITION CALCULATIONS PER ELEVATION	
TOTAL LENGTH OF WALL (INCLUDES WALL RETURN)	46'-1"
LENGTH OF WALL(S) TO BE DEMOLISHED	20'-6"
PERCENT OF WALL(S) TO BE DEMOLISHED	44.48
LENGTH OF WALL(S) TO REMAIN	26'-3 1/2"
PERCENT OF WALL(S) TO REMAIN	57.05

EXISTING ELEVATION

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

2



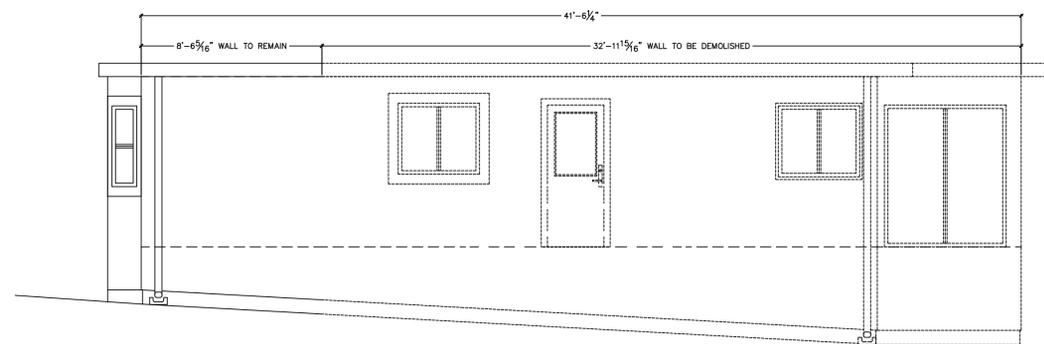
ELEVATION DEMOLITION NOTES & CALCULATIONS:
 * DASHED LINES INDICATE WALLS TO BE DEMOLISHED
 * ENTIRE ROOF IS TO BE REMOVED.

DEMOLITION CALCULATIONS PER ELEVATION	
TOTAL LENGTH OF WALL (INCLUDES WALL RETURN)	60'-7 1/4"
LENGTH OF WALL(S) TO BE DEMOLISHED	30'-1 7/16"
PERCENT OF WALL(S) TO BE DEMOLISHED	49.70
LENGTH OF WALL(S) TO REMAIN	30'-5 13/16"
PERCENT OF WALL(S) TO REMAIN	50.30

EXISTING ELEVATION

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

3



ELEVATION DEMOLITION NOTES & CALCULATIONS:
 * DASHED LINES INDICATE WALLS TO BE DEMOLISHED
 * ENTIRE ROOF IS TO BE REMOVED.

DEMOLITION CALCULATIONS PER ELEVATION	
TOTAL LENGTH OF WALL (INCLUDES WALL RETURN)	41'-6 1/4"
LENGTH OF WALL(S) TO BE DEMOLISHED	32'-11 15/16"
PERCENT OF WALL(S) TO BE DEMOLISHED	79.47
LENGTH OF WALL(S) TO REMAIN	8'-6 5/16"
PERCENT OF WALL(S) TO REMAIN	20.53

EXISTING ELEVATION

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

4

Revision History

02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
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09/16/25	INTAKE COMMENT REVISIONS



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Date: NOVEMBER 26, 2023

Project / Job #:

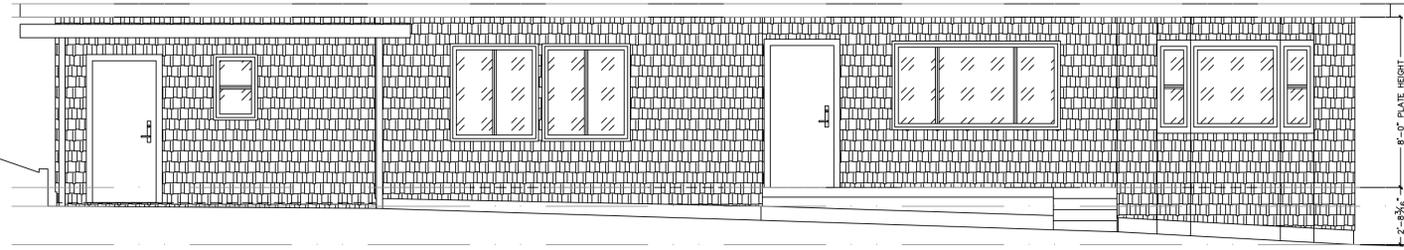
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 EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 06/16/25

EXISTING WALL
 DEMOLITION BY
 ELEVATION

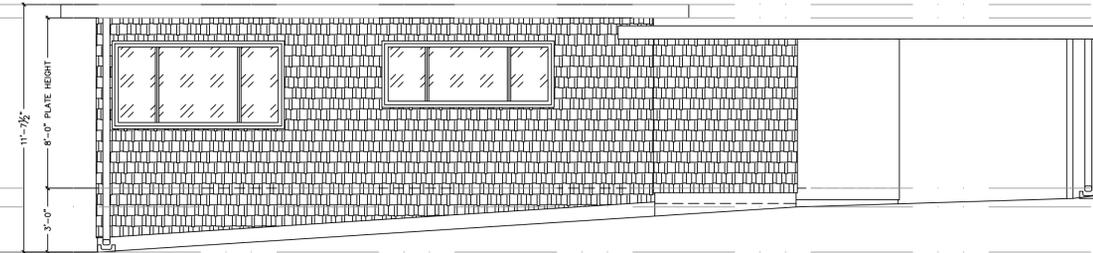
A4.01

TOP OF ROOF EL: = 33.5 FT
 CEILING EL: = 32.8 FT
 FINISHED FLOOR EL: = 24.8 FT
 CARPORT SLAB EL: = 24 FT
 GRADE @ BLDG CORNER EL: = 22.2 FT



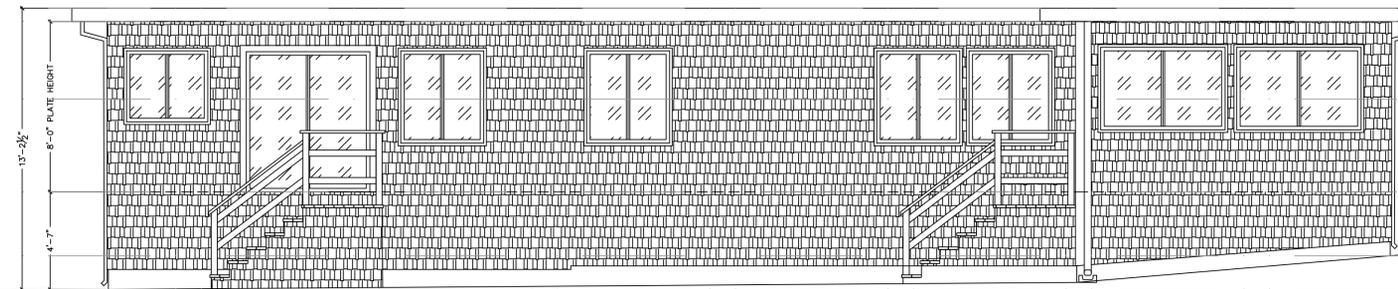
EXISTING SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

TOP OF ROOF EL: = 33.5 FT
 CEILING EL: = 32.8 FT
 FINISHED FLOOR EL: = 24.8 FT
 CARPORT SLAB EL: = 24 FT
 GRADE @ BLDG CORNER EL: = 22.1 FT



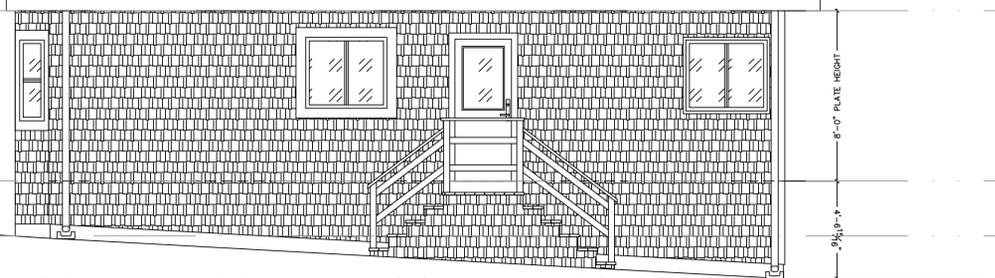
EXISTING WEST ELEVATION
 SCALE: 1/4"=1'-0"

TOP OF ROOF EL: = 33.5 FT
 CEILING EL: = 32.8 FT
 STONE WALL EL: = 29.1 FT
 FINISHED FLOOR EL: = 24.8 FT
 GRADE @ BLDG CORNER EL: = 22.1 FT
 GRADE @ BLDG CORNER EL: = 20.3 FT



EXISTING NORTH ELEVATION
 SCALE: 1/4"=1'-0"

TOP OF ROOF EL: = 33.5 FT
 CEILING EL: = 32.8 FT
 FINISHED FLOOR EL: = 24.8 FT
 GRADE @ BLDG CORNER EL: = 22.2 FT
 GRADE @ BLDG CORNER EL: = 20.3 FT



EXISTING EAST ELEVATION
 SCALE: 1/4"=1'-0"

Revision History	
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09/16/25	INTAKE COMMENT REVISIONS



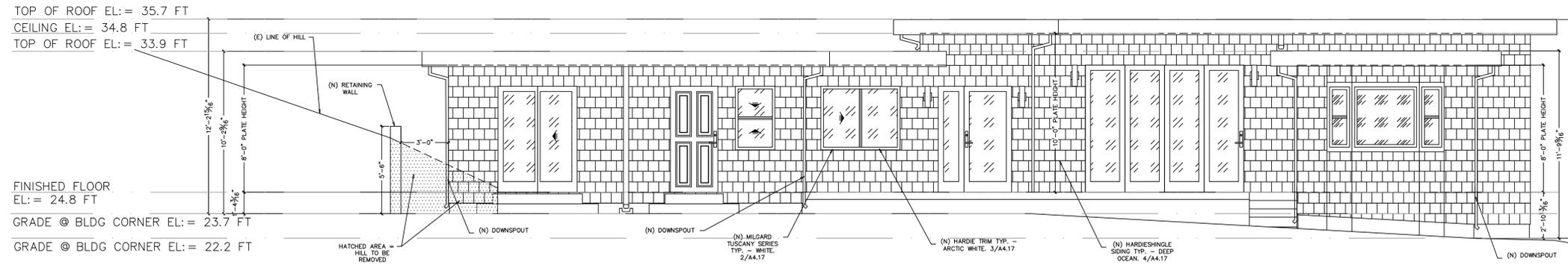
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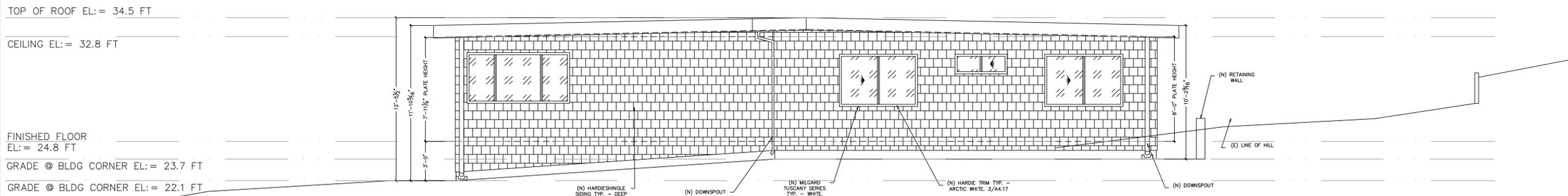
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**EXISTING WALL
 DEMOLITION BY
 ELEVATION**

A4.10



PROPOSED SOUTH ELEVATION ①
SCALE: 1/4"=1'-0"



PROPOSED ELEVATION ②
SCALE: 1/4"=1'-0"

Revision History

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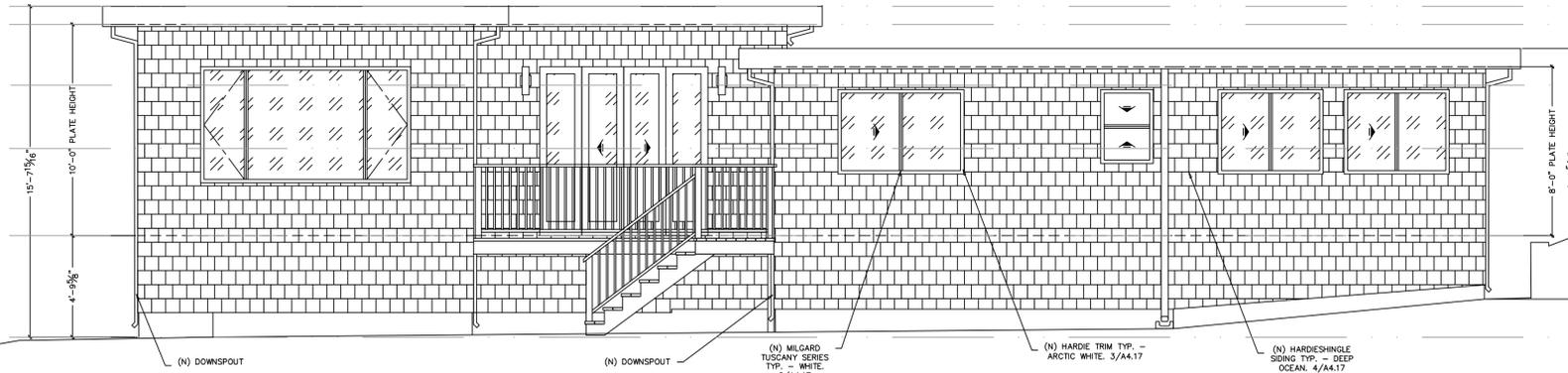
Peter Christopher Klimenko

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PROPOSED
ELEVATIONS

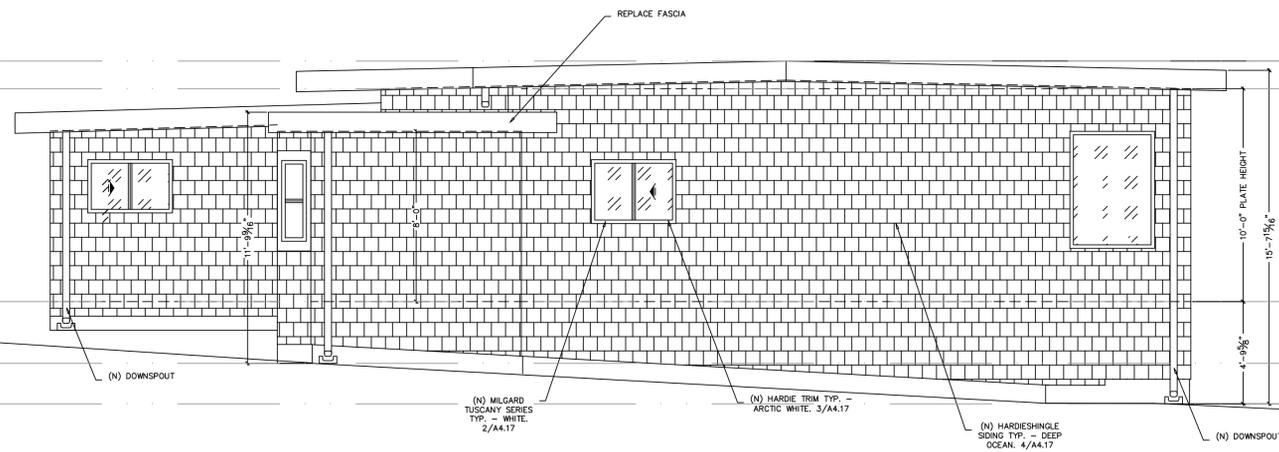
A4.11

TOP OF ROOF EL: = 35.7 FT
 CEILING EL: = 34.8 FT
 TOP OF HILL EL: = 31.9 FT
 STONE WALL EL: = 29.1 FT
 FINISHED FLOOR EL: = 24.8 FT
 GRADE @ BLDG CORNER EL: = 20.0 FT



PROPOSED NORTH ELEVATION ③
 SCALE: 1/4"=1'-0"

TOP OF ROOF EL: = 36.1 FT
 CEILING EL: = 34.8 FT
 FINISHED FLOOR EL: = 24.8 FT
 GRADE @ BLDG CORNER EL: = 22.2 FT
 GRADE @ BLDG CORNER EL: = 20.0 FT



PROPOSED WEST ELEVATION ④
 SCALE: 1/4"=1'-0"

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PROPOSED ELEVATIONS

A4.12

SEE A1.00 & A1.01 FOR SECTION CUT LOCATIONS

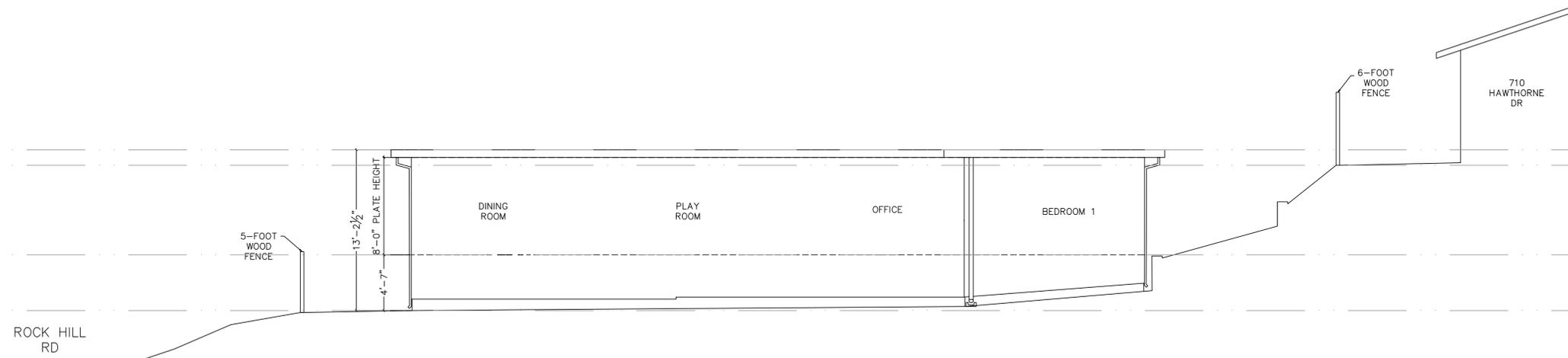
TOP OF ROOF
EL: = 33.5 FT

GRADE @ TOP OF HILL
EL: = 31.9 FT

FINISHED FLOOR
EL: = 24.8 FT

GRADE @ BLDG CORNER
EL: = 20.3 FT

TOP OF ASPHALT
EL: = ±16.1 FT



(E) ELEVATION SECTION 5
SCALE: 3/16"=1'-0"

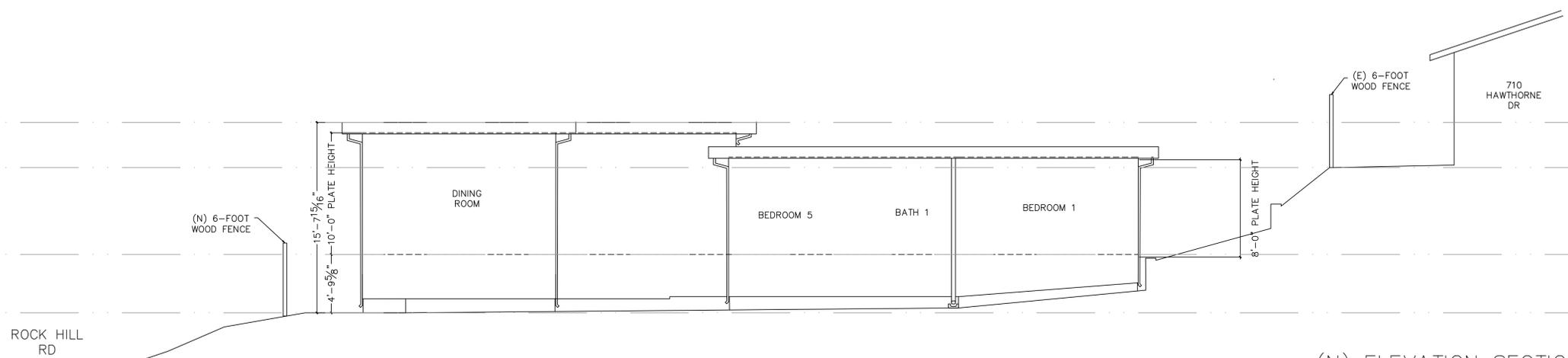
TOP OF ROOF
EL: = 35.7 FT

GRADE @ TOP OF HILL
EL: = 31.9 FT

FINISHED FLOOR
EL: = 24.8 FT

GRADE @ BLDG CORNER
EL: = 20.0 FT

TOP OF ASPHALT
EL: = ±16.1 FT



(N) ELEVATION SECTION 6
SCALE: 3/16"=1'-0"

Revision History	
02/06/25	NEW FLOOR PLAN
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
04/29/25	PLANNING SUBMISSION PREP
05/21/25	CIVIL UPDATES
09/16/25	INTAKE COMMENT REVISIONS



REMODEL & ADDITION
700 HAWTHORNE DR
TIBURON, CA 94920-1413
APN: 055-222-06

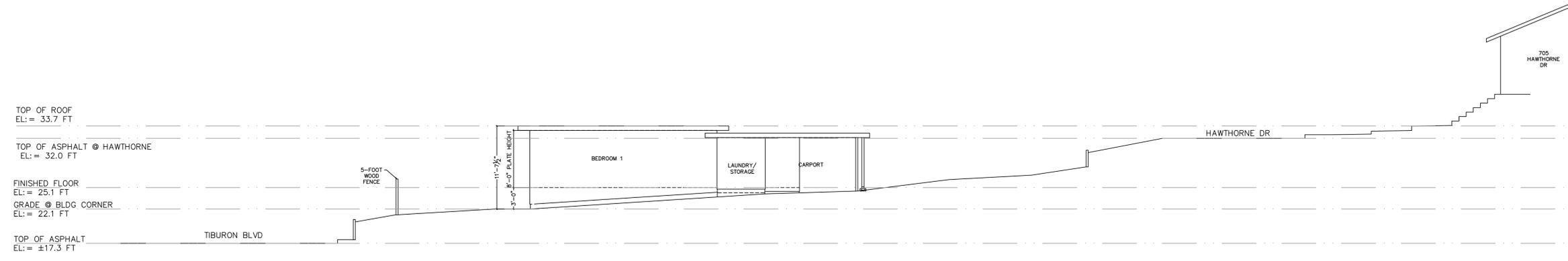
TIRET & CUSICK RESIDENCE
PH - (415) 608-2658
700 HAWTHORNE DR
TIBURON, CA 94920-1413

Drawing By:
Chris Klimenko
CKLIMENKO@KLIMENKODESIGN.COM
PH: 510.928.1359
Date: NOVEMBER 26, 2023
Project / Job #:
Peter Christopher Klimenko
DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMENKO
EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 06/16/25

ELEVATION SECTIONS

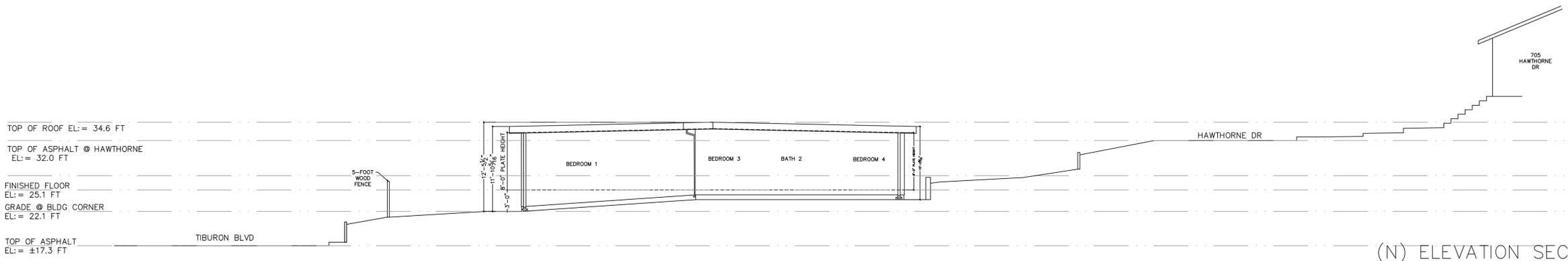
A4.13

VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT DRAFTER/PROJECT MANAGER PRIOR TO CONTINUATION OF WORK.



(E) ELEVATION SECTION 7
SCALE: 1/8"=1'-0"

EL: = ±17.3 FT



(N) ELEVATION SECTION 8
SCALE: 1/8"=1'-0"

Revision History	
02/06/25	NEW FLOOR PLAN
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03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
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ELEVATION SECTIONS



9



10



11



12



13



14

Revision History	
02/06/25	NEW FLOOR PLAN
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03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
04/29/25	PLANNING SUBMISSION PREP
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09/16/25	INTAKE COMMENT REVISIONS



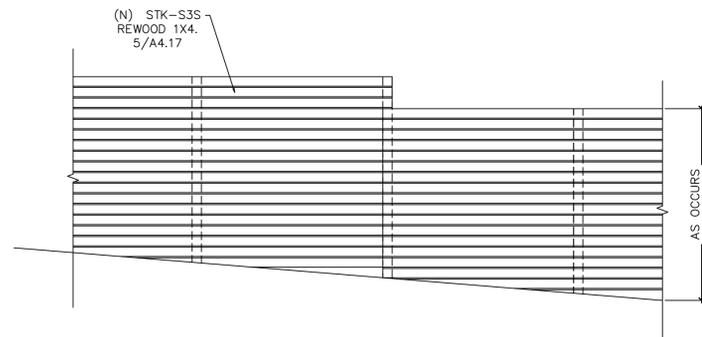
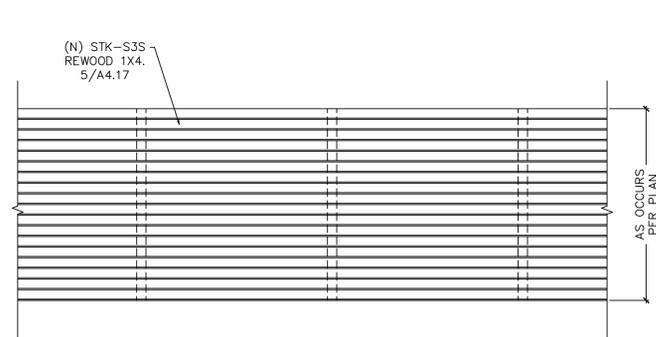
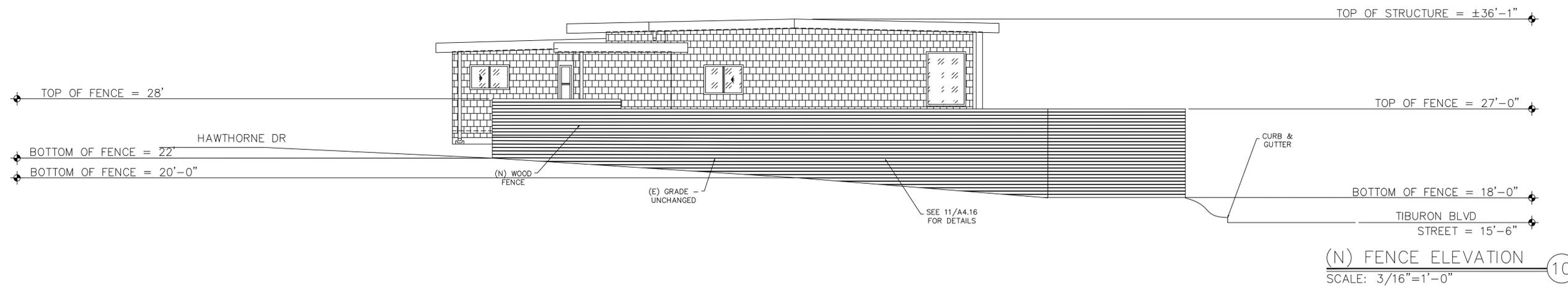
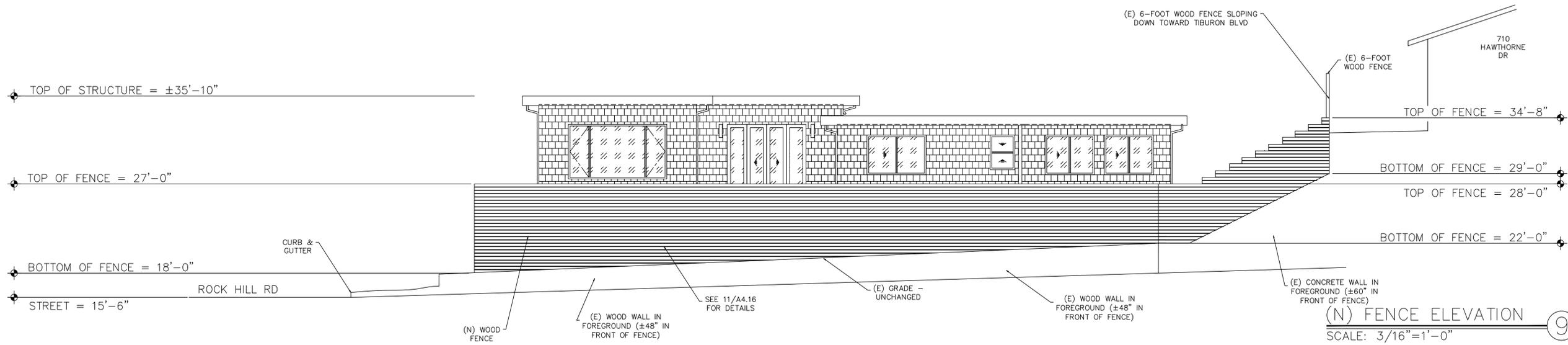
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EXISTING SITE
PHOTOS

SEE A1.01 FOR VIEW PERSPECTIVE
ELEVATION VALUES CORRESPOND WITH SURVEY



FLAT TOP

TIERED TOP

DESIGN OF FENCE
NOT TO SCALE

Revision History

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FENCE
ELEVATIONS

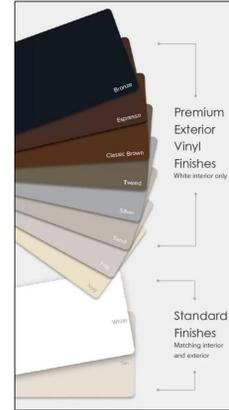
A4.16

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VELUX SKYLIGHT

1



MILGARD TUSCANY SERIES – WHITE

2



HARDIE HZ10 SMOOTH TRIM – ARCTIC WHITE

3



HARDIESHINGLE DEEP OCEAN

4



FENCE – HORIZONTAL
STK-S3S REDWOOD 1X4 –
NATURAL

5

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**COLORS &
MATERIALS**

A4.17

81101
ADDA LED LIGHT OUTDOOR WALL SCONCE

FINISH
PBK - Powder Coated Black

DIMENSIONS
 Width 11"
 Height 12"
 Ext. 11"
 Backplate Width 5"
 Backplate Height 5"
 Backplate Depth 0.85"
 Weight 2.12 lbs

MATERIAL Aluminum

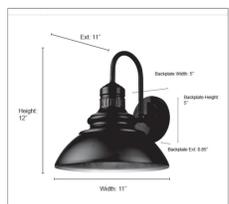
SHADE Aluminum

LAMPING
 Integrated LED
 3000K
 209 lumens
 12W
 CRI 90

CERTIFICATION
 ETL Listed Wet Location

ITEM NUMBER
 SKU 81101 PBK

81101 PBK

Millennium Lighting
 105 Declaration Drive
 McDonough, GA 30253
 www.millenniumlighting.com

Timeless Lighting For Any Space 

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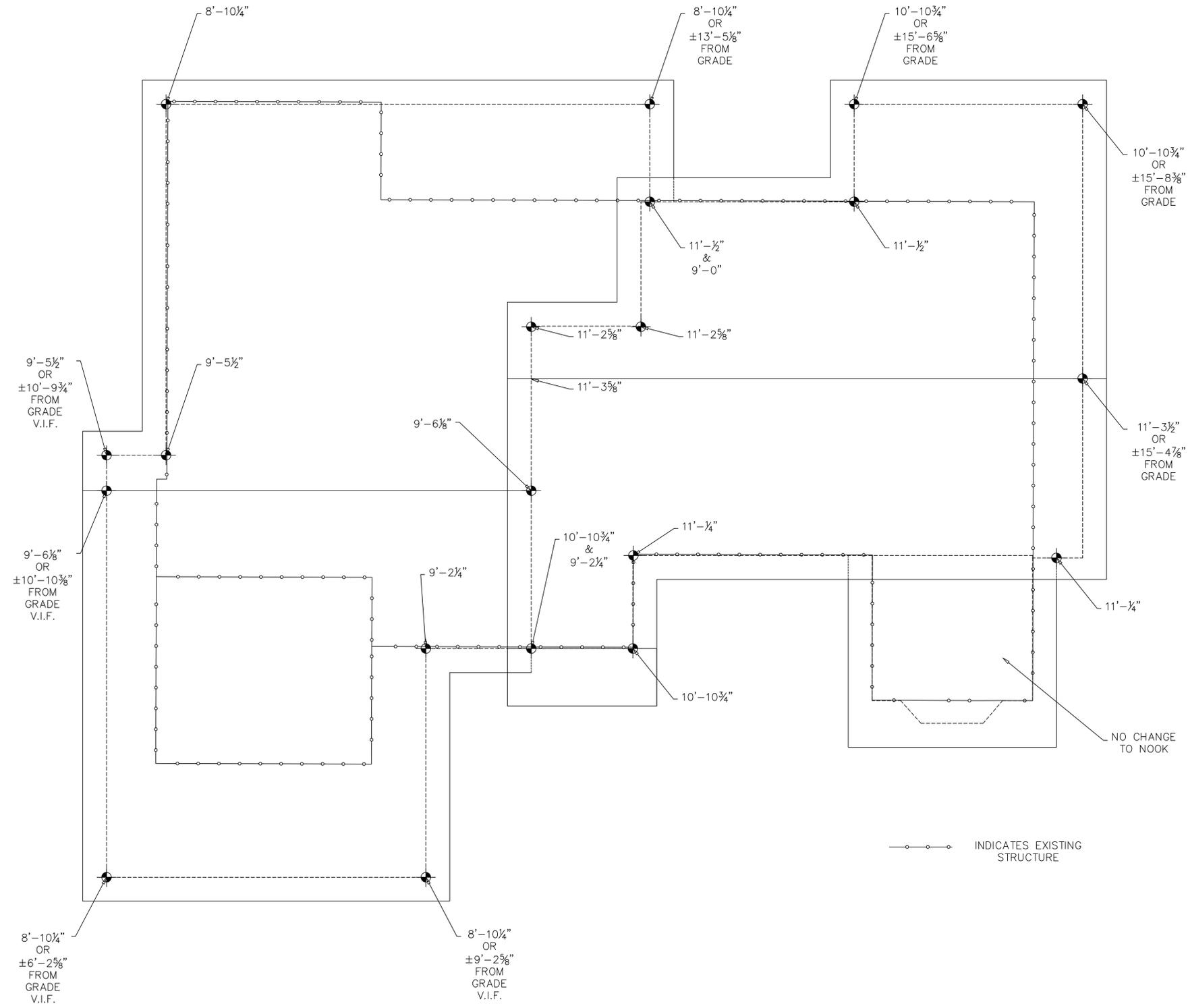
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**EXTERIOR LIGHT
 FIXTURE
 SPECIFICATION**

EM1.19



SHEET NOTES:

1. ELEVATIONS ARE FROM (E) FINISHED FLOOR TO TOP OF POLE UNLESS OTHERWISE NOTED.
2. TOP OF POLE TO MATCH INDICATED HEIGHT.
3. TAPE TO BE INSTALLED AT TOP OF POLE.

STORY POLE PLAN
SCALE: 1/4"=1'-0"

Revision History	
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
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03/27/25 - 3/28/25	LAYOUT CHANGES
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09/16/25	INTAKE COMMENT REVISIONS
10/28/25	STORY POLE UPDATE (FENCE & SHEET NOTES)



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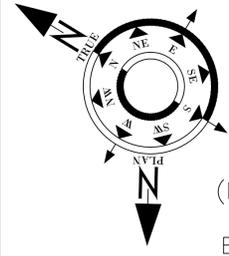
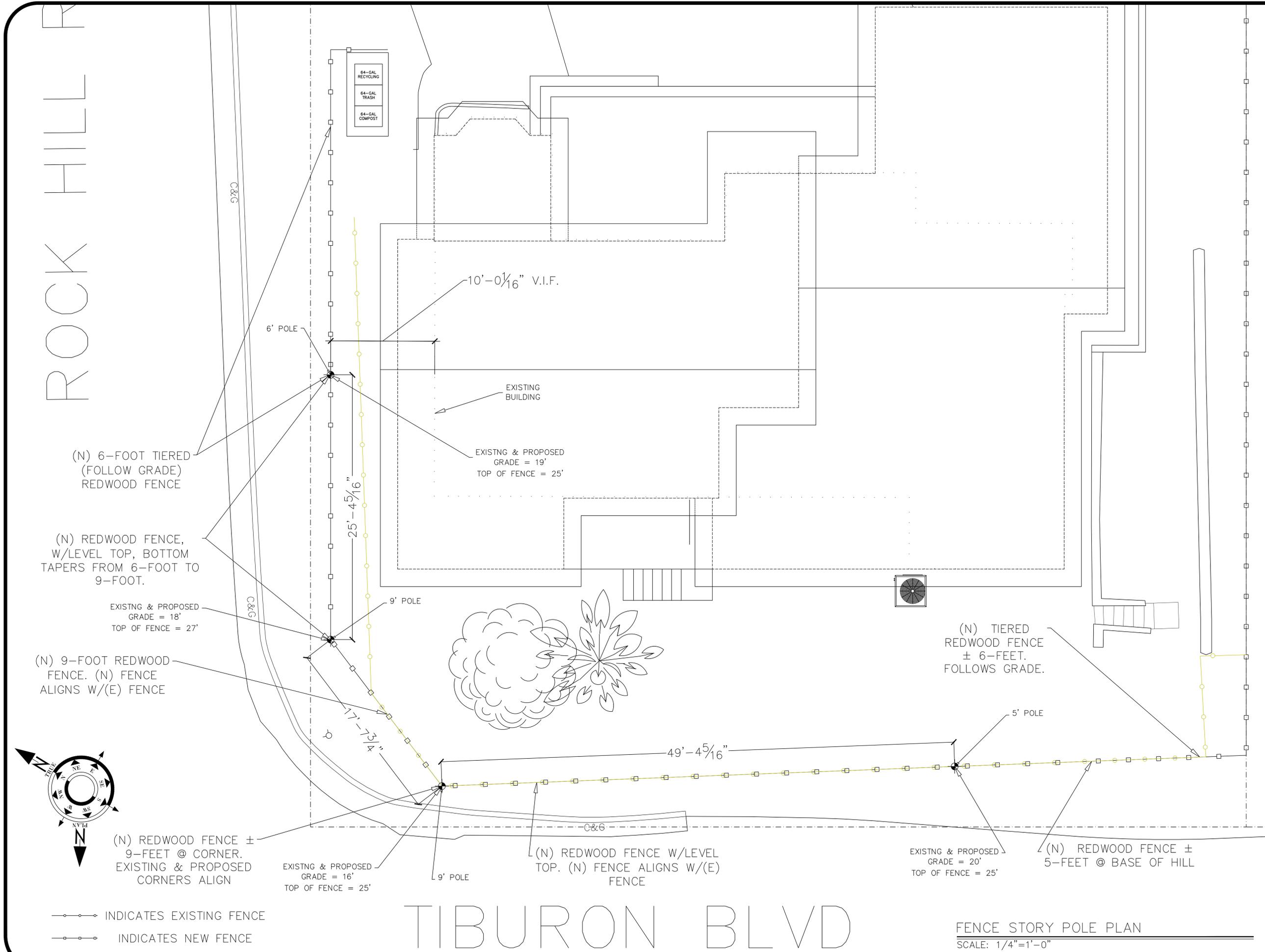
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EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 10/28/25

STORY POLE PLAN

A2.13

ROCK HILL



—○— INDICATES EXISTING FENCE
—□— INDICATES NEW FENCE

Revision History	
02/19/25 - 02/20/25	NEW LAYOUT REVISIONS
03/10/25 - 3/11/25	REVISIONS
03/27/25 - 3/28/25	LAYOUT CHANGES
04/04/25	REVISIONS
04/18/25	NEW ELEVATIONS
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05/21/25	CIVIL UPDATES
09/16/25	INTAKE COMMENT REVISIONS
10/23/25	STORY POLE UPDATE (FENCE)



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EMAIL=CKLIMENKO@KLIMENKODESIGN.COM DATE: 10/23/25

**FENCE STORY
POLE PLAN**

A2.14

FENCE STORY POLE PLAN
SCALE: 1/4"=1'-0"

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