

RESIDENTIAL DESIGN WHITNEY AND MICHAEL PETERS RESIDENCE

271 CECILIA WAY
TIBURON CA 94920
APN: 034-172-12

RECEIVED
FEB. 6,
2026
PLANNING DIVISION



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**For The MICHAEL
AND WHITNEY
PETERS
Residence**
271 CECILIA WAY
TIBURON CA 94920
APN 034-172-12

SYMBOLS	
	GRADE CHANGE
	DATUM POINT
	REVISION NUMBER REFERENCE
	ANNOTATION
	DIMENSIONS
	NORTH REFERENCE
	SECTION CUT
	DETAIL BUBBLE AND DETAIL CUT SECTION
	GRID LINE
	DOOR NUMBER
	WINDOW NUMBER
	DETAIL REFERENCE SHEET NUMBER
	ELEVATION REFERENCE SHEET NUMBER
	SECTION REFERENCE SHEET NUMBER
	INTERIOR ELEVATION SHEET NUMBER



SCOPE OF WORK
- INTERIOR REMODEL AND ADDITION OF COVERED DECK
- POOL REMODEL AND LANDSCAPE AT BACKYARD
- INSTALLATION OF STANDING SEAM THROUGHOUT THE ROOF
PROJECT VALUATION: \$1,000,000

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PROJECT DIRECTORY	
OWNER:	MICHAEL AND WHITNEY PETERS 271 CECILIA WAY TIBURON 94920 CA (310)850-2607 & (415) 408-8420 MPETERS0521@YAHOO.COM WBAUGH@GMAIL.COM
DESIGNER:	G DESIGN, LLC DAVID GRAHAM 1112 2ND STREET, SAN RAFAEL 94901 CA (415) 261-7643

DEFERRED SUBMITTALS

CODE
ALL CONSTRUCTION SHALL COMPLY WITH THE: 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CAL GREEN RESIDENTIAL MANDATORY MEASURES, 2022 CALIFORNIA RESIDENTIAL CODE APPLICABLE SECTIONS OF THE TOWN OF TIBURON MUNICIPAL CODE



EXISTING CONDITIONS



PROPOSED CONDITIONS

PROJECT ADDRESS:	271 CECILIA WAY TIBURON CA 94920			
ASSESOR'S PARCEL NUMBER (APN):	034-172-12			
ZONING:	R-1 BA			
WUI:	NO			
FLOOD:	NO			
LAND SQUARE FEET	7,503 SQFT	(PER CONSULTATION WITH PLANNING DEPARTMENT WAS TO MATCH THE FAR CALCULATION FOR THE LOT COVERAGE)		
CONSTRUCTION YEAR:	1953			
OCCUPANCY:	R-3 & U-1			
CONSTRUCTION TYPE:	V-N			
LATITUDE:	37.90037			
LONGITUDE:	-122.49966			
FLOOR AREA	CODE	EXISTING	PROPOSED	(CHANGES)
LIVING AREA		1,996 SF	2,332 SF	+336 SF
GARAGE		264 SF	264 SF	SAME
DECK/PATIO (NOT INCLUDED IN FAR)		109 SF	60 SF	-49 SF
POOL (NOT INCLUDED IN FAR)		648 SF	568 SF	-80 SF
TOTAL		2,260 SF	2,596 SF	+336 SF
GROSS FLOOR AREA				
LIVING AREA		1,996 SF	2,332 SF	+53 SF
50% COVERED		34 SF	87 SF	+389 SF
TOTAL		2,030 SF	2,419 SF	
LOT COVERAGE				
10% of LOT + 2,000 SF + 600 SF OF GARAGE		2,750.3 SF (36.7%)		
LOT COVERAGE		2,296 SF 30.6%	2,750 SF 36.7%	+454 SF +6.05%
FLOOR AREA RATIO				
10% of LOT + 2,000 SF + 600 SF OF GARAGE		2,750.3 SF (36.7%)		
IMPERVIOUS SURFACE		3,502 SF	4,012 SF	+510 SF
SETBACKS				
FRONT	20'	25'	25'	SAME
SIDE	6'	6'	6'	SAME
REAR (20% of depth of lot)		24'-4"	24'-4"	SAME
BUILDING HEIGHT MAX	30'	EXISTING 13'-7"	PROPOSED 13'-7"	CHANGES SAME

DESIGN REVIEW REVISION #1	DATE	MARK	DESCRIPTION
1	12/13/2025	△	

PROJECT NO:
DATE: 2/6/2026
DRAWN BY: AC
DESIGN OFFICIAL
David N. Williams

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SHEET TITLE
COVER SHEET

A0.0

WILDLAND-URBAN INTERFACE NOTES

A. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE 2019 CFC CHAPTER 7A & 2019 CRC SECTION R337. ALL THE VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION. HYDRANT FLOW AND LOCATION ARE TO BE IDENTIFIED BEFORE CONSTRUCTION BEGINS.
B. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72# MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
C. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72# MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, A MINIMUM OF 36 WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
D. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
E. ROOF, ATTIC AND UNDERFLOOR VENTS SHALL BE DESIGNED TO RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTED OPENINGS, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OF 1/16 AND A MAXIMUM OF 1/8 OPENINGS.
F. EAVE OR CORNICHE VENTS SHALL NOT BE INSTALLED UNLESS THEY ARE DESIGNED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA, OR IF THE ATTIC SPACE BEING VENTED IS FULLY SPRINKLERED.
G. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
H. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375 INCHES THICK WITH INTERIOR PANELS NO LESS THAN 1.25 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.

SHOWER AND TUB NOTE

PER CRC R307
SHOWER WALLS MUST BE FINISHED WITH A HARD, NON ABRASIVE SURFACE TO A HEIGHT OF NO LESS THAN 72" ABOVE THE DRAIN INLET.

THE BASE FOR THE WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288, C 1325, CRC R702.4.2

SHOWERS ARE TO BE PROVIDED WITH A WATER DAM A MINIMUM 2 INCHES ABOVE HIGH POINT OF SHOWER DRAIN TO RETAIN WATER TO DRAIN. CPC 408.5

APPLICATION: DENSE SHIELD WITH RED GAURD AND MESH TAPE SEAMS

- 1. GLASS SHOWER DOORS AND PARTITION SHALL BE TEMPERED OR SAFETY GLASS AND SHALL BE PROPERLY SUPPORTED ON ALL EDGE.
2. LUMINAIRES INSTALLED IN WET DAMP LOCATIONS (TUB AND SHOWER ENCLOSURES) SHALL BE LABELED SUITABLE FOR WET/DAMP CONDITIONS. SEC. 410-4A C.C.C

EXTERIOR DOOR NOTE

ALL EXTERIOR DOORS IN THERMAL ENVELOPE MUST LIMIT AIR LEAKAGE TO 0.3 CFM/FT2 OR LESS IN ACCORDANCE WITH SECTION 110.6A1

ALL EXTERIOR DOORS HAVE MAX 1 1/2" DROP FROM THRESHOLD TO PATIO OR LANDING

ALL LANDINGS HAVE MINIMUM OF 3' DEEP X 5' WIDE

ALL EXISTING (E) LANDINGS TO REMAIN

SMOKE DETECTOR

1. ALL SMOKE DETECTORS IN THE RESIDENCE SHALL BE PROVIDED WITH AC POWER AND BE INTERCONNECTED FOR SIMULTANEOUS ALARM. DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR AND OVER THE CENTER OF ALL STAIRWAYS WITH A MINIMUM OF ONE DETECTOR PER STORY OF THE OCCUPIED PORTION OF THE RESIDENCE.

CARBON MONOXIDE

1. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EXISTING DWELLINGS WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITION EXCEEDS ONE THOUSAND DOLLARS. CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE OF EACH DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

KITCHEN NOTE

KITCHEN ISLAND SINK PER 2022 CPC 909.1 SPECIAL VENTING AND CLEANOUTS PER 2022 CPC 707.4
KITCHEN STOVE AND HOOD EXHAUST TO MATCH BTU AND CFM

WATER DISTRICT COMPLIANCE

THIS PROJECT SHALL COMPLY WITH ORDINANCE NO. 429 REQUIRING THE INSTALLATION OF A GREY WATER RECYCLING SYSTEM WHEN PRACTICABLE FOR ALL PROJECTS REQUIRED TO INSTALL NEW WATER SERVICE AND EXISTING STRUCTURES UNDERGOING "SUBSTANTIAL REMODEL" THAT NECESSITATES AN ENLARGED WATER SERVICE.

BAY AREA MANAGEMENT PLAN

1. DEMOLITION MAY NOT START UNTIL THE CONTRACTOR HAS OBTAINED A PERMIT FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT. THE PERMIT NUMBER (B) WILL BE PROVIDED TO THE INSPECTOR AND NOTED ON THE JOB SITE INSPECTION CARD. IF THE BAAQMD HAS DETERMINED THE PROJECT IS EXEMPT A LETTER FROM THE AGENCY MUST BE PROVIDED.

ENERGY CONSERVATION

- 1. FOR PLANS SUBMITTED FOR PLAN CHECK ON OR AFTER 7/1/14, PROVIDE A PRESCRIPTIVE OR PERFORMANCE ENERGY DESIGN DEMONSTRATING COMPLIANCE WITH CURRENT 2016 ENERGY EFFICIENCY STANDARDS. INFORMATION AND FORMS ARE AVAILABLE AT: HTTP://WWW.ENERGY.CA.GOV/TITLE24/2019STANDARDS
CURRENT PERFORMANCE ENERGY DESIGN VERSIONS ARE:
• CBECC-RES VER. 2 (PUBLIC DOMAIN SOFTWARE) HTTP://WWW.BWILCOX.COM/BEEES/BEEES.HTML
• ENERGYPRO V6.1 & V6.2 (6.1 IS NOT VALID AFTER 07/31/14) WWW.ENERGYSOFT.COM
• RIGHT-ENERGY TITLE 24 V.1.0 WWW.WRIGHTSOFT.COM
2. INCLUDE ON THE TITLE SHEET OF THE PLANS THE FOLLOWING STATEMENT: "COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER."
3. INCLUDE ALL APPLICABLE SECTIONS OF THE MF-1R FORM WITH THE PLANS.
4. ALL HOT WATER PIPING SIZED 3/4" OR LARGER IS REQUIRED TO BE INSULATED AS FOLLOWS: 1" PIPE SIZE OR LESS: 1" THICK INSULATION; LARGER PIPE SIZES REQUIRE 1 1/2" THICK INSULATION. NOTE: IN ADDITION, THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK IS REQUIRED TO BE INSULATED. ES 150.0(J)2
5. RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K)
• IN THE KITCHEN ALL OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.
• IN BATHROOMS, ALL SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
• HIGH EFFICACY FIXTURES ARE REQUIRED FOR ALL OTHER ROOMS (NOT DESCRIBED ABOVE)
• OUTDOOR LIGHTING FIXTURES THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICACY AND BE CONTROLLED BY A COMBINATION PHOTO-CONTROL/ MOTION SENSOR.

RESIDENTIAL GREEN BUILDING STANDARDS

STANDARDS CODE WHICH BECAME EFFECTIVE JANUARY 1, 2019 AND MUST BE ENFORCED BY THE LOCAL BUILDING OFFICIAL. THE FOLLOWING MANDATORY REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION MUST BE INCLUDED ON YOUR PLANS. CGC SECTION 101.3. THE STANDARDS APPLY TO NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS, ALONG WITH ADDITIONAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME OR SIZE. CGC SECTION 303.1.1. PROVIDE A SHEET ON THE PLANS LABELED "GREEN BUILDING CODE REQUIREMENTS" AND INCLUDE THE FOLLOWING NOTES AS APPLICABLE.
1. RECYCLING. A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.
2. RECYCLING. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
3. INDOOR WATER USE. FOR NEW/REPLACED FIXTURES, PER CGC 4.303.1. FIXTURE FLOW RATES:
FIXTURE TYPE: MAXIMUM FLOW RATE:
WATER CLOSETS 1.28 GALLONS/FLUSH
URINALS 0.5 GALLON/FLUSH
SHOWERHEADS 2 GPM @ 80 PSI
LAVATORY FAUCETS 1.2 GPM @ 60 PSI
KITCHEN FAUCETS 1.8 GPM @ 60 PSI
METERING FAUCETS 0.7 GALLONS PER CYCLE

- 1. LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.
4. POLLUTANT CONTROL, DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
5. POLLUTANT CONTROL. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.
6. INTERIOR MOISTURE CONTROL. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
7. INDOOR AIR QUALITY. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1.
8. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.
9. THE TOWN'S CONSTRUCTION AND DEMOLITION MATERIALS RECOVERY DIVERSION REQUIREMENTS FOR ALL PROJECTS CONTRACT WITH A CERTIFIED C&D RECOVERY FACILITY SHALL BE A MINIMUM OF EIGHTY FIVE PERCENT(85%) EFFECTIVE DECEMBER 31, 2015, AND TO BE REVISED DECEMBER 31, 2018 TOWN ORD. CHAPTER 20 SECTION 9-20.05.

ELECTRICAL, PLUMBING & MECHANICAL

- 1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE CITY'S LIGHTING ORDINANCE. GFCI OUTLETS, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CGC 210.8)
2. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (2016 CEC 150.2)
3. LUMINAIRE REQUIREMENTS. INSTALLED LUMINAIRES SHALL MEET THE EFFICACY AND FIXTURE REQUIREMENTS OF CBEES 150.0(K)
4. SMOKE DETECTORS IN BUILDING REMODELS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. BATTERY-OPERATED DETECTORS ARE ACCEPTABLE IN EXISTING AREAS WITH NO CONSTRUCTION TAKING PLACE AND IN ALTERATIONS NOT RESULTING IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES AND WITHOUT ACCESS VIA AN ATTIC, CRAWL SPACE, OR BASEMENT (CRC R314.3)
5. CARBON MONOXIDE DETECTORS IN BUILDING REMODELS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. BATTERY-OPERATED DETECTORS ARE ACCEPTABLE IN EXISTING AREAS WITH NO CONSTRUCTION TAKING PLACE AND IN ALTERATIONS NOT RESULTING IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES AND WITHOUT ACCESS VIA AN ATTIC, CRAWL SPACE, OR BASEMENT. (CRC R315.3)
6. WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS WITH 1/4-INCH-BY-3-INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. (CGC 507.2)
7. GAS APPLIANCES IN GARAGES. WATER HEATERS AND HEATING/COOLING EQUIPMENT CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE PLACED ON MINIMUM 18-INCH-HIGH PLATFORM UNLESS LISTING REPORT NUMBER PROVIDED SHOWING IGNITION-RESISTANT APPLIANCE. (CGC 507.13 AND CMC 305.1)
8. IMPACT PROTECTION OF APPLIANCES. WATER HEATERS AND HEATING/COOLING EQUIPMENT SUBJECT TO VEHICULAR IMPACT SHALL BE PROTECTED BY BOLLARDS OR AN EQUIVALENT MEASURE. (CPC 507.13.1 AND CMC 305.11)
9. WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
10. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)
11. FIREPLACE APPLIANCES. FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS. (CMC 303.7.1)
12. CHIMNEY CLEARANCE. MINIMUM 2-FOOT CHIMNEY CLEARANCE REQUIRED ABOVE BUILDING WITHIN 10-FOOT HORIZONTALLY OF CHIMNEY. THE CHIMNEY SHALL EXTEND MINIMUM 3 FEET ABOVE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9)
13. THE MINIMUM ROOF COVERING INSTALLED ON BUILDINGS SHALL HAVE CLASS "A" ROOF ASSEMBLIES. SPECIFY TYPE OF ROOF COVERING AND SHOW DETAIL(S) OF ASSEMBLY. SEC. 1505 & 1507 OF C.B.C. OR SEC. R905 OF C.R.C. & SEC. 19.04.080 MARIN COUNTY CODE
14. WHEN NO CROSS VENTILATION IS PROVIDED AT ENCLOSED RAFTER SPACE, THE ENTIRE DEPTH OF THE RAFTER SHALL BE FILLER WITH RIGID INSULATION AND VAPOR BARRIER. SEE R806.4 OF C.R.C.

SPECIALTIES

- 1. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS THROUGH THE FLOOR SHALL BE MINIMUM 18"x24". ACCESS THROUGH THE PERIMETER WALL SHALL BE MINIMUM 16"x24" PER CRC 408.4. SHOW ACCESS INTO THE NEW FOUNDATION FOR ADDITION.
2. PROVIDE A VENT FOR DOMESTIC CLOTHES DRYERS TO THE EXTERIOR OF THE BUILDING PER SECTION 504.3 OF CMC. SHOW PATH OF THE VENT AND LOCATION OF THE TERMINATION ON THE PLAN (4 INCHES MINIMUM DIAMETER, 14 FEET MAXIMUM OF COMBINED HORIZONTAL AND VERTICAL LENGTH, INCLUDING TWO 90 DEGREE ELBOWS).
3. ALL CONNECTED TO PIPING SYSTEM SHALL HAVE AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NON-DISPLACEABLE VALVE MEMBER OR LISTED GAS CONVENIENCE OUTLET VALVE SHALL BE LOCATED WITHIN 6 FEET OF THE APPLIANCE PER CPC 1212.5.
4. AN APPROVED SEISMIC GASS SHUT-OFF DEVICE (MOTION SENSITIVE) OR APPROVED EXCESS FLOW GAS SHUTOFF DEVICES (NON-MOTION SENSITIVE) SHALL BE INSTALLED PER MCC 19.04.090.

WHEN HOT WATER PIPES ARE EXPOSED BY REMOVAL OF WALL SURFACES INSULATION SHALL BE INSTALLED HAVING A MINIMUM THICKNESS OF ONE (1") INCH FOR PIPE DIAMETER OF TWO (2") INCHES OR LESS AND HAVING A MINIMUM THICKNESS OF ONE AND ONE-HALF (1.5") INCHES FOR PIPE DIAMETER EXCEEDING TWO (2") INCHES. TOWN OF SAN ANSELMO
ORDINANCE 9-1-212

SPRINKLERS NOTE

(SECTION 903.2) ALL OCCUPANCIES AND FACILITIES, INCLUDING MANUFACTURED HOMES, MOBILE HOMES, AND MULTIFAMILY MANUFACTURED HOMES WITH 2 OR MORE DWELLING UNITS IN ACCORDANCE WITH TITLE 25 OF THE CALIFORNIA CODE OF REGULATIONS. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL OF THE FOLLOWING:
A.) EVERY NEWLY CONSTRUCTED BUILDING AND FACILITY.
1.) EXCEPTIONS:
1.) FREE STANDING GROUP U OCCUPANCIES NOT MORE THAN 1,000 SQUARE FEET AND PROVIDED WITH EXTERIOR WALL AND OPENING PROTECTION AS PER TABLE 602 OF THE BUILDING CODE.
2.) AGRICULTURAL BUILDINGS AS DEFINED IN APPENDIX C OF THE BUILDING CODE AND NOT EXCEEDING 2,000 SQUARE FEET, HAVING CLEAR UNOBSTRUCTED SIDE YARD OF COMBUSTIBLE MATERIALS, EXCEEDING 6 FEET IN ALL DIRECTIONS AND NOT EXCEEDING 25 FEET IN HEIGHT, AND LOCATED WITHIN AN AGRICULTURAL ZONED DISTRICT AS DEFINED IN TITLE 18 (ZONING) OF THE CORTE MADERA MUNICIPAL CODE.
B.) IN NEWLY CREATED SECOND UNITS.
1.) EXCEPTION: JUNIOR ACCESSORY DWELLING UNIT
C.) IN ALL BUILDINGS WHICH HAVE MORE THAN FIFTY PER CENT (50%) FLOOR AREA ADDED OR ANY "SUBSTANTIAL REMODEL" AS DEFINED IN THIS CODE. EXCEPTIONS MAY BE GRANTED BY THE FIRE CODE OFFICIAL WHEN ALTERNATE MEANS OF PROTECTION ARE INSTALLED AS APPROVED BY THE FIRE CODE OFFICIAL.
D.) IN ALL BUILDINGS EXCEPT R-3 OCCUPANCIES, IN EXCESS OF 3,000 SQ. FT. WHICH HAVE MORE THAN TEN PER CENT (10%) FLOOR AREA ADDED WITHIN ANY 24-MONTH PERIOD. EXCEPTIONS MAY BE GRANTED BY THE FIRE CODE OFFICIAL WHEN ALTERNATE MEANS OF PROTECTION ARE INSTALLED AS APPROVED BY THE FIRE CODE OFFICIAL.
E.) A CHANGE IN THE USE OF A STRUCTURE THAT RESULTS IN A HIGHER FIRE OR LIFE SAFETY EXPOSURE WHEN THE SQUARE FOOTAGE OF THE AREA CHANGING USE IS MORE THAN 50% OF THE SQUARE FOOTAGE OF THE BUILDING.
F.) WHERE REQUIRED A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ENTIRE BUILDING WHICH COMPLIES WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13-D AND LOCAL STANDARDS, PLANS AND SPECIFICATIONS FOR THE SYSTEM SHALL BE SUBMITTED BY AN INDIVIDUAL OR FIRM LICENSED TO DESIGN AND/OR DESIGN BUILD SPRINKLER SYSTEMS.

ADDRESS SIGNAGE

1. ALL ADDRESS SIGNAGE SHALL BE AT LEAST 4" TALL AND MINIMUM OF 1/2" STROKE. IF NOT CLEARLY VISIBLE FROM THE STREET, ADDITIONAL SIGNAGE IS REQUIRED. RESIDENTIAL NUMBERS MUST BE INTERNALLY ILLUMINATED (BACKLIT) OR ILLUMINATED BY AN ADJACENT LIGHT WHICH MUST BE CONTROLLED BY A PHOTOCELL AND SWITCHED ONLY BY A BREAKER SO IT WILL REMAIN ILLUMINATED AT NIGHT. THIS LIGHT MUST NOT HAVE A SCREW-BASE SOCKET, MUST CONSUME NO MORE THAN 5 WATTS OF POWER AND MAY NOT BE THE PRIMARY SOURCE OF LIGHT FOR THE ENTRANCE. AT THE DISCRETION OF THE BUILDING OFFICIAL, ON A SMALL PROJECT NUMBERS MAY BE PLACED ADJACENT TO AN EXISTING LIGHT OR BE REFLECTIVE NUMBERS

WOOD FRAMING

- 1. FASTENER REQUIREMENTS, THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R502.9, CRC R602.3, AND CRC R602.2)
2. STUD SIZE, HEIGHT, AND SPACING. THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH CRC TABLE R602.3(5). (CRC R602.3.1)
3. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2 -INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
4. BEARING STUDS, WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3)
5. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6)
6. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
7. TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
8. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054 -INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8-10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING (CRC R602.6.1)
9. FLOOR JOIST BRIDGING. FLOOR JOISTS EXCEEDING NOMINAL 2 INCHES BY 12 INCHES SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1 -INCH-BY-3-INCH STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R502.7.1)
10. FRAMING OF FLOOR OPENINGS. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TRIMMER JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
11. GIRDERS. GIRDERS FOR SINGLE-STORY CONSTRUCTION OR GIRDERS SUPPORTING LOADS FROM A SINGLE FLOOR SHALL NOT BE LESS THAN 4 INCHES BY 6 INCHES FOR SPANS 6 FEET OR LESS, PROVIDED THAT GIRDERS ARE SPACED NOT MORE THAN 8 FEET ON CENTER. OTHER GIRDERS SHALL BE DESIGNED TO SUPPORT THE LOADS SPECIFIED IN THE CBC. GIRDER END JOINTS SHALL OCCUR OVER SUPPORTS. WHEN A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED. THE ENDS OF BEAMS OR GIRDERS SUPPORTED ON MASONRY OR CONCRETE SHALL NOT HAVE LESS THAN 3 INCHES OF BEARING. (CBC 2308.7)
12. RIDGES, HIPPS, AND VALLEYS. RAFTERS SHALL BE FRAMED TO A RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARDS SHALL BE MINIMUM 1 -INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEY AND HIPPS, THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2 -INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT, WHERE THE ROOF PITCH IS LESS THAN 3:12 SLOPE (25% GRADIENT), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGES, HIPPS, AND VALLEYS, SHALL BE DESIGNED AS BEAMS. (CRC R602.3)
13. CEILING JOIST AND RAFTER CONNECTIONS. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER PER CRC TABLE R602.5.1(9). AND THE RAFTER SHALL BE NAILED TO THE WALL TOP PLATE PER CRC TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED PER CRC TABLE R602.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO RAFTERS, WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE WALL TOP PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL BE MINIMUM 2 INCHES BY 4 INCHES NOMINAL. INSTALLED PER CRC TABLE R602.5.1(9). OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR ENGINEER -DESIGNED GIRDER. (CRC R602.3.1)
14. CEILING JOISTS LAPPED. ENDS OF CEILING JOISTS SHALL BE LAPPED MINIMUM 3 INCHES OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOENAILED TO THE BEARING ELEMENT. WHERE CEILING JOISTS PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS SHALL BE NAILED TOGETHER PER CRC TABLE R602.3(1) AND BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST. (CRC R602.3.2)
15. COLLAR TIES. COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE. COLLAR TIES SHALL BE A MINIMUM 1 INCH BY 4 INCHES NOMINAL AND SPACED AT MAXIMUM 4 FEET ON CENTER. (CRC R602.3.1)
16. PURLINS. PURLINS INSTALLED TO REDUCE THE SPAN OF RAFTERS SHALL BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH-BY-4-INCH NOMINAL BRACES INSTALLED TO BEARING BEAMS AT A MINIMUM 45-DEGREE SLOPE FROM HORIZONTAL. THE BRACES SHALL BE SPACED MAXIMUM 4 FEET ON CENTER WITH A MAXIMUM 8-FOOT UNBRACED LENGTH. (CRC R602.5.1)
17. ROOF/CEILING MEMBER BEARING. THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES OF BEARING ON MASONRY OR CONCRETE. (CRC R602.6)
18. ROOF/CEILING MEMBER LATERAL SUPPORT. ROOF FRAMING MEMBERS AND CEILING JOISTS WITH A NOMINAL DEPTH - TO THICKNESS RATIO EXCEEDING 5:1 SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION. (CRC R602.8)

WOOD FRAMING (CONTINUED)...

- 19. ROOF/CEILING BRIDGING. RAFTERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH-BY-3-INCH WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT MAXIMUM 8 -FOOT INTERVALS. (CRC R602.8.1)
20. FRAMING OF ROOF/CEILING OPENINGS. OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTERS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMER-JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
21. ROOF FRAMING ABOVE SHEAR WALLS. RAFTERS OR ROOF TRUSSES SHALL BE CONNECTED TO TOP PLATES OF SHEAR WALLS WITH BLOCKING BETWEEN THE RAFTERS OR TRUSSES. (CRC R602.10.8)
22. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
23. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2 -INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
24. BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
25. TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
26. DRILLING, CUTTING, AND NOTCHING OF ROOF/FLOOR FRAMING. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, BLOCKING, AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH, SHALL BE NOT LONGER THAN ONE-THIRD THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT MEMBER ENDS SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT MEMBER ENDS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. (CRC R502.8.1)
27. EXTERIOR LANDINGS, DECKS, BALCONIES, AND STAIRS. SUCH ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF - SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. (CRC R311.3)
28. FIRE-BLOCKING. FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CR C R302.11 AND CRC R1003.19): -IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: -VERTICALLY AT THE CEILING AND FLOOR LEVELS -HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET -AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN -AT OPENINGS AROUND VENTS , PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION -AT CHIMNEYS AND FIREPLACES PER ITEM E.49 -CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING -UNIT SEPARATION
29. FIRE-BLOCKING MATERIALS, EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIRE-BLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1): -TWO-INCH NOMINAL LUMBER -TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS -ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL -ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD -1/2-INCH GYPSUM BOARD -1/4-INCH CEMENT-BASED MILLBOARD
30. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIRE-BLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UN-FACED FIBERGLASS BATT INSULATION USED AS FIRE-BLOCKING SHALL FILL THE ENTIRE CROSS -SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE -FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
31. FIRE-BLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND SUCH OPENINGS SHALL BE FIRE-BLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
32. FIRE-BLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE-BLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIRE-BLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING, OR BE PLACED ON STRIPS OF METAL OR METAL LATH LA ID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
33. DRAFT-STOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE ISSUABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR OR CEILING ASSEMBLY, DRAFT-STOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFT-STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFT-STOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12): -CEILING IS SUSPENDED UNDER THE FLOOR FRAMING -FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS
34. DRAFT-STOPPING MATERIALS. DRAFT-STOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFT-STOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFT-STOPS SHALL BE MAINTAINED. (CRC R302.12)
35. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT -PRODUCING DEVICES. (CRC R302.14)

FLASHING NOTE

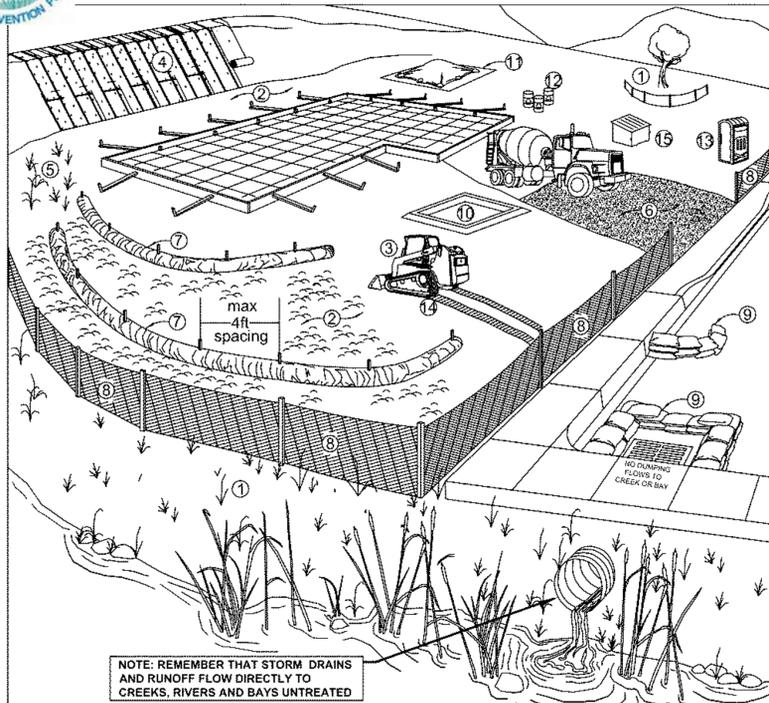
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL BE APPLIED WITHIN 1/4" OF THE FINISH SURFACE AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH SECTION 714. THE FLASHING SHALL EXTEND THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS. IF APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS, PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES. 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS. 1.4. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROTECTIVE LIPS ON BOTH SIDES UNDER STUCCO COPINGS, 1.5 UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. 1.6 CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 1.7 WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. 1.8 AT WALL AND ROOF INTERSECTIONS. 1.9 AT BUILT-IN GUTTERS.

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BEST MANAGEMENT PRACTICES



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



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

NS—not shown on graphic

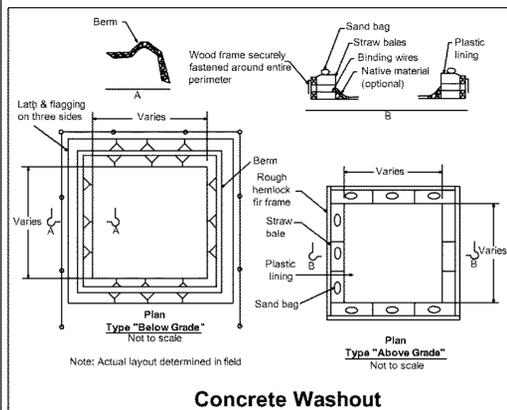
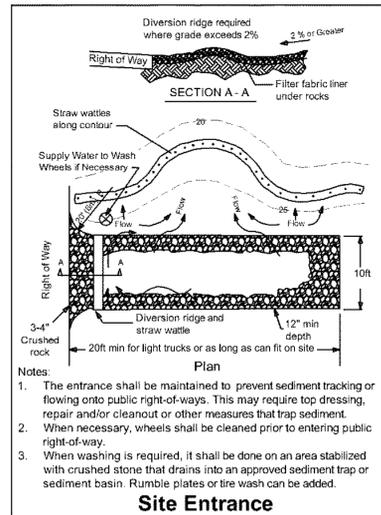
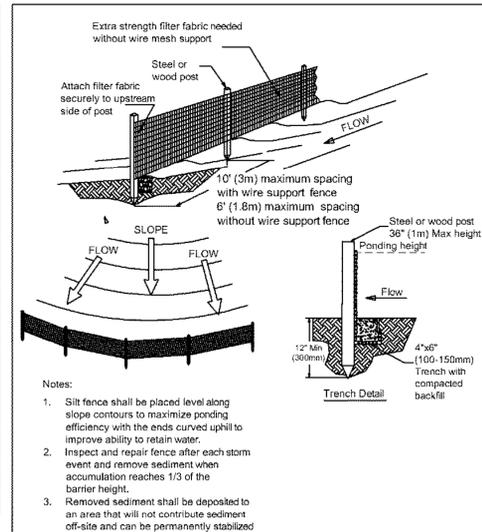
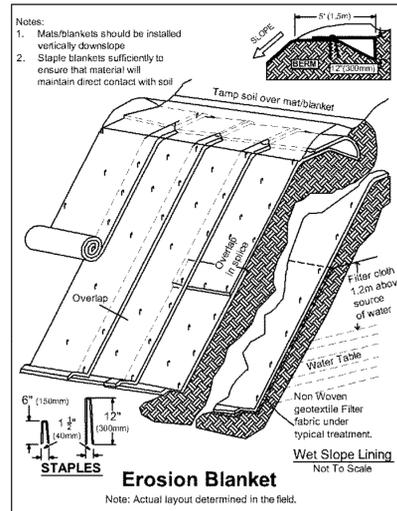
Note: Select an effective combination of control measures from each category, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be continually implemented and maintained throughout the project until activities are complete, disturbed areas are stabilized with permanent 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* at <https://dot.ca.gov/programs/construction/storm-water-and-water-pollution-control/manuals-and-handbooks>.

Visit www.mcstopp.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. <i>For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.</i>
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. <i>For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.</i>
2	Soil Cover Cover exposed soil with straw mulch and tackifier (or equivalent). <i>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.</i>
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.). <i>For more info see the following factsheets: CASQA: EC-15.</i>
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/nps/Wildlife-Friendly_Products.pdf . <i>For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.</i>
5	Revegetation Re-vegetate areas of disturbed soil or vegetation as soon as practical. <i>For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.</i>
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. <i>For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.</i>
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/nps/Wildlife-Friendly_Products.pdf . Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. <i>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).</i>
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. <i>For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.</i>
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. <i>For more info see the following factsheets: CASQA: SE-10; or Caltrans: SC-10.</i>
N/A	Trench Dewatering Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstopp/development/-/media/Files/Departments/PW/mcstopp/development/TrenchingSWReqMCSTOPPPFinal6_0_9.pdf . <i>For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.</i>
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. <i>For more info see the following factsheets: CASQA: WM-8; or Caltrans: WM-8.</i>
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. <i>For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.</i>
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. <i>For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.</i>
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 pan/tray (most vendors provide these). <i>For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.</i>
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. <i>For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.</i>
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. <i>For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.</i>



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(415)-721-7340

For The MICHAEL AND WHITNEY PETERS Residence
271 CECILIA WAY
TIBURON CA 94920
APN 034-172-12

DESIGN REVIEW REVISION #1	DESCRIPTION
12/13/2025	DATE
MARK	MARK

PROJECT NO:
DATE: 1/15/2026
DRAWN BY: AC
DESIGN OFFICIAL: *[Signature]*

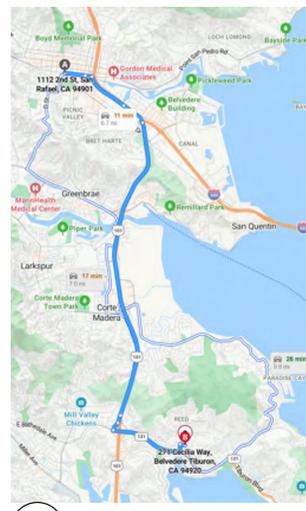
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SHEET TITLE
BEST MANAGEMENT PRACTICES

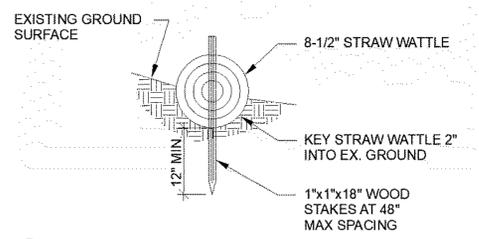
A0.2



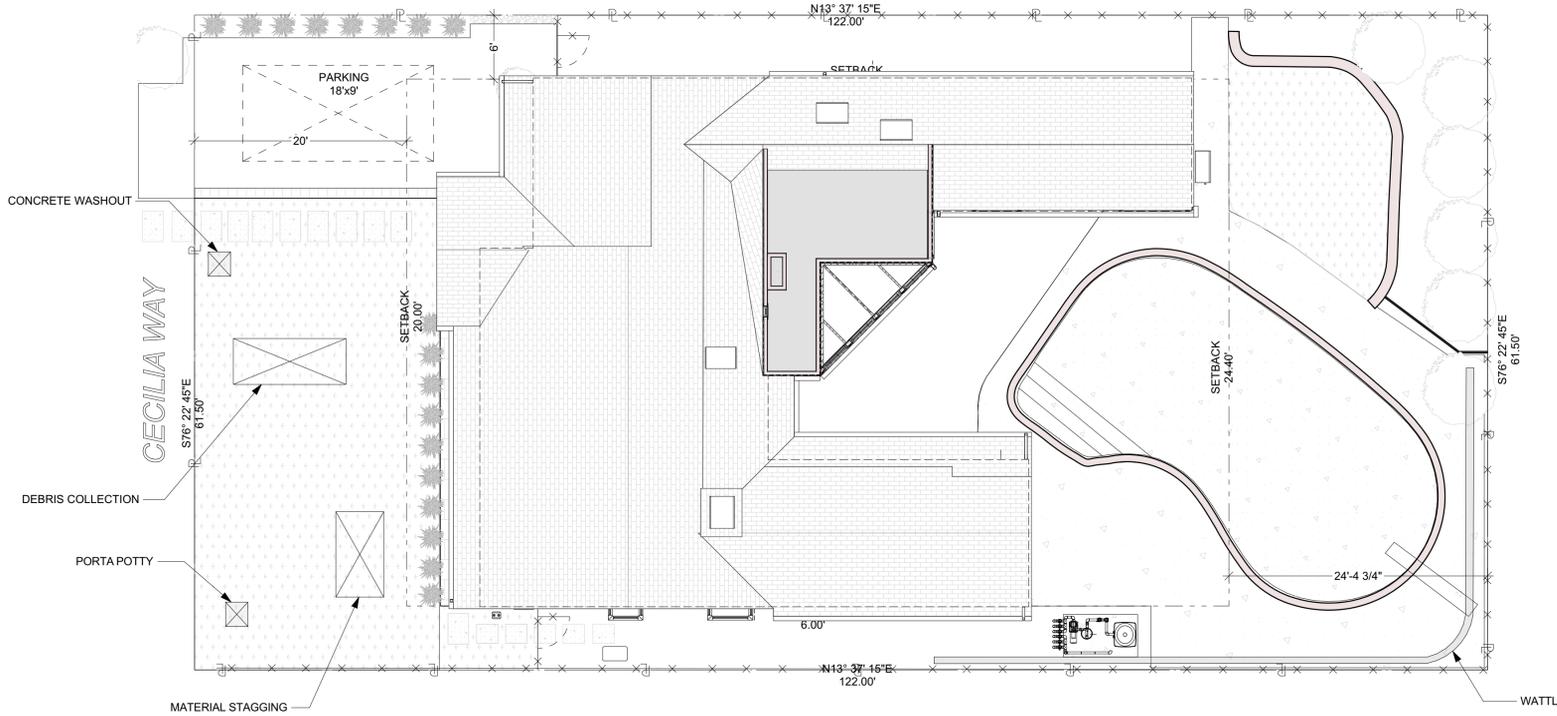
1
A0.3 STREET VIEW
NOT TO SCALE



2
A0.3 TRUCK ROUTE
NOT TO SCALE



3
A0.3 STRAW WATTLE DETAIL INSTALLED @ OCT 1ST-APRIL 15TH
NOT TO SCALE



4
A0.3 CONSTRUCTION MANAGEMENT PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION HOURS
 - MONDAY THROUGH FRIDAY FROM 7:00AM TO 5:00PM
 - SATURDAY FROM 9:30AM TO 4:00PM
 - PROHIBITED ON SUNDAYS AND HOLIDAYS

LOUD NOISE-GENERATING CONSTRUCTION-RELATED EQUIPMENT (E.G., BACKHOES, GENERATORS, JACKHAMMERS) CAN BE MAINTAINED, OPERATED, OR SERVICED AT A CONSTRUCTION SITE FOR PERMITS ADMINISTERED BY THE COMMUNITY DEVELOPMENT AGENCY FROM 8 AM TO 5 PM MONDAY - FRIDAY ONLY.

SPECIAL EXCEPTIONS TO THESE LIMITATIONS MAY OCCUR FOR:

- EMERGENCY WORK AS DEFINED IN M.C.C. 22.130.030, PROVIDED WRITTEN NOTICE IS GIVEN TO THE COMMUNITY DEVELOPMENT DIRECTOR WITHIN 48 HOURS OF COMMENCING WORK.
- CONSTRUCTION PROJECTS OF CITY, COUNTY, STATE, OTHER PUBLIC AGENCY, OR OTHER PUBLIC UTILITY.
- WHEN WRITTEN PERMISSION OF THE COMMUNITY DEVELOPMENT DIRECTOR HAS BEEN OBTAINED, FOR SHOWING OF SUFFICIENT CAUSE.
- MINOR JOBS (E.G., PAINTING, HAND SANDING, SWEEPING) WITH MINIMAL/NO NOISE IMPACTS ON SURROUNDING PROPERTIES.
- MODIFICATIONS REQUIRED BY THE REVIEW AUTHORITY AS A DISCRETIONARY PERMIT CONDITION OF APPROVAL.

DELIVERIES/OFF-HAUL
 DELIVERIES ARE LIMITED TO WEEKDAYS FROM 7 AM TO 5 PM. FOR TRUCKS EXCEEDING 26 FT IN LENGTH, A TRANSPORTATION PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 72 HOURS IN ADVANCE.

ENFORCEMENT
 1ST OFFENSE VIOLATION OF ANY PORTION OF THE APPROVED CMP OR OTHER APPLICABLE CONSTRUCTION MANAGEMENT REQUIREMENTS WILL BE ADDRESSED BY A WRITTEN WARNING FROM THE TOWN. ANY FURTHER OR SUBSEQUENT VIOLATIONS WILL BE ADDRESSED BY A 'STOP WORK ORDER'

NOTES:
 - THERE WILL BE NO LANE CLOSURE AT ANY TIME DURING CONSTRUCTION
 - NO TEMPORARY TRAFFIC CONTROL PLAN REQUIRED

ROAD/LANE CLOSURES
 PERMITS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ROAD CLOSURES REQUIRE POSTING SIGNS A MINIMUM OF 72 HRS IN ADVANCE. COPIES OF THESE PERMITS MUST BE MAINTAINED AT THE JOB SITE FOR THE DURATION OF THE CLOSURE.

PARKING
 ALL WORKER VEHICLES MUST PARK AT THE JOB SITE OR CARPOOL. OFF-SITE WORKER PARKING LOCATIONS, AND CARPOOL PICK-UP DROP-OFF LOCATIONS ARE SHOWN.

- NOTES:**
- ENCROACHMENT ON PUBLIC RIGHT OF WAY IS NOT PERMITTED.
 - ESTIMATED 2-4 WORKERS ON SITE FOR DURATION OF PROJECT.
 - WORKERS TO CARPOOL FROM 1112 2ND STREET, SAN RAFAEL CALIFORNIA.
 - ANY DAMAGE TO THE STREET CAUSED BY HEAVY EQUIPMENT OR BECAUSE OF PROJECT CONSTRUCTION ACTIVITIES SHALL BE REPAIRED, AT THE APPLICANT'S EXPENSE, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL HAZARDOUS DAMAGE SHALL BE REPAIRED IMMEDIATELY. ANY HEAVY EQUIPMENT BROUGHT TO THE CONSTRUCTION SITE SHALL BE TRANSPORTED BY TRUCK.

GENERAL CONTRACTOR INFORMATION
 G LANDSCAPE DIVISION
 ZACH WAHLE
 (415) 342-5857

PROJECT MANAGER AND EMERGENCY CONTACT INFORMATION
 DAVID GRABHAM
 (415) 261-7643



G Design LLC
 1112 Second St,
 San Rafael, CA, 94901
 Gfamilyconstruction.com
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For The MICHAEL AND WHITNEY PETERS Residence
 271 CECILIA WAY
 TIBURON CA 94920
 APN 034-172-12

MARK	DATE	DESCRIPTION
1	12/13/2025	DESIGN REVIEW REVISION #1

PROJECT NO:
DATE: 1/15/2026
DRAWN BY: AC
DESIGN OFFICIAL:
[Signature]

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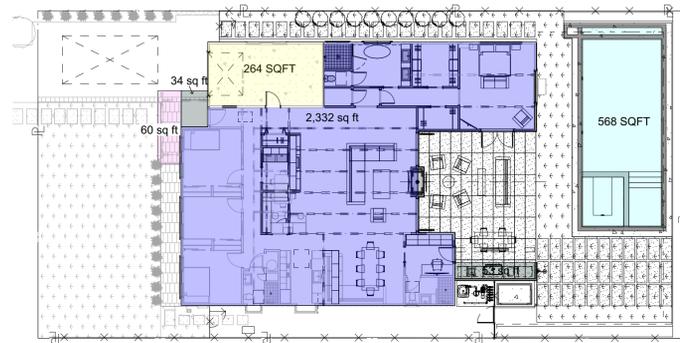
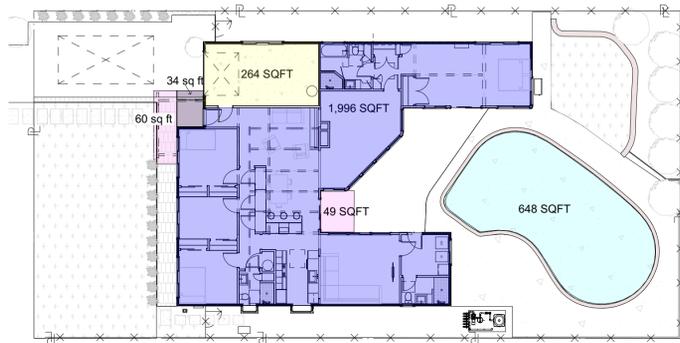
SHEET TITLE
CONSTRUCTION MANAGEMENT PLAN

A0.3

EXISTING CONDITIONS

FLOOR AREA RATIO CALCULATIONS

PROPOSED CONDITIONS



- HOUSE INTERIOR - HABITABLE & CONDITIONED SPACE
- GARAGE - NON CONDITIONED
- POOL
- COVERED >50% - NON CONDITIONED
- LOT COVERAGE
- IMPERVIOUS SURFACE

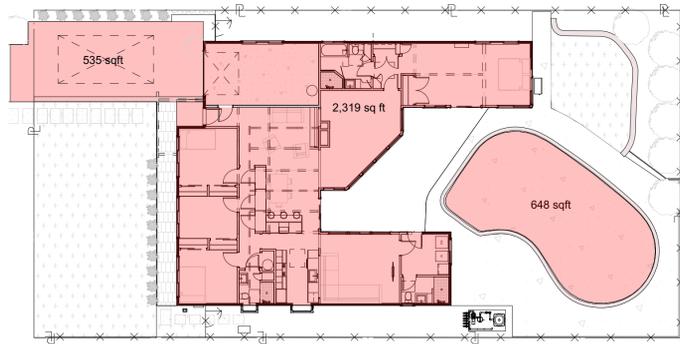
PROJECT ADDRESS: 271 CECILIA WAY TIBURON CA 94920
 ASSESSOR'S PARCEL NUMBER (APN): 034-172-12
 ZONING: R-1 BA
 WUI: NO
 FLOOD: NO
 LAND SQUARE FEET: 7,503 SQFT (PER CONSULTATION WITH PLANNING DEPARTMENT WAS TO MATCH THE FAR CALCULATION FOR THE LOT COVERAGE)
 CONSTRUCTION YEAR: 1953
 OCCUPANCY: R-3 & U-1
 CONSTRUCTION TYPE: V-N
 LATITUDE: 37.90037
 LONGITUDE: -122.49966

FLOOR AREA	CODE	EXISTING	PROPOSED	(CHANGES)
LIVING AREA		1,996 SF	2,332 SF	+336 SF
GARAGE		264 SF	264 SF	SAME
DECK/PATIO (NOT INCLUDED IN FAR)		100 SF	60 SF	-49 SF
POOL (NOT INCLUDED IN FAR)		648 SF	568 SF	-80 SF
TOTAL		2,260 SF	2,596 SF	+336 SF
GROSS FLOOR AREA				
LIVING AREA		1,996 SF	2,332 SF	+336 SF
50% COVERED		34 SF	87 SF	+53 SF
		2,030 SF	2,419 SF	+389 SF
LOT COVERAGE				
10% of LOT + 2,000 SF + 600 SF OF GARAGE		2,750.3 SF (36.7%)		
LOT COVERAGE		2,296 SF 30.6%	2,750 SF 36.7%	+454 SF +6.05%
FLOOR AREA RATIO				
10% of LOT + 2,000 SF + 600 SF OF GARAGE		2,750.3 SF (36.7%)		
FLOOR AREA RATIO		31.6%	36.7%	+5.1%
IMPERVIOUS SURFACE		3,502 SF	4,012 SF	+510 SF
SETBACKS				
FRONT	20'	25'	25'	SAME
SIDE	6'	6'	6'	SAME
REAR (20% of depth of lot)	24'-4"	24'-4"	24'-4"	SAME
BUILDING HEIGHT MAX	30'	EXISTING 13'-7"	PROPOSED 13'-7"	CHANGES SAME

LOT COVERAGE CALCULATIONS



IMPERVIOUS CALCULATIONS



SITE PLAN AND ARCHITECTURAL REVIEW - PROJECT INFORMATION (MINOR ALTERATION)

Please complete the tables below. A copy of the information on this page shall also be included on the project plans.

- Impervious Surface Area Calculations (in square feet) & Grading Estimates (in cubic yards):
 - a. Existing Impervious Surface Area: 3,502 SF
 - b. Completed Project Impervious Surface Area: 4,012 SF
 - c. Land Area (in square feet) to be disturbed/cleared during construction: 2,750 SF
 - d. Amount of Grading or Earth Movement involved (total in cubic yards): 448.00 Yds.

- Proposed use of site (example: single family residential, commercial, etc.):
 - Existing: SINGLE FAMILY RESIDENTIAL
 - Proposed: SINGLE FAMILY RESIDENTIAL

- Describe any changes to parking areas including number of parking spaces, turnaround or maneuvering areas.
 - NO CHANGES TO PARKING AREAS

DEVELOPMENT STANDARDS	TO BE COMPLETED BY APPLICANT				STAFF USE ONLY	
	Required Per Zone	Existing Calculation	Proposed Addition and/or Alteration	Proposed Calculation	Calculated After Review	
Setbacks from property line (Section 16-100.020(V))*						
Front	20 ft.	20 ft.	-	-	ft.	ft.
Rear	24'4" ft.	24'4" ft.	-	-	ft.	ft.
Right Side	6 ft.	6 ft.	-	-	ft.	ft.
Left Side	6 ft.	6 ft.	-	-	ft.	ft.
Maximum Height (Section 16-30.050)*						
Main	30 ft.	13'6" ft.	13'6" ft.	-	ft.	ft.
Accessory	15 ft.	-	-	-	ft.	ft.
Lot Coverage (Section 16-30.120(B))*						
Lot Coverage	2,750.3 sq. ft.	2,368 sq. ft.	2,750 sq. ft.	383 sq. ft.	sq. ft.	sq. ft.
Lot Coverage as Percent of Lot Area	36.7 %	31.6 %	36.7 %	5.1 %	%	%
Gross Floor Area (Section 16-100.020(V))*						
Gross Floor Area	2,750.3 sq. ft.	2,031 sq. ft.	2,420 sq. ft.	389 sq. ft.	sq. ft.	sq. ft.

*Section numbers refer to specific provisions or definitions in the Tiburon Municipal Code, Title IV, Chapter 16 (Zoning)

REV 6/2025



G Design LLC
 1112 Second St,
 San Rafael, CA, 94901
 Gfamilyconstruction.com
 (415)-721-7340

For The MICHAEL AND WHITNEY PETERS Residence
 271 CECILIA WAY
 TIBURON CA 94920
 APN 034-172-12

REVISION #1	DESCRIPTION
12/13/2025 <td>DATE </td>	DATE
MARK	MARK

PROJECT NO:
 DATE: 2/6/2026
 DRAWN BY: AC
 DESIGN OFFICIAL
(Signature)

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SHEET TITLE

FAR CALCULATIONS

A0.4



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1	12/13/2025		

PROJECT NO:
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 DRAWN BY: AC
 DESIGN OFFICIAL
D.M. Williams

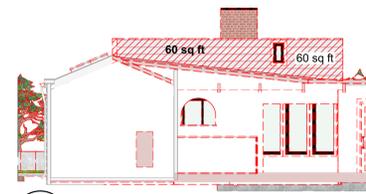
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SHEET TITLE
DEMOLITION CALCULATION

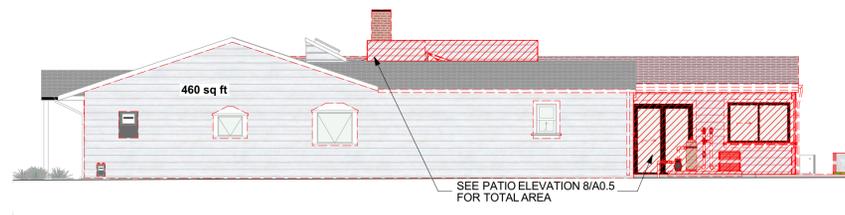
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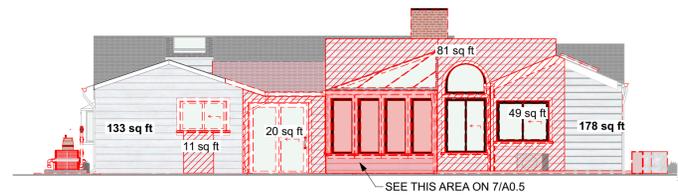
1
A0.5
DEMO FRONT CALCULATION
SCALE: 1/8" = 1'-0"



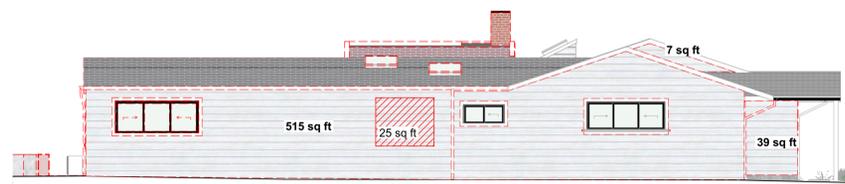
1.1
A0.5
DEMO CALCULATION FLAT ROOF WALL
SCALE: 1/8" = 1'-0"



2
A0.5
DEMO CALCULATION RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
A0.5
DEMO CALCULATION BACK ELEVATION
SCALE: 1/8" = 1'-0"



4
A0.5
DEMO CALCULATION LEFT ELEVATION
SCALE: 1/8" = 1'-0"

DEMO CALCULATIONS

EXTERIOR WALL FRAMING

FRONT	=	60	SQFT
RIGHT	=	71+32+126	SQFT
LEFT	=	25	SQFT
BACK	=	11+20+81+49+59	SQFT
TOTAL	=	534	SQFT
TOTAL FRAMING IN HOUSE	=	230+60+460+133+178+515+7+39+71+32+126+59+126=	2,036 SQFT WHICH IS 100%
THE DEMOLISHED WALL FRAMING IS	=	26.23% OUT OF THE TOTAL	

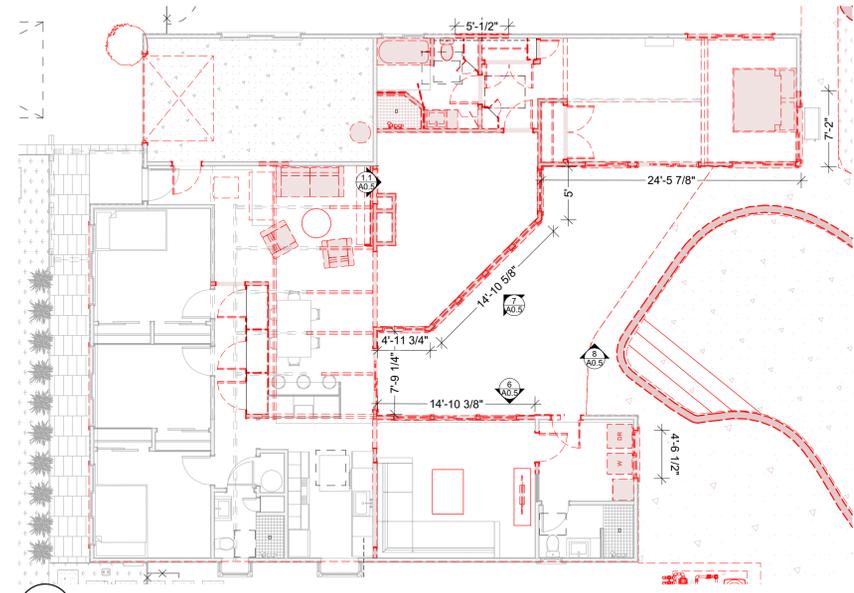
ROOFING

AREA OF ROOFING DEMOLISHED	=	2,533	SQFT WHICH IS 100%
AREA OF ROOF FRAMING DEMOLISHED	=	6+281+294+152= 478	733 SQFT IS 28.93%

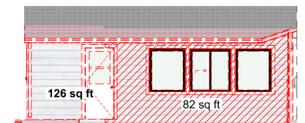
****BOLD TEXT IN ELEVATIONS IS THE TOTAL AREA
 REGULAR IS THE AREA TO BE DEMOLISHED

LEGEND

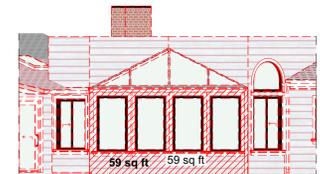
	(E) WALL FRAMING TO BE DEMOLISHED
	(E) SIDING TO BE DEMOLISHED
	(E) ROOFING TO BE DEMOLISHED
	(E) ROOF TO BE DEMOLISHED



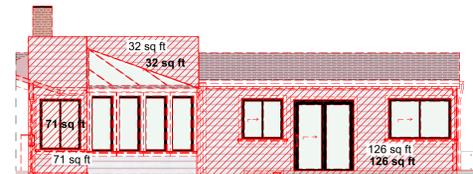
5
A0.5
DEMO CALCULATION - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



6
A0.5
PATIO DEMO CALCULATION LEFT SIDE
SCALE: 1/8" = 1'-0"



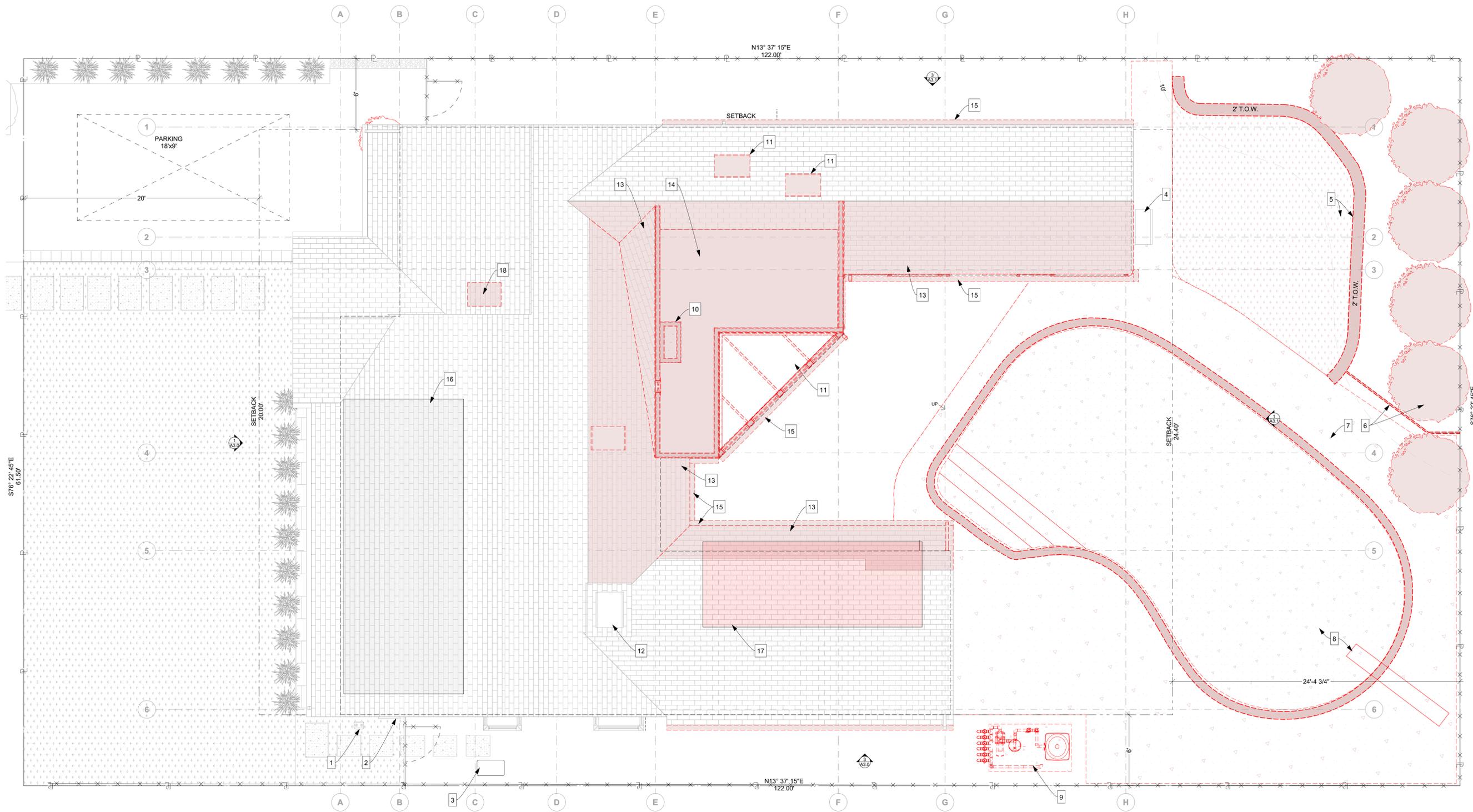
7
A0.5
PATIO DEMO CALCULATION SUNROOM
SCALE: 1/8" = 1'-0"



8
A0.5
PATIO DEMO CALCULATION RIGHT SIDE
SCALE: 1/8" = 1'-0"



9
A0.5
DEMO CALCULATION - ROOF FLOOR
SCALE: 1/8" = 1'-0"



1
A1.0 DEMO SITE PLAN
SCALE: 1/4" = 1'-0"

DEMO KEYNOTES	
1	(E) GAS PANEL TO REMAIN
2	(E) ELECTRIC PANEL TO REMAIN
3	(E) WATER CONNECTION TO REMAIN
4	(E) AC UNIT TO BE REMOVED
5	(E) 2' TALL CONCRETE RETAINING WALL AND TURF TO BE REMOVED
6	(E) THIN WOOD RETAINING WALL AND TREES TO BE REMOVED
7	(E) CONCRETE/COPING TO BE REMOVED
8	(E) POOL AND DIVING BOARD TO BE REMOVED
9	(E) POOL EQUIPMENT AND ITS ENCLOSURE TO BE REMOVED
10	(E) FIREPLACE TO BE REMOVED
11	(E) SKYLIGHTS TO BE REMOVED
12	(E) SKYLIGHT TO REMAIN
13	(E) PORTION OF ROOF TO BE REMOVED TO ALLOW FOR EXTENSION
14	(E) FLAT ROOF TO BE REMOVED TO ALLOW FOR EXTENSION
15	(E) GUTTERS AND ITS DOWNSPOUTS TO BE REMOVED
16	(E) SOLAR PANELS TO REMAIN
17	(E) SOLAR PANELS TO RELOCATE
18	(E) PORTION OF ROOF TO BE REMOVED TO ALLOW FOR (N) SKYLIGHT
19	
20	
21	
22	
23	
24	

PLAN NOTES

- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY G DESIGN OF ALL DISCREPANCIES BEFORE BID SUBMISSION OR PROCEEDING WITH WORK.
- CEASE OPERATIONS AND NOTIFY G DESIGN IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE & DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS. PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION, OWNER REQUIREMENTS AND CODE COMPLIANCE.
- VERIFY LOCATION OF ALL UTILITIES IN PLACE.



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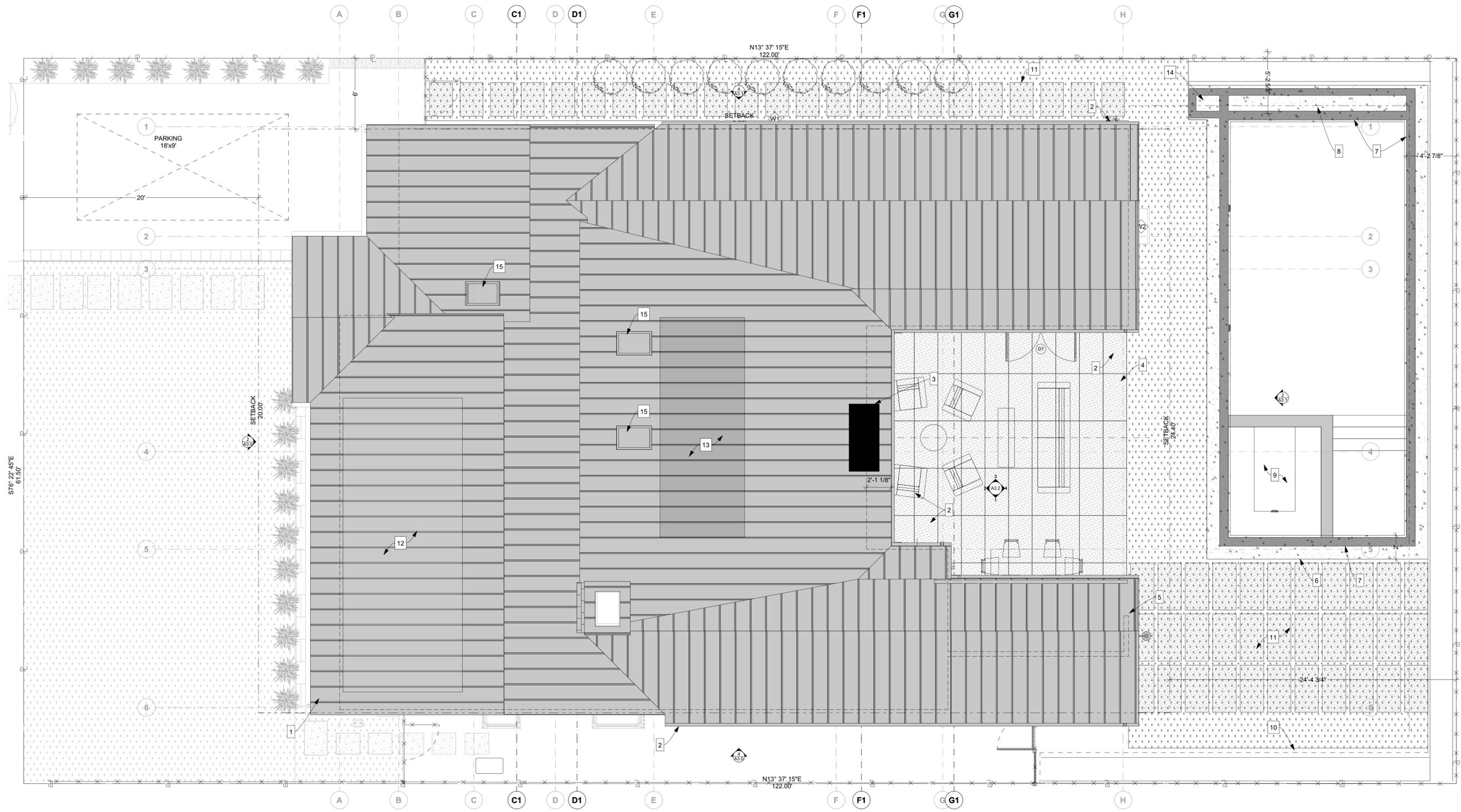
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SHEET TITLE
DEMO SITE PLAN

A1.0



1
A1.1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

PROPOSED KEYNOTES	
1 (N) STANDING SEAM CLASS A ON (E) AND (N) ROOF	13 (E) SOLAR PANEL RELOCATED
2 (N) 3"x5" GUTTERS AND DOWNSPOUTS	14 (N) MOTOR VAULT
3 (N) DOUBLE SIDED FIREPLACE WITH TV'S ON BOTH SIDES	15 (N) SKYLIGHTS
4 (N) BLUESTONE FLOATING DECK AT THE FINISHED FLOOR LEVEL	16
5 (N) COVERED BBQ AREA WITH CEILING HEATER	17
6 (N) 2" CONCRETE COPING, 2" OVERHANG OVER POOL WALLS	18
7 (N) CONCRETE POOL WALLS	19
8 (N) POOL COVER VAULT	20
9 (N) HOT TUB	
10 (N) HIGH GREEN SCREEN TBD	
11 (N) BLUESTONE PAVERS	
12 (E) SOLAR PANEL	



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For The MICHAEL AND WHITNEY PETERS Residence
271 CECILIA WAY
TIBURON CA 94920
APN 034-172-12

MARK	DATE	DESCRIPTION
1	12/20/2025	DESIGN REVIEW REVISION #1

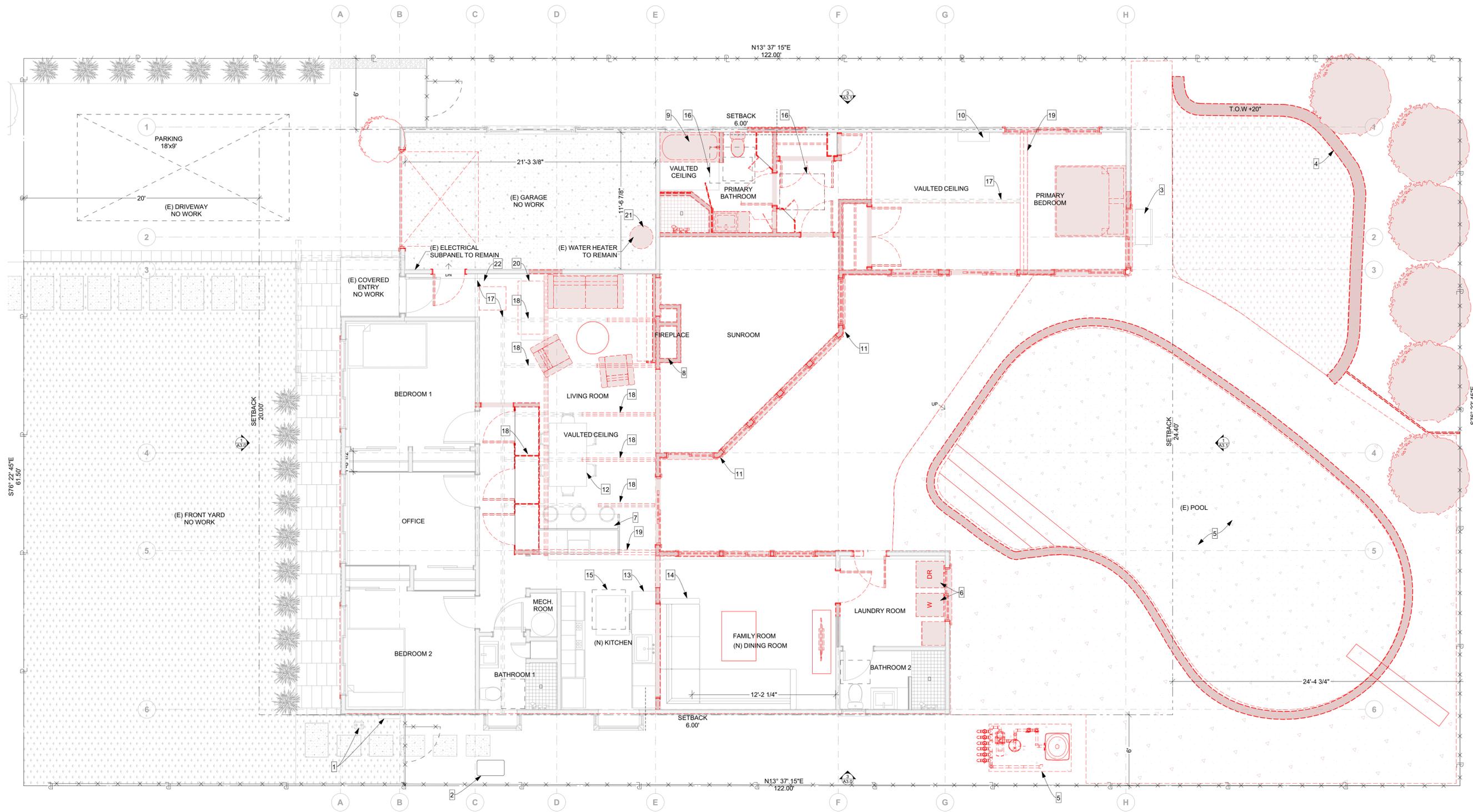
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SHEET TITLE
PROPOSED SITE PLAN

A1.1





1
A2.0 DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES

- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY G DESIGN OF ALL DISCREPANCIES BEFORE BID SUBMISSION OR PROCEEDING WITH WORK.
- CEASE OPERATIONS AND NOTIFY G DESIGN IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE & DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
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- VERIFY LOCATION OF ALL UTILITIES IN PLACE.

DEMO KEYNOTES

1	(E) GAS AND ELECTRIC PANEL TO REMAIN	13	(E) CABINETS, DISHWASHER AND SINK TO BE KEPT AND RELOCATED
2	(E) WATER CONNECTION TO REMAIN	14	(E) SOFA TO BE KEPT AND RELOCATED
3	(E) AC UNIT TO BE REMOVED	15	(E) SKYLIGHT TO REMAIN
4	(E) RETAINING WALL TO BE REMOVED	16	(E) SKYLIGHT TO BE REMOVED
5	(E) POOL AND POOL EQUIPMENT TO BE REMOVED	17	(E) ROOF BEAM TO REMAIN
6	(E) WASHER AND DRYER TO BE REMOVED	18	(E) ROOF BEAM TO BE CUT TO ALLOW FOR EXTENSION
7	(E) ISLAND, CABINETS AND STOOLS TO BE KEPT AND MOVED TO (N) LOCATION	19	(E) ROOF BEAM TO BE REMOVED
8	(E) FIREPLACE, MANTLE AND HEARTH TO BE REMOVED	20	(E) PORTION OF CEILING TO BE REMOVED TO ALLOW FOR (N) ROOF
9	(E) BATHROOM APPLIANCES TO BE REMOVED	21	(E) FURNACE TO REMAIN
10	(E) MINI SPLIT TO BE KEPT AND RELOCATED IN SAME ROOM	22	(E) PORTION OF ROOF TO BE REMOVED TO ALLOW FOR (N) SKYLIGHT
11	RESET THE (E) DRAIN TO OUTSIDE IN THE DECK AREA	23	
12	(E) TABLE AND CHAIRS TO BE KEPT AND RELOCATED	24	



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SHEET TITLE
DEMO FIRST FLOOR PLAN

A2.0



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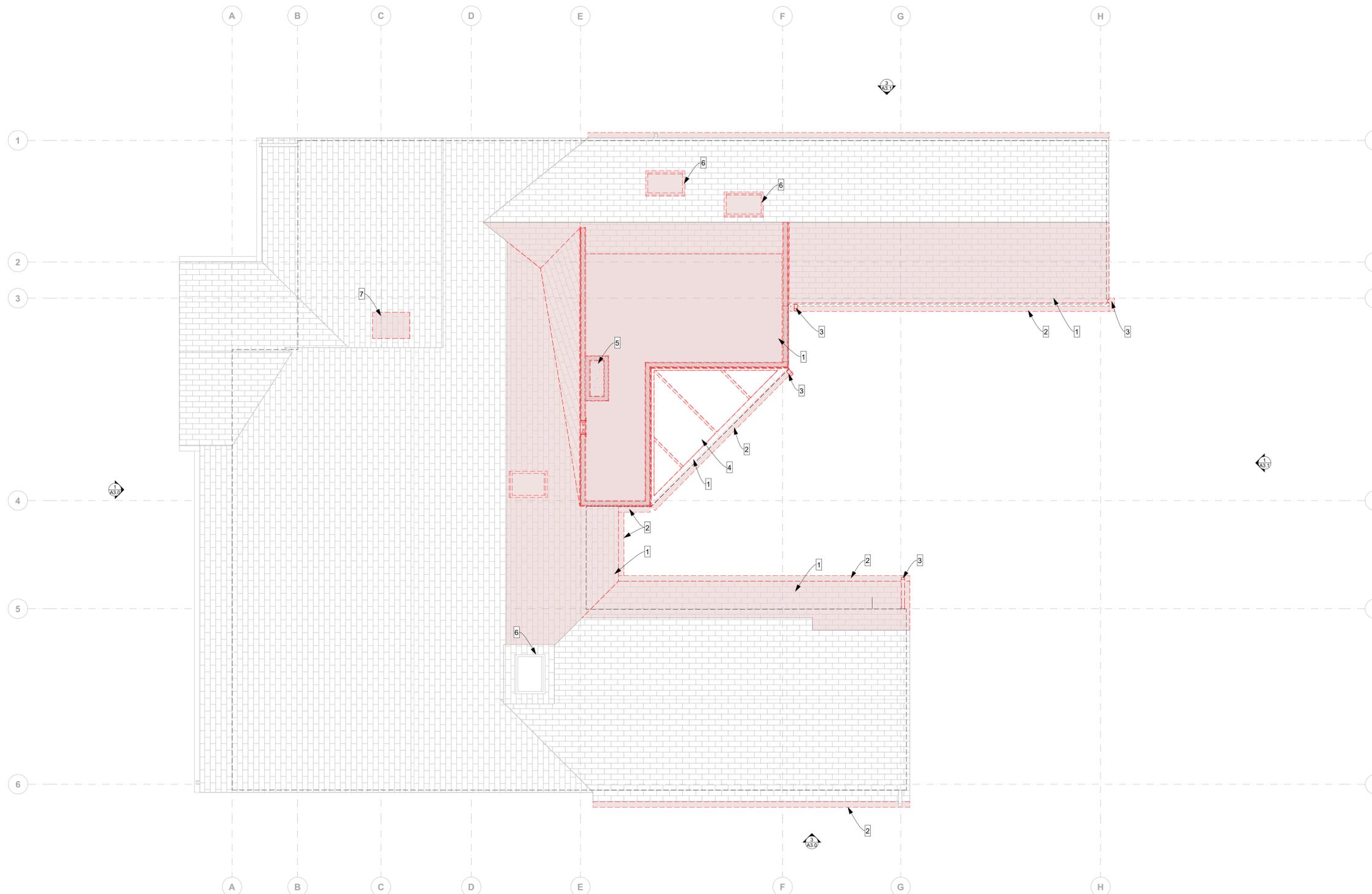
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SHEET TITLE
DEMO ROOF PLAN

A2.2



1
 A2.2 DEMO ROOF FLOOR
 SCALE: 1/4" = 1'-0"

PLAN NOTES

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- VERIFY LOCATION OF ALL UTILITIES IN PLACE.

DEMO KEYNOTES	
1	(E) ROOF OR PORTION OF ROOF TO BE REMOVED
2	(E) GUTTER TO BE REMOVED
3	(E) DOWNSPOUT TO BE REMOVED
4	(E) GLASS ROOF TO BE REMOVED
5	(E) FIREPLACE TO BE REMOVED
6	(E) SKYLIGHTS TO REMAIN
7	OPEN (E) ROOF TO ALLOW FOR (N) SKYLIGHT





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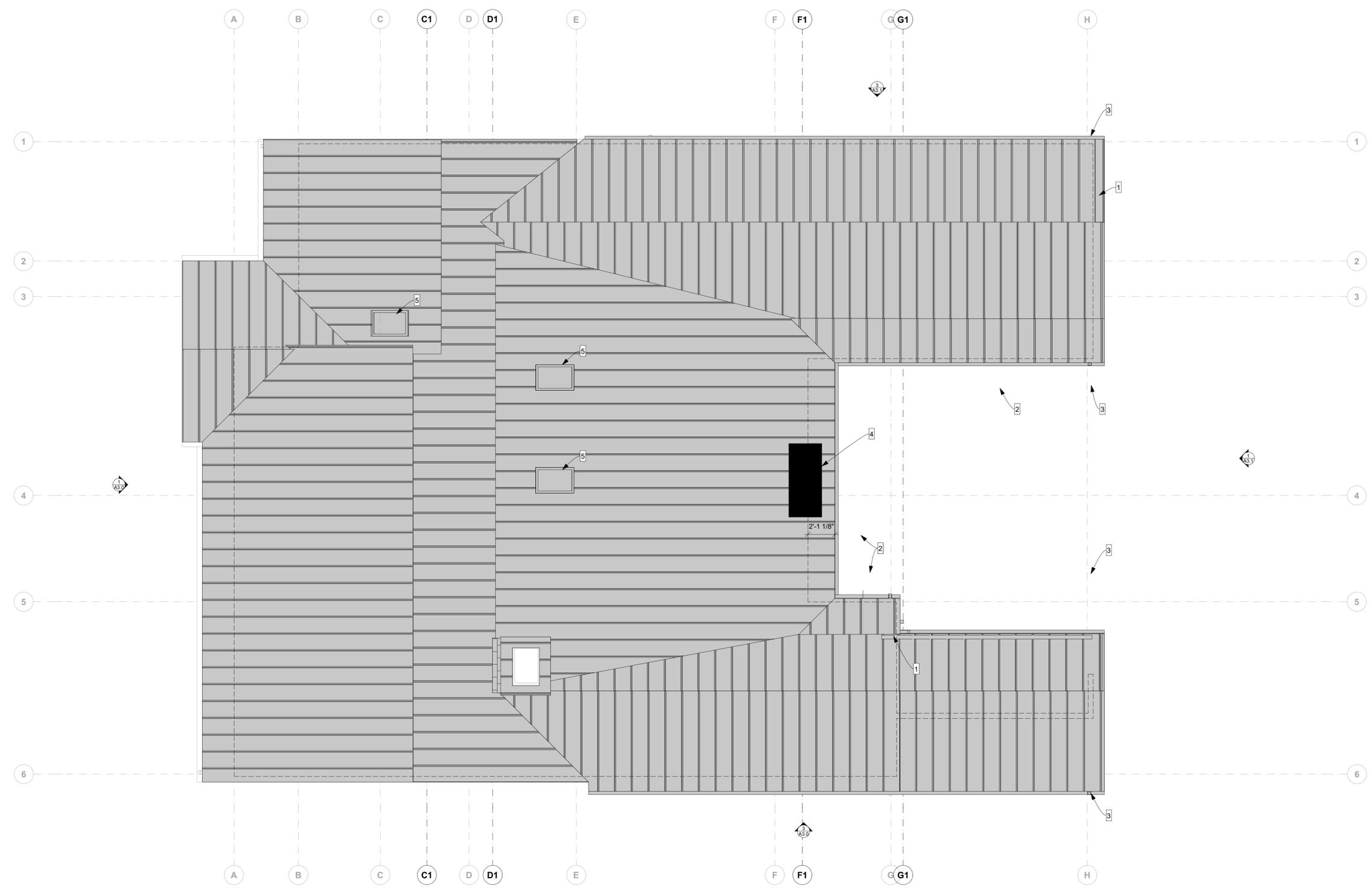
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SHEET TITLE
PROPOSED ROOF PLAN

A2.3



1
 A2.3 PROPOSED ROOF FLOOR
 SCALE: 1/4" = 1'-0"

- PLAN NOTES**
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY G DESIGN OF ALL DISCREPANCIES BEFORE BID SUBMISSION OR PROCEEDING WITH WORK.
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 - VERIFY LOCATION OF ALL UTILITIES IN PLACE.

PROPOSED KEYNOTES	
1	(N) ROOF CLASS A STANDING SEAM THROUGHOUT
2	(N) GUTTER
3	(N) DOWNSPOUT
4	(N) DOUBLE-SIDED FIREPLACE
5	(N) SKYLIGHTS
6	(N) SKYLIGHTS



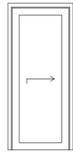
DOOR SCHEDULE							
ID	ROOM	QTY.	LEAF WIDTH	LEAF HEIGHT	DOOR TYPE	OPERATION	INT/EXT
D1	(N) STORAGE	1	2'-6"	6'-8"	SHAKER	SWING	INT
D2	(N) PRIMARY BEDROOM	1	2'-6"	6'-8"	SHAKER	SWING	INT
D3	(N) PRIMARY BATHROOM	1	2'-8"	6'-8"	SHAKER	POCKET	INT
D4	(N) PRIMARY BATHROOM	1	2'-6"	6'-8"	SHAKER	SWING	INT
D5	(N) PRIMARY CLOSET 2	1	2'-8"	6'-8"	SHAKER	POCKET	INT
D6	(N) PRIMARY CLOSET 1	1	2'-8"	6'-8"	SHAKER	POCKET	INT
D7	(N) PRIMARY BEDROOM	1	6'	7'-6"	GLASS	DOUBLE SWING	EXT
D8	(N) LIVING ROOM	1	6'	7'-6"	GLASS	BIFOLD	EXT
D9	(N) LIVING ROOM	1	6'	7'-6"	GLASS	BIFOLD	EXT
D10	(N) FOYER	1	4'	6'-8"	SHAKER	DOUBLE BIFOLD	INT
D11	(N) LAUNDRY ROOM	1	2'-8"	6'-8"	SHAKER	POCKET	INT
D12	(N) PANTRY	1	2'-8"	6'-8"	SHAKER	SWING	INT
D13	(N) OFFICE	1	2'-8"	6'-8"	SHAKER	POCKET	INT
D14	(N) OFFICE	1	2'-8"	6'-8"	FIRE	SWING	EXT
D15	GARAGE	1	8'	6'-8"	TBD	ROLL UP	EXT



D1
2'-6"×6'-8"



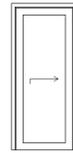
D2
2'-6"×6'-8"



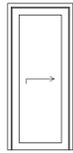
D3
2'-8"×6'-8"



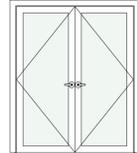
D4
2'-6"×6'-8"



D5
2'-8"×6'-8"



D6
2'-8"×6'-8"



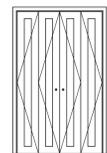
D7
6'×7'-6"



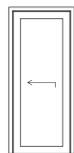
D8
6'×7'-6"



D9
6'×7'-6"



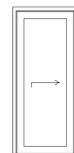
D10
4'×6'-8"



D11
2'-8"×6'-8"



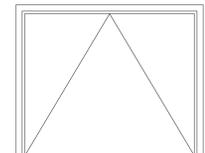
D12
2'-8"×6'-8"



D13
2'-8"×6'-8"

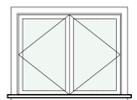


D14
2'-8"×6'-8"

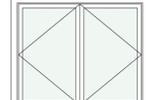


D15
8'×6'-8"

WINDOW SCHEDULE								
ID	ROOM	QTY.	UNIT DIMENSIONS	TEMPERED	EGRESS	TYPE	U-FACTOR	SHGC
W1	PRIMARY BATHROOM	1	5'×4'	YES	YES	CASING		
W2	PRIMARY BEDROOM	1	6'×5'	NO	YES	CASING		
W3	FIREPLACE	1	4'×2'	YES	NO	FIXED FIRE		



W1
5'×4'



W2
6'×5'



W3
4'×2'

SKYLIGHT SCHEDULE								
ID	ROOM	QTY.	WIDTH	HEIGHT	OPERATION	TEMPERED	U-FACTOR	SHGC
SK01	(N) LIVING ROOM	2	2'	3'	FIXED	YES		
SK02	(N) FOYER	1	2'	3'	FIXED	YES		



SK01
2'×3'



SK02
2'×3'



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X *Michael Peters*

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SHEET TITLE
SCHEDULES

A2.4

POOL NOTES

FOR COMPLIANCE WITH THE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS THE FOLLOWING FORM MUST BE FILLED OUT AND ATTACHED TO PERMIT CARD PRIOR TO SCHEDULING FINAL INSPECTION. POOL AND SPA HEATING SYSTEMS FORM CF2R-PLB-03-E.

POOL & SPA SYSTEMS AND EQUIPMENT MEASURES:

§110.4(A): CERTIFICATION BY MANUFACTURERS. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT MUST BE CERTIFIED TO HAVE ALL OF THE FOLLOWING: A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS; AND ON-OFF SWITCH MOUNTED OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTINGS; A PERMANENT WEATHERPROOF PLATE OR CART 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 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): SYSTEMS AND EQUIPMENT INSTALLATION. RESIDENTIAL POOL SYSTEMS OR EQUIPMENT MUST MEET THE SPECIFIED REQUIREMENTS FOR PUMP SIZING, FLOW RATE, PIPING, FILTERS, AND VALVES.

1. POOL DETAILS ARE DIAGRAMMATIC ONLY, SEE POOL STRUCTURAL DRAWINGS.

2. POOL CONTRACTOR TO SPECIFY SUCTION OUTLETS AND THEIR FINAL LOCATIONS PER CBC SEC. 3109.4.1

THE CIRCULATION SYSTEM SHALL HAVE THE CAPACITY TO PROVIDE A COMPLETE TURNOVER OF POOL WATER, AS SPECIFIED IN SECTION 3124B OF CHAPTER 31B OF THE CALIFORNIA BUILDING STANDARDS CODE (TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS). SUCTION OUTLETS SHALL BE COVERED WITH ANTIENTRAPMENT GRATES THAT CANNOT BE REMOVED EXCEPT WITH THE USE OF TOOLS, PER ANSI/APSP-16 PERFORMANCE STANDARD OR SUCCESSOR STANDARD DESIGNATED BY THE FEDERAL CONSUMER PRODUCT SAFETY COMMISSION.

ANY BACKUP SAFETY SYSTEM SHALL MEET THE STANDARDS AS PUBLISHED IN THE DOCUMENT "GUIDELINES FOR ENTRAPMENT HAZARDS: MAKING POOLS AND SPAS SAFER", PUBLICATION NUMBER 363, MARCH 2005, UNITED STATES CONSUMER PRODUCTS SAFETY COMMISSION

3. POOL CONTRACTOR TO VERIFY THAT SWIMMING POOL MEETS ALL THE REQUIREMENTS OF THE 2022 CALIFORNIA ENERGY CODE SECTION 150.0 (P) FOR THE FOLLOWING AREAS:

- POOL SYSTEMS AND EQUIPMENT INSTALLATION
- SYSTEM PIPING
- FILTERS
- VALVES

4. SUCTION DRAIN OUTLETS SHALL COMPLY WITH HSC §115928

5. POOL OR SPA SHALL HAVE AT LEAST TWO OF THE FOLLOWING SAFETY MEASURES:

□ AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME

□ REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE

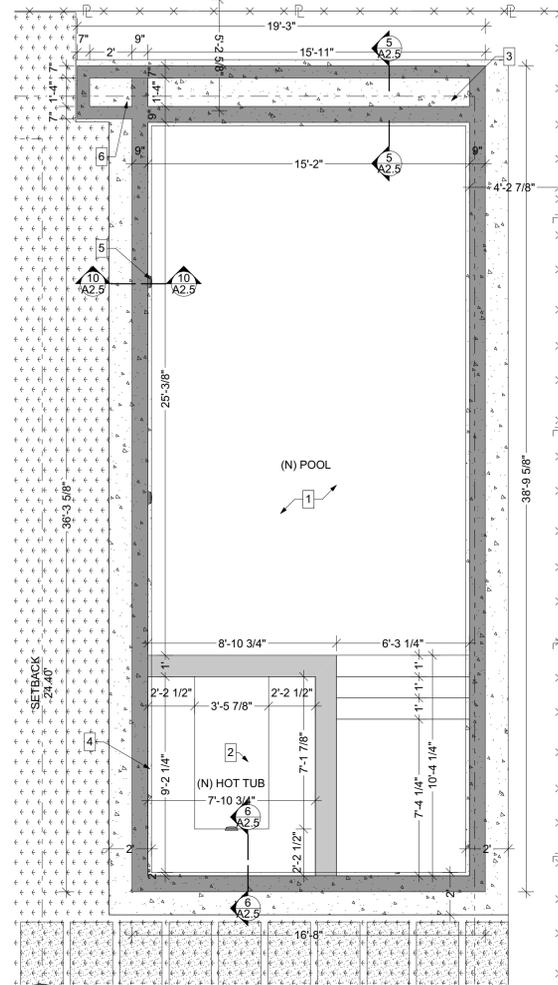
□ AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921

□ EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT THE DOOR TO THE POOL IS OPEN.

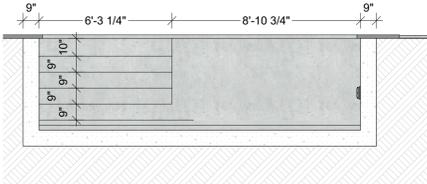
□ A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA

□ AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.

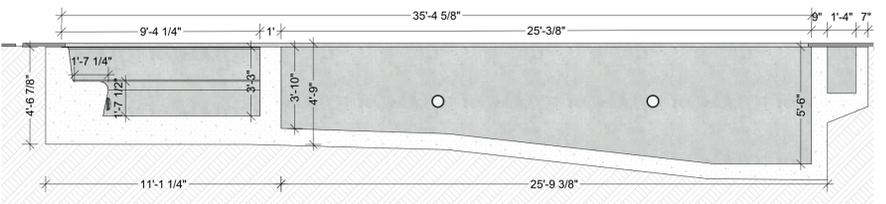
□ OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).



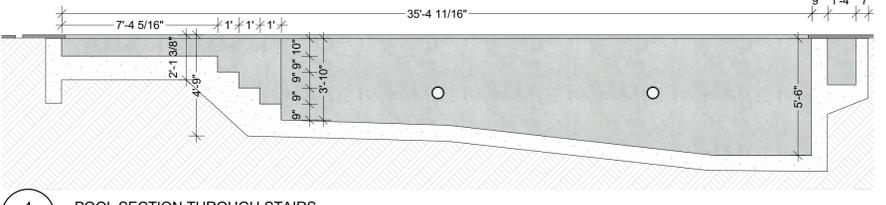
1 A2.5 POOL PLAN SCALE: 1/4" = 1'-0"



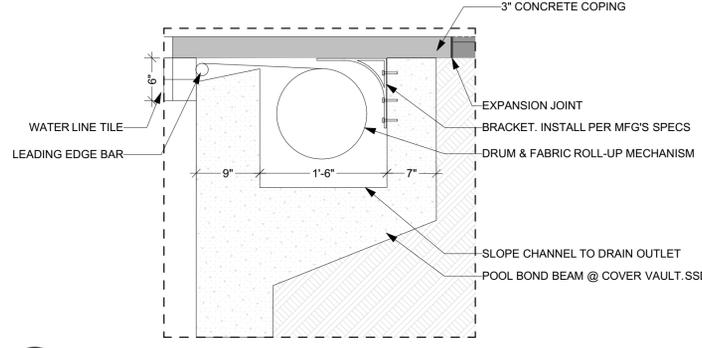
3 A2.5 POOL TRANSVERSE SECTION SCALE: 1/4" = 1'-0"



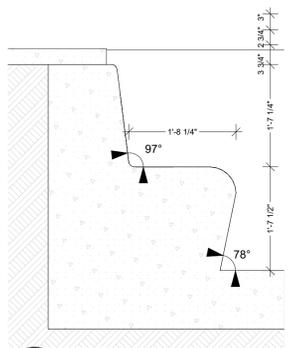
2 A2.5 POOL SECTION THROUGH HOT TUB SCALE: 1/4" = 1'-0"



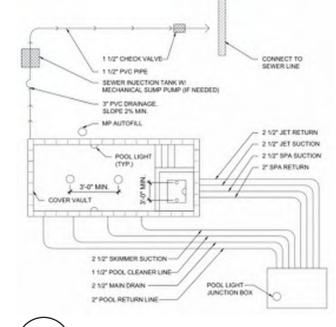
4 A2.5 POOL SECTION THROUGH STAIRS SCALE: 1/4" = 1'-0"



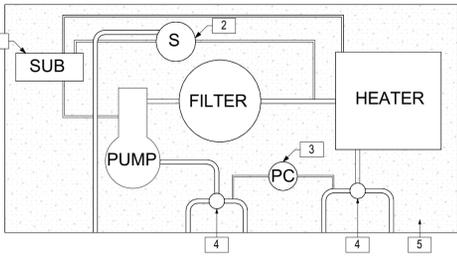
5 A2.5 COVER VAULT DETAIL SCALE: 1" = 1'-0"



6 A2.5 HOT TUB BENCH DETAIL SCALE: 3/4" = 1'-0"



8 A2.5 POOL MECHANICAL DIAGRAM SCALE: 3" = 1'-0"



9 A2.5 POOL EQUIPMENT NOT TO SCALE

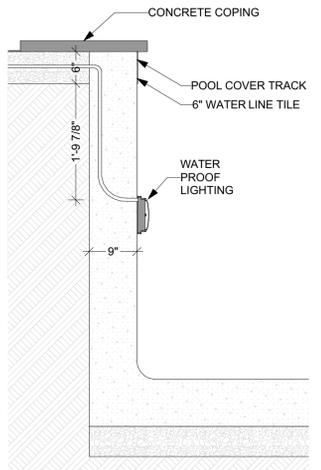
POOL EQUIPMENT LEGEND

- 1 SUB-PANEL
- 2 SANITIZER
- 3 CLEANER PRE-FILTER
- 4 ISOLATION VALVE
- 5 4" CONCRETE PAD

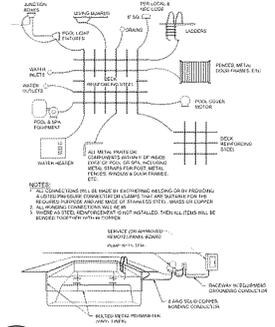
POOL EQUIPMENT ESTIMATE

1. INTELLICENTER I8P5 POOL/SPA CONTROL W/O SCG
2. 420 SQ' CLEAN AND CLEAR PLUS CARTRIDGE FILTER
3. 3HP 230V INTELLIFLO VSF VARIABLE SPEED AND FLOW PUMP
4. PENTAIR 400,000 BTU MASTERTEMP LOW NOX HEATER
5. PSB215 1.5HP 240V SPA AIR BLOWER
6. PENTAIR WHITE LEGEND IG PRESSURE SIDE POOL CLEANER WITH BOOSTER PUMP
7. 1.1HP 115/230V EE BOOST-RITE TEFC BOOSTER PUMP
8. 150-000 POWERCLEAN ULTRA VS INLINE FEDDER W/ CLEAR LID
9. WHITE 100' 4-FUNCTION IS4 SPA SIDE REMOTE
10. PX100 100W TRANSFORMER
11. 15W 120V 100' GLOBRITE COLOR LED LIGHT

ESTIMATE DONE FOR THE POOL IN SCOPE OF: 11,670 GALLONS OR 1,560 CUBIC FEET.



10 A2.5 LIGHTING FIXTURE DETAIL SCALE: 3/4" = 1'-0"



7 A2.5 POOL & SPA BONDING DIAGRAM SCALE: 1:3.33



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APN 034-172-12

REVISION #	DATE	DESCRIPTION
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SHEET TITLE
POOL PLAN, SECTIONS AND DETAILS

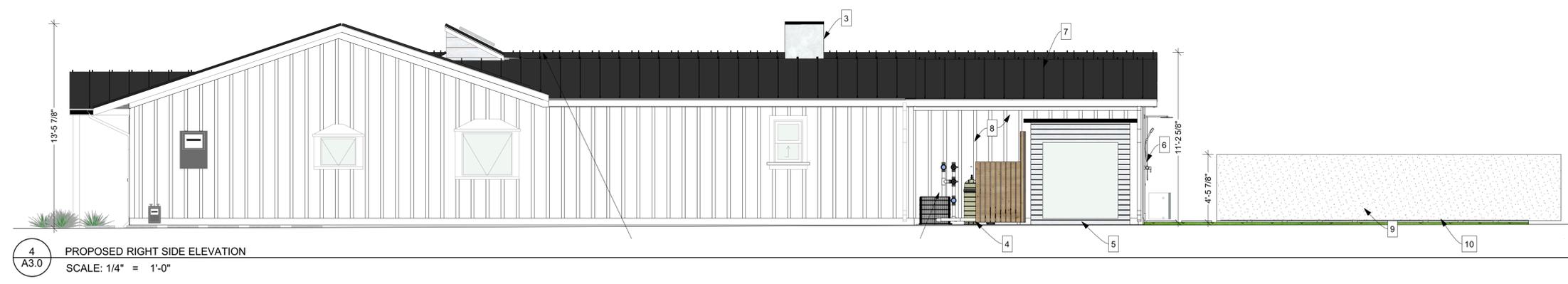
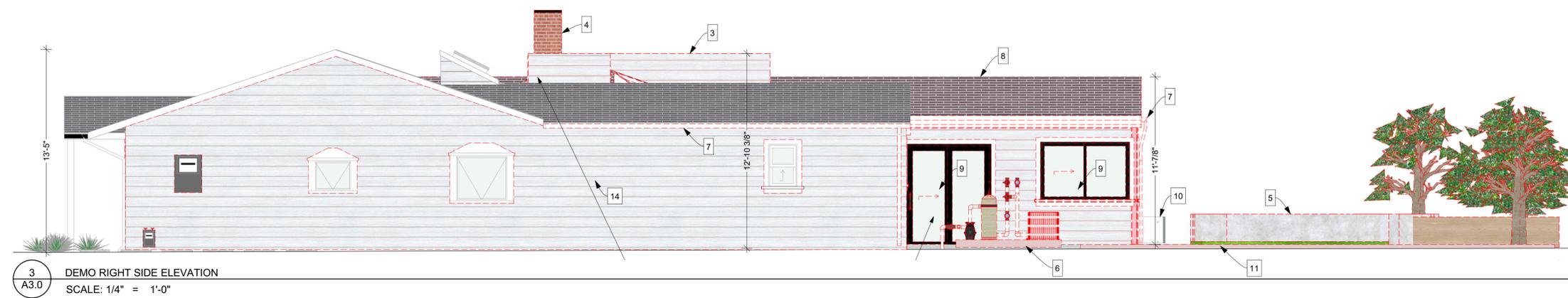
A2.5





DEMO KEYNOTES	
1	(E) GAS METER TO REMAIN
2	(E) ELECTRICAL PANEL TO REMAIN
3	(E) FLAT ROOF TO BE REMOVED
4	(E) FIREPLACE TO BE REMOVED
5	(E) CONCRETE RETAINING WALL TO BE REMOVED
6	(E) POOL EQUIPMENT PAD AND ENCLOSURE TO BE REMOVED
7	(E) GUTTER AND DOWNSPOUT TO BE REMOVED
8	(E) ROOF TO BE REMOVED TO ALLOW FOR ADDITION
9	(E) WINDOW/DOOR TO BE REMOVED
10	(E) A/C UNIT TO BE REMOVED
11	(E) CONCRETE COPING AND POOL TO BE REMOVED
12	(E) PORTION OF ROOF TO BE REMOVED TO ALLOW FOR (N) SKYLIGHT
13	(E) STUCCO TO BE REMOVED TO ALLOW FOR (N) WHITE BOARD & BATTEN
14	(E) SIDING TO BE REMOVED TO ALLOW FOR (N) WHITE BOARD & BATTEN
15	

PROPOSED KEYNOTES	
1	(N) CLASS A STANDING SEAM THROUGHOUT
2	(N) GUTTERS AND DOWNSPOUTS
3	(N) FIREPLACE
4	(N) POOL EQUIPMENT AND CONCRETE PAD
5	(N) SAUNA PROVIDED BY CLIENT
6	(N) OUTDOOR SHOWER
7	(N) COVERED DECK
8	(N) BOARD & BATTEN FOR BBQ AREA
9	(N) POOL
10	(N) PITTOSSPORUM GREEN SCREEN PRIVACY NOT STRUCTURAL
11	(N) 3.5\"/>



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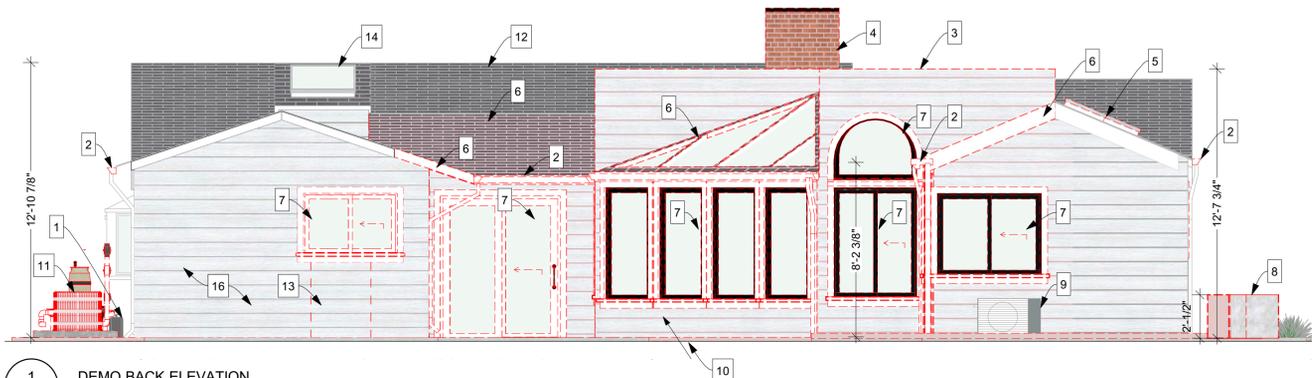
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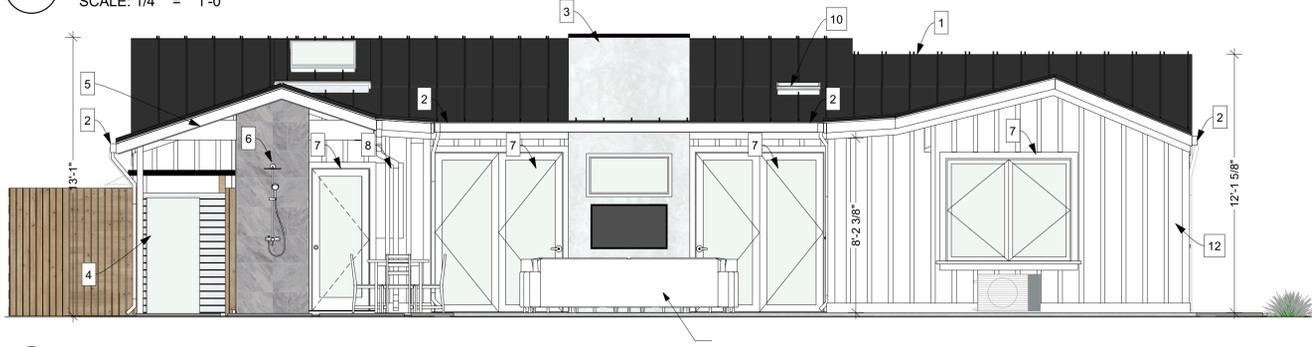
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SHEET TITLE
NORTH AND EAST EXTERIOR ELEVATIONS

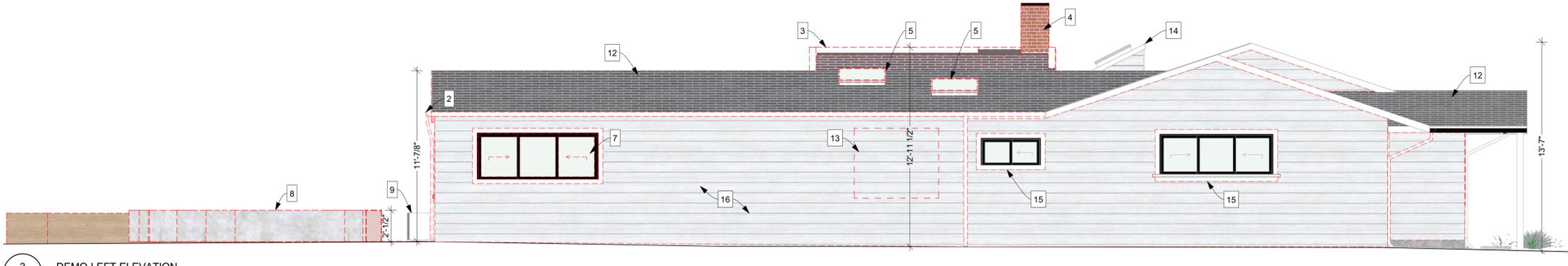
A3.0



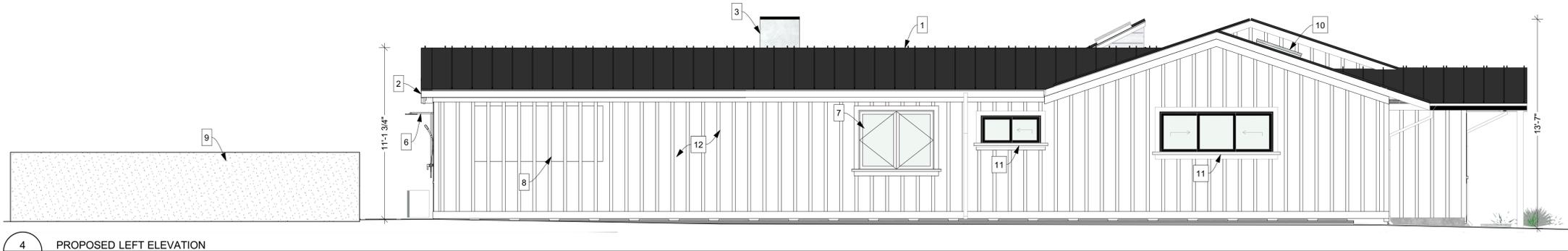
1 DEMO BACK ELEVATION
SCALE: 1/4" = 1'-0"



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



3 DEMO LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

DEMO KEYNOTES	
1	(E) GAS METER TO REMAIN
2	(E) GUTTER AND DOWNSPOUT TO BE REMOVED
3	(E) FLAT ROOF TO BE REMOVED
4	(E) FIREPLACE TO BE REMOVED
5	(E) SKYLIGHTS TO BE REMOVED
6	(E) ROOF TO BE REMOVED TO ALLOW FOR ADDITION
7	(E) WINDOW/DOOR TO BE REMOVED
8	(E) CONCRETE RETAINING WALL TO BE REMOVED
9	(E) A/C UNIT TO BE REMOVED
10	(E) CONCRETE COPING AND POOL TO BE REMOVED
11	(E) POOL EQUIPMENT PAD AND ENCLOSURE TO BE REMOVED
12	(E) ROOFING TO BE REMOVED AND REPLACED BY STANDING SEAM
13	(E) PORTION OF WALL TO BE DEMOLISHED TO ALLOW FOR (N) OPENING
14	(E) SKYLIGHT TO REMAIN
15	(E) WINDOW CASING TO BE REPLACED
16	ALL (E) SIDING TO BE REMOVED

PROPOSED KEYNOTES	
1	(N) STANDING SEAM THROUGHOUT
2	(N) GUTTERS AND DOWNSPOUTS
3	(N) DOUBLE SIDED FIREPLACE, STUCCO
4	(N) SAUNA PROVIDED BY CLIENT
5	(N) COVERED BBQ AREA
6	(N) OUTDOOR SHOWER
7	(N) WINDOW/DOOR
8	FILL IN (E) OPENING
9	(N) PITTOSSPORUM GREEN SCREEN PRIVACY NOT STRUCTURAL
10	(N) SKYLIGHT
11	(N) WINDOW CASING AND SILL IN ALL WINDOWS
12	(N) BOARD AND BATTEN THROUGHOUT
13	
14	
15	



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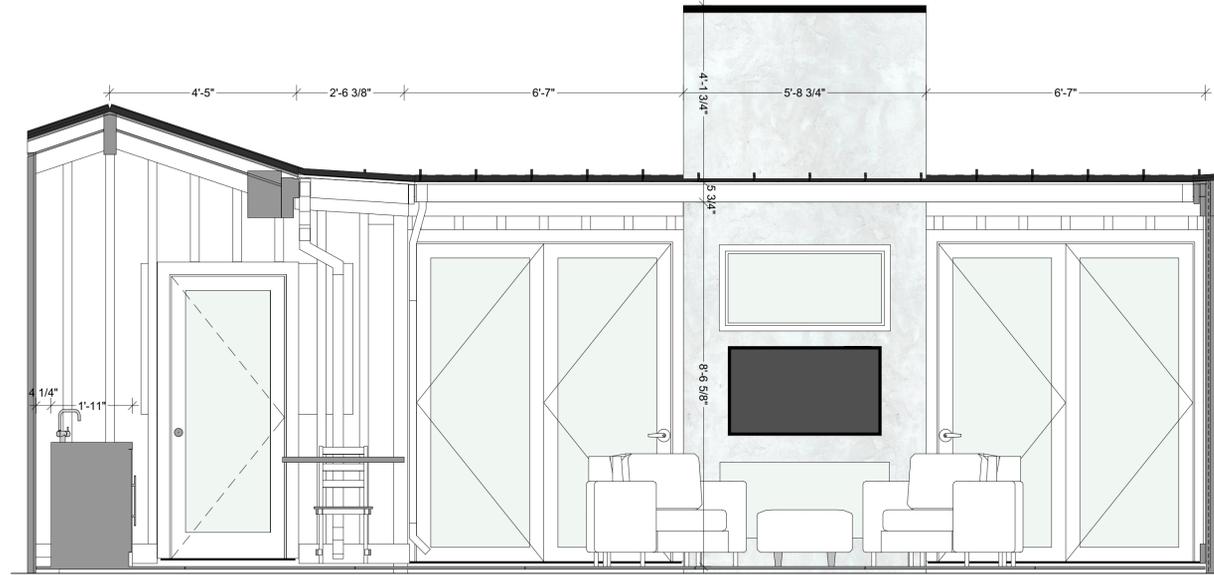
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SHEET TITLE
SOUTH AND WEST EXTERIOR ELEVATIONS

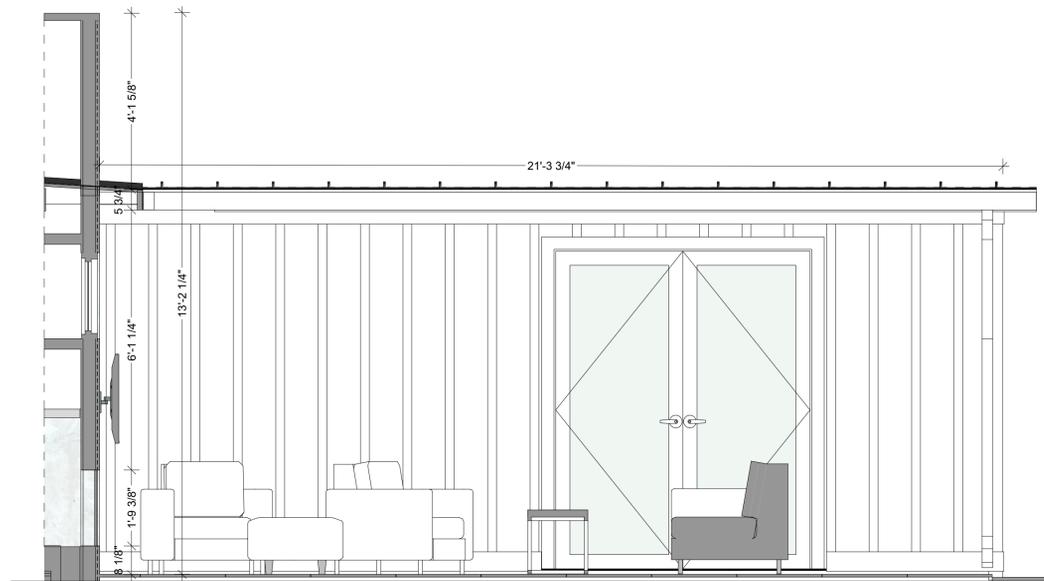
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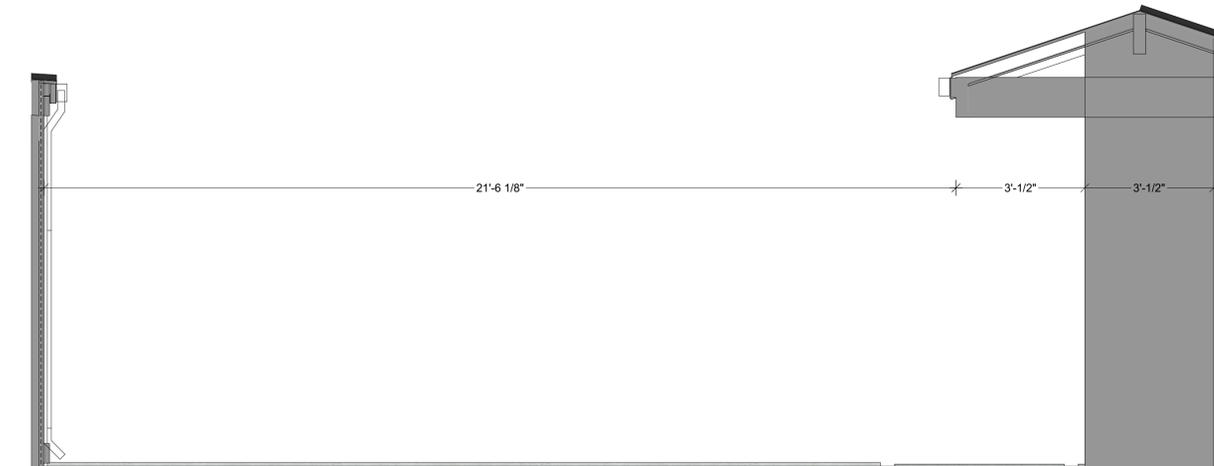
1
A3.2 PROPOSED BBQ AREA
SCALE: 1/2" = 1'-0"



2
A3.2 PROPOSED INTERIOR WALL PATIO
SCALE: 1/2" = 1'-0"



3
A3.2 PROPOSED PATIO ELEVATION
SCALE: 1/2" = 1'-0"



4
A3.2 PROPOSED PATIO ELEVATION - BACK
SCALE: 1/2" = 1'-0"



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SHEET TITLE
PATIO EXTERIOR ELEVATIONS

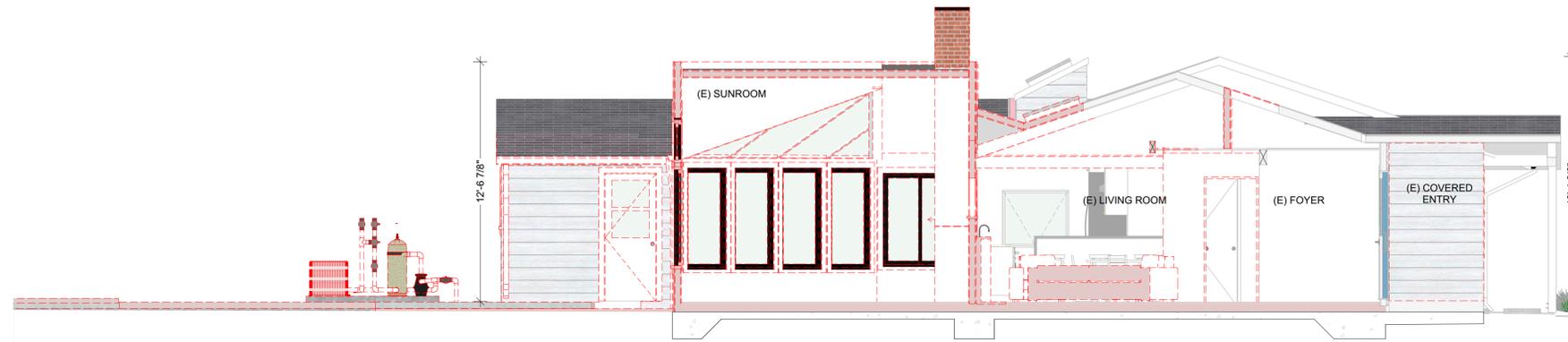
A3.2



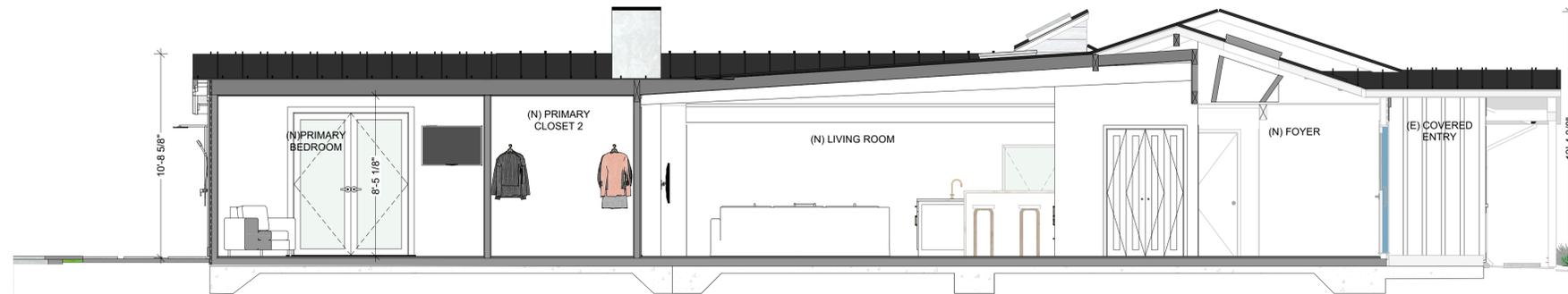
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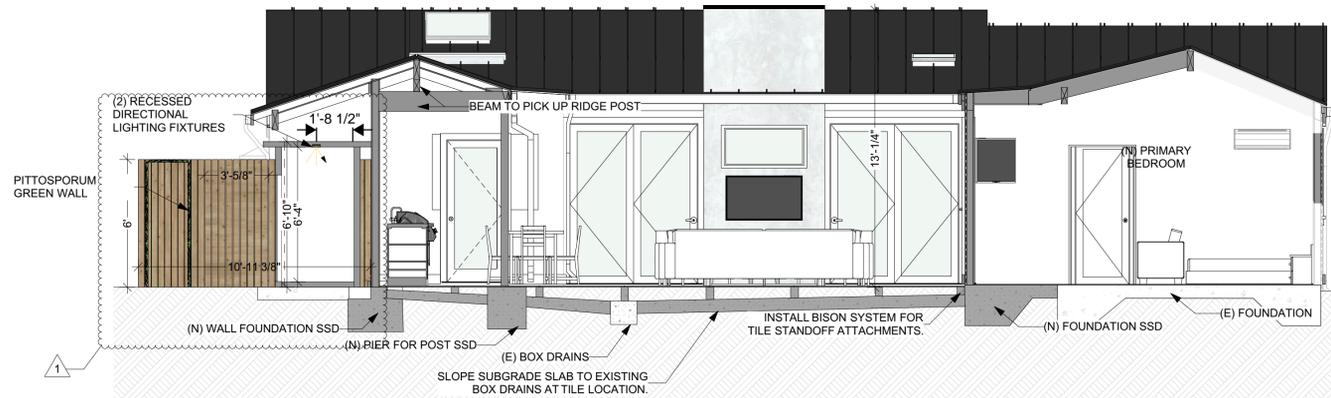
1
 A4.0 DEMO SECTION THROUGH ENTRY AND LIVING ROOM
 SCALE: 1/4" = 1'-0"



2
 A4.0 PROPOSED SECTION THROUGH ENTRY AND LIVING ROOM
 SCALE: 1/4" = 1'-0"



3
 A4.0 DEMO SECTION THROUGH PRIMARY BEDROOM
 SCALE: 1/4" = 1'-0"



4
 A4.0 PROPOSED SECTION THROUGH MASTER BEDROOM
 SCALE: 1/4" = 1'-0"

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SHEET TITLE
BUILDING SECTIONS AND DETAILS

A4.0

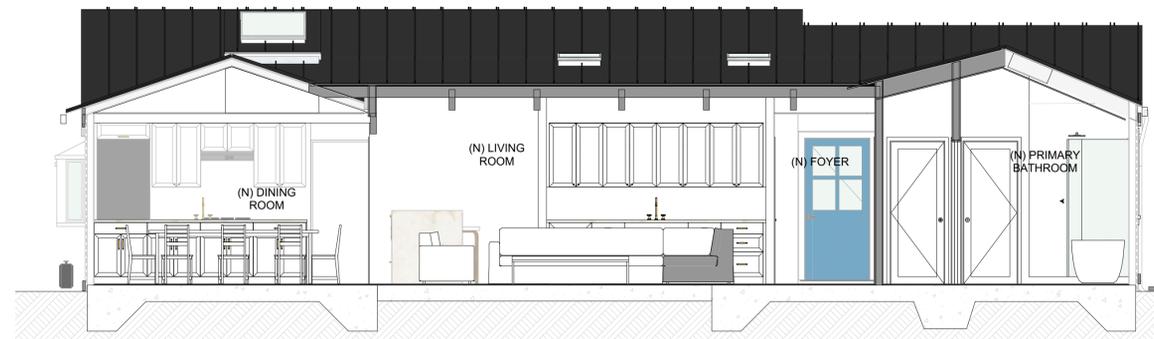


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1
 A4.1 DEMO SECTION TRANSVERSE
 SCALE: 1/4" = 1'-0"



2
 A4.1 PROPOSED SECTION TRANSVERSE
 SCALE: 1/4" = 1'-0"

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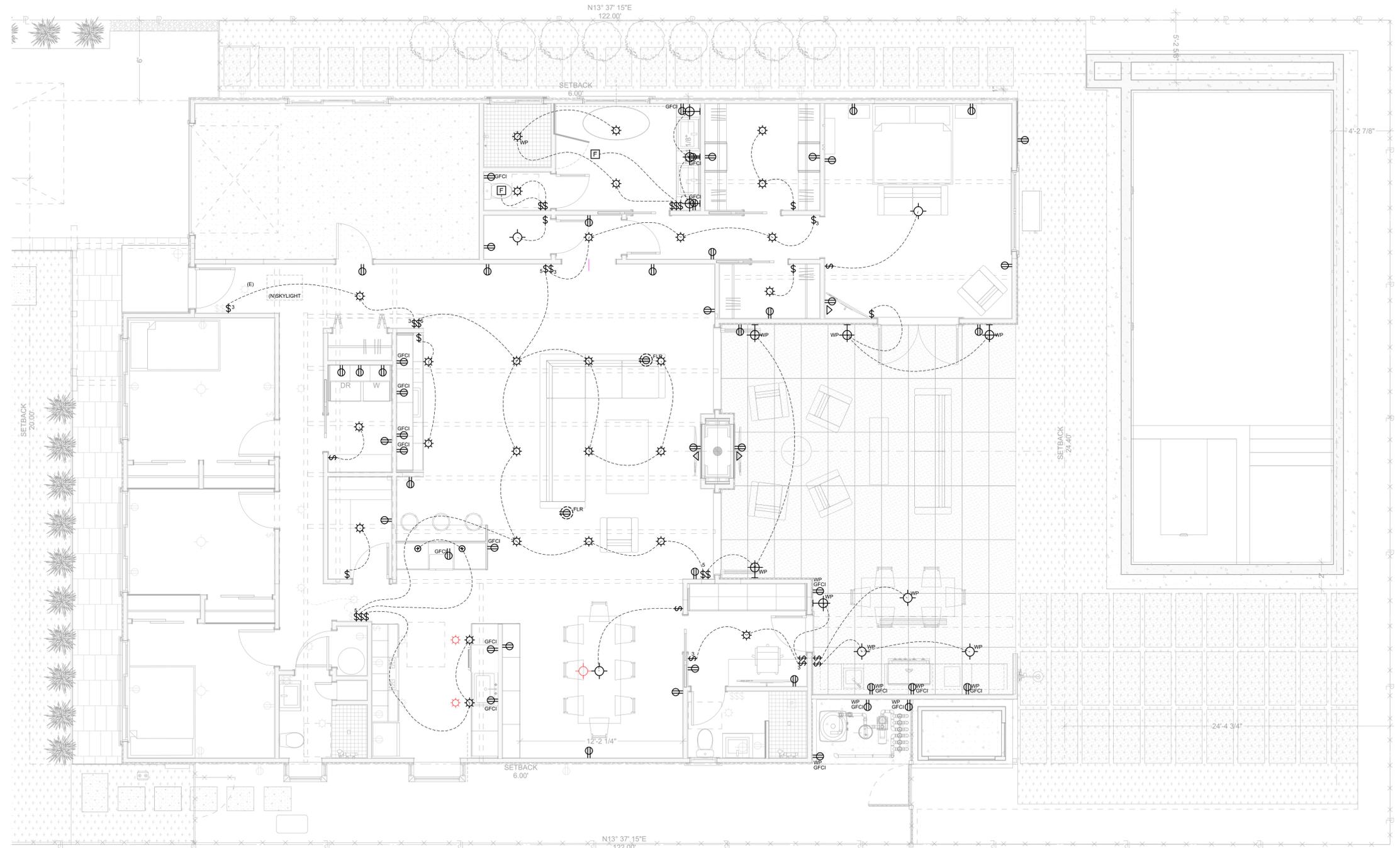
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X *Michael Peters*

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SHEET TITLE
BUILDING SECTIONS AND DETAILS

A4.1



1 ELECTRICAL FIRST FLOOR PLAN
A5.0 SCALE: 1/4" = 1'-0"

ELECTRIC LEGEND - TO BE HIGH EFFICACY LIGHTING			
	WATER PROOF 4" RECESSED CAN	\$ ₁₄	HUMIDISTAT
	FAN 50CFM	\$	SWITCH
	L.E.D. 4" RECESSED CAN	\$ ₃	3-WAY SWITCH
	SURFACE MOUNTED LIGHT	\$ ₁₅	VACANCY-SENSOR SWITCH
	WALL MOUNTED LIGHT	\$ ₅	DIMMER SWITCH
	TRACK LIGHT		RECEPTACLE
	LED JAMB SWITCH		FLOOR/CEILING RECEPTACLE
	LED LIGHT		DISHWASHER
	PENDANT LIGHT		GARBAGE DISPOSAL
	SMOKE DETECTOR		DEDICATED RECEPTACLE
	CARBON MONOXIDE & SMOKE DETECTOR		GFCI RECEPTACLE
	TV + CABLE		AFCI RECEPTACLE
	GAS LINE		LIGHTED ADDRESS SIGNAGE

*ALL SWITCHES AND PLUGS MINIMUM 4 1/2" FROM DOOR JAMB
 *WE ASSUME KITCHEN AND BATH COUNTERS WILL HAVE A MIN OF 6" BACKSPLASH
 *WALL MOUNT FAUCETS: CHECK BACKSPLASH HEIGHT WITH DESIGNERS BEFORE INSTALL
 *ALL REMODELS NEED TO MATCH EXISTING PLUG/SWITCH LOCATIONS
 *(E) FLOOR TO SWITCH 48" & (E) FLOOR TO OUTLET 14" (STANDARD UNLESS OTHERWISE SPECIFIED)
 *WE ASSUME ALL FLOORING IS 3/4" STANDARD WHITE OAK TYP.
 *ALL OUTLETS AND SWITCHES TO CLEAR TRIM WORK
 *ALL SWITCHES TO BE DIMMABLE AND AFCI PER CEC210.12
 *ALL NEW RECEPTACLES TO BE TAMPER RESISTANT. CEC 406.12
 *(2) 20-AMP SMALL APPLIANCE CIRCUIT TO SERVE KITCHEN FOR WALL/COUNTER RECEPTACLES.
 CEC 210.11 (C)(1)

ALL NON DEDICATED KITCHEN OUTLETS SHOULD BE GFCI/AFCI COMBO OUTLETS
 ALL OUTLETS SHOULD BE TAMPER RESISTANT OUTLETS (AFCI)

CEC 210.52:
 A. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, REC ROOM, OR SIMILAR ROOMS, PROVIDE OUTLETS SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET. APPLIES TO ANY WALL SPACE 2' OR MORE WIDE, INCLUDING FIXED ROOM DIVIDERS SUCH AS BARS OR RAILINGS.
 B. AT EACH COUNTER SPACE WIDER THAN 12" SUCH THAT NO POINT ALONG COUNTER WALL IS MORE THAN 24" FROM AN OUTLET. (SEE FIGURE 210.52 FOR EXEMPTING AREA BEHIND SINK). COUNTERTOP RECEPTACLES SHALL NOT BE CONSIDERED AS THE RECEPTACLES REQUIRED BY 210.52 A.

CEC 210.52 (A) GENERAL PROVISIONS
 IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNIT, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISION SPECIFIED IN 210.52 (A)(1) THROUGH (A)(4).
 (A)(1) SPACING: RECEPTACLE SHALL BE INSTALLED SUCH NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 1.8 M (6 FT) FROM A RECEPTACLE OUTLET.



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SHEET TITLE

MEP PLAN

A5.0



CLASS A BLACK STANDING SEAM



WHITE WOOD FASCIA



WHITE GUTTERS AND DOWNSPOUTS



WHITE STUCCO FOR THE FIREPLACE WALLS
STONE TILE FOR BBQ AND OUTDOOR SHOWER WALLS



WHITE BOARD AND BATTEN INSPIRATIONAL IDEAS



WHITE WOOD CASING AND SILL ON ALL EXTERIOR WINDOWS



OUTDOOR SAUNA PROVIDED BY CLIENT - SUNHOME LUMINAR SPECTRUM INFRARED SAUNA



CONCRETE PAVERS SURROUNDING THE POOL CONCRETE COPING WITH TURF STRIPES



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SHEET TITLE
MATERIALS BOARD

A5.1