

Location Map from Planning Department Files

Not to Scale

Building Area (Marin Standard)

Entire Envelope	Existing	Addition	Proposed
Crawlspace	1272 s.f.	79 s.f.	1351 s.f.
First Level	1431 s.f.	0 s.f.	1431 s.f.
Second Level	1672 s.f.	0 s.f.	1672 s.f.
Third Level	594 s.f.	0 s.f.	594 s.f.
Total	4969 s.f.	79 s.f.	5048 s.f.

Includes Garage & Storage Areas, & Crawlspace

Conditioned Square Footage

Conditioned Space	Existing	Renovated	Addition	Proposed
First Level	1204 s.f.	20 s.f.	0 s.f.	1204 s.f.
Second Level	1672 s.f.	17 s.f.	0 s.f.	1672 s.f.
Third Level	61 s.f.	4 s.f.	0 s.f.	61 s.f.
Total	2937 s.f.	41 s.f.	0 s.f.	2937 s.f.

Measured to Exterior Face of Perimeter Walls at Conditioned Spaces. Does not include Garage & Non-Conditioned Storage areas & calculated in plan only (not cubic area)

Floor Area (Marin Standard)

Entire Envelope	Existing	Addition	Proposed
Crawlspace	470 s.f.	0 s.f.	470 s.f.
First Level	1431 s.f.	0 s.f.	1431 s.f.
Second Level	1672 s.f.	0 s.f.	1672 s.f.
Third Level	144 s.f.	0 s.f.	144 s.f.
Total	3717 s.f.	0 s.f.	3717 s.f.

Includes potentially habitable spaces with area 7'x7' & 7' tall or higher ceilings (at crawlspace) / excludes 450 s.f. of Garage
F.A.R. does not apply in this zone

THIS SINGLE FAMILY REMODEL PROJECT IMPACTS LESS THAN 2500 S.F. (1180 S.F. IMPACTED) OF GROUND AREA / IS NOT SUBJECT TO BASMAA STORM WATER MANAGEMENT REQUIREMENTS

Project Info

Owner: Chi Hea Cho & Zaki Omar Contact Phone: 415-254-6618 Address: 1251 Lattie Lane, Mill Valley, CA 94941
 APN 048-232-68 Zoning: RSP-1 (Residential Single Family Planned) Existing & Proposed Occupancy: R3 / Single Family + U occupancy at Private Garage
 Existing Building Type: VB Proposed Building Type: VB Year Built: 1988 Lot Area: 6979 s.f.
 Number of Stories Existing & Proposed: 3 stories based on grade plane (2 over tall non-conditioned space with sloped interior grade)

Per Muni Code Development Standard 22.10.040 Table 2-5 & Note 1(c) & per 22.20.060:

Front, Rear, Side Setbacks: determined by master plan / design review FAR: N/A
 Height Limit: 30' (16' for accessory buildings) – excludes retaining walls, fences & items below 18" above grade / handrails on decks within that height above grade
 Wildfire Urban Interface Requirements: applicable - see sheet WUI

Designer / Permit Agent: Kelly Condon Design
 Contact Phone: Kelly Condon 415-240-8328
 Email: kellymcondon@gmail.com
 Address: 443 Joost Ave. SF, CA 94127

Reviewing Architect: Suheil Shatara #C24700
 Contact Phone: 415-871-1229
 Email: suheil@shataraarch.com
 Address: 890 7th St., San Francisco, CA 94107

Structural Engineer: Hom Pisano CSLB #69708
 Contact Phone: Jay Pisano 415-307-2750
 Email: pisano@hompisano.com
 Address: 1406 32nd Ave. SF, CA 94122

Scope of Work - per 2022 CBC / CRC, CMC, CEC, CPC, 2022 Energy Codes, & Local Amendments:

REMOVE MASONITE SIDING, REPAIR WALLS & INSTALL WATERPROOFING & WEATHER RESISTIVE BARRIERS THROUGHOUT & REPLACE SIDING WITH NEW FIBERCEMENT SIDING & ADHERED STONE VENEER.
REMOVE (5) TREES (BAY) AT SOUTH SIDE & REMOVE (1) TREE (LEUCADENDRON) AT NORTH SIDE

CRAWLSPACE & NEW DECK AT NORTHERN SIDE:

Insulate crawlspace under conditioned spaces per energy calcs & per specifications on floor plans & per A17 details. Vent crawlspace per CBC 1202.4
 Addition to crawlspace under extended deck at eastern side - includes foundation, framing, insulation & vents.

FIRST LEVEL:

New Retaining walls under Northern Deck with modified grade
 Expand Master Deck at Eastern side
 New Patio & exterior stair to above at Western side
 Replace exterior landing & stair to grade at north side of house under deck above
 Replace door at interior stair landing to exterior stair landing - Northern side
 Replace South facing windows at Bedrooms & East facing sliding door at Master Deck
 Refinish exterior & interior walls / floors / ceilings at work areas.

SECOND LEVEL:

New Deck at Eastern side off Den - fire-rated where closer than 5' to lot line
 Replace (2) windows with one window & one door at Den
 Reconfigure supply air registers at Den
 Replace Deck at Eastern side off Living room
 Replace window at Dining room
 Remove Balcony off Kitchen at South side & replace existing door with new window
 Replace / reconfigure deck / landing off Kitchen on Western side & stair leading up to larger deck on level above

THIRD LEVEL (GARAGE AT STREET / ROOF OVER THE REST OF THE HOUSE):

Replace front door
 Replace / reconfigure Deck at Northern (street facing) side of house
 Replace stair at North side leading up to driveway / street level
 New guardrail-height gate at top landing of exterior entry stair (level landing both sides). This gate requires no special knowledge to operate & remains unlocked as part of egress path to street
 Refinish solid guardrails at driveway with adhered stone veneer driveway side & fibercement siding outer sides & stone wall caps
 Refinish entire driveway & driveway steps with new stamped color concrete
 Extend 'bump out' at eastern side of driveway to create a niche to enclose trash / recycling / compost bins

Contractor Parking on public streets during construction shall not block neighboring driveways or through access. Porta Potty & Debris Bin placement will be on Driveway within Property Lines. Construction Material Storage & Staging to occur within Property Lines. If access to neighboring lot(s) is required - a signed permission letter must be obtained

An Encroachment Permit from DPW is required for any work within the County right-of-way, including, but not limited to, utility connections, traffic control, material storage, and modifications to the driveway apron, curb, gutter, or other site features. NOTE: Lattie Lane is on the Open Excavations Moratorium list - any damage or excavations into the road surface will require extensive pavement restoration.

Excavation & Demo Offhaul to be legally handled / taken to an approved designated facility for recycling & / or disposal

Drawing Index

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- U1: Utilities Overlaid on Topo Survey - Existing
- U2: Utilities Overlaid on Topo Survey - Proposed
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- A24: Window & Door Flashing Details

Drawing Index

- WFSW: Wildfire Urban Interface & Stormwater Requirements
- ESCP: Erosion & Sediment Control Plan

CALFIRE WILDFIRE URBAN INTERFACE REQUIREMENTS (see sheet WUI):

NEW OR REPLACED EXTERIOR DOORS PER CBC 704A.3.2.3:
 Must be approved non-combustible construction, or solid core wood having stiles and rails not less than 1 inch thick and interior field panels not less than 1 inch thick, or 20 minute fire resistance rated assembly, or conform to performance standards of SFM 12-7A-1"

NEW OR REPLACED DECKS PER CBC 704A.4.1:
 Decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following: Options: Constructed of ignition-resistant materials and pass performance requirements of SFM12-7A-4 Parts A & B", or constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials, or constructed of ignition resistant materials an pass performance requirements of SFM12-7A Part A Peak heat Release less than 25 and have a flame spread rating of Class A, B, or C. and any walls within 10 feet of the deck must be non-combustible or ignition resistant if the decking material flame spread is Class C. Any wall materials specified in Wall section of Ch. 7-A.

EXTERIOR WALL REPAIR & REPLACEMENT PER CBC 704A .3.1:
 Repair or replacement of exterior walls that do not require more than 50 % of the total lineal feet or square feet of the wall elevation (which ever is greater) do not have to meet the requirements of this section.
 Repairs or replacements greater than 50 % must be one of the following: Options: Approved non-combustible or ignition-resistant material, heavy timber, or log wall construction, or shall provide protection from flames and embers in accordance with SFM 12-7A-1"

SFM Office of State Fire Marshal Standards visit CAL FIRE www.fire.ca.gov

In an effort to provide home owners, industries, designers, local fire and building officials a readily list of "compliance WUI products", the State Fire Marshal is publishing a "WUI Products Handbook" to review the most recent copy go to:
<https://osfm.fire.ca.gov/media/5e4drz1r/2021-sfm-wui-listed-products-handbook-12-14-2021.pdf>
<https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/bml-search-building-materials-listing/>

Excavation Off Haul Calculations

Element	Volume
Retaining Walls at Patio & Under North Deck	104.75 cu. yds. excavation
Retaining Walls East	10.43 cu. yds. excavation
Retaining Wall South	11.21 cu. yds. Excavation
(30) Peirs	17 cu. yds. excavation
Total (infill areas accounted for)	143.33 cubic yards off haul

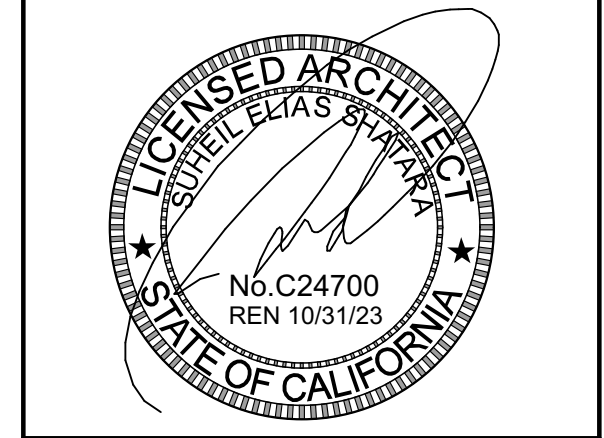
Deck Heights & Setbacks

Element	Max Height at Finished Floor	Setback from Lot Lines
Deck 1	15'-0" above grade at southwest corner	9'-9 3/4" from north lot line
Deck 2	10'-8" above grade at southwest corner	10'-2 3/4" from west lot line
Deck 3	12'-5" above grade at southeast corner	10" from east lot line
Deck 4	21'-8" above grade at southeast corner	5'-8 3/4" from east lot line
Deck 5	15'-5" above grade at southeast corner	5'-2 1/2" from east lot line



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October 4, 2023

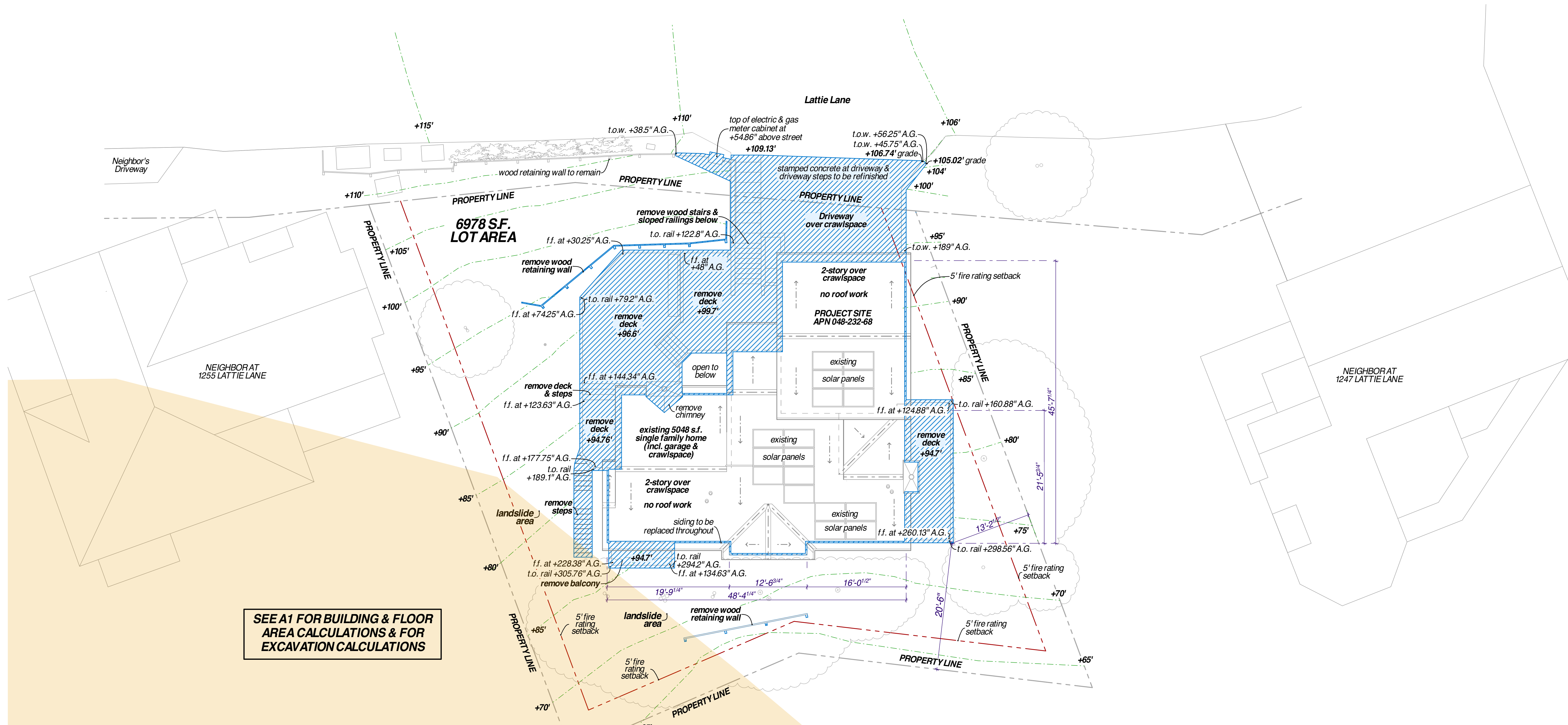


Project Info, Scope of Work, Drawing Index, Location Map

scale: as noted

A1

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SEE A1 FOR BUILDING & FLOOR AREA CALCULATIONS & FOR EXCAVATION CALCULATIONS

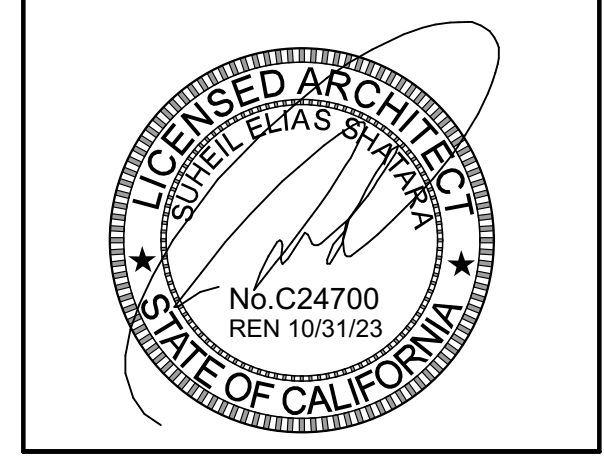
Existing Lot Plan
 SCALE 0 5 10 20
 NORTH

Areas with this hatch = Work Areas
 LOT AREA = 6978 S.F.
 COVERAGE OF LOT BY HOUSE, DECKS & RETAINING WALLS = 2974 S.F. (does not include areas beyond lot lines)

A.G. = above grade
 t.o.w. = top of wall
 f.f. = finished floor
BOLD SPOT ELEVATIONS are elevations based on an assumed datum of 100' = interior finished floor at front door (to match survey)

see U1 & U2 for storm drain modifications

October 4, 2023

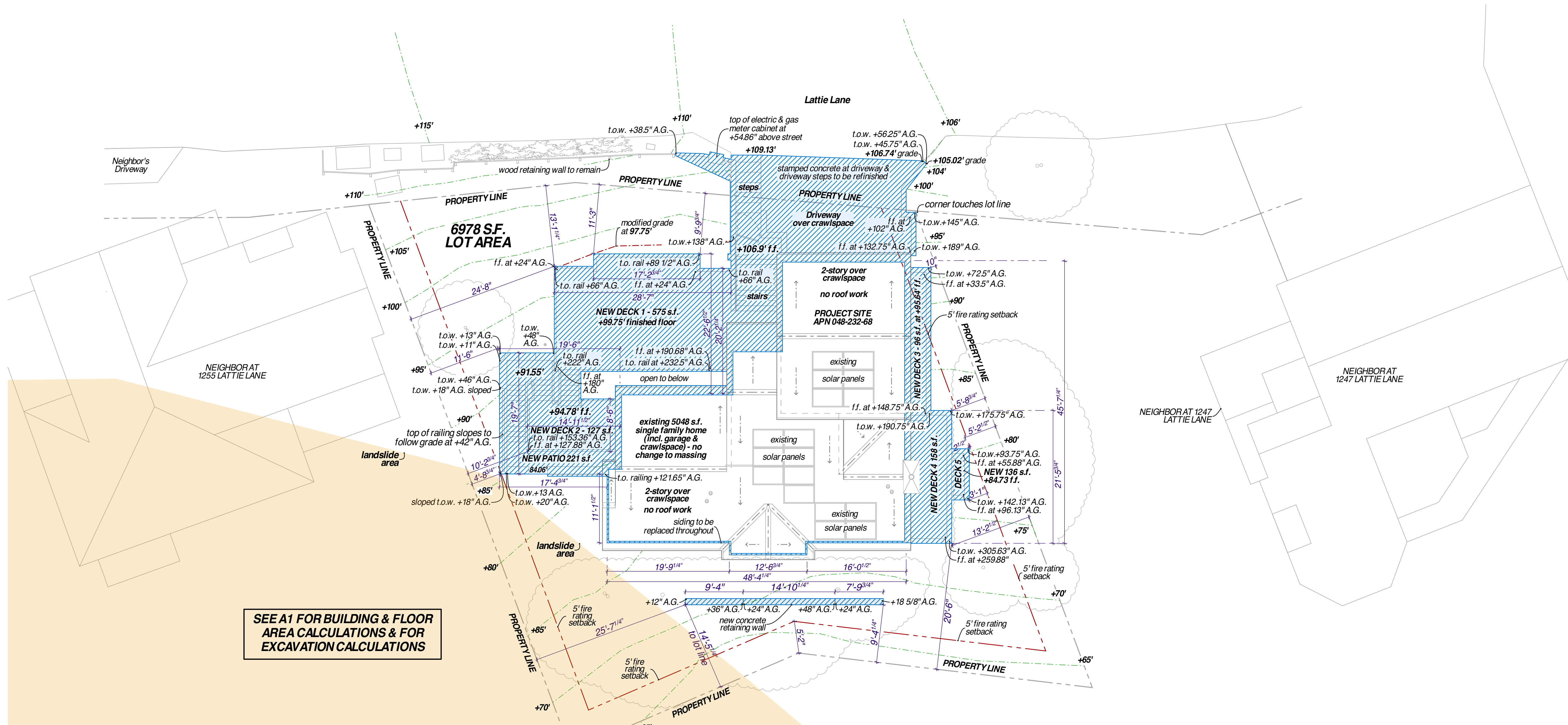


Existing Site Plan

scale: 1/8" = 1'-0"

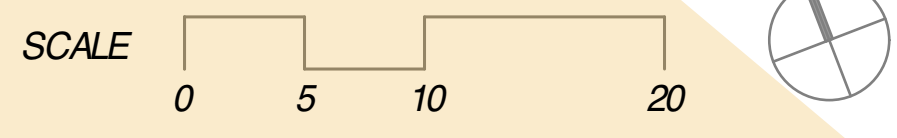
A1.1

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SEE A1 FOR BUILDING & FLOOR AREA CALCULATIONS & FOR EXCAVATION CALCULATIONS

Proposed Lot Plan NORTH



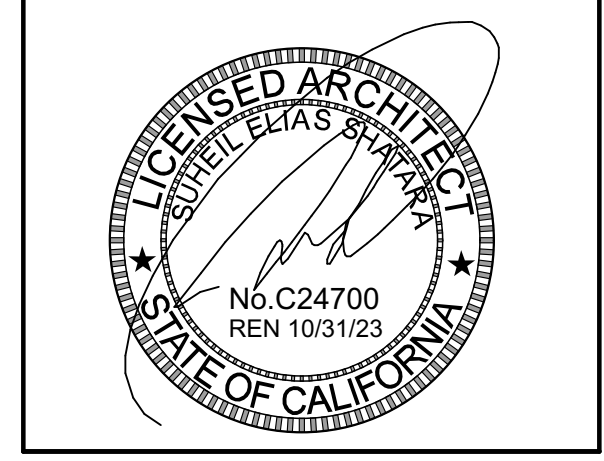
Areas with this hatch = Work Areas

LOT AREA = 6978 SF.
 COVERAGE OF LOT BY HOUSE, DECKS & RETAINING WALLS = 3219 SF. (does not include areas beyond lot lines)

A.G. = above grade
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BOLD SPOT ELEVATIONS are elevations based on an assumed datum of 100' = interior finished floor at front door (to match survey)

see U1 & U2 for storm drain modifications

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Proposed Site Plan

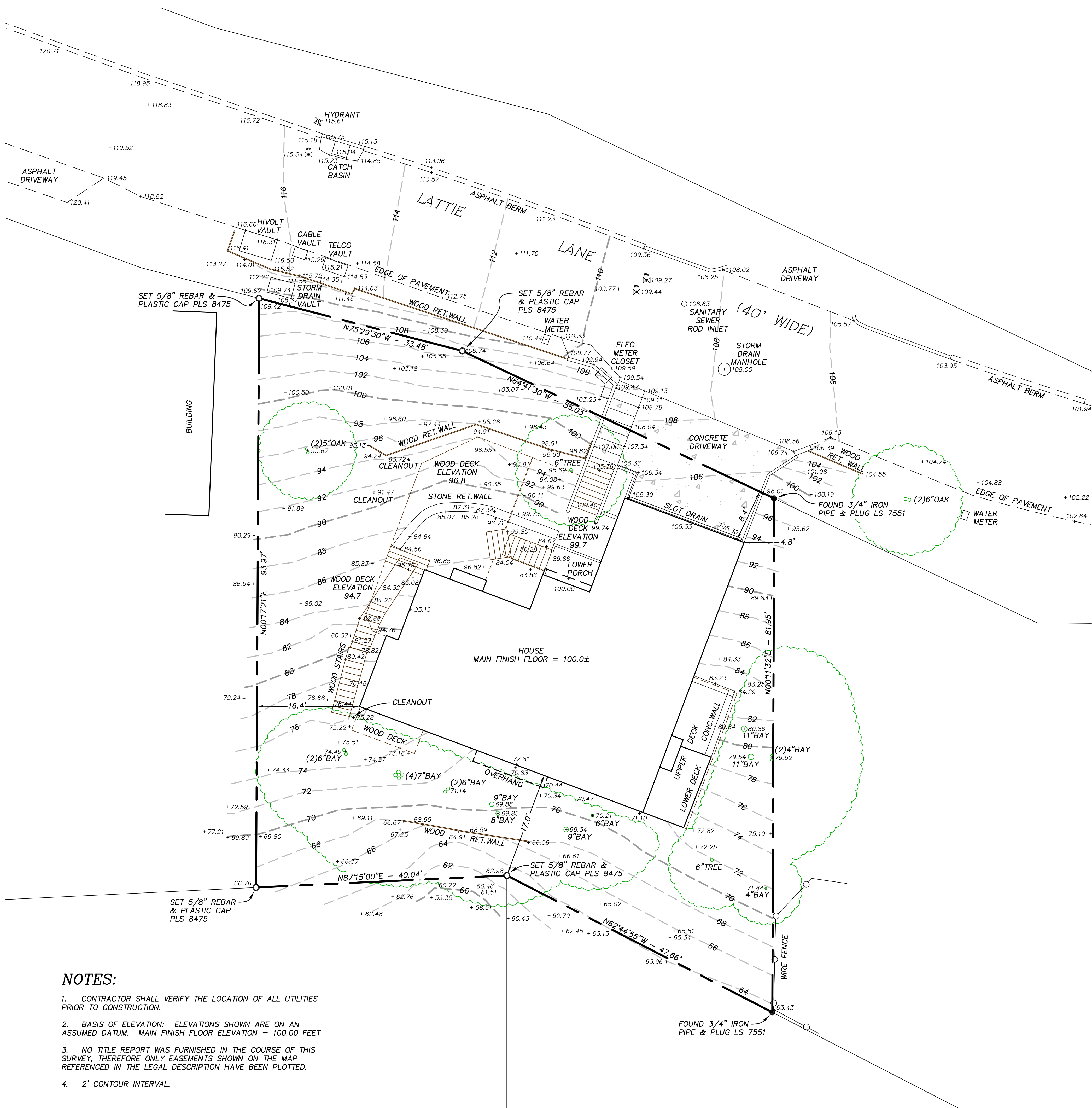
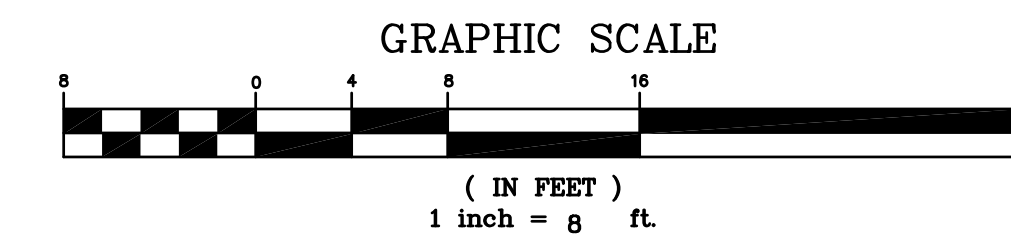
scale: 1/8" = 1'-0"

A1.2

TOPOGRAPHIC AND BOUNDARY SURVEY

1251 LATTIE LANE
CITY OF MILL VALLEY

MARIN COUNTY - CALIFORNIA
SCALE: 1 INCH = 8 FEET AUGUST 2020



NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR ELEVATION = 100.00 FEET
3. NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY. THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.
4. 2' CONTOUR INTERVAL.

LEGAL DESCRIPTION

LOTS 42 AND 43, IN BLOCK 1, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF FAIRVIEW PARK PROPERTY OF NORTHWESTERN REALTY Co. BEING A PORTION OF RANCH SIX AS DELINEATED BY TAMALPAIS LAND AND WATER COMPANY'S MAP No. 3, MARIN COUNTY, CAL.," FILED AUGUST 6, 1914 IN BOOK 4 OF MAPS AT PAGE 76, MARIN COUNTY RECORDS.

LOT AREA:

6,941 ± SQUARE FEET

ASSESSOR PARCEL NUMBER:

048-232-68

SURVEYOR'S STATEMENT

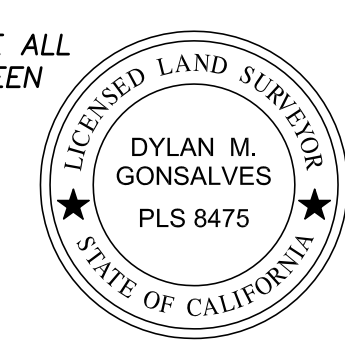
THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:
CHI HEA CHO IN: JUNE 2020

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475
ON JULY 31, 2020

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan M. Gonsalves
DYLAN M. GONSALVES

8-17-2020
DATE



DMG ENGINEERING, INC.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

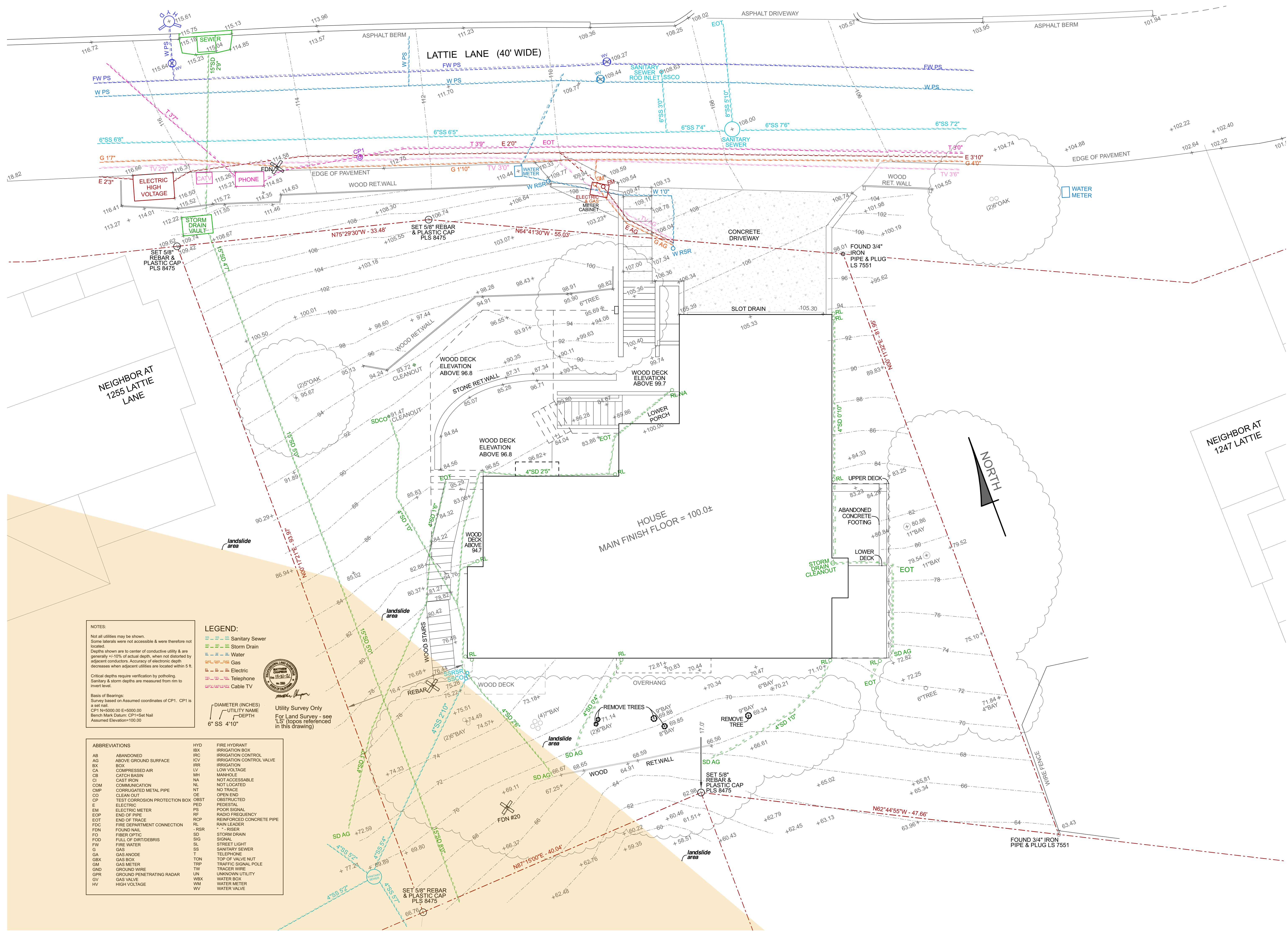
DMG ENGINEERING, INC.
RESTRICTED ENGINEERING DRAWINGS
The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of DMG ENGINEERING, Inc. Drawings noted as Preliminary/schematic and/or concept contain information that is conceptual subject to verification and may be subject to change. Accuracy of information supplied by others.

No.	DATE	REVISIONS DESCRIPTION	BY

PARTIAL TOPOGRAPHIC AND BOUNDARY SURVEY
1251 LATTIE LANE
CITY OF MILL VALLEY - CALIFORNIA
SCALE: 1 INCH = 8 FEET AUGUST 2020

SHEET 1
OF 1 SHEETS
ORIG.DWG: 8-17-2020
REV.DWG:
JOB: 20-62

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NOTES:
 Not all utilities may be shown.
 Some laterals were not accessible & were therefore not located.
 Depths shown are to center of conductive utility & are generally +/- 10% of actual depth, when not distorted by adjacent conductors. Accuracy of electronic depth decreases when adjacent utilities are located within 5 ft.
 Critical depths require verification by potholing.
 Sanitary & storm depths are measured from rim to invert level.
 Basis of Bearings:
 Survey based on Assumed coordinates of CP1. CP1 is a set nail
 CP1 N=5000.00 E=5000.00
 Bench Mark Datum: CP1=Set Nail
 Assumed Elevation=100.00

LEGEND:

	Sanitary Sewer
	Storm Drain
	Water
	Gas
	Electric
	Telephone
	Cable TV

UTILITY SURVEY ONLY
 For Land Survey - see LS (topos referenced in this drawing)

DIAMETER (INCHES)
 UTILITY NAME
 DEPTH
 6" SS 4'10"

ABBREVIATIONS

AB	ABANDONED	HYD	FIRE HYDRANT
IBX	IRRIGATION BOX	IRC	IRRIGATION CONTROL
AG	ABOVE GROUND SURFACE	ICV	IRRIGATION CONTROL VALVE
BX	BOX	IRR	IRRIGATION
CA	COMPRESSED AIR	LV	LOW VOLTAGE
CB	CATCH BASIN	MH	MANHOLE
CI	CAST IRON	NA	NOT ACCESSIBLE
COM	COMMUNICATION	NL	NOT LOCATED
CMP	CORRUGATED METAL PIPE	NT	NO TRACE
CO	CLEAN OUT	OE	OPEN END
CD	TEST CORROSION PROTECTION BOX	OBST	OBSTRUCTED
E	ELECTRIC	PED	PEDESTAL
EM	ELECTRIC METER	PS	POOR SIGNAL
EOP	END OF PIPE	RF	RADIO FREQUENCY
EOT	END OF TRACE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	RL	RAIN LEADER
FDN	FOUND NAIL	R	RISER
FO	FIBER OPTIC	SD	STORM DRAIN
FOD	FULL OF DIRT/DEBRIS	SIG	SIGNAL
FW	FIRE WATER	SL	STREET LIGHT
G	GAS	SS	SANITARY SEWER
GA	GAS ANODE	T	TELEPHONE
GBX	GAS BOX	TON	TOP OF VALVE NUT
GM	GAS METER	TRP	TRAFFIC SIGNAL POLE
GND	GROUND WIRE	TW	TRACER WIRE
GPR	GROUND PENETRATING RADAR	UNL	UNKNOWN UTILITY
GV	GAS VALVE	WBX	WATER BOX
HV	HIGH VOLTAGE	WM	WATER METER
		WV	WATER VALVE

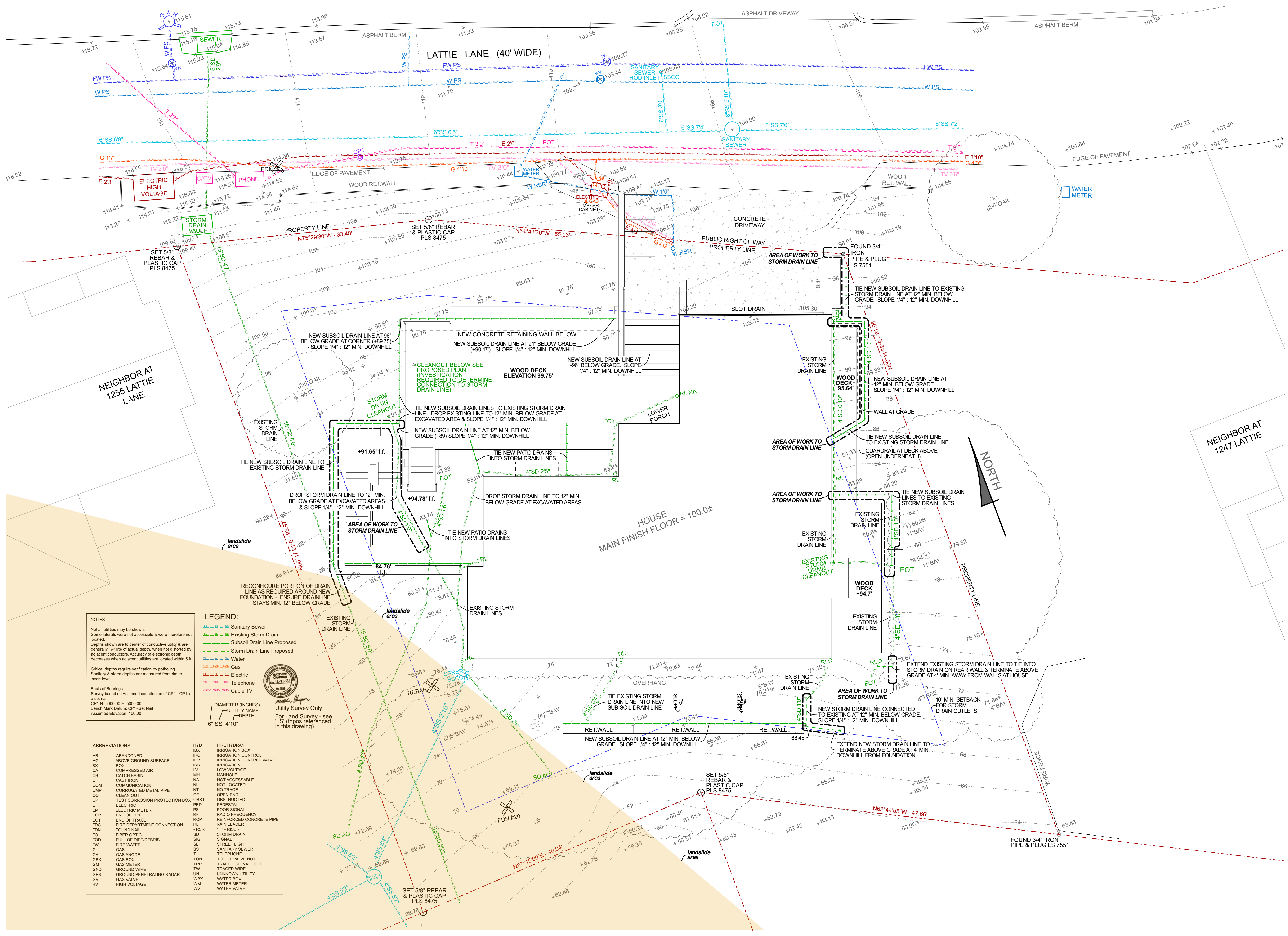
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Utilities Overlaid on
 Topo Survey -
 Existing

scale: 3/16" = 1'-0"

U1

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LEGEND:

	Sanitary Sewer
	Existing Storm Drain
	Subsoil Drain Line Proposed
	Storm Drain Line Proposed
	Water
	Gas
	Electric
	Telephone
	Cable TV
	UTILITY NAME
	DIAMETER (INCHES)
	DEPTH
	Utility Survey Only
	For Land Survey - see LS' (topos referenced in this drawing)

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EOT	END OF TRACE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	RL	RAIN LEADER
FDN	FOUNDATION	RSR	RISER
FO	FIBER OPTIC	SD	STORM DRAIN
FOD	FULL OF DIRT/DEBRIS	SIG	SIGNAL
FW	FIRE WATER	SL	STREET LIGHT
G	GAS	SS	STREET LIGHT SANITARY SEWER
GA	GAS ANODE	T	TELEPHONE
GBX	GAS BOX	TON	TOP OF VALVE NUT
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		WV	WATER VALVE

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 Proposed

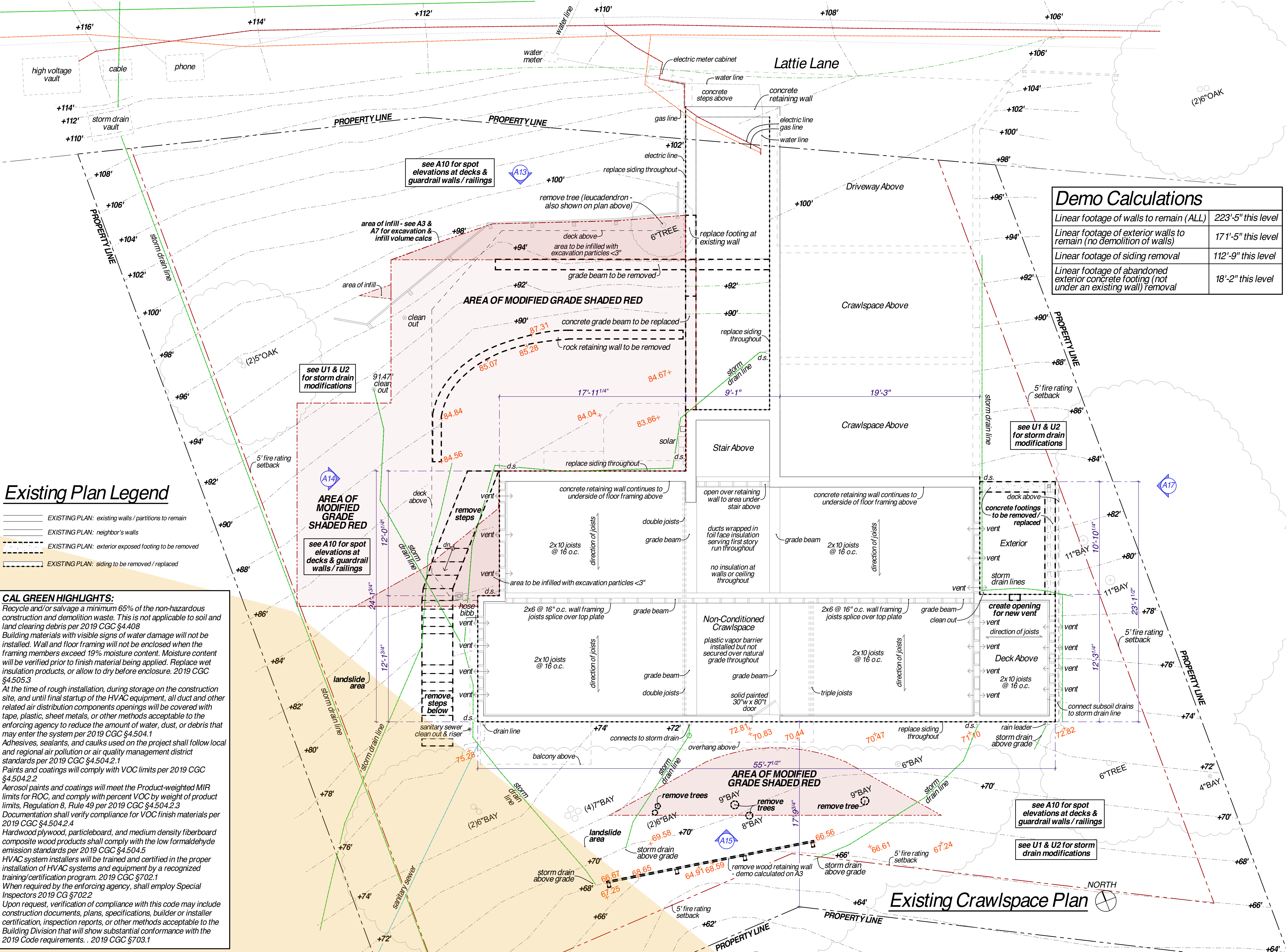
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Demo Calculations	
Linear footage of walls to remain (ALL)	223'-5" this level
Linear footage of exterior walls to remain (no demolition of walls)	171'-5" this level
Linear footage of siding removal	112'-9" this level
Linear footage of abandoned exterior concrete footing (not under an existing wall) removal	18'-2" this level



Existing Plan Legend

- EXISTING PLAN: existing walls / partitions to remain
- EXISTING PLAN: neighbor's walls
- - - EXISTING PLAN: exterior exposed footing to be removed
- - - EXISTING PLAN: siding to be removed / replaced

CAL GREEN HIGHLIGHTS:

Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris per 2019 CGC §4.408

Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2019 CGC §4.505.3

At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system per 2019 CGC §4.504.1

Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards per 2019 CGC §4.504.2.1

Paints and coatings will comply with VOC limits per 2019 CGC §4.504.2.2

Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49 per 2019 CGC §4.504.2.3

Documentation shall verify compliance for VOC finish materials per 2019 CGC §4.504.2.4

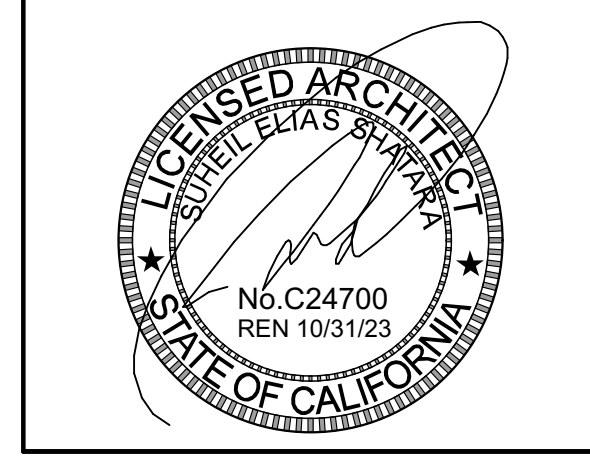
Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards per 2019 CGC §4.504.5

HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2019 CGC §702.1

When required by the enforcing agency, shall employ Special Inspectors 2019 CG §702.2

Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2019 Code requirements. . 2019 CGC §703.1

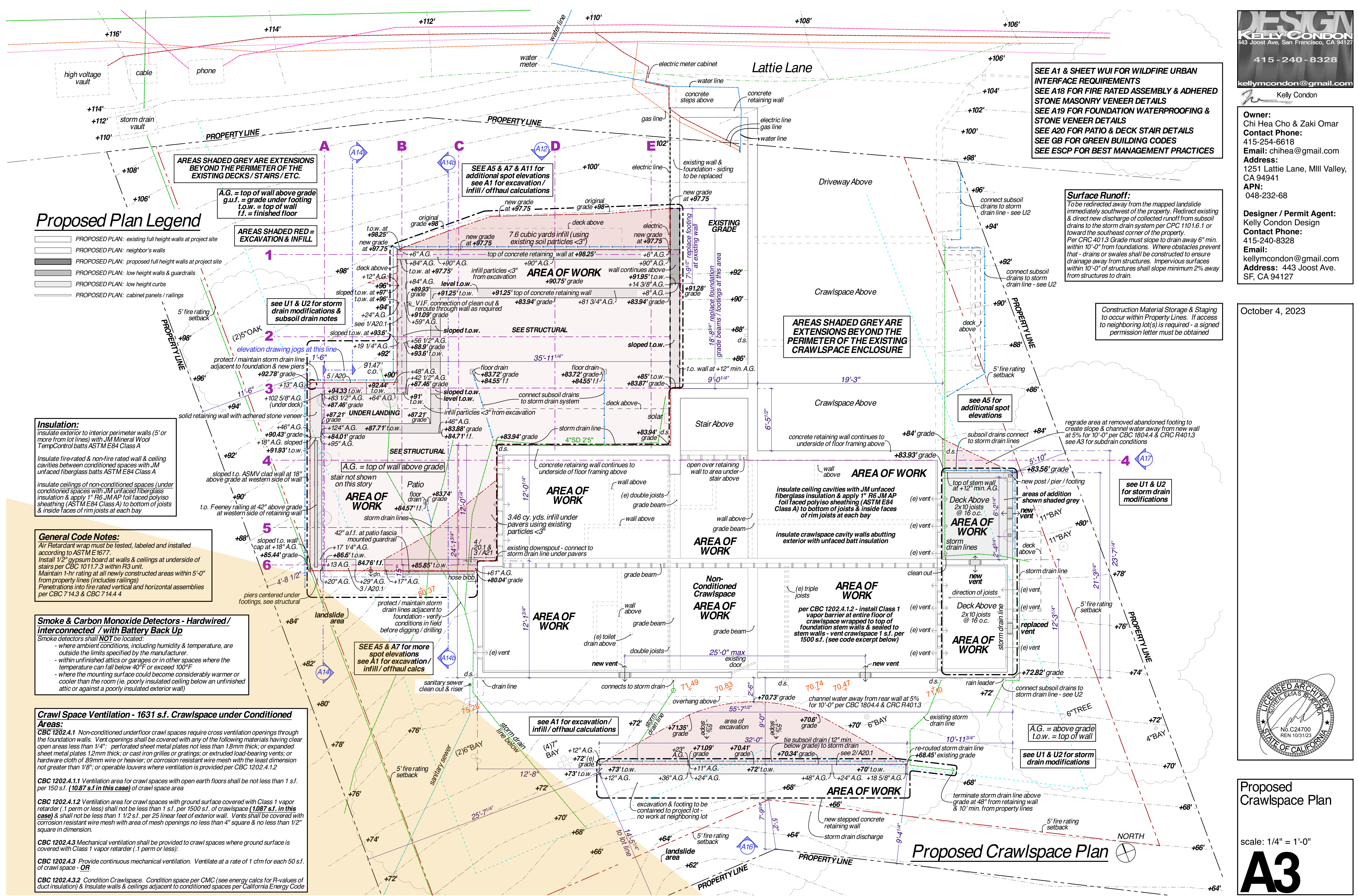
October 4, 2023



Existing Crawlspace Plan

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

A2



Proposed Plan Legend

- PROPOSED PLAN: existing full height walls at project site
- PROPOSED PLAN: neighbor's walls
- PROPOSED PLAN: proposed full height walls at project site
- PROPOSED PLAN: low height walls & guardrails
- PROPOSED PLAN: low height curbs
- PROPOSED PLAN: cabinet panels / railings

AREAS SHADED GREY ARE EXTENSIONS BEYOND THE PERIMETER OF THE EXISTING DECKS / STAIRS / ETC.

A.G. = top of wall above grade
g.u.f. = grade under footing
t.o.w. = top of wall
f.f. = finished floor

AREAS SHADED RED = EXCAVATION & INFILL

Insulation:
insulate exterior to interior perimeter walls (5' or more from lot lines) with JM Mineral Wool TempControl batts ASTM E84 Class A
insulate fire-rated & non-fire rated wall & ceiling cavities between conditioned spaces with JM unfaced fiberglass batts ASTM E84 Class A
insulate ceilings of non-conditioned spaces (under conditioned spaces with JM unfaced fiberglass insulation & apply 1" R6 JM AP foil faced polyiso sheathing (ASTM E84 Class A) to bottom of joists & inside faces of rim joists at each bay

General Code Notes:
Air Retardant wrap must be tested, labeled and installed according to ASTM E1677.
Install 1/2" gypsum board at walls & ceilings at underside of stairs per CBC 1011.7.3 within R3 unit.
Maintain 1-hr rating at all newly constructed areas within 5'-0" from property lines (includes railings)
Penetrations into fire rated vertical and horizontal assemblies per CBC 714.3 & CBC 714.4.4

Smoke & Carbon Monoxide Detectors - Hardwired / interconnected / with Battery Back Up
Smoke detectors shall NOT be located:
- where ambient conditions, including humidity & temperature, are outside the limits specified by the manufacturer.
- within unfinished attics or garages or in other spaces where the temperature can fall below 40°F or exceed 100°F
- where the mounting surface could become considerably warmer or cooler than the room (ie. poorly insulated ceiling below an unfinished attic or against a poorly insulated exterior wall)

Crawl Space Ventilation - 1631 s.f. Crawlspace under Conditioned Areas:
CBC 1202.4.1 Non-conditioned underfloor crawl spaces require cross ventilation openings through the foundation walls. Vent openings shall be covered with any of the following materials having clear open areas less than 1/4": perforated sheet metal plates not less than 1.8mm thick; or expanded sheet metal plates 1.2mm thick; or cast iron grilles or gratings; or extruded load-bearing vents; or hardware cloth of .89mm wire or heavier; or corrosion resistant wire mesh with the least dimension not greater than 1/8"; or operable louvers where ventilation is provided per CBC 1202.4.1.2
CBC 1202.4.1.1 Ventilation area for crawl spaces with open earth floors shall be not less than 1 s.f. per 150 s.f. (10.87 s.f. in this case) of crawl space area
CBC 1202.4.1.2 Ventilation area for crawl spaces with ground surface covered with Class 1 vapor retarder (.1 perm or less) shall not be less than 1 s.f. per 1500 s.f. of crawlspace (1.087 s.f. in this case) and shall not be less than 1 1/2 s.f. per 25 linear feet of exterior wall. Vents shall be covered with corrosion resistant wire mesh with area of mesh openings no less than 4" square & no less than 1/2" square in dimension.
CBC 1202.4.3 Mechanical ventilation shall be provided to crawl spaces where ground surface is covered with Class 1 vapor retarder (.1 perm or less):
CBC 1202.4.3 Provide continuous mechanical ventilation. Ventilate at a rate of 1 cfm for each 50 s.f. of crawl space - OR
CBC 1202.4.3.2 Condition Crawlspace. Condition space per CMC (see energy calcs for R-values of duct insulation) & insulate walls & ceilings adjacent to conditioned spaces per California Energy Code

SEE A1 & SHEET WUI FOR WILDFIRE URBAN INTERFACE REQUIREMENTS
SEE A18 FOR FIRE RATED ASSEMBLY & ADHERED STONE MASONRY VENEER DETAILS
SEE A19 FOR FOUNDATION WATERPROOFING & STONE VENEER DETAILS
SEE A20 FOR PATIO & DECK STAIR DETAILS
SEE GB FOR GREEN BUILDING CODES
SEE ESCP FOR BEST MANAGEMENT PRACTICES

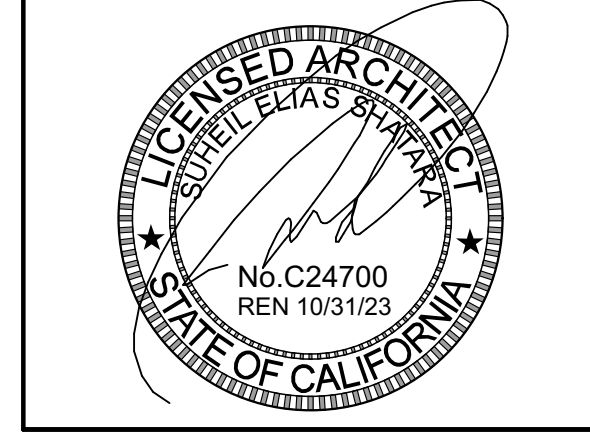
Surface Runoff:
To be redirected away from the mapped landslide immediately southwest of the property. Redirect existing & direct new discharge of collected runoff from subsoil drains to the storm drain system per CPC 1101.6.1 or toward the southeast corner of the property. Per CRC 401.3 Grade must slope to drain away 6" min. within 10'-0" from foundations. Where obstacles prevent that - drains or swales shall be constructed to ensure drainage away from structures. Impervious surfaces within 10'-0" of structures shall slope minimum 2% away from structures to drain.

Construction Material Storage & Staging to occur within Property Lines. If access to neighboring lot(s) is required - a signed permission letter must be obtained

DESIGN
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kellymcondon@gmail.com
Kelly Condon

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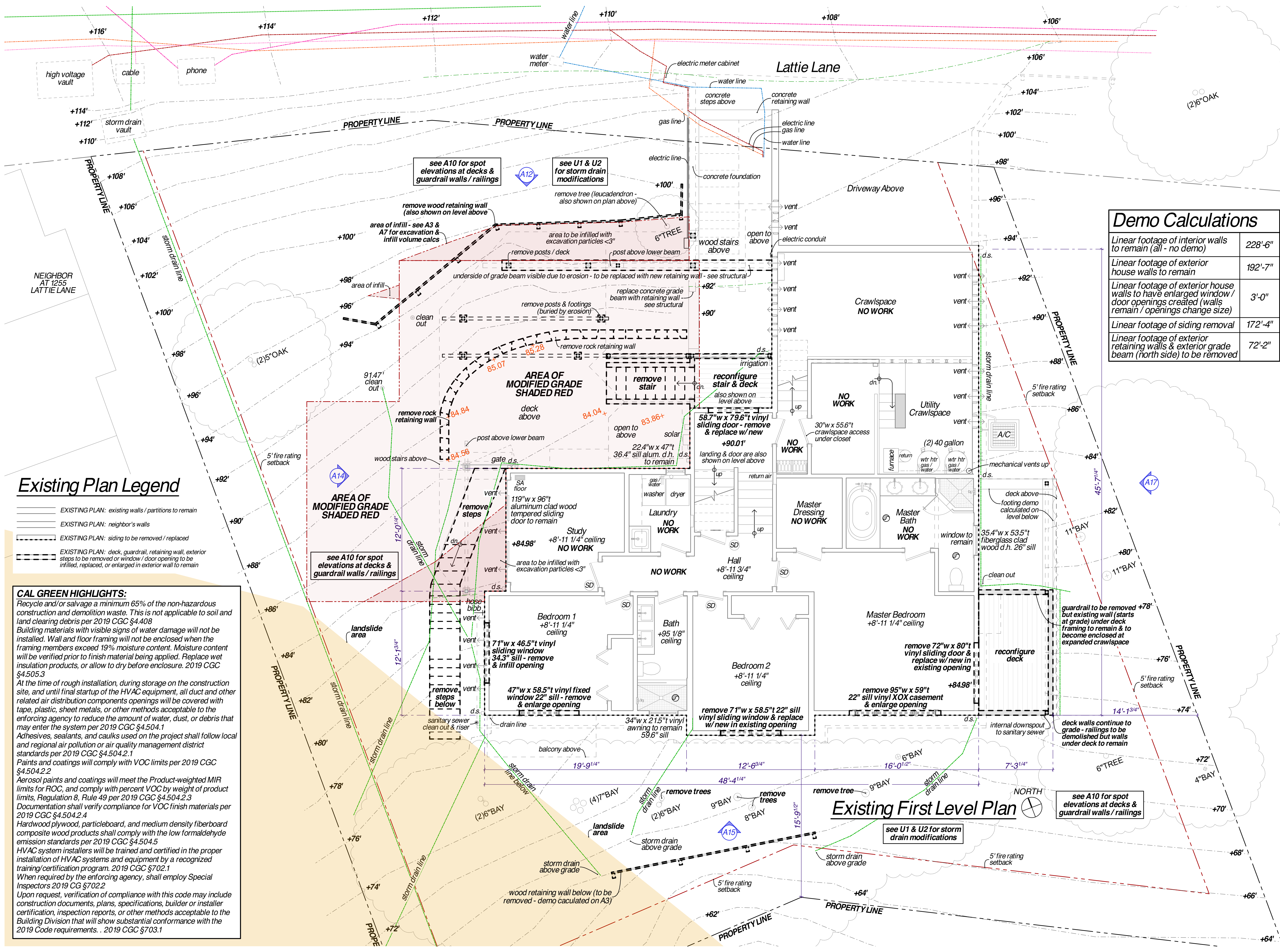
October 4, 2023



Proposed Crawlspace Plan
scale: 1/4" = 1'-0"
A3

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October 4, 2023



Demo Calculations

Linear footage of interior walls to remain (all - no demo)	228'-6"
Linear footage of exterior house walls to remain	192'-7"
Linear footage of exterior house walls to have enlarged window / door openings created (walls remain / openings change size)	3'-0"
Linear footage of siding removal	172'-4"
Linear footage of exterior retaining walls & exterior grade beam (north side) to be removed	72'-2"

Existing Plan Legend

- EXISTING PLAN: existing walls / partitions to remain
- EXISTING PLAN: neighbor's walls
- - - EXISTING PLAN: siding to be removed / replaced
- - - EXISTING PLAN: deck, guardrail, retaining wall, exterior steps to be removed or window / door opening to be infilled, replaced, or enlarged in exterior wall to remain

CAL GREEN HIGHLIGHTS:

Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris per 2019 CGC §4.408
 Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2019 CGC §4.505.3
 At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system per 2019 CGC §4.504.1
 Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards per 2019 CGC §4.504.2.1
 Paints and coatings will comply with VOC limits per 2019 CGC §4.504.2.2
 Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49 per 2019 CGC §4.504.2.3
 Documentation shall verify compliance for VOC finish materials per 2019 CGC §4.504.2.4
 Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards per 2019 CGC §4.504.5
 HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2019 CGC §702.1
 When required by the enforcing agency, shall employ Special Inspectors 2019 CG §702.2
 Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2019 Code requirements. . 2019 CGC §703.1

Existing First Level Plan

Existing First Level Plan

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

A4



SEE A1 & SHEET WUI FOR WILDFIRE URBAN INTERFACE REQUIREMENTS
 SEE A18 FOR FIRE RATED ASSEMBLIES & SIDING DETAILS
 SEE A19 FOR FOUNDATION WATERPROOFING & STONE VENEER DETAILS
 SEE A20 & A20.1 FOR STAIR CODE NOTES & PATIO & DECK DETAILS
 SEE A21 & A22 FOR ROOFING & ROOF DECK DETAILS
 SEE A23 FOR EXPLODED PERSPECTIVE WINDOW FLASHING
 SEE A24 FOR WINDOW & DOOR FLASHINGS
 SEE GB FOR GREEN BUILDING REQUIREMENTS
 SEE ESCP FOR BEST MANAGEMENT PRACTICES

General Code Notes:
 Spaces containing gas fired mechanical equipment must be provided with combustion / make up air per CMC 701.6.
 Interior spaces intended for human occupancy shall be provided with space heating per CBC 1204.1
 Windows, Doors & Walls to be insulated per Energy Calculations. Operable windows more than 72" above grade with interior sills lower than 36" must have open areas constrained to < 4". All safety glazing (windows / doors / guardrails) shall meet CBC 2406.1.2 tables (1) & (2) & comply with testing standards of either CPSC 16 CFR 1201 or ANSI Z97.1
 Air Retardant wrap must be tested, labeled & installed according to ASTM E 1677.
 Maintain 1-hr rating at all newly constructed areas within 5'-0" from property lines (includes railings)
 Penetrations into fire rated vertical & horizontal assemblies per CBC 714.3 & CBC 714.4.4



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 Kelly Condon Design
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Proposed Plan Legend

- PROPOSED PLAN: existing full height walls at project site
- PROPOSED PLAN: neighbor's walls
- PROPOSED PLAN: proposed full height walls at project site
- PROPOSED PLAN: low height walls & guardrails
- PROPOSED PLAN: low height curbs
- PROPOSED PLAN: cabinet panels / railings

AREAS SHADED GREY ARE EXTENSIONS BEYOND THE PERIMETER OF THE EXISTING DECKS / STAIRS / ETC.

A.G. = top of wall above grade
 g.u.f. = grade under footing
 t.o.w. = top of wall
 f.f. = finished floor

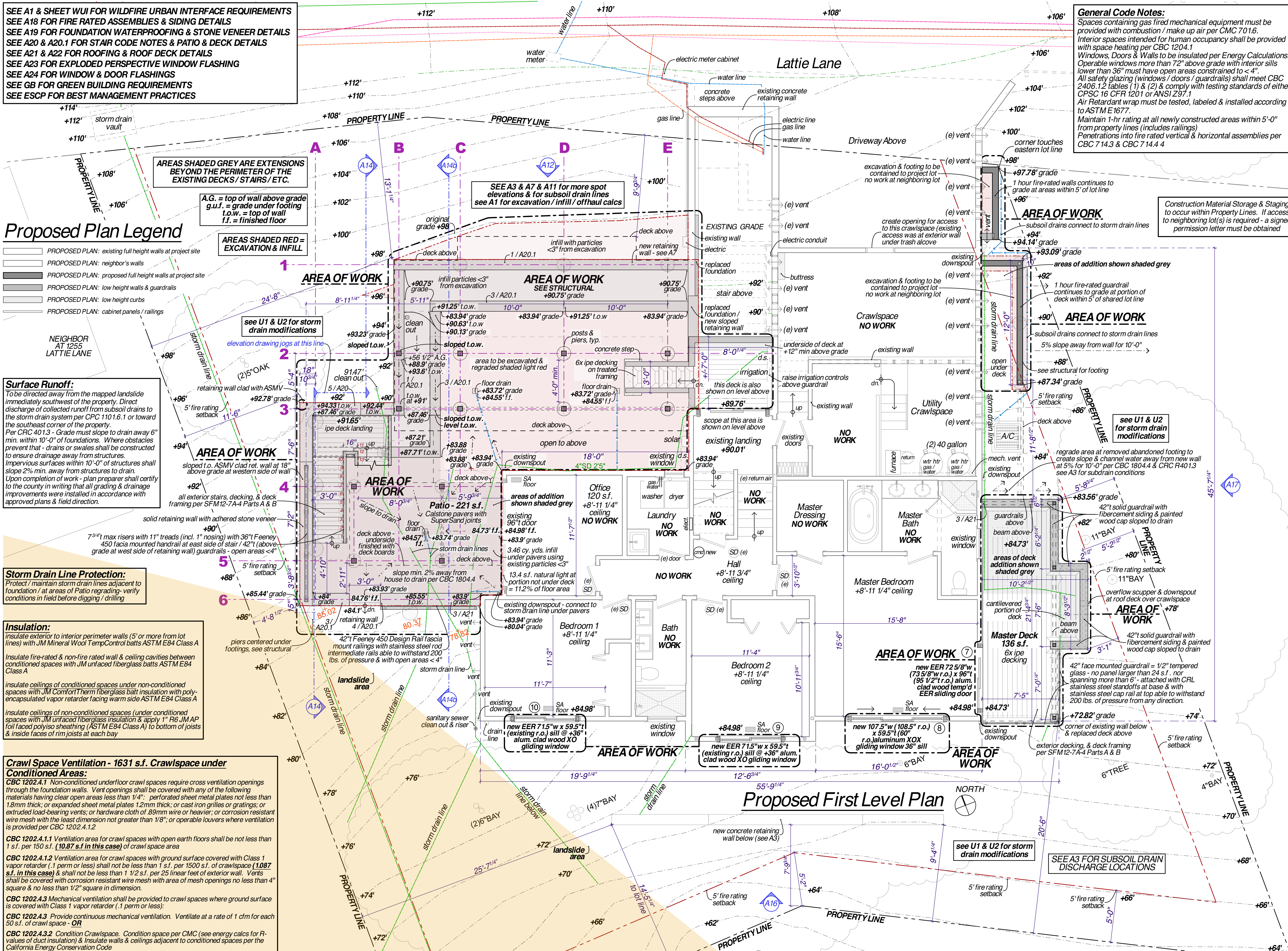
AREAS SHADED RED = EXCAVATION & INFILL

Surface Runoff:
 To be directed away from the mapped landslide immediately southwest of the property. Direct discharge of collected runoff from subsoil drains to the storm drain system per CPC 1101.6.1 or toward the southeast corner of the property. Per CRC 401.3 - Grade must slope to drain away 6" min. within 10'-0" of foundations. Where obstacles prevent that - drains or swales shall be constructed to ensure drainage away from structures. Impervious surfaces within 10'-0" of structures shall slope 2% min. away from structures to drain. Upon completion of work - plan preparer shall certify to the county in writing that all grading & drainage improvements were installed in accordance with approved plans & field direction.

Storm Drain Line Protection:
 Protect / maintain storm drain lines adjacent to foundation / at areas of Patio regrading - verify conditions in field before digging / drilling

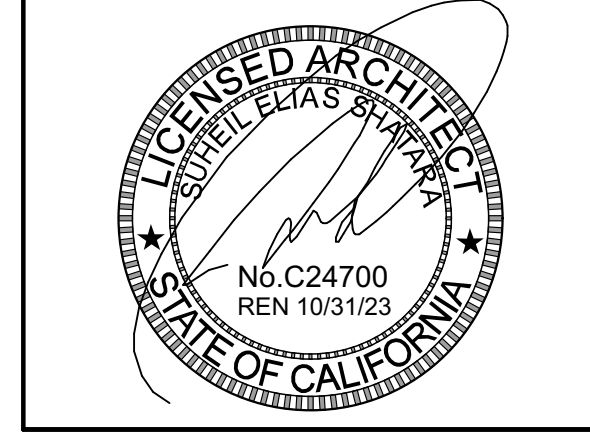
Insulation:
 Insulate exterior to interior perimeter walls (5' or more from lot lines) with JM Mineral Wool TempControl batts ASTM E84 Class A
 Insulate fire-rated & non-fire rated wall & ceiling cavities between conditioned spaces with JM unfaced fiberglass batts ASTM E84 Class A
 Insulate ceilings of conditioned spaces under non-conditioned spaces with JM Comfort Therm fiberglass batt insulation with poly-encapsulated vapor retarder facing warm side ASTM E84 Class A
 Insulate ceilings of non-conditioned spaces (under conditioned spaces with JM unfaced fiberglass insulation & apply 1" R6 JM AP foil faced polyiso sheathing (ASTM E84 Class A) to bottom of joists & inside faces of rim joists at each bay

Crawl Space Ventilation - 1631 s.f. Crawlspace under Conditioned Areas:
 CBC 1202.4.1 Non-conditioned underfloor crawl spaces require cross ventilation openings through the foundation walls. Vent openings shall be covered with any of the following materials having clear open area less than 1/4": perforated sheet metal plates not less than 1.8mm thick; or expanded sheet metal plates 1.2mm thick; or cast iron grilles or gratings; or extruded load-bearing vents; or hardware cloth of 89mm wire or heavier; or corrosion resistant wire mesh with the least dimension not greater than 1/8"; or operable louvers where ventilation is provided per CBC 1202.4.1.2
 CBC 1202.4.1.1 Ventilation area for crawl spaces with open earth floors shall be not less than 1 s.f. per 150 s.f. (10.87 s.f. in this case) of crawl space area
 CBC 1202.4.1.2 Ventilation area for crawl spaces with ground surface covered with Class 1 vapor retarder (.1 perm or less) shall not be less than 1 s.f. per 1500 s.f. of crawlspace (1.087 s.f. in this case) & shall not be less than 1 1/2 s.f. per 25 linear feet of exterior wall. Vents shall be covered with corrosion resistant wire mesh with area of mesh openings no less than 4" square & no less than 1/2" square in dimension.
 CBC 1202.4.3 Mechanical ventilation shall be provided to crawl spaces where ground surface is covered with Class 1 vapor retarder (.1 perm or less).
 CBC 1202.4.3 Provide continuous mechanical ventilation. Ventilate at a rate of 1 cfm for each 50 s.f. of crawl space - OR
 CBC 1202.4.3.2 Condition Crawlspace. Condition space per CMC (see energy calcs for R-values of duct insulation) & insulate walls & ceilings adjacent to conditioned spaces per the California Energy Conservation Code



Proposed First Level Plan

October 4, 2023



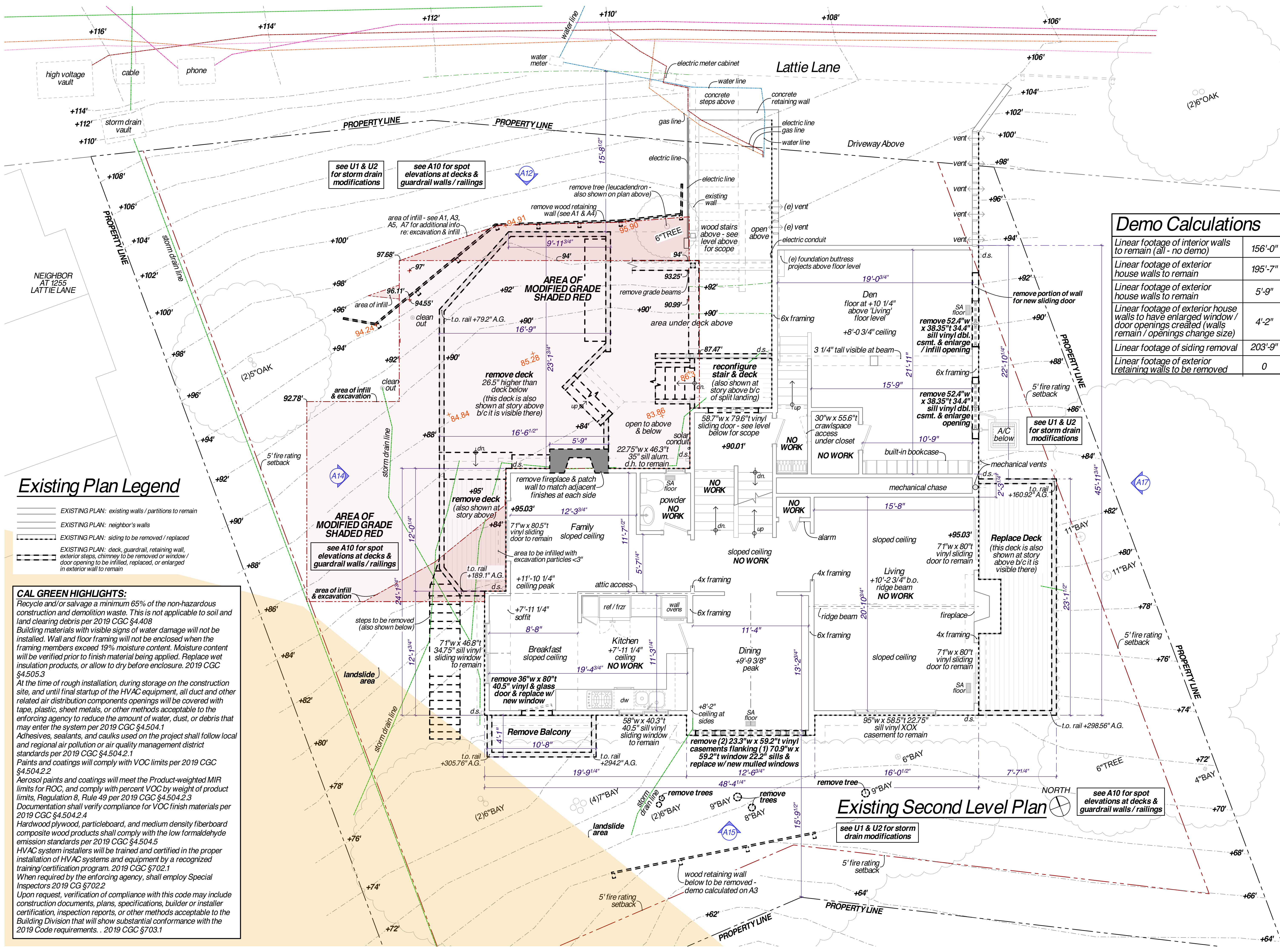
Proposed First Level Plan

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

A5

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 Kelly Condon Design
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Email:
 kellymcondon@gmail.com
Address: 443 Joost Ave. SF, CA 94127

October 4, 2023



Demo Calculations

Linear footage of interior walls to remain (all - no demo)	156'-0"
Linear footage of exterior house walls to remain	195'-7"
Linear footage of exterior house walls to remain	5'-9"
Linear footage of exterior house walls to have enlarged window / door openings created (walls remain / openings change size)	4'-2"
Linear footage of siding removal	203'-9"
Linear footage of exterior retaining walls to be removed	0

Existing Plan Legend

- EXISTING PLAN: existing walls / partitions to remain
- EXISTING PLAN: neighbor's walls
- EXISTING PLAN: siding to be removed / replaced
- EXISTING PLAN: deck, guardrail, retaining wall, exterior steps, chimney to be removed or window / door opening to be infilled, replaced, or enlarged in exterior wall to remain

CAL GREEN HIGHLIGHTS:

Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris per 2019 CGC §4.408
 Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2019 CGC §4.505.3
 At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system per 2019 CGC §4.504.1
 Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards per 2019 CGC §4.504.2.1
 Paints and coatings will comply with VOC limits per 2019 CGC §4.504.2.2
 Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49 per 2019 CGC §4.504.2.3
 Documentation shall verify compliance for VOC finish materials per 2019 CGC §4.504.2.4
 Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards per 2019 CGC §4.504.5
 HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2019 CGC §702.1
 When required by the enforcing agency, shall employ Special Inspectors 2019 CG §702.2
 Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2019 Code requirements. . 2019 CGC §703.1

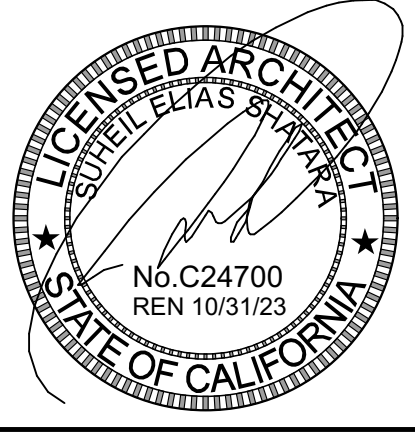
Existing Second Level Plan

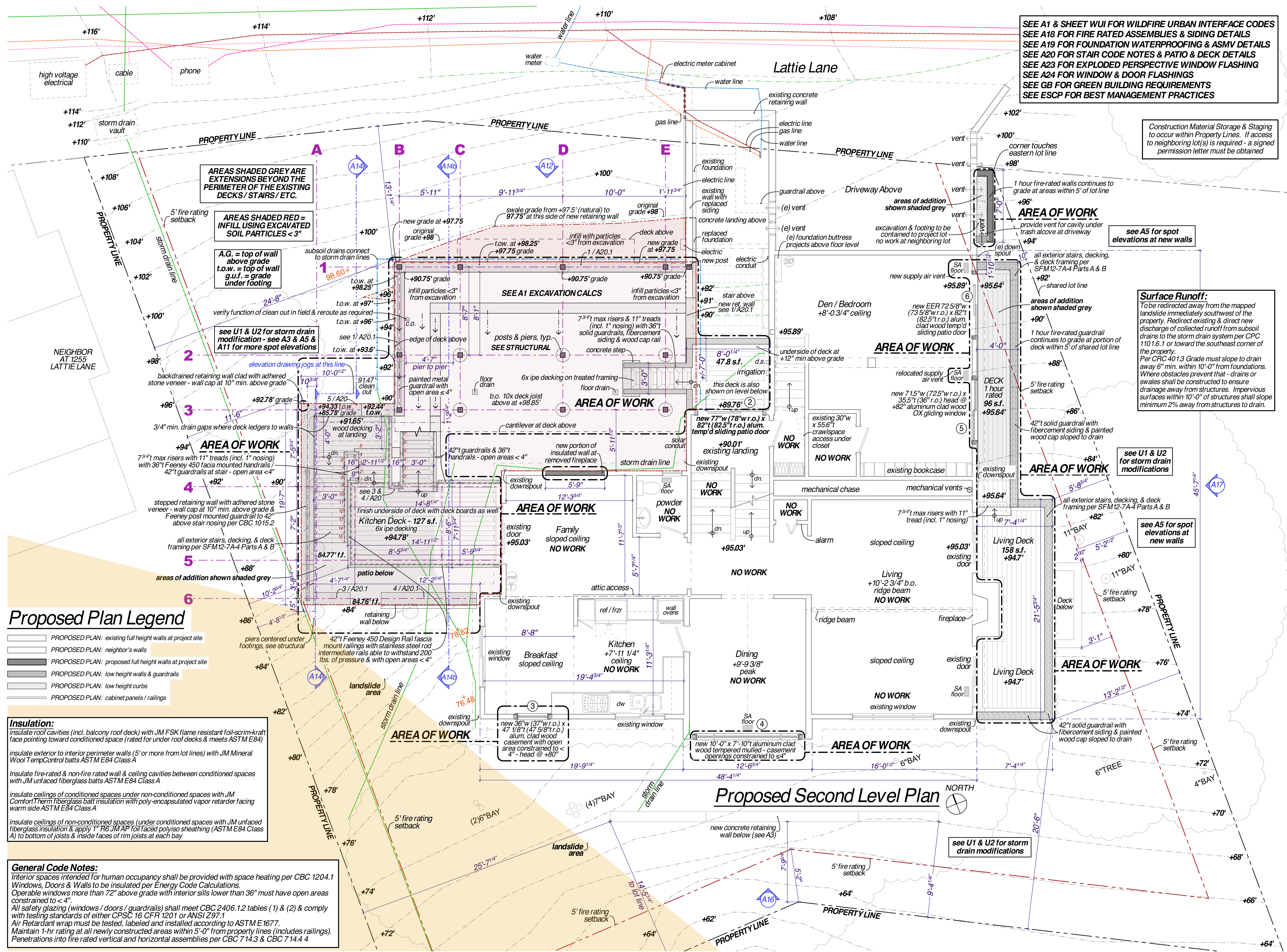
see A10 for spot elevations at decks & guardrail walls / railings

Existing Second Level Plan

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

A6





SEE A1 & SHEET WUI FOR WILDFIRE URBAN INTERFACE CODES
 SEE A18 FOR FIRE RATED ASSEMBLIES & SIDING DETAILS
 SEE A19 FOR FOUNDATION WATERPROOFING & ASMV DETAILS
 SEE A20 FOR STAIR CODE NOTES & PATIO & DECK DETAILS
 SEE A23 FOR EXPLODED PERSPECTIVE WINDOW FLASHING
 SEE A24 FOR WINDOW & DOOR FLASHINGS
 SEE GB FOR GREEN BUILDING REQUIREMENTS
 SEE ESCP FOR BEST MANAGEMENT PRACTICES

Construction Material Storage & Staging to occur within Property Lines. If access to neighboring lot(s) is required - a signed permission letter must be obtained

AREAS SHADED GREY ARE EXTENSIONS BEYOND THE PERIMETER OF THE EXISTING DECKS/STAIRS/ETC.

AREAS SHADED RED = INFILL USING EXCAVATED SOIL PARTICLES < 3"

A.G. = top of wall above grade
 t.o.w. = top of wall
 g.u.f. = grade under footing

see U1 & U2 for storm drain modification - see A3 & A5 & A11 for more spot elevations

see U1 & U2 for storm drain modifications

see U1 & U2 for storm drain modifications

see A5 for spot elevations at new walls

see A5 for spot elevations at new walls

see U1 & U2 for storm drain modifications

Proposed Plan Legend

- PROPOSED PLAN: existing full height walls at project site
- PROPOSED PLAN: neighbor's walls
- PROPOSED PLAN: proposed full height walls at project site
- PROPOSED PLAN: low height walls & guardrails
- PROPOSED PLAN: low height curbs
- PROPOSED PLAN: cabinet panels / railings

Insulation:
 Insulate roof cavities (incl. balcony roof deck) with JM FSK flame resistant foil-scrim-kraft face pointing toward conditioned space (rated for under roof decks & meets ASTM E84)
 Insulate exterior to interior perimeter walls (5' or more from lot lines) with JM Mineral Wool TempControl batts ASTM E84 Class A
 Insulate fire-rated & non-fire rated wall & ceiling cavities between conditioned spaces with JM unfaced fiberglass batts ASTM E84 Class A
 Insulate ceilings of conditioned spaces under non-conditioned spaces with JM ComfortTherm fiberglass batt insulation with poly-encapsulated vapor retarder facing warm side ASTM E84 Class A
 Insulate ceilings of non-conditioned spaces (under conditioned spaces with JM unfaced fiberglass insulation & apply 1" R6 JM AP foil faced polyiso sheathing (ASTM E84 Class A) to bottom of joists & inside faces of rim joists at each bay

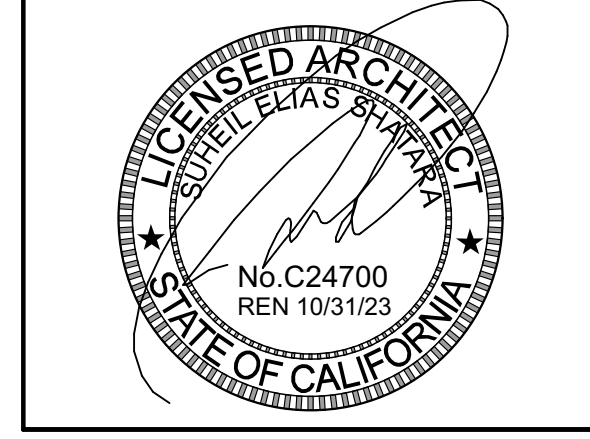
General Code Notes:
 Interior spaces intended for human occupancy shall be provided with space heating per CBC 1204.1
 Windows, Doors & Walls to be insulated per Energy Code Calculations.
 Operable windows more than 72" above grade with interior sills lower than 36" must have open areas constrained to < 4".
 All safety glazing (windows / doors / guardrails) shall meet CBC 2406.1.2 tables (1) & (2) & comply with testing standards of either CPSC 16 CFR 1201 or ANSI Z97.1
 Air Retardant wrap must be tested, labeled and installed according to ASTM E1677.
 Maintain 1-hr rating at all newly constructed areas within 5'-0" from property lines (includes railings).
 Penetrations into fire rated vertical and horizontal assemblies per CBC 714.3 & CBC 714.4

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October 4, 2023



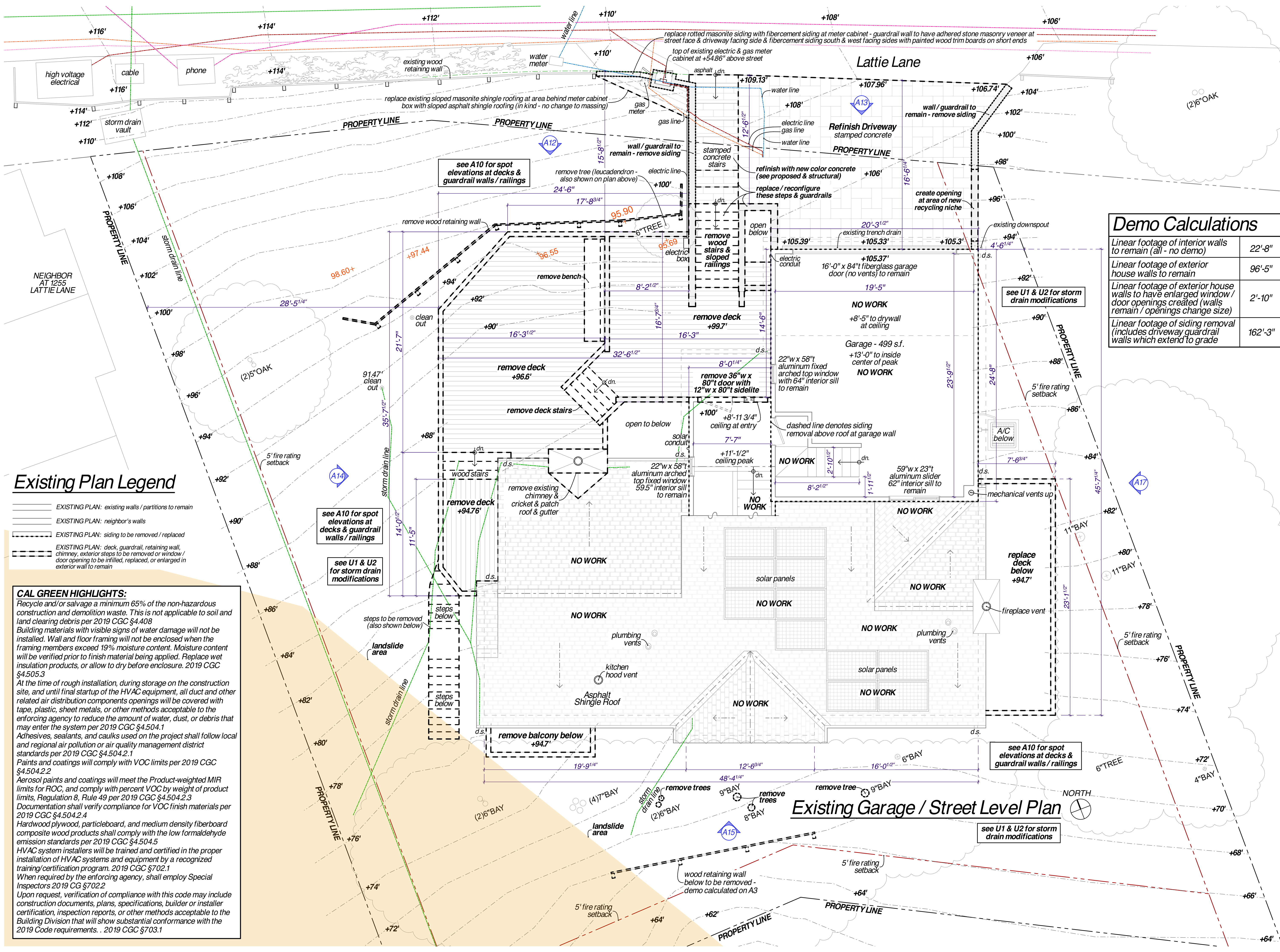
Proposed Second Level Plan

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

A7

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October 4, 2023



Demo Calculations

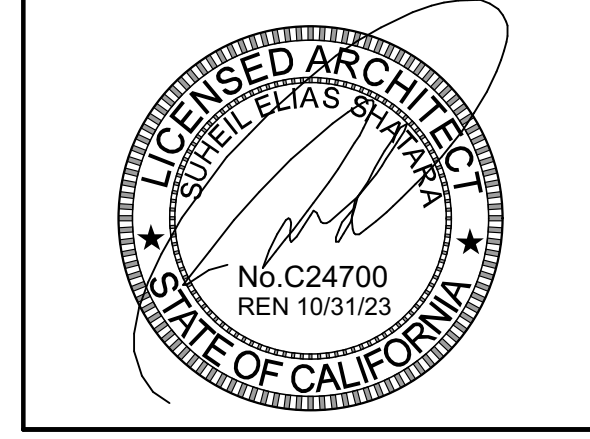
Linear footage of interior walls to remain (all - no demo)	22'-8"
Linear footage of exterior house walls to remain	96'-5"
Linear footage of exterior house walls to have enlarged window / door openings created (walls remain / openings change size)	2'-10"
Linear footage of siding removal (includes driveway guardrail walls which extend to grade)	162'-3"

Existing Plan Legend

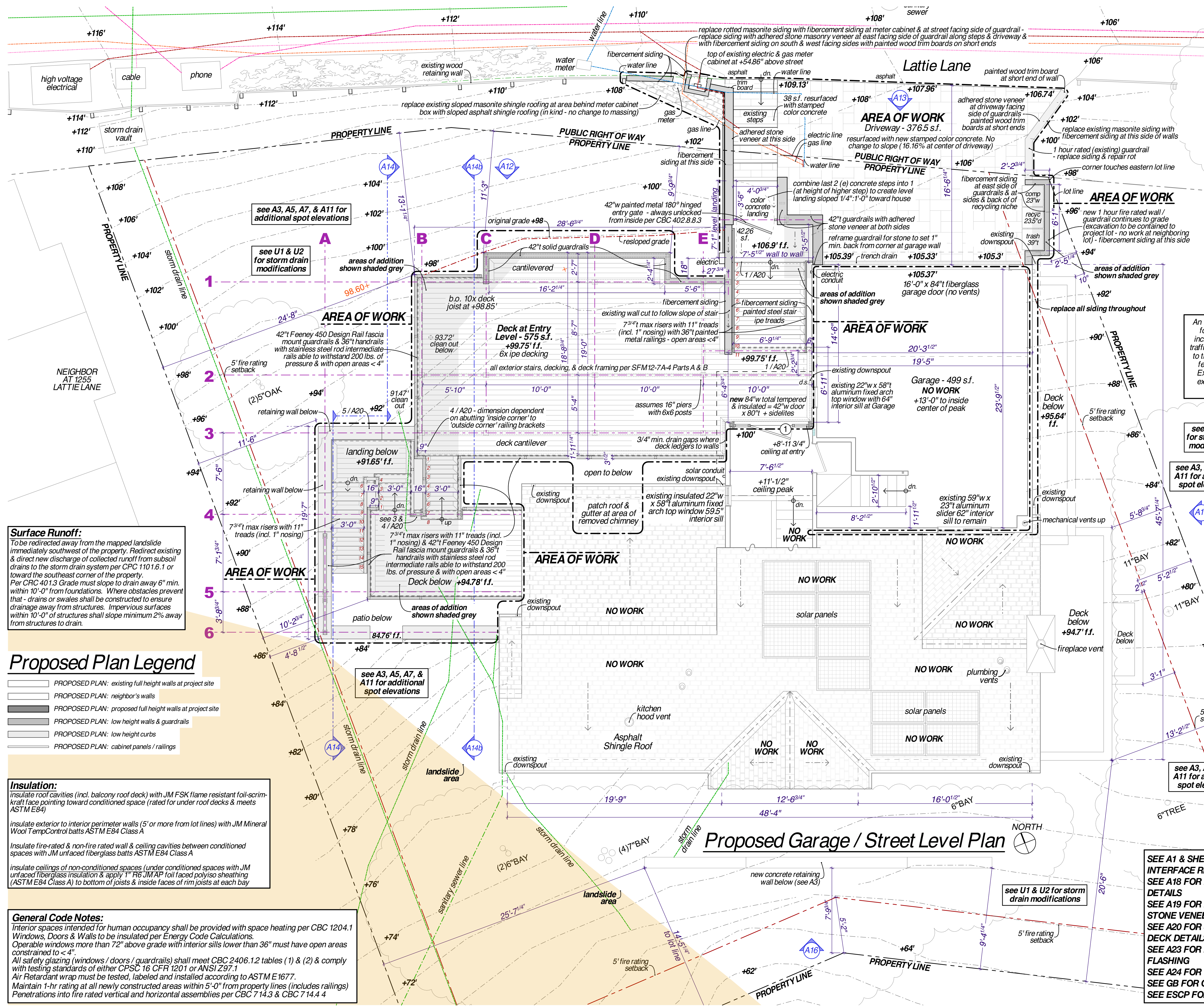
- EXISTING PLAN: existing walls / partitions to remain
- EXISTING PLAN: neighbor's walls
- - - EXISTING PLAN: siding to be removed / replaced
- - - EXISTING PLAN: deck, guardrail, retaining wall, chimney, exterior steps to be removed or window / door opening to be infilled, replaced, or enlarged in exterior wall to remain

CAL GREEN HIGHLIGHTS:
 Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris per 2019 CGC §4.408
 Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2019 CGC §4.505.3
 At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system per 2019 CGC §4.504.1
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 Paints and coatings will comply with VOC limits per 2019 CGC §4.504.2.2
 Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49 per 2019 CGC §4.504.2.3
 Documentation shall verify compliance for VOC finish materials per 2019 CGC §4.504.2.4
 Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards per 2019 CGC §4.504.5
 HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2019 CGC §702.1
 When required by the enforcing agency, shall employ Special Inspectors 2019 CG §702.2
 Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2019 Code requirements. . 2019 CGC §703.1

Existing Garage / Street Level Plan



Existing Garage - Street Level Plan
 scale: 1/4" = 1'-0"
A8



Per Marin County Code § 24.04.285, Driveways sloping downhill from the road shall be constructed so as to prevent diversion of roadside drainage down the driveway.

Contractor Parking on public streets during construction shall not block neighboring driveways or through access. Porta Potty & Debris Bin placement will be on Driveway within Property Lines. Construction Material Storage & Staging to occur within Property Lines. If access to neighboring lot(s) is required - a signed permission letter must be obtained.

Per Marin County Code § 24.04.300, the driveway pavement section shall consist of a base course approved by the agency covered with a 2" minimum thickness of Asphalt Concrete or 3 1/2" of Portland Cement Concrete. Driveways over 18% grade shall be surfaced with Portland Cement Concrete and given a broomed or otherwise roughened finish.

An Encroachment Permit from DPW is required for any work within the County right-of-way, including, but not limited to, utility connections, traffic control, material storage, and modifications to the driveway apron, curb, gutter, or other site features. NOTE: Lattie Lane is on the Open Excavations Moratorium list - any damage or excavations into the road surface will require extensive pavement restoration.

see U1 & U2 for storm drain modifications

see A3, A5, A7, & A11 for additional spot elevations

see A3, A5, A7, & A11 for additional spot elevations

Surface Runoff:
To be redirected away from the mapped landslide immediately southwest of the property. Redirect existing & direct new discharge of collected runoff from subsurface drains to the storm drain system per CPC 110.1.6.1 or toward the southeast corner of the property. Per CRC 401.3 Grade must slope to drain away 6" min. within 10'-0" from foundations. Where obstacles prevent that - drains or swales shall be constructed to ensure drainage away from structures. Impervious surfaces within 10'-0" of structures shall slope minimum 2% away from structures to drain.

Proposed Plan Legend

- PROPOSED PLAN: existing full height walls at project site
- PROPOSED PLAN: neighbor's walls
- PROPOSED PLAN: proposed full height walls at project site
- PROPOSED PLAN: low height walls & guardrails
- PROPOSED PLAN: low height curbs
- PROPOSED PLAN: cabinet panels / railings

Insulation:
insulate roof cavities (incl. balcony roof deck) with JM FSK flame resistant foil-scrim-kraft face pointing toward conditioned space (rated for under roof decks & meets ASTM E84)
insulate exterior to interior perimeter walls (5' or more from lot lines) with JM Mineral Wool TempControl batts ASTM E84 Class A
insulate fire-rated & non-fire rated wall & ceiling cavities between conditioned spaces with JM unfaced fiberglass batts ASTM E84 Class A
insulate ceilings of non-conditioned spaces (under conditioned spaces with JM unfaced fiberglass insulation & apply 1" R6 JM AP foil faced polyiso sheathing (ASTM E84 Class A) to bottom of joists & inside faces of rim joists at each bay

General Code Notes:
Interior spaces intended for human occupancy shall be provided with space heating per CBC 1204.1
Windows, Doors & Walls to be insulated per Energy Code Calculations.
Operable windows more than 72" above grade with interior sills lower than 36" must have open areas constrained to < 4".
All safety glazing (windows / doors / guardrails) shall meet CBC 2406.1.2 tables (1) & (2) & comply with testing standards of either CPSC 16 CFR 1201 or ANSI Z97.1
Air Retardant wrap must be tested, labeled and installed according to ASTM E1677.
Maintain 1-hr rating at all newly constructed areas within 5'-0" from property lines (includes railings)
Penetrations into fire rated vertical and horizontal assemblies per CBC 714.3 & CBC 714.4.4

Proposed Garage / Street Level Plan

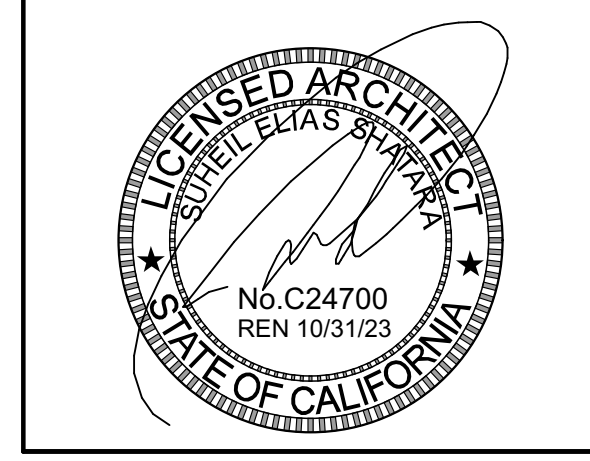
SEE A1 & SHEET WUI FOR WILDFIRE URBAN INTERFACE REQUIREMENTS
SEE A18 FOR FIRE RATED ASSEMBLIES & SIDING DETAILS
SEE A19 FOR FOUNDATION WATERPROOFING & STONE VENEER DETAILS
SEE A20 FOR STAIR CODE NOTES & PATIO & DECK DETAILS
SEE A23 FOR EXPLODED PERSPECTIVE WINDOW FLASHING
SEE A24 FOR WINDOW & DOOR FLASHINGS
SEE GB FOR GREEN BUILDING REQUIREMENTS
SEE ESCP FOR BEST MANAGEMENT PRACTICES

DESIGN
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Kelly Condon

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October 4, 2023

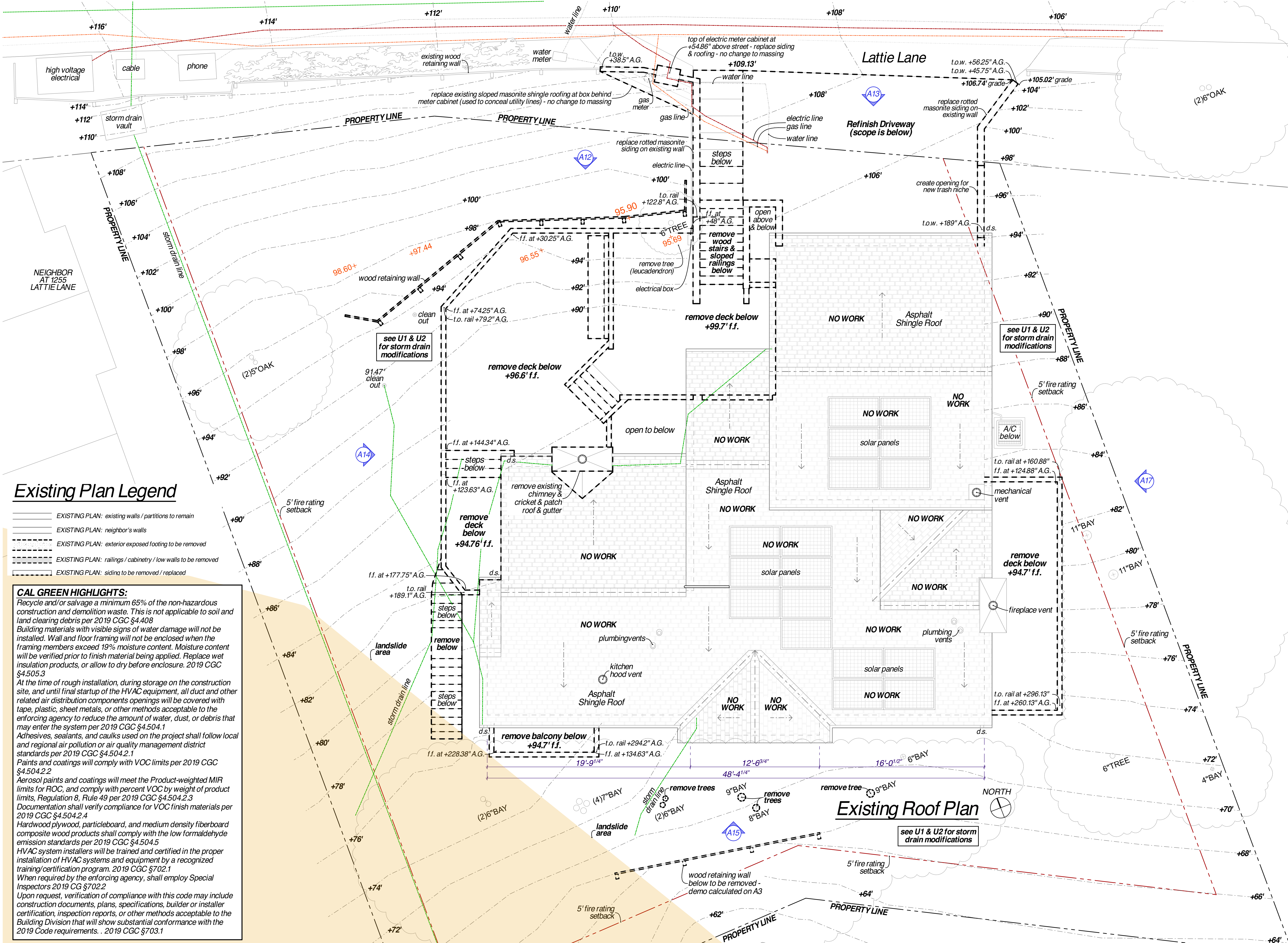


Proposed Garage - Street Level Plan

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

A9

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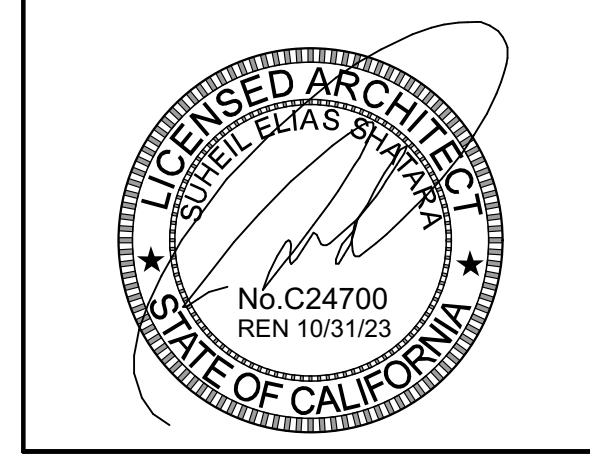


Existing Plan Legend

- EXISTING PLAN: existing walls / partitions to remain
- EXISTING PLAN: neighbor's walls
- - - EXISTING PLAN: exterior exposed footing to be removed
- - - EXISTING PLAN: railings / cabinetry / low walls to be removed
- - - EXISTING PLAN: siding to be removed / replaced

CAL GREEN HIGHLIGHTS:
 Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris per 2019 CGC §4.408
 Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2019 CGC §4.505.3
 At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system per 2019 CGC §4.504.1
 Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards per 2019 CGC §4.504.2.1
 Paints and coatings will comply with VOC limits per 2019 CGC §4.504.2.2
 Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49 per 2019 CGC §4.504.2.3
 Documentation shall verify compliance for VOC finish materials per 2019 CGC §4.504.2.4
 Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards per 2019 CGC §4.504.5
 HVAC system installers will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certification program. 2019 CGC §702.1
 When required by the enforcing agency, shall employ Special Inspectors 2019 CG §702.2
 Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2019 Code requirements. . 2019 CGC §703.1

October 4, 2023



Existing Roof Plan

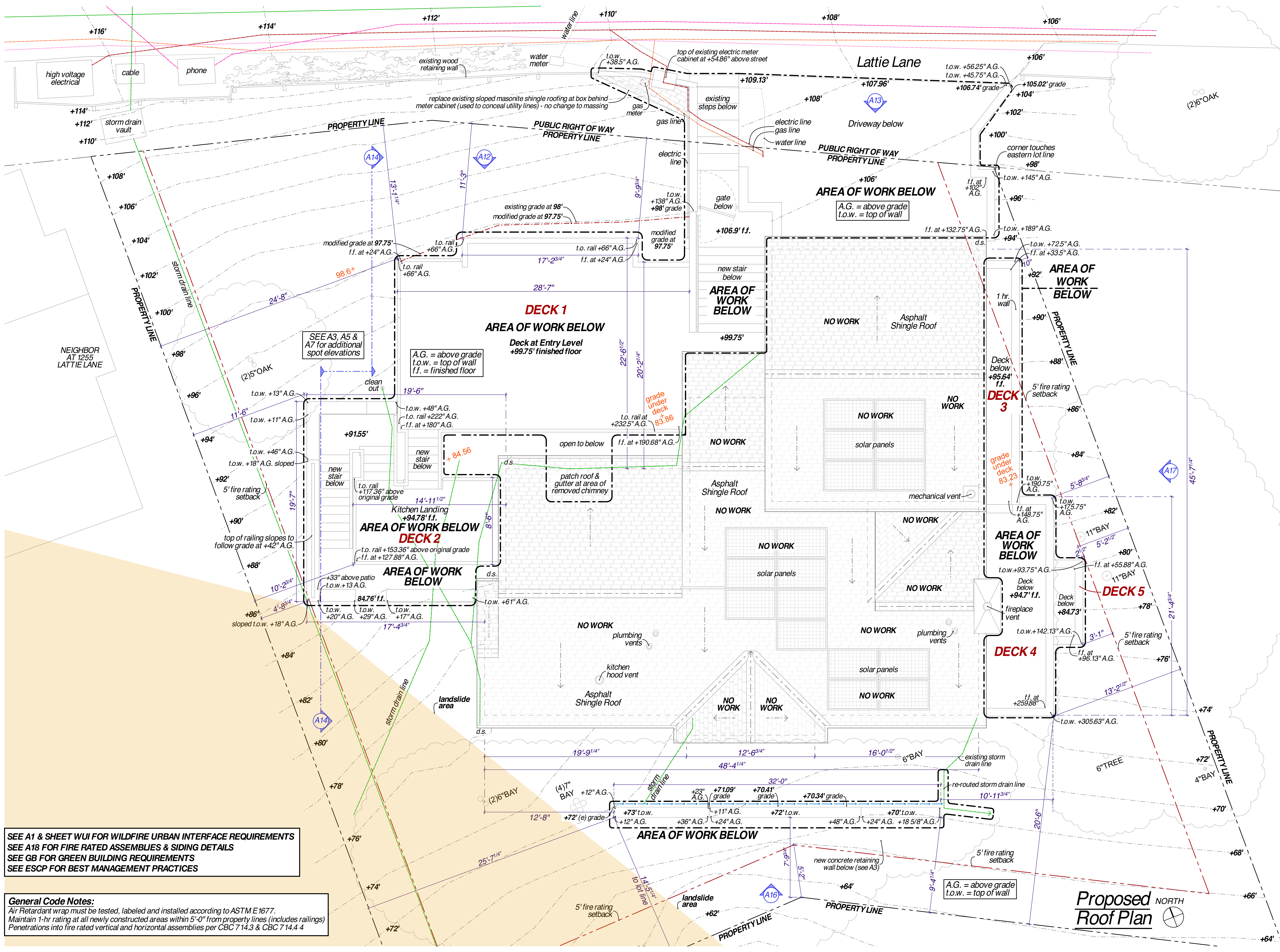
scale: 1/4" = 1'-0"

A10

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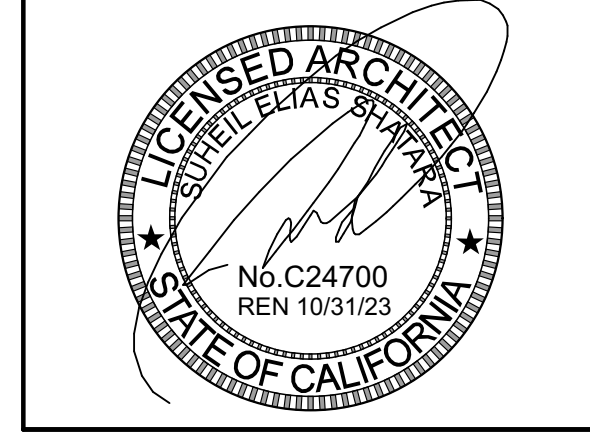
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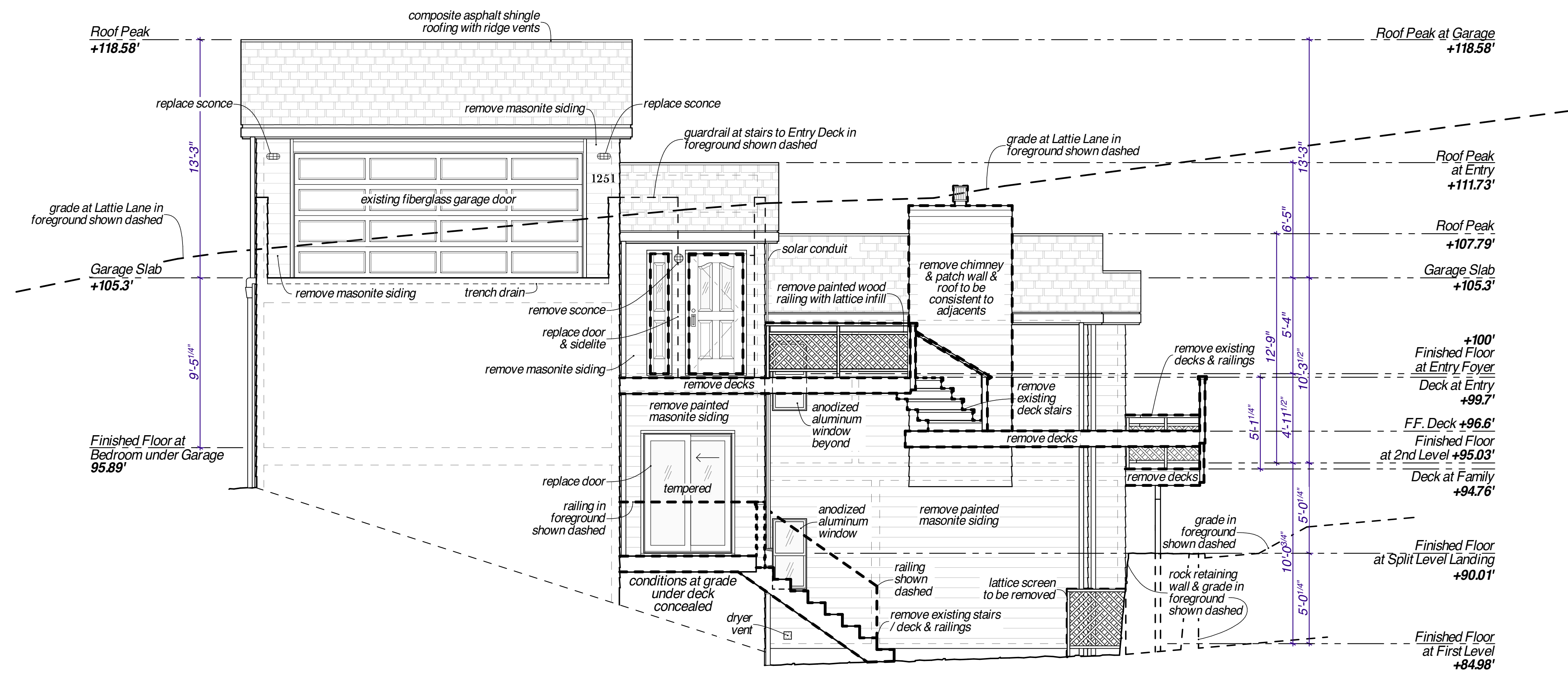


SEE A1 & SHEET WUI FOR WILDFIRE URBAN INTERFACE REQUIREMENTS
 SEE A18 FOR FIRE RATED ASSEMBLIES & SIDING DETAILS
 SEE GB FOR GREEN BUILDING REQUIREMENTS
 SEE ESCP FOR BEST MANAGEMENT PRACTICES

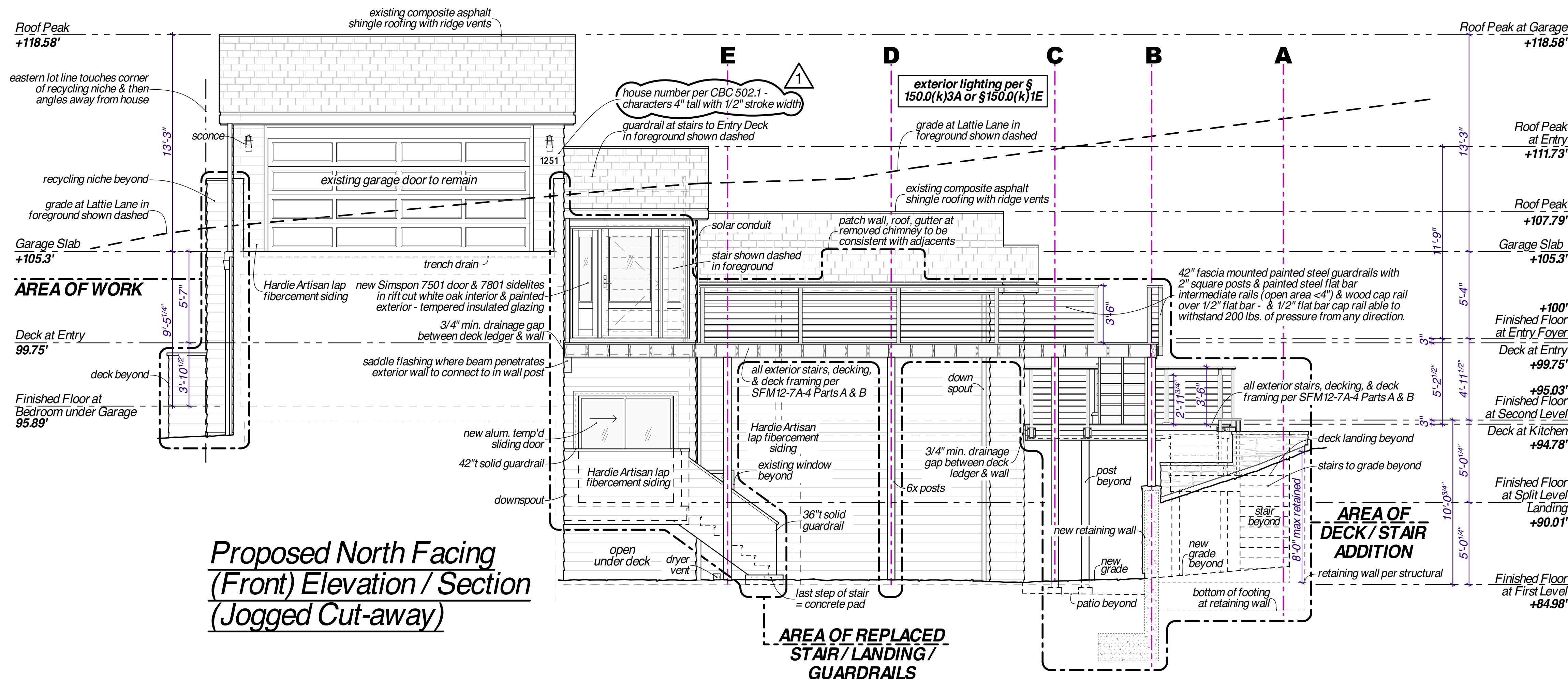
General Code Notes:
 Air Retardant wrap must be tested, labeled and installed according to ASTM E1677.
 Maintain 1-hr rating at all newly constructed areas within 5'-0" from property lines (includes railings)
 Penetrations into fire rated vertical and horizontal assemblies per CBC 714.3 & CBC 714.4.4



Proposed Roof Plan
 scale: 1/4" = 1'-0"
A11



Existing North Facing (Front) Elevation - Section (Jagged Cut-away)



Proposed North Facing (Front) Elevation / Section (Jagged Cut-away)

CAL FIRE WILDFIRE URBAN INTERFACE REQUIREMENTS:

WINDOW REPLACEMENTS PER CBC 704A.2.2.2:
Must be insulated-glass units with at least one pane of tempered glass (preferably the exterior pane), or glass block units, or 20 minute fire resistance rating, or conform to performance standards of SFM 12-7A-2 *

NEW OR REPLACED EXTERIOR DOORS PER CBC 704A.3.2.3:
Must be approved non-combustible construction, or solid core wood having stiles and rails not less than 1 inch thick and interior field panels not less than 1 inch thick, or 20 minute fire resistance rated assembly, or conform to performance standards of SFM 12-7A-1 *

NEW OR REPLACED DECKS PER CBC 704A.4.1:
Decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following: Options:
Constructed of ignition-resistant materials and pass performance requirements of SFM12-7A-4 Parts A & B, or constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials, or constructed of ignition resistant materials an pass performance requirements of SFM12-7A Part A Peak heat Release less than 25 and have a flame spread rating of Class A, B, or C, and any walls within 10 feet of the deck must be non-combustible or ignition resistant if the decking material flame spread is Class C. Any wall materials specified in Wall section of Ch. 7-A.

DECK REPAIRS PER CBC 704A.4.1:
Repairs to decks that do not require replacement or removal of more than 50 % of the existing square footage of deck surfaces (as described above) **do not have to meet the requirements of this section.**

EXTERIOR WALL REPAIR & REPLACEMENT PER CBC 704A.3.1:
Repair or replacement of exterior walls that do not require more than 50 % of the total lineal feet or square feet of the wall elevation (which ever is greater) **do not have to meet the requirements of this section.**

Repairs or replacements greater than 50 % must be one of the following: Options:
Approved non-combustible or ignition-resistant material, heavy timber, or log wall construction, or shall provide protection from flames and embers in accordance with SFM 12-7A-1 *

ROOFING PER CBC 704A.1.1:
Class B or higher is required for all roofs. **See important changes for attic ventilation requirements on roofing of existing buildings and roof gutters.**

ROOF GUTTERS PER CBC 704A.1.5:
Covers or other means to prevent the accumulation of leaves and debris in the gutter is required.

ATTIC VENTILATION PER CBC 704A.2.2:
Eave and cornice vents are not allowed unless they resist the intrusion of flames and burning embers into the attic area conforming to SFM Standard 12-7A-1.
Eave and cornice vents on buildings when re-roofing permits are issued shall be removed or be changed to comply with Section 704A.2.2 CBC when ever the roof covering is removed to expose the rafters or spaced sheathing.
New roof mounted vents to be installed to provide the minimum attic ventilation as required by the building code. (1203.2 CBC)

* SFM Office of State Fire Marshal Standards visit CAL FIRE www.fire.ca.gov
In an effort to provide home owners, industries, designers, local fire and building officials a readily list of "compliance WUI products", the State Fire Marshal is publishing a "WUI Products Handbook" to review the most recent copy go to:
<https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/bml-search-building-materials-listing/>

- SEE A1 & SHEET WUI FOR WILDFIRE URBAN INTERFACE REQUIREMENTS
- SEE A13 FOR FINISH MATERIAL PALETTE
- SEE A18 FOR FIRE RATED ASSEMBLIES & SIDING DETAILS
- SEE A19 FOR FOUNDATION WATERPROOFING & STONE VENEER DETAILS
- SEE A20 FOR STAIR CODE NOTES & PATIO & DECK DETAILS
- SEE A23 FOR EXPLODED PERSPECTIVE WINDOW FLASHING
- SEE A24 FOR WINDOW & DOOR FLASHINGS
- SEE GB FOR GREEN BUILDING REQUIREMENTS

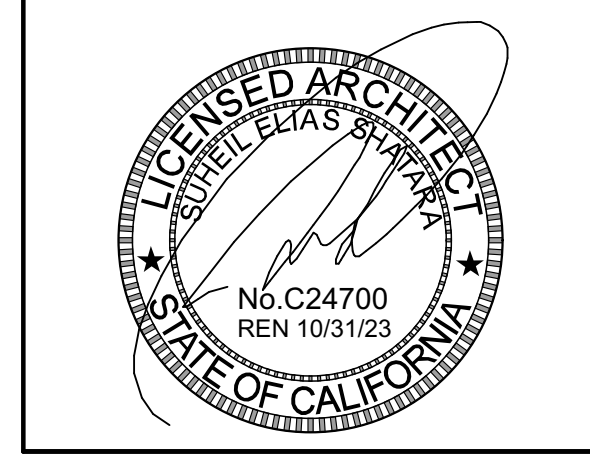
Surface Runoff:
To be redirected away from the mapped landslide immediately southwest of the property. Redirect existing & direct new discharge of collected runoff from subsoil drains to the storm drain system per CPC 1101.6.1 or toward the southeast corner of the property. Per CRC 401.3 Grade must slope to drain away 6" min. within 10'-0" from foundations. Where obstacles prevent that - drains or swales shall be constructed to ensure drainage away from structures. Impervious surfaces within 10'-0" of structures shall slope minimum 2% away from structures to drain.

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Kelly Condon

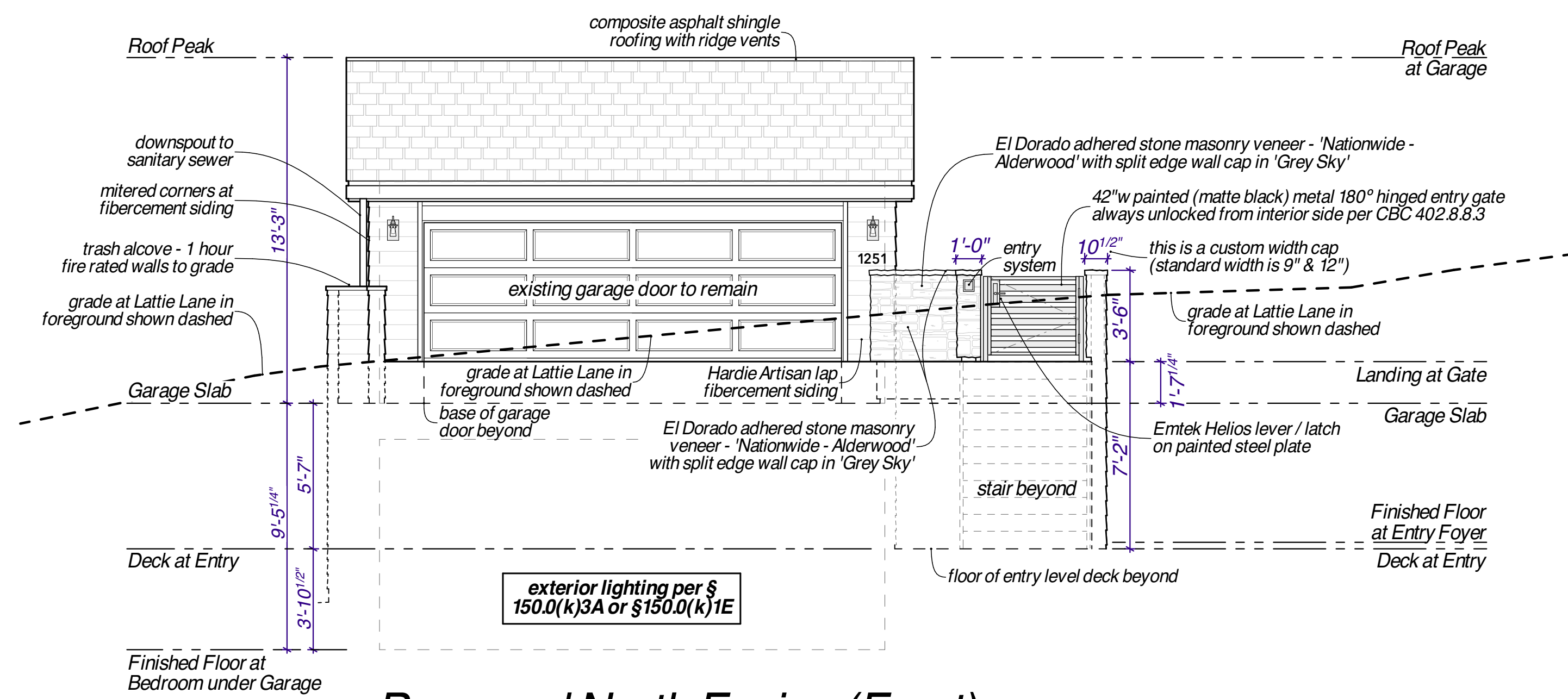
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October 4, 2023

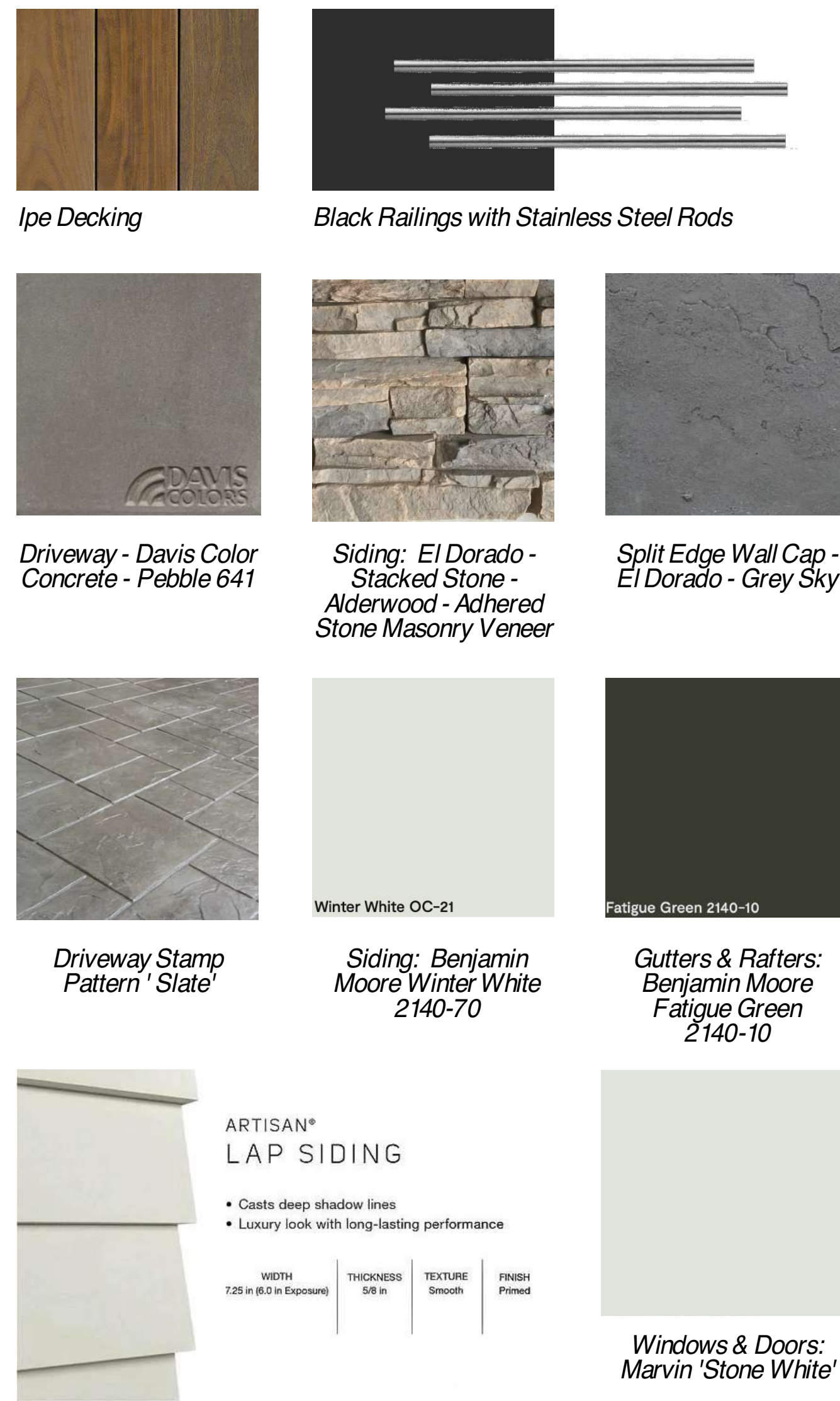


Existing & Proposed Northern Facing Front Elevation
scale: 1/4" = 1'-0"
A12



Proposed North Facing (Front) Elevation at Entry Gate

SEE SHEET WUI FOR WILDFIRE URBAN INTERFACE REQUIREMENTS
 SEE A18 FOR FIRE RATED ASSEMBLIES & SIDING DETAILS
 SEE A19 FOR FOUNDATION WATERPROOFING & STONE VENEER DETAILS
 SEE A20 FOR STAIR CODE NOTES & PATIO & DECK DETAILS
 SEE A21 & A22 FOR ROOFING & ROOF DECK DETAILS
 SEE A23 FOR EXPLODED PERSPECTIVE WINDOW FLASHING
 SEE A24 FOR WINDOW & DOOR FLASHINGS
 SEE GB FOR GREEN BUILDING REQUIREMENTS



CALFIRE WILDFIRE URBAN INTERFACE REQUIREMENTS:
WINDOW REPLACEMENTS PER CBC 704A.2.2.2:
 Must be insulated-glass units with at least one pane of tempered glass (preferably the exterior pane), or glass block units, or 20 minute fire resistance rating, or conform to performance standards of SFM 12-7A-2 *

NEW OR REPLACED EXTERIOR DOORS PER CBC 704A.3.2.3:
 Must be approved non-combustible construction, or solid core wood having stiles and rails not less than 1 inch thick and interior field panels not less than 1 inch thick, or 20 minute fire resistance rated assembly, or conform to performance standards of SFM 12-7A-1*

NEW OR REPLACED DECKS PER CBC 704A.4.1:
 Decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following; Options:
 Constructed of ignition-resistant materials and pass performance requirements of SFM12-7A-4 Parts A & B*, or constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials, or constructed of ignition resistant materials and pass performance requirements of SFM12-7A Part A Peak heat Release less than 25 and have a flame spread rating of Class A, B, or C, and any walls within 10 feet of the deck must be non-combustible or ignition resistant if the decking material flame spread is Class C. Any wall materials specified in Wall section of Ch. 7-A.

DECK REPAIRS PER CBC 704A.4.1:
 Repairs to decks that do not require replacement or removal of more than 50 % of the existing square footage of deck surfaces (as described above) **do not have to meet the requirements of this section.**

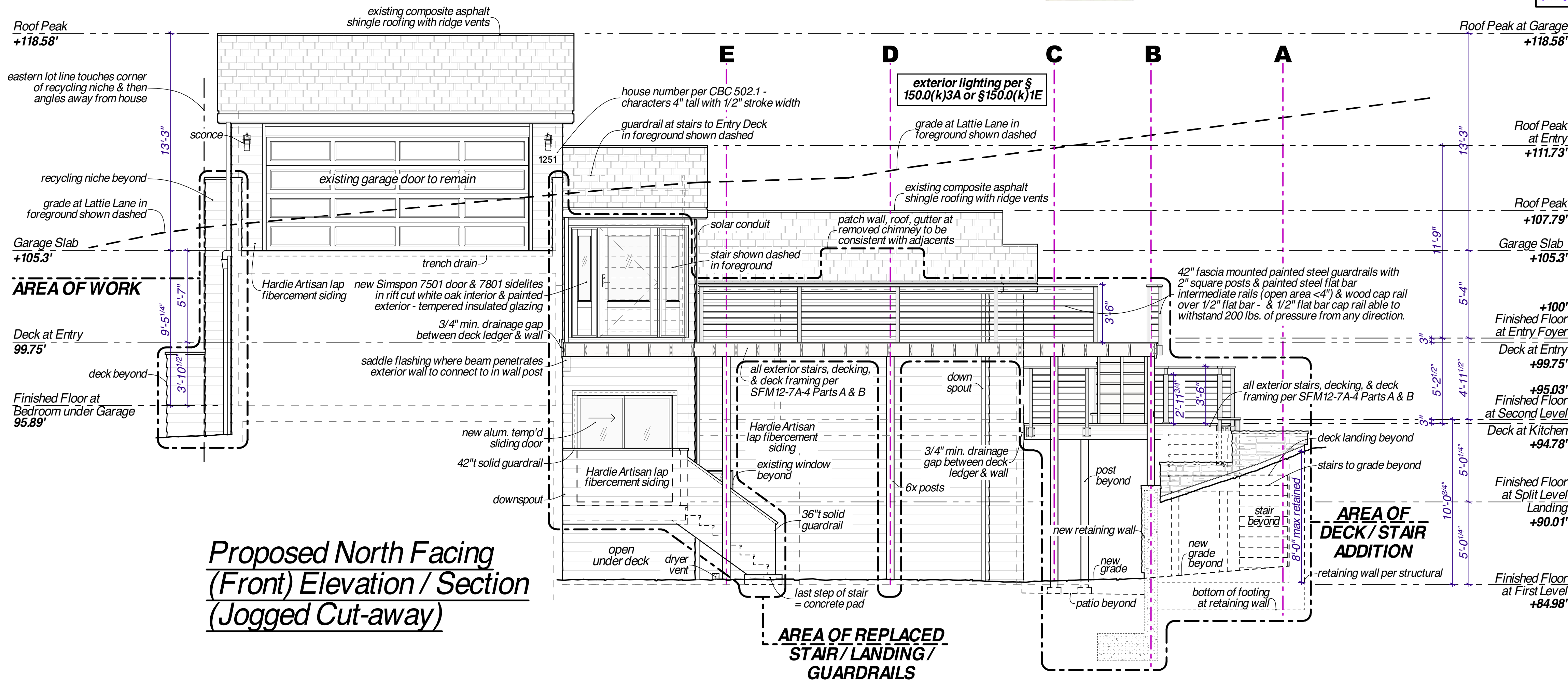
EXTERIOR WALL REPAIR & REPLACEMENT PER CBC 704A.3.1:
 Repair or replacement of exterior walls that do not require more than 50 % of the total lineal feet or square feet of the wall elevation (which ever is greater) **do not have to meet the requirements of this section.**
 Repairs or replacements greater than 50 % must be one of the following; Options:
 Approved non-combustible or ignition-resistant material, heavy timber, or log wall construction, or shall provide protection from flames and embers in accordance with SFM 12-7A-1*

ROOFING PER CBC 704A.1.1:
 Class B or higher is required for all roofs. **See important changes for attic ventilation requirements on reroofing of existing buildings and roof gutters.**

ROOF GUTTERS PER CBC 704A.1.5:
 Covers or other means to prevent the accumulation of leaves and debris in the gutter is required.

ATTIC VENTILATION PER CBC 704A.2.2:
 Eave and cornice vents are not allowed unless they resist the intrusion of flames and burning embers into the attic area conforming to SFM Standard 12-7A-1.
 Eave and cornice vents on buildings when re-roofing permits are issued shall be removed or be changed to comply with Section 704A.2.2 CBC when ever the roof covering is removed to expose the rafters or spaced sheathing.
 New roof mounted vents to be installed to provide the minimum attic ventilation as required by the building code. (1203.2 CBC)

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 In an effort to provide home owners, industries, designers, local fire and building officials a readily list of "compliance WUI products", the State Fire Marshal is publishing a "WUI Products Handbook" to review the most recent copy go to:
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Proposed North Facing (Front) Elevation / Section (Jogged Cut-away)

This elevation repeated from previous sheet to show continuity of entry path from gate to Front Door



Existing Asphalt Shingle Roof to Remain



Feeney 450 DesignRail - Fascia Mounted Deck Railing - Black

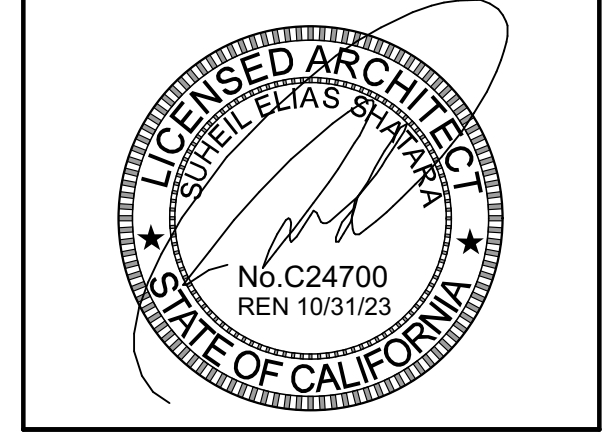
Surface Runoff:
 To be redirected away from the mapped landslide immediately southwest of the property. Redirect existing & direct new discharge of collected runoff from subssoil drains to the storm drain system per CPC 1101.6.1 or toward the southeast corner of the property. Per CRC 401.3 Grade must slope to drain away 6" min. within 10'-0" from foundations. Where obstacles prevent that - drains or swales shall be constructed to ensure drainage away from structures. Impervious surfaces within 10'-0" of structures shall slope minimum 2% away from structures to drain.



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 Kelly Condon Design
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October 4, 2023



Proposed North Facing Elevation & Finish Palette

scale: 1/4" = 1'-0"
A13

CALFIRE WILDFIRE URBAN INTERFACE REQUIREMENTS:

WINDOW REPLACEMENTS PER CBC 704A.2.2.2:

Must be insulated-glass units with at least one pane of tempered glass (preferably the exterior pane), or glass block units, or 20 minute fire resistance rating, or conform to performance standards of SFM 12-7A-2 *

NEW OR REPLACED EXTERIOR DOORS PER CBC 704A.3.2.3:

Must be approved non-combustible construction, or solid core wood having stiles and rails not less than 1 inch thick and interior field panels not less than 1 inch thick, or 20 minute fire resistance rated assembly, or conform to performance standards of SFM 12-7A-1 *

NEW OR REPLACED DECKS PER CBC 704A.4.1:

Decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following: Options:
Constructed of ignition-resistant materials and pass performance requirements of SFM12-7A-4 Parts A & B*, or constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials, or constructed of ignition resistant materials an pass performance requirements of SFM12-7A Part A Peak heat Release less than 25 and have a flame spread rating of Class A, B, or C, and any walls within 10 feet of the deck must be non-combustible or ignition resistant if the decking material flame spread is Class C. Any wall materials specified in Wall section of Ch. 7-A.

DECK REPAIRS PER CBC 704A.4.1:

Repairs to decks that do not require replacement or removal of more than 50 % of the existing square footage of deck surfaces (as described above) **do not have to meet the requirements of this section.**

EXTERIOR WALL REPAIR & REPLACEMENT PER CBC 704A.3.1:

Repair or replacement of exterior walls that do not require more than 50 % of the total lineal feet or square feet of the wall elevation (which ever is greater) **do not have to meet the requirements of this section.**

Repairs or replacements greater than 50 % must be one of the following: Options:

Approved non-combustible or ignition-resistant material, heavy timber, or log wall construction, or shall provide protection from flames and embers in accordance with SFM 12-7A-1*

ROOFING PER CBC 704A.1.1:

Class B or higher is required for all roofs. **See important changes for attic ventilation requirements on reroofing of existing buildings and roof gutters.**

ROOF GUTTERS PER CBC 704A.1.5:

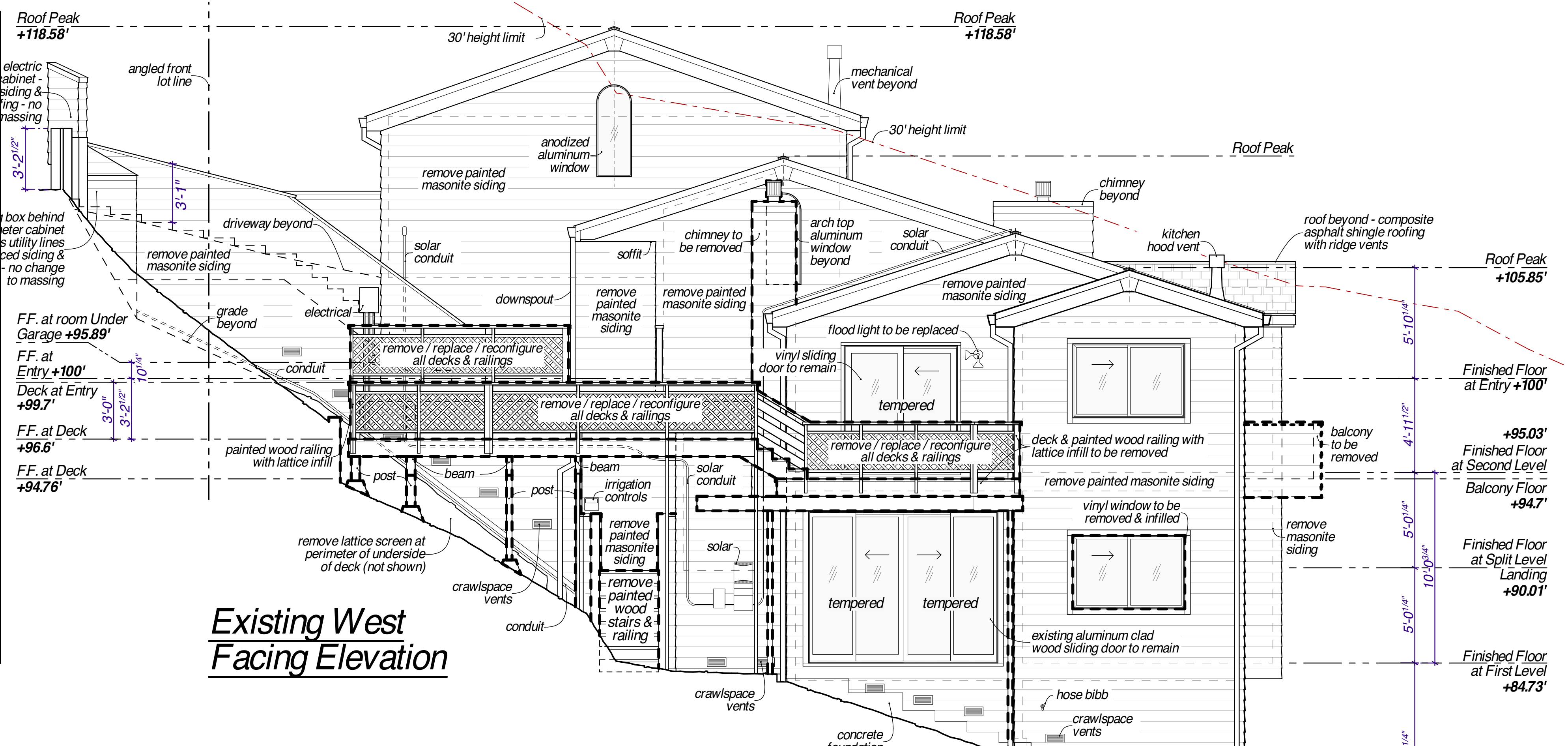
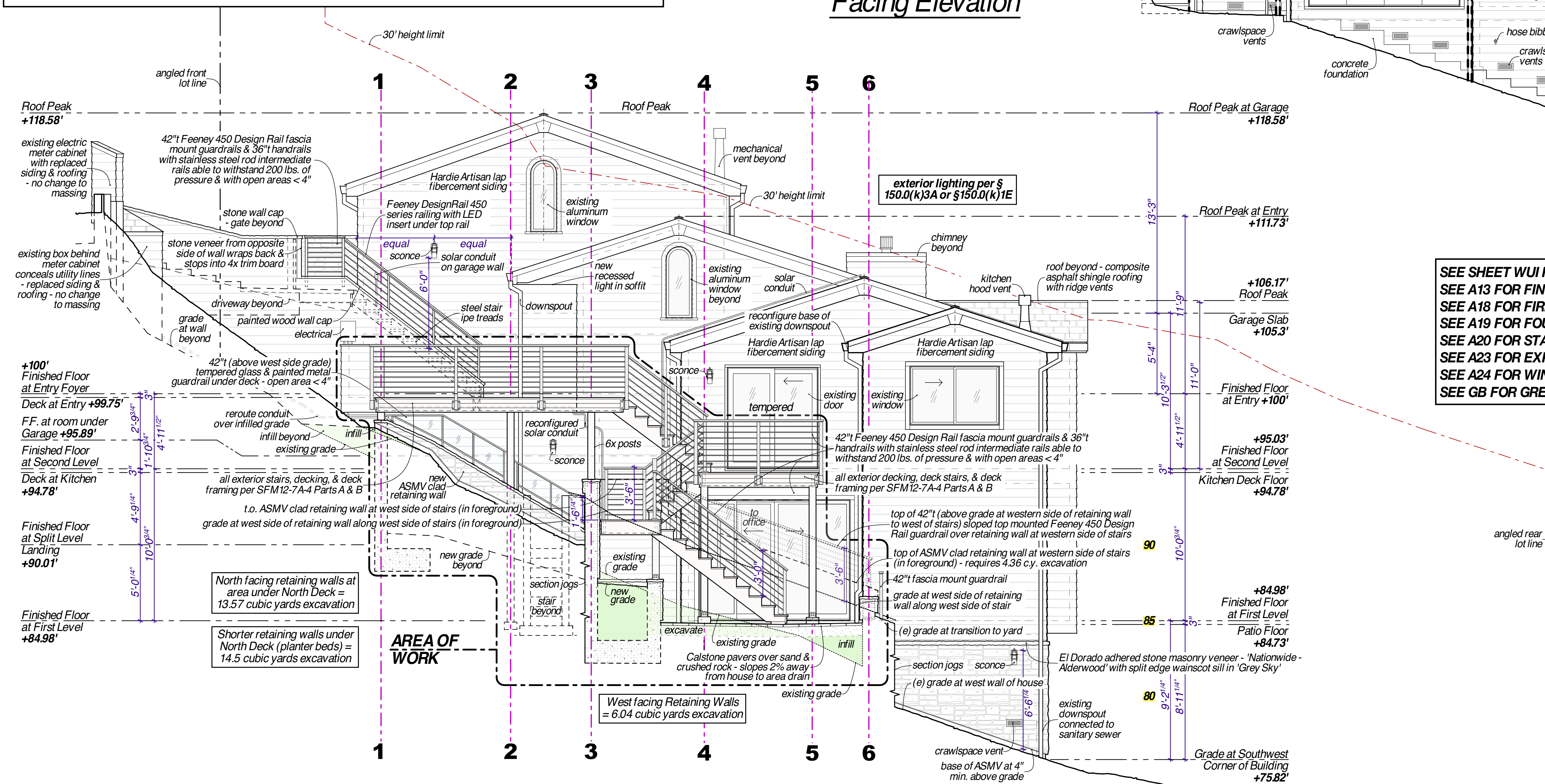
Covers or other means to prevent the accumulation of leaves and debris in the gutter is required.

ATTIC VENTILATION PER CBC 704A.2.2:

Eave and cornice vents are not allowed unless they resist the intrusion of flames and burning embers into the attic area conforming to SFM Standard 12-7A-1.

Eave and cornice vents on buildings when re-roofing permits are issued shall be removed or be changed to comply with Section 704A.2.2 CBC when ever the roof covering is removed to expose the rafters or spaced sheathing.

New roof mounted vents to be installed to provide the minimum attic ventilation as required by the building code. (1203.2 CBC)



Existing West Facing Elevation

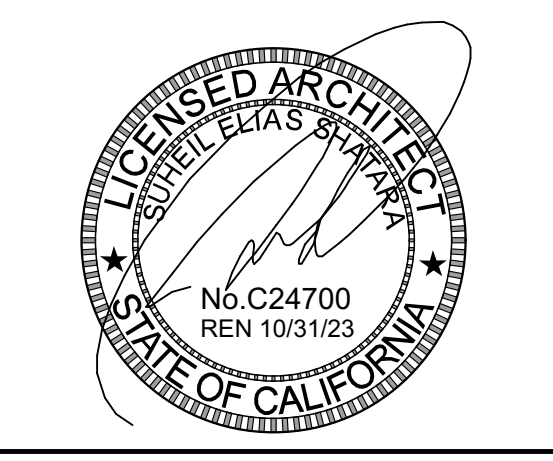
SEE SHEET WUI FOR WILDFIRE URBAN INTERFACE REQUIREMENTS
SEE A13 FOR FINISH MATERIAL PALETTE
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SEE A23 FOR EXPLODED PERSPECTIVE WINDOW FLASHING
SEE A24 FOR WINDOW & DOOR FLASHINGS
SEE GB FOR GREEN BUILDING REQUIREMENTS

Surface Runoff:
 To be redirected away from the mapped landslide immediately southwest of the property. Redirect existing & direct new discharge of collected runoff from subsoil drains to the storm drain system per CPC 11016.1 or toward the southeast corner of the property.
 Per CRC 40.1.3 Grade must slope to drain away 6" min. within 10'-0" from foundations. Where obstacles prevent that - drains or swales shall be constructed to ensure drainage away from structures. Impervious surfaces within 10'-0" of structures shall slope minimum 2% away from structures to drain.

DESIGN
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 Kelly Condon

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October 4, 2023



Existing & Proposed Western Facing Side Elevation

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

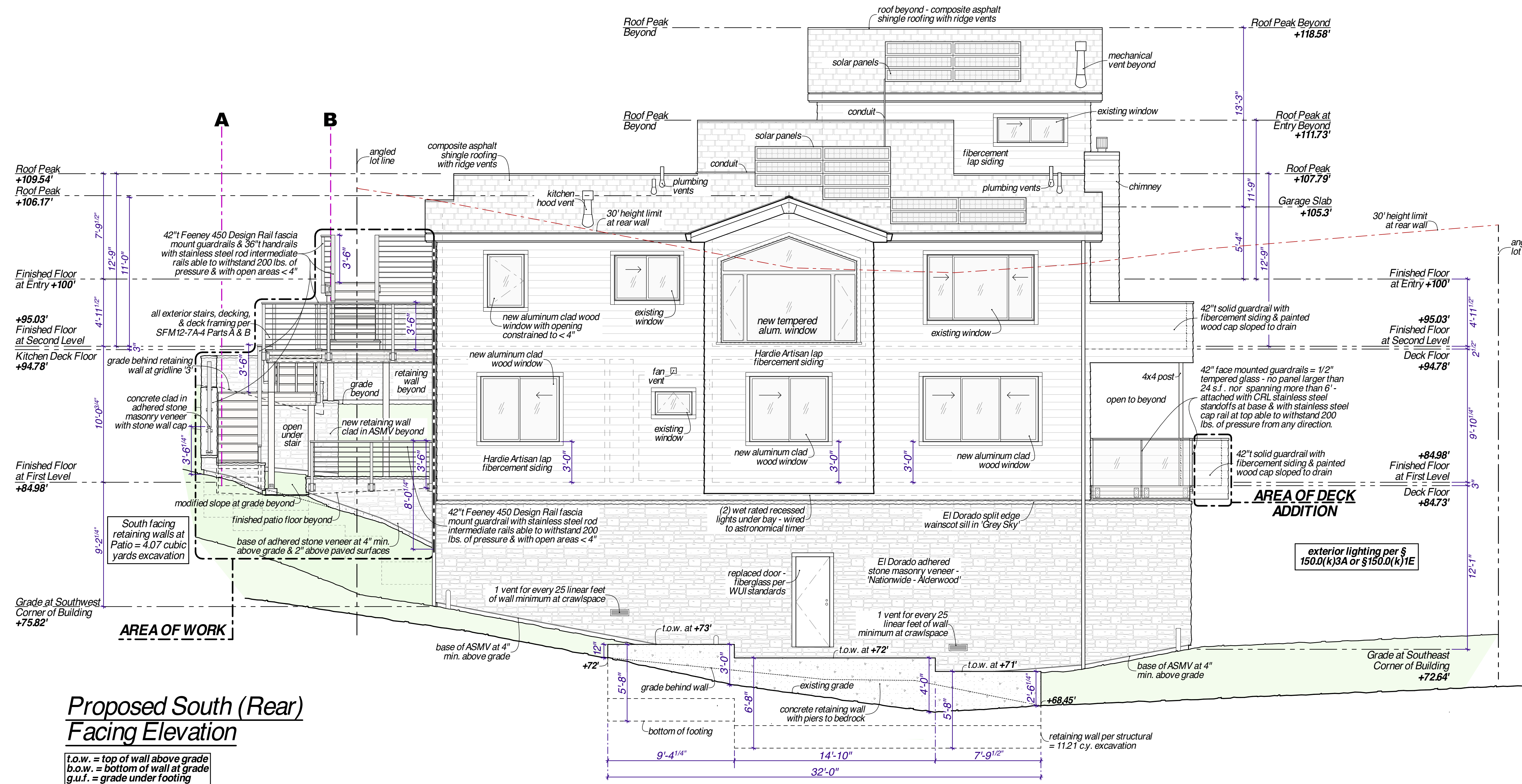
A14

Proposed West Facing Elevation / Section (Jogged Cut Away through stair to Patio)

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 kellymcondon@gmail.com
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October 4, 2023



Proposed South (Rear) Facing Elevation

t.o.w. = top of wall above grade
 b.o.w. = bottom of wall at grade
 g.u.f. = grade under footing

CALFIRE WILDFIRE URBAN INTERFACE REQUIREMENTS:

NEW OR REPLACED EXTERIOR DOORS PER CBC 704A.3.2.3:

Must be approved non-combustible construction, or solid core wood having stiles and rails not less than 1 inch thick and interior field panels not less than 1 inch thick, or 20 minute fire resistance rated assembly, or conform to performance standards of SFM 12-7A-1*

NEW OR REPLACED DECKS PER CBC 704A.4.1:

Decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following; Options: Constructed of ignition-resistant materials and pass performance requirements of SFM12-7A-4 Parts A & B*, or constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials, or constructed of ignition resistant materials an pass performance requirements of SFM12-7A Part A Peak heat Release less than 25 and have a flame spread rating of Class A, B, or C, and any walls within 10 feet of the deck must be non-combustible or ignition resistant if the decking material flame spread is Class C. Any wall materials specified in Wall section of Ch. 7-A.

EXTERIOR WALL REPAIR & REPLACEMENT PER CBC 704A .3.1:

Repair or replacement of exterior walls that do not require more than 50 % of the total lineal feet or square feet of the wall elevation (which ever is greater) **do not have to meet the requirements of this section.** Repairs or replacements greater than 50 % must be one of the following: Options: Approved non-combustible or ignition-resistant material, heavy timber, or log wall construction, or shall provide protection from flames and embers in accordance with SFM 12-7A-1*

SFM Office of State Fire Marshal Standards visit CAL FIRE www.fire.ca.gov

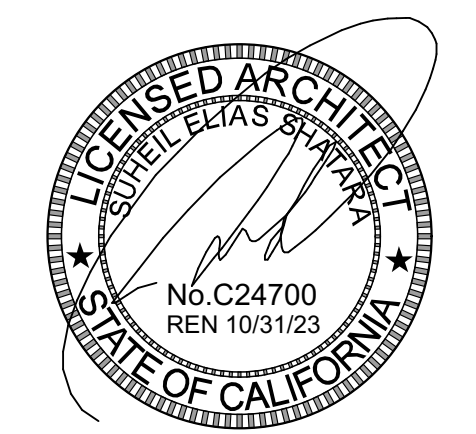
In an effort to provide home owners, industries, designers, local fire and building officials a readily list of "compliance WUI products", the State Fire Marshal is publishing a "WUI Products Handbook" to review the most recent copy go to:
<https://osfm.fire.ca.gov/media/5e4drz1r/2021-sfm-wui-listed-products-handbook-12-14-2021.pdf>
<https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/bmi-search-building-materials-listing/>

SEE SHEET WUI FOR WILDFIRE URBAN INTERFACE REQUIREMENTS

- SEE A13 FOR FINISH MATERIAL PALETTE
- SEE A18 FOR FIRE RATED ASSEMBLIES & SIDING DETAILS
- SEE A19 FOR FOUNDATION WATERPROOFING & STONE VENEER DETAILS
- SEE A20 FOR STAIR CODE NOTES & PATIO & DECK DETAILS
- SEE A21 & A22 FOR ROOFING & ROOF DECK DETAILS
- SEE A23 FOR EXPLODED PERSPECTIVE WINDOW FLASHING
- SEE A24 FOR WINDOW & DOOR FLASHINGS
- SEE GB FOR GREEN BUILDING REQUIREMENTS

Surface Runoff:

To be redirected away from the mapped landslide immediately southwest of the property. Redirect existing & direct new discharge of collected runoff from subsail drains to the storm drain system per CPC 1101.6.1 or toward the southeast corner of the property. Per CRC 401.3 Grade must slope to drain away 6" min. within 10'-0" from foundations. Where obstacles prevent that - drains or swales shall be constructed to ensure drainage away from structures. Impervious surfaces within 10'-0" of structures shall slope minimum 2% away from structures to drain.

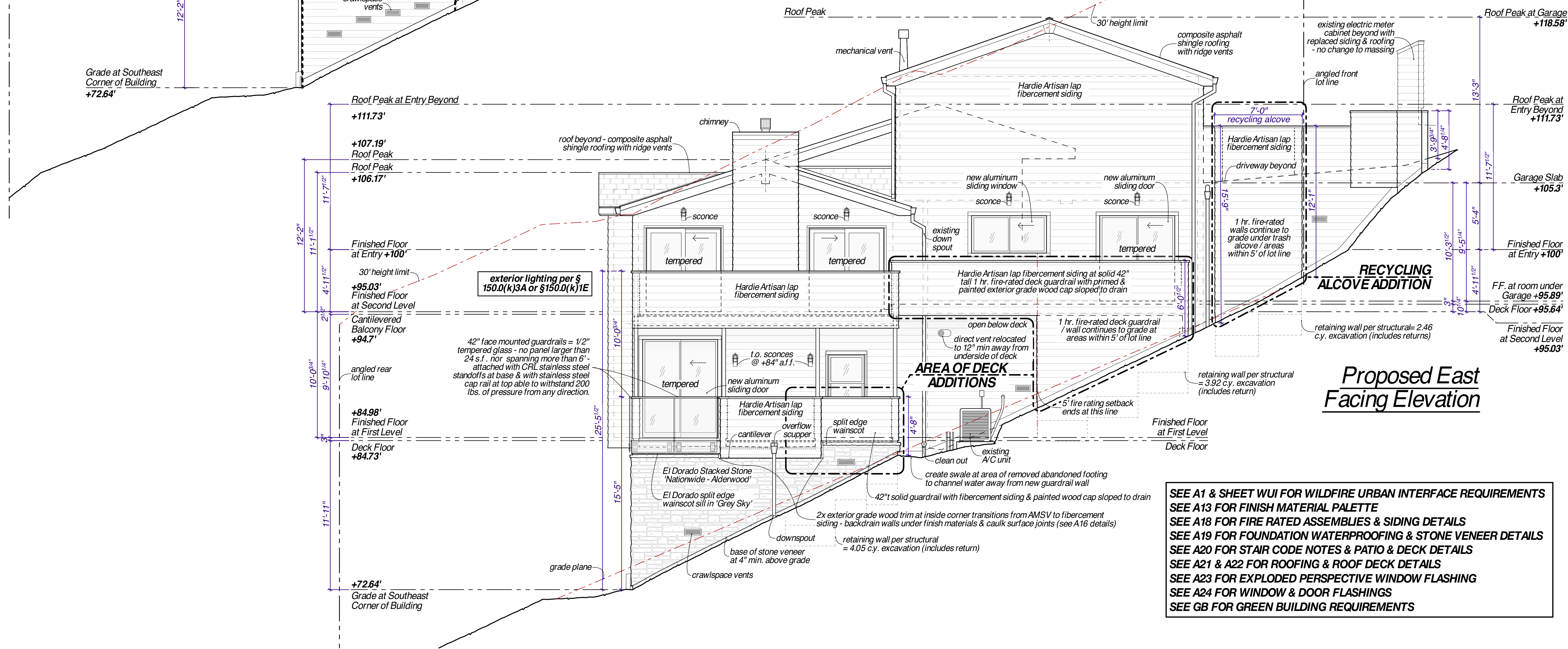
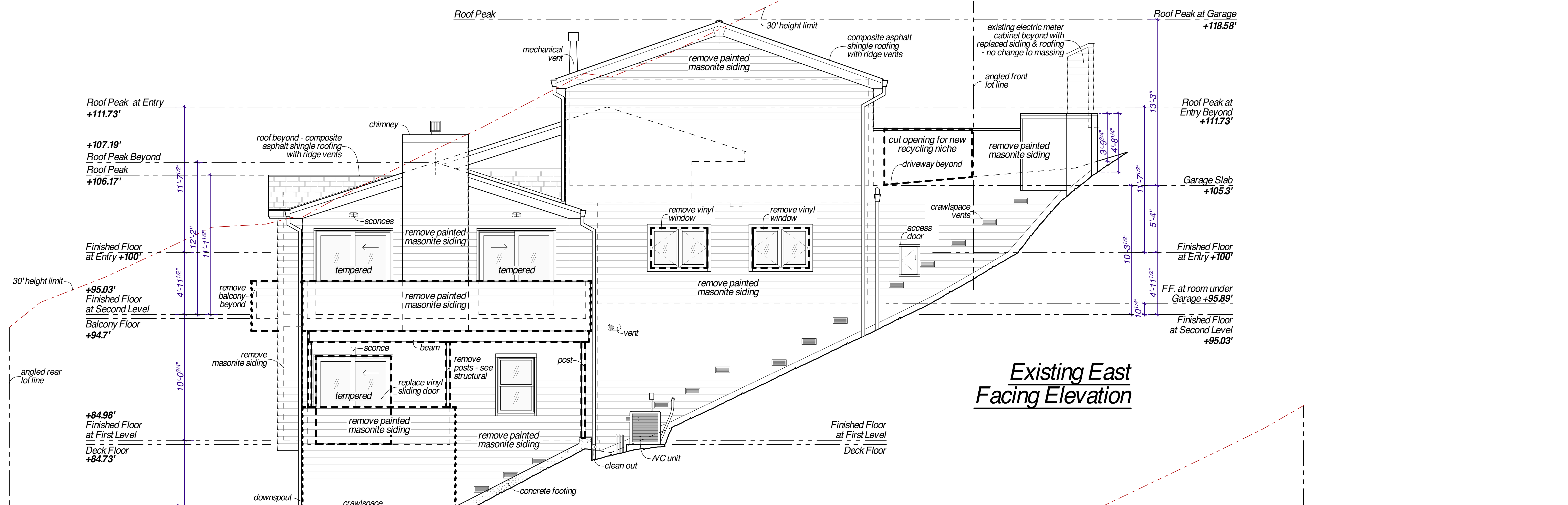


Proposed South Facing Elevation

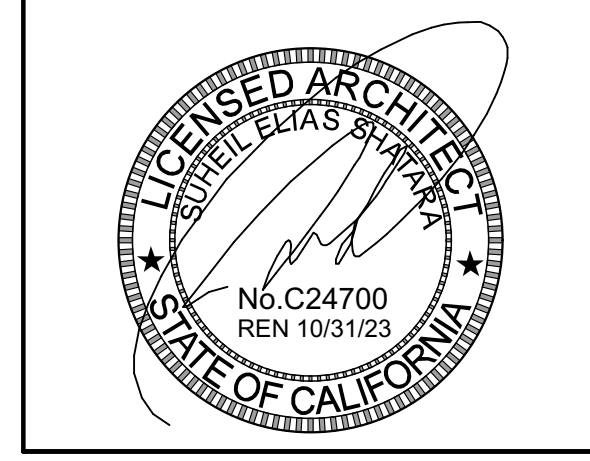
scale: 1/4" = 1'-0"

A16

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Existing & Proposed East Facing Side Elevation

scale: 1/4" = 1'-0"
A17

Fire Rated Wall, Ceiling & Roof Assembly Notes

At 1-Hour Fire-Rated Exterior Walls (Existing Walls with Existing Plywood Sheathing):

CBC 721.1(2) 16.1.1:

2" x 4" wood studs at 16" centers with double top plates, single bottom plate; interior side covered with 5/8" Type X gypsum wallboard, 4" wide, applied horizontally unblocked, and fastened with 2 1/4" Type S drywall screws, spaced 12" on center, wall-board joints covered with paper tape and joint compound, fastener heads covered with joint compound. Exterior covered with 3/8" wood structural panels, applied vertically, horizontal joints blocked and fastened with 6d common nails (bright) at 12" on center in the field, and 6" on center panel edges. Cavity to be filled with 3 1/2" mineral wool insulation. Rating established for exposure from interior side only.

The design stress of studs shall be equal to a maximum of 100 percent of the allowable F'c calculated in accordance with Section 2306.

Gypsum base for veneer plaster of the same size, thickness & core type shall be permitted to be substituted for gypsum wallboard, provided attachment is identical to that specified for the wallboard, and the joints on the face layer are reinforced, and the entire surface is covered with a minimum of 1/16" gypsum veneer panel.

CBC 721.1(2) 16.1.3:

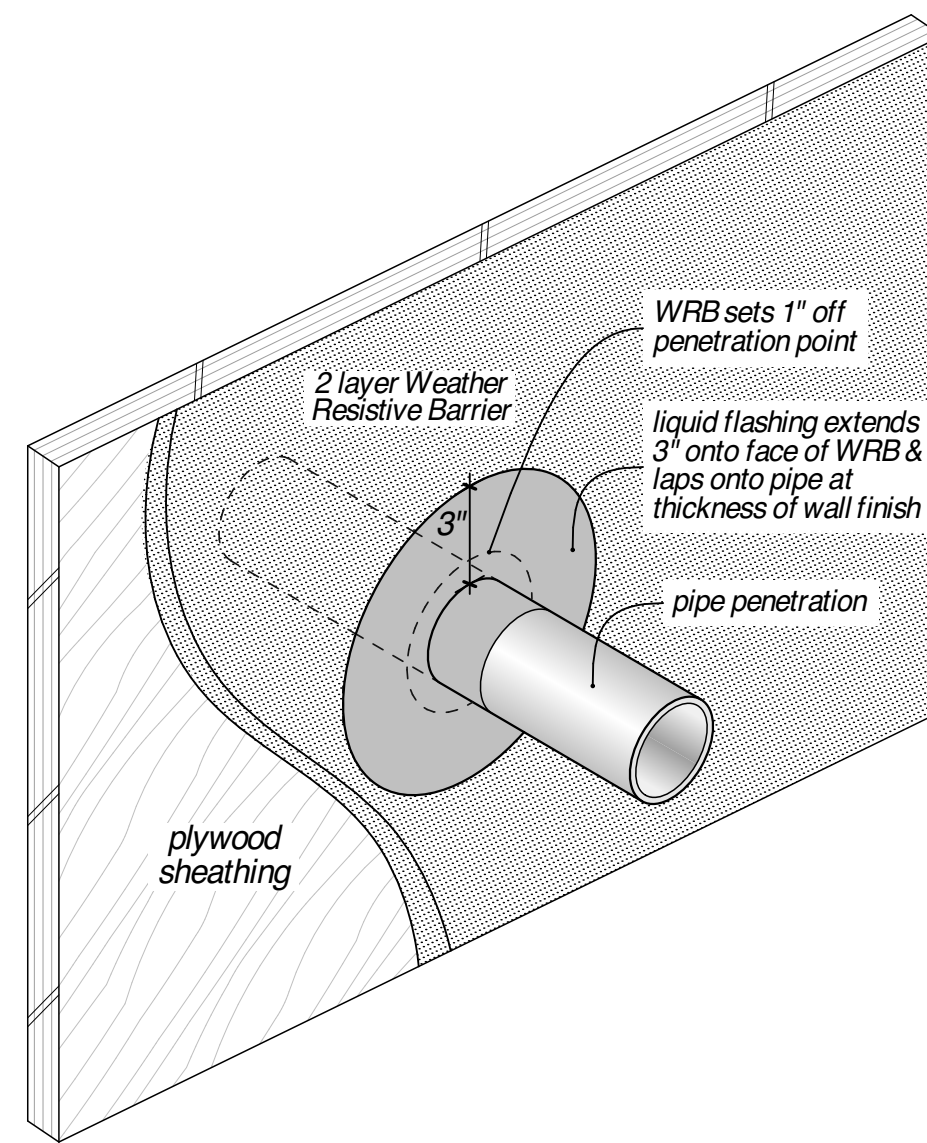
2" x 6" wood studs at 16" centers with double top plates, single bottom plate; interior side covered with 5/8" Type X gypsum wallboard, 4" wide, applied vertically with all joints over framing or blocking and fastened with 2 1/4" Type S drywall screws, spaced 7" on center. Joints covered with tape and joint compound. Exterior covered with 3/8" wood structural panels, applied vertically with edges over framing or blocking and fastened with 6d common nails (bright) at 12" on center in the field, and 6" on center on panel edges. R-19 mineral fiber insulation in stud cavity. Rating established for exposure from interior side only. The design stress of studs shall be equal to a maximum of 100 percent of the allowable F'c calculated in accordance with Section 2306.

Gypsum base for veneer plaster of the same size, thickness & core type shall be permitted to be substituted for gypsum wallboard, provided attachment is identical to that specified for the wallboard, and the joints on the face layer are reinforced, and the entire surface is covered with a minimum of 1/16" gypsum veneer panel.

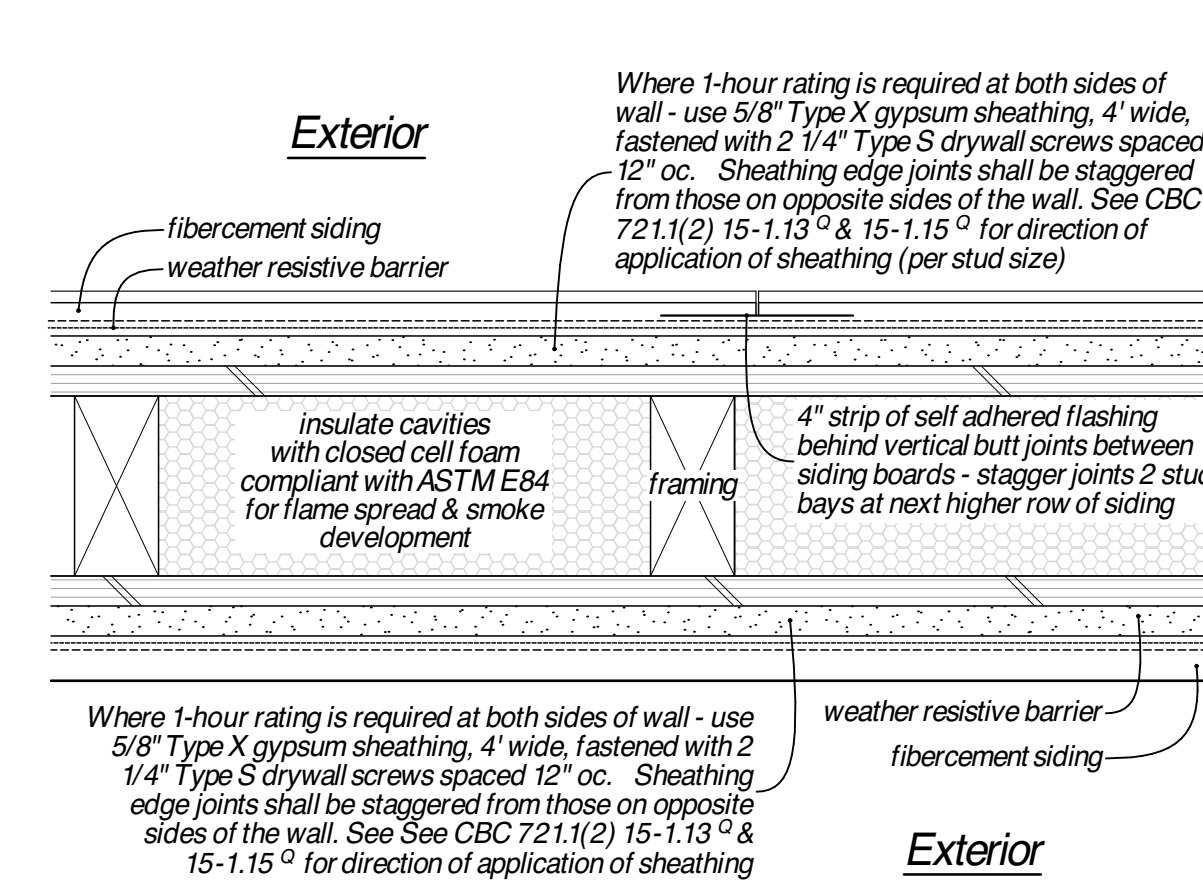
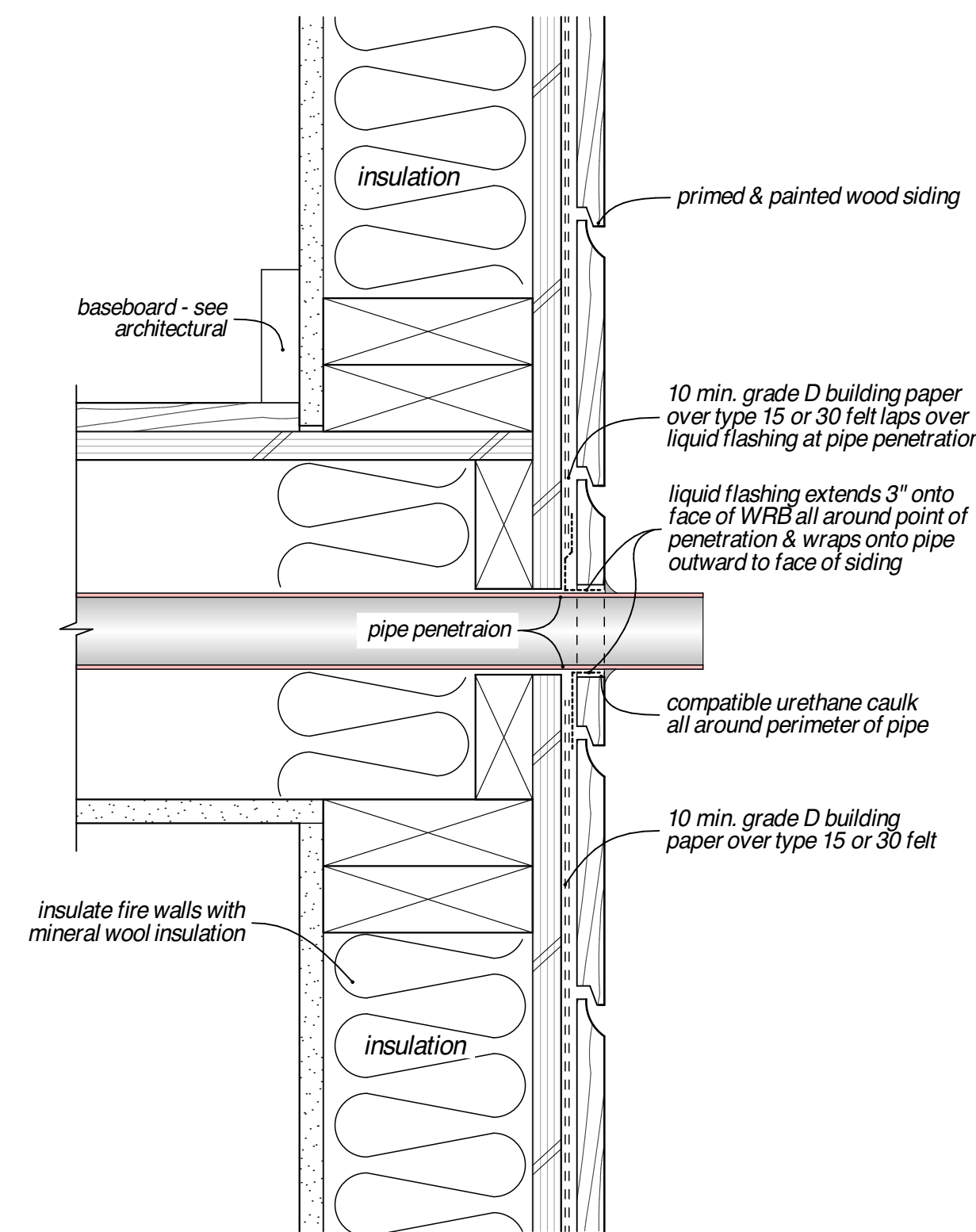
705.2.3 - Combustible Projections:

Combustible projections extending to within 5 feet (1524 mm) of the line used to determine fire separation distance, or located where openings are not permitted, or where projection of some openings is required shall be of at least 1-hour fire-resistance-rated construction, Type IV construction, fire-retardant treated wood or as required by Section 1406.3.

Exception: Type VB construction shall be allowed for combustible projections in Group R-3 and U occupancies with fire separation distance greater than or equal to 5 feet.



Isometric of Pipe & Wood Siding

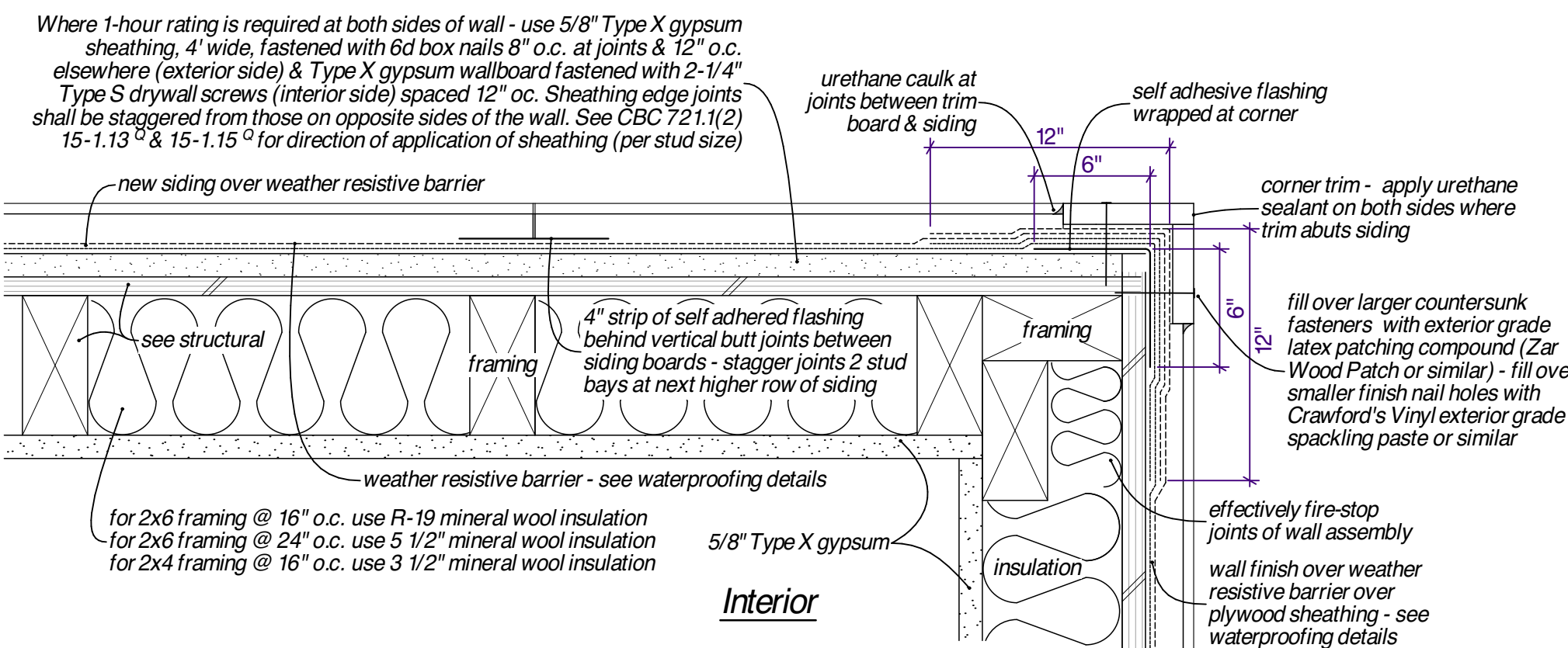


1-Hour Fire Rated Exterior to Exterior Wall - Fibercement Siding both Sides

scale: 3" = 1'-0"

Pipe Penetration at Exterior Wall Wood Siding

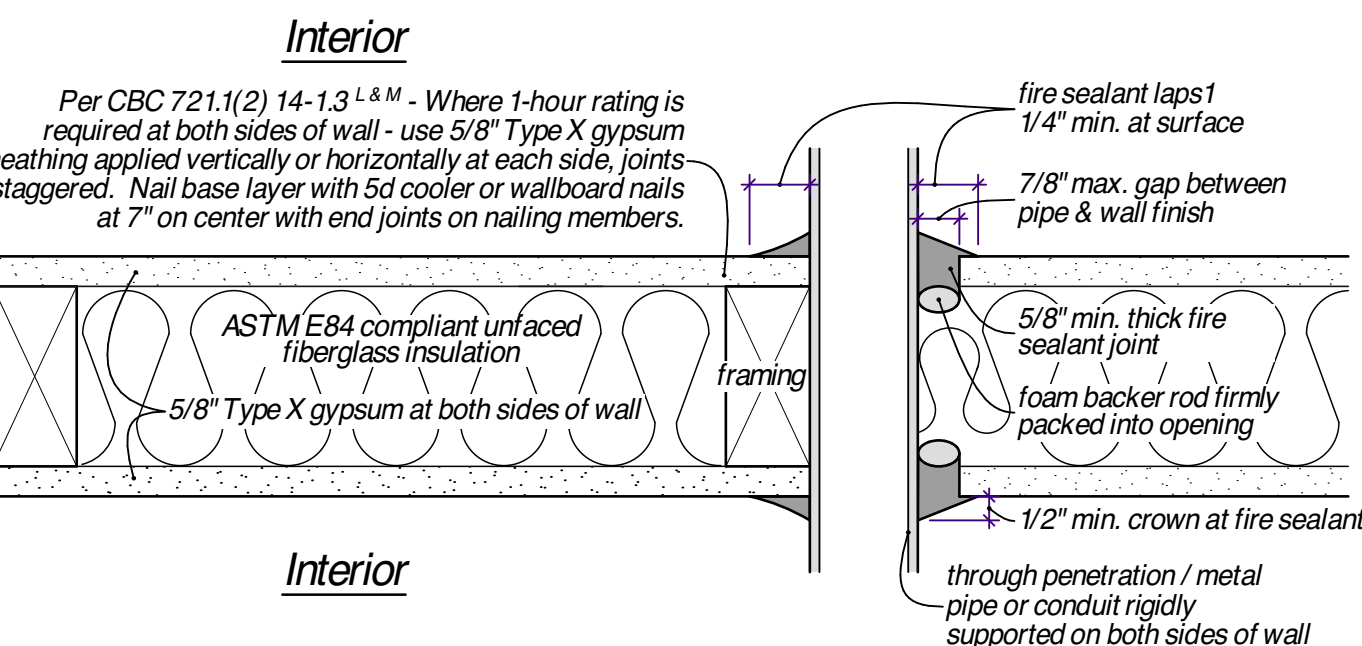
scale: 3" = 1'-0"



Corner at New Wall with Siding

scale: 3" = 1'-0"

Where 1-hour rating is required at both sides of wall - use 5/8" Type X gypsum sheathing fastened with 6d box nails 8" o.c. at joints & 12" o.c. elsewhere (exterior side) & Type X gypsum wallboard fastened with 2-1/4" Type S drywall screws (interior side) spaced 12" oc. Sheathing edge joints shall be staggered from those on opposite sides of the wall. For New Walls - see CBC 721.1(2) 15-1.13^o & 15-1.15^o for direction of application of sheathing (per stud size). For 2x6 framing @ 16" o.c. use R-19 mineral wool insulation. For 2x6 framing @ 24" o.c. use 5 1/2" mineral wool insulation. For 2x4 framing @ 16" o.c. use 3 1/2" mineral wool insulation. For Existing Walls where only interior can be accessed - install (2) sheets of 5/8" type X gypsum wallboard at interior face of walls parallel to & within 5' of side lot lines.

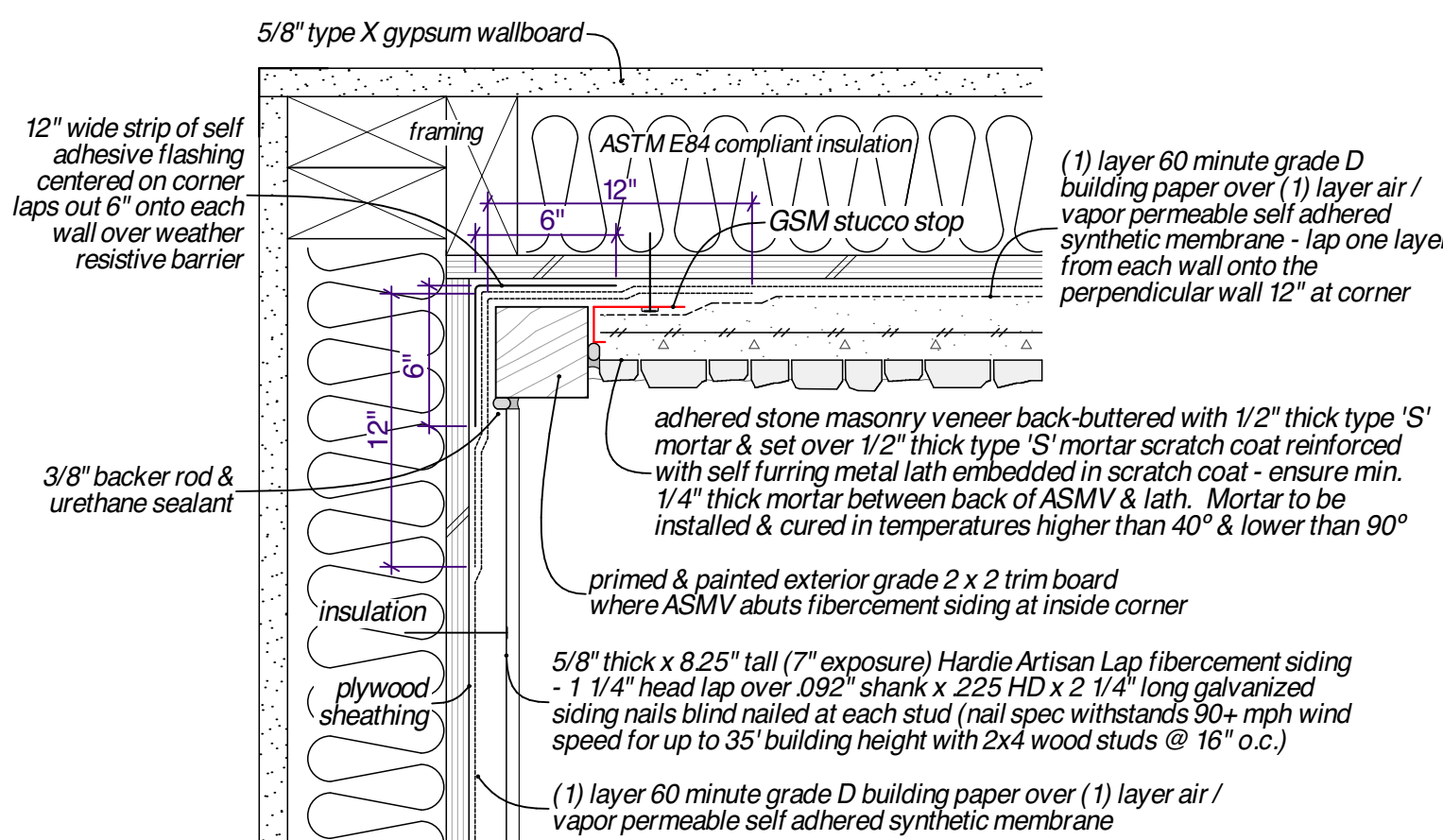


Through Penetration at 1-Hour Fire Rated Wall - per ASTM E 814 or UL 1479

scale: 3" = 1'-0"

Outside Corner at Fibercement Siding

scale: 3" = 1'-0"

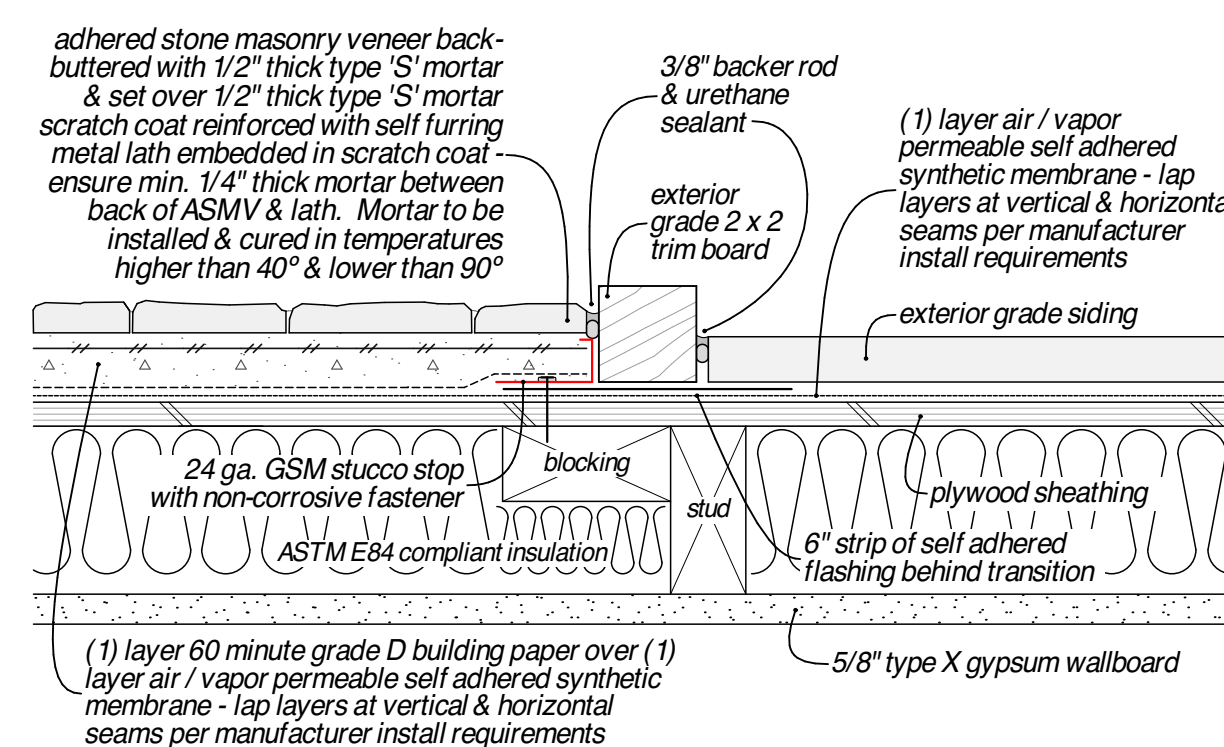


Inside Corner Transition from Fibercement Siding to Adhered Stone Masonry Veneer

scale: 3" = 1'-0"

Inside Corner at Fibercement Siding

scale: 3" = 1'-0"

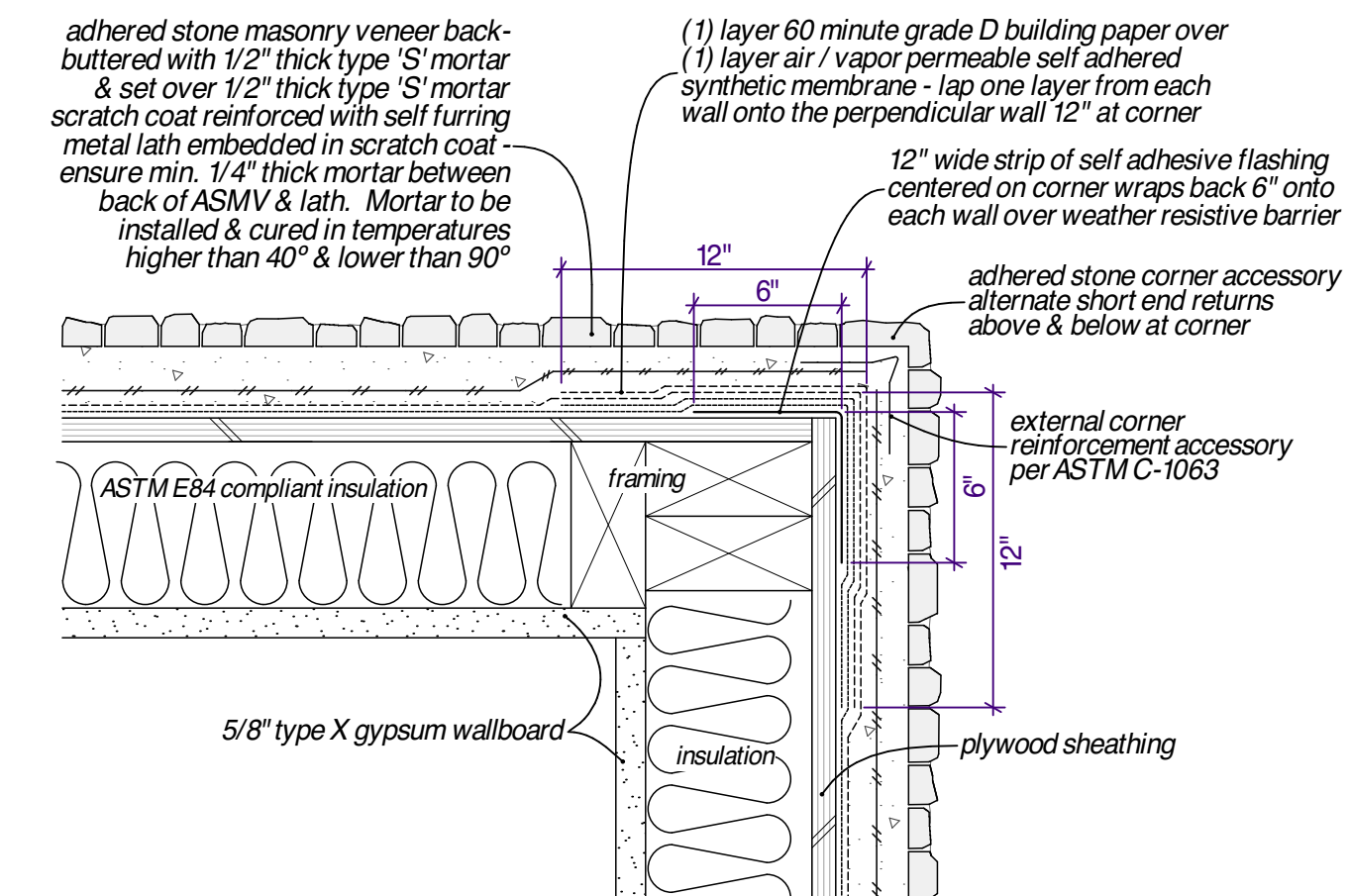


Transition from Adhered Stone Masonry Veneer to Siding

scale: 3" = 1'-0"

Inside Corner at Adhered Stone Masonry Veneer

scale: 3" = 1'-0"



Outside Corner at Adhered Stone Masonry Veneer

scale: 3" = 1'-0"



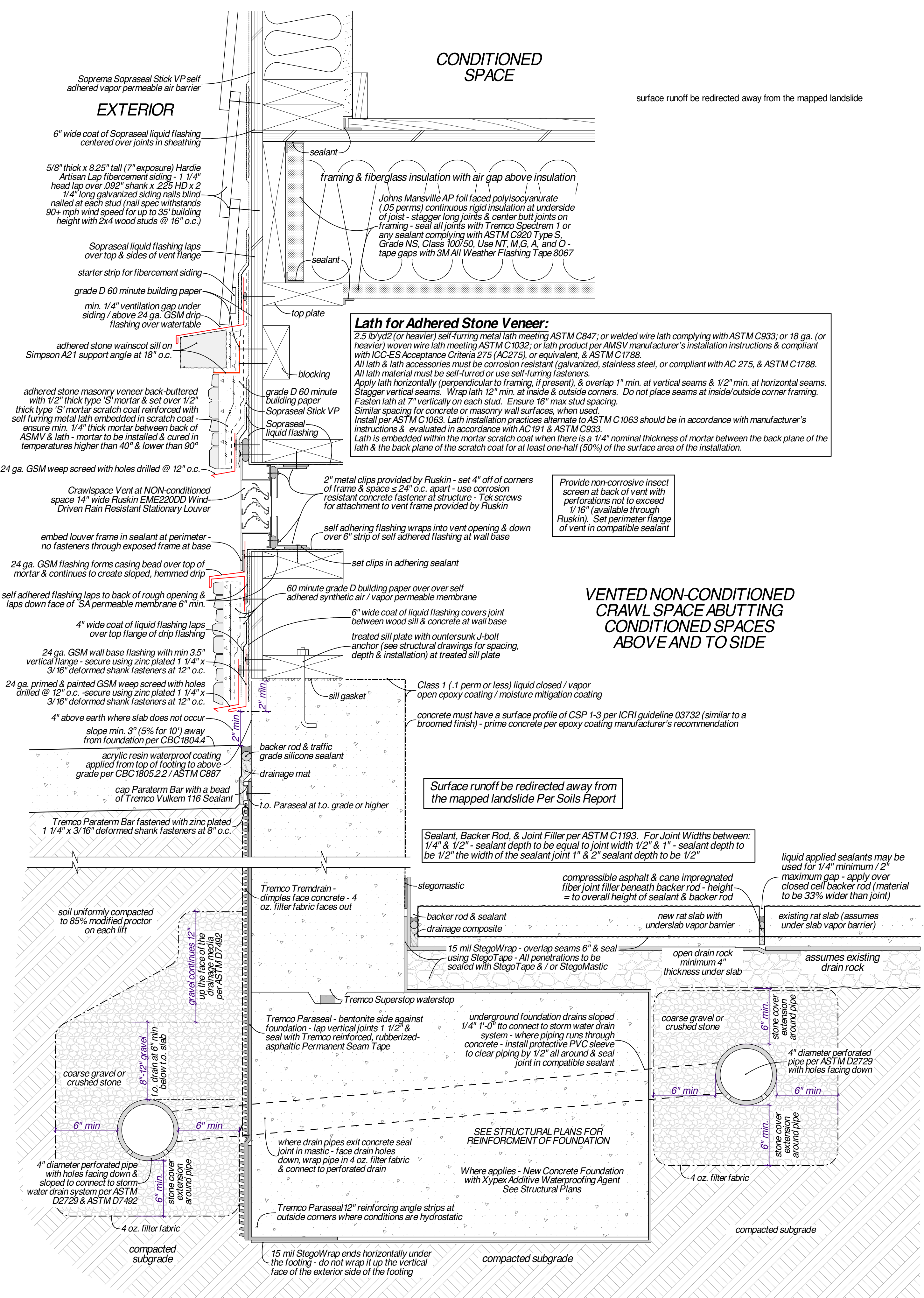
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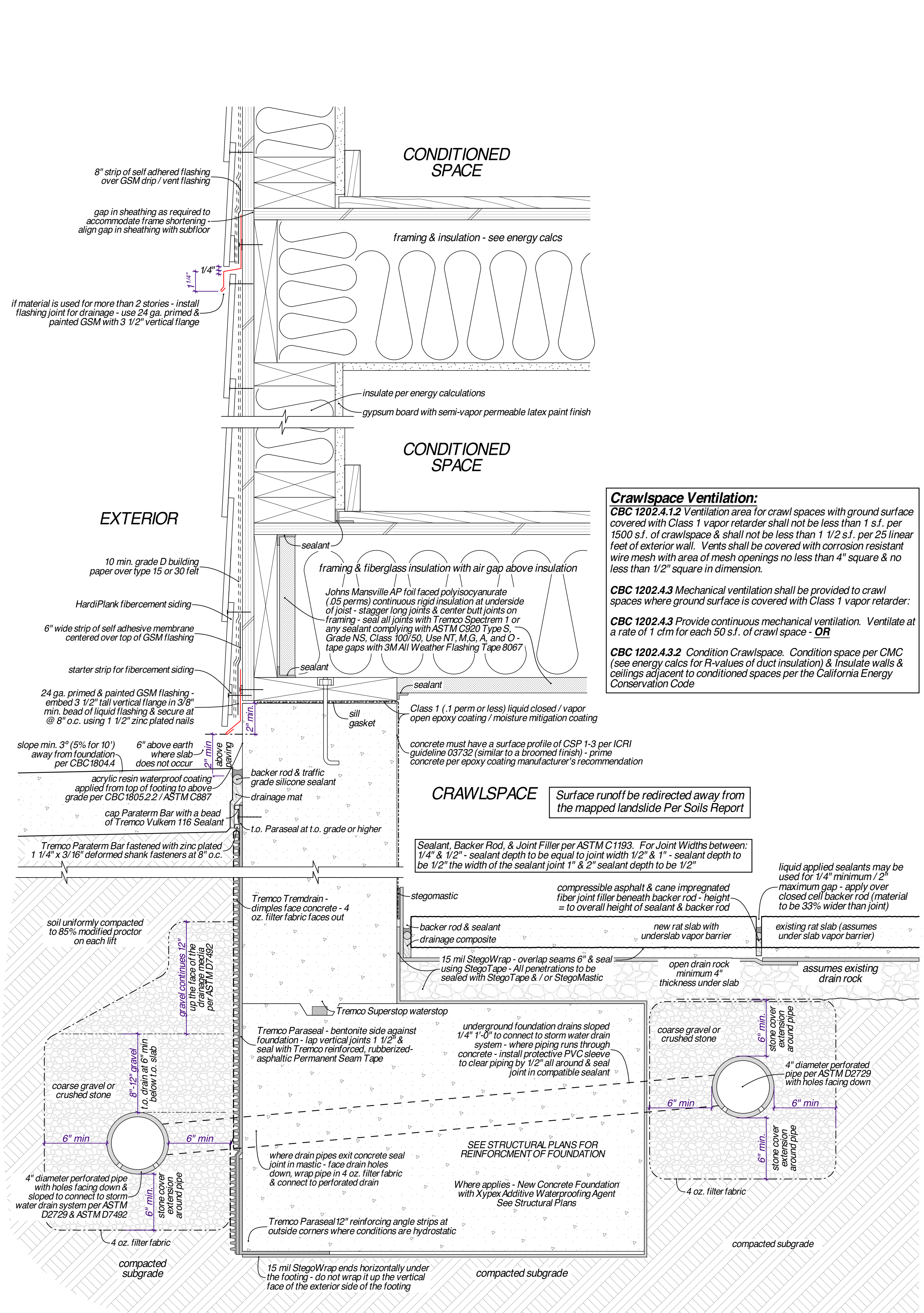


Fire Rated Assemblies, Stone Veneer & Siding Details
scale: as noted
A18

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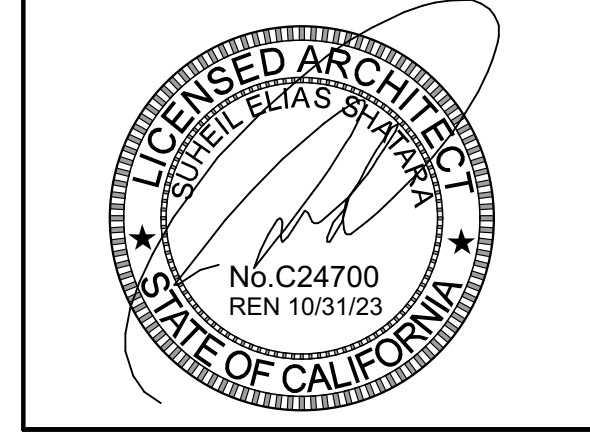
① **Waterproofing & Vapor Barrier @ Non-Conditioned Room abutting Conditioned Space above**
 scale: 3" = 1'-0"



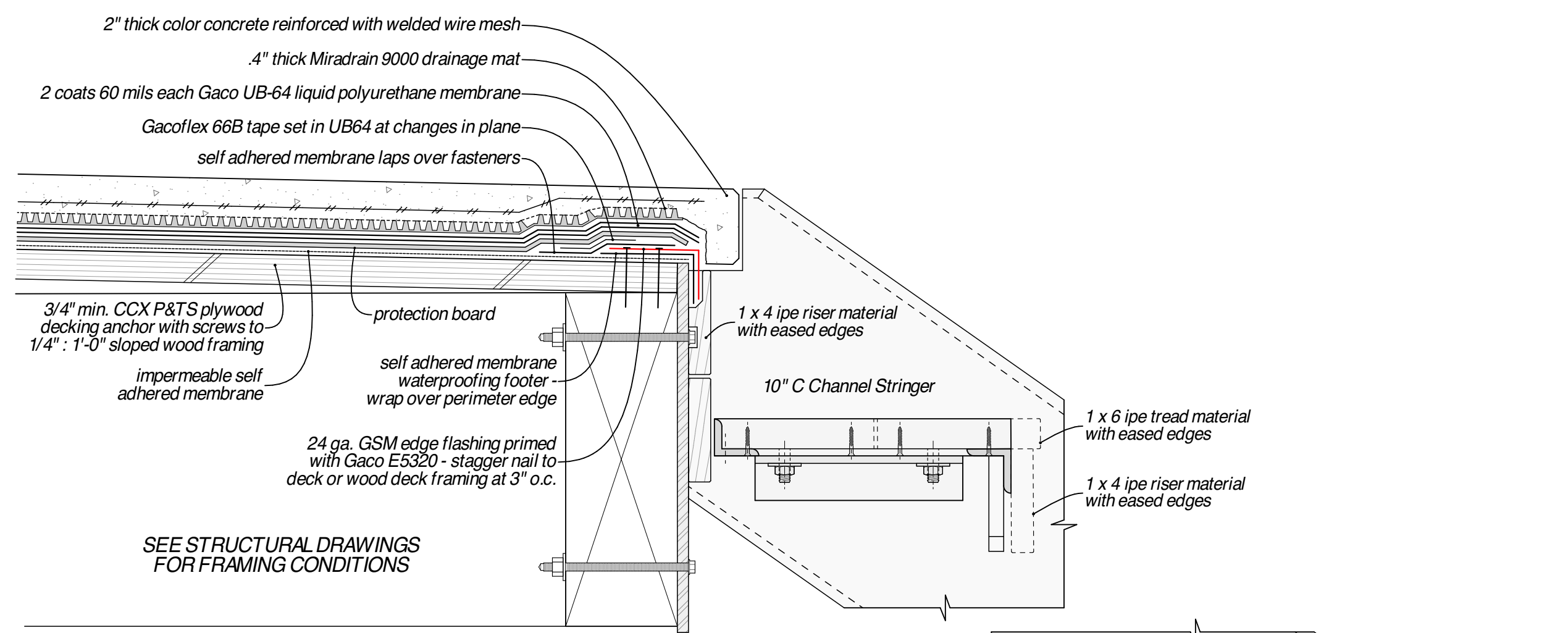
② **Waterproofing & Vapor Barrier @ Non-Conditioned Room abutting Conditioned Space above**
 scale: 3" = 1'-0"

October 4, 2023

Crawlspace Ventilation:
CBC 1202.4.1.2 Ventilation area for crawl spaces with ground surface covered with Class 1 vapor retarder shall not be less than 1 s.f. per 1500 s.f. of crawlspace & shall not be less than 1 1/2 s.f. per 25 linear feet of exterior wall. Vents shall be covered with corrosion resistant wire mesh with area of mesh openings no less than 4" square & no less than 1/2" square in dimension.
CBC 1202.4.3 Mechanical ventilation shall be provided to crawl spaces where ground surface is covered with Class 1 vapor retarder.
CBC 1202.4.3 Provide continuous mechanical ventilation. Ventilate at a rate of 1 cfm for each 50 s.f. of crawlspace - OR
CBC 1202.4.3.2 Condition Crawlspace. Condition space per CMC (see energy calcs for R-values of duct insulation) & Insulate walls & ceilings adjacent to conditioned spaces per the California Energy Conservation Code



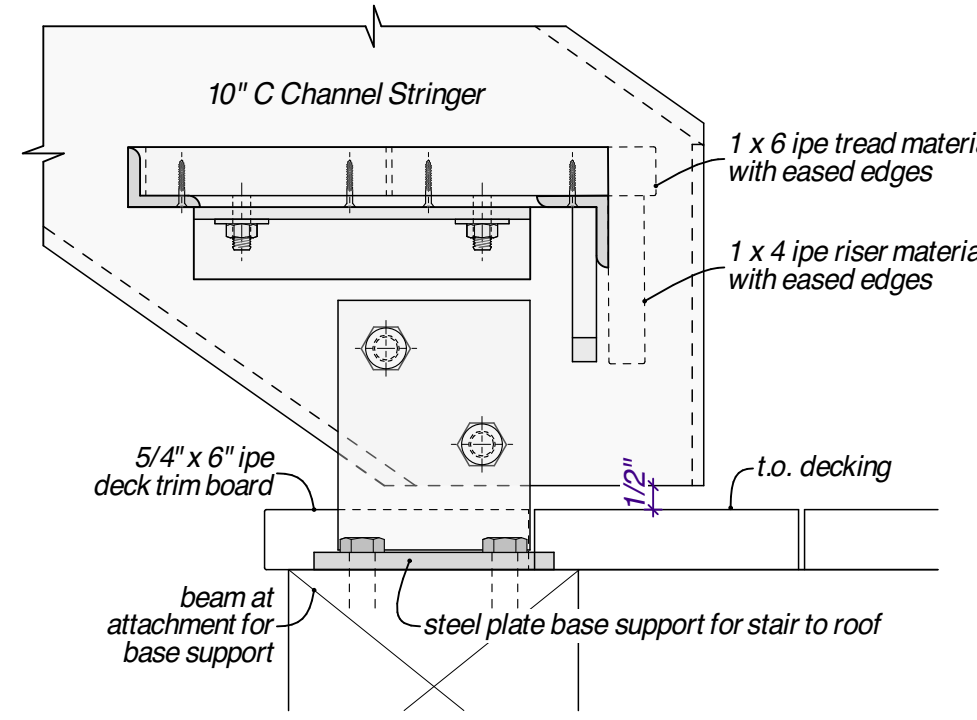
Foundation & Adhered Stone Veneer Details
 scale: as noted
A19



1 Connection at Concrete Landing at Top of Steel Stair

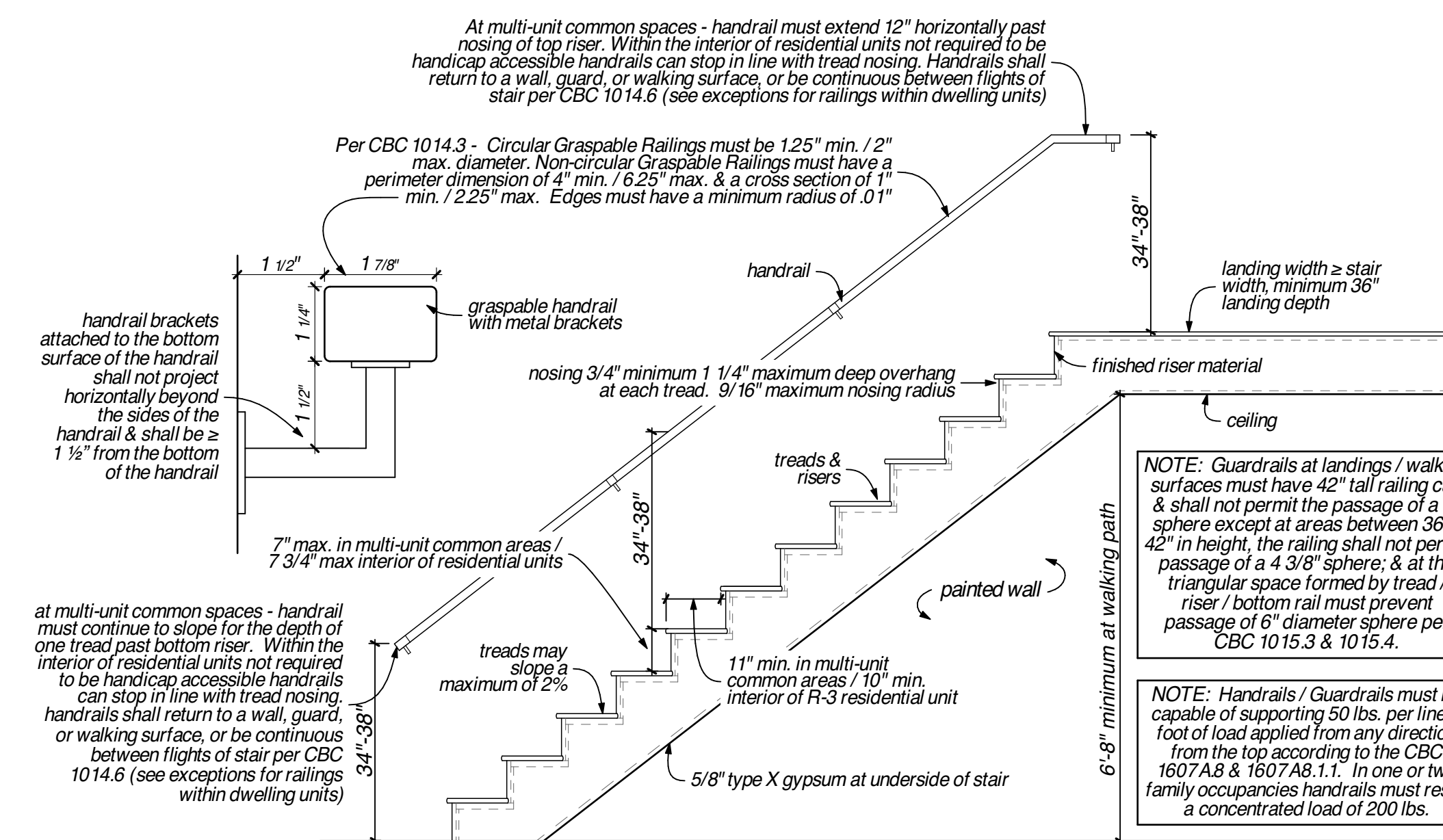
scale: 3" = 1'-0"

COORDINATE WITH STEEL FABRICATOR'S SHOP DRAWINGS



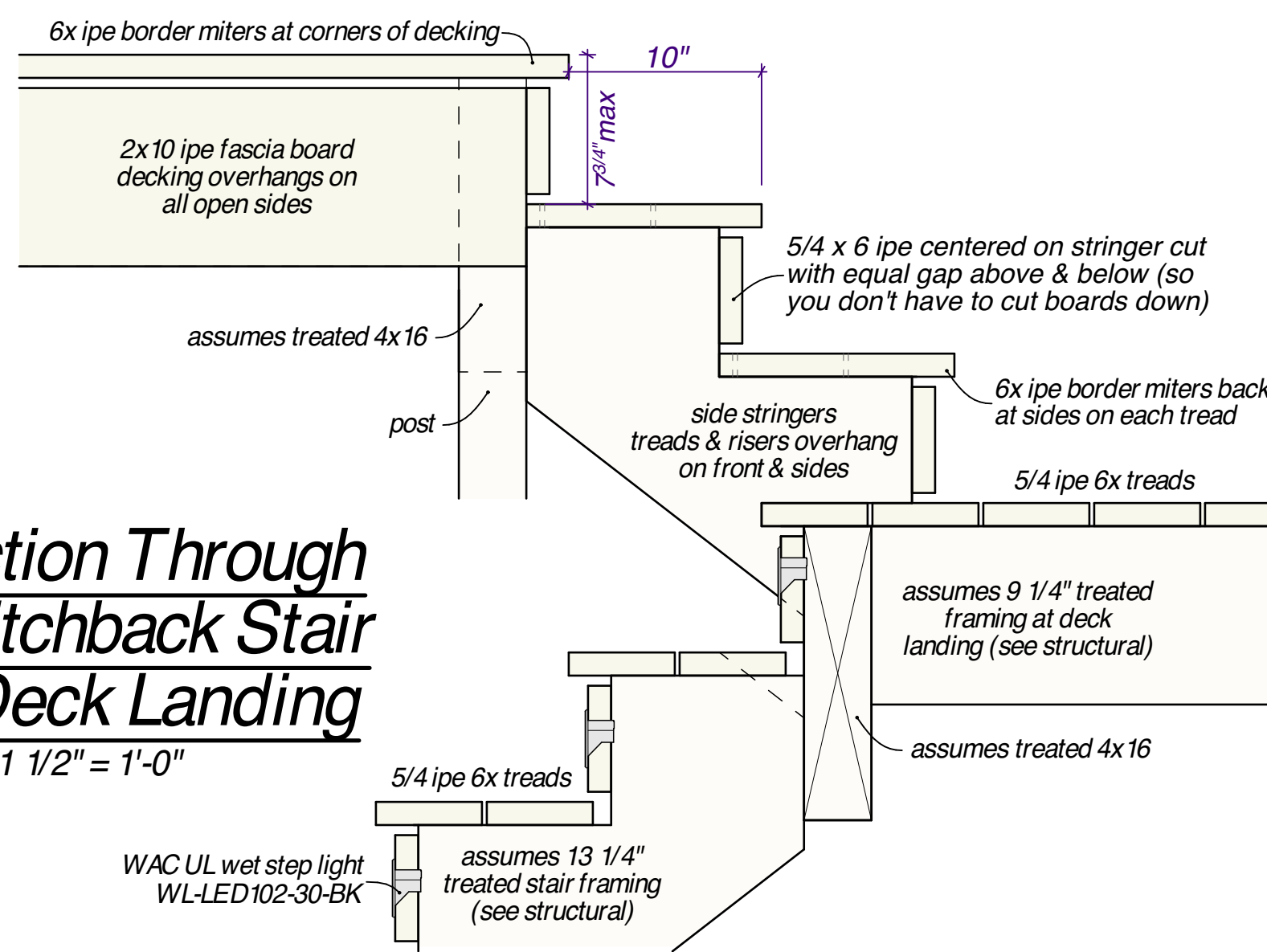
Steel Foot At Stair to Driveway (finished treads shown dashed)

scale: 3" = 1'-0"



2 Stair & Railing Code Notes

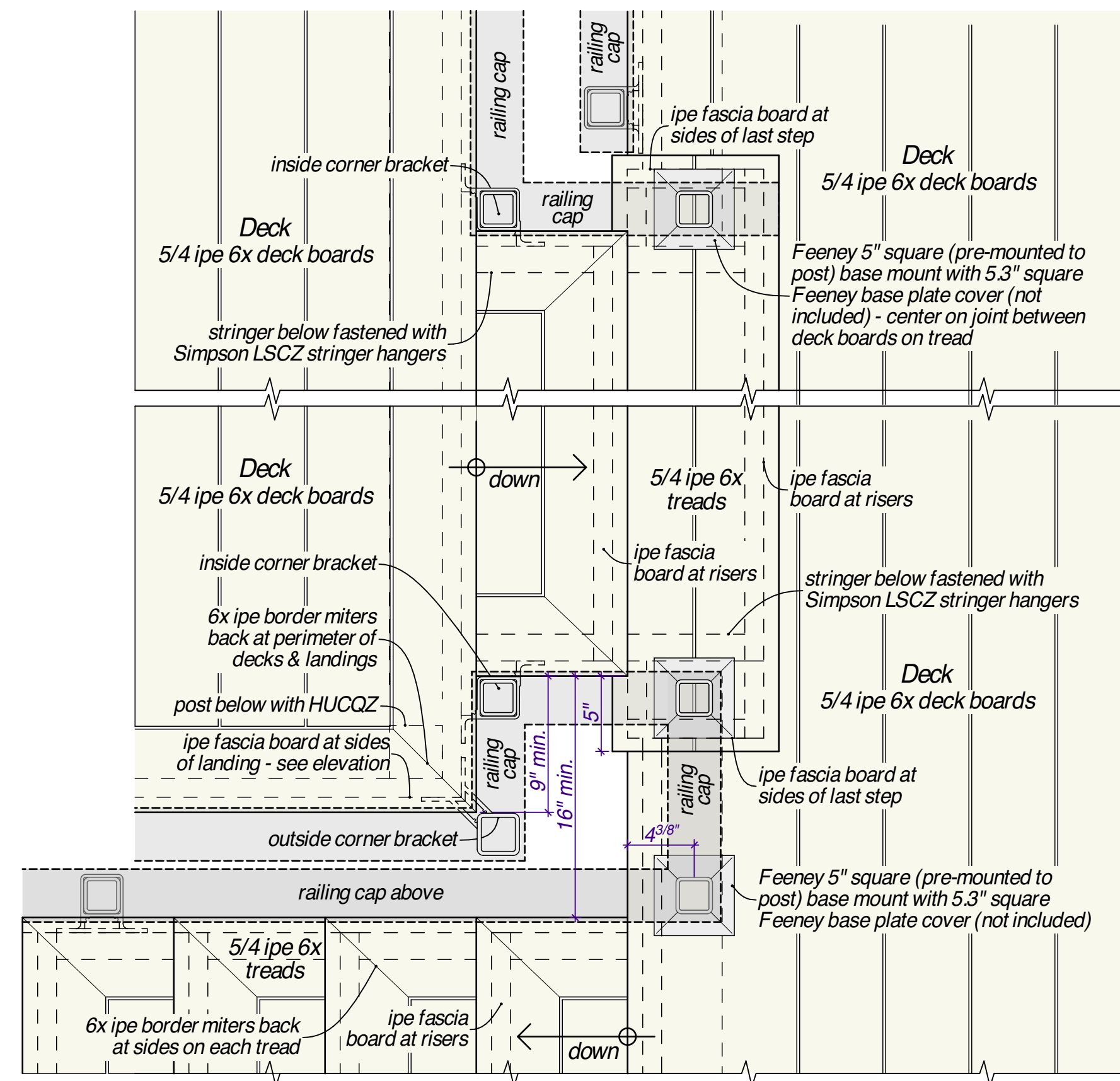
scale: 1/2" = 1'-0"



3 Section Through Switchback Stair at Deck Landing

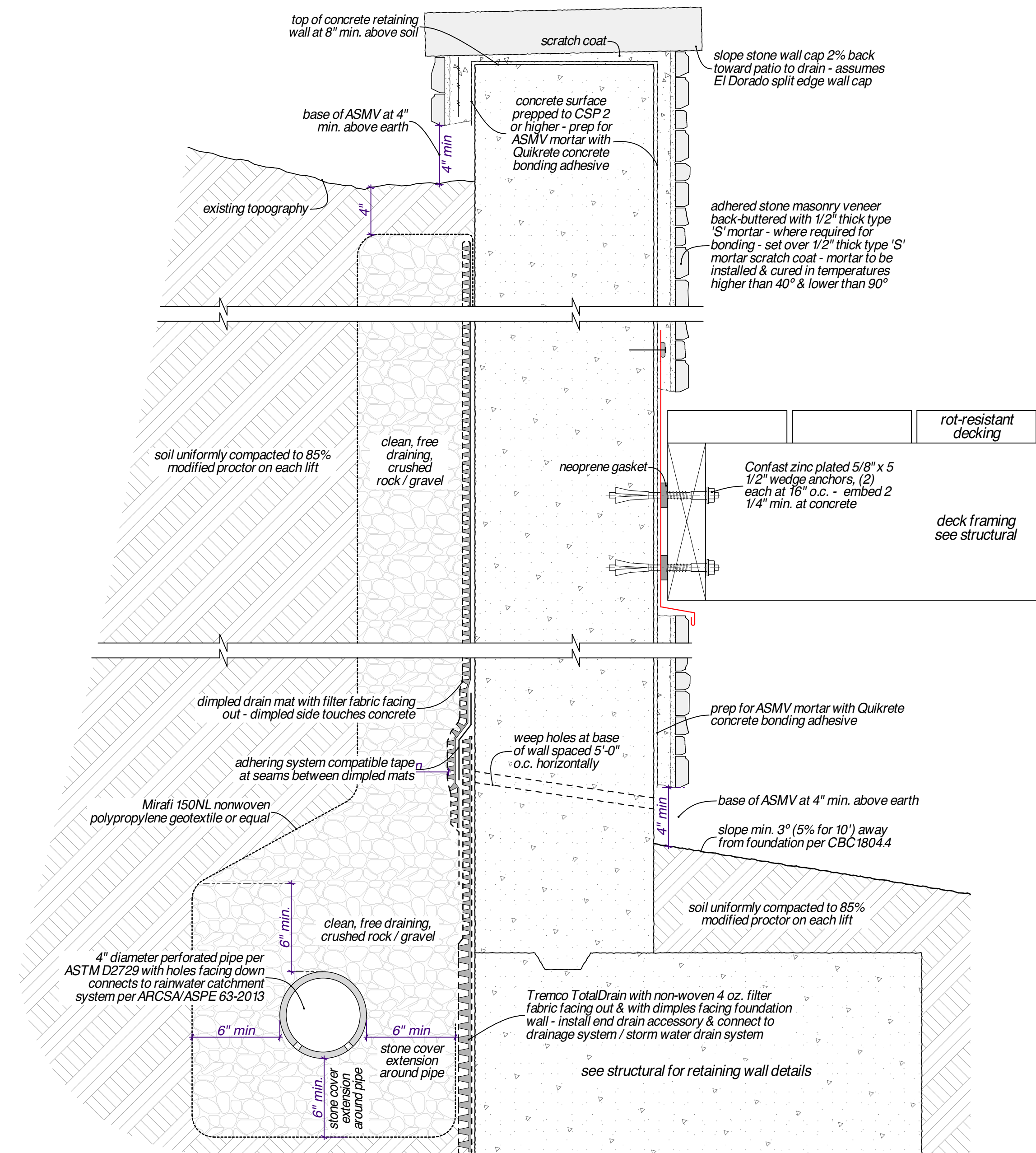
Scale: 1 1/2" = 1'-0"

NOTE: All exterior Simpson Hangers / Connectors to be ZMAX



4 Switchback Stair between Decks on 2 levels

Scale: 1 1/2" = 1'-0"



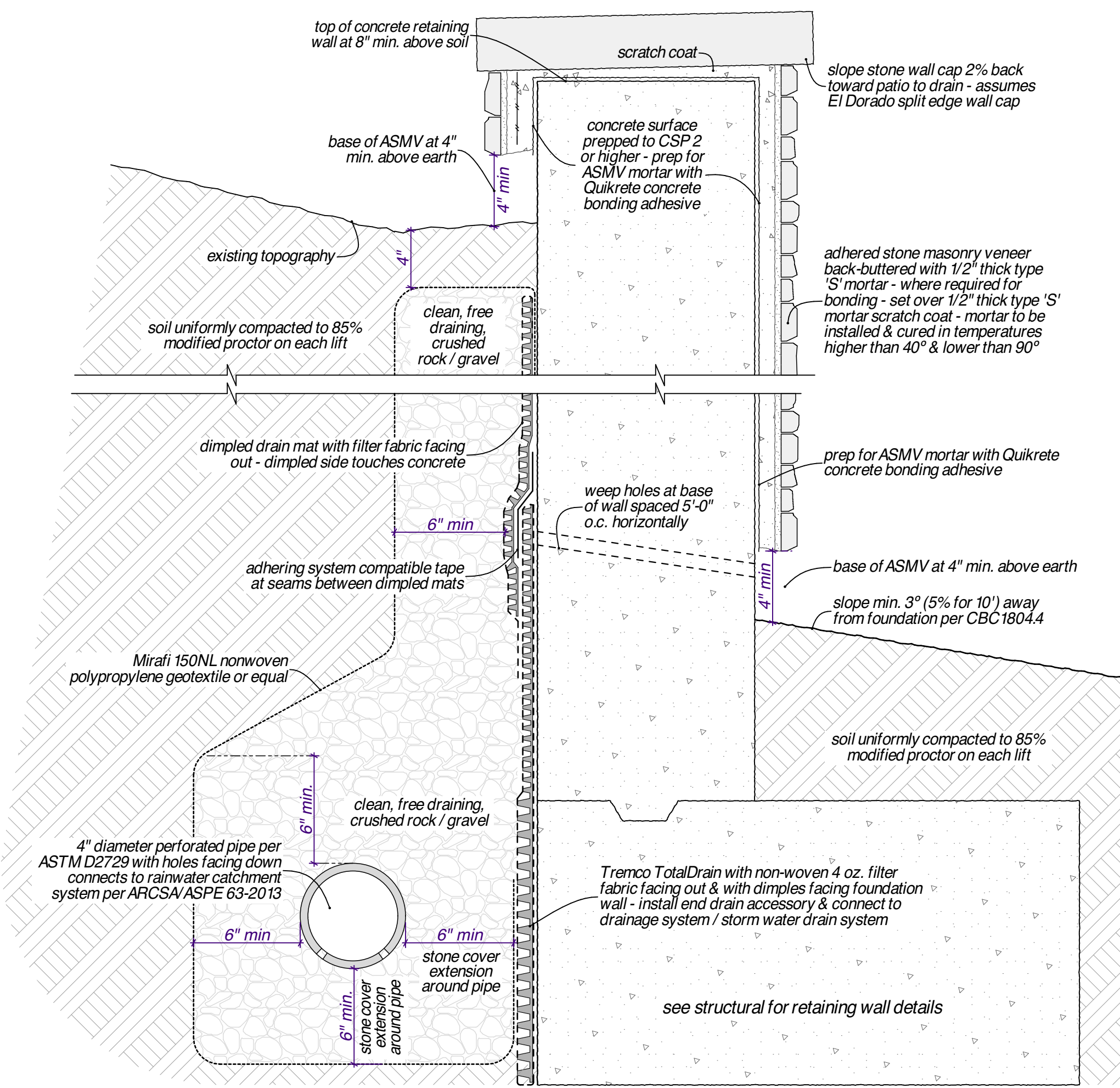
5 Drainage Systems at Adhered Stone Veneer Clad Landscape Retaining Wall

scale: 3" = 1'-0"

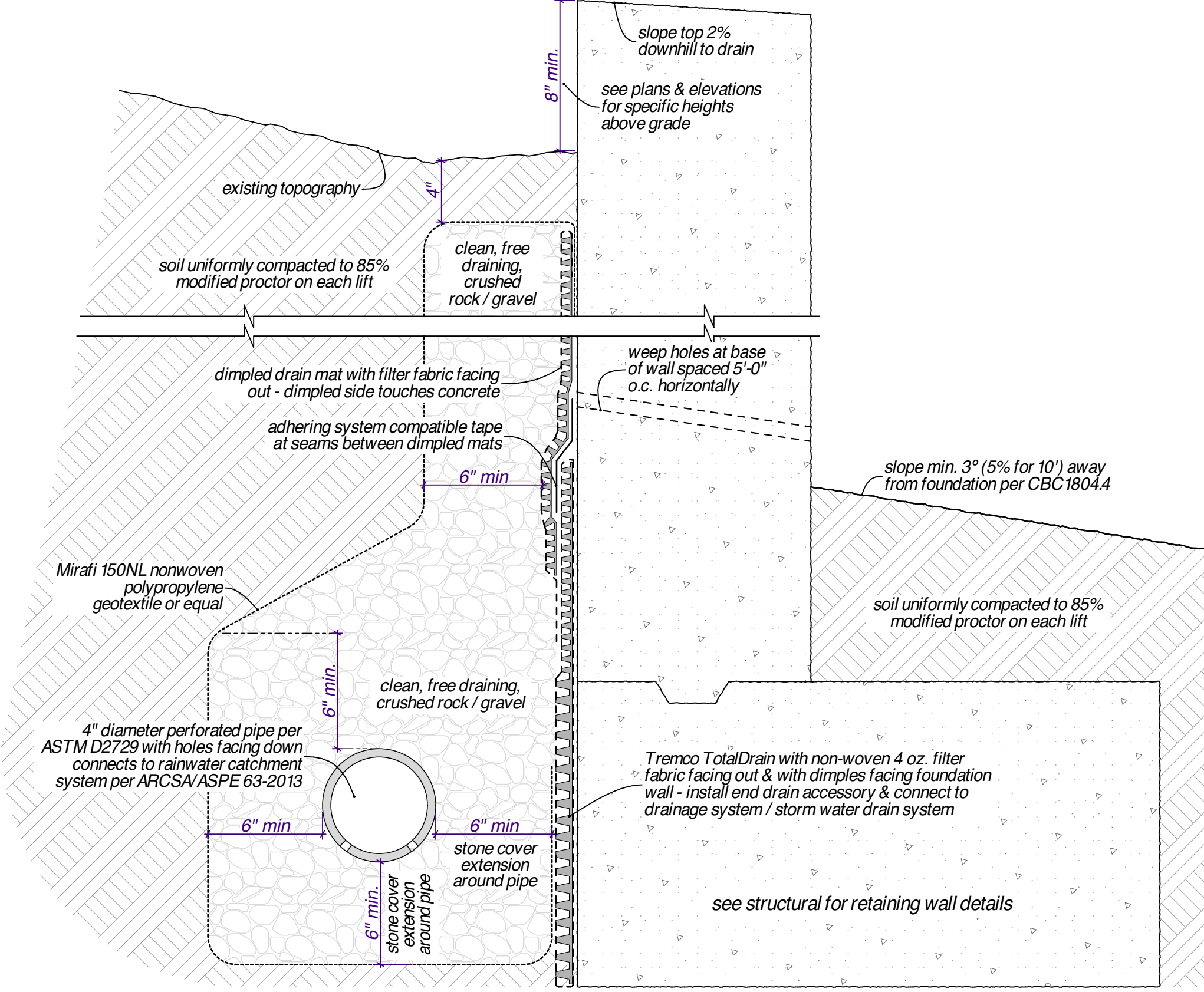
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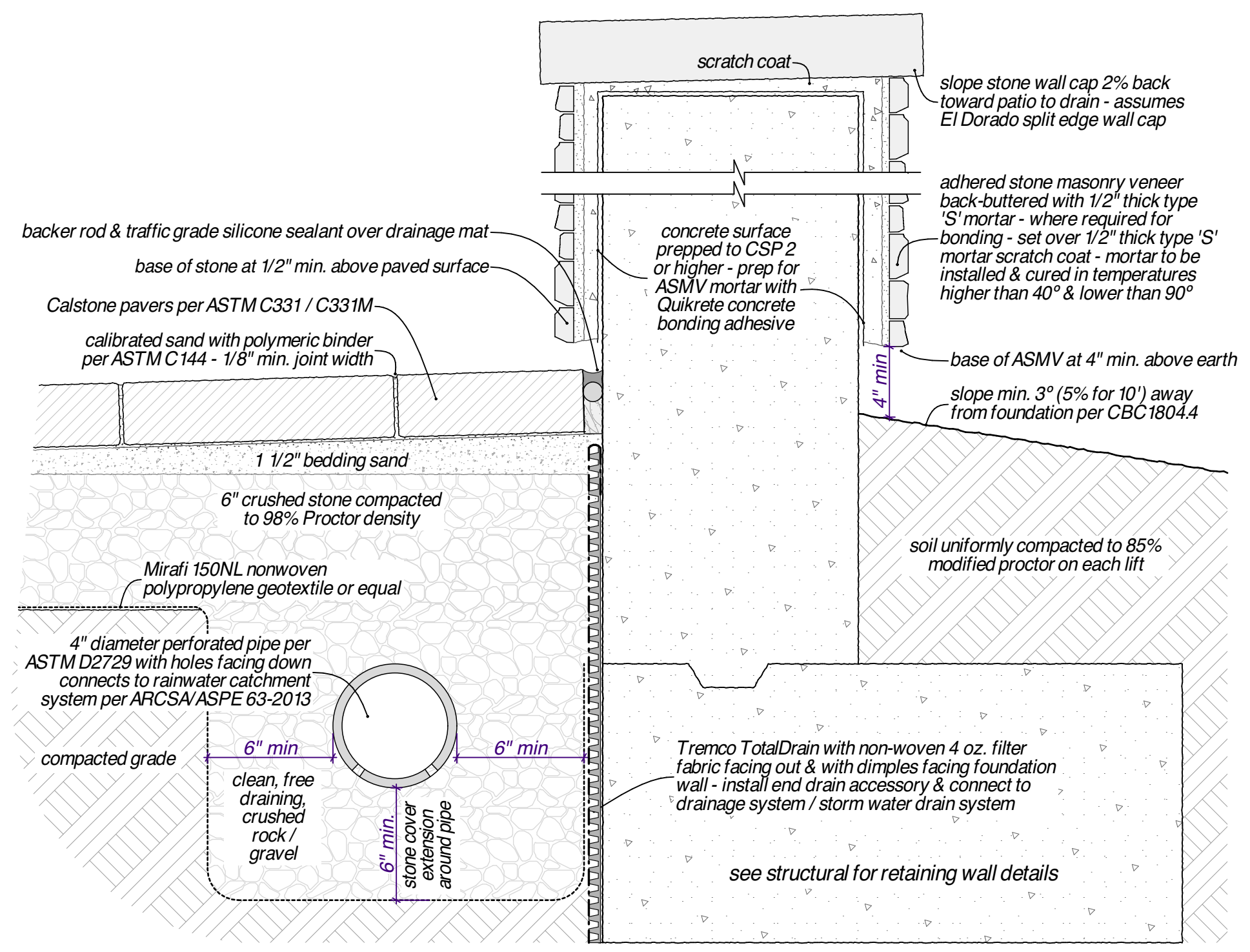
October 4, 2023



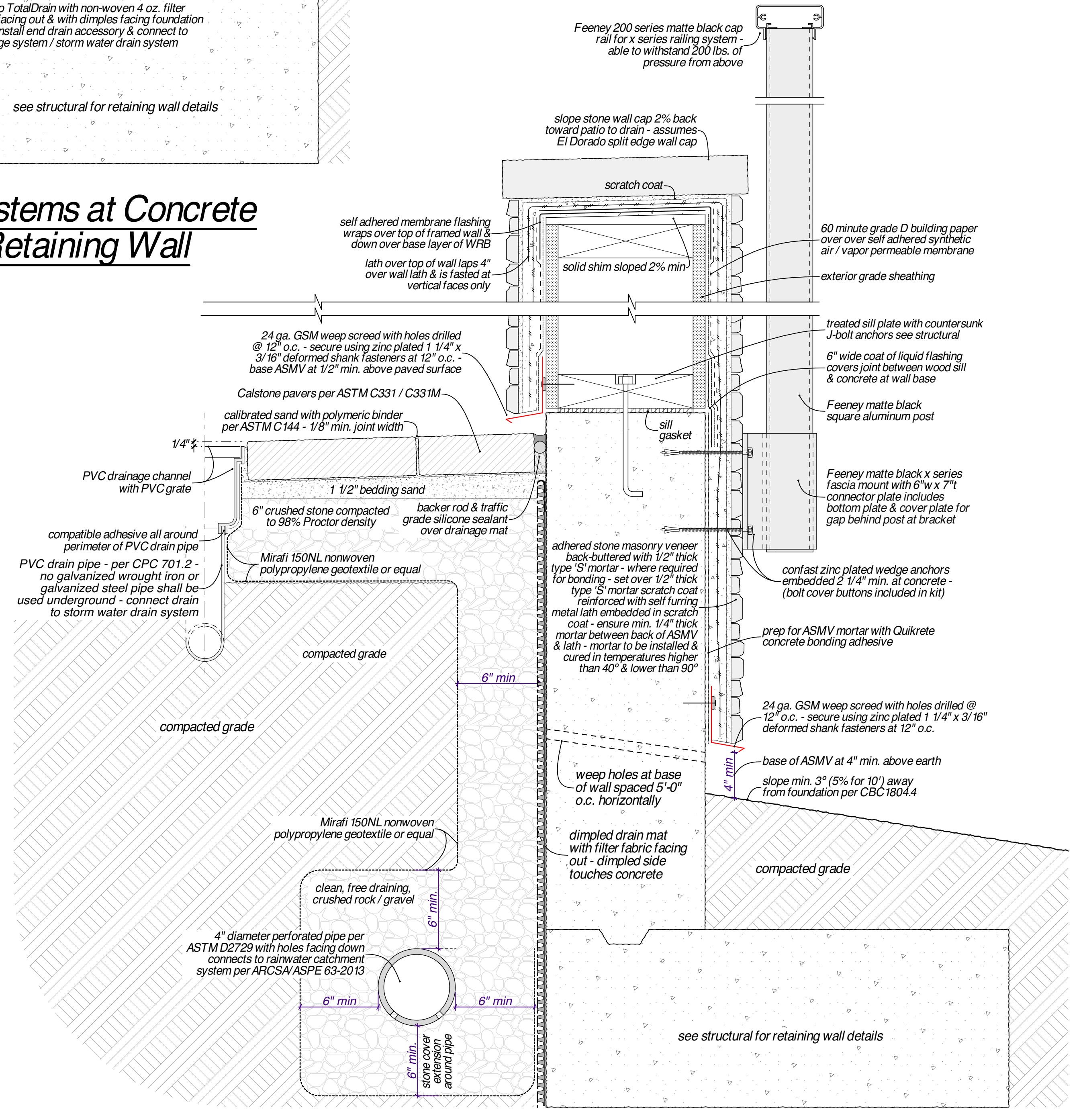
① Drainage Systems at Adhered Stone Veneer Clad Landscape Retaining Wall
 scale: 3" = 1'-0"



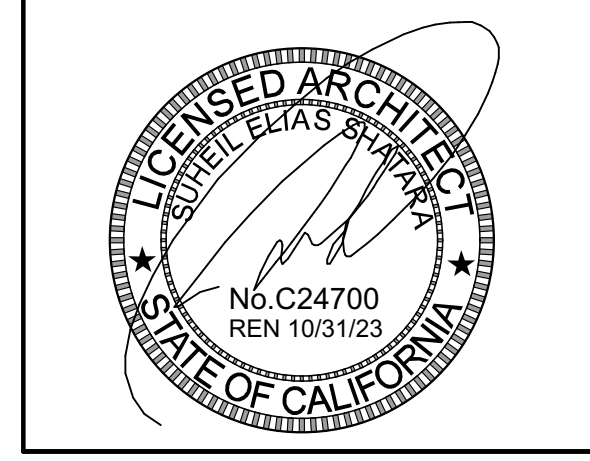
② Drainage Systems at Concrete Landscape Retaining Wall
 scale: 3" = 1'-0"



③ Drainage Systems at Adhered Stone Veneer Clad Landscape Retaining Wall
 scale: 3" = 1'-0"



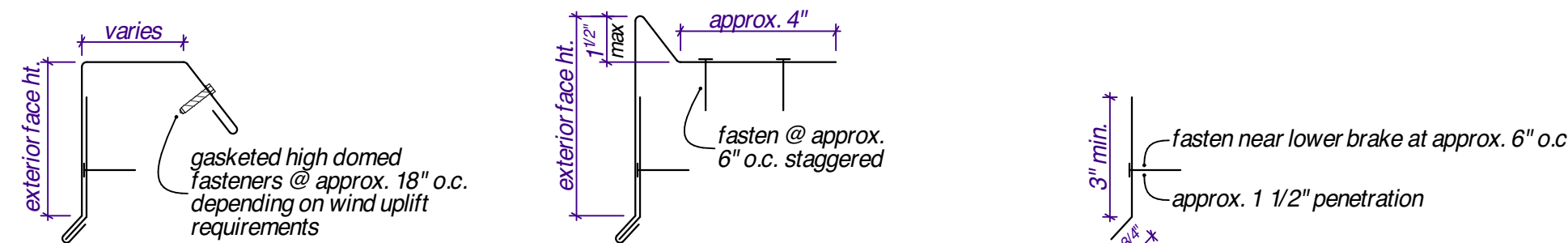
④ Drainage Systems at Pavers on Grade, Metal Guardrail System, & Adhered Stone Veneer Clad Landscape Retaining Wall
 scale: 3" = 1'-0"



Patio & Deck Stair Details

scale: as noted

A20.1



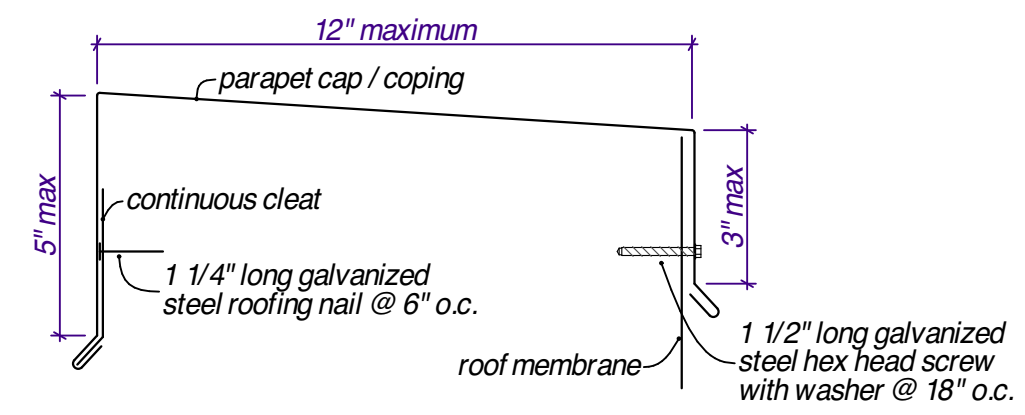
Fascia Cap Edge

Gravel Stop Edge

Cleat

SHEET METAL GAUGES FOR FASCIA METAL - RECOMMENDED MINIMUMS PER WSRCA				
Exterior Face Height	Coated or Galvanized Steel	Stainless Steel	Copper	Aluminum
Less than 3"	24 gauge	24 gauge	16 oz.	.032"
3" to 6"	24 gauge	24 gauge	16 oz.	.04"
6" to 8"	24 gauge	24 gauge	20 oz.	.05"
8" to 15"	Add stiffening brakes or use two piece fascia metal			

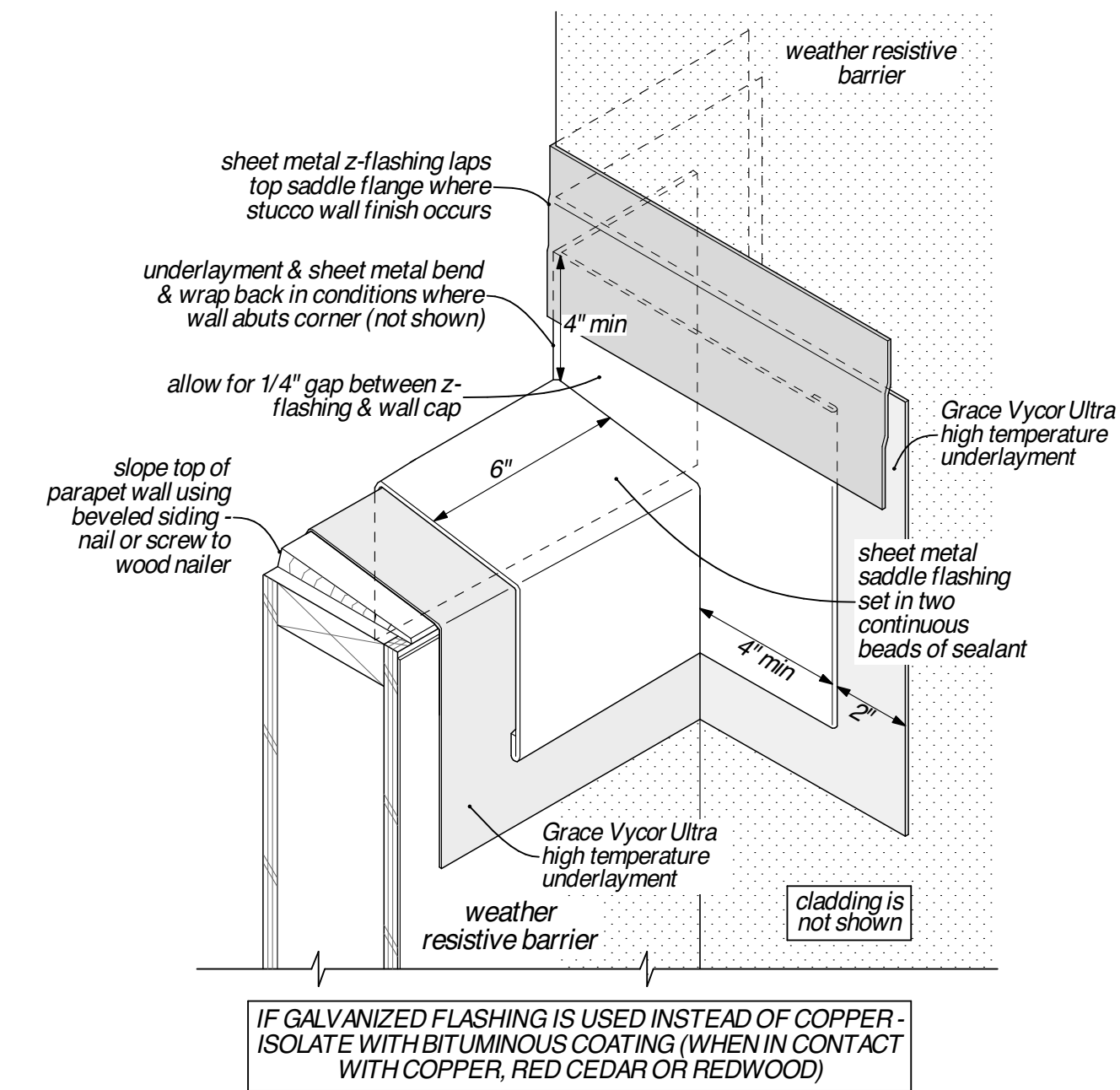
MINIMUM GAUGES FOR CLEATS	
Exterior Face Height	Cleat
Less than 3"	same ga. as fascia metal
3" to 6"	3" to 6"
6" to 8"	one gauge heavier than fascia metal
8" to 15"	8" to 15"



PERIMETER EDGE MATERIAL	CLEAT MATERIAL	ANSI / SPRI ES-1		
		LOAD DIRECTION	TESTED WIND RESISTANCE	DESIGN WIND RESISTANCE
24 Gauge (.024") galvanized steel [ASTM A653]	22 Gauge (.03") galvanized steel [ASTM A653]	out or up	190 psf	114 psf
22 Gauge (.03") galvanized steel [ASTM A653]	20 Gauge (.036") galvanized steel [ASTM A653]	out or up	290 psf	174 psf
.04" aluminum [ASTM B209]	.04" aluminum [ASTM B209]	out or up	160 psf	96 psf
.04" aluminum [ASTM B209]	.05" aluminum [ASTM B209]	out or up	300 psf	180 psf
20 oz. (.027") copper [ASTM B370]	24 Gauge (.024") stainless steel [ASTM A240]	out or up	150 psf	75 psf

② Parapet Cap / Coping Options - per ANSI / SPRI ES-1 & per NRCA 5th Addition Construction Details

Loads derived from ANSI / SPRI ES-1 are tested to failure & are referred to here as "tested wind resistance loads". For design purposes, NRCA recommends an appropriate safety factor (e.g. 1.67 for galvanized steel & aluminum & 2.0 for copper) be applied when determining "design resistance loads".

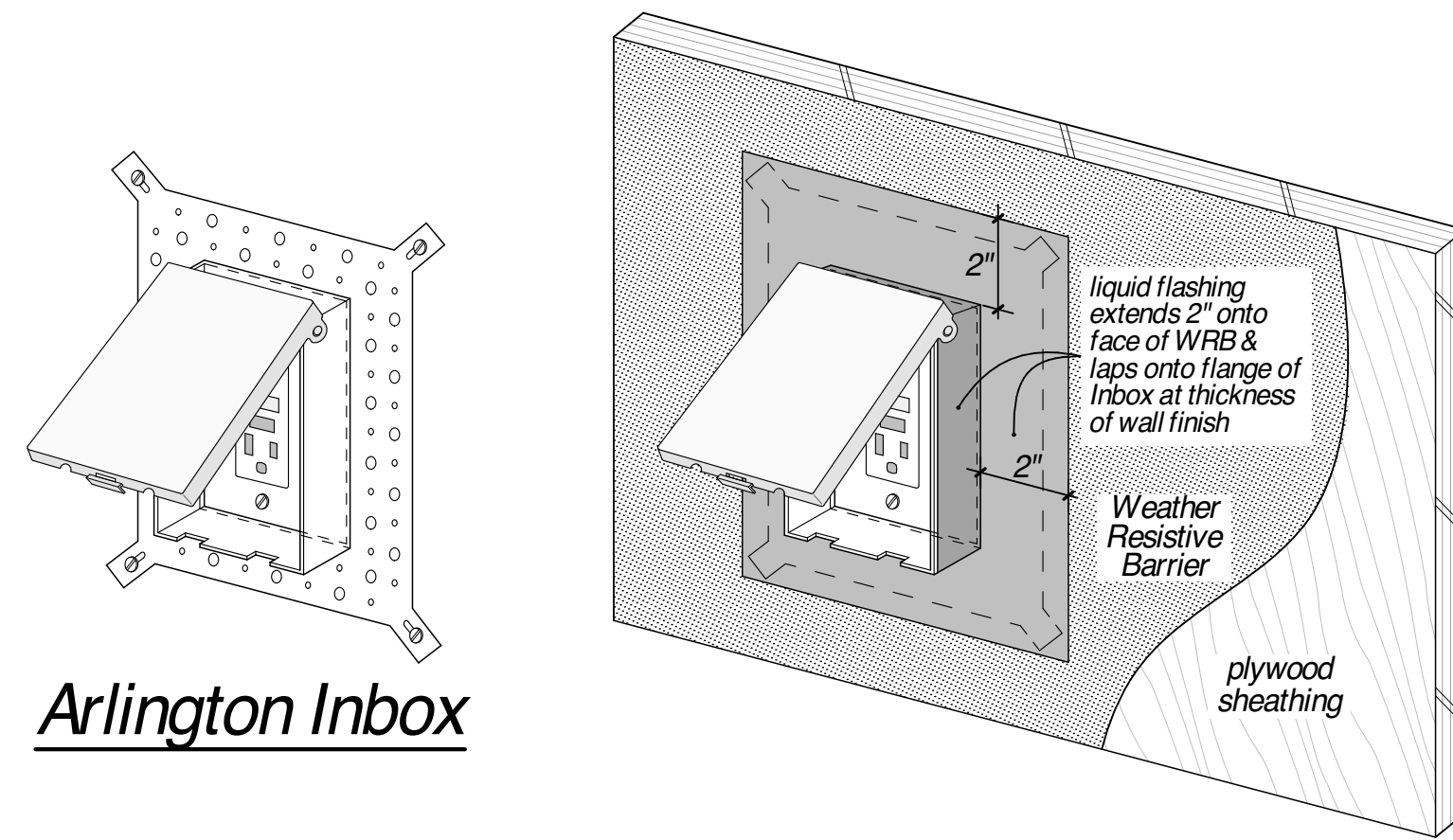


③ Saddle Flashing at Corner

scale: 3" = 1'-0"

① WSRCA Fascia Sheet Metal Gauge Guide

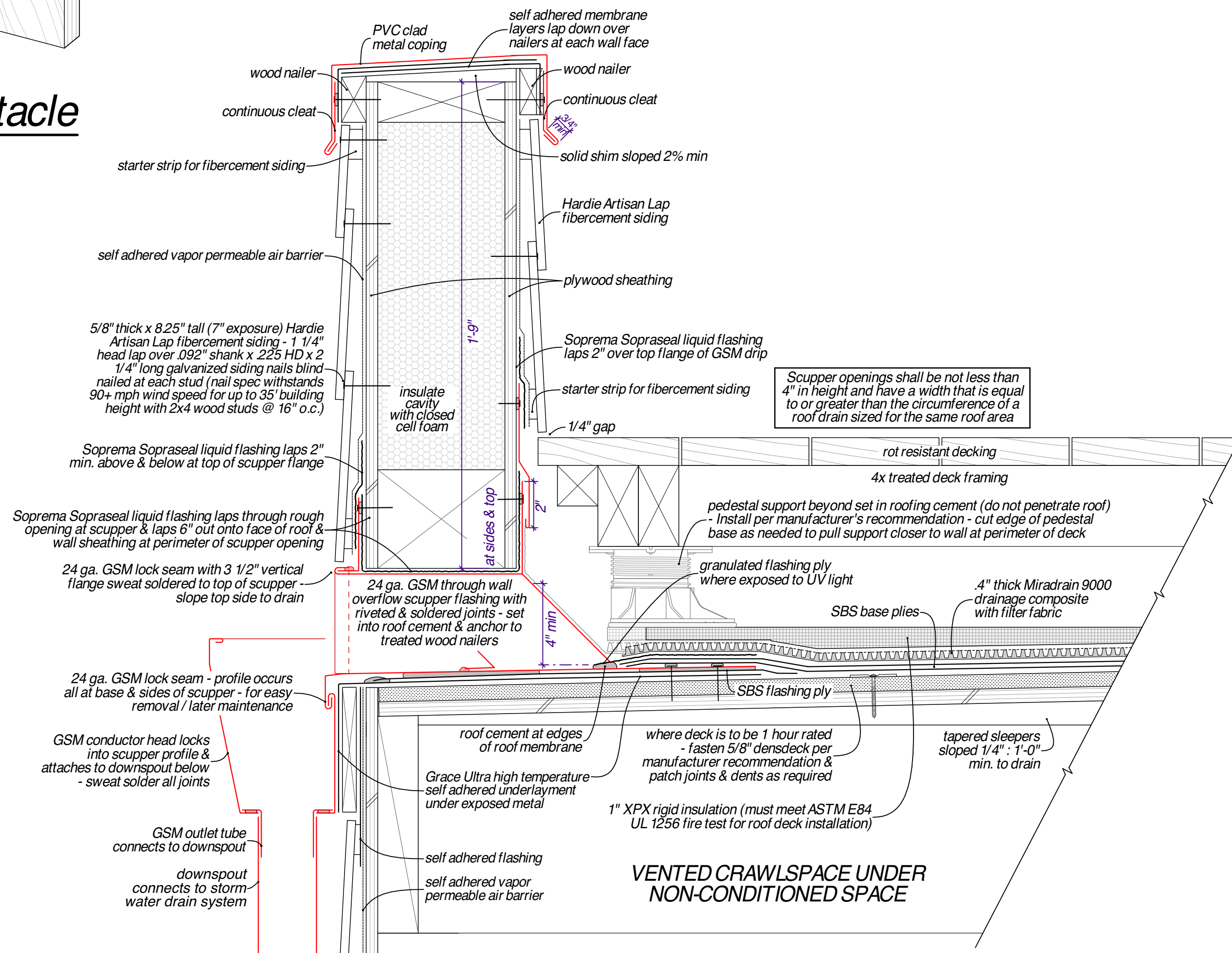
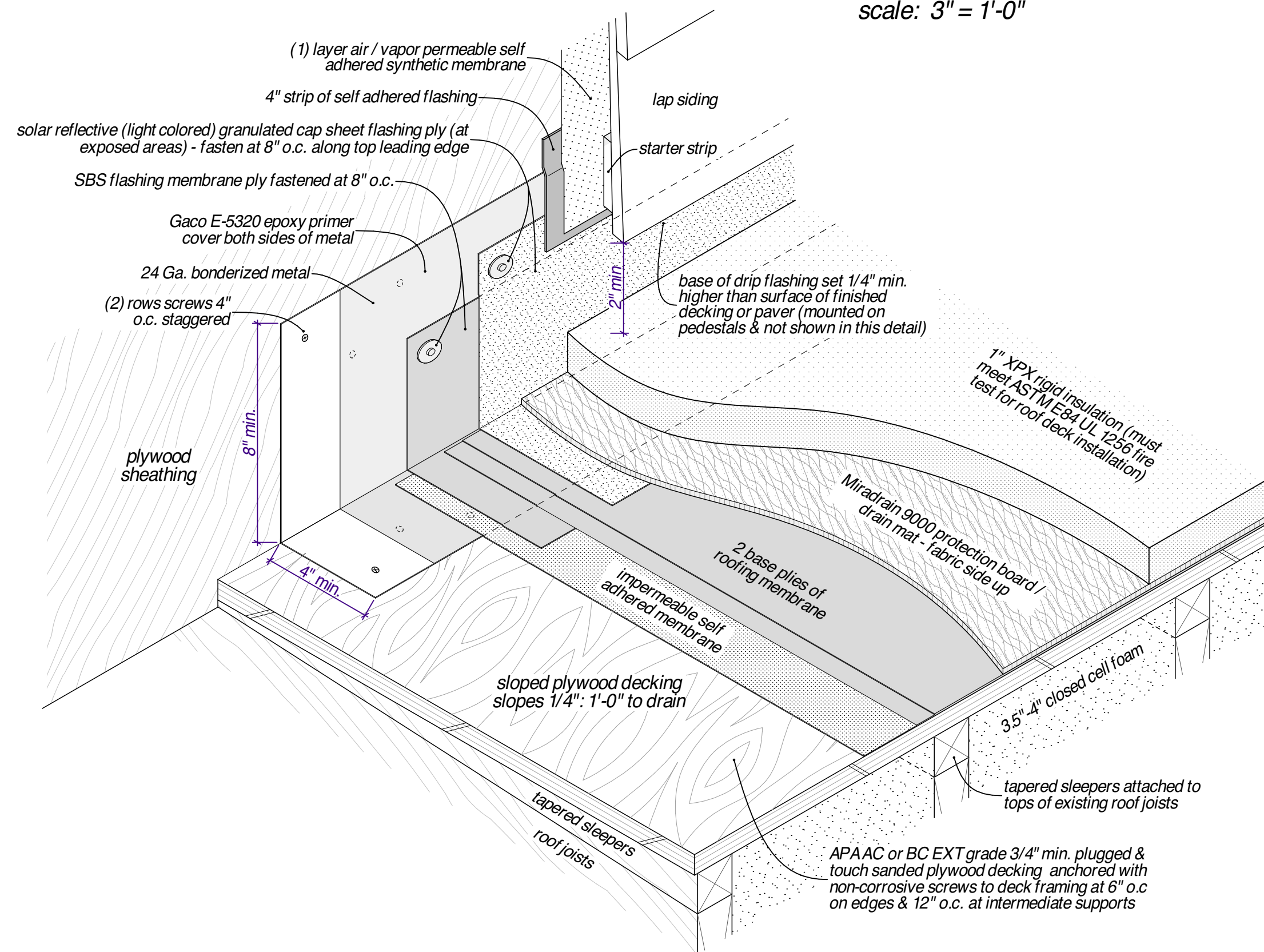
NOTES:
 1. Nail fasteners for cleats & flanges shall be corrosion resistant, barbed annular ring or screw shank nails with length to achieve approx. 1 1/2" penetration into wood nailer.
 2. All cleats shall be continuous lengths no longer than 12'-0" with 1/4" gap between pieces. Offset cleat joints from fascia joints approx. 12" minimum.
 3. Local conditions, design wind zone & building codes must be considered when selecting sheet metal gauge, profile & fastening schedule. Severe conditions may require more conservative design practices.



Arlington Inbox

④ Flashing at Outdoor Electrical Receptacle

scale: 3" = 1'-0"



⑤ Protection, Drainage Layers, & Base Flashings at Roofing System

Pedestal Supports & Finished Decking Not Shown

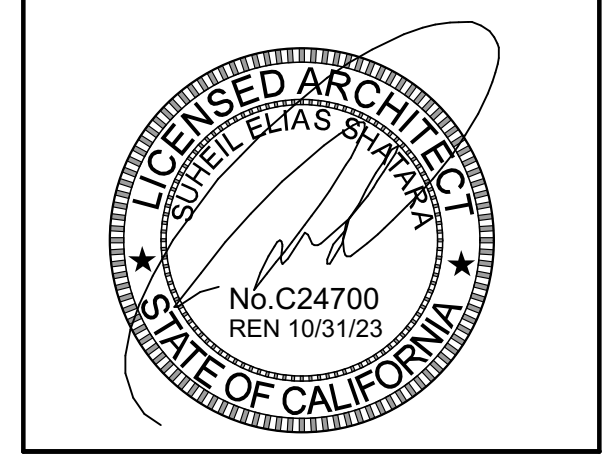
scale: 3" = 1'-0"

⑥ Scupper Flashing at Solid Guardrail with Decking on Pedestal Supports

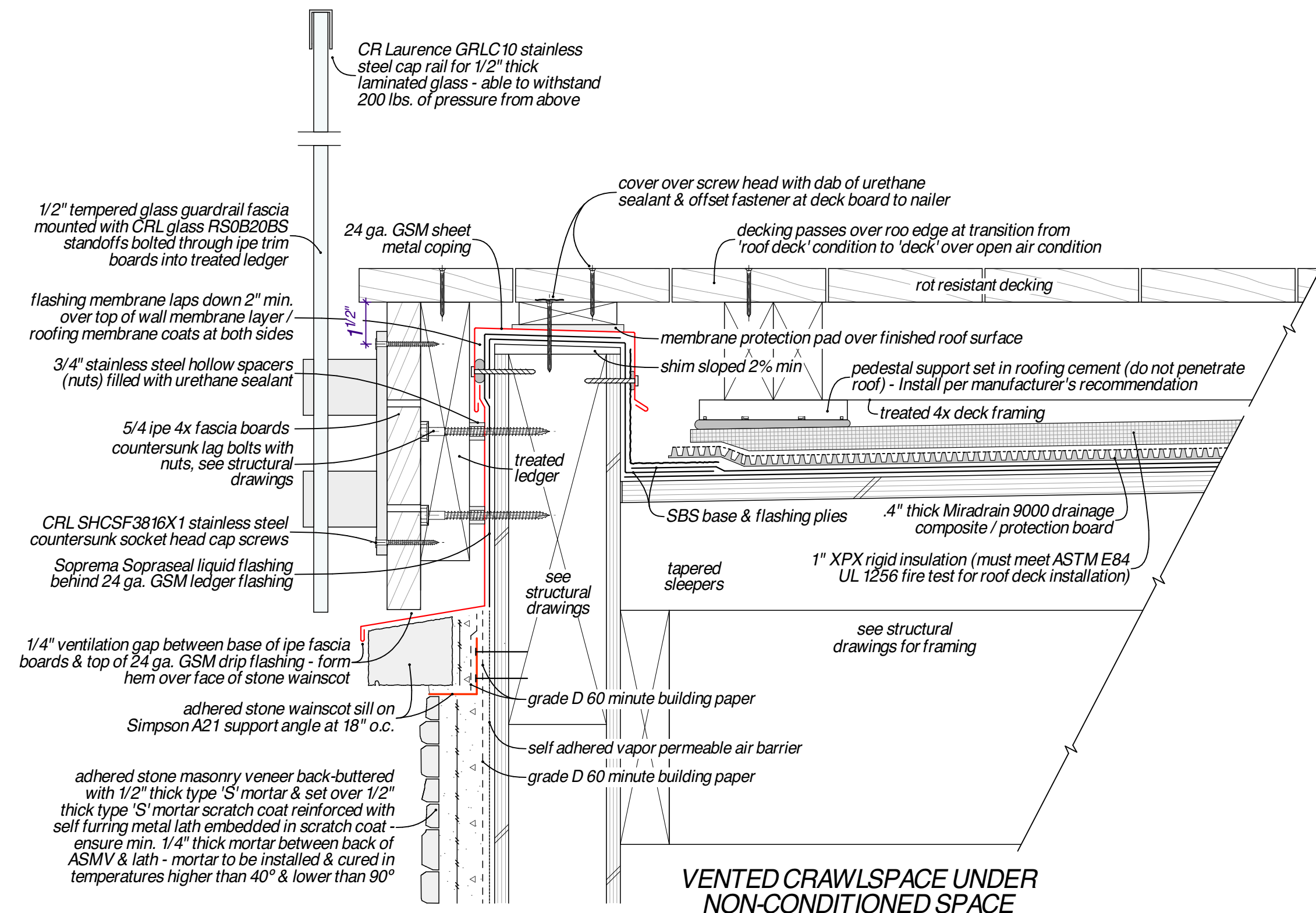
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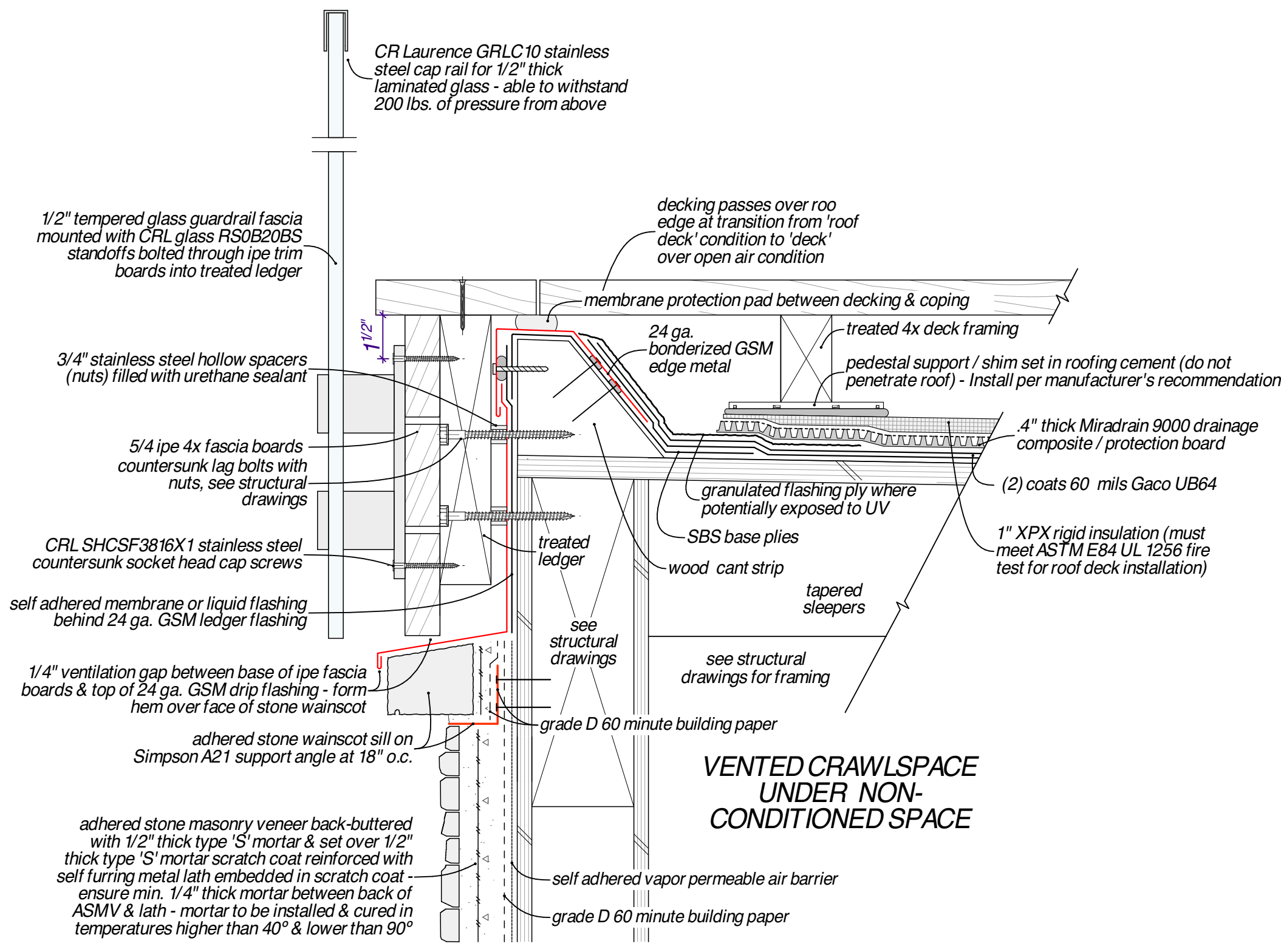
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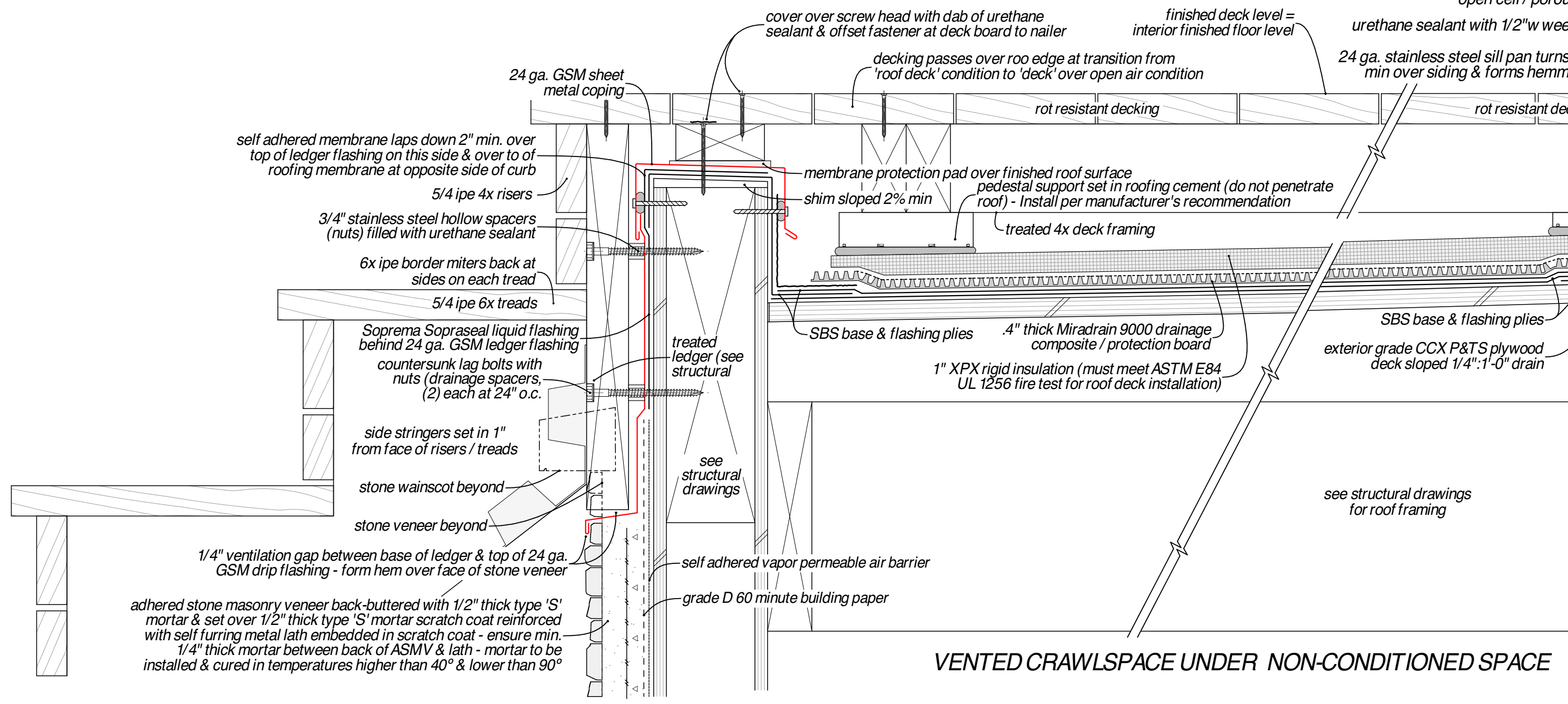
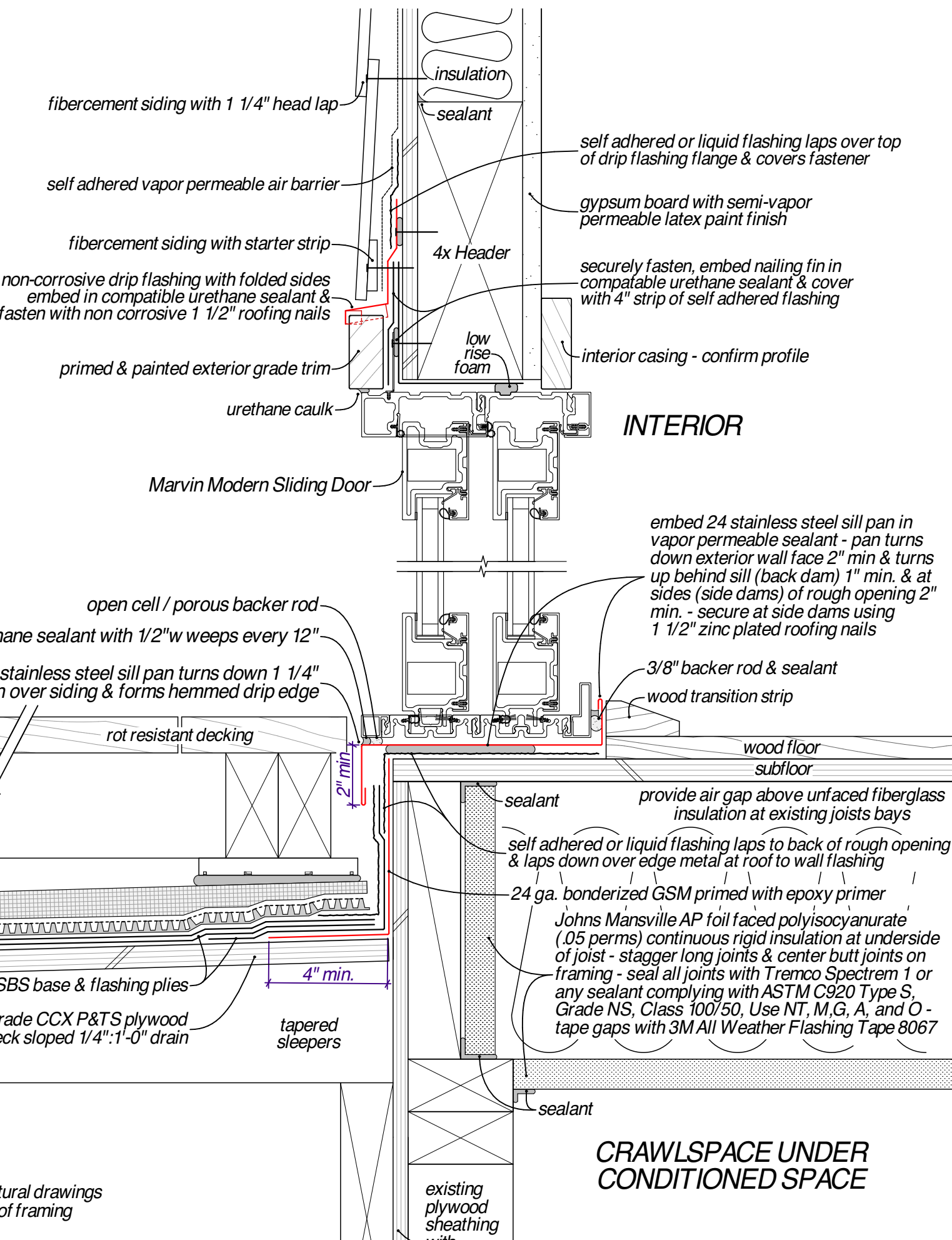
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Fascia Mounted Glass Guardrail to Roof Deck with Decking on Pedestal Supports
 scale: 3" = 1'-0"

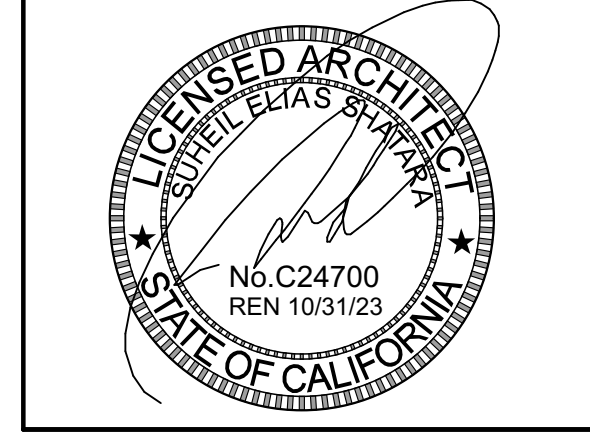


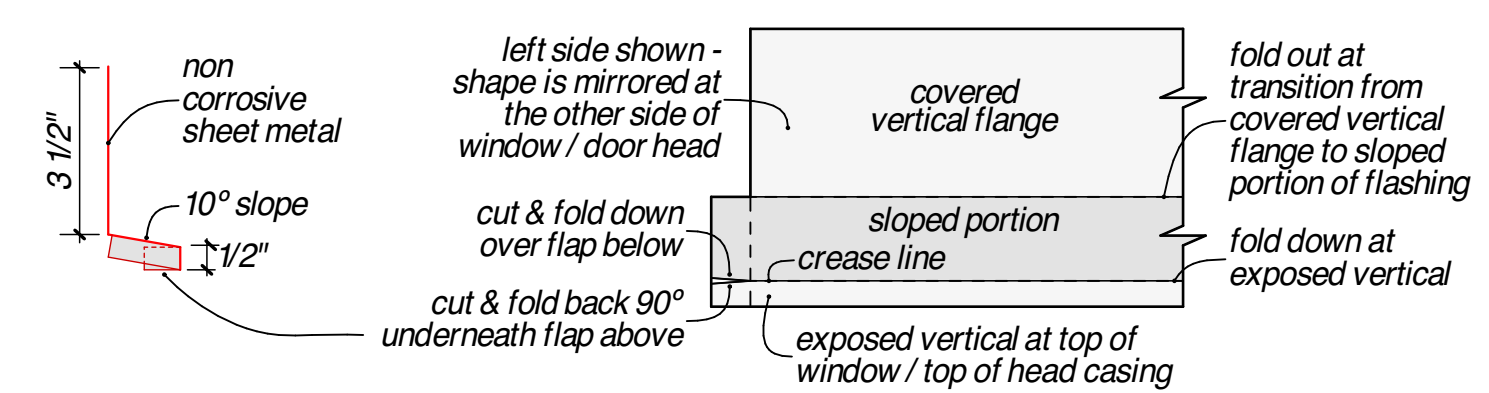
Fascia Mounted Glass Guardrail to Roof Deck with Decking on Pedestal Supports
 scale: 3" = 1'-0"



Deck Stair to Roof Deck with Decking on Pedestal Supports showing Sliding Door Sill & Relationship to Crawlspaces Below
 scale: 3" = 1'-0"

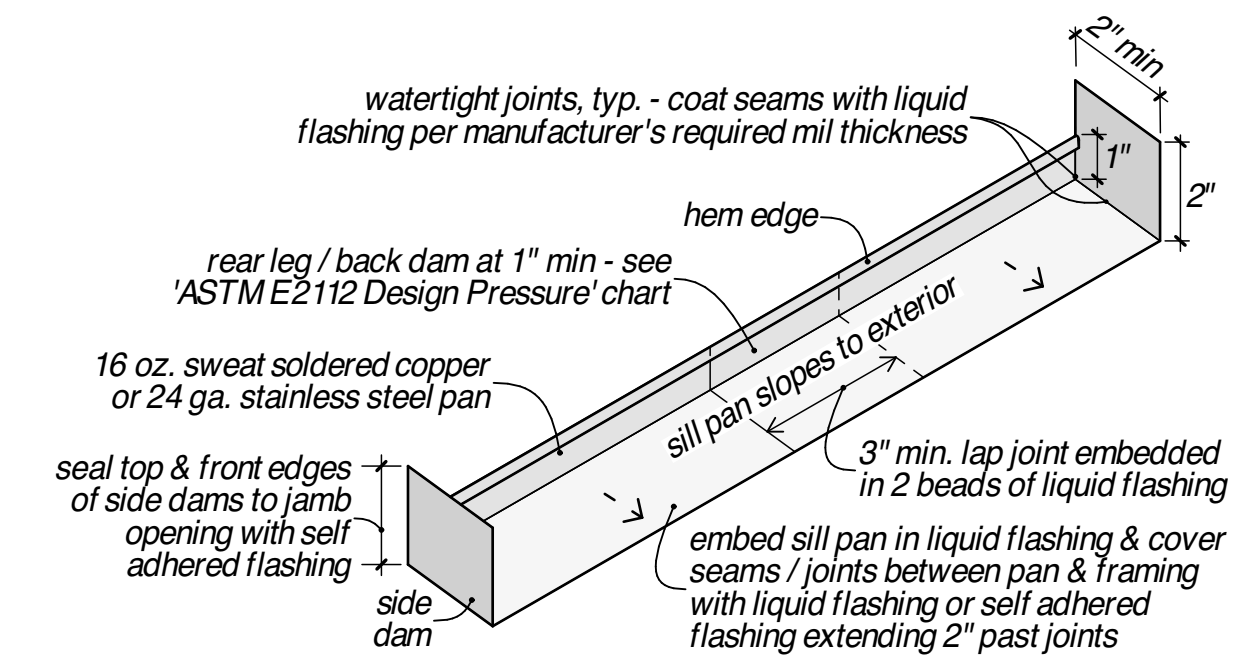
October 4, 2023



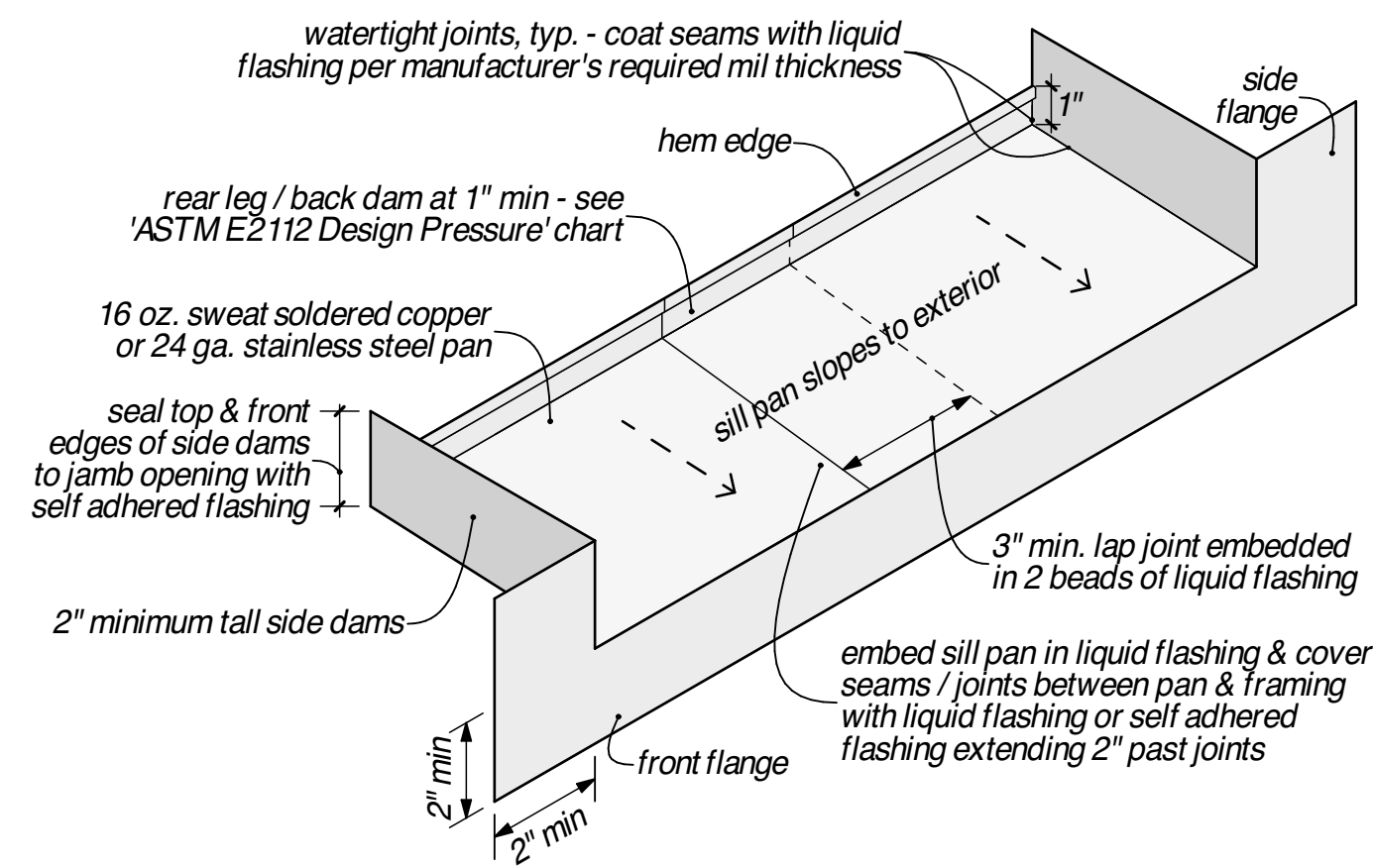


Section
 not to scale

Pattern for Folded Edge at Rigid Metal Head Flashing
 not to scale



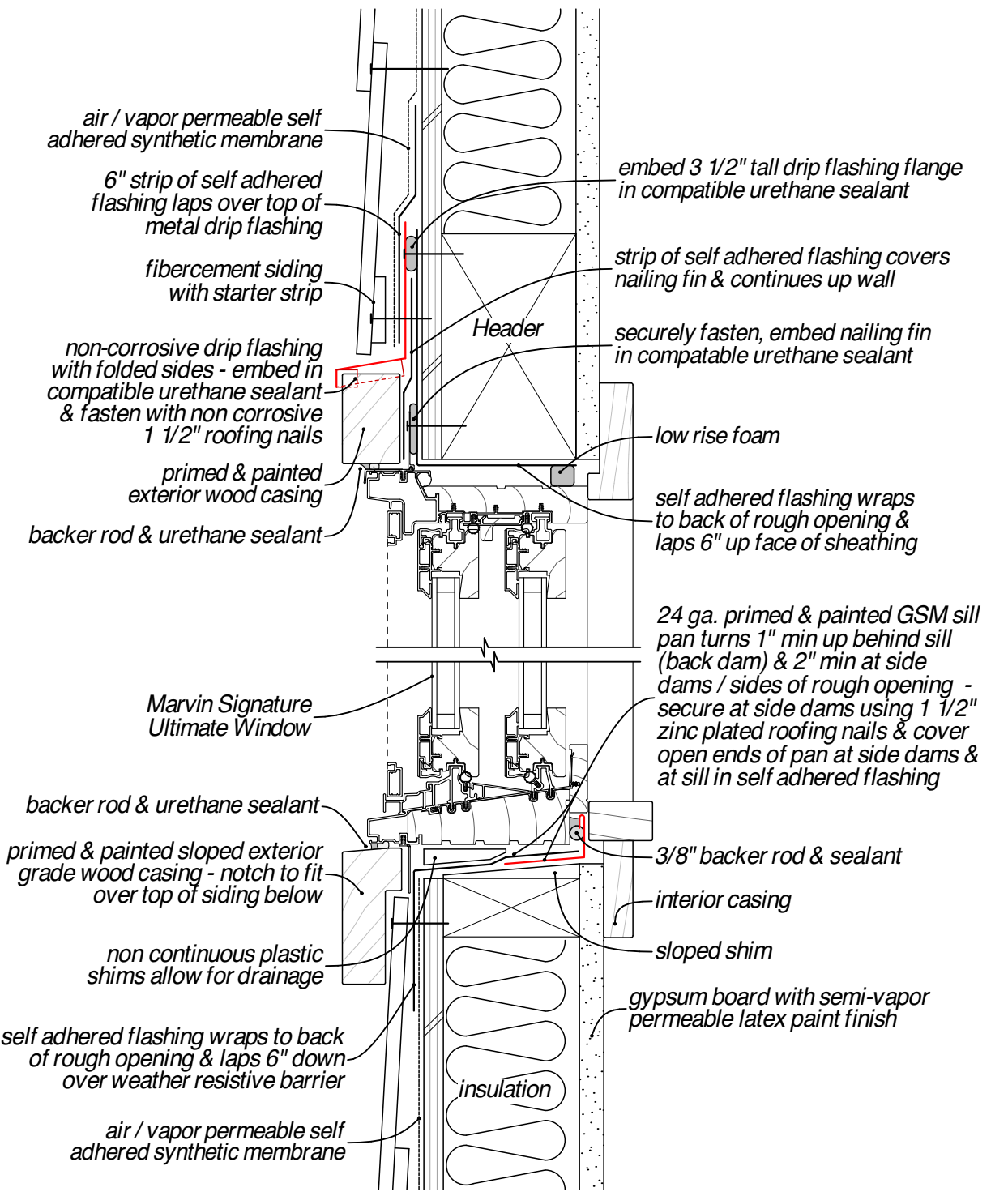
'L' Metal Sill Pan Flashing
 not to scale



Door Sill Pan Flashing
 not to scale

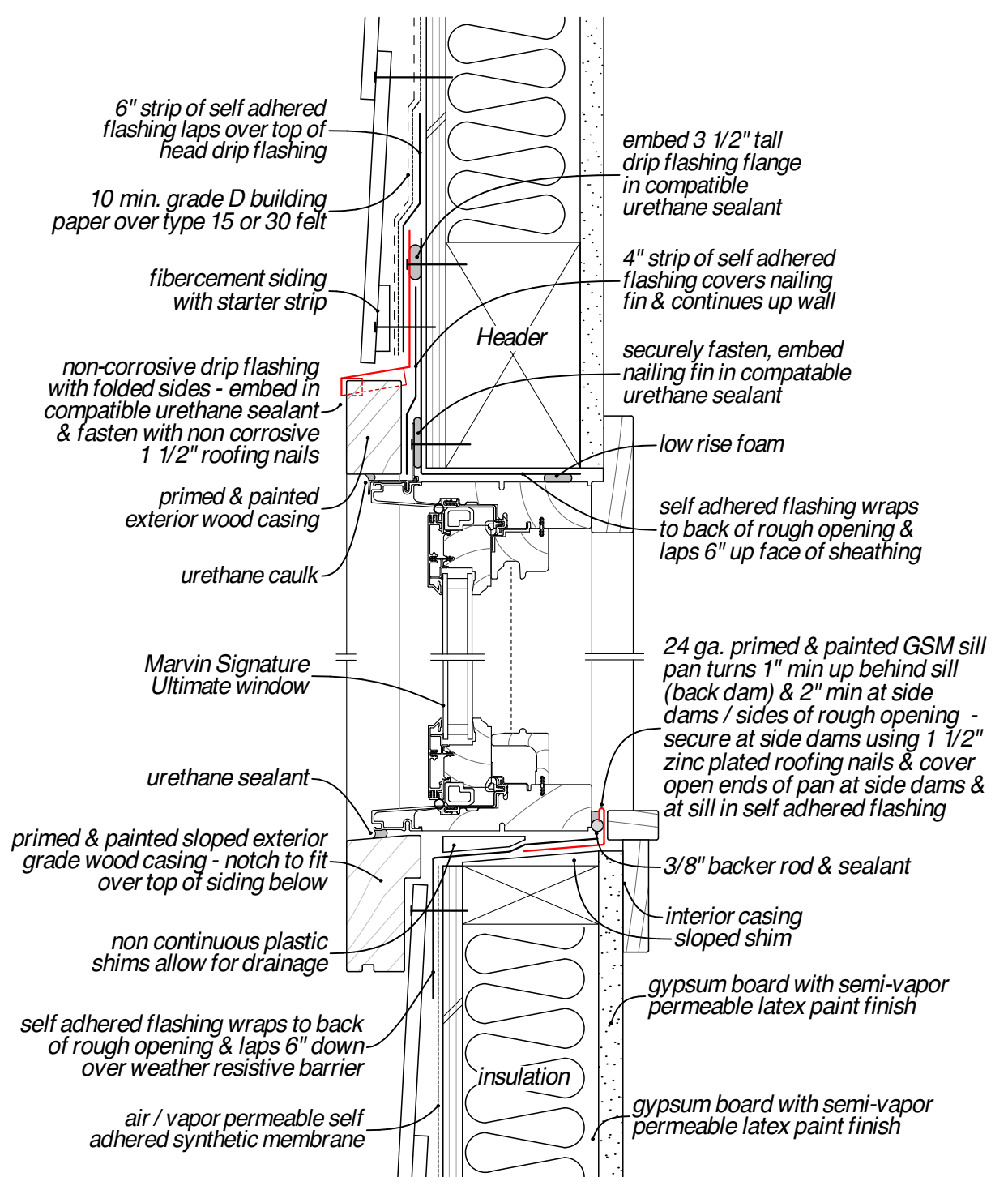
Minimum Sill Pan Flashing & Design Pressures per ASTM E2112

PAN HEIGHT		
Water Test Pressure P.S.F. (Pa)	Design Pressure P.S.F. (Pa)	H1 = Water Height & Minimum Rear Leg Height
2.86 (140)	15 (720)	1 1/16" (18 mm)
3 (150)	20 (960)	3/4" (19 mm)
3.75 (180)	25 (1200)	7/8" (21 mm)
4.5 (220)	30 (1440)	1" (25 mm)
5.25 (260)	35 (1630)	1 1/8" (31 mm)
6 (290)	40 (1920)	1 5/16" (34 mm)
6.75 (330)	45 (2160)	1 7/16" (37 mm)
7.5 (360)	50 (2400)	1 5/8" (41 mm)
8.25 (400)	55 (2640)	1 3/4" (45 mm)
9 (440)	60 (2880)	1 7/8" (48 mm)
9.75 (470)	65 (3120)	2" (50 mm)



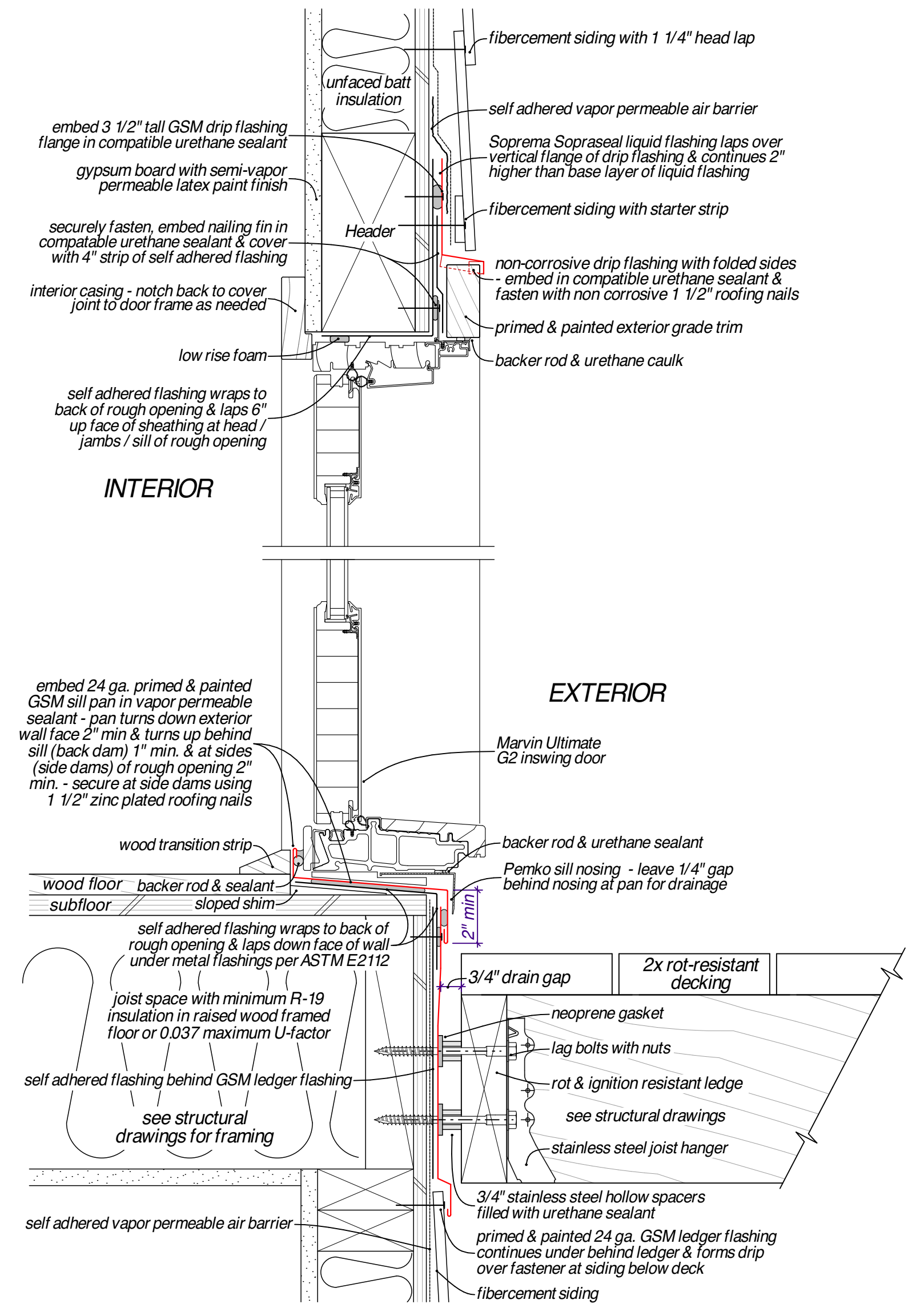
Flashing at Glider Window (fibercement siding)

scale: 3" = 1'-0"



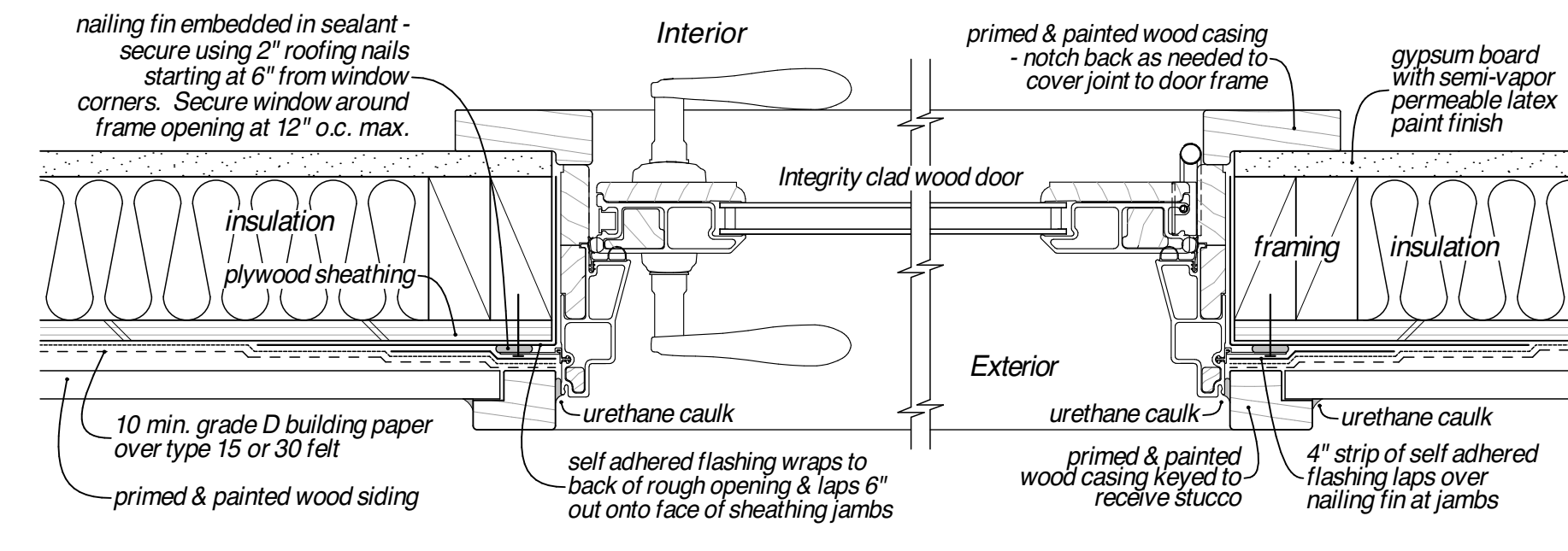
Flashing at Clad Wood Window (fibercement siding)

scale: 3" = 1'-0"



Flashing at Inswing Door to Framed Exterior Deck

scale: 3" = 1'-0"



Inswing Door Jambs with Wood Siding

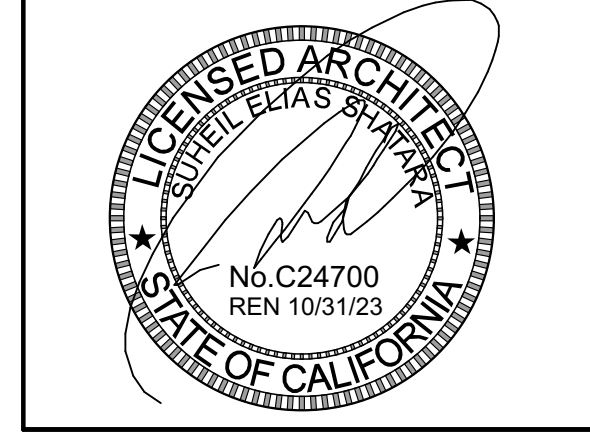
scale: 3" = 1'-0"

See A22 for Master Bedroom Sliding Door to Roof Deck

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Email:
 kellymcondon@gmail.com
Address: 443 Joost Ave. SF, CA 94127

October 4, 2023



Window & Door Flashing Details

scale: as noted

A24

FIRE RESISTIVE CONSTRUCTION STANDARD FOR REMODELS AND ALTERATIONS TO EXISTING BUILDINGS FOR PROPERTY LOCATED IN WILDLAND URBAN INTERFACE AREAS

In Marin County Fire Department's jurisdiction, there are approximately 10,000 parcels of land that fall within the Wildland-Urban Interface (WUI) Areas. Buildings within these designated areas are regulated by Chapter 7A of the 2007 edition of the California Building Code (CBC) and Ordinances 3479, and 3453 of the County of Marin.

To provide clear guidelines for home owners and contractors, the following standard covers the most common areas of remodels, alterations and repairs to buildings that are located in a Wildland Urban Interface Fire Area. Please refer to the actual code sections for full details of the requirements. To see a list of the parcels located in these area go to www.marincountyfire.org.

NEW WINDOWS or WINDOW REPLACEMENTS

- (Section 704A.2.2.2 CBC)
 Options:
 1. Must be insulated-glass units with at least one pane of tempered glass (preferably the exterior pane), or
 2. Glass block units, or
 3. 20 minute fire resistance rating, or
 4. Conform to performance standards of SFM 12-7A-2*

NEW EXTERIOR DOORS or DOOR REPLACEMENTS

- (Section 704A.3.2.3 CBC)
 Options:
 1. Must be approved non-combustible construction, or solid core wood having stiles and rails not less than 1 3/4 inches thick and interior field panels not less than 1 1/4 inches thick, or
 2. 20 minute fire resistance rated assembly, or
 3. Conform to performance standards of SFM 12-7A-1*

NEW DECKS or REPLACEMENT OF DECK SURFACES

- (Section 704A.4.1 CBC)
 Decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following;
 Options:
 1. Constructed of ignition-resistant materials and pass performance requirements of SFM 12-7A-4 Parts A & B*, or
 2. Constructed with heavy timber, exterior fire-retardant-treated wood or approved non-combustible materials, or
 3. Constructed of ignition resistant materials an pass performance requirements of SFM 12-7A Part A Peak heat Release less than 25 and have a flame spread rating of Class A, B, or C. and
 Any walls within 10 feet of the deck must be non-combustible or ignition resistant if the decking material flame spread is Class C. All wall materials specified in Wall section of Ch. 7-A.

DECK REPAIRS

(Section 704A .4.1 CBC)
 Repairs to decks that do not require replacement or removal of more than 50 % of the existing square footage of deck surfaces (as described above) **do not have to meet the requirements of this section.**

EXTERIOR WALL REPAIRS & REPLACEMENTS

(Section 704A .3.1 CBC)
 Repair or replacement of exterior walls that do not require more than 50 % of the total lineal feet or square feet of the wall elevation (which ever is greater) **do not have to meet the requirements of this section.**

Repairs or replacements greater than 50 % must be one of the following:
 Options:

- Approved non-combustible or ignition-resistant material, heavy timber, or log wall construction, or
- Shall provide protection from flames and embers in accordance with SFM 12-7A-1*

ROOFING

(Section 704A.1.1 CBC)
 Class B or higher is required for all roofs. **See important changes for attic ventilation requirements on reroofing of existing buildings and roof gutters.**

ROOF GUTTERS

(Section 704A. 1.5 CBC)
 Covers or other means to prevent the accumulation of leaves and debris in the gutter is required.

ATTIC VENTILATION

(Section 704A.2.2 CBC)
 Eave and cornice vents are not allowed unless they resist the intrusion of flames and burning embers into the attic area conforming to SFM Standard 12-7A-1.

Eave and cornice vents on buildings when reroofing permits are issued shall be removed or be changed to comply with Section 704A.2.2 CBC when ever the roof covering is removed to expose the rafters or spaced sheathing.

New roof mounted vents to be installed to provide the minimum attic ventilation as required by the building code. (1203.2 CBC)

* SFM Office of State Fire Marshal Standards visit CAL FIRE www.fire.ca.gov

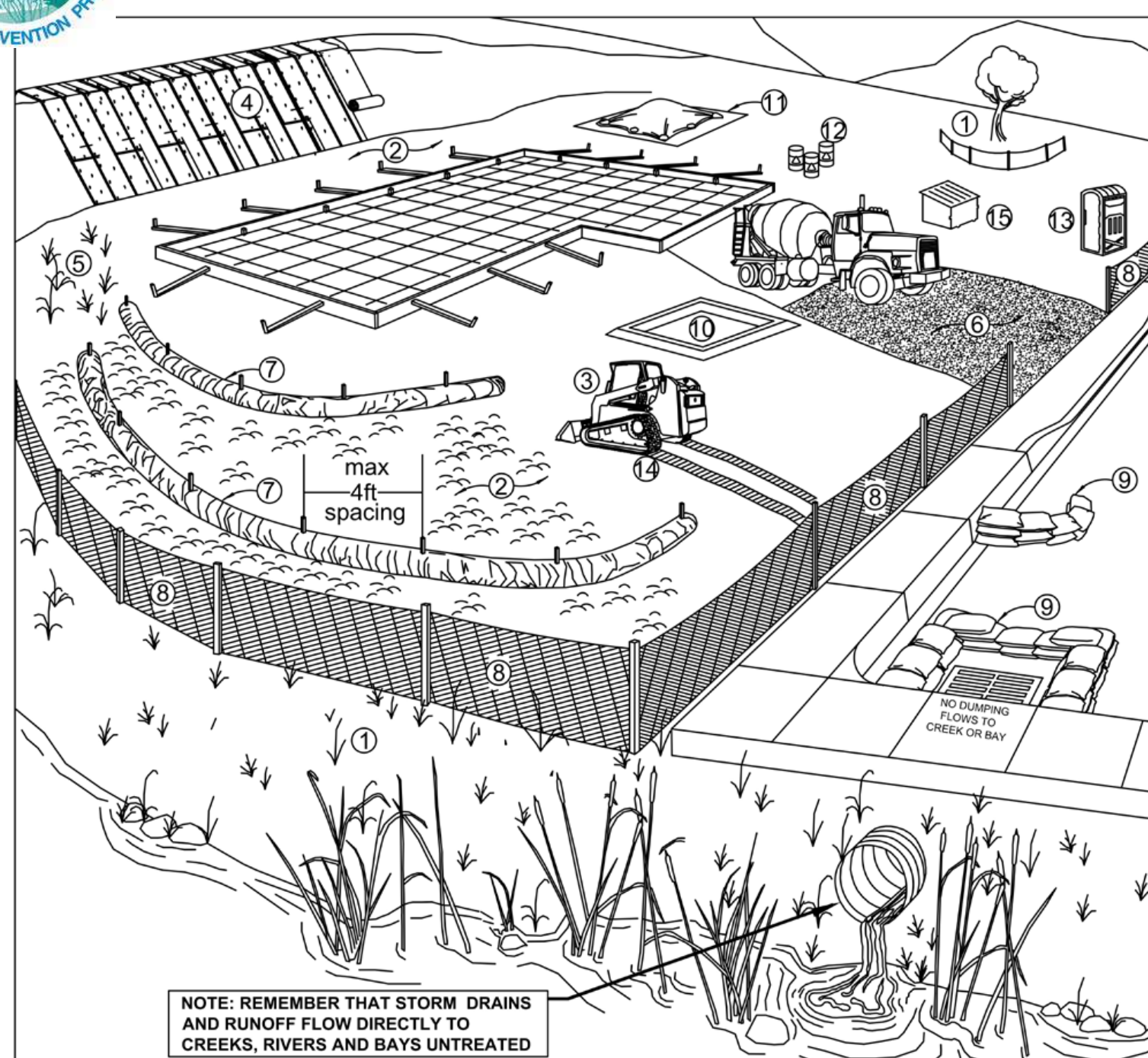
In an effort to provide home owners, industries, designers, local fire and building officials a readily list of "compliance WUI products", the State Fire Marshal is publishing a "WUI Products Handbook" to review the most recent copy go to:

<https://osfm.fire.ca.gov/media/5e4drz1r/2021-sfm-wui-listed-products-handbook-12-14-2021.pdf>

Also visit Marin County Fire Department www.marincountyfire.org



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

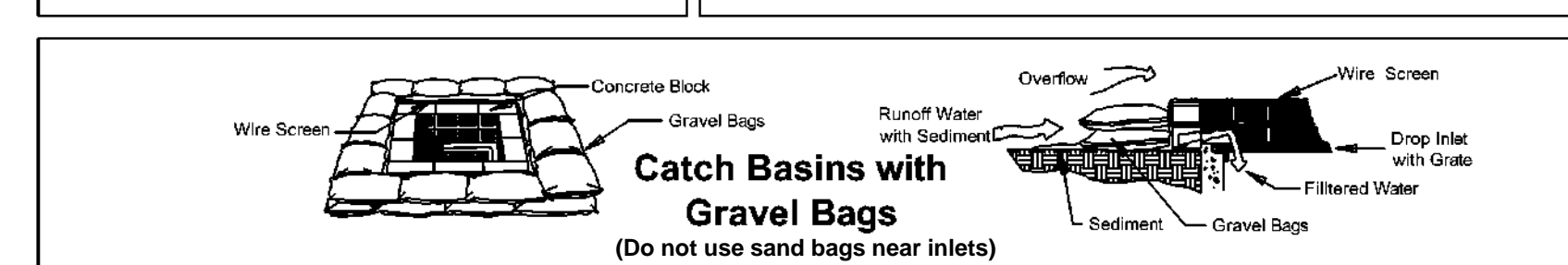
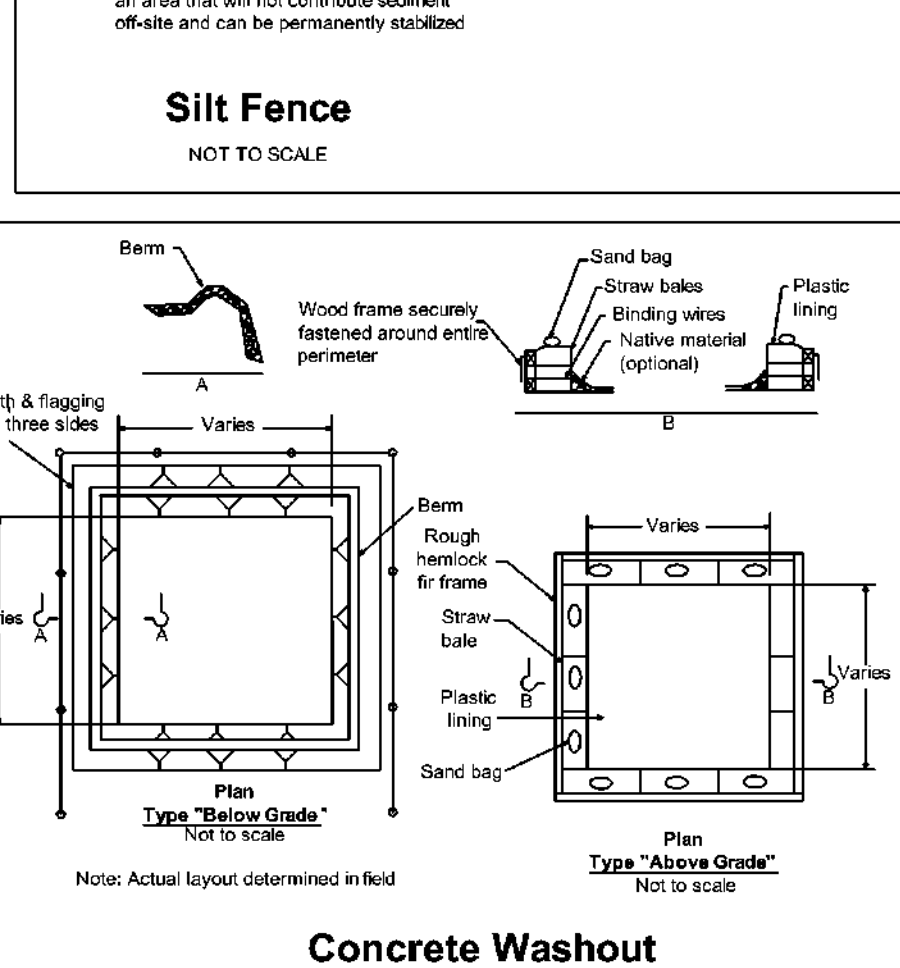
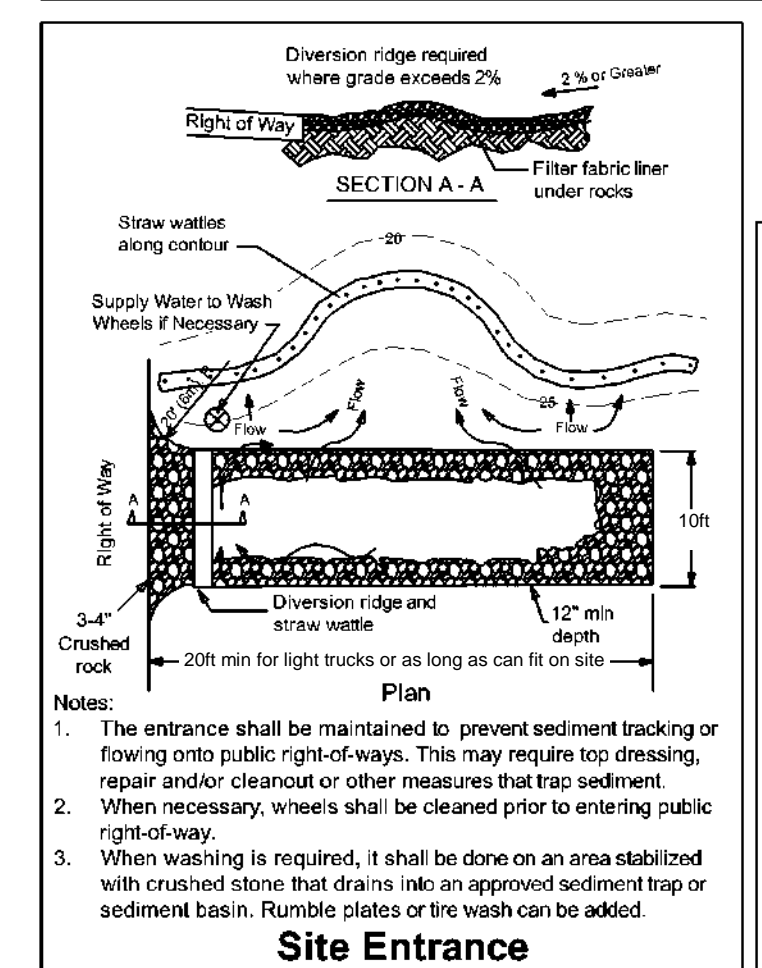
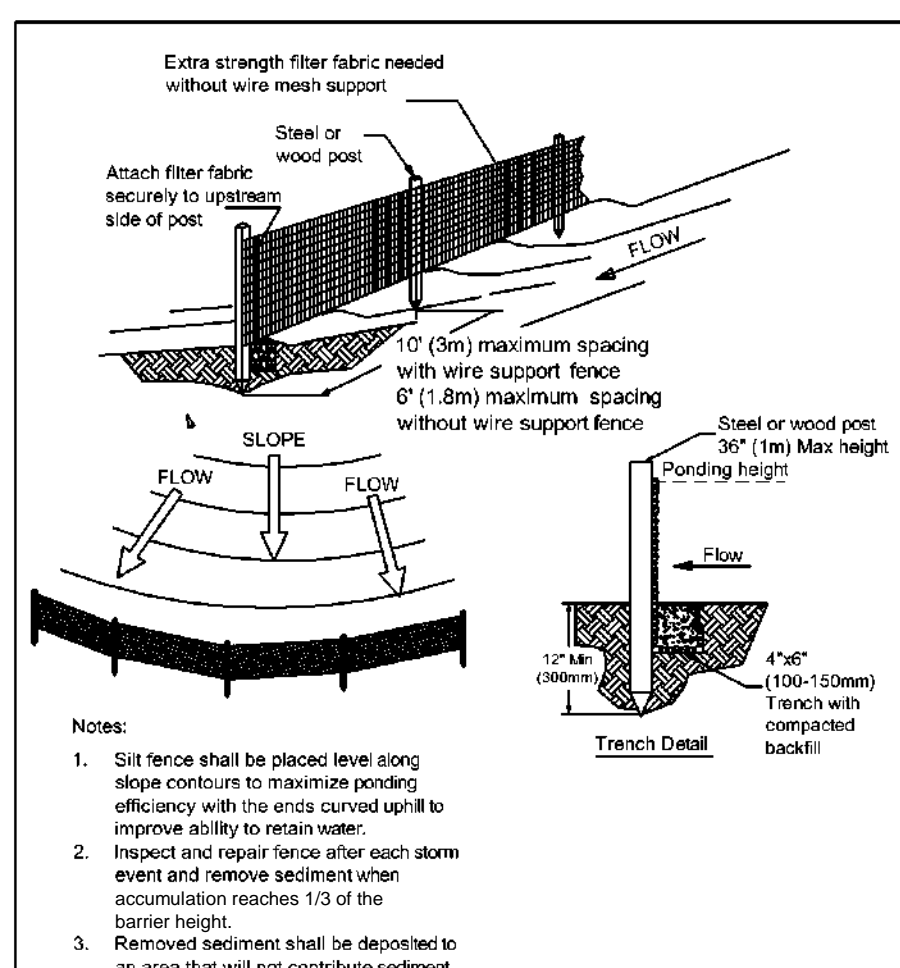
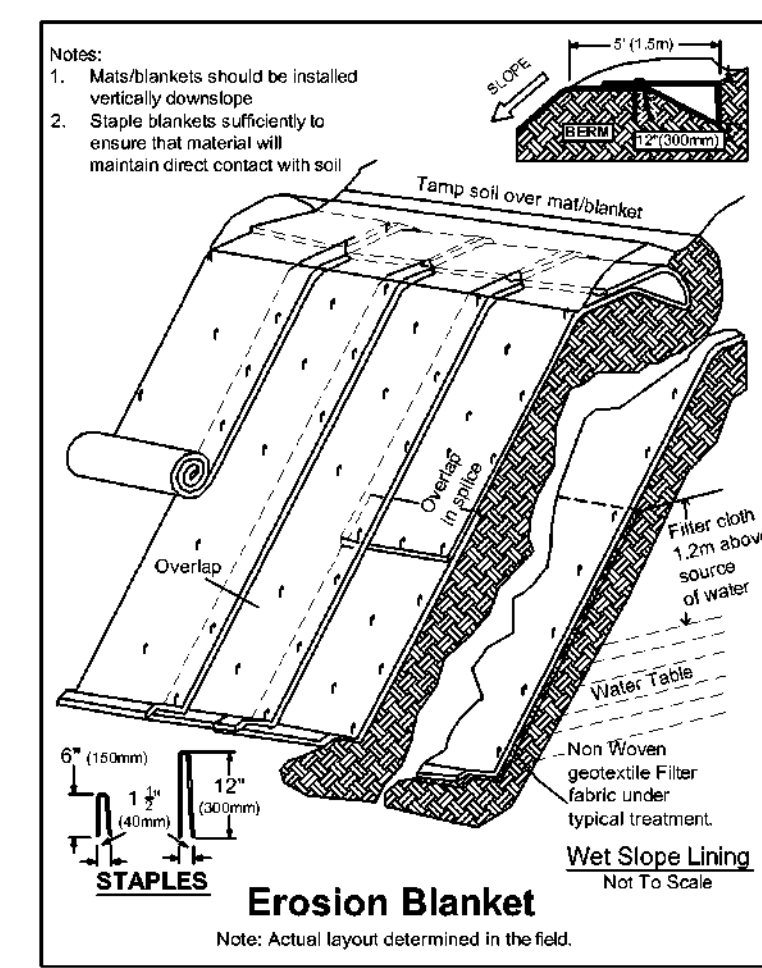


Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	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 March 2003 at <http://www.dot.ca.gov/hq/constuc/stormwater/manuals.htm>. Visit www.mcastopp.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
N/A	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/nps/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.
6	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 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 to 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. 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/mcastopp/development/~media/Files/Departments/PW/mcastopp/development/TrenchingSWReqMCSTOPPPFinal_09.pdf . For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.
10	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 pan/tray (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.

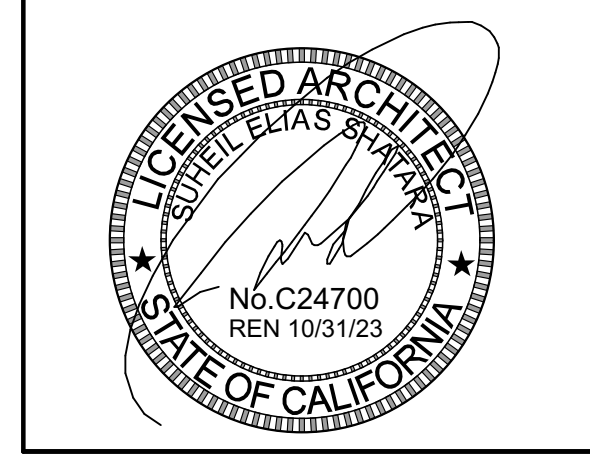


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October 4, 2023



Wildfire Urban Interface & Stormwater Requirements
 scale: as noted
WFSW

