

# 427 LOS CERROS DR OFFICE & MASTER BATHROOM ADDITION

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

## DESCRIPTION OF WORK:

CONSTRUCT A 478 SQ FT OFFICE AND MASTER BATHROOM ADDITION WITH A CARPORT BENEATH.

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

Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
09/22/22	4TH PROGRESS SET
10/04/22	FLOOR PLAN PROGRESS & SET WINDOWS
12/27/22	DECEMBER PROGRESS SET
5/23/23	MAY PROGRESS SET
6/19/23 - 7/21/23	PLANNING SUBMISSION PREP
02/20/24 - 3/5/24	PLANNING SUBMISSION SET



## PROJECT DATA:

COUNTY: MARIN  
 APN#: 070-071-14  
 YEAR BUILT: 1972  
 ZONING: R1-B2  
 OCCUPANCY: R-3/U  
 CLIMATE ZONE: 2  
 TYPE OF CONSTRUCTION: V-B  
 SEISMIC CATEGORY "D"  
 SPRINKLERS: NO  
 STORIES: 2 (SPLIT LEVEL)  
 BEDROOMS: (E) 5 (N) NO CHANGE  
 BATHROOMS: (E) 3 (N) NO CHANGE

(E) RESIDENCE: 3,291 SQ FT  
 RESIDENCE ADDITION: 478 SQ FT  
 (N) LIVING AREA: 3,769 SQ FT

LOT SF: 31,746 SQ FT

NO CHANGE TO LANDSCAPING.  
 NO CHANGE TO LOCATION OF UTILITIES.  
 NO CHANGE TO PARKING.  
 NO CHANGE TO DRAINAGE.  
 COLORS & MATERIALS TO MATCH EXISTING.

## SHEET INDEX:

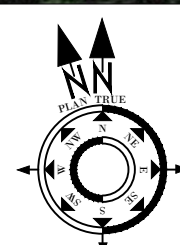
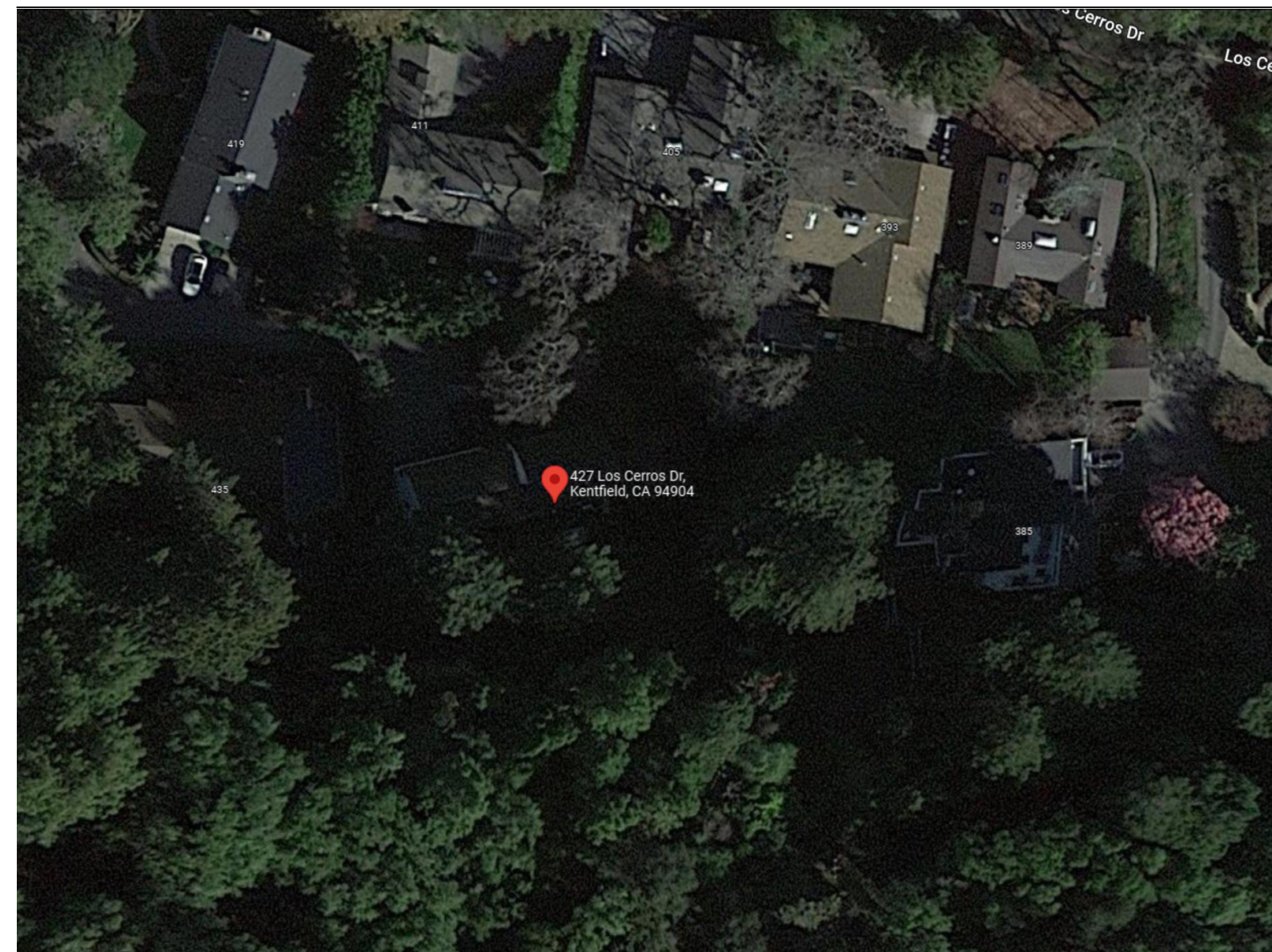
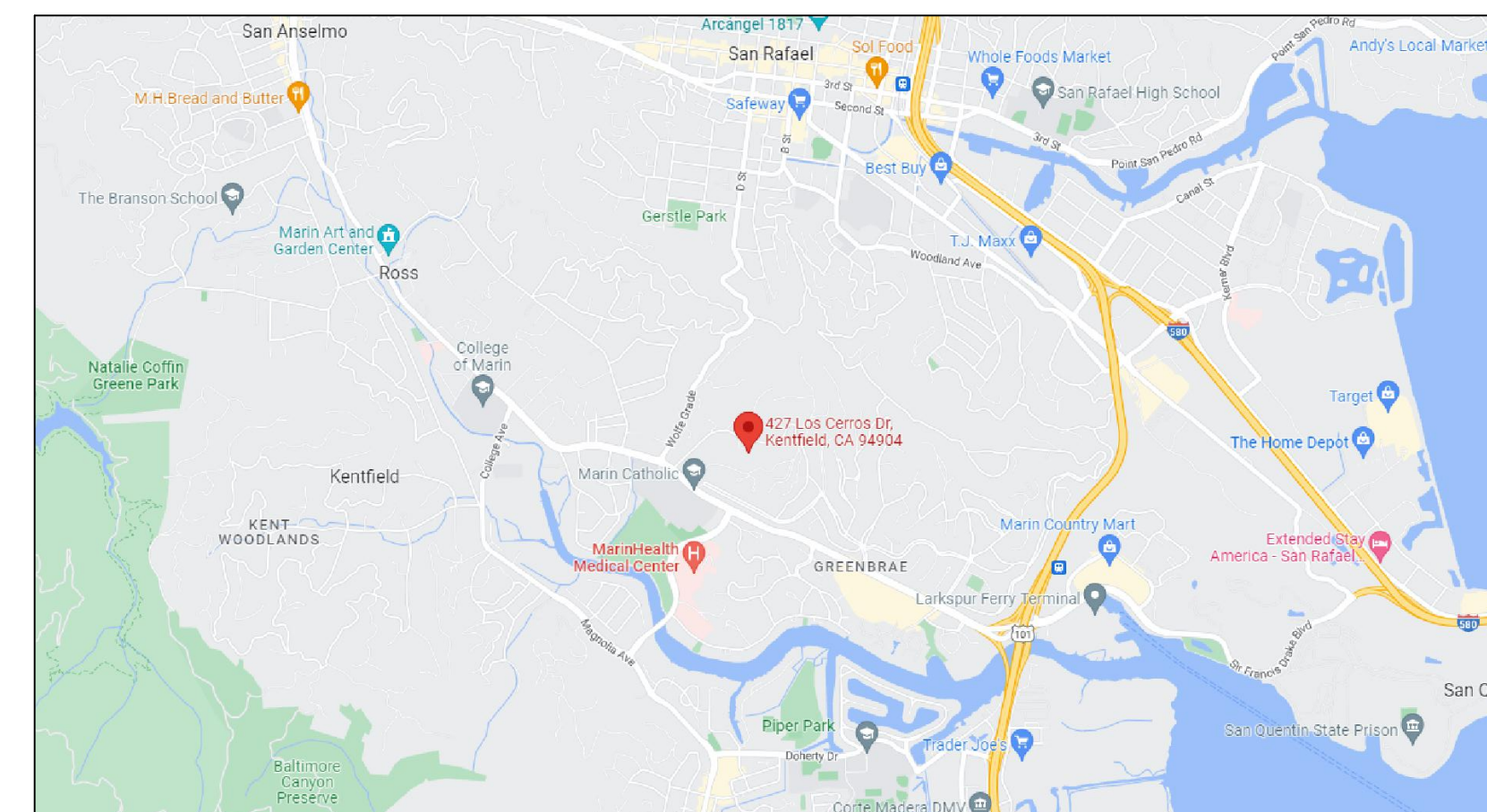
- A0.1 COVER, PROJECT DATA, INDEX
- A0.2 CODE & CONSTRUCTION NOTES
- A0.3 BLUEPRINT FOR A CLEAN BAY
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- G1.0 CAL GREEN REQUIREMENTS
- G1.1 CAL GREEN REQUIREMENTS
- T-24A T-24 ENERGY CALCULATIONS
- T-24B T-24 ENERGY CALCULATIONS
- MF1R RESIDENTIAL MANDATORY MEASURES
- A1.00 SITE PLANS
- A1.10 (E) FLOOR PLAN & DEMOLITION PLAN
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- A2.10 ROOF PLANS
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- A4.10 ELEVATIONS
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- EM1.11 GARAGE DUCT PLAN

IMPERVIOUS SURFACE CALCULATIONS		
	EXISTING SF	PROPOSED SF
HOUSE	2139	2617
FRONT PATIO & WALK	481	481
FRONT STAIRS	225	225
DRIVEWAY - ASPHALT	5316	4838
SIDE PAVER PATIO	1064	1064
REAR DECK	1320	1320
<b>TOTAL</b>	<b>10545</b>	<b>10545</b>
LOT COVERAGE (LOT=31746 SQ FT)	33.20%	33.20%

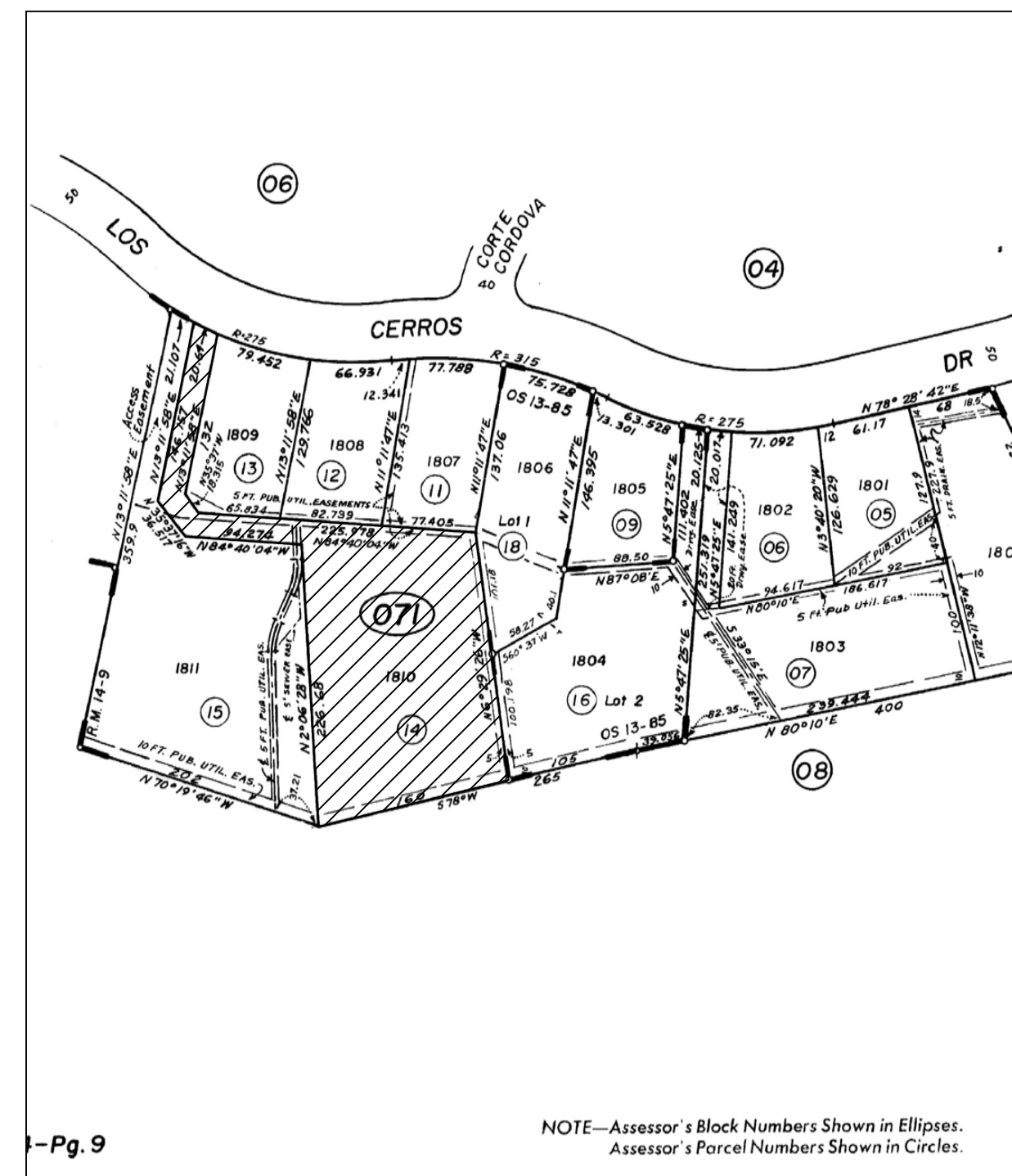
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OWNER:  
 DAVID & HEATHER HEWLETT  
 650.380.4967



LOCAL MAP



ASSESSORS PARCEL MAP

**OFFICE & MASTER BATHROOM ADDITION**  
 427 LOS CERROS DR  
 GREENBRAE, CA 94904-1124  
 APN: 070-071-14

**OWNER:**  
 DAVID & HEATHER HEWLETT  
 PH - (650) 380-4967  
 427 LOS CERROS DR  
 GREENBRAE, CA 94904-1124

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 Project / Job #:  
 Peter Christopher Klimen  
DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMEN  
 EMAIL=KLIMEN@ATT.NET DATE: 03/05/24

**SITE DATA SHEET INDEX**

**A0.1**

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

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# ABBREVIATIONS

&	AND	F.B.	FLAT BAR	QT	QUARRY TILE
?	ANGLE	F.H.W.S.	FLAT HEAD WOOD SCREW		
@	AT	FL.	FLOOR	R.W.L.	RAIN WATER LEADER
?	CENTERLINE	F.D.	FLOOR DRAIN	R.W.D.	REDWOOD
?	DIAMETER	F.J.	FLOOR JOISTS	RSTR	REGISTER
(E)	EXISTING	FLOOR.	FLUORESCENT	REINF	REINFORCE
(N)	NEW	FT.	FOOT OR FEET	REF	REFERENCE
∟	PERPENDICULAR	FTG.	FOOTING	REFG.	REFRIGERATOR
#	FOUND	FAU.	FORCED AIR UNIT	REQ.	REQUIRED
		FDN.	FOUNDATION	RESIL.	RESILIENT
ABV.	ABOVE	FRAM'G	FRAMING	RDWD.	REDWOOD
AB	ANCHOR BOLT	FLS/FS	FULL SIZE	REV	REVERSE
ACOUS.	ACOUSTICAL	FURR.	FURRING	R.	RISER / RADIUS
A.D.	AREA DRAIN	FUT.	FUTURE	RM.	ROOM
ADJ.	ADJUSTABLE			R.O.	ROUGH OPENING
AFF	ADJUST FLOOR	GALV.	GALVANIZED	S.N.D.	SANITARY NAPKIN
AGGR	AGGREGATE	G.I.	GALVANIZED IRON	SL.	SLIDING GLASS DOOR
AL./ALUM.	ALUMINUM	G.S.M.	GALVANIZED SHEET METAL	SGD	GAUGE
APPROX.	APPROXIMATE	GA.	GAUGE	S.N.R.	SANITARY NAPKIN
ARCH.	ARCHITECT	GL.	GLASS	SCHED.	SCHEDULE
ARCH'L	ARCHITECTURAL	G.B.	GRAB BAR	S.C.D.	S.C.D.
ASPH.	ASPHALT	GR.	GRADE	SECT.	SECTION
AWG.	AWNING	GND.	GROUND	S.C.E.D.	SEE CIVIL ENGINEER
		GFI.	GROUND FAULT INTERRUPTER	S.E.D.	SEE ELECTRICAL DRAWINGS
BM.	BEAM	GYP.	GYPSPUM BOARD	S.L.D.	SEE LANDSCAPE DRAWINGS
BITUM.	BITUMINOUS	GYP.BD.	GYPSPUM BOARD	S.M.D.	SEE MECHANICAL DRAWINGS
BLK.	BLOCK	H/C	HANDICAP	S.P.D.	SEE PLUMBING DRAWINGS
BLKG.	BLOCKING	H.D.C.P.	HANDICAP/HANDICAPPED	S.S.D.	SEE STRUCTURAL DRAWINGS
BD.	BED	HDW.	HARDWARE	S.S.X.	SEE STRUCTURAL DRAWINGS
BLT.	BOLT	HDWD.	HARDWOOD	SW.	SHEAR WALL
BOT.	BOTTOM	HGT./HT.	HEIGHT	SHT.	SHEET
BLDG.	BUILDING	H.C.	HOLLOW CORE	SHR.	SHOWER
CAB.	CABINET	H.M.	HORIZONTAL METAL	SM.	SIMILAR
C.O.	CASED OPENING	HORIZ.	HORIZONTAL	SH	SINGLE HUNG/SHELF
C.B.	CATCH BASIN	H.B.	HOSE BIB	SKYLT	SKYLIGHT
CPT	CASEMENT	H.P.	HIGH POINT	SL.	SLOPE
CAS	CASEMENT	H.R.	HOUR	SD.	SMOKE DETECTOR
CHLK.	CHAIN LINK	H.V.A.C.	H.V.A.C.	SD.	SOAP DISPENSER
C.I.	CAST IRON			S.C.	SOLID CORE
CLK.G.	CEILING			SP	SPACE
C.J.	CEILING JOISTS			SPEC.	SPECIFICATION
CLG.	CEILING	I.D.	INSIDE DIAMETER	SQ.FT.	SQUARE FOOT
CEM.	CEMENT	INSUL.	INSULATION	SQ.IN.	SQUARE INCH
CTR.	CENTER	INT.	INTERIOR	SST	STAINLESS STEEL
CR.	CERAMIC	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	STD.	STANDARD
C.T.	CERAMIC TILE			STA.	STATION
CLR.	CLEAR			STL.	STEEL
CLO.	CLOSET	JAN.	JANITOR	STOR.	STORAGE
CMU	CONCRETE MASONRY UNIT	JT.	JOINT	STR.	STRUCTURE
COL.	COLUMN			SUSP.	SUSPENDED
CVT.	COMPOSITION VINYL TILE	K.D.	KILN DRIED	SYM.	SYMMETRICAL
CONC./C.	CONCRETE	KIT.	KITCHEN		
CONN.	CONNECTION			TEL.	TELEPHONE
CONST.	CONSTRUCTION			T.V.	TELEVISION
CONT.	CONTINUOUS			TEMP.	TEMPERED/TEMPORARY
CORR.	CORRIDOR			TERR.	TERRAZZO
CG	CORNER GAURD			THK.	THICK
CTS	COUNTERSINK			TL	TILE
				T.P.D.	TOILET PAPER DISPENSER
DEPT.	DEPARTMENT			T.G.	TONGUE AND GROOVE
DET.	DETAIL			T.O.C.	TOP OF CURB
D.F.	DRINKING FOUNTAIN			T.O.P.	TOP OF PAVEMENT
D/F	DIAMETER			T.O.S.	TOP OF SLAB
DM.	DIMENSION			T.O.SHTG.	TOP OF SHEATHING
DSPR.	DISPENSER			T.O.P.	TOP OF PLATE
DR.	DOOR			T.O.W.	TOP OF WALL/WINDOW
D.O.	DOOR OPENING			T.B.	TOWEL BAR
DBL.	DOUBLE			TRD. /T.	TREAD
DH.	DOUBLE HUNG			TYP.	TYPICAL
DN.	DOWN			U.L.	UNDERWRITERS LABORATORY
DS.	DOWN SPOUT			UNF.	UNFINISHED
D.S.P.	DRY STAND PIPE			UNC	UNIFORM BUILDING CODE W/ CALIFORNIA AMENDMENTS
DWR.	DRAWER			U.O.N.	UNLESS OTHERWISE NOTED
DWG'S	DRAWINGS			UR.	URINAL
				V.I.F.	VERIFY IN FIELD
E.	EAST			VERT.	VERTICAL
E.A.	EACH			V.G.	VERTICAL GRAIN
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM			VEST.	VESTIBULE
E.J.	EXPANSION JOINT			VNT./V	VINTL/V
ELEC.	ELECTRICAL			W.	WEST/WAX
EP.	ELECTRICAL PANELBOARD			W.CST	WAINSCOT
EL./ELEV	ELEVATION			W.C.	WATER CLOSET
ELEV	ELEVATOR			WH.	WATER HEATER
EMER.	EMERGENCY			WP	WATERPROOF
ENCL.	ENCLOSURE			WT.	WEIGHT
ED.	EQUL			W/	WITH
EQUIPT.	EQUIPMENT			W/O.	WITHOUT
E.W.C.	ELECTRICAL WATER COOLER			WD.	WOOD
EXST.	EXISTING				
EXP.	EXPANSION				
EXPO.	EXPOSED				
EXT.	EXTERIOR				
F.C.	FACE OF CONCRETE				
F.B.	FACE OF CONCRETE BLOCK				
F.O.M.	FACE OF MULLION				
F.D.	FLOOR DRAIN				
F.O.F.	FACE OF FINISH				
F.O.S.	FACE OF STUDS				
F.F.	FALSE FRONT/FINISH FLOOR				
FIN.	FINISH				
FG	FINISH GRADE				
F.A.	FIRE ALARM				
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER CAB.				
H.C.	FIRE HOSE CABINET				
FRF.	FIREPROOF				
FX.	FIXED				
FLASH.	FLASHING				

# GENERAL NOTES:

- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY DIMENSIONS, CONDITIONS, MATERIALS, EQUIPMENT, SELECTIONS, AND TITLE 24 COMPLIANCE.
- THE CONTRACTOR SHALL VERIFY ALL SITE GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, AND UTILITIES, AND REPORT WHERE DISCREPANCIES OCCUR.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FACE OF FINISH AND ACTUAL DOOR OPENING WIDTH UNLESS OTHERWISE NOTED (U.O.N.). ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR EQUIPMENT CLEARANCES AND MUST BE STRICTLY MAINTAINED. ALL DIMENSIONS NOTED "VERIFY" OR "V. I. F." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO AND DURING CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWING; DO NOT SCALE DRAWINGS.
- MANUFACTURER'S MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS (U.O.N.). THE CONTRACTOR ACKNOWLEDGES THAT THE DRAFTER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER THE WORK NOR SHALL THE DRAFTER HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SELECTED BY THE CONTRACTOR NOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THESE RIGHTS AND RESPONSIBILITIES ARE SOLELY THOSE OF THE CONTRACTOR IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
- EXTERIOR WINDOWS AND DOORS SHALL MEET THE DESIGN PRESSURE RATING REQUIREMENTS OF CBC §1714.5.
- DOORS AND WINDOWS TO THE EXTERIOR SHALL BE FULLY WEATHER STRIPPED.
  - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
  - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET.
  - WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
- LANDINGS SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THRESHOLD AND MAINTAIN 1/4" INCH PER FOOT SLOPE AWAY FROM BUILDING FOR DRAINAGE.
- SLOPE ALL GRADES AWAY FROM NEW CONSTRUCTION AT 6" FOR EVERY 5'.
- ALL NEW CONSTRUCTION TO BLEND/MATCH EXISTING.
- ALL WOOD TO BE DOUGLAS FIR #2 OR BETTER, U.O.N.
- ALL CONCRETE TO BE 2,500 P.S.I. @ 28 DAYS OR AS SPECIFIED BY THE STRUCTURAL ENGINEER (IF APPLICABLE).
- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
- GYPSPUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7
- ANY WOOD FRAMING MEMBERS LESS THAN 8 INCHES FROM THE EXPOSED GROUND SHALL BE PRESSURE TREATED LUMBER PER CRC R317.1.
- PROVIDE FIRE DEPARTMENT ACCESS AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR IS TO PROVIDE AND INSTALL ALL WORK SHOWN ON DRAWINGS, SUBJECT TO THE LIMITATIONS OF SCOPE OF THE BASE BID, LISTED ABOVE. THE CONTRACTOR SHALL PROVIDE MISCELLANEOUS FASTENERS, BLOCKING AND SEALANTS INCIDENTAL TO COMPLETE THE CONTRACTED WORK. THIS SHALL INCLUDE SUPPLYING AND INSTALLING NECESSARY BACKING INSIDE WALLS FOR THE INSTALLATION OF WALL HANGING ACCESSORIES WHERE INDICATED. ALL WORK SHALL BE INSTALLED AS SHOWN ON DRAWINGS, PLUMB, AND LEVEL, TRUE TO LINE AND SECURELY FASTENED OR ANCHORED.
- CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY FIELD OBSERVED CODE VIOLATIONS, OR INCORRECT EXISTING CONSTRUCTION INCLUDING APPARENT CONFLICTS BETWEEN THE EXISTING CONSTRUCTION AND THE CONTRACT DRAWINGS TO THE IMMEDIATE ATTENTION OF THE DESIGNER. DO NOT SCALE DRAWINGS, CONTACT DESIGNER FOR CLARIFICATION OF DIMENSIONS.
- CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PROTECT THE POSSESSIONS OF THE OWNER THAT REMAIN IN OR ADJACENT TO THE WORK FROM LOSS OR DAMAGE. ANY PORTION OF THE PROPERTY DAMAGED BY THE CONTRACTOR OR SUBCONTRACTOR DURING THE COURSE OF THE WORK MUST BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. THE TERM "DAMAGES" SHALL INCLUDE, BUT NOT BE LIMITED TO ANY DAMAGE CAUSED BY CONTRACT OPERATION OR WORKERS DURING CONSTRUCTION TO THE OWNER'S RESIDENCE, FURNISHINGS, CLOTHING, FENCES, ADJOINING PROPERTIES OR TO PUBLIC SPACES.

# PLUMBING NOTES:

- PLUMBING FIXTURES MUST COMPLY WITH FLOW RATES SPECIFIED IN CAL GREEN SECTION 4.303
- SHOWER TO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS
- PROVIDE 1-1/2" DRAIN LINE MINIMUM FROM KITCHEN. CPC 420.3
- PROVIDE A LISTED AIR GAP FOR DISHWASHER. CPC 414.3
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL NEW EXTERIOR HOSE BIBS.
- MINIMUM OF 1/4" PER FOOT (2%) SLOPE FOR ALL HORIZONTAL DRAINAGE PIPING.
- SEISMIC STRAPPING FOR HOT WATER HEATER REQUIRED PER CPC SECTION 508.2.
- THE HOT WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE ATTACHED TO IT A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 & 24 INCHES ABOVE GRADE & CONTAIN SCREW BASE SOCKET. CA ENERGY SECTIONS 150.0 (K) 1 C.
- ALL NEW GAS PIPING SHALL BE SIZED TO SUPPLY SUFFICIENT GAS TO THE APPLIANCES. THE GAS PIPING SHALL BE TESTED WITH 10 LBS. OF PRESSURE FOR A MINIMUM OF 15 MINUTES.
- HOT WATER PIPING 3/4" AND GREATER SERVING A KITCHEN SHALL BE INSULATED WITH MINIMUM 1" WALL THICKNESS INSULATION.
- ALL OVEN AND STOVE GAS VALVES SHALL BE READILY ACCESSIBLE AND BE WITHIN 3'-0" OF THE APPLIANCE. CONNECTORS MAY NOT BE CONCEALED OR PASS THROUGH ANY FLOOR, WALL PARTITION, CEILING, OR APPLIANCE HOUSING CABINET.
- A 2" ACCESSIBLE PLUMBING CLEANOUT UNDER THE SINK SHALL BE REQUIRED.
- PER CPC 414.3, A LISTED AIR GAP SHALL BE INSTALLED BETWEEN THE DISHWASHER DRAINPIPE AND THE GARBAGE DISPOSAL INLET.

# MECHANICAL NOTES:

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

# ELECTRICAL NOTES:

- ARC FAULT CIRCUIT INTERRUPTER (AFCI) REQUIRED FOR ALL NEW 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN KITCHENS, BATHROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, LAUNDRY ROOMS, GARAGE, HALLWAYS, OR SIMILAR ROOMS OR AREAS.
- PER CEC 406.12, PROVIDE TAMPER-RESISTANT RECEPTACLES IN AREAS SPECIFIED IN CEC 210.5.2, SPECIFICALLY ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN AREAS SUCH AS KITCHENS, BATHROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, BEDROOMS, RECREATION ROOMS, LAUNDRY ROOMS, GARAGE, OR SIMILAR ROOMS OR AREAS OF A DWELLING UNIT.
- RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. THIS ALLOWS FOR A MAXIMUM OF 12 FEET BETWEEN RECEPTACLES ON THE SAME WALL.
- SMOKE ALARM. WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES, SMOKE DETECTORS SHALL BE INSTALLED: (A) IN EACH SLEEPING ROOM, (B) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (C) ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. NEW SMOKE ALARMS TO BE INTERCONNECTED. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN AS REQUIRED FOR OVERCURRENT PROTECTION.
- CARBON MONOXIDE ALARM. WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS: (A) OUTSIDE OF THE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S); (B) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
- ANY SMOKE ALARM WITHIN 20 FEET OF A PERMANENTLY INSTALLED COOKING APPLIANCE SHALL BE THE IONIZATION OR PHOTOELECTRIC ALARM TYPE AND HAVE A MINIMUM SPACING OF 10 FEET AWAY.
- THE MINIMUM DISCONNECT MEANS FOR A SINGLE FAMILY DWELLING IS 100 AMPERES, 3-WIRE.
- PROVIDE ADEQUATE GROUND TO ELECTRICAL SERVICE ENTRY PANEL. VERIFY OR PROVIDE BOND TO METAL GAS AND WATER PIPES.
- ELECTRICAL SUB PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS SUCH AS CLOTHES CLOSETS.
- STAGGER NEW ELECTRICAL OUTLETS BY AT LEAST 24-INCHES ON THE OPPOSITE SIDE OF THE FIRE-WALL (GARAGE/ HOUSE WALL) PER BUILDING CODE SECTION 712.3.2.
- PROVIDE AND INSTALL RECEPTACLE OUTLETS AT HOUSE EXTERIOR WALLS THAT ARE GFCI PROTECTED, GASKETED-COVER TYPE FOR USE IN WET LOCATIONS.
- PROVIDE AT LEAST ONE GFCI OUTLET WITHIN 3 FEET OF EACH SINK IN THE BATHROOMS.
- AT LEAST ONE NEW LUMINAIRE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR.
- PER CEC, AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
- BATHROOM LIGHTING CANNOT BE ON AN OUTLET CIRCUIT.
- PER CEC 410.10(D), NO PARTS OF CORD-CONNECTED LUMINAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINAIRES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED (PADDLER) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
- UNDER CABINET LUMINAIRES SHALL BE SEPARATELY SWITCHED
- A MINIMUM OF (2) 20 AMP GFCI PROTECTED CIRCUITS SHALL SUPPLY ALL KITCHEN COUNTER TOP RECEPTACLES, CEC 210.11(C)(2), & (C) (3).
- PROVIDE 20 AMP DEDICATED CIRCUITS FOR THE DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, MICROWAVE AND RANGE
- RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 20" ABOVE COUNTER TOP AND NO MORE THAN 12" BELOW IF COUNTER DOES NOT EXTEND MORE THAN 6" FROM BASE. PENINSULA COUNTERTOP SPACES 24" LONG OR GREATER AND SHORT DIMENSION 12" OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE.
- ALL KITCHEN RECEPTACLES SHALL BE GFCI PROTECTED. CEC 210(A) 5 & 6.
- THE KITCHEN COUNTERTOP WALLS SHALL BE NO MORE THAN 24" FROM A GFCI OUTLET. THIS DOES NOT APPLY TO ANY COUNTERTOP WALLS BEHIND SINKS, RANGES OR MOUNTED COOKTOPS.
- THE UNDERCOUNTER ELECTRICAL OUTLET SERVING THE DISHWASHER SHALL BE GFCI PROTECTED. MULTI-WIRE DUPLEX RECEPTACLES FOR GARBAGE DISPOSALS & DISHWASHERS REQUIRE A COMMON TRIP BREAKER IN THE SERVICE PANELS.
- THE GARBAGE DISPOSAL AND DISHWASHER SHALL BE ON SEPARATE BRANCH CIRCUITS TO PROVIDE OVERLOAD PROTECTION FOR MOTOR-OPERATED APPLIANCES. [CEC 422.12(G) AND CEC 430.3.2]
- THE MAXIMUM LENGTH FOR A GARBAGE DISPOSAL CORD IS 36" AND A DISHWASHER IS 48". ATTACHMENT PLUG AND RECEPTACLE SHALL BE ACCESSIBLE AND LABELED.
- ISLANDS OR PENINSULAS REQUIRE AT LEAST 1 RECEPTACLE. RECEPTACLES MAY NOT BE MORE THAN 12" BELOW THE COUNTER SURFACE OR BE BELOW A COUNTER THAT EXTENDS MORE THAN 6" BEYOND A CABINETS END.
- IBC 1208.1 - A MINIMUM OF 3'-0" CLEARANCE IS REQUIRED BETWEEN THE COUNTER FRONTS AND APPLIANCES, OR COUNTER FRONTS AND WALLS.
- PER CEC 210.11(C)(2), AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
- DIMMERS OR VACANCY SENSORS ARE REQUIRED TO CONTROL ALL HIGH-EFFICACY LUMINAIRES, EXCEPT CLOSETS LESS THAN 70 SQ FT & HALLWAYS
- ALL NEW RECESSED LIGHTING SHALL COMPLY WITH THE REFERENCE JOINT APPENDIX JAB AND SHALL NOT CONTAIN SCREW BASE SOCKET. CA ENERGY SECTIONS 150.0 (K) 1 C.
- RECESSED LIGHTING FIXTURES TO BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) IN ACCORDANCE W/ CEC 150(K)(L)(A).
- ALL PROPOSED LIGHTING TO BE HIGH EFFICACY IN ACCORDANCE WITH CEC 150, 0 (K)(L)(A)
- ALL NEW OUTDOOR LIGHTING, IF ANY, IS TO BE HIGH-EFFICACY, TO BE CONTROLLED BY AN ON/OFF SWITCH AND INCLUDE ONE OF THE FOLLOWING PER CA ENERGY CODE SECTION 150.0 (K) 3A.:
  - PHOTOCELL AND MOTION SENSOR
  - PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
  - ASTRONOMICAL TIME CLOCK CONTROL.
  - ENERGY MANAGEMENT CONTROL SYSTEM
- HIGH EFFICACY LUMINAIRES (NEW LIGHTING) TO BE SEPARATELY SWITCHED FROM ANY EXISTING LOW EFFICACY LUMINAIRES PER CEC 150(K)(2)(A).
- AN ATTIC OR UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE PROVIDED WITH A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE ATTIC OR UNDER-FLOOR SPACE.
- PER 2022 RESIDENTIAL COMPLIANCE MANUAL 5.3.4.1 AND 2022 CALIFORNIA ENERGY CODE 150.0(N), FOR NEW GAS OR PROPANE WATER HEATER INSTALLATIONS IN NEW CONSTRUCTION AND ADDITIONS (IF A WATER HEATER IS INSTALLED IN THE ADDED FLOOR AREA), A DEDICATED 125V, 20A ELECTRICAL RECEPTACLE IS REQUIRED. THIS RECEPTACLE SHALL BE INSTALLED WITHIN 3 FEET OF THE WATER HEATER, ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS, AND BE CONNECTED TO A 3 CONDUCTOR WITH A 10 AWG COPPER BRANCH CIRCUIT. IN ADDITION, BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED, AND A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT SHALL BE LABELED WITH THE WORDS "FUTURE 240V USE".

Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
09/22/22	4TH PROGRESS SET
10/04/22	FLOOR PLAN PROGRESS & SET WINDOWS
12/27/22	DECEMBER PROGRESS SET
5/23/23	MAY PROGRESS SET
6/19/23 - 7/21/23	PLANNING SUBMISSION PREP
02/20/24 - 3/5/24	PLANNING SUBMISSION SET



**OFFICE & MASTER BATHROOM ADDITION**  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124  
APN: 070-071-14

**OWNER:**  
DAVID & HEATHER HEWLETT  
PH - (650) 380-4967  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124

Drawing By:  
**Chris Klimen**  
klimen@att.net  
PH: 510.928.1359  
Date: JULY 05, 2022  
Project / Job #:  
*Peter Christopher Klimen*

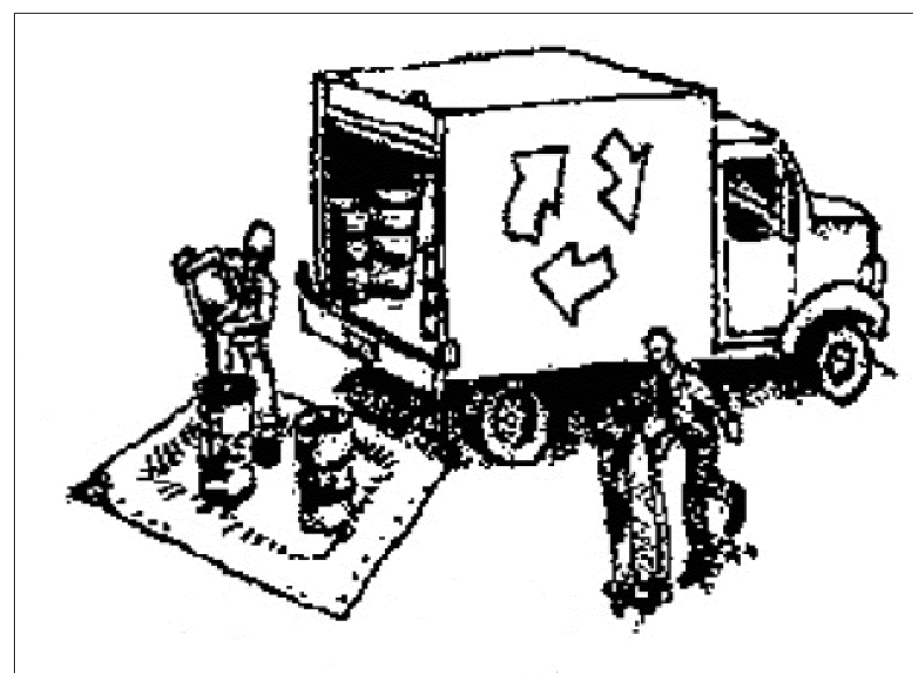
DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMEN  
EMAIL=KLIMEN@ATT.NET DATE=030524</

# Construction Best Management Practices (BMPs)

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

Revision History	
08/05/22	PROGRESS SET
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## Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

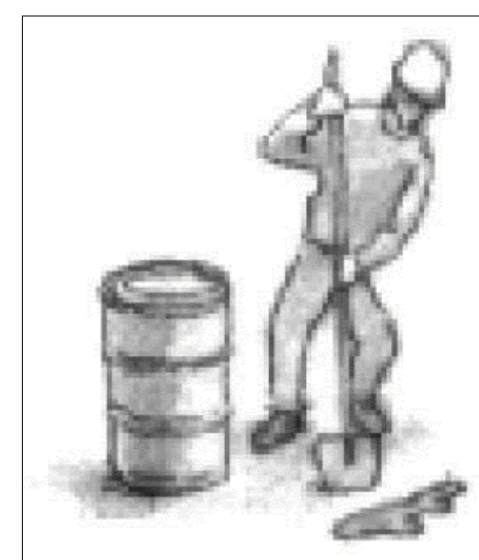
### Waste Management

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

### Construction Entrances and Perimeter

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

## Equipment Management & Spill Control



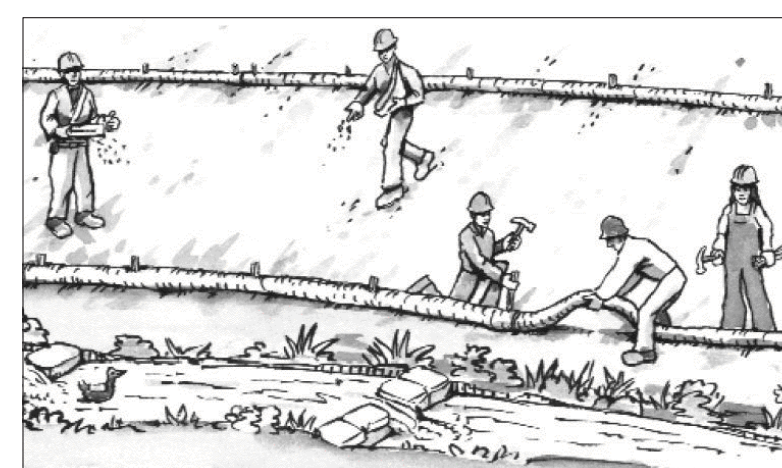
### Maintenance and Parking

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

### Spill Prevention and Control

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

## Earthwork & Contaminated Soils



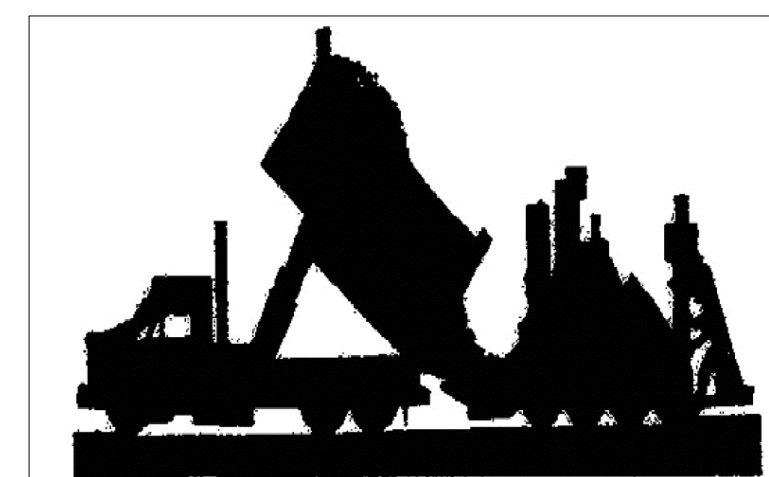
### Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

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

## Paving/Asphalt Work

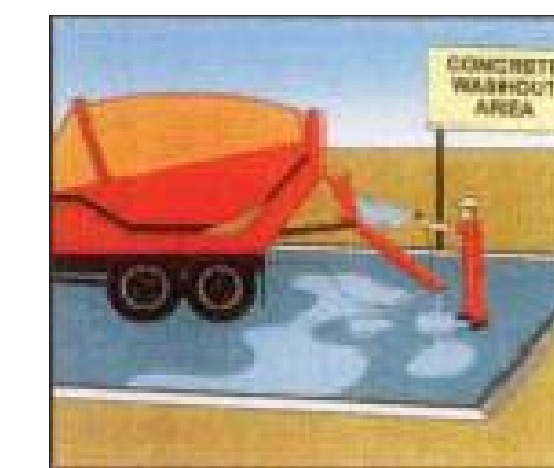


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.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

### Sawcutting & Asphalt/Concrete Removal

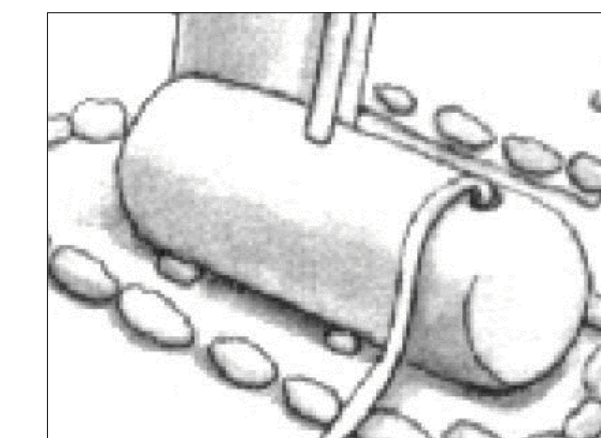
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

## Concrete, Grout & Mortar Application



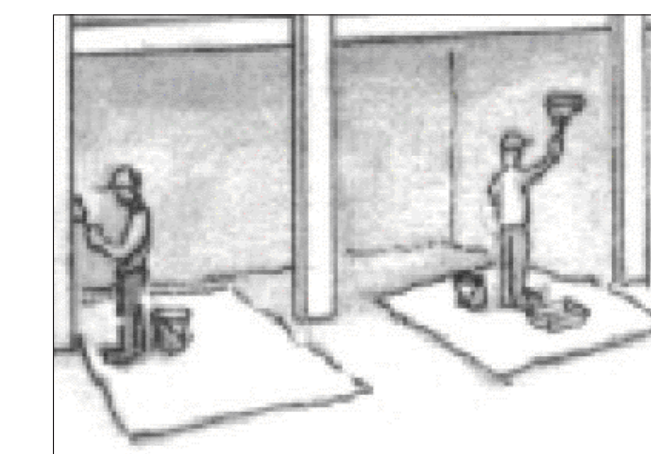
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

### Dewatering



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

## Painting & Paint Removal



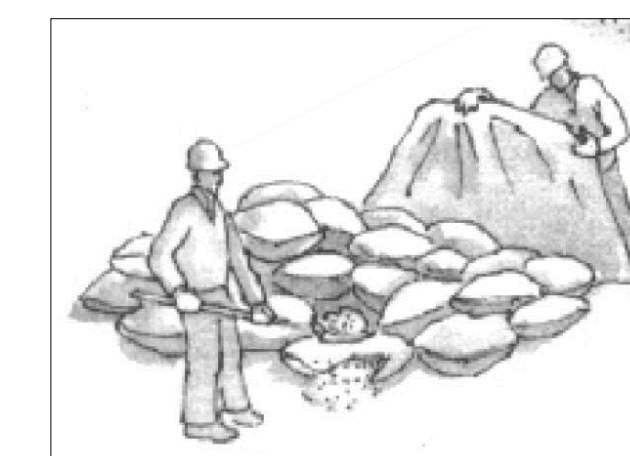
### Painting cleanup

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

### Paint removal

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

## Landscape Materials



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



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BATHROOM ADDITION  
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APN: 070-071-14**

**OWNER:  
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PH - (650) 380-4967  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124**

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Date: JULY 05, 2022  
Project / Job #:  
Peter Christopher Klimen  
DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMEN  
EMAIL=KLIMEN@ATT.NET DATE: 030524

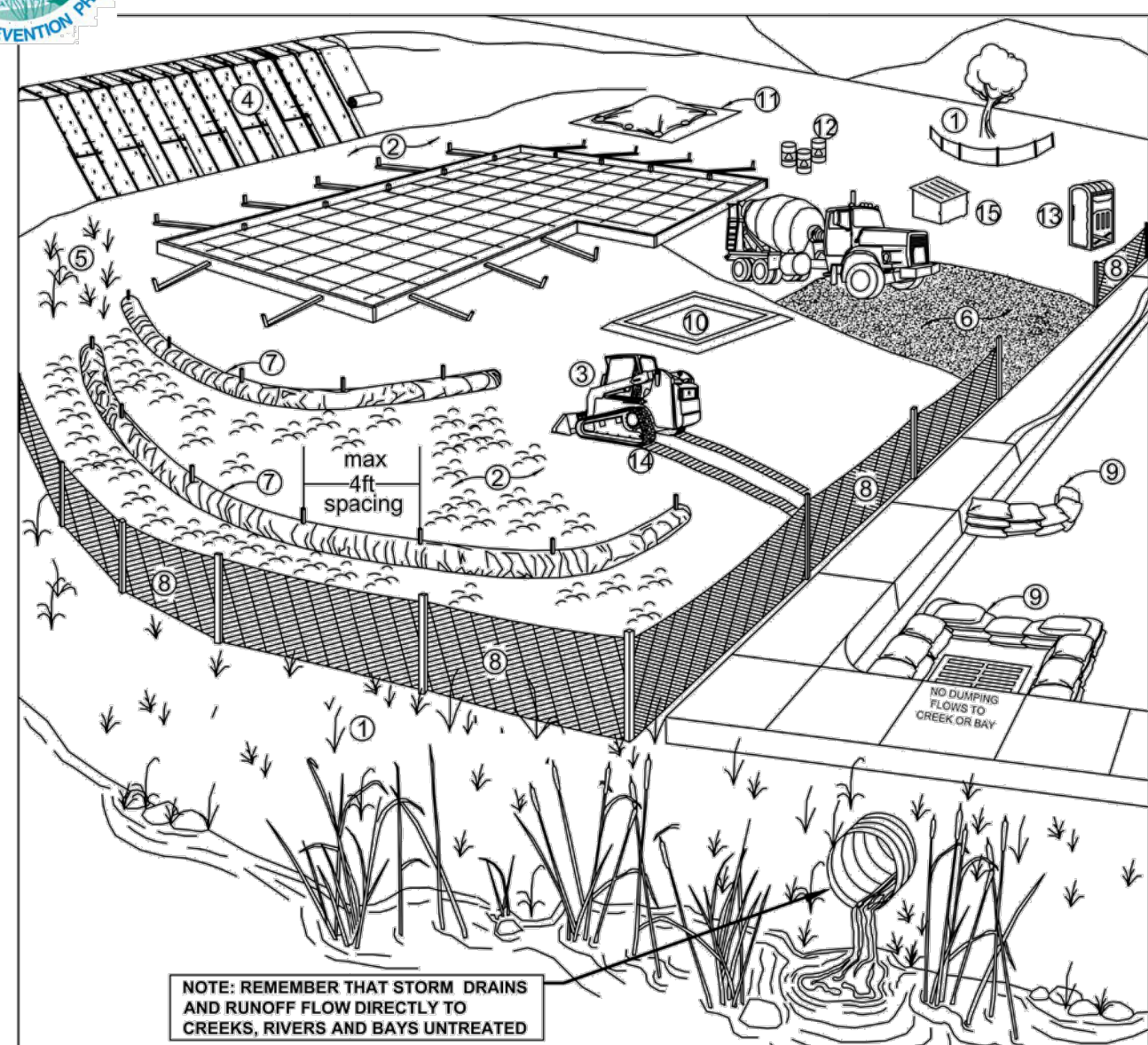
**CONSTRUCTION  
BEST  
MANAGEMENT  
PRACTICES**

**A0.3**

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



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



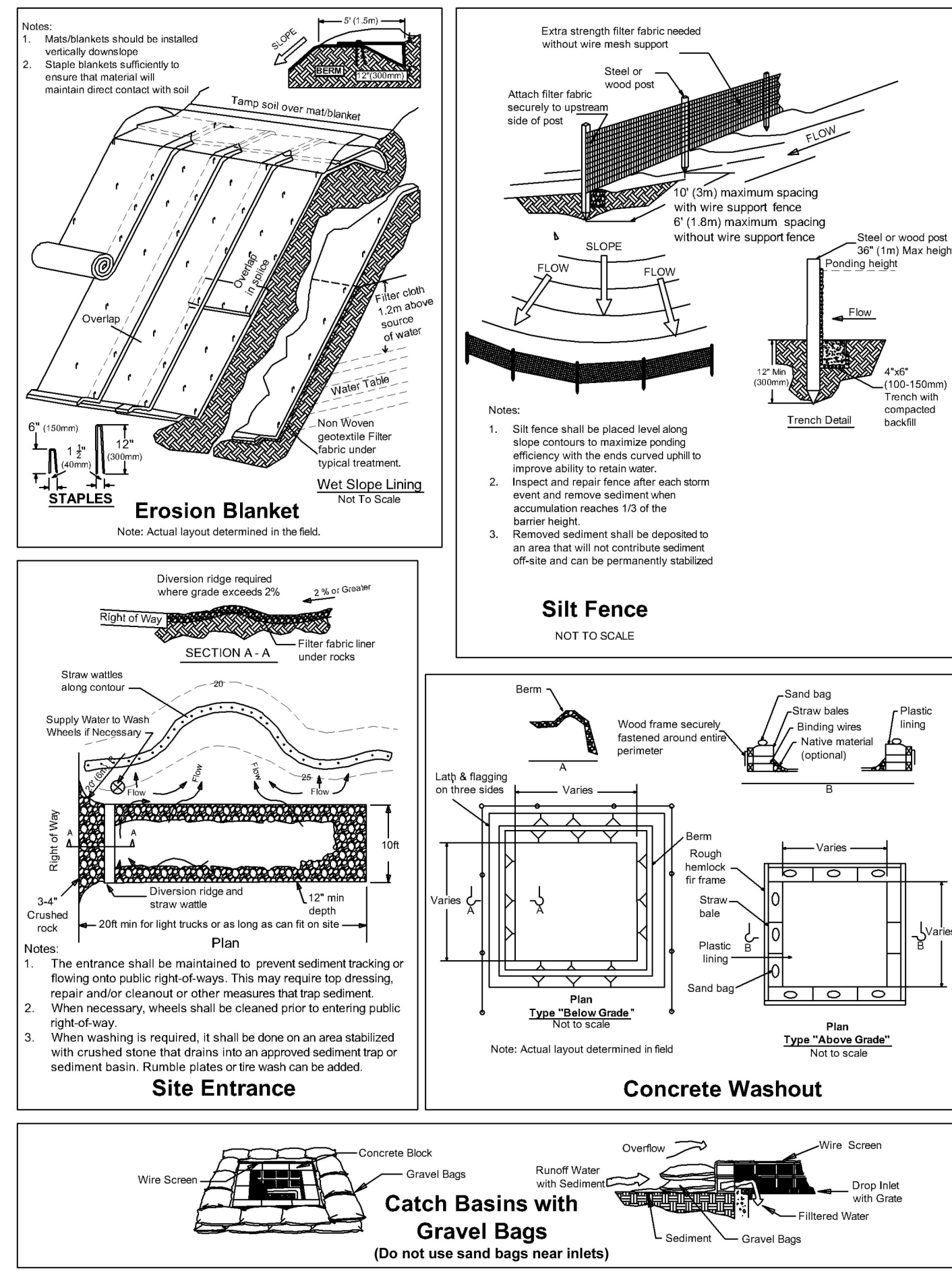
Erosion Controls			Sediment Controls			Good Housekeeping		
NS	Scheduling	6.	Tracking Controls	10.	Concrete Washout			
1.	Preserve Vegetation & Creek Set Backs	7.	Fiber Rolls	11.	Stockpile Management			
2.	Soil Cover	8.	Silt Fence	12.	Hazardous Material Management			
3.	Soil Preparation/ Roughening	9.	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.dti.ca.gov/nc/constructionwater/manuals.htm>. Visit [www.mcsctopp.org](http://www.mcsctopp.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](mailto:disabilityaccess@co.marin.ca.us)

Control Measure	General Description
<b>Erosion Control Best Management Practices</b>	
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; or Caltrans: SS-3.
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: <a href="http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf">http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf</a> . 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.
<b>Sediment Control Best Management Practices</b>	
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 do not abut. J-hook end of roll up slope. 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: <a href="http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf">http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf</a> . 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: <a href="http://www.marincounty.org/depts/bw/divisions/mstopp/development/media/Files/Departments/PW/mstoppdevelopment/TrenchingSWRealMCSTOPPPFinalR09.pdf">http://www.marincounty.org/depts/bw/divisions/mstopp/development/media/Files/Departments/PW/mstoppdevelopment/TrenchingSWRealMCSTOPPPFinalR09.pdf</a> . For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.
<b>Good Housekeeping Best Management Practices</b>	
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 pantry (most vendors provide these). For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.
14	Equipment and Vehicle Maintenance Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.
15	Litter and Waste Management Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.



Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
09/22/22	4TH PROGRESS SET
10/04/22	FLOOR PLAN PROGRESS & SET WINDOWS
12/27/22	DECEMBER PROGRESS SET
5/23/23	MAY PROGRESS SET
6/19/23 - 7/21/23	PLANNING SUBMISSION PREP
02/20/24 - 3/5/24	PLANNING SUBMISSION SET



**OFFICE & MASTER BATHROOM ADDITION**  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124  
APN: 070-071-14

**OWNER:**  
DAVID & HEATHER HEWLETT  
PH - (650) 380-4967  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124

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

**A0.4**





# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
09/22/22	4TH PROGRESS SET
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Y	NA	RESPON. PARTY	DESCRIPTION
			<b>CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL</b>
			<b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
			<b>301.1.1 Additions and alterations.</b> [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
			The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
			<b>Note:</b> Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
			<b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
			<b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
			<b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b>
			<b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
			Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
			<b>DIVISION 4.1 PLANNING AND DESIGN</b>
			<b>ABBREVIATION DEFINITIONS:</b> HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHFD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
			<b>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</b>
			<b>SECTION 4.102 DEFINITIONS</b>
			<b>4.102.1 DEFINITIONS</b> The following terms are defined in Chapter 2 (and are included here for reference)
			<b>FRENCH DRAIN.</b> A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.
			<b>WATTLES.</b> Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
			<b>4.106 SITE DEVELOPMENT</b>
			<b>4.106.1 GENERAL.</b> Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
			<b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.
			<b>Note:</b> Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a> )
			<b>4.106.3 GRADING AND PAVING.</b> Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
			<b>Exception:</b> Additions and alterations not altering the drainage path.
			<b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.
			<b>Exceptions:</b> On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
			<b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
			<b>Exception:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
			<b>4.106.4.1.1 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	NA	RESPON. PARTY	DESCRIPTION
			<b>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.</b> When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
			<b>4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
			<b>1. EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformers, have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.
			The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
			<b>Exceptions:</b> 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.
			<b>Notes:</b> a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
			<b>2. EV Ready.</b> Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
			<b>Exception:</b> Areas of parking facilities served by parking lifts.
			<b>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</b> The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
			<b>1. EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformers, have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.
			The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
			<b>Exception:</b> When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces reserved by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.
			<b>Notes:</b> a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
			<b>2. EV Ready.</b> Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
			<b>Exception:</b> Areas of parking facilities served by parking lifts.
			<b>3. EV Chargers.</b> Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
			When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.
			<b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b> Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.
			<b>Exception:</b> Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
			<b>4.106.4.2.2.1.1 Location.</b> EVCS shall comply with at least one of the following options: 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. <b>Exception:</b> Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.
			<b>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.</b> The charging spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.
			<b>4.106.4.2.2.1.3 Accessible EV spaces.</b> In addition to the requirements of Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
			<b>4.106.4.2.3 EV space requirements.</b> 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. <b>Exception:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code. 2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y	NA	RESPON. PARTY	DESCRIPTION																
			<b>Exception:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.																
			<b>4.106.4.2.4 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.																
			<b>4.106.4.2.5 Electric Vehicle Ready Space Signage.</b> Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).																
			<b>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.</b> When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.																
			<b>Notes:</b> 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.																
			<b>DIVISION 4.2 ENERGY EFFICIENCY</b>																
			<b>4.201 GENERAL</b>																
			<b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.																
			<b>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</b>																
			<b>4.303 INDOOR WATER USE</b>																
			<b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.																
			<b>Note:</b> All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.																
			<b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. <b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.																
			<b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.																
			<b>4.303.1.3 Showerheads.</b> <b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. <b>Note:</b> A hand-held shower shall be considered a showerhead.																
			<b>4.303.1.4 Faucets.</b> <b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. <b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. <b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. <b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. <b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.																
			<b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).																
			<b>TABLE H-2</b>																
			<b>STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</b>																
			<table border="1"> <thead> <tr> <th>PRODUCT CLASS [spray force in ounce force (ozf)]</th> <th>MAXIMUM FLOW RATE (gpm)</th> </tr> </thead> <tbody> <tr> <td>Product Class 1 (≤ 5.0 ozf)</td> <td>1.00</td> </tr> <tr> <td>Product Class 2 (&gt; 5.0 ozf and ≤ 8.0 ozf)</td> <td>1.20</td> </tr> <tr> <td>Product Class 3 (&gt; 8.0 ozf)</td> <td>1.28</td> </tr> </tbody> </table>	PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28								
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			Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (grf)]																
			<b>4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.</b> Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.																
			<b>4.303.3 Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.																
			<b>NOTE:</b> THIS TABLE COMPILIES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																
			<b>TABLE - MAXIMUM FIXTURE WATER USE</b>																
			<table border="1"> <thead> <tr> <th>FIXTURE TYPE</th> <th>FLOW RATE</th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td>1.8 GPM @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON &amp; PUBLIC USE AREAS</td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td>1.8 GPM @ 60 PSI</td> </tr> <tr> <td>METERING FAUCETS</td> <td>0.2 GAL/CYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td>1.28 GAL/FLUSH</td> </tr> <tr> <td>URINALS</td> <td>0.125 GAL/FLUSH</td> </tr> </tbody> </table>	FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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Y	NA	RESPON. PARTY	DESCRIPTION
			<b>4.304 OUTDOOR WATER USE</b>
			<b>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.</b> Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
			<b>NOTES:</b> 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <a href="https://www.water.ca.gov/">https://www.water.ca.gov/</a>
			<b>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b>
			<b>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</b>
			<b>4.406.1 RODENT PROOFING.</b> Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
			<b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b>
			<b>4.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. <b>Exceptions:</b> 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
			<b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.</b> Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (separate separated) or off-site (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
			<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. <b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
			<b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. <b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			<b>4.408.5 DOCUMENTATION.</b> Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
			<b>Notes:</b> 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
			<b>4.410 BUILDING MAINTENANCE AND OPERATION</b>
			<b>4.410.1 OPERATION AND MAINTENANCE MANUAL.</b> At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.
			<b>4.410.2 RECYCLING BY OCCUPANTS.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. <b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
			<b>DIVISION 4.5 ENVIRONMENTAL QUALITY</b>
			<b>SECTION 4.501 GENERAL</b>
			<b>4.501.1 Scope</b> The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
			<b>SECTION 4.502 DEFINITIONS</b>
			The following terms are defined in Chapter 2 (and are included here for reference)
			<b>AGRIFIBER PRODUCTS.</b> Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including lumber, fixtures and equipment (FF&E) not considered base building elements.
			<b>COMPOSITE WOOD PRODUCTS.</b> Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), title 17, Section 93120.1.
			<b>DIRECT-VENT APPLIANCE.</b> A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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**OWNER:**  
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EMAIL=KLIMEN@ATT.NET DATE: 03/05/24

**CAL GREEN REQUIREMENTS PAGE 1**

**G1.0**





2022 Single-Family Residential Mandatory Requirements Summary

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

Building Envelope:

Table with 2 columns: Code section and description. Includes sections for Air Leakage, Field Fabricated exterior doors, Insulation Certification, Radiant Barrier, U-factor, Loose-fill Insulation, Wall Insulation, Masonry walls, Raised-floor Insulation, Slab Edge Insulation, Vapor Retarder, Vapor Retarder, Vapor Retarder, and Fireplaces, Decorative Gas Appliances, and Gas Log.

Fireplaces, Decorative Gas Appliances, and Gas Log:

Table with 2 columns: Code section and description. Includes sections for Pilot Light, Combustion Intake, Flue Damper, and Space Conditioning, Water Heating, and Plumbing System.

Space Conditioning, Water Heating, and Plumbing System:

Table with 2 columns: Code section and description. Includes sections for Certification, HVAC Efficiency, Controls for Heat Pumps with Supplementary Electric Resistance Heaters, Thermostats, Insulation, and Isolation Valves.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code section and description. Includes sections for Pilot Lights, Building Cooling and Heating Loads, Liquid Line Drier, Water Piping, Solar Water-heating System Piping, Insulation Protection, Gas or Propane Water Heating Systems, Solar Water-heating Systems, and Ducts and Fans.

Ducts and Fans:

Table with 2 columns: Code section and description. Includes sections for Ducts, CMC Compliance, Protection of Insulation, Factory-Fabricated Duct Systems, Field-Fabricated Duct Systems, Backdraft Damper, Gravity Ventilation Dampers, Protection of Insulation, Porous Inner Core Flex Duct, Duct System Sealing and Leakage Test, and Air Filtration.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code section and description. Includes section for Space Conditioning System Airflow Rate and Fan Efficacy.

Ventilation and Indoor Air Quality:

Table with 2 columns: Code section and description. Includes sections for Requirements for Ventilation and Indoor Air Quality, Central Fan Integrated (CFI) Ventilation Systems, Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses, Local Mechanical Exhaust, and Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.

Pool and Spa Systems and Equipment:

Table with 2 columns: Code section and description. Includes sections for Certification by Manufacturers, Piping, Covers, Directional Inlets and Time Switches for Pools, Pilot Light, and Pool Systems and Equipment Installation.

Lighting:

Table with 2 columns: Code section and description. Includes sections for Lighting Controls and Components, Luminaire Efficacy, Recessed Downlight Luminaires, Light Sources in Enclosed or Recessed Luminaires, Screw based Luminaires, and Electric Clothes Dryer Ready.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code section and description. Includes sections for Screw based luminaires, Light Sources in Enclosed or Recessed Luminaires, Light Sources in Drawers, Cabinets, and Linen Closets, Interior Switches and Controls, Exhaust fans, Multiple Controls, Energy Management Control Systems, Automatic Shutoff Controls, Dimmers, Independent controls, Residential Outdoor Lighting, Internally illuminated address signs, and Residential Garages for Eight or More Vehicles.

Solar Readiness:

Table with 2 columns: Code section and description. Includes sections for Single-family Residences, Minimum Solar Zone Area, Azimuth, Shading, Structural Design Loads on Construction Documents, Interconnection Pathways, Main Electrical Service Panel, and Main Electrical Service Panel.

Electric and Circuit Storage Ready:

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code section and description. Includes sections for Energy Storage System (ESS) Ready, Electric Cooktop Ready, and Electric Clothes Dryer Ready.

\*Exceptions may apply.

5/6/22

Revision History table with columns: Date and Description. Includes entries for PROGRESS SET, 2ND PROGRESS SET, 3RD PROGRESS SET, 4TH PROGRESS SET, FLOOR PLAN PROGRESS & SET WINDOWS, DECEMBER PROGRESS SET, MAY PROGRESS SET, PLANNING SUBMISSION PREP, and PLANNING SUBMISSION SET.



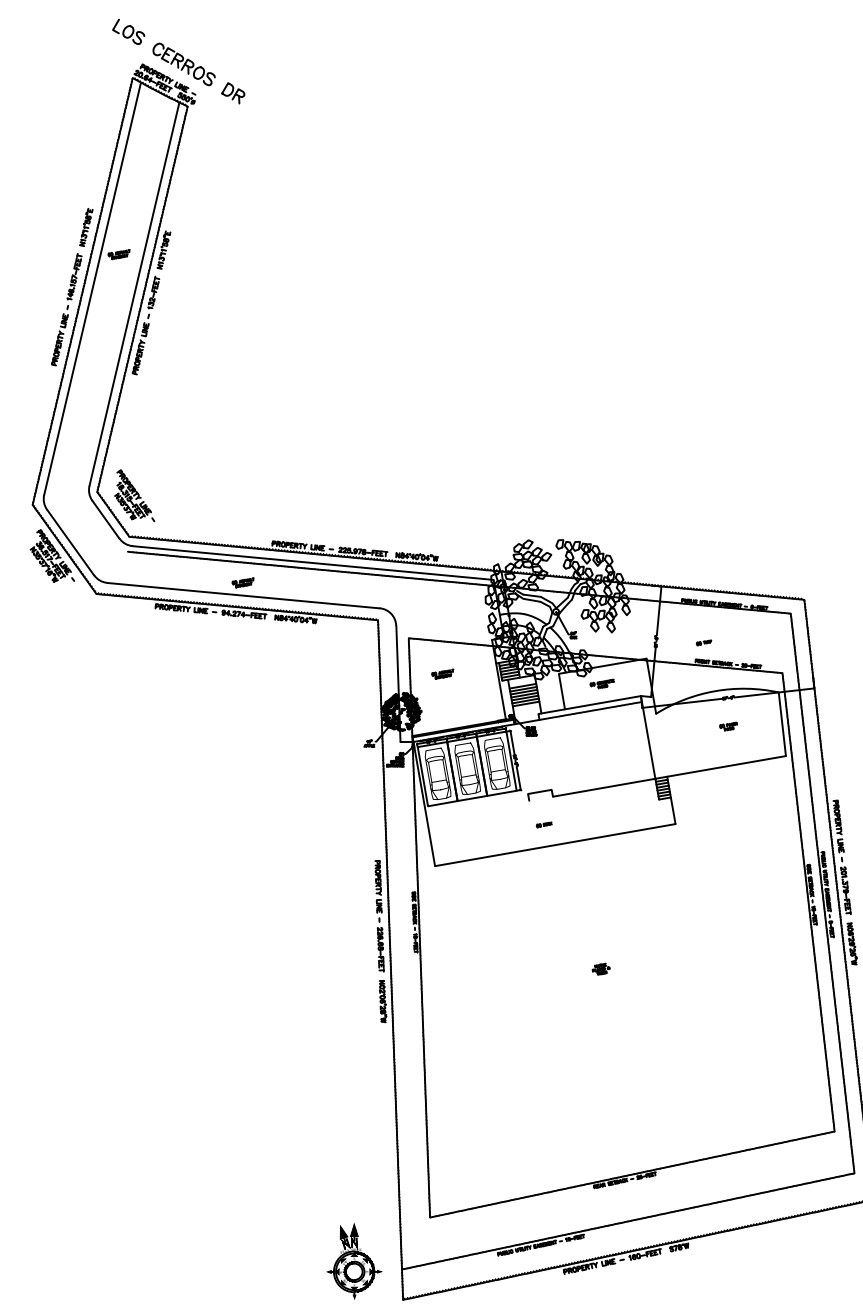
OFFICE & MASTER BATHROOM ADDITION 427 LOS CERROS DR GREENBRAE, CA 94904-1124 APN: 070-071-14 OWNER: DAVID & HEATHER HEWLETT PH - (650) 380-4967 427 LOS CERROS DR GREENBRAE, CA 94904-1124

Drawing By: Chris Klimen klimen@att.net PH: 510.928.1359 Date: JULY 05, 2022 Project / Job #: Peter Christopher Klimen

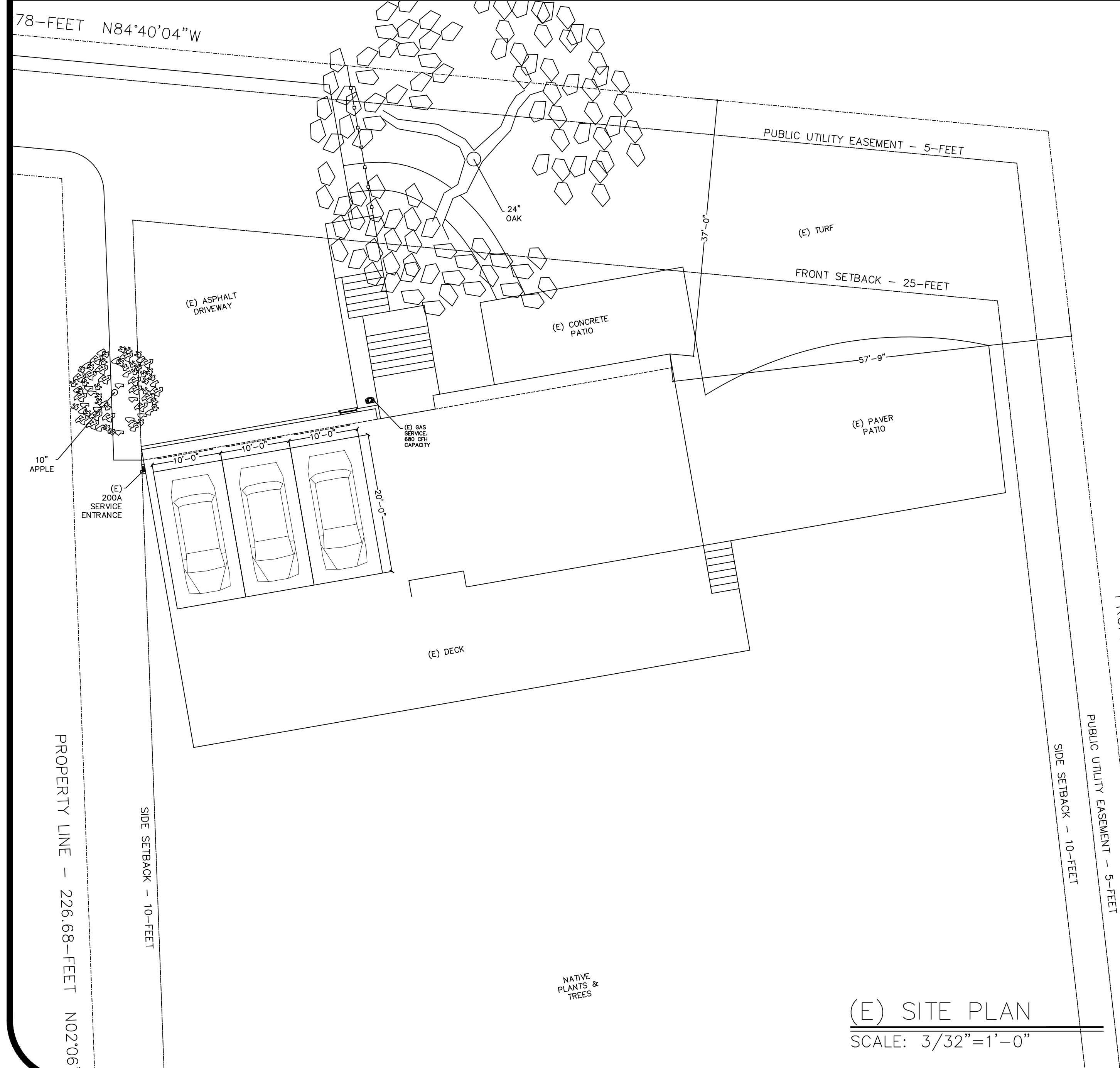
RESIDENTIAL MANDATORY MEASURES SUMMARY

MF1R



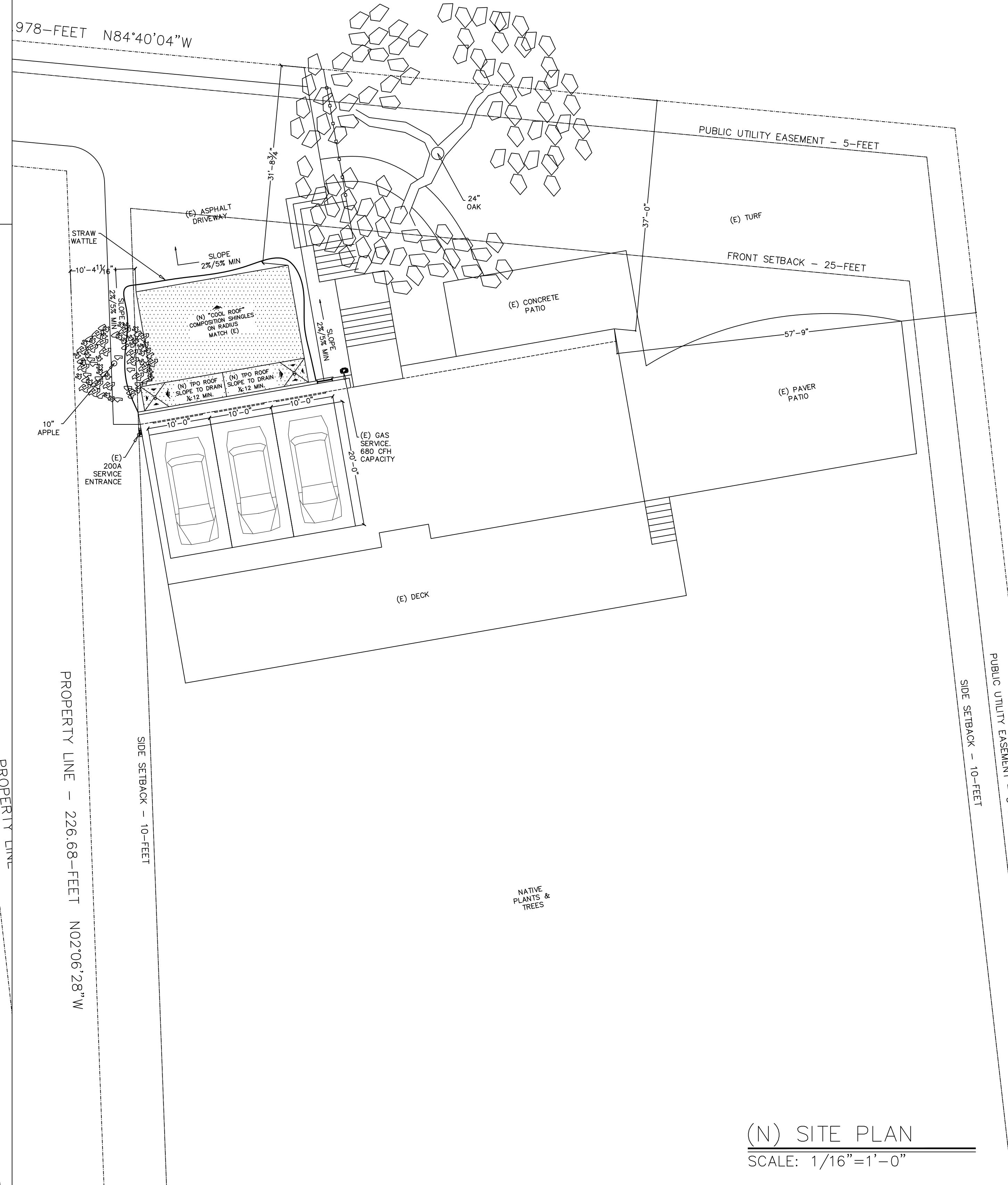


(E) SITE PLAN  
SCALE: 1/64"=1'-0"



(E) SITE PLAN  
SCALE: 3/32"=1'-0"

- SITE NOTES:**
- THE SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND LIMITED SITE PLAN LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY IN FIELD ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES AND SETBACKS, EASEMENTS, UTILITIES AND SUBSTRUCTURES.
  - ANY AREA WHERE SOIL IS DISTURBED MUST BE SURROUNDED BY STRAW WATTLES IN SUCH A WAY THAT ANY DRAINAGE PASSING THROUGH THE AREA WILL BE FILTERED. RUNOFF FROM THE EXISTING STRUCTURE MUST BE ROUTED AROUND THE CONSTRUCTION AREA TO THE EXISTING DRAINAGE SYSTEM.
  - SPILLS ARE TO BE IMMEDIATELY REMOVED FROM THE SITE OR COVERED. ANY COVERING IS TO BE NON-PERMEABLE AND FIRMLY ANCHORED IN PLACE.
  - WATER IS TO BE DIVERTED FROM THE CONSTRUCTION SITE AND PREVENTED FROM ENTERING THE BUILDING THROUGH THE USE OF A NON-PERMEABLE MEMBRANE. RUNOFF IS TO BE FILTERED PRIOR TO BEING DIVERTED TO THE EXISTING DRAINAGE SYSTEM.
  - NEW & EXISTING DOWNSPOUTS DRAIN TO SPLASH-BLOCKS THEN TO VEGETATED AREAS.
  - ALL NEW ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPED AREAS TO THE EXTENT FEASIBLE AND NOT ONTO ADJACENT PROPERTIES.
  - FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND (DIRTY/LANDSCAPING) SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 2% MIN. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 2% MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (3:1).
  - LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
  - ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
  - ANY NEW WOOD FRAMING MEMBERS LESS THAN 8 INCHES FROM THE EXPOSED GROUND SHALL BE PRESSURE TREATED LUMBER.
  - CALL BEFORE YOU DIG! CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.



(N) SITE PLAN  
SCALE: 1/16"=1'-0"

Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
09/22/22	4TH PROGRESS SET
10/04/22	FLOOR PLAN PROGRESS & SET WINDOWS
12/27/22	DECEMBER PROGRESS SET
5/23/23	MAY PROGRESS SET
6/19/23 - 7/21/23	PLANNING SUBMISSION PREP
02/20/24 - 3/5/24	PLANNING SUBMISSION SET



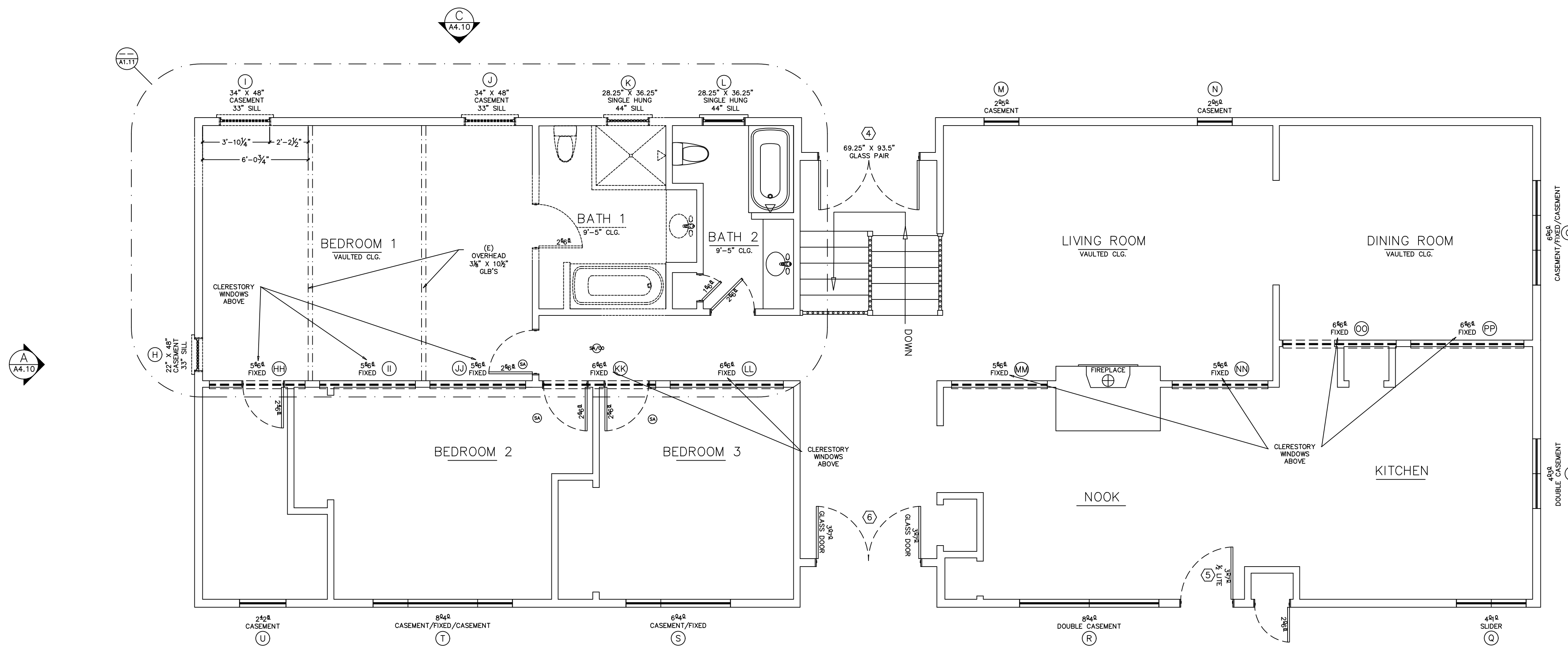
**OFFICE & MASTER BATHROOM ADDITION**  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124  
APN: 070-071-14

**OWNER:**  
DAVID & HEATHER HEWLETT  
PH - (650) 380-4967  
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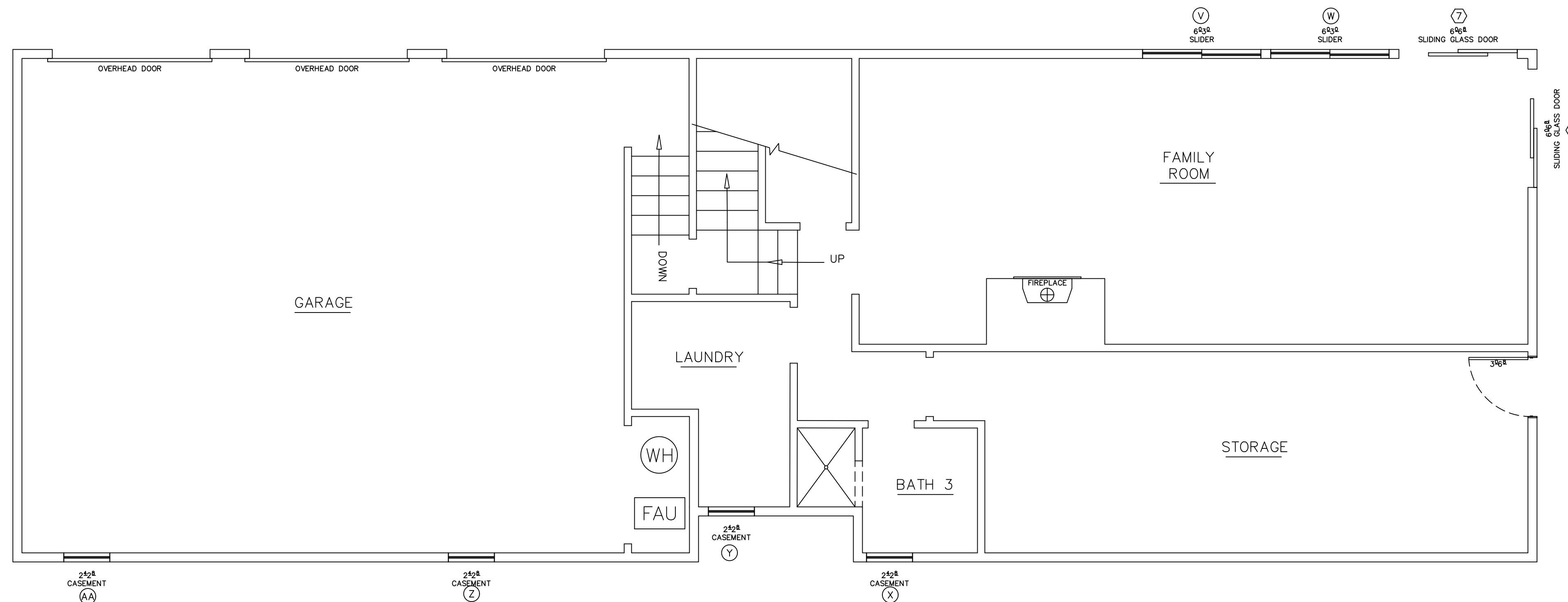
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Chris Klimen  
klimen@att.net  
PH: 510.928.1359  
Date: JULY 05, 2022  
Project / Job #:  
Peter Christopher Klimen  
DIGITALLY SIGNED BY PETER CHRISTOPHER KLIMEN  
EMAIL=KLIMEN@ATT.NET DATE: 03/05/24

**SITE PLAN**

**A1.00**



UPPER FLOOR



LOWER FLOOR

Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
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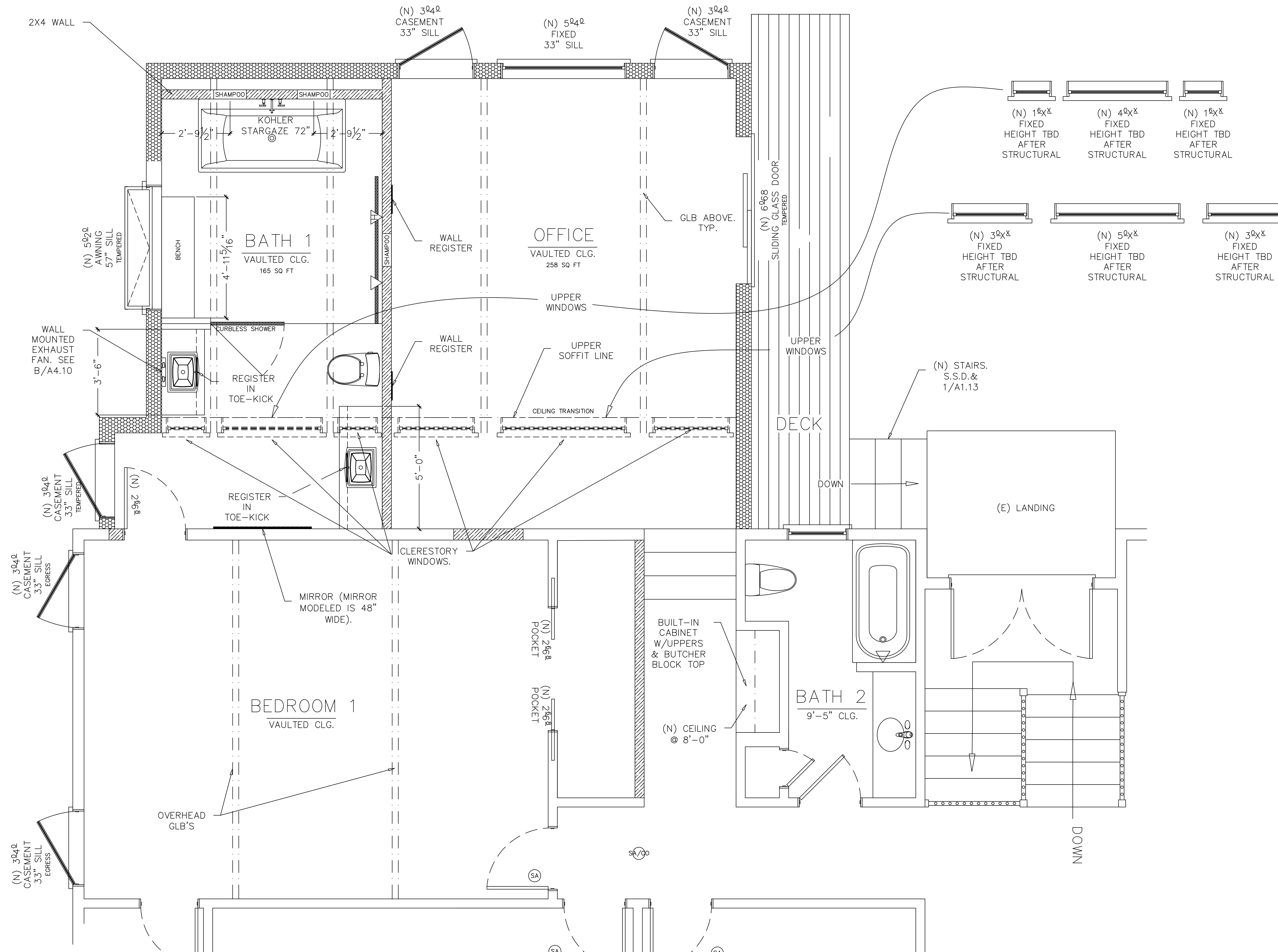
**EXISTING FLOOR PLAN & DEMOLITION PLAN**

**A1.10**

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

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

SEE CONSTRUCTION NOTES FOR LEGEND & DETAILS



Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
09/22/22	4TH PROGRESS SET
10/04/22	FLOOR PLAN PROGRESS & SET WINDOWS
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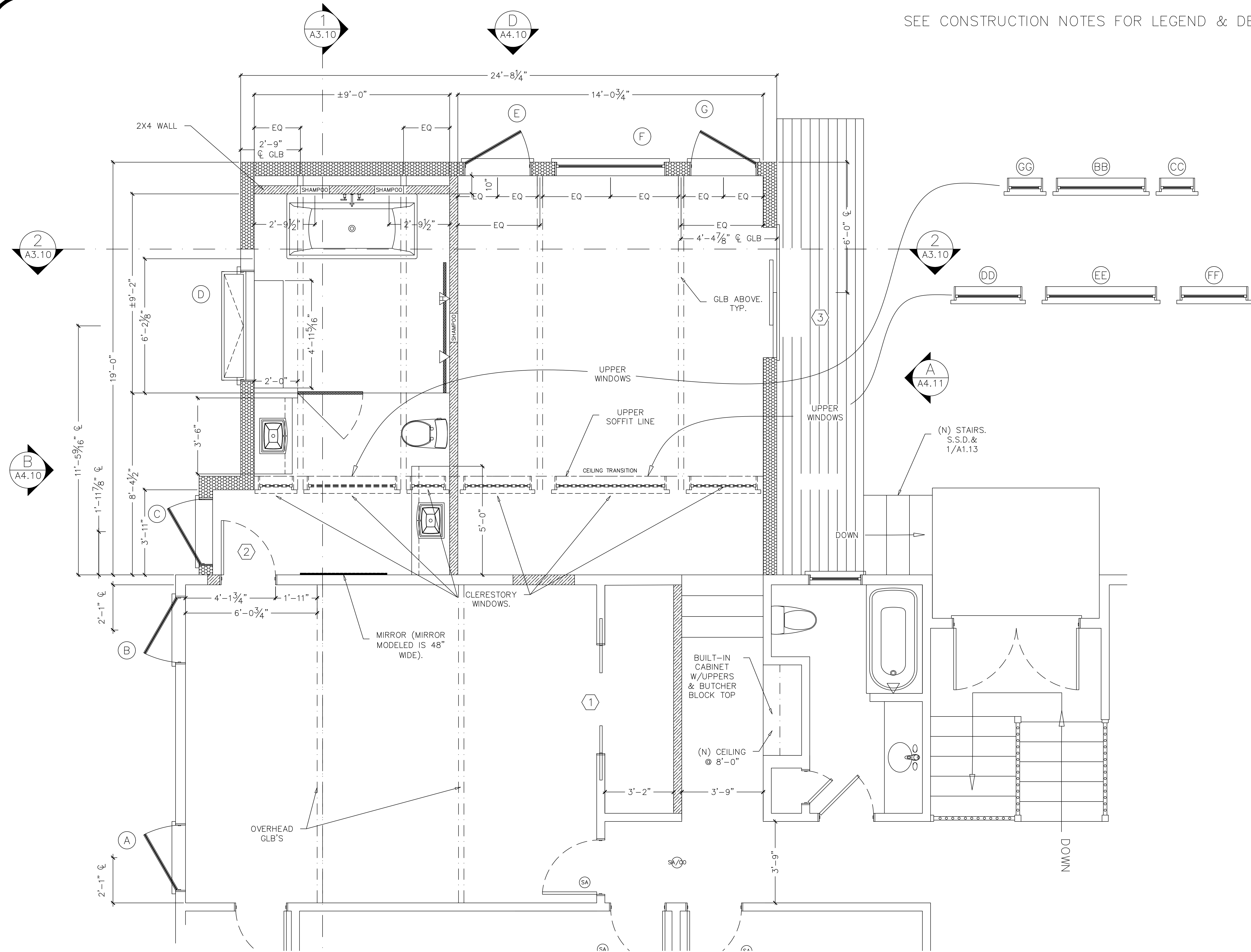
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 EMAIL=KLIMEN@ATT.NET DATE: 03/05/24

# NEW FLOOR PLAN

# A1.11

(N) FLOOR PLAN  
 SCALE: 1/2"=1'-0"

SEE CONSTRUCTION NOTES FOR LEGEND & DETAILS



Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
09/22/22	4TH PROGRESS SET
10/04/22	FLOOR PLAN PROGRESS & SET WINDOWS
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6/19/23 - 7/21/23	PLANNING SUBMISSION PREP
02/20/24 - 3/5/24	PLANNING SUBMISSION SET



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EMAIL=KLIMEN@ATT.NET DATE: 03/05/24

**CONSTRUCTION PLAN**

**A1.12**

(N) FLOOR PLAN  
SCALE: 1/2"=1'-0"

**GENERAL CONSTRUCTION NOTES:**

- SITE SPECIFIC SOILS REPORTS AND CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER NOTES AND DETAILS ON THIS SET OF DOCUMENTS.
- ROOM ADDITIONS SHALL DUPLICATE AND/OR COMPLEMENT THE ARCHITECTURAL STYLE, PROPORTIONS, SCALE, FORM, COLORS AND MATERIALS OF THE EXISTING HOUSE.
- ALL VENTS, GUTTERS, DOWNSPOUTS, FLASHINGS, ELECTRICAL CONDUITS, METAL SURFACES ETC., SHALL BE PAINTED TO MATCH THE COLOR OF ADJACENT SURFACES. U.O.N.
- DIMENSIONS GIVEN ARE TO FACE OF FINISH U.O.N. MAKE APPROPRIATE ADJUSTMENTS TO DETERMINE FRAMING DIMENSIONS.
- SEE SHEETS A0.2, G1.0 & G1.1 FOR MANDATORY GENERAL CONSTRUCTION, ELECTRICAL, MECHANICAL, & PLUMBING REQUIREMENTS
- ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- CONTRACTORS SHALL PROVIDE OWNER WITH ALL END USER INFORMATION & MAINTENANCE MANUALS FOR INSTALLED ITEMS & ALL OTHER REQUIRED INFORMATION DESCRIBED IN SECTION 4.410 ON SHEET G1.0 PRIOR TO BUILDING FINAL.
- ALL FINISH MATERIALS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS AS OUTLINED IN SECTION 4.504 ON SHEETS G1.0 & G1.1, INCLUDING (BUT NOT LIMITED TO) ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS, COATINGS, CARPET & CARPET SYSTEMS, RESILIENT FLOORING, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, PLYWOOD. DOCUMENTATION IS REQUIRED AS SPECIFIED IN SECTION 4.504.2.4 ON SHEET G1.0.
- MOISTURE CONTENT OF BUILDING MATERIALS SHALL BE VERIFIED AND DOCUMENTATION PROVIDED TO THE ENFORCING AGENCY AS OUTLINED IN SECTION 4.505.3 ON SHEET G1.1. DO NOT CLOSE ANY CONSTRUCTION PRIOR TO VERIFICATION.
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM.
- ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PER CAL GREEN SECTIONS 301.1.1 & 4.303.1
- ALL PROPOSED LIGHTING SHALL COMPLY WITH THE REFERENCE JUNE APPENDIX JAB AND SHALL NOT CONTAIN SORREW BASE 500V 60 HZ ENERGY SECTIONS 150.0 (K) 1 C.
- DIMMERS OR VACANCY SENSORS ARE REQUIRED TO CONTROL ALL HIGH-EFFICACY LUMINAIRES, EXCEPT CLOSETS LESS THAN 70 SQ FT & HALLWAYS.
- ALL NEW RECESSED LIGHTING SHALL COMPLY WITH THE REFERENCE JUNE APPENDIX JAB AND SHALL NOT CONTAIN SORREW BASE 500V 60 HZ ENERGY SECTIONS 150.0 (K) 1 C.
- RECESSED LIGHTING FIXTURES TO BE LISTED FOR ZERO CLEARANCE JOINT CONTACT (IC) IN ACCORDANCE W/ CEC 150(K)(L)(A).
- CAULK OR FOAM SEAL ANY PENETRATIONS (PIPING, WIRING, ETC.) THROUGH THE TOP OR BOTTOM PLATES. PROVIDE A COMPLETE AIR-TIGHT SEAL.
- INSTALL FOAM GASKETS TO CEILING & CRAWLSPACE ACCESS PANELS.
- USE CAULKING OR FOAM TO PROVIDE AN AIRTIGHT SEAL AROUND ALL MECHANICAL PENETRATIONS THROUGH WALLS, CEILING, OR FLOORS. USE FIRE RESISTANT SEALING MATERIAL WHERE APPROPRIATE.
- FIELD-CUT ENDS, NOTCHES OR DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
- (E) DOORS & WINDOWS NOT INDICATED TO BE REMOVED ARE TO REMAIN.
- ANY NEW DOORS, WINDOWS, OR FLASHING FOR THEM TO BE INSTALLED PER THE DOOR OR WINDOW MANUFACTURERS INSTALLATION INSTRUCTIONS, WHERE FLASHING IS INSTALLED, APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.
- CONSULT THE T-24 REPORT FOR REQUIRED U-FACTOR & SHGC VALUES FOR ANY NEW DOOR, WINDOW, OR SKYLIGHT.
- CONSULT THE STRUCTURAL PLANS FOR ALL FOUNDATION, FRAMING, NEW & MODIFIED WALL, & SHEARWALL DETAILS.
- REMOVE (E) WALLS AS INDICATED IN THE DEMOLITION PLAN.
- REMOVE (E) ROOFING MATERIAL WHERE NEW ROOF TIES INTO THE EXISTING ROOF.
- INSTALL NEW DOORS & WINDOWS AS INDICATED.
- LANDINGS @ EXTERIOR DOORS TO BE 36" MINIMUM IN THE DIRECTION OF TRAVEL, EQUAL OR GRATER IN WIDTH THAN THE DOOR OPENING, & NOT TO EXCEED 2% SLOPE AWAY FROM THE BUILDING.
- LANDINGS FOR EGRESS DOORS SHALL BE NOT MORE THAN 7-3/4 INCHES LOWER THAN THE THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1-1/2 INCHES LOWER THAN THE THRESHOLD FOR OUT-SWINGING DOORS.
- LANDINGS FOR OTHER EXTERIOR DOORS SHALL BE NOT MORE THAN 7-3/4 INCHES LOWER THAN THE THRESHOLD.

**CRC REQUIREMENTS FOR FIRE/SMOKE & CARBON MONOXIDE ALARMS:**

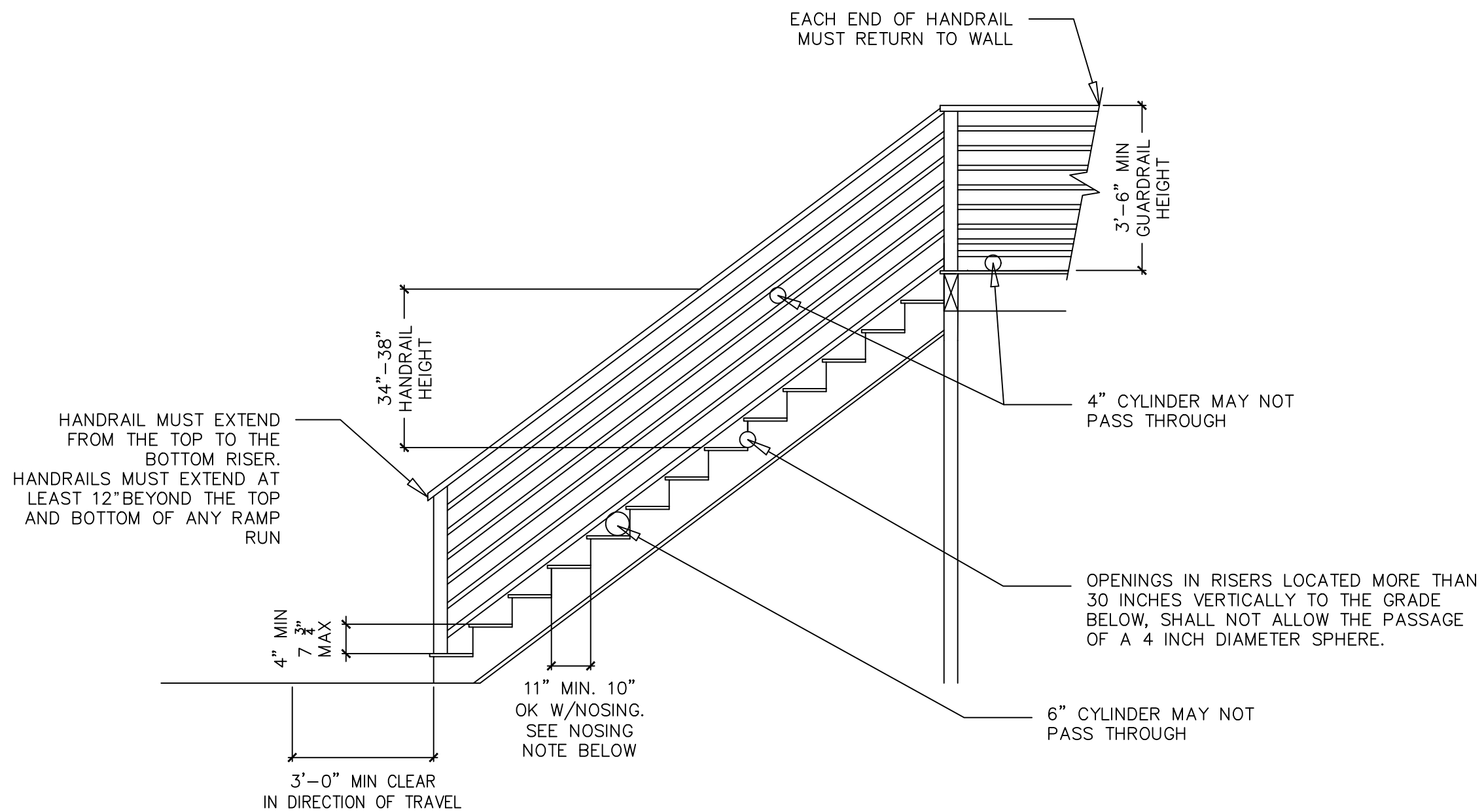
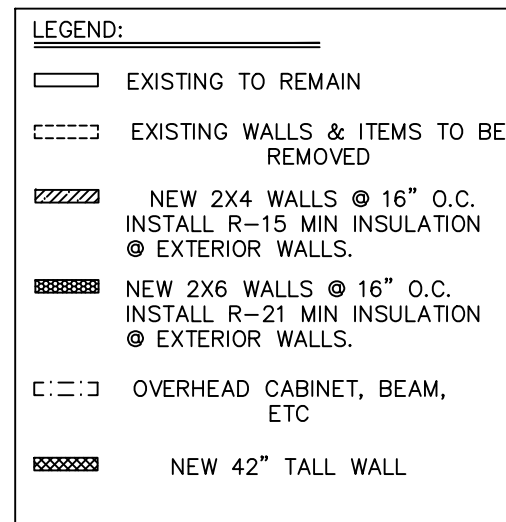
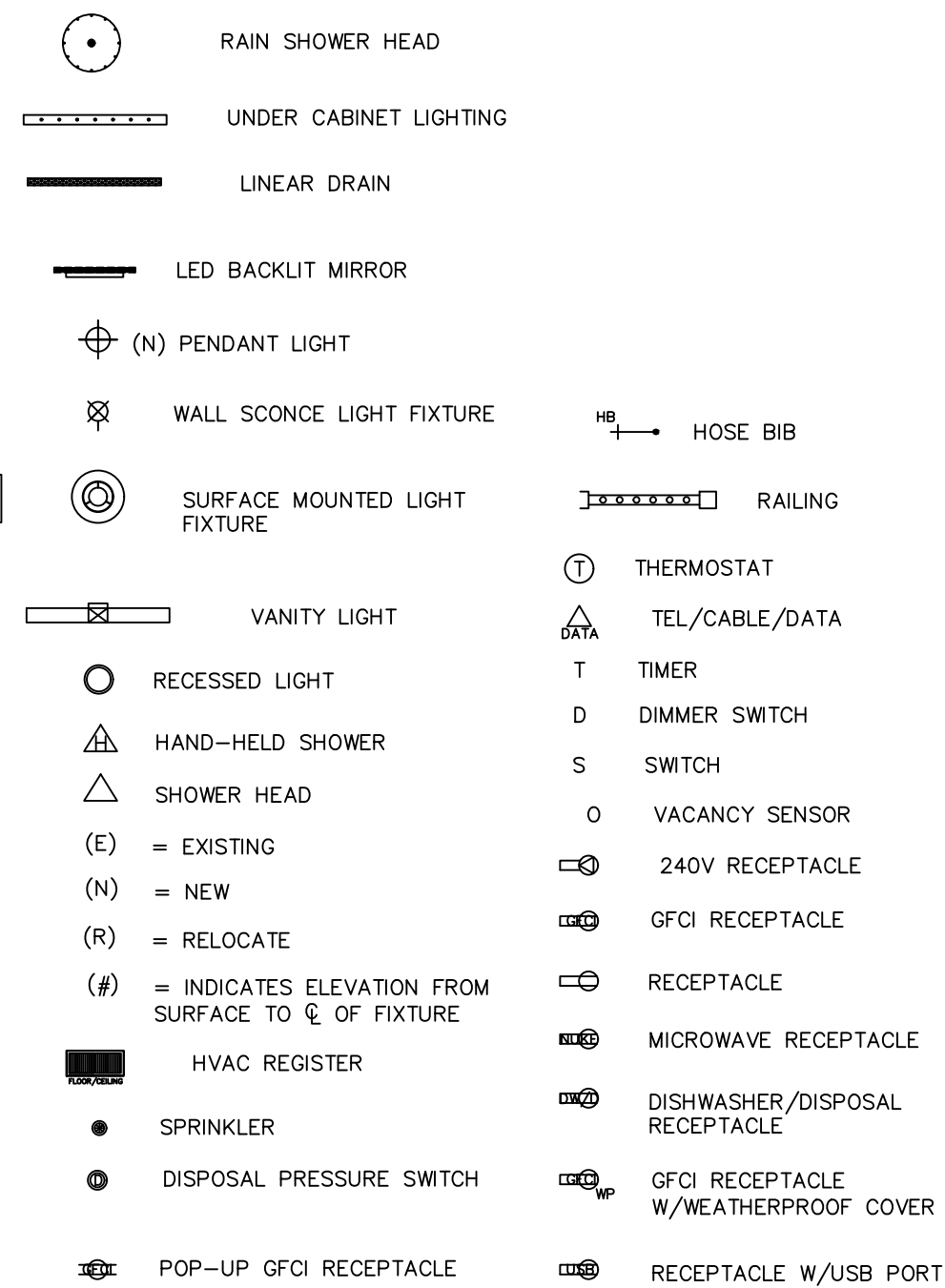
- THE 2019 CALIFORNIA RESIDENTIAL CODE REQUIRES THE INSTALLATION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS, IF THEY DO NOT ALREADY EXIST, WHEN RESIDENTIAL BUILDING PERMITS ARE ISSUED FOR ADDITIONS, ALTERATIONS OR REPAIRS THAT EXCEED \$1,000 IN VALUE. EXISTING SMOKE ALARMS OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS MUST BE REPLACED ACCORDING TO THE FOLLOWING CRITERIA:
  - SMOKE ALARMS SHALL NOT REMAIN IN SERVICE LONGER THAN 10 YEARS FROM THE DATE OF MANUFACTURE, UNLESS OTHERWISE PROVIDED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
  - COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE REPLACED WHEN THE END-OF-LIFE SIGNAL ACTIVATES OR 10 YEARS FROM THE DATE OF MANUFACTURE, WHICHEVER COMES FIRST, UNLESS OTHERWISE PROVIDED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
  - SMOKE ALARMS OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS WITHOUT PROOF OF MANUFACTURE DATE OR EXEMPTION OF REPLACEMENT REQUIREMENT VIA MANUFACTURERS PUBLISHED INSTRUCTIONS, MUST BE REPLACED.
- (N) SMOKE/FIRE ALARM. SMOKE ALARMS APPROVED AND LISTED BY THE STATE FIRE MARSHAL SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY AND LEVEL OF THE DWELLING. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM A BATHROOM DOOR OR OPENING. ALARMS MAY BE SOLELY BATTERY OPERATED IN EXISTING BUILDINGS WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR BUILDING WIRING WITHOUT THE REMOVAL OF INTERIOR FINISHES. SMOKE ALARMS INSTALLED IN NEW CONSTRUCTION & LOCATIONS WHERE FINISHES ARE REMOVED, MUST RECEIVE THEIR POWER FROM THE BUILDING WIRING. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, EXCEPT WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES. THE ALARM(S) SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. ANY SMOKE ALARM WITHIN 20 FEET OF A PERMANENTLY INSTALLED COOKING APPLIANCE SHALL BE THE IONIZATION OR PHOTOELECTRIC ALARM TYPE AND HAVE A MINIMUM SPACING OF 10 FEET AWAY. ALL SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH SECTION R314 OF THE CALIFORNIA RESIDENTIAL CODE (CRC).

- (N) CARBON MONOXIDE ALARM. CARBON MONOXIDE ALARMS APPROVED AND LISTED BY THE STATE MARSHAL SHALL BE INSTALLED IN EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES, FOSSIL FUEL-BURNING APPLIANCES OR FIREPLACES AS FOLLOWS: OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, ON EVERY LEVEL OF DWELLING UNIT INCLUDING BASEMENTS AND IN ANY BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM. IN EXISTING DWELLING UNITS, A CARBON MONOXIDE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. SMOKE ALARMS INSTALLED IN NEW CONSTRUCTION & LOCATIONS WHERE FINISHES ARE REMOVED, MUST RECEIVE THEIR POWER FROM THE BUILDING WIRING. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, EXCEPT WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES. THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS. ALL CARBON MONOXIDE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH SECTION R315 OF THE CALIFORNIA RESIDENTIAL CODE (CRC).

**BATHROOM CONSTRUCTION NOTES:**

- INSTALL ANY NEW SWITCHES OR RECEPTACLES AT ELEVATIONS TO MATCH EXISTING U.O.N.
- INSTALL NEW RECEPTACLES ON VANITY @ 8" TO 0 FROM VANITY SURFACE. CONFIRM MIRROR ELEVATION & LOCATION PRIOR TO ROUGH IN, RELOCATE OR TURN HORIZONTAL IF NECESSARY. CONSULT OWNER/PROJECT MANAGER FOR EXACT PLACEMENT IF RELOCATION IS REQUIRED. RECEPTACLE @ TOILET AREA TO MATCH EXISTING RECEPTACLE ELEVATION (SEE WASHLET NOTE BELOW).
- INSTALL NEW TOILET WHERE INDICATED. PROVIDE MINIMUM 24" UNOBSTRUCTED CLEARANCE IN FRONT OF TOILET & 15" MINIMUM UNOBSTRUCTED CLEARANCE TO EACH SIDE. SEE SECTION 4.303 ON SHEET G1.0 FOR REQUIRED FIXTURE FLOW RATES. RELOCATE PLUMBING AS NECESSARY.
- INSTALL WASHLET ACCESSORY TO TOILET. CONSULT WASHLET INSTALLATION INSTRUCTIONS TO DETERMINE EXACT LOCATION FOR RECEPTACLE.
- INSTALL CURBLESS SHOWER WITH LINEAR DRAIN PER DIMENSIONS SHOWN. TRAP & DRAIN PIPE TO BE 2" MINIMUM.
- INSTALL LINEAR DRAIN @ SHOWER DOOR AS INDICATED TO FUNCTION AS REQUIRED SECONDARY DRAIN. WATERPROOF SHOWER MEMBRANE MUST EXTEND BEYOND DRAIN. TRAP AND DRAIN FOR SECONDARY MUST CONNECT INDEPENDENTLY TO MAIN.
- INSTALL BENCH AS INDICATED, 20" TO TOP.
- INSTALL BATHTUB. CONSULT MANUFACTURERS INSTRUCTIONS TO DETERMINE LOCATION FOR ROUGH-IN. RELOCATE PLUMBING AS NECESSARY. BATHTUB MODELED IS A KOHLER STARGAZE 72".
- INSTALL WALL MOUNTED ROMAN TUB BATHTUB VALVE & FILLER SPOUT. SEE SECTION 4.303 ON SHEET G1.0 FOR REQUIRED FIXTURE FLOW RATES.
- INSTALL WALL MOUNTED EXHAUST FAN AS INDICATED. 1629 CFM MIN.
- INSTALL LED LIGHTING (SUITABLE FOR DAMP/WET LOCATION, AS APPROPRIATE) AS INDICATED.
- INSTALL VANITIES, SINKS & SINK FIXTURES. SEE SECTION 4.303 ON SHEET G1.0 FOR REQUIRED FIXTURE FLOW RATES. PROVIDE MINIMUM 24" UNOBSTRUCTED CLEARANCE IN FRONT OF SINK.
- INSTALL GFCI RECEPTACLES AS INDICATED.
- INSTALL LED BACKLIT MIRRORS CENTERED OVER VANITIES. CONSULT OWNER/PROJECT MANAGER FOR ELEVATION PRIOR TO ROUGH-IN. PROVIDE REQUIRED ELECTRICAL ROUGH-IN.
- INSTALL SHOWERHEADS (HANDHELD & FIXED) @ 7" FROM FINISHED FLOOR, & MIXING VALVE @ 48" FROM FINISHED FLOOR. SEE SECTION 4.303 ON SHEET G1.0 FOR REQUIRED FIXTURE FLOW RATES. SHOWER TO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
- INSTALL TWO 16"W X 16" SHAMPOO NICHE @ BATHTUB. INSTALL 4" ABOVE RIM OF BATHTUB TO BOTTOM OF BOX.
- INSTALL NEW 16"W X 36" SHAMPOO NICHE @ SHOWER. INSTALL @ 40" FROM FINISHED FLOOR TO BOTTOM OF BOX AND PER DIMENSIONS SHOWN. CONSULT OWNER/PROJECT MANAGER FOR SHELF LOCATIONS PRIOR TO INSTALLATION.
- INSTALL REDGRAU TO BATHROOM FLOOR AND SHOWER & BATHTUB WALLS PRIOR TO TILE OR STONE INSTALLATION.
- INSTALL NEW TILE TO SHOWER & BATHTUB SURROUND.
- TILE @ SHOWER SURROUND & BATHTUB SURROUND TO CEILING. TRANSITION TILE 6-INCHES BEYOND SHOWER ENCLOSURE GLASS PANEL.
- INSTALL NEW FLOORING & BASE.
- INSTALL NEW SAFETY GLASS SHOWER DOOR & ENCLOSURE. SHOWER DOOR SHALL OPEN TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED OPENING.
- NEW PAINT; WALLS & CEILING - 1 COAT PRIMER, 2 COATS FINISH.

- FINISH MATERIALS -
- SHOWER PAN - 100 SQ FT - INCLUDES 20% OVERAGE
  - SHOWER SURROUND - 276 SQ FT - INCLUDES 20% OVERAGE
  - BATHROOM FLOOR - 100 SQ FT - INCLUDES 20% OVERAGE (INCLUDES FLOORING UNDER VANITY)
  - BASE (INCLUDES BASE UNDER VANITY) - 34 LF - INCLUDES 20% OVERAGE



- LANDINGS @ EXTERIOR DOORS TO BE 36" MINIMUM IN THE DIRECTION OF TRAVEL, EQUAL OR GRATER IN WIDTH THAN THE DOOR OPENING, & NOT TO EXCEED 2% SLOPE AWAY FROM THE BUILDING.
- LANDINGS FOR EGRESS DOORS SHALL BE NOT MORE THAN 7-3/4 INCHES LOWER THAN THE THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1-1/2 INCHES LOWER THAN THE THRESHOLD FOR OUT-SWINGING DOORS.
- LANDINGS FOR OTHER EXTERIOR DOORS SHALL BE NOT MORE THAN 7-3/4 INCHES LOWER THAN THE THRESHOLD.
- HANDRAIL BETWEEN THE DIMENSIONS OF 34" & 36" REQUIRED ALONG ALL SLOPED SECTIONS OF STAIRS.
- THE OUTSIDE DIAMETER OF A CIRCULAR HANDRAIL MAY BE NO LESS THAN 1-1/4 INCHES AND NO GREATER THAN 2 INCHES. A NON-CIRCULAR MUST HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NO GREATER THAN 6-1/4 INCHES. THE MAXIMUM CROSS SECTION IS 2-1/4 INCHES.
- HANDRAILS MAY PROJECT OVER THE STAIRS BY 4-1/2 INCHES MAXIMUM ON EACH SIDE OF THE STAIRWAY.
- HANDRAILS ATTACHED TO THE WALL MUST HAVE SPACE BETWEEN THE WALL AND THE RAIL OF AT LEAST 1-1/2 INCHES TO PROVIDE A GRASPABLE SURFACE.
- HANDRAIL ATTACHED TO GUARDRAIL OR WALL MUST RETURN TO GUARDRAIL OR WALL AT EACH END.
- INSTALL SOLID BLOCKING AS NEEDED TO SUPPORT HANDRAIL CAPABLE OF WITHSTANDING A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- STAIR NOSING PROJECTION: 3/8" MINIMUM, 1 1/2" MAXIMUM.

**STAIR DETAILS**

NOT TO SCALE

1  
A1.13

Revision History	
08/05/22	PROGRESS SET
08/30/22	2ND PROGRESS SET
09/15/22	3RD PROGRESS SET
09/22/22	4TH PROGRESS SET
10/04/22	FLOOR PLAN PROGRESS & SET WINDOWS
12/27/22	DECEMBER PROGRESS SET
5/23/23	MAY PROGRESS SET
6/19/23 - 7/21/23	PLANNING SUBMISSION PREP
02/20/24 - 3/5/24	PLANNING SUBMISSION SET



**OFFICE & MASTER BATHROOM ADDITION**  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124  
APN: 070-071-14

**OWNER:**  
DAVID & HEATHER HEWLETT  
PH - (650) 380-4967  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124

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**CONSTRUCTION NOTES**

**A1.13**

WINDOW SCHEDULE																
MARK	STATUS	ROOM	WIDTH	HEIGHT	GLZ AREA (FT²)	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	COLOR - INTERIOR	COLOR - EXTERIOR	HARDWARE COLOR	MANUFACTURER	U-FACTOR	SHGC	NOTES
A	NEW	BEDROOM 1	3'-0"	4'-0"	12.0	CASEMENT										
B	NEW	BEDROOM 1	3'-0"	4'-0"	12.0	CASEMENT										
C	NEW	BATHROOM 1	3'-0"	4'-0"	12.0	CASEMENT										TEMPERED/SAFETY GLASS
D	NEW	BATHROOM 1	5'-0"	2'-0"	10.0	AWNING										TEMPERED/SAFETY GLASS. COMPOSITE OR VINYL ONLY - WOOD NOT PERMITTED.
E	NEW	OFFICE	3'-0"	4'-0"	12.0	CASEMENT										
F	NEW	OFFICE	5'-0"	4'-0"	20.0	FIXED										
G	NEW	OFFICE	3'-0"	4'-0"	12.0	CASEMENT										
H	EXISTING	BEDROOM 1	1'-10"	4'-0"	7.3	CASEMENT										
I	EXISTING	BEDROOM 1	2'-10"	4'-0"	11.3	CASEMENT										
J	EXISTING	BEDROOM 1	2'-10"	4'-0"	11.3	CASEMENT										
K	EXISTING	BATHROOM 1	2'-4 1/4"	3'-0 1/4"	7.1	SINGLE HUNG										
L	EXISTING	BATHROOM 2	2'-4 1/4"	3'-0 1/4"	7.1	SINGLE HUNG										
M	EXISTING	LIVING ROOM	2'-0"	5'-0"	10.0	CASEMENT										TEMPERED/SAFETY GLASS
N	EXISTING	LIVING ROOM	2'-0"	5'-0"	10.0	CASEMENT										TEMPERED/SAFETY GLASS
O	EXISTING	DINING ROOM	6'-0"	5'-0"	30.0	CASEMENT/FIXED /CASEMENT										
P	EXISTING	KITCHEN	4'-0"	3'-0"	12.0	SLIDER										
Q	EXISTING	KITCHEN	4'-0"	1'-0"	4.0	SLIDER										
R	EXISTING	NOOK	8'-0"	4'-0"	32.0	DOUBLE CASEMENT										
S	EXISTING	BEDROOM 3	6'-0"	4'-0"	24.0	CASEMENT/FIXED										
T	EXISTING	BEDROOM 2	8'-0"	4'-0"	32.0	CASEMENT/FIXED /CASEMENT										
U	EXISTING	BEDROOM 1 CLOSET	2'-4"	2'-8"	6.2	CASEMENT										
V	EXISTING	FAMILY ROOM	6'-0"	3'-0"	18.0	SLIDER										
W	EXISTING	FAMILY ROOM	6'-0"	3'-0"	18.0	SLIDER										
X	EXISTING	BATH 3	2'-4"	2'-8"	6.2	CASEMENT										
Y	EXISTING	LAUNDRY	2'-4"	2'-8"	6.2	CASEMENT										
Z	EXISTING	GARAGE	2'-4"	2'-8"	6.2	CASEMENT										
AA	EXISTING	GARAGE	2'-4"	2'-8"	6.2	CASEMENT										
BB	NEW	BATHROOM 1	4'-0"		###											
CC	NEW	BATHROOM 1	1'-6"		###											
DD	NEW	OFFICE	3'-0"		###											
EE	NEW	OFFICE	5'-0"		###											
FF	NEW	OFFICE	3'-0"		###											
GG	NEW	BATHROOM 1	1'-6"		###											
HH	EXISTING	BEDROOM 1	5'-6"	6'-6"	35.8	FIXED										
II	EXISTING	BEDROOM 1	5'-6"	6'-6"	35.8	FIXED										
JJ	EXISTING	BEDROOM 1	5'-6"	6'-6"	35.8	FIXED										
KK	EXISTING	HALL	6'-6"	6'-6"	42.3	FIXED										
LL	EXISTING	HALL	6'-6"	6'-6"	42.3	FIXED										
MM	EXISTING	LIVING ROOM	5'-6"	6'-6"	35.8	FIXED										
NN	EXISTING	LIVING ROOM	5'-6"	6'-6"	35.8	FIXED										
OO	EXISTING	DINING ROOM	6'-6"	6'-6"	42.3	FIXED										
PP	EXISTING	DINING ROOM	6'-6"	6'-6"	42.3	FIXED										

DOOR SCHEDULE																	
MARK	STATUS	ROOM	WIDTH	HEIGHT	GLZ AREA (FT²)	FINISH CODE	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	COLOR - INTERIOR	COLOR - EXTERIOR	HARDWARE SEE SCHEDULE	MANUFACTURER	U-FACTOR	SHGC	NOTES
1	NEW	BEDROOM 1	5'-0"	6'-8"			BI-PASS										
2	NEW	BATHROOM 1	2'-6"	6'-8"			SWING										
3	NEW	OFFICE	6'-0"	6'-8"	40.0		SLIDING GLASS DOOR										TEMPERED/SAFETY GLASS
4	EXISTING	ENTRY	5'-9 1/4"	7'-9 1/2"	45.0		SWING PAIR										GLAZED DOOR PAIR
5	EXISTING	KITCHEN	3'-0"	7'-0"	10.5		SWING										1/2" LITE
6	EXISTING	BACK PATIO	6'-0"	7'-0"	42.0		SWING PAIR										GLAZED DOOR PAIR
7	EXISTING	FAMILY ROOM	6'-0"	6'-8"	40.0		SLIDING GLASS DOOR										
8	EXISTING	FAMILY ROOM	6'-0"	6'-8"	40.0		SLIDING GLASS DOOR										

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

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

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

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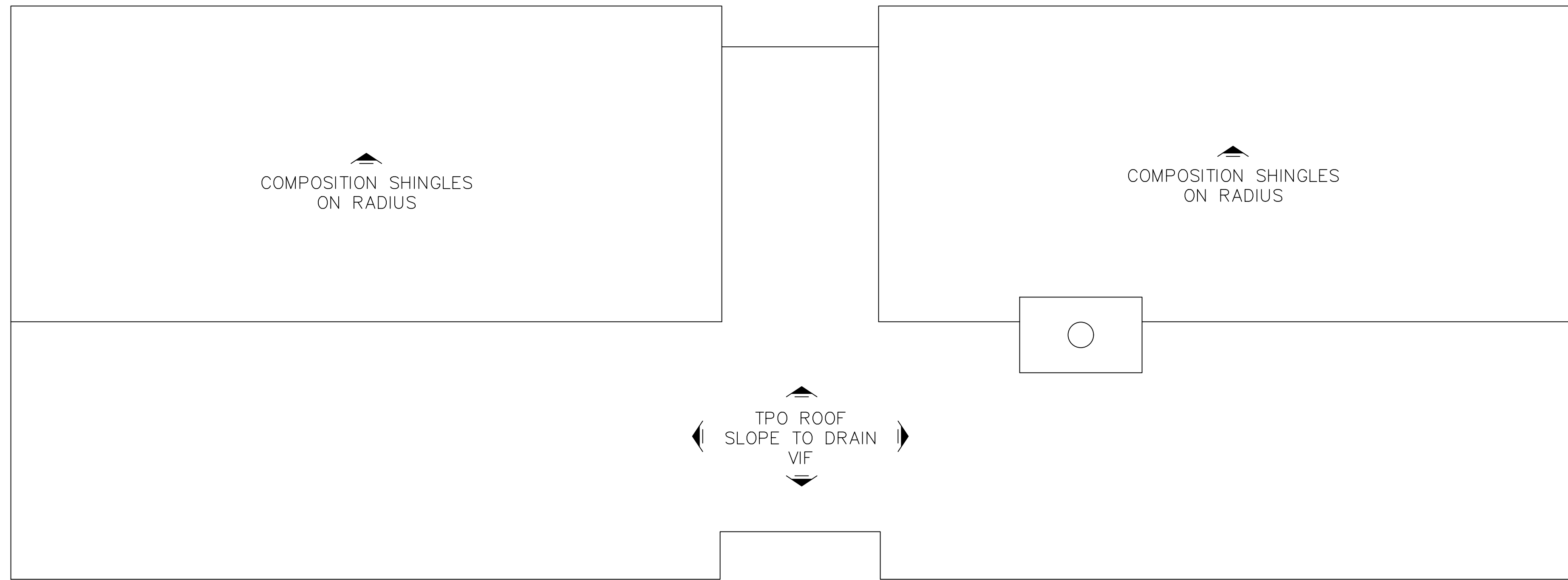
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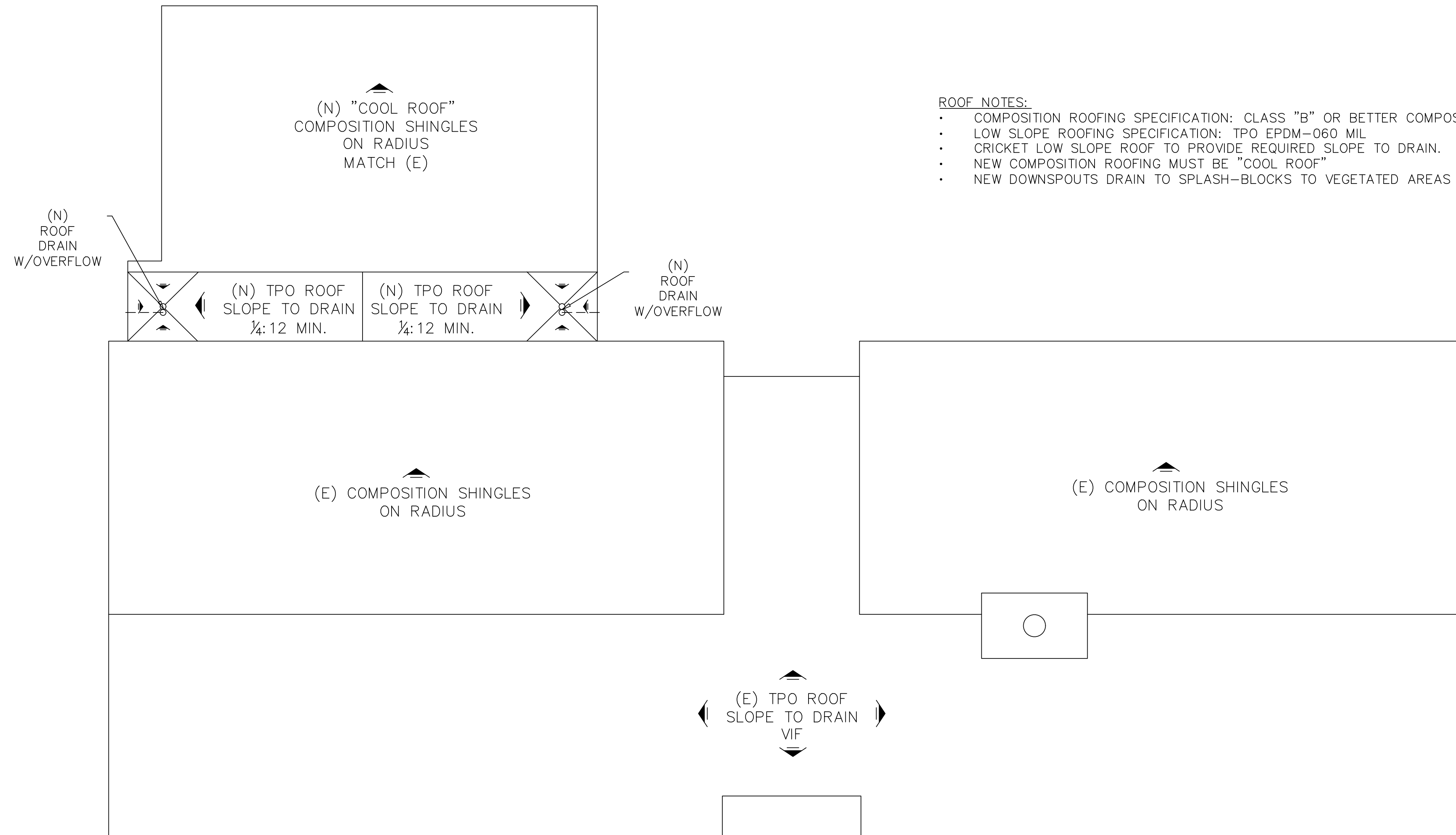
# DOOR & WINDOW SCHEDULE

# A1.14

SEE CONSTRUCTION NOTES FOR LEGEND & DETAILS



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



ROOF NOTES:

- COMPOSITION ROOFING SPECIFICATION: CLASS "B" OR BETTER COMPOSITION ROOFING SHINGLES
- LOW SLOPE ROOFING SPECIFICATION: TPO EPDM-060 MIL
- CRICKET LOW SLOPE ROOF TO PROVIDE REQUIRED SLOPE TO DRAIN.
- NEW COMPOSITION ROOFING MUST BE "COOL ROOF"
- NEW DOWNSPOUTS DRAIN TO SPLASH-BLOCKS TO VEGETATED AREAS

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

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02/20/24 - 3/5/24	PLANNING SUBMISSION SET



OFFICE & MASTER BATHROOM ADDITION  
427 LOS CERROS DR  
GREENBRAE, CA 94904-1124  
APN: 070-071-14

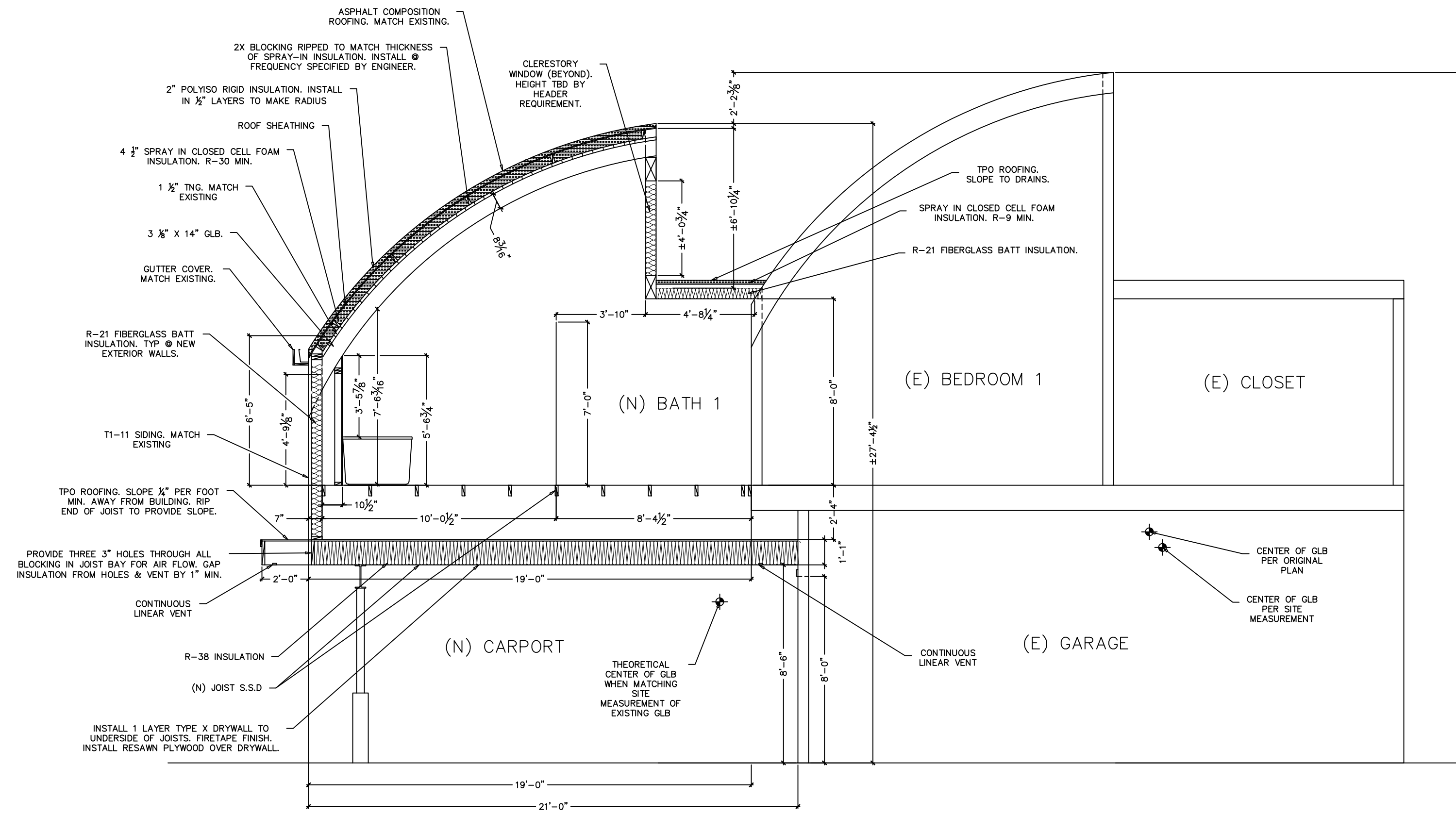
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427 LOS CERROS DR  
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EMAIL=KLIMEN@ATT.NET DATE: 03/05/24

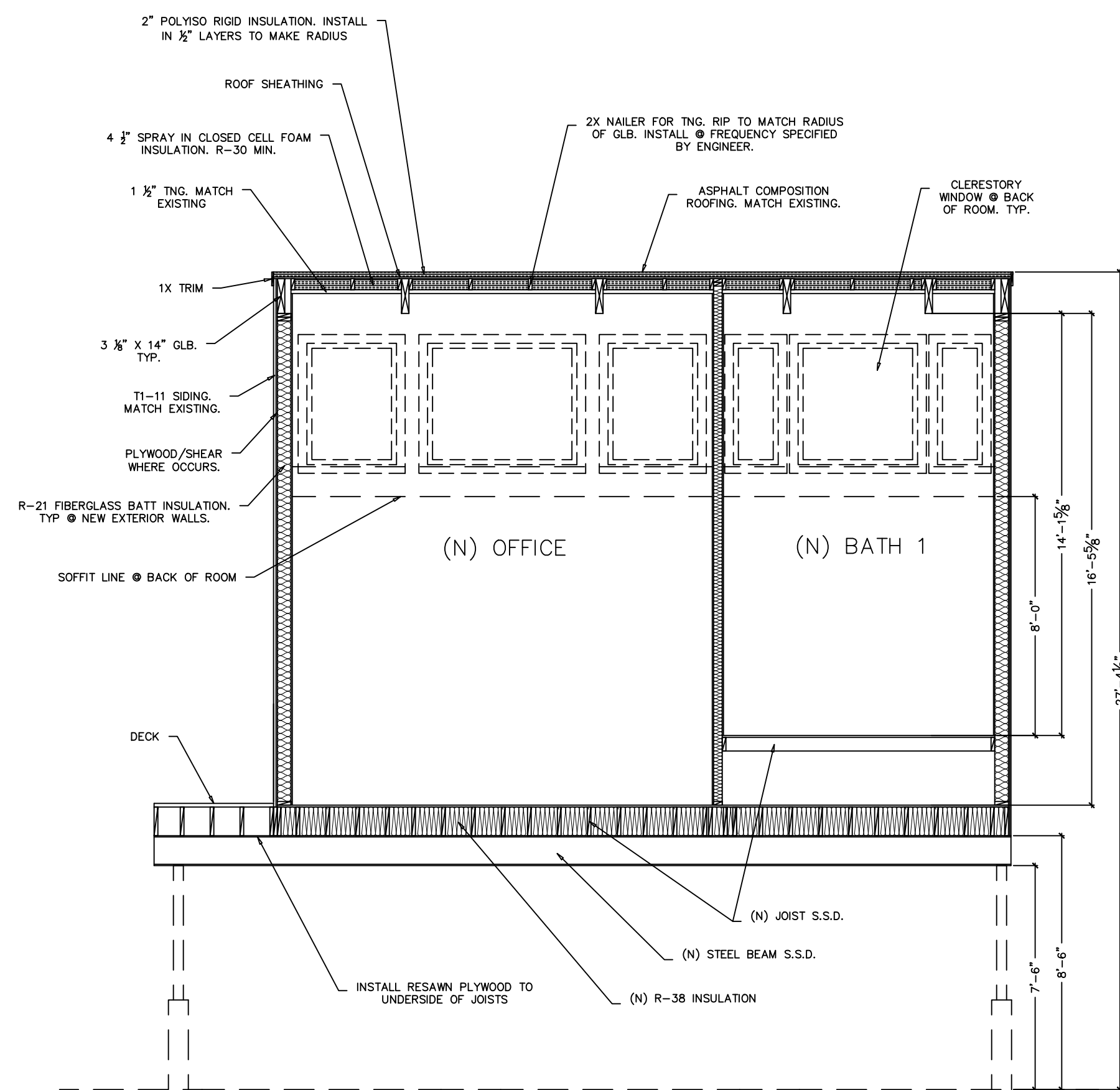
ROOF PLANS

A2.10

SEE CONSTRUCTION NOTES FOR LEGEND & DETAILS



SECTION VIEW & CONSTRUCTION DETAILS 1  
SCALE: 1/4" = 1'-0" A3.10



SECTION VIEW & CONSTRUCTION DETAILS 2  
SCALE: 1/4" = 1'-0" A3.10

- CONSTRUCTION DETAILS:**
- NEW ROOF ASSEMBLY MEETS REQUIREMENTS UNDER SECTION R806.5 AS AN UNVENTED ROOF FRAMING ASSEMBLY; THE AMOUNTS OF PREFORMED RIGID OR SPRAY-IN INSULATION SPECIFIED READILY EXCEED THE REQUIRED AMOUNTS FOR CONDENSATION CONTROL. (R-5 FOR CLIMATE ZONE 2).
  - DETAILS SHOWN ARE TYPICAL TO ALL NEW CONSTRUCTION LOCATIONS.
  - (N) EXTERIOR WALL INSULATION TO BE R-21 MIN @ 2X6 WALLS & R-15 MIN @ 2X4 WALLS.
  - (N) CEILING INSULATION @ CURVED AREAS TO BE COMBINATION OF CLOSED CELL SPRAY FOAM (UNDER ROOF DECKING) & RIGID POLYISOCYANURATE SHEET INSULATION (ABOVE ROOF DECKING), R-42 MIN.
  - (N) CEILING INSULATION @ FLAT AREAS TO BE COMBINATION OF CLOSED CELL SPRAY FOAM (UNDER ROOF DECKING) & RIGID POLYISOCYANURATE SHEET INSULATION (ABOVE ROOF DECKING), R-30 MIN.
  - (N) UNDER-FLOOR INSULATION TO BE R-38 MIN. INSTALL WITH NETTING OR INSULATION HANGERS.
  - INSTALL LINEAR SOFFIT VENTS TO CARPORT SOFFIT WHERE INDICATED. DRILL HOLES THROUGH BLOCKING IN JOIST BAYS AS INDICATED.
  - WHERE SOFFIT VENTS ARE INSTALLED (OR JOIST BLOCKING), INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE BLOCKING/VENT.
  - (N) ROOFING @ CURVED ROOF TO BE COMPOSITION OF CLASS "B" OR BETTER. COLOR TO MATCH EXISTING.
  - UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III OR IV; ASTM D6757; AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.
  - NEW ROOFING @ LOW SLOPE AREAS TO BE TPO EPDM-060 MIL. PROVIDE SLOPE AS SPECIFIED BY MANUFACTURER. SLOPE ROOF WITH RIGID INSULATION SUITABLE FOR ROOFING APPLICATION.
  - ANY NEW WOOD FRAMING MEMBERS LESS THAN 8 INCHES FROM THE EXPOSED GROUND (2" FROM CONCRETE) SHALL BE PRESSURE TREATED LUMBER.
  - LANDINGS @ EXTERIOR DOORS TO BE 36" MINIMUM IN THE DIRECTION OF TRAVEL, EQUAL OR GREATER IN WIDTH THAN THE DOOR OPENING, & NOT TO EXCEED 2% SLOPE AWAY FROM THE BUILDING.
  - LANDINGS FOR EGRESS DOORS SHALL BE NOT MORE THAN 7-3/4 INCHES LOWER THAN THE THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1-1/2 INCHES LOWER THAN THE THRESHOLD FOR OUT-SWINGING DOORS.
  - LANDINGS FOR OTHER EXTERIOR DOORS SHALL BE NOT MORE THAN 7-3/4 INCHES LOWER THAN THE THRESHOLD.

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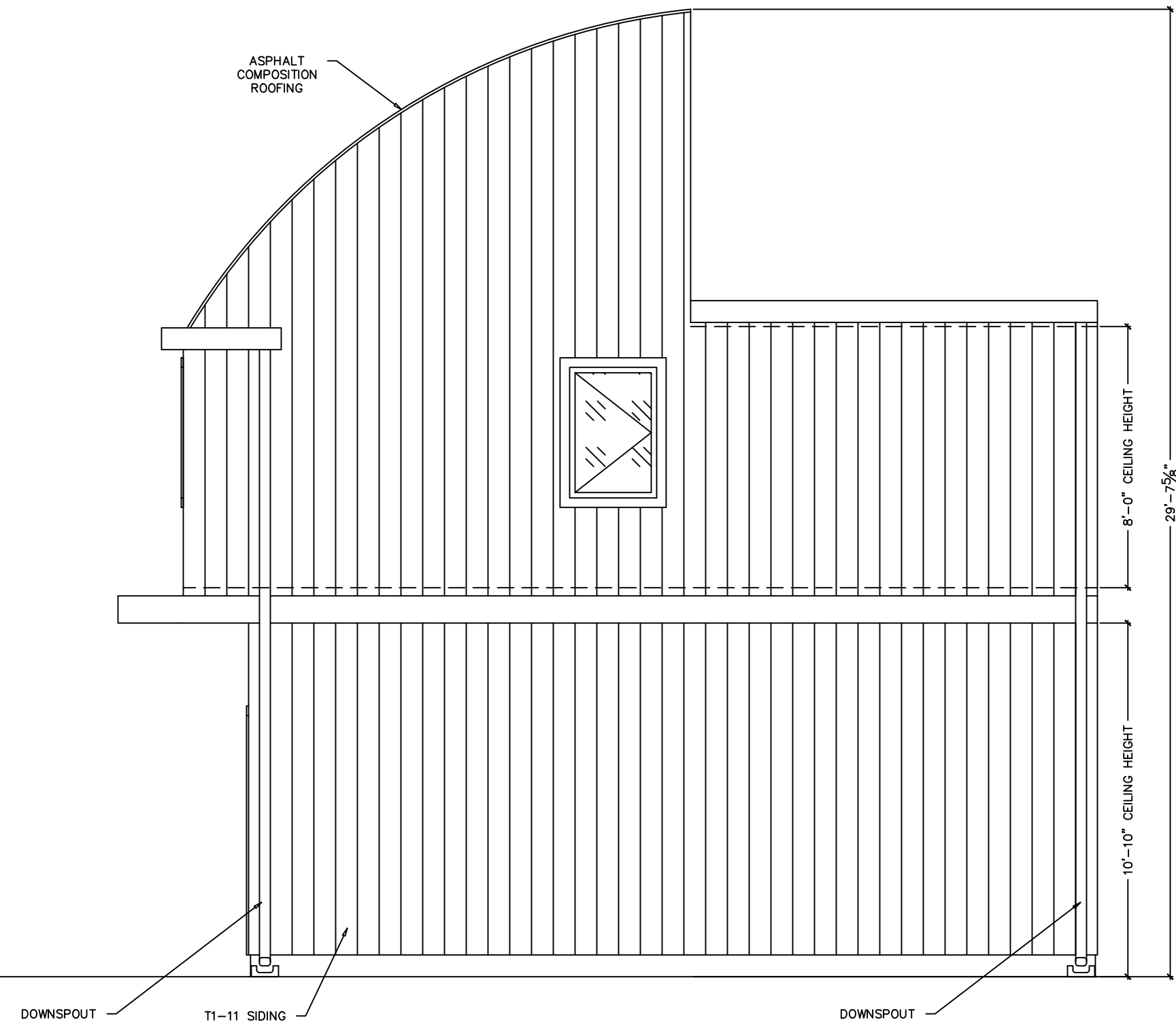
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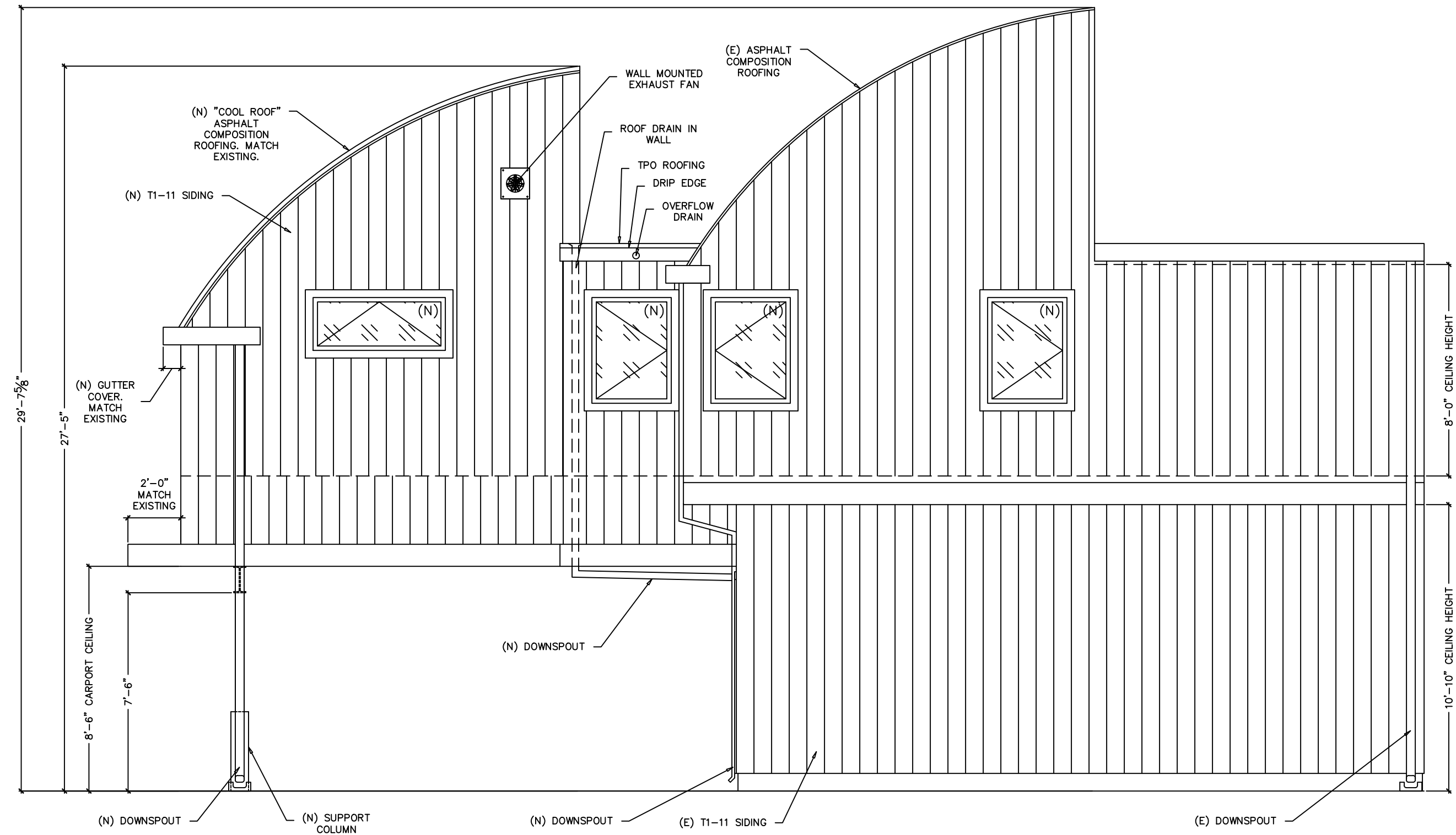
**SECTION VIEWS & CONSTRUCTION DETAILS**

**A3.10**

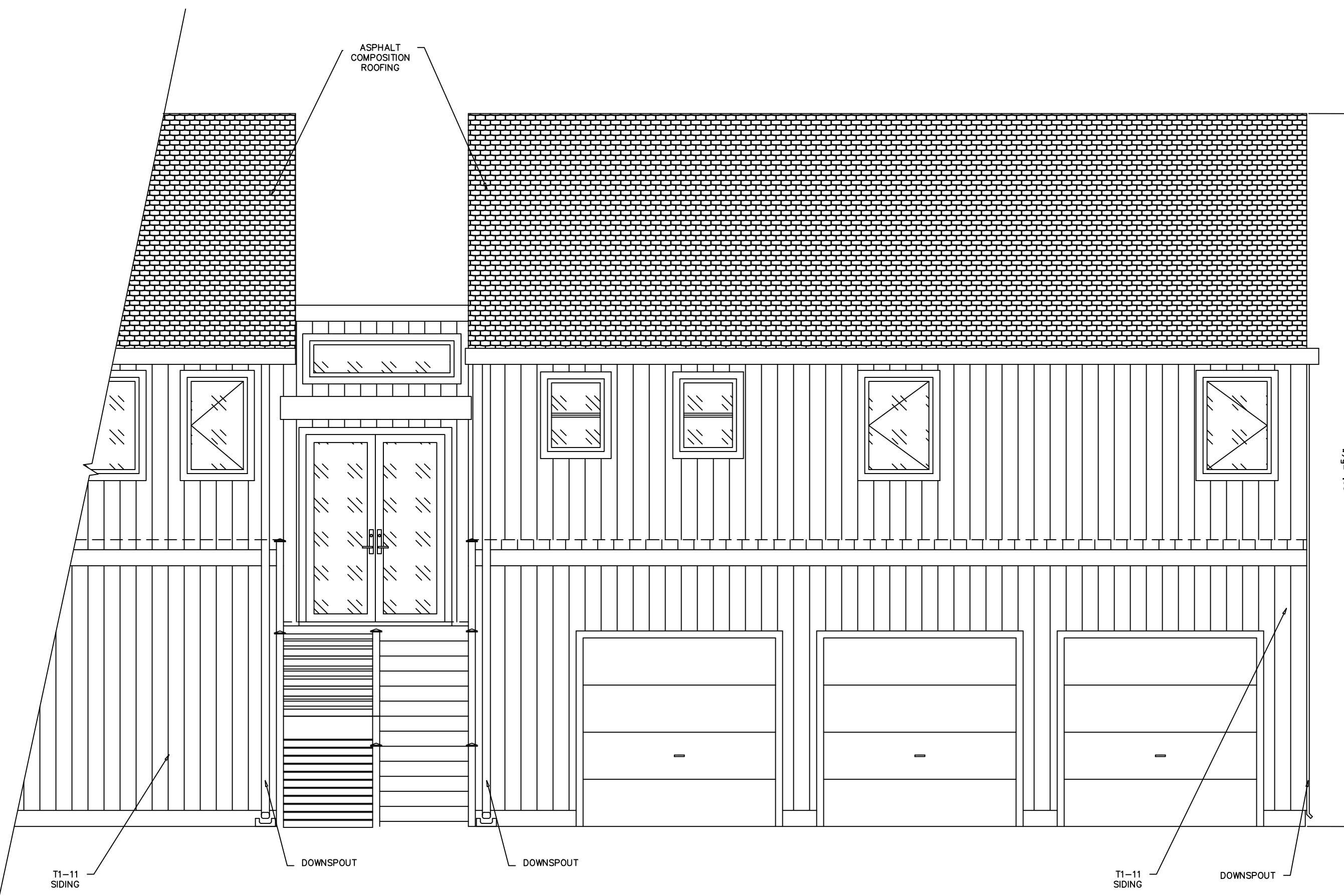




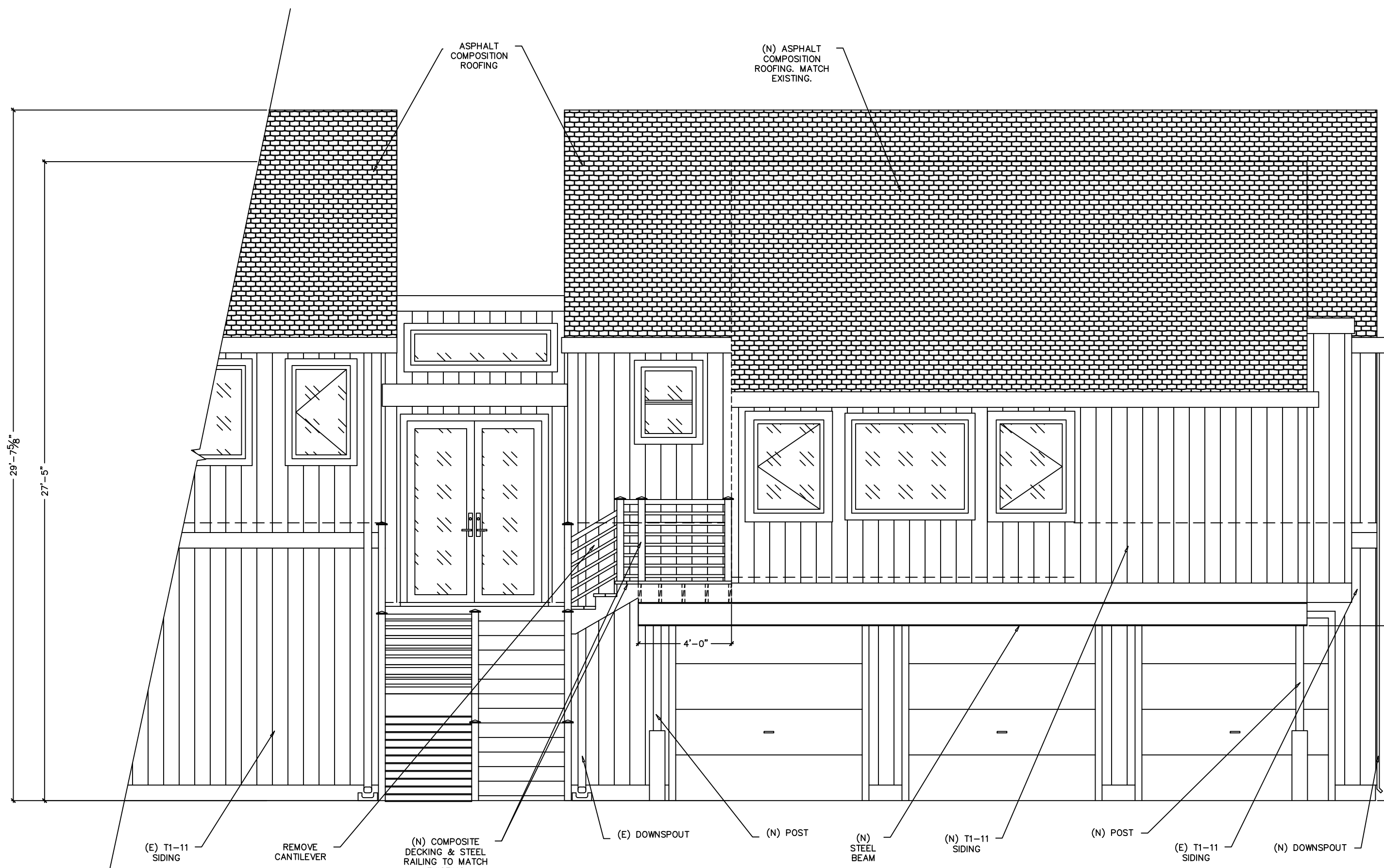
(E) ELEVATION FROM PLAN WEST  
SCALE: 1/4"=1'-0"  
A4.10



(N) ELEVATION FROM PLAN WEST  
SCALE: 1/4"=1'-0"  
A4.10



(E) ELEVATION FROM PLAN NORTH  
SCALE: 1/4"=1'-0"  
A4.10



(N) ELEVATION FROM PLAN NORTH  
SCALE: 1/4"=1'-0"  
A4.10

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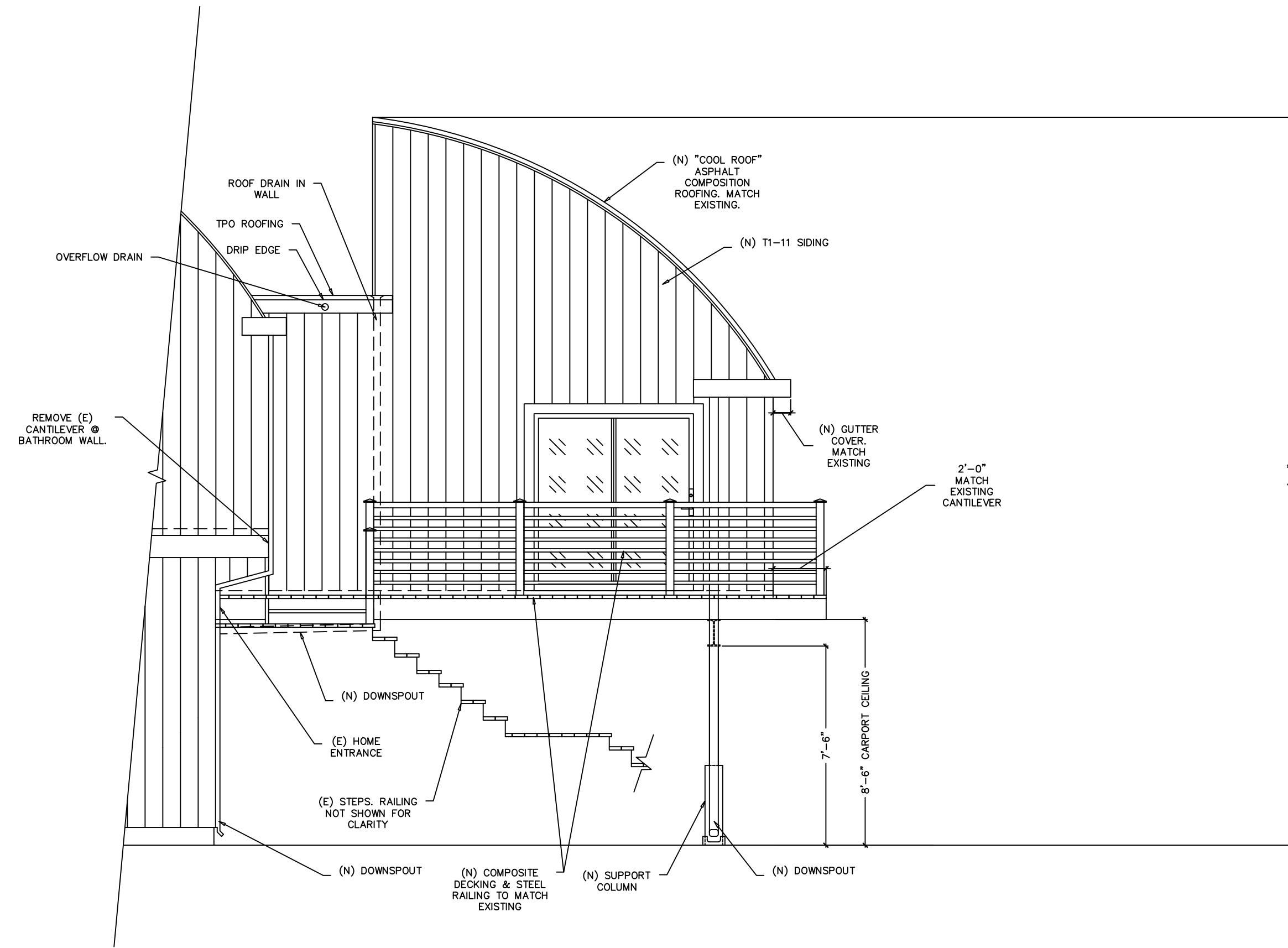
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ELEVATIONS

A4.10



(N) ELEVATION FROM PLAN EAST  
SCALE: 1/4"=1'-0"

A  
A4.11

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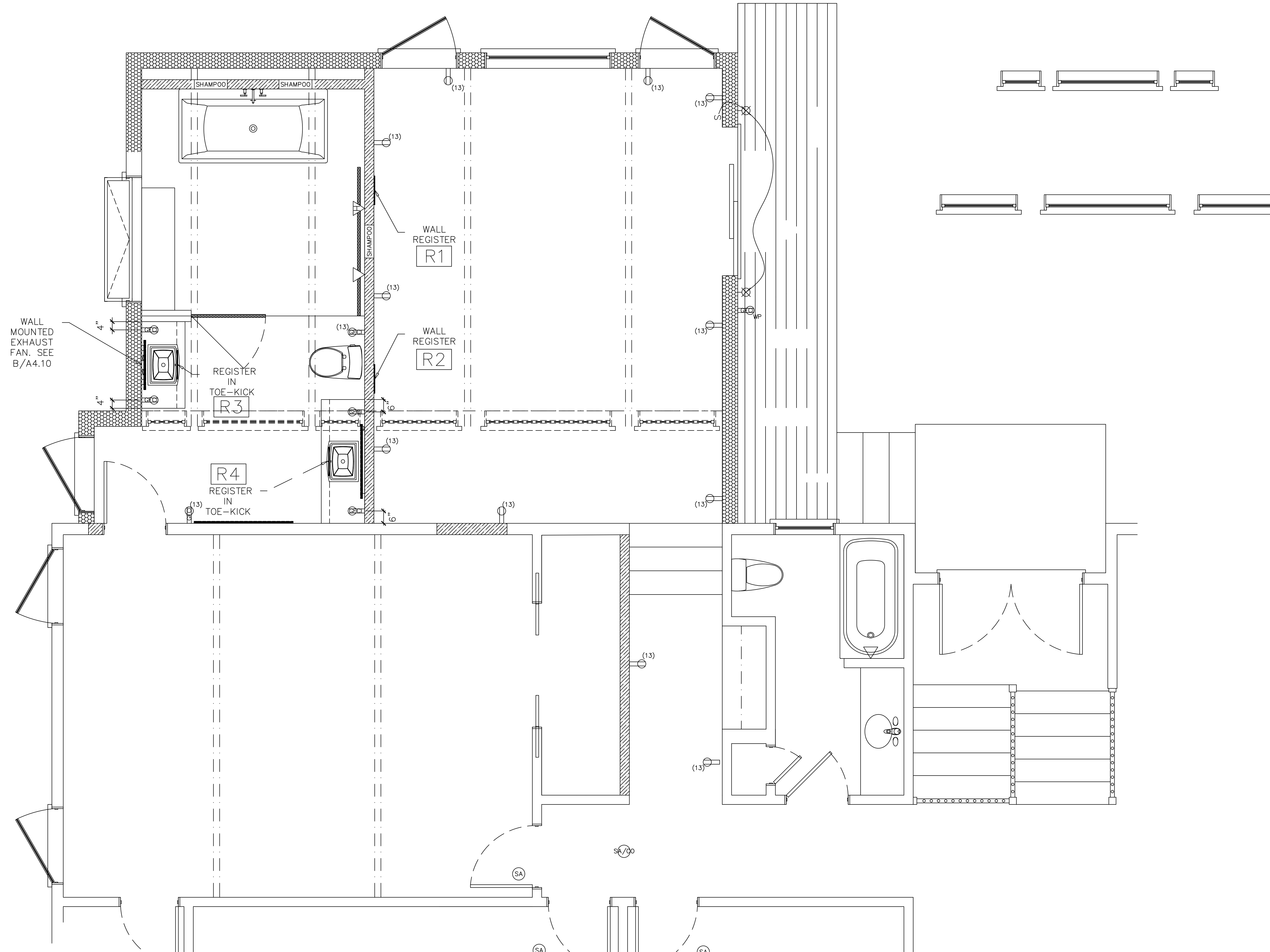
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**ELEVATIONS**

**A4.11**

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**ELECTRICAL & MECHANICAL PLAN**

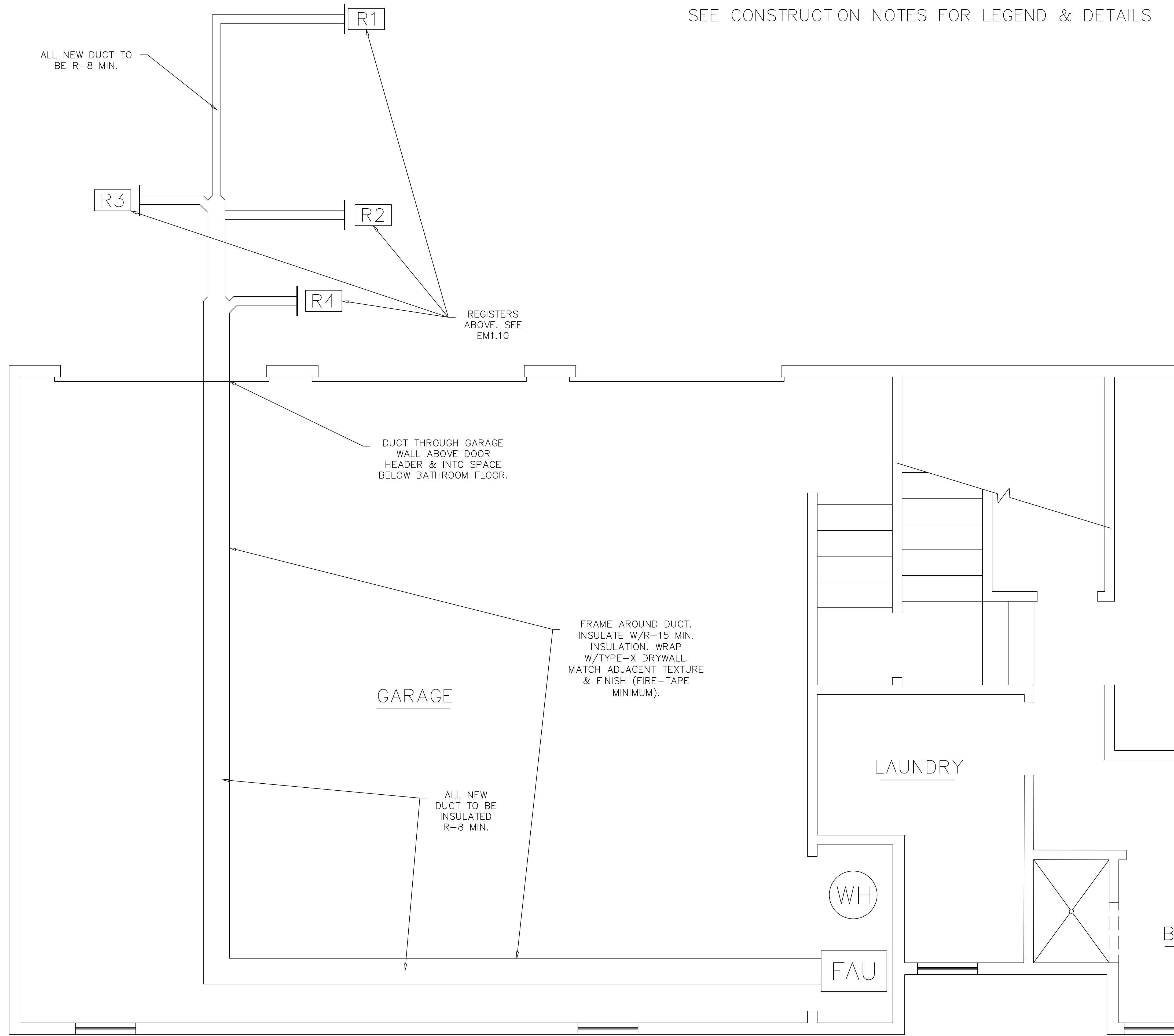
**EM1.10**

ELECTRICAL & MECHANICAL PLAN  
SCALE: 1/2"=1'-0"

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

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**GARAGE DUCT PLAN**

**EM1.11**

GARAGE MECHANICAL DUCT PLAN  
SCALE: 1/2"=1'-0"