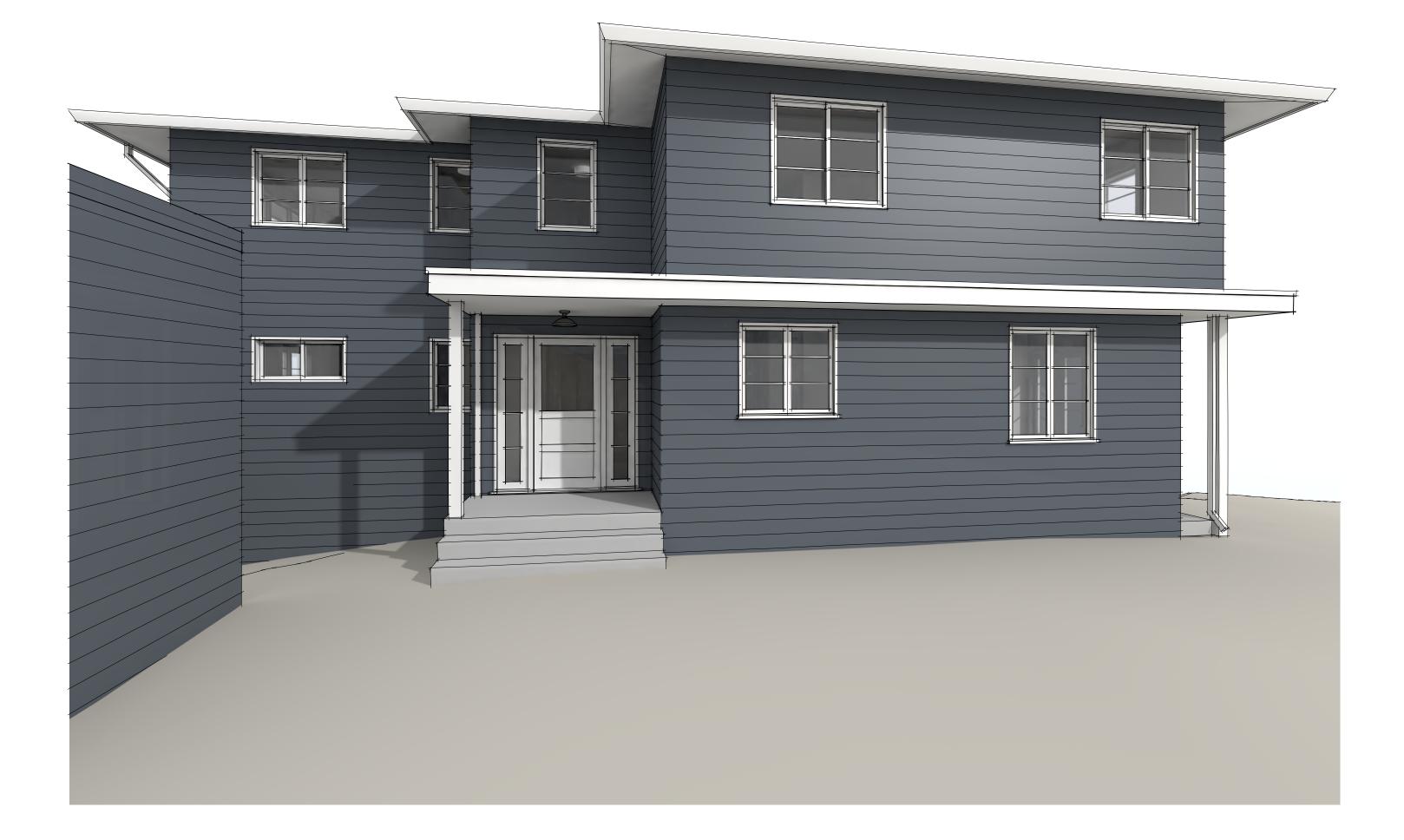
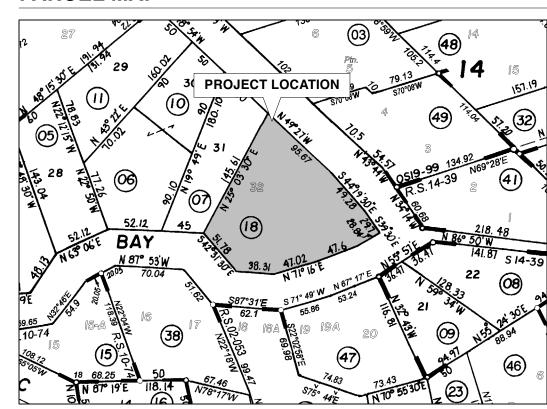
ADAMS ADDITION & RENOVATION 43 BAY RD, FAIRFAX, CA 94930 **APN: 001-111-18**



VICINITY MAP



PARCEL MAP





DRAWING INDEX:

ARCHITECTURAL

- A0.1 COVER SHEET
- A0.2 GENERAL NOTES, SYBMOLS, AND ABBREVIATIONS
- A1.1 SITE / STORY POLE PLAN AND PROJECT INFORMATION
- A1.2 GRADING AND DRAINAGE PLAN
- A2.1 FIRST FLOOR DEMOLITION AND CONSTRUCTION PLANS A2.2 SECOND FLOOR DEMOLITION AND CONSTRUCTION PLANS
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- A6.1 BUILDING SECTIONS
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- A11.1 SHADE/SHADDOW STUDY
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SURVEY

1 of 1 SITE PLAN

L2 LANDSCAPE PLAN

LANDSCAPE

L1 VEGETATION MANAGEMENT PLAN

PROJECT DESCRIPTION:

- TWO STORY ADDITION CONTAINING LAUNDRY ROOM AND BATHROOM ON LOWER STORY AND MASTER BATHROOM AND WALK-IN CLOSET ON UPPER STORY.
- KITCHEN RENOVATION, INCLUDING REMOVAL OF WALL BETWEEN 2 KITCHEN AND DINING ROOM.
- RELOCATION OF LOWER FLOOR BATHROOM INTO NEW ADDITION TO ALLOW CREATION OF NEW ENTRY FOYER.
- RENOVATION OF EXISTING UPPER FLOOR BATHROOM. 4. REPLACEMENT OF (E) CANTILEVERED SECOND STORY DECK AND
- GUARDRAIL.
- REPLACEMENT SIDING ON SECOND FLOOR TO MATCH FIRST FLOOR.
- REPLACEMENT (E) SECOND FLOOR WINDOWS TO MATCH FIRST FLOOR.
- CREATION OF NEW COVERED ENTRY. 8.
- 9. CREATION OF NEW OVERHANG AT DINING ROOM DOOR.

PROJECT INFORMATION:

APN	001-111-18
ZONING	RS6
AVG. LOT SLOPE	31.9% (PER MARINMAP)
FLOOD ZONE	Х
WILDLAND URBAN INTERFACE	YES
OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	2
APPLICABLE CODES	2019 CALIFORNIA RESIDENTIAL, MECHANICAL, PLUMBING, AND ELECTRICAL CODES

2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CURRENT LOCAL AMENDMENTS AND ORDINANCES

PROJECT DIRECTORY:

OWNER:	ELLA AND MATT ADAMS 43 BAY ROAD FAIRFAX, CA 94930 415-720-6881
ARCHITECT:	BILL ENGELHARDT ENGELHARDT ARCHITECTURE 126 LAUREL AVENUE SAN ANSELMO, CA 94960 415-572-8895
SURVEYOR:	DAVID KENDALL MARIN LAND SERVICES 521 ESTE MADERA DRIVE SONOMA CA 95476
GEOTECHNICAL:	SALEM HOWES ASSOCIATES, INC 1202 GRANT AVENUE, SUITE F NOVATO CA 94945 415-892-8528



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ARCHITECTURE

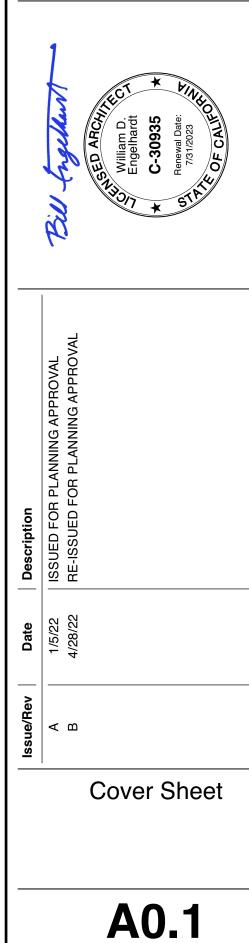
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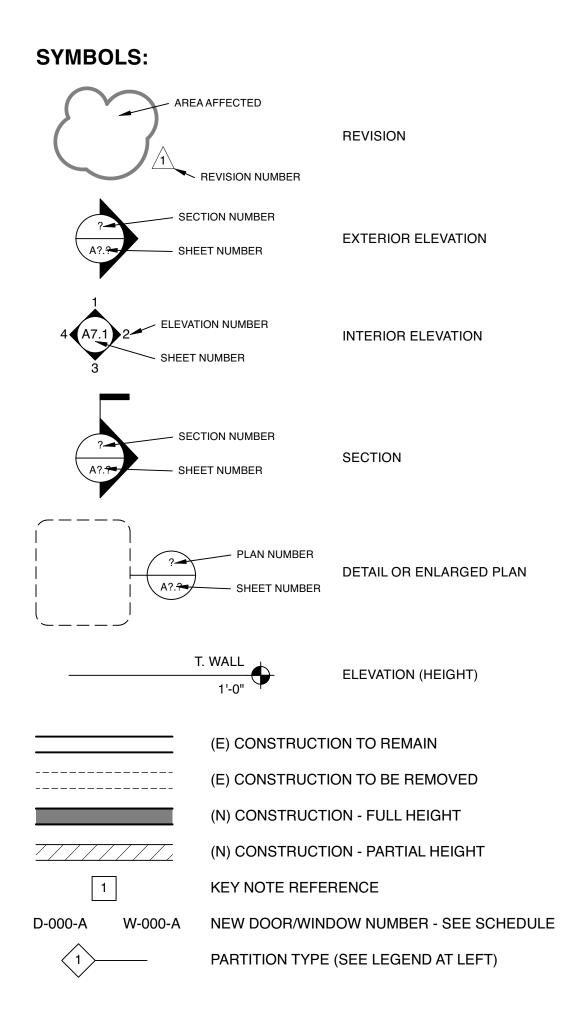
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ABBREVIATIONS:

A.C.	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
APPV'D	APPROVED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT(URAL)
AUTO.	AUTOMATIC
AVG.	AVERAGE
A.F.F.	ABOVE FINISH FLOOR
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BRZ.	BRONZE
CAB. CER. CLG. CLOS. CLR. CONC. CONST. CONT. CTR. C.W. D.A. DBL. DET. DIA. DIV. DIV. DN. DR. DS DWG.	CABINET CERAMIC CEILING CLOSET CLEAR COLUMN CONCRETE CONSTRUCTION CONTINUOUS CENTER COLD WATER DOUBLE ACTING DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DIVISION DOWN DOOR DOWNSPOUT DRAWING
E (E) EA. ELEC. EQ. EQUIP. EXH. EXP. EXT.	EAST EXISTING EACH ELECTRIC(AL) ELEVATION EQUAL EQUIPMENT EXHAUST EXPANSION EXTERIOR
F.F.	FINISH FLOOR
FIN.	FINISH(ED)
FL.	FLOOR
FLUOR.	FLUORESCENT
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FR.	FRAME
FT.	FOOT OR FEET
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
GL.	GLASS OR GLAZED
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
HDW. HDWD. HGT. H.M. HORIZ. HVAC. H.W.	HARDWARE HARDWOOD HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING- AND AIR CONDITIONING HOT WATER
I.D.	INSIDE DIAMETER
INCL.	INCLUDE(D)(ING)
INFO.	INFORMATION
INCAN.	INCANDESCENT
LAM.	LAMINATE
LH.	LEFT HAND
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL

MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
M.W.	MICROWAVE
N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
0.a.	OVERALL
0.c.	ON CENTER
0.d.	OUTSIDE DIAMETER
0.h.	OPPOSITE HAND
0Pg.	OPENING
0Pp.	OPPOSITE
0Rig.	ORIGINAL
PLAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
POLY.	POLYETHELENE
PR.	PAIR
PREFAB.	PREFABRICATED
PTD.	PAINTED
QUAL.	QUALITY
QTY.	QUANTITY
RAD. RECEP. REF. REINF. RESIL. REQ'D R.H. RM. R.O. REV.	RADIUS RECEPTACLE REFERENCE REFRIGERATOR REINFORCED RESILIENT REQUIRED RIGHT HAND ROOM ROUGH OPENING REVISION
S S.C. SCHED. SECT. SIM. SQ. S.F. S.S. S.S.D. DRAWINGS STD.	SOUTH SOLID CORE SCHEDULE SECTION SIMILAR SQUARE SQUARE FOOT (FEET) STAINLESS STEEL SEE STRUCTURAL STANDARD
	STRUCTURAL SURFACE SUSPEND(ED) SYSTEM
T&B	TOP AND BOTTOM
TECH.	TECHNICAL
TEL.	TELEPHONE
TEMP.	TEMPORARY
THK.	THICKNESS
TYP.	TYPICAL
UL. UTIL. U.O.N.	UNDERWRITERS- LABORATORY UTILITY UNLESS OTHERWISE NOTED
V.B.	VAPOR BARRIER
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
VFY.	VERIFY
W	WEST
W/	WITH
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W/O	WITHOUT
WT.	WEIGHT
YD.	YARD

GENERAL NOTES:

COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL AUTHORITIES GOVERNING THE WORK.

2. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW 2. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND FOR THICKNESS OF ALL FINISHES. APPROVALS REQUIRED BY AUTHORITIES GOVERNING THE WORK UNLESS OTHER ARRANGEMENTS ARE EXPRESSLY AGREED TO BY OWNER PRIOR TO ACCEPTANCE 3. DIMENSIONS LOCATING DOORS AND WINDOWS BY EDGE ARE TO THE INSIDE OF CONTRACTOR'S BID. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO EDGE OF JAMB, U.O.N.. THE OWNER.

4. PROVIDE (N) INSULATION IN ALL EXT. WALLS, CLGS, & FLOORS WHENEVER INT. 3. CONTRACTOR TO PROVIDE PORT-A-POTTY OR OTHER TOILET FACILITIES FOR FINISH IS REMOVED, EXPOSING FRAMING. PROVIDE R-15 IN WALLS, R-21 IN CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS, AND VENDORS, UNLESS OTHER FLOORS, AND R-30 IN CLGS. ARRANGEMENTS ARE EXPRESSLY AGREED TO BY OWNER PRIOR TO ACCEPTANCE 5. WHEN FRAMING (N) DR. & WDW. OPGS. AND WHEN INFILLING (E) OPGS,

OF CONTRACTOR'S BID. TO THE CENTERLINE OF THE DEVICE OR GROUP OF DEVICES, U.O.N.. PROVIDE ALL FRAMING AND OTHER WORK NECESSARY FOR WATER-TIGHT 4. REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS INSTALLATION. PATCH INT. & EXT. SURFACES TO PROVIDE "AS NEW" APPEARANCE. 4. ALL PLUMBING FIXTURES, ELEC. DEVICES, DIFFUSERS, GRILLES, EQUIPMENT SHOW ARE (N) U.O.N. AND CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS PROVIDE P.T. LUMBER WHEN INSTALLING NEW LUMBER THAT WILL BE IN OR OMISSIONS TO THE OWNER FOR REVIEW PRIOR TO THE PERFORMANCE OF ANY PROVIDE ALL (N) MECHANICAL, ELECTRICAL AND PLUMBING FIXTU WORK IN QUESTION. DIRECT CONTACT WITH CONCRETE AND/OR IS TO BE EXPOSED TO THE ELEMENTS U.O.N. DEVICES SHOWN AND ALL BOXES, WIRING, DUCTWORK, PIPING, AND O 5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. REPORT ANY NECESSARY TO CONNECT (N) WORK TO (E) SYSTEMS.

CONFLICTS OR OMISSIONS TO THE OWNER FOR REVIEW PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

6. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO THE 8. ALL (E) CONST. AFFECTED BY (N) WORK AND ALL (N) WORK ABUTTING (E) OWNER FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION. SURFACES ARE TO BE PATCHED AND FINISHED TO PROVIDE "AS NEW" APPEARANCE WITH NO VISIBLE JOINTS.

COORDINATE ALL WORK WITH THE OWNER, INCLUDING SCHEDULING TIME 9. ALL (N) WALLS AND WALLS WITH (N) INT. FINISH TO BE TAPED AND TO RECEIVE AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, AND USE OF BUILDING SERVICES AND FACILITIES. MINIMIZE DISTURBANCE OF BUILDING OCCUPANTS. AT LEAST THREE COATS OF JOINT COMPOUND (LEVEL 4 FINISH) AND TO BE SMOOTH (UN-TEXTURED) U.O.N.

8. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. COORDINATE WITH OWNER FOR WORK THAT IS NECESSARY 10. PROVIDE M.R. GYP. BD. WHEN INSTALLING GYP. BD. IN BATHROOMS AND TO BE COMPLETED OUTSIDE REGULAR BUSINESS HOURS. KITCHENS U.O.N.

NOTIFY THE OWNER OF ANY EXISTING UTILITIES, SYSTEMS, EQUIPMENT OR 11. ALL WALL SURFACES, CEILING SURFACES, DOORS, WINDOWS, AND TRIM IN (N) CONSTRUCTION, NOT COVERED IN THE CONSTRUCTION/DEMOLITION DOCUMENTS, ROOMS AND (E) ROOMS AFFECTED BY (N) WORK ARE TO RECEIVE (1) COAT WHICH MAY INTERFERE WITH COMPLETING THE SCOPE OF WORK. PRIMER AND AT LEAST (2) COATS PAINT.

10. NEITHER THE ARCHITECT OR OWNER HAVE ANY KNOWLEDGE OF AND SHALL 12. ALL CABINETRY AND CASEWORK TO BE SHOP FINISHED. NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON 13. ALL CABINETRY AND CASEWORK THAT IS TO BE FABRICATED BASED ON FIELD THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER MEASUREMENTS IS TO BE MADE WITH PROVISIONS FOR SCRIBING AS REQUIRED TO MEET BUILT-IN CONDITIONS. IMMEDIATELY FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

11. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING THE COURSE OF THE WORK. COORDINATE SECURITY WITH OWNER.

12. PROTECT ALL AREAS OF WORK, ADJACENT AREAS AND ACCESS PATHS FROM 15. UNDERCUT ALL DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4-INCH DAMAGE. PROTECT ALL NEW AND EXISTING FINISHES SCHEDULED TO REMAIN. MAXIMUM, UNLESS OTHERWISE NOTED. WHERE DAMAGE OCCURS, REPAIR AND REFINISH TO PROVIDE "LIKE NEW" APPEARANCE, WITH NO COST TO OWNER. 16. TRANSITION OF FLOOR MATERIALS TO BE LOCATED AT CENTER OF DOORS IN CLOSED POSITION U.O.N..

13. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS 17. COVER ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION OF BUILDING AND WORKERS. COMPONENT OPENINGS DURING CONSTRUCTION.

14. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM THE PROJECT.

15. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE BRACING AND/OR SHORING AS REQUIRED TO SUPPORT NEW AND EXISTING STRUCTURES. CONTRACTOR IS TO BE RESPONSIBLE FOR REPAIR OF ANY MOVEMENT, SETTLEMENT, DAMAGE, TO STRUCTURES.

16. PROVIDE AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO SECURE WORK AREAS AND TO PREVENT SPREAD OF DUST, FUMES, ETC. TO PARTS OF THE BUILDING NOT UNDER CONSTRUCTION. UPON COMPLETION OF WORK REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

17. REMOVE REFUSE AND DEBRIS FROM WORK AREAS DAILY. IF DUMPSTERS ARE USED, COORDINATE LOCATION WITH OWNER. ALL REFUSE AND DEBRIS TO BE LEGALLY DISPOSED OF BY THE CONTRACTOR. BURNING OF RUBBISH AND/OR DEBRIS ON SITE IS NOT PERMITTED.

18. REMOVE ALL TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF ALL (N) INT. DOOR, WINDOW, BASE, CEILING, AND OTHER TRIM TO MATCH (E) WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY, AND IN A CONDITION ALL (N) EXT. WINDOW AND DOOR TRIM TO MATCH (E). ACCEPTABLE FOR USE.

2. PROVIDE CUSTOM PROFILE IF IF TRIM CAN NOT BE MATCHED WITH STOCK 19. ENSURE THAT SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE PROFILE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.

20. STORE, INSTALL AND TEST ALL MATERIALS, PRODUCTS, AND FIXTURES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

21. INSTALL ALL FINISH MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. VERIFY THAT MOISTURE CONTENT OF FRAMING, WALL & CEILING CAVITIES, FOUNDATION WALLS, SLABS, AND ALL OTHER SUBSTRATES MEETS MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION. WAIT A MINIMUM OF 28 DAYS AFTER PLACEMENT OF CONCRETE OR STUCCO PRIOR TO INSTALLING OR APPLYING FINISHES TO THOSE SURFACES.

22. ALL CODE-REQUIRED LABELS SUCH AS "U.L.", FACTORY MUTUAL, OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES ARE TO REMAIN READABLE AND NOT PAINTED.

23. AS REQUIRED BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CONTRACTOR IS TO PROVIDE THE OWNER WITH A BUILDING OPERATION AND MAINTENANCE MANUAL.

DEMOLITION NOTES:

WHEN REMOVING, WALLS, CEILINGS, FLOORS, ROOFS, OR OTHER STRUCTURAL ELEMENTS, VERIFY THAT REMOVAL WILL NOT COMPROMISE THE BUILDING'S STRUCTURAL INTEGRITY AND SHORE (E) STRUCTURE AS REQ'D TO PROVIDE SAFETY AND PREVENT DAMAGE TO (E) CONSTRUCTION.

REMOVE ALL ASSOCIATED TRIM, SUPPORTS, FASTENERS, ELECTRICAL WORK, PLUMBING WORK, MECHANICAL WORK, AND OTHER ITEMS AS REQ'D TO ACCOMMODATE (N) WORK WHEN REMOVING ITEMS IDENTIFIED ON THIS PLAN.

WHEN REMOVING (E) ELECTRICAL, PLUMBING, AND HVAC WORK, TERMINATE (E) WORK THAT IS TO REMAIN ACCORDING TO APPLICABLE CODES.

4. REMOVE ALL ABANDONED H.V.A.C., ELECTRICAL, COMMUNICATIONS, AND PLUMBING EQUIPMENT.

5. COVER ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.

CONSULT WITH OWNER FOR DISPOSITION OF ALL EQUIPMENT, APPLIANCES, 11. CONTRACTOR TO PROVIDE ALL FRAMELESS GLASS SHOWER ENCLOSURE FIXTURES, DEVICES, AND CASEWORK SCHEDULED TO BE REMOVED. HARDWARE, OWNER TO SELECT.

CONSTRUCTION NOTES:

1. ALL DIMENSIONS TO FACE OF FINISH U.O.N.

7. WHEN INSTALLING CABINETRY AND OTHER WALL-HUNG ITEMS, PROVIDE ALL FRAMING AND BLOCKING NECESSARY FOR SECURE INSTALLATION.

14. PROVIDE SHOP DRAWINGS, SAMPLES, AND SUBMITTALS AS INDICATED ON A0.2.

18. SPACES AROUND PIPES, CABLES, CONDUITS, OR OTHER OPENINGS IN EXTERIOR WALLS AND EXTERIOR WALL PLATES TO BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD APPROVED BY BUILDING INSPECTOR.

19. MOISTURE CONTENT OF FRAMING IS TO BE NO HIGHER THAN 19% WHEN FRAMING IS TO BE ENCLOSED IN WALLS, FLOORS, AND CEILINGS. CONTRACTOR TO MEASURE MOISTURE CONTENT IMMEDIATELY PRIOR TO INSTALLATION OF INTERIOR FINISH. INTERIOR FINISH IS NOT TO BE INSTALLED IF MOISTURE CONTENT IS FOUND TO BE HIGHER THAN 19%.

20. PRIOR TO PAINTING STUCCO, CONSULT WITH PAINT MANUFACTURER FOR pH, MOISTURE CONTENT, AND MINIMUM CURE TIME REQUIREMENTS.

TRIM NOTES:

PAINT NOTES:

1. CONTRACTOR TO PROVIDE PAINT SAMPLES FOR ALL PAINT COLORS AND OBTAIN OWNER APPROVAL PRIOR TO COMMENCING PAINT WORK.

2. PAINT SH	IEENS TO BE AS FOLLOWS:
A.	
В.	CEILINGS, EXCEPT BATHROOMS = FLAT
С.	BATHROOM CEILINGS = SATIN
D.	ALL WALLS, EXCEPT BATHROOMS, KITCHENS & LAUNDRY =
EGGSHELL	
E.	BATHROOM, KITCHEN & LAUNDRY ROOM WALLS = SATIN
D. EGGSHELL	ALL WALLS, EXCEPT BATHROOMS, KITCHENS & LAUNDRY =

3. CONTRACTOR TO PROVIDE SAMPLES OF ALL NATURAL WOOD FINISHES AND OBTAIN OWNER APPROVAL PRIOR TO COMMENCING PAINT WORK.

4. PROVIDE PROTECTANT FINISH ON ALL WOOD DECKS, GUARDRAILS, HANDRAILS, AND STAIRS. OWNER TO SELECT.

CABINET, COUNTER, AND SHOWER GLASS NOTES:

- 1. ALL CABINETS AND MILLWORK TO BE PAINTED, OWNER TO SELECT COLOR.
- 2. CABINET DOORS AND DRAWERS TO BE FLUSH INSET.
- 3. STICKING ON ALL PANEL DOORS, DRAWERS, AND END PANELS TO BE SHAKER.
- 4. ALL DRAWERS & PULL-OUTS TO HAVE UNDERMOUNT, FULL EXTENSION, SOFT-CLOSE GLIDES.
- 5. ALL DOORS TO HAVE SOFT CLOSE HINGES.
- ALL COUNTER TOPS AND WALL CAPS TO BE STONE, U.N.O., OWNER TO SELECT.
- 7. COUNTER EDGES TO BE 1 1/2", MITRED.
- 8. COUNTER OVERHANG TO BE 1"

CONTRACTOR TO INSTALL.

9. WALL CAPS TO BE 3/4" THICK WITH 1/2" OVERHANG.

10. OWNER TO PROVIDE ALL CABINET DOOR AND DRAWER PULLS/KNOBS,

12. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

MECH., ELEC., AND PLUMBING NOTES:

ARCHITECTURAL DOCUMENTS ARE SCHEMATIC IN NATURE WITH MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. CONTRACTOR TO RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, COMPLYING APPLICABLE CODES, PROPER SIZING AND CIRCUITING OF WORK, AND ALL DRAWINGS AND OTHER INFORMATION NECESSARY TO OBTAIN NEC PERMITS.

VERIFY POWER AND INSTALLATION REQUIREMENTS FOR ALL MEC ELECTRICAL, PLUMBING, TELEPHONE AND OTHER EQUIPMENT PRIOR COMMENCING WORK TO ENSURE PROPER FIT AND FUNCTION.

3. ALL DIMENSIONS TO MECHANICAL, ELECTRICAL, AND PLUMBING I

6. PROVIDE FLASHING AND OTHER WORK NECESSARY FOR WEATH INSTALLATION OF PLUMBING VENTS THROUGH ROOF AND OTHER BUILI PENETRATIONS

LIGHT SWITCHES, DIMMERS AND OTHER ELEC. DEVICES SHOWN TO EACH OTHER ARE TO BE GANGED AND COVERED WITH A SINGLE PL

8. HEIGHT OF ALL LIGHT SWITCHES, RECEPTACLES, AND OTHER ME ELECTRICAL, AND PLUMBING DEVICES TO MATCH THOSE EXISTING IN E

RECEPTACLES, SWITCHES, THERMOSTATS, AND OTHER DEVICES CENTERED VERTICALLY OVER EACH OTHER WHEREVER POSSIBLE.

10. REVIEW QUANTITY AND LOCATION OF ACCESS PANELS, HVAC GRI SWITCHES, DIMMERS, LIGHT FIXTURES, RECEPTACLES, PLUMBING FIX OTHER VISIBLE EQUIPMENT WITH OWNER PRIOR TO ORDERING MATER COMMENCING WORK.

11. PROVIDE LAMPS FOR ALL (N) LIGHT FIXTURES.

12. INSTALL ALL GAS, ELECTRICAL, AND PLUBMING CONNECTIONS SC APPLIANCES AND EQUIPMENT CAN BE INSTALLED FLUSH WITH WALLS CABINETRY. SEE APPLIANCE AND EQUIPEMENT MFR'S RECOMMENDAT

13. WHEN CONNECTING PLUMBING FIXTURES TO SUPPLY PIPING SYS PROVIDE MIN. 3/4" MAIN SUPPLY LINES WITH 1/2" BRANCH LINES TO IND FIXTURES.

14. ALL FIXTURES, APPLIANCES, AND OTHER EQUPMENT TO BE INST MFR'S RECOMMENDATIONS.

15. ALL WATER SUPPLY PIPING TO BE COPPER.

16. ALL DRAINAGE PIPING THAT IS ADJACENT TO LIVING SPACES OR (IN LIVING SPACE WALLS, CEILINGS, OR FLOORS TO BE CAST IRON.

17. PROVIDE CODE-COMPLIANT LOOP VENT AT ALL ISLAND SINKS.

18. ALL (N) AND REPLACED ELECTRICAL RECEPTACLES TO BE TAMPER-RESISTANT PER CEC 406.12.

19. ALL LED AND FLUORESCENT FIXTURES TO BE 3000K COLOR TEMF W/ MIN. 90 CRI.

20. AS REQUIRED BY THE CALIFORNIA GREEN BUILDING STANDARDS NEW HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DES HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING T 2 MANUAL J-2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE H. OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

21. ALL NEW HEATING/COOLING SYSTEMS ARE TO BE CONTROLLED BY A SETBACK THERMOSTAT. REVIEW MODEL AND LOCATION OF THERMOSTAT WITH OWNER AND ARCHIECT PRIOR TO COMMENCING WORK.

REUSE / RECYCLING REQUIREMENTS:

1. AS REQUIXRED BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE, RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.

CONTRACTOR/OWNER TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN AND/OR UTILIZE A WASTE MANAGEMENT COMPANY (APPROVED BY THE ENFORCING AGENCY) WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE REQUIRED PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL WERE DIVERTED FROM THE LANDFILL AS REQUIRED BY THE LOCAL PERMITTING AUTHORITY.

PROVIDE DOCUMENTATION OR COMPLIANCE FOR ALL SUCH MATERIALS.

1. AS REQUIRED BY THE CALIFORNIA BUILDING ENERGY EFFICIENCY

MANDATORY MEASURES SUMMARY" INCLUDED ON SHEET A0.4.

STANDARDS, ALL WORK IS TO COMPLY WITH THE "LOW-RISE RESIDENTIAL

BE USED ON INTERIOR OF PROEJCT TO COMPLY WITH CALIFORNIA

LOW-FORMALDEHYDE EMISSIONS STANDARDS (CARB ATCM).

3. ALL BATT INSULATION TO BE FOMALDEHYDE FREE.

ENERGY CODE REQUIREMENTS:

AIR QUALITY REQUIREMENTS:

MPLES, AND SUBMITTALS:

	SHOP DRAWINGS, SAMPLES, AND SUBMITTALS:
I REGARD TO O BE G WITH ALL PROVIDING	CONTRACTOR SHALL SUBMIT THE FOLLOWING TO OWNER AND ARCHITECT PRIOR TO ORDERING INDICATED ITEMS. CONTRACTOR TO PROVIDE AT LEAST TWO WEEKS FOR REVIEW OF EACH ITEM.
CESSARY	1. ORDERS AND SAMPLES FOR ALL WINDOWS, DOORS, AND SKYLIGHTS.
CHANICAL,	2. SHOP DRAWINGS AND SAMPLES FOR ALL CABINETRY.
ТО	3. SAMPLE OF CABINET DOORS, DRAWER FRONTS, AND FINISHES.
DEVICES ARE	4. MOCK-UPS OF EACH TILE, PATTERN, AND GROUT TO BE USED. (2' x 2' MIN.)
	5. SAMPLES OF EACH COUNTER-TOP MATERIAL TO BE USED. (1' x 1' MIN.)
, AND OTHER	6. SAMPLES FOR EACH PAINT COLOR TO BE USED. (4' x 4' MIN.)
URES &	7. SAMPLES FOR EACH NATURAL WOOD FINISH, INCL. EXT. DECKS. (2' x 2' MIN.)
OTHER WORK	8. SAMPLES FOR EACH METAL FINISH TO BE USED. (1' x 1' MIN.)
IER-TIGHT	9. SAMPLES FOR FRAMELESS SHOWER DOOR HARDWARE.
LDING ADJACENT	10. CUT-SHEETS FOR ALL PERMANENTLY INSTALLED LIGHT FIXTURES, SWITCHES, AND ELECTRICAL DEVICES.
LATE.	11. CUT SHEETS AND/OR SAMPLES FOR ALL PROPOSED SUBSTITUTIONS.
ECHANICAL, BUILDING.	12. CUT-SHEETS FOR ALL HVAC EQUIPMENT AND PROPOSED LAYOUT OF DIFFUSERS & GRILLES.
S SHOULD BE	13. CUT-SHEETS FOR ALL FIRE SPRINKLER EQUIPMENT AND PROPOSED LAYOUT OF SPRINKLER HEADS AND EQUIPMENT.
RILLES, (TURES, AND RIALS OR	ELECTRICAL WALK-THROUGH:
O THAT ALL AND/OR TIONS.	AFTER ELECTRICAL BOXES AND RECESSED LIGHT CANS HAVE BEEN INSALLED BUT PRIOR TO PULLING WIRE, THE CONTRACTOR SHALL REVIEW LOCATIONS WITH OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE AT LEAST TWO WEEKS NOTICE TO OWNER AND ARCHIECT.
'STEM, DIVIDUAL	OWNER SELECTIONS:
ALLED PER	CONSULT WITH OWNER FOR SELECTION OF THE FOLLOWING. CONTRACTOR TO PROVIDE AT LEAST TWO WEEKS NOTICE PRIOR TO NEEDING DECISION MADE.
CONCEALED	 PLUMBING FIXTURES APPLIANCES CABINETS COUNTERS OTHER FIXTURES PAINTED AND STAINED FINISHES TILE GROUT STONE
IPERATURE S CODE, ALL SIGNED AND S:	 WD. FLOORING OTHER FINISH MATERIALS STYLE AND COLOR FOR ALL (N) ELEC. DEVICES AND COVER PLATES DIFFUSERS, GRILLES, AND OTHER EQUIPMENT LIGHT FIXTURES ROOFING MATERIALS GUTTERS AND DOWNSPOUTSX
TO ANSI/ACCA HANDBOOKS	PROVIDED BY OWNER:

OWNER TO PROVIDE THE FOLLOWING, CONTRACTOR TO INSTALL. CONTRACTOR TO REVIEW OWNER SELECTIONS AT START OF PROJECT AND PROVIDE SCHEDULE FOR OWNER SELECTIONS TO BE ON SITE.

- SURFACE-MOUNTED WALL AND CEILING LIGHT FIXTURES (RECESSED LIGHT FIXTURES TO BE PROVIDED BY CONTRACTOR) PLUMBING FIXTURES (CONTRACTOR TO VERIFY AND ACCOMMODATE FIXTURE REQUIREMENTS)
- 3. APPLIANCES (CONTRACTOR TO VERIFY AND ACCOMMODATE APPLIANCE REQUIREMENTS)
- 4. TILE (CONTRACTOR TO DETERMINE QUANTITIES AND COORDINATE ORDER)

ALL OTHER ITEMS TO BE PROVIDED BY CONTRACTOR.

1. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, WOOD FINISHES, AND OTHER COATINGS TO COMPLY WITH STATE AND LOCAL VOC/ROC LIMITS. CONTRACTOR TO

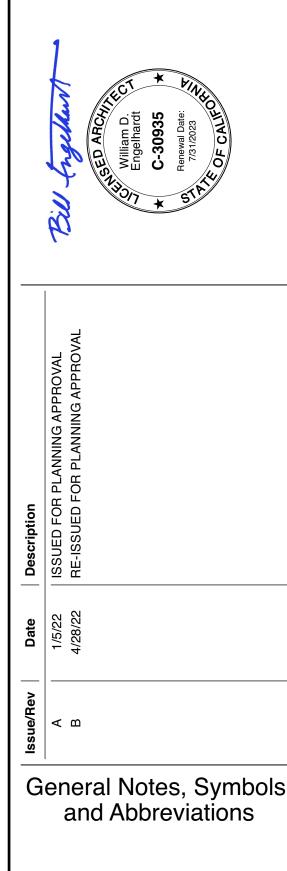
2. ALL PLYWOOD, PARTICLEBOARD, MDF, AND OTHER COMPOSITE LUMBER TO

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PROJECT INFORMATION:

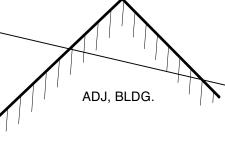
APN	001-111-18
ZONING	RS6
AVG. LOT SLOPE	31.9% (PER MARINMAP)
FLOOD ZONE	X
WILDLAND URBAN INTERFACE	YES
OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	2
APPLICABLE CODES	2019 CALIFORNIA RESIDENTIAL, MECHANICAL, PLUMBING, AND ELECTRICAL CODES
	2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
	CURRENT LOCAL AMENDMENTS AND ORDINANCES

STORY POLE HEIGHTS

STORY POLE	GROUND ELEV.	BUILDING ELEV.	STORY POLE HEIGHT	
SP-1	344.2'	344.2'	0.0'	MATCH (E) ROC
SP-2	322.9'	344.2'	21.3'	
SP-3	322.3'	344.2'	21.9'	
SP-4	344.2'	344.2'	0.0'	MATCH (E) ROC
SP-5	323.6'	347.3'	23.7'	
SP-6	347.0'	347.3'	0.3'	ABOVE (E) ROO

EXISTING AND PROPOSED CONDITIONS

IZE (E) HOUSE (E) FIRST FLOOR DECK (E) KITCHEN STAIR (E) DINING ROOM STAIR (E) GARAGE (N) ADDITION (N) PORCH TOTAL STRUCTURES
COVERAGE (E) HOUSE (E) FIRST FLOOR DECK (E) KITCHEN STAIR (E) DINING ROOM STAIR (E) GARAGE (N) ADDITION (N) PORCH
(E) HOUSE (E) FIRST FLOOR DECK (E) KITCHEN STAIR (E) DINING ROOM STAIR (E) GARAGE (N) ADDITION (N) PORCH
(E) HOUSE (E) FIRST FLOOR DECK (E) KITCHEN STAIR (E) DINING ROOM STAIR (E) GARAGE (N) ADDITION (N) PORCH
 (E) FIRST FLOOR DECK (E) KITCHEN STAIR (E) DINING ROOM STAIR (E) GARAGE (N) ADDITION (N) PORCH
(E) KITCHEN STAIR (E) DINING ROOM STAIR (E) GARAGE (N) ADDITION (N) PORCH
(E) DINING ROOM STAIR (E) GARAGE (N) ADDITION (N) PORCH
(E) GARAGE (N) ADDITION (N) PORCH
(N) ADDITION (N) PORCH
(N) PORCH
. ,
TOTAL STRUCTURES
IMPERVIOUS WALKWAYS
TOTAL
R AREA RATIO
FIRST FLOOR
SECOND FLOOR
SUBTOTAL
GARAGE - UPPER
GARAGE - LOWER
SUBTOTAL
TOTAL FLOOR AREA
GARAGE DEDUCT
ADJUSTED FLOOR AREA
AFFECTED
FIRST FLOOR RENOVATION
SECOND FLOOR RENOVATION
RENOVATION SUBTOTAL
FIRST FLOOR ADDITION
SECOND FLOOR ADDITION
ADDITION SUBTOTAL
TOTAL AREA AFFECTED
TOTAL (E) FLOOR AREA
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ACKS FRONT REAR FRONT + REAR LEFT RIGHT LEFT + RIGHT ING IES IT



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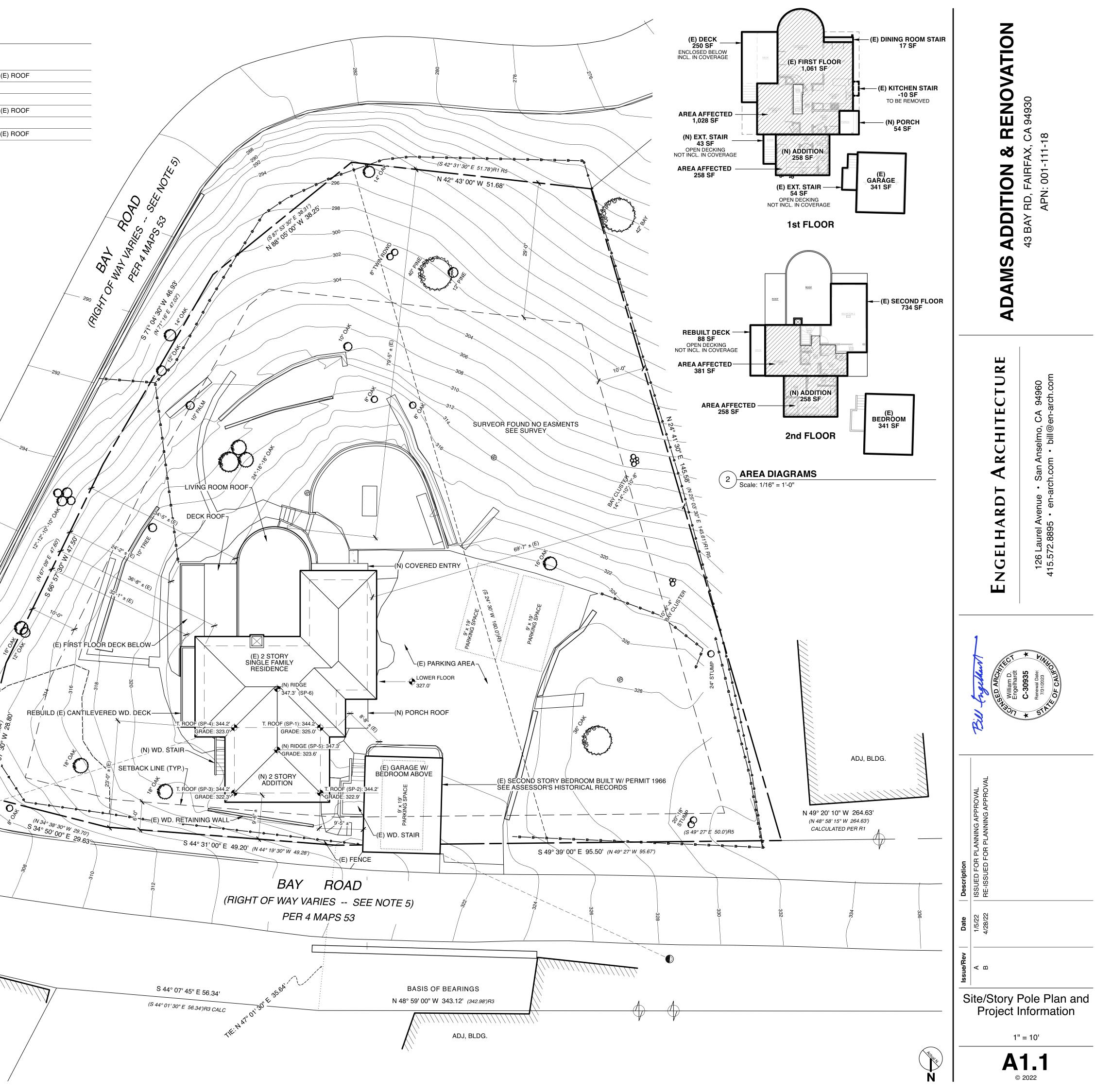


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EXCAVATION ESTIMATE

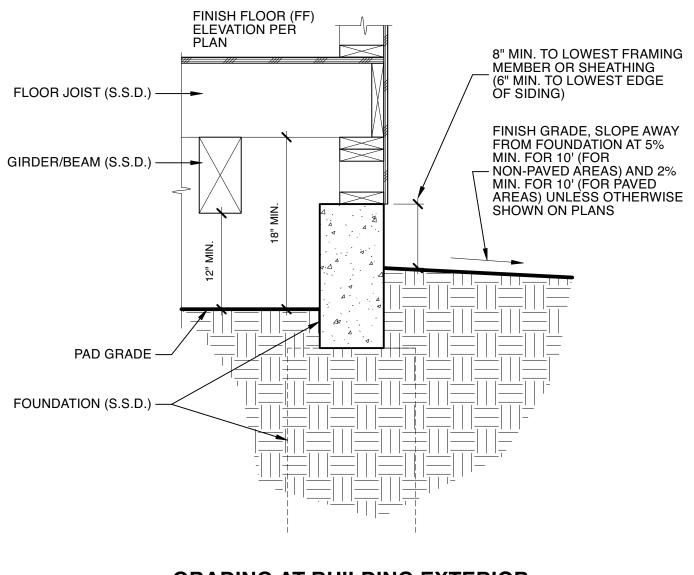
	j -	
PIERS	6.0	
	Length (LF)	Wid
GRADE BEAMS	46.5	
PORCH	12.7	
REAR STAIR	6.0	
OOR OVERHANG	2.0	
SITE DRAINAGE PIPE	18.0	

SITE DRAINAGE PIT

-302-

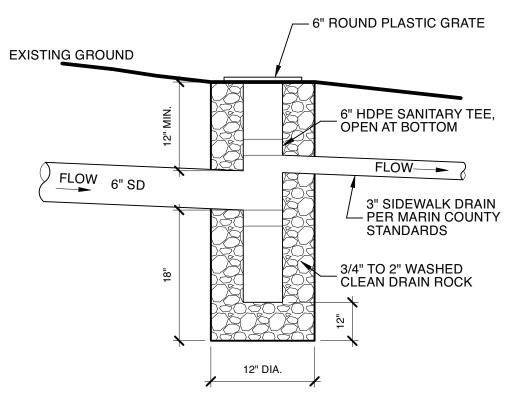
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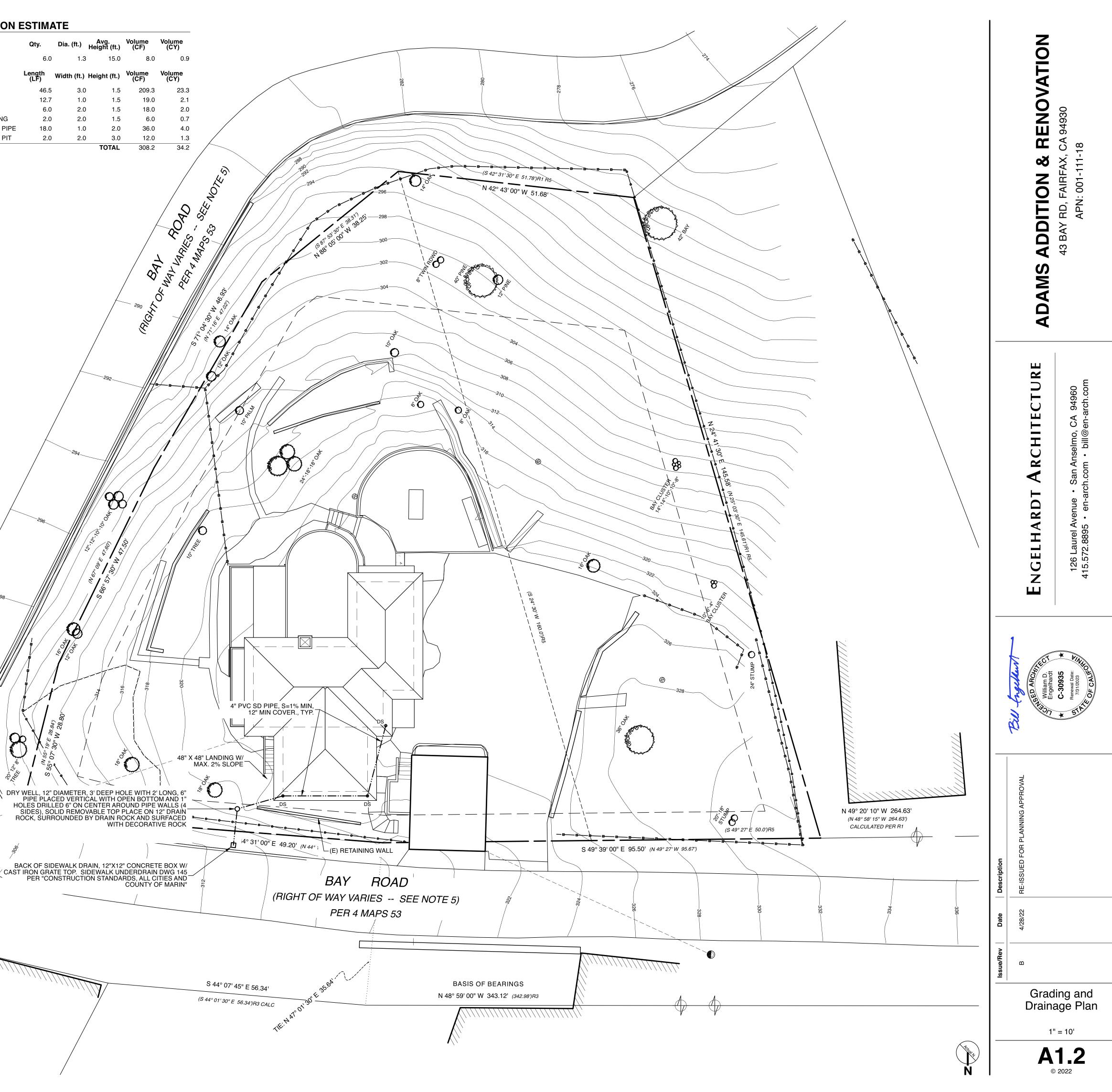


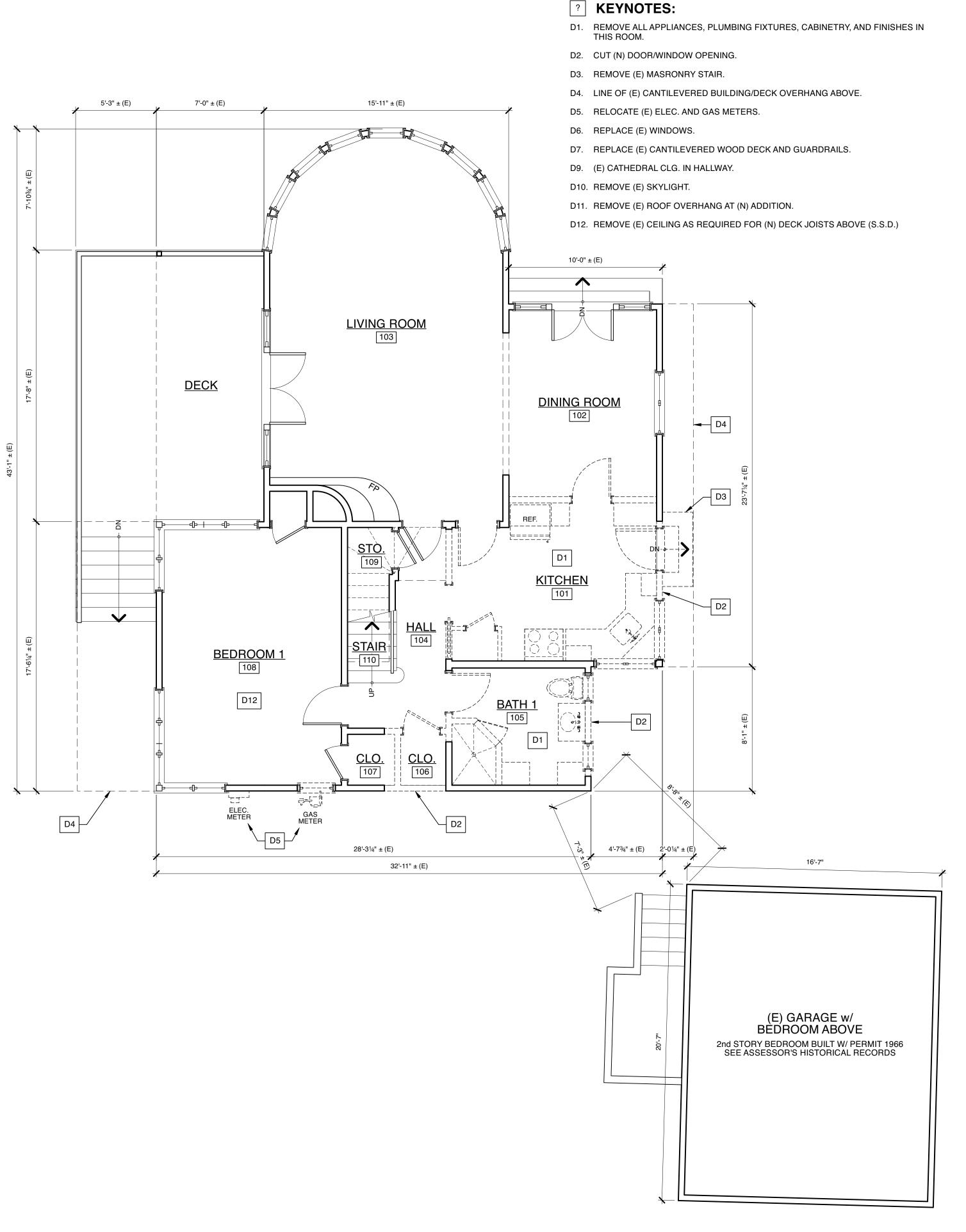




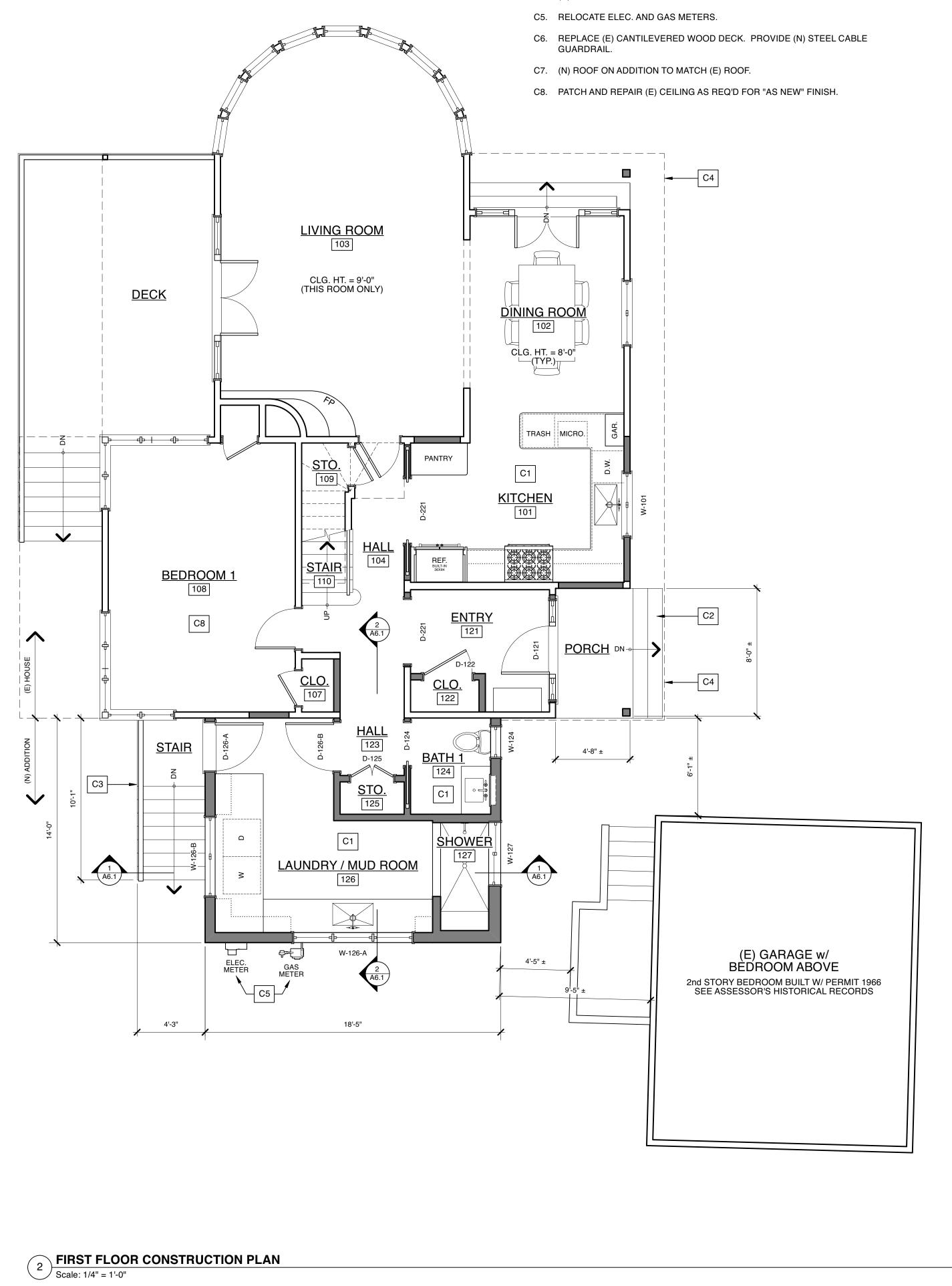


DRY WELL DETAIL NO SCALE



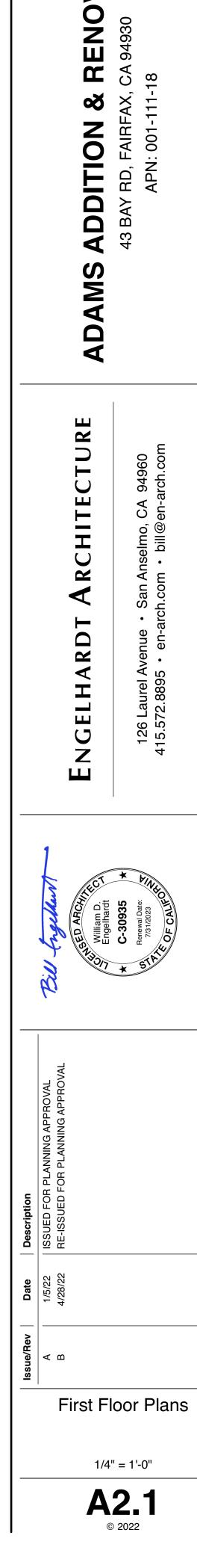


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- C1. (N) APPLIANCES, PLUMBING FIXTURES, CABINETRY, AND FINISHES IN THIS ROOM.
- C2. (N) CONCRETE STAIR AND PORCH LANDING.
- C3. (N) WOOD STAIR WITH STEEL CABLE GUARDRAIL.
- C4. (N) COVERED PORCH / ROOF OVERHANG.

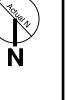


LEGEND:

EXISTING

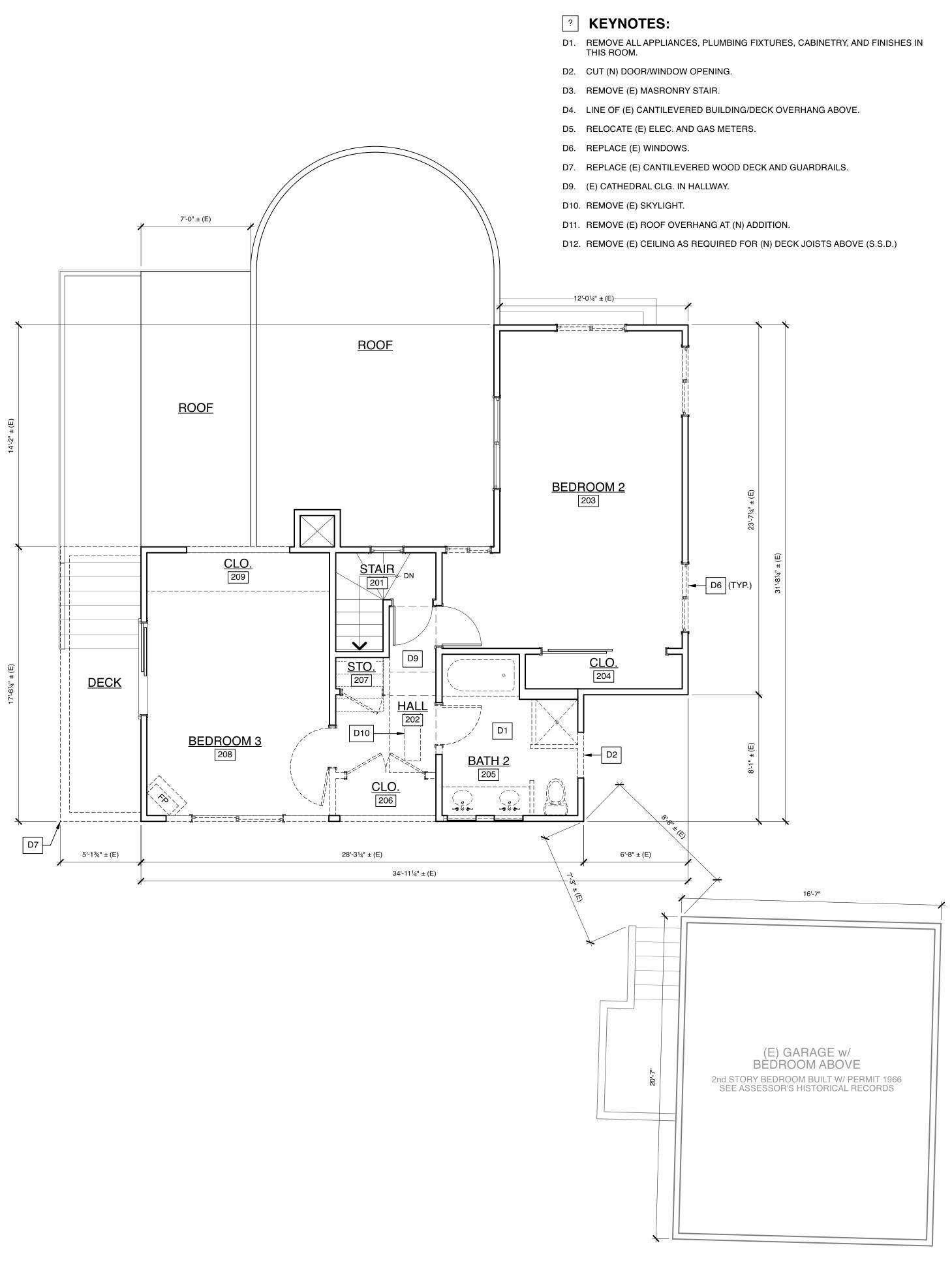
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NEW

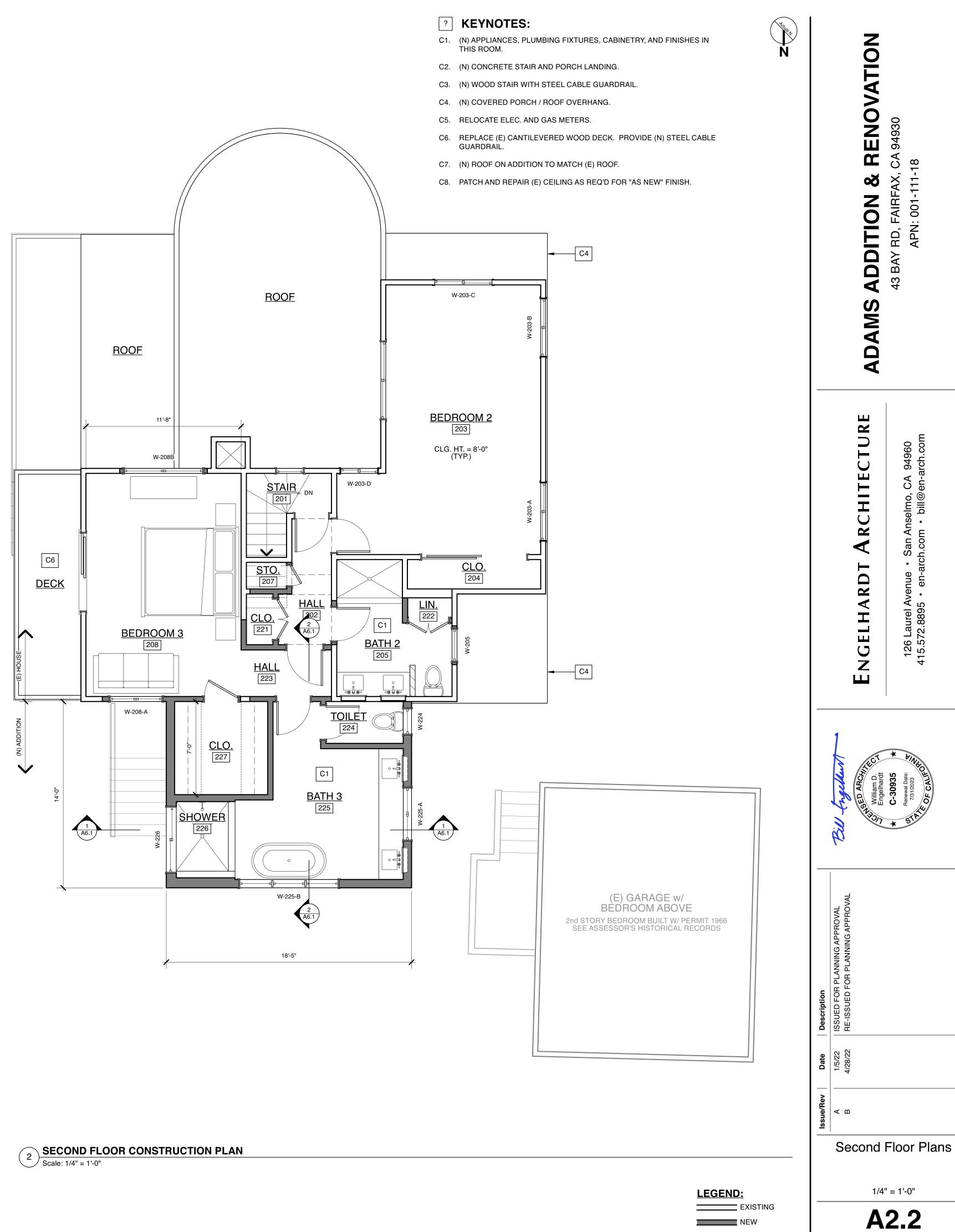


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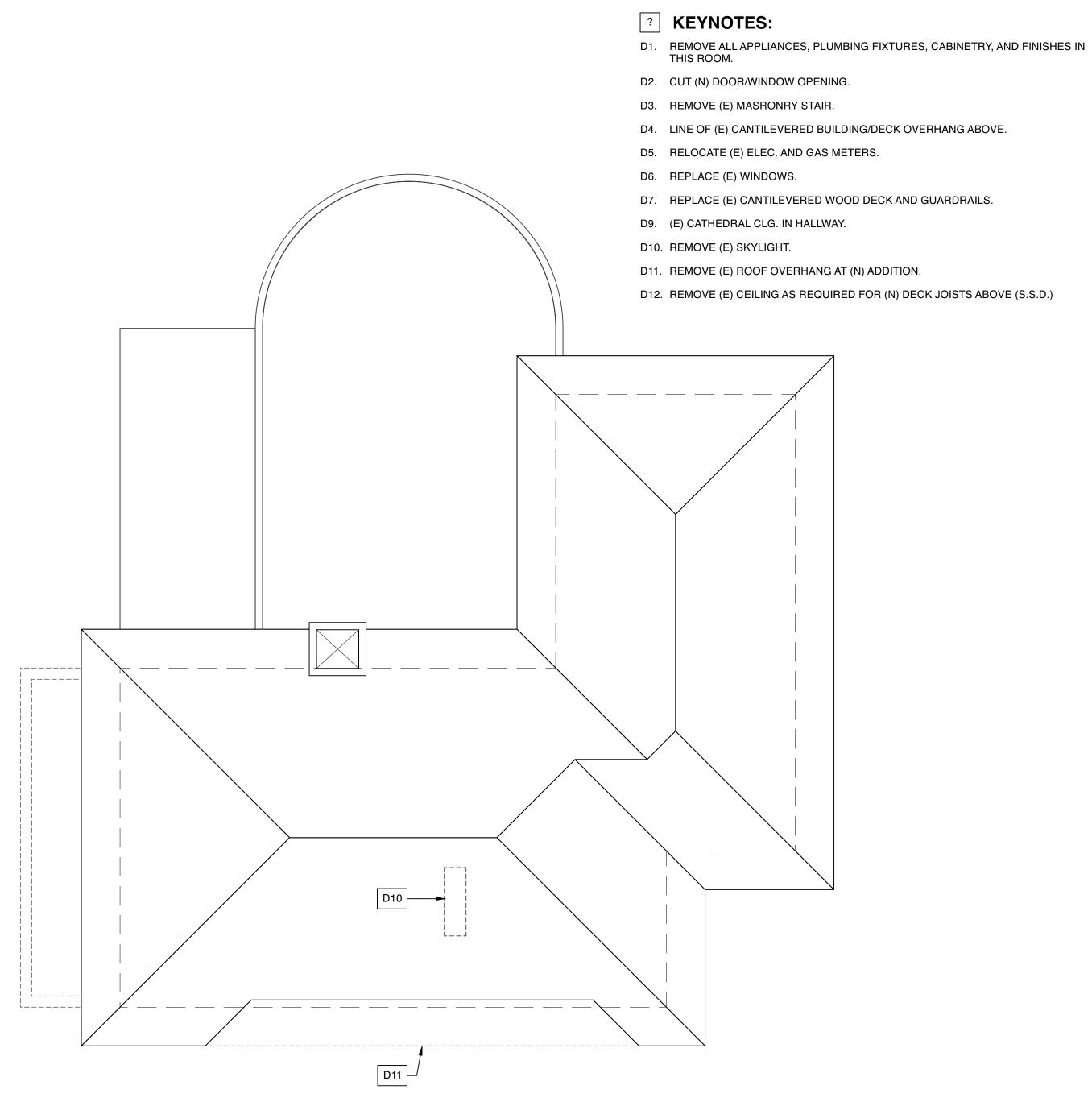
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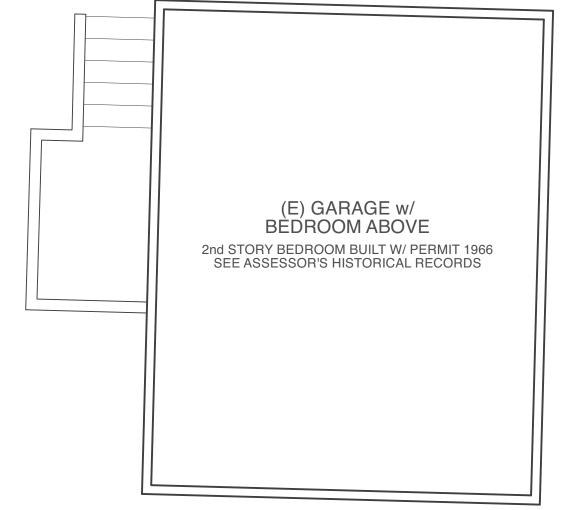




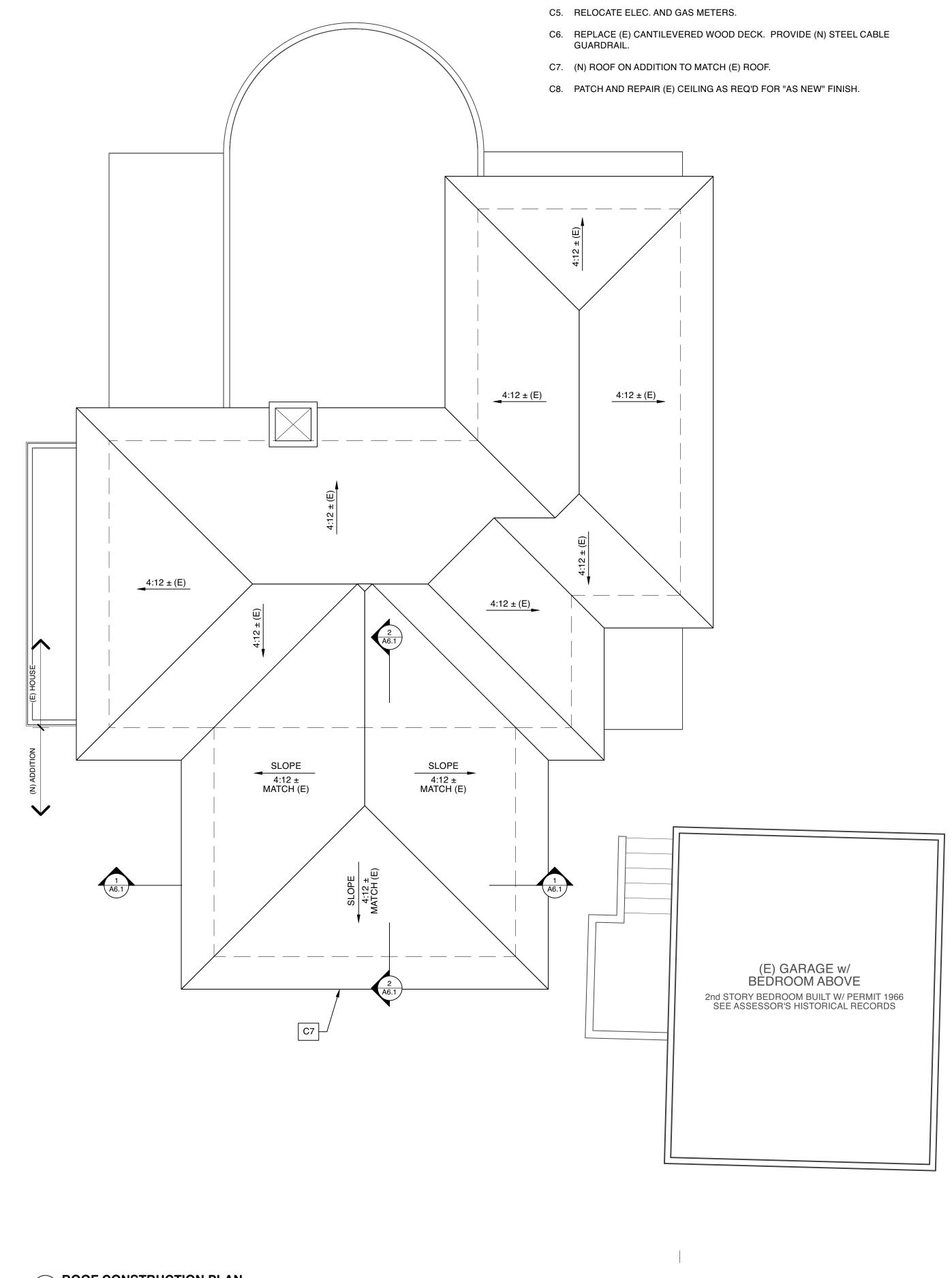
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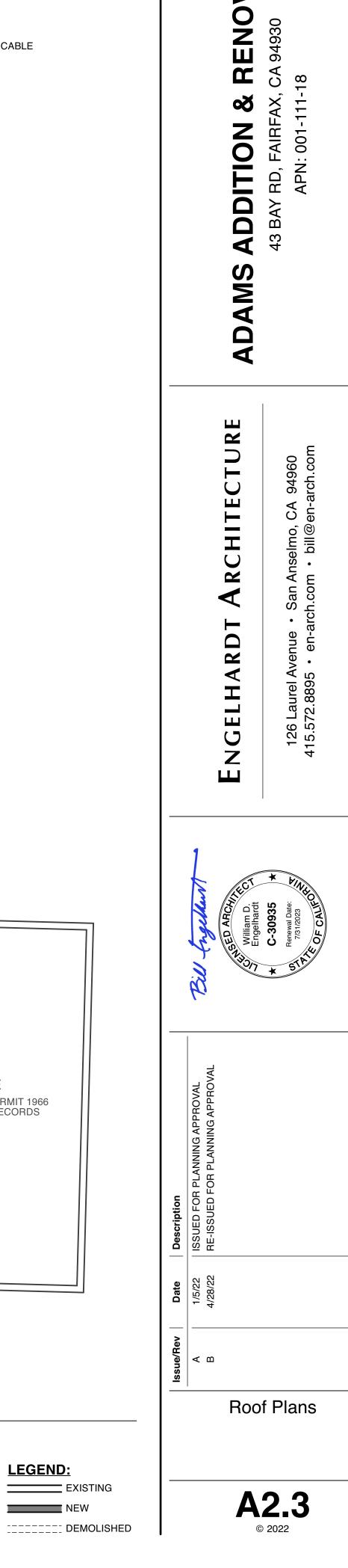


ROOF CONSTRUCTION PLAN

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



- C1. (N) APPLIANCES, PLUMBING FIXTURES, CABINETRY, AND FINISHES IN THIS ROOM.
- C2. (N) CONCRETE STAIR AND PORCH LANDING.
- C3. (N) WOOD STAIR WITH STEEL CABLE GUARDRAIL.
- C4. (N) COVERED PORCH / ROOF OVERHANG.



LEGEND:

EXISTING

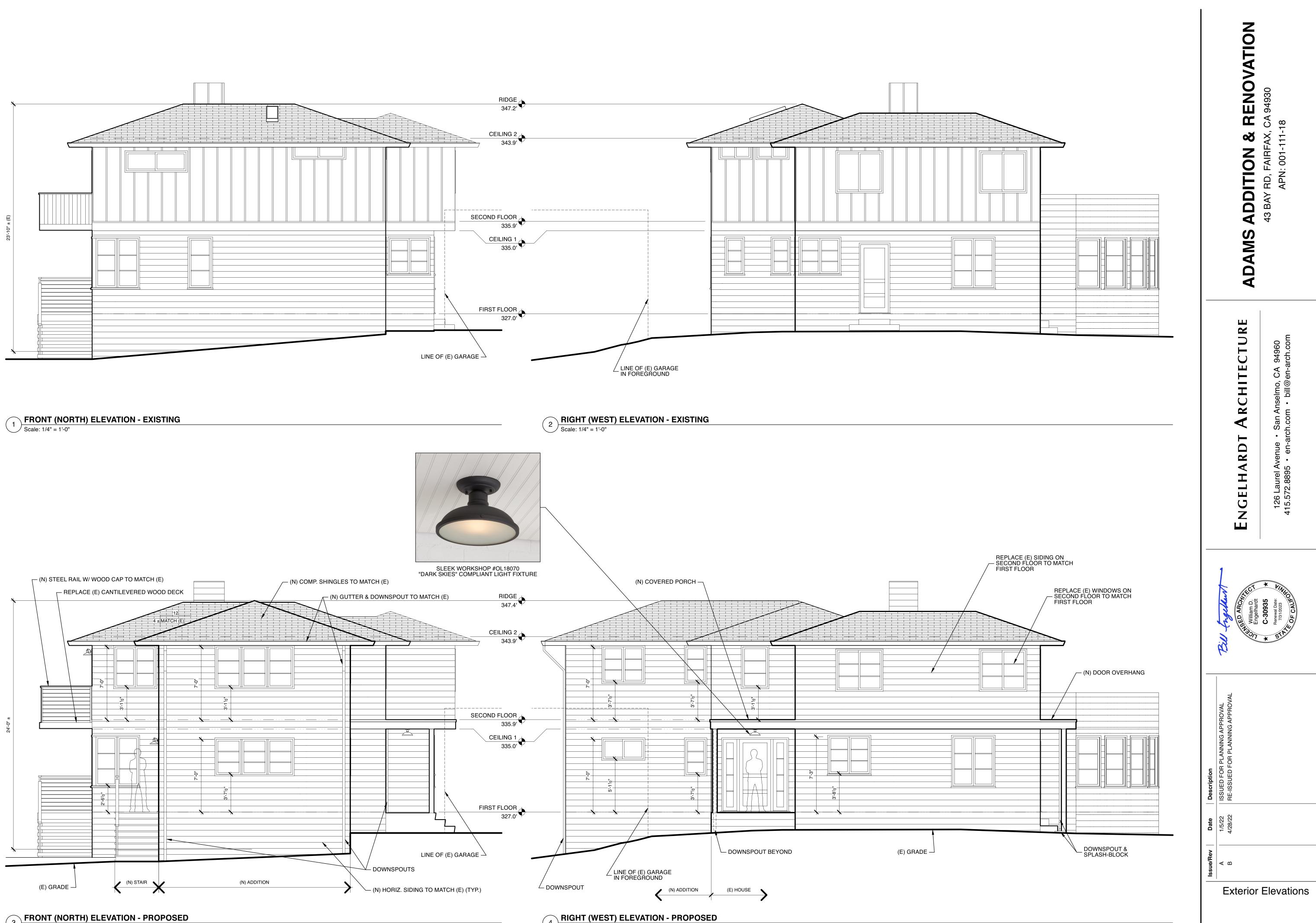
NEW

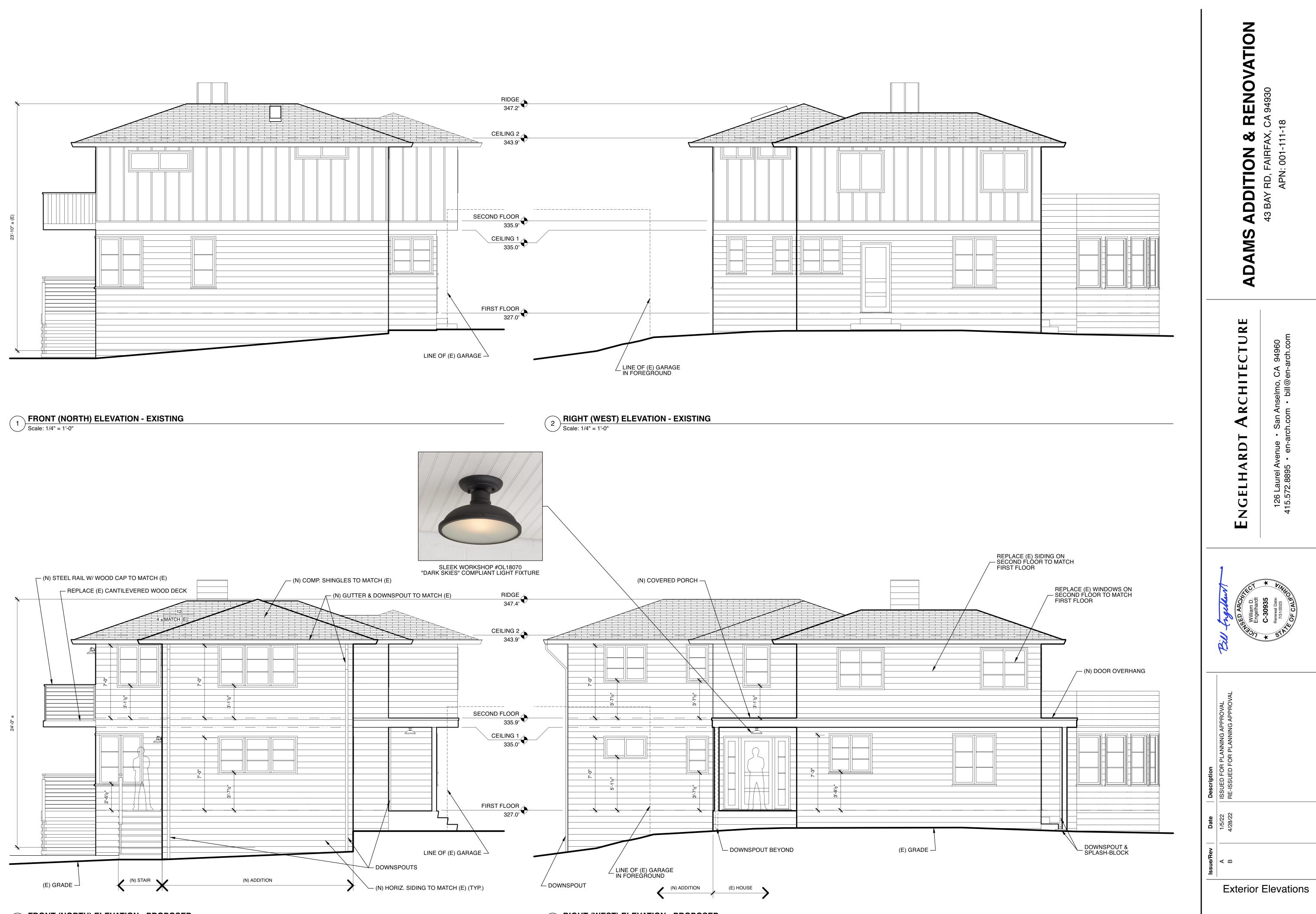


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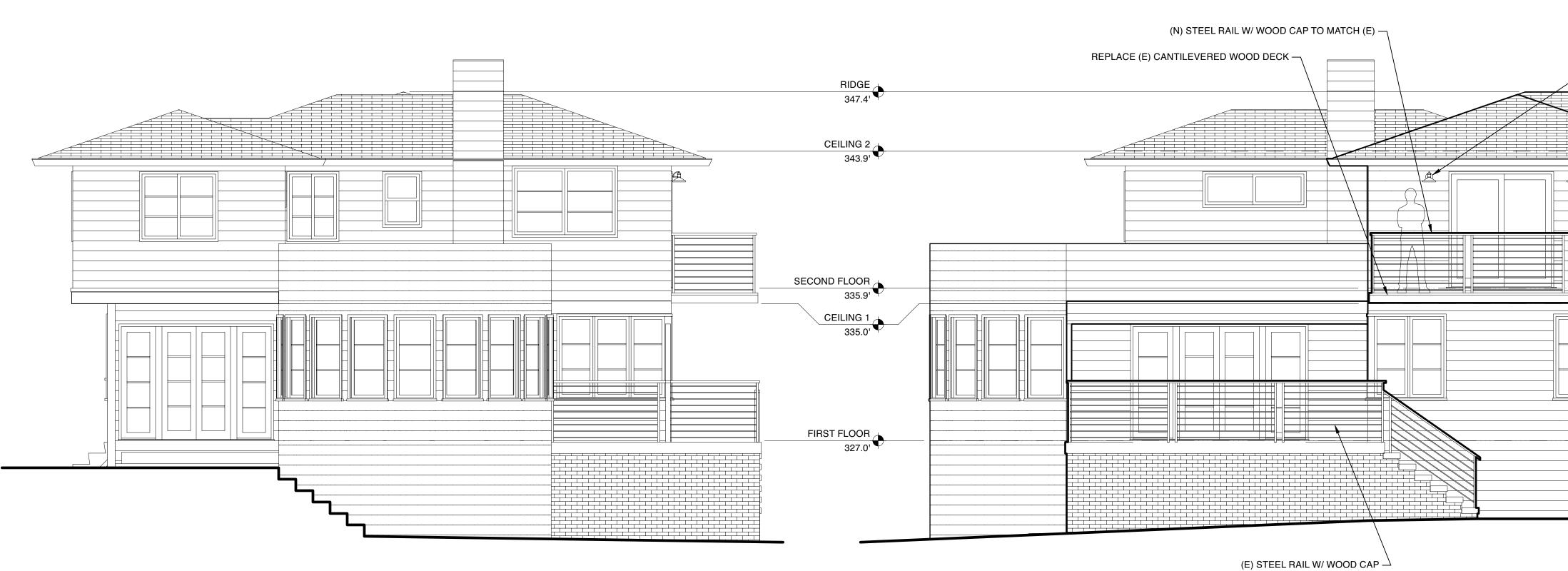
FRONT (NORTH) ELEVATION - PROPOSED 3 Scale: 1/4" = 1'-0"

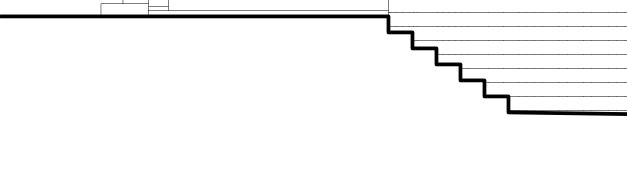




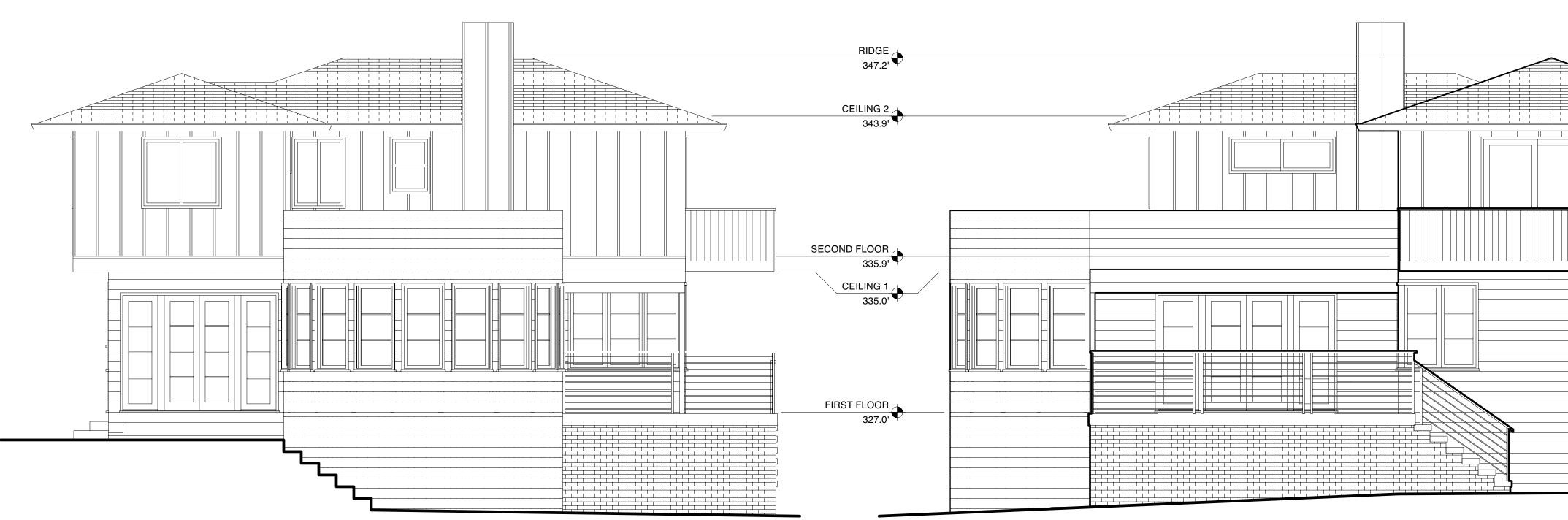






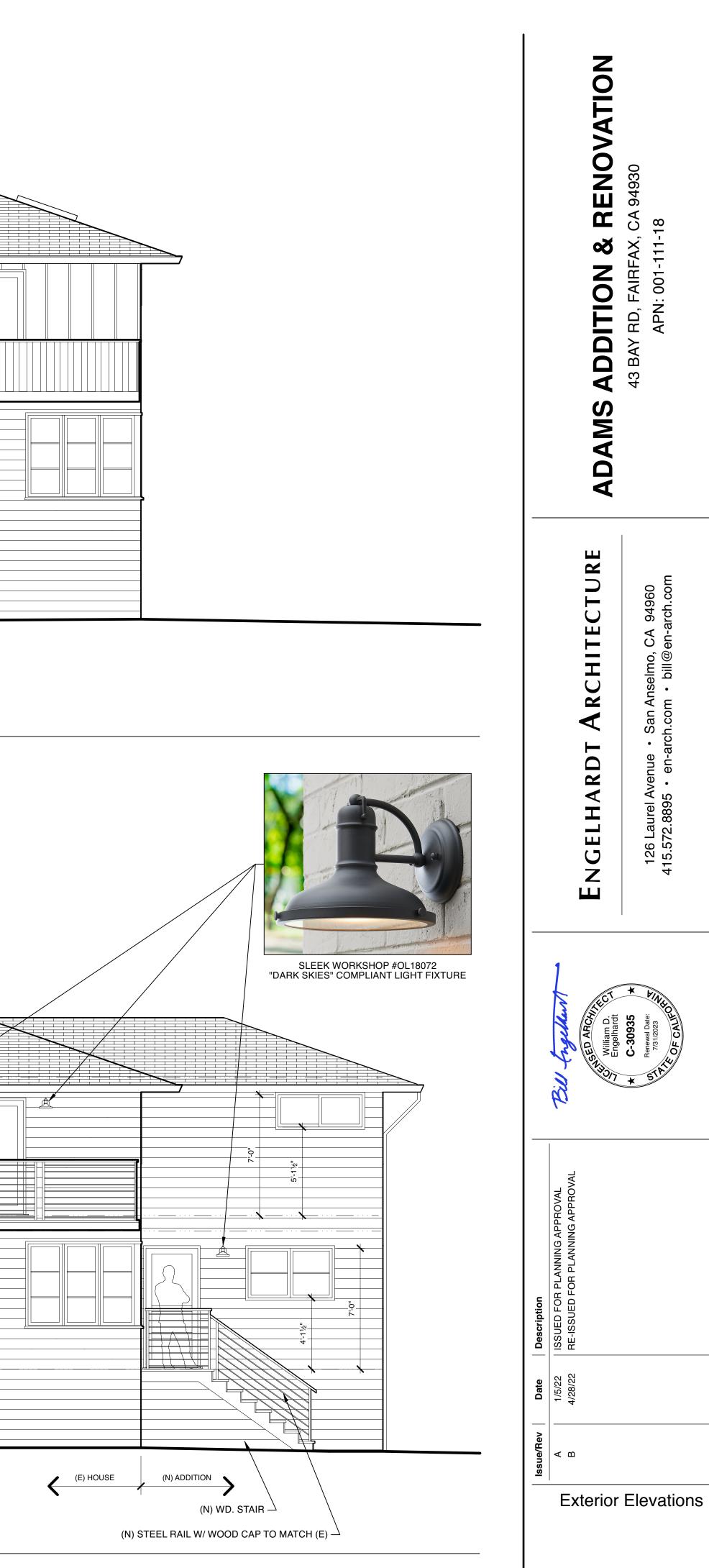






2 LEFT (EAST) ELEVATION - EXISTING Scale: 1/4" = 1'-0"

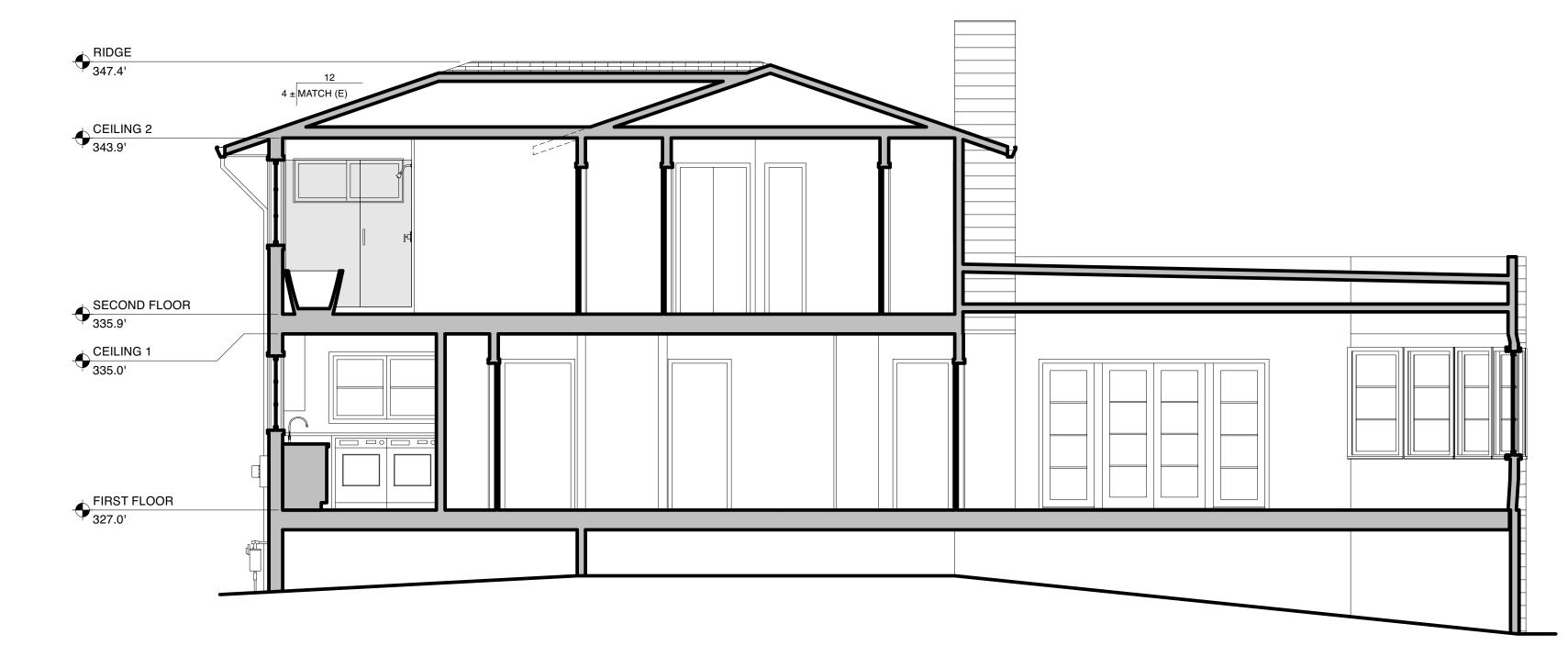




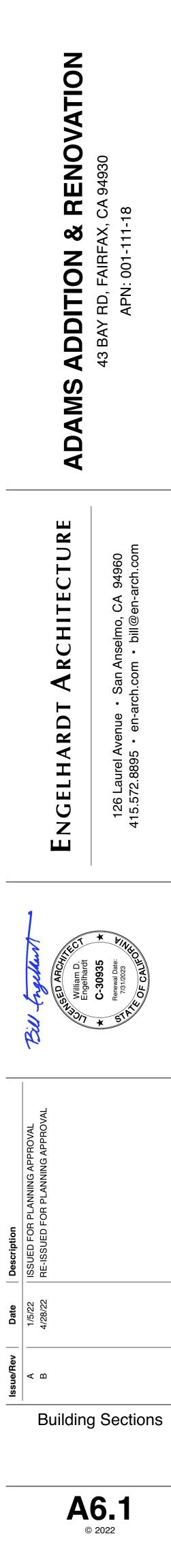




1 BUILDING SECTION Scale: 1/4" = 1'-0"



2 BUILDING SECTION Scale: 1/4" = 1'-0"



	MARK		NOMINAL SIZE		ТҮРЕ	ТҮРЕ		DOOR FINISH	GLAZING	FIRE	HARDWARE	DETAILS			DOOR DATA	١			
			W	Н	ТНК				INSIDE OUTSIDE		FIRE RATING	SET	HEAD	JAMB	SILL	MFR.	MODEL NO.	ACCESSORIES	COMMENTS
NEW	DOOR	S		I													I		
D-	121		3'0"	7'0"	1 3/4"	Swing Simple	Ext	0		Safety.									w/ 16" sidelites. See exterior elevations.
D-	122		3'0"	6'8"	1 3/8"	Swing Simple	Int	A		n/a									
D-	124		2'8"	6'8"	1 3/8"	Pocket Simple	Int	A		n/a									
D-	125		2'8"	6'8"	1 3/8"	Swing Bi-part	Int	A		n/a									
D-	126	-A	3'0"	7'0"	1 3/4"	Swing Simple	Ext	0		Safety.									
D-	126	-В	3'0"	6'8"	1 3/8"	Swing Simple	Int	A		n/a									
D-	127		2'4"	6'8"	1/2"	Swing Simple	Int	N		1/2" Tempered.									
D-	221		4'0"	6'8"	1 3/8"	Cased Opening	Int	n/a		n/a									
D-	221		4'0"	6'8"	1 3/8"	Pocket Bi-part	Int	n/a		n/a									

CONTRACTOR TO VERIFY ALL DIMENSIONS AND ROUGH OPENINGS WITH MANUFACTURER. SEE ELEVATIONS FOR HINGE DIRECTION AND PRIMARY VS. SECONDARY LEAF. ALL DOORS HARDWARE SETS TO INCLUDE THREE HINGES PER LEAF, LOCKSET AND DEADBOLT AS INDICATED IN SCHEDULE, AND ONE DOOR STOP PER LEAF. CONSULT WITH OWNER FOR SELECTION OF ALL DOOR HARDWARE AND DECORATIVE GLAZING.

WINDOW SC	CHEDULE				ALL WINDOWS TO										
MARK	FRAM	IE SIZE	HEAD HT. *	SILL HT. **	ТҮРЕ	FINISH	GLAZING		DETAILS		EGRESS	WINDOW DATA			
	W	Н		(APPROX.)	(SEE EXTERIOR ELEVATIONS)	INTERIOR EXTERIOR		HEAD	JAMB	SILL	_	MFR.	MODEL NO.	ACCESSORIES	COMMENTS
NEW WINDOWS	i														
W- 101	4'0"	3'8"	7'3"	3'8 1/2"	Bi-parting Casement		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 124	2'0"	3'6"	7'0"	3'7 1/2"	Casement		WUI Tempered. Decorative-Reed. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 126 -A	7'6"	3'6"	7'0"	3'7 1/2"	Custom		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		Mulled casement units w/ custom muntins. See exterior elevations.
W- 126 -B	5'0"	3'0"	7'0"	4'1 1/2"	Bi-parting Casement		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 127	4'0"	2'0"	7'0"	5'1 1/2"	Horizontal Slider		Tempered. Decorative-Reed. Low-E.					Marvin Essential - All Fiberglass			
W- 203 -A	4'5"	3'11"	6'8"	2'10 1/2"	Horizontal Slider		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 203 -B	4'5"	3'11"	6'8"	2'10 1/2"	Horizontal Slider		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 203 -C	4'5"	3'11"	6'8"	2'10 1/2"	Horizontal Slider		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 203 -D	2'10 1/2"	3'11"	6'8"	2'10 1/2"	Horizontal Slider		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 205	2'6"	4'0"	7'0"	3'1 1/2"	Casement		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 208 -A	4'0"	4'0"	7'0"	3'1 1/2"	Bi-parting Casement		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 208 B	6'0"	4'0"	7'0"	3'1 1/2"	Bi-parting Casement		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 224	2'0"	3'6"	7'0"	3'7 1/2"	Casement		WUI Tempered. Decorative-Reed. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 225 -A	4'0"	3'6"	7'0"	3'7 1/2"	Bi-parting Casement		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		w/ custom muntins. See exterior elevations.
W- 225 -B	7'6"	4'0"	7'0"	3'1 1/2"	Custom		WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins	,		Mulled casement units w/ custom muntins. See exterior elevations.
W- 226	5'0"	2'0"	7'0"	5'1 1/2"	Horizontal Slider		Tempered. Decorative-Reed. Low-E.					Marvin Essential - All Fiberglass			

ALL WINDOW SIZES APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ROUGH OPENINGS WITH MANUFACTURER. SEE ELEVATIONS FOR HINGE DIRECTION. CONSULT W/ OWNER FOR SELECTION OF ALL HARDWARE AND DECORATIVE GLAZING. ALL EGRESS WINDOWS TO CONFORM WITH CRC SECTION R310: MIN. NET CLEAR OPENING AREA = 5.7 SQ. FT. (5 SQ. FT. OK WHERE LOCATED ON GRADE-FLOOR). MIN. OPENING HEIGHT = 24". MIN. OPENING WIDTH = 20". MAX. HEIGHT TO BOTTOM OF OPENING = 44".

ROOM	ROOM NAME	FLOOR	BASE TRIM	WDW. &		WA	LLS		CEILING	COMMENTS
NO.		FLOOR	DASE I RIIVI	DR. TRIM	NORTH	EAST	SOUTH	WEST		
101	KITCHEN	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
102	DINING ROOM	PATCH & REFINISH (E) WD.	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
103	LIVING ROOM	REFINISH (E) WD.	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
104	HALL	PATCH & REFINISH (E) WD.	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
107	CLOSET	PATCH & REFINISH (E) WD.	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
108	BEDROOM 1	REFINISH (E) WD.	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
109	STORAGE	REFINISH (E) WD.	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
110	STAIR	REFINISH (E) WD.	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
121	ENTRY	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
122	CLOSET	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
123	HALL	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
124	BATH 1	TILE	TILE	PTD. WD.	PTD. GYP. BD.					
125	STORAGE	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
126	LAUNDRY / MUD ROOM	TILE	TILE	PTD. WD.	PTD. GYP. BD.					
127	SHOWER	TILE	TILE	TILE	TILE	TILE	TILE	TILE	PTD. GYP. BD.	

CONSULT W/ OWNER FOR SLECTION OF ALL FINISHES. ALL INT. PAINT TO BE LOW VOC. ALL WALL & CEILING SURFACES TO HAVE TEXTURE TO MATCH (E).

ROOM FINISH SCHEDULE

ROOM				WDW. &		WA	LLS		CEILING	COMMENTS
NÔ.	ROOM NAME	FLOOR	BASE TRIM	WDW. & DR. TRIM	NORTH	EAST	SOUTH	WEST		
201	STAIR	REFINISH (E) WD.	PTD. WD.	PTD. WD.	(E)	(E)	PTD. GYP. BD.	(E)	(E)	
202	HALL	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
203	BEDROOM 2	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	(E)	
204	CLOSET	(N) WD. TO MATCH (E)	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
205	BATH 2	TILE	TILE	PTD. WD.	PTD. GYP. BD.					
207	STORAGE	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.					
208	BEDROOM 3	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	(E)	
221	CLOSET	(N) WD. TO MATCH (E)	PTD. WD.	STAINED DOUG. FIR	PTD. GYP. BD.					
222	LINEN	TILE	TILE	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
223	HALL	(N) WD. TO MATCH (E)	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
224	TOILET	TILE	TILE	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
225	BATH 3	TILE	TILE	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
226	SHOWER	TILE	TILE	TILE	TILE	TILE	TILE	TILE	PTD. GYP. BD.	
227	CLOSET	(N) WD. TO MATCH (E)	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	

CONSULT W/ OWNER FOR SLECTION OF ALL FINISHES. ALL INT. PAINT TO BE LOW VOC. ALL WALL & CEILING SURFACES TO HAVE TEXTURE TO MATCH (E).

GENERAL NOTES:

A. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE. VERIFY EXACT DIMENSIONS AND ROUGH OPENINGS WITH MFR..

B. ALL GLAZING IN WINDOWS, SKYLIGHTS, AND DOORS IS TO BE LOW-E, INSULATED GLASS. PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE.

C. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS AND SKYLIGHTS, U.N.O.

D. PROVIDE HINGES, LOCKSETS, DEADBOLTS, AND OTHER HARDWARE NECESSARY FOR PROPER OPERATION OF ALL DOORS & WINDOWS. CONSULT WITH OWNER FOR FUNCTION, STYLE AND FINISH.

E INSTALL ALL DOORS, WINDOWS, AND SKYLIGHTS ACCORDING TO MFR'S INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE WATERTIGHT INSTALLATION OF DOORS, WINDOWS, AND SKYLIGHTS INCLUDING ALL NECESSARY FLASHINGS, SEALANT, AND OTHER ITEMS.

F. CASING AND OTHER TRIM FOR ALL DOORS AND WINDOWS IS TO MATCH (E) AND IS TO HAVE STAINED FINISH TO MATCH (E).

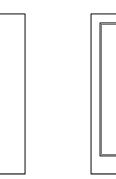
SUBMITTALS REQUIRED:

CONTRACTOR TO SUBMIT THE FOLLOWING TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO ORDERING. ALLOW AT LEAST TWO WEEKS FOR REVIEW. SEE A0.2 FOR ADD'L INFO.

- WINDOW, DOOR, AND SKYLIGHT ORDERS
- SAMPLES OF WINDOW AND DOOR FINISHES SAMPLES OF WINDOW AND DOOR HARDWARE
- SAMPLES OF WINDOW AND DOOR TRIM

DOOR TYPES:

STICKING ON ALL PANEL AND GLAZED DOORS TO BE OVOLO

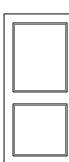




Α

FLUSH



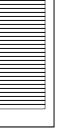


2 PANEL

6 PANEL

D





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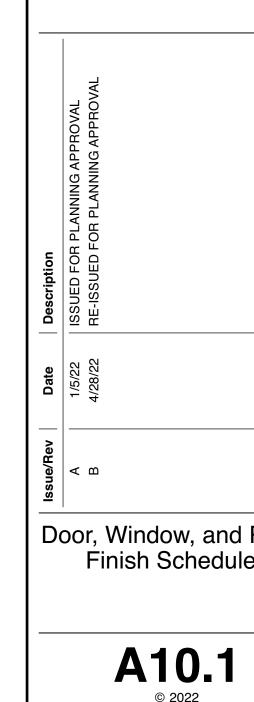


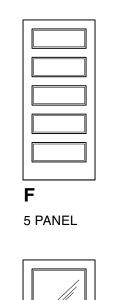


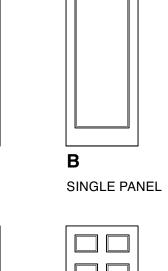


Door, Window, and Room **Finish Schedules**











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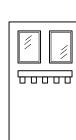
FRAMELESS

GLASS

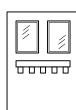
FULL GLASS

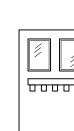
SIDELITE











S

COTTAGE

O

VISION LITE

Ο HALF GLASS

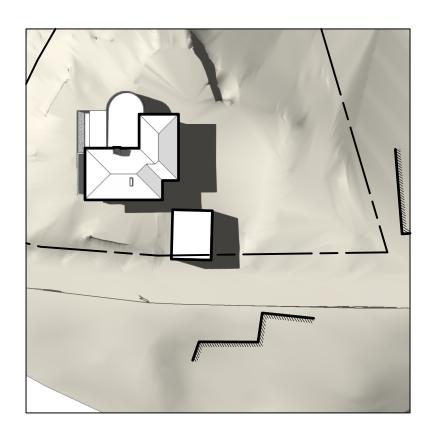
MARCH 21

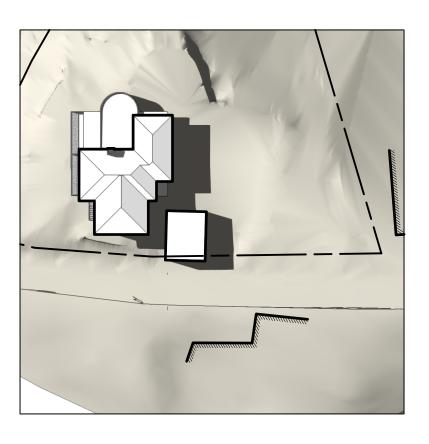
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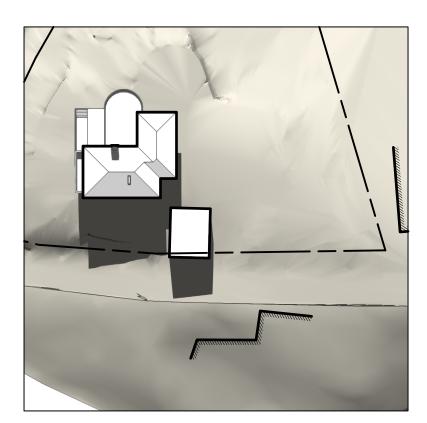
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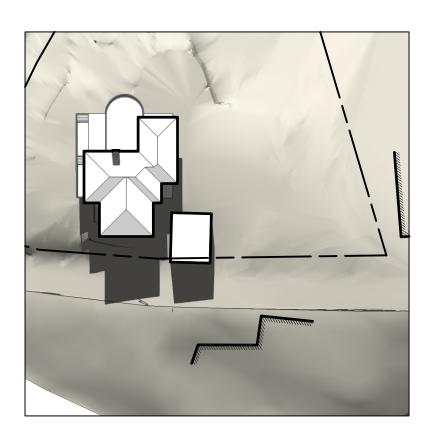








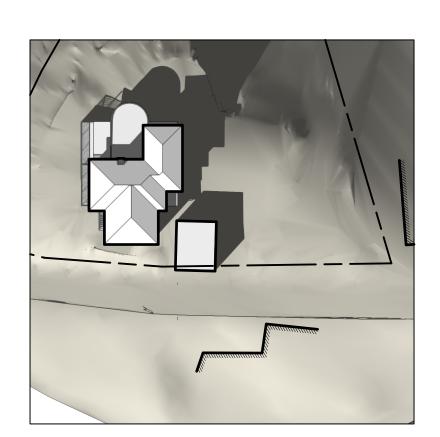




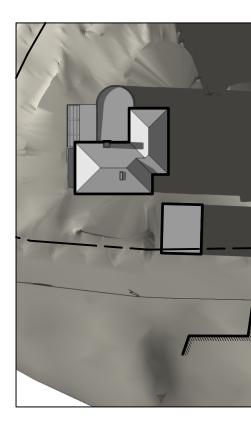
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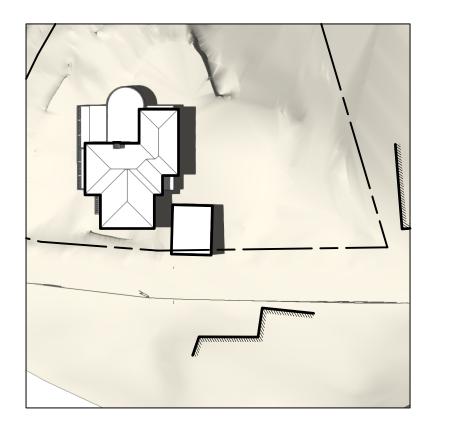
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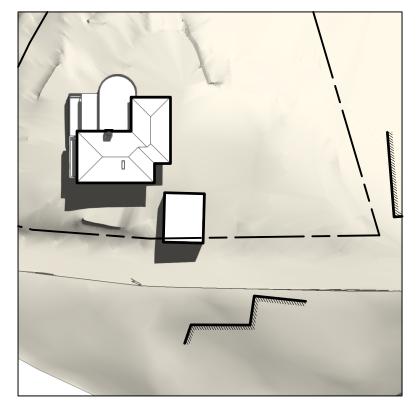
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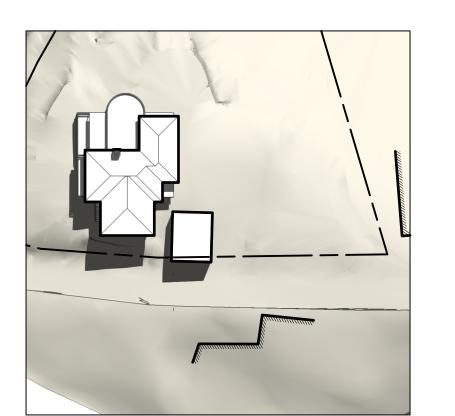






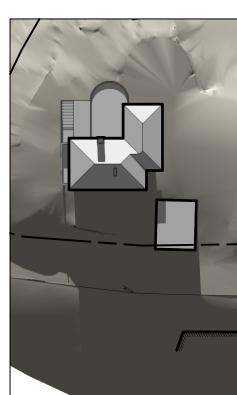






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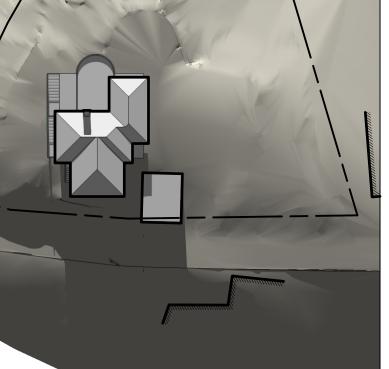
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EXISTING

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, CA 94930 **DECEMBER 21** ω PROPOSED 8 Ŧ **ADDITION** RD, FAIF APN: 00⁻ 43 BAY **ADAMS** ARCHITECTURE San Anselmo, CA 94960
 trch.com • bill@en-arch.con GELHARDT 126 Laurel Avenue 15.572.8895 • en-al Ž VAL PLANNING APPRO







Shade/Shadow Study

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Date 1/5/22 4/28/22

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2019 CALIFORNIA GRE RESIDENTIAL MANDATORY M

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Y N/A RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL		RESPON. PARTY	
	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the			4.106.4.2.1.1 Electric Vehi required by Section 4.106.2
	application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to			 The EV space shall be to requirements of the <i>Cali</i> from the accessible park The EV space shall be 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.			<i>Code,</i> Chapter 2, to the Exception: Electric
	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate			California Building Co Section 4.106.4.2.2, Note: Electric Vehicle charg
	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.			Building Code, Chapter 11E 4.106.4.2.2 Electric vehicle
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential			designed to comply with the 1. The minimum len 2. The minimum wic
	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.			3. One in every 25 E wide minimum ai minimum width o
	SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building			a. Surface slo horizontal
	shall comply with the specific green building measures applicable to each specific occupancy.			4.106.4.2.3 Single EV spac volt dedicated branch circui diameter). The raceway sha
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission			cabinet, box or enclosure in documents shall identify the capacity to install a 40-amp
	DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise			installation of a branch circu 4.106.4.2.4 Multiple EV sp
	HRHigh RiseAAAdditions and AlterationsNNew			termination point and propo shall also provide informatic electrical load calculations t
	CHAPTER 4			including any on-site distribu at all required EV spaces at 40-ampere minimum branch installed underground, enclo
	RESIDENTIAL MANDATORY MEASURES DIVISION 4.1 PLANNING AND DESIGN			time of original construction 4.106.4.2.5 Identification.
	SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS			protective device space(s) r with the <i>California Electrica</i>
	The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar			4.106.4.3 New hotels and capable of supporting future
	pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also			of the EV spaces. Notes:
	used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT			 Construction docu or facilitating futur There is no require constalled formation
	4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.			are installed for us 4.106.4.3.1 Number on the total number o
	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage			Table 4.106.4.3.1. C nearest whole number
	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.			TABLE 4.10
	 Retention basins of sufficient size shall be utilized to retain storm water on the site. 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. Compliance with a lawfully enacted storm water management ordinance. 			SPACES 0-9
	Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.			26-50
	(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will			51-75
	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:			76-100 101-150
	 Swales Water collection and disposal systems French drains Water retention gardens 			151-200 201 and over
	 Other water measures which keep surface water away from buildings and aid in groundwater recharge. 			4.106.4.3.2 Electric vehicle ch comply with the following:
	 Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 			 The minimum length The minimum width
	4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> , Article 625. Exceptions:			4.106.4.3.3 Single EV space re in accordance with Section 4.10
	 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 commercial power supply. 			4.106.4.3.4 Multiple EV spaces designed in accordance with Se
	1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per			4.106.4.3.5 Identification. The 4.106.4.2.5.
	dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.			4.106.4.3.6 Accessible EV spa hotels/motels and all EVSE, who stations in the <i>California Buildin</i>
	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main			DIVISION 4.2 ENERG
	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			 4.201 GENERAL 4.201.1 SCOPE. For the purposes of ma Commission will continue to adopt m
	minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent			
	protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".			
	4.106.4.2 New multifamily dwellings. If residential parking is available, 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 EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.			
	 Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 			
	4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.			

Y N/A	RESPON. PARTY	Y N/A RESPON PARTY	
Le Charging Stations (EVCS) When EV chargers are installed, EV spaces 2, Item 3, shall comply with at least one of the following options: cated adjacent to an accessible parking space meeting the prinia Building Code, Chapter 11A, to allow use of the EV charger ing space.	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such
ated adjacent to an accessible parking space meeting the orma Building Code, Chapter 11A, to allow use of the EV charger on a paces. cated on an accessible route, as defined in the <i>California Building</i> uiking. the Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and em 3. ng stations serving public housing are required to comply with the <i>California</i> charging space (EV space) dimensions. The EV space shall be th of each EV space shall be 18 feet (5488 mm). h of each EV space shall be 18 feet (5488 mm). h of each EV space shall be 18 feet (5488 mm). h of each EV space shall be 18 feet (5488 mm). h of each EV space shall be 18 feet (5488 mm). h of each EV space and the aile shall not exceed 1 unit vertical in 48 units 2083 percent slope) in any directon. e required. case proximity to the proposal focation of the EV space. Construction faceway termination point. The service panel and/or subpanel shall provide to environ the the proposal focation of the EV space. Construction faceway and related components that are planned to be inside documents of the evolution documents shall indicate the raceway endolog, wing schematics and voint, the service panel and/or subpanel shall provide to each other the proposal focation of thure EV space. Construction faceways and trace analysis in EV service shall be the service panel of thure EV spaces and EV chargers. Construction faceways and related components that are planned to be inside document	4.393.1 WATER CONSERVING PLUMBING FXTURES AND FITTINGS. Plunching futures (valued closeds and multiple and filling (useds and showneds) shall comply with the sections 4.393.1.1, 4.393.1.3, and 4.303.4.4. Note: All nonconciliant plunching futures in any residential real property shall be replaced with valuer-conserving plunching futures. Plunching futures, or final perint graphrane plunching futures. Plunching futures, or final perint graphrane plunching future, specification and the distribution of a noncompliant plunching future. Specification of a noncompliant plunching future. Specification of a noncompliant plunching future, specification for fanishyse final shall be replaced with valuer closes thall a certified to the genomenance criteria of the U.S. EPA WaterSense Specification for fanishyse final shall not exceed 0.12 gallons per flush. Note: The effective flush volume of value mounde utrinds shall not exceed 0.12 gallons per flush. 4.303.13.1 Under: The effective flush volume of value mounde utrinds shall not exceed 0.12 gallons per flush. 4.303.13.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 galton per minute at 0.9 ui. Showerheads shall not exceed 0.2 gallons per flush. 4.303.13.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 galton per minute at 0.9 ui. Showerheads shall be considered a shower head. 4.303.13.1 Single Showerhead. Showerheads and the diver shower black be designed to only a wingle value shall not exceed 1.3 gallons per minute at 0.9 ui. Showerheads and the diver shall be considered a showerhead. 4.303.14.1 Excellant Lowarov Facesta The maximum flow rate of residential lowarov facesta shall not exceed 1.2 gallons per minute at 0.0 pi. Showerheads and the diver shall be designed to only a wingle value shall not exceed 1.3 gallons per minute at 0.0 pi. Showerheads and the diver shall be designed to only a wingle value shall not exceed 1.3 gallons per minute at 0.0 pi. The minimum flow		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in
<pre>built of 4.106.4.2.4. ervice panels or sub-panels shall be identified in accordance with Section es. In addition to the requirements in Section 4.106.4.3, EV spaces for installed, shall comply with the accessibility provisions for the EV charging Code, Chapter 11B.</pre> CEFFICIENCY datory energy efficiency standards in this code, the California Energy idatory standards.			 Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section. DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products' nolude hardwood plywood, particleboard and medium density fiberboard. "Composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

8 **ADDITION** RD, F APN: BAΥ က ADAMS ARCHITECTURE ARDT

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CalGreen Checklist



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Y N/A RESPON. PARTY

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y N/A RESPON. PARTY

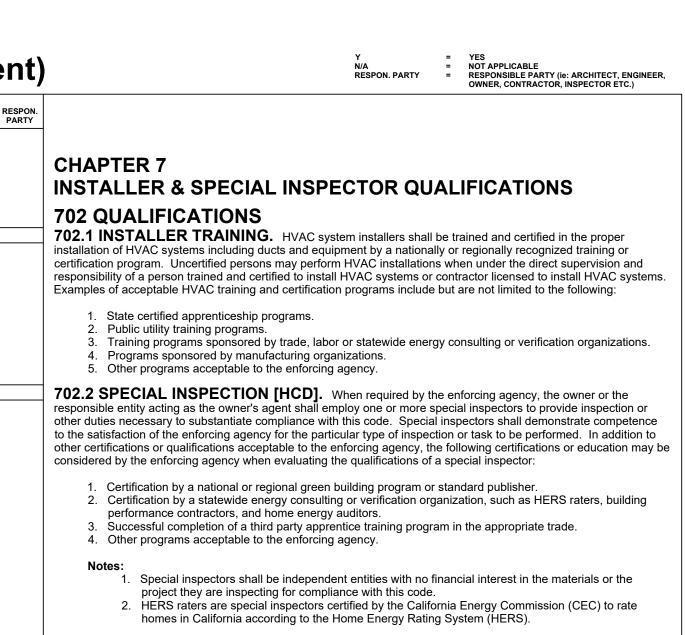
Y N/A RESPON. PARTY		Y N/A RESPON. PARTY			Y N/A RESPON. PARTY	Y N/A RESPON. PARTY	
							CHAPTER 7
м	AXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a		TABLE 4.504.2 - SEALANT VOC LIMI		TABLE 4.504.5 - FORMALDEHYDE LIMITS1		INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
hu	impound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to indredths of a gram (g O ³ /g ROC).		(Less Water and Less Exempt Compounds in Gran	· ,	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		702 QUALIFICATIONS
	ote: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 9470 ad 94701.	υυ	SEALANTS ARCHITECTURAL	250	PRODUCT CURRENT LIMIT HARDWOOD PLYWOOD VENEER CORE 0.05		702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper
м	OISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry woo	ood.	MARINE DECK	760	HARDWOOD PLYWOOD COMPOSITE CORE 0.05		installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision an
P	RODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this		NONMEMBRANE ROOF	300	PARTICLE BOARD 0.09		responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems of acceptable HVAC training and certification programs include but are not limited to the following:
pr	ticle. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of oduct (excluding container and packaging).		ROADWAY	250	MEDIUM DENSITY FIBERBOARD 0.11		1. State certified apprenticeship programs.
Ň	ote: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).		SINGLE-PLY ROOF MEMBRANE	450	THIN MEDIUM DENSITY FIBERBOARD2 0.13		 Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizatio
R	EACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to		OTHER	420	1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED		 Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency.
			SEALANT PRIMERS		BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE		702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the
w	DC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or ring th vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contained at the second	ntain	ARCHITECTURAL		WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH		responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection
	drogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).		NON-POROUS	250	93120.12.		other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate compete to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition
□ □ 4.	.503 FIREPLACES 503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed		POROUS	775	2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).		other certifications or qualifications acceptable to the enforcing agency, the following certifications or education r considered by the enforcing agency when evaluating the qualifications of a special inspector:
w a	podstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits oplicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves,	s as		500			1. Certification by a national or regional green building program or standard publisher.
pe	llet stoves and fireplaces shall also comply with applicable local ordinances.		MARINE DECK OTHER	760 750			 Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
4	.504 POLLUTANT CONTROL 504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING		OTHER	750			 Successful completion of a third party apprentice training program in the appropriate trade. Other programs acceptable to the enforcing agency.
c	ONSTRUCTION. At the time of rough installation, during storage on the construction site and until final artup of the heating, cooling and ventilating equipment, all duct and other related air distribution component				DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product		Notes:
0	penings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to				4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:		 Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
	duce the amount of water, dust or debris which may enter the system.				1. Carpet and Rug Institute's Green Label Plus Program.		2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate
	504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.		TABLE 4.504.3 - VOC CONTENT LI	IMITS FOR	 California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, 		homes in California according to the Home Energy Rating System (HERS).
	4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality	t the	ARCHITECTURAL COATINGS2,3		February 2010 (also known as Specification 01350). 3. NSF/ANSI 140 at the Gold level.		[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent s employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance
	management district rules apply:		GRAMS OF VOC PER LITER OF COATING, LE COMPOUNDS	ESS WATER & LESS EXEMPT	 4. Scientific Certifications Systems Indoor Advantage™ Gold. 		this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification f
	 Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules when 	ere		VOC LIMIT	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the		recognized state, national or international association, as determined by the local agency. The area of certificati shall be closely related to the primary job function, as determined by the local agency.
	applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable	le.	FLAT COATINGS	50	requirements of the Carpet and Rug Institute's Green Label program.		
	Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trickers and the second seco		NON-FLAT COATINGS	100	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.		Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
	tricloroethylene), except for aerosol products, as specified in Subsection 2 below.		NONFLAT-HIGH GLOSS COATINGS	150	4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:		
	Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more	re	SPECIALTY COATINGS		1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and		703 VERIFICATIONS
	than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i> , Title 17,	ng	ALUMINUM ROOF COATINGS	400	Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Materia		703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but i limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or ot
	commencing with section 94507.		BASEMENT SPECIALTY COATINGS	400	in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.		methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specific
	4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local line	of limits	BITUMINOUS ROOF COATINGS	50	 Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 		the appropriate section or identified applicable checklist.
	apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categorie	ies	BITUMINOUS ROOF PRIMERS	350	 Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, 		
	listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resource	rces	BOND BREAKERS	350	February 2010 (also known as Specification 01350).		
	Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.		CONCRETE CURING COMPOUNDS	350	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for		
	4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR	λ	CONCRETE/MASONRY SEALERS	100	formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5		
	Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of</i>		DRIVEWAY SEALERS	50	4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested		
	Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation		DRY FOG COATINGS FAUX FINISHING COATINGS	150	by the enforcing agency. Documentation shall include at least one of the following:		
	8, Rule 49.		FIRE RESISTIVE COATINGS	350 350	1. Product certifications and specifications.		
	4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the		FLOOR COATINGS	100	 Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see 		
	enforcing agency. Documentation may include, but is not limited to, the following:		FORM-RELEASE COMPOUNDS	250	CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered		
	 Manufacturer's product specification. Field verification of on-site product containers. 		GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.		
			HIGH TEMPERATURE COATINGS	420	5. Other methods acceptable to the enforcing agency.		
	TABLE 4.504.1 - ADHESIVE VOC LIMIT _{1.2}		INDUSTRIAL MAINTENANCE COATINGS	250	4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.		
	(Less Water and Less Exempt Compounds in Grams per Liter)		LOW SOLIDS COATINGS1	120			
	ARCHITECTURAL APPLICATIONS VOC LIMIT		MAGNESITE CEMENT COATINGS	450	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the		
	INDOOR CARPET ADHESIVES 50		MASTIC TEXTURE COATINGS	100	California Residential Code, Chapter 5, shall also comply with this section.		
	CARPET PAD ADHESIVES 50		METALLIC PIGMENTED COATINGS	500	4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:		
	OUTDOOR CARPET ADHESIVES 150		MULTICOLOR COATINGS	250	1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with		
	WOOD FLOORING ADHESIVES 100		PRETREATMENT WASH PRIMERS PRIMERS, SEALERS, & UNDERCOATERS	420	a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,		
	RUBBER FLOOR ADHESIVES 60		REACTIVE PENETRATING SEALERS	350	ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency.		
	SUBFLOOR ADHESIVES 50		RECYCLED COATINGS	250	3. A slab design specified by a licensed design professional.		
	CERAMIC TILE ADHESIVES 65		ROOF COATINGS	50	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage		
	VCT & ASPHALT TILE ADHESIVES 50		RUST PREVENTATIVE COATINGS	250	shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:		
	DRYWALL & PANEL ADHESIVES 50		SHELLACS		1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent		
	COVE BASE ADHESIVES 50		CLEAR	730	moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.		
	MULTIPURPOSE CONSTRUCTION ADHESIVE 70 STRUCTURAL GLAZING ADHESIVES 100		OPAQUE	550	 Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped en of each piece verified. 		
	SINGLE-PLY ROOF MEMBRANE ADHESIVES 250		SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. 		
	OTHER ADHESIVES NOT LISTED 50		STAINS	250	Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to		
	SPECIALTY APPLICATIONS		STONE CONSOLIDANTS	450	enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying		
	PVC WELDING 510		SWIMMING POOL COATINGS	340	recommendations prior to enclosure.		
	CPVC WELDING 490		TRAFFIC MARKING COATINGS	100	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the		
	ABS WELDING 325		TUB & TILE REFINISH COATINGS	420	following:		
	PLASTIC CEMENT WELDING 250		WATERPROOFING MEMBRANES	250	 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a 		
	ADHESIVE PRIMER FOR PLASTIC 550		WOOD COATINGS	275	humidity control.		
	CONTACT ADHESIVE 80		WOOD PRESERVATIVES	350	a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of		
	SPECIAL PURPOSE CONTACT ADHESIVE 250		ZINC-RICH PRIMERS	340	adjustment.		
	STRUCTURAL WOOD MEMBER ADHESIVE 140		1. GRAMS OF VOC PER LITER OF COATING, EXEMPT COMPOUNDS	INCLUDING WATER &	b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)		
	TOP & TRIM ADHESIVE 250		2. THE SPECIFIED LIMITS REMAIN IN EFFEC		Notes:		
	SUBSTRATE SPECIFIC APPLICATIONS		ARE LISTED IN SUBSEQUENT COLUMNS IN T		1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or		
	METAL TO METAL 30		3. VALUES IN THIS TABLE ARE DERIVED FRO THE CALIFORNIA AIR RESOURCES BOARD, 7	ARCHITECTURAL COATINGS	tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.		
	PLASTIC FOAMS 50 POROUS MATERIAL (EXCEPT WOOD) 50		SUGGESTED CONTROL MEASURE, FEB. 1, 2 AVAILABLE FROM THE AIR RESOURCES BO/		4.507 ENVIRONMENTAL COMFORT		
	POROUS MATERIAL (EXCEPT WOOD) 50 WOOD 30				4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be		
	FIBERGLASS 80				sized, designed and have their equipment selected using the following methods:		
					 The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 		
					 Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 		
	1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.				 Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. 		
	2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE				Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are		
					I I I I I I I I I I I I I I I I I I I		
	THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.				acceptable.		

BLE 4.504.2 - SEALANT VOC LIMI	Т							
Water and Less Exempt Compounds in Grams per Liter)								
LANTS	VOC LIMIT							
HITECTURAL	250							
INE DECK	760							
MEMBRANE ROOF	300							
DWAY	250							
SLE-PLY ROOF MEMBRANE	450							
ER	420							
LANT PRIMERS								
HITECTURAL								
ON-POROUS	250							
OROUS	775							
IFIED BITUMINOUS	500							
INE DECK	760							
ER	750							

ABLE 4.504.3 - VOC CONTENT LIMITS FOR RCHITECTURAL COATINGS2,3

RAMS OF VOC PER LITER OF COATING, LESS	WATER & LESS EXEMPT
DMPOUNDS	
DATING CATEGORY	VOC LIMIT
AT COATINGS	50
DN-FLAT COATINGS	100
ONFLAT-HIGH GLOSS COATINGS	150
ECIALTY COATINGS	
UMINUM ROOF COATINGS	400
SEMENT SPECIALTY COATINGS	400
TUMINOUS ROOF COATINGS	50
IUMINOUS ROOF PRIMERS	350
ND BREAKERS	350
NCRETE CURING COMPOUNDS	350
ONCRETE/MASONRY SEALERS	100
RIVEWAY SEALERS	50
RY FOG COATINGS	150
UX FINISHING COATINGS	350
RE RESISTIVE COATINGS	350
OOR COATINGS	100
RM-RELEASE COMPOUNDS	250
RAPHIC ARTS COATINGS (SIGN PAINTS)	500
GH TEMPERATURE COATINGS	420
DUSTRIAL MAINTENANCE COATINGS	250
W SOLIDS COATINGS1	120
AGNESITE CEMENT COATINGS	450
ASTIC TEXTURE COATINGS	100
TALLIC PIGMENTED COATINGS	500
JLTICOLOR COATINGS	250
ETREATMENT WASH PRIMERS	420
IMERS, SEALERS, & UNDERCOATERS	100
ACTIVE PENETRATING SEALERS	350
CYCLED COATINGS	250
OOF COATINGS	50
IST PREVENTATIVE COATINGS	250
ELLACS	
EAR	730
PAQUE	550
ECIALTY PRIMERS, SEALERS & IDERCOATERS	100
AINS	250
ONE CONSOLIDANTS	450
VIMMING POOL COATINGS	340
AFFIC MARKING COATINGS	100
B & TILE REFINISH COATINGS	420
ATERPROOFING MEMBRANES	250
DOD COATINGS	275
DOD PRESERVATIVES	350
VC-RICH PRIMERS	340

	(Jar	nuary	2020, Includes Au	gust 2019 Supple	en		E
Y N/A	RESPON.				Y	N	/A
	PARTY					╀	-
			TABLE 4.504.5 - FORMALDEHYDE L				
			MAXIMUM FORMALDEHYDE EMISSIONS IN PA				
			PRODUCT	CURRENT LIMIT	╞		_
			HARDWOOD PLYWOOD VENEER CORE	0.05			-
			HARDWOOD PLYWOOD COMPOSITE CORE	0.05			
			MEDIUM DENSITY FIBERBOARD	0.11			
			THIN MEDIUM DENSITY FIBERBOARD2	0.13			
			1. VALUES IN THIS TABLE ARE DERIVED FROM BY THE CALIF. AIR RESOURCES BOARD, AIR T				
			MEASURE FOR COMPOSITE WOOD AS TESTE WITH ASTM E 1333. FOR ADDITIONAL INFORM	D IN ACCORDANCE			ב
			CODE OF REGULATIONS, TITLE 17, SECTIONS 93120.12.				
			2. THIN MEDIUM DENSITY FIBERBOARD HAS	A MAXIMUM			
			THICKNESS OF 5/16" (8 MM).				
		NUSION	4.5 ENVIRONMENTAL QUA	ITY (continued)			
	4	.504.3 CARPET	SYSTEMS. All carpet installed in the building interi- at least one of the following:	or shall meet the testing and product			
			and Rug Institute's Green Label Plus Program.				
		2. Califorr Organi	nia Department of Public Health, "Standard Method f c Chemical Emissions from Indoor Sources Using Er				
		3. NSF/AI	ry 2010 (also known as Specification 01350). NSI 140 at the Gold level.				
			fic Certifications Systems Indoor Advantage™ Gold.				
			Carpet cushion. All carpet cushion installed in the bunch of the Carpet and Rug Institute's Green Label pro				
		4.504.3.2 0	Carpet adhesive. All carpet adhesive shall meet the	requirements of Table 4.504.1.			
			ENT FLOORING SYSTEMS. Where resilient flooring shall comply with one or more of the following:	is installed , at least 80% of floor area receiving			
		1. Produc	ts compliant with the California Department of Public				
		Evalua Versior	tion of Volatile Organic Chemical Emissions from Inc n 1.1, February 2010 (also known as Specification 01	loor Sources Using Environmental Chambers," I 350), certified as a CHPS Low-Emitting Material		· L	-
		2. Produc	Collaborative for High Performance Schools (CHPS) ts certified under UL GREENGUARD Gold (formerly	the Greenguard Children & Schools program).			
		Meet the	ation under the Resilient Floor Covering Institute (RF ne California Department of Public Health, "Standard e Organic Chemical Emissions from Indoor Sources I	Method for the Testing and Evaluation of			
			ry 2010 (also known as Specification 01350).	Using Environmental Chambers , version 1.1,			
			SITE WOOD PRODUCTS. Hardwood plywood, part products used on the interior or exterior of the buildir				
	fo	ormaldehyde as	specified in ARB's Air Toxics Control Measure for Co lates specified in those sections, as shown in Table 4	omposite Wood (17 CCR 93120 et seq.),			
			Documentation. Verification of compliance with this				
		-	prcing agency. Documentation shall include at least c	one of the following:			
		2. (Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Compos	site Wood Products regulation (see			
		(CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1				
		١	Wood Association, the Australian AS/NZS 2269, Euro 0121, CSA 0151, CSA 0153 and CSA 0325 standard	opean 636 3S standards, and Canadian CSA			
			Other methods acceptable to the enforcing agency.				
			RIOR MOISTURE CONTROL Buildings shall meet or exceed the provisions of the	e California Building Standards Code.			
			ETE SLAB FOUNDATIONS. Concrete slab foundati				
			g Code, Chapter 19, or concrete slab-on-ground floo ntial Code, Chapter 5, shall also comply with this sec				
		4.505.2.1 (following:	Capillary break. A capillary break shall be installed	in compliance with at least one of the			
		C C	A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm)	or larger clean aggregate shall be provided with			
		á	a vapor barrier in direct contact with concrete and a c shrinkage, and curling, shall be used. For additional	concrete mix design, which will address bleeding			
		2. (ACI 302.2R-06. Other equivalent methods approved by the enforcing				
			A slab design specified by a licensed design professi RE CONTENT OF BUILDING MATERIALS. Buildin				
	s	hall not be instal	lied. Wall and floor framing shall not be enclosed who Moisture content shall be verified in compliance wit	en the framing members exceed 19 percent			
		1. Moistur	e content shall be determined with either a probe-type	be or contact-type moisture meter.Equivalent			
		moistu found i	re verification methods may be approved by the enfo n Section 101.8 of this code.	rcing agency and shall satisfy requirements			
		of each	re readings shall be taken at a point 2 feet (610 mm) n piece verified. t three random moisture readings shall be performed		Ľ		
			t three random moisture readings shall be performed able to the enforcing agency provided at the time of a				
			ts which are visibly wet or have a high moisture conto or floor cavities. Wet-applied insulation products sha				
	re	ecommendations	s prior to enclosure.	ر ر. به			
	4	.506.1 Bathrooi	DR AIR QUALITY AND EXHAUST m exhaust fans. Each bathroom shall be mechanic	ally ventilated and shall comply with the			
		ollowing: 1. Fans sl	hall be ENERGY STAR compliant and be ducted to t	erminate outside the building			
		Unless	functioning as a component of a whole house ventilaty control.				
			- Humidity controls shall be capable of adjustment bet				
		á	equal to 50% to a maximum of 80%. A humidity contadjustment.	-			
			A humidity control may be a separate component to t integral (i.e., built-in)	ne exhaust tan and is not required to be			
		Notes:					
			For the purposes of this section, a bathroom is a roor tub/shower combination.	n which contains a bathtub, shower or			
			Lighting integral to bathroom exhaust fans shall comp	bly with the California Energy Code.			
	4	.507 ENVIR	RONMENTAL COMFORT G AND AIR-CONDITIONING SYSTEM DESIGN. He	ating and air conditioning systems shall be			
		ized, designed a	and have their equipment selected using the following	g methods:			
		Load C	at loss and heat gain is established according to AN Calculation), ASHRAE handbooks or other equivalent	design software or methods.			
		2. Duct sy ASHRA	ystems are sized according to ANSI/ACCA 1 Manual AE handbooks or other equivalent design software or	D - 2014 (Residential Duct Systems), r methods.			
			heating and cooling equipment according to ANSI/A0 nent Selection), or other equivalent design software o				
			: Use of alternate design temperatures necessary to	ensure the system functions are			
		acceptable					



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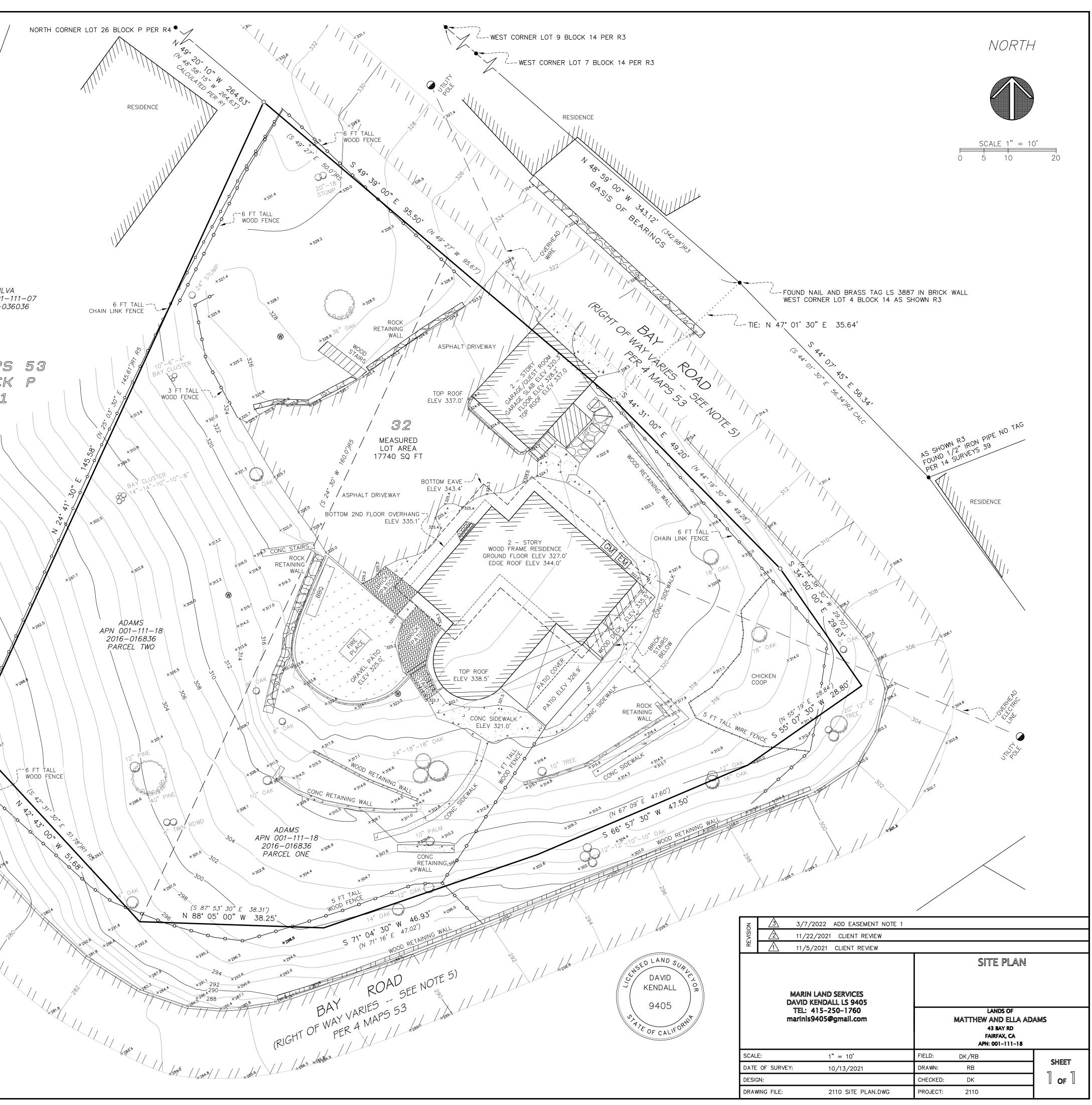
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R1 R2 R3 R4 R5	FAIRFAX MANOR SUBDIVSIC UNFILED SURVEY NO. 1597 BOOK 19 SURVEYS PAGE 9 BOOK 2000 MAPS PAGE 9		RDS (MCR) <i>30</i>	
	SET 3/4" IRON PIPE WIT	LS 3887 PER R3 OR AS NOTED H BRASS TAG "LS 9405" • MEASURED BOUNDARY LINE • ADJOINER LINE OR EDGE RIGHT OF WAY • WOOD FENCE LINE • CHAIN-LINK FENCE LINE ELECTRIC METER GAS METER WATER VALVE CONCRETE SURFACE BRICK SURFACE WOOD SURFACE ROCK SURFACE GRAVEL SURFACE ASPHALT SURFACE RECORD DATA PER R1 OR AS NOTED	xrors	SIL APN 001 1988–1 3 2
				×291.0
SUR	VEY NOTES:		×286.2 ×285.3 ×281.0	
SUR 1.	THE BOUNDARIES SHOWN OF FOUND PHYSICAL EVIDENCE UNWRITTEN CONVEYANCES I THIS SURVEY. NO LIABILITY EXISTENCE OF ANY EASEME TITLE DEFECTS. NO RECOR DISCOVERED IN THE COURSE	N THIS MAP ARE THE SURVEYOR'S OPINION BASED ON AND RECORD DATA. THE POTENTIAL FOR EXISTING N THE AREA SHOWN WAS NOT INCLUDED IN THE SCOPE OI Y IS ASSUMED BY MARIN LAND SERVICES FOR THE NTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR D EASEMENTS AFFECTING THE SUBJECT PARCEL WERE E OF THIS SURVEY. PRELIMINARY REPORT DATED JAN 22, O 01180-182435 WAS REVIEWED BY THIS SURVEY FOR AND ENCUMBERANCES	F x210.9 4.2" BA	
	THE BOUNDARIES SHOWN OF FOUND PHYSICAL EVIDENCE UNWRITTEN CONVEYANCES I THIS SURVEY. NO LIABILITY EXISTENCE OF ANY EASEME TITLE DEFECTS. NO RECOR DISCOVERED IN THE COURSI 2016 BY STEWART TITLE NO RESEARCH OF EASEMENTS	AND RECORD DATA. THE POTENTIAL FOR EXISTING N THE AREA SHOWN WAS NOT INCLUDED IN THE SCOPE OF Y IS ASSUMED BY MARIN LAND SERVICES FOR THE INTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR D EASEMENTS AFFECTING THE SUBJECT PARCEL WERE E OF THIS SURVEY. PRELIMINARY REPORT DATED JAN 22, D 01180-182435 WAS REVIEWED BY THIS SURVEY FOR	F x210.9 4.2" BA	×250
1.	THE BOUNDARIES SHOWN OF FOUND PHYSICAL EVIDENCE UNWRITTEN CONVEYANCES I THIS SURVEY. NO LIABILITY EXISTENCE OF ANY EASEME TITLE DEFECTS. NO RECOR DISCOVERED IN THE COURSI 2016 BY STEWART TITLE NO RESEARCH OF EASEMENTS CONTOUR LINES AND ELEVA DATUM IS ASSUMED; NO S THIS MAP REPRESENTS CON COMPLETED ON OCT 13, 20 OBJECTS, IF ANY, INCLUDING	AND RECORD DATA. THE POTENTIAL FOR EXISTING N THE AREA SHOWN WAS NOT INCLUDED IN THE SCOPE OF Y IS ASSUMED BY MARIN LAND SERVICES FOR THE INTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR D EASEMENTS AFFECTING THE SUBJECT PARCEL WERE E OF THIS SURVEY. PRELIMINARY REPORT DATED JAN 22, O 01180-182435 WAS REVIEWED BY THIS SURVEY FOR AND ENCUMBERANCES	F x210.9 4.2" BA	
1.	THE BOUNDARIES SHOWN OF FOUND PHYSICAL EVIDENCE UNWRITTEN CONVEYANCES I THIS SURVEY. NO LIABILITY EXISTENCE OF ANY EASEME TITLE DEFECTS. NO RECOR DISCOVERED IN THE COURSI 2016 BY STEWART TITLE NO RESEARCH OF EASEMENTS CONTOUR LINES AND ELEVA DATUM IS ASSUMED; NO S THIS MAP REPRESENTS CON COMPLETED ON OCT 13, 20 OBJECTS, IF ANY, INCLUDING UNDERGROUND TANKS AND TREE IDENTIFICATIONS ARE	AND RECORD DATA. THE POTENTIAL FOR EXISTING N THE AREA SHOWN WAS NOT INCLUDED IN THE SCOPE OF Y IS ASSUMED BY MARIN LAND SERVICES FOR THE INTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR D EASEMENTS AFFECTING THE SUBJECT PARCEL WERE E OF THIS SURVEY. PRELIMINARY REPORT DATED JAN 22, 0 01180–182435 WAS REVIEWED BY THIS SURVEY FOR AND ENCUMBERANCES AND ENCUMBERANCES NOTIONS ARE DERIVED FROM FIELD MEASUREMENTS SITE BENCHMARK IS ESTABLISHED BY THIS SURVEY NDITIONS OF THE SITE AT THE TIME SURVEY WORK WAS 21 AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE G BUT NOT LIMITED TO FOUNDATIONS, PILINGS, WELLS, UNDERGROUND UTILITY LINES MAY NOT BE SHOWN. SURVEYOR'S BEST GUESS AND SHOULD NOT BE RELIED /EN ARE DIAMETER OF TRUNK AT BREAST HEIGHT. TREE	F x210.9 4.2" BA	
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PLANT LIST

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SYMBOL	COMMON NAME	LATIN NAME	QTY	FIRE RESISTANT	TYPE	NEW OR EXISTING	REMARKS
MB	Variegated Mint Bush	Prothanthera ovalifolia 'Variegata'	10	No	Shrub	Existing	Irrigated
RM	Rosemary	Rosmarinus officinalis	6	No	Bush	Existing	Irrigated, Remove
OAK	Coast Live Oak	Quercus agrifolia	12	No	Tree	Existing	Prune
ML	Mexican Lilly	Beschorneria yuccaoides	5	No	Shrub	Existing	Remove
BAY	California Bay Tree	Umbellularia californica	2	No	Shrub	Existing	Prune
OLE	Oleander	Nerium oleander	2	No	Tree	Existing	Prune
PINE	Pine	Pinus sp.	2	No	Tree	Existing	Prune
RDWD	Coast Redwood	Sequoia sempervieriens	2	No	Tree	Existing	Prune
AGV	Agave	Agave sp.	12	Yes	Perrenial	Existing	Prune
IS	Iris	Iris Sp.	5	Yes	Perrenial	Exisiting	
PYR	Pyracantha	Pyracantha Sp.	2	No	Shrub	Existing	Remove
IVY	lvy	Hedera helix	8	No	Perrenial	Exisiting	Prune

KEY HAZARD ZONES

Immediate Zone (ZONE 0): 0'-5' The Immediate Zone extends 0-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance. • Remove any combustible outdoor furniture.

- Replace jute or fiber door mats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and recycling containers,
- lumber, trash, and patio accessories.
- Clean all fallen leaves and needles regularly. Repeat often during fire season.
 No vegetation is recommended within 5' of structures.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if

they extend within 5' of structures..
Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30' away from structures.
Use only increasing non-combustible mulches such as store or gravel. Composted mulches such as store or gravel.

• Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

Intermediate Zone (ZONE 1): 5'-30'

The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
 Trim trees regularly to keep branches a minimum of 10 feet from other trees.
 Remove branches that hang over your roof and keep dead branches 10 feet away from your
- chimney.
- Remove vegetation and items that could catch fire from around and under decks.
 Remove fire-prone plants, and choose only fire-resistant varieties. Irrigate regularly.
- Remove fire-prone plants, and choose only fire-resistant varieties. Irrigate regularly.
 Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide
- clearance and to eliminate a "fire ladder".
 Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

Extended Zone (ZONE 2): 30'-100'

The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:
Cut or mow annual grass down to a maximum height of 4 inches.

• Create horizontal spacing between shrubs, trees and vertical spacing between grass,

shrubs and trees.
Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.

Access Zone (ZONE 3): 0'-10'

Extends 10 feet horizontally from the edge on either side of the road or driveway.Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot

vertical • Clearance above the surface of the roadway or driveway, as required for emergency

access. • All landscape shall meet the requirements for separation as stated in the Zone 2 above

VEGETATION MANAGEMENT PLAN NARRATIVE

1. Existing Conditions

a. There are currently mature coast live oaks, and one redwood trees, and a few other miscellaneous native shrub species located throughout the property.

2. Proposed Scope

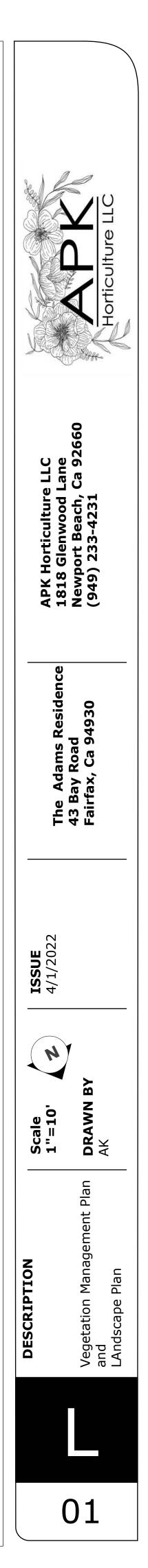
a. The intent of this plan is to properly maintain the mature live oak and redwood trees with selective pruning and removal of all dead material per firewise standards. The existing shrubs will be thinned or

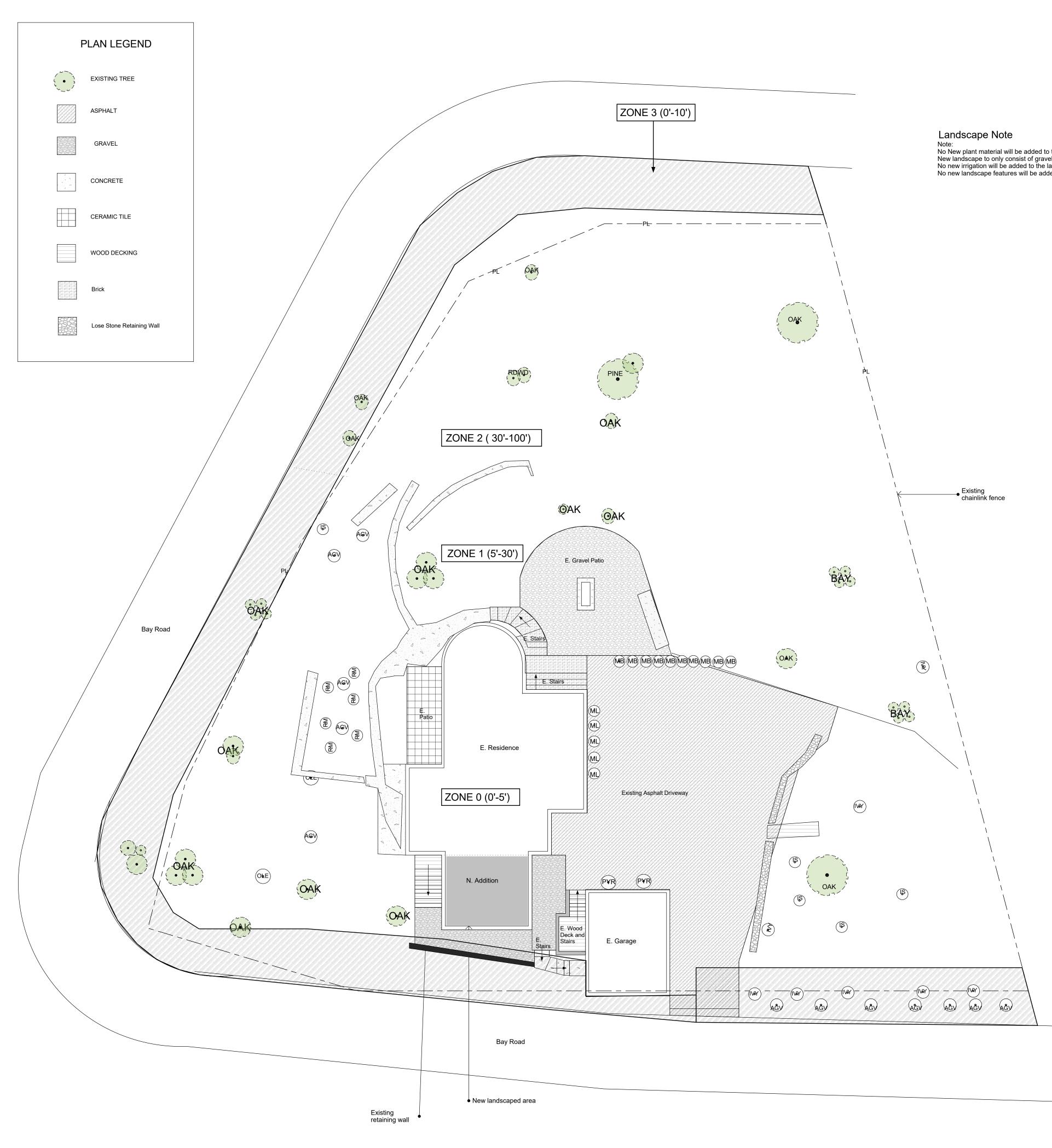
removed to provide a fire break from 0'-30' from the home.

3. Future Planting

a. Any future plantings throughout the site will include fire-resistant, irrigated shrubs, perennials, and ground covers as in the FIREsafe Marin planting lists located at www.firesafemarin.org/plants

- 51
- Long Term Maintenance Schedule and Safety Practices
 All fire prone fuels and dead material will be removed within 100' of the home.
- b. Remove branches beneath large trees for a 6-foot minimum clearance.
- c. Needles and leaves and other combustible debris and litter shall be removed from roofs and gutter at minimum twice yearly.
- d. All weeds and grasses shall be cut regularly to a height of 4" or less.
- e. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 14' of clearance vertically.
 f. All dead and dying vegetation shall be removed seasonally to reduce vegetation
- volume and ladder fuels. g. Coordinate with adjacent property owners to maintain tree canopies, vegetation
- and ladder fuels on an annual basis.
- h. No native grasses shall be planted within Home ignition zones 1 and 2. i. All planted areas inside Home ignition zones 1 and 2 shall be irrigated.
- j. All plantings shall be selected in coordination with the FIREsafe Marin planting list located at www.firesaemarin.org/plants. Other fire resistant plants can be utilized
- with prior approval of the Fire Code Official. k. Regardless of plant selection, shrubs shall be spaced so that no continuity exists
- between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy





No New plant material will be added to the landscape . New landscape to only consist of gravel finish around proposed new addition. No new irrigation will be added to the landscape. No new landscape features will be added to the landscape.

PLANT LIST

SYMBOL	COMMON NAME	LATIN NAME	QTY	FIRE RESISTANT	TYPE	NEW OR EXISTING	REMARKS
MB	Variegated Mint Bush	Prothanthera ovalifolia 'Variegata'	10	No	Shrub	Existing	Irrigated
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IS	Iris	Iris Sp.	5	Yes	Perrenial	Exisiting	
PYR	Pyracantha	Pyracantha Sp.	2	No	Shrub	Existing	Remove
IVY	lvy	Hedera helix	8	No	Perrenial	Exisiting	Prune



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Scale 1"=1

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j. All plantings shall be selected in coordination with the FIREsafe Marin planting list located at www.firesaemarin.org/plants. Other fire resistant plants can be utilized with prior approval of the Fire Code Official.

k. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy