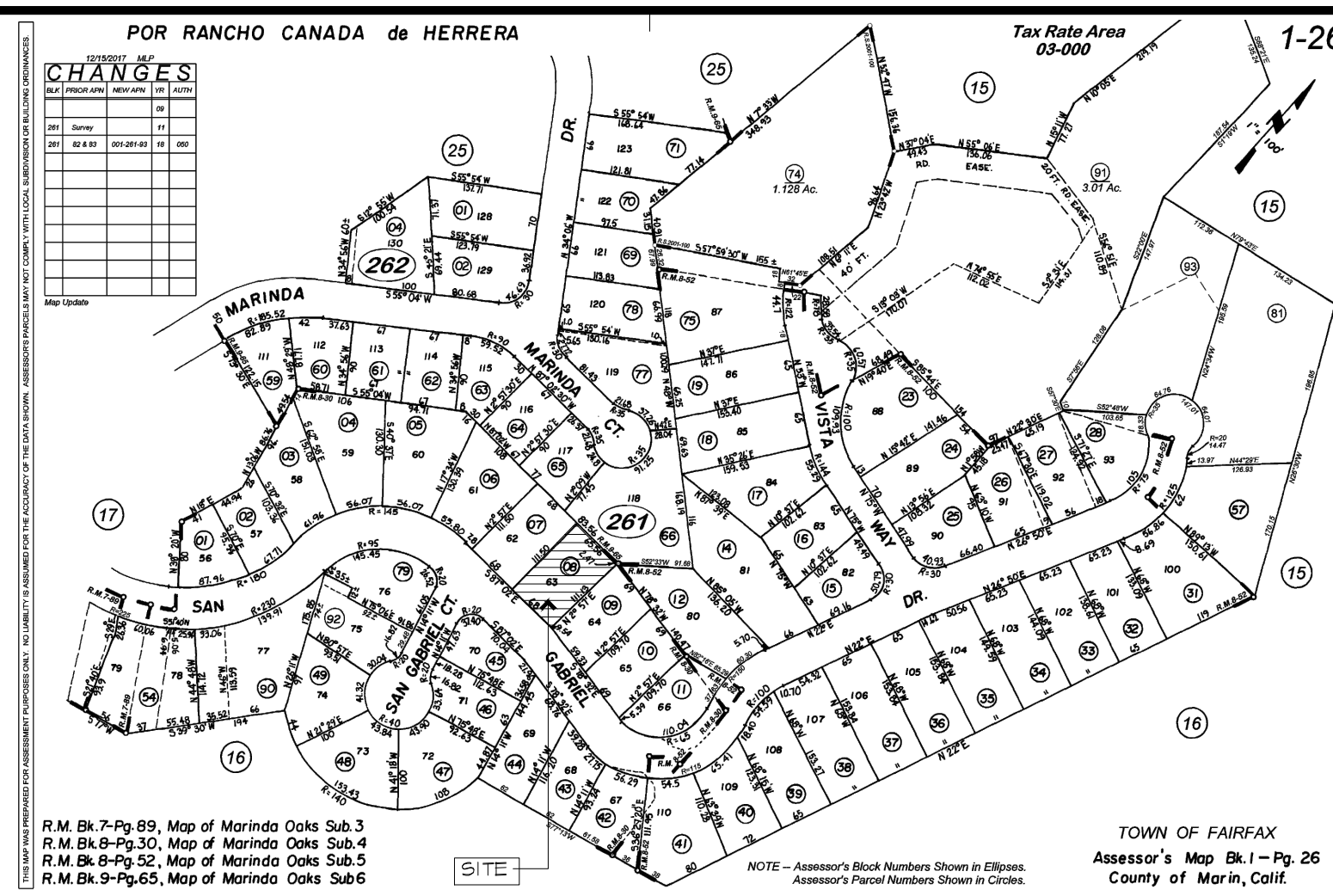


VICINITY MAP



PARCEL MAP

CONTACTS:

OWNER:
KEVIN & MARSHA SHINE-JONES
43 SAN GABRIEL DR
FAIRFAX, CA 94930

APPLICANT:
MARIN KITCHEN WORKS

CONTRACTOR(S):
MARIN KITCHEN WORKS
285-B BEL MARIN KEYS BLVD.
NOVATO, CA 94944
(415) 883-8128
SUNDBORGMKINS@GMAIL.COM

ARCHITECT:
KEY ARCHITECTURE
DENNIS KEY, ARCHITECT C15384
8170 CLIFFORD ST., COTATI, CA 94931
(707) 795-5758 DENNIS@KEYARCH.COM

SHEET INDEX

- A1 SITE PLAN, VICINITY MAP & NOTES
- A2 AS-BUILT & NEW FLOOR PLANS
- A3 BEFORE & AFTER ELEVATIONS & SECTIONS
- A4 FOUNDATION & ROOF FRAMING PLANS & DETAILS
- A5 T24 ENERGY DOCUMENTS
- A6 T24 (CONT.) & MANDATORY MEASURES
- A7 CALGREEN CHECKLIST
- S1 STANDARD STRUCTURAL DETAILS AND NOTES
- B TOTAL SHEETS

PROJECT STATEMENT AND IMPORTANT NOTES:
THIS PROJECT IS FOR A 46 S.F. ADDITION AND SOME REMODEL AROUND A NEW KITCHEN (SEPARATE PERMIT). THE CABINETS AND FINISHES ARE BY 'MARIN KITCHEN WORKS' IN NOVATO, CA.

ALL NEW WORK SHALL COMPLY WITH THE:
2019 CALIFORNIA BUILDING CODE (CBC),
2019 CALIFORNIA RESIDENTIAL CODE (CRC),
2019 CALIFORNIA ELECTRICAL CODE (CEC),
2019 CALIFORNIA MECHANICAL CODE (CMC),
2019 CALIFORNIA PLUMBING CODE (CPC),
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES),
2019 CALIFORNIA FIRE CODE (CFC)

THE EXISTING BUILDING IS A 1,491 S.F. TYPE 5,
NO HOUR WOOD FRAME WITHOUT SPRINKLERS,
BUILT IN 1955 UNDER THE 1952 U.B.C.

| REVISIONS: | BY: |
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A RESIDENTIAL REMODEL & ADDITION FOR:

SHINE & JONES

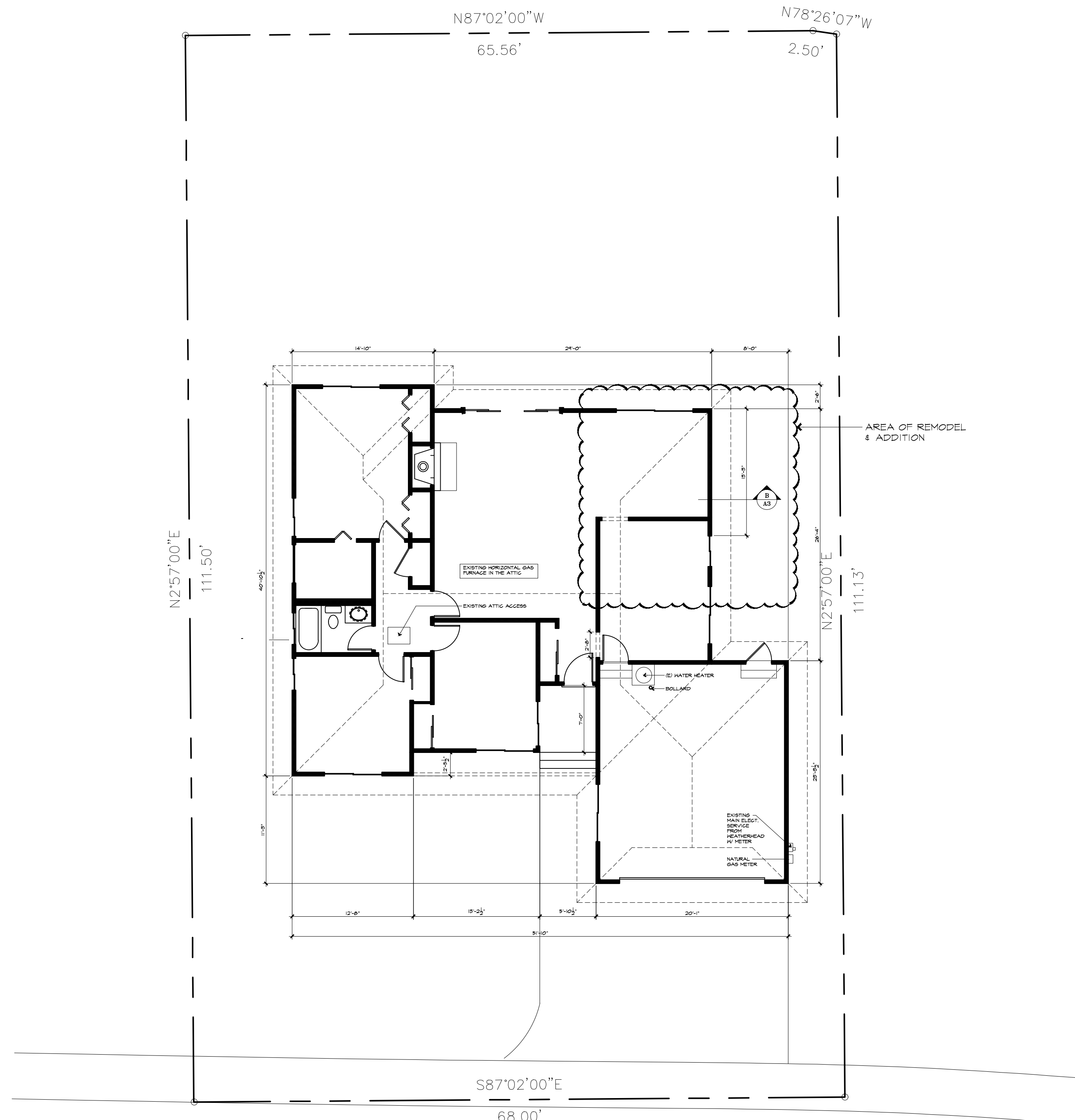
43 SAN GABRIEL DR
FAIRFAX, CA
94930

APN: 001-261-08

SITE PLAN AND DATA

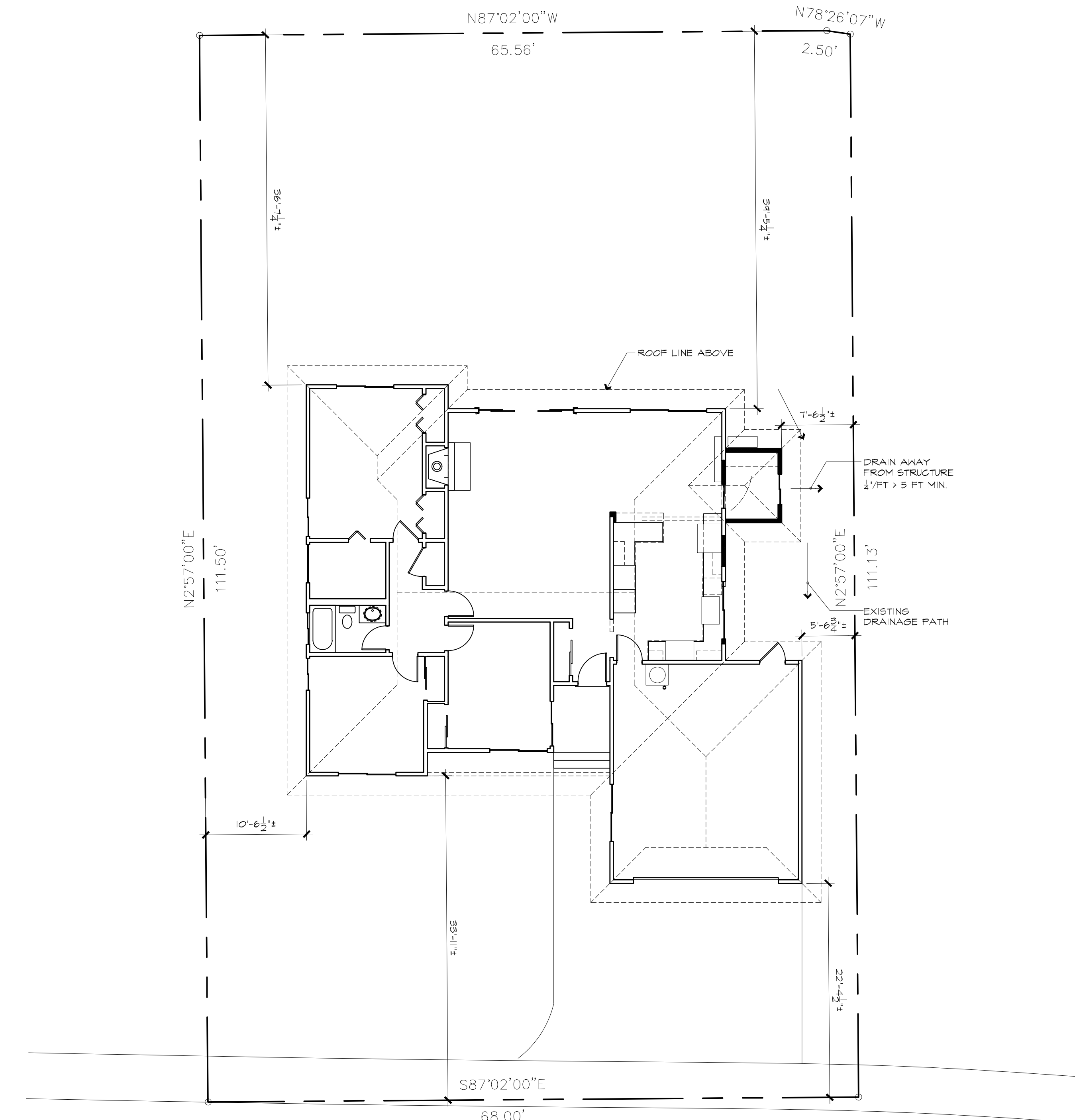
KEY ARCHITECTURE

8170 CLIFFORD ST. - COTATI - CA 94931
(707) 795-5758 - DENNIS@KEYARCH.COM



SAN GABRIEL DR

AS-BUILT SITE PLAN



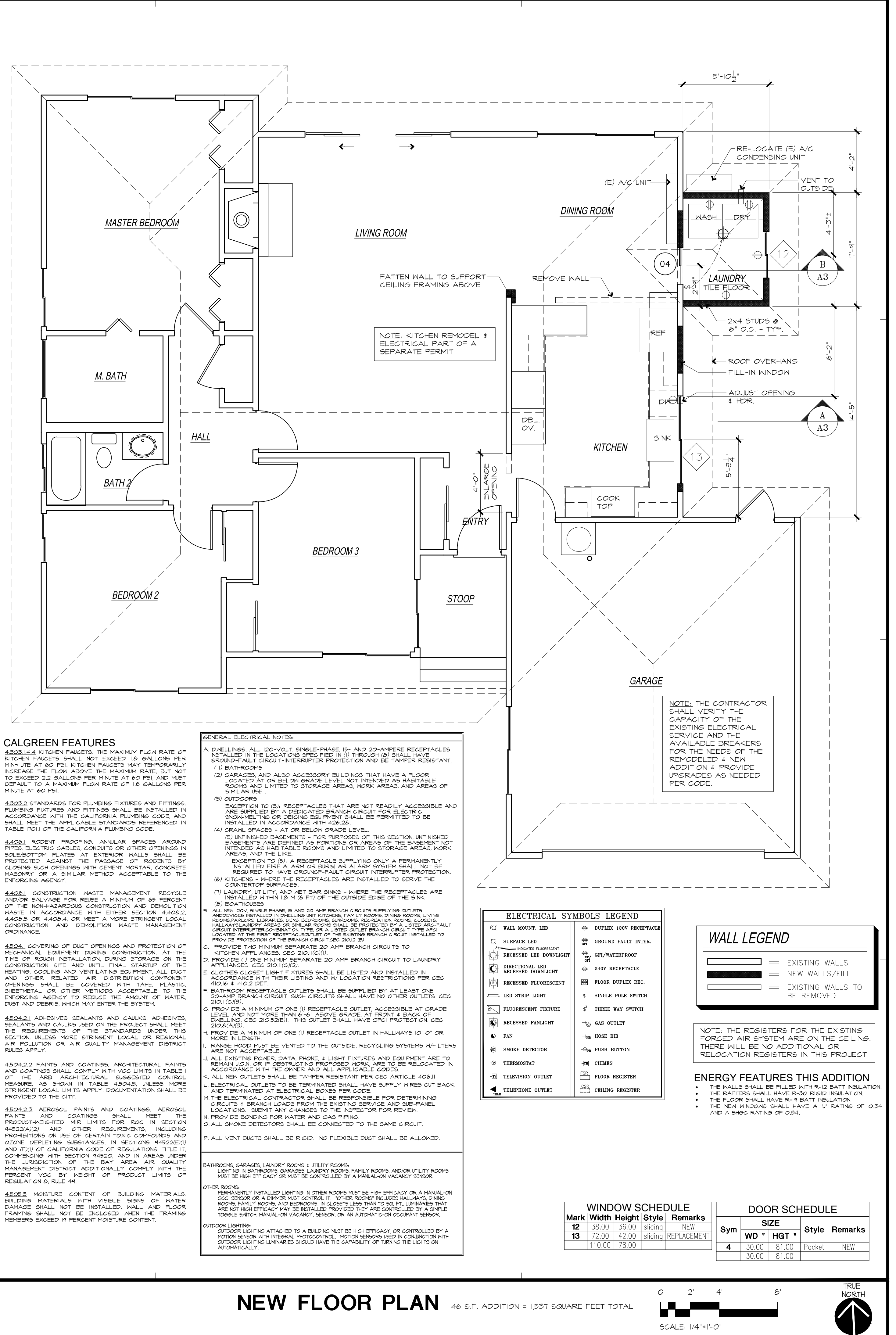
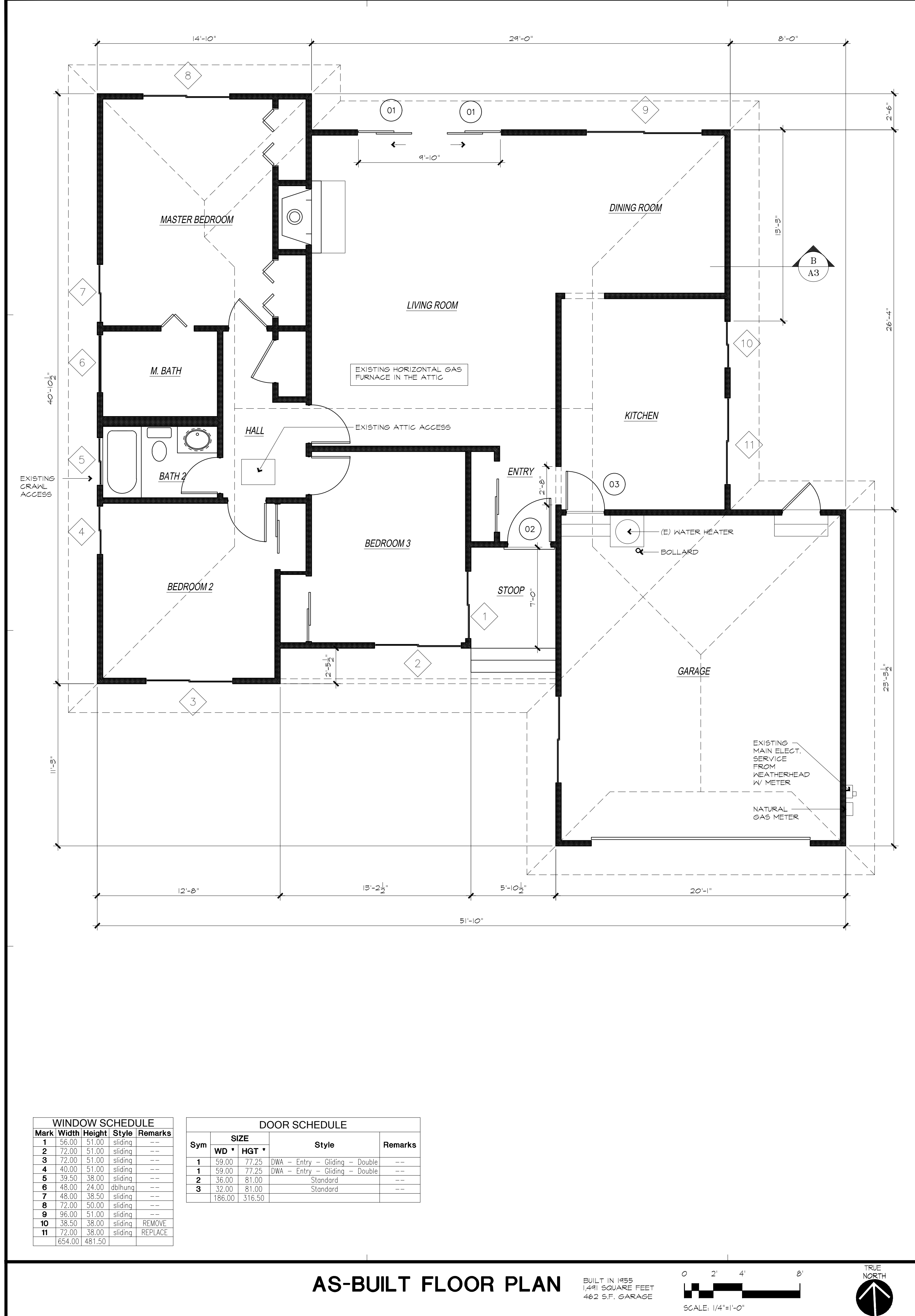
SAN GABRIEL DR

PROPOSED SITE PLAN



ATTACHMENT B

| | |
|------------------------------|-----------|
| DRAWN BY: KEY | A1 |
| DATE: 31 Aug. 2022 | |
| JOB NO.: 220203 | |
| SCALE: 1/8"=1'-0" | |
| OF 8 TOTAL SHTS. | |



| Mark | Width | Height | Style | Remarks |
|---------------|-------|--------|------------|---------|
| 1 | 56.00 | 51.00 | sliding | --- |
| 2 | 72.00 | 51.00 | sliding | --- |
| 3 | 72.00 | 51.00 | sliding | --- |
| 4 | 40.00 | 51.00 | sliding | --- |
| 5 | 39.50 | 38.00 | sliding | --- |
| 6 | 48.00 | 24.00 | doublehung | --- |
| 7 | 48.00 | 38.50 | sliding | --- |
| 8 | 72.00 | 50.00 | sliding | --- |
| 9 | 96.00 | 51.00 | sliding | --- |
| 10 | 38.50 | 38.00 | sliding | REMOVE |
| 11 | 72.00 | 38.00 | sliding | REPLACE |
| 654.00 481.50 | | | | |

| Sym | SIZE | | Style | Remarks |
|---------------|-------|-------|--------------------------------|---------|
| | WD | HGT | | |
| 1 | 59.00 | 77.25 | DWA - Entry - Gliding - Double | --- |
| 2 | 36.00 | 81.00 | DWA - Entry - Gliding - Double | --- |
| 3 | 32.00 | 81.00 | Standard | --- |
| 186.00 316.50 | | | | |

AS-BUILT FLOOR PLAN

BUILT IN 1955
1491 SQUARE FEET
462 S.F. GARAGE

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

TRUE NORTH

CALGREEN FEATURES

- 4502.1.4 KITCHEN FAUCETS THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- 4502.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1001.1 OF THE CALIFORNIA PLUMBING CODE.
- 4506.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SLOTTED PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 4508.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4508.2, 4508.3 OR 4508.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
- 4504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION AT THE TIME OF ROUGH INSTALLATION. DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TARE, PLASTIC SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
- 4504.2 ADHESIVES SEALANTS AND CAULKS. ADHESIVES SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS UNDER THIS SECTION UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.
- 4502.2.2 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE AEB ARCHITECTURAL SUGGESTED CONTROL MEASURES AS SHOWN IN TABLE 4504.5 UNLESS MORE STRINGENT LOCAL LIMITS APPLY. DOCUMENTATION SHALL BE PROVIDED TO THE CITY.
- 4504.2.2.2 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MR LIMITS FOR VOC IN SECTION 4504.2(2) AND OTHER REQUIREMENTS INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES IN SECTIONS 4502.2(1)(V) AND 17(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMPLYING WITH SECTION 4502.2 AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE RECENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8.01.48.
- 4502.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 18 PERCENT MOISTURE CONTENT.

GENERAL ELECTRICAL NOTES:

- A. DWELLINGS ALL 120-VOLT, SINGLE-PHASE 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN (1) THROUGH (8) SHALL HAVE GROUND-FULT, CIRCUIT-INTERRUPTER PROTECTION AND BE TAMPER RESISTANT.
- (1) GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND AREAS OF SIMILAR USE.
- (2) OUTDOORS.
- EXCEPTION TO (2): RECEPTACLES THAT ARE NOT READILY ACCESSIBLE AND BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND THE LIKE.
- (3) UNFINISHED BASEMENTS - FOR PURPOSES OF THIS SECTION UNFINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND THE LIKE.
- EXCEPTION TO (3): A RECEPTACLE SUPPLYING ONLY A PERMANENTLY INSTALLED FIRE ALARM OR BURGLAR ALARM SYSTEM SHALL NOT BE REQUIRED TO HAVE GROUND-FULT CIRCUIT INTERRUPTER PROTECTION.
- (4) KITCHENS - WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.
- (5) LAUNDRY UTILITY AND PET BAR SINKS - WHERE THE RECEPTACLES ARE INSTALLED WITHIN 18" (1/8") OF THE OUTSIDE EDGE OF THE SINK.
- (6) BOATHOUSES.
- B. ALL NEW 120V SINGLE-PHASE 15 AND 20 AMP BRANCH CIRCUIT SUPPLYING OUTLETS AND FIXTURES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FULT CIRCUIT INTERRUPTER/PROTECTION TYPE OR A LISTED OUTLET BRANCH-CIRCUIT TYPE ALSO LOCATED AT THE FIRST RECEPTACLE/OUTLET OF THE EXISTING BRANCH CIRCUIT INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (CEC 210.11(B)).
- C. PROVIDE TWO MINIMUM SEPARATE 20 AMP BRANCH CIRCUITS TO KITCHEN APPLIANCES (CEC 210.11(C)).
- D. PROVIDE (1) ONE MINIMUM SEPARATE 20 AMP BRANCH CIRCUIT TO LAUNDRY APPLIANCES (CEC 210.11(C)).
- E. CLOTHES CLOSET LIGHT FIXTURES SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND W/ LOCATION RESTRICTIONS PER CEC 410.1 & 410.2 (2)(F).
- F. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C)).
- G. PROVIDE A MINIMUM OF ONE (1) RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE AT FRONT & BACK OF DWELLING. (CEC 210.52(E)). THIS OUTLET SHALL HAVE GFCI PROTECTION. (CEC 210.8(A)).
- H. PROVIDE A MINIMUM OF ONE (1) RECEPTACLE OUTLET IN HALLWAYS 10'-0" OR MORE IN LENGTH.
- I. RANGE HOOD MUST BE VENTED TO THE OUTSIDE. RECYCLING SYSTEMS FILTERS ARE NOT ACCEPTABLE.
- J. ALL EXISTING POWER, DATA, PHONE & LIGHT FIXTURES AND EQUIPMENT ARE TO REMAIN UNLESS OTHERWISE NOTED. PROPOSED WORK ARE TO BE RELOCATED IN ACCORDANCE WITH THE OWNER AND ALL APPLICABLE CODES.
- K. ALL NEW OUTLETS SHALL BE TAMPER RESISTANT PER CEC ARTICLE 406.11.
- L. ELECTRICAL OUTLETS TO BE TERMINATED SHALL HAVE SUPPLY WIRES CUT BACK AND TERMINATED AT ELECTRICAL BOXES PER CODE.
- M. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING CIRCUITS & BRANCH LOADS FROM THE EXISTING SERVICE AND SUB-PANELS. LOCATIONS. SUBMIT ANY CHANGES TO THE INSPECTOR FOR REVIEW.
- N. PROVIDE BONDING FOR WATER AND GAS PIPING.
- O. ALL SMOKE DETECTORS SHALL BE CONNECTED TO THE SAME CIRCUIT.
- P. ALL VENT DUCTS SHALL BE RIGID. NO FLEXIBLE DUCT SHALL BE ALLOWED.

BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, FAMILY ROOMS AND/OR UTILITY ROOMS MUST BE HIGH EFFICACY OR MUST BE CONTROLLED BY A MANUAL-ON VACANCY SENSOR.

OTHER ROOMS. PERMANENTLY INSTALLED LIGHTING IN OTHER ROOMS MUST BE HIGH EFFICACY OR A MANUAL-ON OCC. SENSOR OR A DIMMER MUST CONTROL IT. OTHER ROOMS INCLUDES HALLWAYS, DINING ROOMS, FAMILY ROOMS AND BEDROOMS. IN GARAGES LESS THAN 500 SQ. FT. LUMINAIRES THAT ARE NOT HIGH EFFICACY MAY BE INSTALLED PROVIDED THEY ARE CONTROLLED BY A SIMPLE TOGGLE SWITCH, MANUAL VACANCY SENSOR OR AN AUTOMATIC ON/OFF VACANCY SENSOR.

OUTDOOR LIGHTING. OUTDOOR LIGHTING ATTACHED TO A BUILDING MUST BE HIGH EFFICACY OR CONTROLLED BY A MOTOR SENSOR WITH INTEGRAL PHOTOSENSING. EXTERIOR LIGHTING USED IN CONNECTION WITH OUTDOOR LIGHTING LUMINAIRES SHOULD HAVE THE CAPABILITY OF TURNING THE LIGHTS ON AUTOMATICALLY.

ELECTRICAL SYMBOLS LEGEND

| | |
|------------------------|------------------------|
| WALL MOUNT. LED | DUPLEX 150V RECEPTACLE |
| NEGATES FLUORESCENT | GROUND FAULT INTER. |
| RECESSED LED DOWNLIGHT | GFI/WATERPROOF |
| RECESSED DOWNLIGHT | 240V RECEPTACLE |
| RECESSED FLUORESCENT | FLOOR DUPLEX REC. |
| LED STRIP LIGHT | SINGLE POLE SWITCH |
| FLUORESCENT FEATURE | THREE WAY SWITCH |
| RECESSED FANLIGHT | GAS OUTLET |
| FAN | ROSE BIB |
| SMOKE DETECTOR | FUSE BUTTON |
| THERMOSTAT | CHIMES |
| TELEPHONE OUTLET | FLOOR REGISTER |
| | CEILING REGISTER |

WALL LEGEND

| | |
|---------------|------------------------------|
| (Solid line) | EXISTING WALLS |
| (Dashed line) | NEW WALLS/FILL |
| (Dotted line) | EXISTING WALLS TO BE REMOVED |

NOTE: THE REGISTERS FOR THE EXISTING FORCED AIR SYSTEM ARE ON THE CEILING. THERE WILL BE NO ADDITIONAL OR RELOCATION REGISTERS IN THIS PROJECT.

ENERGY FEATURES THIS ADDITION

- THE WALLS SHALL BE FILLED WITH R-12 BATT INSULATION.
- THE RAFTERS SHALL HAVE R-30 RIGID INSULATION.
- THE FLOOR SHALL HAVE R-8 BATT INSULATION.
- THE NEW WINDOWS SHALL HAVE A U-VALUE RATING OF 0.34 AND A SHGC RATING OF 0.34.

WINDOW SCHEDULE

| Mark | Width | Height | Style | Remarks |
|--------------|-------|--------|---------|-------------|
| 12 | 38.00 | 38.00 | sliding | NEW |
| 13 | 72.00 | 42.00 | sliding | REPLACEMENT |
| 110.00 78.00 | | | | |

DOOR SCHEDULE

| Sym | SIZE | Style | Remarks |
|-----|-------------|--------|---------|
| | WD * HGT * | | |
| 4 | 30.00 81.00 | Pocket | NEW |
| | 30.00 81.00 | | |

NEW FLOOR PLAN

46 S.F. ADDITION = 1597 SQUARE FEET TOTAL

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

TRUE NORTH

REVISIONS:

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| | BY: |
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A RESIDENTIAL REMODEL & ADDITION FOR:

SHINE & JONES

43 SAN GABRIEL DR
FAIRFAX, CA
94930

APN: 001-261-08

AS-BUILT & NEW FLOOR PLANS

KEY ARCHITECTURE

8170 CLIFFORD ST. - COTATI - CA 94951
(707) 745-5758 - DENNIS@KEYARCH.COM

DRAWN BY: KEY

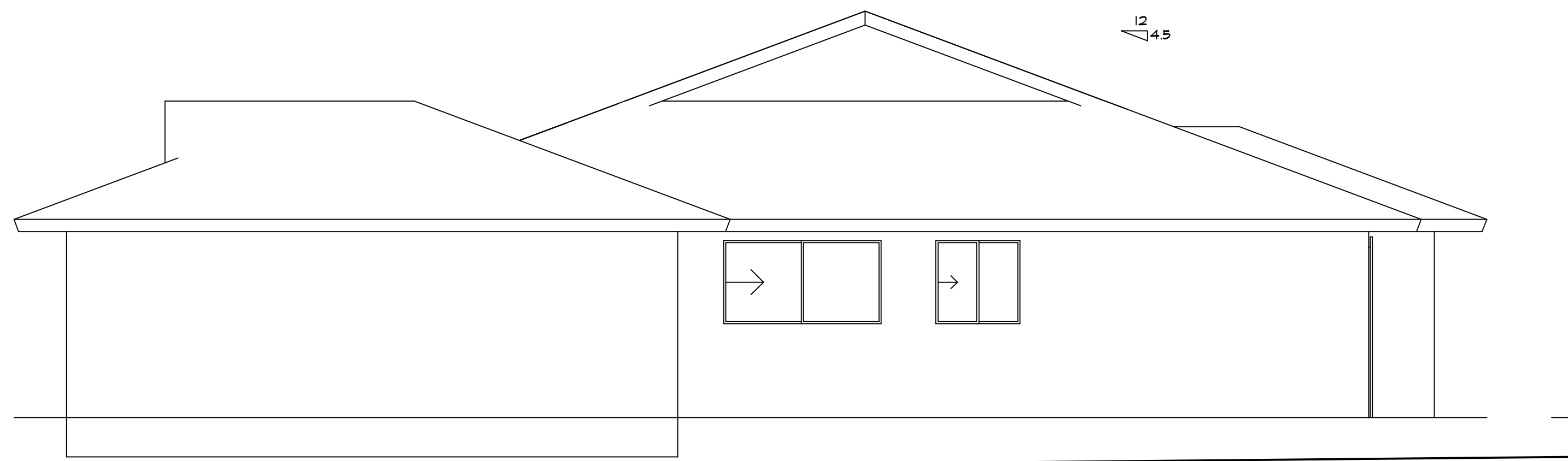
DATE: 31 Aug. 2022

JOB NO. 220203

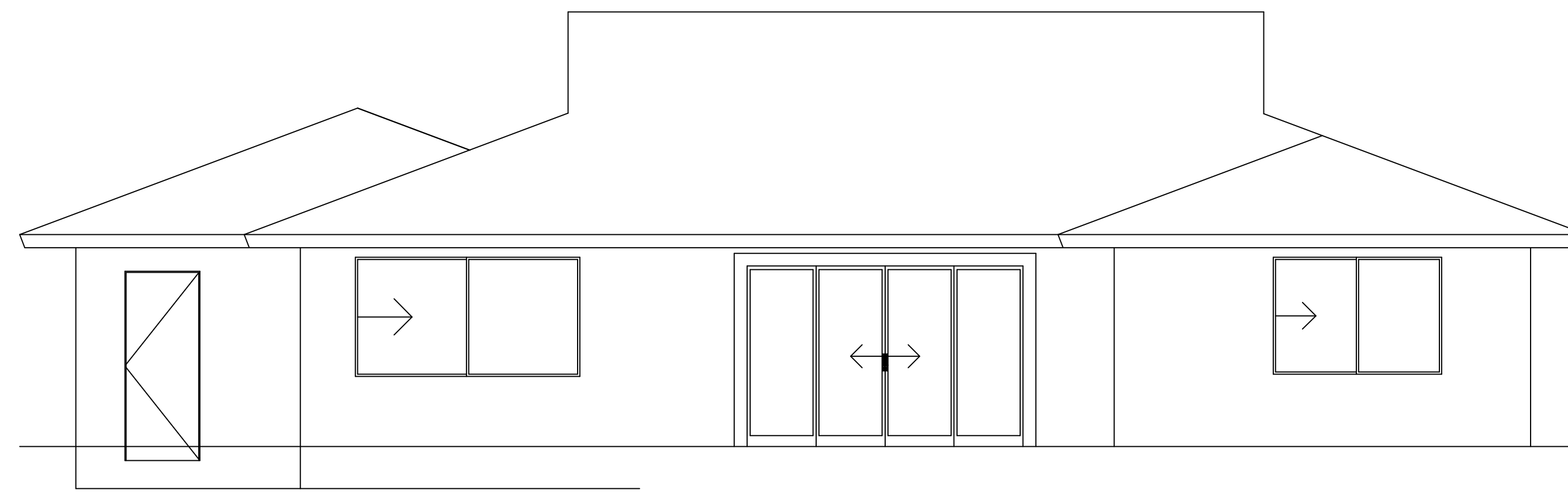
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OF 8 TOTAL SHEETS

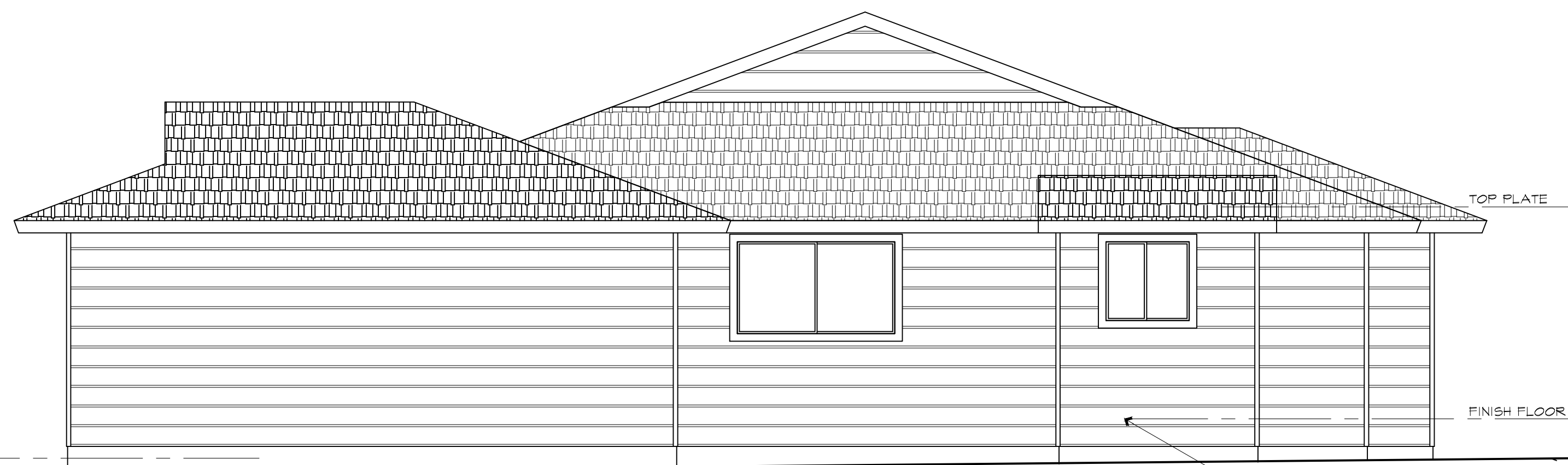
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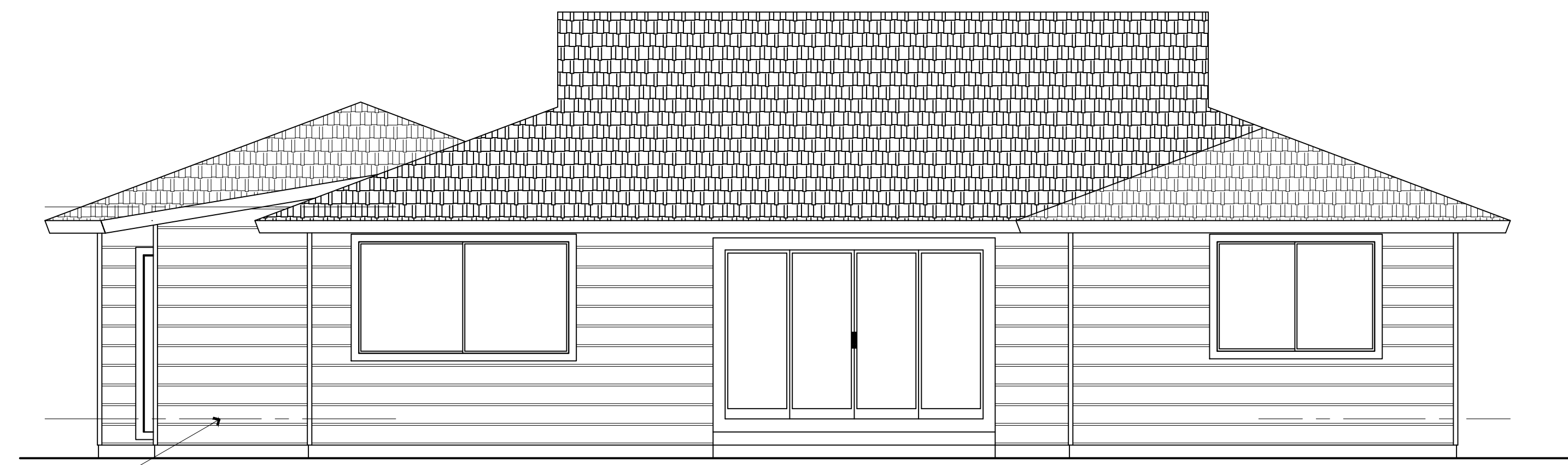
AS-BUILT EAST ELEVATION



AS-BUILT NORTH ELEVATION



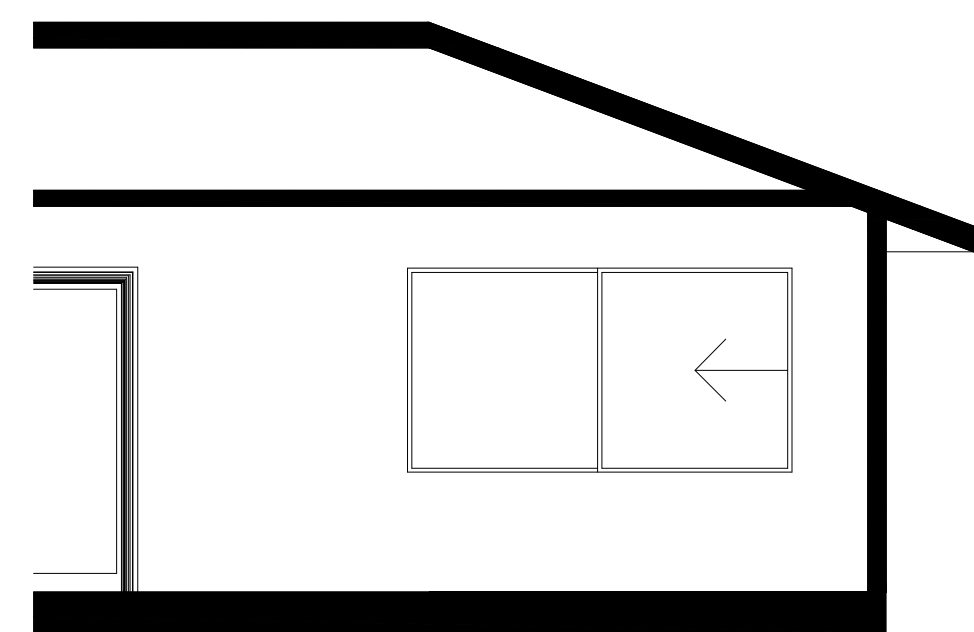
PROPOSED EAST ELEVATION



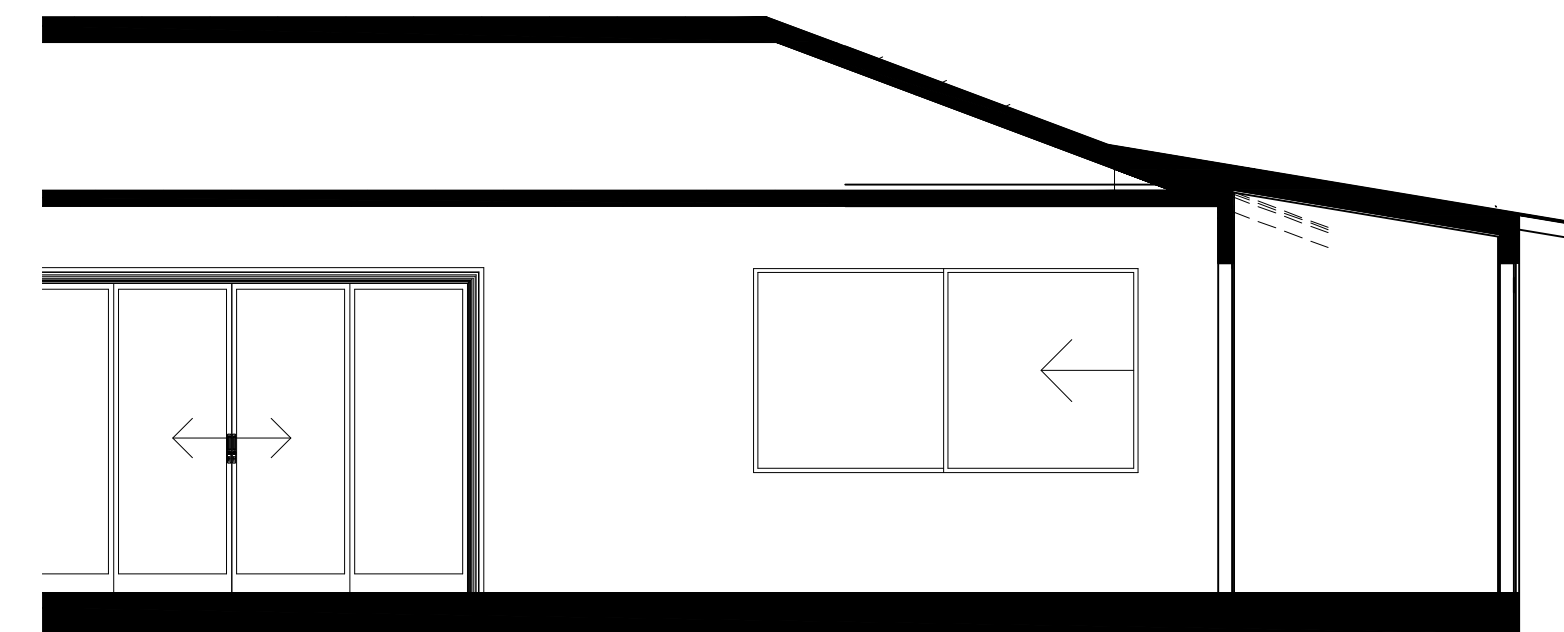
PROPOSED NORTH ELEVATION



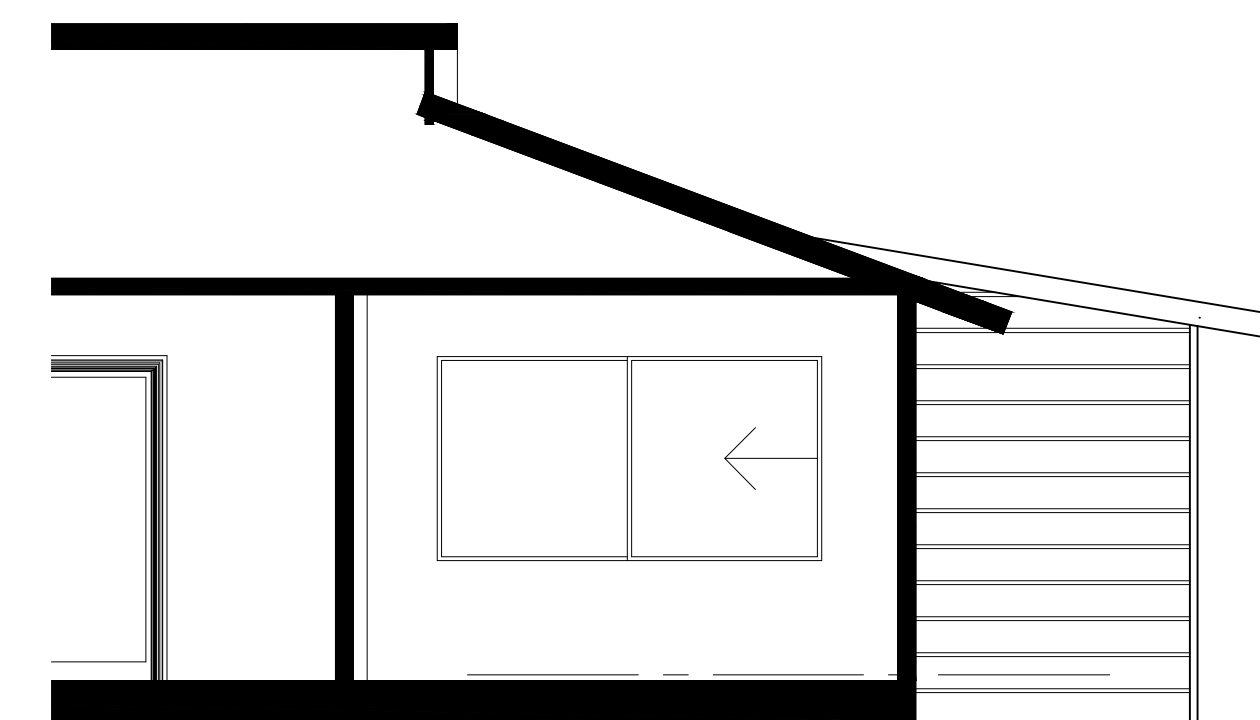
EAST SIDE PHOTO



AS-BUILT SECTION 'B-B'

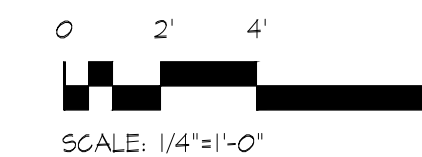


PROPOSED SECTION 'B-B'

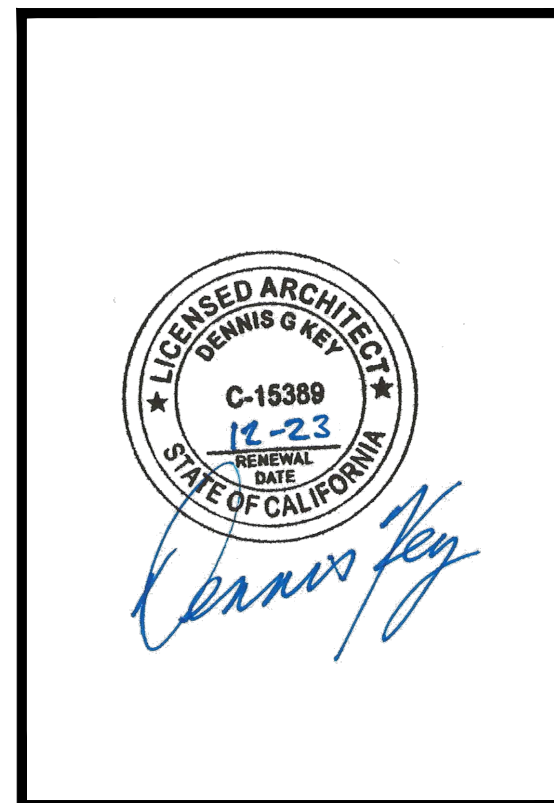


PROPOSED SECTION 'A-A'

BEFORE AND AFTER ELEVATIONS AND SECTIONS



| REVISIONS: | BY: |
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A RESIDENTIAL REMODEL
& ADDITION FOR:

**SHINE
& JONES**

43 SAN GABRIEL DR
FAIRFAX, CA
94930

APN: 001-261-08

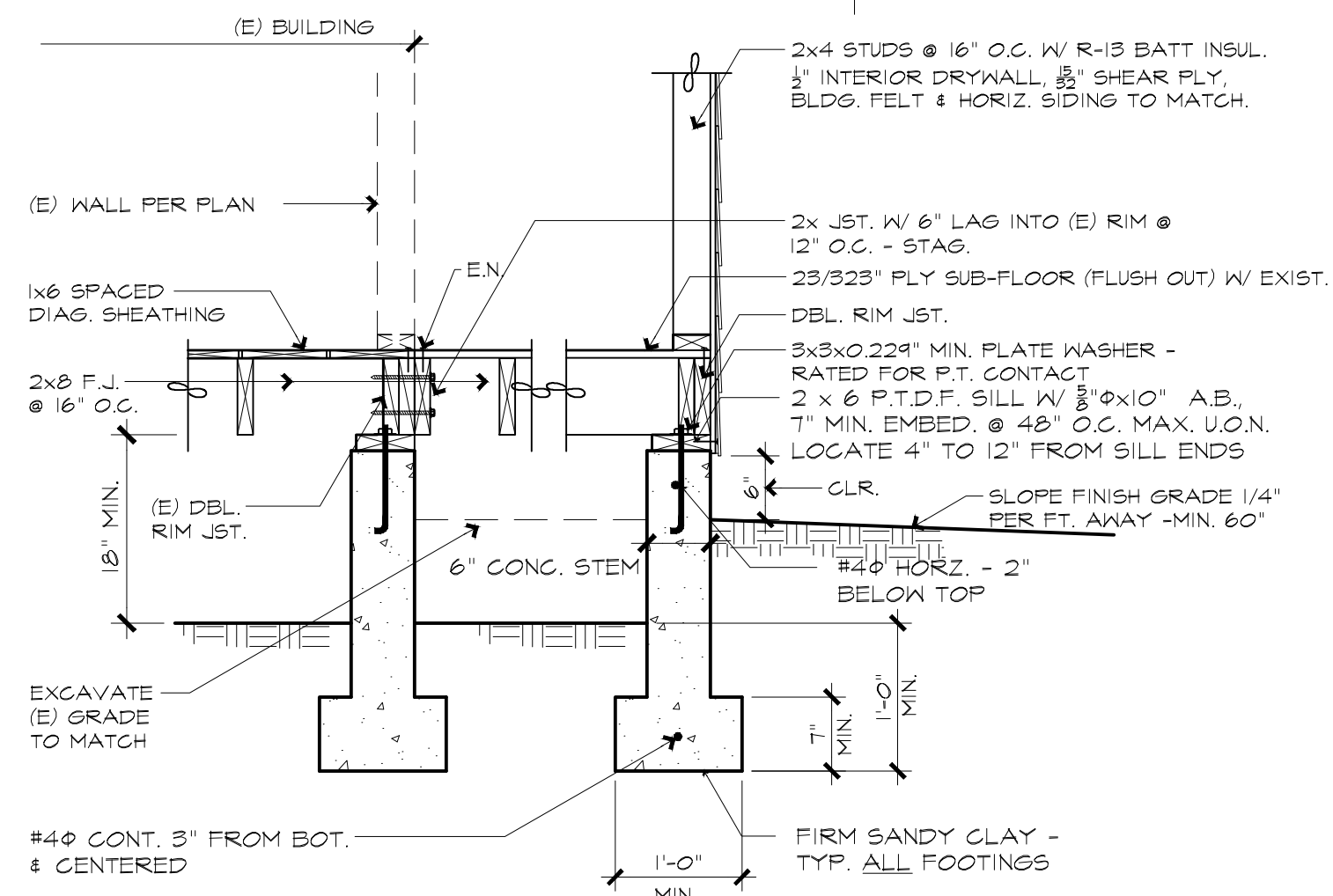
BEFORE AND AFTER
ELEVATIONS &
SECTIONS

KEY ARCHITECTURE

8170 CLIFFORD ST. - COTATI - CA 94931
(707) 745-5758 - DENNIS@KEYARCH.COM

| | |
|-----------|---------------|
| DRAWN BY: | KEY |
| DATE: | 31 Aug. 2022 |
| JOB NO.: | 220203 |
| SCALE: | 1/4"=1'-0" |
| OF | 8 TOTAL SHTS. |

A3



3 FOUNDATION DETAIL
 SCALE: 3/4" = 1'-0"

New Upper Level - Attic Space Ventilation (SAC Section R408.2)

Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. A minimum of 1 inch (25 mm) of airspace shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Exception: A reduction of the total area to 1/200 is permitted provided that at least 10 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/200 when a Class 1 or 2 vapor barrier is installed on the warm-in-winter side of the ceiling.

| Attic Area sq. ft. | A | B | C | D |
|--------------------|---|-----|---|---|
| 45 | TOTAL VENTILATION REQUIRED W/O V.R. (1/150) = | 0.3 | | |
| | TOTAL VENTILATION REQUIRED W/ V.R. (1/200) = | 0.2 | | |
| | EAVE VENT AREA (IF HAVE UPPER LEVEL/600) | 0.1 | | |
| | UPPER VENT AREA (IF >30" ABOVE EAVE/1600) | 0.1 | | |

Under-Floor Space Ventilation Requirements per Section R408 CRC.

Openings for under-floor ventilation. Such openings shall be placed so as to provide cross ventilation of the under-floor space. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of crawl-space area. One such opening shall be within 3 feet of each corner of the building. Ventilation openings shall be covered for their height and width with any of the following materials, provided that the least dimension of the covering shall not exceed 1/8 inch (3 mm):

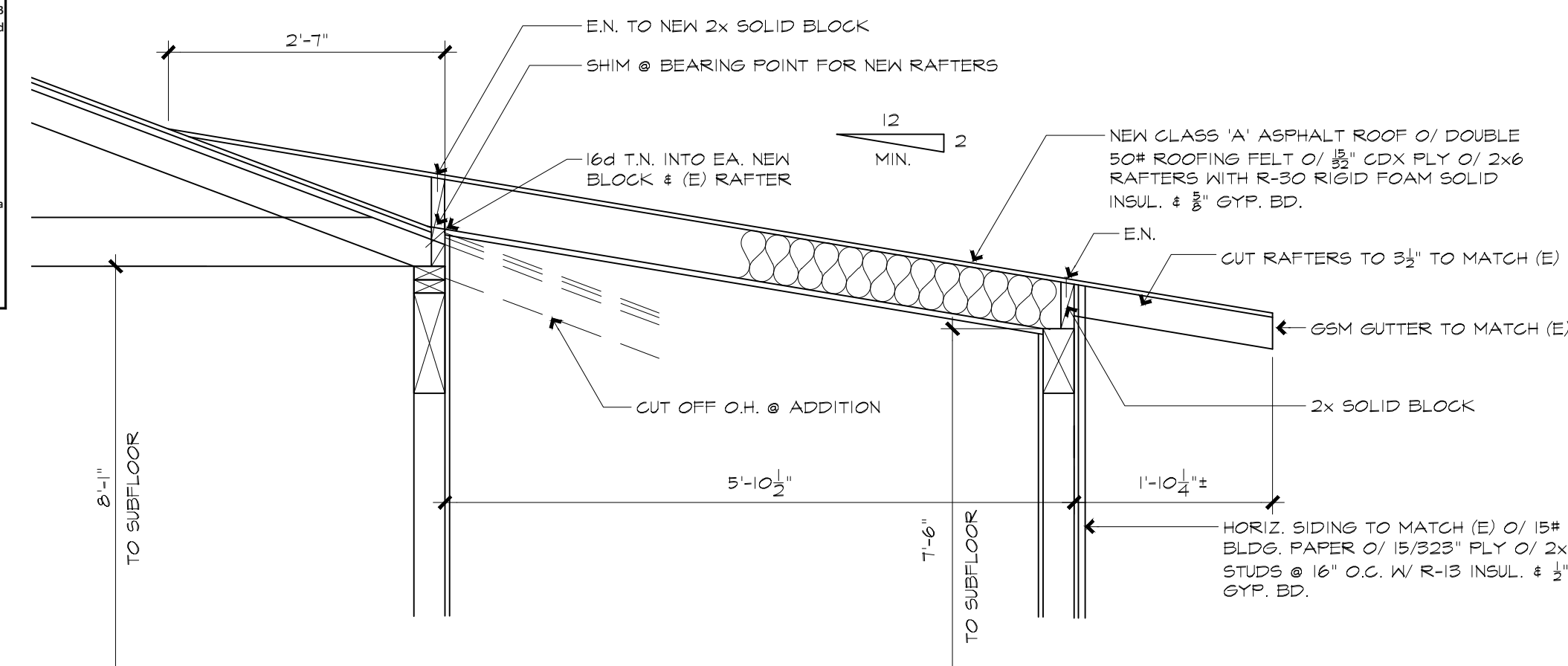
1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grilles or gratings.
4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.031 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension not exceeding 1/8 inch (3.2 mm).

Exceptions:

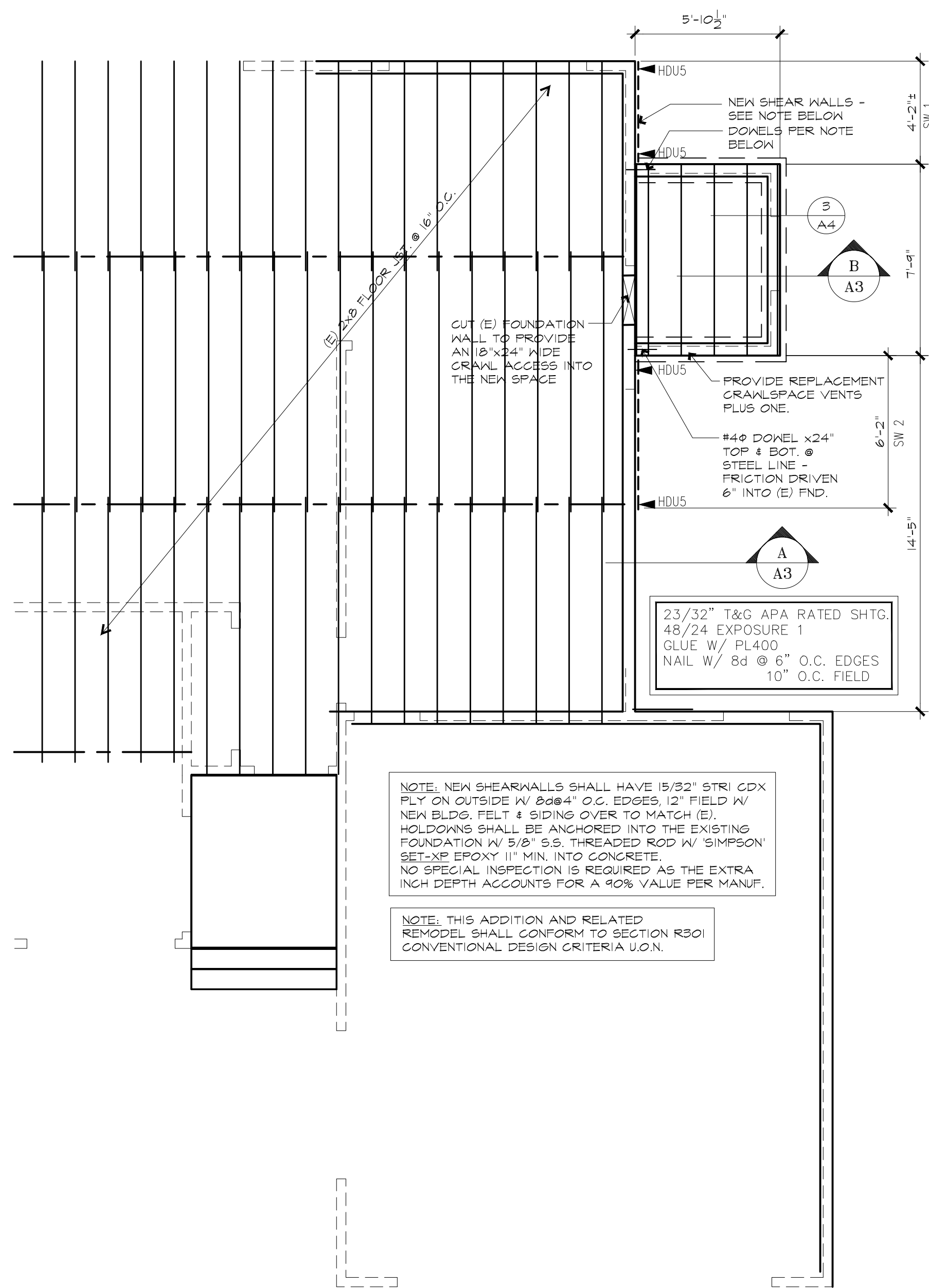
1. The total area of ventilation openings is permitted to be reduced to 1/1,500 of the under-floor area where the ground surface is treated with Class 1 vapor retarder and the required openings are placed so as to provide cross ventilation of the space. One such opening shall be within 3 feet of each corner of the building. The installation of operable louvers shall not be prohibited.
2. Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 1.0 cubic foot per minute (cfm) for each 50 square feet (4.65 sq. m) of crawl-space floor area and the ground surface is covered with an approved vapor retarder.

Foundation Ventilation Calculation:

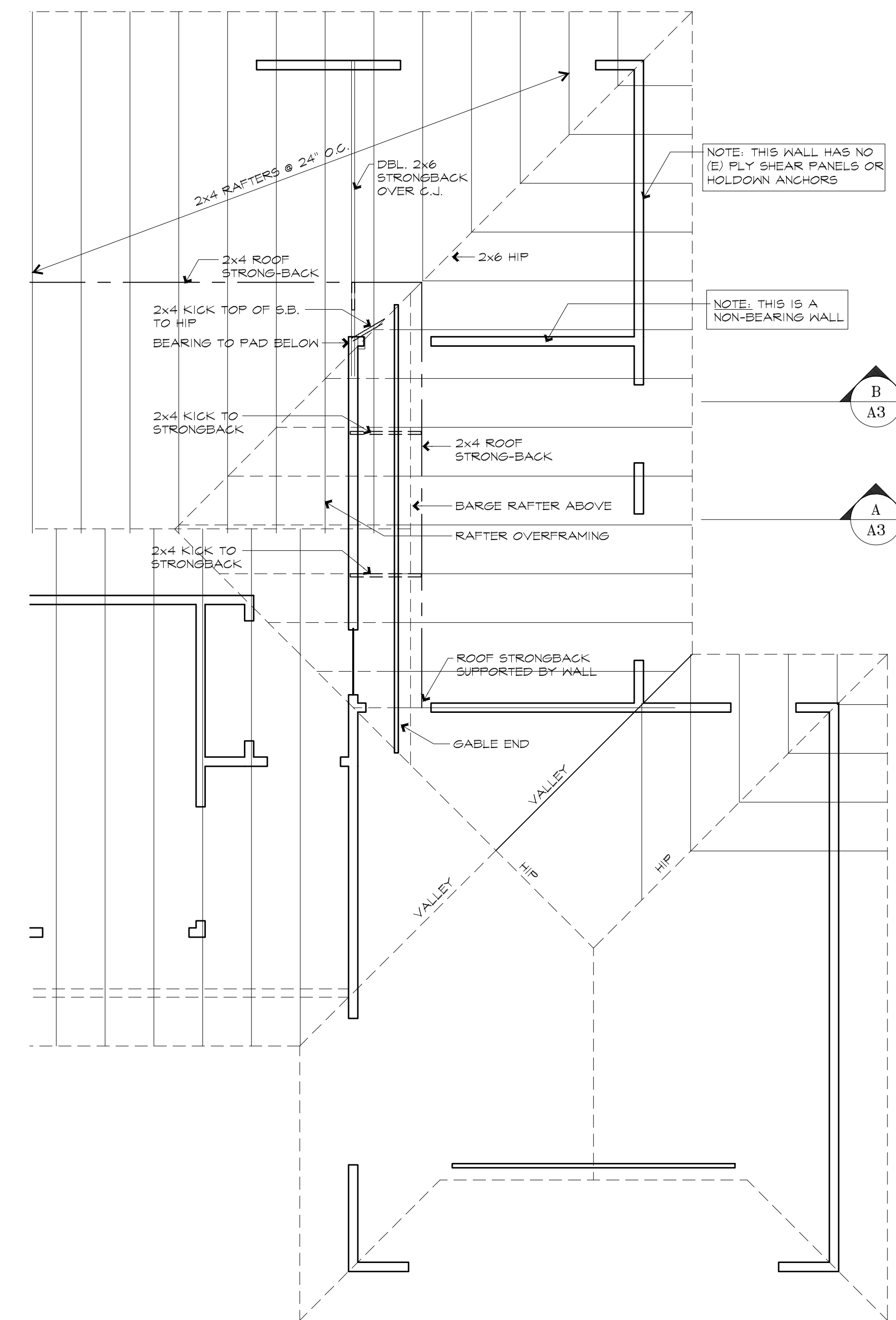
| Crawl Space Area | Required S.F. of vents (1/150) | 4x4 V. (S.F.) | Number Req. | 6x4 V. (S.F.) | Number Req. |
|------------------|--------------------------------|---------------|-------------|---------------|-------------|
| 46 | 0.3 | 0.19 | 2 | 0.39 | 1 |



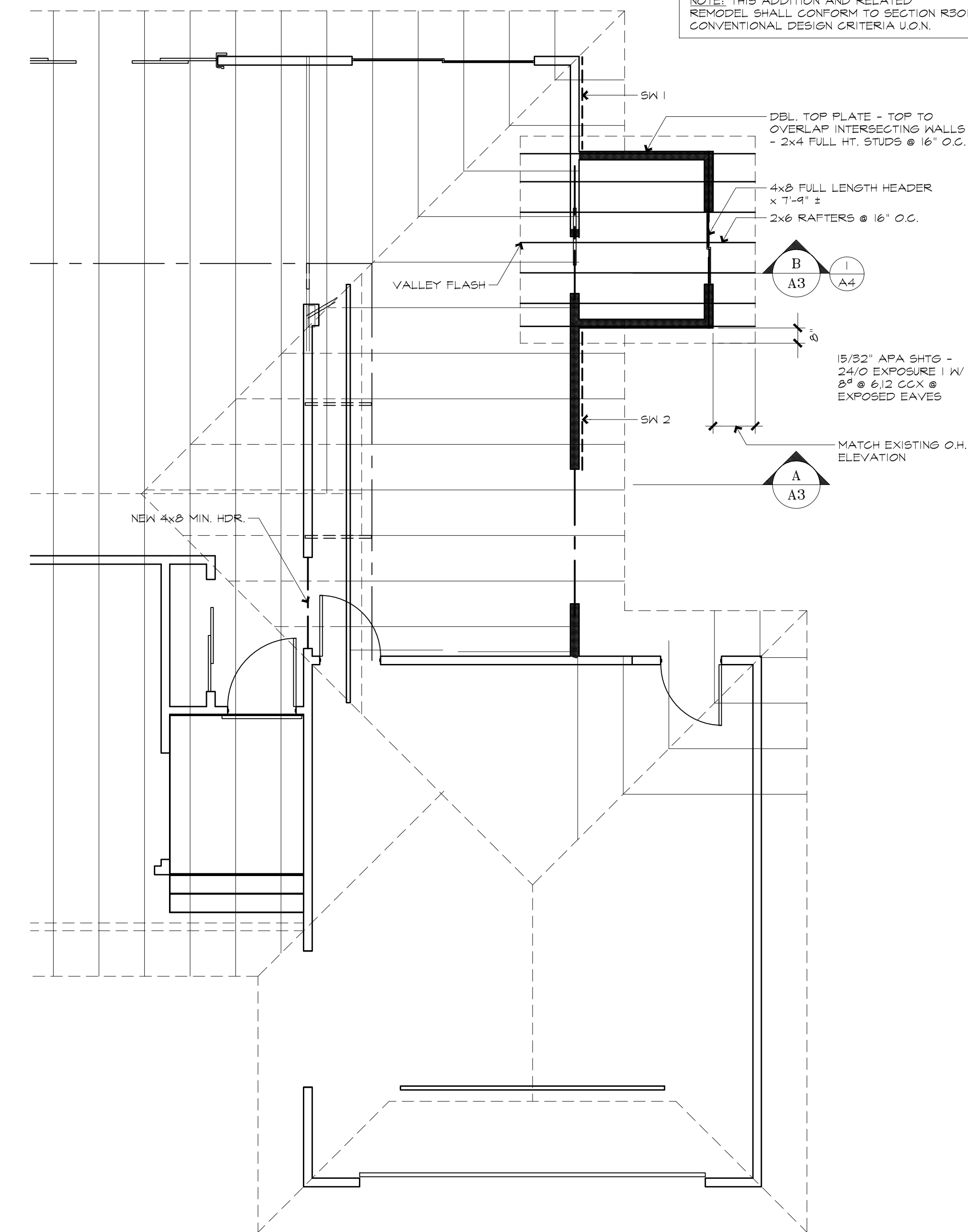
1 ROOF DETAIL
 SCALE: 3/4" = 1'-0"



PROPOSED FOUNDATION PLAN

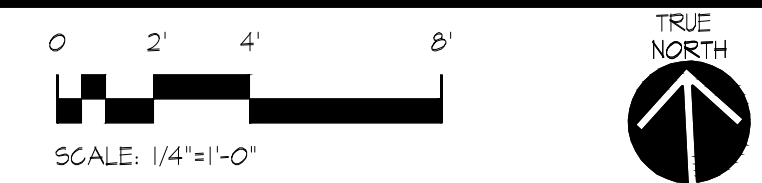


AS-BUILT ROOF FRAMING PLAN



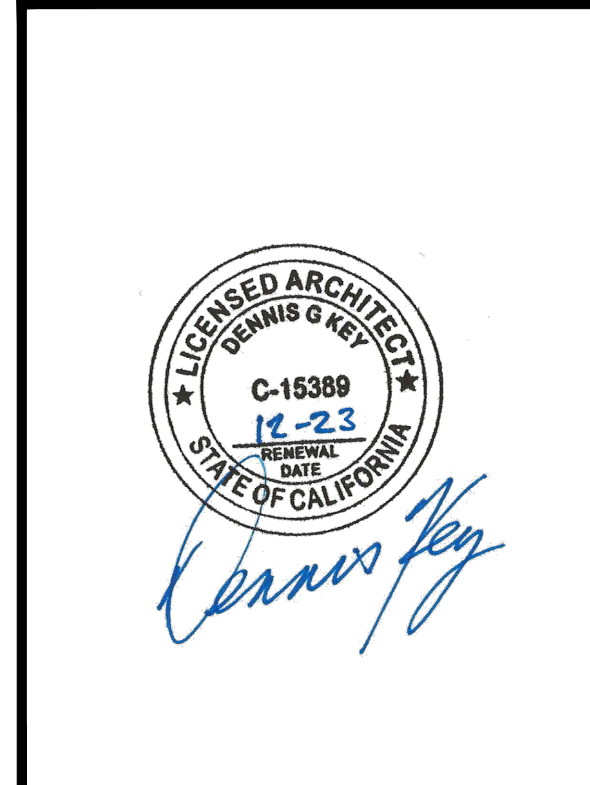
PROPOSED ROOF FRAMING PLAN

FRAMING PLANS



REVISIONS: BY:

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A RESIDENTIAL REMODEL & ADDITION FOR:

SHINE & JONES

43 SAN GABRIEL DR
 FAIRFAX, CA
 94930

APN: 001-261-08

FOUNDATION & ROOF FRAMING PLANS W/ DETAILS

KEY ARCHITECTURE

8170 CLIFFORD ST. - COTATI - CA 94981
 (707) 745-5758 - DENNIS@KEYARCH.COM

DRAWN BY: KEY
 DATE: 31 Aug. 2022
 JOB NO. 220203
 SCALE: 1/4" = 1'-0"

A4

OF 8 TOTAL SHTS.

| GENERAL INFORMATION | | | | | | | | | | | | |
|---------------------|---------------------------------|----------------------|--|--|--|--|--|--|--|----|-----------------------------------|---------------|
| 01 | Project Name | Residential Building | | | | | | | | 05 | Standards Version | 2019 |
| 02 | Run Title | Title 24 Analysis | | | | | | | | 06 | Software Version | EnergyPro 8.3 |
| 03 | Project Location | 43 San Gabriel Drive | | | | | | | | 07 | Climate Zone | 2 |
| 04 | City | Fairfax | | | | | | | | 08 | Front Orientation (deg/ Cardinal) | 270 |
| 05 | Zip code | 94930 | | | | | | | | 09 | Number of Dwellings Units | 1 |
| 06 | Climate Zone | 2 | | | | | | | | 10 | Number of Bedrooms | 3 |
| 07 | Building Type | Single family | | | | | | | | 11 | Number of Stories | 1 |
| 08 | Project Scope | Addition/Alteration | | | | | | | | 12 | Penetration Average U-factor | 0.34 |
| 09 | Addition Cond. Floor Area (ft²) | 46 | | | | | | | | 13 | Glazing Percentage (%) | 19.56% |
| 10 | Existing Cond. Floor Area (ft²) | 1491 | | | | | | | | 14 | ADU Conditioned Floor Area | n/a |
| 11 | Total Cond. Floor Area (ft²) | 1537 | | | | | | | | 15 | Is Natural Gas Available? | Yes |
| 12 | ADU Bedroom Count | n/a | | | | | | | | 16 | | |
| 13 | | | | | | | | | | 17 | | |
| 14 | | | | | | | | | | 18 | | |
| 15 | | | | | | | | | | 19 | | |
| 16 | | | | | | | | | | 20 | | |
| 17 | | | | | | | | | | 21 | | |
| 18 | | | | | | | | | | 22 | | |

| COMPLIANCE RESULTS | | | | | |
|--------------------|---|--|--|--|--|
| 01 | Building Complies with Computer Performance | | | | |
| 02 | Building does not require field testing or HERS verification | | | | |
| 03 | This building incorporates one or more Special Features shown below | | | | |

| ENERGY USE SUMMARY | | | | |
|-------------------------------------|-----------------|-----------------|-------------------|---------------------|
| Energy Use (kTDD/ft²-yr) | Standard Design | Proposed Design | Compliance Margin | Percent Improvement |
| Space Heating | 66.18 | 62.75 | 2.43 | 3.7 |
| Space Cooling | 41.84 | 40.12 | 1.72 | 4.1 |
| IAQ Ventilation | 0 | 0 | 0 | 0 |
| Water Heating | 23.21 | 23.21 | 0 | 0 |
| Self Utilization/Flexibility Credit | n/a | 0 | 0 | n/a |
| Compliance Energy Total | 131.23 | 127.08 | 4.15 | 3.2 |

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Registration Date/Time: Report Version: 2019.2.000
 HERS Provider: Report Generated: 2022-08-04 07:30:18
 Schema Version: rev 20200901

| OPAQUE SURFACES | | | | | | | | | | |
|-----------------|--------|--------------|---------|-------------|------------------|----------------------------|------------|-----------------|----------|-----------------------------|
| Name | Zone | Construction | Asimuth | Orientation | Gross Area (ft²) | Window and Door Area (ft²) | Tilt (deg) | Wall Exceptions | Status | Verified Existing Condition |
| East Wall 3 | Garage | R-0 Wall | 90 | Back | 186.2 | 0 | 90 | none | Existing | No |

| ATTIC | | | | | | | | | | |
|------------------------------|-----------------------------------|------------|---------------------|------------------|----------------|-----------------|-----------|----------|-----------------------------|--|
| Name | Construction | Type | Roof Rise (x in 12) | Roof Reflectance | Roof Emittance | Radiant Barrier | Cool Roof | Status | Verified Existing Condition | |
| Attic Garage | Attic Garage Roof Cons | Ventilated | 4.5 | 0.1 | 0.85 | No | No | Existing | No | |
| Attic First Floor | Attic Roof/First Floor | Ventilated | 4.5 | 0.1 | 0.85 | No | No | New | n/a | |
| Attic First Floor (Existing) | Attic Roof/First Floor (Existing) | Ventilated | 4.5 | 0.1 | 0.85 | No | No | Existing | No | |

| FENESTRATION / GLAZING | | | | | | | | | | | | | | | |
|------------------------|--------|--------------|-------------|---------|------------|-------------|------|------------|----------|---------------|-------------|------------------|------------|-----------------------------|-----|
| Name | Type | Surface | Orientation | Asimuth | Width (ft) | Height (ft) | Mult | Area (ft²) | U-factor | SHGC | SHGC Source | Exterior Shading | Status | Verified Existing Condition | |
| Window | Window | East Wall | Back | 90 | | | 1 | 9.5 | 0.34 | NFRC | 0.34 | NFRC | Bug Screen | New | n/a |
| Window 2 | Window | West Wall 2 | Front | 270 | | | 1 | 82.6 | 0.58 | Table 110.6-A | 0.65 | Table 110.6-B | Bug Screen | Existing | No |
| Window 3 | Window | South Wall | Right | 180 | | | 1 | 45.4 | 0.58 | Table 110.6-A | 0.65 | Table 110.6-B | Bug Screen | Existing | No |
| Window 4 | Window | North Wall 2 | Left | 0 | | | 1 | 122.3 | 0.58 | Table 110.6-A | 0.65 | Table 110.6-B | Bug Screen | Existing | No |
| Window 5 | Window | East Wall 2 | Back | 90 | | | 1 | 19.8 | 0.58 | Table 110.6-A | 0.65 | Table 110.6-B | Bug Screen | Existing | No |
| Window (New) | Window | East Wall 2 | Back | 90 | | | 1 | 21 | 0.34 | NFRC | 0.34 | NFRC | Bug Screen | New | n/a |

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| OPAQUE SURFACE CONSTRUCTIONS | | | | | | | |
|------------------------------|------------------------|---------------------|--------------------|----------------------|--|----------|--|
| Construction Name | Surface Type | Construction Type | Framing | Total Cavity R-value | Interior / Exterior Continuous R-value | U-factor | Assembly Layers |
| R-30 Roof Attic | Ceilings (below attic) | Wood Framed Ceiling | 2x4 @ 24 in. O. C. | R-30 | None / None | 0.032 | Over Ceiling Joists: R-20.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board |
| Default Roof Prior to 197 | Ceilings (below attic) | Wood Framed Ceiling | 2x4 @ 16 in. O. C. | R-11 | None / None | 0.083 | Over Ceiling Joists: R-19 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board |

| BUILDING ENVELOPE - HERS VERIFICATION | | | |
|---------------------------------------|------------------------------------|-------------------------------|-------|
| 01 | 02 | 03 | 04 |
| Quality Insulation Installation (QII) | High R-value Spray Foam Insulation | Building Envelope Air Leakage | CFM50 |
| Not Required | Not Required | Not Required | n/a |

| WATER HEATING SYSTEMS | | | | | | | | | |
|-----------------------|--------------------------|------------------------------|-----------------------|----------------------|----------------------|-------------------|----------|-----------------------------|-------------------------------|
| Name | System Type | Distribution Type | Water Heater Name (#) | Solar Heating System | Compact Distribution | HERS Verification | Status | Verified Existing Condition | Existing Water Heating System |
| DHW Sys 1 | Domestic Hot Water (DHW) | Standard Distribution System | DHW Heater 1 (1) | n/a | None | n/a | Existing | No | |

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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| REQUIRED SPECIAL FEATURES |
|---|
| The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. |
| New ductwork added is less than 40 ft. in length |

| HERS FEATURE SUMMARY |
|---|
| The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry |
| Building-Level Verifications: |
| Cooling System Verifications: |
| Heating System Verifications: |
| HVAC Distribution System Verifications: |
| Domestic Hot Water System Verifications: |

| BUILDING - FEATURES INFORMATION | | | | | | |
|---------------------------------|------------------------------|--------------------------|--------------------|-----------------|---------------------------------------|---------------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Project Name | Conditioned Floor Area (ft²) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
| Residential Building | 1537 | 1 | 3 | 2 | 0 | 1 |

| ZONE INFORMATION | | | | | | |
|------------------------|-------------|------------------|-----------------------|---------------------|------------------------|------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Zone Name | Zone Type | HVAC System Name | Zone Floor Area (ft²) | Avg. Ceiling Height | Water Heating System 1 | Water Heating System 2 |
| First Floor | Conditioned | HVAC System1 | 46 | 8 | DHW Sys 1 | N/A |
| First Floor (Existing) | Conditioned | HVAC System1 | 1491 | 8 | DHW Sys 1 | N/A |

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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| OPAQUE DOORS | | | | | |
|--------------|-----------------------|------------|----------|----------|-----------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 |
| Name | Side of Building | Area (ft²) | U-factor | Status | Verified Existing Condition |
| Door | Interior Surface Wall | 17.7 | 0.5 | Existing | No |

| SLAB FLOORS | | | | | | | | | |
|-------------|--------|------------|----------------|-------------------------------|-------------------------------|-------------------|--------|----------|-----------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
| Name | Zone | Area (ft²) | Perimeter (ft) | Edge Insul. R-value and Depth | Edge Insul. R-value and Depth | Carpeted Fraction | Heated | Status | Verified Existing Condition |
| Slab | Garage | 462 | 88 | none | 0 | 0% | No | Existing | No |

| OPAQUE SURFACE CONSTRUCTIONS | | | | | | | |
|------------------------------|----------------|-------------------|--------------------|----------------------|--|----------|--|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Construction Name | Surface Type | Construction Type | Framing | Total Cavity R-value | Interior / Exterior Continuous R-value | U-factor | Assembly Layers |
| R-0 Wall | Exterior Walls | Wood Framed Wall | 2x4 @ 16 in. O. C. | R-0 | None / None | 0.302 | Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: Wood Siding/sheathing/decking |
| R-13 Wall | Exterior Walls | Wood Framed Wall | 2x4 @ 16 in. O. C. | R-13 | None / None | 0.095 | Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: Wood Siding/sheathing/decking |
| Default Wall Prior to 197 | Exterior Walls | Wood Framed Wall | 2x4 @ 16 in. O. C. | R-0 | None / None | 0.302 | Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: Wood Siding/sheathing/decking |

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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| WATER HEATERS | | | | | | | | | | | | | |
|---------------|----------------------|---------------|------------|-----------------|-----------------------------|-----------------------|-----------------------------------|------------------------------|-----------------------------|-------------------------------|------------------------------------|----------|-----------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 |
| Name | Heating Element Type | Tank Type | # of Units | Tank Vol. (gal) | Energy Factor or Efficiency | Input Rating or Pilot | Tank Insulation R-value (Inch/Eq) | Standby Loss or Recovery Eff | 1st Hr. Rating or Flow Rate | NEEA Heat Pump Brand or Model | Tank Location or Ambient Condition | Status | Verified Existing Condition |
| DHW Heater 1 | Gas | Small Storage | 1 | 50 | 0.57-EF | <= 75 kWh/yr | 0 | 80 | n/a | n/a | n/a | Existing | No |

| WATER HEATING - HERS VERIFICATION | | | | | | | |
|-----------------------------------|-----------------|-----------------|----------------------|---------------------------|-----------------------|--------------------------|----------------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | Pipe Insulation | Parallel Piping | Compact Distribution | Compact Distribution Type | Recirculation Control | Central DHW Distribution | Shower Drain Water Heat Recovery |
| DHW Sys 1 - 1/1 | Not Required | Not Required | Not Required | None | Not Required | Not Required | Not Required |

| SPACE CONDITIONING SYSTEMS | | | | | | | | | | |
|----------------------------|----------------------------------|---------------------|---------------------|------------|---------------------------|--------------------------|----------|-----------------------------|-------------------------|-------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 |
| Name | System Type | Heating Unit Name | Cooling Unit Name | Fan Name | Distribution Name | Required Thermostat Type | Status | Verified Existing Condition | Heating Equipment Count | Cooling Equipment Count |
| HVAC System1 | Heating and cooling system other | Heating Component 1 | Cooling Component 1 | HVAC Fan 1 | Air Distribution System 1 | n/a | Existing | No | 1 | 1 |

| HVAC - HEATING UNIT TYPES | | | |
|---------------------------|---------------------|-----------------|--------------------|
| 01 | 02 | 03 | 04 |
| Name | System Type | Number of Units | Heating Efficiency |
| Heating Component 1 | Central gas furnace | 1 | AFUE-78 |

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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| OPAQUE SURFACES | | | | | | | | | | |
|-------------------------|-------------|---------------------------|---------|-------------|------------------|----------------------------|------------|-----------------|----------|-----------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 |
| Name | Zone | Construction | Asimuth | Orientation | Gross Area (ft²) | Window and Door Area (ft²) | Tilt (deg) | Wall Exceptions | Status | Verified Existing Condition |
| West Wall | First Floor | R-13 Wall | 270 | Front | 47.1 | 0 | 90 | none | New | n/a |
| North Wall | First Floor | R-13 Wall | 0 | Left | 47.1 | 0 | 90 | none | New | n/a |
| East Wall | First Floor | R-13 Wall | 90 | Back | 62 | 9.5 | 90 | none | New | n/a |
| West Wall 2 | First Floor | Default Wall Prior to 197 | 270 | Front | 254 | 82.6 | 90 | none | Existing | No |
| South Wall | First Floor | Default Wall Prior to 197 | 180 | Right | 328 | 45.4 | 90 | none | Existing | No |
| North Wall 2 | First Floor | Default Wall Prior to 197 | 0 | Left | 350.7 | 122.3 | 90 | none | Existing | No |
| East Wall 2 | First Floor | Default Wall Prior to 197 | 90 | Back | 244.5 | 40.8 | 90 | none | Existing | No |
| Interior Surface Wall | First Floor | Default Wall Prior to 197 | n/a | n/a | 112 | 17.7 | n/a | | Existing | No |
| Interior Surface Wall 2 | First Floor | Default Wall Prior to 197 | n/a | n/a | 10.3 | 0 | n/a | | Existing | No |
| Roof | First Floor | R-30 Roof Attic | n/a | n/a | 46 | n/a | n/a | | New | n/a |
| Roof 2 | First Floor | Default Roof Prior to 197 | n/a | n/a | 1491 | n/a | n/a | | Existing | No |
| Roof 3 | Garage | R-0 Roof Attic | n/a | n/a | 462 | n/a | n/a | | Existing | No |
| Raised Floor | First Floor | R-19 Floor Crawlspace | n/a | n/a | 46 | n/a | n/a | | New | n/a |
| Raised Floor 2 | First Floor | Default Floor Crawlspace | n/a | n/a | 1491 | n/a | n/a | | Existing | No |
| West Wall 3 | Garage | R-0 Wall | 270 | Front | 160 | 0 | 90 | none | Existing | No |
| South Wall 2 | Garage | R-0 Wall | 90 | Back | 165.6 | 0 | 90 | none | Existing | No |
| North Wall 3 | Garage | R-0 Wall | 0 | Left | 64 | 0 | 90 | none | Existing | No |

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| OPAQUE SURFACE CONSTRUCTIONS | | | | | | | |
|------------------------------|----------------|---------------------|--------------------|----------------------|--|----------|--|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Construction Name | Surface Type | Construction Type | Framing | Total Cavity R-value | Interior / Exterior Continuous R-value | U-factor | Assembly Layers |
| Default Wall Prior to 197 | Interior Walls | Wood Framed Wall | 2x4 @ 16 in. O. C. | R-0 | None / None | 0.277 | Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board |
| Attic Garage Roof Cons | Attic Roofs | Wood Framed Ceiling | 2x4 @ 24 in. O. C. | R-0 | None / None | 0.644 | Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 |
| Attic Roof/First Floor | Attic Roofs | Wood Framed Ceiling | 2x4 @ 24 in. O. C. | R-0 | None / None | 0.644 | Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 |

RESIDENTIAL MEASURES SUMMARY RMS-1 Project Name: Shine & Jones Addition, Building Type: Single Family, Date: 8/4/2022. Includes tables for INSULATION, FENESTRATION, HVAC SYSTEMS, HVAC DISTRIBUTION, and WATER HEATING.

RESIDENTIAL MEASURES SUMMARY RMS-1 Project Name: Shine & Jones Addition, Building Type: Single Family, Date: 8/4/2022. Includes tables for INSULATION, FENESTRATION, HVAC SYSTEMS, HVAC DISTRIBUTION, and WATER HEATING.

2019 Low-Rise Residential Mandatory Measures Summary. Includes a table of measures such as Building Envelope Measures, Fenestration, HVAC Systems, and Water Heating, with detailed descriptions for each.

REVISIONS table with columns for revision number, description, and date.



A RESIDENTIAL REMODEL & ADDITION FOR: SHINE & JONES, 43 SAN GABRIEL DR FAIRFAX, CA 94930

APN: 001-261-08

T24 ENERGY DOCUMENTS



8170 CLIFFORD ST. - COTATI - CA 94981 (707) 745-5758 - DENNIS@KEYARCH.COM

2019 Low-Rise Residential Mandatory Measures Summary. Includes sections for Requirements for Ventilation and Indoor Air Quality, Pool and Spa Systems, and Lighting Measures.

2019 Low-Rise Residential Mandatory Measures Summary. Includes sections for Requirements for Ventilation and Indoor Air Quality, Pool and Spa Systems, and Lighting Measures.

2019 Low-Rise Residential Mandatory Measures Summary. Includes sections for Interior Switches and Controls, Residential Outdoor Lighting, and Solar Ready Buildings.

CERTIFICATE OF COMPLIANCE. Includes project information, documentation author details (Rick Rocklewitz), responsible persons (Dennis Key), and registration information.

DRAWN BY: KEY, DATE: 31 AUG 2022, JOB NO: 220203, SCALE: NONE OF 8 TOTAL SHTS.

MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

This checklist is effective January 1, 2020 and applies to additions and alterations of low-rise residential buildings including hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations, and accessory structures.

The provisions of this checklist apply only to the portions of the building being added to or altered within the scope of the permitted work when the cumulative square footage of the project is less than 1,200 square feet. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen.

Submit this checklist with your plans to demonstrate compliance with the green building ordinance. This checklist includes modifications specific to Marin County. For more information on the County's Green Building requirements, please visit www.marinegreenbuilding.org

For more information on CALGreen and complete measure language, see Chapters 4 and Appendix 4 here: <https://codes.iccsafe.org/content/CAGBSC2019/table-of-contents>

PROJECT DETAILS
43 SAN GABRIEL DR, FAIRFAX 001-261-08
Project Address APN
SHINE & JONES
Applicant Name (Please Print)

PROJECT VERIFICATION
The green building professional¹ has reviewed the plans and certifies that the mandatory and elective measures listed below are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2019 California Green Building Standards Code as amended by the County of Marin.
Signature: Dennis Key
Date: AUG. 20, 2022
DENNIS KEY, ARCHITECT C-015389 EXP. 12/23
Name & Title (Please Print)

¹ A qualified building professional can be an architect, engineer, contractor, or qualified green building professional, such as a CALGreen Special Inspector.
Last Updated: February 18, 2021 Page 1

MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

DIVISION 4.1 PLANNING AND DESIGN
Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
4.106.2 (MANDATORY) A plan is developed and implemented to manage stormwater runoff from the construction activities through compliance with the County of Marin's stormwater management ordinance.
Link: County of Marin's stormwater management ordinance
Completed N/A Plan sheet reference (if applicable):

4.106.3 (MANDATORY) Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
Completed N/A Plan sheet reference (if applicable): A1
A4.106.4.1 (MANDATORY) One- and two-family dwellings, and townhouses with attached private garages. If the project scope includes an upgrade of the electrical service panel, achieve Level 2 EV readiness including a raceway and dedicated 208/240-volt branch circuit, as required in the Marin County Building Code, Chapter 19.04, Subchapter 2.
Link: Marin County Building Code, Chapter 19.04, Subchapter 2
Completed N/A Plan sheet reference (if applicable):

A4.106.4.2 (MANDATORY) Multifamily dwellings and hotels/motels. If the project scope includes an upgrade of the electrical service panel or modification of the parking lot, comply with EV Readiness requirements outlined in the Marin County Building Code, Chapter 19.04, Subchapter 2.
Link: Marin County Building Code, Chapter 19.04, Subchapter 2
Completed N/A Plan sheet reference (if applicable):

DIVISION 4.2 ENERGY EFFICIENCY
Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
4.201.1 (MANDATORY) Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.
Completed N/A Plan sheet reference (if applicable): A6

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
Last Updated: February 18, 2021 Page 2

MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

4.303.1 (MANDATORY) Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.
Completed N/A Plan sheet reference (if applicable): A2

4.303.2 (MANDATORY) Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.
Completed N/A Plan sheet reference (if applicable): A2

4.304.1 (MANDATORY) Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Completed N/A Plan sheet reference (if applicable):

DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])

4.406.1 (MANDATORY) Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
Completed N/A Plan sheet reference (if applicable): A2

4.408.1 (MANDATORY) Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin.
Link: Zero Waste Marin
Completed N/A Plan sheet reference (if applicable): A2

4.410.1 (MANDATORY) An operation and maintenance manual shall be provided to the building occupant or owner.
Completed N/A Plan sheet reference (if applicable):

4.410.2 (MANDATORY) Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance if more restrictive.
Completed N/A Plan sheet reference (if applicable):

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MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

DIVISION 4.5 ENVIRONMENTAL QUALITY
Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
4.503.1 (MANDATORY) Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with the U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances including the County of Marin Municipal Code (Wood-Burning Devices).
Link: County of Marin Municipal Code (Wood-Burning Devices)
Completed N/A Plan sheet reference (if applicable):

4.504.1 (MANDATORY) Duct openings and other related air distribution component openings shall be covered during construction.
Completed N/A Plan sheet reference (if applicable): A2
4.504.2.1 (MANDATORY) Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
Completed N/A Plan sheet reference (if applicable): A2

4.504.2.2 (MANDATORY) Paints, stains and other coatings shall be compliant with VOC limits.
Completed N/A Plan sheet reference (if applicable): A2
4.504.2.3 (MANDATORY) Aerosol paints and coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.
Completed N/A Plan sheet reference (if applicable): A2

4.504.2.4 (MANDATORY) Documentation shall be provided to verify that compliant VOC limit finish materials have been used. Documentation may include (but isn't limited to) the Manufacturer's product specification or field verification of on-site product containers.
Completed N/A Plan sheet reference (if applicable): A2

4.504.3 (MANDATORY) Carpet and carpet systems shall be compliant with VOC limits.
Completed N/A Plan sheet reference (if applicable):
4.504.4 (MANDATORY) 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
Completed N/A Plan sheet reference (if applicable):

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MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

4.504.5 (MANDATORY) Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.
Completed N/A Plan sheet reference (if applicable):

A4.504.2 (MANDATORY) Install VOC compliant resilient flooring systems. Ninety (90) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits established in section A4.504.2.
Completed N/A Plan sheet reference (if applicable):

A4.504.3 (MANDATORY) Thermal insulation installed in the building shall install thermal insulation in compliance with VOC limits
Completed N/A Plan sheet reference (if applicable):

4.505.2 (MANDATORY) Vapor retarder and capillary break is installed at slab on grade foundations.
Completed N/A Plan sheet reference (if applicable):

4.505.3 (MANDATORY) Moisture content of building materials used in wall and floor framing is checked before enclosure.
Completed N/A Plan sheet reference (if applicable): A2

4.506.1 (MANDATORY) Each bathroom shall be provided with the following:
1. ENERGY STAR fans ducted to terminate outside the building.
2. Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system.
3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
Completed N/A Plan sheet reference (if applicable):

4.507.2 (MANDATORY) Duct systems are sized, designed, and equipment is selected using the following methods:
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
Completed N/A Plan sheet reference (if applicable):

Last Updated: February 18, 2021 Page 5

| REVISIONS: | BY: |
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A RESIDENTIAL REMODEL & ADDITION FOR:
SHINE & JONES
43 SAN GABRIEL DR
FAIRFAX, CA
94930
APN: 001-261-08

CALGREEN CHECKLIST



| | |
|-----------------------|-----------|
| DRAWN BY: KEY | A7 |
| DATE: 31 Aug. 2022 | |
| JOB NO. 220203 | |
| SCALE: NONE | |
| OF 8 TOTAL SHTS. | |

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS - TABLE R602.3(1)

| ITEM | DESCRIPTION OF BUILDING ELEMENTS | NUMBER AND TYPE OF FASTENER ^{a,b,c} | SPACING OF FASTENERS |
|--------------|---|---|--|
| Roof | | | |
| 1 | Blocking between joists or rafters to top plate, toe nail | 3-8d (2 1/2" x 0.113") | - |
| 2 | Ceiling joists to plate, toe nail | 3-8d (2 1/2" x 0.113") | - |
| 3 | Ceiling joists not attached to parallel rafter, laps over partitions, face nail | 3-10d | - |
| 4 | Collar tie rafter, face nail or 1 1/2" x 20 gauge ridge strap | 3-10d (3" x 0.128") | - |
| 5 | Rafter to plate, toe nail | 2-16d (3 1/2" x 0.135") | - |
| Wall | | | |
| 7 | Build-up corner studs | 10d (3" x 0.128") | 24" o.c. |
| 8 | Build-up header, two pieces with 1/2" spacer | 16d (3 1/2" x 0.135") | 16" o.c. along each edge |
| 9 | Continued header, two pieces | 16d (3 1/2" x 0.135") | 16" o.c. along each edge |
| 10 | Continuous header to stud, toe nail | 4-8d (2 1/2" x 0.113") | - |
| 11 | Double studs, face nail | 10d (3" x 0.128") | 24" o.c. |
| 12 | Double top plates, face nail | 10d (3" x 0.128") | 24" o.c. |
| 13 | Double top plates, minimum 48-inch offset of end joints, face nail in lap area | 8-16d (3 1/2" x 0.135") | - |
| 14 | Sole plate to joist or blocking, face nail | 16d (3 1/2" x 0.135") | 16" o.c. |
| 15 | Sole plate to joist or blocking at braced wall panels | 3-16d (3 1/2" x 0.135") | 16" o.c. |
| 16 | Stud to sole plate, toe nail | 3-8d (2 1/2" x 0.113") Or 2-16d (3 1/2" x 0.135") | - |
| 17 | Top or sole plate to stud, end nail | 2-16d (3 1/2" x 0.135") | - |
| 18 | Top plates, laps at corners and intersections, face nail | 2-10d (3" x 0.128") | - |
| 19 | 1" brace to each stud and plate, face nail | 2-8d (2 1/2" x 0.113") 2 staples 1 3/4" | - |
| 20 | 1" x 6" sheathing to each bearing, face nail | 2-8d (2 1/2" x 0.113") 2 staples 1 3/4" | - |
| 21 | 1" x 8" sheathing to each bearing, face nail | 2-8d (2 1/2" x 0.113") 3 staples 1 3/4" | - |
| 22 | Wider than 1" x 8" sheathing to each bearing, face nail | 3-8d (2 1/2" x 0.113") 4 staples 1 3/4" | - |
| Floor | | | |
| 23 | Joist to sill or girder, toe nail | 3-8d (2 1/2" x 0.113") | - |
| 24 | 1" x 6" subfloor or less to each joist, face nail | 2-8d (2 1/2" x 0.113") 2 staples 1 3/4" | - |
| 25 | 2" subfloor to joist or girder, blind and face nail | 2-16d (3 1/2" x 0.135") | - |
| 26 | Rim joist to top plate, toe nail (roof applications also) | 8d (2 1/2" x 0.113") | 6" o.c. |
| 27 | 2" planks (plank & beam - floor & roof) | 2-16d (3 1/2" x 0.135") | At each bearing |
| 28 | Build-up girders and beams, 2-inch lumber layers | 10d (3" x 0.128") | Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice. |
| 29 | Ledger strip supporting joists or rafters | 3-16d (3 1/2" x 0.135") | At each joist or rafter |

| ITEM | DESCRIPTION OF BUILDING MATERIALS | DESCRIPTION OF FASTENER ^{a,b,c} | SPACING (inches) ^d | INTERMEDIATE SUPPORTS ^e (inches) |
|--|--|---|-------------------------------|---|
| Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing | | | | |
| 30 | 3/8" - 1/2" | 6d common (2" x 0.113") nail subfloor, wall ^f 8d common (2 1/2" x 0.131") nail (roof) | 6 | 12" |
| 31 | 5/8" - 1/2" | 6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof) | 6 | 12" |
| 32 | 3/4" - 1" | 8d common nail (2 1/2" x 0.131") | 6 | 12" |
| 33 | 1 1/8" - 1 1/4" | 10d common (3" x 0.148") nail or 8d (2 1/2" x 0.131") deformed nail | 6 | 12" |
| Other wall sheathing^g | | | | |
| 34 | 1/2" structural cellulose Fiberboard sheathing | 1/2" galvanized roofing nail, 1/8" crown or 1" Crown staple 16 ga., 1 1/2" long | 3 | 6 |
| 35 | 3/4" structural cellulose Fiberboard sheathing | 1 1/2" galvanized roofing nail, 1/8" crown or 1" Crown staple 16 ga., 1 1/2" long | 3 | 6 |
| 36 | 1/2" gypsum sheathing ^h | 1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long, 1 1/4" screws, Type W or S | 7 | 7 |
| 37 | 3/4" gypsum sheathing ^h | 1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long, 1 1/4" screws, Type W or S | 7 | 7 |
| Wood structural panels, combination subfloor underlayment to framing | | | | |
| 38 | 3/4" and less | 6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail | 6 | 12" |
| 39 | 7/8" - 1" | 8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail | 6 | 12" |
| 40 | 1 1/8" - 1 1/4" | 10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail | 6 | 12" |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strength as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gauge wire and have a minimum 1/4-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

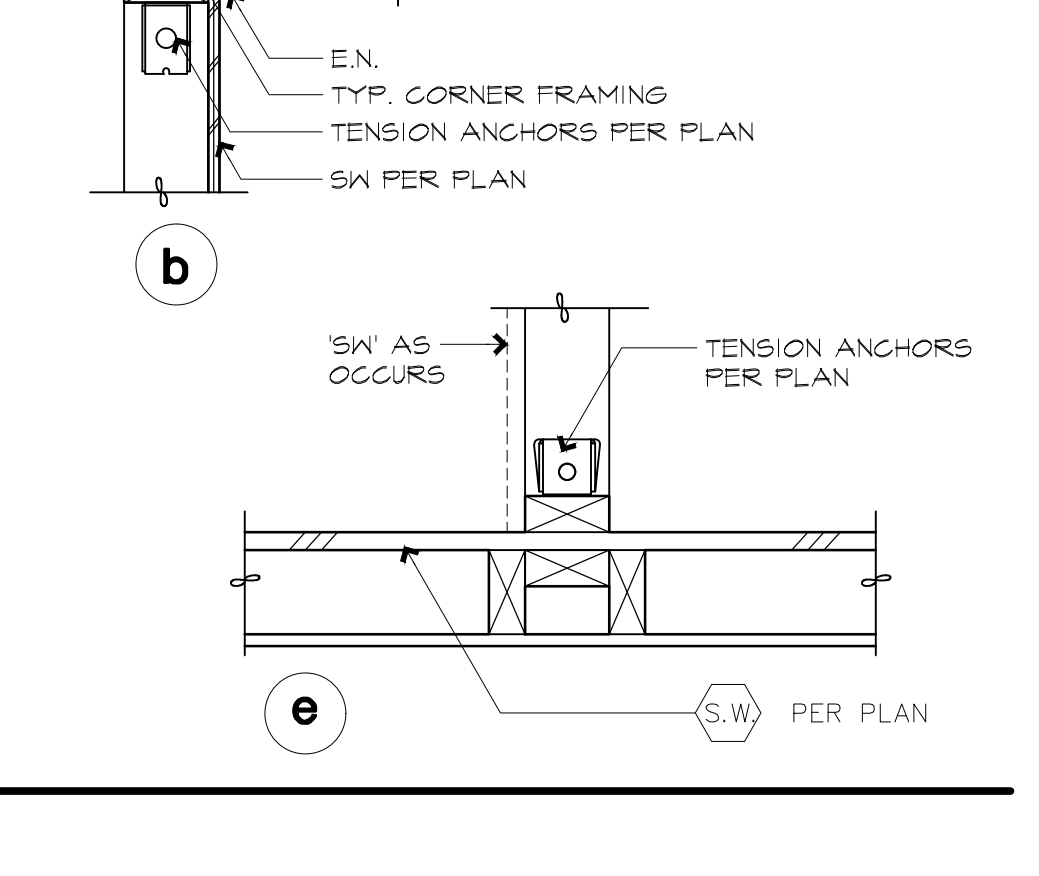
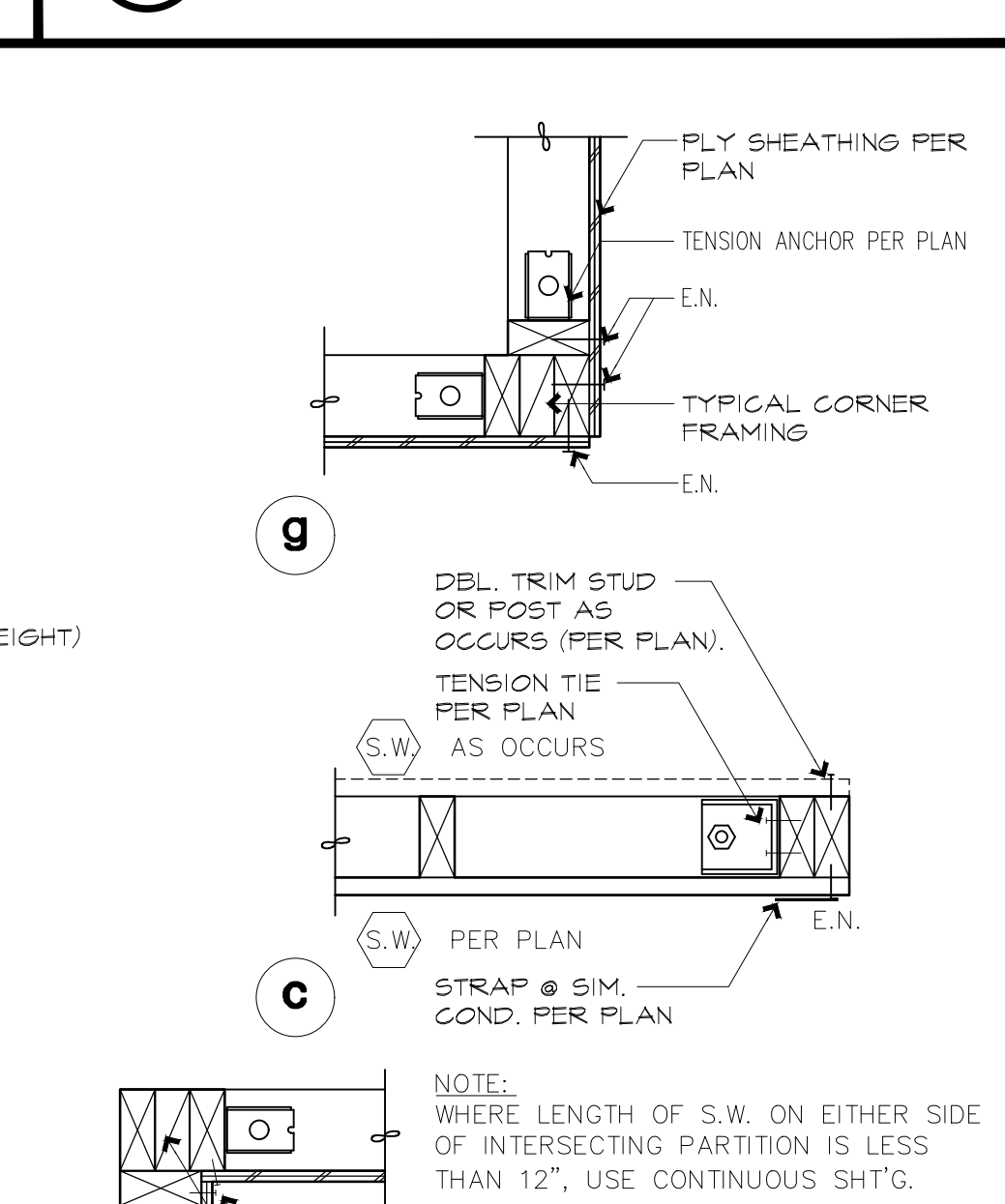
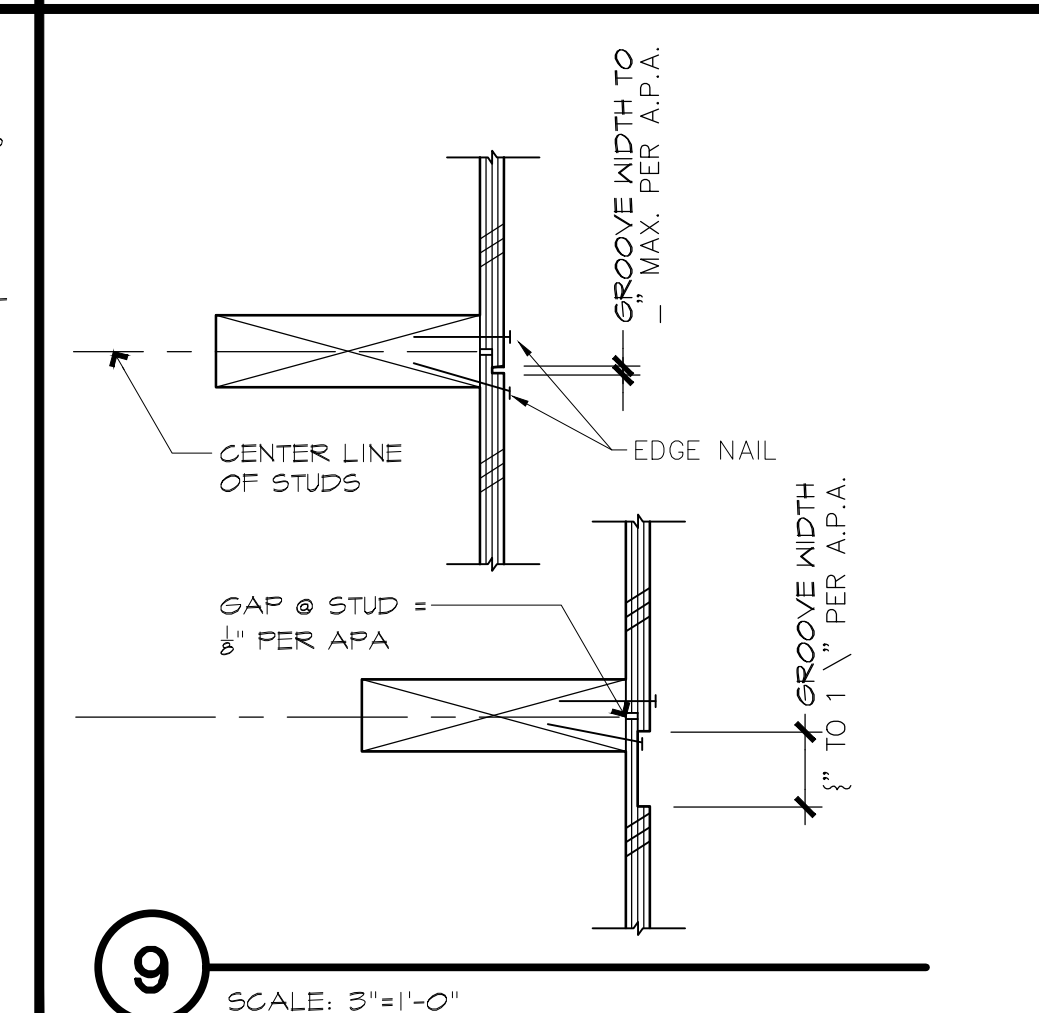
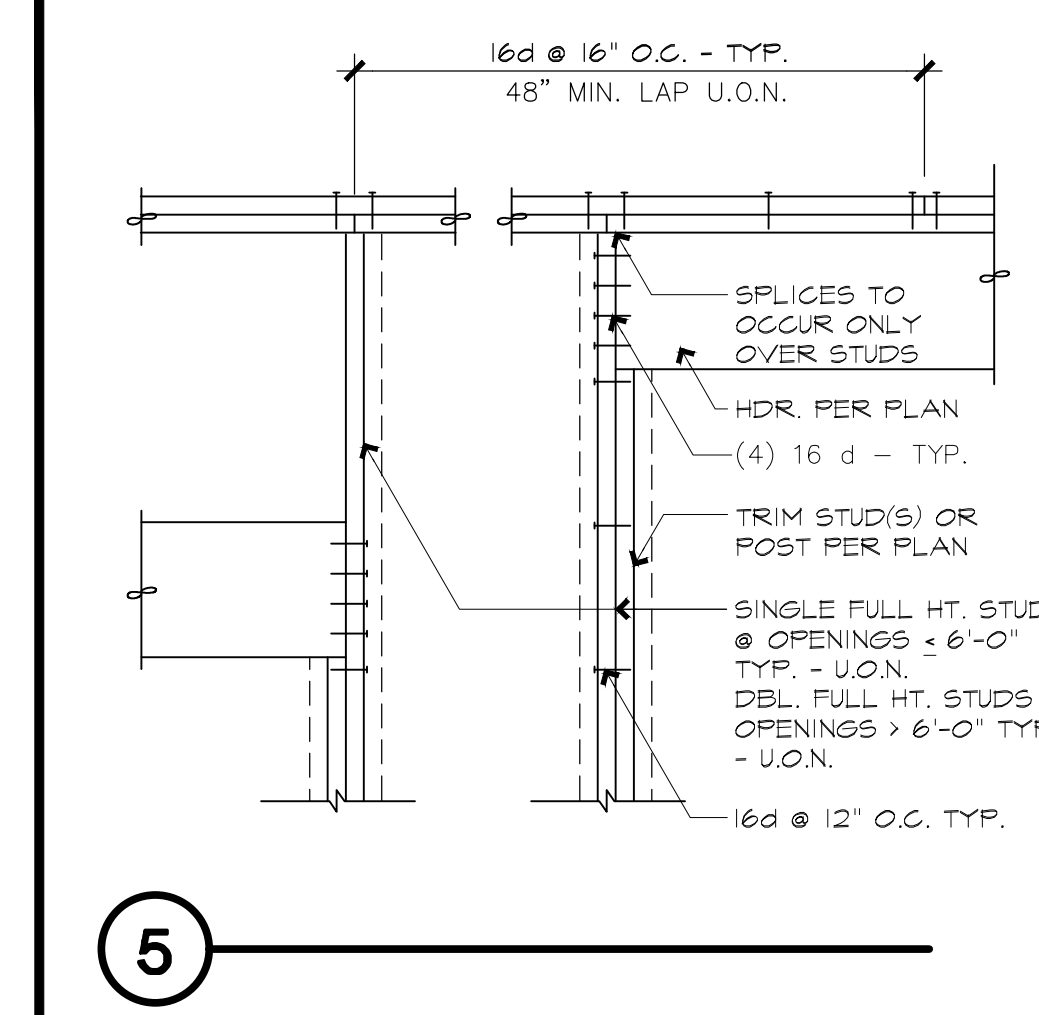
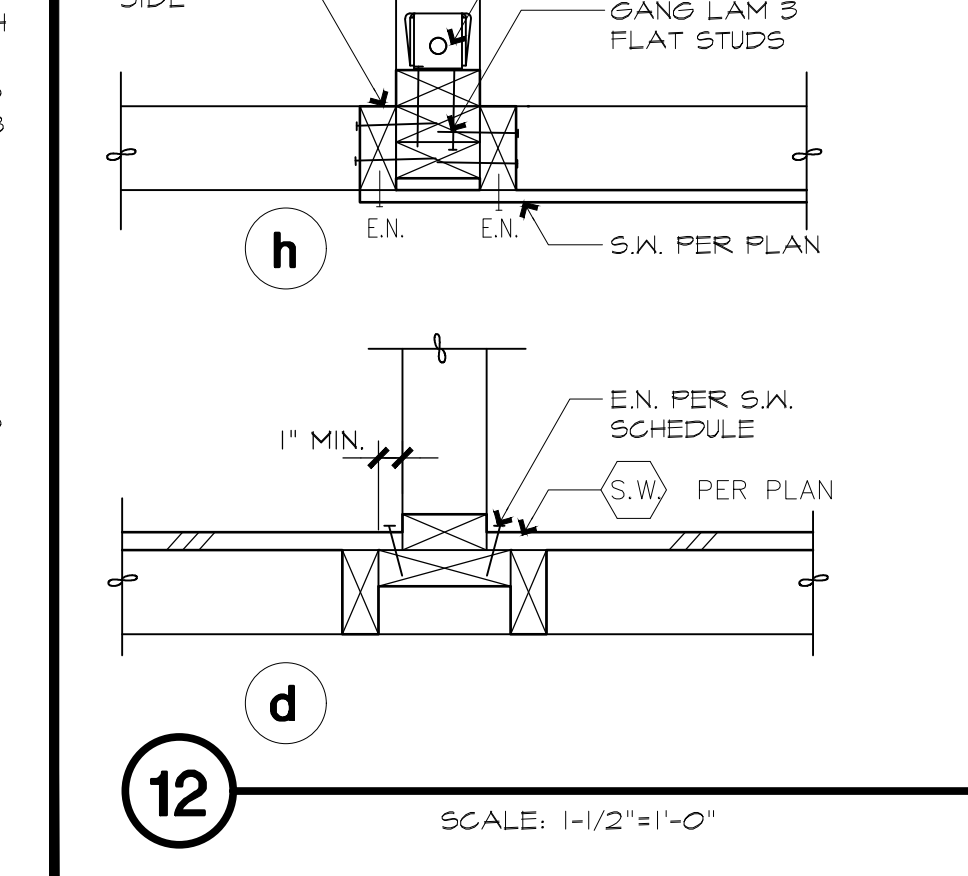
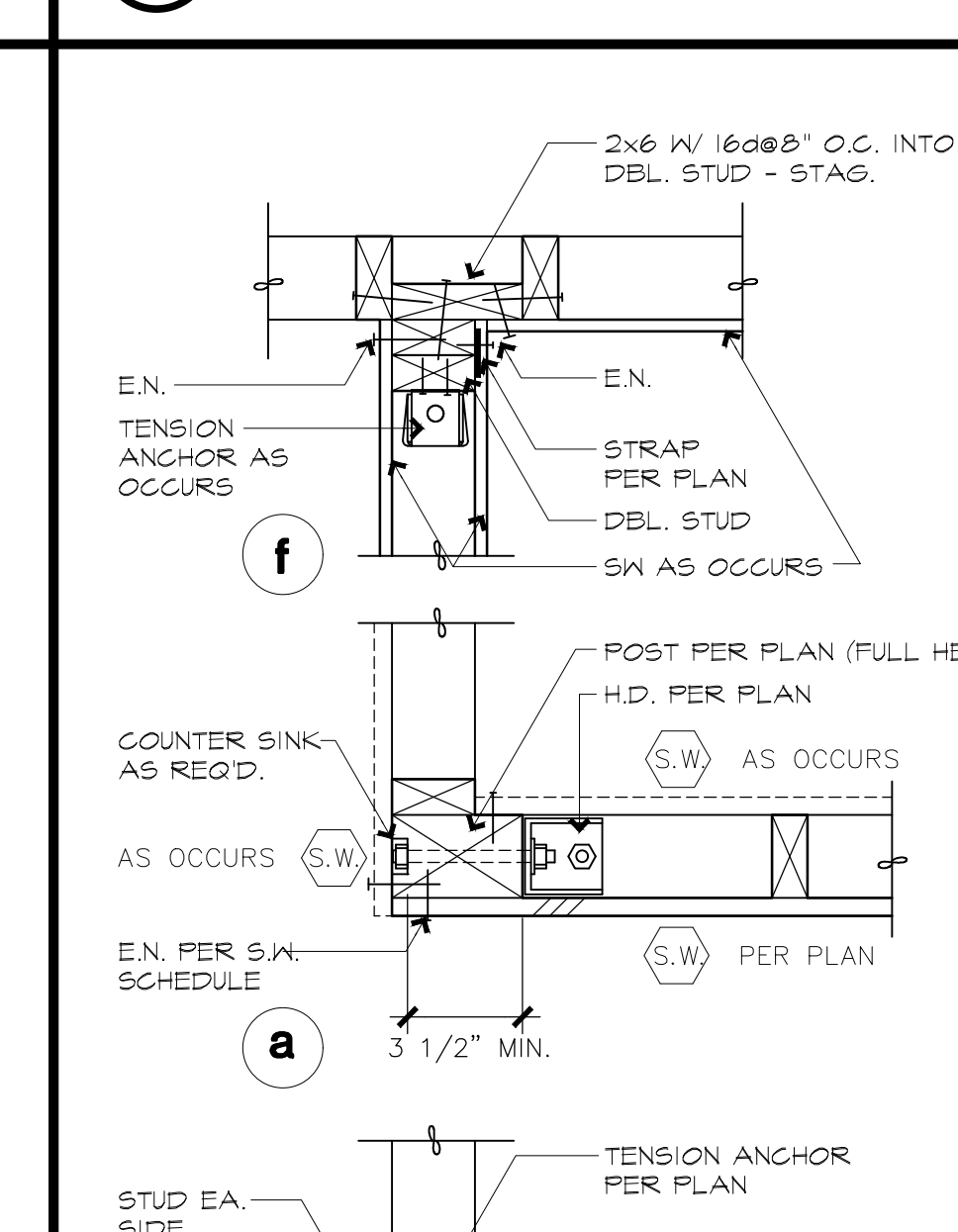
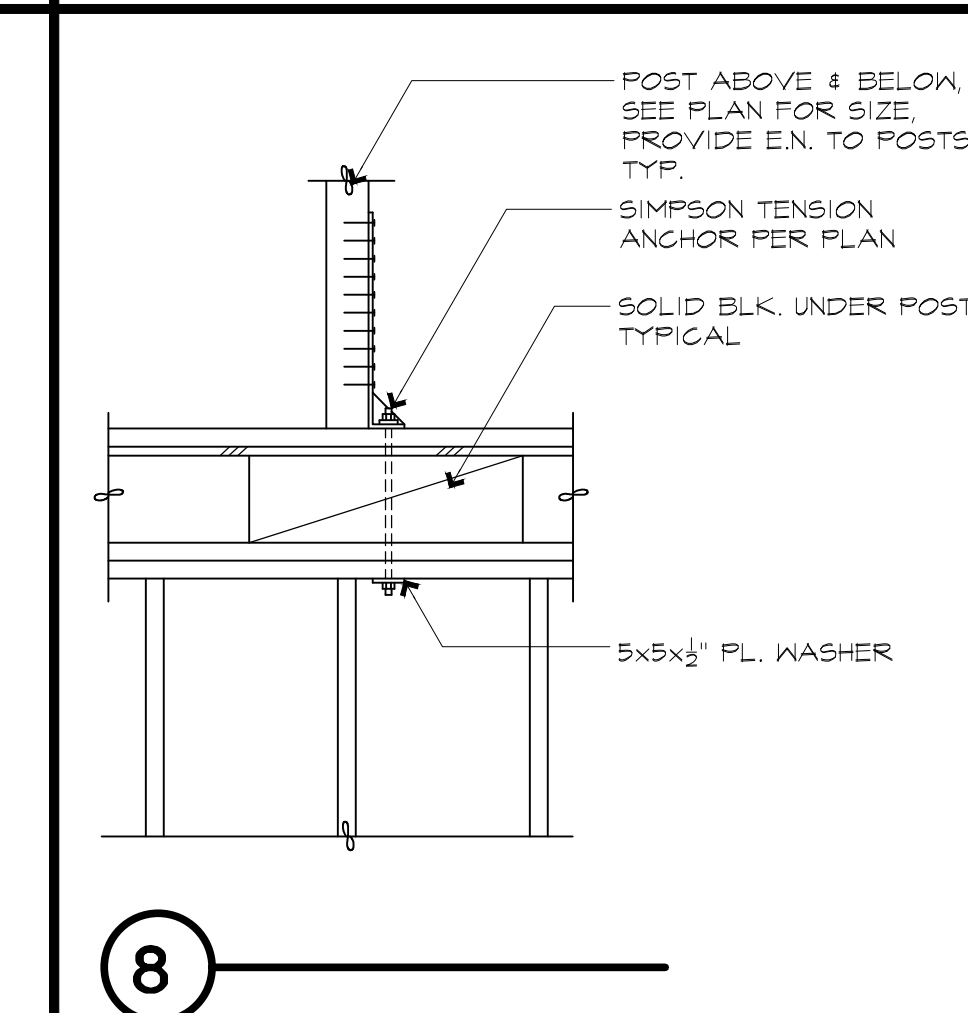
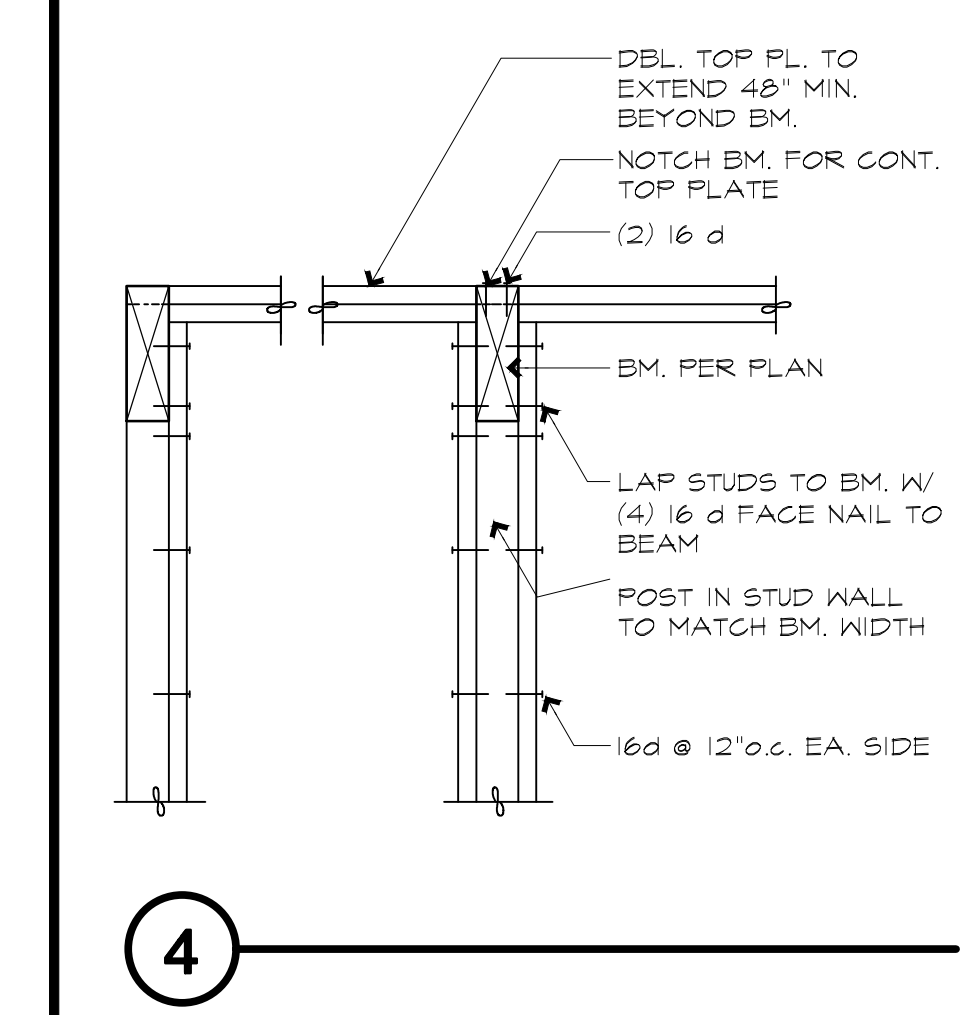
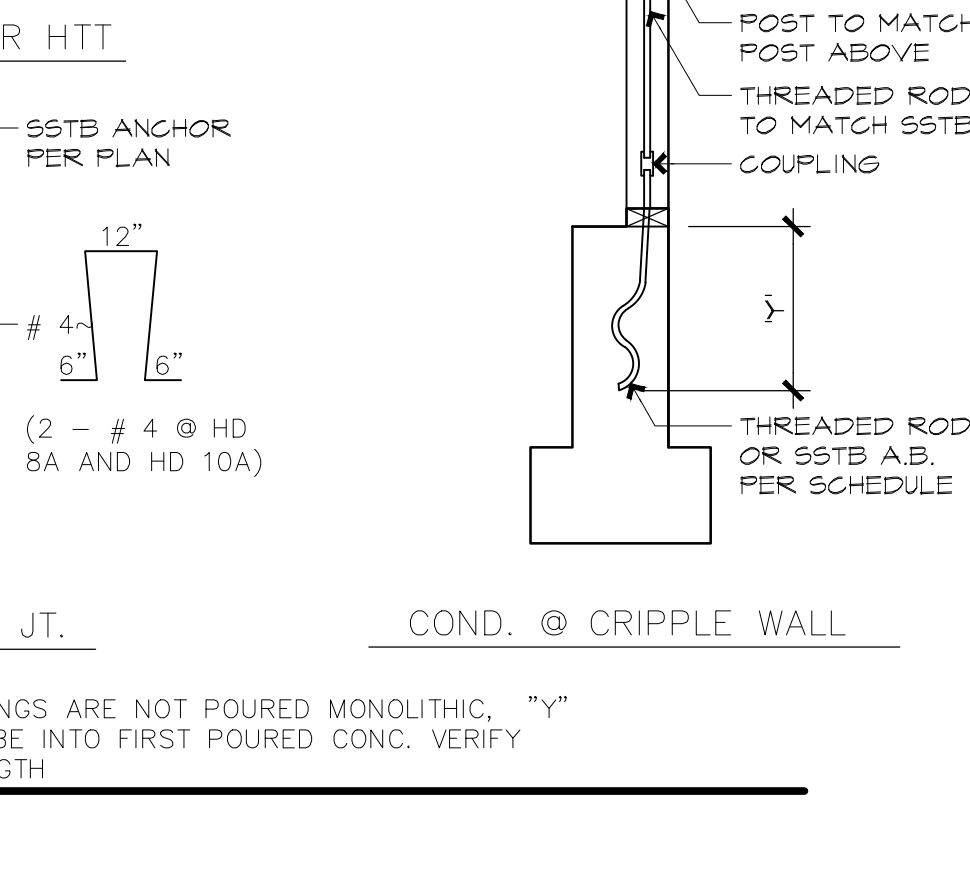
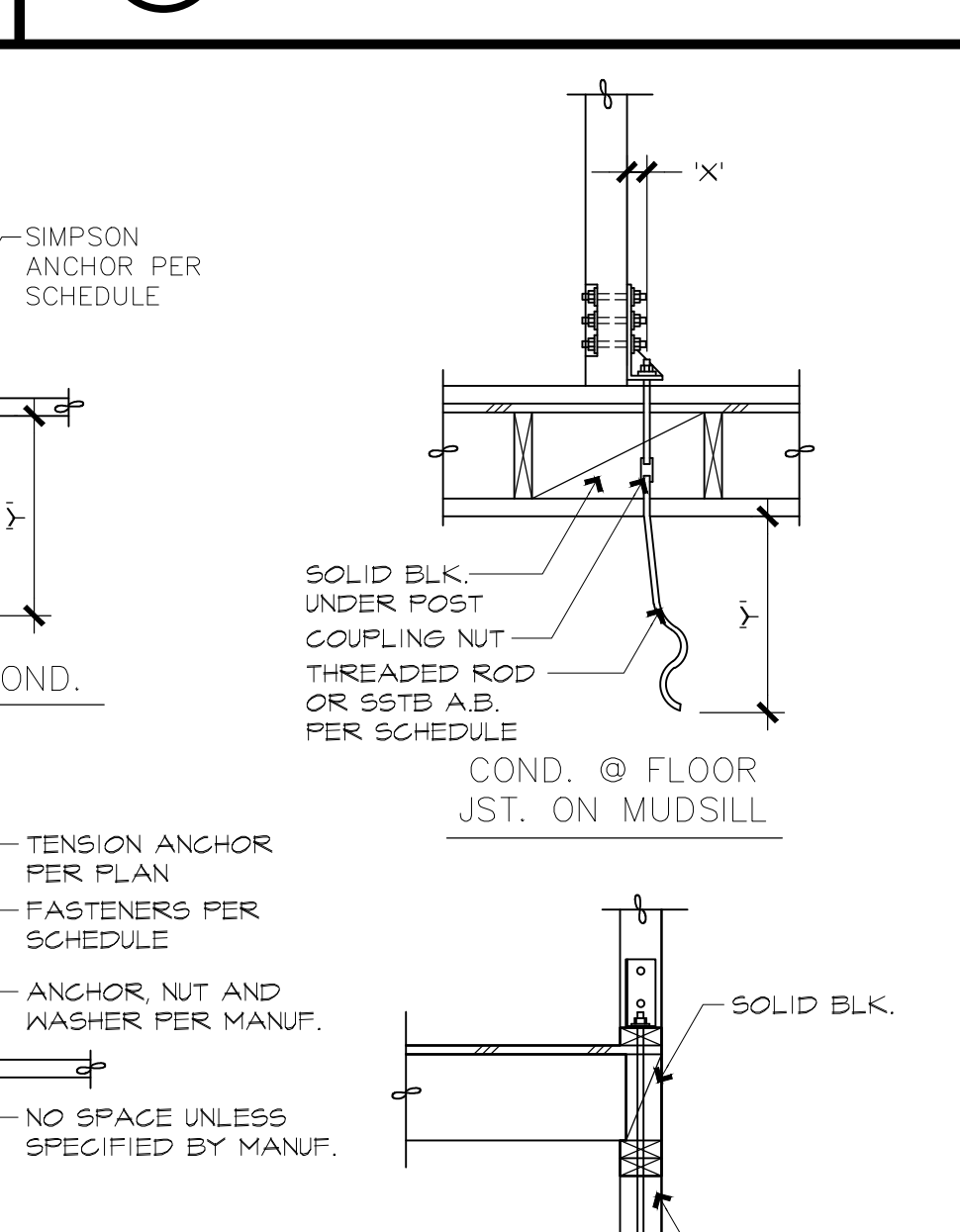
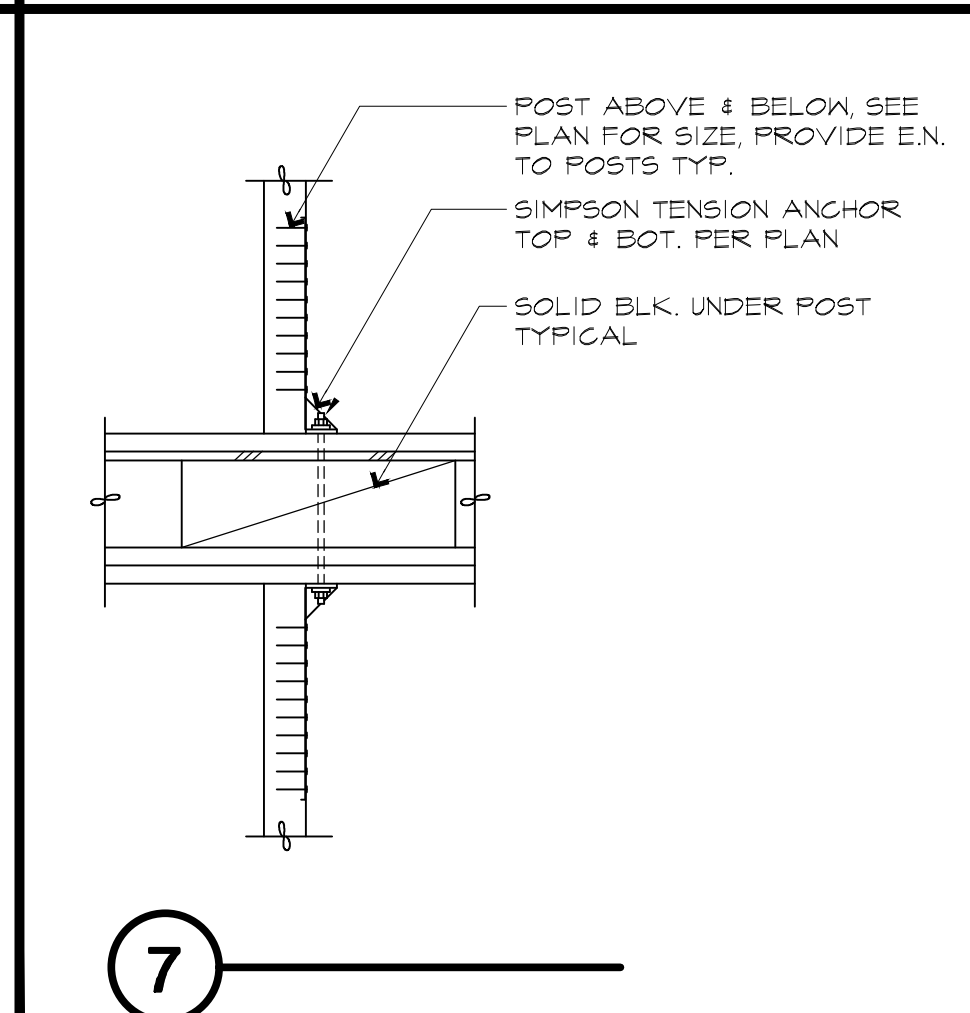
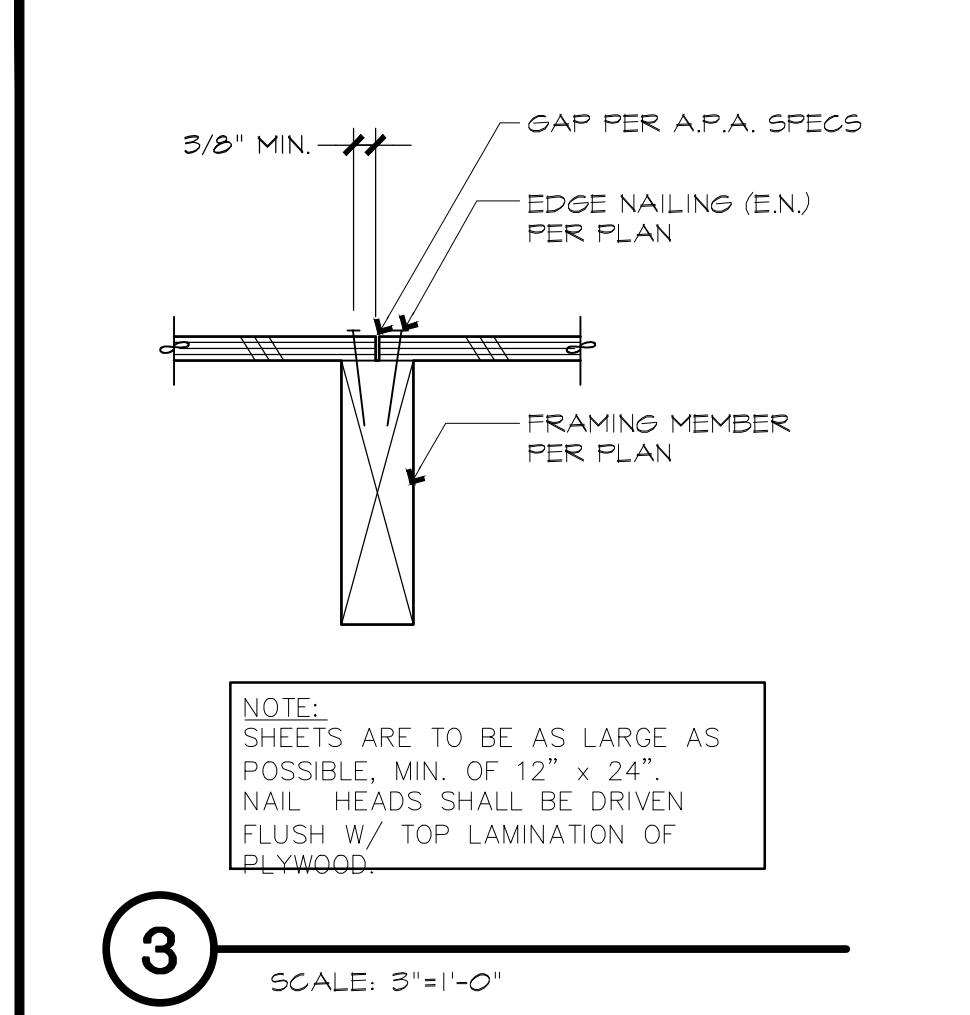
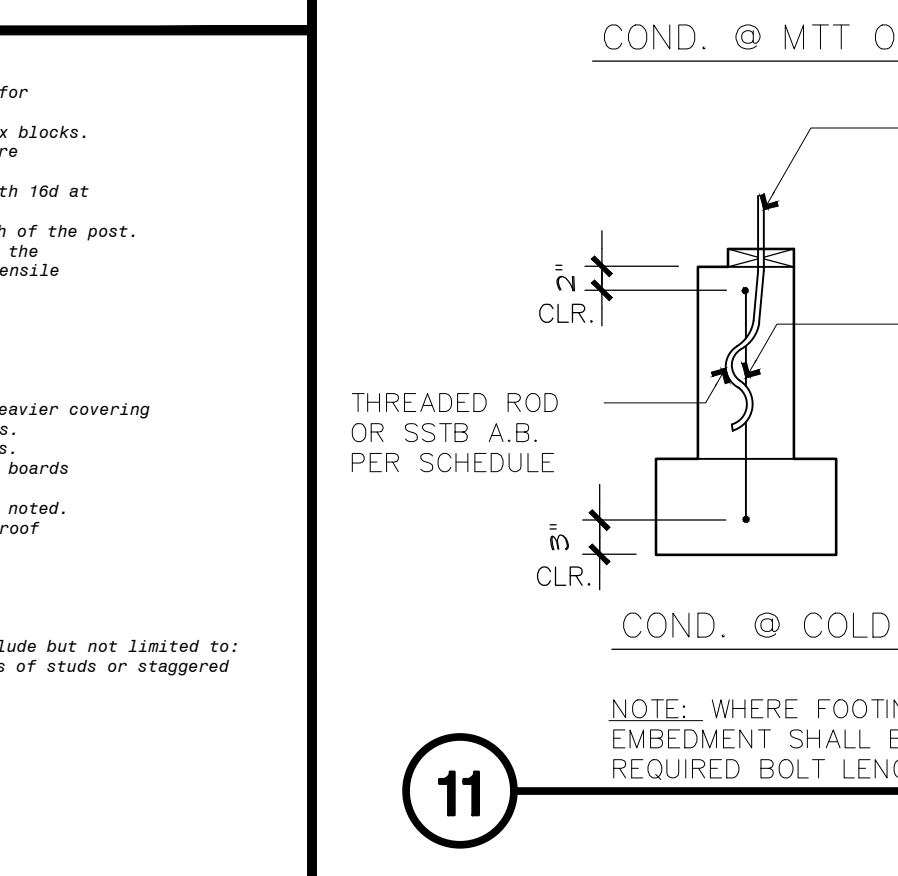
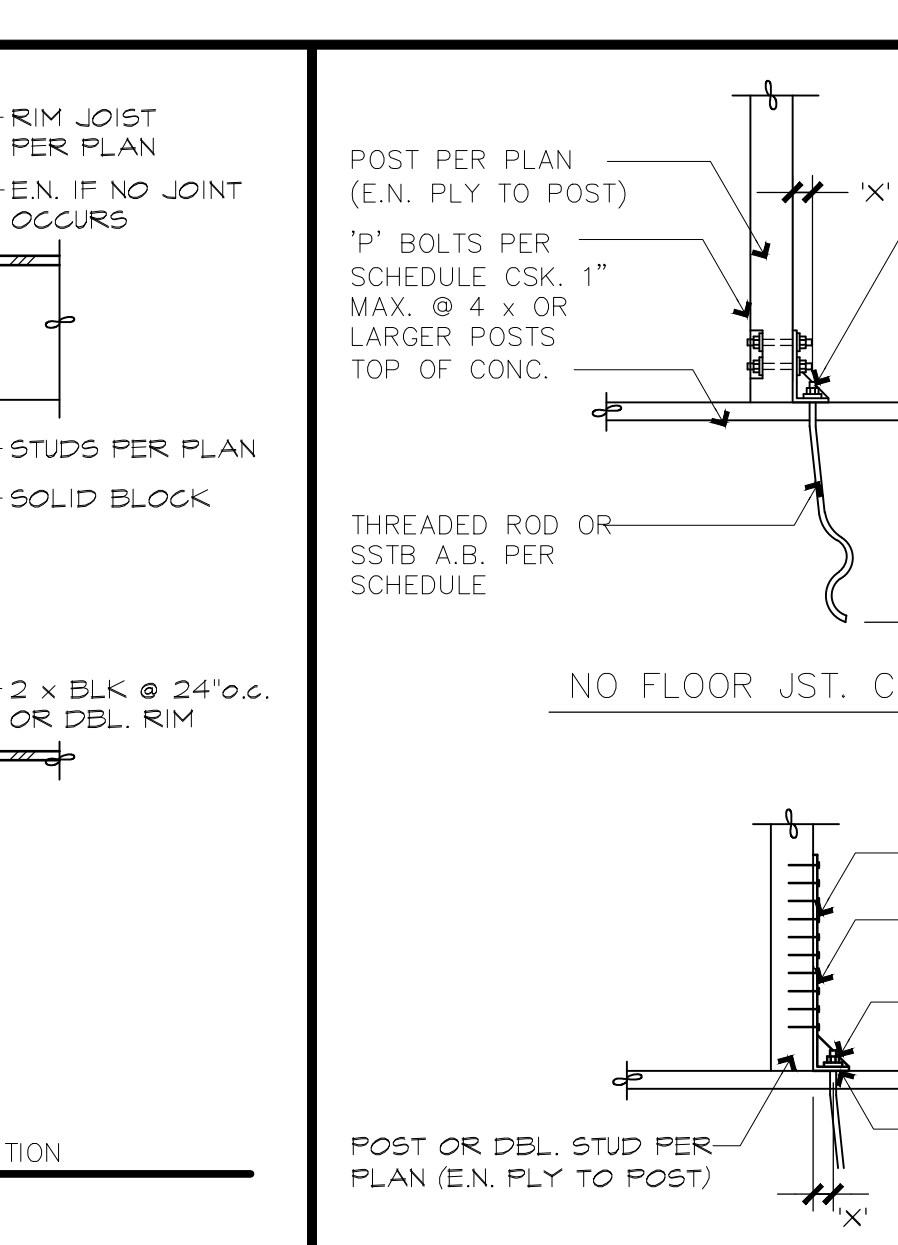
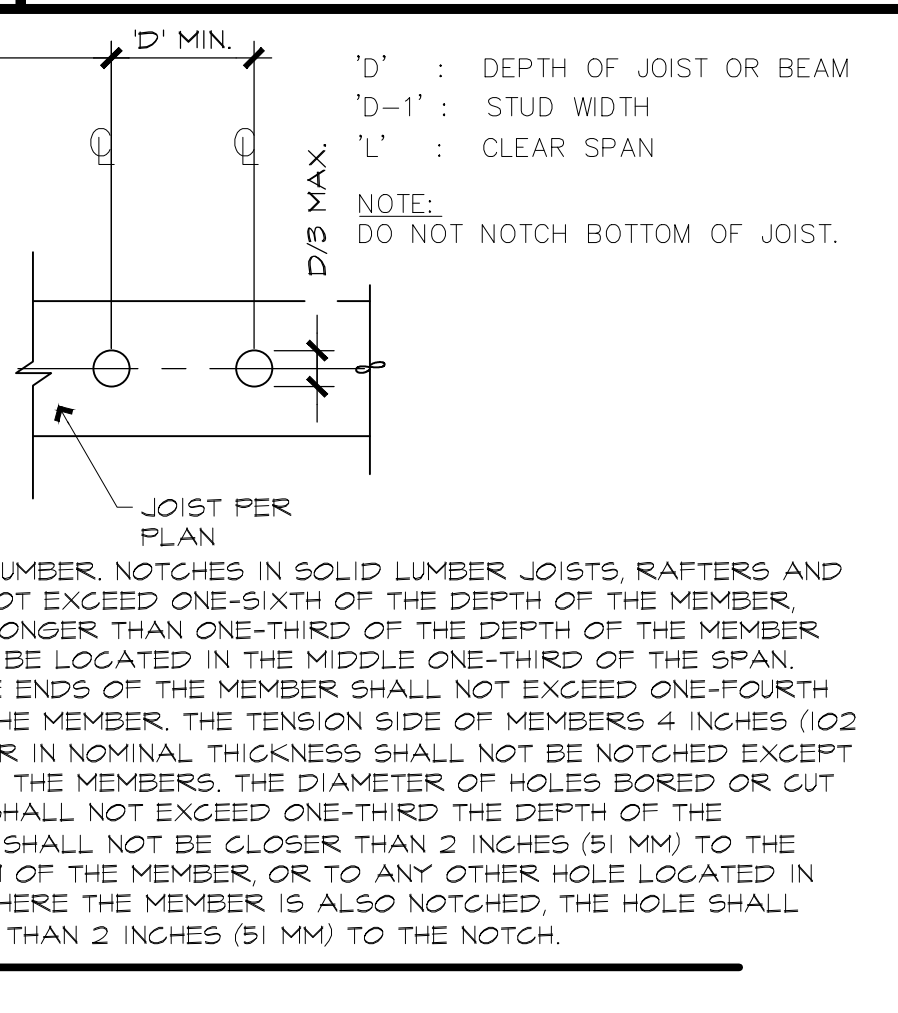
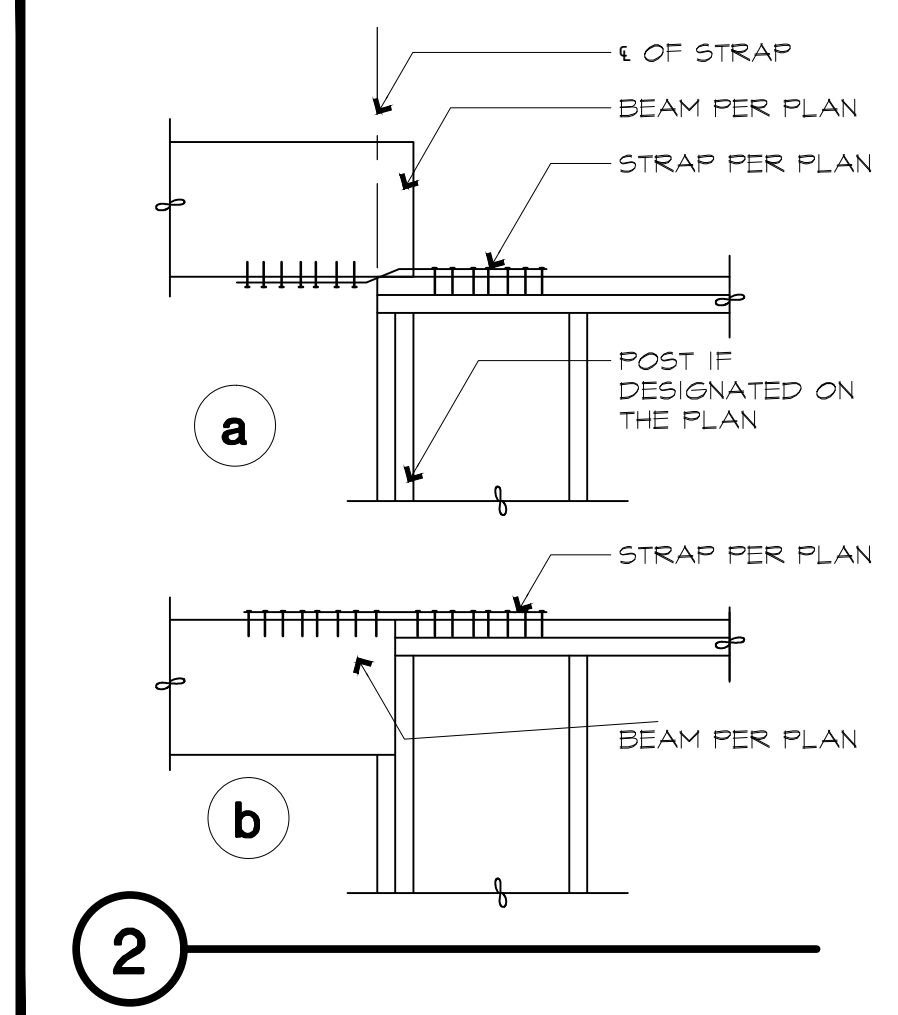
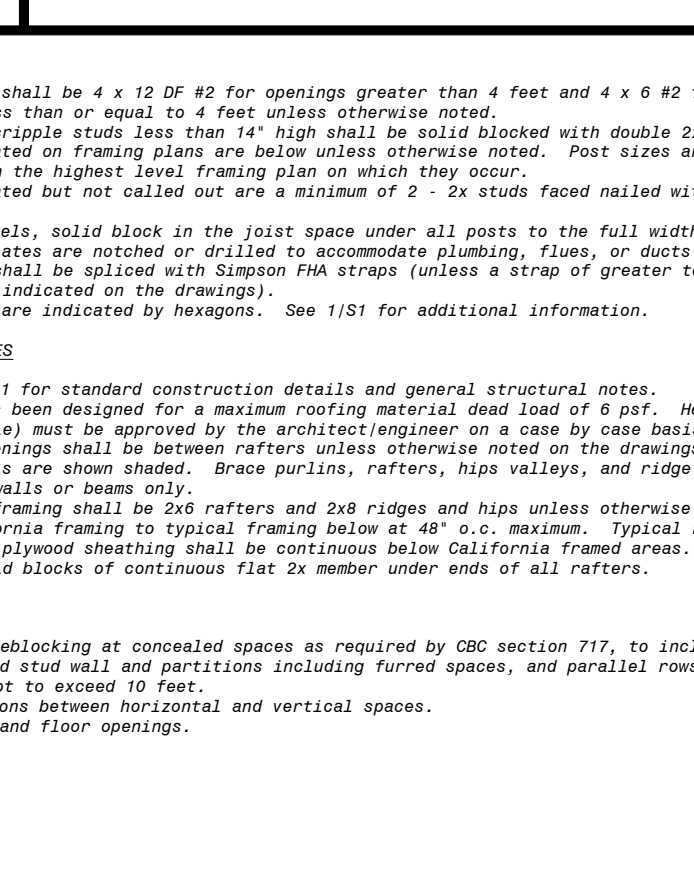
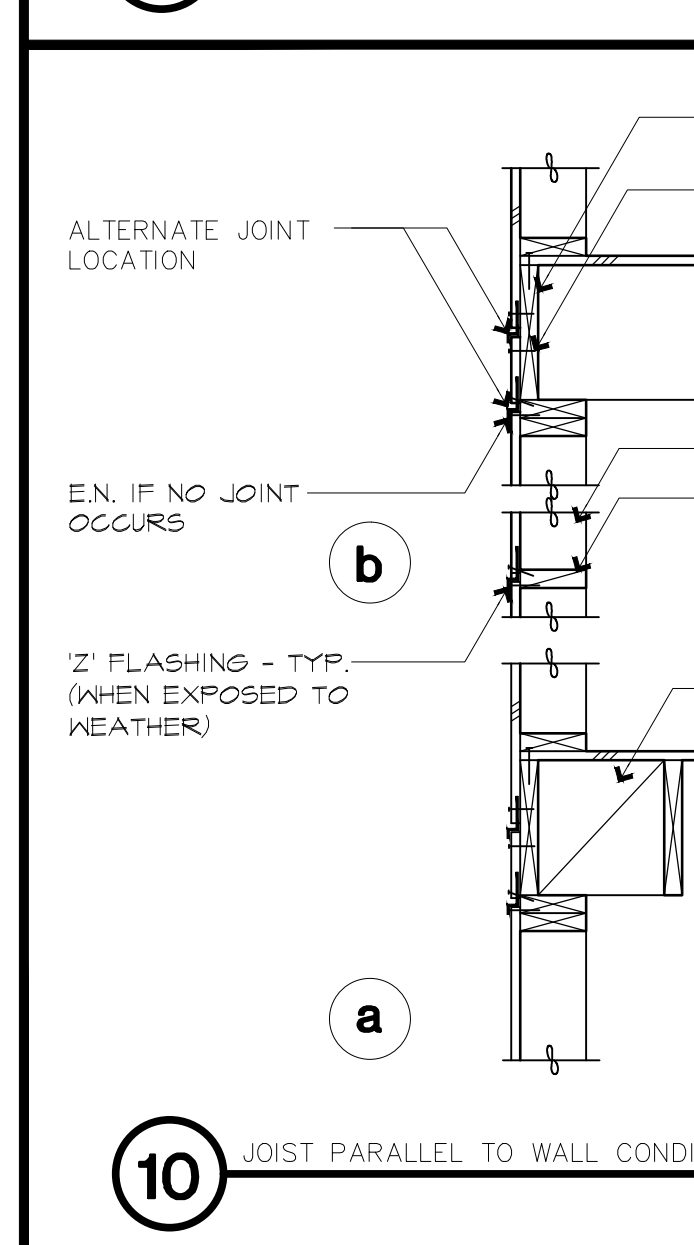
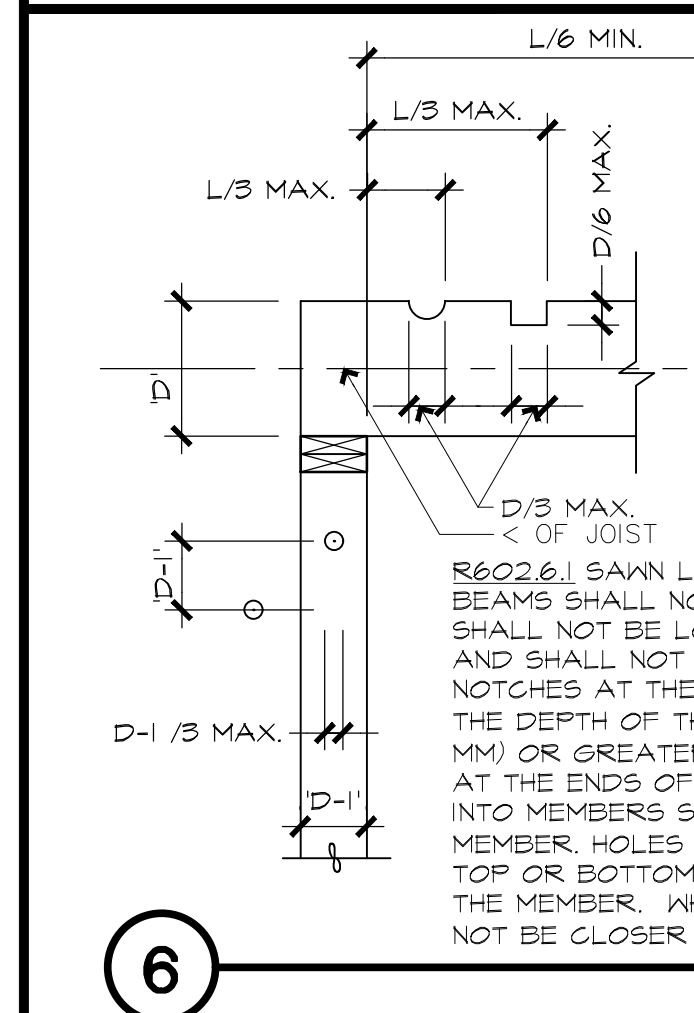
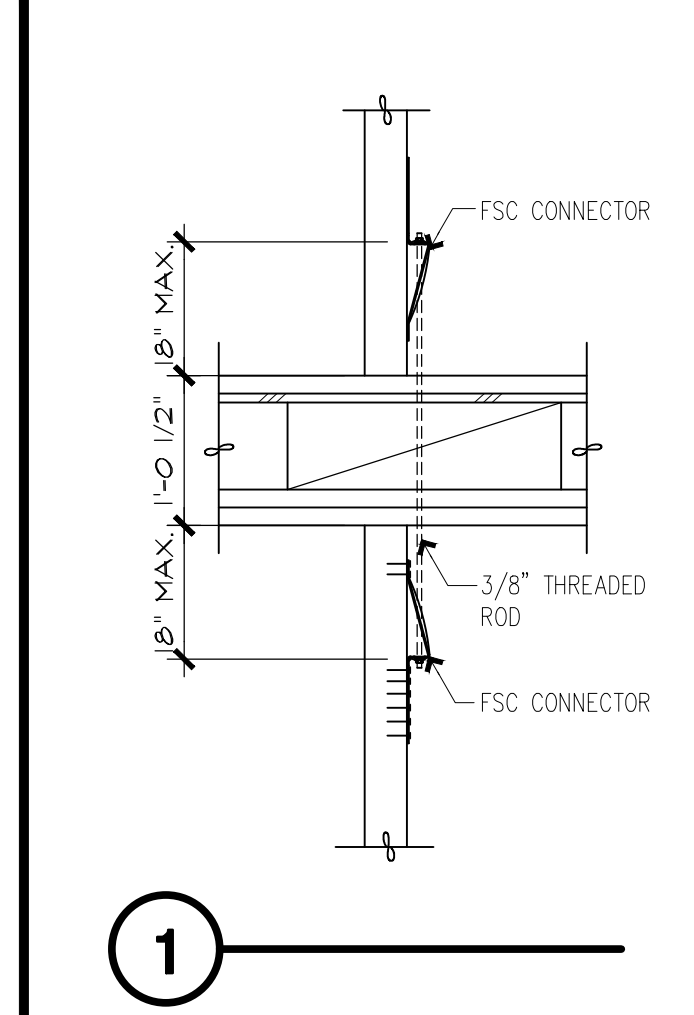
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

MATERIALS

- Unless otherwise noted, all framing lumber shall be Douglas Fir (See Fir for pressure treated material) and meet or exceed the following commercial grades:
 - Studs, plates, blocking, Standard or Better
 - Joists, rafters, ledgers, and 4x beams and posts, No. 2
 - Exposed joists, rafters, ledgers, and 4x beams and posts, No. 1
 - Beams and posts 6x and larger, No. 1
- Wood shall have an average moisture content of 19% at time of erection with no single member having a moisture content exceeding 28%.
- Wood in contact with foundation concrete shall be pressure treated Douglas Fir (See Fir for 2 x 4 and 2 x 6) conforming to AMB LP-2 standard unless otherwise noted on plans. Wood posts embedded in concrete or earth shall be pressure treated Douglas Fir conforming to the AMB LP-29 Standard and stamped for "in ground use".
 - a. All pressure treated lumber shall be clean, dry and free from surface residue.
 - b. Handle treated lumber and field treat penetration damage (i.e. cut ends, notches and borings) in accordance with AMB Standard W-4.
 - c. All pressure treated lumber shall be stamped with the AMB quality mark specifying "Above Ground LP-2" or "In Ground Contact LP-29".
 - d. Fasteners for pressure-treated wood must be hot-dipped zinc coated galvanized, stainless steel, silicon bronze or copper.
- Walls shall be sheathed with 1/2" or 3/4" AIA rated sheathing, 2x10, exposure 1, wall sheathing with 8d common, 8d hot dipped galvanized box nails or 10d electroplated box nails at 6" o.c. edges and 12" o.c. field, typical, u.o.n. See shear wall schedule.
- Glulam beams shall be combination 24F-V4 (24F-V8) at continuous spans and cantilevers) with 1600' radius camber at roofs, no camber at floors, unless otherwise noted on drawings. Each beam shall be stamped by a grade mark or have a certificate of inspection issued by an approved agency. Furnish certification of inspection to the Building Department. Glulam beams shall conform to ATC 117-00.
- Parallel Lumber beams shall be as manufactured by Trus Joist Corporation and shall have the following properties:
 - E = 2.0 x 10⁶ psi
 - F_b = 2800 psi
 - F_v = 285 psi

WALL FRAMING NOTES

- Unless otherwise noted on the structural or architectural plans all walls shall be framed with 2 x 4 (minimum) studs at 16" o.c. For wall heights up to 10 feet and 2 x 6 studs at 16" o.c. For walls greater than 10 feet high and less than 14 feet.
- All studs shall be full height (continuous) pieces between supporting floors, ceilings, and roofs.



| REVISIONS: | BY: |
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A RESIDENTIAL REMODEL & ADDITION FOR:

SHINE & JONES

 43 SAN GABRIEL DR
 FAIRFAX, CA
 94930

 APN: 001-261-08

STANDARD STRUCTURAL DETAILS & NOTES

KEY ARCHITECTURE
 8170 CLIFFORD ST. - COTATI - CA 94951
 (707) 745-5758 - DENNIS@KEYARCH.COM

DRAWN BY: **KEY**
 DATE: 31 Aug. 2022
 JOB NO. 220203
 SCALE: 1/8"=1'-0"
S1 OF 8 TOTAL SHTS.

STANDARD STRUCTURAL DETAILS & NOTES