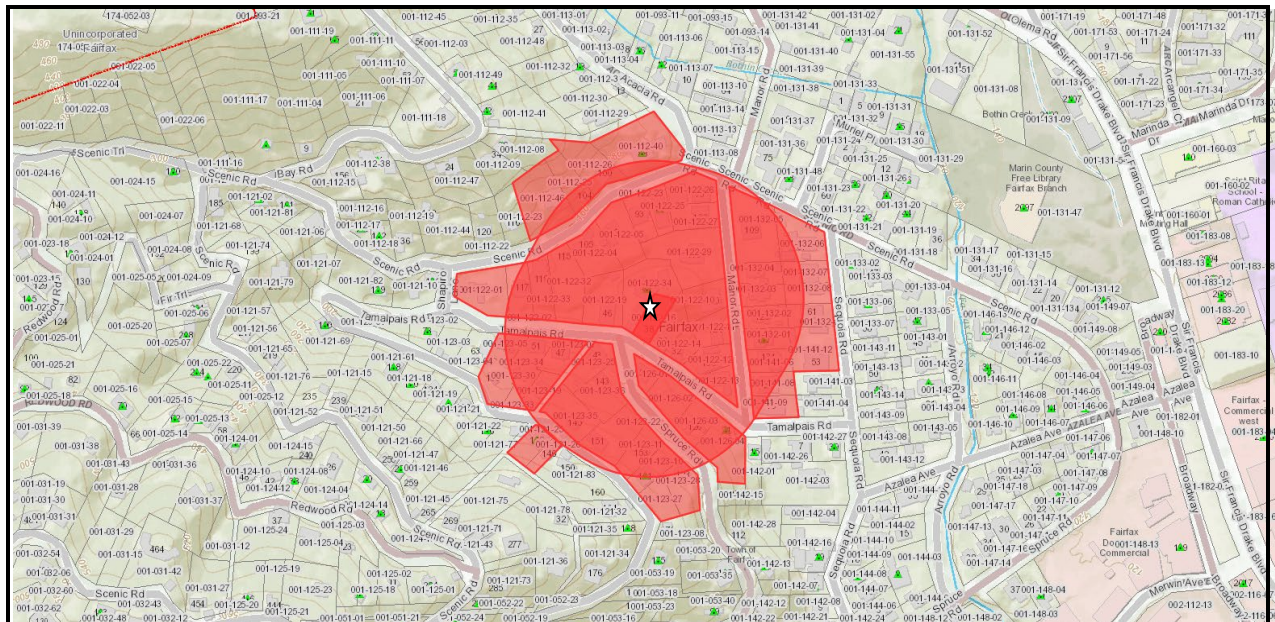


# TOWN OF FAIRFAX STAFF REPORT

## Department of Planning and Building Services

**TO:** Planning Commission  
**DATE:** December 14, 2023  
**FROM:** Linda Neal, Principal Planner  
**LOCATION:** 38 Tamalpais Rd.; APN # 001-122-16  
**ZONING:** RD 5.5-7 Residential Zone, High Density  
**PROJECT:** Two-story addition to the rear of an existing single-family residence expand the dining room on the first floor and add a pantry, laundry area and second story playroom.  
**ACTION:** Conditional Use Permit (CUP); Application # 23-34  
**APPLICANT:** Joseph Hewlings  
**OWNER:** Same as applicant  
**CEQA STATUS:** Categorically exempt, § 15301(e)



## 38 TAMALPAIS ROAD ASSESSOR'S PARCEL NO. 001-122-16

### PROJECT DESCRIPTION

The project includes construction of a two-story addition to the rear, north side, of the existing two-bedroom, two-bathroom, single-family residence including a second story playroom and a first-floor dining room expansion, pantry, and laundry area. The addition will increase the residence square-footage from approximately 1,060 square-feet to approximately 1,325 square-feet.

### BACKGROUND

The site is developed with a single-family residence that was constructed in 1920. Records show that a room was built over the detached garage in 1947 and was

converted into an accessory dwelling as early as 1955. There is a second accessory building at the northeast corner of the property.

The first mention of there being a second accessory structure in addition to the garage/apartment in the property records was in March of 1973 in a resale report. Guest houses not containing cooking facilities and not rented or otherwise used for operating a business were permitted accessory uses in all three of the residential zones throughout Fairfax from 1960 through March of 1973, when such uses became legal non-conforming. After that construction of new guest houses required approval of a conditional use permit by the Planning Commission.

**DISCUSSION**

The project complies with the regulations for the RD 5.5-7 Residential Zone, High Density, as follows:

	<b>Front Setback</b>	<b>Rear Setback</b>	<b>Combined Front/rear Setback</b>	<b>Side Setbacks</b>	<b>Combined Side Setbacks</b>	<b>FAR</b>	<b>Coverage</b>	<b>Height</b>
<b>Required/ Permitted</b>	<b>6 ft.</b>	<b>12 ft.</b>	<b>35 ft.</b>	<b>5 ft. &amp; 5 ft.</b>	<b>20 ft.</b>	<b>.40</b>	<b>.35</b>	<b>35 ft., 3 stories</b>
<b>Existing</b>	<b>13 ft.</b>	<b>2 ft.</b>	<b>15 ft.</b>	<b>1 ft. &amp; 2 ft.</b>	<b>3 ft.</b>	<b>.31</b>	<b>.33</b>	<b>25 ft., 2 stories</b>
<b>Proposed</b>	<b>No change</b>	<b>No change</b>	<b>No change</b>	<b>No change</b>	<b>No change</b>	<b>.37</b>	<b>.32</b>	<b>No change</b>

The applicant is reducing the lot coverage of the site from .37 to .32 by replacing twenty-eight square feet of paved patio on the east side of the residence with a permeable surface.

The project does not constitute a fifty percent remodel as defined in Town Code section 17.008.020, Definitions, Fifty Percent Remodel, and it does not include the addition of a bedroom. Therefore, the proposal does not require Planning Commission approval of a parking variance or of a Design Review Permit. The project is being proposed in an area that is already disturbed by a deck so it will not require the removal of any trees subject to the Fairfax Tree Ordinance (Town Code Chapter 8.36), or a tree removal permit from the Planning Commission with a prior recommendation from the Fairfax Tree Committee (Town Code 8.36.090).

The proposed addition will not project into any required setback, nor will it result in the site exceeding the permitted 35% lot coverage limit or the 40% floor area ratio (FAR) limit [Town Code § 17.040.010 and §17.136.030(A)]. The owner is proposing to remove 136 square-feet of impervious patio and walkway areas as part of the project which will decrease the lot coverage of the site slightly (from .333 to .327).

The height limit for sites that slope down from the street with an average slope above 10% is thirty-five feet and three stories. At twenty-five feet in height and only two stories, the structure complies with the thirty-five-foot height limit (Town Code § 17.084.060(A)(2)).

Note: The underfloor area below the house's first floor does not count as a story as it is unimproved, not subdivided and the ceiling height is five feet (less than the seven feet required for living space by the Uniform Building Code).

New windows are proposed on the west and north sides of the first story of the addition and on the east, north and west sides of the addition second story. Due to the large setbacks being maintained by the proposed addition, the location of the existing two-story garage/ADU structure at the northwest corner of the residence, and the differences in elevation of the addition to the houses to the east and west of the site, staff does not believe the windows will impact the neighbor's privacy. If there are concerns about the windows on the east side of the second story addition negatively impacting the privacy of residents in the closest house east of the site at 36 Tamalpais Road or using the outdoor space the Commission can consider adding a condition to the Resolution approving the project that the windows on the east side of the second floor of the addition be opaque to let in light and filter views out.

### **Nothern Spotted Owl**

The site is not located within ¼ mile of any known Northern Spotted Owl nesting site.

### **Conditional Use Permit (CUP) (Town Code Chapter 17.032)**

The site is approximately 4,550 square-feet in size, approximately forty-four feet wide and has an average slope of about 30.7%. Town Code 17.084.050(C) requires a Conditional Use Permit (CUP or a Hill Area Residential Development permit be secured from the Planning Commission for any use, occupancy, or physical improvement of, or on, a building site failing to meet certain requirements. A site with a slope of thirty-one percent must be a minimum of 22,000 square-feet in size and 110-feet wide to meet the minimum size requirements. While a small portion of the front of the site is in a multiple landslides zone, most of the site, including the area where the addition is proposed, is out of any area identified as having landslide hazards (Attachment B- section of General Plan Map S-3, Areas Susceptible to Landslides). Also, the project will only involve the excavation of 5.6 cubic yards of materials. Therefore, the project is not subject to either Town Code § 17.072.020(A)(4) or (B) and requires the approval of a CUP.

Other homes in the immediate neighborhood on similar sized and sloped properties maintain similar setbacks with many structures built up to property lines or maintaining setbacks of zero to three feet for accessory structures and less than 5 feet for main residences which were permitted for lots that were less than fifty feet wide between 1931 until 1973. The addition does not change any of the existing setbacks currently maintained by structures on the site.

New light fixtures are proposed as follows: two on the west side of the addition on either side of the two new windows and one on the north side of the addition. The fixtures will be dark sky compliant (see reduced plan sheets A302 and A701).

### **CUP Findings [Town Code § 17.032.060(A) through (D)]**

To approve a CUP, the Planning Commission must be able to make the following findings ***(Staff's suggested findings follow the required findings in bold italicized font)***:

The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

SIMILAR SIZED AND SLOPED SITES WITHIN 1,000 FEET OF PROJECT SITE							
APN #	ADDRESS	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	GARAGE	FAR
001-023-01	542 Scenic Rd.	4500	1444	2	2	0	.32
001-023-08	103 Redwood Rd.	4600	1418	3	2	0	.32
001-023-15	129 Redwood Rd.	4675	720	2	1	0	.15
001-025-13	60 Redwood Rd.	4250	2150	3	2.5	280	.51
001-051-03	412 Scenic Rd.	4000	990	2	2	0	.25
001-051-12	300 Scenic Rd.	4050	2065	4	2	0	.51
001-053-20	107 Spruce Rd.	4408	1152	3	2	0	.26
001-053-34	71 Spruce Rd.	4420	1018	3	2	0	.23
001-053-46	9 Berry Trail	4410	1664	4	2	0	.38
001-053-50	35 Berry Trail	4725	1209	2	2	0	.26
001-054-09	223 Tamalpais Rd.	4950	1053	2	2	0	.21
001-054-18	239 Tamalpais Rd.	4600	1574	3	2	442	.34
001-113-01	34 Acacia Rd.	4800	2575	4	3.5	0	.54
001-113-02	30 Acacia Rd.	4900	1441	3	2	0	.29
001-121-01	185 Scenic Rd.	4500	2235	3	3	470	.50
001-121-25	142 Tamalpais Rd.	4200	1041	2	1	0	.25
001-122-11	124 Manor Rd.	4500	1064	2	1	408	.24
001-122-12	130 Manor Rd.	4500	1588	3	2	0	.35
001-122-15	36 Tamalpais Rd.	4383	858	1	1	0	.20
001-122-25	87 Scenic Rd.	4750	1560	4	2	0	.33
001-122-27	106 Manor Rd.	4800	1297	2	1.5	0	.27
001-123-07	47 Tamalpais Rd.	4000	1392	3	2	0	.35
001-123-33	135 Tamalpais Rd.	4200	1618	3	2	0	.39
001-123-34	51 Tamalpais Rd.	4950	814	2	1	528	.16
001-124-08	38 Redwood Rd.	4800	1168	2	1	0	.24
001-124-10	48 Redwood Rd.	5000	2132	4	1	0	.43
001-125-04	29 Redwood Rd.	4275	1454	3	2	0	.34
001-125-18	17 Redwood Rd.	4550	836	2	1	0	.18
001-125-19	444 Scenic Rd.	4500	1699	2	2	640	.38
PROJECT SITE							
001-122-16	38 Tamalpais Rd.	4500	1661	3	3	198	.37

**Residences throughout the immediate neighborhood range in size from a 720 square-foot, two-bedroom, one-bathroom, single-family residence with a floor area ratio of .15 (129 Redwood Road) to a 2,575 square-foot, four bedroom three and one-half bathroom residence with a floor are ratio of .54 (34 Acacia Road). The proposed 1,606 square foot, two-bedroom, two-bathroom single-family residence on the 38 Tamalpais Road site that is also developed with an ADU, and accessory office/studio space proposes an FAR of .37 which will not be out of character with developments on similar sized and sloped properties in the immediate neighborhood. See chart below.**

The development and use of property as approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

**The proposed addition does not constitute a 50% remodel/expansion, does not add bedrooms that would increase the capacity of the residence to house additional residents, and does not encroach into any of the required setbacks or exceed the permitted floor area ratio or lot coverage limitations. Therefore, the project will not cause excessive or unreasonable detriment to adjoining properties.**

Approval of the use permit is not contrary to those objectives, goals, or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the City.

***The proposed addition does not change the residential character of the building or use of the property and therefore, the proposal is not contrary to the objectives goals or standards contained in 2010-2030 Fairfax General Plan as follows:***

***Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing characteristics of the Town's neighborhoods in their diverse architectural style, size, and mass.***

***Policy LU-7.2.1: New and renewed development shall be compatible with the general design and scale of structures in the vicinity.***

Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that said approval is in the public interest and for the protection or enhancement of the general health, safety, or welfare of the community.

***The proposed addition at the rear of the structure will maintain the existing streetscape and will not change the height of the existing building. Therefore, the proposed addition will result in equal or better development of premises than might otherwise be the case and is in the public interest.***

#### **Other Agency/Department Comments/Conditions**

##### **Ross Valley Sanitary District (RVSD)**

Ross Valley Sanitary District is requiring that a contractor video all laterals serving the property prior to the project final inspection and submit it to the District with the required fee and form.

##### **Ross Valley Fire Department**

Ross Valley Fire Department indicated that the project would require approval and issuance of a National Fire Protection Association (NFPA) 13-D fire sprinkler system in addition to their standard conditions which can be viewed in their entirety in attached Resolution No. 2023-35

##### **Marin Municipal Water District (MMWD)**

MMWD had no specific conditions for this project and their standard conditions have been included and can be read in their entirety in the attached Resolution No. 2023-35.

##### **Fairfax Police Department, Public Works Department, Building Department**

No comments were received from the Police Department, Public Works Department or Building Department.

#### **RECOMMENDATION**

Conduct the public hearing.

Move to approve Application # 23-24 by adopting Resolution No. 2023-35 setting forth the findings and conditions for the project approval.

**ATTACHMENTS**

A - Resolution No. 2023-35

B – Section of General Plan Map S-3, Areas Susceptible to Landslides

C – Site topographic Map

Plans

## RESOLUTION NO. 2023-35

### **A Resolution of the Fairfax Planning Commission Approving Application No. 23-34 for a Conditional Use Permit for the Construction of an Addition to the Existing Single-family Residence at 38 Tamalpais Road**

**WHEREAS**, the Town of Fairfax received an application on September 12, 2023, for a two-story addition to the existing two-bedroom, two bathroom, single-family residence of a first floor dining room expansion, and remodel to add a pantry and laundry area and a second story play room, increasing the residence square footage from 1,060 square-feet to approximately 1,325 square-feet.

**WHEREAS**, the Planning Commission held a duly noticed Public Hearing on December 14, 2023, at which time the Planning Commission determined that the project complies with the Town Code and that findings can be made to grant the requested Conditional Use Permit (CUP):

**WHEREAS**, the project is exempt from the California Environmental Quality Act per Categorical Exemption §§ 15301(e); and

The project is consistent with the 2010-2030 Fairfax General Plan as follows:

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the Town's neighborhoods in diverse architectural style, size, and mass.

Policy LU-7.2.1: New and renewed development shall be compatible with the general design and scale of structures in the vicinity.

**Whereas**, The Planning Commission has made the following required findings to support the approval of the Conditional Use Permit and the project.

#### **Conditional Use Permit Findings (Town Code § 17.032.060)**

***Residences throughout the immediate neighborhood range in size from a 720 square-foot, two-bedroom, one-bathroom, single-family residence with a floor area ratio of .15 (129 Redwood Road) to a 2,575 square-foot, four bedroom three and one-half bathroom residence with a floor area ratio of .54 (34 Acacia Road). The proposed 1,606 square foot, two-bedroom two-bathroom single-family residence on the 38 Tamalpais Road site that is also developed with an ADU, and accessory office/studio space proposes a FAR of .37, will not be out of character.***

***The proposed addition does not constitute a 50% remodel/expansion, does not add bedrooms that would increase the capacity of the residence to house additional residents, and does not encroach into any of the required setbacks or exceed the permitted floor area ratio or lot coverage limitations. Therefore, the project will not cause excessive or unreasonable detriment to adjoining properties.***

***The proposed addition does not change the residential character of the building or use of the property and therefore, the proposal is not contrary to the objectives goals or standards contained in 2010-2030 Fairfax General Plan as follows:***

***Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing characteristics of the Town's neighborhoods in their diverse architectural style, size, and mass.***

***Policy LU-7.2.1: New and renewed development shall be compatible with the general design and scale of structures in the vicinity.***

***The proposed additions at the rear of the structure will maintain the existing streetscape and will not change the height of the existing building. Therefore, the proposed addition will result in equal or better development of premises than might otherwise be the case and is in the public interest.***

**WHEREAS**, the Planning Commission approved the project subject to the applicant's compliance with the following conditions:

1. The project is approved per the plans prepared by Joseph Hewlings dated received by the Town on November 22, 2023.
2. The project is subject to the following conditions of approval:
  - a) Prior to issuance of any of the building permits for the project the applicant or his assigns shall submit a detailed construction management plan subject to approval of the Public Works Director. The plan shall include but is not limited to the following:
    - i. Construction delivery routes approved by the Department of Public Works;
    - ii. Construction schedule (deliveries, worker hours, etc);
    - iii. Notification to area residents;
    - iv. Emergency access routes;
    - v. Construction worker staging area; and,
    - vi. Contractor employee parking locations.
3. The applicant shall prepare and file with the Public Works Director, a video of the roadway conditions on the public construction delivery routes (routes to be pre-approved by the Public Works Director).
4. Submit a cash deposit, bond, or letter of credit to the Town in an amount that will cover the cost of grading, weatherization, and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization, and improvement plans for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.



5. The foundation elements shall be designed by a structural engineer certified as such in the state of California. Plans and calculations of the foundation elements shall be stamped and signed by the structural engineer and submitted to the satisfaction of the Town Structural Engineer.
6. The grading and foundation elements shall be stamped and signed by the site Geotechnical Engineer as conforming to the recommendations made by the project Geotechnical Engineer.
7. During the construction process the following shall be required:
  - a. The Geotechnical Engineer and/or the Civil Engineer shall be on-site during the grading process and prior to installation of foundation forms shall submit written certification to Town staff that the grading has been completed as designed and recommended.
  - b. Prior to the concrete form inspection by the building official, the Civil Engineer shall field check the forms of the foundations and provide written certification to Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans.
  - c. The Building Official shall field check the concrete forms prior to the pour.
  - d. All construction-related vehicles including equipment delivery, cement trucks, and construction materials shall always be situated off the travel lane of the adjacent public right(s) of way. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
  - e. Any proposed temporary closures of a public right of way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
8. Prior to issuance of an occupancy permit the following shall be completed:
  - a. The Geotechnical Engineer shall field check the completed project and submit written certification to Town Staff that the grading and foundation elements have been installed in conformance with the approved building plans.
9. Excavation shall not occur between October 1st and April 1st of any year. The Town Engineer has the authority to waive this condition depending upon the weather.

10. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them daily, if necessary.
11. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 23-34. Modifications that do not significantly change the project, the project design or the approved discretionary permits **may** be approved by the Planning Director or the Planning Commission. Any construction based on job plans that have been altered without the benefit of an approved modification of Application # 23-34 will result in the job being immediately stopped and red tagged.
12. Any damage to the public portions of Tamalpais Road, Manor Road, Olema Road, or other public roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.
13. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.
14. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include but are not limited to the following: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32, and the Americans with Disabilities Act.

15. In accordance with Town Code §8.20.060(C)(1) and (2), the operation of any tools or equipment used in construction or demolition work or in property maintenance work between the hours of 6:00 PM and 8:00 AM Monday through Friday, or on weekends and holidays between 4:00 PM and 9:00 AM is prohibited.
16. Conditions placed upon the project by outside agencies or by Town Departments may be eliminated or amended with that agency's or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit.
17. Any new exterior fixtures that are installed as part of the project must be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) as well as compliance with color temperature to minimize blue rich lighting. The lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety.

**Ross Valley Sanitary District (RVSD) Condition**

18. A plumbing contractor must video all laterals serving the property prior to the project final inspection and submit it to the District with the required fee and form.

**Ross Valley Fire Department (RVFD) Conditions**

19. All vegetation and construction materials are to be maintained away from the residence during construction.
20. A class A roof assembly is required.
21. A fire sprinkler system shall be installed throughout the house which complies with the requirements of the National Fire Protection Association (NFPA) 13-R and local standards. Separate deferred permits shall be required for these systems. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and /or design-build sprinkler systems.
22. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of each sleeping room in a central location in the corridor, with a minimum of one detector on each story of the occupied portion of the residence.
23. Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition and the cost of the permit exceeds \$1,000.00. Carbon monoxide alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling, including basements.
24. Address numbers at least 4" tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. Address numbers

shall be internally illuminated or illuminated by an adjacent light controlled by a photocell and switched only by a breaker so it will remain illuminated all night.

- 25. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 103.3 of the Fire Code.
- 26. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.

**Marin Municipal Water District (MMWD) Conditions**

- 27. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.
- 28. Backflow prevention requirements must be met.
- 29. All the District's rules and regulations in effect at the time service is requested must be complied with.

**NOW, THEREFORE BE IT RESOLVED**, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Conditional Use Permit conforms to the 2010-2030 Fairfax General Plan and is in compliance with the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the project can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 14th day of December 2023 by the following vote:

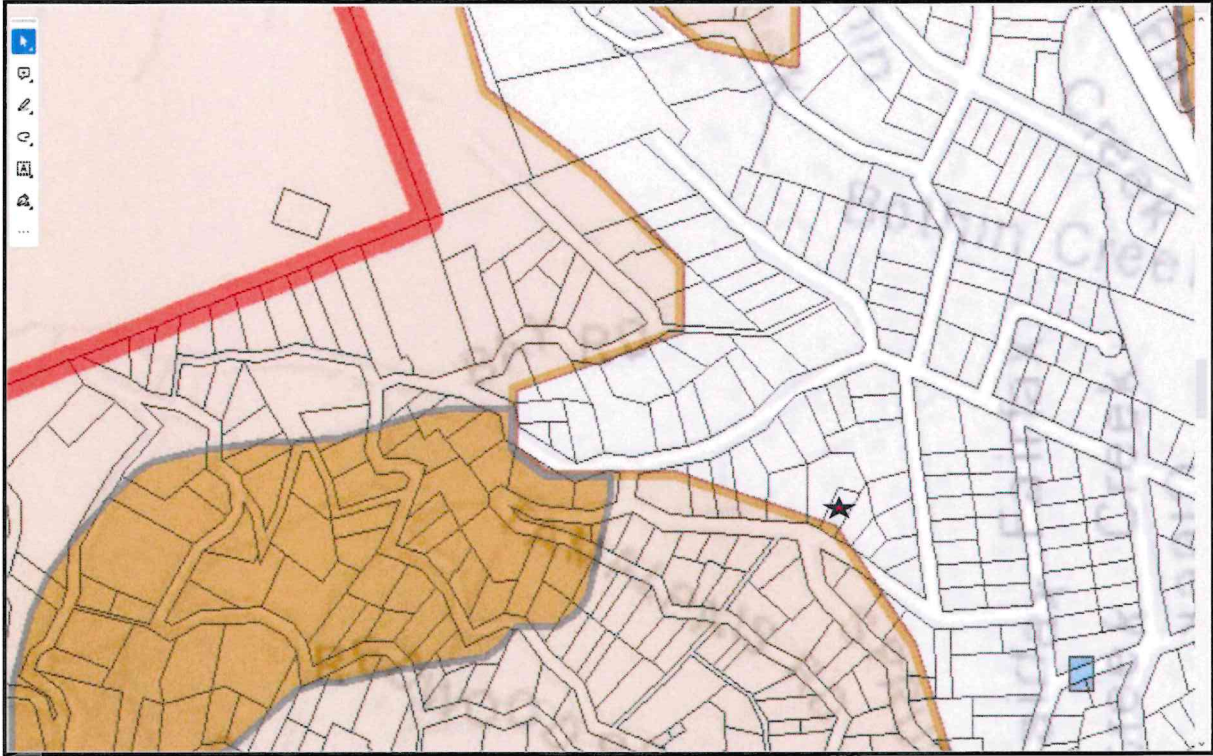
- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Chair Cindy Swift

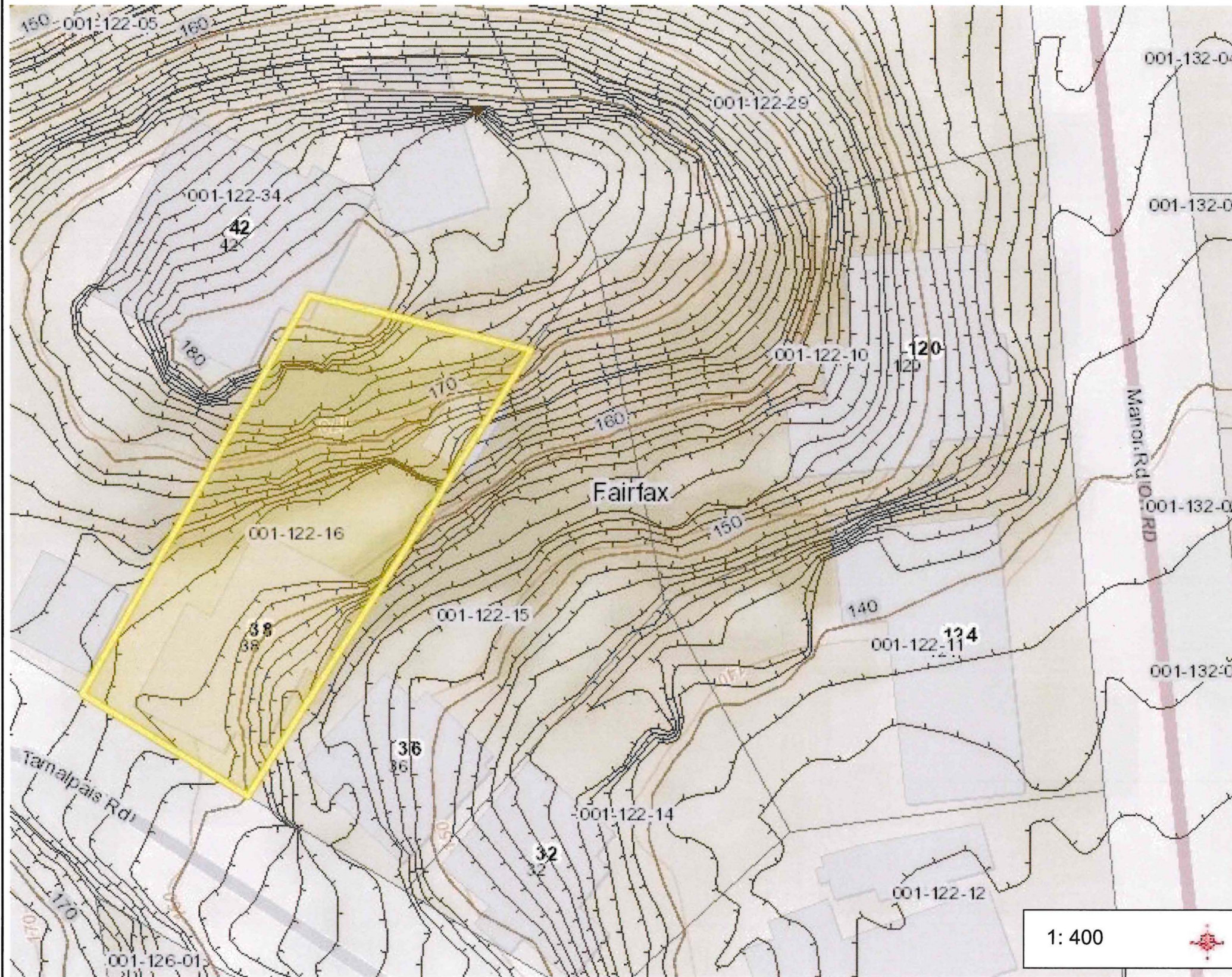
Attest:

\_\_\_\_\_  
Jeffrey Beiswenger, Director of Planning and Building Services

SECTION FROM 2010-2030 FAIRFX GENERAL PLAN MAP S-3 INCLUDING 38 TAMALPAIS ROAD



-  Town of Fairfax
- Landslide Susceptibility**
-  Multiple Landslides
-  Mostly Landslides
-  Surficial Deposits
-  Water



- Legend**
- Elevation, 2019, NAVD88- 2Ft
  - Interior
  - Index
  - Condominium Common Area
  - City
  - Community
  - Marin County Legal Boundary
  - Other Bay Area County
  - MMWD Easement
  - Address
  - Parcel Secured

**Notes**

66.7 0 33.33 66.7 Feet

NAD\_1983\_HARN\_StatePlane\_California\_III\_FIPS\_0403\_Feet  
© Latitude Geographies Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### ABBREVIATIONS

@	AT	(N)	NEW
A.F.F.	ABOVE FINISH FLOOR	NO.	NUMBER
APPROX.	APPROXIMATELY	N.T.S.	NOT TO SCALE
ATR	ALL THREADED ROD	O/	OVER
BM.	BEAM	O.A.	OVERALL
BLKG.	BLOCKING	O.C.	ON CENTER
BOT.	BOTTOM	PLWD.	PLYWOOD
BTWN.	BETWEEN	P.T.	PRESSURE TREATED
CLO.	CLOSET	QTY	QUANTITY
CLG.	CEILING	REF.	REFRIGERATOR
CLR.	CLEAR	R	RISER
CONC.	CONCRETE	RM.	ROOM
CONT.	CONTINUOUS	R.W.L.	RAIN WATER LEADER
DBL	DOUBLE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DED	DEDICATED	SHT.	SHEET
DIA.	DIAMETER	SIM.	SIMILAR
DN	DOWN	S.S.	STAINLESS STEEL
(E)	EXISTING	S.S.D.	SEE STRUCTURAL DRAWINGS
EA.	EACH	STD.	STANDARD
EN.	EDGE NAIL	SQ.	SQUARE
EXT.	EXTERIOR	STL.	STEEL
F.F.	FINISH FLOOR	STOR.	STORAGE
FL.	FLOOR	SYM.	SYMMETRICAL
FTG.	FOOTING	T	TREAD
GA.	GAUGE	T&B	TOP AND BOTTOM
GALV.	GALVANIZED	T.B.D.	TO BE DETERMINED
GYP. BD.	GYPHUM BOARD	TEL.	TELEPHONE
H.D.G.	HOT DIPPED GALVANIZED	TYP.	TYPICAL
HGR.	HANGER	U.O.N	UNLESS OTHERWISE NOTED
HOR.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
INT.	INTERIOR	W/	WITH
JST.	JOIST	WD.	WOOD
MAX.	MAXIMUM	W/D	WASHER DRYER
MECH.	MECHANICAL	W.H.	WATER HEATER
MIN.	MINIMUM	W/O	WITHOUT

### SYMBOLS

	<b>DETAIL</b>
	Detail Number
	Sheet Number
	<b>SECTION</b>
	Detail Number
	Sheet Number
	<b>EXTERIOR/INTERIOR ELEVATION</b>
	Sheet number
	Detail Number
	<b>ELEVATION HEIGHT</b>
	Name
	Elevation
	<b>DOOR TAG</b>
	<b>WINDOW TAG</b>
	<b>REVISION TAG</b>
	<b>ROOM TAG</b>
	Name
	Number
	Area

### PROJECT INFORMATION

<b>ADDRESS</b>	38 TAMALPAIS RD, FAIRFAX, CA 94930
<b>JURISDICTION</b>	TOWN OF FAIRFAX
<b>ASSESSOR'S PARCEL NO.</b>	001-122-16
<b>ZONING DISTRICT</b>	RD5.5 - 7
<b>USE DESCRIPTION</b>	RESIDENTIAL
<b>OCCUPANCY TYPE</b>	R-3 (ONE OR TWO UNIT RESIDENTIAL)
<b>CONSTRUCTION TYPE</b>	V-B
<b>NUMBER OF STORIES</b>	2 STORIES OVER BASEMENT
<b>AVERAGE LOT SLOPE</b>	30.74%
<b>PARKING</b>	(2) TANDEM SPACES, EACH 9' x 19' x 7'

### PROJECT TEAM

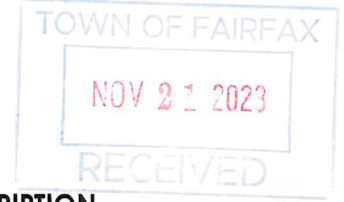
<b>OWNERS (MAIN CONTACT)</b>	NICOLE AND JOSEPH HEWLINGS 38 TAMALPAIS RD, FAIRFAX CA 94930 T: 628-800-2152 / 916-396-9512 E: MORTHAM.HEWLINGS@GMAIL.COM
<b>STRUCTURAL ENGINEER</b>	DANIEL BARRINGER, P.E. 101 S FEDERAL HWY #129 BOYNTON BEACH, FL 33435 CALIFORNIA LICENCE #68,258 T: 415-863-8900 E: DANIEL@BARRINGERDESIGN.COM
<b>CONTRACTOR</b>	TO BE DETERMINED

PLANS BY

JOSEPH HEWLINGS

38 TAMALPAIS RD  
FAIRFAX, CA 94930  
628-800-2152

**NOT FOR CONSTRUCTION**



### PROJECT DESCRIPTION

TWO STORY REAR ADDITION. NET INCREASE OF 264 SF OF HABITABLE SPACE INCLUDING A SECOND FLOOR PLAYROOM AND EXTENSION OF EXISTING DINING ROOM. ADDITION OF PANTRY, OFF EXISTING KITCHEN, AND LAUNDRY FACILITIES IN DINING ROOM.

### EXCAVATION AND FILL

<b>EXCAVATION</b>	5.6 CU.YD
<b>FILL</b>	N/A
<b>OFF-HAUL</b>	5.6 CU.YD

### BUILDING AREAS AND HEIGHTS

	EXISTING	PROPOSED	MAXIMUM
<b>LOT AREA</b>	4,550 SF	4,550 SF	N/A
<b>LOT COVERAGE</b>	1,513 SF	1,489 SF	1,593 SF
<b>COVERAGE RATIO</b>	0.333	0.327	0.35
<b>TOTAL FLOOR AREA</b>	1,399 SF	1,663 SF	1,820 SF
<b>FLOOR AREA RATIO</b>	0.31	0.37	0.40
<b>BUILDING HEIGHT</b>	25'-6"	26'-5"	35'-0"

### APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE	(TITLE 24, PART 2)
2022 CALIFORNIA ELECTRICAL CODE	(TITLE 24, PART 3)
2022 CALIFORNIA MECHANICAL CODE	(TITLE 24, PART 4)
2022 CALIFORNIA PLUMBING CODE	(TITLE 24, PART 5)
2022 CALIFORNIA ENERGY CODE	(TITLE 24, PART 6)
2022 CALIFORNIA GREEN BUILDING CODE	(TITLE 24, PART 11, "CALGREEN")

WITH TOWN OF FAIRFAX AMENDMENTS

### ROOM SCHEDULES

#### EXISTING ROOM SCHEDULE

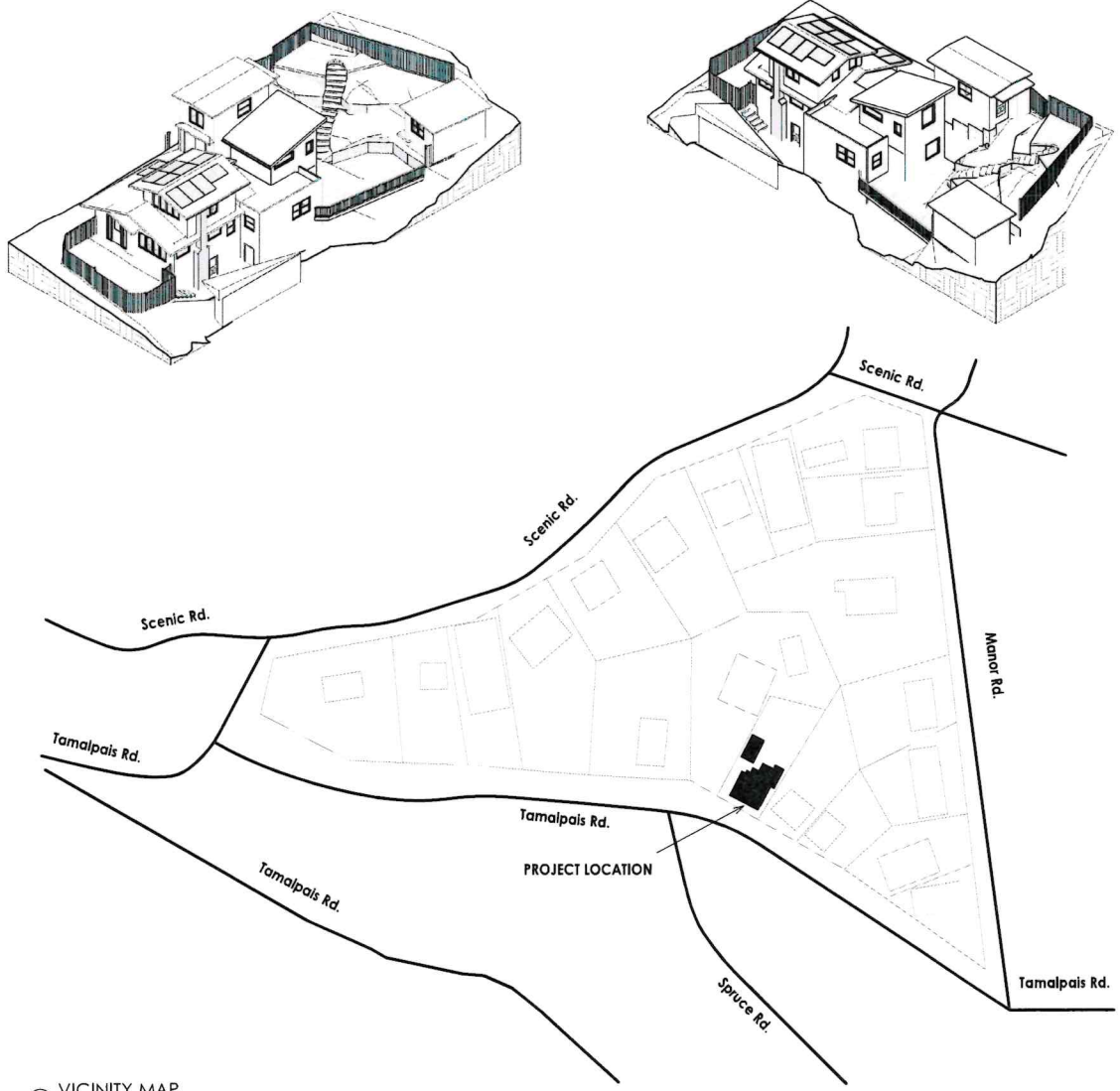
NAME	LEVEL	AREA
(E) BATHROOM 1	LEVEL 1	59 SF
(E) BATHROOM 2	LEVEL 1	44 SF
(E) BEDROOM 1	LEVEL 1	133 SF
(E) BEDROOM 2	LEVEL 1	118 SF
(E) DINING ROOM	LEVEL 1	117 SF
(E) HALL	LEVEL 1	92 SF
(E) KITCHEN	LEVEL 1	112 SF
(E) LIVING ROOM	LEVEL 1	234 SF
(E) ADU BEDROOM	LEVEL 2	117 SF
(E) ADU KITCHEN	LEVEL 2	72 SF
(E) BEDROOM 3	LEVEL 2	153 SF
(E) STUDIO/OFFICE	LEVEL 2	147 SF
		490 SF
		1399 SF

#### PROPOSED ROOM SCHEDULE

NAME	LEVEL	AREA
(E) BATHROOM 1	LEVEL 1	59 SF
(E) BATHROOM 2	LEVEL 1	44 SF
(E) BEDROOM 1	LEVEL 1	133 SF
(E) BEDROOM 2	LEVEL 1	118 SF
(E) HALL	LEVEL 1	92 SF
(E) KITCHEN	LEVEL 1	112 SF
(E) LIVING ROOM	LEVEL 1	234 SF
(N) DINING ROOM	LEVEL 1	226 SF
		1018 SF
(E) ADU BEDROOM	LEVEL 2	117 SF
(E) ADU KITCHEN	LEVEL 2	72 SF
(E) BEDROOM 3	LEVEL 2	153 SF
(E) STUDIO/OFFICE	LEVEL 2	147 SF
(N) PLAYROOM	LEVEL 2	156 SF
		645 SF
		1663 SF

### SHEET LIST

SHEET NUMBER	SHEET NAME
A001	PROJECT DETAILS
A002	GENERAL NOTES
A003	GREEN BUILDING MEASURES
A004	GREEN BUILDING MEASURES
A101	SITE PLANS
A102	STORY POLE PLAN
A201	EXISTING FLOOR PLANS
A202	PROPOSED FLOOR PLANS
A203	ROOF PLANS
A301	SOUTH AND EAST ELEVATIONS
A302	NORTH AND WEST ELEVATIONS
A303	STREETSCAPES
A401	SECTIONS
A501	MORNING SHADE STUDIES
A502	NOON SHADE STUDIES
A503	AFTERNOON SHADE STUDIES
A600	SCHEDULES
A701	EXTERIOR FINISHES



1 VICINITY MAP

**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16**

REV	DESCRIPTION	DATE
1	UPDATED FOR COMMENTS FOR PLANNING	11/20/23
		09/11/23

DATE: 09/11/23  
SCALE: As Noted  
SHEET NAME:

PROJECT DETAILS

# A001

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklist contained in this code. Voluntary green building measures are also included in the application checklist 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.

301.2 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 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.

SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

4.106.4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS 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 porous 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 used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT 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.

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 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.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

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 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 and enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and receptacle or charger location, as applicable. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device (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, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space reserved by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device (s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device (s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes: a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3. EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space water. 2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 16 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV Ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements. 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location of the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device installed.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on ampacity of installed or future receptacles or EVSE, raceway methods, wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device (s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

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.

DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

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 4.303.1.4.

Note: All non-compliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a non-compliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 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.

Note: Where comping faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (c)(7) and shall be equipped with an integral automatic shut-off.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 ( $\leq$ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and $\leq$ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A). Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submersers for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 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 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.6 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MVELO), whichever is more stringent.

NOTES: 1. The Model Water Efficient Landscape Ordinance (MVELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MVELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 ROCKET PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in solid-bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 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 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 CONSTRUCTION WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (L/R). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs/sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building, provide readily accessible materials that are used and 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 locally enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 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 the building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS 4.502.1 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 include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR) title 17, Section 93120.1.

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.



**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG).

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone per gram of product (excluding container and packaging).

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94506(a).

**4.503 FIREPLACES.**

4.503.1 **GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with 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.

**4.504 POLLUTANT CONTROL.**

4.504.1 **COVERING OF DUCT OPENINGS & 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 tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 **FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

4.504.2.1 **Adhesives, Sealants and Caulks.** Adhesives, sealant and caulk used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- 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 where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- 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 than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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 limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories 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 Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 **Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR 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 *California Code of 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 8, Rule 49.

4.504.2.4 **Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	250
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sup>3</sup>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	730
CLEAR	590
OPAQUE	590
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

ADHESIVE APPLICATIONS	VOC LIMIT
ARCHITECTURAL APPLICATIONS	
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	60
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	60

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD FIBERBOARD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD <sup>1</sup>	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

**DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)**

4.504.3 **CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEODDC/EHLBIAQ/Pages/VOC.aspx>

4.504.3.1 **Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEODDC/EHLBIAQ/Pages/VOC.aspx>

4.504.3.2 **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 **RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEODDC/EHLBIAQ/Pages/VOC.aspx>

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 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.

4.504.5.1 **Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoked as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 336 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0255 standards.
- Other methods acceptable to the enforcing agency.

**4.505 INTERIOR MOISTURE CONTROL**

4.505.1 **General.** Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

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 California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 **Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 **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 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- 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.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

**4.506 INDOOR AIR QUALITY AND EXHAUST**

4.506.1 **Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

- 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 humidity control.
  - 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 adjustment.
  - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

**4.507 ENVIRONMENTAL COMFORT**

4.507.2 **HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be 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.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

**CHAPTER 7  
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

**702 QUALIFICATIONS**

702.1 **INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper 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 and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 **SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with 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 to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with 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 from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

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.

**703 VERIFICATIONS**

703.1 **DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other 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 specified in the appropriate section or identified applicable checklist.

NOT FOR CONSTRUCTION

REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16


FOR PLANNING 09/11/23

REV DESCRIPTION DATE

DATE: 09/11/23

SCALE: As Noted

SHEET NAME:

GREEN BUILDING MEASURES

SHEET NOTES

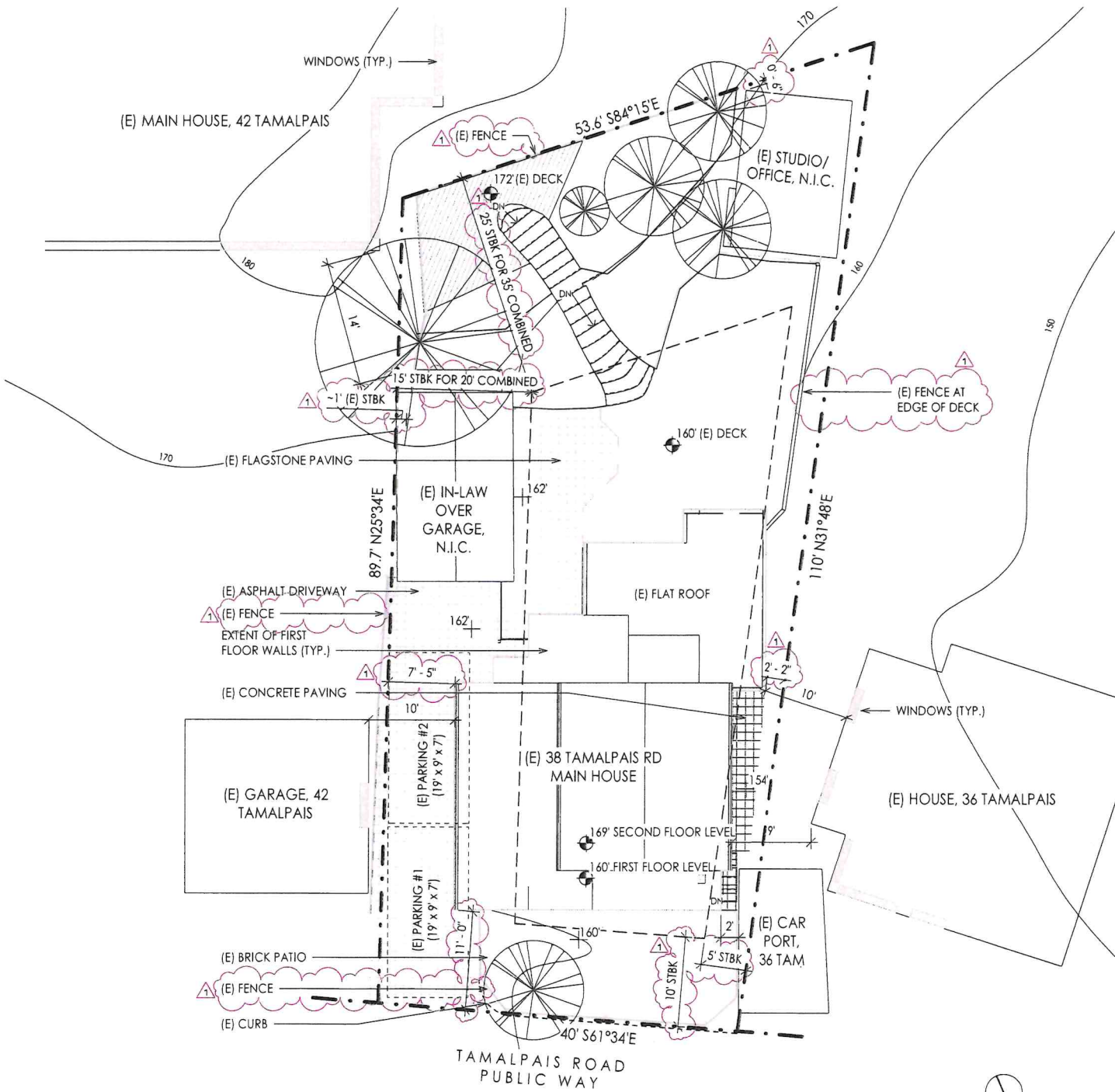
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- PROPERTY LINE NOT FULLY SURVEYED; BASED ON RECONCILIATION OF ASSESSOR'S MAP BK.1 - PG.12 DATED 08/03/2021, PARTIAL SURVEY BY STEPHEN FLATLAND PLS (2012), AND 3D SCAN OF 38 TAMALPAIS RD (2017).

SITE PLAN LEGEND

- · — · — · PROPERTY LINE
- - - - - REQUIRED SETBACKS
- ▨ IMPERMEABLE SURFACING CONTRIBUTING TO LOT COVERAGE

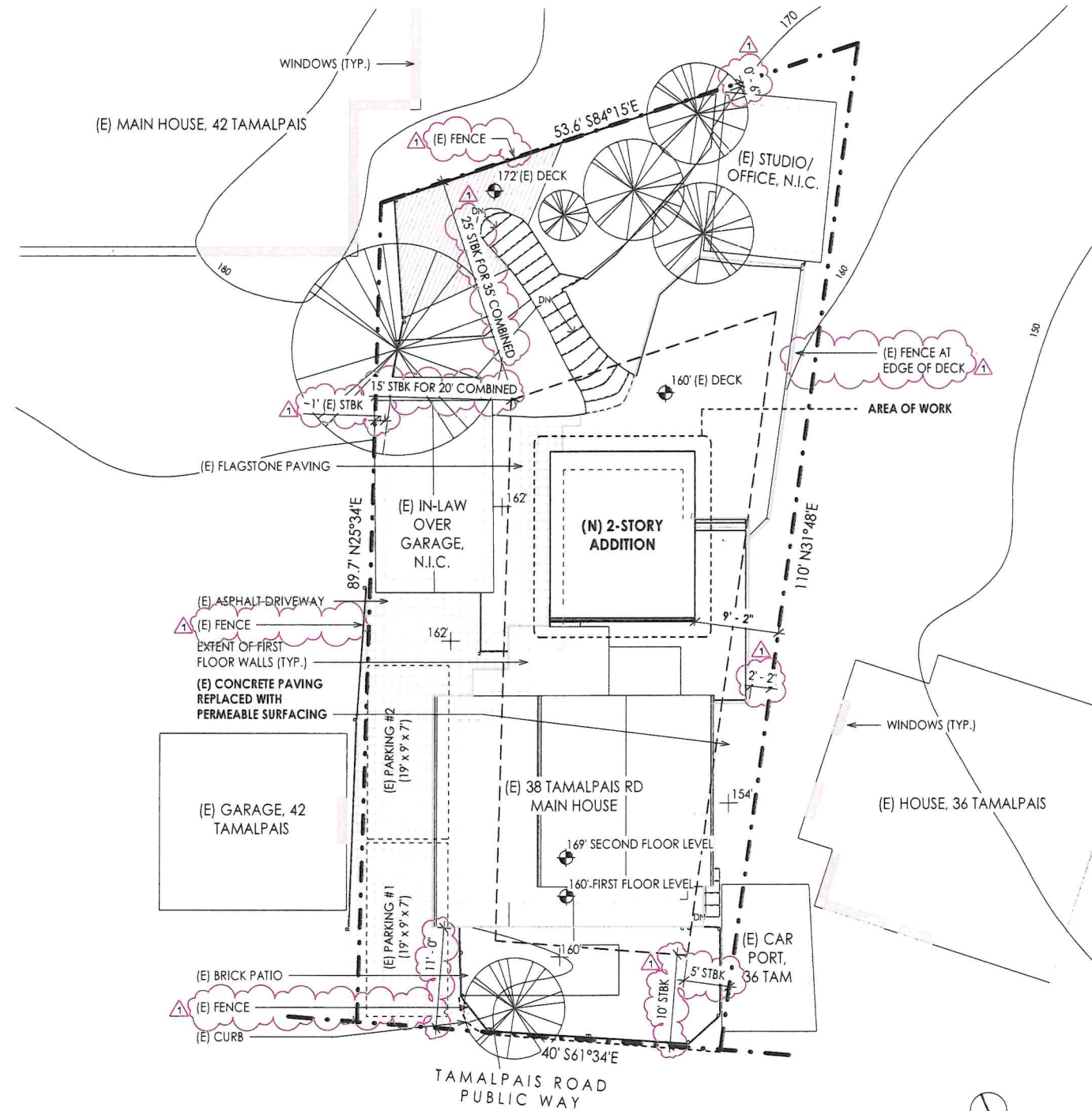
**NOT FOR CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16**



① SITE EXISTING  
1/16" = 1'-0"

0 1 2 3 5 10



② SITE PROPOSED  
1/16" = 1'-0"

0 1 2 3 5 10

REV	DESCRIPTION	DATE
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		09/11/23

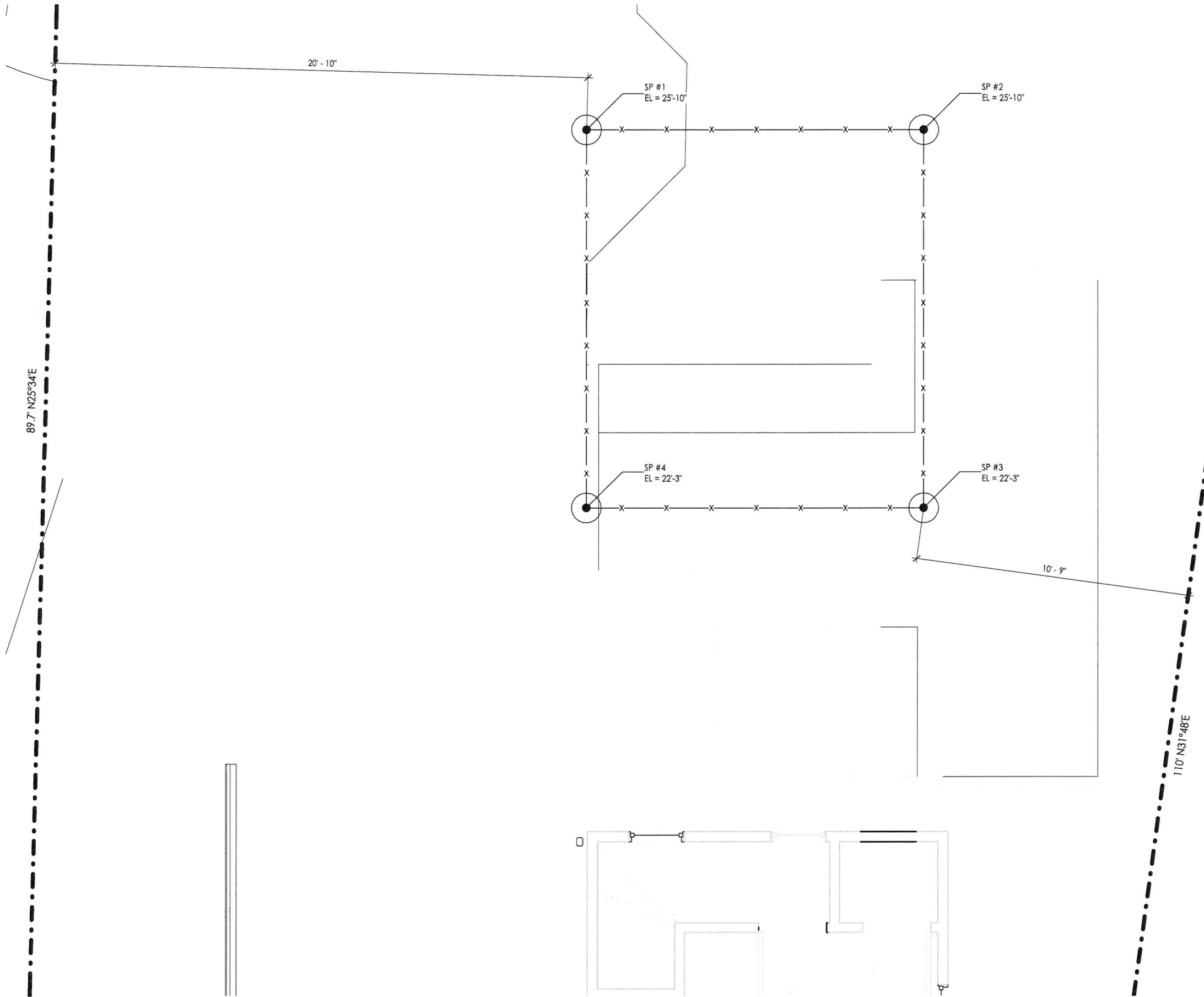
DATE: 09/11/23

SCALE: As Noted

SHEET NAME:

SITE PLANS

**A101**



STORY POLE PLAN LEGEND

- STORY POLE
- SP #X      STORY POLE REFERENCE  
 EL = XX FT      elevation
- X-X-X-      STRINGLINE WITH FLAGGING

PLANS BY

JOSEPH HEWLINGS

38 TAMALPAIS RD  
 FAIRFAX, CA 94930  
 628-800-2152

**NOT FOR  
 CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
 FAIRFAX, CA 94930  
 APN: 001-122-16**


FOR PLANNING	09/11/23
REV	DESCRIPTION      DATE

DATE:              09/11/23

SCALE:              As Noted

SHEET NAME:

**STORY POLE PLAN**



NOT FOR  
CONSTRUCTION

REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930

APN: 001-122-16


FOR PLANNING 09/11/23  
REV DESCRIPTION DATE

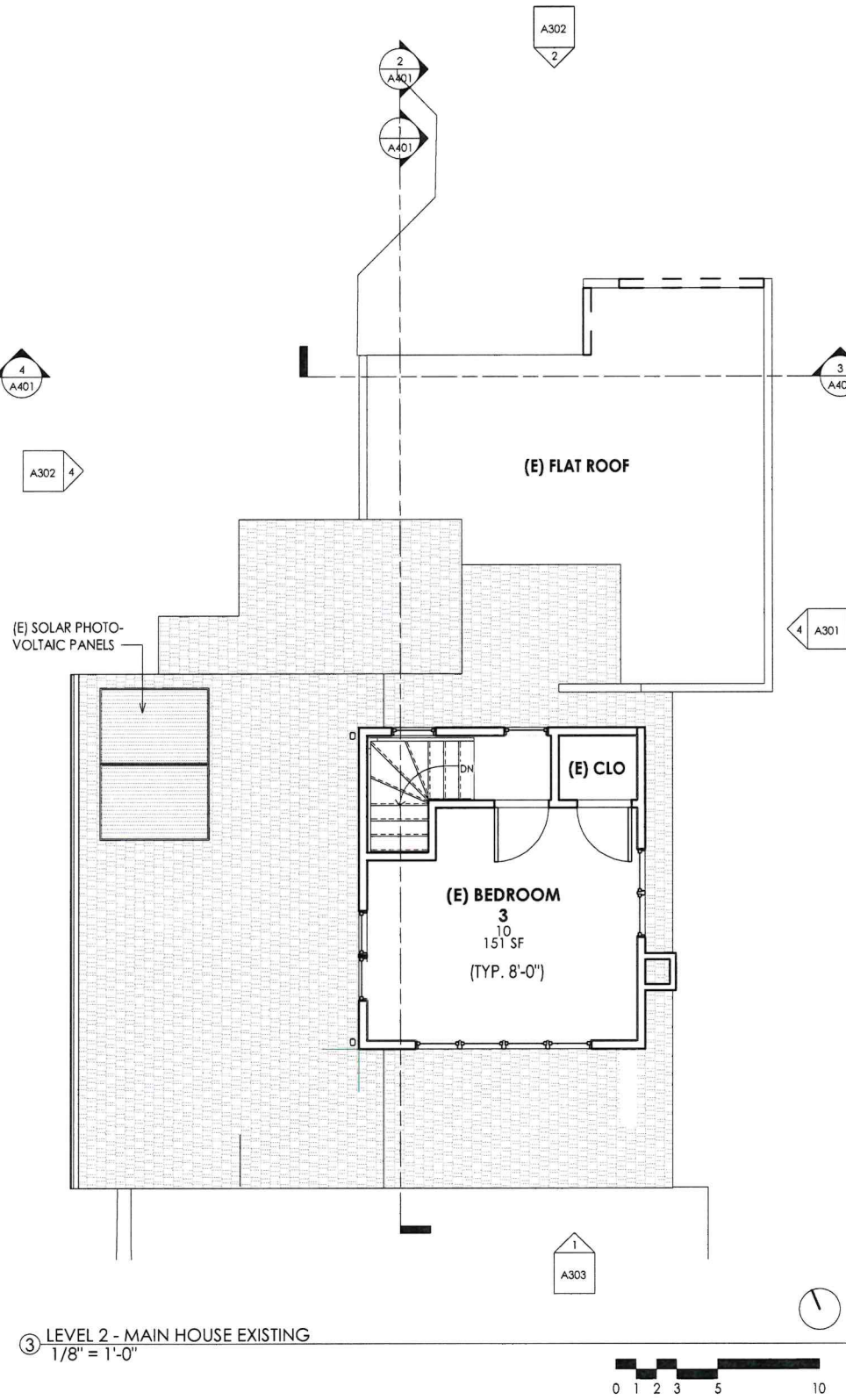
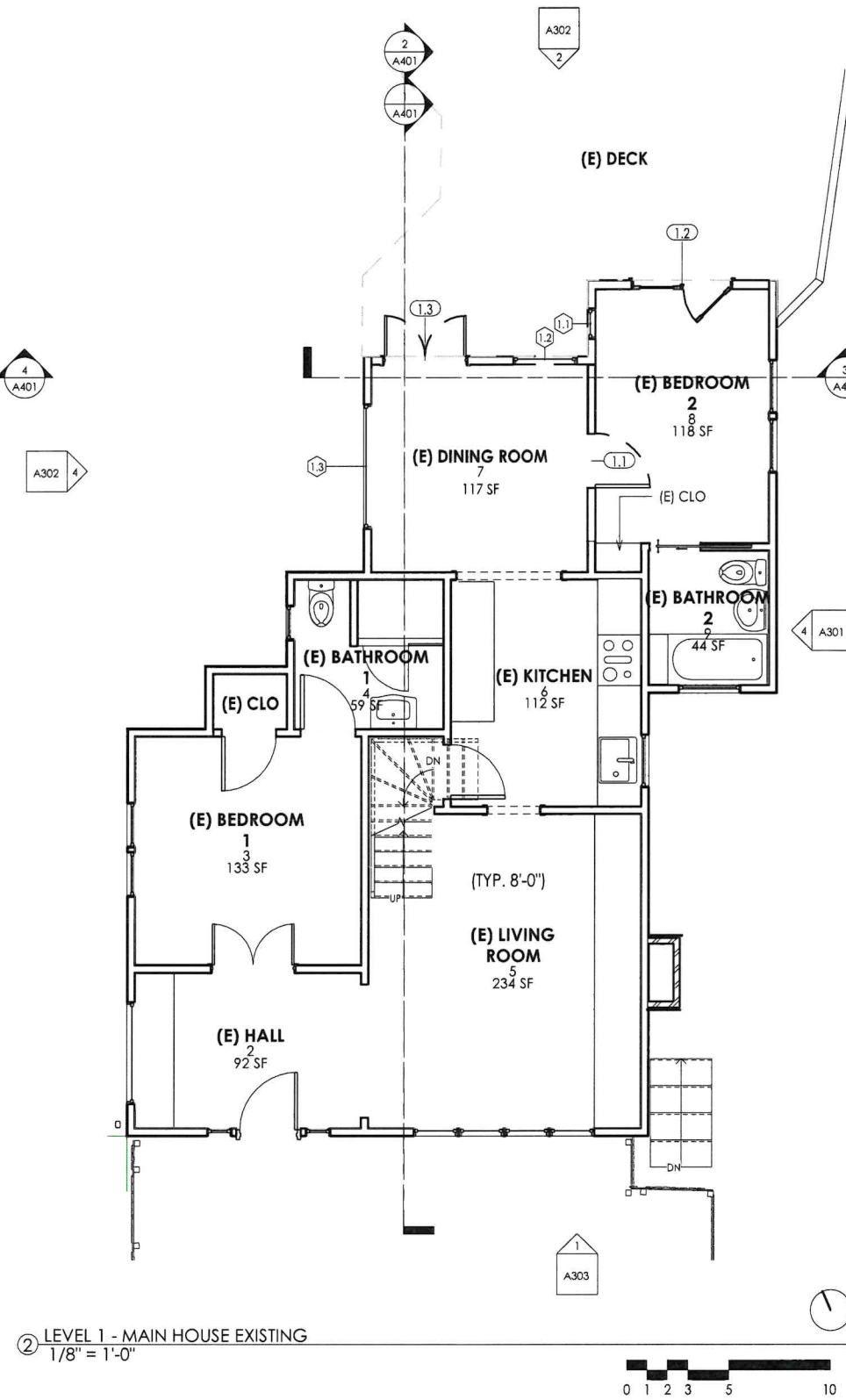
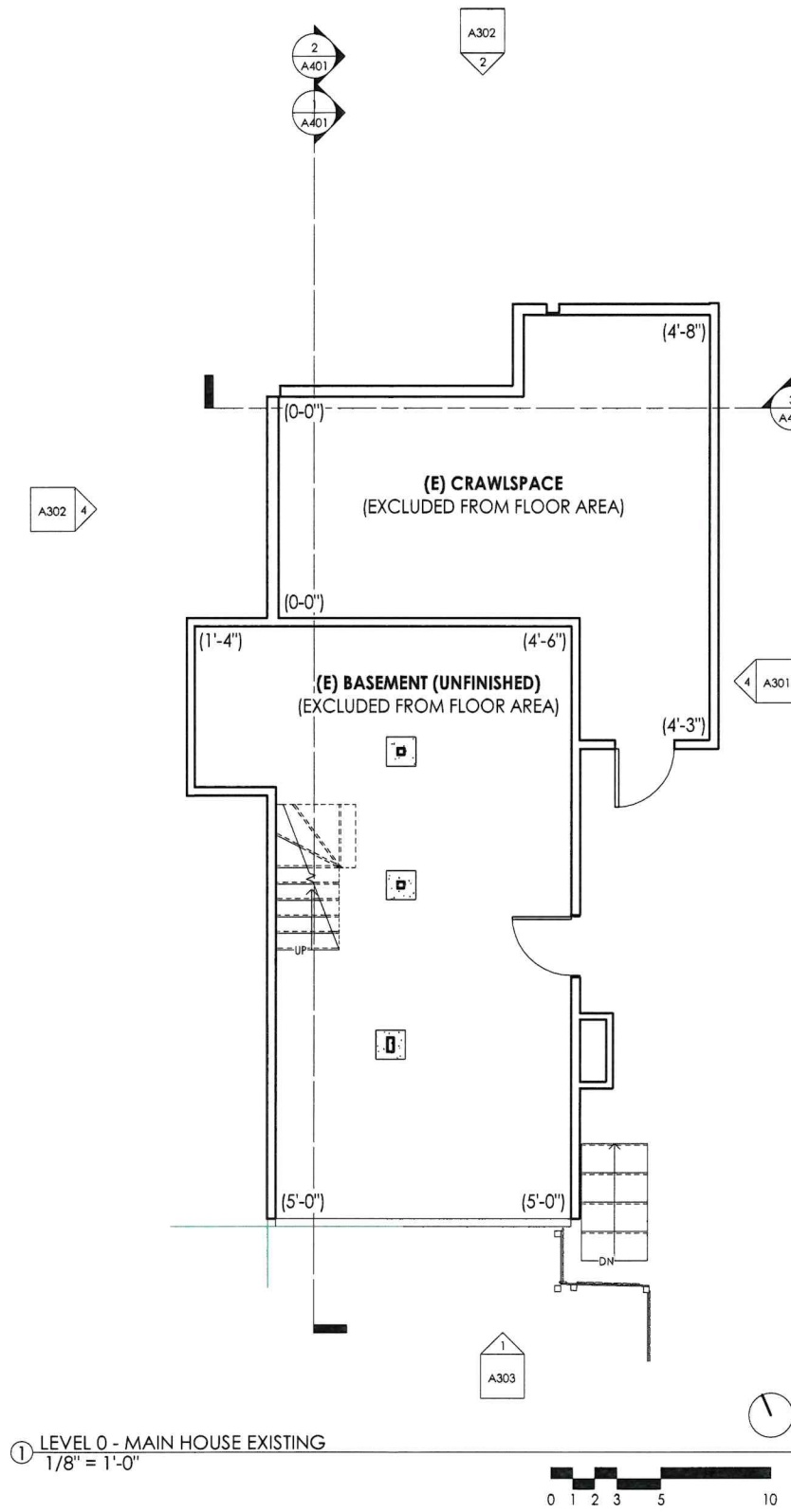
DATE: 09/11/23

SCALE: As Noted

SHEET NAME:

EXISTING FLOOR PLANS

A201



**NOT FOR  
CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16**


1	UPDATED FOR COMMENTS FOR PLANNING	11/20/23

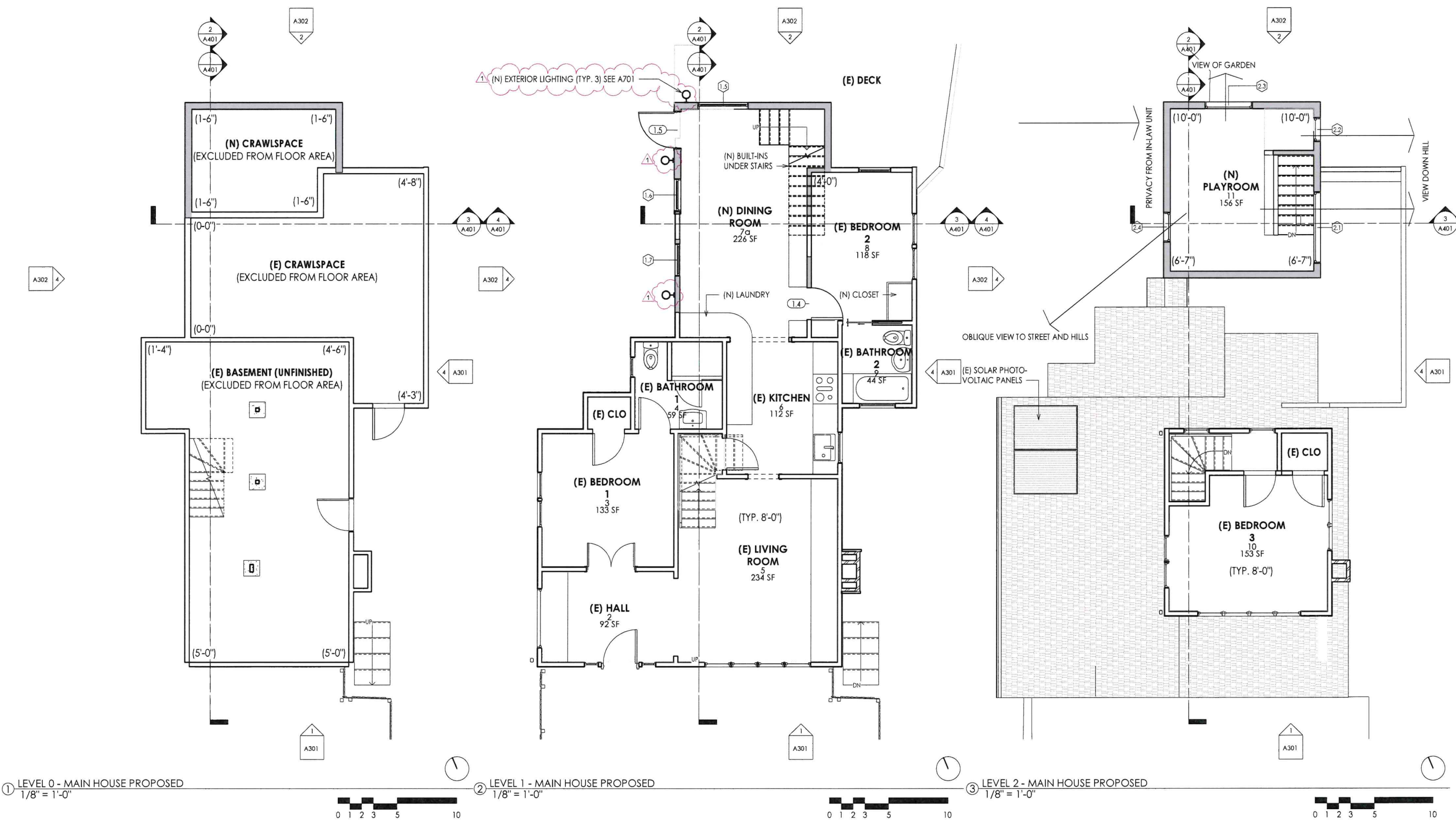
DATE: 09/11/23

SCALE: As Noted

SHEET NAME:

PROPOSED FLOOR PLANS

**A202**



NOT FOR  
CONSTRUCTION

REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16

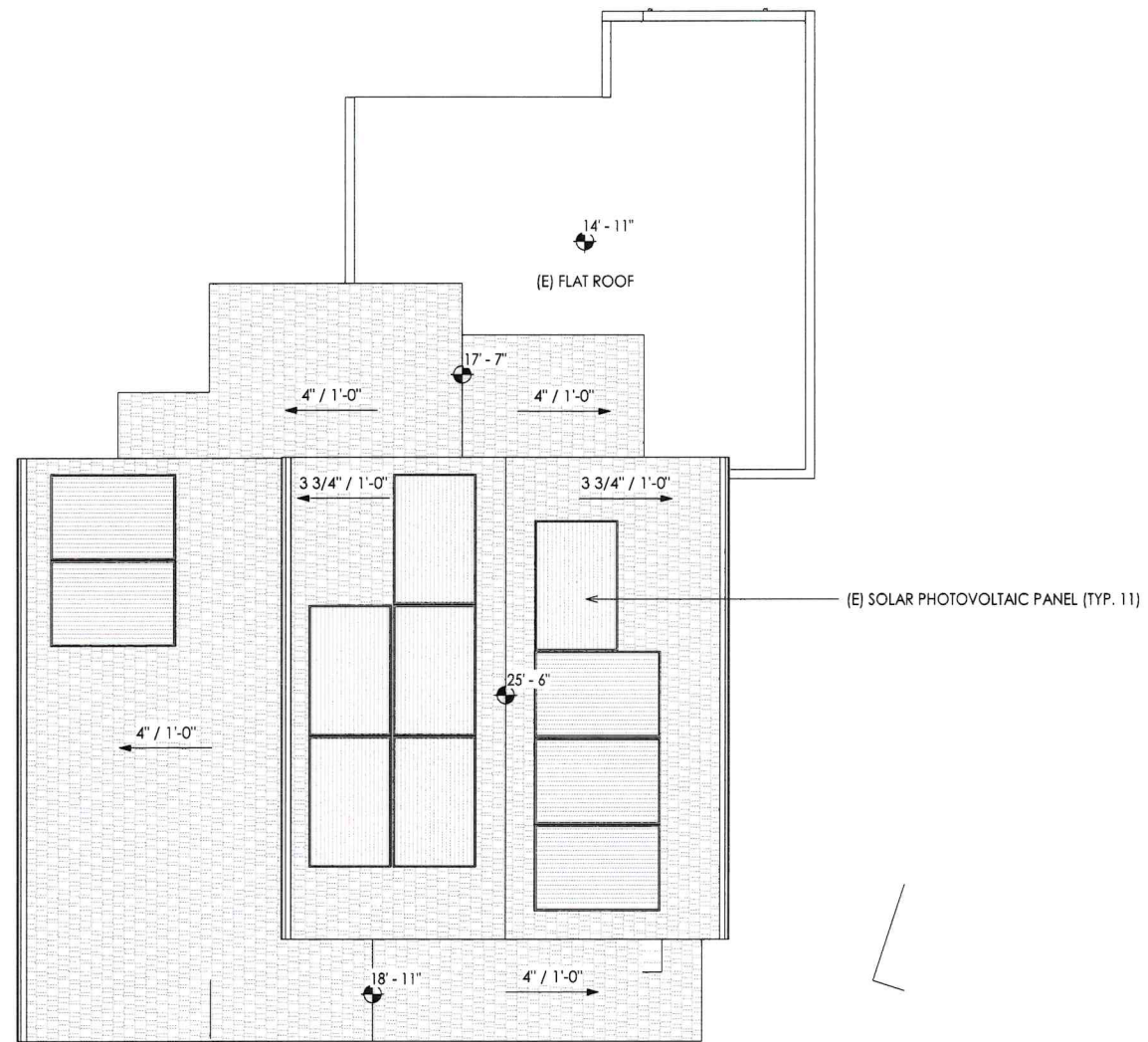

FOR PLANNING	09/11/23
REV DESCRIPTION DATE	

DATE: 09/11/23

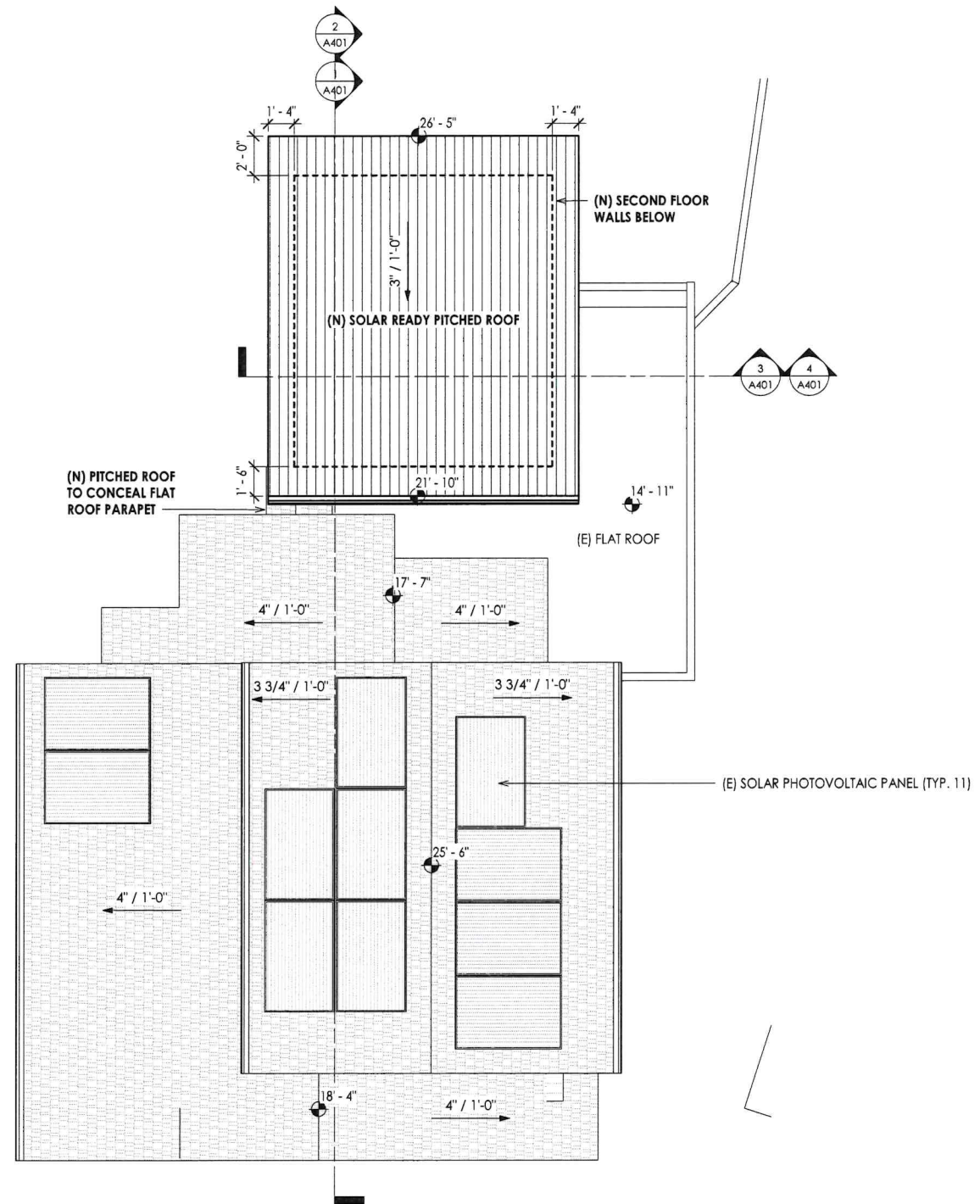
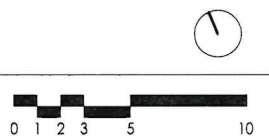
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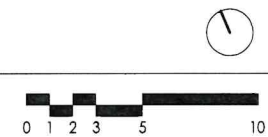
ROOF PLANS



① EXISTING ROOF PLAN  
1/8" = 1'-0"



② PROPOSED ROOF PLAN  
1/8" = 1'-0"



A203

**NOT FOR CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
 FAIRFAX, CA 94930**

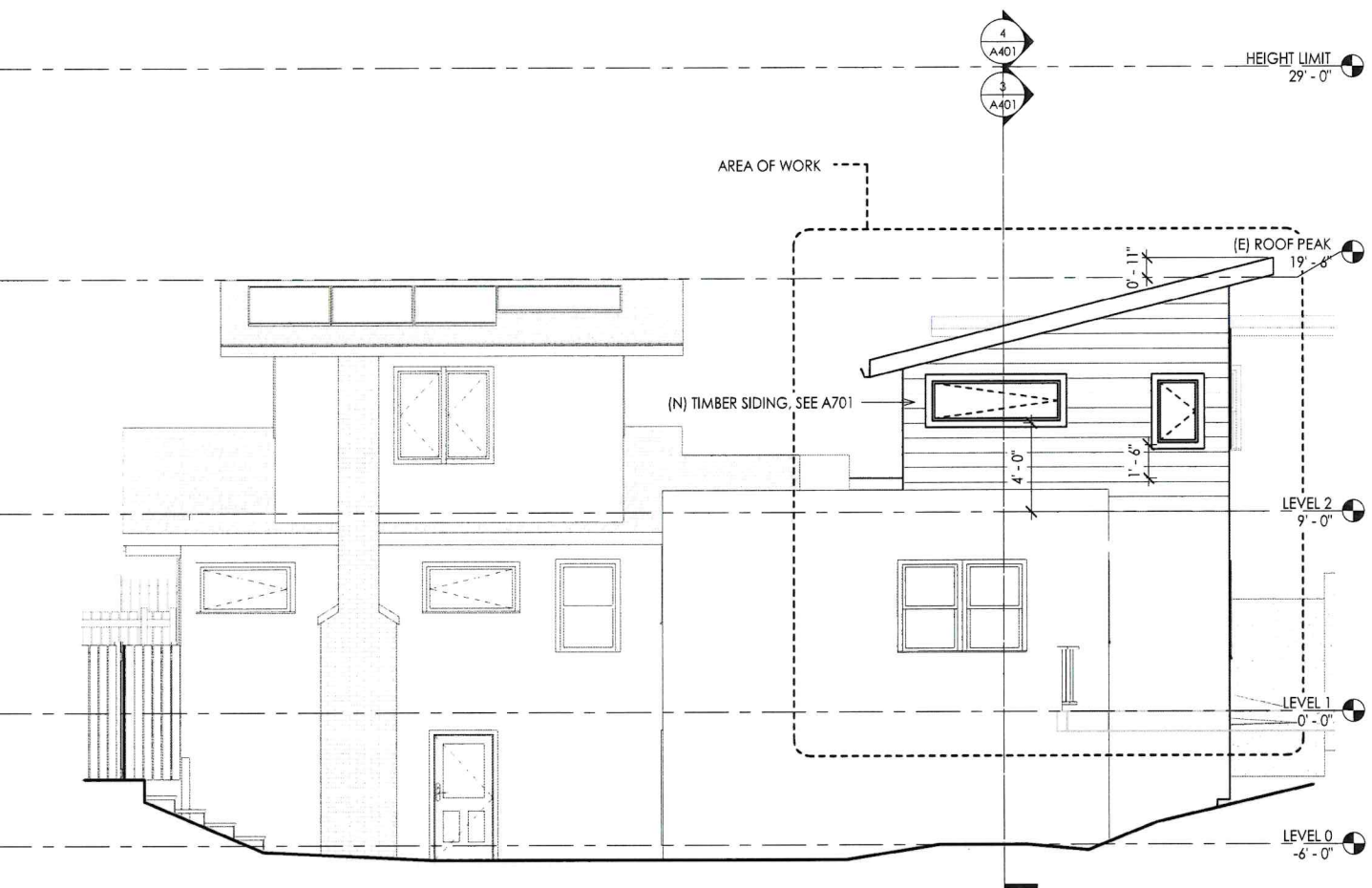
APN: 001-122-16


FOR PLANNING	09/11/23
REV	DESCRIPTION DATE
DATE:	09/11/23
SCALE:	As Noted
SHEET NAME:	<b>SOUTH AND EAST ELEVATIONS</b>

**A301**



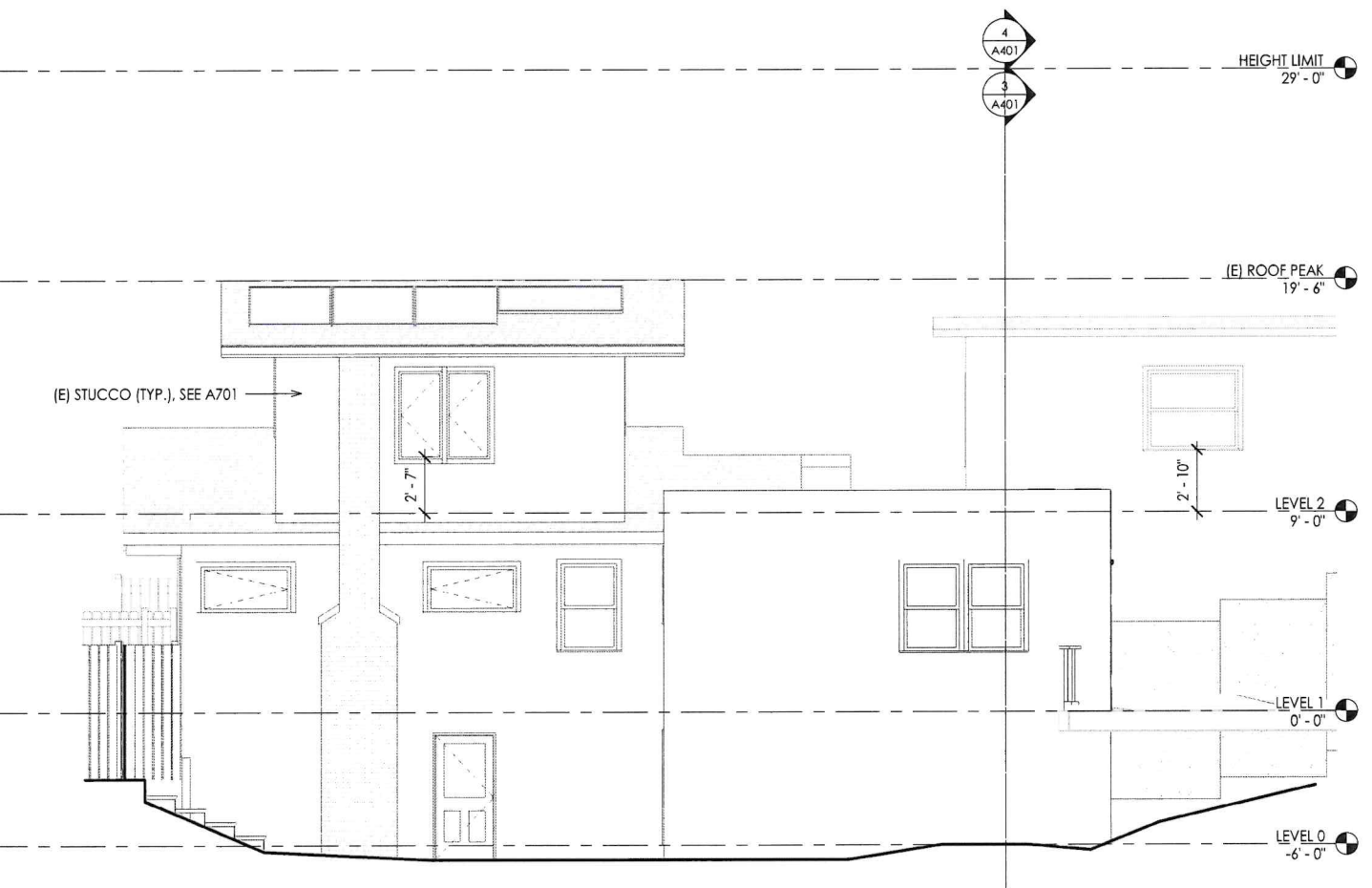
② PROPOSED FRONT (SOUTH) ELEVATION  
 1/8" = 1'-0"



④ PROPOSED SIDE (EAST) ELEVATION  
 1/8" = 1'-0"



① EXISTING FRONT (SOUTH) ELEVATION  
 1/8" = 1'-0"



③ EXISTING SIDE (EAST) ELEVATION  
 1/8" = 1'-0"

**NOT FOR  
CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16**

NO.	DESCRIPTION	DATE
1	UPDATED FOR COMMENTS FOR PLANNING	11/20/23
2		
3		
4		
5		
6		
7		
8		
9		
10		

11/20/23  
09/11/23

DATE: 09/11/23

SCALE: As Noted

SHEET NAME:

**NORTH AND WEST  
ELEVATIONS**

**A302**

HEIGHT LIMIT  
29'-0"

(E) ROOF PEAK  
19'-6"

LEVEL 2  
9'-0"

LEVEL 1  
0'-0"

LEVEL 0  
-6'-0"

HEIGHT LIMIT  
29'-0"

(E) ROOF PEAK  
19'-6"

LEVEL 2  
9'-0"

LEVEL 1  
0'-0"

LEVEL 0  
-6'-0"

AREA OF WORK

AREA OF WORK

(N) TIMBER SIDING, SEE A701

(N) TIMBER SIDING, SEE A701

(N) WALL LIGHT, SEE A701

(N) WALL LIGHTS, SEE A701

2 PROPOSED REAR (NORTH) ELEVATION  
1/4" = 1'-0"

4 PROPOSED SIDE (WEST) ELEVATION  
1/4" = 1'-0"

(E) STUCCO (TYP.), SEE A701

DEMO (E) WINDOWS

(E) STUCCO (TYP.), SEE A701

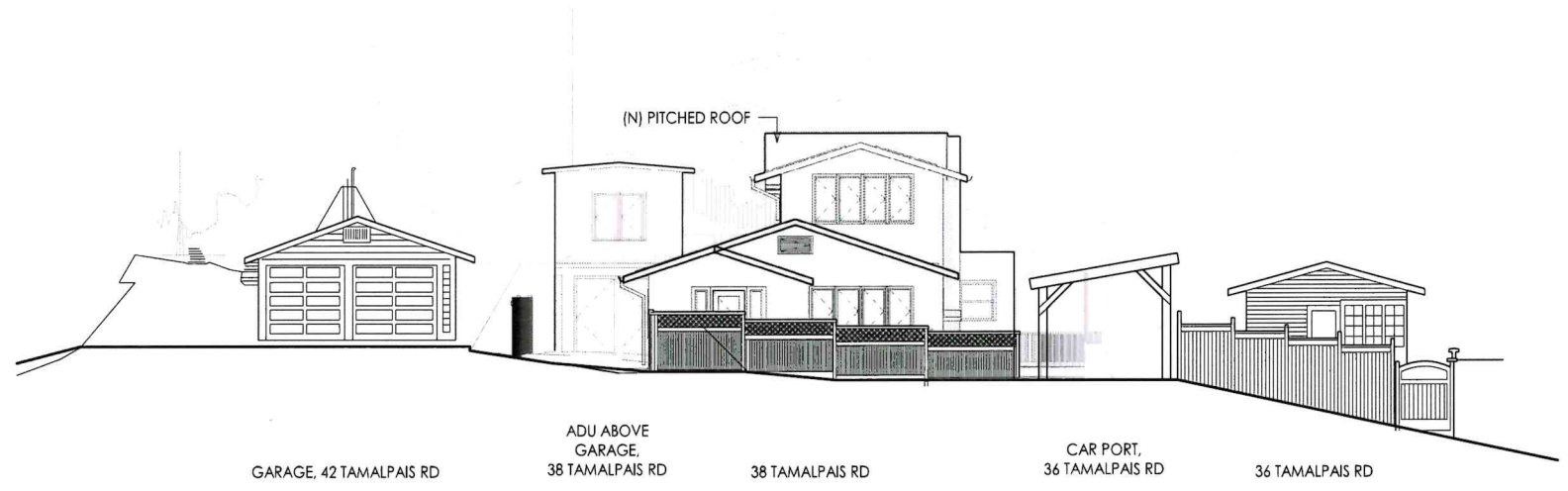
1 EXISTING REAR (NORTH) ELEVATION  
1/8" = 1'-0"

3 EXISTING SIDE (WEST) ELEVATION  
1/8" = 1'-0"

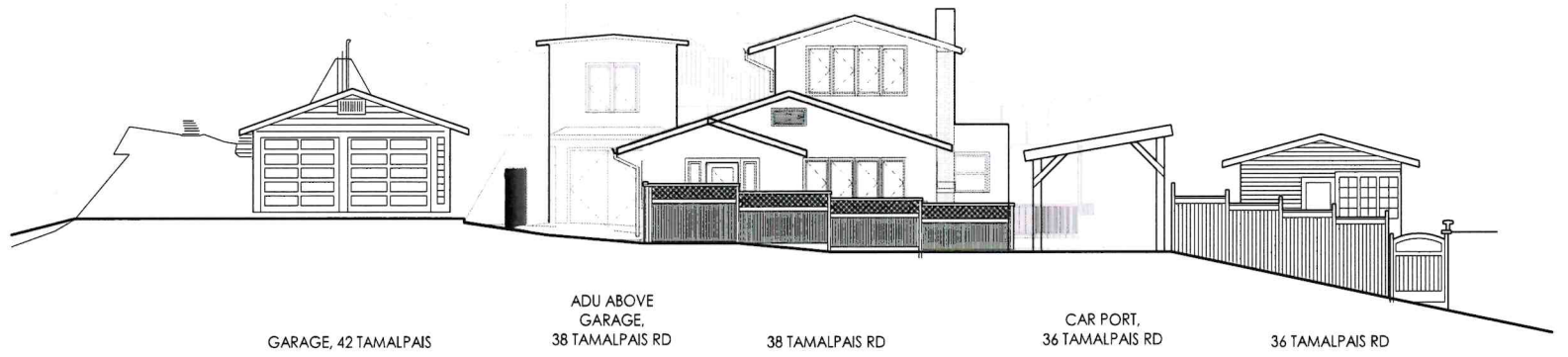


**NOT FOR  
CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16**



① PROPOSED STREETSCAPE  
1/16" = 1'-0"



② EXISTING STREETSCAPE  
1/16" = 1'-0"

REV	DESCRIPTION	DATE

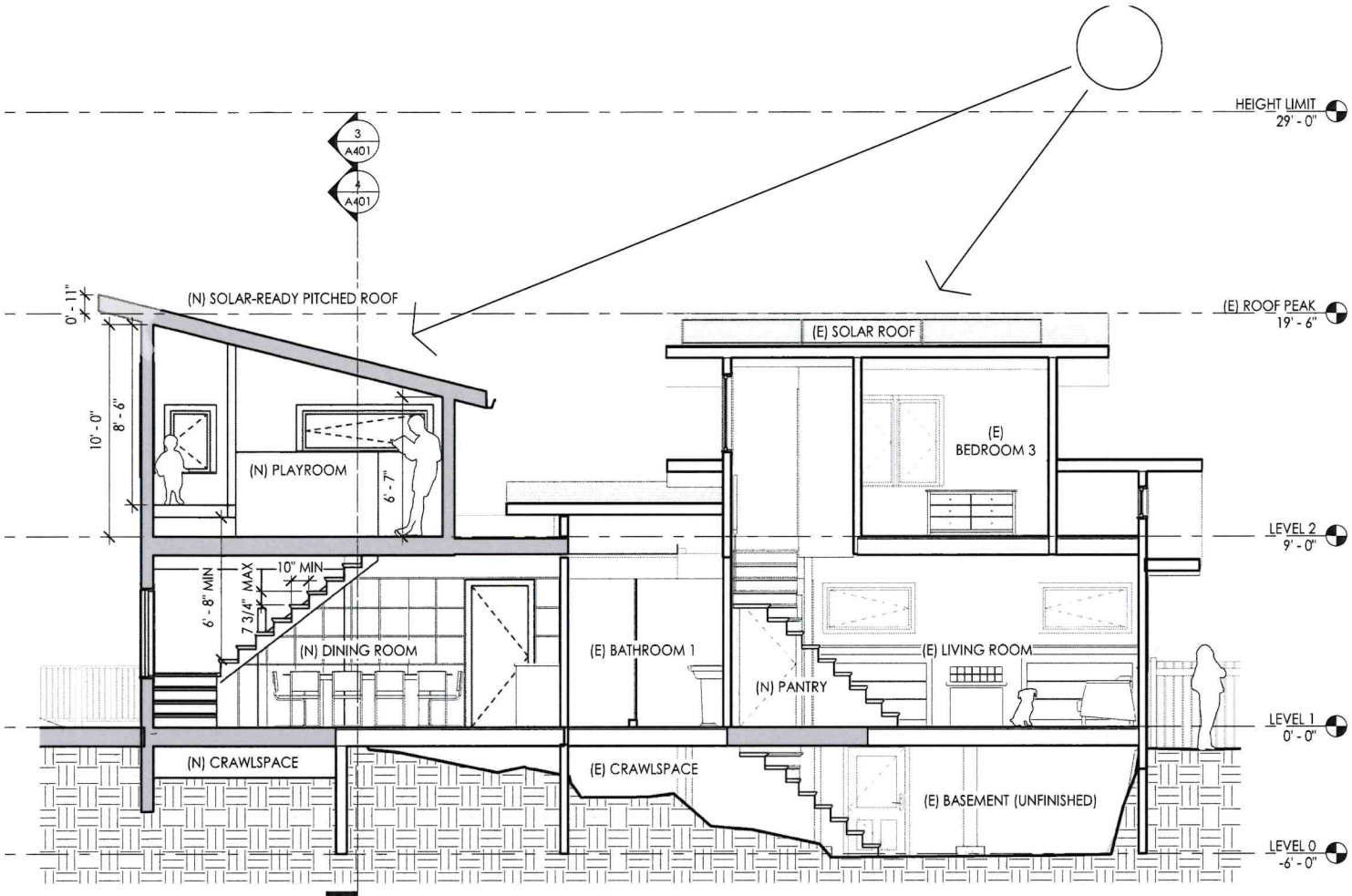
FOR PLANNING 09/11/23  
DATE: 09/11/23  
SCALE: As Noted  
SHEET NAME:

**STREETSCAPES**

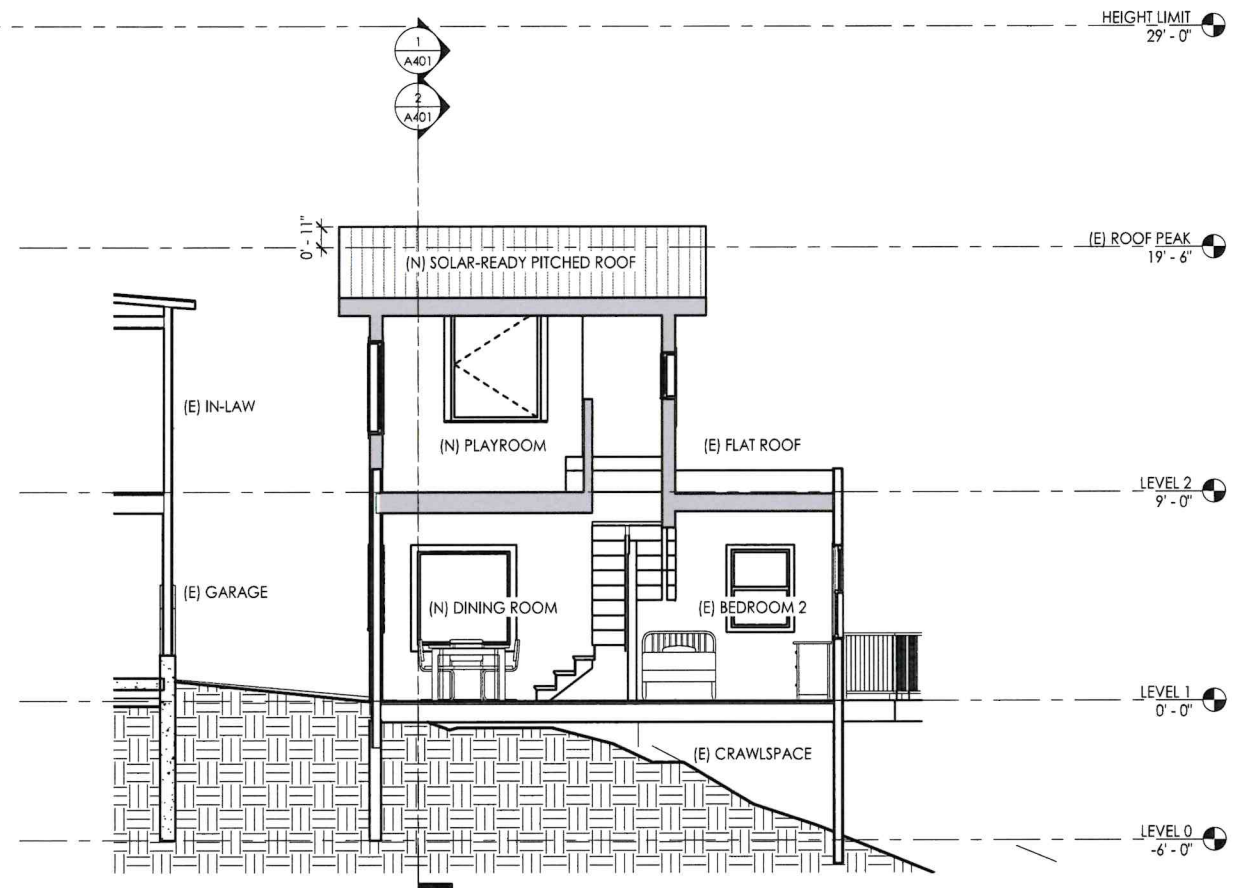
**NOT FOR CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930**

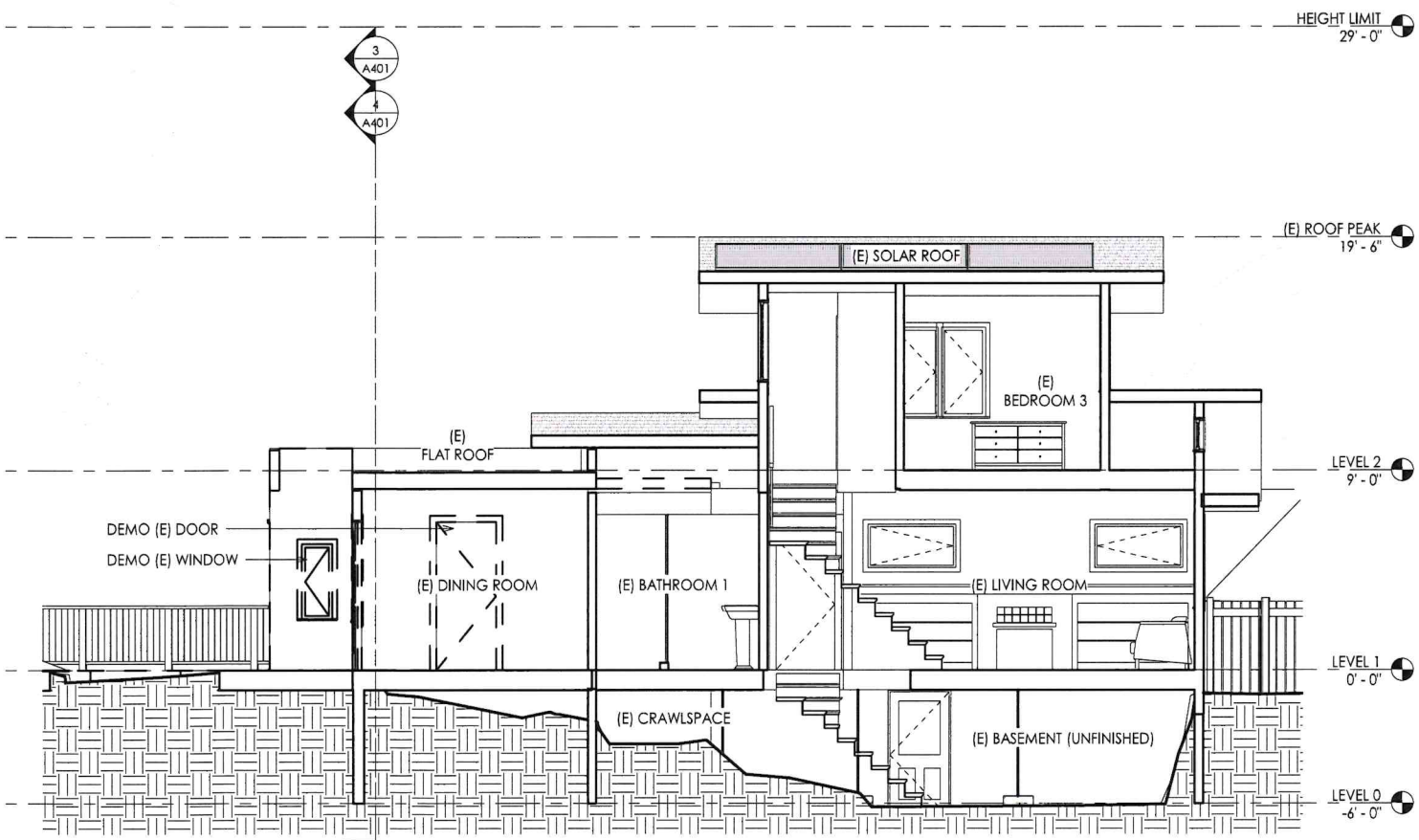
APN: 001-122-16



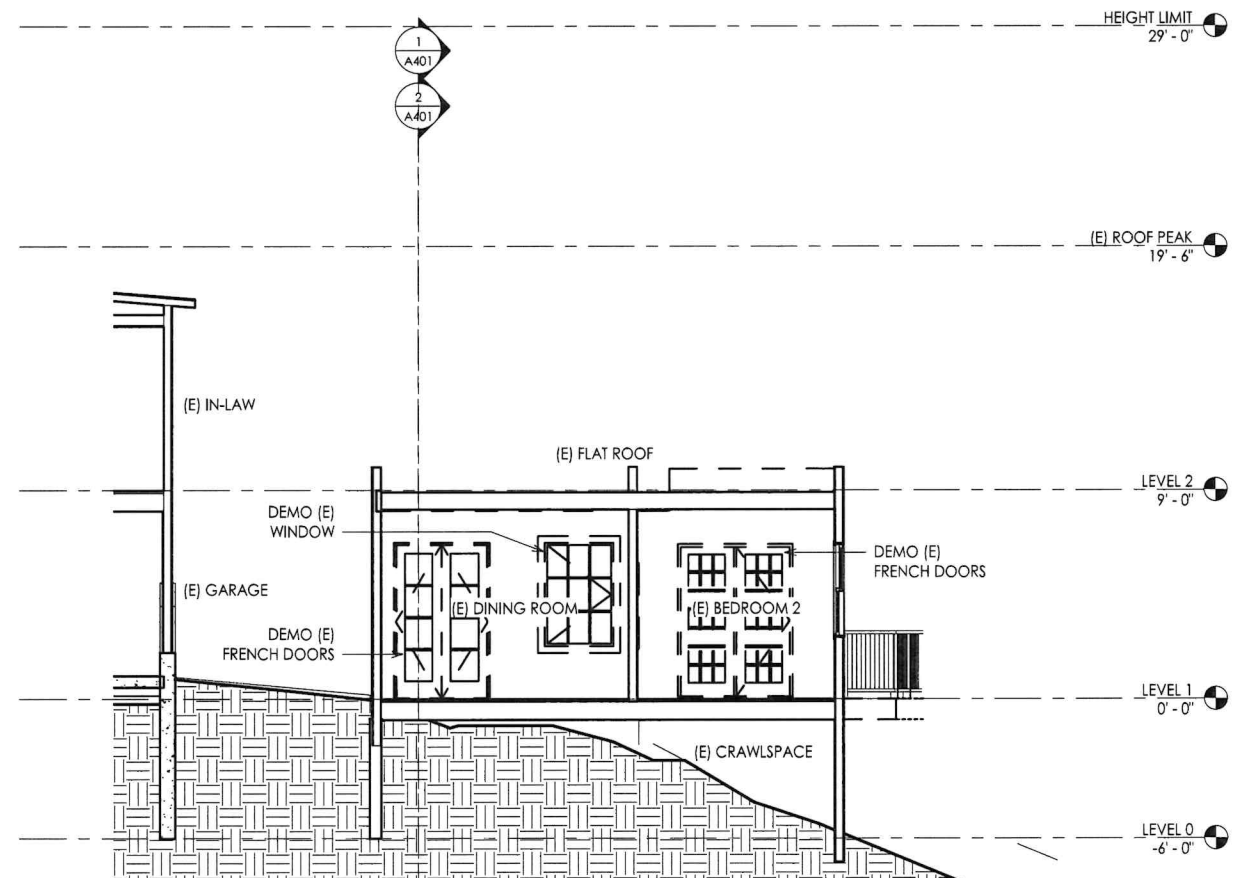
① PROPOSED LONG SECTION  
1/8" = 1'-0"



③ PROPOSED CROSS SECTION  
1/8" = 1'-0"



② EXISTING LONG SECTION  
1/8" = 1'-0"



④ EXISTING CROSS SECTION  
1/8" = 1'-0"


FOR PLANNING 09/11/23

REV DESCRIPTION DATE

DATE: 09/11/23

SCALE: As Noted

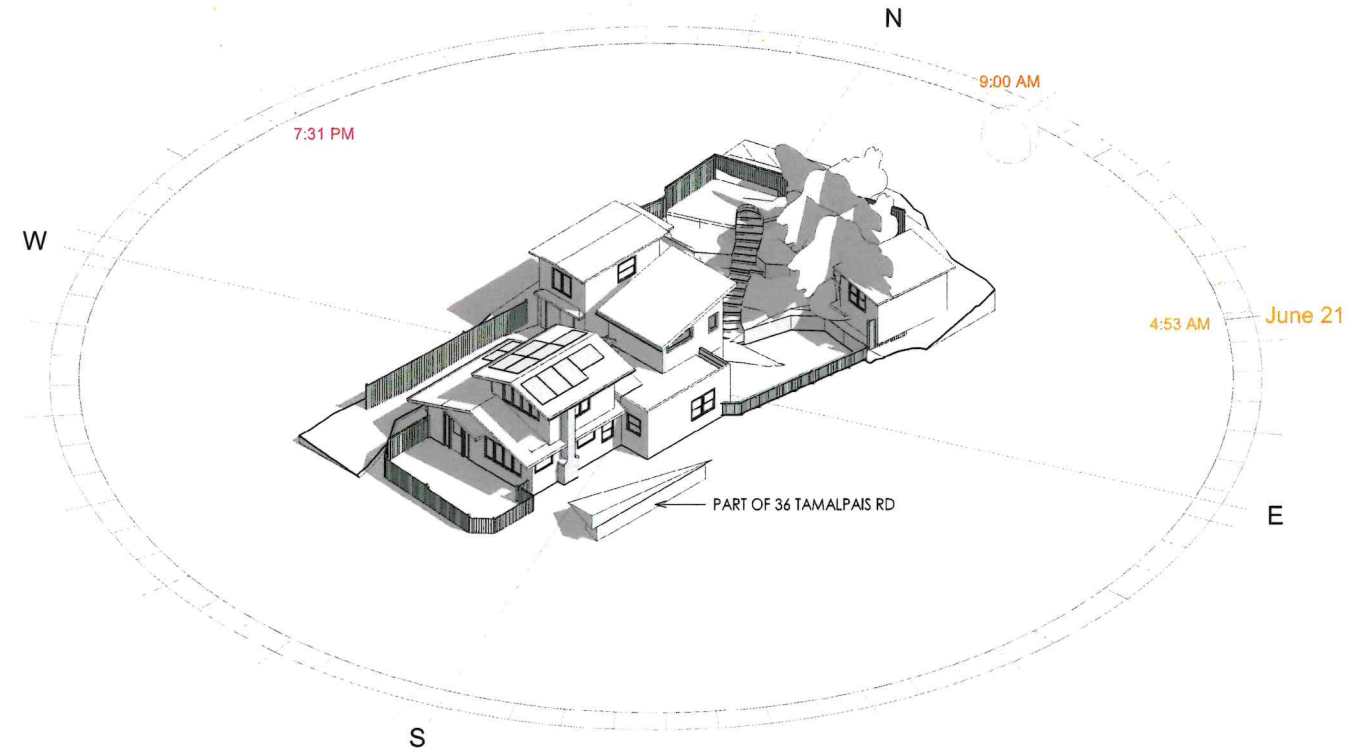
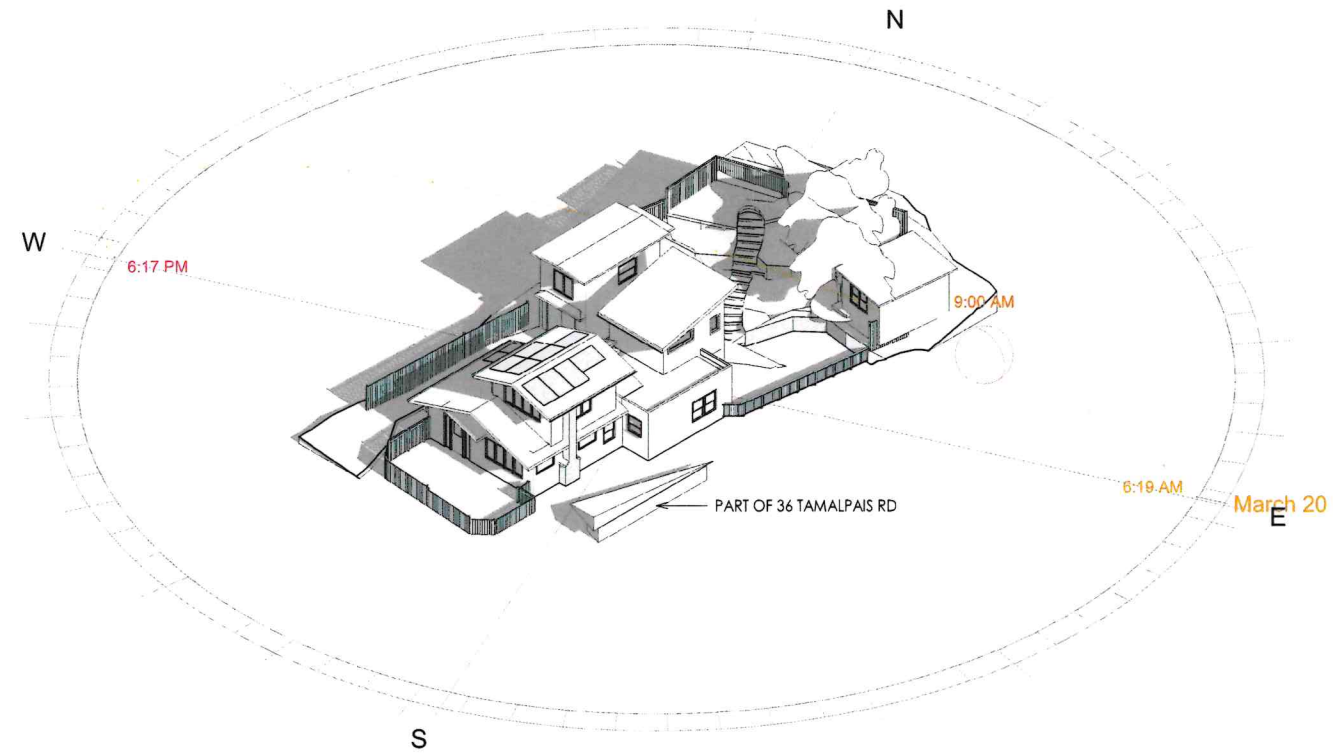
SHEET NAME:

SECTIONS

**A401**

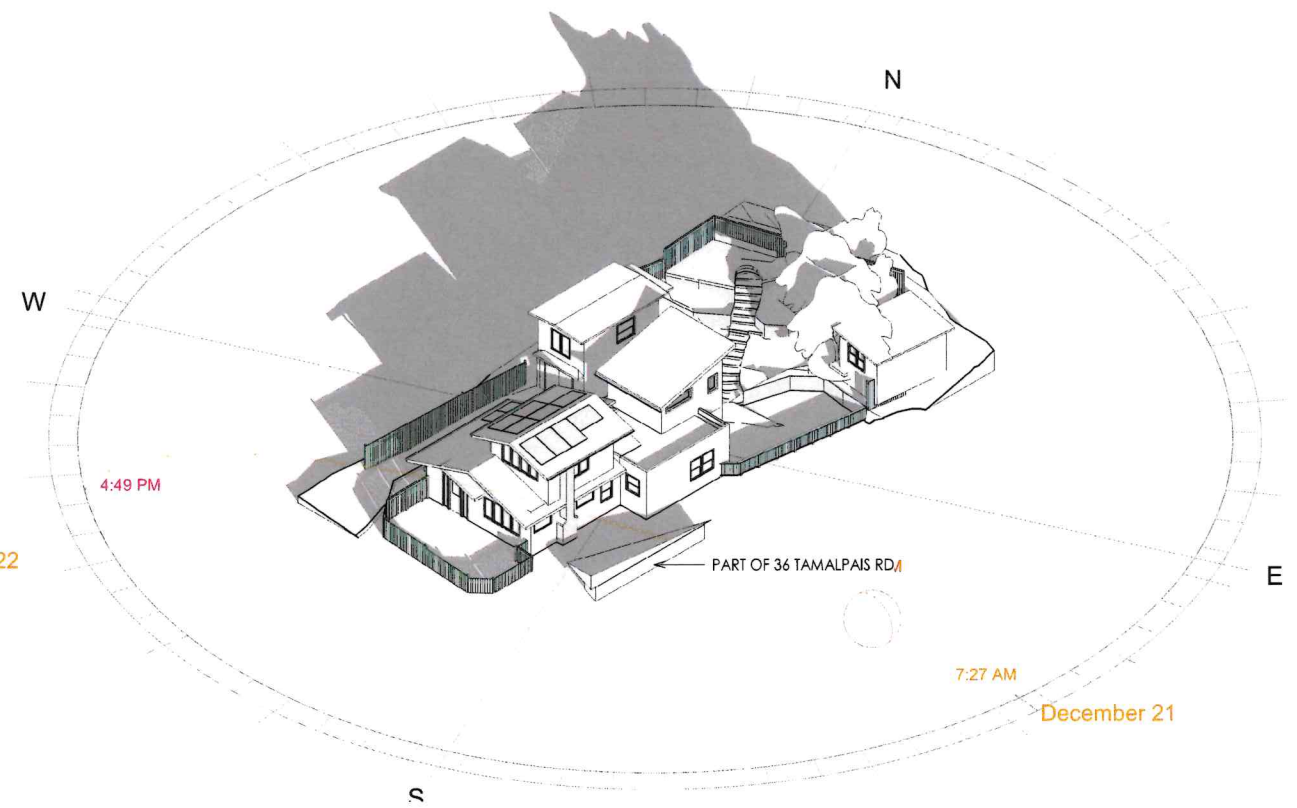
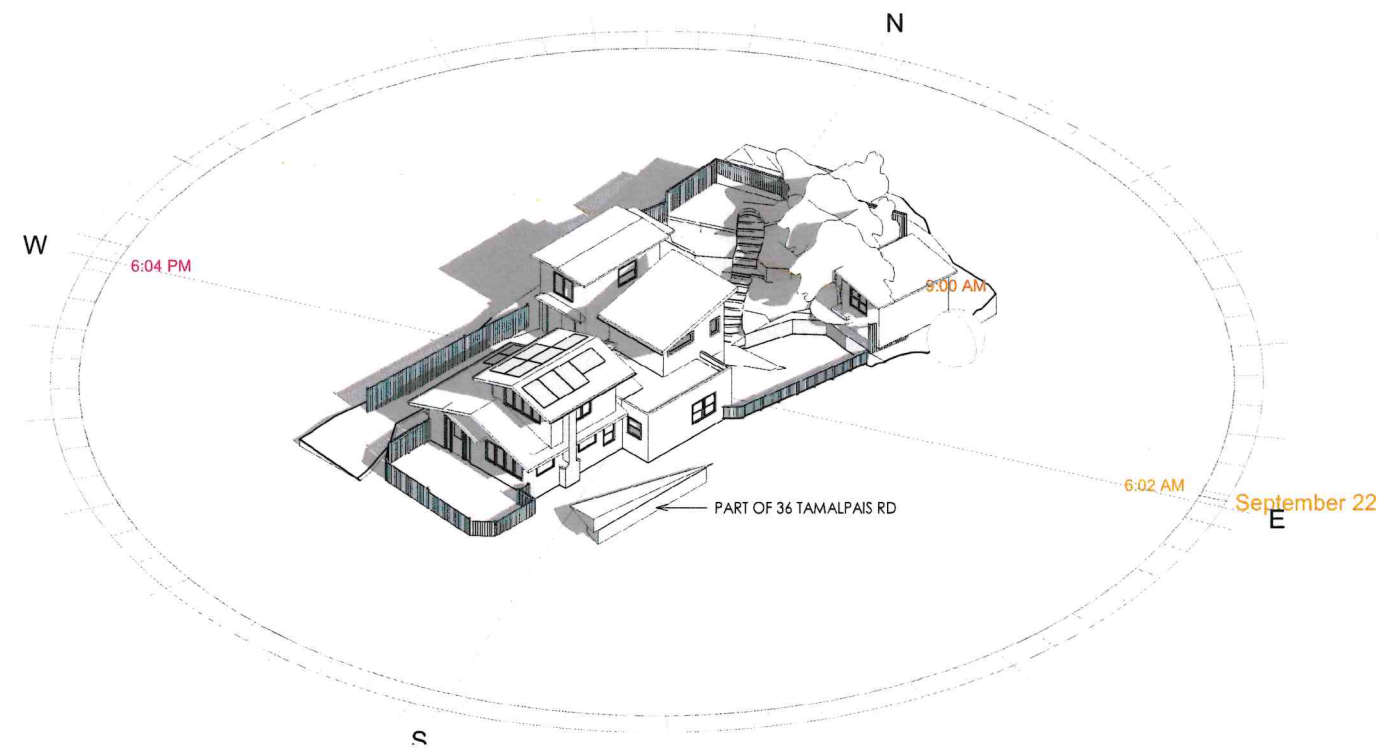
**NOT FOR  
CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16**



① 9AM SPRING EQUINOX SHADING STUDY

② 9AM SUMMER SOLSTICE SHADING STUDY



③ 9AM FALL EQUINOX SHADING STUDY

④ 9AM WINTER SOLSTICE SHADING STUDY


FOR PLANNING 09/11/23  
REV DESCRIPTION DATE

DATE: 09/11/23

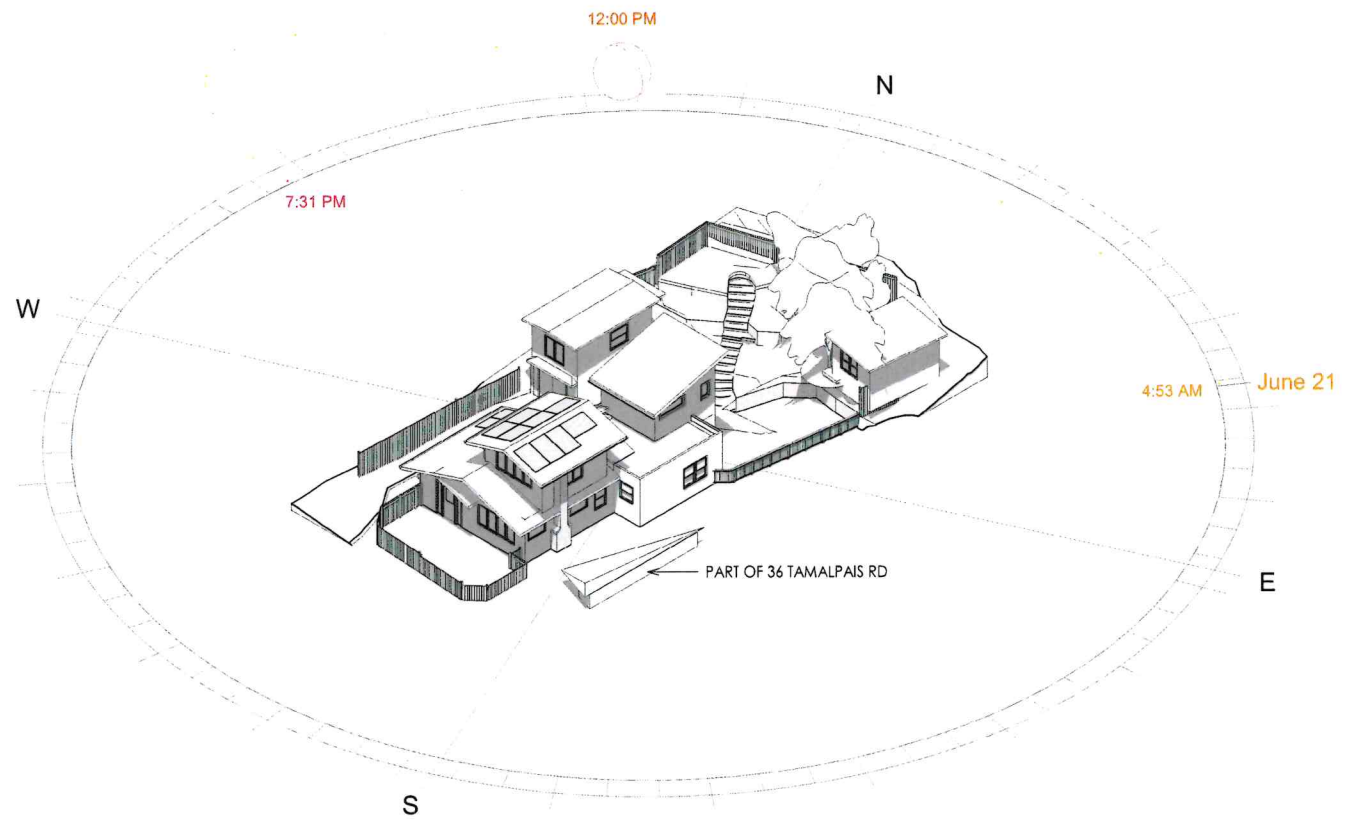
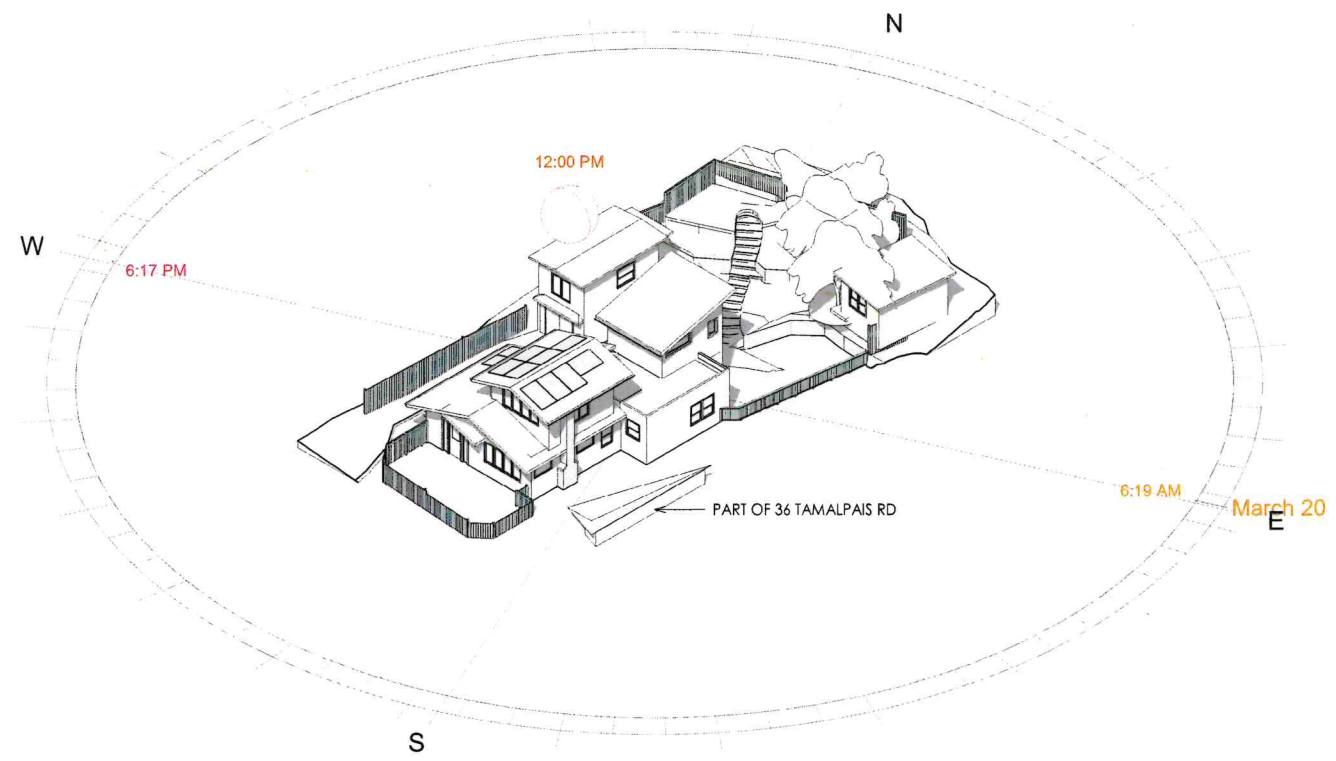
SCALE: As Noted

SHEET NAME:

MORNING SHADE STUDIES

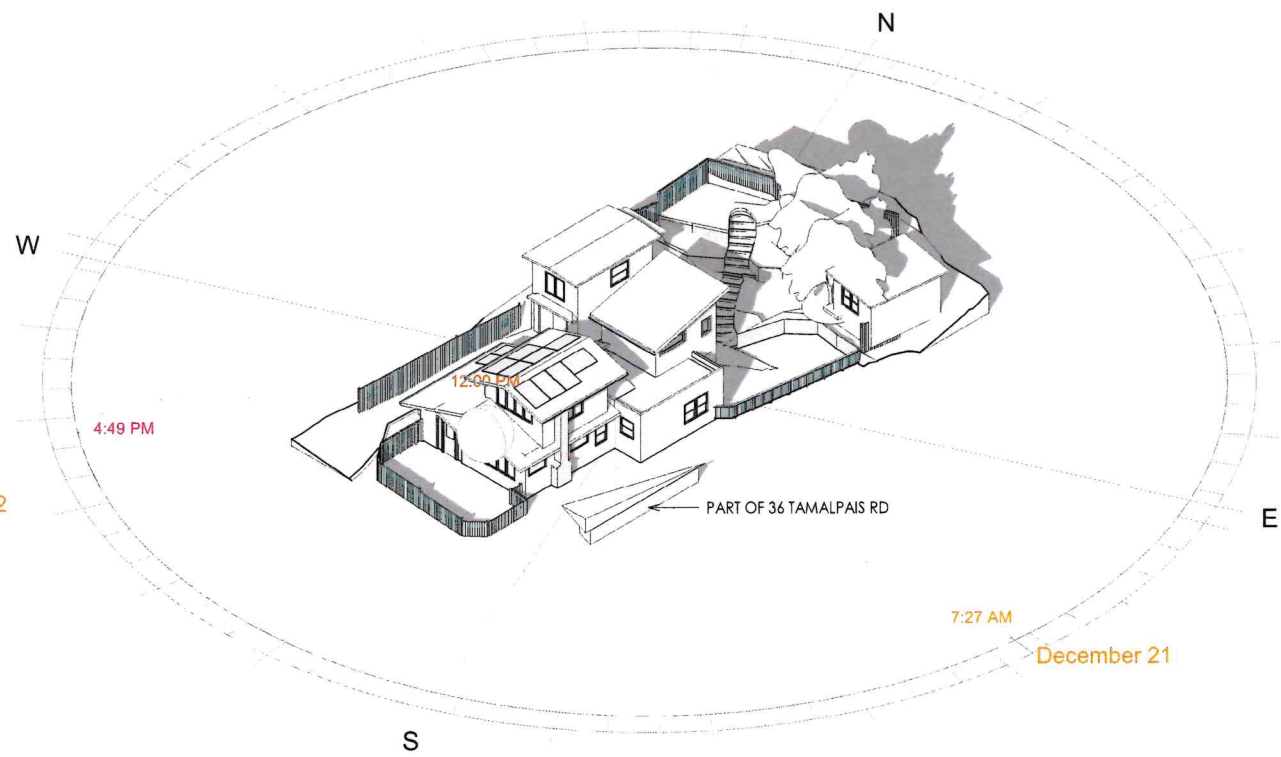
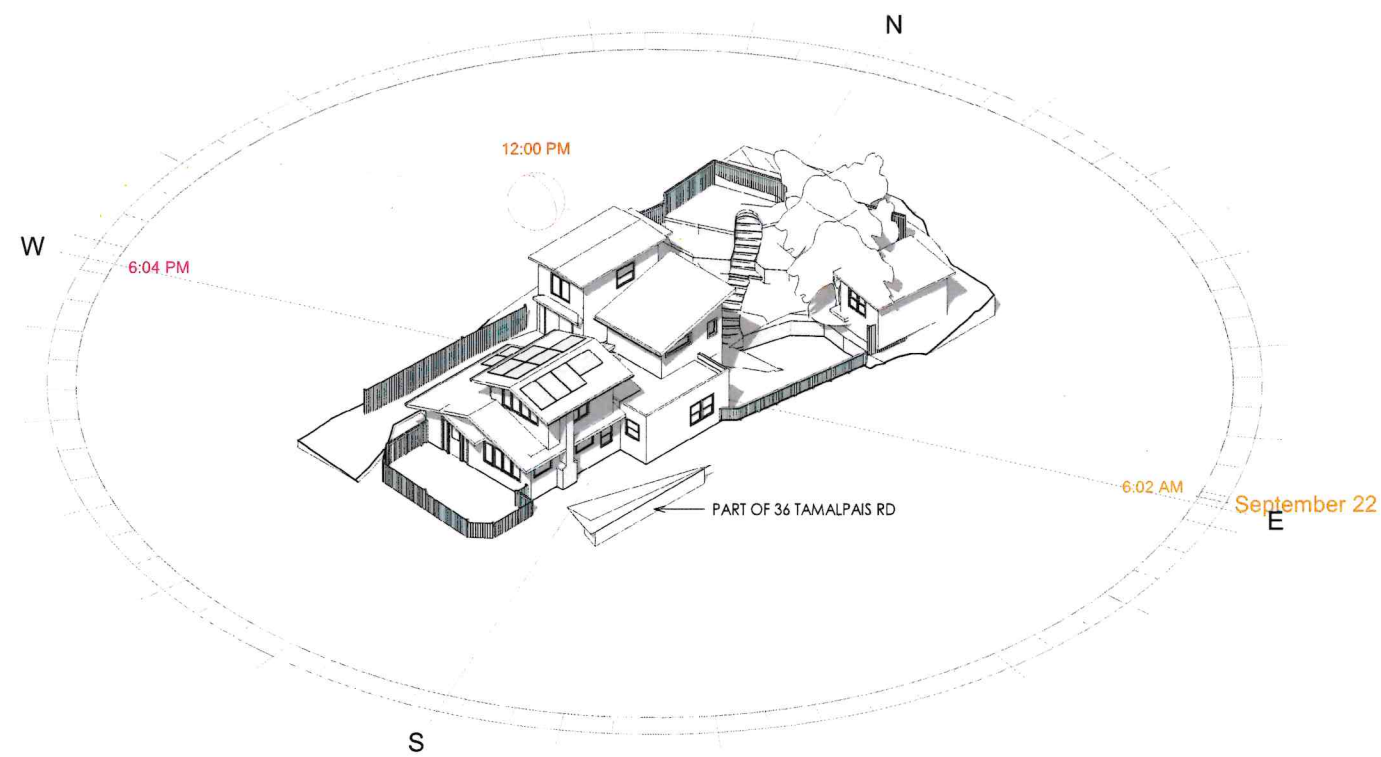
**NOT FOR  
CONSTRUCTION**

**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16**



① 12PM SPRING EQUINOX SHADING STUDY

② 12PM SUMMER SOLSTICE SHADING STUDY



③ 12PM FALL EQUINOX SHADING STUDY

④ 12PM WINTER SOLSTICE SHADING STUDY


REV	DESCRIPTION	DATE

DATE: 09/11/23

SCALE: As Noted

SHEET NAME:

**NOON SHADE STUDIES**

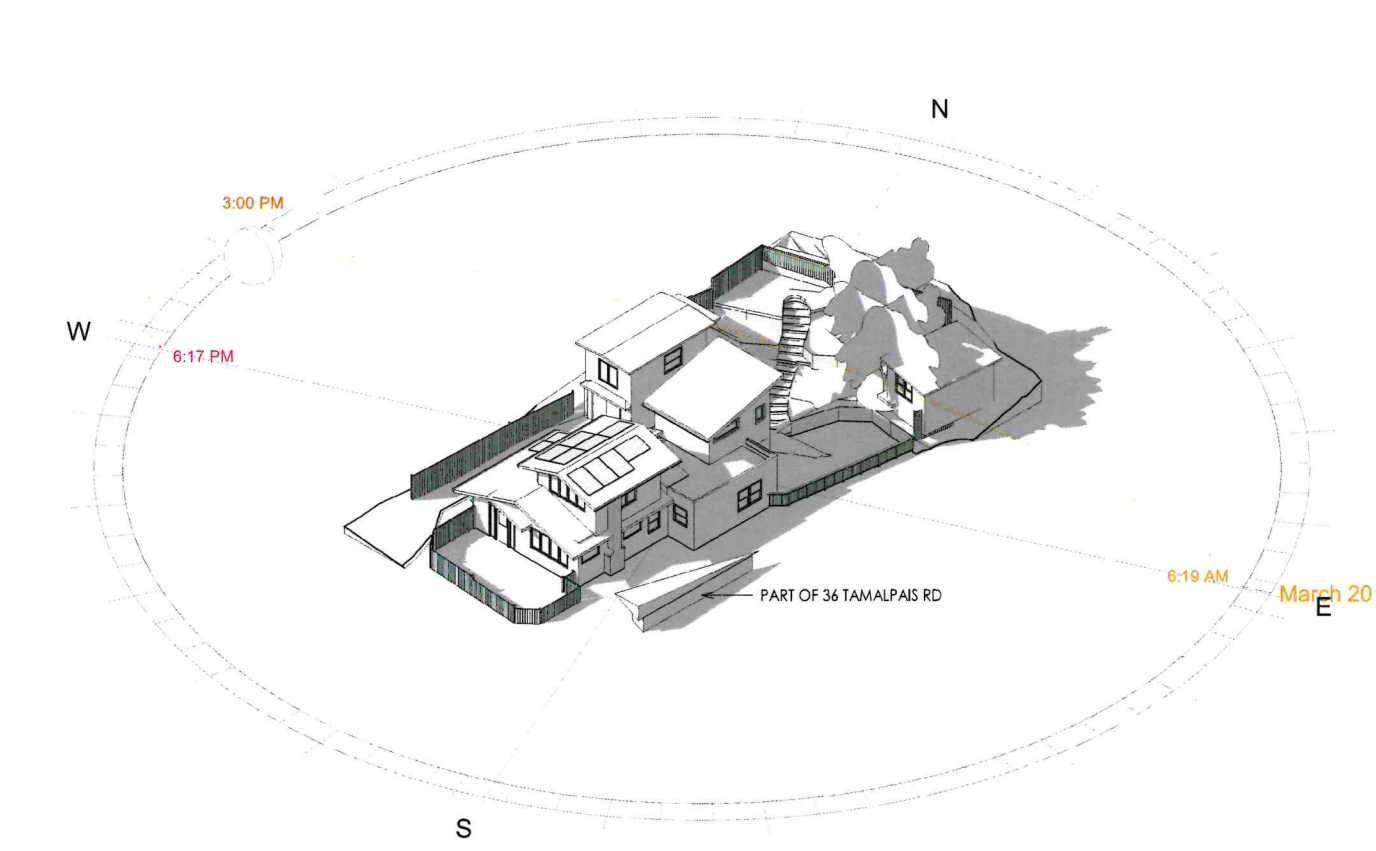
**A502**

**NOT FOR  
CONSTRUCTION**

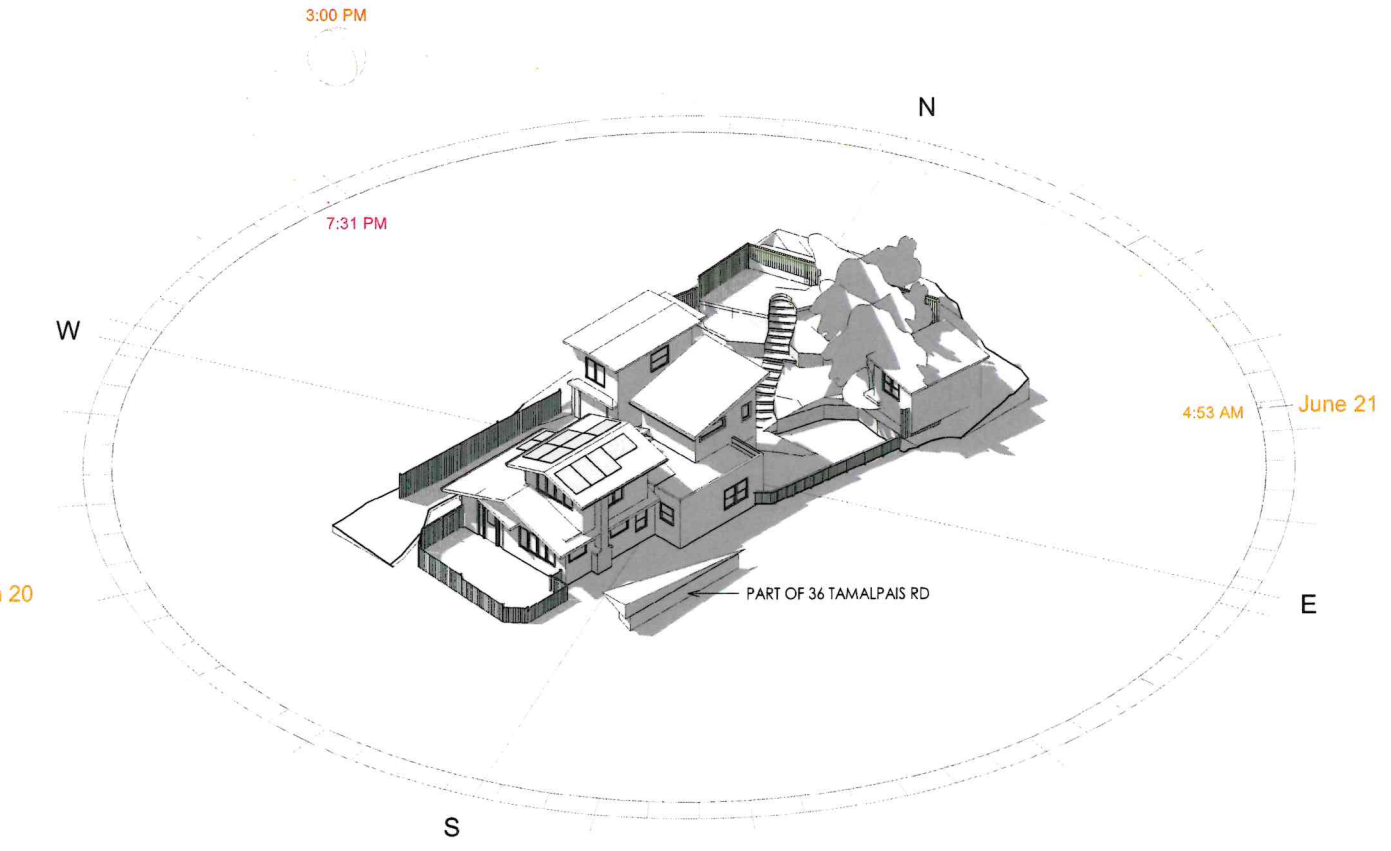
**REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16**


FOR PLANNING	09/11/23
REV DESCRIPTION	DATE
DATE:	09/11/23
SCALE:	As Noted
SHEET NAME:	<b>AFTERNOON SHADE STUDIES</b>

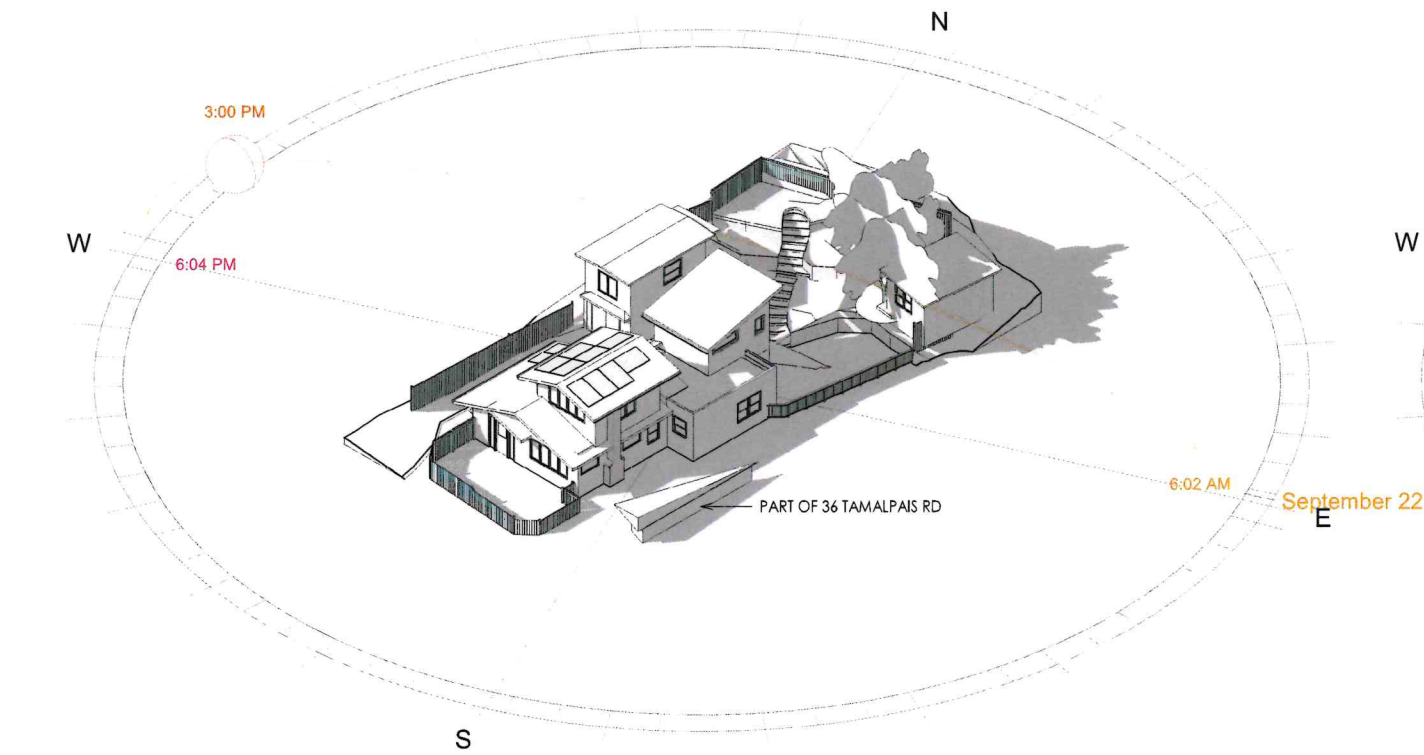
**A503**



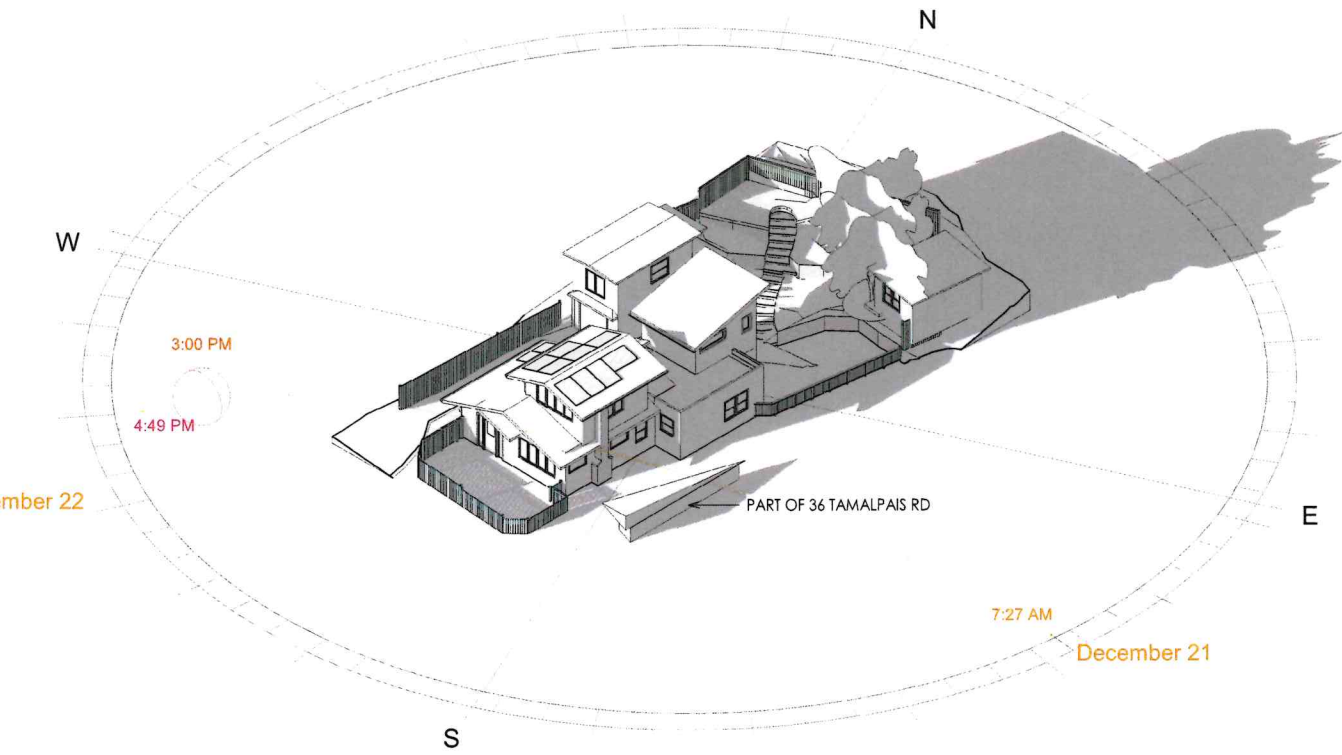
① 3PM SPRING EQUINOX SHADING STUDY



② 3PM SUMMER SOLSTICE SHADING STUDY



③ 3PM FALL EQUINOX SHADING STUDY



④ 3PM WINTER SOLSTICE SHADING STUDY

### WINDOW SCHEDULE

NO.	ROOM	STATUS	WIDTH	HEIGHT	SILL HEIGHT	DESCRIPTION	GLAZING TYPE	TEMPERED	FRAME/SASH MATERIAL	NOTES
1.1	(E) BEDROOM 2	DEMOLISHED	1' - 6"	3' - 6"	2' - 3"	FIXED	SINGLE PANE	No	WOOD	
1.2	(N) DINING ROOM	DEMOLISHED	3' - 2"	4' - 8"	2' - 2"	FIXED	SINGLE PANE	No	WOOD	
1.3	(N) DINING ROOM	DEMOLISHED	6' - 2"	4' - 8"	2' - 1"	FIXED	SINGLE PANE	No	WOOD	
1.4	(E) BEDROOM 2	NEW	2' - 6"	3' - 4"	3' - 1"	DOUBLE HUNG	DOUBLE PANE	Yes	CLAD WOOD	
1.5	(N) DINING ROOM	NEW	4' - 0"	4' - 0"	2' - 4"	FIXED	DOUBLE PANE	Yes	CLAD WOOD	
1.6	(N) DINING ROOM	NEW	2' - 6"	3' - 4"	3' - 1"	DOUBLE HUNG	DOUBLE PANE	Yes	CLAD WOOD	
1.7	(N) DINING ROOM	NEW	2' - 6"	3' - 4"	3' - 1"	DOUBLE HUNG	DOUBLE PANE	Yes	CLAD WOOD	
2.1	(N) PLAYROOM	NEW	6' - 0"	2' - 0"	4' - 0"	AWNING	DOUBLE PANE	Yes	CLAD WOOD	
2.2	(N) PLAYROOM	NEW	2' - 0"	3' - 0"	3' - 0"	FIXED	DOUBLE PANE	Yes	CLAD WOOD	
2.3	(N) PLAYROOM	NEW	4' - 0"	5' - 0"	3' - 0"	CASEMENT	DOUBLE PANE	Yes	CLAD WOOD	
2.4	(N) PLAYROOM	NEW	2' - 6"	4' - 0"	2' - 6"	CASEMENT	DOUBLE PANE	Yes	CLAD WOOD	
2.5	(E) BEDROOM 2	NEW	2' - 6"	3' - 4"	3' - 1"	DOUBLE HUNG	DOUBLE PANE	Yes	CLAD WOOD	ESCAPE WINDOW

NOT FOR  
CONSTRUCTION

### DOOR SCHEDULE

MARK	ROOM	STATUS	WIDTH	HEIGHT	MATERIAL	GLAZING TYPE	TEMPERED	HARDWARE	NOTES
1.1	(E) BEDROOM 2	DEMOLISHED	2' - 8"	6' - 8"	WOOD	N/A	No	PASSAGE	
1.2	(E) DINING ROOM	DEMOLISHED	4' - 11"	6' - 8"	WOOD	DOUBLE PANE	Yes	DOUBLE DOOR KEYED	
1.3	(N) DINING ROOM	DEMOLISHED	4' - 0"	6' - 8"	WOOD	DOUBLE PANE	Yes	DOUBLE DOOR KEYED	
1.4	(E) BEDROOM 2	NEW	2' - 8"	6' - 8"	WOOD	N/A	No	PASSAGE	
1.5	(N) DINING ROOM	NEW	3' - 0"	6' - 8"	FIBERGLASS	DOUBLE PANE	Yes	KEYED SINGLE DEADBOLT	

REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930  
APN: 001-122-16


FOR PLANNING 09/11/23

REV DESCRIPTION DATE

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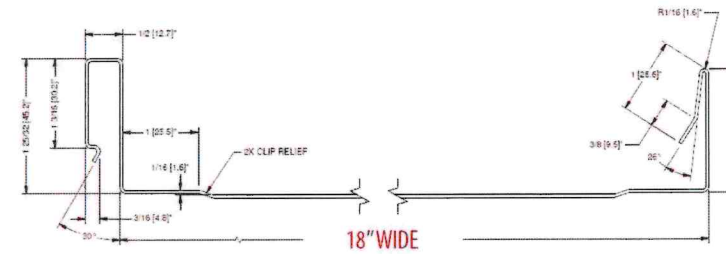
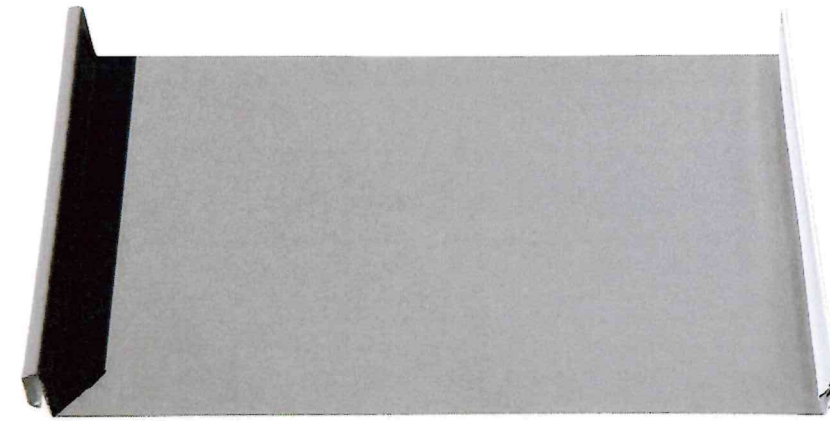
SHEET NAME:

SCHEDULES

A600



1 EXISTING STUCCO SIDING (TEXTURE VARIES) - FIRST FLOOR OF ADDITION SHALL MATCH



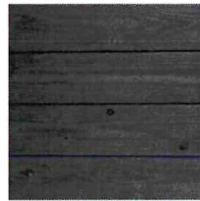
Also available are custom panel widths of: 12", 14", 16", 18", 20" and 24"

3 STANDING SEAM METAL ROOF (CLASS A FIRE RATED) PROPOSED FOR ADDITION



**GENDAI™**

Exterior  
Linseed Black



**Installation Details**

**Coverage:** Provide a healthy coverage ranging 15-20%, as attaching additional material can be expensive.

**Fastening (Exterior):** Two rings or screws (min. 1/2" dia) face nail or screws per foot (18" on center) 1" of each ring.

**Substrate (Exterior):** Rigid lining maximum 1/4" on center.

**Installation Layout:** Vertical or horizontal, as profile.

**Dimensions & Grades Available**

Grade	Profile	Length	Reveal	SF/Box
002011	4" Lap	145 1/16"	5 1/16"	5.33
002013	4" Lap	145 1/16"	5 1/16"	5.75
002015	4" Lap	145 1/16"	5 1/16"	5.33
002017	4" Lap	145 1/16"	5 1/16"	5.75
002019	4" Lap	145 1/16"	5 1/16"	5.33

**Finish Specifications**

- Finish Option: 1 Coat Traditional Linseed Oil
- Finish Color: Black
- Exterior Application: Yes
- Interior Application: No
- Back Cling Option: Available
- 2nd Coat Option: Not available
- Shop Approval: Available
- Pre-Installation: Not available



**Manufacturer**

**Nakamoto Forestry North America**  
 4110 SE Hawthorne Blvd #100  
 Portland, OR 97214  
 Phone: (503) 572-0750  
 Fax: (503) 572-0751  
 Email: info@nakamotoforestry.com

**Gendai with Linseed Oil BLACK (previous SKU# NM2001)**  
 Yakuugi "shou sugi ban" siding. The top layer of delicate soot is lightly brushed off, leaving a smooth, consistent, and dark surface, and an oil prefinish is applied prior to shipment. Suitable for exterior applications. Available burned both faces for fencing or louvers applications. Delivered ready to install.

**Product does not shed soot after installation**

**Copy and Paste into Appropriate CSI Division**

**SECTION 06 25 00 or 07 46 00**

**CHARRED WOOD SIDING**

**Surface & Texture**

Gendai is a surface with a silky smooth, brushed, undulating soot layer approximately 1/32" thick.

**Species**

*Cryptomeria japonica*, a monotypic genus in the Cypress family native to Japan. The Japanese name is "Sugi" (杉) in yakuugi and shou sugi ban, and in the West it is colloquially known as "Japanese Cedar".

**Wood Grade**

Select "A4S" "Small Knot" grade allows for up to 20 light or 10 dead knots per 79" (2m) board length. Unlimited combination of heartwood and sapwood, pitch allowed. Checks allowed to 1/16" as long as clear stability, weather resistance, and cosmetics are not adversely affected.

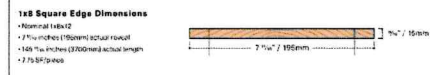
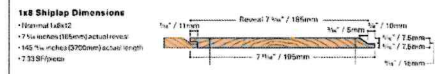
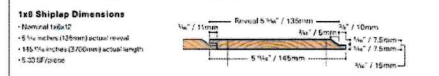
**Premium Clear - JAS "Joko Mubushi" grade allows for up to 4 light or 3 dead knots per 79" (2m) board length. Unlimited combination of heartwood and sapwood, no pitch allowed. Checks allowed to 1/16" as long as clear stability, weather resistance, and cosmetics are not adversely affected.**

**Fire Resistance**

Gendai tests to AS 1538 and UL 723 Class R Flame Spread and Smoke Developed without fire retardant. Species tests to CAN/ULC S102-10 FS of 75 and SDC of 60 without fire retardant. Acceptable for California Wildfire exterior applications as standing over a 60-minute Class A wall assembly.

**Moisture Content**

Air dried kiln dried to 11-14% MC, but may fluctuate during transport or warehousing. Please acclimate on site for two weeks prior to installation.



\*Dimensional variance after manufacture is possible due to being a natural wood product.

2 1x8 SHIPLAP TIMBER SIDING (CLASS A FIRE RATING) PROPOSED FOR SECOND STORY OF ADDITION

**COASTAL ELEMENTS**  
Collection

**PRODUCT DETAILS:**

- Mounting hardware is hidden on the back plate to ensure a clean silhouette.
- Suitable for use in wet (outdoor rated) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- Meets California Energy Commission Title 20 regulations (L8) when using the included LED bulb.
- Suitable for use in both interior and outdoor spaces.
- LED Bulbs carry a 3-year limited warranty.
- 5-year finish warranty.
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates.

**SILO**  
13590AZ-LL  
SMALL DOWN LIGHT WALL MOUNT LANTERN

The perfect addition to Modern Coastal, Silo's compact design blends simple and long-lasting practicality. Built to stand up to harsh climates and available in three rust and corrosion-resistant finishes, Silo is available in a downlight-only option to meet dark sky compliance, an up and downlight for additional wall washing, and a small flush mount.

DETAILS	
FINISH:	Architectural Bronze
MATERIAL:	Composite
GLASS:	Etched Lens
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	4.5"
HEIGHT:	8"
WEIGHT:	1.3lb
BACK PLATE:	4.5"W x 4.75"H
EXTENSION:	5.8"
TOP TO OUTLET:	4"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	GU10LED-3K
WATTAGE:	1-6.5w GU10 LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	80
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	8.3
CARTON WIDTH:	10.2
CARTON HEIGHT:	6.7
CARTON WEIGHT:	2.4

**HINKLEY**

HINKLEY  
3300 Pin Oak Parkway  
Avon Lake, OH 44012

PHONE: (440) 653-5599  
Toll Free: 1 (800) 446-5539

hinkley.com

11/20/23  
UPDATED FOR COMMENTS

09/11/23  
FOR PLANNING

REV DESCRIPTION DATE

DATE: 09/11/23

SCALE: As Noted

SHEET NAME: EXTERIOR FINISHES

A701

4 DARK SKY COMPLIANT EXTERIOR LIGHTING PROPOSED FOR ADDITION

PLANS BY

JOSEPH HEWLINGS

38 TAMALPAIS RD  
FAIRFAX, CA 94930  
628-800-2152

NOT FOR  
CONSTRUCTION

REAR ADDITION, 38 TAMALPAIS RD  
FAIRFAX, CA 94930

APN: 001-122-16