



BIM 3D MODEL
<https://bimx.graphisoft.com/model/02714d11-221c-4965-a938-166a8bc1180c>



RESIDENTIAL DESIGN ROHIT SACHDEV RESIDENCE

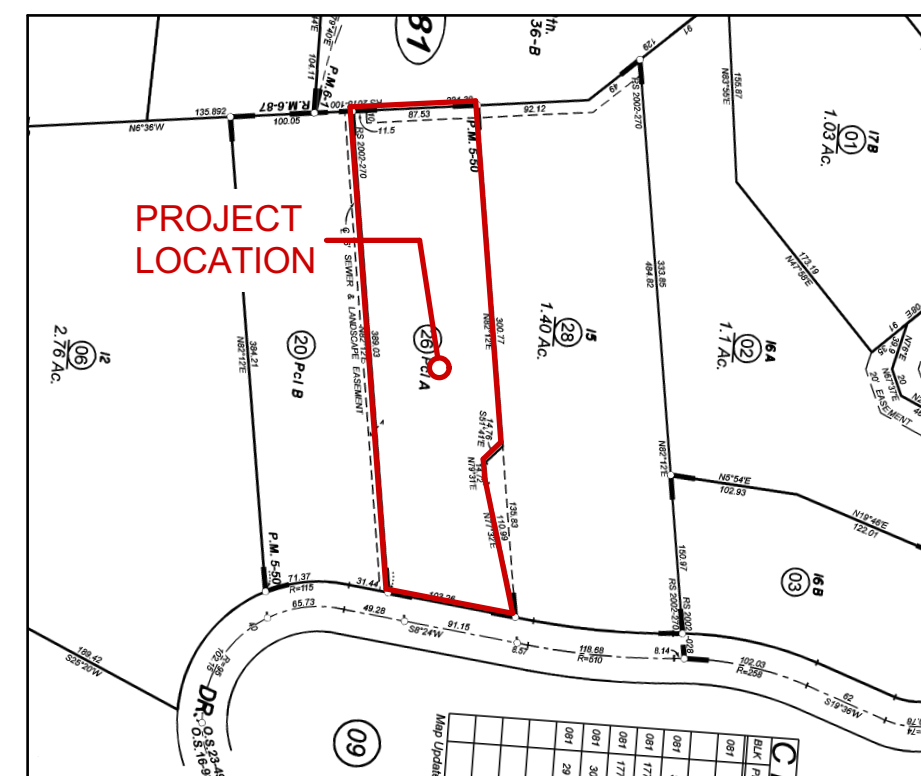
SYMBOLS

- GRADE CHANGE
- DATUM POINT
- REVISION NUMBER REFERENCE
- ROOM NAME AND NUMBER
- ANNOTATION
- DIMENSIONS
- NORTH REFERENCE
- SECTION CUT
- DETAIL BUBBLE AND DETAIL CUT SECTION
- GRID LINE
- DOOR NUMBER
- WINDOW NUMBER
- FIXTURE OR EQUIPMENT REFERENCE
- FINISH REFERENCE
- DETAIL REFERENCE SHEET NUMBER
- ELEVATION REFERENCE SHEET NUMBER
- SECTION REFERENCE SHEET NUMBER
- INTERIOR ELEVATION SHEET NUMBER

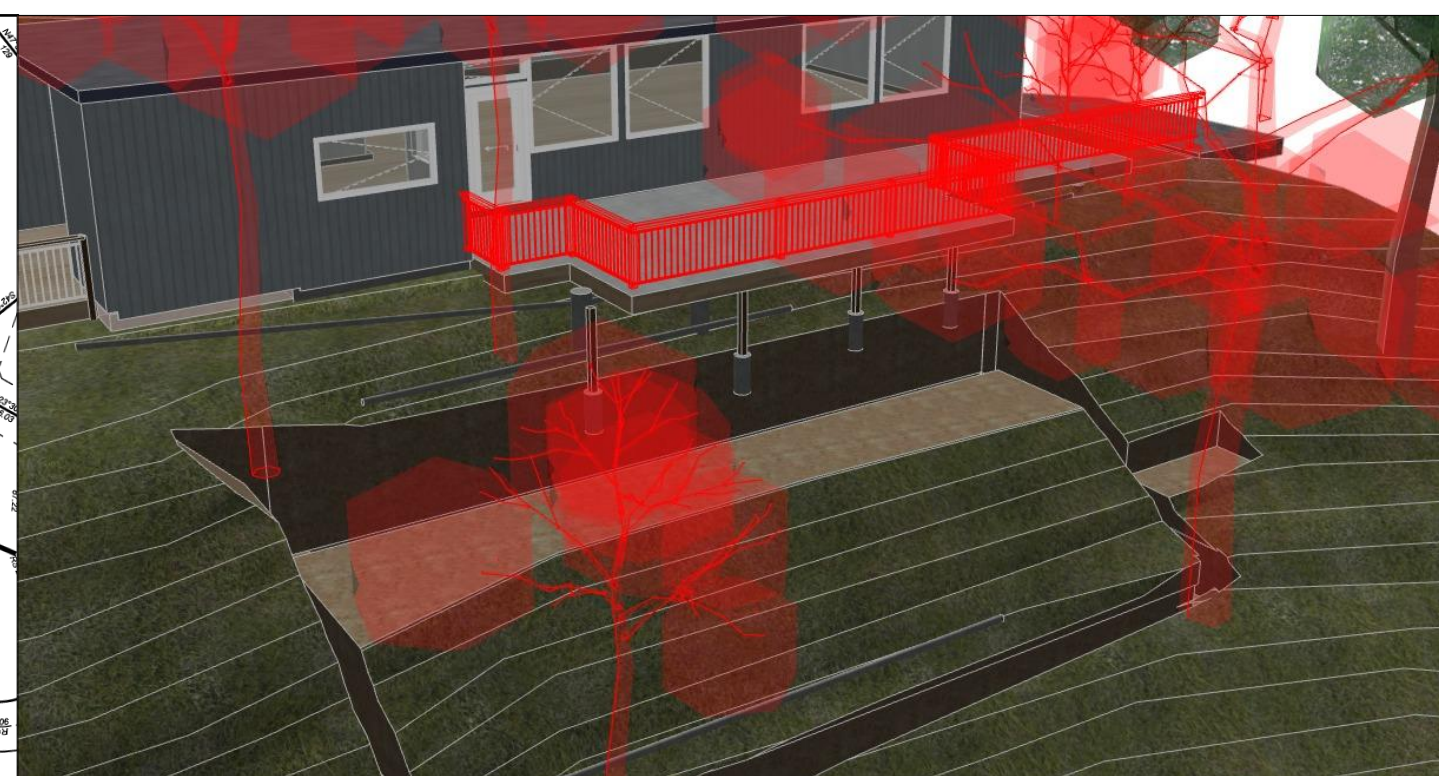
CODE

ALL CONSTRUCTION SHALL COMPLY WITH THE:
 2022 CALIFORNIA BUILDING CODE,
 2022 CALIFORNIA PLUMBING CODE,
 2022 CALIFORNIA MECHANICAL CODE,
 2022 CALIFORNIA ELECTRICAL CODE,
 2022 CALIFORNIA FIRE CODE,
 2022 CALIFORNIA ENERGY CODE,
 2022 CAL GREEN RESIDENTIAL MANDATORY MEASURES
 2022 CALIFORNIA RESIDENTIAL CODE
 APPLICABLE SECTIONS OF THE
 UNINCORPORATED TO MARIN COUNTY MUNICIPAL CODE.

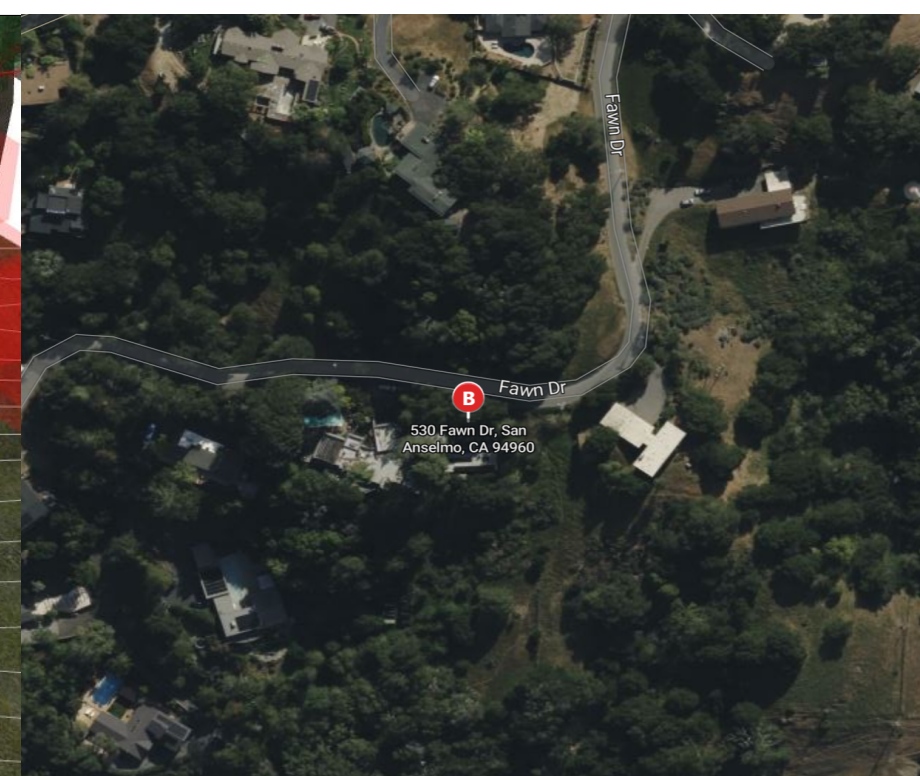
530 FAWN DR SAM ANSELMO CA
 94960
 177-081-26



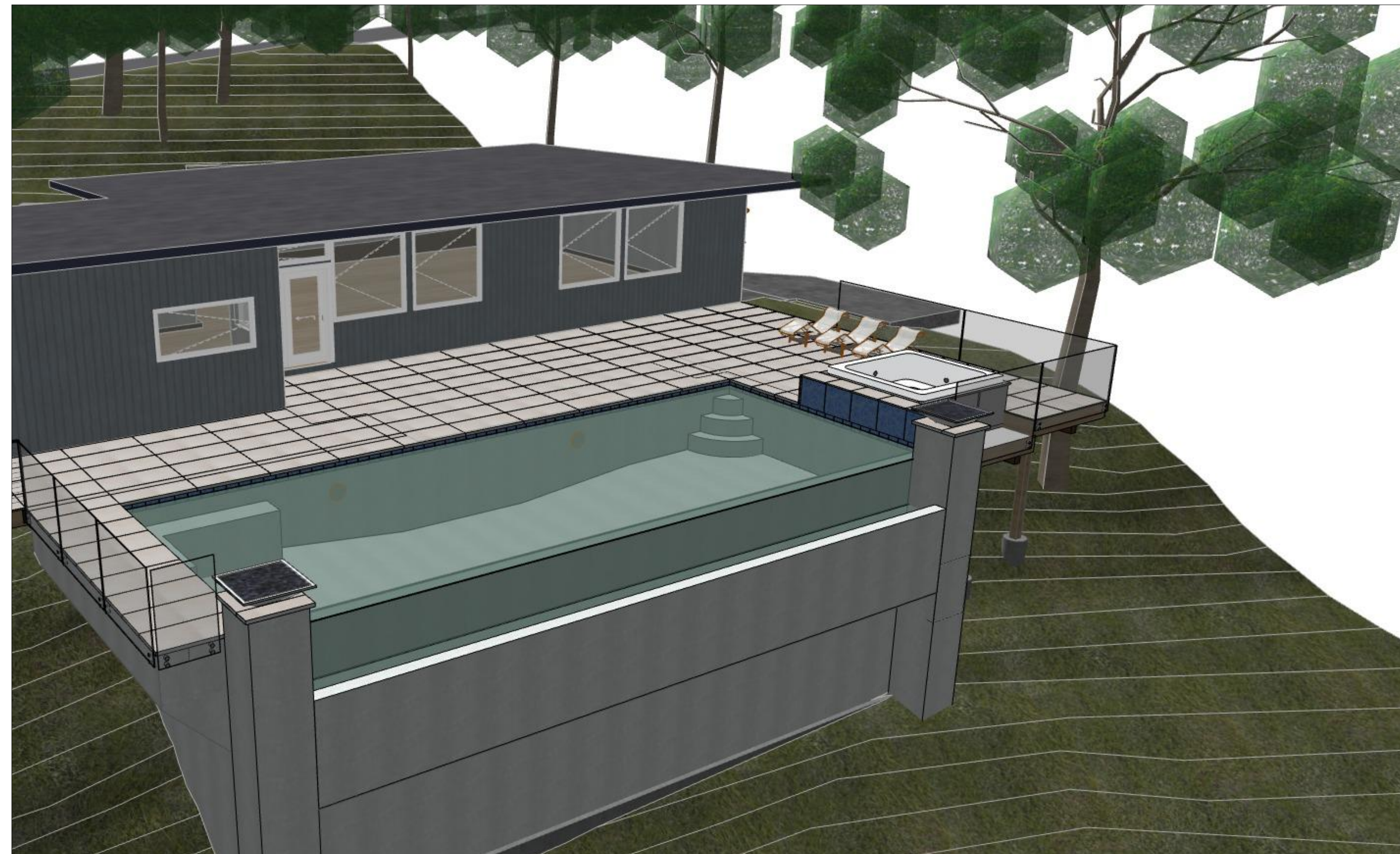
LOT MAP



EXISTING DEMO RENDERING



AERIAL VIEW



FINISHED RENDERING

PROJECT SCOPE

NEW POOL AND DECK, ALSO RENOVATION ON EXISTING DECK ADDING NEW RAILING

PROJECT EVALUATION: \$385,000.00

INDEX OF DRAWING

ARCHITECTURAL

- A0.0 COVER SHEET
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- A1.2 NEW SITE PLAN
- A1.3 Survey
- A2.4 DEMO FIRST FLOOR
- A3.1 NEW FIRST FLOOR
- A8.1 SLOPE SECTIONS
- A8.2 SECTION & DETAILS
- A8.3 DETAILS
- A8.4 TILE TECH SYSTEM DETAILS

PROJECT DATA

PROJECT ADDRESS: 530 FAWN DR SAM ANSELMO CA 94960
 ASSESSOR'S PARCEL NUMBER (APN): 177-081-26
 CONSTRUCTION YEAR: 1951
 ZONING: R1-BD
 WUI: YES
 FLOOD: NO
 LAND SQUARE FEET: 41,180 SQ FT
 MAX FAR: 14,406SF - 35% FROM LOT SIZE OR 45% FROM SMALL LOT SIZE
 MAX LOT COVERAGE: 14,406SF - 35% FROM LOT SIZE

PROPOSED LOT COVERAGE	2811SF	6.82%		
FLOOR AREA	EXISTING	PROPOSED	(CHANGES)	
GROUND FLOOR	1607 SF	1607 SF	0 SF	
DECK (excluded)	758 SF	1451 SF	+693 SF	
CARPORT (excluded)	555 SF	555 SF	0 SF	
POOL		797 SF	+797SF	
TOTAL	1,607 SF	1,607 SF	0SF	
FLOOR AREA RATIO	11.15%	11.15%	0%	

SETBACKS	EXISTING	PROPOSED	(CHANGES)
FRONT YARD		20'-0"	0'
INTERIOR SIDE YARD		8'-0"	0'
STREET SIDE YARD		20'-0"	0'
REAR YARD			
BUILDING HEIGHT MAX 30'-0"	EXISTING	PROPOSED	(CHANGES)
	11'-4"	11'-4"	

PROJECT DIRECTORY

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For The ROHIT
 SACHDEV
 Residence
 530 FAWN DR SAM
 ANSELMO, CA 94960
 APN 177-081-26

NO.	DATE	DESCRIPTION

PROJECT NO:
 DATE: 6/2/2025
 DRAWN BY: IV
 DESIGN OFFICIAL

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SHEET TITLE
COVER SHEET

A0.0

WILDLAND-URBAN INTERFACE NOTES

- A. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE 2022 CFC CHAPTER 7A & 2022 CRC SECTION R337. ALL THE VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION. HYDRANT FLOW AND LOCATION ARE TO BE IDENTIFIED BEFORE CONSTRUCTION BEGINS.
- B. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72# MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
- C. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72# MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, A MINIMUM OF 36 WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
- D. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- E. ROOF, ATTIC AND UNDERFLOOR VENTS SHALL BE DESIGNED TO RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTED OPENINGS, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OF 1/16 AND A MAXIMUM OF 1/8 OPENINGS.
- F. EAVE OR CORNICE VENTS SHALL NOT BE INSTALLED UNLESS THEY ARE DESIGNED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA, OR IF THE ATTIC SPACE BEING VENTED IS FULLY SPRINKLERED.
- G. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
- H. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375 INCHES THICK WITH INTERIOR PANELS NO LESS THAN 1.25 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.

SHOWER AND TUB NOTE

PER CRC R307
SHOWER WALLS MUST BE FINISHED WITH A HARD, NON ABRASIVE SURFACE TO A HEIGHT OF NO LESS THAN 72" ABOVE THE DRAIN INLET.

THE BASE FOR THE WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288, C 1325, CRC R702.4.2

SHOWERS ARE TO BE PROVIDED WITH A WATER DAM A MINIMUM 2 INCHES ABOVE HIGH POINT OF SHOWER DRAIN TO RETAIN WATER TO DRAIN. CPC 408.5

APPLICATION: DENSE SHIELD WITH RED GAURD AND MESH TAPE SEAMS

1. GLASS SHOWER DOORS AND PARTITION SHALL BE TEMPERED OR SAFETY GLASS AND SHALL BE PROPERLY SUPPORTED ON ALL EDGE.
2. LUMINARIES INSTALLED IN WET DAMP LOCATIONS (TUB AND SHOWER ENCLOSURES) SHALL BE LABELED SUITABLE FOR WET/DAMP CONDITIONS. SEC. 410-4A C.E.C

EXTERIOR DOOR NOTE

ALL EXTERIOR DOORS IN THERMAL ENVELOPE MUST LIMIT AIR LEAKAGE TO 0.3 CFM/FT2 OR LESS IN ACCORDANCE WITH SECTION 110.6A1

ALL EXTERIOR DOORS HAVE MAX 1 1/2" DROP FROM THRESHOLD TO PATIO OR LANDING

ALL LANDINGS HAVE MINIMUM OF 3' DEEP X 5' WIDE

ALL EXISTING (E) LANDINGS TO REMAIN

SMOKE DETECTOR

1. 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 SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR AND OVER THE CENTER OF ALL STAIRWAYS WITH A MINIMUM OF ONE DETECTOR PER STORY OF THE OCCUPIED PORTION OF THE RESIDENCE.

CARBON MONOXIDE

1. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EXISTING DWELLINGS WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITION EXCEEDS ONE THOUSAND DOLLARS. CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE OF EACH DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

KITCHEN NOTE

KITCHEN ISLAND SINK PER 2022 CPC 909.1 SPECIAL VENTING AND CLEANOUTS PER 2022 CPC 707.4
KITCHEN STOVE AND HOOD EXHAUST TO MATCH BTU AND CFM

WATER DISTRICT COMPLIANCE

THIS PROJECT SHALL COMPLY WITH ORDINANCE NO. 429 REQUIRING THE INSTALLATION OF A GREY WATER RECYCLING SYSTEM WHEN PRACTICABLE FOR ALL PROJECTS REQUIRED TO INSTALL NEW WATER SERVICE AND EXISTING STRUCTURES UNDERGOING "SUBSTANTIAL REMODEL" THAT NECESSITATES AN ENLARGED WATER SERVICE.

BAY AREA MANAGEMENT PLAN

1. DEMOLITION MAY NOT START UNTIL THE CONTRACTOR HAS OBTAINED A PERMIT FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT. THE PERMIT NUMBER (B) WILL BE PROVIDED TO THE INSPECTOR AND NOTED ON THE JOB SITE INSPECTION CARD. IF THE BAAQMD HAS DETERMINED THE PROJECT IS EXEMPT A LETTER FROM THE AGENCY MUST BE PROVIDED.

ENERGY CONSERVATION

1. FOR PLANS SUBMITTED FOR PLAN CHECK ON OR AFTER 7/1/14, PROVIDE A PRESCRIPTIVE OR PERFORMANCE ENERGY DESIGN DEMONSTRATING COMPLIANCE WITH CURRENT 2022 ENERGY EFFICIENCY STANDARDS. INFORMATION AND FORMS ARE AVAILABLE AT: [HTTP://WWW.ENERGY.CA.GOV/TITLE24/2022STANDARDS](http://WWW.ENERGY.CA.GOV/TITLE24/2022STANDARDS)
- CURRENT PERFORMANCE ENERGY DESIGN VERSIONS ARE:
 - CBCEC-RES_VER_2 (PUBLIC DOMAIN SOFTWARE) [HTTP://WWW.BWILCOX.COM/BEES/BEES.HTML](http://WWW.BWILCOX.COM/BEES/BEES.HTML)
 - ENERGYPRO V6.1 & V6.2 (6.1 IS NOT VALID AFTER 07/31/14) WWW.ENERGYSOFT.COM
 - RIGHT-ENERGY TITLE 24 V.1.0 WWW.WRIGHTSOFT.COM
2. INCLUDE ON THE TITLE SHEET OF THE PLANS THE FOLLOWING STATEMENT: "COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER."
3. INCLUDE ALL APPLICABLE SECTIONS OF THE MF-1R FORM WITH THE PLANS.
4. ALL HOT WATER PIPING SIZED 3/4" OR LARGER IS REQUIRED TO BE INSULATED AS FOLLOWS: 1" PIPE SIZE OR LESS: 1" THICK INSULATION; LARGER PIPE SIZES REQUIRE 1 1/2" THICK INSULATION. NOTE: IN ADDITION, THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK IS REQUIRED TO BE INSULATED. ES 150.0(J)2
5. RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K)
 - IN THE KITCHEN ALL OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.
 - IN BATHROOMS, ALL SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
 - HIGH EFFICACY FIXTURES ARE REQUIRED FOR ALL OTHER ROOMS (NOT DESCRIBED ABOVE)
 - OUTDOOR LIGHTING FIXTURES THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICACY AND BE CONTROLLED BY A COMBINATION PHOTO-CONTROL/ MOTION SENSOR.

RESIDENTIAL GREEN BUILDING STANDARDS

STANDARDS CODE WHICH BECAME EFFECTIVE JANUARY 1, 2019 AND MUST BE ENFORCED BY THE LOCAL BUILDING OFFICIAL. THE FOLLOWING MANDATORY REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION MUST BE INCLUDED ON YOUR PLANS. CGC SECTION 101.3. THE STANDARDS APPLY TO NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS, ALONG WITH ADDITIONAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME OR SIZE. CGC SECTION 303.1.1. PROVIDE A SHEET ON THE PLANS LABELED "GREEN BUILDING CODE REQUIREMENTS" AND INCLUDE THE FOLLOWING NOTES AS APPLICABLE.

1. RECYCLING. A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.
2. RECYCLING. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
3. INDOOR WATER USE. FOR NEW/REPLACED FIXTURES, PER CGC 4.303.1. FIXTURE FLOW RATES:
FIXTURE TYPE: MAXIMUM FLOW RATE:
WATER CLOSETS 1.28 GALLONS/FLUSH
URINALS 0.5 GALLON/FLUSH
SHOWERHEADS 1.8 GPM @ 80 PSI
LAVATORY FAUCETS 1.2 GPM @ 60 PSI
KITCHEN FAUCETS 1.8 GPM @ 60 PSI
METERING FAUCETS 0.2 GALLONS PER CYCLE
1. LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.
4. POLLUTANT CONTROL. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
5. POLLUTANT CONTROL. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.
6. INTERIOR MOISTURE CONTROL. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
7. INDOOR AIR QUALITY. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1.
8. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.
9. THE WOODS CONSTRUCTION AND DEMOLITION MATERIALS RECOVERY DIVERSION REQUIREMENTS FOR ALL PROJECTS CONTRACT WITH A CERTIFIED CAD RECOVERY FACILITY SHALL BE A MINIMUM OF EIGHTY FIVE PERCENT(85%) EFFECTIVE DECEMBER 31, 2015, AND TO BE REVISED DECEMBER 31, 2018 TOWN ORD. CHAPTER 20 SECTION 9-20.05.

ELECTRICAL, PLUMBING & MECHANICAL

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE CITY'S LIGHTING ORDINANCE. GFCI OUTLETS, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND IN OUTDOORS. (CEC 210.8)
2. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (2016 CEC 150.2)
3. LUMINAIRE REQUIREMENTS. INSTALLED LUMINAIRES SHALL MEET THE EFFICACY AND FIXTURE REQUIREMENTS OF CBEES 150.0(K)
4. SMOKE DETECTORS IN BUILDING REMODELS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. BATTERY-OPERATED DETECTORS ARE ACCEPTABLE IN EXISTING AREAS WITH NO CONSTRUCTION TAKING PLACE AND IN ALTERATIONS NOT RESULTING IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES AND WITHOUT ACCESS VIA AN ATTIC, CRAWL SPACE, OR BASEMENT (CRC R314.3)
5. CARBON MONOXIDE DETECTORS IN BUILDING REMODELS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. BATTERY-OPERATED DETECTORS ARE ACCEPTABLE IN EXISTING AREAS WITH NO CONSTRUCTION TAKING PLACE AND IN ALTERATIONS NOT RESULTING IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES AND WITHOUT ACCESS VIA AN ATTIC, CRAWL SPACE, OR BASEMENT. (CRC R315.3)
6. WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4-INCH-BY-24-GAUGE STRAPS REQUIRED AROUND WATER HEATERS WITH 1/4-INCH-BY-5-INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. (CPC 507.2)
7. GAS APPLIANCES IN GARAGES. WATER HEATERS AND HEATING/COOLING EQUIPMENT CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE PLACED ON MINIMUM 18-INCH-HIGH PLATFORM UNLESS LISTING REPORT NUMBER PROVIDED SHOWING IGNITION-RESISTANT APPLIANCE. (CPC 507.13 AND CMC 305.1)
8. IMPACT PROTECTION OF APPLIANCES. WATER HEATERS AND HEATING/COOLING EQUIPMENT SUBJECT TO VEHICULAR IMPACT SHALL BE PROTECTED BY BOLLARDS OR AN EQUIVALENT MEASURE. (CPC 507.13.1 AND CMC 305.11)
9. WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
10. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)
11. FIREPLACE APPLIANCES. FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS. (CMC 303.7.1)
12. CHIMNEY CLEARANCE. MINIMUM 2-FOOT CHIMNEY CLEARANCE REQUIRED ABOVE BUILDING WITHIN 10-FOOT HORIZONTALLY OF CHIMNEY. THE CHIMNEY SHALL EXTEND MINIMUM 3 FEET ABOVE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF. (CRC R1003.9)
13. THE MINIMUM ROOF COVERING INSTALLED ON BUILDINGS SHALL HAVE CLASS "A" ROOF ASSEMBLIES. SPECIFY TYPE OF ROOF COVERING AND SHOW DETAIL(S) OF ASSEMBLY.
14. WHEN NO CROSS VENTILATION IS PROVIDED AT ENCLOSED RAFTER SPACE, THE ENTIRE DEPTH OF THE RAFTER SHALL BE FILLER WITH RIGID INSULATION AND VAPOR BARRIER. SEE R806.4 OF C.R.C.

SPECIALTIES

1. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS THROUGH THE FLOOR SHALL BE MINIMUM 18"x24". ACCESS THROUGH THE PERIMETER WALL SHALL BE MINIMUM 16"x24" PER CRC 406.4. SHOW ACCESS INTO THE NEW FOUNDATION FOR ADDITION.
2. PROVIDE A VENT FOR DOMESTIC CLOTHES DRYERS TO THE EXTERIOR OF THE BUILDING PER SECTION 504.3 OF CMC. SHOW PATH OF THE VENT AND LOCATION OF THE TERMINATION ON THE PLAN (4 INCHES MINIMUM DIAMETER, 14 FEET MAXIMUM OF COMBINED HORIZONTAL AND VERTICAL LENGTH, INCLUDING TWO 90 DEGREE ELBOWS).
3. ALL NON-CONECTED TO PIPING SYSTEM SHALL HAVE AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NON-DISPLACEABLE VALVE MEMBER OR LISTED GAS CONVENIENCE OUTLET. VALVE SHALL BE LOCATED WITHIN 6 FEET OF THE APPLIANCE PER CPC 1212.5.
4. AN APPROVED SEISMIC GASS SHUT-OFF DEVICE (MOTION SENSITIVE) OR APPROVED EXCESS FLOW GAS SHUTOFF DEVICES (NON-MOTION SENSITIVE) SHALL BE INSTALLED PER MCC 19.04.090.

WOOD FRAMING

1. FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R502.9, CRC R602.3, AND CRC R602.2)
2. STUD SIZE, HEIGHT, AND SPACING. THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH CRC TABLE R602.3(5). (CRC R602.3.1)
3. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2 -INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
4. BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3)
5. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6)
6. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
7. TOP PLATE SPLICES. TOP PLATE SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
8. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054 -INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8-10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
9. FLOOR JOIST BRIDGING. FLOOR JOISTS EXCEEDING NOMINAL 2 INCHES BY 12 INCHES SHALL BE SUPPORTED LATEROALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1 -INCH-BY-3-INCH STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R502.7.1)
10. FRAMING OF FLOOR OPENINGS. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST-TO-TRIMMER JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
11. GIRDER. GIRDBERS FOR SINGLE-STORY CONSTRUCTION OR GIRDBERS SUPPORTING LOADS FROM A SINGLE FLOOR SHALL NOT BE LESS THAN 4 INCHES BY 6 INCHES FOR SPANS 6 FEET OR LESS, PROVIDED THAT GIRDBERS ARE SPACED NOT MORE THAN 8 FEET ON CENTER. OTHER GIRDBERS SHALL BE DESIGNED TO SUPPORT THE LOADS SPECIFIED IN THE CBC. GIRDER END JOINTS SHALL OCCUR OVER SUPPORTS. WHEN A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED. THE ENDS OF BEAMS OR GIRDBERS SUPPOR TED ON MASONRY OR CONCRETE SHALL NOT HAVE LESS THAN 3 INCHES OF BEARING. (CBC 2308.7)
12. RIDGES, HIPS, AND VALLEYS. RAFTERS SHALL BE FRAMED TO A RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARDS SHALL BE MINIMUM 1 -INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEY AND HIPS, THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2 -INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE THE ROOF PITCH IS LESS THAN 3:12 SLOPE (25% GRADIENT), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILINGS JOISTS, SUCH AS RIDGES, HIPS, AND VALLEYS, SHALL BE DESIGNED AS BEAMS. (CRC R602.3)
13. CEILING JOIST AND RAFTER CONNECTIONS. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER PER CRC TABLE R602.5.1(9). AND THE RAFTER SHALL BE NAILED TO THE WALL TOP PLATE PER CRC TABLE R602.3(1). CEILING JOISTS OR RAFTERS SHALL BE CONTINUOUS OR SECURELY JOINED PER CRC TABLE R602.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE WALL TOP PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL BE MINIMUM 2 INCHES BY 4 INCHES NOMINAL. INSTALLED PER CRC TABLE R602.5.1(9). OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR ENGINEER -DESIGNED GIRDER. (CRC R602.3.1)
14. CEILING JOISTS LAPPED. ENDS OF CEILING JOISTS SHALL BE LAPPED MINIMUM 3 INCHES OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOENAILED TO THE BEARING ELEMENT. WHERE CEILING JOISTS PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS SHALL BE NAILED TOGETHER PER CRC TABLE R602.3(1) AND BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST. (CRC R602.3.2)
15. COLLAR TIES. COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE. COLLAR TIES SHALL BE A MINIMUM 1 INCH BY 4 INCHES NOMINAL AND SPACED AT MAXIMUM 4 FEET ON CENTER. (CRC R602.3.1)
16. PURLINS. PURLINS INSTALLED TO REDUCE THE SPAN OF RAFTERS SHALL BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH-BY-4-INCH NOMINAL BRACES INSTALLED TO BEARING WALLS AT A MINIMUM 45-DEGREE SLOPE FROM HORIZONTAL. THE BRACES SHALL BE SPACED MAXIMUM 4 FEET ON CENTER WITH A MAXIMUM 8-FOOT UNBRACED LENGTH. (CRC R602.5.1)
17. ROOF/CEILING MEMBER BEARING. THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES OF BEARING ON MASONRY OR CONCRETE. (CRC R602.6)
18. ROOF/CEILING MEMBER LATERAL SUPPORT. ROOF FRAMING MEMBERS AND CEILING JOISTS WITH A NOMINAL DEPTH - TO-THICKNESS RATIO EXCEEDING 5:1 SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION. (CRC R602.8)

WOOD FRAMING (CONTINUED)...

19. ROOF/CEILING BRIDGING. RAFTERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 SHALL BE SUPPORTED LATEROALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH-BY-3-INCH WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R602.8.1)
20. FRAMING OF ROOF/CEILING OPENINGS. OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTERS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMER JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
21. ROOF FRAMING ABOVE SHEAR WALLS. RAFTERS OR ROOF TRUSSES SHALL BE CONNECTED TO TOP PLATES OF SHEAR WALLS WITH BLOCKING BETWEEN THE RAFTERS OR TRUSSES. (CRC R602.10.8)
22. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
23. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2 -INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
24. BLOCKING OF ROOF TRUSSES. MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
25. TRUSS CLEARANCE. MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
26. DRILLING, CUTTING, AND NOTCHING OF ROOF/FLOOR FRAMING. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, BLOCKING, AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH, SHALL BE NOT LONGER THAN ONE-THIRD THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT MEMBER ENDS SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT MEMBER ENDS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. (CRC R502.8.1)
27. EXTERIOR LANDINGS, DECKS, BALCONIES, AND STAIRS. SUCH ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF - SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. (CRC R311.3)
28. FIRE-BLOCKING. FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CR C R602.11 AND CRC R1003.19): -IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: -VERTICALLY AT THE CEILING AND FLOOR LEVELS -HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET -AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN -AT OPENINGS AROUND VENTS , PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION -AT CHIMNEYS AND FIREPLACES PER ITEM E.49 -CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING -UNIT SEPARATION
29. FIRE-BLOCKING MATERIALS, EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIRE-BLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1). -TWO-INCH NOMINAL LUMBER -TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS -ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL -ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD -1/2-INCH GYPSUM BOARD -1/4-INCH CEMENT-BASED MILLBOARD
30. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIRE-BLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UN-FACED FIBERGLASS BATT INSULATION USED AS FIRE-BLOCKING SHALL FILL THE ENTIRE CROSS -SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE -FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
31. FIRE-BLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND SUCH OPENINGS SHALL BE FIRE-BLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
32. FIRE-BLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE-BLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIRE-BLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING, OR BE PLACED ON STRIPS OF METAL OR METAL LATH LA ID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
33. DRAFT-STOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE ISSUABLE SPACE BOTH ABOVE AND BELOW THE CEILING ASSEMBLY, DRAFT-STOPPING SHALL BE PROVIDED ABOVE AND BELOW SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFT-STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFT-STOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12): -CEILING IS SUSPENDED UNDER THE FLOOR FRAMING -FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS
34. DRAFT-STOPPING MATERIALS. DRAFT-STOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFT-STOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFT-STOPS SHALL BE MAINTAINED. (CRC R302.12.1)
35. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT -PRODUCING DEVICES. (CRC R302.14)

FLASHING NOTE

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLASHING MEMBERS USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH ASTM #14. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING: 1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS. 1.2. APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS. IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES. 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS. 1.4. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. 1.5. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. 1.6. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 1.7. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. 1.8. AT WALL AND ROOF INTERSECTIONS. 1.9. AT BUILT-IN GUTTERS.



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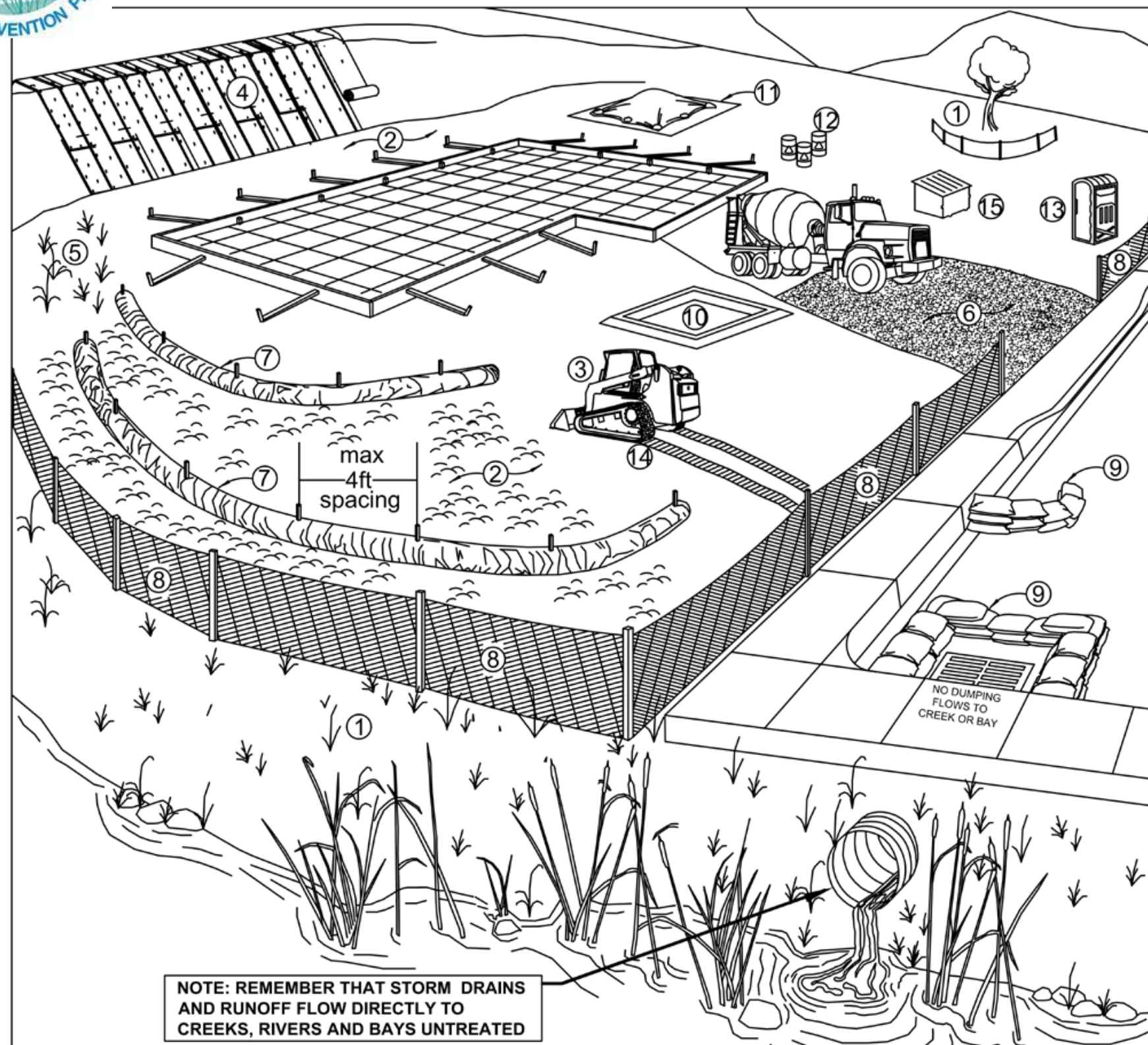
For The ROHIT SACHDEV Residence
530 FAWN DR SAM ANSELMO, CA 94960
APN 177-081-26

MARK	DATE	DESCRIPTION

BEST MANAGEMENT PRACTICES



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



Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

NS=not shown on graphic

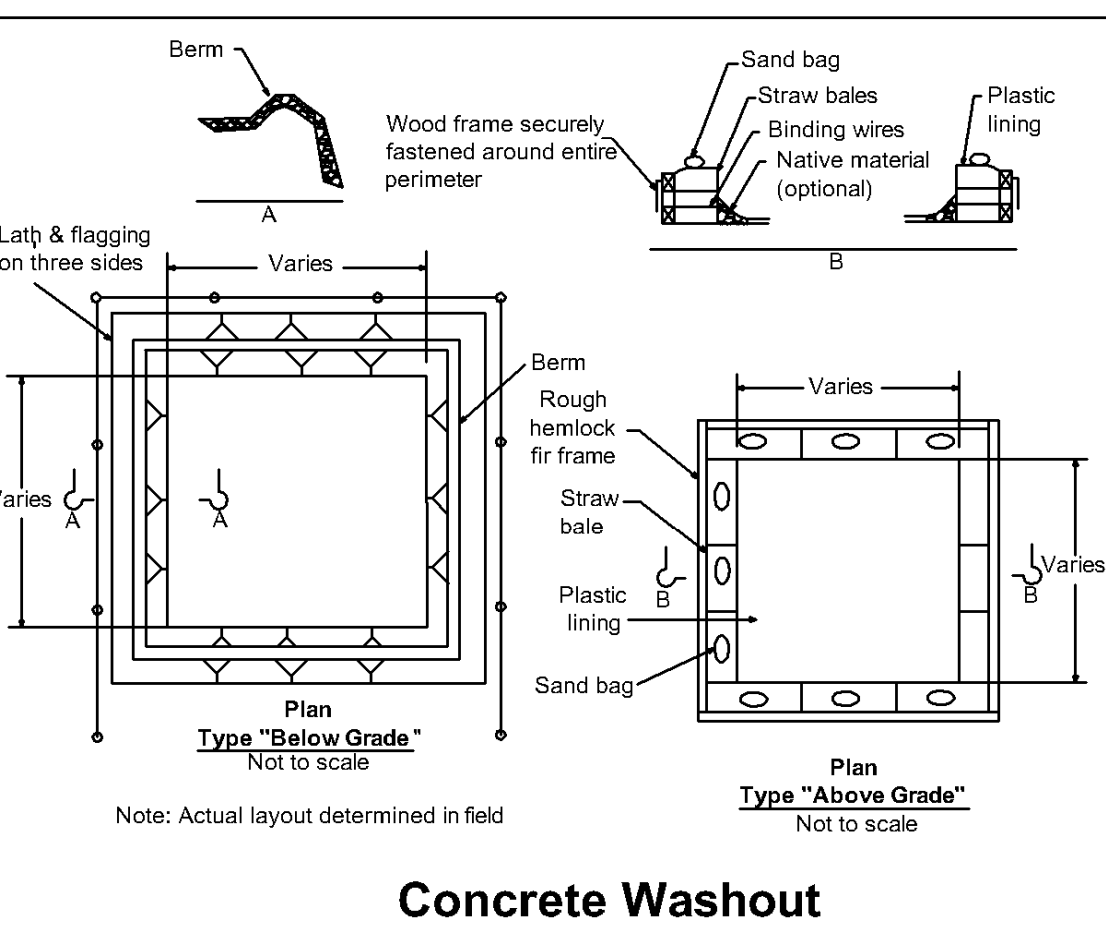
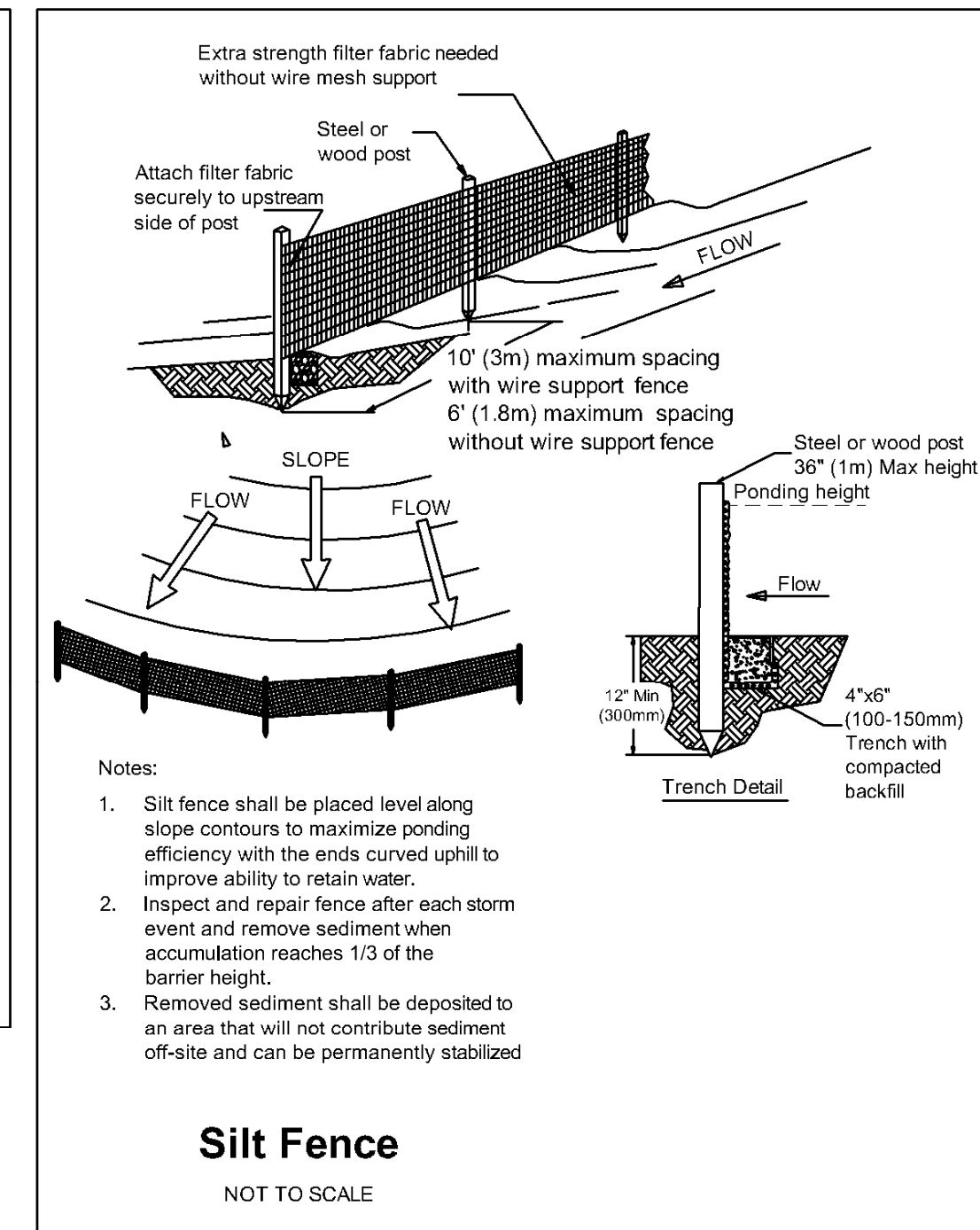
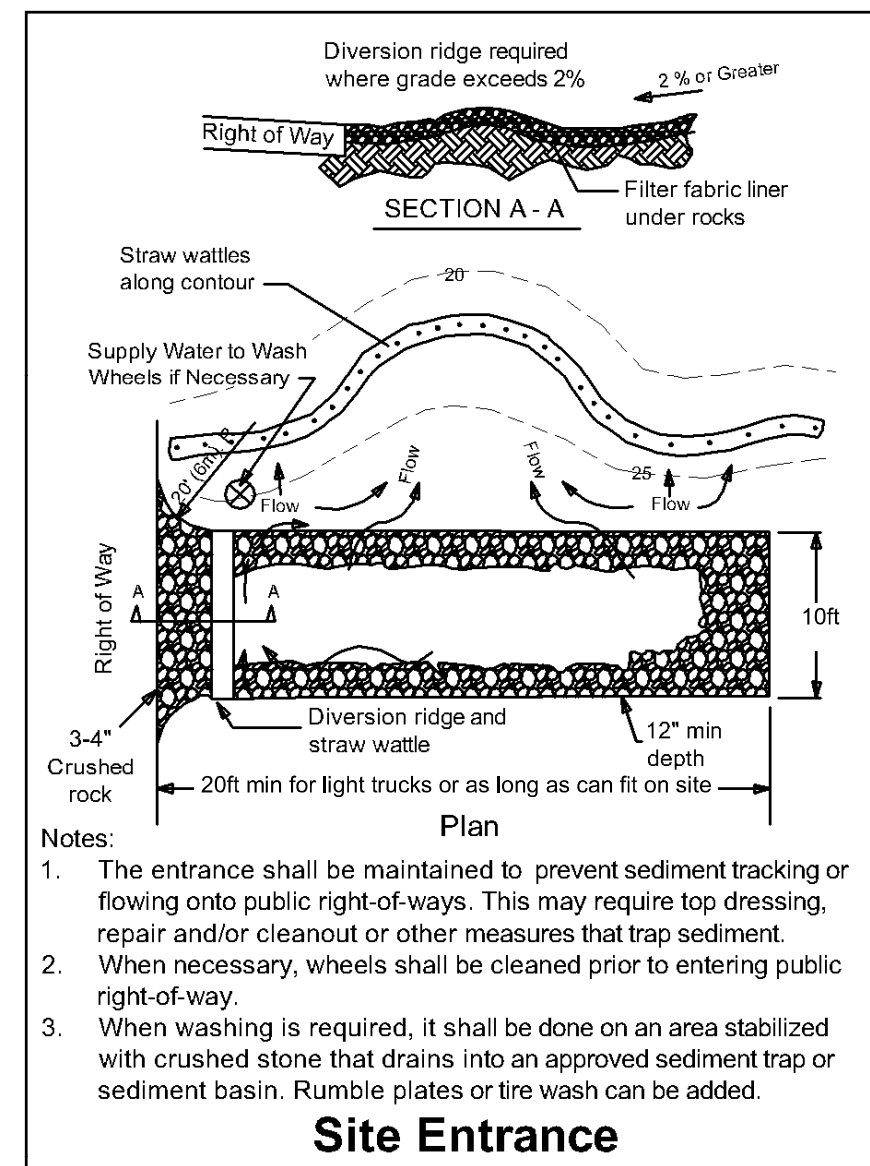
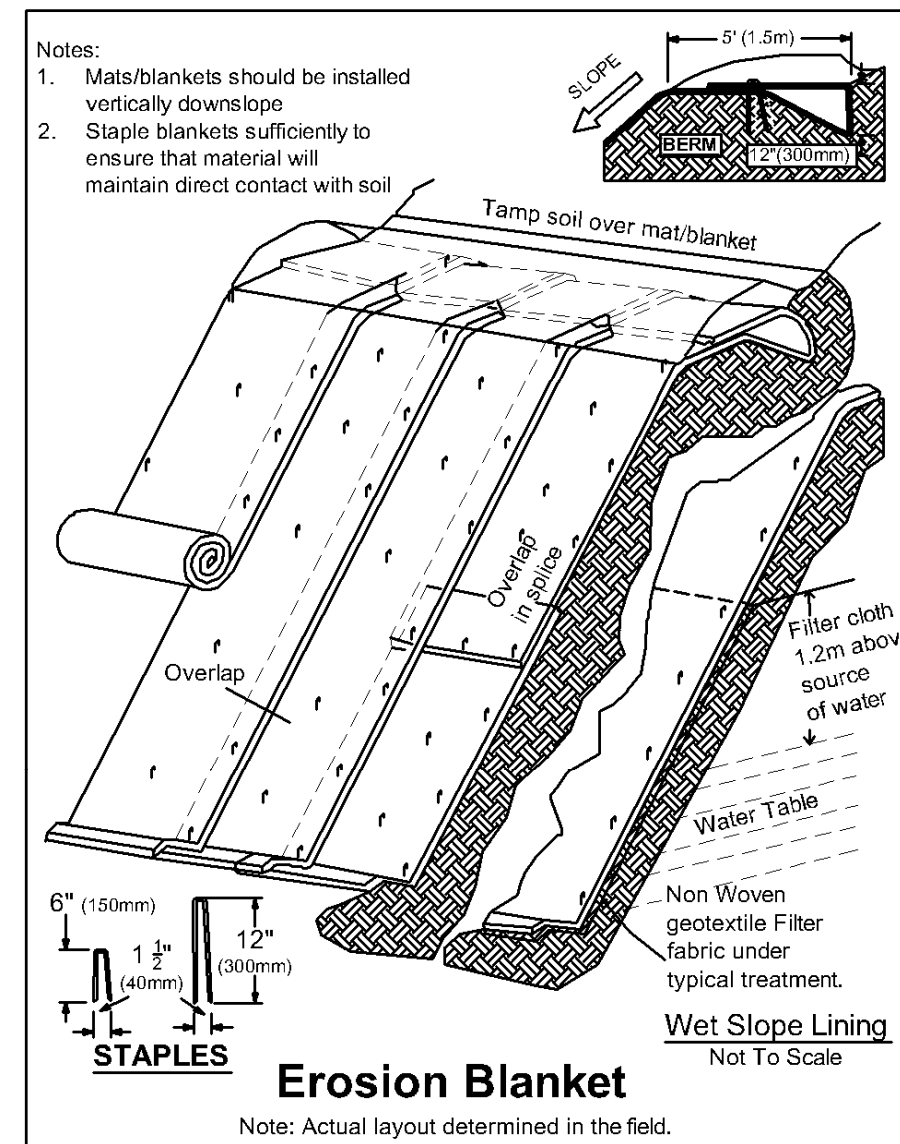
Note: Select an effective combination of control measures from each category, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be continually implemented and maintained throughout the project until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. **Inspect and maintain the control measures** before and after rain events, and as required by the local agency or state permit.

More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the *California Best Management Practices Handbook Portal: Construction* at <http://www.casqa.org>. Caltrans factsheets are available in the *Construction Site BMP Manual* at <https://dot.ca.gov/programs/construction/storm-water-and-water-pollution-control/manuals-and-handbooks>.

Visit www.mcstopp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

Control Measure	General Description
Erosion Control Best Management Practices	
N/A	Scheduling Plan the project and develop a schedule showing each phase of construction. Schedule construction activities to reduce erosion potential, such as scheduling ground disturbing activities during the summer and phasing projects to minimize the amount of area disturbed. <i>For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.</i>
1	Preserve Existing Vegetation and Creek Setbacks Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. <i>For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.</i>
2	Soil Cover Cover exposed soil with straw mulch and tackifier (or equivalent). <i>For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-2, SS-4, SS-5, SS-6, SS-7, SS-8.</i>
3	Soil Preparation/ Roughening Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). <i>For more info see the following factsheets: CASQA: EC-15.</i>
4	Erosion Control Blankets Install erosion control blankets (or equivalent) on disturbed sites with 3:1 slopes or steeper. Use wildlife-friendly blankets made of biodegradable natural materials. Avoid using blankets made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf . <i>For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.</i>
5	Revegetation Re-vegetate areas of disturbed soil or vegetation as soon as practical. <i>For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.</i>
Sediment Control Best Management Practices	
6	Tracking Controls Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site, ideally long enough for 2 revolutions of the maximum tire size (16-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient radii for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. <i>For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.</i>
7	Fiber Rolls Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll upslope. Install rolls per either Type 1 (stake rolls into shallow trenches) or Type 2 (stake in front and behind roll and lash with rope). Use wildlife-friendly fiber rolls made of biodegradable natural materials. Avoid using fiber rolls made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf . Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. <i>For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1 and Type 2).</i>
8	Silt Fence Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. <i>For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.</i>
9	Drain Inlet Protection Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use sand bags or silt fence fabric for drain inlet protection. <i>For more info see the following factsheets: CASQA: SE-10; or Caltrans: SC-10.</i>
N/A	Trench Dewatering Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstopp/development/-/media/Files/Departments/PW/mcstopp/development/TrenchingSWReqMCSTOPPPFinal6_0_9.pdf . <i>For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.</i>
Good Housekeeping Best Management Practices	
10	Concrete Washout Construct a lined concrete washout site away from storm drains, waterbodies, or other drainages. Ideally, place adjacent to stabilized entrance. Clean as needed and remove at end of project. <i>For more info see the following factsheets: CASQA: WM-8; or Caltrans: WM-8.</i>
11	Stockpile Management Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. <i>For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.</i>
12	Hazardous Material Management Hazardous materials must be kept in closed containers that are covered and within secondary containment; do not place containers directly on soil. <i>For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.</i>
13	Sanitary Waste Management Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pan/tray (most vendors provide these). <i>For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.</i>
14	Equipment and Vehicle Maintenance Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. <i>For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.</i>
15	Litter and Waste Management Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. <i>For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.</i>



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San Rafael, CA, 94901
Gfamilyconstruction.com
(415)-721-7340

For The ROHIT SACHDEV Residence
530 FAWN DR SAM ANSELMO, CA 94960
APN 177-081-26

DESCRIPTION	DATE	MARK

PROJECT NO:
DATE: 6/2/2025
DRAWN BY: IV
DESIGN OFFICIAL: *[Signature]*

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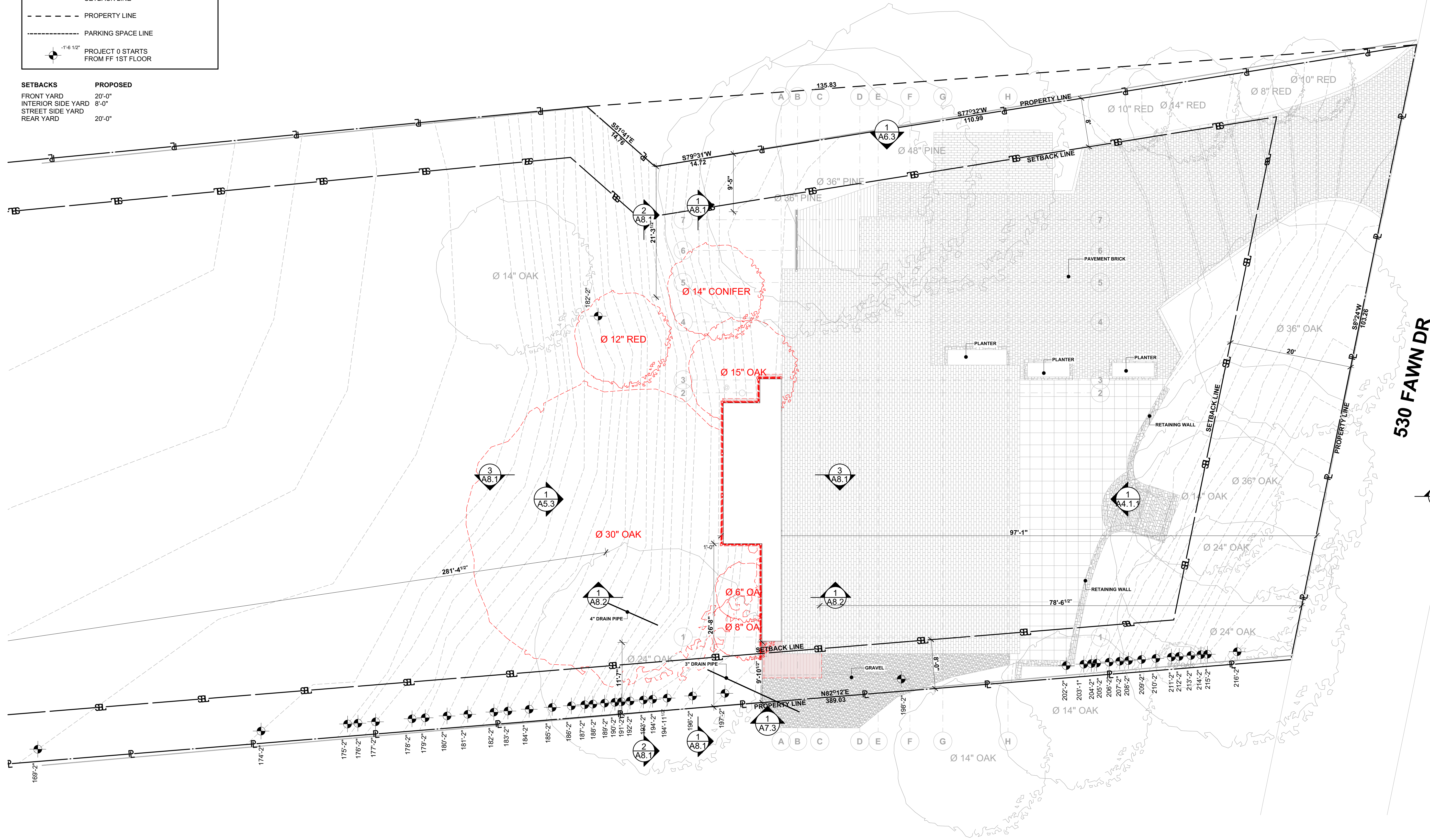
SHEET TITLE
BEST MANAGEMENT PRACTICE

A0.2

LEGEND

- (E) EXISTING GREY TINE LINE NO WORK
- WALL OR ELEMENT TO BE REMOVED
- (N) ALL NEW ELEMENT WITH DARK GREY FILL
- SETBACK LINE
- PROPERTY LINE
- PARKING SPACE LINE
- PROJECT 0 STARTS FROM FF 1ST FLOOR

SETBACKS	PROPOSED
FRONT YARD	20'-0"
INTERIOR SIDE YARD	8'-0"
STREET SIDE YARD	8'-0"
REAR YARD	20'-0"



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MARK	DATE	DESCRIPTION

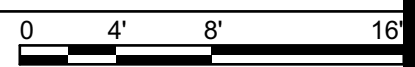
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SHEET TITLE
EXISTING/DEMO SITE PLAN

A1.1

1 EXISTING/DEMO SITE PLAN
 SCALE: 1/8" = 1'-0"





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 APN 177-081-26

MARK	DATE	DESCRIPTION

PROJECT NO:
 DATE: 6/2/2025
 DRAWN BY: IV
 DESIGN OFFICIAL
X D.N. [Signature]

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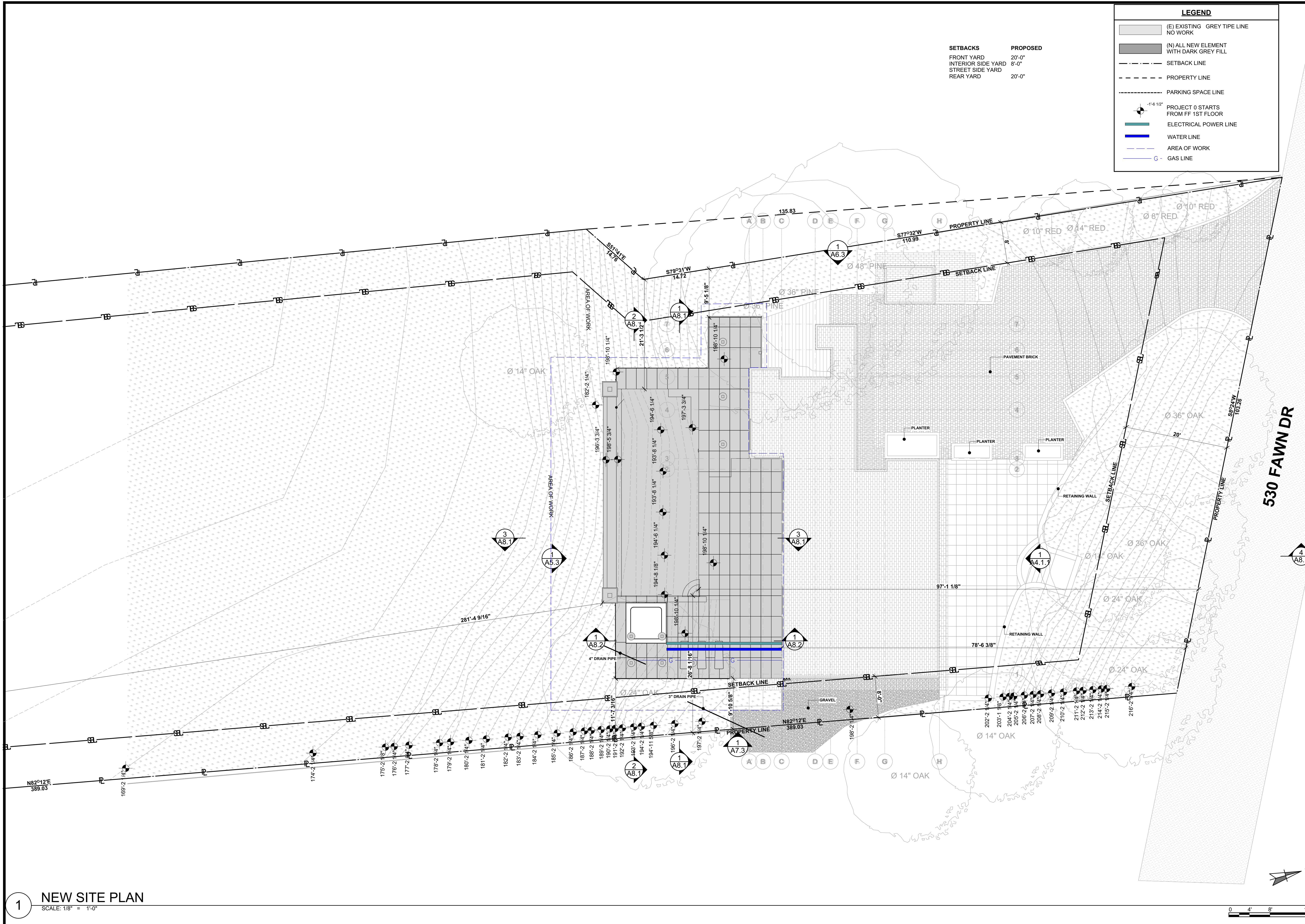
SHEET TITLE
NEW SITE PLAN

A1.2

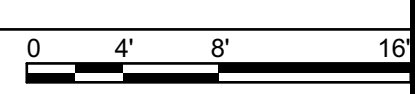
LEGEND

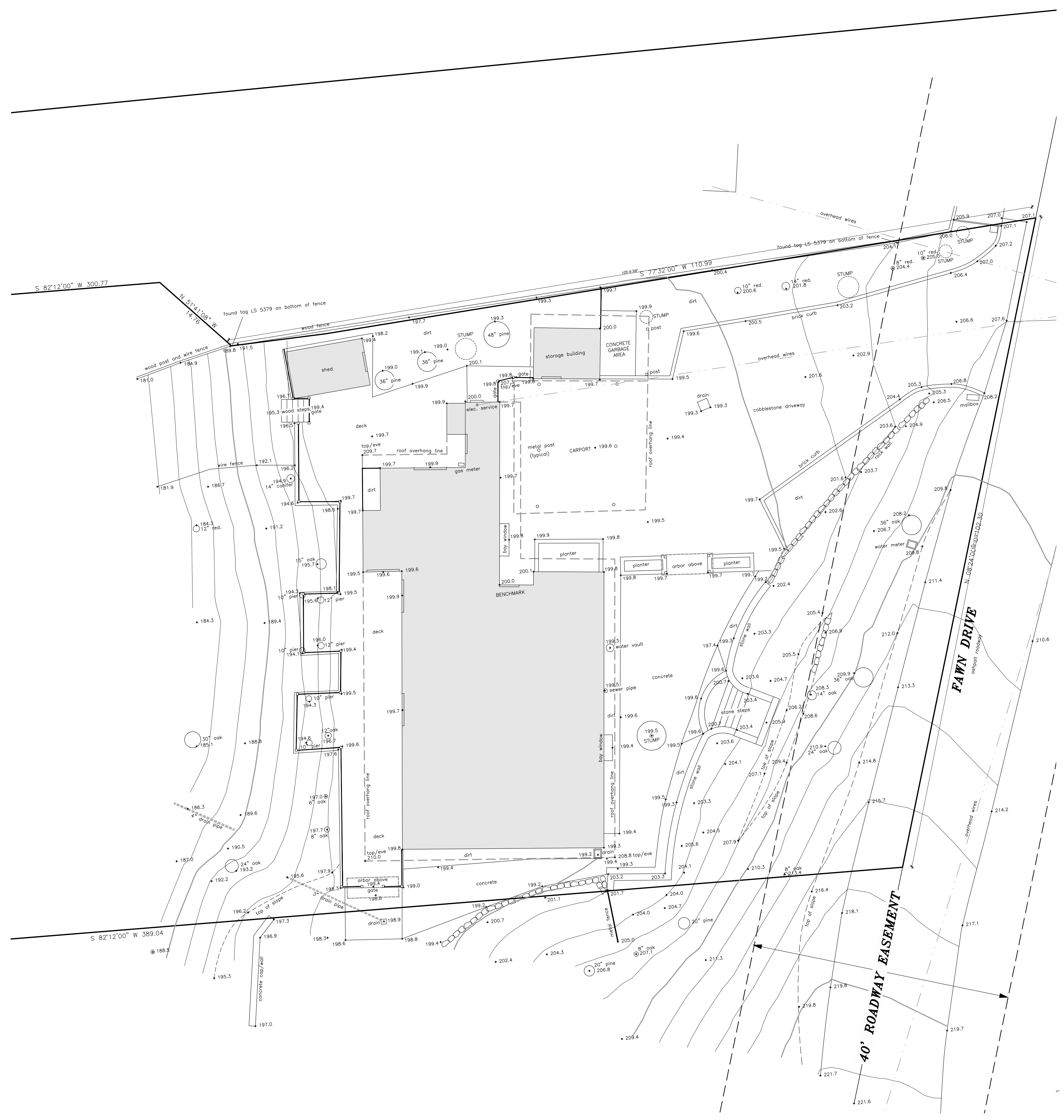
- (E) EXISTING GREY TIE LINE NO WORK
- (N) ALL NEW ELEMENT WITH DARK GREY FILL
- SETBACK LINE
- - - - - PROPERTY LINE
- - - - - PARKING SPACE LINE
- ⊙ -1/4" PROJECT 0 STARTS FROM FF 1ST FLOOR
- ELECTRICAL POWER LINE
- WATER LINE
- AREA OF WORK
- GAS LINE

SETBACKS PROPOSED
 FRONT YARD 20'-0"
 INTERIOR SIDE YARD 8'-0"
 STREET SIDE YARD 20'-0"
 REAR YARD 20'-0"



1 NEW SITE PLAN
 SCALE: 1/8" = 1'-0"





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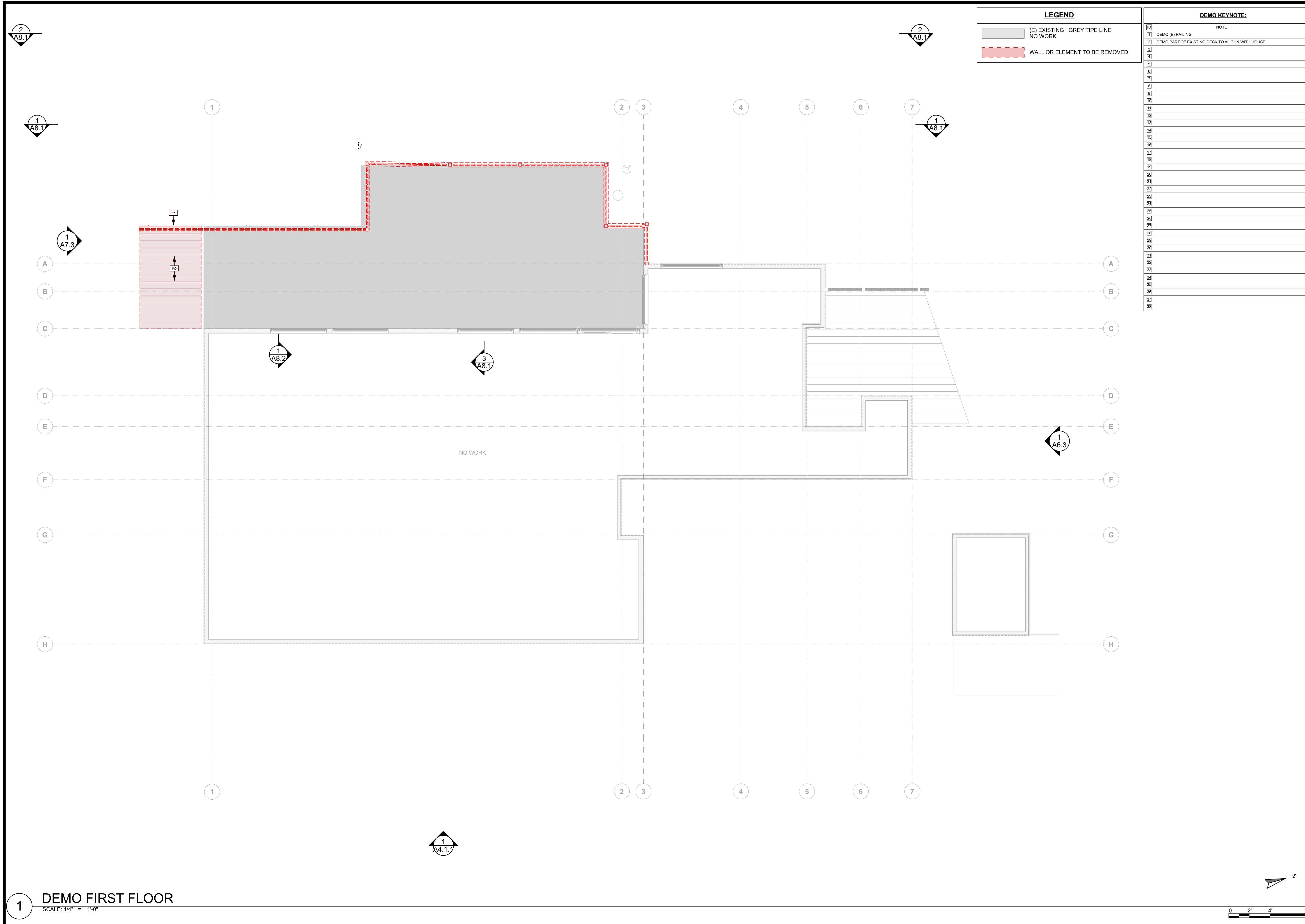
MARK	DATE	DESCRIPTION

PROJECT NO:
 DATE: 6/2/2025
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X [Signature]

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SHEET TITLE
Survey

A1.3



LEGEND

	(E) EXISTING GREY TYPE LINE
	WALL OR ELEMENT TO BE REMOVED
	NO WORK

DEMO KEYNOTE:

KEYNOTE	NOTE
01	
02	DEMO (E) RAILING
03	DEMO PART OF EXISTING DECK TO ALIGN WITH HOUSE
04	
05	
06	
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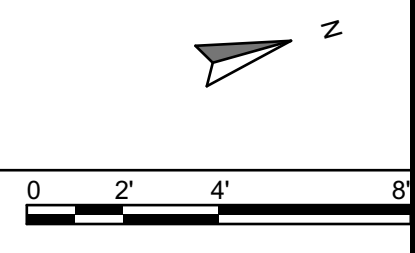
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SHEET TITLE
DEMO FIRST FLOOR

A2.4



LEGEND	
	(E) EXISTING GREY TIPE LINE NO WORK
	(N) ALL NEW ELEMENT WITH DARK GREY FILL

Receptacle Placement & GFCI Protection
 Minimum Distance: Receptacles must be located at least 6 feet horizontally from the inside walls of a hot tub.

GFCI Protection: All receptacles within 20 feet of a hot tub must be protected by a Ground-Fault Circuit Interrupter (GFCI).

Weatherproofing: Outdoor receptacles must be weather-resistant and have an in-use (bubble-type) cover, complying with NEC 406.9(B)(1).

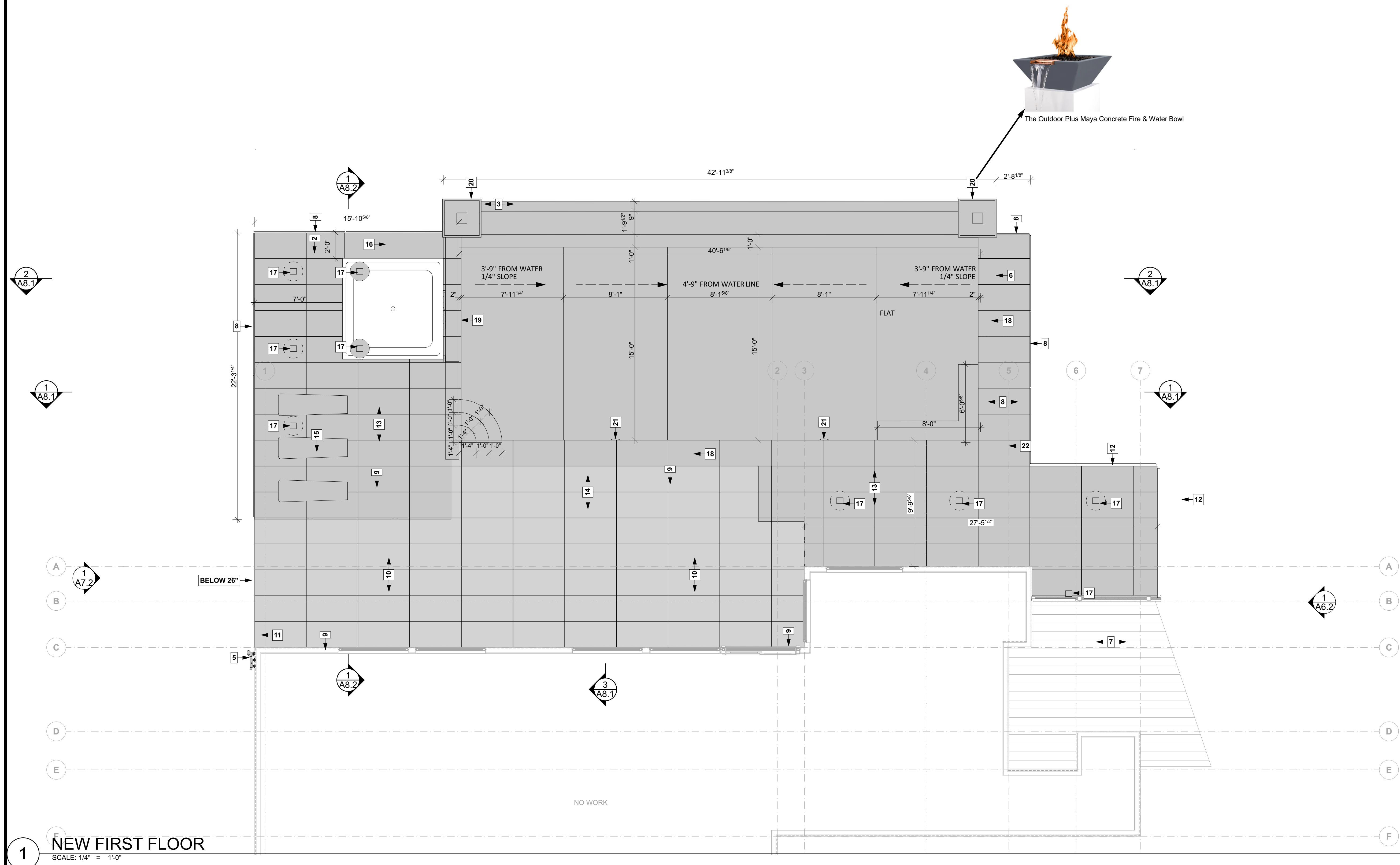
Maintenance Disconnect
 Location: A maintenance disconnect must be installed within sight of the hot tub and located at least 5 feet away from the inside walls.

Bonding & Grounding
 Equipotential Bonding: All metal parts within 5 feet of the hot tub, including metal piping and structural components, must be bonded together to reduce voltage gradients.



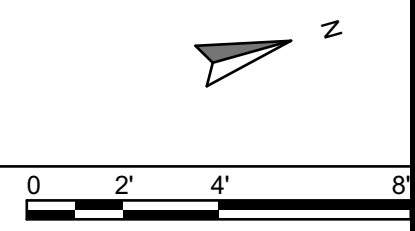
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PROPOSED KEYNOTE:	
Ⓢ	NOTE
Ⓢ	42" GLASS RAILING
Ⓢ	POOL EQUIPMENT UNDER DECK
Ⓢ	INFINITY EDGE POOL
Ⓢ	LIMESTONE
Ⓢ	SHOWER
Ⓢ	COVER VALVE DETAIL ON SECTION
Ⓢ	KEEP EXISTING FOUNDATION & JOIST REPLACE DECKING WITH TIMBERTECH
Ⓢ	(N) 42" GLASS RAILING
Ⓢ	4 SONOS SPEAKERS UNDER DECK & 2 UNDER EXISTING ROOF OF THE HOUSE
Ⓢ	CONTRACTOR TO VERIFY THE EXISTING FOUNDATION AND BEAM SUPPORT ARE SUFFICIENT FOR THE NEW DECK SURFACE INSTALL.
Ⓢ	GAS LINE FOR POOL EQUIPMENT & GAS GRILL
Ⓢ	(N) 42" METAL & CABLE RAILING
Ⓢ	INFILL DECK IN THIS AREA
Ⓢ	REMOVE AND REPLACE THE EXISTING DECK FRAMING TO ALLOW FOR NEW TILE LAYOUT WITH BISON ATTACHMENT TO THE JOIST.
Ⓢ	(N) 3 LAUNGE CHAIRS
Ⓢ	COVER RECEDED VERIFY WIDTH ON FIELD
Ⓢ	(N) POST & PIER 4" DEEP 18" WITH REBAR CAGE
Ⓢ	(N) COCONCRETE POORED WITH POOL UNDER LIMESTONE
Ⓢ	(N) SWIM JET
Ⓢ	(N) FIRE WATR BOWL Upper End: 30" x 30", Base: 13" x 13", Height: 10"
Ⓢ	(N) POOL LIGHT
Ⓢ	(N) GFCI RECEPTACLE FOR POOL COVER UNDER CONCRETE

1 NEW FIRST FLOOR
 SCALE: 1/4" = 1'-0"



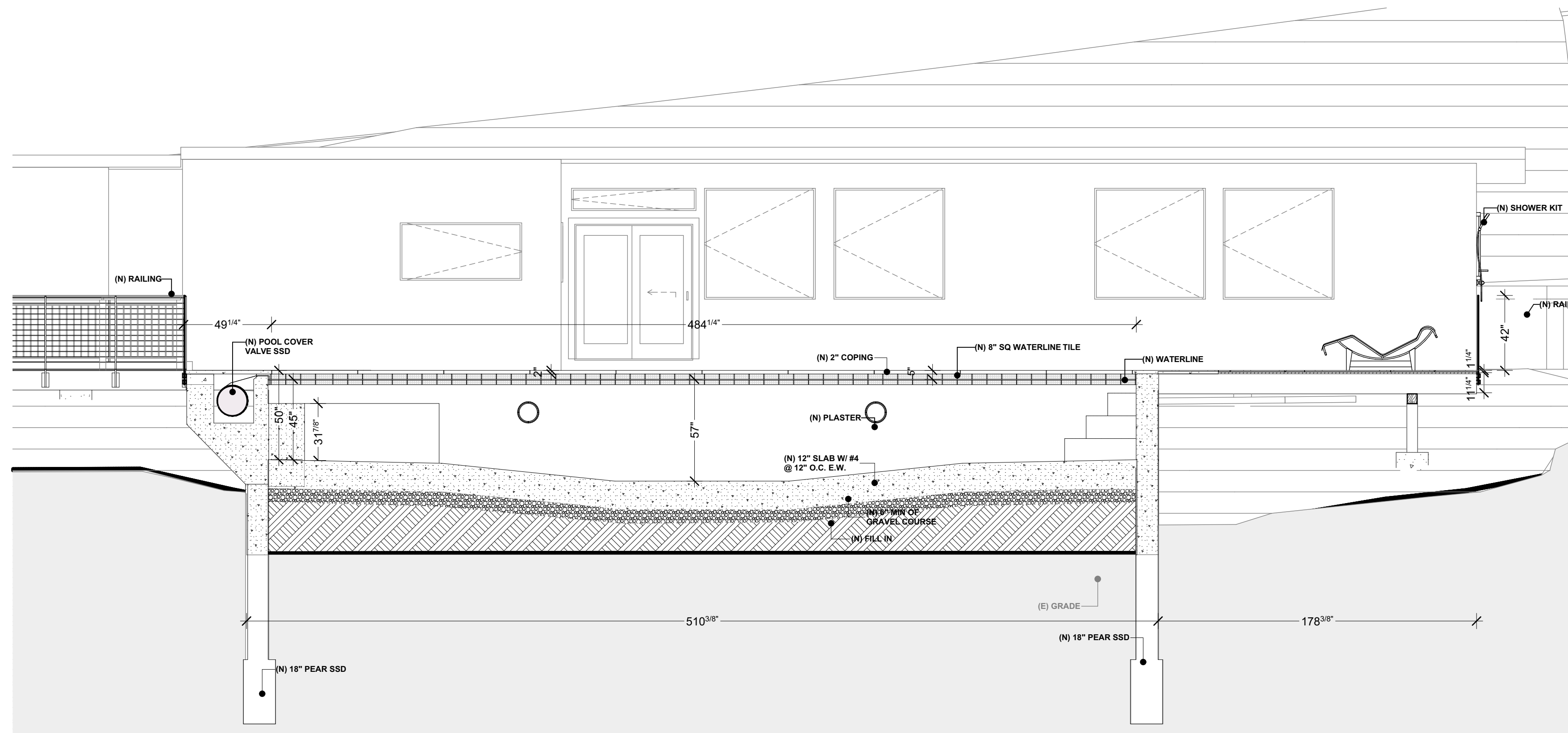
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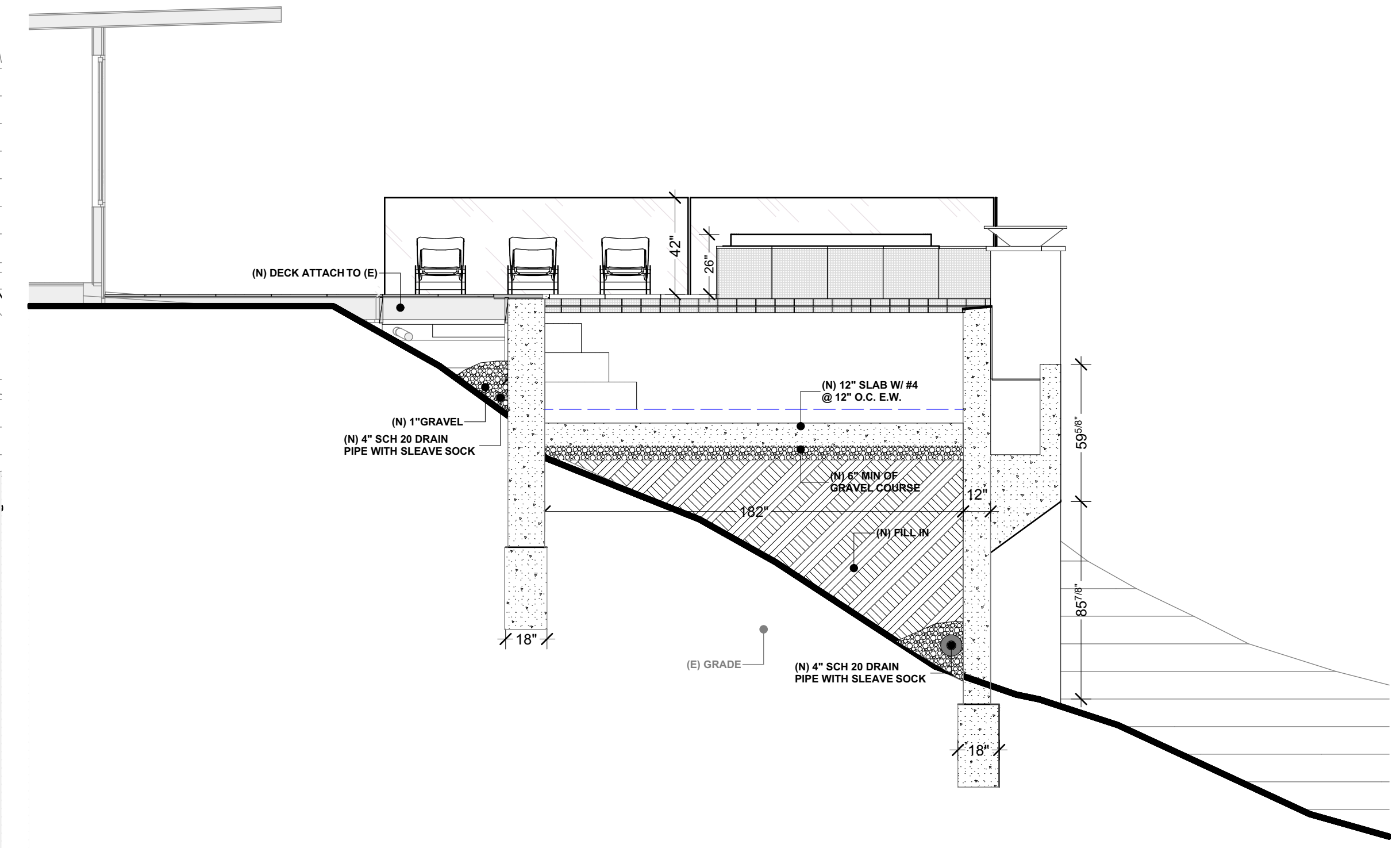
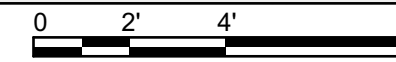
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SHEET TITLE
NEW FIRST FLOOR

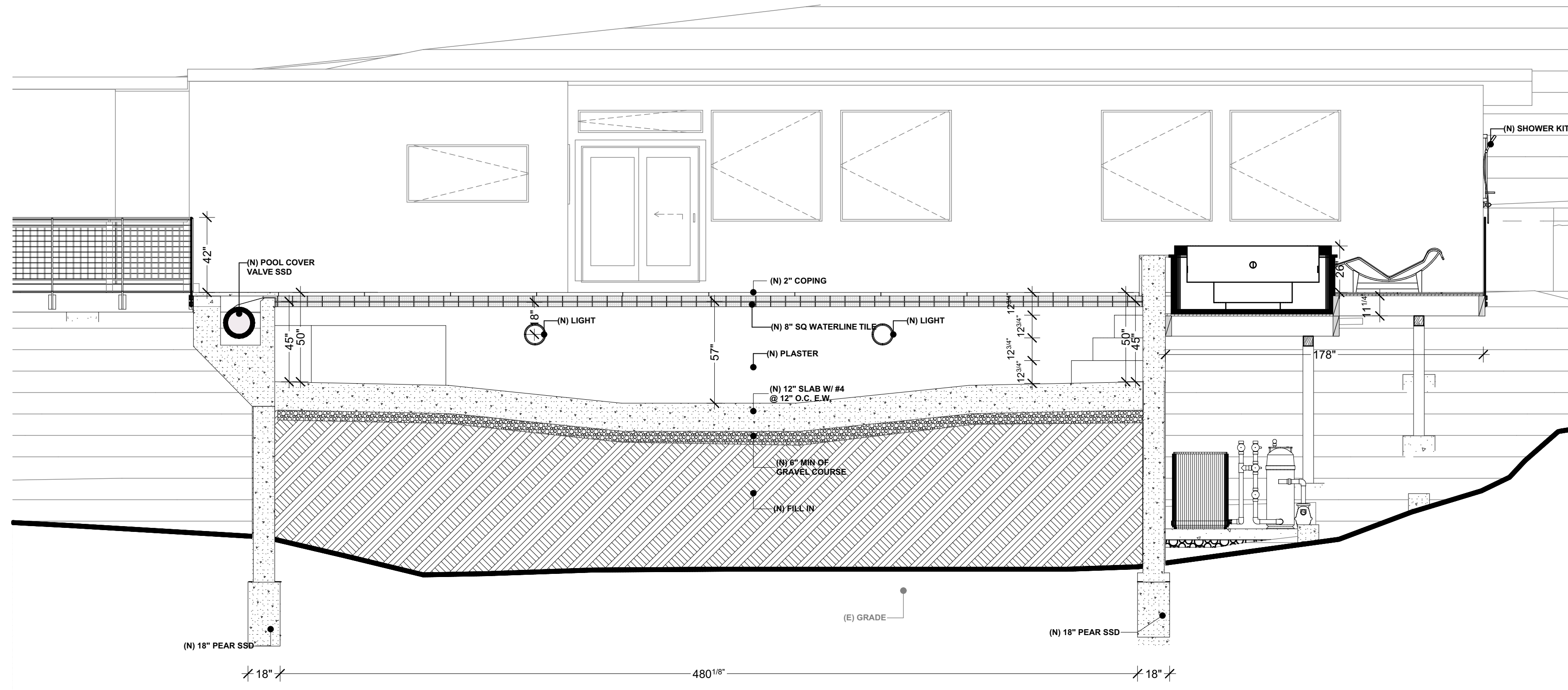
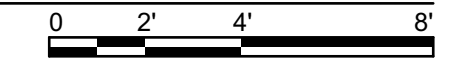
A3.1



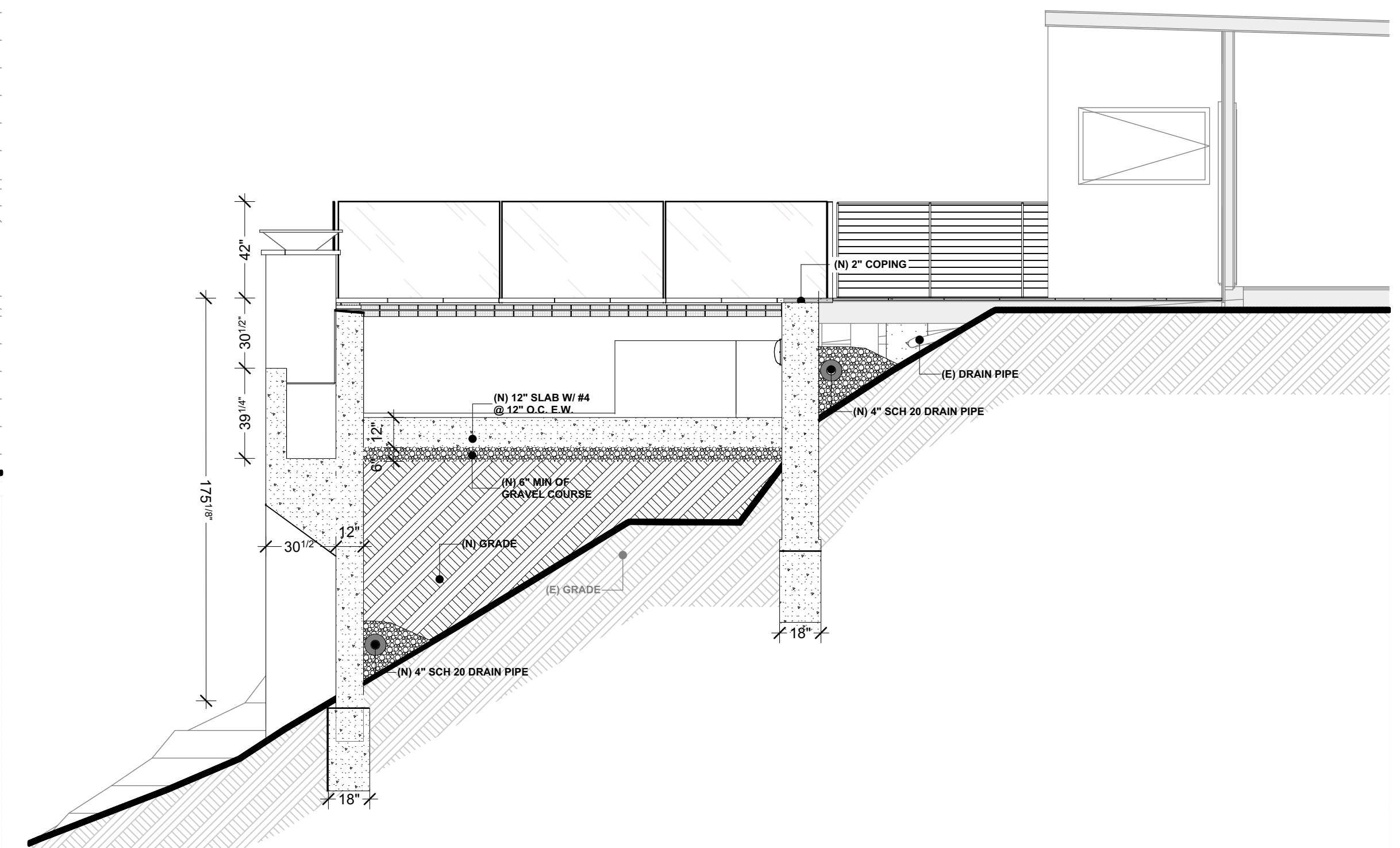
1 POOL SECTION
SCALE: 1/4" = 1'-0"



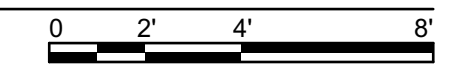
3 SLOPE SECTION
SCALE: 1/4" = 1'-0"



2 POOL SECTION
SCALE: 1/4" = 1'-0"



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



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APN 177-081-26

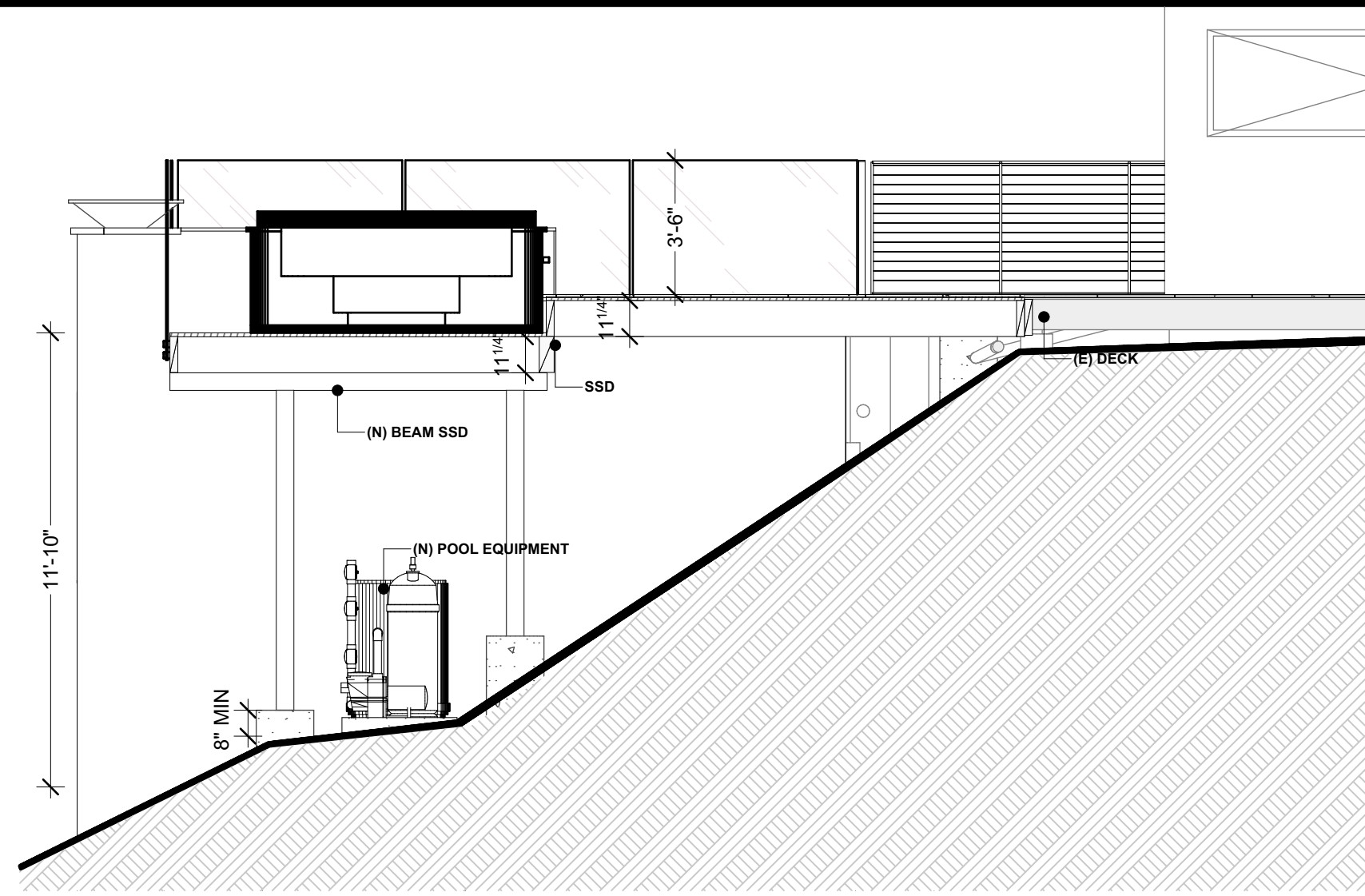
MARK	DATE	DESCRIPTION

PROJECT NO:
DATE: 6/2/2025
DRAWN BY: IV
DESIGN OFFICIAL
D.H. Williams

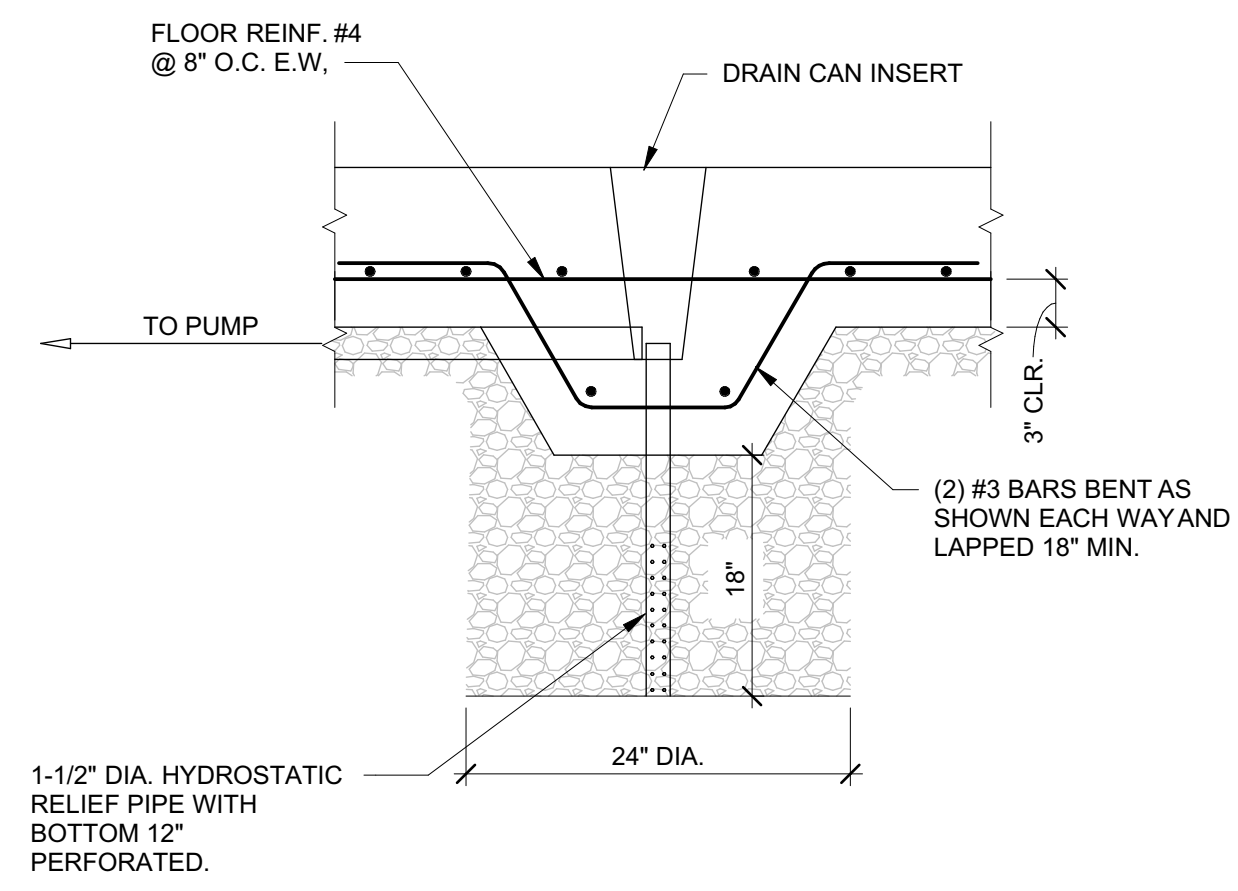
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SHEET TITLE
SLOPE SECTIONS

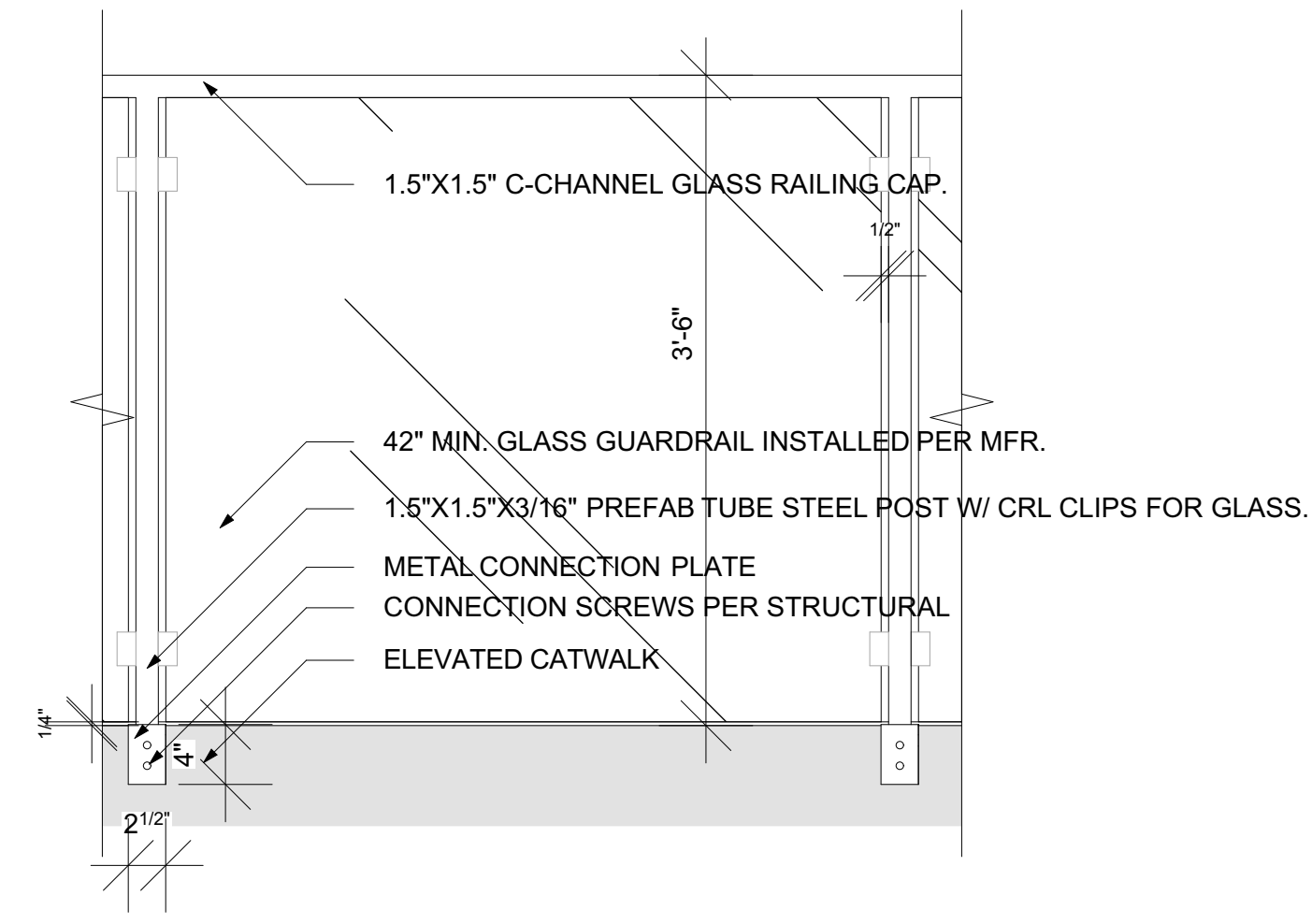
A8.1



1 HOT TUB SECTION
SCALE: 1/4" = 1'-0"



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



3 GLASS RAILING DETAIL
SCALE: 1" = 1'-0"



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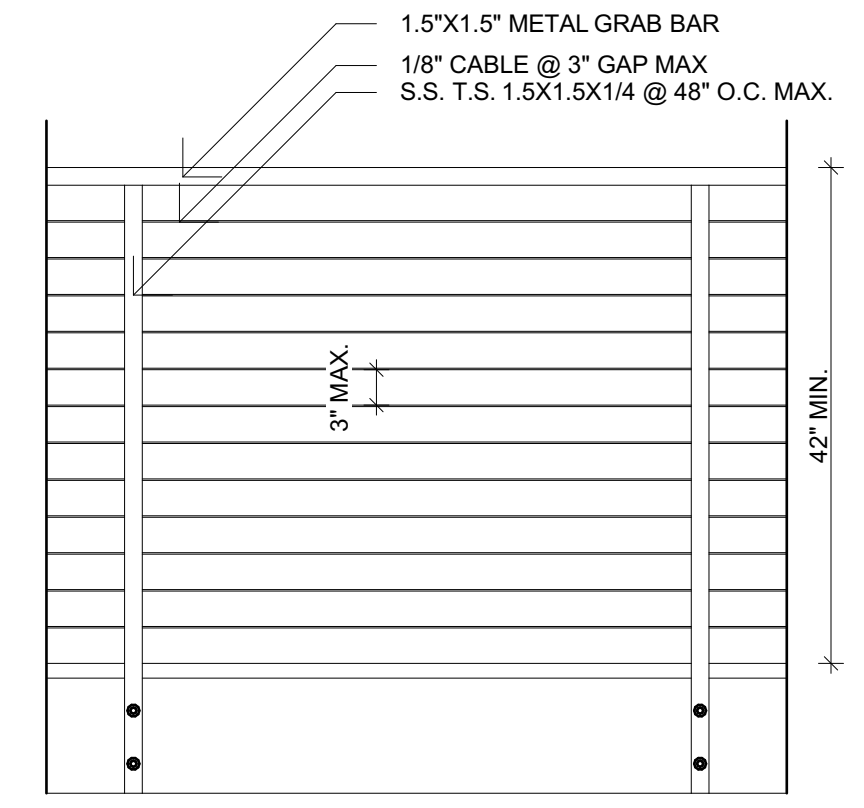
SHEET TITLE
SECTION & DETAILS

A8.2

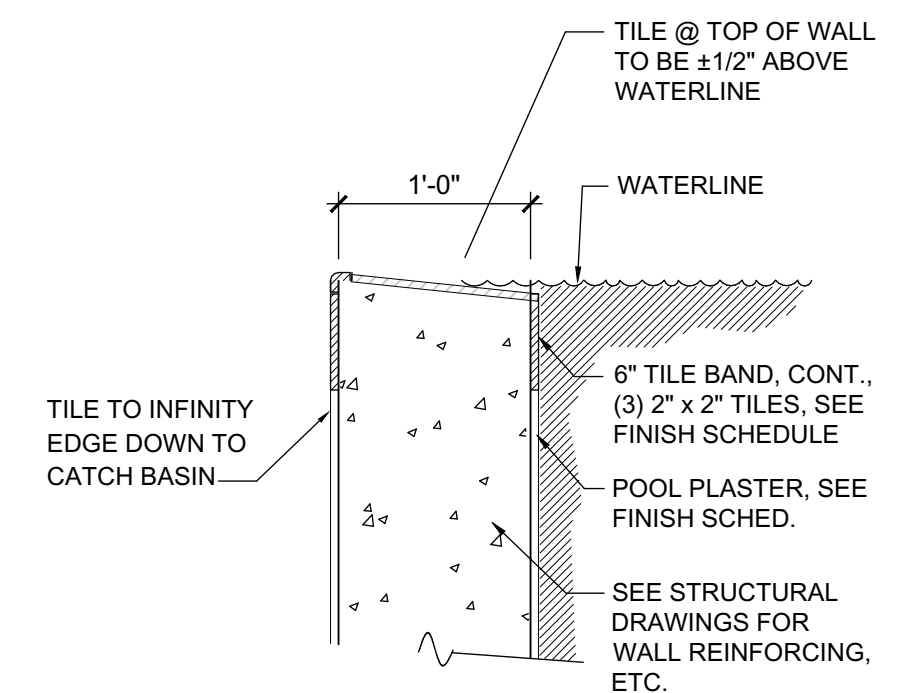


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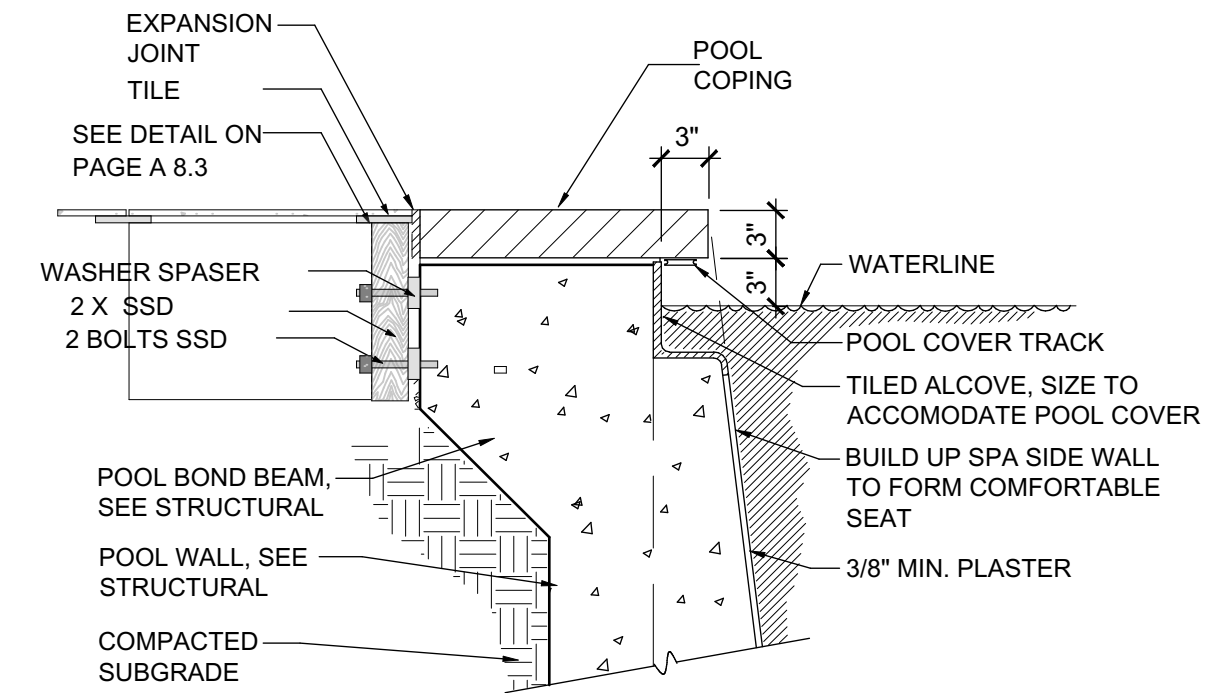
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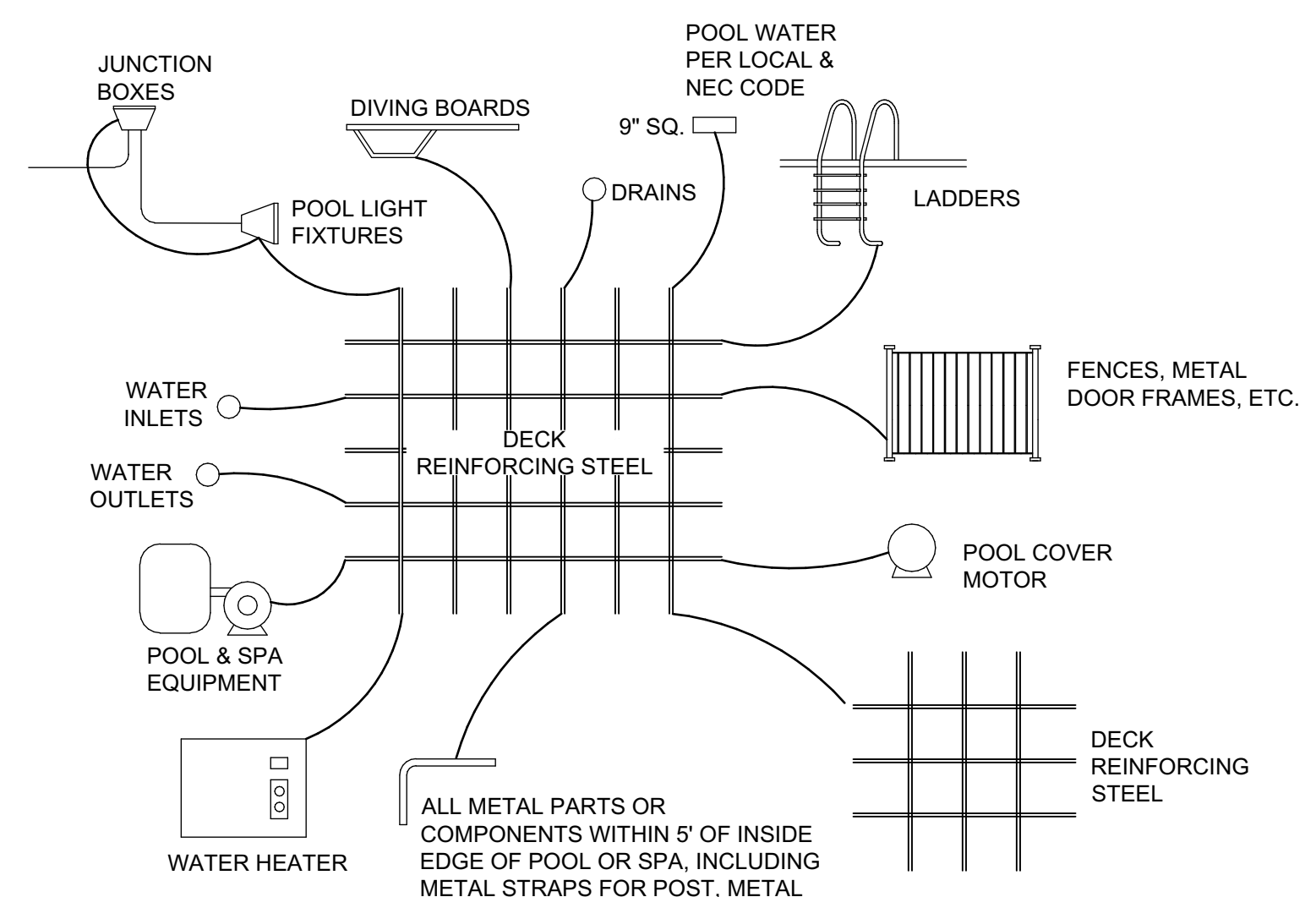
1 CABLE RAILING DETAIL
 NO SCALE



2 TILE ON INFINITY EDGE
 SCALE: 1" = 1'-0"



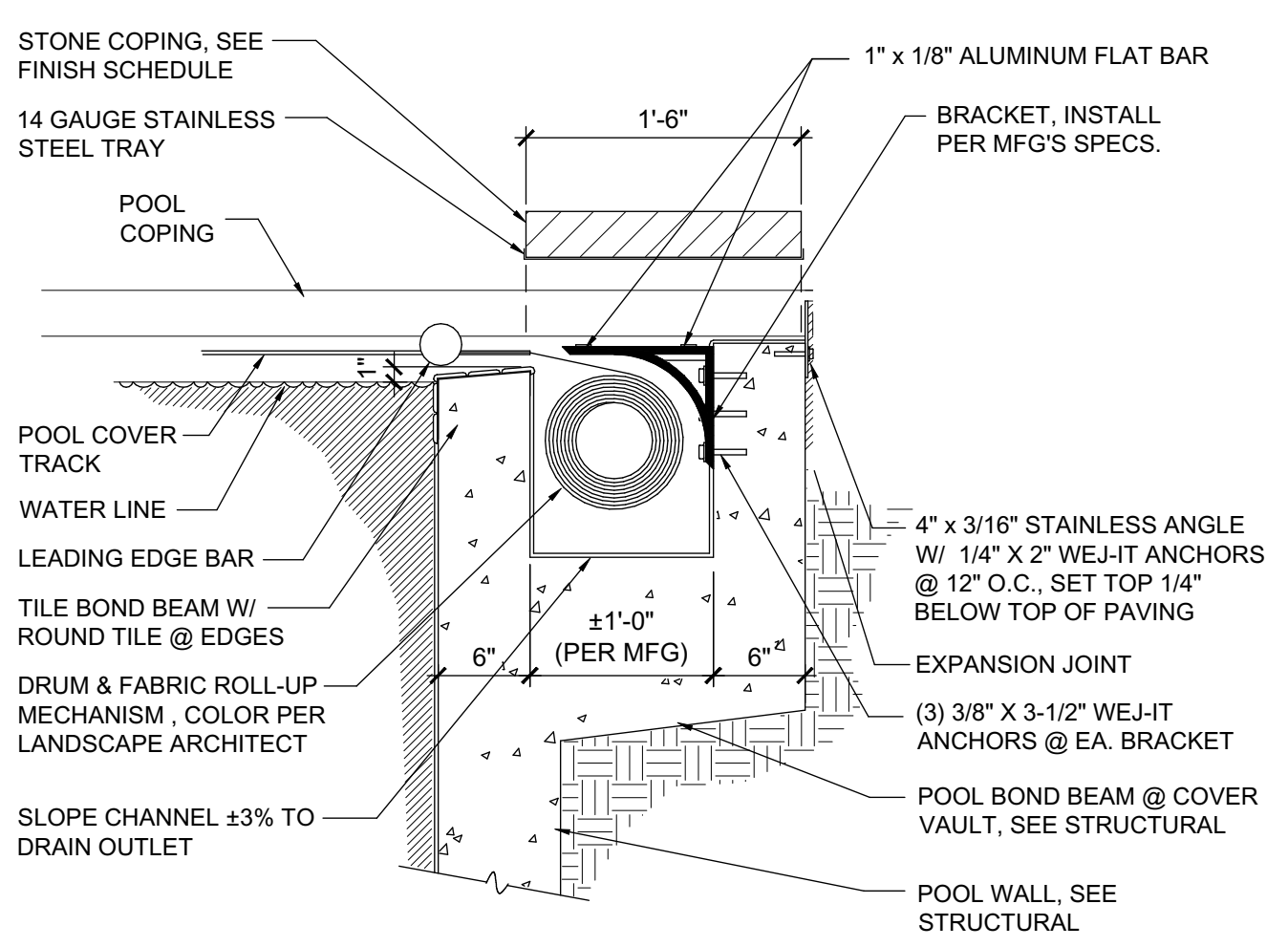
3 COPING DETAIL
 SCALE: 1" = 1'-0"



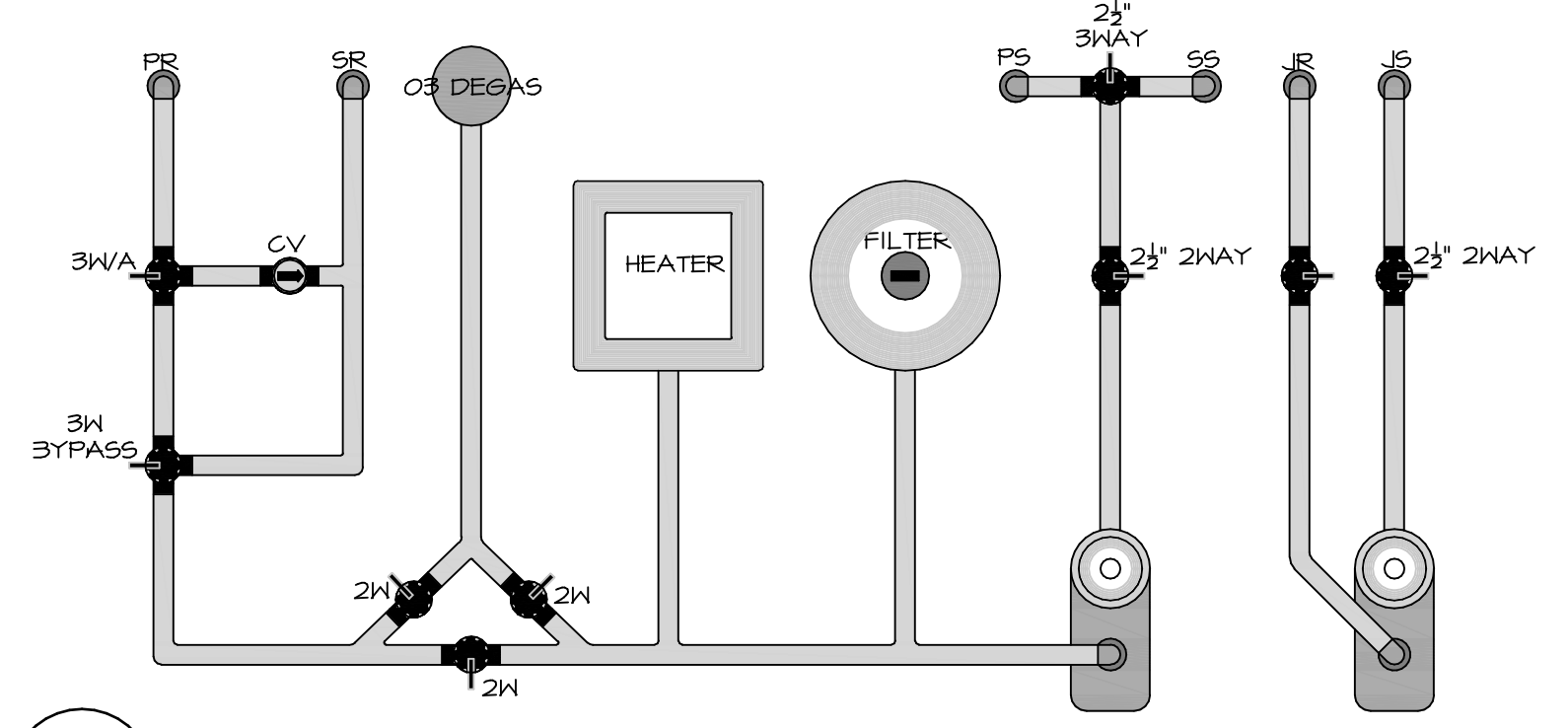
NOTES:
 1. ALL CONNECTIONS WILL BE MADE BY EXOTHERMIC WELDING OR BY PROVIDING A LISTED PRESSURE CONNECTOR OR CLAMPS THAT ARE SUITABLE FOR THE REQUIRED PURPOSE AND ARE MADE OF STAINLESS STEEL, BRASS OR COPPER.
 2. ALL BONDING CONNECTIONS WILL BE #8.
 3. WHERE AS STEEL REINFORCEMENT IS NOT INSTALLED, THEN ALL ITEMS WILL BE BONDED TOGETHER WITH #8 COPPER.

NOTES:

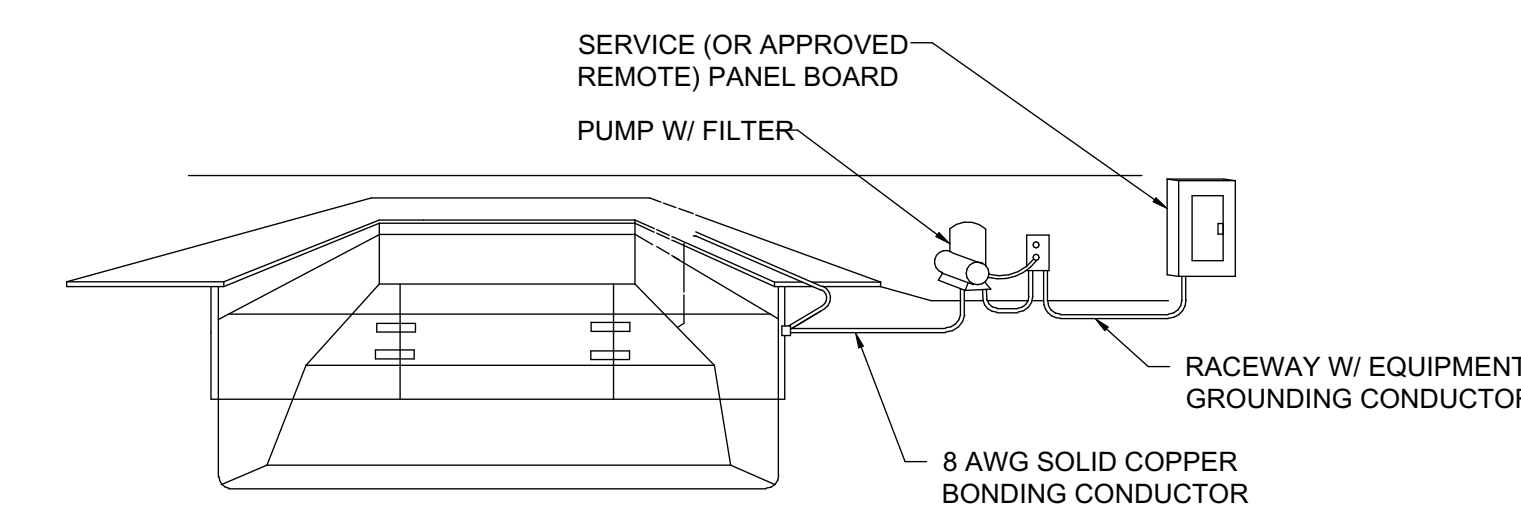
- ALL TRAYS (EXCEPT FOR THE ONE OVER THE MOTOR) ARE 3-SIDED, ALLOWING FOR THE USE OF BULLNOSE OR IRREGULAR STONES.
- A VARIETY OF MATERIALS CAN BE PLACED INTO THE BOTTOM OF THE TRAY TO FACILITATE MATERIAL INSTALLATION.
- THE "Z" CLIP WELDED TO THE BACK BOTTOM OF THE TRAY CLIPS UNDER THE BACK FLAT BAR ATTACHED TO THE BRACKETS, PREVENTING THE TRAY FROM UPENDING. THE FRONT PIECE OF FLAT BAR WELDED TO THE FRONT BOTTOM OF THE TRAY DROPS IN BEHIND THE FRONT FLAT BAR ATTACHED TO THE BRACKETS, PREVENTING THE TRAY FROM SLIDING FORWARD.
- POOL COVER SHALL MEET THE REQUIREMENTS OF ASTM F1346
- MANUFACTURED BY: POOL COVERS, INC. 834 OHIO AVENUE RICHMOND, CA 94804 TEL: (800) 662-7665 OR (510) 233-4141 FAX: (510) 233-430 OR APPROVED EQUAL



4 POOL COVER VAULT
 NOT SCALE



5 POOL EQUIPMENT
 NOT TO SCALE



6 POOL & SPA BONDING DIAGRAM
 NOT TO SCALE

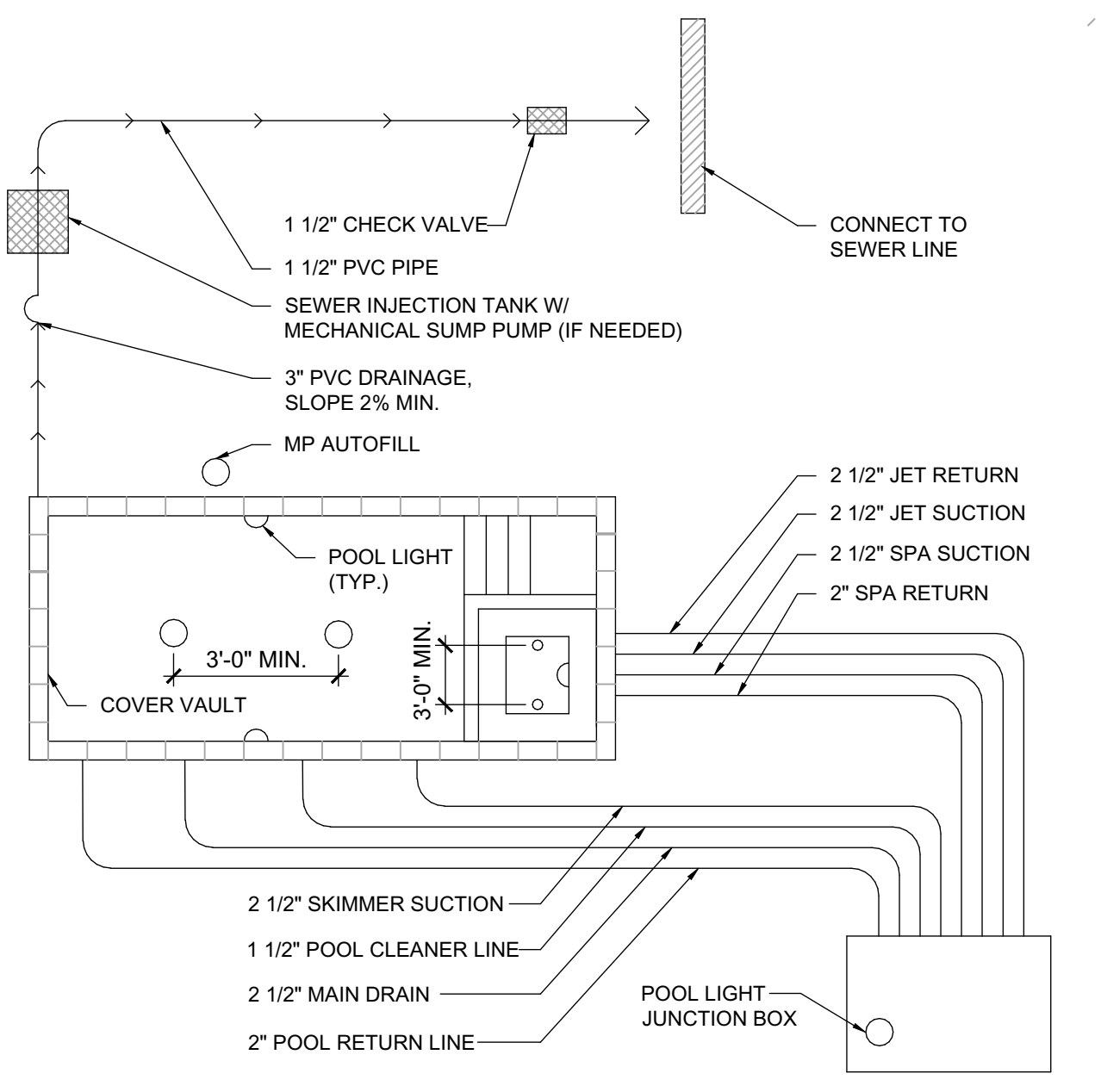
POOL NOTES

FOR COMPLIANCE WITH THE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS THE FOLLOWING FORM MUST BE FILLED OUT AND ATTACHED TO PERMIT CARD PRIOR TO SCHEDULING FINAL INSPECTION: POOL AND SPA HEATING SYSTEMS FORM CF2R-PLB-03-E

POOL & SPA SYSTEMS AND EQUIPMENT MEASURES:
 §110.4(A): CERTIFICATION BY MANUFACTURERS. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT MUST BE CERTIFIED TO HAVE ALL OF THE FOLLOWING: A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS; AND ON-OFF SWITCH MOUNTED OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING; A PERMANENT WEATHERPROOF PLATE OR CART WITH OPERATING INSTRUCTIONS; AND MUST NOT USE ELECTRIC RESISTANCE HEATING.
 §110.4(B)1: PIPING. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT MUST BE INSTALLED WITH AT LEAST 36 INCHES OF PIPE BETWEEN THE FILTER AND HEATER OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-IN OR BUILT-UP CONNECTIONS TO ALLOW FOR FUTURE SOLAR HEATING.
 §110.4(B)2: COVERS. OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER MUST HAVE A COVER.
 §110.4(B)3: DIRECTIONAL INLETS AND TIME SWITCHES FOR POOLS. POOLS MUST HAVE DIRECTIONAL INLETS THAT ADEQUATELY MIX THE POOL WATER, AND A TIME SWITCH THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING OFF-PEAK ELECTRIC DEMAND PERIODS.
 §110.5: PILOT LIGHT. NATURAL GAS POOL AND SPA HEATERS MUST NOT HAVE A CONTINUOUSLY BURNING PILOT LIGHT.
 §150.0(P): SYSTEMS AND EQUIPMENT INSTALLATION. RESIDENTIAL POOL SYSTEMS OR EQUIPMENT MUST MEET THE SPECIFIED REQUIREMENTS FOR PUMP SIZING, FLOW RATE, PIPING, FILTERS, AND VALVES.

1. POOL DETAILS ARE DIAGRAMMATIC ONLY, SEE POOL STRUCTURAL DRAWINGS.
 2. POOL CONTRACTOR TO SPECIFY SUCTION OUTLETS AND THEIR FINAL LOCATIONS PER CBC SEC. 3109.4.1
 THE CIRCULATION SYSTEM SHALL HAVE THE CAPACITY TO PROVIDE A COMPLETE TURNOVER OF POOL WATER, AS SPECIFIED IN SECTION 3124B OF CHAPTER 31B OF THE CALIFORNIA BUILDING STANDARDS CODE (TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS).
 SUCTION OUTLETS SHALL BE COVERED WITH ANTIENTRAPMENT GRATES THAT CANNOT BE REMOVED EXCEPT WITH THE USE OF TOOLS, PER ANSI/APSP-16 PERFORMANCE STANDARD OR SUCCESSOR STANDARD DESIGNATED BY THE FEDERAL CONSUMER PRODUCT SAFETY COMMISSION.
 ANY BACKUP SAFETY SYSTEM SHALL MEET THE STANDARDS AS PUBLISHED IN THE DOCUMENT "GUIDELINES FOR ENTRAPMENT HAZARDS: MAKING POOLS AND SPAS SAFER", PUBLICATION NUMBER 363; MARCH 2005, UNITED STATES CONSUMER PRODUCTS SAFETY COMMISSION.

- POOL CONTRACTOR TO VERIFY THAT SWIMMING POOL MEETS ALL THE REQUIREMENTS OF THE 2022 CALIFORNIA ENERGY CODE SECTION 150.0 (P) FOR THE FOLLOWING AREAS:
 - POOL SYSTEMS AND EQUIPMENT INSTALLATION
 - SYSTEM PIPING
 - FILTERS
 - VALVES
- SUCTION DRAIN OUTLETS SHALL COMPLY WITH HSC §115928
- POOL OR SPA SHALL HAVE AT LEAST TWO OF THE FOLLOWING SAFETY MEASURES:
 - AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME
 - REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE
 - AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921
 - EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."
 - A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA
 - AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.
 - OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).



7 POOL MECHANICAL DIAGRAM
 NOT TO SCALE

MARK	DATE	DESCRIPTION

PROJECT NO:
 DATE: 6/2/2025
 DRAWN BY: IV
 DESIGN OFFICIAL
[Signature]

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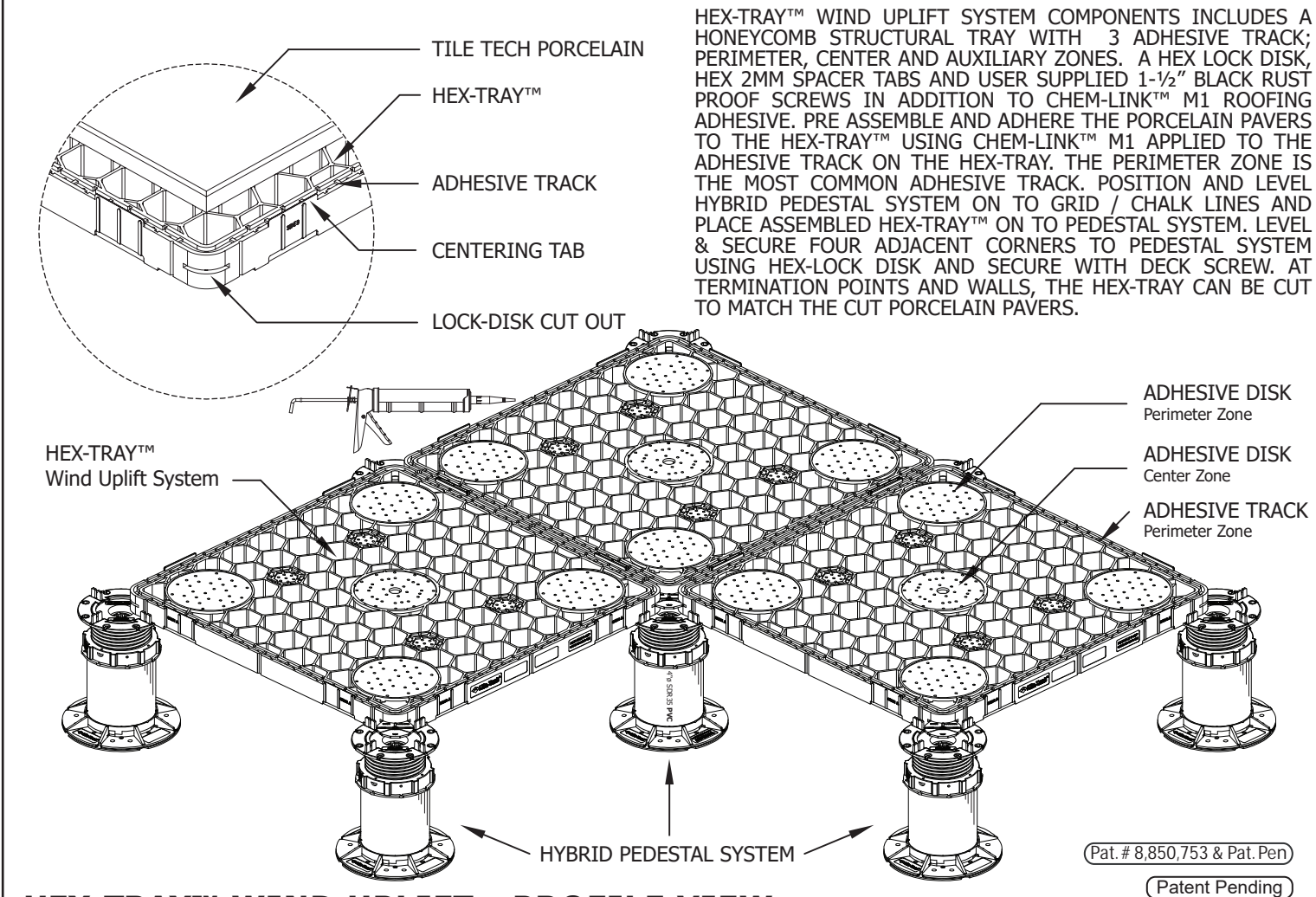
SHEET TITLE
DETAILS

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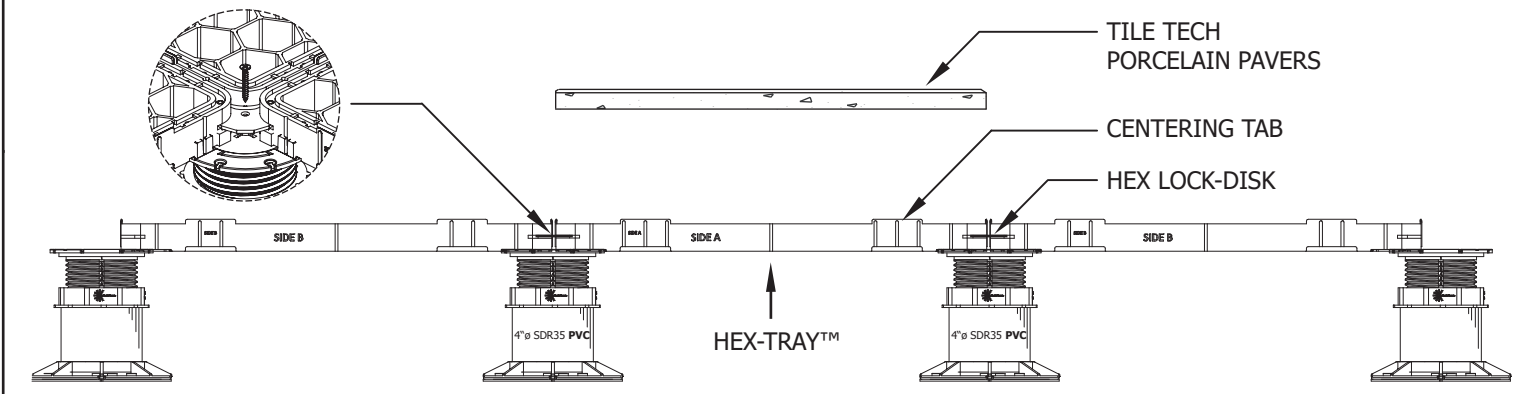


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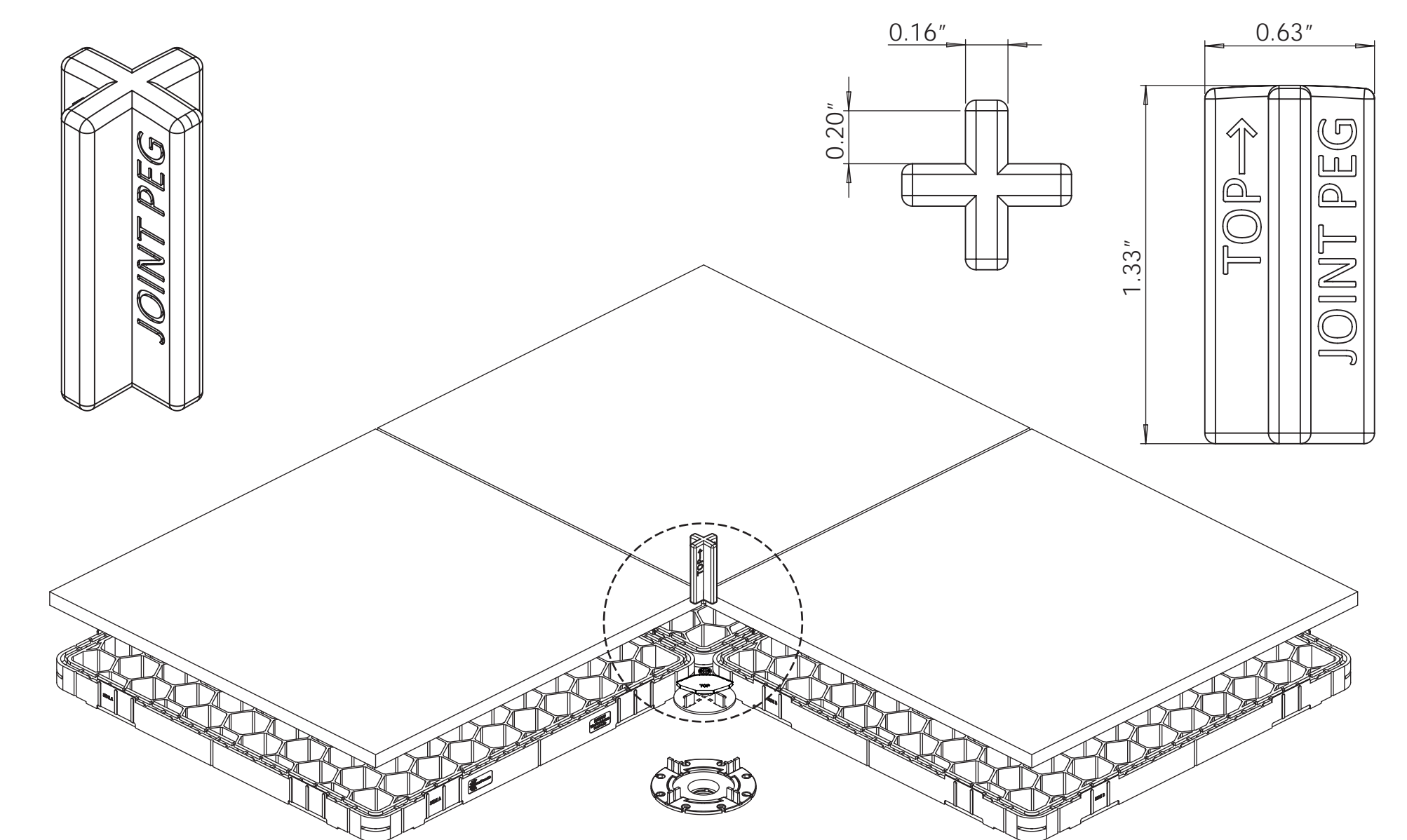


- GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH INC PRODUCT SPECIFICATIONS.
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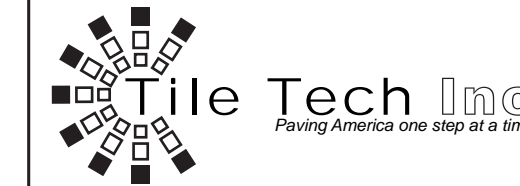


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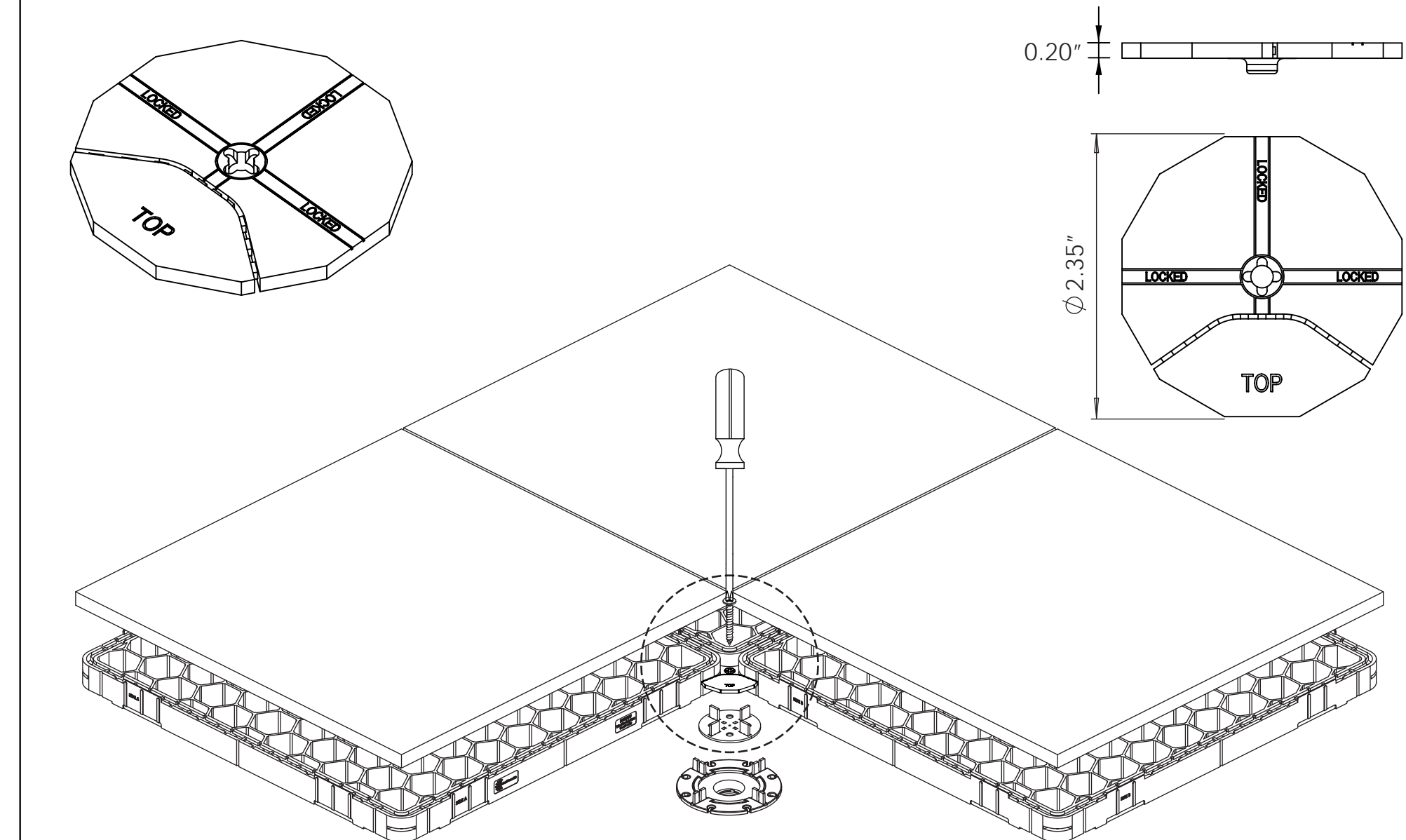


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For The ROHIT SACHDEV Residence
530 FAWN DR SAM ANSELMO, CA 94960
APN 177-081-26

MARK	DATE	DESCRIPTION

PROJECT NO:
DATE: 6/2/2025
DRAWN BY: IV
DESIGN OFFICIAL
D. N. W.

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