@	AT
Ø	OUTSIDE DIAMETER
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJACENT
A.F.F	ABOVE FINISHED FLR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH.	ARCHITECT
ASPH	ASPHALT
BALC.	BALCONY
BD.	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
BTWN	BETWEEN
CAB.	CABINET
CEM.	CEMENT
CL	CENTERLINE
CLNG.	CEILING
CLKG.	CAULKING
CLR	CLEAR
CNTR.	COUNTER
COL.	COLUMN
COND.	CONDITION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.L.	CENTER LINE
CTR.	CENTER
C.TILE	CERAMIC TILE
D	DRYER
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.S.	DOWNSPOUT
D.O.	DOOR OPENING
DTL.	DETAIL
DW	DISHWASHER
DWGS.	DRAWINGS
(E)	EXISTING
EA	EACH
ELEC.	ELECTRICAL
ELEV	ELEVATION
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
FAU	FORCED AIR UNIT
F.D.	FLOOR DRAIN
FIN.	FINISH
FLASH.	FLASHING
FLR	FLOOR
F.O.	FACE OF
F.O.B	FACE OF BEAM
F.O.C	FACE OF CONCRETE
F.O.F	FACE OF FINISH
F.O.S	FACE OF STUD
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRING
GA	GAUGE
GALV.	GALVANIZED
GSM	GALV. SHEET METAL
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
HD	HEAD
HDG	HOT-DIPPED GALVANIZED
HD. WD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
KIT.	KITCHEN
LANDSC.	LANDSCAPE
LIN.	LINEN
LT.	LIGHT
MAT'L	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MED. CAB.	MEDICINE CABINET
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
(N)	NEW
N	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S	NOT TO SCALE
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG	OPENING
OPP.	OPPOSITE
P. LAM	PLASTIC LAMINATE
PLAS.	PLASTER
PLWD.	PLYWOOD
PERF.	PERFORATED
PT.	POINT
P.T.	PRESSURE TREATED
R	RISER
R.A.	RETURN AIR GRILLE
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
RD.WD.	REDWOOD
RWL	RAINWATER LEADER
S	SOUTH
SCD	SEE CIVIL DWGS
SED	SEE ELEC. DWGS
SSD	SEE STRUCT. DWGS
SMD	SEE MECH. DWGS
SLD	SEE LANDSCAPE DWGS
SPD	SEE PLUMBING DWGS
S.C.	SOLID CORE
SCHED	SCHEDULE
SECT.	SECTION
SHWR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.M.	SHEET METAL
SPEC.	SPECIFICATION
SS	SANITARY SEWER
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
ST. STL.	STAINLESS STEEL
SYM.	SYMMETRICAL
T.B.	TOWEL BAR
TEMP.	TEMPERED
T&G	TONGUE & GROOVE
THK.	THICK
THRESH.	THRESHOLD
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISP.
T	TREAD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
w/	WITH
W/O	WITHOUT
WD.	WOOD
WIN.	WINDOW
W.O.	WALL OPENING
W.R.	WATER RESISTANT
W.R.B.	WATER RESISTIVE BARRIER
W.P.	WATERPROOF
WT.	WEIGHT

ABBREVIATIONS

AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER BY THE GC.

FIRE SPRINKLERS:

1. AS THIS PROJECT FALLS UNDER THE DEFINITION OF A SUBSTANTIAL REMODEL, FIRE SPRINKLERS ARE REQUIRED, PER NFPA 13D & SOUTHERN MARIN FIRE STANDARD 401.

2. SPRINKLER PLAN CALCULATIONS ARE TO BE A DEFERRED SUBMITTAL.

FIRE SPRINKLERS

1. All construction, regardless of details on plans, shall comply w/ 2025 California Building Code, 2025 CRC, 2025 California Electrical Code, 2025 California Mechanical Code, 2025 California Plumbing Code, 2025 California Energy Code, 2025 California Fire Code w/ local amendments, 2025 California Green Building Standards, and local municipal codes.
2. The contractor is to verify all site conditions and dimensions on site and shall inform architect of any discrepancies in the construction documents or conflicts with the actual conditions prior to any work.
3. Do not scale drawings. Written dimensions govern. All dimensions are to be verified in field (V.I.F.)
4. Clear dimensions shall not be altered without approval of the architect.
5. Details shown are typical; similar details apply in similar conditions.
6. All dimensions to face of finish material U.N.O.
7. Contractor shall be responsible for compliance with all applicable building codes and regulations and shall notify architect of any discrepancies.
8. Any errors, omissions or conflicts that may be found in any part of the construction documents shall be brought to the attention of the architect before proceeding with the work.
9. Verify all architectural details with the structural drawings before the ordering or installation of any item. Coordinate with shear walls and enclosed structural posts as required.
10. All materials and equipment shall be installed as per manufacturer's instructions and per code. All appliances, fixtures and equipment associated with plumbing, electrical and mechanical systems must be listed by a nationally recognized and approved agency.
11. Verify exact location and clearances of mechanical equipment, ducts, grilles, registers, flues, and vents with architect before performing the work.
12. Framing contractor to review and be responsible for all finish alignments on drawings.
13. Provide ventilation for all joist, stud, soffit and rafter spaces enclosed by building assemblies between heated & unheated areas.
14. Provide solid wood blocking at all potential locations of towel bars, handrails, sinks, tubs, etc.
15. Submittals: All typical submittals and shop drawings are required for exterior and interior finishes, cabinetry, hardware, appliances, doors & windows, steel, metalwork, etc.
16. Contractor shall be responsible for all construction-related scheduling incl. regular & special inspections.
17. All changes in floor material occur at the strike side of stop, or flush w/ door.
18. Window dimensions noted are nominal, for rough openings, refer to manufacturer for rough openings.
19. All exterior windows and doors shall be weatherstripped per Title 24 requirements.

Waterproofing

20. All sheet metal work to be in accordance with current edition of S.M.A.C.N.A. standards.
21. Provide galvanized sheet metal flashing at all roof and deck conditions, including but not limited to perimeter edges, valleys, parapet caps, wall/roof intersections, roof penetrations, etc. See details for typical requirements.
22. Provide galvanized sheet metal flashing at all window and door heads. Install under exterior siding and water barrier membranes, and over frames. Self-adhering membranes to be applied at all openings.
23. All building corners (inside and outside corners) to receive self-adhering water barrier membrane reinforcement.

Mechanical, Electrical and Plumbing

24. All plumbing fixtures to be low consumption per CALGreen.
25. MEP work shown on drawings is schematic in nature, contractors to confirm final layout with architect before proceeding with work.
26. All electrical receptacles in damp locations to be ground fault interrupted as required by code.

Fire Extinguishing and Other Fire Related Code Issues

27. Provide approved fire-stops in all stud spaces between floors as required by code.
28. Provide draft stops required by code: T24, Sec 2526 (F)4.

Energy Compliance

29. See Title 24 energy compliance report and CALGreen compliance forms for the mandatory measures specific to this project.

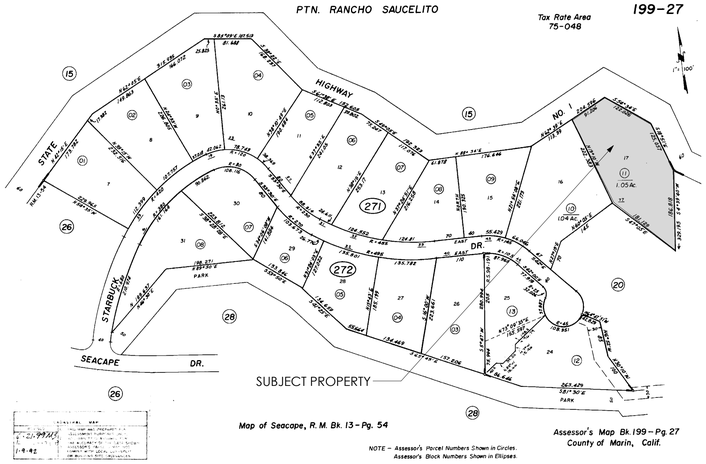
GENERAL NOTES

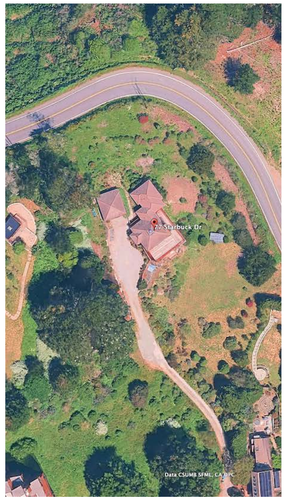
PHILIP C. ROSSINGTON, ARCHITECT, IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF DRAWINGS.

The plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction.

This project is located within the Moderate Fire Hazard Severity Zone, and shall comply with the provisions of Ordinance 1340 (Fire and Building Code) and 1228 (WUI)

WUI





1.	**Lot area** *(both the dry land area and the total area must be provided for lots that are partially submerged)*	
	Existing	45,738 sq.ft. (per assessor)
	Proposed	45,738 sq.ft.
2.	**Building Area**	
	Existing	3,527 sq.ft
	Proposed	3,788 sq.ft
3.	**Floor Area**	
	Existing	2,937 sq.ft
	Proposed	3,168 sq.ft
4.	**Floor Area Ratio**	
	Existing	0.077
	Proposed	0.083
5.	**Proposed Area of additional disturbance**	
7.	**Lot Coverage**	
	Existing	3,352 sq.ft.
	Proposed	4,415 sq.ft.
8.	**Grading Calculations** *(cubic yards)*	
	Cut	0
	Fill	0
	Off-haul	0
9.	**Parking**	
	Existing	4+
	Proposed	4+
10.	**Minimum setbacks for exterior walls of proposed building area**	30'
11.	**Maximum height of proposed building area**	26'-8" (no change)

OWNER:
77 Starbuck Holdings LLC
Robert Gregory Kidd, Manager
Linda Jenkinson
26 State Route 28 #1186
Crystal Bay NV 89402
linda@thebarrel.net
415.819.5775

STRUCTURAL ENGINEER:
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Darius Abolhasani
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San Rafael, CA 94903
info@dacassociates.net
415.499.1919

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phil@philklineconstruction.com
415.215.8097

ARCHITECT:
Rossington Architecture
Philip C. Rossington, Architect
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Sausalito, CA 94965
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415.515.7047

LANDSCAPE ARCHITECT
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brad@imprintsgardens.com
415.380.0755

T24 / ENERGY CONSULTANT:
Wade Energy
Travis Wade
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Pleasant Hill, CA 94523
travis@wadeenergy.com
925.203.5686

SURVEYOR:
Phelps & Associates, Land Surveyors
Joe Hughes
632 Petaluma Avenue
Sebastopol, CA 95472
joe@phelpslandsurveyors.com
707.829.0400

PROJECT DIRECTORY

PROPERTY DATA

Site Location:	77 Starbuck, Muir Beach
A.P.N.:	199-271-11
Lot Area:	45,738 sq.ft. (per assessor)
Zoning:	R1
County Plan Designation:	SF6, Low Density R
Occupancy/Use:	Residential
Construction Type:	R3/Single Family
	V

EXISTING BUILDING

Units:	1
Floor Area:	2,937 sq.ft.
FAR:	0.077
Garage/Storage Area:	590 sq.ft.
Construction Type:	Type V
Building Height:	26'-8" max.
Stories:	2
Bedrooms:	4
Baths:	3.5
Sprinklered?:	No

PROPOSED PROJECT

Units:	unchanged
Floor Area:	3,168 sq.ft.
FAR:	0.083
Garage/Storage Area:	unchanged
Construction Type:	unchanged
Building Height:	unchanged
Stories:	unchanged
Bedrooms:	unchanged
Baths:	+1
Sprinklered?:	yes

PROJECT INFO

1. Renovation and addition to lower level of existing home, including new windows and doors, bathroom renovations & new bathroom.
2. New siding to replace existing cedar shingles.
3. New and expanded decks off both levels of home.
4. New skylight in living room and new roof.
5. Replace the existing garage (in the same location) with a modestly scaled structure subordinate to the primary residence, within previously disturbed area. New development is designed to minimize visual and environmental impacts. New flat roof to be lower than peak of existing garage roof.

PROJECT SCOPE

A0.1	COVER SHEET / NOTES
A0.2	EXISTING PHOTOS
A0.3	SURVEY
A0.4	SURVEY
A0.5	IMPERVIOUS SURFACES
A0.6	BEFORE AND AFTER
A2.0	(E) SITE PLAN
A2.1	EXISTING FIRST FLOOR PLAN
A2.2	EXISTING SECOND FLOOR PLAN
A2.3	(E)ROOF PLAN
A2.4	EXISTING ELEVATIONS
A2.5	EXISTING ELEVATIONS
A2.6	EXISTING SECTIONS
A3.1	(N) SITE PLAN
A3.2	(N)1st FLOOR PLAN
A3.3	(N) 2nd FLOOR PLAN
A3.4	(N) ROOF PLAN
A4.1	NEW ELEVATIONS
A4.2	NEW ELEVATIONS
A4.3	NEW SECTIONS
A4.4	NEW GARAGE ELEVATIONS
A6.1	WINDOW / SKYLIGHT SCHEDULES & DETAILS
A6.2	DOOR & SKYLIGHT SCHEDULES / DETAILS
A6.3	WALL SECTIONS
A6.4	EXTERIOR DETAILS
A6.5	EXTERIOR DETAILS
A6.6	DETAILS
A6.7	DETAILS
A6.8	DETAILS
A6.9	DETAILS
A6.10	DETAILS
A7.1	ELECTRICAL / MECHANICAL PLANS
A7.2	ELECTRICAL / MECHANICAL PLANS
CG1.0	CAL GREEN COMPLIANCE FORMS
CG1.1	CAL GREEN COMPLIANCE FORMS
CG1.2	CAL GREEN COMPLIANCE FORMS
CG1.3	CAL GREEN COMPLIANCE FORMS
EC1.0	ENERGY COMPLIANCE FORMS
EC1.1	ENERGY COMPLIANCE FORMS
EC1.2	ENERGY COMPLIANCE FORMS
S-1.0	STRUCTURAL NOTES
S-1.1	TYPICAL DETAILS
S-1.2	TYPICAL DETAILS
S-1.3	TYPICAL DETAILS
S-2.0	FOUNDATION & FIRST FLOOR FRAMING
S-2.1	SECOND FLOOR FRAMING PLAN
S-2.2	ROOF FRAMING PLAN
S-3.0	STRUCTURAL DETAILS
S-3.1	STRUCTURAL DETAILS
S-3.2	STRUCTURAL DETAILS
S-3.3	STRUCTURAL DETAILS
_C-1.0	GENERAL NOTES
_C-2.0	GRADING AND DRAINAGE PLAN
_C-3.0	CIVIL DETAILS
_C-4.0	EROSION CONTROL PLAN
_C-5.0	DRAINAGE MAP
_C-6.0	EROSION CONTROL & POLL. REVENTION

LIST OF DRAWINGS

ROSSINGTON ARCHITECTURE
1505 Bridgeway #112 :: Sausalito, CA 94965
415.515.7047 :: www.rossingtonarchitecture.com

77 STARBUCK HOLDINGS

77 STARBUCK DRIVE | MUIR BEACH, CA 94965
APN 199-271-11

EDITIONS

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LICENSED ARCHITECT PHILIP C. ROSSINGTON C-25251 (31 OCT 2027 RENEWAL DATE) STATE OF CALIFORNIA

JOB # 2505
DRAWN BY PCR
CHECKED BY PCR
DATE 9/1/26
SCALE AS NOTED
TITLE

COVER SHEET / NOTES

SHEET

A0.1

PRELIMINARY
NOT FOR CONSTRUCTION











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31 OCT 2027
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STATE OF CALIFORNIA

JOB #
2505

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PCR

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PCR

DATE
9/1/26

SCALE
AS NOTED

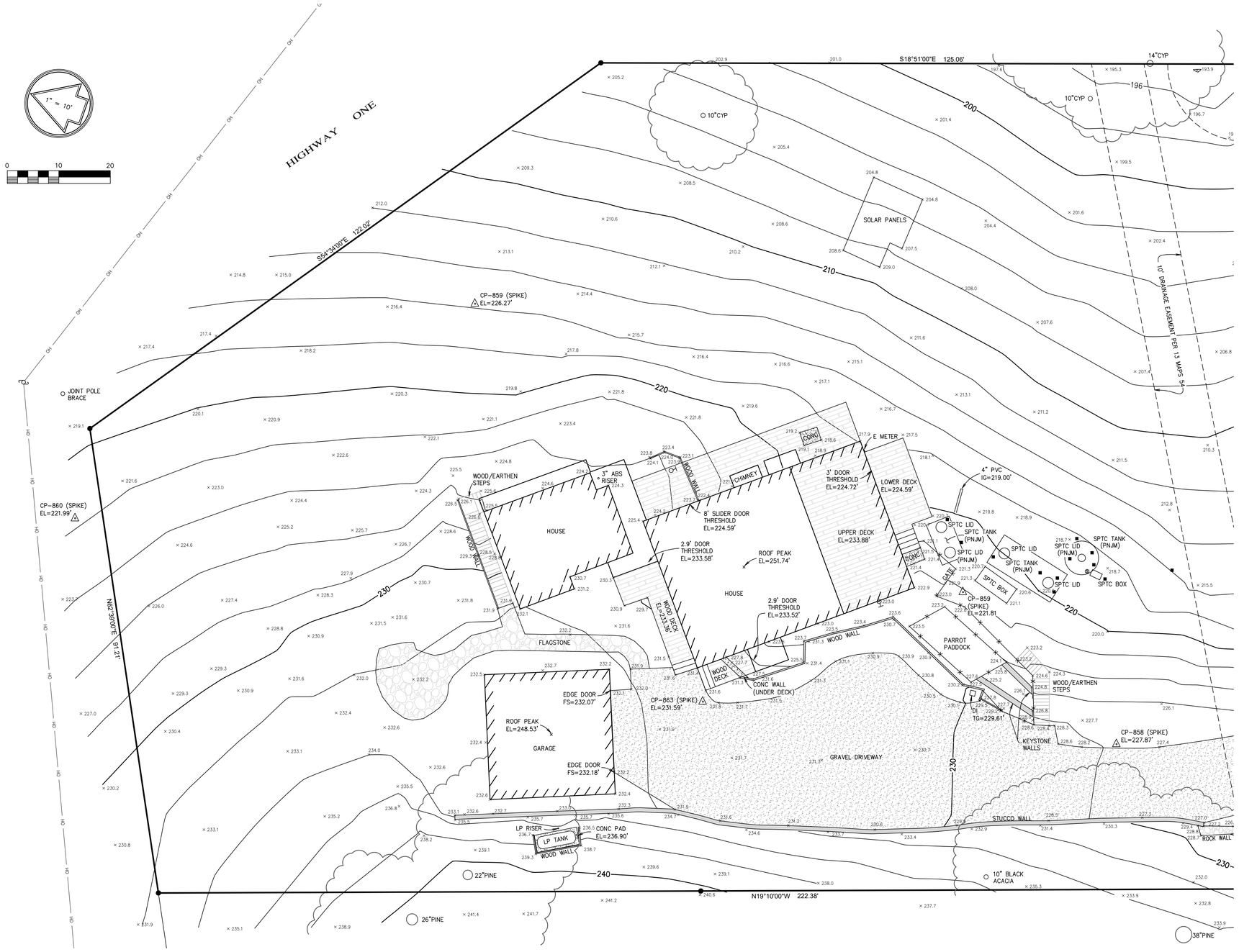
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EXISTING PHOTOS

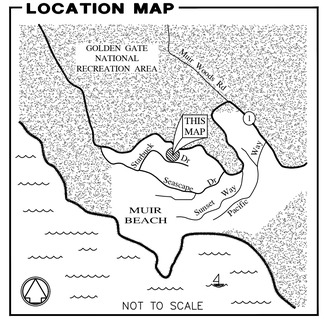
SHEET

A0.2

PRELIMINARY
NOT FOR CONSTRUCTION



LOCATION MAP



LEGEND

	PROPERTY LINE
	APPROXIMATE TREE DRIP LINE
-x-	FENCE LINE
OH	OVERHEAD LINES
●	PROPERTY CORNER
△	SURVEY CONTROL POINT
Ⓢ	9" DIAMETER SEPTIC BOX
	HOSE BIB
■	WOOD STAKE PAINTED ORANGE
TG	TOP OF GRATE
WM	WATER METER
AC	ASPHALTIC CONCRETE
FL	FLOW LINE
CYP	CYPRESS TREE
RDWD	REDWOOD TREE
DI	DRAIN INLET
CPP	CORRUGATED PLASTIC PIPE
CP	CONTROL POINT
FS	FINISHED SLAB
LP	LIQUID PROPANE
SPTC	SEPTIC
CONC	CONCRETE
PNJM	PER NICK JOHNSON MARKUP

BENCHMARK

BENCHMARK: FOUND SPIKE CP-65 AS SHOWN ON THAT TOPO OF 66 STARBUCK DRIVE LAST DATED 2/15/2006. ELEVATION = 176.53'. DATUM UNKNOWN.

MAPPING NOTES

THE ELEVATIONS AND RELATIVE POSITIONS OF FEATURES SHOWN HEREON ARE IN CONFORMANCE WITH THE NATIONAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

EASEMENTS SHOWN PER MAP OF SEACAPE, 13 RM 54. A TITLE REPORT WAS NOT SUPPLIED, THEREFORE ANY OTHER EASEMENTS OF RECORD (IF ANY) WERE NOT PLOTTED.

PROPERTY LINES SHOWN HEREON DERIVED FROM SURVEY TIES TO MONUMENTS AS SHOWN ON MAP OF SEACAPE, 13 RM 54.

REVISED: 6/19/2026
REVISED: 6/08/2026
REVISED: 10/20/2025

APN 199-271-11

JOSEPH L. HUGHES ★ No. 8992 ★ PLS 8992

PROFESSIONAL LAND SURVEYOR
JOSEPH L. HUGHES
No. 8992
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

77 STARBUCK DRIVE, MUIR BEACH

COUNTY OF MARIN — STATE OF CALIFORNIA

DATE: 1/12/2024

SCALE: 1" = 10'

SHEET: 1 OF 2

JOB No. MARIN-2000-03E

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

HIGHWAY ONE

14"CYP

10"CYP

15' RADIAL ANCHOR EASEMENT PER 13 MAPS 54

10' DRAINAGE EASEMENT PER 15 MAPS 54

CP-730 (SPIKE) EL=202.71'

CP-856 (SPIKE) EL=204.10'

CP-855 (SPIKE) EL=212.49'

CP-854 (SPIKE) EL=225.72'

CP-858 (SPIKE) EL=227.87'

CP-879 (SPIKE) EL=226.85'

S04°39'40"W 188.82'

S47°09'08"E 181.13'

DRIP DISPERSAL FIELD (PNJM)

SPTC BOXES

SPTC TANK (PNJM)

SPTC LID (PNJM)

SPTC LID

SPTC BOX

OWL BOX

ROCK WALL

WOOD/EARTHEN STEPS

KEYSTONE WALLS

STUCCO WALL

12" CPP IG=224.20'

8"x8" TIMBERS

4" PVC IG=219.00'

10" BLACK ACACIA

38"PINE

18"SNAG

12" FRUIT

8"/12" RDWD

16" RDWD

14" RDWD

VALVE

8"/10" OLIVE

14" RDWD

10" RDWD

12" RDWD

STUCCO COLUMN

10"OAK

16"OAK

12"ORN

GUARD RAIL

WHARF HYDRANT

GRAVEL DRIVEWAY

COMMON ACCESS AND PUBLIC UTI

GATE

3/4" GAS RISER

GAS METER

WM

WV

AC

LEGEND

	PROPERTY LINE
	APPROXIMATE TREE DRIP LINE
-x-	FENCE LINE
—OH—	OVERHEAD LINES
●	PROPERTY CORNER
△	SURVEY CONTROL POINT
Ⓢ	9" DIAMETER SEPTIC BOX
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LP	LIQUID PROPANE
SPTC	SEPTIC
CONC	CONCRETE
PNJM	PER NICK JOHNSON MARKUP

1" = 10'

0 10 20

APN 199-271-11

REVISED: 6/19/2026
REVISED: 6/08/2026
REVISED: 10/20/2025

TOPOGRAPHIC MAP

77 STARBUCK DRIVE, MUIR BEACH

COUNTY OF MARIN — STATE OF CALIFORNIA

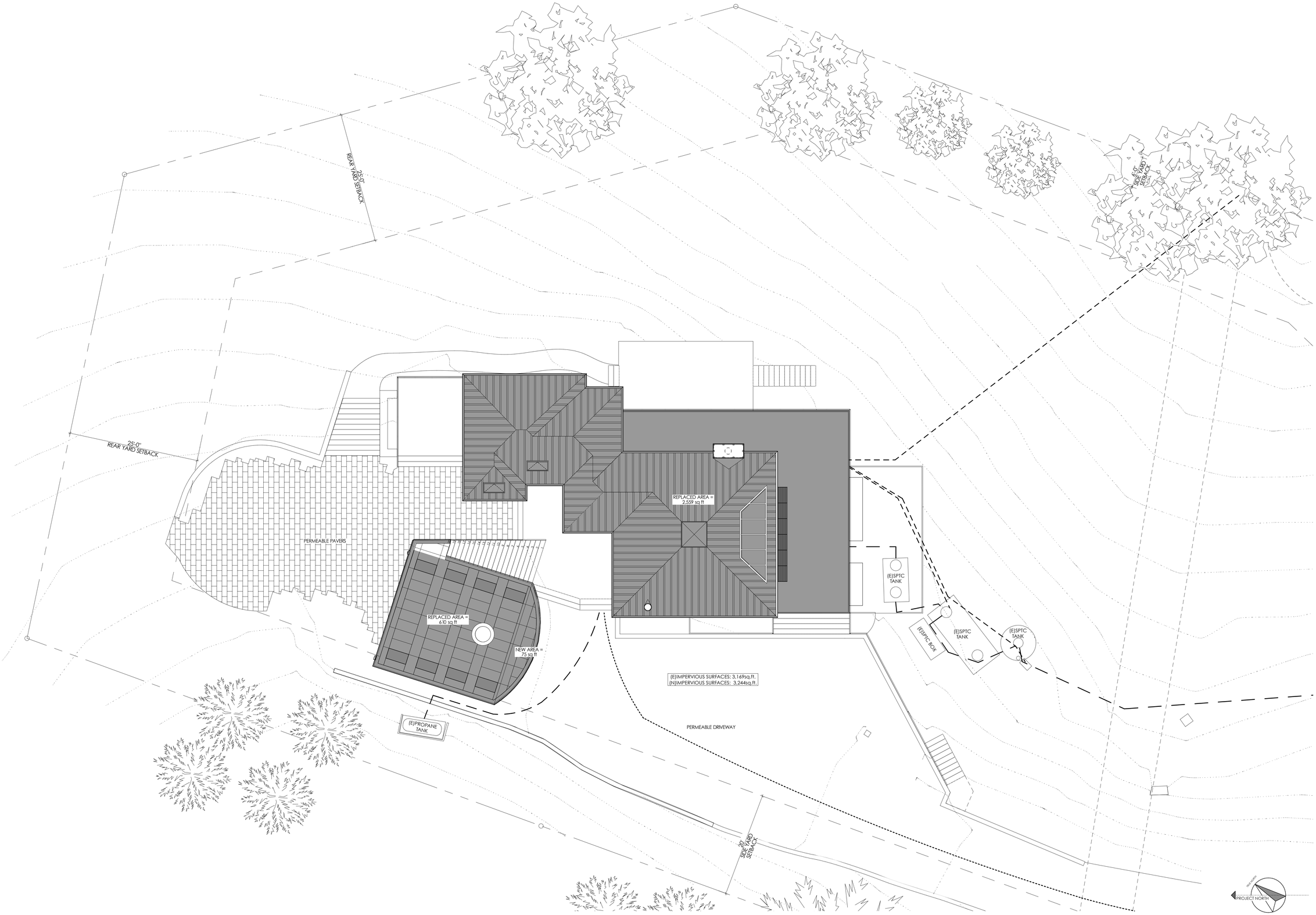
DATE: 1/12/2024

SCALE: 1" = 10'

SHEET: 2 OF 2

JOB No. MARIN-2000-03E

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400



1 A0.5 IMPERVIOUS SURFACES

SCALE: 1/8" = 1'-0"

ROSSINGTON ARCHITECTURE

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77 STARBUCK HOLDINGS

77 STARBUCK DRIVE | MUIR BEACH, CA 94965

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LICENSED ARCHITECT
PHILIP C. ROSSINGTON
C-25251
31 OCT 2027
RENEWAL DATE
STATE OF CALIFORNIA

JOB #
2505

DRAWN BY
PCR

CHECKED BY
PCR

DATE
9/1/26

SCALE
AS NOTED

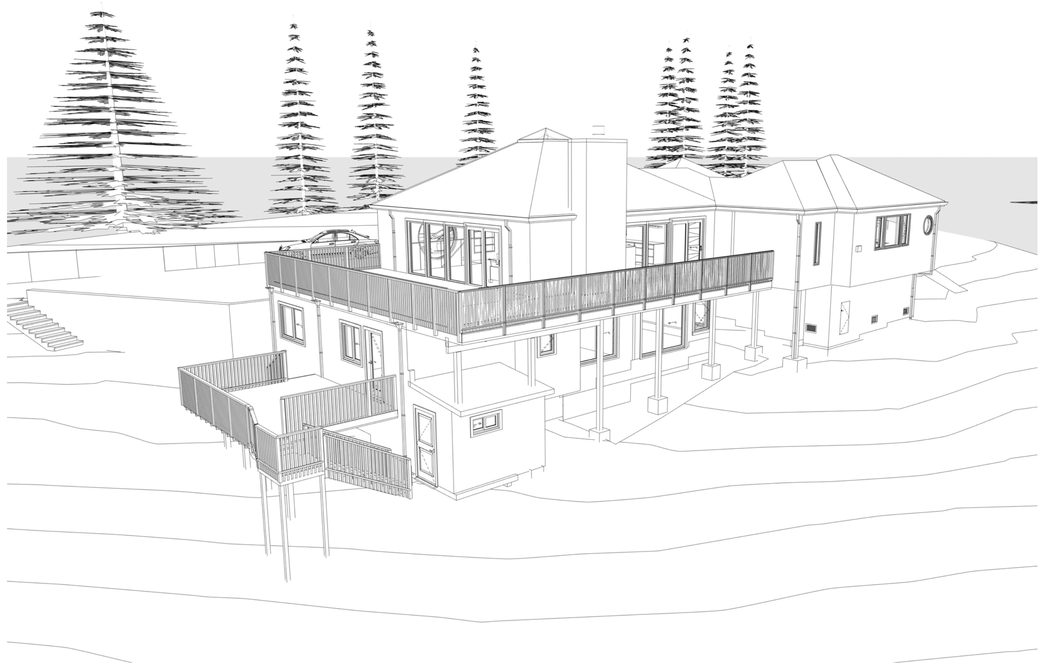
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IMPERVIOUS SURFACES

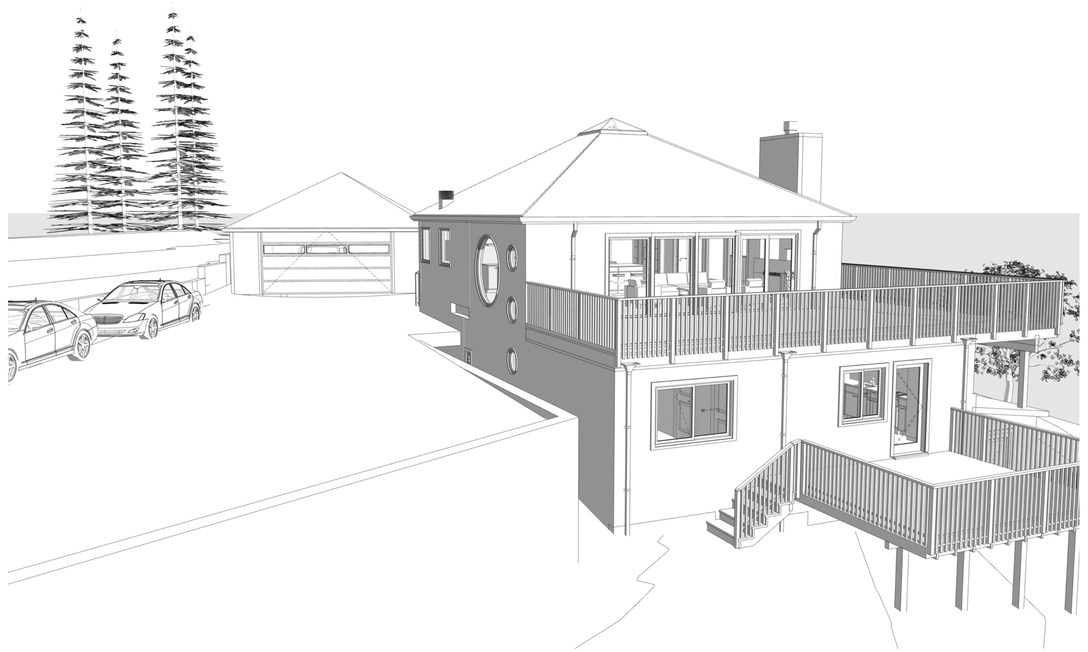
SHEET

A0.5

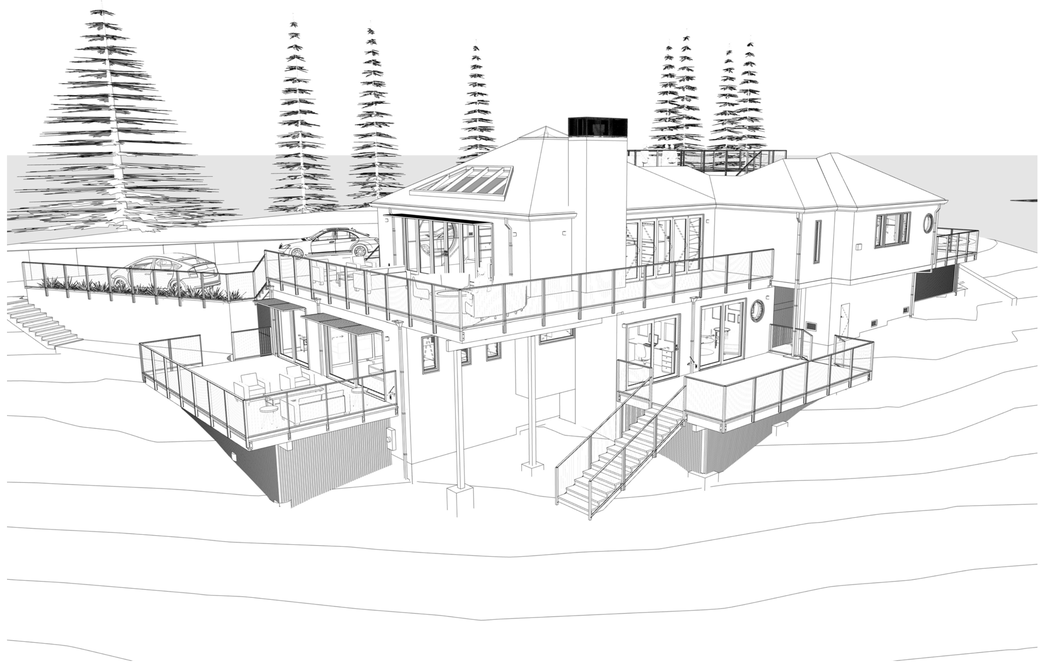
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NOT FOR CONSTRUCTION



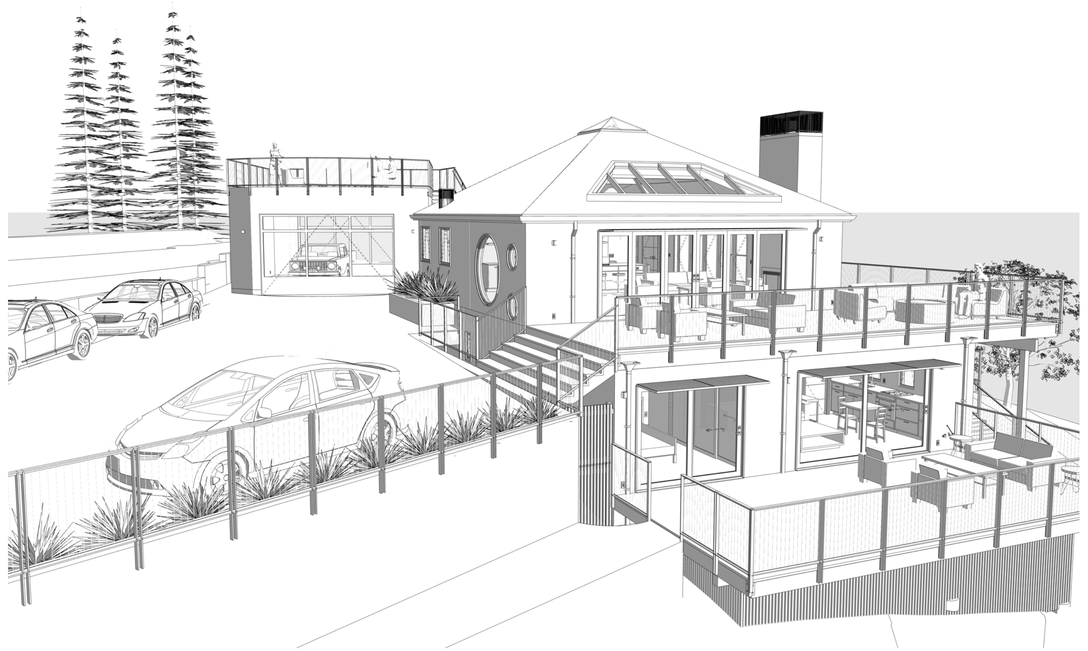
(E) SIDE



(E) FRONT



(N) SIDE



(N) FRONT

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77 STARBUCK HOLDINGS

77 STARBUCK DRIVE | MUIR BEACH, CA 94965

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PHILIP C. ROSSINGTON
C-25251
31 OCT 2027
RENEWAL DATE
STATE OF CALIFORNIA

JOB #
2505

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PCR

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PCR

DATE
9/1/26

SCALE
AS NOTED

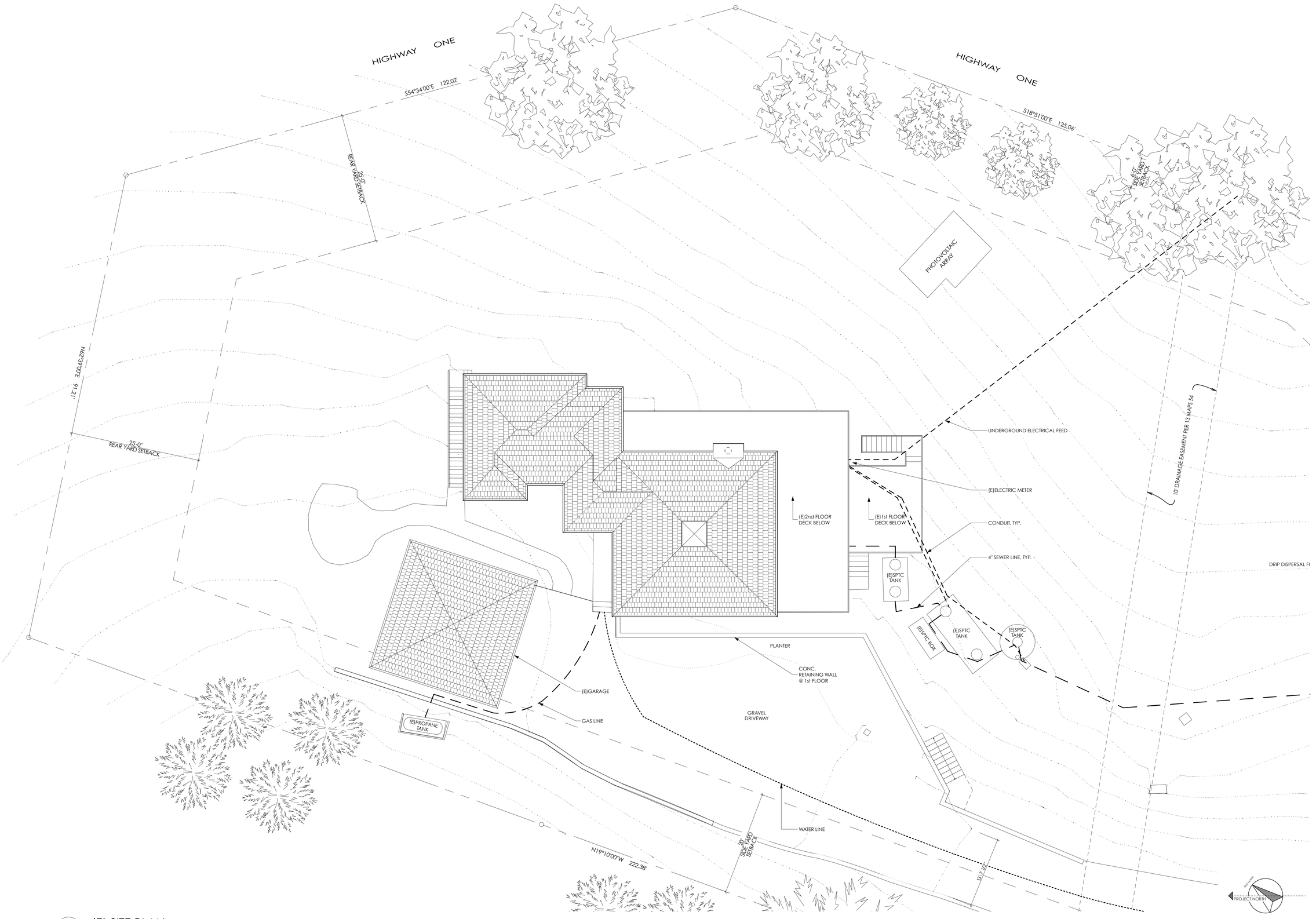
TITLE

BEFORE AND AFTER

SHEET

A0.6

PRELIMINARY
NOT FOR CONSTRUCTION



1 A2.0 (E) SITE PLAN

SCALE: 1/8" = 1'-0"

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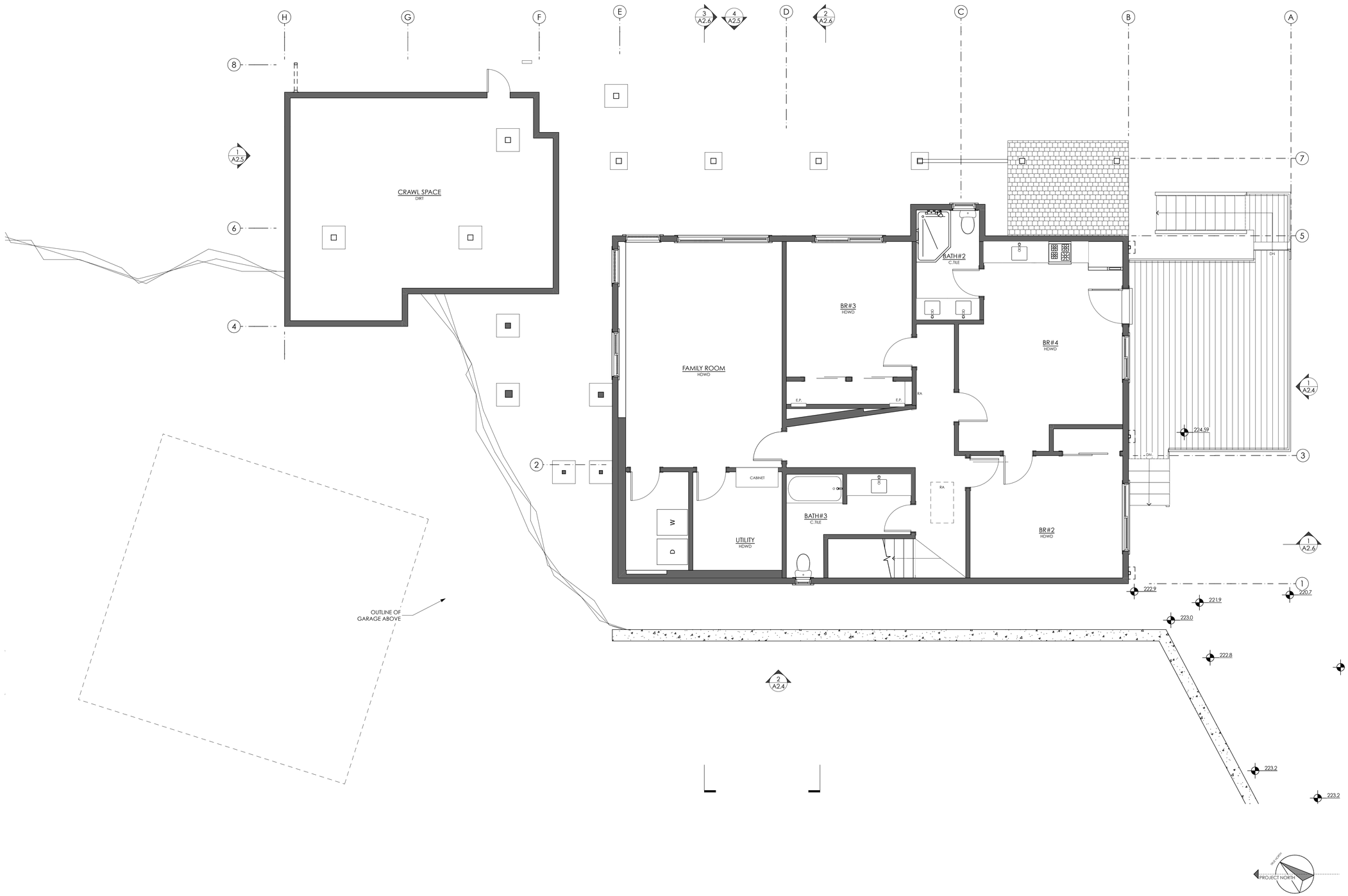
TITLE

(E) SITE PLAN

SHEET

A2.0

PRELIMINARY
NOT FOR CONSTRUCTION



1 A2.1 (E) FIRST FLOOR PLAN

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

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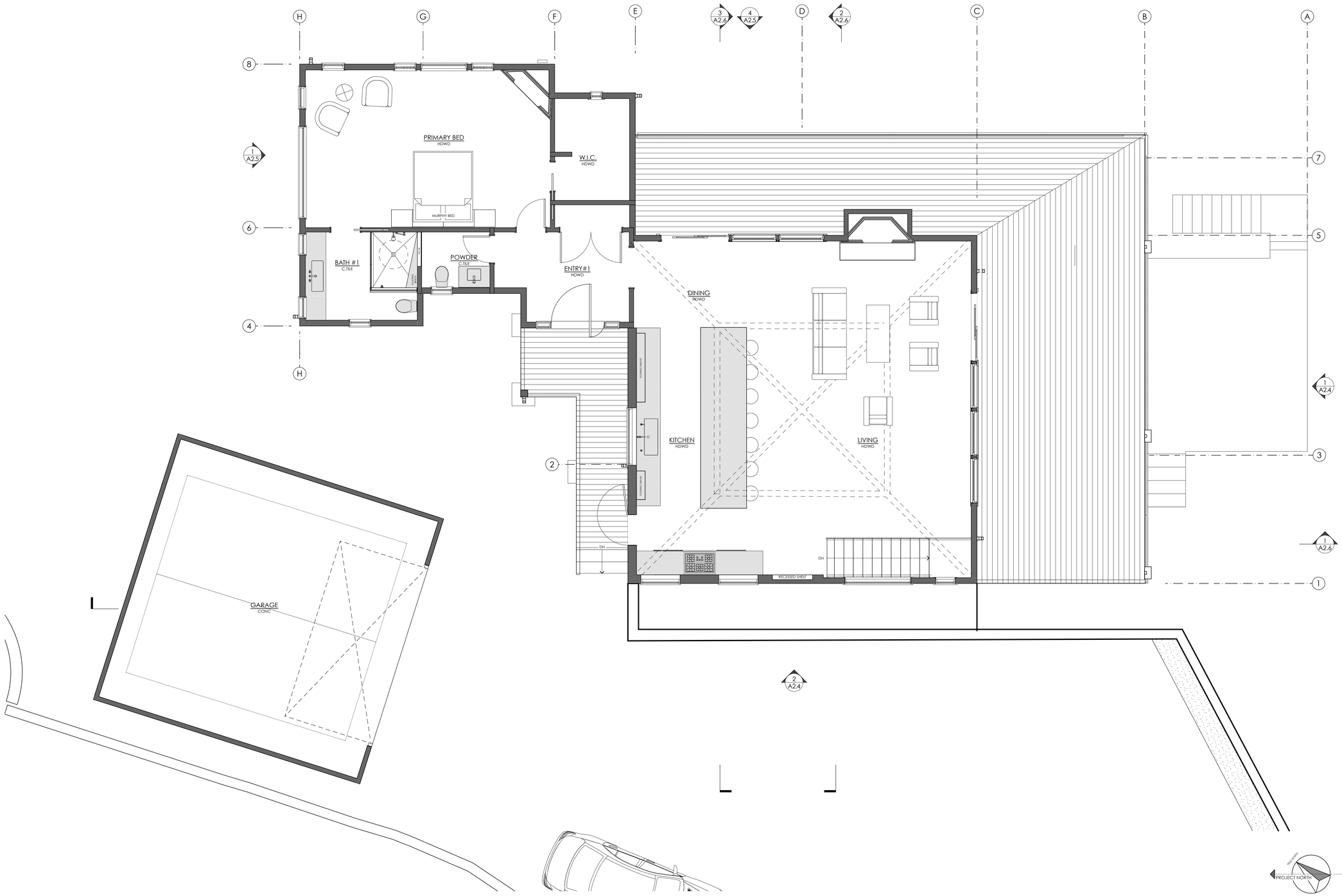
DATE
9/1/26

SCALE
AS NOTED

TITLE
EXISTING FIRST FLOOR PLAN

SHEET
A2.1

PRELIMINARY
NOT FOR CONSTRUCTION



1 A2.2 (E) SECOND FLOOR PLAN

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

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SCALE
AS NOTED

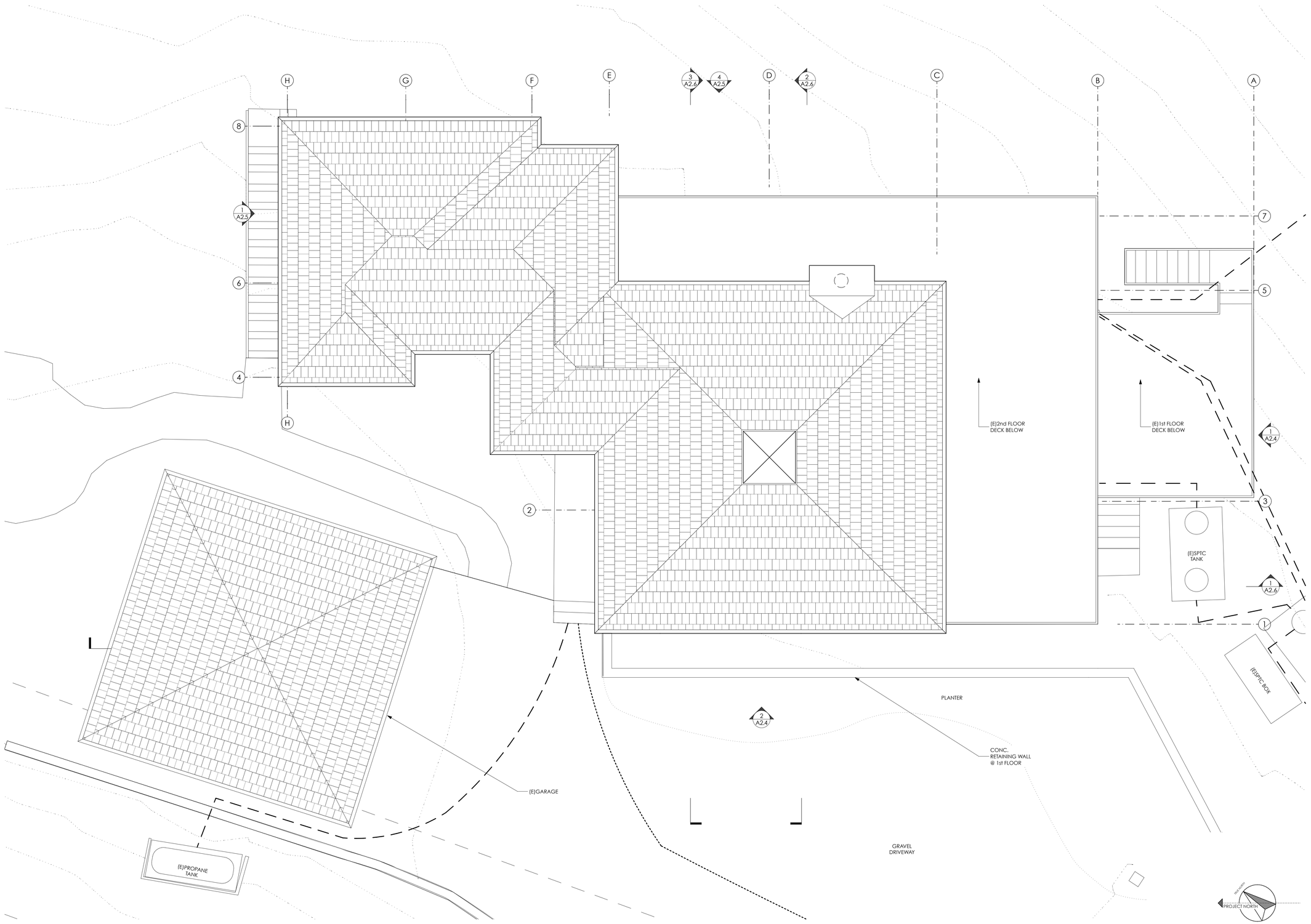
TITLE

EXISTING SECOND FLOOR PLAN

SHEET

A2.2

PRELIMINARY
NOT FOR CONSTRUCTION



1 A2.3 (E) ROOF PLAN

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

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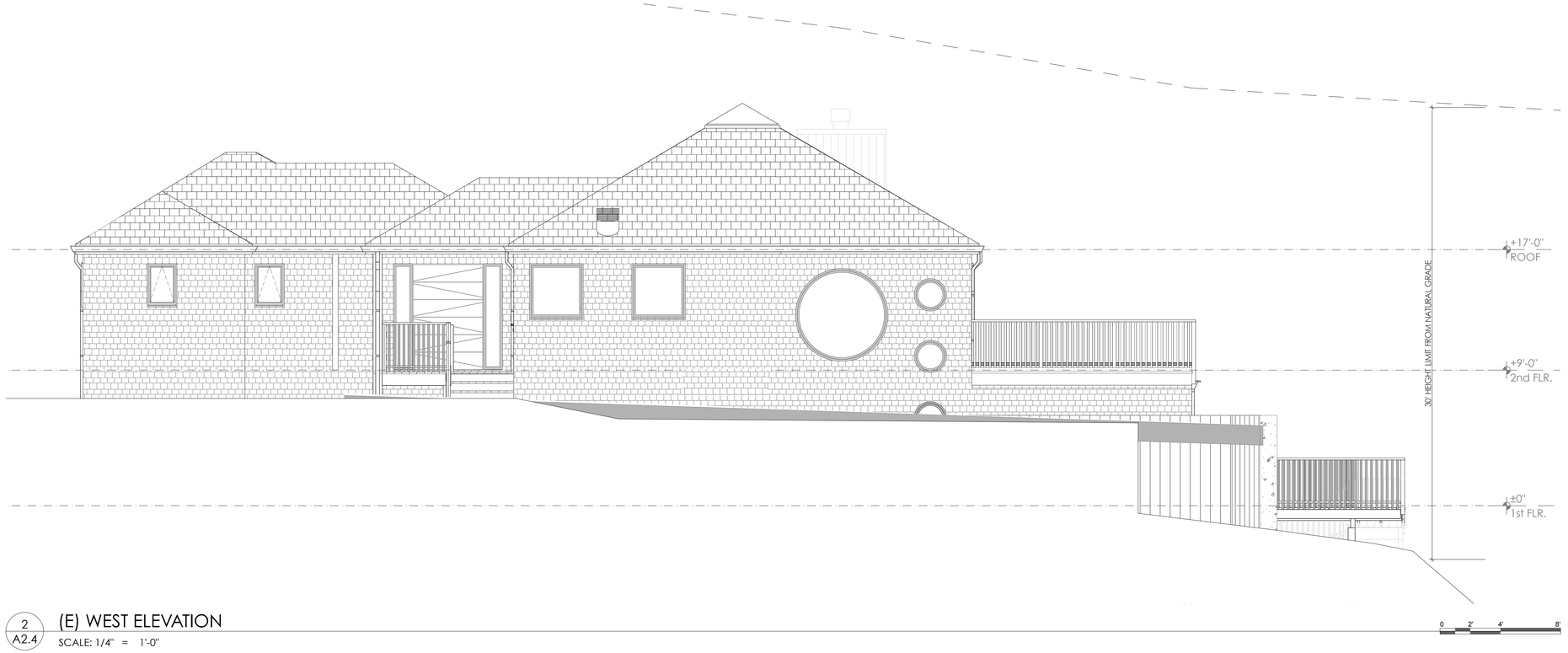
TITLE

(E)ROOF PLAN

SHEET

A2.3

PRELIMINARY
NOT FOR CONSTRUCTION



2 A2.4 (E) WEST ELEVATION

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



1 A2.4 (E) SOUTH ELEVATION

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

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DATE 9/1/26

SCALE AS NOTED

TITLE

EXISTING ELEVATIONS

SHEET

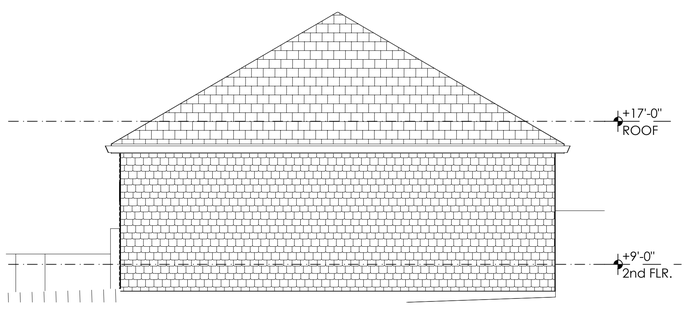
A2.4

PRELIMINARY
NOT FOR CONSTRUCTION



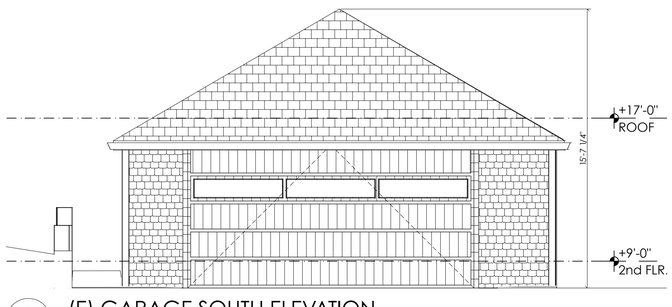
4 A2.5 (E) EAST ELEVATION

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



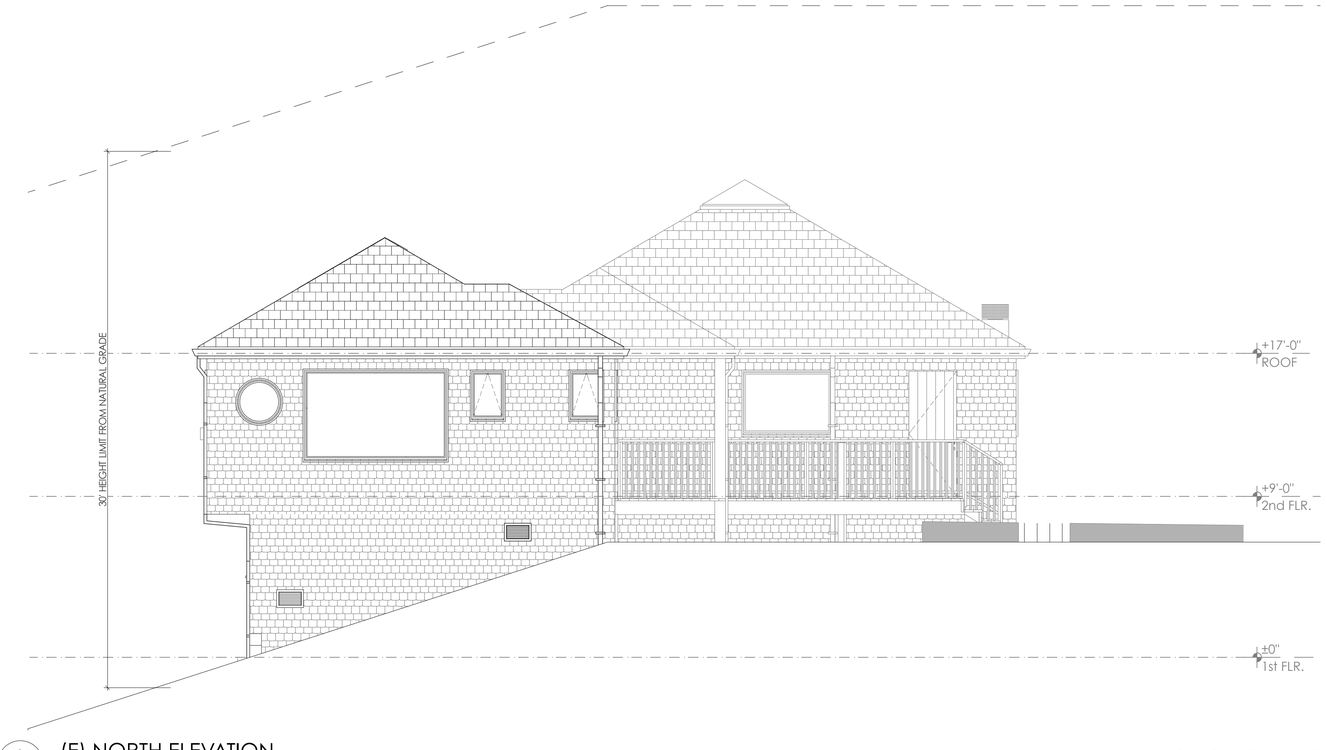
3 A2.5 (E) GARAGE EAST ELEV. - NORTH & WEST SIM.

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



2 A2.5 (E) GARAGE SOUTH ELEVATION

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



1 A2.5 (E) NORTH ELEVATION

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

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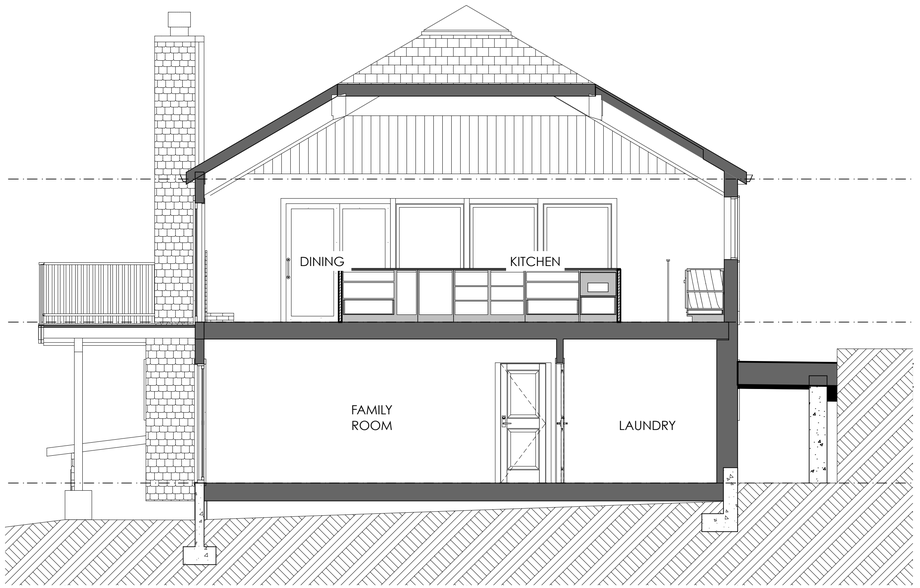
DATE
9/1/26

SCALE
AS NOTED

TITLE
EXISTING ELEVATIONS

SHEET
A2.5

PRELIMINARY
NOT FOR CONSTRUCTION



3 A2.6 SECTION @ KITCHEN

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

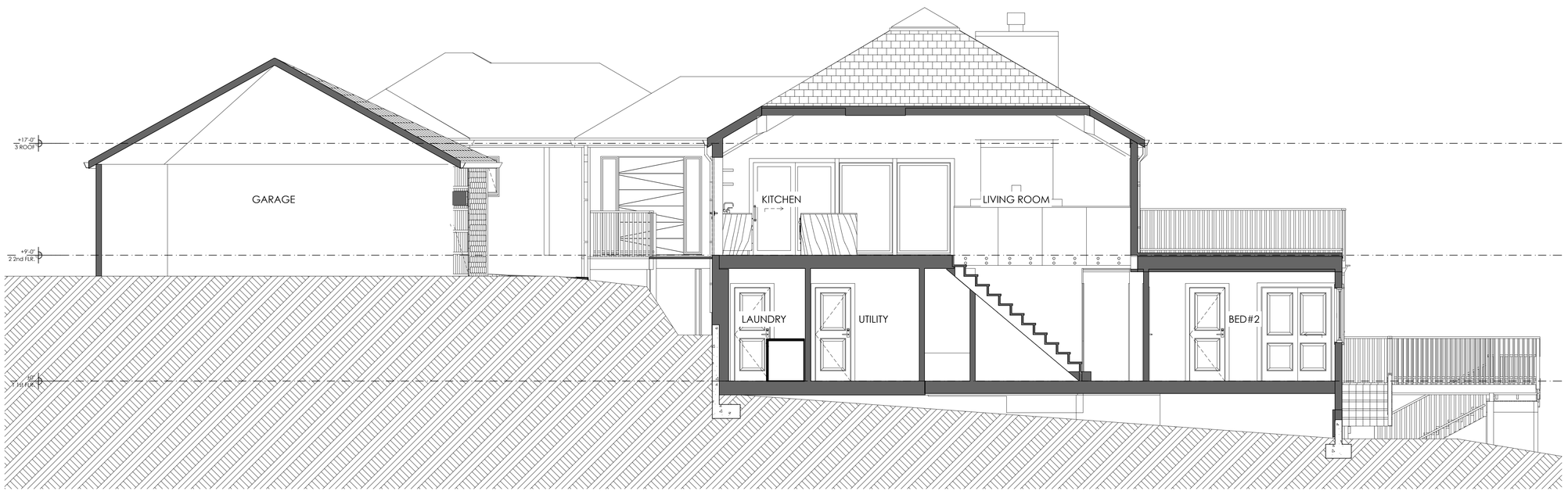
0 2' 4' 8'



2 A2.6 SECTION @ LIVING

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

0 2' 4' 8'



1 A2.6 SECTION @ LIVING / KITCHEN

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

0 2' 4' 8'

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JOB # 2505

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DATE 9/1/26

SCALE AS NOTED

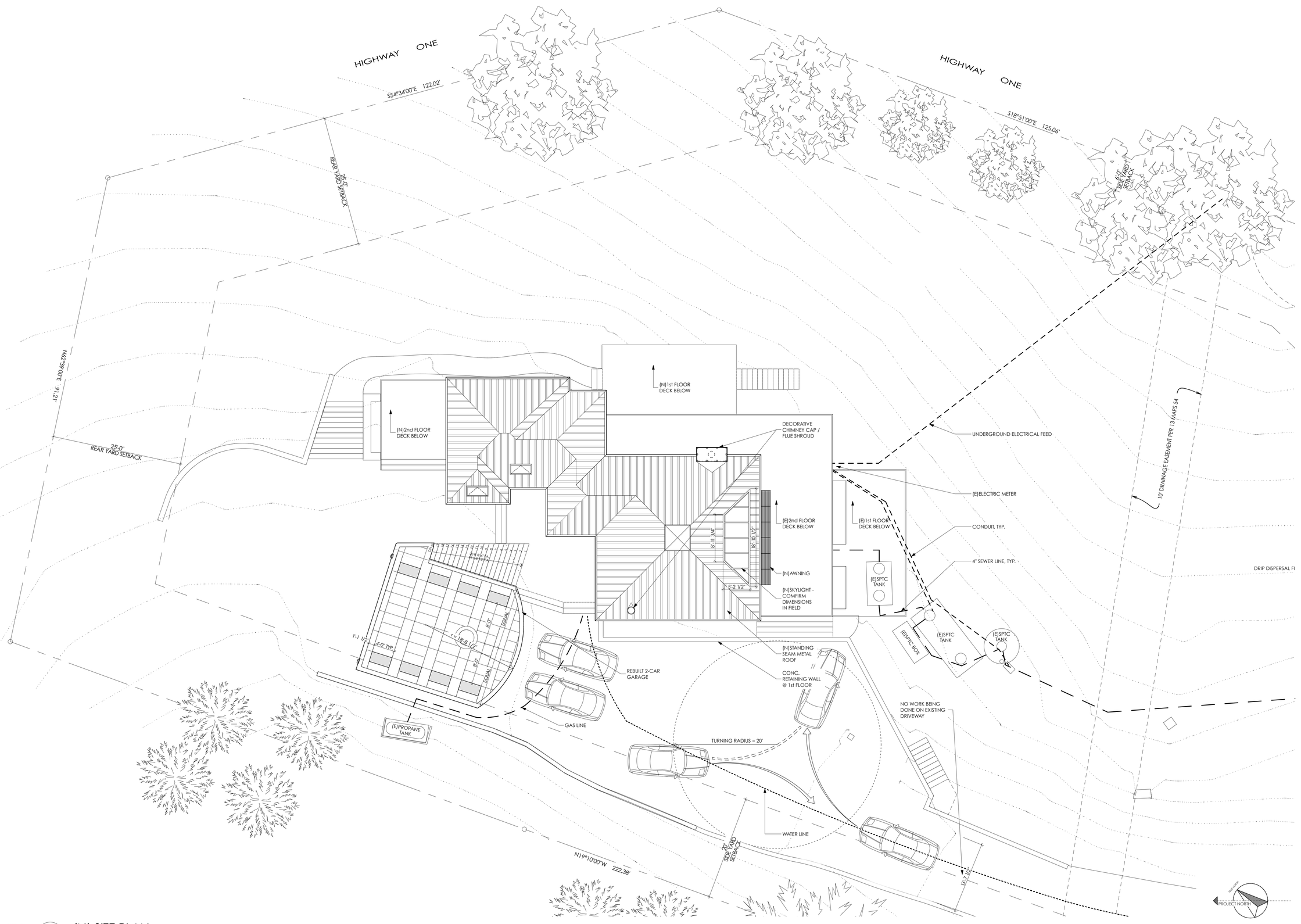
TITLE

EXISTING SECTIONS

SHEET

A2.6

PRELIMINARY
NOT FOR CONSTRUCTION



1 A3.1 (N) SITE PLAN

SCALE: 1/8" = 1'-0"

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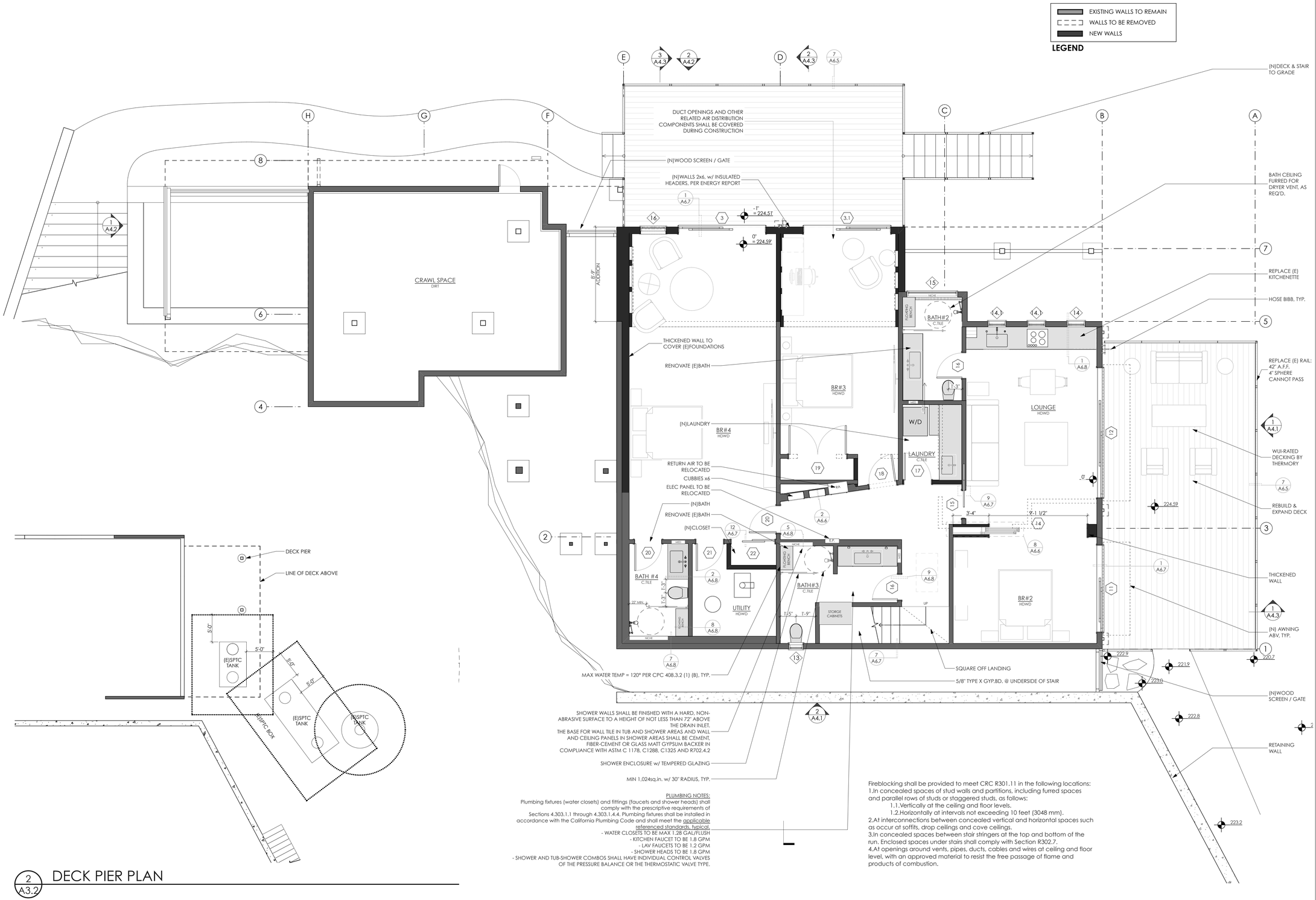
TITLE

(N) SITE PLAN

SHEET

A3.1

PRELIMINARY
NOT FOR CONSTRUCTION



2 A3.2 DECK PIER PLAN

1 A3.2 (N) FIRST FLOOR PLAN

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

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SCALE AS NOTED

TITLE

(N)1st FLOOR PLAN

SHEET

A3.2

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING WALLS TO REMAIN
WALLS TO BE REMOVED
NEW WALLS

LEGEND

LINE OF DECK AT LOWER LEVEL

REPLACE (E) RAIL: 42" A.F.F. 4" SPHERE CANNOT PASS

(N)FOLDING DOOR SYSTEM

1/2" THICK STEEL BOX (3' TALL) FOR FIREWOOD STORAGE. FRONT FACE TO BE PROUD OF ADJACENT WALL & FLUSH w/ FACE OF FIREPLACE - MATCH HEIGHT OF FIREPLACE

LINE OF 1st FLOOR WALLS BELOW

HOSE BIBB, TYP.

ENLARGED SURROUND, 4-1/2" PROUD OF WALL

HDG & PTD STL. AWNINGS, BELOW

REBUILD DECK "IN-KIND"

(N)STAIR

PRIMARY BED
HDWD

W.I.C.
HDWD

MURPHY BED

BATH #1
C.TILE

POWDER
C.TILE

ENTRY #1
HDWD

KITCHEN
HDWD

LIVING
HDWD

RECESSED SHELF

SIM.

EQUAL

Fireblocking shall be provided to meet CRC R301.11 in the following locations:
1.In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
1.1.Vertically at the ceiling and floor levels.
1.2.Horizontally at intervals not exceeding 10 feet (3048 mm).
2.At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3.In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4.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.

PROJECT NORTH

0 2' 4' 8'

1 A3.3 (N) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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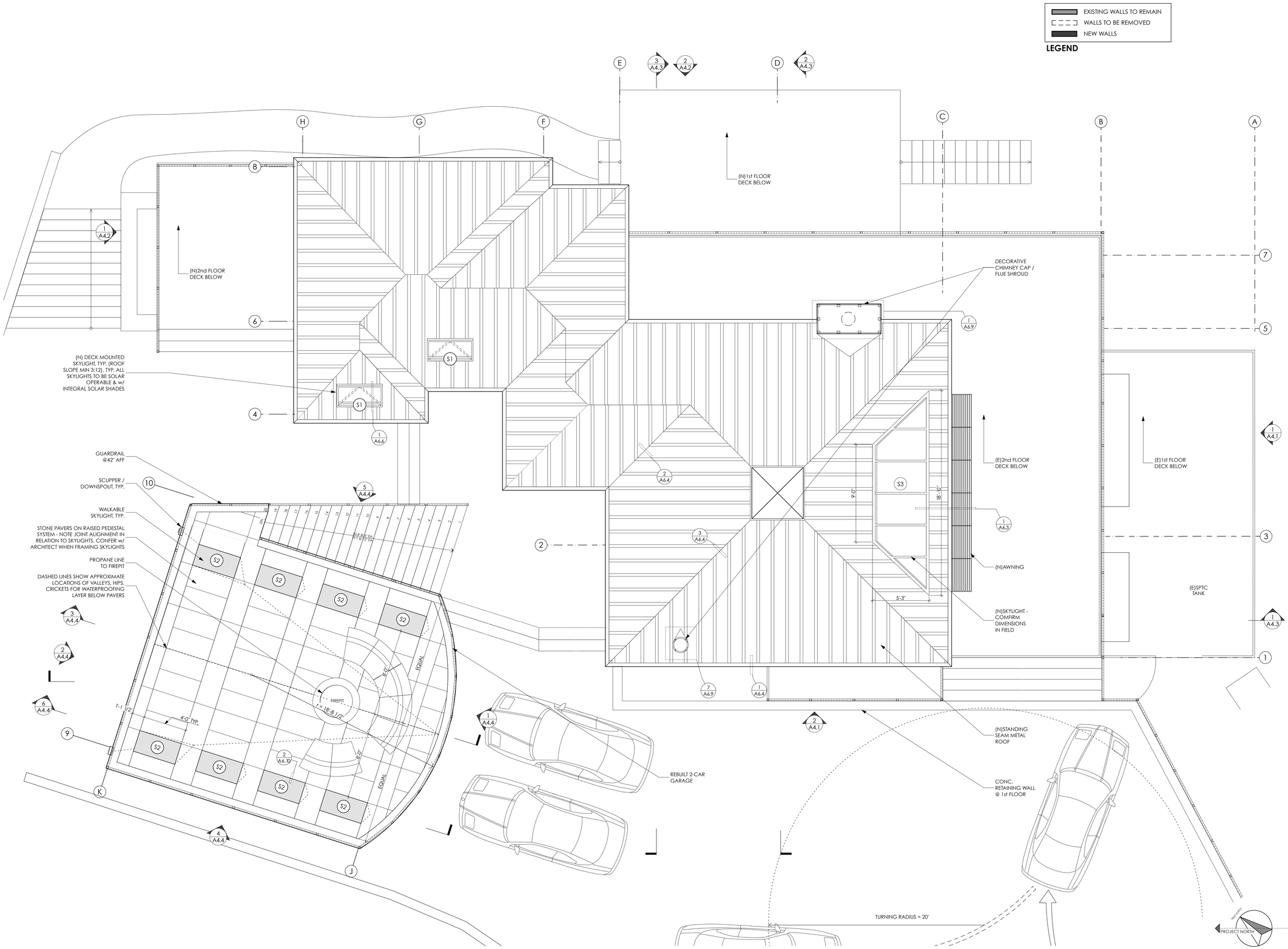
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SCALE
AS NOTED
TITLE

(N) 2nd FLOOR PLAN

SHEET

A3.3

PRELIMINARY
NOT FOR CONSTRUCTION



1 A3.4 (N) ROOF PLAN

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

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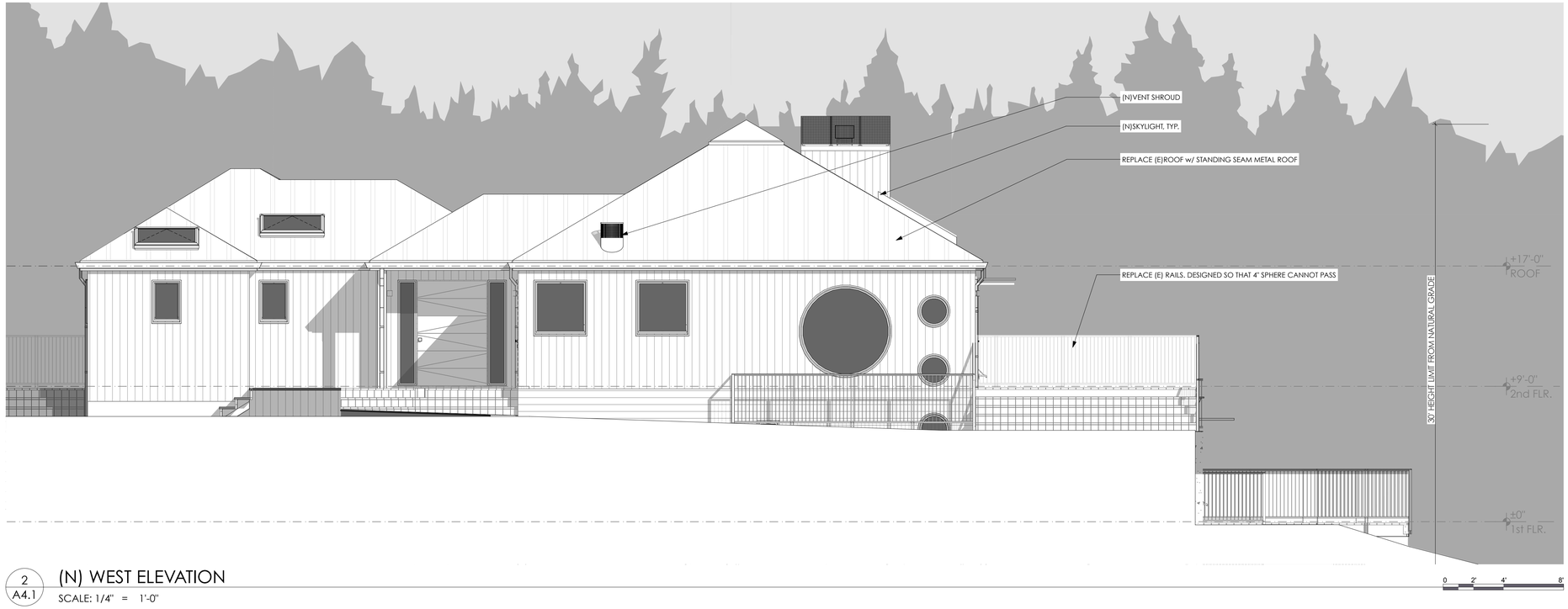
TITLE

(N) ROOF PLAN

SHEET

A3.4

PRELIMINARY
NOT FOR CONSTRUCTION



2 A4.1 (N) WEST ELEVATION

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



1 A4.1 (N) SOUTH ELEVATION

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

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SCALE
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TITLE

NEW ELEVATIONS

SHEET

A4.1

PRELIMINARY
NOT FOR CONSTRUCTION



2 A4.2 (N) EAST ELEVATION

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

0 2' 4' 8'



1 A4.2 (N) NORTH ELEVATION

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

0 2' 4' 8'

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SCALE AS NOTED

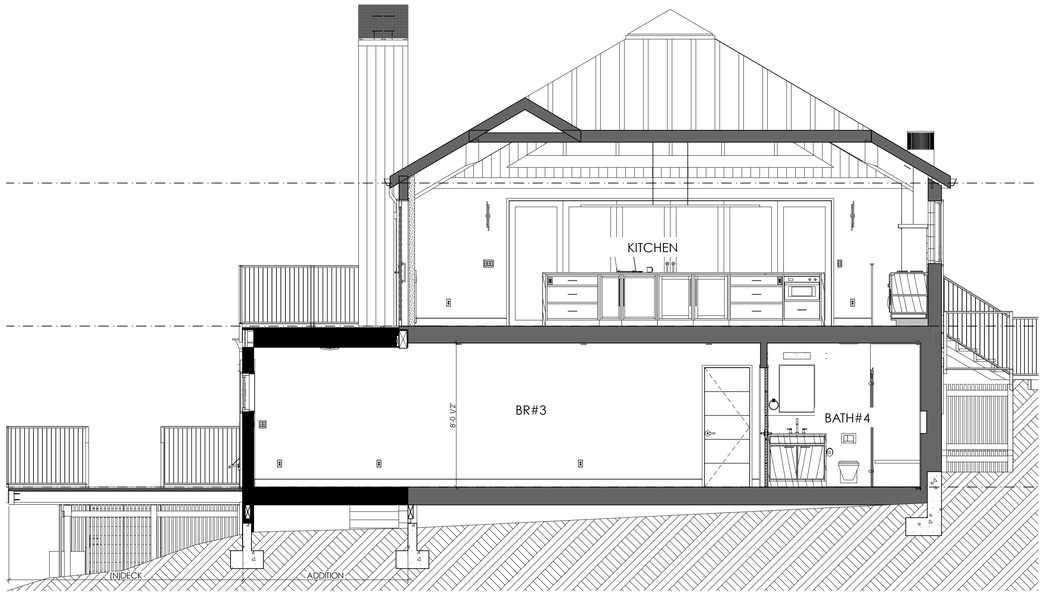
TITLE

NEW ELEVATIONS

SHEET

A4.2

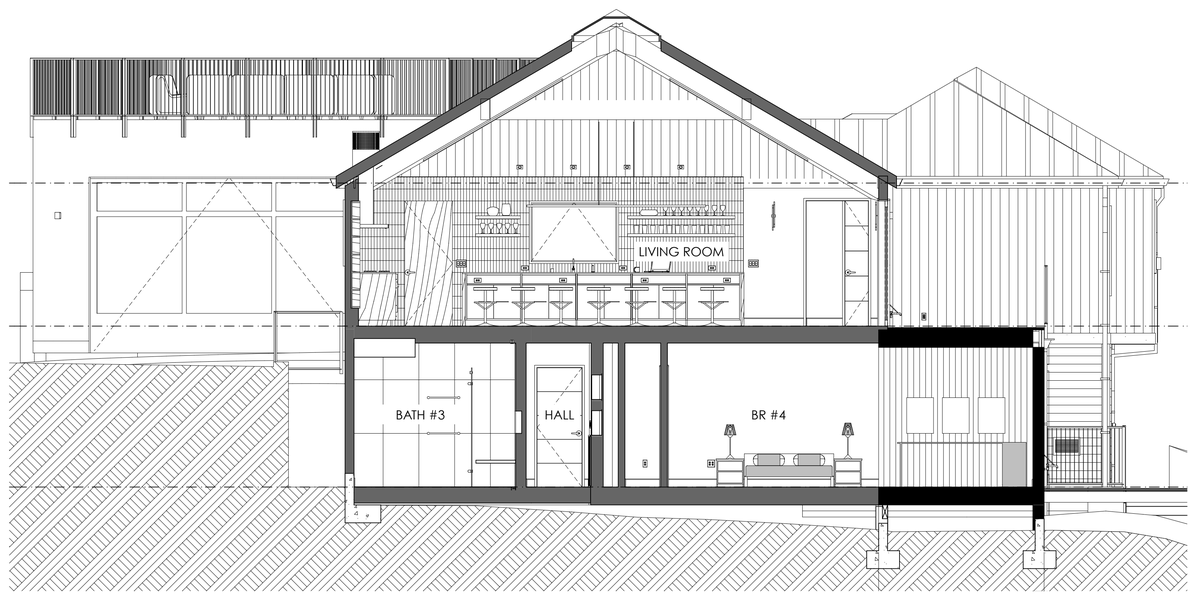
PRELIMINARY
NOT FOR CONSTRUCTION



3 A4.3 SECTION @ KITCHEN

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

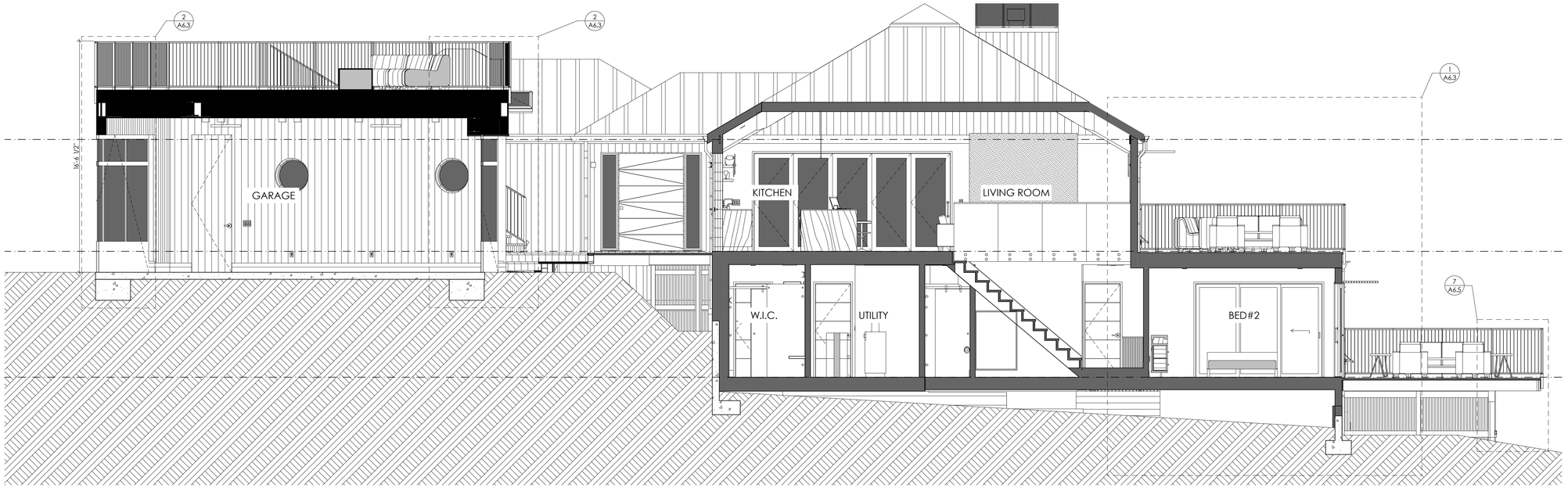
0 2' 4' 8'



2 A4.3 SECTION @ LIVING

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

0 2' 4' 8'



1 A4.3 SECTION @ LIVING / KITCHEN

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

0 2' 4' 8'

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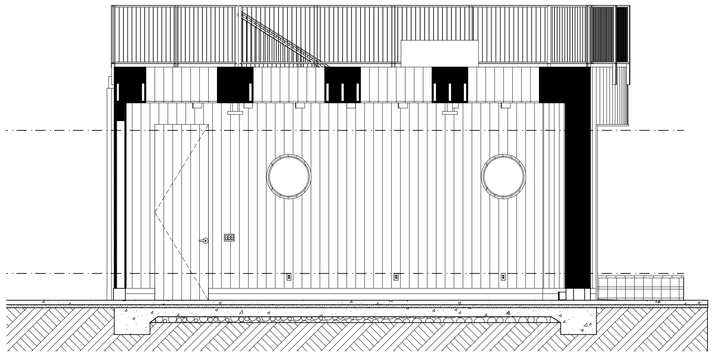
TITLE

NEW SECTIONS

SHEET

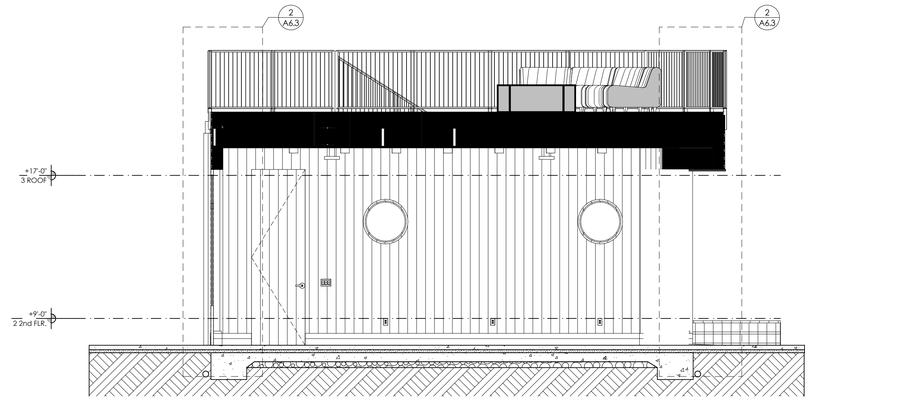
A4.3

PRELIMINARY
NOT FOR CONSTRUCTION



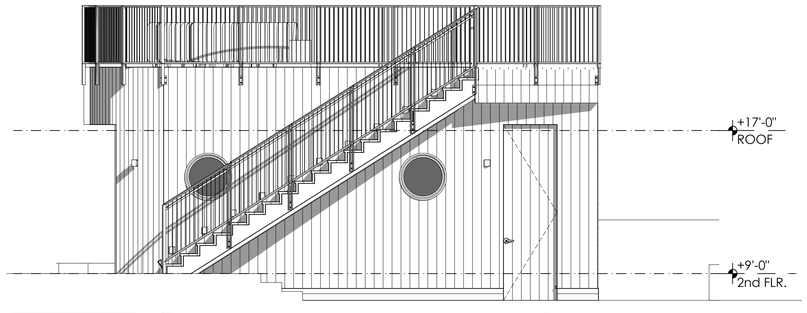
6 A4.4 GARAGE SECTION

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



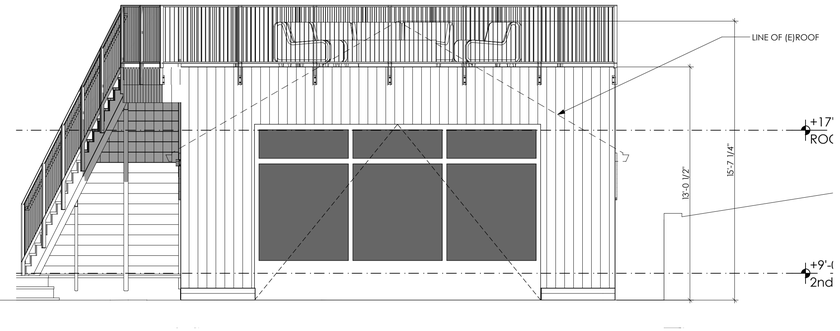
3 A4.4 GARAGE SECTION

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



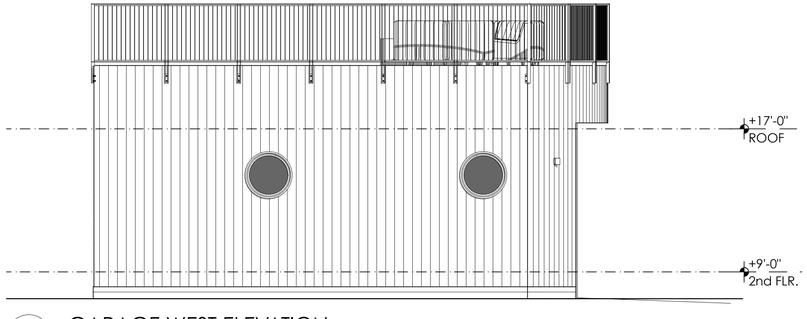
5 A4.4 GARAGE EAST ELEVATION

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



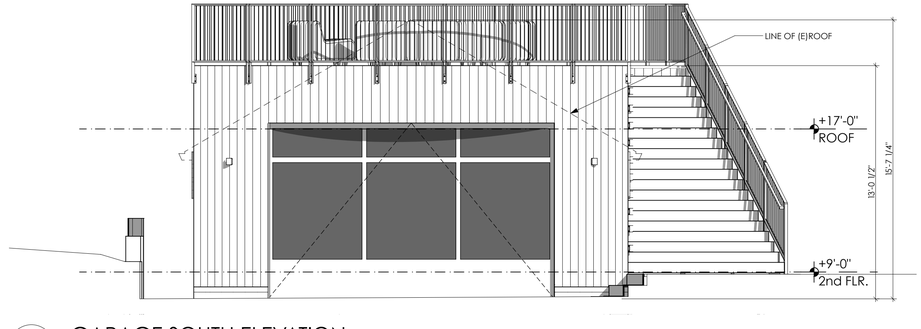
2 A4.4 GARAGE NORTH ELEVATION

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



4 A4.4 GARAGE WEST ELEVATION

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



1 A4.4 GARAGE SOUTH ELEVATION

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

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77 STARBUCK DRIVE | MUIR BEACH, CA 94965

APN 199-271-11

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C-25251
31 OCT 2027
RENEWAL DATE
STATE OF CALIFORNIA

JOB #
2505

DRAWN BY
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DATE
9/1/26

SCALE
AS NOTED

TITLE

NEW GARAGE ELEVATIONS

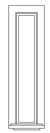
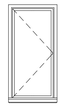
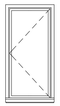
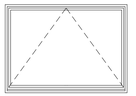
SHEET

A4.4

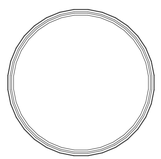
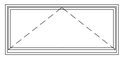
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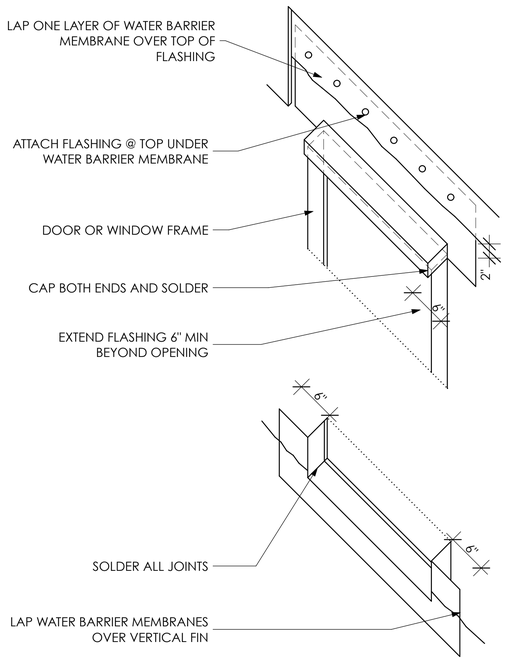
NOTE: GENERAL CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING ALL EXISTING AND NEW DOOR, WINDOW AND SKYLIGHT DIMENSIONS

WINDOW SCHEDULE

ID	1	2	3	4	5	6	8	9	10
QTY	1	1	1	1	2	4	4	1	2
HEIGHT	4'-10"	3'-11"	3'-11"	3'-11"	2'-6"	2'-8"	2'-6"	3'-6"	3'-6"
WIDTH	1'-0"	1'-10 1/2"	4'-0"	1'-10 1/2"	2'-6"	1'-10"	2'-6"	5'-0"	3'-5"
FULLY TEMPERED?	WUI	WUI	WUI	WUI	FULLY TEMPERED	WUI	WUI	WUI	WUI
NOTES	FIXED	CASEMENT	FIXED	CASEMENT	FIXED	OBSCURED GLAZING, AWNING	FIXED	AWNING	AWNING
VIEW FROM EXTERIOR									

WINDOW SCHEDULE

ID	11	12	13	14	14.1	15	16
QTY	1	3	1	1	2	1	1
HEIGHT	6'-0"	2'-0"	2'-6"	3'-4"	3'-4"	2'-0"	2'-6"
WIDTH	6'-0"	2'-0"	1'-4"	1'-8"	1'-8"	4'-8"	2'-6"
FULLY TEMPERED?	FULLY TEMPERED	FULLY TEMPERED	WUI	WUI	WUI	FULLY TEMPERED	FULLY TEMPERED
NOTES	FIXED	FIXED	AWNIN	CASEMENT	CASEMENT	AWNING	PIVOT
VIEW FROM EXTERIOR							



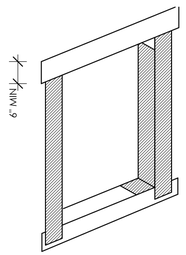
3 A6.1 DOOR HEAD/PAN FLASHING

NOT TO SCALE

ALL WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR BE 20 MINUTE RATED PER WUI. WHERE WINDOWS ARE REQUIRED TO BE TEMPERED FOR OTHER SAFETY REASONS, ALL PANES MUST BE TEMPERED.

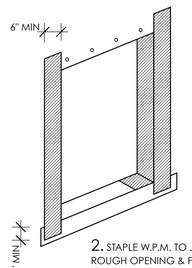
2 A6.1 WINDOW SCHEDULE

NOT TO SCALE

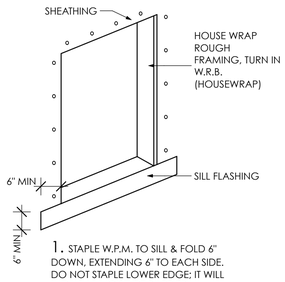


3. REPEAT STEP 2, BUT FOR TOP OF ROUGH OPENING, LEAVE OUTER EDGES UNSTAPLED FOR FUTURE INTEGRATION W/ WALL MOISTURE BARRIER

NOTE:
WRAP ROUGH OPENINGS W/ A SELF ADHERED FLASHING/ WATER PROOF MEMBRANE (W.P.M.) AS THIS IS WHERE LEAKS ARE MOST LIKELY TO OCCUR. ALL LAYERS ARE TO OVERLAP IN AN ORDER THAT DIRECTS WATER AWAY FROM THE STRUCTURAL FRAME OF THE BUILDING.



2. STAPLE W.P.M. TO JAMBS OF ROUGH OPENING & FOLD 6" OVEI SHEATHING & 6" ABOVE AND BELOW ROUGH OPENING



1. STAPLE W.P.M. TO SILL & FOLD 6" DOWN, EXTENDING 6" TO EACH SIDE. DO NOT STAPLE LOWER EDGE; IT WILL LAP WALL MOISTURE BARRIER

1 A6.1 WINDOW WRAP - DOORS SIM.

NOT TO SCALE

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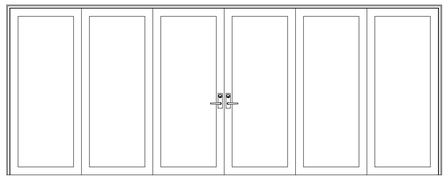
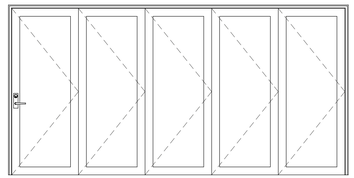
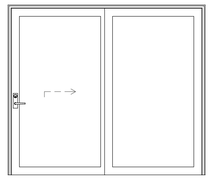
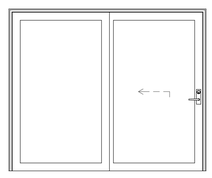
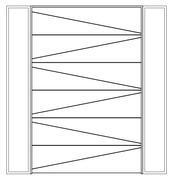
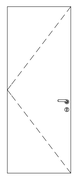
LICENSED ARCHITECT PHILIP C. ROSSINGTON C-25251 31 OCT 2027 RENEWAL DATE STATE OF CALIFORNIA

JOB # 2505
DRAWN BY PCR
CHECKED BY PCR
DATE 9/1/26
SCALE AS NOTED
TITLE
WINDOW / SKYLIGHT SCHEDULES & DETAILS

SHEET
A6.1

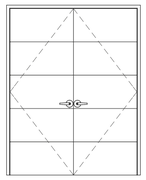
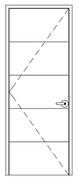
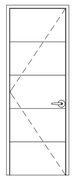
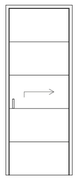
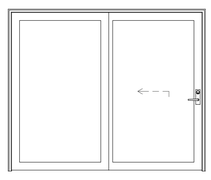
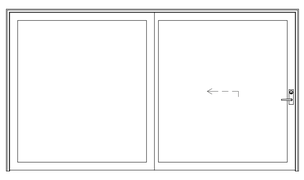
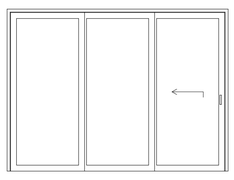
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DOOR SCHEDULE

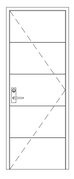
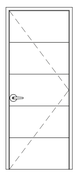
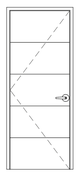
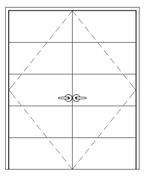
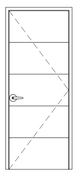
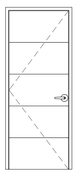
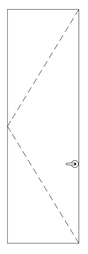
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QUANTITY	1	1	2	1	1	1
W x H	18'-0"×7'-0"	14'-0"×7'-0"	8'-0"×7'-0"	8'-0"×6'-8"	4'-7 3/16"×7'-0"	2'-8"×7'-0"
NOTES	LA CANTINA FOLDING DOOR SYSTEM	LA CANTINA FOLDING DOOR SYSTEM	EXTERIOR SLIDER	EXTERIOR SLIDER	VIEW FROM INSIDE. w/ INTEGRAL SIDELITES by PIVOT DOOR CO.	SOLID WOOD "HIDDEN" DOOR. w/ SOSS HINGES, WOOD SIDING EXTERIOR, RIFT SAWN OAK INTERIOR
VIEW						

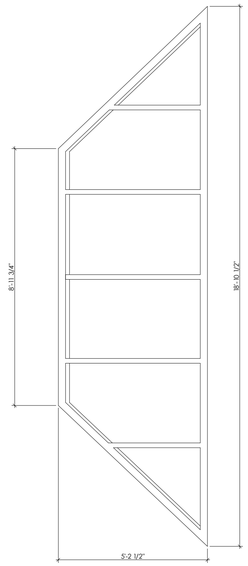
NOTE: GENERAL CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING ALL EXISTING AND NEW DOOR, WINDOW AND SKYLIGHT DIMENSIONS

DOOR SCHEDULE

ID	6	7	8	9	10	11	12	14
QUANTITY	1	1	1	1	1	1	1	1
W x H	5'-4"×7'-0"	2'-6"×7'-0"	2'-4"×7'-0"	2'-6"×7'-0"	2'-6"×6'-8"	8'-0"×6'-8"	12'-0"×6'-8"	9'-0"×6'-8"
NOTES						EXTERIOR SLIDER	EXTERIOR SLIDER	INTERIOR PARTITION by RAYDOOR
VIEW								

DOOR SCHEDULE

ID	15	16	17	18	19	20	21	22	23
QUANTITY	1	2	1	1	1	2	1	1	1
W x H	2'-6"×6'-8"	2'-4"×6'-8"	2'-6"×6'-8"	2'-6"×6'-8"	5'-4"×6'-8"	2'-6"×6'-8"	2'-6"×6'-8"	4'-0"×6'-8"	3'-0"×9'-10"
NOTES							20-MIN. RATED. SELF CLOSING HINGES, WEATHERBSTRIPING, ETC.		"HIDDEN" DOOR w/ SOSS HINGES, WOOD SINDING ON EXTERIOR & RIFT SAWN OAK ON INTERIOR
VIEW									



S3 SKYLIGHT

SKYLIGHT SCHEDULE		
ID	S1	S2
QTY	2	8
WIDTH	4'-1 1/2"	4'-0"
HEIGHT	2'-1 1/2"	2'-0"
NOTES	VELUX SOLAR OPERABLE	WALKABLE SKYLIGHTS
VIEW		

2 A6.2 DOOR SCHEDULE
NOT TO SCALE

1 A6.2 SKYLIGHT SCHEDULE
NOT TO SCALE

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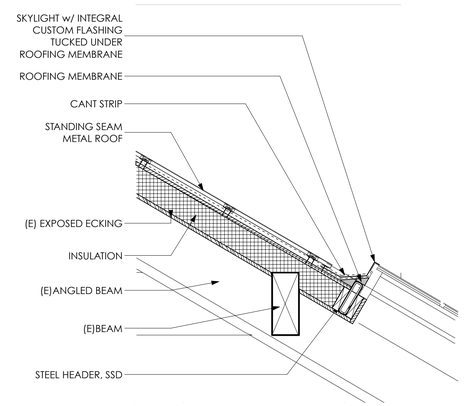
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C-25251
31 OCT 2027
RENEWAL DATE
STATE OF CALIFORNIA

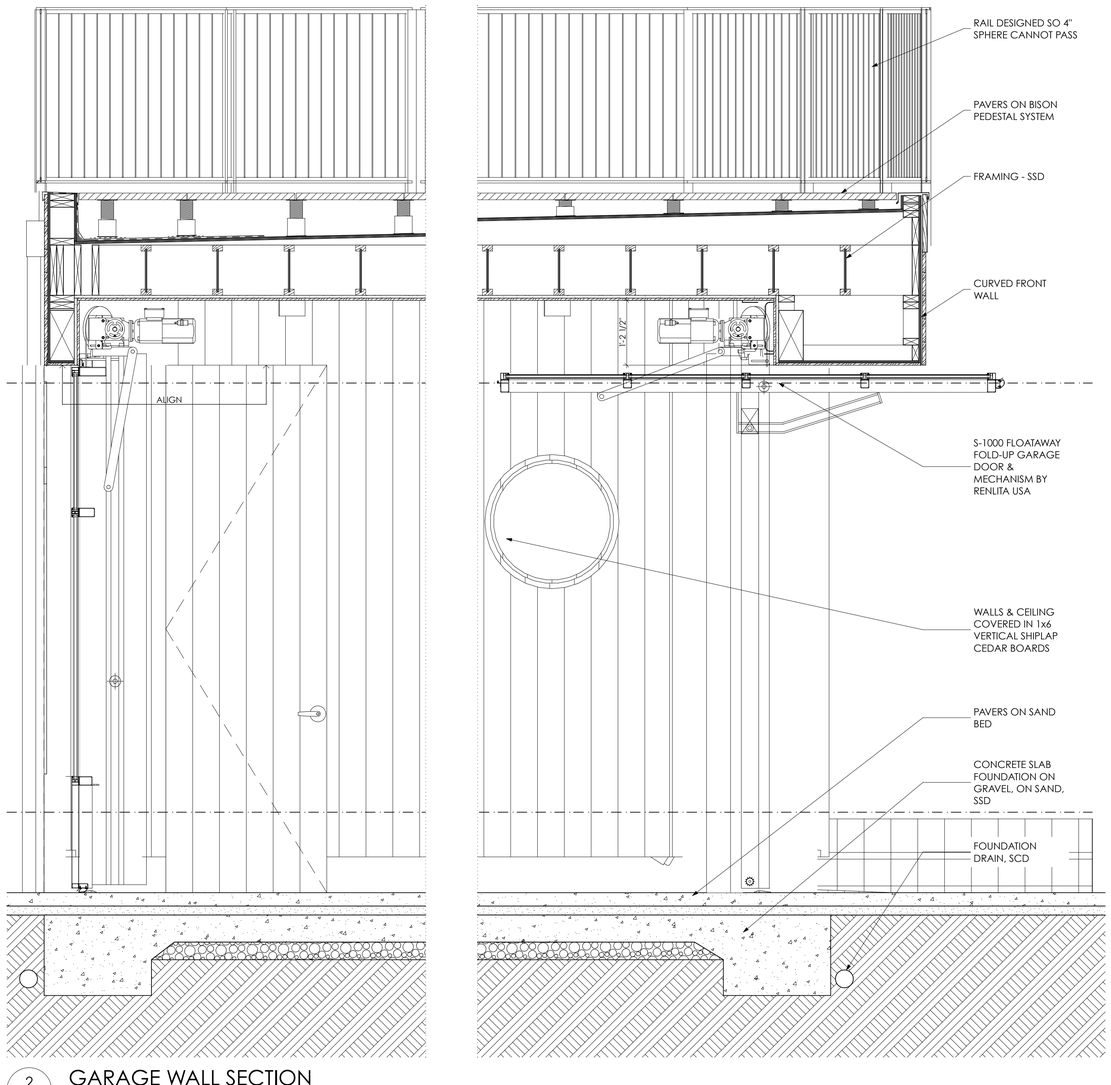
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DRAWN BY PCR
CHECKED BY PCR
DATE 9/1/26
SCALE AS NOTED
TITLE
DOOR & SKYLIGHT SCHEDULES / DETAILS
SHEET
A6.2

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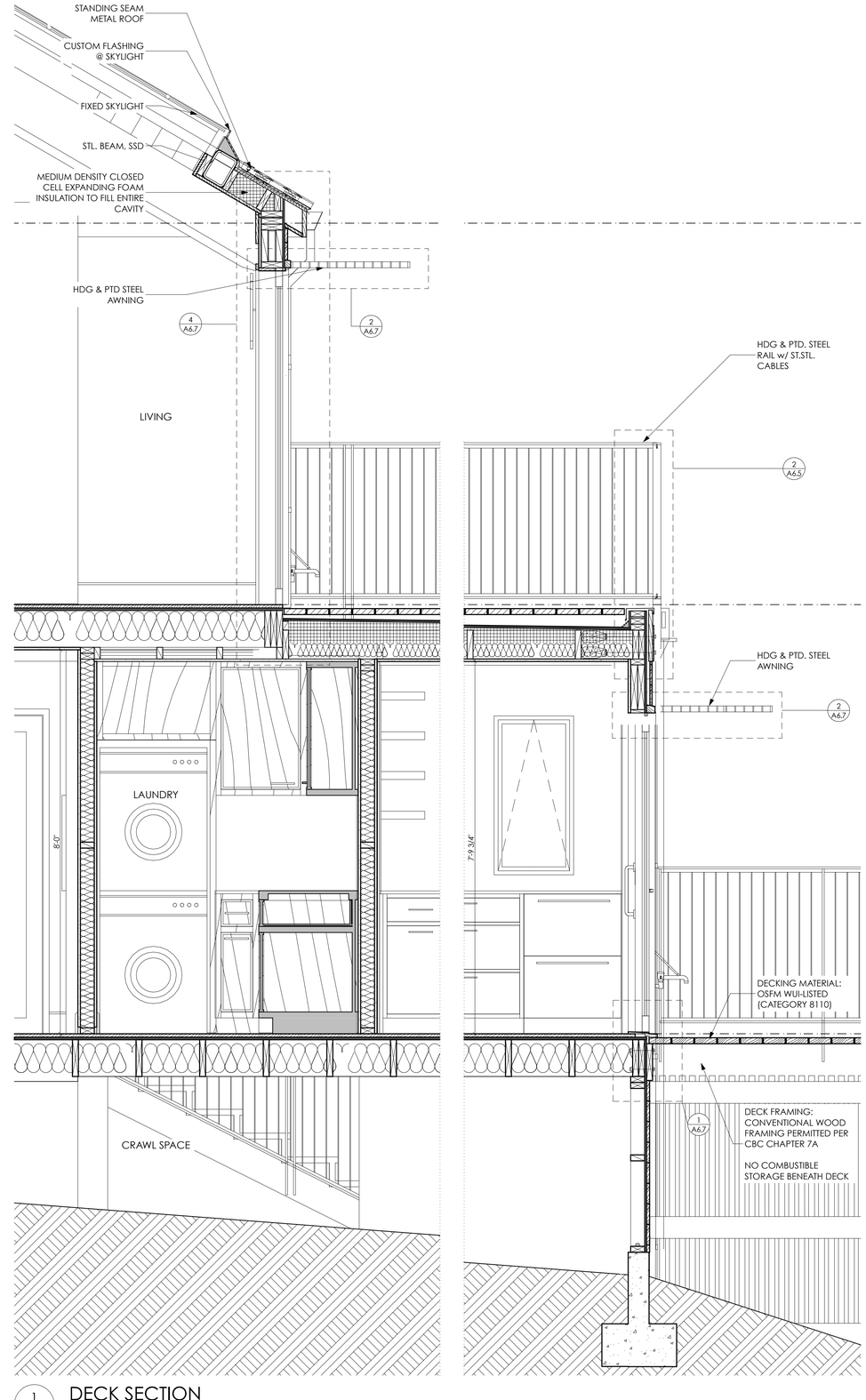
3 A6.3 SKYLIGHT HEADER

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



2 A6.3 GARAGE WALL SECTION

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



1 A6.3 DECK SECTION

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

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DATE 9/1/26

SCALE AS NOTED

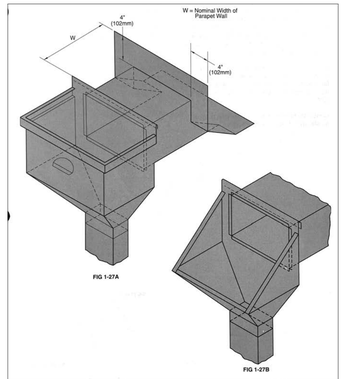
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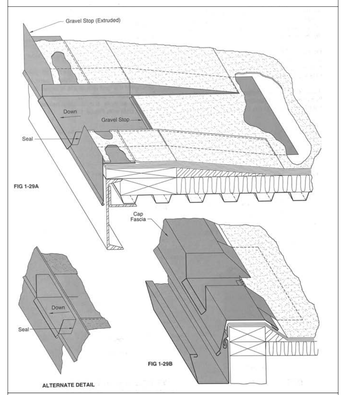
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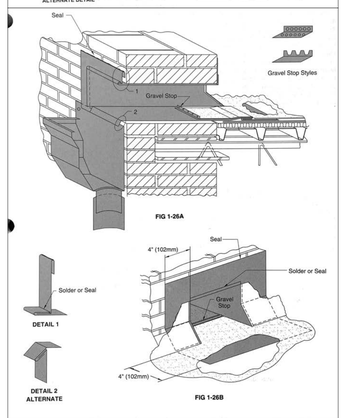
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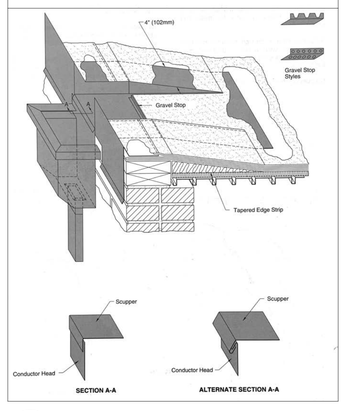
A6.3

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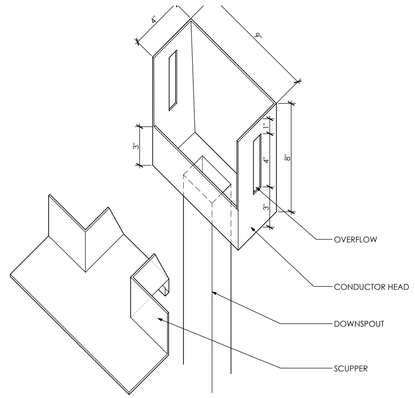






8 A6.4 SMACNA SCUPPER DETAILS

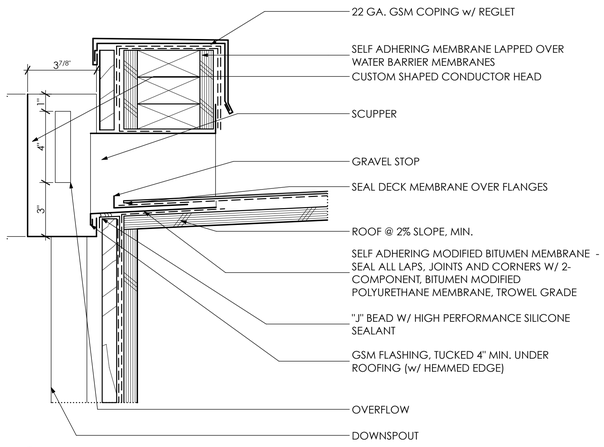
NOT TO SCALE



6 A6.4 SCUPPER

NOT TO SCALE

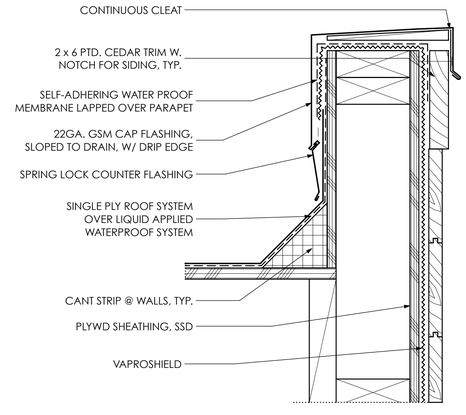
NOTE: ALL FLASHING TO BE IN ACCORDANCE W/ STANDARD SMACNA DETAILS.



5 A6.4 SCUPPER

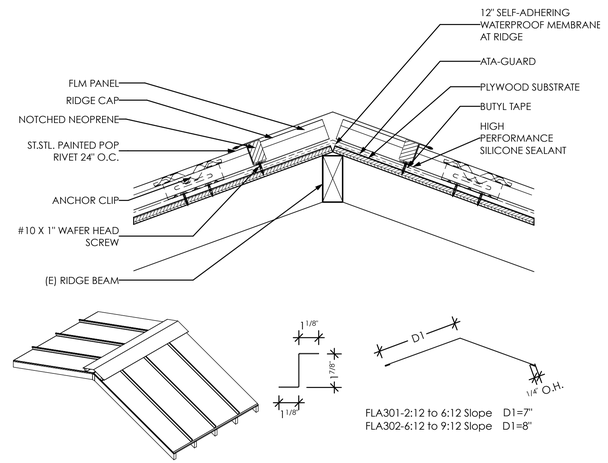
SCALE: 3" = 1'-0"

NOTE: ALL FLASHING TO BE IN ACCORDANCE W/ STANDARD SMACNA DETAILS.



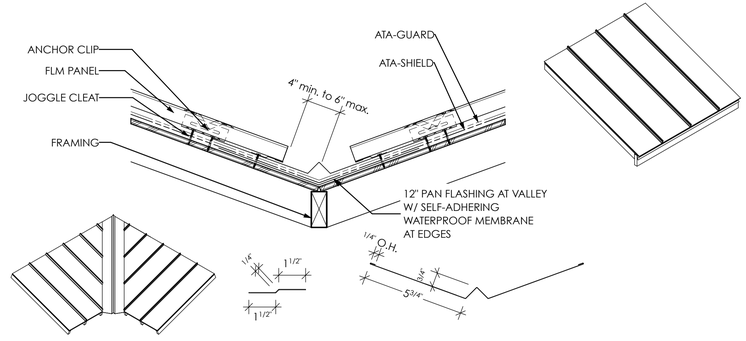
4 A6.4 PARAPET

SCALE: 3" = 1'-0"



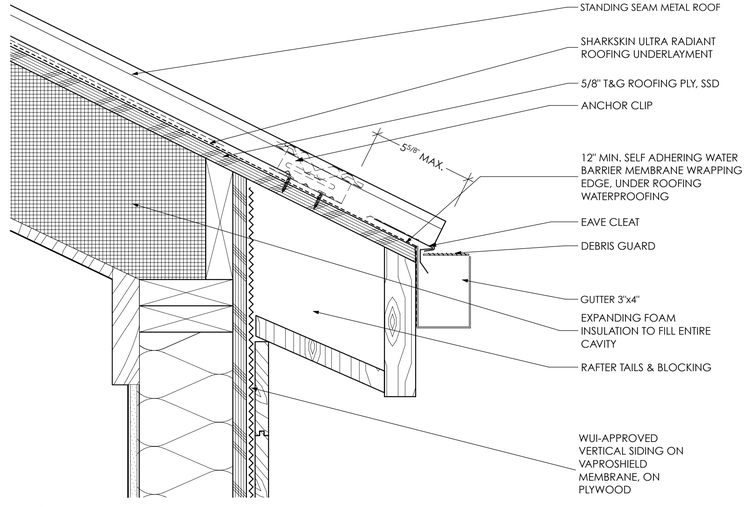
3 A6.4 RIDGE CAP

SCALE: 3" = 1'-0"



2 A6.4 VALLEY

SCALE: 3" = 1'-0"



1 A6.4 STANDING SEAM METAL ROOF

SCALE: 3" = 1'-0"

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JOB # 2505

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CHECKED BY PCR

DATE 9/1/26

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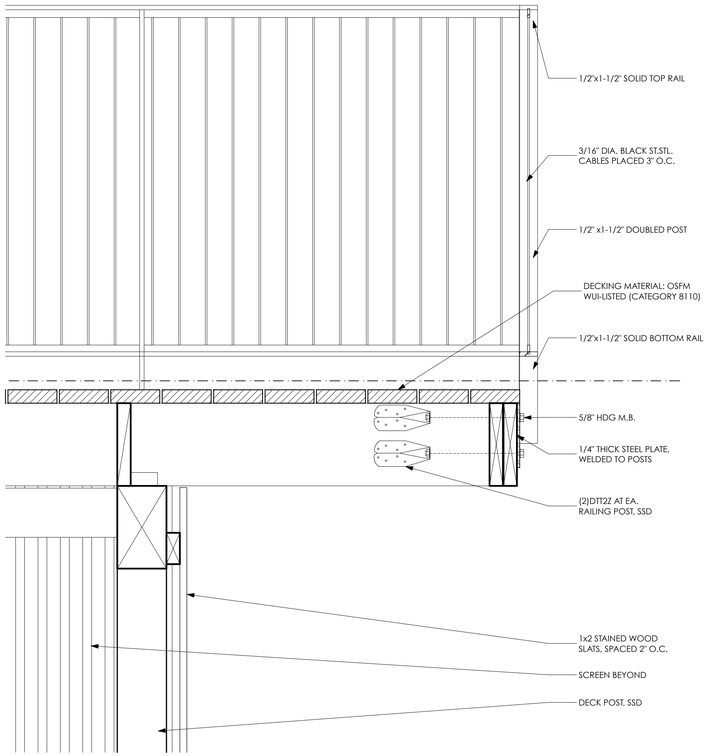
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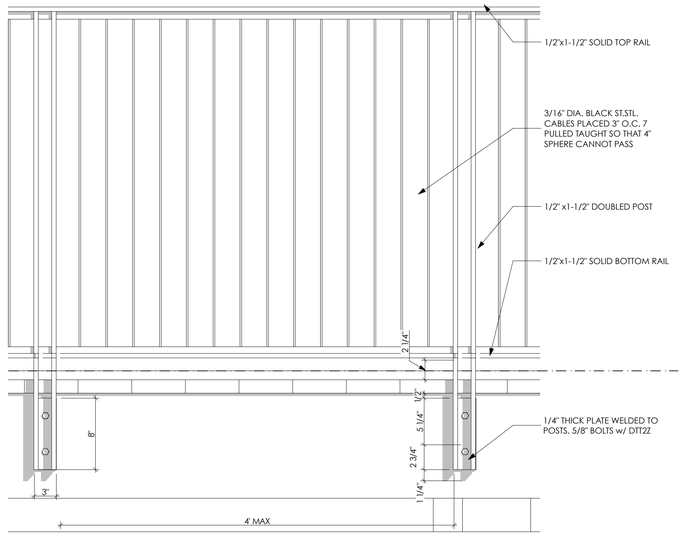
EXTERIOR DETAILS

SHEET

A6.4

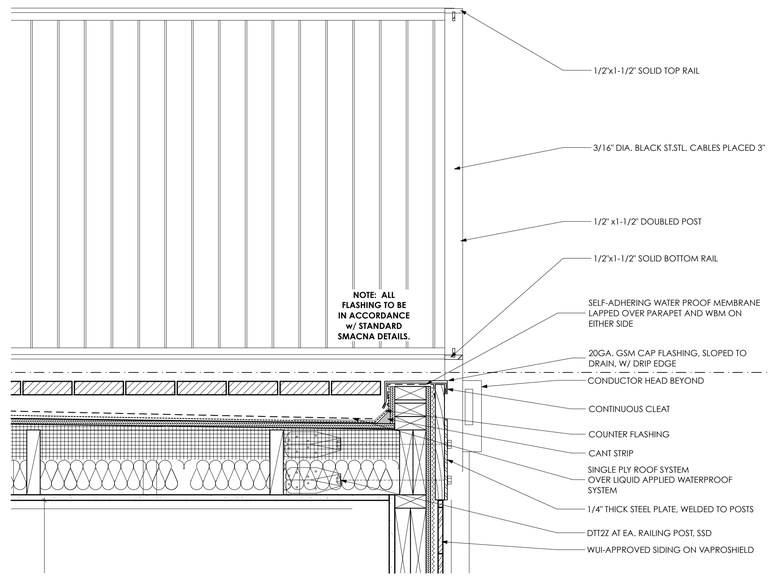
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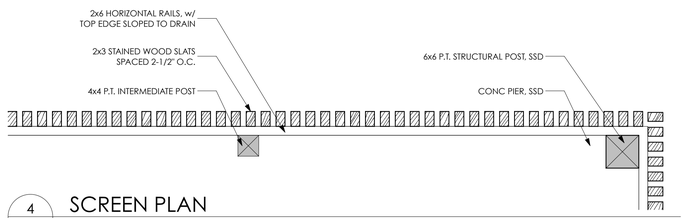
5 A6.5 RAIL ELEVATION

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



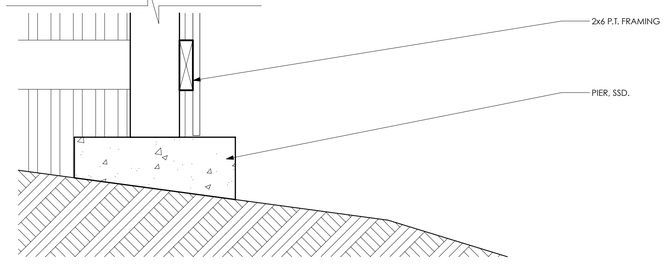
2 A6.5 RAIL SECTION @ DECKS ABOVE LIVING

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



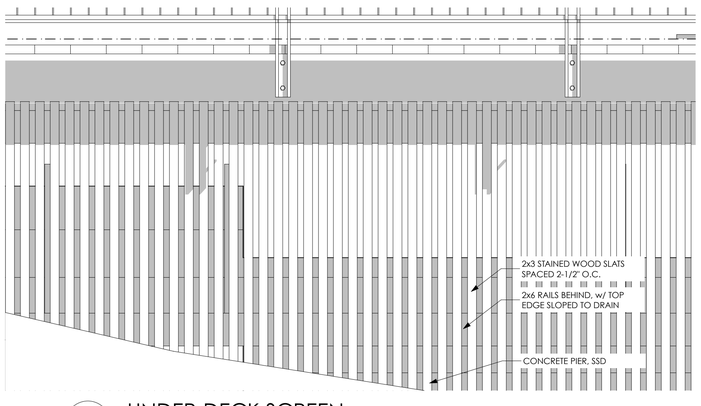
4 A6.5 SCREEN PLAN

SCALE: 1" = 1'-0"



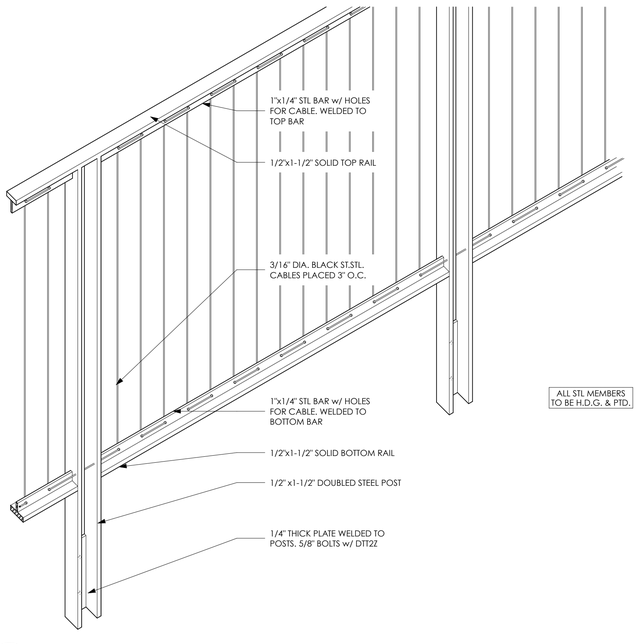
7 A6.5 RAIL SECTION

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



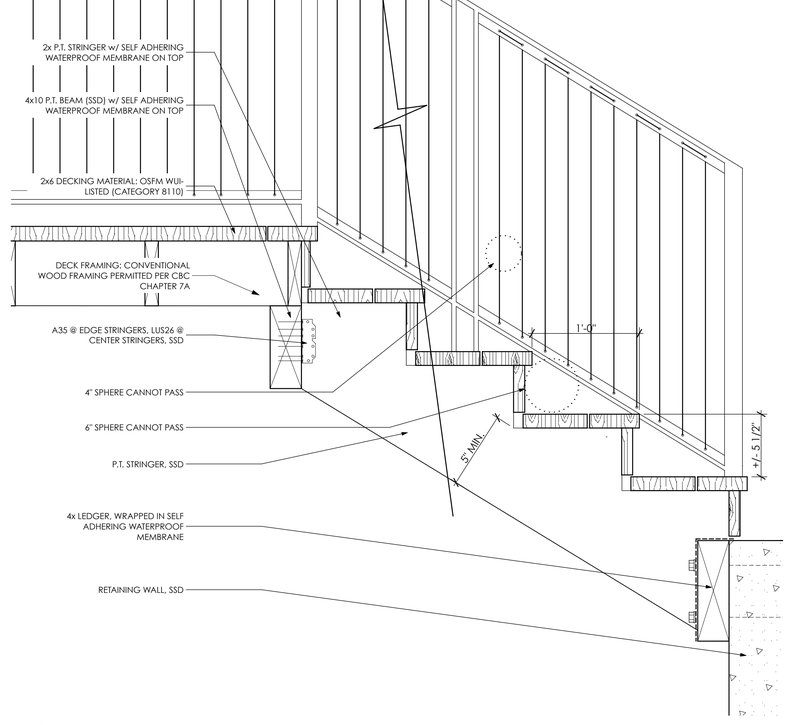
6 A6.5 UNDER-DECK SCREEN

SCALE: 1" = 1'-0"



3 A6.5 RAIL ISO

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



1 A6.5 EXTERIOR STAIR 1-1/2"

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

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and a printable order form, go to the WWPA Internet site at **www.wwpa.org**.

Table 1: Maximum Sizes for Cuts in Floor Joists

Joist Size	Max. Hole	Max Notch Depth	Max. End Notch
2x4	none	none	none
2x6	1-1/2"	7/8"	1-3/8"
2x8	2-3/8"	1-1/4"	1-7/8"
2x10	3"	1-1/2"	2-3/8"
2x12	3-3/4"	1-7/8"	2-7/8"

Fig. 1: Placement of Cuts in Floor Joists

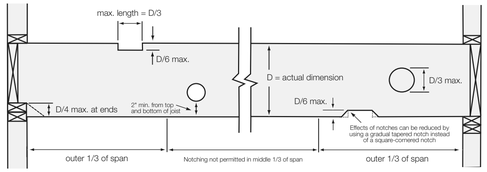


Fig. 2: Notches in 2x4 Studs

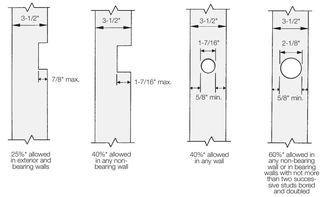
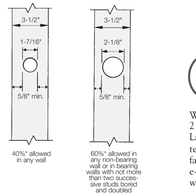


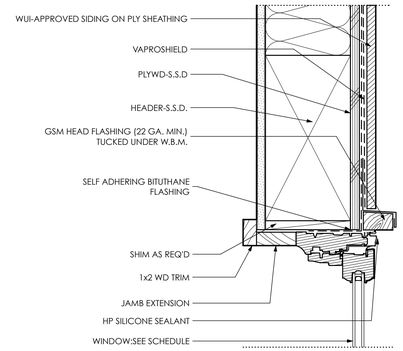
Fig. 3: Bored Holes in 2x4 Studs



*Figures 2 and 3 illustrate 25%, 40% and 60% notches or holes in 2x4s (e.g. .25 x 3 1/2" = .875 or 7/8"). These percentages apply to studs of any size.

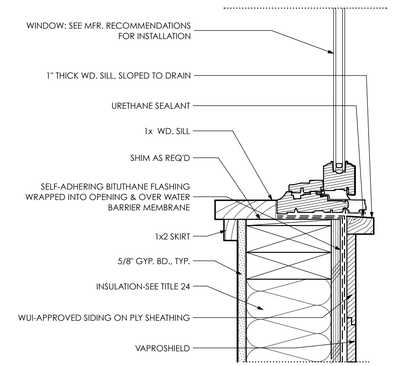
Western Wood Products Association
2 Centerpointe Drive, STE 360
Lake Oswego, OR 97035-8627
tel. 503/224-3930
fax: 503/224-3935
e-mail: info@wwpa.org
web site: www.wwpa.org

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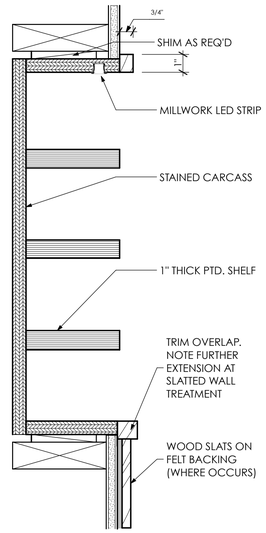


6 A6.6 WINDOW HEAD

SCALE: 3" = 1'-0"

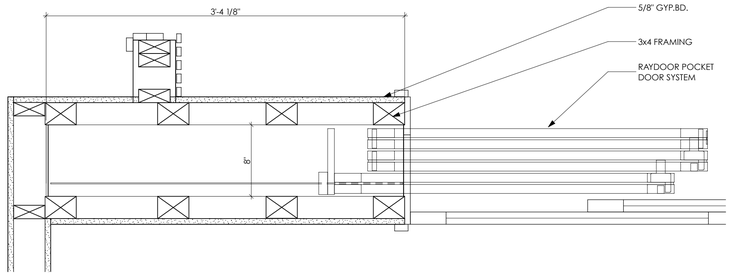


3 A6.6 NOT USED



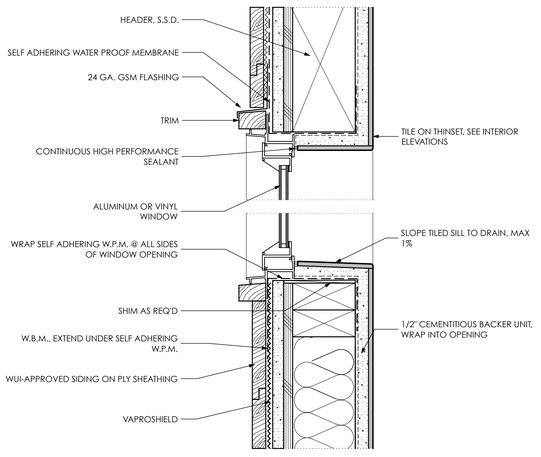
2 A6.6 RECESSED SHELVES

SCALE: 3" = 1'-0"



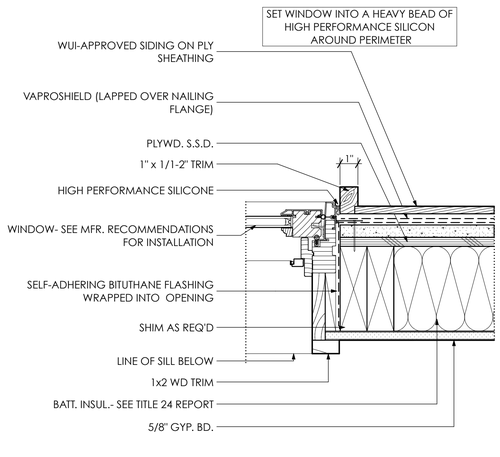
8 A6.6 RAYDOOR POCKET SLIDER

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



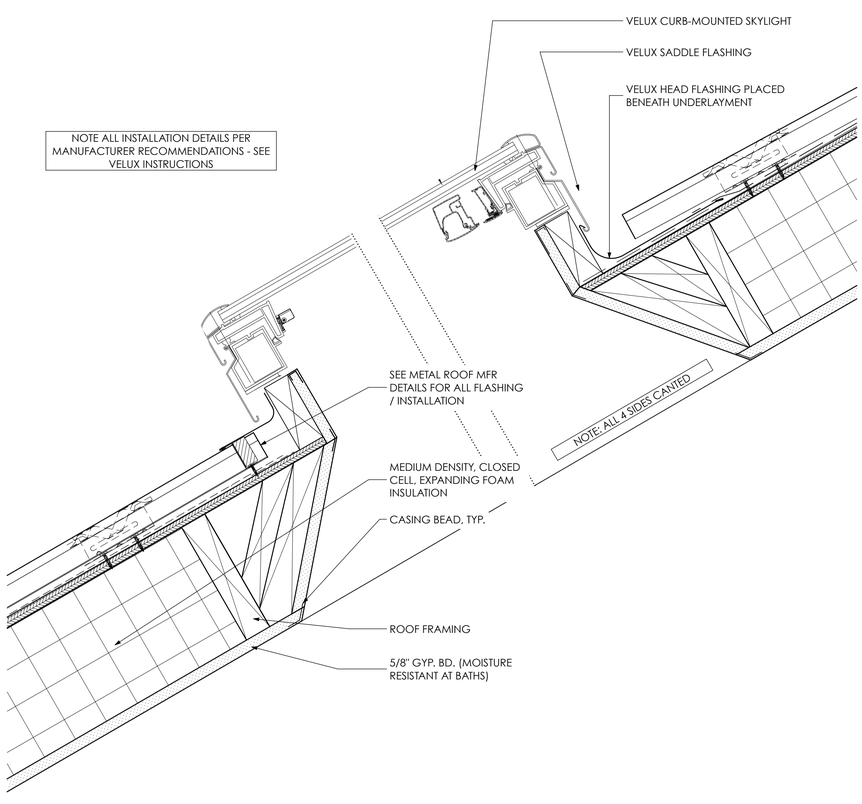
7 A6.6 BATH WINDOW

SCALE: 3" = 1'-0"



5 A6.6 WINDOW SILL

SCALE: 3" = 1'-0"



4 A6.6 WINDOW JAMB

SCALE: 3" = 1'-0"

1 A6.6 SKYLIGHTS

SCALE: 3" = 1'-0"

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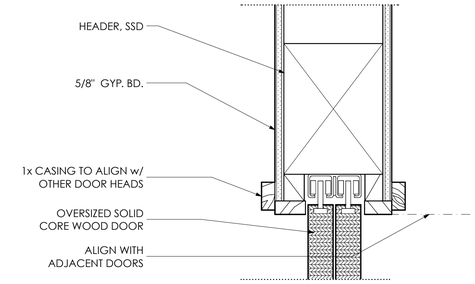
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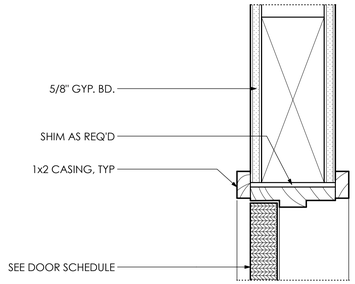
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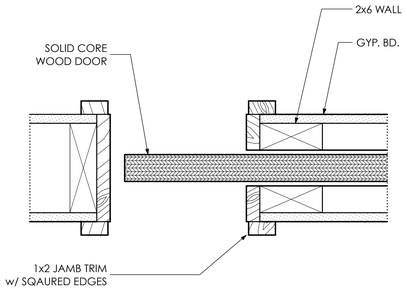
12 A6.7 **BYPASS DOOR**

SCALE: 3" = 1'-0"



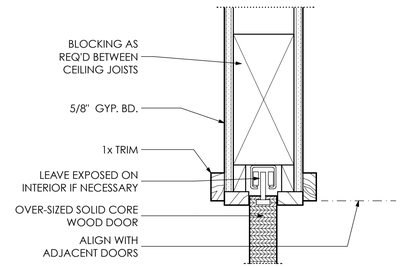
11 A6.7 **INTERIOR DOOR HEAD**

SCALE: 3" = 1'-0"



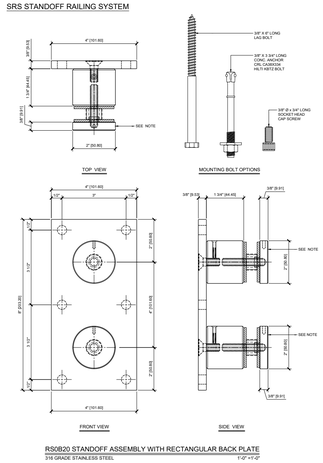
9 A6.7 **POCKET DOOR JAMB**

SCALE: 3" = 1'-0"



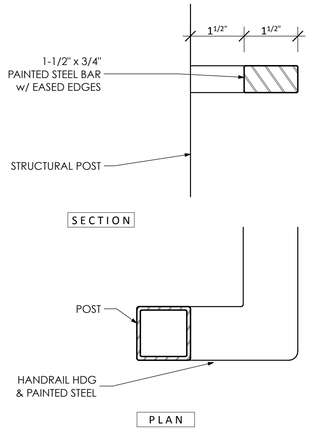
10 A6.7 **POCKET DOOR HEAD**

SCALE: 3" = 1'-0"



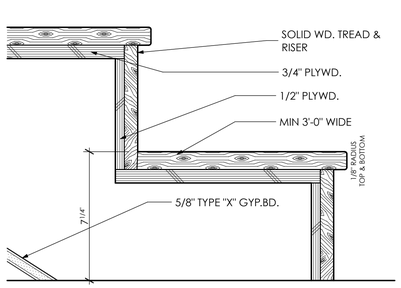
8 A6.7 **SRS Standoff Railing System**

SCALE: 1:1.52



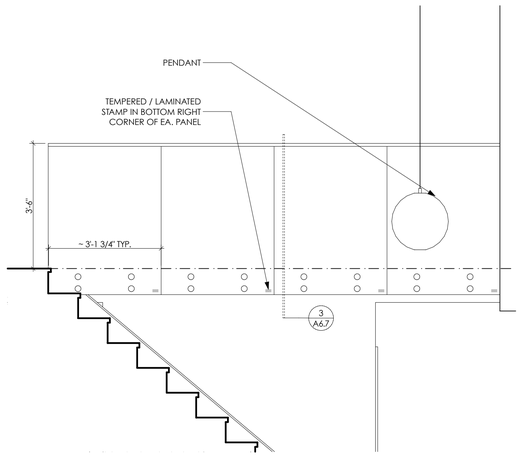
7 A6.7 **HANDRAIL**

SCALE: 6" = 1'-0"



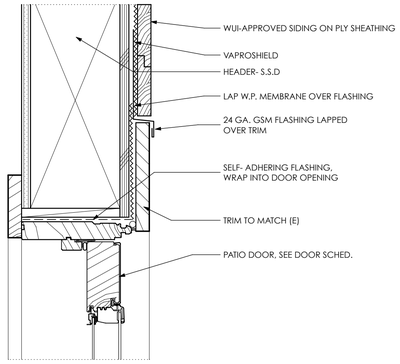
6 A6.7 **INTERIOR STAIR**

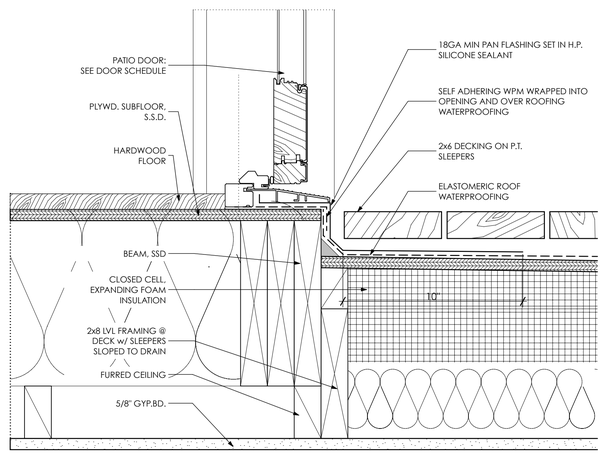
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5 A6.7 **GLASS RAIL ELEVATION**

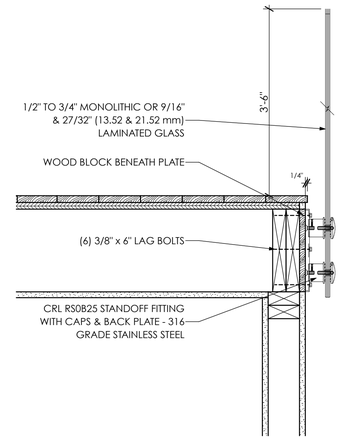
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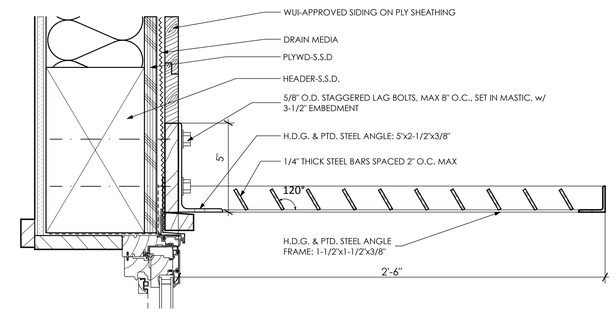
4 A6.7 **UPPER LEVEL DOOR THRESHOLD @ DECKS**

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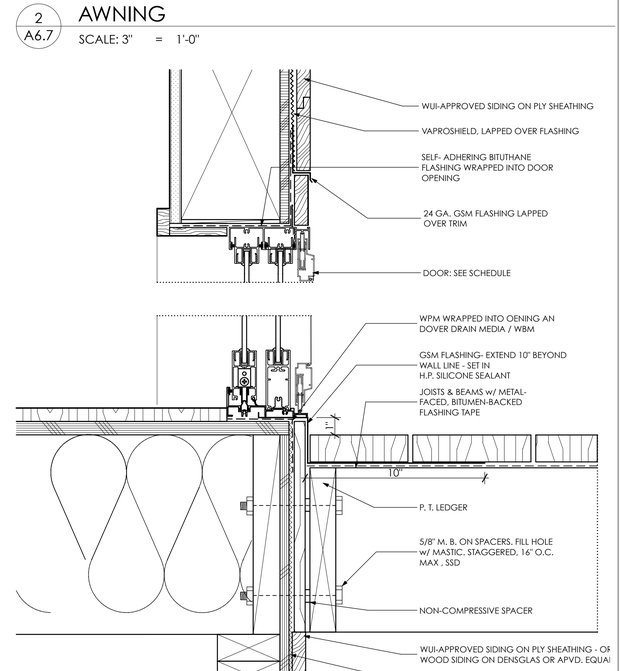
3 A6.7 **GUARDRAIL @ INTERIOR STAIR**

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



2 A6.7 **AWNING**

SCALE: 3" = 1'-0"



1 A6.7 **LOWER LEVEL DOOR THRESHOLD @ DECKS**

SCALE: 3" = 1'-0"

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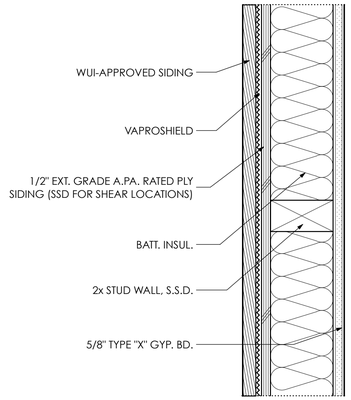
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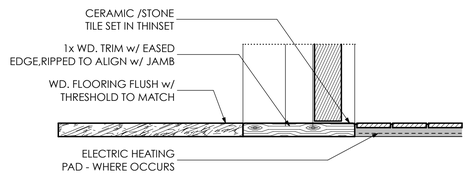
A6.7

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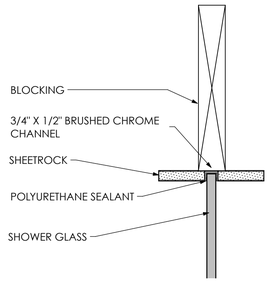
12 A6.8 EXTERIOR WALL w/ WOOD SIDING

SCALE: 3" = 1'-0"



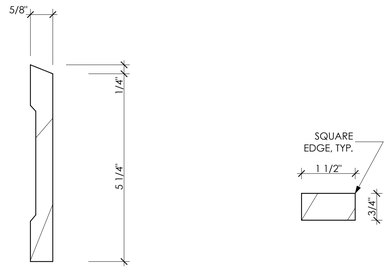
9 A6.8 FLUSH THRESHOLD

SCALE: 3" = 1'-0"



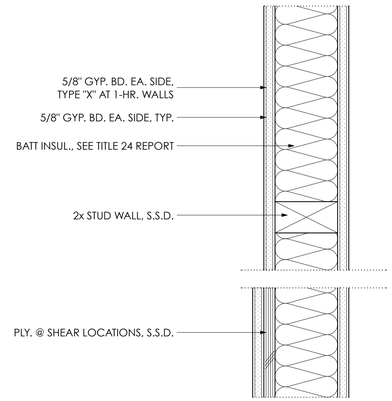
6 A6.8 SHOWER GLASS - PLAN

SCALE: 3" = 1'-0"



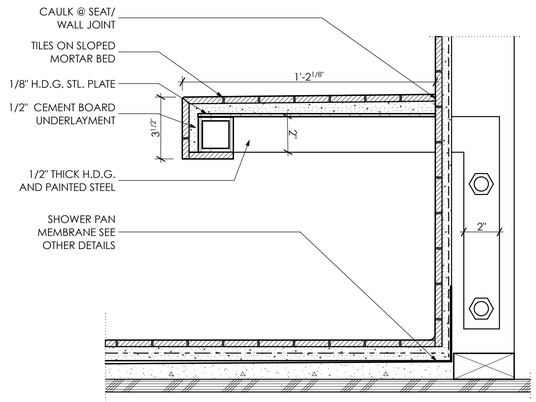
3 A6.8 BASEBOARD / CASING

SCALE: 6" = 1'-0"



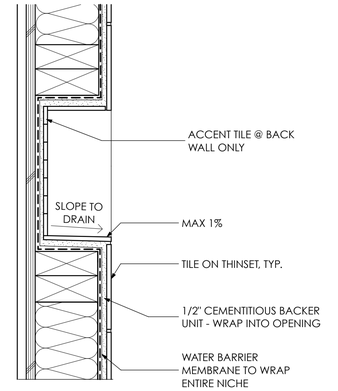
11 A6.8 INTERIOR PARTITION

SCALE: 3" = 1'-0"



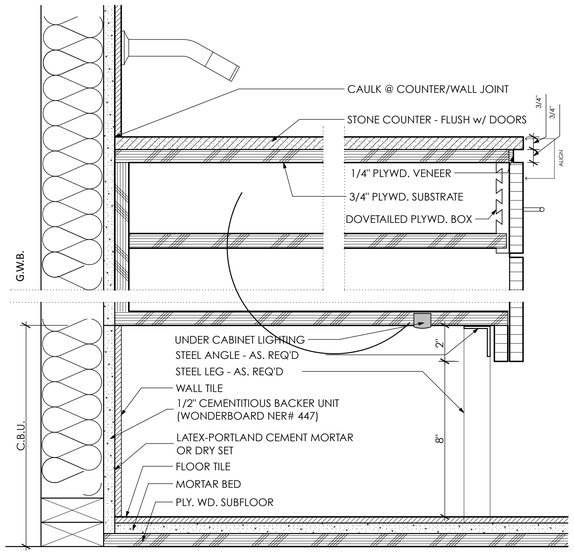
8 A6.8 FLOATING SHOWER BENCH - PRIMARY BATH

SCALE: 3" = 1'-0"



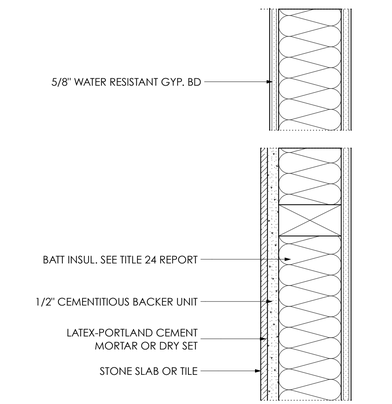
5 A6.8 SHOWER NICHE

SCALE: 3" = 1'-0"



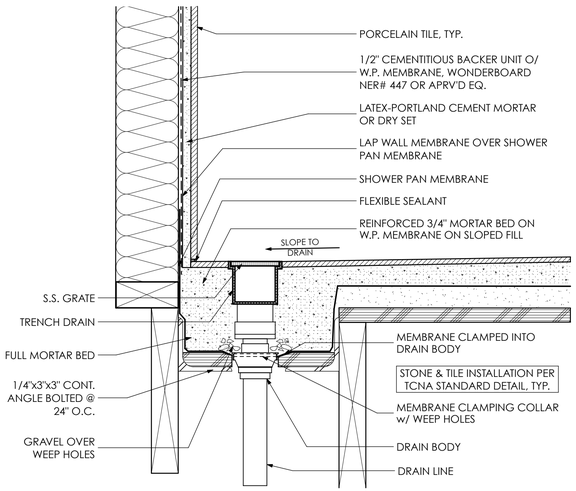
2 A6.8 BATH CABINET

SCALE: 3" = 1'-0"



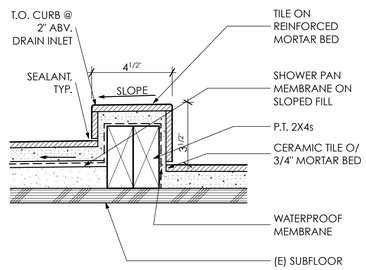
10 A6.8 INTERIOR PARTITION @ WET AREAS

SCALE: 3" = 1'-0"



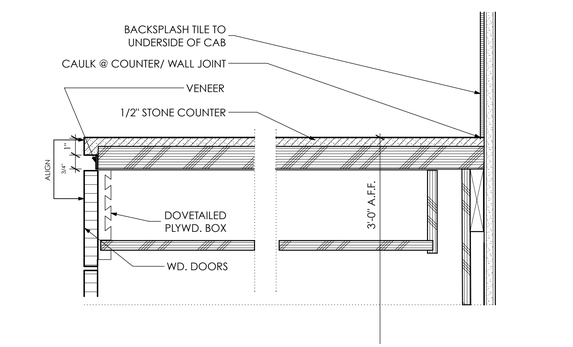
7 A6.8 SHOWER DRAIN

SCALE: 3" = 1'-0"



4 A6.8 HALL BATH SHOWER CURB

SCALE: 3" = 1'-0"



1 A6.8 KITCHEN CABINET

SCALE: 3" = 1'-0"

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77 STARBUCK HOLDINGS

77 STARBUCK DRIVE | MUIR BEACH, CA 94965

APN 199-271-11

EDITIONS

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LICENSED ARCHITECT PHILIP C. ROSSINGTON C-25251 31 OCT 2027 RENEWAL DATE STATE OF CALIFORNIA

JOB # 2505

DRAWN BY PCR

CHECKED BY PCR

DATE 9/1/26

SCALE AS NOTED

TITLE

DETAILS

SHEET

A6.8

PRELIMINARY
NOT FOR CONSTRUCTION

ZERO WASTE MARIN

Pre-Construction and Demolition Recycling Plan

Recycling Construction and Demolition (C&D) Materials is REQUIRED.

Project Name: 77 Starbuck
Project Location: 77 Starbuck Drive, Muir Beach
Building Permit #:
Project Sq. Ft: 1,554
Owner Name: 77 Starbuck Holdings LLC
Contractor Name: Phil Kline Construction
Telephone: 415.215.8097
Email Address: phil@philklineconstruction.com

EASY METHOD

STEP 1
Project owners, contractors or other permit applicants must complete this form and sign on the next page. Turn in pages **EZ-1&2** prior to

STEP 2
Self-haul or have your debris box hauler deliver C&D materials to a Certified Facility for recycling.

STEP 3
Collect receipts from Certified Facilities for all loads and staple them to the "Post Construction Recycling Documentation" form (**EZ-3**). Turn in completed **EZ-3** along with Certified Facility receipts prior to final inspection.

PARTICIPATING JURISDICTIONS: BELVEDERE, CORTE MADERA, FAIRFAX, LARKSPUR, MILL VALLEY, ROSS, SAN ANSELMO, SAN RAFAEL, SAUSALITO, TIBURON, AND MARIN COUNTY

Forms are available electronically at ZeroWasteMarin.org/CD

ZERO WASTE MARIN

Pre-Construction and Demolition Recycling Plan

I certify under penalty of perjury that I will recycle C&D materials from my project via (check one):

☑ **THE EASY METHOD**: Direct C&D materials to a Certified Facility and submit weight tickets with pages **EZ-3&4** prior to final inspection showing material is recycled from Certified Facilities.

- Reuse and/or deconstruct first.
- Direct all C&D materials to a Certified C&D Facility or building materials reuse business. A list is available online: ZeroWasteMarin.org/CD
- Save documentation of recycling (C&D Facility receipts) and submit prior to final inspection.

PRINT NAME _____ SIGNATURE _____ DATE _____

EASY METHOD

Post-Construction Recycling Documentation

Project Name: 77 Starbuck
Project Location: 77 Starbuck Drive, Muir Beach
Building Permit #:
Project Sq. Ft: 1,554
Owner Name: 77 Starbuck Holdings LLC
Contractor Name: Phil Kline Construciton
Telephone: 415.215.8097
Telephone: phil@philklineconstruction.com

1. **Use this form to document C&D material recycling for the Easy Method:**
   - If self-hauling materials, **staple** "weight ticket" receipts from Certified Facilities to this form. Full list of Certified Facilities and map is available on the Zero Waste Marin website: ZeroWasteMarin.org/CD
   - If using a permitted debris box hauler, **staple** "weight ticket" receipts from Certified Facilities, provided by your hauler to this form. Be sure to specifically request these from your hauler!
2. **Attach and turn in receipts prior to final inspection.**

Log your receipt numbers in the table below. Certified Facilities may reprint copies upon request.

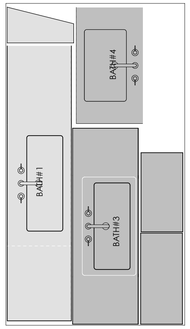
More space is available on Page 4.

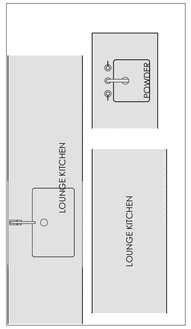
Date	Receipt #	Facility Name	Notes

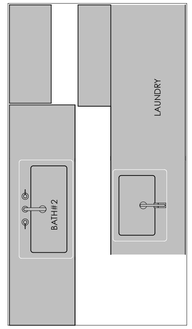
Phil Kline
PRINT NAME _____ SIGNATURE _____ DATE _____

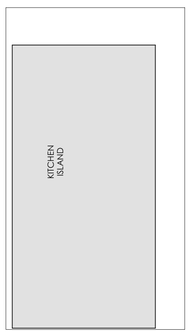
Thank you for recycling!

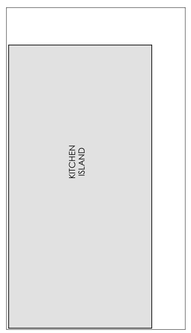
9 A6.9 ZERO WASTE MARIN

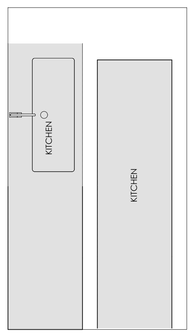


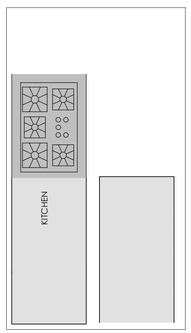




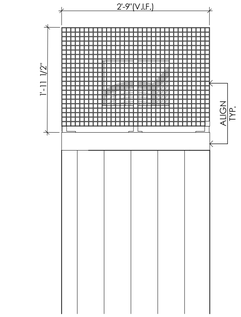




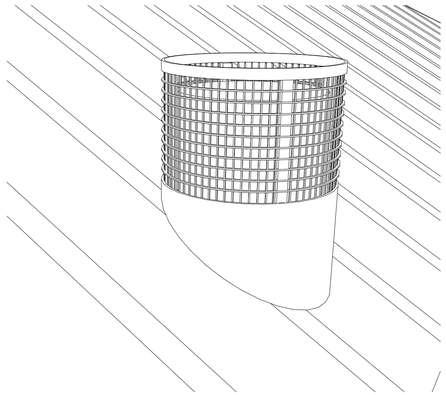




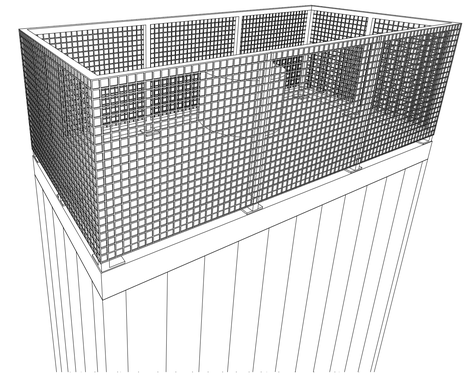
8 A6.9 SLAB LAYOUT
SCALE: 1/2" = 1'-0"



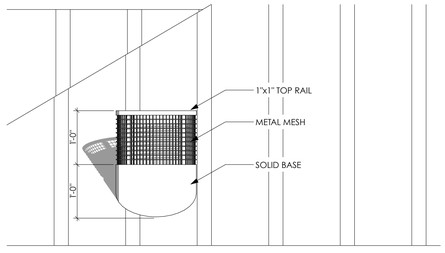
4 A6.9 CHIMNEY SHROUD SIDE
SCALE: 3/4" = 1'-0"



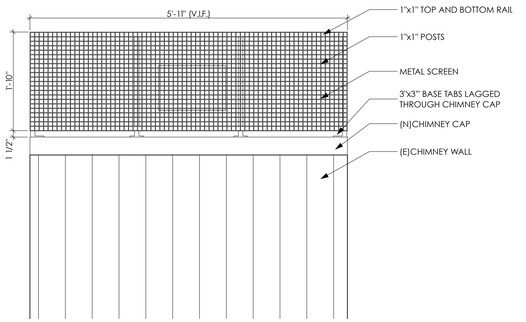
7 A6.9 VENT SHROUD VIEW
SCALE: 1/32" = 1'-0"



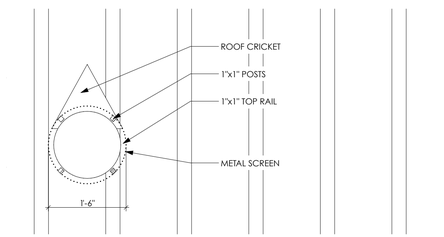
3 A6.9 CHIMNEY SHROUD VIEW



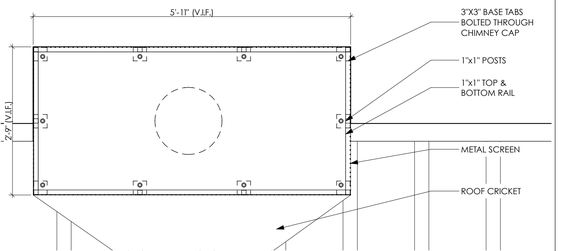
6 A6.9 VENT SHROUD ELEVATION
SCALE: 3/4" = 1'-0"



2 A6.9 CHIMNEY SHROUD
SCALE: 3/4" = 1'-0"



5 A6.9 CHIMNEY SHROUD PLAN
SCALE: 3/4" = 1'-0"



1 A6.9 CHIMNEY SHROUD PLAN
SCALE: 3/4" = 1'-0"

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77 STARBUCK HOLDINGS

77 STARBUCK DRIVE | MUIR BEACH, CA 94965
APN 199-271-11

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PHILIP C. ROSSINGTON
C-25251
31 OCT 2027
RENEWAL DATE
STATE OF CALIFORNIA

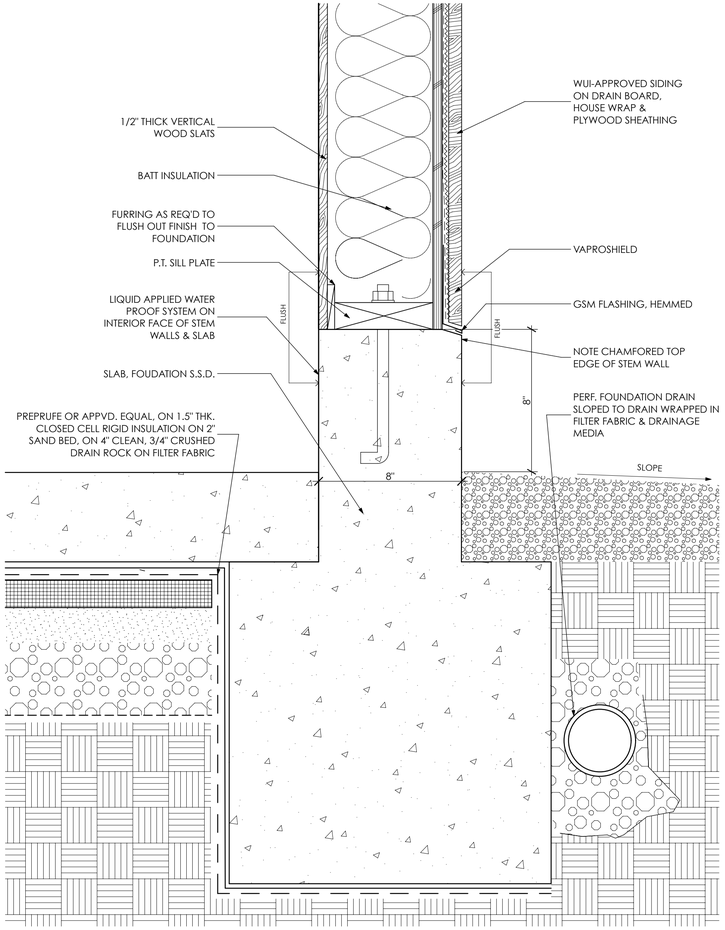
JOB # 2505
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CHECKED BY PCR
DATE 9/1/26
SCALE AS NOTED
TITLE

DETAILS

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A6.9

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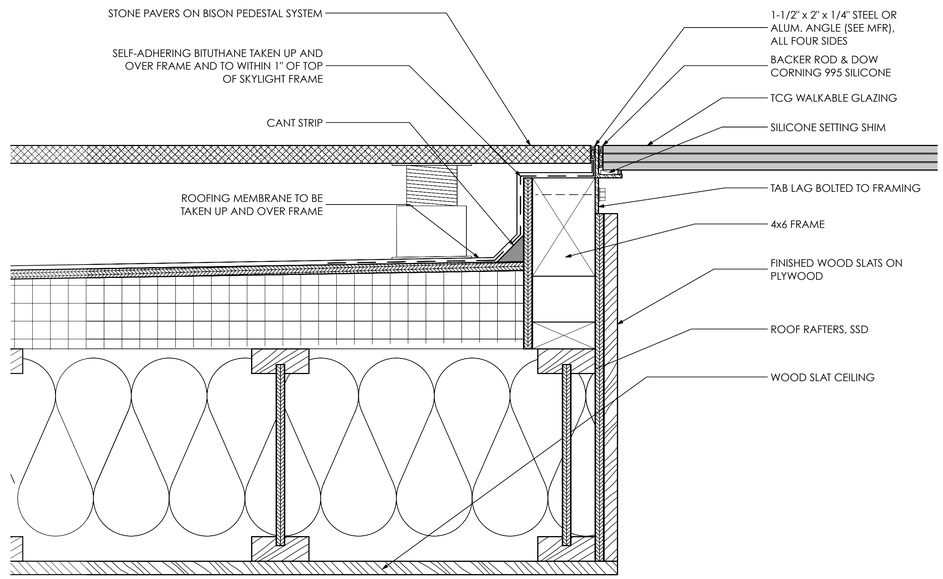


6 A6.10 FOUNDATION CAP DETAILS

SCALE: 3" = 1'-0"

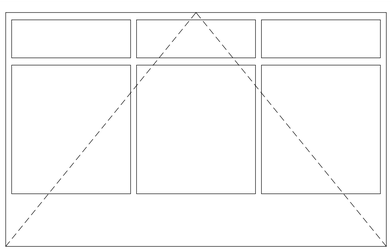


4 A6.10 TCG GLASS FLOORING



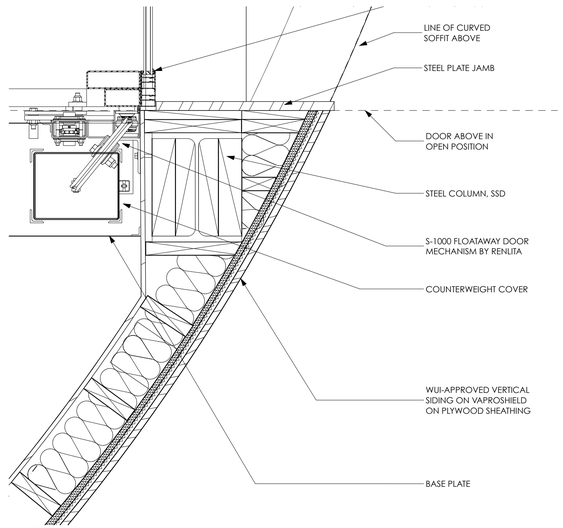
2 A6.10 WALKABLE SKYLIGHTS

SCALE: 3" = 1'-0"

ID	24
QUANTITY	2
W x H	16'-0"×9'-10"
NOTES	S-1000 Floataway Fold Up Door System by Renlita
VIEW	

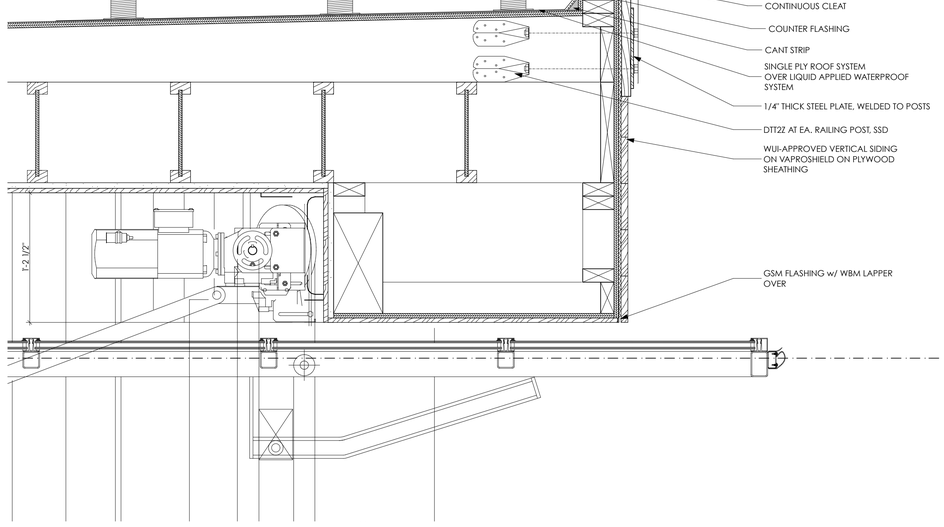
5 A6.10 DOOR SCHEDULE

NOT TO SCALE



3 A6.10 GARAGE DOOR JAMB

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



1 A6.10 GARAGE DOOR HEAD

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

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CHECKED BY PCR

DATE 9/1/26

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TITLE

DETAILS

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A6.10

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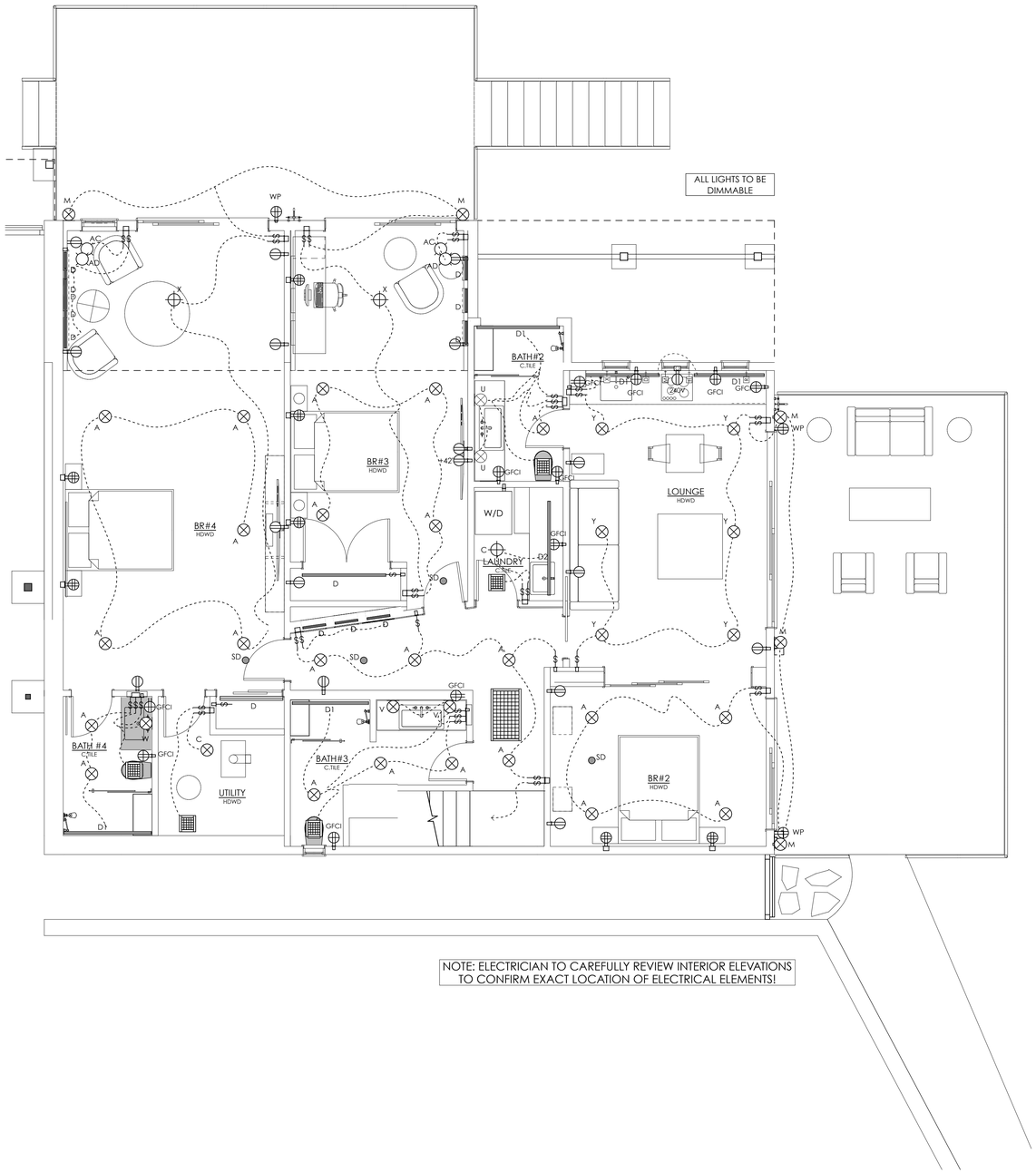
NOTE TO ELECTRICIANS:
PLEASE REFER TO INTERIOR ELEVATIONS WHEN INSTALLING ALL FIXTURES, SWITCHES, OUTLETS, ETC. THERE ARE VERY SPECIFIC RELATIONSHIPS INTENDED BY THESE DRAWINGS. PLEASE CONFER WITH THE ARCHITECT IF THERE ARE ANY QUESTIONS.

ELECTRICAL & LIGHTING SYMBOLS

- RECESSED CAN LIGHTING
- SCONCE OR WALL MOUNT LIGHTING
- CEILING MOUNT LIGHTING
- PENDANT LIGHTING
- FLUSH MOUNT LIGHTING
- LINEAR LED STRIP
- UNDER/OVER CAB. LIGHTING
- CLG. MTD. LED TUBE
- CLG. HEATING REGISTER
- CLG. MTD. FAN
- SD SMOKE DETECTOR/ CARBON MONOXIDE
- T THERMOSTAT
- EV CHARGER
- SINGLE POLE SWITCH (48" A.F.F. TO PLATE C.L.)
- 3 3-WAY WALL SWITCH (@ 48" A.F.F. PLATE C.L.)
- G GAS CONNECTION
- C COOKTOP JUNCT. BOX & CONNECTION
- H RANGE HOOD JUNCT. BOX & CONNECTION
- D DISHWASHER JUNCT. BOX & CONNECTION
- X GARBAGE DISPOSAL JUNCT. BOX & CONNECTION
- M MICROWAVE JUNCT. BOX & CONNECTION
- R REFRIGERATOR JUNCT. BOX & CONNECTION
- CAT IV
- SPEAKER
- DUPLEX RECEPTACLE
- GFCI G.F.C.I. DUPLEX RECEPTACLE
- USB DUPLEX RECEPTACLE W/ INTEGRAL USB
- FLOOR / COUNTER OUTLET
- QUAD RECEPTACLE

ELECTRICAL NOTES

1. REVIEW ALL OUTLET, SWITCH, CABLE & JUNCTION BOX LOCATIONS w/ OWNER & ARCHITECT.
2. COORDINATE ALL APPLIANCE OUTLETS w/ CABINET DWGS.
3. COORDINATE ALL WORK WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
4. DOORBELL / INTERCOM TO BE COORDINATED w/ OWNER & ARCHITECT.
5. ALL CLOSET / LAUNDRY / UTILITY / GARAGE LIGHTS TO BE HIGH EFFICACY w/ MANUAL-ON SENSORS.
6. ALL OTHER LIGHTS TO BE ON DIMMER SWITCHES.
7. NEW LIGHTS IN BATHROOM LIGHT SHALL BE CONTROLLED BY MANUAL-ON VACANCY SENSORS, TYP.
8. ALL LOW VOLTAGE LIGHTS TO BE CONTROLLED BY WALL BOX DIMMER COMPATIBLE w/ TRANSFORMER LOAD TYPE.
9. ALL OUTLET AND SWITCH PLATES TO BE LUTRON. COLOR TBD.
10. PROVIDE AND INSTALL COPPER GROUNDS PER N.E.C.
11. UPON COMPLETION, THE INSTALLATION SHALL TEST FREE FROM GROUNDS AND SHORT CIRCUITS.
12. ALL NEW LIGHTS TO BE HIGH EFFICACY, TYP. TO QUALIFY AS HIGH EFFICACY, AN LED LUMINAIRE SHALL MEET THE MINIMUM SYSTEM EFFICACY REQUIREMENTS IN TABLE 150-C WHEN DETERMINED ACCORDING TO REFERENCE JOINT APPENDIX JAG, BE CERTIFIED TO COMPLY WITH SECTION 119(M), AND INPUT POWER SHALL BE DETERMINED ACCORDING TO SECTION 130(D)5.
13. ALL OUTLETS MUST BE TAMPER RESISTANT, AND ARE REQUIRED IN THE FOLLOWING LOCATIONS: ALONG WALLS 12' O.C. AND WITHIN 6' OF WALL ENDS, AT ALL WALLS IS GREATER THAN 2', WITHIN 36" OF EACH BATHROOM BASIN (DEDICATED 20 AMP), AND IN EACH HALL THAT IS 10' OR GREATER.
14. RECESSED CAN LIGHTING MUST HAVE A ZERO-CLEARANCE INSULATION COVER (IC RATED), LABEL CERTIFYING AIR TIGHT CONSTRUCTION, AND SEALED w/ A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING.
15. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS, AND SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR DAMP (OR WET) LOCATIONS". CEC 4120.10(A).
16. ALL 15 AND 20AMP OUTDOOR RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT AN ATTACHMENT PLUG CAP IS INSERTED. CEC 406.8(B)(1) & CEC 210.8(A)(3)
17. OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED.
18. BATHROOM EXHAUST FANS: CONTINUOUSLY OPERATING VARIABLE SPEED EXHAUST FAN OPERATING AT MIN. 75 CFM THAT CAN BE SWITCHED TO HIGHER CFM WHEN REQUIRED BY LOCAL EXHAUST NEEDS. VENTILATION TO BE PROVIDED PER ASHRAE 62.2.
19. ALL CARBON MONOXIDE SENSORS TO BE HARD WIRED AND POWERED VIA BATTERY BACK UP POWER.
20. ALL SMOKE DETECTORS TO BE CONNECTED TO THE SAME CIRCUIT AND INSTALLED IN ALL SLEEPING AREAS AND HALLWAY AREAS OUTSIDE OF SLEEPING AREAS. CFC 907.2.10.
21. ALL ELECTRICAL RECEPTACLES IN BATHROOMS REQUIRE GFI, PER CEC 210.8
22. OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED.
23. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, PER CEC 210.12(A)



NOTE: ELECTRICIAN TO CAREFULLY REVIEW INTERIOR ELEVATIONS TO CONFIRM EXACT LOCATION OF ELECTRICAL ELEMENTS!

PROJECT NORTH

0 2' 4' 8'

1 A7.1 FIRST FLOOR ELECTRICAL / MECHANICAL

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

ROSSINGTON ARCHITECTURE
1505 Bridgeway #112::Sausalito, CA 94965
415.515.7047::www.rossingtonarchitecture.com

77 STARBUCK HOLDINGS

77 STARBUCK DRIVE | MUIR BEACH, CA 94965

APN 199-271-11

EDITIONS

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LICENSED ARCHITECT PHILIP C. ROSSINGTON C-25251 31 OCT 2027 RENEWAL DATE STATE OF CALIFORNIA

JOB # 2505

DRAWN BY PCR

CHECKED BY PCR

DATE 9/1/26

SCALE AS NOTED

TITLE

ELECTRICAL / MECHANICAL PLANS

SHEET

A7.1

PRELIMINARY NOT FOR CONSTRUCTION

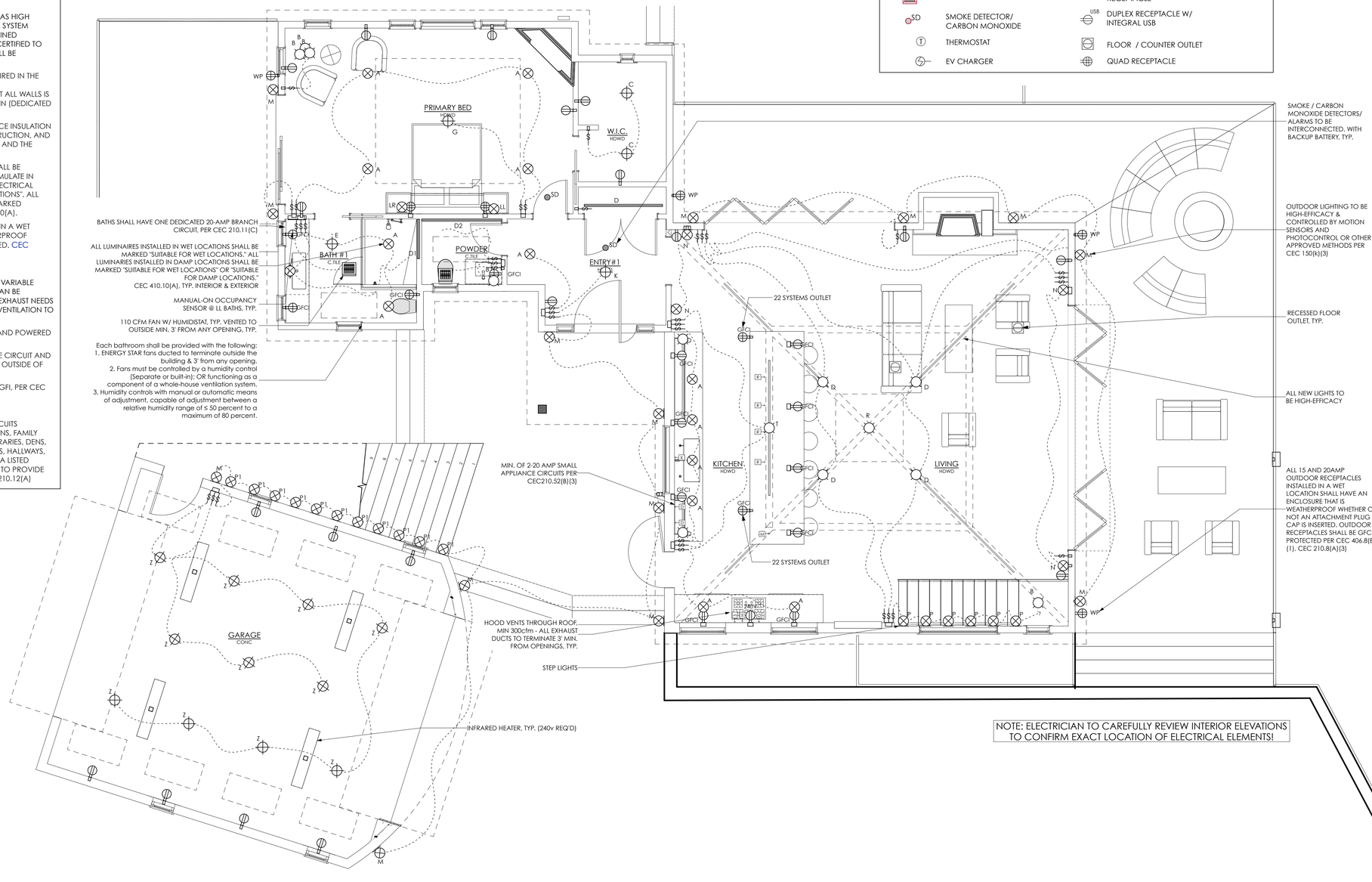
ELECTRICAL NOTES:

1. REVIEW ALL OUTLET, SWITCH, CABLE & JUNCTION BOX LOCATIONS w/ OWNER & ARCHITECT.
2. COORDINATE ALL APPLIANCE OUTLETS w/ CABINET DWGS.
3. COORDINATE ALL WORK WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
4. DOORBELL / INTERCOM TO BE COORDINATED w/ OWNER & ARCHITECT.
5. ALL CLOSET / LAUNDRY / UTILITY / GARAGE LIGHTS TO BE HIGH EFFICACY w/ MANUAL-ON SENSORS.
6. ALL OTHER LIGHTS TO BE ON DIMMER SWITCHES.
7. NEW LIGHTS IN BATHROOM LIGHT SHALL BE CONTROLLED BY MANUAL-ON VACANCY SENSORS, TYP.
8. ALL LOW VOLTAGE LIGHTS TO BE CONTROLLED BY WALL BOX DIMMER COMPATIBLE w/ TRANSFORMER LOAD TYPE.
9. ALL OUTLET AND SWITCH PLATES TO BE LUTRON. COLOR TBD.
10. PROVIDE AND INSTALL COPPER GROUNDS PER N.E.C.
11. UPON COMPLETION, THE INSTALLATION SHALL TEST FREE FROM GROUNDS AND SHORT CIRCUITS.
12. ALL NEW LIGHTS TO BE HIGH EFFICACY, TYP. TO QUALIFY AS HIGH EFFICACY, AN LED LUMINAIRE SHALL MEET THE MINIMUM SYSTEM EFFICACY REQUIREMENTS IN TABLE 150-C WHEN DETERMINED ACCORDING TO REFERENCE JOINT APPENDIX JA6, BE CERTIFIED TO COMPLY WITH SECTION 119(M), AND INPUT POWER SHALL BE DETERMINED ACCORDING TO SECTION 130(D)5.
13. ALL OUTLETS MUST BE TAMPER RESISTANT, AND ARE REQUIRED IN THE FOLLOWING LOCATIONS:
    ALONG WALLS 12' O.C. AND WITHIN 6' OF WALL ENDS, AT ALL WALLS IS GREATER THAN 2', WITHIN 36" OF EACH BATHROOM BASIN (DEDICATED 20 AMP), AND IN EACH HALL THAT IS 10' OR GREATER.
14. RECESSED CAN LIGHTING MUST HAVE A ZERO-CLEARANCE INSULATION COVER (IC RATED), LABEL CERTIFYING AIR TIGHT CONSTRUCTION, AND SEALED w/ A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING.
15. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS, AND SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR DAMP (OR WET) LOCATIONS". CEC 4120.10(A).
16. ALL 15 AND 20AMP OUTDOOR RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT AN ATTACHMENT PLUG CAP IS INSERTED. CEC 406.8(B)(1) & CEC 210.8(A)(3)
17. OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED.
18. BATHROOM EXHAUST FANS: CONTINUOUSLY OPERATING VARIABLE SPEED EXHAUST FAN OPERATING AT MIN. 75 CFM THAT CAN BE SWITCHED TO HIGHER CFM WHEN REQUIRED BY LOCAL EXHAUST NEEDS AND CONTROLLED BY A HUMIDISTAT PER CGBS 4.506.1. VENTILATION TO BE PROVIDED PER ASHRAE 62.2.
19. ALL CARBON MONOXIDE SENSORS TO BE HARD WIRED AND POWERED VIA BATTERY BACK UP POWER.
20. ALL SMOKE DETECTORS TO BE CONNECTED TO THE SAME CIRCUIT AND INSTALLED IN ALL SLEEPING AREAS AND HALLWAY AREAS OUTSIDE OF SLEEPING AREAS. CFC 907.2.10.
21. ALL ELECTRICAL RECEPTACLES IN BATHROOMS REQUIRE GFI, PER CEC 210.8
22. OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED.
23. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, PER CEC 210.12(A)

NOTE TO ELECTRICIANS:
PLEASE REFER TO INTERIOR ELEVATIONS WHEN INSTALLING ALL FIXTURES, SWITCHES, OUTLETS, ETC. THERE ARE VERY SPECIFIC RELATIONSHIPS INTENDED BY THESE DRAWINGS. PLEASE CONFER WITH THE ARCHITECT IF THERE ARE ANY QUESTIONS.

ELECTRICAL & LIGHTING SYMBOLS

- RECESSED CAN LIGHTING
- SCONCE OR WALL MOUNT LIGHTING
- CEILING MOUNT LIGHTING
- PENDANT LIGHTING
- FLUSH MOUNT LIGHTING
- LINEAR LED STRIP
- UNDER/OVER CAB. LIGHTING
- CLG. MTD. LED TUBE
- CLG. HEATING REGISTER
- CLG. MTD. FAN
- SD SMOKE DETECTOR/ CARBON MONOXIDE
- T THERMOSTAT
- EV CHARGER
- SINGLE POLE SWITCH (48" A.F.F. TO PLATE C.L.)
- 3 3-WAY WALL SWITCH (@ 48" A.F.F. PLATE C.L.)
- G GAS CONNECTION
- S COOKTOP JUNCT. BOX & CONNECTION
- H RANGE HOOD JUNCT. BOX & CONNECTION
- D DISHWASHER JUNCT. BOX & CONNECTION
- X GARBAGE DISPOSAL JUNCT. BOX & CONNECTION
- M MICROWAVE JUNCT. BOX & CONNECTION
- R REFRIGERATOR JUNCT. BOX & CONNECTION
- CAT IV
- SPEAKER
- DUPLEX RECEPTACLE
- GFCI G.F.C.I. DUPLEX RECEPTACLE
- USB DUPLEX RECEPTACLE W/ INTEGRAL USB
- FLOOR / COUNTER OUTLET
- QUAD RECEPTACLE



NOTE: ELECTRICIAN TO CAREFULLY REVIEW INTERIOR ELEVATIONS TO CONFIRM EXACT LOCATION OF ELECTRICAL ELEMENTS!

PROJECT NORTH

1 A7.2 SECOND FLOOR ELECTRICAL / MECHANICAL

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

0 2' 4' 8'

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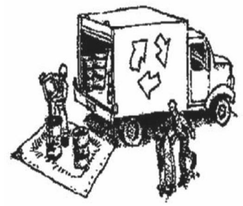
SHEET

A7.2

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

ion-Hazardous Materials

❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.

❑ Use (but don't overuse) reclaimed water for dust control.

lazardous Materials

❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.

❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.

❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.

❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.

❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.

❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.

❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.

❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.

❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.

❑ Clean up spills or leaks immediately and dispose of cleanup materials properly

❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).

❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.

❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil

❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

❑ Schedule grading and excavation work for dry weather only.

❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.

❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.

❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.

❑ Keep excavated soil on the site where it will not collect into the street.

❑ Transfer excavated materials to dump trucks on the site, not in the street.



PAVING/ASPHALT WORK

❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.

❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.

❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.

❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).

❑ If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.

❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.

❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

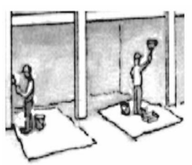


LANDSCAPE MATERIALS

❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.

❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.

❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.

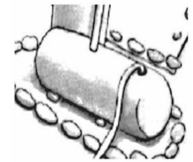
❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.

❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/ solvents as hazardous waste.

Paint Removal

❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.

❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.

❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.

❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.

❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

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PROJECT INFORMATION	
ARCHITECT:	ROSSINGTON
W.E. JOB #:	25331
START DATE:	01/19/2026
CALCS BY:	SC
CHECKED BY:	SC

CALGREEN COMPLIANCE DOCUMENTATION FOR:

77 STARBUCK HOLDINGS
77 STARBUCK DRIVE
MURI BEACH, CA 94965

DRAWINGS & REVISIONS		
NO	DESCRIPTION	DATE
1	CALGreen Notess	01/19/26

Certificate No. 10227036

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CALGreen COMPLIANCE FORMS

SHEET: CG1.0

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CALGreen Notes

CALGreen Measure	Description
A4.106.2.2	**Soil Protection.** Soil disturbance and erosion are minimized by using at least one of the following: □ Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. □ Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.
A4.106.3	**Landscape Design.** Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.
4.201.1	**Title 24.** Building meets or exceeds the requirements of the California Building Energy Efficiency Standards
4.303.1	**Water Conserving plumbing fixtures and fittings.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.5: **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 US EPA WaterSense Specification for Tank-type Toilets. **Single Showerheads.** 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 US EPA WaterSense specification for showerheads. **Multiple Showerheads**. 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 allow only one shower outlet to be in operations at a time. A hand-held shower shall be considered a showerhead. **Residential lavatory faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gpm at 60 psi nor be less than 0.8 gpm at 20psi.
A4.303.1	**Kitchen faucets**. The maximum flow rate of kitchen faucets may not exceed 1.5 gpm at 60 psi (May temporarily increase to 2.2 gpm). Note: Aerators OK if complying faucets not available.
A4.303.3	**Dishwashers and clothes** washers in residential buildings shall comply with the following: Install at least one qualified ENERGY STAR dishwasher or clothes washer.
A4.405.1	**Material Sources (ELECTIVE).** One or more of the following materials, that do not require additional resources for finishing area used: Windows not requiring paint or stain.
A4.405.3	**Recycled Content Value.** Postconsumer or preconsumer recycled content value (RCV) materials are used for a minimum of 10 percent of the total value, based on the total estimated cost of materials on the project. (Tier 1) [See CalRecycle for recycled content levels for some materials http://www.calrecycle.ca.gov/greenbuilding/materials/matrix.htm]
4.406.1	**Rodent Protection.** Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency.
A4.407.4	**Water Resistance and Moisture Management (ELECTIVE).** Protect building materials delivered to the construction site from rain and other sources of moisture.
4.408.1	**Construction Waste Management.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin.
4.408.1	**Enhanced Construction Waste Reduction.** Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: □ Tier 1. At least a 65% reduction with a third-party verification.
4.410.1	**Operation and Maintenance Manual.** At the time of final inspection, a manual 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; equipment and appliances, roof and yard drainage, space conditioning systems, landscape irrigation systems, and water reuse systems. 3. Information on local recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of interior relative humidity between 30-60%. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and importance of diverting water at least 5ft. away from the foundation. 8. Information on required routine maintenance measures including caulking, painting, grading around the house, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspection verifications required by the enforcing agency or this code.
4.504.1	**Covered Duct Openings.** Duct openings and other related air distribution component openings shall be covered during construction**.**
4.504.2-3 A4.504.3	**Pollutant Control of Finish Materials.** The following materials used during construction shall be compliant with VOC and other toxic compound limits: 1. Adhesives, sealants, and caulks 2. Paints, stains, and other coatings 3. Thermal Insulation Aerosol paints and other coatings used during construction shall be compliant with product weighted MIR Limits for ROC and other toxic compounds. Documentation shall be provided to verify that compliant VOC and ROC limit finish materials have been used.
4.504.5	**Formaldehyde Emissions.** Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.
4.506.1	**Bathroom Exhaust.** Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. 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 of ≤ 50 percent to a maximum of 80 percent. 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.
A5.506.1	**Return air filters (ELECTIVE).** Return air filters with a value greater than MERV 6 shall be installed on HVAC systems. Pressure drop across the filter shall not exceed 0.1 inches water column.
702.1	**HVAC Installer.** HVAC system installers are trained and certified in the proper installation of HVAC systems.
703.1	**CALGreen Compliance.** Verification of compliance with CALGreen +Tier 1 may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval.

TABLE 4.504.1 ADHESIVE VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

Architectural Applications	
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2, 3
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat 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 coatings1	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

TABLE 4.504.2 SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.5 FORMALDEHYDE LIMITS1
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard2	0.13

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CALGREEN COMPLIANCE
DOCUMENTATION FOR:

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MURI BEACH, CA 94965

DRAWINGS & REVISIONS		
NO	DESCRIPTION	DATE
1	CALGreen Notes	01/19/26

Certificate No. 10227036

INTERNATIONAL CODE COUNCIL
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CALGreen
COMPLIANCE FORMS

SHEET: CG1.1

MARIN COUNTY CALGREEN CHECKLIST

STANDARDS FOR RESIDENTIAL PROJECTS

PROJECT ADDRESS: 77 Starbuck Drive, Muir Beach, CA 94565

APN: 199-271-11 APPLICANT NAME: Phillip C. Rossington

This checklist is effective January 1, 2026, and applies to all newly constructed residential buildings and additions and alterations of residential buildings:

Attach this CALGreen checklist to your plans to demonstrate compliance with the green building code. State checklists, AIA checklists, and equivalent documentation are also accepted. For more information on CALGreen and complete measure language, see Marin County Building Code, Chapter 19.04, Subchapter 2 which requires (with amendments) CALGreen Chapter 4 for all projects and Appendix A4 for new construction and large remodels.

DIVISION 4.1 PLANNING AND DESIGN

- ✓ ***(MANDATORY)*** *measures are required for all projects, unless not in project scope.*
- ✓ ***(MANDATORY FOR TIER 1)*** *measures are required only for Tier 1 projects.*
- ✓ ***(ELECTIVE)*** *Tier 1 projects must select a minimum of one elective measures in this section.. Elective measures are optional for all other projects.*
- ✓ *Use the Checkboxes (☒) to mark measures as Completed or Not Applicable (N/A).*

Site Selection

A4.103.1 (ELECTIVE) Selection. A site which complies with at least one of the following characteristics is selected (check at least one):

☐ Infill

☐ Grey field

☐ EPA-recognized Brownfield

☑ N/A *Plan sheet reference (if applicable):* N/A: Existing site

A4.103.2 (ELECTIVE) Community connectivity. Facilitate community connectivity by one of the following methods (check at least one):

☐ Locate project within ¼ mile true walking distance of at least 4 basic services

☐ Locate project within ½ mile true walking distance of at least 7 basic services

☐ Other methods increasing access to additional resources

☑ N/A *Plan sheet reference (if applicable):* N/A

☐ N/A *Plan sheet reference (if applicable):* CG1.1

A4.106.4 (MANDATORY FOR TIER 1) Water permeable surfaces. Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following (check one):

☐ **Tier 1.** Not less than 20% of the total parking, walking, or patio surfaces shall be permeable.

☐ **Tier 2.** Not less than 30% of the total parking, walking, or patio surfaces shall be permeable.

☑ N/A *Plan sheet reference (if applicable):* N/A: Existing

Innovative Concepts and Local Environmental Conditions

A4.108.1 (ELECTIVE) Items in this section are necessary to address innovative concepts or local environmental conditions.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):*

DIVISION 4.2 ENERGY EFFICIENCY

- ✓ *All measures marked as **(MANDATORY)** are required unless not in project scope.*
- ✓ *Use the Checkboxes (☒) to mark as Completed, Not Applicable (N/A), or the measure selected.*

General

4.201.1 (MANDATORY) Building meets or exceeds the requirements of the California Building Energy Efficiency Standards as modified by Marin County Marin County Building Code, Chapter 19.04, Subchapter 2

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* See EC Sheets

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

- ✓ ***(MANDATORY)*** *measures are required for all projects, unless not in project scope.*
- ✓ ***(ELECTIVE)*** *Tier 1 projects must select a minimum of two elective measures in this section. Elective measures are optional for all other projects.*
- ✓ *Use the Checkboxes (☒) to mark measures as Completed or Not Applicable (N/A).*

Indoor Water Use

4.303.1 (MANDATORY) Water conserving plumbing and fittings. Plumbing fixtures (water closets and urinals) and fittings (showerheads, faucets and pre-rinse spray valves) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

4.303.2 (MANDATORY) Submeters for multifamily building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Single Family

Site Preservation

A4.104.1 (ELECTIVE) Supervision and education. An individual with oversight responsibility of the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A

Deconstruction and Reuse of Existing Materials

A4.105.2 (ELECTIVE) Reuse of materials. Existing buildings are deconstructed and the salvaged materials are reused. The proposed structure utilizes at least one of the following reused materials (check at least one):

☐ Light fixtures ☐ Electrical devices

☐ Plumbing fixtures ☐ Appliances

☐ Doors and trim ☐ Foundations or portions of foundations

☐ Masonry

☑ N/A *Plan sheet reference (if applicable):* N/A

Site Development

4.106.2 (MANDATORY) Storm water drainage and retention during construction. A plan is developed and implemented to manage storm water drainage during construction through the Marin Countywide Stormwater Pollution Prevention Program.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Existing - no change to building s

4.106.3 (MANDATORY) Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* N/A: Existing - no change to building s

4.106.4.1 (MANDATORY) Electric vehicle charging for one- and two-family dwellings and townhouses with attached private garages. For new construction or if the project scope includes upgrading the electrical service panel, install a 40 ampere, 208/240-volt dedicated branch circuit, capable of supporting Level 2 EVSE, terminating with a receptacle or an EV charger in close proximity to the vehicle charging area, in accordance with Marin County Building Code, Section 19.10.135.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Existing

4.106.4.2.2 (MANDATORY) Electric vehicle charging for new multifamily dwellings. Provide capability for electric vehicle charging for new multifamily dwellings in accordance with CALGreen Section 4.106.4.2.2, where:

1. 100% of parking spaces, or at least 1 per unit, are equipped with low power Level 2 EV charging receptacles.
2. 25% of common use parking spaces are equipped with Level 2 EV chargers with J1772 or J3400 connectors.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Single Family

4.303.3 (MANDATORY) 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*.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

A4.303.1 (ELECTIVE) Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 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 1.5 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

A4.303.2 (ELECTIVE) Alternate water sources for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the *California Plumbing Code*.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/a: Not in scope

A4.303.3 (ELECTIVE) Appliances. Install at least one qualified ENERGY STAR dishwasher or clothes washer.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

A4.303.4 (ELECTIVE) Nonwater urinals and waterless toilets. Nonwater urinals or composting toilets are installed.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/a: Not in scope

A4.303.5 (ELECTIVE) Hot water recirculation systems. One- and two-family dwellings shall be equipped with a demand hot water recirculation system.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Existing

Outdoor Water Use

4.304.1 (MANDATORY) Outdoor potable water use in landscape areas. Residential developments shall comply with the Marin Municipal Water District's Water Efficient Landscaping Requirements.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Existing

A4.304.1 (ELECTIVE) Rainwater catchment systems. A rainwater capture, storage, and reuse system is designed and installed to use rainwater generated by at least 65 percent of available roof area.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.304.2 (ELECTIVE) Potable water elimination. A landscape design is installed which does not utilize potable water.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.304.3 (ELECTIVE) Landscape water meters. For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

4.106.4.2.6 (MANDATORY) Electric vehicle charging for new hotels and motels. Provide capability for electric vehicle charging for new hotels/motels in accordance with CALGreen Section 4.106.4.2.6, where:

1. 40% of parking spaces are equipped with low power Level 2 EV charging receptacles.
2. 25% of parking spaces are equipped with Level 2 EV chargers with J1772 or J3400 connectors.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Single Family

4.106.4.3 (MANDATORY) Electric vehicle charging for additions and alterations of existing multifamily buildings, hotels, and motels. When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, or when additions or alterations to existing buildings upgrade the service panel, provide capability for electric vehicle charging in accordance with Marin County Building Code, Section 19.10.135.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Single Family

4.106.4.4 (MANDATORY) Bicycle parking. Short-term and long-term bicycle parking shall be provided for multifamily buildings, hotels and motels as specified in 4.106.4.4.1 through 4.106.4.4.3.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Single Family

A4.106.2.1 (ELECTIVE) Soil analysis. Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Existing site and footprint

A4.106.2.2 (ELECTIVE) Soil protection. Soil disturbance and erosion are minimized by using at least one of the following (check at least one):

☐ Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy.

☑ Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.

☐ Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed, and the soil is replaced using accepted compaction methods.

☐ N/A *Plan sheet reference (if applicable):* CG1.1

A4.106.2.3 (MANDATORY FOR TIER 1) Topsoil protection. Topsoil shall be protected or saved for reuse as specified in this section (check one):

☐ **Tier 1.** Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.

☐ **Tier 2.** The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.

☑ N/A *Plan sheet reference (if applicable):* N/A: Not in scope

A4.106.3 (ELECTIVE) Landscape design. Postconstruction landscape designs accomplish one or more of the following (check at least one):

☑ Areas disrupted during construction are restored to be consistent with native vegetation species and patterns

☐ Utilize 75 percent of native California or drought tolerant plant and tree species appropriate for the climate zone region.

Water Reuse Systems

A4.305.1 (ELECTIVE) Graywater. Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.305.2 (ELECTIVE) Recycled water piping. Recycled water piping is installed.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.305.3 (ELECTIVE) Recycled water for landscape irrigation. Recycled water is used for landscape irrigation.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

Innovative Concepts and Local Environmental Conditions

A4.306.1 (ELECTIVE) Items in this section are necessary to address innovative concepts or local environmental conditions.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):*

DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY

- ✓ ***(MANDATORY)*** *measures are required for all projects, unless not in project scope.*
- ✓ ***(MANDATORY FOR TIER 1)*** *measures are required only for Tier 1 projects.*
- ✓ ***(ELECTIVE)*** *Tier 1 projects must select a minimum of two elective measures in this section.. Elective measures are optional for all other projects.*
- ✓ *Use the Checkboxes (☒) to mark measures as Completed or Not Applicable (N/A).*

Foundation Systems

A4.403.1 (ELECTIVE) Frost protected foundation systems. A Frost-Protected Shallow Foundation (FPSF) is designed and constructed in compliance with the *California Residential Code*.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.403.2 (MANDATORY FOR TIER 1) Reduction in cement use. Cement use in foundation mix design is reduced.

☐ **Tier 1.** Not less than a 20% reduction in cement use.

☐ **Tier 2.** Not less than a 25% reduction in cement use.

☑ N/A *Plan sheet reference (if applicable):* N/A: Not in scope

Efficient Framing Techniques

A4.404.1 (ELECTIVE) Lumber size. Beams and headers and trimmers are the minimum size to adequately support the load.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

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PROJECT INFORMATION	
ARCHITECT:	ROSSINGTON
W.E. JOB #:	25331
START DATE:	01/19/2026
CALCS BY:	SC
CHECKED BY:	SC

CALGREEN COMPLIANCE DOCUMENTATION FOR:
77 STARBUCK HOLDINGS LLC
77 STARBUCK DRIVE
MURI BEACH, CA 94965

DRAWINGS & REVISIONS		
NO	DESCRIPTION	DATE
1	CALGreen Checklist	01/19/26

Certificate No. 10227036

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A4.404.2 (ELECTIVE) Dimensions and layouts. Dimensions and layouts are designed to minimize waste.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.404.3 (ELECTIVE) Building systems. Use premanufactured building systems to eliminate solid sawn lumber whenever possible.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.404.4 (ELECTIVE) Pre-cut materials and details. Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

Material Sources

A4.405.1 (ELECTIVE) Pre-finished building materials. One or more of the following building materials, that do not require additional resources for finishing are used (check at least one):

☐ Exterior trim not requiring paint or stain

☑ Windows not requiring paint or stain

☐ Siding or exterior wall coverings which do not require paint or stain

☐ N/A *Plan sheet reference (if applicable):* CG1.1

A4.405.2 (ELECTIVE) Concrete floors. Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.405.3 (MANDATORY FOR TIER 1) Recycled content. Postconsumer or preconsumer recycled content value (RCV) materials are used on the project.

☑ **Tier 1.** Not less than a 10% RCV.

☐ **Tier 2.** Not less than a 15% RCV.

☐ N/A *Plan sheet reference (if applicable):* CG1.1

A4.405.4 (ELECTIVE) Use of building materials from rapidly renewable sources. Renewable source building products are used.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

Enhanced Durability and Reduced Maintenance

4.406.1 (MANDATORY) Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

Water Resistance and Moisture Management

A4.407.1 (ELECTIVE) Drainage around foundations. Install foundation and landscape drains.

4.504.2.4 (MANDATORY) Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

4.504.3 (MANDATORY) Carpet systems. All carpet installed in the building interior shall meet the VOC requirements of the California Department of Public Health.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

4.504.4 (MANDATORY) Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the VOC requirements of the California Department of Public Health.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

4.504.5 (MANDATORY) Composite wood products. Hardwood plywood, particleboard, and medium density fiberboard (MDF) composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emission standards.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

A4.504.1. (ELECTIVE) Compliance with formaldehyde limits. Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.504.2 (MANDATORY FOR TIER 1) Resilient flooring systems. Install VOC compliant resilient flooring systems.

☐ **Tier 1.** At least 90% of the resilient flooring installed shall comply.

☐ **Tier 2.** 100% of the resilient flooring installed shall comply.

☑ N/A *Plan sheet reference (if applicable):* N/A: Not in scope

A4.504.3 (MANDATORY FOR TIER 1) Thermal insulation. Thermal insulation installed in the building shall meet the following requirements:

☑ **Tier 1.** Install thermal insulation in compliance with VOC limits.

☐ **Tier 2.** Install insulation which contains no-added formaldehyde (NAF) and is in compliance with Tier 1.

☐ N/A *Plan sheet reference (if applicable):* CG1.1

Interior Moisture Control

4.505.2 (MANDATORY) Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the 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 the capillary break requirements of 4.505.2.1.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

4.505.3 (MANDATORY) 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 framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with 4.505.3.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.407.2 (ELECTIVE) Roof drainage. Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.407.3 (ELECTIVE) Flashing details. Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.407.4 (ELECTIVE) Material protection. Protect building materials delivered to the construction site from rain and other sources of moisture.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

A4.407.6 (ELECTIVE) Door protection. Exterior doors to the dwelling are protected to prevent water intrusion.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

A4.407.7 (ELECTIVE) Roof overhangs. A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

Construction Waste Reduction, Disposal and Recycling

4.408.1 (MANDATORY) Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

A4.408.1 (MANDATORY FOR TIER 1) Enhanced construction waste reduction. Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following:

☑ **Tier 1.** At least a 65% reduction with a third-party verification.

☐ **Tier 2.** At least a 75% reduction with a third-party verification.

☐ N/A *Plan sheet reference (if applicable):* CG1.1

Building Maintenance and Operation

4.410.1 (MANDATORY) Operation and maintenance manual. At the time of final inspection, an operation and maintenance manual shall be provided to the building occupant or owner that meets the requirements of 4.410.1.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

4.410.2 (MANDATORY) Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Existing exterior walls

Indoor Air Quality and Exhaust

4.506.1 (MANDATORY) Bathroom exhaust fans. Each bathroom shall be provided with the following:

1. ENERGY STAR fans ducted to terminate outside the building.
2. Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system.
3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

A4.506.2 (ELECTIVE) Construction filter. For high-rise residential buildings, provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

A4.506.3 (ELECTIVE) Direct-vent appliances. Direct-vent heating and cooling equipment shall be used when equipment is located in conditioned space; or the equipment must be installed in an isolated mechanical room.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

Environmental Comfort

4.507.2 (MANDATORY) Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods:

1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D – 2016 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

Innovative Concepts and Local Environmental Conditions

A4.509.1 (ELECTIVE) Items in this section are necessary to address innovative concepts or local environmental conditions.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):*

PROJECT VERIFICATION

The Green Building Rater, listed below, has reviewed the plans and certifies that the mandatory and elective measures listed below are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2025 California Green Building Standards Code as amended by the County of Marin.

Signature 01/19/2026 Date

minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Single Family

Innovative Concepts and Local Environmental Conditions

A4.411.1 (ELECTIVE) Items in this section are necessary to address innovative concepts or local environmental conditions.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):*

DIVISION 4.5 ENVIRONMENTAL QUALITY

- ✓ ***(MANDATORY)*** *measures are required for all projects, unless not in project scope.*
- ✓ ***(MANDATORY FOR TIER 1)*** *measures are required only for Tier 1 projects.*
- ✓ ***(ELECTIVE)*** *Tier 1 projects must select a minimum of one elective measures in this section.. Elective measures are optional for all other projects.*
- ✓ *Use the Checkboxes (☒) to mark measures as Completed or Not Applicable (N/A).*

Fireplaces

4.503.1 (MANDATORY) Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with the U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with applicable local ordinances including Bay Area Air Quality Management District (BAAQMD) Regulation 6, Rule 3.

Completed ☐ N/A ☑ *Plan sheet reference (if applicable):* N/A: Not in scope

Pollutant Control

4.504.1 (MANDATORY) Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction per 4.504.1.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

4.504.2.1 (MANDATORY) Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

4.504.2.2 (MANDATORY) Paints and coatings. Paints and coatings shall be compliant with VOC limits.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

4.504.2.3 (MANDATORY) Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* CG1.1

Samantha Cobb

Name (Please Print)

ICC #10227036

Green Building Certification[1] and License Number

[1] CALGreen Special inspector, LEED AP, or Green Point Rater are acceptable certifications.

WADE ENERGY

WADE | ENERGY

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Pleasant Hill, CA 94523
Contact: Travis Wade
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(925) 203-5686
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PROJECT INFORMATION	
ARCHITECT:	DAVID TAYLOR
W.E. JOB #:	25269
START DATE:	10/24/2025
CALCS BY:	SC
CHECKED BY:	SC

CALGREEN COMPLIANCE DOCUMENTATION FOR:

77 STARBUCK HOLDINGS
77 STARBUCK DRIVE
MURI BEACH, CA 94965

DRAWINGS & REVISIONS		
NO	DESCRIPTION	DATE
1	CALGreen Checklist	01/19/26

Certificate No. 10227036

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CALGreen
COMPLIANCE FORMS

SHEET: CG1.3

Wade Energy
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Title-24 Energy Requirements

Building Component		Notes	Efficiency
Water Heater		Existing	N/A
HVAC System		Existing	N/A
Ducting System		Existing	N/A
Ceiling/Roof		New Roof Deck at Addition Altered Roof Rafter Altered Roof Attic	R-30 R-30 R-38 at ceiling
Walls		New 2x6 Framed Wall New Mass Walls	R-21 R-13 2x4 Interior Furring
Floors		New Raised Floor	R-30
Windows/Doors		New FX Windows New OP Windows New Glazed Doors New Skylight	U-Factor = 0.25 SHGC = 0.32 U-Factor = 0.26 SHGC = 0.30 U-Factor = 0.26 SHGC = 0.35 U-Factor = 0.51 SHGC = 0.26

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ECC Testing Requirements

Required Special Features

- Ceiling has high level of insulation
- Floor has high level of insulation
- Ducts in Crawlspace

ECC Feature Summary

ECC Measure	Site-Verification	Phase of Construction	Notes
Quality Insulation Installation		1st – During Rough-in's after all holes are sealed 2nd – Once batts are all installed	Requires R-5 insulated headers at new walls of the addition. Air sealing verification required prior to insulation installation. Insulation verification required prior to drywall.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**
Project Name: 77 Starbuck LLC Residence — **Calculation Date/Time:** 2026-02-09T13:53:32-07:00 — **(Page 1 of 15)**
Calculation Description: Title 24 Analysis — **Input File Name:** EP10-EAA-77 Starbuck LLC Residence - Phase 2.ribd25x

GENERAL INFORMATION

01	**Project Name**	77 Starbuck LLC Residence			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	77 Starbuck Drive			
04	**City**	Muir Beach	05	**Standards Version**	2025
06	**Zip code**	94965	07	**Software Version**	EnergyPro 10.0
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	230
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Addition and/or Alteration	13	**Number of Bedrooms**	4
14	**Addition Cond. Floor Area (ft²)**	231	15	**Number of Stories**	2
16	**Existing Cond. Floor Area (ft²)**	2937	17	**Fenestration Average U-factor**	0.29
18	**Total Cond. Floor Area (ft²)**	3168	19	**Glazing Percentage (%)**	24.50%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	Natural gas	23	**No Dwelling Units**	No

COMPLIANCE RESULTS

Building Complies with Computer Performance
This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.
This building incorporates one or more Special Features shown below

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ceiling has high level of insulation
- Floor has high level of insulation
- Ducts in crawl space

ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the ECC Registry

- Quality insulation installation (QII)
- Duct Sealing required if a duct system component, plenum, or air handling unit is altered

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Schema Version: rev 20250101

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ion Description: Title 24 Analysis — **Input File Name:** EP10-EAA-77 Starbuck LLC Residence - Phase 2.ribd25x

ce Summary

	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kWh)
d Design	18.59			
d Design	18.56			
nce Margins	0.03			
	Pass			

RESULT*: Complies

rm System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
cy measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment
ncludes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures
g complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories
cooling target represents 120% of the standard design building peak cooling energy use.

d Design PV Capacity: 0.00 kWdc

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft² -yr)	Standard Design LSC[1] ($/ft² -yr)	Proposed Design Source Energy (kBtu/ft² -yr)	Proposed Design LSC[1] ($/ft² -yr)	Compliance Margin Source (kBtu/ft² -yr)	Compliance Margin LSC[1] ($/ft² -yr)
Space Heating	0	11.79	0	11.58	0	0.21
Space Cooling	0	0.14	0	0.32	0	-0.18
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	6.66	0	6.66	0	0
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	**0**	**18.59**	**0**	**18.56**	**0**	**0.03**
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.55	0	1.55	n/a	0
Appl. & Cooking	0	4.05	0	4.07	n/a	-0.02
Plug Loads	0	5.2	0	5.2	n/a	0
Outdoor Lighting	0	0.41	0	0.41	n/a	0
TOTAL COMPLIANCE	**0**	**29.8**	**0**	**29.79**	**0.01**	

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	20.54	20.49	0.05	0.24
Net EUI[2]	20.54	20.49	0.05	0.24

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
77 Starbuck LLC Residence	3168	1	4	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
(N) First Floor Addition	Conditioned	(E) HVAC1	231	8	DHW Sys 1	New
(E) First Floor	Conditioned	(E) HVAC1	1383	8	DHW Sys 1	Existing Unchanged
(E) Second Floor	Conditioned	(E) HVAC1	1554	8	DHW Sys 1	Existing Unchanged

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
(N) N Wall	(N) First Floor Addition	New R-13 Mass Wall	320	Left	70	0	90	none	New	n/a

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SURFACES SUMMARY

1	02	03	04	05	06	07	08	09	10	11
me	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Wall	(N) First Floor Addition	New R-21 Wall	50	Back	213	121.8	90	none	New	n/a
Wall	(N) First Floor Addition	New R-21 Wall	140	Right	47	0	90	Extension	New	n/a
Wall	(E) First Floor	Existing Wall	320	Left	149	0	90	none	Existing	No
Wall	(E) First Floor	Existing Wall	50	Back	360	21.5	90	none	Existing	No
Wall	(E) First Floor	Existing Wall	140	Right	265	133.4	90	none	Existing	No
Wall	(E) First Floor	Existing Wall	230	Front	239	7.3	90	none	Existing	No
Wall 2	(E) Second Floor	Existing Wall	320	Left	384	61.7	90	none	Existing	No
Wall 2	(E) Second Floor	Existing Wall	50	Back	472	136.9	90	none	Existing	No
Wall 2	(E) Second Floor	Existing Wall	140	Right	360	120	90	none	Existing	No
Wall 2	(E) Second Floor	Existing Wall	230	Front	472	108.6	90	none	Existing	No
ior Wall	(N) First Floor Addition>>(E) First Floor	New Interior Wall	n/a	n/a	213	0	n/a		New	n/a
Attic 2	(E) Second Floor	New R-38 Attic	n/a	n/a	657	n/a	n/a		Altered	No
Rafter 5	(E) Second Floor	New R-38 Attic	n/a	n/a	165	n/a	n/a		Altered	No
nd Floor	(N) First Floor Addition	New R-30 Raised Floor	n/a	n/a	231	n/a	n/a		New	n/a
nd Floor	(E) Second Floor	Existing Floor	n/a	n/a	649	n/a	n/a		Existing	No
l) ground all	(N) First Floor Addition	New R-13 Mass Wall1	n/a	n/a	20	n/a	n/a		New	n/a
rground all	(E) First Floor	Existing Mass Wall	n/a	n/a	236	n/a	n/a		Existing	No
or Floor	(E) Second Floor	Existing Interior Floor	n/a	n/a	905	n/a	n/a		Existing	No

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OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Status	Verified Existing Condition
(N) Roof (Deck)	(N) First Floor Addition	New R-30 Roof No Attic	0		231	0	0	0.1	0.85	New	n/a
(A) Roof (Deck)	(E) First Floor	Altered R-30 Roof No Atti	320	Left	475	0	0	0.1	0.85	Altered	No
(A) Roof Attic	(E) Second Floor	New R-38 Attic1	230	Front	17.1	17	7	0.1	0.85		No
(A) Roof Rafter	(E) Second Floor	Altered R-30 Roof No Atti	50	Back	50	0	7	0.1	0.85		No
(A) Roof Rafter 2	(E) Second Floor	Altered R-30 Roof No Atti	140	Right	225	73	7	0.1	0.85		No
(A) Roof Rafter 3	(E) Second Floor	Altered R-30 Roof No Atti	230	Front	220	0	7	0.1	0.85		No
(A) Roof Rafter 4	(E) Second Floor	Altered R-30 Roof No Atti	0		25.1	25	0	0.1	0.85		No

ATTIC

01	02	03	04	05	06	07	08a	09	10
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap	Status	Verified Existing Condition
Attic (E) Second Floor	Attic Roof(E) Second Floor	Ventilated	7	0.1	0.85	No	No	Altered	No

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
(N) 16	Window	(N) E Wall	Back	50	1	15	0.26	0.3	NFRC	New	NA
(N) DR 3	Window	(N) E Wall	Back	50	1	53.4	0.26	0.35	NFRC	New	NA
(N) DR 11	Window	(N) E Wall	Back	50	1	53.4	0.26	0.35	NFRC	New	NA
(N) 15	Window	(E) E Wall	Back	50	1	9.3	0.26	0.3	NFRC	Altered	No
(N) 14.1	Window	(E) E Wall	Back	50	1	6.1	0.26	0.3	NFRC	Altered	No
(N) 14	Window	(E) E Wall	Back	50	1	6.1	0.26	0.3	NFRC	Altered	No
(N) DR 12	Window	(E) S Wall	Right	140	1	80	0.26	0.35	NFRC	Altered	No
(N) DR 11 2	Window	(E) S Wall	Right	140	1	53.4	0.26	0.35	NFRC	Altered	No
(N) 12	Window	(E) W Wall	Front	230	1	4	0.25	0.32	NFRC	Altered	No
(N) 13	Window	(E) W Wall	Front	230	1	3.3	0.26	0.3	NFRC	Altered	No
(E) WIN-5	Window	(E) N Wall 2	Left	320	1	8.6	0.26	0.28	NFRC	Existing	No
(E) WIN-13	Window	(E) N Wall 2	Left	320	1	8.6	0.26	0.28	NFRC	Existing	No
(E) WIN-7	Window	(E) N Wall 2	Left	320	1	4.6	0.26	0.28	NFRC	Existing	No
(E) WIN-7 2	Window	(E) N Wall 2	Left	320	1	4.6	0.26	0.28	NFRC	Existing	No
(E) WIN-9	Window	(E) N Wall 2	Left	320	1	17.5	0.26	0.28	NFRC	Existing	No
(E) WIN-5 2	Window	(E) E Wall 2	Back	50	1	8.6	0.26	0.28	NFRC	Existing	No
(E) WIN-4	Window	(E) E Wall 2	Back	50	1	7.2	0.26	0.28	NFRC	Existing	No

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PROJECT INFORMATION	
ARCHITECT:	ROSSINGTON
W.E. JOB #:	25331
START DATE:	01/16/2026
CALCS BY:	SC
CHECKED BY:	SC

ENERGY COMPLIANCE DOCUMENTATION FOR:

77 STARBUCK HOLDINGS
77 STARBUCK DRIVE
MURI BEACH, CA 94965

DRAWINGS & REVISIONS		
NO	DESCRIPTION	DATE
1	CF1R-PRF-01E	02/10/26

CERTIFIED ENERGY ANALYST
CEA
Samantha Cobb
R22-22-40035

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ENERGY COMPLIANCE FORMS

SHEET: EC1.0

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
me	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
NIN-3	Window	(E) E Wall 2	Back	50	1	15.7	0.26	0.28	NFRC	Existing	No
NIN-2	Window	(E) E Wall 2	Back	50	1	7.2	0.26	0.28	NFRC	Existing	No
NIN-1	Window	(E) E Wall 2	Back	50	1	4.8	0.26	0.28	NFRC	Existing	No
OR 2	Window	(E) E Wall 2	Back	50	1	93.4	0.26	0.35	NFRC	New	NA
OR 1	Window	(E) S Wall 2	Right	140	1	120	0.26	0.35	NFRC	New	NA
NIN-6	Window	(E) W Wall 2	Front	230	1	4.6	0.26	0.28	NFRC	Existing	No
IN-7.1	Window	(E) W Wall 2	Front	230	1	4.6	0.26	0.28	NFRC	Existing	No
NIN-8	Window	(E) W Wall 2	Front	230	1	5	0.26	0.28	NFRC	Existing	No
/IN-10	Window	(E) W Wall 2	Front	230	1	11.1	0.26	0.28	NFRC	Existing	No
N-10 2	Window	(E) W Wall 2	Front	230	1	11.1	0.26	0.28	NFRC	Existing	No
/IN-11	Window	(E) W Wall 2	Front	230	1	36	0.26	0.3	NFRC	Existing	No
/IN-12	Window	(E) W Wall 2	Front	230	1	4	0.26	0.28	NFRC	Existing	No
) 51	Skylight	(A) Roof Attic	Front	230	1	8.5	0.42	0.23	NFRC	Existing	No
51 2	Skylight	(A) Roof Attic	Front	230	1	8.5	0.42	0.23	NFRC	Existing	No
kylight	Skylight	(A) Roof Rafter 2	Right	140	1	73	0.51	0.26	NFRC	New	NA
xylight	Skylight	(A) Roof Rafter 4		0	1	25	1.3	0.73	Table 110.6-B	Existing	No
		Total North Facing Fenestration				100.7					

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Total East Facing Fenestration						326.4					
Total South Facing Fenestration						280.2					
Total West Facing Fenestration						43.9					

OPAQUE DOORS

01	02	03	04	05	06	07
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition	NFRC Rating Req.
(E) DR 5	(E) N Wall 2	17.8	0.2	Existing	No	Yes
(E) DR 4	(E) W Wall 2	32.2	0.2	Existing	No	Yes

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value	Edge Insul. Depth	Heated	Status	Verified Existing Condition
(E) Slab On Grade	(E) First Floor	1383	112	none	0	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
New R-13 Mass Wall	Exterior Walls	Concrete / ICF / Brick	None	n/a	13 / None	0.076	Inside Finish: Gypsum Board Insulation/Furring: R-13 / 3.5in. wd Mass Layer: 6 in. Concrete Exterior Finish: 3 Coat Stucco	☐
New R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco	☐
Existing Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.101	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco	☐
New R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board	☐

E SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
nstruction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
d R-30 Roof No Atti	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board	☐
ew R-38 Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x4 Inside Finish: Gypsum Board	☐
ew Interior Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board	☐
ic Roof(E) Second Floor	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-0	None / 0	0.638	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x8	☐

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Existing Floor	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12	☐
New R-38 Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	☐
New R-30 Raised Floor	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-30	None / None	0.037	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x6	☐
Existing Interior Floor	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	☐

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
New R-13 Mass Wall1	Underground Walls	Concrete / ICF / Brick	None	n/a	13 / None	0.083	Inside Finish: Gypsum Board Insulation/Furring: R-13 / 3.5in. wd Mass Layer: 6 in. Concrete	☐
Existing Mass Wall	Underground Walls	Concrete / ICF / Brick	None	n/a	None / None	1.048	Inside Finish: Gypsum Board Mass Layer: 6 in. Concrete	☐

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	ECC Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	EF	0.63	Btu/Hr	75000	0	80	n/a		Existing	No

HEATERS - HEAT PUMP

01	02	03	04	05	06	07	08	09	10
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source	UEF	JA13 Compliant
Heater 1	1		Generic					0.63	☐

HEATING UNIT TYPES

01	02	03	04	05	06
Name	System Type	Number of Units	Heating Efficiency	Status	Verified Existing Condition
ating Component 1	Central gas furnace	1	AFUE - 80	Existing	No

COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09	10
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Airflow Target	Fan Power (Watts/CFM)	Status	Verified Existing Condition
ooling ponent 1	Central split AC	1	EER/SEER	10	13	0	0.45	Existing	No

DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply/Return		Supply	Return				
Air ibution tem 1	Unconditioned crawl space	Non-Verified	R-4.2		Crawl Space	Crawl Space	Existing	No		n/a

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Samantha Cobb	Documentation Author Signature: Samantha Cobb
Company: Wade Energy	Signature Date: 02/09/2026
Address: 1942 Linda Drive	CEA/AEA/ECC Certification Identification (if applicable): RCN13626
City/State/Zip: Pleasant Hill, CA 94523	Phone: 925-383-5490

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Phil Rossington	Responsible Designer Signature: Phil Rossington
Company: Rossington Architecture	Date Signed: 02/09/2026
Address: 1505 Bridgeway #128	License: C25251
City/State/Zip: Sausalito, CA 94965	Phone: (415) 552-4900

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

WADE ENERGY

WADE | ENERGY

1942 Linda Dr.,
Pleasant Hill, CA 94523
Contact: Travis Wade
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PROJECT INFORMATION	
ARCHITECT:	ROSSINGTON
W.E. JOB #:	25331
START DATE:	01/16/2026
CALCS BY:	SC
CHECKED BY:	SC

ENERGY COMPLIANCE DOCUMENTATION FOR:

77 STARBUCK LLC HOLDINGS
77 STARBUCK DRIVE
MURI BEACH, CA 94965

DRAWINGS & REVISIONS		
NO	DESCRIPTION	DATE
1	CF1R-PRF-01E	02/10/26

CEA CERTIFIED ENERGY ANALYST
Samantha Cobb
R22-22-40035

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ENERGY COMPLIANCE FORMS

SHEET: EC1.1

2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Tables 110.2-A through -L.
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(i)2. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. *
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from any dryer outlet or vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat:** When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use.*
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.12 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from sunlight, moisture, equipment maintenance, and wind, as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)2:	**Solar Water Heating Systems.** Solar water heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans

§110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets applicable UL requirements; or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems** must comply with applicable requirements of UL 181 for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems** must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Flex ducts with porous inner cores must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth, or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and prevents air from bypassing the filter. *
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units shall meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in §150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family dwellings.** Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Civ.Single family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Ciii-iii.* Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Ciii-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Giii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready.** All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the BESS.

2025 Single-Family Residential Mandatory Requirements Summary

	with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(t):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per §110.9 and the physical controls specified in §150.0(k)2A. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**Internally Illuminated Address Signs** must either comply with §140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

2025 Single-Family Residential Mandatory Requirements Summary

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§110.6(a)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of §10-111(a).
§ 110.6(b):	**Field-fabricated Exterior Doors and Fenestration** products must use U-factors from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. Must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of §110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling, and Rafter Roof Insulation.** Roof decks in newly constructed attics above conditioned space in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling that is sealed to limit infiltration and exfiltration as specified in §110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab-edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of §110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum area-weighted average U-factor of 0.40. *

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of §110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. The solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** No obstructions in solar zone, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

2025 Single-Family Residential Mandatory Requirements Summary

§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from §110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping.** At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

WADE ENERGY

WADE | ENERGY

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PROJECT INFORMATION	
ARCHITECT:	ROSSINGTON
W.E. JOB #:	25331
START DATE:	01/16/2026
CALCS BY:	SC
CHECKED BY:	SC

ENERGY COMPLIANCE DOCUMENTATION FOR:

77 STARBUCK HOLDINGS
77 STARBUCK DRIVE
MURI BEACH, CA 94965

DRAWINGS & REVISIONS		
NO	DESCRIPTION	DATE
1	CF1R-PRF-01E	02/10/26

CALREC CERTIFIED
CEA
ENERGY ANALYST
Samantha Cobb
R22-22-40035

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ENERGY COMPLIANCE FORMS

SHEET: EC1.2

STRUCTURAL NOTES

GENERAL

1. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

   APPLICABLE CODES INCLUDE:
   THE 2025 EDITION OF:
   - CALIFORNIA BUILDING CODE (CBC)
   - CALIFORNIA RESIDENTIAL CODE (CRC)
   - CALIFORNIA PLUMBING CODE (CPC)
   - CALIFORNIA ELECTRICAL CODE
   - CALIFORNIA MECHANICAL CODE (CMC)
   - CALIFORNIA GREEN BUILDING STANDARDS CODE
   - CALIFORNIA ENERGY CODE
   - CALIFORNIA FIRE CODE (CFC)

2. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT THE SUBJECT SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK. DO NOT PROCEED WITH CONSTRUCTION IF DISCREPANCIES ARE DETECTED UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

3. UNLESS OTHERWISE SHOWN OR NOTED ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.

4. THE CONTRACTOR AND SPECIAL INSPECTOR ARE ENCOURAGED TO CONTACT THE ENGINEER REGARDING ANY QUESTIONS OF INTERPRETATION OF THESE SPECIFICATIONS AND DRAWINGS.

5. SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL WORK IN COMPLIANCE WITH CAL/OSHA-TITLE 8 SAFETY REGULATIONS AND SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PEOPLE AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

6. SHORING AND BRACING OF THE SOIL, AND THE EXISTING AND NEW STRUCTURES SHALL BE INSTALLED WHERE NECESSARY TO ADEQUATELY SUPPORT THE IMPOSED VERTICAL AND LATERAL LOADS, AND SHALL BE MAINTAINED UNTIL THE NEW STRUCTURE CAN SUPPORT THE ANTICIPATED LOADS. THE ENGINEER'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE TEMPORARY SHORING AND/OR CONTRACTOR'S SAFETY MEASURES.

7. ANY OPENING, HOLES, CUTS OR DISCONTINUITIES NOT SHOWN ON THE STRUCTURAL DRAWINGS AND EXTENDING INTO OR THROUGH STRUCTURAL ELEMENTS REQUIRE THE PRIOR APPROVAL OF THE ENGINEER.

8. SURFACE GRADES ADJACENT TO THE FOUNDATION SHALL SLOPE AWAY FROM BUILDING AT A MIN OF 5% FOR PERVIOUS SURFACES OR 2% FOR IMPERVIOUS SURFACES FOR MIN 10 FEET.

SPECIAL INSPECTIONS AND CONSTRUCTION OBSERVATIONS

1. TESTS AND SPECIAL INSPECTIONS SHALL BE PROVIDED PER REQUIREMENTS OF THE 2025 CALIFORNIA BUILDING CODE CHAPTER 17.

2. THE FOLLOWING ITEMS SHALL BE INSPECTED AND/OR TESTED BY DAC ASSOCIATES INC. OR A TESTING LAB IN ACCORDANCE WITH CHAPTER 17 OF THE 2025 CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 72 HOURS PRIOR TO TIME OF INSPECTION.
   a. FOR CONCRETE WITH STRENGTH EQUAL OR MORE THAN 3,000PSI, PLACEMENT, SAMPLING & TESTING FOR STRENGTH
   (EXCEPT FOR CONTINUOUS FOOTING & SLAB-ON-GRADE)
   b. EPOXY ADHESIVE DOWEL INTO EXISTING CONCRETE
   c. STRUCTURAL WELDING (ALL CONTINUOUS INSPECTION U.O.N.)
   (PERIODIC INSPECTION FOR SINGLE PASS FILLET WELD< 5/16", FLOOR AND ROOF DECK, AND WELDED STUDS IN STRUCTURAL DIAPHRAGMS)

3. THE FOLLOWING ITEMS SHALL BE OBSERVED BY THE ENGINEER OF RECORD (DAC ASSOCIATES, INC.). THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO TIME OF OBSERVATION.
   a. FOUNDATION AND SLAB-ON-GRADE SUBGRADES
   b. PLACEMENT OF REINFORCING STEEL AND CAST-IN-PLACE ANCHORAGES
   c. HOLDOWNS AND ANCHOR BOLTS
   d. SHEARWALLS, DIAPHRAGMS, ROUGH FRAMING AND FRAMING HARDWARE
   e. STRUCTURAL STEEL FRAMING ELEMENTS AND CONNECTIONS
   f. SOIL ENGINEER TO OBSERVE AND APPROVE IN WRITING PLACEMENT OF GEOTECHNICAL DRAINAGE
   g. SOIL ENGINEER TO OBSERVE AND APPROVE IN WRITING BACKFILL OPERATIONS

4. FOUNDATION EXCAVATIONS AND DRILLED PIERS AND SLAB-ON-GRADE SUBGRADES SHALL BE OBSERVED AND APPROVED IN WRITING BY THE SOIL ENGINEER (DAC ASSOCIATES, INC.) PRIOR TO PLACEMENT OF FORMS OR REINFORCING STEEL. THE CONTRACTOR SHALL NOTIFY THE SOIL ENGINEER AT LEAST 72 HOURS BEFORE EXCAVATION/DRILLING IS SCHEDULED TO BEGIN.

5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AND ENSURING THAT ALL REQUIRED TESTING & INSPECTION IS PERFORMED TO THE SATISFACTION OF THE INSPECTOR.

DESIGN BASIS AND CRITERIA

1. DESIGN CONFORMS TO THE 2025 CBC AND ALL APPLICABLE LOCAL ORDINANCES.

2. DESIGN VERTICAL LOAD

DESIGN VERTICAL LOAD	DL (PSF)	LL (PSF)
a. ROOF	20	20
b. RES. FLOORS	20	40
c. DECK/BALCONY	10	60
d. GARAGE/PARKING	63	40 (OR 3000 LB CONCENTRATED)
e. SOLAR PANELS	4	

3. DESIGN LATERAL LOAD
   a. WIND: 92 MPH BASIC WIND SPEED. EXPOSURE C
   b. SEISMIC: RISK CATEGORY II, SEISMIC DESIGN CATEGORY E,
   $Ss = 2.28g$ $S_1 = 0.89g$, $S_{DS}=1.52g$, $S_{D1}=1.69g$
   $R=6.5$, $I=1.0$, $Cs = S_{DS}/(R/I)$, BASE SHEAR, $V = Cs*W$

4. ALL STRUCTURES SHOWN ON THESE DRAWINGS ARE BASED UPON ARCHITECTURAL PLANS FOR "77 STARBUCK LLC RESIDENCE, 77 STARBUCK DRIVE, MUIR BEACH, CA 94965" PREPARED BY ROSSINGTON ARCHITECTURE, DATED 2025-12-15.

CONCRETE

1. CONCRETE CEMENT SHALL CONFORM TO THE LATEST ASTM C-150 & C-595, AND SHALL BE TYPE II. TYPE I CEMENT MAY BE USED IN AREAS NOT IN CONTACT WITH EARTH. MINIMUM 6 SAKCS/CU.YD. OF CEMENT. FLY ASH SHALL NOT COMPOSE MORE THAN 25% OF THE CEMENTITIOUS MATERIAL. AGGREGATE SHALL BE FREE OF ALKALI REACTIVITY.

2. WATER/CEMENT RATIO SHALL NOT EXCEED 0.45. ACID SOLUBLE CHOLRIDE-FREE ADMIXTURES AND PLASTICIZERS FOR WORKABILITY MAY BE USED IF APPROVED BY THE TESTING LABORATORY AND ENGINEER. BECAUSE EXCESS WATER REDUCES CONCRETE STRENGTH, ADDING WATER AT THE SITE IS DISCOURAGED AND SHALL NOT EXCEED ONE GALLON PER CUBIC YARD.

3. REINFORCE ALL STRUCTURAL CONCRETE. CONCRETE CONSTRUCTION TOLERANCES SHALL COMPLY WITH ACI 117. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING BARS AND SECURELY TIE PRIOR TO PLACING CONCRETE.

4. CONCRETE SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):

LOCATION	28 DAYS STRENGTH	SLUMP	AGGREGATE (ASTM C33)
SLAB ON GRADE	3000 PSI	4"	HR-LS, 1" MAX
FOOTINGS/ GRADE BEAMS/ CONCRETE WALLS	3000 PSI	4"	HR, 1" MAX
DRILLED PIERS	3000 PSI	6"	HR, 3/4" MAX

NOTE: STRUCTURAL DESIGN OF CONTINUOUS FOOTING AND SLAB-ON-GRADE CONCRETE BASED ON 2,500 PSI COMPRESSIVE STRENGTH. THE SPECIFIED STRENGTH ABOVE ARE USED FOR BETTER QUALITY PER CRITERIA ONLY. CONCRETE SPECIAL INSPECTION FOR CONTINUOUS FOOTING AND SLAB-ON-GRADE IS NOT REQUIRED.

5. CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION BETWEEN PREDETERMINED AND PREAPPROVED CONSTRUCTION JOINTS.

6. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 7 DAYS AFTER PLACEMENT IN ANY APPROVED MANNER. FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.

7. CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL, DRAWINGS LOCATING AND DETAILING ALL PROPOSED CONSTRUCTION/CONTROL JOINTS IN CONCRETE PRIOR TO COMMENCING WORK. CONSTRUCTION JOINT SHALL BE ROUGHENED, EXPOSING CLEAN AGGREGATE TO 1/4" DEPTH SOLIDLY EMBEDDED IN MORTAR MATRIX, AND SHALL INCLUDE SHEAR KEYS AND DOWELS AS REQUIRED BY THE ENGINEER.

8. THE LOCATION AND PROTECTION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UTILITY PIPES RUN THROUGH, OR WITHIN 24" BELOW, ANY NEW CONCRETE CONSTRUCTION. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH DESIGN DETAILS UNDER SUCH CIRCUMSTANCES.

9. PATCHING OF CONCRETE: ALL INSERTS HOLES, AND OTHER IMPERFECTIONS ON THE SURFACE OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED, AND SACKED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATERTIGHT.

10. CHAMFER ALL CORNERS 3/4", EXCEPT TOP EDGES OF SLABS AND BEAMS, UNLESS OTHERWISE NOTED.

11. ALL CONCRETE SHALL BE PLACED ON COMPETENT SUBGRADE, AS DETERMINED BY THE ENGINEER AT THE TIME OF CONSTRUCTION.

12. CONCRETE FLOOR SLAB-ON-GRADE SHALL HAVE A MINIMUM THICKNESS OF 4" UNLESS OTHERWISE NOTED.

13. ALL SLAB-ON-GRADE SHALL HAVE CONTROL JOINTS (WEAKENED PLANE JOINT) PER TYPICAL DETAIL TO CREATE APPROXIMATELY 20-FOOT SQUARES, UNLESS OTHERWISE NOTED ON PLANS.

REINFORCING STEEL

1. ALL REINFORCING STEEL BARS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL CONCRETE REINFORCEMENT, ASTM A615 GRADE 60 KSI EXCEPT FOR GRADE 40 KSI FOR #3 STIRRUP/TIE, UNLESS OTHERWISE NOTED.

2. LAP SLICE ALL BARS A MINIMUM OF 36 BAR DIA OR 18" MIN, (UNLESS OTHERWISE NOTED) LAP HORIZ REBAR AT CORNERS AND INTERSECTIONS IN FOOTINGS AND WALLS WITH CORNER BARS OR OTHER METHODS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER.

3. WIRE MESH SHALL CONFIRM WITH ASTM A185-64.

4. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF REINFORCING BARS AS FOLLOWS:

LOCATION	MINIMUM CLEAR COVER
CAST AGAINST EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	2" (1½" FOR #5 & SMALLER)
EXTERIOR SURFACES FOR BEAMS & COLUMN	1½"

FOUNDATIONS AND RETAINING WALLS

1. THE FOUNDATION AND RETAINING WALLS DESIGN IS BASED ON RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT TITLED "GEOTECHNICAL INVESTIGATION REPORT, 77 STARBUCK DRIVE, MUIR BEACH, CA" PREPARED BY DAC ASSOCIATES, INC., DATED 8-7-2024. A COPY OF THE REPORT SHALL BE OBTAINED FROM THE SOIL ENGINEER'S OFFICE. THE REPORT IS PART OF THE CONSTRUCTION DOCUMENTS, AND ITS RECOMMENDATIONS ARE TO BE FOLLOWED DURING CONSTRUCTION.

2. DESIGN CRITERIA
   a. ASSUMED DEPTH TO COMPETENT SUBGRADE = 6-15 FEET
   b. ALLOWABLE BEARING PRESSURE (DL+LL) = 3000 PSF FOR FOOTING
   c. SKIN FRICTION BETWEEN CONCRETE PIER AND COMPETENT BEDROCK = 1000 PSF IN COMPRESSION, 800 PSF IN TENSION
   d. COEFFICIENT OF FRICTION = 0.3
   e. CREEP PRESSURE = 65 PCF FOR 2 FEET (EQUIVALENT FLUID PRESSURE)
   f. ALLOWABLE PASSIVE PRESSURE IN COMPETENT SUBGRADE = 400 PCF (EQUIVALENT FLUID PRESSURE) APPLIED AGAINST 2 PIER DIAMETERS OR AGAINST VERTICAL FACE OF FOOTINGS
   g. ACTIVE SOIL PRESSURE = 40 PCF FOR LEVEL BACKFILL (ADD 1 PCF FOR EVERY 2 DEGREES OF SLOPE)

3. ALL FOUNDATION AND RETAINING WALL WORK SHALL COMPLY WITH 2025 CBC CHAPTER 18.

4. WATERPROOF MEMBRANE SHALL BE 10MIL MIN THICK (PREFERABLY STEGOWRAP OR EQUIVALENT); 2" MIN OVERLAP & SECURED W/ TAPE AT ALL EDGES PER MANUFACTURE'S RECOMMENDATION.

5. CONTRACTOR SHALL USE APPROVED DEVICES AND/OR SERVICES TO SCAN FOR UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION OR GRADING.

6. CONTRACTOR SHALL AVOID EXCAVATION BELOW BOTTOM OF FOOTING AND REMOVING ANY SOIL WHICH MAY SERVE FOR LATERAL RESISTANCE FOR ADJACENT FOOTINGS. UNLESS OTHERWISE NOTED.

7. EXTERIOR FOOTINGS TO BE A MINIMUM OF 18" BELOW FINISHED GRADE (UNLESS OTHERWISE NOTED) BEARING ON NATIVE UNDISTURBED COMPETENT SOIL OR COMPACTED ENGINEERED FILLS WITH 95% RELATIVE COMPACTION (ASTM D1557), APPROVED BY SOIL ENGINEER IN WRITING.

8. DO NOT ALLOW WATER TO STAND IN EXCAVATED HOLES. IF BOTTOMS OF HOLE BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO THE OWNER.

EQUIPMENT, PIPE, AND DUCT SUPPORT

1. THE CONTRACTOR IS RESPONSIBLE FOR THE VERTICAL AND LATERAL SUPPORT OF ALL HVAC AND OTHER EQUIPMENT. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE SUPPORT OF ALL HVAC EQUIPMENT OVER 400 POUNDS, STAMPED AND SIGNED BY A CALIFORNIA-LICENSED CIVIL OR STRUCTURAL ENGINEER. EQUIPMENT AND ANCHORAGE SHALL BE DESIGNED TO RESIST LATERAL SEISMIC FORCES PER 2025 CBC SECTION 1632.2. LATERAL SEISMIC DESIGN FORCES ON ALL LIFE SAFETY EQUIPMENT SHALL BE INCREASED BY A FACTOR OF 1.50.

2. CONDUITS, PIPES AND DUCTS SHALL BE BRACED TO RESIST SEISMIC HAZARD B PER THE CURRENT EDITION OF "SMACNA SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS", EXCEPT THAT THE COMPONENTS OF LIFE SAFETY SYSTEMS SHALL BE BRACED TO RESIST SEISMIC HAZARD LEVEL A.

ROUGH CARPENTRY

1. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NAILING SHALL CONFORM TO THE 2025 CBC, TABLE 2304.9.1 UNLESS OTHERWISE NOTED ON THESE DRAWINGS, ALL NAILS SHALL BE COMMON NAILS (AS OPPOSED TO BOX, SINKER OR COOLER NAILS).

2. SILLS ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR. SILLS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE, SPACED NOT MORE THAN 4 FEET APART AND A FASTENER LOCATED NOT MORE THAN 12 INCHES OR SEVEN BOLT DIAMETERS AND NOT LESS THAN 5 INCHES FROM EACH END OF PIECE. USE HOT-DIPPED GALVANIZED FASTENERS WITH PRESSURE TREATED WOOD.

3. FASTEN ALL SILL PLATES AT NON-STRUCTURAL WALLS TO NON-PRESTRESSED CONCRETE SLABS WITH 0.177" DIAMETER POWER DRIVEN FASTENERS AT 16" ON CENTER, WITH 1 1/4" MINIMUM CONCRETE EMBEDMENT, UNLESS OTHERWISE NOTED ON THE DRAWINGS. FASTEN ALL SILL PLATES AT NON-STRUCTURAL WALLS TO PRESTRESSED CONCRETE SLABS WITH 0.145" DIAMETER POWER EMBEDMENT DRIVEN FASTENERS AT 16" ON CENTERS, WITH 3/4" MINIMUM AND 1" MAXIMUM CONCRETE EMBEDMENT, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4. ALL ANCHOR BOLTS (AB) SHALL BE ASTM A307. ALL ANCHOR BOLTS SHALL HAVE PLATE WASHERS, MINIMUM 3"X3" SQUARE BY 0.229" THICK. ANCHOR BOLTS MUST BE SECURELY WIRED IN PLACE AND ALIGNED IN A TRUE STRAIGHT LINE PRIOR TO THE CONCRETE PLACEMENT. ANCHOR BOLTS AND OTHER EMBEDDED STRUCTURAL CONNECTORS MAY NOT BE "WET SET".

5. LAG SCREWS: PRE-DRILL LEAD HOLES WITH 1/2 TO 2/3 OF SHANK DIAMETER FOR THREADED PORTION OF LAG SCREW, AND FULL DIAMETER FOR THE UNTHREADED SHANK PORTION. LAG SCREWS SHALL BE TORQUED, AND NEVER HAMMERED, INTO POSITION. LUBRICATE THREADS WITH SOAP OR OTHER WOOD-COMPATIBLE LUBRICANT.

6. ALL MACHINE BOLTS (M.B.) SHALL BE ASTM A307 GRADE A, INSTALLED THROUGH HOLES 1/16" LARGER THAN DIAMETER OF BOLT. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

7. USE HOT-DIPPED GALVANIZED NAILS, BOLTS, AND HARDWARE WHERE EXPOSED TO WEATHER AND FOR WHEN IN CONTACT WITH PRESSURE TREATED WOOD.

8. PLACE JOISTS WITH CROWN UP. ADD ONE ADDITIONAL JOIST UNDER ALL PARALLEL PARTITIONS.

9. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FOOT AND FLOOR JOISTS AT 8 FOOT ON CENTER WHERE CEILING ASSEMBLY IS NOT ATTACHED DIRECTLY TO BOTTOM OF JOISTS.

10. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON COMPANY'S STANDARD FASTENERS OR APPROVED EQUAL.

11. ALL WOOD AND WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED. SPECIES AND GRADE FOR PRESSURE TREATED PRODUCTS SHALL MATCH THAT SPECIFIED FOR UNTREATED SIMILAR LUMBER OR WOOD PRODUCTS (i.e. PRESSURE-TREATED HEM-FIR MAY NOT BE SUBSTITUTED FOR PRESSURE-TREATED DOUGLAS-FIR), UNLESS OTHERWISE NOTED ON THE DRAWINGS.

12. RE-TIGHTEN ALL BOLTS BEFORE CLOSING IN FRAMING.

13. AT THE TIME OF INSTALLATION, ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.

FRAMING LUMBER

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADED PER WCLIB GRADING RULES NO. 16 LUMBER MAY BE SURFACE GREEN EXCEPT AS NOTED BELOW.

2. ALL POSTS, BEAMS, HEADERS SHALL BE #1 OR BETTER.

3. ALL ROOF JOISTS SHALL BE #2 OR BETTER.

4. ALL FLOOR JOISTS SHALL BE #2 OR BETTER, SURFACE DRY.

5. ALL STUDS SHALL BE STUD GRADE OR BETTER.

6. ALL PLATES AND MISCELLANEOUS LUMBER SHALL BE STANDARD GRADE OR BETTER.

7. ALL WOOD AND WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED. SPECIES AND GRADE FOR PRESSURE TREATED PRODUCTS SHALL MATCH THAT SPECIFIED FOR UNTREATED SIMILAR LUMBER OR WOOD PRODUCTS (i.e. PRESSURE-TREATED HEM-FIR MAY NOT BE SUBSTITUTED FOR PRESSURE-TREATED DOUGLAS-FIR), UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLYWOOD

1. EACH PLYWOOD SHEET OR WOOD STRUCTURAL PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE AND TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS 1 OR PS 2. WOOD STRUCTURAL PANELS (SUCH AS ORIENTED STRAND BOARD) OF EQUAL THICKNESS AND RATING, AND MEETING THE REQUIREMENTS OF APA PS 2, MAY BE SUBSTITUTED FOR PLYWOOD.

2. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS. BLOCK EDGES WHERE NOTED ON THE DRAWINGS. ALL CUT PANELS SHALL BE EQUAL OR GREATER THAN 24"X48". APPLY A CONTINUOUS BEAD OF GLUE TO ALL FLOOR JOISTS BEFORE SETTING FLOOR PLYWOOD.

3. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. ALL CUT PANELS IN SHEAR WALLS SHALL BE EQUAL OR GREATER THAN 16" IN BOTH DIRECTIONS. BLOCK AND NAIL ALL EDGES. GLUE ADHESIVE SHALL NOT BE APPLIED BETWEEN STUDS AND WALL PLYWOOD.

4. ROOF PLYWOOD SHALL BE MINIMUM 1/2", 24/0, EXPOSURE 1, PROVIDE PLYCLIPS BETWEEN RAFTERS WHERE EDGES ARE NOT BLOCKED. U.O.N.

5. FLOOR PLYWOOD SHALL BE MINIMUM 3/4", 40/20, EXPOSURE 1. U.O.N.

6. WALL PLYWOOD SHALL BE MINIMUM 1/2", 24/0, EXPOSURE 1. U.O.N.

STRUCTURAL STEEL AND MISCELLANEOUS IRON

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" (AS REVISED BY THE PROJECT SPECIFICATIONS).

2. STEEL SHAPES AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING:
   A. WIDE FLANGES (W) - ASTM A992, GR 50
   B. HOLLOW STRUCTURAL SECTIONS (HSS)
   *SQUARE OR RECTANGULAR - ASTM A500 GR B (Fy = 46 ksi)
   *ROUND - ASTM A500 GR B (Fy = 42 ksi)
   *ASTM A1085 IS PREFERABLE
   C. PLATES AND BARS - A36
   *EXCEPT FOR MOMENT FRAME CONNECTIONS (I.E. CONTINUITY, DOUBLER, SPLICE, ETC) WHICH SHALL BE ASTM A572 GR 50
   D. PIPE - ASTM A53 GR B
   E. MISCELLANEOUS SHAPES (I.E. CHANNELS, ANGLES, ETC) - ASTM A36

3. ALL BOLTS FOR STEEL TO STEEL CONNECTIONS SHALL CONFORM TO ASTM A325N-SC, UNLESS OTHERWISE NOTED. BOLTS SHALL BE FULLY PRE-TENSIONED TO SATISFY SLIP-CRITICAL REQUIREMENTS WITH A CLASS-A FAYING SURFACE. FULL PRE-TENSIONING SHALL BE ATTAINED BY "TURN-OF-THE-NUT" OR OTHER METHOD APPROVED BY THE STRUCTURAL ENGINEER.

4. ANCHOR RODS:
   TYPICAL: ASTM F1554 GR 36 W/ ASTM A563 HEAVY HEX NUTS
   WELDABLE: ASTM F1554 GR 55 S1 W/ ASTM A563 HEAVY HEX NUTS
   HIGH STRENGTH: ASTM F1554 GR 105 W/ ASTM A563 GR DH HEAVY HEX NUTS

5. NON-SHRINK GROUT:
   7500 PSI COMPRESSIVE STRENGTH, NON METALLIC CONFORMING TO ASTM 1107. MASTERFLOW 928 OR EQUAL.

6. STEEL NOT RECEIVING FIRE PROOFING SHALL BE SHOP PRIMED OR EQUAL, EXCEPT SURFACES TO RECEIVE WELDS, SHEAR STUDS, FULLY PRE-TENSIONED BOLTS, CONCRETE ENCASEMENT OR SPRAY FIREPROOFING. ALL STEEL OR STEEL FASTENERS EXPOSED TO WEATHER SHALL BE HOT-DIP ZINC GALVANIZED, OR PAINTED WITH TWO COATS OF BITUMINOUS/COAL TAR EPOXY OR WEATHERPROOFED BY AN APPROVED EQUAL U.O.N.

7. WELDING TO CONFORM TO THE LATEST EDITION OF THE AWS SPECIFICATIONS SHALL BE PREFORMED BY CERTIFIED WELDERS. BUTT WELDS ARE TO BE COMPLETE PENETRATION JOINT (CPJ), U.O.N. ALL FILLET WELDS SHOWN ARE MINIMUM REQUIRED BY STRESS, INCREASE WELDS TO AISC MINIMUM SIZES BASED ON THICKNESS OF MATERIAL JOINED U.O.N.

8. ALL ELECTRODES SHALL BE E70XX (70 KSI), U.O.N. ELECTRODES AND FLUXES SHALL BE KEPT CLEAN AND DRY PER AWS D1.1 AND THE FOLLOWING ADDITIONAL REQUIREMENTS. FCAW (WIRE) ELECTRODES SHALL BE CONSUMED WITHIN TWO WEEKS OF OPENING THEIR ORIGINAL PACKAGING. RUSTED ELECTRODES SHALL BE DISCARDED. SMAW (STICK) ELECTRODES SHALL BE LOW HYDROGEN TYPE, SHALL HAVE MOISTURE-RESISTANT COATINGS, AND SHALL BE USED WITHIN 8 HOURS OF OPENING THEIR HERMETICALLY-SEALED CONTAINERS, OR SHALL BE REDRIED PER AWS D1.1, SECTION 4.5.2. SAW FLUX SHALL BE KEPT CLEAN AND DRY PER AWSD1.1, SECTION 4.8.3. SAW FLUX OPEN TO AIR FOR MORE THAN TWO DAYS SHALL BE RE-DRIED FOR AT LEAST TWO HOURS AT BETWEEN 500 AND 900 DEGREES FAHRENHEIT. WET FLUX SHALL BE DISCARDED.

9. SHOP AND ERECTION DRAWINGS CONFORMING WITH AISC SPEC, AWS D1.1 AND RCSC SPEC SHALL BE PROVIDED BY THE STEEL FABRICATOR, AND REVIEWED AND APPROVED BY THE ENGINEER.

10. STEEL MEMBER CONNECTING TO WOOD FRAMING SHALL HAVE WOOD NAILER WITH MIN 5/8"ø NELSON STUD OR THREADED STUDS AT 24"O.C. WITH MIN 3/16" FILLET WELDED ALL AROUND TO THE STEEL MEMBER, UNLESS OTHERWISE NOTED.

ADHESIVE ANCHOR

1. INSTALLATION OF ADHESIVE, ANCHORS AND DOWELS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THESE NOTES. WHERE REQUIREMENTS OF THE MANUFACTURER OR THESE NOTES CONFLICT THE MORE RESTRICTIVE PROVISIONS GOVERN.

2. ADHESIVE SYSTEMS
   A. THE FOLLOWING ADHESIVE ANCHOR SYSTEMS ARE ACCEPTABLE FOR USE IN CONCRETE:
   SIMPSON STRONG-TIE CO. INC.: SET-3G
   HILTI, INC.: HILTI HIT HY-200

3. ADHESIVE CONNECTIONS SHALL HAVE SPECIAL INSPECTION PER CBC SECTION 1704 UNLESS OTHERWISE NOTED.

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AS	ASPHALT CONCRETE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
AB	ANCHOR BOLT
ABV	ABOVE
ADD'L	ADDITIONAL
AGGR	AGGREGATE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
ATR	ALL-THREAD ROD
B.E.	BOTH ENDS
B.S.	BOTH SIDES
B.W.	BOTH WAYS
BETW	BETWEEN
BLD'G	BUILDING
BLW	BELOW
BM	BEAM
BLK	BLOCKING
BO	BOTTOM OF
BOT	BOTTOM
BOW	BOTTOM OF WALL
BW	BACK OF SIDEWALK
C.C.	CENTER TO CENTER
CBC	CALIFORNIA BUILDING CODE
C	CENTERLINE
CLR	CLEAR
C-I-P	CAST-IN-PLACE
CO	DRAINAGE CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DBLR	DOUBLER
DET	DETAIL
DF	DOUGLAS FIR
DN	DOWN
DIA,ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DL	DEVELOPMENT
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	END LENGTH
EMBED	EMBEDMENT
EN	EDGE NAILING
ENGR	ENGINEER, ENGINEERED
EQ	EQUAL/EQUIVLENT
EW	EACH WAY
EXT	EXTERIOR
FDN	FOUNDATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FLR	FLOOR
FN	FIELD NAILING
FTG	FOOTING
GA	GAGE, GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
HD	HOLDOWN
HGR	HANGER
HORI	HORIZONTAL
HR	HARDROCK
HT	HEIGHT
ID	INSIDE DIAMETER
INT	INTERIOR
JT	JOINT
JST	JOIST
LG	LONG
LS	LOW SHRINKAGE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
N/A	NOT APPLICABLE
NSG	NON-SHRINK GROUT
NTS	NOT TO SCALE
NO,#	NUMBER
O/	OVER
O.C.	ON CENTERS
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	PROPERTY LINE
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
REF	REFERENCE/REFER
REINF	REINFORCEMENT
REQ	REQUIREMENTS
REQ'D	REQUIRED
RM	ROOM
RW	RETAINING WALL
RO	ROUGH OPENING
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S-O-G	SLAB-ON-GRADE
SCHED	SCHEDULE
SHT	SHEET
SIM	SIMILAR
STAGG	STAGGER, STAGGERED
STD	STANDARD
STIFF	STIFFENER
STIRR	STIRRUP
STL	STEEL
SW	SHEAR WALL
SWS	SHEAR WALL SCHEDULE
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TG	TOP OF GRATE
THK	THICK, THICKNESS
THRD	THREAD, THREADED
TO	TOP OF
TOW	TOP OF WALL
TW	TOP OF WALK
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WA	WEDGE ANCHOR
WD	WOOD
WF	WIDE FLANGE
WLD	WELDED

PROJECT DESCRIPTION

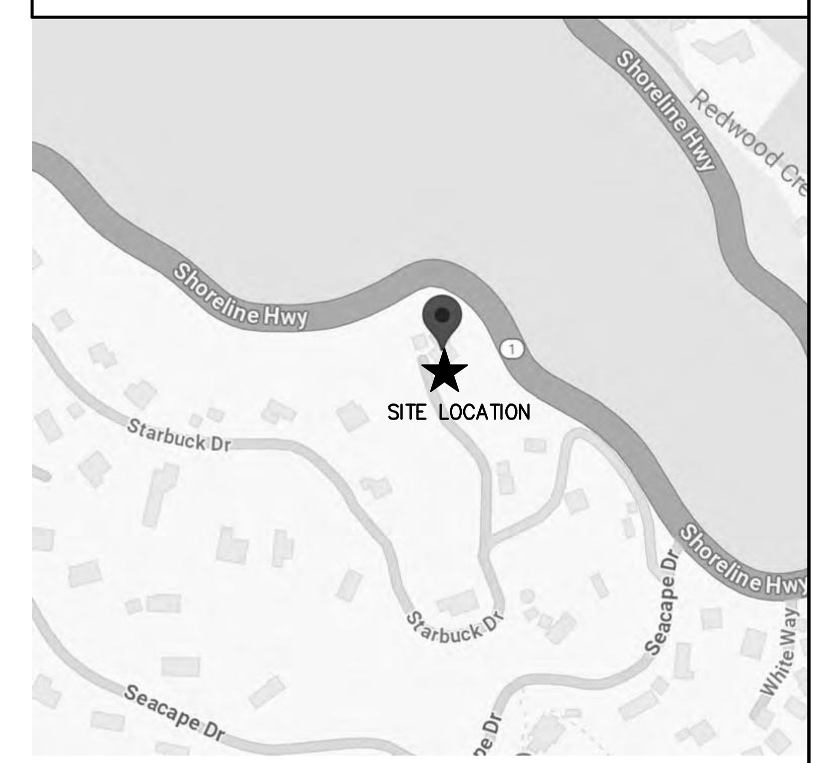
REMODEL AND ADDITION OF EXISTING RESIDENCE

PROJECT DIRECTORY

OWNER:	77 STARBUCK HOLDINGS LLC 26 STATE ROUTE 28 CRYSTAL BAY, NV 89402
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STRUCTURAL/CIVIL ENGINEER:	DAC ASSOCIATES, INC. 7 MOUNT LASSEN DRIVE SUITE A-129 SAN RAFAEL, CA 94903 DARIUS@DACASSOCIATES.NET 415-499-1919

SHEET INDEX

S-1.0	STRUCTURAL GENERAL NOTES & COVER
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S-3.2	STRUCTURAL DETAILS CONTINUED
S-3.3	STRUCTURAL DETAILS CONTINUED



1 / S-1.0 VICINITY MAP NTS

REVISIONS	BY

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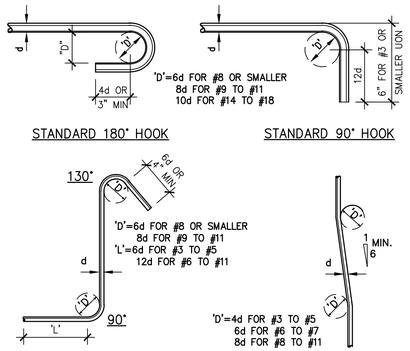
REGISTERED PROFESSIONAL ENGINEER
DARYOUSH DARIUS ABOLHASSANI
No. 58778
CIVIL
STATE OF CALIFORNIA

77 STARBUCK HOLDINGS LLC, RESIDENTIAL REMODEL & ADDITION
77 STARBUCK DRIVE, MUIR BEACH, CA 94965
APN: 199-271-11

STRUCTURAL GENERAL NOTES

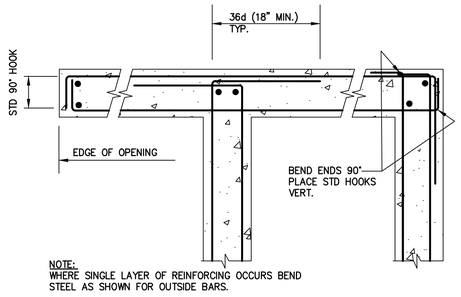
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SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

SHEET 1
S-1.0
OF 11 SHEET



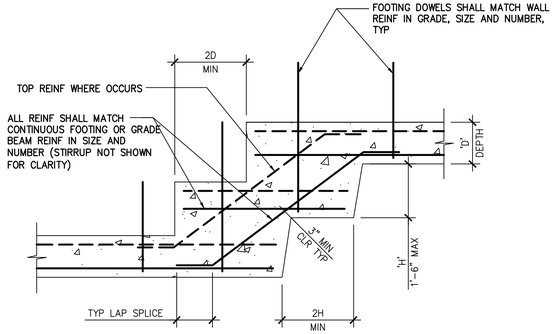
NOTE:
1. ALL BENDS SHALL BE MADE COLD.
2. #14 AND #18 BARS SHALL BE BEND TESTED BY APPROVED LAB PRIOR TO BENDING.
3. DO NOT BEND BARS ALREADY CAST IN CONCRETE UNLESS OTHERWISE NOTED.

1 S-1.1 STANDARD REINFORCEMENT HOOKS & BENDS NTS



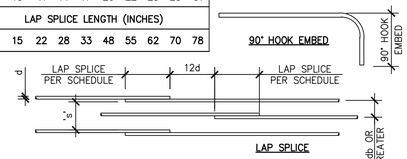
NOTE:
WHERE SINGLE LAYER OF REINFORCING OCCURS BEND STEEL AS SHOWN FOR OUTSIDE BARS.

2 S-1.1 (TYP) REINF. HORIZONTAL BEND NTS



3 S-1.1 (TYP) STEPPED FOOTING / GRADE BEAM NTS

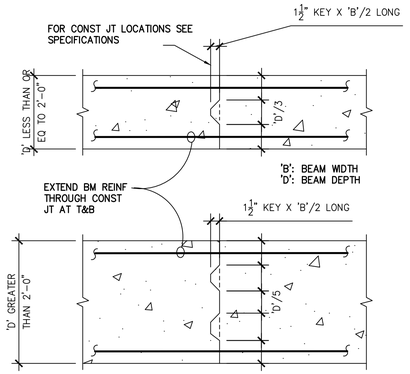
WALL AND FOOTING LAP SPLICE SCHEDULE										
f'c CONCRETE STRENGTH	REBAR SIZE									
	GRADE 40		GRADE 60							
	#3	#4	#4	#5	#6	#7	#8	#9	#10	#11
	90° HOOK EMBED (INCHES)									
3000	8	10	11	14	17	20	22	25	28	31
	LAP SPLICE LENGTH (INCHES)									
3000	12	15	22	28	33	48	55	62	70	78



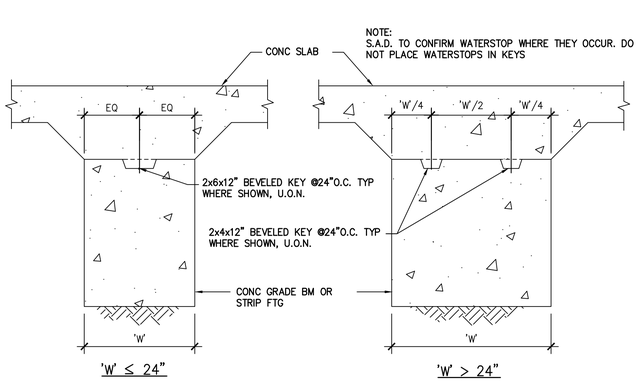
REINFORCEMENT LAP SPLICE NOTE:

1. STAGGERED LAPS BETWEEN ADJACENT BAR SPLICE.
2. MULTIPLY ALL LENGTH BY 1.5 IF EITHER OF THE FOLLOWING ARE TRUE.
   B. CLEAR COVER IS LESS THAN 1 BAR DIAMETER (d)
   A. CLEAR SPACING 's' OF BARS IS LESS THAN 2d
3. NONCONTACT SPLICE WITH MIN 3d SPACING SHALL BE USED FOR SHOTCRETE.

4 S-1.1 (TYP) REINFORCEMENT LAP SPLICE & HOOK EMBED NTS

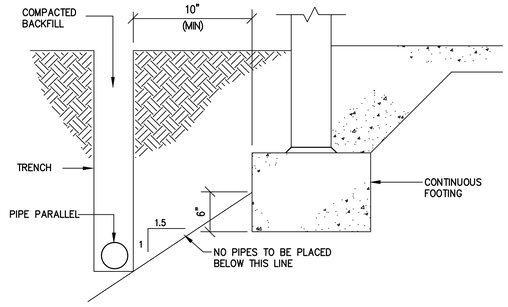


5 S-1.1 (TYP) CONC BEAM CONST JOINTS NTS

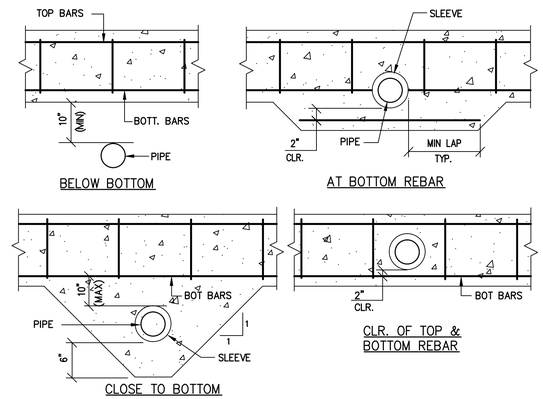


NOTE:
S.A.D. TO CONFIRM WATERSTOP WHERE THEY OCCUR. DO NOT PLACE WATERSTOPS IN KEYS

6 S-1.1 (TYP) FOOTING KEY NTS



TYPICAL PIPE AND TRENCH PARALLEL TO FOOTING

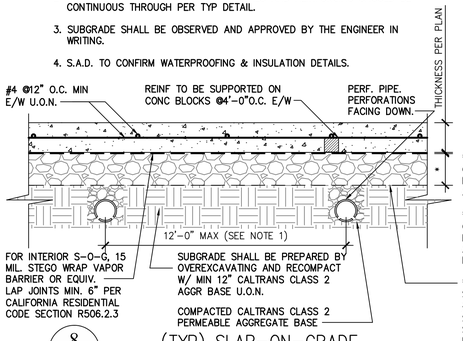


PIPE PERPENDICULAR TO FOOTING

7 S-1.1 (TYP) PIPES ADJACENT TO FOUNDATIONS NTS

NOTES:

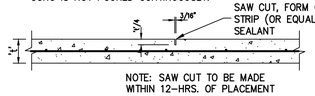
1. SUBDRAIN PIPE 3000 TRIPLE WALL HDPE 4" ID ASTM F180 (PERFORATION DOWN) SHALL BE INSTALLED @ 12'-0" O.C. MAX W/ 1% SLOPE TO DAYLIGHT IN APPROVED DISPERSION LOCATION IN THE FIELD.
2. CONTROL JOINTS @20'-0" MAX INTERVALS AND REINFORCING SHOULD BE CONTINUOUS THROUGH PER TYP DETAIL.
3. SUBGRADE SHALL BE OBSERVED AND APPROVED BY THE ENGINEER IN WRITING.
4. S.A.D. TO CONFIRM WATERPROOFING & INSULATION DETAILS.



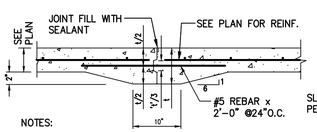
8 S-1.1 (TYP) SLAB-ON-GRADE NTS

NOTES:

1. S.A.D FOR CONTROL JOINT OR @ 20'x20' MAX
2. CONTROL & CONSTRUCTION JOINTS WHERE CONC IS NOT POURED CONTINUOUSLY.



TYPICAL CONTROL JOINT

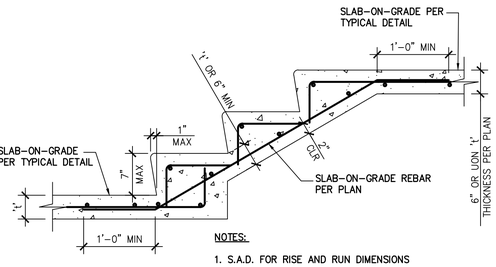


NOTES:

1. BURKE KEYED JOINT WITH REMOVABLE CAP MAY BE SUBSTITUTED FOR FORMED KEY
2. POUR ADJACENT SLABS AT LEAST 8 HRS. APART

TYP CONTROL & CONSTRUCTION JOINT

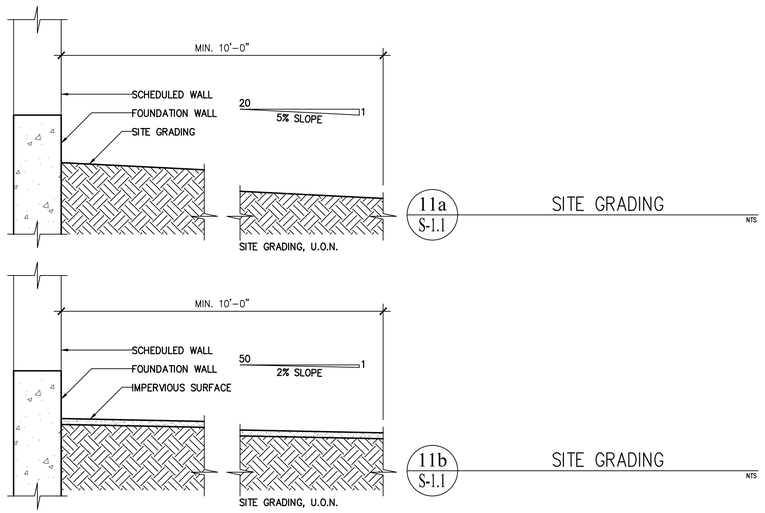
9 S-1.1 (TYP) S-O-G JOINTS NTS



NOTES:

1. S.A.D. FOR RISE AND RUN DIMENSIONS

10 S-1.1 (TYP) CONCRETE STAIR ON GRADE NTS



11a S-1.1 SITE GRADING NTS

11b S-1.1 SITE GRADING NTS

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77 STARBUCK HOLDINGS LLC, RESIDENTIAL REMODEL & ADDITION
77 STARBUCK DRIVE, MUIR BEACH, CA 94965
APN: 199-271-11

STRUCTURAL TYPICAL DETAILS

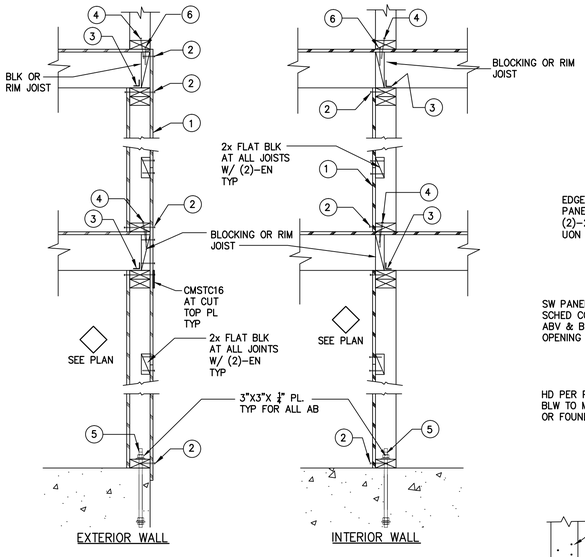
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SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

SHEET 2
S-1.1
OF 11 SHEET

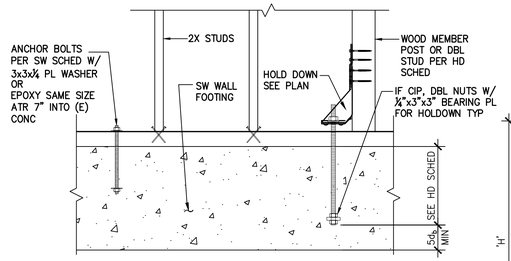
SHEAR WALL SCHEDULE

MARK	SHEATHING (1)	EDGE NAIL (EN) (2) / FIELD NAIL (FN)	FRAMING CLIPS (3)	SOLE PL NAILS (4)	ANCHOR BOLTS (5)	FL/ROOF EDGE NAIL (6)	Code Value
A.4	1/2" STRUCTURAL 1	10d @ 4"O.C. 10d @ 12"O.C.	A35 @12"O.C.	20d @4"O.C. OR SDS 1/4 x6 @8"	5/8"ø @32"O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	510 PLF
A.3	1/2" STRUCTURAL 1	10d @ 3"O.C. 10d @ 12"O.C.	A35 @10"O.C.	20d @3"O.C. OR SDS 1/4 x6 @6"O.C.	5/8"ø @26"O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	665 PLF
A.2	1/2" STRUCTURAL 1	10d @ 2"O.C. 10d @ 12"O.C.	A35 @8"O.C.	SDS 1/4 x6 @4"	5/8"ø @20"O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	870 PLF
A.44	2-SIDED 1/2" STRUCTURAL 1	10d @ 4"O.C. 10d @ 12"O.C.	A35 @6"O.C.	SDS 1/4 x6 @4"O.C.	5/8"ø @16"O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	1020 PLF
A.22	2-SIDED 1/2" STRUCTURAL 1	10d @ 2"O.C. 10d @ 12"O.C.	A35 OR LTP4 @4"O.C.	SDS 1/4 x6 @2"O.C.	5/8"ø @10"O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	1740 PLF

NOTES:
- SEE STRUCTURAL PLANS FOR SHEAR WALL TYPE, HOLDOWN, AND LOCATION
- ALL INFORMATION IN THE ABOVE SCHEDULE RELATES TO THE ITEMS SHOWN IN THE ACCOMPANYING WALL SECTIONS. ALL PARTS REQUIRED FOR EACH SHEAR WALL TYPE OCCUR IN THE WALLS BETWEEN THE LEVEL REPRESENTED BY THE FRAMING PLAN AND THE LEVEL ABOVE.
  EXAMPLE: (A SHEARWALL SHOWN ON THE SECOND FLOOR FRAMING PLAN WITH A MARK (A) NEXT TO IT, SHALL HAVE ALL THE PARTS REQUIRED FOR A TYPE (A) WALL INSTALLED IN THE WALL BETWEEN THE SECOND AND THIRD FLOORS OR SECOND FLOOR AND ROOF).
- WHERE THE SHEAR WALL SPECIFIED ON ONE SIDE OF THE WALL ONLY, PLACE SHEATHING ON SIDE OF WALL WHERE SYMBOL ◇ IS SHOWN ON PLAN
- WHERE THE SHEAR WALL SPECIFIED ON BOTH SIDES OF THE WALL, JOINTS AND SILL PL NAILING SHALL BE STAGGERED IN ALL CASES. PANELS JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- AT SHEAR WALLS WITH CODE VALUES EXCEEDING 350 PLF, PROVIDE 3x SILL PL. AND 3x STUD (OR DBL 2x STUDS JOINED TOGETHER WITH SDS SCREWS @6"O.C. MAX.) AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED.
- AT SHEAR WALLS WITH 2"O.C. EDGE NAILING, PROVIDE 3x SILL PL. AND 3x STUD AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED.



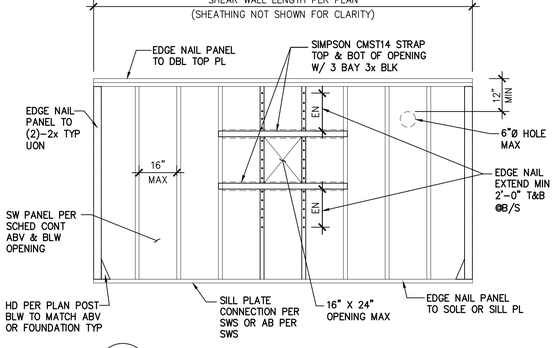
1 S-1.2 (TYP) WALL SECTIONS NTS



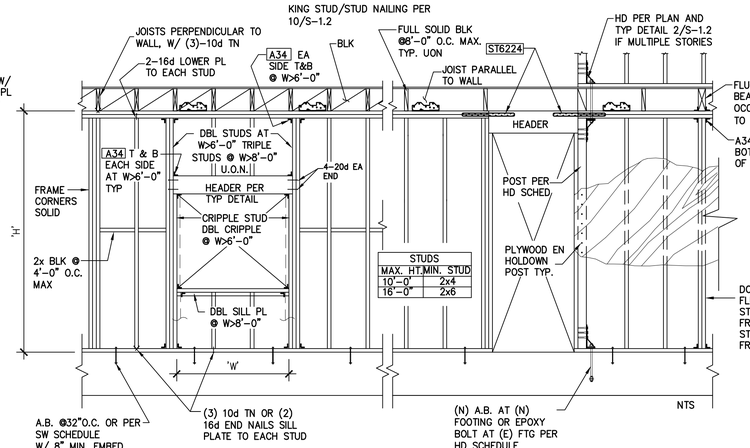
HOLDOWN/TIEDOWN SCHEDULE

HOLDOWN	ANCHOR DIA 'd$_b$'	UPLIFT (LB)	MIN EMBEDMENT IN CONCRETE NEW	EXISTING	FLR TO FLR OPTION	MIN WOOD MEMBER
HDU2	⅝"ø	3,075	SB⅝x24/SSTB24 OR ATR EMBED 8"	8"	MSTC52 (FLR<24")	2-2x OR 4x #1
HDU4	⅝"ø	4,565	SB⅝x24 OR ATR EMBED 10"	10"	MSTC52 (FLR<16")	2-2x OR 4x #1
HDU5	⅝"ø	5,645	SB⅝"x24 OR ATR EMBED 12"	12"	MSTC66 (FLR<18")	2-2x OR 4x #1
HDU8	⅞"ø	7,870	SB⅞"x24 OR ATR EMBED 14"	16"	N/A	3-2x OR 6x #1
HDU11-A	1"ø	9,335	SB1x30 OR ATR EMBED 20"	18"	N/A	4x6 SS
HDU11-B		11,175			N/A	4x8 SS
HDU14-A	1"ø	10,770	ATR EMBED 26"	22"	N/A	4x6 SS
HDU14-B		14,390			N/A	4x8 SS
HDU14-C		14,445			N/A	6x6 SS
HD19-A	1⅛"ø	16,735	ATR EMBED 36"	24"	N/A	4x8 SS
HD19-B		16,775			N/A	6x6 SS
HD19-C	1¼"ø	19,360			N/A	4x8 SS
HD19-D		19,070			N/A	6x6 SS

2 S-1.2 (TYP) HOLDOWN/TIEDOWN SCHEDULE NTS

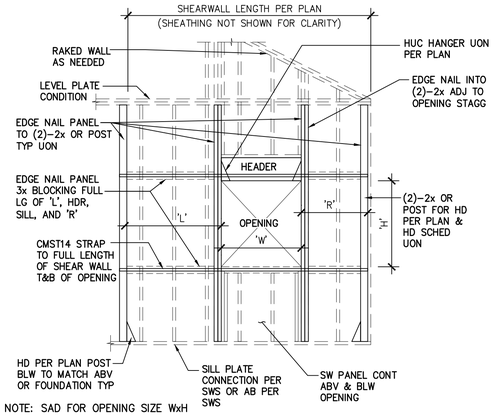


4 S-1.2 (TYP) SW WITH OPENING < 16"x24" NTS

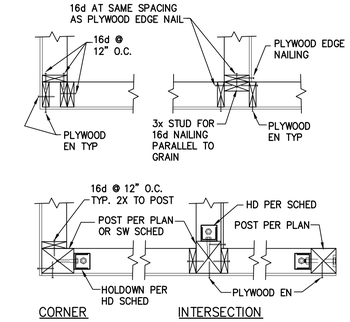


WALL FRAMING NOTE:
1. WALLS SHALL BE FRAMED WITH STUDS NOT LESS THAN STUDDING ABOVE WITH MINIMUM HEIGHT OF 14". CRIPPLE WALL LESS THAN 14" HEIGHT SHALL BE FRAMED OF SOLID BLOCKING.
2. DOUBLE UP JOIST IF WALL ABOVE IS PARALLEL TO THE JOIST U.O.N.
3. SOLID BLOCK BETWEEN JOISTS IF WALL ABOVE IS PERPENDICULAR TO THE JOISTS U.O.N.
4. FULL SOLID BLK BETWEEN JOIST @8'-0" O.C. MAX. TYP. U.O.N.
5. A35 @20"O.C. MAX. TO CONNECT TOP PLATES TO JOIST/BLOCKING, U.O.N. IN SHEARWALL SCHEDULE.

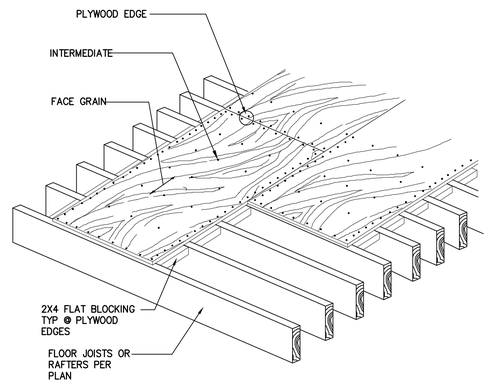
3 S-1.2 (TYP) WALL FRAMING DETAIL NTS

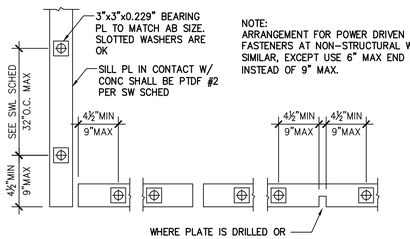


5 S-1.2 (TYP) SW WITH LARGE OPENING NTS



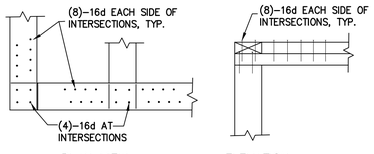
6 S-1.2 (TYP) WALL INTERSECTIONS NTS



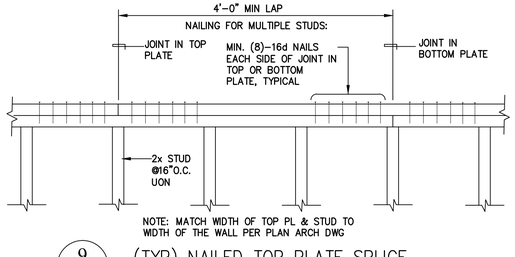


NOTE:
ARRANGEMENT FOR POWER DRIVEN FASTENERS AT NON-STRUCTURAL WALLS SIMILAR, EXCEPT USE 6" MAX END DISTANCE INSTEAD OF 9" MAX.

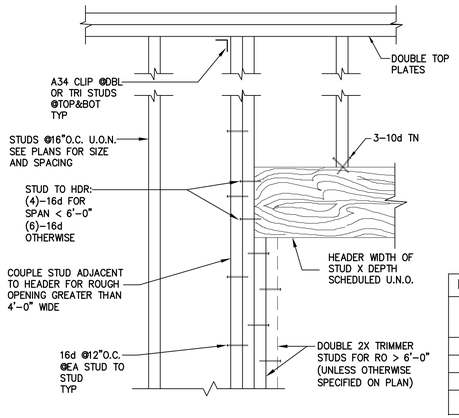
7 S-1.2 (TYP) SILL ANCHOR BOLT LAYOUT NTS



8 S-1.2 (TYP) TOP PLATE INTERSECTION NTS



9 S-1.2 (TYP) NAILED TOP PLATE SPLICE NTS



HEADER SCHEDULE	
MAX SPAN	HEADER DEPTH
3'-6"	6"
6'-0"	8"
8'-0"	10"
OVER 8'-0"	SEE PLAN

10 S-1.2 (TYP) SINGLE OPENING FRAMING W/ HEADER NTS

DIAPHRAGMS NAILING SCHEDULE

	SHEATHING	EDGE NAIL	FIELD NAIL	CODEVALUE (LFRD)
ROOF	1/2" PLYWD STRUCTURAL 1	10d @ 6"O.C. STAGGERED	10d @ 12"O.C.	640 PLF
FLOOR	3/4" PLYWD STRUCTURAL 1	10d @ 6"O.C. STAGGERED	10d @ 12"O.C.	640 PLF

11 S-1.2 (TYP) DIAPHRAGM NAILING DETAIL NTS

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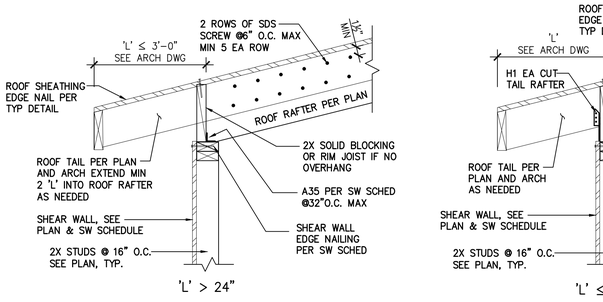
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77 STARBUCK HOLDINGS LLC, RESIDENTIAL REMODEL & ADDITION
77 STARBUCK DRIVE, MUIR BEACH, CA 94965
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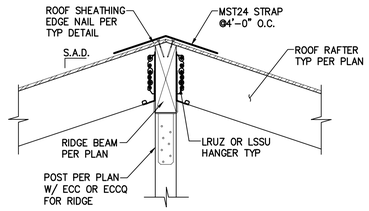
STRUCTURAL TYPICAL DETAILS CONTINUED

DATE: 2026-07-10
SCALE: AS SHOWN
DRAWN BY: DL
JOB NUMBER: 1606-2324M

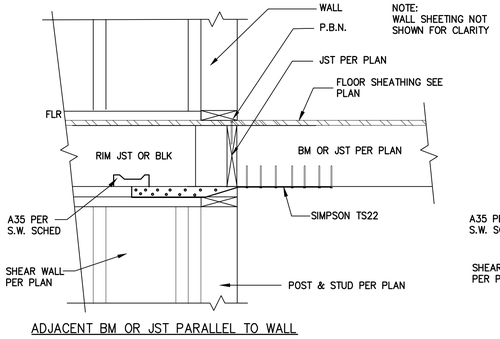
SHEET 3
S-1.2
OF 11 SHEET



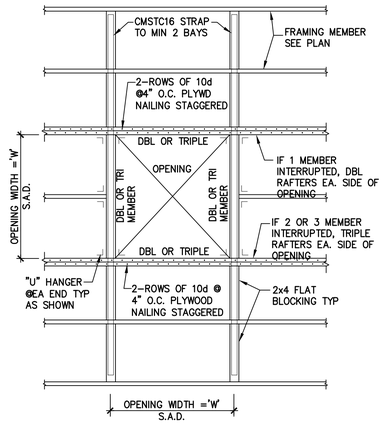
1 S-1.3 (TYP) ROOF TO WALL CONNECTION NTS



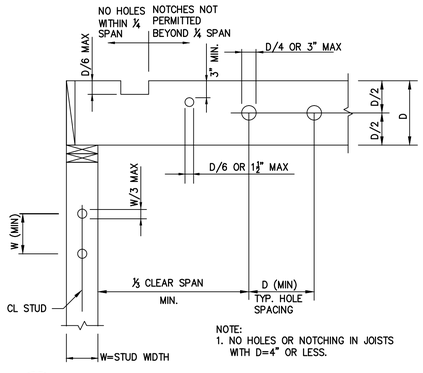
2 S-1.3 (TYP) RAFTER AND RIDGE NTS



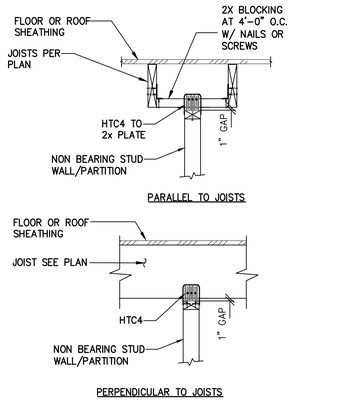
3 S-1.3 (TYP) LATERAL FORCE COLLECTOR – DRAG STRUT NTS



4 S-1.3 (TYP) FLOOR/ROOF OPENING FRAMING NTS



5 S-1.3 (TYP) ALLOWABLE HOLES AND NOTCHES IN JOISTS AND STUDS NTS

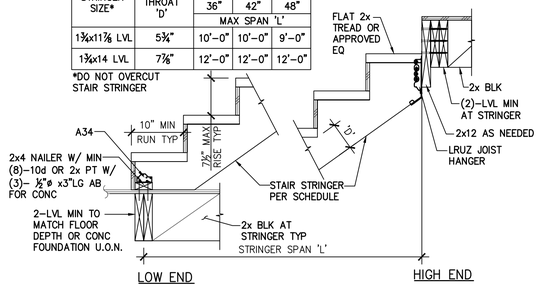


6 S-1.3 (TYP) NON BEARING PARTITION WALL NTS

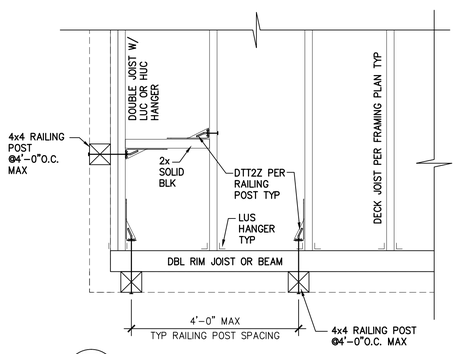
ALTERNATIVE:

INSTEAD OF LOW END AND HIGH END CONNECTIONS, STINGER COULD BE CONNECTED TO WALLS W/ (2) ¼"x4½" SDS PER STUDS @16"O.C. MIN

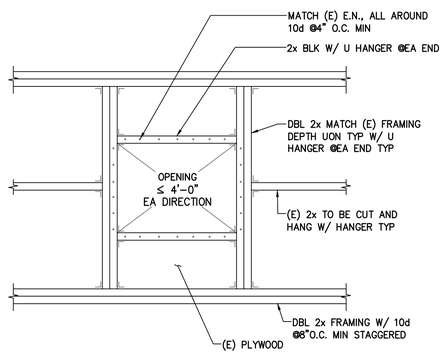
STRINGER SCHEDULE				
STRINGER SIZE*	MINIMUM THROAT 'D'	MAX TREAD WIDTH		
		36"	42"	48"
		MAX SPAN 'L'		
1¾x11⅞ LVL	5¾"	10'-0"	10'-0"	9'-0"
1¾x14 LVL	7⅞"	12'-0"	12'-0"	12'-0"



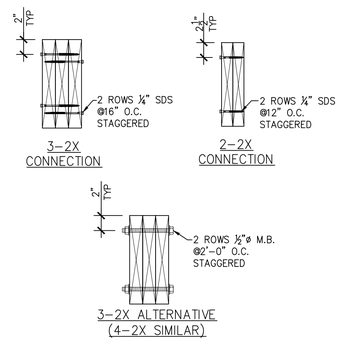
11 S-1.3 (TYP) INTERIOR STAIR FRAMING NTS



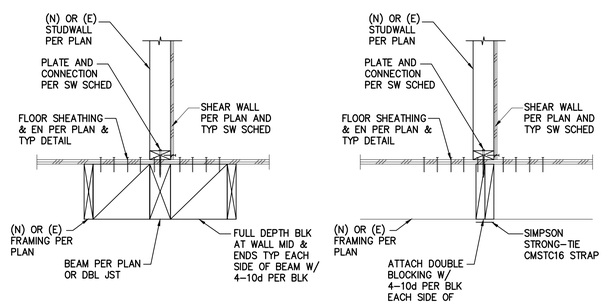
8 S-1.3 (TYP) DECK JOIST AND RAILING POST PLAN NTS



9 S-1.3 (TYP) OPENING IN EXISTING FRAMED ROOF NTS



12 S-1.3 (TYP) BUILT-UP BEAM/JOIST NTS



13 S-1.3 (TYP) SHEAR WALL ABOVE BEAM NTS

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STRUCTURAL TYPICAL DETAILS CONTINUED

DATE:	2026-07-10
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

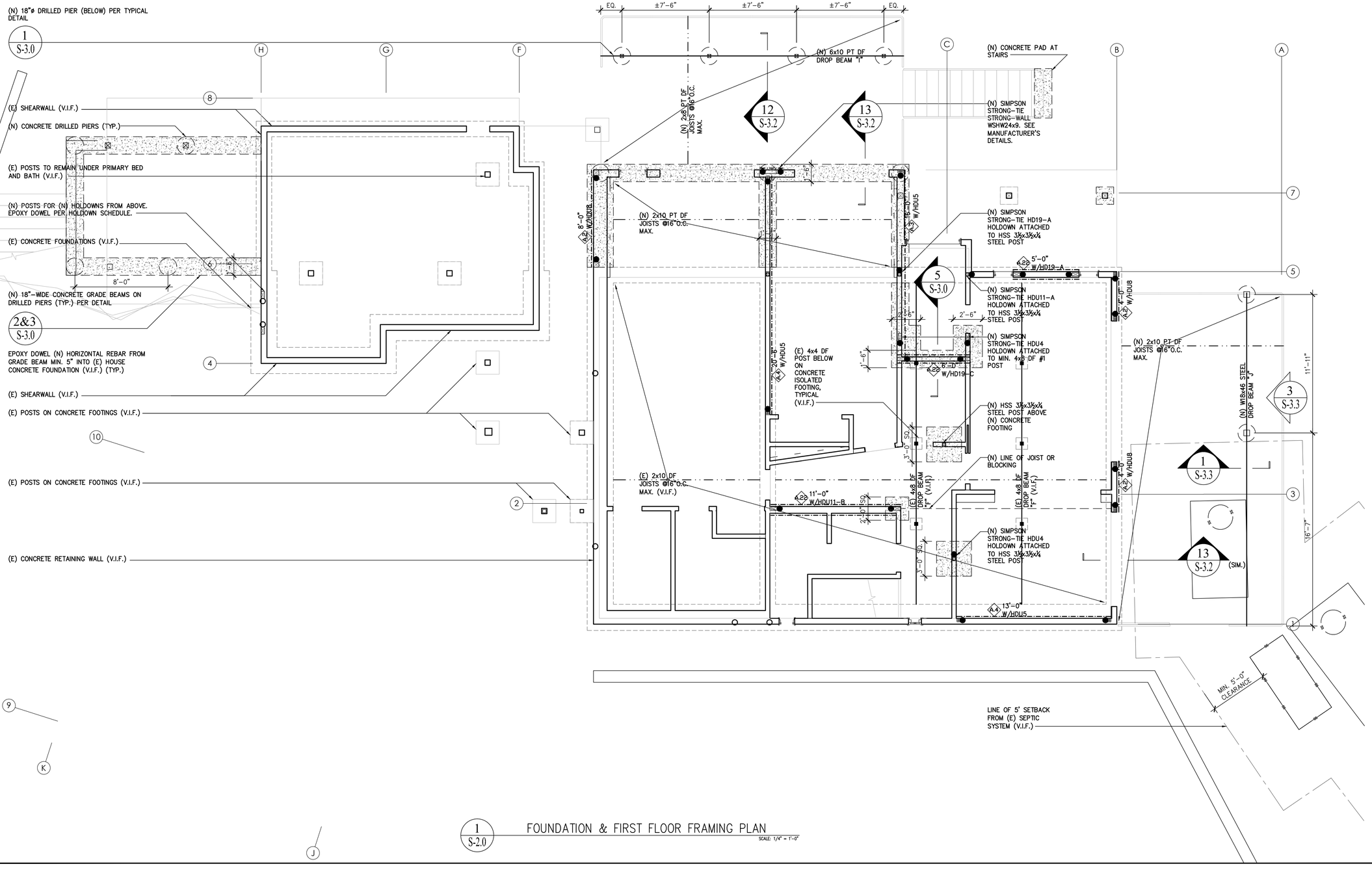
SHEET 4
S-1.3
OF 11 SHEET

PLAN NOTES

1. AT SHEAR WALLS WITH CODE VALUES EXCEEDING 350 PLF, PROVIDE 3x SILL PL. AND 3x STUD (OR DBL 2x STUDS JOINED TOGETHER WITH SDS SCREWS @6"O.C. MAX.) AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED.
2. AT SHEAR WALLS WITH 2"O.C. EDGE NAILING, PROVIDE 3x SILL PL. AND 3x STUD AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED.
3. ALL STEEL SHOP DRAWINGS TO BE APPROVED BY ENGINEER PRIOR TO FABRICATION.

PLAN LEGEND

- FOUNDATION WALL/ WALL ABOVE
- FOUNDATION BELOW
- WALL BELOW
- CONCRETE SLAB REINFORCEMENT
- JOIST
- BEAM
- POST ABOVE
- POST BELOW
- POST ABOVE & BELOW
- DRAG STRUT SEE DETAIL 3/S-1.3
- X'-X" SHEARWALL ABOVE, SEE SCHEDULE 1/S-1.2
- HOLDOWN ABOVE (U.O.N.), SEE SCHEDULE 2/S-1.2
- HOLDOWN FROM STORY ABOVE
- HEADER BELOW
- W12x58 STEEL COLUMN MOMENT FRAME BELOW (U.O.N.) SEE TYP. DETAIL 1/S-3.1



1 S-2.0 FOUNDATION & FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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FOUNDATION & FIRST FLOOR FRAMING PLAN

DATE:	2026-07-10
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

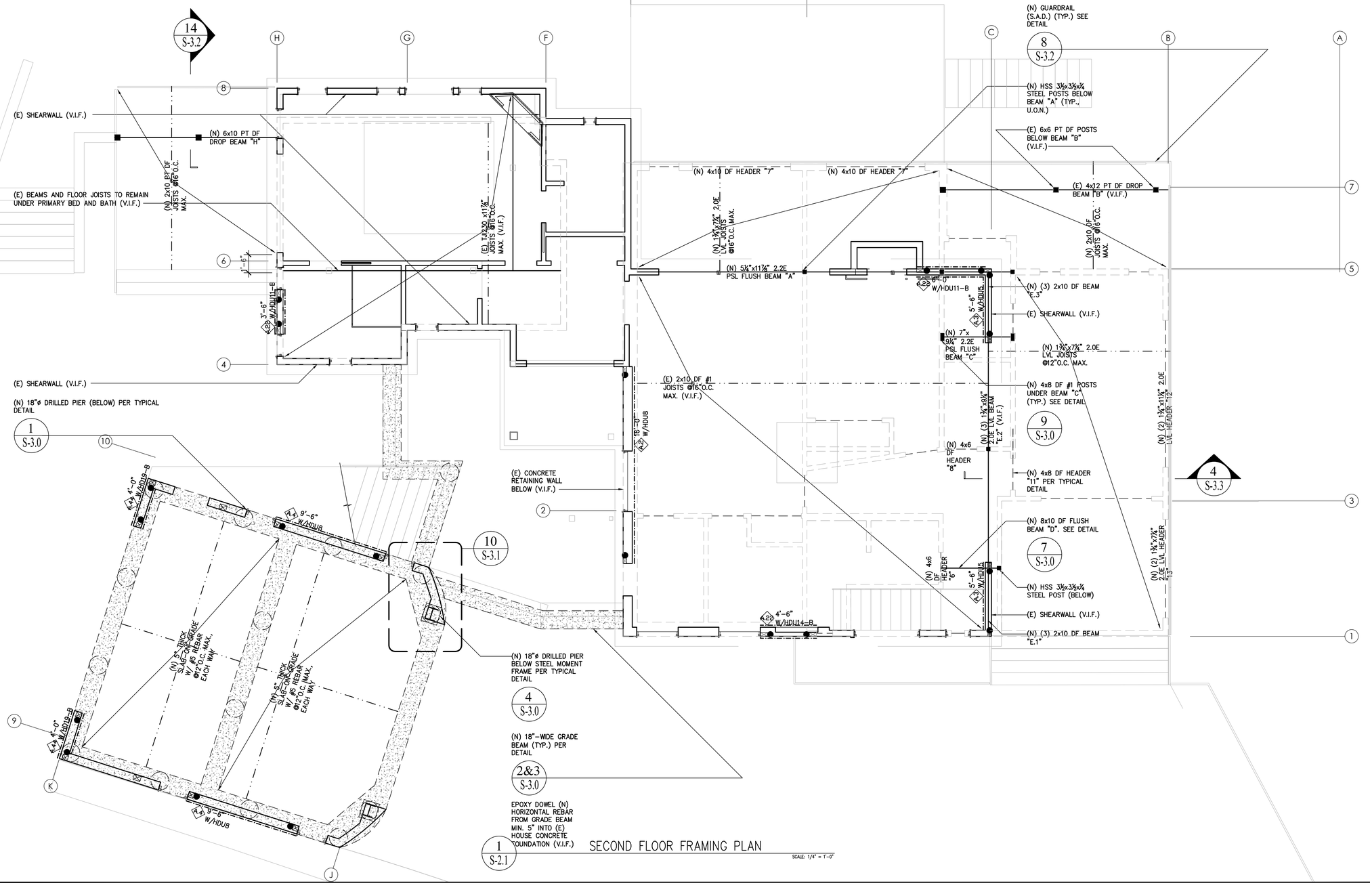
SHEET 5
S-2.0
OF 11 SHEET

PLAN NOTES

1. AT SHEAR WALLS WITH CODE VALUES EXCEEDING 350 PLF, PROVIDE 3x SILL PL. AND 3x STUD (OR DBL 2x STUDS JOINED TOGETHER WITH SDS SCREWS @6"O.C. MAX.) AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED.
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3. ALL STEEL SHOP DRAWINGS TO BE APPROVED BY ENGINEER PRIOR TO FABRICATION.

PLAN LEGEND

- FOUNDATION WALL/ WALL ABOVE
- FOUNDATION BELOW
- WALL BELOW
- CONCRETE SLAB REINFORCEMENT
- JOIST
- BEAM
- POST ABOVE
- POST BELOW
- POST ABOVE & BELOW
- DRAG STRUT SEE DETAIL 3/S-1.3
- X'-X" SHEARWALL ABOVE, SEE SCHEDULE 1/S-1.2
- HOLDOWN ABOVE (U.O.N.), SEE SCHEDULE 2/S-1.2
- HOLDOWN FROM STORY ABOVE
- HEADER BELOW
- W12x58 STEEL COLUMN MOMENT FRAME BELOW (U.O.N.) SEE TYP. DETAIL 1/S-3.1



1 S-2.1 SECOND FLOOR FRAMING PLAN

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

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APN: 199-271-11

SECOND FLOOR FRAMING PLAN

DATE:	2026–07–10
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606–2324M

SHEET 6

S-2.1

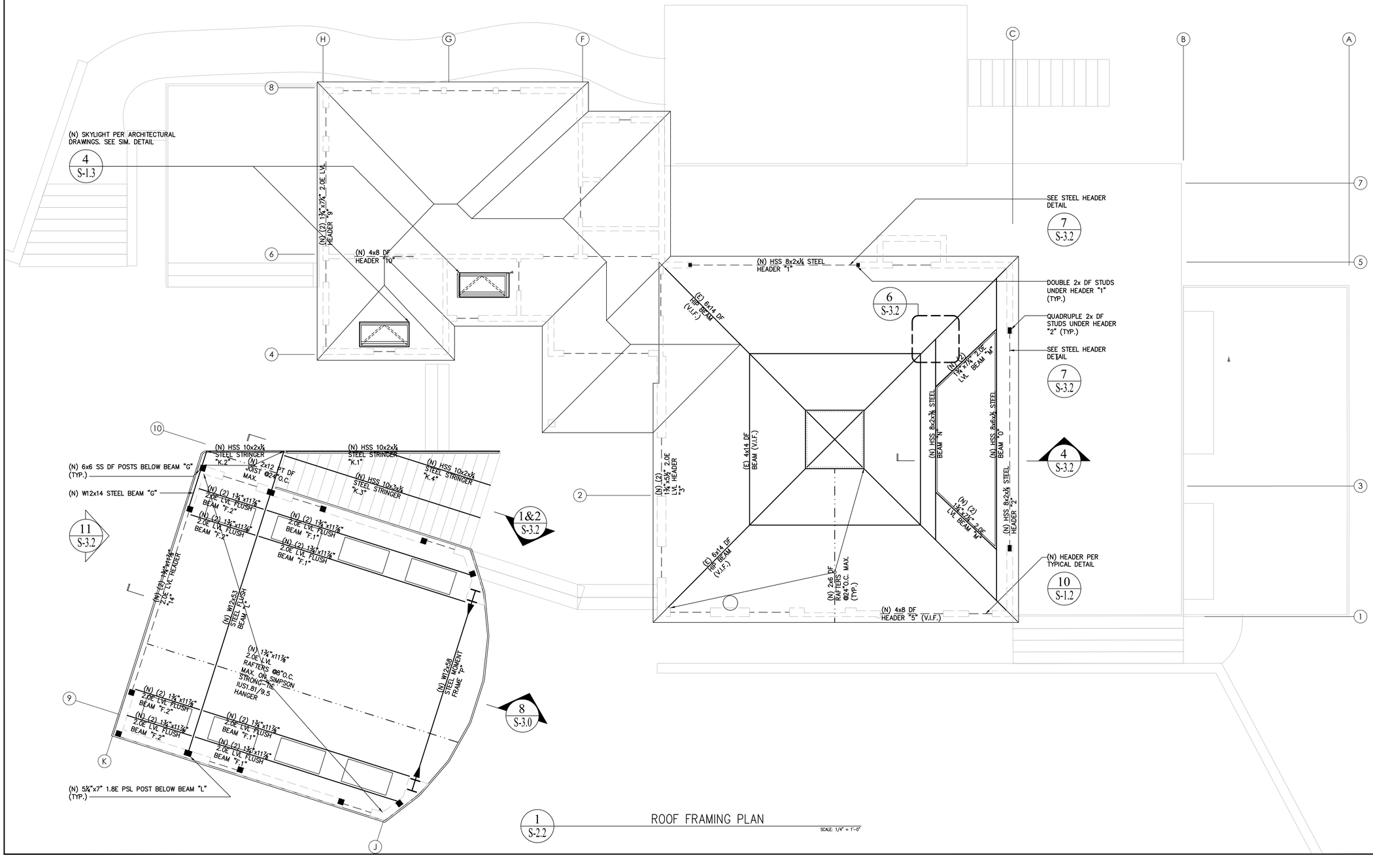
OF 11 SHEET

PLAN NOTES

1. AT SHEAR WALLS WITH CODE VALUES EXCEEDING 350 PLF, PROVIDE 3x SILL PL. AND 3x STUD (OR DBL 2x STUDS JOINED TOGETHER WITH SDS SCREWS @6"O.C. MAX.) AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED.
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3. ALL STEEL SHOP DRAWINGS TO BE APPROVED BY ENGINEER PRIOR TO FABRICATION.

PLAN LEGEND

- FOUNDATION WALL/ WALL ABOVE
- FOUNDATION BELOW
- WALL BELOW
- CONCRETE SLAB REINFORCEMENT
- JOIST
- BEAM
- POST ABOVE
- POST BELOW
- POST ABOVE & BELOW
- DRAG STRUT SEE DETAIL 3/S-1.3
- SHEARWALL ABOVE, SEE SCHEDULE 1/S-1.2
- HOLDOWN ABOVE (U.O.N.), SEE SCHEDULE 2/S-1.2
- HOLDOWN FROM STORY ABOVE
- HEADER BELOW
- W12x58 STEEL COLUMN MOMENT FRAME BELOW (U.O.N.) SEE TYP. DETAIL 1/S-3.1



1/S-2.2 ROOF FRAMING PLAN

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

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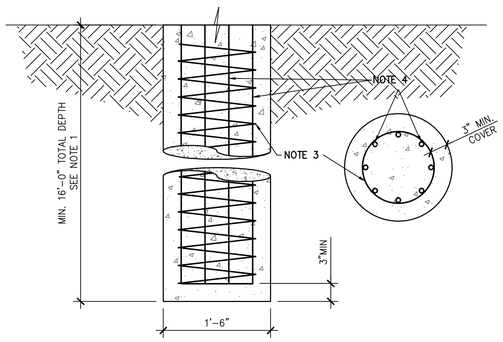
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APN: 199-271-11

ROOF FRAMING PLAN

DATE:	2026-07-10
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

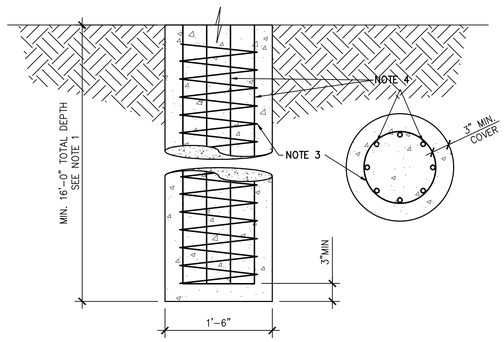
SHEET 7
S-2.2
OF 11 SHEET



NOTES:

1. DEPTH OF PIER VARIES DEPENDING ON THE DEPTH OF BEDROCK. 8'-0" MINIMUM INTO COMPETENT BEDROCK. CONTRACTOR SHALL CONTACT THE ENGINEER TO OBSERVE EXCAVATION AND VERIFY ADEQUATE DEPTH IN WRITING BEFORE POURING CONCRETE.
2. CONCRETE MINIMUM COMPRESSIVE STRENGTH FC=3000 PSI AT 28 DAYS.
3. USE #4 AT 3" PITCH.
4. USE (8) #6 VERTICAL REBAR BENT EXTEND ½ RETAINED HEIGHT (24" MIN) WHERE APPLY.

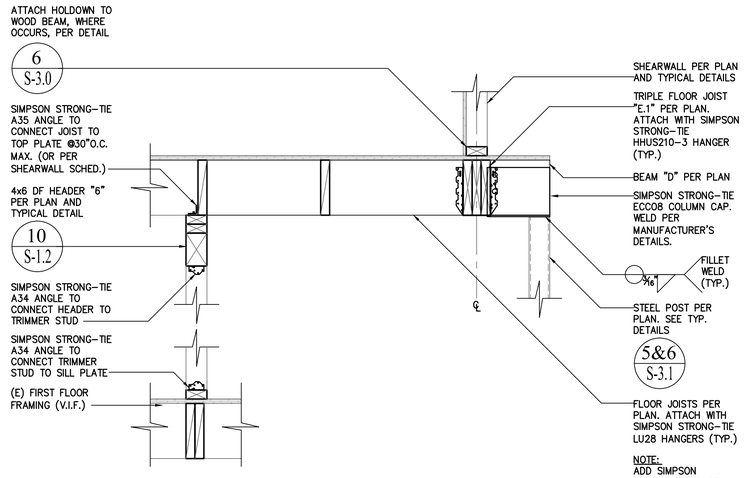
1 S-3.0 DRILLED PIER DETAIL (TYP.) SCALE: 1" = 1'-0"



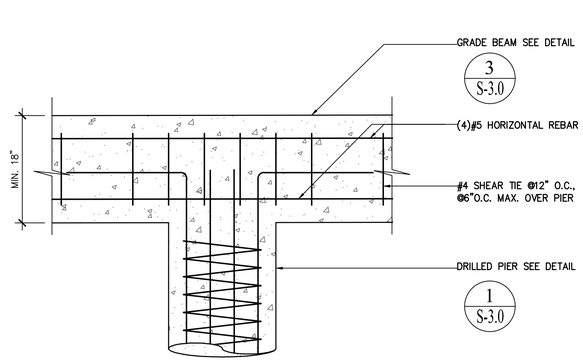
NOTES:

1. DEPTH OF PIER VARIES DEPENDING ON THE DEPTH OF BEDROCK. 8'-0" MINIMUM INTO COMPETENT BEDROCK. CONTRACTOR SHALL CONTACT THE ENGINEER TO OBSERVE EXCAVATION AND VERIFY ADEQUATE DEPTH IN WRITING BEFORE POURING CONCRETE.
2. CONCRETE MINIMUM COMPRESSIVE STRENGTH FC=3000 PSI AT 28 DAYS.
3. USE #4 AT 3" PITCH.
4. USE (8) #7 VERTICAL REBAR BENT EXTEND ½ RETAINED HEIGHT (24" MIN) WHERE APPLY.

4 S-3.0 DRILLED PIER DETAIL BELOW MOMENT FRAME SCALE: 1" = 1'-0"

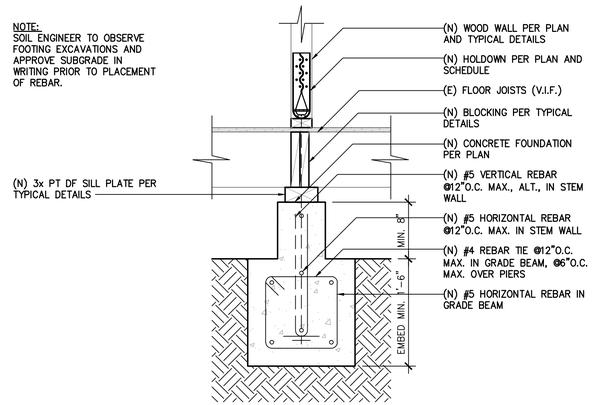


7 S-3.0 BEAM "D" DETAIL SCALE: 1" = 1'-0"

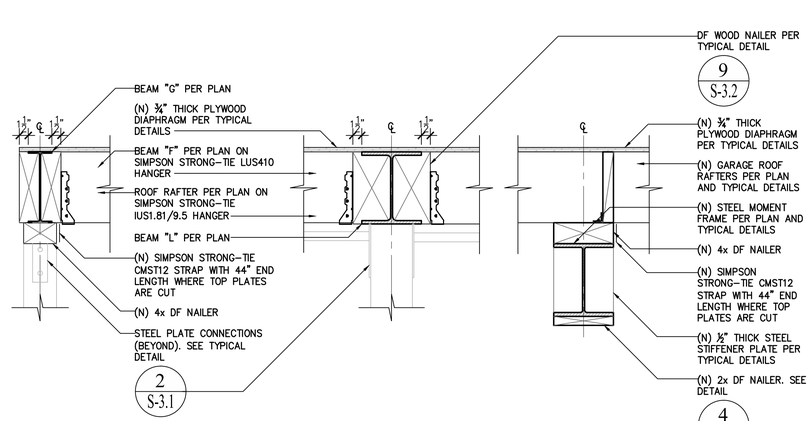


2 S-3.0 GRADE BEAM TO DRILLED PIER DETAIL SCALE: 1" = 1'-0"

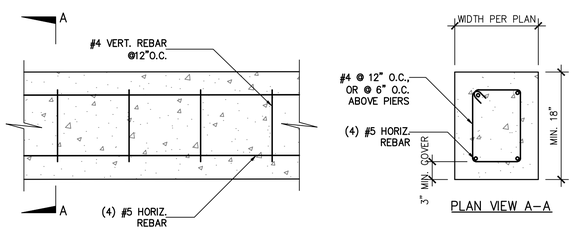
NOTE:
SOIL ENGINEER TO OBSERVE FOOTING EXCAVATIONS AND APPROVE SUBGRADE IN WRITING PRIOR TO PLACEMENT OF REBAR.



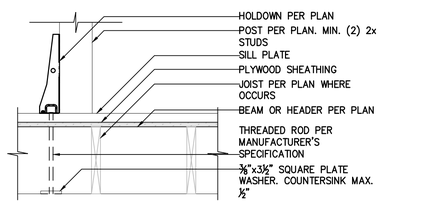
5 S-3.0 GRADE BEAM DETAIL WITH STEM WALL SCALE: 1" = 1'-0"



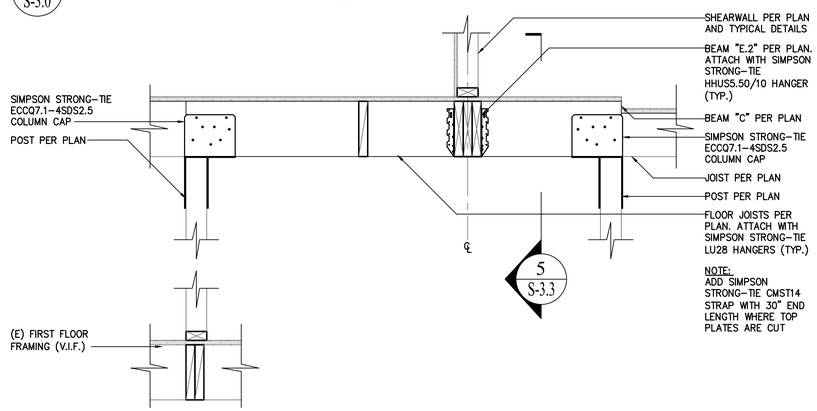
8 S-3.0 GARAGE ROOF SECTION SCALE: 1" = 1'-0"



3 S-3.0 GRADE BEAM DETAIL SCALE: 1" = 1'-0"



6 S-3.0 HOLDOWN -TO- WOOD BEAM DETAIL SCALE: 1" = 1'-0"



9 S-3.0 BEAM "C" DETAIL SCALE: 1" = 1'-0"

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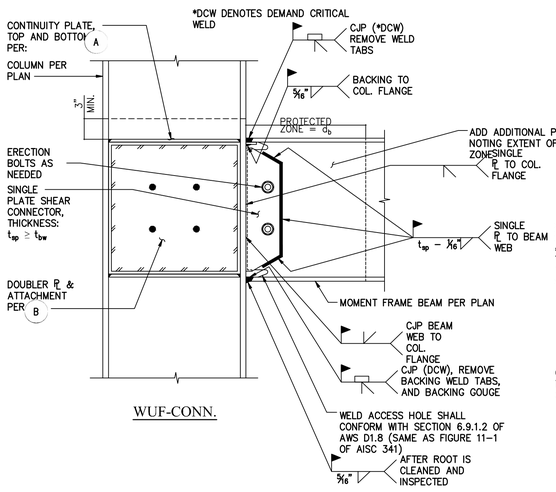
77 STARBUCK HOLDINGS LLC, RESIDENTIAL REMODEL & ADDITION

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APN: 199-271-11

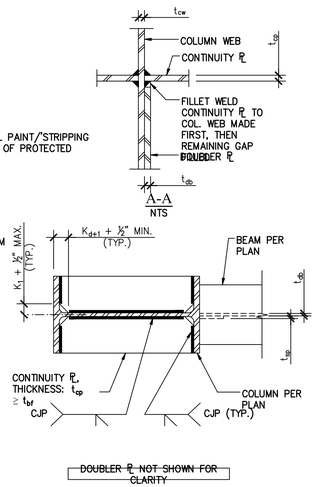
STRUCTURAL DETAILS

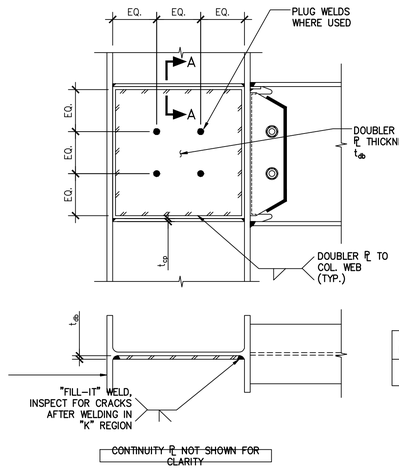
DATE:	2026-07-10
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

SHEET 8
S-3.0
OF 11 SHEET



WUF-CONN.





GENERAL NOTES:

1. REMOVE BACKING BAR AFTER WELDING AND BACK GAUGE. REINFORCE WITH 5/16" MIN. FILLET WELD AFTER CLEANED AND INSPECTED. EXCEPTION – NOT REQUIRED AT TOP FLANGE OR CONTINUITY PLATES. BACKING MAY BE LEFT IN PLACE IF ATTACHED TO COLUMN WEB WITH 5/16" MIN. FILLET WELD. THE USE OF NON-FUSABLE BACKING IS RECOMMENDED WHERE INSTALLED IN EXISTING CONSTRUCTION.
2. WELD ACCESS HOLES OF SUFFICIENT SIZE FOR WELD BACKING AND WELDING ACCESS SHALL BE PROVIDED PER THE WELD ACCESS HOLE DETAIL.
3. REMOVE WELD TABS TO 1/4" MAX. FROM EDGE OF CONTINUITY PLATE. GRIND EDGE OF WELD SMOOTH (500 μ-IN), NOT FLUSH. DO NOT GAUGE COLUMN FLANGE.
4. NO PERMANENT MECHANICAL FASTENERS, INCLUDING BUT NOT LIMITED TO WELDED/BOLTED CONNECTIONS SHALL BE PLACED WITHIN db/2 FROM THE COLUMN FACE.
5. CUT TOP AND BOTTOM FLANGES IN SMOOTH CIRCULAR ARC AS SHOWN. GRIND EDGES SMOOTH WITH DIRECTION OF GRINDING PARALLEL TO FLANGE. FINISHED EDGE SHALL BE FREE OF VERTICAL STRIATIONS.

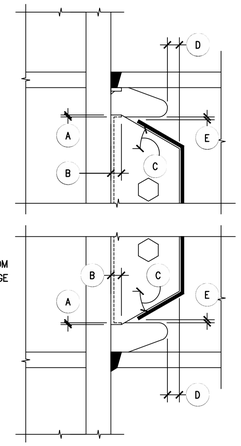
CONNECTION SCHEDULE

GRID LINE	COLUMN	BEAM	CONTINUITY PLATE		DOUBLER PLATE	
			REQ'D?	THK (in.)	REQ'D?	THK (in.)
J	W12x58	W12x58	????	t_f *	????	(1) 1/4"

* ROUND CONTINUITY PLATE THICKNESS UP TO NEAREST 1/8"

CONSTRUCTION NOTES:

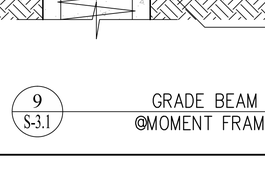
A. 1/4" (3MM) MIN., 1/2" (6MM) MAX.
B.
C. H. 1" (25MM) MIN.
D. C. 30° (±10°)
E. U. 2" (50MM) MIN.
E. 1/2" (6MM) MIN. DISTANCE 1" (25MM) MAX. DISTANCE, FROM END OF FILLET WELD TO EDGE OF WELD ACCESS HOLE

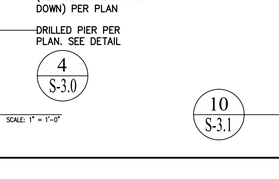


1 S-3.1 TYP. MOMENT FRAME DETAILS
SCALE: 1" = 1'-0"

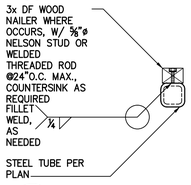
2 S-3.1 TYP. W-FLANGE BEAM -TO- WOOD POST DETAIL
SCALE: 3" = 1'-0"

3 S-3.1 TYP. W-FLANGE BEAM -TO- STEEL POST DETAIL
SCALE: 3" = 1'-0"

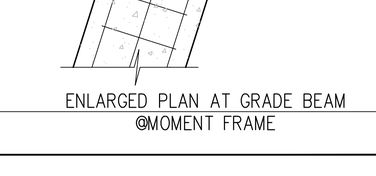




4 S-3.1 TYP. W-FLANGE NAILER DETAILS
SCALE: 1" = 1'-0"



5 S-3.1 TYP. HSS NAILER DETAIL
SCALE: 1" = 1'-0"



6 S-3.1 TYP. HSS POST BASE PLATE
SCALE: 1" = 1'-0"

7 S-3.1 MOMENT FRAME COLUMN BASE CONNECTION
SCALE: 1" = 1'-0"

8 S-3.1 MOMENT FRAME BASE PLATE
SCALE: 1" = 1'-0"

9 S-3.1 GRADE BEAM @MOMENT FRAME
SCALE: 1" = 1'-0"

10 S-3.1 ENLARGED PLAN AT GRADE BEAM @MOMENT FRAME
SCALE: 1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER DARYOUSH DARIUS ABOLHASSANI No. 58778 CIVIL STATE OF CALIFORNIA

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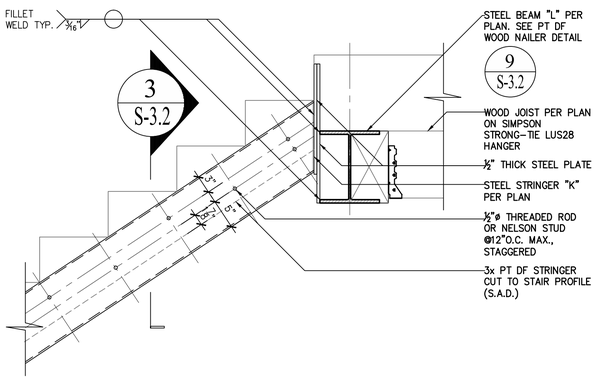
77 STARBUCK HOLDINGS LLC, RESIDENTIAL REMODEL & ADDITION

77 STARBUCK DRIVE, MUIR BEACH, CA 94965
APN: 199-271-11

STRUCTURAL DETAILS

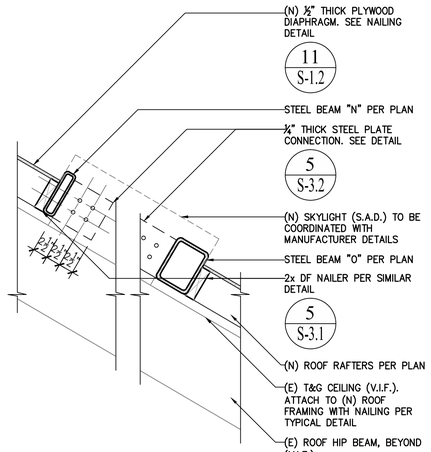
DATE: 2026-07-10
SCALE: AS SHOWN
DRAWN BY: DL
JOB NUMBER: 1606-2324M

SHEET 9
S-3.1
OF 11 SHEET



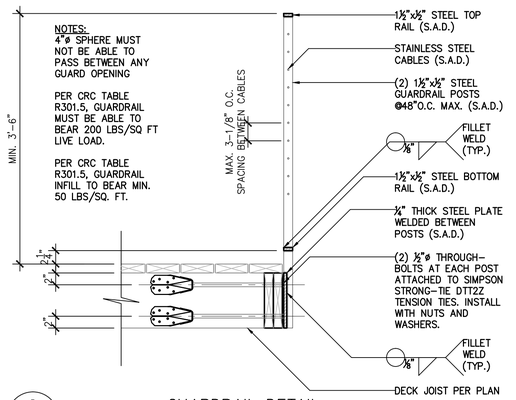
1 S-3.2 GARAGE STAIR DETAIL

SCALE: 1" = 1'-0"



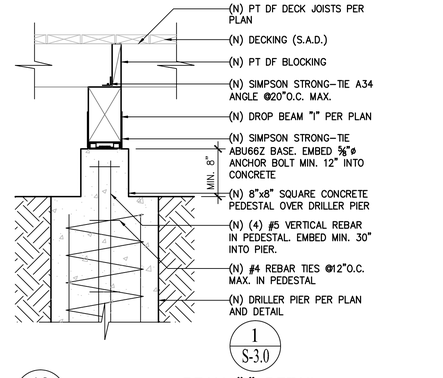
4 S-3.2 SKYLIGHT DETAIL

SCALE: 1" = 1'-0"



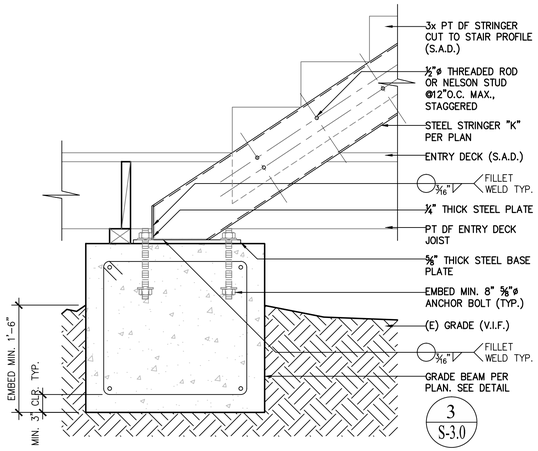
8 S-3.2 GUARDRAIL DETAIL

SCALE: 1" = 1'-0"



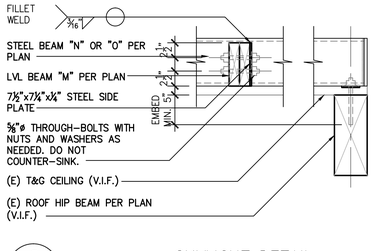
12 S-3.2 BEAM "I" DETAIL

SCALE: 1" = 1'-0"



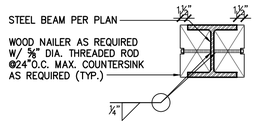
2 S-3.2 GARAGE STAIR DETAIL

SCALE: 1" = 1'-0"



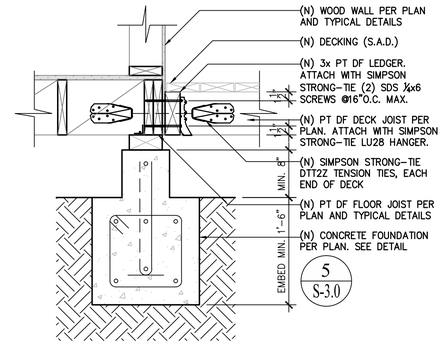
5 S-3.2 SKYLIGHT DETAIL

SCALE: 1" = 1'-0"



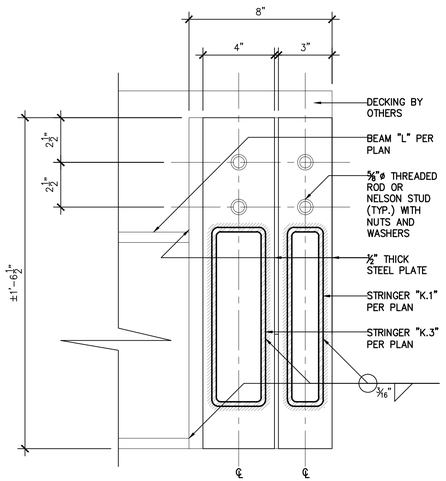
9 S-3.2 NAILER DETAIL

SCALE: 1" = 1'-0"



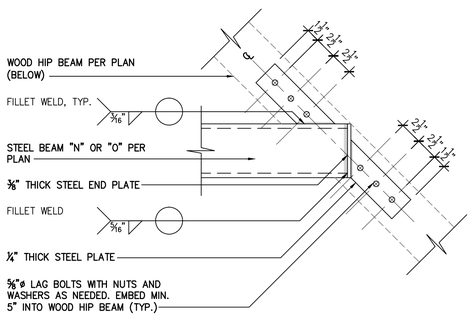
13 S-3.2 LEDGER DETAIL

SCALE: 1" = 1'-0"



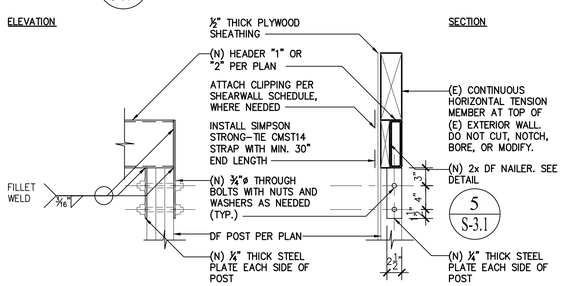
3 S-3.2 STRINGER "K" DETAIL

SCALE: 3" = 1'-0"



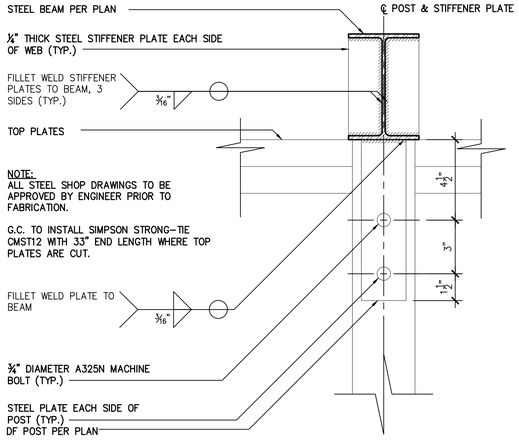
6 S-3.2 SKYLIGHT DETAIL

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



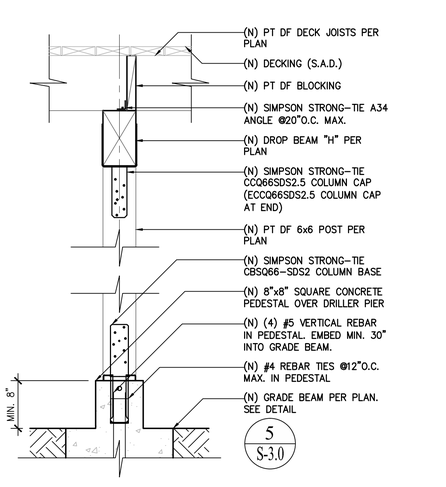
7 S-3.2 HEADER "1" AND "2" DETAIL

SCALE: 1" = 1'-0"



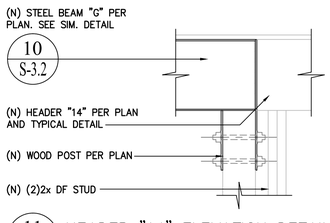
10 S-3.2 TYP. W-FLANGE BEAM -TO- WOOD POST DETAIL

SCALE: 3" = 1'-0"



14 S-3.2 BEAM "H" DETAIL

SCALE: 1" = 1'-0"



11 S-3.2 HEADER "14" ELEVATION DETAIL

SCALE: 1" = 1'-0"

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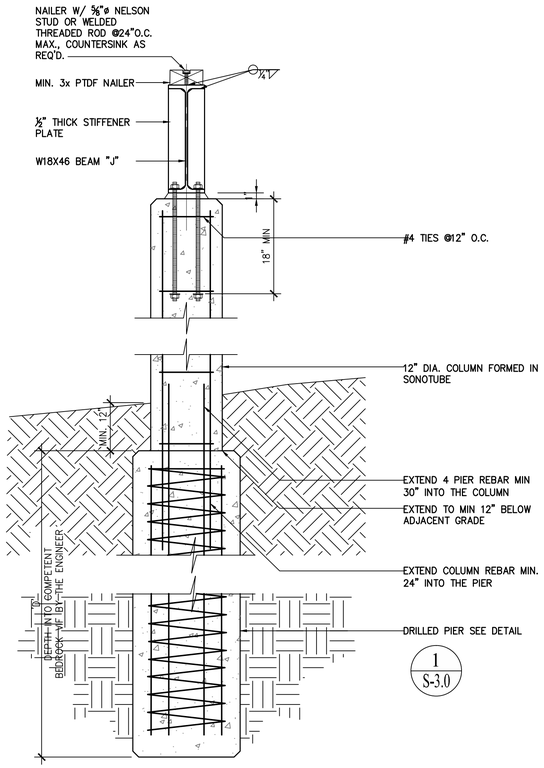
STRUCTURAL DETAILS

DATE:	2026-07-10
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

SHEET 10

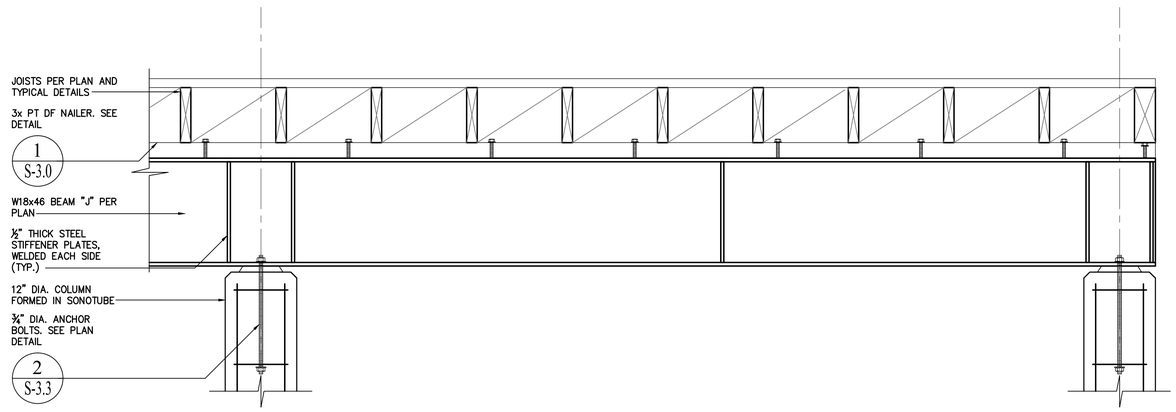
S-3.2

OF 11 SHEET



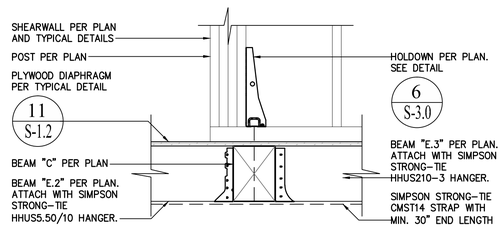
1 S-3.3 BEAM "J" SECTION DETAIL

SCALE: 1" = 1'-0"



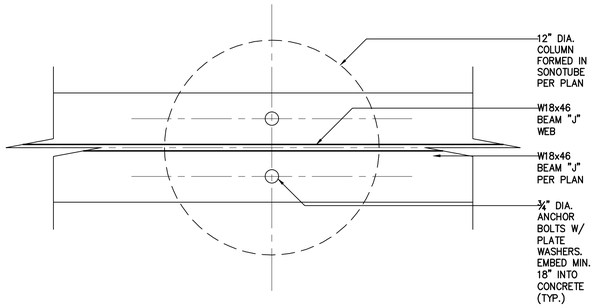
3 S-3.3 BEAM "J" ELEVATION DETAIL

SCALE: 1" = 1'-0"



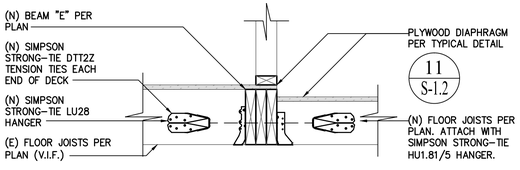
5 S-3.3 BEAM "C" DETAIL

SCALE: 1" = 1'-0"



2 S-3.3 BEAM "J" PLAN DETAIL

SCALE: 3" = 1'-0"



4 S-3.3 BEAM "E" DETAIL

SCALE: 1" = 1'-0"

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APN: 199-271-11

STRUCTURAL DETAILS

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DRAWN BY:	DL
JOB NUMBER:	1606-2324M

SHEET 11

S-3.3

OF 11 SHEET

CIVIL NOTES

GENERAL

1. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. APPLICABLE CODES INCLUDE THE 2025 EDITION OF:
   - CALIFORNIA BUILDING CODE (CBC)
   - CALIFORNIA RESIDENTIAL CODE (CRC)
   - CALIFORNIA PLUMBING CODE (CPC)
   - CALIFORNIA ELECTRICAL CODE
   - CALIFORNIA MECHANICAL CODE (CMC)
   - CALIFORNIA GREEN BUILDING STANDARDS CODE
   - CALIFORNIA ENERGY CODE
   - CALIFORNIA FIRE CODE (CFC)

2. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT THE SUBJECT SITE. COMPARE CIVIL DRAWINGS WITH ARCHITECTURAL, AND SURVEY, DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK. DO NOT PROCEED WITH CONSTRUCTION IF DISCREPANCIES ARE DETECTED UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

3. UNLESS OTHERWISE SHOWN OR NOTED ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.

4. THE CONTRACTOR AND SPECIAL INSPECTOR ARE ENCOURAGED TO CONTACT THE ENGINEER REGARDING ANY QUESTIONS OF INTERPRETATION OF THESE SPECIFICATIONS AND DRAWINGS.

5. SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL WORK IN COMPLIANCE WITH CAL/OSHA–TITLE 8 SAFETY REGULATIONS AND SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PEOPLE AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. SHORING AND BRACING OF THE SOIL, AND THE EXISTING AND NEW STRUCTURES SHALL BE INSTALLED WHERE NECESSARY TO ADEQUATELY SUPPORT THE IMPOSED VERTICAL AND LATERAL LOADS, AND SHALL BE MAINTAINED UNTIL THE NEW STRUCTURE CAN SUPPORT THE ANTICIPATED LOADS. THE ENGINEER'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

6. UNDERGROUND SERVICE ALERT (USA) TO CHECK THE CONSTRUCTION AREA FOR ANY UNDERGROUND UTILITIES. DO NOT PROCEED WITH CONSTRUCTION UNTIL USA CLEARANCE HAS BEEN GRANTED.

7. APPROPRIATE GRADING PERMITS AND CONSTRUCTION PERMITS SHALL BE OBTAINED FROM THE COUNTY OF MARIN AND ALL GOVERNING AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

8. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK AND/OR USE OF THE PUBLIC RIGHT–OF–WAY, SUCH AS: CONSTRUCTION STAGING, TEMPORARY POWER, PORTA POTTY, DEBRIS BOX, TERMINATION OF THE SITE DRAINAGE SYSTEM, ETC.

9. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING PLAN AND CONSTRUCTION SCHEDULE TO THE COUNTY OF MARIN FOR THEIR REVIEW AND APPROVAL.

10. THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AT ALL TIMES WHICH IS FREE OF ALL DEBRIS, HAZARDOUS MATERIALS, OR STOCKPILED MATERIALS UNLESS APPROVED BY THE COUNTY OF MARIN: ALL APPROVED STOCKPILES SHALL BE COVERED AND PROTECTED TO PREVENT STORMWATER POLLUTION.

11. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.

12. WHEN NEEDED, PROVIDE REGULAR (BUT CONTROLLED) WATER SPRAYING OF THE GRADING OPERATION TO MINIMIZE DUST PRODUCTION.

13. SAFETY OF WORKERS, PERSONNEL, AND RESIDENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE LOCAL AND REGIONAL SAFETY STANDARDS AT ALL TIMES. WORKERS SHALL BE PROVIDED WITH SAFETY ATTIRE APPROPRIATE TO THE JOB CONDITIONS.

14. THE WORKERS SHALL BE EQUIPPED WITH HARD HATS, SAFETY WORK BOOTS, AND SAFETY GLOVES, AT ALL TIMES DURING THE PROJECT. DIRECTIONS AND TELEPHONE NUMBERS OF THE NEAREST EMERGENCY MEDICAL FACILITY SHOULD BE PROVIDED AND EASILY ACCESSIBLE AT THE SITE.

15. ANY HEAVY EQUIPMENT USED SHALL BE CLEAN AND FREE OF HYDRAULIC OR OIL LEAKS. THE EQUIPMENT SHALL BE PARKED, FUELED, AND MAINTAINED IN PERMITTED LOCATIONS.

16. FILL SHOULD BE PLACED IN 9 INCH LIFTS WITH MOISTURE ADDED TO THE LIFTS TO BRING THEM CLOSE TO OPTIMUM MOISTURE CONTENT. COMPACTION FOR FILLS IS TO BE 95% OF ASTM REQUIREMENTS OR 85% RELATIVE COMPACTION. WHERE SOIL FILLS ARE PLACED ON STEEP SLOPE, BENCHING SHALL BE REQUIRED AS DIRECTED BY THE GEOTECHNICAL ENGINEER AT THE SITE.

17. ALL SLOPES SHOULD BE PLANTED WITH FAST–GROWING, DEEP ROOTED GROUND COVER TO REDUCE EROSION DURING HEAVY RAINS. JUTE MATTING AND NETTING ARE RECOMMENDED TO SUPPORT GRASS SEEDING AND YOUNG PLANTS FOR GROUND COVER.

18. SURFACE WATER SHOULD BE DIVERTED AWAY FROM FOUNDATIONS. SURFACE DRAINAGE FROM GARDENS AND PATIOS SHOULD BE CHANNELED DOWNSLOPE INTO AN ENERGY DISSIPATER. SURFACE WATER SHOULD NOT BE INTRODUCED TO THE FOUNDATION DRAINS. ROOFS SHALL BE SLOPED TOWARD THE GUTTERS AND GUTTERS SHALL BE DIRECTED INTO THE DOWNSPOUTS.

19. TEMPORARY CUT SLOPES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED PER THE GUIDELINES OF CAL OSHA

20. EXCAVATED SOIL FREE FROM ORGANICS AND DELETERIOUS MATERIAL MAY BE USED AS FILL IN ACCORDANCE WITH OUR RECOMMENDATIONS.

21. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE 318–89.

22. AGGREGATE SHALL CONFORM TO ASTM C33 AND C88. MAXIMUM SIZE IN ALL CONCRETE SHALL BE ¾".

23. DRAINAGE REQUIREMENTS OF THE COUNTY OF MARIN SHOULD BE REFERENCED AS STANDARD.

24. THE FOLLOWING APPLIES TO CONSTRUCTION DURING WET SEASON. STARTING OCTOBER 15 AND APRIL 15. AN EROSION CONTROL PLAN SHALL BE SUBMITTED FOR THE APPROVAL OF THE COUNTY OF MARIN. THESE MEASURED SHALL BE BASED UPON THE ANTICIPATED STATUS OF THE GRADING OPERATION DURING THE WET SEASON. THE PLANS SHALL INCLUDE THE INSPECTION, MONITORING, AND MAINTENANCE SCHEDULES. THE COUNTY ENGINEER WILL RESPOND WITH REQUIRED REVISIONS TO THE PLAN.

25. THE CONTRACTOR SHALL PREVENT STORMWATER POLLUTION FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL CONFORM TO THE "BEST MANAGEMENT PRACTICES" TO PREVENT STORMWATER POLLUTION FROM CONSTRUCTION RELATED ACTIVITIES AS APPROVES BY "BASMAA" (BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION).

26. DIRECTION FOR PLANTING, IRRIGATION, LANDSCAPING, AND FENCES, ARE NOT PART OF THIS PLAN.

27. STORE, HANDLE, AND DISPOSE OF, CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASH WATERS, SLURRIES, PAINT, OR OTHER MATERIALS TO ENTER CATCH BASINS, OR TO ENTER SITE RUNOFF.

28. USE FILTRATION OR OTHER MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

29. INSTALL FILTER FABRIC BAGS INSIDE ALL CATCH BASINS TO FILTER OUT SILT FROM STORMWATER RUNOFF, AND MAINTAIN DURING WINTERS.

30. COUNTY OF MARIN BUILDING DEPARTMENT MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF ANY WORK IS PERFORMED CONTRARY TO CBC APPENDIX J, COUNTY OF MARIN CODE OR REGULATIONS, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC.

31. IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED FOR AN ON–SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHAEOLOGISTS' RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE DISCOVERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER.

32. SHOULD GRADING OR EXCAVATION OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.

33. RETAINING WALLS, UNLESS EXEMPTED, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.

34. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EXCAVATIONS BEFORE INSTALLATION OF LINERS AND/OR FILL. IN ADDITION, FILL COMPACTION SHALL BE EVALUATED AND APPROVED IN WRITING.

35. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND CERTIFY IN WRITING THAT THE GRADING WAS PERFORMED IN CONFORMANCE WITH THE GRADING PLAN AND APPROVED GEOTECHNICAL REPORT.

36. THE PLAN PREPARER SHALL CERTIFY TO THE COUNTY IN WRITING UPON THE COMPLETION OF WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION.

37. THE DESIGN ENGINEER SHALL INSPECT AND CERTIFY IN WRITING TO DPW THAT EACH RETAINING WALL WAS CONSTRUCTED PER APPROVED PLAN AND FIELD DIRECTION.

* CUT AND FILL CALCULATION*

	CUT (CYD)	FILL (CYD)
ADDITION	5	
DECKS	7	
GARAGE	10	
LANDSCAPING		23

NET FILL: 1 CYD
*APPROXIMATE ONLY

DESIGN BASIS

1. CONSTRUCTION CONFORMANCE WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

2. THESE DRAWINGS ARE BASED UPON:
   ––ARCHITECTURAL PLANS ENTITLED "77 STARBUCK HOLDINGS, 77 STARBUCK DRIVE, MUIR BEACH, CA 94965," PREPARED BY ROSSINGTON ARCHITECTURE, AND DATED 2026–08–13
   ––A GEOTECHNICAL REPORT ENTITLED "HOUSE ADDITION AND REMODEL 77 STARBUCK DRIVE, MUIR BEACH, CALIFORNIA," PREPARED BY DAC ASSOCIATES, INC., AND DATED AUGUST 7, 2024.

CONCRETE

1. CONCRETE CEMENT SHALL CONFORM TO ASTM C–150 & C–595, AND SHALL BE TYPE II. TYPE I CEMENT MAY BE USED IN AREAS NOT IN CONTACT WITH EARTH. AGGREGATE SHALL BE FREE OF ALKA;I REACTIVITY. WATER/CEMENT RATIO SHALL NOT EXCEED 0.45% FOR NORMAL WEIGHT CONCRETE, 0.02% FOR "NON–SHRINK CONCRETE" AND 0.055% FOR LIGHTWEIGHT CONCRETE FILL ON METAL DECK. ACID SOLUBLE CHOLRIDE–FREE ADMIXTURES AND PLASTICIZERS FOR WORKABILITY MAY BE USED IF APPROVED BY THE TESTING LABORATORY AND ENGINEER. BECAUSE EXCESS WATER REDUCES CONCRETE STRENGTH, ADDING WATER AT THE SITE IS DISCOURAGED AND SHALL NOT EXCEED ONE GALLON PER CUBIC YARD.

2. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS (UNLESS OTHERWISE NOTED ON THE DRAWINGS).

LOCATION	STRENGTH	AGGREGATE
SLAB–ON–GRADE AND PAVEMENTS	3000 PSI	HARDROCK, ¾"MIN – 1½" MAX.

3. CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION BETWEEN PREDETERMINED CONSTRUCTION JOINTS.

4. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 7 DAYS AFTER PLACEMENT IN ANY APPROVED MANNER. FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.

5. CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL, DRAWINGS LOCATING AND DETAILING ALL PROPOSED CONSTRUCTION/CONTROL JOINTS IN CONCRETE PRIOR TO COMMENCING WORK. CONSTRUCTION JOINT SHALL BE ROUGHENED, EXPOSING CLEAN AGGREGATE TO ¼" DEPTH SOLIDLY EMBEDDED IN MORTAR MATRIX, AND SHALL INCLUDE SHEAR KEYS AND DOWELS AS REQUIRED BY THE ENGINEER.

6. THE LOCATION AND PROTECTION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UTILITY PIPES RUN THROUGH, OR WITHIN 24" BELOW, ANY NEW CONCRETE CONSTRUCTION. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH DESIGN DETAILS UNDER SUCH CIRCUMSTANCES.

7. PATCHING OF CONCRETE: ALL INSERTS HOLES, AND OTHER IMPERFECTIONS ON THE SURFACE OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED, AND SACKED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATERTIGHT.

8. CHAMFER ALL CORNERS ¾", EXCEPT TOP EDGES OF SLABS AND BEAMS, UNLESS OTHERWISE NOTED.

9. CONCRETE SLAB–ON–GRADE SHALL HAVE A MINIMUM THICKNESS OF 4" WHERE NOT SPECIFIED IN STRUCTURAL PLANS. CONCRETE FLOOR SLAB–ON–GRADE SHALL BE PLACED ON PREPARED SUBGRADE PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT UNLESS OTHERWISE SPECIFIED ON PLANS.

10. ALL CONCRETE SHALL BE PLACED ON COMPETENT SUBGRADE, AS DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.

TOTAL SITE AREA	46,151 SQ. FT.	100.0%
(E) IMPERMEABLE AREA	3169 SQ. FT.	6.9%
(E) PERMEABLE AREA	42,982 SQ. FT.	93.1%
(N) IMPERMEABLE AREA	3244 SQ. FT.	7.0%
(N) PERMEABLE AREA	42,907 SQ. FT.	93.0%

CONSTRUCTION OBSERVATION

1. DAC ASSOCIATES, INC., SHALL OBSERVE AND APPROVE IN WRITING GRADING OPERATIONS AND INSTALLATION OF DRAINAGE FEATURES. CONTRACTOR TO NOTIFY ENGINEER OF COMMENCEMENT OF SUCH OPERATIONS AT LEAST 72 HOURS IN ADVANCE.



1 C-1.0 VICINITY MAP NTS

N

SHEET INDEX

C–1.0	CIVIL COVERSHEET
C–2.0	GRADING AND DRAINAGE PLAN
C–3.0	CIVIL DETAILS
C–4.0	EROSION CONTROL PLAN AND DETAILS
C–5.0	DRAINAGE MAP
C–6.0	EROSION CONTROL NOTES & POLLUTION PREVENTION NOTES

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DAC

REGISTERED PROFESSIONAL ENGINEER DARYOUSH DARIUS ABOLHASSANI No. 58778 CIVIL STATE OF CALIFORNIA

77 STARBUCK HOLDINGS LLC, RESIDENTIAL REMODEL & ADDITION
77 STARBUCK DRIVE, MUIR BEACH, CA 94965
APN: 199-271-11

GENERAL NOTES

DATE:	2026–08–21
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606–2324M

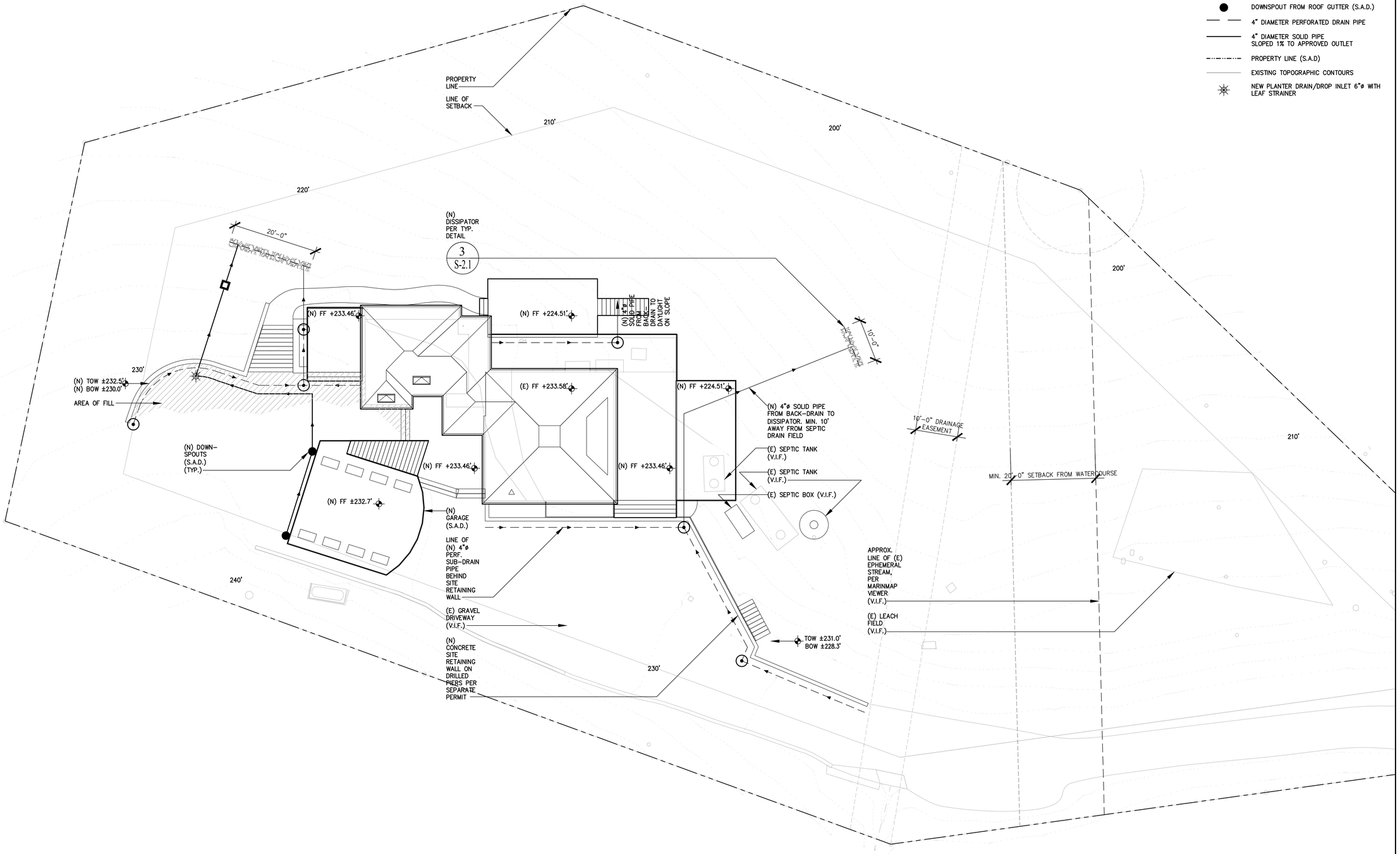
SHEET 1
C-1.0
OF 6 SHEET

ABBREVIATIONS

FF	FINISHED FLOOR
TOW	TOP OF WALL
EC	EXISTING GRADE
BOW	BOTTOM OF WALL

LEGEND

- 12"x12"CATCH BASIN. SEE DETAIL 2 ON SHEET C-3.0
- CLEAN OUT. SEE DETAIL 3 ON SHEET C-3.0
- DOWNSPOUT FROM ROOF GUTTER (S.A.D.)
- 4" DIAMETER PERFORATED DRAIN PIPE
- 4" DIAMETER SOLID PIPE SLOPED 1% TO APPROVED OUTLET
- PROPERTY LINE (S.A.D)
- EXISTING TOPOGRAPHIC CONTOURS
- NEW PLANTER DRAIN/DROP INLET 6"ø WITH LEAF STRAINER



1 / C-2.0 GRADING & DRAINAGE PLAN

SCALE: 3/16" = 1'-0"

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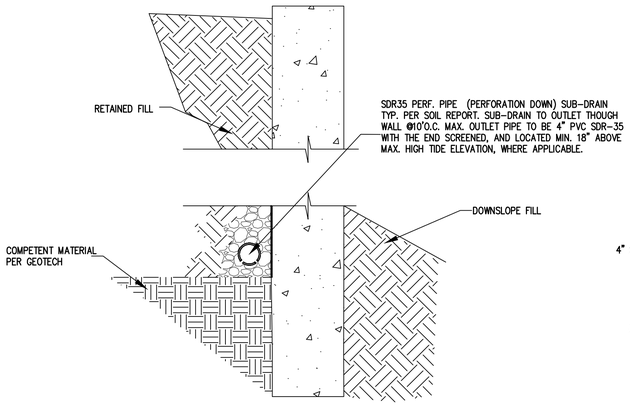
GRADING AND DRAINAGE PLAN

DATE:	2026-08-21
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

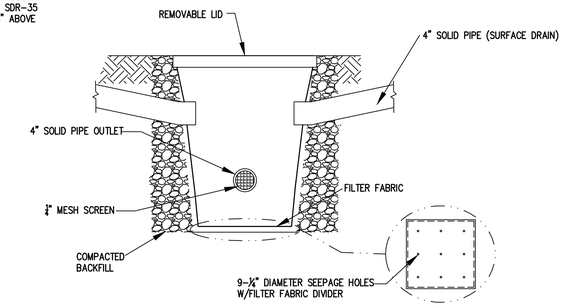
SHEET 2

C-2.0

OF 6 SHEET



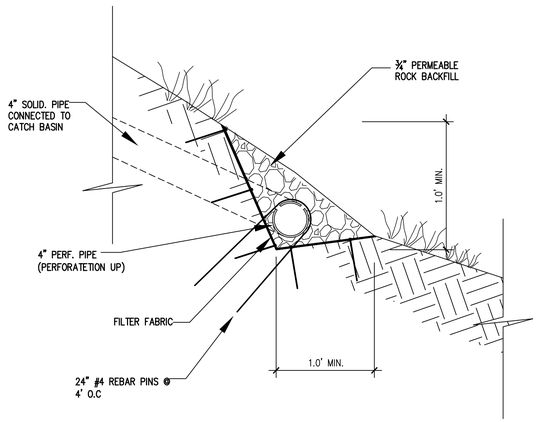
1 C-3.0 TYPICAL RETAINING WALL DRAINAGE
NTS



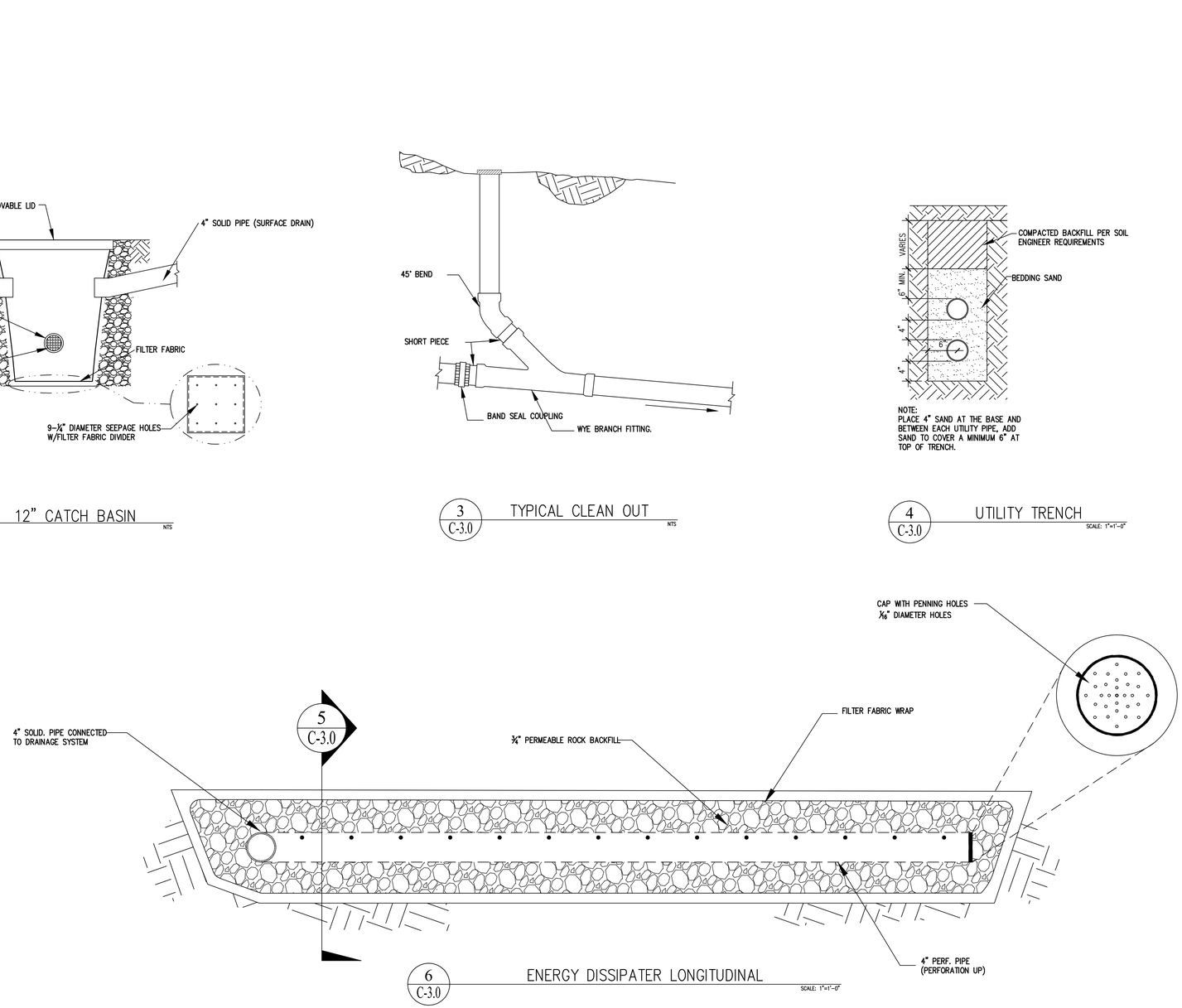
2 C-3.0 12" CATCH BASIN
NTS

3 C-3.0 TYPICAL CLEAN OUT
NTS

4 C-3.0 UTILITY TRENCH
SCALE: 1"=1'-0"



5 C-3.0 ENERGY DISSIPATER
SCALE: 1"=1'-0"



6 C-3.0 ENERGY DISSIPATER LONGITUDINAL
SCALE: 1"=1'-0"

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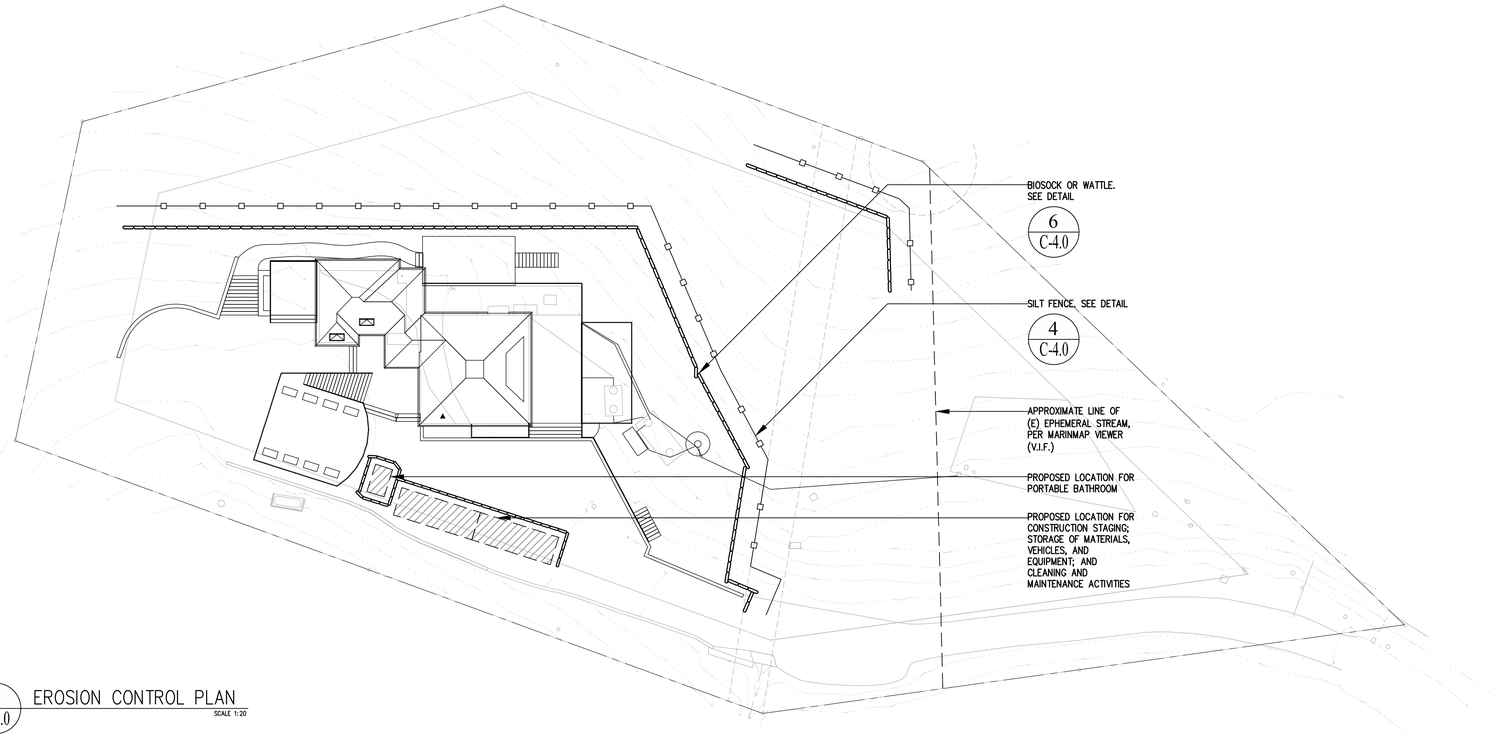
REGISTERED PROFESSIONAL ENGINEER
DARYOUSH DARIUS ABOLHASSANI
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STATE OF CALIFORNIA

77 STARBUCK HOLDINGS LLC, RESIDENTIAL REMODEL & ADDITION
77 STARBUCK DRIVE, MUIR BEACH, CA 94965
APN: 199-271-11

CIVIL DETAILS

DATE: 2026-08-21
SCALE: AS SHOWN
DRAWN BY: DL
JOB NUMBER: 1606-2324M

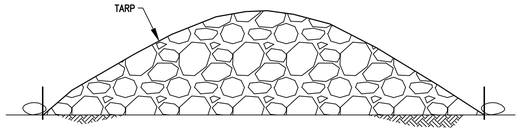
SHEET 3
C-3.0
OF 6 SHEET



1 C-4.0 EROSION CONTROL PLAN
SCALE: 1:20

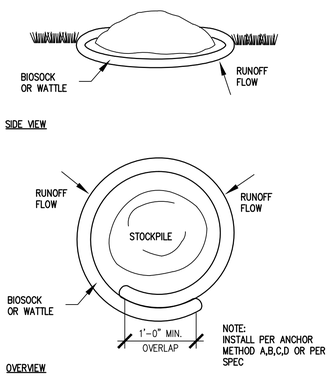
SWPPP NOTES

1. SITE PLAN IS BASED UPON PLANS PREPARED BY SURVEYOR.
2. ANY SILT THAT BUILDS UP BEHIND THE SILT FENCE SHALL BE REMOVED. REGULARLY MONITOR THE EROSION CONTROL FACILITIES.
3. MINIMIZE THE AMOUNT OF EARTHWORK EXPOSED AT ANY ONE TIME.
4. ALL MODIFICATIONS AND ALL EROSION CONTROL REPAIRS SHALL BE NOTED ON THIS PLAN AND KEPT UPDATED BY THE CONTRACTOR IN THE FIELD DURING CONSTRUCTION.
5. ALL EROSION CONTROL FEATURES SHALL BE REGULARLY MONITORED AND REPLACED IF NECESSARY.
6. AFTER STORM EVENTS, ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND THEIR OPERATION VERIFIED.
7. ANY EXCAVATED MATERIAL STOCKPILED ON SITE SHALL BE COVERED WITH 15 MIL PLASTIC (TARP) AND THE ENDS HELD DOWN WITH SAND BAGS. ALTERNATIVELY, OTHER CONTROL MEASURES, SUCH AS BIO-SOCK, SHALL BE UTILIZED.
8. ANY MATERIAL OR DEBRIS STOCKPILED ON SITE SHALL BE CONTAINED BY WATTLES (OR EQUIVALENT).
9. MINIMIZE THE AMOUNT OF MATERIAL STOCKPILED ON SITE.
10. ADDITIONAL SANDBAGS, WATTLES, AND OTHER EROSION CONTROL MATERIAL SHALL BE STORED ON SITE TO ALLOW FOR IMMEDIATE REPAIR OF PROPOSED FACILITY.
11. REMOVE SEDIMENT BEFORE ACCUMULATION REACHES ½ OF THE BARRIER HEIGHT.
12. THE ACTUAL AMOUNT AND TYPES OF EROSION CONTROL DEVICES WILL VARY BASED ON CONSTRUCTION METHODOLOGIES AND STAGING. THIS PLAN SHOWS A MINIMUM REQUIREMENT AND SHALL BE SUPPLEMENTED AS NEEDED.
13. WATTLE DIKES OR EQUIVALENT SYSTEMS SHALL BE INSTALLED AT LOCATIONS WHERE SLOPE RUNOFF ARE LEADING TO STORM WATER INLET FACILITIES.
14. HYDRO-SEED ALL EXPOSED AREAS OF EARTH PRIOR TO START OF RAINY SEASON. IF RAIN IS IMMINENT OR GRASS IS NOT MATURE PRIOR TO OCTOBER 15TH, COVER EXPOSED EARTH WITH STRAW AND TACKIFIER.
15. IN DRY WEATHER CONDITION, MINIMIZE DUST PRODUCTION BY FREQUENTLY SPRAYING WATER IN THE AREAS WHERE EXCAVATION/GRADING OPERATIONS ARE BEING PERFORMED.
16. BEFORE A REQUEST FOR A FINAL INSPECTION, ANY AREA WHERE SOIL IS DISTURBED MUST BE RE-VEGETATED WITH A GROUND COVER ACCEPTABLE TO THE COUNTY OF MARIN, OR A PERMANENT EROSION CONTROL SYSTEM SUCH AS AN EROSION CONTROL BLANKET OR MULCH COVERED WITH A TACKIFIER. THERE ARE NO EXCEPTIONS TO THIS REQUIREMENT, AND TEMPORARY PLANTING MAY BE REQUIRED TO COMPLY. FOR INFORMATION AND DETAILS ON PERMANENT EROSION CONTROL METHODS, REFER TO MCSTOPP.ORG. TREATMENT FOR STABILIZING ANY BARE SOIL MUST BE CLEARLY DESCRIBED ON THE DRAWINGS.



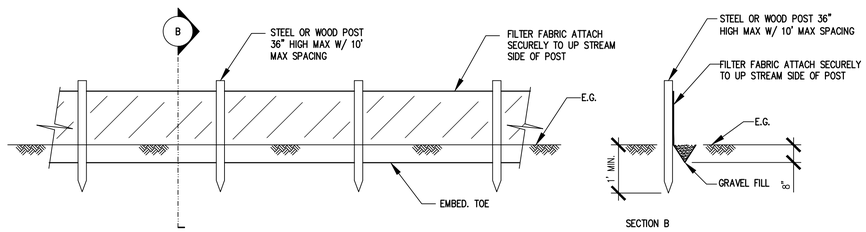
NOTE:
STOCKPILE SLOPE NOT STEEPER THAN 5:1 (HORIZONTAL:VERTICAL)

2 C-4.0 MATERIAL STOCKPILE
NTS

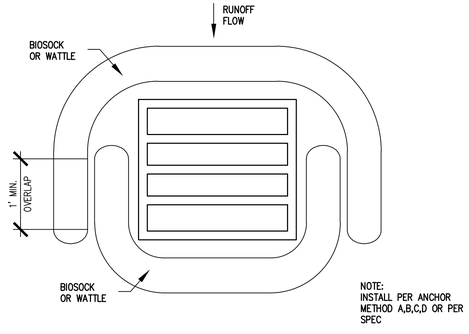


NOTE:
INSTALL PER ANCHOR METHOD A,B,C,D OR PER SPEC

3 C-4.0 MATERIAL STOCKPILE CONTAINMENT
NTS

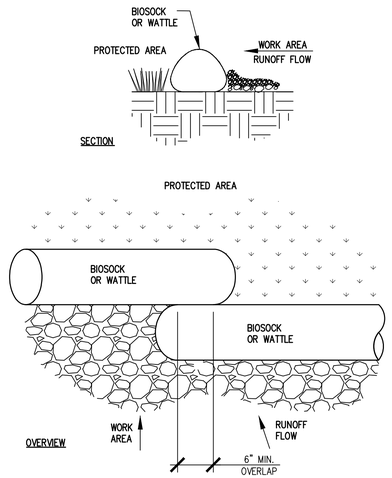


4 C-4.0 SILT FENCE
NTS



NOTE:
INSTALL PER ANCHOR METHOD A,B,C,D OR PER SPEC

5 C-4.0 INLET PROTECTION
NTS



6 C-4.0 BIOSOCK INSTALLATION
NTS

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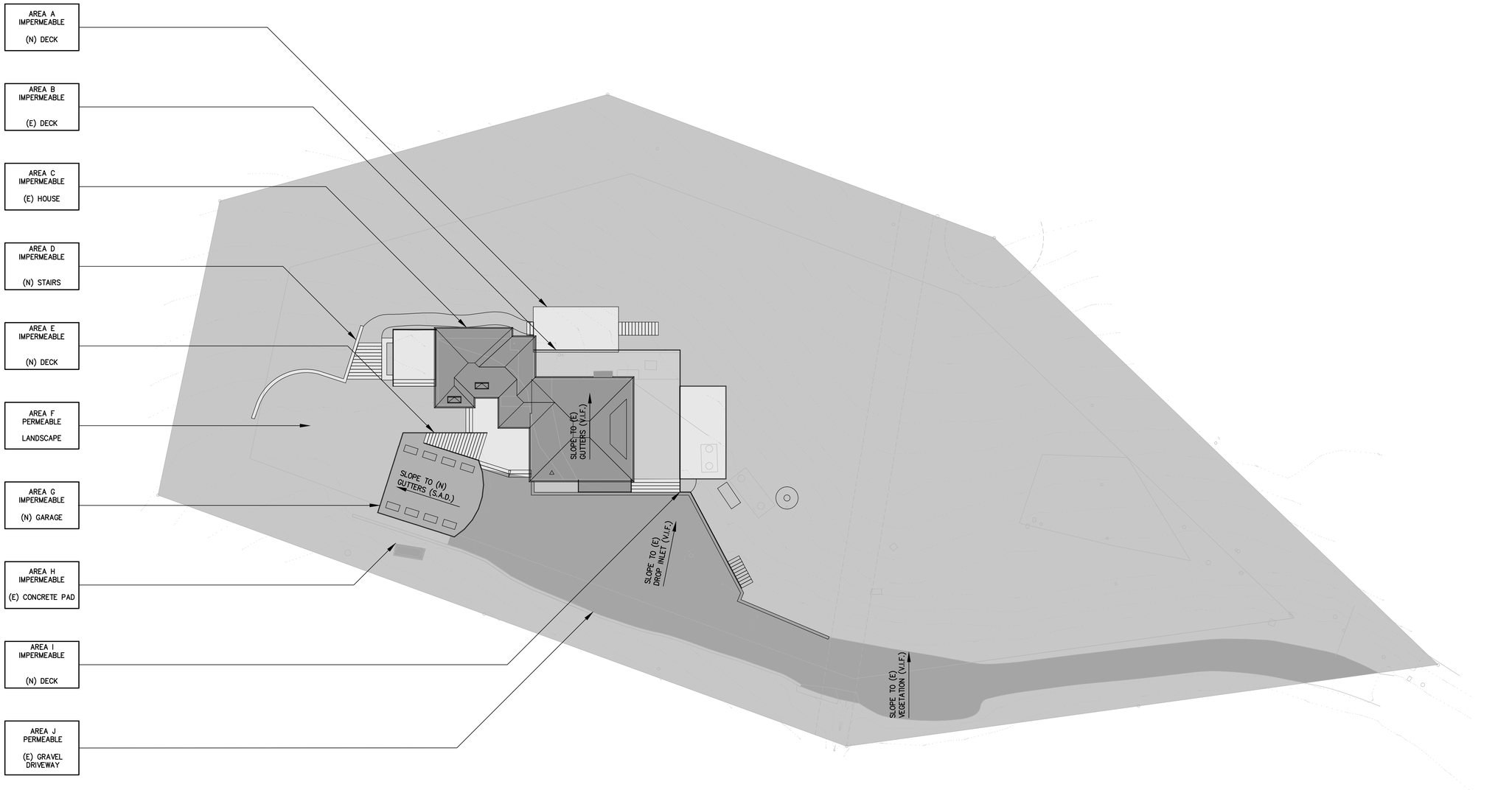
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77 STARBUCK DRIVE, MUIR BEACH, CA 94965
APN: 199-271-11

EROSION CONTROL PLAN

DATE:	2026-08-21
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

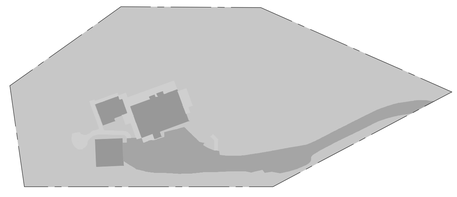
SHEET 4
C-4.0
OF 6 SHEET



1 C-5.0 PROPOSED DRAINAGE MAP

SCALE: 1/16" = 1'-0"

TOTAL SITE AREA	46,151 SQ. FT.	100.0%
(E) IMPERMEABLE AREA	3,169 SQ. FT.	6.9%
(E) PERMEABLE AREA	42,982 SQ. FT.	93.1%



2 C-5.0 EXISTING DRAINAGE MAP

SCALE: 1/64" = 1'-0"

REVISIONS	BY

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

77 STARBUCK HOLDINGS LLC, RESIDENTIAL REMODEL & ADDITION

77 STARBUCK DRIVE, MUIR BEACH, CA 94965
APN: 199-271-11

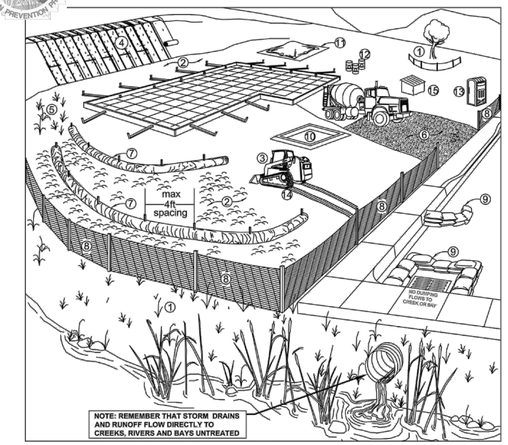
DRAINAGE MAP

DATE:	2026-08-21
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1606-2324M

SHEET 5
C-5.0
OF 6 SHEET

Marin County Stormwater Pollution Prevention Program

Minimum Control Measures For Small Construction Projects



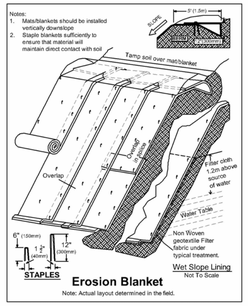
Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection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

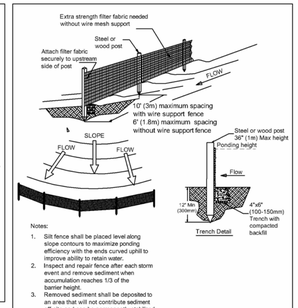
NS=not shown on graphic

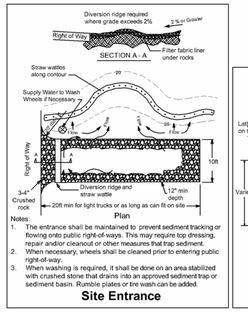
Note: Select an **effective combination of control measures from each category**. Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be **continually implemented and maintained throughout the project** until activities are complete, disturbed areas are stabilized with permanent 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.mcstoppp.org for more information on construction site management and Erosion and Sediment Control Plans.

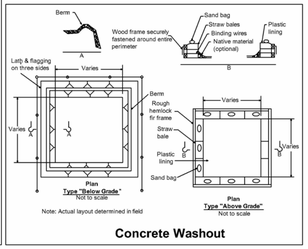
If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

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. *For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.*
1	Preserve Existing Vegetation and Creek Setbacks	Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. *For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.*
2	Soil Cover	Cover exposed soil with straw mulch and tackifier (or equivalent). *For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-2, SS-4, SS-5, SS-6, SS-7, SS-8.*
3	Soil Preparation/ Roughening	Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). *For more info see the following factsheets: CASQA: EC-15.*
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. *For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.*
5	Revegetation	Re-vegetate areas of disturbed soil or vegetation as soon as practical. *For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.*
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 onsite entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. *For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.*
7	Fiber Rolls	Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll 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. *For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1 and Type 2).*
8	Silt Fence	Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. *For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.*
9	Drain Inlet Protection	Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use sand bags or silt fence fabric for drain inlet protection. *For more info see the following factsheets: CASQA: SE-10; or, Caltrans: SC-10.*
N/A	Trench Dewatering	Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~/media/Files/Departments/PW/mcstoppp/development/TrenchingSWReqMCSTOPPPFinal8_09.pdf. *For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.*
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. *For more info see the following factsheets: CASQA: WM-8; or .Caltrans: WM-8.*
11	Stockpile Management	Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. *For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.*
12	Hazardous Material Management	Hazardous materials must be kept in closed containers that are covered and within secondary containment; do not place containers directly on soil. *For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.*
13	Sanitary Waste Management	Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pan/tray (most vendors provide these). *For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.*
14	Equipment and Vehicle Maintenance	Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. *For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.*
15	Litter and Waste Management	Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. *For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.*











POLLUTION PREVENTION
IT'S PART OF THE PLAN

MAKE SURE YOUR CREWS AND SUBS DO THE JOB RIGHT!

Runoff from streets and other paved areas is a major source of pollution in our local waterways and the San Francisco Bay. Construction activities can directly affect the health of our waterways unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements. Storm drain polluters may be liable for fines! For more information, contact your local stormwater coordinator (see reverse side).

EARTHWORK & CONTAMINATED SOILS

- Avoid scheduling earth disturbing activities during the rainy season. If grading activities during wet weather are allowed in your permit, be sure to implement all measures necessary to prevent erosion and sediment runoff.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place a silt barrier downslope until soil is secure.
- Keep excavated soil securely covered and bermed on the site where it is least likely to receive run-on. Transfer to dump trucks should occur on the site, not in the street.
- Use straw wattles, silt fences, gravel bags, check dams, or other control measures to prevent the flow of silt from the site and into storm drains or creeks.

PAVING/ASPHALT WORK

- Do not pave or conduct other concrete/asphalt work during wet weather or when rain is forecast.
- Always seal off storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, etc.
- Do not sweep or wash down excess materials into storm drains, ditches, or creeks. Collect these materials and return them to stockpiles, or dispose of properly.
- Do not use water to wash down fresh asphalt or concrete pavement.

DEWATERING OPERATIONS

- Reuse uncontaminated water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to call the local Stormwater Coordinator before discharging water to a street, storm drain, or creek. Only clean groundwater can be discharged to a storm drain. Settling, filtration, treatment, or removal may be required.

MATERIALS STORAGE & WASTE DISPOSAL

- Sweep streets and other paved areas daily. Never wash down streets or work areas with water!
- Be sure to store any stockpiles of dirt, sand, asphalt, concrete, grout, mortar, etc. under cover and away from drainage areas. These materials must never reach a storm drain, creek, or other watercourse. Stockpiles must be kept onsite, not in the street.
- Collect and retain all concrete washout water and solids in leak proof containers so that none of the caustic material reaches the soil surface where it can migrate to surface waters or into the groundwater.
- All water from washing exposed aggregate concrete must also be diverted and captured into leak proof containers where it will not come in contact with the soil.
- All collected wash water and solids must be properly recycled or removed off site for appropriate disposal.

HAZARDOUS MATERIALS MANAGEMENT

- Label all hazardous materials/wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- Follow manufacturer's application instructions for hazardous materials. Be careful not to use more than necessary.
- Do not apply pesticides, herbicides, or other chemicals outdoors when rain is forecast within 48 hours.
- Dispose of hazardous materials/waste at the Hazardous Waste Collection Facility. For more information:
  - Novato businesses call - 800-243-0291
  - All other businesses in Marin call - 415-485-6806

CONTINUED ON BACK

MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM
415.473.6528 **www.mcstoppp.org**
January 2019

PAINTING

- Never rinse paint brushes or materials onto the ground, into a storm drain or backyard drain, or on the street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink with a drain that goes to sanitary sewer.
- Paint out excess oil-based paint before cleaning brushes in paint thinner or solvent in a proper container.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of all leftover paints, oil-based paint sludge, and unusable thinner at the hazardous waste collection facility. (See reverse for Hazardous Materials Management.)

LANDSCAPING

- Schedule grading and excavation projects for dry weather.
- Disturb the least amount of soil and existing vegetation as possible to complete the work.
- Protect stockpiles and landscaping materials from wind and rain by storing them under secured tarps or plastic sheeting and berm as needed to prevent run-on.
- Protect storm drain inlets with gravel bag berms, filter mats or other inlet protection measures.
- Use temporary check dams, wattles, silt fences, and other sediment contol devices to keep your dirt onsite.
- Revegetate the area. It's an excellent form of erosion control for any site.
- Store pesticides, fertilizers, and other chemicals indoors or in a locked shed or storage cabinet with secondary containment. Clean up all spills immediately.
- Make sure all products are properly labeled and check inventory before buying additional products.
- Properly rinse and dispose of containers according to the manufacturer's label recommendations.
- Take all unwanted products to the haz-waste facility. (See reverse for Hazardous Materials Management.)
- Collect lawn and garden clippings, pruning waste and tree trimmings. Chip, if necessary, and compost.
- Do not place yard waste in gutters. In communities with curbside yard waste recycling, leave clippings and pruning waste for pick-up in approved bags or containers or, take to a landfill that composts yard waste.
- Do not blow, sweep, or rake leaves and other yard waste into the street, storm drain, or creek.

POOL/SPA MAINTENANCE

- Never discharge swimming pool, fountain, or spa water (and/or backwash water) to a street, storm drain, or creek. Call MCSTOPPP at 415-473-6528 to request a free brochure - or go to www.mcstoppp.org and look under Community Resources -> Businesses Resources.

VEHICLE & EQUIPMENT MAINTENANCE

- Frequently inspect vehicles and equipment for leaks. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Do not clean vehicles or equipment on site using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Do not conduct fueling or maintenance for vehicles or equipment on site unless absolutely neccesary. If fueling or maintenance must be done, put down tarps or plastic in a bermed area and use drip pans large enough to contain any spills. Collect and dispose of any hazardous materials properly.

SAW CUTTING

- Always completely seal or barricade storm drain inlets when saw cutting. Use sand bags, barrier dikes, adhesive mats, or similar to keep all slurry, water, and fines out of the storm drain system. If saw-cut slurry materials enter a storm drain, clean up with dry methods or vactor the storm drain immediately.
- Shovel, absorb, and/or vaccuum up saw-cut slurry, water and fines as you're cutting. Remove all waste in sealed, transportable containers as soon as you are finished.

STORMWATER COORDINATORS
(Call During Normal Business Hours)

Town of San Anselmo 415-258-4616	**City of Sausalito** 415-289-4100
Town of Corte Madera 415-927-5057	**City of San Rafael** 415-485-3355
City of Belvedere 415-435-3838	**County Unincorporated** 415-473-6528
Town of Ross 415-453-1453	**Town of Tiburon** 415-435-7354
Town of Fairfax 415-458-2370	**City of Larkspur** 415-927-5017
City of Novato 415-897-4361	**City of Mill Valley** 415-388-4033

To report illegal discharges to storm drains or local waterways occurring after normal business hours, call 911 or your local fire department.

To report oil and chemical spills occurring in "open waters" or "on land" call 1-800-OILS911
.
To report habitat destruction, fish kills, or poaching, call the California Department of Fish and Wildlife at 888-334-2258.

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EROSION CONTROL NOTES & POLLUTION PREVENTION NOTES

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SHEET 6
C-6.0
OF 6 SHEET