CAL-GREEN MANDATORY MEASURES **ADJACENT** ALL ITEMS PER 2019 CALIFORNIA GREEN BUILDING CODE ABOVE FINISH FLOOR ALUMINUM 1. ALL TOPSOIL DISPLACED DURING CONSTRUCTION SHALL BE RETAINED ON SITE FOR REUSE AND COVERED FOR PROTECTION FROM EROSION PER SEC. A4.106.2.3 (TIER ANOD ANODIZED ATT **ATTENUATION** 2. PERMEABLE PAVING TO BE UTILIZED FOR NOT LESS THAN 20 PERCENT OF THE TOTAL PARKING, WALKING, OR PATIO SURFACES (PRIMARY DRIVEWAY, PRIMARY ENTRY WALKWAY, AND ENTRY PORCH OR LANDING SHALL NOT BE INCLUDED WHEN CALCULATING THE SURFACE AREA REQUIRED TO BE PERMEABLE) PER SEC. A.106.4 (TIER 1) ROOFING MATERIAL SHALL HAVE MINIMUM 3-YR AGED SOLAR REFLECTANCE ;;, 0.15 AND A THERMAL EMMITTANCE 2 0.75 OR A MINIMUM AGED SOLAR REFLECTANCE INDEX (SRI) 2 10 PER SEC. A4.106.5 TABLE A4.106.5(1) (TIER 1) BETW BETWEEN PROJECT STRUCTURE SHALL USE AT LEAST 15% LESS TIME-DEPENDANT VALUATION (TDV) ENERGY THAN THE 2019 TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS BLKG **BLOCKING** BUDGET BUILDING PER SEC. A4.203.1 (TIER 1) BFAM INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY THE USE OF FLOW RESTRICTORS WHERE REQUIRED PER SEC. 4.303.1 TABLE 4.303.2 BOTTOM OF / BLACKOUT BASEMENT BSMT PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS BUR **BUILT-UP ROOF** PER SEC. 4.303.3. MEET FLUSH/FLOW REQUIREMENTS FOR: TOILETS (1.28 GPF); URINALS (0.125 GPF WALL, 0.5 GPF FLOOR); SHOWERHEADS (1.8 GPM); LAVATORIES (1.2 GPM PRIVATE, 0.5 GPM PUBLIC/COMMON); KITCHEN FAUCETS (1.8 GPM); WASH FOUNTAINS (1.8 GPM); METERING FAUCETS (0.2 GPC); FOOD WASTE DISPOSERS (1 GPM/8 CEMENT, BACKER BD CEM **CEMENT / CEMENTITIOUS** KITCHEN SINK FAUCET SHALL HAVE A MAXIMUM FLOW RATE NOT GREATER THAN 1.5 GPM @60 PSI. CIP CAST IN PLACE ANY AUTOMATIC IRRIGATION SYSTEM INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED PER SEC. 4.304.1 CIV HYDROZONING IRRIGATION TECHNIQUES TO BE INCORPORATED INTO LANDSCAPE DESIGN CONTROL JOIN 10. ALL NEW LANDSCAPE IRRIGATION SHALL BE LOW-WATER CONSUMPTION DRIP TYPE SYSTEM CENTER LINE 11. WHERE LANDSCAPE IRRIGATION SYSTEM IS SPECIFIED, A WATER EFFICIENT DESIGN SHALL BE PROVIDED WHERE POTABLE WATER USE DOES NOT EXCEED 65% OF Ela. CLNG CEILING CLR **CLEAR** PER SEC. A4304.4 (TIER 1) **CONCRETE MASONRY UNIT** 12. GUTTER AND DOWNSPOUT SYSTEM SHALL ROUTE WATER AT LEAST 5 FEET AWAY FROM FOUNDATION OR CONNECT TO LANDSCAPE DRAINS WHICH DISCHARGE TO A CMU COL COLUMN DRY WELL, SUMP, BIOSWALE, RAINWATER CAPTURE SYSTEM, OR OTHER APPROVED ON-SITE LOCATION CONC CONCRETE 13. CEMENT USE IN FOUNDATION DESIGN MIX DESIGN SHALL BE REDUCED BY NOT LESS THAN 20% PER SEC. A4.403.2 (TIER 1) CONST CONSTRUCTIO CONT CONTINUOUS DBL **DOUBLE** 15. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE DOUBLE GLAZED OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER SEC. **DIMENSION** DN DOWN 16. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT DR DOOR PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY PER SEC. 4.408.2 DTL DETAIL DWG **DRAWING** 17. CONSTRUCTION WASTE GENERA TED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH AT LEAST A 65% REDUCTION PER SEC. A4.408.1 (TIER 1), 100% OF MIXED DEBRIS MUST BE TAKEN BY A REGISTERED TRANSPORTER TO A REGISTERED FACILITY AND PROCESSED FOR RECYCLING. **EQUIPMENT EQUIP** 18. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SEC. 4.410.1 **EXPANSION JOINT** 19. INSTALLED FIREPLACES SHALL BE ONLY DIRECT-VENT SEALED COMBUSTION GAS APPLIANCE, PELLET BURNING APPLIANCE, OR WOOD BURNING APPLIANCE COMPLIANT EXTERIOR WITH USEPA Ph II CERTIFICATION PER SEC. 4.503.1 (E) EXISTING 20. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION PER SEC. 4.504.1 21. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER SEC. 4.504.2.1 FIBER CEMENT 22. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS PER SEC. 4.504.2.2 FIRE EXTINGUISHER CABINET 23. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS PER SEC. 4.504.2.3 FFL FINISH FLOOR LEVEL 24. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED PER SEC. 4.504.2.4 FLR FLOOR **FLUOR** 25. CARPET MUST BE CERTIFIED AS GREEN LABEL PLUS BY THE CARPET AND RUG INSTITUTE FLUORESCEN' 26. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE FNDN FOUNDATION EMISSION STANDARDS PER SEC. 4.504.5 FO FACE OF 27. AT LEAST 80% OF RESILIENT FLOORING MUST BE FLOORSCORE CERTIFIED FOS FACE OF STUD 28. INSTALLED THERMAL INSULATION SHALL BE IN COMPLIANCE WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS FOW FACE OF WALL **FURR** LOW-EMITTING MATERIALS LIST PER SEC. A4.504.3 (TIER 1) FOUNDATION VENT FV 29. VAPOR RETARDER AND CAPILLARY BREAK SHALL BE INSTALLED AT SLAB ON GRADE FOUNDATIONS PER SEC. 4.505.2 30. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE CHECKED BEFORE ENCLOSURE PER SEC. 5.505.3. WALL AND FLOOR GA GAUGE **GALVANIZED SHEET METAL** MOISTURE CONTENT MUST BE BELOW 19% BEFORE ENCLOSURE. GSM 31. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING SHALL BE PROVIDED IN EVERY BATHROOM PER SEC. 4.506.1. BATHROOM EXHAUST MUST BE ENERGY STAR GALVANIZED GLAZ **GLAZING** COMPLIANT, DUCTED TO BUILDING EXTERIOR, AND ITS HUMIDISTAT SHALL BE CAPABLE OF ADJUSTING BETWEEN <50% TO >80% (HUMIDISTAT MAY BE SEPARATE GR GRADE GWB GYPSUM WALL BOARD 32. WHERE INSTALLED, WHOLE HOUSE FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN FAN IS OFF. COVER OS LOUVERS SHALL HAVE A MINIMUM GYPSUM BOARD INSULATION VALUE OF R-4.2 PER SEC. 4.507.2 33. DUCT SYSTEM SHALL BE SIZED AND DESIGNED AND EQUIPMENT SHALL BE SELECTED USING THE FOLLOWING METHODS PER SEC. 4.507.2: ESTABLISHED HEAT LOSS HC **HOLLOW CORE** AND GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT; SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) OR EQUIVALENT; SELECT HEATING **HOT DIPPED** AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUVILANT **HOLLOW METAL** 34. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS PER SEC. 702. HR HOUR 35. BUILDING INSPECTORS EMPLOYED BY THE ENFORCING AGENCY SHALL BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE HT HEIGHT INSULATION 36. VERIFICATION OF COMPLIANCE WITH CAL GREEN+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 INTERIOF SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER IMPLEMENTATION OF ALL REQUIRED MEASURES AND PRIOR TO FINAL INSPECTION APPROVAL JOINT LEVEL LIGHT **GENERAL NOTES** LOC LOCATION MAXIMUM **MECHANICAL** MEMB MEMBER BUILDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING LIMITATIONS. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN MFR MANUFACTURER SHALL BE OF THE SAME TYPE AND CHARACTER AS THAT SHOWN FOR SIMILAR CONDITIONS. FOR SPECIAL CONDITIONS OR DISCREPANCIES, NOTIFY THE MINIMUM DESIGNER BEFORE BIDDING OR PROCEEDING WITH THE WORK. MOUNTED MTL METAL MOD MODULE PERMIT FEES AND INSURANCE: THE CONTRACTOR SHOULD INCLUDE ALL PERMIT FEES UNLESS SPECIFICALLY NOTED IN THE BID AND CONTRACT. THE CONTRACTOR SHALL CARRY NOT IN CONTRACT LIABILITY, PROPERTY DAMAGE AND WORKERS COMPENSATION INSURANCE. THE CONTRACTOR SHALL PROVIDE OWNER CERTIFICATES FOR THESE NO NUMBER POLICES. THE OWNER SHALL CARRY FIRE INSURANCE. (N) NEW **BUILDING CODES:** O/A OVERALI ALL WORK SHALL CONFORM WITH ALL APPLICABLE CURRENT CODES AND ORDINANCES. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ALL ON CENTER MODIFICATIONS REQUESTED BY THE BUILDING DEPARTMENT, THE OWNER, CONSULTANTS AND ANY OTHER PARTIES. OPNG OPENING OPPOSITE WORK SHALL BE COMPLETED SKILLFULLY AND IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS. STANDARDS FOR CARE AND WORKMANSHIP SHALL PRE FINISHED BE AS DEIGNED AND OUTLINED BY THE NATIONAL TRADE BODY SUCH AS SMACNA, TILE COUNCIL OF AMERICA, NWMA, NRCA, LATHING AND PLASTER PROPERTY LINE PLA PLASTER INSTITUTE OF NORTHERN CALIFORNIA, ETC. PLM PLASTIC LAMINATE PLT PLATE **MANUFACTURER'S INSTRUCTIONS:** PLY PLYWOOD FOLLOW THE MANUFACTURERS INSTRUCTIONS CAREFULLY. INSTRUCTIONS AND WARRANTIES SHALL BE GIVEN TO THE OWNER UPON SUBSTANTIAL PT POINT COMPLETION. PNTD PAINTED RADIUS/RADI SUBSTATIONS WILL BE CONSIDERED, BUT THE CONTRACTOR SHALL NOT SUBSTITUTE EQUIPMENT, MATERIAL OR METHODS WITHOUT SPECIFIC APPROVAL RAIN WATER I FADER BY THE DESIGNER PRIOR TO EXECUTION OF WORK. ROOF DRAIN RDW REDWOOD REFER TO REFR REFRIGERATO THE CONTRACTOR SHALL INFORM THE OWNER AND DESIGNER OF THE CONSTRUCTION SCHEDULE PRIOR TO STARTING WORK. THE CONTRACTOR SHALL RES RESISTANT MAKE EVERY EFFORT TO MINIMIZE DISRUPTION TO OCCUPANTS AND NEIGHBORS DURING CONSTRUCTION. RESIL RESILIENT REQD REQUIRED RGD RIGID THE CONTRACTOR SHALL COORDINATE WORK BETWEEN SUBCONTRACTORS, TRADES PEOPLE AND SUPPLIERS AS SHOWN IN THE DRAWINGS, RM ROOM SPECIFICATIONS AND CONTRACT. **ROUGH OPENING** ROLLING OVERHEAD DOOR ROD **DIMENSIONS OR DISCREPANCIES:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SOLID CORE ARE TO THE ROUGH FRAME UNLESS OTHERWISE NOTED. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR THE SPECIFICATIONS MUST BE SCHD SCHEDULE SECT BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK. SECTION SHEET SIMII AR 10. NOTCHES, BORES, AND CUTS TO THE STRUCTURE: SKID GUARD DO NOT NOTCH, BORE OR CUT MEMBERS FOR PIPES, DUCTS OR OTHER REASONS EXCERPT AS SHOWN ON THE DRAWINGS WITHOUT THE SPECIFIC SS STAINLESS STEEL ADVANCED APPROVAL OF THE DESIGNER. STD **STAINED** STRUCTURAL 11. DEMOLITION: SUS SUSPENDED THE CONTRACTOR SHALL EXECUTE DEMOLITION WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE BY SETTLEMENT, FALLING DEBRIS AND OTHER CAUSES IN CONNECTION WITH THIS WORK. WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED OR THICK REMODELED, PATCH OR REPLACE WITH MATERIALS WHICH MATCH THE KIND, QUALITY AND PERFORMANCE OF ADJACENT MATERIALS. THRU THROUGH TOP OF TOC TOP OF CONCRETE 12. ASBESTOS: TOS TOP OF STEEL IF THE CONTRACTOR ENCOUNTERS ASBESTOS, HE OR SHE SHALL WARN ALL EMPLOYEES, SUBCONTRACTORS, OWNER, OCCUPANTS AND THE DESIGNER TOW TOP OF WALL PRIOR TO DEMOLITION AND CONSTRUCTION. ALSO, IF DURING DEMOLITION OR CONSTRUCTION, MATERIALS CONTAINING ASBESTOS BECOME DISTURBED TRANS TRANSFORMER OR AIRBORNE, THEY MUST BE REMOVED. REMOVAL AND DISPOSAL MUST CONFORM TO THE LATEST REQUIREMENTS OF THE EPA, OSHA, CALIFORNIA **TUBE STEEL** DEPARTMENT OF HEALTH AND SERVICE AND LOCAL AUTHORITIES. ASBESTOS REMOVAL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TYPICAL LINI ESS OTHERWISE NOTED UON THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AT THE END OF THE JOB AND DISPOSE OF IT LEGALLY. CLEAN ALL NEW WINDOWS AND UNDERSIDE LEAVE THE JOB BROOM CLEAN. **VENEER** VEST **VESTIBULE** VER VFRIFY THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR VERIFY IN FIELD VIF FROM THE COMMENCEMENT OF SPECIFIC WARRANTIES, AND MAKE CORRECTIONS TO THE WORK DURING THESE PERIODS. W/ WITH WD WOOD WATER PROOFING ALL CHANGE ORDERS SHALL BE AGREED TO AND IN WRITING PRIOR TO EXECUTION OF WORK. WATER RESISTANT WT WEIGHT

283 Cecillia Way Tiburon, CA 94920

APN 03417409

SHEET INDEX VICINITY MAP GENERAL INFORMATION **TOPOGRAPHIC & BOUNDARY SURVEY** A.001 SITE PLAN & STREET ELEVATIONS A.002 FAR DIAGRAMS A.003 STORY POLE DEMOLITION PLAN CONSTRUCTION PLAN A.102 A.103 **ROOF PLAN** Amigo Brands **ELEVATIONS AS NOTED ELEVATIONS AS NOTED** A.202 SECTIONS AS NOTED WINDOW & DOOR SCHEDULE Cecilia Way. SCHEDULES A.602 Services A.901 3D IMAGES CM1 MATERIALS BOARD **RCP & LIGHTING PLAN** ELECTRICAL PLAN LANDSCAPE & TREE REMOVAL PLAN Ilana M. FINE GRADING AND DRAINAGE PLAN L.2 Nachoum, Physical L.3 PLANTING PLAN LIGHTING PLAN LANDSCAPE SECTIONS / ELEVATIONS LANDSCAPE SECTIONS / ELEVATIONS

SCOPE OF WORK

CHIAWANG YEH, S.E. LEEDAP PRINCIPAL CHIAWANG STRUCTURAL ENGINEERING, INC. 201 SPEAR ST. STE. 1100 #3215, SAN FRANCISCO, CA 94105

DESIGNER MW DESIGN 430 HAMPTON ROAD PIEDMONT, CA 94611 ATTN: MATT WAITKUS TEL: 415.595.9184 EMAIL: MATT@MWDESIGN.ORG

PROJECT TEAM

2147 FALCON RIDGE DRIVE,

CARY W. WHITE &

KERI CARPENTER

PETALUMA, CA 94956

STRUCTURAL OFFICE: 415-530-1764; DE WWW.CHIAWANG.COM

DEMOLITION OF EXISTING 1412 SF HOUSE AND SURROUNDING LANDSCAPING. LEVEL AND GRADE LOT FOR REPARATION OF A NEW 2622 SF SINGLE FAMILY HOME. EXTENSIVE LANDSCAPING, HARDSCAPING AND SITE WORK INCLUDED IN THE SCOPE OF WORK

CODE ANALYSIS

ALL CONSTRUCTION TO CONFORM TO THESE PLANS, AND THE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL CODE AND 2019 CALIFORNIA BUILDING CODE AS ADOPTED BY THE CITY AND COUNTY OF SAN FRANCISCO, AND ALL OTHER APPLICABLE CODES AND REGULATIONS AND OTHER APPLICABLE SECTIONS OF THE LOCAL MUNICIPAL CODE.

ASSESSOR'S PARCEL NUMBER: 0341-74-09 ADDRESS: 283 CECILIA WAY, TIBURON CA ZONING R-1 BA **DESCRIPTION USE:** SFR CONSTRUCTION TYPE: VB 1 PROPOSED LEVEL STORIES: SPRINKLERS:

NUMBER OF DWELLING UNITS: PARKING SPACES:

ZONING

LOT AREA

GARAGE

EXISTING FAR

TOTAL FOOTPRINT

LOT INFORMATION: R-1 BA 7503 SQ. FT.

RESIDENCE FOOTPRINT GARAGE FOOTPRINT

1412 SQ.FT. 0 SQ.FT. 1412 SQ.FT. EXISTING LOT COVERAGE 18.8 %

18.8 %

PROPOSED 2 CAR GARAGE

RESIDENCE FOOTPRINT **GARAGE FOOTPRINT** TOTAL FOOTPRINT

> ALLOWABLE LOT COVERAGE - 35% (2626 SF) + 600 SF FOR GARAGE PROPOSED LOT COVERAGE - 34.9% (2622 SF) + 598 SF FOR GARAGE

2622 SQ.FT

598 SQ.FT.

3220 SQ.FT

1412 SQ.FT. 2622 SQ.FT. 0 SQ.FT. **GARAGE FOOTPRINT** 598 SQ.FT. GROSS FLOOR AREA TOTAL: 1412 SQ.FT.

ALLOWABLE FAR - 35% (2626 SF) + 600 SF FOR GARAGE PROPOSED FAR - 34.9% (2622 SF) + 598 SF FOR GARAGE

MW design

430 Hampton Road Piedmont, CA 94611 T: 415.595.9184 E: matt@mwdesign.org

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