THE CITY OF
EL CERRITO
COMMUNITY DEVELOPMENT DEPARTMENT

Staff Liaison
Sean Moss | 510.215.4330
smoss@ci.el-cerrito.ca.us

AGENDA

REGULAR MEETING OF THE **PLANNING COMMISSION**

September 20, 2023 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Joy Navarrete, Vice Chair Daniel Hamilton; Members Brendan Bloom, Erin Gillett, Leslie Mendez, Abhijeet Singh, and Nathan Tinclair

2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.

3. ORAL COMMUNICATIONS FROM THE PUBLIC
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.

4. ADOPTION OF MINUTES
Adoption of the July 27, 2023 meeting minutes.

5. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

6. Conditional Use Permit – 5601 Ludwig Ave

Application:	PL23-0055
Applicant:	Anna Misharina
Location:	5601 Ludwig Ave
APN:	500-360-008
Zoning:	RS-5 (Single Family Residential)
General Plan:	Low Density Residential
Request:	Planning Commission consideration of a Conditional Use Permit for expanding a nonconforming side setback (Chapter 19.27 and Chapter 19.34, ECMC).
CEQA:	This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

7. Conditional Use Permit – 956 Sea View Drive

Application:	PL23-0096
Applicant:	Charles Green
Location:	956 Sea View Drive
APN:	505-221-045
Zoning:	RS-5 (Single Family Residential)
General Plan:	Low Density Residential
Request:	Planning Commission consideration of a proposed amendment to a previously approved Conditional Use Permit for proposed retaining walls which are taller than 4 feet in the front setback and for walls which are taller than 6 feet located outside of the front setback.
CEQA:	This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land.

8. STAFF COMMUNICATIONS

Informational reports on matters of general interest, presented by City staff.

9. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Sean Moss at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection.

THE CITY OF
EL CERRITO
COMMUNITY DEVELOPMENT DEPARTMENT

Staff Liaison
Sean Moss | 510.215.4330
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MINUTES

REGULAR MEETING OF THE **PLANNING COMMISSION**

July 27, 2023 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Daniel Hamilton, Vice Chair Leslie Mendez; Members Brendan Bloom, Erin Gillett, Joy Navarrete, and Nathan Tinclair.
Abhijeet Singh had an excused absence.

2. ELECTION OF CHAIR AND VICE CHAIR
Moved/Second: Commissioners Gillett/Mendez. **Action:** Passed a motion to elect Joy Navarrete as Chair.
Ayes: Bloom, Hamilton, Gillett, Mendez, Navarrete, Tinclair.
Noes: None.
Abstain: None.
Absent:. Singh.

Moved/Second: Commissioners Gillett/Mendez. **Action:** Passed a motion to elect Daniel Hamilton as Vice Chair.
Ayes: Bloom, Hamilton, Gillett, Mendez, Navarrete, Tinclair.
Noes: None.
Abstain: None.
Absent:. Singh.

3. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
Nothing was reported.

4. ORAL COMMUNICATIONS FROM THE PUBLIC
No comments were received.

5. ADOPTION OF MINUTES
Moved/Second: Commissioners Bloom/Hamilton. **Action:** Passed a motion to adopt the June 21, 2023 meeting minutes.
Ayes: Bloom, Hamilton, Gillett, Mendez, Tinclair.
Noes: None.
Abstain: Navarrete.
Absent:. Singh.

6. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
Nothing was reported.

DRAFT

7. 601 Lexington Ave Final Subdivision Map

Application: PL23-0052
Applicant: Erica Meeks
Location: 601 Lexington
APN: 503-402-008
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Planning Commission consideration of a Final Subdivision Map for a previously approved project containing a total of 6 residential units (Chapter 18.12, ECMC).
CEQA: Statutorily exempt from review under the California Environmental Quality Act pursuant to Section 15268(b)(3) and the project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects.

Associate Planner Diego Romero presented the staff report and answered questions from the Commission.

Rick Dishnica, representing the applicant, presented the project and answered questions from the Commission.

The public hearing was opened.

No speakers addressed the Commission.

The public hearing was closed.

Moved/Second: Commissioners Hamilton/Bloom. Action: Passed a motion recommending that the City Council approve a Final Subdivision Map containing a total of 6 residential units at 601 Lexington Avenue.
Ayes: Bloom, Hamilton, Gillett, Mendez, Navarrete, Tinclair.
Noes: None.
Abstain: None.
Absent:. Singh.

8. PUBLIC HEARING – 2023-2031 Housing Element

Applicant: The City of El Cerrito
Location: City-wide
Request: Planning Commission consideration of a recommendation to the City Council to adopt a Resolution amending the 1999 General Plan to repeal the 2015-2023 Housing Element and adopt an amended Housing Element for the period of 2023-2031, for submittal to California Department of Housing and Community Development for certification.
CEQA: An Addendum to the 1999 General Plan, 2014 San Pablo Avenue Specific Plan EIR and 2022 San Pablo Avenue Specific Plan SEIR has been prepared.

Planning Manager Sean Moss and Chelsey Payne of Ascent Environmental presented the staff report and answered questions from the Commission.

The public hearing was opened.

DRAFT

No speakers addressed the Commission.

The public hearing was closed.

Moved/Second: Commissioners Bloom/Navarrete. Action: Passed a motion recommending that the City Council adopt the 2023-2031 Housing Element and authorize the City Manager to make minor revisions to the Housing Element based on comments from HCD required for certification.
Ayes: Bloom, Hamilton, Gillett, Mendez, Navarrete, Tinclair.
Noes: None.
Abstain: None.
Absent: Singh.

9. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission on upcoming City Council items and the El Cerrito Plaza Station TOD project.

10. ADJOURNMENT

8:35 p.m.

DRAFT

Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

Planning Commission Staff Report

September 20, 2023

5601 Ludwig Ave – Conditional Use Permit

DETAILS

Application Number: PL23-0055

Applicant: Anna Misharina

Location: 5601 Ludwig Ave

APN: 500-360-008

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow a proposed addition to a single-family house that expands a nonconforming rear setback (Chapter 19.27 and Chapter 19.34, ECMC).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

EXECUTIVE SUMMARY

The proposal is for a 184 sq. ft. addition to an existing 983 sq. ft. single-family house which would result in a 1,253 sq. ft. house with 3 bedrooms, 2 bathrooms, a living room, and a kitchen.

The existing house has a non-conforming side setback of 1 foot 8 inches on the west side of the property. The proposed addition would extend the building along the nonconforming side setback and would not project further into the required 5-foot setback than the existing structure. Pursuant to ECMC Section 19.27.050, additions that extend a nonconforming setback require a Conditional Use Permit.

Based on the evidence and analysis contained in this report, staff recommends approval of the Conditional Use Permit.

Background

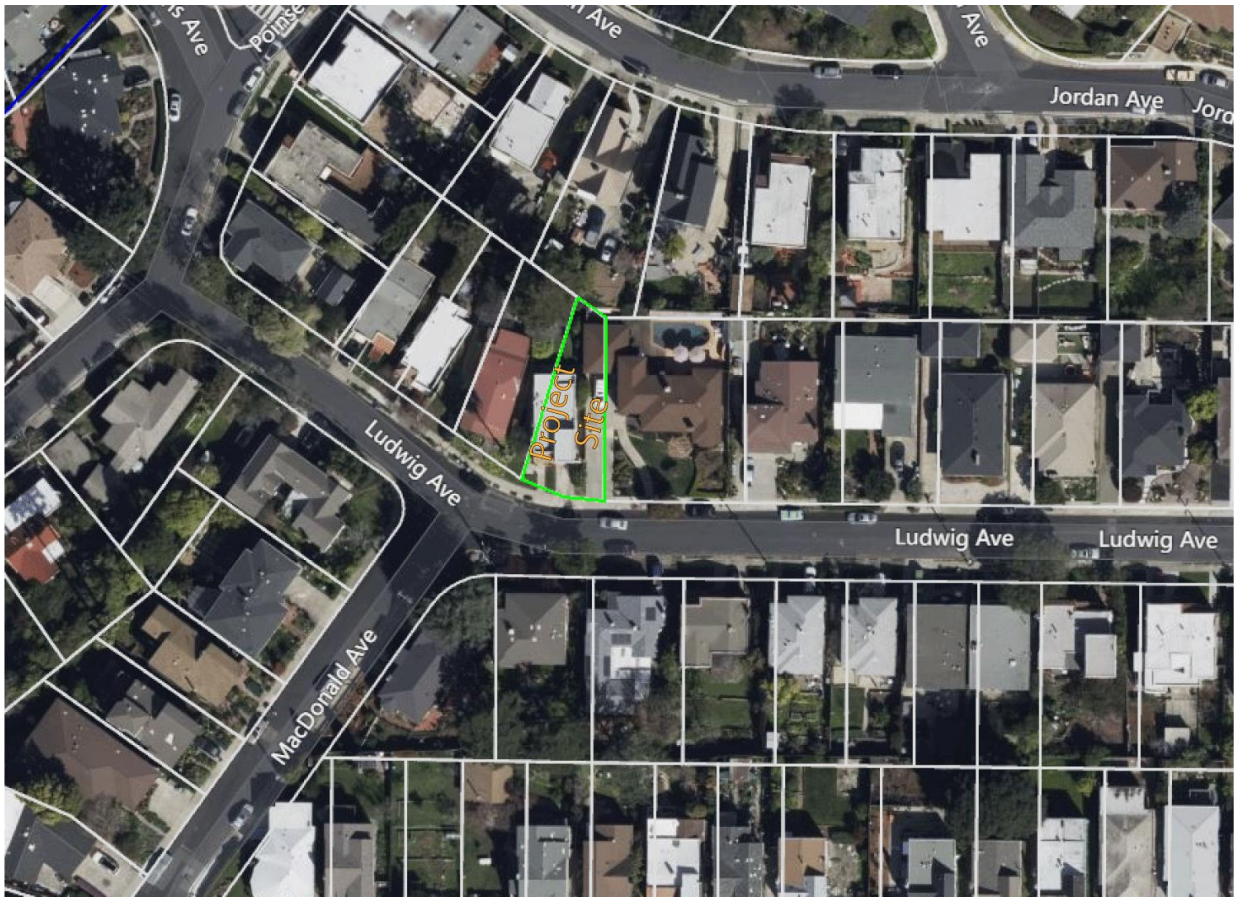
Site Location and Layout

The house at 5601 Ludwig Ave is an approximately 983-square-foot single-story house. The house sits on a 3,399-square-foot lot in the RS-5 (Single Family Residential) zoning district. The existing lot coverage of the property is 30 percent.

The existing house has a kitchen, a living area, two bedrooms, and one bathroom. The existing house has two non-conforming side setbacks of 3 feet 10 inches and 1 foot 8 inches on the east and west side, respectively.

The surrounding neighborhood contains mostly single-family houses. The surrounding houses are a mixture of one-story and two-story houses. On the block of the project site, houses range in size from 990 square feet to 2,400 square feet.

Vicinity Map



Site Photo

View of house from Ludwig Ave

Adjacent Designations and Land Uses

North: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

South: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

West: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

East: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

Analysis

Project Description

The applicant is proposing an addition which would add an additional bedroom and bathroom. The addition would extend the east side of the building by approximately 20 feet. A portion of the proposed addition would encroach 11 inches into the required side setback but would not encroach further into the setback than the existing building. The resulting building would have 3 bedrooms, 2 bathrooms, a living room, and a kitchen.

Consistency with the Zoning District

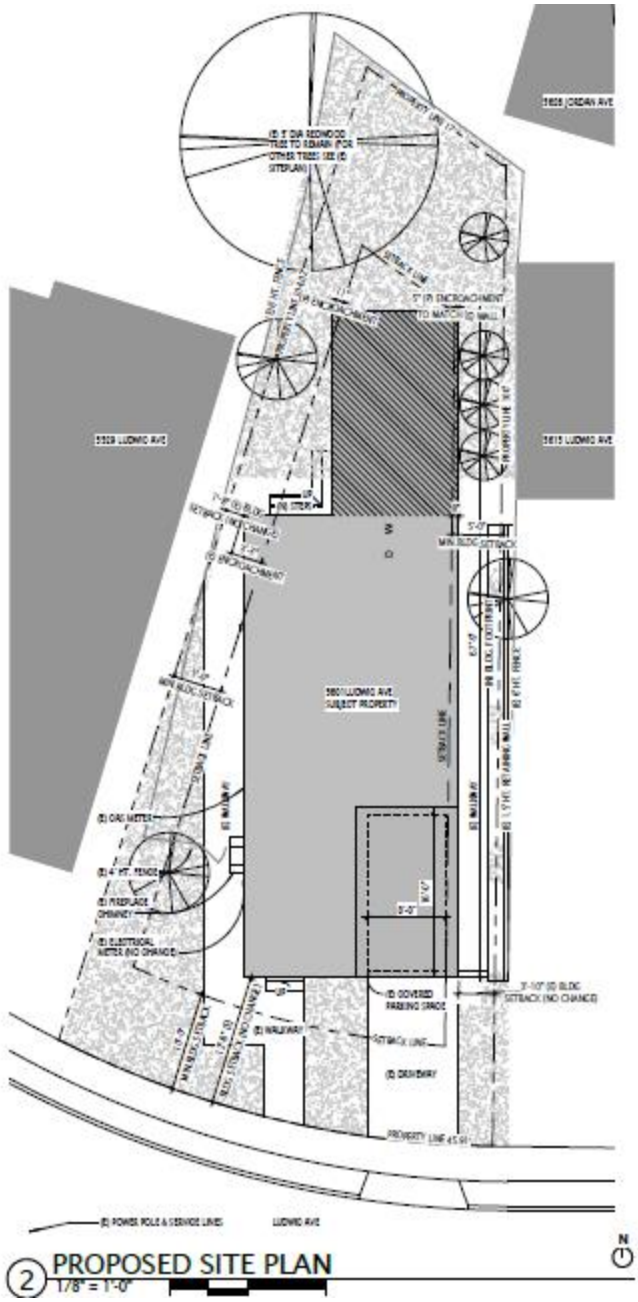
Section 19.06.030 of the El Cerrito Municipal Code prescribes the development regulations for residential districts, including lot dimensions, building form and location, pedestrian orientation, vehicle accommodation and other standards. As noted in Table 1, the proposed addition is in compliance with the development standards except for the non-conforming rear setback.

Table 1: Comparative Development Standards – RS-5 Zone and Proposed Project

Development Standard	Zoning Ord. Requirement	Existing	Proposed	Complies
Height (maximum)	25' maximum	17'-6"	No Change	Yes
Height (at setback lines)	15' maximum	13'-4"	No Change	Yes
Setbacks				
Front	10'	12'-8"	10'	Yes
Side (east)	5'	3'-10"	5'	Yes.
Side (west)	5'	1'-8"	4'-1"	No. Use Permit required for extending this nonconforming setback.
Rear	15'	15'	15'	Yes
Parking spaces (covered)	0 spaces	1 space	No change	Yes
Lot Coverage	50% maximum	30%	38%	Yes

Nonconforming Setback

As described above, the existing house has a non-conforming side setback of 1 foot 8 inches from the west side property line. The proposed addition would extend the existing building by approximately 20 feet. The new addition would be 4 feet 1 inch from the side property line and would not extend further into the required side setback than the existing building. Pursuant to ECMC Section 19.27.050, a Conditional Use Permit is required for additions and structural alterations that enlarge and extend a nonconforming structure when such enlargement does not comply with all applicable requirements. As shown by the image below only a small portion of the proposed addition does not comply with the side setback.



Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before September 6, 2023. No public comments have been received to date.

Environmental Review

This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Compliance with the General Plan

The Conditional Use Permit to allow an exception to the side setback and covered parking requirements is consistent with the following policies of the El Cerrito General Plan:

> **LU1.5: Suitable Housing.** Promote suitably located housing and services for all age groups within the City.
>
> *The proposed project would add an additional bedroom and bathroom to an existing single-family home, providing suitable housing for a large family or multi-generational household.*
>
> **CD1.1: Neighborhood Character.** Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.
>
> *The project would extend an existing nonconforming rear setback, but the addition is proposed to be further setback from the rear property line than the existing building. The resulting building would only be 1,253 sq. ft. which still matches the charter of the surrounding neighborhood. The project does not exceed the overall height limit for the RS-5 zoning district or the daylight plane requirements.*
>
> **CD4.1: Compatibility in Building Scale.** Avoid big differences in building scale and character between developments on adjoining lots.
>
> *The building at 5601 Ludwig Ave would comply with the height limit and lot coverage regulations of the RS-5 zone that control building scale and character. The addition's overall height and roof line would be consistent with many of the other single-family buildings on the 5000 block of Ludwig Ave. The addition's materials, colors, and design would match those of the existing house.*

Required Findings

In order to approve the Conditional Use Permits to allow expanding an existing nonconforming setback, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

1. The location, size, design, and operating characteristics of the proposed development will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

   The surrounding neighborhood predominantly contains single-family houses. The surrounding houses are predominantly single-family houses with a mixture of two-story and one-story houses. The proposed addition would only increase the floor area of the house by 270 square feet and would result in a 1,253 square foot house on a 3,399 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood.

2. The location and design of the proposal will provide a convenient and functional living, working, shopping, or civic environment that will be an attractive amenity for the City.

   The proposed project would add an additional bedroom and bathroom to an existing single-family home and would result in three bedrooms, a kitchen, two bathrooms, and a living room. The resulting house will be an attractive addition to the neighborhood.

3. The proposal is consistent with the purpose of the district where it is located and conforms in all significant respects with the El Cerrito General Plan and with any other applicable plan adopted by the City Council.

   The Conditional Use Permit will allow the expansion of a single-family home, which is a permitted land use in the RS-5 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.1: Neighborhood Character, and CD4.1: Compatibility in Building Scale.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application PL23-0055, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC2023-02 approving the Conditional Use Permits to allow an addition expanding a nonconforming rear setback to an existing single-family house at 5601 Ludwig Ave.

Appeal Period

Within ten (10) calendar days after the date of the decision, the Planning Commission action may be appealed to the City Council.

Attachments

1. Draft resolution
2. Project plans

Attachment 1

Planning Commission Resolution PC 2023-02

APPLICATION NO. PL23-0055

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ADDITION THAT EXTENDS A NONCONFORMING SIDE SETBACK FOR AN EXISTING SINGLE-FAMILY HOUSE AT 6501 LUDWIG AVE

WHEREAS, the site is located at 5601 Ludwig Ave; and

WHEREAS, the existing Assessor's Parcel Number of the site is 500-360-008; and

WHEREAS, the General Plan land use classification of the site is Low Density Residential; and

WHEREAS, the zoning district of the site is RS-5 (Single Family Residential); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities; and

WHEREAS, on April 18, 2023, Anna Misharina (the "applicant") submitted an application for a Conditional Use Permit for an addition extending a nonconforming rear setback of an existing single-family house at 5601 Ludwig Ave; and

WHEREAS, on September 20, 2023, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

1. The surrounding neighborhood predominantly contains single-family houses. The surrounding houses are predominantly single-family houses with a mixture of two-story and one-story houses. The proposed addition would only increase the floor area of the house by 270 square feet and would result in a 1,253 square foot house on a 3,399 square foot lot. The location, size, and design of the proposed house addition are consistent with the scale and design of development in the surrounding neighborhood.

2. The proposed project would add an additional bedroom and bathroom to an existing single-family home and would result in three bedrooms, a kitchen, two bathrooms, and a living room. The resulting house will be an attractive addition to the neighborhood.

3. The Conditional Use Permit will allow the expansion of a single-family home, which is a permitted land use in the RS-5 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, CD1.1: Neighborhood Character, and CD4.1: Compatibility in Building Scale.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL23-0009, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on August 18, 2023. Minor changes may be approved by the Zoning Administrator. All improvements shall

be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

4. If not exercised, this Conditional Use Permit approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.

CERTIFICATION

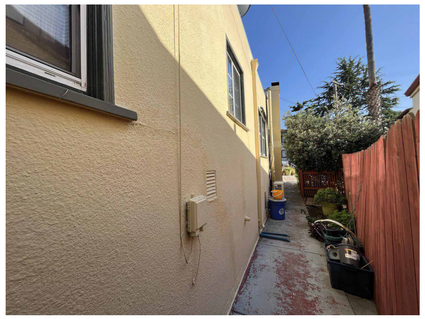
I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on September 20, 2023, upon motion of Commissioner _____, second by Commissioner _____:

AYES:
NOES:
ABSTAIN:
ABSENT:

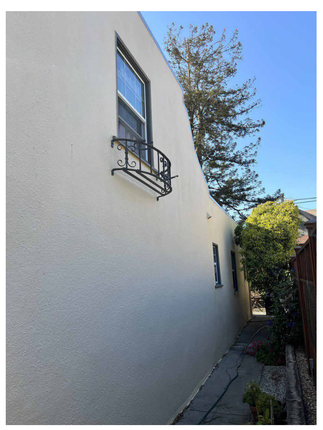
_____
Sean Moss, AICP
Planning Manager

FRONT (SOUTH) ELEVATION

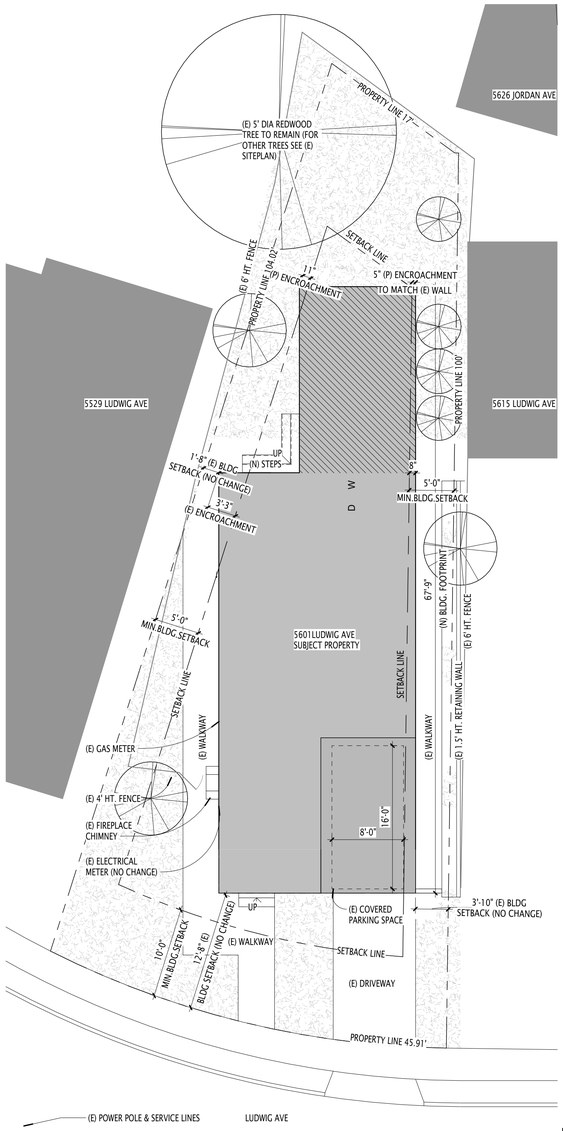
REAR (NORTH) ELEVATION



SIDE (WEST) ELEVATION



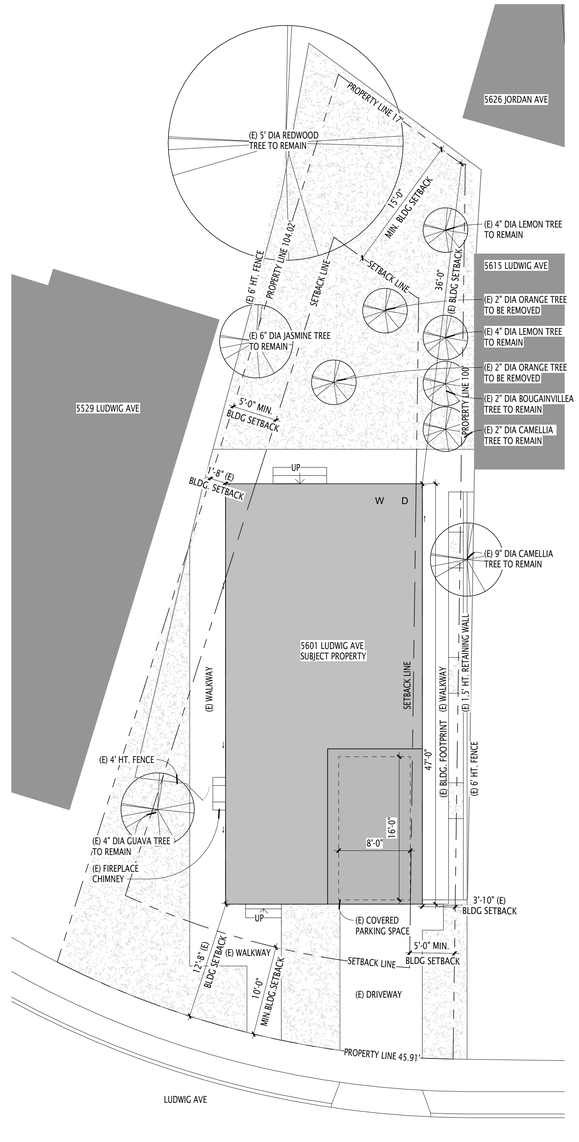
SIDE (EAST) ELEVATION



2 PROPOSED SITE PLAN

1/8" = 1'-0"

0' 4' 8' 16'



1 EXISTING SITE PLAN

1/8" = 1'-0"

0' 4' 8' 16'

GENERAL NOTES:

1. APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS, CONSTRUCTION CRITERIA SET FORTH IN THESE DOCUMENTS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE ONWER-BUILDER. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE OWNER-BUILDER. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

   2019 CALIFORNIA RESIDENTIAL BUILDING CODE
   2019 CALIFORNIA PLUMBING CODE
   2019 CALIFORNIA MECHANICAL CODE
   2019 CALIFORNIA ELECTRICAL CODE
   2019 CALIFORNIA ENERGY CODE (TITLE 24)
   2019 CALIFORNIA BUILDING CODE
   2019 CALIFORNIA FIRE CODE
   2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24, PART 11) (CALGREEN)
   THE CITY OF EL CERRITO MUNICIPAL CODE

2. OWNER-BUILDER SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE.
3. ALL 3/16" PLAN DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
4. ALL ELEVATIONS, ENLARGED PLANS, RCP PLANS, ELECTRICAL PLANS AND DETAIL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
5. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR LOCATIONS AND CONDITIONS.
6. THESE DOCUMENTS DESCRIBE DESIGN INTENT. OWNER-BUILDER IS RESPONSIBLE TO PROVIDE COMPLETE OPERATIONAL SYSTEM AND INSTALLATIONS.
7. ELECTRICAL, MECHANICAL & PLUMBING WORK TO BE DESIGN/BUILD PER CEC, CMC & CPC.
8. OWNER-BUILDIER SHALL IMPLEMENT CITY OF RICHMOND CONSTRUCTION & DEMOLITION DEBRIS RECYCLING PLAN.

SITE PLAN LEGEND

EXISTING STRUCTURE

PROPOSED ADDITION

ABBREVIATION

(E) - EXISTING
(N) - NEW
(P) - PROPOSED
AW- AWNING WINDOW
EQ- EQUAL
F - FURNACE
SB - DOWNSPROUT & SPLASH BLOCK
SL - SLIDING WINDOW
U.O.N - UNLESS OTHERWISE NOTED
WH - WATER HEATER

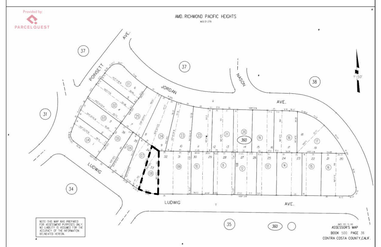
SYMBOLS

ELEVATION — 00 Ref, Ref 00, A101, Ref 00, 00 Ref

CALLOUT — 1, A101, SIM

LEVEL — Name, Elevation

SECTION — 1, A101, SIM



ACCESSOR'S MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

5601 LUDWIG AVE
EL CERRITO, CA 94530
OWNER: MARVIN VINIK AND DUESSADEE PAKAWONGSE

PARCEL NUMBER: 500-360-008-6
USE TYPE: RESID. SINGLE FAMILY
USE CODE: 11
OCCUPANCY: RS-5
CLIMATE ZONE: 3
LOT SIZE: 3,399 SQ FT
TYPE OF CONSTRUCTION: V-B
YEAR BUILT: 1927
OF STORIES: (E) = 2, (P) = 2 (NO CHANGE)
HEIGHT: (E) = 16'-2", (P) = 16'-2" (NO CHANGE)
PARKING SPACES: (E) = 1, (P) = 1 (NO CHANGE)

EXISTING LIVING SPACE:
GROUND FLOOR: 799 SQ FT
UPPER FLOOR: 184 SQ FT
COVERED PORCH: 56 SQ FT
ATTACHED GARAGE: 178 SQ FT
EXISTING LOT COVERAGE:
1,033 SQ FT/3,399 SQ FT = 30%
PROPOSED LIVING SPACE:
GROUND FLOOR: 1069 SQ FT
UPPER FLOOR: 184 SQ FT (NO CHANGE)
COVERED PORCH: 56 SQ FT (NO CHANGE)
ATTACHED GARAGE: 178 SQ FT (NO CHANGE)
AREA OF ADDITION: 270 SQ FT
PROPOSED LOT COVERAGE:
1,303 SQ FT/3,399 SQ FT = 38%
IMPERVIOUS SURFACE: (E) = 52% (1,778 SQ FT), (P) = 59% (1,995 SQ FT)

SCOPE OF WORK:
THE PROJECT SCOPE INCLUDES A REMODEL/ADDITION TO A TWO-STORY SINGLE-FAMILY RESIDENCE. THE WORK INCLUDES ADDITION OF A BEDROOM AND A BATHROOM AND REMODEL OF A LAUNDRY ROOM AND KITCHEN IN THE GROUND FLOOR.

DRAWING INDEX:
A1 - PROJECT INFORMATION, PHOTOS, (E) & (P) SITE PLAN
A2.1 - EXISTING AND PROPOSED FLOOR PLANS
A2.2 - MEP, ROOF PLAN, FOUNDATION AND ROOF FRAMING PLANS
A3.1 - 2 - (E) & (P) ELEVATIONS
A3.2 - (E) & (P) ELEVATIONS
A4 - (E) & (P) SECTIONS AND WINDOW/DOOR SCHEDULE
A8.1 - 3 - TYPICAL DETAILS
A11.1 - POLLUTION PREVENTION
A11.2 - 3 - CAL GREEN

LICENSED ARCHITECT
KEITH L CHUNG
NO. C38365
REN. 07/31/23
STATE OF CALIFORNIA

No.	Description	Date

PREPARED BY:
STUDIO CRIT
P.O. BOX 395, ORINDA, CA 94563
(510) 467-3140
INFO@CRITSTUDIO.COM

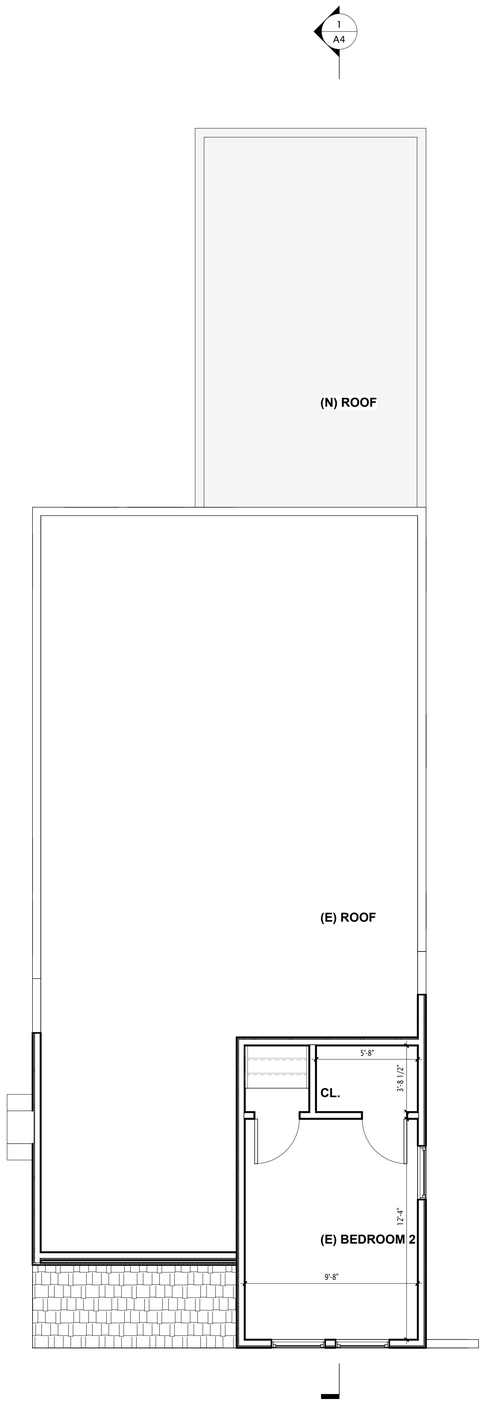
(E) & (P) SITE PLAN

Project number	220401
Date	03/27/2023
Drawn by	KC
Checked by	AM

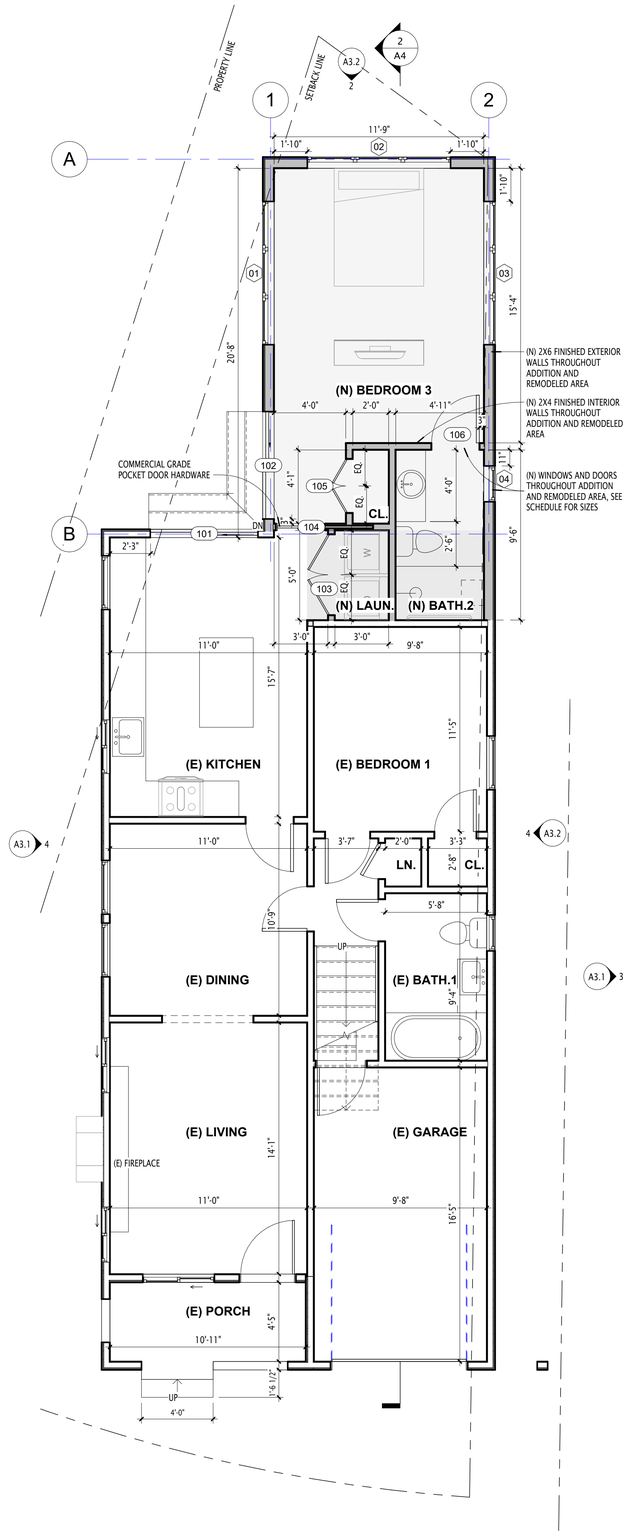
A1

Scale	As indicated

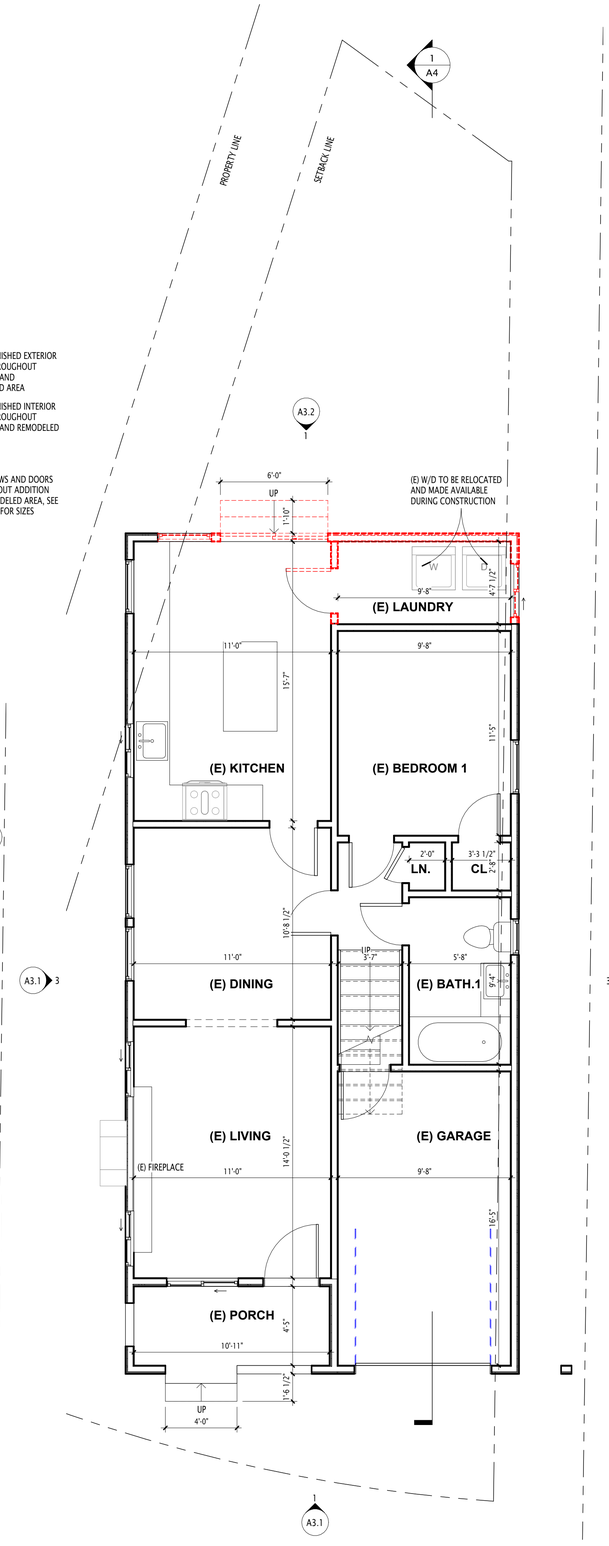
8/16/2023 4:36:05 PM



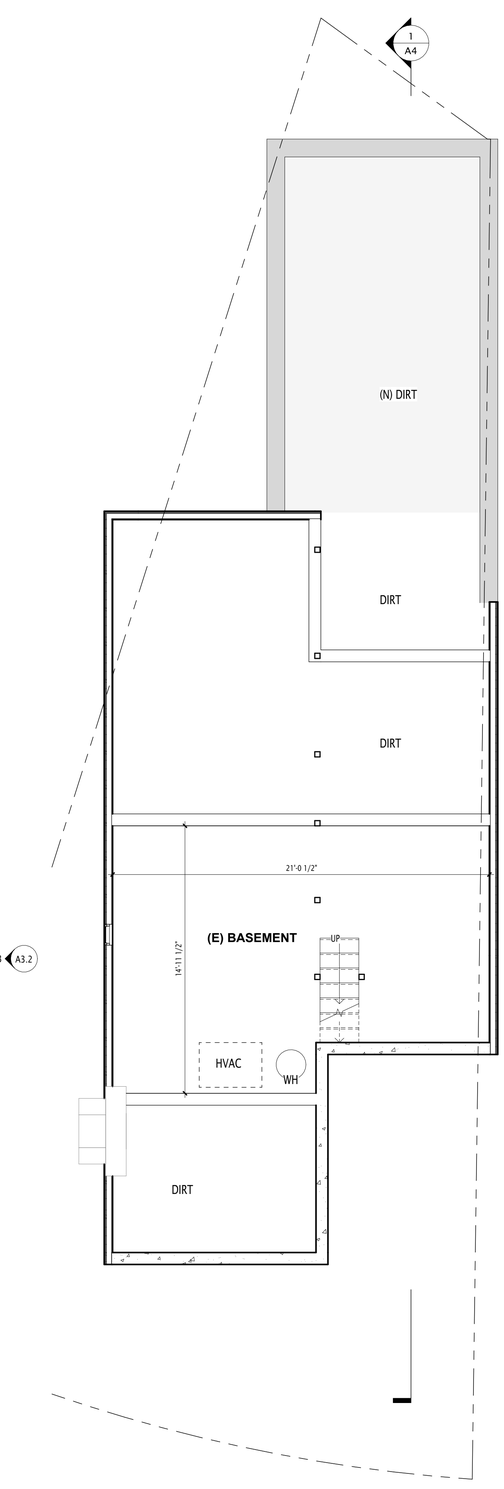
4 (E) UPPER FLOOR PLAN W/ADDITION
1/4" = 1'-0"



3 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"



2 EXISTING AND DEMO GROUND FLOOR PLAN
1/4" = 1'-0"



1 (E) BASEMENT FL.PL. W/ADDITION
1/4" = 1'-0"

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

FLOOR PLAN LEGEND

- EXISTING WALLS, DOORS, WINDOWS, STAIRS TO BE DEMOLISHED
- NEW WALLS (INCL. FOUNDATION)
- AREA OF ADDITION 211 SQ FT
- AREA OF REMODEL 52 SQ FT

N

LICENSED ARCHITECT
KEITH L CHUNG
NO. C38365
REN. 07/31/23
STATE OF CALIFORNIA

No.	Description	Date

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EXISTING AND PROPOSED FLOOR PLANS

Project number	220401
Date	03/27/2023
Drawn by	Author
Checked by	Checker

A2.1

Scale	As indicated

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FOUNDATION
LOAD BEARING PRESSURE = 1,500 PSF (CRC 401.4.1)
CONCRETE FOUNDATION WALL = 3000PSI MIN (CRC 402.2)
MIN WIDTH AND THICKNESS FOR CONCRETE FOOTINGS FOR LIGHT-FRAME CONSTRUCTION:
ROOF LIVE LOAD = 20 PSF, 1 STORY - WITH CRAWL SPACE = 12" X 6" (CRC 403.1.(1))
CONCRETE STEM WALLS WITH CONCRETE FOOTINGS (CRC 403.1.3.1)
WHERE A CONSTRUCTION JOINT IS CREATED BETWEEN A CONCRETE FOOTING AND A CONCRETE STEM WALL, A MINIMUM OF ONE NO. 4 VERTICAL BAR SHALL BE INSTALLED AT NOT MORE THAN 4 FEET ON CENTER. THE VERTICAL BAR SHALL HAVE A STANDARD HOOK AND EXTEND TO THE BOTTOM OF THE FOOTING AND SHALL HAVE SUPPORT AND COVER AND EXTEND A MINIMUM OF 14 INCHES INTO THE STEM WALL. STANDARD HOOKS AND A MINIMUM OF ONE NO. 4 HORIZONTAL BAR SHALL BE INSTALLED WITHIN 12 INCHES (305 MM) OF THE TOP OF THE STEM WALL AND ONE NO. 4 HORIZONTAL BAR SHALL BE LOCATED 3 TO 4 INCHES FROM THE BOTTOM OF THE FOOTING.
CONCRETE FOUNDATION WALL THICKNESS = 8" MIN (CRC 404.1.1(1))

FLOOR
FLOOR JOIST SPANS (RESIDENTIAL LIVING AREAS, LIVE LOAD = 40 PSF, L/Δ = 360):
2 X 8 DF#1 & BTR FLOOR JOIST @ 16" O.C = 14'-5" MAX > 12'-2" ACTUAL = OK (CRC 502.3.1(2))
FLOOR PLYWOOD SHEATHING -
3/4" STRUCTURAL 1 APA RATED T&G SHEATHING OR OSB STRUCTURAL 1;USE 8D COMMON NAILS: 2.5"X 0.131"; 48/24 SPAN RATING W/ EXPOSURE 1 GLUE; EDGE NAIL @ 6" O.C / FIELD NAIL @ 12"O.C; UNBLOCKED @ INTERMEDIATE PANEL EDGES U.O.N. ON PLANS

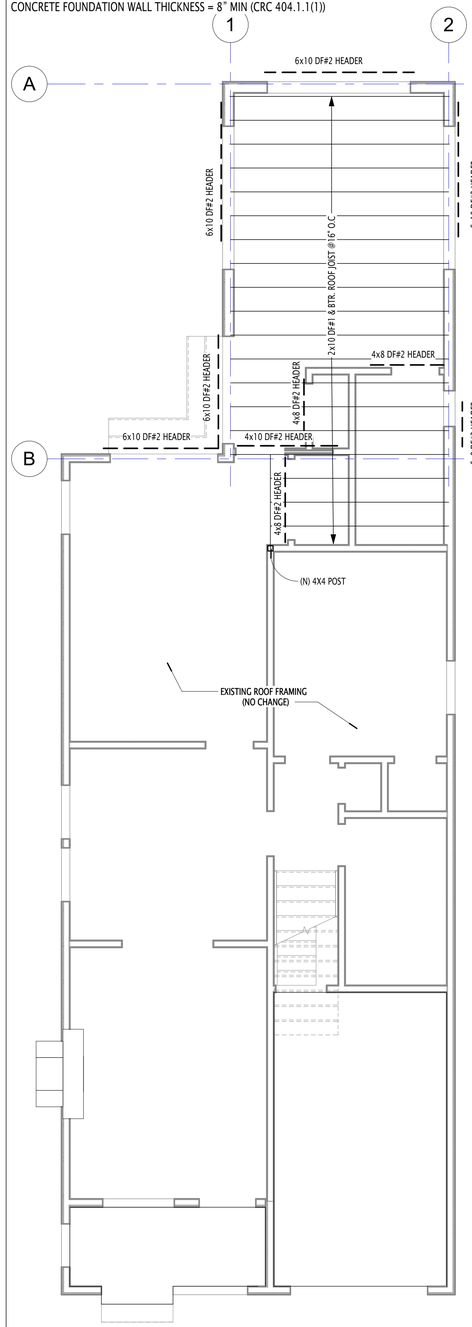
ROOF
HIGH ROOF RAFTER SPANS -
(CEILING ATTACHED TO RAFTERS, ROOF LIVE LOAD & DEAD LOAD = 20 PSF, L/Δ = 240):
2 X 10 DF#1 & BTR ROOF JOIST @ 16" O.C = 20'-7" MAX > 12'-2" ACTUAL = OK (CRC 802.5.1(2))
ROOF PLYWOOD SHEATHING -
1/2" STRUCTURAL 1 SHEATHING EXP 1 WITH 32/16 SPAN RATING, APA RATED PLYWOOD OR OSB STRUCTURAL 1, USE 8D COMMON NAILS: 2.5"X 0.131"; EDGE NAIL @6" O.C/FIELD NAIL @12"O.C; UNBLOCKED @ INTERMEDIATE PANEL EDGES U.O.N. ON PLANS

BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY (CRC 602.10.3(3))
SDC = D2
ULTIMATE DESIGN WIND SPEED (MPH): <140
METHOD = CS-WSP, CONTINUOUS SHEATHING METHODS.
APA STRUCT 1 - 15/32" : ALLOWABLE UNIT SEAR = 310 PLF
NORTH WALL
BRACED WALL LINE LENGTH = 13'
MIN TOTAL LENGTH OF BRACED WALL REQUIRED = 12' (LEVEL 1)
12' X 1.5 SEISMIC ADJUSTMENT FACTORS (602.10.3(4) = 18'
REQUIRED < 27' PROVIDED = OK
EAST WALL
BRACED WALL LINE LENGTH = 21'
MIN TOTAL LENGTH OF BRACED WALL REQUIRED = 12' (LEVEL 1)
12' X 1.5 SEISMIC ADJUSTMENT FACTORS (602.10.3(4) = 18'
REQUIRED < 29' PROVIDED = OK

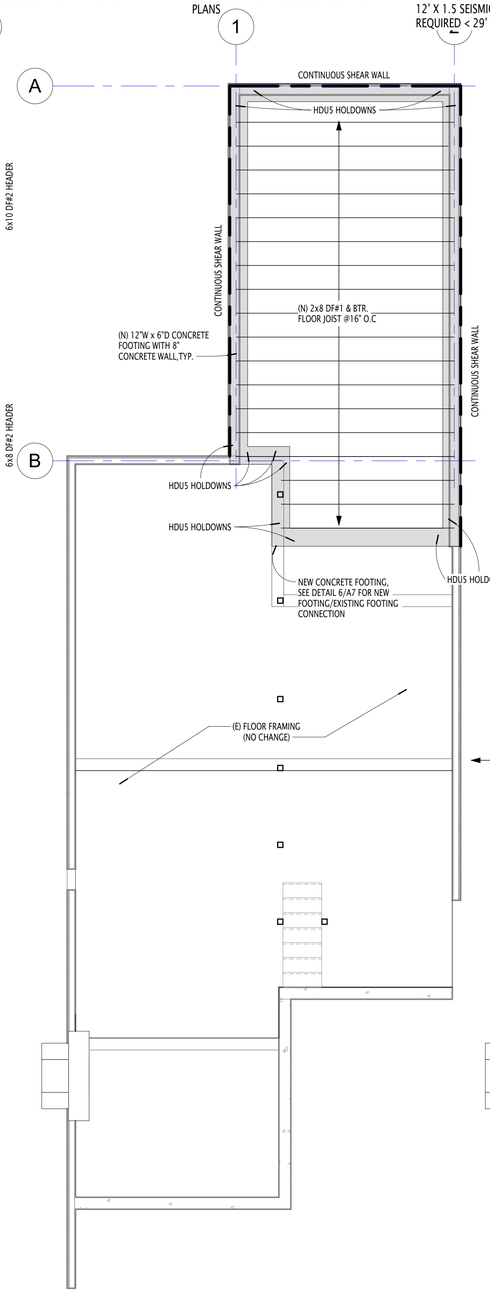
BRACING REQUIREMENTS CONTINUED
WEST WALL
BRACED WALL LINE LENGTH = 16'
MIN TOTAL LENGTH OF BRACED WALL REQUIRED = 12' (LEVEL 1)
12' X 1.5 SEISMIC ADJUSTMENT FACTORS (602.10.3(4) = 18' REQUIRED < 29' PROVIDED = OK

SHEAR WALL PLYWOOD SHEATHING -
15/32" STRUCTURAL 1 SHEATHING EXP 1WITH 32/16 SPAN RATING, APA RATED PLYWOOD OR OSB STRUCTURAL 1 (5-PLY); USE 8D COMMON NAILS: 2.5"X 0.131"; 48/24 SPAN RATING W/ EXPOSURE 1 GLUE; EDGE NAIL @6" O.C / FIELD NAIL @12"O.C; UNBLOCKED @ INTERMEDIATE PANEL EDGES U.O.N. ON PLANS

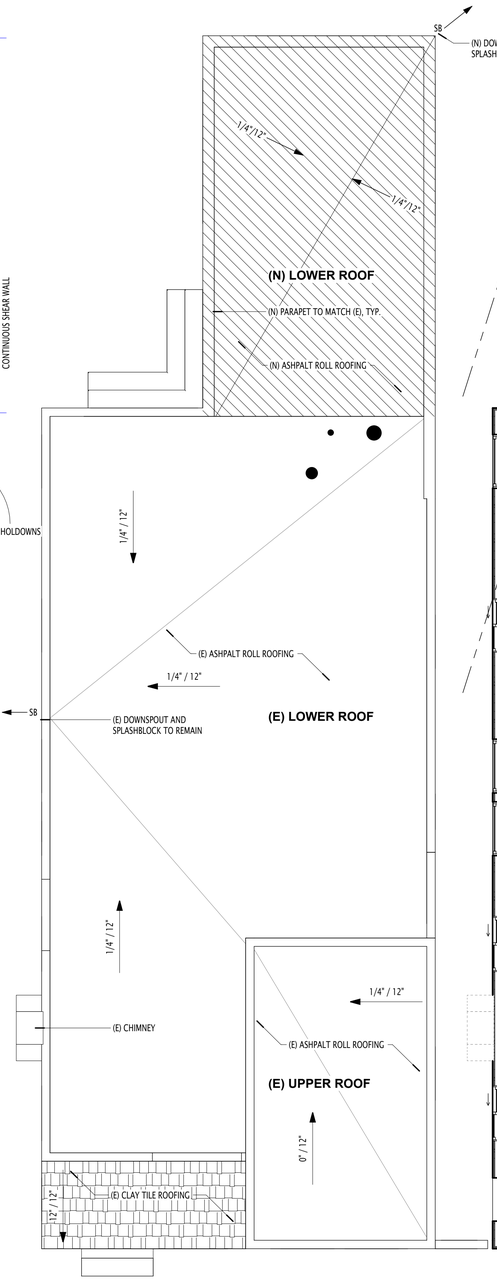
GENERAL MEP NOTES:
1. NO CHANGES TO MEP IN AREAS OUTSIDE OF REMODEL AND ADDITION.
2. SCREW BASED LUMINAIRES SHALL HAVE LAMPS INSTALLED MARKED WITH "JA8-2016" OR "JA8-2016-E".
3. ALL LUMINAIRE IN ALL BATHROOMS ARE CONTROLLED BY VACANCY SENSORS.
4. NEWLY INSTALLED RECESSED DOWNLIGHT LUMINAIRES SHALL NOT CONTAIN SCREW BASED SOCKETS.
5. NEW LED OUTDOOR LIGHTING, HIGH EFFICACY AND IS CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTO CELL CONTROL, ASTRONOMICAL TIME CLOCK OR EMCS, PLUS A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE THE AUTOMATIC CONTROLS.
6. NEW EXHAUST FANS FOR BATHROOMS MUST BE CONTROLLED BY HUMIDISTAT AND SEPARATE FROM LIGHT SWITCH. EXHAUST FAN SHOULD HAVE 54CFM FAN MINIMUM, TYP.
7. SEPARATE 20 AMPS BRANCH CIRCUIT FOR BATHROOM.
8. ALL 120 VOLT 15-20 AMP CIRCUITS SHOULD BE TAMPER RESISTANT EXCEPT WHEN LOCATED MORE THAN 76 INCHES ABOVE THE FLOOR ETC.
9. NON-ABSORBENT SURFACE TO EXTEND NOT LESS THAN 72 INCHES ABOVE FLOOR IN THE SHOWER
10. INSTALL NEW CARBON MONOXIDE ALARMS OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY OF THE BEDROOMS, TYP. CARBON MONOXIDE ALARMS SHOULD BE HARD-WIRED WITH BATTERY BACK-UP



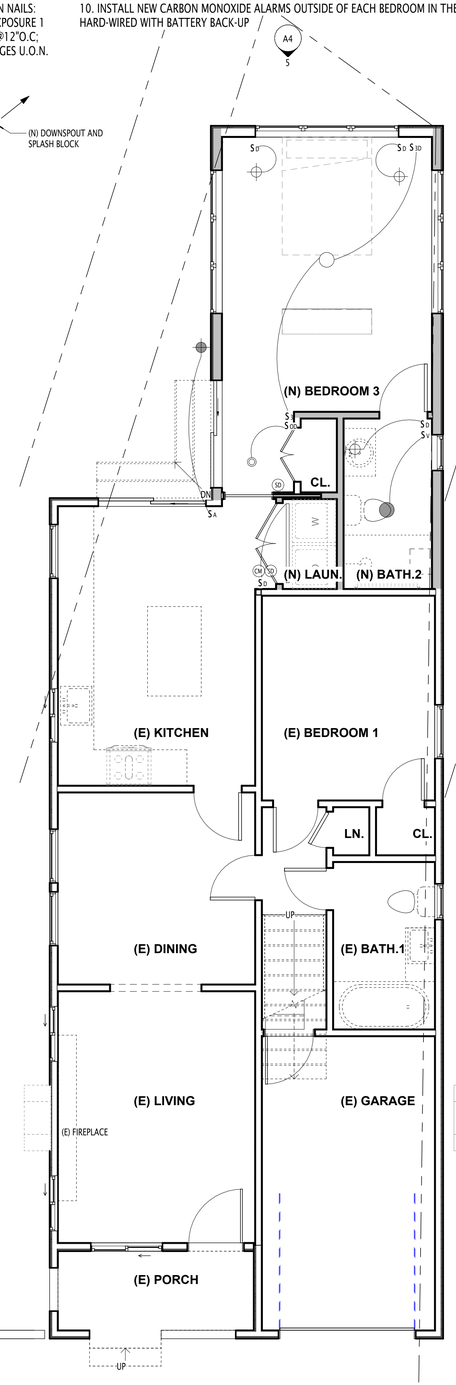
5 ROOF FRAMING PLAN
1/4" = 1'-0"



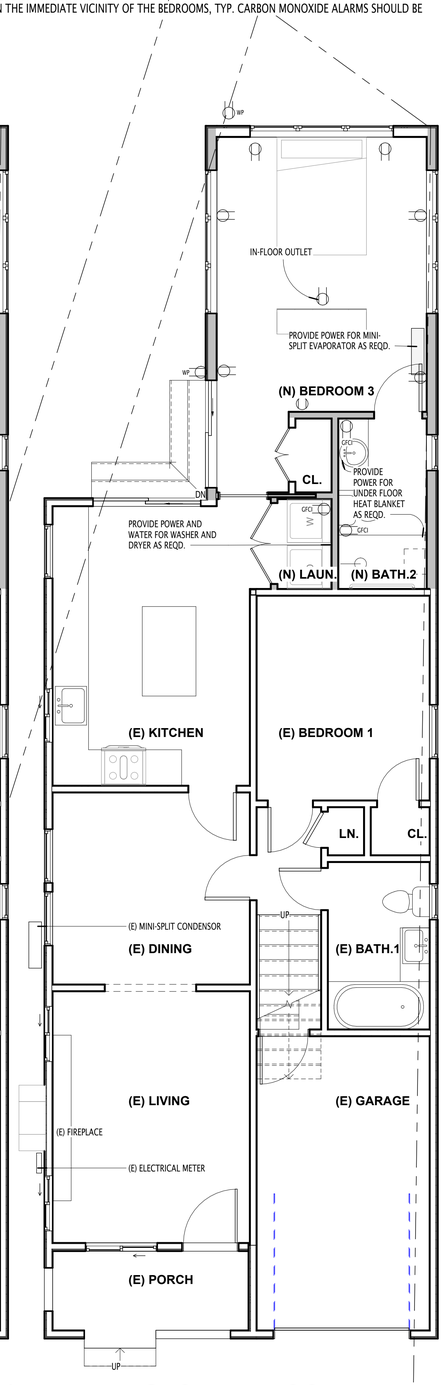
4 FOUNDATION PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



2 GROUND FLOOR RCP
1/4" = 1'-0"



1 MEP GROUND FLOOR PLAN
1/4" = 1'-0"

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

(P) MEP PLAN LEGEND
- NEW MINI-SPLIT WALL EVAPORATOR
- NEW DUPLEX RECEPTACLE
- GFCI NEW GFCI RECEPTACLE
- WP NEW WATERPROOF DUPLEX RECEPTACLE

(P) REFLECTED CEILING PLAN LEGEND
- NEW WALL MOUNTED LUMINAIRE
- NEW LINEAR LED LUMINAIRE
- NEW RECESSED LED LUMINAIRE
- NEW FLUSH MOUNT CEILING LUMINAIRE
- NEW CEILING MOUNTED LUMINAIRE
- NEW BATHROOM CEILING MOUNTED EXHAUST VENT LED LIGHT
- NEW EXTERIOR WALL MOUNTED LUMINAIRE
- S NEW SINGLE-POLE SWITCH
- SD NEW DIMMABLE SWITCH
- SV NEW VACANCY SWITCH
- S3 NEW 3-WAY SWITCH
- S3D NEW 3-WAY DIMMABLE SWITCH
- SOD NEW OCCUPANCY DIMMABLE SWITCH
- SA NEW ASTRONOMICAL TIME SWITCH
- SD SMOKE DETECTOR (LOCATION AND TYPE AS REQUIRED BY CODE, COORD. W/ OWNER)
- CMSD COMBO SMOKE & CARBON MONOXIDE DETECTORS (LOCATION AND TYPE AS REQUIRED BY CODE, COORD. W/ OWNER)

PROPOSED ROOF PLAN LEGEND
- NEW ROOF
- SB DOWNSPOUT AND SPLASHBLOCK
- NEW BATHROOM 5"d EXHAUST VENT WITH PVC BASE FLASHING AND RUBBER COLLAR, TYP.
- NEW DRYER 4"d PIPE VENT WITH PVC BASE FLASHING AND RUBBER COLLAR, TYP.
- NEW BATHROOM 2"d PIPE VENT WITH PVC BASE FLASHING AND RUBBER COLLAR, TYP.

LICENSED ARCHITECT
KEITH L CHUNG
NO. C38365
REN. 07/31/23
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No.	Description	Date

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MEP, ROOF PLAN, FOUNDATION AND ROOF FRAMING PLANS

Project number	220401
Date	03/27/2023
Drawn by	Author
Checked by	Checker

A2.2

Scale: As indicated

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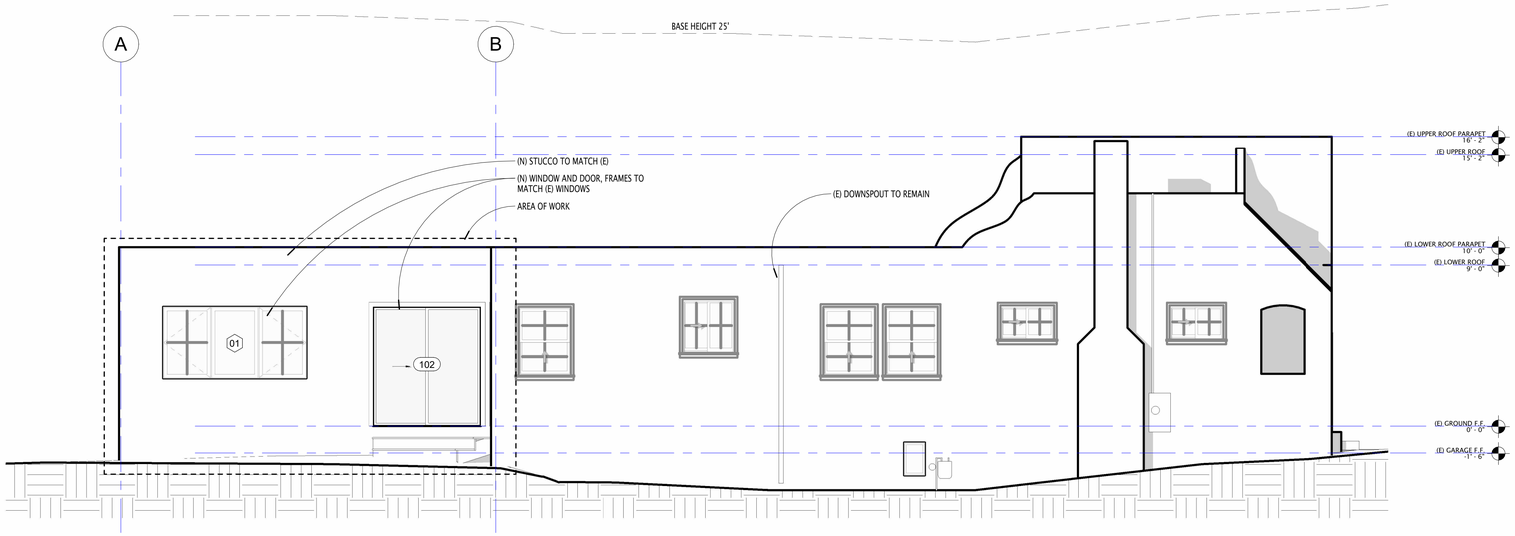
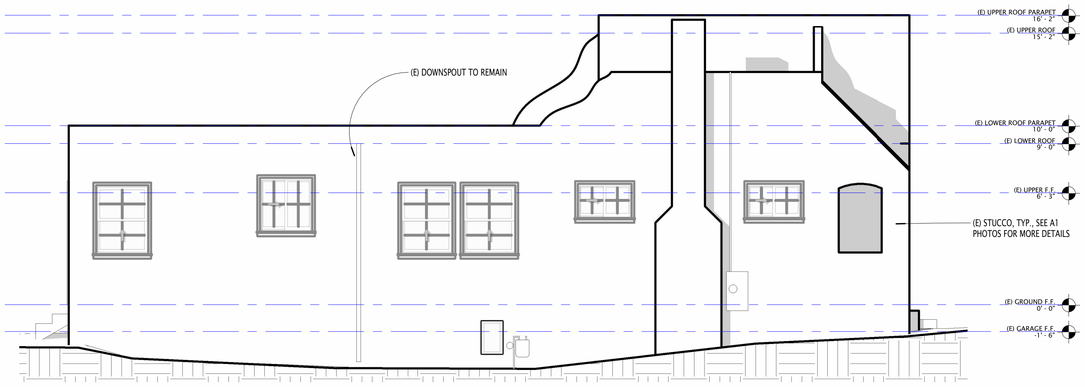
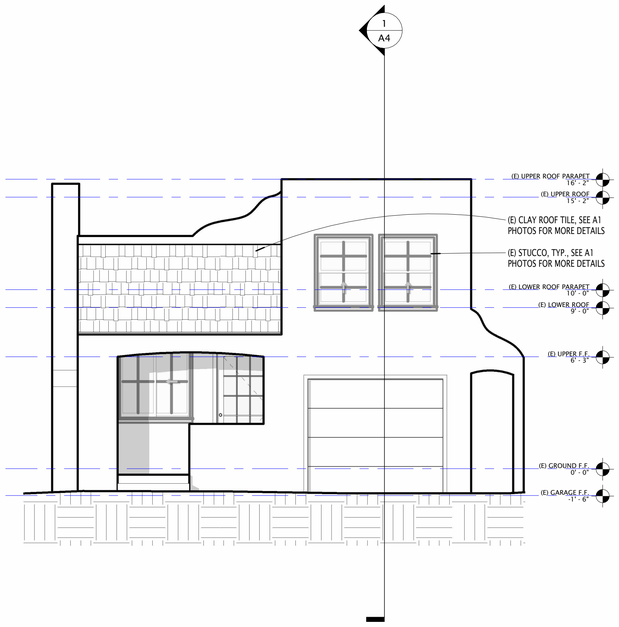


4 PROPOSED WEST ELEVATION
1/4" = 1'-0"
0' 4' 8' 16'



3 EXISTING WEST ELEVATION
1/4" = 1'-0"
0' 4' 8' 16'



1 EXISTING SOUTH ELEVATION (NO CHANGE)
1/4" = 1'-0"
0' 4' 8' 16'

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

LICENSED ARCHITECT
KEITH L CHUNG
Keith Chung
NO. C38365
REN. 07/31/23
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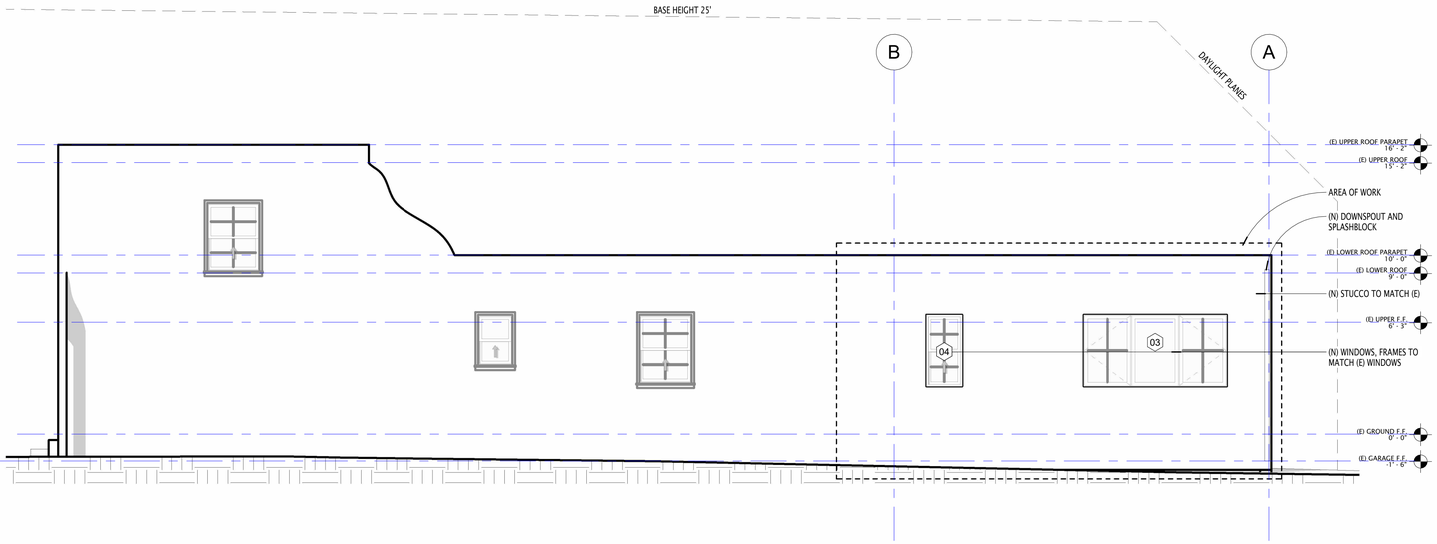
(E) & (P) ELEVATIONS

Project number	220401
Date	03/27/2023
Drawn by	AM
Checked by	KC

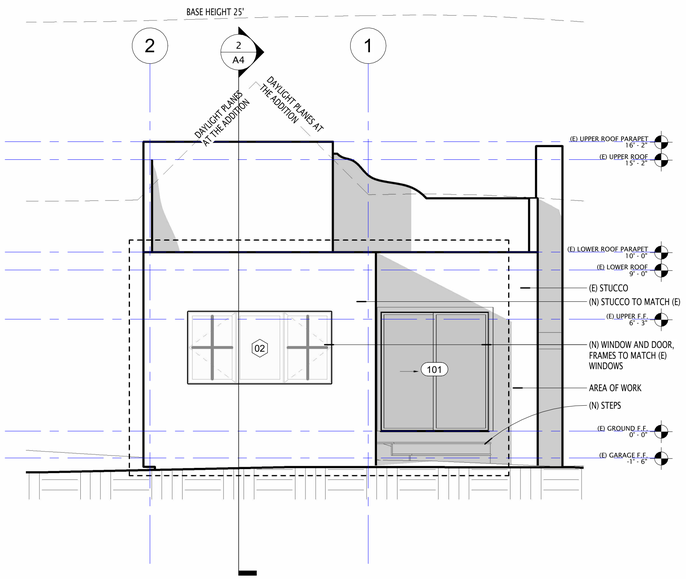
A3.1

Scale	1/4" = 1'-0"

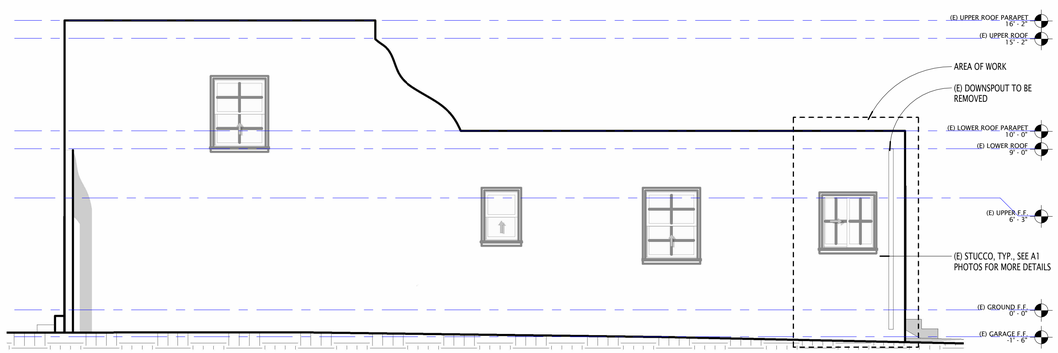
8/16/2023 4:36:12 PM



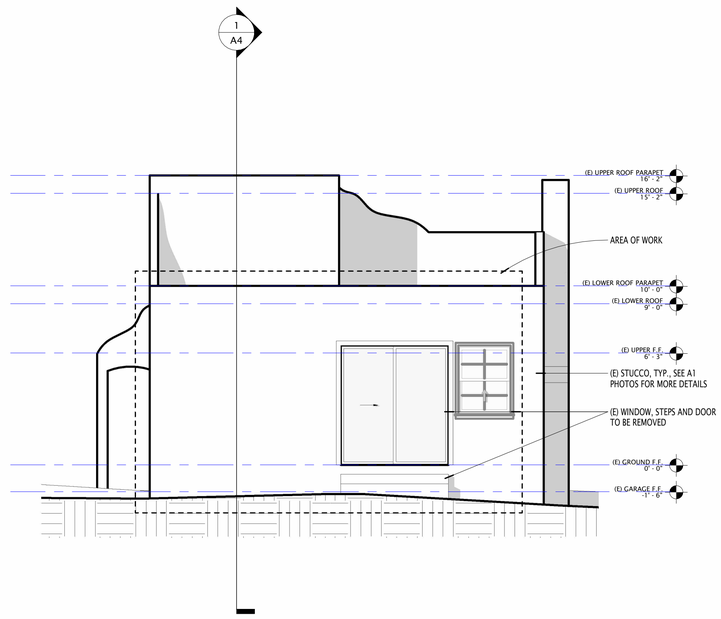
4 PROPOSED EAST ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



3 EXISTING EAST ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

LICENSED ARCHITECT
KEITH L CHUNG
Keith Chung
NO. C38365
REN. 07/31/23
STATE OF CALIFORNIA

No.	Description	Date

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(E) & (P) ELEVATIONS

Project number	220401
Date	03/27/2023
Drawn by	Author
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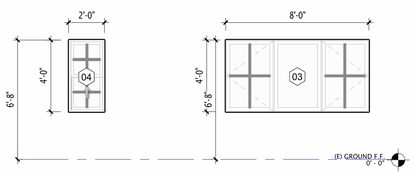
A3.2

Scale	1/4" = 1'-0"

8/16/2023 4:36:18 PM

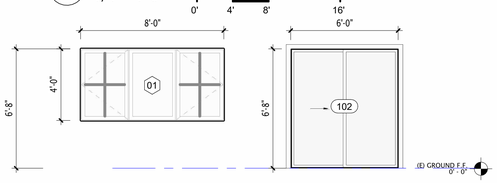
DOOR SCHEDULE					
Mark	Type Mark	Family and Type	Width	Height	Comments
101	49	Door-Double-Sliding: 72" x 80"	6' - 0"	6' - 8"	
102	49	Door-Double-Sliding: 72" x 80"	6' - 0"	6' - 8"	
103	27	Door-Double-Flush_Panel: 54" x 62"	4' - 6"	5' - 2"	
104	34	Door-Interior-Single-Pocket-Panel-Wood: 32" x 80"	2' - 8"	6' - 8"	
105	50	Door-Double-Flush_Panel: 36" x 80"	3' - 0"	6' - 8"	
106	3	Door-Single-Panel: 32" x 80"	2' - 8"	6' - 8"	

WINDOW SCHEDULE						
Mark	Type Mark	Family and Type	Width	Height	Sill Height	Comments
01	85	Window-Casement-Triple: 96" x 48"	8' - 0"	4' - 0"	2' - 8"	
02	85	Window-Casement-Triple: 96" x 48"	8' - 0"	4' - 0"	2' - 8"	
03	85	Window-Casement-Triple: 96" x 48"	8' - 0"	4' - 0"	2' - 8"	
04	86	Window-Single-Hung: 24" x 48"	2' - 0"	4' - 0"	2' - 8"	

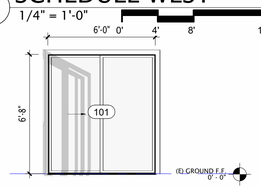


6 SCHEDULE EAST
1/4" = 1'-0"
0' 4' 8' 16'

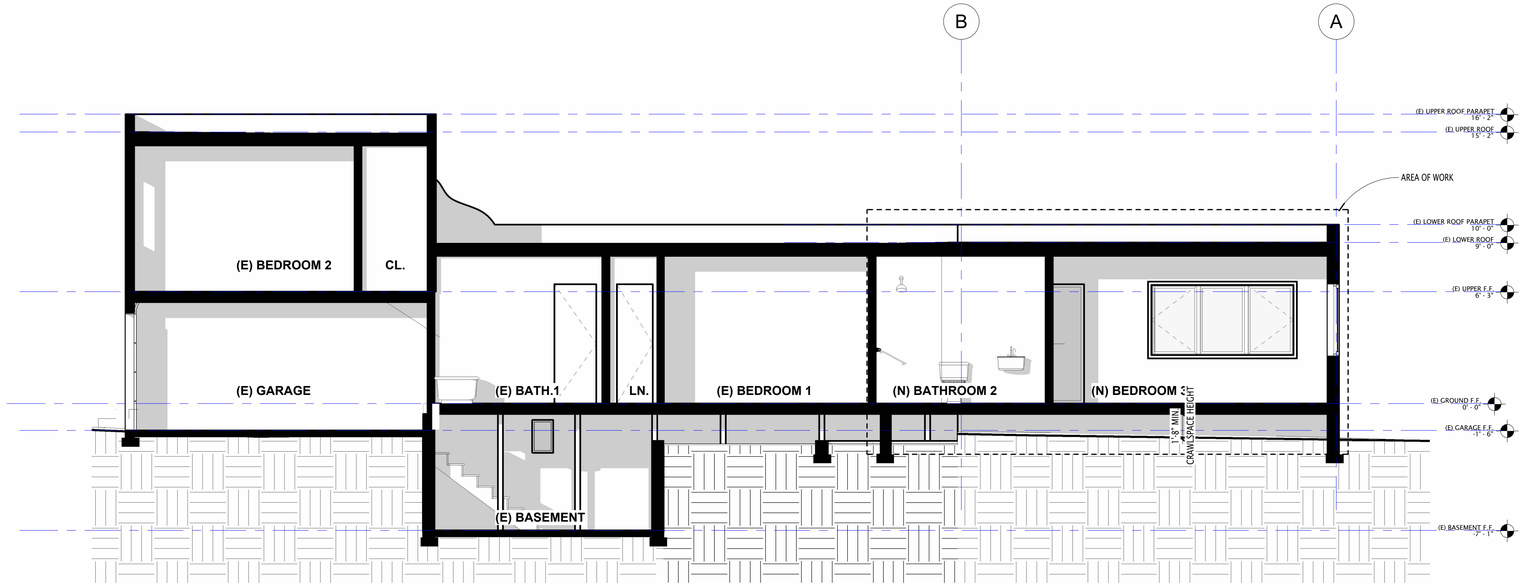
5 SCHEDULE NORTH, BEDRM.3
1/4" = 1'-0"
0' 4' 8' 16'



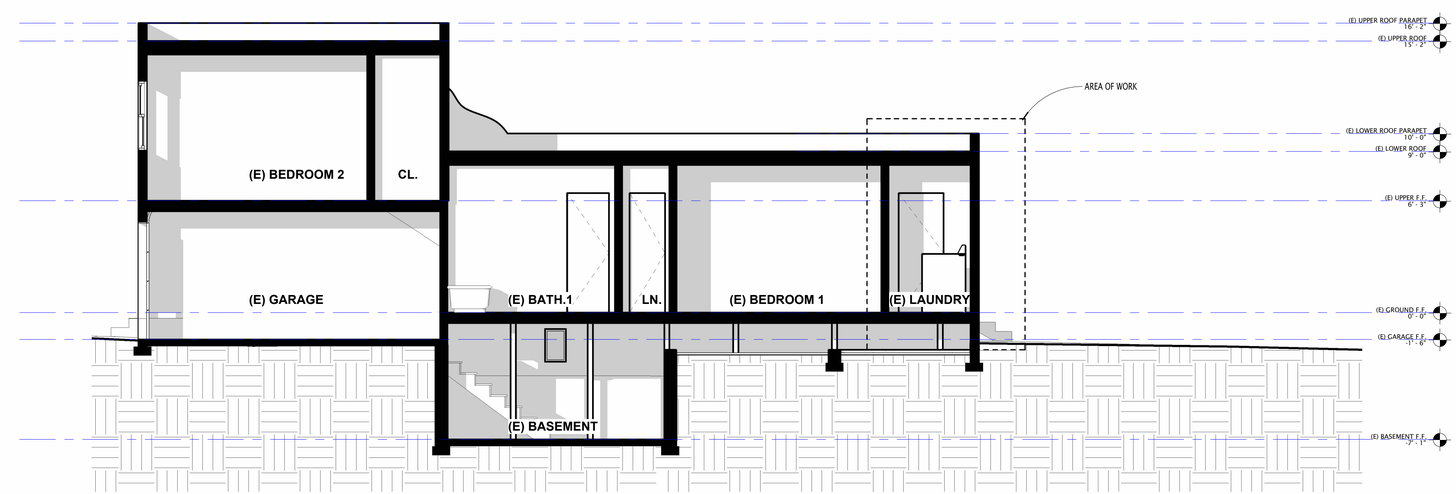
4 SCHEDULE WEST
1/4" = 1'-0"
0' 4' 8' 16'



3 SCHEDULE NORTH, KITCHEN
1/4" = 1'-0"
0' 4' 8' 16'



2 PROPOSED WEST SECTION
1/4" = 1'-0"
0' 4' 8' 16'



1 EXISTING WEST SECTION
1/4" = 1'-0"
0' 4' 8' 16'

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

GENERAL NOTE:

1. PROVIDE 7/8" THREE-COAT STUCCO OVER TWO LAYERS OF GRADE D BUILDING PAPER, COLOR TO MATCH EXISTING, TYP.
2. STUCCO WEEP SCREEDS SHALL BE INSTALLED NO LESS THAN 2" ABOVE PAVED AREAS AND 4" ABOVE SOIL, TYP.

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No.	Description	Date

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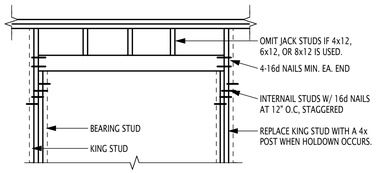
(E) & (P) BUILDING SECTIONS, WINDOW / DOOR SCHEDULE

Project number	220401
Date	03/27/2023
Drawn by	Author
Checked by	Checker

A4

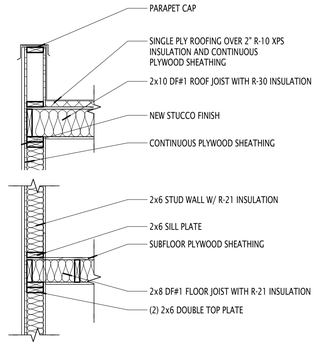
Scale	1/4" = 1'-0"

8/16/2023 4:36:24 PM

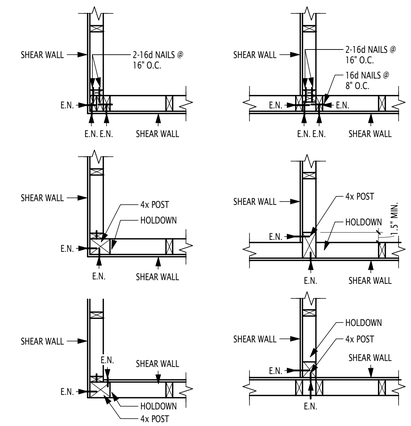


HEADER SCHEDULE					
WIDTH OF OPENING	STUD WIDTH			NO. BEARING STUDS REQ'D	NO. KING STUDS REQ'D
	2x4	2x6	2x8		
3'-0" MAX	4x6	6x8	8x6	1	1
5'-0" MAX	4x8	6x8	8x8	1	1
7'-0" MAX	4x10	6x10	8x8	2	2
10'-0" MAX	4x12	6x10	8x10	2	2

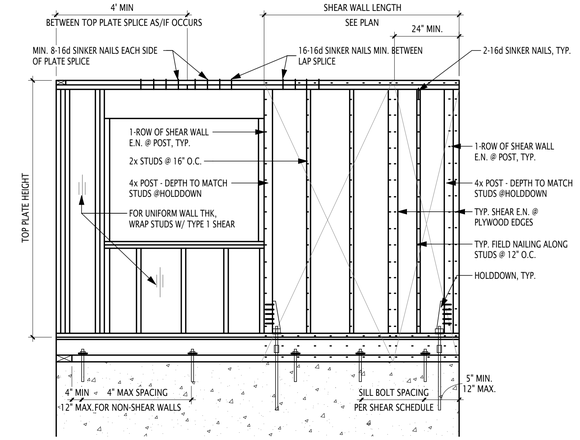
13. TYP HEADER DETAIL - N.T.S



12. PARAPET AND WALL DETAIL

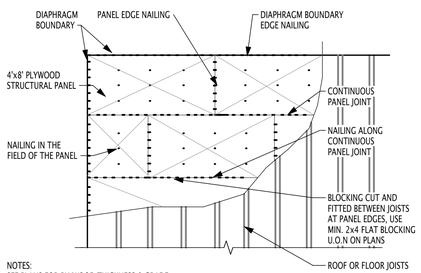


11. TYP SHEAR WALL DETAIL - N.T.S



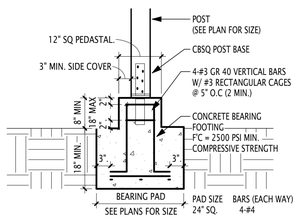
ALL FASTENERS IN CONTACT WITH P.T. SILL PLATES SHALL BE HOT-DIPPED GALVANIZED.
IF BORATE TREATED LSL TIMBERSTRAND SILL PLATES USED, THEN HDG CONNECTORS NOT REQUIRED.

10. TYPICAL STRUCTURAL WALL FRAMING - N.T.S

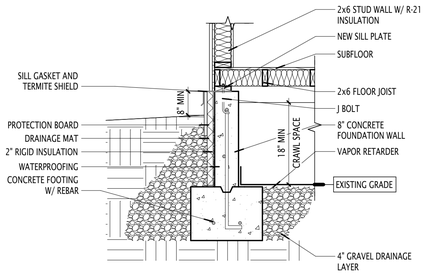


NOTES:
SEE PLANS FOR PLYWOOD THICKNESS & GRADE.
NAILS SHALL BE 8d (0.131" x2.5") COMMON EDGE NAIL (E.N) @ 6" O.C. AT ALL EDGES, BEAMS, BLOCKING, AND COLLECTORS; AND 12" O.C. IN THE FIELD.

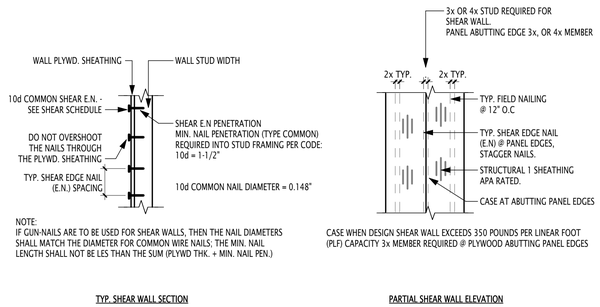
9. BLOCKED DIAPHRAGM (PARTIAL ROOF OR FLOOR) - N.T.S



8. INTERIOR BEARING PAD - N.T.S



7. FOUNDATION WALL DETAIL - N.T.S



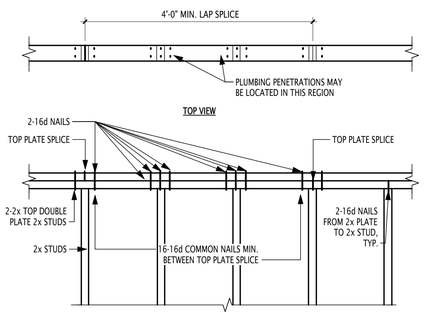
NOTE:
IF GUN-NAILS ARE TO BE USED FOR SHEAR WALLS, THEN THE NAIL DIAMETERS SHALL MATCH THE DIAMETER FOR COMMON WIRE NAILS; THE MIN. NAIL LENGTH SHALL NOT BE LES THAN THE SUM (PLYWD THK. + MIN. NAIL PEN.)

CASE WHEN DESIGN SHEAR WALL EXCEEDS 350 POUNDS PER LINEAR FOOT (PLF) CAPACITY 3x MEMBER REQUIRED @ PLYWOOD ABUTTING PANEL EDGES

TYP. SHEAR WALL SECTION

PARTIAL SHEAR WALL ELEVATION

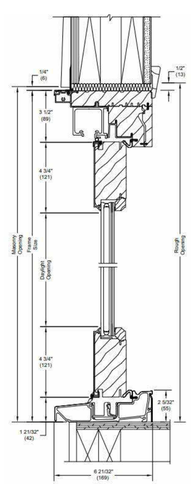
6. SHEAR WALL DETAIL - N.T.S



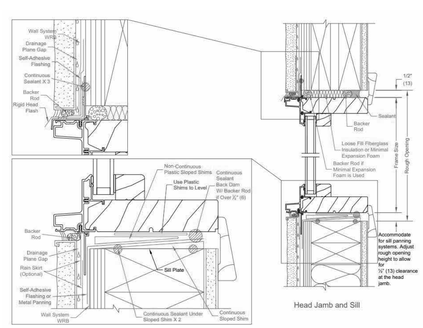
PARTIAL ELEVATION VIEW

WHERE TOP PLATE OR WALL BOTTOM PLATES ARE CUT FOR PIPES, FASTEN HORZIONTAL ST6224 STRAP @ SIDE OF TOP PLATE.

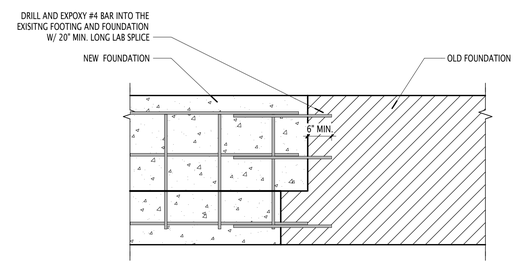
4. TYP TOP PLATE @ STRUCTURAL WALL - N.T.S



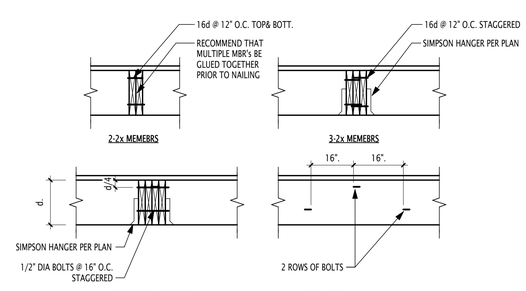
3. SLIDING DOOR JAMB AND SILL DETAIL



2. WINDOW JAMB & SILL DETAIL - N.T.S



5. CONNECTING NEW FOUNDATION TO EXISTING N.T.S.



1. TYP BUILT UP IOIST/BEAM DETAIL - N.T.S

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

STRUCTURAL NOTES

1. ROOF PLYWOOD SHEATHING - 1/2" STRUCTURAL 1 SHEATHING EXP 1 WITH 32/16 SPAN RATING, APA RATED PLYWOOD OR OSB STRUCTURAL 1, USE 8D COMMON NAILS: 2.5"X 0.131"; EDGE NAIL @6" O.C/FIELD NAIL @ 12"O.C; UNBLOCKED @ INTERMEDIATE PANEL EDGES U.O.N. ON PLANS

2. FLOOR PLYWOOD SHEATHING - 3/4" STRUCTURAL 1 APA RATED T&G SHEATHING OR OSB STRUCTURAL 1;USE 8D COMMON NAILS: 2.5"X 0.131"; 48/24 SPAN RATING W/ EXPOSURE 1 GLUE; EDGE NAIL @6" O.C/FIELD NAIL @12"O.C; UNBLOCKED @ INTERMEDIATE PANEL EDGES U.O.N. ON PLANS

3. SHEAR WALL PLYWOOD SHEATHING - 15/32" STRUCTURAL 1 SHEATHING EXP 1WITH 32/16 SPAN RATING, APA RATED PLYWOOD OR OSB STRUCTURAL 1 (5-PLY); USE 8D COMMON NAILS: 2.5"X 0.131"; 48/24 SPAN RATING W/ EXPOSURE 1 GLUE; EDGE NAIL @6" O.C/FIELD NAIL @12"O.C; UNBLOCKED @ INTERMEDIATE PANEL EDGES U.O.N. ON PLANS

4. PROVIDE 2x SOLID BLOCKING BELOW ALL BEARING WALLS PERPENDICULAR TO JOISTS.

5.PROVIDE DBL. JOISTS BELOW ALL BEARING WALLS PARALLEL TO JOISTS.

6.FIELD VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, ANY SIGNIFICANT DISCREPANCIES,STOP CONSTRUCTION & NOTIFY ARCHITECT IN WRITING.

7. ALL METAL ANCHORS, FASTENERS, CONNECTORS, ETC. THAT WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER (OR EXPOSED TO WEATHER CONDITIONS SHALL BE HOT-DIPPED GALVANIZED, SILICONE BRONZE, STAINLESS STEEL OR COPPER.

8. SEISMIC DESIGN CATERGORY = D

LICENSED ARCHITECT
KEITH L CHUNG
Keith Chung
NO. C38365
REN. 07/31/23
STATE OF CALIFORNIA

No.	Description	Date

PREPARED BY:
STUDIO CRIT
P.O. BOX 395, ORINDA, CA 94563
(510) 467-3140
INFO@CRITSTUDIO.COM

TYPICAL DETAILS

Project number	220401
Date	03/27/2023
Drawn by	KC
Checked by	AM

A8.1

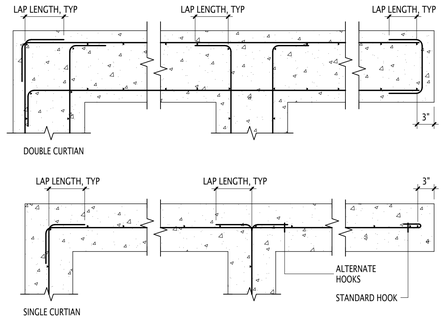
Scale	As indicated

8/16/2023 4:36:24 PM

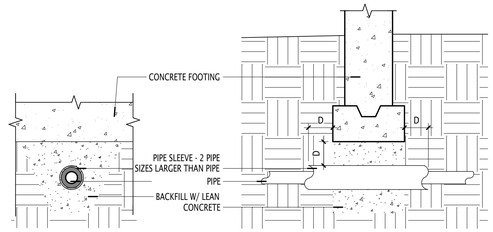
REINFORCEMENT BAR SPLICE SCHEDULE (IN)							
BAR SIZE	BAR YIELD STRENGTH	2500 PSI		3000 PSI		4000 PSI	
		HORIZONTAL TOP BARS	ALL OTHER BARS	HORIZONTAL TOP BARS	ALL OTHER BARS	HORIZONTAL TOP BARS	ALL OTHER BARS
#3	40 KSI	21	18	19	18	18	18
#4	40 KSI	28	24	25	24	24	24
#5	60 KSI	51	39	47	36	41	31
#6	60 KSI	61	47	56	43	49	37
#7	60 KSI	89	69	81	63	71	54
#8	60 KSI	102	78	93	72	81	62

1. LAP SPLICE LENGTH BASED ON NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT CONCRETE, INCREASE LAP SPLICE LENGTH BY 30%.
2. TOP BARS ARE HORIZONTAL BARS (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE BELOW BAR.
3. WHERE CLEAR COVER IS LESS THAN ONE BAR DIAMETER AND/OR CLEAR SPACING IS LESS THAN TWO DIAMETERS, INCREASE LAP SPLICE LENGTH BY 50%.

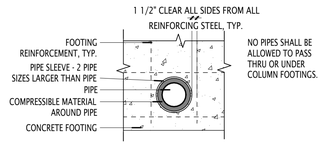
19 REINF LAP SPLICES
1" = 1'-0"



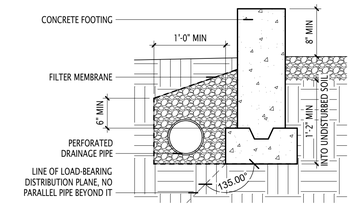
18 CONC. REINF @ CORN. & INTERESC.
1" = 1'-0"



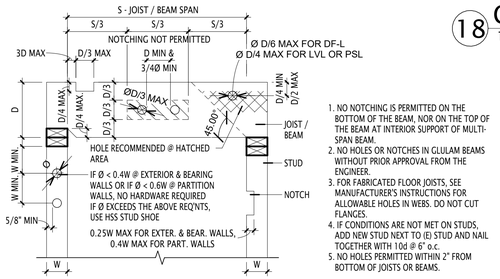
17 PIPE UNDER FTG., TYP.
1" = 1'-0"



16 PIPE THRU FTG., TYP.
1" = 1'-0"

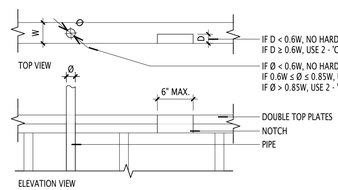


15 PIPE PARAL. TO FTG., TYP.
1" = 1'-0"

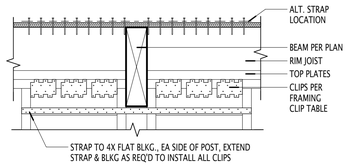


1. NO NOTCHING IS PERMITTED ON THE BOTTOM OF THE BEAM, NOR ON THE TOP OF THE BEAM AT INTERIOR SUPPORT OF MULTI-SPAN BEAM.
2. NO HOLES OR NOTCHES IN GLULAM BEAMS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
3. FOR FABRICATED FLOOR JOISTS, SEE MANUFACTURER'S INSTRUCTIONS FOR ALLOWABLE HOLES IN WEBS. DO NOT CUT FLANGES.
4. IF CONDITIONS ARE NOT MET ON STUDS, ADD NEW STUD NEXT TO (E) STUD AND NAIL TOGETHER WITH 10d @ 6" o.c.
5. NO HOLES PERMITTED WITHIN 2" FROM BOTTOM OF JOISTS OR BEAMS.

14 DRIL'G & NOTCH'G @ JOISTS & STUDS
1" = 1'-0"



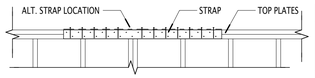
13 DRIL'G & NOTCH'G @ TOP PLATE
1" = 1'-0"



FRAMING CLIP TABLE	
STRAP	REQUIRED CLIPS
CS16	(2) LTP4[2]
CMSTC16	(4) LTP4

1. INSTALL CLIPS FROM BLOCKING TO TOP PLATE.
2. NUMBER OF CLIPS PER STRAP.

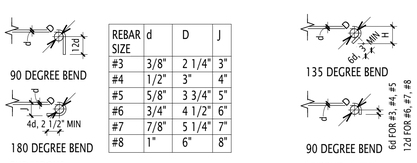
12 STRAP @ TOP PLATE BREAK @ CONT. WALL
1" = 1'-0"



COIL STRAP TABLE				
STRAP	MIN. NAILS	LENGTH TO		
		DF/GLB	SCL[1]	JOIST[1,2]
CS16	(13) 8D	16"	32"	32"
CMSTC16	(28) 16D	25"	50"	50"

1. FILL EVERY OTHER PAIR OF NAIL HOLES, MIN 4" END DISTANCE TO 1ST NAIL.
2. MANUFACTURED JOISTS ONLY, USE DF/GLB COLUMN FOR SOLID SAWN/FABRICATED TRUSSES.

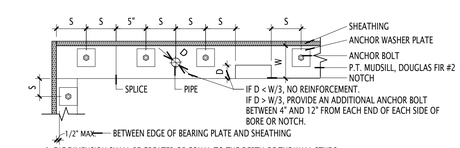
11 STRAP @ TOP PLATE BREAK, TYP. COND.
1/2" = 1'-0"



REBAR SIZE	d	D	J
#3	3/8"	2 1/4"	3"
#4	1/2"	3"	4"
#5	5/8"	3 3/4"	5"
#6	3/4"	4 1/2"	6"
#7	7/8"	5 1/4"	7"
#8	1"	6"	8"

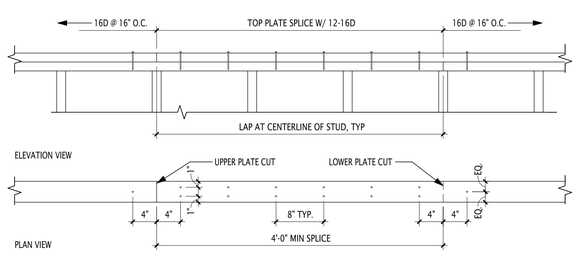
REBAR SIZE	d	D	H
#3	3/8"	1 1/2"	2 1/2"
#4	1/2"	2"	3"
#5	5/8"	2 1/2"	3 3/4"
#6	3/4"	4 1/2"	4 1/2"
#7	7/8"	5 1/4"	5 1/4"
#8	1"	6"	6"

STANDARD REINF. BENDS

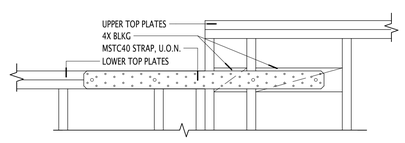


1. "W" DIMENSION SHALL BE GREATER OR EQUAL TO THE DEPTH OF THE WALL STUDS.
2. "S" DIMENSION SHALL BE 4" MIN & 12" MAX.
3. AT (E) FOUNDATIONS: DRILL (E) CONCRETE & EPOXY W/ SIMPSON SET-XP ADHESIVE.
4. SPACE ANCHOR BOLTS TO CLEA STUDS, POSTS, ETC.
5. SEE 1/S3.0 FOR MORE NOTES.

9 TYP. FOUNDATION SILL PLATE DETAIL
1" = 1'-0"



8 NAILED TOP PLATE SPLICE
1" = 1'-0"



7 STEPPED TOP PLATE SPLICE
1" = 1'-0"

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" × 0.113") or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3 1/2" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1/4" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[j]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box 3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3 1/2" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" × 0.162")	16" o.c. each edge face nail
		16d box (3 1/2" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" × 0.113"); or 4-8d common (2 1/2" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3 1/2" × 0.162"); or 12-16d box (3 1/2" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" × 0.162")	16" o.c. face nail
		16d box (3 1/2" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" × 0.113"); or 3-16d box (3 1/2" × 0.135"); or 4-8d common (2 1/2" × 0.131"); or 4-10d box(3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3 1/2" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1 3/4"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1 3/4"long	Face nail
		Wider than 1" × 8" 4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1 3/4" long	
Floor			
21	Joist to sill, top plate or girder	4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" × 0.113")	4" o.c. toe nail
		8d common (2 1/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
Floor			
24	2" subfloor to joist or girder	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3 1/2" × 0.162") 4-10 box (3" × 0.128"), or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2" × 0.135"); or 3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3" × 0.128"), or 2-8d common (2 1/2" × 0.131"; or 2-3" × 0.131") nails	Each end, toe nail
ITEM	**DESCRIPTION OF BUILDING ELEMENTS**	**NUMBER AND TYPE OF FASTENER[a, b, c]**	**SPACING OF FASTENERS** **Edges (inches)[h]** / **Intermediate supports[c, e] (inches)**
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing **[see Table R602.3(3) for** wood structural panel *exterior wall sheathing to wall framing]*			
30	3/8" — 1/2"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2 1/2" × 0.131") nail (roof); or RSRS-01 (2 3/8" × 0.113") nail (roof)	6 / 12[f]
31	19/32" — 1"	8d common nail (2 1/2" × 0.131"); or RSRS-01; (2 3/8" × 0.113") nail (roof)	6 / 12[f]
32	1 1/8" — 1 1/4"	10d common (3" × 0.148") nail; or 8d (2 1/2" × 0.131") deformed nail	6 / 12
Other wall sheathing[g]			
33	1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. staple with 7/16" or 1" crown	3 / 6
34	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" head diameter, or 1 1/2" long 16 ga. staple with 7/16" or 1" crown	3 / 6
35	1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7 / 7
36	5/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7 / 7
Wood structural panels, combination subfloor underlayment to framing			
37	3/4" and less	6d deformed (2" × 0.120") nail; or 8d common (2 1/2" × 0.131") nail	6 / 12
38	7/8" — 1"	8d common (2 1/2" × 0.131") nail; or 8d deformed (2 1/2" × 0.120") nail	6 / 12
39	1 1/8" — 1 1/4"	10d common (3" × 0.148") nail; or 8d deformed (2 1/2" × 0.120") nail	6 / 12

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

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

CRC TABLE 602.3(1) FASTENING SCHEDULE

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

LICENSED ARCHITECT
KEITH L CHUNG
Keith Chung
NO. C38365
REN. 07/31/23
STATE OF CALIFORNIA

No.	Description	Date

PREPARED BY:
STUDIO CRIT
P.O. BOX 395, ORINDA, CA 94563
(510) 467-3140
INFO@CRITSTUDIO.COM

TYPICAL DETAILS

Project number	220401
Date	03/27/2023
Drawn by	Author
Checked by	Checker

A8.2

Scale: As indicated

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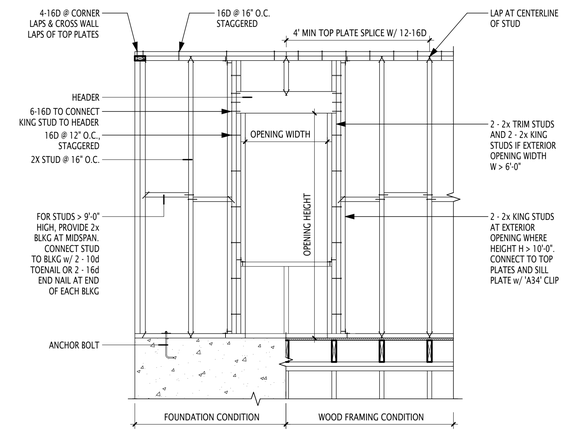
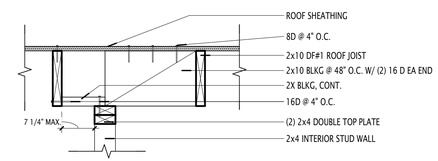


5 WALL FRAMING W/OPENING

1/2" = 1'-0"

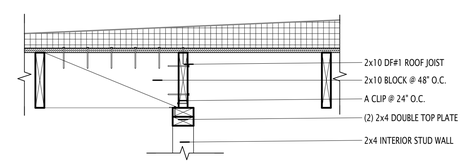
0' 4' 8' 16'



4 INT.WALL @ PARAL.OFFSET JOIST

1" = 1'-0"

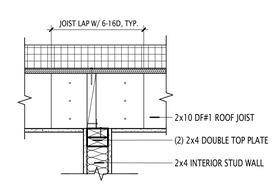
0' 4' 8' 16'



3 INT.WALL @ PARAL.ALIGNED JOIST

1" = 1'-0"

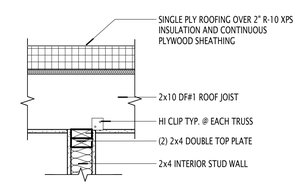
0' 4' 8' 16'



2 INT.WALL BEAR PERP. JOIST

1" = 1'-0"

0' 4' 8' 16'



1 INT.WALL @ PERP.JOIST

1" = 1'-0"

0' 4' 8' 16'

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

LICENSED ARCHITECT
KEITH L CHUNG
Keith Chung
NO. C38365
REN. 07/31/23
STATE OF CALIFORNIA

No.	Description	Date

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TYPICAL DETAILS

Project number	220401
Date	03/27/2023
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A8.3

Scale	As indicated

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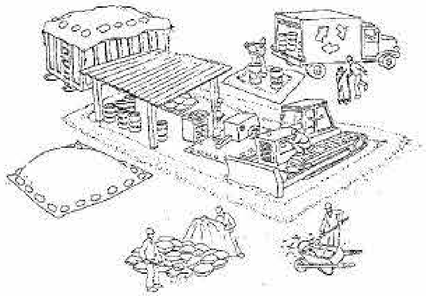
Contra Costa Clean Water Program

Program Participants: Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, Walnut Creek, Contra Costa County and Contra Costa County Flood Control and Water Conservation District

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 San Francisco Bay and Delta. Construction activities can directly affect the health of the Bay 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 help ensure your compliance with local agency stormwater ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't over use) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly. Cover dumpsters during wet weather.

Hazardous materials management

- ✓ Label all hazardous materials and wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with local agency, 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 and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately!

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on-site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on-site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use straw bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ 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, seed with fast-growing grasses or other appropriate erosion control measures.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the local agency.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call the local agency before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the local agency to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, straw bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with straw bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt or concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off-site.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain. If a suitable dirt area is not available, filter the wash water before discharging to a storm drain.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Local Agencies: Antioch (925) 779-7035; Brentwood (925) 516-5420; Clayton (925) 673-7300; Concord (925) 671-3127; Danville (925) 314-3300; El Cerrito (510) 215-4382; Hercules (510) 799-8242; Lafayette (925) 284-1951; Martinez (925) 372-3515; Moraga (925) 376-2590; Oakley (925) 625-7003; Orinda (925) 253-4231; Pinole (510) 724-8949; Pittsburg (925) 252-4920; Pleasant Hill (925) 671-5264; Richmond (510) 307-8091; San Pablo (510) 215-3066; San Ramon (925) 973-2610; Walnut Creek (925) 943-5834; Contra Costa County (925) 313-2259; Contra Costa Clean Water Program (925) 313-2392

Storm drain polluters may be liable for fines of up to $10,000 per day plus $10 per gallon!

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

LICENSED ARCHITECT
KEITH L CHUNG
Keith Chung
NO. C38365
REN. 07/31/23
STATE OF CALIFORNIA

No.	Description	Date

PREPARED BY:
STUDIO CRIT
P.O. BOX 395, ORINDA, CA 94563
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POLLUTION PREVENTION PLAN

Project number	220401
Date	03/27/2023
Drawn by	Author
Checked by	Checker

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Scale

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

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

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code,* Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code,* Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

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

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

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

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

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

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

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

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

4.303.1.3 Showerheads.

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

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

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

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

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

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

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 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 a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

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

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

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

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

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

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

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

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

LICENSED ARCHITECT
KEITH L CHUNG
NO. C38365
REN. 07/31/23
STATE OF CALIFORNIA

No.	Description	Date

PREPARED BY:
STUDIO CRIT
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CAL GREEN RESIDENTIAL MANDATORY MEASURES

Project number	220401
Date	03/27/2023
Drawn by	KC
Checked by	AM

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MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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

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

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	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

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

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

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

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

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

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

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

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

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

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

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

STUDIO CRIT
ARCHITECTURE & DESIGN-BUILD

LICENSED ARCHITECT KEITH L CHUNG NO. C38365 REN. 07/31/23 STATE OF CALIFORNIA

No.	Description	Date

PREPARED BY:
STUDIO CRIT
P.O. BOX 395, ORINDA, CA 94563
(510) 467-3140
INFO@CRITSTUDIO.COM

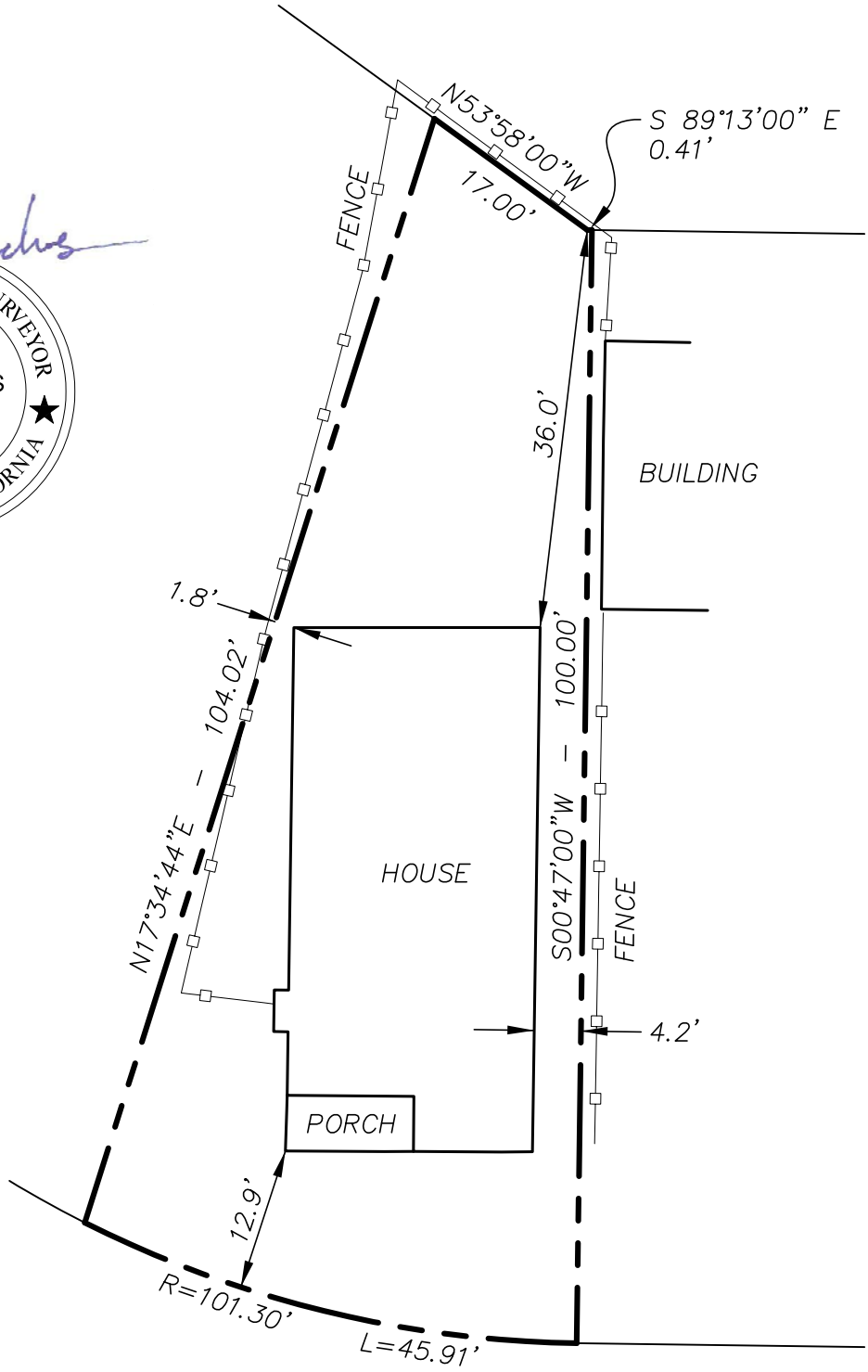
CAL GREEN RESIDENTIAL MANDATORY MEASURES

Project number	220401
Date	03/27/2023
Drawn by	KC
Checked by	AM

A11.3

Scale

8/16/2023 4:36:34 PM



LICENSED LAND SURVEYOR
DYLAN M. GONSALVES
PLS 8475
STATE OF CALIFORNIA

0 8 16 32
SCALE: 1 INCH = 16 FEET

DATE OF SURVEY:
AUGUST 7, 2023

DMG ENGINEERING, INC.
30 OAKVUE CT, PLEASANT HILL, CA 94523
PHONE: 925-787-0463
FAX: 925-287-8503

STRUCTURE LOCATION SURVEY
5601 LUDWIG AVENUE
CITY OF EL CERRITO, CONTRA COSTA COUNTY
SCALE: 1"=16' AUGUST 8, 2023

E:\Land Projects 2006\2390PAKAWONGSE\dwg\5601-LUDWIG-8-8-2023.dwg 8/8/2023 4:40:36 PM PDT

Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

Planning Commission Staff Report

September 20, 2023

956 Seaview Drive – Conditional Use Permit Amendment

DETAILS

Application Number: PL23-0096

Applicant: Daniele Panicacci

Location: 956 Seaview Drive

APN: 505-221-045

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a proposed amendment to a previously approved Conditional Use Permit for proposed retaining walls which are taller than 4 feet in the front setback and are taller than 6 feet located outside of the front setback.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land.

EXECUTIVE SUMMARY

On June 15, 2022, the Planning Commission adopted Resolution PC2022-09, approving a Conditional Use Permit to allow a retaining wall located in the front setback at 956 Seaview Drive to be 5 feet-4 inches tall, and the two other retaining walls which are located outside of the front setback to be 6 feet-8 inches tall and 11 feet tall.

As the applicant was working through the building permit submittal it was discovered that there was a miscoordination between the architect and the civil engineer which caused the elevation points on the previous plans to be inaccurate. This issue was further compounded by the maximum allowed slope for the driveway. In order for the driveway to be feasible, the entire building needed to be sited at a lower elevation, which requires the increased height of multiple retaining walls. These changes require an amendment to the original Use Permit.

Based on the evidence and analysis contained in this report, staff recommends approval of the amendment to the Conditional Use Permit.

Background

Site Location and Layout

The site is located along the northeast side of Seaview Drive, between Moser Lane and Stockton Avenue. The lot is undeveloped and sits on a 7,169 square foot lot in the RS-5 (Single Family Residential) zoning district. The lot slopes downwards from the northeast (side) property line to the southwest (side) property line.

The surrounding neighborhood contains predominantly single-family houses. The surrounding houses are a mixture of one-story and two-story houses. On the block of the project site, houses range in size from 1,500 sq. ft. to 3,000 sq. ft.

Vicinity Map

Site Photo

STREET VIEW LOOKING NORTHWEST

FRONTAL STREET VIEW

AERIAL VIEW LOOKING NORTHWEST

AERIAL VIEW LOOKING SOUTHEAST

View of house from corner of Lincoln Ave and Everett St

Adjacent Designations and Land Uses

North: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

South: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

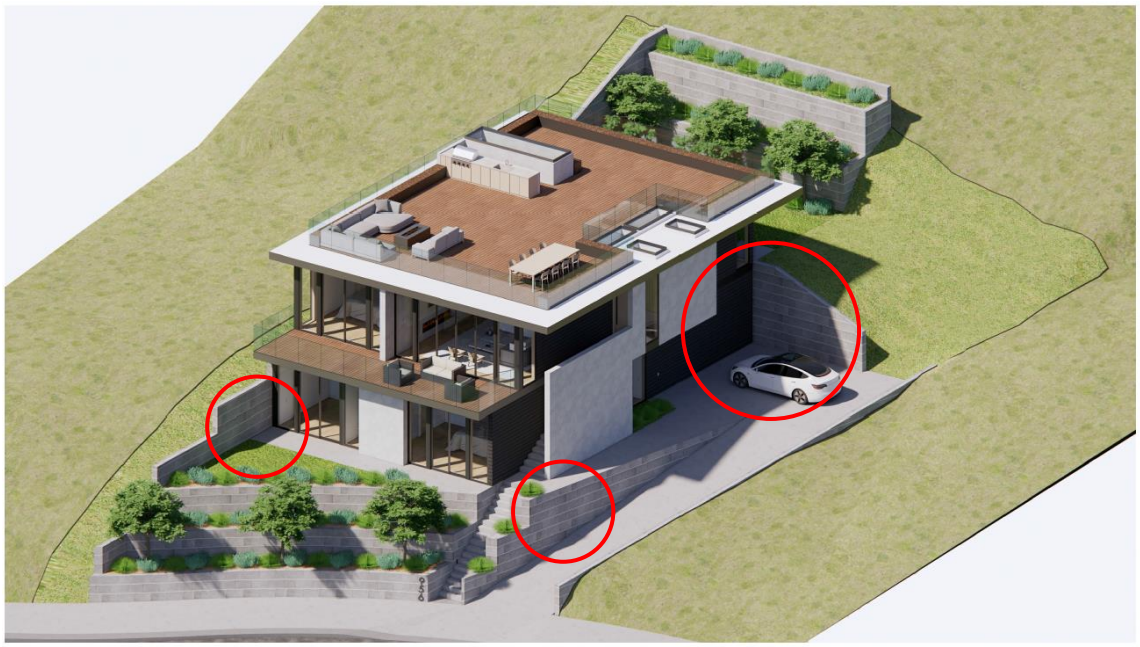
West: Parks & Open Zoning and Open Space Natural General Plan designation.

East: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

Analysis

Previous Entitlement

On June 15, 2022, the Planning Commission adopted Resolution PC2022-09, approving a Conditional Use Permit to allow a retaining wall located in the front setback is to be 5 feet-4 inches tall, and the two other retaining walls which are located outside of the front setback to be 6 feet-8 inches and 11 feet tall, their location is shown by the image below.



AERIAL VIEW LOOKING NORTHWEST

Location of retaining wall exceptions previously approved by the Planning Commission

Conditional Use Permit Amendment

As the applicant was working through the building permit submittal, it was discovered that there was a miscoordination between the architect and the civil engineer which caused the elevation points on the previous plans to be inaccurate. This issue was further compounded by the maximum allowed slope for the driveway. In order for the driveway to be feasible, the entire building needed to be sited at a lower elevation, which requires the increased height of multiple retaining walls. This change requires an amendment to the approved Conditional Use Permit.

There are three walls which are located in the front setback that need exceptions, the first wall shown by the black circle in the image below is proposed to be approximately 6 feet-5inches tall. The second wall shown by the purple circle in the image below is proposed to be 6 feet-7 inches tall and the third wall shown by the red circle is proposed to be 6 feet-3 inches tall. There are another two retaining walls located in front of the house on the north side of the lot, but outside of the front setback, and are proposed to be 7 feet-1 inches tall and 11 feet-7 inches tall, these two walls are represented by the yellow and orange circles respectively. The last retaining wall needing an exception is located on the north side of the lot behind the proposed building and is proposed to be 13 feet 11 inches tall and is highlighted by the blue circle. An additional thing to note is that the retaining wall highlighted by the grey circle in the image below originally received an exception to be 11 feet tall, the overall height if the retaining wall is unchanged but now it incorporates a staircase. It is not expected for the retaining walls

to have a significant impact on the surrounding neighborhood as they would be following the existing grade of the site. The views of the walls will be partially blocked by the slope of the site.

AERIAL VIEW LOOKING NORTHWEST

Proposed revised locations

Consistency with the Zoning District

Section 19.06.030 of the El Cerrito Municipal Code prescribes the development regulations for residential districts, including lot dimensions, building form and location, pedestrian orientation, vehicle accommodation and other standards. The proposed amendment does not alter the building compliance with the standards and as noted in Table 1, the proposed addition is still in compliance with the development standards except for the non-conforming side setback.

Table 1: Comparative Development Standards – RS-5 Zone and Proposed Project

Development Standard	Zoning Ord. Requirement	Proposed	Complies
Height (maximum)	30’ maximum	23’	Yes
Setbacks			
Front (house)	10’	12’-10”	Yes
Front (covered parking)	20’	48’-6”	Yes
Side (north)	5’	6’	Yes
Side (south)	5’	12’	Yes
Rear	15’	30‘-6”	Yes
Parking spaces (covered)	2 spaces	2 Spaces	Yes
Lot Coverage	50% maximum	28%	Yes

Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before September 6, 2023. No public comments have been received to date.

Environmental Review

This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land.

Compliance with the General Plan

The Conditional Use Permit to allow an exception to the side setback and covered parking requirements is consistent with the following policies of the El Cerrito General Plan:

> **LU1.5: Suitable Housing.** Promote suitably located housing and services for all age groups within the City.
>
> *The exception to the height requirement for the retaining walls would allow for construction of a new single-family house which is suitable for a large family or multi-generational household.*
>
> **CD1.1: Neighborhood Character.** Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.
>
> *As designed, the proposed retaining walls will allow the construction of a new single-family house which will be in keeping with the scale of surrounding buildings. The design of the retaining walls is in keeping with the design of the surrounding neighborhood and will utilize high-quality building materials*.

Required Findings

In order to approve the Conditional Use Permits to allow expanding an existing nonconforming setback, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

1. The location, size, design, and operating characteristics of the proposed development will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

   The proposed retaining walls are consistent with the neighborhood as the walls should be minimally intrusive due to the slope of the lot. The project is consistent with development standards established for the Single-Family Residential zoning district (RS-5) with the exception of the proposed retaining walls.

2. The location and design of the proposal will provide a convenient and functional living, working, shopping, or civic environment that will be an attractive amenity for the City.

   The proposed retaining walls allow the creation of a large house that can accommodate a large family or multi-generational household. This new single-family house would include five bedrooms, three and a half bathrooms, a living room, a kitchen, a media room, a laundry room, and a dining room.

3. The proposal is consistent with the purpose of the district where it is located and conforms in all significant respects with the El Cerrito General Plan and with any other applicable plan adopted by the City Council.

   The Conditional Use Permit will allow for three retaining walls to be taller than what is allowed by-right. This would allow for the creation of a new single-family home, which is a permitted land use in the RS-5 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, and CD1.1: Neighborhood Character.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application PL23-0096, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC2023-03 approving an amendment to a previously approved Conditional Use Permit for proposed retaining walls which are taller than 4 feet in the front setback and are taller than 6 feet located outside of the front setback at 956 Seaview Drive.

Appeal Period

Within ten (10) calendar days after the date of the decision, the Planning Commission action may be appealed to the City Council.

Attachments

1. Draft resolution
2. Project plans

Planning Commission Resolution PC 2023-03

APPLICATION NO. PL23-0096

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION AMENDING A CONDITIONAL USE PERMIT TO ALLOW RETAINING WALLS WHICH ARE TALLER THAN 4 FEET IN THE FRONT SETBACK AND RETAINING WALLS WHICH ARE TALLER THAN 6 FEET LOCATED OUTSIDE OF THE FRONT SETBACK, FOR A PROPOSED NEW SINGLE-FAMILY HOUSE AT 956 SEAVIEW DRIVE

WHEREAS, the site is located at 956 Seaview Drive; and

WHEREAS, the existing Assessor's Parcel Number of the site is 505-221-045; and

WHEREAS, the General Plan land use classification of the site is Low Density Residential; and

WHEREAS, the zoning district of the site is RS-5 (Single Family Residential); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land; and

WHEREAS, on June 15, 2022, the Planning Commission adopted Resolution PC 2022-09, approving a Conditional Use Permit for a retaining wall which is taller than 4 feet in the front setback and two retaining walls which are taller than 6 feet located outside of the front setback, for a proposed new single-family house at 956 Seaview Drivee.

WHEREAS, on July 25, 2023, Charles Green (the "applicant") submitted an application to amend a Conditional Use Permit for proposed retaining walls which are taller than 4 feet in the front setback and are taller than 6 feet located outside of the front setback for a proposed single-family house at 956 Seaview Drive; and

WHEREAS, on September 20, 2023, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

1. The proposed retaining walls are consistent with the neighborhood as the walls should be minimally intrusive due to the slope of the lot. The project is consistent with development standards established for the Single-Family Residential zoning district (RS-5) with the exception of the proposed retaining walls.

2. The proposed retaining walls allow the creation of a large house that can accommodate a large family or multi-generational household. This new single-family house would include five bedrooms, three and a half bathrooms, a living room, a kitchen, a media room, a laundry room, and a dining room.

3. The Conditional Use Permit will allow for three retaining walls to be taller than what is allowed by right. This would allow for the creation of a new single-family home, which is a permitted land use in the RS-5 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, and CD1.1: Neighborhood Character.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL23-0096, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on August 24, 2023. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

4. If not used, this approval shall expire two years from the date of this action.

5. All Conditions of Approval of Resolution PC 2022-09 remain in effect.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on September 20, 2023, upon motion of Commissioner _____, second by Commissioner _____:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Sean Moss, AICP
Planning Manager

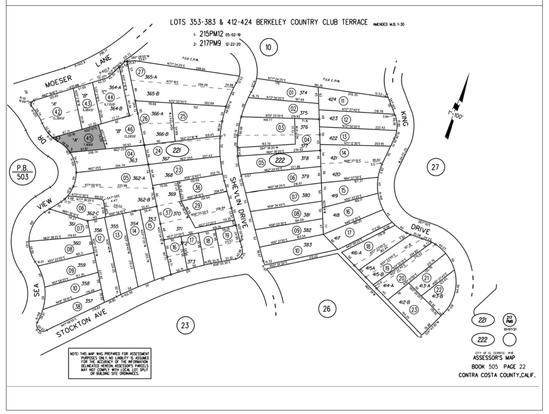
ABBREVIATIONS

A.C - A/C	Asphalt concrete	F.O.C.	Face of Concrete
ACOUS.	Acoustical	F.O. FRM'G.	Face of Framing
ADJ.	Adjacent	F.O.F.	Face of Finish
ALUM.	Aluminum	F.O.P.	Face of Plywood
AGG.	Aggregate	F.O. SHT'G.	Face of Sheathing
APPROX.	Approximate	GA.	Gauge
ARCH.	Architectural/ Architect	GALV.	Galvanized
B.C.	Bottom of Conc./Curb	G.B.	Grab Bar
BLDG.	Building	GL.	Glass
B.O.	Bottom of	GSM.	Galvanized Sheet Metal
BLK.	Blocking/Block	GYP.	Gypsum
BM.	Beam	H.B.	Hose Bib
BTWN.	Between	HDWE.	Hardware
B.U.R.	Built-up Roof	H.M.	Hollow Metal
B.W.	Bottom of Wall	HORIZ.	Horizontal
CAB.	Cabinet	H.P.	High Point
C.B.	Catch Basin	HT.	Height
CEM.	Cement	I.D.	Inside Diameter
C.L.	Centerline	JAN.	Janitor
CLG.	Ceiling	JT.	Joint
CMU.	Concrete Masonry Unit	LAM.	Laminate
CNTL JT.	Control Joint	L.ARCH.	Landscape Architect
C.O.	Cleanout	LAV.	Lavatory
COL.	Column	LB.	Pound
CONC.	Concrete	LT.	Light
CONT.	Continous	MAX.	Maximum
CTR.	Center	MECH.	Mechanical
DEMO.	Demolition	MFR.	Manufacturer
D.F.	Drinking Fountain	MIN.	Minimum
DIA.	Diameter	MISC.	Miscellaneous
DIM.	Dimensions	MTD.	Mounted
DISP.	Dispenser	MTL.	Metal
DN.	Down	N	North
DWGS.	Drawings	(N)	New
(E)	Existing	N.I.C.	Not In Contract
EA.	Each	NOM.	Nominal
ELEC.	Electrical	N.T.S.	Not to Scale
ELEV.	Elevation	O.C.	On Center
EQ.	Equal	O.D.	Outside Diameter
e.	Equal	OPNG.	Opening
EQUIP.	Equipment	OPP.	Opposite
EX.	Existing	OPP. HD.	Opposite Hand
EXP.	Expansion	OZ.	Ounce
EXT.	Exterior	PERF.	Perforated
F.D.	Floor Drain	PL.	Plastic
FDN.	Foundation	P/L	Property Line
F.F.	Finished Floor	PLAS.	Plaster
FIN.	Finish	PLYWD.	Plywood
FL.	Floor	PR.	Pair
FLR.	Floor		
FNDN.	Foundation		

SYMBOLS

- REFERENCE LEVEL/POINT
- WALL, FLOOR AND ROOF TAG
- WINDOW TAG
- DOOR NUMBER
- DETAIL CALLOUT / SHEET LOCATION
- SECTION / SHEET LOCATION
- ELEVATION / SHEET LOCATION
- INTERIOR ELEVATION / SHEET LOCATION
- ROOM NUMBER
- SPRINKLER (IF APPLICABLE): PENDANT CONCEALED
- SPRINKLER (IF APPLICABLE): PENDANT SEMI-RECESSED
- SPRINKLER (IF APPLICABLE): SIDE WALL
- SPRINKLER (IF APPLICABLE): UPRIGHT RISER
- PROPERTY LINE
- CENTER LINE

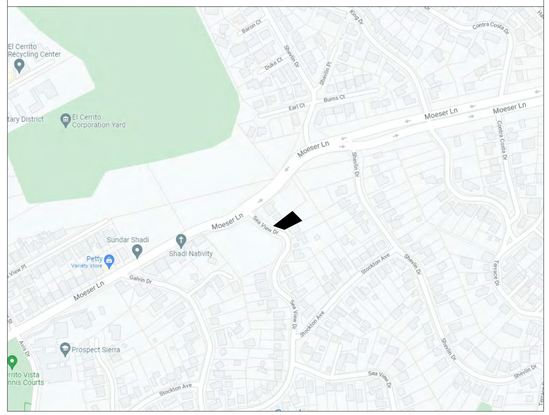
ASSESSOR'S MAP



PROJECT DIRECTORY

OWNER	956 SEA VIEW LLC 39899 BALENTINE DR, STE 200 NEWARK, CA 94560 PHONE: 510-519-4970 EMAIL: JESSE@JIMENEZGC.COM	CHARLES GREEN/ JESSE JIMENEZ
GC	JR CONSTRUCTION 39899 BALENTINE DR, STE 200 NEWARK, CA 94560 PHONE: 510-519-4970 EMAIL: JESSE@JIMENEZGC.COM	JESSE JIMENEZ
ARCHITECT	AS ARCHITECTURE, INC. 1935 ADDISON ST. STE A BERKELEY, CA 94704 PHONE: 510-883-3911 EMAIL: CHARLES@ASARCHITECTUREINC.COM	CHARLES GREEN
STRUCTURAL ENGINEER	MARTIN/MARTIN CONSULTING ENGINEERS 900 LARKSPUR LANDING CIRCLE, STE 201 LARKSPUR, CA 94939 PHONE: 415-521-0564 EMAIL: SHENDERSON@MARTINMARTIN.COM	SCOTT HENDERSON
SHORING ENGINEER	SPI CONSULTING ENGINEERS, INC 961 MORAGA RD, STE B LAFAYETTE, CA 94549 PHONE: 925-299-1341 EMAIL: JASON@SPI-CONSULTING.COM	JASON PAGE
CIVIL ENGINEER	LEA & BRAZE ENGINEERING, INC 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 PHONE: 510-887-4086 EMAIL: DYANCY@LEABRAZE.COM CELL: 916-390-7908	DENA YANCY
GEOTECHNICAL ENGINEER	PETERS & ROSS 114 HOPECO ROAD PLEASANT HILL, CA 94523 PHONE: 925-942-3629 FAX: 925-665-1700 EMAIL: PETERSROSS@AOL.COM CELL: 925-788-0982	PETER K. MUNDY, P.E., G.E.
TITLE 24 - ENERGY CONSULTANT	WADE ENERGY 1942 LINDA DR. PLEASANT HILL, CA 94523 PHONE: 925-383-5490 EMAIL: TRAVIS@WADEENERGY.COM	TRAVIS WADE

LOCATION MAP



ZONING INFORMATION

PROJECT SITE	956 SEA VIEW DR. EL CERRITO, CA 94530
APN	505-221-045
PARCEL SIZE	7,169 SQ FT
ZONING	RS-5
LOT SLOPE	19.2%
MAX HEIGHT AT SETBACK LINE	20 FEET
MAX BASE HEIGHT	30 FEET
REQ'D SIDE SETBACK	5 FEET MINIMUM
REQ'D FRONT SETBACK	10 FEET MINIMUM
REQ'D REAR SETBACK	15 FEET MINIMUM
FLOOD ZONE	X
DESCRIPTION	CONSTRUCT A NEW SINGLE-FAMILY DWELLING UNIT
LOT COVERAGE	28% (MAX ALLOWABLE LOT COVERAGE = 50%)
VEHICULAR PARKING	2 GARAGE SPACES PROVIDED
IMPERVIOUS SURFACE	56%
FIRE ZONE	WILDLAND-URBAN INTERFACE FIRE AREA. LOCAL RESPONSIBILITY AREA, WITH A VERY HIGH FIRE HAZARD SEVERITY
APPLICABLE CODES	CODES USED: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CA GREEN BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE
PV SYSTEM	PV SYSTEM IS A DEFERRED SUBMITTAL

BUILDING INFORMATION

UNITS	1 SINGLE-FAMILY DWELLING
OCCUPANCY	R3
LOT COVERAGE	28% (MAX ALLOWABLE LOT COVERAGE = 50%)
HEIGHT	25' - 6" (MAX ALLOWABLE HEIGHT = 30')
STORIES	2 STORIES - 10' EACH STORY
CONSTRUCTION	TYPE VB
FIRE SPRINKLERS	YES
IMPERVIOUS SURFACE	56%
TOTAL LENGTH OF RETAINING WALLS	**740' - 5"**

PROJECT AREAS

GROSS PROPOSED AREA	**3,962 SQ FT TOTAL** - 2,094 SQ FT 1ST FLOOR - 1,868 SQ FT 2ND FLOOR
NET PROPOSED AREA	**3,057 SQ FT TOTAL** - 1,340 SQ FT 1ST FLOOR - 1,717 SQ FT 2ND FLOOR
GARAGE	**413 SQ FT**
OUTDOOR SPACE (PATIOS AND DECKS)	**2427 SQ FT TOTAL** - LEVEL 1 PATIO: 161 SQ FT - LEVEL 2 DECK: 359 SQ FT - LEVEL 2 BACKYARD: 612 SQ FT - ROOFTOP DECK: 1295 SQ FT

SHEET INDEX A

A0.1B	Title Sheet	N/A
A0.2	Notes	N/A
A0.3	Photographs & Diagrams	N/A
A0.4	Existing Site Plan	3/16" = 1' - 0"
A0.5	Proposed Site Plan	3/16" = 1' - 0"
A0.6	Landscape Plan	3/16" = 1' - 0"
A0.7	Renderings	N/A
A0.8	Planning Resolution, EBMUD Letter & Daylight Planes	N/A
A0.9	Retaining Walls	1/4" = 1' - 0"
A1.1	Floor Plans	1/4" = 1' - 0"
A1.2	Floor Plans	1/4" = 1' - 0"
A1.3	Floor Plans	1/4" = 1' - 0"
A2.1	Section	1/4" = 1' - 0"
A3.1	Elevations	3/16" = 1' - 0"
A3.2	Elevations	3/16" = 1' - 0"
A3.3	Materials Board	N/A
A4.1	Interior Elevations	1/2" = 1' - 0"
A4.2	Interior Elevations	1/2" = 1' - 0"
A4.3	Interior Elevations	1/2" = 1' - 0"
A4.4	Interior Elevation	1/2" = 1' - 0"
A4.5	Interior Elevations	1/2" = 1' - 0"
A5.1	Interior Stair Detail	3/4" = 1' - 0"
A5.2	Entry Stair Detail	3/4" = 1' - 0"
A5.3	Rear Stair	3/4" = 1' - 0"
A5.4	Wall Types	3" = 1' - 0"
A5.5	Wall Types	3" = 1' - 0"
A5.6	Wall Types	3" = 1' - 0"
A5.7	Wall Types	3" = 1' - 0"
A5.8	Wall Types	3" = 1' - 0"
A5.9	Floor Types	3" = 1' - 0"
A5.10	Roof Types	3" = 1' - 0"
A5.11	Details	3" = 1' - 0"
A5.12	Details	As Indicated
A5.13	Details	As Indicated
A8.1	Door Types	1/2" = 1' - 0"
A8.2	Door Types	1/2" = 1' - 0"
A9.1	Door Schedule & Window Types & Schedule	1/2" = 1' - 0"
RCP1	Reflected Ceiling Plan	1/4" = 1' - 0"
RCP2	Reflected Ceiling Plan	1/4" = 1' - 0"

EC1.0	Energy Compliance Forms	N/A
EC1.1	Energy Compliance Forms	N/A
EC1.2	Mechanical Plans	As Indicated
EC1.3	Schedules	N/A
EC1.4	ACCA J,S,D	N/A

TS-1	Survey	1" = 20' - 0"

C-1.0	Title Sheet	As Indicated
C-1.1	Overall Site Plan	As Indicated
C-2.0	Grading & Drainage Plan	As Indicated
C-2.1	Driveway Plan & Profile	As Indicated
C-2.2	Site Cross Sections	As Indicated
C-2.3	Curb, Gutter & Centerline Profile	As Indicated
C-3.0	Utility Plan	As Indicated
C-4.0	Details	As Indicated
C-4.1	Details	As Indicated
C-5.0	Grading Specifications	As Indicated
ER-1	Erosion Control	As Indicated
ER-2	Erosion Control Details	As Indicated
SW-1	Storm Water Pollution Prevention Plan	As Indicated

S0.1	General Notes	N/A
S0.2	Material Notes	N/A
S0.3	Testing & Inspections	N/A
S1.0	Structural Site Plan	3/16" = 1' - 0"
S1.1	Level 1 Foundation Plan	1/4" = 1' - 0"
S1.2	Level 2 Floor Framing Plan	1/4" = 1' - 0"
S1.3	Roof Framing Plan	1/4" = 1' - 0"
S2.0	Site Walls	3/4" = 1' - 0"
S2.1	Site Walls	As Indicated
S3.0	Foundation Details	As Indicated
S4.0	Typical Wood Details	As Indicated
S4.1	Typ Shear Wall Details	As Indicated
S4.2	Framing Details	1" = 1' - 0"
S4.3	Framing Details	As Indicated
S4.4	Framing Details	1" = 1' - 0"

SH-1.0	Title Sheet	N/A
SH-2.0	Shoring Plan	3/16" = 1' - 0"
SH-3.0	Shoring Elevations	1/8" = 1' - 0"
SH-3.1	Shoring Elevations	1/8" = 1' - 0"
SH-4.0	Sections	3/8" = 1' - 0"
SH-4.1	Sections	3/8" = 1' - 0"
SH-4.2	Sections	3/8" = 1' - 0"
SH-5.0	Permanent Shoring Details	As Indicated
SH-5.1	Temporary Shoring Details	As Indicated

FP1	Piping Plans	As Indicated
FP2	EBMUD Inspection Summary & Hydraulic Calculations	N/A
FP3	Hydraulic Calculations	N/A

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
956 Seaview LLC
956 Sea View Dr, El Cerrito, CA 94530

ARCHITECT:
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LICENSED ARCHITECT
CHARLES GREEN
No. C-37167
Exp. 12/31/2024
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:
Title Sheet

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**As indicated**
DRAWN	**As Architecture Inc.**

SHEET NUMBER
A0.1

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS.IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK. THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING, AS PER THE GUIDELINES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24; THE 2022 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE 2022 CALIFORNIA RESIDENTIAL CODE; THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT; THE 2022 CALIFORNIA FIRE CODE, THE 2022 CALIFORNIA ENERGY CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2007 NFPA 72 (FIRE ALARMS) AND THE 2022 NFPA 13/13R (SPRINKLERS). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUE BY LOCAL AUTHORITIES.

3.THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE DIMENSIONS FROM THE ARCHITECT BEFORE BUILDING ANY PART OF THE PROJECT, WHICH REQUIRES THE MISSING DIMENSIONS.

5. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS FROM THE ARCHITECT BEFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS.

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE THE DESIGN GUIDANCE FOR THE CONTRACTOR TO REASONABLY PLAN FOR ALL ITEMS NECESSARY FOR A COMPLETE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FINAL DIMENSIONS AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS OR PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS OR SPECIFICATIONS, AS WELL AS ANY MATERIAL, PRODUCT OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, UTILITY COMPANIES' REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING LETTERS OF CONFORMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT; THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER; THE LOCAL ELECTRICITY PROVIDER; THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER'S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER, IF REQUIRED OR REQUESTED.

GENERAL NOTES (CONT'D):

8. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE.THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED OH THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR CO-INSURANCE NEEDS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY ENCLOSURES OR PROTECTION, AS NEEDED, TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS; UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT; OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

11. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT, AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERRORS NOT VISIBLE, BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

12.IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION OF ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF "APPROPRIATENESS" IS THE PROPER SYSTEM, MODEL AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CURRENT MODEL NAME OR NUMBER FROM THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS WILL FOLLOW ALL THAT PRODUCT MANUFACTURER'S REQUIRED AND RECOMMENDED METHODS AND PROCEDURES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION, THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS THAT SATISFY THE SAME CONDITIONS OUTLINED ABOUT THE IDENTIFIED MANUFACTURED ITEMS.

13. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF ELECTRICAL INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEMS, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF FIRE SPRINKLER INSTALLATION THROUGHOUT THE ENTIRE STRUCTURE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES, INCLUDING THE PROCUREMENT OF ALL PERMITS REQUIRED TO INSTALL A COMPLETE WORKING SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

16. IF THE CONTRACTOR FINDS FAULT WITH, DISAGREES WITH, OBJECTS TO, OR WOULD LIKE TO CHANGE THE SCOPE OF THESE GENERAL NOTES OR HIS STATED RESPONSIBILITIES, AS OUTLINED IN THESE GENERAL NOTES, THEN THE CONTRACTOR MUST RESOLVE SUCH CHANGES WITH THE OWNER IN WRITING BEFORE SIGNING A CONTRACT. FAILURE TO DO SO SHALL CONSTITUTE AN UNDERSTANDING OF THESE GENERAL NOTES AND THEIR ACCEPTANCE BY THE CONTRACTOR.

17. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL OR BID, WHICH PERMITS HE EXPECTS TO OBTAIN AND WHICH PERMITS AND APPLICATION FEES HE EXPECTS THE OWNER TO PROVIDE.

GENERAL NOTES (CONT'D):

18. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE DRAWINGS. THE ARCHITECT, THE CONTRACTOR AND THE OWNER SHALL REVIEW THESE CONFLICTS IN ORDER TO AMEND ONE OF THESE DOCUMENTS BEFORE THE START OF THE CONSTRUCTION. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION, THEN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS IN RESOLVING A CONFLICT.

19. THE CONTRACTOR SHALL ASSUME THAT SITE MEETINGS WITH THE OWNER, THE ARCHITECT AND THE CONTRACTOR PRESENT SHALL BE HELD ONCE EVERY WEEK, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELED. THE CONTRACTOR SHALL KEEP WRITTEN NOTES OF ALL RELEVANT INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE COPIES TO THE OWNER AND THE ARCHITECT, UNLESS DIFFERING ARRANGEMENTS ARE RESOLVED WITH THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL PROVIDE ANY REQUESTED SKETCHES OR ANY REQUESTED INFORMATION THAT IS REQUIRED AND REQUESTED DURING THESE MEETINGS. THE OWNER AND THE CONTRACTOR SHALL ALSO PROVIDE ANY REQUESTED INFORMATION THAT IS REQUIRED DURING THESE MEETINGS.

20. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE ORDER.

21. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT.

22. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO SHALL COORDINATE A WALK-THROUGH OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE AT THAT TIME

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CONSTRUCTION NOTES:

1. THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN THE SECURITY OF THE JOB SITE DURING THE CONSTRUCTION PROCESS UNTIL FINAL ACCEPTANCE BY THE OWNER OR UNTIL AN ALTERNATE DATE, AS MUTUALLY AGREED BETWEEN THE OWNER AND THE CONTRACTOR.

2. THE CONTRACTOR WILL VERIFY THE ROUGH-IN DIMENSIONS AND REQUIREMENTS FROM THE APPROPRIATE MANUFACTURER OR FABRICATOR FOR DOORS, WINDOWS, EQUIPMENT, CABINETRY, PLUMBING FIXTURES, ELECTRICAL FIXTURES, APPLIANCES AND ANY OTHER DEVICES BEFORE PROCEEDING TO LAY OUT AREAS WHERE SUCH ITEMS ARE LOCATED.

3. FIREBLOCKING SHALL BE PROVIDED IN ALL LOCATIONS IDENTIFIED IN SECTION 717.2 OF THE CALIFORNIA BUILDING CODE (CBC) AND IN ANY ADDITIONAL LOCATIONS IDENTIFIED BY THE LOCAL AUTHORITIES OR LOCAL ORDINANCES.

4. THE CONTRACTOR WILL VERIFY ALL ROOF AND FRAMING SPACES REQUIRED TO BE VENTILATED WITH THE LOCAL FIELD INSPECTOR OR BY THE CBC AND PROVIDE THE APPROPRIATE NET FEE VENTILATION AREA, BUT IN NO CASE SHALL IT BE LESS THAN 1/50TH OF THE AREA OF THE SPACE TO BE VENTILATED. WHEN THE MEANS OF THE VENTILATION IS VISIBLE FROM A COMMONLY USED SPACE, PASSAGEWAY, YARD OR PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL REVIEW THIS SITUATION WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE INSTALLING SUCH DEVICES, EQUIPMENT OR MATERIALS.

5. THE CONTRACTOR WILL VERIFY AND PROVIDE THE REQUIRED BLOCKING AND BACKING FOR ALL CABINETRY, WALL-MOUNTED ACCESSORIES, BUILT-IN EQUIPMENT, LIGHT FIXTURES OR OTHER DEVICES REQUIRING BLOCKING OR BACKING.

6. THE CONTRACTOR WILL VERIFY AND PROVIDE ALL CODE REQUIRED FIREPROOFING AT ALL PENETRATIONS INTO AND THROUGH A FIRE RATED FLOOR, WALL, CEILING OR ROOF ASSEMBLY.

7. ALL CHANGES OR OFFSETS IN FLOOR FINISH MATERIAL WILL OCCUR UNDER A THRESHOLD, WHEN PROVIDED, OR AT THE CENTERLINE OF A DOOR TRANSITION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. OTHER LOCATIONS OF THESE CONDITIONS SHALL BE VERIFIED WITH THE ARCHITECT IN THE FIELD FOR DESIGN CONFORMANCE BEFORE INSTALLING ANY MATERIAL.

8. THE SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON THESE DRAWINGS ARE NOT INTENDED TO COVER ALL CONDITIONS REQUIRING THESE PRODUCTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL CONDITIONS REQUIRING THESE PRODUCTS, SIMILAR PRODUCTS AND REVIEW THESE CONDITIONS NOT IDENTIFIED IN THE DRAWINGS WITH THE ARCHITECT FOR DESIGN CONFORMANCE.

9. COMPLETE ALL WORK REQUIRED TO MEET THE STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS IDENTIFIED IN THE TITLE 24 REPORT SUBMITTED FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO ALL MANDATORY AND SPECIAL FEATURES, AS WELL AS ANY LOCAL ORDINANCES AND ANY NEW REQUIREMENTS IDENTIFIED BY THE LOCAL BUILDING FIELD INSPECTOR. IF A TITLE 24 REPORT WAS NOT REQUIRED FOR THIS PROJECT, THEN THE CONTRACTOR SHALL PROVIDE ALL MEASURES REQUIRED BY THE STATE APPROVED MANDATORY FEATURES REGULATIONS IDENTIFIED IN TITLE 24.

10. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL WHICH UTILITY TYPE (WATER, ELECTRICITY, TELEPHONE, INTERNET, ETC.) CONNECTIONS, USE AND RELATED COSTS WILL BE INCLUDED IN HIS OVERHEAD AND WHICH COSTS HE EXPECTS THE OWNER TO PROVIDE. ANY UTILITY TYPE COST WHICH IS NOT IDENTIFIED, AS AN OWNER PROVIDED ITEM, WILL BE ASSUMED TO BE INCLUDED IN THE CONTRACTOR'S OVERHEAD COST.

11. THE CONTRACTOR SHALL IDENTIFY AND PROVIDE THE REQUIRED SIDEWALK AND PUBLIC PASSAGE ENCLOSURE PROTECTION AT ANY AFFECTED RIGHT-OF-WAY AREAS OR PUBLIC ACCESS LOCATIONS. THE CONTRACTOR WILL REVIEW ALL INTENDED SIGNAGE WITH THE ARCHITECT FOR DESIGN CONFORMANCE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ANY DIRECTION FROM THE OWNER OR THE ARCHITECT SHALL NOT BE CONSTRUED TO OVER RIDE THIS RESPONSIBILITY UNLESS MUTUALLY AGREED TO IN A WRITTEN DOCUMENT IDENTIFYING A SPECIFIC AREA OF WORK FOR WHICH THE CONTRACTOR WILL NOT BE RESPONSIBLE.

DEMOLITION NOTES:

1. THE DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE THE NEW WORK, WHICH IS SHOWN ELSEWHERE. THE INTENT OF THESE DRAWINGS IS TO GENERALLY SHOW THE DEMOLITION SCOPE OF WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE ANY ADDITIONAL DEMOLITION WORK AND VERIFY THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO ACCOMMODATE ANY NEW WORK.

2. ALL THE DIMENSIONS SHOWN, OR NOT SHOWN BUT REQUIRED, MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE INFORMATION SHOWN ON THESE DRAWINGS WAS DERIVED BY THE ARCHITECT WITHOUT ANY SURVEYING OR ENGINEERING EQUIPMENT AND IS INTENDED TO BE HELPFUL, BUT NOT NECESSARILY ACCURATE.

3. ALL BIDS OR PROPOSALS MUST CLEARLY IDENTIFY WHAT WORK WILL BE PERFORMED AND WHAT WORK WILL NOT BE PERFORMED. THE CONTRACTOR WILL ALSO IDENTIFY ANY ALLOWANCES FOR WORK TOO UNCERTAIN TO BID FROM THE INFORMATION SHOWN ON THESE DRAWINGS.

4. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING PLUMBING FIXTURES, SPRINKLER SYSTEMS AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING ROUGH-IN SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW PLUMBING FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

5. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE MECHANICAL SYSTEM AND RELATED DEVICES SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING ANY NEW MECHANICAL SYSTEM AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM OR EQUIPMENT. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

6.THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING ELECTRICAL FIXTURES AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW ELECTRICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

7. THE CONTRACTOR WILL PROTECT EXISTING MATERIALS TO REMAIN, AS REQUIRED. DAMAGE TO EXISTING MATERIALS TO REMAIN, BECAUSE OF INADEQUATE PROTECTION SHALL BE FIXED, REPAIRED OR REPLACED, AS REQUIRED BY THE ARCHITECT, AT THE SOLE EXPENSE OF THE CONTRACTOR INCLUDING BUT NOT NECESSARILY LIMITED TO LABOR AND MATERIALS.

8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ANY ADDITIONAL PERMITS, ENGINEERING, SHORING AND ANY CONSTRUCTION DOCUMENTS BY OTHERS RELATED TO THIS WORK, WHETHER OR NOT THEY ARE REQUIRED, FROM THE LOCAL AUTHORITIES.

9. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY STORE AND PROTECT ANY MATERIAL DESIGNATED ON THE DRAWINGS TO BE SALVAGED AND RE-INSTALLED AS PART OF THE NEW WORK INTENT.

PLUMBING NOTES:

ALL NEW PLUMBING FIXTURES SHALL HAVE THE FOLLOWING MAXIMUM FLOW RATES:
I. TOILETS SHALL HAVE A MAX. 1.28 GALLONS PER FLUSH (2022 CPC 411.2).
II. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 1.8 GPM AT 80PSI (2022 CPC 408.2).
1 III. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GPM (2022 CPC 407.2.1.2).
IV. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM (2022 CPC 420.2.1) AND REFERENCE CAL GREEN 4.303.1.4.1.

GLAZING NOTES:

ALL GLAZING REQUIRING SAFETY GLAZING SHALL BE IN ACCORDANCE WITH 2022 CRC SECTION 308.4:

A) GLAZING IN A DOOR OR WITHIN 24" OF A DOOR AND LESS THAN 60" FROM THE FLOOR.

B) GLAZING IN A WINDOW THAT IS LARGER THAN 9 SF, LESS THAN 18" AND MORE THAN 36" ABOVE THE FLOOR, WITH A WALKING SURFACE WITHIN 3' OF THE GLAZING.

C) GLAZING LESS THAN 5' ABOVE THE FLOOR AND WITHIN 5' OF A TUB; SHOWER, SPA OR SWIMMING POOL.

D) GLAZING IN GUARDS AND RAILINGS.

E) SKYLITES.

F) GLAZING LESS THAN 3' ABOVE THE LANDING AND WITHIN 5' OF THE LANDING OR ADJACENT TO STAIRS.

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
956 Seaview LLC
956 Sea View Dr, El Cerrito, CA 94530

ARCHITECT:
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E: charles@asarchitectureinc.com

LICENSED ARCHITECT
CHARLES GREEN
No. C-37167
Exp. 01/08/2025
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:	**Notes**
SET:	**New House**
DATE:	**06/30/2023**
SCALE:	
DRAWN	**As Architecture Inc.**

SHEET NUMBER

A0.2

SLOPE AND LOT COVERAGE CALCULATION

SLOPE CALCULATION:

MOST UPHILL SETBACK LINE:

POINT A: 32' - 4"

POINT B: 17' - 1"

LENGTH OF SETBACK LINES:

LINE AC: 100' - 0"

LINE BD: 73' - 0"

MOST DOWNHILL SETBACK LINE:

POINT C: 8' - 11"

POINT D: 7' - 3"

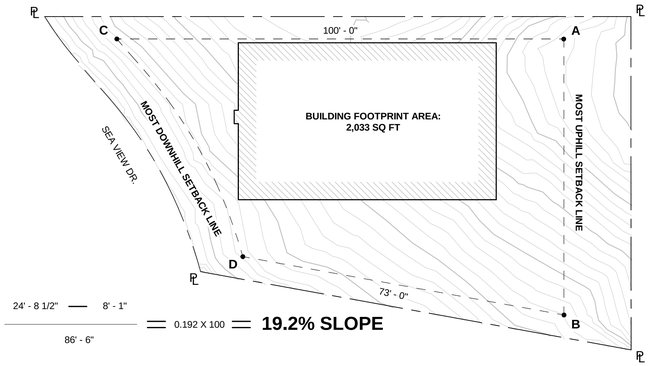
$$\frac{\text{AVARAGE ELEVATION OF UPHILL SETBACK LINE} - \text{AVARAGE ELEVATION OF DOWNHILL SETBACK LINE}}{\text{AVARAGE DISTANCE BETWEEN THE DOWNHILL AND UPHILL SETBACK LINE}}$$

$$\frac{\left(\frac{A+B}{2}\right) - \left(\frac{C+D}{2}\right)}{\left(\frac{\text{LENGTH OF LINE AC} + \text{LENGTH OF LINE BD}}{2}\right)}$$

$$\frac{\left(\frac{32'\text{ - }4''+17'\text{ - }1''}{2}\right) - \left(\frac{8'\text{ - }11''+7'\text{ - }3''}{2}\right)}{\left(\frac{100'\text{ - }0''+73'\text{ - }0''}{2}\right)} = \frac{24'\text{ - }8\ 1/2'' - 8'\text{ - }1''}{86'\text{ - }6''} = 0.192 \times 100 = \textbf{19.2\% SLOPE}$$

LOT COVERAGE CALCULATION:

$$\frac{\text{BUILDING FOOTPRINT AREA}}{\text{PARCEL SIZE}} = \frac{2{,}033\text{ SQ FT}}{7{,}169\text{ SQ FT}} = 0.28 \times 100 = \textbf{28\% LOT COVERAGE}$$



1 Slope Calculation
1/16" = 1'-0"

STORMWATER CONTROL PLAN

TOTAL LOT AREA: **7,169 SQ FT**

TOTAL AREA OF IMPERVIOUS SURFACE: **3,170 SQ FT**

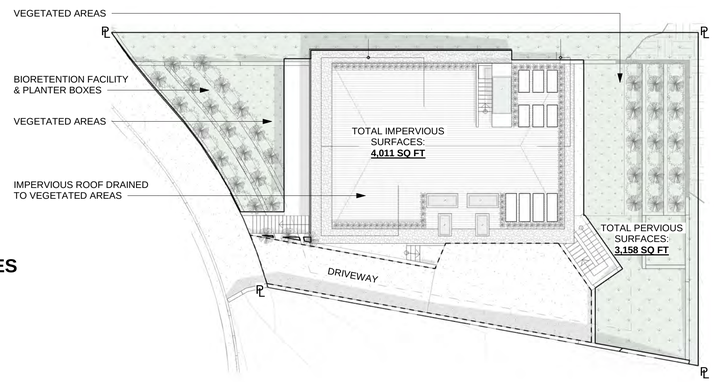
TOTAL AREA OF PERVIOUS SURFACE: **3,999 SQ FT**

IMPERVIOUS SURFACES PERCENTAGE:

$$\frac{\text{TOTAL AREA OF IMPERVIOUS SURFACES}}{\text{LOT AREA}} =$$

$$\frac{3{,}980\text{ SQ FT}}{7{,}169\text{ SQ FT}} =$$

56% OF IMPERVIOUS SURFACES



2 Stormwater Plan
1/16" = 1'-0"

STREET VIEW LOOKING SOUTHEAST

STREET VIEW LOOKING NORTHWEST

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
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REGISTERED ARCHITECT
CHARLES GREEN
No. C-37167
Exp. 02/28/2025
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

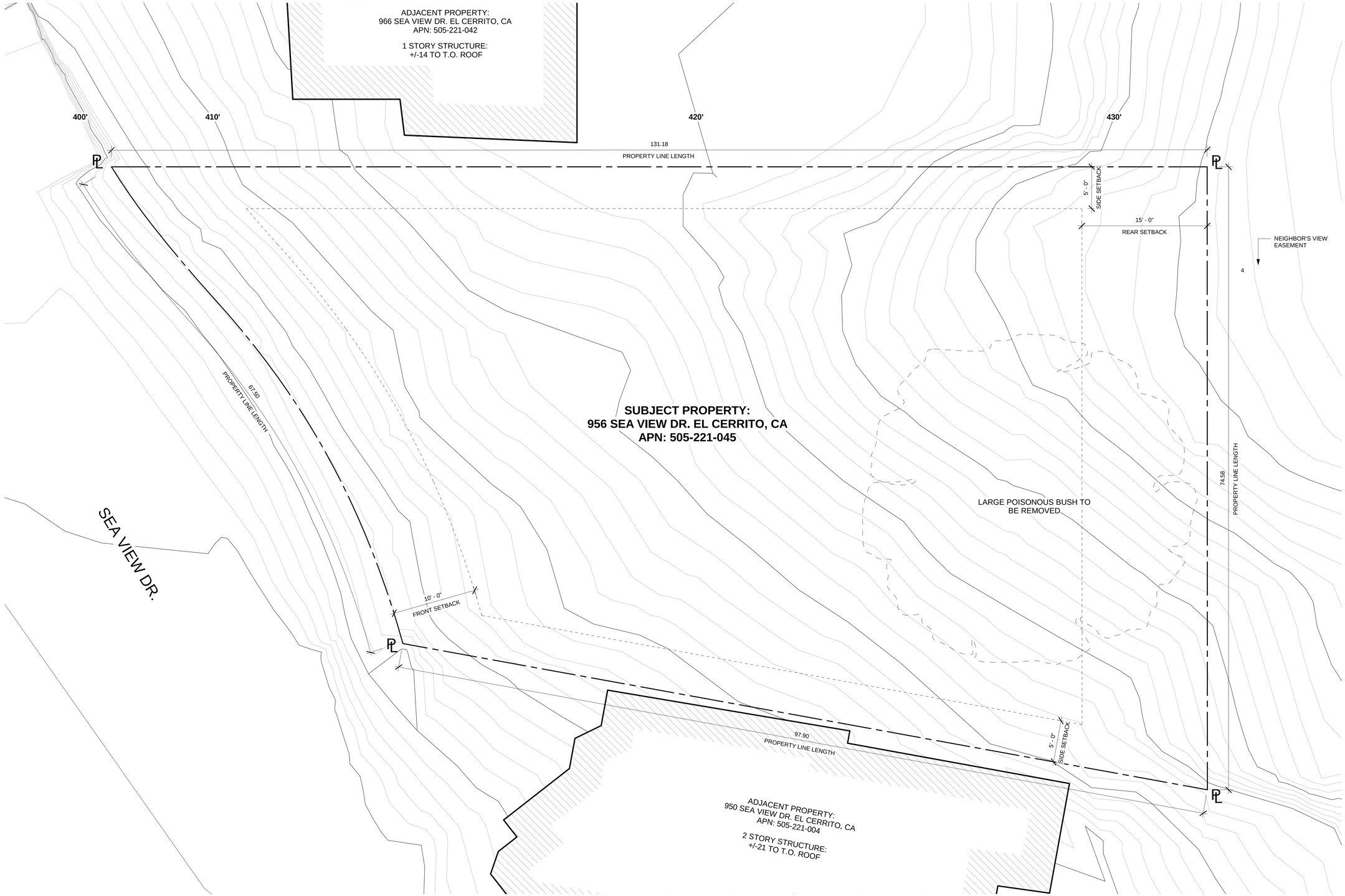
TITLE:

Photographs & Diagrams

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**1/16" = 1'-0"**
DRAWN	**As Architecture Inc.**

SHEET NUMBER

A0.3



1 Existing Site Plan
3/16" = 1'-0"

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
956 Seaview LLC
956 Sea View Dr, El Cerrito, CA 94530

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REGISTERED ARCHITECT
CHARLES GREEN
No. C-37167
Exp. 03/08/2024
STATE OF CALIFORNIA

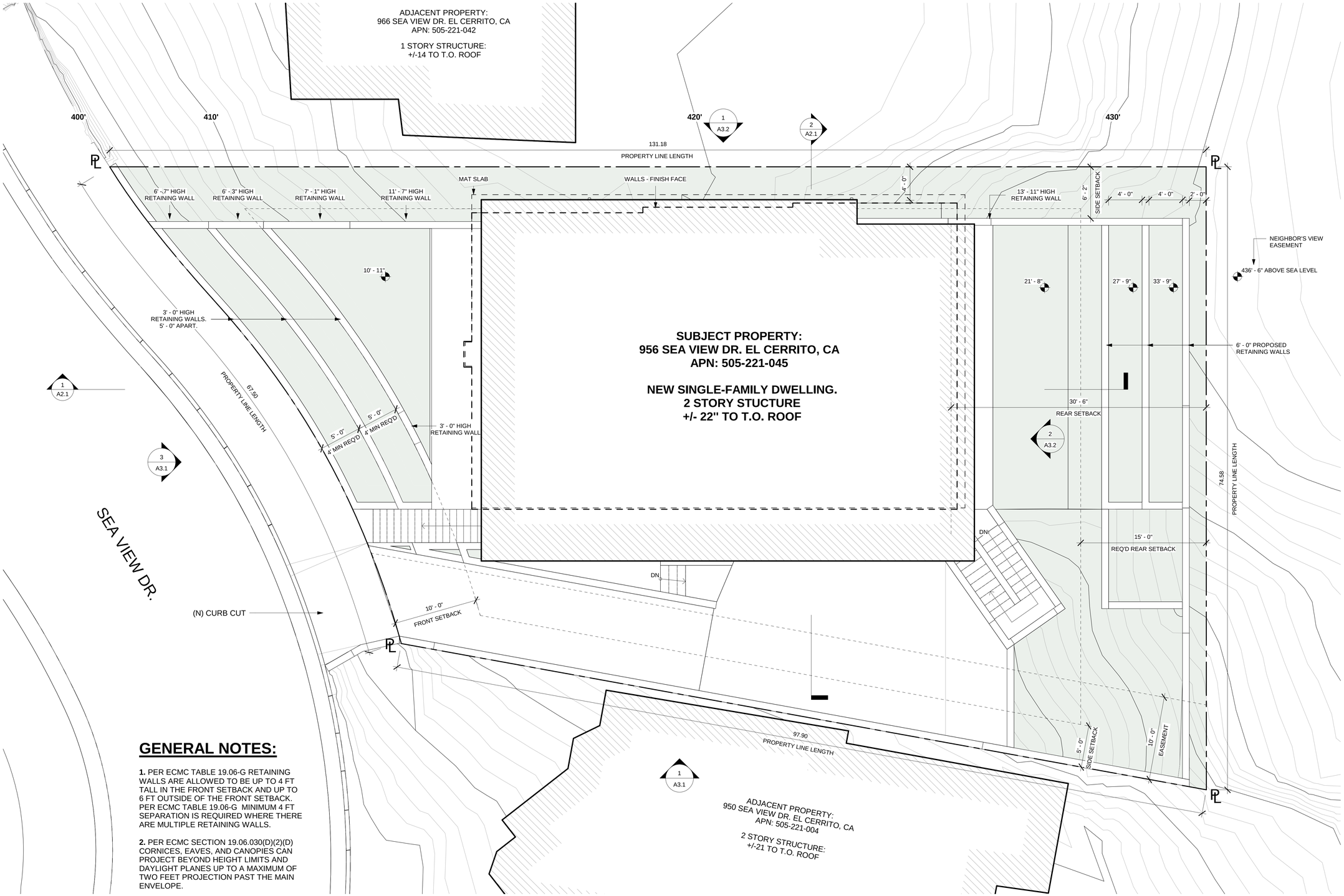
956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:
Existing Site Plan

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**3/16" = 1'-0"**
DRAWN	**As Architecture Inc.**

SHEET NUMBER
A0.4



GENERAL NOTES:

1. PER ECMC TABLE 19.06-G RETAINING WALLS ARE ALLOWED TO BE UP TO 4 FT TALL IN THE FRONT SETBACK AND UP TO 6 FT OUTSIDE OF THE FRONT SETBACK. PER ECMC TABLE 19.06-G MINIMUM 4 FT SEPARATION IS REQUIRED WHERE THERE ARE MULTIPLE RETAINING WALLS.

2. PER ECMC SECTION 19.06.030(D)(2)(D) CORNICES, EAVES, AND CANOPIES CAN PROJECT BEYOND HEIGHT LIMITS AND DAYLIGHT PLANES UP TO A MAXIMUM OF TWO FEET PROJECTION PAST THE MAIN ENVELOPE.

1 Proposed Site Plan
3/16" = 1'-0"

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
956 Seaview LLC
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REGISTERED ARCHITECT
CHARLES GREEN
No. C-37167
Exp. 03/08/2025
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:
Proposed Site Plan

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**3/16" = 1'-0"**
DRAWN	**As Architecture Inc.**

SHEET NUMBER
A0.5

PLANT KEY:

SHRUBS:

CRX TML — CAREX TUMULICOLA

ECH — ECHEVERIA SPP.

TREES:

ACRPLM — ACER PALMATUM 'HOGYOKU'

1

BFL PLANT LEGEND TEMPLATE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQ.	REFERENCE	PROJECT SPACING	MIN-MAX SPREAD	REFERENCE	NATIVE
TREES										
6	ACR PLM	Acer palmatum 'Hogyoku'	Japanese Maple Hogyoku	15 ft	Mod	WUCOLS IV	11-12 ft	20 ft	Sunset	
SHRUBS										
37	CRX TML	Carex tumulicola	Berkeley Sedge	8-12 in	Low	WUCOLS IV	3 ft	2-4 ft	Sunset	
34	ECH	Echeveria spp.	Hens and Chickens	10-12 in	Low	WUCOLS IV	3 ft	2-4 ft	Sunset	
TOTAL PLANTS					75% MINIMU					% NATIVE
77					100%					100%

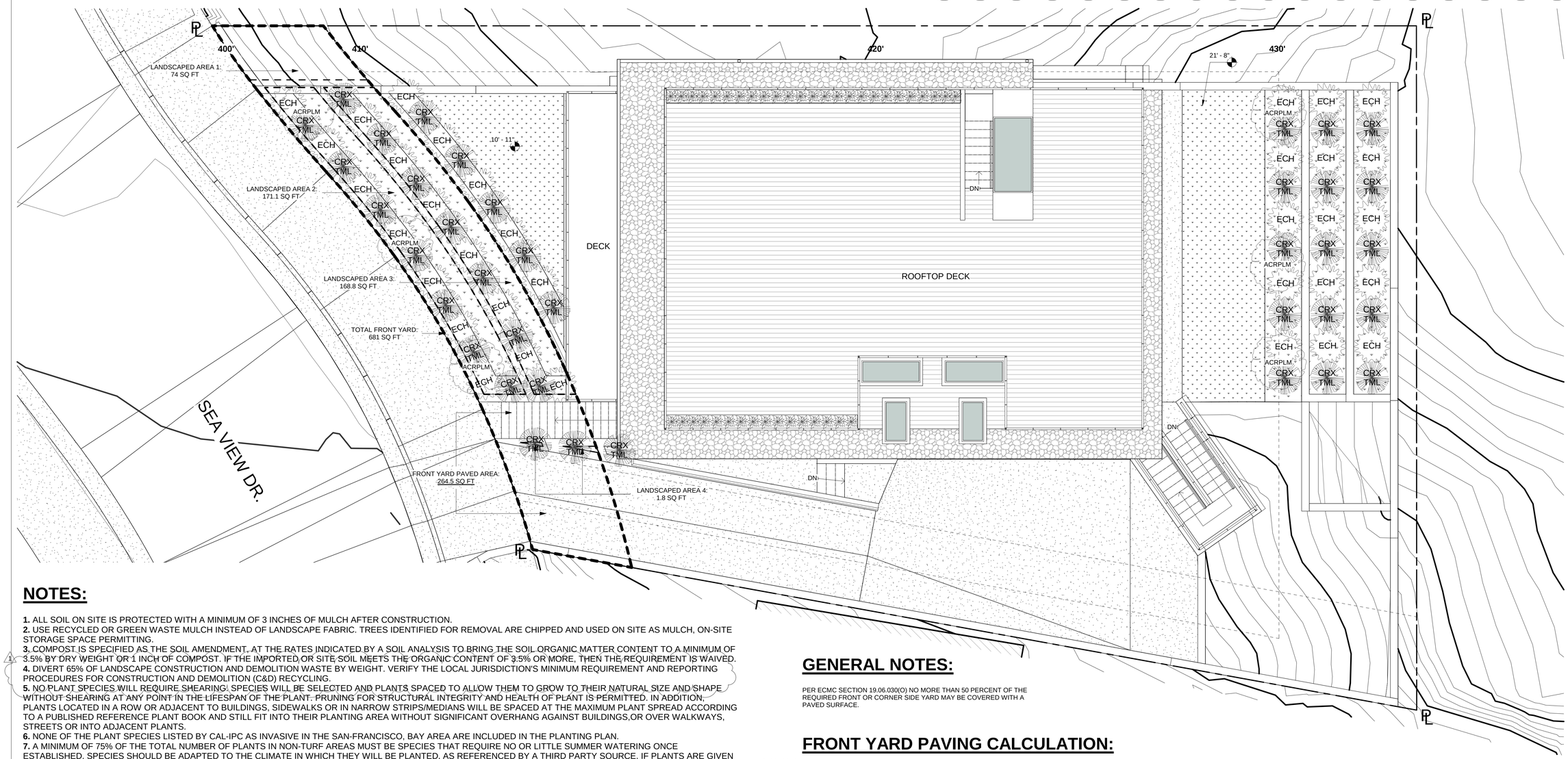
A plant that is adapted to summer dry climates must be identified by a third party reference. Below is a list of sources that qualify with the following classifications:

EBMUD- Plants and Landscapes for Summer-Dry Climates of the San Francisco Bay Region by EBMUD -- "infrequent" or "occasional" or "no summer water", plants that are "occasional to moderate" water may qualify if they are in the appropriate climate and exposure.

CNP- California Native Plants for the Garden by Bornstein, Fross & O'Brien – "occasional" or "infrequent" or "drought tolerant"

SUNSET- Sunset Western Garden Book - "little" or "no water"

WUCOLS - Water Use Classification of Landscape Species)- "Low" or "Very Low" water.



NOTES:

1. ALL SOIL ON SITE IS PROTECTED WITH A MINIMUM OF 3 INCHES OF MULCH AFTER CONSTRUCTION.
2. USE RECYCLED OR GREEN WASTE MULCH INSTEAD OF LANDSCAPE FABRIC. TREES IDENTIFIED FOR REMOVAL ARE CHIPPED AND USED ON SITE AS MULCH, ON-SITE STORAGE SPACE PERMITTING.
3. COMPOST IS SPECIFIED AS THE SOIL AMENDMENT, AT THE RATES INDICATED BY A SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT OR 1 INCH OF COMPOST. IF THE IMPORTED OR SITE SOIL MEETS THE ORGANIC CONTENT OF 3.5% OR MORE, THEN THE REQUIREMENT IS WAIVED.
4. DIVERT 65% OF LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE BY WEIGHT. VERIFY THE LOCAL JURISDICTION'S MINIMUM REQUIREMENT AND REPORTING PROCEDURES FOR CONSTRUCTION AND DEMOLITION (C&D) RECYCLING.
5. NO PLANT SPECIES WILL REQUIRE SHEARING. SPECIES WILL BE SELECTED AND PLANTS SPACED TO ALLOW THEM TO GROW TO THEIR NATURAL SIZE AND SHAPE WITHOUT SHEARING AT ANY POINT IN THE LIFESPAN OF THE PLANT. PRUNING FOR STRUCTURAL INTEGRITY AND HEALTH OF PLANT IS PERMITTED. IN ADDITION, PLANTS LOCATED IN A ROW OR ADJACENT TO BUILDINGS, SIDEWALKS OR IN NARROW STRIPS/MEDIANS WILL BE SPACED AT THE MAXIMUM PLANT SPREAD ACCORDING TO A PUBLISHED REFERENCE PLANT BOOK AND STILL FIT INTO THEIR PLANTING AREA WITHOUT SIGNIFICANT OVERHANG AGAINST BUILDINGS,OR OVER WALKWAYS, STREETS OR INTO ADJACENT PLANTS.
6. NONE OF THE PLANT SPECIES LISTED BY CAL-IPC AS INVASIVE IN THE SAN-FRANCISCO, BAY AREA ARE INCLUDED IN THE PLANTING PLAN.
7. A MINIMUM OF 75% OF THE TOTAL NUMBER OF PLANTS IN NON-TURF AREAS MUST BE SPECIES THAT REQUIRE NO OR LITTLE SUMMER WATERING ONCE ESTABLISHED. SPECIES SHOULD BE ADAPTED TO THE CLIMATE IN WHICH THEY WILL BE PLANTED, AS REFERENCED BY A THIRD PARTY SOURCE. IF PLANTS ARE GIVEN A RANGE OF WATER NEEDS FROM "OCCASIONAL TO MODERATE" FOR EXAMPLE, THE LANDSCAPE DESIGNER MUST DETERMINE IF THE PLANT WILL REQUIRE EITHER OCCASIONAL OR MODERATE WATERING BASED ON SITE, SOIL, AND CLIMATE CONDITIONS AND CATEGORIZE THE PLANT APPROPRIATELY.
8. A MAXIMUM OF 25% OF TOTAL IRRIGATED AREA IS SPECIFIED AS TURF, WITH SPORTS OR MULTIPLE USE FIELDS EXEMPTED.
9. WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE BASED CONTROLLERS OR OTHER SELF-ADJUSTING IRRIGATION CONTROLLERS, SHALL BE REQUIRED FOR ALL IRRIGATION SYSTEMS.
10. ANY IRRIGATION SYSTEM TO BE DESIGN BUILD BY LANDSCAPE INSTALLER. SYSTEM TO BE MULTI-VALVE PRIMARILY HYDROZONED DRIP IRRIGATION WITH BUBBLER AT EACH NEW TREE LOCATION. PROVIDE CONTROLLER WITH MULTIPLE START TIMES AND WEATHER SENSOR.
11. SPRINKLER AND SPRAY HEADS ARE NOT SPECIFIED IN AREAS LESS THAN OR EQUAL TO 8 FEET WIDE TO PREVENT OVERSPRAY AND RUNOFF. ACCEPTABLE ALTERNATIVES INCLUDE DRIP, SUBSURFACE DRIP, BUBBLERS OR NO IRRIGATION. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER BUBBLER.
12. INSTALL BACKFLOW PREVENTER AT MAIN WATER CONNECTION BEFORE DOMESTIC SUPPLY. INSTALL IRRIGATION POINT OF CONNECTION BEFORE DOMESTIC SUPPLY.
13. ALL HARDSCAPE IMPROVEMENTS TO INCLUDE (2) 3" SLEEVES WHEREVER TO VERIFY BEFORE POURS OR INSTALLATION.
14. STUMP GRIND AT ALL DEAD OR REMOVED TREES.

GENERAL NOTES:

PER ECMC SECTION 19.06.030(O) NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT OR CORNER SIDE YARD MAY BE COVERED WITH A PAVED SURFACE.

FRONT YARD PAVING CALCULATION:

TOTAL FRONT YARD AREA: 681 SQ FT

TOTAL FRONT YARD PAVED AREA: 264.5 SQ FT

TOTAL FRONT YARD LANDSCAPED AREA:
74 SQ FT
171.1 SQ FT
168.8 SQ FT
+ 1.8 SQ FT
415.7 SQ FT

$$\frac{\text{TOTAL FRONT YARD PAVED AREA}}{\text{TOTAL FRONT YARD AREA}} = \frac{415.7 \text{ SQ FT}}{681 \text{ SQ FT}} = 61\%$$

61% TOTAL FRONT YARD LANDSCAPE

1 Landscape Plan
3/16" = 1'-0"

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
956 Seaview LLC
956 Sea View Dr, El Cerrito, CA 94530

ARCHITECT:
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1935 Addison St. STE A
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T: 510-883-3911
E: charles@asarchitectureinc.com

REGISTERED ARCHITECT
CHARLES GREEN
No. C-37167
Exp. 02/28/2025
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:	Landscape Plan
SET:	New House
DATE:	06/30/2023
SCALE:	3/16" = 1'-0"
DRAWN	As Architecture Inc.
SHEET NUMBER	A0.6

STREET VIEW LOOKING NORTHWEST

FRONTAL STREET VIEW

AERIAL VIEW LOOKING NORTHWEST

AERIAL VIEW LOOKING SOUTHEAST

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
956 Seaview LLC
956 Sea View Dr, El Cerrito, CA 94530

ARCHITECT:
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E: charles@asarchitectureinc.com

NOT FOR CONSTRUCTION

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:

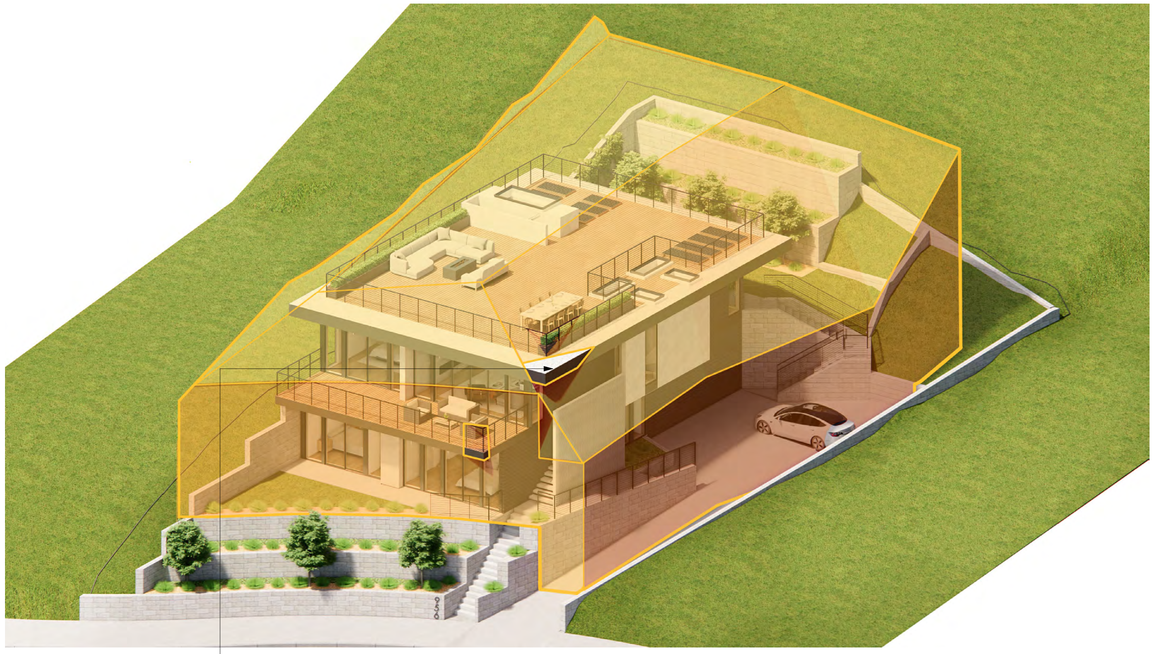
Renderings

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	
DRAWN	**As Architecture Inc.**

SHEET NUMBER

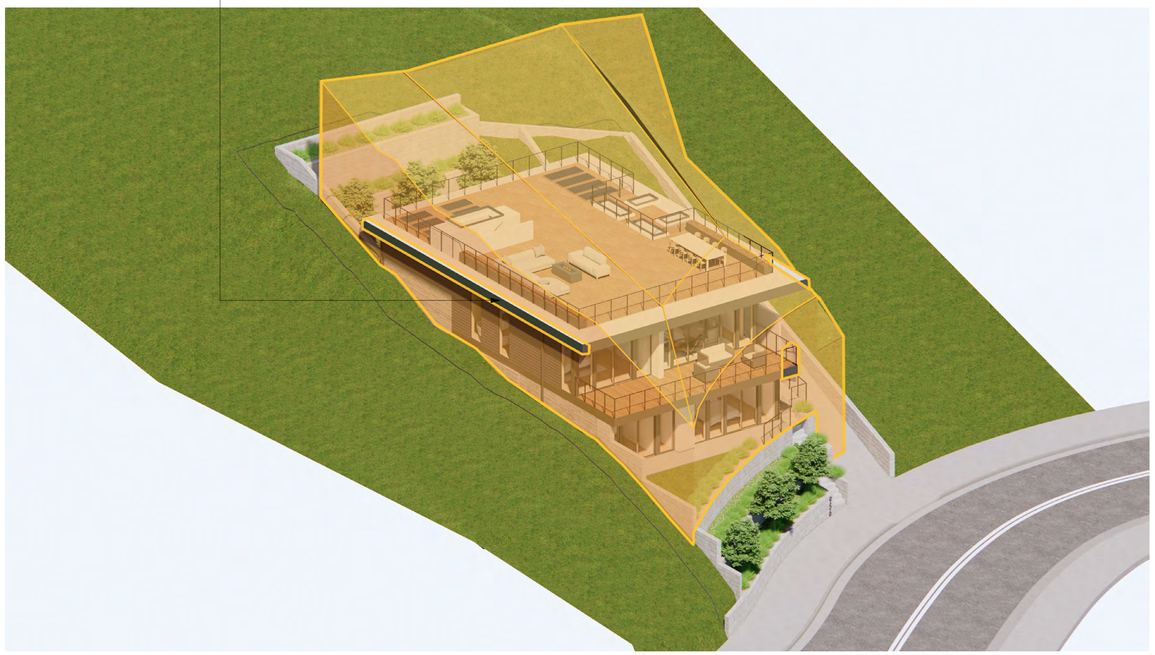
A0.7

DAYLIGHT PLANE RENDERINGS:



DAYLIGHT PLANES (BUILDING ENVELOPE) LOOKING NORTHWEST

1. PER ECMC SECTION 19.06.030(D)(2)(D) CORNICES, EAVES, AND CANOPIES CAN PROJECT BEYOND HEIGHT LIMITS AND DAYLIGHT PLANES UP TO A MAXIMUM OF TWO FEET PROJECTION PAST THE MAIN ENVELOPE.



DAYLIGHT PLANES (BUILDING ENVELOPE) LOOKING SOUTHEAST

UTILITIES WILL SERVE LETTER:

EAST BAY MUNICIPAL UTILITY DISTRICT

July 12, 2022

Via Electronic Mail

charles@asarchitectureinc.com

To: 956 Seaview LLC
Re: 956 Sea View Dr. El Cerrito, CA 94530

APN: 505-221-045

To: 956 Seaview LLC,

Potable water is available for both domestic and fire protection to the subject property from existing major facilities (e.g., reservoirs, pumping plants), which are serviced and maintained by East Bay Municipal Utility District (District). Service will be granted subject to compliance with the District's regulations governing water service and Schedule of Rates and Charges, which may include water main extensions and/or off-site pipeline improvements at the applicant's expense. The District's Regulations and Schedule of Rates and Charges can be found at www.ebmud.com.

If you have any questions, please contact our office at (510) 287-1008.

Sincerely,

New Business Office

375 ELEVENTH STREET . OAKLAND . CA 94607-4240 . 1-866-403-2683

PLANNING COMMISSION RESOLUTION:

Planning Commission Resolution PC 2022-11

APPLICATION NO. PL22-0028

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A RETAINING WALL WHICH IS TALLER THAN 4 FEET IN THE FRONT SETBACK AND TWO RETAINING WALLS WHICH ARE TALLER THAN 6 FEET LOCATED OUTSIDE OF THE FRONT SETBACK, FOR A PROPOSED NEW SINGLE-FAMILY HOUSE AT 956 SEAVIEW DRIVE

WHEREAS, the site is located at 956 Seaview Drive; and

WHEREAS, the existing Assessor's Parcel Number of the site is 505-221-045; and

WHEREAS, the General Plan land use classification of the site is Low Density Residential; and

WHEREAS, the zoning district of the site is RS-5 (Single Family Residential); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land; and

WHEREAS, on April 12, 2022, Charles Green (the "applicant") submitted an application for a Conditional Use Permit for a proposed retaining wall which is taller than 4 feet in the front setback and for two retaining walls which are taller than 6 feet located outside of the front setback at 956 Seaview Drive (pursuant to Section 19.06.030.U, and Section 19.34 of the El Cerrito Municipal Code); and

WHEREAS, on June 15, 2022, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

Conditional Use Permit Findings

1. The proposed retaining walls are consistent with the neighborhood as the walls should be minimally intrusive due to the slope of the lot. The project is consistent with development standards established for the Single-Family Residential zoning district (RS-5) with the exception of the proposed retaining walls.

2. The proposed retaining walls allow the creation of a large house that can accommodate a large family or multi-generational household. This new single-family house would include five bedrooms, three and a half bathrooms, a living room, a kitchen, a media room, a laundry room, and a dining room.

3. The Conditional Use Permit will allow for three retaining walls to be taller than what is allowed by right. This would allow for the creation of a new single-family home, which is a permitted land use in the RS-5 district and consistent with the district's intent. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.5: Suitable Housing, and CD1.1: Neighborhood Character.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL22-0028, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on March 25, 2022. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.

2. If the applicant constructs buildings or makes improvements in accordance with these approvals but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.

3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.

4. If not used, this approval shall expire two years from the date of this action.

5. A construction staging plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging plan shall illustrate where the construction equipment will be staged and the location of parking for the construction employees. This construction and staging plan may also require the submission of a Temporary Use Permit.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on June 15, 2022, upon motion of Commissioner Hamilton, second by Commissioner Bloom:

AYES: Bloom, Gillett, Hamilton, Mendez
NOES: None
ABSTAIN: None
ABSENT: Navarrete

Sean Moss, AICP
Planning Manager

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
956 Seaview LLC
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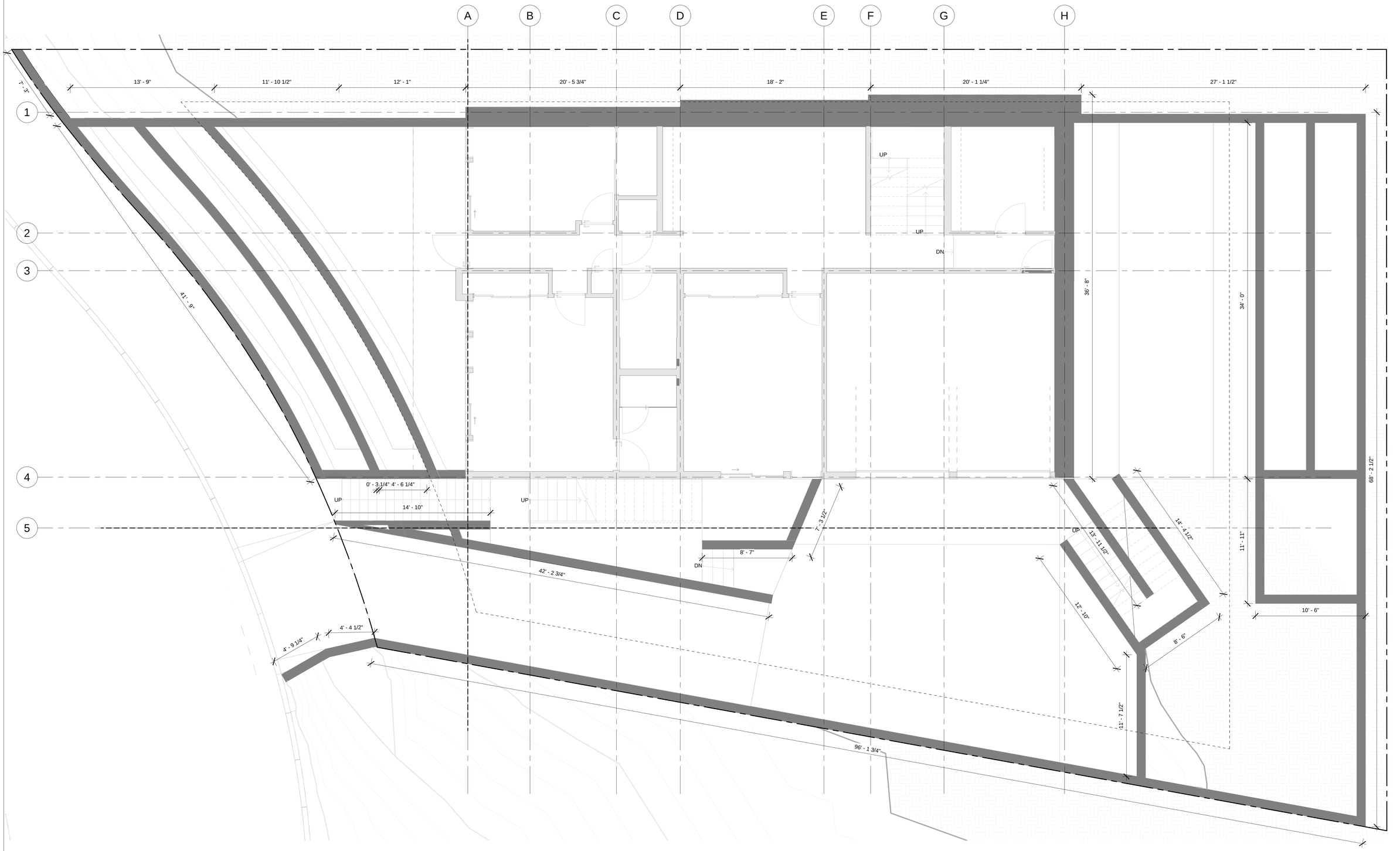
REGISTERED ARCHITECT
CHARLES GREEN
No. C-37167
Exp. 02/28/2025
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:	**Planning Resolution, EBMUD Letter & Daylight Planes**
SET:	**New House**
DATE:	**06/30/2023**
SCALE:	
DRAWN	**As Architecture Inc.**
SHEET NUMBER	A0.8



1 Retaining Walls - Diagram
1/4" = 1'-0"

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
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TITLE:
Retaining Walls

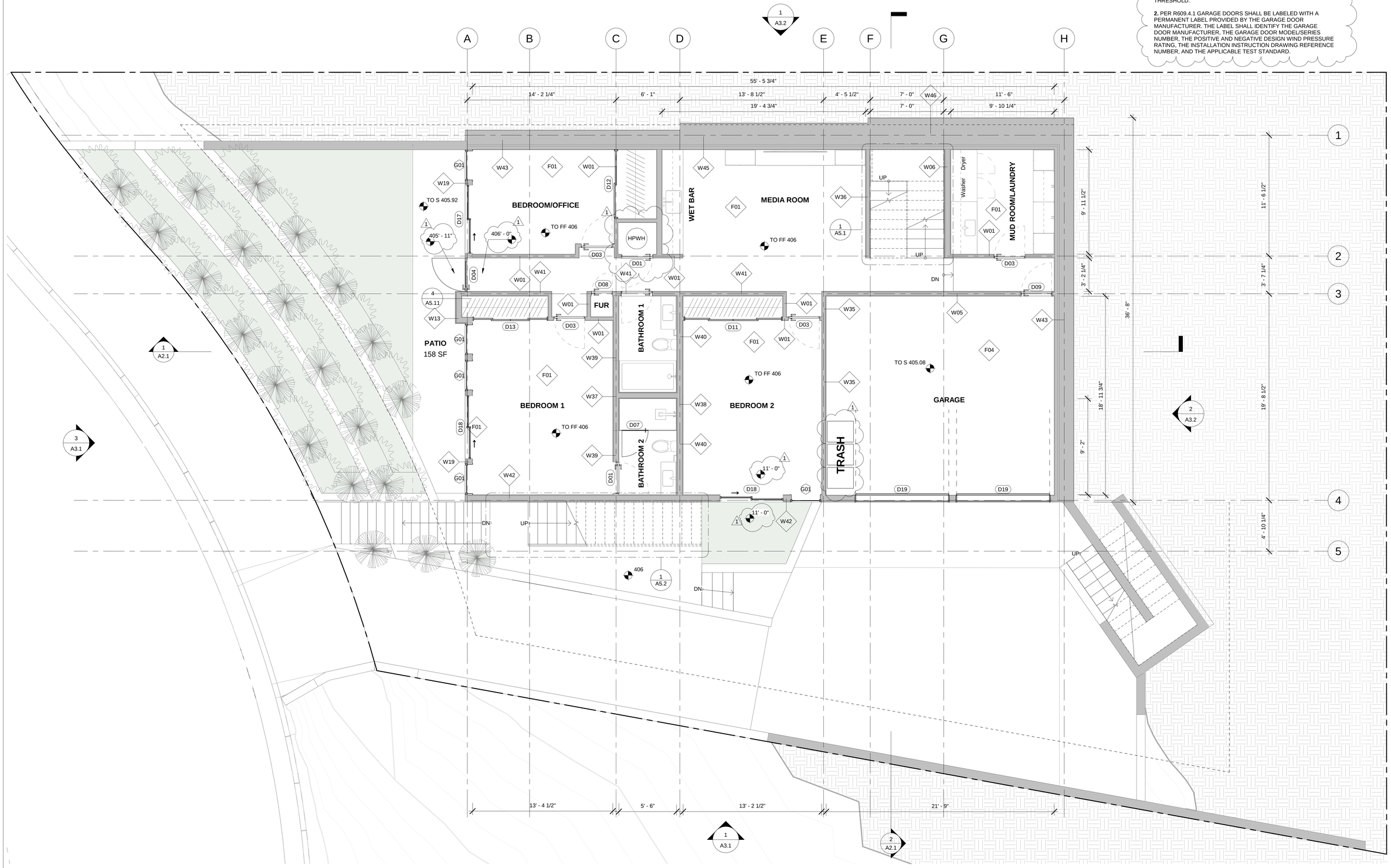
SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**1/4" = 1'-0"**
DRAWN	**As Architecture Inc.**

SHEET NUMBER
A0.9

GENERAL NOTES:

1. PER R311.3.2 DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7¾" BELOW THE TOP OF THE THRESHOLD.

2. PER R609.4.1 GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD.



1 Level 1
1/4" = 1'-0"

REVISIONS	
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CHARLES GREEN
No. C-37167
Exp. 01/08/2025
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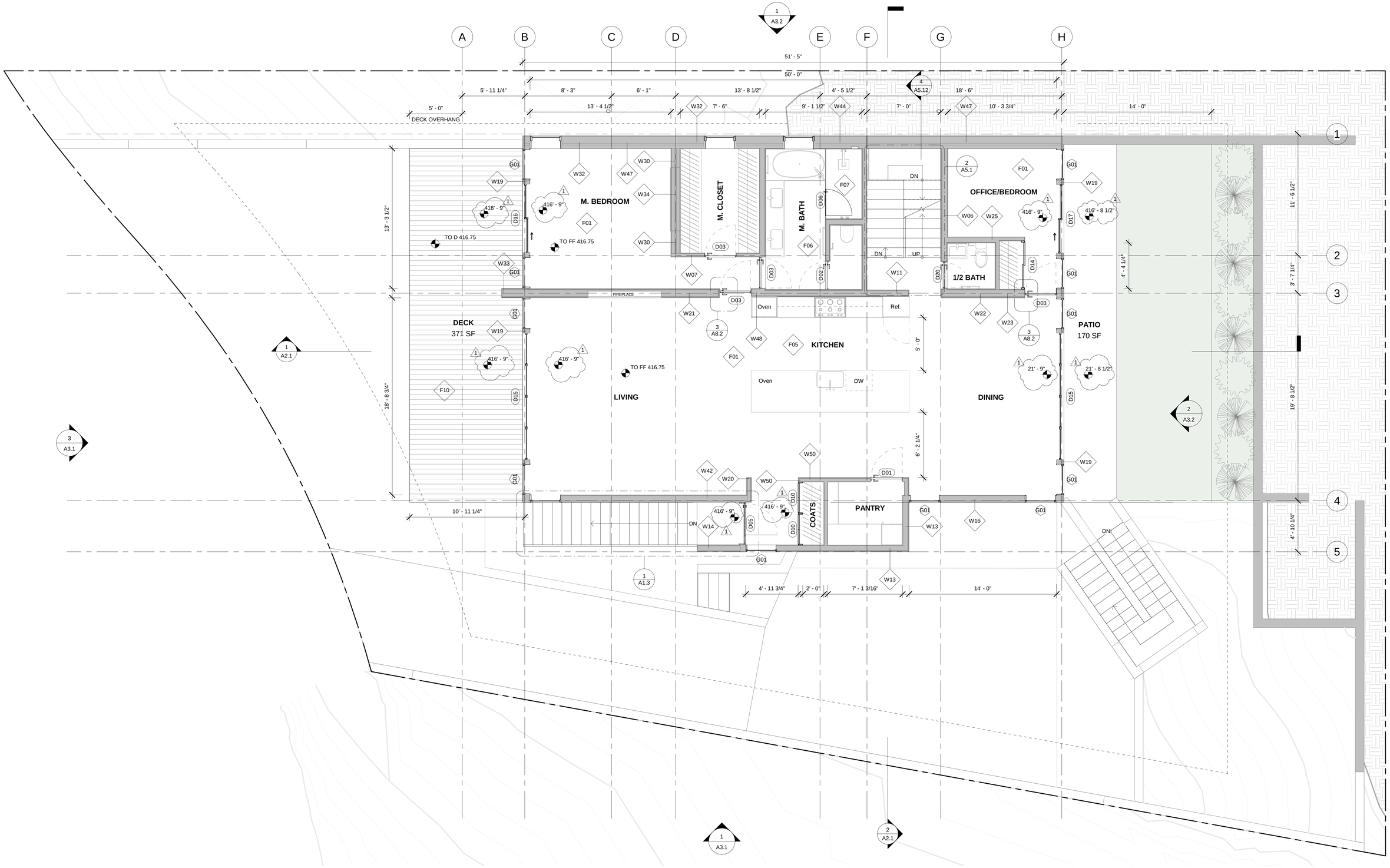
TITLE:
Floor Plans

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**1/4" = 1'-0"**
DRAWN	**As Architecture Inc.**

SHEET NUMBER
A1.1



1 Level 2
1/4" = 1'-0"

REVISIONS	
Rev R1: Jun 30, 2023	1

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CHARLES GREEN
No. C-37167
Exp. 02/28/2025
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:
Floor Plans

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**1/4" = 1'-0"**
DRAWN	**As Architecture Inc.**

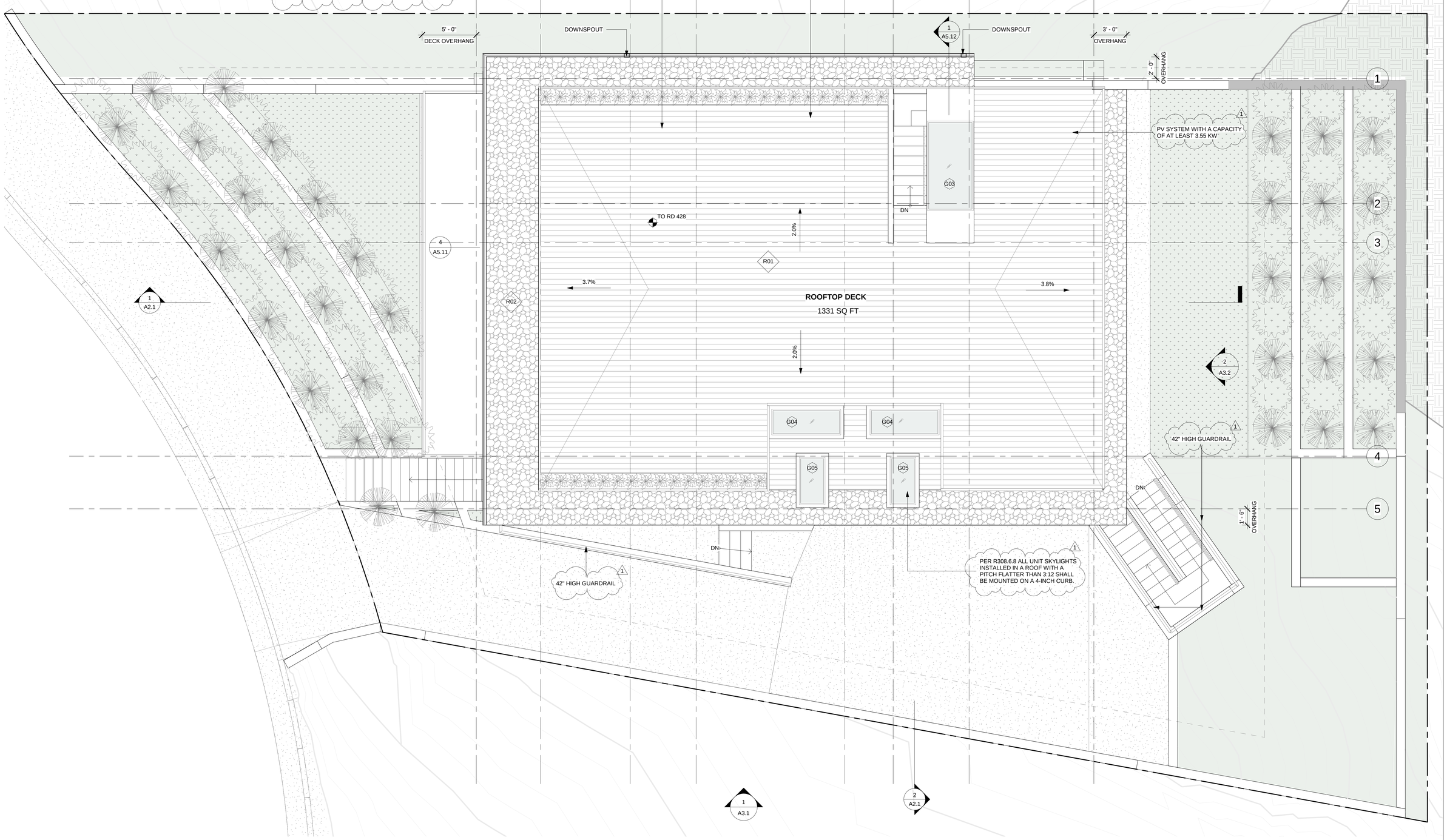
SHEET NUMBER
A1.2

ROOF VENTILATION OPENINGS MUST HAVE THE FOLLOWING PROPERTIES PER R337.6.2:
1. OPENINGS MUST BE 1/16" MINIMUM TO 1/8" MAXIMUM
2. MATERIALS USED SHALL BE NON-COMBUSTIBLE
3. MATERIALS SHALL BE CORROSION RESISTANT.

ALTERNATELY, THE VENTS CAN BE LISTED TO ASTM E2886 WITHOUT FLAMING IGNITION DURING THE EMBER INTRUSION AND FLAME INSTRUCTION TESTS.

VENTILATION OPENINGS ARE PROHIBITED AT THE UNDERSIDE OF EAVES AND CORNICES. **[R337.6.3]** VENTS LISTED TO ASTM E2886 WITHOUT FLAMING IGNITION DURING THE EMBER INTRUSION AND FLAME INSTRUCTION TESTS ARE ALLOWED. **[R337.6.3, EXCEPTION 1]**

ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE PER R806.1 & .2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT PER R806.3



1 Roof Plan
1/4" = 1'-0"

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No. C-37167
Exp. 02/28/2025
STATE OF CALIFORNIA

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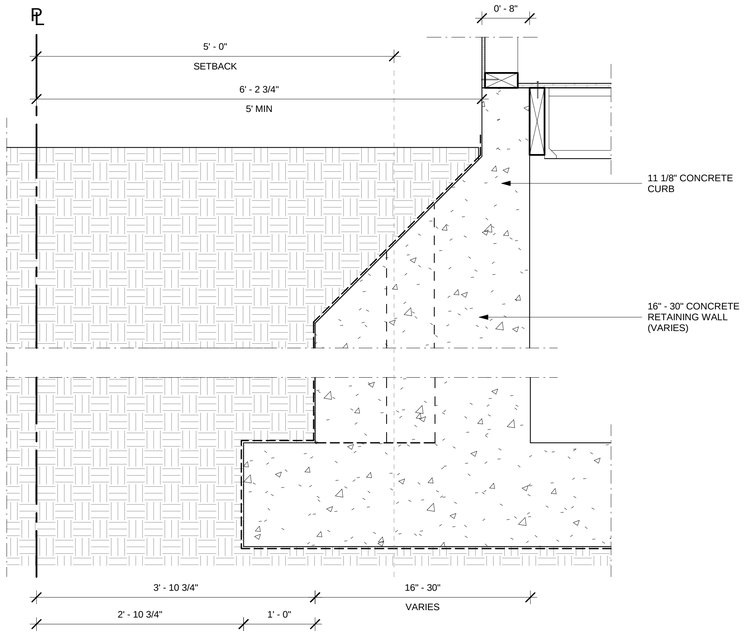
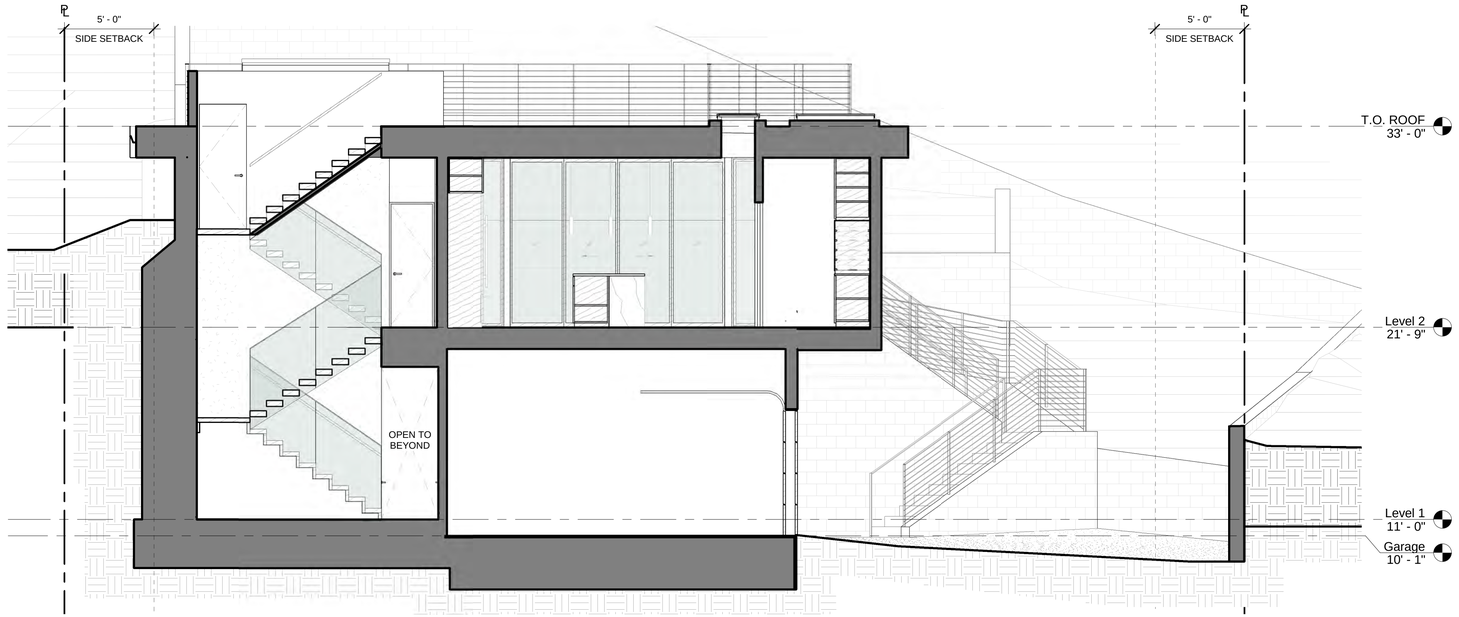
TITLE:
Floor Plans

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**1/4" = 1'-0"**
DRAWN	**As Architecture Inc.**

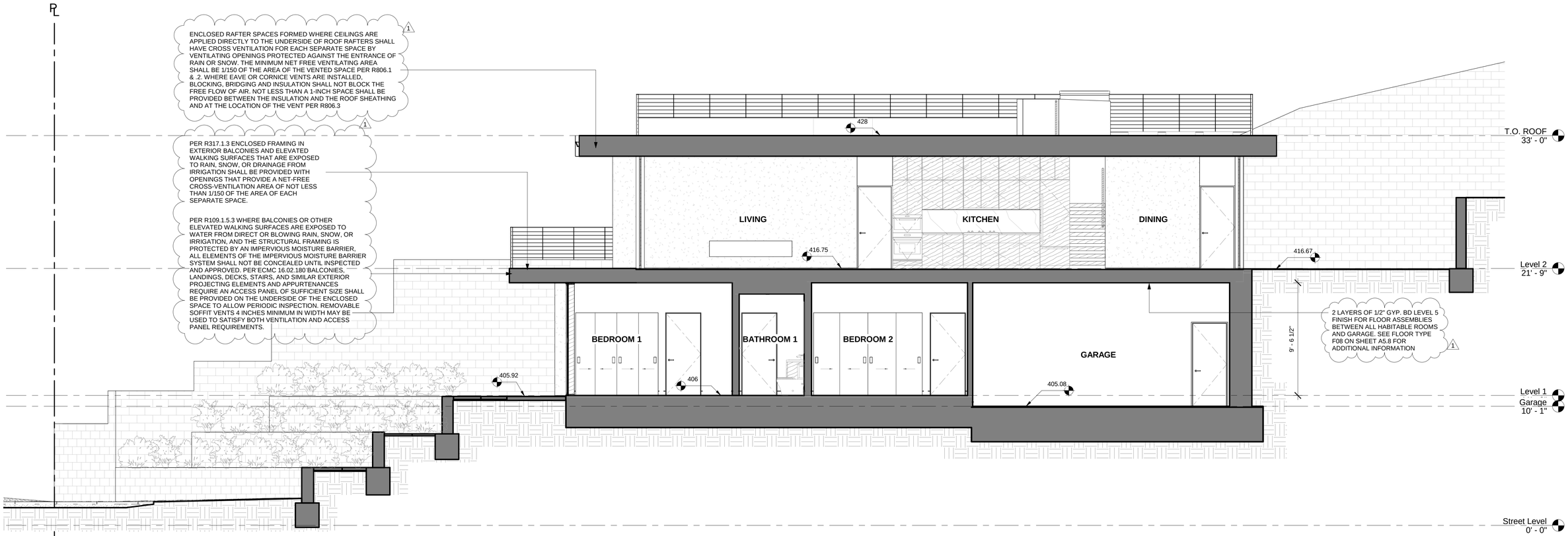
SHEET NUMBER
A1.3



3 Proposed Retaining Wall Curb
1" = 1'-0"



2 Section 2
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

REVISIONS	
Rev R1: Jun 30, 2023	1

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LICENSED ARCHITECT
CHARLES GREEN
No. C-37167
Exp. 02/28/2025
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:
Section

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**As indicated**
DRAWN	**As Architecture Inc.**

SHEET NUMBER
A2.1

EXTERIOR MATERIAL NOTES

1. BOARD FORMED CONCRETE.

2. FIBER CEMENT SIDING OR 3/4", 3 COAT, EXTERIOR CEMENT PLASTER ASSEMBLY, LIGHT GRAY. STEEL TROWEL SMOOTH. 2 LAYERS TYPE D PAPER AT CONTRACTORS DISCRETION

3. VINYL OR ALUMINUM FIXED DOUBLE PANE WINDOW.

4. METAL RAILING.

5. GRAY-TAN VENETIAN PLASTER.

6. CLASS A THERMOPLASTIC SINGLE PLY MEMBRANE ROOF ASSEMBLY.

7. SEGMENTED RETAINING WALL

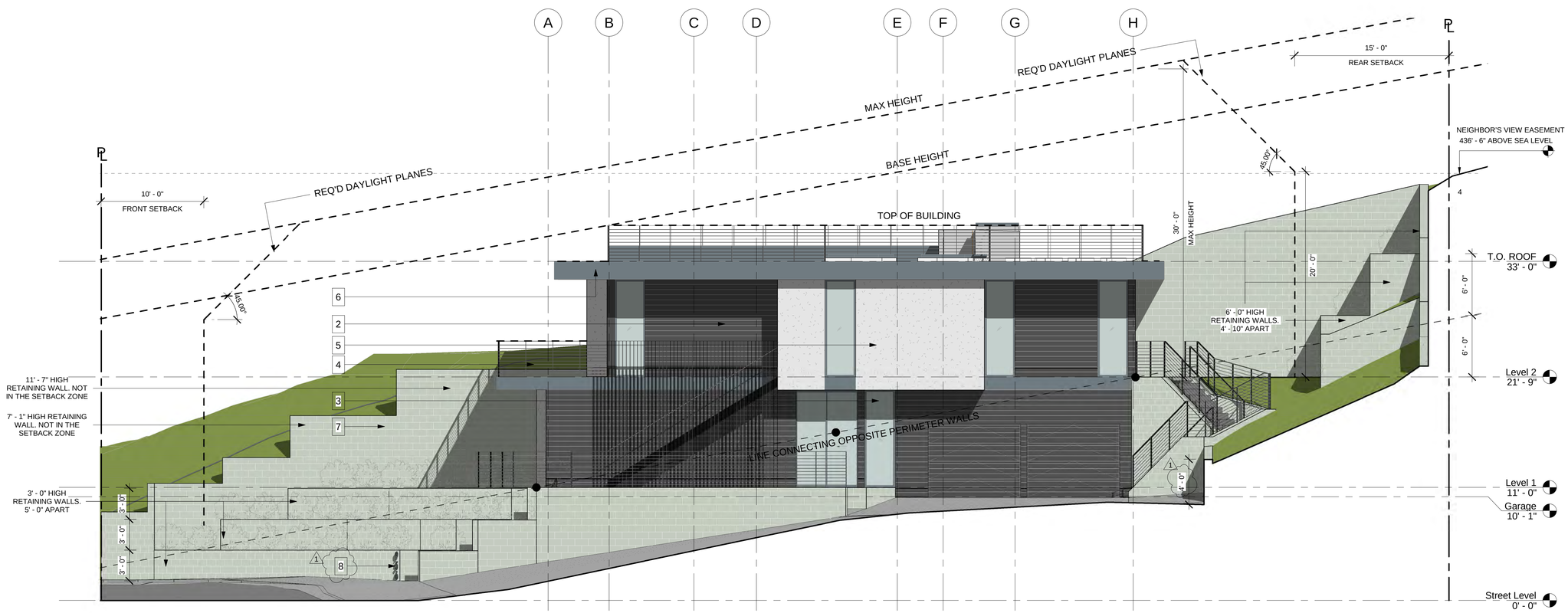
8. 4" TALL ALUMINUM MODERN BUILDING ADDRESS NUMBERS. 'CENTURY GOTHIC FONT' OR SIMILAR. MINIMUM STROKE OF 1/2" SHALL BE ILLUMINATED AND PLACED IN LEGIBLE AND VISIBLE FROM THE STREET FACING FACADE PER EC 16.03.070.D

GENERAL NOTES:

1. PER ECMC TABLE 19.06-G RETAINING WALLS ARE ALLOWED TO BE UP TO 4 FT TALL IN THE FRONT SETBACK AND UP TO 6 FT OUTSIDE OF THE FRONT SETBACK. PER ECMC TABLE 19.06-G MINIMUM 4 FT SEPARATION IS REQUIRED WHERE THERE ARE MULTIPLE RETAINING WALLS.

2. PER ECMC SECTION 19.06.030(D)(2)(D) CORNICES, EAVES, AND CANOPIES CAN PROJECT BEYOND HEIGHT LIMITS AND DAYLIGHT PLANES UP TO A MAXIMUM OF TWO FEET PROJECTION PAST THE MAIN ENVELOPE.

3 West
3/16" = 1'-0"



1 South
3/16" = 1'-0"

REVISIONS	
Rev R1: Jun 30, 2023	1

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NOT FOR CONSTRUCTION

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

TITLE:
Elevations

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**3/16" = 1'-0"**
DRAWN	**As Architecture Inc.**

SHEET NUMBER
A3.1

EXTERIOR MATERIAL NOTES

1. BOARD FORMED CONCRETE.

2. FIBER CEMENT SIDING OR 3/4", 3 COAT, EXTERIOR CEMENT PLASTER ASSEMBLY, LIGHT GRAY. STEEL TROWEL SMOOTH. 2 LAYERS TYPE D PAPER AT CONTRACTORS DISCRETION

3. VINYL OR ALUMINUM FIXED DOUBLE PANE WINDOW.

4. METAL RAILING.

5. GRAY-TAN VENETIAN PLASTER.

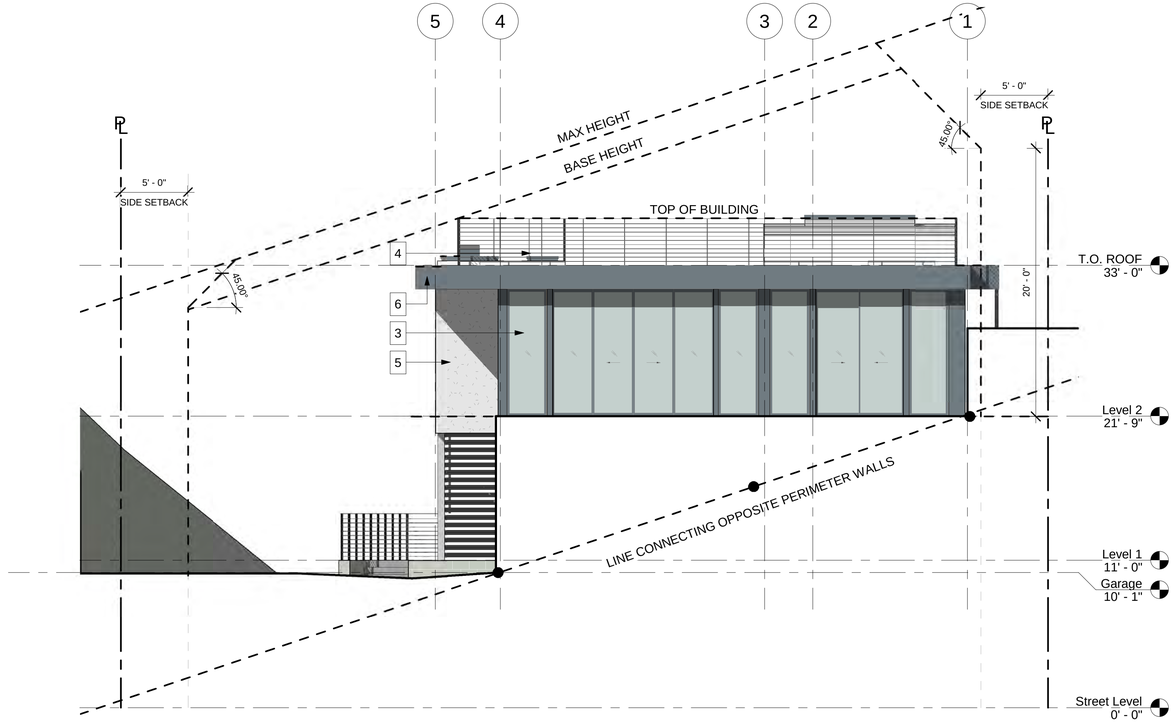
6. CLASS A THERMOPLASTIC SINGLE PLY MEMBRANE ROOF ASSEMBLY.

7. SEGMENTED RETAINING WALL

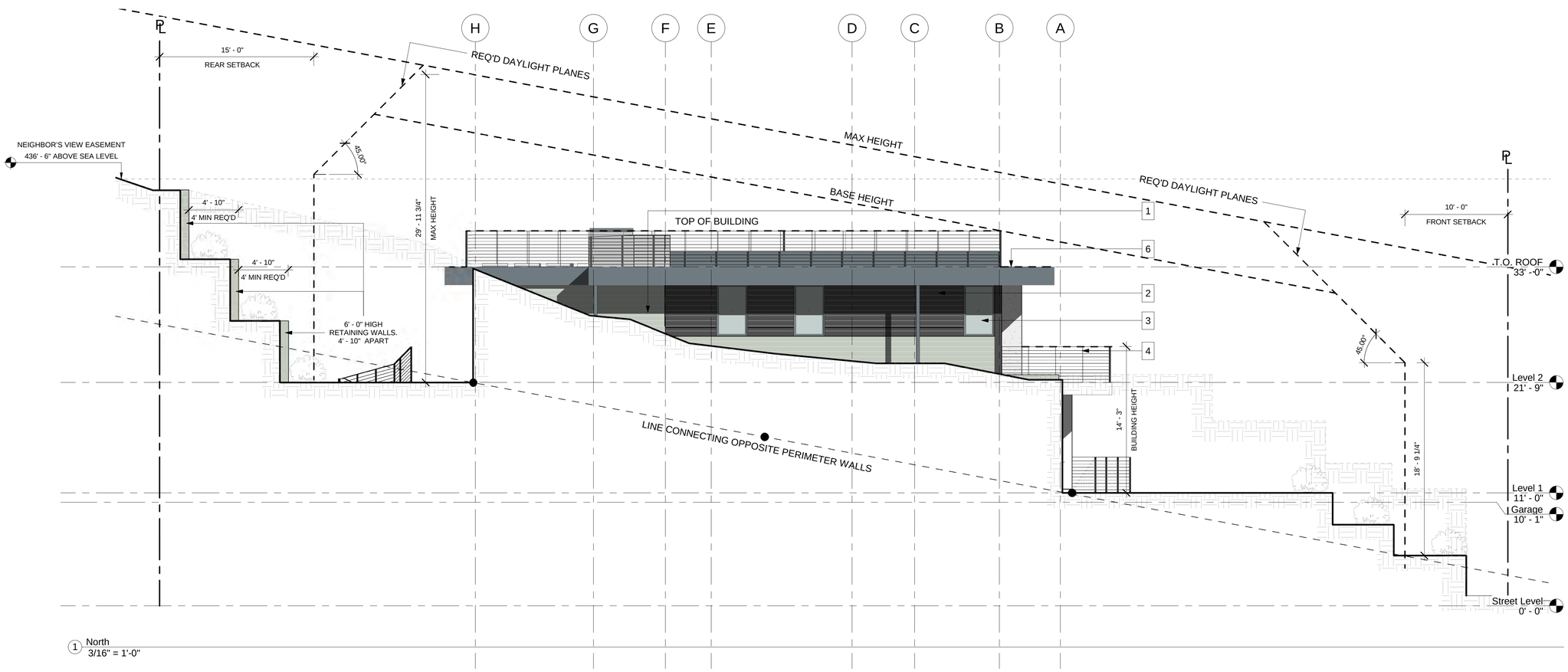
GENERAL NOTES:

1. PER ECMC TABLE 19.06-G RETAINING WALLS ARE ALLOWED TO BE UP TO 4 FT TALL IN THE FRONT SETBACK AND UP TO 6 FT OUTSIDE OF THE FRONT SETBACK. PER ECMC TABLE 19.06-G MINIMUM 4 FT SEPARATION IS REQUIRED WHERE THERE ARE MULTIPLE RETAINING WALLS.

2. PER ECMC SECTION 19.06.030(D)(2)(D) CORNICES, EAVES, AND CANOPIES CAN PROJECT BEYOND HEIGHT LIMITS AND DAYLIGHT PLANES UP TO A MAXIMUM OF TWO FEET PROJECTION PAST THE MAIN ENVELOPE.



2 East
3/16" = 1'-0"



1 North
3/16" = 1'-0"

REVISIONS	
Rev R1: Jun 30, 2023	1

OWNER:
956 Seaview LLC
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CHARLES GREEN
No. C-37167
Exp. 02/28/2025
STATE OF CALIFORNIA

956 Sea View Dr

956 Sea View Dr, El Cerrito, CA 94530

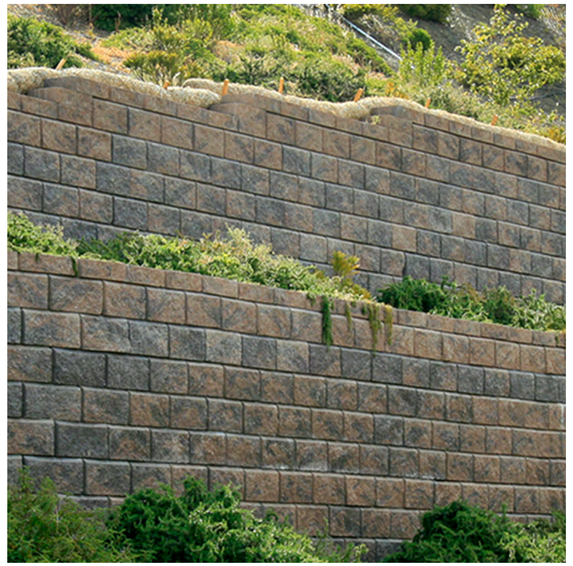
TITLE:
Elevations

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	**3/16" = 1'-0"**
DRAWN	**As Architecture Inc.**

SHEET NUMBER
A3.2

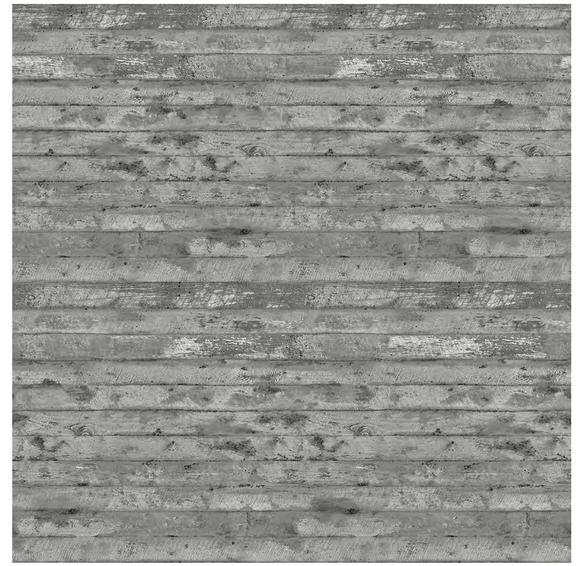
EXTERIOR RAILING:

FLAT BAR AND ROD METAL RAILING. S.S.D.



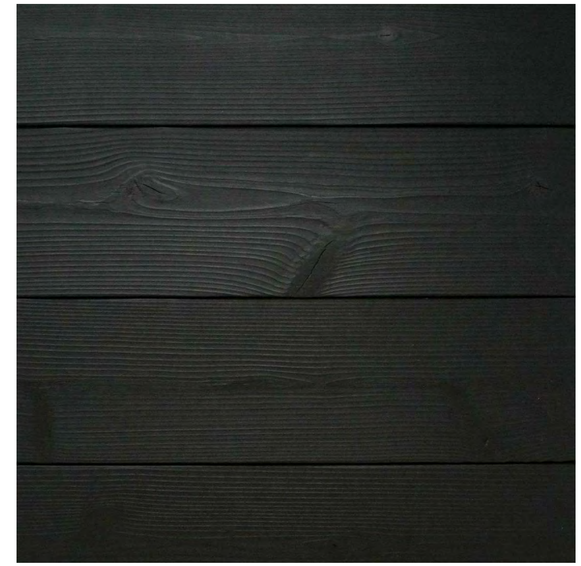
LANDSCAPE RETAINING WALLS:

SEGMENTED WALL



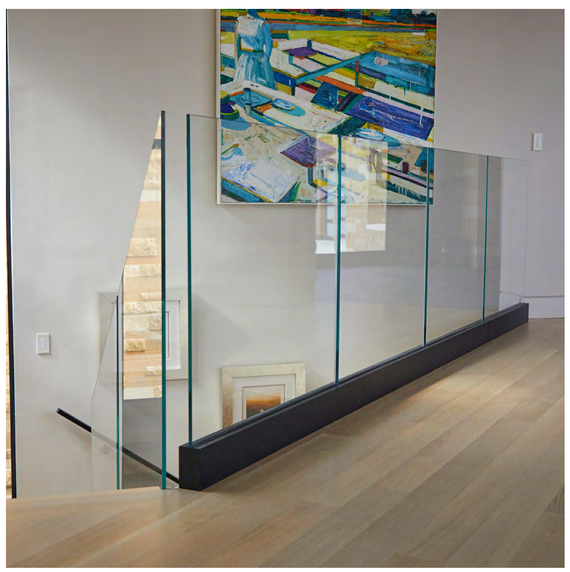
BUILDING RETAINING WALLS:

BOARD FORMED CONCRETE



BUILDING FACADE MATERIAL:

FIBER CEMENT SIDING AND/OR 3/4", 3 COAT, EXTERIOR CEMENT PLASTER ASSEMBLY.



INTERIOR GLASS RAILING:

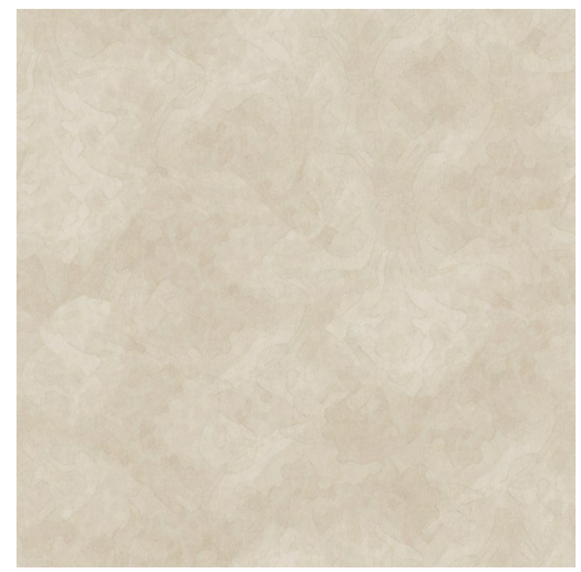
GLASS BASE RAILING

EXTERIOR DECK:

ROT RESISTANT EXTERIOR WOOD DECKING

GLAZING:

BLACK METAL AND/OR VINYL FRAMED WINDOWS AND SLIDING GLASS DOORS



BUILDING FACADE MATERIAL:

PLASTER - VENETIAN TAN

REVISIONS	
Rev R1: Jun 30, 2023	1

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REGISTERED PROFESSIONAL ENGINEER
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TITLE:

Materials Board

SET:	**New House**
DATE:	**06/30/2023**
SCALE:	
DRAWN	**As Architecture Inc.**

SHEET NUMBER

A3.3