

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-20**

**APPROVAL OF A ZONING PERMIT AND THREE VARIANCES TO REMODEL AND EXPAND
AN EXISTING TWO-STORY REAR DECK AT 16 GLEN DRIVE**

APN: 065-084-05

PROJECT ID: 2025-00031

WHEREAS, an application has been filed by the Applicant Sean Condry, on behalf of the Owner, Justin Maguire, requesting a Zoning Permit and Variances for setbacks, building coverage, and impervious surface coverage to remodel and expand an existing two-story rear deck by 25 square feet at the legal nonconforming single-family home at 16 Glen Drive (APN: 065-084-05) ("the Project"); and

WHEREAS, the project site is located within the General Plan Medium High Density Residential land use designation and the Two-Family (R-2-2.5) Zoning District; and

WHEREAS, the Planning Commission has reviewed a Zoning Permit and three Variances for the proposed Project and considered the information contained in the staff report as well as any and all oral and written testimony on the proposed Project; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "Replace Existing Nonconforming Rear Decks: Maguire Residence", received August 20, 2025; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, the Planning Commission finds that the requisite findings for approval set forth in SMC Section 10.68.050 can be made; and;

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) Guidelines;

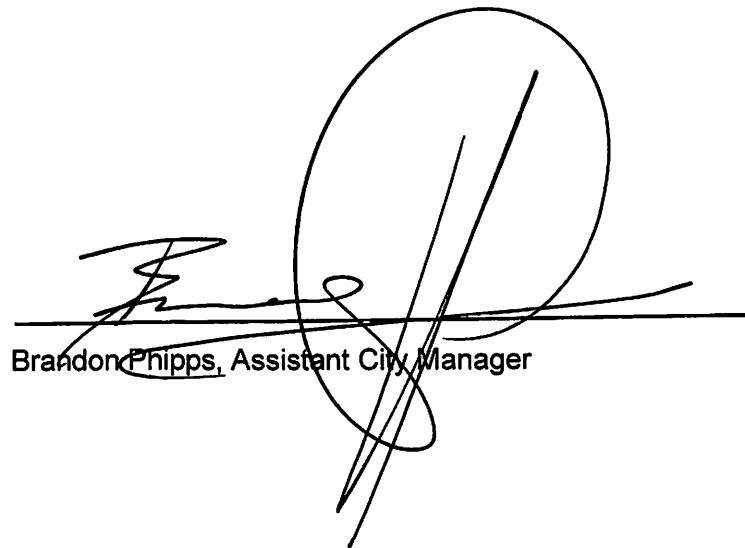
NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) Guidelines.
2. A Variance to add 25 square feet of building coverage via the remodel of a two-story rear deck at 16 Glen Drive (APN: 065-084-05) is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Replace Existing Nonconforming Rear Decks: Maguire Residence", received August 20, 2025 (Attachment 3).

3. A Variance to add 63 square feet of impervious surface coverage via the remodel of a two-story rear deck at 16 Glen Drive (APN: 065-084-05) is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Replace Existing Nonconforming Rear Decks: Maguire Residence", received August 20, 2025 (Attachment 3).
4. A Variance to the required side and rear yard setback for the remodel of a two-story rear deck at 16 Glen Drive (APN: 065-084-05) is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Replace Existing Nonconforming Rear Decks: Maguire Residence", received August 20, 2025 (Attachment 3).
5. A Zoning Permit to remodel and expand a two-story rear deck is approved pursuant to SMC 10.50.020.E, subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Replace Existing Nonconforming Rear Decks: Maguire Residence", received August 20, 2025 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 10th day of September 2025, by the following vote:

AYES: Commissioner: Marlatt, Moore, Luxenberg, Junius
NOES: Commissioner: Saad
ABSENT: Commissioner:
ABSTAIN: Commissioner:



Brandon Phipps, Assistant City Manager

ATTACHMENTS

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

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ATTACHMENT 1: FINDINGS

Variance Findings (Building Coverage)

To approve or conditionally approve the requested variance, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.68.050:

- A. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.***

Pursuant to SMC 10.40.030.B-C, the subject property is a substandard parcel as it is below the requirements for minimum width (30 feet), average width (50 feet), and street frontage (30 feet). In addition, the 3,185 square foot parcel, is below the minimum parcel area of 5,000 square feet required by SMC Table 10.22-2 for the R-2-2.5 residential zoning district. The property was originally developed in 1909 and has nonconforming side and rear setbacks, floor area ratio, building overage, and impervious surface coverage. These conditions do not generally apply to other properties in the zoning district since many parcels in the R-2-2.5 zoning district are not substandard and meet the minimum lot requirements for area, width, and frontage. However, it is worth noting that several properties in the vicinity are also substandard lots with older homes built in the early 1900s.

- B. Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the title would result in practical difficulty or unnecessary hardship.***

Due to the small, substandard size of the lot and the existing nonconforming residence, any further development on the property would be extremely difficult without a variance to provide relief from the strict application of the zoning code.

- C. Such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.***

The proposed rear deck remodel will increase the overall building coverage of the deck by 25 square feet and make it more functional for the homeowner. In particular, the upper level of the deck allows for views of Mt. Tam and Richardson Bay that are enjoyed by other properties in the vicinity as almost every house on the northeastern side of Glen Drive has a rear deck facing this direction to take advantage of this view.

- D. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.***

The residence already features an existing two-story rear deck and the proposed remodel, which will add 25 square feet to the deck, is a minimal increase in size that will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district.

- E. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.***

Due to the small, substandard size of the lot and the existing nonconforming residence the granting of the variance to allow an additional 25 square feet of building coverage will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district as the majority of surrounding properties also feature rear decks that take advantage of the Mt. Tam and Richardson Bay views.

- F. The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan.***

The granting of this variance to building coverage allowances is in harmony with the purpose and intent of this title. Pursuant to SMC 10.68.010 the purpose of a variance is to provide relief from the strict application of the Zoning Ordinance when special circumstances apply to the property, including size, shape, topography, location or surroundings, and the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning district. In addition, the General Plan allows for the development standards in the Zoning Ordinance to be exceeded if the required variance findings can be made.

Variance Findings (Impervious Surface Coverage)

To approve or conditionally approve the requested variance, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.68.050:

- G. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.***

Pursuant to SMC 10.40.030.B-C, the subject property is a substandard parcel as it is below the requirements for minimum width (30 feet), average width (50 feet), and street frontage (30 feet). In addition, the 3,185 square foot parcel, is below the minimum parcel area of 5,000 square feet required by SMC Table 10.22-2 for the R-2-2.5 residential zoning district. The property was originally developed in 1909 and has nonconforming side and rear setbacks, floor area ratio, building overage, and impervious surface coverage. These conditions do not generally apply to other properties in the zoning district since many parcels in the R-2-2.5 zoning district are not substandard and meet the minimum lot requirements for area, width, and frontage. However, it is worth noting

that several properties in the vicinity are also substandard lots with older homes built in the early 1900s.

H. Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the title would result in practical difficulty or unnecessary hardship.

Due to the small, substandard size of the lot and the existing nonconforming residence, any further development on the property would be extremely difficult without a variance to provide relief from the strict application of the zoning code.

I. Such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

The proposed rear deck remodel will increase the overall impervious surface coverage of the deck by 63 square feet and make it more functional for the homeowner. While 25 square feet of this impervious coverage is from the expansion of the deck's overall footprint, 38 square feet of impervious surface coverage will come from the addition of stair set that will allow access to the lower level of the deck. Access to the lower level of the deck and greater functionality of the deck overall preserve a substantial property right of the petitioner as almost every house on the northeastern side of Glen Drive has a rear deck facing this direction to take advantage of the views of Mt. Tam and Richardson Bay.

J. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.

The residence already features an existing two-story rear deck and the proposed remodel, which will add 63 square feet of impervious surface coverage, is a minimal increase in size that will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district. The majority of this coverage will be for a small stair set to access the lower level of the deck and will not be readily visible to neighboring properties.

K. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

Due to the small, substandard size of the lot and the existing nonconforming residence the granting of the variance to allow an additional 63 square feet of impervious surface coverage will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district as the majority of surrounding properties also feature rear decks that take advantage of the Mt. Tam and Richardson Bay views.

L. The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan.

The granting of this variance to impervious surface coverage allowances is in harmony with the purpose and intent of this title. Pursuant to SMC 10.68.010 the purpose of a

variance is to provide relief from the strict application of the Zoning Ordinance when special circumstances apply to the property, including size, shape, topography, location or surroundings, and the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning district. In addition, the General Plan allows for the development standards in the Zoning Ordinance to be exceeded if the required variance findings can be made.

Variance Findings (Setback)

To approve or conditionally approve the requested variance, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.68.050:

M. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.

Pursuant to SMC 10.40.030.B-C, the subject property is a substandard parcel as it is below the requirements for minimum width (30 feet), average width (50 feet), and street frontage (30 feet). In addition, the 3,185 square foot parcel, is below the minimum parcel area of 5,000 square feet required by SMC Table 10.22-2 for the R-2-2.5 residential zoning district. The property was originally developed in 1909 and has nonconforming side and rear setbacks, floor area ratio, building overage, and impervious surface coverage. These conditions do not generally apply to other properties in the zoning district since many parcels in the R-2-2.5 zoning district are not substandard and meet the minimum lot requirements for area, width, and frontage. However, it is worth noting that several properties in the vicinity are also substandard lots with older homes built in the early 1900s.

N. Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the title would result in practical difficulty or unnecessary hardship.

Due to the small, substandard size of the lot and the existing nonconforming residence, any further development on the property would be extremely difficult without a variance to provide relief from the strict application of the zoning code.

O. Such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

The proposed rear deck remodel will cause the length of the deck to increase by seven feet and to project into the increased eight-foot right side setback; however, it will still respect the minimum setback required for the lot of three feet. This increase in length is to accommodate the expansion of the overall size of the deck by 25 square feet, which will make it more functional for the homeowner. The greater functionality of the deck overall preserves a substantial property right of the petitioner as almost every house on the northeastern side of Glen Drive has a rear deck facing this direction to take advantage of the views of Mt. Tam and Richardson Bay.

- P. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.***

The residence already features an existing two-story rear deck and the proposed remodel, which will extend the length of the deck and cause it to project into the increased setback i will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district as it will still respect the required three foot setback.

- Q. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.***

Due to the small, substandard size of the lot and the existing nonconforming residence the granting of the variance to allow the deck to project into the increased setback will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district as the majority of surrounding properties also feature rear decks; some of which are located on larger, compliant lots, while others on smaller lots also encroach into rear and side yard setbacks.

- R. The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan.***

The granting of this variance to setbacks is in harmony with the purpose and intent of this title. Pursuant to SMC 10.68.010 the purpose of a variance is to provide relief from the strict application of the Zoning Ordinance when special circumstances apply to the property, including size, shape, topography, location or surroundings, and the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning district. In addition, the General Plan allows for the development standards in the Zoning Ordinance to be exceeded if the required variance findings can be made.

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ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project at 16 Glen Drive depicted on plans prepared by Sean Condry titled "Replace Existing Nonconforming Rear Decks: Maguire Residence", received August 20, 2025 (Attachment 3):

General Items:

1. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings, and the applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
2. The project shall be designed and constructed as shown in the set of plans titled "Replace Existing Nonconforming Rear Decks: Maguire Residence", received August 20, 2025 (Attachment 3). Pursuant to SMC 10.50.180.B, the Community Development Director is authorized to administratively approve minor modifications to the approved plans.
3. Any additional modifications to the proposed decks will require submittal of a new permit application for Planning Commission review pursuant to SMC 10.50.180.B.3.
4. The Applicant/Property Owner shall defend, indemnify (including reimbursement of all attorneys' fees and costs incurred by the City), and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of or concern any City permit decision or approval related to the project, including without limitation, challenges to project approvals or permits under the California Environmental Quality Act, and any and all liability, loss, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of Applicant's construction of the project.
5. In the event that any condition imposing a fee, exaction, dedication, or mitigation measure is challenged by the Applicant/Property Owner in litigation, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be subject to review by the City and substitute conditions may be imposed.
6. Prior to issuance of a building permit, the Applicant/Property Owner shall reimburse the City for any known unpaid costs associated with the project, including work done by consultants.
7. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Lighting shall be designed to focus the light on to only the areas necessary to be illuminated and minimize overflow of lighting off-site.

8. At the time of building permit application, the applicant shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in Sausalito Municipal Code Section 10.54.100. The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project. Such documentation may include without limitation an executed construction contract. The time for completion of the construction shall also be indicated on the construction permit.
9. At the time of building permit application the applicant shall include a Construction Management Plan within the set of construction drawings. Said construction management plans shall include contact information for the general contractor and site superintendent, phasing and staging areas for equipment and materials, flagging/road closure procedures, where employees will park to not overwhelm the surrounding neighborhood, and other information as requested by the Community Development Director.

Right of Way Items:

1. Applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designated for removal or modification within the public right of way.
2. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
3. An encroachment permit shall be obtained from the DPW prior to using the public right of way for non-public purposes (e.g., material storage, construction, staging or demolition) including any and all construction and demolition activities. Encroachment submittal information can be found here: <https://www.sausalito.gov/departments/public-works/engineering-division/encroachment-permits>
4. Applicant shall ensure that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) are not placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit.

5. Applicant shall ensure that best management practices (BMPs) are used during construction activity. This includes erosion and sediment controls and pollution prevention practices. Erosion control BMPs shall be used as need to prevent erosion and may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. Applicant shall ensure that work is undertaken in a manner that avoids any violations of the City's MS4 permit and shall prevent all unlawful discharges into the City's stormwater system, and shall comply with any applicable construction stormwater permits and orders of the California State Water Resources Control Board and/or Regional Water Quality Control Board. You may refer to the Marin County Stormwater Pollution Prevention Program's website: <https://mcstoppp.org/2020/03/construction-projects/>

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the Applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit(s). This shall include establishing the approved use/implementing the permit(s) within the time limits set forth by the applicable code. Extensions to approved permits may be sought pursuant to SMC 10.50.140.
2. An approval granted by the Engineering Division of the Department of Public Works does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
3. Pursuant to Municipal Code Chapter 8.54, Applicant shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any Building Permits, unless the requirement is waived pursuant to Section 8.54.050.
4. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.

5. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500-foot radius of residential zones shall only take place during the following hours:

Weekdays – Between 8:00 a.m. and 6:00 p.m.

Saturdays – Between 9:00 a.m. and 5:00 p.m.

Sundays – Prohibited

City holidays – Prohibited

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.

6. Pursuant to City of Sausalito Resolution 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer.
7. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at: <http://www.marincounty.org/depts/pw/divisions/land-use/ucs>.
8. Any mechanical equipment installed in connection with this project shall be subject to Sausalito Municipal Code Section 12.16.130 - Machinery, equipment, fans and air conditioning.

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ATTACHMENT 3: PROJECT PLANS

REPLACE EXISTING NONCONFORMING REAR DECKS:

MAGUIRE RESIDENCE

16A LOWER GLEN DRIVE
SAUSALITO, CALIFORNIA 94965

DATE: MAY 10, 2025

PROJECT DATA

EXISTING	PROPOSED
OCCUPANCY CLASSIFICATION:.....R-3	OCCUPANCY CLASSIFICATION:.....R-3
TYPE OF CONSTRUCTION:.....V-B	TYPE OF CONSTRUCTION:.....V-B
ZONING:.....R-2-2.5	ZONING:.....R-2-2.5
NUMBER OF STORIES:.....2	NUMBER OF STORIES:.....2
CURRENT USE:.....SINGLE FAMILY DWELLING	CURRENT USE:.....SINGLE FAMILY DWELLING
NUMBER OF UNIT:.....2 UNITS	NUMBER OF UNIT:.....2 UNITS
BUILT:.....1916+/-	BUILT:.....1916+/-
LOT AREA:.....3,185 SQ.FT.	LOT AREA:.....3,185 SQ.FT.
MAIN FLOOR:.....1,310 SQ.FT.	MAIN FLOOR:.....1,310 SQ.FT.
LOWER LEVEL ADU:.....780 SQ.FT.	LOWER LEVEL ADU:.....780 SQ.FT.
GARAGE:.....168 SQ.FT.	GARAGE:.....168 SQ.FT.
TOTAL BUILDING AREA:.....2,853 SQ.FT.	TOTAL BUILDING AREA:.....2,853 SQ.FT.
LOWER DECK AREA:.....74 SQ. FT.	LOWER DECK AREA:.....146 SQ. FT.
UPPER DECK AREA:.....121 SQ. FT.	UPPER DECK AREA:.....146 SQ. FT.
LOWER LEVEL STORAGE:.....595 SQ.FT.	LOWER LEVEL STORAGE:.....595 SQ.FT.
BUILDING COVERAGE:.....1,868 SQ. FT.	BUILDING COVERAGE:.....1,893 SQ. FT.
IMPERVIOUS SURFACE COVERAGE:.....2,520 SQ. FT.	IMPERVIOUS SURFACE COVERAGE:.....2,583 SQ. FT.
WILDLAND URBAN INTERFACE "WUI".....YES	WILDLAND URBAN INTERFACE "WUI".....YES
FLOOD ZONE.....'X'	FLOOD ZONE.....'X'

SYMBOLS

	INTERIOR ELEVATIONS
	MATERIAL DESCRIPTION
	CROSS SECTION
	WINDOW TYPE
	DOOR TYPE
	ELEVATION HEIGHT
	GRID
T.O.R.	TOP OF ROOF
T.O.PL.	TOP OF PLATE
T.O.C.	TOP OF CONCRETE
	PROPERTY LINE
	CENTER LINE
	CONTINUOUS FRAMING
	INTERRUPTED FRAMING
	FINISH LUMBER
	EXISTING WALLS TO REMAIN (2x STUD WALL @16" O.C. TYP.)
	NEW WALLS TO BE BUILT (2x STUD WALL @16" O.C. TYP.)
	EXISTING WALLS TO BE REMOVED

ABBREVIATIONS

⊙	AT A RATE OF	GA.	GAUGE	R.	RADIUS
AB'S	ANCHOR BOLTS	GALV.	GALVANIZED	R.D.	ROOF DRAIN
ADJ.	ADJUSTABLE	G.D.	GARBAGE DISPOSAL	RWD. REDWOOD	
ALT.	ALTERNATE	GFI	GROUND FAULT INTERRUPTER	REF.	REFRIGERATOR
ALUM.	ALUMINUM	GL.	GLAZING	REINF.	REINFORCED
ARCH.	ARCHITECTURAL	GLU.LAM.	GLUE LAMINATED	REQ.	REQUIRED
BD.	BOARD	GR.	GRADE	RM.	ROOM
BRM.	BEDROOM	G.S.M.	GALVANIZED SHEET METAL	R.O.	ROUGH OPENING
BLDG.	BUILDING	GYP.BD.	GYP.SUM BOARD	SC.	SOLID CORE
BLKG.	BLOCKING	H.B.	HOSE BIB	S.F.	SQUARE FOOT
BM.	BEAM	H.C.	HOLLOW CORE	SH.	SHELF
BOT.	BOTTOM	HDR.	HEADER	SHT.	SHEET
B.W.	BOTTOM OF WALL	HDWD.	HARDWOOD	SIM.	SIMILAR
CAB.	CABINET	HDWE.	HARDWARE	SKYL.	SKYLIGHT
CEM.	CEMENT	HORIZ.	HORIZONTAL	SO.	SQUARE
CER.	CERAMIC	HT.	HEIGHT	ST.	STAIRS
CFM	CUBIC FEET PER MINUTE	INSUL.	INSULATION	STD.	STANDARD
CLG.	CLEAR	INT.	INTERIOR	STOR.	STORAGE
CLR.	CLEAR OUT	JST.	JOIST	ST.STL.	STAINLESS STEEL
C.O.	CONCRETE	KIT.	KITCHEN	SYM.	SYMMETRICAL
CONC.	CONCRETE	LAM.	LAMINATE	T.	TREAD
CONSTR.	CONSTRUCTION	LAV.	LAVATORY	T.B.	TOWEL BAR
CONT.	CONTINUOUS	MAX.	MAXIMUM	TEL.	TELEPHONE
∅	DIAMETER	MECH.	MECHANICAL	T&G.	TONGUE & GROOVE
DBRL.	DOUBLE	MEMB.	MEMBRANE	TH.	THERMOSTAT
D.F.	DOUGLAS FIR	MFR.	MANUFACTURED	THR.	THREADED
DET.	DETAIL	MIN.	MINIMUM	T.O.C.	TOP OF CONCRETE
DISP.DISPOSAL		MISC.MISCELLANEOUS		TRANS.	TRANSPARENT
DN.	DOWN	MTD.	MOUNTED	T.S.	TUBE STEEL
DR.	DOOR	MTL.	METAL	TV.	TELEVISION
DWR. DRAWER		MW.	MICROWAVE	T.W.	TOP OF WALL
D.W.	DISHWASHER	(N)	NEW	TYP.	TYPICAL
(E)	EXISTING	NEC.	NECESSARY	UNF.	UNFINISHED
EA.	EACH	NOM.	NOMINAL	U.O.N.	UNLESS OTHERWISE NOTED
ELEC.	ELECTRICAL	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
ELEV.	ELEVATION	#	NUMBER OR PUND	W/	WITH
EQ.	EQUAL	OA.	OVERALL	W.C.	WATER CLOSET
ENCL.	ENCLOSURE	O.C.	ON CENTER	WD.	WOOD
E.P.	ELECTRICAL PANEL	OPNG.	OPENING	W.H.	WATER HEATER
EXT.	EXTERIOR	OPP.	OPPOSITE	WIND.	WINDOW
F.A.	FIRE ALARM	PERF.	PERFORATED	W/O	WITHOUT
F.D.	FLOOR DRAIN	PH.	PHONE	W.P.	WATERPROOF
FDN.	FOUNDATION	PLY.	PLYWOOD	W.R.G.B.	WATER-RESISTANT GYPSUM BOARD
F.F.	FINISH FLOOR	PR.	PAIR	W.W.M.	WELDED WIRE MESH
FIN.	FINISH	PT.	POINT		
FLR.	FLOOR	PTN.	PARTITION		
FLUOR.	FLUORESCENT	PWDR.	POWDER		
FTG.	FOOTING				

SCOPE OF WORK

REPLACE EXISTING NONCONFORMING UPPER REAR DECK AND REPLACE LOWER LEVEL COVERED PATIO WITH A DECK. INCREASE THE LENGTH OF BOTH UPPER AND LOWER LEVEL DECKS. ADD A HOT TUB/SPA AT LOWER LEVEL DECK.

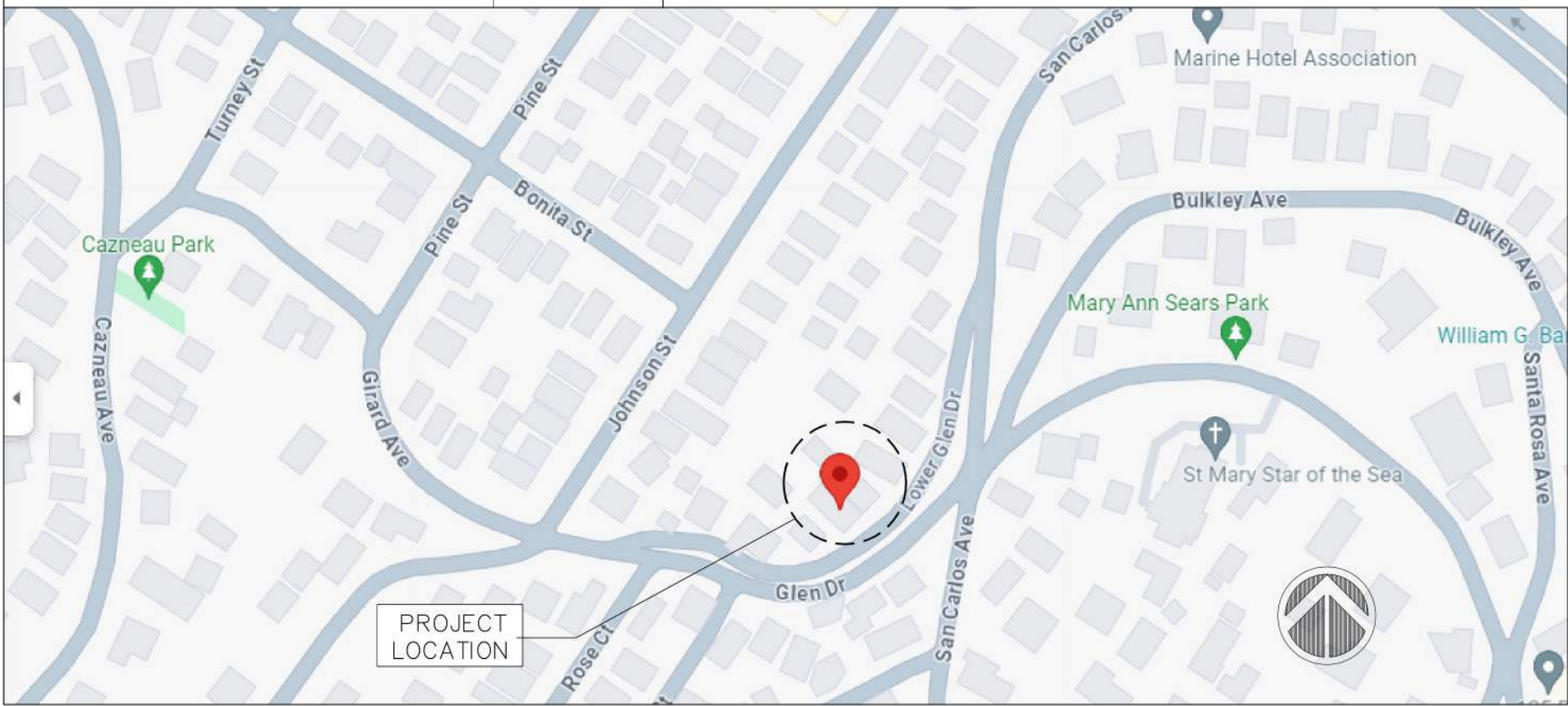
DEFERRED SUBMITTALS

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VICINITY MAP

NTS



APPLICABLE CODES

CALIFORNIA RESIDENTIAL CODE 2022 EDITION
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 EDITION
CALIFORNIA ENERGY CODE 2022 EDITION
CALIFORNIA FIRE CODE 2022 EDITION
CALIFORNIA PLUMBING CODE 2022 EDITION
CALIFORNIA ELECTRICAL CODE 2022 EDITION
CALIFORNIA MECHANICAL CODE 2022 EDITION
SAUSALITO MUNICIPAL CODE CURRENT EDITION
ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS.

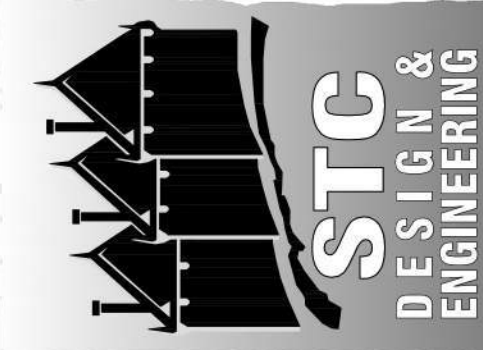
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SITE DATA

Residential Site Data Table			
The following table must be placed on the cover sheet of the plan set for all residential projects. If something is inapplicable to your project, please indicate "Not Applicable" or "N/A".			
ZONING	Existing	Proposed	Staff Notes
R-2-2.5	R-2-2.5	R-2-2.5	
PARCEL SIZE (Gross and Net Areas) See 10.88.040 Parcel Size Net	3,185 SF	3,185 SF	
AVERAGE SLOPE	20%	20%	
NUMBER OF UNITS	2	2	
FLOOR AREA			
SMC 10.40.040 & 10.44.330			
Primary Residence	1,905 SF	1,905 SF	
Garage	168 SF	168 SF	
Accessory Structures	0 SF	0 SF	
ADU	780 SF	780 SF	
Sub-Total	2,853 SF	2,853 SF	
Exemptions	168 SF	168 SF	
Adjusted Floor Area (Less Exemptions)	2,685 SF	2,685 SF	
FAR (Floor Area Ratio)	84.3%	84.3%	
LOT COVERAGE			
SMC 10.40.050			
Square Feet	1,868 SF	1,893 SF	
Percentage of Lot Coverage	58.6 %	59.4 %	
IMPERVIOUS SUFACES			
SMC 10.40.050 C.			
Square Feet	2,520 SF	2,583 SF	
Percent of Impervious Surfaces	79.1 %	81.1 %	
SETBACKS - Primary Structure			
SMC 10.40.070 - 090			
Front Yard Setback	9'-5"	9'-5"	
Side Yard Setback	0'-10"	0'-10"	
Side Yard Setback	4'-4"	4'-4"	
Rear Yard Setback	7'-7"	7'-7"	
HEIGHT - Primary Structure			
SMC 10.40.060			
Building Height	23'-1"	23'-1"	
SETBACKS - Accessory Structure			
SMC 10.44.020			
Side Yard Setback	-	-	
Side Yard Setback	-	-	
Rear Yard Setback	-	-	
HEIGHT Accessory Structure			
SMC 10.44.020 C. 4.			
PARKING			
SMC 10.40.110 - 120			
On-Site Spaces	1	1	
GRADING QUANTITIES			
Cut	-	-	
Fill	-	-	

SEAN CONDRY, P.E.
CIVIL ENGINEER



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REVISIONS	BY
05/10/2025	EF

PROJECT: ADU FOR:

MAGUIRE RESIDENCE

SHEET NAME:
**COVER SHEET
PROJECT DATA**

PROJECT ADDRESS:
16 & 16A LOWER GLEN DRIVE
SAUSALITO, CA 94965

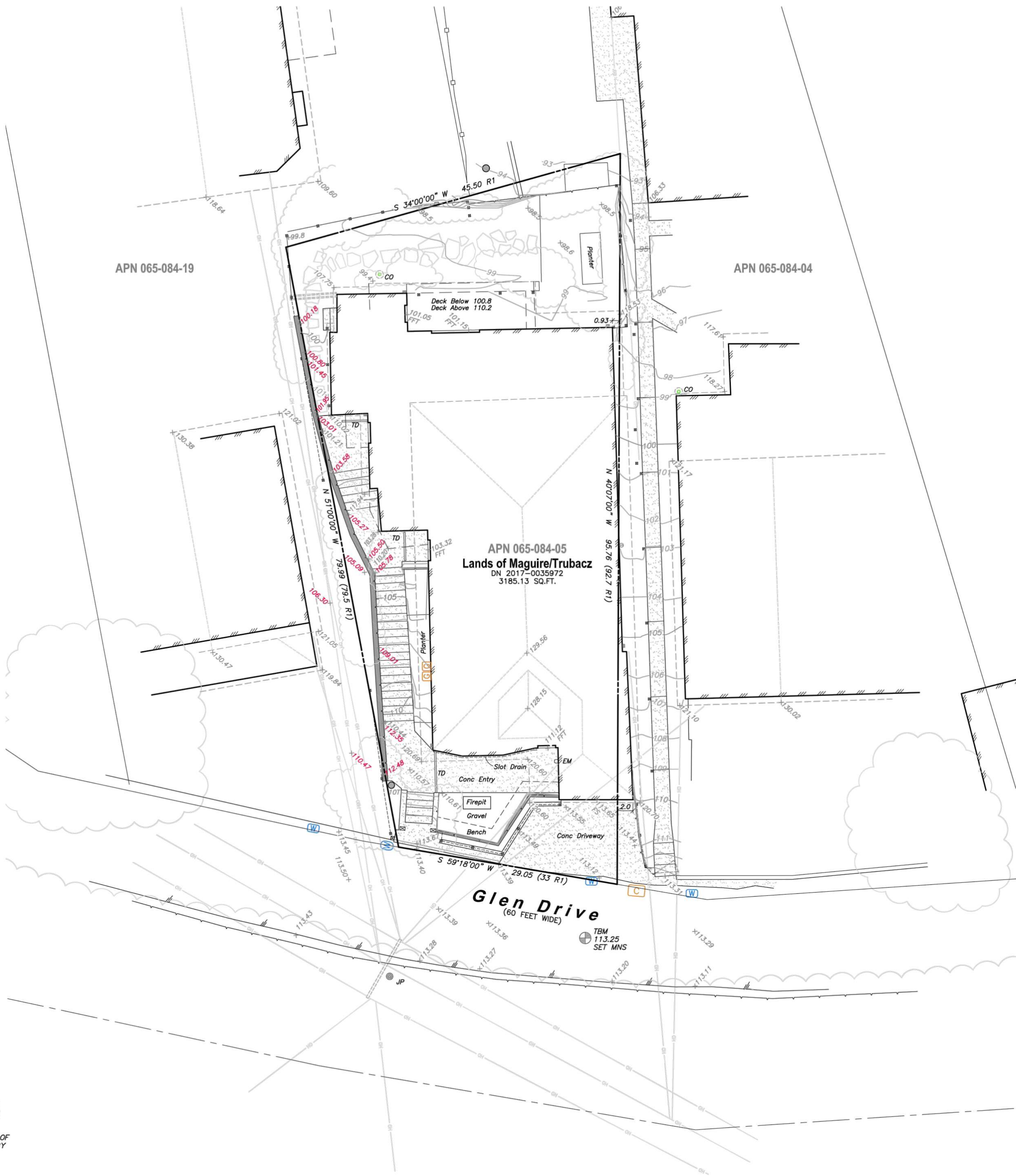
ZONING:
R-2-2.5

APN:
065-084-05

CAD DRAWN BY:	EF
CHECKED BY:	SC
SCALE:	AS INDICATED
DATE:	05.10.25
JOB No.:	2K24.0901

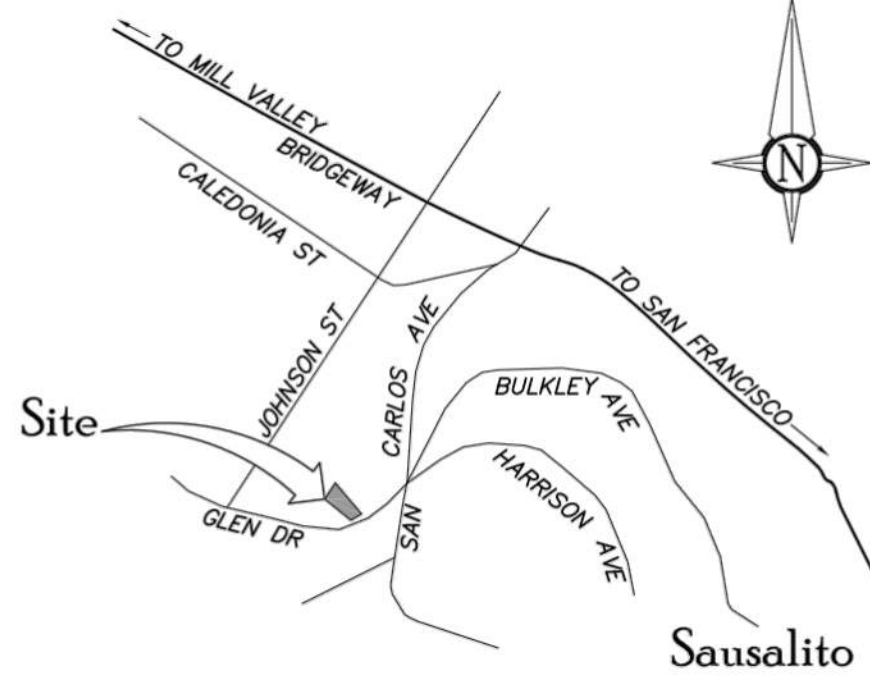
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NOTES

- TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN JUNE 2020 USING TERRESTRIAL LIDAR.
- VERTICAL DATUM: BM-29, CROSS CUT IN WEST RIM OF MANHOLE, CENTERLINE INTERSECTION GIRARD AVE & GLEN DR, ELEVATION=115.46, CITY DATUM.
- BOUNDARY IS BASED UPON A RECORD OF SURVEY THAT IS CURRENTLY IN THE REVIEW PROCESS AT THE COUNTY SURVEYOR'S OFFICE.
- TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREE SPECIES ARE LABELED IF IDENTIFIABLE. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS.
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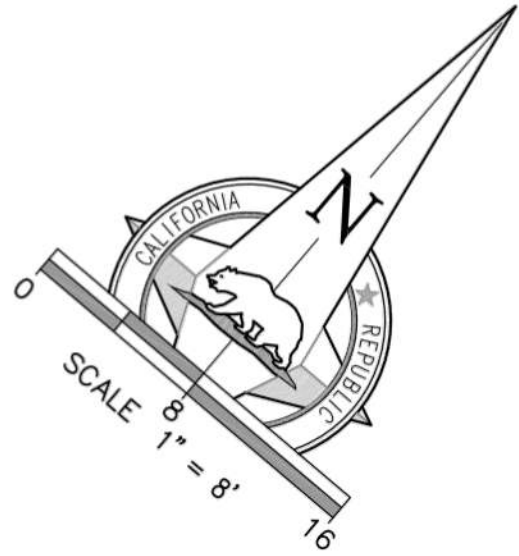
VICINITY MAP
NTS

LEGEND

- BUILDING
- FENCE, WOOD
- FENCE, POST & WIRE
- EDGE OF PAVEMENT
- OVERHEAD UTILITIES
- RETAINING WALL, CONC
- RETAINING WALL, STONE
- CONCRETE
- DOWNSPOUT
- ELECTRIC MAIN
- GAS METER
- SANITARY SEWER CLEANOUT
- TEMPORARY BENCHMARK
- TREE, TO SCALE, WITH
DRIPLINE, DIAMETER & TYPE
- WATER METER

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- APN ASSESSORS PARCEL NUMBER
- C COMMUNICATIONS
- CONC CONCRETE
- EM ELECTRIC METER
- FFT FINISHED FLOOR, THRESHOLD
- FS FINISHED SURFACE
- G GAS
- JP JOINT POLE
- MB MAILBOX
- MCR MARIN COUNTY RECORDS
- MNS MAGNAIL & SHINER
- OH OVERHEAD UTILITY LINES
- NTS NOT TO SCALE
- R1 SUBJECT GRANT DEED, DN
2017-0035972, MCR
- SS SANITARY SEWER
- CO SANITARY SEWER CLEAN OUT
- T TREE
- TBM TEMPORARY BENCHMARK
- TD TRENCH DRAIN
- W WATER



LANDS OF MAGUIRE/TRUBACZ
16 GLEN DRIVE
APN 065-084-05
SAUSALITO, MARIN COUNTY, CALIFORNIA

Topographic Map

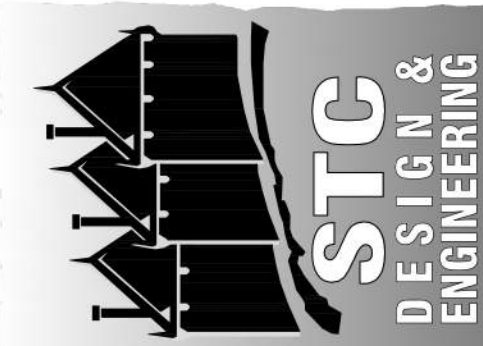
1031Survey, Inc.
HIGH DEFINITION SURVEYING

1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

DATE: 2020.08.24
SCALE: 1" = 8'
SHEET: 1 OF 1

SURVEY DATE: JUNE 2020
SHEET: 1 OF 1

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CIVIL ENGINEER



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REVISIONS	BY

PROJECT: ADU FOR:

MAGUIRE RESIDENCE

PROJECT ADDRESS:
16 & 16A LOWER GLEN DRIVE
SAUSALITO, CA 94965

SHEET NAME:
**TOPOGRAPHIC MAP/
SURVEY**

APN:
065-084-05

ZONING:
R-2-2.5

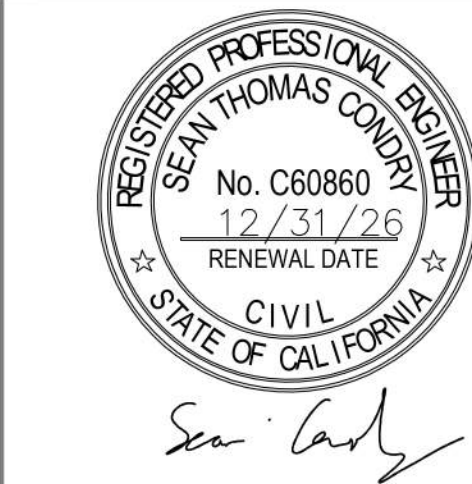
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Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



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REVISIONS	BY

PROJECT: ADU FOR:

MAGUIRE RESIDENCE

PROJECT ADDRESS:
16 & 16A LOWER GLEN DRIVE
SAUSALITO, CA 94965

SHEET NAME:

CALIFORNIA GREEN CODE

ZONING:
R-2-2.5

APN:

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CGC.1

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A- BUILDING CODE REQUIREMENTS	
1.	PROVIDE A CRAWL SPACE ACCESS OPENING NOT LESS THAN 18"x24" (30"x18" IF EQUIPMENT IS PRESENT) (CBC2022 – 1208.1 / CRC2022 R408.4)
2.	FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS THAT ARE NOT LESS THAN THE SIZE OF THE STUDDING ABOVE AND NOT LESS THAN 14" IN LENGTH, OR SHALL BE FRAMED OF SOLID BLOCKING. WHERE EXCEEDING 4 FEET IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. (CBC2022 – 2308.5.6)
3.	CEMENT, FIBER–CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1178, C 1288 OR C 1325 INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS. AND WALL AND CEILING PANELS IN SHOWER AREAS. (CBC2022 – 2509.2)
4.	THE AREA OF EACH OPENING IN FIRE WALLS WITHIN 3FT TO 5FT FROM PROPERTY LINE TOTAL WIDTH OF THE OPENING IS LIMITED TO 25% OF THE WALL LENGTH IN THE STORY UNDER CONSIDERATION (CBC2022 – TABLE 705.8 (d))
5.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1–3/8" IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF–CLOSING AND SELF–LATCHING. (CBC2022, 406.3.2.1)
6.	ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 (CBC2022 – 720.2)
7.	FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (CBC2022 – 718.2.3)
8.	PROVIDE EMERGENCY ESCAPE AND RESCUE FROM SLEEPING ROOMS BELOW THE FOURTH STORY. MIN. NET CLEAR OPENING DIMENSIONS OF 24" HEIGHT, 20" CLEAR WIDTH, 5.7 SQ. FT. AREA SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44" ABOVE FINISH FLOOR. NFRC TEMPORARY LABELING ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY. (CBC2022 – 1030.2, 1030.2.1, 1030.3)
9.	ALL NEW WINDOWS TO BE WOOD FRAME (U.O.N.) AND DUAL GLAZING WITH A MAXIMUM U–FACTOR OF 0.30 AND A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.23 (TITLE 24, PART 6)
10.	PARAPETS SHALL HAVE THE SAME FIRE–RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES (457 MM), INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30" ABOVE THE POINT WHERE THE ROOF SURFACE AND THE WALL INTERSECT. WHERE THE ROOF SLOPES TOWARD A PARAPET AT A SLOPE GREATER THAN TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (16.7 % SLOPE), THE PARAPET SHALL EXTEND TO THE SAME HEIGHT AS ANY PORTION OF THE ROOF WITHIN A FIRE SEPARATION DISTANCE WHERE PROTECTION OF WALL OPENINGS IS REQUIRED, BUT THE HEIGHT SHALL BE NOT LESS THAN 30". (CBC2022 – 705.11.1)
11.	TEMPERED GLAZING AT BATHROOMS SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED) AND SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. • WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET. • WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (CBC2022, 2406.4 & 2403.1)
12.	GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFFOLD DOORS SHALL BE CONSIDERED TO BE SAFETY GLAZING (CBC2022 – 2406.4.1)
13.	INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE CONSIDERED TO BE SAFETY GLAZING. (CBC2022 – 2406.4.2)
14.	INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE SAFETY GLAZING: • THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET • THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR. • THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR. • ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING. (CBC2022 – 2406.4.3)
15.	GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE SAFETY GLAZING. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANE IN MULTIPLE GLAZING. (CBC2022 – 2406.4.5)
16.	WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE SAFETY GLAZING. (CBC2022 – 2406.4.6)
17.	GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFETY GLAZING. (CBC2022 – 2406.4.7)

A- BUILDING CODE REQUIREMENTS (Cont.)	
18.	GROUP R–3 OCCUPANCY OR ACCESSORY TO INDIVIDUAL DWELLING UNITS IN GROUP R–2 OCCUPANCIES; THE MAXIMUM RISER HEIGHT SHALL BE 7–3/4"; THE MINIMUM TREAD DEPTH SHALL BE 10"; THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10"; AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6". A NOSING PROJECTION NOT LESS THAN 3/4" BUT NOT MORE THAN 1–1/4" SHALL BE PROVIDED ON STAIRWAYS W/ SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11"(CBC2022 – 1011.5.2, EXCEPTION 3)
19.	STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS. (CBC2022 – 1011.5.4)
20.	SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R–2 OR R–3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD (CBC2022, 1011.7.3, EXCEPTION)
21.	STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. (CBC2022 – 1011.3)
22.	A SPIRAL STAIRWAY SHALL HAVE A 6–3/4" MINIMUM CLEAR TREAD DEPTH AT A POINT 12" FROM THE NARROW EDGE. THE RISERS SHALL BE SUFFICIENT TO PROVIDE A HEADROOM OF 78" MINIMUM, BUT RISER HEIGHT SHALL NOT BE MORE THAN 9–1/2". THE MINIMUM STAIRWAY CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 26". (CBC2022 – 1011.10)
23.	IN OCCUPANCY GROUP R–2 OR R–3, THRESHOLD HEIGHTS FOR SLIDING AND SIDE–HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7–3/4" IN HEIGHT IF ALL OF THE FOLLOWING APPLY: • THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS. • THE DOOR IS NOT PART OF AN ACCESSIBLE ROUTE AS REQUIRED BY CHAPTER 11A OR 11B. • THE DOOR IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (CBC2022 – 1010.1.7 EXCEPTION)
24.	PRIVATE GARAGES AND CARPORTS SHALL BE CLASSIFIED AS GROUP U OCCUPANCIES. EACH PRIVATE GARAGE SHALL BE NOT GREATER THAN 1,000 SQUARE FEET IN AREA. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY 1–HOUR FIRE BARRIERS IN ACCORDANCE WITH SECTION 707, OR 1–HOUR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711, OR BOTH. (CBC20122 – 406.3.1)
25.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NOT LESS THAN 1/2" IN THICKNESS, APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE. (CBC2022 – 406.3.2.1)
26.	DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE, INCLUDING ITS ATTIC AREA, SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019" IN THICKNESS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (CBC2022 – 406.3.2.2)
27.	CARPORTS SHALL BE OPEN ON NOT FEWER THAN TWO SIDES. CARPORTS OPEN ON FEWER THAN TWO SIDES SHALL BE CONSIDERED TO BE A GARAGE AND SHALL COMPLY WITH THE REQUIREMENTS FOR PRIVATE GARAGES. (CBC2022 – 406.3.3)
28.	A SEPARATION IS NOT REQUIRED BETWEEN A GROUP R–3 AND U CARPORT, PROVIDED THAT THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE. (CBC2022 – 406.3.3.1)
B- MECHANICAL CODE REQUIREMENTS	
1.	FURNACES SHALL HAVE PILOT LESS IGNITION.
2.	FURNACE HEATING BONNET CAPACITY SHALL BE SHOP DERATED TO THE CAPACITY INDICATED IN THE ENERGY CALCULATIONS.
3.	USE FIRE RATED CAULKING, AROUND PIPES GETTING THROUGH FIRE RATED WALLS TO SEAL ANY GAP.
4.	THE EXHAUST DUCT LAYOUT OF THE MECHANICAL VENTILATOR SYSTEM FROM THE BATHROOM SHALL BE DIRECTLY CONNECTED TO THE OUTSIDE OF BUILDING AND LOCATED AT LEAST 3 FEET FROM ANY OPENING OF THE BUILDING (CMC 504.1)
5.	THE BOTTOM OF HEATING DUCT OR FURRING OF SHALL NOT BE LOWER THAN 7 FEET FROM FINISH FLOOR. (CBC 310.6.1)
6.	THE EXHAUST DUCT TERMINATION FROM DOMESTIC CLOTHES DRYER SHALL TERMINATE OUTSIDE OF THE BUILDING. (CMC 504.3.1)
7.	PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST. CMC 504.3
8.	DRYER DUCT FAN SHALL HAVE A BACKDRAFT DAMPER PER CMC 504.1
9.	DRYER DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT. INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. CMC 504.3.2
10.	USE FIRE/SMOKE DAMPERS WHEN GOING THROUGH FIRE RATED WALLS
11.	FIXED APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE. CMC 304.4
12.	ALL HARD SURFACES SHALL BE IN PLACE FOR FINAL INSPECTION.
13.	WATER HEATER SHALL BE SECURELY FASTENED IN PLACE TO PREVENT HORIZONTAL DISPLACEMENT PER CPC SEC. 1310 AND CMC SEC. 504.
14.	THE WATER HEATER TO BE 50 GALLONS OR LESS CAPACITY R–16, HIGH EFFICIENCY
15.	PROVIDE A DISCONNECT FOR THE A/C UNIT AND A RECEPTACLE WITHIN 25' OF THE UNIT TO BE WEATHERPROOF PER CMC 309.1
16.	REQUIREMENT FOR DUCT PERFORMANCE TESTING SPECIFIED IN TITLE – 24 ENERGY CALCULATIONS.
17.	CONCRETE PAD SUPPORTING MECHANICAL EQUIPMENT SHALL EXTEND NOT LESS THAN 3 INCHES ABOVE GRADE. (CMC 304.8)

B- MECHANICAL CODE REQUIREMENTS	
18.	WHEN TWO OR MORE APPLIANCES ARE CONNECTED TO ONE VENTING SYSTEM, THE VENTING SYSTEM AREA SHALL NOT BE LESS THAN THE AREA OF THE LARGEST VENT CONNECTOR PLUS 50 PERCENT OF THE AREAS OR THE ADDITIONAL VENT CONNECTORS. (CMC. 809)
19.	"FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FUEL DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG LOG LIGHTERS ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS."
20.	DUCTS USED FOR KITCHEN RANGE VENTILATION SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES. (CMC 504.2)
21.	VERIFY WITH MECHANICAL INSTALLER W/ DUCT SIZE AND SUPPLY AND RETURN GRILLES.
22.	INSTALLING CONTRACTOR IS RESPONSIBLE FOR VERIFICATION THAT DUCTS FIT IN ALLOWABLE SPACE, CONTRACTOR TO CONVERT ROUND DUCT TO SQUARE DUCT OF EQUAL SQUARE INCHES WHERE SPACE IS LIMITED . CONTRACTOR MUST NOT CUT ANY FRAMING WITHOUT PROPER CONSENT OF ENGINEER.
23.	LAUNDRY ROOM AREA AND ALL BATHROOMS CONTAINING BATHTUB, SHOWER, SPA AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC–403.7 OR CRC–303.3 & OF CALIFORNIA ENERGY CODE & ANSI/ASHARE STANDARD 62.2.
24.	KITCHEN SHALL HAVE AN EXHAUST FAN TO THE OUTSIDE OF THE BUILDING WITH MINIMUM SIZE OF 100 C.F.M. SECTION 150–O OF CALIFORNIA ENERGY CODE & ANSI/ASHARE STANDARD 62.2.
25.	HEATING & COOLING EQUIPMENT LOCATED IN A GARAGE AND THAT GENERATES A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPOR SHALL BE INSTALLED WITH PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18 INCHES ABOVE THE FLOOR LEVEL (CMC–307.0)
26.	APPLIANCES INSTALLED IN GARAGES, WAREHOUSES, OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF NORMAL PATH OF VEHICLES. (CMC–307.1)
27.	ALL APPLIANCES LOCATED IN ATTICS SHALL BE DESIGNED TO COMPLY WITH CPC–509.4 & CMC–604.11.
28.	APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION. (CMC–304.0). A PLATFORM OR SLAB ON GRADE SHALL BE PROVIDED IN FRONT OF APPLIANCES WITH MINIMUM 30 INCHES IN DEPTH, WIDTH AND HEIGHT OF APPLIANCES.
29.	ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 504.5 AND PROVIDE WITH BACK–DRAFT DAMPERS PER CMC 504.1
30.	DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.2 AND COMPLY WITH CMC TABLE 403.7.
31.	UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP PER CMC 916.1.2. PROVIDE THE COOKING APPLIANCES MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER CMC 916.1.1.
32.	DIRECT VENT APPLIANCES PER CMC 802.2.4 (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS) AND SFMC
C- PLUMBING CODE REQUIREMENTS	
1.	BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC–2022 R307.2)
2.	SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 1.8 GALLONS PER MINUTE (CPC–2022, 408.2)
3.	THE SHOWER AND TUB–SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE VALVE (CPC–2022, 408.3)
4.	WHERE ANY 2" VENT RUNS HORIZONTALLY THROUGH WALL STUD, THE MINIMUM STUD SIZE OF 2x6 SHALL BE USED FOR THAT PLUMBING WALL.
5.	WATER CLOSET EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (CPC–2022, 403.2.1)
6.	PROVIDE A 24" MINIMUM CLEAR SPACE IN FRONT OF THE WATER CLOSET (CPC–2022, 402.5)
7.	PROVIDE A 30" MINIMUM CLEAR WIDTH WHERE THE WATER CLOSET IS LOCATED (CPC–2022, 402.5)
8.	THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL BE EQUIPPED WITH AERATORS AND MAY TEMPORARY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS (CPC–2022, 403.6)
9.	NO PLASTIC PIPE ALLOWED IN WATER SUPPLY OR SEWER LINES, USE COOPER & CAST IRON PIPES RESPECTIVELY.
10.	ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY–FOUR SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY INCH CIRCLE. (CPC–2022, 408.6)
11.	HOT MOPPED SHOWER PAN SHALL BE INSPECTED UPON COMPLETION OF HOT MOPPING AND SHALL BE FILLED WITH WATER FOR INSPECTION.
12.	ANY NEW OR REPLACED MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. ANY NEW OR REPLACED WATER–FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC–2022, 408.3, 409.4)
13.	SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC–2022, 408.5, 408.6)
14.	HYDRO–MESSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDROMASSAGE TUB SHALL BE PROPERLY BONDED. HYDROMASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.60)
15.	THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC–2022, 402.5)
16.	WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC–2022 402.2)

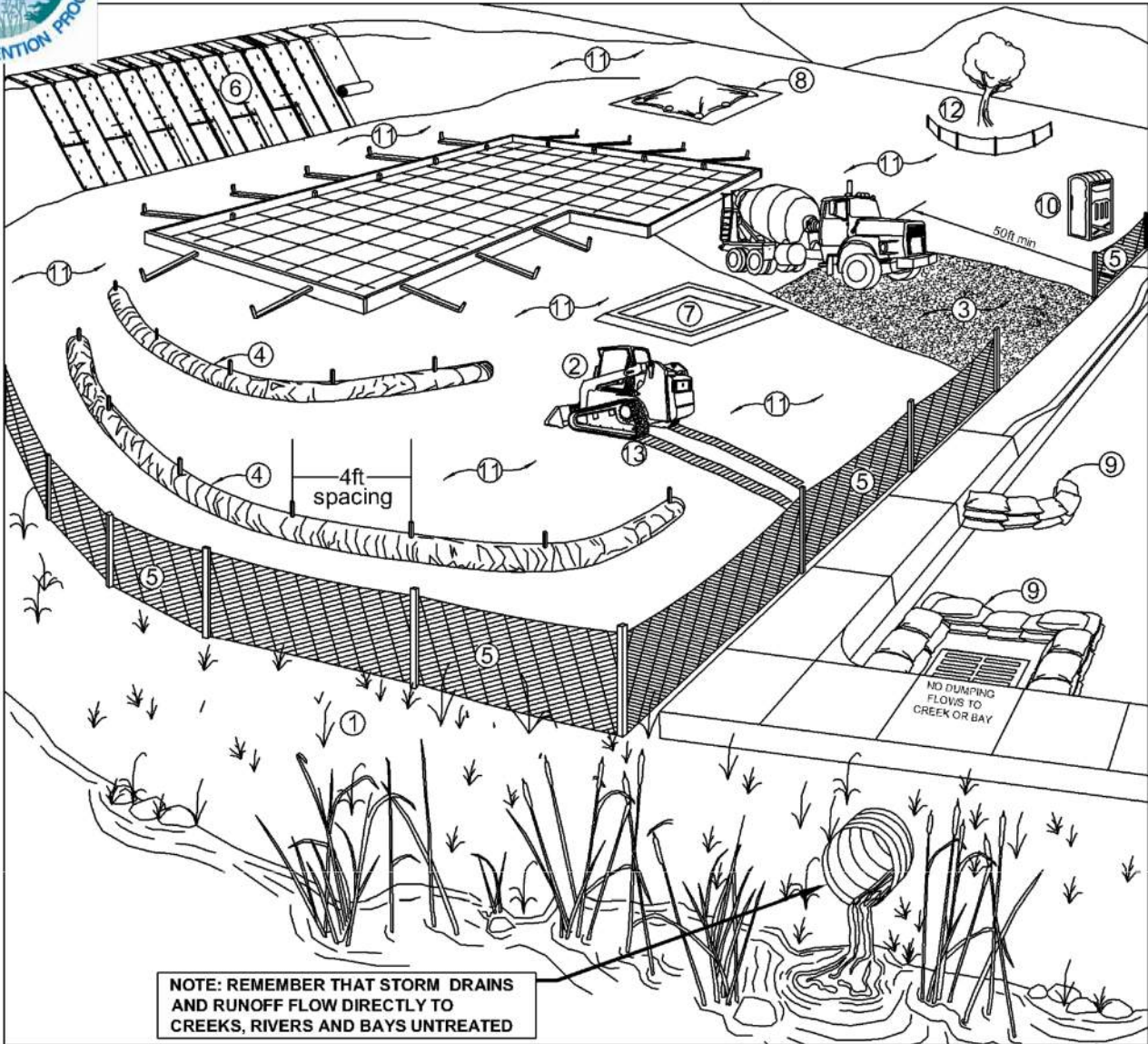
C- PLUMBING CODE REQUIREMENTS (Cont.)	
17.	WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.4(A)) THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON–COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR REMODELING IMPROVEMENTS. RESIDENTIAL BUILDING CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT. THE FOLLOWING TABLE SHOWS THE FIXTURES THAT ARE CONSIDERED TO BE NON–COMPLAINT AND THE TYPE OF WATER–CONSERVING PLUMBING FIXTURE THAT SHOULD BE INSTALLED:
TYPE OF FIXTURE	REQUIRED WATER–CONSERVING PLUMBING FIXTURE (MAXIMUM FLOW–RATES)
WATER CLOSET (TOILET)	1.28 GALLONS/FLUSH
SHOWERHEAD	1.8 GALLONS/MINUTE AT 80 PSI
FAUCET – BATHROOM SINK	1.2 GALLONS/MINUTE AT 60 PSI
FAUCET – KITCHEN SINK	1.8 GALLONS/MINUTE AT 60 PSI
18.	ALL WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE THIRD (1/3) OF VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCES OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH STRAPPING. (CPC–508.2)
D- ELECTRICAL CODE REQUIREMENTS	
1.	ALL 125–VOLT, 15– AND 20– AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER–RESISTANT RECEPTACLES PER CEC 406.11.
2.	ELECTRICAL CONTRACTOR SHALL VERIFY CONNECTION POINTS FOR POWER, TELEPHONE AND CATV SYSTEMS PRIOR TO CONSTRUCTION. APPROXIMATE ONLY LOCATIONS INDICATED FOR TRANSFORMER, ETC.
3.	COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS. PROVIDE ALL RELATED CONDUITS, PULL BOXES & RISERS.
4.	PROVIDE ELECTRICAL OUTLETS AT THE PROPOSED ROOM ADDITION. ELECTRICAL OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' MEASURED HORIZONTALLY, FROM ANY OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2' OR MORE (CEC 210–52. (a))
5.	PROVIDE 2–20 AMP BRANCH CIRCUIT COUNTER TOP OUTLETS AT THE NEW KITCHEN. SUCH CIRCUITS, WHETHER TWO OR MORE ARE USED, SHALL HAVE NO OTHER OUTLETS CONNECTED TO THIS BRANCH CIRCUIT. (CEC 210–52–b)
6.	PROVIDE AT LEAST ONE RECEPTACLE OUTLET FOR EACH 12" WALL COUNTER SPACE. FOR KITCHEN COUNTER MORE THAN 24" OF WALL COUNTER SPACE, PROVIDE GFCI RECEPTACLE OUTLETS SPACE AT 24" ON CENTER. (NEC 210–52–b)
7.	PROVIDE AT LEAST ONE GFCI RECEPTACLE OUTLET AT THE PENINSULAR COUNTER SPACE (CEC 210–52–3)
8.	ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 125 AMP AND 20 AMP RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC–FAULT CIRCUIT INTERRUPTER
9.	PROVIDE GFCI AT ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS (CEC 210–8–(a) 1)
10.	BATHROOM OUTLETS SHALL BE GFCI ON DEDICATED 20 AMPERE BRANCH CIRCUIT; SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (CEC210–52–(d).)
11.	PROVIDE MINIMUM 30" WIDE x 36" DEEP WORKING CLEARANCE AT ELECTRICAL SUB PANEL.
12.	PROVIDE GFCI AT ALL ELECTRICAL OUTLETS INSTALLED IN THE GARAGE (CEC 210–8–(a) 2)
13.	IN NEW CONSTRUCTION AND ADDITIONS REQUIRED SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE PERMANENT BUILDING ELECTRICAL POWER SYSTEM (AND SHALL BE IN THE LIGHTING CIRCUIT CONNECTED WITHIN THE SAME ROOM AS THE SMOKE ALARM). IN DWELLINGS WHERE THERE ARE TWO OR MORE SMOKE ALARMS OR CARBON MONOXIDE ALARMS ARE REQUIRED THEY SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE SHALL CAUSE ACTUATION OF ALL DETECTORS IN THE DWELLING UNIT. SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (BETWEEN 4" AND 12" OF THE CEILING) NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10–YEAR BATTERY. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) CARBON MONOXIDE ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL–BURNING APPLIANCES AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE. (CBC 907.2.11, CRC R314.3, CRC R315.1)
14.	PROVIDE AT LEAST ONE GFCI ELECTRICAL OUTLET AT THE HALLWAY (CEC 210–52–h)
15.	PROVIDE LIGHTING OUTLET @ STAIRWAY CONTROLLED BY A WALL SWITCH AT EACH LEVEL (CEC–270 (a))
16.	LIGHTING IN BATHROOMS AND KITCHEN SHALL BE HIGH EFFICACY PER TABLE 150.0–B TITLE 24 REQUIREMENT
17.	AT EACH BATH, PROVIDE 1 – 40 WATT FLUORESCENT FIXTURE TO MEET NEC REQUIREMENTS.
18.	LIGHT FIXTURES IN CLOSETS SHALL CONFORM TO NEC ART.410–8.
19.	ALL SMOKE ALARMS (110V) SHALL BE BATTERY BACKED–UP PER CBC SEC. 1210 (a) 3.
20.	FIXTURES IN SHOWER/TUB AREA SHALL BE FOR DAMP LOCATIONS PER NEC ARTICLE 410–04.
21.	LIGHT FIXTURES IN TUB OR SHOWER AREAS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".
22.	ALL CURRENT CARRYING CONDUCTORS SHALL BE COPPER
23.	ALUMINUM CONDUCTORS ARE PERMITTED ONLY IF SIZE 1/0 OR LARGER, AND ONLY TO FEED MAIN OR SUB–PANELS. ALL OTHER CURRENT CARRYING CONDUCTORS SHALL BE COPPER.
E- SPIRAL STAIRS	
1.	SPIRAL STAIRWAYS. (CBC2022–1009.12) ARE PERMITTED TO BE USED AS A COMPONENT IN THE MEANS OF EGRESS ONLY WITHIN DWELLING UNITS OR FROM A SPACE NOT MORE THAN 250 SQUARE FEET IN AREA AND SERVING NOT MORE THAN FIVE OCCUPANTS, OR FROM GALLERIES, CATWALKS AND GRIDIRONS IN ACCORDANCE WITH SECTION 1015.6.
2.	A SPIRAL STAIRWAY SHALL HAVE A 71/2–INCH MINIMUM CLEAR TREAD DEPTH AT A POINT 12 INCHES FROM THE NARROW EDGE. THE RISERS SHALL BE SUFFICIENT TO PROVIDE A HEADROOM OF 78 INCHES MINIMUM, BUT RISER HEIGHT SHALL NOT BE MORE THAN 91/2 INCHES. THE MINIMUM STAIRWAY CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 26 INCHES.

F- HANDRAILS	
1.	1012.2 HEIGHT. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OF FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
2.	1012.3 HANDRAIL GRASPABILITY. 1012.3.1 TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 11/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 61/4 INCHES WITH A MAXIMUM CROSS–SECTION DIMENSION OF 21/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
3.	1012.4 CONTINUITY. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTIONS BY NEWEL POSTS OR OTHER OBSTRUCTIONS. EXCEPTIONS: 3.1. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING; 3.2. WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.
G- GUARDS	
1.	1013.2 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN–SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8
2.	1013.3 HEIGHT. REQUIRED GUARDS SHALL NOT BE LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY AS FOLLOWS: 2.1. FROM THE ADJACENT WALKING SURFACES; 2.2. ON STAIRS, FROM THE LINE CONNECTING THE LEADING EDGES OF TREAD NOSINGS; AND
3.	1013.4 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT. EXCEPTIONS: 3.1. FROM HEIGHT OF 36 INCHES TO 42 INCHES, GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 3/8" INCHES IN DIAMETER 3.2. THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIRS, FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
4.	1607.8.1.1 CONCENTRATED LOAD. HANDRAILS & GUARDS SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF <u>ASCE 7</u> .
5.	1607.8.1.2 INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF <u>ASCE 7</u> .
H- FLASHING WORK	
FLASHING WINDOWS AND DOOR OPENINGS, ROOF; DECKS AND OTHER STRUCTURES, WILL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODES, ALSO IT HAS TO BE PER THE "SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION" (SMACNA) STANDARDS.	
J- FLOORS AND LANDINGS	
1.	FLOORS AND LANDINGS AT EXTERIOR DOORS (CRC2022–R311.3). THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2–PERCENT).
2.	FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS (CRC2022–R311.3.1). LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
3.	LANDINGS FOR STAIRWAYS (CRC2022–R311.7.6). THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE FLIGHT SERVED. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE MINIMUM DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES. EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
K- ATTIC VENTILATION AND ACCESS	
1.	ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION. IT IS RECOMMENDED THAT HIGH (EXHAUST) AND LOW (INTAKE) VENTILATION BE USED.
2.	WHERE HIGH AND LOW VENTILATION IS APPROXIMATELY EQUAL, ONE SQUARE FOOT OF VENTILATION FOR EACH THREE HUNDRED SQUARE FEET OF ATTIC AREA IS REQUIRED.
3.	WHERE HIGH AND LOW VENTILATION IS NOT USED ONE SQUARE FOOT PER ONE HUNDRED AND FIFTY SQUARE FEET IS REQUIRED.
4.	SCREEN VENTS MUST BE 1/2" MESH.
5.	PROVIDE AN ATTIC ACCESS OPENING NOT LESS THAN 20"x30" WITH WEATHER STRIPS TO PREVENT BACK–DRAFT, LOCATE WHERE ATTIC HAS A CLEAR HEIGHT OF 30" OR MORE. (CBC–2022, 1208.2)

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REVISIONS		BY	
PROJECT: ADU FOR:		PROJECT ADDRESS:	
MAGUIRE RESIDENCE		16 & 16A LOWER GLEN DRIVE SAUSALITO, CA 94965	
SHEET NAME:		ZONING:	R-2-2.5
CODE REFERENCES		APN:	065-084-05
CAD DRAWN BY:		EF	
CHECKED BY:		SC	
SCALE:		AS INDICATED	
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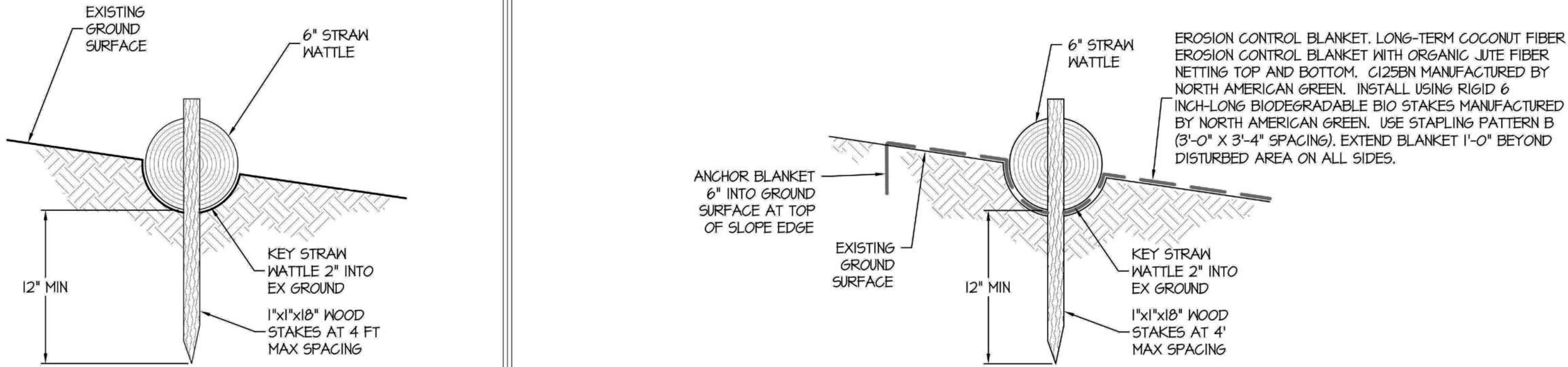
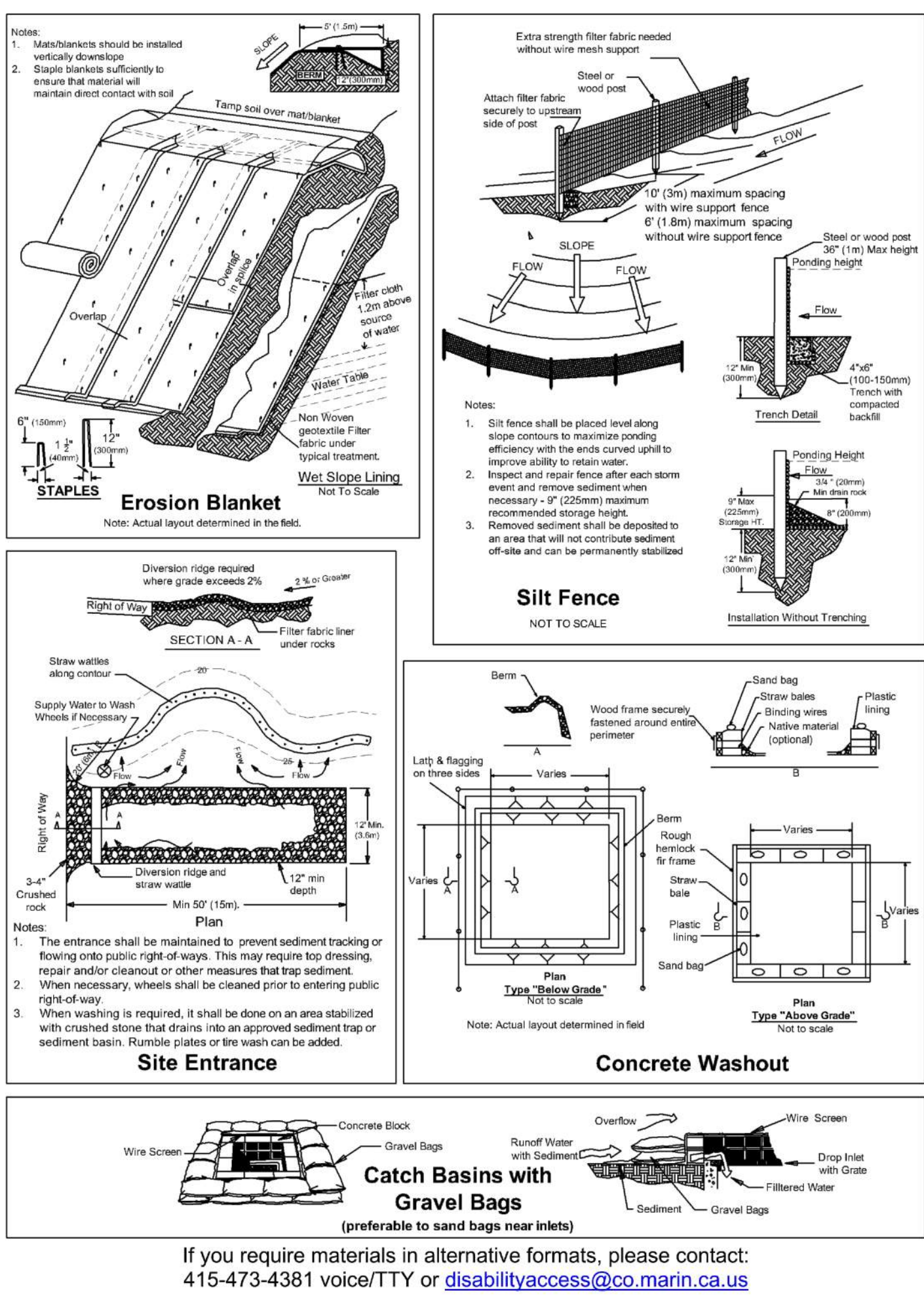
Marin County Stormwater Pollution Prevention Program
Minimum Erosion/Sediment Control Measures
For Small Construction Projects



- Check with your local Planning and Public Works departments for creek setback requirements. Grading and/or building may be limited within creekside buffers.
- During grading phase, track-walk up and down slopes (not parallel to them).
- Stabilize site entrance and temporary driveway – use 3-4" crushed rock for a minimum of 50' (or as far as possible) to prevent tracking soil offsite. This can be used in conjunction with a tire wash or rumble plates.
- Use straw wattles along contours of short slopes or slopes 3:1 or flatter, keyed into ground at least 3" deep (typically 25' apart).
- Install silt fence along contours as secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of site disturbance. Silt fencing must be keyed in.
- Install erosion control blankets (or equivalent) on any disturbed site with 3:1 slopes or steeper, keyed into the ground at least 3".
- Construct a concrete washout site adjacent to stabilized entrance. Clean as needed and remove at end of project.
- Cover all stockpiles and landscape material and burn properly with straw wattles or sand bags. Keep behind silt fence, away from water bodies. Hazardous materials must be kept in closed containers that are covered and utilize secondary containment, not directly on soil.
- Use pea-gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense.
- Place port-a-potty near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and water bodies.
- Cover all exposed soil with straw mulch and tackifier (or equivalent).
- Existing vegetation should be preserved as much as possible. Areas of disturbed soil/vegetation should be revegetated as soon as practical.
- Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment.

Note: Schedule construction activities to reduce erosion potential. Sediment and erosion control shall be continually maintained throughout the rainy season (October 15th – April 15th) and must remain effective through the construction and landscape phases. Inspect and maintain Best Management Practices (BMPs) before and after rain events. *See reverse for detail drawings. Visit www.mcstopp.org for more information on construction site management.

Control Measure	General Description
Erosion Control Best Management Practices	
N/A Scheduling	Plan the project and develop a schedule showing each phase of construction. Schedule construction activities to reduce erosion potential, such as scheduling ground disturbing activities during the summer and phasing projects to minimize the amount of area disturbed. <i>For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.</i>
1 Preserve Existing Vegetation and Creek Setbacks	Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. <i>For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.</i>
2 Soil Cover	Cover exposed soil with straw mulch and tackifier (or equivalent). <i>For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-2, SS-4, SS-5, SS-6, SS-7, SS-8.</i>
3 Soil Preparation/ Roughening	Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). <i>For more info see the following factsheets: CASQA: EC-15.</i>
4 Erosion Control Blankets	Install erosion control blankets (or equivalent) on disturbed sites with 3:1 slopes or steeper. Use wildlife-friendly blankets made of biodegradable natural materials. Avoid using blankets made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf . <i>For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.</i>
5 Revegetation	Re-vegetate areas of disturbed soil or vegetation as soon as practical. <i>For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.</i>
Sediment Control Best Management Practices	
6 Tracking Controls	Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site. Ideally long enough for 2 revolutions of the maximum tire size (15-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient radii for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. <i>For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.</i>
7 Fiber Rolls	Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll upslope. Install rolls per either Type 1 (stake rolls into shallow trenches) or Type 2 (stake in front and behind roll and lash with rope). Use wildlife-friendly fiber rolls made of biodegradable natural materials. Avoid using fiber rolls made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf . Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. <i>For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1 and Type 2).</i>
8 Silt Fence	Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. <i>For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.</i>
9 Drain Inlet Protection	Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use sand bags or silt fence fabric for drain inlet protection. <i>For more info see the following factsheets: CASQA: SE-10; or Caltrans: SC-10.</i>
N/A Trench Dewatering	Follow MCSTOPPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstopp/development/-/media/Files/Departments/PW/mcstopp/development/TrenchingSWReqMcSTOPPPPFinal0_0.pdf . <i>For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.</i>
Good Housekeeping Best Management Practices	
10 Concrete Washout	Construct a lined concrete washout site away from storm drains, waterbodies, or other drainages. Ideally, place adjacent to stabilized entrance. Clean as needed and remove at end of project. <i>For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.</i>
11 Stockpile Management	Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. <i>For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.</i>
12 Hazardous Material Management	Hazardous materials must be kept in closed containers that are covered and within secondary containment; do not place containers directly on soil. <i>For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.</i>
13 Sanitary Waste Management	Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pantries (most vendors provide these). <i>For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.</i>
14 Equipment and Vehicle Maintenance	Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. <i>For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.</i>
15 Litter and Waste Management	Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. <i>For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.</i>



- COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAUSALITO. IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL AND STORMWATER POLLUTION PREVENTION. COMPLY WITH ALL REQUIREMENTS OF THE PROJECT EROSION CONTROL PLAN AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK (CALIFORNIA STORMWATER QUALITY ASSOCIATION, www.calbphandbooks.com) AND THE PROJECT EROSION CONTROL PLAN.
- PRIOR TO OCTOBER 1ST, INSTALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES NECESSARY TO MINIMIZE EROSION, CONTAIN ERODED SEDIMENT ON-SITE AND PREVENT POLLUTION OF STORMWATER RUNOFF.
- REGULARLY MONITOR EROSION CONTROL AND MEASURES BETWEEN OCTOBER 15TH AND APRIL 1ST. PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE EROSION CONTROL MEASURES AS REQUIRED BY THE PROJECT EROSION CONTROL PLAN.
- REGULARLY MONITOR STORMWATER POLLUTION PREVENTION MEASURES YEAR-AROUND THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE STORMWATER POLLUTION PREVENTION MEASURES AS REQUIRED BY THE PROJECT STORMWATER POLLUTION PREVENTION PLAN.
- VISIT THE MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM (MCSTOPPPP) WEBSITE FOR ADDITIONAL RESOURCES AND GUIDANCE ON EROSION CONTROL AND STORMWATER POLLUTION PREVENTION: <http://mcstopp.org/hendevresources.htm>

01 N.T.S. STRAW WATTLE DETAIL

02 N.T.S. STRAW WATTLE WITH EROSION CONTROL BLANKET DETAIL

03 N.T.S. EROSION CONTROL & STORMWATER PREVENTION NOTES

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PROJECT: ADU FOR: MAGUIRE RESIDENCE

PROJECT ADDRESS: 16 & 16A LOWER GLEN DRIVE SAUSALITO, CA 94965

EROSION CONTROL AND POLLUTION PREVENTION

ZONING: R-2-2.5

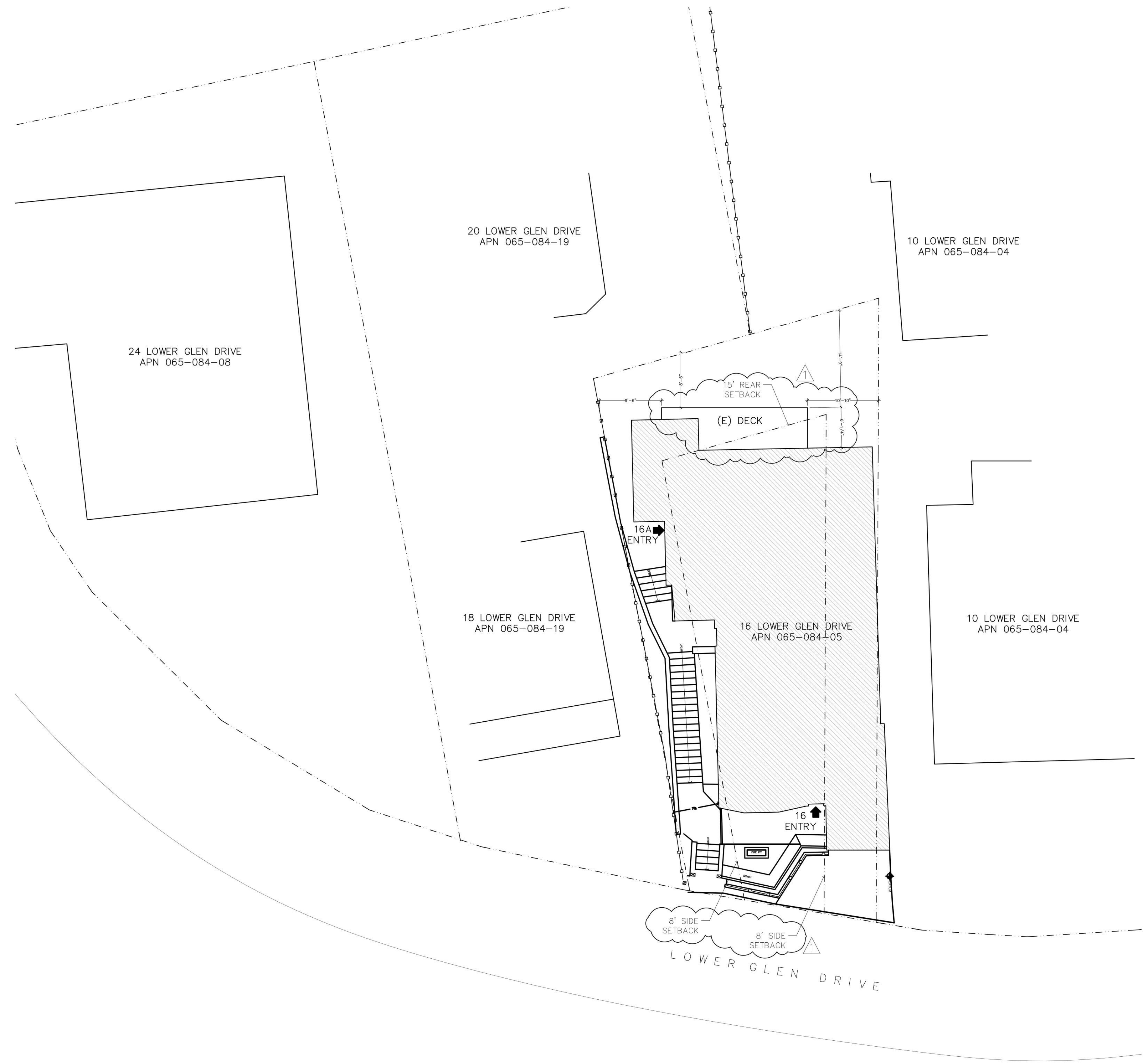
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APN: 065-084-05

CAD DRAWN BY: EF
CHECKED BY: SC
SCALE: AS INDICATED
DATE: 05.10.25
JOB No.: 2K24.0901

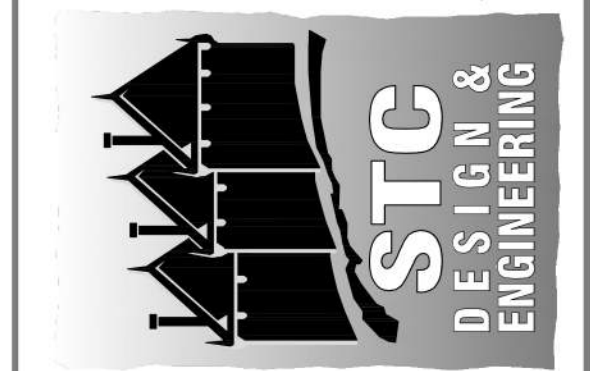
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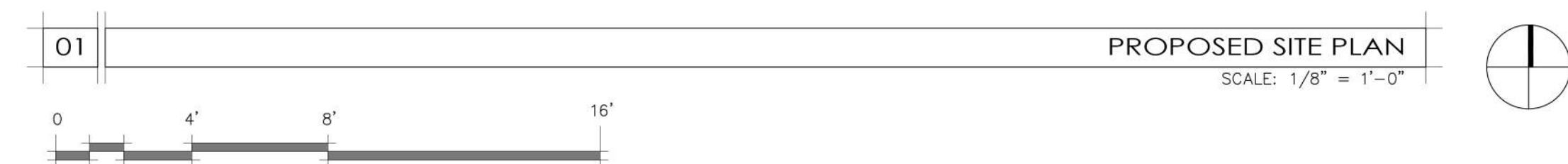
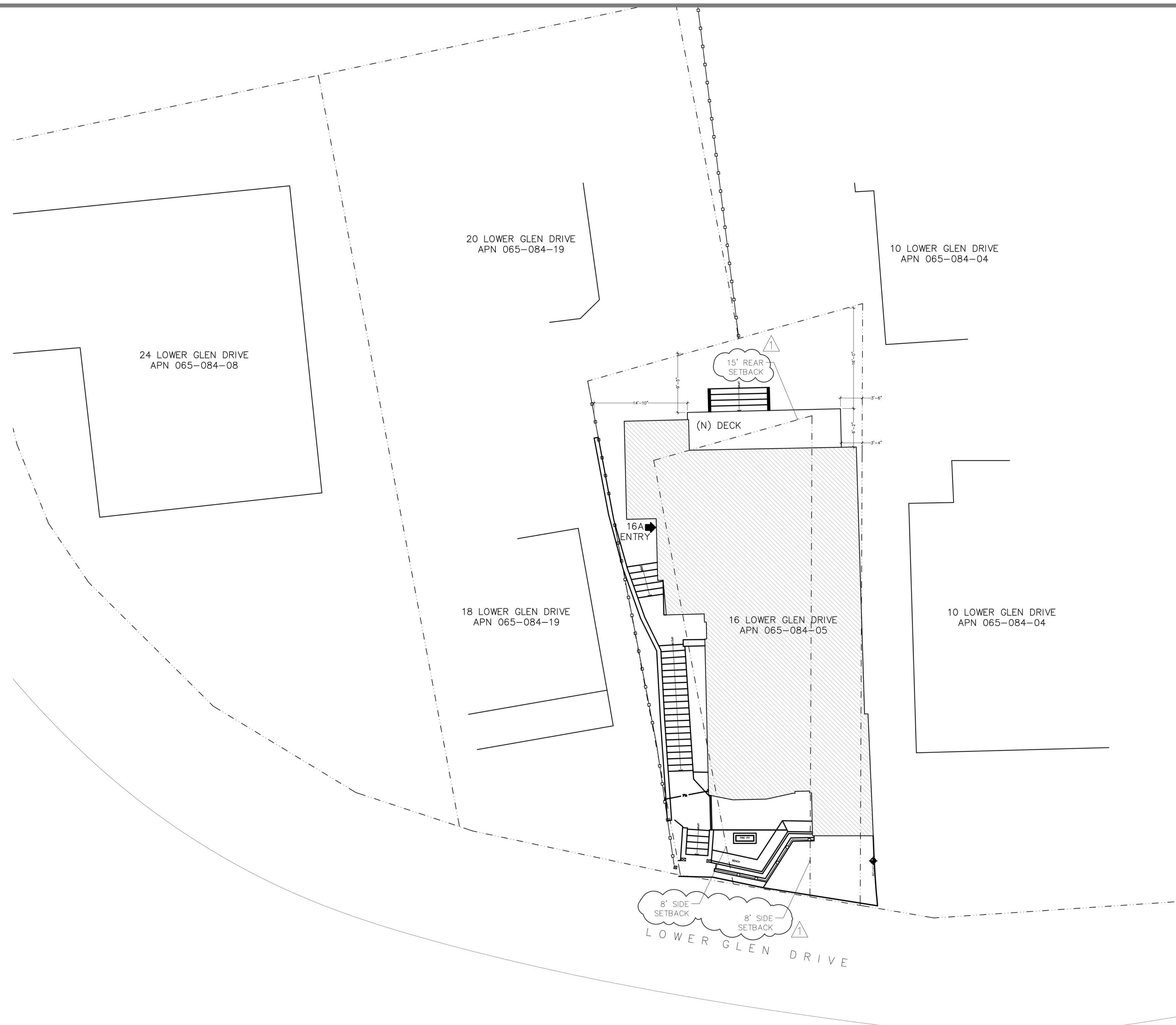
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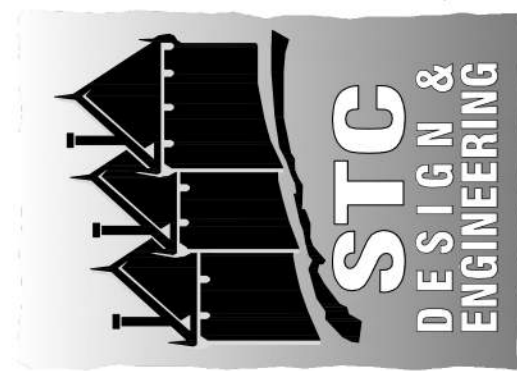
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DATE:	05.10.25
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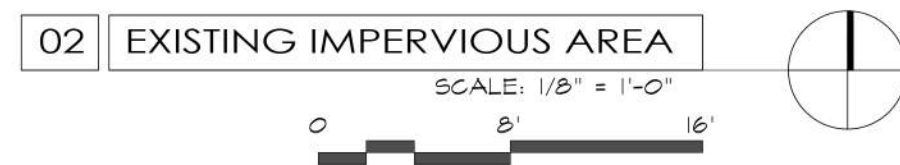
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APN:
065-084-05

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SCALE:	AS INDICATED
DATE:	05.10.25
JOB No.:	2K24.0901

SHEET No.:

A1.1

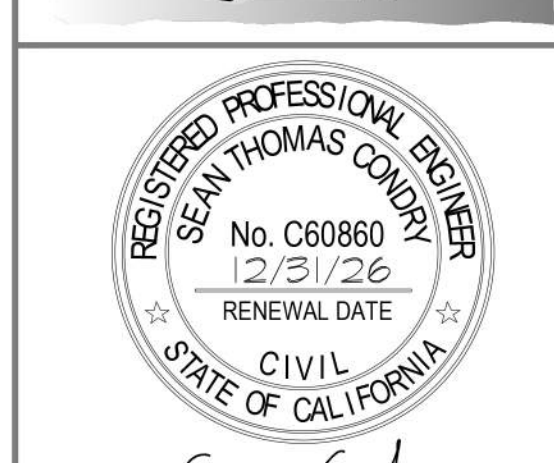


IMPERVIOUS AREA

LOT COVERAGE

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SHEET NAME:
EXISTING & PROPOSED LOT COVERAGE AND IMPERVIOUS AREAS

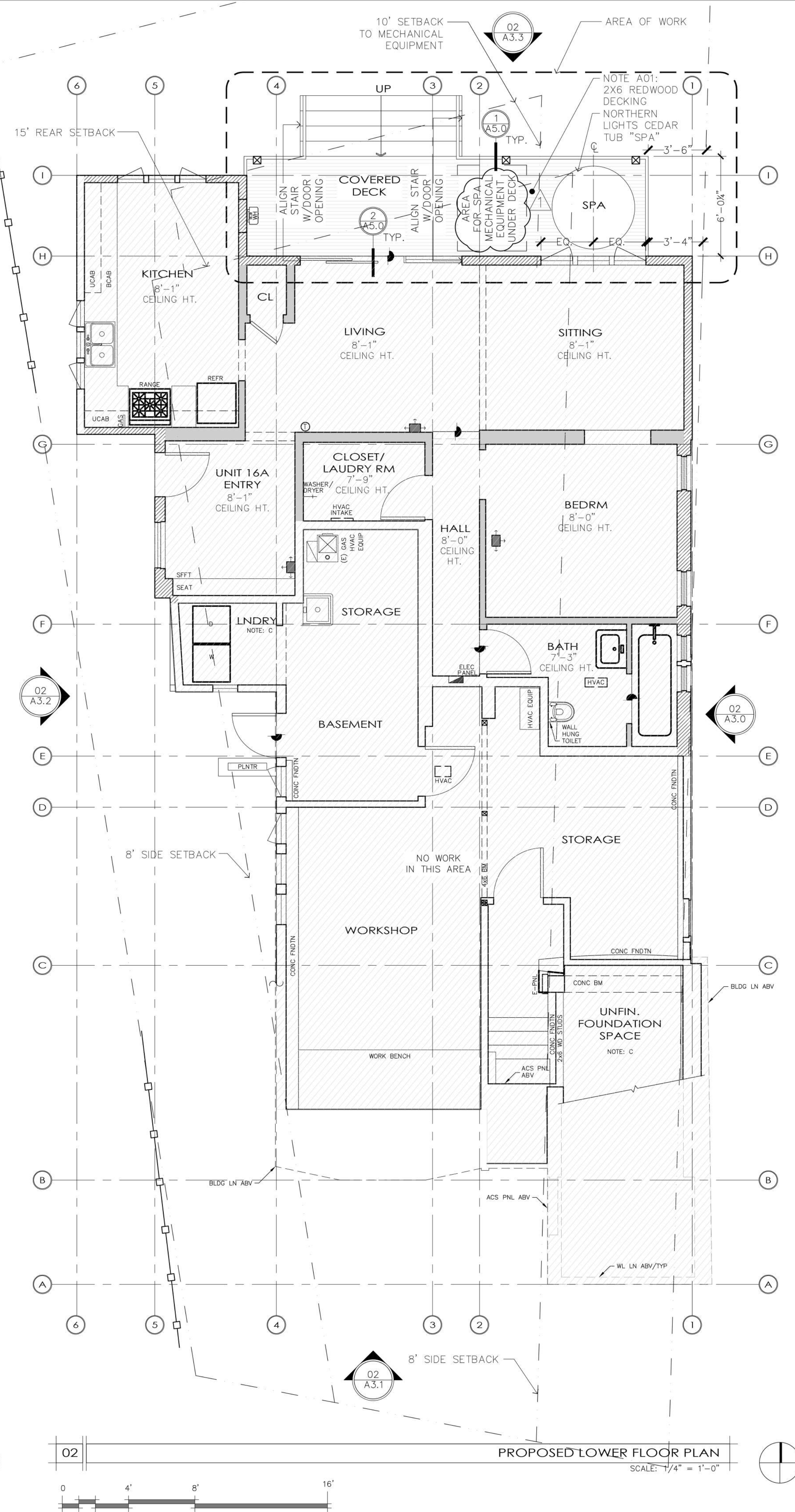
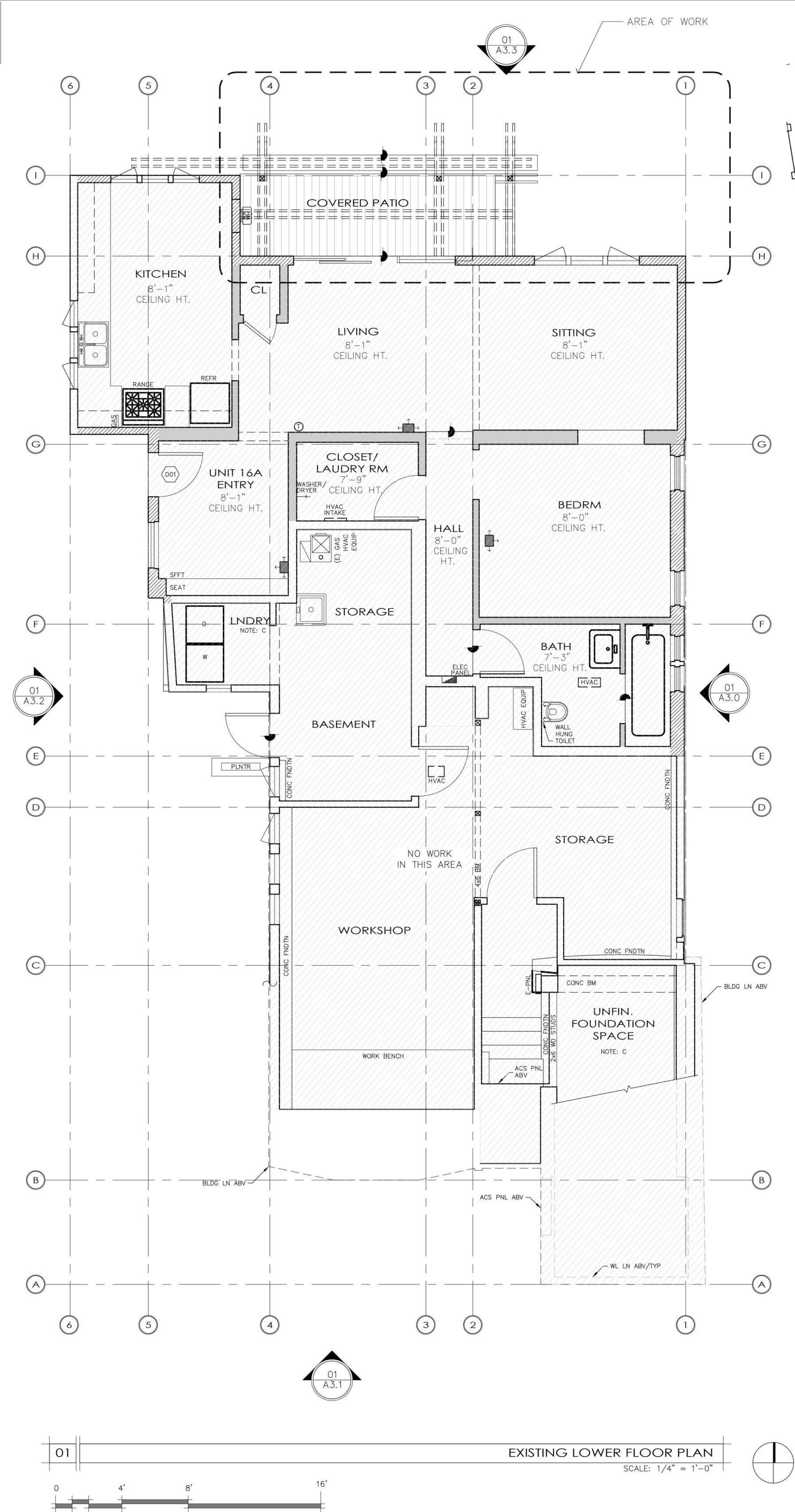
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ZONING: R-2-2.5

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CHECKED BY: SC
SCALE: AS INDICATED
DATE: 05.10.25
JOB No.: 2K24.0212

SHEET No.:
A1.2

ARCHITECTURAL NOTES:	
A01	DECKING TO BE BUILT WITH NON-COMBUSTIBLE MATERIAL



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No. C60860
12/31/26
RENEWAL DATE
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SHEET NAME:

EXISTING & PROPOSED LOWER FLOOR PLAN

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16 & 16A LOWER GLEN DRIVE
SAUSALITO, CA 94965

APN:

065-084-05

ZONING:

R-2-2.5

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SCALE:

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DATE:

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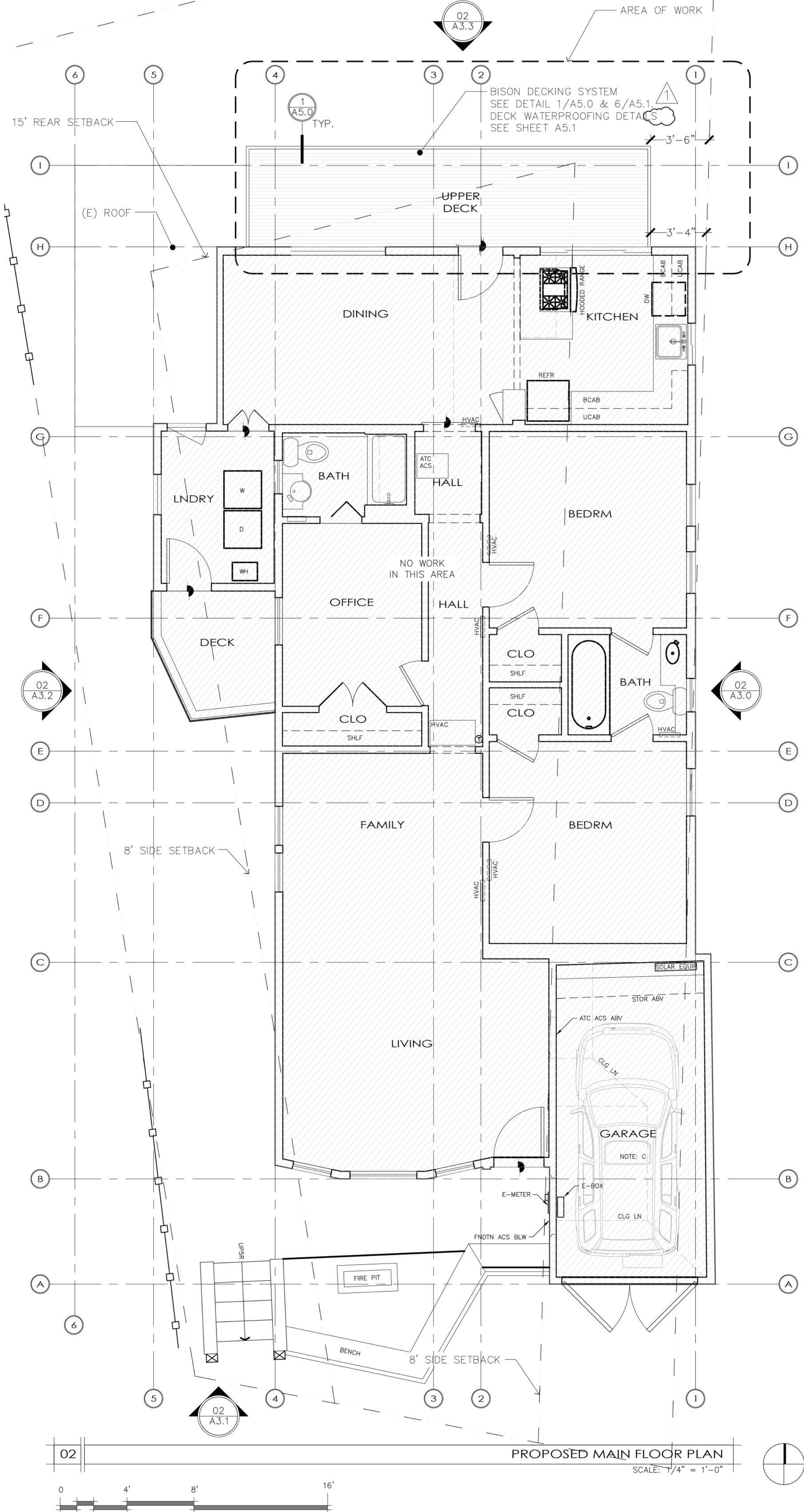
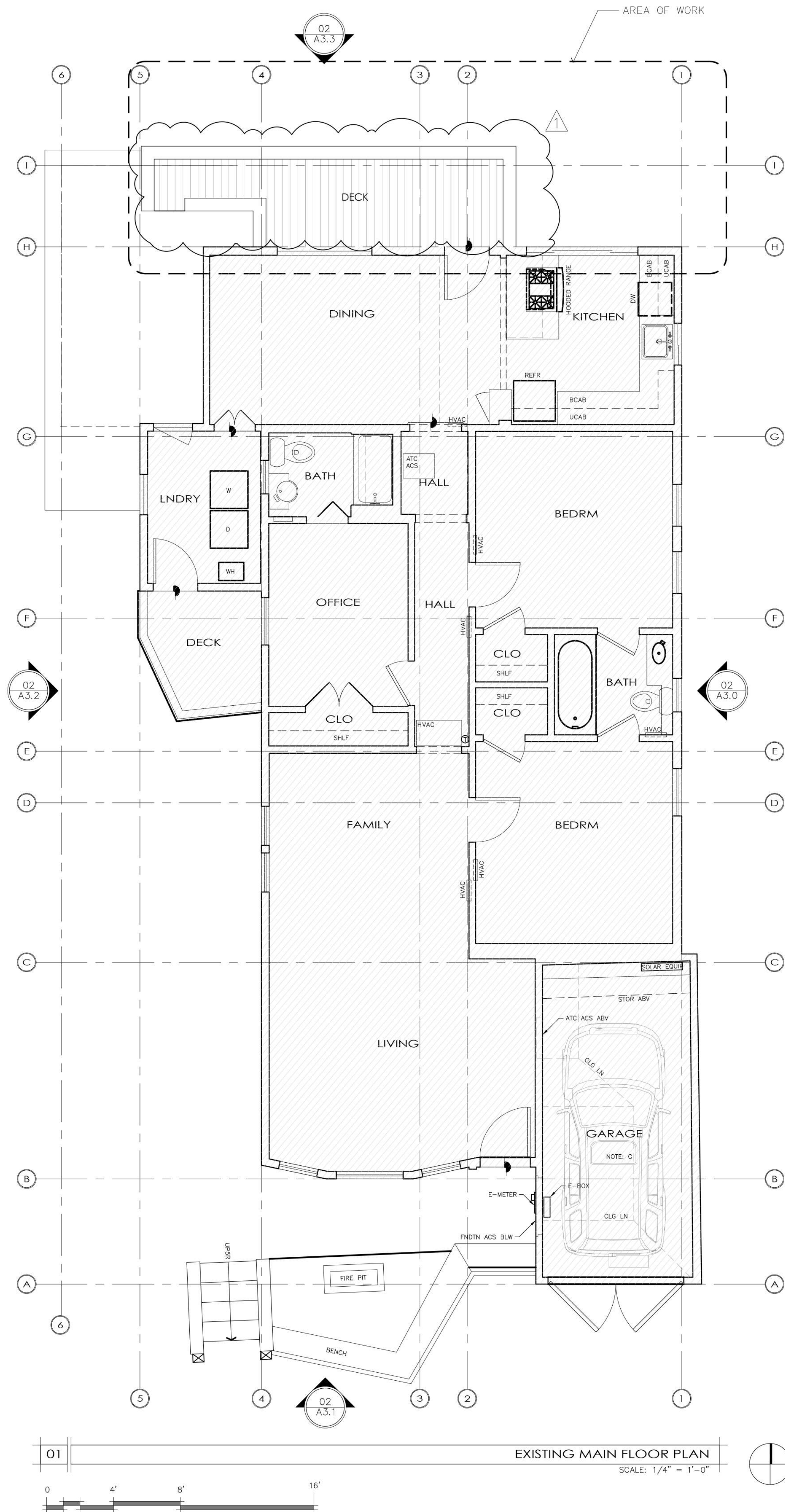
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SHEET No.:

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ARCHITECTURAL NOTES:	
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SHEET NAME:
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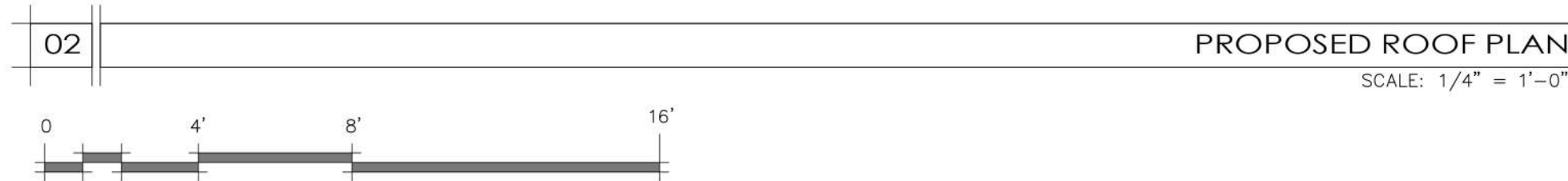
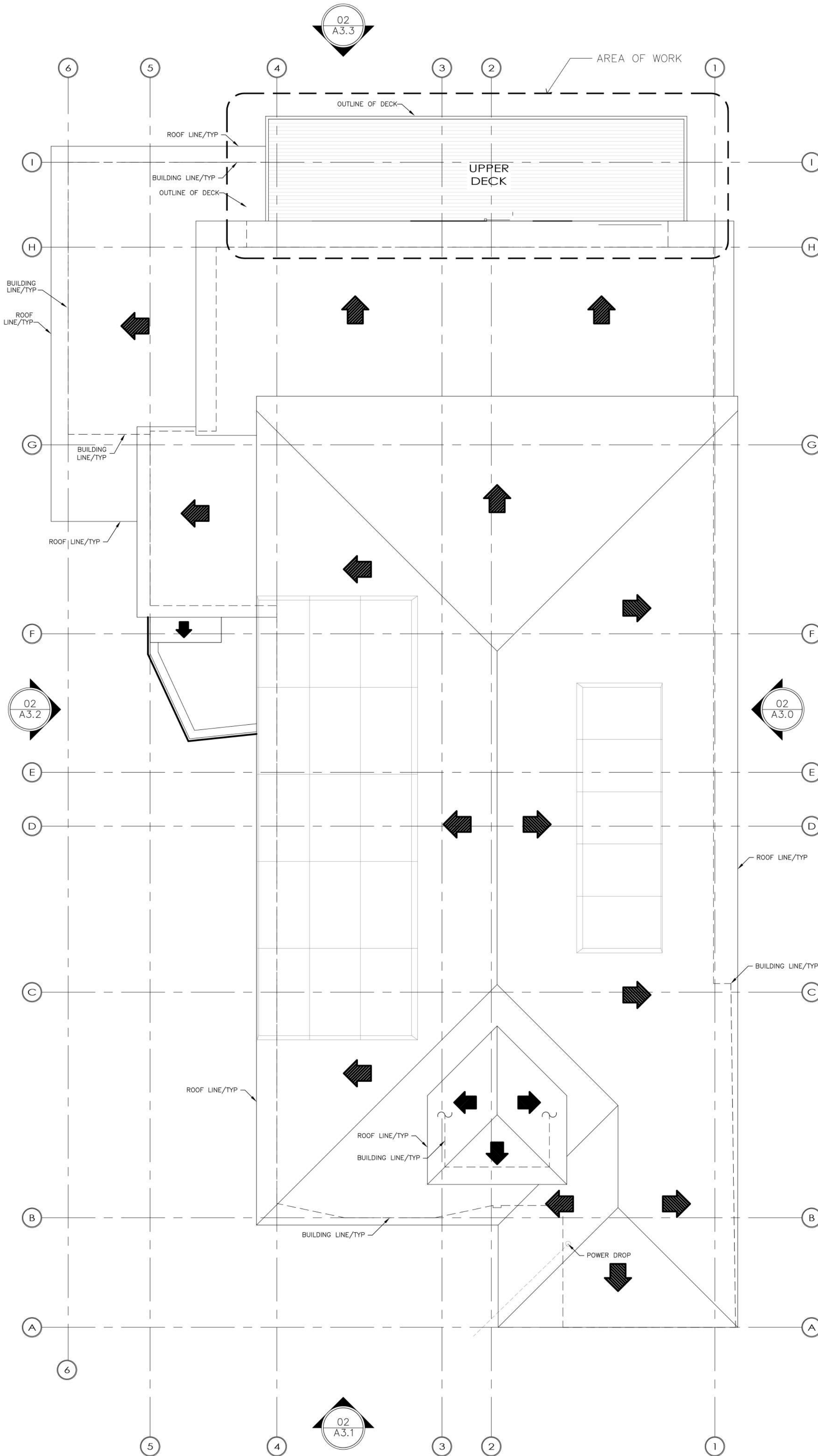
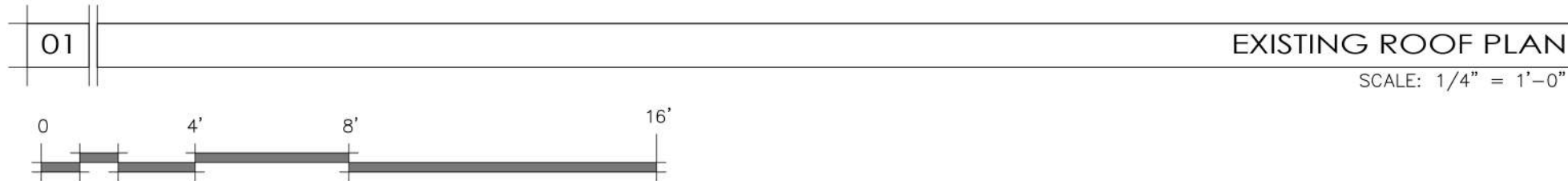
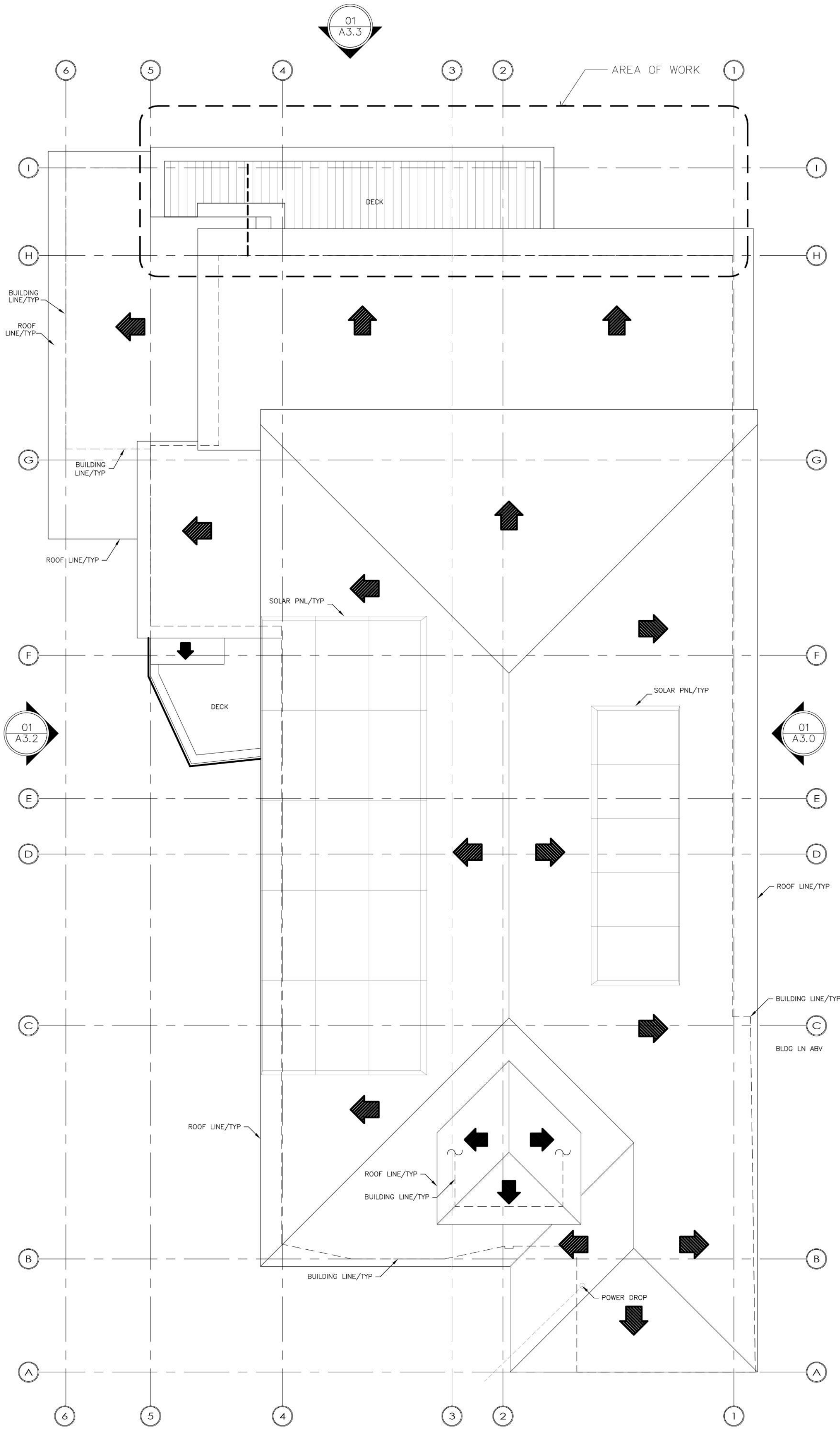
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JOB No.:	2K24.0901

SHEET No.:

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ARCHITECTURAL NOTES:	
A01	DECKING TO BE BUILT WITH NON-COMBUSTIBLE MATERIAL



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SHEET NAME:
**EXISTING & PROPOSED
ROOF PLANS**

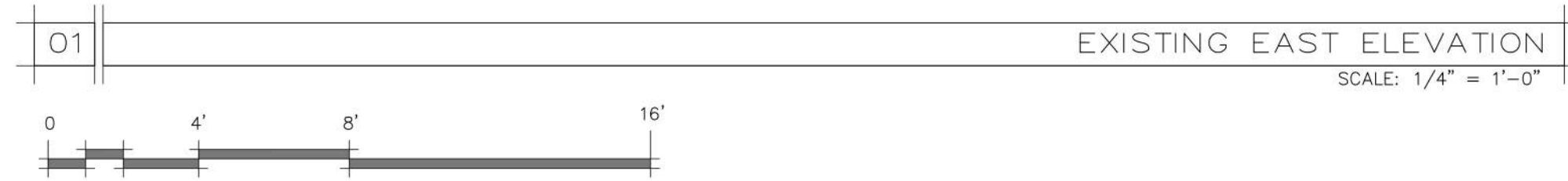
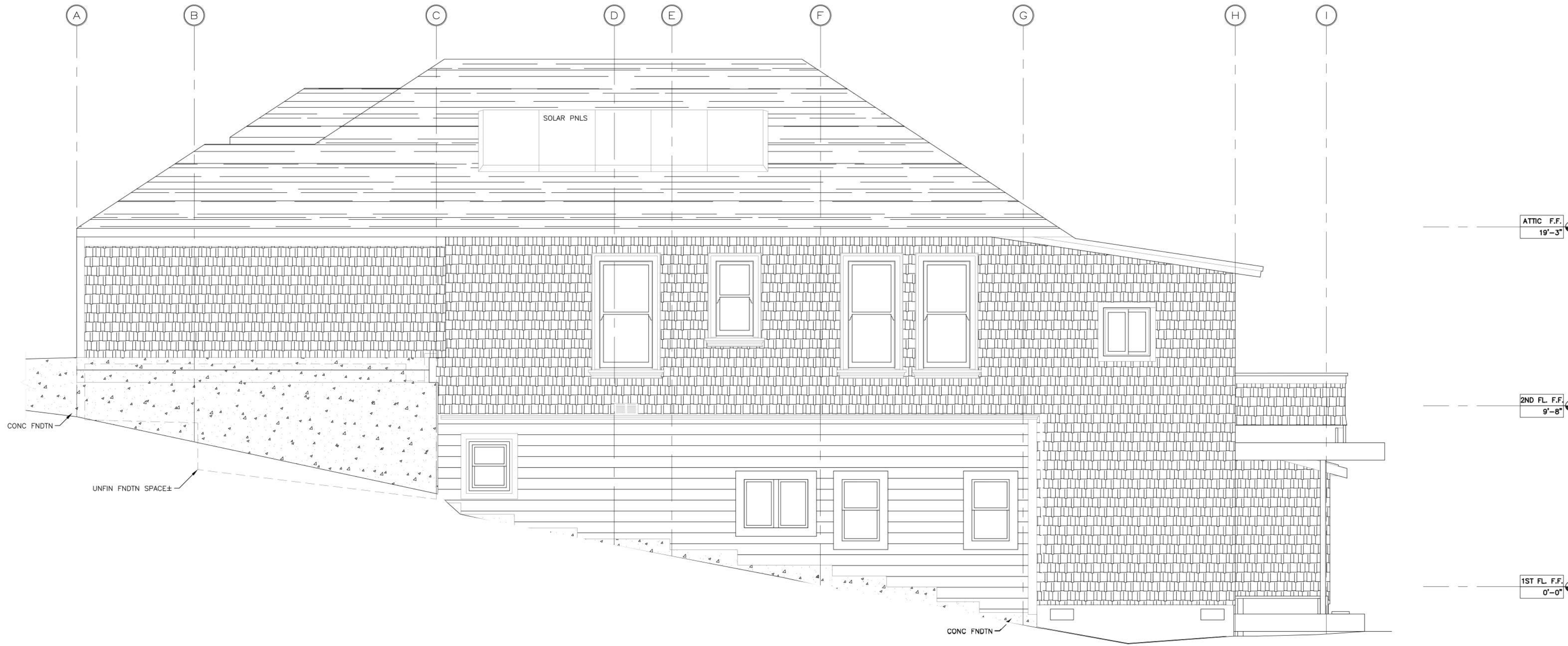
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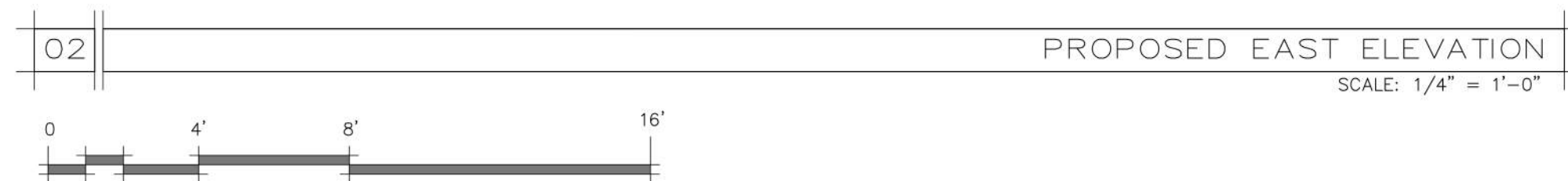
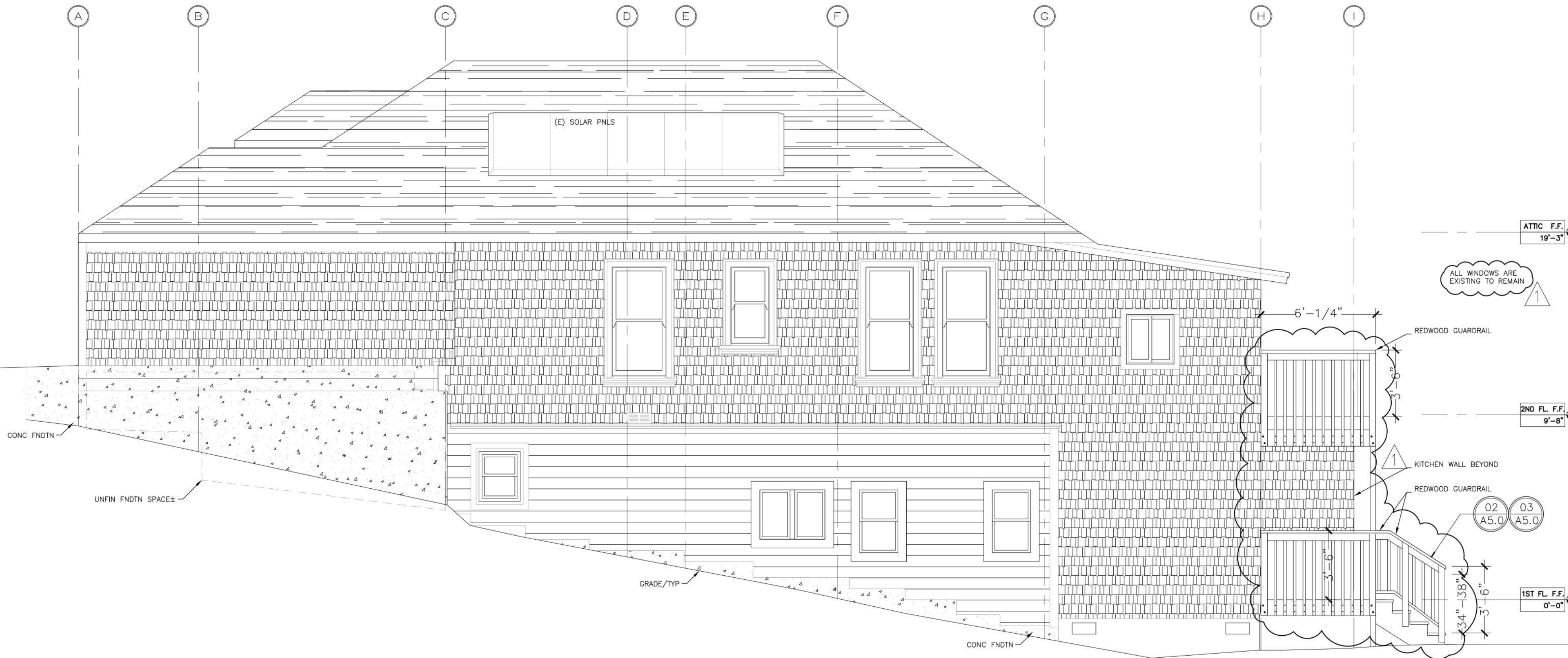
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JOB No.:	2K24.0901

SHEET No.:
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PROPERTY LINE



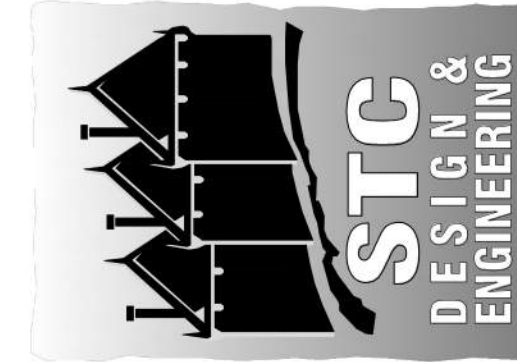
PROPERTY LINE



PROPERTY LINE

PROPERTY LINE

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SHEET NAME:

EXISTING & PROPOSED
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APN:

065-084-05

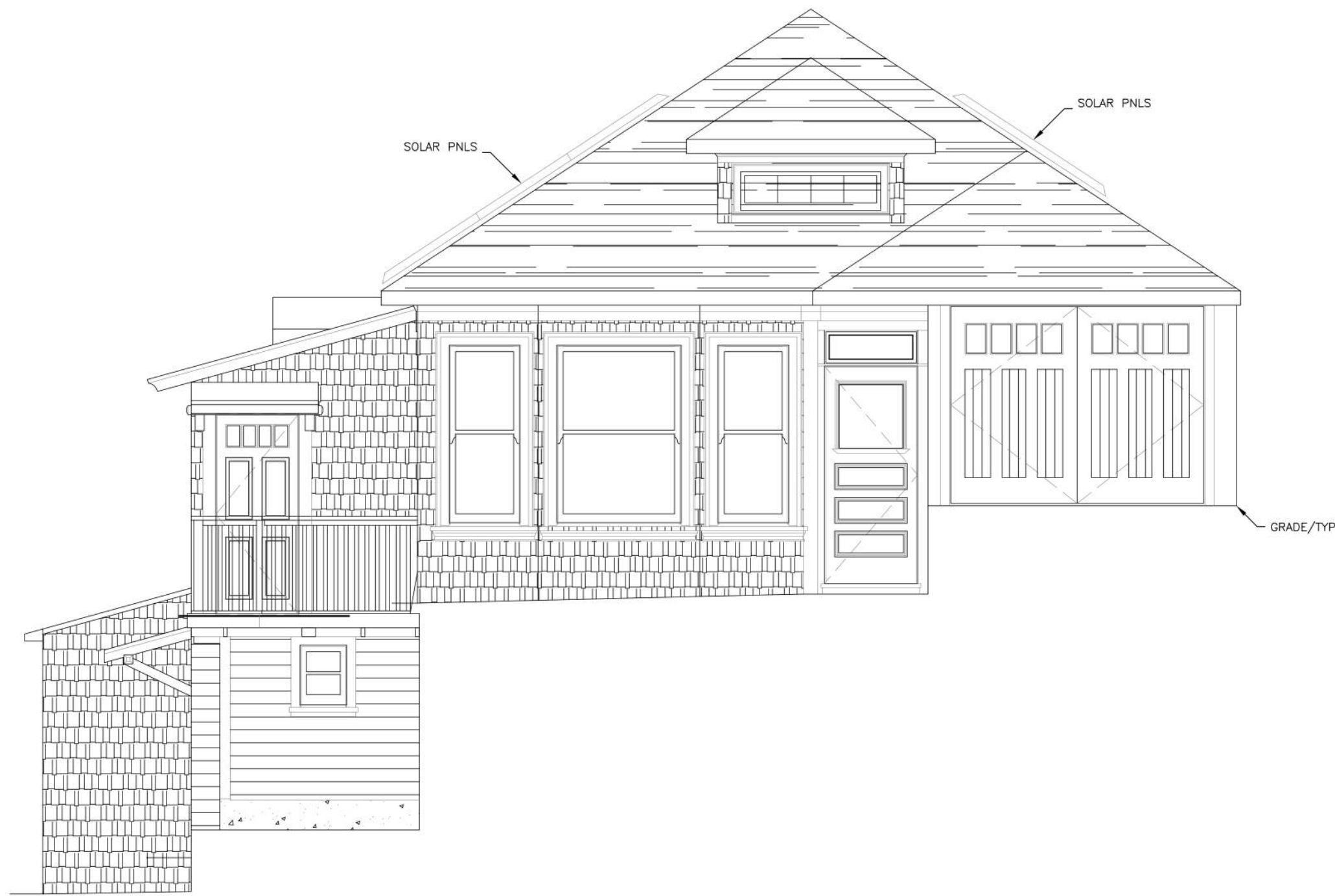
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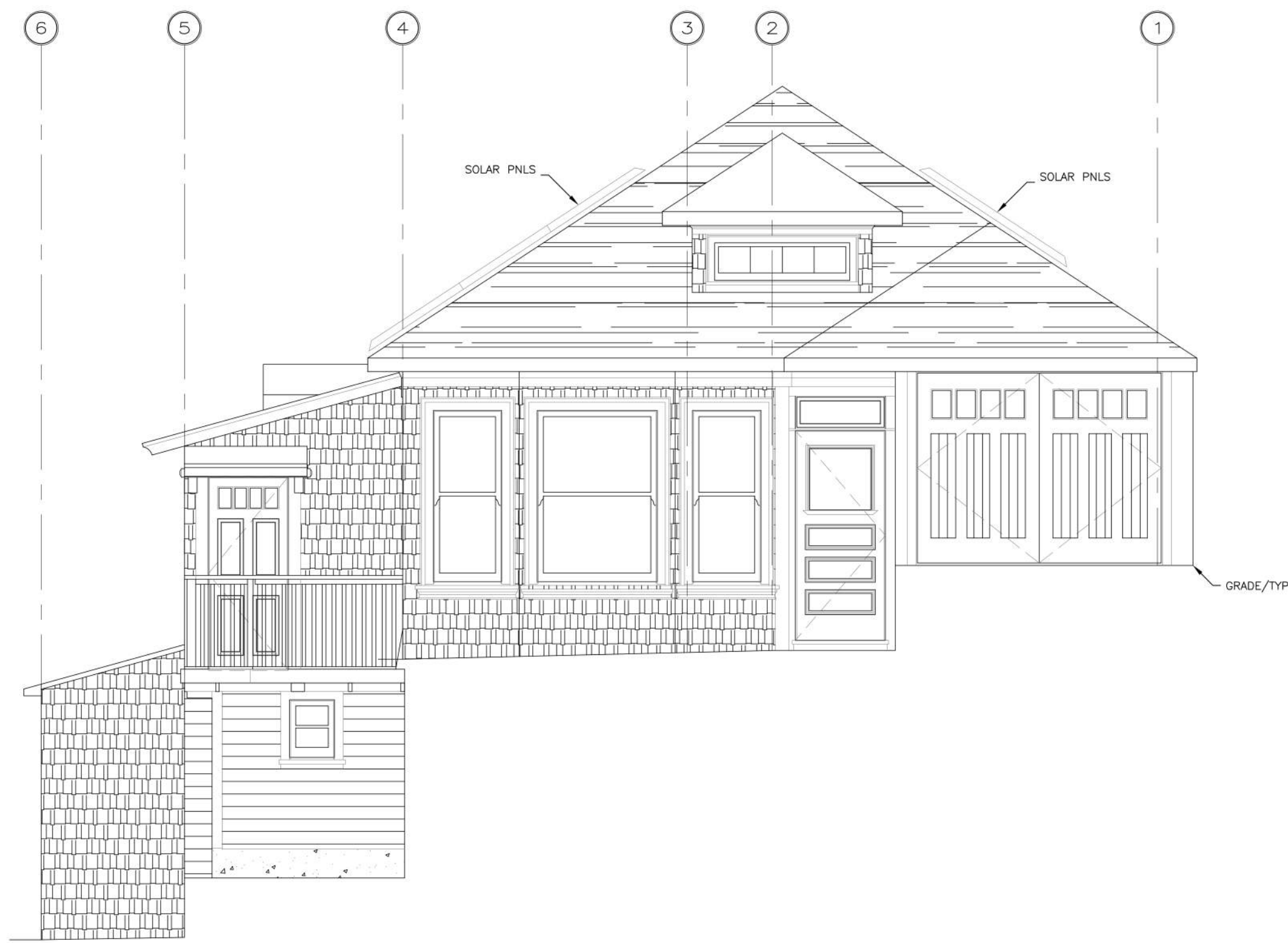
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JOB No.:	2K24.0901

SHEET No.:

A3.0



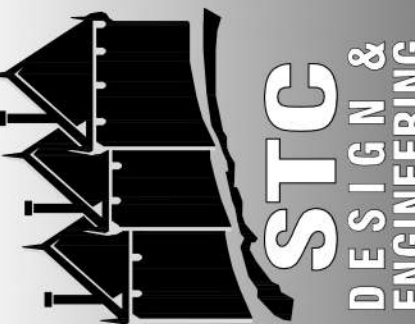
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02 | PROPOSED SOUTH ELEVATION
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MAGUIRE RESIDENCE

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SAUSALITO, CA 94965

SHEET NAME:
EXISTING & PROPOSED SOUTH ELEVATIONS

A.P.N.:
065-084-05

ZONING:
R-2-2.5

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SCALE:	AS INDICATED
DATE:	05.10.25
JOB No.:	2K24.0901

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A3.1



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No. C60860
12/31/26
RENEWAL DATE
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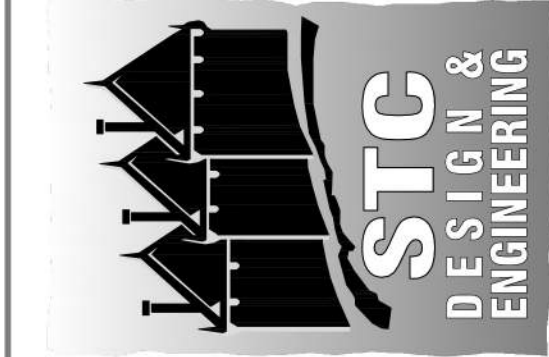
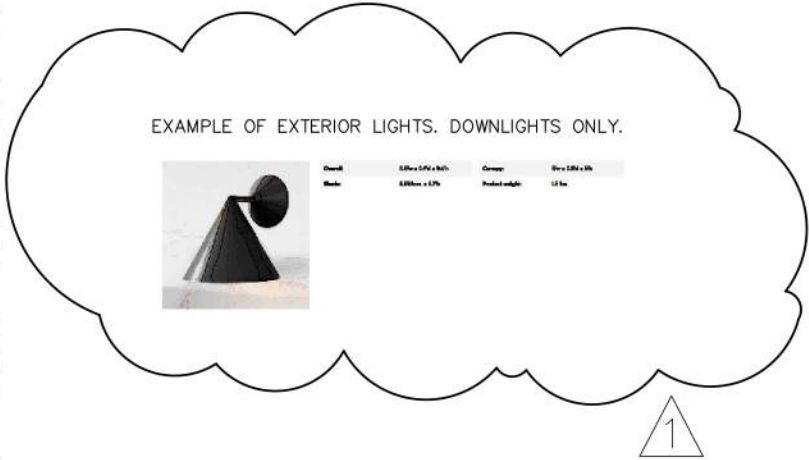
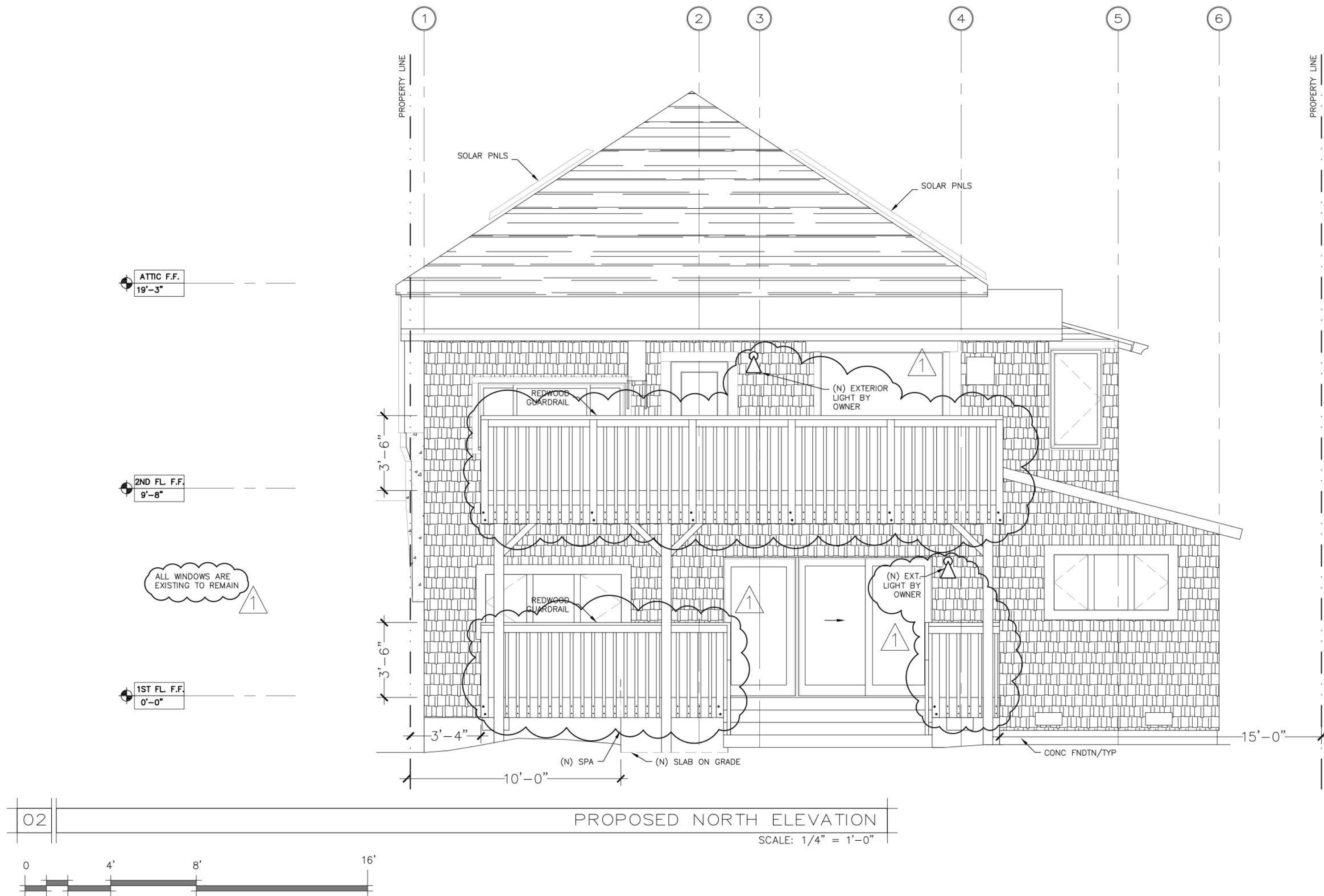
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EXISTING & PROPOSED
WEST ELEVATIONS

APN:
065-084-05

ZONING:
R-2-2.5

CAD DRAWN BY:	EF
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JOB No.:	2K24.0901

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SAUSALITO, CA 94965

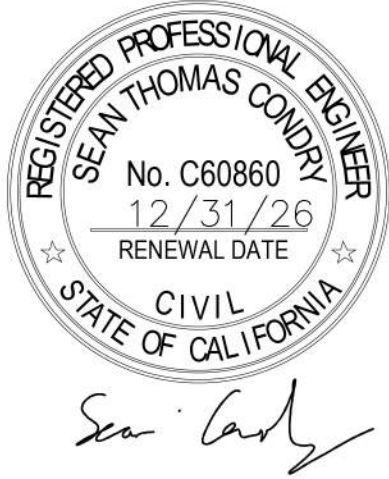
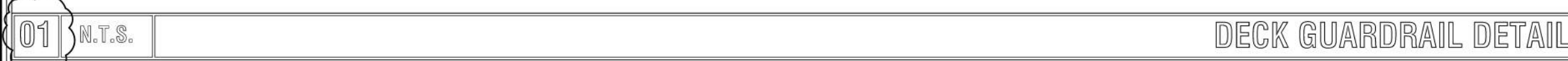
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EXISTING & PROPOSED
NORTH ELEVATIONS

APN: 065-084-05
ZONING: R-2-2.5

CAD DRAWN BY:	EF
CHECKED BY:	SC
SCALE:	AS INDICATED
DATE:	05.10.25
JOB No.:	2K24.0901

SHEET No.:

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REVISIONS	BY

05/10/2025	EF
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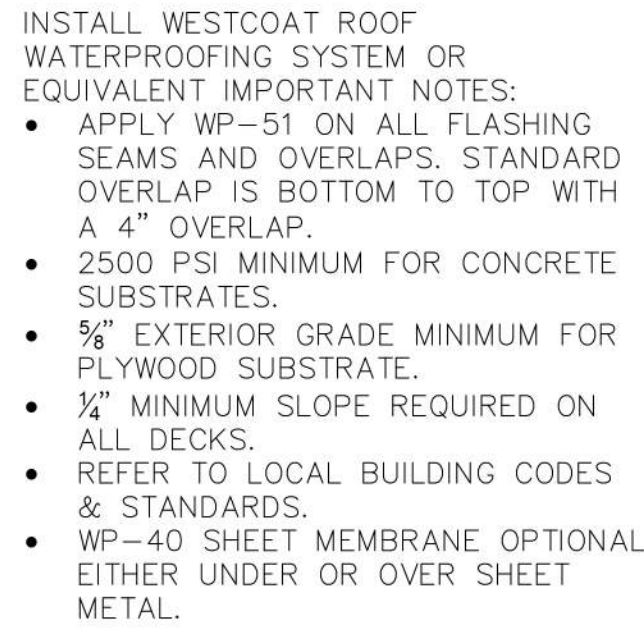
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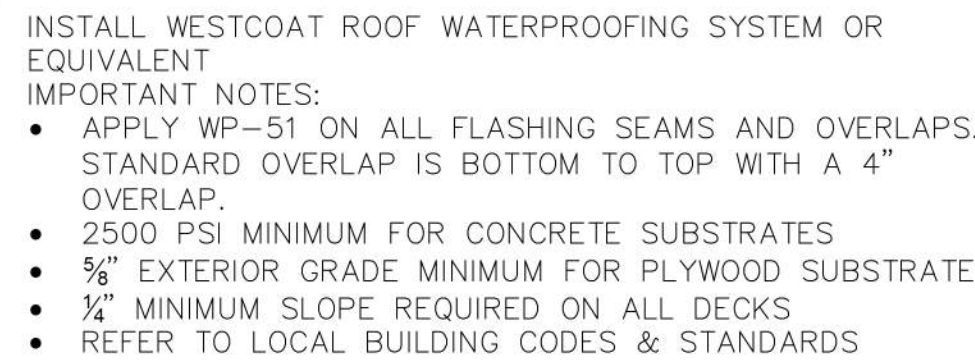
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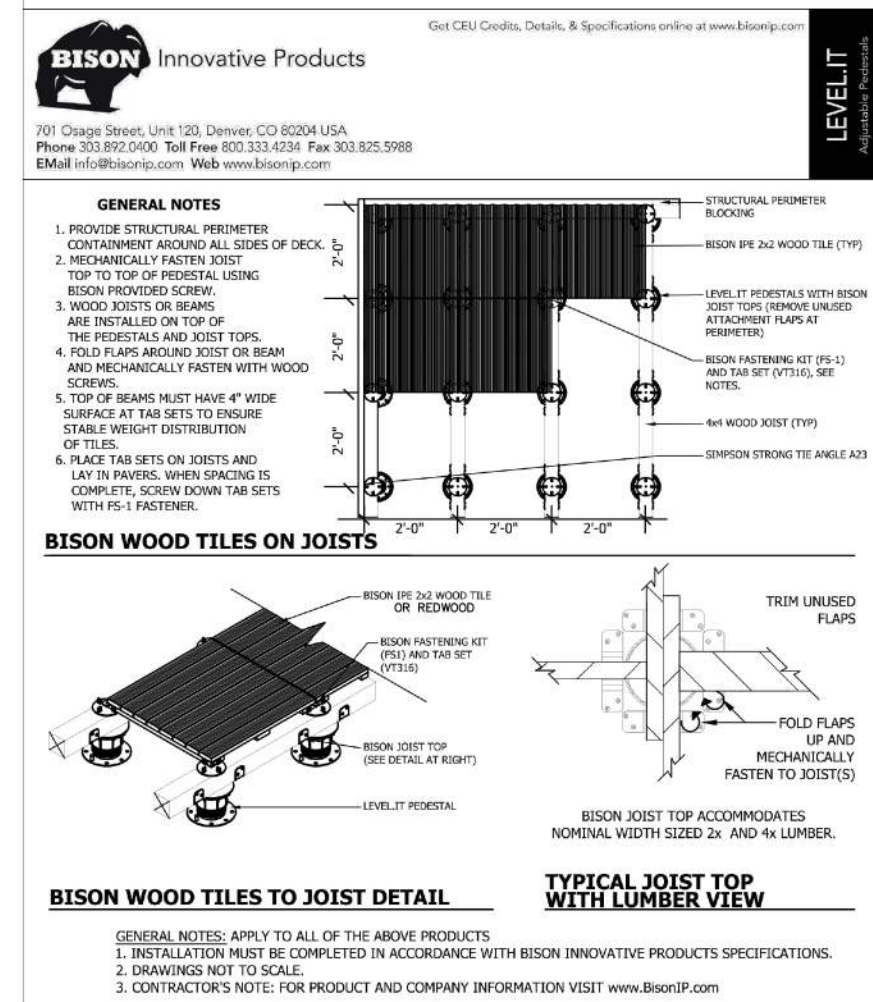
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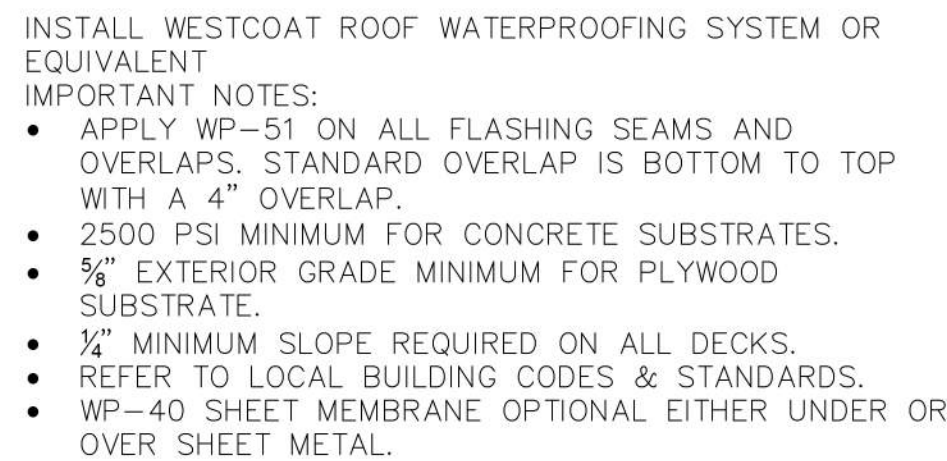
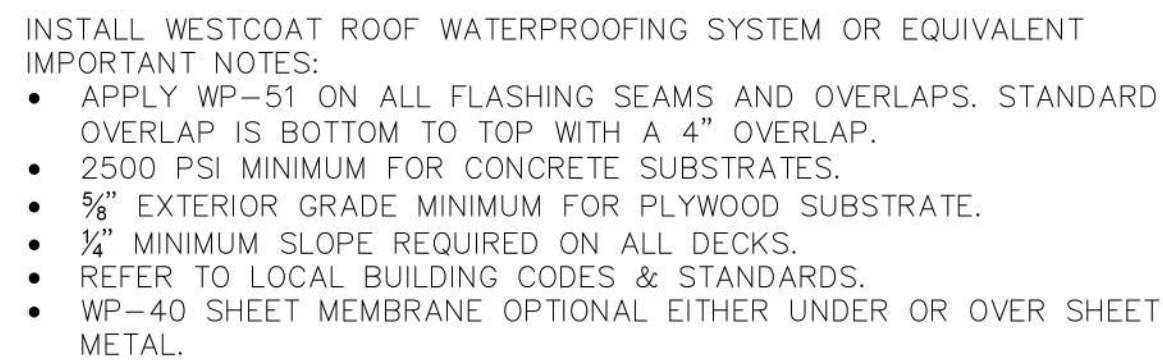
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05	N.T.S.	SCUPPER FLASHING DETAIL
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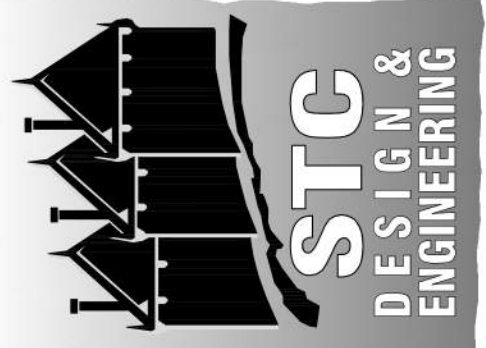
06	N.T.S.	PEDESTAL DETAIL
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08	N.T.S.	OUTSIDE CORNER FLASHING DETAIL
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REVISIONS	BY
1 05/10/2025	EF

PROJECT: ADU FOR:
MAGUIRE RESIDENCE

PROJECT ADDRESS:
16 & 16A LOWER GLEN DRIVE
SAUSALITO, CA 94965

SHEET NAME:
**WATERPROOFING
DETAILS**

ZONING:
R-2-2.5

APN: 065-084-05

CAD DRAWN BY:	EF
CHECKED BY:	SC
SCALE:	AS INDICATED
DATE:	05.10.25
JOB No.:	2K24.0907

SHEET No.:

A5.1



TITLE24 (Luminaire Requirements)

A. LUMINAIRE EFFICACY:
ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

B. BLANK ELECTRICAL BOXES.
THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.

C. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.
LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

i. BE LISTED, AS DEFINED IN SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND

ii. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND

iii. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND

iv. FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; AND

v. SHALL NOT CONTAIN SCREW BASE SOCKETS; AND

vi. SHALL CONTAIN LIGHT SOURCES THAT COMPLY W/REFERENCES JOINT APPENDIX JAB, INCLUDING THE ELEVATED TEMPERATURE REQUIREMENTS, & THAT ARE MARKED "JAB-2016-E" AS SPEC. IN REFERENCE JOINT APPENDIX JAB.

D. ELECTRONIC BALLASTS.
BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

E. NIGHT LIGHTS.
PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH SECTION 130.0(C). NIGHT LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS.

F. LIGHTING INTEGRAL TO EXHAUST FANS.
LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150.0(K).

G. EXCEPTION TO SECTION 150.0(K)1F: LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS.

H. SCREW BASED LUMINAIRES.
SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

i. THE LUMINAIRES SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND

ii. THE LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB; AND

iii. THE INSTALLED LAMPS SHALL BE MARKED WITH "JAB-2016" OR "JAB-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB.

EXCEPTION TO SECTION 150.0(K)1G: LUMINAIRES WITH HARD-WIRED BALLASTS FOR HIGH INTENSITY DISCHARGE LAMPS.

H. ENCLOSED LUMINAIRES.
LIGHT SOURCES THAT ARE NOT MARKED "JAB-2016-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES.

TITLE24 (Interior Lighting Switching Devices & Controls)

A. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.

B. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. EXCEPTION TO SECTION 150.0(K)2B: LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

C. LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.

D. LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

E. NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).

F. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.

G. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(F), AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.

H. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A VACANCY SENSOR IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(F) AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.

I. A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.

J. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

K. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB. EXCEPTION 1 TO SECTION 150.0(K)2K: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET. EXCEPTION 2 TO SECTION 150.0(K)2K: LUMINAIRES IN HALLWAYS.

L. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

TITLE24 (Residential Outdoor Lighting)

IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM ii OR ITEM iii:

i. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS ii OR iii BELOW; AND

ii. CONTROLLED BY PHOTOCELL AND MOTION SENSOR, CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR

iii. CONTROLLED BY ONE OF THE FOLLOWING METHODS:

a. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS; OR

b. ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS; OR

c. ENERGY MANAGEMENT CONTROL SYSTEM WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS:

AT A MINIMUM PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH SECTION 110.9; MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 130.4; DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON; &, IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

TITLE24 (Residential Outdoor Lighting) CONT....

B. FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

i. SHALL COMPLY WITH SECTION 150.0(K)3A; OR

ii. SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

C. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY SECTION 150.0(K)3B OR 150.0(K)3D SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

D. OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH A TOTAL OF EIGHT OR MORE VEHICLES PER SITE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

TYPICAL MOUNTING HEIGHTS				
	GENERAL	ABOVE KITCHEN LAUNDRY COUNTERTOPS	ABOVE BATH COUNTERTOP	EXTERIOR
SECURITY CONTROL PAD	48"			48"
THERMOSTATS	60"			
SWITCHES	48"	MIN 42"	MIN 42"	42"
OUTLETS	18"	MIN 42"	MIN 42"	18"
TELEPHONE OUTLETS	18"			18"
T.V. OUTLET	60"			18"
DOOR BELL	42"			
APPLIANCE OUTLETS	18"			

ALL DIMENSIONS ARE FROM TOP OF FINISH FLOOR TO CENTER OF BOX MOUNTING HEIGHTS SHALL BE IN ACCORDANCE WITH THIS TABLE UNLESS OTHERWISE NOTED ON THE ELECTRICAL PLAN

HVAC SYMBOLS			
	CEILING OR WALL REGISTER GRILL		ELECTRICAL PANEL
	THERMOSTAT		ELECTRIC HEAT PUMP WATER HEATER LOCATION, SIZE & SPECIFICATIONS PER TITLE-24
	FURNACE LOCATION, SIZE, TYPE AND SPECIFICATIONS PLEASE SEE TITLE-24 REPORT.		TANKLESS WATER HEATER LOCATION, SIZE & SPECIFICATIONS PLEASE SEE TITLE-24 REPORT.

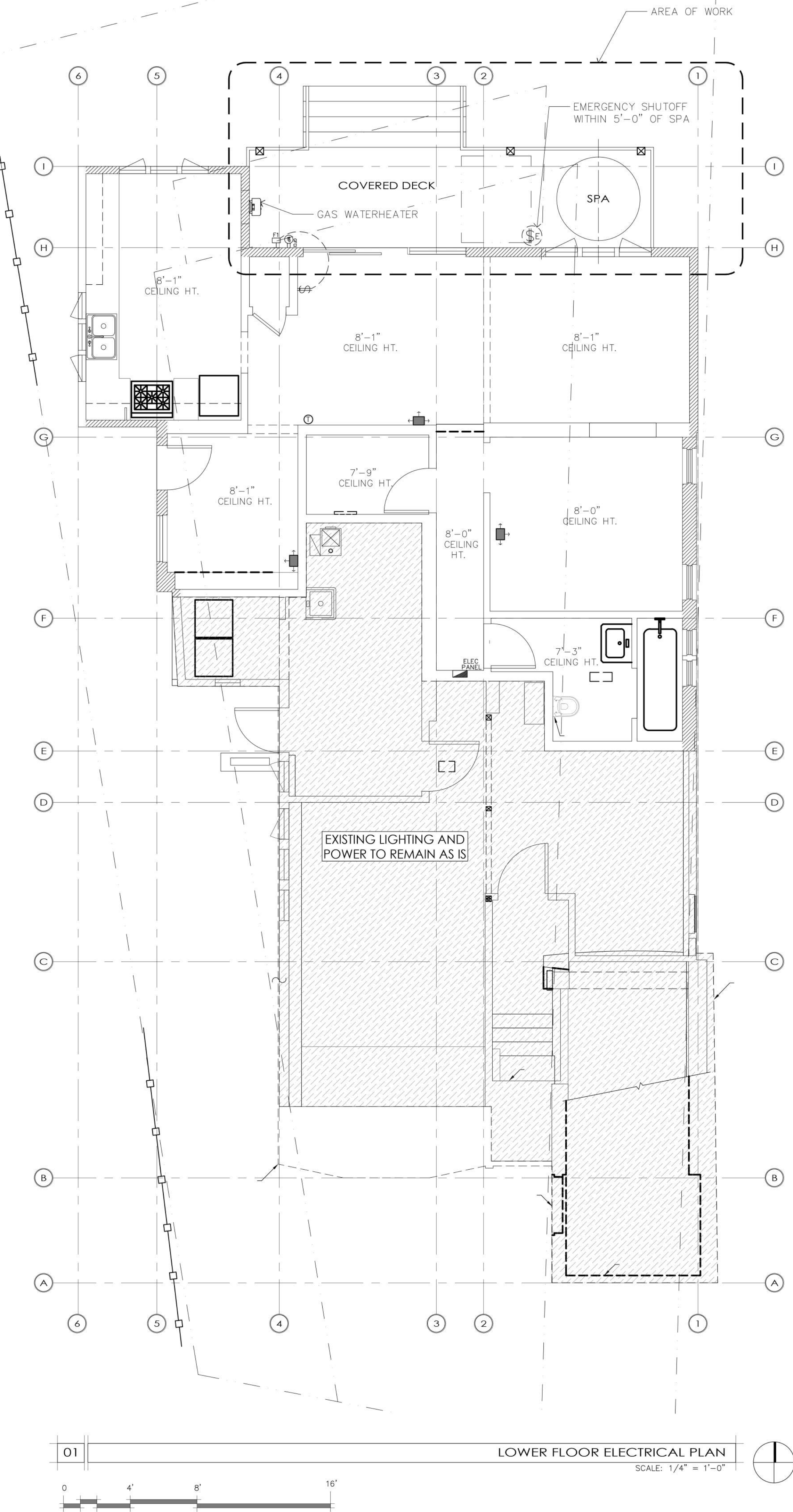
ELECTRICAL SYMBOLS			
	3", 4" OR 6" RECESSED CAN FIXTURE		PENDANT LIGHT
	WHOLE HOUSE FAN LOCATION		WALL WASHER LIGHT FIXTURE
	QUADRUPLIX OUTLET		SURFACE MOUNTED LIGHT FIXTURE
	DUPLEX OUTLET		WALL SCONCE
	DUPLEX 220 VOLT OUTLET		EXTERIOR LIGHT MUST BE HIGH EFFICACY UNLESS OPERATED WITH MOTION SENSOR
	DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER		EMERGENCY EXIT LIGHTING PER CODE
	DUPLEX OUTLET W/ ARC FAULT CIRCUIT INTERRUPTER		CHANDELIER LIGHT FIXTURE
	DUPLEX OUTLET - WATERPROOF		LOW VOLTAGE TRACK LIGHTING
	CABLE TV (60" A.F.F.L.)		RECESSED STEP/BRICK LIGHT
	TEL/DATA JACK - MIN. (2) CAT 6 (PHONE + ETHERNET) + (2) COAX SWITCH		RECESSED LIGHT/HEAT LAMP/ EXHAUST FAN, DISCHARGE OUTSIDE 5 AIR VOLUME CHANGES PER HR
	3-WAY SWITCH		SMOKE DETECTOR 120 V. MUST BE HARDWIRED WITH BATTERY BACK-UP, SHALL BE INTERCONNECTED
	DIMMER SWITCH		CARBON MONOXIDE DETECTOR PER 2019 CBC907.2 AND CRC315
	EMERGENCY SHUTOFF		CEILING MOUNTED FAN
	CERTIFIED VACANCY SENSOR DEVICE, MUST NOT HAVE "ALWAYS-ON" OPTION		
	MOTION SENSOR		

FIXTURE SCHEDULE		
No.	TYPE	MANUFACTURER
F1	SURFACE MOUNTED EXTERIOR RATED LIGHT FIXTURE	TO BE SELECTED BY OWNER

ELECTRICAL KEYNOTES	
E01	ONE OR MORE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM(S) RECEPTACLE OUTLET(S) REQUIRED BY 210.52(D) AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. §210.11(C)(3) CEC
E02	EXISTING OR NEW SMOKE DETECTOR
E03	EXISTING OR NEW CARBON MONOXIDE DETECTOR
E04	LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN CENC 150.0(K)1C. A JAB-2019-E LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED CEILING DOWNLIGHT LUMINAIRES.

MECHANICAL KEYNOTES	
M01	PROVIDE EXHAUST FAN (MIN 50 CFM) AT NEW BATHROOM. VENTED TO THE OUTDOOR PER CEC 150(o), ANSI/ASHARE STANDARD 62.2. MUST TERMINATE OUTSIDE THE BUILDING, MUST BE MINIMUM 3'-0" FROM ANY OPENING, MUST BE ENERGY STAR COMPLIANT AND SHALL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT. CGBSC §4-506.1
M02	HVAC REGISTER ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1.

FOR MORE COMPLETE CODE REFERENCES PLEASE SEE SHEET "CR"



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REVISIONS	BY

PROJECT: ADU FOR:

MAGUIRE RESIDENCE

SHEET NAME:

PROPOSED ELECTRICAL PLAN & KEYNOTES

PROJECT ADDRESS:

16 & 16A LOWER GLEN DRIVE
SAUSALITO, CA 94965

ZONING:

R-2-2.5

APN:

065-084-05

CAD DRAWN BY:

EF

CHECKED BY:

SC

SCALE:

AS INDICATED

DATE:

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JOB No.:

2K24.0901

SHEET No.:

E1.0

TITLE24 (Luminaire Requirements)

A. LUMINAIRE EFFICACY:
ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

B. BLANK ELECTRICAL BOXES.
THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.

C. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.
LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

i. BE LISTED, AS DEFINED IN SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND

ii. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND

iii. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN AND CONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND

iv. FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; AND

v. SHALL NOT CONTAIN SCREW BASE SOCKETS; AND

vi. SHALL CONTAIN LIGHT SOURCES THAT COMPLY W/REFERENCES JOINT APPENDIX JAB, INCLUDING THE ELEVATED TEMPERATURE REQUIREMENTS, & THAT ARE MARKED "JAB-2016-E" AS SPEC. IN REFERENCE JOINT APPENDIX JAB.

D. ELECTRONIC BALLASTS.
BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

E. NIGHT LIGHTS.
PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH SECTION 130.0(C). NIGHT LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS.

F. LIGHTING INTEGRAL TO EXHAUST FANS.
LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150.0(K).

EXCEPTION TO SECTION 150.0(K)1F: LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS.

G. SCREW BASED LUMINAIRES.
SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

i. THE LUMINAIRES SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND

ii. THE LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB; AND

iii. THE INSTALLED LAMPS SHALL BE MARKED WITH "JAB-2016" OR "JAB-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB.

EXCEPTION TO SECTION 150.0(K)1G: LUMINAIRES WITH HARD-WIRED BALLASTS FOR HIGH INTENSITY DISCHARGE LAMPS.

H. ENCLOSED LUMINAIRES.
LIGHT SOURCES THAT ARE NOT MARKED "JAB-2016-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES.

TITLE24 (Interior Lighting Switching Devices & Controls)

A. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.

B. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. EXCEPTION TO SECTION 150.0(K)2B: LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

C. LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.

D. LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

E. NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).

F. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.

G. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(F), AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.

H. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A VACANCY SENSOR IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(F) AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.

I. A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.

J. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

K. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB. EXCEPTION 1 TO SECTION 150.0(K)2K: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET. EXCEPTION 2 TO SECTION 150.0(K)2K: LUMINAIRES IN HALLWAYS.

L. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

TITLE24 (Residential Outdoor Lighting)

IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:

i. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND

ii. CONTROLLED BY PHOTOCELL AND MOTION SENSOR, CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR

iii. CONTROLLED BY ONE OF THE FOLLOWING METHODS:

a. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS; OR

b. ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS; OR

c. ENERGY MANAGEMENT CONTROL SYSTEM WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS:

AT A MINIMUM PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH SECTION 110.9; MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 130.4; DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON; &, IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

TITLE24 (Residential Outdoor Lighting) CONT....

B. FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

i. SHALL COMPLY WITH SECTION 150.0(K)3A; OR

ii. SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

C. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY SECTION 150.0(K)3B OR 150.0(K)3D SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

D. OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH A TOTAL OF EIGHT OR MORE VEHICLES PER SITE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

TYPICAL MOUNTING HEIGHTS

	GENERAL	ABOVE KITCHEN LAUNDRY COUNTERTOPS	ABOVE BATH COUNTERTOP	EXTERIOR
SECURITY CONTROL PAD	48"			48"
THERMOSTATS	60"			
SWITCHES	48"	MIN 42"	MIN 42"	42"
OUTLETS	18"	MIN 42"	MIN 42"	18"
TELEPHONE OUTLETS	18"			18"
T.V. OUTLET	60"			18"
DOOR BELL	42"			
APPLIANCE OUTLETS	18"			

ALL DIMENSIONS ARE FROM TOP OF FINISH FLOOR TO CENTER OF BOX MOUNTING HEIGHTS SHALL BE IN ACCORDANCE WITH THIS TABLE UNLESS OTHERWISE NOTED ON THE ELECTRICAL PLAN

HVAC SYMBOLS

CEILING OR WALL REGISTER GRILL	ELECTRICAL PANEL
THERMOSTAT	ELECTRIC HEAT PUMP WATER HEATER LOCATION, SIZE & SPECIFICATIONS PER TITLE-24
FURNACE LOCATION, SIZE, TYPE AND SPECIFICATIONS PLEASE SEE TITLE-24 REPORT.	TANKLESS WATER HEATER LOCATION, SIZE & SPECIFICATIONS PLEASE SEE TITLE-24 REPORT.

ELECTRICAL SYMBOLS

3", 4" OR 6" RECESSED CAN FIXTURE	PENDANT LIGHT
WHOLE HOUSE FAN LOCATION	WALL WASHER LIGHT FIXTURE
QUADRUPLX OUTLET	SURFACE MOUNTED LIGHT FIXTURE
DUPLEX OUTLET	WALL SCONCE
DUPLEX 220 VOLT OUTLET	EXTERIOR LIGHT MUST BE HIGH EFFICACY UNLESS OPERATED WITH MOTION SENSOR
DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER	EMERGENCY EXIT LIGHTING PER CODE
DUPLEX OUTLET W/ ARC FAULT CIRCUIT INTERRUPTER	CHANDELIER LIGHT FIXTURE
DUPLEX OUTLET - WATERPROOF	LOW VOLTAGE TRACK LIGHTING
CABLE TV (60" A.F.F.L.)	RECESSED STEP/BRICK LIGHT
TEL/DATA JACK - MIN. (2) CAT 6 (PHONE + ETHERNET) + (2) COAX SWITCH	RECESSED LIGHT/HEAT LAMP/ EXHAUST FAN, DISCHARGE OUTSIDE 5 AIR VOLUME CHANGES PER HR
3-WAY SWITCH	SMOKE DETECTOR 120 V. MUST BE HARDWIRED WITH BATTERY BACK-UP, SHALL BE INTERCONNECTED
DIMMER SWITCH	CARBON MONOXIDE DETECTOR PER 2019 CBC907.2 AND CRC315
EMERGENCY SHUTOFF	CEILING MOUNTED FAN
CERTIFIED VACANCY SENSOR DEVICE, MUST NOT HAVE "ALWAYS-ON" OPTION	
MOTION SENSOR	

FIXTURE SCHEDULE

No.	TYPE	MANUFACTURER
F1	SURFACE MOUNTED EXTERIOR RATED LIGHT FIXTURE	TO BE SELECTED BY OWNER

ELECTRICAL KEYNOTES

E01 ONE OR MORE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM(S) RECEPTACLE OUTLET(S) REQUIRED BY 210.52(D) AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. §210.11(C)(3) CEC

E02 EXISTING OR NEW SMOKE DETECTOR

E03 EXISTING OR NEW CARBON MONOXIDE DETECTOR

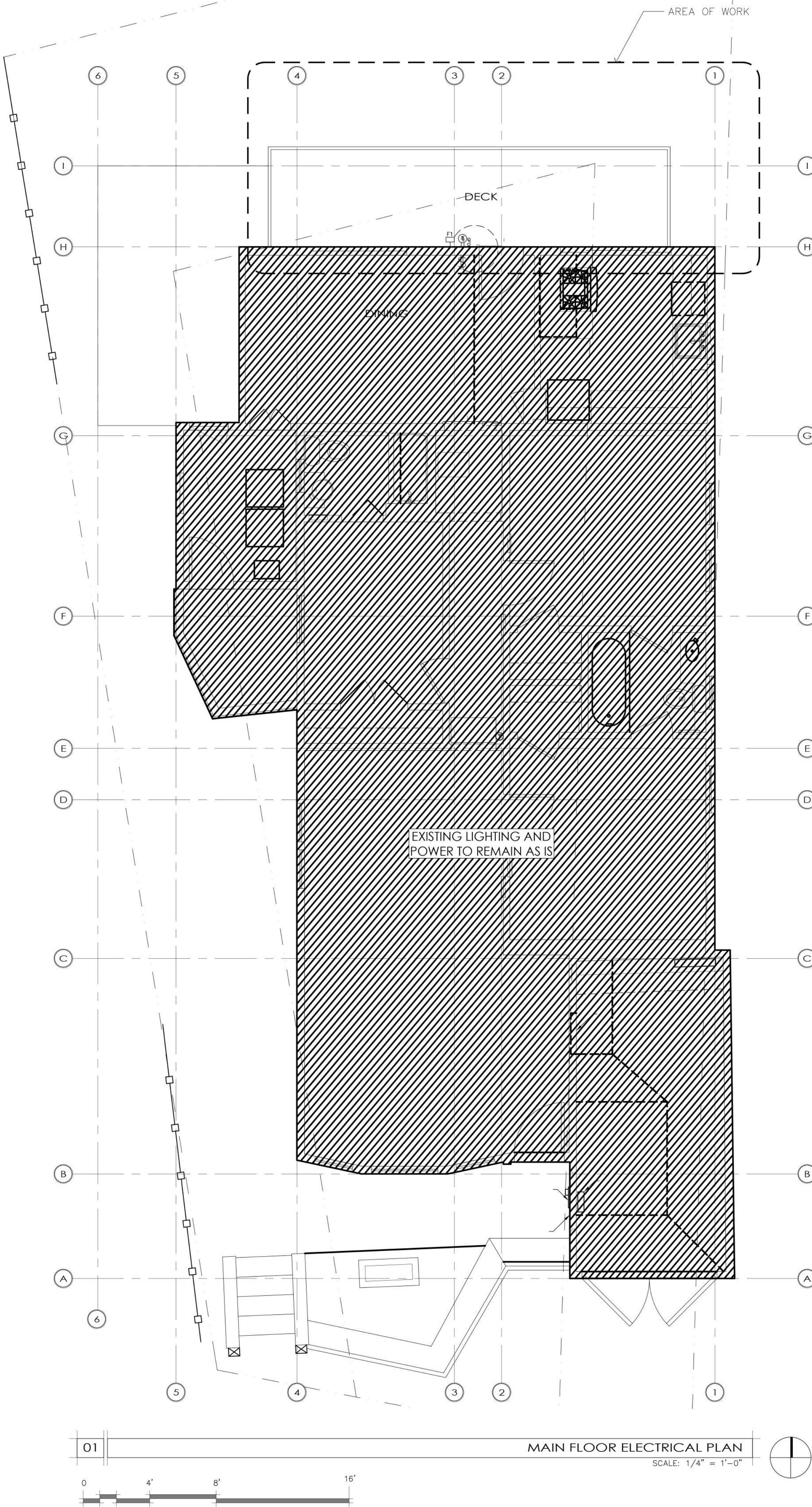
E04 LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN CENC 150.0(K)1C. A JAB-2019-E LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED CEILING DOWNLIGHT LUMINAIRES.

MECHANICAL KEYNOTES

M01 PROVIDE EXHAUST FAN (MIN 50 CFM) AT NEW BATHROOM. VENTED TO THE OUTDOOR PER CEC 150(o), ANSI/ASHARE STANDARD 62.2. MUST TERMINATE OUTSIDE THE BUILDING, MUST BE MINIMUM 3'-0" FROM ANY OPENING, MUST BE ENERGY STAR COMPLIANT AND SHALL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT. CGBSC §4.506.1

M02 HVAC REGISTER
ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1.

FOR MORE COMPLETE CODE REFERENCES PLEASE SEE SHEET "CR"



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REVISIONS	BY

PROJECT: ADU FOR:
MAGUIRE RESIDENCE

PROJECT ADDRESS:
16 & 16A LOWER GLEN DRIVE
SAUSALITO, CA 94965

SHEET NAME:
PROPOSED ELECTRICAL PLAN & KEYNOTES

APN:
065-084-05

ZONING:
R-2-2.5

CAD DRAWN BY:	EF
CHECKED BY:	SC
SCALE:	AS INDICATED
DATE:	05.10.25
JOB No.:	2K24.0901

SHEET No.:

E1.1