



AGENCY COMMENT REQUEST

Date 03/26/26

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District CONTRA COSTA

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District WESTCO WASTEWATER

☒ Water District EBMUD

☒ City of RICHMOND

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC NORTH RICHMOND

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Maria Lara-Lemus

Phone # (925) 655-2904

E-mail Maria.Lara-Lemus@dcd.cccounty.us

County File # CDVR26-01005

Prior to April 20, 2026

We have found the following special programs apply to this application:

☒ Landslide ☒ Active Fault Zone (A-P)
☒ Liquefaction ☒ Flood Hazard Area
60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ____ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDVR26-01005

Submitted Date: 3/23/2026

Applicant: scott galka

Property Owner: COMMUNITY HOUSING DEVELOPMENT CORP

Project Description:

Request approval of a Variance to allow a 4-foot side yard where 5-feet is the minimum required for a new carport.

Project Location: (Address: 121 CHESLEY AVE, RICHMOND, CA 94801 157), (APN: 409052003)

Additional APNs:

General Plan Designation(s): RMH

Flood Hazard Areas: B

60-dBA Noise Control: NO

Sphere of Influence: Richmond

Sanitary District: WEST CO WASTEWATER

Specific Plan: NO

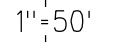
Zoning District(s): HE-C

AP Fault Zone: NO

MAC/TAC: NORTH RICHMOND MAC

Fire District: CONSOLIDATED FIRE

Housing Inventory Site: YES


$$\frac{PB}{408}$$

WEST RUBY ST

WEST CHESLEY AVE.

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

04

YORK ST.



EAST CHESLEY AVE.

P.B.
561

051

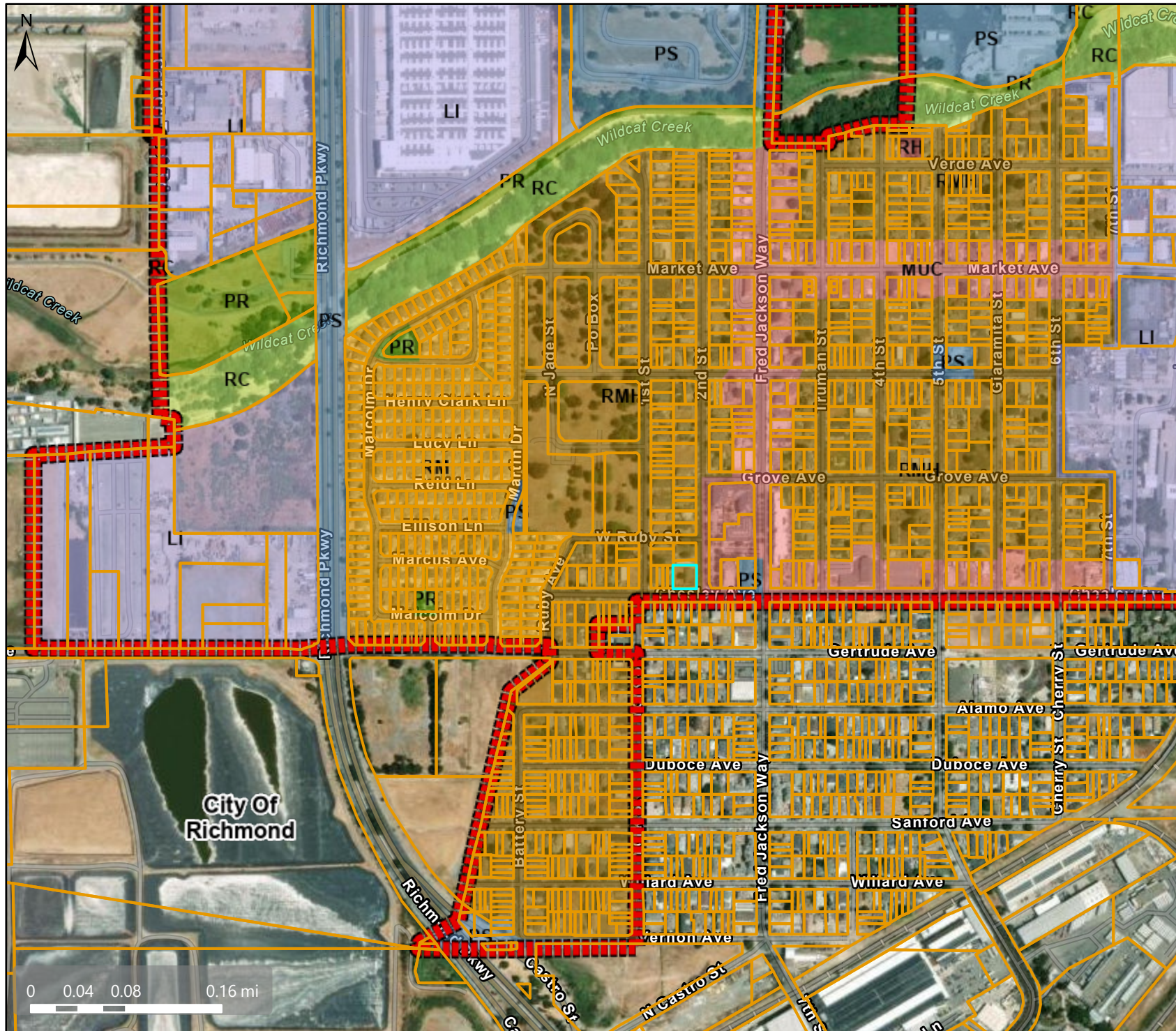
052

12

1/22/04

1961 ROLL *P-20*
ASSESSOR'S MAP
BOOK 409 PAGE 05
CONTRA COSTA COUNTY,CALIF.

General Plan: Residential Medium High Density (RMH)



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

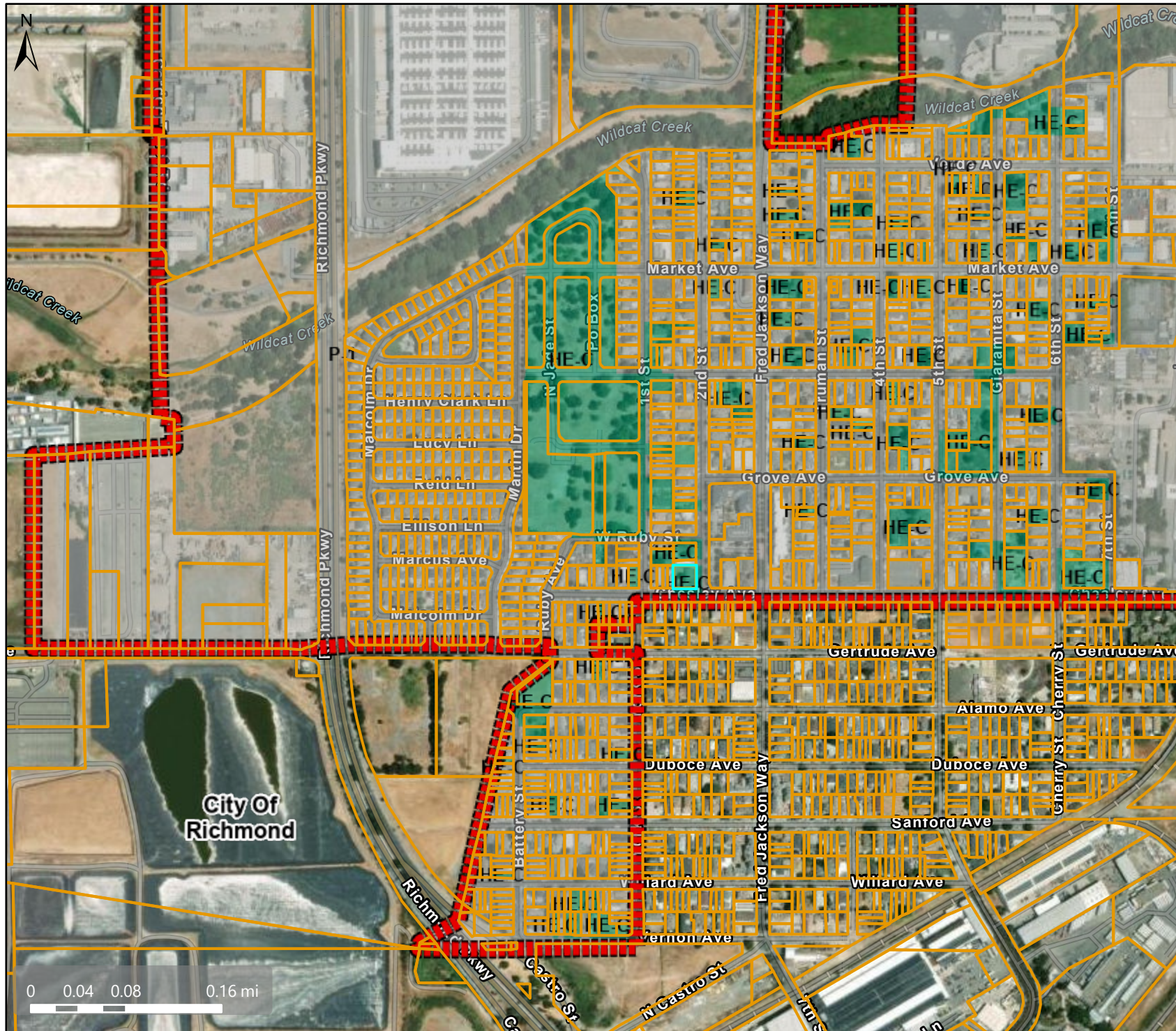
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- RH (Residential High Density) (30-60 du/na)
- MUC (Mixed-Use Community-Specific) (Variable)
- LI (Light Industry) (1.5 FAR)
- PS (Public and Semi-Public)
- PR (Park and Recreation)
- RC (Resource Conservation)
- City Limits

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

Zoning: Housing Element Consistency District (HE-C)



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

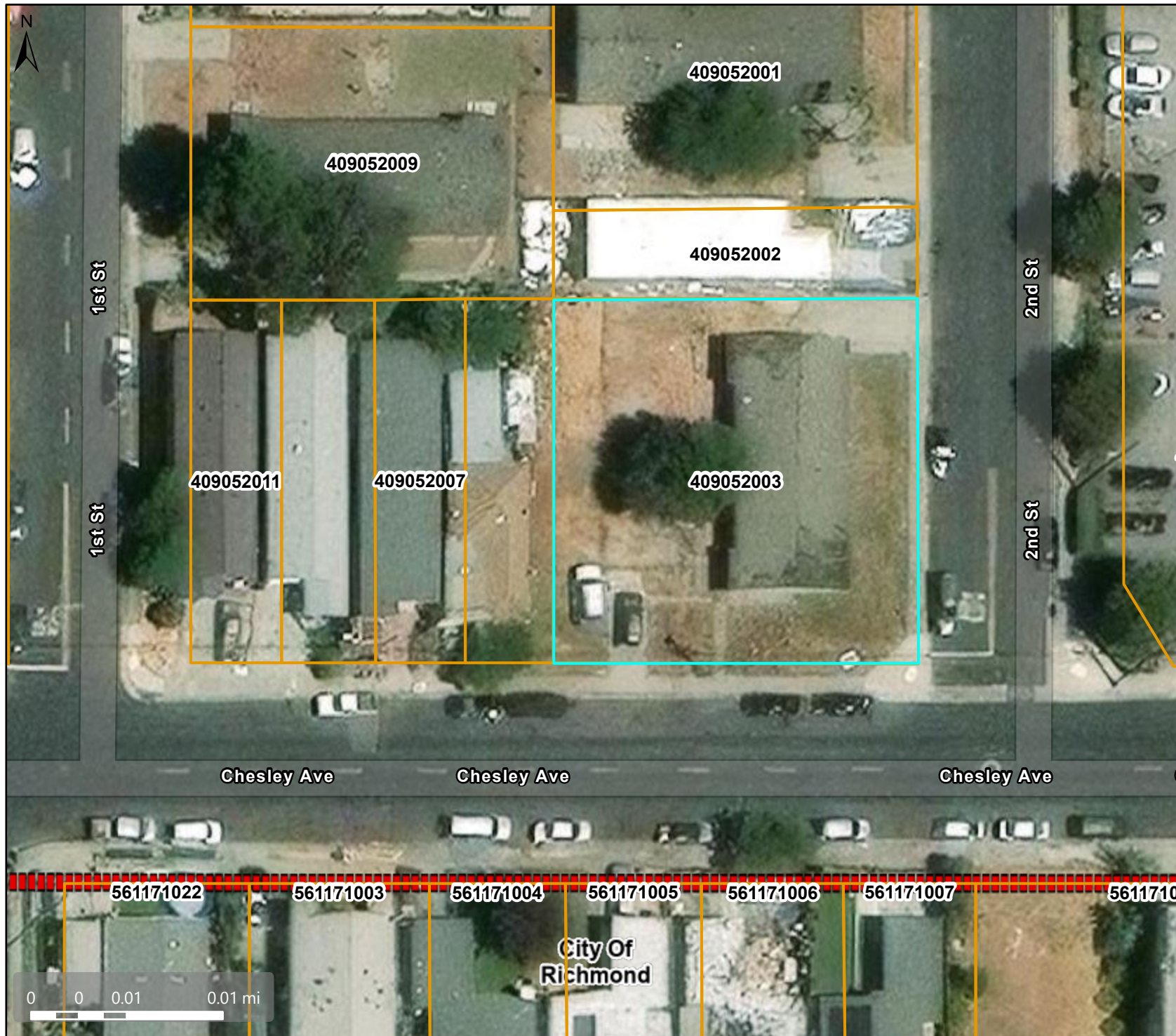
- P-1 (Planned Unit)
- HE-C (Housing Element Consistency)
- City Limits

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Aerial



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

- City Limits

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

OWNER	<u>ARCHITECT</u>
COMMUNITY HOUSING DEVELOPMENT CORPORATION 1535 FRED JACKSON WAY, SUITE A RICHMOND, CA 94801 (510) 724-9290	SCOTT GALKA SRG ARCHITECTS 562 61ST STREET OAKLAND, CALIFORNIA 94609 SCOTT@SCOTTGALKAArchitects.COM 510-610-6602
SHANE SUTHERLAND SSUTHERLAND@COMMUNITYHDC.ORG	
<u>SURVEYOR</u>	<u>TITLE-24 CONSULTANT</u>
JACKIE LUK PE, PLS LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 (510) 724 - 3388	BENJAMIN MONTALBANO NRG COMPLIANCE, LP 4480 MAIN ST SUITE B RIVERSIDE, CA 92501 202-870-7813

1. THE SCOPE OF WORK SHALL CONSIST OF FURNISHING ALL THE LABOR, MATERIALS, & EQUIPMENT NECESSARY TO COMPLETE ALL THE WORK INDICATED ON THE DRAWINGS.
2. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, & NATIONAL CODES, ORDINANCES, & REGULATIONS.
3. UNLESS OTHERWISE DETERMINED BY THE OWNER, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING & PAYING FOR ALL PERMITS, FILINGS, INSPECTIONS, & SIGN-OFF & SHALL SUBMIT CERTIFICATES OF COMPLIANCE TO OWNER.
4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON JOB SITE & NOTIFY THE ARCHITECT AS TO ANY DISCREPANCY.
5. ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
6. ALL PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW & APPROVAL.
7. ALL WORK SHALL BE DONE IN NEAT & WORKMANLIKE MANNER.
8. ALL DIMENSIONS ARE FACE OF WALL FINISH TO FACE OF WALL FINISH UNLESS OTHERWISE NOTED.
9. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
10. THE ARCHITECT SHALL BE NOTIFIED IF FIELD DIMENSIONS NECESSITATE ANY CHANGES OR MODIFICATIONS.
11. CONTRACTOR SHALL KEEP ALL WORK AREAS CLEAR OF ALL REFUSE, RUBBISH, & DEBRIS.
12. ALL PERTINENT CONSTRUCTION SHALL MEET ALL CALIFORNIA TITLE 24 ENERGY REQUIREMENTS.
13. THE CONTRACTOR SHALL POST & MAINTAIN ALL REQUIRED NOTICES, SIGNS, & BARRICADES.
14. THE CONTRACTOR SHALL FILE RELEASE OR WAIVER OF LIENS. A COMPLETE SET OF MANUALS CONTAINING MANUFACTURERS' INSTRUCTIONS FOR MAINTENANCE & OPERATION OF EACH PIECE OF EQUIPMENT SHALL BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.
15. PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 - 2025 CALIFORNIA BUILDING CODE (T24, PART 2)
 - 2025 CALIFORNIA RESIDENTIAL CODE (T24, PART 2.5)
 - 2025 CALIFORNIA ELECTRICAL CODE (T24, PART 3)
 - 2025 CALIFORNIA MECHANICAL CODE (T24, PART 4)
 - 2025 CALIFORNIA PLUMBING CODE (T24, PART 5)
 - 2025 CALIFORNIA ENERGY CODE (T24, PART 6)
 - 2025 CALIFORNIA HISTORICAL CODE (T24, PART 8)
 - 2025 CALIFORNIA FIRE CODE (T24, PART 9)
 - 2025 CALIFORNIA EXISTING BUILDING CODE (T24, PART 10)
 - 2025 CALIFORNIA GREEN BUILDING CODE (T24, PART 11)
 - CONTRA COSTA COUNTY AMENDMENTS & ORDINANCES

	ELEVATION TAG		MATERIAL / FINISH TAGS		STEP / CHANGE IN HT TAG
	ROOM NAME TAG		WALL TAG		WINDOW TAG
	DELTA TAG / CLOUD		GENERAL / MISC TAG; USER-DEFINE BY [LETTER.....###]		DOOR TAG
	DIMENSIONS		NOTE		DATUM POINT REFERENCE
LABELS			KEYNOTE		ALIGN FINISH SURFACES

2 ND.

60'

60'

EAST CHESLEY AVE.

60'

360' 09' 052' 371'

25' 361' 14' 02' 370' 25'

75' 01' 02' 03' 04' 05' 06' 07' 08'

362' 363' 364' 365' 366' 367' 368' 369'

25' 361' 58' 58' 25'

N
↑
W E
S

OWNER	COMMUNITY HOUSING DEVELOPMENT CORPORATION
ADDRESS	121 CHESLEY AVE
PLANNING AGENCY	CONTRA COSTA COUNTY
APN	409-052-003-4
PERMIT NUMBER	TBD
CONSTRUCTION TYPE	VB
OCCUPANCY	R-3
LAND USE	RESIDENTIAL
ZONING	HE-C
FIRE ZONE	NO
FAULT ZONE	NO
LIQUEFACTION ZONE	YES
LANDSLIDE ZONE	NO
FEMA FLOOD ZONE	ZONE D
FIRE SPRINKLERS	NO

TO RENOVATE AN EXISTING DUPLEX, INCLUDING NEW KITCHEN AND BATHROOM FIXTURES AND FINISHES, EXTERIOR SIDING, INSULATION, WINDOWS, ELECTRICAL AND MECHANICAL SYSTEMS.

NEW LANDSCAPING, IRRIGATION, PAVEMENT AT EXISTING DRIVEWAYS, ENTRY PATHWAYS, CARPORTS, AND FENCING.

NO CHANGE TO NUMBER OF UNITS OR BATHROOM COUNT.

NO GAS SERVICE. PROJECT TO BE ALL ELECTRIC.

SEWER LATERAL COMPLIANCE

ZONE HE-C			
MAIN HOUSE	EXIST	PROP	CODE
FRONT SETBACK	19'-9"	18'-9"	10'-0"
STREET SIDE SETBACK	14'-10"	NC	10'-0"
WEST SIDE SETBACK	57'-6"	NC	5'-0"
REAR SETBACK	17'-10"	NC	15'-0"
MAX. BUILDING HEIGHT	11'-9"	NC	45'-0"
NUMBER OF STORIES	1	NC	4
LOT COVERAGE	17%	NC	50%
AREAS (SF)			
	EXIST	PROP	
LOT AREA	9,994	NC	
UNIT 1	779	NC	
UNIT 2	944	NC	
TOTAL CONDITIONED AREA	1,723	NC	

ARCHITECTURAL				
		SUBMITTAL NUMBER		
A0.0	COVERSHEET		X	
A0.1	POLLUTION PREVENTION		X	
A0.2	CALGREEN		X	
A0.3	CALGREEN		X	
A0.4	TITLE 24			
A0.5	TITLE 24			
A1.0	EXISTING SITE PLAN		X	
A1.1	PROPOSED SITE PLAN		X	
A2.0	PROPOSED PLAN		X	
A3.0	REFLECTED CEILING PLAN		X	
A4.0	EXTERIOR ELEVATIONS		X	
A5.0	SCHEDULES AND DETAILS		X	
A5.1	DETAILS		X	
SURVEYOR				
SHEET 1	ALTA/NSPS LAND TITLE SURVEY		X	
SHEET 2	ALTA/NSPS LAND TITLE SURVEY		X	

[illegible]

PROJECT:
RESIDENTIAL
REMODEL
121 CHESLEY AVE
RICHMOND, CA 94801

ARCHITECT OF RECORD



CONSULTANTS

RECEIVED on 03/23/2026 CDVR26-01005
By Contra Costa County
Department of Conservation and Development

SHEET DESCRIPTION:

COVERSHEET

JOB NUMBER: 2025.021

SCALE

DATE: 02.12.2026

DRAWN BY

DRAWN BY: KWM

CHECKED

CHECKED BY: _____ SRG _____

CAD TITLE:

CAD TITLE: A0.0 - COVERSHEET.dwg

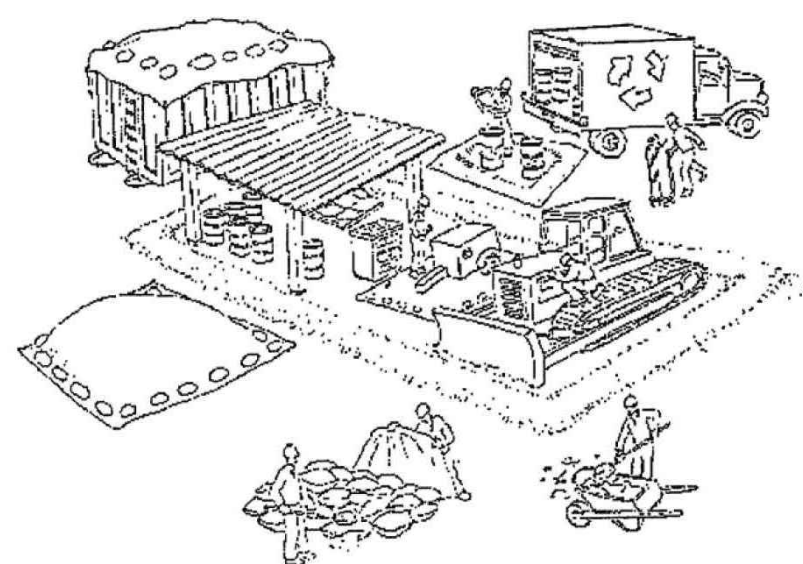
SHEET NUMBER

SHEET NUMBER: _____

A0.0

OF XX SHEETS

Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

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



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.
- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

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

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS:		ISSUES:
NO.	DATE	DESCRIPTION
	02.12.2026	PLANNING

PROJECT:
RESIDENTIAL REMODEL
121 CHESLEY AVE
RICHMOND, CA 94801



CONSULTANTS:

SHEET DESCRIPTION:
POLLUTION PREVENTION

JOB NUMBER:	2025.021
SCALE:	
DATE:	02.12.2026
DRAWN BY:	KWM
CHECKED BY:	SRG
CAD TITLE:	A0.1 - BOILERPLATE.dwg
SHEET NUMBER:	

A0.1

OF XX SHEETS

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmpandbooks.com



2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1

Y	N/A	RESPON	PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON	PARTY
				301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.				☒
				301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.				☒
				The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.				☒
				Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.				
				Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.				☒
				301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings or high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.				
				SECTION 302 MIXED OCCUPANCY BUILDINGS				
				302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.				
				Exceptions:				
				1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.				
				2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.				
				DIVISION 4.1 PLANNING AND DESIGN				
				ABBREVIATION DEFINITIONS:				
				HCD Department of Housing and Community Development				
				BSC California Building Standards Commission				
				DSA-SS Division of the State Architect, Structural Safety				
				OSHPD Office of Statewide Health Planning and Development				
				LR Low Rise				
				HR High Rise				
				AA Additions and Alterations				☒
				N New				
				CHAPTER 4 RESIDENTIAL MANDATORY MEASURES				
				SECTION 4.102 DEFINITIONS				
				4.102.1 DEFINITIONS				
				The following terms are defined in Chapter 2 <i>(and are included here for reference)</i>				
				FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.				
				WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.				☒
				4.106 SITE DEVELOPMENT				
				4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.				☒
				4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.				
				1. Retention basins of sufficient size shall be utilized to retain storm water on the site.				
				2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.				
				3. Compliance with a lawfully enacted storm water management ordinance.				
				Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.				
				(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)				
				4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:				
				1. Swales				
				2. Water collection and disposal systems				
				3. French drains				☒
				4. Water retention gardens				
				5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.				
				Exception: Additions and alterations not altering the drainage pattern.				
				4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the <i>California Electrical Code</i> .				☒
				Exceptions:				
				1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:				☒
				1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.				☒
				1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.				☒
				2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.				
				4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.				
				Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .				☒
				4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."				

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4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.			
4.106.4.2.1 Reserved.		☒	
4.106.4.2.2 Multifamily dwellings, hotels and motels			
1. EV ready parking spaces with receptacles.			
a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit. 1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit. 1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. 3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both. d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R		☒	
2. EV ready parking spaces with EV chargers		☒	
a. Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests. b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors. c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.		☒	
4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See <i>California Building Code</i>, Chapter 11B, for applicable requirements.		☒	
4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.		☒	
EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 18 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EVCS space shall be located on an accessible route, as defined in the <i>California Building Code</i>, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i>, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.		☒	
4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.			
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the <i>California Building Code</i>, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with <i>California Building Code</i>, Chapter 11A, Section 1109A.			
4.106.4.2.3 Reserved.		☒	
4.106.4.2.4 Reserved.			
4.106.4.2.5 Electric vehicle ready space signage.			
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).		☒	
4.106.4.2.6 Hotels and motels.			
1. EV ready parking spaces with receptacles.			
a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R.		☒	
2. EV Ready parking spaces with EV chargers.			
a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.			

	Y	N/A	RESPON. PARTY
c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.		☐	☒
4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels. When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.		☒	☐
4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.		☐	☐
4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area, 2. Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks.		☒	☐
4.106.4.4.2 Long-term bicycle parking for multifamily buildings. Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.		☐	☐
4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings. Provide one on-site long-term bicycle parking space for every 25,000 square foot, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.		☒	☐
DIVISION 4.2 ENERGY EFFICIENCY		☒	☐
4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.		☒	☐
DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION		☐	☐
4.303 INDOOR WATER USE		☐	☐
4.303.1 WATER-CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.		☐	☐
4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.		☒	☐
4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.		☐	☐
4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.		☐	☐
4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.		☐	☒
4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i> .		☐	☐
4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 701.1 of the <i>California Plumbing Code</i> .		☐	☐
4.304 OUTDOOR WATER USE		☐	☐
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with the local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.		☐	☐
NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i> , Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/		☐	☐

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2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2

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		MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(g).																																																																		
	☐	4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.																																																																		
	☐	4.504 POLLUTANT CONTROL 4.504.1 COVERINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.																																																																		
	☐	4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.																																																																		
	☐	4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 116B VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. - Such products also shall comply with the Rule 116B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i>, Title 17, commencing with section 94507.																																																																		
	☐	4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.																																																																		
	☐	4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i>, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.																																																																		
	☐	4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. Field verification of on-site product containers.																																																																		
	☐	<table border="1"> <thead> <tr> <th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT.^{1,2}</th> </tr> <tr> <th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th> </tr> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr> <td>INDOOR CARPET ADHESIVES</td> <td>50</td> </tr> <tr> <td>CARPET PAD ADHESIVES</td> <td>50</td> </tr> <tr> <td>OUTDOOR CARPET ADHESIVES</td> <td>150</td> </tr> <tr> <td>WOOD FLOORING ADHESIVES</td> <td>100</td> </tr> <tr> <td>RUBBER FLOOR ADHESIVES</td> <td>60</td> </tr> <tr> <td>SUBFLOOR ADHESIVES</td> <td>50</td> </tr> <tr> <td>CERAMIC TILE ADHESIVES</td> <td>65</td> </tr> <tr> <td>VCT & ASPHALT TILE ADHESIVES</td> <td>50</td> </tr> <tr> <td>DRYWALL & PANEL ADHESIVES</td> <td>50</td> </tr> <tr> <td>COVE BASE ADHESIVES</td> <td>50</td> </tr> <tr> <td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td> <td>70</td> </tr> <tr> <td>STRUCTURAL GLAZING ADHESIVES</td> <td>100</td> </tr> <tr> <td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td> <td>250</td> </tr> <tr> <td>OTHER ADHESIVES NOT LISTED</td> <td>50</td> </tr> <tr> <td colspan="2">SPECIALTY APPLICATIONS</td> </tr> <tr> <td>PVC WELDING</td> <td>510</td> </tr> <tr> <td>CPVC WELDING</td> <td>490</td> </tr> <tr> <td>ABS WELDING</td> <td>325</td> </tr> <tr> <td>PLASTIC CEMENT WELDING</td> <td>250</td> </tr> <tr> <td>ADHESIVE PRIMER FOR PLASTIC</td> <td>550</td> </tr> <tr> <td>CONTACT ADHESIVE</td> <td>80</td> </tr> <tr> <td>SPECIAL PURPOSE CONTACT ADHESIVE</td> <td>250</td> </tr> <tr> <td>STRUCTURAL WOOD MEMBER ADHESIVE</td> <td>140</td> </tr> <tr> <td>TOP & TRIM ADHESIVE</td> <td>250</td> </tr> <tr> <td colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</td> </tr> <tr> <td>METAL TO METAL</td> <td>30</td> </tr> <tr> <td>PLASTIC FOAMS</td> <td>50</td> </tr> <tr> <td>POROUS MATERIAL (EXCEPT WOOD)</td> <td>50</td> </tr> <tr> <td>WOOD</td> <td>30</td> </tr> <tr> <td>FIBERGLASS</td> <td>80</td> </tr> </tbody> </table>	TABLE 4.504.1 - ADHESIVE VOC LIMIT. ^{1,2}		(Less Water and Less Exempt Compounds in Grams per Liter)		ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80
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	☐	1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B.																																																																		

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TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

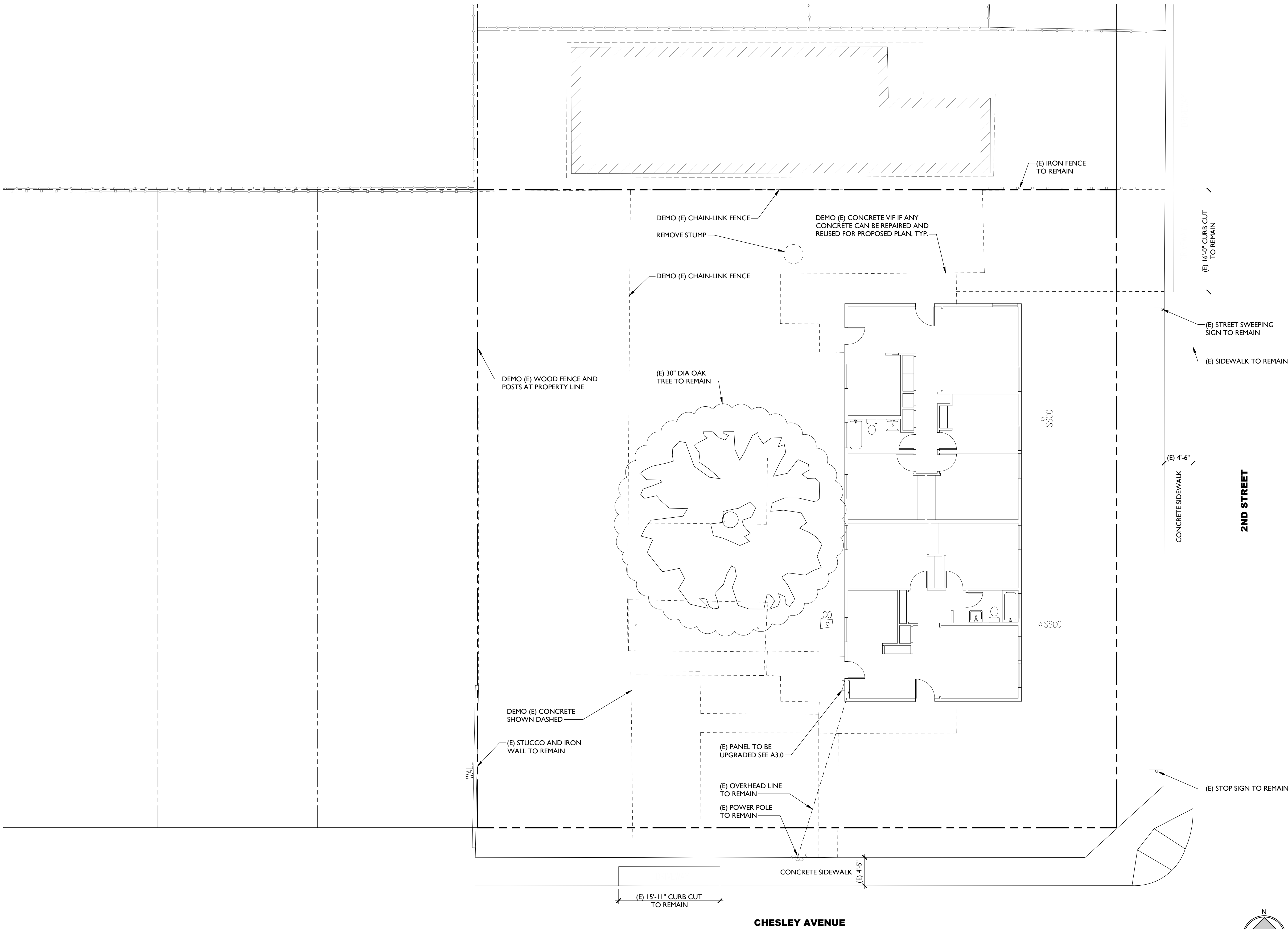
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

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

Y	W	W	RESPON	PARTY															
					<table border="1"> <caption>TABLE 4.504.5 - FORMALDEHYDE LIMITS:</caption> <thead> <tr> <th colspan="2">MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</th></tr> <tr> <th>PRODUCT</th><th>CURRENT LIMIT</th></tr> </thead> <tbody> <tr> <td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr> <tr> <td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr> <tr> <td>PARTICLE BOARD</td><td>0.09</td></tr> <tr> <td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr> <tr> <td>THIN MEDIUM DENSITY FIBERBOARD:</td><td>0.13</td></tr> </tbody> </table> 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD:	0.13
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MEDIUM DENSITY FIBERBOARD	0.11																		
THIN MEDIUM DENSITY FIBERBOARD:	0.13																		
				☒	DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDCPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx.														
				☒	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDCPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx.														
				☒	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.														
				☒	4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDCPH/DEOD/CEHLB/IAQ/Pages/VOC.aspx.														
				☒	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5														
				☒	4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 S3 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency.														
					4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i>.														
				☒	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.														
				☒	4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.														
				☒	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Moisture content shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade established end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.														
				☒	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. 3. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. 4. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). Notes: 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>.														
				☒	4.507 ENVIRONMENTAL COMFORT 4.507.1 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculations), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.														

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SRG 562 61ST STREET OAKLAND, CALIFORNIA 510.550.5314		
REVISONS: ☐		ISSUES: ☐
NO.	DATE	DESCRIPTION
	02.12.2026	PLANNING
PROJECT: RESIDENTIAL REMODEL 121 CHESLEY AVE RICHMOND, CA 94801		
ARCHITECT OF RECORD:		
		
CONSULTANTS:		
SHEET DESCRIPTION: CALGREEN		
JOB NUMBER: 2025.021		
SCALE:		
DATE:	02.12.2026	
DRAWN BY:	KWM	
CHECKED BY:	SRG	
CAD TITLE:	A0.1 - BOILERPLATE.dwg	
SHEET NUMBER:		
A0.3 OF XX SHEETS		



GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT-OF-WAY TO BE DONE WITH AN ENCROACHMENT PERMIT.

SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS:		ISSUES:
NO.	DATE	DESCRIPTION
	02.12.2026	PLANNING

PROJECT:
RESIDENTIAL
REMODEL
121 CHESLEY AVE
RICHMOND, CA 94801

ARCHITECT OF RECORD:



CONSULTANTS:

SHEET DESCRIPTION:

EXISTING
SITE PLAN

JOB NUMBER:	2025.021
SCALE:	
DATE:	02.12.2026
DRAWN BY:	KWM
CHECKED BY:	SRG
CAD TITLE:	A1.0 - SITE PLAN - CHESLEY.dwg
SHEET NUMBER:	

A1.0

OF XX SHEETS

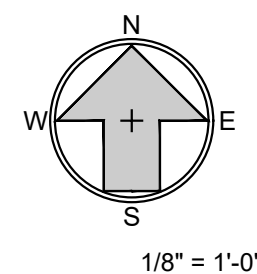
1. PROTECT EXISTING TREES FROM CONSTRUCTION ACTIVITIES. PROTECT TREE ROOTS FROM COMPACTION. DO NOT STORE MATERIALS UNDER TREES.
2. PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
3. PLANTS STORED ON SITE SHALL BE WATERED DAILY.
4. PLANT AND WATER WITHIN THIRTY MINUTES OF REMOVAL FROM FLATS OR CONTAINERS.
5. PLANT TREES AND SHRUBS FIRST. THEN GROUND COVER PLANTS.
6. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.
7. AFTER PLANTING IS COMPLETE, MULCH DESIGNATED AREAS IN A 3" LAYER OF NATURAL MULCH.
8. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE WORK AREA IMMEDIATELY AFTER THE WORK.
9. THE CONTRACTOR SHALL EXAMINE THE SITE CAREFULLY, NOTING ALL THE EXISTING CONDITIONS AND ALL PROPOSED WORK ON THE PLANS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN ALL PLANTING AREAS AND FOR ANY FINE TUNING NECESSARY FOR SURFACE DRAINAGE AND UNIFORMITY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND PROGRAMMING WEATHER MOISTURE SENSING CONTROLLERS PER MANUFACTURERS RECOMMENDATIONS.
12. PRESSURE REGULATOR SHALL BE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDATIONS OF THE SPECIFIED IRRIGATION DEVICES.
13. CONTROL WIRE SHALL BE #14 SOLID COPPER.
14. ELECTRICAL CONNECTIONS SHALL BE MADE WITH SUGAR COATED COPPER OR EQUAL AND COPPER CRIMP SLEEVES AND SEALER.
15. GENERAL CONTRACTOR TO SUPPLY 120 VOLT SERVICE TO CONTROLLER STUB-OUT.
16. IRRIGATION CONTRACTOR TO INSTALL AN AUTOMATIC RAIN SHUT-OUT TO EACH CONTROLLER.
17. PLANT AND WIRE SHALL HAVE THE FOLLOWING SOIL COVERAGE:
MAINLINE SHALL HAVE 18" OF COVER
LATERAL LINES SHALL HAVE 12" OF COVER.
SUB-LATERAL LINES SHALL HAVE 4" OF COVER.
CONTROL WIRE SHALL HAVE 16" OF COVER.
18. EXISTING REMOTE CONTROL VALVE SHALL BE PLACED IN A SET AREA AND APPROPRIATELY SUPPLY GREEN VALVE BOX.
SEAL AT GRADE AND PLACED AT LEAST 24" FROM SIDEWALKS AND BUILDINGS.
19. NO OVERHEAD IRRIGATION IS PERMITTED IN LANDSCAPE AREAS THAT ARE LESS THAN 10' WIDE.
20. ADJUST SPRAY HEAD RADI AND ARCS TO MAXIMIZE COVERAGE AND MINIMIZE SPRAY OVERTHROW ONTO WALKS AND BUILDINGS.
21. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE OCCURS.
22. THIS PLAN IS DIAGRAMMATIC, AND THEREFORE IS SUBJECT TO IN FIELD MODIFICATIONS.
23. CONTRACTOR SHALL THE BACKFLOW PREVENTION DEVICE INTO WATER METER AND SECURE WITH A CONCRETE PAD AND WEATHER/FREEZE COVER.
24. CONTRACTOR SHALL LOCATE AND VERIFY LOCATION OF ALL UNDER GROUND UTILITIES PRIOR TO THE BEGINNING OF THE WORK.
25. IN ADDITION TO MANUFACTURERS GUANTEES OR WARRANTIES ALL IRRIGATION WORK SHALL BE WARRANTED FOR ONE YEAR FROM FINAL ACCEPTANCE AGAINST DEFECTS IN MATERIAL, EQUIPMENT AND WORKSMANSHIP.
26. A SCHEDULE OF IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
27. CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND CITY AND/OR COUNTY WATER ORDINANCE AND REGULATIONS.
28. PROVIDE BASKETS AROUND ALL TREES AND SHRUBS. STAKE ALL TREES PER DETAIL PROVIDED.
29. PLANT CROWNS 1" MIN. ABOVE GRADE FOR ALL TREES AND SHRUBS.
30. HULCH MULCH 4" AWAY FROM TRUNKS OF TREES AND SHRUBS CROWNS TO PREVENT ROT.
31. PLANT TOPKILL TO ALL PARTS MIXTURE FROM HOLE AND ONE PART SOIL AMENDMENT THOROUGHLY MIXED. USE COMPOST AMENDMENT WALT WHITMAN FROM AMERICAN SOILS OR SIMILAR.
32. ALL DRIP IRRIGATION SUPPLY LINE TUBING TO BE STAKED AND COMPLETELY HIDDEN UNDER MULCH.
33. MAINTENANCE OF THE SYSTEM SHALL BE THE DUTY OF THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT COUNTS PER PLAN.
34. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF ALL PLANT MATERIAL FROM THE TIME PLANTS ARE DELIVERED UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
35. MAINTENANCE SHALL BE FOR A PERIOD OF ONE YEAR FROM GUARANTEED PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

STORMWATER	
LOT AREA	9,994
IMPREVIOUS WALKWAY	408
IMPREVIOUS DRIVEWAY	1,065
BUILDING FOOTPRINT	1,723
TOTAL PROPOSED IMPERVIOUS	3,196
OTHER PERMEABLE AREA	4,053
PERMEABLE PATIOS	429
LANDSCAPED PERMEABLE AREA	2,316
TOTAL PROPOSED PERMEABLE	6,798
PRE-PROJECT IMPERVIOUS	2,874
NEW/REPLACED IMPERVIOUS	322

(N) PERMEABLE LANDSCAPING
GROUND COVER OR MULCH

IMPERMEABLE PAVING
CONCRETE OR ASPHALT

(N) PERMEABLE PAVING



1



562 61ST STREET
OAKLAND, CALIFORNIA
510 . 550 . 5314

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PROJECT:
RESIDENTIAL
REMODEL
121 CHESLEY AVE
RICHMOND, CA 94801

ARCHITECT OF RECORD:

CONSULTANTS:

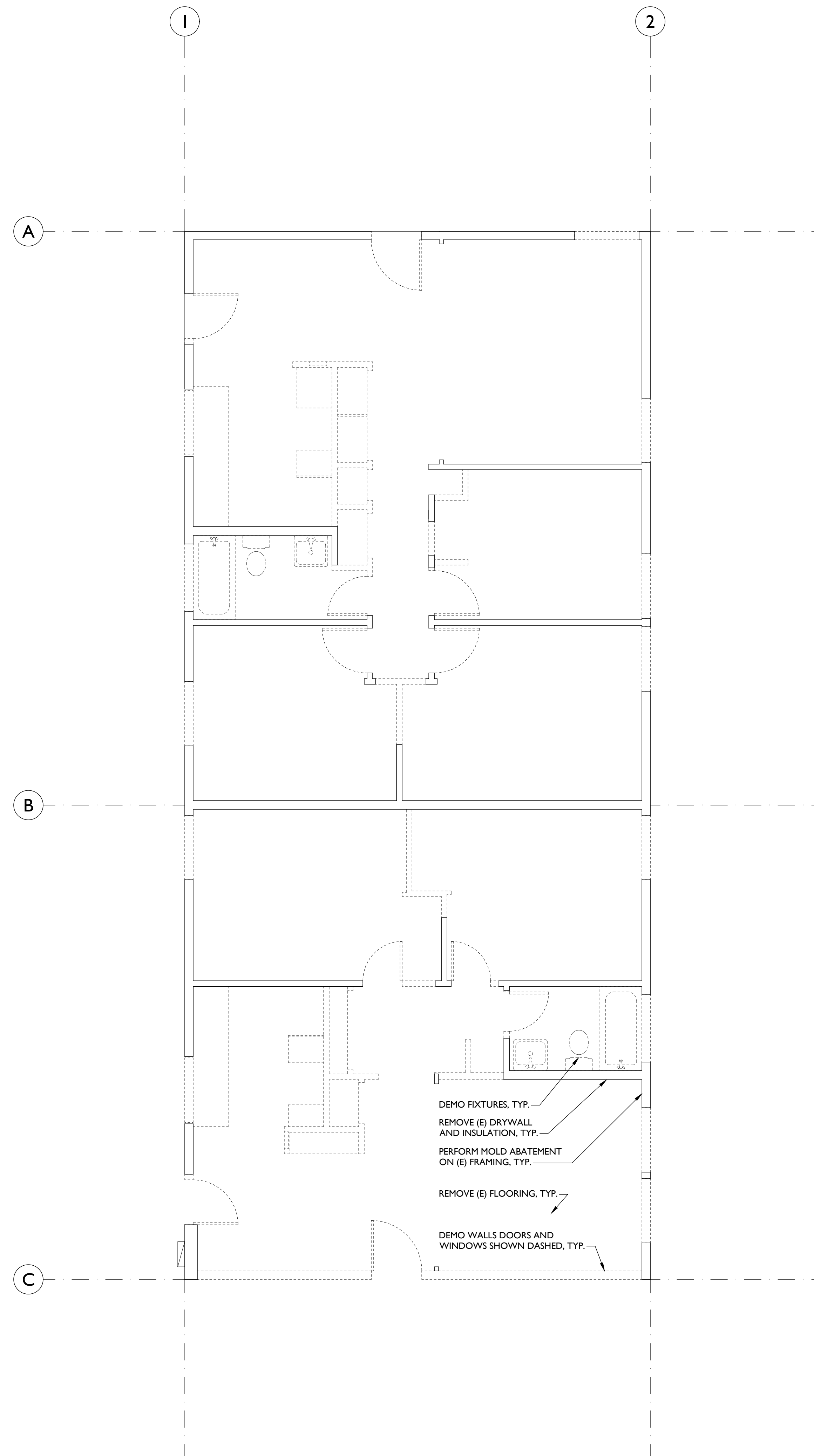
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PROPOSED SITE PLAN

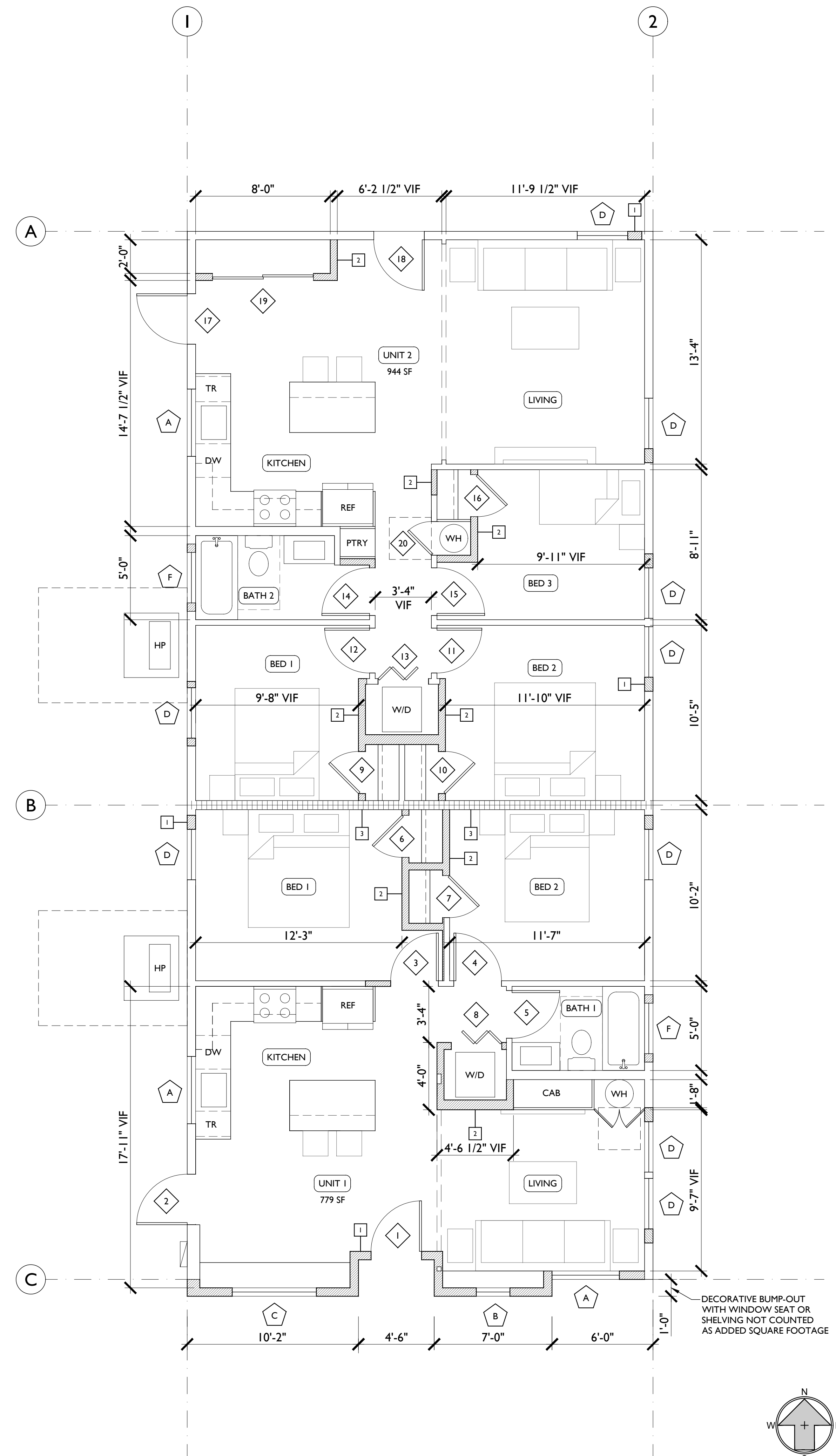
JOB NUMBER:	2025.021
SCALE:	
DATE:	02.12.2026
DRAWN BY:	KWM
CHECKED BY:	SRG
CAD TITLE:	A1.0 - SITE PLAN -CHESLEY.dwg
SHEET NUMBER:	

A1.1

OF XX SHEETS



DEMO PLAN	2
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PROPOSED PLAN	1
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GENERAL NOTES

1. SEE A01 FOR POLLUTION PREVENTION.
2. DIMENSIONS ARE TAKEN FROM FACE-OF-FINISH TO FACE-OF-FINISH; VERIFY W/ DETAILS FOR FINISH MATERIAL & THICKNESS. ETC.
3. THIS PROJECT SHALL FOLLOW EROSION CONTROL MEASURES AND PRACTICE MANUAL CONSERVATION AND RESTORATION EFFICIENCY. SEE CALGREEN SHEETS A02 AND A03
2. REVIEW ALL ROUGH-IN ELECTRICAL & PLUMBING PRIOR TO FINAL INSTALLATION & DRY WALL SHEATHING.
3. CAULK GAPS BETWEEN WALL AND SINKS, COUNTERTOPS, BACK SPLASHES
4. ALL PLUMBING SHALL COMPLY WITH CALGREEN
5. MOISTURE CONTROL FOR THIS PROJECT SHALL COMPLY WITH CALGREEN
6. INDOOR AIR QUALITY FOR THIS PROJECT SHALL COMPLY WITH TITLE 24 AND CALGREEN
7. THIS PROJECT SHALL PROVIDE DOCUMENTATION VERIFYING CALGREEN COMPLIANCE AS REQUIRED

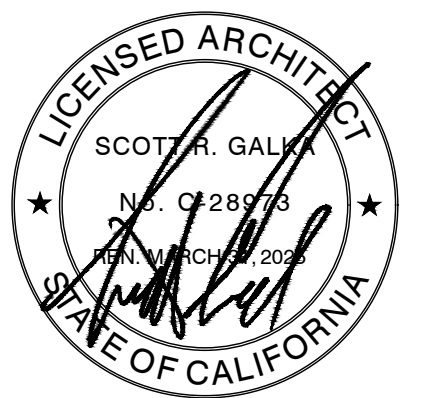


562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

[illegible]

PROJECT:
**RESIDENTIAL
REMODEL**
121 CHESLEY AVE
RICHMOND, CA 94801

ARCHITECT OF RECORD:



CONSULTANTS:

SHEET DESCRIPTION:

PROPOSED PLAN

JOB NUMBER:	2025.021
SCALE:	
DATE:	02.12.2026
DRAWN BY:	KWM
CHECKED BY:	SRG
CAD TITLE:	A2.0 - FLR PLAN.dwg
SHEET NUMBER:	

A2.0

OF XX SHEETS

1. INSPECTOR SHALL TEST ALL PIPING AND ALL ELECTRICAL BEFORE COVER OR CONCEALMENT.
2. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIRE WALLS. NEVER INSTALL ELECTRICAL PANELS IN CLOSET. MAINTAIN A CLEARANCE OF 36" IN FRONT OF THE PANELS. (CEC 110.26)

- A. PHOTOELECTRIC, INTERCONNECTED SMOKE ALARMS
 - 1. SHALL BE INSTALLED: (A) IN EACH SLEEPING ROOM, (B) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDS, (C) ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. (CFC SEC.R314).
- B. SMOKE ALARMS SHALL BE POWERED BY BUILDING WIRING CURRENT.
- C. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.
- D. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. PER CBC SEC. 907.2.10.3 AND CBC R315.1.1, 315.1.2, CBC 314.4, 314.5.
- E. SPECIFIC LOCATION REQUIREMENTS FOR SMOKE ALARMS SHALL BE PER CBC R314.3.3.
- F. SMOKE ALARMS MUST BE LISTED IN ACCORDANCE WITH UL 217 AND CALIFORNIA STATE FIRE MARSHAL APPROVED FOR SMOKE ALARMS PER CBC R314.1.1.
- G. SMOKE ALARMS MUST BE INSTALLED: A. MINIMUM OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. B. SMOKE ALARM W/ AN ALARM-SILENCING SWITCH MAY BE INSTALLED 10' FROM COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS MAY BE INSTALLED 6' OR GREATER FROM COOKING EQUIPMENT WHERE THERE ARE NO INTERIOR PARTITIONS AND A 10' SEPARATION WOULD PREVENT INSTALLATION OF A REQUIRED SMOKE ALARM.

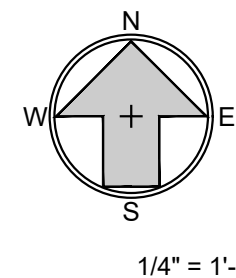
1. CARBON MONOXIDE ALARMS PER CRC 315.2.
 - A. CARBON MONOXIDE ALARMS ARE TO BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT.
 - B. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. CRC 315.7.
 - C. CARBON MONOXIDE ALARMS SHALL BE POWERED BY BUILDING WIRING CURRENT.
 - D. DETECTORS INSTALLED IN EXISTING AREAS MAY BE BATTERY POWERED. CRC 313.4.6 AND 313.5.5.
 - E. CARBON MONOXIDE ALARMS MUST BE LISTED IN ACCORDANCE WITH UL 2034 PER CRC 315.1.1
2. DWELLINGS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS: (A) OUTSIDE OF THE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S); (B) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (CRC SEC.315).

1. ALL INDOOR AND OUTDOOR FIXTURES SHALL BE HIGH EFFICACY (NO EXCEPTIONS) PER TABLE 150.0-A CEC SECTION 150.0-4.
2. ALL INDOOR LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, AIR-TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING. (CEC 150.0 (K)(5))
3. ALL PERMANENTLY INSTALLED LUMINARIES IN BATHROOM, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS WILL HAVE A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE IN EACH SPACE AND SHALL BE CONTROLLED BY A VACUANCY SENSITIVE BUILDING CONTROL SYSTEM.
4. INSPECTOR SHALL TEST ALL PIPING AND ALL ELECTRICAL BEFORE COVER OR CONCEALMENT.
5. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIRE WALLS. NEVER INSTALL ELECTRICAL PANELS IN CLOSET. MAINTAIN A CLEARANCE OF 36" IN FRONT OF THE PANELS. (CIC 110.26)
6. REFER TO HIGH EFFICACY LIGHT SOURCES CEC TABLE 150.0-A
7. FOR SINGLE FAMILY RESIDENTIAL BLDGS, OUTDOOR LIGHTINGS PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE AUTOMATIC CONTROLS. AUTOMATIC CONTROLS SHALL BE PROVIDED IN THE FORM OF A PHOTOCELL AND MOTION SENSOR OR A PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK OR AN ENERGY MANAGEMENT CONTROL SYSTEM.
8. CLOSET LIGHTING SHALL BE PROVIDED FOR ALL CLOSETS WITH RECESSED OR PENDANT AND RECESSED FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT FIXTURES OR LAMP HOLDERS ARE NOT ALLOWED ON CLOSETS
9. LIGHT FIXTURES WITHIN THE OUTSIDE DIMENSION OF TUB OR SHOWER ENCLOSURES OR LESS THAN 8" VERTICALLY FROM THE TOP OF BATH/TUB RIM OR SOWER THRESHOLD, OR IN OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS" (OR SUITABLE FOR WET LOCATIONS IF SUBJECT TO SHOWER SPRAY OR RAIN)
10. LIGHTING FIXTURES WITHIN THE CLOSET SHALL BE SEPARATE FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER (CEC 150.0)(K)(2)
11. LIGHTING IN HABITABLE SPACES SHALL HAVE WALL MOUNTED DIMMING CONTROLS

1. RECEPTACLES ON 120 VOLT 15 AND 20 AMP CIRCUITS SHALL BE TAMPER RESISTANT, EXCEPT WHEN LOCATED MORE THAN 5'5" ABOVE THE FLOOR; WITHIN CABINETS OR CUPBOARDS; OR WHEN PART OF A LUMINAIRE OR APPLIANCE. (CEC 210.52(A))
2. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. HALLS LONGER THAN 10'-0" AND WALL SPACES GREATER THAN 2' IN WIDTH AND UNBROKEN ALONG THE FLOOR LINE BY OPENINGS OR FIREPLACES SHALL BE PROVIDED WITH A RECEPTACLE. THESE RECEPTACLES SHALL BE PROVIDED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DEN, BEDROOMS, OR SIMILAR ROOMS. (CEC 210.52(A))
3. AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE WHILE STANDING AT GRADE LEVEL, AND NOT MORE THAN 6'-6" ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. IN AN ATTACHED HOUSING BUILDING, THIS REQUIREMENT IS FOR EACH SINGLE FAMILY DWELLING UNIT. (CEC 210.52 (E)(1, 2 AND 3)
4. PROVIDE OUTLET OR OTHER APPROVED GROUNDING PER CEC 250
5. BOND ALL METALLIC GAS PIPE AND AFTER PIPES TO THE SERVICE GROUND. ALL ROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
6. PROVIDE GFI PROTECTION FOR ALL 120V, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS AND IN BATHROOMS, AT KITCHEN COUNTERTOPS, AND GARAGE, EXCEPT FOR SINGLE OUTLET RECEPTACLES IN GARAGE, USED OR FIXED OR STATIONARY APPLIANCES, PER CEC 210-8(A).
7. PROVIDE COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTERS AT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, DEN, BEDROOMS, BATHROOMS, KITCHENS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SARC PASSAGE OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. CEC SECTION 210.12
8. PROVIDE OUTLET OR OTHER APPROVED GROUNDING PER CEC 250
9. BOND ALL METALLIC GAS PIPE AND AFTER PIPES TO THE SERVICE GROUND. ALL ROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
10. PROVIDE GFI PROTECTION FOR ALL 120V, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS AND IN BATHROOMS, AT KITCHEN COUNTERTOPS, AND GARAGE, EXCEPT FOR SINGLE OUTLET RECEPTACLES IN GARAGE, USED OR FIXED OR STATIONARY APPLIANCES, PER CEC 210-8(A).
11. IN ALL AREAS SPECIFIED IN 220.52, ALL 125 VOLT, 15-20 AMPERE RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES. CEC 406.12
12. IN ALL AREAS SPECIFIED IN 210.52 RECEPTACLES INSTALLED IN LAUNDRY AREAS MUST BE GFCI PROTECTED PER CEC 210.8 (10)
13. PROVIDE AT LEAST ONE SEPARATE 20-AMP CIRCUIT TO LAUNDRY APPLIANCES WITH NO OTHER OUTLETS TO THE CIRCUIT 210.11(C)(2)

1. PROVIDE RECEPTACLE OUTLETS AT EACH KITCHEN COUNTER SPACE WIDER THAN 12". LOCATIONS SO THAT NO POINT ALONG THE COUNTERS WILL BE MORE THAN 24" FROM A RECEPTACLE PER CEC ART.21-05(2).
2. PROVIDE AT LEAST ONE 15- OR 20- AMP GFI PROTECTED 2-POLE REWIRABLE RECEPTACLE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER PER CEC ART.21-05(2)(C).
3. RECEPTACLES SHALL BE LOCATED WITHIN 20" ABOVE COUNTERTOPS.
4. ALL ELECTRICAL OUTLETS SERVING COUNTERTOPS SHALL BE GFCI PROTECTED (CEC ART.210-12)(B).
5. PROVIDE AT LEAST TWO SEPARATE GFCI PROTECTED 20-AMP CIRCUITS (FOR SMALL KITCHEN APPLIANCES), IN THE KITCHEN COUNTER AND ISLAND OUTLETS. CEC21052.(1), (2), (3), (C).
6. ALL ADDED/REPLACED 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (CEC ART.406.4).
7. ALL LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICIENCY W/O EXCEPTIONS. NOTE: "HIGH EFFICIENCY" AS DEFINED BY THE CALIFORNIA ENERGY COMMISSION IS: (A) FOR LAMPS 15 WATTS OR LESS - MINIMUM OF 40 LUMENS PER WATT; (B) FOR LAMPS OVER 15 WATTS TO 40 WATTS - MINIMUM OF 50 LUMENS PER WATT; (C) FOR LAMPS OVER 40 WATTS - MIN. OF 60 LUMENS PER WATT.
8. RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION COVER (IC), AND SHALL INCLUDE A LABEL CERTIFYING AIR-TIGHT (AT) DESIGNATION;
9. FLUORESCENT LAMPS WITH A POWER RATING OF 15 W OR MORE SHALL HAVE AN ELECTRONIC BALLAST THAT OPERATES THE LAMP AT A FREQUENCY OF 30 KHZ OR MORE.
10. DEDICATED CIRCUITS SHALL BE PROVIDED FOR DISHWASHER, GARBAGE DISPOSAL, AND MICROWAVE. CEC 210.23 A
11. ALL 15A AND 20A 125V RECEPTACLES SUPPLYING A DISHWASHER OR GARBAGE DISPOSAL MUST BE READILY ACCESSIBLE AND GFCI PROTECTED PER CEC 210.8 (D)

1. PROVIDE ONE 20-AMP CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS OR PROVIDE A DEDICATED 20-AMP CIRCUIT FOR EACH INDIVIDUAL BATHROOM BEING ALTERED OR ADDED. NOTE: BATH LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT. (CEC ART.210.11(C)(3)).
2. PROVIDE AT LEAST ONE RECEPTACLE OUTLET SUPPLIED BY AT LEAST ONE 20 AMPHIRE BRANCH CIRCUIT WITHIN 3 FT OF THE OUTSIDE OF EACH BASIN. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THE RECEPTACLE OUTLET SHALL BE GFCI PROTECTED AND LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN, OR ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP. (CEC 210.52 (D) 210.11 (C) 3 210.8 (A) (1))
3. PROVIDE GFCI PROTECTED OUTLETS FOR ALL BATHROOM RECEPTACLES. (CEC ART.21 0.8(A)).
4. ALL ADDED/REPLACED 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC ART.406.11)
5. PROVIDE ALL LIGHTING AS HIGH EFFICIENCY (I.E. FLUORESCENT).
6. RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION COVER (IC), AND SHALL INCLUDE A LABEL CERTIFYING AIR-TIGHT (AT) DESIGNATION.
7. EXHAUST FAN (IF PROVIDED) SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. (CECS SEC.150(K)(8)).
8. BATHROOM LIGHT FIXTURES (INCLUDING LIGHTING INTEGRAL TO EXHAUST FAN) SHALL BE SWITCHED SEPARATELY FROM BATH LIGHTING SYSTEM.
9. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL OR BE ACCESSIBLE FROM WITHIN THESE AREAS



	CEILING HEIGHT
	4" DIA. LED RECESS LIGHTING ON DIMMER, TYP.
	DECORATIVE CLG MOUNT FIXTURE, PER OWNER
	DECORATIVE WALL MOUNT FIXTURE, PER OWNER
	OUTLET, DUPLEX
	OUTLET, GFI
	OUTLET, DEDICATED
	SWITCH, DIMMER UON
	VENT FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	THERMOSTAT
	ELECTRICAL PANEL
	HEAT PUMP INDOOR UNIT



PROJECT:
**RESIDENTIAL
REMODEL**
121 CHESLEY AVE
RICHMOND, CA 94801

SHEET DESCRIPTION:

REFLECTED
CEILING PLAN

JOB NUMBER:	2025.021
SCALE:	
DATE:	02.12.2026
DRAWN BY:	KWM
CHECKED BY:	SRG
CAD TITLE:	A3.0 - RCP.dwg
SHEET NUMBER:	

A3.0

OF XX SHEETS



562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS:		ISSUES:
NO.	DATE	DESCRIPTION
	02.12.2026	PLANNING

PROJECT:
**RESIDENTIAL
REMODEL**
121 CHESLEY AVE
RICHMOND, CA 94801

ARCHITECT OF RECORD:



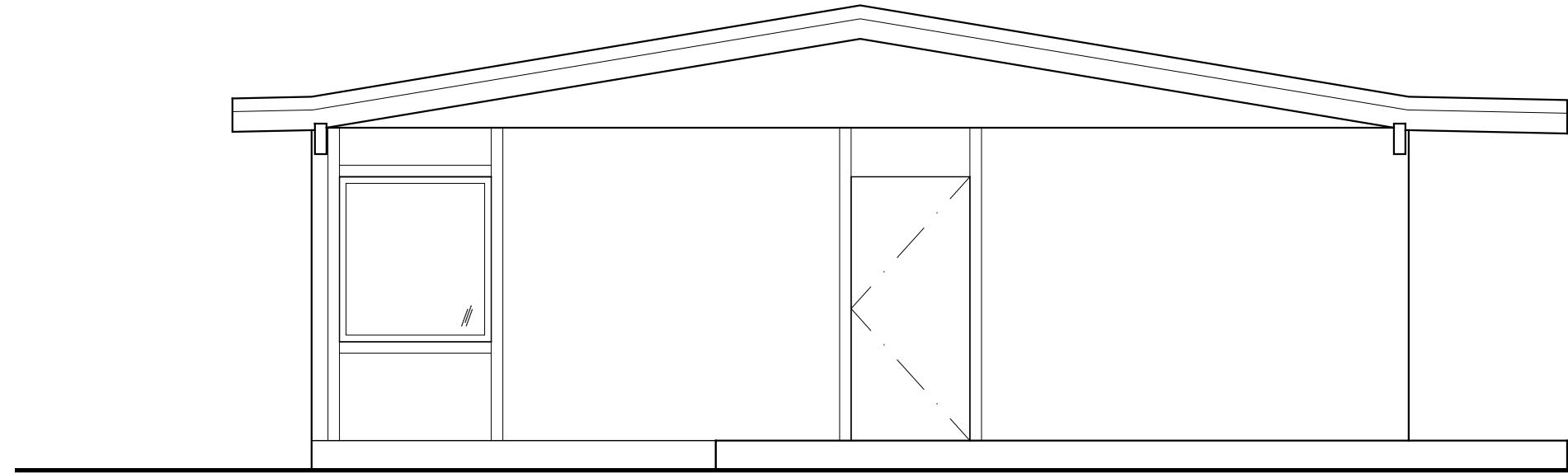
CONSULTANTS:

SHEET DESCRIPTION:
**EXTERIOR
ELEVATIONS**

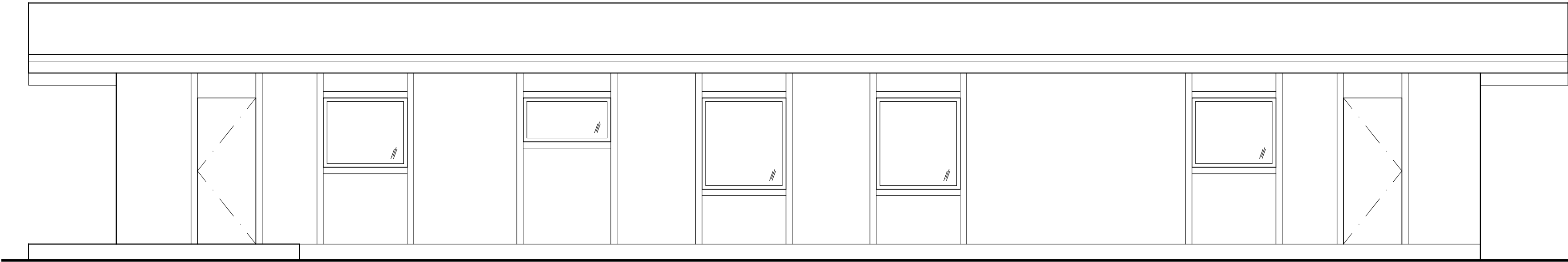
JOB NUMBER:	2025.021
SCALE:	
DATE:	02.12.2026
DRAWN BY:	KWM
CHECKED BY:	SRG
CAD TITLE:	A4.0 - ELEVATIONS.dwg
SHEET NUMBER:	

A4.0

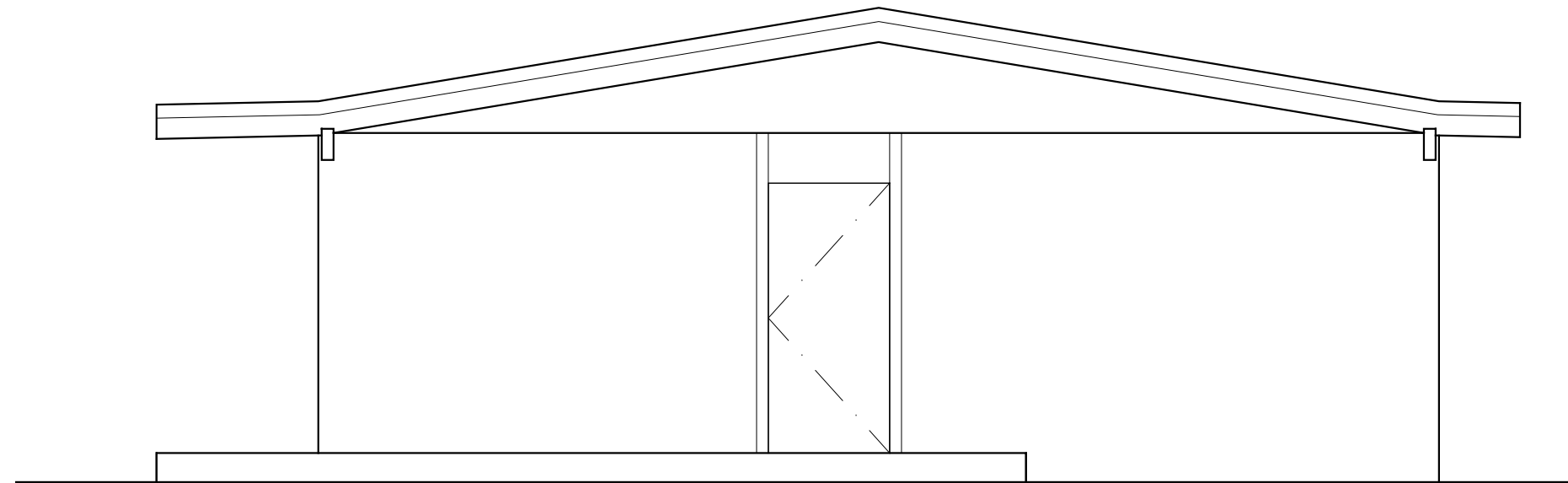
OF XX SHEETS



C - REAR (NORTH)



D - SIDE (WEST)

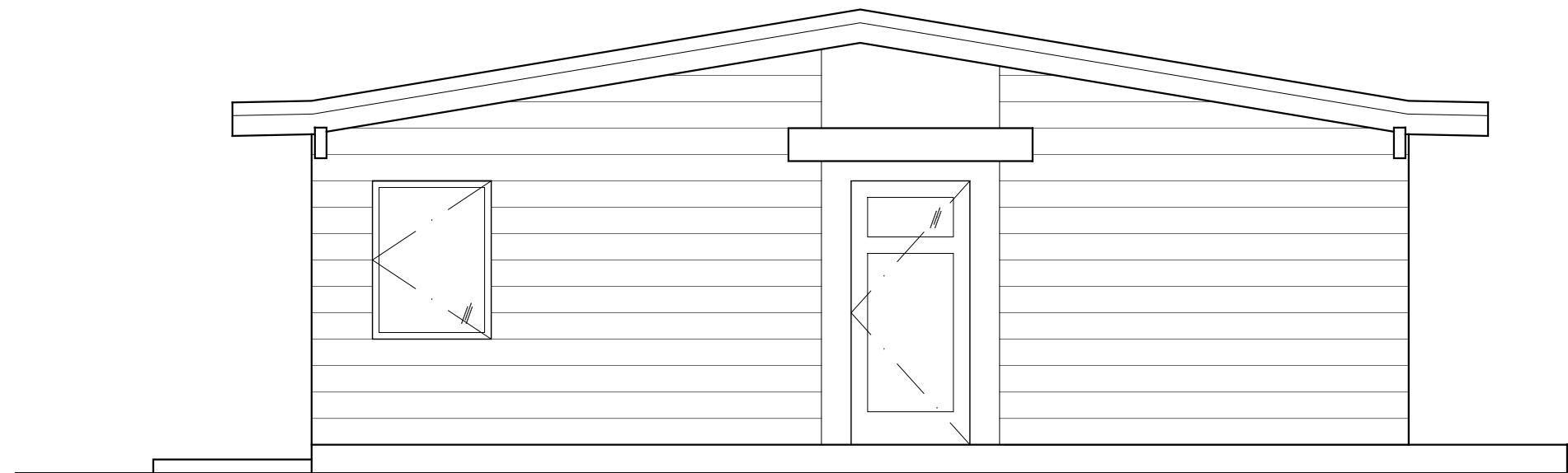


A - FRONT (SOUTH)

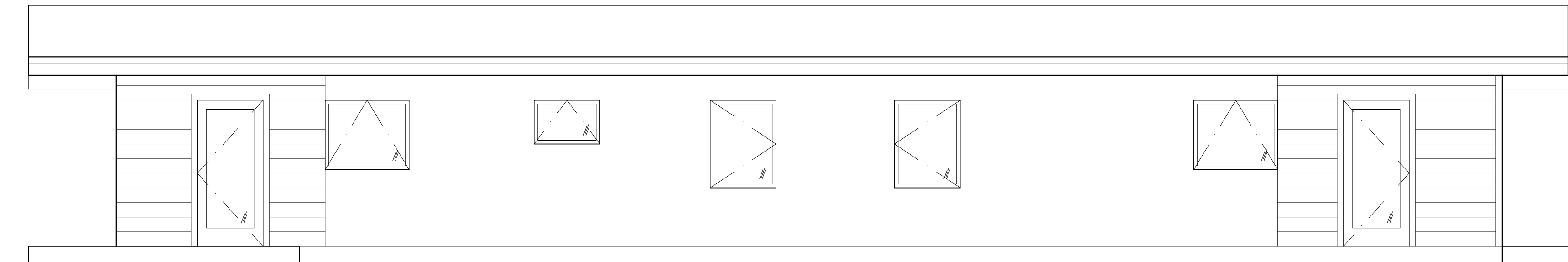


B - SIDE (EAST)

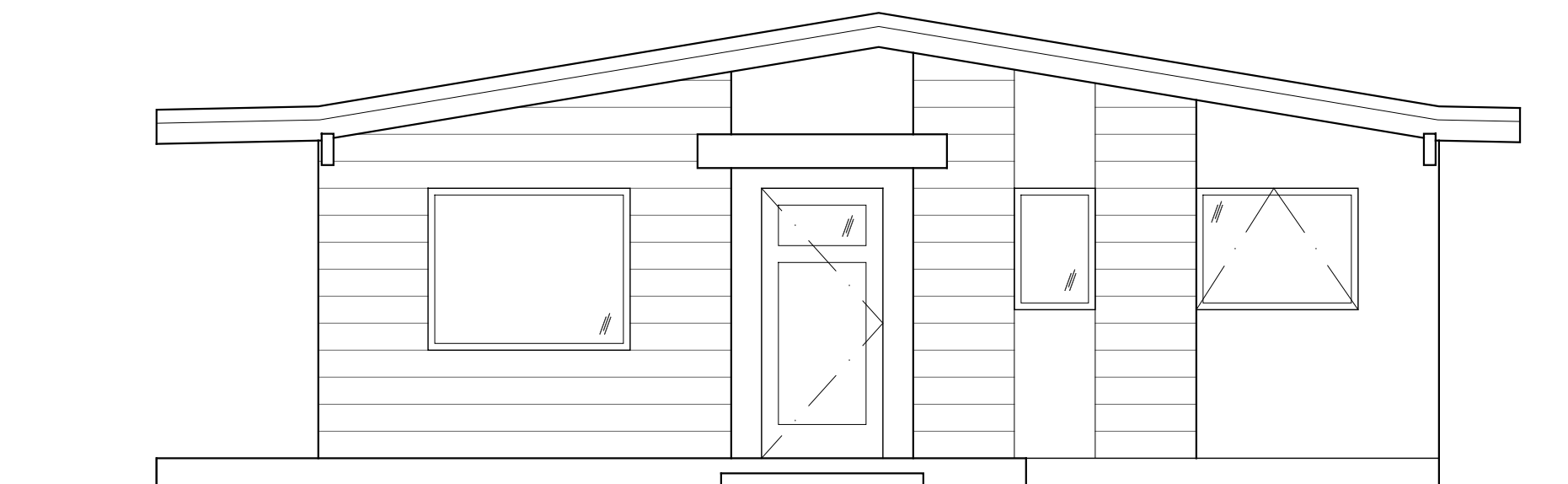
EXISTING ELEVATIONS 2



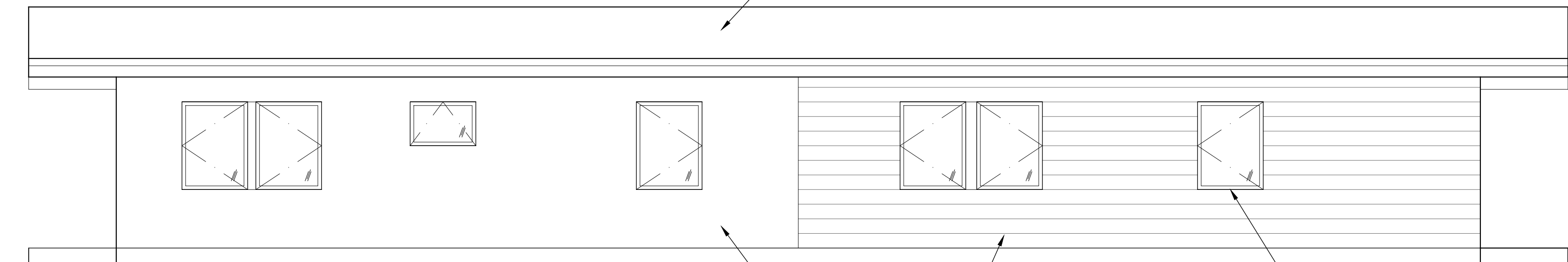
C - REAR (NORTH)



D - SIDE (WEST)



A - FRONT (SOUTH)



B - SIDE (EAST)

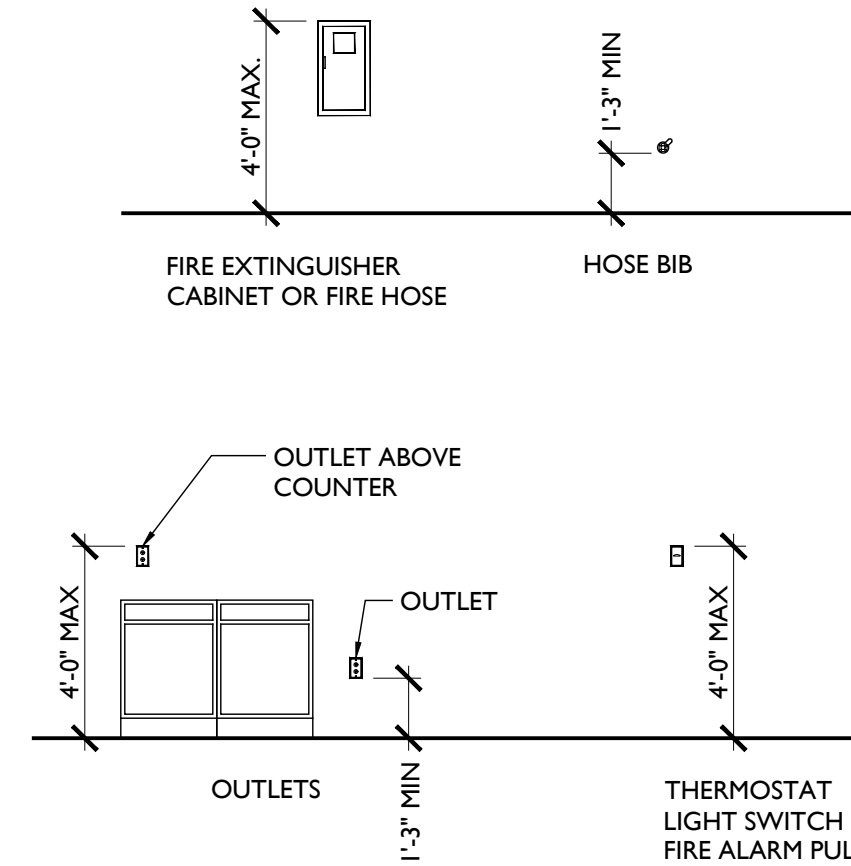
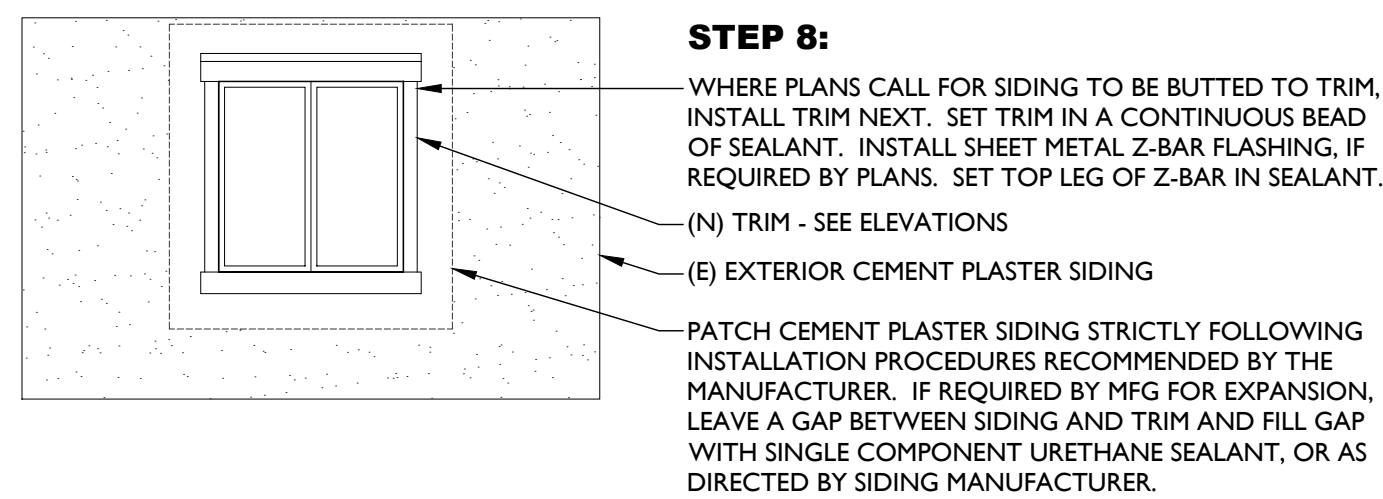
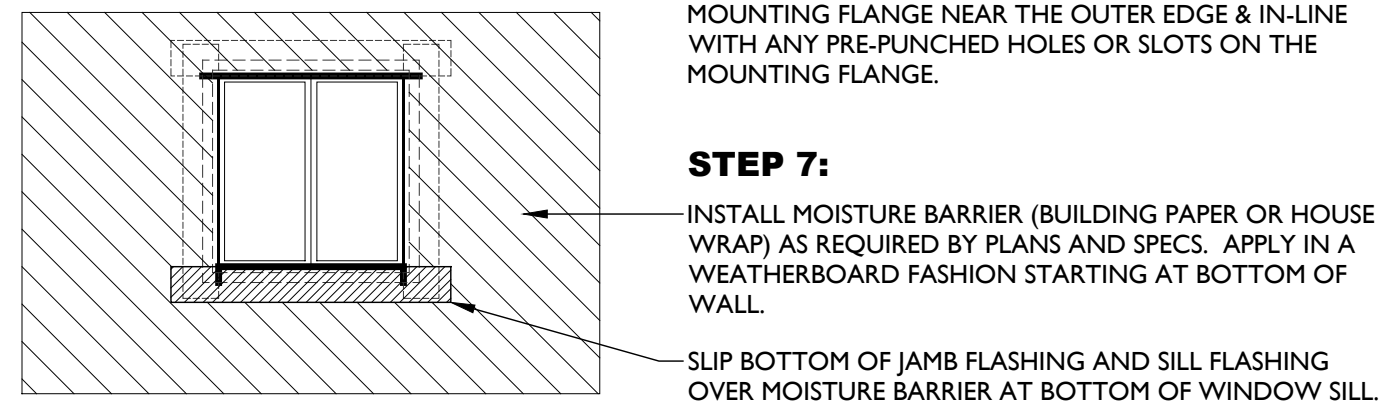
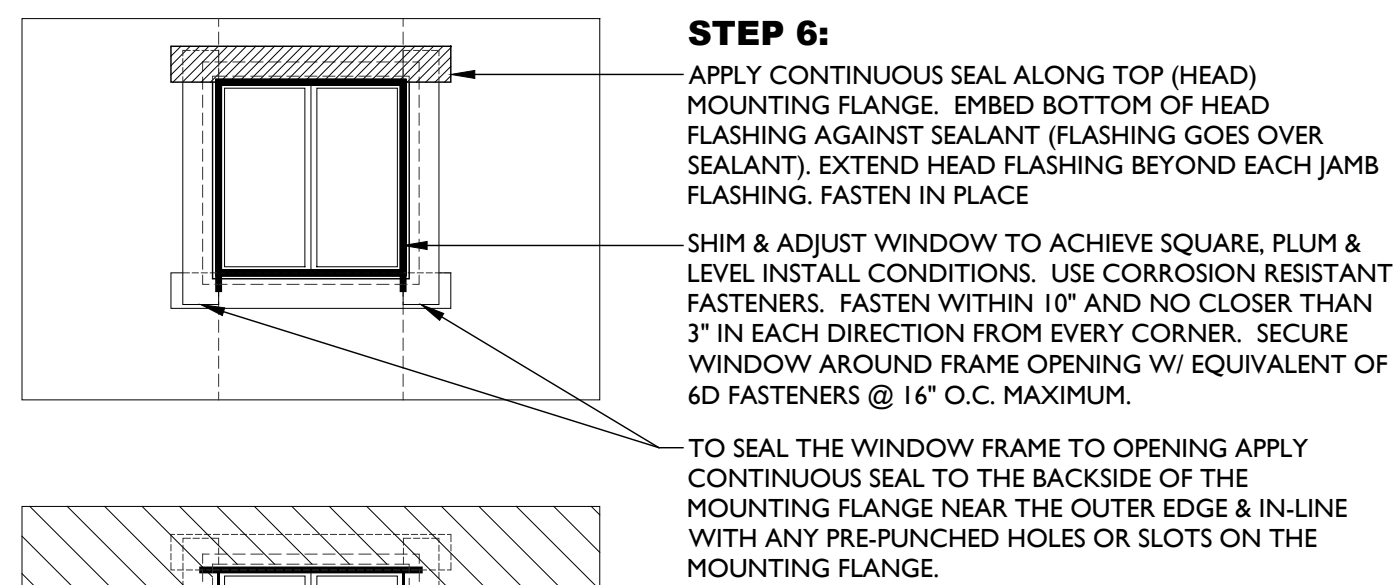
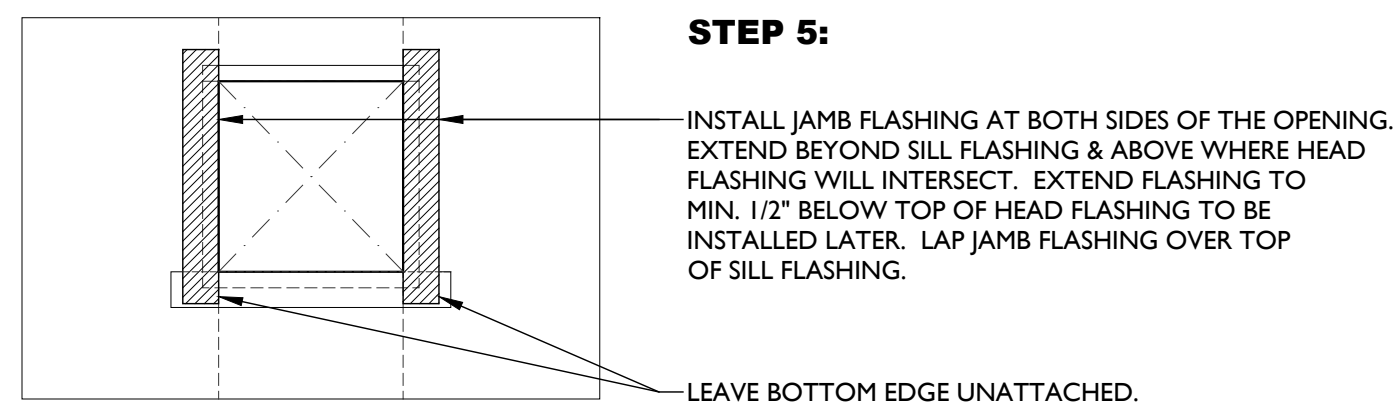
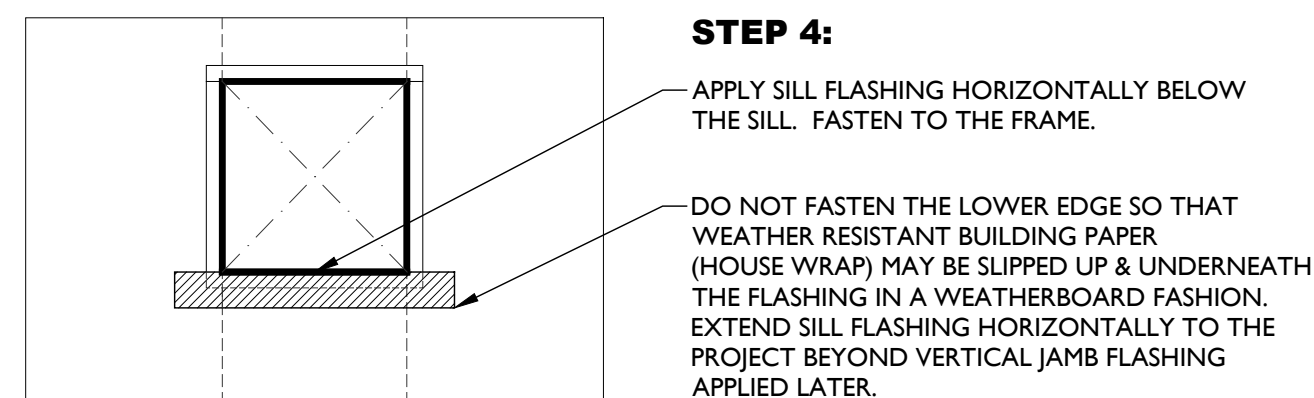
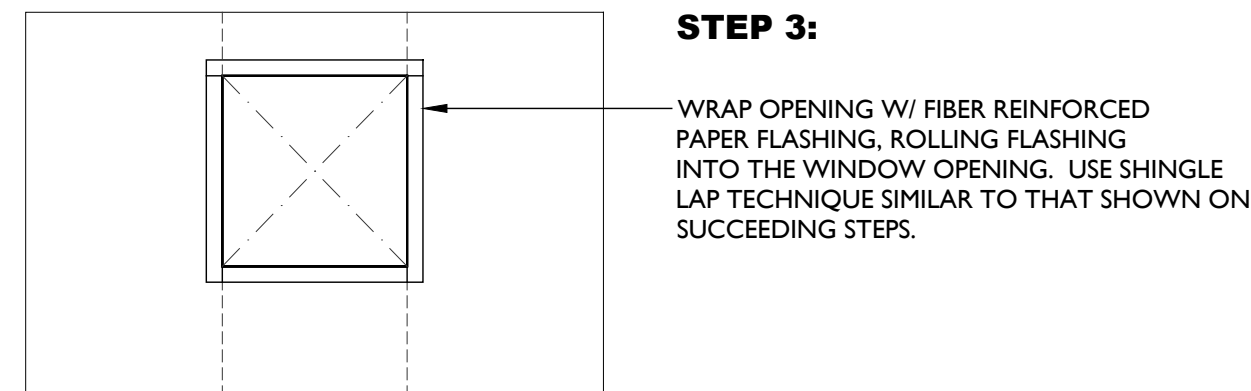
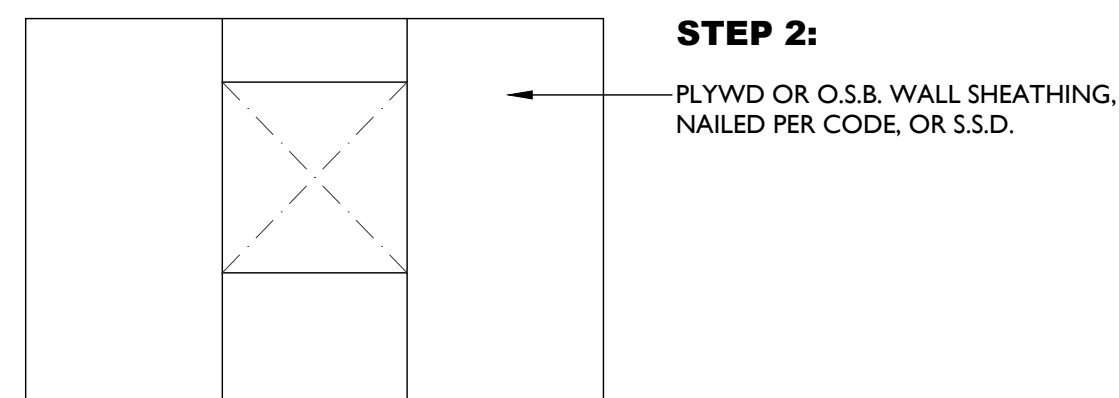
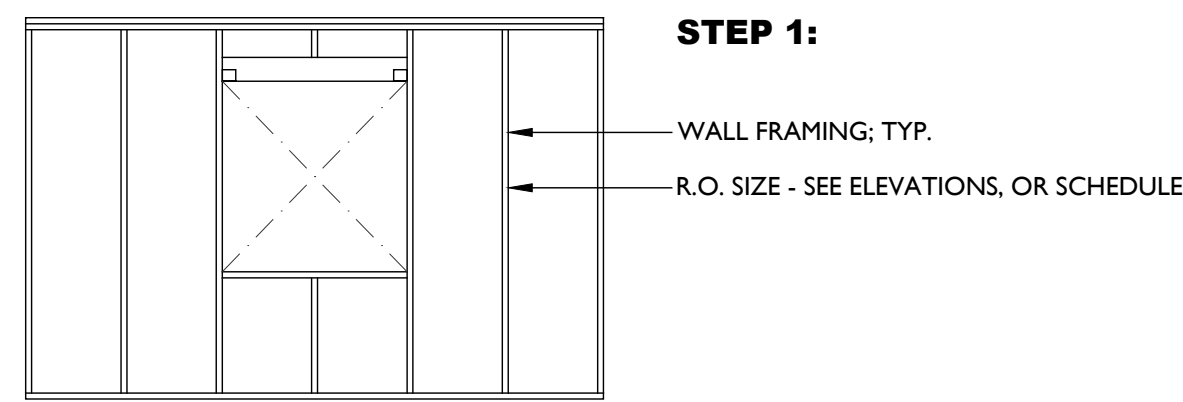
(N) BITUMINOUS ROOFING, TYP.

(N) STUCCO SIDING, TYP.

(N) HARDIE BOARD SIDING, TYP.

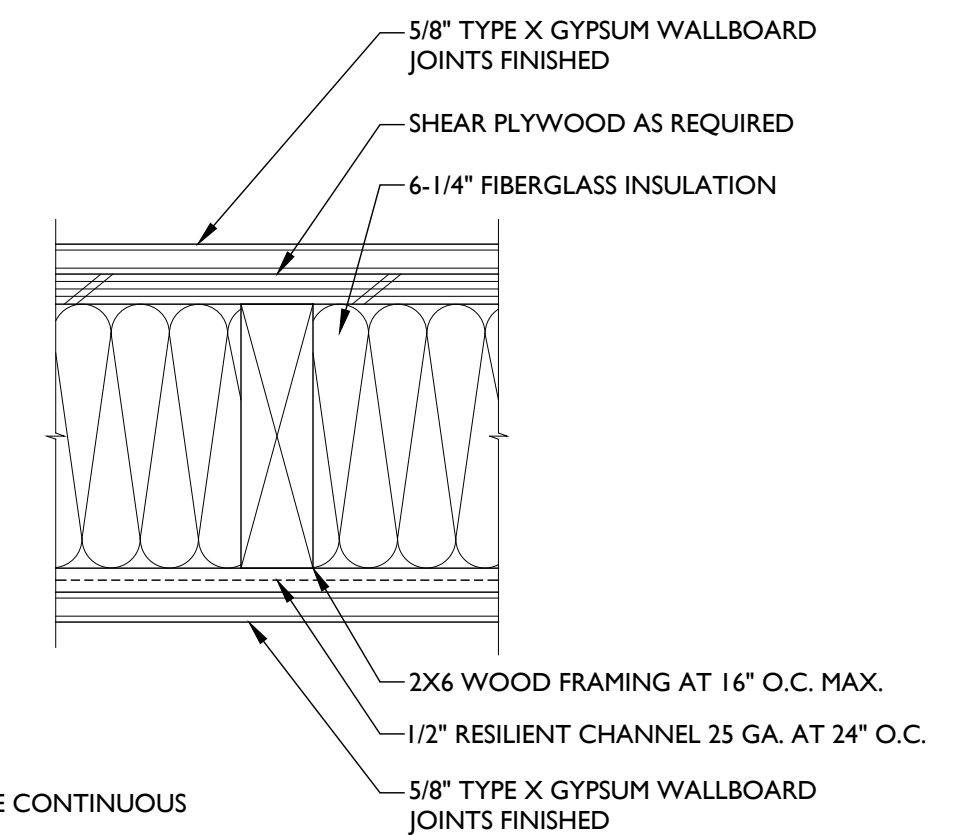
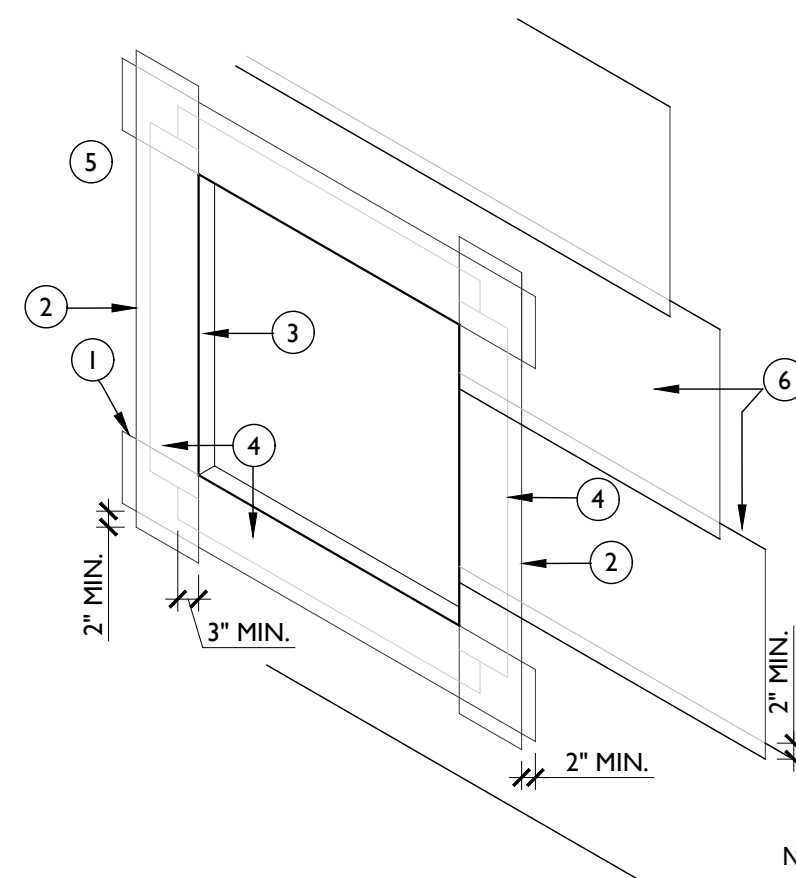
(N) FIBERGLASS WINDOWS, TYP.

PROPOSED ELEVATIONS 1



SWITCHES AND OUTLETS	7
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1. 9" WIDE MOISTOP FLASHING @ SILL - STAPLE TOP EDGE ONLY
2. 9" WIDE MOISTOP JAMB FLASHING - LAP @ SILL FLASHING & EXTEND 2" MIN. BELOW SILL FLASHING. LEAVE BOTTOM EDGE UNATTACHED
3. NAIL WINDOW @ JAMB & SILL MOISTOP FLASHING W/ CONT. BEAD OF SEALANT AT HEAD AND JAMBS
4. INSTALL 6" WIDE E-Z SEAL @ SILL THEN JAMBS @ WDW FRAME AND MOISTOP. EXTEND MIN. 3" PAST WINDOW FRAME
5. INSTALL 12" WIDE E-Z SEAL FLASHING @ WDW HEAD EXTEND BEYOND JAMB FLASHING TO ADJACENT STUD
6. EXTERIOR BUILDING PAPER UNDERLAYMENT - UPPER BLDG. PAPER MUST ALWAYS LAP OVER LOWER BLDG. PAPER BY MIN. 2"



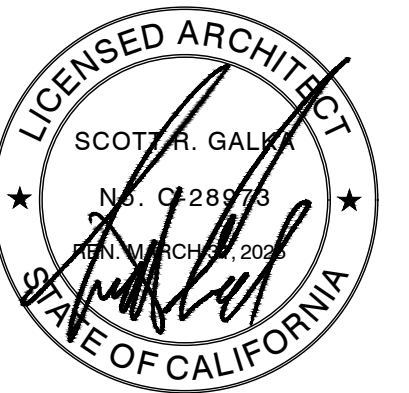
UL U305 ASSEMBLY
STC RATING 51
NOTE: INTERIOR STUDS SHALL BE CONTINUOUS
FROM SILL TO TOP PLATE

NOT USED	4
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[illegible]

PROJECT:
**RESIDENTIAL
REMODEL**
121 CHESLEY AVE
RICHMOND, CA 94801

ARCHITECT OF RECORD:



CONSULTANTS:

WINDOW WATERPROOFING	9
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WINDOW SCHEDULE							
KEY	R.O. SIZE (WxH)	HEAD	MANUF.	OPERATION	FRAME MATERIAL	TEMP	NOTES
A	4'-0" x 3'-0"	6'-8"	TBD	AWNING	FIBERGLASS	NO	
B	2'-0" x 3'-0"	6'-8"	TBD	FIXED	FIBERGLASS	NO	
C	5'-0" x 4'-0"	6'-8"	TBD	FIXED	FIBERGLASS	YES	
D	3'-0" x 4'-0"	6'-8"	TBD	CASEMENT	FIBERGLASS	YES	EGRESS
E	NOT USED						
F	3'-0" x 2'-0"	6'-8"	TBD	AWNING	FIBERGLASS	YES	

NOTES:

1. ALL NEW WINDOWS TO BE DOUBLE PANE.
2. WINDOWS INSTALLED AND FLASHED IN ACCORDANCE WITH MFR INSTRUCTIONS.
3. WINDOWS TO BE DESIGNED TO RESIST WIND LOADS.
4. ANCHOR GLASS ASSEMBLIES IN ACCORDANCE TO MFR INSTRUCTIONS FOR DESIGN PRESSURE
5. THIRD PARTY PERFORMANCE TESTING AND LABELING REQUIRED.
6. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO ORDERING.
7. SEE ELEVATIONS FOR LOCATION OF EGRESS WINDOWS NOTED WITH 'EG'
8. SEE TITLE 24 SHEETS FOR MORE INFORMATION.

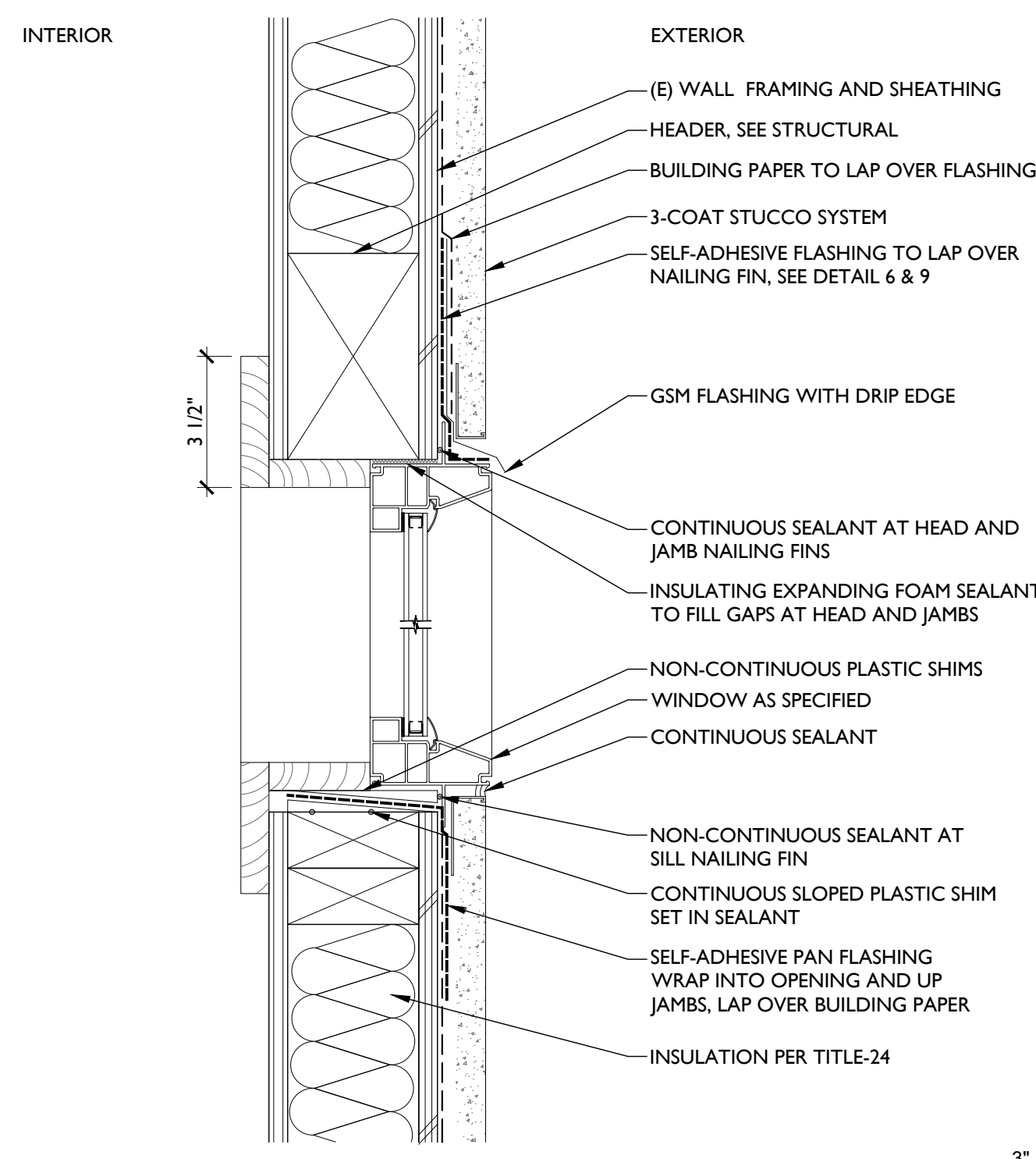
DOOR SCHEDULE							
KEY #	SIZE (WXH)	MATERIAL	FRAME	FIRE RATING	FINISH	GLAZING	NOTES
1	3'-0" x 6'-8"	WOOD	WOOD	NONE	PAINT	TEMPERED	ENTRY
2	3'-0" x 6'-8"	WOOD	WOOD	NONE	PAINT	TEMPERED	ENTRY
3	2'-10" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	
4	2'-10" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	
5	2'-10" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	
6	2'-6" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	CLOSET
7	2'-6" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	CLOSET
8	3'-0" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	FOLDING
9	2'-6" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	CLOSET
10	2'-6" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	CLOSET
11	2'-8" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	
12	2'-8" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	
13	3'-0" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	FOLDING
14	2'-10" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	
15	2'-10" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	
16	2'-6" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	CLOSET
17	3'-0" x 6'-8"	WOOD	WOOD	NONE	PAINT	TEMPERED	ENTRY
18	3'-0" x 6'-8"	WOOD	WOOD	NONE	PAINT	TEMPERED	ENTRY
19	6'-0" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	BY-PASS
20	2'-0" x 6'-8"	WOOD	WOOD	NONE	PAINT	NONE	CLOSET

NOTES:

1. ALL DOORS TO BE 1-3/4" THICK, UON
2. ALL DOOR GLAZING TO BE TEMPERED
3. SEE PLAN FOR SWING DIRECTION
4. SEE TITLE 24 SHEETS FOR MORE INFORMATION

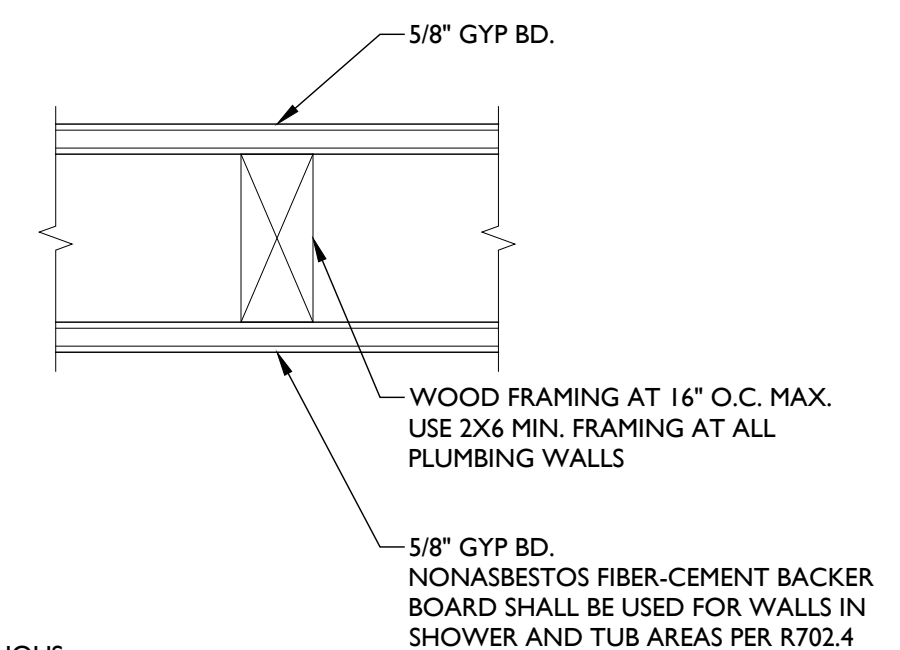
SCHEDULES	8
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WINDOW FLASHING	6
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$$3'' = 1'-0''$$

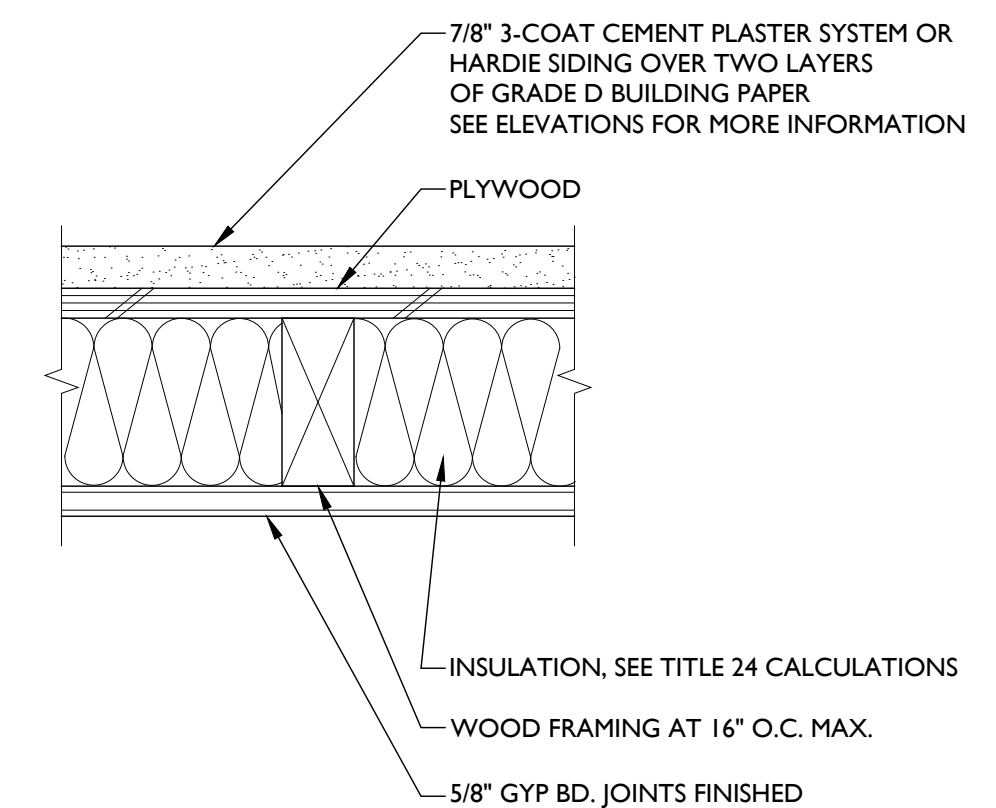
WINDOW HEAD AND SILL	5
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1-HOUR RATED WALL	3
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NOTE: STUDS SHALL BE CONTINUOUS
FROM SILL TO TOP PLATE

INTERIOR WALL	2
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NOTE: STUDS SHALL BE CONTINUOUS
FROM SILL TO TOP PLATE

EXTERIOR WALL	1
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SHEET DESCRIPTION:

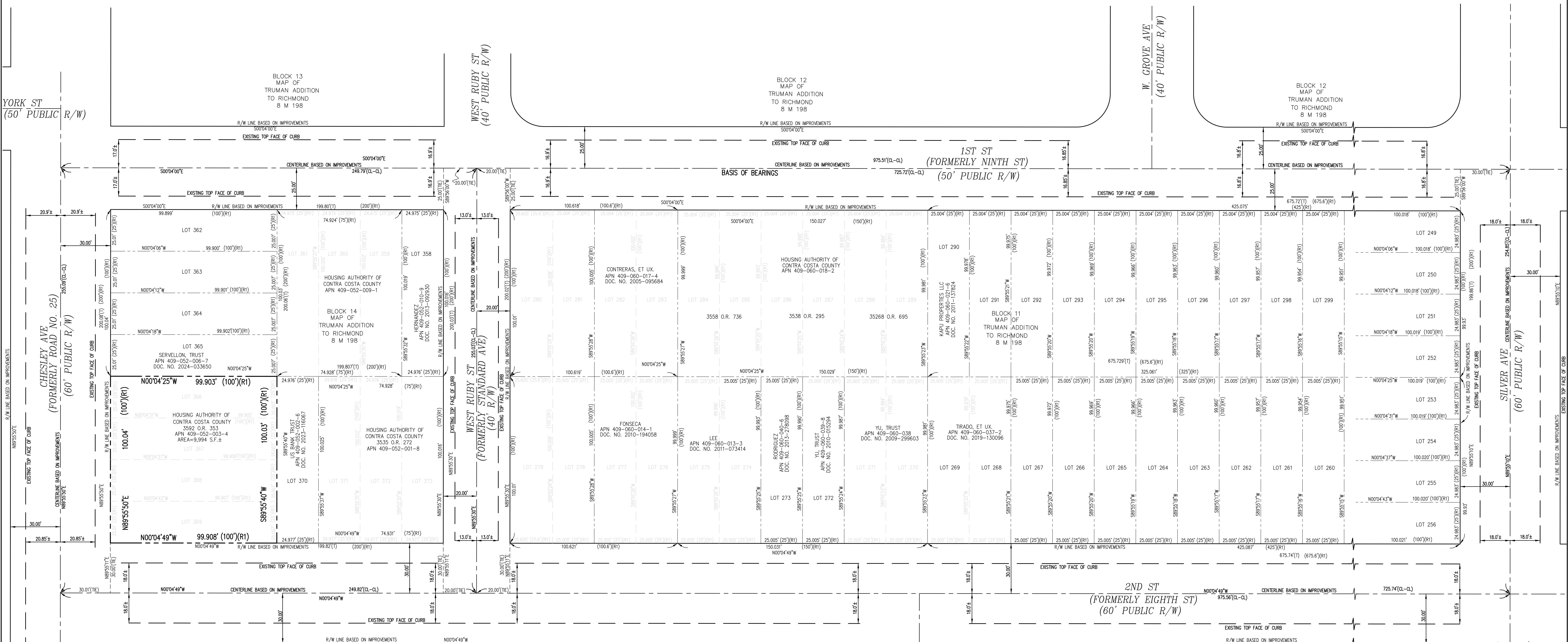
SCHEDULES AND DETAILS

JOB NUMBER:	2025.021
SCALE:	
DATE:	02.12.2026
DRAWN BY:	KWM
CHECKED BY:	SRG
CAD TITLE:	A5.0 - SCHEDULES.dwg
SHEET NUMBER:	

A5.0

OF XX SHEETS

YORK ST
(50' PUBLIC R/W)



TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 1117028551-JS, SECOND UPDATED REPORT, DATED OCTOBER 7, 2024 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:
HOUSING AUTHORITY OF THE CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION

THE ESTATE OR INTEREST IN THE LAND IS:

FE

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF CONTRA COSTA, CITY OF RICHMOND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 366, 367, 368, 369 IN BLOCK 14, AS SAID LOTS AND BLOCK ARE DELINEATED AND SO DESIGNATED ON THE MAP ENTITLED "MAP OF TRUMAN ADDITION TO RICHMOND", FILED NOVEMBER 18, 1912 IN BOOK 8 OF MAPS, PAGE 198, CONTRA COSTA COUNTY RECORDS.

APN: 409-052-003-4

EXCEPTIONS

- REDEVELOPMENT PLAN, AS FOLLOWS, ENTITLED ORDINANCE NO. 87-50 (ADOPTING A REDEVELOPMENT PLAN FOR THE NORTH RICHMOND DEVELOPMENT PROJECT), EXECUTED BY CONTRA COSTA COUNTY REDEVELOPMENT AGENCY, RECORDED JULY 23, 1987 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 87 157129, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS, RECORDED JULY 23, 1987 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 87 157129, A NOTICE AS FOLLOWS, ENTITLED ORDINANCE NO. 99-06 (AMENDMENT TO THE REDEVELOPMENT PLAN), BY BOARD OF SUPERVISORS OF THE COUNTY OF CONTRA COSTA, RECORDED JULY 24, 2008 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 99-0070071, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PLAN AMENDMENT, RECORDED JUNE 9, 1999 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 1999-0154227, A NOTICE AS FOLLOWS, ENTITLED ORDINANCE NO. 2006-35 (ADOPTING AMENDMENT TO REDEVELOPMENT PLAN), RECORDED JULY 24, 2006 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2006-0233265, A NOTICE AS FOLLOWS, ENTITLED REVISED STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS, RECORDED JUNE 12, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-011044, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PLAN AMENDMENT, RECORDED JUNE 2, 2008 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2008-0121615 (EXC. 3 OF PTR - NOT PLOTTABLE).
- CONDITIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, ENTITLED DECLARATION OF TRUST (GRANTS PROJECTS), BY HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA, RECORDED OCTOBER 27, 1988 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 88 199060 (EXC. 4 OF PTR - NOT PLOTTABLE).
- CONDITIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, ENTITLED DECLARATION OF TRUST CAD110098 (NORTH RICHMOND), BY HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA, RECORDED SEPTEMBER 30, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0202049, THE ABOVE MATTER IS ALSO DATED OCTOBER 12, 2016, RECORDED OCTOBER 13, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0214130 (EXC. 5 OF PTR - NOT PLOTTABLE).
- TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED RENTAL ASSISTANCE DEMONSTRATION TRANSFER OF ASSISTANCE/DEMOLITION AND/OR DISPOSITION RESTRICTIVE COVENANTS, EXECUTED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, RECORDED JULY 30, 2020 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2020-0156869 (EXC. 6 OF PTR - NOT PLOTTABLE).

GENERAL NOTES

- DATE OF FIELD SURVEY: JANUARY 31, 2025.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CONTRA COSTA COUNTY
SANITARY SEWER: CONTRA COSTA COUNTY
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
- THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- THE LEGAL DESCRIPTIONS OF THE SUBJECT PROPERTIES ARE THE SAME AS THE PROPERTIES DESCRIBED IN THE PRELIMINARY TITLE REPORTS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM SECOND STREET, A PUBLIC RIGHT OF WAY, AND CHESLEY AVENUE, A PUBLIC RIGHT OF WAY.

BENCHMARK

STATION NAME B.M. #1258, BEING CONTRA COSTA COUNTY BRONZE DISC, SET IN TOP OF W. END OF CATCH BASIN, NE CORNER INTER. MARKET STREET AND 2ND STREET (NORTH RICHMOND). ELEVATION = 12.577 FEET, CONTRA COSTA COUNTY DATUM.

TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- THE STREET ADDRESS OF THE PROPERTY IS 121 CHESLEY AVENUE; 1511 SECOND STREET, RICHMOND, CA 94801 (UNINCORPORATED AREA OF CONTRA COSTA COUNTY).
- FLOOD ZONE DESIGNATION: THE PROPERTY IS LOCATED IN ZONE "X" (SHADED) DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06013002286, EFFECTIVE DATE: SEPTEMBER 30, 2015.
- THE TOTAL GROSS LAND AREA IS: 9,994 SQUARE FEET +/- OR 0.229 ACRES MORE OR LESS.
- (A/B) ZONING REQUIREMENTS: PER THE CONTRA COSTA COUNTY ZONING MAP, THE PROPERTY IS ZONED "HE-C" DEFINED HOUSING ELEMENT CONSISTENCY DISTRICT.

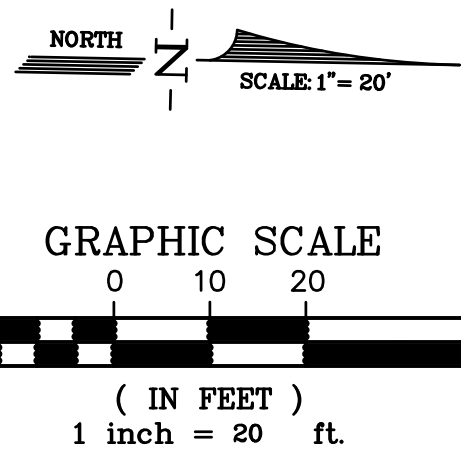
REFERENCE FOR "HE-C" ZONING IS MADE HERE TO THE CONTRA COSTA COUNTY MUNICIPAL CODE, CHAPTER 84-92 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM SETBACKS, BUILDING HEIGHT LIMITATION, DENSITY AND PARKING REQUIREMENTS ARE AS FOLLOWS:

SETBACKS:
MINIMUM FRONT: 10 FEET
MINIMUM SIDE: 5 FEET
MINIMUM REAR YARD: 15 FEET

MAXIMUM HEIGHT:
RESIDENTIAL LOW/HIGH: 35/65 FEET
MIXED-USE MEDIUM/HIGH: 50/85 FEET

MAXIMUM DENSITY: 30 DWELLING UNITS PER ACRE

- (A/B1/C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL AND NUMBER OF STORIES ARE SHOWN ON SHEET 2.
- SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON SHEET 2.
- THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
- THERE ARE NO DIVISIONS OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2 OF THE SURVEY.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET.
- DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
- PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.



LEGEND

- BOUNDARY OF SUBJECT PROPERTY
- RIGHT OF WAY LINE
- INTERIOR PROPERTY LINE
- CENTERLINE
- TIE LINE
- OLD LOT LINE
- (T) TOTAL
- ± MORE OR LESS
- (R) REFERENCE
- R/W RIGHT OF WAY
- APN ASSESSOR'S PARCEL NUMBER
- (100') RECORD DATA
- DOC. NO. DOCUMENT NUMBER
- S.F. SQUARE FEET
- O.R. OFFICIAL RECORDS
- (CL-CL) CENTERLINE TO CENTERLINE

SURVEYOR'S CERTIFICATE

TO HOUSING AUTHORITY OF CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION; AND OLD REPUBLIC TITLE COMPANY:

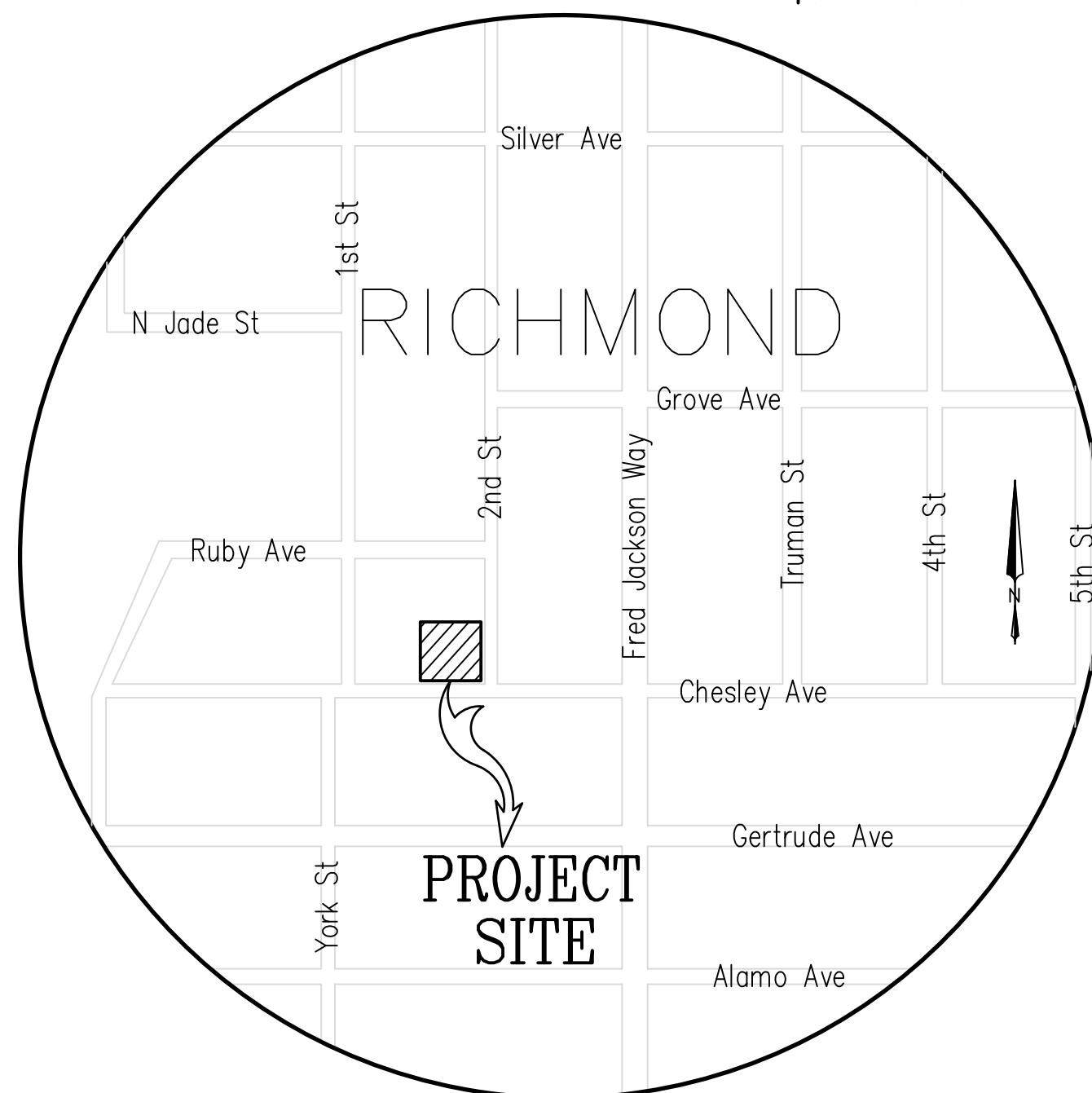
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A/B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2025.

JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.

DATE: FEBRUARY 14, 2025

SHEET INDEX

- NOTES AND BOUNDARY SURVEY
- TOPOGRAPHIC SURVEY



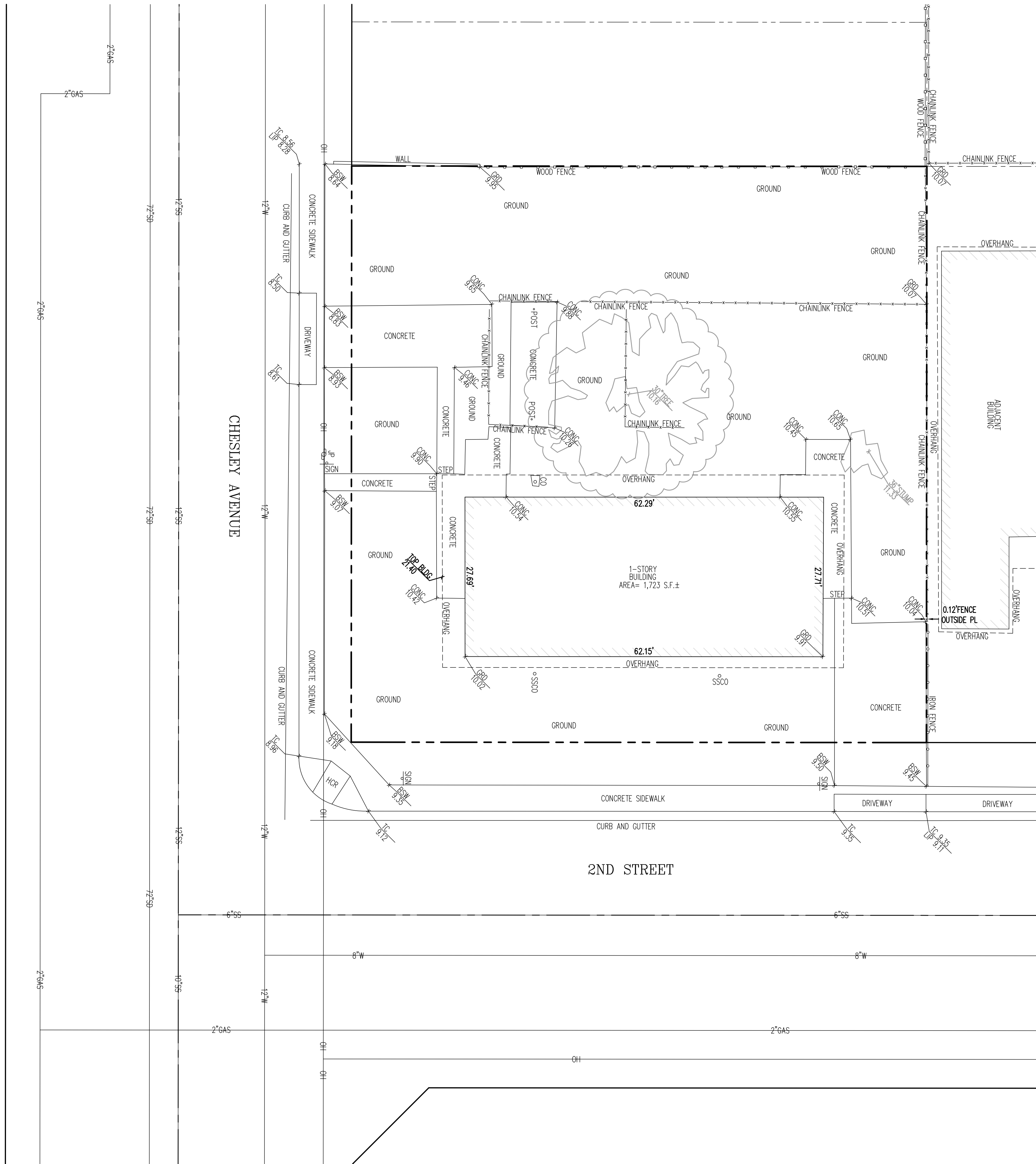
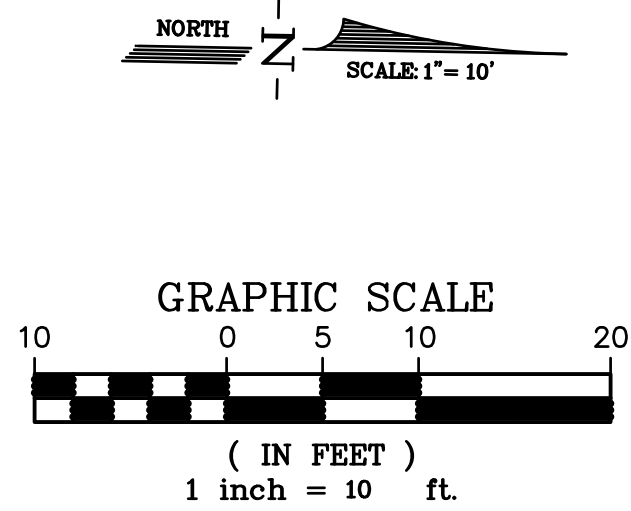
VICINITY MAP

NO SCALE

ALTA/NSPS LAND TITLE SURVEY

121 CHESLEY AVENUE; 1511 SECOND STREET
CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA
FEBRUARY 2025

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER + LAND PLANNERS + LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJOINER LOT LINE
---	CENTERLINE
---	BUILDING LINE
SS	SANITARY SEWER LINE
W	WATER LINE
SD	STORM DRAIN LINE
OH	OVERHEAD WIRE
HCR	HANDICAP RAMP
JP	JOINT POLE
SSCO	SANITARY SEWER CLEANOUT
CO	CLEANOUT
BSW	BACK OF SIDEWALK ELEVATION
BSW	65.60
TC	TOP OF CURB ELEVATION
TC	65.64
TOP BLDG	TOP OF BUILDING ELEVATION
TOP BLDG	65.64
CONC	CONCRETE ELEVATION
CONC	65.64
LIP	LIP OF GUTTER ELEVATION
LIP	65.64
GRD	GROUND ELEVATION
GRD	65.64

ALTA/NSPS
LAND TITLE SURVEY
OF
121 CHESLEY AVENUE; 1511 SECOND STREET
CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA
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