



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

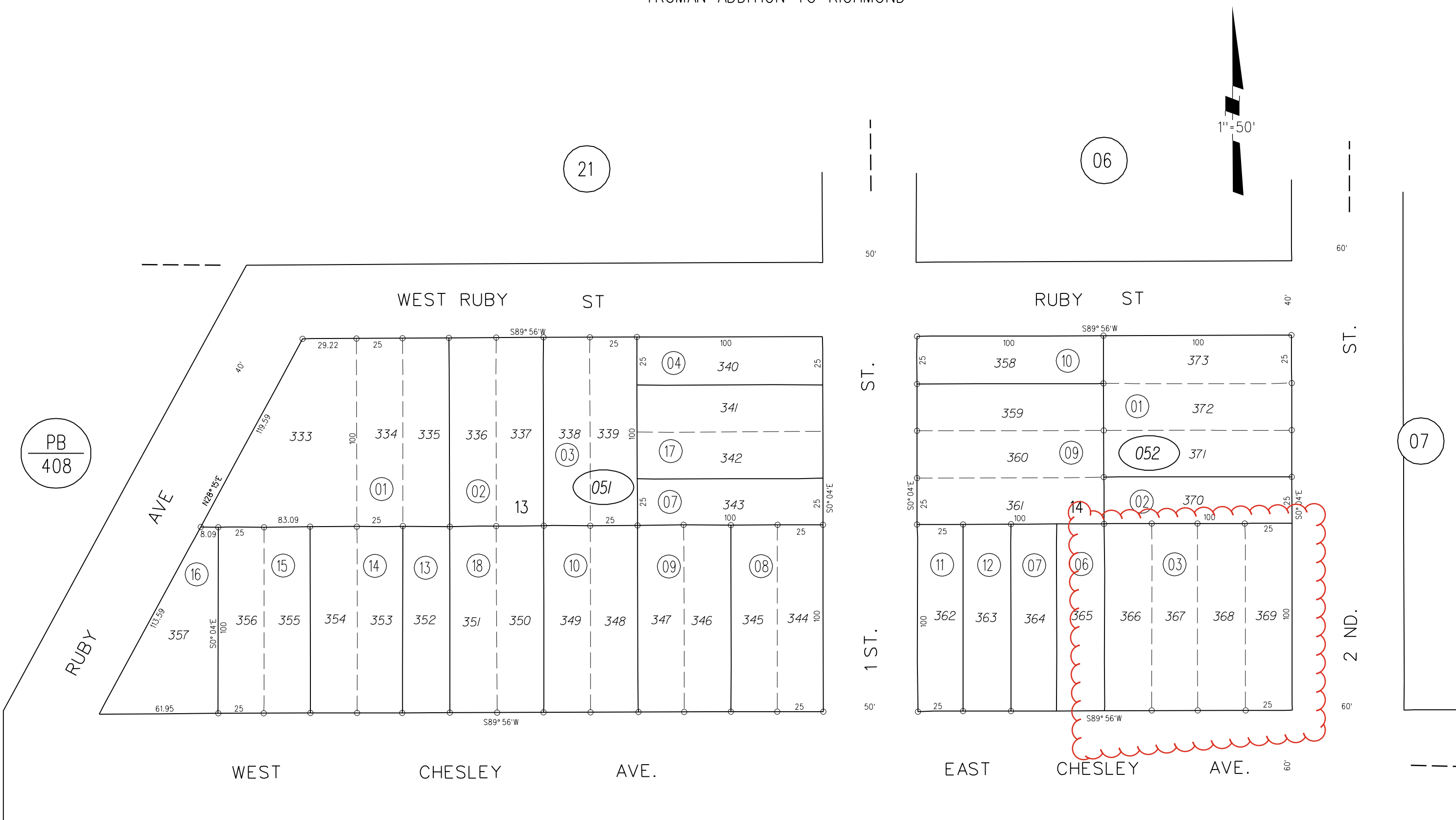
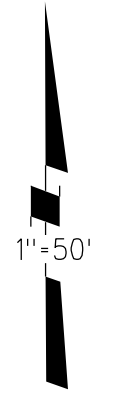
Zoning District(s): HE-C

AP Fault Zone: NO

MAC/TAC: NORTH RICHMOND MAC

Fire District: CONSOLIDATED FIRE

Housing Inventory Site: YES



PB
408

07

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

P.B.
561

051

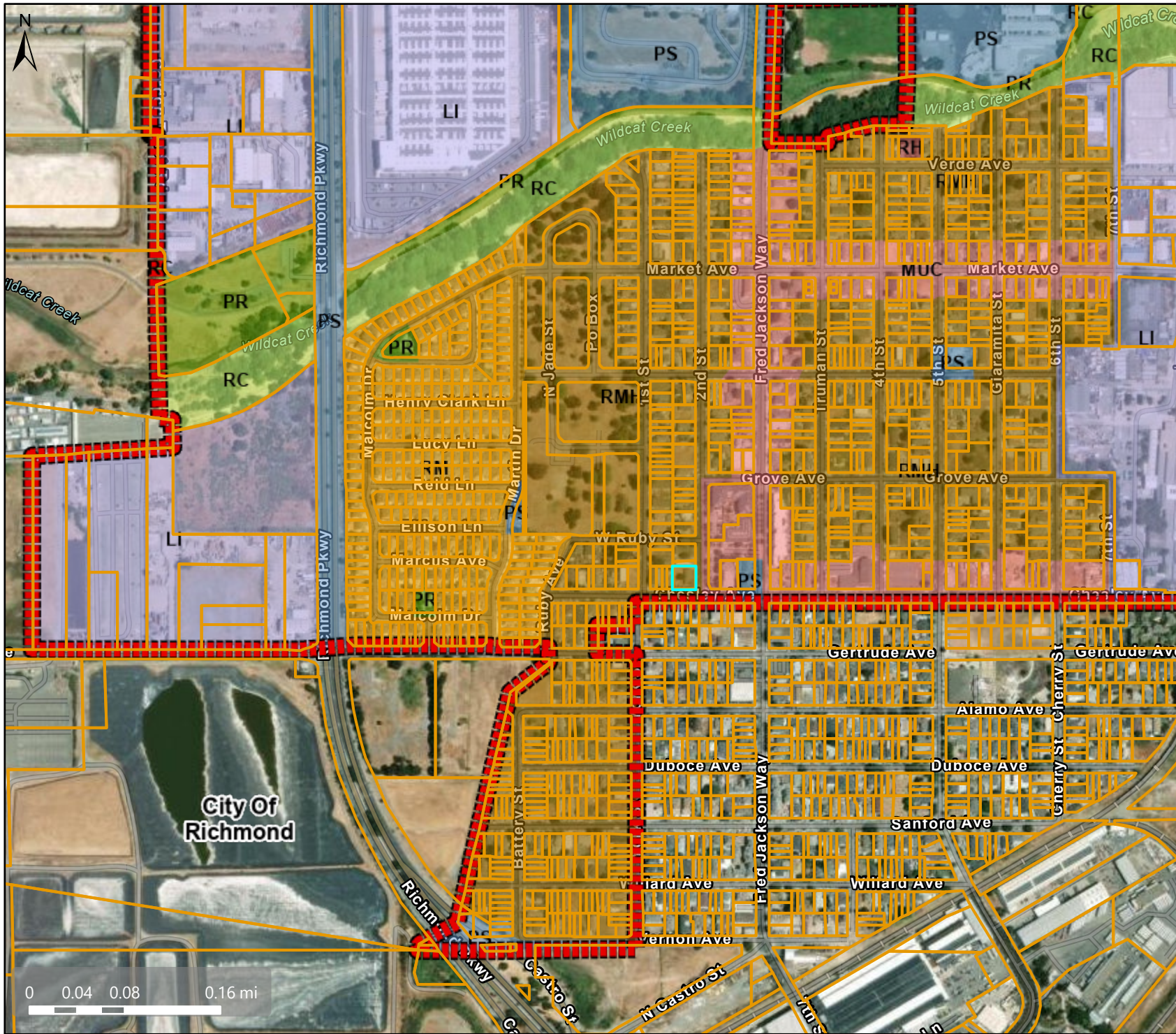
05

052

12

1/22/04

General Plan: Residential Medium High Density (RMH)



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

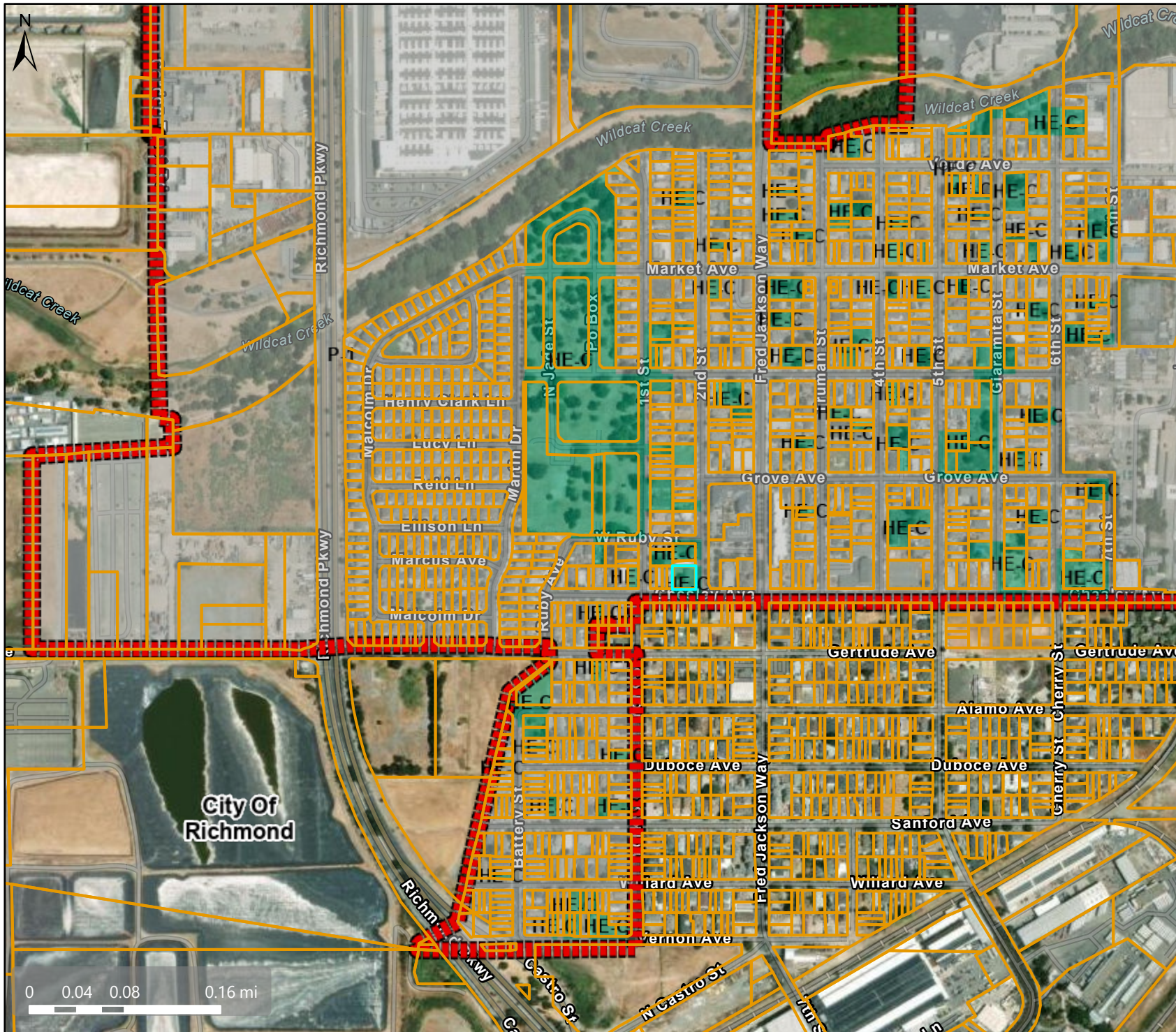
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- RH (Residential High Density) (30-60 du/na)
- MUC (Mixed-Use Community-Specific) (Variable)
- LI (Light Industry) (1.5 FAR)
- PS (Public and Semi-Public)
- PR (Park and Recreation)
- RC (Resource Conservation)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

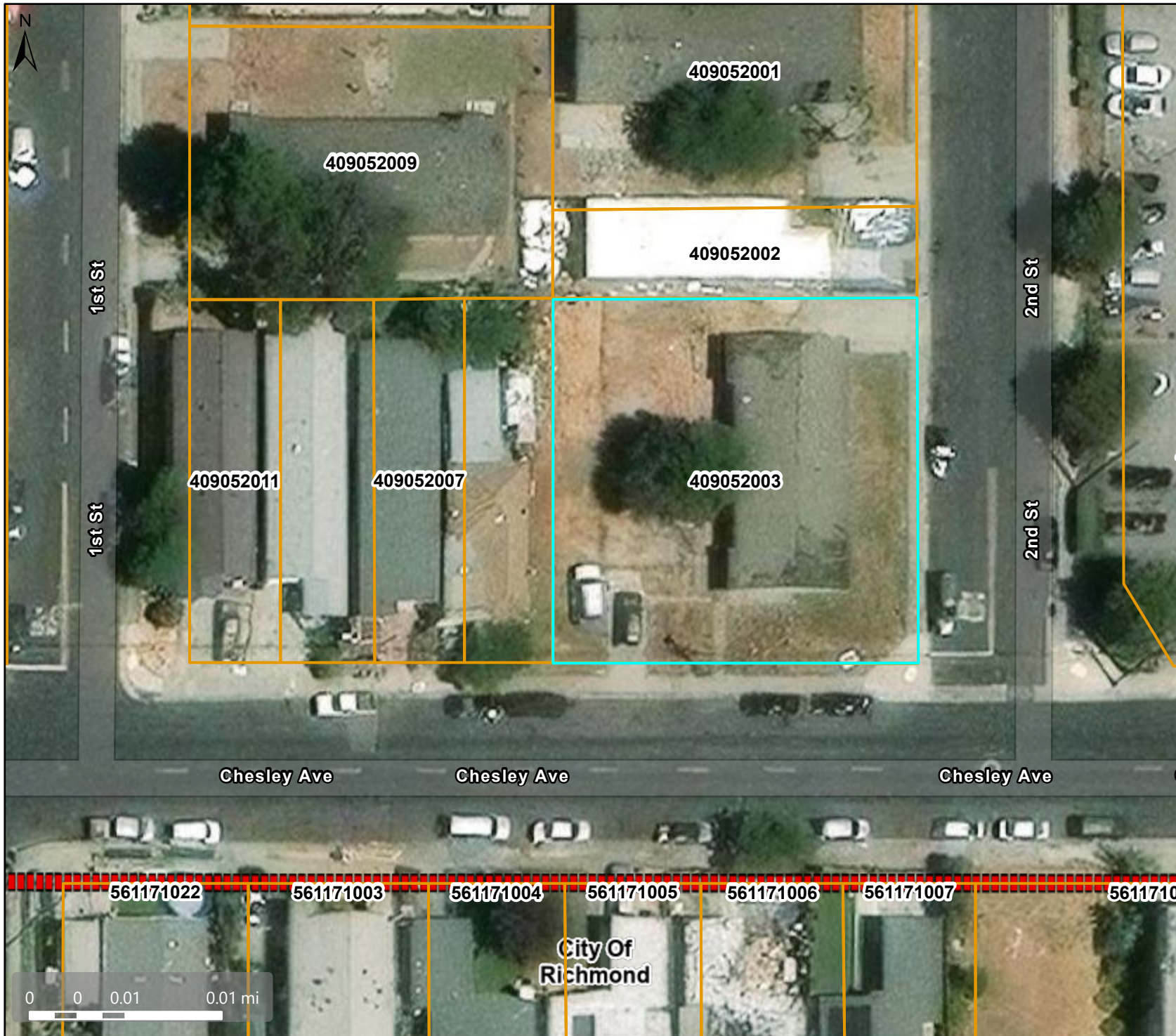
0 0.04 0.08 0.16 mi

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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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Datum: WGS 1984



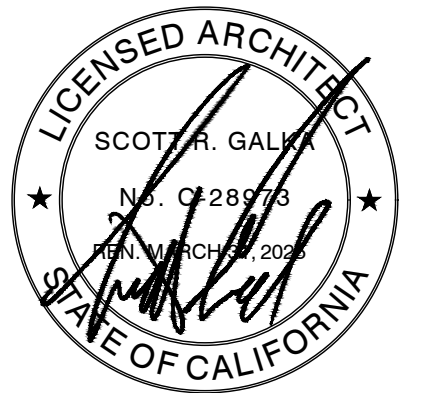
562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS: Δ ISSUES: \circ

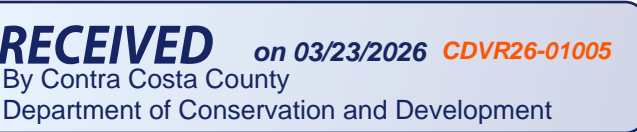
NO.	DATE	DESCRIPTION
02.12.2026		PLANNING

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

ARCHITECT OF RECORD:



CONSULTANTS:



SHEET DESCRIPTION:

COVERSHEET

JOB NUMBER: 2025.021
SCALE:
DATE: 02.12.2026
DRAWN BY: KWM
CHECKED BY: SRG
CAD TITLE: A0.0 - COVERSHEET.dwg
SHEET NUMBER:

A0.0

OF XX SHEETS

SITE INFORMATION

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

SCOPE OF WORK

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.

SEPARATE SUBMITTALS

SEWER LATERAL COMPLIANCE

ZONING TABLE

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	

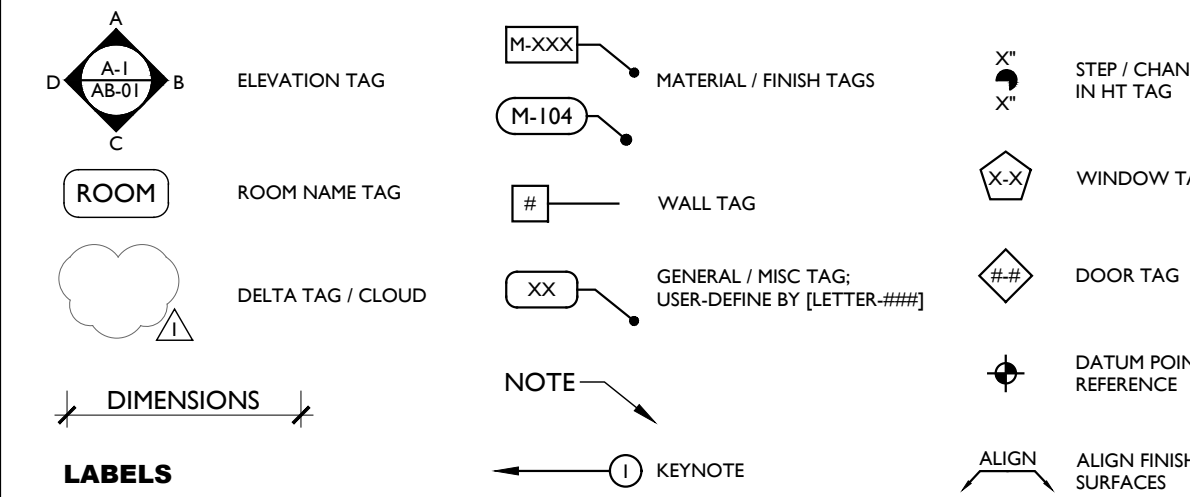
CONTACTS LIST

OWNER COMMUNITY HOUSING DEVELOPMENT CORPORATION 1535 FRED JACKSON WAY, SUITE A RICHMOND, CA 94801 (510) 412-9290 SHANE SUTHERLAND SSUTHERLAND@COMMUNITYHDC.ORG	ARCHITECT SCOTT GALKA SRG ARCHITECTS 562 61ST STREET OAKLAND, CALIFORNIA 94609 SCOTTG@SCOTTGALKAAARCHITECTS.COM 510-610-6602
SURVEYOR JACKIE LUK, PE, PLS LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 (510) 724 - 3388	TITLE-24 CONSULTANT BENJAMIN MONTALBANO NRG COMPLIANCE, LP 4480 MAIN ST SUITE B RIVERSIDE, CA 92501 202-870-7813

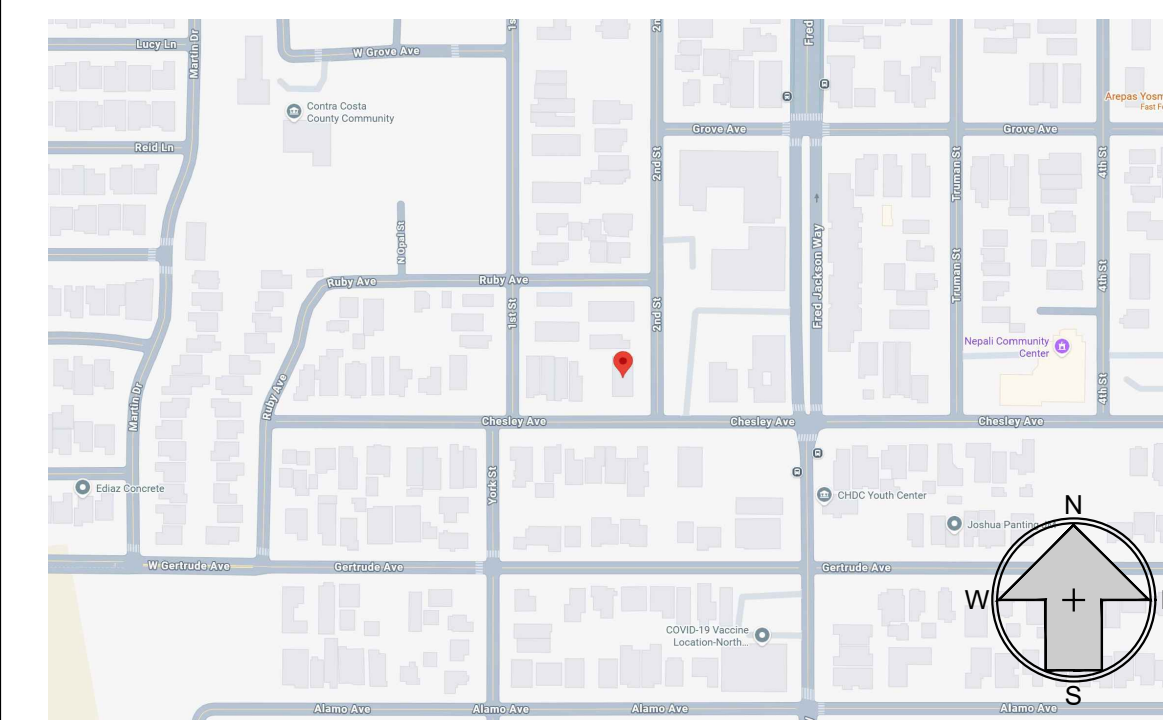
GENERAL NOTES

- THE SCOPE OF WORK SHALL CONSIST OF FURNISHING ALL THE LABOR, MATERIALS, & EQUIPMENT NECESSARY TO COMPLETE ALL THE WORK INDICATED ON THE DRAWINGS.
- ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, & NATIONAL CODES, ORDINANCES, & REGULATIONS.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON JOB SITE & NOTIFY THE ARCHITECT AS TO ANY DISCREPANCY.
- ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
- ALL PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW & APPROVAL.
- ALL WORK SHALL BE DONE IN NEAT & WORKMANLIKE MANNER.
- ALL DIMENSIONS ARE FACE OF WALL FINISH TO FACE OF WALL FINISH UNLESS OTHERWISE NOTED.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE ARCHITECT SHALL BE NOTIFIED IF FIELD DIMENSIONS NECESSITATE ANY CHANGES OR MODIFICATIONS.
- CONTRACTOR SHALL KEEP ALL WORK AREAS CLEAR OF ALL REFUSE, RUBBISH, & DEBRIS.
- ALL PERTINENT CONSTRUCTION SHALL MEET ALL CALIFORNIA TITLE 24 ENERGY REQUIREMENTS.
- THE CONTRACTOR SHALL POST & MAINTAIN ALL REQUIRED NOTICES, SIGNS, & SAFEGUARDS.
- 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.
- 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

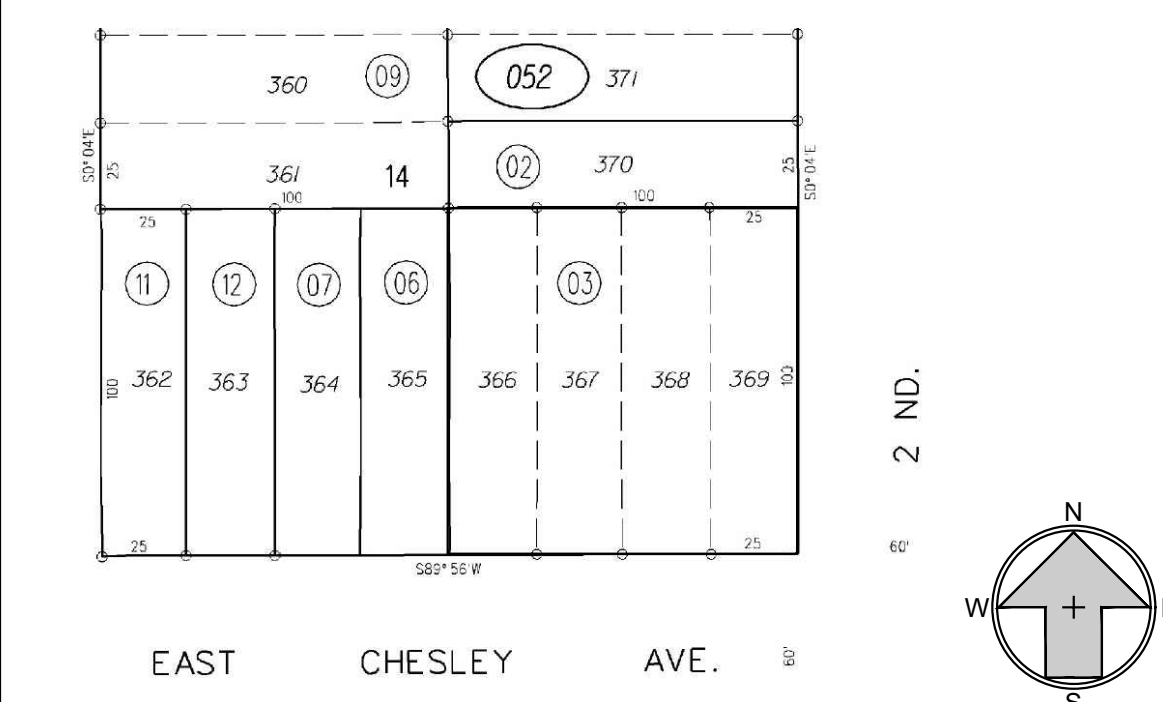
SYMBOL KEY



VICINITY MAP



PLOT MAP



3D MODEL



FRONT

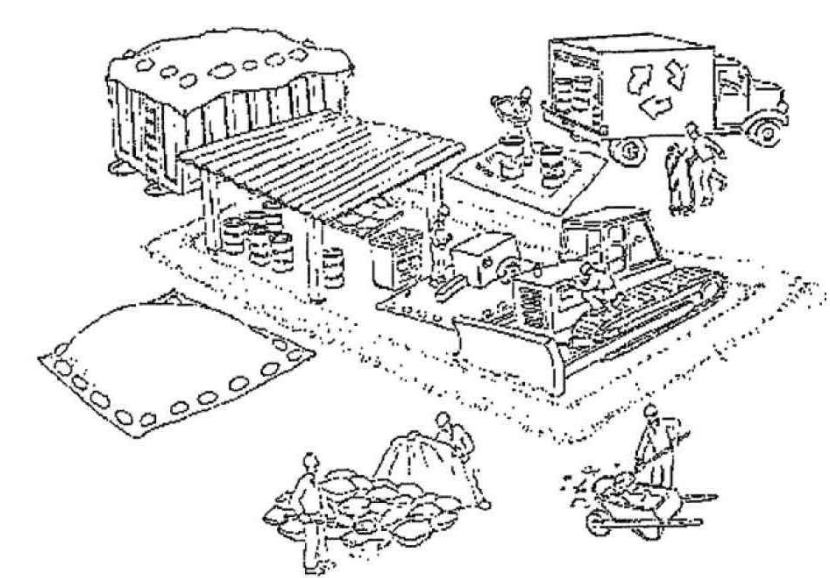


SIDE



ABOVE

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.



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.

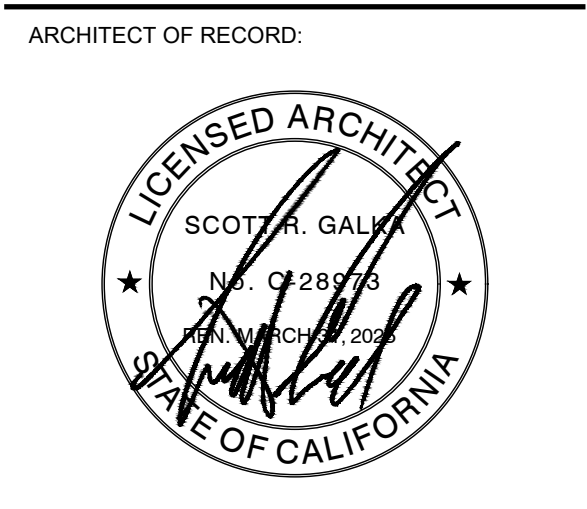


Landscape Materials

- 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.

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:	

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.cabmphandbooks.com

A0.1



2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1

Y = YES APPLICABLE
N/A = NOT APPLICABLE
RESP. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

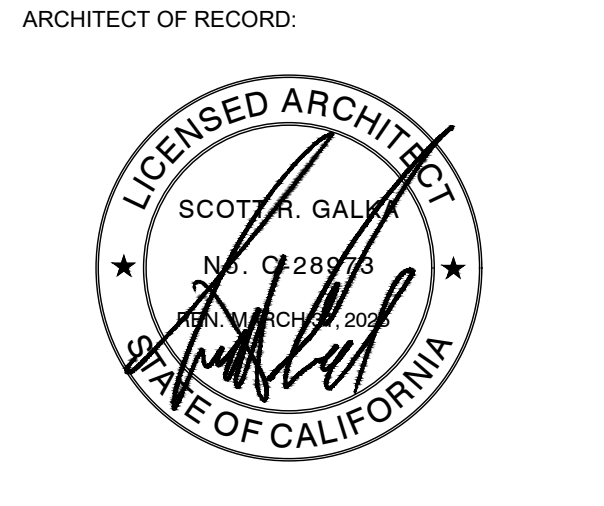


562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS: ISSUES:

NO.	DATE	DESCRIPTION
	02.12.2026	PLANNING

PROJECT:
RESIDENTIAL REMODEL
121 CHESLEY AVE
RICHMOND, CA 94801



CONSULTANTS:

SHEET DESCRIPTION:

CALGREEN

JOB NUMBER: 2025.021

SCALE:

DATE: 02.12.2026

DRAWN BY: KWM

CHECKED BY: SRG

CAD TITLE: A0.1 - BOILERPLATE.dwg

SHEET NUMBER:

A0.2

OF XX SHEETS

Y	N/A	RESP. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 11011, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SECTION 302 MIXED OCCUPANCY BUILDINGS
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DIVISION 4.1 PLANNING AND DESIGN
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106 SITE DEVELOPMENT
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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> .
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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".

Y	N/A	RESP. PARTY	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106.4.2.1 Reserved.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106.4.2.2 Multifamily dwellings, hotels and motels
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. EV ready parking spaces with receptacles.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. EV ready parking spaces with EV chargers
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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. 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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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. In any event 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 (3659 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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106.4.2.3 Reserved.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106.4.2.4 Reserved.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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).
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106.4.2.6 Hotels and motels.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. EV ready parking spaces with receptacles.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. EV Ready parking spaces with EV chargers.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.

Y	N/A	RESP. 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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings, hotels and motels. When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, 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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 feet, 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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DIVISION 4.2 ENERGY EFFICIENCY
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.201 GENERAL
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.303 INDOOR WATER USE
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 11011, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.303.1.3 Showerheads.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.303.1.4 Faucets.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 2.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.5 gallons per minute at 20 psi.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.303.1.4.5 Pre-rinse spray valves. When installed, commercial pre-rinse spray valves shall meet the requirements in the <i>California Plumbing Code</i> , Section 420.3.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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> .
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 1701.1 of the <i>California Plumbing Code</i> .
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.304 OUTDOOR WATER USE
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <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/

Y	N/A	RESP. PARTY	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.410 BUILDING MAINTENANCE AND OPERATION
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DIVISION 4.5 ENVIRONMENTAL QUALITY
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SECTION 4.501 GENERAL
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SECTION 4.502 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

LIFETIME STEEL POST™ by ADJUST-A-GATE™ Installation Guidelines

LifeTime Steel Post™
Designed by installers for installers

The following installation instructions should be used as guidelines only. If you are a tradesman please use your training and experience. If you are a DIY consumer and have questions, please consult your local building and permit department, or a professional. **Take all proper safety precautions.**

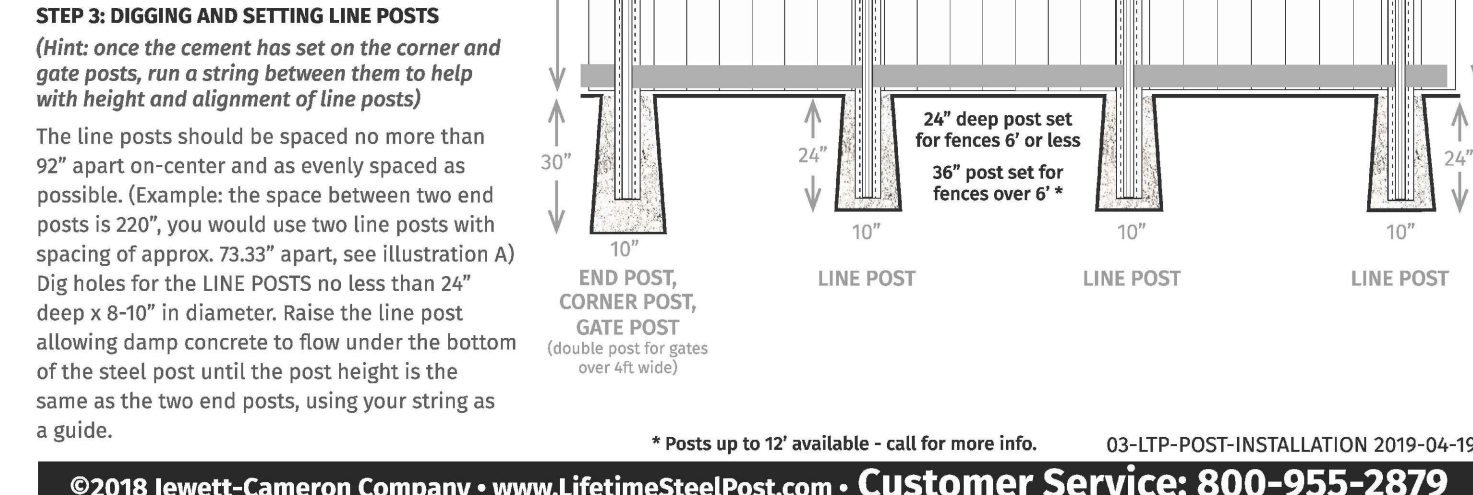
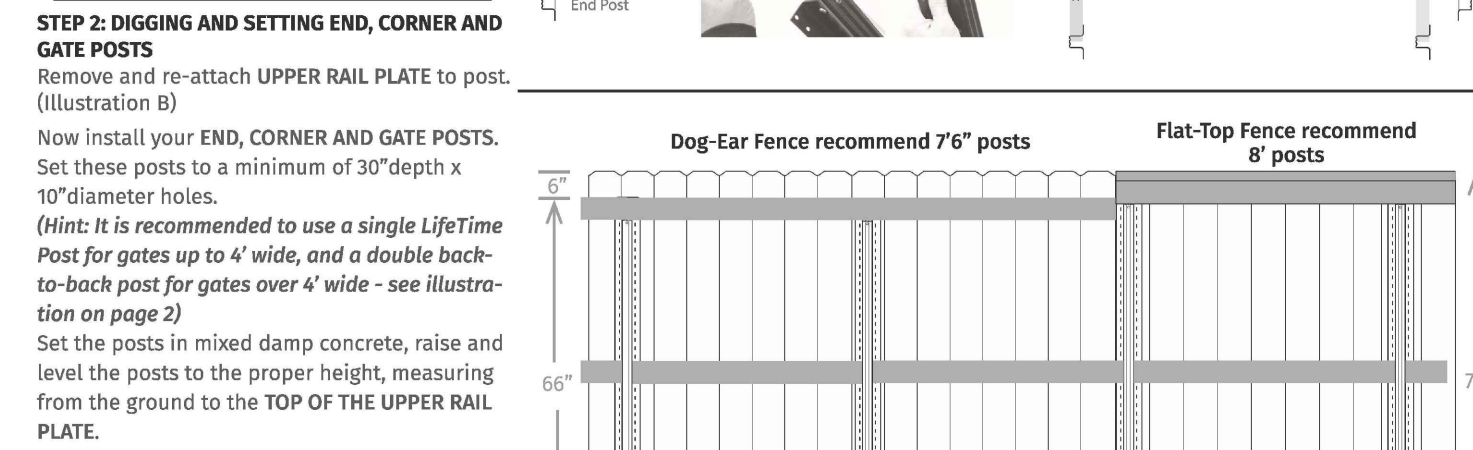
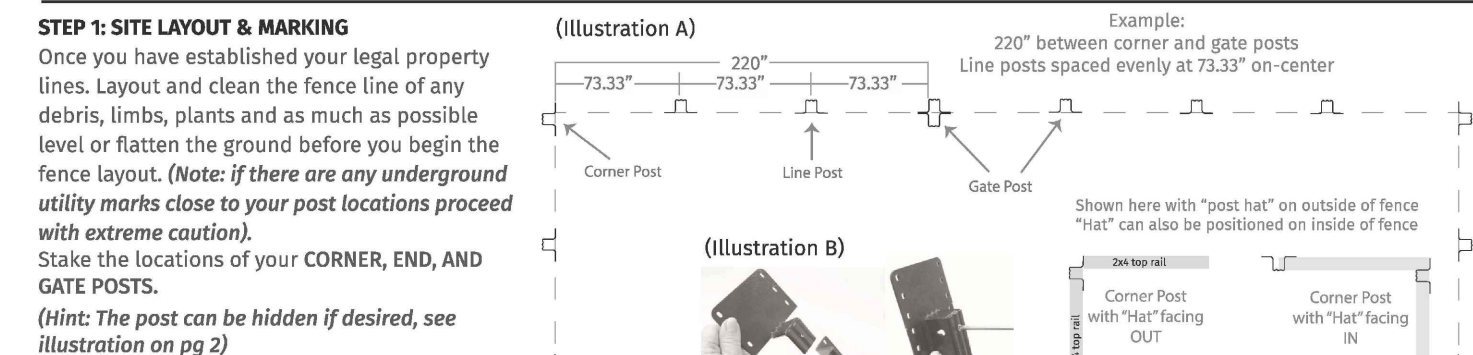
Remember you Must CALL Before You Dig

OPTIONAL ACCESSORIES - SOLD SEPARATELY

Model LTP 10003 GAP FILLER KIT for use with Adjust-A-Gate™

Model LTP 10246 (Galv) Model LTP 20246 (Black) HURRICANE CLIPS use in high-wind or hurricane-prone areas

RAIL BRACKETS use to hold rails in place until secured



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SRG

562 61ST STREET
OAKLAND, CALIFORNIA
510.550.5314

REVISIONS: Δ ISSUES: \circ

NO.	DATE	DESCRIPTION
02.12.2026		PLANNING

PROJECT:
RESIDENTIAL REMODEL
121 CHESLEY AVE
RICHMOND, CA 94801

ARCHITECT OF RECORD:



CONSULTANTS:

FENCE 2

BACKYARD DISCOVERY TEST REPORT

Product Name:
20' X 9.5' STONEBRIDGE GAZEBO

Test Type:
Snow Load Testing
Wind Testing

Report Number:
TR230038

Document Control Number:
W: GZ11100482145
S: P8140.01-801-47

Issue Date:
3/1/2023

Scope of work
Weight was evenly distributed for a 24 hour period over the entire surface of the roof structure at 9800 Pounds

Summary of Snow Load Test Results

Title	20' x 9.5' Stonebridge Gazebo
Total Weight	9,800 Pounds
Duration	24 Hours
Results	Pass, No damage.

Product Size

Overall Area	Width (inches)	Length (inches)
195.4 ft ²	114.5	245.75
Overall Footprint (Per roof side)		
Number of Roof Sides	1	
Roof Pitch	5°	

Frame Construction

Frame Member	Material	Description
Post	Galvanized Steel	Vertical post, one at each corner, and centered
Rafter	Galvanized Steel	Wood vertical sections
Beam	Galvanized Steel	Wood horizontal sections
Sheathing Board	Galvanized Steel	Wood sheathing boards to support roof metal
Metal Panel	Galvanized Steel .0476" Thick	Roof panel

Summary of Wind Test Results

Title	20' x 9.5' Stonebridge Gazebo
Total Wind Speed (mph)	100
Static Pressure (lb/ft ²)	24.96
Projected Area (ft ²)	33.745
Force (lbs)	842.28

Completed by: B. Siebert
Title: Project Engineer
Signature: B. Siebert
Date: 3/1/2023

Reviewed By: P. Hardy
Title: Project Engineering Manager
Signature: P. Hardy
Date: 3/1/2023



20X9.5 STONEBRIDGE GAZEBO/CARPORT

★★★★★ 4.9 (18)

\$ 3,999

Free Shipping

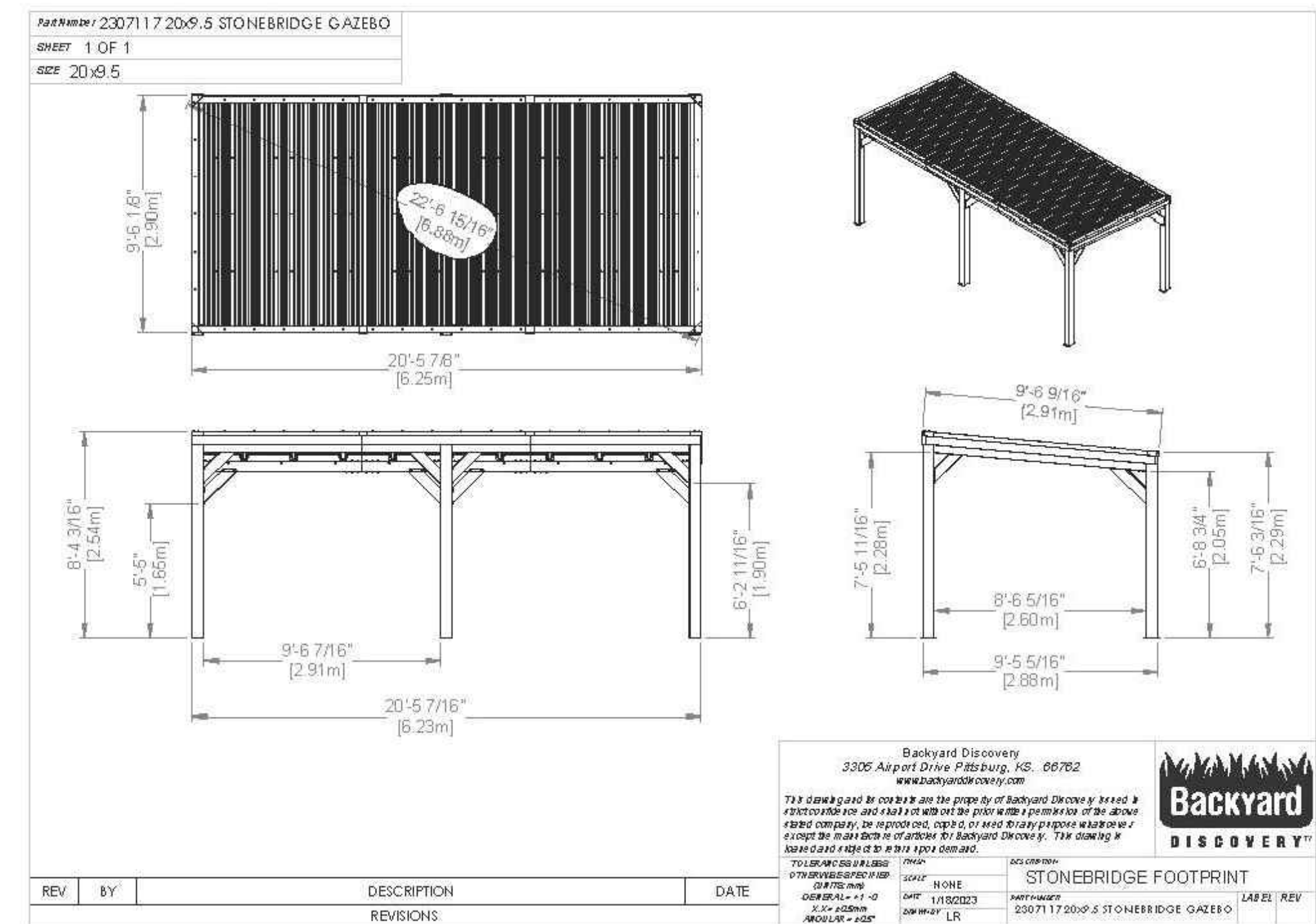
Available Sizes: 20x9.5 Stonebridge Gazebo/Carport

Optional Add Ons: Assembly Service \$1090

- Features:**
- All-Weather Durability: Pro-Tect™ tested and proven to withstand up to 9,800 pounds or up to 30 inches of snow load, and winds up to 100 mph
 - Industry-Leading Warranty: 5-year warranty for added peace of mind
 - Powered Lid: Patented PowerTop™ features 3 electrical outlets and 3 USB ports to power your outdoor living space, mounting easily to any post on the structure (power source not included)
 - 2024 Heavy Duty Steel: Premium galvanized steel craftsmanship provides superior strength compared to aluminum or vinyl structures
 - Maintenance-Free: Engineered for zero upkeep with powder-coated galvanized steel construction for full protection against rust, corrosion, and UV harm
 - Robust Support Posts: 6" x 6" galvanized steel posts provide superior strength
 - Ready to Assemble: Pre-fabricated, pre-drilled, and powder-coated panels, paired with step-by-step instructions in the interactive iDCL™ app, offer easy installation
 - Durable Finishes: Powder-coated steel brackets and anchors combined with a modern black finish provides enhanced weather resistance and lasting style
 - Slope Roof Design: 5° roof pitch creates a clean yet versatile architectural design while preventing water accumulation
- Please Note:** *Product must be anchored as specified in the Backyard Discovery instruction manual

Use Code PREZIS for an extra 15% off at checkout.

Add to cart See In Your Space



DETAILS

JOB NUMBER: 2025.021

SCALE:

DATE: 02.12.2026

DRAWN BY: KWM

CHECKED BY: SRG

CAD TITLE: A5.0 - SCHEDULES.dwg

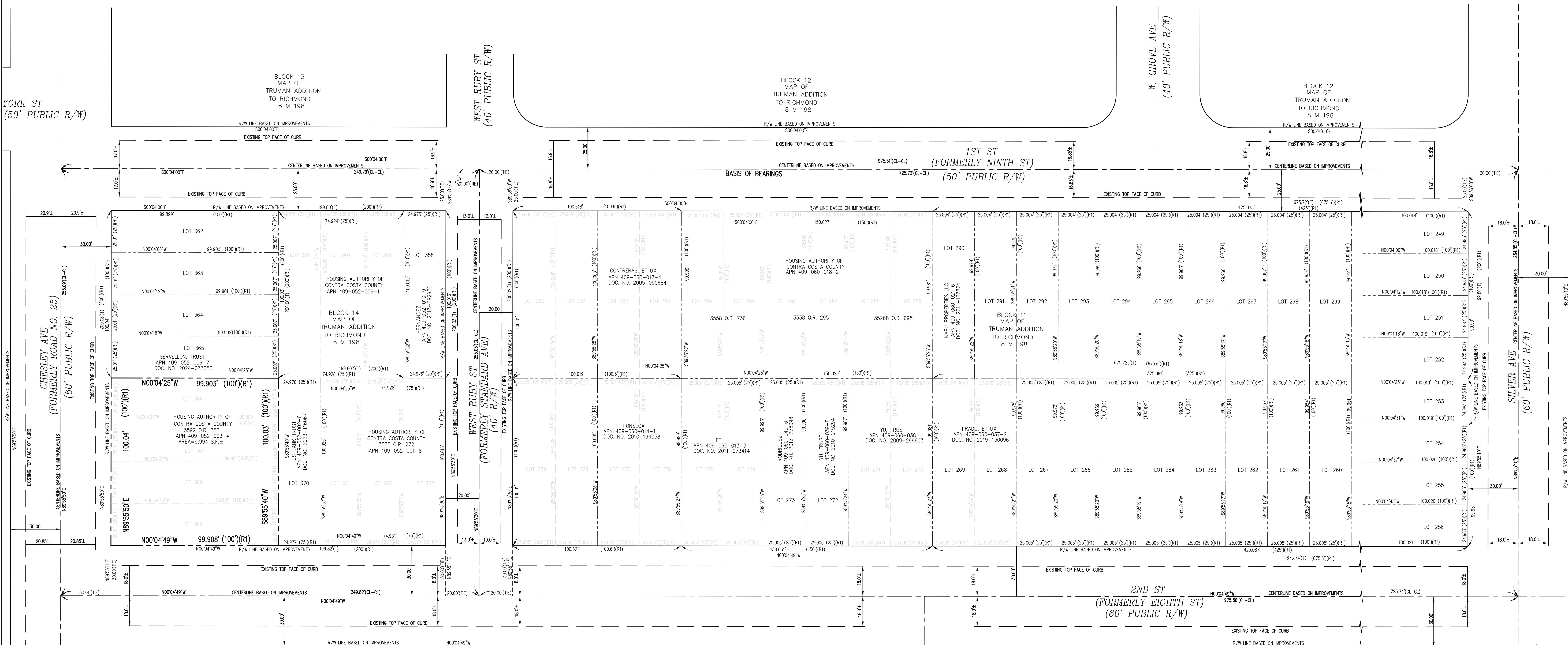
SHEET NUMBER:

A5.1

OF XX SHEETS

CARPORT 1

Confidential Information
D Dept., Leisure Time Products



TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 1117028551-AS, 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
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 JUNE 15, 1999 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 99-0154227, 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 STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS, RECORDED JUNE 12, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-017044, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PLAN AMENDMENT, RECORDED JUNE 2, 2008 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2008-021615 (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 (CADI10098 (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

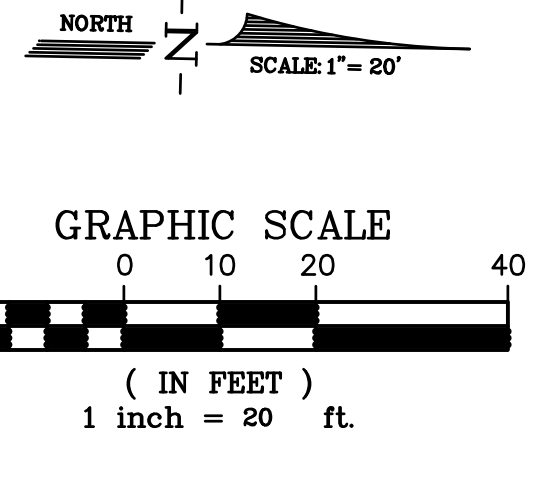
- DATE OF FIELD SURVEY: JANUARY 31, 2025.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CONTRA COSTA COUNTY
SANITARY SEWER: CONTRA COSTA COUNTY
WATERS: 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 = 125.577 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. 0601300226G, 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 84-02 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/B) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL, AND NUMBER OF STORES 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
- THE LINE
- OLD LOT LINE
- (T) TOTAL
- ± MORE OR LESS
- 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-C) 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 PLAN 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.

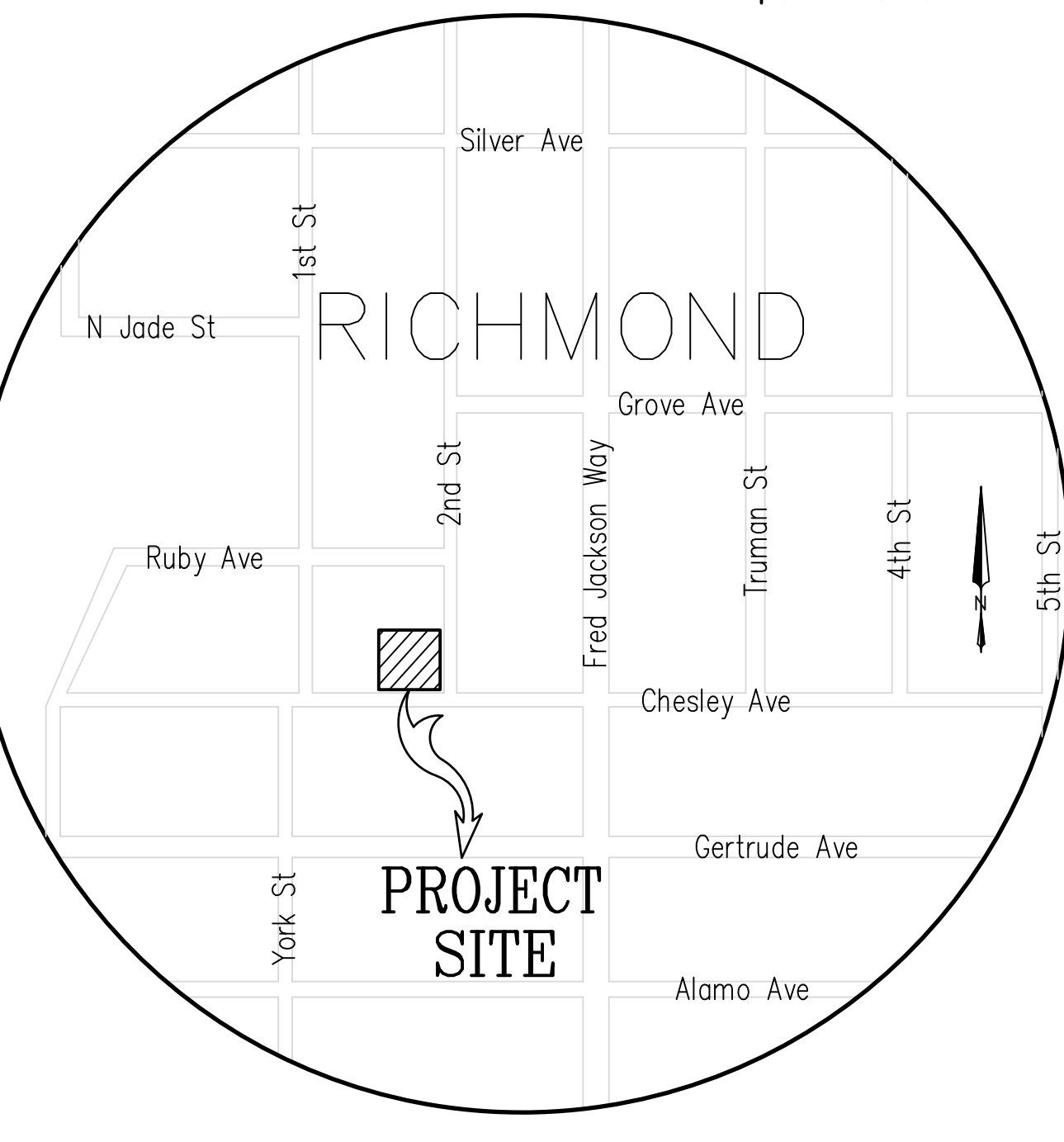
JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.

DATE: FEBRUARY 14, 2025



SHEET INDEX

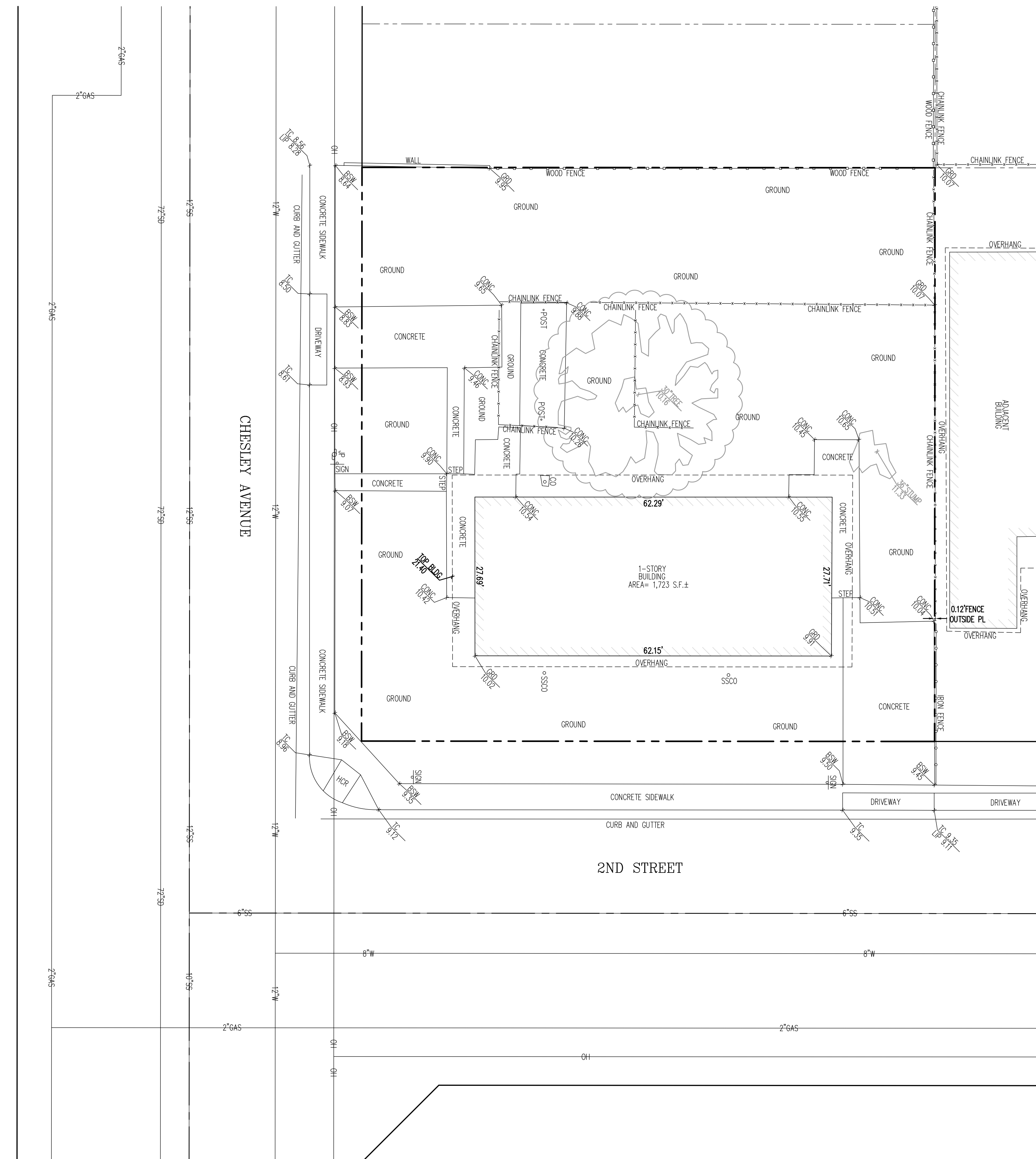
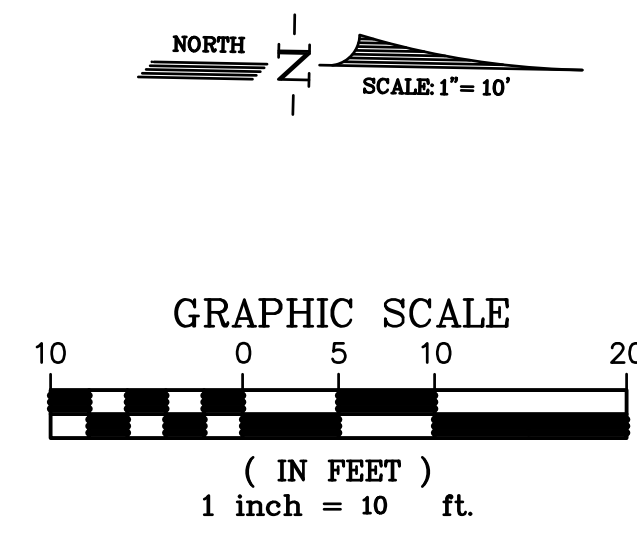
- NOTES AND BOUNDARY SURVEY
- TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

**ALTA/NSPS
LAND TITLE SURVEY**
OF
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
---	ADJONER 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 65.00	BACK OF SIDEWALK ELEVATION
IC 65.64	TOP OF CURB ELEVATION
TOP BLDG 65.64	TOP OF BUILDING ELEVATION
CONC 65.64	CONCRETE ELEVATION
LIP 65.64	LIP OF GUTTER ELEVATION
GRD 65.64	GROUND ELEVATION

ALTA/NSPS
LAND TITLE SURVEY
 OF
 121 CHESLEY AVENUE; 1511 SECOND STREET
 CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA
 FEBRUARY 2025
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