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September 10, 2019

Town of San Anselmo  
Permit Review

Detached Garage Remodel  
9 Tamal Ave.  
San Anselmo, Ca. 94960

See following revisions to the detached garage remodel project at 9 Tamal Ave. Revisions are clouded with a revision Delta #1.

1. Remove proposed bathroom from garage remodel.

Sincerely,

Theo Bessin

## GENERAL NOTES

1. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2016 EDITION, THE CALIFORNIA PLUMBING CODE, 2016 EDITION, THE CALIFORNIA ELECTRICAL CODE, 2016 EDITION, THE CALIFORNIA MECHANICAL CODE, 2016 EDITION, THE CALIFORNIA FIRE CODE, 2016 EDITION, THE CALIFORNIA ENERGY CODE, 2016 EDITION, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 EDITION AND ALL OTHER APPLICABLE LOCAL AMMENDMENTS, ORDINANCES, AND REGULATIONS.

3. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.

4. DO NOT SCALE DRAWINGS. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.

5. DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, UNLESS NOTED OTHERWISE. AT FLOORS AND CEILINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD.

6. REFER TO ADDITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAINED IN THESE DRAWINGS.

7. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED.

8. WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE ARCHITECT.

9. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIED HEREIN.

10. ALL EXPOSED BOLTS, WASHERS, NAILS, OR METAL CONNECTORS SHALL BE DOUBLE HOT DIP GALVANIZED [U.N.O.]

11. SHOP DRAWINGS, PROJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED.

12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS.

13. FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CEILING LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE STAIRS ARE UNFINISHED.

14. AT EXTERIOR WALL OPENINGS: FLASHING, COUNTER FLASHING AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE COMPLETELY WATERPROOFED AND WEATHERPROOFED.

15. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

## ENERGY NOTES

1. NEW EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-13 IN 2X4 WALLS OR R-19, IN 2X6 WALLS.

2. NEW ROOF ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-30 AND UNDERFLOOR ASSEMBLIES TO BE R-19.

3. ALL WALL ASSEMBLIES OF BATHROOM / BEDROOM/ EQUIPMENT ROOMS/ ETC. MAY BE INSULATED WITH SOUND ATTENUATION BLANKET INSULATION.

4. IN ADDITION TO BLANKET INSULATION STANDARDS ABOVE, IN NO CASE SHALL ANY INSULATION CONTAIN ANY ASBESTOS OR ASBESTOS RELATED PARTICULATES.

5. ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

6. THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSULATION INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUB-CHAPTER 4, ARTICLE 3.

7. THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

8. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.

9. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS.

10. THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED, OR WEATHERSTRIPPED:  
 A. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS, AND BETWEEN EXTERIOR WALL PANELS.  
 B. OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS CEILINGS AND FLOORS.  
 C. OPENINGS IN THE ATTIC FLOOR.  
 D. ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

11. FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.

12. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH CAN BE PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.

13. STORAGE TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER.

14. PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-3 OR GREATER.

15. RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES SHALL BE INSULATED WITH R-3.

16. GAS FIRED HOUSEHOLD COOKING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH CALIFORNIA APPLIANCE EFFICIENCY STANDARDS.

17. WATER CLOSETS SHALL BE LOW FLUSH TYPE [1.28 GAL/FLUSH] CPC 403.2.1(1).

18. GAS FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES, NOT CONTINUOUSLY BURNING PILOT LIGHTS; E.G., FURNACES UNDER 175,000 BTU, ALL FAN TYPE FURNACES, CLOTHES DRYERS, STOVES, ETC.

19. HVAC EQUIPMENT, WATER HEATERS AND PLUMBING FIXTURES (SHOWER HEADS AND FAUCETS) MUST BE CERTIFIED BY CEC.

20. HEATING EQUIPMENT SHALL COMPLY WITH EFFICIENCY STANDARDS AND BE NO LARGER THAN SPECIFIED ON APPROVED PLANS.

21. DUCTS MUST BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE CALIFORNIA STATE MECHANICAL CODE.

## PLUMBING NOTES

1. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2016 CPC.

2. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2016 CPC.

3. WATER CLOSETS SHALL BE LOW FLUSH TYPE [1.28 GAL/FLUSH] CPC 403.2.1(1).

4. WATER SAVING SHOWERHEADS, MAX 1.8 GPM @60PSI CPC 408.2.

5. WATER SAVING RESIDENTIAL LAVATORY FAUCETS, MAX 1.2GPM @60PSI, MIN 0.8GPM @20PSI CPC 403.7.

6. WATER SAVING KITCHEN FAUCETS, MAX 1.8GPM @60PSI, TEMPORARY MAX 2.2GPM @60PSI WA/UTO RETURN CPC 403.6.

7. PROVIDE ACCESS PANEL (12"X 12") OR UTILITY SPACE FOR PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS.

8. GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. GAS LINE TO SLAND COOKTOP MAY BE RUN IN AN APPROVED SLEEVE.

9. HOSE BIBBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE A BACKFLOW PREVENTION DEVICE.

10. COPPER WATER LINES SHALL BE TYPE "L" MINIMUM.

11. ABS & PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING TWO STORIES IN HEIGHT.

## GLASS & GLAZING NOTES

1. GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.

2. GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS [ > 9 SQ FT ] WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.

3. GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.

4. EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44".

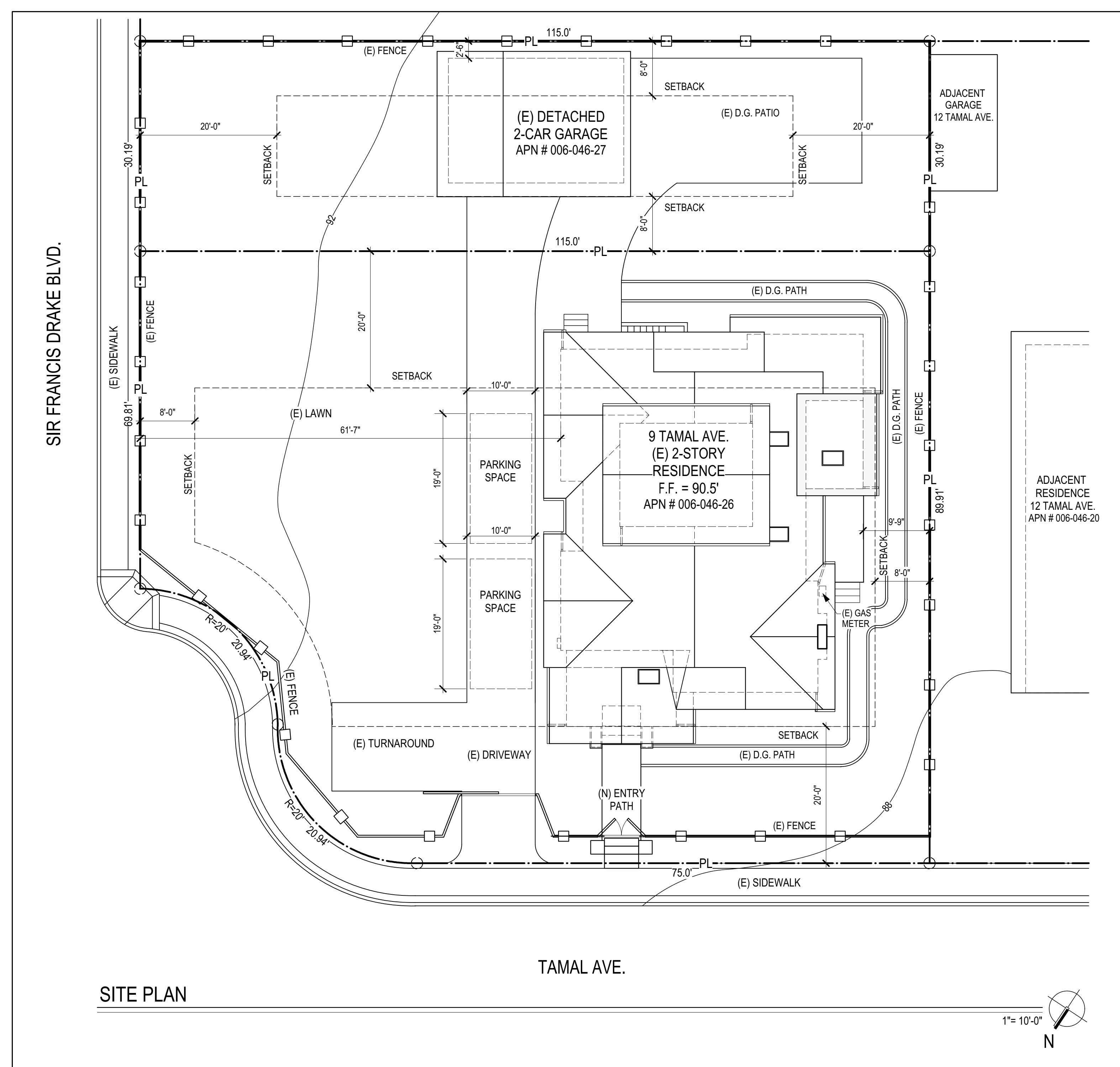
# DETACHED GARAGE REMODEL AT: 9 TAMAL AVE. SAN ANSELMO, CA.



**SCOPE OF WORK:**

- REPAIR WATER AND FIRE DAMAGE TO EXISTING GARAGE AS NEEDED.
- REMOVE DAMAGED LOW SLOPE ROOF ON SOUTH SIDE OF GARAGE AND REPLACE W/ NEW SHED ROOF TO IMPROVE DRAINAGE. [NO CHANGE TO OVERALL RIDGE OR EAVE HEIGHT]

**NOTE:**  
A SEPARATE ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK IN THE RIGHT-OF-WAY (SEWER LATERAL REPLACEMENT, FOR EXAMPLE).



PROJECT STATISTICS	
OWNER	FERNANDA GONZALES & JARRET HAUSSKE
ADDRESS	9 TAMAL AVE. SAN ANSELMO, CA. 94960
EMAIL ADDRESS	mfgonz@gmail.com
PHONE	(415) 450-1714
ASSESSORS PARCEL NO	006-042-27 (GARAGE) 006-042-26 (HOUSE)
ZONING DESIGNATION	R-1
OCCUPANCY	U
CONSTRUCTION TYPE	TYPE V-N
SCOPE OF WORK:	- REPAIR WATER AND FIRE DAMAGE TO EXISTING GARAGE AS NEEDED. - REMOVE DAMAGED LOW SLOPE ROOF ON SOUTH SIDE OF GARAGE AND REPLACE WITH NEW SHED ROOF TO IMPROVE DRAINAGE. [NO CHANGE TO OVERALL RIDGE OR EAVE HEIGHT]
BUILDING TABULATIONS	
EXISTING:	(E) DETACHED GARAGE 468 S.F.
SITE INFORMATION	
LOT AREA	006-042-26 - 9,753 S.F. 006-042-27 - 3,471 S.F.
TOTAL	13,224 S.F.
SETBACKS:	
FRONT	20'
SIDE	8'
REAR	20'
FIRE DISTRICT	SAN ANSELMO FIRE DEPT.
WATER DISTRICT	MARIN WATER DISTRICT
SANITARY DISTRICT	ROSS VALLEY SANITARY DISTRICT

SHEET INDEX	
ARCHITECTURAL	
A0.0	COVER SHEET - SITE PLAN, GENERAL NOTES, SHEET INDEX, VICINITY MAP, & PROJECT STATISTICS
A1.0	EXISTING & PROPOSED GARAGE FLOOR PLANS, EXTERIOR ELEVATIONS, & ELECTRICAL PLAN.
A2.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS

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BUILDING DESIGN

GARAGE REMODEL AT:

9 TAMAL AVE.  
SAN ANSELMO, CA

COVER SHEET:

SITE PLAN  
VICINITY MAP  
PROJECT STATS.  
GENERAL NOTES  
SHEET INDEX

DATE  
07.19.2019

SUBMITTAL SET

REVISIONS:

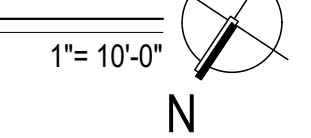
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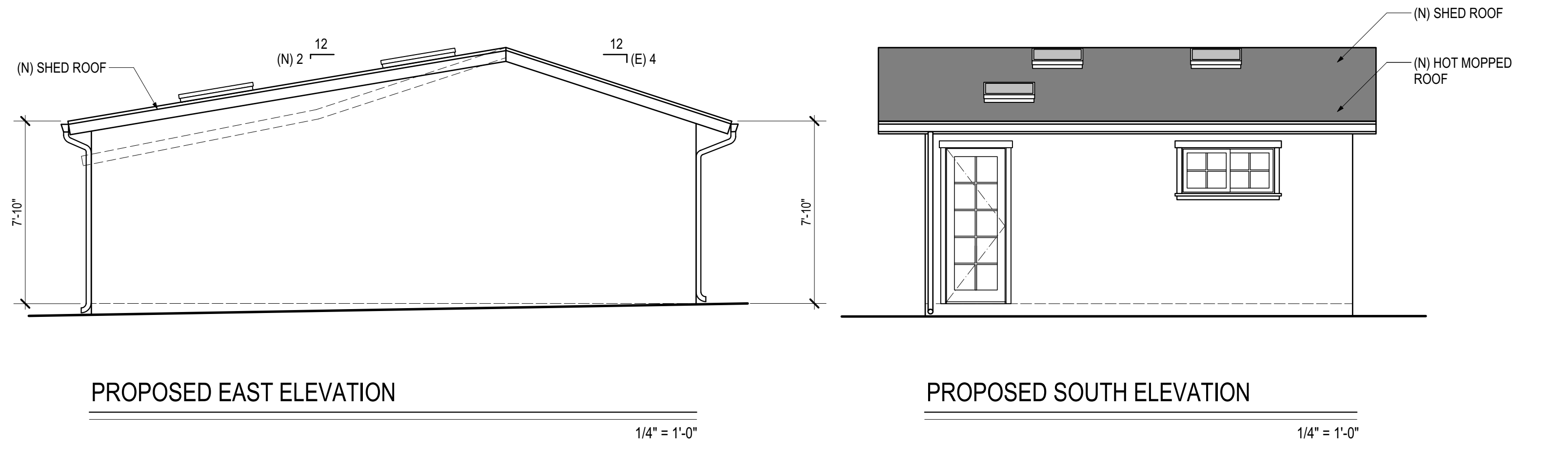
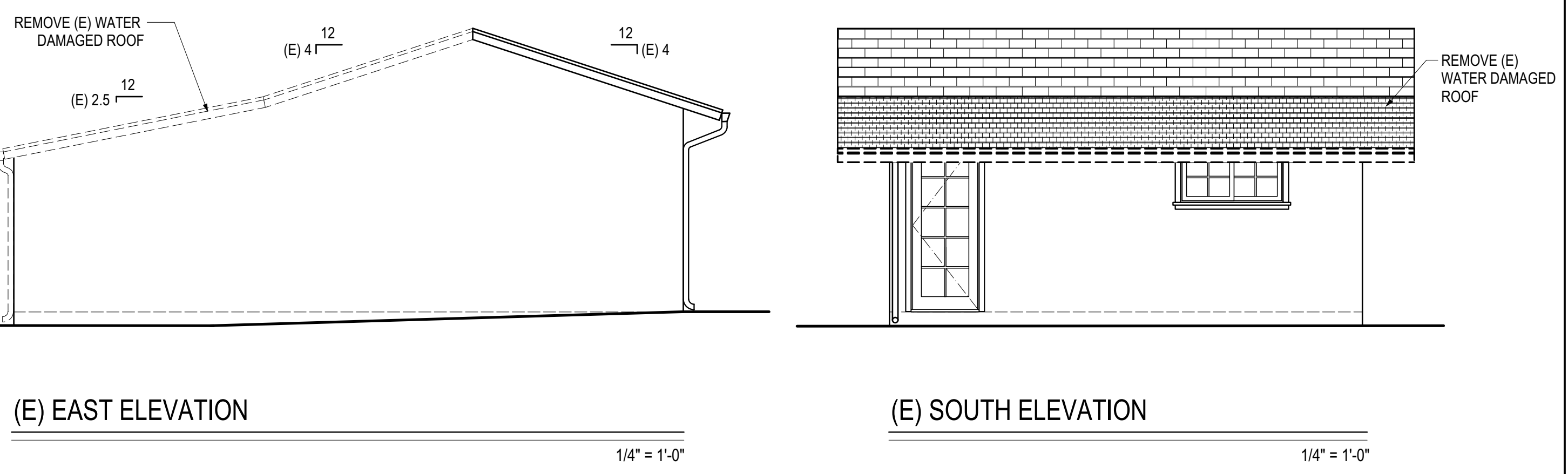
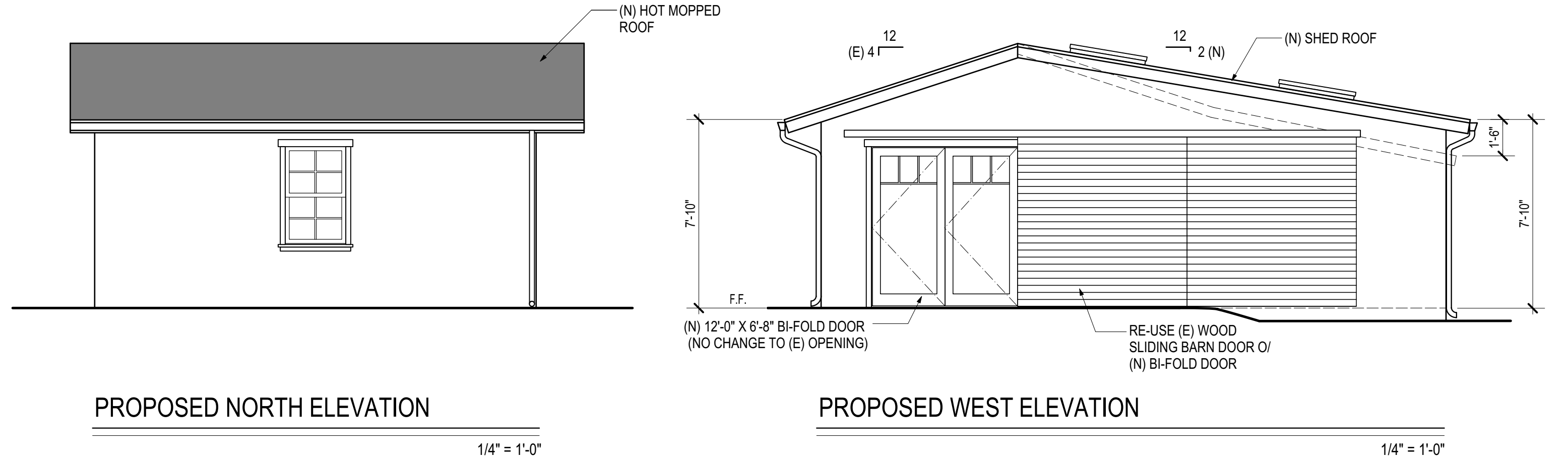
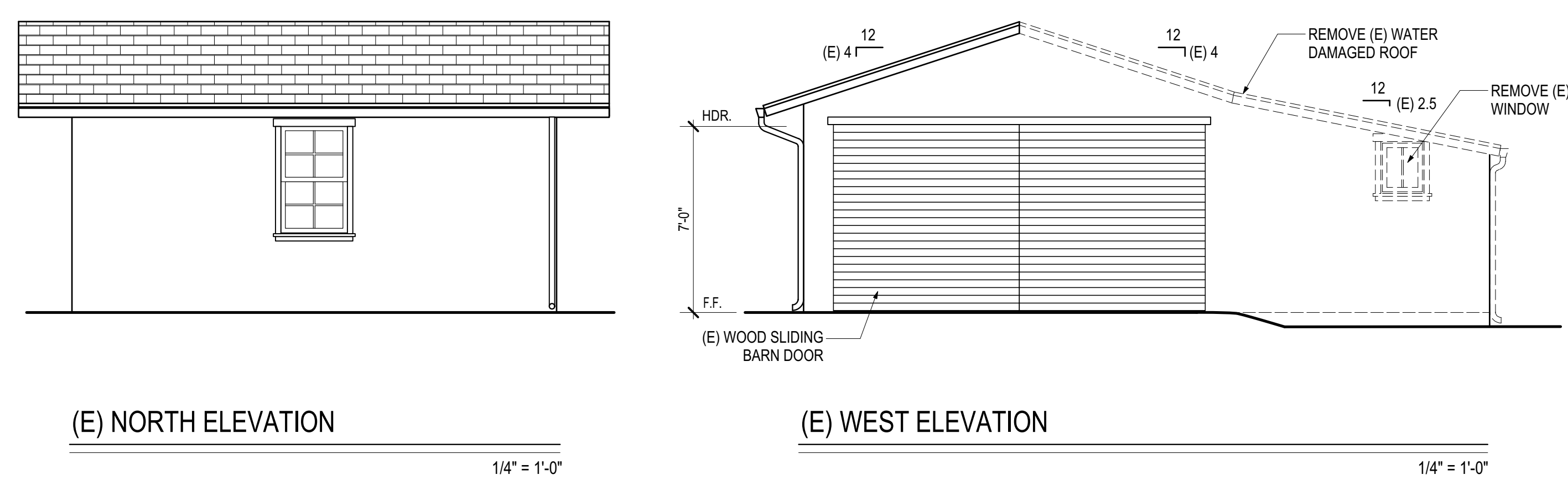
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SHEET

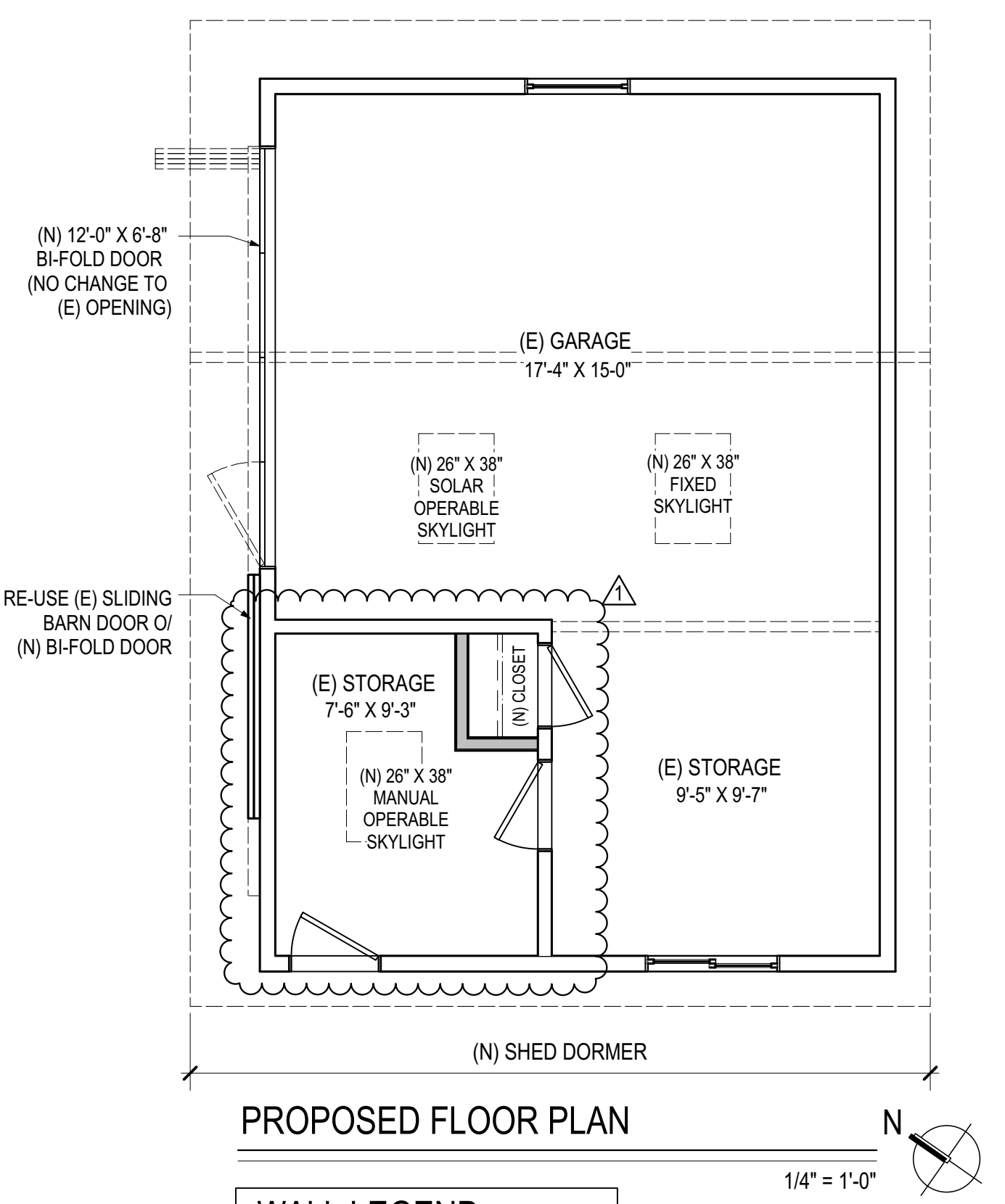
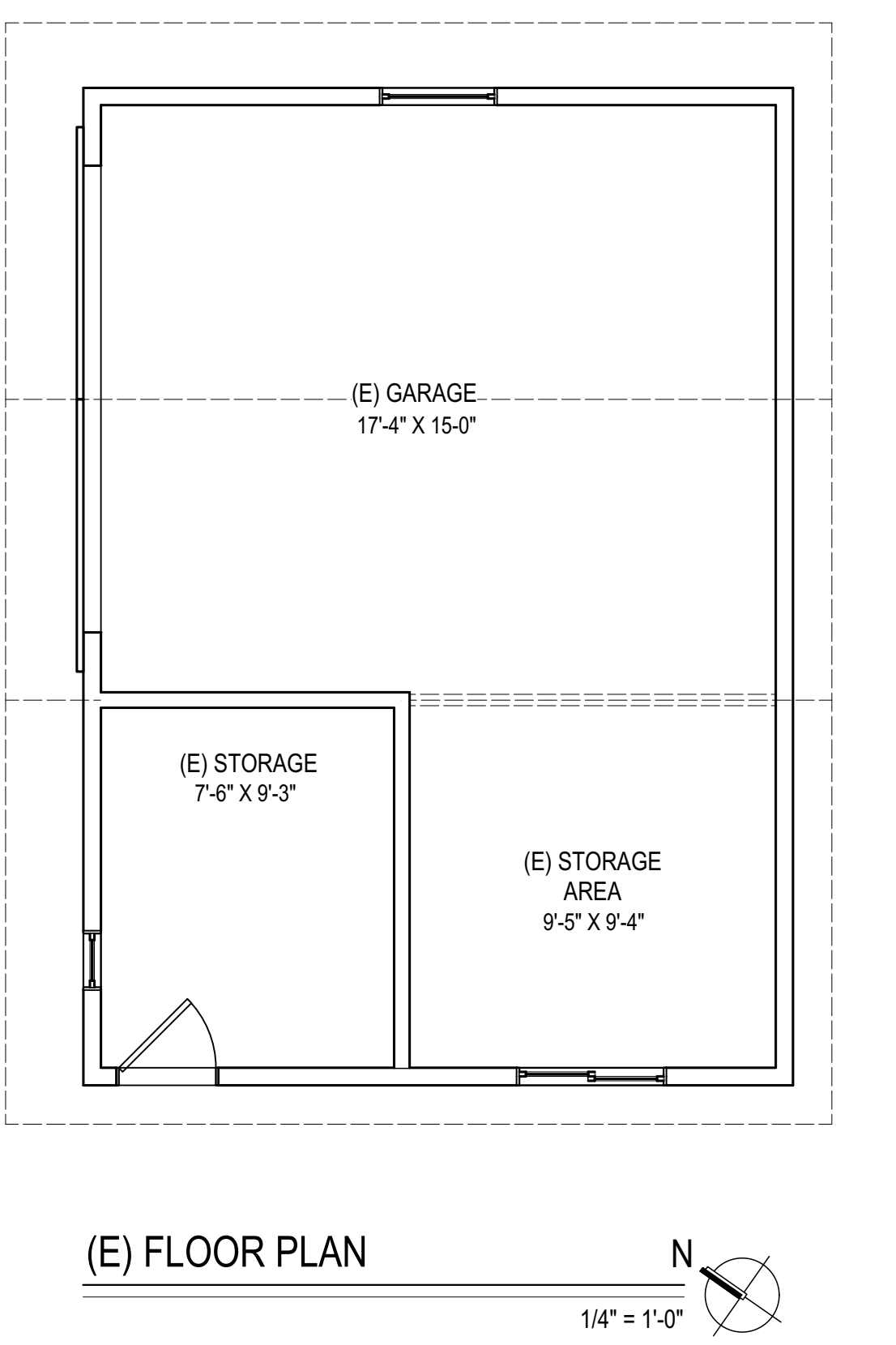
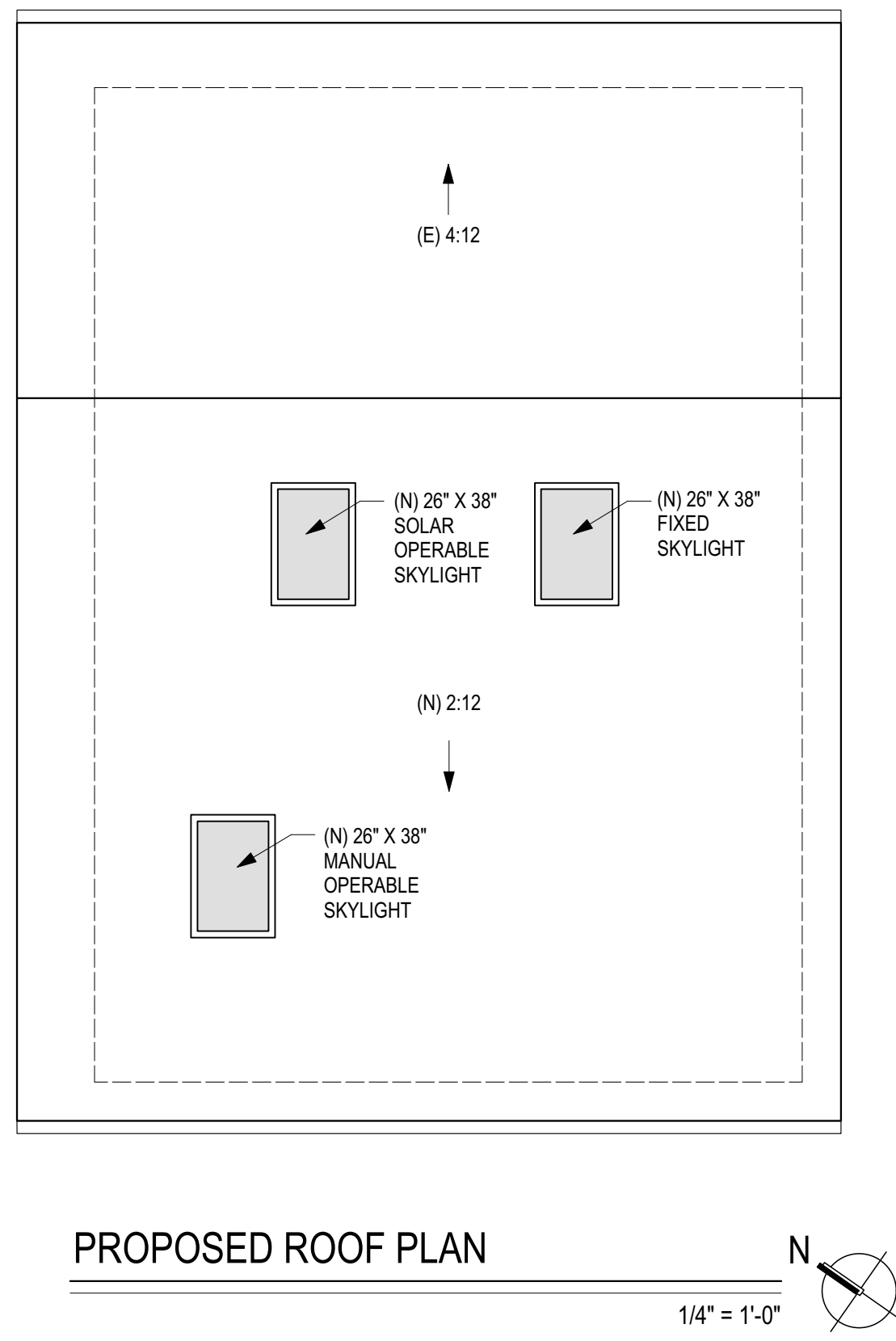
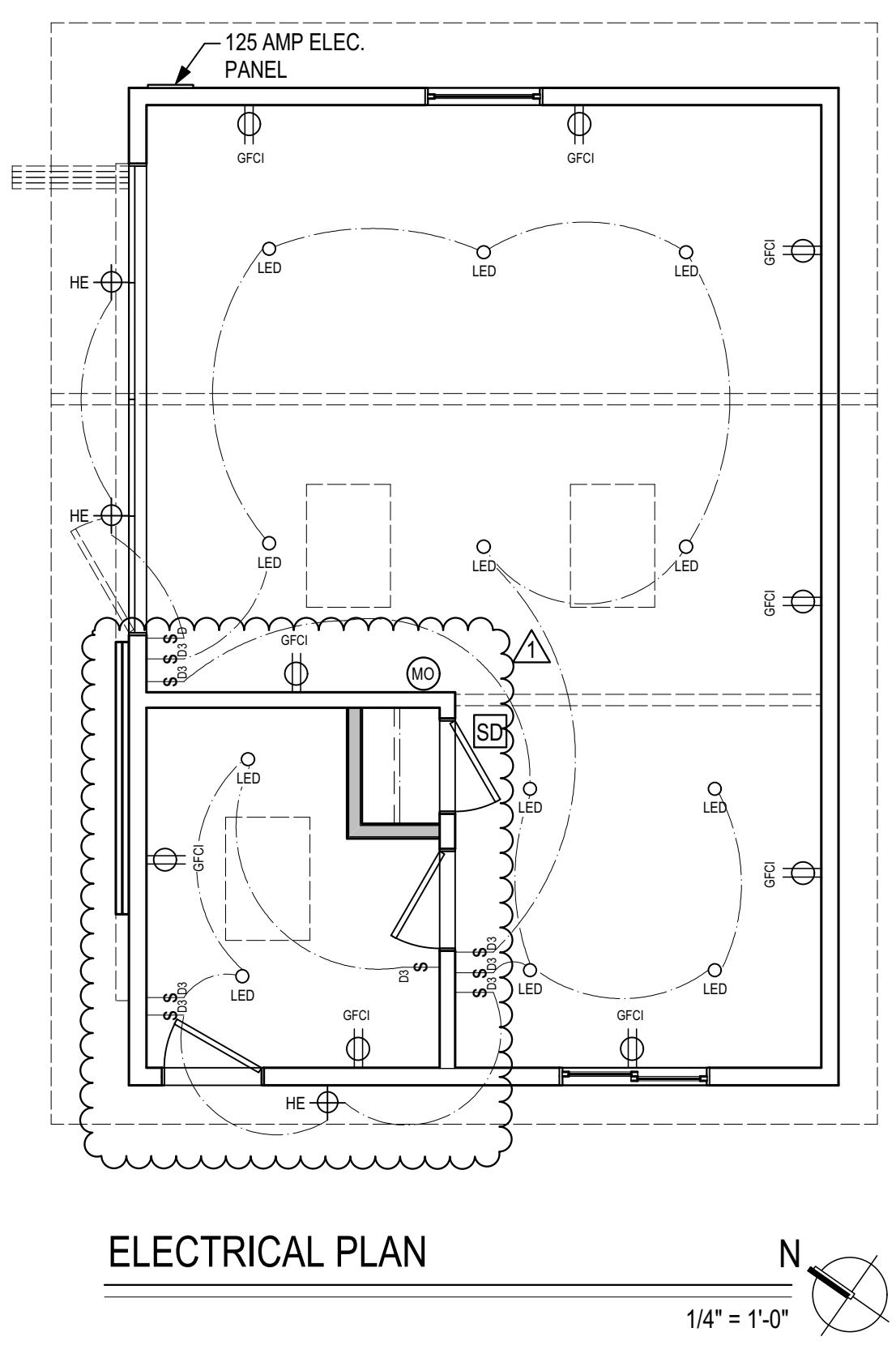
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**ELECTRICAL / MECHANICAL SYMBOLS**

- SWITCH
- SWITCH [3 WAY]
- SWITCH [4 WAY]
- ROLLER CATCH SWITCH
- SWITCH [DIMMER]
- SWITCH [VACANCY SENSOR]
- SWITCH [OCCUPANT MOTION SENSOR]
- MOTION SENSOR/ PHOTOCONTROL COMBO
- OUTLET
- OUTLET [1/2 HOT W/ ARC FAULT INT]
- OUTLET [W/ ARC FAULT INT]
- OUTLET [W/ GROUND FAULT INT]
- OUTLET [WATERPROOF]
- 4-PLEX OUTLET
- OUTLET [220 V]
- FLOOR OUTLET [1/2 HOT]
- JUNCTION BOX
- LIGHT FIXTURE [CEILING MOUNT]
- PENDANT FIXTURE
- HIGH EFFICACY PENDANT FIXTURE
- HIGH EFFICACY WALL SCONCE FIXTURE
- 4" LED HIGH EFFICACY RECESSED DOWNLIGHT
- 4" LED HIGH EFFICACY RECESSED DIRECTIONAL DOWNLIGHT
- HIGH EFFICACY 4" WATERPROOF RECESSED DOWNLIGHT/LED FIXTURE
- HIGH EFFICACY EXTERIOR WALL SCONCE LIGHT FIXTURE -
- LED UNDERCABINET LIGHTING  
13" = 8.5 WATT  
19" = 10.5 WATT
- GAS SUPPLY
- COLD WATER HOOK-UP
- BATHROOM EXHAUST FAN W/ HUMIDISTAT [PANASONIC FV-08VKM2 - 80 CFM - 0.3 SOAN]
- SMOKE DETECTOR HARDWIRE W/BATTERY BKUP [110V W/ INTERCONNECTED SIGNAL WIRE]
- CARBON MONOXIDE ALARM [WITH BATTERY BACKUP]



**WALL LEGEND**

- (E) 2X4 WOOD STUD WALL TO BE REMOVED
- (E) 2X4 WOOD STUD WALL TO REMAIN
- (N) 2X4 WOOD STUD WALL

NOTE: ALL DIMENSIONS ARE TO FACE OF PLYWOOD U.N.O.