

General Notes

Kitchen Notes:

1. Recessed light fixtures in the building envelope shall be IC and airtight listed. 2. All receptacles serving all countertop surfaces in kitchens and dining rooms shall have GFCI protection.
3. A minimum of two 20 amp small appliance branch circuits are required to serve counter receptacles in the kitchen, pantry, breakfast nook, dining room, and pass-throughs.
4. Where separate circuits for the garbage disposal and the dishwasher are terminated in the same box, the receptacles shall be labeled as to which appliance they serve, and the circuit breakers shall have a handle tie at the service panel. No other receptacle shall be installed in this box. The Dishwasher plug to be GFCI protected.
5. All lighting shall be high efficacy (fluorescent or qualifying LED per Table 150.0-A). All JA8 high efficacy lighting shall be controlled by dimmer or a manual-on vacancy sensor.
6. Countertop receptacle outlets shall be installed at each counter space 12" or wider. Receptacles shall be installed so that no point along the wall line is more than 24", measured horizontally, from a receptacle outlet in that space. One receptacle is required for peninsula counters of any length in addition to any receptacles installed in the adjoining wall space. At least one receptacle is required for island counters.
7. Countertop receptacles shall not be installed in a face up position and not more than 20" above nor more than 12" below the countertop surface.
8. Spray heads attached to hoses must be provided with an approved method of backflow prevention.
9. Dishwashers shall be connected with approved air gap devices located above the flood level of the sink. Dishwasher circuits shall be GFCI protected.
10. Hot water lines from water heaters to kitchen sinks shall be insulated for their entire length where they are exposed t in unconditioned space. (Minimum insulation thickness is 1" for 1/2" and 3/4" pipe, and 1 1/2" for 1" and larger. 10. New buildings or 'substantial remodels' must be provided with a range hood capable of 100 c.f.m. which vents to the exterior of the building.
11. When new gas piping is installed or the existing system is altered or a new gas appliance is installed, a seismic gas shut-off valve shall be installed.

Bathroom Notes:

1. All lighting in each bathroom shall be high efficacy (fluorescent or qualifying LED per Table 150.0-A). All JA8 high efficacy lighting shall be controlled by dimmer or a manual-on vacancy sensor. A minimum of one fixture shall be controlled by a manual-on vacancy sensor.
2. All outlets shall be GFCI protected. An outlet is required within 3 feet of each basin location.
3. Bathroom electrical equipment requires a dedicated 20 amp circuit for each bathroom. Exception: A single 20 amp dedicated circuit may supply power to all of the bathroom GFCI receptacles within a dwelling provided the circuit is sized for the load.
4. Light fixtures in shower enclosures shall be approved for "wet location".
5. Water closets require a minimum 15" of clearance from the center line of the bowl to each side, 24" of clearance in front from the front edge of the bowl and have maximum flow of 1.28 gpm.
6. Windows with the bottom edge within 60" of a drain inlet or standing surface in a shower enclosure, or at windows adjacent to a bathtub shall be tempered.
7. All shower compartments shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30" diameter circle. The curb may encroach on these size requirements. All surfaces shall be waterproof up to 72" above the drain inlet. Thresholds shall be of sufficient width to accommodate a minimum 22" clear opening. Shower doors shall not swing in. No wooden windows are allowed within a shower enclosure. Glass shower doors and partitions shall be tempered or safety glass, and shall be properly supported on all edges.
8. Control valves and showerheads shall be located on the sidewall of the shower compartment or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. (CPC 408.9)
9. Showers, tub-shower combinations and bathtubs shall be provided with control valves which will provide anti-scald protection. Such valves shall be of the pressure balancing and/or thermostatically controlled type. Hot water heater thermostats are not allowed to be used to control temperature for this purpose.
10. Hand-held showerheads attached to flexible hoses must be provided with an approved method of backflow prevention if the head can be placed below the flood level.
11. Separately switched mechanical ventilation shall be provided in all bathrooms (minimum of 50 C.F.M.) vented to the exterior. Vents shall terminate not less than 3 feet in any direction from any openable window. Exception: Half baths (a toilet and lavatory only) do not require mechanical ventilation if they are provided with an openable window of sufficient size.

Directory

Client

Cavalry Presbyterian Church
415-914-4540
Rev. Ellen Baxter
5 Brighton Ave Bolinas, Ca 94924

General Contractor

Bruce Wick
Wick Brothers Construction
License # 481077
PO Box 420
Woodacre, Ca 94973
415-488-9581
Bruce.wick@att.net

Notes Continued

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Bedroom Notes:

1. All lighting shall be high efficacy (fluorescent or qualifying LED per Table 150.0-A) and all JA8 high efficacy lighting shall be controlled by dimmer or a manual-on vacancy sensor.
2. Bedrooms must have a minimum area of 70 square feet and a minimum ceiling height of 7' 0".
3. Bedrooms shall have openable windows to provide a minimum of 8% of its floor area in natural light and 4% of its floor area in natural ventilation.
4. Each bedroom shall have an egress window with a minimum of 5.7 square feet in openable area, with a minimum opening width of 20" and a minimum opening height of 24"; the window's lowest open edge shall not exceed 44" in height above the finished floor. Exception: Grade level windows (lowest open edge at or below 44" from grade) may have an openable egress area of 5.0 square feet. An egress door (min. 3 ft. x 6 ft. 8 inches) may substitute for an egress window. NOTE: Second story egress windows shall be provided with escape ladders if the building is not equipped with a fire sprinkler system.
5. Each sleeping room shall be provided with a smoke detector. In new construction, remodels, and existing areas with accessible attic, underfloor, or basement areas, the detector shall be powered by the building's 110V A/C power. (This power requirement also applies to carbon monoxide detectors.)
6. Gas appliances are not allowed to be installed in bedrooms or bathrooms unless they are of the direct-vent type or are in a sealed closet which draws combustion air from the outside air.
7. Fluorescent light fixtures and recessed fixtures in clothes closets must maintain a minimum of 6" horizontal clearance from the edge of shelves, and 12" for incandescent fixtures. Closets 70 sq. ft. or greater shall be provided with high efficacy luminaires or controlled by dimmer or a manual-on vacancy sensor. See MF-1R.
8. Bedroom receptacle outlets shall be installed at each wall space 2' or wider and no further than 12' o.c. apart. Receptacles shall be installed so that no point along the wall line is more than 6', measured horizontally, from a receptacle outlet in that space. Hallways longer than 10' require a minimum of one receptacle

Scope of Work

- ADU
- Interior Remodel
- Building Maintenance
- Non-Structural Window Replacement



BUILD & DESIGN

Travis Lange

415.488.7960

travis@birdhouse-build.com

201 San Geronimo Valley Dr.

Woodacre Ca 94973



1 Brighton Project
1 Brighton Ave
Bolinas, Ca 94924
APN 193-075-13

Issued:

Permit Set: 04.11.2024

Title: Cover Sheet

Scale: As Noted

Sheet: A01



BUILD & DESIGN

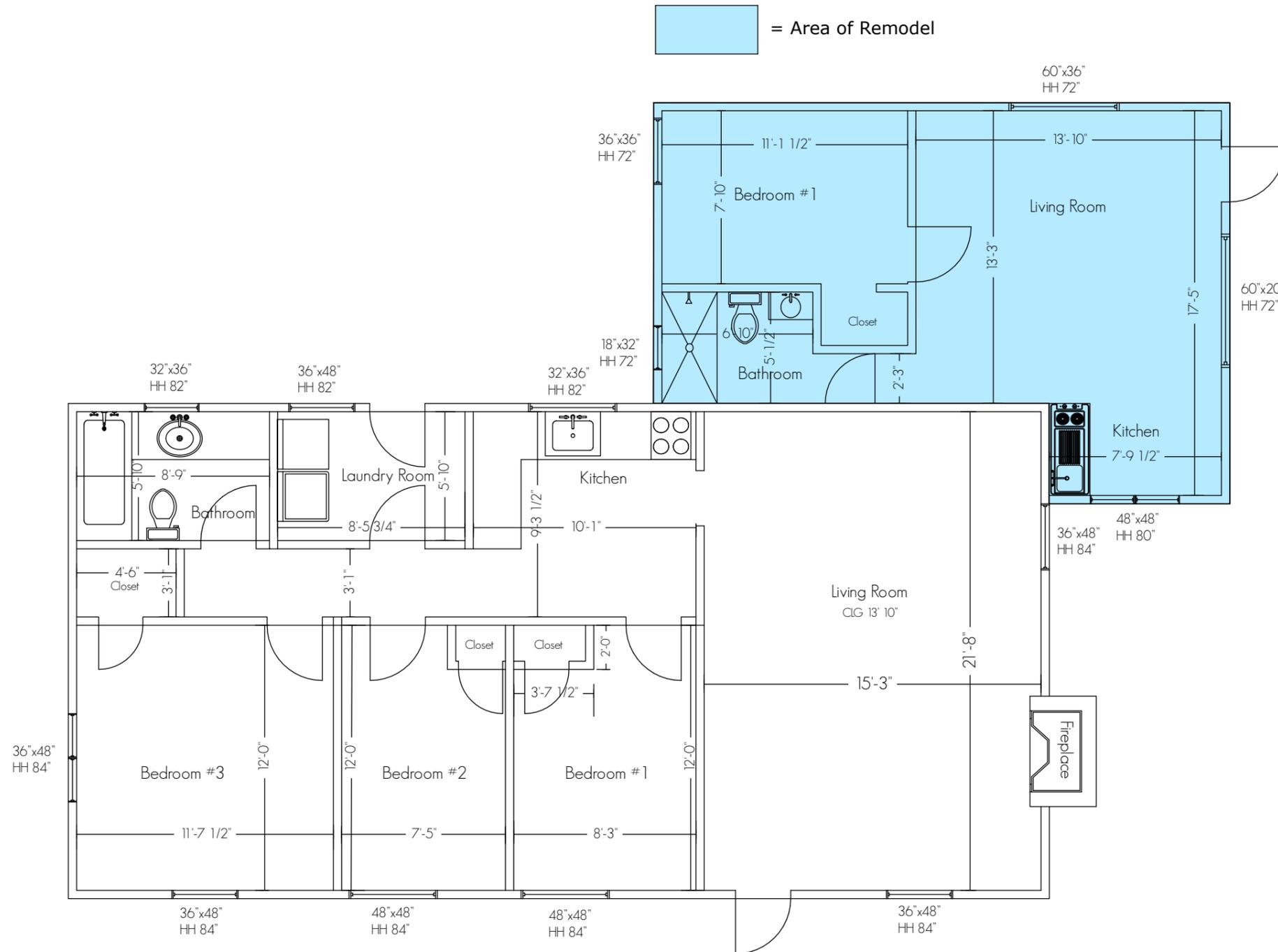
Travis Lange
 415.488.7960
 travis@birdhouse-build.com
 201 San Geronimo Valley Dr.
 Woodacre Ca 94973



1 Brighton Project
 1 Brighton Ave
 Bolinas, Ca 94924
 APN 193-075-13

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Travis Lange

415.488.7960

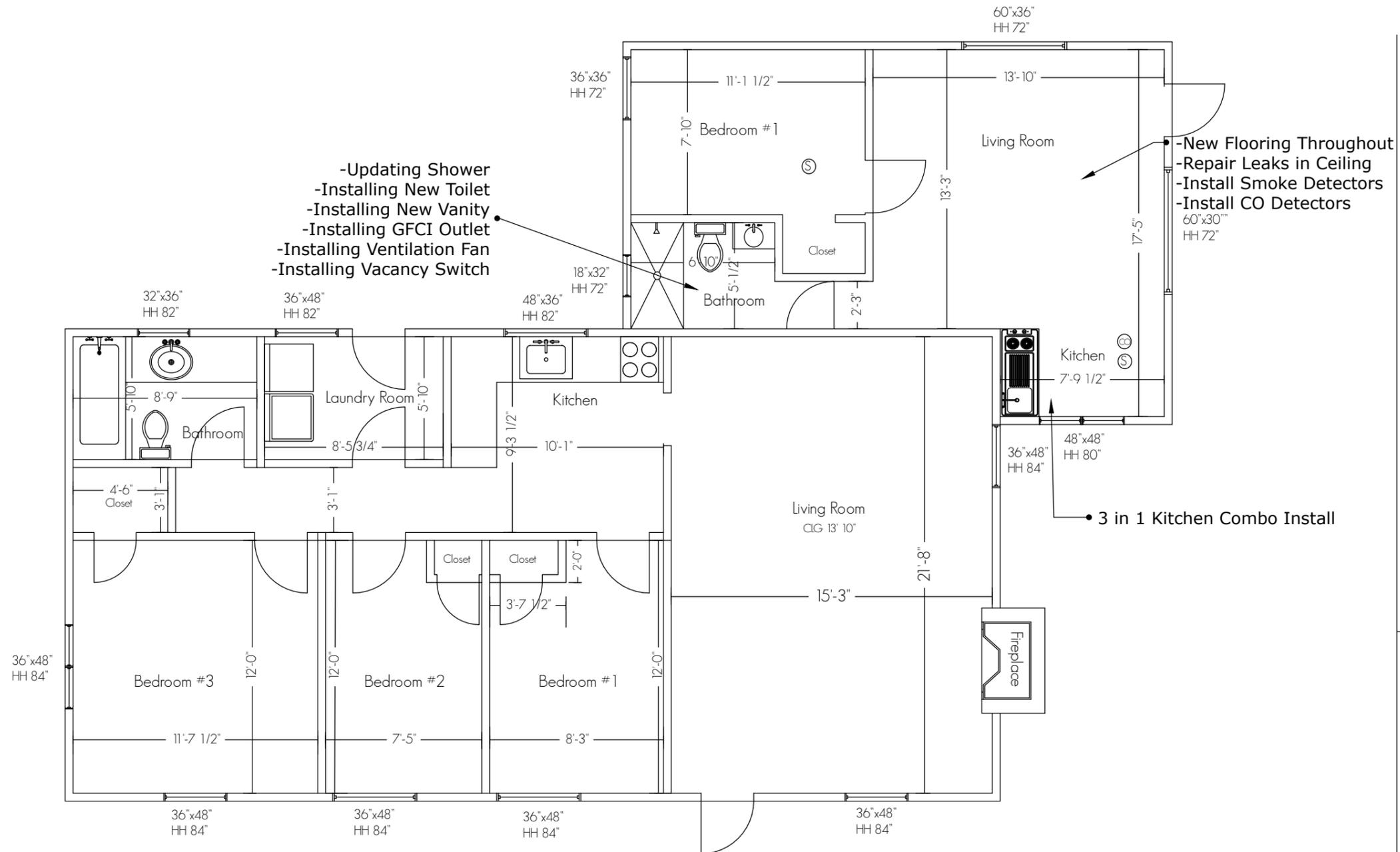
travis@birdhouse-build.com

201 San Geronimo Valley Dr.

Woodacre Ca 94973



1 Brighton Project
 1 Brighton Ave
 Bolinas, Ca 94924
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BUILD & DESIGN

Travis Lange

415.488.7960

travis@birdhouse-build.com

201 San Geronimo Valley Dr.

Woodacre Ca 94973

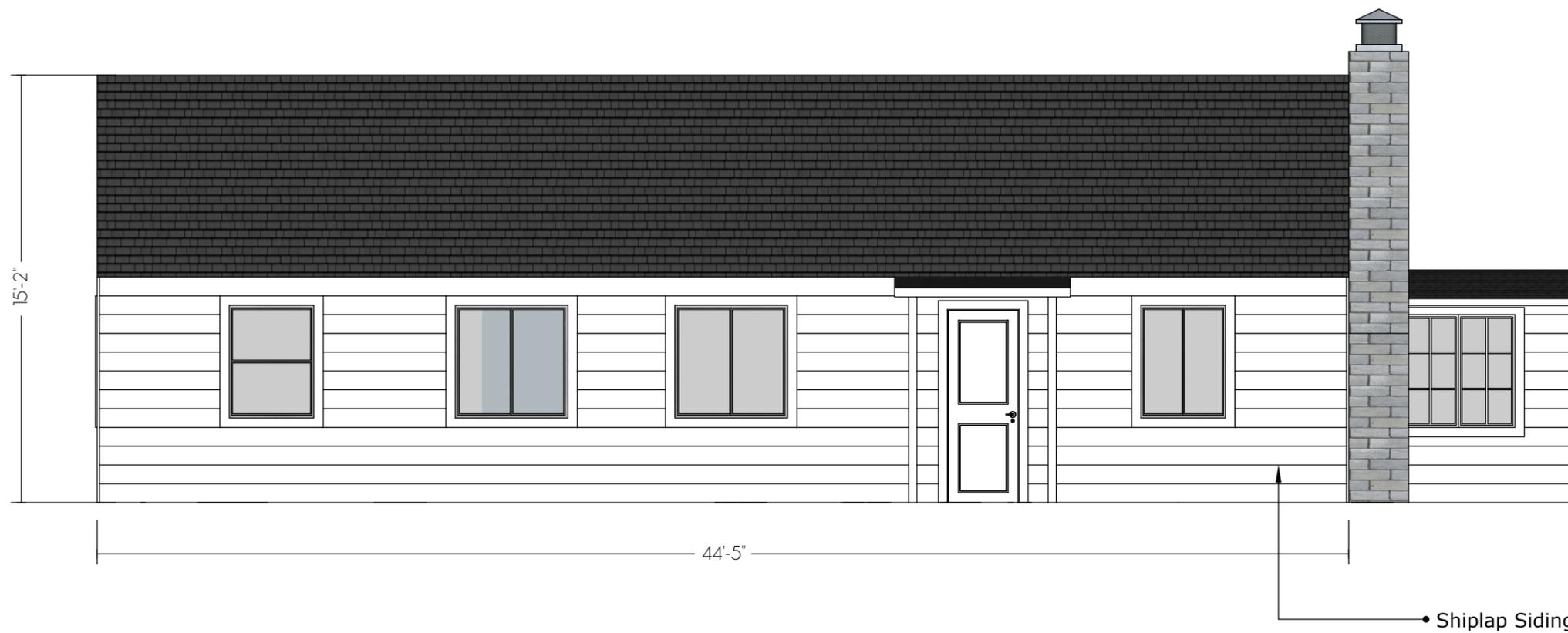


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Front Elevation

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Travis Lange

415.488.7960

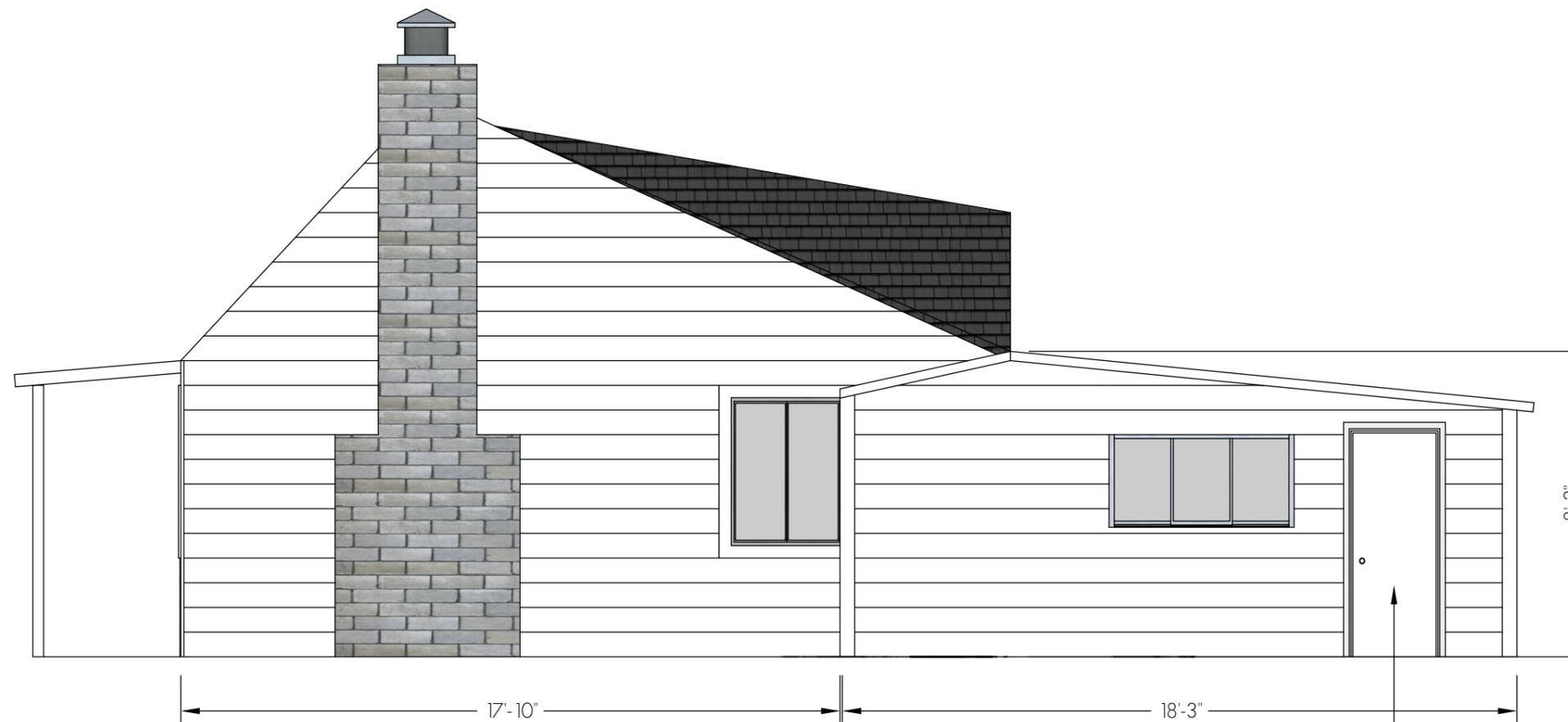
travis@birdhouse-build.com

201 San Geronimo Valley Dr.

Woodacre Ca 94973



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1 Brighton Ave
Bollinas, Ca 94924
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Right Elevation

ADU Front Entrance •

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Travis Lange

415.488.7960

travis@birdhouse-build.com

201 San Geronimo Valley Dr.

Woodacre Ca 94973



1 Brighton Project
1 Brighton Ave
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Back Elevation

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Travis Lange

415.488.7960

travis@birdhouse-build.com

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Woodacre Ca 94973



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1 Brighton Ave

Bolinas, Ca 94924

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Left Elevation

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