



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
MEETING
Wednesday, July 14, 2021
7:00 PM

This meeting is compliant with Governor Newsom's Executive Order N-29-20 which allows local legislative bodies to hold public meetings electronically only, without a physical location for public participation, accessible only telephonically or otherwise electronically (video conferencing) to all members of the public seeking to observe and address the local legislative body, in order to avoid public gatherings, and until further notice.

REMOTE PUBLIC COMMENTS To make a public comment, the following options are available:

- Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment). Written comments must be received by 5:00 p.m. on the day of the meeting. All submitted comments will be provided to the City Council or the Board for consideration, compiled as part of the record, and may be read into the record.
- During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 2 minutes to provide your comments, with time set by the discretion of the Mayor. Please note, if you chose to make comments orally, your written comments will not be read but will be included in the final record.

In an effort to ensure the virtual process closely follows our normal process, public comment will be accepted in writing during the meeting, but may not be read into the record during the meeting, but will be included as part of the final administrative record. Please do not plan to use the chat or Q&A features to put a comment on record. These resources are for tech support only.

VIRTUAL MEETING ACCESS

This meeting can be watched via the City of Seaside YouTube channel:
https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg

Or by joining the Zoom webinar link: <https://us02web.zoom.us/j/81555467580>

Or call in phone number: 669 900 9128

Webinar ID: 815 5546 7580

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. **PLANNING COMMISSION**

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
William Silva	Commissioner
Danny Huynh	Commissioner

4. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. **PUBLIC COMMENT**

Members of the public wishing to address the Board on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

6. **APPROVAL OF MINUTES**

A. **APPROVAL OF JUNE 23, 2021 MEETING MINUTES**

7. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-05 - JOSE FUENTES, APPLICANT AND PROPERTY OWNER, IS REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW SINGLE-STORY SINGLE-FAMILY RESIDENCE AT 1787 LAGUNA STREET LOCATED IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE EXISTING HOME WILL BE DEMOLISHED AND REPLACED WITH A NEW 1,217 SF HOUSE WITH AN ATTACHED 408 SF GARAGE. AND A 176 SF FRONT PORCH (APN 012-812-016). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Seaside Municipal Code (SMC) section 17.62.030.B.2 Architectural Review approval is required for all new construction as well as additions to existing structures that result in a height of greater than 18 feet for single-family residential projects.

Staff recommends approval of BAR-20-12 for the proposed first and second story

additions, subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-08 AND FENCE EXCEPTION APPLICATION FE-21-03 - STEVE MICKEL, APPLICANT, AND NELSON VEGA, PROPERTY OWNER, ARE REQUESTING ARCHITECTURAL REVIEW AND A FENCE EXCEPTION TO APPROVE THE CONSTRUCTION OF NEW 3' TALL STUCCO WALL WITH A 2' METAL PICKETT FENCE ON TOP (FOR A TOTAL HEIGHT OF 5') TO BE LOCATED ALONG THE FRONT AND STREET SIDE PROPERTY LINES OF THE MIXED-USE PROPERTY LOCATED AT 1104 BROADWAY AVE IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN 012-195-069). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: In accordance with Seaside Municipal Code (SMC) Section 17.30.030 B.2 Table 3-2, fences along the front property line, or any portion of the site within 10 feet of the front property line are subject to Board of Architectural Review. Furthermore, fences within the required traffic safety visibility area shall not exceed 3 ½ feet in the non-residential district without approval of a Fence Exception. As such, the applicant is also applying for a fence exception per 17.30.020.F of the SMC to allow for the construction of a 4'-0" fence (exceed the height limit by 0'-6") to be located in the Traffic Safety Visibility Triangle (TSVT) and a 5'-0" fence on the portions not within this designated area.

Overall, the proposed wall/fence design (including a 0'-6" fence height exception) is consistent with the design of the existing mixed-use building and with other fences on commercial properties which can be found throughout Seaside, the proposed wall/fence would not detract from the aesthetics of the area. Based on the analysis provided below, staff recommends approval of BAR 21-08 and FE-21-03 subject to Attachment 1: Draft Resolution, and Attachment 2: Project Plans.

C. DISCUSSION ITEM – RECEIVE GUIDANCE FROM THE PLANNING COMMISSION REGARDING POTENTIAL AMENDMENTS TO APPLICABLE SECTIONS OF THE SEASIDE MUNICIPAL CODE TO CHANGE 'RESTAURANTS-COUNTER SERVICE' FROM A USE WHICH REQUIRES A USE PERMIT TO A PERMITTED USE IN THE CMX (COMMERCIAL MIXED USE), CC (COMMUNITY COMMERCIAL) AND CRG (REGIONAL COMMERCIAL) ZONING DISTRICTS. ALSO, TO MAKE ALCOHOL SERVICE A PERMITTED ANCILLARY USE AS PART OF A RESTAURANT USE IN ALL ZONING DISTRICTS WHICH PERMIT RESTAURANTS; PROVIDE FURTHER DIRECTION WHETHER THIS SHOULD BE FOR ALL RESTAURANTS OR JUST TABLE SERVICE RESTAURANTS.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:

Seaside City Hall

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<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



MINUTES
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY

Wednesday, June 23, 2021
7:00 PM

1. CALL TO ORDER

Called to order at 7pm.

A. VIRTUAL MEETING INFORMATION

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

PRESENT: Evans, Dodson (arrived at 7:01, after roll call), La Mica, Huynh, Silva, Spalletta, Owens

4. REVIEW OF AGENDA

No changes

5. PUBLIC COMMENT

None

6. APPROVAL OF MINUTES

On motion by Commissioner Evans and Seconded by Commissioner La Mica and unanimously approved, the Planning Commission approved the minutes from 5.21.21.

7. BUSINESS ITEMS

A. INTRODUCTION OF A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL APPROVE AMENDMENTS TO SEASIDE MUNICIPAL CODE (SMC) CHAPTERS RELATING TO FAMILY DAYCARE HOMES, SPECIFICALLY, SMCS 17.52.050 (DAY CARE FACILITIES), 17.98 (DEFINITIONS), 17.12.030 TABLE 2-1 (ALLOWED LAND USES AND PERMIT REQUIREMENTS RESIDENTIAL), AND 17.14.030 TABLE 2-4 (ALLOWED LAND USES AND PERMIT REQUIREMENTS COMMERCIAL). AMENDMENTS ARE PROPOSED TO ACHIEVE COMPLIANCE WITH STATE LAW.

Associate Planner Morrison presented the item to the commission, explaining the need for the code amendments being based on consistency with the CA State code requirements for family day care homes.

Commissioners asked clarifying questions about existing day care facilities in the city, additional regulations that apply to such home-based businesses, and how the regulations apply to townhomes and duplex units.

Commissioners expressed their opinions and concerns about the intention of the state law even if it doesn't completely address the issues/non-issues in the city of Seaside.

PUBLIC COMMENTS: None

On motion by Commissioner Silva and Seconded by Commissioner La Mica and approved by the following vote the Planning Commission approved the application approving the draft resolution recommending the City Council approve amendments to the municipal code.

AYES: Evans, Dodson, La Mica, Huynh, Silva, Spalletta, Owens

NOES: None

8. REPORTS FROM COMMISSIONERS

None.

9. REPORTS FROM STAFF

Associate Planner Morrison provided an update on In-N-Out drive-thru stacking issues being resolved and the field changes to the Costco Gas station that modified some elements of the PC's approval, as required of the Engineering Department.

Associate Planner Rocha provided an update on the Food Truck survey, encouraging the PC to complete and provided information regarding the 7.1 City Council meeting regarding food trucks.

10. ADJOURNMENT

Having no further business, the meeting was adjourned at 7:33 pm.

Respectfully submitted,

Dominique Davis, City Clerk

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.A.

TO: Planning Commission

BY: Dana Morrison

DATE: July 14, 2021

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-05 - JOSE FUENTES, APPLICANT AND PROPERTY OWNER, IS REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW SINGLE-STORY SINGLE-FAMILY RESIDENCE AT 1787 LAGUNA STREET LOCATED IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE EXISTING HOME WILL BE DEMOLISHED AND REPLACED WITH A NEW 1,217 SF HOUSE WITH AN ATTACHED 408 SF GARAGE. AND A 176 SF FRONT PORCH (APN 012-812-016). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with Seaside Municipal Code (SMC) section 17.62.030.B.2 Architectural Review approval is required for all new construction as well as additions to existing structures that result in a height of greater than 18 feet for single-family residential projects.

Staff recommends approval of BAR-20-12 for the proposed first and second story additions, subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

BACKGROUND

Jose Fuentes purchased the property at 1787 Laguna Street in 2020.

The subject property is developed with a 918 square foot (sf) single-story single-family residence that will be completely demolished (see Attachment 2: Project Plans and Attachment 3: Site photos). The applicant is seeking to replace the demolished

structure with a newly designed 1,217 sf single-story single-family residence, including a new 408 sf 2-car garage and a 176 sf front porch which is open on two sides.

SITE LOCATION AND DESCRIPTION

The 3,750 sf site is located on the west side of Laguna Street and east of Hilton Street between San Pablo Avenue to the north and Phoenix Avenue to the south. The project site is surrounded by residential uses to the north, south, east and west. A Location Map and Area Photos are provided as Attachment 4.

PROJECT DESCRIPTION

BAR-21-05: The project will involve the demo of the existing single-story 918 sf house, which will be replaced with a new 1,217 sf residence. The new residence will consist of a 3 bedroom, 2 bathroom, 1,217 sf house in addition to a 408 sf 2-car garage and a 176 sf front porch. The proposed residence will stand at 19'-11" at the highest point and will remain one-story. The project complies with all applicable requirements of the Seaside Municipal Code and is consistent with lot coverage, FAR, height and setbacks.

The proposed materials and colors are as follows, see Attachment 5: Colors and Materials :

- Exterior Wall Finish:
 - 1. 7/8 three coat stucco - color: 55 French Vanilla Lahabra
- Stucco decorative pop-outs:
 - 1. 7/8" three coat stucco – color: 17 Misty Lahabra
- Stucco column pop-outs:
 - 1. 7/8 three coat stucco - color: 55 French Vanilla Lahabra
- Fascia Board:
 - 1. Hardisoffit – color: Cheval Tan Decorative Panel
- Roof top:
 - 1. Classic "S" Mission roof tile over felt sheeting – color: Canyon Red Blend
- Windows and Sliding Doors:
 - 1. Insulated glazed White Vinyl MI windows and doors, including 1 arched window over main entry and two eyebrow windows above main façade windows.
- Landscaping:
 - 1. One existing street tree to remain
 - 2. One new tree to be planted – species: olive
 - 3. St Augustine Sod – drought, salt and shade tolerant turf grass
 - 4. Mulch – under base of trees

STAFF ANALYSIS

BAR-21-05: Section 17.62.030.E.1&4 of the SMC outlines the following review considerations be evaluated by the Board of Architectural Review:

1. Architectural considerations. Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances.

4. Conditions of approval. In making its decisions, the Board of Architectural Review may impose the conditions, as it deems reasonable and necessary to protect the best interests of the surrounding area, as well as to further the public health, safety, and general welfare of the community.

- A. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code.

Evidence: *In accordance with the SMC 17.12.050, Table 2-3, Residential Zone Development Standards, the proposed project adheres to all setbacks and development regulations. Maintains less than 65% lot coverage, less than 0.45 FAR, height less than 24', side setbacks of 5', rear setback of 15'-0", front setback of 15'-0".*

Evidence: *The newly proposed house has been designed to be consistent in quality, scale, and architectural relationship with the site and there are appropriate setbacks from all property lines to the existing and proposed structures.*

Single-Family Residential Design Guidelines

The proposed design provides breaks in the facade plane and creates visual depth. The following Single-Family Residential Design Guidelines support this proposed modification:

"The front yard should serve as a buffer between the street and the home, providing a visual break and an improved streetscape (I.A)"

Evidence: *The front yard contains a concrete driveway for accessing the two-car garage, as well as a concrete entry pathway which extends to the sidewalk (not to the driveway). The front landscaping will consist of two street trees (one new and one proposed), mulch and St Augustine Sod (a warm-season grass, which is salt and drought-tolerant). The proposed lot coverage for the front yards does not*

exceed 65% (lot is 50' wide). The garage is front facing, as the site is not large enough to accommodate a detached or alley accessed garage. A Condition of Approval has been added to require Tree Protection for the existing tree to remain to ensure it is protected during construction; if the tree should fail a condition has been added requiring it be replaced with a 25 gallon tree from the City's recommended plant list.

"Architectural elements should be designed to eliminate the appearance of box-like buildings," (II.A.iii.) and, "Avoid box-like appearance through variation in the roofline and building elevations" (III.C.iv.)

Evidence: *The neighborhood has a variety of architectural styles and colors. The project plans for the residential reconstruction have been designed to respect the existing residential patterns and scale in the neighborhood. The proposed demolition and replacement of the existing residence will result in an improvement to the overall aesthetics of the neighborhood.*

Evidence: *The physical size and massing of the project is proportional to the lot size and is compatible with the scale and mass of the neighboring residences. The new design includes columns, created by the front porch, as well as arched and eyebrow windows which help create visual depth and character. The new front porch columns and windows combine to create an articulated dominant front façade. The varying heights of the front porch roofline, garage roofline and main structure roofline also help to break up the massing of the structure and avoids the look of a box-like structure.*

The project would be consistent with the following General Plan Goals and Policies:

- **Land Use Element**

1. Goal LU-3: Revitalize existing residential areas
 - Policy LU-3.2: Improve physical appearance of residential neighborhoods
2. Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.
 - Policy LU-4.1 – Require that all new development uses quality design and material; and is compatible with surrounding uses, the site, and available infrastructure.

- **Urban Design Element**

1. Goal UD-2 Create and preserve distinct neighborhoods and business districts.
 - Policy UD-2.1: Protect the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views and/or access to sunlight, and excessive through traffic.
2. Goal UD-3: Provide and maintain a streetscape system that protects visual

quality and continuity within the community.

Evidence: *The project proposal is compatible with the overall design and scale of surrounding residential land uses. The demo and reconstruction of a newly designed single-story residence will not detract from the character of the neighborhood as it is surrounded by existing single- and two- residences. The proposed property update and redesign will help to improve the overall physical appearance and character of the residential neighborhood by removing a dilapidated structure and replacing with a well-thought out and architecturally appealing design.*

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption;

Evidence: *The site is developed with an existing 918 sf single-story single-family residence. The proposed projects consists of demolishing the existing residence and replacing with a new 1,217 sf single family residence, including a 408 sf garage and a 176 sf porch. The new house would consist of 3 bedrooms, 2 bathrooms, a kitchen, dining room, and living room. The new house, while larger, will still serve as a single-family residence.*

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Attachment 2: Project Plans
 3. Attachment 3: Site Photos
 4. Attachment 4: Location Map and Area Photos
 5. Attachment 5: Colors and Materials
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RESOLUTION NO. 20-XX

BAR-21-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SEASIDE**

**APPROVING ARCHITECTURAL REVIEW APPLICATION BAR-21-05 TO
ALLOW FOR THE CONSTRUCTION OF A NEW 1,217 SF SINGLE-STORY
RESIDENCE WITH A 408 SF GARAGE AND 176 SF FRONT PATIO AT 1787
LAGUNA STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING
DISTRICT;**

WHEREAS, Jose Fuentes, applicant and property owner, applied for Board of Architectural Review of permit No. 21-05 requesting to:

Permit the construction a new 1,217 sf single-story residence on a 3,750 sf lot including a 408 sf garage and a 176 sf front patio at 1787 Laguna Street in the RS-12 Zoning District

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed Architectural Review application at a duly noticed public hearing held on July 14, 2021, and

WHEREAS, the project and both application are Categorically Exempt, Class 1, Section 15301(e)(1) from the California Environmental Quality Act Guidelines.

Evidence: *BAR-21-05 -The site is developed with an existing 918 sf one-story single-family residence. The proposed projects consists of demolishing the existing residence and replacing with a new 1,217 sf single family residence, including a 408 sf garage and a 176 sf patio. The new house would consist of 3 bedrooms, 2 bathrooms, a kitchen, dining room, and living room. The new house, while larger, will still serve as a single-family residence.*

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission approves Board of Architectural Review application No. BAR-21-05 subject to the following conditions:

Specific:

1. Water conservation fixtures shall be provided in the proposed project.
2. The applicant and/owner shall submit an irrigation plan to the Planning Department for consideration; plan should consider best irrigation methods for establishment and maintenance of the two trees. Two trees shall be maintain on site.
3. Applicant shall plant and maintain a 15-gallon olive tree where it is proposed to be located in Attachment 1: Project Plans.
4. All proposed landscaping shall be maintained in healthy, growing condition.
5. The existing tree located on the south-eastern corner of the property shall be preserved and properly protected with fencing installed at the dripline, or maximum extent feasible, during construction.
 - a. If tree should fail it shall be replaced with a 25-gallon tree selected from the City's recommended plant list located at the end of the Single-Family Residential Design Guidelines. Said tree shall be maintain and replaced if it fails.

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Project Plans – 1787 Laguna St" received July 21, 2021 and the Colors and Materials, provided as Attachment 2 and Attachment 5, respectively.
2. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
3. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
4. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.

5. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

Public Works and Engineering:

1. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit a Storm water Compliance Tracking Form, with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
2. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage

way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project. (SMC 15.32.170)

- a. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties.
 - c. Site plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - d. Drainage shall not be directed to adjacent properties.
 - e. Site plan to clearly denote site coverage type (ie landscaping, building, concrete,)
 - f. Site plan to include table summarizing existing impervious surface square footage, proposed new impervious surface, redeveloped impervious surface and total impervious surface.
 - g. Building plans shall show location of downspouts.
 - h. Downspouts and/or overflow from cisterns to be directed to permeable surface.
3. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Fire:

1. Fire Sprinklers Required – The residence shall be protected with an automatic fire sprinkler system in compliance with the National Fire Protection Association Standard 13D. Plans for the fire sprinkler system must be submitted and approved by the Seaside Fire Department prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection from the Building Department.
2. A fire alarm water flow switch is required on all residential fire sprinkler systems and shall be located so that it is audible to the occupants of the residence. The flow switch shall be wired to the kitchen refrigerator circuit.
3. It is the responsibility of the applicant to check with the local water service company (Cal Am) to insure the proper water meter size is provided for both the domestic and fire sprinkler flows. Generally, a 1 inch meter is required.
4. An indicating type valve shall be installed in a location where it shuts off both the fire sprinkler and the domestic system. The indicating valve shall be installed above grade and shall be a ball-type valve only. A separate valve just for the fire sprinkler system is not required.

5. All underground piping is to be flushed prior to the connection of any fire sprinkler piping.
6. Separate fire sprinkler plans need to be delivered to Seaside Fire Department, located at 1635 Broadway Avenue. A minimum of (3) sets of plans are required. If the applicant requires (2) sets of approved plans, then (4) sets need to be delivered to the Fire Department. Applicant needs to submit to the Fire Department for prior approval.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 14th day of July 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

RESOLUTION No. 21-XX
ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-05

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature *(if different from above)*

Date

GENERAL NOTES

REGULATION AND STANDARDS:

ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF TITLE-24 OF THE CALIFORNIA CODE OF REGULATIONS, KNOWN AS THE CALIFORNIA BUILDING STANDARD CODE - PART 1 THRU PART 6 & PART 9 NAMELY: 2019 EDITIONS OF CSBAC, CBC, CEC, CMC, CPC, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING STANDARD CODE, CALIFORNIA RESIDENTIAL CODE AND THE CITY OF SEASIDE MUNICIPAL CODE.

THIS PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN THIS INFORMATION DIRECTLY FROM THE LOCAL BUILDING DEPARTMENT AND REGULATORY AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PERFORMING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ERRORS AND OMISSIONS IN THE DRAWINGS WHEN PERFORMING THE WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS. WHERE DISCREPANCIES APPEAR, THE MORE STRINGENT SHALL APPLY. DETAILS AND CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE PER UBC "CONVENTIONAL BUILDING STANDARDS".

GENERAL CONSTRUCTION REQUIREMENTS:

- IT SHALL BE THE OWNERS RESPONSIBILITY TO TRANSFER ALL SIZED MEMBER'S CONNECTIONS AND SPECIAL DETAILS FROM THE STRUCTURAL CALCULATIONS TO THE PLANS EITHER BY HIM/HER SELF OR THE DRAFTSPERSON WHO PREPARED THE PLANS.
- IT SHALL BE THE OWNERS RESPONSIBILITY TO INSURE THAT THE CONSTRUCTION CONFORMS TO THE STRUCTURAL CALCULATIONS.
- PRIOR TO ORDERING ANY MATERIAL, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
- ANY FIELD CONDITIONS FOUND TO BE UNUSUAL OR OTHER THAN THOSE USED IN THESE CALCULATIONS SHALL BE REPORTED TO THIS ENGINEER PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE UNIFORM BUILDING CODE, THE MOST CURRENT EDITION ADOPTED BY THE CITY AT CITY WHERE THIS CONSTRUCTION SHALL OCCUR. NOTHING IN THESE CALCULATIONS IS INTENDED TO CONFLICT WITH THOSE PROVISIONS. ANY CONFLICT SHALL BE BROUGHT TO THIS ENGINEER'S ATTENTION.
- THE STRUCTURAL CALCULATIONS SHALL BECOME A PART OF THE PLANS AND ANY APPLICABLE SPECIFICATIONS FOR THE PROPOSED PROJECT. IN CASE OF CONFLICT, THE STRUCTURAL CALCULATIONS SHALL GOVERN. ANY CONFLICT SHALL BE BROUGHT TO THIS ENGINEER'S ATTENTION.
- THE STRUCTURAL CALCULATIONS SHALL BE CONSIDERED VALID ONLY WHEN AN ORIGINAL SIGNATURE IS AFFIXED IN INK.
- ALL COLUMNS AND POSTS TO BE INSTALLED WITH ICBO APPROVED CAPS AND BASES OR AS SPECIFIED HEREIN.
- USE TWO TRIMMER MINIMUM IN ALL BEARING WALLS WITH OPENINGS 48" OR GREATER OR AS SPECIFIED HEREIN.
- MINIMUM HEADER SIZE SHALL BE 4" X12" DF#2 IN 4" LOAD BEARING WALLS, AND 6" X12" DF#2 IN 6" LOAD BEARING WALLS OR AS SPECIFIED HEREIN.
- ANY SHEAR CONNECTION ARE FOR THE PORTIONS OF THE WALLS IDENTIFIED AND ARE CONTINUOUS FROM TOP TO BOTTOM PLATES. STUDS SHALL BE PLACED A MAXIMUM OF 16" O.C.

OTHERS: SEE CONTINUATION OF NOTES ON RESPECTIVE DRAWINGS THAT FOLLOW (eg. ELECTRICAL AND MECHANICAL).

GENERAL NOTES:

- LAMPS USED FOR GENERAL LIGHTING IN KITCHEN & BATHROOMS SHALL BE "FLUORESCENT" TO COMPLY WITH CCR TITLE 24 Part-6 2019 CEC, SECTION150(K).
- WATER HEATER TO BE INSTALLED SHALL HAVE SWITCH AT LEAST 18" FROM SOURCE OF IGNITION ABOVE THE FLOOR AS PER CMC 307.1
- STRAP THE WATER HEATER AT POINTS WITH IN THE UPPER 1/3 AND LOWER 1/3 OF IT'S VERTICAL DIMENSION, LOWER POINTS IS TO BE A MINIMUM OF 4-INCHES AND PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE AND DISCHARGE TO THE EXTERIOR AS REQUIRED TO CPC 508.2.
- COMBUSTION AIR OPENING FOR ALL GAS UTILIZATION EQUIPMENT SHALL BE LOCATED PER CMC 701.2, thru 701.8.3 and CPC 507.0. THE OPENINGS ARE TO BE WITHIN 12" FROM THE TOP AND 12" FROM THE BOTTOM OF ENCLOSURE.
- GAS UTILIZATION INSTALLED ON ROOF ARE TO HAVE THE FOLLOWING PER CMC 904.10:
 - GAS UTILIZATION IN ROOFS SHALL BE DESIGNED OR ENCLOSED SO AS TO WITHSTAND CLIMATIC CONDITIONS.
 - EACH ENCLOSURE SHALL PERMIT EASY ENTRY AND MOVEMENTS SHALL HAVE AT LEAST 30-INCH CLEARANCE BETWEEN THE ENTIRE SERVICE ACCESS PANELS.
- ALL BRANCH CIRCUIT THAT SUPPLY 125-VOLT, SINGLE PHASE, 15-, 20-AMPERE OUTLETS (i.e. RECEPTACLES, LIGHTS, SMOKE ALARMS etc.) INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, TO PROVIDE PROTECTION ON ENTIRE CIRCUIT CEC210.12
- OUTDOOR, BASEMENT, GARAGE, AND ACCESSORY BUILDING RECEPTACLES SHALL HAVE A "GFCI" PROTECTION per CEC210.8(A) and SHALL HAVE WEATHERPROOF ENCLOSURE PER CEC 406.8(B)(1).
- OPENINGS IN EXTERIOR WALLS ARE NOT ALLOWED CLOSER THAN 3- FEET FROM THE PROPERTY LINE per 2019 CBC Table 705.8.
- DRYER MOISTURE EXHAUST DUCT IS NOT TO EXCEED A TOTAL COMBINED HOR. & VERTICAL LENGTH OF 14-FT. INCLUDING 90-degree ELBOWS per CMC504.3.2.2
- SHOWERS TO BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE AT A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. WHEN GYPSUM BOARD IS USED AS A BASE FOR A TILE OR WALL PANELS AT SHOWERS, WATER RESISTANT GYPSUM BACKING BOARD IS TO BE USED. per CBC 2509.
- GLAZING TO BE TEMPERED WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS W/IN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES ABOVE WALKING SURFACE AND IN WALLS ENCLOSING STAIRWAY LANDINGS per CBC 2406
- AFTER INSTALLING THE INSULATION, THE INSULATION CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING AND INSULATION CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSTALLATION CONFORMS TO THE REQ'MENTS OF TITLE-24, PART-2, CHAPTER 2-53 OF C.A.C
- PRIOR TO A BUILDING FINAL INSPECTION, AN APPLIANCE CERTIFICATE PROVIDED BY THE APPLIANCE MANUFACTURER MUST BE COMPLETED BY THE INSTALLER OR BUILDER AND POSTED IN A CONSPICUOUS LOCATION. THIS ALSO APPLIES TO CENTRAL AIR CONDITIONERS, HEATERS, AND WATER HEATERS.
- THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF HEATING, COOLING, WATER HEATING, AND CONSERVATION OF SOLAR DEVICES INSTALLED IN THE BUILDING AND PROVIDE INSTRUCTION ON HOW TO USE THEM EFFICIENTLY.
- WHEN LOOSE FILL INSULATION INSTALLED, THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT MUST CONFORM TO THE DENSITY PER SQUARE FOOT AS PER MANUFACTURER'S LABEL R-VALUE.
- THE STREET ADDRESS NUMBERS ARE TO BE POSTED ON THE JOB SITE PRIOR TO THE FIRST INSPECTION.
- EXTERIOR WALLS THAT ARE LESS THAN 5- FEET FROM THE PROPERTY LINE SHALL BE ONE-HOUR FIRE RESISTIVE RATED per CBC TABLE 602, footnote "F".

ROUGH CARPENTRY:

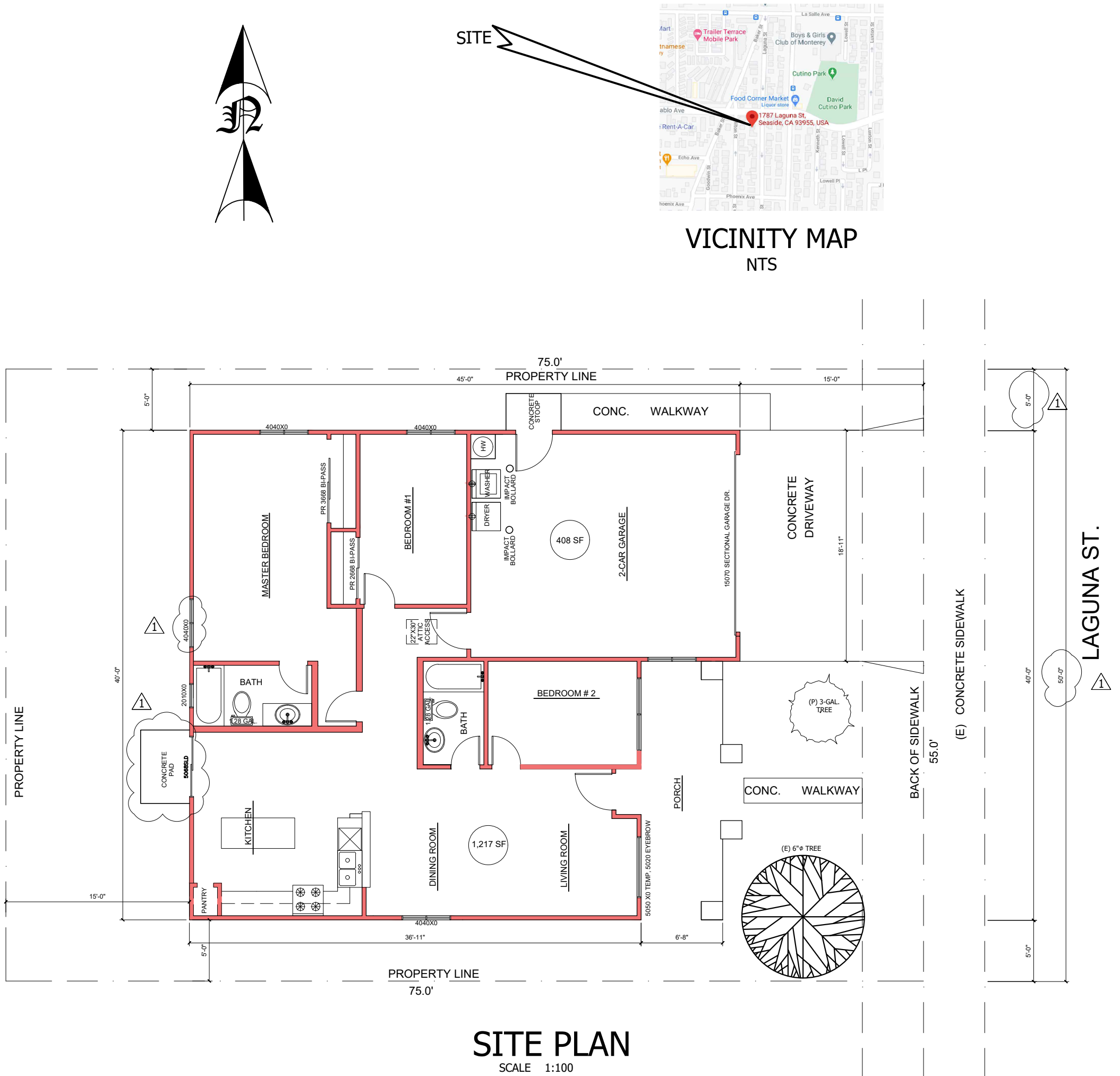
- SAWN LUMBER USED FOR LOAD-SUPPORTING PURPOSES INCLUDING END-JOINTED or EDGE-GLUED LUMBER, MACHINE STRESS-RATED or MACHINE-EVALUATED LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING THAT COMPLIES WITH DOC PS 20 or EQUIVALENT. STRUCTURAL GLUED-LAMINATED TIMBERS SHALL BE IDENTIFIED AS REQUIRED IN ATTC A1901 and ASTM D3737. WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1 OR PS2. FIBERBOARD SHEATHING WHEN USED STRUCTURALLY SHALL CONFORM TO ASTM C-208, PARTICLE BOARD SHALL CONFORM TO ANSI A208.1 AS per 2019 CBC 2303.1.1-1.1.11.
- WALL FRAMING EXTERIOR AND INTERIOR SHALL BE IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN SECTION 2308 OF 2016 CBC.
- ALL 2" X 4" FRAMING SHALL BE "STANDARD GRADE" OR BETTER UNLESS OTHERWISE SPECIFIED.
- 2" X 4" STUDS AND OTHER WALL FRAMING SHALL BE "No. 2" or BETTER UNLESS OTHERWISE SPECIFIED.
- ALL POSTS OR COLUMNS SHALL BE "No. 2" or BETTER UNLESS NOTED OTHERWISE.
- ALL 2X'S AND 4X'S NOT INCLUDED ABOVE SHALL BE "No. 2" OR BETTER UNLESS NOTED OTHERWISE.
- 6X'S AND LARGER SHALL BE AS NOTED.
- ALL PLYWOOD SHEETING SHALL BE CDX OR BETTER UNLESS OTHERWISE NOTED.
- POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY CONCRETE/MASONRY SLAB OR FOOTING THAT IS DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE or PRESERVATIVE-TREATED WOOD AS REQUIRED IN CBC2304.1.1.2.7.
- RAFTERS, CEILING JOISTS, AND FLOOR JOISTS TO BE SOLID BLOCKED AT ALL SUPPORTS. ADDITIONALLY, FOR 2X10'S AND 2X12'S, SOLID BLOCK AT 8'-0" MINIMUM INTERVALS UNLESS THE PLAN SPECIFICALLY STATES "NO BLOCKING REQUIRED".
- ALL CARPENTRY SHALL CONFORM TO THE CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF CBC SECTION 2308.
- MANUFACTURER SHALL PROVIDE STAMPED ENGINEERING FOR ALL TRUSSES/ PREFAB MEMBERS.
- PROVIDE 1X4 DIAGONAL LET-IN BRACE AT APPROXIMATELY (45 degrees) EVERY (34" MAXIMUM) IN ALL STUD WALLS NOT PLYWOOD SHEATHED. BRACING SHALL CONTINUE FROM TOP PLATE TO SILL PLATE.
- ALL JOIST HANGERS SHALL BE "SIMPSON" OR ANY APPROVED EQUAL.
- PROVIDE 2X FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AND/ OR STUD PARTITIONS AT FLOOR, CEILING AND ROOF. FIRE STOPS SHALL BE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRE STOPS AT A MAXIMUM SPACING OF (8'-0" O.C.) IN THE VERTICAL DIRECTION, PROVIDE 2X FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL AT A MAXIMUM SPACING OF (8'-0" O.C.) IN BOTH DIRECTION AND AT THE SAME LINE AS FIRE STOPS IN ADJACENT STUD WALLS AND/ OR PARTITIONS.
- ALL ROOF PLYWOOD SHEETS SHALL BE 24" WIDE (MINIMUM) AND SHEAR WALL PLYWOOD SHALL BE 24" WIDE (MINIMUM).
- IN SAN JOAQUIN VALLEY, OPEN - HEARTH WOOD BURNING FIREPLACE IS NOT ALLOWED ON LOTS LESS THAN A ACRE IN AREA.
- CONNECTIONS FOR WOOD MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE METHODOLOGY IN SEC. 2301.2. THE NUMBER AND SIZE OF FASTENERS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN TABLE 2304.9.1 OF 2016 CBC.

GENERAL ARCHITECTURAL NOTES:

- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE TESTED AND APPROVED AS PER CRC R612.6, CeNC SEC. 115.
- THERMOSTATICALLY CONTROLLED HEATING SYSTEM SHALL HAVE AN AUTOMATIC SET-BACK THERMOSTAT PER CA. ENERGY CODE SEC. 112.
- HEATPUMPS SHALL BE INSTALLED WITH CONTROLS TO PREVENT ELECTRIC RESISTANCE. SUPPLEMENTARY HEATER OPERATION WITH THE HEATING LOAD CAN BE MET BY THE HEAT PUMP PER CA. ENERGY CODE SEC. 112.b.
- FOR THE IGNITION OF GAS APPLIANCE, A CONTINUOUS BURNING PILOT LIGHT IS NOT ALLOWED FOR THE FOLLOWING:
 - FAN TYPE CENTRAL AND WALL FURNACES.
 - RESIDENTAIL TYPE CLOTHES DRYER AND COOKING APPLIANCES.
 - WATER HEATERS ARE EXEMPT FROM THIS REQUIREMENTS.
 - POOL HEATERS.
- CENTRAL GAS FURNACES SHALL BE SIZED TO MEET AT LEAST ONE OF THE FOLLOWING REQUIREMENTS:
 - THE TOTAL INPUT HEATING CAPACITY OF FURNACES IN THE BUILDING SHALL BE LESS THAN 45,000 BTU/HR OR
 - OUTPUT HEATING CAPACITY SHALL BE LESS THAN 1.3 TIMES THE SUM OF THE DESIGN HEATING LOSS RATE FOR THE HEATING ZONE BEING SERVICED BY THE FURNACE & BTU PER SQUARE FOOT OF CONDITIONED FLOOR AREA IN THE ZONE.
- ATTIC MOUNTED FURNACES SHALL HAVE THE FOLLOWING per CRC 904.11.3 & 4:
 - PROVIDE A 22"x30" ATTIC ACCESS WITHIN 20 FT. OF THE FURNACE.
 - PROVIDE A MIN. OF 24" WIDE SOLID FLOORING PASSAGEWAY TO THE FURNACE FROM THE ACCESS OPENING.
- ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS . NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHER WISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED PER CRC R303.1.
- LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E 84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION R302.10.1 WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.2, PER CRC R302.10.2.
- THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF HEATING, COOLING, WATER HEATING & CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND PROVIDE INSTRUCTION ON HOW TO USE THEM EFFICIENTLY.
- ALL ATTIC MOUNTED APPLIANCES SHALL HAVE A SECONDARY PAN WITH MINIMUM 3/4" NOMINAL PIPE SIZE, DISCHARGING AT A POINT THAT CAN BE READILY OBSERVED per CMC 2019 Section 310.2.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT AIR LEAKAGE.
- BATHROOM & LAUNDRY ROOMS SHALL BE PROVIDED W/ FIVE (5) AIR CHANGES PER HR.
- INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE-DEVELOPMENT REQUIREMENTS OF SECTION R302.9 PER CRC R702.1
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. CRC R 307.2.
- AT LEAST ONE "GFCI" PROTECTED RECEPTACLE OUTLET IS TO BE INSTALLED AT EACH ISLAND COUNTERTOP W/ A LONG DIMENSION OF 2 FEET OR GREATER AND A SHORT DIMENSION OF 12 " or GREATER PER CALIFORNIA ELECTRICAL CODE 210.52(C)(2).
- AFTER INSTALLING THE INSULATION, THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING AN INSULATION CERTIFICATE SIGNED BY THE INSTALLER AND/OR THE BUILDER STATING THAT THE INSTALLATION CONFORMS TO THE REQ'MENTS OF TITLE 24, PART 2, CHAPTER 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- THE INSULATION SHALL CONFORM TO FLAME SPREAD INDEX & SMOKE-DEVELOPED INDEX REQUIREMENTS OF THE CALIFORNIA ENERGY CODE 2019 Sec. 118.c.
- STORAGE-TYPE WATER HEATER AND STORAGE BACKUP TANKS FOR SOLAR WATER HEATER SYSTEMS SHALL BE EXTERNALLY WRAPPED W/ INSULATION HAVING A THERMAL RESISTANCE OF R-12 OR GREATER. SUCH TANKS MAY BE INSULATED TO THE COMBINED LEVEL OF R-16 WHEN BOTH INTERNAL & EXTERNAL WRAP INSULATION ARE CONSIDERED PER CA. ENERGY CODE Sec. 118.d.2.
- PIPING (HOT AND COLD) IN UNCONDITION SPACE LEADING TO AND FROM THE WATER HEATER SHALL BE INSULATED PER Cenc 2019 Sec 123.
- PRIOR TO A BUILDING FINAL INSPECTION, AN APPLIANCE CERTIFICATE PROVIDED BY BY THE APPLIANCE MANUFACTURER MUST BE COMPLETED BY THE INSTALLER OR THE BUILDER & POSTED IN A CONSPICUOUS LOCATION. THIS ALSO APPLIES TO CENTRAL AIR CONDITIONERS, HEATERS AND WATER HEATERS per 2019 Cenc Sec. 111, CalGreen AS.204.4.5.1.
- KITCHEN HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY RANGE/COOKTOP MANUFACTURER'S INSTRUCTIONS.
- LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF DOOR. LANDING LENGTH IN THE DIRECTION OF TRAVEL IN GROUPS R-3 NEED NOT EXCEED 36-INCHES (EXCEPTION) PER CBC.1008.1.5
- EXTERIOR WALLS, COVERINGS, OPENINGS, EXTERIOR WINDOWS & DOORS SHALL PROVIDEWEATHER-RESISTANT EXTERIOR WALL ENVELOPE THAT INCLUDES FLASHING TO PREVENT MOISTURE ENTERING THE WALL. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDE IN ACCORDANCE W/ THE Cal Energy Code Sec.150.
- LAMPS USED FOR GEN. LIGHTING IN THE KITCHEN & BATHROOMS SHALL BE "HIGH EFFICACY" TO COMPLY WITH CCR TITLE 24, 2019 CA Energy Code Section150(K).
 - THE GENERAL LIGHTING(ONE CONTROLLED BY FIRST SWITCH AS ONE ENTERS THE ROOM IN THE BATHROOM) SHALL BE HIGH EFFICACY.
 - THE FLUORESCENT LIGHTS IN THE KITCHEN SHALL BE ON THE MOST ACCESSIBLE SWITCH AT EACH ENTRANCE TO THE KITCHEN.
- PER 2019 CALIFORNIA ENERGY CODE 116(A)4 ALL GLAZING SHALL HAVE A TEMPERED LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE REMITTANCE.

SECURITY NOTES:

- PROVIDE DEAD BOLT AT ALL EXTERIOR DOORS TO THE BUILDING.
- PROVIDE A STEEL STRIKER PLATE WITH A SOLID SHIM, 12 INCHES ABOVE & BELOW W/(4) NO. 8 X 3" SCREWS.
- PROVIDE A PEEP HOLE AT THE FRONT DOOR TO THE RESIDENCE.
- WINDOWS IN SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENABLE AREA OF
- 7 SF THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20" AND THE MINIMUM NET OPENABLE HEIGHT DIMENSION SHALL BE 24". THE OPENING HEIGHT FROM THE FLOOR TO THE BOTTOM OF THE WINDOW OPENING (NOT THE FINISHED SILL) SHALL NOT BE MORE THAN 44-INCHES PER 2019 CRC 310.1.
- FIREBLOCKING & DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS (OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS & FIREPLACES) IN ACCORDANCE TO SECTION 717.1-3 OF THE CBC 2019 EDITION.
- PROVIDE EXHAUST VENTING OF WATER HEATERS PER CPC 2019.
- WINDOW FRAMES TO BE NON-METALLIC PER ENERGY CALCULATIONS.
- PROVIDE MANUFACTURES INSTALLATION SPECIFICATIONS LISTING, PRODUCT LISTING, OF PRE-MANUFACTURED FIREPLACE(S) TO BLD.G INSPECTOR PRIOR TO INSTALLATION.



PROJECT PROPOSAL

PROJECT OWNER: JOSE FUENTES
APN: 012-812-016-000
CITY ZONING: RESIDENTIAL RS-12
LOT AREA: 3,750 SQ. FT.
PHONE: (831) 500-2004
SITE ADDRESS: 1787 LAGUNA ST., SEASIDE CA 93955-3742

BUILDING ANALYSIS:

R3	OCCUPANCY TYPE
V8	CONSTRUCTION TYPE
ONE	STORY
1,217 sq. ft.	TOTAL FLOOR AREA
0.3245	FLOOR AREA RATIO (FAR) (POST CONST.)
57.76%	LOT COVERAGE CALCULATION (POST CONST.)

LOT COVERAGE CALCULATION
LOT SIZE = 3,750 SF (PC) TOTAL LOT COVERAGE = 2,166 SF

STRUCTURE	SF PROPOSED FOOTPRINT
PRIMARY DWELLING	1,217
SECONDARY DWELLING	0
DECKS	0
GARAGE/CARPORT	408
SHED	0
DRIVEWAY	280
WALKWAY, STOOP	85
PORCH/PATIO	176
ROOF OVERHANGS > 20"	0
TOTALS	2,166

SCOPE OF WORK:

DEMOLITION OF EXISTING HOUSE. CONSTRUCTION OF NEW SINGLE STOREY, SINGLE FAMILY HOUSE.

SHEET INDEX

1	COVER SHEET (GENERAL NOTES, TITLE SHEET, NAILING SCHEDULE, VICINITY MAP & SYMBOLS LEGEND)
A-1	EXISTING FLOOR PLAN AND ELEVATION
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED ELEVATIONS
A-4	CROSS SECTION
E-1	ELECTRICAL AND REFLECTED CEILING
M-1	MECHANICAL PLAN
M-2	MECHANICAL DETAILS
P-1	PLUMBING PLAN
S-1	ROOF AND FOUNDATION PLAN
S-2	STRUCTURAL NOTES
S-3	SHEARWALL
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
D-4	DETAILS
LS-1	LANDSCAPING PLAN
CG-1	RESIDENTIAL CALGREEN NOTES
CG-2	RESIDENTIAL CALGREEN NOTES
T-1	T-24

SYMBOLS AND LEGEND

	SECTION ID #
	ON SHEET #
	DETAIL ID #
	ON SHEET #
	PLUMBING ID
	PLUMBING ID #
	MECHANICAL ID
	MECHANICAL ID #

PLANS PREPARED BY:
ED GONZALES - DRAFTER
(209) 589-9189
1582 N. SANBORN RD., SALINAS CA 93905

REVISIONS	BY
1ST PLAN CHECK 6/16/21	EMG

1787 LAGUNA ST
SEASIDE, CALIFORNIA 93955

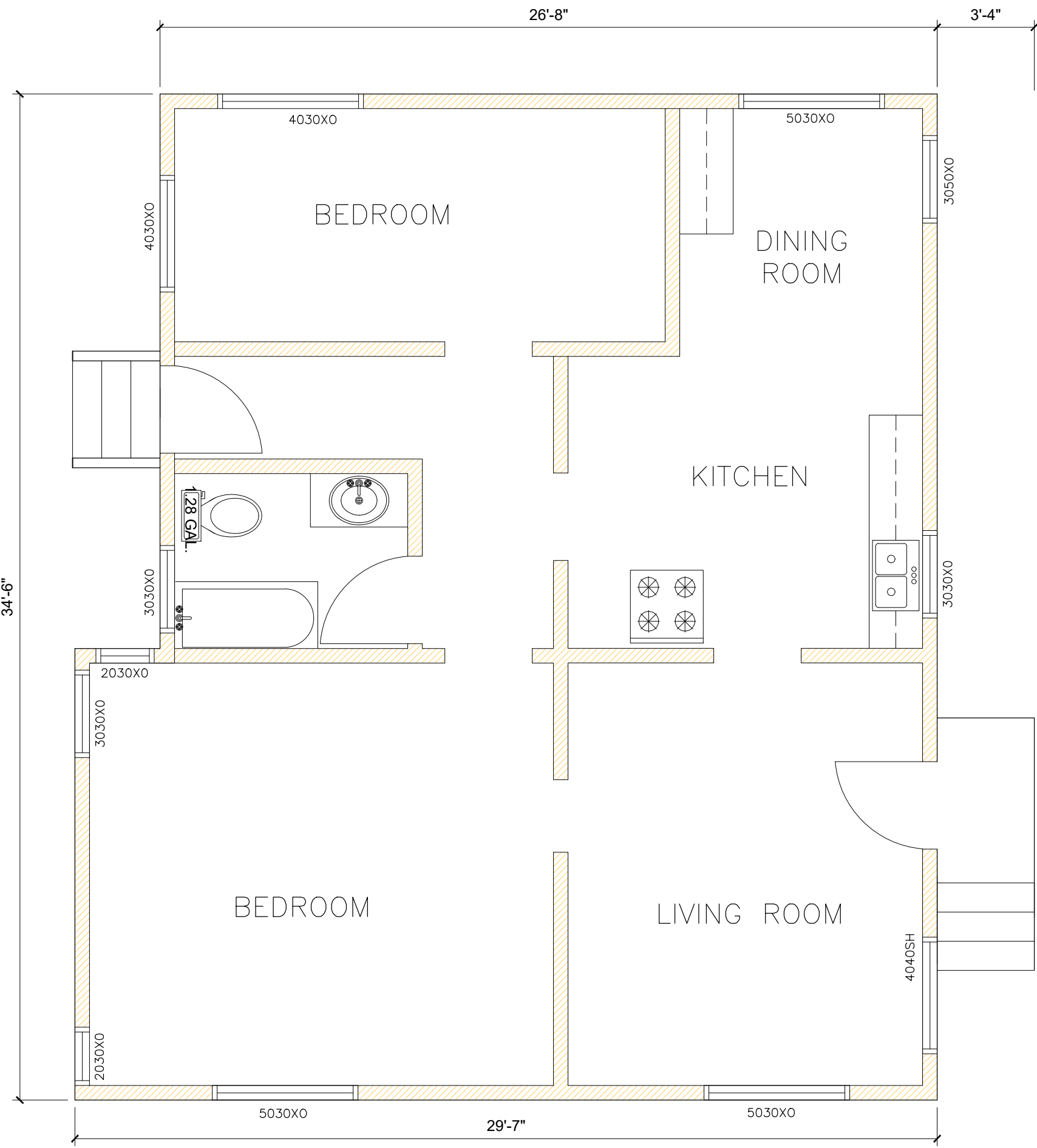
PROJECT :

COVER SHEET

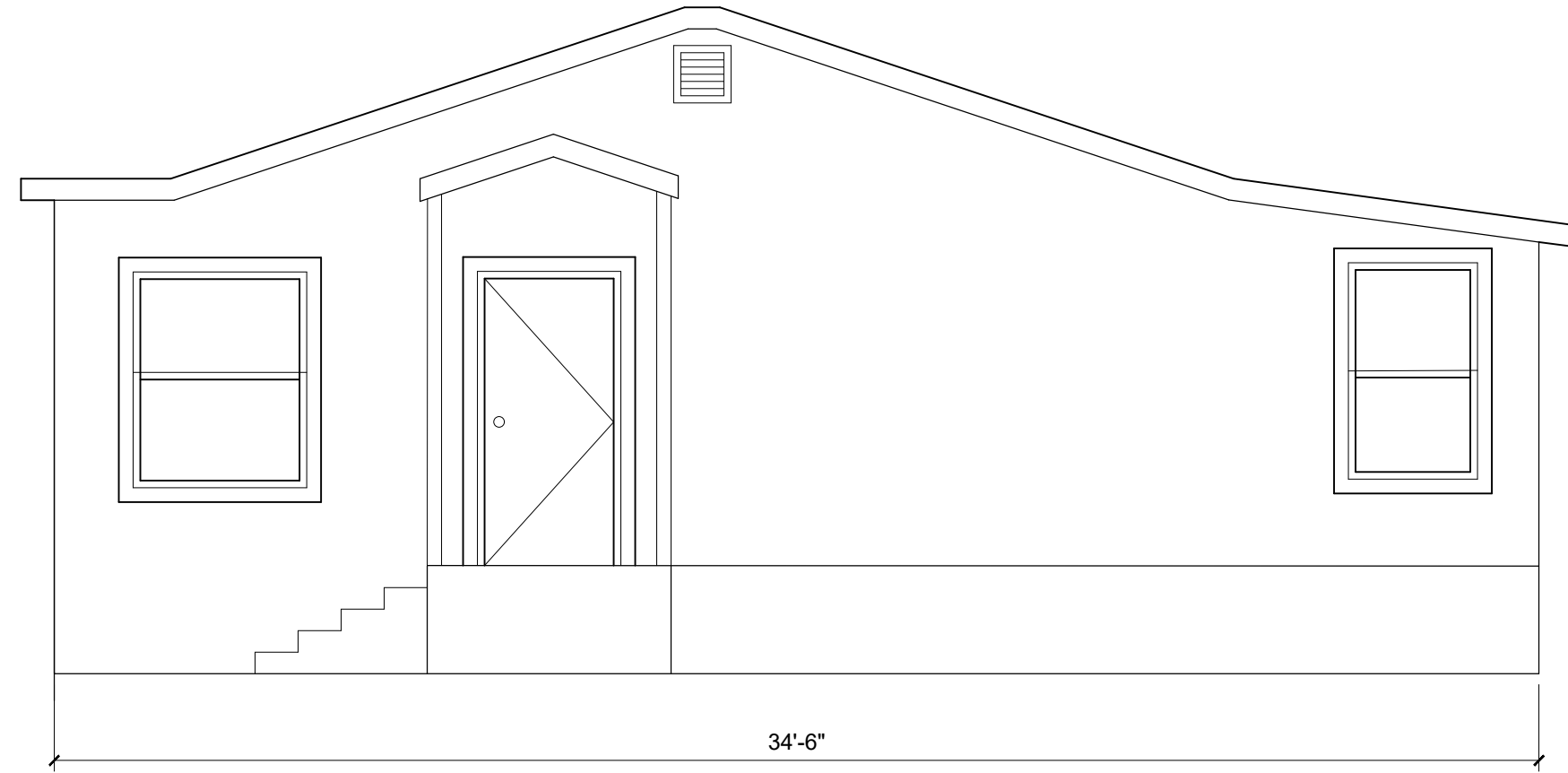
Fuentes Construction Inc. & Renewable Energy
1582 N. SANBORN RD., SALINAS CA 93905 LIC # 602108
TEL: (209) 271-7465 email: info@fuentesenergy.com

DATE: 6/6/21
SCALE:
DRAWN: EMG
JOB: 1787LAG
SHEET NO.

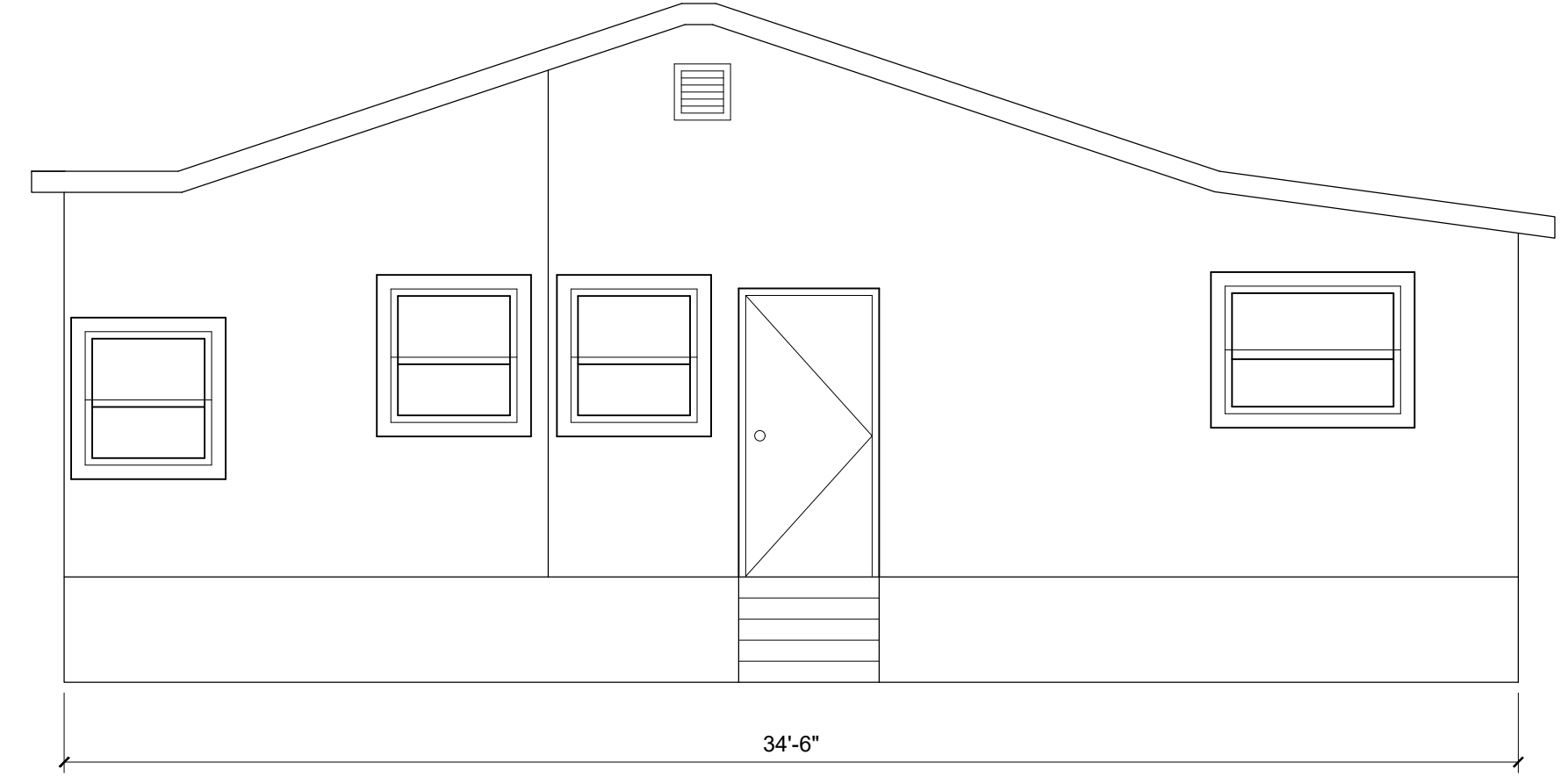
1
SHEET 1 OF 20



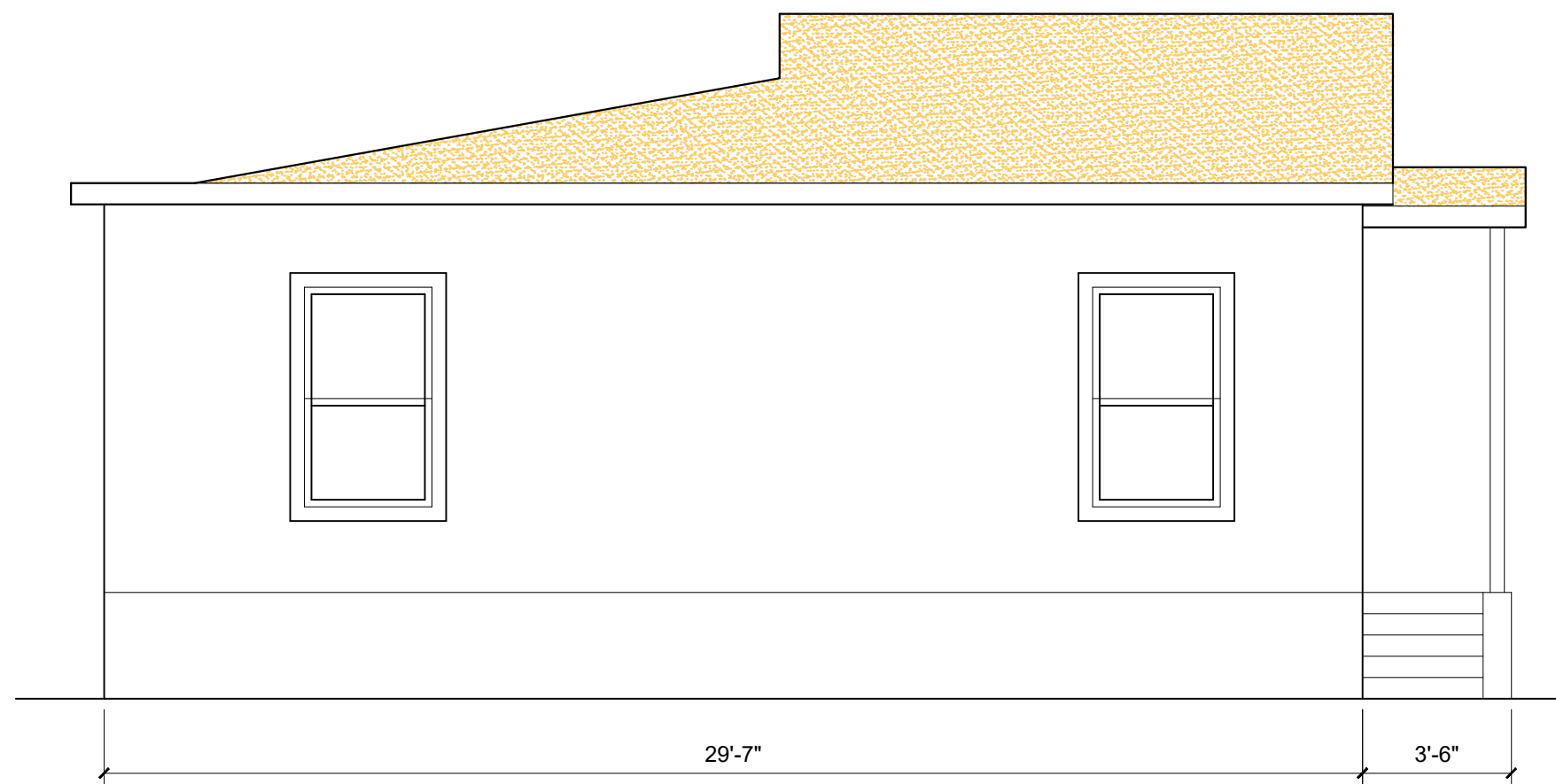
1
A-1
SCALE 1/4"=1'-0"



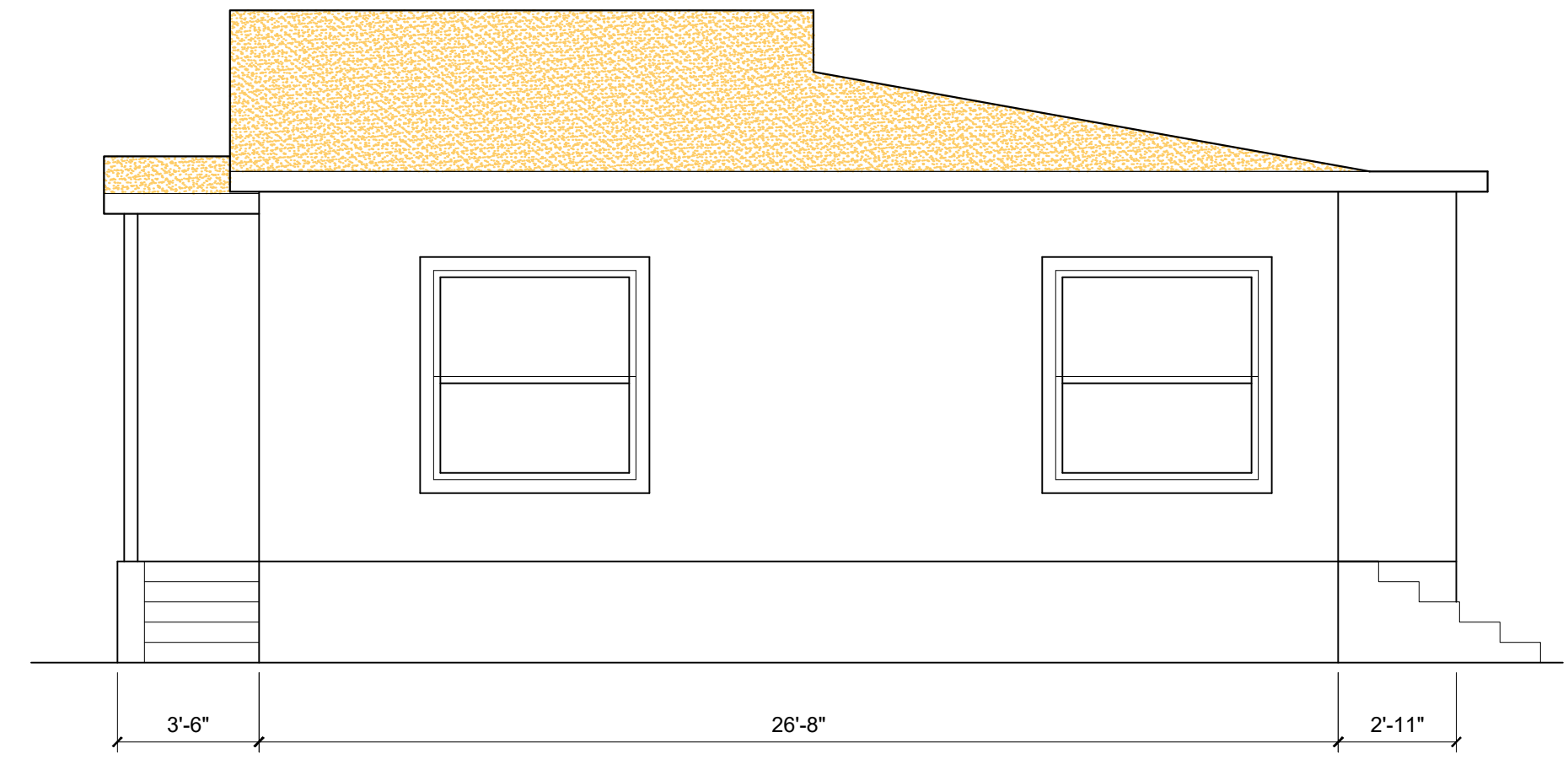
2
A-1
(E) FRONT ELEVATION
SCALE 1/4"=1'-0"



3
A-1
(E) REAR ELEVATION
SCALE 1/4"=1'-0"



4
A-1
(E) LEFT ELEVATION
SCALE 1/4"=1'-0"



5
A-1
(E) RIGHT ELEVATION
SCALE 1/4"=1'-0"

REVISIONS		BY
1	1ST PLAN CHECK	EMG
2	6/16/21	
3		
4		

PROJECT : 1787 LAGUNA ST
SEASIDE, CALIFORNIA 93955

EXISTING FLOOR PLAN

Fuentes Construction Inc. & Renewable Energy
1822 N. SHAWSON RD., SALINAS CA 93905, LIC # 602106
TEL: (831) 271-7465, email: fuentescorp@fuentes.com

DATE: 6/6/21
SCALE:
DRAWN: EMG
JOB: 1787LAG
SHEET NO. A-1
SHEET 2 OF 20

EXTERIOR FINISH SCHEDULE:

- ROOF FINISH: CLASSIC "S" MISSION ROOF TILE OR EQUAL OVER ROOF FELT OVER SHEETING
- EXTERIOR WALL FINISH: 7/8" THREE COAT STUCCO, 55 FRENCH VANILLA LAHABRA FINISH OR EQUAL OVER WOVEN WIRE MESH AND SELF FURRING BUILDING PAPER. PROVIDE CONTINUOUS WEEP SCREEDS
- STUCCO DECORATIVE POP-OUTS: 7/8" THREE COAT STUCCO, 17 MISTY LAHABRA FINISH OR EQUAL OVER WOVEN WIRE MESH AND SELF FURRING BUILDING PAPER. PROVIDE CONTINUOUS WEEP SCREEDS
- FACIA BOARD: HARDIESOFFIT CHEVAL TAN DECORATIVE PANEL OR 2X6 DF#1 OR EQUAL
- STUCCO COLUMN POP-OUTS: 7/8" THREE COAT STUCCO, 55 FRENCH VANILLA LAHABRA FINISH OR EQUAL OVER WOVEN WIRE MESH AND SELF FURRING BUILDING PAPER. PROVIDE CONTINUOUS WEEP SCREEDS
- GARAGE DOOR: WHITE WAYNE DALTON CLASSIC STEEL MODEL 9100 16-FT X 7-FT INSULATED WHITE DOUBLE GARAGE DOOR

INTERIOR FINISH SCHEDULE:

- WALL FINISH: SHERWIN-WILLIAMS PAINT COLORS, SWISS COFFEE 7002-16, OR EQUAL
- CEILING FINISH: SHERWIN-WILLIAMS PAINT COLORS, NAVAJO WHITE HGSW4046, OR EQUAL
- KITCHEN COUNTERTOPS: POLISHED GRANITE
- SHOWER WALLS: STERLING MEDLEY 34-IN X 70.75-IN WHITE SHOWER SURROUND SIDE WALL OR EQUAL

ELEVATION NOTES:

BUILDING INSULATION:
EXTERIOR WALL: R-21 MINIMUM(TYP)
CEILING: R-38 MINIMUM(TYP)

INTERIOR FINISH MATERIAL:
WALLS: 1/2" GYPSUM BOARD
CEILING: 5/8" GYPSUM BOARD (GARAGE WALLS & CEILING USE 5/8" TYPE "X" BOARD AND FOR USABLE AREA UNDER STAIRS)

WALL FRAMING:
EXTERIOR WALLS: 2X6 STUD WALLS @ 16" O/C
INTERIOR WALLS: 2X4 STUD WALLS @ 16" O/C

HEADERS UNLESS OTHERWISE NOTED:
EXTERIOR BEARING: 6X12 D.F. #1 (U.O.N.)
EXTERIOR NON-BEARING: 6X12 D.F. #1 (U.O.N.)
INTERIOR BEARING: 4X12 D.F. #2 (U.O.N.)
INTERIOR NON-BEARING: 4X8 D.F. #2 (U.O.N.)

WINDOW SCHEDULES:

LOCATION: QNTY. SIZE NOTES

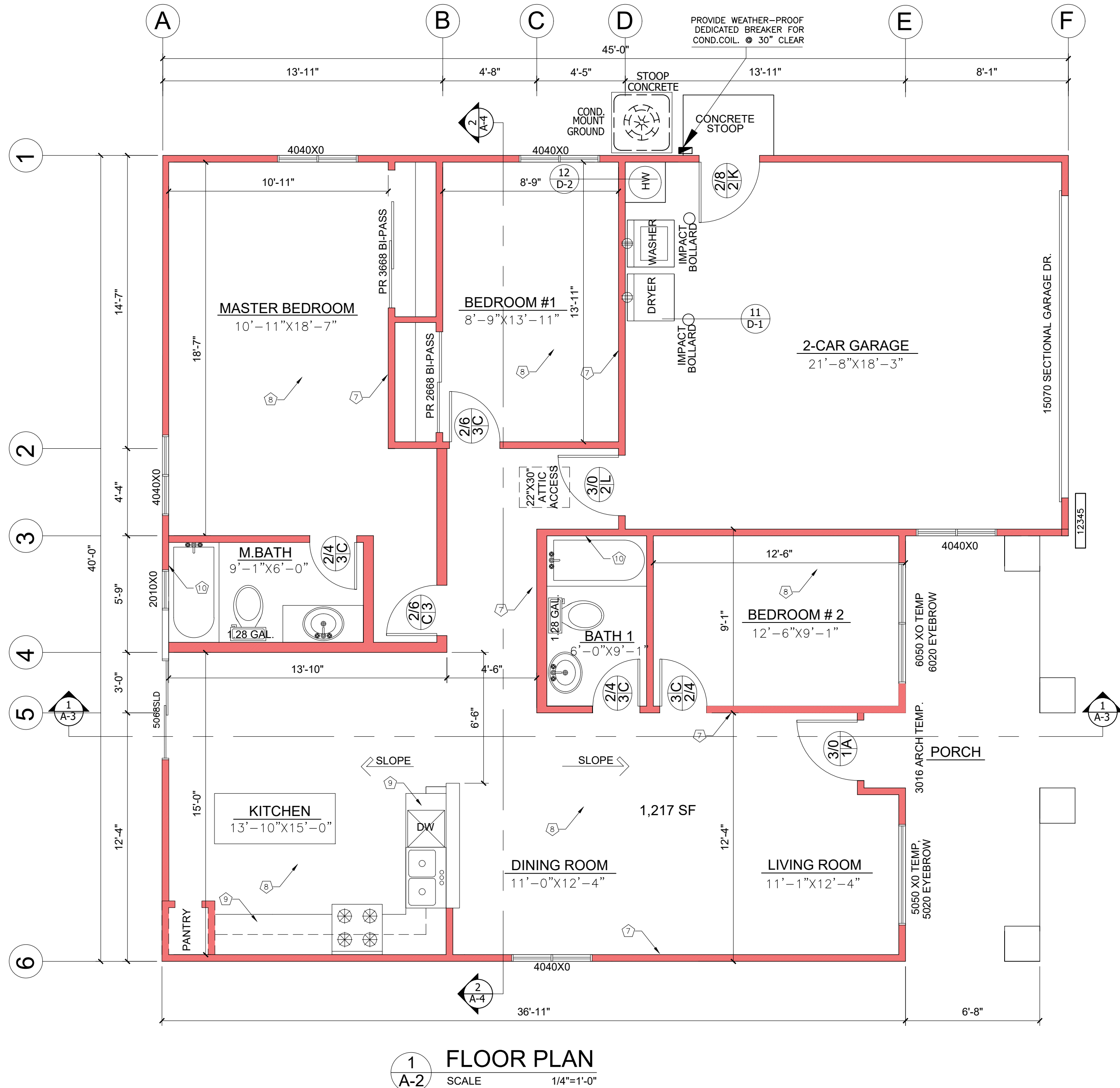
LINE 1: 2 4040 XO

LINE 6: 1 4040 XO

LINE A: 1 4040 XO
1 2010 XO

LINE E: 1 5050 XO TEMP.
1 5020 EYEBROW
1 3016 ARCH TEMP.
1 6050 XO TEMP.
1 6020 EYEBROW

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENING WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES

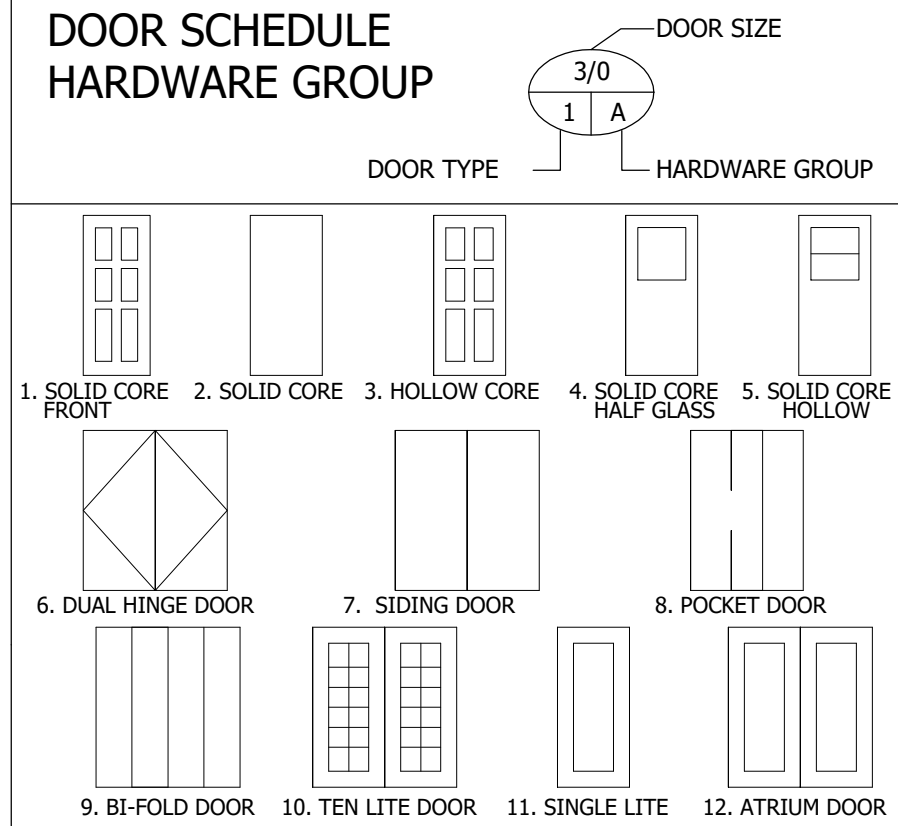


1 FLOOR PLAN
A-2 SCALE 1/4"=1'-0"

GENERAL NOTES:

- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE C.E.C. CERTIFIED.
- THERMOSTATICALLY CONTROLLED HEATING SYSTEM SHALL HAVE AN AUTOMATIC SET-BACK THERMOSTAT.
- HEATPUMPS SHALL BE INSTALLED WITH CONTROLS TO PREVENT ELECTRIC RESISTANCE. SUPPLEMENTARY HEATER OPERATION WITH THE HEATING LOAD CAN BE MET BY THE HEAT PUMP.
- FOR THE IGNITION OF GAS APPLIANCE, A CONTINUOUS BURNING PILOT LIGHT IS NOT ALLOWED FOR THE FOLLOWING:
 - FAN TYPE CENTRAL AND WALL FURNACES.
 - RESIDENTIAL TYPE CLOTHES DRYER AND COOKING APPLIANCES.
 - WATER HEATERS ARE EXEMPT FROM THIS REQUIREMENTS.
- CENTRAL GAS FURNACES SHALL BE SIZED TO MEET AT LEAST ONE OF THE FOLLOWING REQUIREMENTS:
 - THE TOTAL INPUT HEATING CAPACITY OF FURNACES IN THE BUILDING SHALL BE LESS THAN 45,000 BTU/HR OR
 - OUTPUT HEATING CAPACITY SHALL BE LESS THAN 1.3 TIMES THE SUM OF THE DESIGN HEATING LOSS RATE FOR THE HEATING ZONE BEING SERVICED BY THE FURNACE AND BTU PER SQUARE FOOT OF CONDITIONED FLOOR AREA IN THE ZONE.(1.3)(DESIGN HEAT LOSS + 10) CONDITIONED FLOOR.
- ATTIC MOUNTED FURNACES SHALL HAVE THE FOLLOWING:
 - PROVIDE A MIN. 22" X 30" ATTIC ACCESS WITHIN 20 FT. OF THE FURNACE. B) PROVIDE A MIN. OF 24" WIDE SOLID FLOORING PASSAGEWAY TO THE FURNACE FROM THE ACCESS OPENING.
 - PROVIDE A PERMANENT ELECTRIC OUTLET AND LIGHT FIXTURE CONTROLLED BY A SWITCH LOCATED IN THE ATTIC SPACE. PROVIDE A CONDENSATE DRIP PAN AND 1 1/2" DIA. CONDENSATE OVERFLOW LINE TO TERMINATE OUTSIDE THE BUILDING.
- BLOWN INSULATION SHALL ONLY BE USED ON CEILING OF 2.5 : 12 OR LESS, WHEN EAVE VENTS ARE INSTALLED, BAFFLES SHALL BE IN PLACE @ THE TIME OF THE FRAMING INSPECTION AND BE A MINIMUM 48" LONG.
- THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF HEATING, COOLING, WATER HEATING & CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND PROVIDE INSTRUCTION ON HOW TO USE THEM EFFICIENTLY.
- WHEN LOOSE FILL INSULATION IS INSTALLED, THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT MUST CONFORM TO THE DENSITY PER SQUARE FOOT AS PER THE MANUFACTURER'S LABEL R-VALUE.
- THE STREET ADDRESS NUMBERS ARE TO BE POSTED ON THE JOB SITE PRIOR TO THE FIRST INSPECTION.
- ALL ATTIC MOUNTED APPLIANCES SHALL HAVE A SECONDARY PAN WITH A 1/2" Ø DRAIN LINE TO THE EXTERIOR OF THE BUILDING.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT AIR LEAKAGE.
- BATHROOM & LAUNDRY ROOMS SHALL BE PROVIDED W/ EIGHT (8) AIR CHANGES PER HR.
- USE APPROVED WALL BOARD INSTALLED ACCORDING TO SECTION 2304 OF THE CALIFORNIA BUILDING CODE 2019.
- THE SURFACES BEHIND CERAMIC TILE OR SURFACES SUBJECT TO WATER SPLASH IS TO BE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER.
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION, CEC 210.12B: ALL BRANCH CIRCUIT THAT SUPPLY 125-volt, SINGLE-PHASE, 15- & 20-ampere OUTLETS (i.e.: RECEPTACLES, LIGHTS, SMOKE ALARMS, ETC.) INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION TYPE, TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- AT LEAST ONE "GFCI" PROTECTED RECEPTACLE OUTLET IS TO BE INSTALLED AT EACH ISLAND COUNTERTOP W/ A LONG DIMENSION OF 2 FEET or GREATER AND A SHORT DIMENSION OF 12 " or GREATER PER CALIFORNIA ELECTRICAL CODE 210.52(C)(2).
- AFTER INSTALLING THE INSULATION, AN INSULATION CERTIFICATE SIGNED BY THE INSTALLER & BUILDER SHALL BE POSTED IN A CONSPICUOUS LOCATION IN THE BLDG. STATING THAT THE INSTALLATION CONFORMS TO THE REQUIREMENTS OF TITLE-24 PART 2, CHAPTER 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- THE INSULATION SHALL CONFORM TO FLAME SPREAD INDEX & SMOKE-DEVELOPED
- STORAGE-TYPE WATER HEATER AND STORAGE BACKUP TANKS FOR SOLAR WATER HEATER SYSTEMS SHALL BE EXTERNALLY WRAPPED W/ INSULATION HAVING A THERMAL RESISTANCE OF R-12 OR GREATER. SUCH TANKS MAY BE INSULATED TO THE COMBINED LEVEL OF R-16 WHEN BOTH INTERNAL & EXTERNAL WRAP INSULATION ARE CONSIDERED.
- PIPING (HOT AND COLD) IN UNCONDITION SPACE LEADING TO AND FROM THE WATER HEATER SHALL BE INSULATED PER CMC 2019.
- PRIOR TO A BUILDING FINAL INSPECTION, AN APPLIANCE CERTIFICATE PROVIDED BY THE APPLIANCE MANUFACTURER MUST BE COMPLETED BY THE INSTALLER OR THE BUILDER &POSTED IN A CONSPICUOUS LOCATION. THIS ALSO APPLIES TO CENTRAL AIR CONDITIONERS,HEATERS AND WATER HEATERS.
- KITCHEN HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY RANGE/COOKTOP MANUFACTURER'S INSTRUCTIONS.
- LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF DOOR, WHICHEVER IS GREATER. LANDING LENGTH IN THE DIRECTION OF TRAVEL IN GROUPS R-3 NEED NOT EXCEED 36-INCHES (EXCEPTION) PER CBC.1008.1.5
- EXTERIOR WALLS, COVERINGS, OPENINGS, EXTERIOR WINDOWS & DOORS SHALL PROVIDE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE THAT INCLUDES FLASHING TO PREVENT MOISTURE ENTERING THE WALL. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDE IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE, SECTION 150 OF TITLE 24, PART 6.
- HEARTH EXTENSIONS FOR FACTORY-BUILT FIREPLACES TO BE ACCORDING TO THE MANUFACTURER'S INSTALLATION.
- MASONRY FIREPLACE HEARTHS & HEARTHS EXTENSION SHALL BE CONSTRUCTED OF CONCRETE OR MASONRY & SUPPORTED BY NONCOMBUSTIBLE MATERIAL & REINFORCE TO CARRY THEIR OWN WEIGHT & ALL IMPOSED LOADS per CBC 2019 Sec. 2111A.9.
- HEARTH THICKNESS SHALL BE 4-INCHES MINIMUM & HEARTH EXTENSION THICKNESS SHALL BE A MIN.OF 2-INCHES. HEARTH EXTENSION DIMENSION: HEARTHS SHALL EXTEND AT LEAST 16" IN FRONT OF, AND AT LEAST 8"BEYOND, EACH SIDE OF THE FIREPLACE OPENING per CBC 2019 Sec.2111A.9.2
- FIREPLACE CLEARANCE: ANY PORTION OF MASONRY FIREPLACE LOCATED IN THE INTERIOR OF A BLDG. or WITHIN THE EXTERIOR WALL OF BUILDING SHALL HAVE A CLEARANCE TO A COMBUSTIBLE OR NOT LESS THAN 2" FROM THE IN FRONT FACES AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4" FROM THE BACK FACES OF MASONRY FIREPLACES.CBC 2019 Sec.2111A.11.
- LAMPS USED FOR GENERAL LIGHTING IN THE KITCHEN AND BATHROOMS SHALL BE "FLUORESCENT" TO COMPLY WITH CCR TITLE 25, SEC.150(K).
 - THE GENERAL LIGHTINGONE CONTROLLED BY FIRST SWITCH AS ONE ENTERS THE ROOM) IN THE BATHROOM SHALL BE FLOURESCENT.
 - THE FLOURESCENT LIGHTS OF THE KITCHEN SHALL BE ON THE MOST ACCESSIBLE
- PER 2019 CALIFORNIA ENERGY CODE 116(A)4 ALL GLAZING SHALL HAVE A TEMP. LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE REMITTANCE.
- ALL ROOMS INTENDED FOR HUMAN OCCUPANCY ARE TO HAVE NATURAL or MECHANICAL VENTILLATION per 2019 CBC 1203.1 AND 1203.4.
- PROVIDE PROPER WEATHER SEAL AROUND OPENING FOR EFFICIENT "EXHAUST VENTILATION".

DOOR SCHEDULE
HARDWARE GROUP



REMARKS

- A. ENTRY SET (DEADBOLT-LATCHSET COMBO) W/ PEEP SIGHT
B. LOCKSET W/ AUTO CLOSER
C. PRIVACY SET W/ A PUSH BUTTON (KNOB) OR TURN PIECE (LEVER)
D. PASSAGE SET - KNOB OR LEVER TYPE FUNCTIONS
E. DUMMY KNOB W/ MAGNET OR SNAP LATCH
F. RECESSED PULLS- FLOOR GLIDES
G. SINGLE DUMMY : KNOB OR LEVER TYPE FUNCTIONS
H. RECESSED PULLS-W/ LATCH
I. DUMMY SET : KNOB/LEVER TYPE FOR PANTRY, HALLWAY
J. KEYED ENTRY SET (KNOB PUSH BUTTON OR TURN PIECE ON THE INSIDE)
K. DEADBOLT SET SINGLE CYLINDER W/ A TURN PIECE INSIDE
L. AUTO LOCKSET W/ KEY OUTSIDE - PASSAGE INSIDE

- NOTES :
1. ALL SWINGING DOOR SHALL HAVE BASE BOARDS
WALL MOUNTED DOOR STOPS.
2. SOLID CORE DOORS SHALL HAVE THREE HINGES
HOLLOW CORE DOORS SHALL HAVE TWO HINGES.
3. WATER HEATER DOORS THAT HAVE COMBUSTION AIR VENTS MOUNTED IN THE DOORS HAVE SOLID CORE.

WATER HEATER NOTES

PROVIDE SEISMIC STRAPS 26ga X 2" SHEET METAL STRAPS WITH 1 1/2" SCREWS INTO FRAMING MEMBERS, THE SEISMIC STRAPS ARE TO BE WITHIN TOP AND BOTTOM 1/3 OF WATER HEATER TANK.
PROVIDE INSULATED WATER HEATER R-12 EXTERNAL BLANKET PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE W/ A FULL SIZED DRAIN OR GALV. STEEL OR HARD DRAWN COPPER TO TERMINATE WITHIN 6" OF FINISHED GRADE OUTSIDE OF THE BUILDING.
PROVIDE 5/8" TYPE X SHEETROCK WITH TAPED JOINTS ON INTERIOR WALLS OF WATER HEATER COMPARTMENT.

SECURITY NOTES:

- PROVIDE DEAD BOLT AT ALL EXTERIOR DOORS TO THE BUILDING INCLUDING THE GARAGE DOOR TO THE RESIDENCE.
- PROVIDE A STEEL STRIKER PLATE WITH A SOLID SHIM, 6 INCHES ABOVE & BELOW W/(2) NO. 8 X 2" SCREWS.
- PROVIDE A PEEP HOLE AT THE FRONT DOOR TO THE RESIDENCE.
- WINDOWS IN SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SF THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20" AND THE MINIMUM NET OPENABLE HEIGHT DIMENSION SHALL BE 24". THE FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44" A.F.F. PER 2010 CBC 1026.3. CRC R310.1
- FIREBLOCKING & DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS (OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS & FIREPLACES) IN ACCORDANCE TO SECTION 717.1-3 OF THE CBC 2010 EDITION.
- PROVIDE EXHAUST VENTING OF WATER HEATERS PER CPC 2010.
- WINDOW FRAMES TO BE NON-METALLIC PER ENERGY CALCULATIONS.

THE MINIMUM FENESTRATION VALUE SHALL BE U = 0.34 SHGC IS 0.35
SEER = 13 AFUE minimum= 0.80
BLOWN INSULATION: R = 38
BATT INSULATION: R = 13

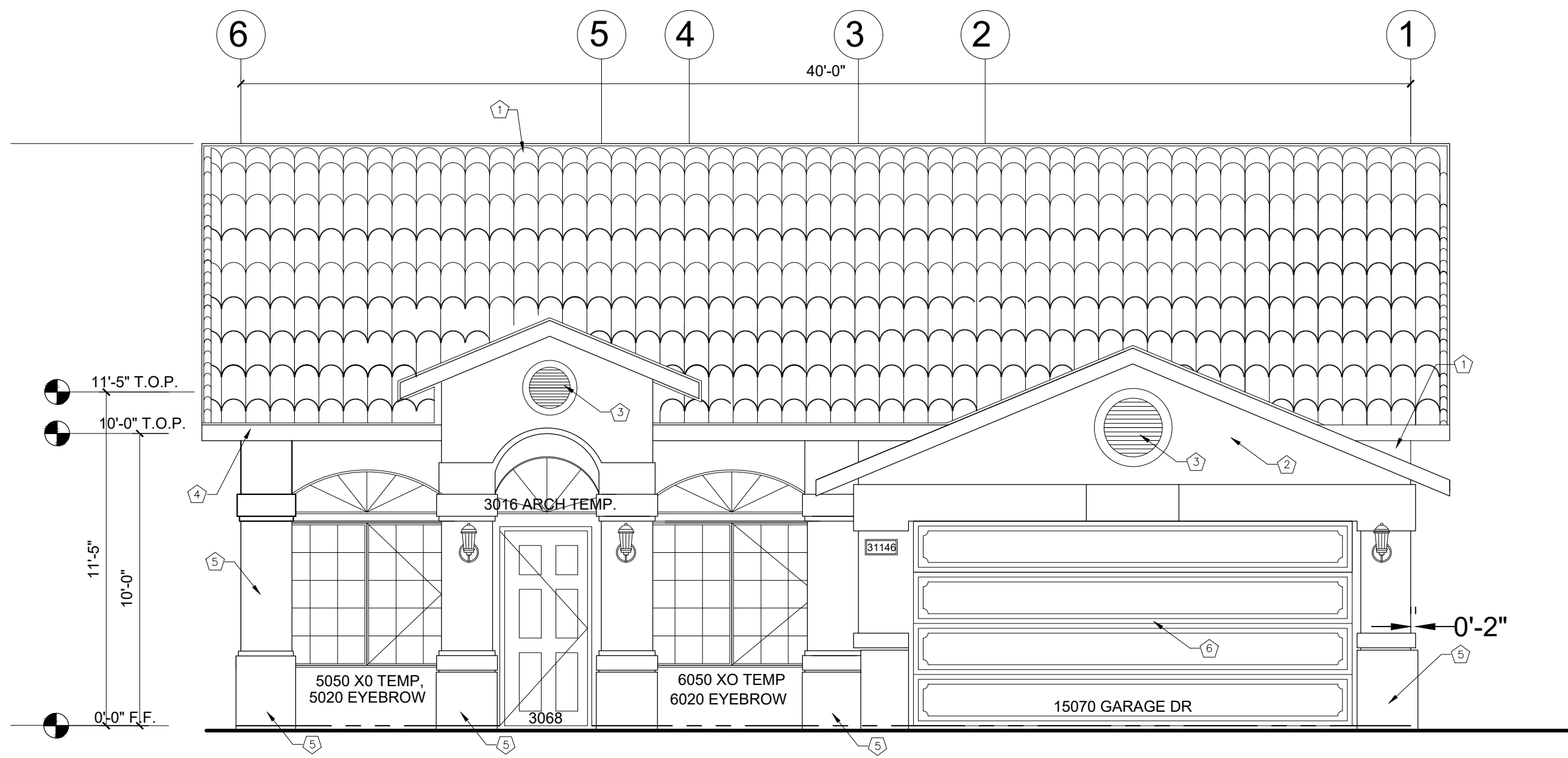
REVISIONS	BY
1ST PLAN CHECK	EMG
6/16/21	

PROJECT : 1787 LAGUNA ST
SEASIDE, CALIFORNIA 93955

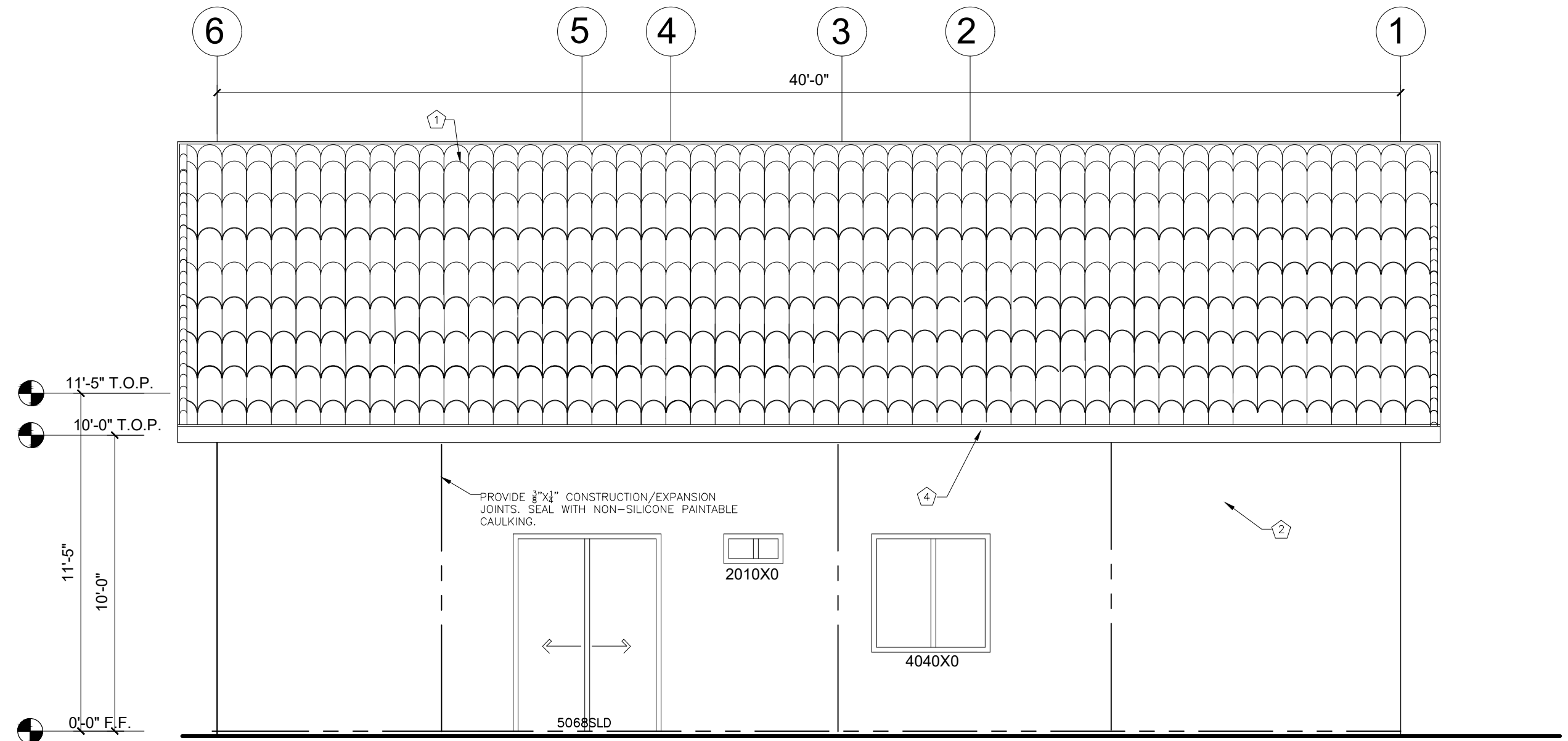
FLOOR PLAN

Fuentes Construction Inc. & Renewable Energy
1852 N. SHAWBURN RD., SALINAS CA 93905, LLC # 602106
TEL. NO. (831) 217-4265. E-MAIL: fuentescn@fuentesinc.com

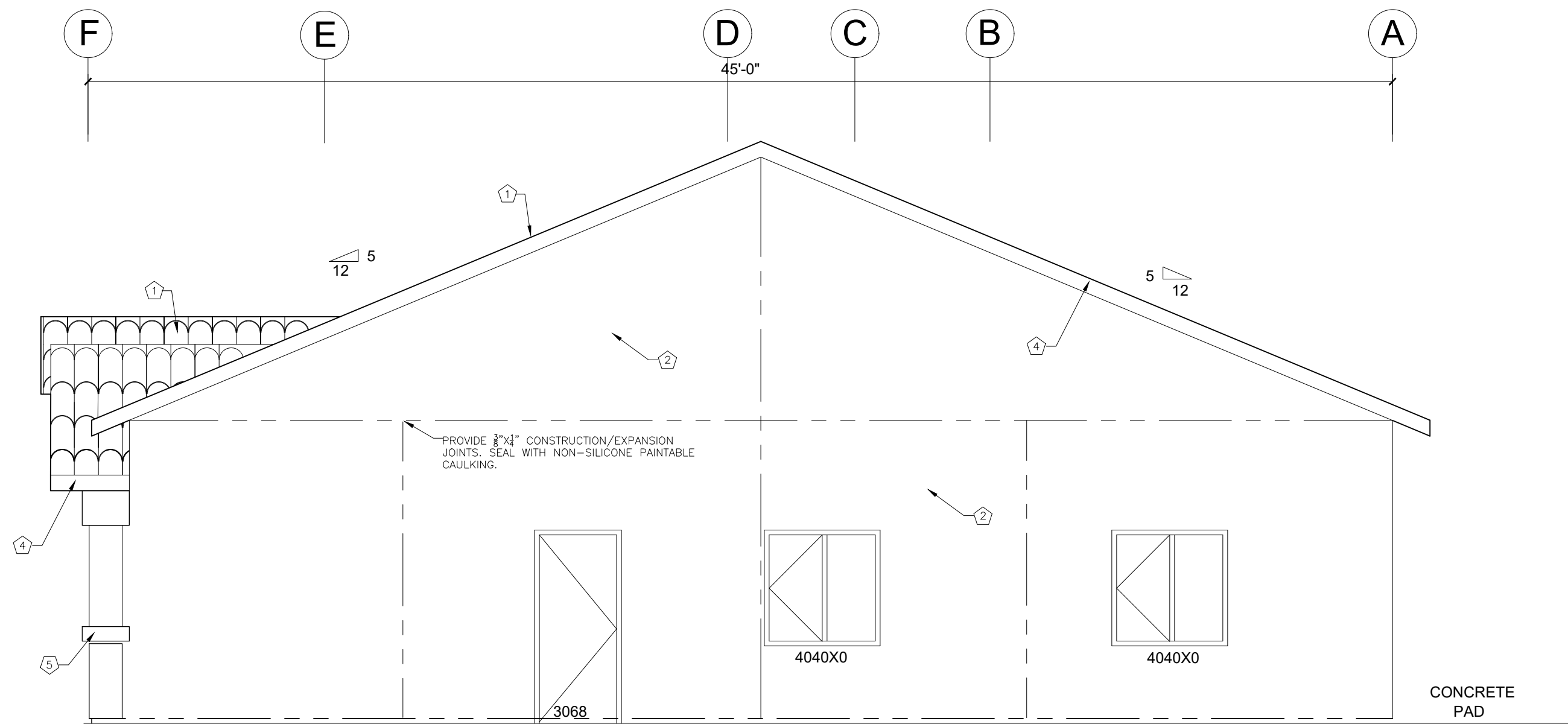
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DRAWN: EMG
JOB: 1787LAG
SHEET NO. A-2
SHEET 3 OF 20



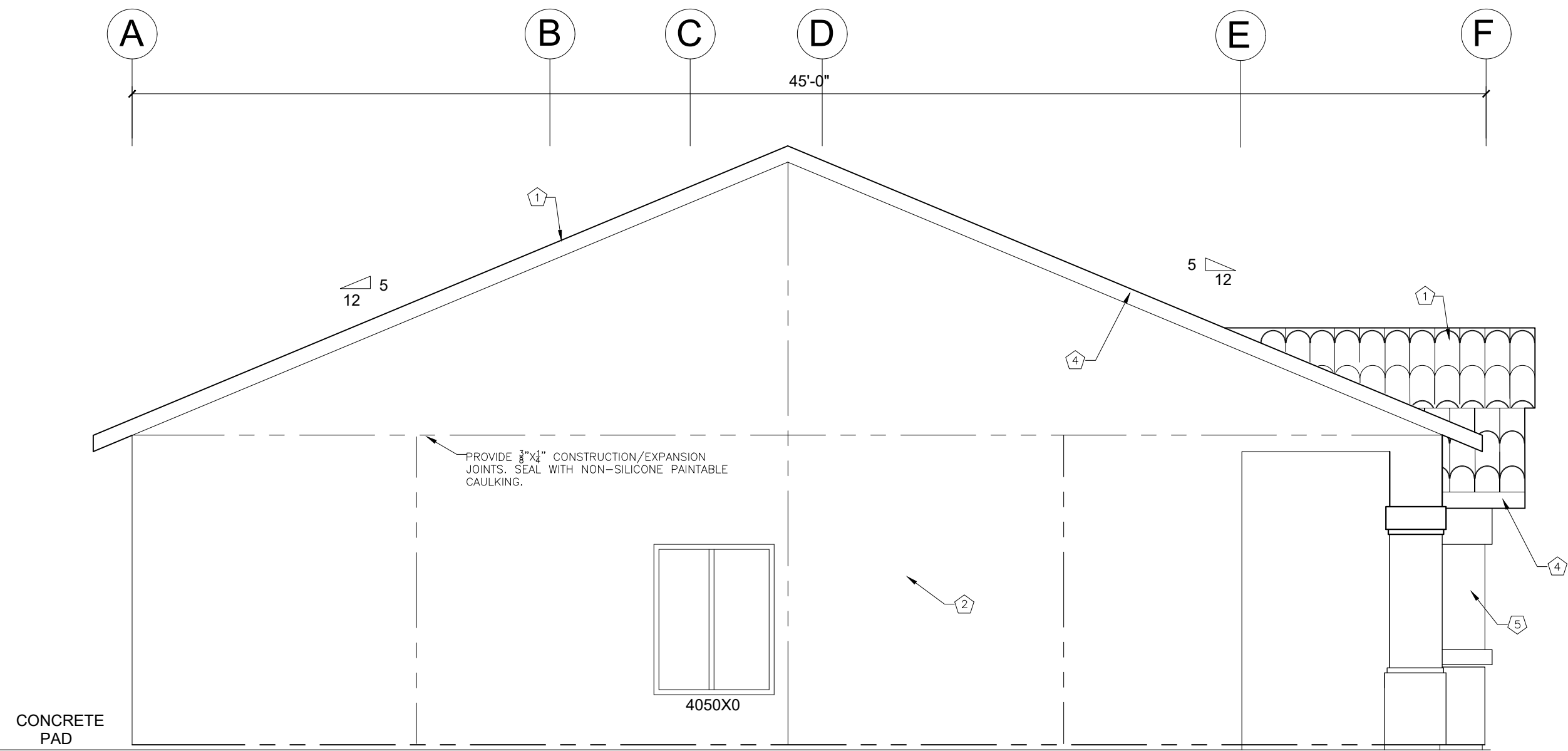
1 FRONT ELEVATION
A-3 SCALE 1/4"=1'-0"



2 REAR ELEVATION
A-3 SCALE 1/4"=1'-0"



3 LEFT ELEVATION
A-3 SCALE 1/4"=1'-0"



4 RIGHT ELEVATION
A-3 SCALE 1/4"=1'-0"

REVISIONS		BY
1ST PLAN CHECK	6/16/21	EMG
PROJECT :		
ELEVATION		
Fuentes Construction Inc. & Renewable Energy		
1852 N. SHAW ST. RD. SALINAS CA 93905 LIC # 602108 TEL: (831) 271-4465 www.fuentesconstruction.com		
DATE:	6/6/21	
SCALE:		
DRAWN:	EMG	
JOB:	1787LAG	
SHEET NO.	A-3	
	SHEET 4 OF 20	

REVISIONS		BY
△	1ST PLAN CHECK 6/16/21	ENG
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1787 LAGUNA ST
SEASIDE, CALIFORNIA 93955

PROJECT :

CROSS SECTION

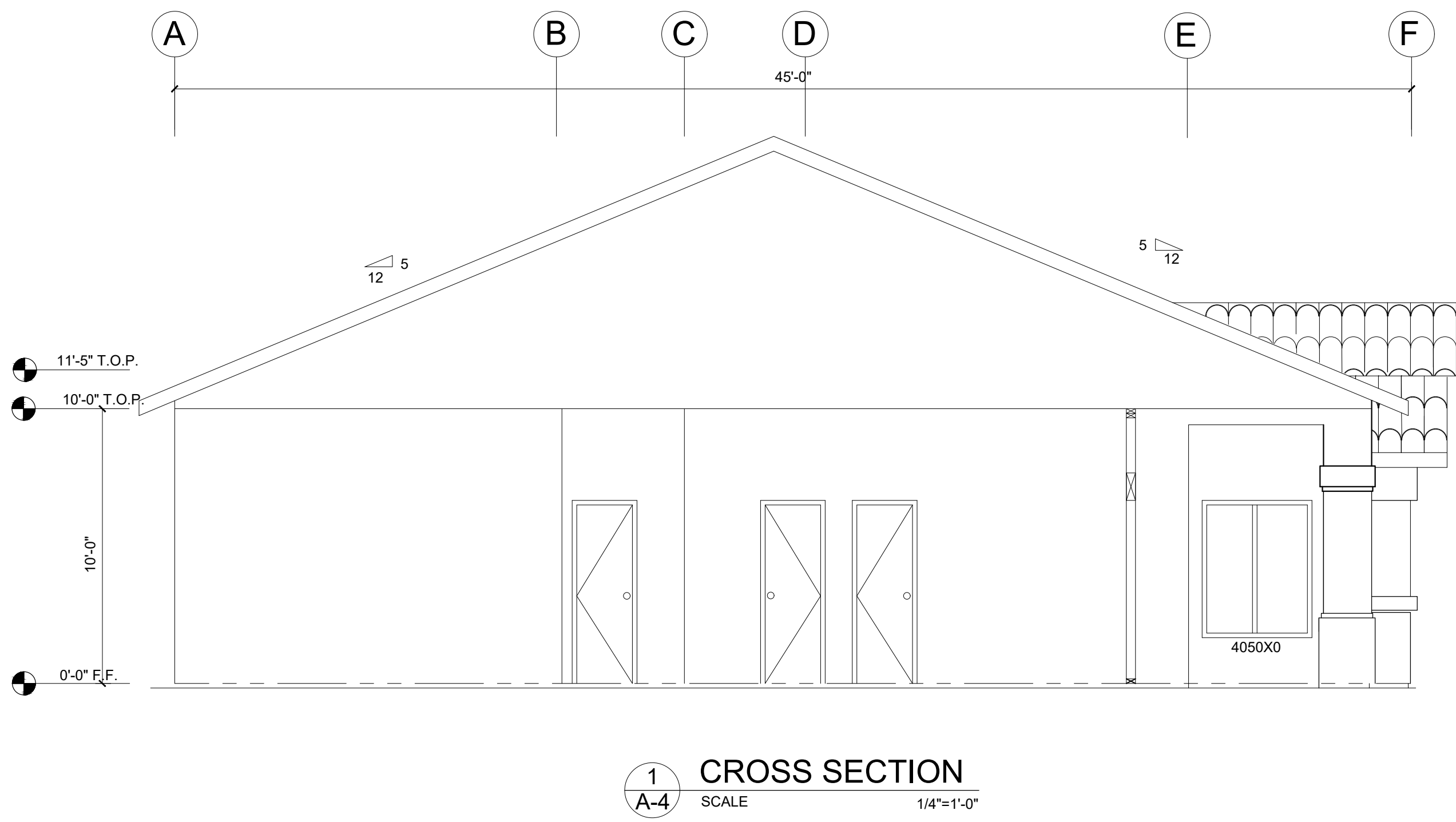
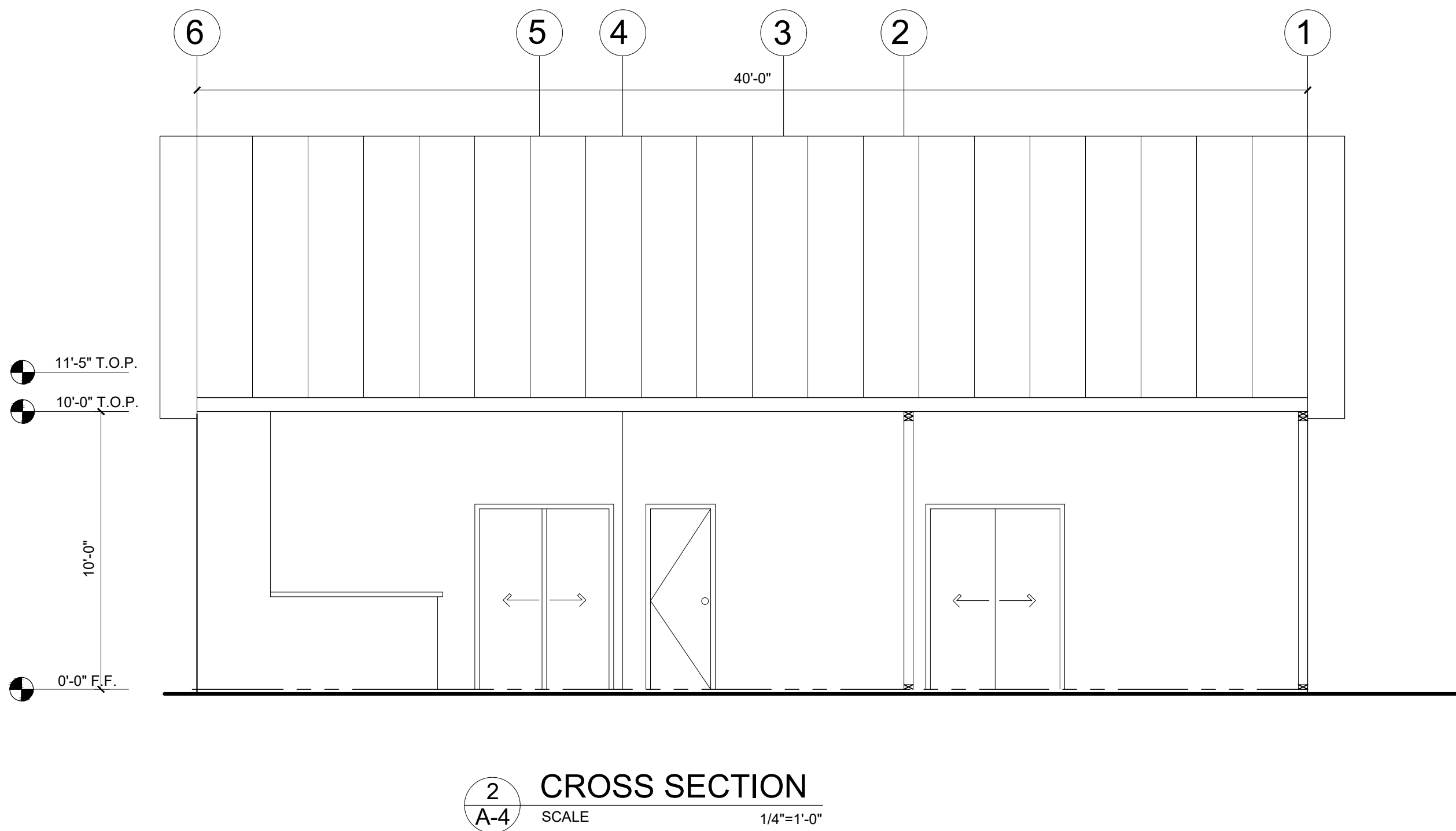


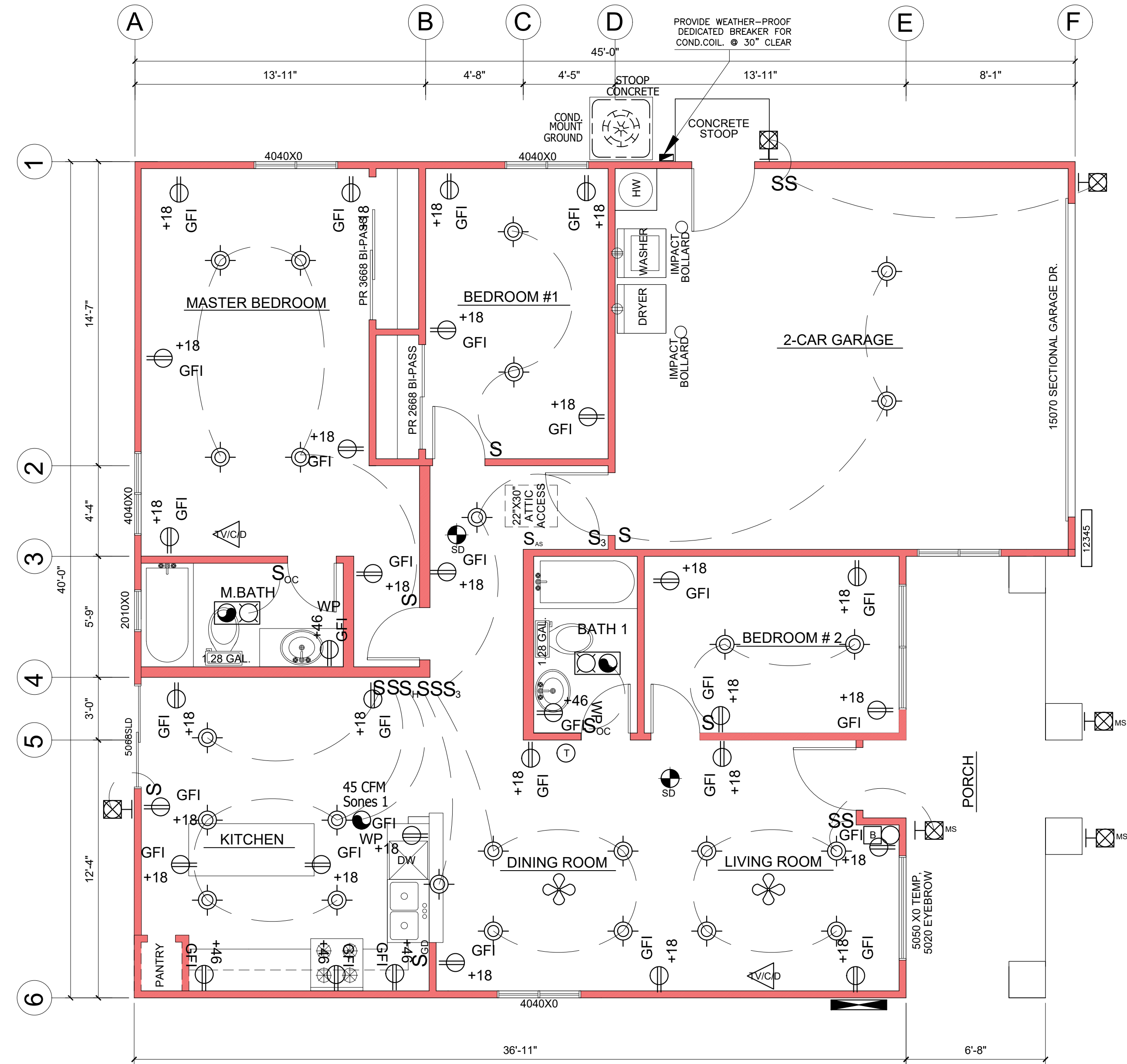
Fuentes Construction Inc.
& Renewable Energy

1052 N. SHAW ST. #201, SEASIDE, CA 93955, U.S. # 602 108
TEL: (760) 271-7465 info@fuentes.com

DATE:	6/6/21
SCALE:	
DRAWN:	ENG
JOB:	1787LAG
SHEET NO.	

A-4
SHEET 5 OF 20





ELECTRICAL CALCULATIONS:	
SQUARE FOOTAGE	1,217 SQ.FT.
GENERAL LIGHTINGS @ 3 WATTS / SQ.FT.	3,651
SMALL APPLIANCES	3,000
DISHWASHER / DISPOSER	1,500
WASHER	1,500
DRYER (gas)	
RANGE	12,000
F.A.U.	400
SUB - TOTAL	22,051
FIRST 10,000 AT 100%	10,000
REMAINDER @ 40%	4,820
100% AC LOAD	5,000
TOTAL WATTS	19,820
TOTAL WATTS / 240 VOLTS	82.58 AMP.
PROVIDE A 200 AMP. SERVICE PANEL GROUND TO MTL. WATER LINE AND UFER GROUND NO. 4 BAR X 20'.	

1
E-1 ELECTRICAL PLAN
SCALE 1/4"=1'-0"

SMOKE DETECTOR TECHNICAL SPECIFICATIONS	
MODEL NO.	Kiddle 12060 120AC/DC Wire-in Ionization Smoke Alarm
POWER SOURCE	120VAC (80mA), 60Hz, 9V battery backup
AUDIO ALARM	85dB at 10ft
TEMPERATURE RANGE	40°F to 100°F (4°C to 38°C)
HUMIDITY RANGE	5% - 95% relative humidity (RH)
IONIZATION	5" in diameter x 1.75" depth
SIZE	Quick - connect plug with 8" pigtail
WIRING	Up to 24 Kiddle devices
INTERCONNECTS	
CARBON MONOXIDE AND SMOKE DETECTOR TECHNICAL SPECIFICATIONS	
MODEL NO.	BRK SC9120B
POWER SOURCE	120V AC, Interconnectable, 9V battery backup
AUDIO ALARM	85dB at 10ft
SENSOR	Dual Ionization CO Sensor metal oxide
SIZE	5.58" diameter x 1.97" height
WIRING	Quick Plug-In Power Connector
INTERCONNECTS	Up to 11 additional BRK smoke detector

GENERAL ELECTRICAL NOTES :

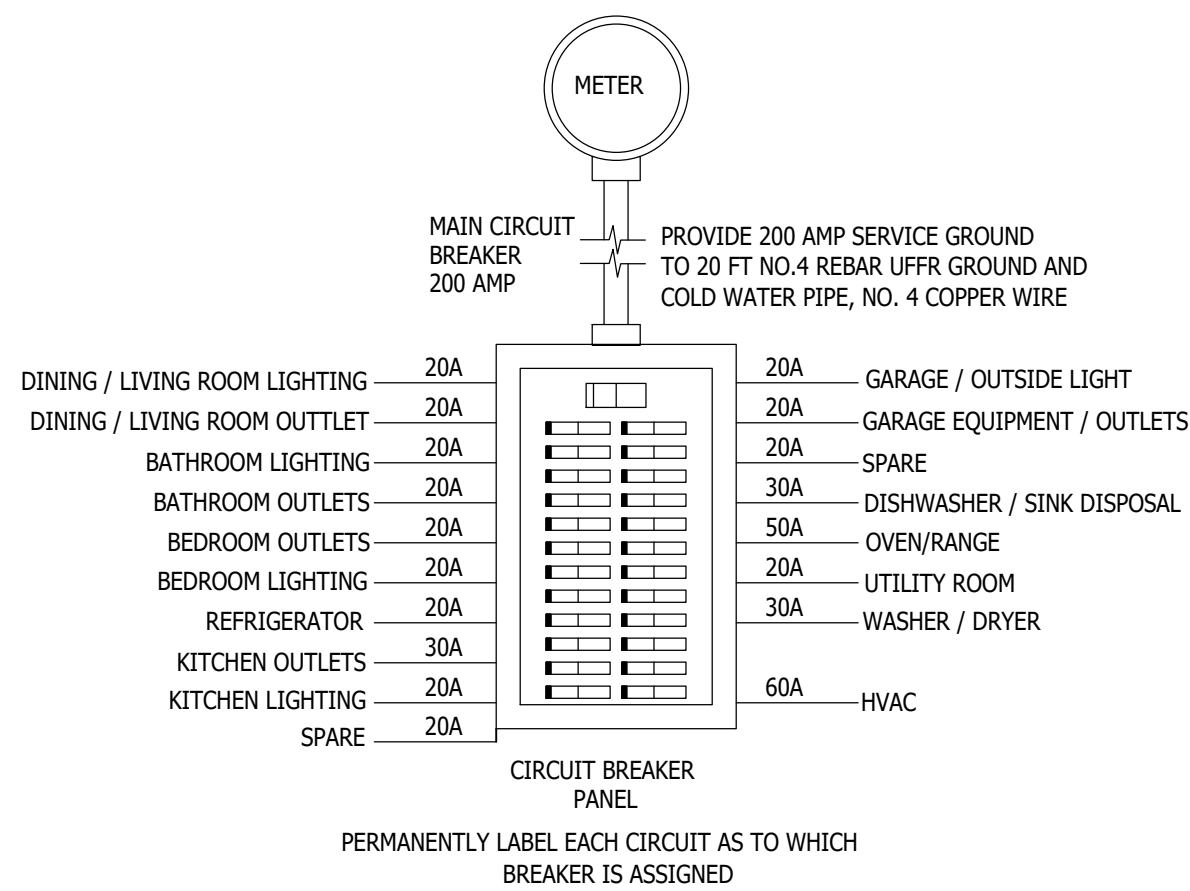
- ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2019 EDITION OF THE (C.E.C.) CALIFORNIA ELECTRICAL CODE.
- THE ELECTRICAL CONTRACTOR SHALL CHECK POWER AND PHONE SERVICES AT THE SITE PRIOR TO START OF WORK TO CONFORM TO UTILITY REQUIREMENTS. THE ELECTRICAL CONT. SHALL ARRANGE INSTALLATION, RELOCATION AND/ OR REMOVAL PER UTILITY COMPANY REQUIREMENTS AND DEFRAY ALL COST FOR THE SAME.
- MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO CEC 250.104(A)(2).
- THE ELECTRICAL SUB-PANEL IS TO BE 100 AMP. UNLESS NOTED OTHERWISE COORDINATE SERVICE WITH THE UTILITY COMPANY FOR CONNECTION TO POWER MAIN.
- IN DWELLING UNITS, AT LEAST ONE GFCI PROTECTED WALL RECEPTACLES OUTLET SHALL BE INSTALLED IN BATHROOM W/IN 36" OF THE OUTSIDE EDGE OF EA. BASIN. OUTLETS SHALL BE LOCATED ON THE WALL OR PARTITION ADJACENT TO THE BASIN PER CEC 210.52(D).
- GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION:
 - BATHROOM OUTLETS SHALL HAVE APPROVED GROUND FAULT CIRCUIT PROTECTION PER CEC 210.8(A)(1).
 - OUTDOOR, BASEMENT, GARAGE & ACCESSORY BUILDING RECEPTACLES SHALL HAVE GFCI PROTECTION PER CEC 210.8(A).
 - EXTERIOR OUTLETS SHALL HAVE A GFCI WEATHERPROOF ENCLOSURE PER CEC 406.8(B)(1).
 - OUTDOOR OUTLETS SHALL BE INSTALLED AT THE FRONT AND REAR OF THE HOUSE PER CEC 210.52(E).
 - GFCI PROTECTED OUTLETS ARE REQUIRED IN THE UNFINISHED PORTION OF BASEMENT CEC 210.52(G).
- ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (CEC 210.12(B)): ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- and 20-ampere OUTLETS (i.e. RECEPTACLES LIGHTS, SMOKE ALARMS, etc...) INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION TYPE, TO PROVIDE PROTECTION OF THE ENTIRE HOUSE CIRCUITS, EXCEPT GFCI & DEDICATED APPLIANCE CIRCUITS. THE BREAKER WILL STATE "COMBINATION" AFCI.
- RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. CEC 408 (b)(c).
- LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL COMPLY WITH CEC-410.8.
- IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20-ampere BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS REQUIRED BY CEC 210.52(F) AND 210.11(C)(2).

- IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20-ampere BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS REQUIRED BY CEC 210.11(C)(3). OTHER EQUIPMENT (LIGHTING, EXHAUST FANS) W/IN THE SAME BATHROOM, MAYBE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.
- LAMPS USED FOR GENERAL LIGHTING IN THE KITCHEN AND BATHROOMS SHALL BE " FLORESCENT" TO COMPLY WITH CBC TITLE-24, SECTION 150.0(K).
- SWITCHES SHALL BE AT 46" AT BATHROOMS AND AT 48" ELSEWHERE. OUTLETS SHALL BE AT 12" EXCEPT AS NOTED.
- PROVIDE DUPLEX OUTLETS AT +18" FOR DISHWASHER AND GARBAGE DISPOSAL (2 CIRCUIT, ONE -SWITCH ABOVE COUNTER GARBAGE DISPOSAL).
- DO NOT USE ALUMINUM WIRE SMALLER THAN #8.
- PROVIDE QUICK-DISCONNECT AT ALL MECHANICAL EQUIPMENT.
- INCANDESCENT AND FLUORESCENT LIGHTING MUST BE ON SEPARATE SWITCHES. CRCM 6.2.1 & CEES 150(K)(7)
- CEILING FANS THAT EXCEED 35# IN WEIGHT TO BE SUPPORTED INDEPENDENT OF THE OUTLET BOX.
- ALL LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS, TO BE HIGH EFFICACY (FLUORESCENT) CONTROLLED BY STANDARD SWITCH, or INCANDESCENT CONTROLLED BY MANUAL-ON OCCUPANT SENSOR.
- LIGHTINGS IN ALL OTHER ROOMS, AS HIGH EFFICIENCY (FLUORESCENT) CONTROLLED BY A DIMMER OR INCANDESCENT CONTROLLED BY MANUAL -ON OCCUPANT SENSOR.
- ALL OUTDOOR LIGHTING THAT IS MOUNTED TO THE BUILDING AS HIGH EFFICIENCY LIGHTING CONTROLLED BY STANDARD SWITCH OR INCANDESCENT CONTROLLED BY MOTION SENSOR WITH THE INTEGRATED PHOTOCELL.
- THE OUTLETS FOR THE KITCHEN COUNTERS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE OF THE COUNTER IS MORE THAN 2 FT. FROM AN ELECTRICAL OUTLET PER CEC 210.52(C)(1).
- ELECTRICAL OUTLETS THAT SERVE THE COUNTER TOPS IN THE KITCHEN SHALL HAVE A GFCI PROTECTION PER CEC 210.8(A)(6).
- ALL OUTLETS ARE REQUIRED TO BE TAMPER RESISTANT.

- BOND WATER PIPES AND ABOVE GROUND METAL GAS PIPING TO THE SERVICE GROUND PER CEC 250.104(A)(2).
- RANGES AND DRYERS REQUIRE A 4-WIRE GROUNDED RECEPTACLE OUTLET REGARDLESS OF WHERE THE CIRCUIT EXCLUSIVE TO BATHROOM.
- ALL SMOKE DETECTORS IN BEDROOMS TO BE PERMANENTLY WIRED W/BATTERY BACK-UP AND LOW BATTERY WARNING. CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOM AND EACH IN ROOM FOR SLEEPING PURPOSES. SMOKE ALARMS SHOULD SOUND AN ALARM CLEARLY AUDIBLE IN ALL BEDROOMS (WHEN MORE THAN SMOKE ALARM IS REQUIRED, THE SMOKE SHALL BE INTERCONNECTED).
- EXTERIOR ATTACHED TO BUILDING: HIGH EFFICACY LIGHTING OR COMBINED PHOTO SENSOR/OCCUPANCY SENSORS REQUIRED.
- AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHOULD BE INSTALLED (CEC.210.70): IN EVERY HABITABLE ROOM; BATHROOM; HALLWAYS; ATTACHED AND DETACHED (WITH ELECTRICAL POWER) GARAGES EXTERIOR SIDES OR EXITS AT GRADE LEVELS.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND DWELLING UNITS THAT HAVE ATTACHED GARAGES. 2019 CRC R315.1.
- ALL OUTLETS ARE REQUIRED TO BE TAMPER RESISTANT.
- RESIDENTIAL KITCHEN LIGHTING IS REQUIRED TO MEET THE ENERGY EFFICIENCY STANDARDS. THIS SCHEDULE TO VERIFY COMPLIANCE. CALIFORNIA RESIDENTIAL COMPLIANCE MANUAL (CRCM) 6.1.2(1)
- PROVIDE PRE WIRING FOR SECURITY ALARM ON ALL ENTRY AND EXIT DOORS OF THE HOUSE INCLUDING HOUSE TO GARAGE DOOR, GARAGE DOOR, SIDE GARAGE DOOR, MAIN ENTRY DOOR, AND PATIO DOOR.
- BATHROOMS: AT LEAST ONE HIGH-EFFICACY LIGHTING FIXTURE SHALL BE INSTALLED IN EACH BATHROOM; ALL OTHER BATHROOM LIGHTING SHALL BE HIGH-EFFICACY LIGHTING OR CONTROLLED BY A VACANCY SENSOR.
- GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: ALL LIGHTING FIXTURES SHALL BE HIGH-EFFICACY AND CONTROLLED BY A VACANCY SENSOR.
- ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, OR UTILITY ROOMS: ALL LIGHTING FIXTURES SHALL BE HIGH-EFFICACY OR CONTROLLED BY EITHER A VACANCY SENSOR OR DIMMER.
- OUTDOOR LIGHTING: ALL LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LIGHTING UNLESS CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK.

1
E-2 REFLECTED CEILING PLAN
SCALE 1/4"=1'-0"

TYPICAL RESIDENTIAL PANEL LAYOUT



TYPICAL APPLIANCE WATTAGE, VOLTAGE, WIRE SIZE AND BREAKER					
LOAD	TYPICAL WATTAGE	VOLTS	AWG WIRE SIZE (COPPER)	CIRCUIT BREAKER	COMMENTS
KITCHEN					
RANGE	12,000	120/240	4 NO. 8 WG	50A - 3P	SEPARATE CIRCUIT
BUILT-IN OVEN	5,000	120/240	3 NO. 10 WG	30A - 2P	SEPARATE CIRCUIT
RANGE TOP	6,800	120/240	3 NO. 8 WG	40A - 2P	SEPARATE CIRCUIT
DISHWASHER	1,200	120	2 NO. 12 WG	30A - 1P	SEPARATE CIRCUIT
WASTE DISPOSAL	300	120	2 NO. 12 WG	20A - 1P	COMBINE WITH DISHWASHER
COFFEE MAKER	100	120	2 NO. 12 WG	20A - 1P	KITCHEN RECEPT. CIRCUIT
EXHAUST FAN	300	120	2 NO. 12 WG	15A - 1P	COMBINE WITH BATH LIGHT CIRCUIT
KITCHEN RECEPTACLES	1,920	120	2 NO. 12 WG	20A - 1P	MIN. TWO CIRCUITS 120/240 3-WIRE
REFRIGERATOR	300	120	2 NO. 12 WG	20A - 1P	SEPARATE CIRCUIT
FREEZER	350	120	2 NO. 12 WG	20A - 1P	SEPARATE CIRCUIT
LAUNDRY					
WASHER	1,200	120	2 NO. 12 WG	20A - 1P	UTILITY RM.
DRYER	5,000	120/240	4 NO. 10 WG	30A - 2P	SEPARATE CIRCUIT
BUILT-IN IRON	1,000	120	2 NO. 12 WG	20A - 1P	UTILITY RM.
HVAC	5,000	120	2 NO. 12 WG	20 A 1P	SEPARATE CIRCUIT

ELECTRICAL LEGEND :

- EXHAUST FAN (MIN OF 45 CFM)
- WEATHER PROOF OUTDOOR MAIN PANEL BOARD
- TELEVISION/CABLE/DATA JACK
- COMBO RECESSED UNIT, LIGHT & EXHAUST FAN (50 CFM) SONES 1
- SURFACE MOUNTED OR RECESSED FLUORESCENT LIGHTS FIXTURE WITH 32-WATT T8 LAMPS AND ELECTRONIC BALLAST OR EQUAL
- DIMMER
- OCCUPANCY SENSOR SWITCH
- SINGLE-POLE SWITCH
- 3-WAY LIGHT SWITCH
- ATTIC SWITCH
- HUMIDISTAT SWITCH
- SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
- LIGHTED HOUSE NUMBER PER R319.1
- SPRINKLER CONTROLS
- 110 V DUPLEX OUTLET
- SPLIT SWITCHED OUTLET
- WATERPROOFED GROUND FAULT INTERRUPT
- 220 V OUTLET
- 110 V DUPLEX OUTLET
- MAX. 100W PAR 30 EXTERIOR UP-DOWN HIGH EFFICACY LIGHT W/ MOTION SENSOR AND PHOTOCELL, REMCRAFT OR EQUAL
- MAX. 100W PAR 30 EXTERIOR UP-DOWN HIGH EFFICACY LIGHT, REMCRAFT OR EQUAL
- 9-WATT CFL RECESSED PIN LIGHT OR LED SEALED LAMP EQUAL
- 26-WATT CFL SURFACE MOUNTED OR EQUAL RECESSED LED SEALED MOISTURE-PROOF LAMP
- 36-WATT CFL SURFACE MOUNTED OR RECESSED LED SEALED LAMP EQUAL
- THERMOSTAT
- DOOR BELL
- PHONE JACK
- SMOKE DETECTOR
- CEILING FAN

REVISIONS

BY

1ST PLAN CHECK

6/16/21

ENG

PROJECT :

1787 LAGUNA ST

SEASIDE, CALIFORNIA 93955

ELECTRICAL PLAN

Fuentes Construction Inc. & Renewable Energy

1562 N. SANBORN RD., SUITE 105, CA 93955, U.S. # 607108

TEL: NO. (709) 277-9405 E-mail: lumen@fuentesrenewable.com

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6/6/21

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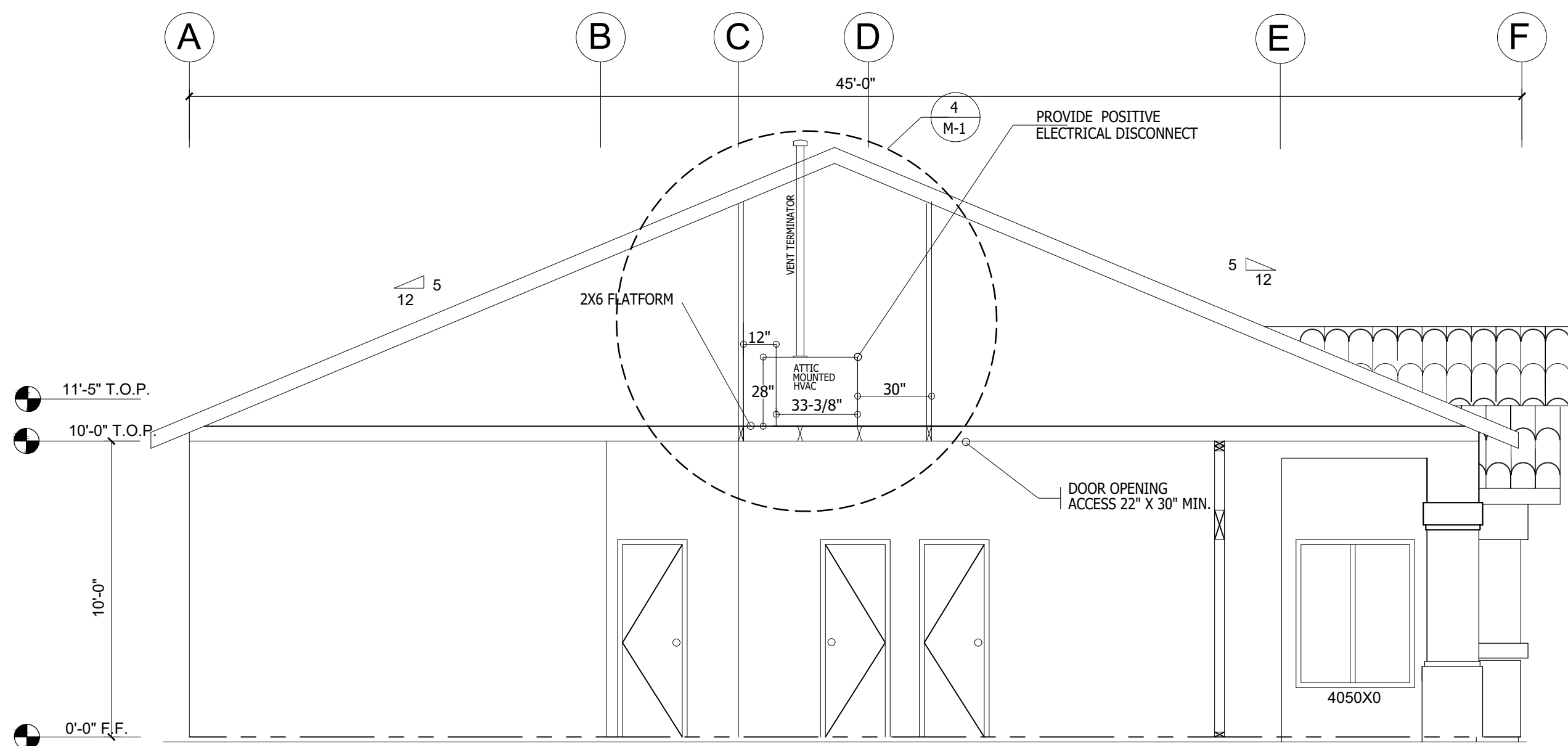
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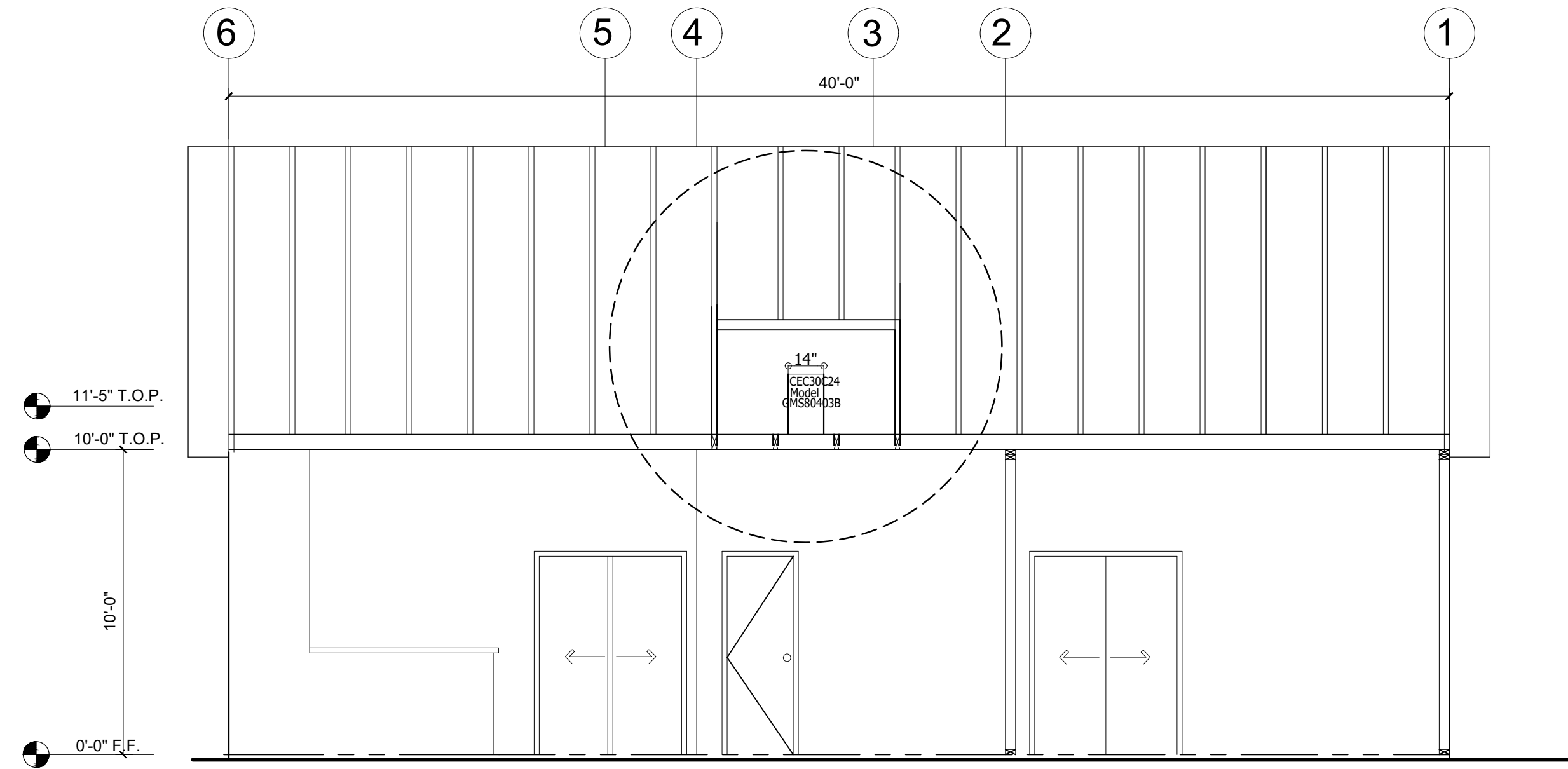
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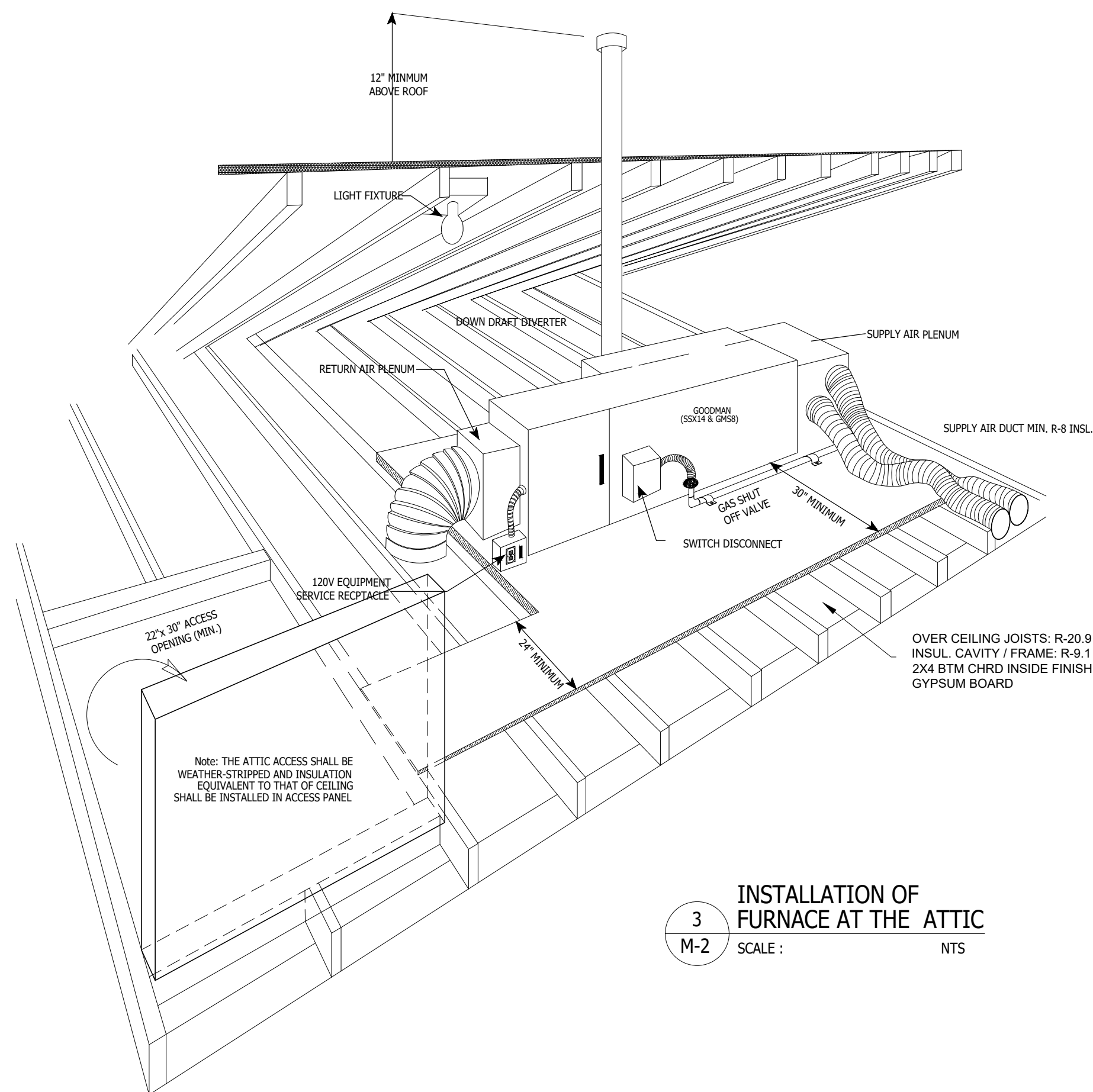




1
M-2 MECHANICAL CROSS SECTION FAU
SCALE 1/4"=1'-0"



2
M-2 MECHANICAL CROSS SECTION FAU
SCALE 1/4"=1'-0"



3
M-2 INSTALLATION OF FURNACE AT THE ATTIC
SCALE : NTS

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2		
3		

PROJECT :	
1787 LAGUNA ST SEASIDE, CALIFORNIA 93955	
MECHANICAL PLAN	
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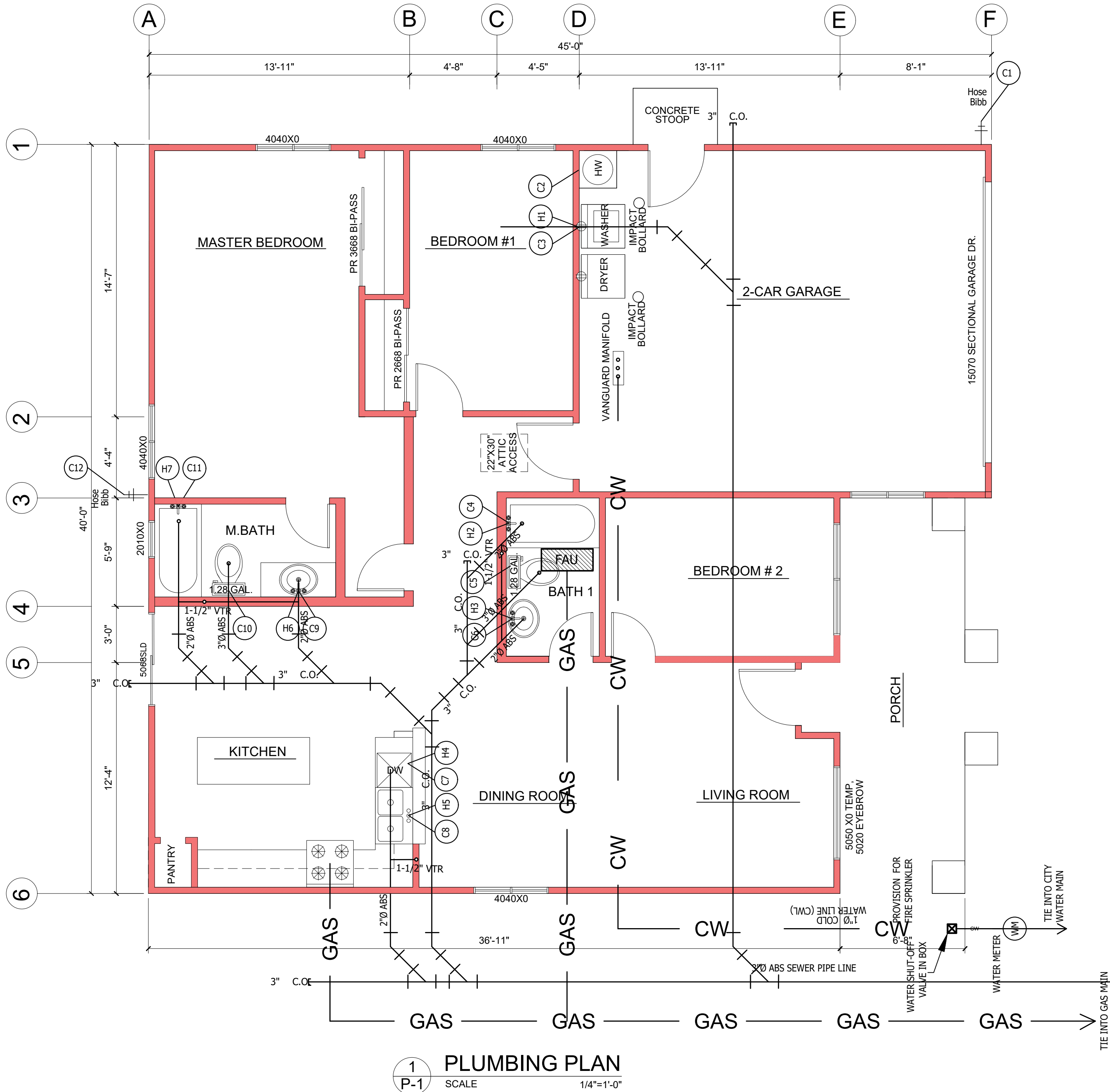
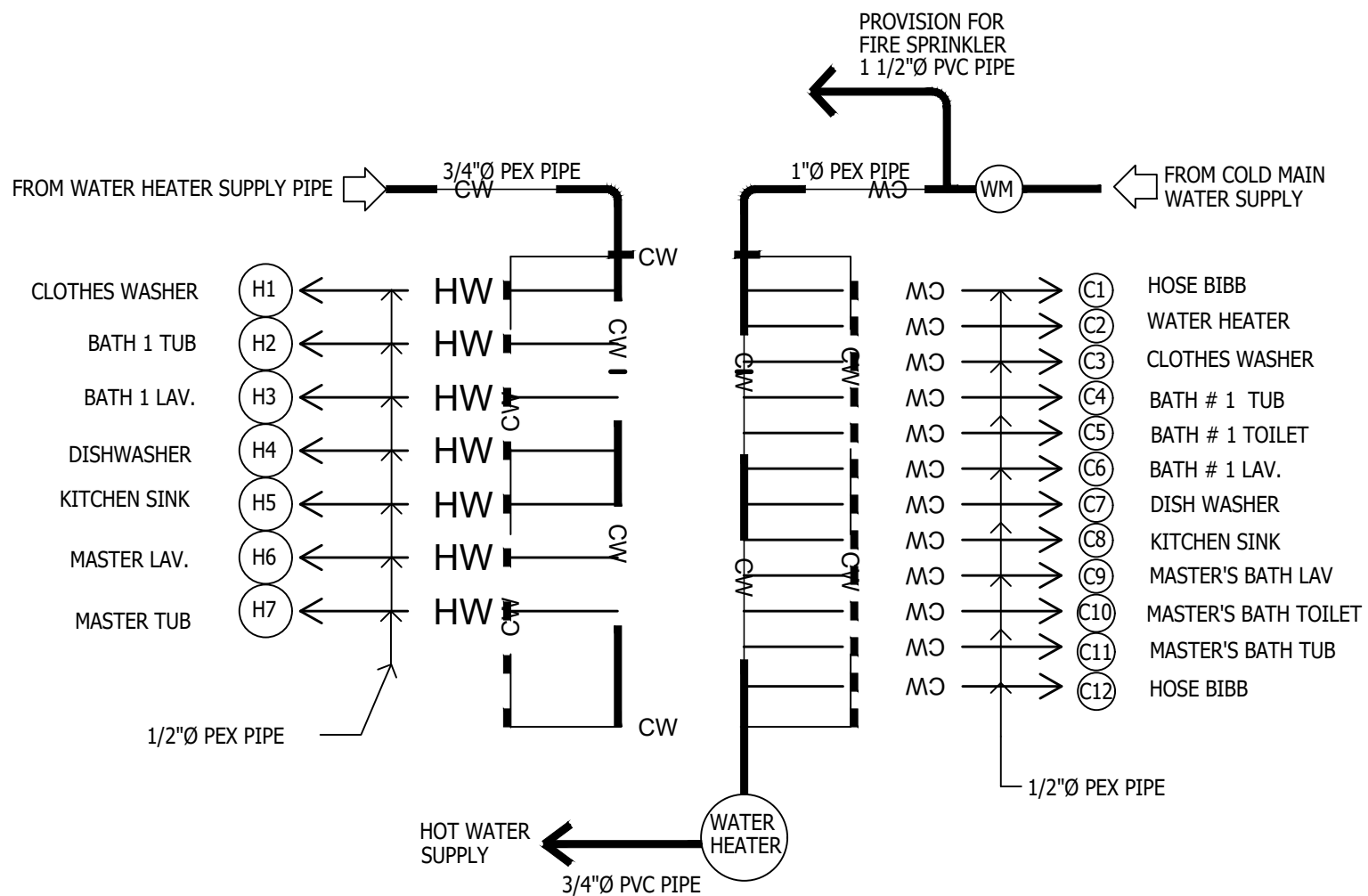
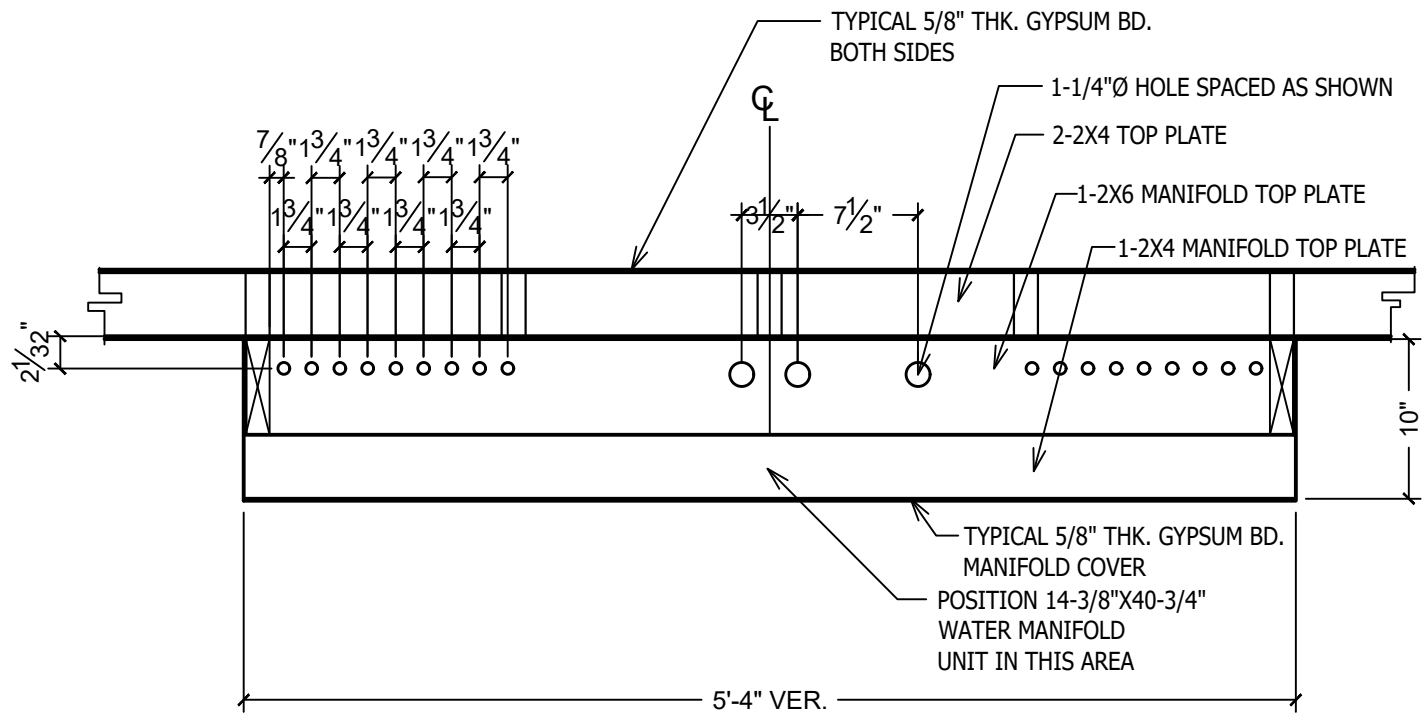


TABLE 6-5 WATER SUPPLY FIXTURE UNITS (WSFU) AND MINIMUM FIXTURE BRANCH PIPE SIZES		
APPLIANCES, APPURTENANCES OR FIXTURES	MINIMUM FIXTURE BRANCH PIPE SIZE	PRIVATE
BATHTUB OR COMBINATION BATH/ SHOWER (FILL)	1/2"	3.6
CLOTHES WASHER	1/2"	4.0
DISHWASHER / DOMESTIC	1/2"	1.4
HOSE BIBB	1/2"	2.5
HOSE BIBB EACH ADDITIONAL	1/2"	2.5
LAVATORY	1/2"	1.4
KITCHEN / DOMESTIC	1/2"	1.4
LAUNDRY	1/2"	4.0
SHOWER / HEAD	1/2"	1.4
WATER CLOSET / GRAVITY TANK	1/2"	2.2

GAS CALCULATION :		
DESCRIPTION	BTU/HR	CFH
FURNACE	120,000	38
RANGE	65,000	60
CLOTHES DRYER	35,000	32
WATER HEATER	40,000	46
TOTAL	260,000	173
MOST REMOTE FIXTURE = 40 FEET, MAX. CFH = 173		

TABLE 6-6 FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZE							
METER AND STREET SERVICE INCHES	BLDG. SUPPLY & BRANCHES, INCHES	MAXIMUM ALLOWABLE LENGTH, FEET (METERS)					
		40 (12)	60 (18)	80 (24)	100 (30)	150 (46)	200 (61)
		PRESSURE RANGE 30 TO 45 PSI (207 TO 310 KPA)					
3/4	1/2	6	5	4	3	2	1
3/4	3/4	16	16	14	12	9	6
3/4	1	29	25	23	21	17	15
1	1	36	31	27	25	20	17
3/4	1-1/4"	36	33	31	28	24	23
1-1/2"	1-1/4"	54	47	42	38	32	28



GENERAL PLUMBING NOTES:

- ALL PLUMBING MATERIALS AND WORKMANSHIP SHALL BE IN STRICT COMPLIANCE TO PART-2: 2019 CBC AND PART-5: 2019 APC OF TITLE-24 OF THE CALIFORNIA CODE OF REGULATIONS, KNOWN AS CALIFORNIA BUILDING STANDARDS CODE, AMERICAN GAS ASSOCIATION AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING AND ROUTING ALL WASTE, VENT, GAS PIPING, AND A/C CONDENSATE LINE, FIXTURE FITTINGS, COMPLYING WITH THE BACKFLOW PREVENTION REQUIREMENTS OF ASME A112.18.1 AS PER SECTION 603.3.10 OF CPC 2019.
- WHENEVER THE WATER PRESSURE IN THE MAIN OR OTHER SOURCE OF SUPPLY WILL NOT PROVIDE A RESIDUAL WATER PRESSURE OF AT LEAST FIFTEEN (15) POUNDS PER SQUARE INCH, AFTER ALLOWING FOR FRICTION AND OTHER PRESSURE LOSSES, A TANK AND A PUMP OR OTHER MEANS THAT WILL PROVIDE SAID FIFTEEN (15) PSI SHALL BE INSTALLED, CPC 2019 Section 608.1.
- WHERE STATIC WATER PRESSURE IN WATER SUPPLY IS IN EXCESS OF EIGHTY (80) pounds per square inch, AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO EIGHTY (80) psi OR LESS, CPC Section 608.2.
- WATER PIPES SHALL NOT BE RUN OR LAID IN THE SAME TRENCH AS BUILDING SEWER OR DRAINAGE PIPING CONSTRUCTED OF CLAY OR MATERIALS THAT ARE NOT APPROVED FOR USE WITHIN A BUILDING UNLESS BOTH OF THE FOLLOWING CONDITIONS ARE MET, (Section 609.2)
 - THE BOTTOM OF THE WATER PIPE, AT ALL POINTS, SHALL HAVE AT LEAST 12 INCHES ABOVE THE TOP OF THE SEWER OR DRAIN LINE.
 - THE WATER PIPE SHALL BE PLACED ON A SOLID SHELF EXCAVATED AT ONE SIDE OF THE COMMON TRENCH WITH A MINIMUM CLEAR HORIZONTAL DISTANCE OF 12-INCHES FROM THE SEWER OR DRAIN LINE.
- UNIONS SHALL BE INSTALLED IN THE WATER SUPPLY PIPING WITHIN 12-INCHES OF REGULATING EQUIPMENT, WATER HEATING, CONDITIONING TANKS AND SIMILAR EQUIPMENT THAT MAY REQUIRE SERVICE BY REMOVAL OR REPLACEMENT IN A MANNER THAT WILL FACILITATE ITS READY REMOVAL, CPC 2019 Section 609.5.
- SPRINKLERS SHALL BE NEW LISTED RESIDENTIAL SPRINKLERS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRINKLERS MANUFACTURERS INSTALLATION INSTRUCTIONS, 2019 CRC SEC 313.3.2.
- THE SIZE OF EACH WATER METER AND EACH POTABLE WATER SUPPLY PIPE FROM THE METER OR OTHER SOURCE OF SUPPLY TO THE FIXTURE SUPPLY CAUSED BY HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE BRANCHES, RISERS, FIXTURES, CONNECTIONS, OUTLETS OR OTHER USES SHALL BE BASED ON THE TOTAL DEMAND, Section 610.1 CPC 2019.
- SHOWERS TO BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 7" ABOVE THE DRAIN INLET. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS AT SHOWERS, GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS AT SHOWERS, WATER RESISTANT GYPSUM BACKING BOARD IS TO BE USED PER CRC 307.2.
- ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB THE HAMMER VALVES. THESE PRESSURE-ABSORBING DEVICES SHALL BE APPROVED MECHANICAL DEVICES per CPC 2013, Section 608.10.
- WATER PRESSURE-ABSORBING DEVICES SHALL BE INSTALLED AS CLOSED AS POSSIBLE TO QUICK-ACTING VALVES FOR THE FOLLOWING OUTLETS:

- AUTOMATED WASHER, HOT AND COLD WATER
- ICEMAKER
- DISHWASHER
- FRONT & REAR SPRINKLER OUTLETS
- DRAINAGE PIPING SHALL BE CAST-IRON, GALVANIZED STEEL, GALVANIZED WROUGHT IRON, LEAD, COPPER, BRASS, STAINLESS STEEL 304 or 316L, SCHEDULE 40 ABS DWV, SCHEDULE 40 PVC DWV OR OTHER APPROVED MATERIALS HAVING SMOOTH AND UNIFORM BORE EXCEPT THAT:
 - NO GALVANIZED WROUGHT IRON OR G.I. PIPE SHALL BE USED UNDERGROUND AND SHALL BE KEPT AT LEAST 6-INCHES ABOVEGROUND, 2019 CPC 701.1.1
 - ABS & PVC DWV PIPING INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH IS-5, IS-9 & Chapter 15 "Firestop Protection", 2019 CPC 701.1.2
 - NO VETRIFIED CLAY PIPE OR FITTINGS SHALL BE USED ABOVEGROUND. THEY SHALL BE KEPT AT LEAST 12-INCHES BELOWGROUND, CPC 701.1.3
- POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, CLOTHES WASHERS CONNECTIONS SHALL BE PROTECTED BY A NON-REMOVABLE HOSE-BIBB TYPE BACKFLOW PREVENTER, A NON-REMOVABLE HOSE-BIBB VACUUM BREAKER OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST 6" ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE, SECTION 603.4.6.1 OF CPC 2019.
- VALVES UP TO AND INCLUDING 2" IN SIZE SHALL BE BRASS OR OTHER APPROVED MATERIAL. SIZES OVER 2" MAY HAVE CAST IRON OR BRASS BODIES. EACH GATE OR BALL VALVE SHALL BE FULLWAY TYPE WITH WORKING PARTS OF NON-CORROSIVE MATERIAL, SECTION 605.1 CPC 2019.
- A FULLWAY VALVE CONTROLLING ALL OUTLETS SHALL BE INSTALLED ON THE DISCHARGE SIDE OF EACH WATER METER OR ON EACH UNMETERED WATER SUPPLY PER CPC 2019 Sec. 605.2
- CAST-IRON FITTINGS UP TO AND INCLUDING 2-INCHES IN SIZE, WHEN USED IN CONNECTION WITH POTABLE WATER PIPING SHALL BE GALVANIZED, CPC 209 Section 604.5
- CPC PIPE MAYBE PERMITTED TO USE FOR HOT & COLD WATER DISTRIBUTIONS WITHIN THE INTERIOR OF RESIDENTIAL BUILDING PROVIDED ALL SPECIFIED CONDITIONS ARE SATISFIED IN SECTION 604.1.1 OF CPC 2019.
- DRAINAGE PIPING SHALL BE CAST-IRON, GALVANIZED STEEL, GALVANIZED WROUGHT IRON, LEAD, COPPER, BRASS, STAINLESS STEEL 304 or 316L, SCHEDULE 40 ABS DWV, SCHEDULE 40 PVC DWV OR OTHER APPROVED MATERIALS HAVING SMOOTH AND UNIFORM BORE EXCEPT THAT:
 - NO GALVANIZED WROUGHT IRON OR G.I. PIPE SHALL BE USED UNDERGROUND AND SHALL BE KEPT AT LEAST 6" ABOVEGROUND, 2019 CPC 701.1.1
 - ABS & PVC DWV PIPING INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH IS-5, IS-9 & CHAPTER 15 "Firestop Protection", 2019 CPC 701.1.2

- NO VETRIFIED CLAY PIPE OR FITTINGS SHALL BE USED ABOVEGROUND. THEY SHALL BE KEPT AT LEAST 12" BELOWGROUND CPC 701.1.3.
- EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH CLEANOUT AT ITS UPPER TERMINAL AND EACH RUN OF PIPING THAT IS MORE THAN 100 FEET IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEANOUT FOR EACH 100 FEET OR FRACTION THEREOF, AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN A DRAINAGE LINE OF EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES (2.36 RAD.). CPC 2019 SEC 707.4 OR FRACTION THEREOF, IN LENGTH OR SUCH PIPING, EXCEPTION:
 - CLEANOUTS MAYBE OMITTED ON A HORIZONTAL LINE LESS THAN 5-FT. IN LENGTH UNLESS SUCH LINE IS SERVING SINKS OR URINALS per CPC 707.4.1
 - CLEANOUTS MAYBE OMITTED ON ANY HORIZONTAL DRAINAGE PIPE INSTALLED ON SLOPE OF 72" OR LESS FROM THE VERTICAL ANGLE (1/8 BEND) per CPC 707.4.2
 - EXCEPTING THE BUILDING DRAIN AND ITS HORIZONTAL BRANCHES, A CLEANOUT SHALL NOT BE REQUIRED ON ANY PIPE OR PIPING THAT IS ABOVE THE FLOOR OF THE LOWEST FLOOR OF THE BUILDING, CPC 707.4.3
- THE MINIMUM SIZE OF BUILDING SEWER SHALL BE DETERMINE IN THE BASIS OF THE TOTAL NUMBER OF FIXTURE UNITS DRAINED BY SUCH SEWER IN ACCORDANCE WITH Table 7-8. NO BUILDING SEWER SHALL BE SMALLER THAN THE BUILDING DRAIN, CPC 717.0.
- CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO INTO THE SHOWER SPRAY, CPC 411.10.
- SHOWERS AND TUB-SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, or COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALED AND THERMAL SHOCK PROTECTION, CPC Section 418.0
- HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURERS INSTRUCTION TO DELIVER A MAXIMUM MIXED WATER SETTINGS OF 120°F, CPC418.0.
- WATER CLOSETS, EITHER FLUSH TANK, FLUSHOMETER TANK OR FLUSHOMETER VALVE OPERATED, SHALL HAVE AN AVERAGE CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH per 2019 CPC Section 402.2.
- APPROVED WYE OR OTHER DIRECTIONAL-TYPE BRANCH FITTINGS SHALL BE INSTALLED IN ALL CONTINUOUS WASTES CONNECTING OR RECEIVING, THE DISCHARGE FORM FOOD DISCHARGE FORM FOOD WASTE DISPOSAL UNITS, DISHWASHERS, CLOTHES WASHERS, OR OTHER FORCE DISCHARGE FIXTURES, CPC 404.4
- UNDERGROUND GAS PIPING SHALL BE INSTALLED WITH SUFFICIENT CLEARANCE FROM ANY OTHER UNDERGROUND STRUCTURE TO AVOID CONTACT THEREWITH, TO ALLOW MAINTENANCE AND TO PROTECT AGAINST DAMAGE FROM PROXIMITY TO OTHER STRUCTURES, CPC 1211.1
- GAS PIPING SHALL BE PERMITTED TO BE INSTALLED IN ACCESSIBLE SPACES BETWEEN A FIXED CEILING AND A DROP CEILING, WHETHER OR NOT SUCH SPACES ARE USED AS FLENUM, CPC 2019 1211.2.4.1

- GAS UTILIZATION EQUIPMENT CONNECTED TO A PIPING SYSTEM SHALL HAVE AN ACCESSIBLE, APP'VD. MANUAL SHUT-OFF VALVE WITH NON-DISPLACEABLE VALVE MEMBER OR A LISTED GAS CONVENIENCE OUTLET, INSTALLED WITHIN 6- FEET OF THE EQUIPMENT IT SERVES per SECTION 1212.0 CPC 2019.
- GAS PIPE OR TUBING AND FITTINGS SHALL BE CLEAR AND FREE FROM CUTTING BURRS AND DEFECTS IN STRUCTURE OR THREADING, AND SHALL BE THOROUGHLY BRUSHED AND CHIP AND SCALE DOWN per CPC 1209.5.5.
- ROOF AREAS OF A BUILDING SHALL HAVE ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTER SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF per CPC SECTION 1101.11.
- RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN per CPC1101.12
- CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719.0 INSTRUCTIONS, CPC 2019 SEC 510.1.2
- VENTS SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 5 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, CPC 2019 SEC 510.1.2
- VALVES CARRYING WATER USED IN POTABLE WATER SYSTEM INTENDED TO SUPPLY DRINKING WATER SHALL MEET NSF 61 STANDARD CPC 2019 SEC. 605.1
- PLASTIC DWV PIPING SYSTEM SHALL NOT BE TESTED BY AIR TIGHT TEST METHOD THE BUILDING SEWER SHALL BE WATER TIGHT AT ALL POINTS, CPC 2019 SEC 723.0
- GAS PIPING SYSTEMS SHALL BE OF SUCH SIZE AND SO INSTALLED AS TO PROVIDE A SUPPLY OF GAS SUFFICIENT TO MEET THE MAXIMUM DEMAND AND SUPPLY GAS TO EACH APPLIANCE INLET NOT LESS THAN THE MINIMUM SUPPLY PRESSURE BY THE APPLIANCE, CPC 2019 SEC. 1209.4.1
- WHERE SCHEDULE-40 DWV ABS/PVC IS USED, PROVIDE AN 18-gauge COPPER TRACER WIRE ADJACENT TO THE PIPING, (CPC 604.8)
- TUBING JOINTS SHALL EITHER BE MADE WITH APPROVED GAS TUBING FITTINGS, BE BRAZED WITH MATERIAL HAVING A MELTING POINT IN EXCESS OF 1000° F (538°C) OR MADE BY PRESS CONNECT FITTINGS COMPLYING WITH CSA LC-4 BRAZING ALLOYS SHALL NOT CONTAIN MORE THAN 0.05 % PHOSPHORUS, CPC 2019 SEC 1209.5.8.2
- WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED AS TILE BACKER FOR TUB ENCLOSURE per CRC R307.2
- EACH ABOVE GROUND PORTION OF A GAS PIPING SYSTEM OTHER THAN CCST THAT IS LIKELY TO BECOME ENERGIZED SHALL BE ELECTRICALLY CONTINUOUS AND BONDED TO AN EFFECTIVE GROUND FAULT CURRENT PATH. GAS PIPING OTHER THAN CCST SHALL BE CONSIDERED TO BE BONDED WHEN IT IS CONNECTED TO APPLIANCES THAT ARE CONNECTED TO THE APPLIANCE GROUNDING CONDUCTOR OF THE CIRCUIT SUPPLYING THAT APPLIANCE, CPC 2019 SEC 1211.16.1

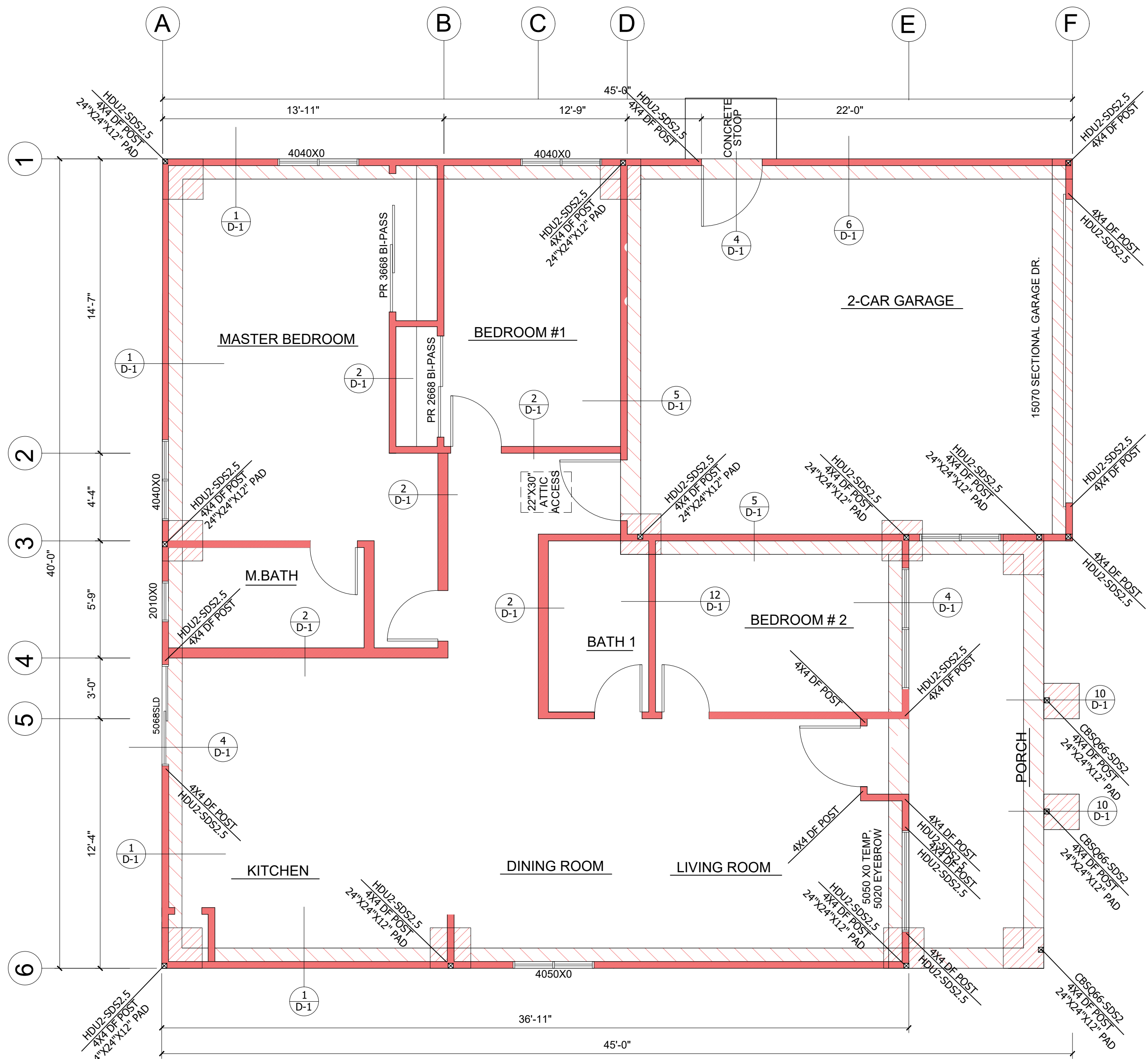
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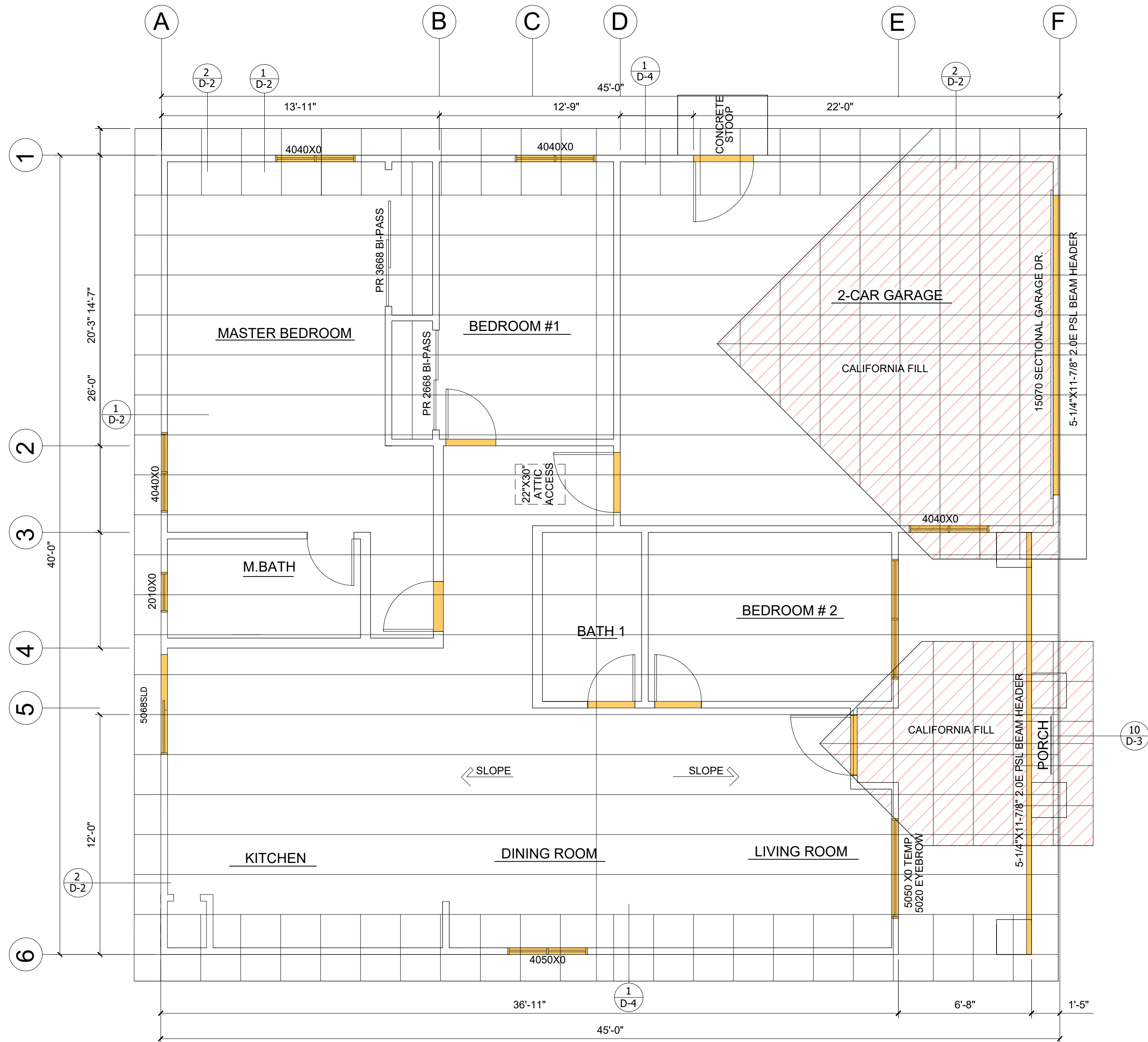
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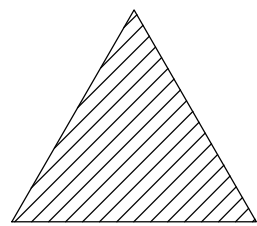
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SHEET 9 OF 20



1 FOUNDATION PLAN
SCALE 1/4"=1'-0"



2 ROOF FRAMING PLAN
SCALE 1/4"=1'-0"



HATCHED AREA ON ROOF FRAMING PLAN
INDICATES CALIFORNIA FILL AREA
USE 2X8 @ 24" O/C. BRACE @ 48" O/C MIN.

PROVIDE 1" MIN AIRSPACE BETWEEN INSULATION
AND ROOF SHEATHING WHERE EAVE OR CORNICE
VENT ARE REQUIRED.

TRUSS MANUFACTURER:
ADDRESS:

LIVING SPACE ATTIC VENTS CALCULATION

SQUARE FOOTAGE OF ATTIC = 1,217 sf (use the 1/150 ratio)
TOTAL NET FREE REQUIRED = 1,217 / 150 = 8.11 sf
AMOUNT OF INTAKE & EXHAUST NET FREE AREA:
INTAKE NET FREE : 8.11/2 = 4.06 sf
EXHAUST NET FREE : 8.11/2 = 4.06 sf

UPPER VENTING(INTAKE):
CABLE END VENT: 4-16x16 = 1,024 sq. in. (50% free vent space)= 512 sq. ft.
DORMER VENT: (louver type) 0
LOWER VENTING(EXHAUST):
UNDER EAVE VENT: 14-14x3.5=686 sq.in. = 686 sq. in.
= 1,198 sq. in.

NOTE: PLACE NO EAVES VENT IN SHEAR WALLS
PROVIDE A MINIMUM 1/4" WIRE SCREEN VENT.
PROVIDE 1" MIN. AIR SPACE BETWEEN INSULATION AND ROOF
PROVIDE 4' LONG BAFFLES MIN. @ EAVE AND LOWER VENTING.

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1ST PLAN CHECK 6/16/21	EMG

1787 LAGUNA ST
SEASIDE, CALIFORNIA 93955

PROJECT :

STRUCTURAL PLAN

Fuentes Construction Inc.
& Renewable Energy
1585 N. SANBORN RD., SALINAS CA 93905 LIC # 602105
TEL NO. (831) 277-0405 E-MAIL: fconstr@aol.com

DATE: 6/6/21

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DRAWN: EMG

JOB: 1787LAG

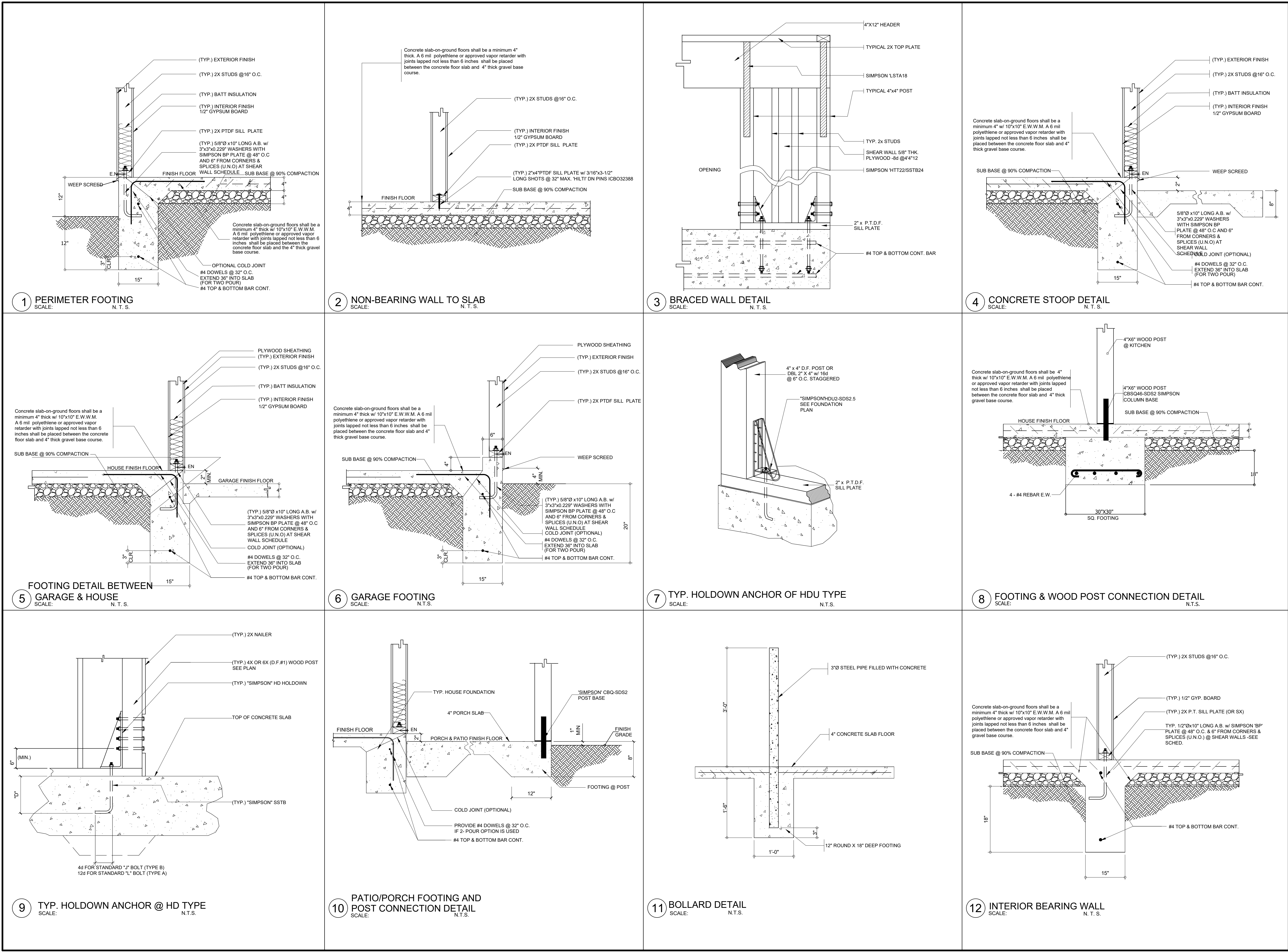
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SHEET 10 OF 20

FOUNDATION PLAN NOTES: 1. SEE GENERAL NOTES AND TYPICAL DETAILS. 2. COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF WINDOWS, DOORS AND WALL OPENINGS. 3. VERIFY ALL FLAT WORK WITH ARCHITECTS DRAWING. SEE SITE PLAN AND/OR FLOOR PLAN FOR WALKS, STOOPS, ETC. 4. SEE ARCHITECTURAL DRAWINGS FOR SITE GRADING AND PAVING OUTSIDE OF STRUCTURE. 5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. 6. ALL WOOD SHALL BE A MINIMUM OF 8" ABOVE GRADE. 7. IN THE CASE OF ANY DISCREPANCY WIHTIN THE DRAWINGS THE CONTRACTOR SHALL CONTACT THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. 8. AVOID FOOTING PENETRATION AND TRENCHING NEAR FOOTINGS. 9. WALL FRAMING: 9.1. ALL EXTERIOR STUD FRAMING ARE 2x6 @ 16"OC, UNO. 3x FRAMING AS REQUIRED PER SHEARWALL SCHEDULE. 9.2. ALL INTERIOR STUD FRAMING TO BE 2x4 @ 16"OC, UNO. 3x FRAMING AS REQUIRED PER SHEARWALL SCHEDULE. 9.2.1. INTERIOR WALLS THAT ARE GREATER THAN 14'-0" TALL SHALL BE FRAMED WITH 2x6 STUDS @ 16"OC. 9.2.2. SUPPORT INTERIOR FRAMED WALLS WITH DBL JOIST OR 4X FULL DEPTH BLOCKING, TYP. 9.3. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH TYPICAL SHEAR WALL SHEATHING AND NAILING AS NOTED, EN = 6"OC & FN = 12"OC. 9.4. ALL FOUNDATION ANCHOR BOLTS SHALL HAVE 3"x3"x0.229" THICK SQUARE PLATE WASHERS, TYPICAL. 9.5. PROVIDE MINIMUM 1/2"Ø x 7" EMBED ANCHOR BOLTS AT A MAXIMUM SPACING OF 4'-0"OC, UNO. PROVIDE MINIMUM OF 2 ANCHOR BOLTS PER WALL SILL. REFER TO TYPICAL WALL FRAMING DETAIL. 10. PLUMBING WALLS: 10.1. VERIFY LOCATION OF PLUMBING FIXTURES FOR AREAS REQUIRED TO BE HEADED OUT TO ACCOMMODATE PLUMBING LINES. 10.2. STUDS WITH HOLES GREATER THAN 2 1/2" DIAMETER SHALL BE 2x6. 10.3. FOR EXTERIOR WALLS, BEARING WALLS AND SHEAR WALLS, STUDS WITH HOLES GREATER THAN 1 1/2" DIAMETER SHALL BE 2x6. 11. TYPICAL SLAB-ON-GRADE: 11.1. 4" THICK CONCRETE SLAB WITH #3 @ 18"OC EACH WAY CENTERED IN THE SLAB. 11.2. SEE NOTES ON S-4.0. 11.3. PROVIDE SLAB-ON-GRADE CONTROL JOINTS AT 12'-0" MAX. 11.4. SLAB TO BE MOIST CURED. 11.5. BELOW THE SLAB-ON-GRADE PROVIDE 2" SAND OVER 15 MIL VAPOR BARRIER OVER 4" CLASS 2 AGGREGATE BASE. 12. PROVIDE MINIMUM OF #26 GA. GALVANIZED, CORROSION-RESISTANT WEEP SCREED OR PLASTIC FLASHING WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED. R703.7.2.1 WEEP SCREEDS	WOOD NOTES: 1. STRUCTURAL WOOD SHALL CONFORM TO THE FOLLOWING: 1.1. MATERIAL GRADES: 1.1.1. LUMBER DOUGLAS FIR - WCLIB CERTIFIED - PS 20 1.1.2. PLYWOOD SOFT PLYWOOD - APA RATED - PS 1 1.2. FRAMING: 1.2.1. STUDS & JOISTS DF#1 1.2.2. BEAMS & POSTS DF#1 1.2.3. BLOCKING DF#2 1.2.4. PLYWOOD & SHEATHING EXPOSURE 1 2. PROVIDE MINIMUM NAILING AND CONNECTIONS PER "FASTENING SCHEDULE" - TABLE 2304.10.1 OF THE CBC, UNO. 3. ALL NAILS TO BE "COMMON" PER ASTM F1667. PROVIDE THE MINIMUM FOLLOWING SIZES, UNO: 3.1. 6d DIA. = 0.113" LENGTH = 2" 3.2. 8d DIA. = 0.131" LENGTH = 2-1/2" 3.3. 10d DIA. = 0.148" LENGTH = 3" 3.4. 16d DIA. = 0.162" LENGTH = 3-1/2" 4. FASTENERS USED FOR PRESSURE TREATED OR FIRE-RETARDENT TREATED MEMBERS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. 5. ALL BOLTS, ANCHORS AND LAG SCREWS SHALL HAVE METAL WASHERS UNDER THE HEAD THAT BEAR ON THE WOOD. 6. WOOD FRAMING SHALL COMPLY WITH AF&PA WCD 1 "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" UNLESS OTHERWISE INDICATED. 7. ALL METAL HARDWARE SHALL BE MANUFACTURED BY SIMPSON OR APPROVED EQUAL. THE FOLLOWING ARE TYPICAL FRAMING HARDWARE, UNO: 7.1. 2X & 3X FRAMING U HANGERS 7.2. 4X FRAMING HU HANGERS 7.3. 6X FRAMING HUTF HANGERS 7.4. GLULAM FRAMING LEG HANGERS 7.5. 4X & 6X POSTS PC/EPC POST CAPS 8. EXTERIOR WOOD FRAMING TO REMAIN EXPOSED AFTER CONSTRUCTION SHALL BE P.T. IF ANOTHER WOOD MATERIAL IS TO BE USED, SUCH AS RED WOOD, THE STRUCTURAL FRAMING MUST BE REVIEWED BY THE ENGINEER PRIOR TO START OF CONSTRUCTION. 9. PREFABRICATED MEMBERS IDENTIFIED HEREIN ARE BASED ON PRODUCTS MANUFACTURED FOR TRUSJOIST WEYERHAEUSER AND SHALL BE USED AS THE MINIMUM REQUIREMENT. SUBSTITUTIONS OF ALTERNATE PRODUCTS SHALL HAVE EQUAL OR GREATER PROPERTIES AND CAPACITIES AND MUST HAVE ALL APPROPRIATE ICC ESR REPORTS OR EQUAL. 9.1. PREFABRICATED LAMINATED WOOD LUMBER PER ICC ESR-1387, TYP. UNO 9.1. ALL FRAMING MEMBERS TO BE WEATHER PROTECTED BY ARCHITECTURAL FINISHES, AND NOT EXPOSED. 10. SAWN LUMBER USED FOR LOAD-SUPPORTING PURPOSES INCLUDING END-JOINTED OR EDGE-GLUED LUMBER, MACHINE STRESS-RATED OR MACHINE-EVALUATED LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT. STRUCTURAL GLUED-LAMINATED TIMBERS SHALL BE IDENTIFIED AS REQUIRED IN AITC A1901 AND ASTM D3737. WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1OR PS2 . FIBERBOARD SHEATHING WHEN USED STRUCTURALLY SHALL CONFORM TO ASTM C-208, PARTICLE BOARD SHALL CONFORM TO ANSI A208.1 AS PER 2019 CBC 2303.1.1-1.11. 11. WALL FRAMING EXTERIOR AND INTERIOR SHALL BE IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN SECTION 2308 OF 2019 CBC. 12. ALL 2" X 6" FRAMING SHALL BE "STANDARD GRADE" OR BETTER UNLESS OTHERWISE SPECIFIED. 13. 2" X 6" STUDS AND OTHER WALL FRAMING SHALL BE "NO. 2" OR BETTER UNLESS OTHERWISE SPECIFIED. 14. ALL POSTS OR COLUMNS SHALL BE "NO. 2" OR BETTER UNLESS NOTED OTHERWISE. 15. ALL 2X'S AND 4X'S NOT INCLUDED ABOVE SHALL BE "NO. 2" OR BETTER UNLESS NOTED OTHERWISE. 16. 6X'S AND LARGER SHALL BE AS NOTED. 17. ALL PLYWOOD SHEETING SHALL BE CDX OR BETTER UNLESS OTHERWISE NOTED. 18. POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY CONCRETE/MASONRY SLAB OR FOOTING THAT IS DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD AS REQUIRED IN CBC2304.11.2.7. 19. RAFTERS, CEILING JOISTS, AND FLOOR JOISTS TO BE SOLID BLOCKED AT ALL SUPPORTS. ADDITIONALLY, FOR 2X10'S AND 2X12'S, SOLID BLOCK AT 8'-0" MINIMUM INTERVALS UNLESS THE PLAN SPECIFICALLY STATES " NO BLOCKING REQUIRED". 20. ALL CARPENTRY SHALL CONFORM TO THE CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF CBC SECTION 2308. 21. MANUFACTURER SHALL PROVIDE STAMPED ENGINEERING FOR ALL TRUSSED/ PREFAB MEMBERS. 22. PROVIDE 1X4 DIAGONAL LET-IN BRACE AT APPROXIMATELY (45 DEGREES) EVERY (34' MAXIMUM) IN ALL STUD WALLS NOT PLYWOOD SHEATHED. BRACING SHALL CONTINUE FROM TOP PLATE TO SILL PLATE. 23. ALL JOIST HANGERS SHALL BE "SIMPSON" OR ANY APPROVED EQUAL. 24. PROVIDE 2X FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AND/ OR STUD PARTITIONS AT FLOOR, CEILING AND ROOF. FIRE STOPS SHALL BE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRE STOPS AT A MAXIMUM SPACING OF (8'-0" O.C.) IN THE VERTICAL DIRECTION, PROVIDE 2X FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL AT A MAXIMUM SPACING OF (8'-0" O.C.) IN BOTH DIRECTION AND AT THE SAME LINE AS FIRE STOPS IN ADJACENT STUD WALLS AND/ OR PARTITIONS. 25. ALL ROOF PLYWOOD SHEETS SHALL BE 24" WIDE (MINIMUM) AND SHEAR WALL PLYWOOD SHALL BE 24" WIDE (MINIMUM). ALL WOOD STOVES AND WOOD FIREPLACE INSERTS MANUFACTURED AND SOLD TODAY IN THE UNITED STATES ARE REQUIRED TO MEET STRICT EMISSION STANDARDS AND TO BE CERTIFIED BY EPA 26. CONNECTIONS FOR WOOD MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE METHODOLOGY IN SEC. 2301.2. THE NUMBER AND SIZE OF FASTENERS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN TABLE 2304.9.1 OF 2019 CBC.	PREFABRICATED WOOD NOTES: 1. PREFABRICATED MEMBERS IDENTIFIED HEREIN ARE BASED ON PRODUCTS MANUFACTURED FOR TRUSJOIST WEYERHAEUSER AND SHALL BE USED AS THE MINIMUM REQUIREMENT. SUBSTITUTIONS OF ALTERNATE PRODUCTS SHALL HAVE EQUAL OR GREATER PROPERTIES AND CAPACITIES AND MUST HAVE ALL APPROPRIATE ICC ESR REPORTS OR EQUAL. 2. MEMBERS INDICATED AS "TJI" SHALL BE PREFABRICATED WOOD I-JOIST AND CONSIST OF LVL, LSL OR MSR TOP AND BOTTOM CHORDS AND OSB (ORIENTED STRAND BOARD) WEBS IN CONFORMANCE WITH ICC ESR-1153. DEPTH AND SERIES AS INDICATED ON PLANS. 3. PREFABRICATED LAMINATED WOOD LUMBER PER ICC ESR-1387: 3.1. MICROLLAM - LAMINATED VENEER LUMBER (LVL): 3.1.1. E = 2000 KSI, Fb = 2900 PSI , Fv = 285 PSI 3.2. PARALLAM - PARALLEL STRAND LUMBER (PSL) 3.1.1. E = 2000 KSI, Fb = 2900 PSI , Fv = 290 PSI 3.2. TIMBERSTRAND - LAMINATED STRAND LUMBER (LSL) 3.1.1. E = 1300 KSI, Fb = 1700 PSI , Fv = 625 PSI 4. HANGERS TO BE SIMPSON MIT OR MIU SERIES, OR APPROVED EQUAL, FOR TJI FLUSH FRAMED CONNECTIONS UNO. 5. TJI BLOCKING TO BE OF SAME MATERIAL AS TJI JOISTS. 6. WEB STIFFENERS REQUIRED AT ALL END SUPPORTS, HANGERS AND INTERMEDIATE SUPPORTS. SEE TYPICAL DETAILS FOR ATTACHMENTS. 7. FULL DEPTH TJI BLOCKING OR BRIDGING REQUIRED FOR ALL ROOF RAFTERS AT 10'-0" O.C. AND ALL FLOOR JOISTS AT 8'-0" O.C. FOR RAFTER OR JOIST SPAN OF 16'-0" OR MORE. 8. FULL DEPTH BLOCKING REQUIRED BETWEEN RAFTERS OF JOISTS AT ALL SUPPORTS. 9. DOUBLE ALL JOISTS UNDER AND PARALLEL TO PARTITION WALLS. 10. ALL FRAMING MEMBERS TO BE WEATHER PROTECTED BY ARCHITECTURAL FINISHES, AND NOT EXPOSED. FRAMING MEMBERS TO BE EXPOSED MUST BE RATED AND MANUFACTURED FOR EXTERIOR USE. VERIFY AND COORDINATE WITH PRODUCT MANUFACTURE PRIOR TO CONSTRUCTION.	WOOD TRUSS NOTES: 1. TRUSSES ARE PREFABRICATED GANG-NAIL PLATE CONNECTED 2x MEMBER ASSEMBLY 24" OC TYPICAL SPACING. DESIGN AND FABRICATION SHALL CONFORM TO CBC SECTION 2303.4. PLATES SHALL HAVE AN ICC LISTING. 2. THE FABRICATOR SHALL PROVIDE SHOP DRAWINGS/CALCULATIONS AND LAYOUT PLAN (STAMPED AND SIGNED BY A CA REGISTERED PROFESSIONAL ENGINEER) TO THE ARCHITECT AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION. 3. TRUSS FABRICATOR SHALL CLEARLY SPECIFY TRUSS WEB BRACING REQUIREMENTS AND ALL HARDWARE FOR TRUSS TO TRUSS CONNECTIONS. 4. SEE ARCHITECTURAL DRAWING TOP OF ROOF AND SOFFIT ELEVATIONS FOR SHAPE AND CONFIGURATION OF TRUSSES. 5. LOADING: 5.1. 20 PSF LIVE LOAD - TOP CHORD - REDUCIBLE PER CBC 5.2. 14 PSF DEAD LOAD - TOP CHORD 5.3. 8 PSF DEAD LOAD - BOTTOM CHORD 5.4. 10 PSF LIVE LOAD - BOTTOM CHORD - NON-CONCURRENT WITH TOP CHORD LIVE LOAD (ALL TRUSSES) 5.5. GABLE-END WALL TRUSSES AND TRUSSES LOCATED DIRECTLY ABOVE INTERIOR PARTYWALLS AND SHEARWALLS SHALL BE DESIGNED TO TRANSFER 150 PLF HORIZONTAL LOAD BETWEEN TOP AND BOTTOM CHORD (WIND/SEISMIC SHEAR TRANSFER). 5.6. SEE PLANS FOR ADDITIONAL LOADS. 5.7. DEAD LOADS DO NOT INCLUDE SELF-WEIGHT OF TRUSSES. 5.8. WIND AND SEISMIC LOADS TO TRUSSES SHALL BE DETERMINED BASED ON CRITERIA PRESENTED IN THE DRAWINGS, SEE BASIS OF DESIGN NOTES. 5.5. SEE BASIS OF DESIGN FOR SNOW CRITERIA, WHERE APPLICABLE. 6. INTERIOR NON-BEARING WALL TOP PLATES SHALL HAVE SIMPSON DTC CLIP @ 4'-0" OC TO THE TRUSS (OR BLOCKING AT WALLS PARALLEL TO TRUSS) WITH 1/2" CLEARANCE TO TRUSS BOTTOM CHORD (AS PROVIDED BY TRUSS CAMBER). 7. TRUSSES SHALL HAVE SIMPSON H1 CLIP, H2.5A CLIP OR APPROVED EQUAL AT ALL EXTERIOR BEARING WALL CONNECTIONS. 8. EACH PREFABRICATED TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED ON THE FACE OF THE BOTTOM CHORD: 8.1. IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS 8.2. THE DESIGN LOAD 8.3. THE SPACING OF THE TRUSSES	REVISIONS 1ST PLAN CHECK 6/16/21 BY EMG		
				CONCRETE NOTES: 1. THE MINIMUM 28 DAY STRENGTH AND TYPE OF CONCRETE SHALL BE AS FOLLOWS: 1.1. FOUNDATIONS f _c = 2500 PSI (150 PCF) 1.2. SLAB-ON-GRADE f _c = 2500 PSI (150 PCF) 2. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. 3. CONCRETE COVERAGE, CLEARANCE AND SPACING SHALL BE PER ACI 318, UNO. 4. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC. SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE. 5. ALL REINFORCING IS CONTINUOUS, UNO. WHERE SPLICES ARE REQUIRED, PROVIDE A MINIMUM LAP CLASS B LAP SPlice PER ACI 318, UNO. 6. REINFORCING BAR FABRICATION, LAPS, BENDS AND PLACING SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) LATEST EDITION, UNO ON DRAWINGS.	ROOF FRAMING NOTES: 1. SEE GENERAL NOTES AND TYPICAL DETAILS 2. COORDINATE WITH THE ARCHITECTS DRAWINGS FOR ROOF CONFIGURATION, HEIGHT, SLOPE, EAVES, OPENINGS, DRAINAGE, VENTILATION, DETAILS, ETC. 3. TYPICAL ROOF SHEATHING: 3.1. 19/32" APA RATED SHEATHING. 3.2. SHEATHING TO BE LAID PERPENDICULAR TO THE ROOF RAFTERS AND SPAN OVER 2 RAFTERS MINIMUM. 3.3. EDGE NAILING (EN) = 10d @ 6"OC 3.4. FIELD NAILING (FN) = 10d @ 12"OC 3.2. PROVIDE EN AND BLOCKING AT UNSUPPORTED PANEL EDGES, WHERE INDICATED (BLOCKED DIAPHRAGM REGIONS). 4. TYPICAL ROOF TRUSSES: 4.1. SEE TRUSS NOTES ON SHEET S-4.0 4.2. SEE ARCHITECTURAL DRAWINGS FOR TRUSS SHAPE AND CONFIGURATION. 4.3. PREFABRICATED WOOD TRUSSES @ 24"OC. 4.4. PROVIDE A H1 CLIP AT THE END BEARING SUPPORT OF EACH TRUSS TO THE WALL OR SUPPORT FRAMING, TYP. UNO 4.5. ADD DOUBLE STUDS AT 2-PLY GIRDER TRUSSES AND ADD TRIPLE STUDS AT 3-PLY GIRDER TRUSSES AND ADD 4 STUDS AT 4-PLY GIRDER BEARING POINTS, TYP. 4.6. PROVIDE SIMPSON LGT GIRDER TIE-DOWNS AT EACH SUPPORT OF GIRDER TRUSSES TO WALL STUD FRAMING, TYP. 4.4. ADD A SIMPSON H16 SEISMIC TIE AT EACH SUPPORT OF DRAG TRUSSES TO WALL STUD FRAMING, TYP.	1787 LAGUNA ST SEASIDE, CALIFORNIA 93955
				DESIGN CRITERIA: REFERENCE CODE: 2019 CALIFORNIA RESIDENTIAL CODE (CRC) AND 2019 CALIFORNIA BUILDING CODE (CBC) REFER TO CBC CHAPTER 35 FOR ALL APPLICABLE CODES & STANDARDS AND CORRESPONDING EDITION (APPLICABLE PUBLICATION DATE).	STRUCTURAL NOTES	
				STRUCTURAL DESCRIPTION: LIGHT FRAMED WOOD SHEAR WALLS RISK CATEGORY: II LIVE LOADS: ROOF..... 20 PSF (REDUCIBLE) FLOOR..... 40 PSF WIND LOADS: WIND SPEED = 94 mph (ULT) WIND SPEED = 73 mph (ASD) EXPOSURE = C INTERNAL PRESSURE COEFFICIENT = ±0.18 SEISMIC LOADS: SEISMIC DESIGN CATEGORY = D SITE CLASS = D I = 1.0 R = 6.5 Ss = 0.633 -> SDs = 0.546 S1 = 0.272 -> SD1 = 0.381 Cs = 0.084 FOUNDATIONS BASED ON CBC TABLE 1806.2 DL + LL = 1,500 PSF DL + LL + WIND OF SEISMIC = 2,000 PSF	PROJECT : STRUCTURAL NOTES Fuentes Construction Inc. & Renewable Energy 1936 N. SANBORN RD., SALINAS CA 93905 LIC # 602105 TEL NO. (209) 277-0405 e-mail: info@fuentesinc.com	DATE: 6/6/21 SCALE: DRAWN: EMG JOB: 1787LAG SHEET NO. S-2 SHEET 11 OF 20





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PROJECT :		
DETAIL		
Fuentes Construction Inc. & Renewable Energy		
1787 LAGUNA ST SEASIDE, CALIFORNIA 93955		
TEL: (949) 277-6405 FAX: (949) 277-6405 E-MAIL: fuentescon@fuentescon.com		
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JOB:	1787LAG	
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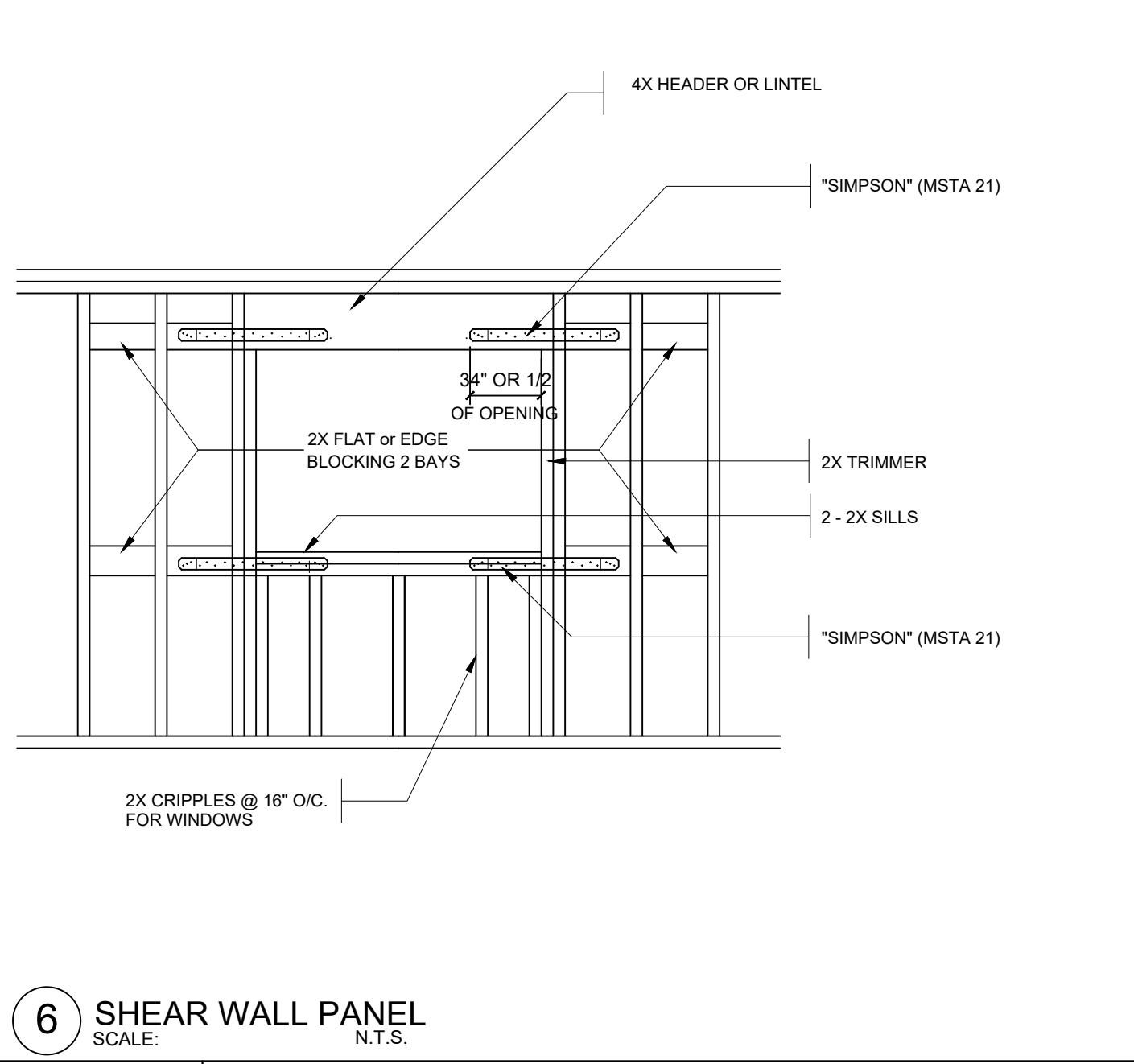
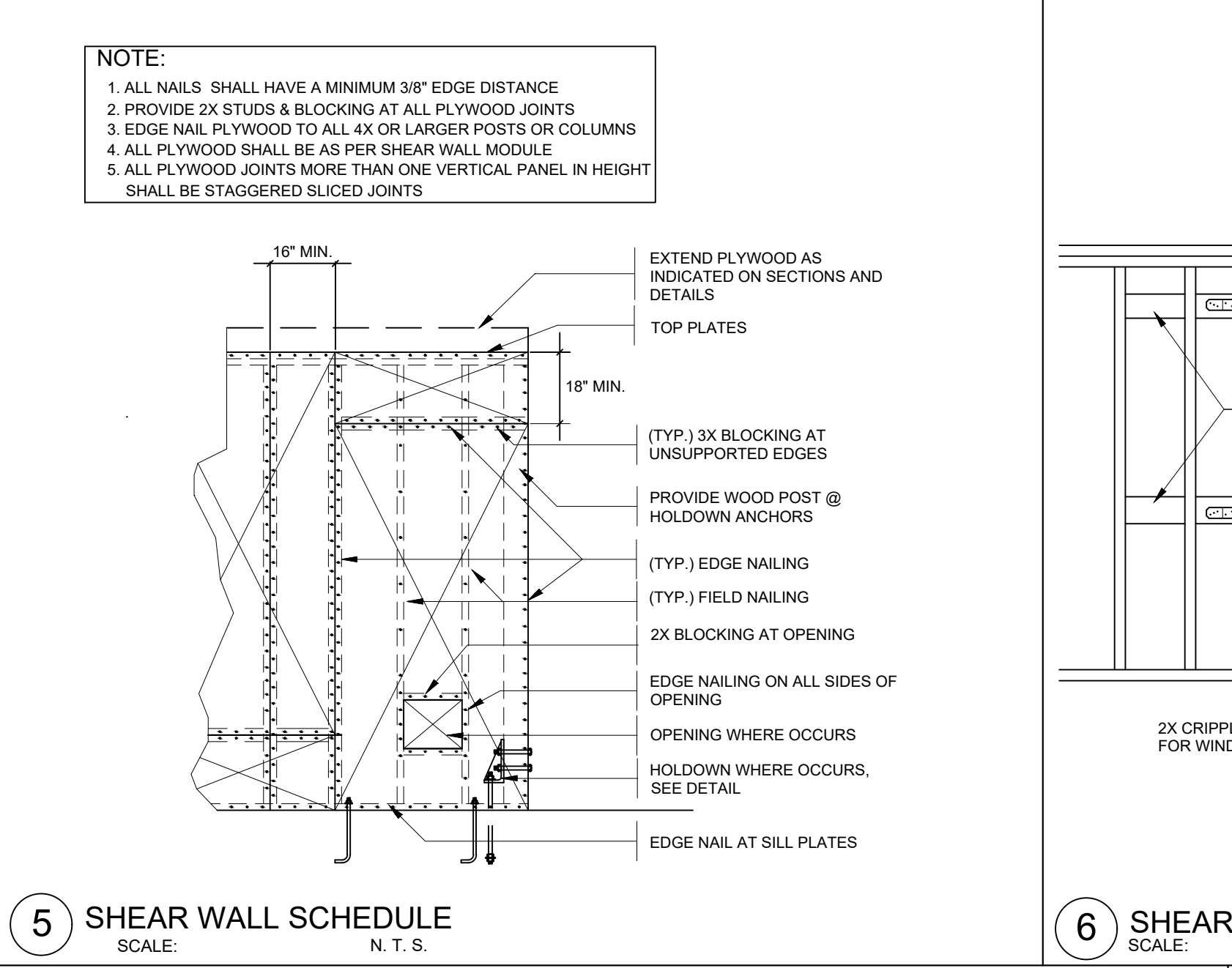
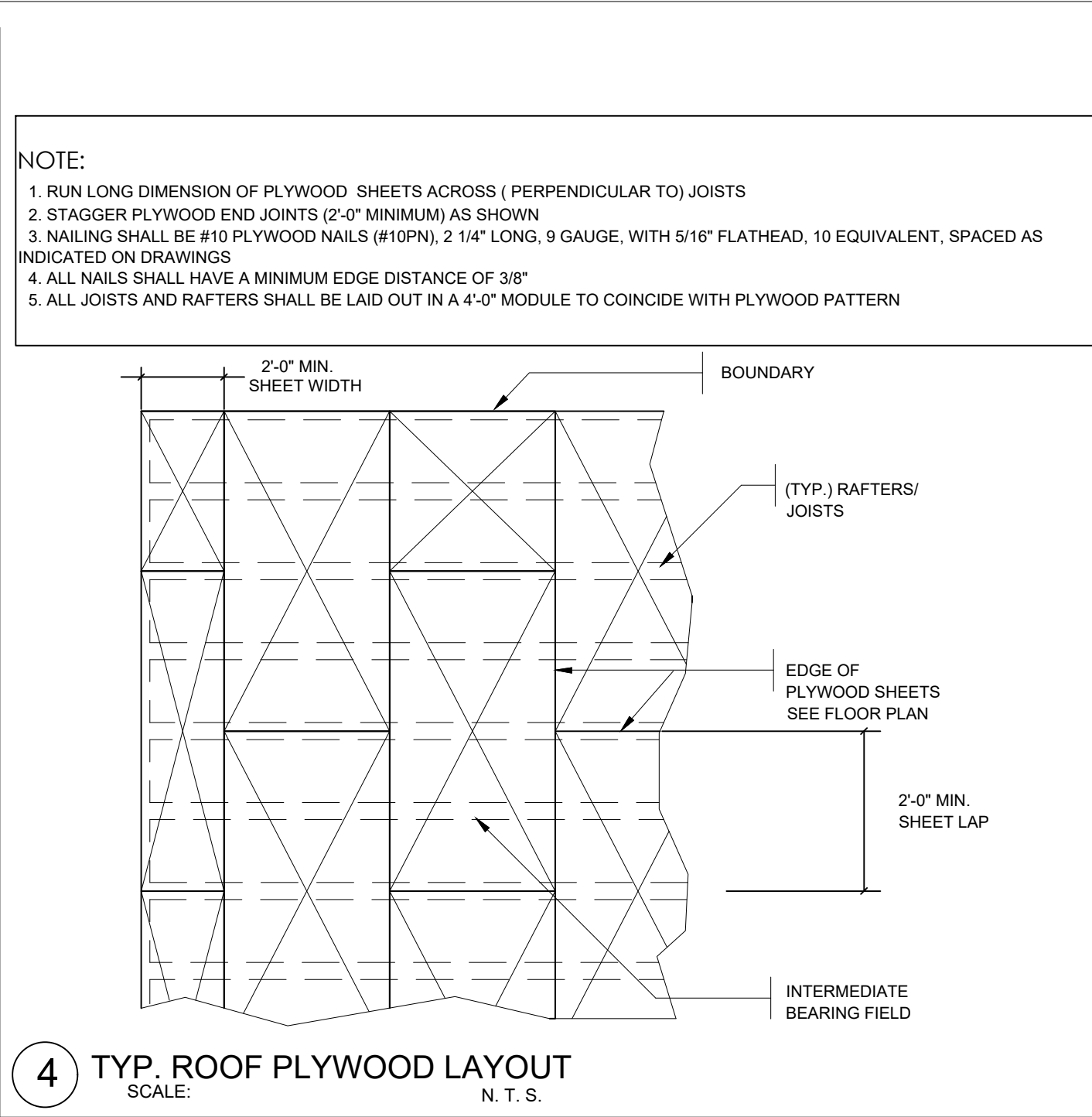
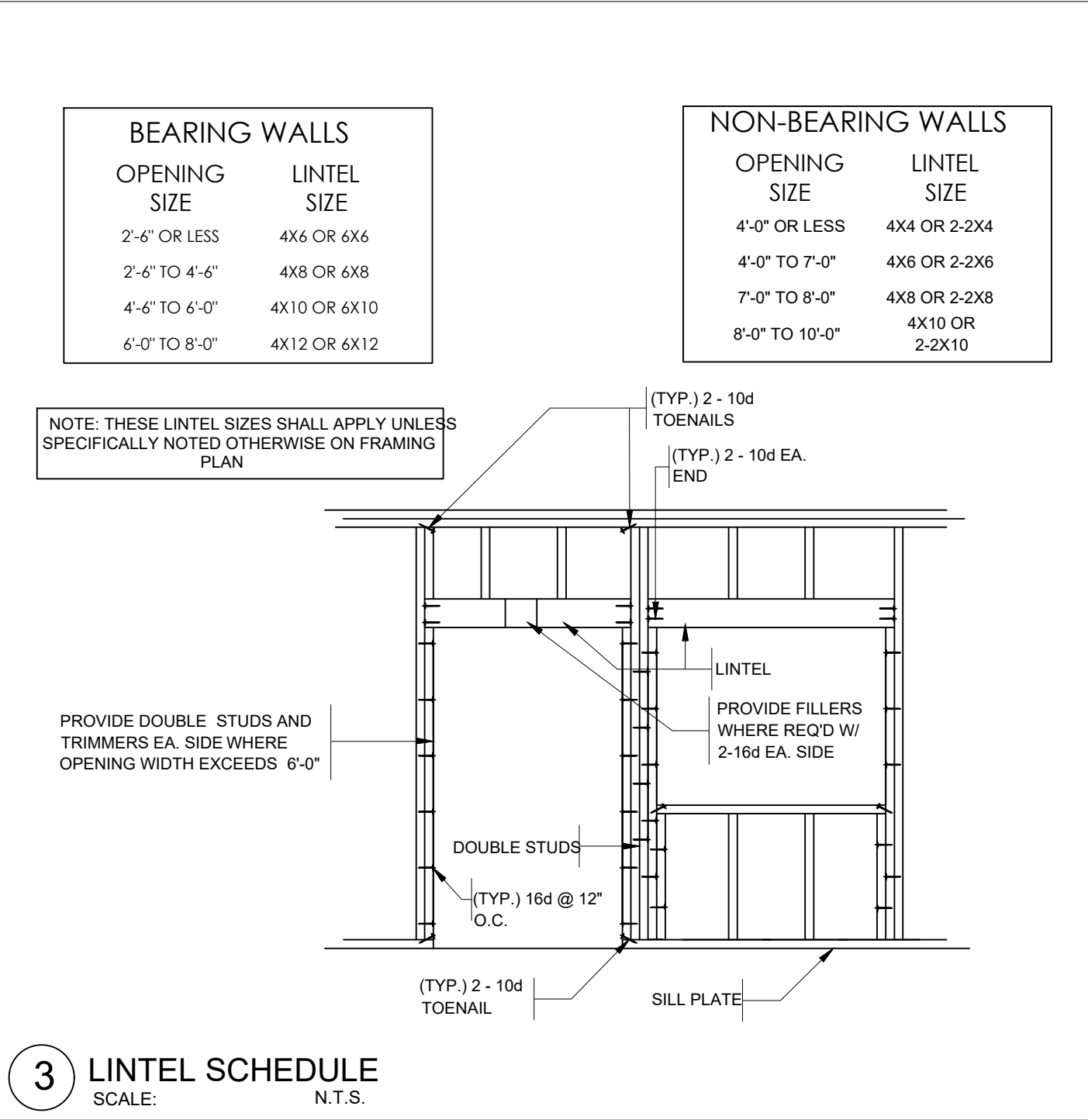
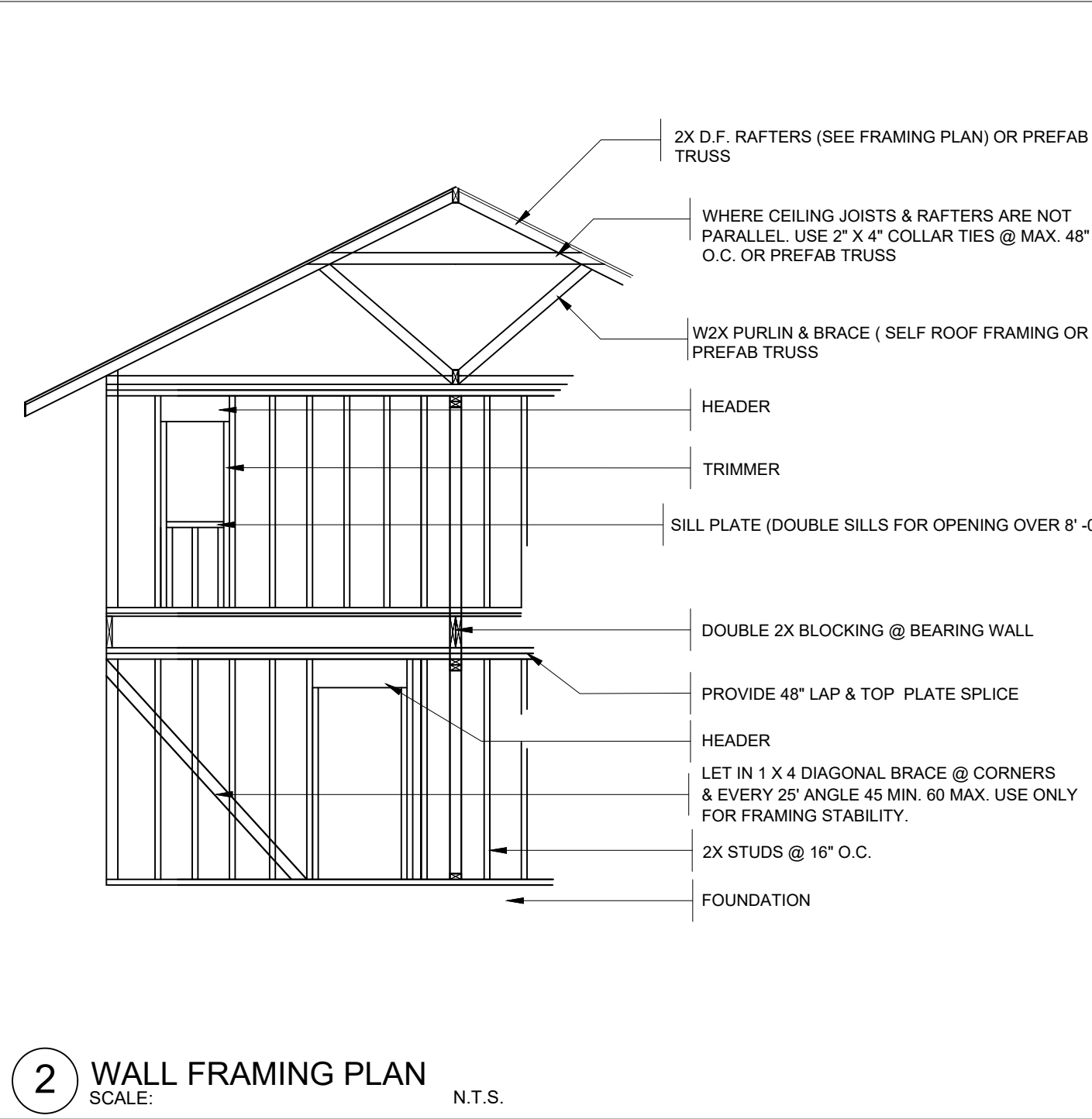
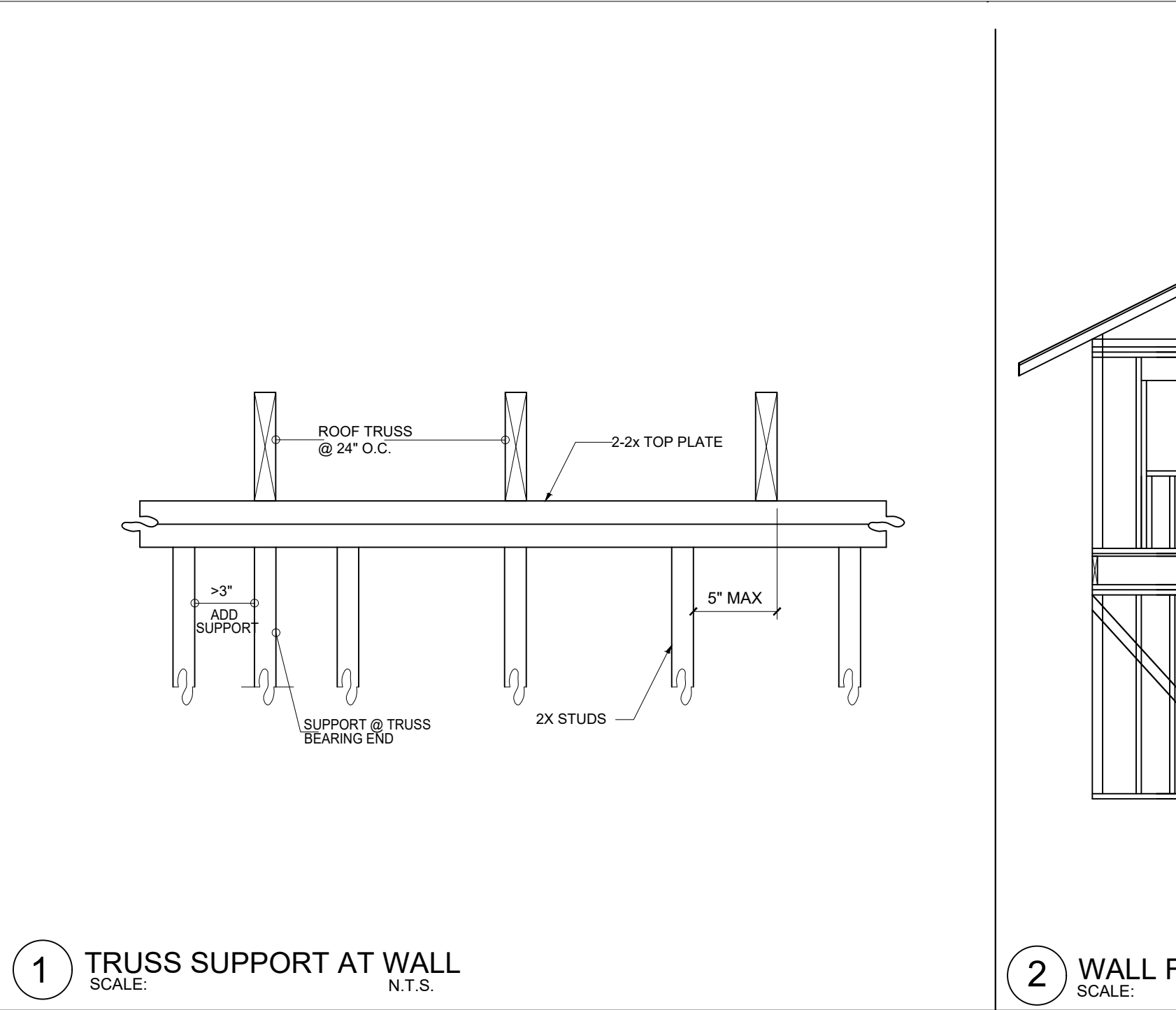
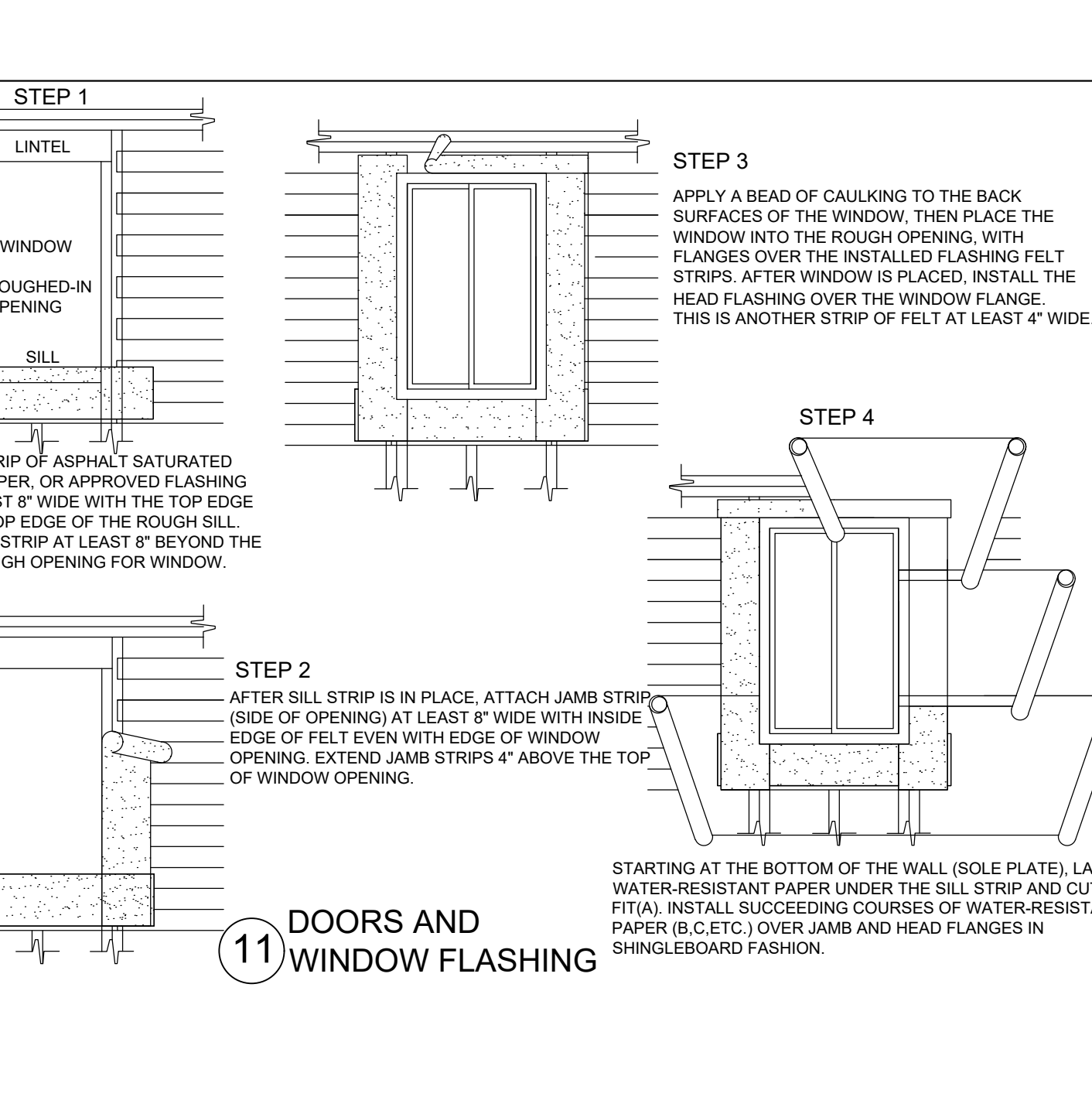
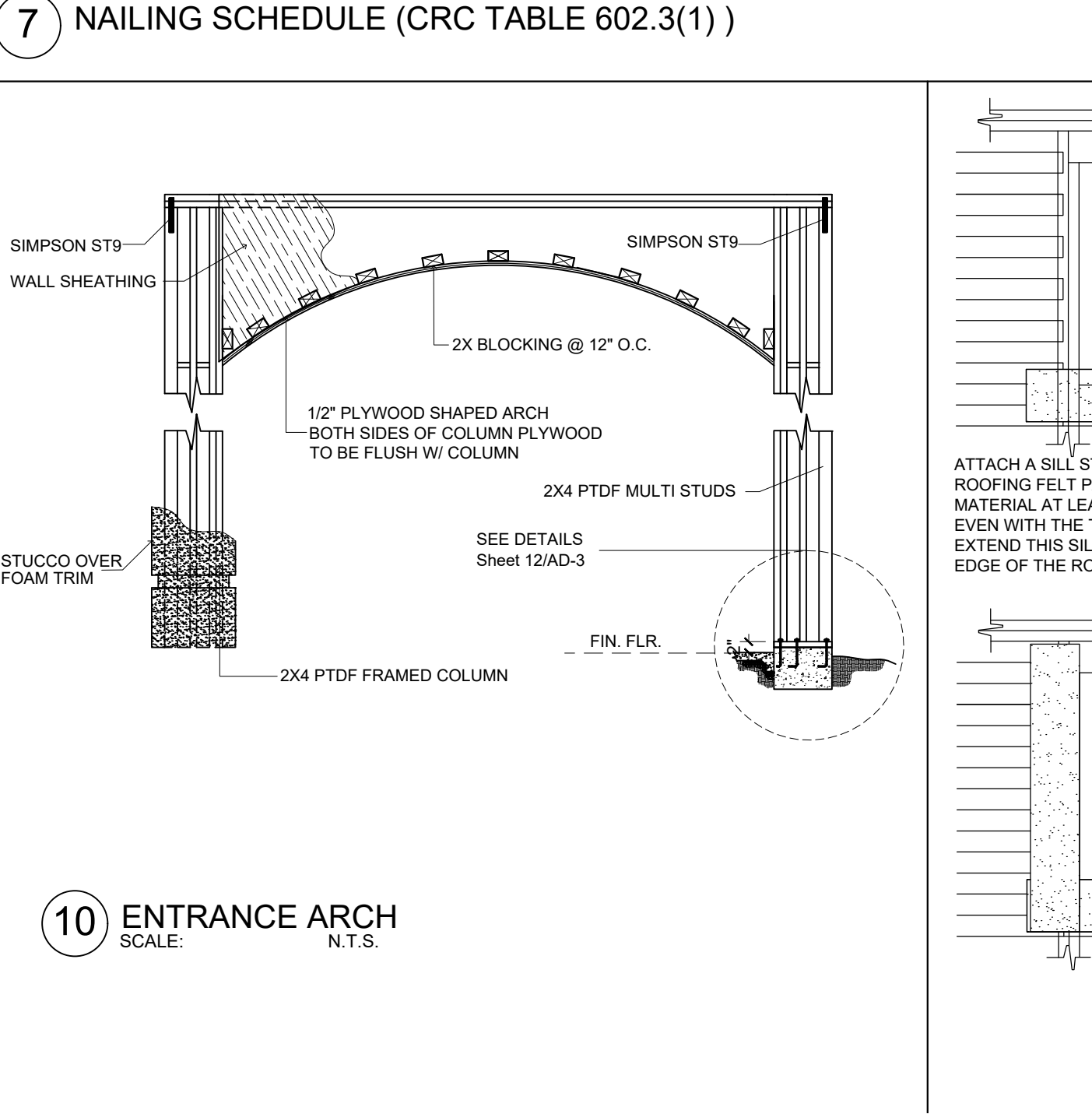
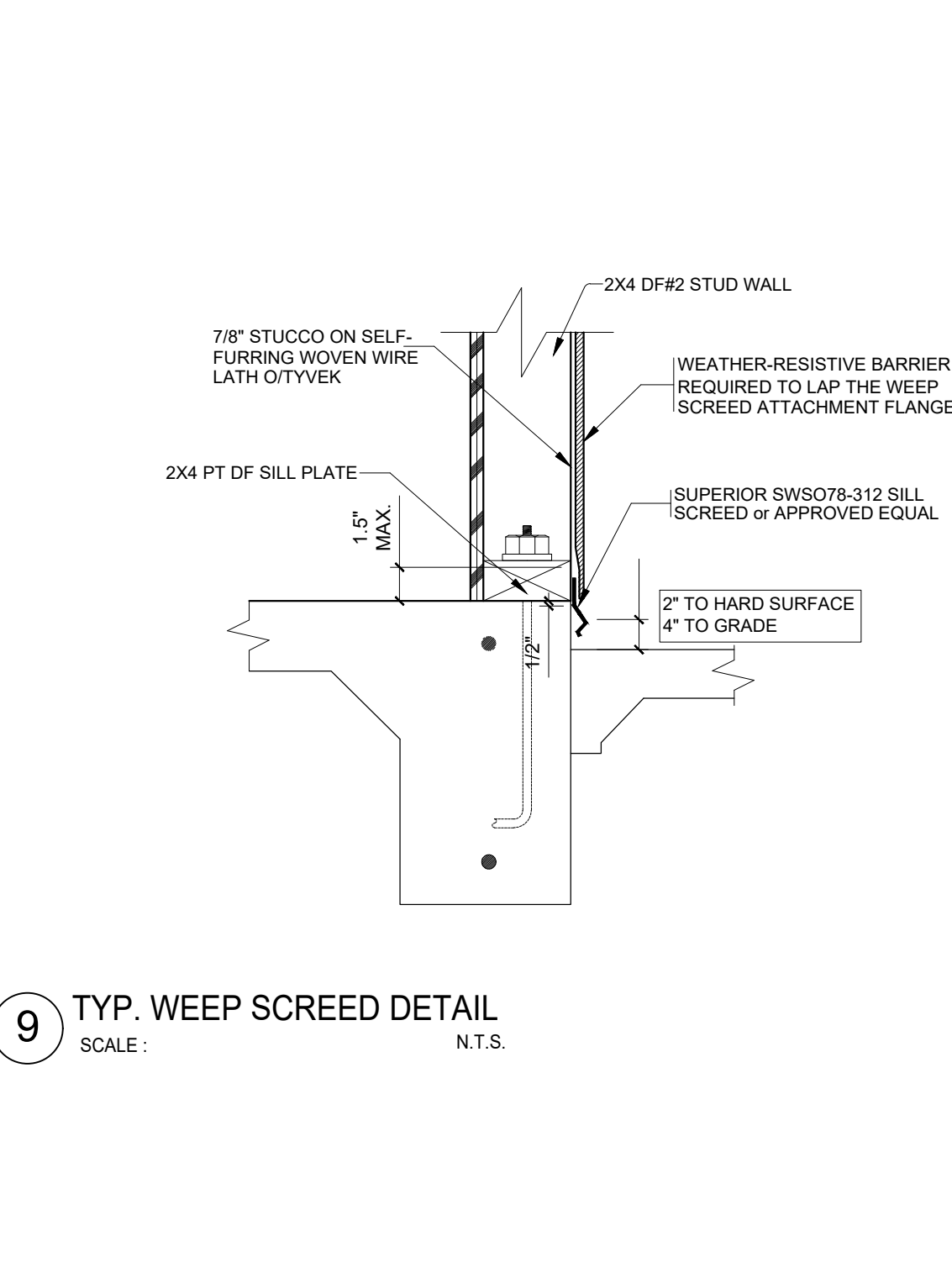
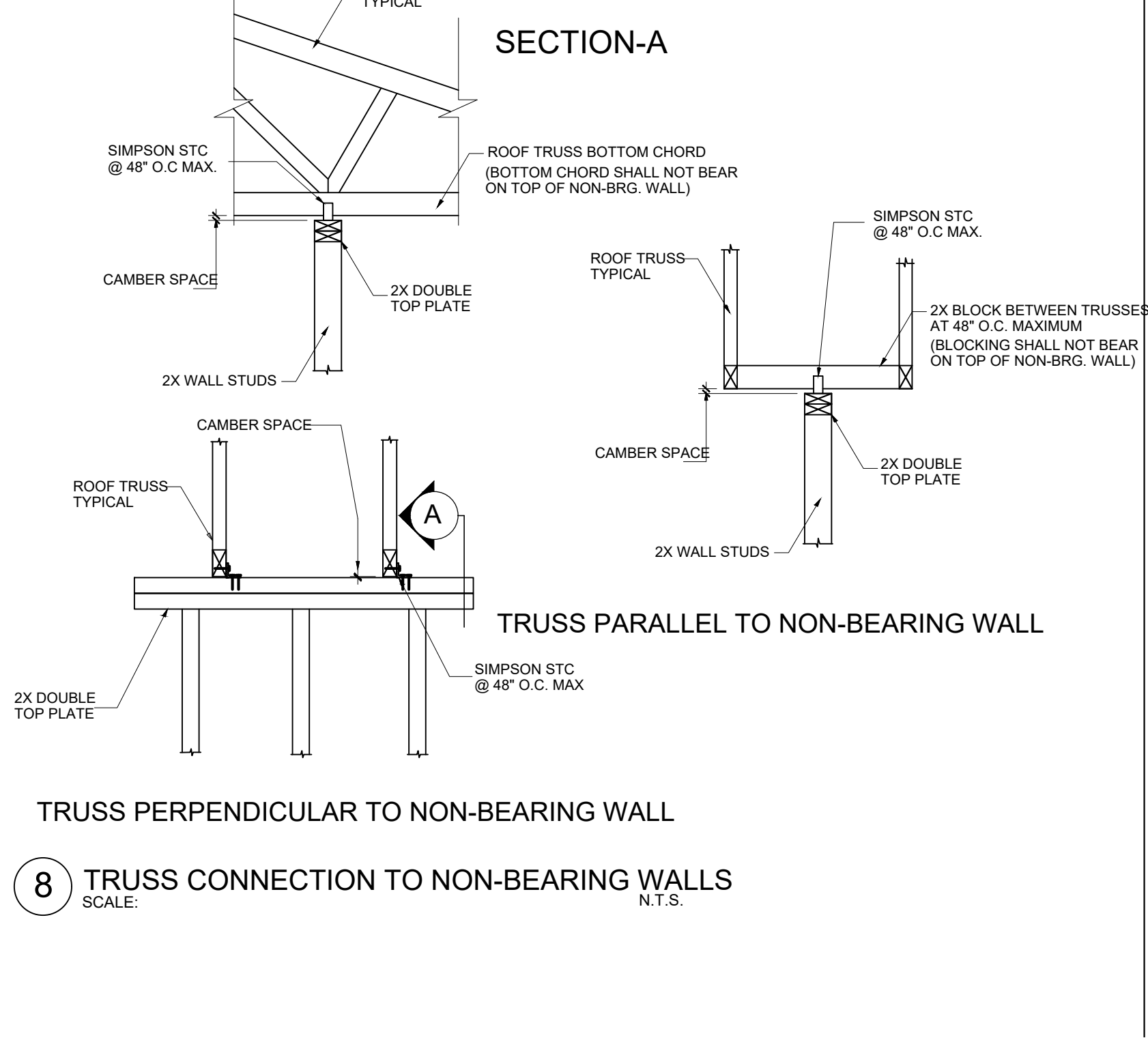


TABLE R602.3(1)			
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER, a, b, c	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie rafter, face nail or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	—
5	Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	—
6	Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (3 1/2" x 0.135")	—
	face nail	3-16d (3 1/2" x 0.135")	—
WALL			
7	Built-up corner studs	10d (3" x 0.128")	24" o.c.
8	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	—
11	Double studs, face nail	10d (3" x 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	—
14	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113")	—
	or	2-16d 3 1/2" x 0.135")	—
17	Top or sole plate to stud, end nail	2-16d 3 1/2" x 0.135")	—
18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—
19	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 13/4"	—
20	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 13/4"	—
21	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 13/4"	—
22	Wider than 1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 4 staples 1 3/4"	—
FLOOR			
23	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	—
24	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 3/4"	—
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	—
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	—
27	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.135")	—
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	—
29	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	6" o.c. at each bearing Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice. At each joist or rafter

Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
30	3/8" 1/2"	6d common (2" x 0.113") nail (subfloor wall)	6 12g
		8d common (2 1/2" x 0.131") nail (roof)	6 12g
31	5/16" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall)	6 12g
		8d common (2 1/2" x 0.131") nail (roof)	6 12g
32	19/32" - 1"	8d common nail (2 1/2" x 0.131")	6 12
33	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d (2 1/2" x 0.131") deformed nail	6 12
OTHER WALL SHEATHING			
34	1/2" structural cellulose fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3 6
35	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3 6
36	1/2" gypsum sheathing	1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7 7
37	5/8" gypsum sheathing	1 3/4" galvanized roofing nail, staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7 7
Wood structural panels, combination subfloor underlayment to framing			
38	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6 12
39	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6 12
40	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6 12
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.			
a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.			
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.			
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.			
d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.			
e. Pacing of fasteners not included in this table shall be based on Table R602.3(2).			
f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.			
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.			
h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.			
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.			



REVISIONS

BY

1ST PLAN CHECK

6/16/21

EMG

1787 LAGUNA ST

SEASIDE, CALIFORNIA 93955

PROJECT :

DETAILS

Fuentes Construction Inc. & Renewable Energy

1982 N. SANBORN RD., SALINAS CA 93905 U.C. # 602105

TEL. NO. (209) 277-6405 E-mail: lfuentes@fuentesre.com

DATE:

6/6/21

SCALE:

DRAWN:

EMG

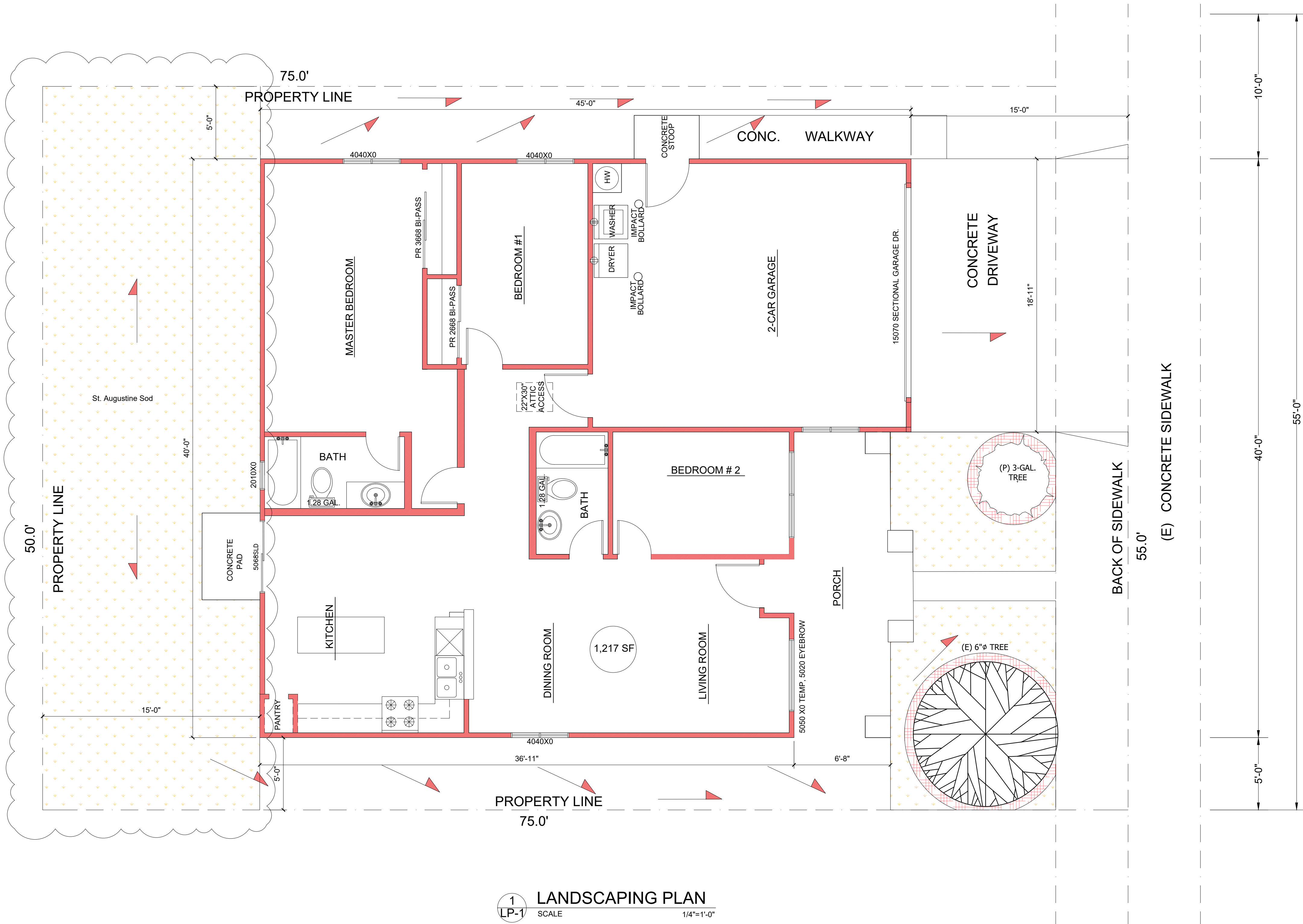
JOB:

1787LAG

SHEET NO.

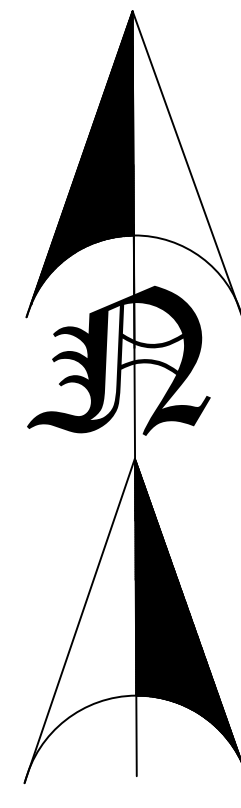
D-3

SHEET 17 OF 20



LANDSCAPING LEGEND:

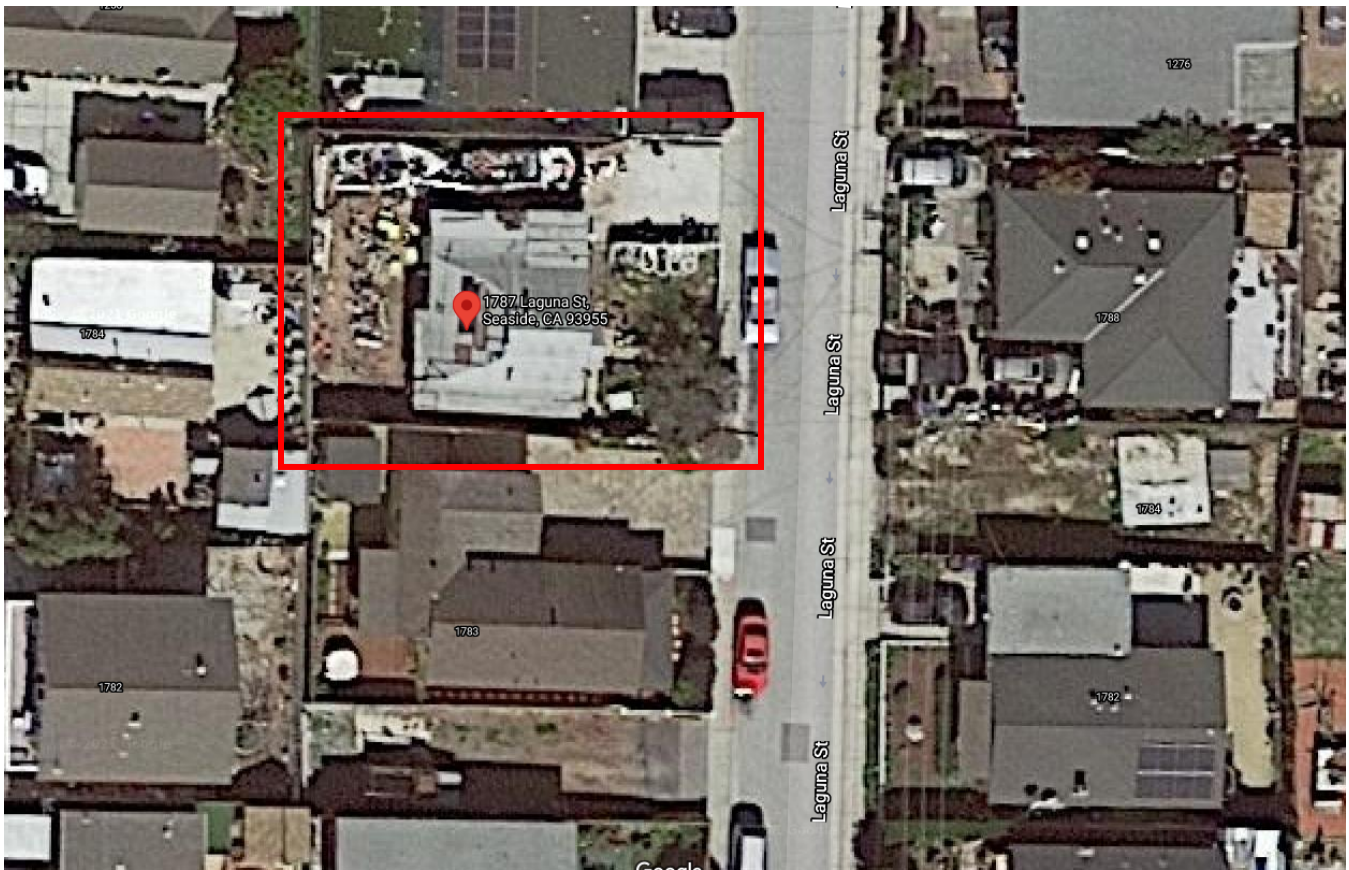
- GRASS
St. Augustine Sod
MULCH
- TREE 3-GAL. (P)
PROPOSED (OLIVE)
TREE 6'Ø (E)



1 LANDSCAPING PLAN
LP-1 SCALE 1/4"=1'-0"

REVISIONS		BY
1	1ST PLAN CHECK	EMG
2		
3		
PROJECT :		
1787 LAGUNA ST SEASIDE, CALIFORNIA 93955		
LANDSCAPING PLAN		
Fuentes Construction Inc. & Renewable Energy 1982 N. SANBORN RD., SALINAS CA 93905 LIC. # 602106 TEL. NO. (209) 277-6405 e-mail: fuentescon@yafoo.com		
DATE: 6/6/21		
SCALE:		
DRAWN: EMG		
JOB: 1787LAG		
SHEET NO. LS		
SHEET 19 OF 20		

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations to existing 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. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. ABBREVIATION DEFINITIONS: HCD DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BSC CALIFORNIA BUILDING STANDARDS COMMISSION DSA-SS DIVISION OF THE STATE ARCHITECT, STRUCTURAL SAFETY OSHPP OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT LR LOW RISE HR HIGH RISE AA ADDITIONS AND ALTERATIONS N NEW CHAPTER 4 RESIDENTIAL MANDATORY MEASURES DIVISION 4.1 PLANNING AND DESIGN 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. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH 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 IMPELMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE. 1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE. 2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY. 3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE. NOTE: REFER TO THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH DISTURB ONE ACRE OR MORE OF SOIL, OR ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE OF SOIL. (WEBSITE: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: 1. SWALES 2. WATER COLLECTION AND DISPOSAL SYSTEMS 3. FRENCH DRAINS 4. WATER RETENTION GARDENS 5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH. 4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1, 4.106.4.2, OR 4.106.4.3 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625. 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 COMMERCIAL POWER SUPPLY. 1.2 WHERE THERE IS EVIDENCE SUBSTANTIATING THAT MEETING THE REQUIREMENTS WILL ALTER THE LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS ON THE UTILITY SIDE OF THE METER SO AS TO INCREASE THE UTILITY SIDE COST TO THE HOMEOWNER OR THE DEVELOPER BY MORE THAN \$400.00 PER DWELLING UNIT. 2. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES. 4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES: FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUB-PANEL 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 SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. 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. THE RACEWAY SHALL BE IDENTIFIED BY A BANNER THAT SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". 4.106.4.2 NEW MULTIFAMILY DWELLINGS. IF RESIDENTIAL PARKING IS AVAILABLE, TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE EVSE. CALCULATIONS FOR THE REQUIRED NUMBER OF EV SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. NOTES: 1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING. 2.THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.	4.106.4.2.1 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) LOCATIONS. CONSTRUCTION DOCUMENTS SHALL INDICATE THE LOCATION OF PROPOSED EV SPACES. WHERE COMMON USE PARKING IS PROVIDED AT LEAST ONE EV SPACE SHALL BE LOCATED IN THE COMMON USE PARKING AREA AND SHALL BE AVAILABLE FOR USE BY ALL RESIDENTS 4.106.4.2.1.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) WHEN EV CHARGERS ARE INSTALLED, EV SPACES REQUIRED BY SECTION 4.106.2.2, ITEM 3, SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS: 1. THE EV SPACE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CHAPTER 11A, TO ALLOW USE OF THE EV CHARGER FROM THE ACCESSIBLE PARKING SPACE. 2. THE EV SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, AS DEFINED IN THE CALIFORNIA BUILDING CODE, CHAPTER 2, TO THE BUILDING. EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, CHAPTER 11B, ARE NOT REQUIRED TO COMPLY WITH SECTION 4.106.4.2.1.1 AND SECTION 4.106.4.2.2, ITEM 3. NOTE: ELECTRIC VEHICLE CHARGING STATIONS SERVING PUBLIC HOUSING ARE REQUIRED TO COMPLY WITH THE CALIFORNIA BUILDING CODE, CHAPTER 11B. 4.106.4.2.2 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) DIMENSIONS. THE EV SPACE SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING: 1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET (5486 MM). 2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET (2743 MM). 3. ONE IN EVERY 25 EV SPACES, BUT NOT LESS THAN ONE EV SPACE, SHALL 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 EV SPACE IS 12 FEET (3658 MM). A SLOPE SLOPE FOR THIS EV SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION. 4.106.4.2.3 SINGLE EV SPACE REQUIRED. INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240- VOLT DEDICATED 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 ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV SPACE. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. TABLE 4.106.4.3.1 TOTAL NUMBER OF PARKING SPACES NUMBER OF REQUIRED EV SPACES <table><tr><td>0-9</td><td>0</td></tr><tr><td>10-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>4</td></tr><tr><td>76-100</td><td>5</td></tr><tr><td>101-150</td><td>7</td></tr><tr><td>151-200</td><td>10</td></tr><tr><td>201 AND OVER</td><td>6 PERCENT OF TOTAL</td></tr></table> 4.106.4.3.2 ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) DIMENSIONS. THE EV SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING: 1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET (5486MM). 2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET (2743MM). 4.106.4.3.3 SINGLE EV SPACE REQUIRED. WHEN A SINGLE EV SPACE IS REQUIRED, THE EV SPACE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 4.106.4.2.3. 4.106.4.3.4 MULTIPLE EV SPACES REQUIRED. WHEN MULTIPLE EV SPACES ARE REQUIRED, THE EV SPACES SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 4.106.4.2.3. 4.106.4.3.5 IDENTIFICATION. THE SERVICE PANELS OR SUB-PANELS SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION 4.106.4.2.5. 4.106.4.3.6 ACCESSIBLE EV SPACES. IN ADDITION TO THE REQUIREMENTS IN SECTION 4.106.4.3, EV SPACES FOR HOTELS/MOTELS AND ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR THE EV CHARGING STATIONS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B. DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE SECTIONS 4.303.1.1, 4.303.1.2, 4.303.1.3, AND 4.303.4.4. NOTE: ALL NONCOMPLIANT PLUMBING FIXTURES IN ANY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES. 4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. 4.303.1.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH. 4.303.1.3 SHOWERHEADS. 4.303.1.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM @ 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. 4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-150	7	151-200	10	201 AND OVER	6 PERCENT OF TOTAL	4.303.1.4 FAUCETS 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI. 4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE. 4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION. 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE <table><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table> 4.304 OUTDOOR WATER USE 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 CALIFORNIA CODE REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2. MWELO AND SUPPORTING DOCUMENTS, INCLUDING WATER BUDGET CALCULATOR, ARE AVAILABLE AT: https://www.water.ca.gov/ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 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. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 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 HAIL BOUNDARIES OF THE DIVERSION FACILITY. 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. 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 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).	FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH	4.410 BUILDING MAINTENANCE AND OPERATION 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 CAN BE USED TO REDUCE WATER CONSUMPTION. 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, CALCULING, 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. 4.410.2 RECYCLING BY OCCUPANTS. WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE
0-9	0																																		
10-25	1																																		
26-50	2																																		
51-75	4																																		
76-100	5																																		
101-150	7																																		
151-200	10																																		
201 AND OVER	6 PERCENT OF TOTAL																																		
FIXTURE TYPE	FLOW RATE																																		
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI																																		
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI																																		
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI																																		
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METERING FAUCETS	0.2 GAL/CYCLE																																		
WATER CLOSET	1.28 GAL/FLUSH																																		
URINALS	0.125 GAL/FLUSH																																		



2015 Image capture of the subject property (to be demolished).



View of existing house from Laguna Street



Existing house in process of being demolished.



Existing house being demolished.

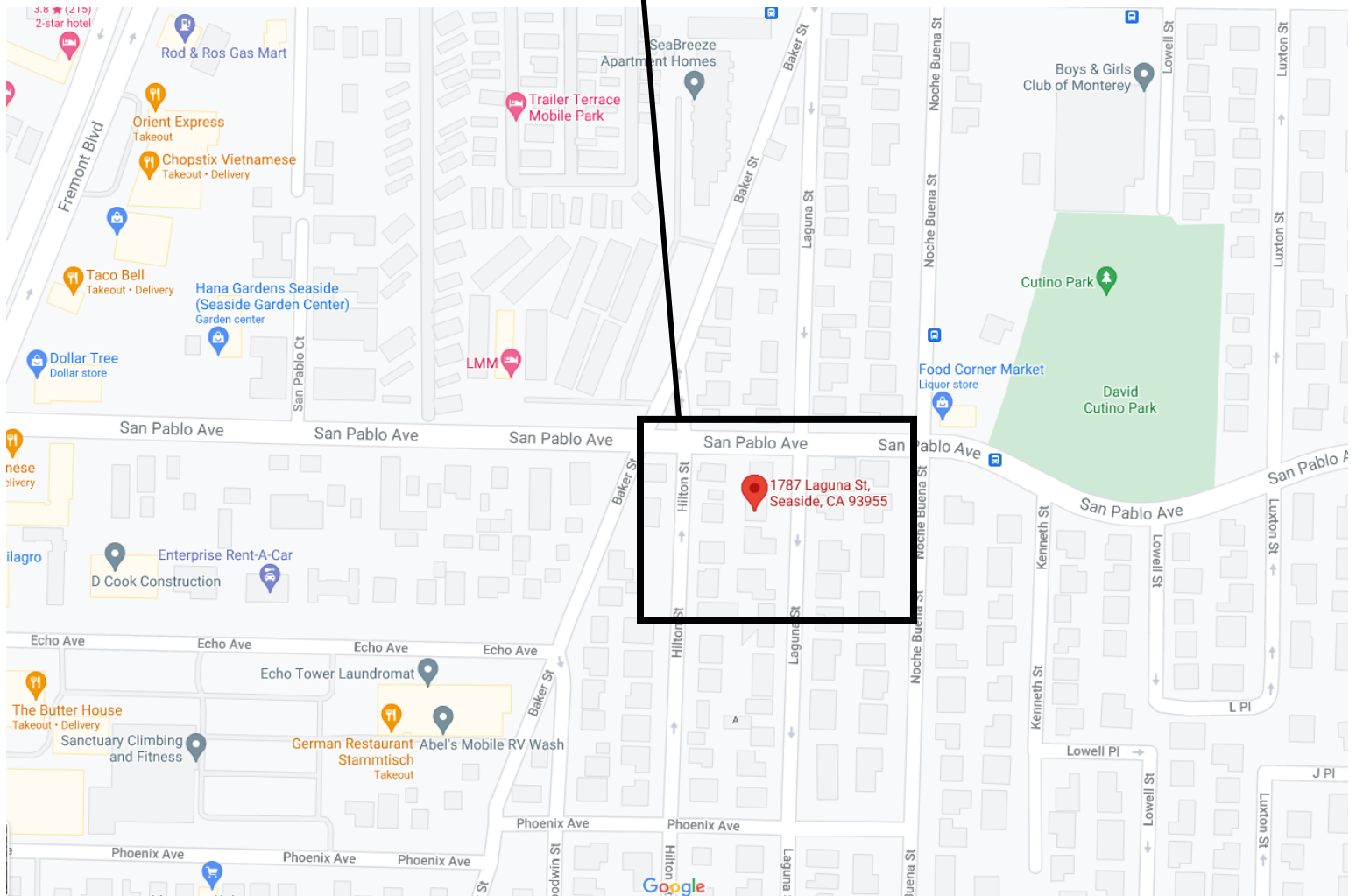
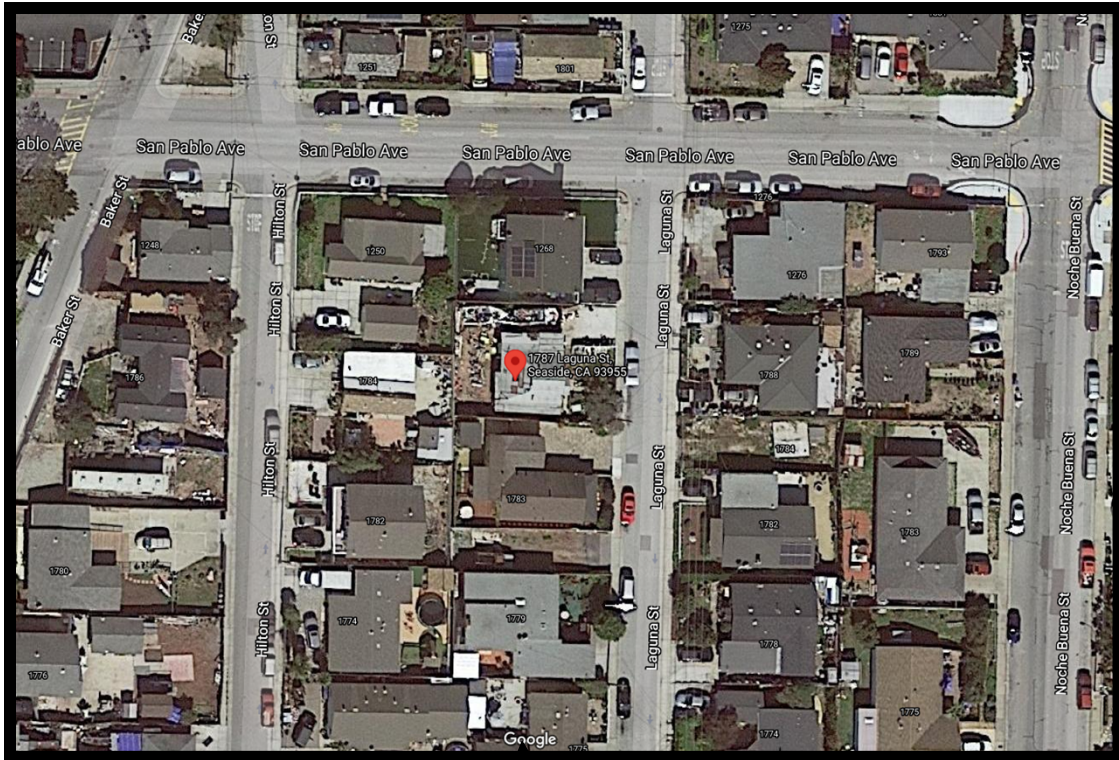


Existing home partially demolished.



View along southern property line.

Attachment 4: Location Map + Area Photos





View of subject property from corner of San Pablo and Laguna (looking south).



Property at northern side of the corner of San Pablo and Laguna (looking south).



Subject parcel, located between two more update single-family residences.



House on northern side of Laguna Street (looking east).



House immediately south of subject property.



View of other houses along Laguna Street (looking south).

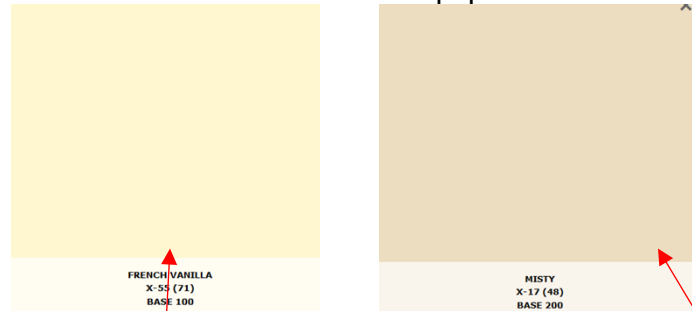


Houses along Laguna Street north of San Pablo Ave (looking west).

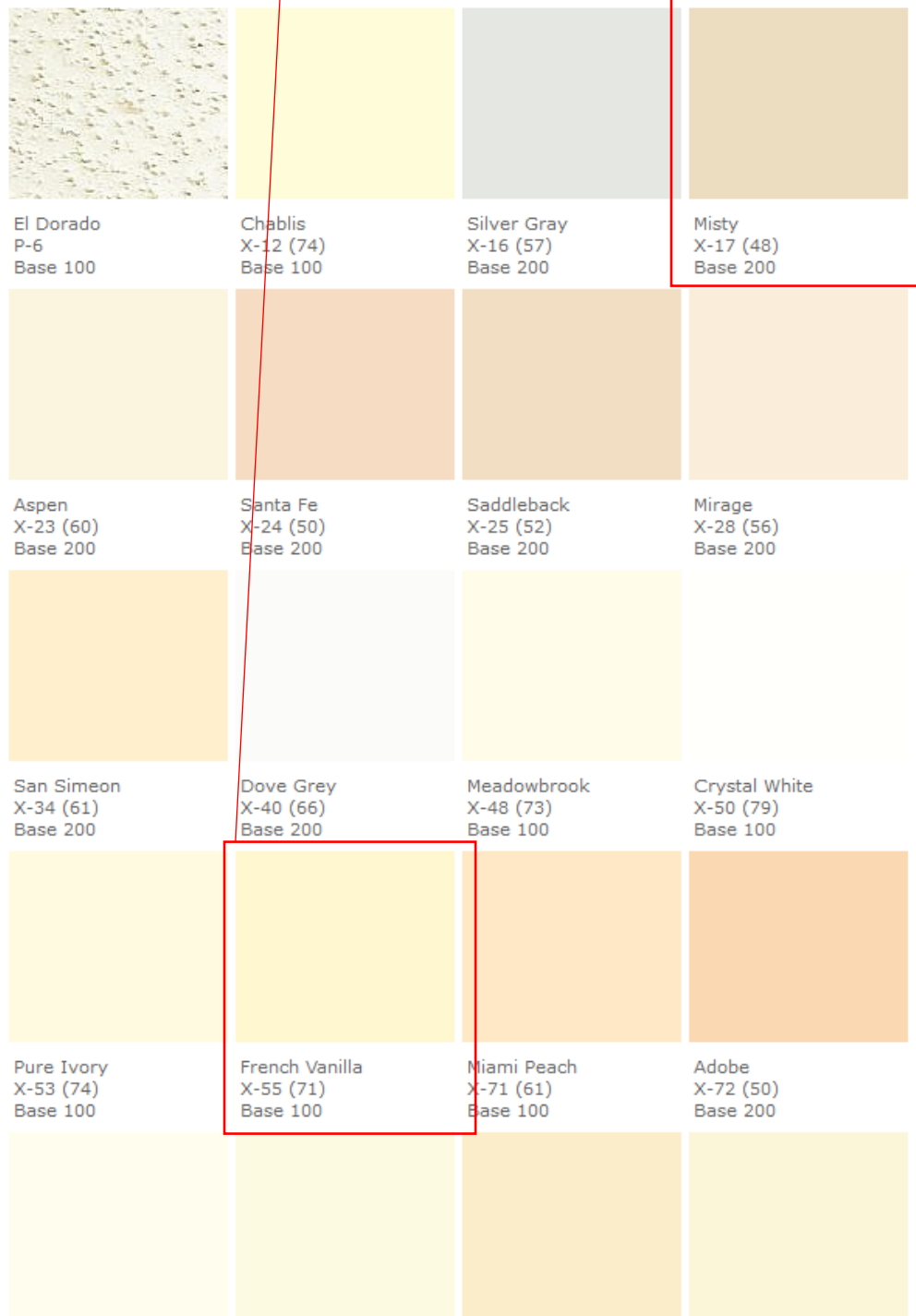


Houses along Laguna Street north of San Pablo Ave (looking east).

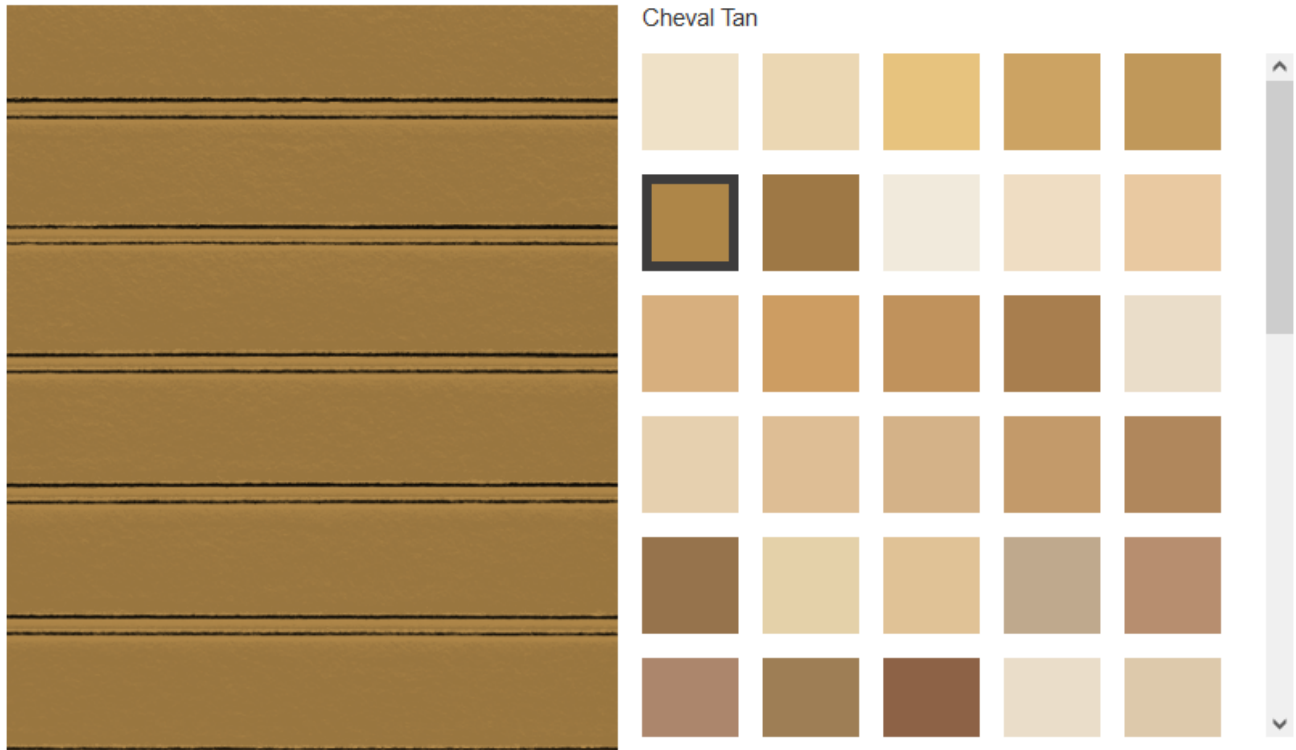
Exterior walls and column pop-out colors



Standard Colors



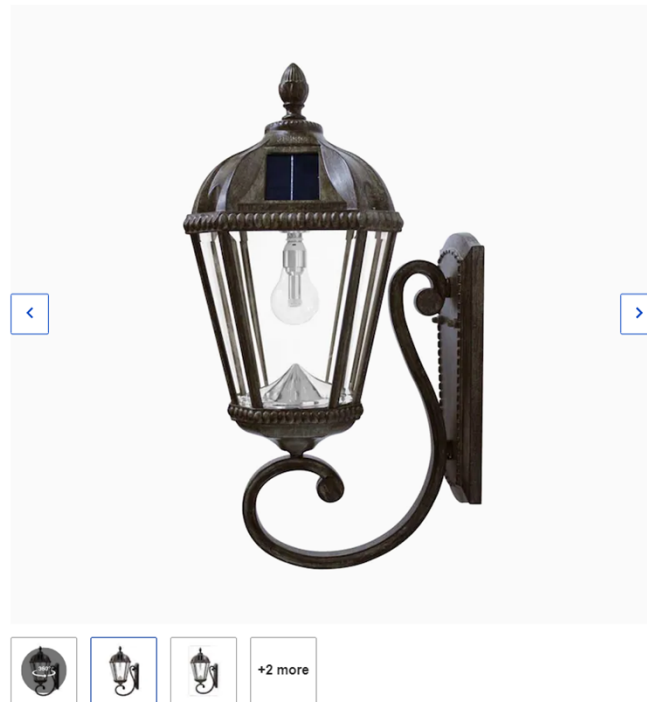
Fascia board colors



Windows: MI Vinyl Single-Slide Window, White



Exterior Lighting



OVERVIEW

The Gama Sonic Royal Bulb GS-98B-VV-WB is a single head solar lamp for a wall mount application that features an attractive design inspired by New Orleans architecture. Installation takes minutes and comes with all necessary hardware needed for mounting this unit. Stylish and easy to install, this fixture is the perfect energy and money saving replacement for electric or gas-powered outdoor lighting. The Royal Bulb solar wall lamp is constructed of weather-resistant, rust-resistant cast aluminum with a powder-coated weathered bronze finish and beveled glass panes. This outdoor solar wall lamp incorporates our cutting-edge GS solar LED light bulb technology and provides 360-degree illumination. At dusk, the solar lamp provides a brightness of 120 lumens in a warm white (2700K) color temperature for up to 12 hours on a full charge. No wiring is needed. Just place this solar light in a spot with ample direct sunshine and let the sun do the rest.

- Weathered bronze powder coated cast aluminum
- Two year limited manufacturer warranty
- Dusk to dawn performance
- 120 lumens
- Wall mount
- 2700k warm white LEDs

[Warranty Guide](#)
PDF

[Installation Manual](#)
PDF

[Prop65 Warning Label](#)
PDF

Roof:

Classic “S” Mission

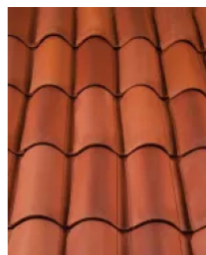
You can click the links below to view the color selection of your choice.

Standard Earth Tone Blends | Vintage Earth Tone Blends | Vintage Buff Blends |
Green Blends | Sandcast Colors and Blends

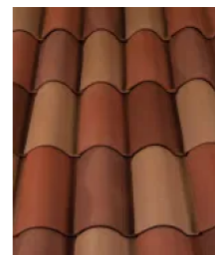
Standard Earth Tone Blend Selections



B301 Old Mission Blend®
Solar Reflectance Avg. – 0.41
Thermal Emittance Avg. – 0.85



B308 Canyon Red Blend
Solar Reflectance Avg. – 0.38
Thermal Emittance Avg. – 0.85



B341 Carmel Blend
Solar Reflectance Avg. – 0.37
Thermal Emittance Avg. – 0.88

Landscaping: St. Augustine Sod-



Roll over image to zoom in



St. Augustine 'Seville' Sod - 54 Live Plugs - Drought, Salt & Shade Tolerant Turf Grass

Brand: Florida Foliage

★★★★★ 17 ratings

Currently unavailable.

We don't know when or if this item will be back in stock.

Size: **54 Plugs**

18 Plugs

1 option from \$46.98

36 Plugs

1 option from \$89.99

54 Plugs

1 option from \$129.98

72 Plugs

1 option from \$164.98

Plant or Animal Herbs
Product Type

Brand Florida Foliage

Expected Blooming Period Winter

Sunlight Exposure Full-sun, Partial-shade, Shade

Expected Planting Period Winter

About this item

- Packaged and shipped exclusively by Florida Foliage. Ships dormant during the winter months. St. Augustine Seville is considered a dwarf cultivar that is a much finer textured grass than Floratam. Seville is blue-green in color with excellent color retention. Seville tolerates salt, shade, and drought well. Its leaf blade gives it a unique appearance preferred by many homeowners.

Mulch-



+12
more

Choose your Lowe's Advantage Card offers

\$110 / Month

Suggested payments with 6
month special financing.

[Learn how](#)

OR

\$627.00

Save 5% on eligible
purchases.

[Learn how](#)

Rubberific 40-cu ft Red Bulk Rubber Mulch (Ipema Certified)

Item #858435 Model #LRM40RD20

- Upon completing your order, a pallet will be delivered to your curbside
- Packaged in twenty 2-cu ft bags
- Looks identical to wood mulch, but with a 12-year color guarantee

Pallet Capacity Quantity by Dry Volume
40



Manufacturer Color/Finish: Red



— **1** +

Minimum Qty of 1
Please Select in multiples of 1

Add to Cart



Olive Tree-

Olive Tree - 55l Half Standard

Code: TR8756855L

**£239.99** inc. VAT

New

Discontinued
SOLD OUTThis item is currently **unavailable**.

We may attempt to source an alternate supplier, and will update this page if we do.

As an alternative, please [CLICK HERE to view other products in the same category](#).**£239.99**Quantity  

Discontinued

 **PayPal** Pay in 3 payments on eligible purchases.
[Learn more](#)Delivery £7.99 per order, no matter how many items you order - [more info](#)30 days to return - [more info](#)No need to sign for it! We'll deliver at our own risk - [more info](#)



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.B.

TO: Planning Commission

BY: Dana Morrison

DATE: July 14, 2021

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-08 AND FENCE EXCEPTION APPLICATION FE-21-03 - STEVE MICKEL, APPLICANT, AND NELSON VEGA, PROPERTY OWNER, ARE REQUESTING ARCHITECTURAL REVIEW AND A FENCE EXCEPTION TO APPROVE THE CONSTRUCTION OF NEW 3' TALL STUCCO WALL WITH A 2' METAL PICKETT FENCE ON TOP (FOR A TOTAL HEIGHT OF 5') TO BE LOCATED ALONG THE FRONT AND STREET SIDE PROPERTY LINES OF THE MIXED-USE PROPERTY LOCATED AT 1104 BROADWAY AVE IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN 012-195-069). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with Seaside Municipal Code (SMC) Section 17.30.030 B.2 Table 3-2, fences along the front property line, or any portion of the site within 10 feet of the front property line are subject to Board of Architectural Review. Furthermore, fences within the require traffic safety visibility area shall not exceed 3 ½ feet in the non-residential district without approval of a Fence Exception. As such, the applicant is also applying for a fence exception per 17.30.020.F of the SMC to allow for the construction of a 4'-0" fence (exceed the height limit by 0'-6") to be located in the Traffic Safety Visibility Triangle (TSVT) and a 5'-0" fence on the portions not within this designated area.

Overall, the proposed wall/fence design (including a 0'-6" fence height exception) is consistent with the design of the existing mixed-use building and with other fences on commercial properties which can be found throughout Seaside, the proposed wall/fence would not detract from the aesthetics of the area. Based on the analysis provided below, staff recommends approval of BAR 21-08 and FE-21-03 subject to Attachment 1:

BACKGROUND

The existing commercial building was constructed in 1988 with commercial retail on the first floor and offices on the second floor. In January 2018 the Zoning Administrator approved a Minor Use Permit to allow the conversion of the existing 2nd-story office space to seven residential multi-family dwelling units; changing the property's use from commercial to mixed-use. The property owner has had issues with transients cutting through the parking lot and loitering, leaving behind bottles and trash. It is the hope of the property owner that the proposed wall/fence will help reduce or prevent this behavior.

SITE LOCATION AND DESCRIPTION

The project site is approximately 20,720 square feet in area and is developed with a 6,815 sf mixed-use building including 27 parking spaces. Adjacent land uses consist of multi-family residential dwellings to the south, commercial to the west, a vacant lot (with further commercial beyond) to the east, and currently vacant land to the north (due to be developed into a mixed-use project: Ascent). A Location Map and Site/Area Photos are provided as Attachment 3.

PROJECT DESCRIPTION:

The applicant is seeking to construct a 5'-0" wall/fence (consisting of a 3'-0" tall solid stucco wall topped with a 2'-0" black picket fence); with a 4'-0" section located within the TSVT (consisting of 3'-0" tall solid stucco wall topped with a 1'-0" picket fence). The proposed fence would be placed along the existing curb which demarcates the parking lot, this is setback from the property lines which front along Terrace Street and Broadway Avenue. At the narrowest point (along Terrace Street) the fence would be setback 3'-9" from the edge of sidewalk and 7'-6" (along Broadway Avenue). Please note, there is one point along the Broadway Avenue frontage where the proposed wall/fence will come out and meet the sidewalk; see Attachment 2: Project Plans. A small portion of the proposed wall/fence in the north-west corner of the property is located within the TSVT, as such the project also includes a Fence Exception.

Proposed Fence Exception: The property owner is requesting to construct a 5'-0" tall wall/fence combo (3'-0" wall with a 2'-0" picket fence on top), barring the ~22'-6" linear feet located within the TSVT in which the 3'-0" of stucco will be topped with only a 1'-0" picket fence. Per SMC 17.30.010.B.2 fences within cannot exceed a height of 3 ½' unless approved through a Fence Exception. The majority of the proposed wall/fence is not located within the TSVT and the fence is stepped down to 4'-0" in the TSVT (as recommended by the Engineering Department). As such, the project is requesting a 0'-6" fence height exception.

Color: The stucco portion of the fence is proposed to be painted the same light grey as the 2nd story of the mixed-use building located on site and the picket fence portion will be black to match the existing hand rails found on the property.

CEQA

This project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15303(e): New Construction of Small Structures. Class 3 categorical exemptions consist of the construction of small structures including fences.

Evidence: *Approval of the proposed fence exception would result in the approval of as 5'-0" wall/fence combo; with a 4'-0" section in the Traffic Safety Visibility Triangle at 1104 Broadway Avenue. A fence consists of a minor improvement that is categorically exempt from CEQA.*

STAFF ANALYSIS AND FINDINGS

BAR 21-08: Section 17.62.030.E.1&4 of the SMC outlines the following review considerations be evaluated by the Board of Architectural Review:

1. **Architectural considerations.** Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances.
4. **Conditions of approval.** In making its decisions, the Board of Architectural Review may impose the conditions, as it deems reasonable and necessary to protect the best interests of the surrounding area, as well as to further the public health, safety, and general welfare of the community.

The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code.

Evidence: *In accordance with the SMC 17.14.050, Table 2-4, Commercial Zone Development Standards, the proposed fence project adheres to all setbacks and development regulations. Per SMC 17.30.020.B Table 3-2, Height of Fences, Walls and Hedges for Non-Residential Uses a fence on a corner lot is permitted to be up to 6'-0" in height but is subject to Architectural Review approval. The project proposes a 5'-0" tall wall/fence combo (3'-0" wall topped with 2'-0" of picket fencing, or 1'-0" of picket fence for the portion of fence located within the TSVT).*

Evidence: *The proposed wall/fence has been designed to be consistent in quality, scale, and architectural relationship with the site and there are appropriate setbacks*

from all property lines to the existing and proposed structures. The proposed wall/fence has been designed to match the existing building; utilizing the same white stucco as the building façade and the same black metal which can be found in the handrails.

FE-21-03:

Fence exception rules are listed under SMC Section 17.30.020.F.1 and 2. The process mandates that where a physical hardship exists because of unique or unusual topographic conditions or structure location, the commission may approve a fence exception subject to the following findings:

- A general safety hazard to City residents and/or the general public would not be created.
- A traffic-related safety hazard would not be created.
- The fence or wall will not impair visibility at an intersection or traffic safety visibility area.
- The fence or wall will not obstruct vision from an adjoining driveway.
- The fence or wall is compatible with the surrounding neighborhood

Physical Hardship

A physical hardship (e.g. irregular lot size, slope, building placement, utilities) exists when there are conditions that would preclude the property owner from the reasonable use of their property if the fence exception is not granted. The existing site conditions have created a hardship in the form of transient use of the property. Due to the existing height of the retaining wall which is less than 6" it is easily scalable, as such transients often cross the parking lot to access the alley to the south of the property. The new wall/fence combo is proposed to deter pedestrians from cutting through the parking lot and loitering.

Neighborhood Compatibility

The proposed property is located in unique area which straddles a point where commercial and residential abut each other. Many businesses along Broadway Avenue do not have fencing, some fencing does exist in form of wood and chain-link. However, a similar wall/fence combo design was recently approved by the Planning Commission for the Seaside Garden Center. The proposed wall/fence has been designed to match the existing building, utilizing the same stucco material and light grey paint for the lower wall portion and then mimicking the black handrails which can be found along the property's frontage in the picket fence portion of the design. Photos of fence types that can be found at commercial sites in the surrounding area are provided as part of Attachment 3: Location and Site/Area Photos. The proposed picket fence design can be seen at other commercial sites, such one further up on Broadway Avenue between the businesses located at 1280 and 1250. This picket fence design can also be found in similar transitional areas such along Echo Avenue. Overall, the proposed fence is of

good quality and design, as such it is aesthetically pleasing and consistent with the design of the existing mixed-use structure. The wall/fence height exception would provide additional protection and security to help deter transients from walking through and/or loitering in the parking lot.

Public Comment

At the time of the creation of this staff report no public comments have been received. The Building, Engineering and Fire Department were routed a copy of the proposed Fence Exception. The Fire and Building Department did not have any comments, however, Engineering did review the proposal and required that the fence height not exceed 4'-0" in the TSVT. As such, the applicant has revised their plans to have the fence drop down to 4'-0" (3'-0" of solid stucco topped with 1'-0" of picket fence) in the TSVT while maintaining a 5'-0" height for the portion not located in this area.

Zoning Ordinance Consistency

In accordance with Section 17.30.020.F.2, the following findings shall be considered for a fence exception:

1. A general safety hazard to City residents and/or the general public would not be created.

Evidence: *The proposed wall/fence combo exception would not result in a general safety hazard to the general public, or adjacent property owners. The intent of the proposed wall/fence is to provide additional security and hopefully help prevent pedestrians from cutting through the parking lot of the property when trying to access the alley and vacant lot to the east and south. Engineering did review the proposal and required that the fence height not exceed 4'-0" in the TSVT. As a result, the applicant has revised their plans to have the fence drop down to 4'-0" (3'-0" of solid stucco topped with 1'-0" of picket fence) in the TSVT and conform to the Engineering Department requirement.*

2. A traffic-related safety hazard would not be created.

Evidence: *A small portion of the proposed wall/fence is located within the required Traffic Safety Visibility Area. In this area the height of fence is not supposed to exceed 3'-6", unless approved with a Fence Exception. The applicant has applied for the required BAR review and Fence Exception to permit a 5' -0" tall wall/fence combo; with a 4'-0" wall/fence in the TSVT. Only the first 3'-0" of the proposed fence would be solid (white stucco), the top 2'-0" (1'-0" in the TVST) of fencing would consist of a black picket fence which is visibly permeable. Given the cognizant design, and with the modification of the fence within the TSVT to 4'-0", staff do not feel that the proposed fence design would create a traffic-related safety hazard.*

3. The fence will not impair visibility at an intersection or traffic safety visibility area.

Evidence: *As noted in Finding 2, a small portion of the proposed fence is located within the required Traffic Safety Visibility Area. The applicant has applied for the required BAR review and Fence Exception to permit a 5'-0" tall wall/fence combo. Only the first 3'-0" of the proposed fence would be solid, the top 2'-0" (1'-0" in TVST) of fencing would consist of picket fence which is visibly permeable. Given the design Planning and Engineering staff do not feel that the proposed fence design would not impair visibility at the intersection of Broadway Avenue and Terrace Street.*

4. The fence or wall will not obstruct vision from an adjoining driveway.

Evidence: *The alley way to the south does serve as an access to the carports which serve the mixed-use project as well as the multi-family residential properties located to the south. The proposed fence consists of only 3'-0" of solid wall, while the top 2'-0" will be visibly permeable and is setback just under 4'-0" from the edge of sidewalk. Given the cognizant design Planning and Engineering staff do not feel that the proposed fence design would obstruct vision from the adjoining driveway.*

5. The fence is compatible with the surrounding neighborhood.

Evidence: *The wall/fence design would be an improvement to a neighborhood which contains a wide variety of fence types (chain link, wood, metal, no fencing). Furthermore, the proposed fence height will hopefully provide added security to the existing commercial businesses and aide in preventing people from cutting through the parking lot and help deter loitering. The proposed black picket fencing located on top of a stucco wall is consistent with the fence designs of other commercial businesses located within Seaside; similar to the project recently approved by Planning Commission for the Seaside Garden Center and matches the existing materials and color scheme of the mixed-use building.*

RECOMMENDATION

Overall, the proposed wall/fence design (including a 0'-6" fence height exception) is consistent with the design of the existing mixed-use building and with other fences on commercial properties which can be found throughout Seaside, the proposed wall/fence would not detract from the aesthetics of the area. Based on the analysis provided in this report, staff recommends approval of BAR 21-08 and FE-21-03 subject to Attachment 1: Draft Resolution, and Attachment 2: Project Plans.

ATTACHMENTS

1. Attachment 1_Draft Resolution
 2. Attachment 2_Project Plans
 3. Attachment 3_Location Map and Site/Area Photos
-

**RESOLUTION NO. 20-XX
BAR-21-08 AND FE-21-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SEASIDE**

APPROVING BOARD OF ARCHITECTURAL REVIEW NO. BAR-21-08 AND FENCE EXCEPTION NO. FE-21-03 TO APPROVE THE CONSTRUCTION OF NEW 3'-0" TALL STUCCO WALL WITH A 2'-0" METAL PICKETT FENCE ON TOP (FOR A TOTAL HEIGHT OF 5'-0") ALONG THE FRONT AND STREET SIDE PROPERTY LINES OF 1104 BROADWAY AVE IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN 012-195-069); BARRING THE PORTION OF THE FENCE LOCATED WITHIN THE TRAFFIC SAFETY VISIBILITY TRIANGLE WHICH WILL BE ONLY 4'-0" HIGH TOTAL (WITH 3'-0" OF STUCCO WALL TOPPED WITH 1'-0" OF PICKET FENCE)

WHEREAS, Steve Mickel, applicant, and Nelson Vega, property owner, have applied for BAR-21-08 and FE-21-08 requesting:

1. To construct a fence within the 10 feet of the front and street side property lines, which is subject to Board of Architectural Review per Seaside Municipal Code (SMC) Section 17.30.030 B.2 Table 3-2; and
2. A fence exception, consistent with SMC 17.30.020.F, to allow for the construction of a 4'-0" fence to be located in the Traffic Safety Visibility Triangle (TSVT); exceeding the permitted height limit by 0'-6".

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed Variance application at a duly noticed public hearing held on July 14, 2021, and

WHEREAS, the Variance application is categorically exempt from the California Environmental Quality Act Class 3, Section 15303(e): New Construction of Small Structures:

Evidence: Approval of the proposed fence exception would result in the approval of as 5'-0" wall/fence combo; with a 4'-0" section in the Traffic Safety Visibility Triangle at 1104 Broadway Street. A fence consists of a minor improvement that is categorically exempt from CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Board of Architectural Review application No. BAR-21-08:

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code.

Evidence: *In accordance with the SMC 17.14.050, Table 2-4, Commercial Zone Development Standards, the proposed fence project adheres to all setbacks and development regulations. Per SMC 17.30.020.B Table 3-2, Height of Fences, Walls and Hedges for Non-Residential Uses a fence on a corner lot is permitted to be up to 6'-0" in height but is subject to Architectural Review approval. The project proposes a 5'-0" tall wall/fence combo (3'-0" wall topped with 2'-0" of picket fencing, or 1'-0" of picket fence for the portion of fence located within the TSVT)*

Evidence: *The proposed wall/fence has been designed to be consistent in quality, scale, and architectural relationship with the site and there are appropriate setbacks from all property lines to the existing and proposed structures. The proposed wall/fence has been designed to match the existing building; utilizing the same white stucco as the building façade and the same black metal which can be found in the handrails.*

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Fence Exception application No. FE-21-03:

1. A general safety hazard to City residents and/or the general public would not be created.

Evidence: *The proposed fence exception would not result in a general safety hazard to the general public, or adjacent property owners. The proposed fence provides additional security and will help prevent pedestrians from cutting through the parking lot of the property when trying to access the alley and vacant lot to the east and south. Engineering did review the proposal and required that the fence height not exceed 4'-0" in the TSVT. As a result, the applicant has revised their plans to have the fence drop down to 4'-0" (3'-0" of solid stucco topped with 1'-0" of picket fence) in the TSVT and conform to the Engineering Department requirement.*

2. A traffic-related safety hazard would not be created.

Evidence: *A small portion of the proposed fence is located within the required Traffic Safety Visibility Area. In this area the height of fence is*

not supposed to exceed 3'-6", unless approved with a Fence Exception. The applicant has applied for the required BAR review and Fence Exception to permit a 5'-0" tall wall/fence combo; with a 4'-0" wall/fence in the TSVT. Only the first 3'-0" of the proposed fence would be solid (white stucco), the top 2'-0" (1'-0" in the TVST) of fencing would consist of a black picket fence which is visibly permeable. Given the cognizant design and with modification of the fence within the TSVT to 4'-0" Planning and Engineering staff do not feel that the proposed fence design would create a traffic-related safety hazard.

3. The fence will not impair visibility at an intersection or traffic safety visibility area.

Evidence: *As noted in Finding 2, a small portion of the proposed fence is located within the required Traffic Safety Visibility Area. The applicant has applied for the required BAR review and Fence Exception to permit a 5'-0" tall wall/fence combo. Only the first 3'-0" of the proposed fence would be solid, the top 2'-0" (1'-0" in TVST) of fencing would consist of picket fence which is visibly permeable. Given the cognizant design Planning and Engineering staff do not feel that the proposed fence design would not impair visibility at the intersection of Broadway Ave and Terrace St.*

4. The fence or wall will not obstruct vision from an adjoining driveway.

Evidence: *The alley way to the south does serve as an access to the carports which serve the mixed-use project as well as the multi-family residential properties located to the south. The proposed fence consists of only 3'-0" of solid wall, while the top 2'-0" will be visibly permeable and is setback just under 4' from the edge of sidewalk. Given the cognizant design Planning and Engineering staff do not feel that the proposed fence design would obstruct vision from the adjoining driveway.*

5. The fence is compatible with the surrounding neighborhood.

Evidence: *The fence design would be an improvement to a neighborhood which contains a wide variety of fence types (chain link, wood, metal, no fencing). Furthermore, the proposed fence height will provide added security to the existing commercial businesses and aide in preventing people from cutting through the parking lot and hopefully help deter loitering. The proposed black picket fencing located on top of a stucco wall is consistent with the fence designs of other commercial businesses located within Seaside; similar to the project recently approved by Planning Commission for the Seaside Garden Center and matches the existing materials and color scheme of the mixed-use building.*

BE IT FURTHER RESOLVED, that the Planning Commission approves BAR-21-08 and FE-21-03 subject to the following conditions:

Project Specific:

Planning:

1. Except as modified by theses required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Vega Investments" , revised version, received on July 9, 2021 and approved at the Planning Commission meeting held on July 14, 2021
2. Within the Traffic Safety Visibility Triangle the fence height shall not exceed 4'-0". Outside of the TSVT the fence shall at no point exceed 5'-0".
3. The existing trees located on the property shall be preserved and properly protected with fencing installed at the dripline, or maximum extent feasible, during construction.
 - a. If a tree should fail it shall be replaced with a 15-gallon tree selected from the City's recommended plant list located at the end of the Single-Family Residential Design Guidelines. Said tree shall be maintained and replaced if it fails.
4. If necessary, the property owner shall apply for a Tree Removal Permit before removing any trees and shall comply with any replacement tree requirements.
5. Once finalized a proposed landscaping plan shall be submitted to the Planning Department for Administrative Review. Plantings shall consist of drought-tolerant and low-water plants.

Building

6. Plans submitted for a building permit shall be prepared and stamped by a licensed architect or engineer in accordance with the 2016 California Building Code.

Public Works/Engineering:

7. Prior to initiation of any work within the public right-of-way, the Applicant and/or Property Owner shall submit an encroachment permit application to the Public Works Division.

Standard

1. The Fence Exception approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses onsite are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
2. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
3. The approval of a planning permit (i.e., Use Permit, Minor Use Permit, Variance, Minor Variance, or Planned Development Permit) shall become effective on the seventh day after the date of approval by the review authority; provided, that no appeal has been filed in compliance with Chapter [17.76](#) (Appeals), (SMC 17.64.020.A).
4. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with SMC.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from the date of approval.
5. Within 15 days of the date of planning permit approval, the applicant shall sign their agreement with all applicable conditions of approval or the permit shall become void (SMC 17.64.020.B).
6. An appeal in compliance with SMC 17.76 be filed by any aggrieved person; except that in the case of a decision on a Use Permit, Minor Use Permit, Variance, Minor Variance, or Planned Development Permit which followed a public hearing, an appeal may only be filed by a person who, in person or through a representative, appeared at the public hearing in connection with the decision being appealed, or who otherwise informed the City in writing of the nature of their concerns before the hearing (SMC 17.76.030.A.1).

PASSED AND ADOPTED at the Public Hearing of the Planning Commission of the City of Seaside, State of California, on the 14th day of July 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

RESOLUTION No. 21-XX
BOARD OF ARCHITECTURAL REVIEW NO. BAR-21-08 and FENCE EXCEPTION
FE-21-03

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

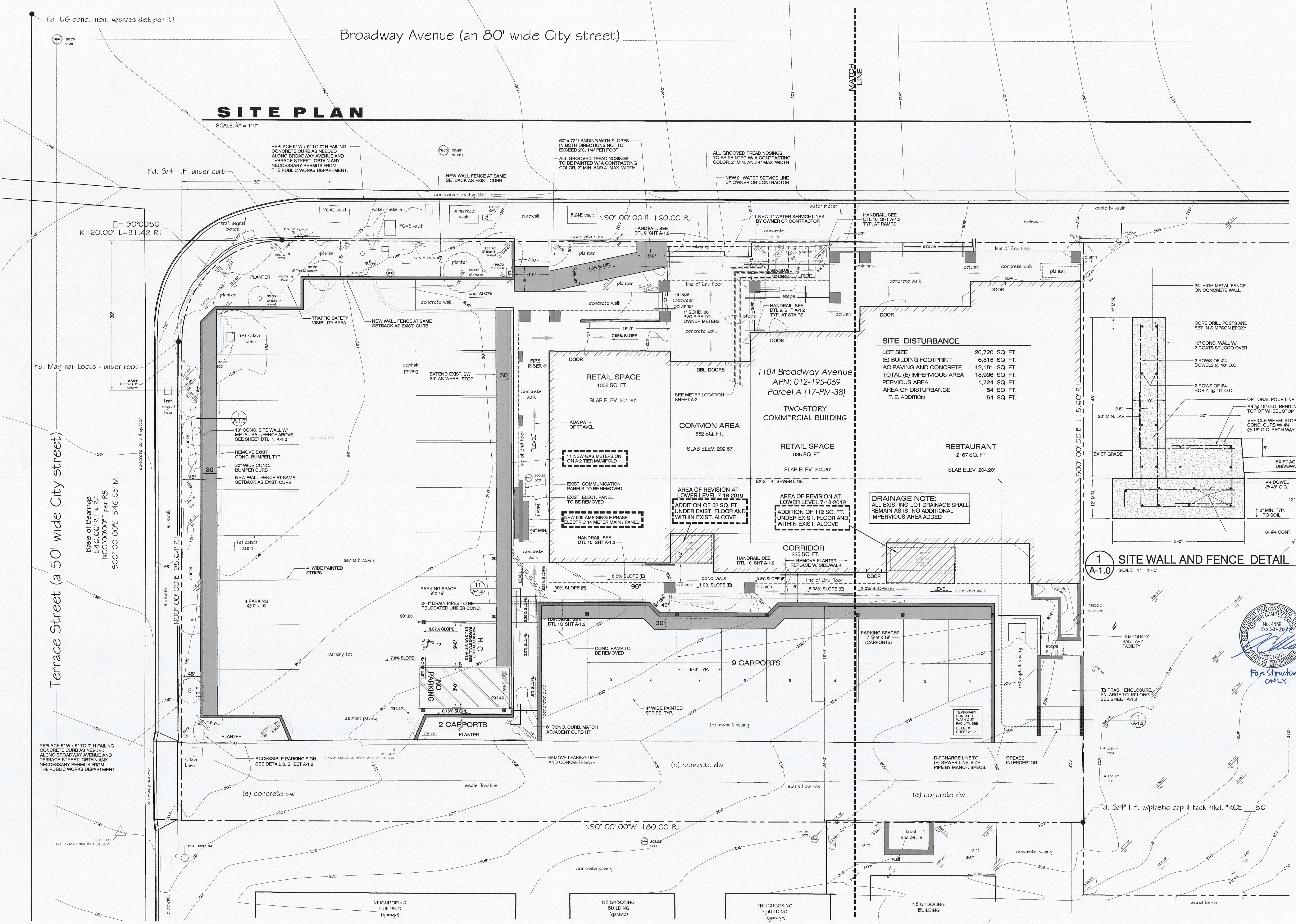
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature *(if different from above)*

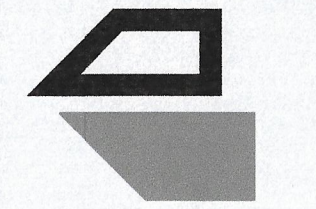
Date



REVISIONS	BY
06-28-2021	SM

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STEVE MICKEL
building design + construction
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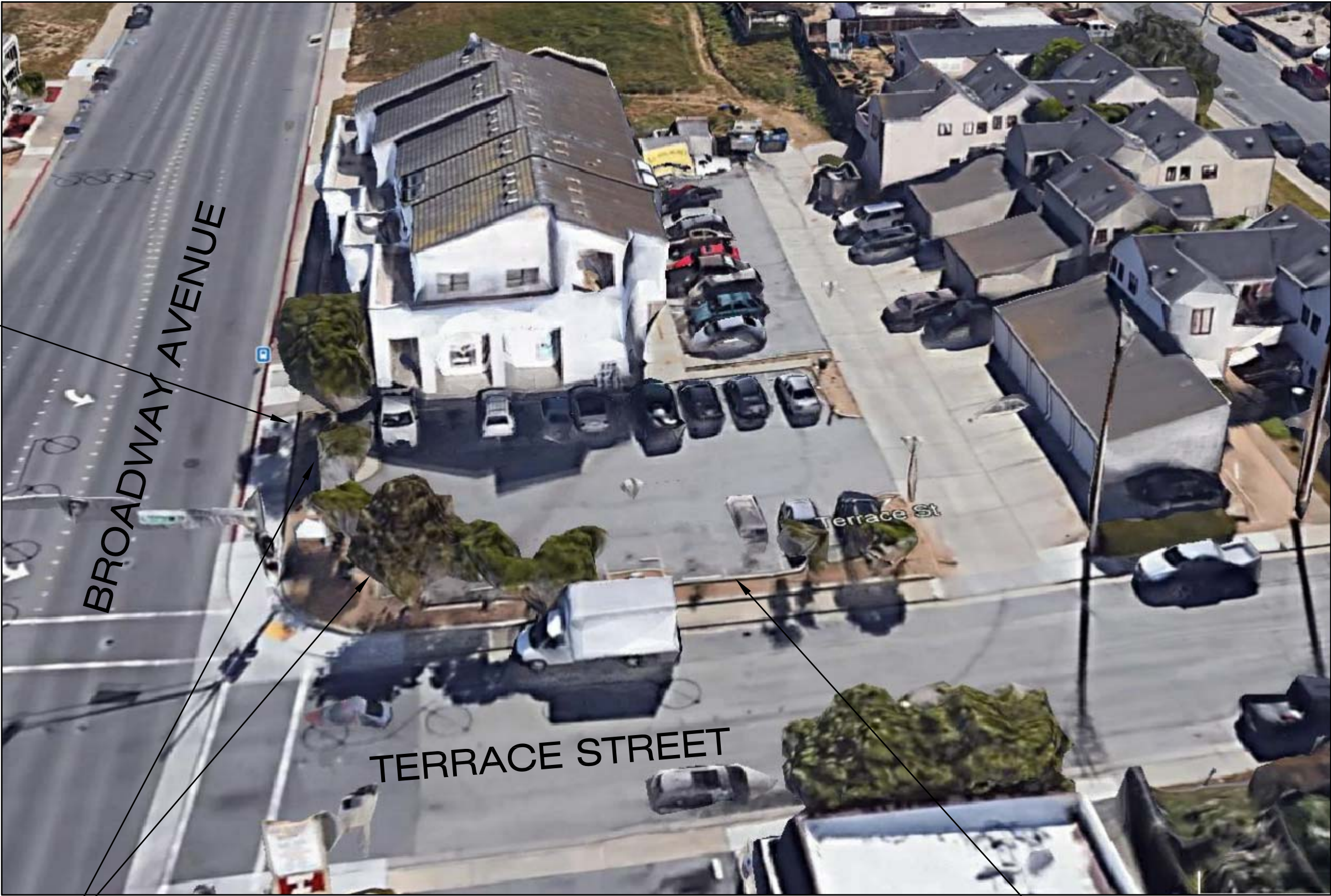
MAYONE
STRUCTURAL, INC.
187-B EL DORADO
MONTEREY, CA. 93940
PH. (831) 372-4455
steve@mayonestructural.com

VEGA INVESTMENTS
1104 BROADWAY AVENUE
SEASIDE, CA. 93955 A.P.N. 012-195-069

Mixed use
project for:

Date: 04-07-2017
Scale: 1/8" = 1' - 0"
Drawn: S. MICKEL
Job:
Date plotted: 06-28-2021
Sheet:
A-1.0
Of 24 Sheets

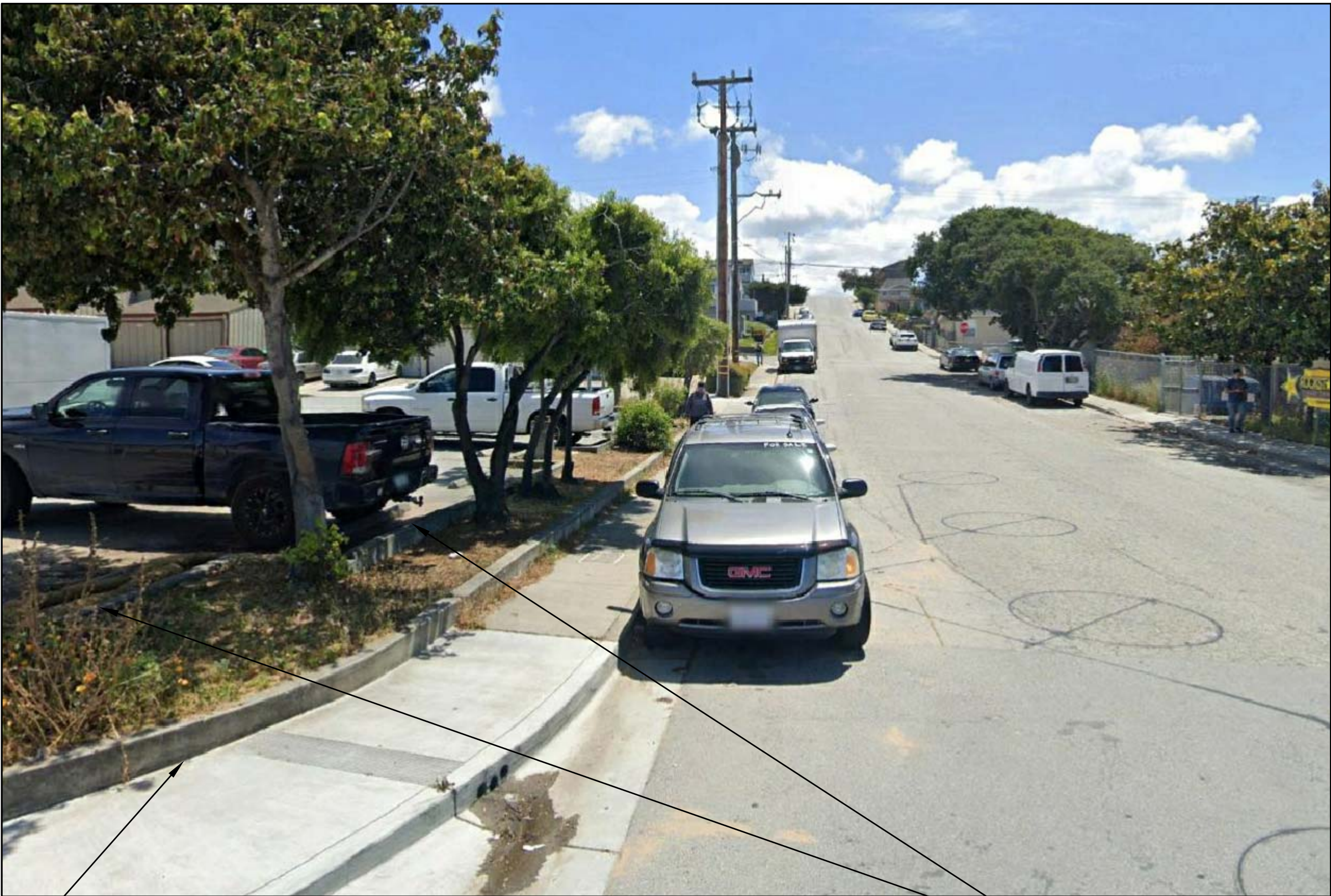
CURB
REPLACEMENT



PROPOSED
SITE WALL &
FENCE

PLAN VIEW
N.T.S.

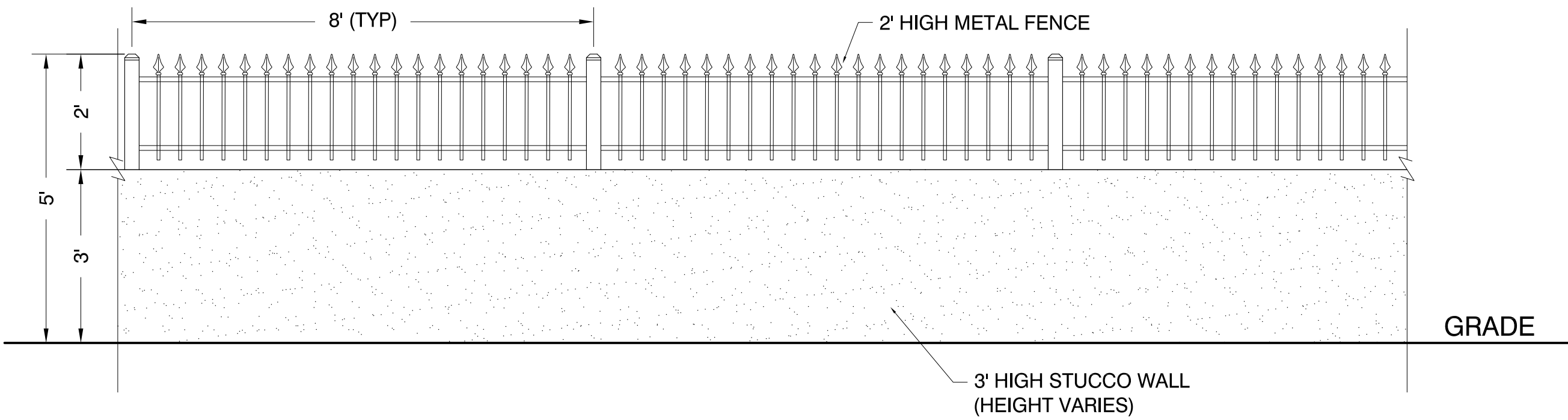
PROPOSED
SITE WALL &
FENCE



CURB
REPLACEMENT

VIEW FROM TERRACE STREET
N.T.S.

PROPOSED
SITE WALL &
FENCE



PROPOSED WALL AND FENCE

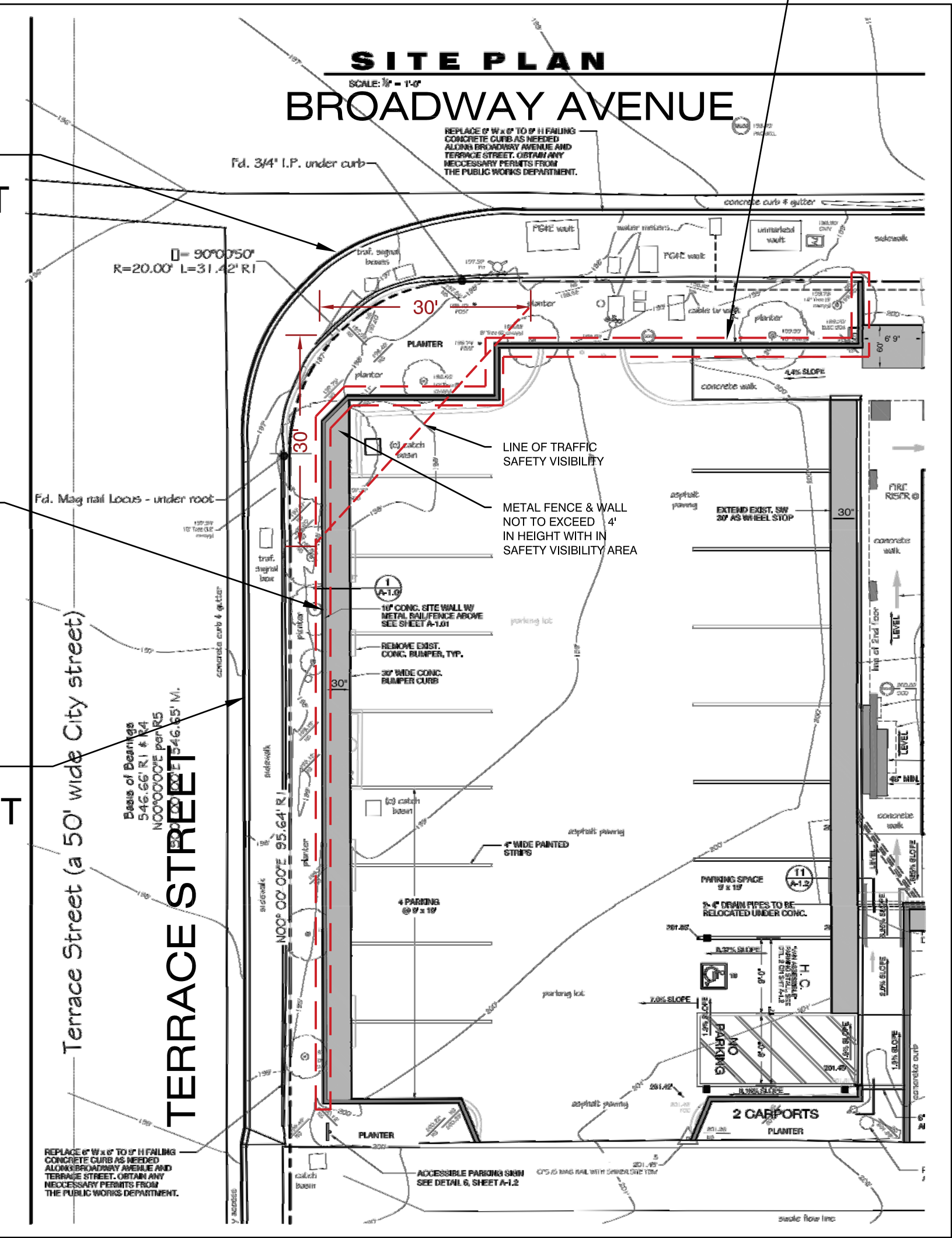
SCALE: 1/2" = 1' - 0"

PROPOSED
SITE WALL &
FENCE

CURB
REPLACEMENT

PROPOSED
SITE WALL &
FENCE

CURB
REPLACEMENT



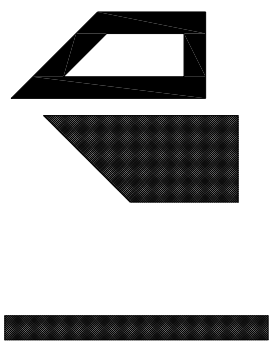
SITE PLAN
N.T.S.



REVISIONS	BY
05-26-2021	SM

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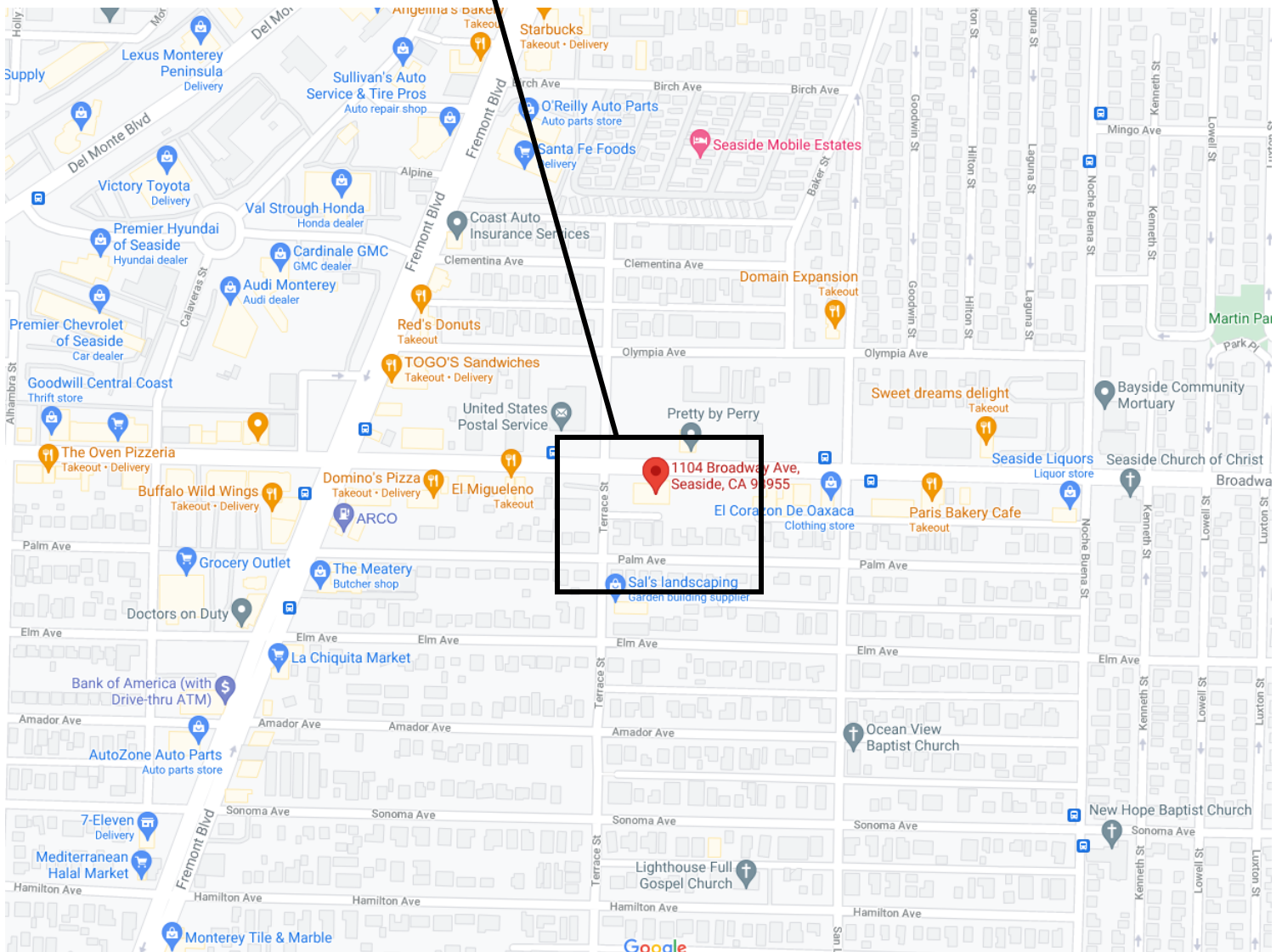
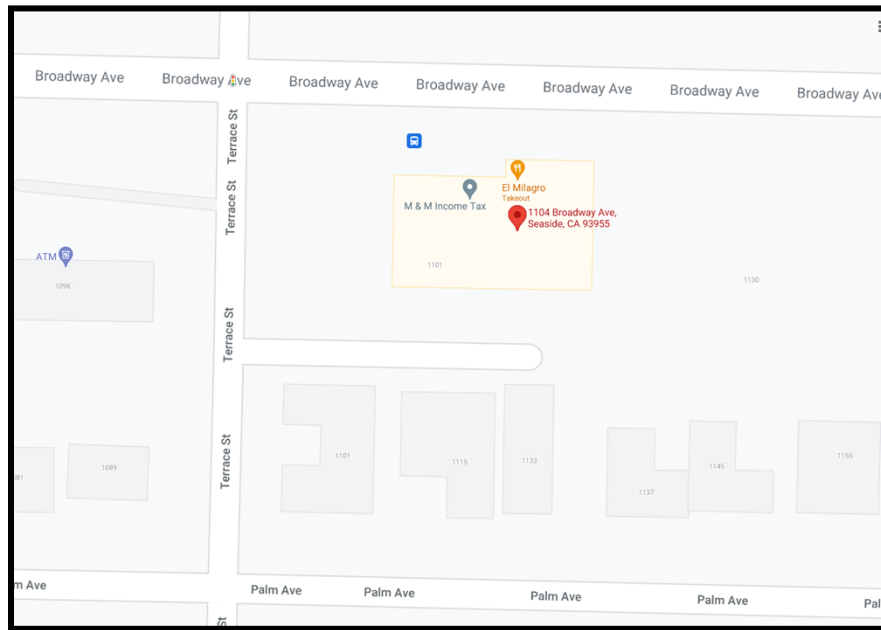


VEGA INVESTMENTS
1101 BROADWAY AVENUE
SEASIDE, CA 93955 A.P.N. 012-195-069

Date:	05-19-2021
Scale:	1/2" = 1' - 0"
Drawn:	S. MICKEL
Job:	
Date plotted:	05-26-2021

Sheet:
A-1.01
Of 24 Sheets

Attachment 3: Location Map, Site and Area Photos



Site Photos:



Looking southwest.



Looking south from sidewalk through parking lot.



Looking east from corner of Terrace and Broadway.



Looking east from Terrace Street.



Area located in Traffic Safety Visibility Triangle (looking west).



View from corner of Terrace and Broadway looking south (along Terrace).



View from north side of building looking west towards intersection of Terrace + Broadway.



View from south side of building looking west through parking lot.

Area and Commercial Fence Photos



Commercial property west of subject property with chain link fence.



Property east of project site with no on site fencing along frontages.



Picket fence located between 1250 and 1280 Broadway.



Outdoor dining fencing at restaurant further up Broadway (east).

Fences in simialar transitional neighborhoods (Residential/Commercial)



Properties on south side of San Pablo Avenue

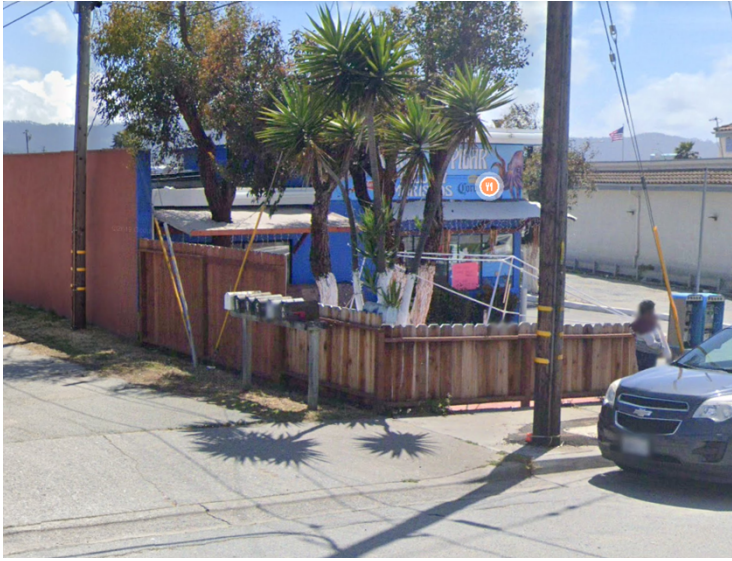


Seaside Garden Center on San Pablo Ave



Goodwill and Taco Bell along Fremont Boulevard

Attachment 3: Location Map, Site and Area Photos



Property on La Salle Avenue



Property along Echo Avenue (north side)



Property along Echo Avenue (north side)



Property along Echo Avenue (north side)