



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, June 22, 2022
6:00 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make 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 at least two (2) hours prior to the meeting time on the day of the meeting.
 - 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.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner
Elizabeth Madrigal	Commissioner

3. 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).

4. PUBLIC COMMENT

Members of the public wishing to address the Commission 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. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM JUNE 8, 2022

6. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-07: JANELLI ARAGON, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR THE INSTALLATION OF A FOUR FOOT HIGH FENCE AND FIVE FOOT HIGH GATES WITHIN TEN FEET OF THE FRONT AND STREET SIDE PROPERTY LINES LOCATED AT 1325 FREMONT BOULEVARD (APN:011-333-015-000) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT, THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 3, SECTION 15303.(E): NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.

B. VARIANCE APPLICATION NO. VAR-22-01: KYLE CHERNETSKY, APPLICANT, AND JOHN TARANTINO, PROPERTY OWNER, REQUEST A VARIANCE TO THE FOLLOWING RESIDENTIAL ZONE DEVELOPMENT

STANDARD (SEASIDE MUNICIPAL CODE (SMC) SECTION 17.34.040, TABLE 3-8) AS ASSOCIATED WITH THE POTENTIAL CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE ON A 2324 SQUARE FOOT LOT LOCATED IN THE 1260- 1270 BLOCK OF PROSPECT STREET (APN: 012-352-022-000), IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT: REDUCED PARKING REQUIREMENTS FROM TWO SPACES, WITH AT LEAST ONE WITHIN A GARAGE, TO ONE PARKING SPACE WITHIN A GARAGE. THE APPLICATION WILL BE REVIEWED IN ACCORDANCE WITH SMC 17.62.080 VARIANCE AND MINOR VARIANCE. THE VARIANCE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 5, SECTION 15305: MINOR ALTERATIONS IN LAND USE LIMITATIONS.

- C. USE PERMIT APPLICATION NO. UP-22-03 AND ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-06. JAMES HARRINGTON, PROPERTY OWNER, AND ANATOLY OSTRETISOV (AO DESIGN), APPLICANT, ARE REQUESTING TWO DISCRETIONARY PERMITS: USE PERMIT FOR A PROPOSED EXTERIOR STAIRWAY LEADING TO BOTH THE MAIN DWELLING AND THE ADU, AND ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED 1,575 SQUARE FOOT, NEW TWO STORY SINGLE-FAMILY RESIDENCE, WITH AN ATTACHED 400 SF ADU ON AN EXISTING 3,500 SF VACANT LOT. THE PROJECT SITE IS LOCATED AT 1293 AMADOR AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-262-013). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 13, 2022
6:00 PM

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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



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, June 8, 2022
6:00 PM

1. CALL TO ORDER

Chair Silva called the meeting to order at 6:03 p.m.

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: EVANS, LA MICA, MADRIGAL, OWENS, SILVA
ABSENT: DODSON, HUYNH

3. REVIEW OF AGENDA

No changes.

4. PUBLIC COMMENT FOR COMMISSIONS

None

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM MAY 11, 2022

On motion by Commissioner Evans and second by Commissioner La Mica, and carried by the following vote, the Planning Commission moved to approve the minutes of May 11, 2022.

There were no comments from the public.

RESULTS: 4-0-1-2

AYES: Evans, La Mica, Madrigal, Silva

NOES: None

ABSTAIN: Owens

ABSENT: Dodson, Huynh

ACTION: APPROVED

6. BUSINESS ITEMS

A. SIGN PERMIT APPLICATION NO. SP-22-05: DARRYL CHOATES, APPLICANT, AND CHOATES PROPERTY MANAGEMENT, OWNER, ARE

REQUESTING DESIGN APPROVAL FOR THE INSTALLATION OF TWO 15 SQUARE FOOT L.E.D SIGNS ON THE FRONT (NORTH) AND SIDE (WEST) FACADES OF AN ENTERTAINMENT NIGHT CLUB LOCATED AT 500 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN (APN: 011-303-013). THE PROJECT IS EXEMPT CLASS 11, SECTION 15311(A), ON-PREMISE SIGNS, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Senior Planner, Rick Medina provided a presentation and responded to questions from the Commission. The applicant, Darryl Choates provided comments on the usage of the signs and responded to questions from the Commission

There were no comments from the public.

On motion by Commissioner Owens and second by Commissioner La Mica, and carried by the following vote, the Planning Commission moved to approve application No. SP-22-05 for 500 Broadway Avenue

RESULTS: 5-0-0-2

AYES: Evans, La Mica, Madrigal, Owens, Silva

NOES: None

ABSTAIN: None

ABSENT: Dodson, Huynh

ACTION: APPROVED SP-22-05 FOR 500 BROADWAY AVENUE

7. REPORTS FROM COMMISSIONERS

Chair Silva welcomed back Commissioner Owens

8. REPORTS FROM STAFF

City Clerk, Dominique Davis, announced that the Boards, Commissions, & Committees Orientation & Training on June 9th is going to be rescheduled for a later date.

9. ADJOURNMENT

With no further business, the meeting adjourned at 6:42 p.m.

Respectfully submitted,

**Dominique L. Davis, City Clerk/
Planning Commission Secretary**

William Silva, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: June 22, 2022

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-07: JANELLI ARAGON, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR THE INSTALLATION OF A FOUR FOOT HIGH FENCE AND FIVE FOOT HIGH GATES WITHIN TEN FEET OF THE FRONT AND STREET SIDE PROPERTY LINES LOCATED AT 1325 FREMONT BOULEVARD (APN:011-333-015-000) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT, THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 3, SECTION 15303.(E): NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.

PURPOSE & RECOMMENDATION

In accordance with Seaside Municipal Code 17.30.030.B.2. nonresidential fences along the front and street side property lines or within 10 feet of the front or street side property lines are subject to approval by the Board of Architectural Review.

BACKGROUND

The project site is 6750 square feet in area and is developed with a two-story 3093 square foot commercial building. The lot sits at the corner of Fremont Boulevard and Hamilton Avenue. Adjacent uses consist of two commercial properties to the north, a restaurant and food market to the south, Fremont Boulevard to the east, and a residence on commercial property to the west. The Vicinity Map is provided as Attachment 2. An Aerial Site Picture is provided as Attachment 3.

Project Description

The proposed project is to construct a fence around the perimeter of the commercial parking lot at 1325 Fremont Boulevard. The first floor of the commercial structure is

occupied by two businesses, Rooter King of Monterey County, Inc. and Ink Press Studios. The parking lot is primarily used by Rooter King's service vehicles. The upper floor is occupied by a residence.

Along the Fremont frontage, the proposed fence follows the property line and rises to a height of approximately four feet. Two pedestrian gates are proposed, one approximately five feet tall adjacent to the wall of the building and the other approximately four feet tall in line with the rest of the fence along the Fremont Boulevard frontage. The gate adjacent to the wall of the building provides the ability for Rooter King employees to walk directly from the parking lot to the front entrance. The gate along Fremont Boulevard matches an existing two-step stairway from the public sidewalk into the parking lot.

As the property curves to Hamilton Ave, the proposed fence continues along the property line until it reaches the vehicle gate. The automated vehicle gate is to be constructed using fencing reaching to a height of five feet and the two existing pylons. The gate will slide horizontally to open. This portion of the fence requires an encroachment permit for the gate and the gate mechanism which both encroach upon the public right of way.

The portion of the fence along the interior side property line is not subject to Board of Architecture Review, but it is substantially under the maximum height limit of eight feet..

Purpose of Architectural Review

Seaside Municipal Code 17.62.030.A. states the purpose of architectural review to be to improve the aesthetic appearance of open spaces and structures, especially those visible from public rights-of-way, and to establish design standards and policies promoting and enhancing good design.

Materials and Form

The fence manufacturer constructs custom fences from iron. Examples of their work are shown as Attachment 4. This fence will also be constructed of iron with an attractive black finish.

As submitted, the tops of the fence verticals are pointed. Seaside Municipal Code 17.30.020.E.4. prohibits materials designed to inflict injury unless approved by the Zoning Administrator for special security needs or as required by a City, state, or federal law or regulation. While not strictly designed to inflict injury, the pointed nature of the tops of the designed posts may have the same effect. Therefore staff recommends requiring a design that would not easily inflict injury.

Landscaping

The project will provide landscaping with plants mostly native to the area and entirely native to California as shown in Table 1. Water requirements of the selected plants are very low to low. In bloom, the plants will provide colorful contrast for the street corner

and out of season they will remain vibrant and varied in color. Attachment 5 shows the planting palette.

Table 1. Landscape plan

Type	Quantity	WUCOLS	Native
Deergrass	15	Low	To the Central Coast
California Fuchsia	4	Low	To Seaside
Foothill Penstemon	9		To the Central Coast
Bicolor Lupine	3		To Seaside
Sticky Monkey Flower	7	Very low	To Seaside

Traffic Safety Visibility Area

Per Seaside Municipal Code 17.30.030.E.2.a., the street visibility area is defined by measuring 30 feet from the intersection of the front and street side property lines and connecting the lines across the intervening property. The property has substantial curve at the corner. Extrapolating an intersection of the front and street side property lines, the point of intersection is in the public right of way, shown in Attachment 6. Completing the triangle, only a small portion of the proposed fence is in the traffic safety visibility area. Fences and other structures within the traffic safety visibility area are limited to a height of four feet; the fence sections within that traffic safety area are slightly taller than the four foot limit, shown in Table 2.

Table 2. Sections of fence within traffic safety visibility area

Item Number	Section Number	Height	Number of Pieces
9	JB01-19 X2	4' 3 ½"	2
10	JB01-20	4' 3 ½"	2

Lowering these four sections of fence 3½ inches satisfies SMC 17.30.030.E.2.a.

FISCAL IMPACT

The project would not create a fiscal impact.

RECOMMENDATION

Approve the BAR-22-07 by adopting the Resolution, which includes Exhibit A: Project Plans and project conditions of approval.

ATTACHMENTS

1. Attachment 1: Draft Resolution
2. Exhibit A to Attachment 1: Project Plans
3. Attachment 2: Vicinity Map
4. Attachment 3: Aerial Site Picture
5. Attachment 4: Fence Picture Samples
6. Attachment 5: Landscape Plan

7. Attachment 6: Traffic Safety Visibility Area

RESOLUTION NO. BAR-22-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-07 FOR A FOUR TO FIVE FOOT FENCE ALONG THE FRONT AND STREET SIDE PROPERTY LINES FOR THE COMMERCIAL PROPERTY LOCATED AT 1325 FREMONT BOULEVARD (APN: 011-333-015-000).

WHEREAS, Janelli Aragon, property owner and applicant, has applied for Board of Architectural Review approval for construction of a fence along the front and street side property line of the commercial property; and

WHEREAS, 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 in relation to the proposed fence; and

WHEREAS, Architectural review is intended to improve the aesthetic appearance of open spaces and structures, especially those visible from public rights-of-way, and to establish design standards and policies promoting and enhancing good design; and

WHEREAS, Architectural review approval shall require that the Board of Architectural Review shall first evaluate the following aspects of each project:

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,
2. Landscape considerations. Landscape considerations, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, maintenance, and the protection of landscaped areas, and similar elements. The Board of Architectural Review shall encourage the planting of native and/or drought-tolerant landscaping in compliance with Seaside Municipal Code Section 17.30.040 (Landscaping Standards),

3. Lighting considerations. Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels; and

WHEREAS, the Planning Commission considered written information concerning the proposed exception at a duly noticed public hearing held on June 22, 2022; and

WHEREAS, the project is exempt from environmental review subject to Class 3, Section 15303(e): New Construction of Small Structures:

Evidence: Approval of the proposed Board of Architectural Review application would result in the approval of a four to five foot high fence on an existing commercial property, which is a minor improvement that would clearly not result in any impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopt the following findings for the approval of Board of Architectural Review Application No. BAR-22-07:

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.

Evidence: *The fence design is appropriate for the commercial corridor and appropriately balances security and attractiveness.*

2. Landscape considerations. Landscape considerations, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, maintenance, and the protection of landscaped areas, and similar elements. The Board of Architectural Review shall encourage the planting of native and/or drought-tolerant landscaping in compliance with Section [17.30.040](#) (Landscaping Standards).

Evidence: *The proposed plantings are appropriate for the limited landscape area. All proposed plants are California natives and drought tolerant, most are native to Seaside.*

3. Lighting considerations. Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.

Evidence: *No additional lighting is required.*

BE IT FURTHER RESOLVED, the Planning Commission hereby approves Board of Architectural Review Application No. BAR-22-07 subject to the following terms and conditions:

Project Specific:

Building

1. Comply with all requirements of the current California Building Code.

Fire Department

1. Comply with all requirements of the Seaside Fire Department and current California Fire Code.

Planning

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project, stamped "approved" on June 22, 2022 shown on Exhibit A.
2. Prior to the building permit being finalized for the project scope approved under Board of Architectural Review application, the applicant/owner shall be required to obtain a building permit and an encroachment permit for the fence construction.
3. The height of fence sections JB01-19 X2 and JB01-20 shall be reduced to 4 feet above grade to provide a traffic safety visibility area.
4. The construction of the fence shall be modified consistent with the direction to remove the pointed ends of the fence in compliance with the selected design.
5. Plants shall be installed in numbers relative to their size to sufficiently cover the landscaped area and to prioritize plant health.
6. Plant a native shade tree with low or very low water requirements at the corner with a minimum size of 15 gallons. Suggested species include coast live oak and catalina ironwood. A broader suggested list is available upon request.
7. Landscaping other than trees shall be maintained such that it remains at or below four feet in height in the traffic safety visibility area. Trees in the traffic

safety visibility area shall be pruned in four years, not earlier, to provide a minimum of clearance of 6' above the traffic safety visibility area.

8. All plantings shall be adequately watered during the establishment period of one year. Unsuccessful establishment: plants not thriving, dying, or being damaged shall be replaced at a 1:1 basis.
9. Create a planted trellis on the side of the building facing Fremont and the proposed fence. Install a trellis design in compliance with guidance from the Planning Commission. A suggested species is Island Morning Glory (*calystegia macrostegia*) or other hardy climbing vine such as Bougainvillea. Native species are preferred. Planters should be as large as feasible while complying with the Americans with Disabilities Act requirements.

Public Works

1. Proposed project must implement storm water best management practices (BMPs) during construction. (SMC 8.46)
2. 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.

Standard:

1. 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.
2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

3. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures.
4. 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.
5. Water conservation fixtures shall be provided in the proposed project.
6. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
7. Design Review approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
8. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the meeting of the Planning Commission of the City of Seaside, State of California, on the 22nd day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-22-07

This permit is 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 Water Allocation Committee.

Applicant's Signature

Date

Property Owner's Signature

Date

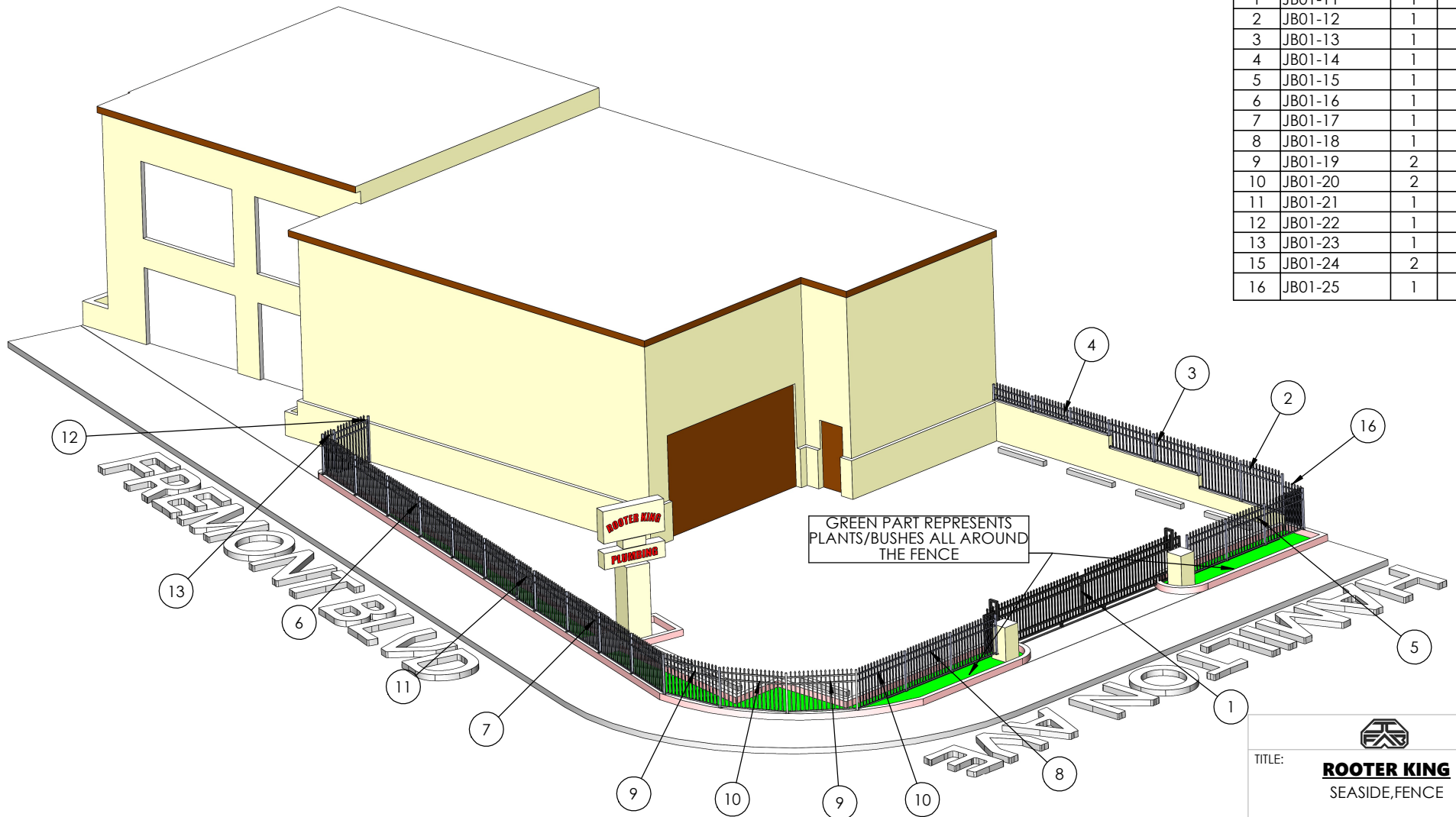
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ITEM NO.	SECTION NUMBER	QTY.	PAGE
1	JB01-11	1	2
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6	JB01-16	1	7
7	JB01-17	1	8
8	JB01-18	1	9
9	JB01-19	2	10
10	JB01-20	2	10
11	JB01-21	1	11
12	JB01-22	1	11
13	JB01-23	1	12
15	JB01-24	2	12
16	JB01-25	1	12



TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE: 1:384 WEIGHT:	SHEET 1 OF 12
JC		3/21/2022		

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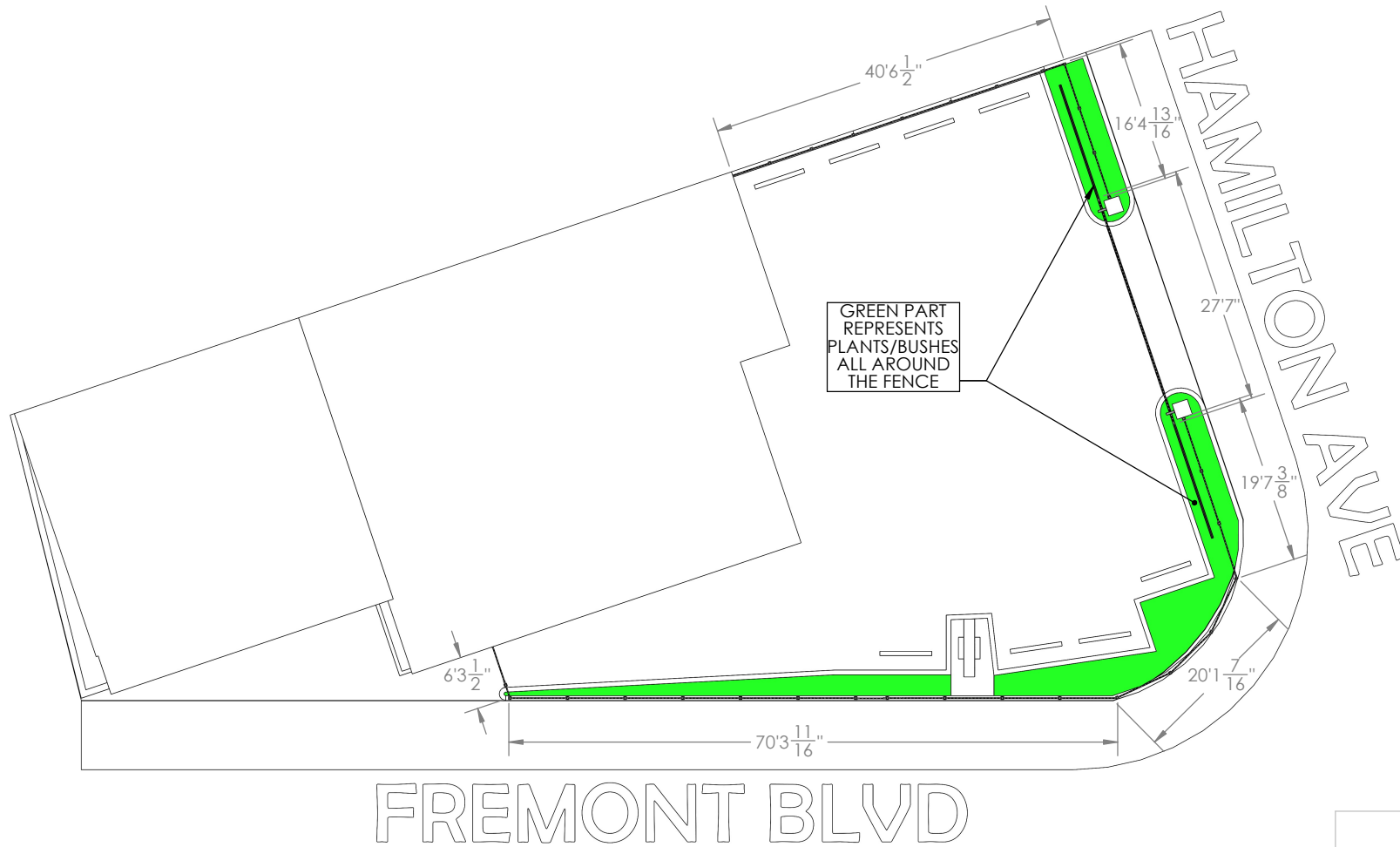
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B

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TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE: 1:384 WEIGHT:	SHEET 2 OF 12
JC		3/21/2022		

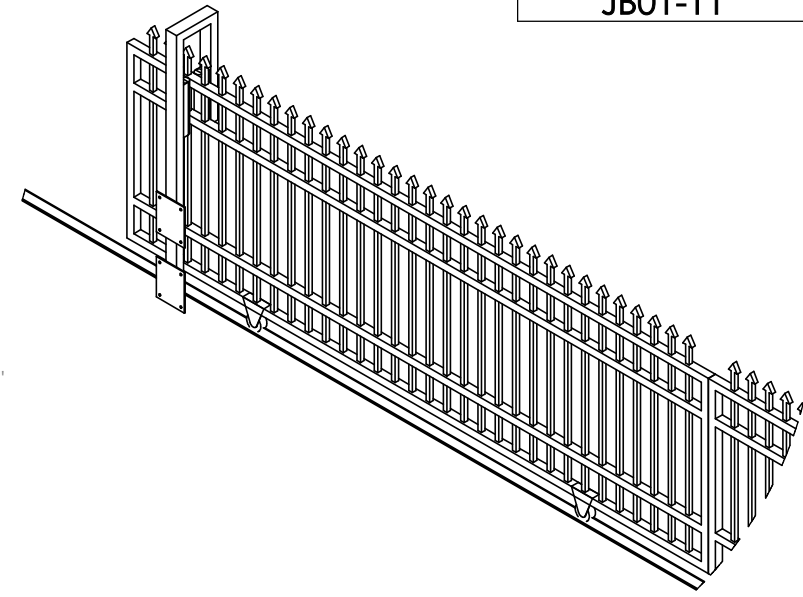
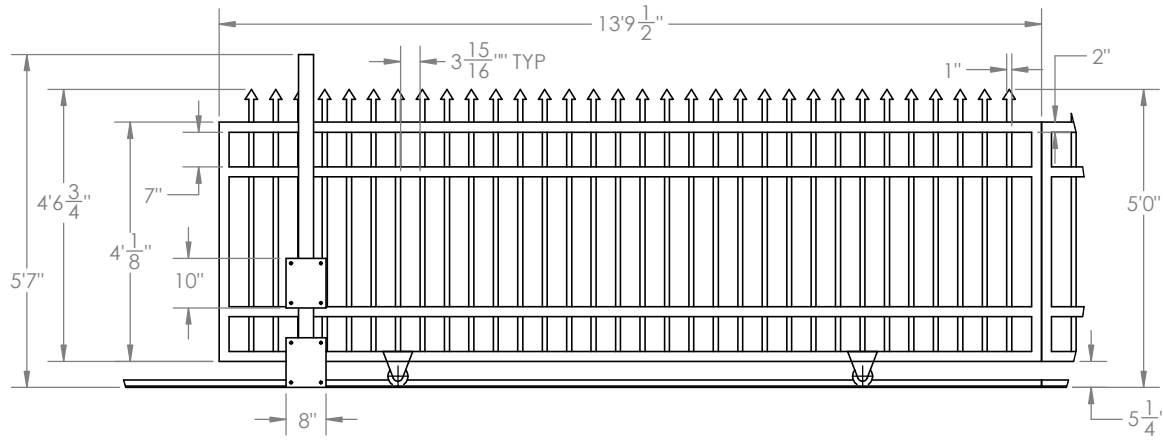
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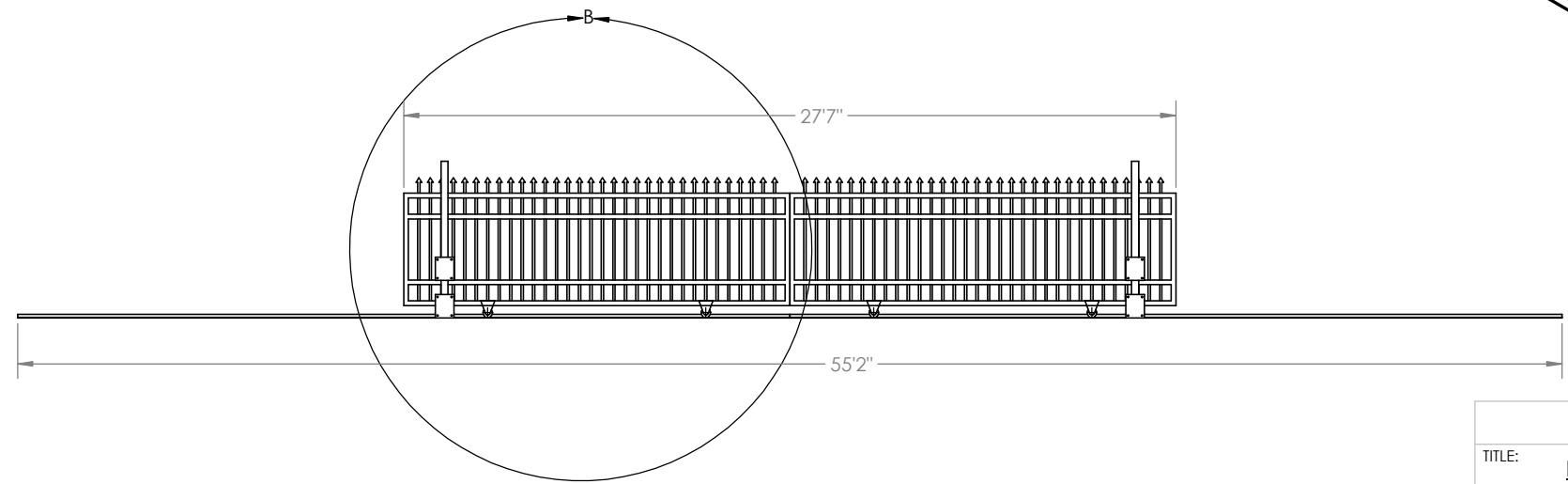
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SECTION NUMBER
JB01-11



DETAIL B
SCALE 1 : 25



			
TITLE: ROOTER KING SEASIDE, FENCE			
SIZE	DWG. NO.	REV	
B	JB01-00A DW		
DRAWN	NAME	DATE	
JC		3/21/2022	
SCALE: 1:96		WEIGHT:	SHEET 3 OF 12

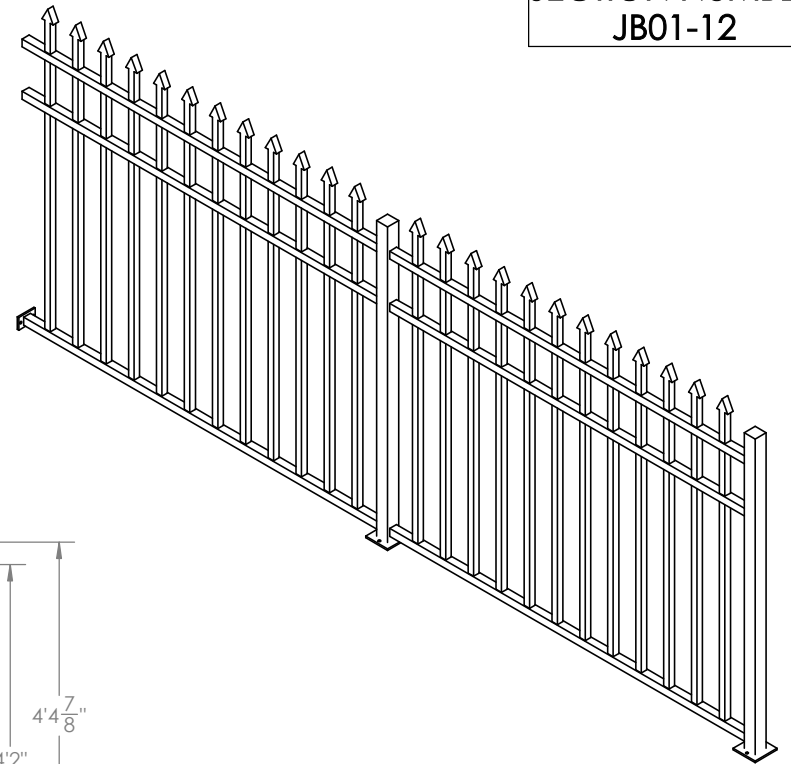
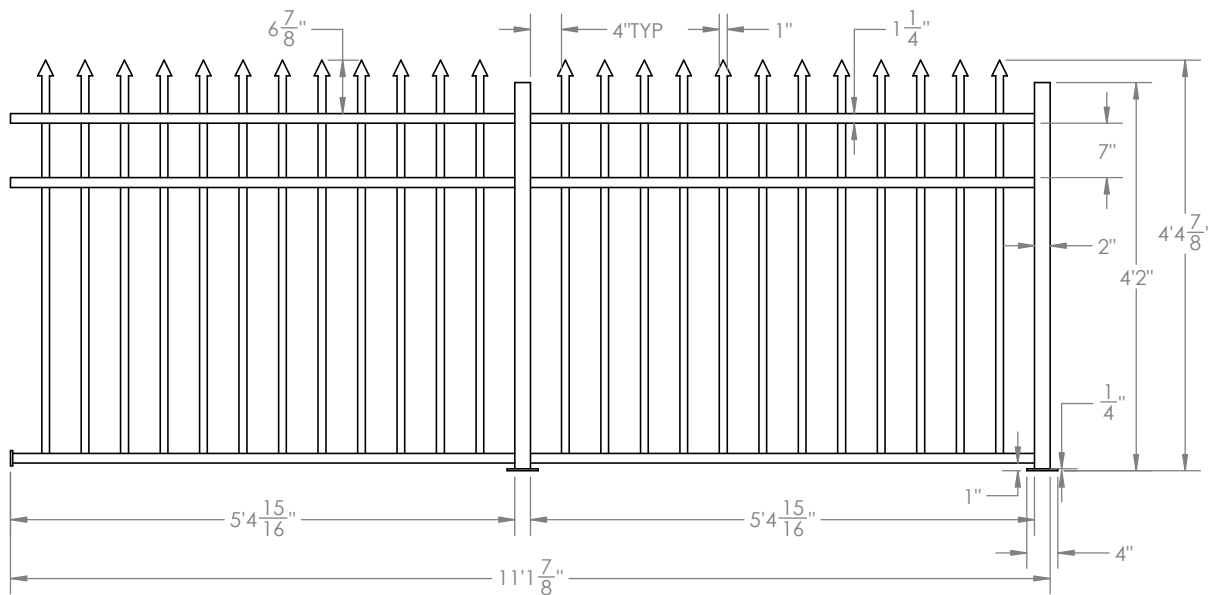
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SECTION NUMBER
JB01-12



TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
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DRAWN	NAME	DATE	SCALE: 1:16	WEIGHT:	SHEET 4 OF 12
JC		3/21/2022			

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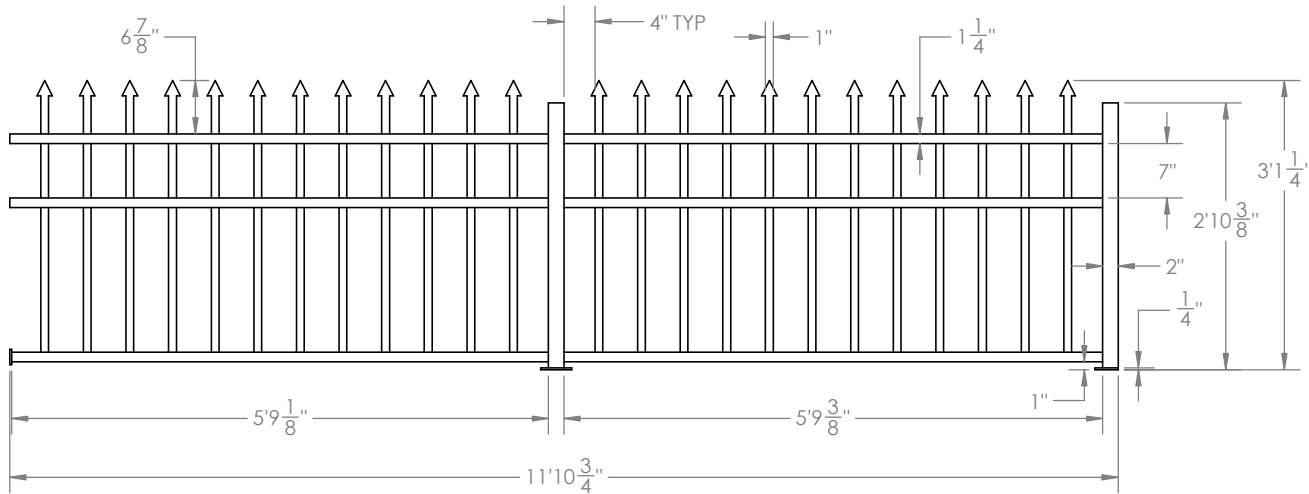
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SECTION NUMBER
JB01-13



TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE: 1:16	WEIGHT:	SHEET 5 OF 12
JC		3/21/2022			

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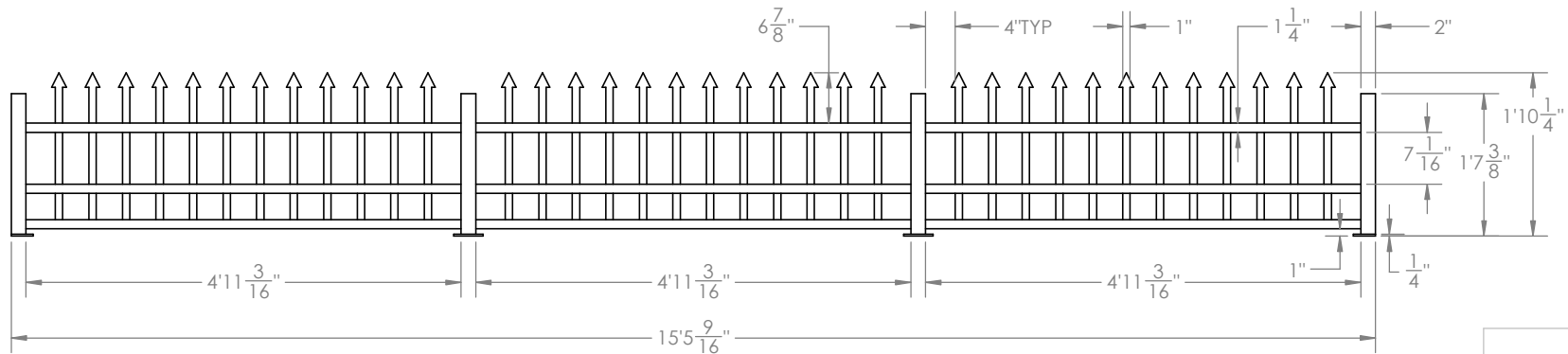
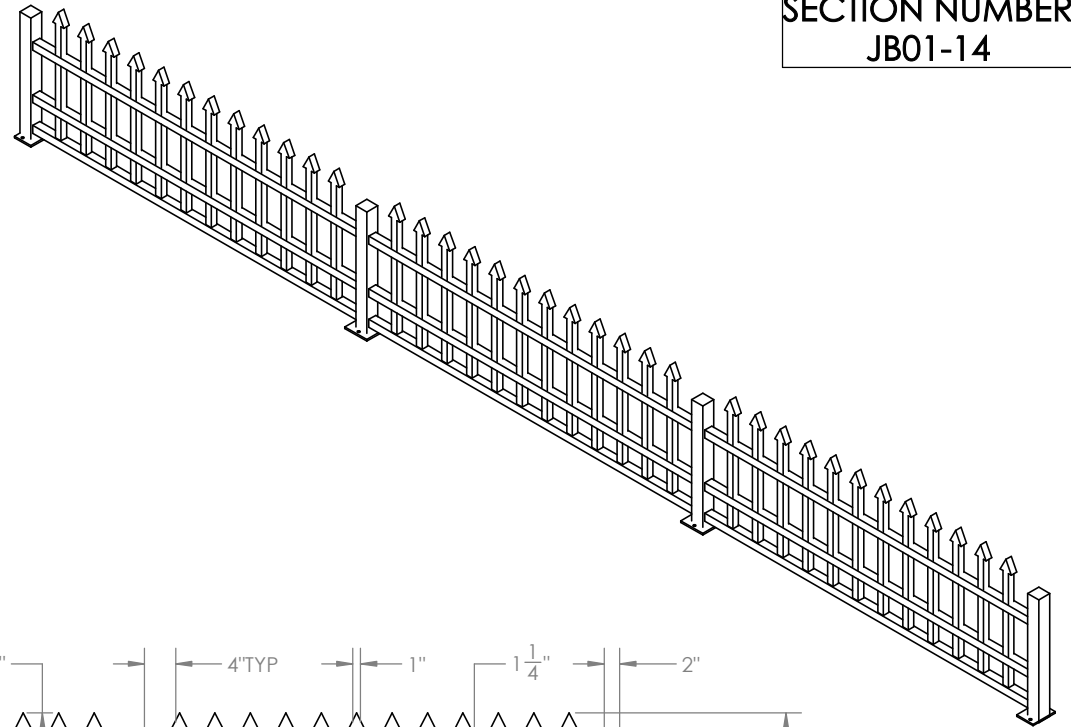
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SECTION NUMBER
JB01-14



TITLE:
ROOTER KING
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE: 1:24	WEIGHT:	SHEET 6 OF 12
JC		3/21/2022			

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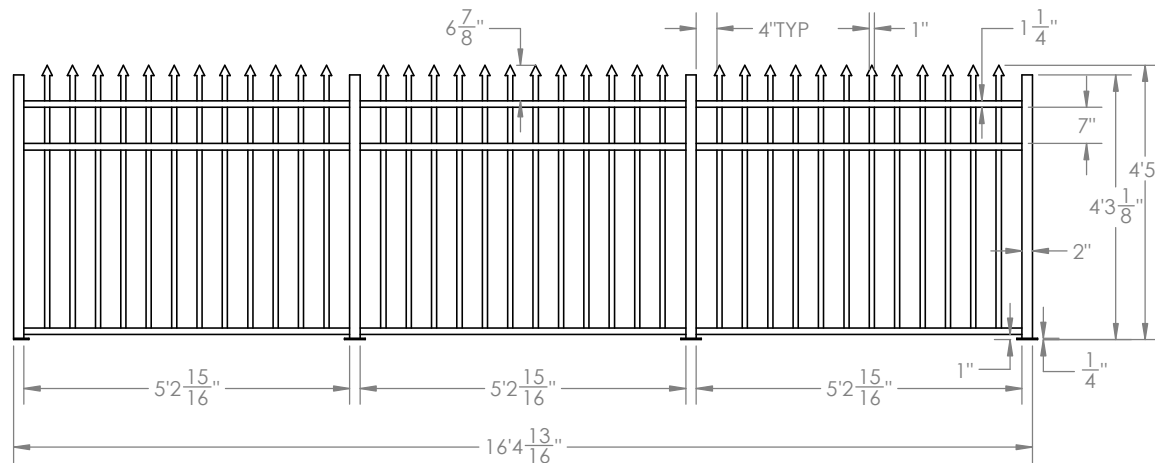
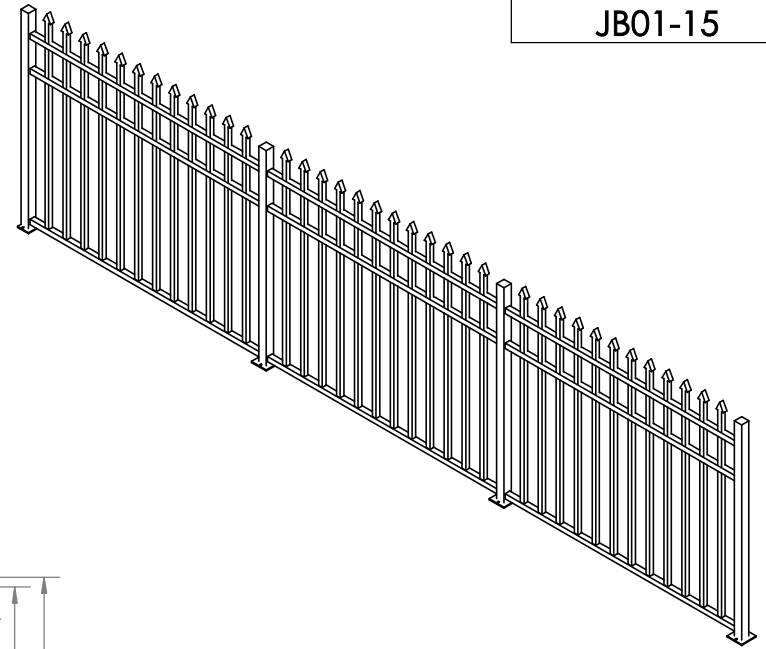
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SECTION NUMBER
JB01-15



TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE	WEIGHT	SHEET
JC		3/21/2022	1:24		7 OF 12

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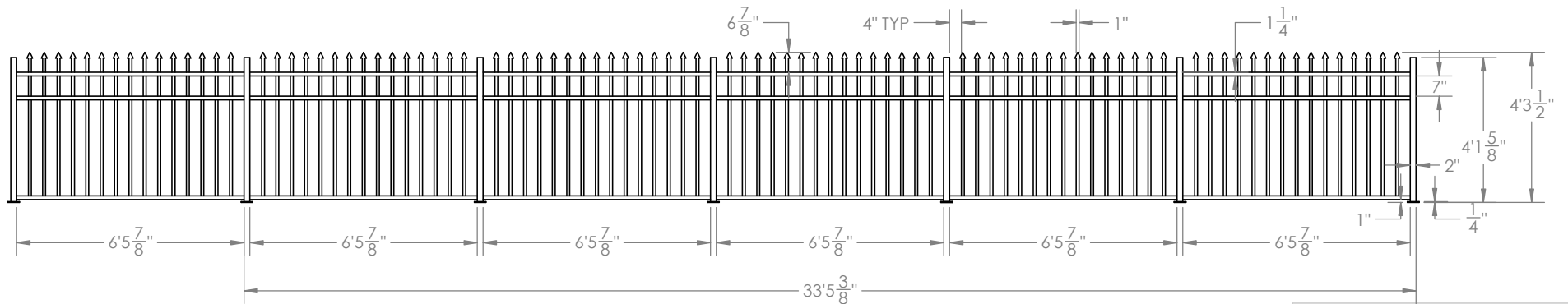
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SECTION NUMBER
JB01-16



TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE	WEIGHT	SHEET
JC		3/21/2022	1:48		8 OF 12

4

3

2

1

4

3

2

1

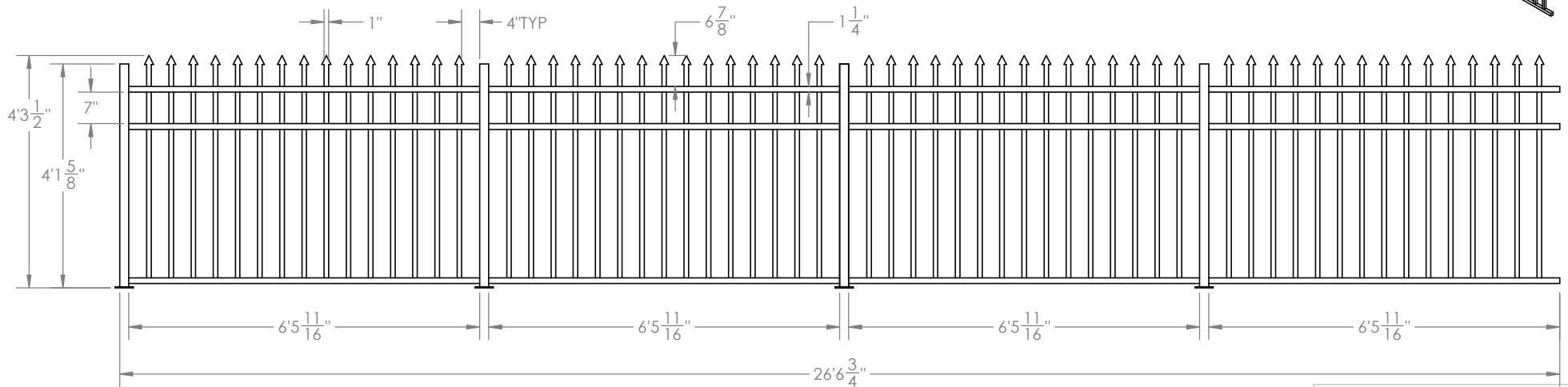
SECTION NUMBER
JB01-17

B

B

A

A



TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE: 1:48	WEIGHT:	SHEET 9 OF 12
JC		3/21/2022			

4

3

2

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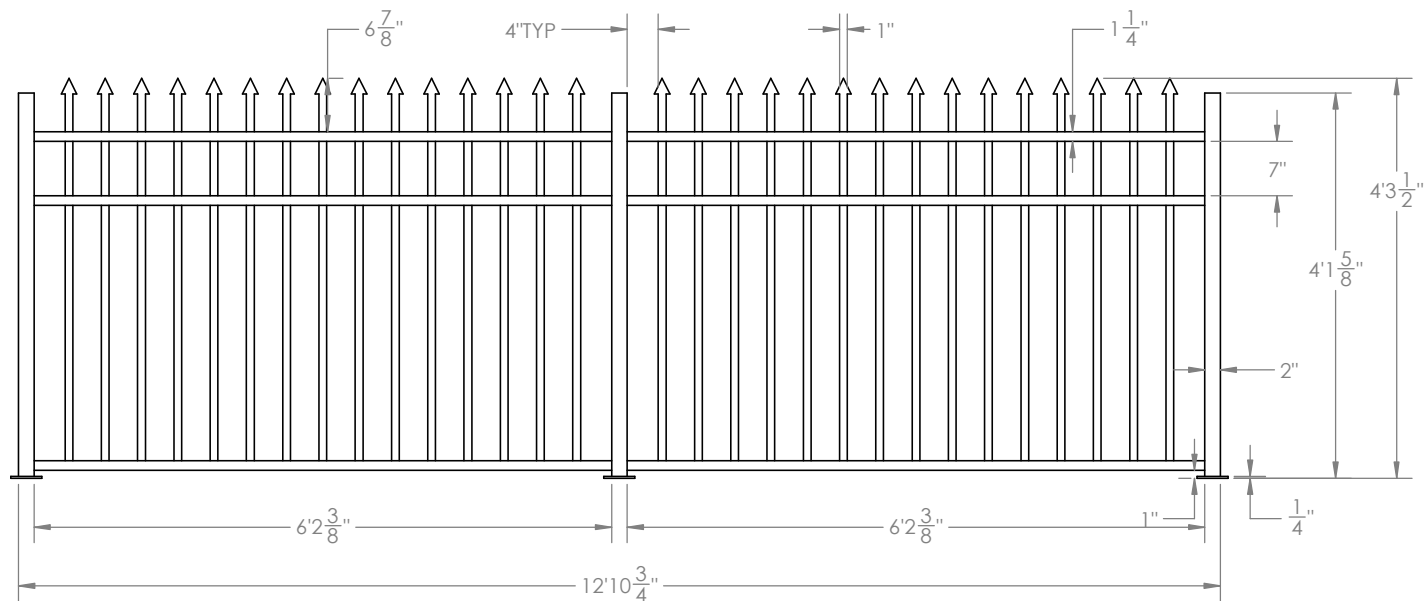
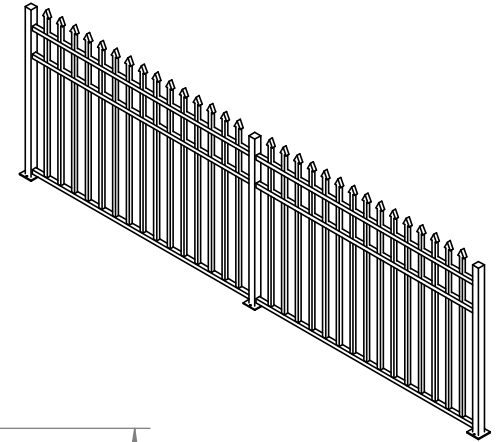
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1

SECTION NUMBER
JB01-18



TITLE: **ROOTER KING**
SEASIDE, FENCE

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DRAWN	NAME	DATE	SCALE	WEIGHT	SHEET
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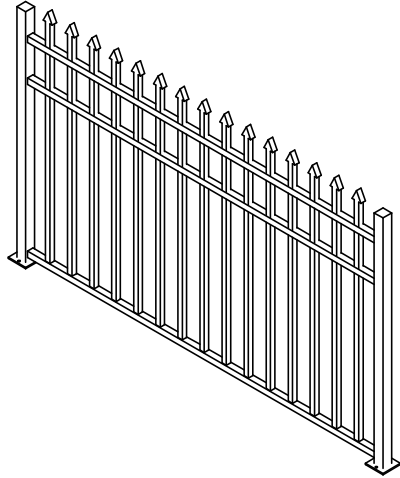
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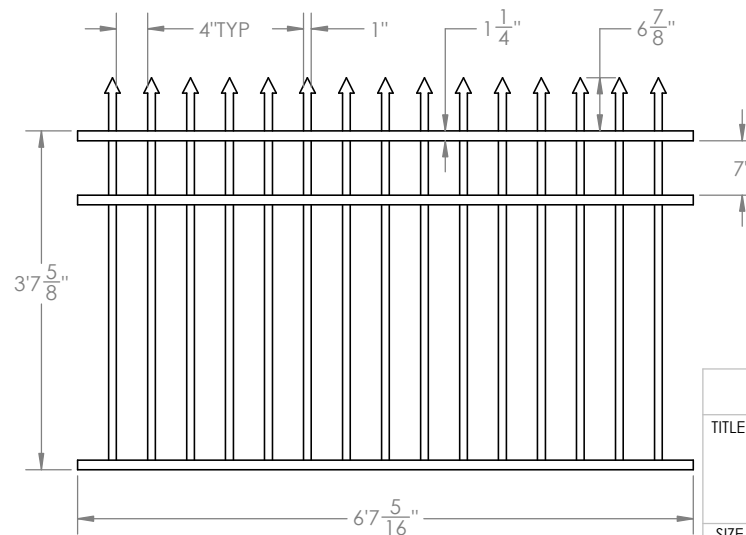
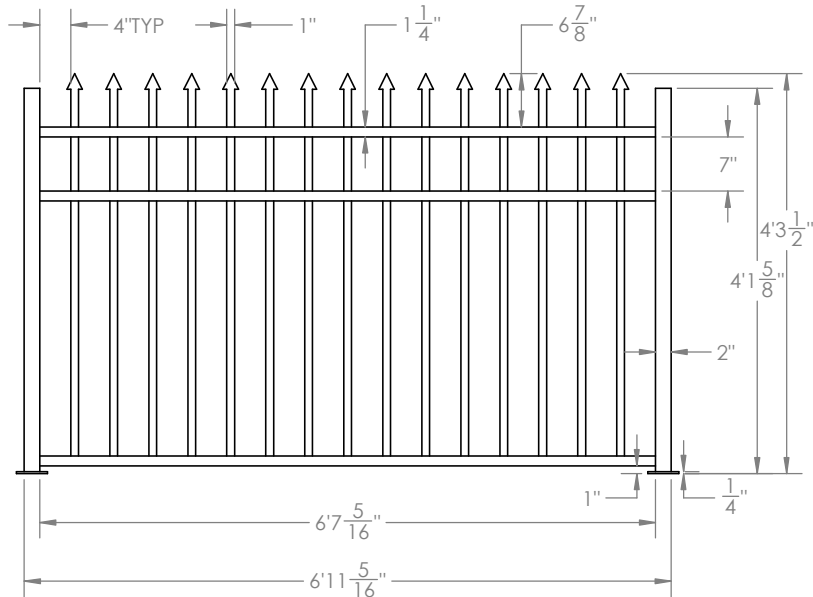
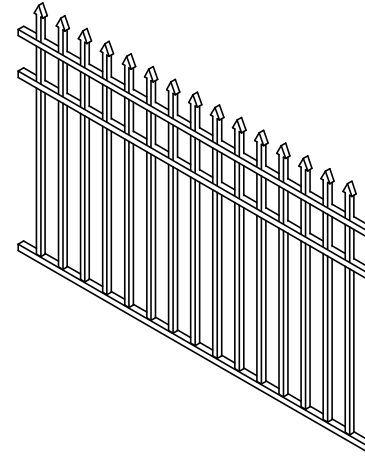
SECTION NUMBER
JB01-19 X2



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SECTION NUMBER
JB01-20



TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE	WEIGHT	SHEET
JC		3/21/2022	1:12		11 OF 12

4

3

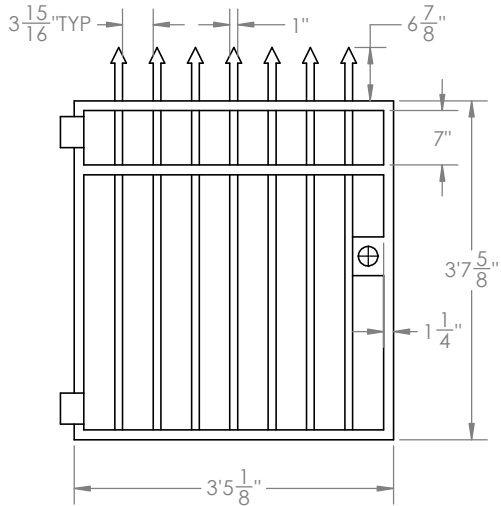
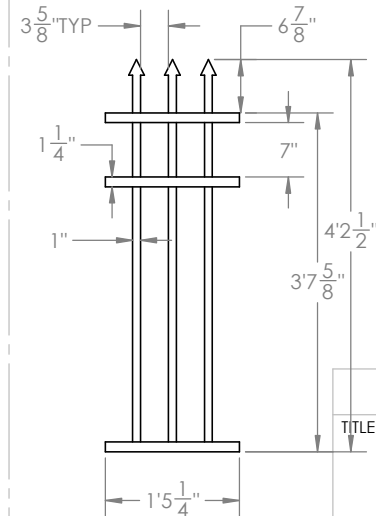
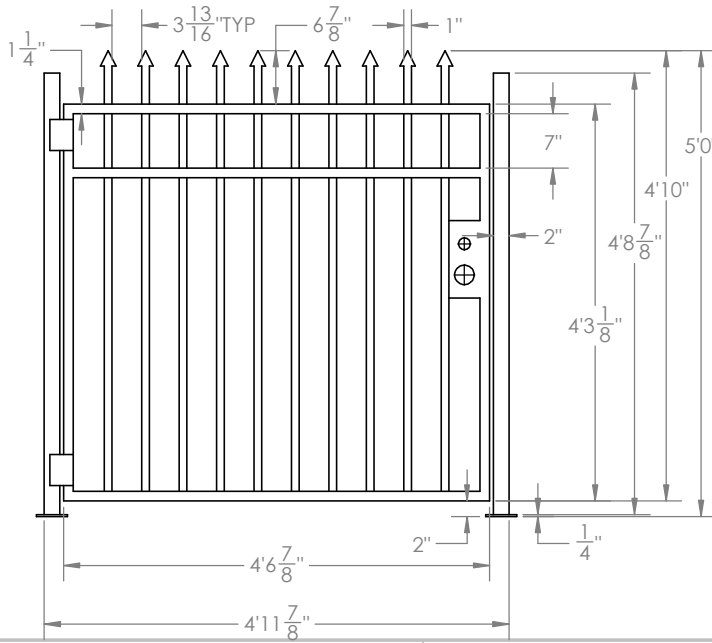
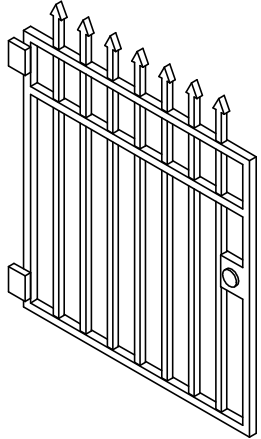
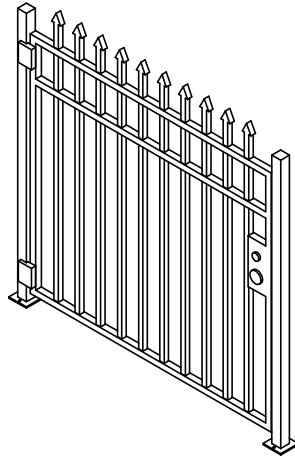
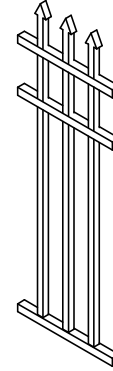
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SECTION NUMBER
JB01-21

SECTION NUMBER
JB01-22

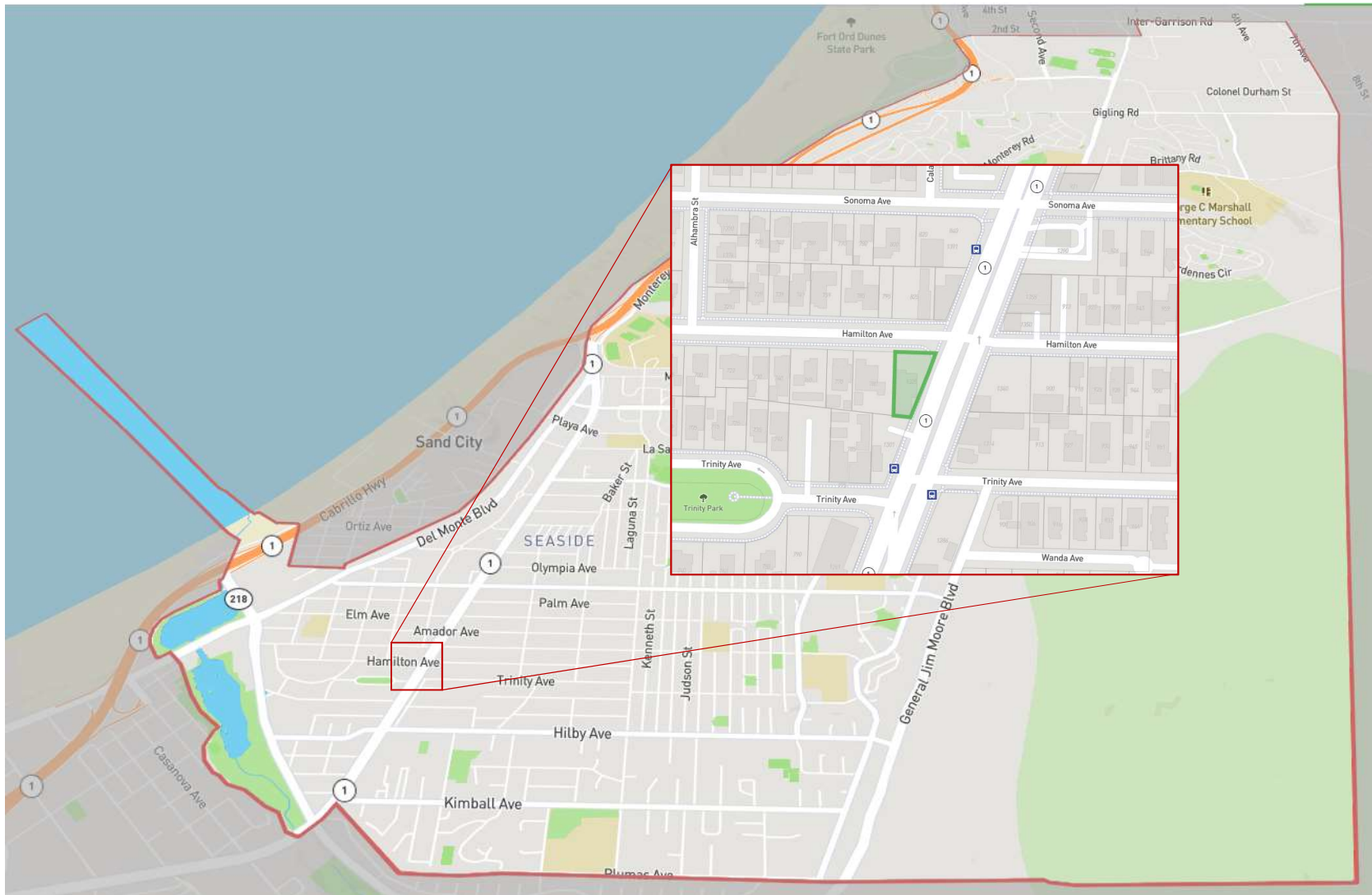
SECTION NUMBER
JB01-23



TITLE: **ROOTER KING**
SEASIDE, FENCE

SIZE	DWG. NO.	REV
B	JB01-00A DW	

DRAWN	NAME	DATE	SCALE	WEIGHT	SHEET
JC		3/21/2022	1:12		12 OF 12

















1325 Fremont Blvd. - Fence Project

Plant Chart That Will Be Planted On The Property:



- Deergrass
QTY: 15



- Bicolor Lupine
QTY: 3



- Sticky Monkey Flower
QTY: 7



- California Fuchsia
QTY: 4



- Foothill Penstemon
QTY: 9

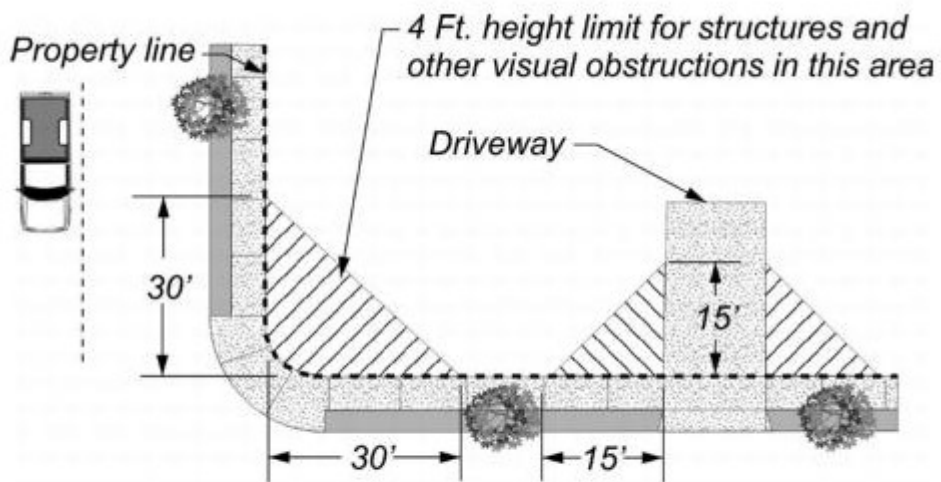
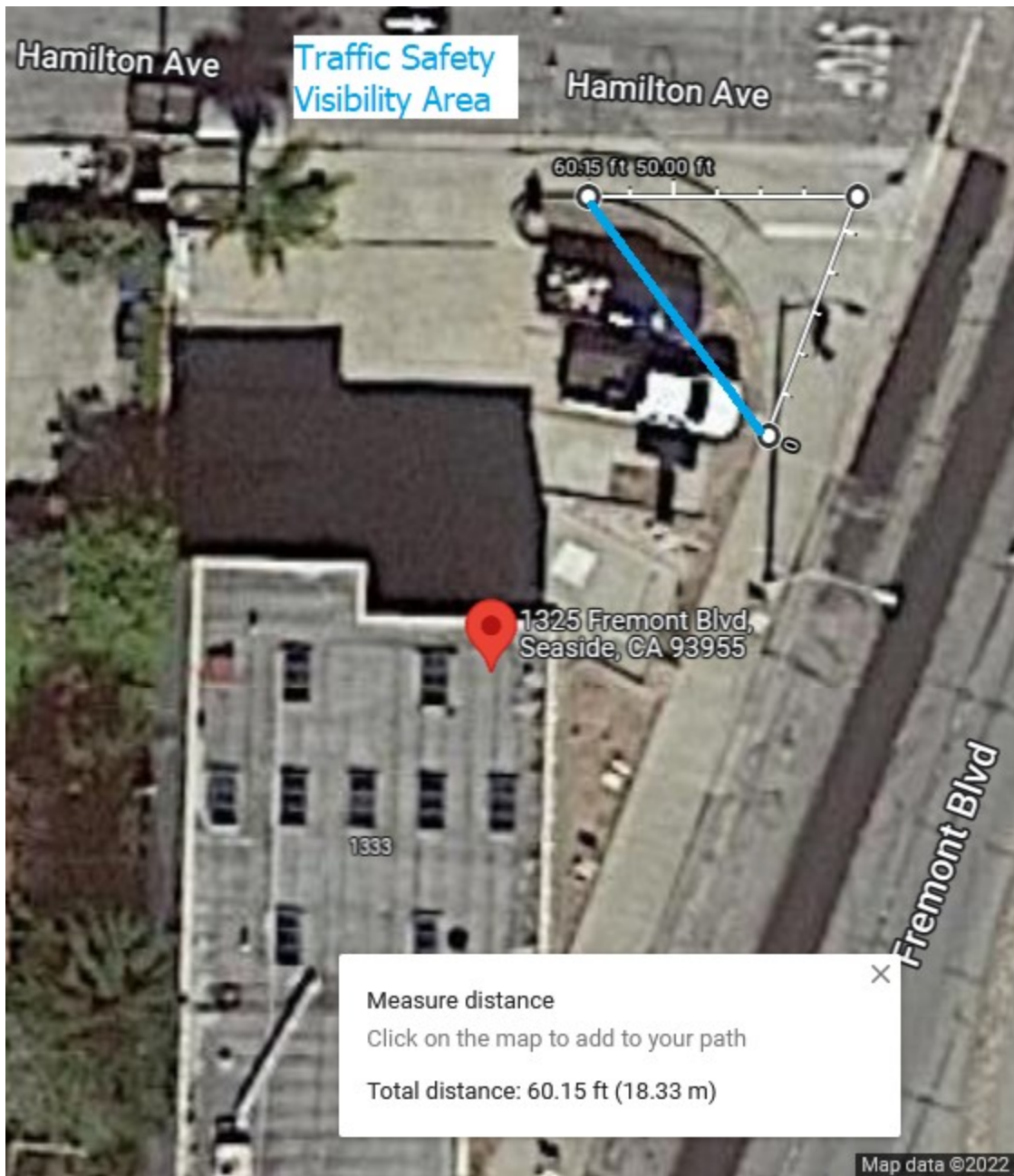


Figure 3-6 – Required Traffic Safety Visibility Area





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Planning Commission

BY: Jose Torres, Associate Planner
Eric Azriel, Assistant Planner

DATE: June 22, 2022

SUBJECT: VARIANCE APPLICATION NO. VAR-22-01: KYLE CHERNETSKY, APPLICANT, AND JOHN TARANTINO, PROPERTY OWNER, REQUEST A VARIANCE TO THE FOLLOWING RESIDENTIAL ZONE DEVELOPMENT STANDARD (SEASIDE MUNICIPAL CODE (SMC) SECTION 17.34.040, TABLE 3-8) AS ASSOCIATED WITH THE POTENTIAL CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE ON A 2324 SQUARE FOOT LOT LOCATED IN THE 1260- 1270 BLOCK OF PROSPECT STREET (APN: 012-352-022-000), IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT: REDUCED PARKING REQUIREMENTS FROM TWO SPACES, WITH AT LEAST ONE WITHIN A GARAGE, TO ONE PARKING SPACE WITHIN A GARAGE. THE APPLICATION WILL BE REVIEWED IN ACCORDANCE WITH SMC 17.62.080 VARIANCE AND MINOR VARIANCE. THE VARIANCE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 5, SECTION 15305: MINOR ALTERATIONS IN LAND USE LIMITATIONS.

PURPOSE & RECOMMENDATION

The Variance provides a process for City consideration of requests to waive or modify certain standards of this Zoning Ordinance when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zone. Additionally, the Variance shall be approved or denied by the Commission (Seaside Municipal Code (SMC) 17.62.080.A and C.1). Staff recommends the Commission consider the project plans, project-supportive

staff presentation and staff report, the applicant and/or designer statement(s), public comments, and the variance findings in the motion to approve Variance 21-01, subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans

BACKGROUND

The subject site consists of an approximate 2,320 square-foot (sq. ft.) parcel located at 1268 Prospect St. There is an existing 540 sq. ft. dilapidated structure on the site, which will be demolished. The applicant has been granted a tree permit to remove an existing tree in the backyard to make space for the proposed accessory dwelling unit (ADU). Due to lot size limitations, the applicant has applied for a Variance to request a reduction in required parking.

PROJECT DESCRIPTION

The Variance is for reduced parking requirements associated with a proposed 1,050 sq. ft. two-story single-family residence on a 2,320 sq. ft. lot.

- 1) Reduced parking requirements: from two spaces, with at least one within a garage, to one parking space within a garage (SMC 17.34.040 Table 3-8 Parking Requirements by Land Use).

Project site and immediate surroundings:

The 2,320 sq. ft. site is located on the 1200 block of Prospect Avenue (APN: 012-352-022). The project site is immediately adjacent to single-story residential properties in all the cardinal directions. Few lots in the immediate area are of similar size, though one sub-2500 sq. ft. lot exists within a one-block radius. That lot has been developed with no garage and no parking.

STAFF ANALYSIS

Variance Analysis:

The applicant requests reduced parking requirements: from providing two spaces, with at least one within a garage, to providing one parking space within a garage. SMC 17.34.040 Table 3-8 Parking Requirements by Land Use has a specific parking requirement for single-family dwellings on narrow lots of less than 50 feet in width: two parking spaces, at least one within a garage. One parking space is proposed within the garage and the applicant is requesting a variance to the requirement so they do not have to provide an additional parking space on the limited site. Residents often park on the driveway in front of their garage; this is permitted parking but it does not satisfy the requirement for a parking space because it is within the front setback (SMC 17.30.100.D.2).

The lot's location alongside an alley yields the possibility of creating a parking space in the rear of the property accessing the alley. However, opening the rear of the property to the alley would create privacy concerns. Additionally, with the applicant's intent to create an accessory dwelling unit, this space would most likely be immediately converted into an accessory dwelling unit. Because the lot is near public transit options, the parking space would not need to be replaced and the two-step process would result in unnecessary work.

FINDINGS

Environmental Review

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303(a): 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 proposed new construction will result in one new single-family dwelling*

Variance

SMC section 17.62.080.F outlines the following findings that are necessary for approval by the review authority regarding the variance:

Finding 1

There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and within the same zone.

Evidence: *The lot is nominally 2324 sq. ft. in area, 23 feet wide, and 88 feet long until it tapers into a point. The narrow lot width, unusual shape, and overall site area limits on-site amenities such as parking. The single-car garage space that is provided meets the intent of the code, in that it provides an off-street parking space that is not visible from the public right of way. The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.*

Finding 2

The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.

Evidence: *Project conditions of approval are incorporated in the Resolution, but the findings and adherence to the project plans in the subsequent BAR submittal would be the main tool to ensure that the variance adjustments do not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity.*

SMC 17.62.080.C.1-2 contains regulations for both Variance and Minor Variance applications. Minor Variances are considered by the Zoning Administrator and are capped at a 10% reduction to: Distance between structures, Parcel dimensions (not area), Setbacks, Structure height; and On-site parking, loading, and landscaping. Comparatively, the Variance regulations do not specify a limit to the degree of variance from development regulations. The Variance application is for one development regulation: parking. All other aspects of the project comply with the development regulations of the zone. The Variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity. The only similar property within a block radius has less parking than the current project proposes.

Finding 3

The proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: *The General Plan designation for the property is Medium Density Single Family Residential (RMS) and the proposed Variance is supported by a variety of General Plan goals and policies:*

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.2: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1.

Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.

Goal LU-3: Revitalize existing residential areas.

Policy LU-3.2: Improve the physical appearance of residential neighborhoods.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

The proposed Variance is consistent with the General Plan, as approval of the project

and subsequent discretionary permits would result in a new single-family housing unit in the RMS zoning district. The proposed 2 bed, 2 bath home would provide a housing type that is well-suited for the 2,300 sq. ft. lot in an area of the city where there are a mix of single-family homes and multi-family developments, revitalizing a dilapidated parcel and improving the appearance of the residential neighborhood. The Variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone nor does it deprive the subject property of privileges enjoyed by other property in the vicinity and within the same zone. Therefore, the new development would complement the existing land uses.

FISCAL IMPACT

The Project would not create a fiscal impact.

ATTACHMENTS

Attachment 1: Project Plans
Attachment 2 Vicinity Map
Attachment 3 Aerial Site Picture
Attachment 4 Images

RESOLUTION NO. 22-01

VAR-22-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

VARIANCE APPLICATION NO. VAR-22-01: KYLE CHERNETSKY, APPLICANT, AND JOHN TARANTINO, PROPERTY OWNER, REQUEST A VARIANCE TO THE FOLLOWING RESIDENTIAL ZONE DEVELOPMENT STANDARD (SEASIDE MUNICIPAL CODE (SMC) SECTION 17.34.040, TABLE 3-8) AS ASSOCIATED WITH THE POTENTIAL CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE ON A 2324 SQUARE FOOT LOT LOCATED IN THE 1260-1270 BLOCK OF PROSPECT STREET (APN: 012-352-022-000), IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT: REDUCED PARKING REQUIREMENTS FROM TWO SPACES, WITH AT LEAST ONE WITHIN A GARAGE, TO ONE PARKING SPACE WITHIN A GARAGE. THE APPLICATION WILL BE REVIEWED IN ACCORDANCE WITH SMC 17.62.080 VARIANCE AND MINOR VARIANCE. THE VARIANCE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 5, SECTION 15305: MINOR ALTERATIONS IN LAND USE LIMITATIONS.

WHEREAS, Kyle Chernetsky, applicant, and John Tarantino, property owner, have applied for VAR-22-01 requesting:

1. Reduced parking requirements: from two spaces, with at least one within a garage, to providing one parking space within a garage (SMC 17.34.040 Table 3-8 *Parking Requirements by Land Use*).

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 for a meeting held on June 22, 2022, and

WHEREAS, the Variance application is categorically exempt from the California Environmental Quality Act Class 5, Section 15305.

Evidence: VAR-22-01 - *The Variance application is for development standards: parking requirements.* The granting of the Variance application would not resulting in the creation of any new parcel, and therefore, the project is exempt.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Variance application No. VAR-22-01:

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and within the same zone.

Evidence: The lot is nominally 2324 sq. ft. in area, 23 feet wide, and 88 feet long until it tapers into a point. *The narrow lot width, unusual shape, and overall site area limits on-site amenities such as parking. The single-car garage space that is provided meets the intent of the code, in that it provides an off-street parking space that is not visible from the public right of way. The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.*

2. The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.

Evidence: *Project conditions of approval are incorporated in the Resolution, but the findings and adherence to the project plans in the subsequent BAR and UP submittals would be the main tool to ensure that the Variance adjustments do not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity.*

SMC 17.62.080.C.1-2 contains regulations for both Variance and Minor Variance applications. Minor Variances are considered by the Zoning Administrator and are capped at a 10% reduction to: Distance between structures, Parcel dimensions (not area), Setbacks, Structure height; and On-site parking, loading, and landscaping. Comparatively, the Variance regulations do not specify a limit to the degree of variance from development regulations. The Variance application is for one development regulations: parking. All other aspects of the project comply with the development regulations of the zone. The Variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone when considering the proportional Variance requests relative to the property area.

3. The Variance is consistent with the General Plan, and any applicable specific plan.

Evidence: *The General Plan designation for the property is Medium Density Residential (RM) and the proposed Variance is supported by a variety of General Plan goals and policies:*

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.2: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1. Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.

Goal LU-3: Revitalize existing residential areas.

Policy LU-3.2: Improve the physical appearance of residential neighborhoods.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

The proposed Variance is consistent with the General Plan, as approval of the project and subsequent discretionary permits would result in a new single-family housing unit in the RM zoning district. The proposed 2 bed, 2 bath home would provide a housing type that is well-suited for the 2,320 sq. ft. lot in an area of the city where there are a mix of single-family homes and multi-family developments, revitalizing a once vacant parcel and improving the appearance of the residential neighborhood.

The Variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone nor does it deprive the subject property of privileges enjoyed by other property in the vicinity and within the same zone. Therefore, the new development would complement the existing land uses and would be an exemplary example of how to build on small lots in the city while respecting the existing neighborhood.

BE IT FURTHER RESOLVED, that the Planning Commission approves Variance Application VAR-22-01 subject to the following conditions:

Project Specific

Planning:

1. The Applicant shall submit an application for a Variance for a reduction in required off-site parking and an Architectural Review application for the proposed new single-family home, which will include review of roof decks, the architectural design, the landscape design, and the exterior/site lighting. The plans submitted for the Use Permit and Architectural Review shall substantially conform to the plans reviewed/approved under this Variance application, dated 02.09.22 and labeled "Project Plans," included as Exhibit A to Attachment 1.

Building Department:

1. The project shall adhere to and be constructed in accordance with the current California Building Code

Fire Department:

1. The project shall adhere to and be constructed in accordance with the current California Fire Code.

Standard

1. 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.
2. 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).
3. 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).
4. If a project is to be developed in approved phases, each subsequent phase shall be exercised within 12 months from the date that the previous phase was exercised, unless otherwise specified in the permit, or the permit shall expire and become void, except where an extension of time is approved (SMC 17.64.080.A.4).
5. 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 Special Meeting of the Planning Commission of the City of Seaside, State of California, on the 10th day of March 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

RESOLUTION No. 22-01
VARIANCE APPLICATION NO. VAR-22-01

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)*

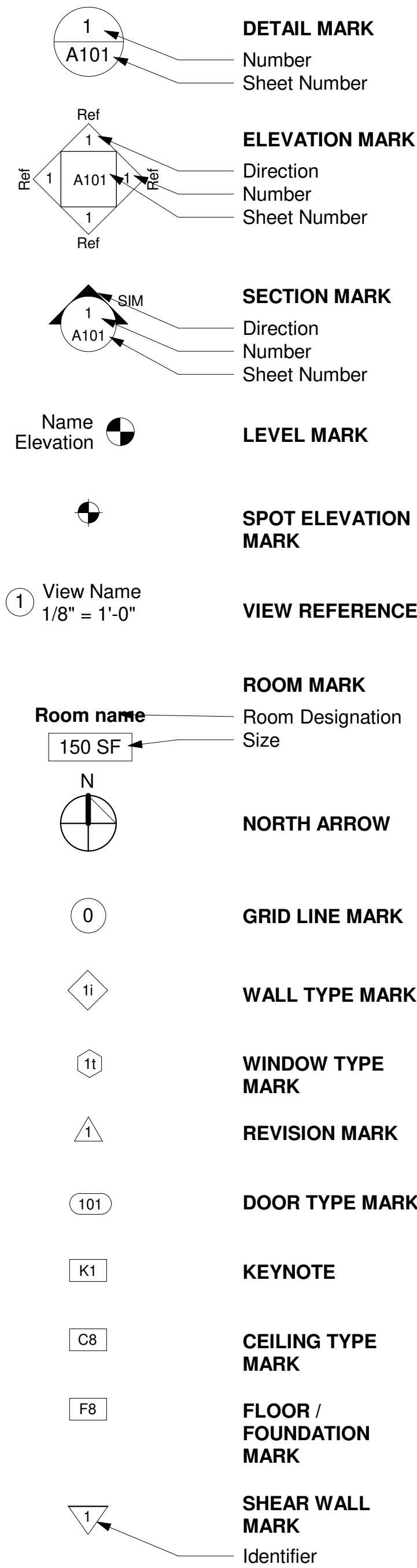
Date

1268 Prospect PDU & ADU

ABBREVIATIONS

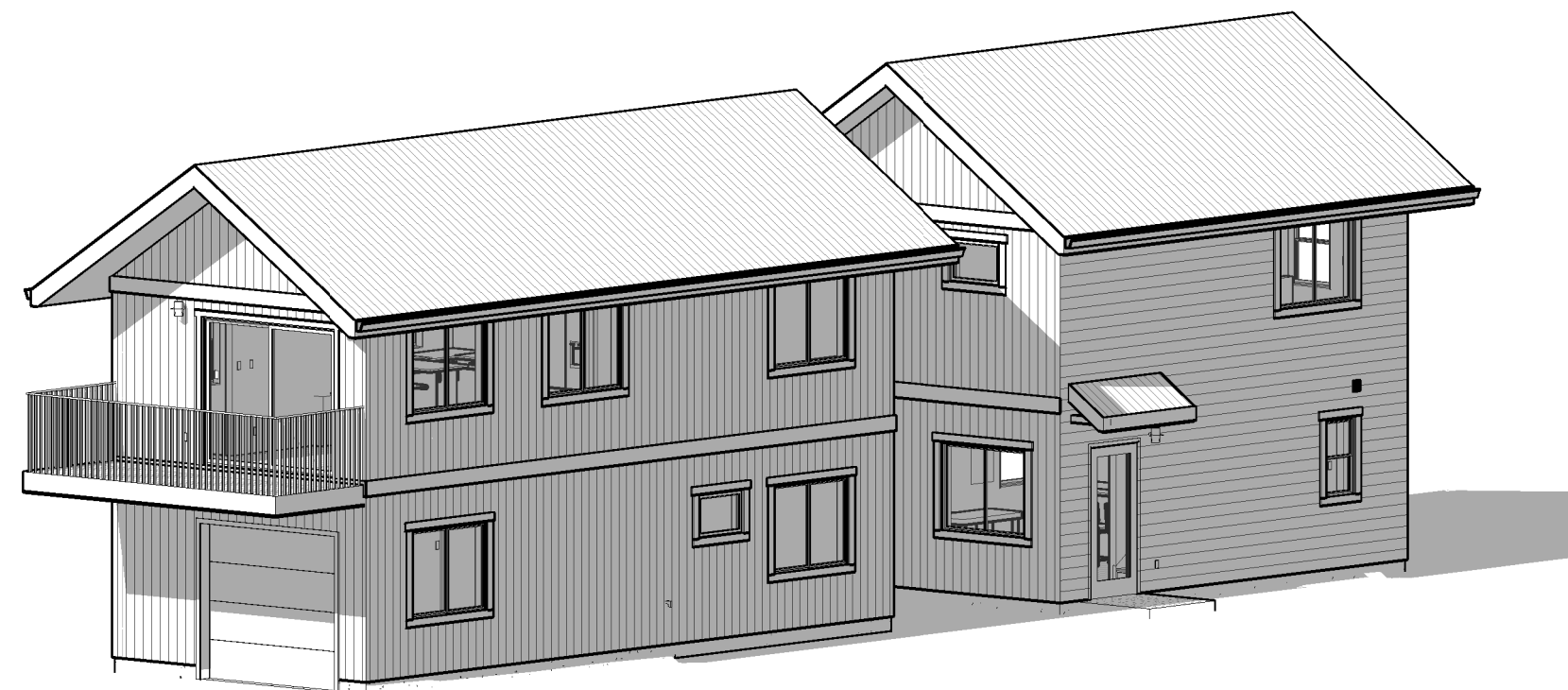
At
Pound or Number
A.B. Anchor Bolt
ADU Accessory Dwelling Unit
(Secondary Dwelling Unit)
A.F.F. Above Finished Floor
A.F.G. Above Finished Grade
BLDG. Building
BLKG. Blocking
BM. Beam
B.O. Bottom Of
CERT. Certificate
C.I. Contractor Installed
C.F. Contractor Furnished
CL.R. Clear
C.L. Center Line
CLNG. Ceiling
CONT. Continuous
COL. Column
DIA. Diameter
DET. Detail
D.F.-L. Douglas Fir-Larch
DBL. Double
(E) Existing
EA. Each
EQ. Equal
E.W. Each Way
FIN. Finish 3.0
F.O. Face Of
FT. Foot or Feet
HDR. Header
HT. Height
JST. Joist
MAX. Maximum
M.B. Machine Bolt
MIN. Minimum
MTD. Mounted
N.I.C. Not In Contract
(N) New
NOM. Nominal
N.T.S. Not To Scale
O/ Over
O/A Overall
O.F. Outside Face,
Owner Furnished
O.C.(E.W.)On Center (Each
Way)
O.I. Owner Installed
OPP. Opposite
(P) Proposed
PL. Plate or Property Line
PLY. Plywood
PTD. Painted
P.T. Pressure Treated
REINF. Reinforced
RET. Retaining
R.F. Roof Framing
R.O. Rough Opening
S.F. Square Feet
S.S.D. See Structural Drawings
SHG. Sheathing
SHT. Sheet
SIM. Similar
SQ. Square
STD. Standard
STR. Structural
T.B.D. To be determined
T.O. Top Of
TYP. Typical
V.I.F. Verify In Field
W.F. Wall Framing
W/ With
W.O. Where Occurs
W/O Without
U.O.N. Unless Otherwise Noted
NOTE: Not all abbreviations and
symbols shown here are used

ANNOTATIONS



GENERAL NOTES

1. CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AS NOTED THROUGHOUT THESE DRAWINGS.
2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
3. THE PROJECT CONTACT SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO COMMENCING CONSTRUCTION. THE PROJECT CONTACT SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO OWNER FOR REVIEW.
4. DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT CONTACT PRIOR TO CONSTRUCTION.
5. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS).
6. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE PROJECT CONTACT FOR CLARIFICATION.
7. THE PROJECT CONTACT OR THEIR REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.
8. THE PROJECT CONTACT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE PROJECT CONTACT SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE PLAN SET GENERATOR HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR REAL LIABILITY ARISING FROM NEGLIGENCE OF THE OWNER OR PLAN SET GENERATOR. THE OWNER SHALL BE NAMED AS ADDITIONAL INSURED'S ON THE PROJECT CONTACT'S LIABILITY INSURANCE COVERAGE.
9. PROJECT CONTACT SHALL OBSERVE THE CONSTRUCTION OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THE PROJECT.
10. SUBCONTRACTORS SHALL PROPERLY DISPOSE OF ALL WASTE CAUSED BY THEIR WORK, KEEP PREMISES JOB SITE CLEAN OF SUCH WASTE AND SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES. THE PLAN SET PROVIDED SHOULD ONLY BE MODIFIED UPON DIRECTION OF THE PROJECT CONTACT.
11. HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE PROJECT CONTACT SHALL PROVIDE AND OR SOURCE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS DIRECTLY FROM SUPPLIERS OR FROM THEIR SUBCONTRACTORS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA, AND IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.
13. EXISTING SITE INFORMATION FOR THESE DRAWINGS SHALL BE DEEMED TO BE ACCURATE BY THE PROJECT CONTACT.
14. PRIOR TO THE START OF WORK, THE PROJECT CONTACT SHALL COMPARE AND COORDINATE STRUCTURAL AND DESIGN DRAWINGS WITH EXISTING FIELD CONDITIONS. THE PROJECT CONTACT IS RESPONSIBLE FOR CODE-COMPLIANT CHANGES TO THE PLAN SET AND CONTACTING APPROPRIATE PARTIES FOR STRUCTURAL CHANGES TO THE PROJECT. NO DEVIATION FROM THESE PLANS SHALL BE MADE AND BE ACCEPTED EXCEPT UPON WRITTEN APPROVAL FROM THE PROJECT CONTACT.
15. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE (CBC), AND OTHER APPLICABLE CODES. THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS. THE PROJECT CONTACT SHALL PROVIDE TERMITE AND MOISTURE PROTECTION AS REQUIRED BY CODE.
16. THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR WORKING CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK.
17. IT SHALL BE THE PROJECT CONTACT'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY AND ALL UNDERGROUND UTILITIES AND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE OR INTERRUPTION AS A RESULT OF ITS OPERATIONS. THE PROJECT CONTACT SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THESE UNDERGROUND UTILITIES / FACILITIES, AND TO MAINTAIN SERVICE TO THE PROPERTY, AND SHALL BE RESPONSIBLE FOR REPAIR TO SAME IF DAMAGED DURING CONSTRUCTION.
18. ANY FOUNDATION AND OR UTILITY TRENCHES SHALL BE CLEAN AND FREE OF LOOSE MATERIAL AT THE TIME OF CONCRETE AND OR UTILITY PLACEMENT. THE PROJECT CONTACT SHALL CONDUCT ITS OPERATIONS SUCH THAT EXCAVATIONS REMAIN OPEN FOR A MINIMAL AMOUNT OF TIME BEFORE CONCRETE IS CAST AND OR UTILITY CONNECTION IS INSTALLED.
19. NO PERSON(S) SHALL USE ANY PUBLIC ACCESS ROAD OR FIRE TRAIL FOR THE STORAGE OF ANY CONSTRUCTION MATERIAL, STATIONARY CONSTRUCTION EQUIPMENT, CONSTRUCTION OFFICE, PORTABLE REFUSE CONTAINER, OR EARTH FROM ANY GRADING OR EXCAVATING.
20. THE PROJECT CONTACT SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DRAWINGS AND SPECIFICATIONS PROVIDED THROUGHOUT THIS PLAN SET. ANY MATERIAL OMISSIONS OR UPDATES WHICH REQUIRE CORRECTION SHALL BE IDENTIFIED BY THE PROJECT AND THE APPROPRIATE REQUESTS FOR CORRECTIONS SHALL BE MADE IN AN EXPEDITED MANNER AT THE EARLIEST AVAILABLE OPPORTUNITY.
21. IT SHALL BE NOTED THAT THESE PLANS HAVE BEEN GENERATED USING LARGELY AUTOMATED SOFTWARE SYSTEMS. WHILE THE DRAWINGS ARE INTENDED TO ACCOUNT FOR ALL REQUIRED BUILDING CODES, LOCAL ZONING AND PLANNING CODES, AND SITE SPECIFIC ISSUES, MATERIAL OMISSIONS OR INACCURACIES MAY EXIST. THEREFORE, IT IS THE RESPONSIBILITY OF THE PROJECT CONTACT TO VERIFY THE ACCURACY AND COMPLETENESS OF THESE PLANS PRIOR TO SUBMISSION FOR PLANNING AND BUILDING APPROVAL AND OR THE COMMENCEMENT OF PROJECT CONSTRUCTION. WHEN INACCURACIES OR OMISSIONS ARE FOUND BY THE PROJECT CONTACT, UPDATES AND OR ADDITIONS TO THE PLANS SHOULD BE MADE TO REMEDY THEM.
22. PROJECT CONTACT IS RESPONSIBLE FOR PREPARING AN OPERATION AND MAINTENANCE MANUAL. THE MANUAL SHALL BE AVAILABLE TO THE BUILDING OCCUPANT.



CONSTRUCTION TYPE: VE
OCCUPANCY TYPE: R-3
APN: 012352022000
ZONING DISTRICT: RS-12

CONSTRUCTION LOCATION:
1268 Prospect St Seaside Ca 93955

PROJECT OWNER:
Kyle Chenretsky (831) 809-9659 kyle@ccrentalpro.com

1268 Prospect St Seaside Ca 93955

FIRE SPRINKLERS:
N/A (Existing primary home is not equipped with fire sprinklers)

PHOTOVOLTAIC SYSTEM:
DEFERRED SUBMITTAL - SEE CF1P

OCCUPANCY LOAD: HABITABLE AREA (Including bathroom)
PDU 866 sqft
ADU 623 sqft

PROPOSED GROSS FLOOR AREA:
PDU 1,050 sqft
ADU 782 sqft

PROPOSED AV. BLDG. HEIGHT:
PDU 23'-6"
ADU 24'

LOT COVERAGE:
LOT: 2,320 sqft
PRIMARY DWELLING FOOTPRINT: 525 sqft
PROPOSED ADU FOOTPRINT: 391 sqft
COVERAGE: 39%

IMPERVIOUS GRADING: 959 sqft
PERVIOUS GRADING: 445 sqft
PERVIOUS SURFACE RATIO: 19%

PROJECT SCOPE:
NEW CONSTRUCTION OF A PRIMARY DWELLING AND
DETACHED, SINGLE-STORY ACCESSORY DWELLING UNIT.
THE PROPERTY HAS ONE EXISTING SINGLE-FAMILY
PRIMARY DWELLING UNIT THAT WILL BE DEMOLISHED AND
THE PROPOSED ADU WILL BE THE ONLY ADU ON THE
PROPERTY.

APPLICABLE CODES

BUILDING CODE:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE

ENERGY CODE:
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
CODE CALIFORNIA GREEN BUILDING STANDARDS CODE

MECHANICAL CODE:
2019 CALIFORNIA MECHANICAL CODE

ELECTRICAL CODE:
2019 CALIFORNIA ELECTRICAL CODE

PLUMBING CODE:
2019 CALIFORNIA PLUMBING CODE

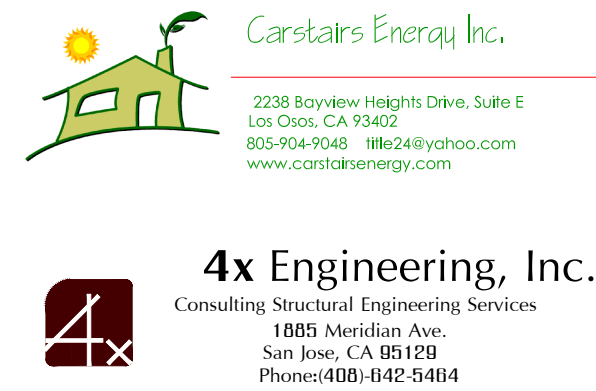
FIRE PROTECTION:
2019 CALIFORNIA FIRE CODE

A0 DRAWING INDEX	
Sheet Number	Sheet Name
A0.0	COVER
A0.1	CALGREEN CHECKLIST
A0.2	CALGREEN CHECKLIST
A1.0	SITE PLAN
A1.1	CONSTRUCTION BMP'S
A2.0	PDU FLOOR PLAN
A2.1	ADU FLOOR PLAN
A2.2	ROOF PLAN
A3.0	PDU ELEVATIONS
A3.1	ADU ELEVATIONS
A3.2	SECTIONS
A4.0	TYPICAL ASSEMBLIES
A4.1	WINDOW & DOOR SCHEDULES
A5.0	M.E.P. NOTES
A5.1	ELECTRICAL PDU
A5.2	ELECTRICAL ADU
A6.1	PLUMBING, MECHANICAL PDU
A6.2	PLUMBING, MECHANICAL ADU
A7.0	TYPICAL DETAILS
T24-1	CERT. TITLE 24 ENERGY COMPLIANCE
T24-2	CERT. TITLE 24 ENERGY COMPLIANCE

S-1	STRUCTURAL PLANS
S-2	STRUCTURAL PLANS
S-3	STRUCTURAL PLANS
S-4	STRUCTURAL PLANS
SD-0	STRUCTURAL DETAILS
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS

ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED PRIOR TO COMMENCING ANY WORK ON SITE.

Project Notes



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[illegible]

Kyle Chenretsky (831) 809-9659
kyle@ccentralpro.com

1268 Prospect St Seaside Ca 93955

1268 Prospect PDU & ADU

Date	2/7/2022 6:10:27 PM	Issue Date
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COVER

A0.0

Scale $1/2" = 1'-0"$

PROJECT CONTACT DEFINITION: THE PROJECT CONTACT SHALL BE THE SOLE RESPONSIBLE PARTY FOR MANAGING AND COORDINATING ALL REQUIRED COMMUNICATIONS AND MANAGEMENT OF THE FEASIBILITY, DESIGN, PLANNING, ENGINEERING, PERMIT APPROVAL AND CONSTRUCTION OF THE PROJECT. THE PROJECT CONTACT MAY BE A SUFFICIENTLY LICENSED AND INSURED CONTRACTOR, ENGINEER OR ARCHITECT AND OR THE RIGHTFUL OWNER OF THE PROPERTY AND OR THEIR REPRESENTATIVE. SEE PROJECT CONTACT INFORMATION AS DEFINED IN THE "PROJECT CONTACT" SECTION IN PROJECT DIRECTORY.

PROJECT CONTACT TERMS: THE PROJECT CONTACT HAS PURCHASED THIS PLAN SET AND ITS SPECIFICATIONS AS IS, AND SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL SPECIFICATIONS AND DESIGNS PROPOSED THROUGHOUT. THE PROJECT CONTACT MAY MAKE UPDATES TO THESE DRAWINGS AND OR REQUEST UPDATES TO THE DRAWINGS AND SPECIFICATIONS BUT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DOCUMENTS WITH ON SITE CONDITIONS AND APPLICABLE LOCAL CODES. WITH REASONABLE FREQUENCY, THE PROJECT CONTACT SHOULD ENSURE THAT ALL OTHER PARTIES INVOLVED IN THE PROJECT ARE PROVIDED WITH THE MOST CURRENT VERSIONS OF THESE DOCUMENTS.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party	
	Mandatory	Tier 1	Tier 2			
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A greyfield site is selected. 3. An EPA-recognized Brownfield site is selected.		☐ ☐	☐ ☐	☐ ☐	☐ ☐	☐ ☐
A4.103.2 Facilitate community connectivity by one of the following methods: 1. Locate project within a 1/4-mile true walking distance of at least 4 basic services. 2. Locate project within 1/2-mile true walking distance of at least 7 basic services; or 3. Other methods increasing access to additional resources.		☐ ☐	☐ ☐	☐ ☐	☐ ☐	☐ ☐
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		☐	☐	☐	☐	☐
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations		☐ ☐	☐ ☐	☐ ☐	☐ ☐	☐ ☐
Site Development						
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.		☒		☐	☐	☐
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		☒		☐	☐	☐
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings, townhouses with attached private garages, multifamily dwellings, and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, as applicable.		☒	☐ ☐	☐ ☐	☐ ☐	☐ ☐

¹ Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.

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	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party	
	Mandatory	Tier 1	Tier 2			
A4.106.1 Reserved.		☐	☐	☐	☐	☐
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.		☐	☐	☐	☐	☐
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following: 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.		☐ ☐	☐ ☐	☐ ☐	☐ ☐	☐ ☐
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section.		☒	☒	☐	☐	☐
Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.		☒	☒			
Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.			☒			
A4.106.3 Postconstruction landscape designs accomplish one or more of the following: 1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns. 2. Utilize at least 75% native California or drought tolerant plant and tree species appropriate for the climate zone region.		☐ ☐	☐ ☐	☐ ☐	☐ ☐	☐ ☐

¹ Required prerequisite for this Tier.

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	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party	
	Mandatory	Tier 1	Tier 2			
A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following: Tier 1. Not less than 20% of the total parking, walking or patio surfaces shall be permeable. Tier 2. Not less than 30% of the total parking, walking or patio surfaces shall be permeable.		☒	☒	☐ ☐	☐ ☐	☐ ☐
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in the applicable tables.		☒		☐	☐	☐
Low-Rise Residential						
Tier 1. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(1).		☒		☐	☐	☐
Tier 2. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(2).			☒	☐	☐	☐
High-Rise Residential, Hotels and Motels						
Tier 1. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(3).		☒		☐	☐	☐
Tier 2. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).			☒	☐	☐	☐
A4.106.6 Install a vegetated roof for at least 50% of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the <i>California Building Code</i> , Chapters 15 and 16.		☐	☐	☐	☐	☐
A4.106.7 Reduce nonroof heat islands for 50% of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.		☐	☐	☐	☐	☐
A4.106.8.1 Tier 1 and Tier 2. For one- and two-family dwellings and townhouses with attached private garages, install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.		☒	☒	☐	☐	☐
A4.106.8.2 Provide capability for future electric vehicle charging in new multifamily dwellings, as specified.		☒		☐	☐	☐
Tier 1. In 15% of total parking spaces.		☒	☒	☐	☐	☐
Tier 2. In 20% of total parking spaces.			☒	☐	☐	☐

3

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
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	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party	
	Mandatory	Tier 1	Tier 2			
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable referenced standards.		☒		☐	☐	☐
A4.303.1 The maximum flow rate of kitchen faucets shall not exceed 1.5 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 1.5 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.		☐	☐	☐	☐	☐
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.		☒		☐	☐	☐
A4.303.2 Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the <i>California Plumbing Code</i> .		☐	☐	☐	☐	☐
A4.303.3 Install at least one qualified ENERGY STAR dishwasher or clothes washer.		☐	☐	☐	☐	☐
A4.303.4 Nonwater urinals or waterless toilets are installed.		☐	☐	☐	☐	☐
A4.303.5 One- and two-family dwellings shall be equipped with a demand hot water recirculation system.		☐	☐	☐	☐	☐
Outdoor Water Use						
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MVELO), whichever is more stringent.		☒		☐	☐	☐
A4.304.1 A rainwater capture, storage and re-use system is designed and installed.		☐	☐	☐	☐	☐
A4.304.2 A landscape design is installed, which does not utilize potable water.		☐	☐	☐	☐	☐
A4.304.3 For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		☐	☐	☐	☐	☐
Water Reuse Systems						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		☐	☐	☐	☐	☐
A4.305.2 Recycled water piping is installed.		☐	☐	☐	☐	☐

6

ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED PRIOR TO COMMENCING ANY WORK ON SITE.

 Housable
DRAFTING SERVICES

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2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party	
	Mandatory	Tier 1	Tier 2			
A4.106.8.3 Provide electric vehicle charging spaces for new hotels and motels. Tier 1. Install EV spaces per Table A4.106.8.3.1. Tier 2. Install EV spaces per Table A4.106.8.3.2.		☒		☐ ☐	☐ ☐	☐ ☐
A4.106.9 Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development. 1. Provide short-term bicycle parking, per Section A4.106.9.1. 2. Provide long-term bicycle parking for multifamily buildings, per Section A4.106.9.2. 3. Provide long-term bicycle parking for hotel and motel buildings, per Section A4.106.9.3.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
A4.106.10 [HR] Outdoor lighting systems shall be designed and installed to comply with: 1. The minimum requirements in the <i>California Energy Code</i> for Lighting Zones 1-4; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table A4.106.10; or Comply with a lawfully enacted local ordinance, whichever is more stringent.		☐ ☐	☐ ☐	☐ ☐	☐ ☐	☐ ☐
Innovative Concepts and Local Environmental Conditions						
A4.108.1 Items in this section are necessary to address innovative concepts or local environmental conditions.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
Item 1		☐	☐	☐	☐	☐
Item 2		☐	☐	☐	☐	☐
Item 3		☐	☐	☐	☐	☐
ENERGY EFFICIENCY (LOW-RISE RESIDENTIAL)						
General						
4.201.1 Building meets or exceeds the requirements of the <i>California Building Energy Efficiency Standards</i> ³ .		☒	☒	☐	☐	☐

³ These measures are currently required elsewhere in statute or in regulation.

4

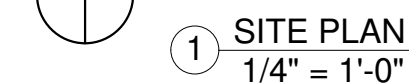
2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party	
	Mandatory	Tier 1	Tier 2			
Performance Approach for Newly Constructed Buildings						
A4.203.1.1.1 Tier 1 and Tier 2. Total Energy Design Rating (Total EDR) and Energy Efficiency Design Rating (Efficiency EDR) for the Proposed Design Building is included in the Certificate of Compliance documentation.		☒	☒	☐	☐	☐
A4.203.1.1.2 Tier 1 and Tier 2. Quality Insulation Installation procedures specified in the Building Energy Standards Reference Appendices RA3.5 are completed.		☒	☒	☐	☐	☐
A4.203.1.2 Tier 1 and Tier 2 prerequisite options. One of the following options is required: • Roof deck insulation or ducts in conditioned space. • High performance walls. • HERS-verified compact hot water distribution system. • HERS-verified drain water heat recovery.		☒	☒	☐	☐	☐
A4.203.1.3.1 Tier 1. Buildings complying with the first level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR for Tier 1 as specified in Table A4.203.1.1.1 or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.		☒		☐	☐	☐
A4.203.1.3.2 Tier 2. Buildings complying with the second level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR for Tier 2 as specified in Table A4.203.1.1.1 or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.			☒	☐	☐	☐
A4.203.1.4 Local jurisdictions adopting Tier 1 or Tier 2, or considering community shared solar or storage options as specified, shall consult with the local electric service for acceptance.		☒	☒	☐	☐	☐
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.		☒		☐	☐	☐

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2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
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	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party	
	Mandatory	Tier 1	Tier 2			
A4.305.3 Recycled water is used for landscape irrigation.		☐	☐	☐	☐	☐
Innovative Concepts and Local Environmental Conditions						
A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
Item 1		☐	☐	☐	☐	☐
Item 2		☐	☐	☐	☐	☐
Item 3		☐	☐	☐	☐	☐
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
Foundation Systems						
A4.403.1 A Frost-Protected Shallow Foundation (FPSF) is designed and constructed.		☐	☐	☐	☐	☐
A4.403.2 Cement use in foundation mix design is reduced.		☒		☐	☐	☐
Tier 1. Not less than a 20% reduction in cement use.		☒	☒			
Tier 2. Not less than a 25% reduction in cement use.			☒			
Efficient Framing Techniques						
A4.404.1 Beams, headers and trimmers are the minimum size to adequately support the load.		☐	☐	☐	☐	☐
A4.404.2 Building dimensions and layouts are designed to minimize waste.		☐	☐	☐	☐	☐
A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.		☐	☐	☐	☐	☐
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		☐	☐	☐	☐	☐
Material Sources						
A4.405.1 One or more of the following building materials that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain. 2. Windows not requiring paint or stain. 3. Sliding or exterior wall coverings which do not require paint or stain.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.		☐	☐	☐	☐	☐
A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project.		☒		☐	☐	☐
Tier 1. Not less than a 10% RCV.		☒	☒			
Tier 2. Not less than a 15% RCV.			☒			
A4.405.4 Renewable source building products are used.		☐	☐	☐	☐	☐

7

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency ☐ All	Installer or Designer ☐ All	Third Party ☐ All
		Tier 1	Tier 2			
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in 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.	☒			☐	☐	☐
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.		☐	☐	☐	☐	☐
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.			☐	☐	☐	☐
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		☐	☐	☐	☐	☐
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.		☐	☐	☐	☐	☐
A4.407.5 In Climate Zone 16, an ice/water barrier is installed at roof valleys, eaves and all roof intersections.		☐	☐	☐	☐	☐
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		☐	☐	☐	☐	☐
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.		☐	☐	☐	☐	☐
Construction Waste Reduction, Disposal and Recycling						
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance, or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.	☒			☐	☐	☐



○ SITE PLAN LEGEND
N.T.S.

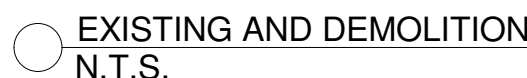
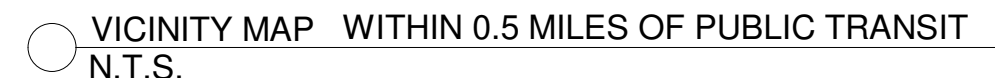
1. PROPOSED ADU TO BE LOCATED IN THE REAR YARD AS INDICATED ON THE SITE PLAN.
2. ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED PRIOR TO COMMENCING ANY WORK ON SITE. VERIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - A. MIN. SETBACKS TO PROPERTY LINES AS INDICATED ON THE SITE PLAN.
 - B. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED IN RESIDENTIAL GROUP B OCCUPANCIES AND TO TEST THEM AT LEAST ONCE PER YEAR. A BUILDING PERMIT OCCUR, SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND APPLICABLE PROVISIONS OF CBC, CRC, CFC, AND COUNTY OR MUNICIPAL STANDARDS.
4. THE PROJECT DOES NOT INCLUDE ANY LANDSCAPE DESIGN.

1. ADDRESS SPEC - THE ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, AND EACH CHARACTER SHALL BE NOT LESS THAN 4-INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5-INCH.

1. THERE IS AN EXISTING CURB CUT FOR THE PROPERTY, TO REMAIN. THE PROJECT DOES NOT INCLUDE ANY WORK IN THE PUBLIC RIGHT OF WAY.

1. UTILITY CONNECTIONS ARE INDICATED ON THE SITE PLAN AND LABELED.
2. THE PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR SHALL CONFIRM THE LOCATION, SIZE AND CAPACITY OF ALL UTILITY LINES INCLUDING, BUT NOT LIMITED TO, GAS SERVICE, WATER SERVICE, SEWER/WASTE SERVICE, ELECTRICITY AND DATA SERVICE. THE PROPOSED SERVICE CONNECTIONS FOR THE ADU SHALL BE VERIFIED AND DETERMINED TO BE VIABLE CONNECTION PATHS PRIOR TO COMMENCING WORK ON THE PROJECT. IF ANY REQUIRED UTILITY LINE OR CONNECTION IS MISSING, DISPLACED OR OTHERWISE INACCURATE, THE CONTRACTOR AND/OR PROJECT CONTACT SHALL NOTIFY ALL PARTIES AND A REVISION TO THE PLANS SHALL BE MADE.
3. WATER SUPPLY: ADU TO BE CONNECTED TO THE COLD WATER SUPPLY TO THE PRIMARY DWELLING.
4. SEWER: ADU TO BE CONNECTED TO THE SEWER LINE ON THE PROPERTY.
5. ELECTRICAL ENERGY: PROVIDE MAIN SWITCH FOR THE ADU IN THE PRIMARY DWELLING ELECTRICAL PANEL BOARD. INSTALL ELECTRICAL SUB PANEL IN THE ADU.
6. GAS: ADU TO BE CONNECTED TO THE GAS SUPPLY TO THE PRIMARY DWELLING.
7. WATER MAINS AND SERVICES, INCLUDING METERS, MUST BE LOCATED AT LEAST 10' HORIZONTALLY FROM OR AT LEAST 1' VERTICALLY ABOVE ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE (SEWER LATERAL).

CALIFORNIA WATERWORKS STANDARDS, TITLE 22, CHAPTER 16, SECTION 64572.



1. RAINWATER DISTRIBUTION OVER PERMEABLE AREA ON THE PROPERTY.
2. GRADING TO SLOPE 5% AWAY FROM THE WALLS, FOR MIN. 10'. WHERE LESS THAN 10' SPACE IS AVAILABLE - SEE BELOW.
3. SWALES ALONG SIDE WALLS OF THE ADU TO DIVERT STORMWATER TO THE ALLEYWAY.
4. SWALES ALONG SIDE WALLS OF THE ADU TO DIVERT STORMWATER OVER PERMEABLE AREA ON THE PROPERTY (LANDSCAPE).

1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SITE PREPARATION AS DESCRIBED IN THIS SECTION INCLUDING UTILITY CONNECTIONS. PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS.
3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES). COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D-1557; IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED.
4. DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL; BACKFILL AND COMPACT AS NECESSARY.
5. SURFACE DRAINAGE SHALL SLOPE 3% FROM BUILDING FOUNDATIONS FOR A MINIMUM OF 5 FEET AND AT LEAST 1% TO SUITABLE COLLECTION POINTS.
6. TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO BE SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERLY SUPPORT TRENCHES.
7. UNUSUAL CONDITIONS NOT COVERED IN THE PROJECT, IF ENCOUNTERED, SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT'S CONTACT AND RESOLVED ACCORDING TO APPLICABLE CODES.
8. IF DEEMED NECESSARY, HAZARDOUS WASTE TESTING SHALL BE CONDUCTED INCLUDING ASBESTOS TESTING & REMEDIATION.
9. STORM WATER DRAINAGE AND RETENTION SHALL BE FURNISHED DURING CONSTRUCTION. MEANS OF DRAINAGE AND RETENTION AS FOLLOWS:
 - A. STORM WATER CONVEYED TO A PUBLIC DRAINAGE SYSTEM SHALL BE FILTERED BY A BARRIER SYSTEM, WATTLES OR OTHER APPROVED METHOD.
 - B. IMPLEMENT STORM WATER MANAGEMENT METHODS PER THE JURISDICTION'S MUNICIPAL CODE, ORDINANCE, OR OTHER REQUIREMENTS.
 - C. GRADING AND PAVING SHALL BE CONDUCTED TO MANAGE SURFACE WATER INCLUDE SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS OR OTHER MEASURES AS INDICATED OR NECESSARY TO KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.
10. AVOID LAND-DISTURBING WORK DURING ANY WET WEATHER SEASON. PROJECT CONTACT TO VERIFY CLIMATE AND WEATHER FORECASTS PRIOR TO COMMENCING THE LAND-DISTURBING WORK.
11. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED, INSTALL APPROPRIATE/PROTECTIVE FENCING/PERIMETER CONTROLS PRIOR TO COMMENCING WORK.
12. ALL IMPERVIOUS SURFACES SHALL BE SWEEP (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.
13. ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO THE STREET.
14. CATCH BASINS AND/OR DROP INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, INCLUDING PRIOR GUTTER FILTRATION AS APPROPRIATE AND IN A MANNER NOT IMPEDING TRAFFIC SAFETY.
15. PROPERLY INSTALLED SILT FENCE OR EQUIVALENT CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. NO SEDIMENT MAY LEAVE OR RUNOFF THE SITE. PROJECT CONTACT SHALL VERIFY, IF APPLICABLE, IF ADDITIONAL SLOPE STABILIZATION BMPs SHALL BE IMPLEMENTED TO PREVENT SLOPE EROSION AND SEDIMENTATION ON-SITE AND OFF.
16. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. NO MATERIALS SHALL LEAVE THE SITE OR BE MOVED INTO THE STREET.
17. PROJECT CONTACT AND SUBCONTRACTORS MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

Housable
DRAFTING SERVICES

Revisions

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1268 Prospect St Seaside Ca 93955

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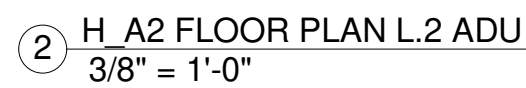
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1. SEE SHEET A4 FOR ASSEMBLIES AND ROOM FINISH, WINDOWS, DOORS SCHEDULE.
2. SEE SHEET A5 FOR ELECTRICAL APPLIANCE SCHEDULE.
3. SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
4. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

1. 22"X30" MIN. W/ WEATHER-STRIP OR SEAL TO PREVENT DRAFTS. DOUBLE FRAMING PERPENDICULAR TO ROOF RAFTER TIES/CEILING JOISTS' SPAN.



1. CONSULT PROJECT CONTACT FOR RAISER, TREAD, HANDRAIL MATERIALS, FINISHES AND COLOR.
2. MAX. 7 3/4" RAISER HEIGHT.
3. MIN. 10" TREAD DEPTH W/ 3/4" - 1 1/2" NOSING OR MIN. 11" TREAD DEPTH.
4. MIN. 36" RAISER WIDTH.
5. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80" MEASURED VERTICALLY FROM LINE CONNECTING EDGE OF THE NOSINGS.
6. STAIRS TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER/TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS.
7. LANDING MIN. WIDTH AND DEPTH SHOULD EQUAL THE STAIRS WIDTH.
8. HANDRAILS ARE REQUIRED ON ONE SIDE ONLY WHERE THE STAIRS ARE ATTACHED TO THE WALL ON MIN. ONE SIDE.
9. HANDRAILS HEIGHT: 34-38" ABOVE STAIR TREAD NOSINGS.
10. IN R-3 OCCUPANCIES, HANDRAIL HEIGHT AT FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.
11. HANDRAILS OPTIONS (TO BE VERIFIED WITH PROJECT CONTACT DURING CONSTRUCTION):
 - A. CIRCULAR CROSS SECTION - SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2".
 - B. NON-CIRCULAR HANDRAIL - SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4" WITH MAXIMUM CROSS-SECTIONAL DIMENSION OF 2 1/4" AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1". EDGES SHALL HAVE A MINIMUM RADIUS 0.01".
12. HANDRAILS SHALL SUPPORT CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION.

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1268 Prospect PDU & ADU

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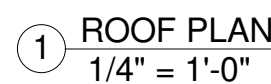
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ADU FLOOR PLAN

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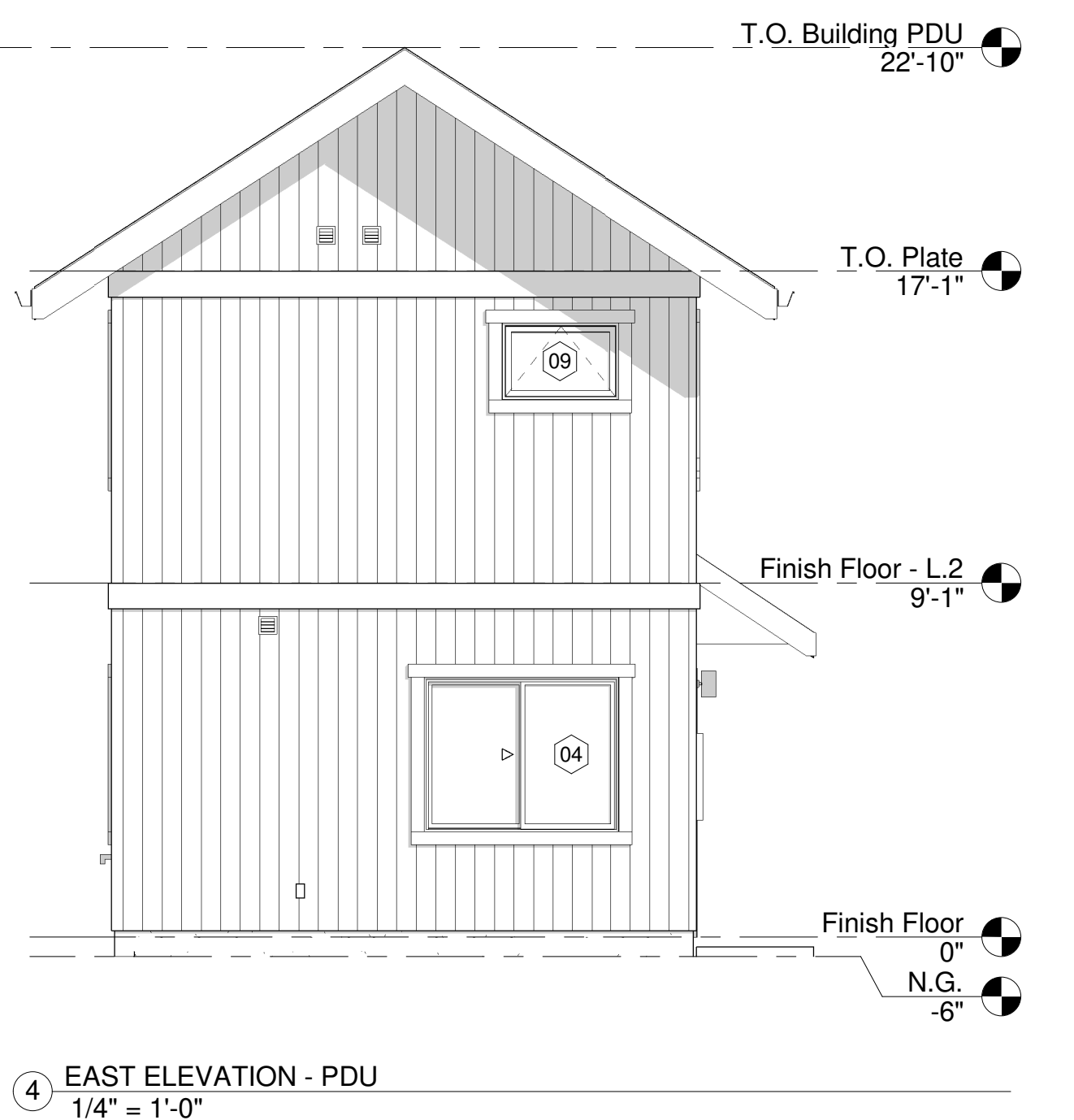
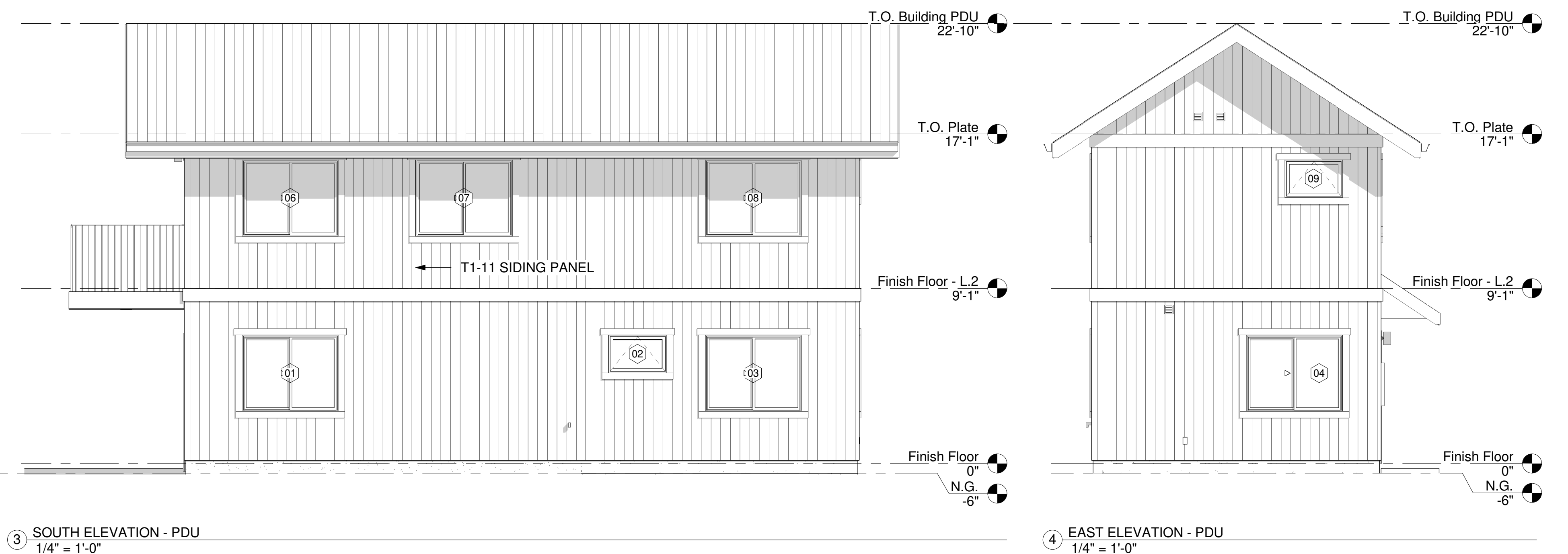
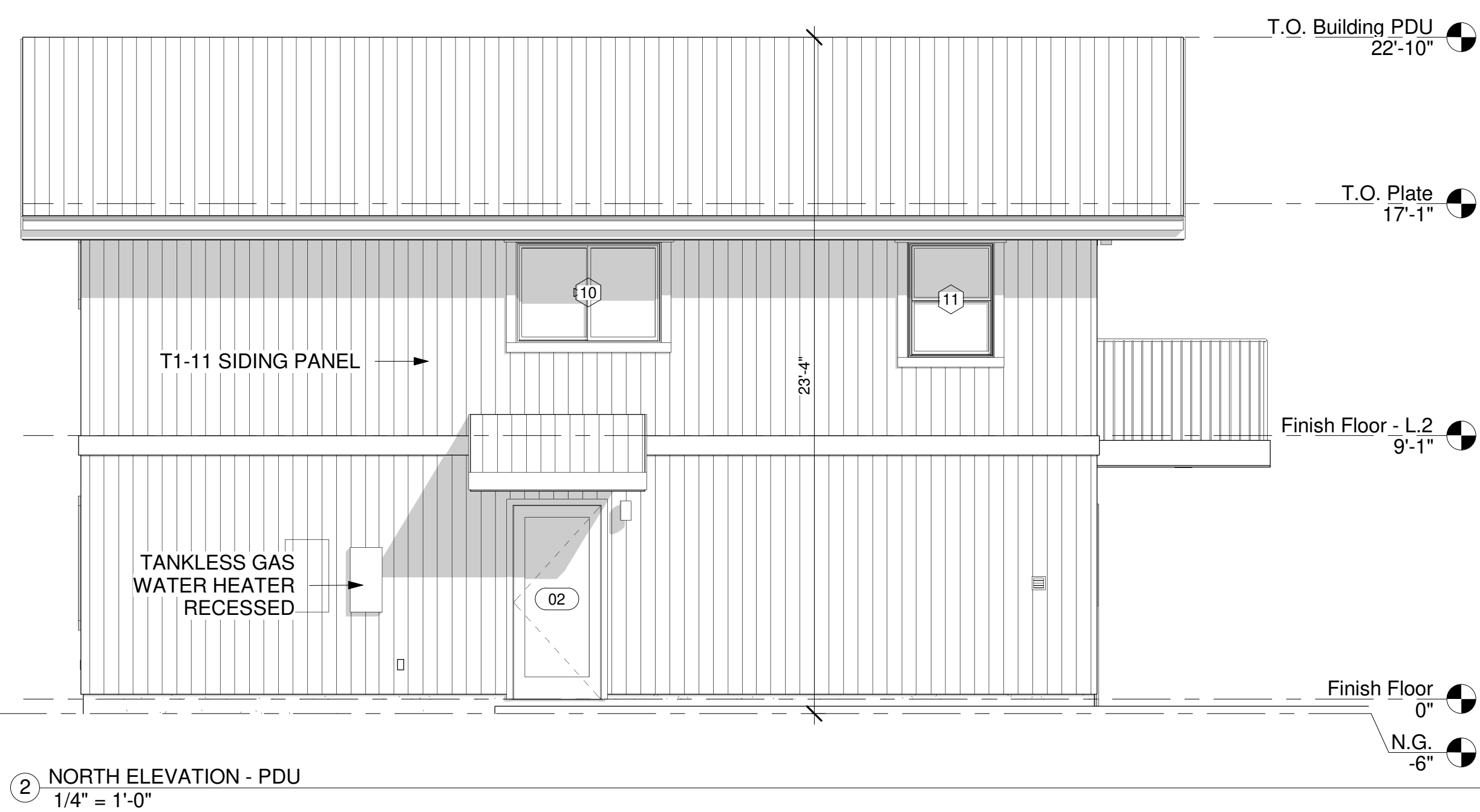
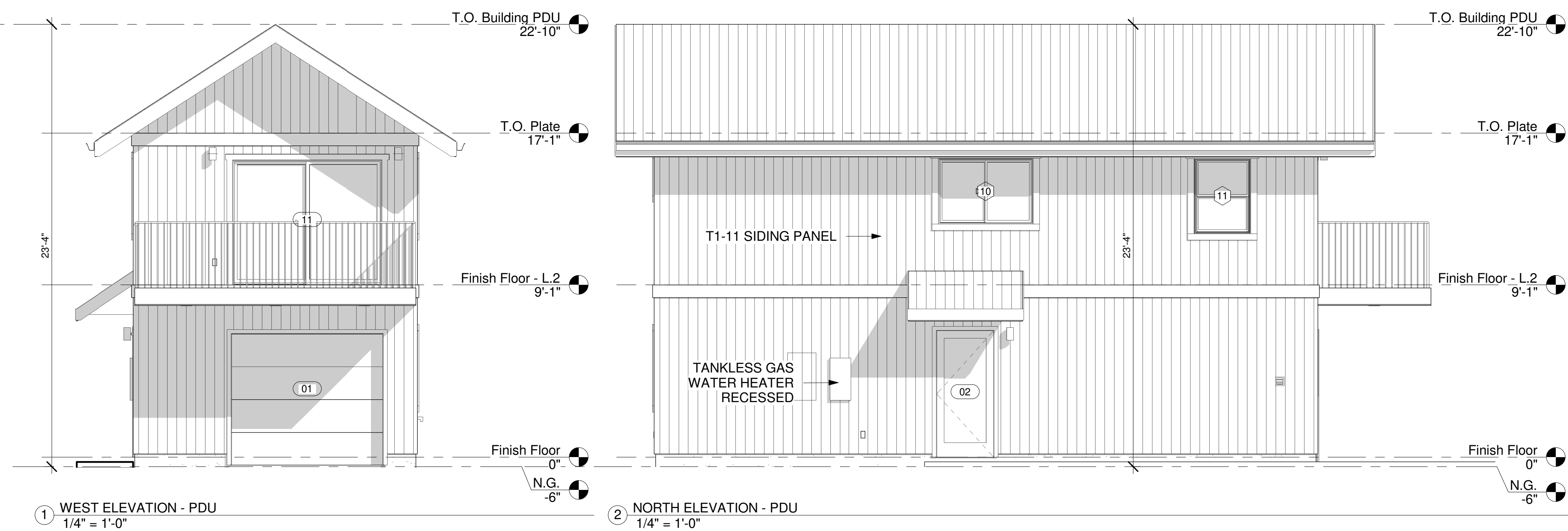
3/8" = 1'-0"	
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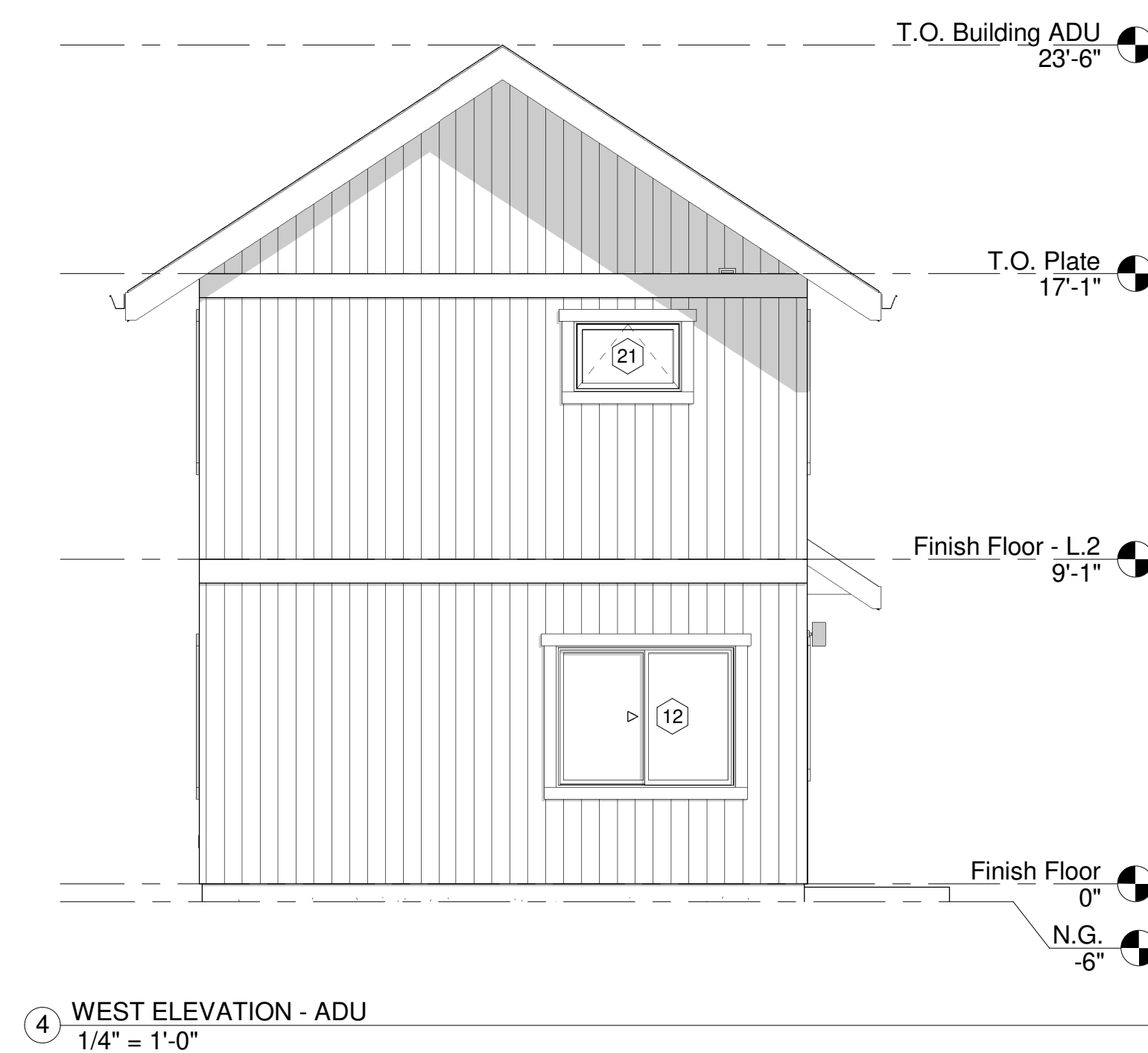
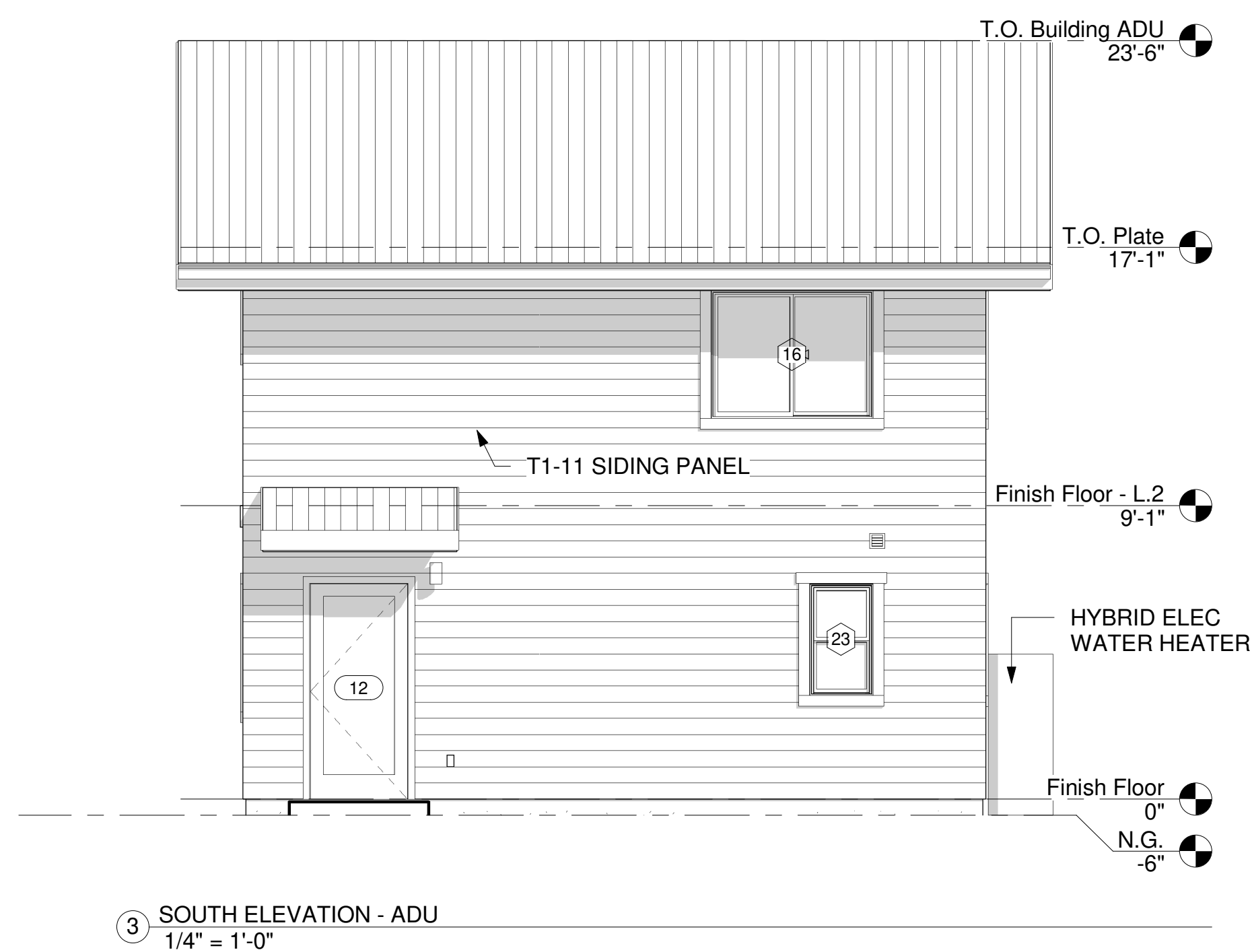
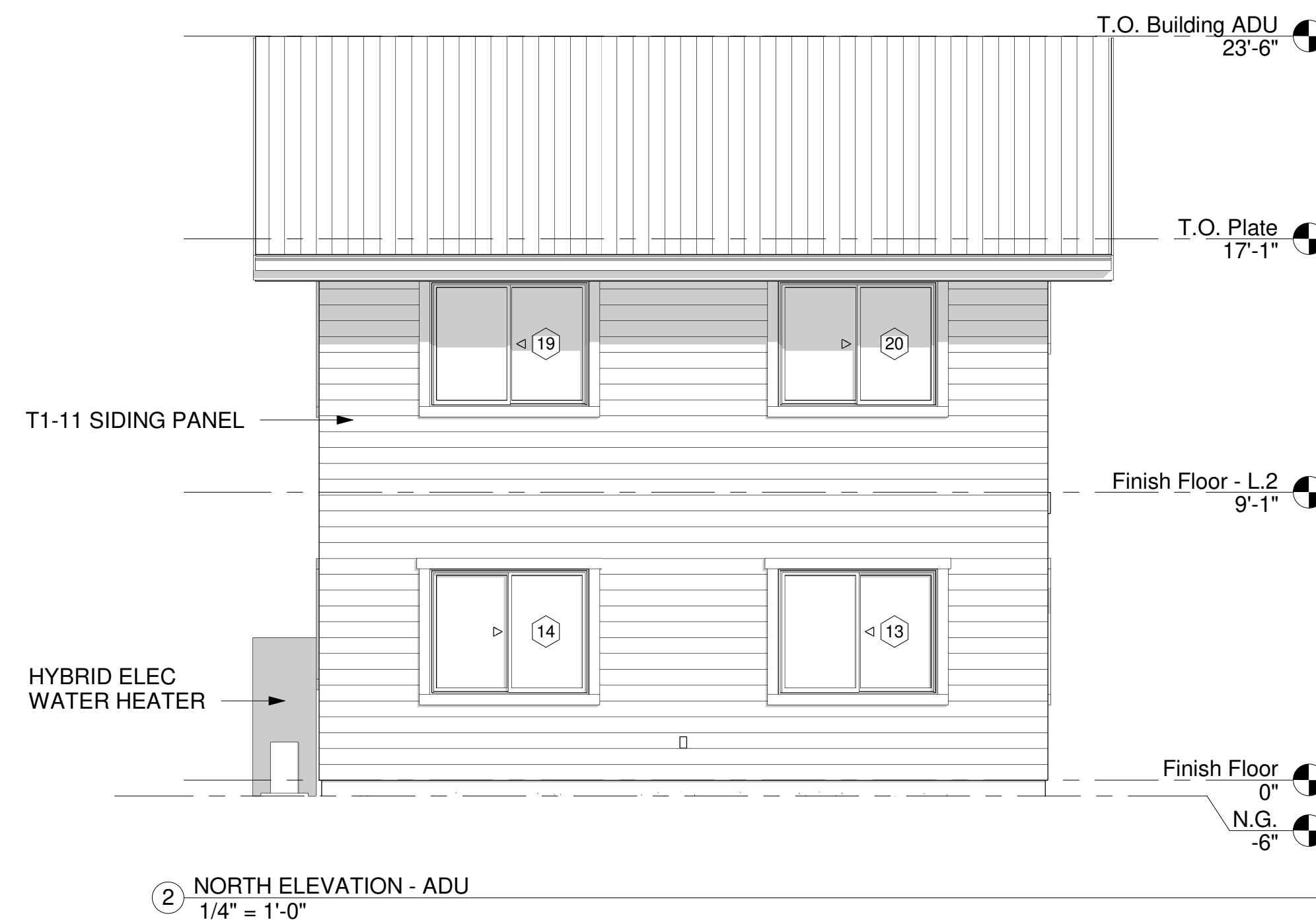
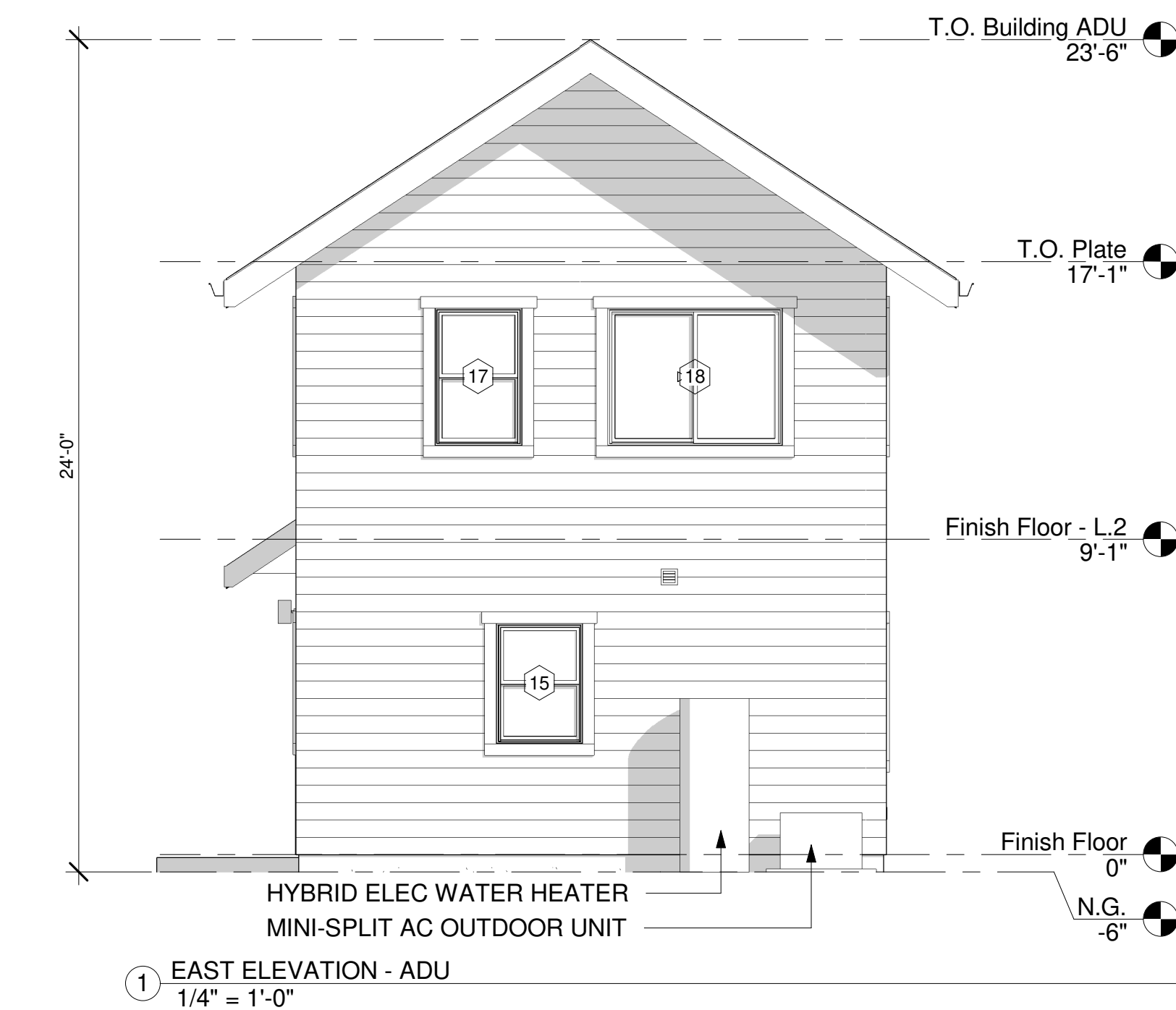


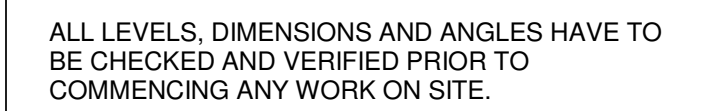
40% OF VENT OPENINGS TO BE LOCATED AT THE RIDGE, 60% AT THE EAVES
ATTIC AREA: 352 [A] **SOFT**
RIDGE TOTAL LENGTH: 25[B] **FT * 12 = 300[C] INCH**
VENT AREA: 352[A] / 300 = 1.17[F] **SQ INCH**
CONTINUOUS RIDGE VENT MIN. WIDTH: 40% * 169[G] / 300[C] = 0.23[H] **INCH**
FOR ROOF <= 600 SQFT USE 6 VENTS
FOR ROOF > 600 SQFT USE 8 VENTS
EAVE VENTS AREA: 60% * 169 = 101.4 **SQ INCH** / 6 = 17[J] **SQ INCH**

→ USE CONTINUOUS RIDGE VENT MIN. WIDTH: 0.23 INCH
→ USE EAVE 6 VENTS MIN. 17 SQ INCH AT WALL EDGES AND EVENLY SPACED IN-BETWEEN

$$1/4'' = 1'-0''$$







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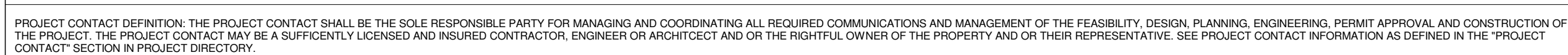
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SECTIONS

A3.2

Scale	1/4" = 1'-0"
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PROJECT CONTACT TERMS: THE PROJECT CONTACT HAS PURCHASED THIS PLAN SET AND ITS SPECIFICATIONS AS IS, AND SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL SPECIFICATIONS AND DESIGNS PROPOSED THROUGHOUT. THE PROJECT CONTACT MAY MAKE UPDATES TO THESE DRAWINGS AND OR REQUEST UPDATES TO THE DRAWINGS AND SPECIFICATIONS BUT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DOCUMENTS WITH ON SITE CONDITIONS AND APPLICABLE LOCAL CODES. WITH REASONABLE FREQUENCY, THE PROJECT CONTACT SHOULD ENSURE THAT ALL OTHER PARTIES INVOLVED IN THE PROJECT ARE PROVIDED WITH THE MOST CURRENT VERSIONS OF THESE DOCUMENTS.

ADU						
11	KITCHEN / LIVING	312 SF	White Paint	Vinyl Plank Floor	White Paint	Habitable
12	POWDER	25 SF	White Paint	Ceramic Tile	White Paint	Habitable
13	HALL	53 SF	White Paint	Vinyl Plank Floor	White Paint	Habitable
14	BATH	44 SF	White Paint	Ceramic Tile	White Paint	Habitable
15	BEDROOM	83 SF	White Paint	Vinyl Plank Floor	White Paint	Habitable
16	CLOSET	11 SF	White Paint	Vinyl Plank Floor	White Paint	Habitable
17	BEDROOM	83 SF	White Paint	Vinyl Plank Floor	White Paint	Habitable
18	CLOSET	11 SF	White Paint	Vinyl Plank Floor	White Paint	Habitable
ADU		623 SF				

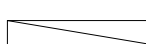
ROOM FINISHES NOTES:

1. SEE FINISH SCHEDULE FOR FINISH INFORMATION ON SPECIFIC ROOMS.
2. BATHROOM TILES AND UNDERLAYMENT SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
3. FLOOR PLANKS SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
4. TOP OF PLANK FLOOR TO BE FLUSH WITH TOP OF BATHROOM TILE FLOORING.
5. KITCHEN COUNTER-TOPS, SPLASH AND CABINETRY SHALL BE COLOR AND FINISH AS SELECTED BY PROJECT CONTACT.
6. CONSULT PROJECT CONTACT FOR ALL INTERIOR TRIM INCLUDING, BUT NOT LIMITED TO, CEILING MOLDINGS, LIGHTING MOLDINGS, WOOD BASES AND DOOR AND WINDOW CASINGS.

1. SEE FINISH SCHEDULE FOR FINISH INFORMATION ON SPECIFIC ROOMS.
2. BATHROOM TILES AND UNDERLAYMENT SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
3. FLOOR PLANKS SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
4. TOP OF PLANK FLOOR TO BE FLUSH WITH TOP OF BATHROOM TILE FLOORING.
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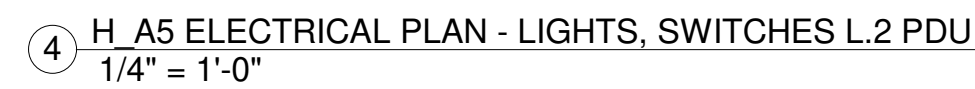
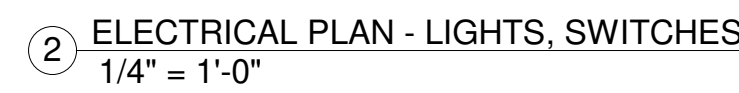
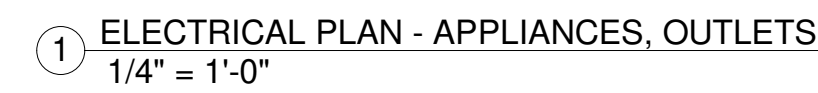
7. CORNERS:
 - A. ALL METAL REINFORCED CORNERS MUST FIT SNUGLY AGAINST WALLBOARD AND SHOULD BE NAILED APPROXIMATELY 12" ON CENTER.
 - B. ALL "L" EDGE METAL TRIM SHOULD BE NAILED EVERY 6". PAPERBACK CORNER BEAD IS ACCEPTABLE IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. BATHROOM:
 - A. WATERPROOF CEMENT WALL BOARD SHALL BE USED IN THE BATHROOM AND BACKED WITH A VAPOR BARRIER.
9. DRYWALL FASTENERS:
 - A. 6D CEMENT-COATED BOX NAIL, OR 1 7/8" DRYWALL NAIL
 - B. SCREWS SHALL BE LONG ENOUGH FOR THE FULL-DIAMETER PORTION TO PENETRATE INTO WOOD FRAMING NOT LESS THAN 5/8 INCH AND THROUGH METAL FRAMING NOT LESS THAN 1/4 INCH.



	SINGLE 220V OUTLET, AFCI
	SINGLE 120V OUTLET, AFCI
	DOUBLE 120V OUTLET, AFCI
	WATERPROOF OUTLET (EXTERIOR), GFCI
	DOUBLE 120V OUTLET WITH GROUND FAULT CIRCUIT INTERRUPTION PROTECTION
	SWITCH
	SWITCH WITH DIMMER
	SWITCH WITH DIMMER WITH VACANCY SENSOR
	SWITCH WITH ASTRONOMICAL TIMER
	MOTION ACTIVATED SWITCH
	3-WAY SWITCH
	COMBINATION SMOKE AND CARBON MONOXIDE ALARM
	FLUSH MOUNTED PANELBOARD
	RECESSED LIGHT
	UNDER-THE-CABINET STRIP LIGHT
	LED TAPE LIGHTS
	PENDANT LIGHT, SEE LIGHTS SCHEDULE FOR DETAILS
	EXTERIOR LIGHT, WALL MOUNTED

NOTE: Not all fixtures shown here are used in the project

○ ELECTRICAL FIXTURES LEGEND
1/2" = 1'-0"



A5 APPLIANCE SCHEDULE PDU				
Type Mark	Count	Description	Model Comments	Comments
1	1	Outdoor Tankless Gas Water Heater	8.4 GPM / Natural Gas / Flow Rate @ 65 F Rise: 4.4 GPM (Hot Water) / UEF 0.93 / Ultra LoNox	
2	1	Surface-Mount Gas Wall Heater	BtuH Output 14,000 \ BtuH Output 9,800 \ direct vent \ 26.5x18x7.125 \ Gravity Convection	
4	5	Combination Smoke and Carbon Monoxide Alarm	Combo. alarms shall be listed in accordance with UL 217 and UL 2034. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.	
5	2	Bath Fan w/ Humidity Sensor w/ Movement Sensor	110CFM / 0.3 SONE / White	
6	1	Washer-Dryer Combo Stacked 24" W	White / 2.3 cu. ft. Washer / 4.4 cu. ft. Electric Dryer / Vented / 240 V	
7	1	French Door Refrigerator w/ Bottom Freezer 30" W, 35" D	White / Stainless Steel / Fingerprint-resistant Black Stainless Steel	
8	1	Under the Cabinet Range Hood 30" W		
9	1	Electric Range - 30" W w/ Oven	220 V / White	

A5 LIGHTING FIXTURE SCHEDULE PDU					
Count	Description	Wattage	Lamp	Model Comments	Comments
32	6" Recessed Ceiling Light	5 W	LED / max. 7.6 W	6" / White	
3	Exterior Wall Mounted Lamp	9 W	W27		
2	Wall Mounted Bathroom Light		LED	LED Light	
3	White / Watt Equivalence: 64 W / 120-277 V	40 W	Integrated LED	White / Watt Equivalence: 64 W / 120-277 V	

A5 SWITCH, OUTLET SCHEDULE PDU		
Count	Item	Item Comments
15	Outlet Duplex	AFCI / Tamper Resistant
11	Outlet Duplex GFCI	GFCI / Tamper Resistant
3	Outlet Duplex Waterproof	Waterproof / GFCI / Tamper Resistant
3	Outlet Single	AFCI / Tamper Resistant
1	Outlet Single 220V	AFCI / Tamper Resistant
4	Single Switch	
1	Switch Motion-Activated	Switch Motion-Activated
3	Switch w/ Astronomical Timer	
6	Switch w/ Dimmer	
8	Switch w/ Dimmer 3-Way	3-Way Switch
2	Switch w/ Dimmer w/ Vacancy Sensor	

ELECTRICAL SYSTEM TO BE INSTALLED WITH SEPARATE CIRCUITS FOR:

1. FRIDGE (20 AMP)
2. COOKTOP/RANGE (40 AMP, 120/240V)
3. RANGE HOOD (15-20 AMP)
4. COUNTERTOP RECEPTACLES (2 CIRCUITS, 20 AMP)
5. KITCHEN LIGHTING (15-20 AMP)
6. EACH ROOM/HALLWAY SHALL HAVE SEPARATE CIRCUITS FOR LIGHTS AND RECEPTACLES (20 AMP)
7. WALL MOUNTED AIR CONDITIONERS (20 AMP EACH)
8. BATHROOM RECEPTACLES AND LIGHTS (20 AMP)
9. BATHROOM FAN (20 AMP)
10. DINING ROOM: SEPARATE (20 AMP) CIRCUIT FOR ENTERTAINMENT CENTER
11. WASHER AND DRYER (GAS: 20 AMP OR ELECTRIC: 30 AMP)

Housable
DRAFTING SERVICES

Lj Cao | LJ@housable.com
1161 Mission St. San Francisco, CA 94103
O:(213) 577 1557 | C:(213)787-7578

[illegible]

Kyle Chenretsky (831) 809-9659
kyle@ccentralpro.com

1268 Prospect St Seaside Ca 93955

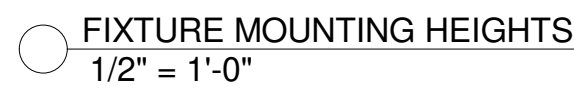
1268 Prospect PDU & ADU

Date	2/7/2022 6:10:48 PM	Issue Date
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ELECTRICAL PDU

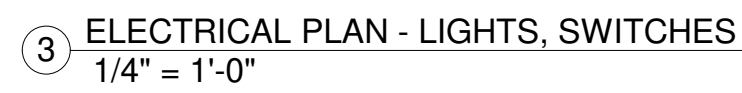
A5.1

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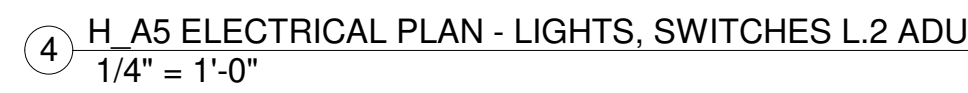


NOTE: Not all fixtures shown here are used in the project

 ELECTRICAL FIXTURES LEGEND
1/2" = 1'-0"



A5 LIGHTING FIXTURE SCHEDULE ADU					
Count	Description	Wattage	Lamp	Model Comments	Comments
58	6" Recessed Ceiling Light	5 W	LED / max. 7.6 W	6" / White	
4	Exterior Wall Mounted Lamp	9 W	W27		
4	Wall Mounted Bathroom Light		LED	LED Light	
3	White / Watt Equivalence: 64 W / 120-277 V	40 W	Integrated LED	White / Watt Equivalence: 64 W / 120-277 V	



ELECTRICAL SYSTEM TO BE INSTALLED WITH SEPARATE CIRCUITS FOR:

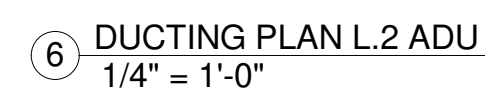
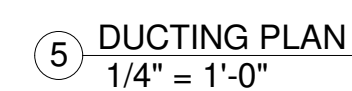
1. FRIDGE (20 AMP)
2. COOKTOP/RANGE (40 AMP, 120/240V)
3. RANGE HOOD (15-20 AMP)
4. COUNTERTOP RECEPTACLES (2 CIRCUITS, 20 AMP)
5. KITCHEN LIGHTING (15-20 AMP)
6. EACH ROOM/HALLWAY SHALL HAVE SEPARATE CIRCUITS FOR LIGHTS AND RECEPTACLES (20 AMP)
7. WALL MOUNTED AIR CONDITIONERS (20 AMP EACH)
8. BATHROOM RECEPTACLES AND LIGHTS (20 AMP)
9. BATHROOM FAN (20 AMP)
10. DINING ROOM: SEPARATE (20 AMP) CIRCUIT FOR ENTERTAINMENT CENTER
11. WASHER AND DRYER (GAS: 20 AMP OR ELECTRIC: 30 AMP)

Scale	As indicated
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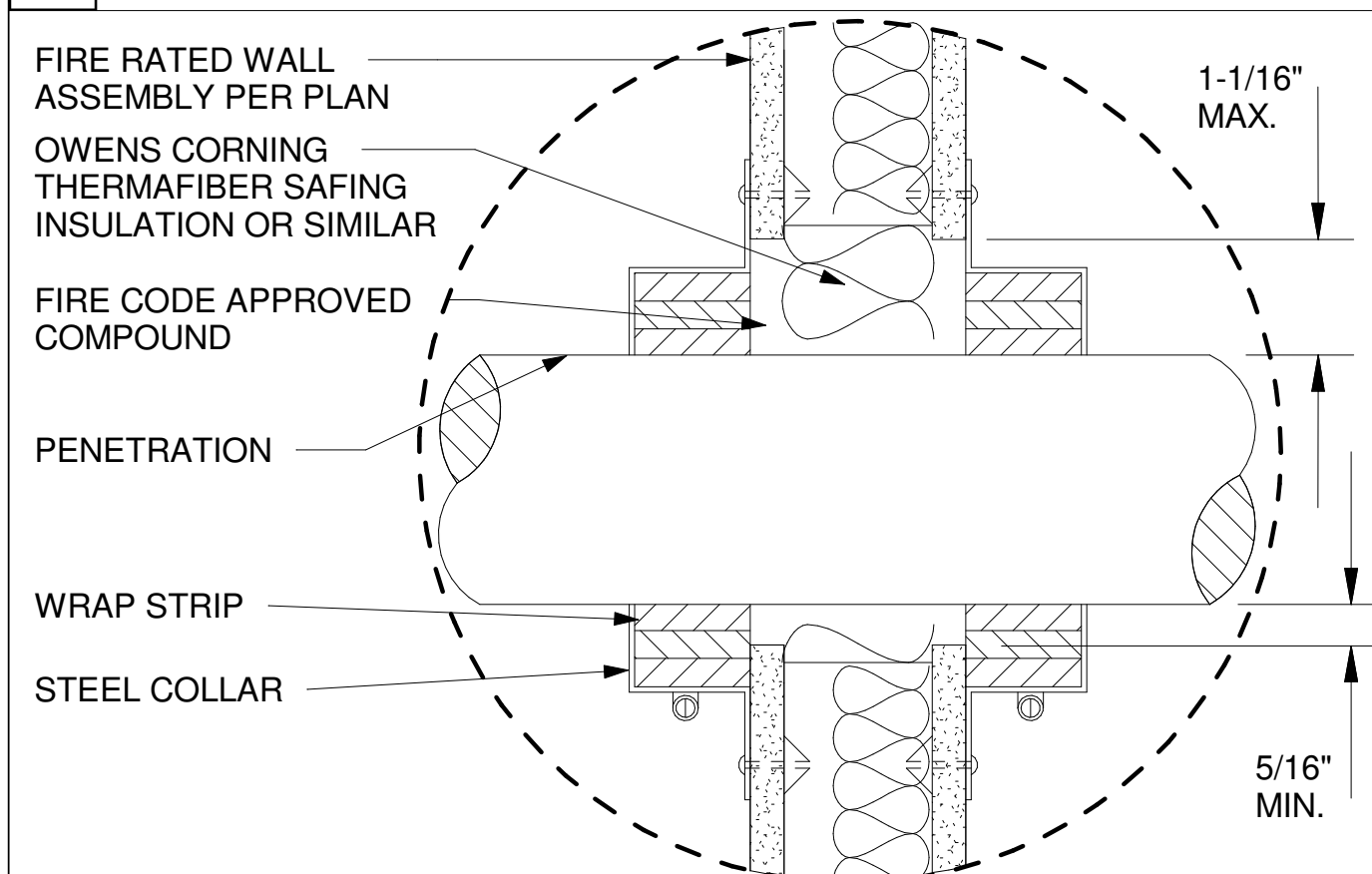
— S — S —	4" PVC OR ABS SANITARY LINE WITH 1/4" - 1' MIN. FALL. JOINTS AND INSPECTIONS POINTS TO COMPLY WITH APPLICABLE CODES
— W — W —	3/4" COPPER OR PVC WATER LINE. PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH APPLICABLE CODES
— — — — —	1 1/2" PVC FIXTURE DRAIN WITH 1/4" - 1' MIN FALL TO SANITARY DRAIN. PIPES, VENTS AND CONNECTIONS TO COMPLY WITH APPLICABLE CODES
— — — — —	1/2" PEX COLD WATER SUPPLY LINES. PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH APPLICABLE CODES
— — — — —	1/2" PEX HOT WATER SUPPLY LINES. PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH APPLICABLE CODES

○ PLUMBING LEGEND
1/8" = 1'-0"

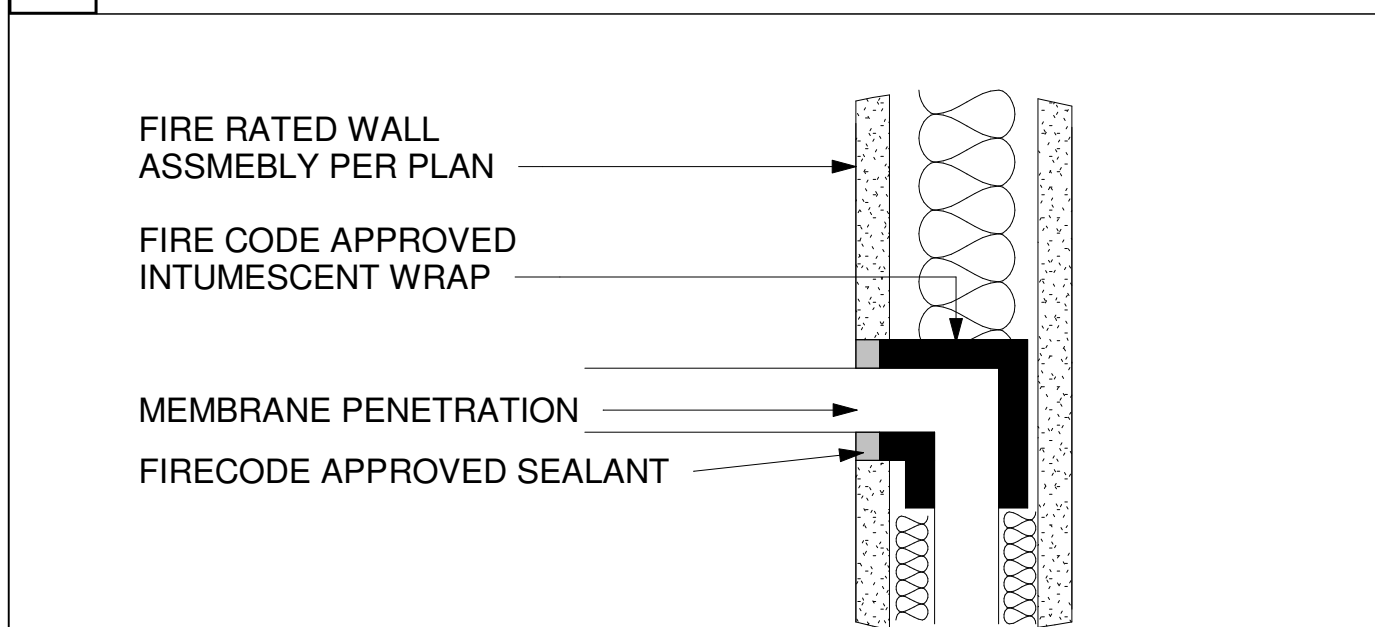


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13 THROUGH PENETRATION DETAIL



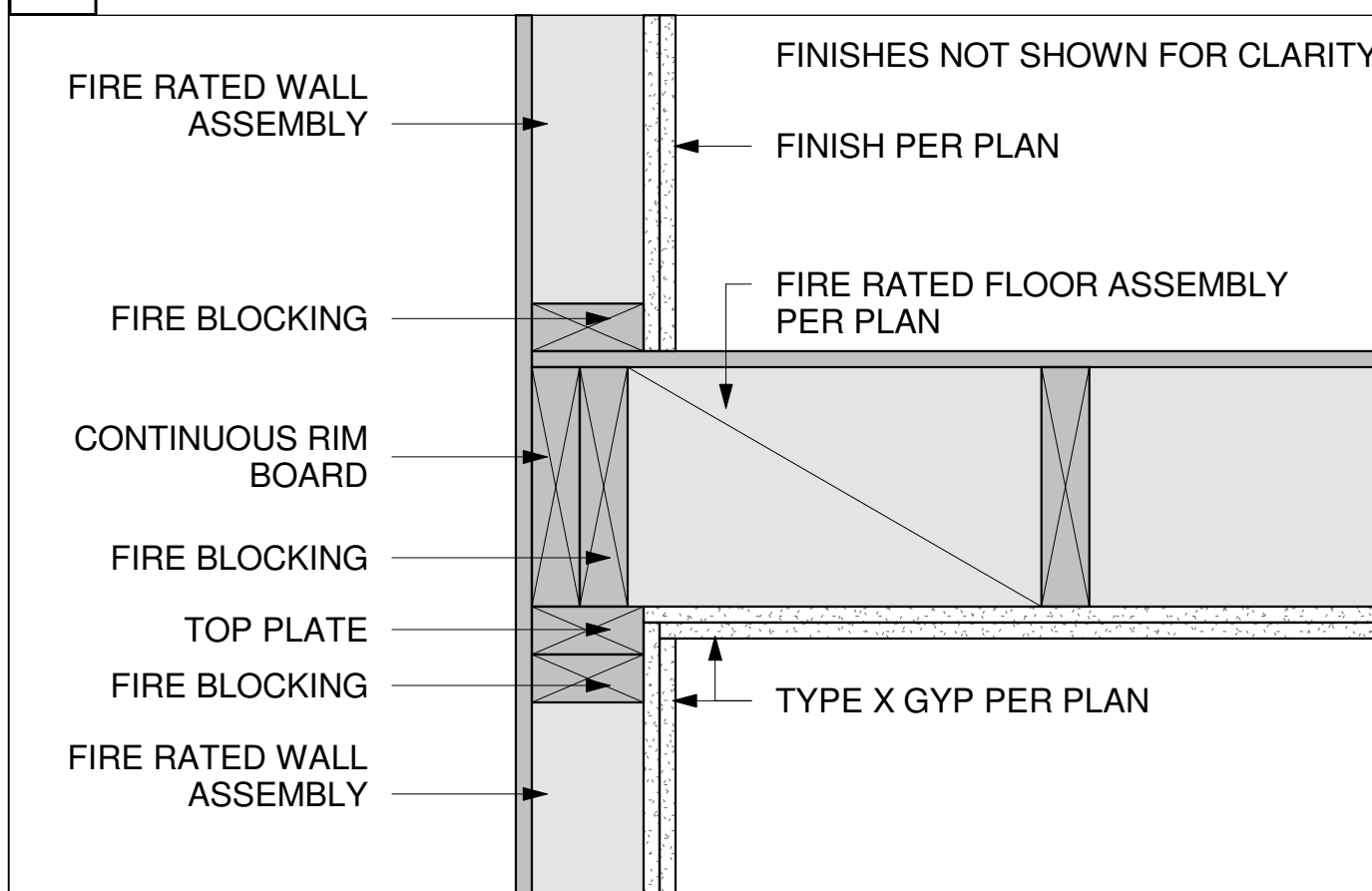
14 MEMBRANE PENETRATION DETAIL



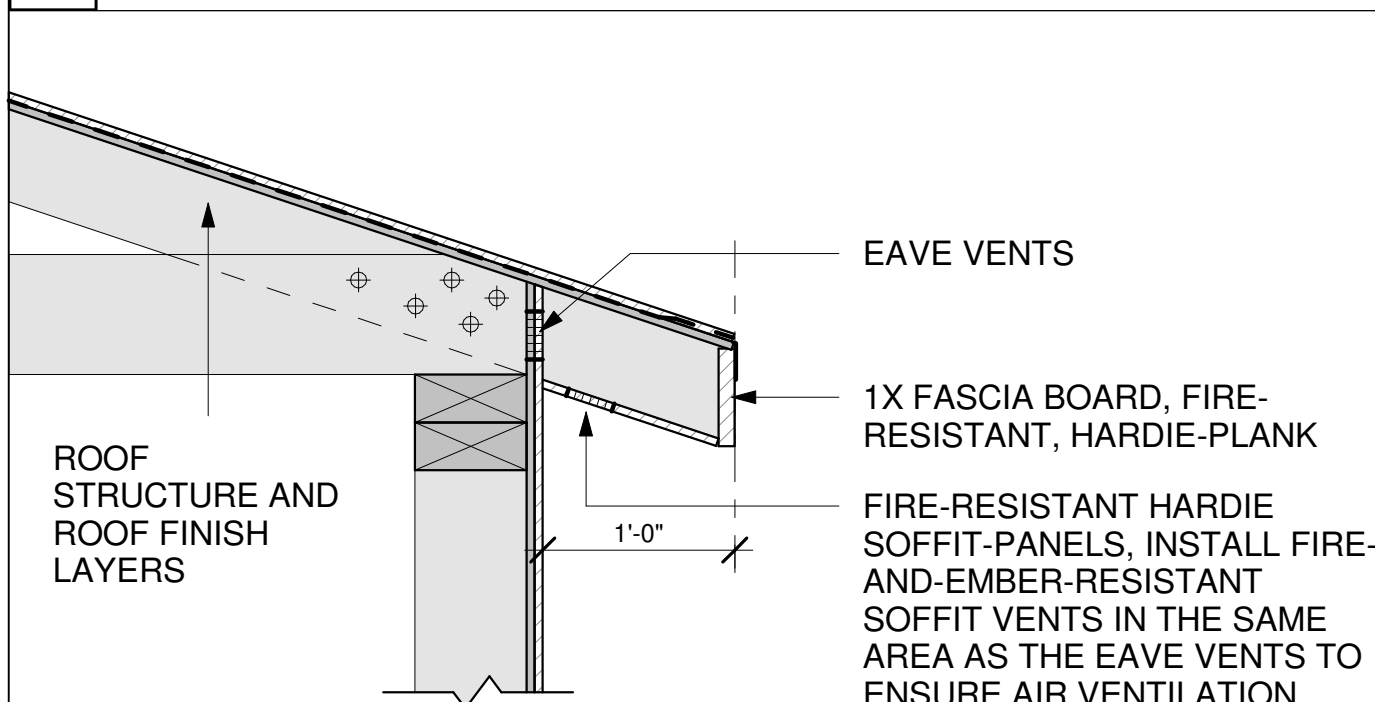
NOTE: PENETRATIONS SHALL BE PROTECTED BY AN APPROVED FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A FIRE RATING OF NOT LESS THAN THE RATING OF THE WALL ASSEMBLY

15 FIRE RATED WALL TO FLOOR ASSEMBLY

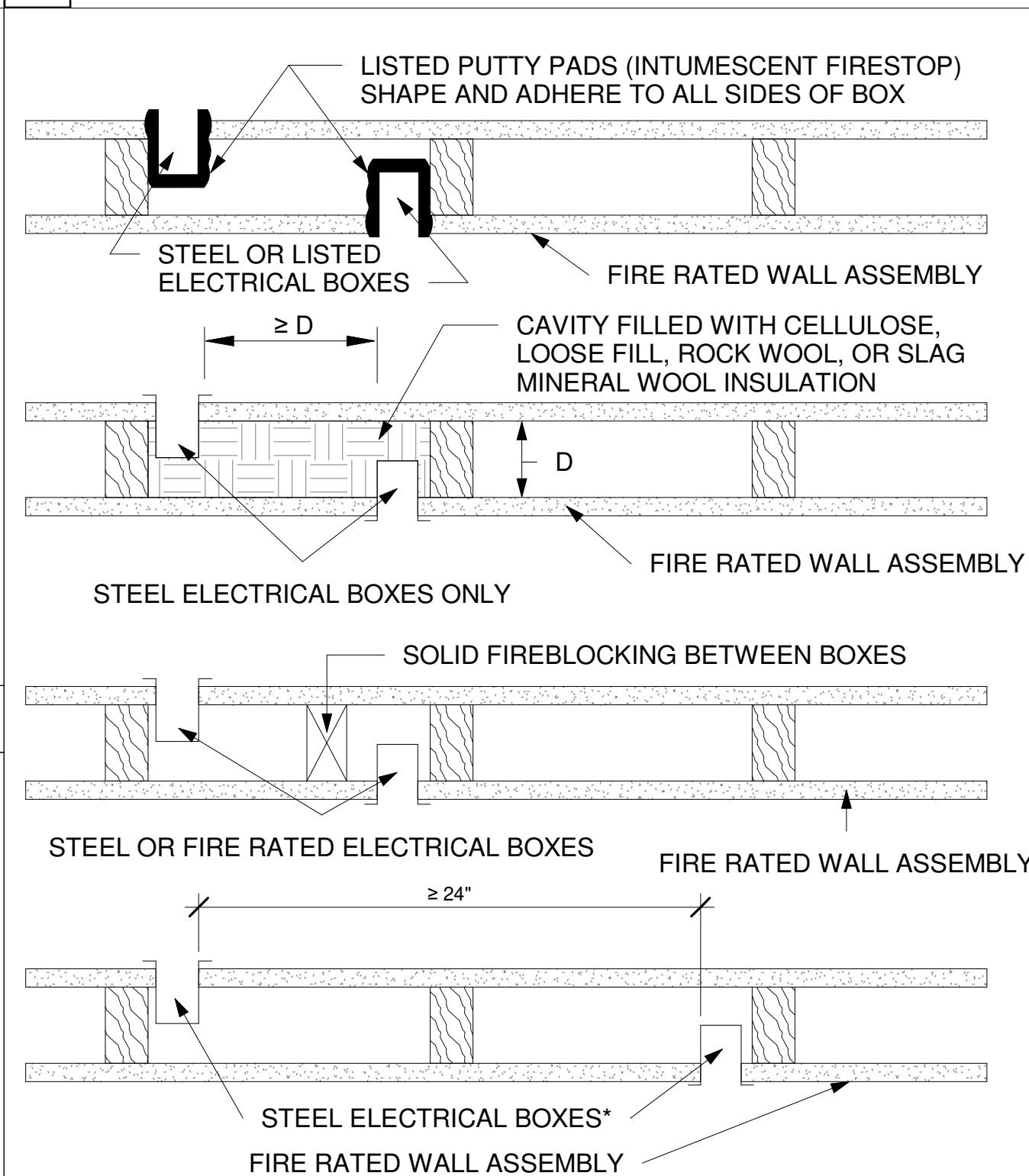
SCALE: 1/2" - 1'



16 FIRE-RESISTANT EAVE PROTECTION

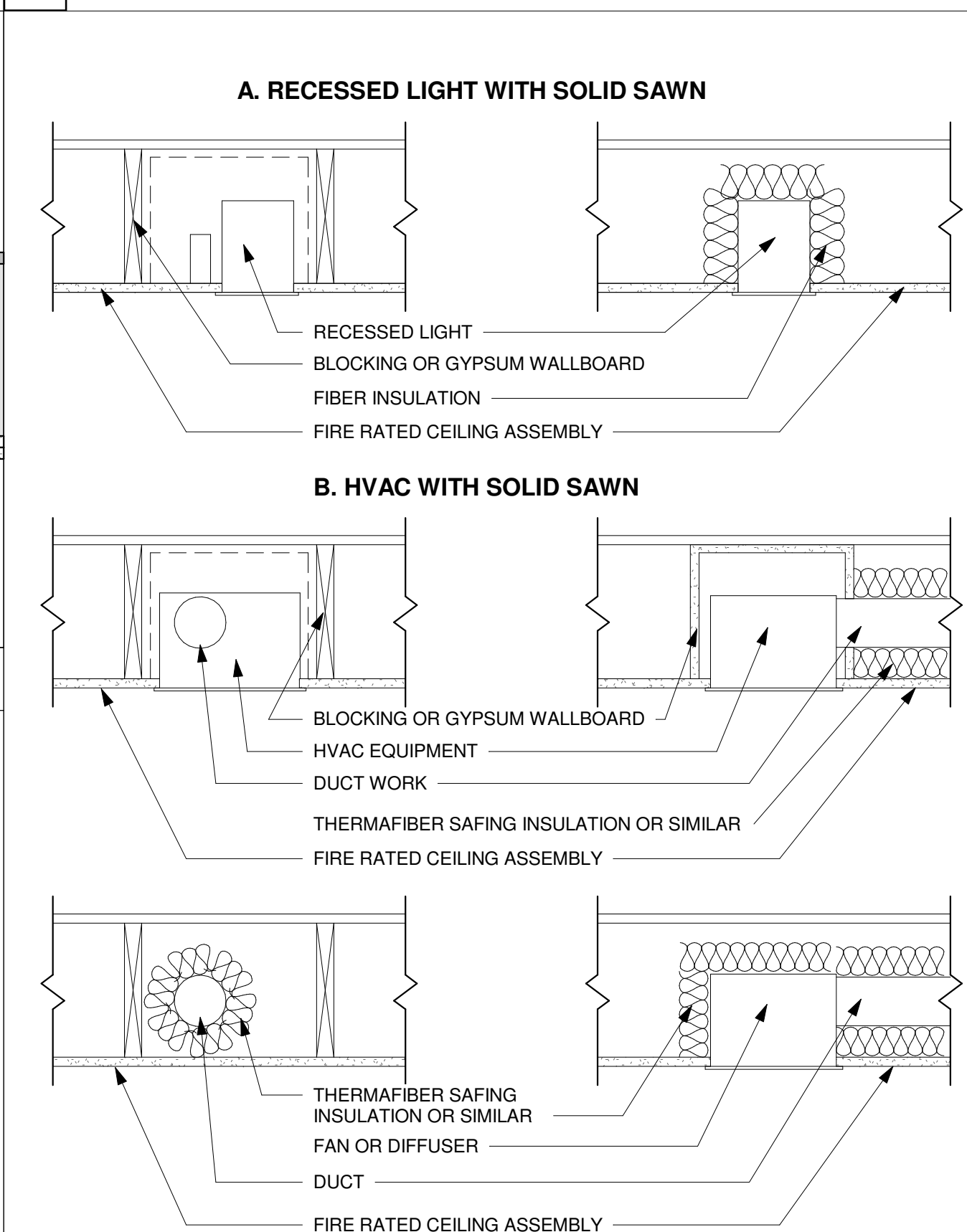


9 ELECTRICAL BOX PENETRATIONS OF FIRE RATED WALL ASSEMBLY

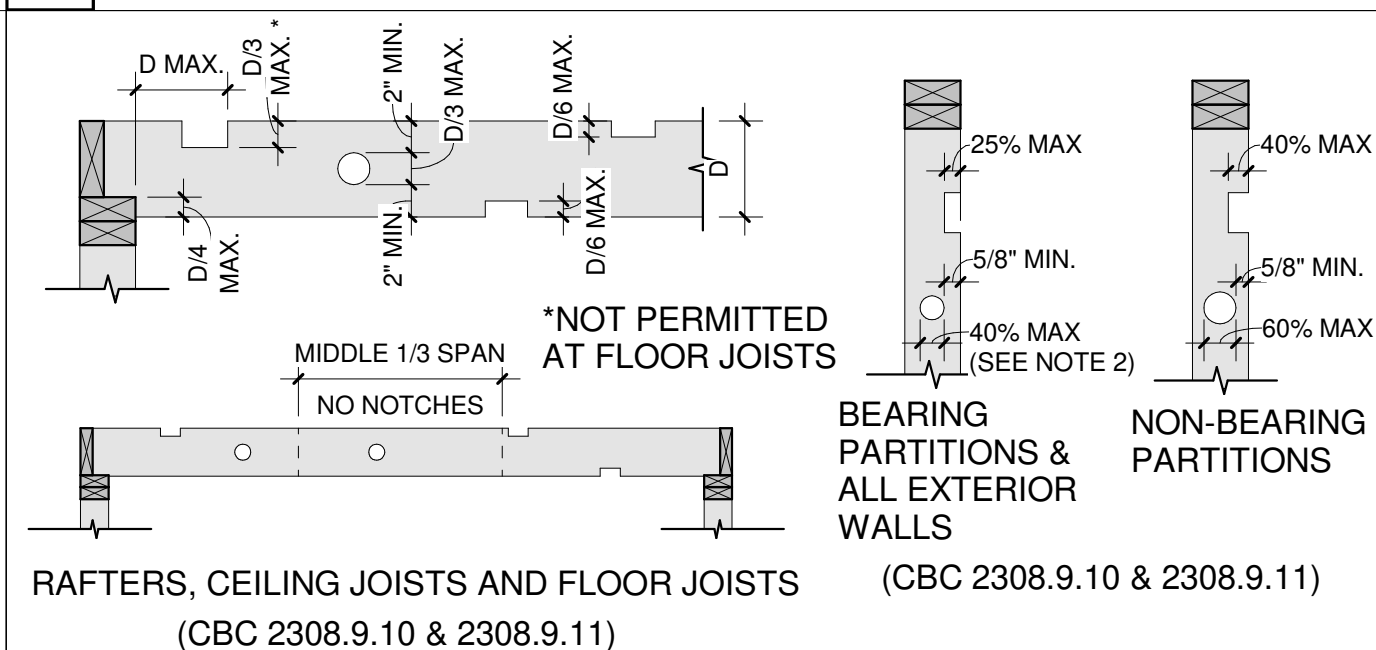


NOTE: STEEL BOXES LIMITED TO 16 SQ. IN. EACH AND TOTAL OF 100 SQ. IN. IN ANY 100 SQ. FT. OF WALL

11 MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES



5 NOTCHING AND BORING IN FRAMING MEMBERS



CERTIFICATE OF COMPLIANCE

Project Name: Prospect Street ADU
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2021-12-18T13:04:13-08:00
Input File Name: Prospect Street ADU (1268).rbd19x

CF1R-PRF-01E

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GENERAL INFORMATION													
01	Project Name			Prospect Street ADU									
02	Run Title			Title 24 Analysis									
03	Project Location			1268 Prospect Street									
04	City			Seaside									
06	Zip code			94062									
08	Climate Zone			3									
10	Building Type			Single family									
12	Project Scope			NewConstruction									
14	Addition Cond. Floor Area (ft ²)			0									
16	Existing Cond. Floor Area (ft ²)			n/a									
18	Total Cond. Floor Area (ft ²)			781									
20	ADU Bedroom Count			n/a									
22	Is Natural Gas Available?			No									

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 222-P010003283A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-07 10:34:51
Report Version: 2019.1.300
Schema Version: rev 20200901

HERS Provider: CalCERTS, Inc.
Report Generated: 2021-12-18 11:04:56

CERTIFICATE OF COMPLIANCE

Project Name: Prospect Street ADU
Calculation Description: Title 24 Analysis

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CF1R-PRF-01E

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OPAQUE SURFACES													
01	02	03	04	05	06	07	08						
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)						
Front Wall	Living Area	R-15 Wall	180	Front	184	20	90						
Left Wall	Living Area	R-15 Wall	270	Left	136	20	90						
Rear Wall	Living Area	R-15 Wall	0	Back	184	40	90						
Right Wall	Living Area	R-15 Wall	90	Right	136	8.8	90						
Front Wall 2	Living Area	R-15 Wall	180	Front	184	20	90						
Left Wall 2	Living Area	R-15 Wall	270	Left	136	6	90						
Rear Wall 2	Living Area	R-15 Wall	0	Back	184	40	90						
Right Wall 2	Living Area	R-15 Wall	90	Right	136	30	90						
Roof	Living Area	R-38 HP Attic	n/a	n/a	390	n/a	n/a						

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic Roof/Living Area	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
12	Window	Left Wall	Left	270			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
13	Window	Rear Wall	Back	0			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
14	Window	Rear Wall	Back	0			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
15	Window	Right Wall	Right	90			1	8.8	0.3	NFRC	0.35	NFRC	Bug Screen
16	Window	Front Wall 2	Front	180			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
21	Window	Left Wall 2	Left	270			1	6	0.3	NFRC	0.35	NFRC	Bug Screen

Registration Number: 222-P010003283A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

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Input File Name: Prospect Street ADU (1268).rbd19x

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WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Heat Pump	n/a	1	50	NEEA	<= 12 kW	n/a	n/a	80 gal	Rheem/XESOT10H4 SUO (50 gal)	Outside

WATER HEATING - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	New	NA	1	1

HVAC - HEAT PUMPS										
Name	System Type	Number of Units	Heating		Cooling		Zonally Controlled	Compressor Type	HERS Verification	
			HSPF/COP	Cap 17	SEER	EER/CEER				
Heat Pump System 1	VCHP-ductless	1	8.2	24000	22800	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-herp-htump

Registration Number: 222-P010003283A-000-000-0000000-0000
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Input File Name: Prospect Street ADU (1268).rbd19x

CF1R-PRF-01E

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ENERGY DESIGN RATING				
	Energy Design Ratings		Compliance Margins	
	Efficiency ¹ (EDR)	Total ² (EDR)	Efficiency ¹ (EDR)	Total ² (EDR)
Standard Design	61.6	34.8		
Proposed Design	60.2	33.4	1.4	1.4

RESULT: P COMPLIES	
1: Efficiency EDR includes improvements to the building envelope and more efficient equipment 2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries 3: Building complies when efficiency and total compliance margins are greater than or equal to zero	
• Standard Design PV Capacity: 1.81 kWdc • PV System resized to 1.81 kWdc (a factor of 1.813) to achieve 'Standard Design PV' PV scaling	

ENERGY USE SUMMARY				
Energy Use (kTDV/R ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	12.57	20.11	-7.54	-60
Space Cooling	1.55	0.81	0.74	47.7
IAQ Ventilation	3.52	3.52	0	0
Water Heating	41.38	30.46	10.92	26.4
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	59.02	54.9	4.12	7

REQUIRED PV SYSTEMS - SIMPLIFIED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.81	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=97.12	96	100

Registration Number: 222-P010003283A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-07 10:34:51
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CF1R-PRF-01E

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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
19	Window	Rear Wall 2	Back	0			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
20	Window	Rear Wall 2	Back	0			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
17	Window	Right Wall 2	Right	90			1	10	0.3	NFRC	0.35	NFRC	Bug Screen
18	Window	Right Wall 2	Right	90			1	20	0.3	NFRC	0.35	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door 12	Front Wall	20	0.2

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Living Area	391	80	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Well	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/sheathing/decking

Registration Number: 222-P010003283A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-07 10:34:51
Report Version: 2019.1.300
Schema Version: rev 20200901

RESIDENTIAL MEASURES SUMMARY						RMS-1
Project Name Prospect Street ADU	Building Type ☒ Single Family ☐ Addition Alone ☐ Multi-Family ☐ Existing* Addition/Alteration	Date 1/7/2022				
Project Address 1268 Prospect Street Seaside	California Energy Climate Zone CA Climate Zone 03	Total Cond. Floor Area 781	Addition n/a	# of Units 1		
INSULATION	Construction Type	Cavity	Area (ft ²)	Special Features	Status	
Wall	Wood Framed	R-15	1,095		New	
Door	Opaque Door	R-5	20		New	
Slab	Unheated Slab-on-Grade	- no insulation	391	Perim = 80"	New	
Roof	Wood Framed Attic	R-38	390	Add-R-19.0	New	

FENESTRATION		Total Area:	165	Glazing Percentage:	21.1 %	New/Altered Average U-Factor:	0.30
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidelines	Exterior Shades	Status
Left (W)	26.0	0.300	0.35	none	none	N/A	New
Rear (N)	80.0	0.300	0.35	none	none	N/A	New
Right (E)	38.8	0.300	0.35	none	none	N/A	New
Front (S)	20.0	0.300	0.35	none	none	N/A	New

HVAC SYSTEMS		Min. Eff	Cooling	Min. Eff	Thermostat	Status
Qty.	Heating					
1	Split Heat Pump	8.20 HSPFP	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION		Heating	Cooling	Duct Location	Duct R-Value	Status
Location						
HVAC System	Ductless / with Fan	Ductless	n/a		n/a	New

WATER HEATING		Gallons	Min. Eff	Distribution	Status
Qty.	Type				
1	Heat Pump	50	3.20	Standard	New

EnergyPro 8.2 by EnergySoft	User Number: 6249	IC: 21-12181	Page 12 of 17
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2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)(2):	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 150.1, meets the EMCS requirements of § 150.0(e), and meets all other requirements in § 150.0(k).
§ 150.0(k)(2H):	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k).
§ 150.0(k)(2):	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual control operation using the manual control required under Section 150.0(k)(2C).
§ 150.0(k)(2):	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JAB requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)(2K):	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)(3A):	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in Item § 150.0(k)(3A) (ON and OFF switch) and the requirements in either § 150.0(k)(3A)(i) (photocell) or other a motion sensor or automatic time switch control) or § 150.0(k)(3A)(ii) (astronomical time clock), or an EMCS.
§ 150.0(k)(3B):	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)(3A) or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)(3C):	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)(3B) or § 150.0(k)(3D) must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)(4):	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 150.0(c).
§ 150.0(k)(5):	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)(6A):	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be compliant with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)(6B):	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: - Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and - Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designated paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)(1):	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residence has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(c).
§ 110.10(a)(2):	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)(1):	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)(2):	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)(3A):	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)(3B):	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)(4):	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single family residences and central water heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)(1):	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)(2):	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."



2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(01/2020)

Building Envelope Measures:	
§ 110.6(a)(1):	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AIAA-VDMA/CSA 1011.5.2/440-2011.*
§ 110.6(a)(5):	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(a).
§ 110.6(b):	Field Fabricated Exterior Doors and Fenestration products must use U-Factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or J44.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and rigid solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10.113 when the installation of a cool roof is specified on the CF-IR.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)(1):	Vapor Retarder. In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl spaces for buildings complying with the exception to § 150.0(g).
§ 150.0(g)(2):	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(i):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of fenestration must not exceed 0.58.
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(a):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)(1):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)(2):	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device.*
§ 150.0(e)(3):	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, snowheats, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 150.0(e):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)(4):	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)(4).
§ 110.3(c)(6):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour.); and pool and spa heaters.*
§ 150.0(h)(1):	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SAMCNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)(2).



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)(3A):	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)(3B):	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)(1):	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(i)(2A):	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 605.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank, all hot water piping with a nominal diameter equal to or greater than ¾ inch and less than one inch, all hot water piping with a nominal diameter less than ¾ inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)(3):	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(j)(1):	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 120 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unground conductor must be labeled with the word "space" and be electrically isolated. Have a reserved angle pull circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(i)(2):	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)(5).
§ 150.0(i)(3):	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)(3):	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)(1):	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1, 4.3, 8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealed that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)(2):	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with duct back rubber adhesive duct tapes unless such tape is used in combination with mastic and drawn systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)(3):	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)(7):	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)(8):	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m):	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)(10):	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)(11):	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)(1) and Reference Residential Appendix RA3.
§ 150.0(m)(12):	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)(2). Filters must be accessible for regular service.*
§ 150.0(m)(13):	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.*



2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(i)(1):	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i)(1).
§ 150.0(i)(1C):	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(i)(1C).
§ 150.0(i)(1E):	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 3.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(i)(1F):	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(i)(1G):	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(i)(2):	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by UL to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations, an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting, a permanent weatherproof plate or card with operating instructions, and must not use electric resistive heating.*
§ 110.4(b)(1):	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or discolored suction and return lines, or built-in or built-up connections to allow for future solar heatering.
§ 110.4(b)(2):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)(1A):	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)(1B):	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)(1C):	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 150.0(k)(1C).
§ 150.0(k)(1D):	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)(1E):	Night Lights, Step Lights, and Path Lights. Night lights, step lights, and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)(1F):	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)(1G):	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*
§ 150.0(k)(1H):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)(1):	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)(2A):	Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)(2B):	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)(2C):	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)(2D):	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)(2E):	Interior Switches and Controls. Controls must not bypass a dimmer, occup

CERTIFICATE OF COMPLIANCE

Project Name: Prospect Street Residence
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2021-12-18T10:58:53-08:00
Input File Name: Prospect Street Residence (1268).rbd19x

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GENERAL INFORMATION				
01	Project Name	Prospect Street Residence		
02	Run Title	Title 24 Analysis		
03	Project Location	1268 Prospect Street		
04	City	Seaside	05	Standards Version
06	Zip code		07	Software Version
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)
10	Building Type	Single family	11	Number of Dwelling Units
12	Project Scope	NewConstruction	13	Number of Bedrooms
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor
18	Total Cond. Floor Area (ft ²)	750	19	Glazing Percentage (%)
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area
22	Is Natural Gas Available?	Yes		

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 222-P010003262A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-07 10:34:51
Report Version: 2019.1.300
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc.
Report Generated: 2021-12-18 10:59:38

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Project Name: Prospect Street Residence
Calculation Description: Title 24 Analysis

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OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Left Wall	Living Area	R-15 Wall	0	Left	120	20	90
Rear Wall	Living Area	R-15 Wall	90	Back	120	20	90
Right Wall	Living Area	R-15 Wall	180	Right	120	26	90
Front Wall	Living Area	R-15 Wall	270	Front	120	53.3	90
Left Wall 2	Living Area	R-15 Wall	0	Left	280	29.5	90
Rear Wall 2	Living Area	R-15 Wall	90	Back	120	6	90
Right Wall 2	Living Area	R-15 Wall	180	Right	280	60	90
Interior Surface	Living Area>>_Garage_	R-15 Wall1	n/a	n/a	120	20	n/a
Roof	Living Area	R-38 HP Attic	n/a	n/a	525	n/a	n/a
Interior Surface 2	Living Area	R-19 Floor No Crawlspace	n/a	n/a	300	n/a	n/a
Front Wall 2	_Garage_	R-15 Wall	270	Front	120	0	90
Left Wall 3	_Garage_	R-15 Wall	0	Left	160	0	90
Rear Wall 3	_Garage_	R-15 Wall	90	Back	120	0	90
Right Wall 3	_Garage_	R-15 Wall	180	Right	160	0	90

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic Roof/Living Area	Ventilated	4	0.1	0.85	No	No

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WATER HEATING SYSTEMS						
01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.97-UEF	<= 200 Btu/h	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	n/a	Non-setback thermostat	New	NA	2	2

Registration Number: 222-P010003262A-000-000-0000000-0000
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Report Generated: 2021-12-18 10:59:38

CERTIFICATE OF COMPLIANCE

Project Name: Prospect Street Residence
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2021-12-18T10:58:53-08:00
Input File Name: Prospect Street Residence (1268).rbd19x

CF1R-PRF-01E
(Page 2 of 9)

ENERGY DESIGN RATINGS				
		Energy Design Ratings		Compliance Margins
		Efficiency ^a (EDR)	Total ^a (EDR)	Efficiency ^c (EDR)
Standard Design		52	23.7	
Proposed Design		51.8	23.5	0.2
RESULT: ^b COMPLIES				
1: Efficiency EDR includes improvements to the building envelope and more efficient equipment. 2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries. 3: Building complies when efficiency and total compliance margins are greater than or equal to zero.				
• Standard Design PV Capacity: 1.94 kWdc • PV System resized to 1.94 kWdc (a factor of 1.941) to achieve 'Standard Design PV' PV scaling				

ENERGY USE SUMMARY				
Energy Use (kTDU/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	11.82	14.68	-2.26	-19.1
Space Cooling	2.6	4.8	-2.2	-84.6
IAQ Ventilation	7.5	7.5	0	0
Water Heating	29.39	24.21	5.18	17.6
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	51.31	50.59	0.72	1.4

REQUIRED PV SYSTEMS - SIMPLIFIED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.94	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7/12	96	100

Registration Number: 222-P010003262A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-07 10:34:51
Report Version: 2019.1.300
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc.
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CERTIFICATE OF COMPLIANCE

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CF1R-PRF-01E
(Page 5 of 9)

PENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
04	Window	Rear Wall	Back	90			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
02	Window	Right Wall	Right	180			1	6	0.3	NFRC	0.35	NFRC	Bug Screen
03	Window	Right Wall	Right	180			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
Door 11	Window	Front Wall	Front	270			1	53.3	0.3	NFRC	0.35	NFRC	Bug Screen
10	Window	Left Wall 2	Left	0			1	17.5	0.3	NFRC	0.35	NFRC	Bug Screen
11	Window	Left Wall 2	Left	0			1	12	0.3	NFRC	0.35	NFRC	Bug Screen
09	Window	Rear Wall 2	Back	90			1	6	0.3	NFRC	0.35	NFRC	Bug Screen
06	Window	Right Wall 2	Right	180			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
07	Window	Right Wall 2	Right	180			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
08	Window	Right Wall 2	Right	180			1	20	0.3	NFRC	0.35	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door 02	Left Wall	20	0.2
Door 03	Interior Surface	20	0.2

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Living Area	225	20	none	0	80%	No
Slab 2	_Garage_	300	70	none	0	0%	No

Registration Number: 222-P010003262A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-07 10:34:51
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CF1R-PRF-01E
(Page 8 of 9)

HVAC - HEATING UNIT TYPES			
01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Gas wall furnace	2	AFUE-67.1

HVAC - COOLING UNIT TYPES							
01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	2	n/a	n/a	Not Zonal	Single Speed	n/a

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	n/a

IAQ (INDOOR AIR QUALITY) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE
SFan IAQVentRpt 1-1	50	0.46	Balanced HRV	80	n/a

Registration Number: 222-P010003262A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-07 10:34:51
Report Version: 2019.1.300
Schema Version: rev 20200901

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CF1R-PRF-01E
(Page 3 of 9)

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
- Indoor air quality, balanced fan - Ceiling has high level of insulation - Insulation below roof deck	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
Building-level Verifications: - Indoor air quality ventilation - Kitchen range hood Cooling System Verifications: - None Heating System Verifications: - None HVAC Distribution System Verifications: - None Domestic Hot Water System Verifications: - None	

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Prospect Street Residence	750	1	2	1	0	1

RESIDENTIAL MEASURES SUMMARY

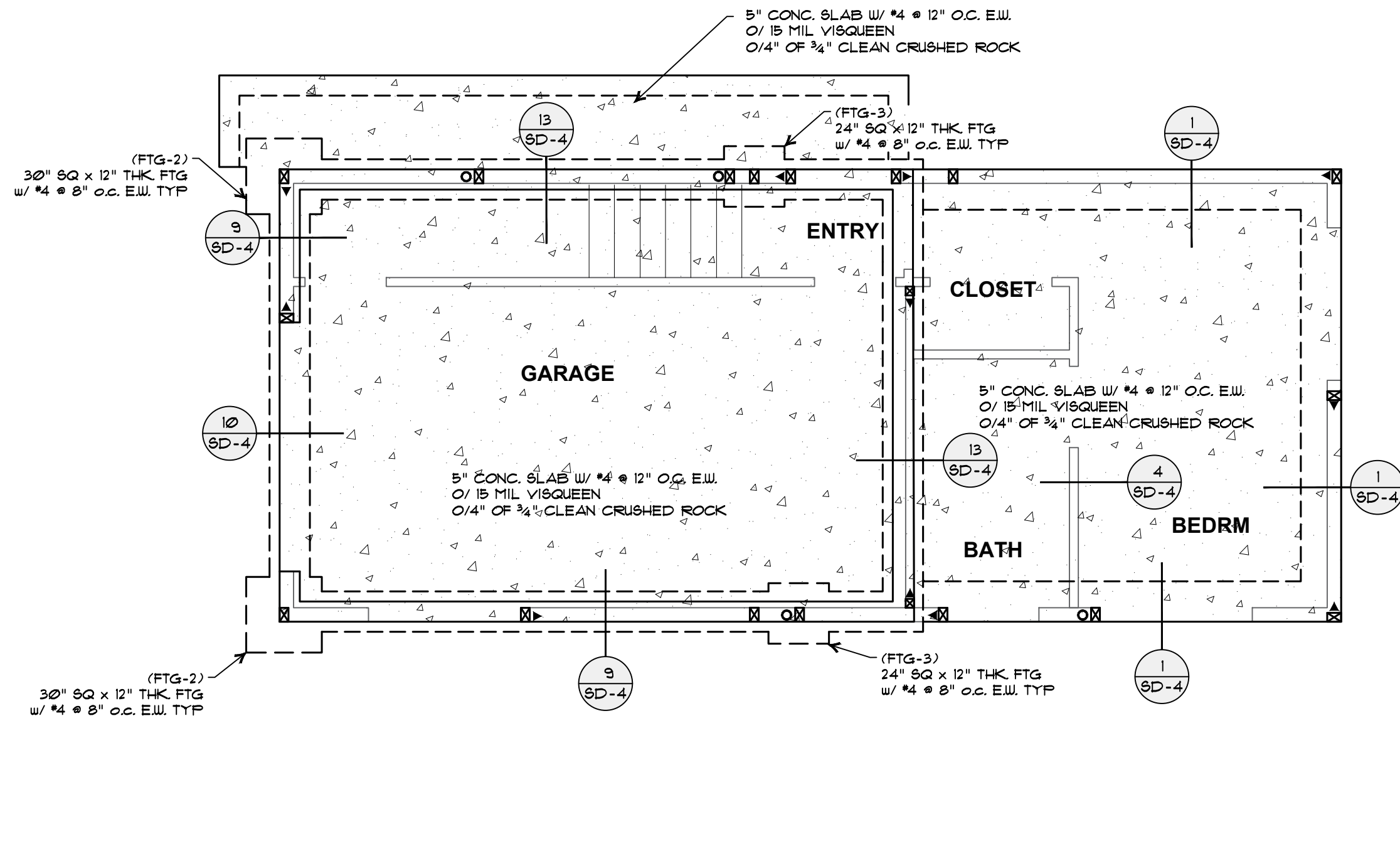
RMS-1

Project Name Prospect Street Residence		Building Type ☒ Single Family ☐ Multi Family		☐ Addition Alone ☐ Existing+ Addition/Alteration		Date 1/7/2022	
Project Address 1268 Prospect Street Seaside		California Energy Climate Zone CA Climate Zone 03		Total Cond. Floor Area 750	n/a	# of Units 1	
INSULATION		Area					
Construction	Type	Cavity	(ft²)	Special Features		Status	
Wall	Wood Framed	R 15	1,045			New	
Door	Opaque Door	R-5	20			New	
Slab	Unheated Slab-on-Grade	- no insulation	225	Perim = 20'		New	
Roof	Wood Framed Attic	R 38	525	Add=R-19.0		New	
Demising	Wood Framed w/o Crawl Space	R 19	300			New	
FENESTRATION		Total Area: 195		Glazing Percentage: 26.0 %		New/Altered Average U-Factor: 0.30	
Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidelines	Exterior Shades	Status
Rear (E)	26.0	0.300	0.35	none	none	N/A	New
Right (S)	86.0	0.300	0.35	none	none	N/A	New
Front (W)	53.3	0.300	0.35	none	none	N/A	New
Left (N)	29.5	0.300	0.35	none	none	N/A	New

HVAC DISTRIBUTION				Duct	
Location	Heating	Cooling	Duct Location	R-Value	Status
HVAC System	Ductless / No Fan	Ductless	n/a	n/a	New

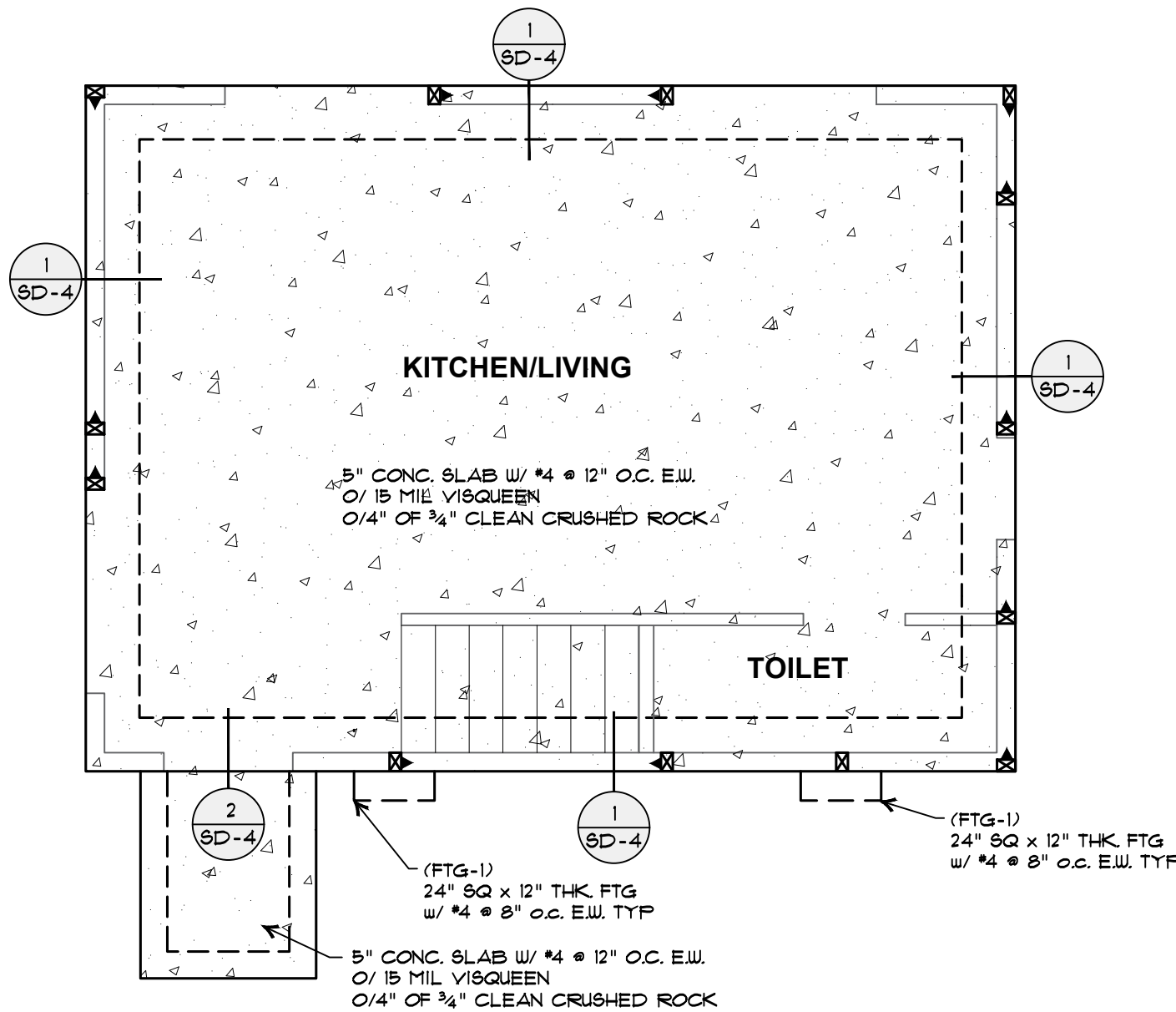
WATER HEATING					
Qty.	Type	Gallons	Min. Eff	Distribution	Status

1	Small Instantaneous Gas	0	0.97	Standard	New
EnergyPro 8.2 by EnergySoft User Number: 6249 ID: 21-12181 Page 12 of 17					



DETACHED PDU
FOUNDATION PLAN

- FOUNDATION NOTES:**
- 1- ALL HARDWARE IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR ZINC COATED OR STAINLESS STEEL.
 - 2- TYP. HOLD-DOWN INSTALLATION: SEE DETAIL 1/SD-1
 - 3- ALL HARDWARE SHOULD BE PRE-SET (ANCHOR BOLTS, HOLDDOWNS, ETC.) PRIOR TO CONCRETE POUR.
 - 4- ALL HARDWARE SHOULD MANUFACTURED BY "SIMPSON" U.N.O. ON PLANS. (REPLACEMENT HARDWARE IS ALLOWED, PLEASE CONTACT E.O.R.)
 - 5- CONTRACTOR SHOULD PROVIDE CONSTRUCTION JOINTS ON ANY STRUCTURAL AND THEY SHOULD NOT BE SPACED MORE THAN 10'-0" IN ANY DIRECTION.
 - 7- FOUNDATION DESIGN BASED ON EXISTING CONTINUOUS SPREAD FOOTING. CONTRACTOR TO STOP WORK IMMEDIATELY AND NOTIFY ENGINEER OF RECORD IF EXISTING CONDITION DIFFERS FROM THAT SHOWN ON PLANS.



DETACHED ADU
FOUNDATION PLAN

HANGER SCHEDULE (U.N.O.)		
SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	L8SU, L8U	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR I-JOISTS	ITS	--
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAMS SAWN LUMBER	HU	4X6 DF#2
3 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/4" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 4X8 DF#1
1 1/4" MICROLAM	L8U	2-2X4 DF#2
SKEWED BEAMS	SKEWED HU	4X4 DF#2
SINGLE FLANGE APPLICATIONS	MGU	--
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

LEGEND :

POSTS: (SEE DETAIL 9/SD-2)	
	DBL. 2X4 POST
	4 X 4 POST
	4 X 6 POST
	6 X 6 POST
	INDICATES 4X OR 6X KING POST

UPPER FLOOR HOLDDOWNS: (SEE DETAIL 10/11/12/SD-5)	
	INDICATES WELDED HOLD-DOWN THREADED ROD PER DET. 1/SD-1
	INDICATES HOLD-DOWN STRAP/BRACKET
	INDICATES SHEAR ELEMENT VERTICAL END POST
	INDICATES BEAM SUPPORTING POST
	INDICATES HOLD-DOWN STRAP/BRACKET BEAM TO POST CONNECTION
	INDICATES LOCATION OF THROUGH BOLT ON SUPPORTING BEAM BELOW
	HDU2
	HDU5
	HDG8
	HHDQ11
	HD19
	C916
	M5T21
	M5T31
	M5T48
	M5T60
	M5T12
	CM5T12
	CM5T14

HOLDDOWNS: (SEE DETAIL 1/SD-1)	
	INDICATES HOLD-DOWN BRACKET
	INDICATES SHEAR ELEMENT VERTICAL END POST
	HDU2 W/ SIMPSON 58TB20 STAB BOLT
	HDU5 W/ SIMPSON 58TB24 STAB BOLT

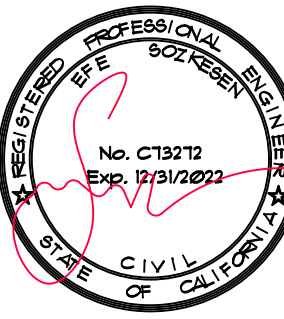
FOUNDATION:	
	HANGER PER SCHEDULE
	WALL ABOVE
	CONCRETE SLAB PER PLANS
	TYPICAL SPREAD FOOTING

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

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

PROJECT NAME:

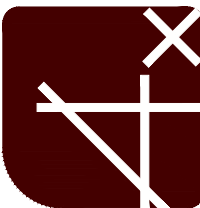
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22-001	SAYALI
DATE:	SCALE:
01/20/2022	AS NOTED

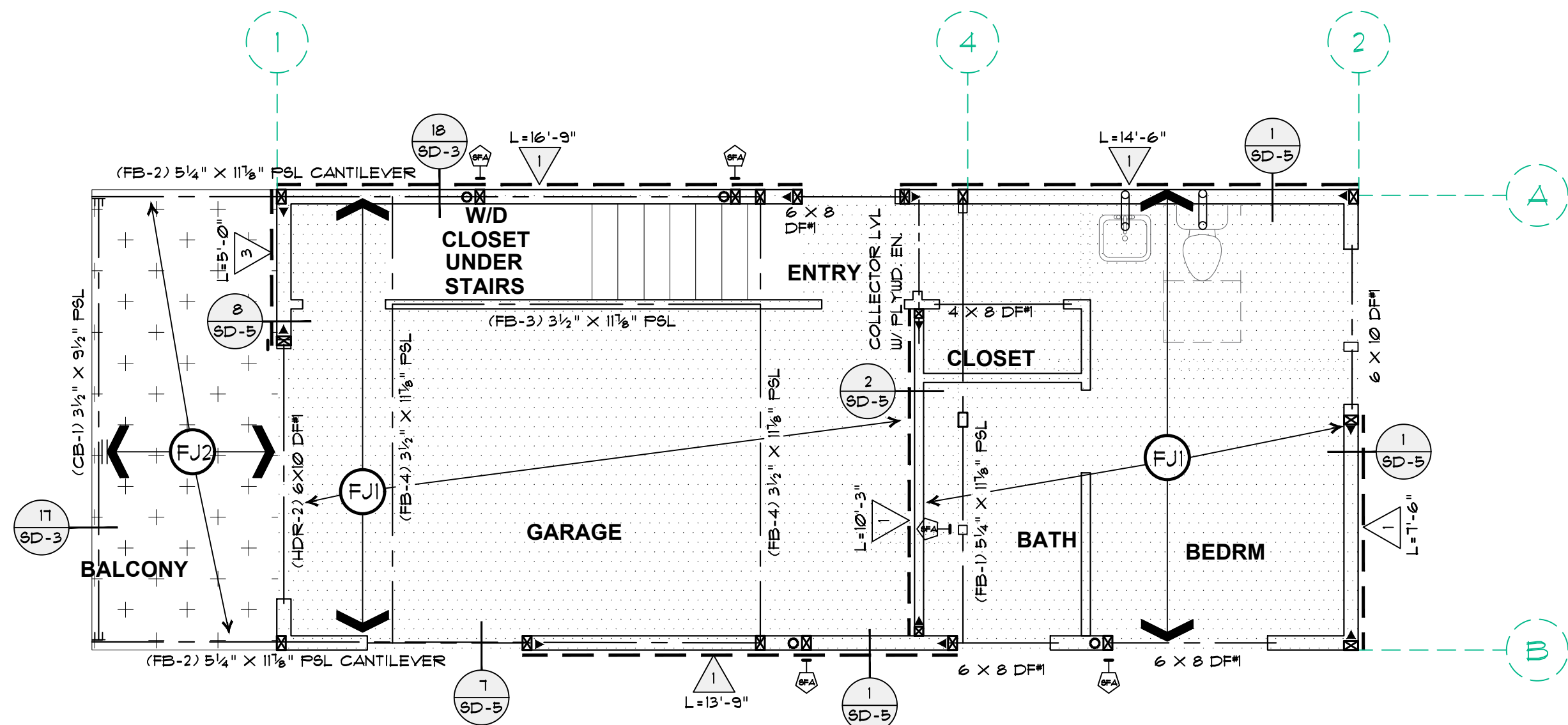
SHEET NO.
S - 1
Pocket Page 73

4x Engineering, Inc.
Consulting Structural Engineering Services
1885 Meridian Ave.
San Jose, CA 95129
Phone: (408) 642-5464



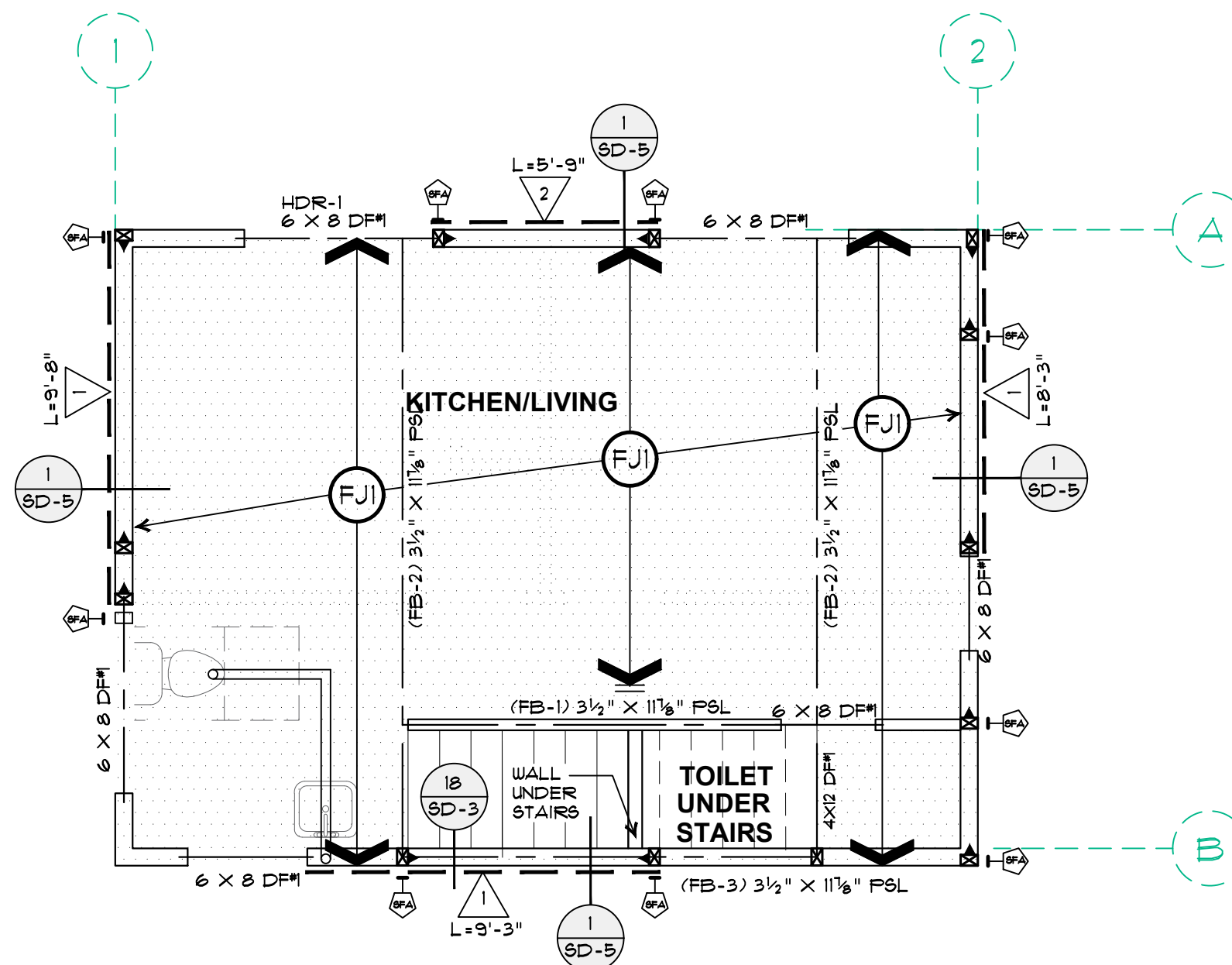
	2 x 12 DF#2 @ 16" O.C.
	2 x 10 DF#2 @ 16" O.C.

11 $\frac{1}{8}$ " TJ 360 FLR JSTS. @ 16" O.C.



DETACHED PDU

2ND FLOOR FRAMING
& 1ST FLOOR SHEAR
WALL PLAN



DETACHED ADU
2ND FLOOR FRAMING
& 1ST FLOOR SHEAR
WALL PLAN

- ## FLOOR FRAMING NOTES:
- 1- FLOOR JOISTS: SEE PLANS
 - 2- FLOOR SHING: 3/4" TAG PLYWOOD W/ 10d @ 6" O.C. EN. @ 10" O.C. FN.
 - 3- HEADERS: SEE SCHEDULE ON DETAIL 10/8D-2
 - 4- PROVIDE DOUBLE FLOOR JOISTS MIN. BELOW BEARING WALLS AND 2X MIN. BLOCKING UNDER THE PERPENDICULAR WALLS.
 - 5- SHEAR WALLS: SEE SCHEDULE ON SHEET 8D-2
 - 6- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
 - 7- PROVIDE PLYWOOD EDGE NAILING FOR ALL COLLECTOR BEAMS/JOISTS.
 - 8- CONTRACTOR SHOULD FOLLOW INSTALLATION SPECS PROVIDED ON SHEET FJ-1 FOR ENGINEERED FLOOR JOISTS

HANGER SCHEDULE (U.N.O.)		
SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	LS&U, LSU	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR I-JOISTS	ITS	--
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAMS SAWN LUMBER	HU	4X6 DF#2
3½" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5½" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 4X8 DF#1
1¾" MICROLAM	LSU	2-2X4 DF#2
SKUEWED BEAMS	SKUEWED HU	4X4 DF#2
SINGLE FLANGE APPLICATIONS	MGU	--
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

POSTS: (SEE DETAIL 9/5D-2)	
☐	DBL. 2X4 POST
☐	4 X 4 POST
☐	4 X 6 POST
☐	6 X 6 POST
☐	INDICATES 4X OR 6X KING POST

INDICATES HOLD-DOWN STRAP/BRACKET

INDICATES SHEAR ELEMENT VERTICAL END POST

INDICATES BEAM SUPPORTING POST

INDICATES HOLD-DOWN STRAP/BRACKET BEAM TO POST CONNECTION

INDICATES LOCATION OF THROUGH BOLT ON SUPPORTING BEAM BELOW

HDU2 HD19 M8T48 12 CM8T12

HDU5 C616 M8T60

HDQ8 M8T21 M8T12

HHDQ11 M8T37 CM8T14

 INDICATES HOLD-DOWN BRACKET
 INDICATES SHEAR ELEMENT VERTICAL END POST

○ HDU2 W/ SIMPSON 56TB30 STAB BOLT
 ▲ HDU5 W/ SIMPSON 56TB24 STAB BOLT

INDICATES HOLD-DOWN BRACKET

INDICATES SHEAR WALL LOCATION

INDICATES SHEAR MATERIAL

INDICATES NOT PART OF LATERAL SYSTEM

INDICATES SHEAR-WALL TYPE

INDICATES SHEAR-WALL LENGTH

ELEMENT VERTICAL END POST

INDICATES STRAP / UPPER FLOOR HOLD-DOWN

NEW WALL

NON-SHEAR BEARING WALL

INDICATES THE SHEAR LINE NAME & LOCATION

STRAP BY LENGTH DEPICTED, SEE DETAIL 4.5/SD-5 FOR FLOOR

HANGER PER SCHEDULE

JOIST WITH A HANGER

JOIST WITH A SUPPORT BELOW

JOIST WITH A CANTILEVERED END

2nd FLOOR FRAMING

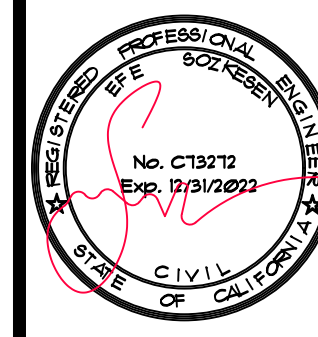
(DECK/BALCONY)

2nd FLOOR FRAMING & 1st FLOOR SHEAR WALL & CEILING PLAN SCALE: 1/4" = 1'-0"

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

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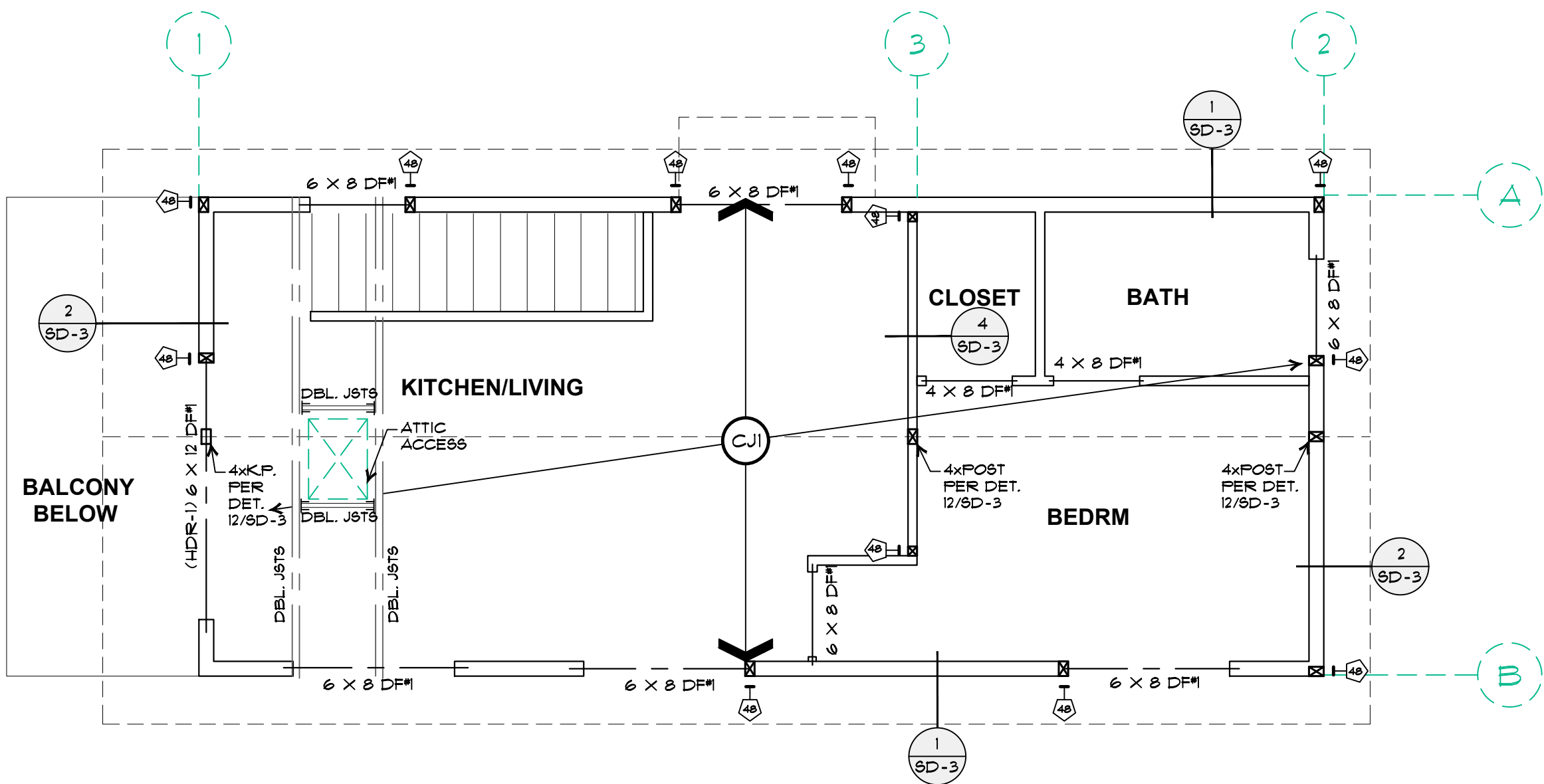
JOB NO: 22-007	DRAWN: SAYALI
DATE: 01/20/2022	SCALE: AS NOTE

SHEET NO.
S-2

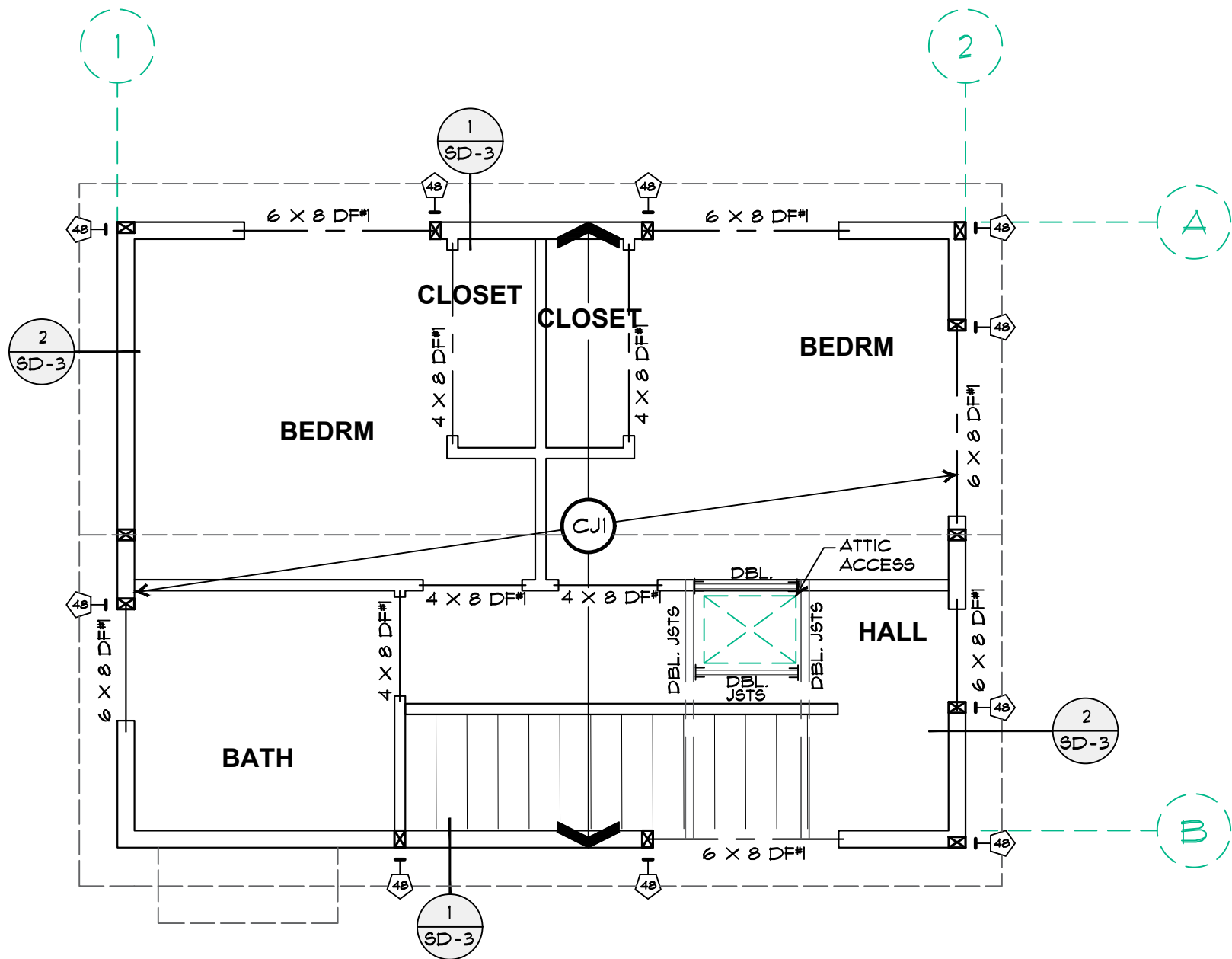


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1885 Meridian Ave.
San Jose, CA 95129
Phone: (408) 642-5484

CEILING JOISTS SCHEDULE FOR PDU	
	2 X 10 DF#2 @ 24" O.C.
CEILING JOISTS SCHEDULE FOR ADU	
	2 X 10 DF#2 @ 24" O.C.



DETACHED PDU
CEILING FRAMING PLAN



DETACHED ADU
CEILING FRAMING PLAN

HANGER SCHEDULE (UNO.)		
SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	L8S4, L8U	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR 1-JOISTS	ITS	--
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAMS SAWN LUMBER	HU	4X6 DF#2
3 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/4" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGU5	6X6 DF#1 / 4X8 DF#1
1 3/4" MICROLAM	L8U	2-2X4 DF#2
SKEWED BEAMS	SKEWED HU	4X4 DF#2
SINGLE FLANGE APPLICATIONS	MGU	--
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

- CEILING FRAMING NOTES :
- 1- CEILING JOISTS: SEE CEILING JOISTS SCHEDULE
 - 2- HEADERS: SEE SCHEDULE ON DETAIL 10/SD-2
 - 3- WALLS STUDS: 2 X 4 DF#2 @ 16" O.C. UP TO 10'-11" HEIGHT. USE 2 X 6 DF#2 @ 16" O.C. FOR WALLS 10'-2" AND TALLER
 - 4- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
 - 5- ALL OPENINGS ON THE CEILING'S LARGER THAN 24" WIDE SHOULD BE FRAMED AROUND WITH DOUBLE CEILING JOISTS UNO.

LEGEND :

POSTS: (SEE DETAIL 9/SD-2)

	DBL. 2X4 POST
	4 X 4 POST
	4 X 6 POST
	6 X 6 POST
	INDICATES 4X OR 6X KING POST

UPPER FLOOR HOLD-DOWNS: (SEE DETAIL 10,11,12/SD-5)

	INDICATES HOLD-DOWN STRAP/BRACKET
	INDICATES SHEAR ELEMENT VERTICAL END POST
	INDICATES BEAM SUPPORTING POST
	INDICATES HOLD-DOWN STRAP/BRACKET BEAM TO POST CONNECTION
	INDICATES LOCATION OF THROUGH BOLT ON SUPPORTING BEAM BELOW

	HDU2		HD19		M5T48		C15T12
	HDU5		C916		M5T60		
	HDQ8		M5T21		M5T12		
	HHDQ11		M5T31		C15T14		

SHEAR-WALLS: (SEE SHEET SD-2)

	INDICATES HOLD-DOWN BRACKET
	INDICATES SHEAR WALL LOCATION
	INDICATES SHEAR MATERIAL
	INDICATES SHEAR-WALL TYPE
	INDICATES SHEAR-WALL LENGTH
	INDICATES SHEAR ELEMENT VERTICAL END POST
	INDICATES STRAP / UPPER FLOOR HOLD-DOWN
	NEW WALL
	NON-SHEAR BEARING WALL
	INDICATES THE SHEAR LINE NAME & LOCATION

ROOF/CEILING:

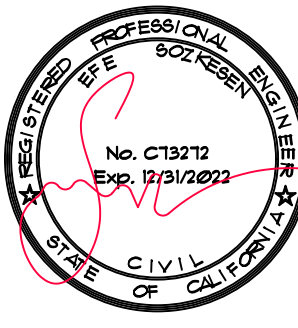
	HANGER PER SCHEDULE
	JOIST WITH A HANGER
	JOIST WITH A SUPPORT BELOW
	ROOF OUTLINE FOR REFERENCE

2nd FLOOR CEILING FRAMING PLAN SCALE: 1/4" = 1'-0"

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

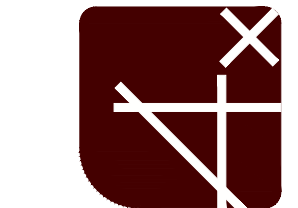
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22-0071	SAYALI
DATE:	SCALE:
01/20/2022	AS NOTED

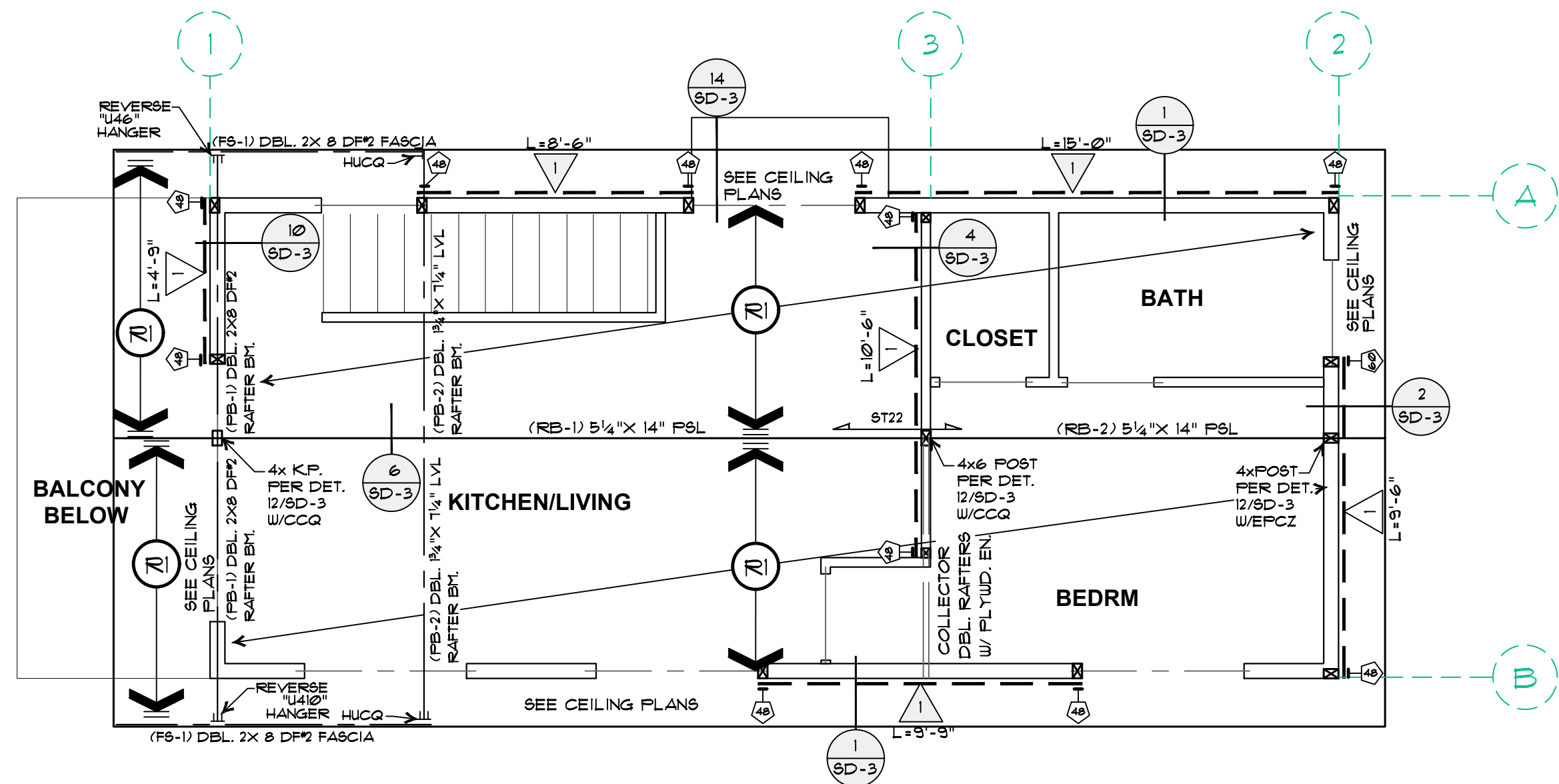
SHEET NO.
S - 3



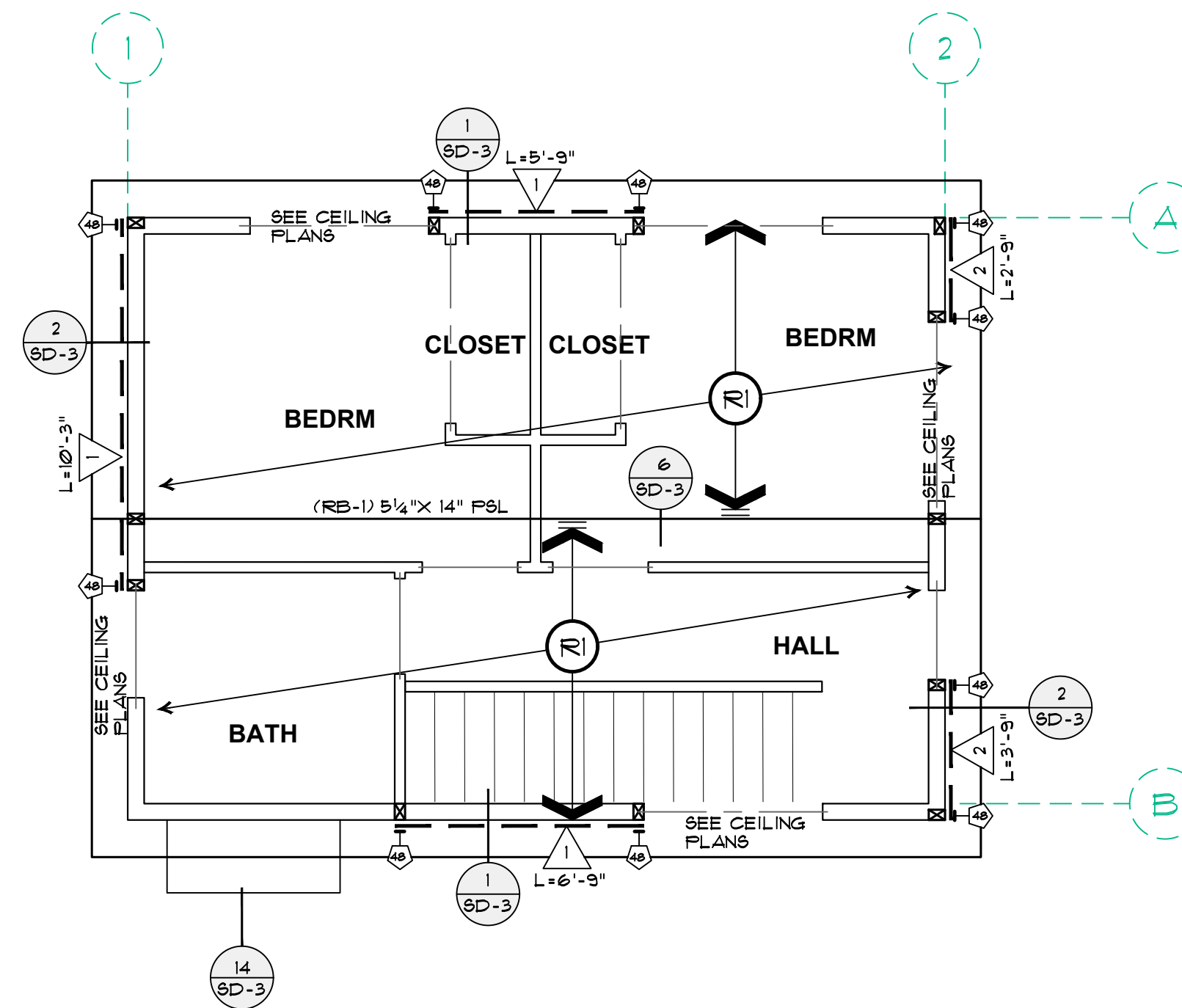
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San Jose, CA 95129
Phone: (408) 642-5464

 2 X 8 DF#2 RAFTERS @ 24" O.C.

2 X 8 DF#2 RAFTERS @ 24" O.C.



DETACHED PDU
ROOF FRAMING &
SHEAR WALL PLAN



DETACHED ADU
ROOF FRAMING &
SHEAR WALL PLAN

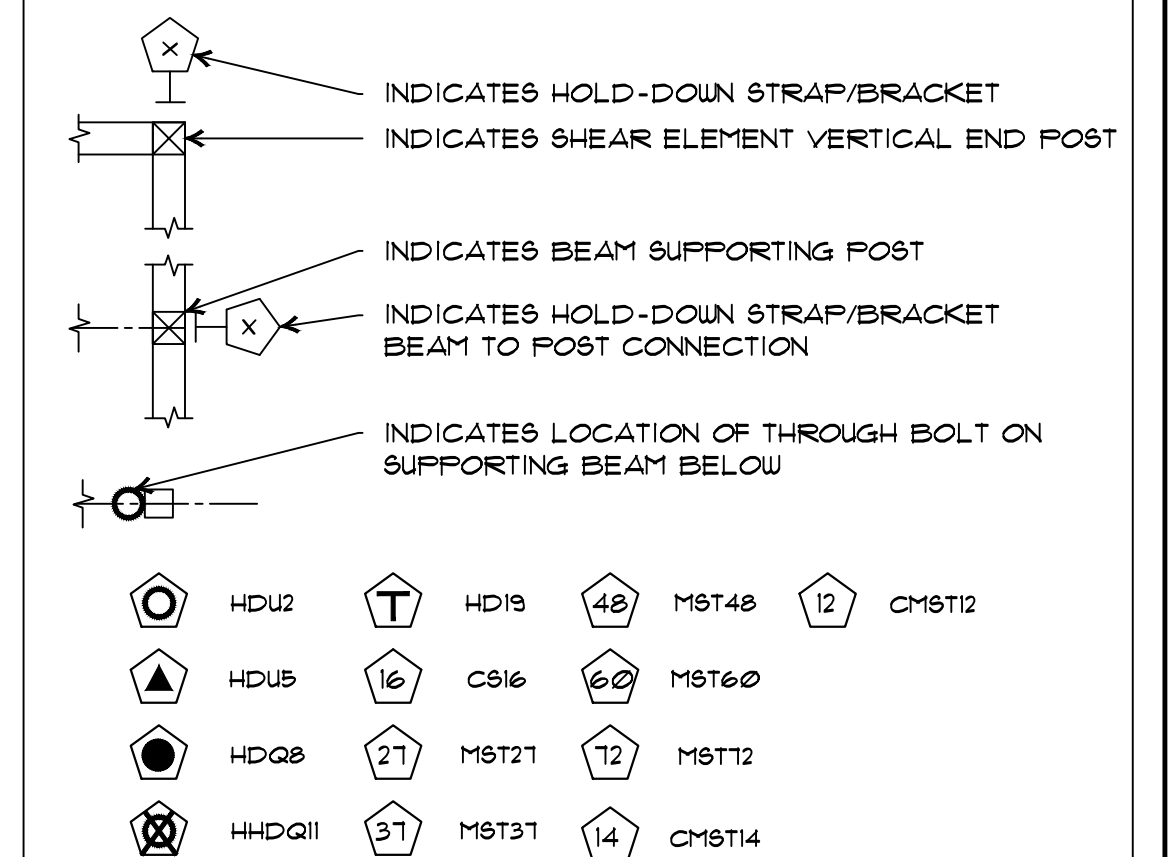
HANGER SCHEDULE (UNO.)		
SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	L8SU, LSU	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR 1-JOISTS	ITS	--
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAMS SAWN LUMBER	HU	4X6 DF#2
3½" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5½" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGU5	6X6 DF#1 /4X8 DF#1
1¾" MICROLAM	LSU	2-2X4 DF#2
SKUEED BEAMS	SKUEED HU	4X4 DF#2
SINGLE FLANGE APPLICATIONS		--
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

- 1- ROOFING MATERIAL : COMP. SHINGLES (MAX WEIGHT = 4 PSF)
- 2- ROOF SHING. 1/2" CDX PLYWD W/ 8d @ 6" O.C. EN. 4 12" O.C. FN.
1/4" PLYWD. GLUFS @ MID SPAN, STAGGER ALL SEAMS AND INSTALL LONG
DIRECTION PERPENDICULAR TO THE FRAMING. (TYP. @ ALL ROOFS)
- 3- ROOF RAFTERS: SEE RAFTER SCHEDULE
- 4- HEADERS: SEE SCHEDULE ON DETAIL 10/SD-2
- 5- WALLS STUDS: 2 x 4 DF# @ 16" O.C. UP TO 10'-1" HEIGHT.
USE 2 x 6 DF# @ 16" O.C. FOR WALLS 10'-2" AND TALLER
- 6- COVER THE ENTIRE EXTERIOR WALLS OF THE BUILDING WITH 1/2" CDX PLYWD.
W/ TYPE-1 SHR. WALL NAILING W/ 6D SHEAR WALL SCHEDULE
- 7- SHEAR WALLS: SEE SCHEDULE ON SHEET SD-2
- 8- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
- 9- ALL OPENINGS ON ROOF PLYWOOD SHOULD BE STRAPPED W/ G16 COIL STRAP
FOR MIN. 12" BEYOND THE OPENING ON ALL SIDES.
- 10- FOR CEILING SEE DETAILS SD-3 ON SHEET SD-3 TYP.

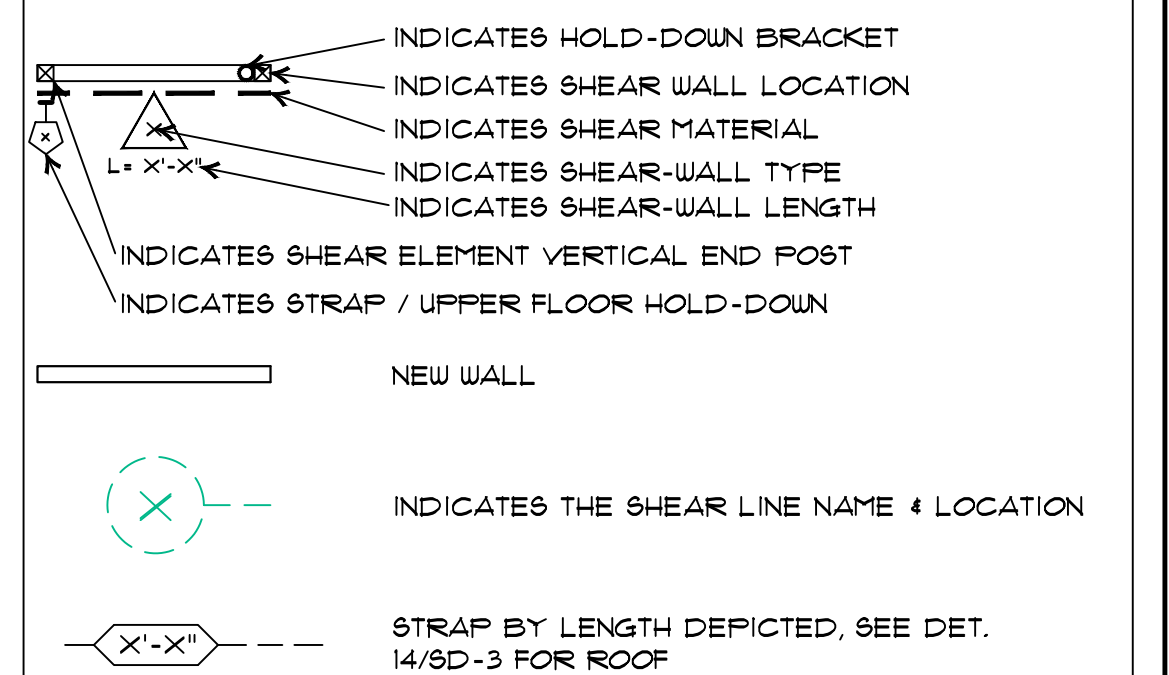
POSTS: (SEE DETAIL 9/SD-2)

	DBL 2x4 POST
	4 X 4 POST
	4 X 6 POST
	6 X 6 POST
	INDICATES 4X OR 6X KING POST

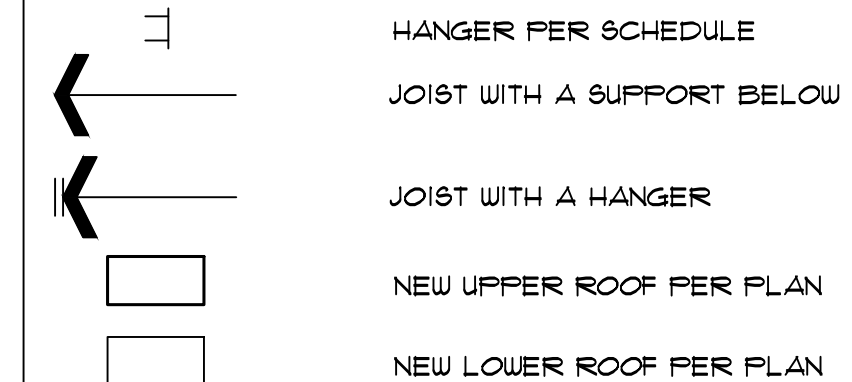
UPPER FLOOR HOLDINGS: (SEE DETAIL 10,11,12/SD-5)



SHEAR-WALLS: (SEE SHEET SD-2)



ROOF/CEILING:



ROOF FRAMING PLAN AND 2nd FLOOR SHEAR WALL PLAN SCALE: 1/4" = 1'-0"

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

PROJECT NAME:

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02/03/2022

JOB NO: 22-007	DRAWN: SAYALI
DATE: 01/20/2022	SCALE: AS NOTED

SHEET NO.

S-4

I. GENERAL NOTES:
A. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL & THEY SHALL APPLY GENERALLY FOR ALL SIMILAR CONDITIONS. CONTRACTOR SHALL CHECK THESE PLANS FOR EXACT DIMENSIONS & SHALL VERIFY JOB-SITE CONDITIONS. ANY DISCREPANCY SHALL BE REPORTED AND PROPER ADJUSTMENTS MADE BEFORE PROCEEDING WITH ANY WORK. CONTRACTOR SHALL SUPPLY ALL SHORINGS & BRACING NECESSARY FOR STABILITY OF STRUCTURE AND SUPPORT OF CONSTRUCTION LOADS.
B. ALL MATERIALS & WORKMANSHIP SHALL CONFORM TO THE 2019 EDITION OF CALIFORNIA BUILDING CODE AND THE REQUIREMENTS OF THE CITY/COUNTY WHICH THE WORK IS BEING HELD AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS & VERIFY ALL DETAILS, DIMENSIONS, ELEVATIONS, ETC. BY COMPARISON WITH ARCHITECTURAL DRAWINGS, SURVEY & EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO COMMENCING WORK.
C. ALL WORK SHALL CONFORM TO STATE AND FEDERAL LAW (CAL/OSHA & OSHA) REGARDING WORK SAFETY AND MATERIAL HANDLING.
D. FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED IN ACCORDANCE WITH THE CONVENTIONAL CONSTRUCTION REQUIREMENTS OF 2019 CBC CODE.
E. DIMENSIONS SHOWN ON PLANS WOULD TAKE PRECEDENCE OVER SCALE INDICATED ON PLANS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
F. ALL OPENINGS AND CUTS FOR PLUMBING, DUCTS, VENTILATION, SHALL BE VERIFIED AND CHECKED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
G. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED FINISH MATERIAL AND/OR STRUCTURAL MEMBERS AS REQUIRED AND AS CONFIRMED BY THE BUILDING INSPECTOR AND STRUCTURAL ENGINEER.
H. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE GIVEN.
I. TRADE NAMES AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. EQUIVALENT SUBSTITUTIONS WILL BE PERMITTED.

II. DESIGN DATA:		
1. BUILDING CODE:	2019 CALIFORNIA BUILDING CODE (CBC)	
2. RISK CATEGORY:	CATEGORY II	
3. BUILDING IMPORTANCE FACTOR:	1.0	
4. DESIGN METHOD:	ALLOWABLE STRESS DESIGN	
5. STRUCTURAL SYSTEM:	WOOD BEARING WALL SYSTEM	
6. LIVE LOADS:		
a. FLOOR LIVE LOAD, EXTERIOR:	40 PSF	
b. FLOOR LIVE LOAD, UNIFORM BALCONIES, UNIFORM:	60 PSF	
c. CEILING LIVE LOAD, IN-HABITABLE ATTICS w/o STORAGE:	10 PSF	
d. CEILING LIVE LOAD, UN-INHABITABLE ATTICS w/ STORAGE:	20 PSF	
e. ROOF LIVE LOAD, ORDINARY FLAT, PITCHED, CURVED, UNIFORM:	20 PSF	
f. HANDRAILS & GUARDRAILS, CONCENTRATED:	200 LBS	
g. HANDRAILS & GUARDRAILS, UNIFORM:	50 PLF	
h. VEHICLE BARRIER SYSTEMS, PASSENGER CARS:	6000 LBS	
i. GRAB BARS:	250 LBS	
n. FIXED LADDERS:	300 LBS PER 10'-0"	
7. DEAD LOADS:		
a. ROOF TOP CHORD:	1 PSF	
b. ROOF BOTTOM CHORD (CEILING):	1 PSF	
c. FLOOR:	12 PSF	
8. WIND LOADS:		
a. DESIGN METHOD:	METHOD-2, ALL HEIGHTS	
b. BASIC WIND SPEED:	105 MPH	
c. UPWIND EXPOSURE CATEGORY:	B	
9. SEISMIC LOADS:		
a. SEISMIC ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE	
b. MAPPED SPECTRAL RESPONSE ACCELERATION, S _a :	1.345	
c. MAPPED SPECTRAL RESPONSE ACCELERATION, S _w :	0.436	
d. SITE CLASS:	1.076	
e. SPECTRAL RESPONSE COEFFICIENT, S _d :	N/A	
f. SPECTRAL RESPONSE COEFFICIENT, S _{0.1} :	6.5	
g. RESPONSE MODIFICATION FACTOR, R:	0.185	
h. SEISMIC RESPONSE COEFFICIENT, C _s :	0.185	
i. DESIGN HORIZONTAL EQ. FORCE, E _h :	5482 LBS	
j. SEISMIC DESIGN CATEGORY:	D	
10. ALLOWABLE SOIL LOADS:		
a. ALLOWABLE BEARING CAPACITY, D ₄ :	1500 PSF	
b. ALLOWABLE SEISMIC STRESS INCREASE:	1/3	

III. EXCAVATION:
A. CODES & STANDARDS:
1. DESIGN BASED ON MOST RECENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE PLUS LOCAL AMENDMENTS.
2. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATOR SERVICE TO IDENTIFY AND LOCATE ANY BURIED UNDERGROUND UTILITIES A MINIMUM OF 48-HOURS PRIOR TO BEGINNING ANY EXCAVATION WORK.
B. CONSTRUCTION:
1. EXCAVATIONS SHALL BE CARRIED OUT "IN THE DRY" CONDITIONS AND PROVISIONS SHALL BE MADE TO PREVENT THE OBTAIN OF EXCAVATIONS FROM FLOODING.
2. EXCAVATIONS FOR FOUNDATION SHALL BE CARRIED TO UNDISTURBED FIRM MATERIAL, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD (IF ANY).
3. FINISHED GRADE SHALL SLOPE AWAY FROM ALL STRUCTURES AT:
COMPACTED EARTH: 5% MIN.
ROCK: 5% MIN.
COMPACTED CRUSHED ROCK/AGGREGATE BASE: 5% MIN.
ASPHALT: 2% MIN.
CONCRETE: 2% MIN.
4. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ALL EXCESS SOIL AND DEMOLITION MATERIALS AT A LEGAL DISPOSAL SITE.
5. ALL EXCAVATIONS AND GRADING SHALL BE REVIEWED AS DIRECTED BY THE PERMITS.
IV. FOUNDATION:
A. PROTECT EXCAVATION AND APPROVED EARTHWORK FROM WEATHER AND WATER ACCUMULATION.
B. FOOTINGS TO BEAR ON FIRM, UNDISTURBED SOIL, A MINIMUM OF 18" BELOW GRADE, OR AS SHOWN ON THE DRAWINGS.
C. CLEAN EXCAVATION OF LOOSE MATERIALS PRIOR TO CONCRETE POUR.
D. PROVIDE A MINIMUM CRAWL SPACE CLEARANCE OF 18" FROM JOISTS AND 12" FROM GIRDERS TO EARTH.
V. CONCRETE & MASONRY:
A. CODES & STANDARDS:
1. CONCRETE DESIGN MATERIALS, CONSTRUCTION, AND TESTING SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318-14.
2. CONCRETE MASONRY DESIGN MATERIALS, CONSTRUCTION AND TESTING SHALL CONFORM TO "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES", TMS 402-13/ACI 4 530-13/ACI 5.13.
3. GUNITE/SHOTCRETE DESIGN MATERIALS, CONSTRUCTION, AND TESTING SHALL CONFORM TO "RECOMMENDED PRACTICE FOR SHOTCRETING", ACI 506.
B. MATERIALS:
UNLESS NOTED OTHERWISE ON THESE DRAWINGS, MATERIALS SHALL CONFORM TO THE FOLLOWING:
1. CONCRETE
11. ALL SLAB-ON-GRADE:
11.1. CEMENT: ASTM C150, TYPE II
11.2. MAXIMUM WATER/CEMENT RATIO: 0.45
11.3. SLUMP: 4 INCHES (MAX)
11.4. MINIMUM 28 DAY STRENGTH: 2500 PSI (DESIGNER'S SPEC) 3000 PSI (BUILDER'S SPEC)
11.5. NO AIR ENTRAINMENT PERMITTED.
11.6. MIN-MAX FLY ASH RATIO: 11.0%-25.0%
12. FOOTINGS, PIERS, AND ALL OTHER CONCRETE:
12.1. CEMENT: ASTM C150, TYPE II
12.2. SLUMP: 4 INCHES (MAX)
12.3. MINIMUM 28 DAY STRENGTH: 3000 PSI
13. AGGREGATE:
13.1. FINE AGGREGATE: ASTM C33
13.2. COARSE AGGREGATE: ASTM C33
13.3. MAX. SIZE AGG. FOR SLABS ON GRADE AND ELEMENTS OF LESS THAN 12" THICK: 3/4"
13.4. MAX. SIZE AGG. FOR ALL OTHER CONCRETE: 1"
13.5. NO FEA GRAVEL IS ALLOWED IN CONCRETE MIX.
14. WATER: POTABLE
15. GROUT: NON-SHRINK (4000 PSI) MIN.
16. REINFORCING STEEL:
16.1. #5 AND LARGER: GRADE 60, ASTM A615
16.2. #4 AND SMALLER: GRADE 40, ASTM A615
16.3. WELDED WIRE FABRIC: GRADE 60, ASTM A185 & ASTM A491

2. CONCRETE MASONRY UNITS:
21. LIGHTWEIGHT, CONFORMING TO THE FOLLOWING SPECS.
22. HOLLOW, LOAD BEARING & STRUCTURAL, ASTM C-90, GRADE N-1.
3. MORTAR:
ASTM C-270, TYPE "S"
4. CONCRETE EXPANSION JOINTS:
1/2" FIRE MOLDED, ASPHALT IMPREGNATED FIBERBOARD, U.N.O. ON PLANS
B. WATERSTOP:
VIRGIN POLYVINYL CHLORIDE (P.V.C.) 6" WIDE X 3/8" THICK, RIBBED, WITH CENTRAL WIRE. PER SHEAR WALL SCHEDULE.
"VINYLEX CORPORATION" OR APPROVED EQUAL.
C. CONSTRUCTION:
1. FORM WORK:
11. ALL FORM WORK AND PLACEMENT OF REINFORCING AND INSERTS SHALL BE RECEIVED AND SIGNED OFF BY THE ENGINEER OF RECORD, PRIOR TO PLACEMENT OF CONCRETE.
12. THE SIDES OF THE FOUNDATIONS ABOVE THE GRADE SHALL BE FORMED.
13. THE SIDES OF THE FOUNDATIONS BELOW THE GRADE MAY BE CAST AGAINST NEAT EXCAVATIONS AS LONG AS THE SIDES OF THE EXCAVATIONS ARE STABLE, AND APPROVED BY E.O.R.
14. FORMS SHALL BE CONSTRUCTED OF WOOD, STEEL, OR ALUMINUM, BUILT TRUE TO LINE AND GRADE AND MORTAR TIGHT, THE DESIGN, ARRANGEMENT, AND CONSTRUCTION OF THE FORMS ARE CONTRACTORS RESPONSIBILITY.
15. FORM CONSTRUCTION SHALL ENSURE THAT THE CONCRETE SURFACES CONFORM TO THE TOLERANCES OF THE "RECOMMENDED PRACTICES FOR CONCRETE FORM WORK", ACI 341.
16. PRIOR TO CASTING OF ANY STRUCTURE, THE FORMS SHALL BE CLEANED OF ALL FOREIGN MATERIALS. LOOSE OR DISTURBED SOIL SHALL BE REMOVED FROM THE EXCAVATIONS.
17. ALL EMBEDDED ITEMS, INCLUDING BOLTS AND DOUELS, SHALL BE SECURELY HELD IN THE FINAL LOCATION DURING PLACEMENT OF CONCRETE OR GUNITE.
18. SLEEVES AND CONDUITS SHALL BE RIGIDLY SECURED TO PREVENT FLOATATION.
19. WATERSTOPS ARE TO BE FIXED IN PLACE TO PREVENT DISPLACEMENT DURING POURING OF CONCRETE
110. WATERSTOPS SHALL BE JOINTED AT INTERSECTIONS TO PROVIDE CONTINUOUS WATER TIGHT JOINTS. ALL JOINTS ARE TO BE BENCH SPLICED WITH A SPLICING TOOL. USE OF OPEN FLAME FOR SPLICING IS PROHIBITED.
111. WHERE DOUELS, ANCHOR BOLTS, EMBEDDED PLATES, WATERSTOPS, ELECTRICAL CONDUITS, ETC. INTERFERE WITH PLACING OF REINFORCING STEEL, THE REINFORCING BARS MAY BE BENT OR SHIFTED SLIGHT TO CLEAR, REINFORCING STEEL AREAS SHALL BE MAINTAINED.
112. BEFORE POURING ANY STRUCTURE, THE CONTRACTOR SHALL REVIEW ALL THE PLANS FOR PENETRATIONS, EMBEDDED PLATES, SLEEVES, CONDUITS, BLOCK OUTS, ETC. THESE ITEMS MUST BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE OR GUNITE.
113. REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO CONCRETE, CURBS AND SLAB DEPRESSIONS.
2. REINFORCING STEEL:
21. REINFORCING SHALL BE CLEANED AND FREE OF OIL, LOOSE MILL SCALE, LOOSE RUST OR OTHER COATINGS THAT WOULD DESTROY OR REDUCE THE BOND.
22. REINFORCEMENT SHALL BE BENT COLD
23. WELDING OF REINFORCING STEEL, WHEN ALLOWABLE, SHALL BE DONE WITH LOW-HYDROGEN ELECTRODES (E70XX) AND IN ACCORDANCE WITH AWS D11.
24. REINFORCEMENT SHALL BE ACCURATELY PLACED IN ACCORDANCE WITH THE DRAWINGS AND SHALL BE SECURELY TIED IN POSITION.
25. THE CLEAR DISTANCE BETWEEN THE BARS SHALL NOT BE LESS THAN 1 1/2" TIMES THE BAR DIAMETER, BUT IN NO CASE LESS THAN 1 1/2" TIMES THE MAXIMUM SIZE OF COARSE AGGREGATE OR 1 1/2" INCHES.
26. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AT LEAST EQUAL TO THE BAR DIAMETER BUT NOT LESS THAN THE FOLLOWING:
26.1. FOUNDATIONS, BEAMS, SLABS CAST AGAINST EARTH: 3 INCHES CLEAR
26.2. FOUNDATIONS CAST AGAINST FORM: 2 INCHES CLEAR
26.3. SURFACES IN CONTACT WITH WATER: 2 INCHES CLEAR
27. CONTINUOUS REINFORCEMENT SHALL BE LAPPED AND ANCHORED TO DEVELOP FULL STRENGTH AT SPLICES AND CORNERS IN ACCORDANCE WITH ACI 318, CHAPTER 12. SPLICES SHALL BE STAGGERED SO THAT NO MORE THAN 1/3 OF THE AREA OF STEEL IS SPLICED AT THE SAME LOCATION. SEE DET. 1055-2 FOR MINIMUM LAP SPLICE LENGTH.
3. CONSTRUCTION JOINTS:
31. LOCATION OF JOINTS SHALL BE AS SHOWN ON THE DRAWINGS. ADDITIONAL JOINT LOCATIONS SHALL BE AS REQUIRED AND APPROVED BY THE ENGINEER OF RECORD.
4. PLACEMENT:
41. CONCRETE
41.1. CONCRETE SHALL BE PLACED AS NEARLY AS POSSIBLE IN ITS FINAL POSITION AND THE USE OF VIBRATORS FOR PERMISSIVE SHIFTING OF FRESH CONCRETE SHALL NOT BE PERMITTED. CONCRETE SHALL NOT BE PERMITTED TO FALL MORE THAN SIX FEET (6') WITHOUT THE USE OF ADJUSTABLE LENGTH PIPE OR "ELEPHANT TRUNKS". ONCE PLACEMENT HAS COMMENCED, IT SHALL BE CARRIED ON AS A CONTINUOUS OPERATION AT SUCH A RATE THAT THE CONCRETE SURFACE AT ALL TIMES REMAINS PLASTIC AND FLOWS READILY UNTIL THE SECTION IS COMPLETED BETWEEN PREDETERMINED CONSTRUCTION JOINTS.
41.2. CONCRETE SHALL NOT BE PLACED WHEN THE MAXIMUM AIR TEMPERATURE IS EXPECTED TO EXCEED 100 DEGREES FAHRENHEIT ON THE DAY OF PLACEMENT.
41.3. CONCRETE SHALL NOT BE PLACED ON FROZEN GROUND NOR SHALL IT BE PLACED WHILE THE ATMOSPHERIC TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT. THE CONCRETE SHALL THEN BE PROTECTED FROM FREEZING OR FROST FOR A PERIOD OF 7 DAYS AFTER PLACING.
42. GUNITE/SHOTCRETE
42.1. GUNITE SHALL BE PLACED ON FIRM, NATURAL, UNDISTURBED SOIL, OR COMPACTED ENGINEERED FILL THAT CONFORMING TO CBC, SECTION 2621. NOZZLE MAN'S HELPER SHALL CLEAR THE REBOUND AHEAD OF THE WORK. REBOUND SHALL NOT BE INCORPORATED IN THE WORK IN ANY MANNER.
43. MASONRY
43.1. CONCRETE MASONRY SHALL BE LAID WITH LAPPED UNITS (RUNNING BOND) U.N.O., AND REINFORCED AS SHOWN ON THE DRAWINGS.
44. CURING
44.1. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT FOR AT LEAST THE FIRST (7) DAYS AFTER PLACEMENT.
44.2. GUNITE/SHOTCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT FOR AT LEAST THE FIRST (14) DAYS AFTER PLACEMENT.
44.3. CURING PROCEDURES SHALL BE BASED UPON THE APPLICABLE PORTIONS OF, "STANDARD PRACTICE FOR CURING CONCRETE", ACI 308-81

VI. WOOD FRAMING:
A. CODES & STANDARDS:
1. CALIFORNIA BUILDING CODE
2. ALL WORK SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND SPECIFICATIONS.
3. ALL MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS SHALL BE FOLLOWED.
4. SAUN LUMBER, SHEATHING, AND GLU-LAMINATED LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING AND RECOMMENDATION SERVICE. WEST COAST LUMBER INSPECTION BUREAU, WESTERN WOOD PRODUCTS ASSOCIATION, AMERICAN PLYWOOD ASSOCIATION, OR THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
B. MATERIALS:
1. SAWN LUMBER
11. ALL LUMBER SHALL BE AIR-DRIED WITH MOISTURE CONTENT NOT EXCEEDING 19% PRIOR TO INSTALLATION.
12. PROVIDE DRESSED LUMBER, SURFACED FOUR SIDES (\$48), U.N.O.
13. SPACE STUDS AT 16" O.C. MAXIMUM UNO, BOTTOM PLATE/TOP PLATE/NAILING/BOLTING/FASTENING/SPLICING SHALL BE AS SHOWN ON THE NAILING SCHEDULE AND DRAWINGS.
14. WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESSURE TREATED DOUGLAS FIR. DOUGLAS FIR SHALL BE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARDS.
14.1. PRESSURE TREATED WOOD SHALL CONFORM TO THE USE CONDITIONS OF THE AWPA, AND AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLANS:
14.1.1. SILL PLATES: UC4B, GROUND CONTACT-HEAVY DUTY
14.1.2. EXPOSED EXTERIOR FRAMING: UC3B, ABOVE GROUND-EXPOSED
15. HARDWARE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPEED GALVANIZED, STAINLESS STEEL, OR AS RECOMMENDED BY THE AMERICAN WOOD PROTECTION ASSOCIATION.
16. ALL LUMBER SHALL BE AIR-DRIED WITH MOISTURE CONTENT NOT EXCEEDING 19% PRIOR TO INSTALLATION.
17. UNLESS NOTED OTHERWISE ON THE PLANS, SAWN LUMBER GRADES AND SPECIES SHALL BE PER FOLLOWING:
SIZE/USE DEF. REDWOOD
2X LUMBER #2 & BETTER #2 & BETTER
4X LUMBER #2 & BETTER #2 & BETTER
6X & LARGER #2 & BETTER #2 & BETTER
STUD STUD
BLOCKING, BACKING CONSTRUCTION/ STANDARD/ UTILITY GRADE
MUDSILL DECKING COMMERCIAL DECK HEART
RETAINING WALL DECK HEART
POSTS & LAGGINGS P.T.D.F. #2 & BETTER

2. PLYWOOD
21. AT A MINIMUM ALL PLYWOOD SHEATHING SHALL BE C-D-X GRADE WITH EXTERIOR GLUE EACH SHEET SHEET SHALL BE IDENTIFIED WITH AN A.P.A. GRADE STAMP.
22. PLYWOOD SHEATHING SHALL BE PER PLANS WITH MINIMUM PANEL SPAN RATING PER TABLE BELOW, APPLIED DIRECTLY TO FRAMING.
22.1. LOCATION SHEATHING GRADE NAILING
ROOF 1/2" CDX PLYWOOD OR 1/2" OSB APA 32/16 8d @ 6" O.C. EN. & 12" O.C. FN.
FLOOR 3/4" T&G APA 32/16 8d @ 6" O.C. EN. & 12" O.C. FN.
WALLS PER SHEAR WALL SCHEDULE APA 32/16 PER SHR. WALL SCHEDULE
23. INDIVIDUAL PIECES OF PLYWOOD SHALL NOT BE LESS THAN 24" IN THE LEAST DIMENSION NOR LESS THAN 4'-0" SQ. TOTAL AREA.
24. INSTALL PLYWOOD SHEATHING WITH THE "C" SIDE TO THE EXTERIOR, UNLESS NOTED OTHERWISE
25. PRE-DRILL HOLES WHERE PLYWOOD OR FRAMING MEET TO PREVENT SPLITTING.
26. PROVIDE EDGE NAILING ALONG ALL JOISTS, TRUSSES, BEAMS, COLLECTORS AND BLOCKING OVER OR IN LINE WITH SHEAR WALLS. (2 - ROWS REQUIRED)
27. DO NOT OVER DRIVE NAILS INTO PLYWOOD SHEATHING, ANYMORE THAN TO PROVIDE THE NAIL HEAD FLUSH WITH THE PLYWOOD SURFACE
28. ALL NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS.
3. GLU-LAM BEAMS
31. CONTRACTOR SHALL SUBMIT A.I.T.C. CERTIFICATE OF COMPLIANCE FOR ALL GLU-LAM BEAMS USED IN THE PROJECT. THE CERTIFICATE SHALL BE SUBMITTED TO THE LOCAL BUILDING JURISDICTION AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
32. FABRICATION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED DOUGLAS FIR (COAST REGION) LUMBER BY THE WEST COAST LUMBER MAN'S ASSOCIATION AND THE CURRENT EDITION OF TIMBER CONSTRUCTION.
33. ALL GLUED LAMINATED MEMBERS SHALL BE DOUGLAS FIR COMBINATION 24F-V4 (UNO) OR 24F-V8 WITH WATERPROOF RESORCINOL OR PHENOL RESORCINOL GLUE CONFORMING TO THE FEDERAL SPECIFICATIONS MIL-A-391-B. (USE 24F-V8 AT CANTILEVER CONDITION).
34. FINISH OF GLULAM SHALL BE PROTECTED AGAINST ANY WEATHERING. THE MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE IN CONFORMANCE WITH THE STANDARD APPEARANCE GRADES OF THE A.I.T.C.
4. STRUCTURAL COMPOSITE LUMBER AND PRE-MANUFACTURED TRUSSES
41. MANUFACTURED LUMBER UNLESS APPROVED BY THE ENGINEER OF THE RECORD OR NOTED OTHERWISE ON THE PLANS, SHALL BE PRODUCTS MANUFACTURED BY LVL BY Weyerhaeuser OR BOISE CASCADE FOR RESIDENTIAL AND LIGHT COMMERCIAL PROJECTS, OR BY REBUILT FOR COMMERCIAL PROJECTS.
42. FLOOR 1-JOISTS
42.1. TJI JOISTS BY I-LEVEL (E8R-1387): ALL ENGINEERED FLOOR JOISTS SHALL BE DESIGNED FOR MIN. L/480 (D.L.+L) DEFLECTION LIMITS. SEE PLANS FOR TJI SIZE, TYPE AND LAYOUT.
42.2. BCI JOISTS BY BOISE CASCADE (E8R-1336): ALL ENGINEERED FLOOR JOISTS SHALL BE DESIGNED FOR MIN. L/480 (D.L.+L) DEFLECTION LIMITS. SEE PLANS FOR BCI SIZE, TYPE AND LAYOUT.
43. STRUCTURAL BEAMS
43.1. PARALLAM (PSL) BY I-LEVEL (E8R-1387): PARALLAM 20E (PSL) BEAMS SHOWN ON PLANS SHALL HAVE THE MATERIAL PROPERTY SPECS SHOWN BELOW:
E = 2,000,000 PSI
F_b = 2,900 PSI
F_v = 230 PSI
43.2. VERSA-LAM BY BOISE CASCADE (E8R-1040): VERSA-LAM 20E (PSL) BEAMS SHOWN ON PLANS SHALL HAVE THE MATERIAL PROPERTY SPECS SHOWN BELOW:
E = 2,000,000 PSI
F_b = 3100 PSI
F_v = 285 PSI
43.3. MICROLAM BEAMS (LVL) BY I-LEVEL (E8R-1387): MICROLAM 19E (LVL) BEAMS SHOWN ON PLANS SHALL HAVE THE MATERIAL PROPERTY SPECS SHOWN BELOW:
E = 1,900,000 PSI
F_b = 2,600 PSI
F_v = 285 PSI
43.4. TIMBERSTRAND (LSL) BY I-LEVEL (E8R-1387): TIMBERSTRAND (LSL) BEAMS SHOWN ON PLANS SHALL HAVE THE MATERIAL PROPERTY SPECS SHOWN BELOW:
E = 1,550,000 PSI
F_b = 2325 PSI
F_v = 310 PSI
C. CONSTRUCTION:
1. ALL FRAMING CONNECTIONS AND ALL OTHER COMPONENTS AND SYSTEMS SHALL BE FASTENED CONNECTED, AND CONSTRUCTED TO ADEQUATELY RESIST ALL FORCES, INCLUDING BUT NOT LIMITED TO GRAVITY, SEISMIC, AND WIND LOADS.
2. FIRE DRILL WOOD AS REQUIRED TO PREVENT SPLITTING WHEN USING MACHINE BOLTS, LAG BOLTS/SCREWS, 1/4" DIAMETER OR LARGER, AND NAILS/SPIKES 20d OR LARGER. REPLACE ALL SPLIT WOOD.
3. HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/16" TO 1/8" LARGER THAN THE NOMINAL BOLT DIAMETER.
4. FLOOR JOISTS, CEILING JOISTS, ROOF JOISTS, RAFTERS AND ROOF CEILING JOISTS, NOMINAL 2" IN WIDTH, SHALL HAVE ONE EDGE HELD IN LINE FOR THEIR ENTIRE LENGTH IF OVER 4" IN NOMINAL DEPTH. IF MORE THAN 8" IN NOMINAL DEPTH SHALL ALSO HAVE FULL DEPTH SOLID BLOCKING AT 8'-0" O.C., MAXIMUM. USE 2X OR SOLID BLOCKING OR AN APPROVED TYPE METAL BRIDGING.
5. ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHER UNDER HEAD & NUT, U.N.O.
6. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLYWOOD, GYPSUM BOARD, ETC.
7. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, HVAC DUCTS, WIRING, ETC. UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF THE RECORD. BEAMS WITH ONLY UNIFORM LOADING ON THEM MAY BE DRILLED PER MANUFACTURER'S SPECIFICATIONS.
8. 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS UNLESS THE MEMBERS ARE FULLY SUPPORTED BY HANGERS USED.

VII. STEEL FRAMING:
A. GENERAL:
1. DETAIL OF WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION (A.I.S.C.) SPECIFICATIONS FOR STRUCTURAL STEEL BUILDING & CODE OF STANDARD PRACTICE.
2. ALL WELDING SHALL BE IN ACCORDANCE WITH THE LATEST PROVISIONS OF STRUCTURAL WELDING CODE AMERICAN WELDING SOCIETY (AWS) D11 USING E70XX ELECTRODES.
3. ALL WORK SHALL CONFORM TO THE APPLICABLE LOCAL, STATE AND FEDERAL CODES AND SPECS, INCLUDING CAL/OSHA, OSHA, AND THE CONDITIONS OF THE PERMITS.
B. CODES & STANDARDS:
1. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS (RCR.B3.1)
2. SPECIFICATION FOR THE DESIGN OF COLD-FORM STEEL STRUCTURAL MEMBERS (A.I.S.I.), PARTS 1 AND 2.
C. MATERIALS:
11. STRUCTURAL STEEL SHAPES, PLATES AND BARS ASTM A36 OR A50
11.2. STRUCTURAL STEEL TUBES (HSS) ASTM A46
11.3. HIGH STRENGTH BOLTS ASTM A325, A490
11.4. UNFINISHED BOLTS AND SHOULDER BOLT ASTM A36
11.5. ANCHOR BOLTS AND NUTS ASTM A307
11.6. THREADS ANSI B11 UNC CLASS 2 FIT
11.7. WELDING ELECTRODES AWS A5.1 SERIES E70XX
D. CONNECTIONS & FABRICATIONS:
1. THE CONTRACTOR SHALL INSURE THAT BOLTS, WELDS, CUT ANGLES, ETC. USED FOR CONNECTIONS CAN SAFELY TRANSMIT THE LOADS. NO INCREASE IN ALLOWABLE STRESS SHALL BE ALLOWED FOR CONNECTIONS.
2. TOLERANCES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE A.I.S.C. AND THE AWS CODES.
VIII. EPOXY AND POST INSTALLED ANCHORS AND BOLTS:
1. DEFORMED BAR EPOXY AT EXISTING FOUNDATIONS. CONTRACTOR SHALL USE SIMPSON EPOXY SET-XP AND APPLICATION SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S APPROVED RECOMMENDATIONS.
2. EPOXIED BOLTS (HOLDOWNS, ANCHOR BOLTS, ETC. USE SIMPSON EPOXY SET-XP). ANCHOR BOLTS AND HOLDOWNS SHALL BE TREATED STAINLESS OR GALVANIZED OR ZINC COATED ROOF. EPOXY APPLICATION SHALL BE IN STRICT COMPLIANCE WITH THE SIMPSON COMPANY APPROVED SPECS. CONTRACTOR SHALL CONTACT THE LOCAL GOVERNMENT AGENCY FOR ANY ADDITIONAL REQUIREMENTS.
IX. MUDSILL ANCHORAGE TO THE FOUNDATIONS:
1. SEE SHEAR WALL SCHEDULE FOR ANCHOR BOLT SIZE AND SPACING AT SHEAR WALLS. MUDSILLS AT ALL OTHER WALLS SHALL BE ATTACHED TO THE FOUNDATION WITH 3/8" DIAMETER X 12" DEEP ANCHORS W/ MIN. 1" EMBEDMENT IN TO CONCRETE AT 4'-0" O.C. EACH PIECE OF SILL PLATE IS TO HAVE A MIN. OF 2 ANCHORS PER PIECE 12" MAXIMUM. SMALLER OF 5" OR 1 BOLT DIAMETER MINIMUM FROM EACH END.
2. USE 3" SQ. X 0.223" THK 304 ST. PLTS.
3. HARDWARE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPEED GALVANIZED, STAINLESS STEEL, OR AS RECOMMENDED BY THE AMERICAN WOOD PROTECTION ASSOCIATION.
X. SHOP DRAWINGS:
1. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. ANY REVIEW OR SHOP DRAWINGS BY THIS OFFICE IS ONLY FOR GENERAL CONFORMANCE TO THE STRUCTURAL REQUIREMENTS AND IN NO WAY GUARANTEES THE ACCURACY OR COMPLETENESS OF INFORMATION THEREON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE ALL CONSTRUCTION IS IN FULL COMPLIANCE WITH THE LATEST SET OF STRUCTURAL DRAWINGS.
2. SHOP DRAWINGS FOR THE ENGINEER OF RECORD REVIEW REQUIRED (WHEN APPLIES) AS FOLLOWS:
2.1. CONCRETE MIX DESIGN(S) FOR CONCRETE F/c IS MORE THAN 2500 PSI
2.2. REINFORCING STEEL
2.3. STRUCTURAL STEEL AND MISCELLANEOUS METALS
2.4. PRE-FABRICATED TRUSS DESIGN AND SCHEMATICS

XI. SPECIAL INSPECTIONS:
A. GENERAL:
1. ALL REQUIRED SPECIAL INSPECTIONS SHALL BE CARRIED BY AN APPROVED TESTING AGENCY RECOGNIZED BY THE GOVERNING LOCAL ENFORCING AGENCY. CONTRACTOR SHALL CONTACT THE LOCAL CITY OR THE LOCAL ENFORCING AGENCY FOR THE REQUIRED DETAILS.
2. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION PER SECTION 1104.4 OF THE C.B.C. ON THE FOLLOWING TYPES OF WORK:
B. INSPECTIONS REQUIRED BY APPROVED TESTING AGENCY:
1. STRUCTURAL SHOP WELDING.
11. EXCEPTION: WELDING DONE IN A FABRICATOR'S SHOP, APPROVED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
2. STRUCTURAL FIELD WELDING.
21. EXCEPTION: SINGLE PASS FILLET WELDS NOT EXCEEDING 3/8" MAY HAVE PERIODIC INSPECTION.
22. EXCEPTION: WELDED STUDS MAY HAVE PERIODIC INSPECTIONS.
3. STRUCTURAL MASONRY.
4. CONCRETE TEST SPECIMENS FOR FOUNDATIONS WITH F/c MORE THAN 2500 psi
C. OBSERVATIONS REQUIRED BY ENGINEER OF RECORD:
5. SEISMIC FORCE RESISTING SYSTEM PER 2019 CBC 1705.12
6. EPOXY INSTALLED HOLD-DOWN ANCHOR INSTALLATION. (IF OCCURS)
7. PLACEMENT OF REINFORCEMENT IN DRILLED PIERS.

XII. ABBREVIATIONS:			
AB.	ANCHOR BOLT	LVL	MICROLAM BEAMS PER TRUSS JOIST
BM.	BEAM	MB.	MACHINE BOLT
BLK.	BLOCK OR BLOCKING	MAX.	MAXIMUM
CBC	CALIFORNIA BUILDING CODE	MIN.	MINIMUM
CLG.	CEILING	MTL.	METAL
O.C.	ON CENTER	(N)	NEW
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	OSB	ORIENTED STRAND BOARD
CONT.	CONTINUOUS	PLY.	PLYWOOD
D.F.	DOUGLAS FIR	FEN.	PLYWOOD EDGE NAILING
DL.	DEAD LOAD	P.S.I.	POUNDS PER SQ. INCH
EN.	EDGE NAILING	P.S.F.	POUNDS PER SQ. FOOT
EXT.	EXTERIOR	PSL	PARALLAM BEAMS
(E)	EXISTING	P.T.	PRESSURE TREATED
FN.	FIELD NAILING	P.T.D.F	PRESSURE TREATED DOUGLAS FIR
FIN.	FINISH	S.A.D.	SEE ARCHITECTURAL DRAWINGS
FLR.	FLOOR	S.B.	SOLID BLOCK
F.O.S.	FACE OF STUD	SHTG.	SHEATHING
FOOTING	FOOTING	SHT.	SHEET
GA.	GAUGE	SPECS.	SPECIFICATIONS
GYP.	GYPSUM	STD.	STANDARD
GLB.	GLUED, PRESURE	STD.	STEEL
LAM.	LAMINATED BEAM	THD.	THREAD
HE.	HEM FIR	T.O.B.M.	TOP OF BEAM, ETC.
HDR.	HEADER	T & G	TONGUE & GROOVE
HORIZ.	HORIZONTAL	TOP & BOTTOM	TOP & BOTTOM
H.D.G.	HOT DIPPED GALVANIZED	TYP.	TYPICAL
H.D.	HOLDOWN	UNO.	UNLESS NOTED OTHERWISE
INT.	JOIST		
LL.	LIVE LOAD		
L.A.G.	LAG BOLT		
LSL.	TIMBERSTRAND BY TRUSS JOIST	V.L.	VERSA-LAM BEAMS BY BOISE CASCADE

XIII. FASTENING SCHEDULE:		
A. FASTENING SCHEDULE: (CBC TABLE 2304.10.1)		
1. JOIST TO SILL OR GIRDER TOENAIL		3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END		2-8d
3. 1" x 6" SUB FLOOR, OR LESS TO EA. JOIST, FACE NAIL		2-8d
4. W/UP FLR TO 1" x 6" SUB FLOOR TO EA. JOIST, FACE NAIL		3-8d
5. 2" SUB FLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL		2-16d
6. SOLE/SILL PLATE TO JOIST OR BLK'G, FACE NAIL		16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL		2-16d
8. STUD TO SOLE PLATE		4-8d, TOENAIL OR 2-20d, END NAIL
9. INTERIOR DOUBLED STUDS, FACE NAIL		16d @ 12" O.C.
10. DOUBLED TOP PLATES, FACE NAIL		16d @ 16" O.C.
11. TOP PLATES AND INTERSECTIONS, FACE NAIL		4-16d
12. CEILING JOISTS TO PLATE, TOE NAIL		3-8d
13. CONTINUOUS HEADER TO STUD, TOE NAIL		4-8d
14. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL		3-16d
15. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL		3-16d
16. RAFTERS OR TRUSSES & HIPs, VALLEYS TO PLATE, TOE NAIL		3-16d
17. 1" x 8" SHEATHING OR LESS TO EA. BEARING, FACE NAIL		2-8d
18. UNDER THING 1" x 8" SHEATHING TO EA. BEARING, FACE NAIL		3-8d
19. BUILD-UP CORNER STUDS		16d @ 24" O.C
20. 2" FLANKS		2-16d @ EACH BEARING

XIV. CEILING JOISTS SCHEDULE:		
CEILING JOISTS SCHEDULE (U.N.O. ON PLANS)		
SIZE	SPACING	MAX. CLEAR SPAN
2 X 4	16" O.C.	8'-6"
	24" O.C.	7'-6"
2 X 6	16" O.C.	13'-6"
	24" O.C.	11'-6"
2 X 8	16" O.C.	16'-6"
	24" O.C.	14'-0"
2 X 10	16" O.C.	19'-0"
	24" O.C.	16'-0"
2 X 12	16" O.C.	21'-0"
	24" O.C.	18'-0"

1. CEILING JOISTS SHALL BEAR ON STUD WALLS OR SHALL BE HANGEROFF OFF OF CEILING BEAMS. IN SOME CASES CEILING JOISTS CAN BE NAILED OFF ON THE FACE OF RAFTERS. PLEASE SEE KEYED DETAIL FOR THIS APPLICATION.
2. CEILING JOISTS SIZE EQUAL OR LARGER THAN 2 X 10'S SHALL BE BRACED @ 8'-0" O.C. WITH A 2X FULL HEIGHT BLOCK.
3. TABLE SPANS ARE GIVEN FOR THE NON-HABITABLE STORAGE LOADINGS. FOR OTHER CONDITIONS PLEASE CONTACT ENGINEER OF RECORD.

XV. SOIL ENGINEER:

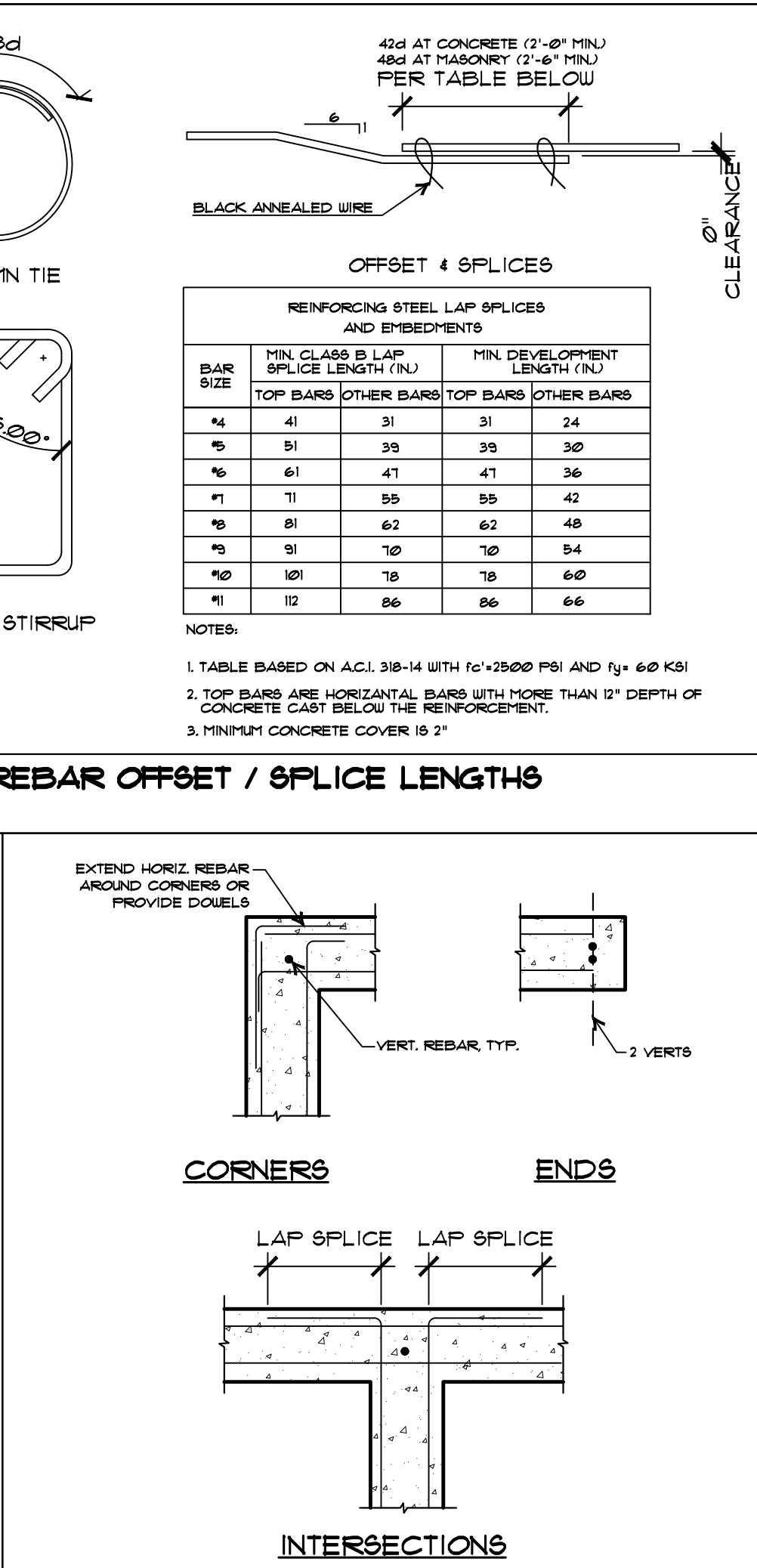
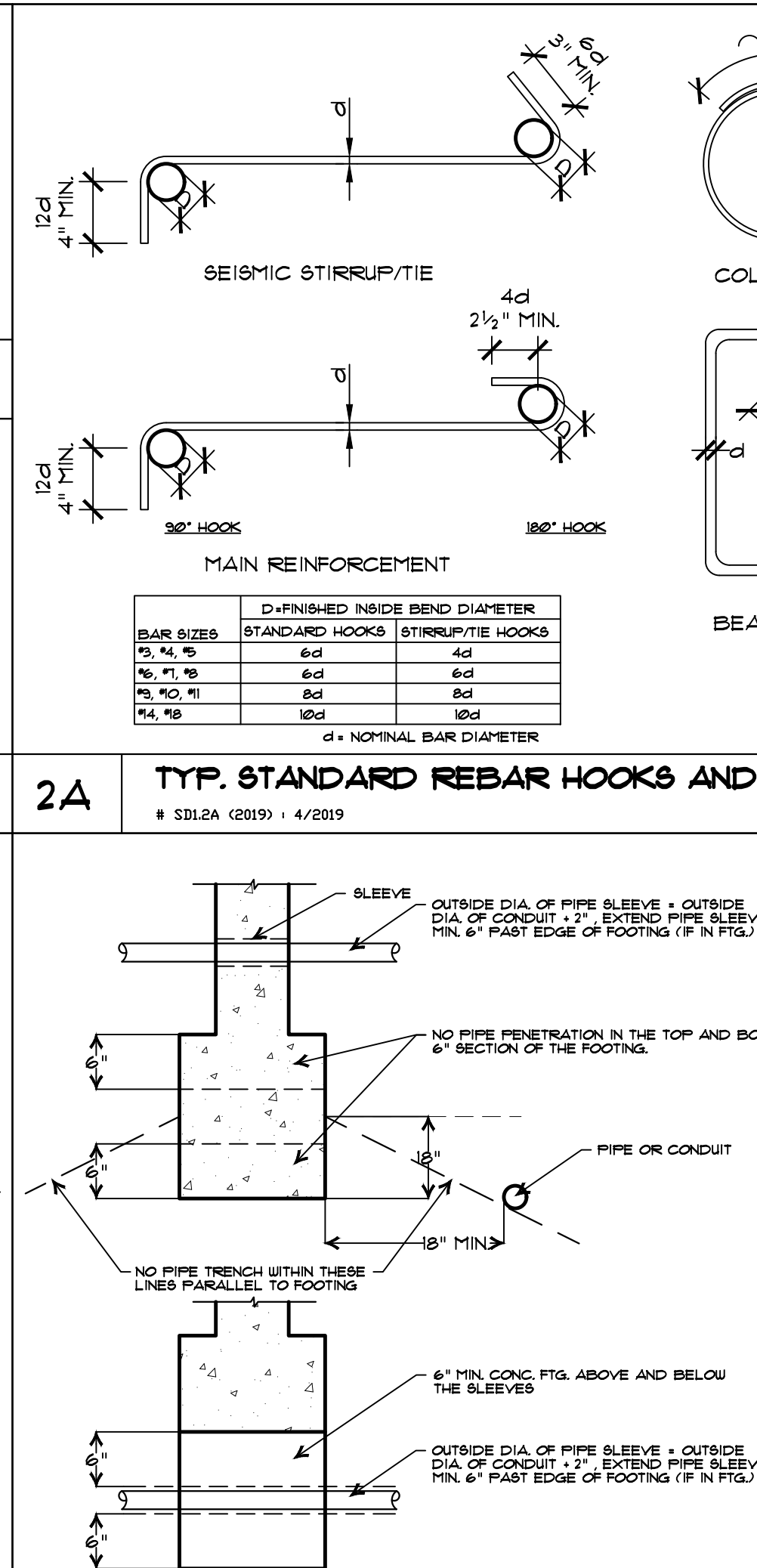
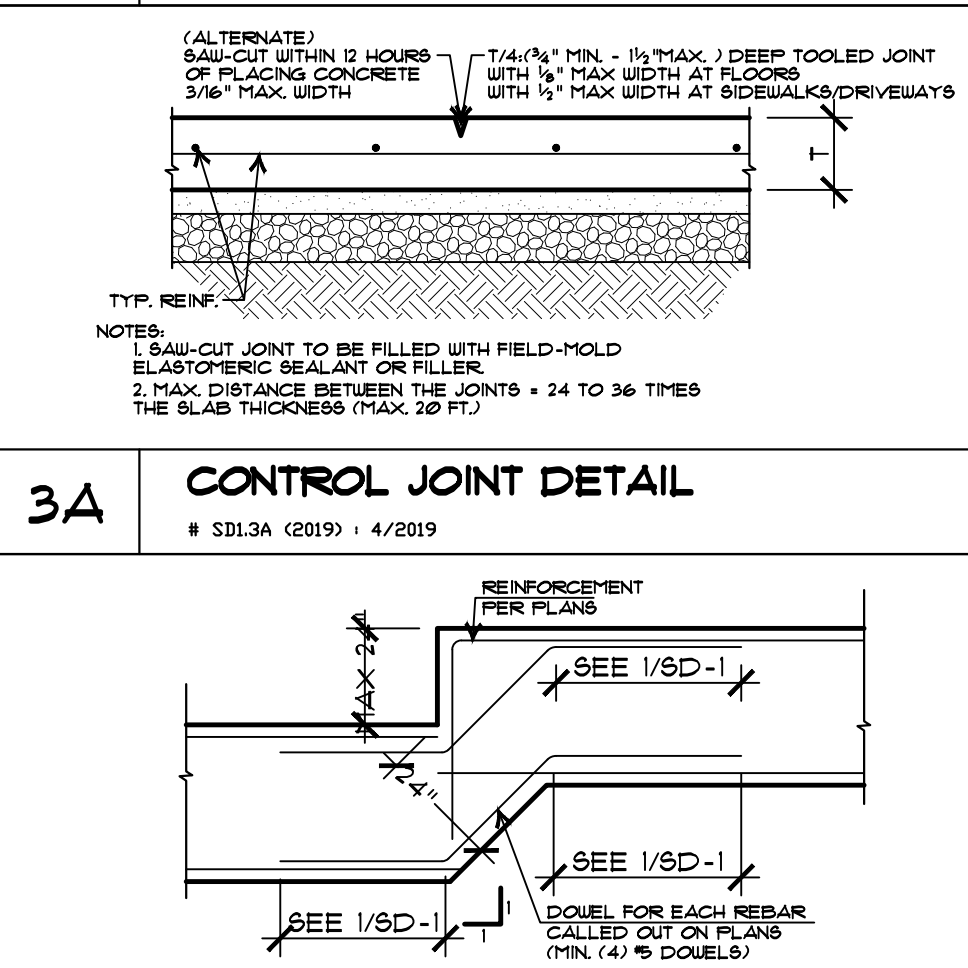
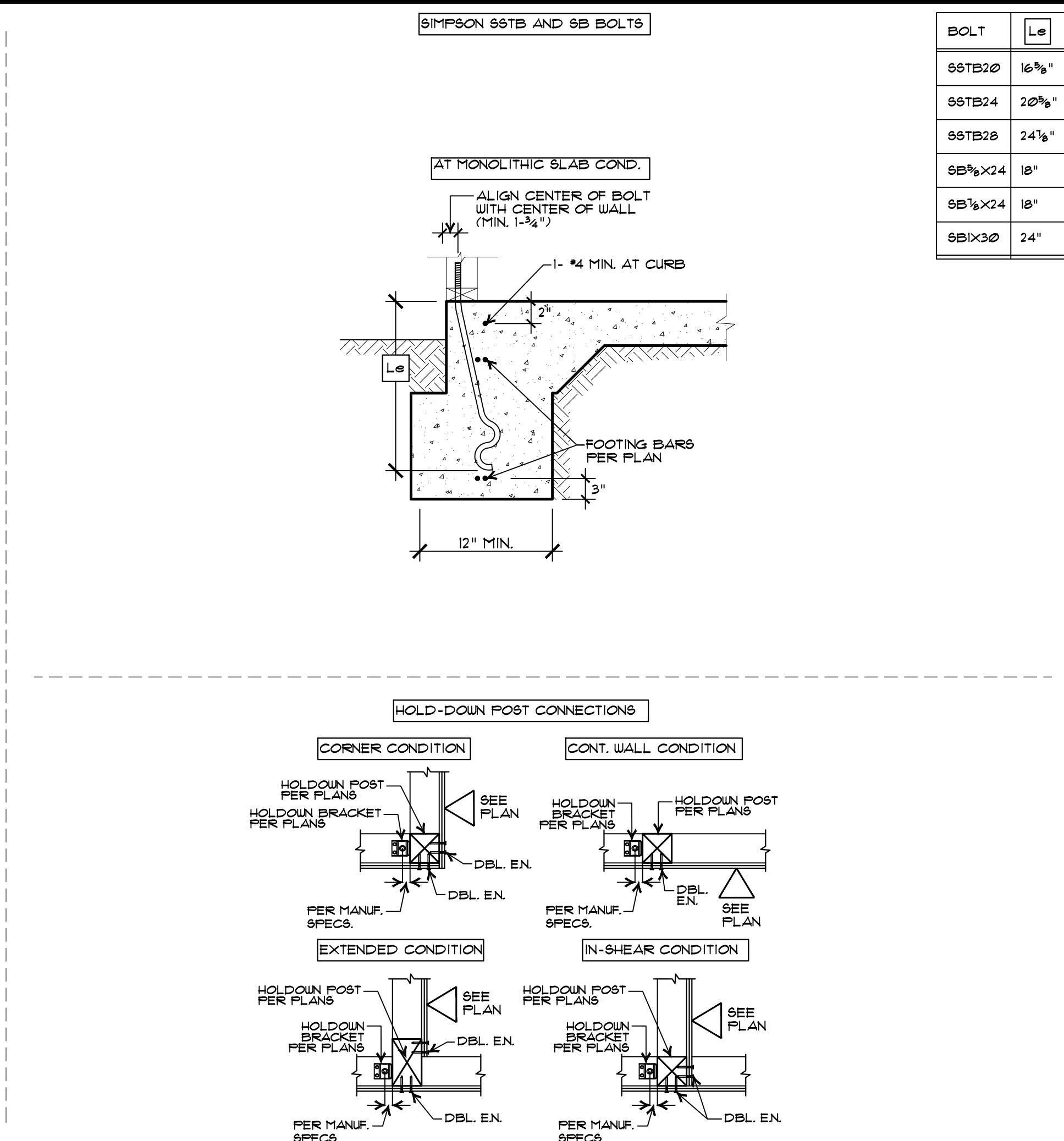
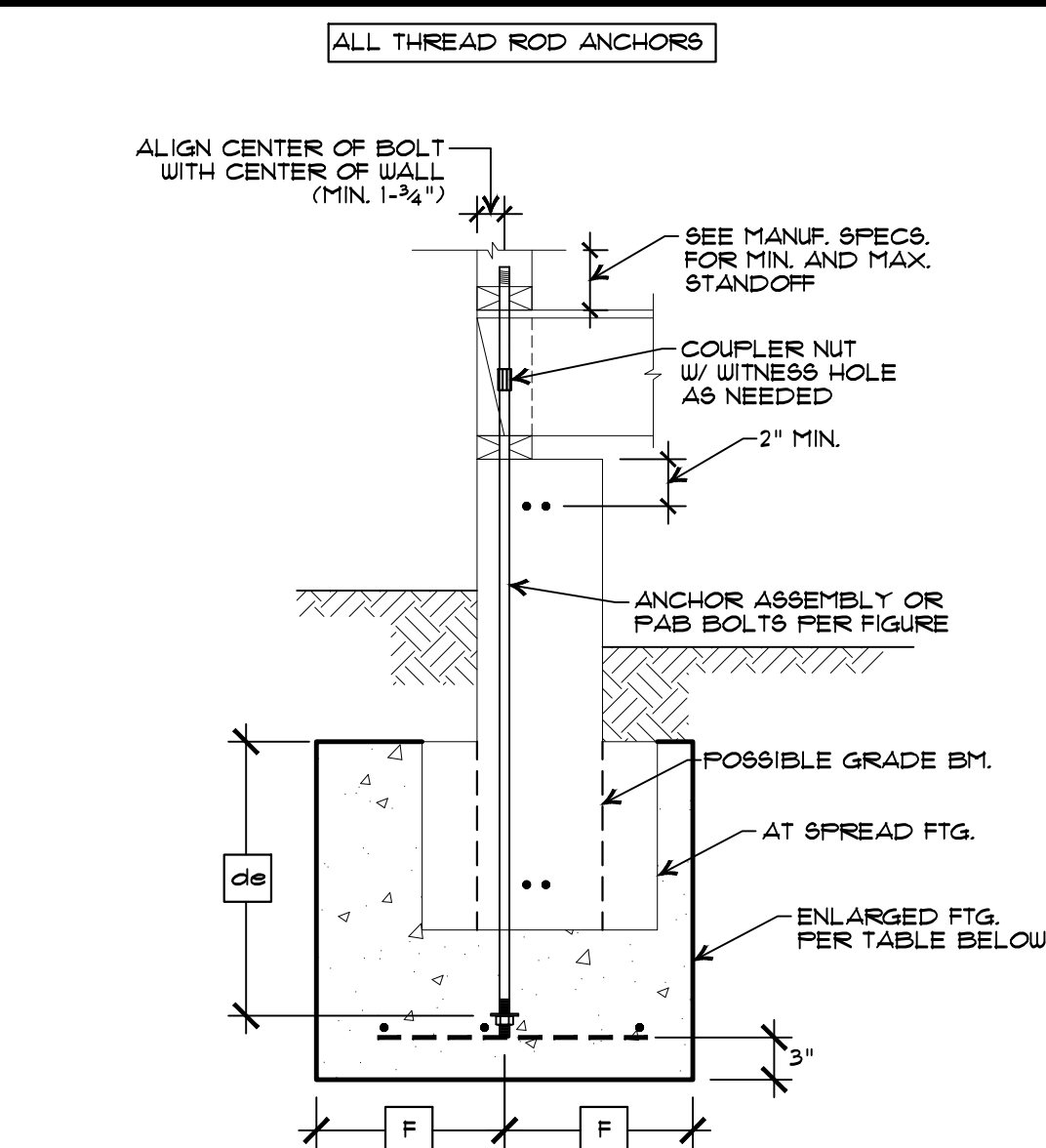
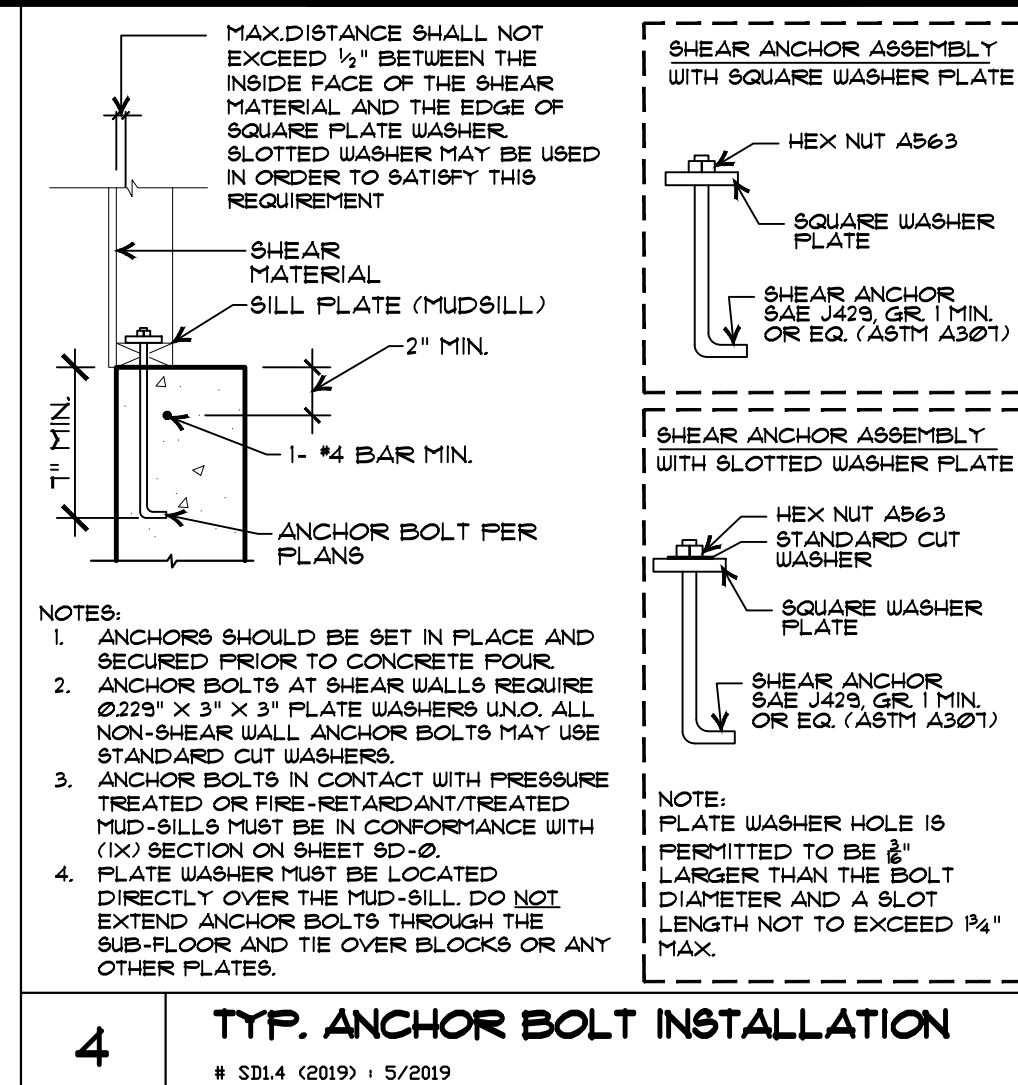
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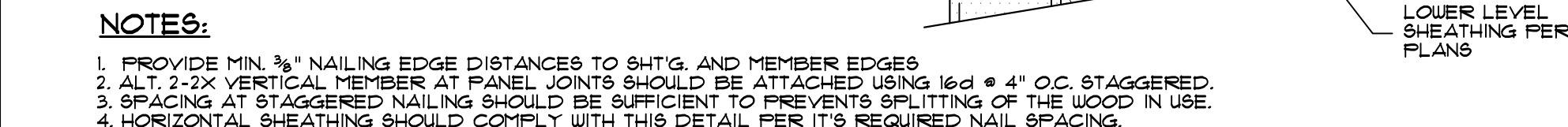
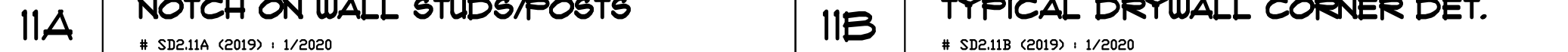
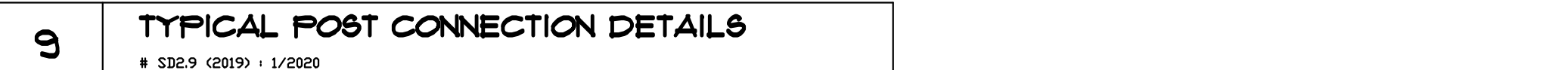
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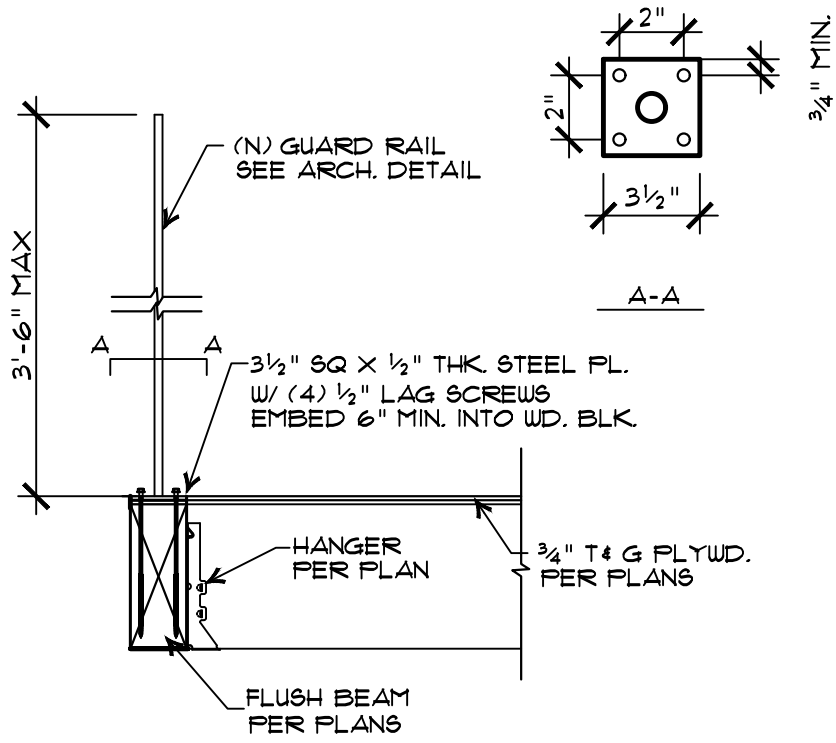
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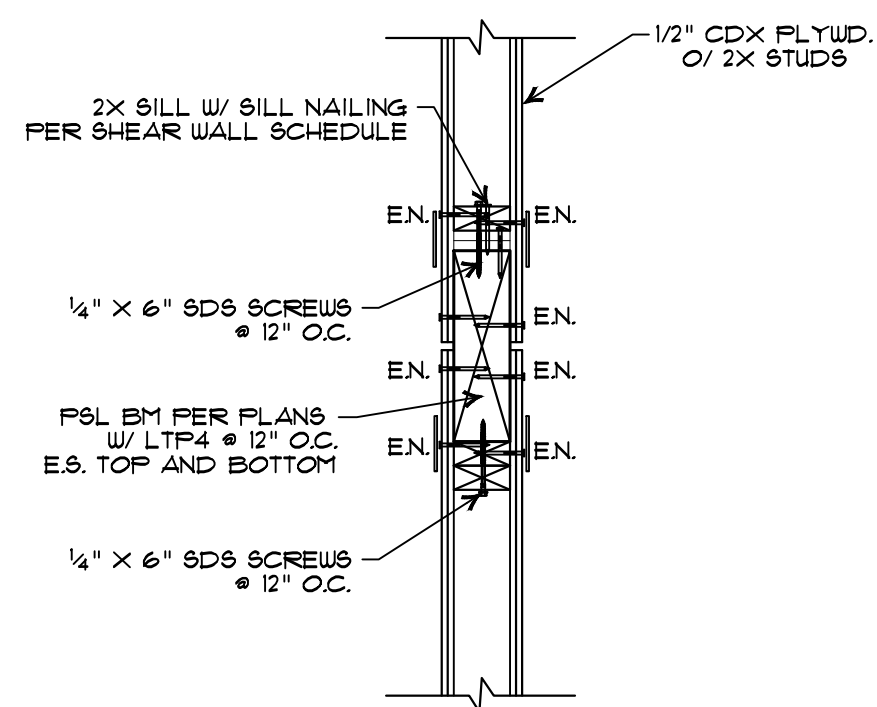


3. SHEAR WALL NOTES:

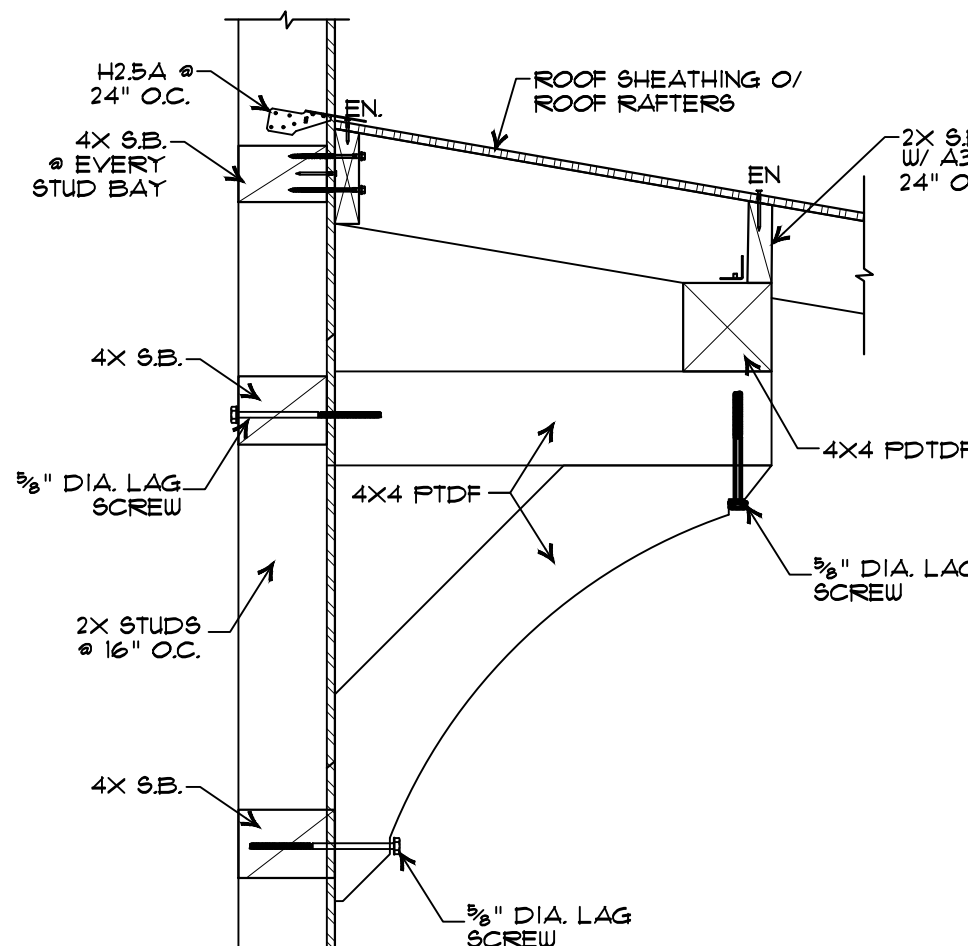
1. ALL EDGES ARE BLOCKED.
2. BLOCK ALL ADJOINING PANEL EDGES WITH MIN. 3X LUMBER USE 3X MUDSILL.
3. PANELS SHALL NOT BE LESS THAN 4 FT. X 8 FT. EXCEPT AT BOUNDARIES AND ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY FRAMING MEMBERS OR BLOCKING.
4. NAILS SHALL NOT BE DRIVEN THROUGH OUTER PLY.
5. ALL NAILS SHALL BE BOX OR COMMON NAIL.
6. STRUCTURAL SHEATHING SHOULD BE APPLIED DIRECTLY OVER THE STUDS.
7. STUDS SHOULD BE SPACED AT 16" O.C. MAX. UNO.
8. PROVIDE $\frac{3}{8}$ " DIA. THREADED ROD AT EXISTING FOUNDATION CONDITIONS AND EMBED 1" IN TO EXISTING CONCRETE PER RETROFIT ANCHORS AND HOLDINGS DETAIL ON THE PLANS, USE SIMPSON "SET-XP" EPOXY.
9. IF THERE ARE ANY EXISTING FOUNDATION POSTS, HOLDOUT POST SHOULD BE CONTINUOUS FROM THE TOP OF THE SILL PLATE UNTIL THE BOTTOM OF THE DOUBLE TOP PLATE.
10. ALL CONNECTORS SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
11. ANCHOR BOLT AT SHEAR WALLS REQUIRE @22"3" X 3" X 3" PLATE WASHERS, UNO ON THE FRAMING PLANS, ALL NON-SHEAR WALLS AND SILL PLATE. STUDS AND CUT (ROUND) WASHERS, FLAT WASHERS MAY BE SLOTTED. THE EDGE OF THE FLATE WASHER SHALL EXTEND TO WITHIN 1" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATED SIDE, ANCHOR BOLT NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE FRAMING, FLATE WASHER SIZE IS REFERENCED FROM NDS SDFPUS-2018 SECTION 4.3.6.4.3.
12. ALL FRAMING MEMBERS ARE TO BE DOUGLAS FIR LARCH, OTHER SPECIES WITH SPECIFIC GRAVITY ≥ 0.50 OR GREATER ARE ALLOWED WITH WRITTEN CONSENT FROM THE ENGINEER OF RECORD PRIOR TO INSTALLATION. ALL OTHER SPECIES OR GRADES ARE NOT ALLOWED.
13. ALL JOINTS ARE TO BE LAP JOINTS ON BOTH FACES OF A WALL, AND NAIL SPACING IS LESS THAN 6" O.C. ON EXPOSED SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
14. EDGE DISTANCES, END DISTANCES, AND SPACINGS SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD.
15. GALVANIZED NAILS SHALL NOT BE HOT DIPPED OR TUMBLER.
16. ATTACH MULTIPLE STUDS AT VERTICAL OR HORIZONTAL JOINTS WITH 16d @ 4" O.C. STAGGERED.
17. USE 6" O.C. FIELD, NAILING WHERE MAX. ULTIMATE DESIGN WIND SPEED, (3-SECOND GUST) IS 120 MPH OR GREATER AT EXPOSURE "C".



17 GAURDRAIL DETAIL
G0011 (2019) / 1/2019



18 FRAMING DET. AT STAIRS
FND009 (2018) / 4/2018



14 AUNING DETAIL
R0015 (2018) / 5/2018

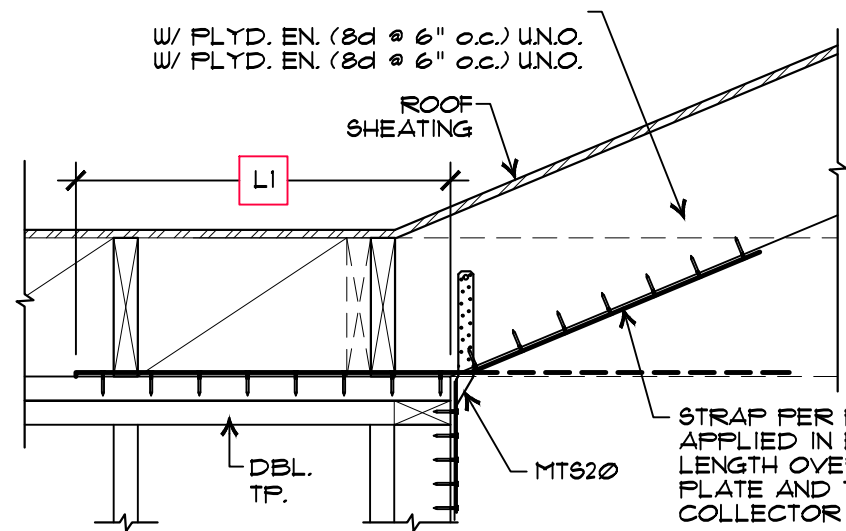
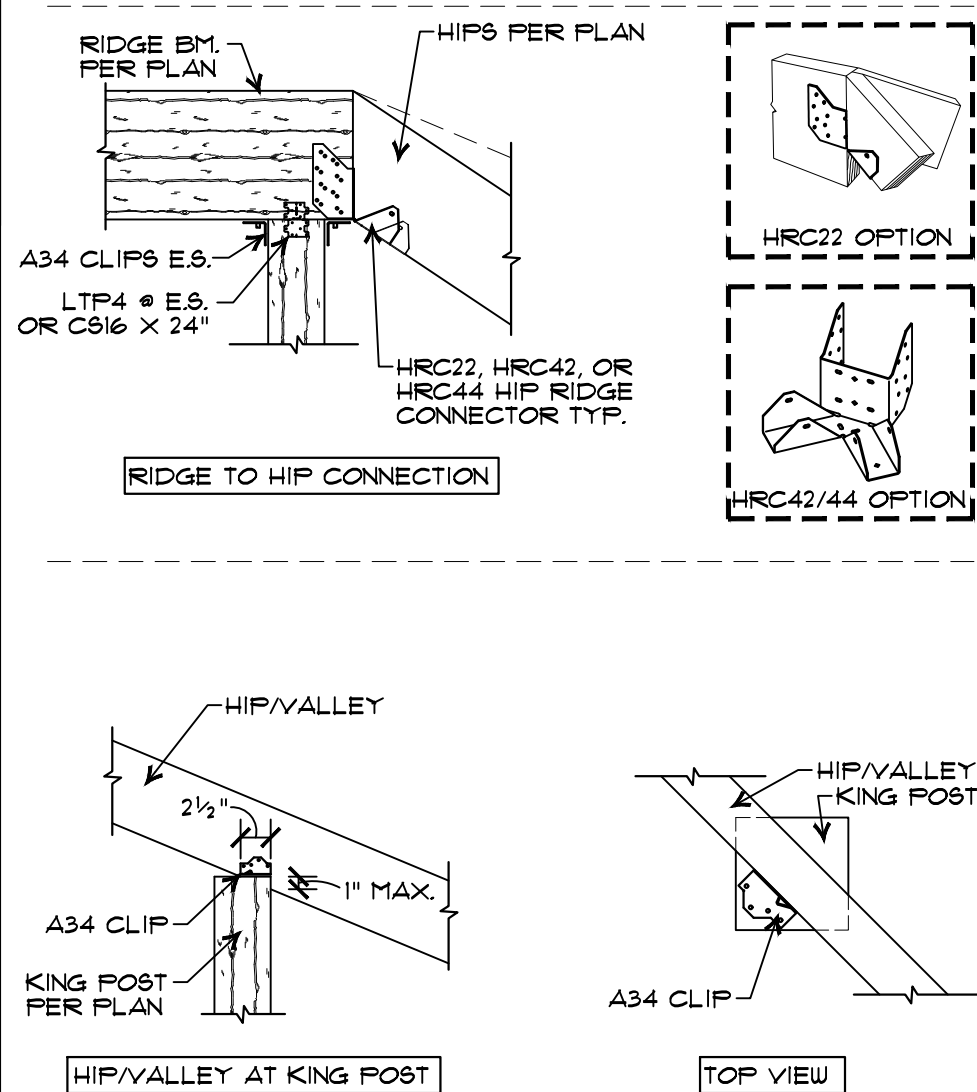
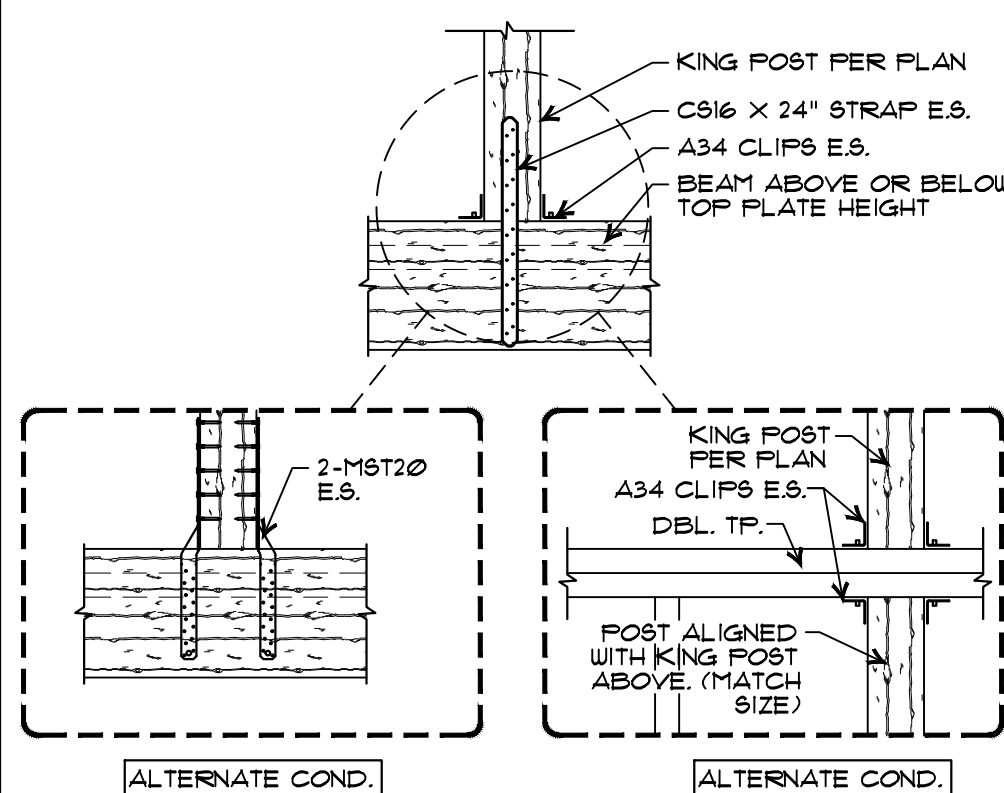
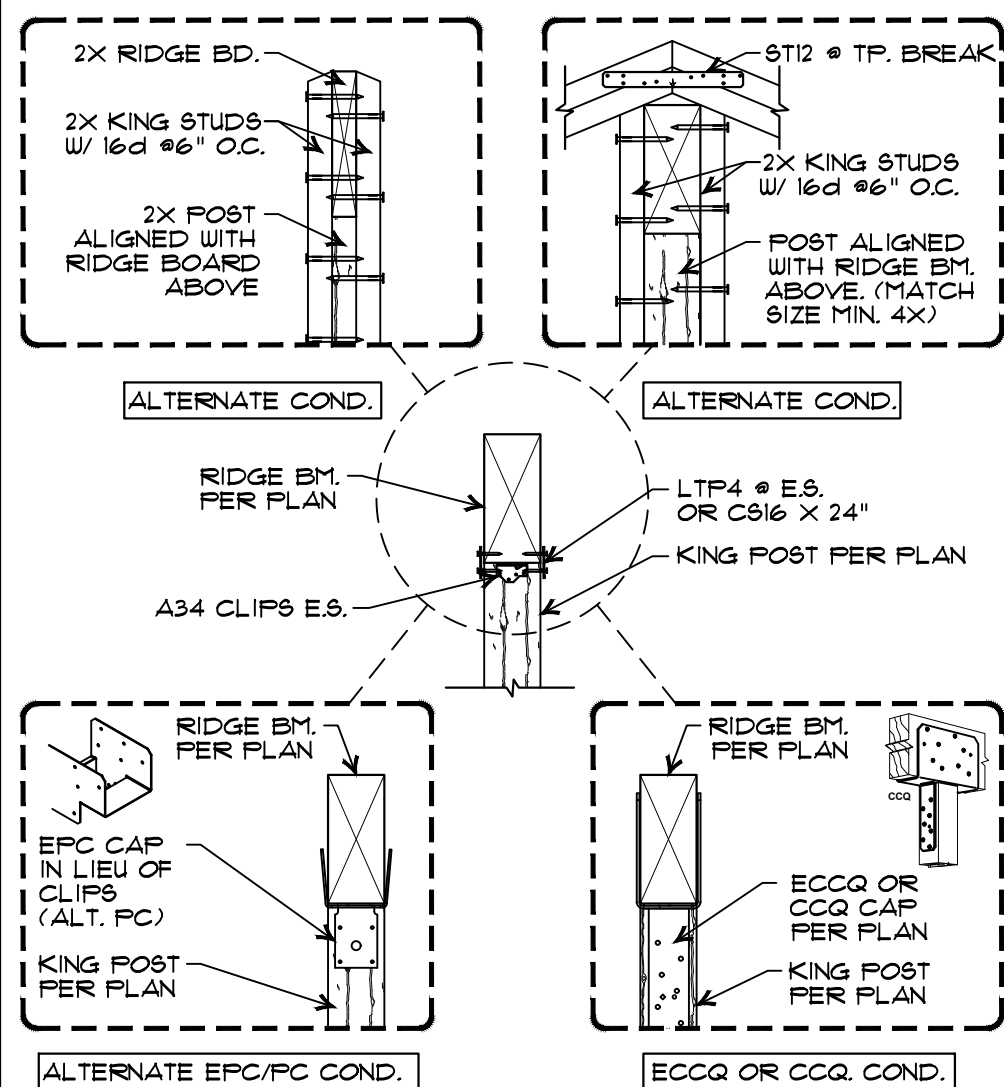
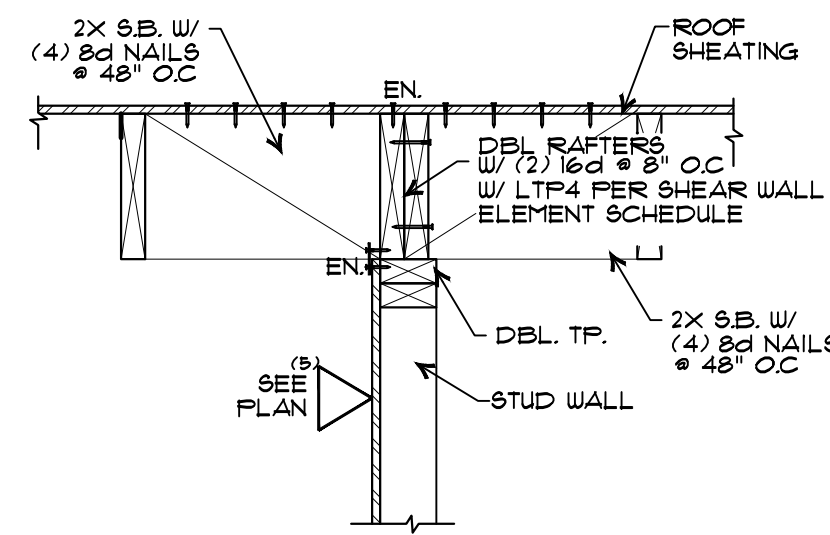


TABLE #1	STRAP	COLLECTOR THICKNESS	L1
C916	2X RAFTER	20"	
MST48 / 60	DBL. RAFTER	24" / 30"	
CMST14	DBL. RAFTER	32"	

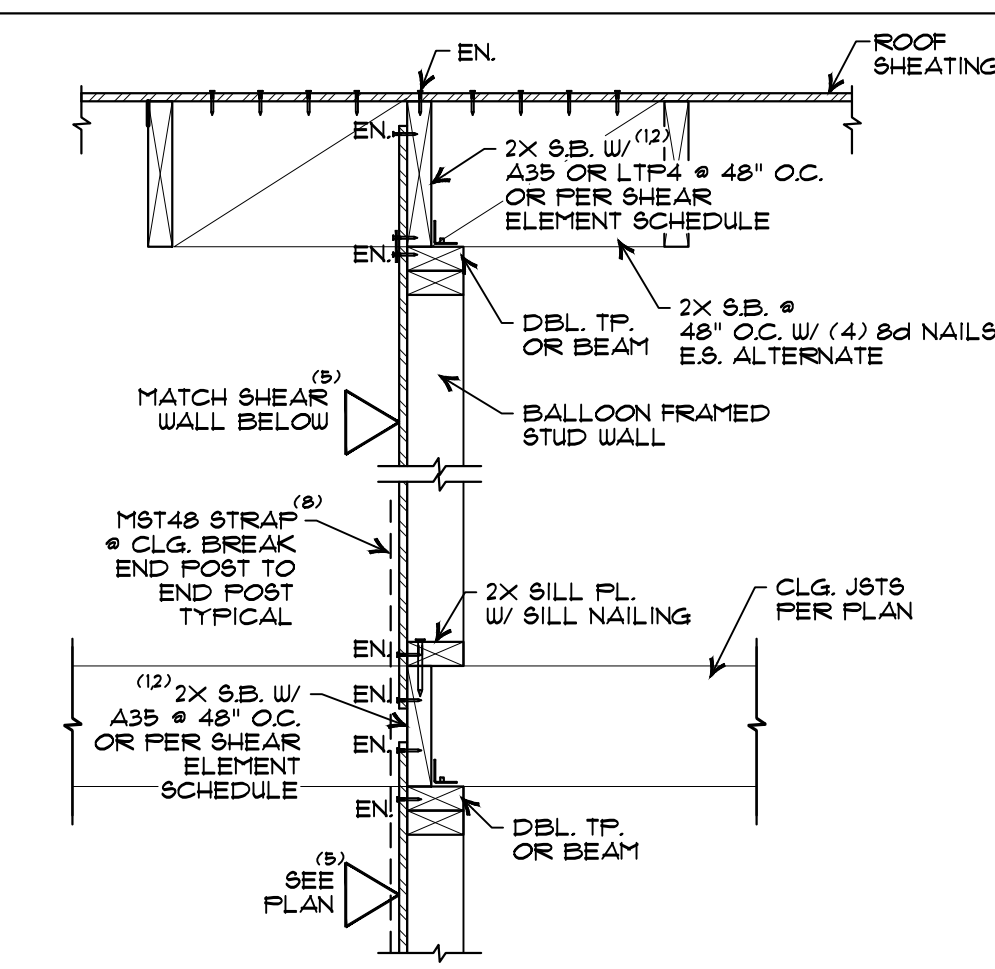
15 ROOF DRAG DETAIL
R0015 (2018) / 5/2018



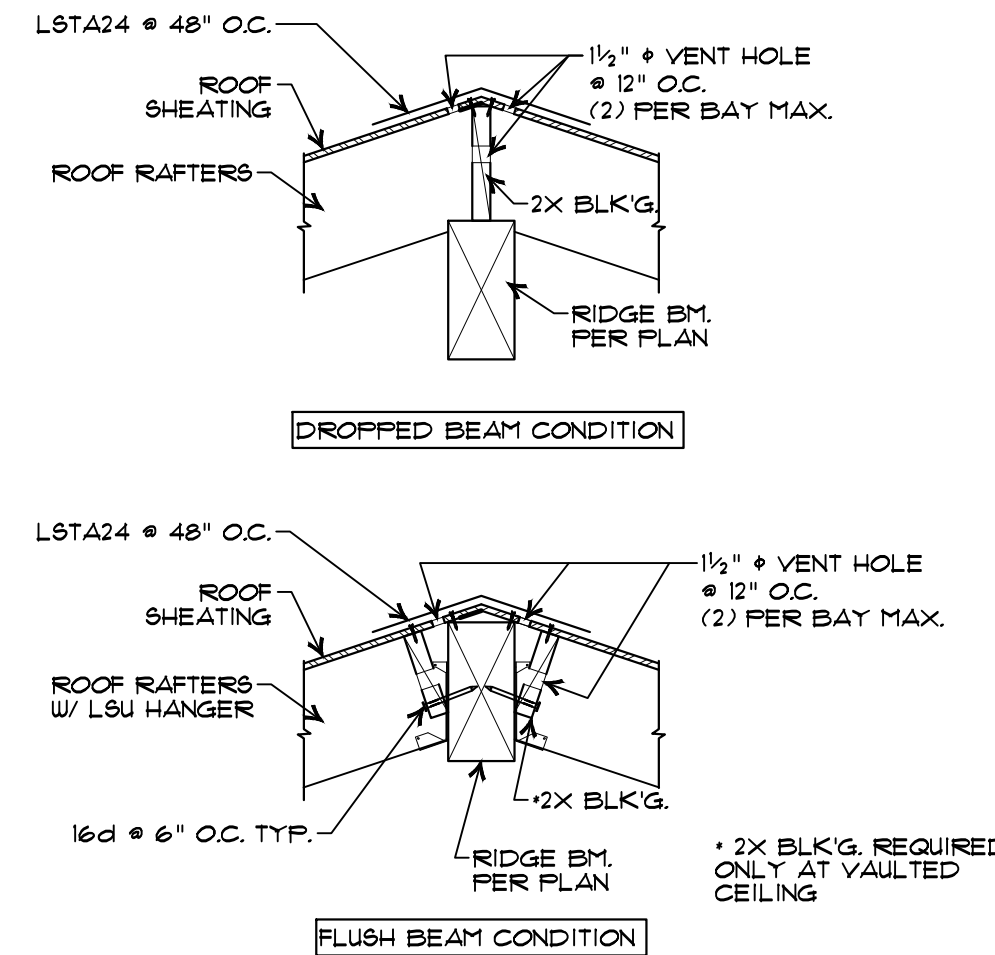
12 TYPICAL KING POST CONNECTIONS
R0012 (2018) / 5/2018



10 SHEAR WALL - EXTERIOR WALL
R0043 (2018) / 5/2018



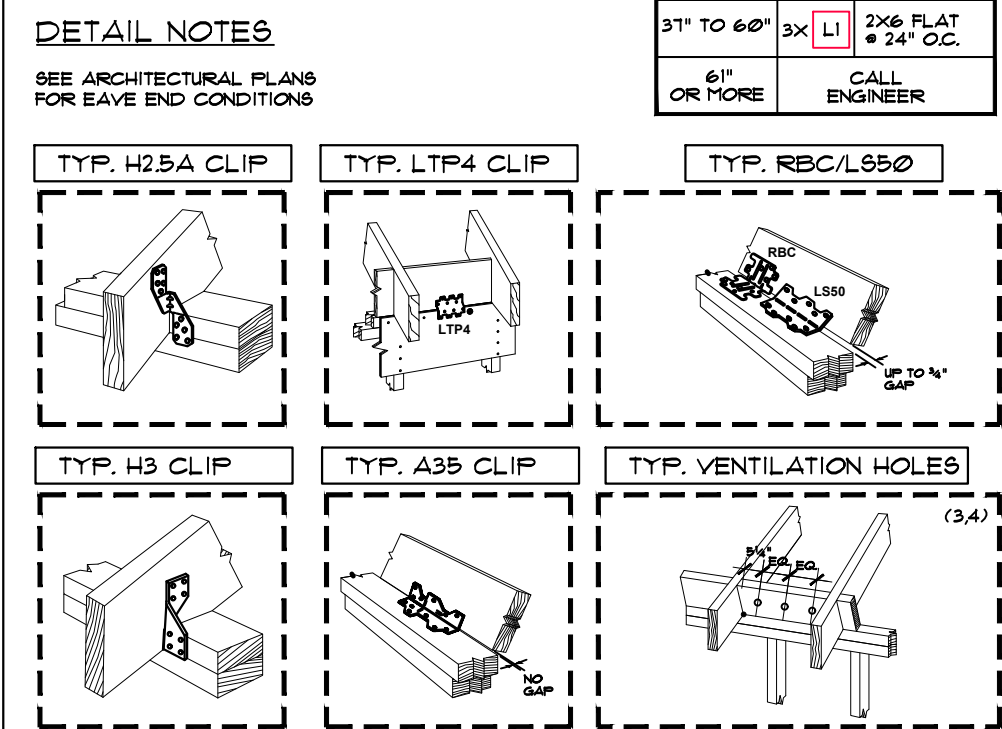
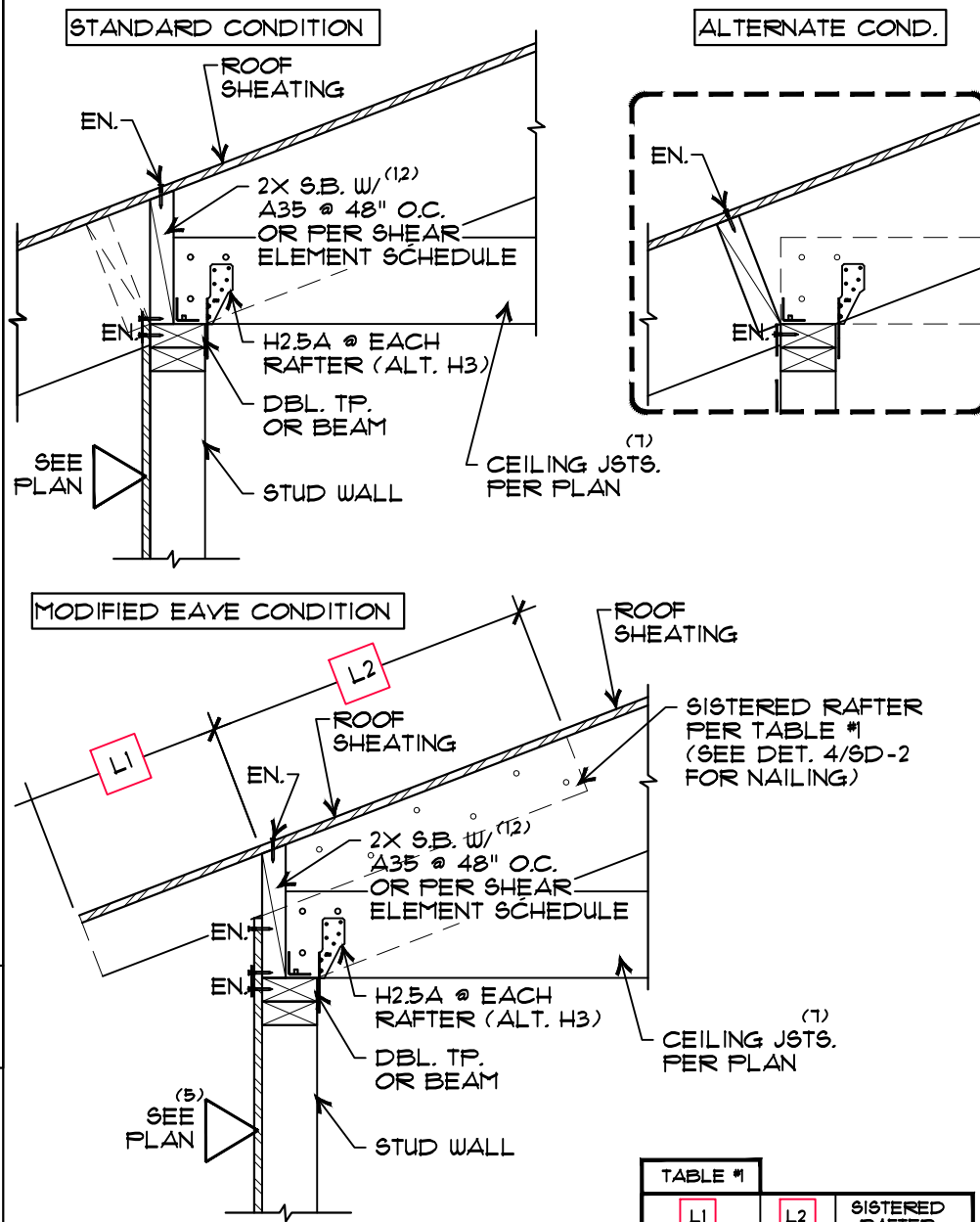
4 INTERIOR SHEAR TRANSFER DET.
R0054 (2018) / 5/2018



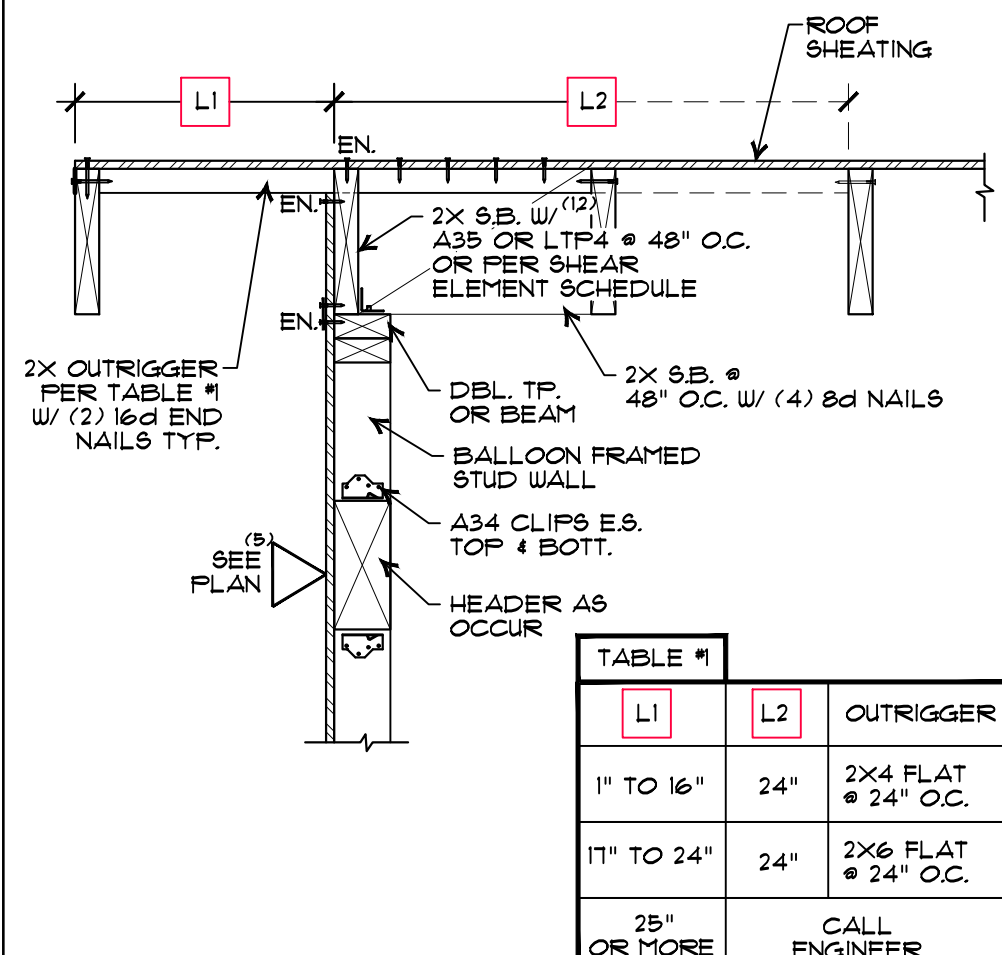
6 RIDGE BEAM DETAILS
R0006 (2018) / 5/2018

- DETAIL NOTES:**
- CONTRACTOR TO PICK APPROPRIATE CONDITION PER WALL.
 - REFER TO SHEAR ELEMENT SCHEDULE FOR MECHANICAL CONNECTOR SPACING AT SHEAR WALL LOCATIONS. L850 IS A DIRECT REPLACEMENT OF A35 WHEN PREFERRED.
 - IF EN. OF PENETRATES THROUGH THE VENTILATION HOLES PROVIDE ADDITIONAL NAIL FOR EACH NAIL LOSS.
 - MAX. (3) 2" DIAMETER VENTILATION HOLES WITH 5 1/4" END DISTANCE, MIDDLE DEPTH OF EAVE BLOCKING ARE ACCEPTABLE.
 - IF PLYWOOD IS RUN UNINTERRUPTED OVER THE RHYBLK'S W/ EDGE NAILING PER PLANS (MIN. 8d @ 6" O.C.) MECHANICAL CONNECTORS AT THE TOP OF THE WALLS CAN BE ELIMINATED @ NON-SHEAR WALL CONDITIONS.
 - PLYWOOD SHEAR NAILING SHOULD BE EQUAL TO THE SHEAR TYPE OF THE SHEAR WALL(s) CALLED ON THE PLANS ON THE SAME SHEAR LINE. TYPE "1" SHEAR NAILING SHOULD BE APPLIED IN CASE OF NO SHEAR WALL DESIGNATION IS AVAILABLE.
 - CEILING JOIST SHALL BE FACE NAILED TO THE RAFTER NEXT TO IT WITH MINIMUM 3-16d NAILS WHERE APPLICABLE. ALL NAILING SHOULD BE ACCORDING TO CBC TABLE 2304.4.01. IF VAULTED CEILING IS DESIRED, CEILING JOISTS CAN BE ELIMINATED IF THE RAFTERS ARE SUPPORTED BY STRUCTURAL MEMBERS.
 - MST48 STRAP SHOULD BE PLACED IN A WAY THAT EQUAL AMOUNT OF NAILS GO IN TO THE END POSTS ABOVE AND BELOW THE CEILING BREAK. NAILING IS NOT REQUIRED OVER THE BLOCKING, SILL AND DOUBLE TOP PLATE. FULLY NAIL THE REST OF THE STRAP.

ROOF FRAMING NOTES
R0050 (2018) / 5/2018



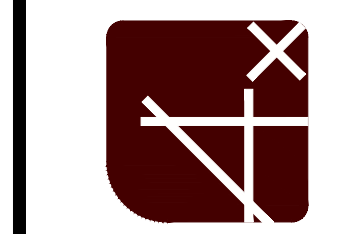
1 STANDARD EAVE DETAIL
R0051 (2018) / 5/2018



2 GABLE END DET. (BALLOON FRAME)
R0002 (2018) / 5/2018

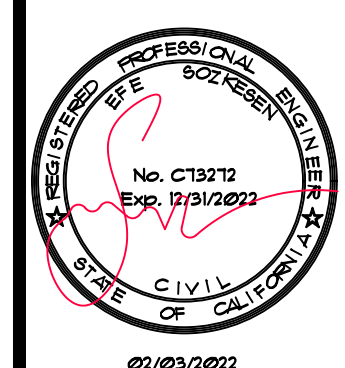
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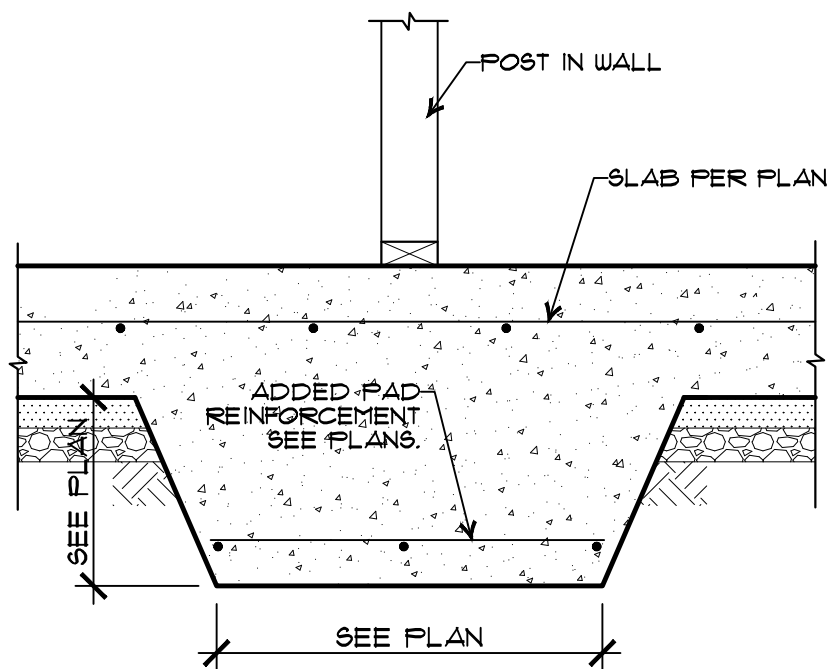


TYPICAL ROOF FRAMING DETAILS
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1268 PROSPECT ST.
SEASIDE, CA

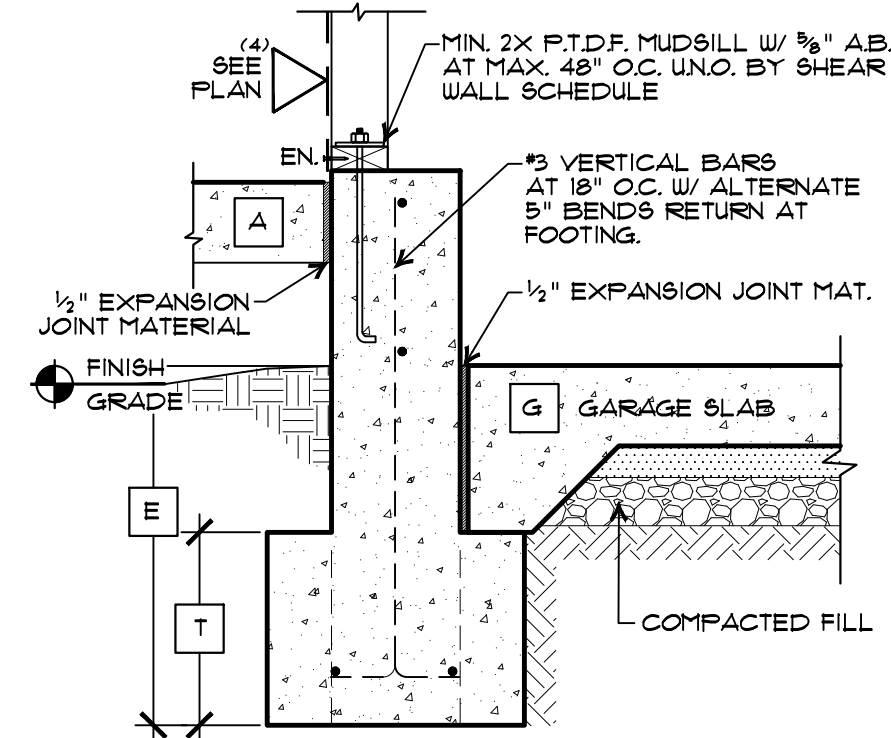
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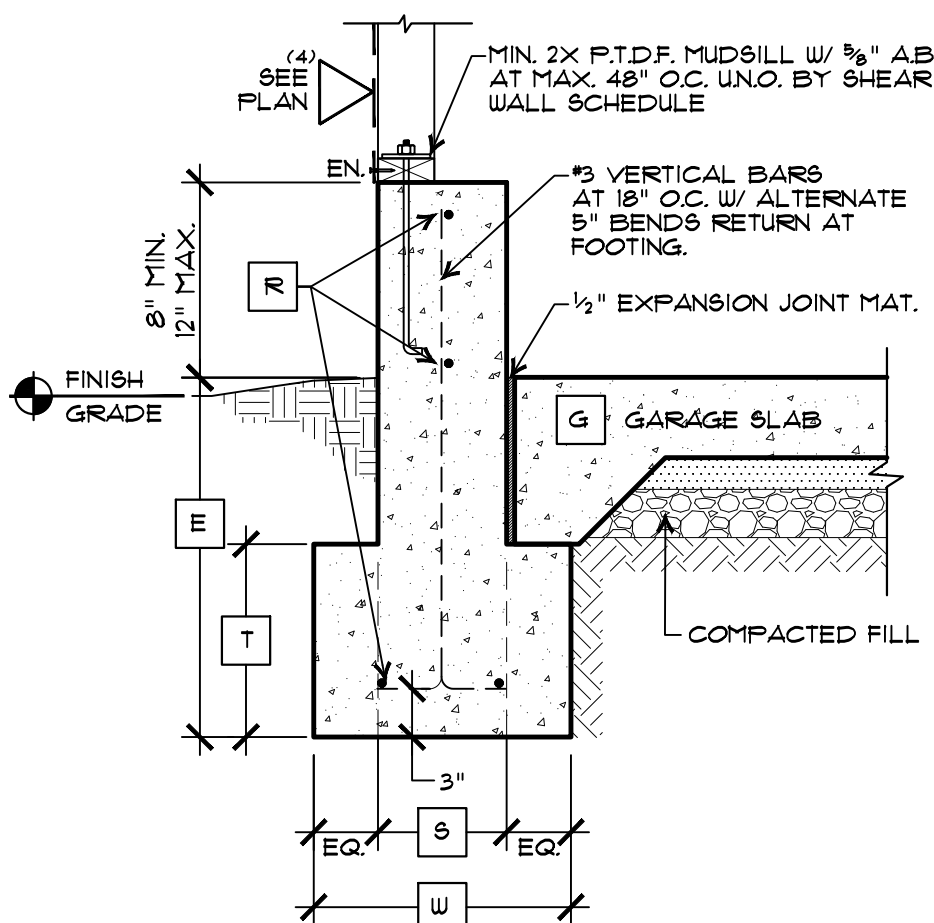
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DATE: 01/20/2022
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SCALE: AS NOTED
SHEET NO.



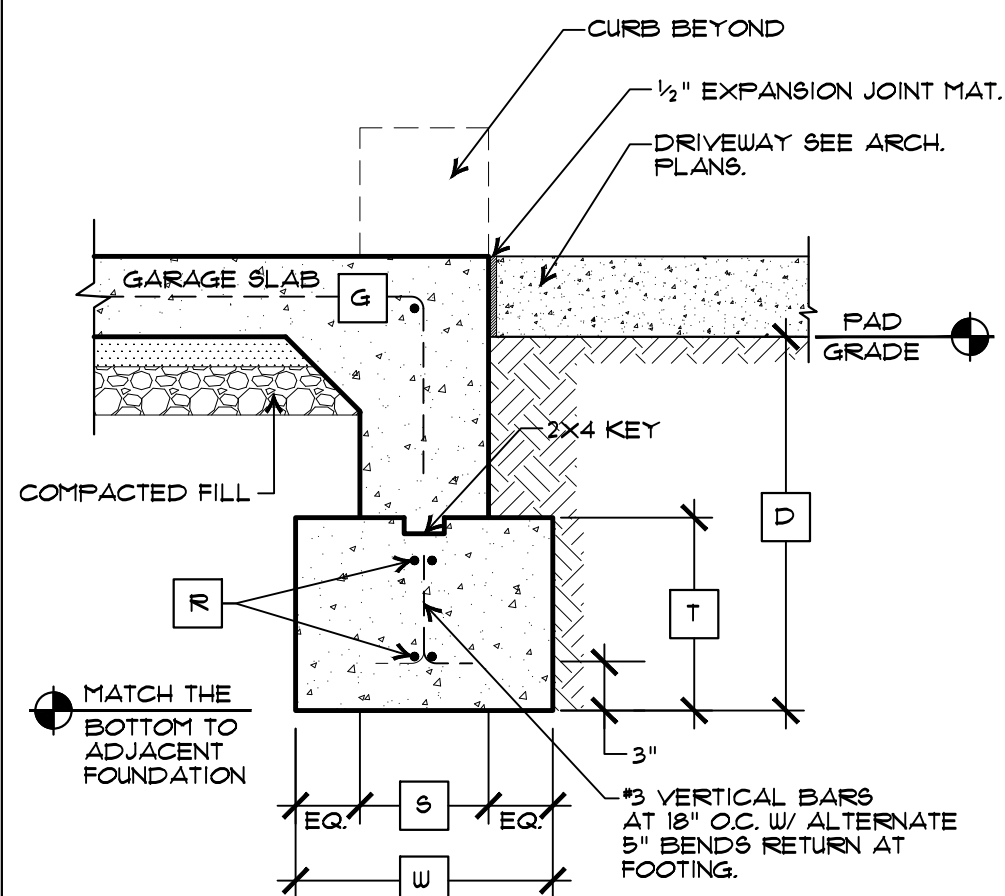
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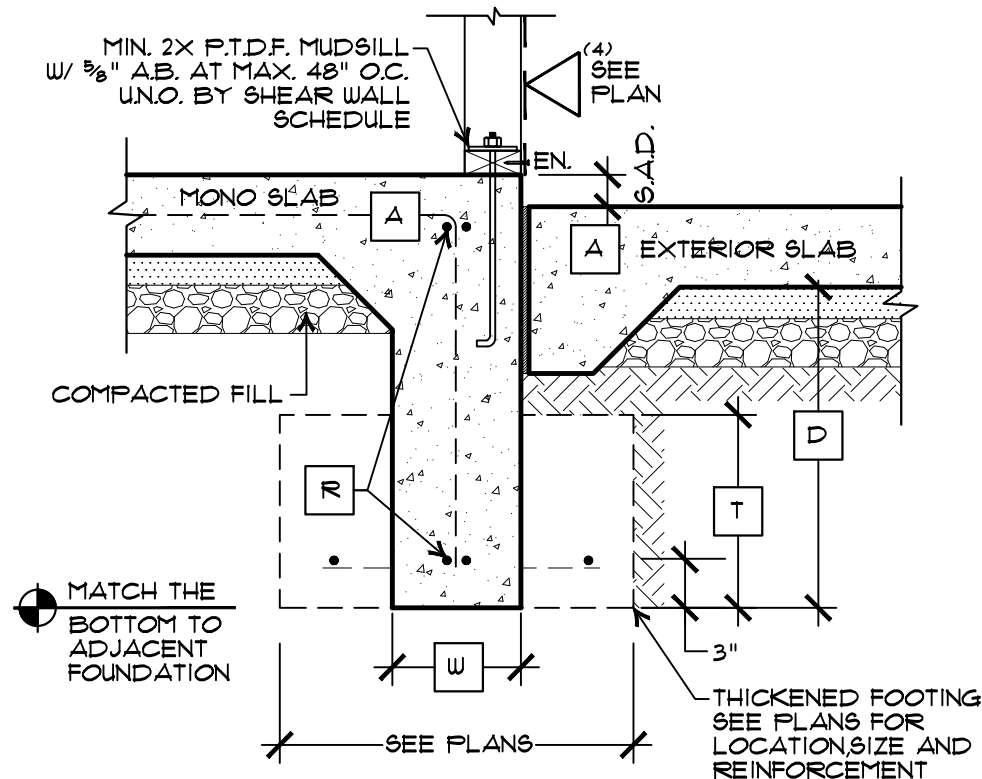
13	GARAGE FTG TO SLAB CONNECTION # FND010 (2018) : 4/2018
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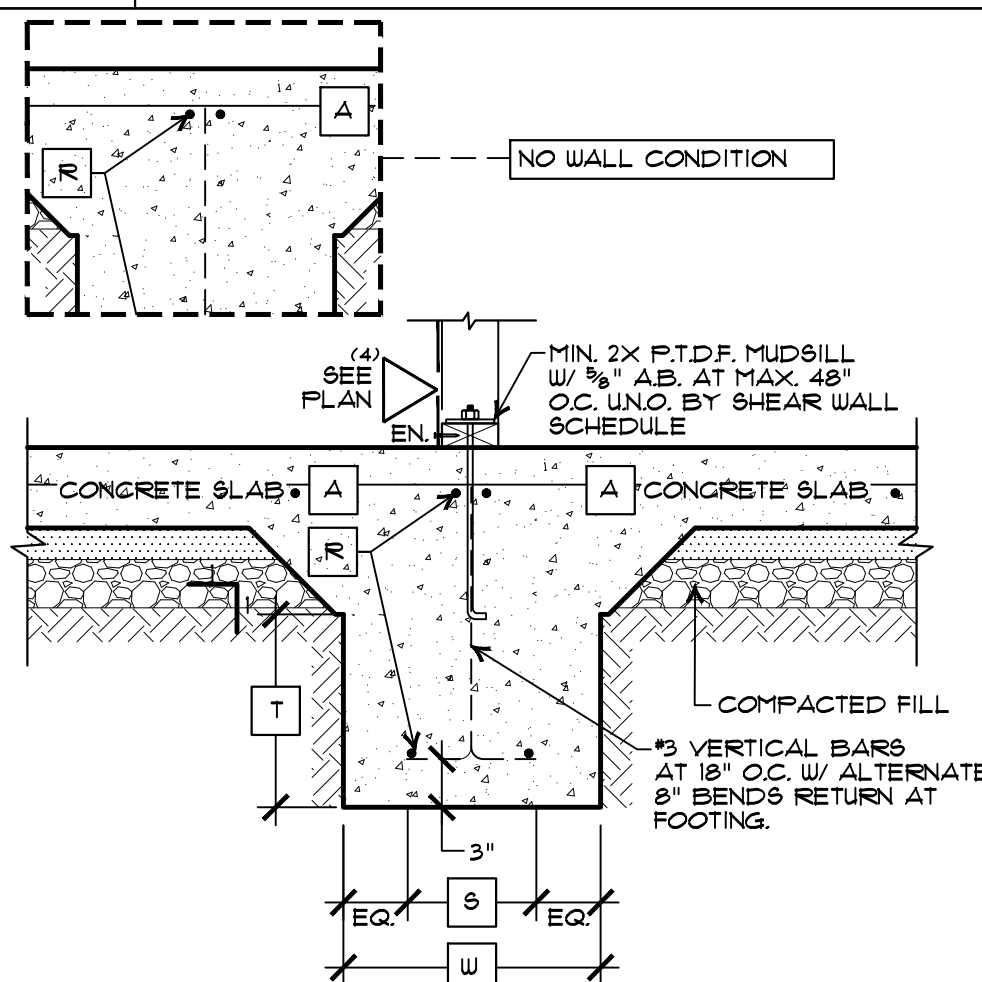
9	EXTERIOR GARAGE FOOTING # FND009 (2018) : 4/2018
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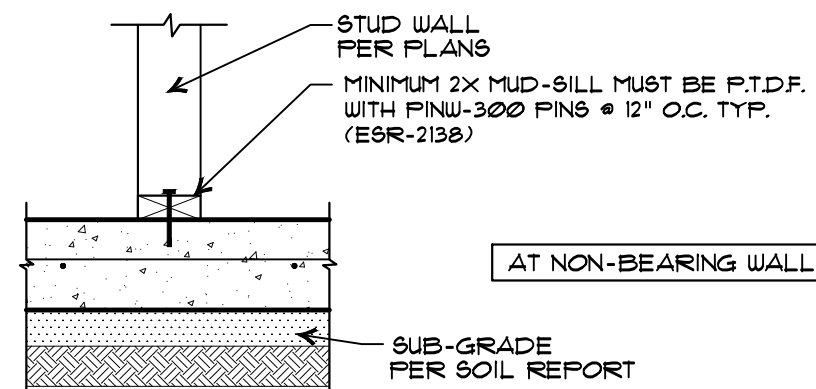
10 EXTERIOR GARAGE FRONT FOOTING
FND010 (2018) : 4/2018



2	MONO SLAB FOOTING # FND0021 (2018) 11/2018
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3	INTERIOR MONOLETHIC FOOTING # FND017 (2019) : 3/2019
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4 WALL CONNECTIONS AT THIN SLAB
RW025B (2018) : 6/2018

FOUNDATION REQUIREMENTS

- A. CONCRETE TO COMPLY WITH ACI 318-14, TABLE 19.3.2I FOR EXPOSURE CATEGORIES AND CLASSES. THE FOLLOWING ARE THE REQUIRED PROPERTIES TO BE PROVIDED AND ENFORCED BY SOILS REPORT:
- EXPOSURE CATEGORY F (freeze/thaw) N/A
 - EXPOSURE CATEGORY S (soluble sulfate) N/A
 - EXPOSURE CATEGORY P (low permeability) N/A
 - EXPOSURE CATEGORY C (corrosion) N/A
- B. WHERE ACI 318-14, TABLE 19.3.2I INDICATES "N/A" FOR MAX. WATER CEMENT RATIO, THE CONCRETE SHALL BE IN COMPLIANCE WITH ASTM C94, SECTION 5.2.
- C. MAX. DIFFERENTIAL SETTLEMENT MUST NOT EXCEED .314"
- D. PROVIDE CONCRETE BLOCKS UNDER REINFORCEMENT AND WELDED WIRE MESH FOR PROPER POSITIONING.
- E. VAPOR RETARDER SHALL MEET ASTM E 1745-97, CLASS A REQUIREMENTS FOR WATER PERMEABILITY, TENSILE STRENGTH, AND PUNCTURE RESISTANCE. PROVIDE STRUCTURE TRANSMISSION (WHERE REQUIRED BY GEO-TECHNICAL REPORT)
- F. LAP VAPOR RETARDER ADEQUATELY TO PROVIDE A CONTINUOUS COVERAGE UNDER THE ENTIRE SLAB. VAPOR RETARDER MUST BE TERMINATED AT INSIDE EDGE OF PERIMETER FOOTINGS.
- G. ANCHOR BOLTS, HOLD-DOWNS, WASHER PLATES, CONNECTORS AND FASTENERS TO LUMBER SHALL BE IN COMPLIANCE WITH NOTES ON SDO.

DETAIL NOTES:

1. ALTERNATIVELY 2X SAUN LUMBER JOISTS MAY BE USED AS DEPICTED ON FLOOR FRAMING PLANS.
2. SEE FOUNDATION PLAN FOR REINFORCEMENT REQUIREMENT AT ENLARGED FOOTINGS.
3. MINIMUM 2X MUD-SILL MUST BE P.T.D.F. WITH $\frac{3}{4}$ " DIA X 12" LONG ANCHOR BOLTS AT MAX 48" O.C. (UNO) PER SHEAR WALL SCHEDULE. USE 3" SQUARE X $\frac{1}{4}$ " THICK FLAT WASHERS (BPS) FOR ALL ANCHOR BOLTS.
4. EXTEND EXTENDED SHEAR MATERIAL WITHOUT ANY INTERRUPTIONS TO MUD-SILL. SEE SD-2 FOR HORIZONTAL AND VERTICAL PANEL JOINT REQUIREMENTS.
5. TOE NAILING CAN BE SUBSTITUTED WITH EITHER LTP4 OR A35 CLIPS @ 24" O.C. AT AREAS WHERE THERE IS NO SHEAR WALL ABOVE.
6. ALL NAILING/CLIP SIZE/SPACING IS PER DETAIL UNLESS NOTED OTHERWISE ON THE SHEAR WALL SCHEDULE.
7. $\frac{3}{4}$ " J-BOLTS CAN BE USED IN LIEU OF THREADED RODS AT SAME SPACING AND PLACEMENT SPECIFIED ON PLANS.

LEGEND AND DIMENSION TABLE

W	18" (NGH)
D	24" (NGH)
E	24" (NGH)
T	12" (NGH)
A	MIN 5" (ACTUAL) CONC. SLAB W/ ¼ BARS AT 12" O.C. EACH WAY AT SLAB MID-HEIGHT
F	2" SAND OVER 10 MIL POLYETHYLENE VAPOR BARRIER OVER 4" CAPILLARY BREAK MATERIAL SUCH AS ¾" CLEAN CRUSHED ROCK OR PERMEABLE AGGREGATE OVER PAD GRADE PER SOIL REPORT (IF EXIST)
R	(2) - ¼ AT THE TOP (2) - ¼ BARS THE BOTTOM
G	MIN 5" (ACTUAL) CONC. SLAB W/ ¼ BARS AT 12" O.C. EACH WAY AT SLAB MID-HEIGHT. SAW-CUT SLAB PER DET. 3A/D-1
S	N/A
RS	N/A
L	¼ L-SHAPED DOUELS AT 24" O.C. L- 36" LONG (12" INTO FOOTING)

NOTES:

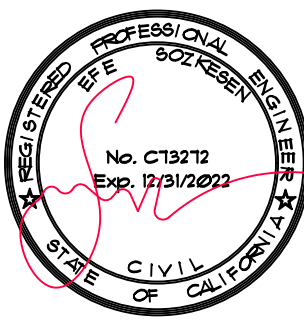
1. DEEPEN AND/OR WIDEN FOUNDATION AT HOLD-DOWNS FOR MIN. REQUIRED ANCHOR BOLT EMBEDMENT PER MANUF. SPECIFICATIONS, UNO.
2. CONCRETE SPECIFICATIONS:
 - 2.1. CEMENT TYPE: II
 - 2.2. MAX. WATER-TO-CEMENT RATIO: 0.45
 - 2.3. MIN. CONCRETE COMP. STRENGTH : 2500 PSI (DESIGNER SPECIFIED)
3000PSI (BUILDER'S SPECIFIED)

TYPICAL FOUNDATION DETAILS

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

PROJECT NAME:

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02/03/2022

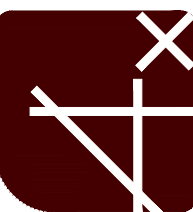
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DATE: 01/20/2022	SCALE: AS NOTED

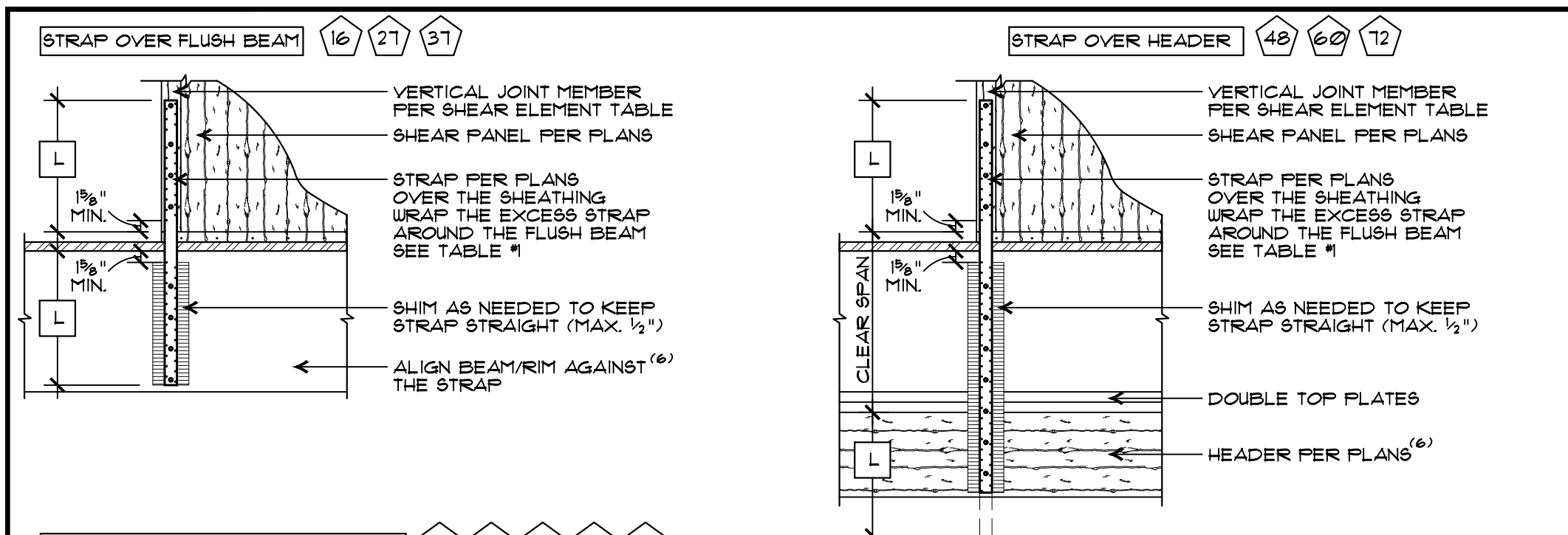
SHEET NO.

SD-4

~~Packet Page 91~~

4x Engineering, Inc.
Consulting Structural Engineering Services
1885 Meridian Ave.
San Jose, CA 95129
Phone:(408)-642-5484





STRAP OVER STACKING POST/STUDS

SYMBOL	STRAP	MIN. EDGE POST	L	NAIL TYPE	NAIL COUNT IN L
16	C616	2X4 STUD	11"	10d (Ø.148" x 3")	(10)
27	M8T21	2-2X4 STUD 6" O.C. STAGG.	13 1/2"	16d (Ø.62" x 3 1/2")	(15)
37	M8T37	2-2X4 STUD 6" O.C. STAGG.	18 1/4"	16d (Ø.62" x 3 1/2")	(21)
48	M8T48	4X4 POST	15"	16d (Ø.62" x 3 1/2")	(16)
60	M8T60	4X4 POST	21"	16d (Ø.62" x 3 1/2")	(23)
12	M8T12	4X4 POST	24"	16d (Ø.62" x 3 1/2")	(27)
14	CM8T14	4X4 POST	26"	16d (Ø.62" x 3 1/2")	(28)
			30"	10d (Ø.148" x 3")	(33)
			33"	16d (Ø.62" x 3 1/2")	(37)
12	CM8T12	4X6 POST	39"	10d (Ø.148" x 3")	(43)

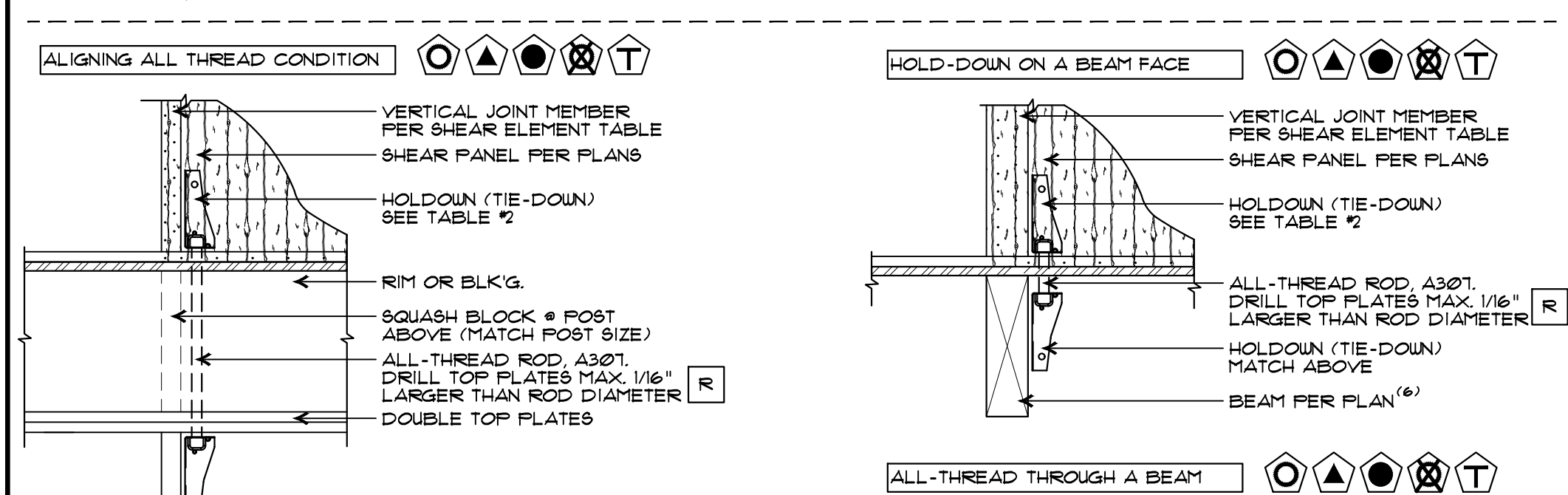
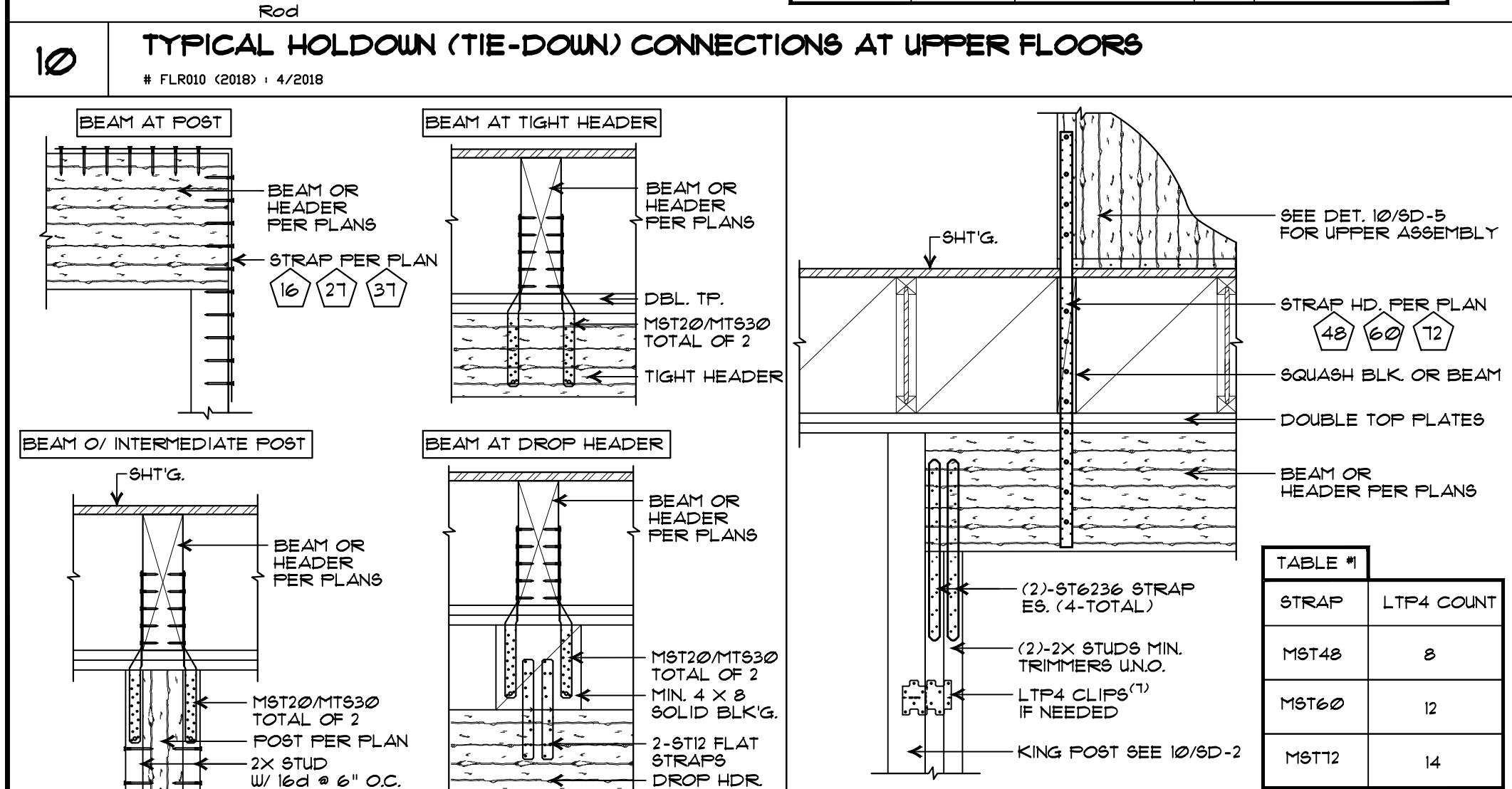
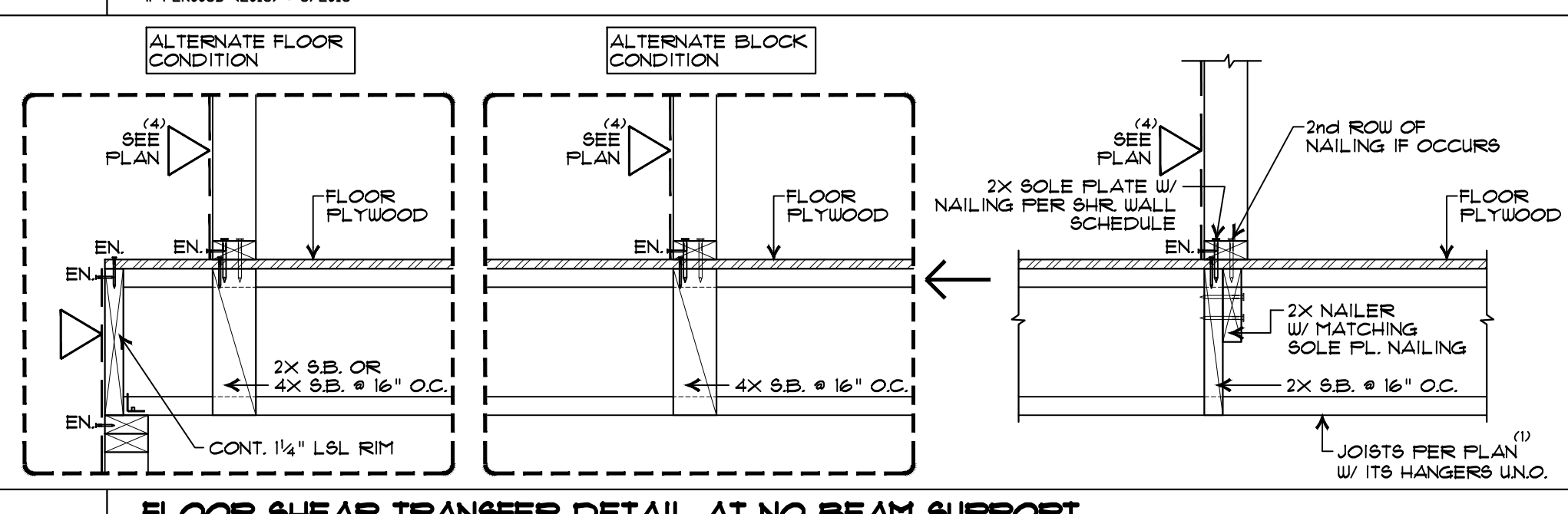
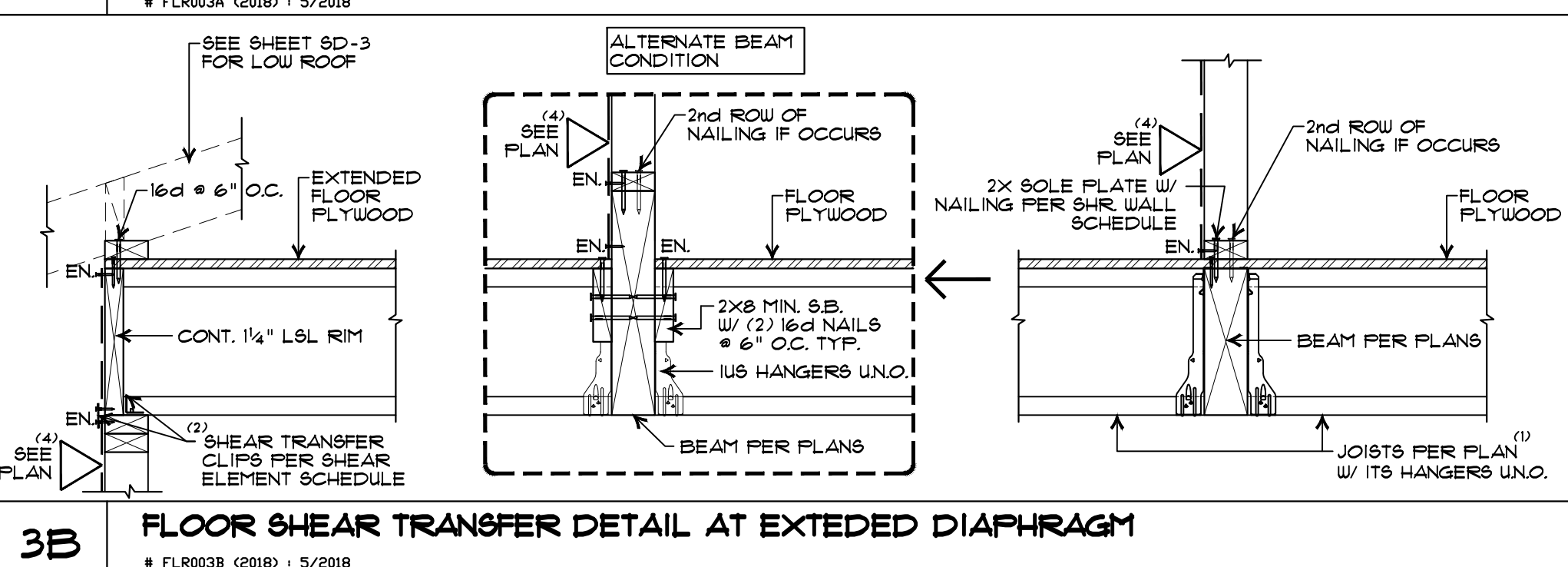
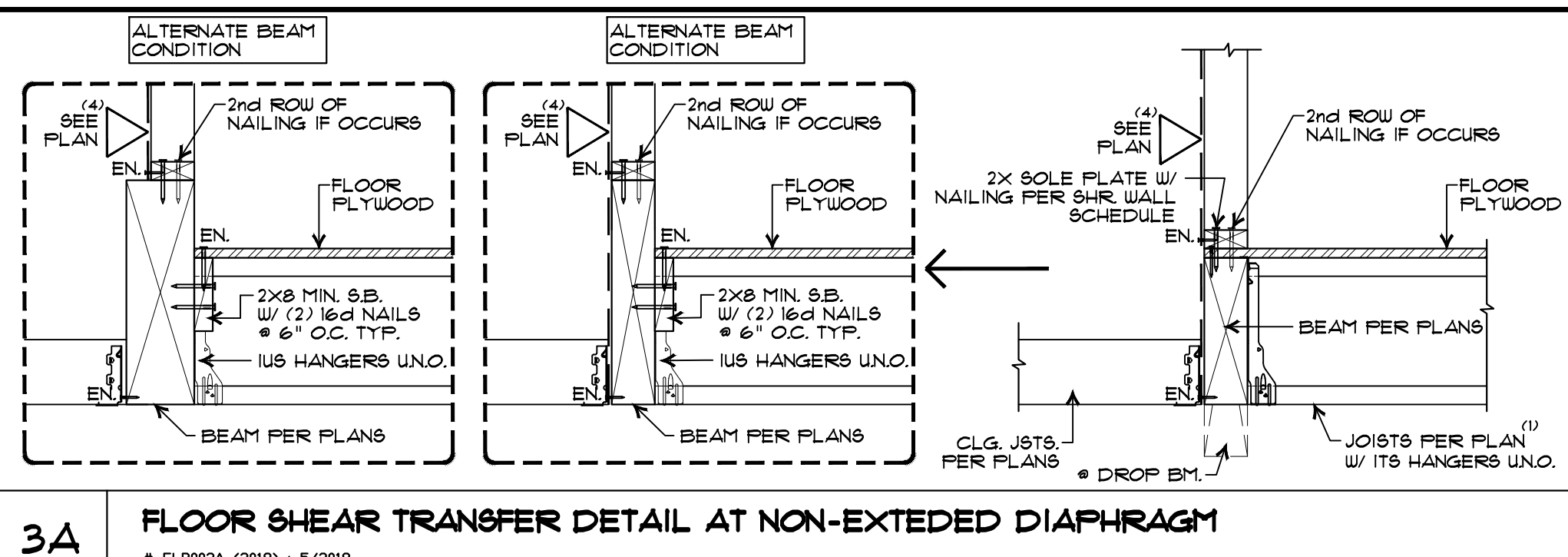
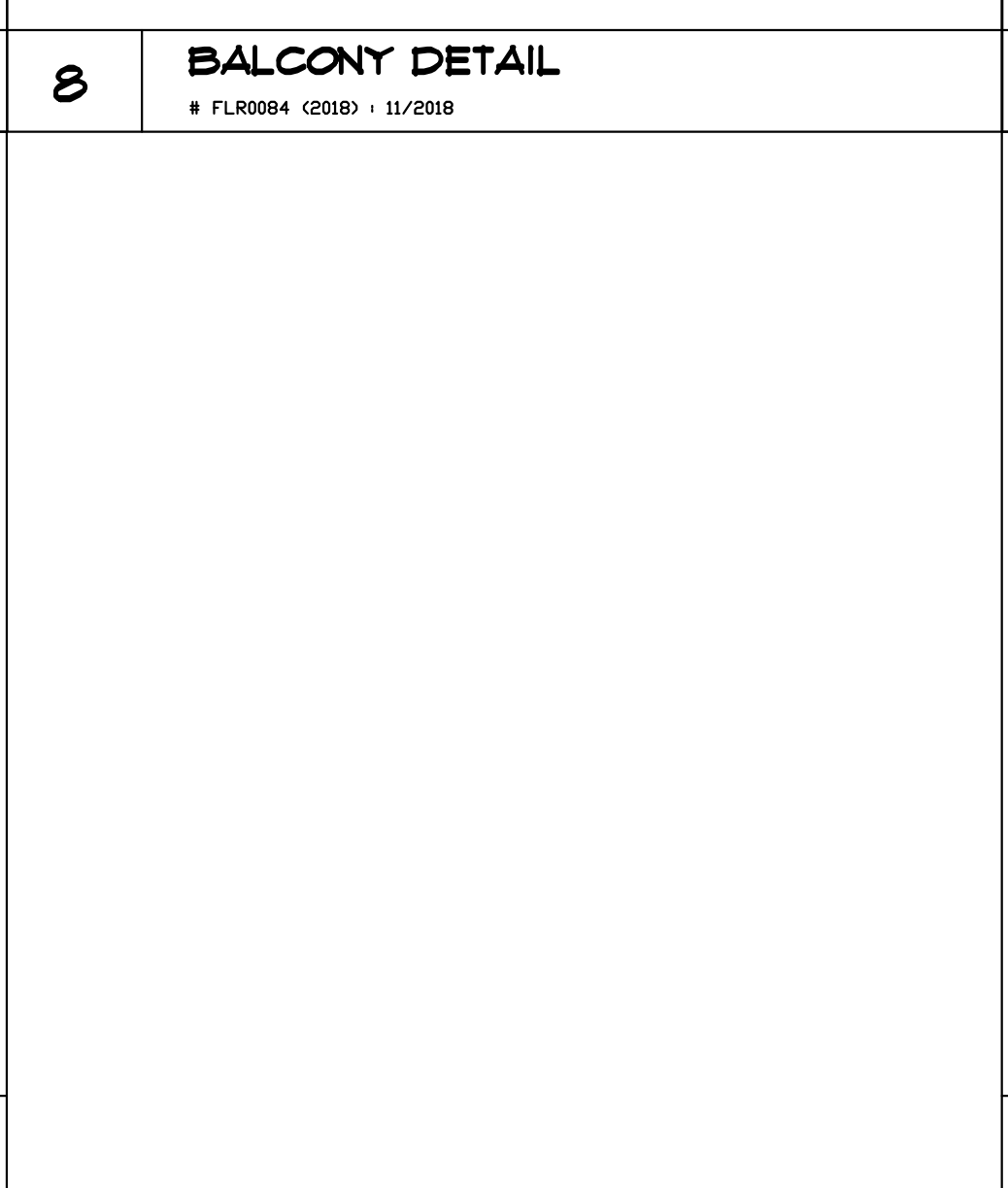
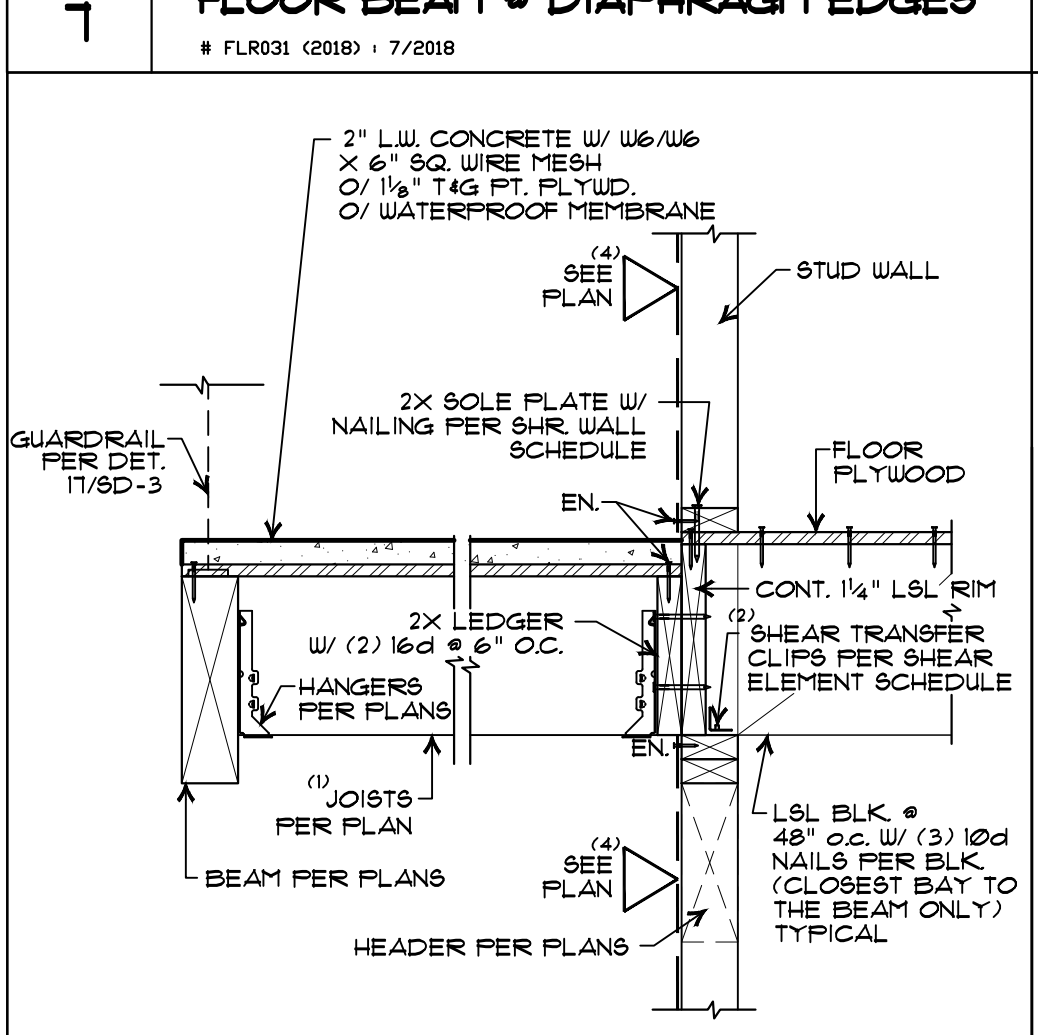
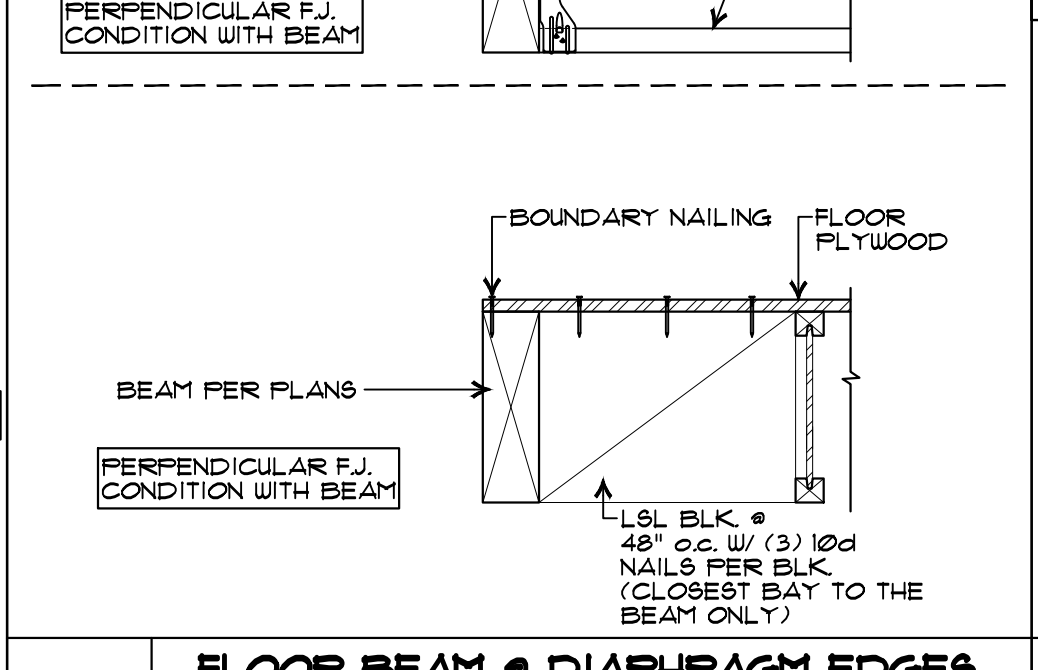
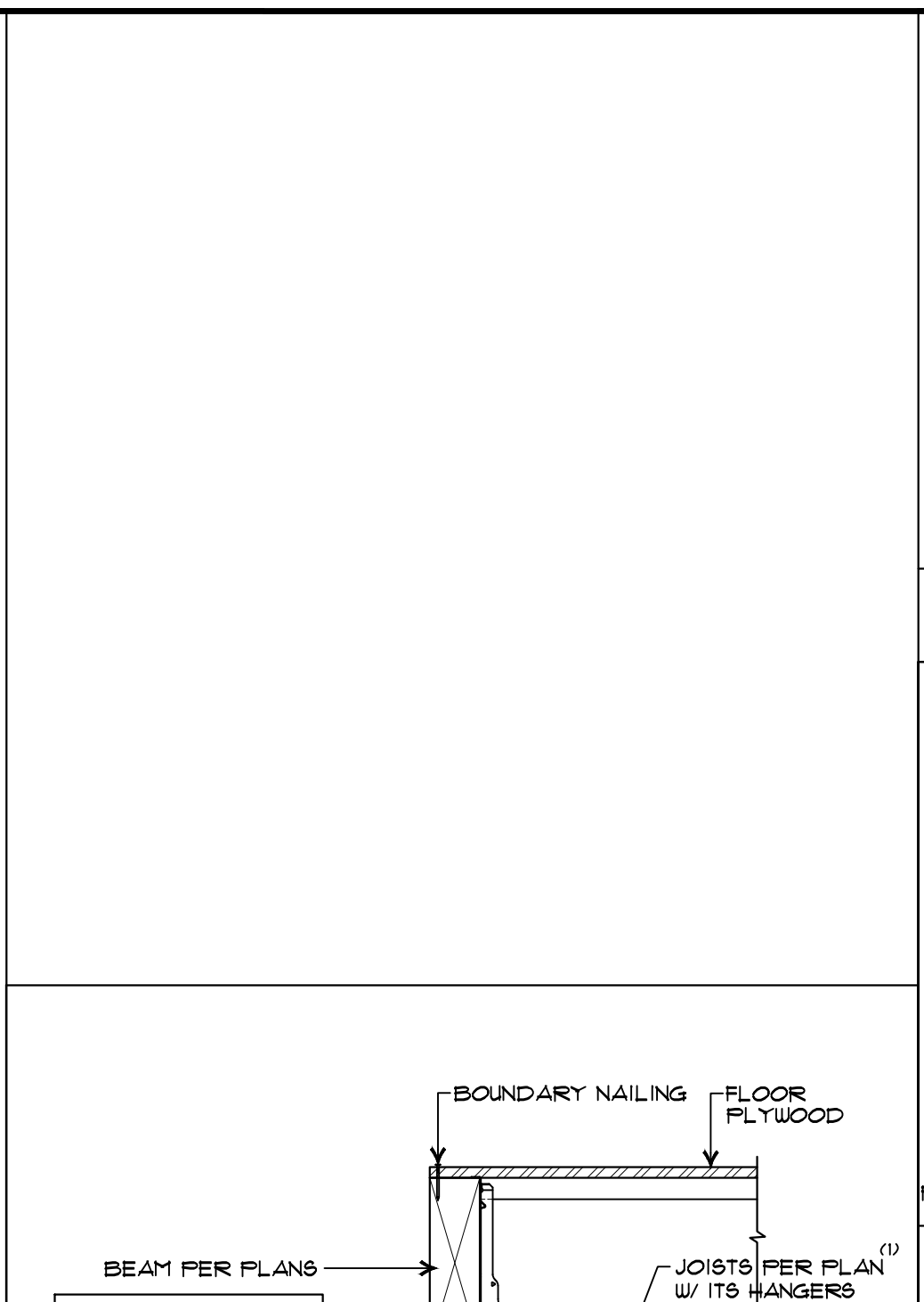


TABLE 2				
SYMBOL	BRACKET	MIN. EDGE POST	R	POST/BEAM FASTENERS
	HDU2	2X4 STUD 6" O.C. STAGG	3/8"	(6) 1/4" x 2 1/2" SDB
	HDU5	4X4 POST	3/8"	(14) 1/4" x 2 1/2" SDB
	HDQ8	4X4 POST	1/8"	(20) 1/4" x 2 1/2" SDB
	HDH21	6X6 POST	1"	(24) 1/4" x 2 1/2" SDB
	HD19	6X6 DF# POST	1 1/4"	(5) 1" STUD BOLTS



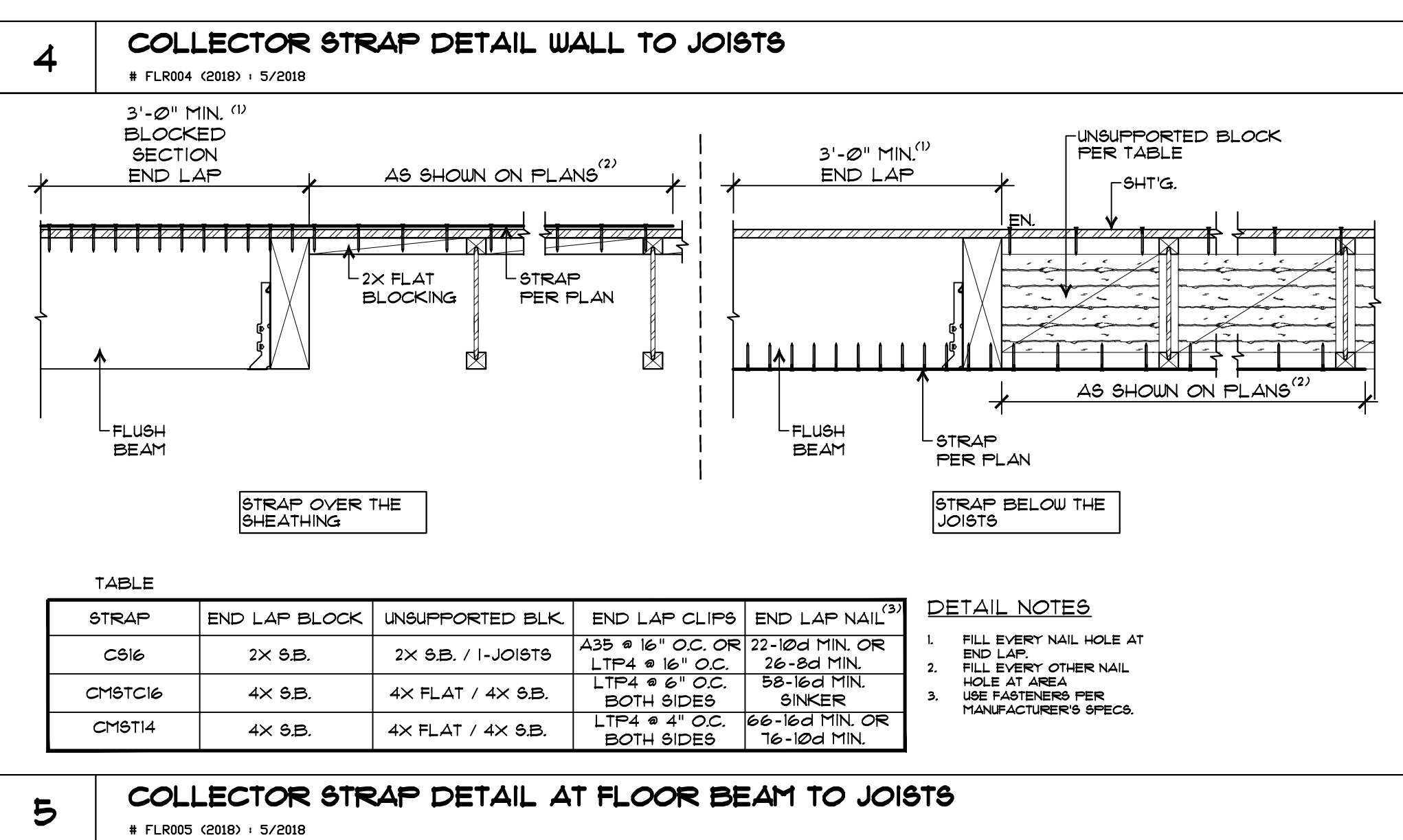
BEAM END CONDITIONS W/ HOLD-DOWNS

STRAP	LTP4 COUNT
M8T48	8
M8T60	12
M8T12	14



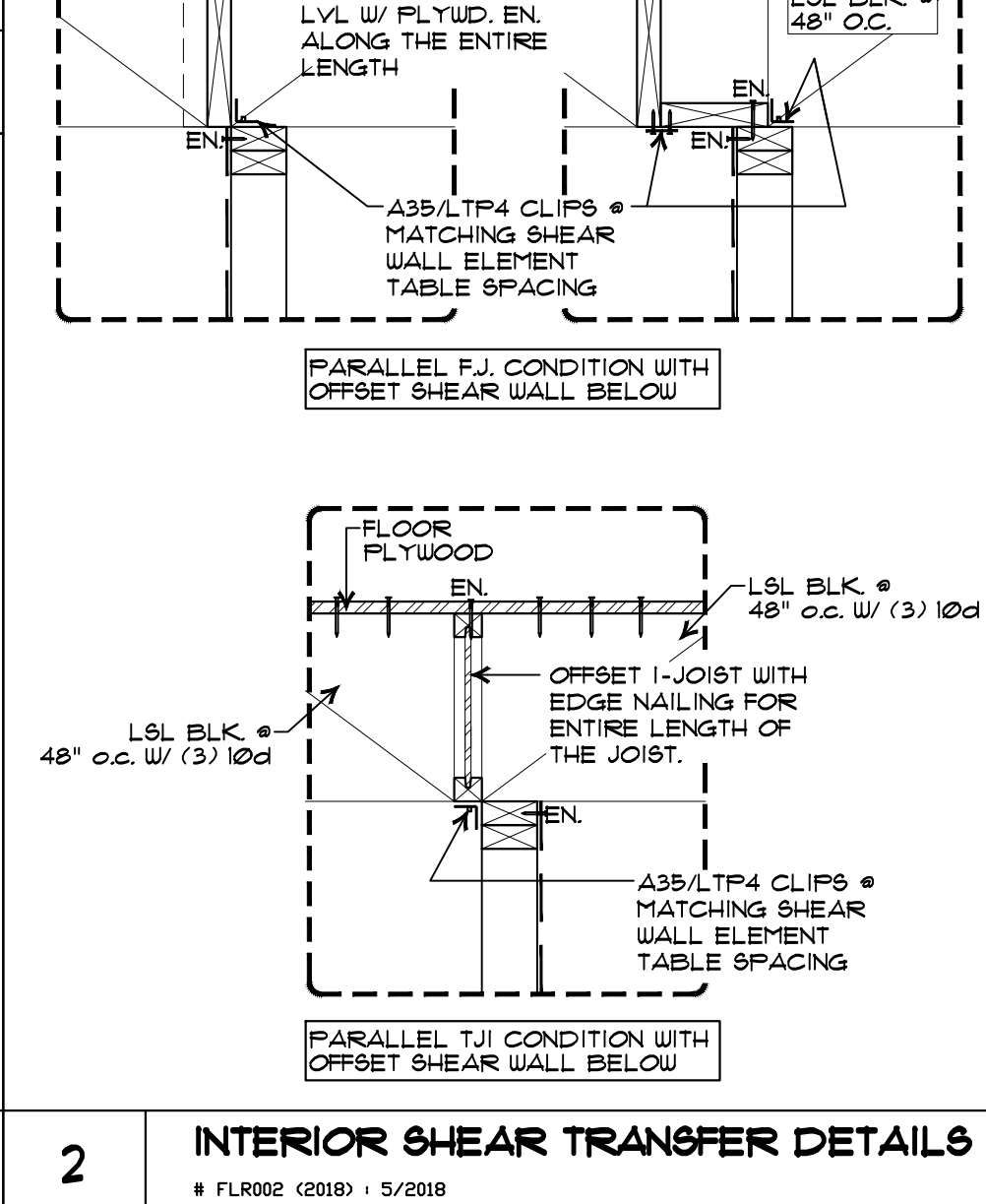
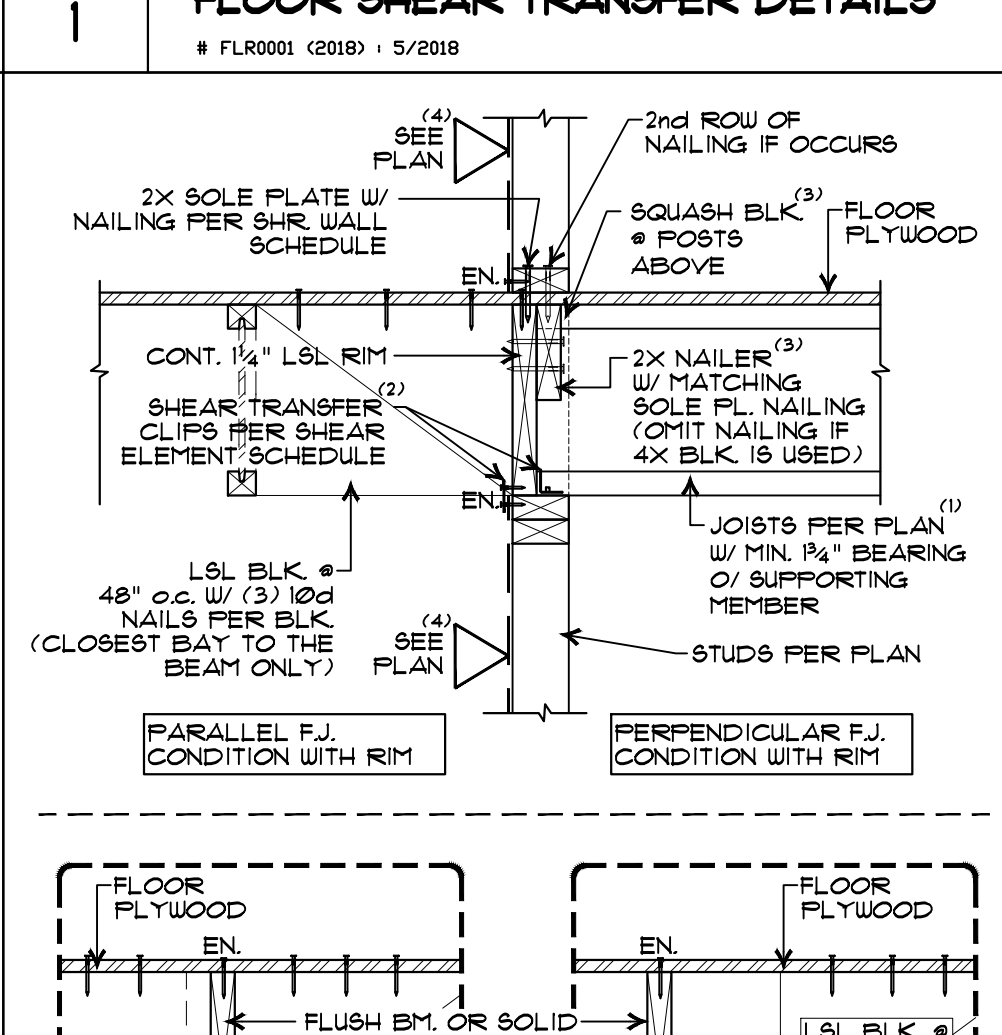
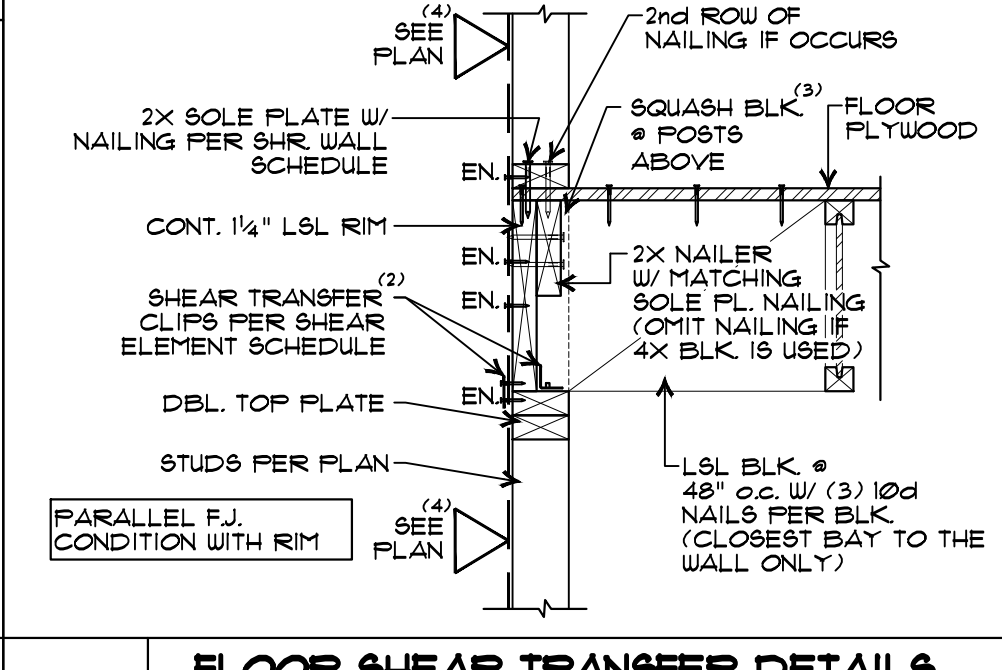
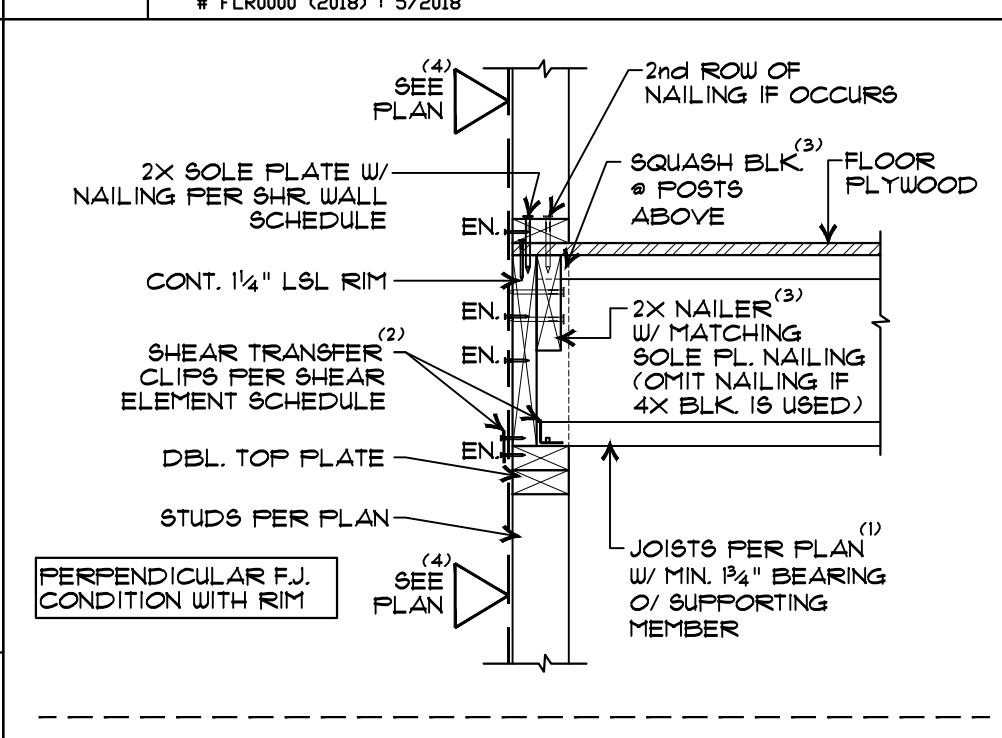
FLOOR SHEAR TRANSFER DETAIL AT NO BEAM SUPPORT

STRAP	END LAP BLOCK	UNSUPPORTED BLK.	END LAP CLIPS	END LAP NAIL ⁽³⁾
C616	2X S.B.	2X S.B. / 1-JOISTS	A35 # 16" O.C. OR LTP4 # 16" O.C. 26-8d MIN.	22-10d MIN. OR LTP4 # 16" O.C. 58-16d MIN.
CM8T16	4X S.B.	4X FLAT / 4X S.B.	LTP4 # 6" O.C. BOTH SIDES	58-16d MIN. SINKER
CM8T14	4X S.B.	4X FLAT / 4X S.B.	LTP4 # 4" O.C. BOTH SIDES	66-16d MIN. OR 76-10d MIN.



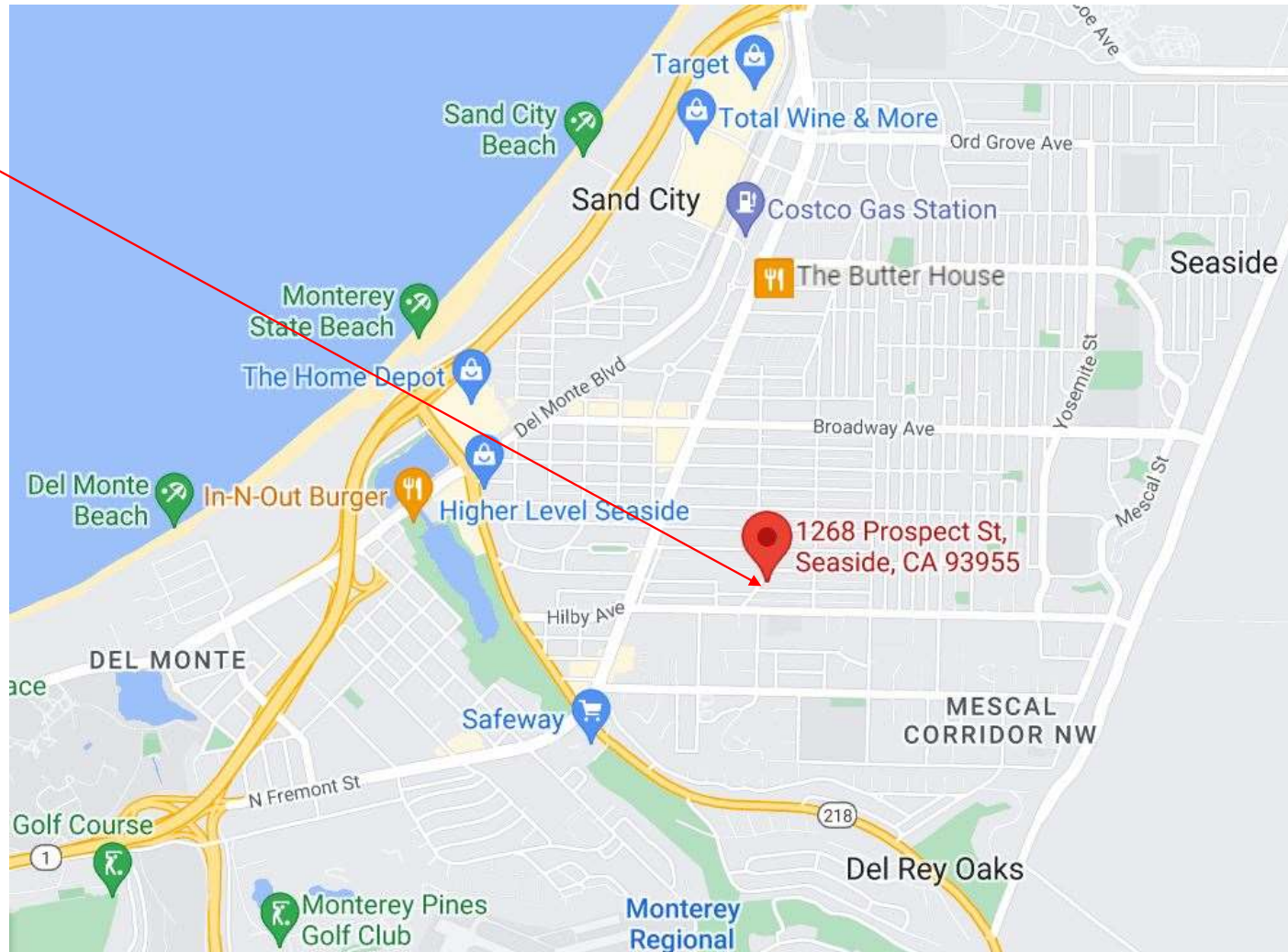
DETAIL NOTES:

1. ALTERNATIVELY 2X BAIN LUMBER JOISTS MAY BE USED AS DEPICTED ON FLOOR FRAMING PLANS.
2. USE 16d TOE NAILS # 8" O.C. WHERE THERE IS NO SHEAR ELEMENT DIRECTLY ABOVE OR BELOW THE WALL SECTION.
3. MATCH THE SQUASH BLOCK SIZE TO THE POST SIZE ABOVE MIN.
4. SHEAR MATERIAL CAN BE APPLIED ON EITHER FACE OF THE STUD WALL. SEE 50-0 FOR HORIZONTAL AND VERTICAL PANEL JOINT REQUIREMENTS.
5. SHEAR TRANSFER CLIPS PER SHEAR ELEMENT SCHEDULE. CONTRACTOR TO CHOOSE BETWEEN LTP4 OR A35 CLIPS. MINIMUM SPACING IS 24" O.C. ON ANY CONDITION UNO.
6. BEAMS SUPPORTING DISCONTINUOUS SHEAR ELEMENTS ABOVE SHOULD HAVE CONTINUOUS LOAD PATH DOWN TO THE FOUNDATION. BEAM ENDS SHOULD BE TREATED ACCORDING TO OUR DETAIL 10/SD-10.
7. IF KING POST IS ALSO SERVING AS A LOWER LEVEL SHEAR WALL END POST CONTRACTOR SHOULD CONNECT TRIMMERS TO THE KING STUD WITH LTP4 CLIPS PER TABLE #1.



Project Location:

1268 Prospect Ave.



Project Location:
1268 Prospect St.



June 2022



June 2022







**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Planning Commission

BY: Jose Torres, Associate Planner

DATE: July 13, 2022

SUBJECT: USE PERMIT APPLICATION NO. UP-22-03 AND ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-06. JAMES HARRINGTON, PROPERTY OWNER, AND ANATOLY OSTRETSOV (AO DESIGN), APPLICANT, ARE REQUESTING TWO DISCRETIONARY PERMITS: USE PERMIT FOR A PROPOSED EXTERIOR STAIRWAY LEADING TO BOTH THE MAIN DWELLING AND THE ADU, AND ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED 1,575 SQUARE FOOT, NEW TWO STORY SINGLE-FAMILY RESIDENCE, WITH AN ATTACHED 400 SF ADU ON AN EXISTING 3,500 SF VACANT LOT. THE PROJECT SITE IS LOCATED AT 1293 AMADOR AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-262-013). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with SMC section 17.62.030.B.2., architectural review is required *for all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc.* Additionally, in accordance with Section 17.12.050 of the Seaside Municipal Code (SMC), Table 2-3 Residential Zone Development Standards, note 6 states *exterior stairways that would lead to a second floor are permitted with the issuance of a Use Permit.*

Staff recommends approval of UP-22-03 and BAR-22-06 and subject to Attachment 1: Draft Resolution and Exhibit A to Attachment 1: Project Plans.

BACKGROUND

The subject site consists of a 3,551 sf vacant parcel located on the corner of Amador Avenue and Noche Buena Street. The adjoining parcels consist of one story single-family dwelling to the east, west and north and a two-story duplex dwelling to the south.

PROJECT DESCRIPTION

The project consists of building a new three bedroom, two and a half bath 1,575 sf two story single-family dwelling with an attached 400 sf ADU atop a 400 sf two-car garage accessed from the alley. The main dwelling will feature three balconies to be located on the north, south and west elevations of the house.

This project requires a Use Permit because the applicant wishes to allow the ADU stairwell to also act as a secondary ingress to the main dwelling. If only serving the ADU, then a Use Permit would not be required.

Project plans are provided as Exhibit A to Attachment 1.

Staking and flagging to be erected on Wednesday, June 29.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303(a): 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 proposed new construction will result in one new single-family dwelling and an accessory dwelling unit.*

STAFF ANALYSIS

Use Permit:

In accordance with SMC 17.12.050 Table 2-3 Residential Zone Development Standards, note 6 states *exterior stairways that would lead to a second floor are permitted with the issuance of a Use Permit.*

The Use Permit would not be a requirement if the stairway was intended to be exclusively used as an entrance for the ADU. The applicant wishes to use the stairway in order to create a secondary rear entry point for the primary attached dwelling.

The stairway would project three feet into the required 10' side setback, where a 6' projection is allowed, and observes a 7' street side setback as allowed per SMC 17.30.100.E, Table 3-5.

Architectural Review:

The project proposal consists of a 1,575 sf two-story main residence and an attached 400 sf ADU and exterior stairwell that provides access to the second story. The ADU will sit atop a 440 sf two-car garage. According to SMC 17.12.050, Table 2-3, an attached garage rear setback is 13' and the required 29' from the opposite side of the alley. The main residence has three bedrooms, two and a half baths. The main entrance will include a 160 sf covered porch supported by four 6'x6' wood post, with a stucco finish as a base. Above the covered porch is a 90 sf balcony with a 42" stucco guardrail. A second balcony is located on the western elevation, measures 94.5 sf and will be constructed of composite decking and include a stainless steel cable railing system.

Materials:

The building façade will consist of an exterior stucco smooth finish, Color CW-5 Benjamin Moore "Hardwood Putty". The roof will be built using presidential asphalt shingles in Country Gray color. Both structures use white color vinyl windows and doors. The balconies and stairwell will be finished with stainless steel cable railing system. Exterior lighting will use 25 Watt max. wall mount fixtures in an alder bronze finish with clear seeded glass.

SMC section 17.62.070.F requires the following findings be made in order to grant a Use Permit:

Finding 1

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

Evidence: The proposed new construction will comply with all standards of development associated with the RS-12 zoning district, including setbacks, permitted projections into setbacks, and height limits.

Finding 2

The proposed use is consistent with the General Plan and any applicable specific plan.

The Seaside General Plan Land Use Designation for the project site is Single-Family Medium Density Residential. The stairwell is a structure that is allowed in relation to a single-family dwelling with design review approval. With an exterior stairway, the

design review approval is subsequent to the granting of a Use Permit. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use and Urban Design Goals and Policies: The General Plan provides the following guidelines with respect to Streetscapes/View sheds and land use compatibility:

Goal UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.

Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important viewsheds.

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 is compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The project proposal is compatible with the overall design and scale of surrounding residential land uses. The placement of an exterior stairway on the east elevation leading to the ADU and main dwelling, will not detract from the character of the neighborhood in that stairway is adequately setback from right-of-way on Noche Buena St.*

Finding 3

The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: *The applicant has incorporated design features and architectural styles of the proposed structure to have a contextual relationship with the existing neighborhood. The project plans for the residence have been designed to respect the existing residential patterns, established through setbacks and building height, and scale in the neighborhood.*

Finding 4

The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: *The site is a vacant lot in the RS-12 zoning district. Secondary access to the main dwelling and primary access to the ADU will be provided by an exterior stairway located at the side of the residence and will be setback more than 5 feet from the right-of-way. Extension of public utilities is not required for the proposed project. The completion of the exterior stairway will not alter the location of existing utilities.*

Finding 5

Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare or materially injurious to persons, property or improvements in the vicinity and zone district in which the property is located.

Evidence: *The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had no comments regarding the proposed addition.*

Evidence: *The proposed project is located in the Single-Family Residential (RS-12 zone) and is compatible with the existing and planned future single-family residential land uses in the vicinity. The proposed single-family dwelling, ADU, and stairway are consistent with the Zoning Code with a Use Permit, and does not create significant noise or privacy impacts that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.*

ATTACHMENTS

Attachment 1: Resolution

Exhibit A to Attachment 1: Project Plans

RESOLUTION NO. XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT APPLICATION NO. UP-22-03 AND ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-06, LOCATED AT 1293 AMADOR AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.

WHEREAS, James Harrington, property owner, and Anatoly Ostretsov, applicant, are requesting approval of a Use Permit and Board of Architectural Review Application; and,

WHEREAS, a duly noticed public hearing has been held on June 22, 2022; and,

WHEREAS, the Planning Commission reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed single-family dwelling and ADU and acted to grant approval of Use Permit Application No. UP-22-06 and BAR-22-06 in accordance with Section 17.62.030 of the Seaside Municipal Code; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303(A). Class 3 consists of construction and locations of limited numbers of new, small facilities or structures.

Evidence *The proposed new construction will result in one new single-family dwelling and an accessory dwelling unit.*

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Use Permit Application No. UP-22-03 and BAR-22-06:

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

Evidence: The proposed residence and ADU will comply with all standards of development associated with the RS-12 zoning district, including setbacks and height limits.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

The Seaside General Plan Land Use Designation for the project site is Single-Family Medium Density Residential. The proposed single family residence is a permitted primary use in the residential zone. Additionally, the attached Accessory Dwelling Unit is a permitted accessory use to the primary structure and complies with the State ADU regulations. The exterior stairwell that provides access to the second story is an accessory element that would be allowed in a single-family dwelling with design review

approval. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use and Urban Design Goals and Policies: The General Plan provides the following guidelines with respect to Streetscapes/View sheds and land use compatibility:

Goal UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.

Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important view sheds.

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 is compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The project proposal is compatible with the overall design and scale of surrounding residential land uses. The placement of an exterior stairway on the east elevation leading to the ADU and main dwelling, will not detract from the character of the neighborhood in that stairway is significantly setback from right-of-way on Noche Buena St.*

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: *The applicant has incorporated design features and architectural styles of the existing structure to have a contextual relationship with the existing neighborhood. The project plans for the residence have been designed to respect the existing residential patterns and scale in the neighborhood.*

4. The site is physically suitable for the type, density and intensity of discretionary use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: *The site is an existing residence in the RS-12 zoning district. Access to the main dwelling and ADU will be provided by an exterior stairway located at the side of the residence and will be setback more than 5 feet from the right-of-way. Extension of public utilities is not required for the proposed project. The completion of the exterior stairway will not alter the location of existing utilities.*

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: *The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had no comments regarding the proposed addition.*

Evidence: *The proposed project is located in the Single-Family Residential (RS-12 zone) and is compatible with the existing and planned future single-family residential land uses in the vicinity. The proposed single-family dwelling, ADU, and stairway are consistent with the Zoning Code with a Use Permit, and does not create significant noise or privacy impacts that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.*

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Use Permit Application No. 22-02 subject to the following terms and conditions:

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project, stamped "approved" on June 22, 2022, as shown in Exhibit A.

Fire Department

2. The project shall be constructed in compliance with the 2022 California Fire Code.

Police Department

3. The Applicant shall comply with security measures of the Seaside Police Department outlined in Chapter 19 of the Seaside Municipal Code prior to receiving a Certificate of Occupancy.

Standard:

1. 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.

2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District. If an increase in water above the previous Group I water use within the basement is required, the applicant will be responsible for obtaining the required water from the City's Water Allocation Committee.
4. 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.
5. Water conservation fixtures shall be provided in the proposed project.
6. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
7. Use Permit approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
8. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the special meeting of the Planning Commission of the City of Seaside, State of California, on the 22nd day of June, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

USE PERMIT APPLICATION No. UP-22-03

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-06

PC RESOLUTION No. 22-XX

This permit is 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).

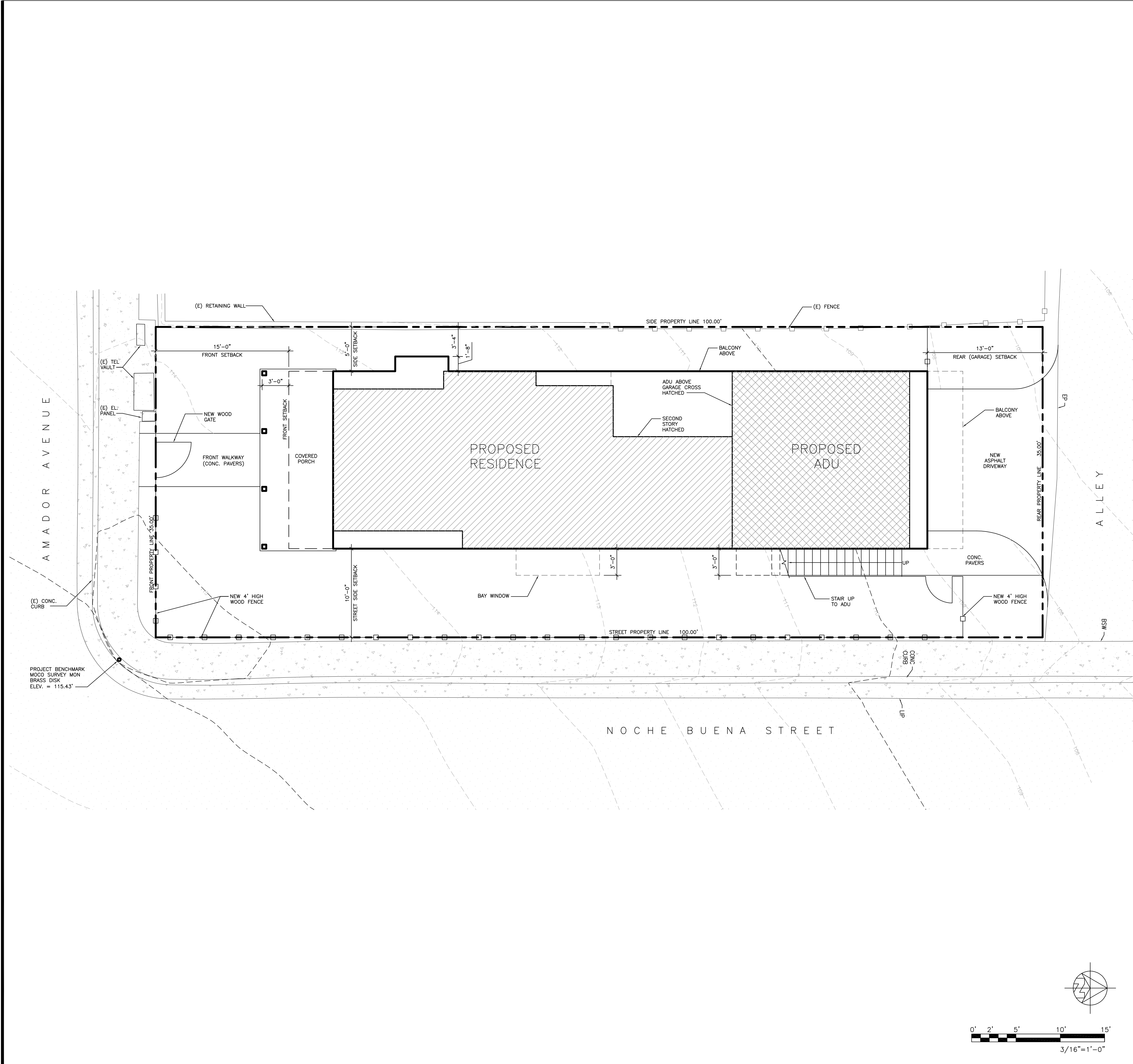
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date



SITE PLAN

3/16"=1'-0"

PROJECT DATA

PROPERTY OWNER: MR. AND MRS. JAMES HARRINGTON
25900 BOOTS RD.
MONTEREY, CA 93940
TEL. (831) 601-6861

PROJECT ADDRESS: 1293 AMADOR AVE.
SEASIDE, CA 93955

PROJECT DESCRIPTION: NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED ADU AND EXTERIOR STAIRWELL

NO CHANGES TO EXISTING GRADING AND DRAINAGE

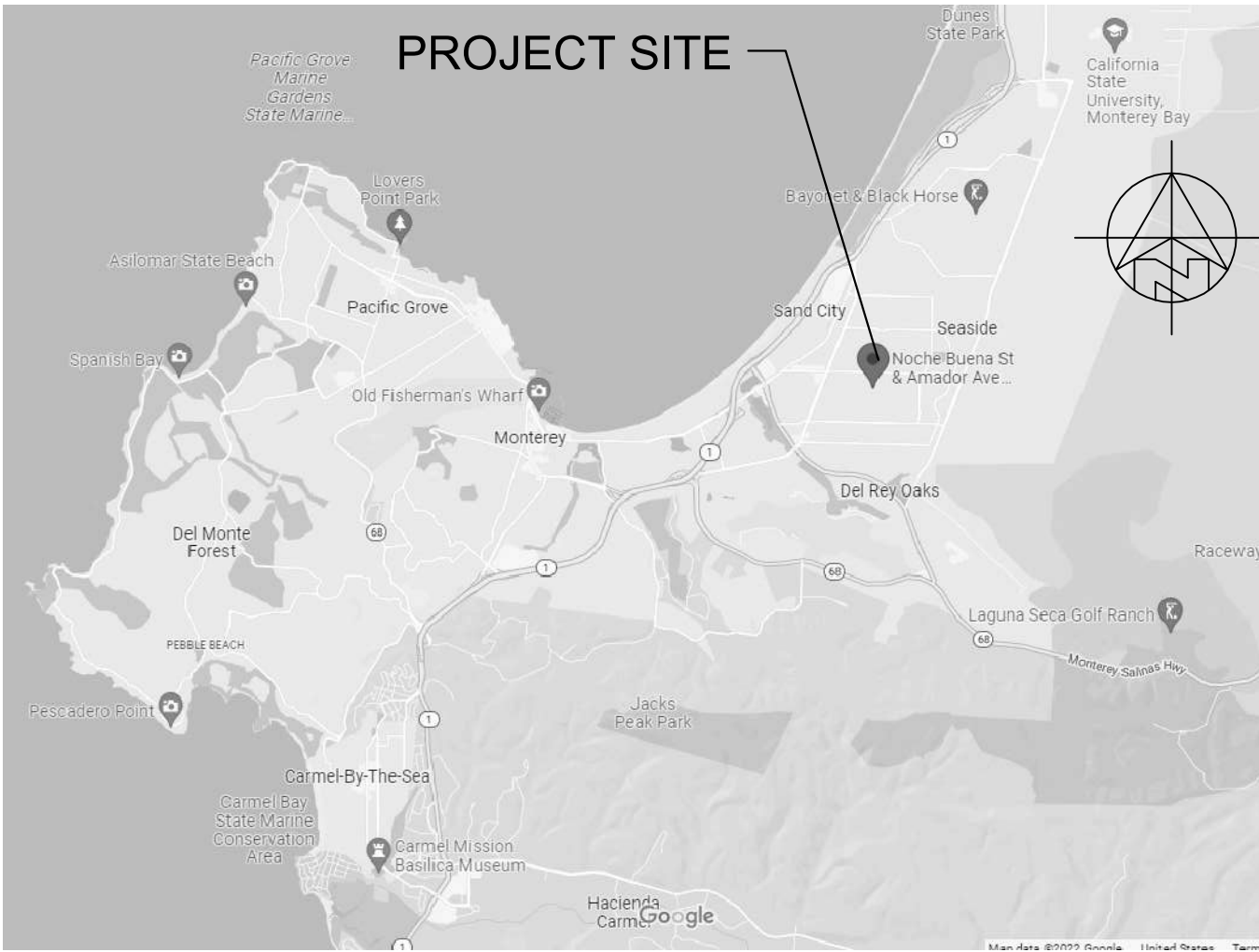
APN: 012-262-013
ZONING: RS-12
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3, U
STORIES: 2
HEIGHT LIMIT: 24'
GRADING: CUT - FOR FOOTING ONLY FILL - 0 C.Y.
TREE REMOVAL: 0
APPLICABLE CODES: 2019 CBC, 2019 CRC, 2019 CFC, 2019 CPC, 2019 CEC, 2019 CMC, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING CODE

LOT AREA: 3,500 SF

FLOOR AREA CALCULATIONS	
FLOOR AREA ALLOWED	45% = 1,575 SF + 440 SF GARAGE + ADU UP TO 788 SF
FLOOR AREA CALCULATIONS	
	PROPOSED FLOOR AREA
HOUSE MAIN FLOOR	928 S.F.
HOUSE UPPER FLOOR	647 S.F.
GARAGE	440 S.F.
ADU	400 S.F.
TOTAL FAR	2,415 S.F.

SITE COVERAGE CALCULATIONS	
SITE COVERAGE ALLOWED	65% = 2,275 S.F.
	PROPOSED
HOUSE FOOTPRINT	1,350 S.F.
COVERED PORCH	160 S.F.
DRIVEWAY (ASPHALT PAVERS)	220 S.F.
FRONT WALKWAY (CONC. PAVERS)	71 S.F.
ADU STAIR	56 S.F.
REAR WALKWAY (CONC. PAVERS)	63 S.F.
TOTAL COVERAGE	1,920 S.F.

SITE COVERAGE ALLOWED 65% = 2,275 S.F.
SITE COVERAGE PROPOSED 55% = 1,920 S.F.



VICINITY MAP

NOT TO SCALE

AO ARCHITECTURAL
DESIGN

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anatoly@aoarchdesign.com

SEASIDE, CA 93955

APN: 012-262-013

NOCHE BUENA AT AMADOR AVE.

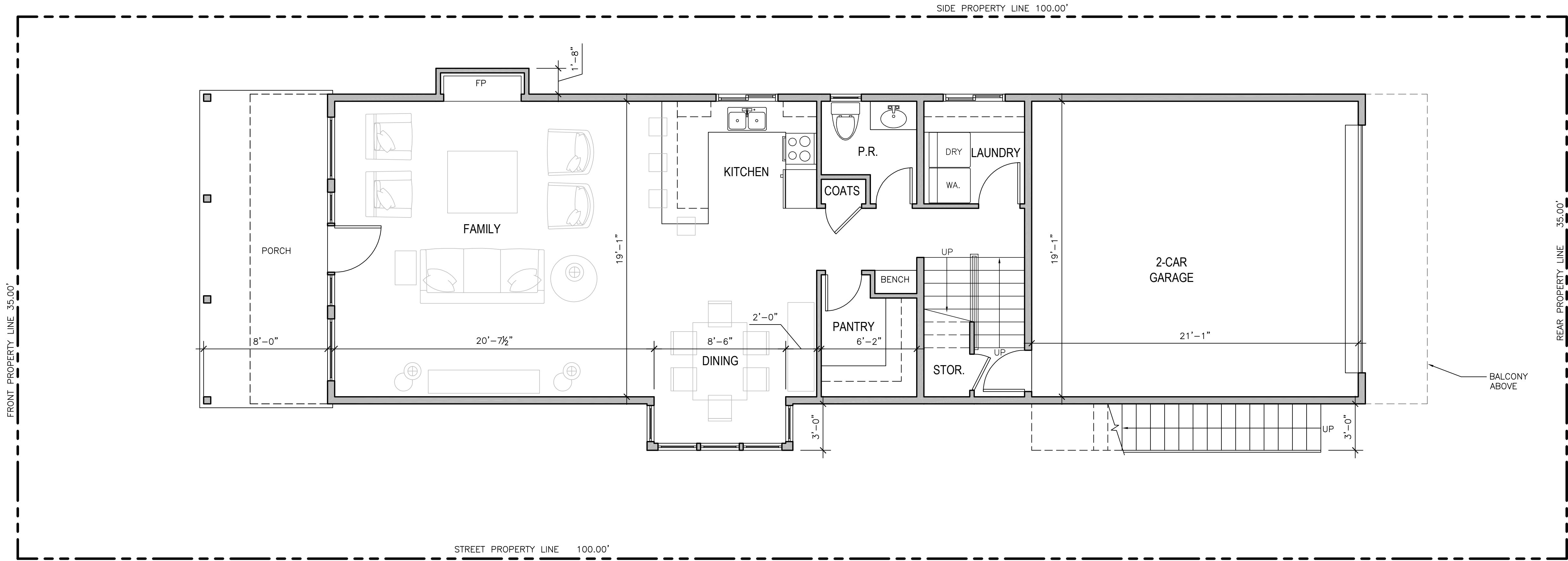
REVISIONS:

06-01-22	PLANNING REVISIONS

SITE PLAN

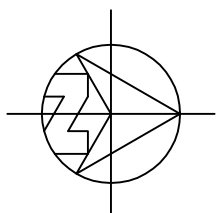
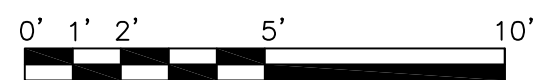
DATE: 03-23-2022
DESIGN APPROVAL

SHEET NO.
A1.0



WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL



MAIN LEVEL FLOOR PLAN

1/4"=1'-0"

REVISIONS:	
06-01-22	PLANNING REVISIONS

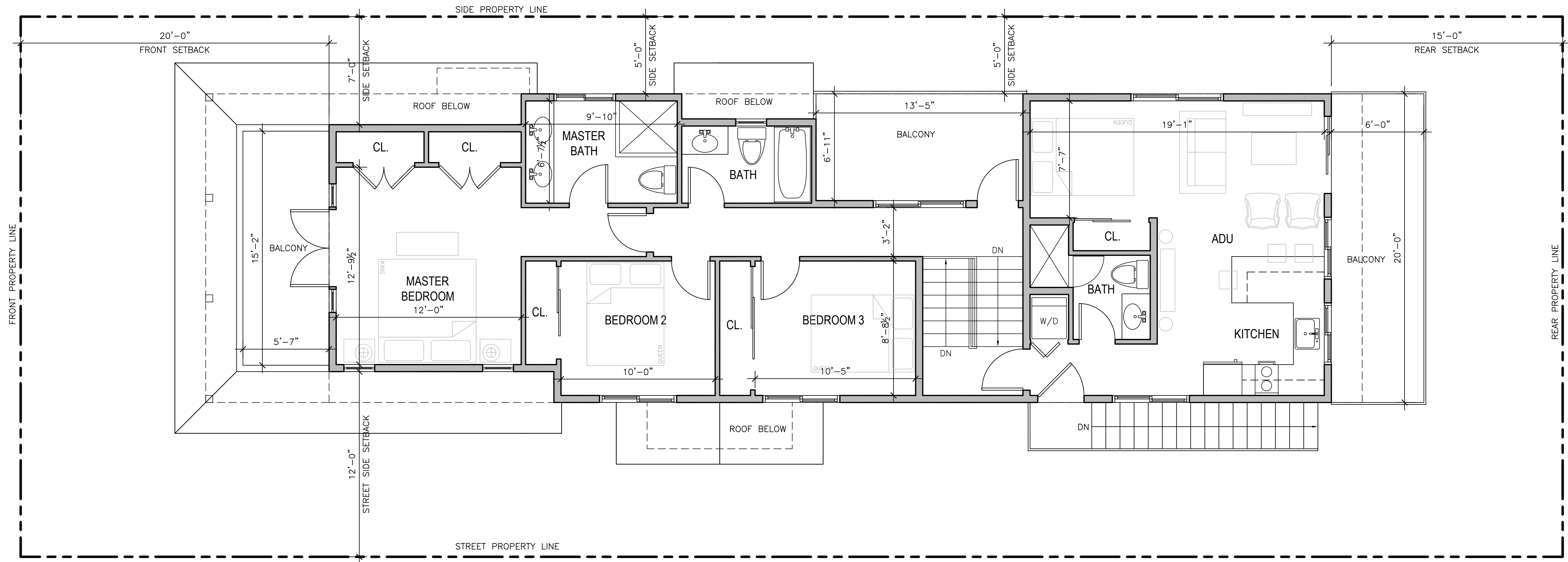
MAIN LEVEL
FLOOR PLAN

DATE: 03-23-2022

DESIGN APPROVAL

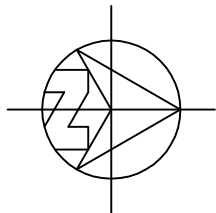
SHEET NO.

A2.0



WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL



UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

REVISIONS:	
06-01-22	PLANNING REVISIONS

UPPER LEVEL
FLOOR PLAN

DATE: 03-23-2022

DESIGN APPROVAL

SHEET NO.

A2.1



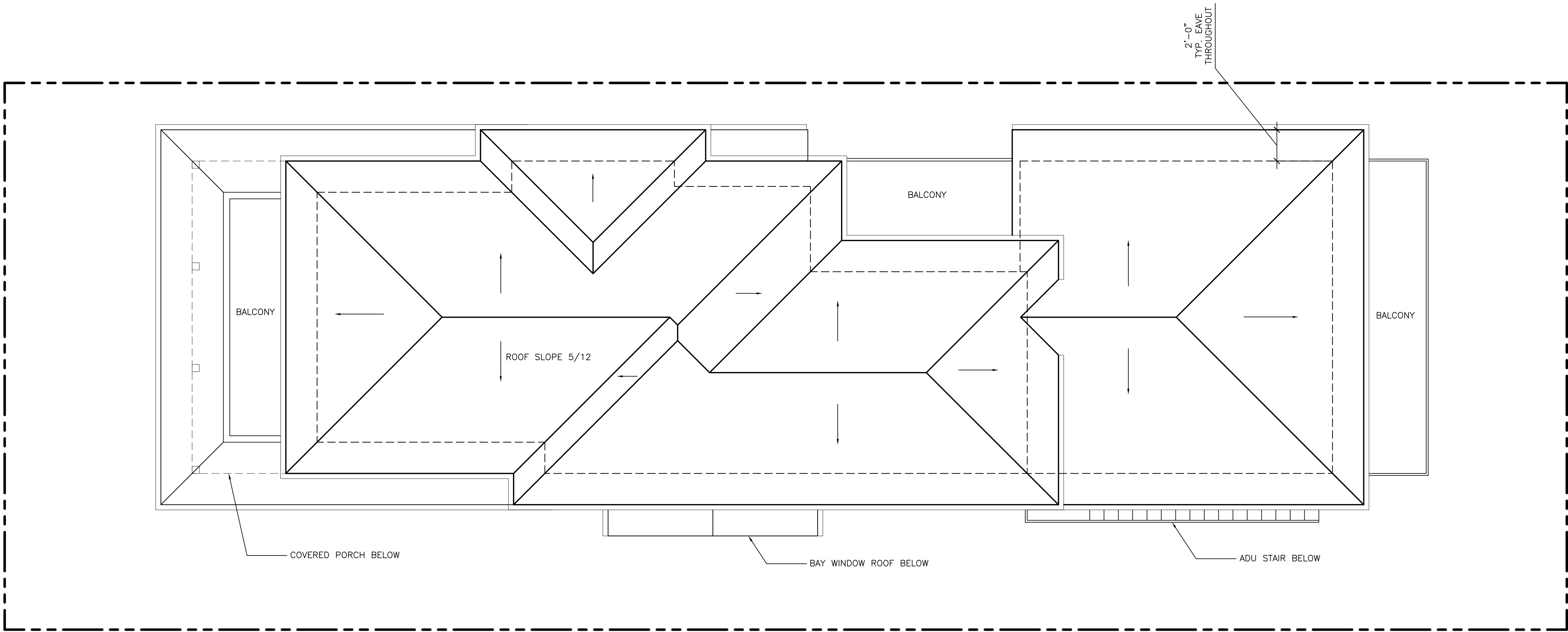
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(831) 682-1331
anatoly@aoarchdesign.com

NOCHE BUENA RESIDENCE

APN: 012-262-013

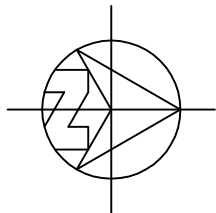
NOCHE BUENA AT AMADOR AVE.

SEASIDE, CA 93955



GENERAL ROOF NOTES

ROOF MATERIAL = CLASS 'A' ASPHALT SHINGLES ROOF
ROOF SLOPE = 5/12
OVERHANG = 24"
GALV. PAINTED GUTTERS WITH SQUARE DOWNSPOUTS



ROOF PLAN

1/4"=1'-0"

REVISIONS:	
	06-01-22
	PLANNING REVISIONS

ROOF PLAN

DATE: 03-23-2022

DESIGN APPROVAL

SHEET NO.

A5.0



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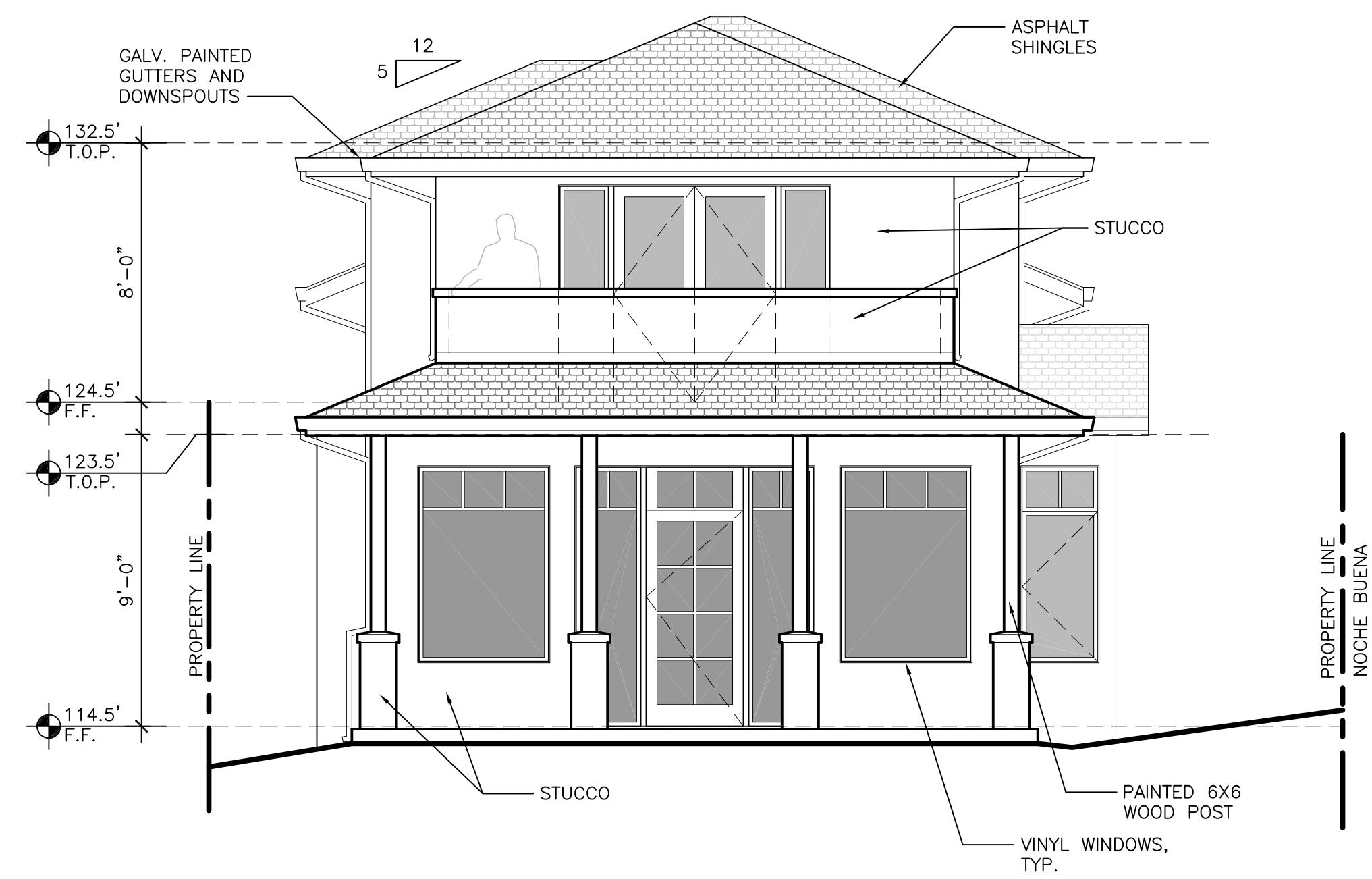
NOCHE BUENA RESIDENCE

APN: 012-262-013

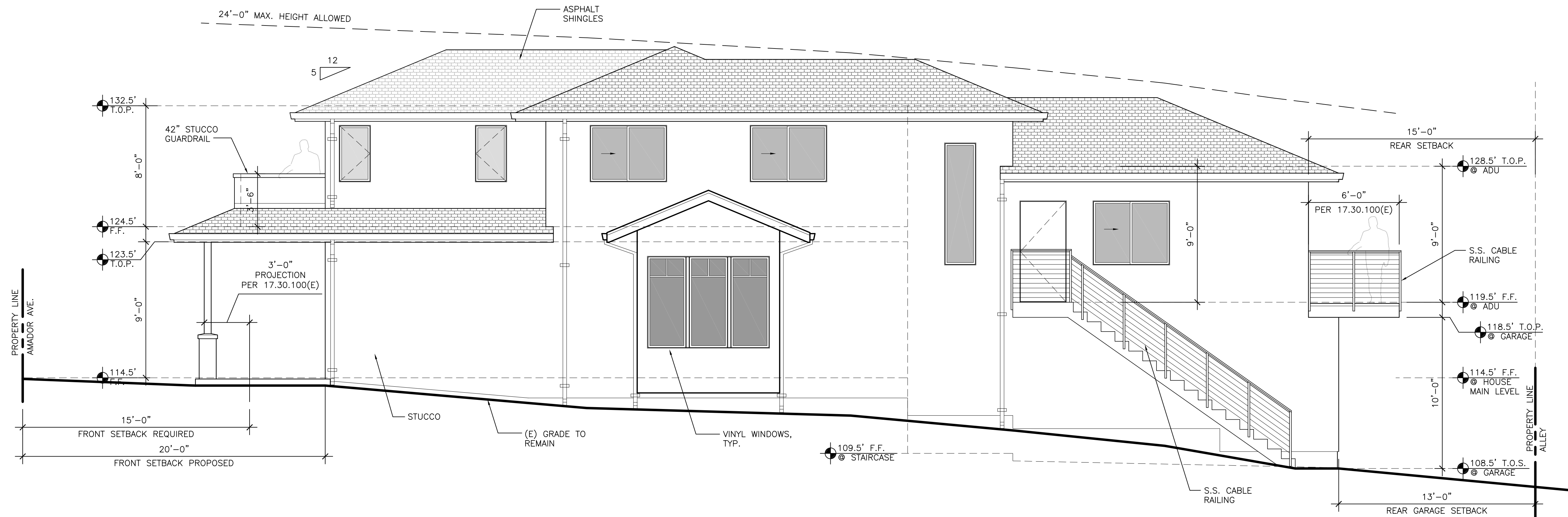
NOCHE BUENA AT AMADOR AVE.

SEASIDE, CA 93955

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FRONT (SOUTH) ELEVATION

$$1/4'' = 1' - 0''$$


EAST (NOCHE BUENA) ELEVATION

$$1/4'' = 1' - 0''$$


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NOCHE BUENA RESIDENCE

APN: 012-262-013

NOCHE BUENA AT AMADOR AVE.

VISIONS:

01-22
ANNING REVISIONS

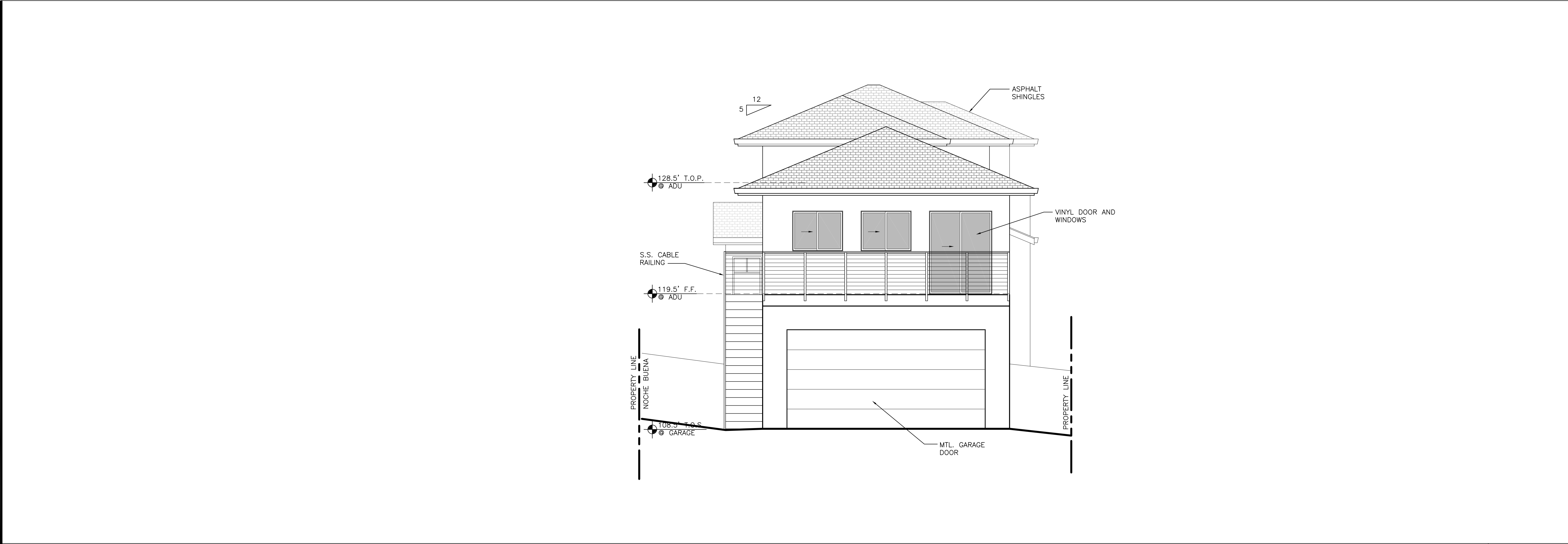
EXTERIOR ELEVATIONS

DATE: 03-23-2022

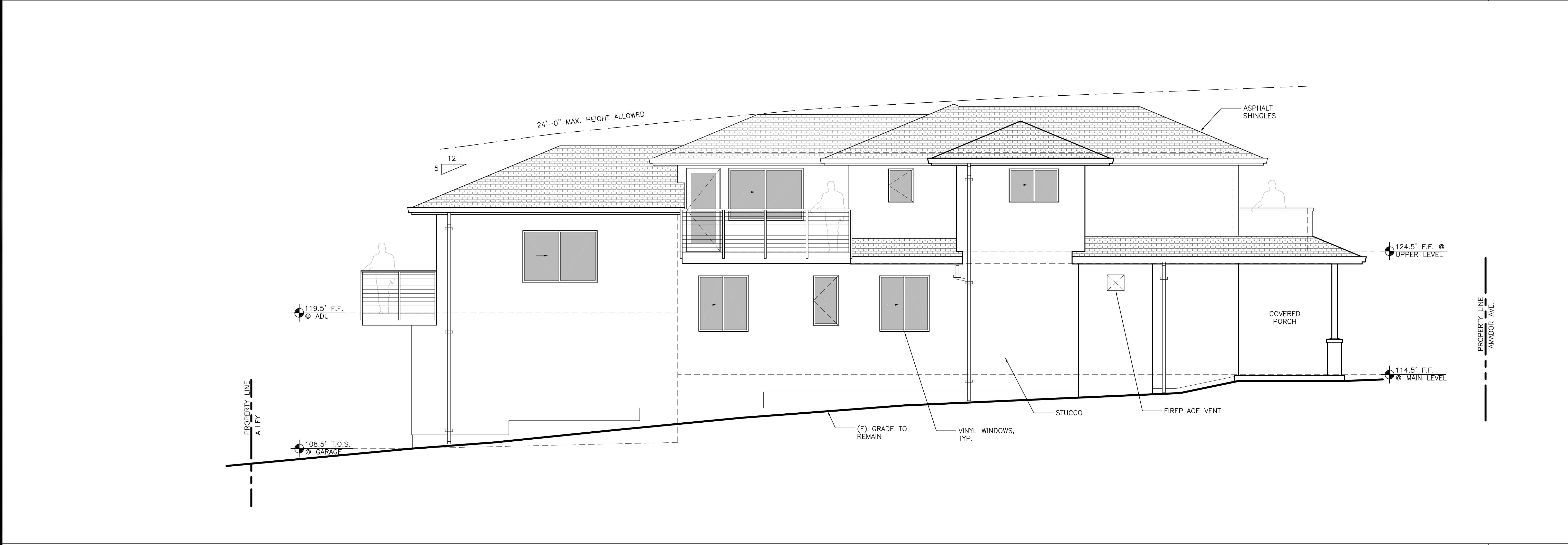
DESIGN APPROVAL

SHEET NO.

A6.0



REAR (NORTH) ELEVATION 1/4"=1'-0"



WEST (SIDE) ELEVATION 1/4"=1'-0"

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NOCHE BUENA RESIDENCE

SEASIDE, CA 93955

REVISIONS:

06-01-22

PLANNING REVISIONS

EXTERIOR ELEVATIONS

DATE: 03-23-2022

DESIGN APPROVAL

SHEET NO.

A6.1

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