



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, July 13, 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 22, 2022

6. BUSINESS ITEMS

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-08. JAMES SMURR AND CLAUDIA BURGOS SMURR, PROPERTY OWNERS, AND LERIKA LISCANO (VYLCO, INC.), APPLICANT, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED 116 SQUARE FOOT SECOND STORY ROOF DECK AND ASSOCIATED ARCHITECTURAL IMPROVEMENTS LOCATED AT 1600 LA SALLE AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-853-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

B. USE PERMIT APPLICATION NO. UP-22-04 AND MINOR USE PERMIT NO. MUP-22-04: PETER HENRY OWNER AND APPLICANT, IS REQUESTING USE PERMIT APPROVAL FOR REDUCING PARKING REQUIREMENTS FROM A GARAGE TO A CARPORT AND MINOR USE PERMIT APPROVAL FOR THE

EXPANSION OF THE LEGAL NONCONFORMING RESIDENTIAL USE AT 1249 WARING STREET AND. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3 SECTION 15303(A) AND 15303(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

C. 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.

D. 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.

KYLE CHERNETSKY, APPLICANT, AND JOHN TARANTINO, PROPERTY OWNER, ALSO REQUEST BOARD OF ARCHITECTURE APPROVAL FOR THE PROPOSED CONSTRUCTION OF A 866 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON THE SAME 2324 SQUARE FOOT LOT LOCATED IN THE 1260- 1270 BLOCK OF PROSPECT STREET (APN: 012-352-022-000). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
July 27, 2022
6:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

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

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



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, June 22, 2022
6:00 PM

1. CALL TO ORDER

Chair Silva called the meeting to order at 6:06 p.m.

2. ROLL CALL - ESTABLISHMENT OF QUORUM

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

ABSENT: OWENS

3. REVIEW OF AGENDA

No changes.

4. PUBLIC COMMENT

None

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM JUNE 8, 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 June 8, 2022.

There were no comments from the public.

RESULTS: 4-0-2-1

AYES: Evans, La Mica, Madrigal, Silva

NOES: None

ABSTAIN: Dodson, Huynh

ABSENT: Owens

ACTION: APPROVED

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.

Assistance Planner, Eric Azriel provided a presentation and responded to questions from the Commission. Applicant Janelli Aragon provided comments on the need for the fence and responded to questions from the Commission.

There were no comments from the public.

On motion by Commissioner Evans and second by Commissioner Dodson, and carried by the following vote, the Planning Commission moved to approve application No. BAR-22-07 for 1325 Fremont Boulevard

RESULTS: 6-0-0-1

AYES: Dodson, Evans, Huynh, La Mica, Madrigal, Silva

NOES: None

ABSTAIN: None

ABSENT: Owens

ACTION: APPROVED BAR-22-07 FOR 1325 Fremont Boulevard

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.

Item to be continued to meet public notice requirement

On motion by Commissioner Evans and second by Commissioner La Mica, and carried by the following vote, the Planning Commission moved to continue Variance Application No. VAR-22-01 1260-1270 Block of Prospect Street.

RESULTS: 6-0-0-1

AYES: Dodson, Evans, Huynh, La Mica, Madrigal, Silva
NOES: None
ABSTAIN: None
ABSENT: Owens

ACTION: CONTINUE item to next Planning Commission Meeting on July 13, 2022

C. 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.

Item to be continued to meet public notice requirement

On motion by Commissioner La Mica and second by Commissioner Dodson, and carried by the following vote, the Planning Commission moved to continue Permit Application No. UP-22-03 and Architectural Review Application No. BAR-22-06 for 1293 Amador Avenue.

RESULTS: 6-0-0-1

AYES: Dodson, Evans, Huynh, La Mica, Madrigal, Silva
NOES: None
ABSTAIN: None
ABSENT: Owens

ACTION: CONTINUE items to next Planning Commission Meeting on July 13, 2022

7. REPORTS FROM COMMISSIONERS

None

8. REPORTS FROM STAFF

None

9. ADJOURNMENT

With no further business, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

Dominique L. Davis, City Clerk

William Silva, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Jose Torres, Associate Planner

DATE: July 13, 2022

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-08. JAMES SMURR AND CLAUDIA BURGOS SMURR, PROPERTY OWNERS, AND LERIKA LISCANO (VYLCO, INC.), APPLICANT, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED 116 SQUARE FOOT SECOND STORY ROOF DECK AND ASSOCIATED ARCHITECTURAL IMPROVEMENTS LOCATED AT 1600 LA SALLE AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-853-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with SMC section 17.64.090 *Changes to an Approved Project*, the Director was unable to approve the changes to the originally approved Board of Architectural Review application. The rooftop deck, roof design and materials were specifically addressed by the Commission and the changes could not be considered minor and to not have an impact on the aesthetics of the project. The initial application required architectural review for the deck, as a *second-story elements as required by 17.62.030.B.2*.

BACKGROUND

The subject site consists of a 6,806 square-foot (sf) parcel located on the corner of La Salle Avenue and Highland Street. The property is developed with a 1,756 sf, one-story single-family dwelling with an attached garage. The adjoining parcels consist of one-story single-family dwellings on the east, north, south and a two-story single-family dwelling to the west.

Both Use Permit (UP-21-04) and Board of Architectural Review (BAR-21-08) were approved during the July 28, 2021 Planning Commission meeting. The applicant has since reconsidered the initial design plan, to encompass a much smaller footprint, reducing the roof deck from 381.6 sf (12'6" x 27'6") to 116 sf (8' x 14'6"). Additionally, the roof slope was approved at a 4:12 slope with a Class A Spanish tile system. The revised design keeps the relatively flat roof design, which in turn results in the roof deck and surrounding walls and railing having a slightly less integrated design and a pop-up visual effect.

PROJECT DESCRIPTION

The rooftop deck is proposed to be 116 sf, and will be sited above an existing covered patio. The roof deck will be located adjacent to the street side yard/west elevation (Highland St.) of the house. The maximum proposed height of the deck is 15'-8", which includes a 42" tempered glass paneling and aluminum railing on the south and west elevations. The deck floor finish material will use lightweight Tile Tech Sandalo Cement Series porcelain pavers. The existing covered patio structure will retain a flat roof.

Project plans are provided as Exhibit A to Attachment 1 (Draft Resolution).

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(1): Class 1 consists of additions to existing structures involving negligible or no expansion of use.

Evidence: The proposed roof deck would consist of an accessory use to the single family that would not have any impact on the environment or materially affect the use of the dwelling and/or mass of the dwelling.

STAFF ANALYSIS

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 additions will comply with all standards of development associated with the RS-12 zoning district, including 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 Low Density Residential. Roof decks consist of an accessory use 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 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 a roof deck above will not detract from the character of the neighborhood and will not go beyond the local zoning height limitations.

Single-Family Residential Design Guidelines

The proposed rooftop deck will provide a visual break in the roofline. The following Single-Family Residential Design Guidelines support this proposed modification:

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

The visual impact of the proposed rooftop deck is relevant to design review based on the following Single-Family Residential Design Guidelines item: “Secondary Story or Roof Decks should use appropriate screening measures to reduce privacy invasion (i.e., solid railing walls, latticework and landscaping)” (II.B.ii.c)

Evidence: The neighborhood has a variety of architectural styles and colors. The project plans for the residence have been designed to respect the existing residential patterns and scale in the neighborhood.

Evidence: Due to a grade differential between the uphill adjacent residences to the

east, staff finds that the proposed rooftop deck will not significantly impact the viewshed of the adjacent properties.

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 existing structure to have a contextual relationship with the existing neighborhood.

The visibility of the roof deck would be minimized from both the pedestrian viewpoint and from the right of way. The project plans for the residence have been designed to respect the existing residential patterns 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 an existing residence in the RS-12 zoning district. Access to the roof deck will be provided by an exterior stairway located at the rear of the residence and will be setback more than 15 feet from the rear property line. 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 or access to the roof deck from the ground level.

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 stairway is 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

1. Attachment 1: Resolution
 2. Exhibit A to Attachment 1: Project Plans
-

RESOLUTION NO. XX-XX

ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA APPROVING ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-08.

WHEREAS, James Smurr and Claudia Burgos Smurr, property owners, and Lerika Liscano (Vylco, inc.), applicant have architectural review permit to: construct a 116 square foot roof deck above an existing one-story single family dwelling and associated architectural improvements at 1600 La Salle Avenue (APN 012-853-025)

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 Use Permit at a duly noticed public hearing held on July 28, 2021; and

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

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

Evidence: The proposed roof deck would consist of an accessory use to the single family that would not have any impact on the environment or materially affect the use and/or mass of the dwelling. The proposed modification would be exempt from CEQA review.

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 additions will comply with all standards of development associated with the RS-12 zoning district, including 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 Low Density Residential. Roof decks consist of an accessory use that would be allowed in 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 a roof deck above will not detract from the character of the neighborhood and will not go beyond the local zoning height limitations.*

Single-Family Residential Design Guidelines

The proposed rooftop deck will provide a visual break in the roofline. The following Single-Family Residential Design Guidelines support this proposed modification:

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

The visual impact of the proposed rooftop deck is relevant to design review based on the following Single-Family Residential Design Guidelines item: “Secondary Story or Roof Decks should use appropriate screening measures to reduce privacy invasion (i.e., solid railing walls, latticework and landscaping)” (II.B.ii.c)

Evidence: *The neighborhood has a variety of architectural styles and colors. The project plans for the residence have been designed to respect the existing residential patterns and scale in the neighborhood.*

Evidence: *Due to a grade differential between the uphill adjacent residences to the east, staff finds that the proposed rooftop deck will not significantly impact the viewshed of the adjacent properties.*

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 existing structure to have a contextual relationship with the existing neighborhood. The visibility of the roof deck would be minimized from both the pedestrian viewpoint and vehicles. The project plans for the residence have been designed to respect the existing residential patterns 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 an existing residence in the RS-12 zoning district. Access to the roof deck will be provided by an exterior stairway located at the rear of the residence and will be setback more than 15 feet from the rear property line. 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 or access to the roof deck from the ground level.*

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 stairway is 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.*

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission approves ARCHITECTURAL REVIEW APPLICATION No. BAR-21-08 subject to the following 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 identified as "Smurr Residence" stamped as received on June 21, 2021. The use permit was approved to allow an exterior stairway in accordance with the project plans provided as Attachment 1 and the BAR application is approved for the architectural improvements associated with the exterior stairway and roof deck.
2. Minor modifications to the use permit consistent with Seaside Municipal Code Section 17.54.090.C. may be made subject to the review and approval by the Zoning Administrator and the Planning Commission if such modifications are in keeping with the intent of the original approval.

Engineering:

1. Proposed project must implement storm water best management practices (BMPs) during construction (SMC 8.46). See BMP hand-out.
 - a. Complete and submit the Storm Water Compliance Tracking Form, with signature with building permit application.
 - b. A site specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
 - c. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.

- d. Drainage shall not be directed to adjacent properties. Proposed site plans to show location of new and existing downspouts.
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.

Fire Department:

1. Prior to the issuance of a Certificate of Occupancy, applicant shall comply with the requirements of the Seaside Fire Marshall for compliance with the Fire Code in effect at the time of the plan submittal.

Building Department:

2. Projects must comply with the 2016 California Code of Regulations, Title 24, and California Law in effect at the time of the plan submittal.

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 shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
4. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

5. 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.
6. 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 regular meeting of the Planning Commission of the City of Seaside, State of California, on the 13th of July by the following vote:

AYES:

NOES:

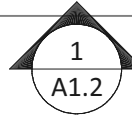
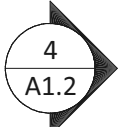
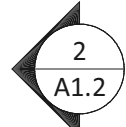
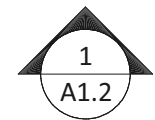
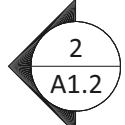
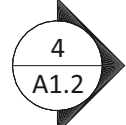
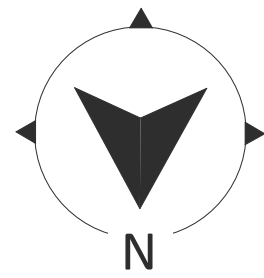
ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Dominique L. Davis, City Clerk



2
A1.1 EXISTING ROOF PLAN
SCALE: 3/16" = 1' - 0"

1
A1.1 EXISTING FLOOR PLAN
SCALE: 3/16" = 1' - 0"

APPROVAL STAMPS:

SINGLE FAMILY
RESIDENCE
ALTERATION

1600 LA SALLE
AVE, SEASIDE, CA
93955

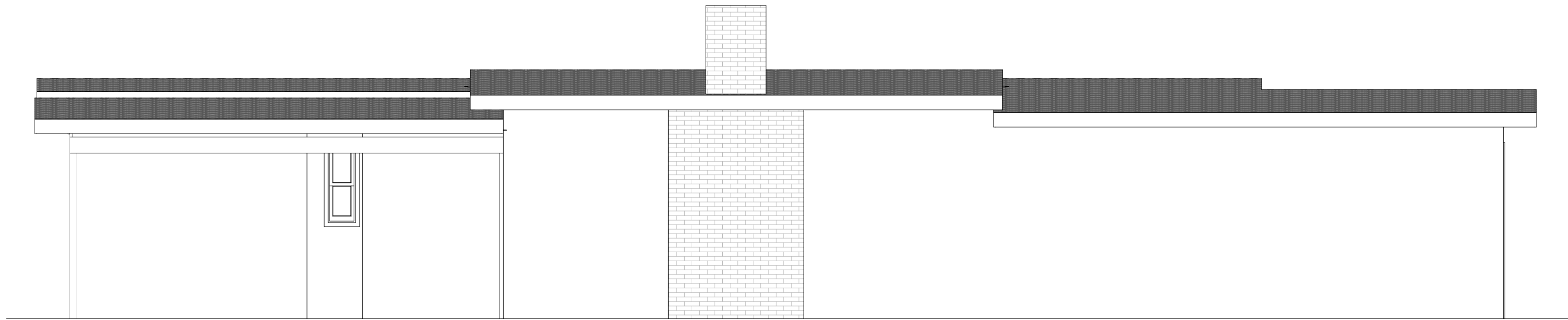
#	DATE	DESCRIPTION	BY

DATE 3/21/2022
DRAWN BY: LL / JR

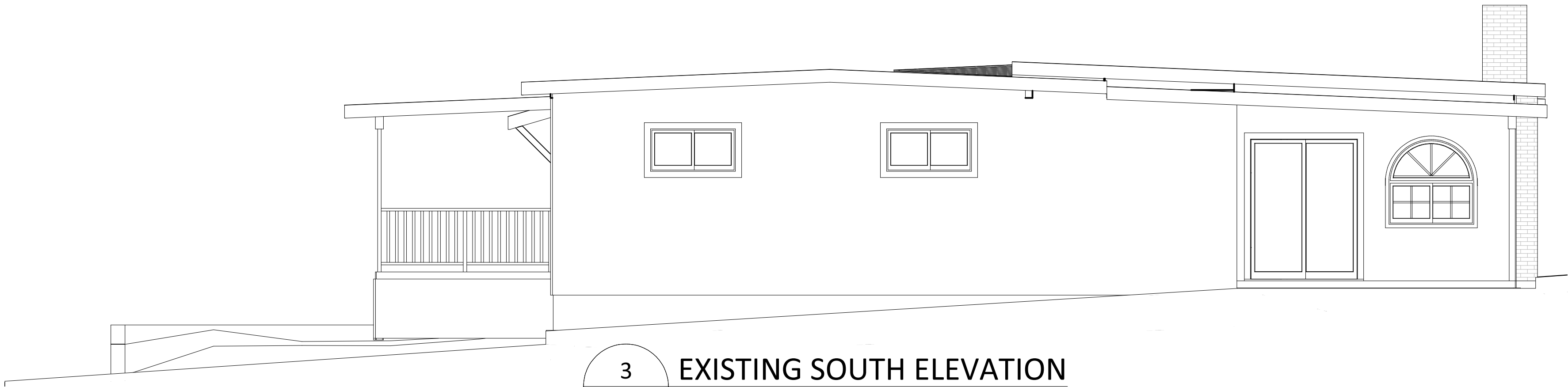
EXISTING PLANS

SHEET:

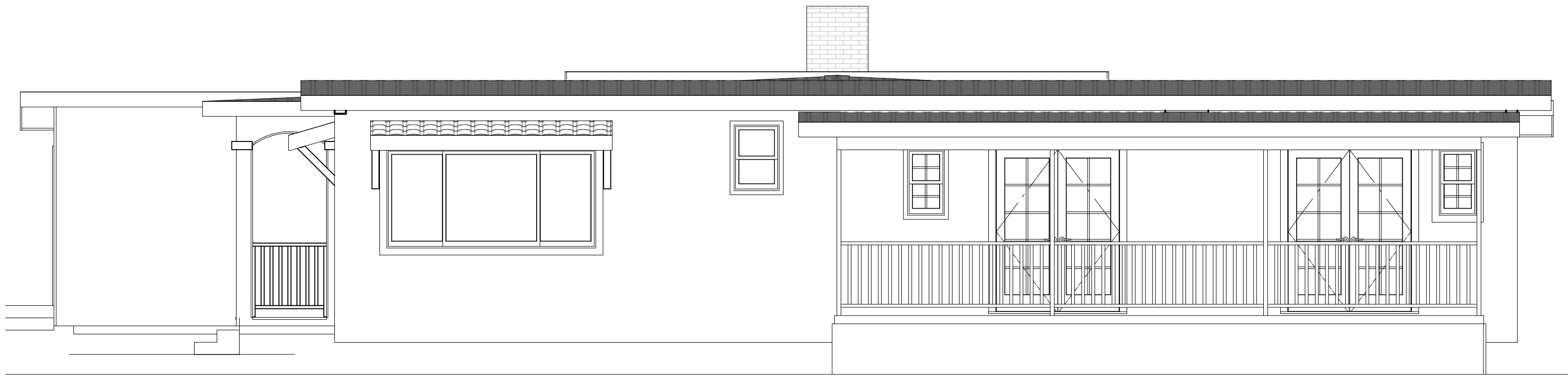
A1.1



4 EXISTING EAST ELEVATION
A1.2 SCALE: 1/4" = 1' - 0"



3 EXISTING SOUTH ELEVATION
A1.2 SCALE: 1/4" = 1' - 0"



2 EXISTING WEST ELEVATION
A1.2 SCALE: 1/4" = 1' - 0"



1 EXISTING NORTH ELEVATION
A1.2 SCALE: 1/4" = 1' - 0"

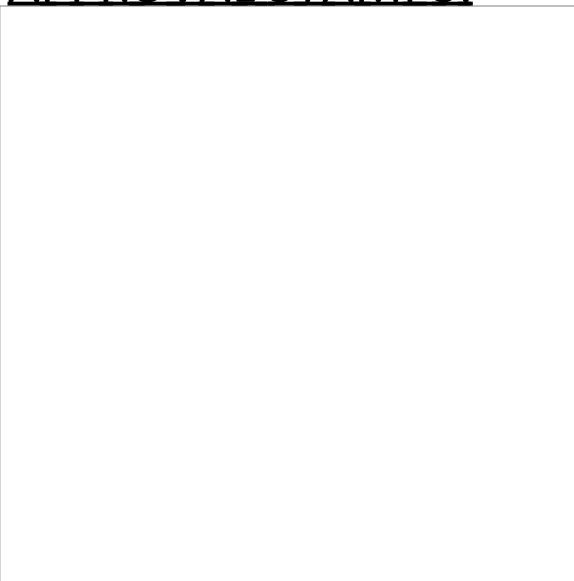
SINGLE FAMILY
RESIDENCE
ALTERATION

1600 LA SALLE
AVE, SEASIDE, CA
93955

#	DATE	DESCRIPTION	BY

DATE 3/21/2022
DRAWN BY: LL / JR

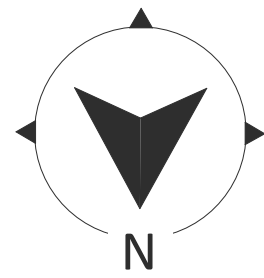
APPROVAL STAMPS:



EXISTING
EXTERIOR
ELEVATIONS

SHEET:

A1.2



VYLCO
4750 ALMADEN EXPY, STE 124#176
SAN JOSE, CA 95118
(415)595-7870
VYLCO@OUTLOOK.COM

OWNER: JAMES & CLAUDIA SMURR
1600 LA SALLE AVE,
SEASIDE, CA 93955

DRAFTER: OMAR VIVAS
4750 ALMADEN EXPY,
STE 124#176
SAN JOSE, CA 95118
(415)595-7870
VYLCO@OUTLOOK.COM

SINGLE FAMILY
RESIDENCE
ALTERATION

1600 LA SALLE
AVE, SEASIDE, CA
93955

#	DATE	DESCRIPTION	BY
	E		

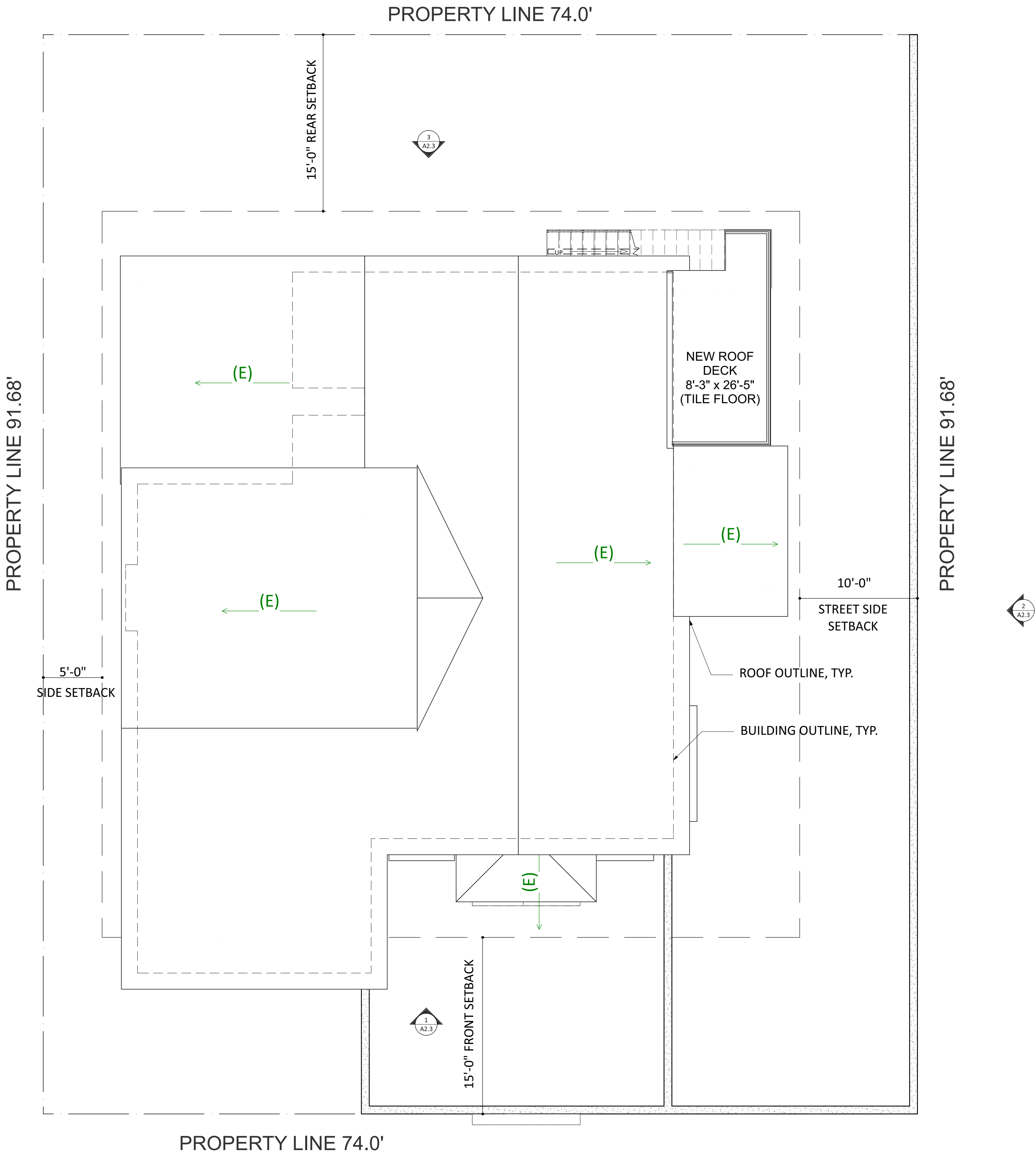
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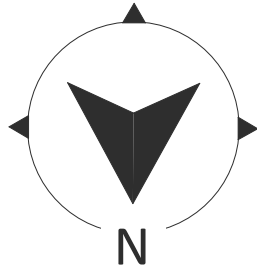
PROPOSED ROOF
PLAN

SHEET:

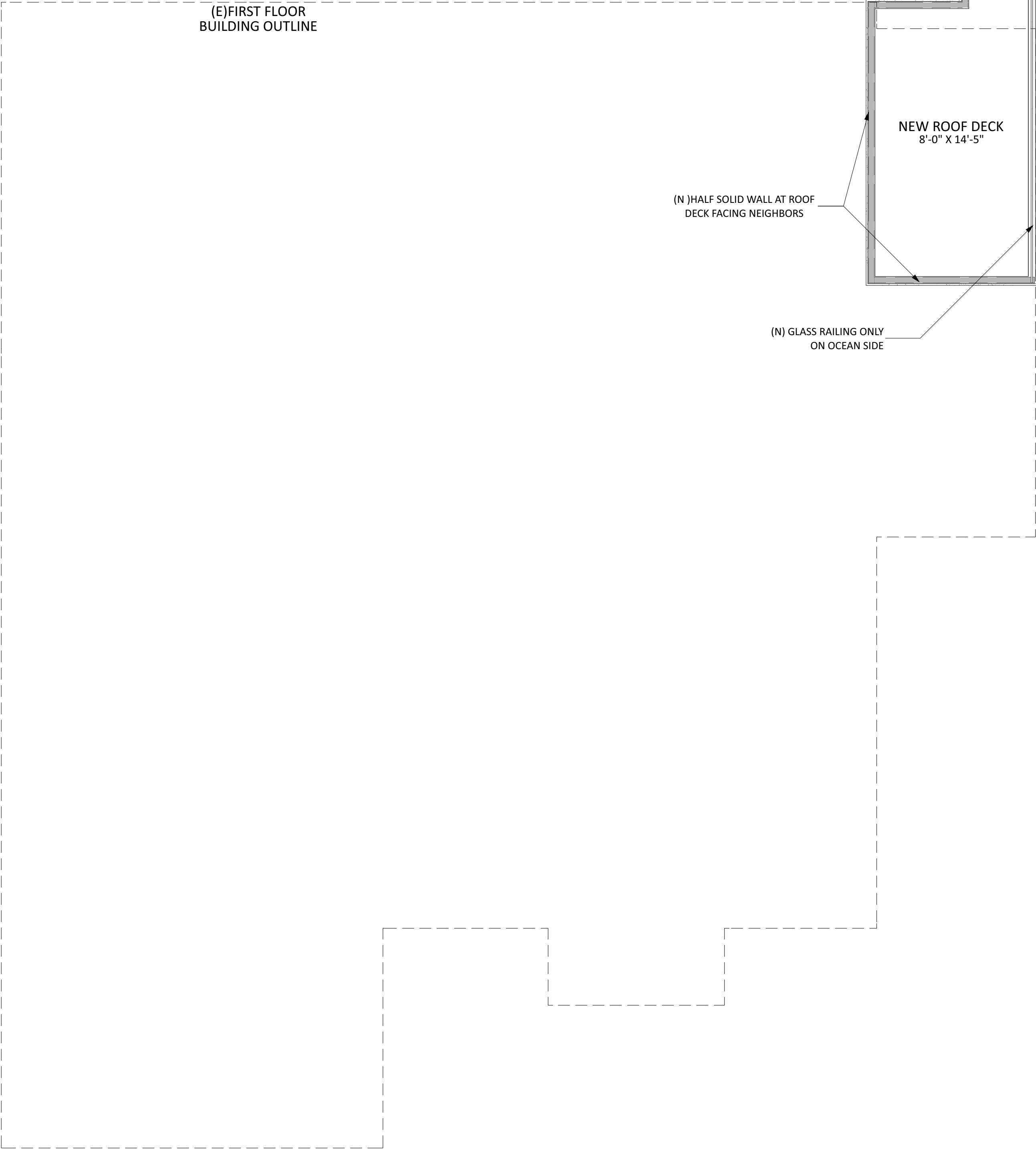
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1
A2.1
PROPOSED ROOF PLAN
SCALE: 3/16" = 1' - 0"



1
A2.2
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1' - 0"



2
A2.2
PROPOSED ROOF DECK
SCALE: 1/4" = 1' - 0"

APPROVAL STAMPS:

SINGLE FAMILY
RESIDENCE
ALTERATION

1600 LA SALLE
AVE, SEASIDE, CA
93955

#	DAT	DESCRIPTION	BY
	E		

DATE 3/21/2022
DRAWN BY: LL / JR

PROPOSED
FLOOR PLAN

SHEET:

A2.2

SINGLE FAMILY
RESIDENCE
ALTERATION

1600 LA SALLE
AVE, SEASIDE, CA
93955

#	DATE	DESCRIPTION	BY

DATE 3/21/2022
DRAWN BY: LL / JR

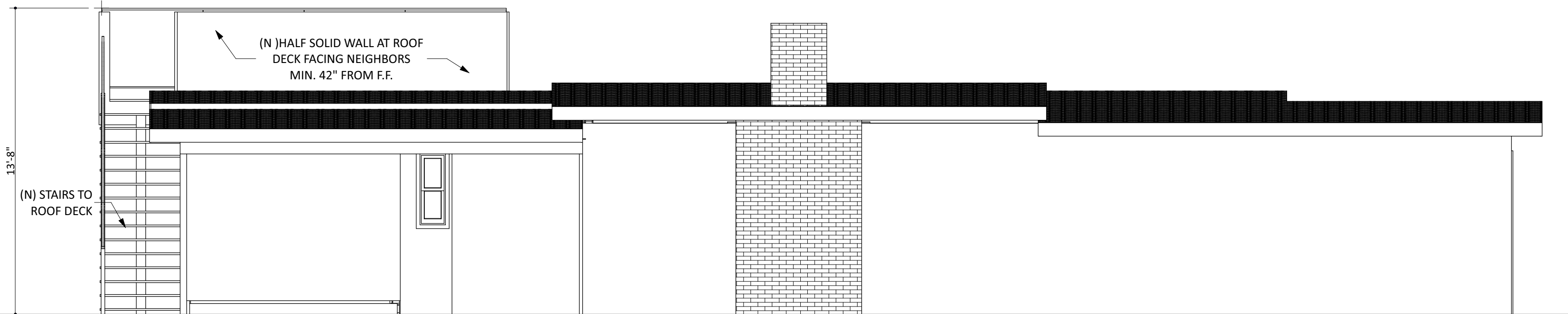
APPROVAL STAMPS:

PROPOSED
EXTERIOR
ELEVATIONS

SHEET:

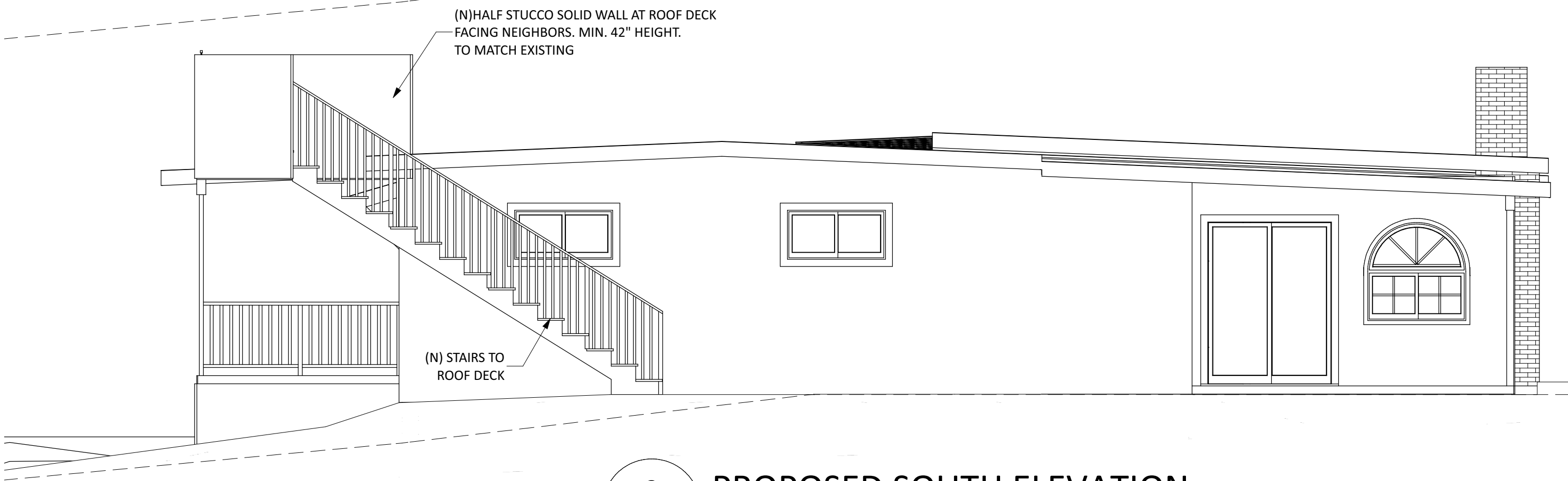
A2.3

18' IMAGINARY PLANE PARALLEL TO FINISHED GRADE



4
A2.3
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1' - 0"

18' IMAGINARY PLANE PARALLEL TO FINISHED GRADE



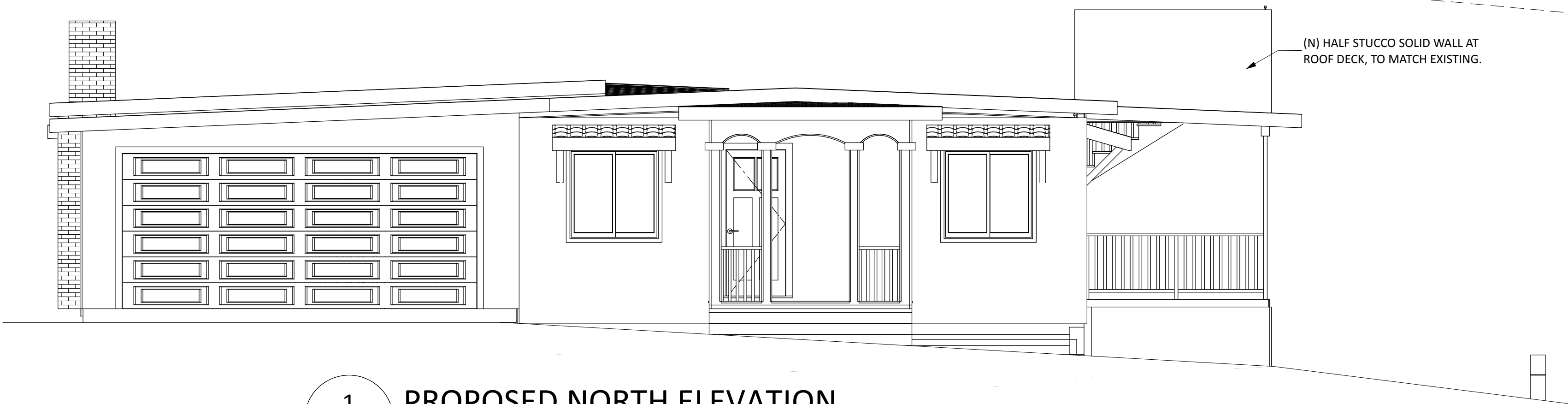
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A2.3
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

18' IMAGINARY PLANE PARALLEL TO FINISHED GRADE



2
A2.3
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1' - 0"

18' IMAGINARY PLANE PARALLEL TO FINISHED GRADE



1
A2.3
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: July 13, 2022

SUBJECT: USE PERMIT APPLICATION NO. UP-22-04 AND MINOR USE PERMIT NO. MUP-22-04: PETER HENRY OWNER AND APPLICANT, IS REQUESTING USE PERMIT APPROVAL FOR REDUCING PARKING REQUIREMENTS FROM A GARAGE TO A CARPORT AND MINOR USE PERMIT APPROVAL FOR THE EXPANSION OF THE LEGAL NONCONFORMING RESIDENTIAL USE AT 1249 WARING STREET AND. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3 SECTION 15303(A) AND 15303(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PURPOSE & RECOMMENDATION

The purpose of this item is to consider two discretionary permits for the proposed scope of a residential addition to a nonconforming residential use, which requires a Use Permit for reduction of parking requirements and a Minor Use Permit for the addition, or expansion of the nonconforming use.

Seaside Municipal Code 17.34.100.B allows the Planning Commission to grant a Use Permit to reduce the number of parking spaces required where a structure with nonconforming parking is proposed for rehabilitation. This reduction is necessary to allow the applicant to replace the existing garage with a carport. Additionally, Seaside Municipal Code 17.72.030.A.2 allows the Board of Architectural Review to grant a Minor Use Permit approving substantial rehabilitation or renovation, including expansion, of a legal nonconforming residential use.

Staff recommends approving a Use Permit to reduce the parking requirements to match current nonconforming conditions; and approving a Minor Use Permit to expand the legal nonconforming residential use.

BACKGROUND

The property at 1249 Waring Street (APN 012-335-024) has a 7,500 square foot (sq.ft.) lot that fronts Waring Street and also has a driveway extending to Judson Street. Two detached single family residences exist on the site, nominally constructed in 1948. The site is zoned RS-12 Single-family Residential. The use of the property for two single-family residences is legal nonconforming because while two single-family dwellings on one lot are not allowed under current zoning regulations, the buildings were constructed prior to those zoning restrictions. Surrounding uses are single family residences. The vicinity is shown in Attachment 2: Location Map.

PROJECT DESCRIPTION

The house that fronts onto Waring Street, Unit A, is nominally 480 sq.ft. in size with an attached 336 sq.ft. garage. The applicant proposes converting the existing garage into living space and replacing the parking via a new carport installed to the south of Unit A. The proposed site plan is shown in Exhibit A: Proposed Site Plan.

USE PERMIT

Seaside Municipal Code 17.34.100.B allows the Planning Commission to reduce the number of parking spaces required by Section 17.34.040 where a structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable.

Analysis

The case of two detached single family homes on a single parcel is not explicitly included in the Seaside's Municipal Code. The definitions explicated at Seaside Municipal Code section 17.98, indicate that multi-family housing is the closest designation, with a direct analogy to courtyard housing. Courtyard housing is an apt analogy for this parcel because the parcel contains two dwellings each fronting a different street with an open space between them. Therefore, in accordance with Table 3-8 of Seaside Municipal Code section 17.34.040, the parking requirements are: 1 covered space for each unit plus 1 covered or uncovered space for each 2 units, for a total of 2 covered spaces and one uncovered or covered space.

The existing parking consists of a one-car garage for Unit A with additional parking within the front setback. Parking within the front setback is allowed, but in accordance with Seaside Municipal Code 17.30.100.D.2, it cannot fulfill a parking requirement. Uncovered parking is in use for Unit B in the driveway off of Judson Street. Therefore, the existing parking space consists of only one covered space and one uncovered space and is nonconforming.

Therefore, Seaside Municipal Code 17.34.100.B allows the Planning Commission to reduce the number of required parking spaces if the Planning Commission finds that the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable.

The site layout shown in Exhibit A: Proposed Site Plan indicates how covered parking for two vehicles would be a difficult fit. From the existing building to the side property line is 22 feet. A parking stall must be at minimum 9 feet wide and 19 feet long (SMC 17.34.110.D). An additional width of one foot must be added when the parking space is adjacent to a wall or other obstruction.

A detached carport would be subject to three foot setbacks from the side (SMC 17.52.220.E.2) and must be five feet from any dwellings (SMC 17.52.220.E.3), which makes its width a maximum of 15 feet – too small for two spaces.

An attached carport would be subject to the same setbacks as the primary dwelling (SMC 17.52.220.J.1), which is five feet. This places the maximum width at 18 feet. This is impractical because support structures have some width, reducing the usable space to below 18 feet. The width is reduced a further 4 feet by the steps that enter Unit A, to a maximum usable width of less than 14 feet.

To place a usable carport, the structure would have to begin to the west of Unit A. It would have to be wider than the house and would require removing the apple tree. The mandarin and orange trees may also be impacted. The usable open space on the lot would be greatly decreased.

Finally, even if a two-car carport would fit on the property, the entry to Unit B is on Judson Street.

For these reasons of lack of space, preservation of trees and open space, and for convenience, it is impractical and unreasonable to require a third official, covered parking space.

Tandem Parking

Tandem parking, parking one car behind another, such as on the long driveway to Judson Street, may fulfill parking requirements only for conforming single-family or two and three unit multifamily developments (Seaside Municipal Code section 17.34.110.I). Because these units are nonconforming, it does not apply.

Size of Parking Space

As mentioned above, Seaside Municipal Code section 17.34.110.D specifies that parking spaces must be a minimum of 9 feet wide and 19 feet long. As proposed, the carport is only 16 feet long. Three additional feet must be added to its length.

MINOR USE PERMIT

Seaside Municipal Code 17.72.030.A.2 allows the Board of Architectural Review to approve a Minor Use permit to expand a nonconforming residential use for substantial rehabilitation or renovation. Substantial rehabilitation or renovation involves when 25 percent or more of the floor area of the existing nonconforming use is proposed to be added to the use. In this case, the residential use is to be expanded by 336 sq. ft., which is 32% of the total existing residential use on the parcel, a nominal 1036 sq. ft..

The Seaside Municipal Code also requires that the Board of Architecture Review approval must ensure that the Minor Use permit will maintain the desired neighborhood character and encourage mixed-use development.

Analysis

Adding 336 sq. ft. to a very small house makes the house more usable. It does not significantly intensify the residential use; notably, no new bathrooms are proposed for the converted space, though one would be permitted under the second bathroom protocol. The addition will be completed within the existing building footprint. Neighborhood character will be maintained because the use of the property will remain the same. Mixed-use development is not allowed in this zone and therefore that provision of the code is not applicable.

FINDINGS

Use Permit

Environmental Review

Finding 1

The project is categorically exempt from Class 3 Section 15303(e) for the construction of a carport.

Evidence: Construction of a carport is categorically exempt in accordance with the California Environmental Quality Act Statute and Guidelines.

Finding 2

The parcel size and shape and the location of the structures make the creation of two covered parking spaces unreasonable.

Evidence: Constructing two covered parking spaces to make the project conform would require paving over an inordinate amount of open space, eliminating an apple tree, and possibly impacting a mandarin tree and orange tree. Therefore, it is unreasonable to require two spaces.

Minor Use Permit

Environmental Review

Finding 1

The project is categorically exempt from Class 3 Section 15303(a) for conversion of a garage to an addition to a single family dwelling.

Evidence: The addition will be completed within the existing building footprint.

Finding 2

The substantial renovation of the dwelling maintains the desired neighborhood character.

Evidence: The project maintains the existing amount of covered parking while not substantially expanding the nonconforming use. Mixed use development is prohibited in this zone and therefore not applicable.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A: Proposed Site Plan
 3. Exhibit B: Elevations
 4. Exhibit C: Proposed Floor Plan
 5. Attachment 2 Location Map
 6. Attachment 3 Site photos
-

RESOLUTION NO. UP-22-04 AND MUP-22-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. UP-22-04 AND MINOR USE PERMIT MUP-22-04 FOR THE EXPANSION OF THE LEGAL NONCONFORMING RESIDENTIAL USE AT 1249 WARING STREET (APN: 012-335-024-000).

WHEREAS, Peter Henry, 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 garage conversion and carport construction; and

WHEREAS, the Planning Commission considered written information concerning the proposed project at a duly noticed public hearing held on July 13, 2022; and

WHEREAS, construction of a carport is categorically exempt Class 3 Section 15303(e) New Construction or Conversion of Small Structures:

Evidence: Approval of the proposed Use Permit would result in the approval of a carport on an existing residential property, which is a minor improvement that would clearly not result in any impact on the environment.

WHEREAS, conversion of a garage to livable space is categorically exempt Class 3 Section 15303(a) New Construction or Conversion of Small Structures:

Evidence: Approval of the proposed Minor Use Permit would result in the approval of conversion from parking to livable space with only minor modifications to the exterior of the structure.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopt the following findings for the approval of Use Permit Application No. UP-22-04:

1. The project is categorically exempt Class 3 Section 15303(e) for the construction of a carport.

Evidence: *Construction of a carport is categorically exempt in accordance with the California Environmental Quality Act Statute and Guidelines.*

2. The parcel size and shape and the location of the structures make creation of two covered parking spaces unreasonable.

Evidence: *Constructing two covered parking spaces to make the project conform would require paving over an inordinate amount of open space, eliminating an apple tree, and possibly impacting a mandarin tree and orange tree. Therefore it is unreasonable to require two spaces.*

BE IT FURTHER RESOLVED, that the Planning Commission adopt the following findings for the approval of Minor Use Permit Application No. UMP-22-04:

1. The project is categorically exempt Class 3 Section 15303(a) for conversion of a garage to an addition to single family dwelling.

Evidence: *The addition will be completed within the existing building footprint.*

2. The substantial renovation of the dwelling maintains desired neighborhood character.

Evidence: *The project maintains the existing amount of covered parking while not substantially expanding the nonconforming use. Mixed use development is prohibited in this zone and therefore not applicable.*

BE IT FURTHER RESOLVED, the Planning Commission hereby approves Use Permit Application No. UP-22-04 and Minor Use Permit Application No. MUP-22-04 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 July 13, 2022 shown on Exhibit A.
2. The carport dimensions shall be increased to a size compatible with the minimum 9 x 19 ft. parking space size.
3. The driveway that leads to the to-be-converted garage shall be removed.
4. Landscaping shall be installed where the driveway is removed. Native and drought tolerant species preferred.
5. 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.
6. An encroachment permit shall be obtained for removing the driveway and for any curb cuts for the new driveway.

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

1249 Waring St:

driveway to Judson
(75' x 13')

Unit B
483.8 sq.ft.

Unit A garage
14' x 24' = 336 sq.ft.

3' from PL

driveway
9' x 23'

6'11"

23' from street

17'

Unit A living space
24' x 24' = 480 sq.ft.

awning
6' x 13'

4.5' from PL

mandarin
tree

apple
tree

oak
tree

N

Scale:

5'

10'

awning
4' x 7'

5'

proposed
carport
12' x 16'

Driveway
20.5' x 21'

21' from street

5' to PL

Fence

Packet Page 36

Owners = Sonya Ekstrom & Peter Henry

Owners' address = 1249 Waring St. Seaside, CA 93955

Site Address = 1249 Waring St. Seaside, CA 93955

Assessor's Parcel Number = 012-335-024-000

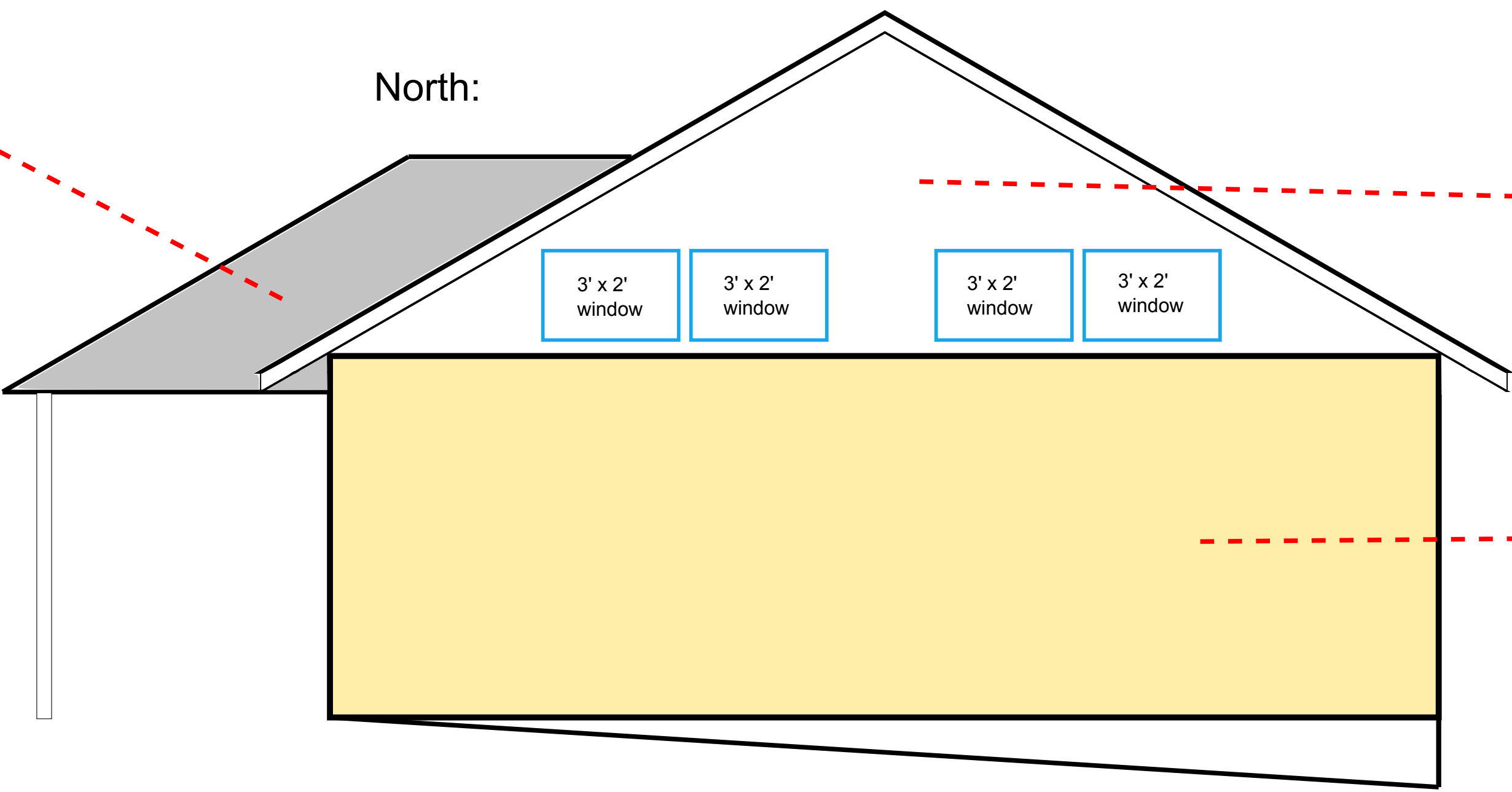
Contractor's name and address = Owner/builder

Legal description of property = The North one-half (1/2) of Lot 19, and all of Lots 20 and 22, and the North one-half (1/2) of Lot 24 in Block 68, as shown on that certain "Map of Del Monte Heights No. 5", filed August 8, 1909 in Book 2, maps of "cities and towns", at page 15, in the Office of the County Recorder of the County of Monterey, state of California

Lot size = 62.5' x 75' (main) 13' x 75' (panhandle, the North one-half of Lot 19).



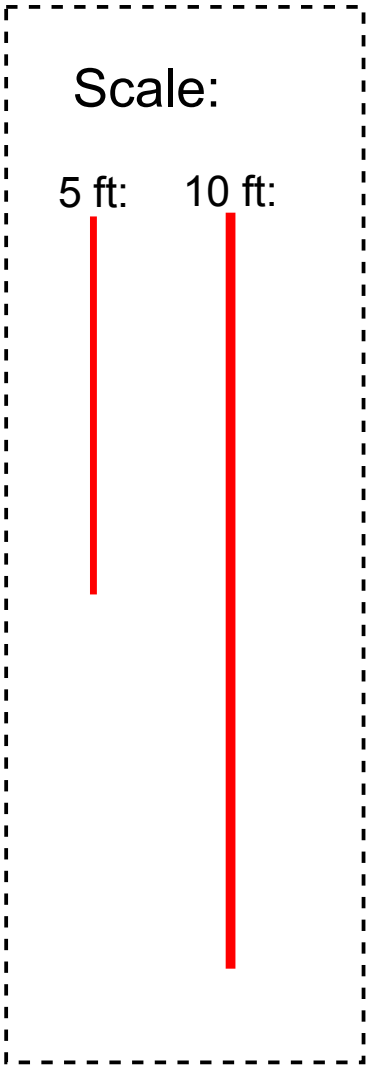
North:



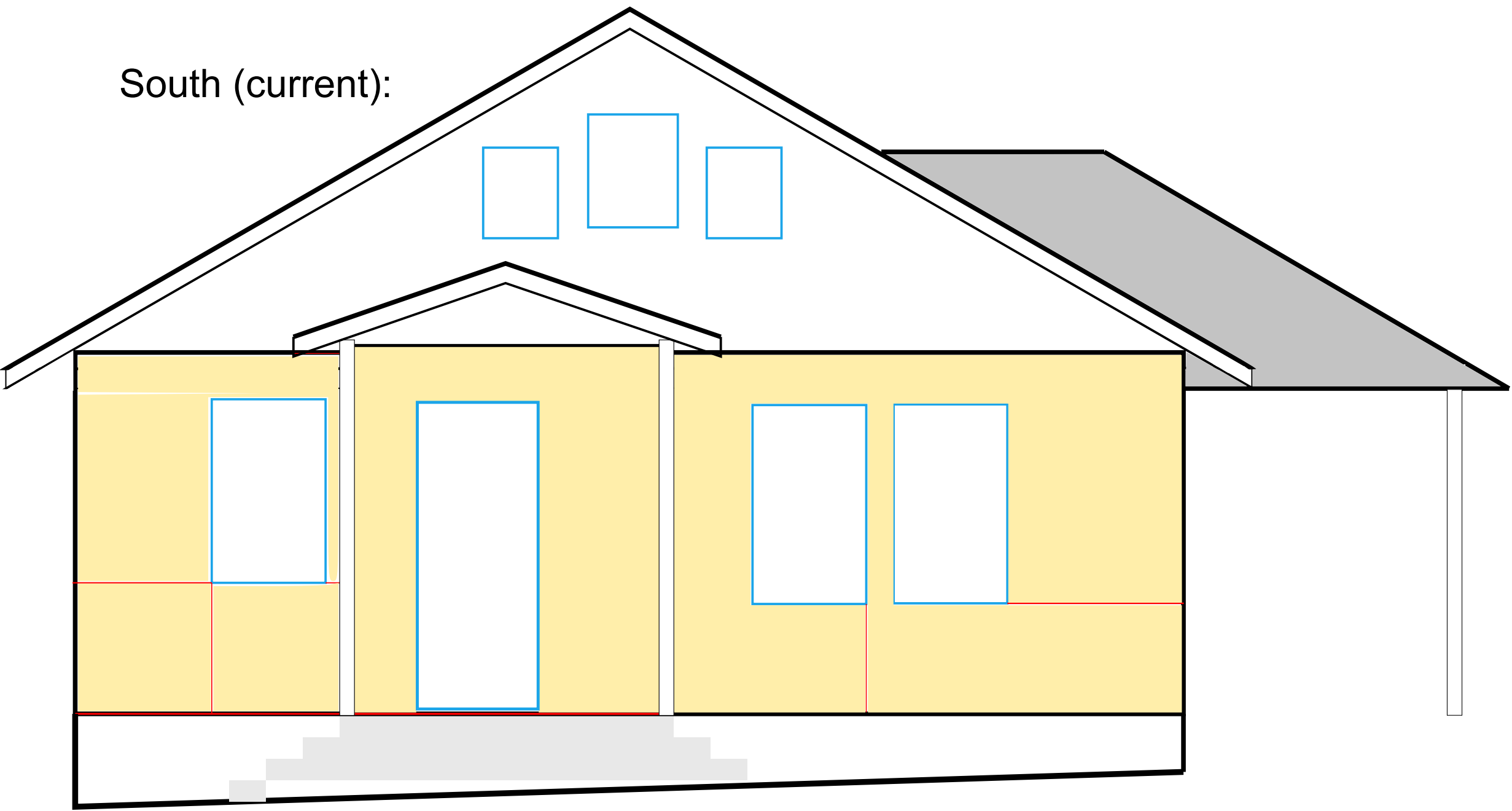
Upper siding: vertical white wood siding



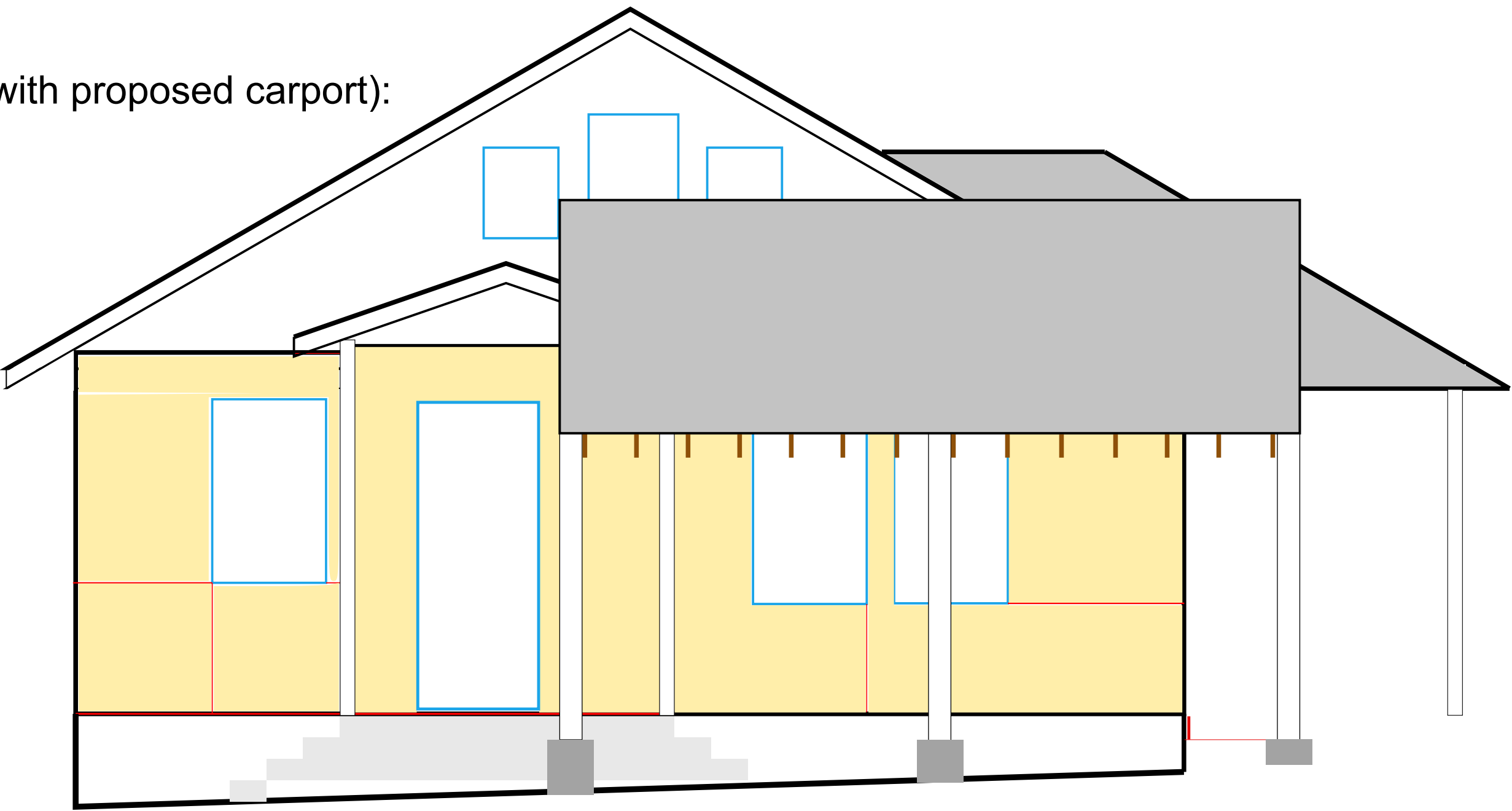
Lower siding: horizontal yellow wood siding



South (current):



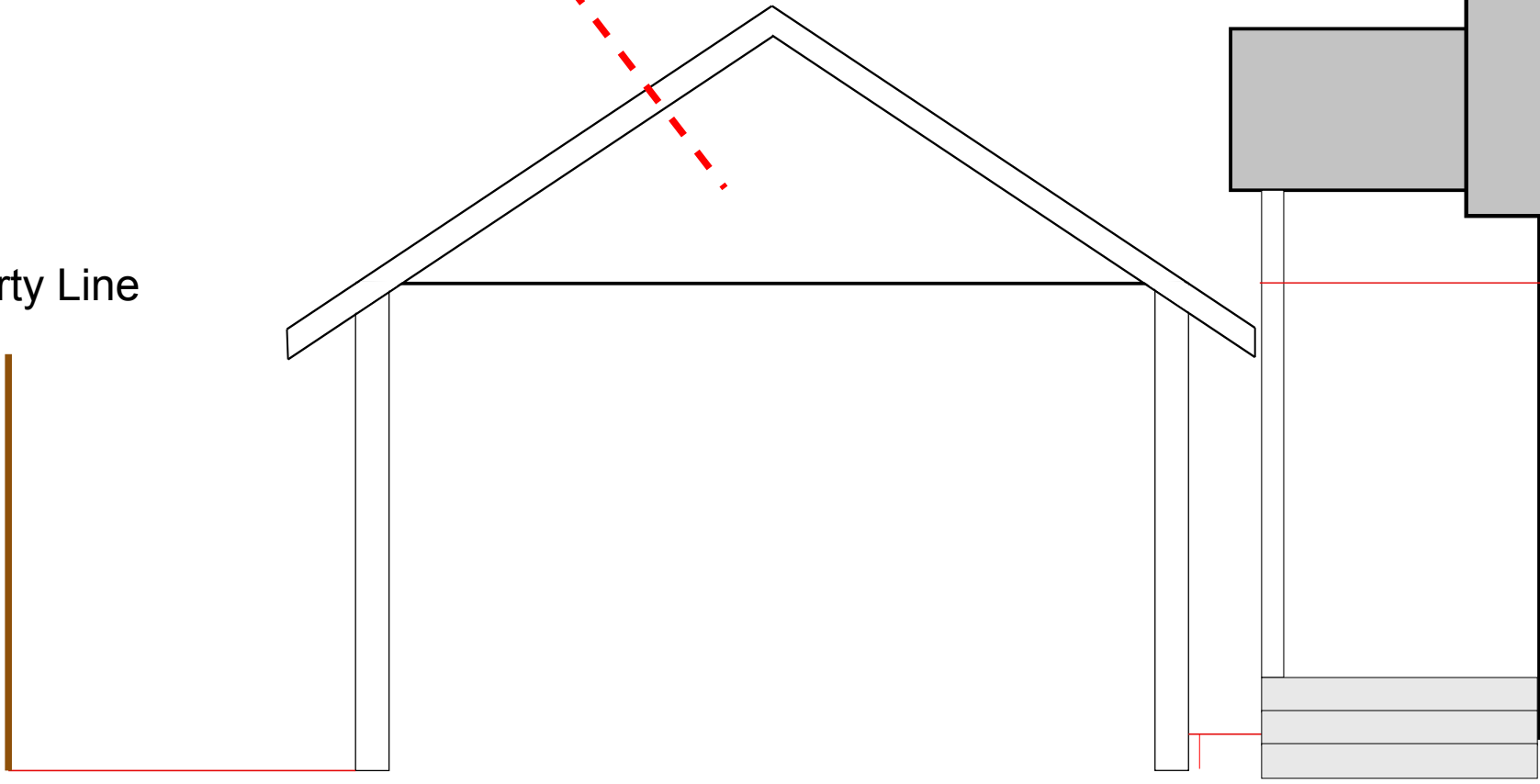
South (with proposed carport):



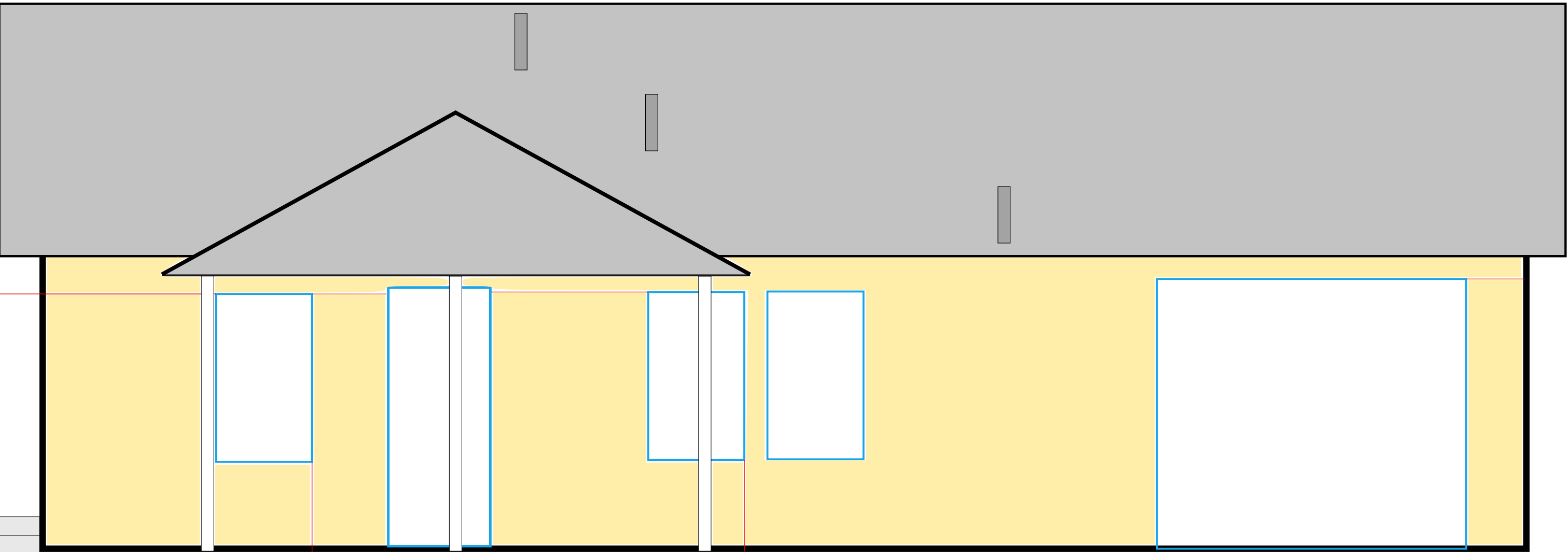
Proposed carport
Upper siding: vertical white wood siding



Fence
and
Property Line



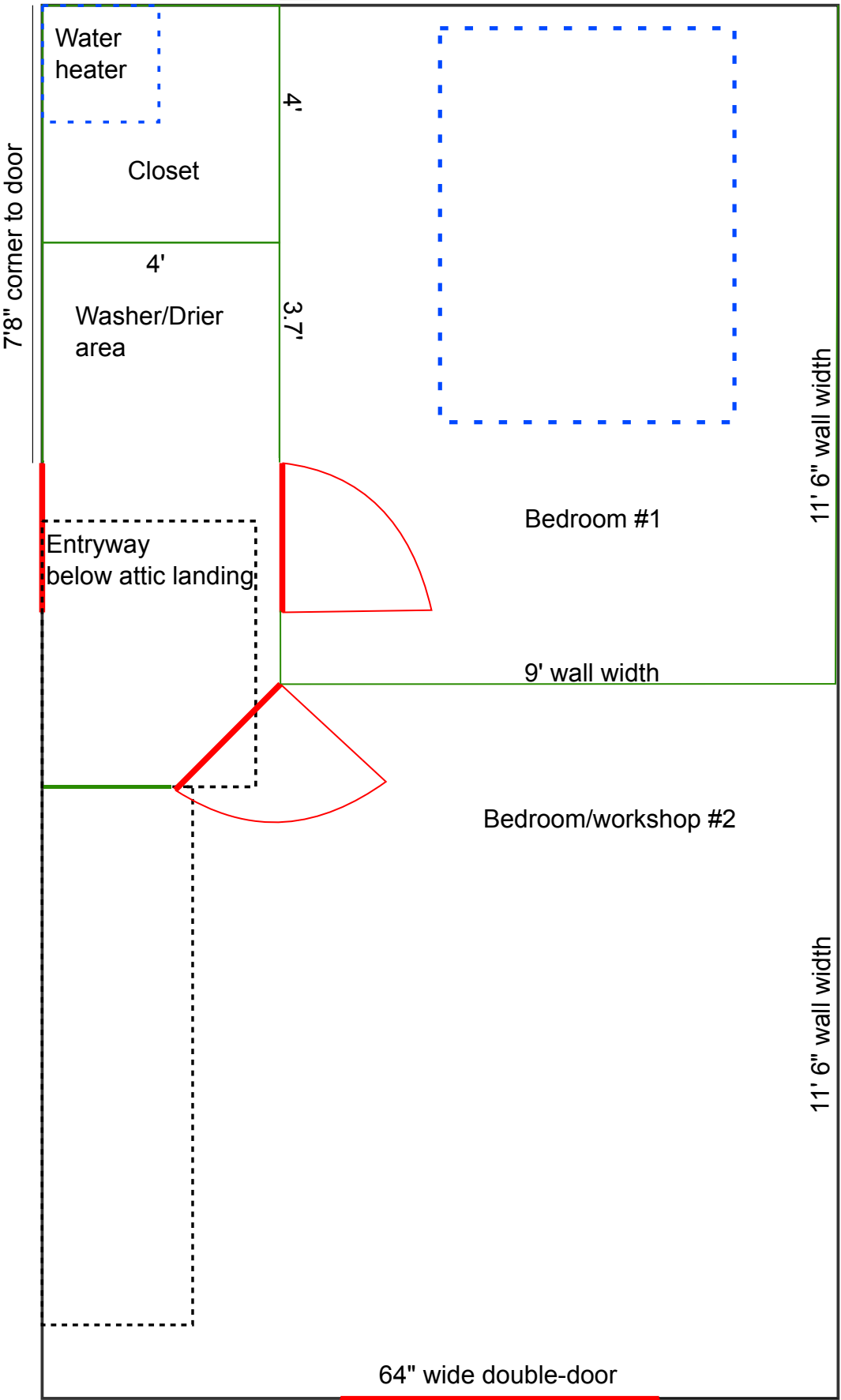
East:



Proposed garage layout (overhead)

West

9' 4" wall width



North

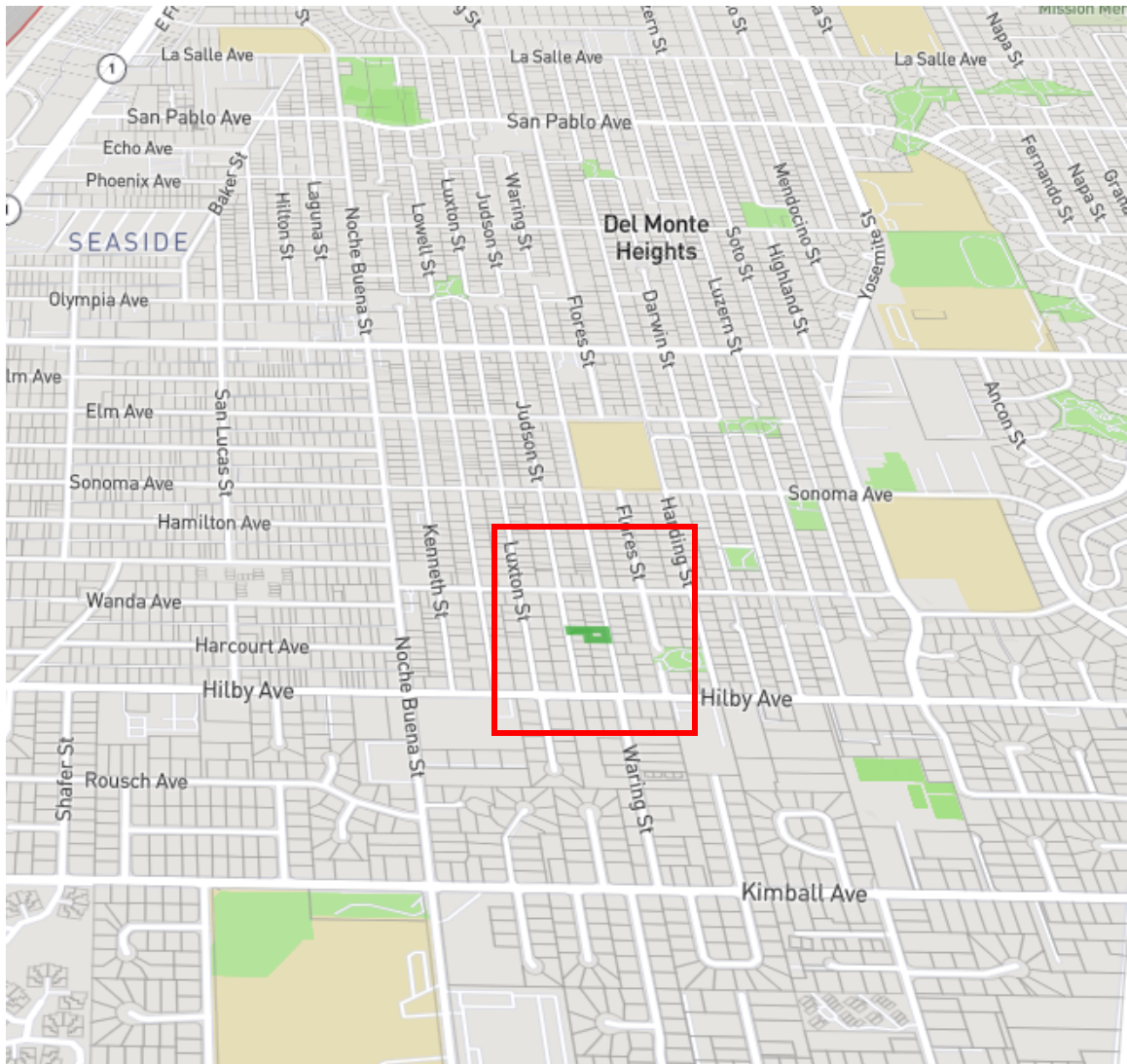
9' wall width

Bedroom/workshop #2

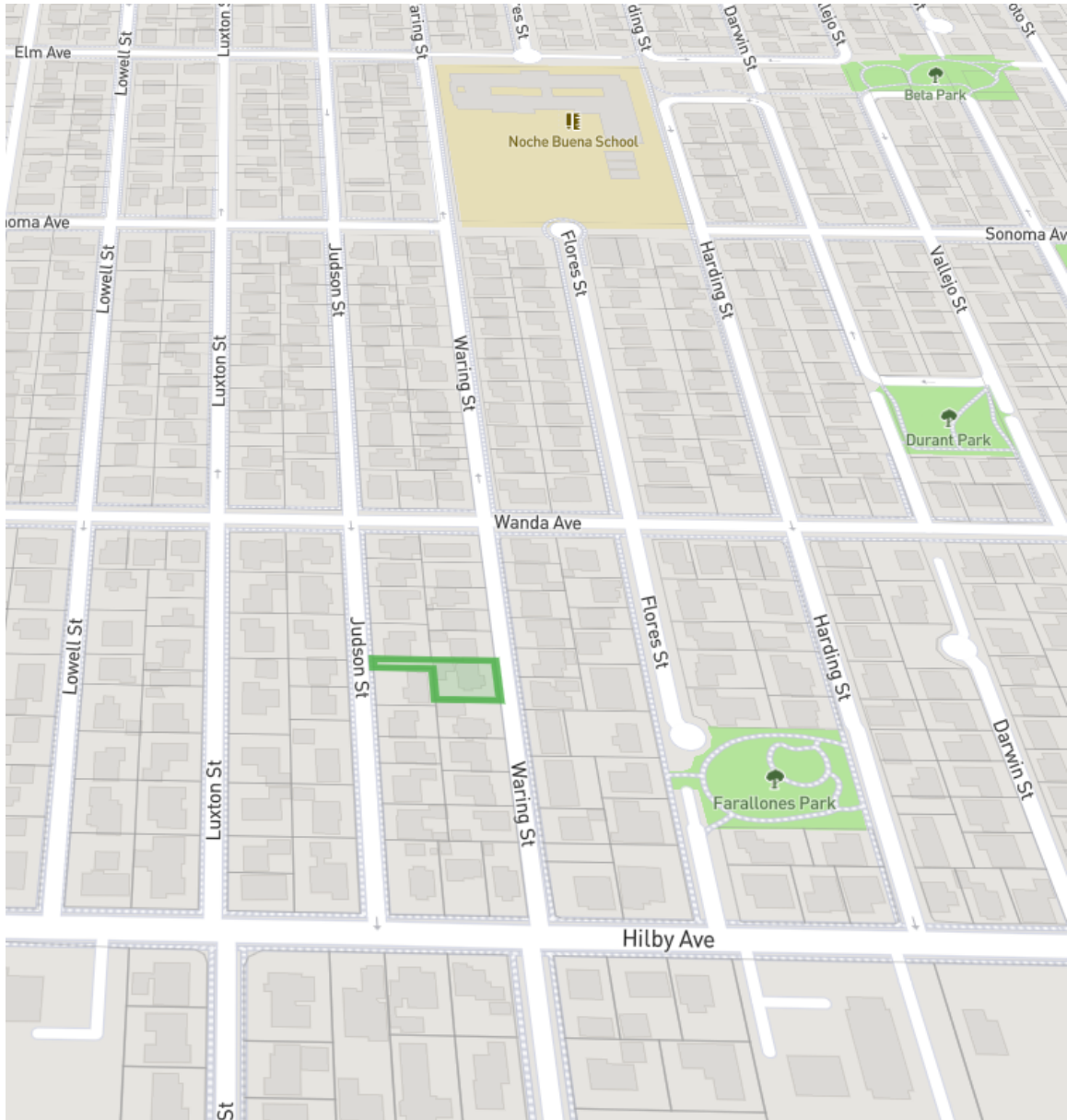
11' 6" wall width

64" wide double-door

East



Area overview for 1249 Waring St



Location of 1249 Waring St



East view from Waring St. of Unit A. Proposed location of carport



East view from Waring St. of Unit A. Proposed garage-conversion.



West view from Judson St. Driveway to Unit B.



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: *exterior stairways that would lead to a second floor are permitted with the issuance of a Use Permit.*

BACKGROUND

The subject site consists of a 3,500 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 attached 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. A Use Permit would not be required if the stairway was intended to be solely serve the ADU.

Project plans are provided as Exhibit A to Attachment 1.

In accordance with SMC 17.62.030.D, staking and flagging was erected at least 14 days prior to the date of consideration by the Commission 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 an attached 440 sf two-car garage. According to SMC 17.12.050, Table 2-3, the rear setback for an attached garage is 13' and also requires 29' from the garage door to the opposite side of the alley, with which the project complies. The main residence has three bedrooms, two-and-a-half baths. The main entrance on the south elevation will include a 160 sf covered porch supported by four 6'x6' wood posts with a stucco finish as a base. Above the covered porch is a 90 sf balcony with a 42" stucco wall. A second balcony is located on the west elevation, measures 94.5 sf and will be constructed of composite decking and include a stainless steel cable railing system. The third balcony is located on the north elevation and measures 120 sf and will be constructed of the same materials as the deck on the west elevation.

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-colored vinyl windows and doors. The balconies and stairwell will be finished with a 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 to 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 – Requires 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 the fact that 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

1. Attachment 1: Resolution
 2. 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 July 13th, 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 March 23, 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 13nd day of July, 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).

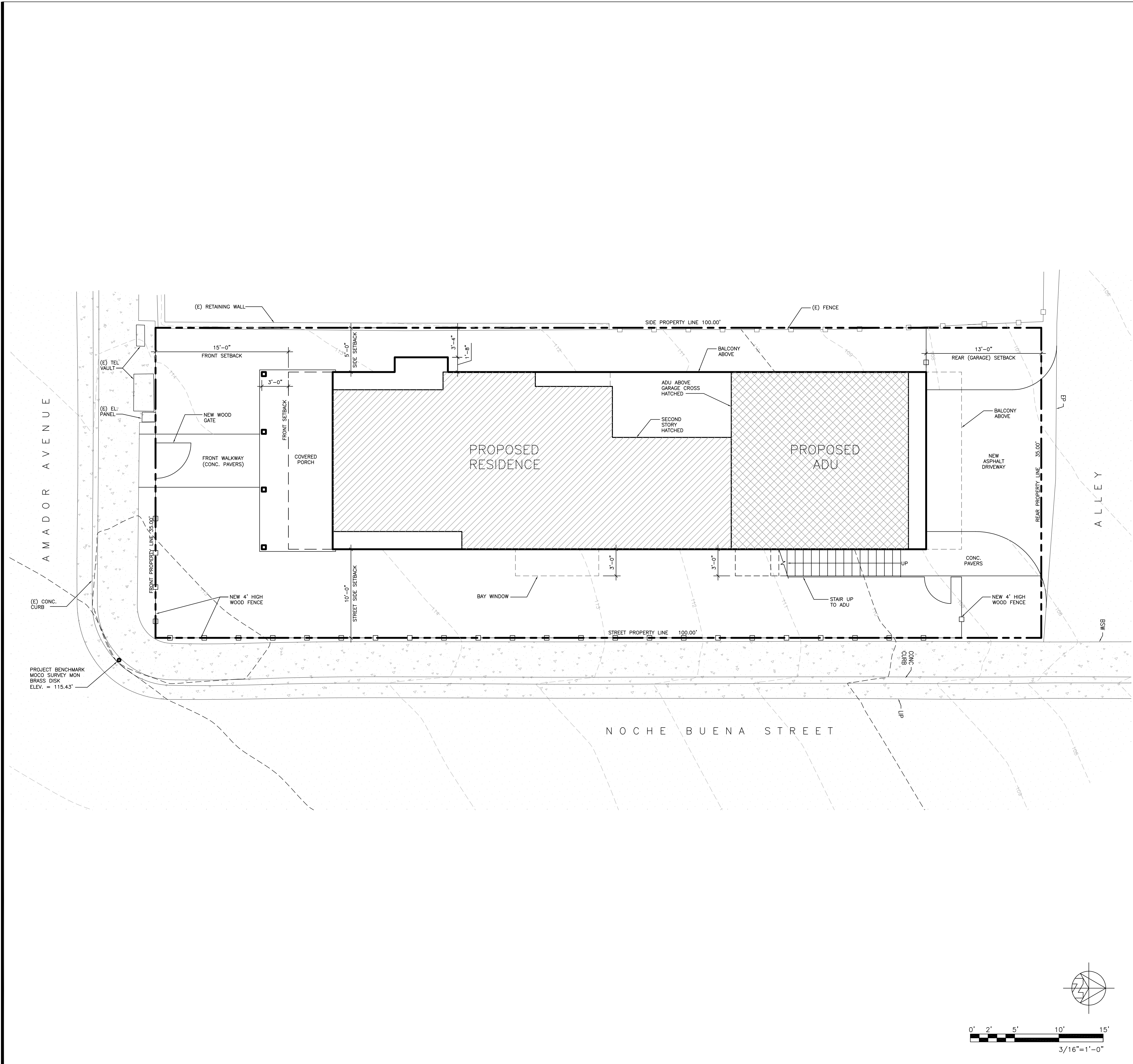
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

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

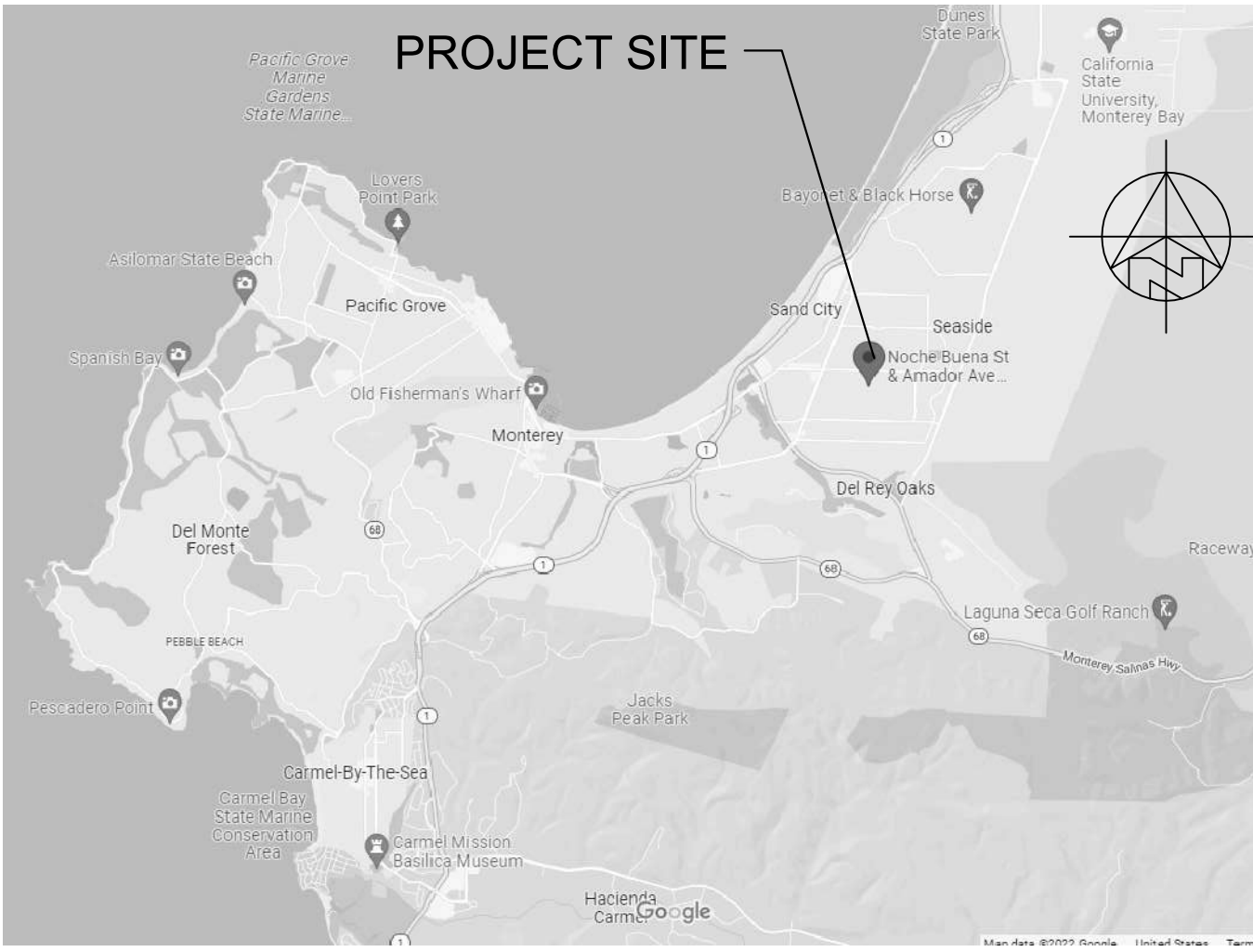
APN: 012-262-013
ZONING: RS-12
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3, U
STORIES: 2
HEIGHT LIMIT: 24'
GRADING: CUT - FOR FOOTING ONLY FILL - 0 C.Y.
TREE REMOVAL: 0
APPLICABLE CODES: 2019 CBC, 2019 CRC, 2019 CFC, 2019 CPC, 2019 CEC, 2019 CMC, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING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

ANATOLY OSTRETSOV
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anatoly@aoarchdesign.com

SEASIDE, CA 93955

APN: 012-262-013

NOCHE BUENA AT AMADOR AVE.

REVISIONS:

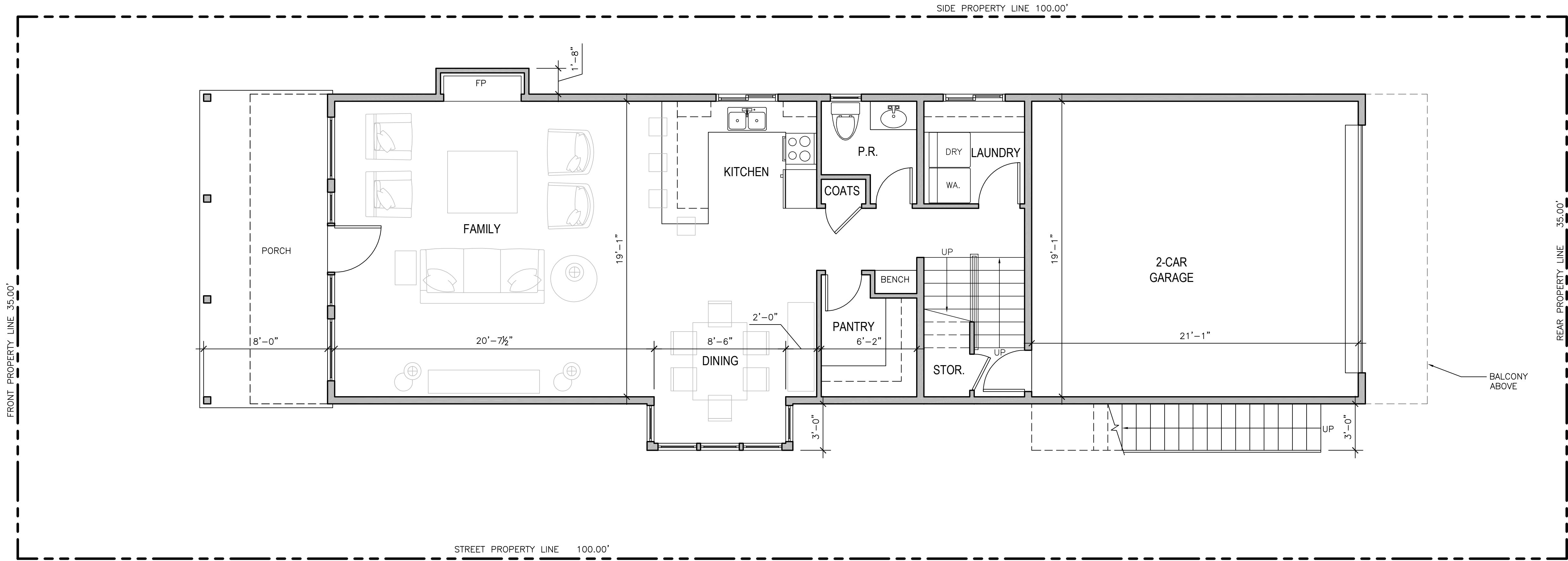
06-01-22	PLANNING REVISIONS

SITE PLAN

DATE: 03-23-2022
DESIGN APPROVAL

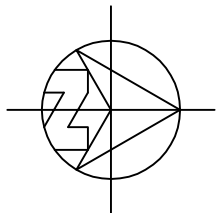
SHEET NO.
A1.0

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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



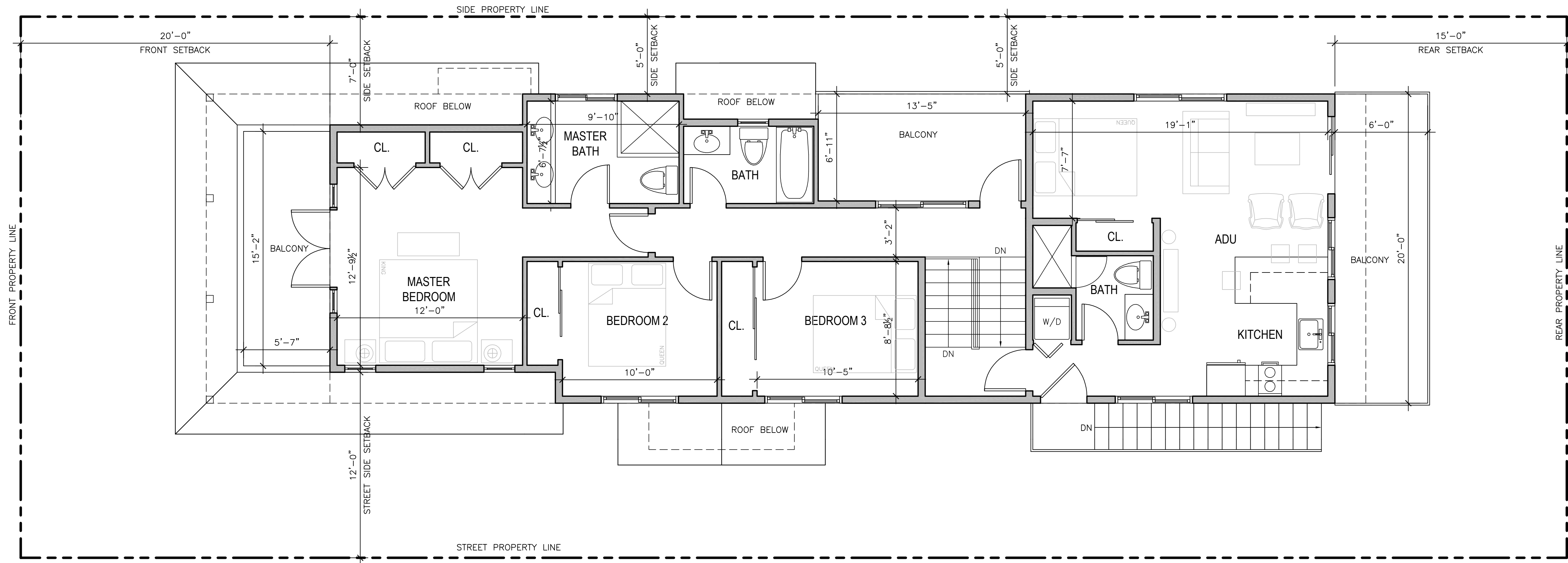
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NOCHE BUENA RESIDENCE

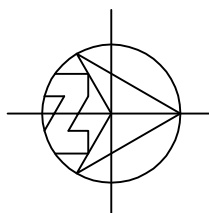
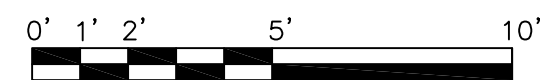
NOCHE BUENA AT AMADOR AVE.
APN: 012-262-013

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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



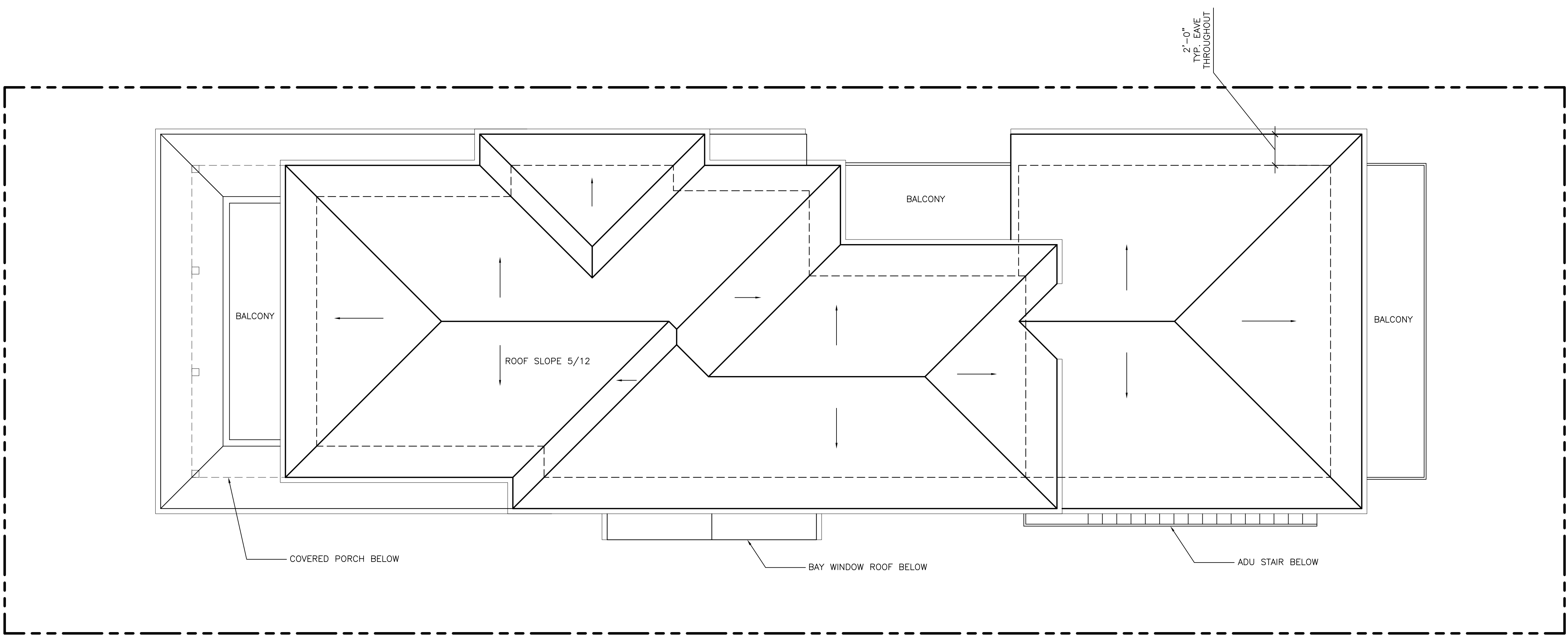
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anatoly@aoarchdesign.com

SEA SIDE, CA 93955

NOCHE BUENA RESIDENCE

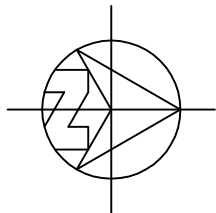
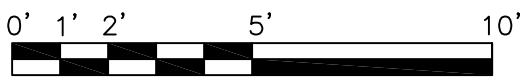
APN: 012-262-013

NOCHE BUENA AT AMADOR AVE.



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.	

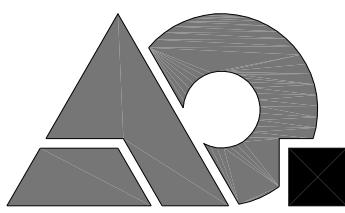
A5.0

NOCHE BUENA RESIDENCE

NOCHE BUENA AT AMADOR AVE.

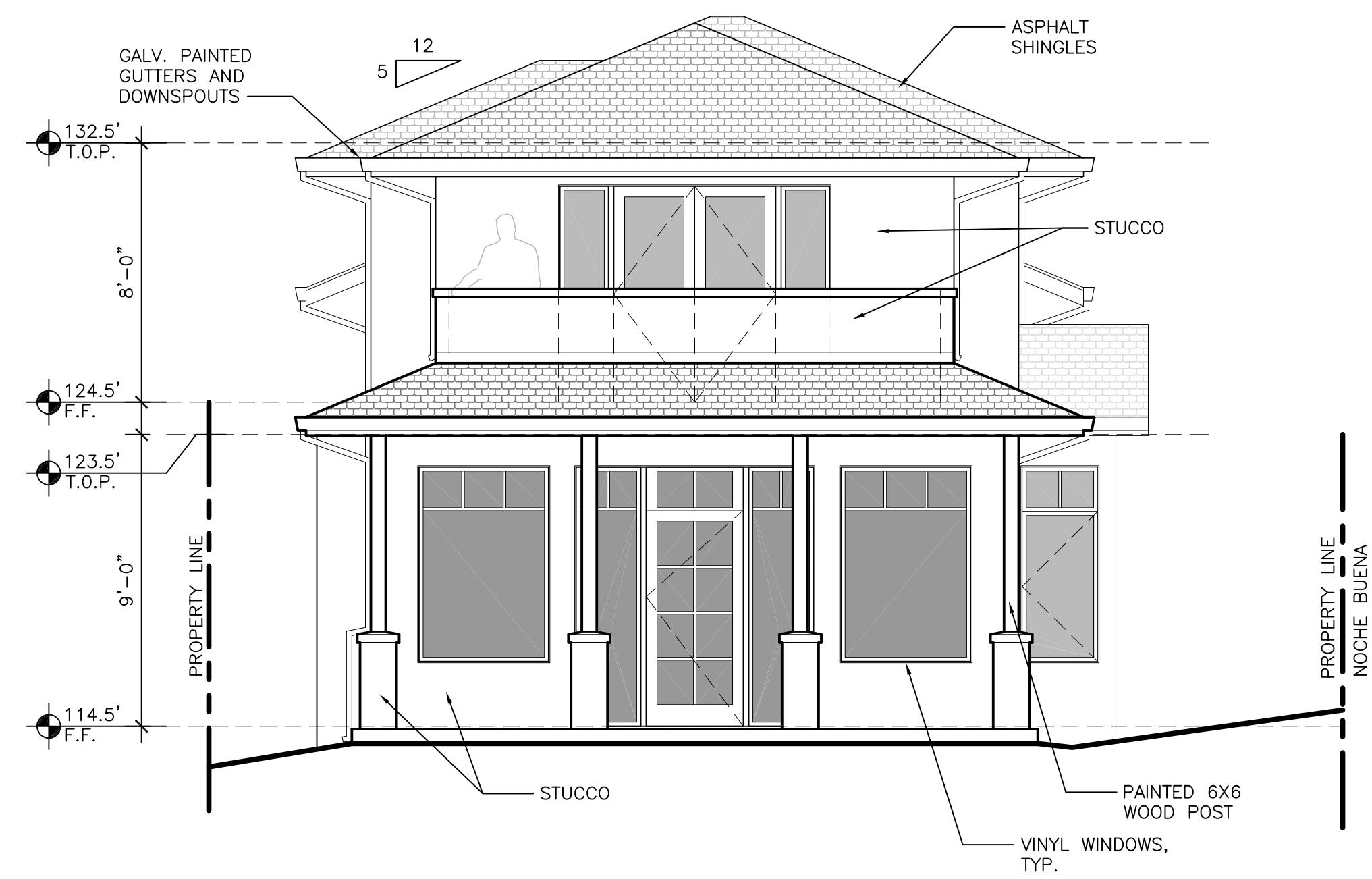
APN: 012-262-013

SEASIDE, CA 93955

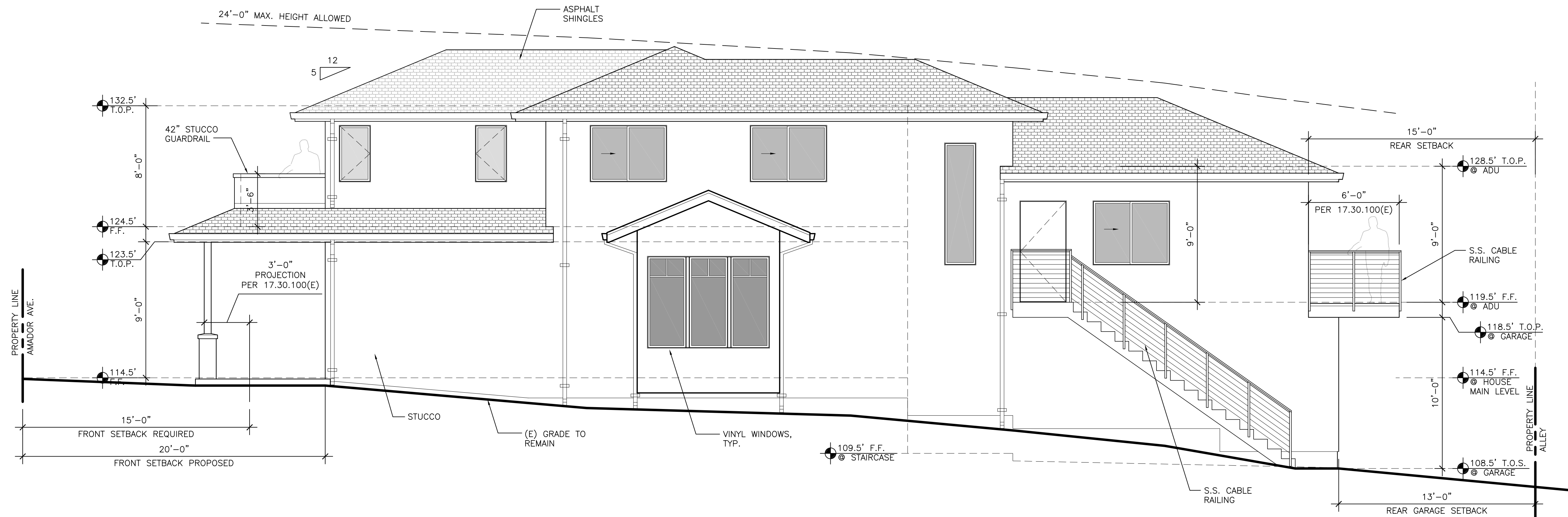


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FRONT (SOUTH) ELEVATION

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


EAST (NOCHE BUENA) ELEVATION

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


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NOCHE BUENA RESIDENCE

APN: 012-262-013

NOCHE BUENA AT AMADOR AVE.

SEASIDE, CA 93955

VISIONS:

01-22
ANNING REVISIONS

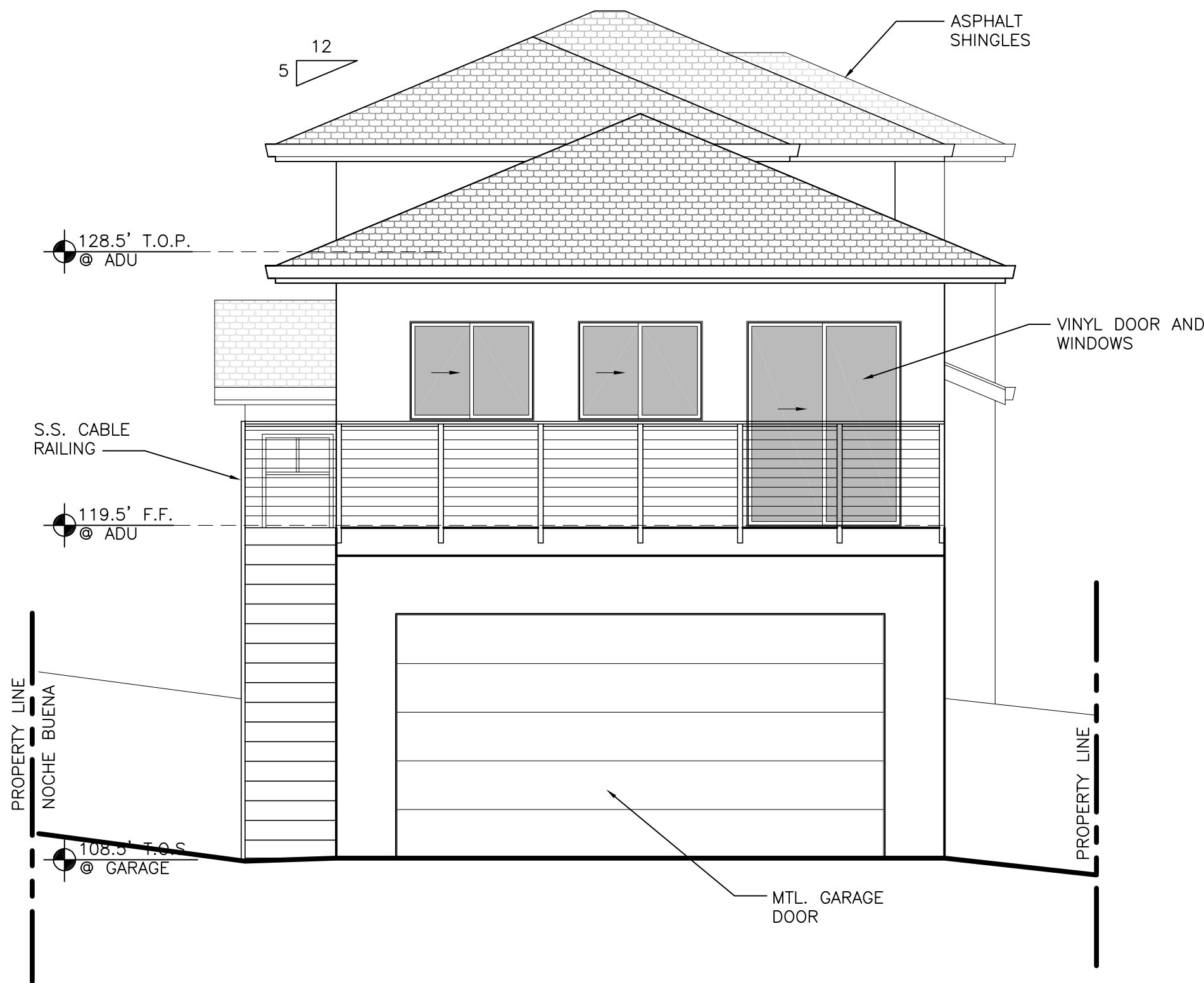
EXTERIOR ELEVATIONS

DATE: 03-23-2022

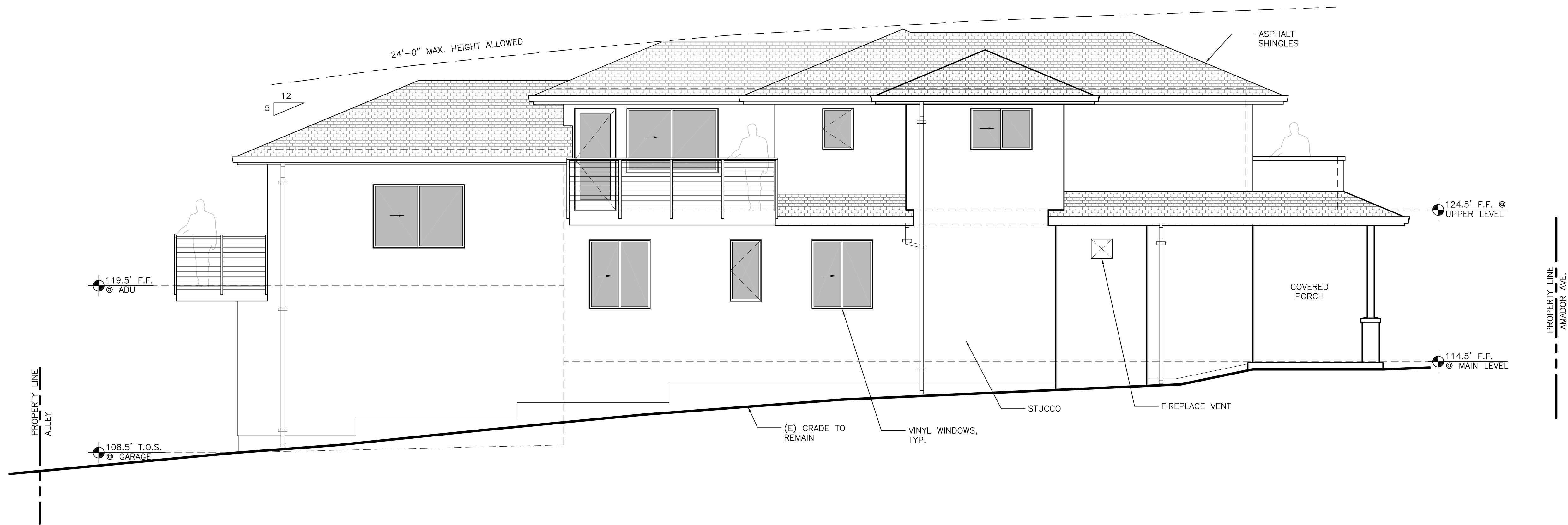
DESIGN APPROVAL

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

NOCHE BUENA AT AMADOR AVE.
APN: 012-262-013
SEASIDE, CA 93955

REVISIONS:	
06-01-22	PLANNING REVISIONS

EXTERIOR
ELEVATIONS

DATE: 03-23-2022

DESIGN APPROVAL

SHEET NO.

A6.1



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.D.

TO: Planning Commission

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

DATE: July 13, 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

KYLE CHERNETSKY, APPLICANT, AND JOHN TARANTINO, PROPERTY OWNER, ALSO REQUEST BOARD OF ARCHITECTURE APPROVAL FOR THE PROPOSED CONSTRUCTION OF A 866 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON THE SAME 2324 SQUARE FOOT LOT LOCATED IN THE 1260- 1270 BLOCK OF PROSPECT STREET (APN: 012-352-022-000). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

BACKGROUND

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

The Board of Architectural Review provides a process for the City to improve the aesthetic appearance of open spaces and structures, especially those visible from public rights-of-way. All new construction single-family dwellings are subject to Architectural Review per Seaside Municipal Code 17.62.030.B.2. Review approval requires consideration of architecture, landscape, and lighting.

Staff recommends approving VAR-22-01 for reduction in parking requirements and approving BAR-22-09 for construction of a new single-family dwelling.

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). The ADU application was filed prior to the City ADU Ordinance which took effect on May 7, 2022. Due to lot size limitations, the applicant has applied for a variance to request a reduction in required parking.

The applicant has also applied for a Board of Architecture Review for the new single-family residential dwelling. The creation of the ADU is not subject to the Board of Architectural Review.

PROJECT DESCRIPTION

The proposed project would construct a two-story 866 sq. ft. primary dwelling unit with a garage, less than the 1044 sq. ft. allowed by the Floor Area Ratio (FAR) for this zone. The maximum height of the dwelling unit would be 23 ft. 6 in., less than the 24 ft. allowed for this zone.

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.

Several two-story residences are sprinkled throughout. 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 apparently been developed with a single car garage off the alley and no other parking; the garage appears to not be in use.

Staking and flagging was completed for the project on June 29, 2022, 14 days before the public hearing on July 13, 2022.

VARIANCE

The variation is for reduced parking requirements associated with a proposed 866 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).

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 requires single-family dwellings on narrow lots of less than 50 feet in width to have two parking spaces, at least one within a garage. This lot is only 23 ft. wide. One parking space is proposed within the garage and the applicant is requesting a variance to reduce the requirement to one covered parking space on the limited site.

Residents often park on the driveways in front of their garages, which will be possible for this project as well, but cannot satisfy the code requirement for a parking space because it is within the front setback (SMC 17.30.100.D.2), thus the variance.

Residents often park on the driveways in front of their garages, but such parking cannot satisfy the code requirement when that parking area is within the front setback (SMC 17.30.100.D.2). Such is the case here, where a vehicle would fit within the property boundaries in front of the garage without obstructing the right-of-way; it does not satisfy the code requirement for the number of parking spaces.

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 noise and privacy concerns for the subject site as well as adjacent properties. 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 and no additional parking.

Finally, the project as proposed creates more parking than currently exists. The existing house has no garage, nor does it have a driveway that would create an unofficial space. Therefore, the project creates one more official space and one more unofficial space than currently exists, as the driveway length could fit one additional parking space.

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 2,324 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.

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 of 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 the same or less parking than the current project proposes.

Finding 2

The variance of 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.

Evidence: Other properties in the vicinity are built similarly, up to two stories tall. Multifamily residences exist in the immediate neighborhood. The one similarly sized lot within a one-block radius contains at most a single-car garage with no onsite parking. Therefore, the new development would complement the existing land uses and would showcase how to build on small lots in the city while respecting the existing neighborhood.

Finding 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 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 variation 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.

BOARD OF ARCHITECTURAL REVIEW

Architectural Review considers the architectural characteristics, landscape

characteristics, and lighting characteristics of specific projects. Construction of a new single-family dwelling is required to undergo Architectural Review by Seaside Municipal Code 17.62.030.B.2. Staking and flagging is required for all residential projects greater than 18 feet in height; this project would be 23 feet 6 inches in height.

ANALYSIS

Architecture

The proposed dwelling utilizes 866 square feet of the allowed 1,044 square feet; the FAR for the zone is 0.45 and the FAR used is 0.37. Lot coverage is 63% from the 525 square foot footprint of the primary dwelling and 959 square feet of impervious grading, just below the limit of 65%. Located on a substandard lot, the project fits the primary dwelling within the required setbacks by building a second story to a height of 23 feet 6 inches, below the maximum height limit of 24 feet.

The outside of the house will be finished with T1-11 siding painted in a Kelly Moore Malibu beige. The trims will be painted Kelly Moore Stone Gate.

The balcony above the garage entrance will be constructed of redwood and stained brown. Roof shingles made from speckled black asphalt will complete the exterior.

The two-story project is in keeping with the nature of the surrounding neighborhood. While many dwellings in the area are a single story, numerous examples of two-story dwellings exist, including one which has a direct line-of-sight with the proposed project site. Differences in height between buildings are also common in the area as the grade rises towards the east, slowly at first and then dramatically.

A fence with two gates currently exists along the alley side of the property. Per communication with the applicant, the fence will likely be removed as part of construction. They are undecided whether they will replace the fence. Because the primary dwelling and the accessory dwelling unit are both accessed from the Prospect St. side of the property, reinstalling the fence may provide needed privacy for both.

As planned, the project will create 10 ft. of open space between the primary dwelling unit and the accessory dwelling unit, more than the eight ft. required by our Building Official.

Landscaping

Building this project requires removal of a tree. The tree has been assessed by an arborist, determined to be in poor health, and cleared for removal. The opportunity to replace trees is limited given the size of the parcel and the planned creation of an Accessory Dwelling Unit. But sufficient space exists to support one tree in the front landscaped area and one tree in the space between the primary dwelling and the planned accessory dwelling unit. This will result in a net increase of trees on the site, including a street-side tree where no trees existed before.

Lightning

The primary dwelling unit has outdoor lighting above its entry door. However, the long walkway access to the planned ADU has no provisions for lighting. Additional pathway lighting may be required by the Building Department during the permit review.

FINDINGS

Environmental Review

Finding 1

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.

Board of Architectural Review

Finding 2

The design utilizes the available space on a substandard lot well, building up as the zone permits and is similar to other nearby dwellings.

Evidence: The lot is substandard, yet the primary dwelling meets setbacks for the zone, is just below the lot coverage limit, and uses only 0.37 FAR. Two-story dwellings are present in the surrounding area.

Finding 3

Landscaping is limited on this site. With the conditions of approval regarding planting native drought-tolerant trees, most has been made of the limited area available.

Evidence:

The strips of landscaping between paved access areas are small, but planting two trees in accordance with the conditions of approval is more than the parcel supported before the project.

Finding 4

Outdoor lighting is sufficient.

Evidence: Any additional external light fixtures required will be addressed by the Building Department during the permit review.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A: Project Plans
 3. Attachment 2 Location Map
 4. Attachment 3 Aerial Site Picture
 5. Attachment 4 Images
-

**RESOLUTION NO. 22-XX
VAR-22-01 and BAR-22-09**

**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.

BOARD OF ARCHITECTURE APPLICATION NO. BAR-22-09: KYLE CHERNETSKY, APPLICANT, AND JOHN TARANTINO, PROPERTY OWNER, ALSO REQUEST BOARD OF ARCHITECTURE APPROVAL FOR THE PROPOSED CONSTRUCTION OF A 866 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON THE SAME 2324 SQUARE FOOT LOT LOCATED IN THE 1260- 1270 BLOCK OF PROSPECT STREET (APN: 012-352-022-000). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

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 project does not result in any changes in land use or density, 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 Board of Architectural Review application is categorically exempt from the California Environmental Quality Act Class 3, section 15303(a),

Evidence: The proposed new construction will result in one new single-family dwelling.

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.*

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 the same or less parking than the current project proposes.

2. 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.

Evidence: *Other properties in the vicinity build similarly, up to two stories tall. Multifamily residences exist in the immediate neighborhood. The one similarly sized lot within a one-block radius contains at most a single-car garage with no onsite parking. Therefore, the new development would complement the existing land uses and would showcase how to build on small lots in the city while respecting the existing neighborhood.*

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 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 2,320 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.

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Board of Architecture Review application BAR-22-09:

- 1. 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.*

2. The design utilizes the available space on a substandard lot well, building up as the zone permits and is similar to other nearby dwellings.

Evidence: *The lot is substandard, yet the primary dwelling meets setbacks for the zone, is just below the lot coverage limit, and uses only 0.37 Floor Area Ratio (FAR). Two-story dwellings are present in the surrounding area.*

3. Landscaping is limited on this site. With the conditions of approval regarding planting native drought-tolerant trees, the most has been made of the limited area available.

Evidence: *The strips of landscaping between paved access areas are small, but planting two trees in accordance with the conditions of approval is more than the parcel supported before the project.*

4. Outdoor lighting is sufficient.

Evidence: *Any additional external light fixtures required will be addressed by the Building Department during permit review.*

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

Project Specific

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 July 13, 2022 as shown in Exhibit A.

Building Department:

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

Fire Department:

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

Standard

4. 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.

5. 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).
6. 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).
7. 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).
8. 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).

BE IT FURTHER RESOLVED, that the Planning Commission approves Board of Architecture Review Application BAR-22-09 subject to the following 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 July 13, 2022 as shown in Exhibit A

2. Install fencing along the alleyway to provide privacy for the primary dwelling and the proposed accessory dwelling unit that complies with the fence height limits for residential areas.
3. Plant two native shade trees with low or very low water requirements with a minimum size of 15 gallons. One shall be located in the landscaping strip in the front setback and at least ten ft. away from the driveway access, measured from the trunk; a second shall be located between the proposed primary dwelling and the ADU. Tree species must be approved by Planning.
4. 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.

Building Department:

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

Fire Department:

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

Public Works:

7. 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

8. 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.

9. 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).
10. 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).
11. 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).
12. 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)*

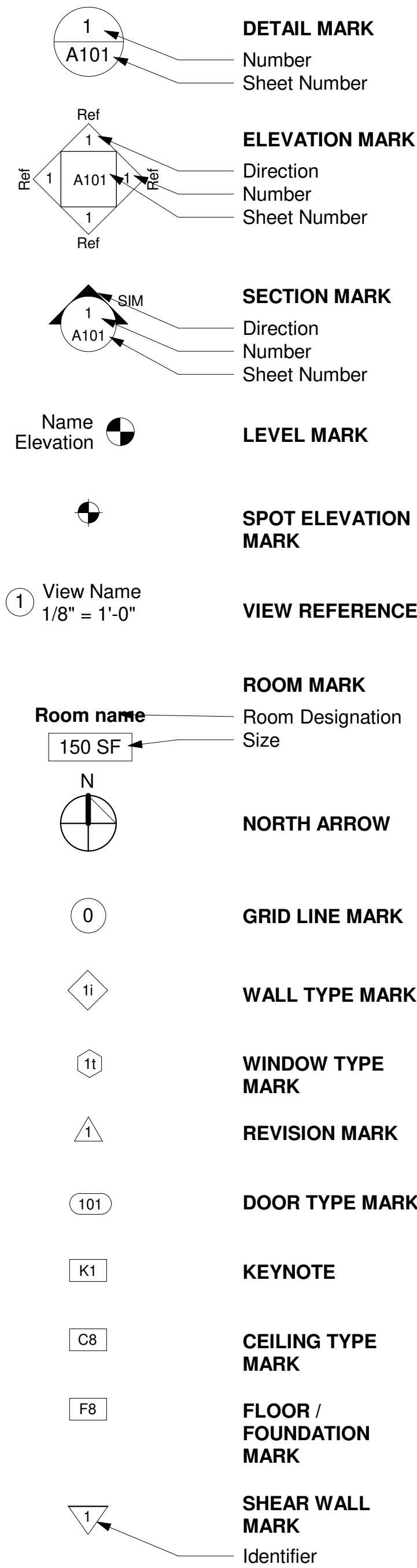
Date

1268 Prospect PDU & ADU

ABBREVIATIONS

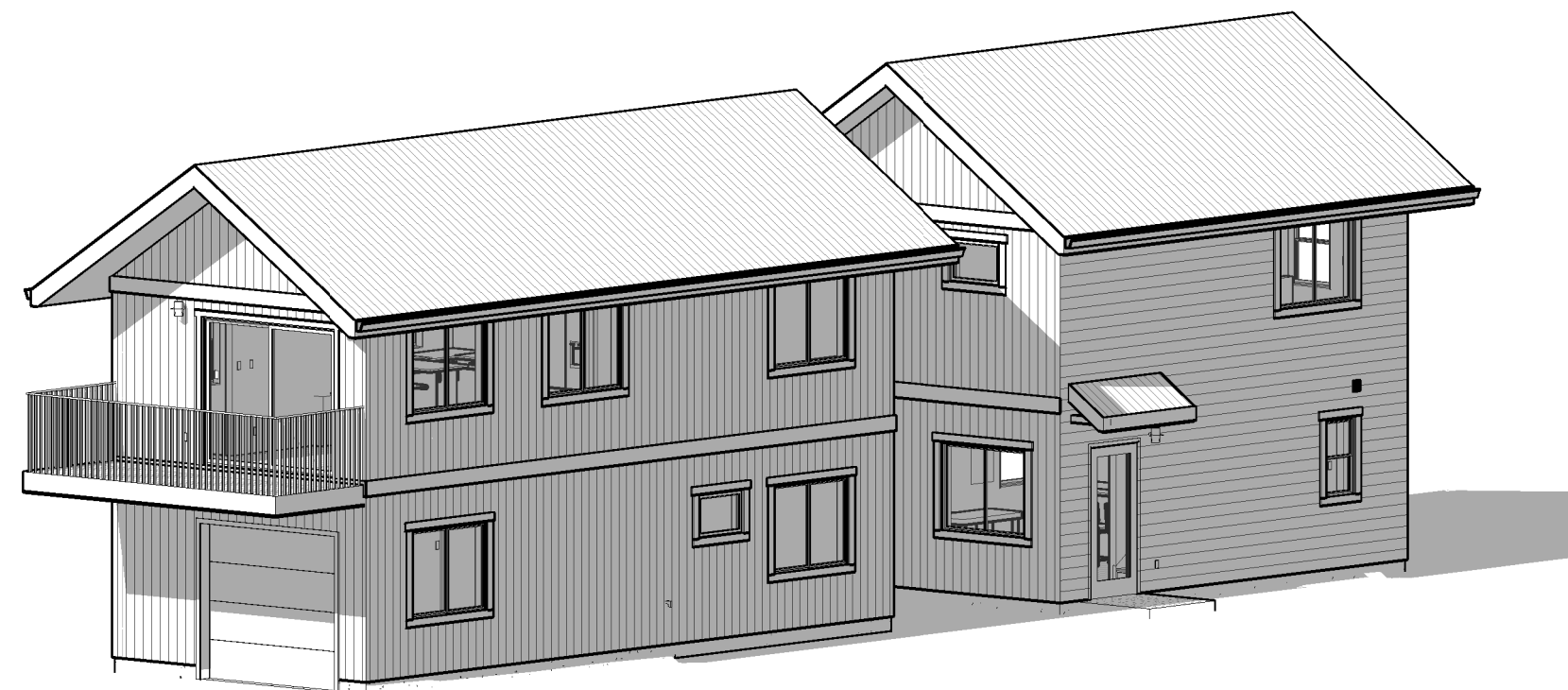
At
Pound or Number
A.B. Anchor Bolt
ADU Accessory Dwelling Unit
(Secondary Dwelling Unit)
A.F.F. Above Finished Floor
A.F.G. Above Finished Grade
BLDG. Building
BLKG. Blocking
BM. Beam
B.O. Bottom Of
CERT. Certificate
C.I. Contractor Installed
C.F. Contractor Furnished
C.L.R. Clear
C.L. Center Line
CLNG. 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 CF1R

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

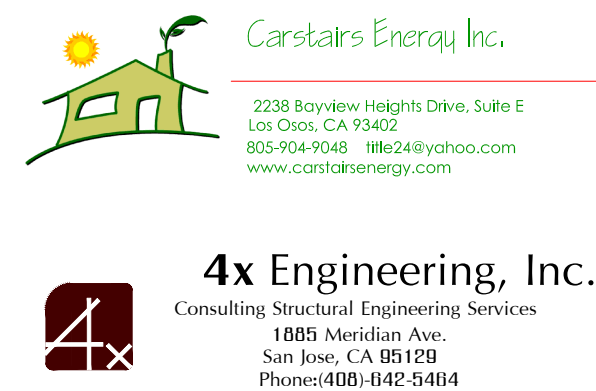
FIRE PROTECTION:
2019 CALIFORNIA FIRE CODE

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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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"
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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	☐ All	☐ All	☐ All
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	☐ All	☐ All	☐ All
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	☐ All	☐ All	☐ All
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	☐ All	☐ All	☐ All
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.

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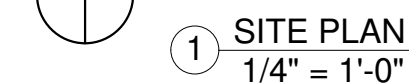


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	Prerequisites and Electives ¹			Enforcing Agency	Installer or Designer	Third- Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.106.8.3 Provide electric vehicle charging spaces for new hotels and motels. Tier 1. Install EV spaces per Table A4.106.8.3.1. 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)						
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	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party
		Tier 1	Tier 2	☐ All	☐ All	☐ All
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 Efficiency 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.						
	☒		☐	☐	☐	☐



○ SITE PLAN LEGEND
N.T.S.

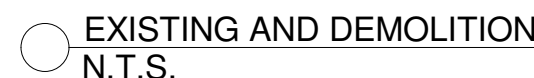
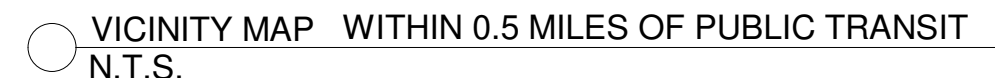
1. PROPOSED ADU TO BE LOCATED IN THE REAR YARD AS INDICATED ON THE SITE PLAN.
2. ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED PRIOR TO COMMENCING ANY WORK ON SITE. VERIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - A. MIN. SETBACKS TO PROPERTY LINES AS INDICATED ON THE SITE PLAN.
3. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED IN RESIDENTIAL GROUP R OCCUPANCIES WHEN ALTERNATE PAS, SOD, OR OTHER TYPE OF 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 CONTRACT 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.

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Construction Best Management Practices (BMPs)

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

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CONSTRUCTION BMP'S	
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Materials & Waste Management	Equipment Management & Spill Control	Earthmoving	Paving/Asphalt Work	Concrete, Grout & Mortar Application	Painting & Paint Removal
Non-Hazardous Materials - Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days. - Use (but don't overuse) reclaimed water for dust control.	Maintenance and Parking - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage. - Perform major maintenance, repair jobs, and vehicle and equipment washing off site. - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste. - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters. - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.	- Schedule grading and excavation work during dry weather. - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established. - Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned. - Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.. - Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.	- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff. - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.. - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters. - Do not use water to wash down fresh asphalt concrete pavement.	- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind. - Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage. - When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.	Painting Cleanup and Removal - Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream. - For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain. - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste. - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash. - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state- certified contractor.
Hazardous Materials - Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations. - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast. - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. - Arrange for appropriate disposal of all hazardous wastes.	Spill Prevention and Control - Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times. - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made. - Clean up spills or leaks immediately and dispose of cleanup materials properly. - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags). - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them. - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).	Contaminated Soils - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board: - Unusual soil conditions, discoloration, or odor. - Abandoned underground tanks. - Abandoned wells. - Buried barrels, debris, or trash.	Sawcutting & Asphalt/Concrete Removal - Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system. - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!). - If sawcut slurry enters a catch basin, clean it up immediately.	Landscaping - Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round. - Stack bagged material on pallets and under cover. - Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.	Dewatering - Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant. - Divert run-on water from offsite away from all disturbed areas. - When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required. - In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal. - Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking. - Storm drain polluters may be liable for fines. Check with the local Planning Office or applicable Water Pollution Prevention Organization for more information.
Waste Management - Cover waste disposal containers securely with tarps at the end of every work day and during wet weather. - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site. - Clean or replace portable toilets, and inspect them frequently for leaks and spills. - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.). - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.	Installer and Special Inspector Qualifications - All MEP systems including but not limited to electrical, solar, plumbing, gas, HVAC installers are trained and certified in the proper installation of such systems. - Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. - Verification of compliance with applicable codes may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Construction Waste Reduction, Disposal and Recycling A minimum of 65% of the non-hazardous construction waste generated at the site shall be diverted to recycle or salvaged. This is achieved by submitting a Waste Management Plan for approval by the Building and Safety Department prior to construction or demolition permit issuance and providing documentation to demonstrate compliance with the Waste Management Plan after completion of construction or demolition and/or prior to final permit inspection.			
Pollutant Control - Duct openings and other related air distribution component openings shall be covered during construction. - Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. - Paints, stains and other coatings shall be compliant with VOC limits. - Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. - Documentation shall be provided to verify that compliant VOC limit finish materials have been used. - Carpet and carpet systems shall be compliant with VOC limits. 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	Enhanced Durability and Reduced Maintenance 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 similar method acceptable to the enforcing agency.				

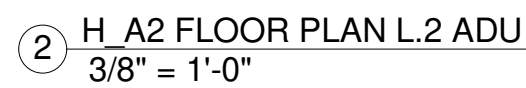
PROJECT CONTACT DEFINITION: THE PROJECT CONTACT SHALL BE THE SOLE RESPONSIBLE PARTY FOR MANAGING AND COORDINATING ALL REQUIRED COMMUNICATIONS AND MANAGEMENT OF THE FEASIBILITY, DESIGN, PLANNING, ENGINEERING, PERMIT APPROVAL AND CONSTRUCTION OF THE PROJECT. THE PROJECT CONTACT MAY BE A SUFFICIENTLY LICENSED 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.



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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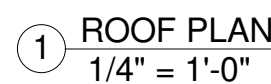
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ADU FLOOR PLAN

A2.1

Scale	3/8" = 1'-0"
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1. SEE SHEET A4 FOR DETAILS ON STRUCTURE AND ASSEMBLY.
2. SEE NOTES FOR OVERHANG DIMENSIONS ON SHEET A3 SECTIONS.
3. FOR PLUMBING AND/OR DUCTING VENTS, IF APPLICABLE, INSTALL GALVANIZED IRON ROOF JACKS, AS REQUIRED.

1. VENTILATED ATTIC W/ EAVE SOFFIT VENTS AND RIDGE VENT, SEE ROOF VENTILATION CALCULATION BELOW.
2. GABLE WALL VENTS, TOTAL VENT AREA PER CALCULATION BELOW.

ROOF VENTING CALCULATION (ATTIC ROOF/GABLE WALL VENTS):
ATTIC AREA: 475 SQFT [A]
VENT AREA: [A] / 150 = 3,17 SQFT [B]
SQUARE INCH CONVERSION: [B] * 144 SQ INCH = 456 SQ INCH [C]
USE 1 VENT FOR EACH GABLE WALL: # OF GABLE WALLS = 2 [D]
REQUIRED VENT COUNT: [C] / [D] = 228 [E]
→ USE 2 VENTS, MIN. 228 SQ INCH EACH.

40% OF VENT OPENINGS TO BE LOCATED AT THE RIDGE, 60% AT THE EAVES
ATTIC AREA: 475 [A] SQFT
RIDGE TOTAL LENGTH: 37[18] FT * 12 = 444 INCH
VENT AREA: 475 / 300 = 1.58 SQFT * 144 = 228 SQ INCH
CONTINUOUS RIDGE VENT MIN. WIDTH: 40% * 228 / 444 = 0.2 INCH
FOR ROOF <= 600 SQFT USE 6 VENTS
FOR ROOF > 600 SQFT USE 8 VENTS
EAVE VENTS AREA: 60% * 228 = 136.8 SQ INCH / 8 = 17 SQ INCH
USE CONTINUOUS RIDGE VENT MIN. WIDTH: 0.2 INCH
USE EAVE 8 VENTS MIN. 17 SQ INCH AT WALL EDGES AND EVENLY SPACED IN-BETWEEN

ROOF VENTING CALCULATION (ATTIC ROOF/GABLE WALL VENTS):
 ATTIC AREA: **352 SQFT [A]**
 VENT AREA: **[A] / 150 = 2.35 SQFT [B]**
 SQUARE INCH CONVERSION: **[B] * 144 SQ INCH = 338 SQ INCH [C]**
 USE 1 VENT FOR EACH GABLE WALL: **NO. OF GABLE WALLS = 2 [D]**
 REQUIRED VENT COUNT: **[C] / [D] = 169 [E]**

ROOF VENTING CALCULATION (CONTINUOUS RIDGE VENT AND EAVE VENTS):
 40% OF VENT OPENINGS TO BE LOCATED AT THE RIDGE, 60% AT THE EAVES
 ATTIC AREA: 352 [A] SQ FT
 RIDGE TOTAL LENGTH: 25[B] FT * 12 = 300[C] INCH
 VENT AREA: 352[A] / 300 = 1.17[F] SQ FT * 144 = 169 [G] SQ INCH
 CONTINUOUS RIDGE VENT MIN. WIDTH: 40% * 169[G] / 300[C] = 0.23[H] INCH
 FOR ROOF <= 600 SQ FT USE 6 VENTS
 FOR ROOF > 600 SQ FT 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

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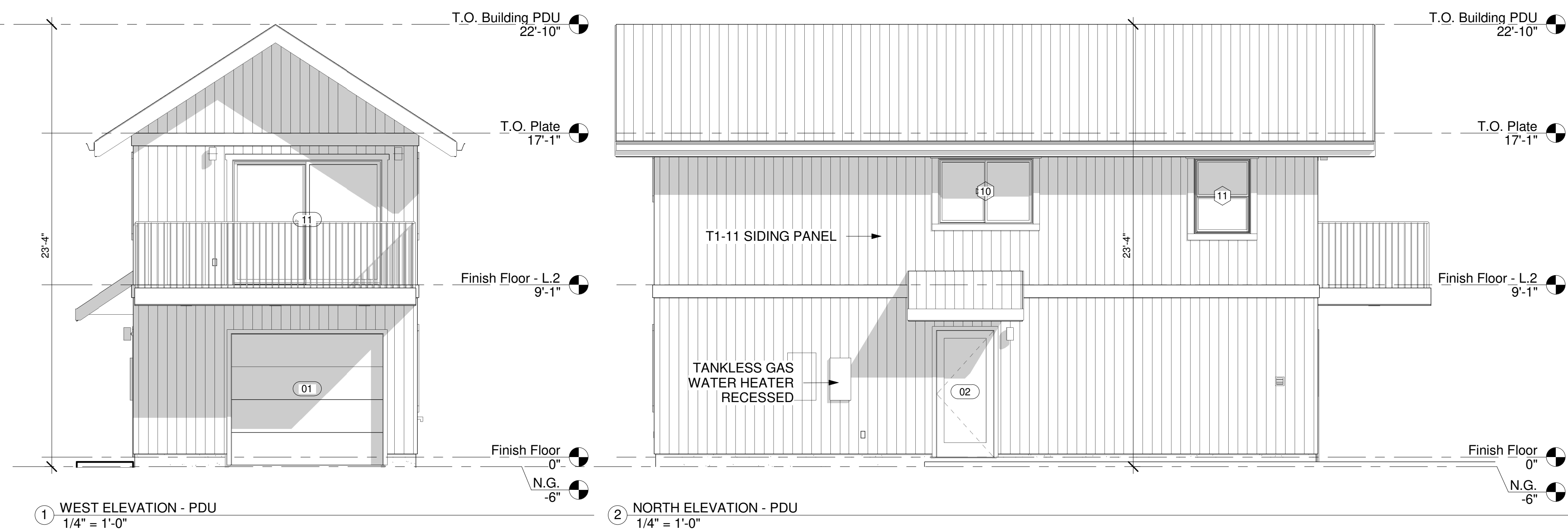
ROOF PLAN

A2.2

Scale

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

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



ELEVATIONS GENERAL NOTES:

1. THE ADU SHALL RESEMBLE THE PRIMARY DWELLING IN TERMS OF STYLE, INCLUDING, BUT NOT LIMITED TO MATERIALS, COLORS AND SHAPE OF WALLS, ROOF, DOORS, WINDOWS AND TRIMS.
2. SEE SHEET A5 FOR DETAILS OF ALL EXTERIOR LIGHTS, ELECTRICAL APPLIANCES AND OUTLETS.

ROOFING:

1. ASPHALT SHINGLES, COLOR TO MATCH THE PRIMARY DWELLING. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION.
2. DOUBLE LAYER OF UNDERLAYMENT IS REQUIRED FOR 2-4"/12" ROOF.
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

FASCIA, GUTTER, DOWNSPOUTS:

1. FASCIA AND GUTTER TO MATCH THE PRIMARY DWELLING. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION.
2. USE DIA 5" GUTTER AND DOWNSPOUTS, 26 GA. GALV. AS REQUIRED.
3. INSTALL CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE.

FLASHING AT ROOF TO WALL, ROOF VALLEY & RIDGE CONNECTIONS, ROOF PENETRATIONS:

1. USE 26 GA. GALV.

FLASHING/DRIP EDGE/ WEEP SCREED AT THE CONNECTION WALL TO FOUNDATION:

1. USE 26 GA. GALV.

EXTERIOR WALLS:

1. EXTERIOR FINISH: TO MATCH THE PRIMARY DWELLING. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION.

DOOR AND WINDOW TRIMS:

1. TO MATCH THE PRIMARY DWELLING. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION.

DECK GUARDS (CRC R312.1 - R312.4):

1. GUARDS ARE REQUIRED IF THE DECK HEIGHT ABOVE NATURAL GRADE EXCEEDS 30". MIN. HEIGHT OF GUARDS IS 42" AT THESE LOCATIONS.
2. GUARDS POST SPACING: MAX. 6' O.C..
3. OPENINGS: NO OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT SHALL ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
4. GUARDS AND GUARD POSTS MATERIALS ALLOWED: WOOD, METAL.
5. GUARDRAILS SHALL SUPPORT CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION.

WOODEN DECK:

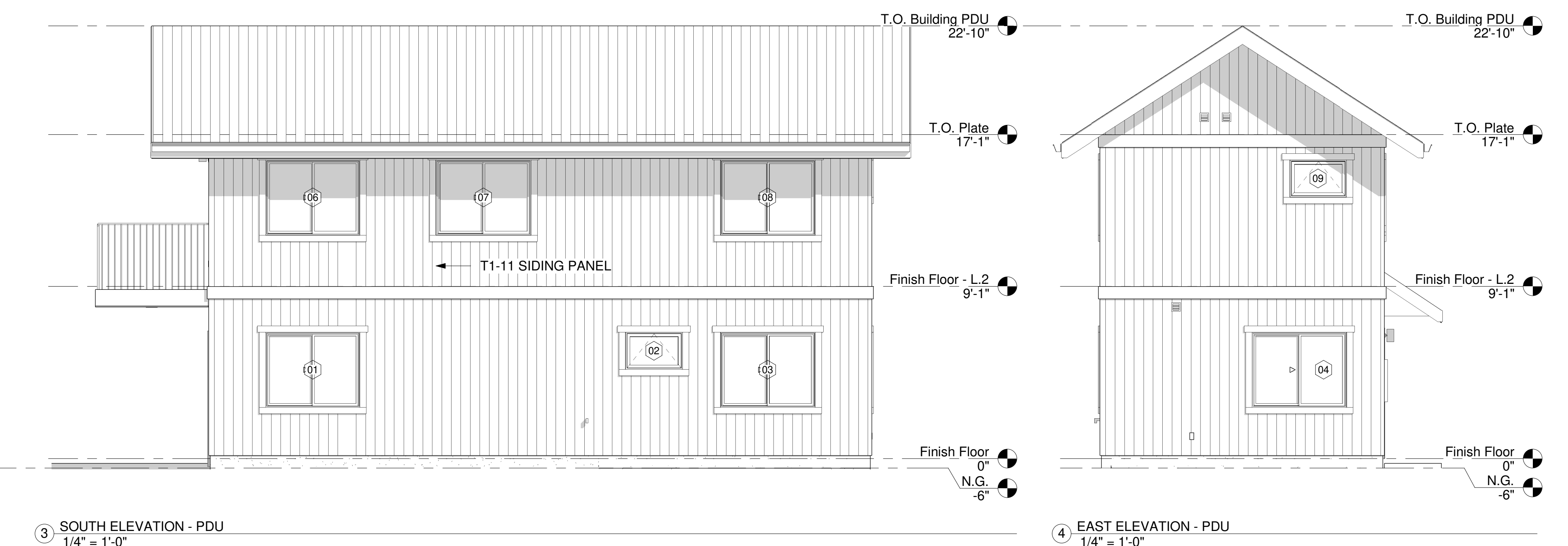
1. DECK FINISH SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
2. ALL WOOD USED FOR STRUCTURE AND FRAMING SHALL BE P.T..
3. WOODEN DECK TO BE SEALED WITH WATER-RESISTANT COATING. COATING TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
4. USE CONCEALED FASTENERS OVER DECKING.
5. ALL CONNECTORS AND FASTENERS TO BE HOT-DIPPED GALVANIZED.

CONCRETE LANDING/PATIO:

1. DECK TILES (OPTIONAL) AND UNDERLAYMENT (OPTIONAL) SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
2. DECK TO SLOPE 1/8" - 1' AWAY FROM THE ADU TO ALLOW WATER FLOW AWAY FROM THE WALLS.

MINI SPLIT OUTDOOR INSTALLATION:

1. PROVIDE A PAD UNDER THE COMPRESSOR. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SIZE, THICKNESS AND INSTALLATION INSTRUCTIONS.

[illegible]

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1268 Prospect St Seaside Ca 93955

1268 Prospect PDU & ADU

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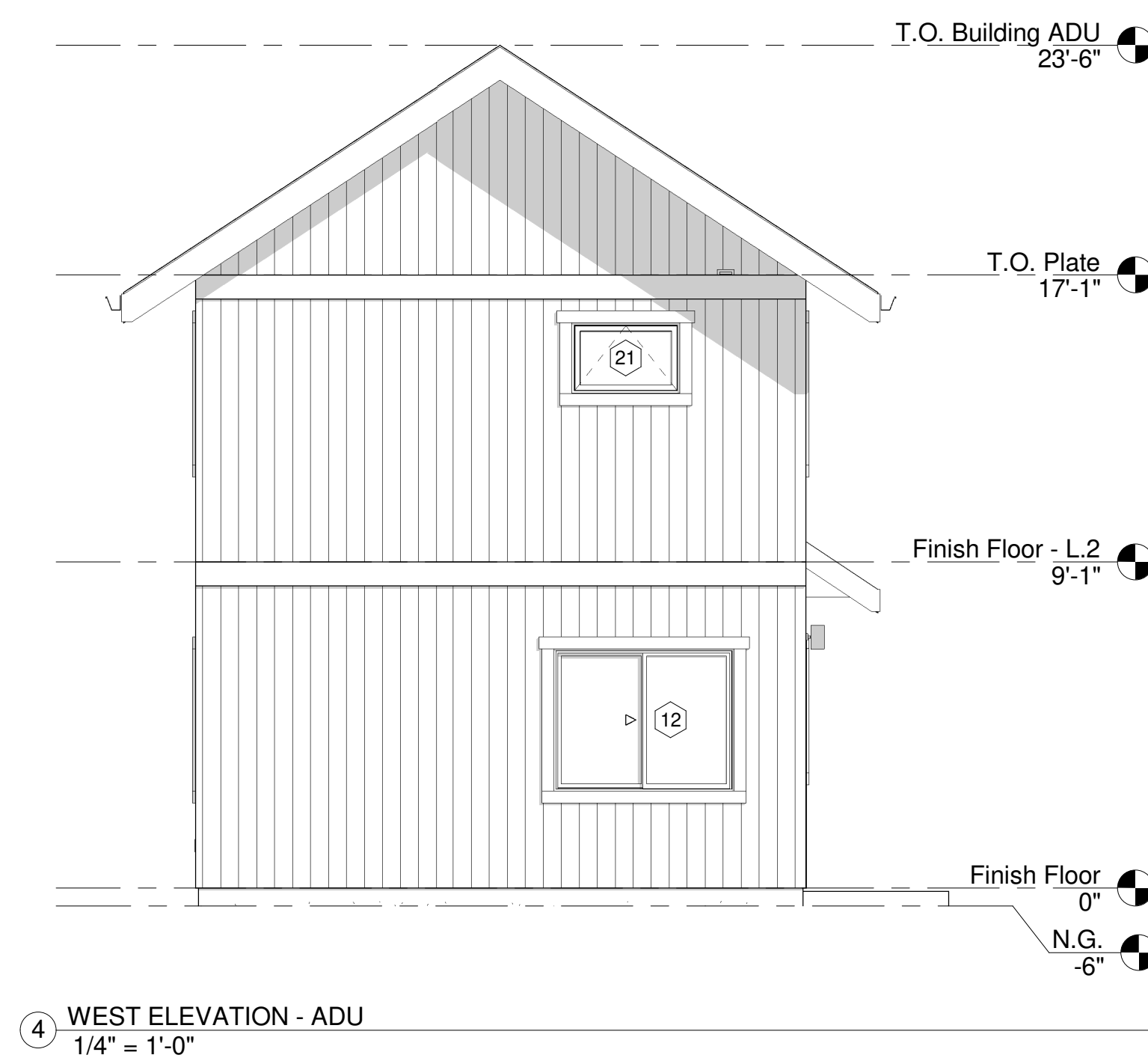
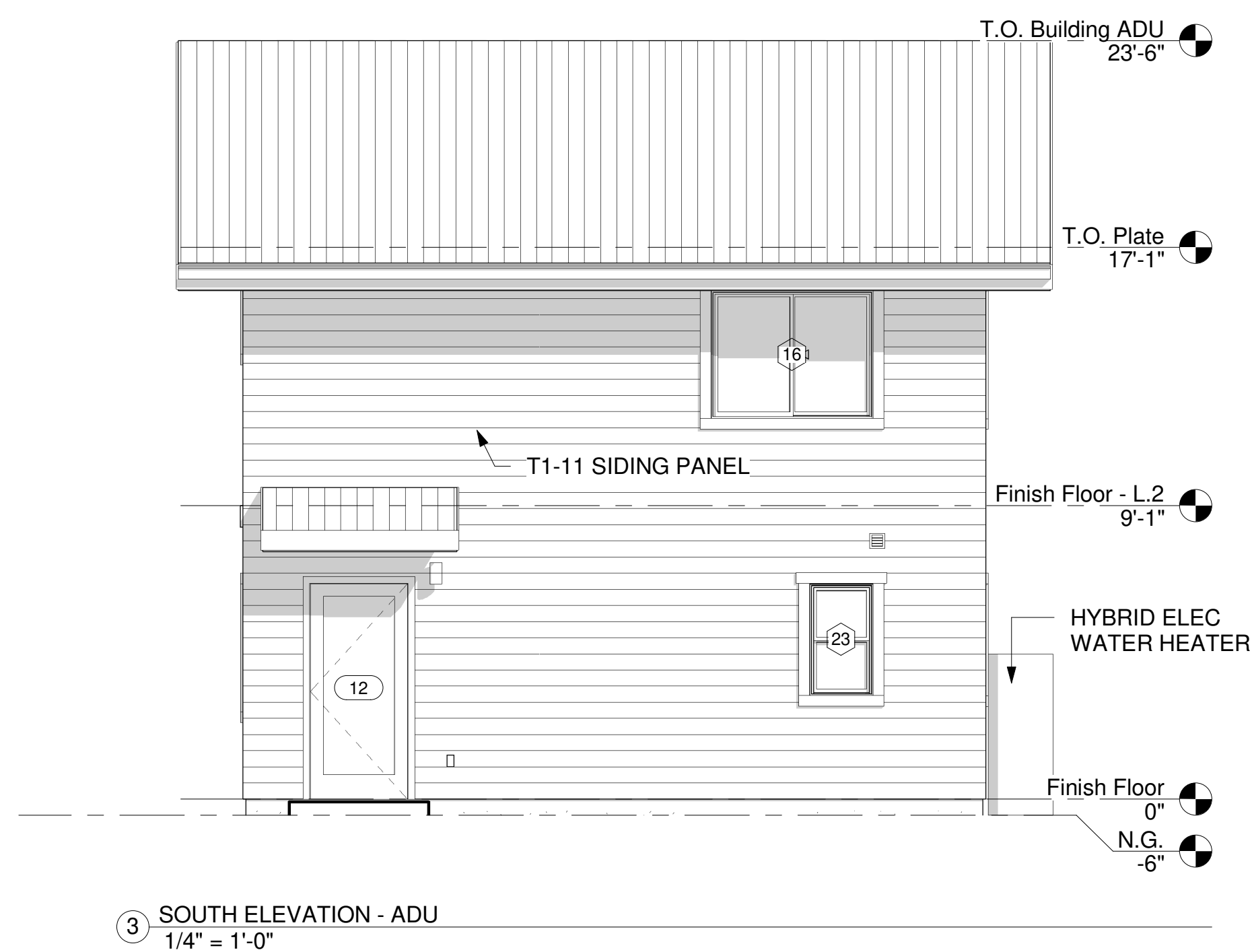
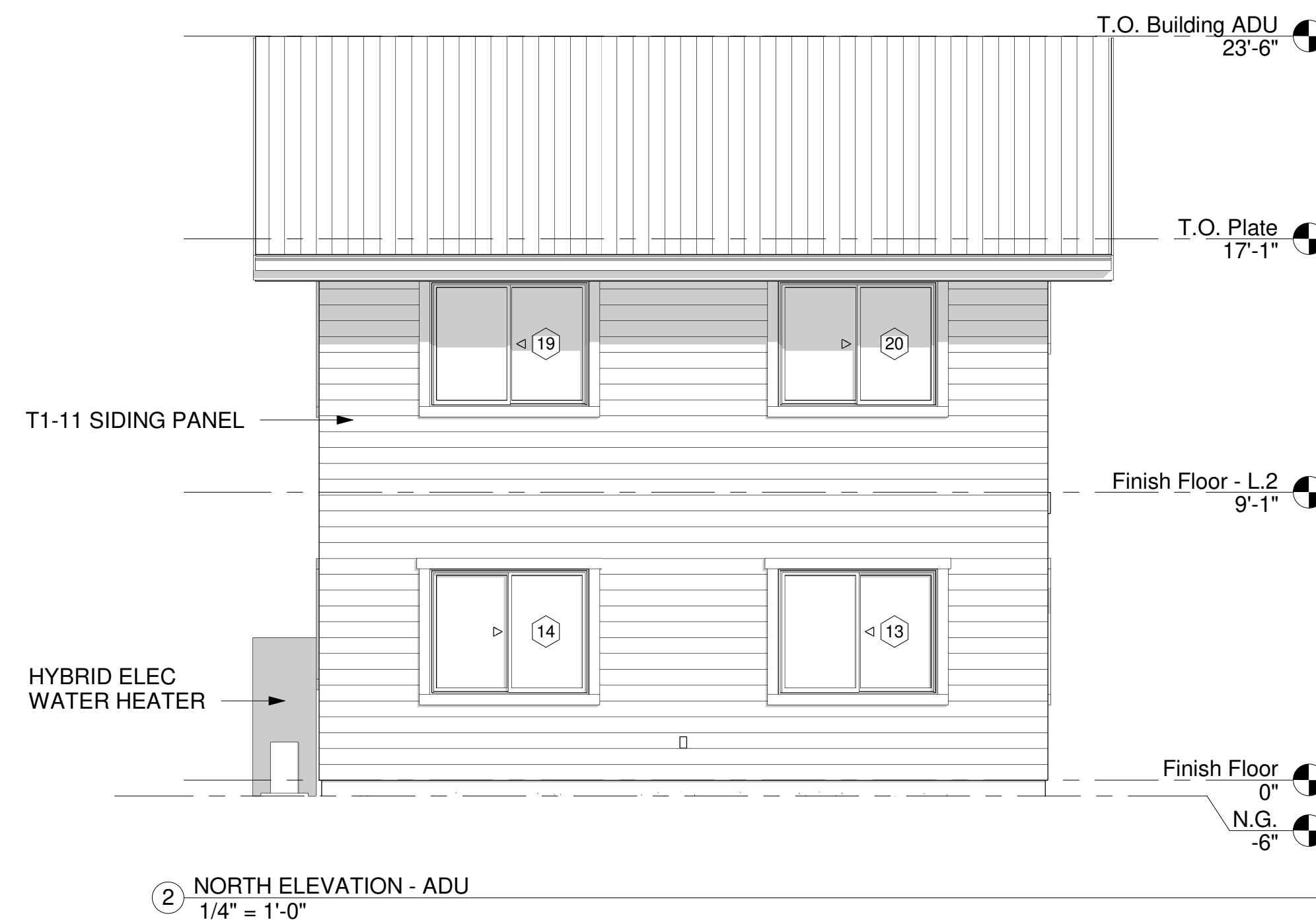
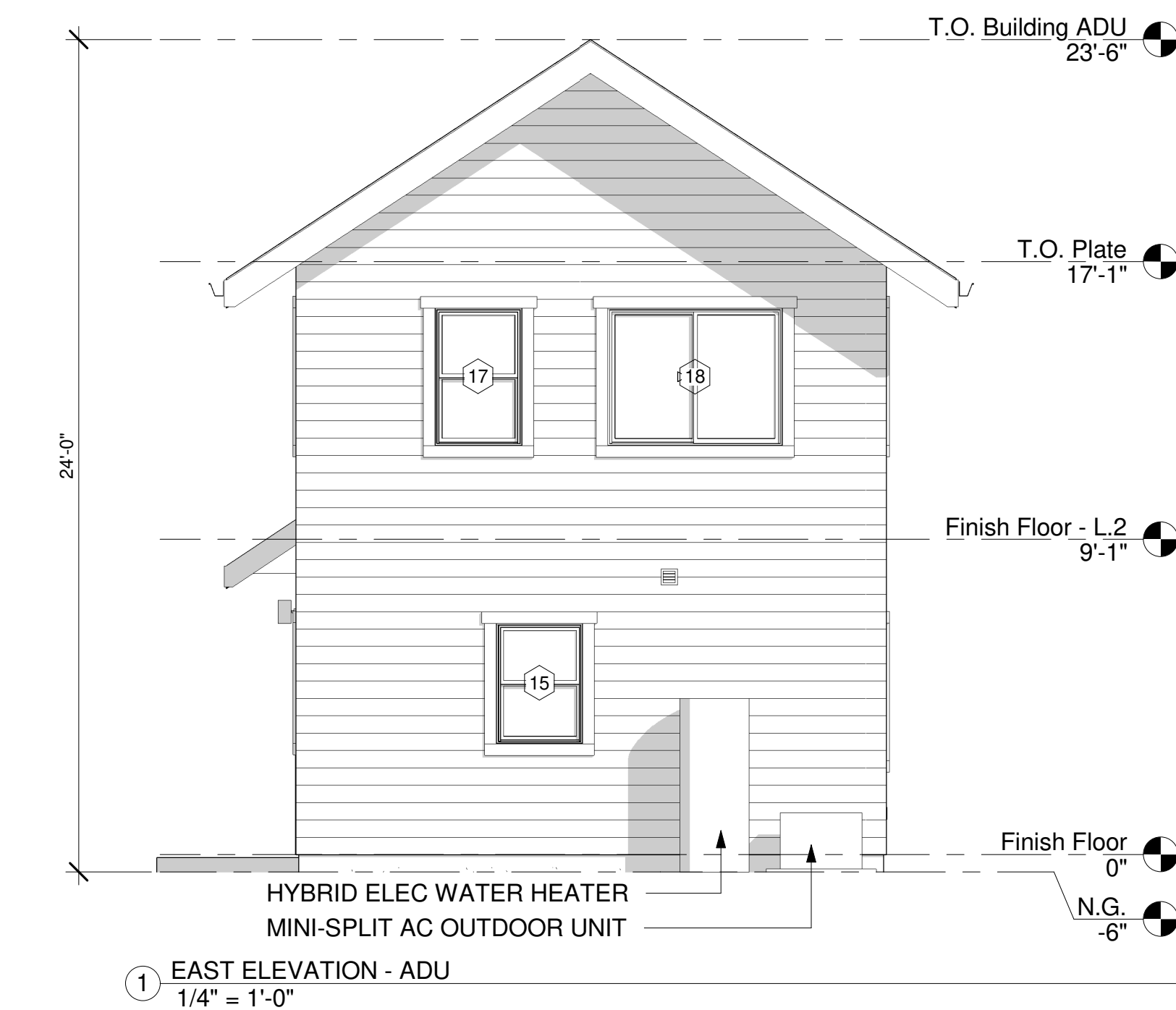
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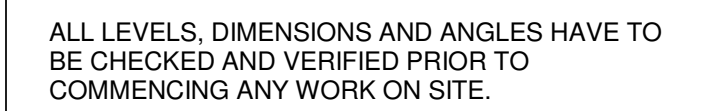
A3.0

Scale	1/4" = 1'-0"
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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.





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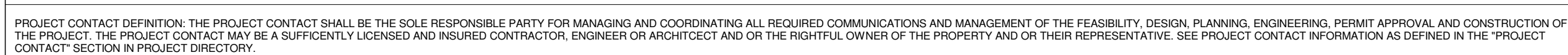
1268 Prospect PDU & ADU

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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.

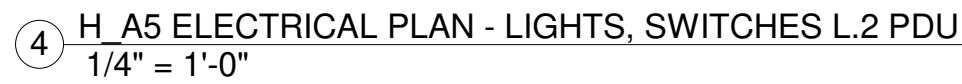
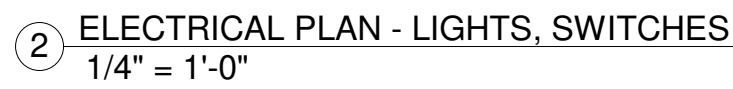
1. SEE FINISH SCHEDULE FOR FINISH INFORMATION ON SPECIFIC ROOMS.
2. BATHROOM TILES AND UNDERLAYMENT SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
3. FLOOR PLANKS SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
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6. CONSULT PROJECT CONTACT FOR ALL INTERIOR TRIM INCLUDING, BUT NOT LIMITED TO, CEILING MOLDINGS, LIGHTING MOLDINGS, WOOD BASES AND DOOR AND WINDOW CASINGS.

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.



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

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



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	

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)

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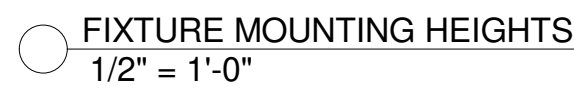
Kyle Chenretsky (831) 809-9659
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1268 Prospect St Seaside Ca 93955

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

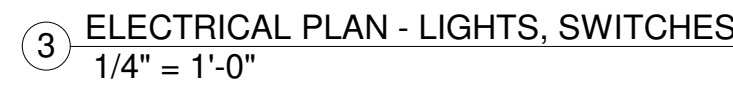
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Scale	As indicated
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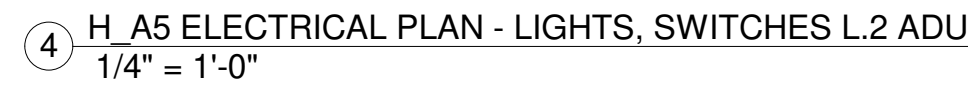


NOTE: Not all fixtures shown here are used in the project

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



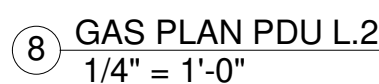
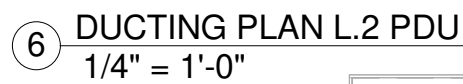
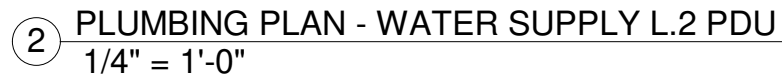
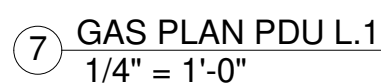
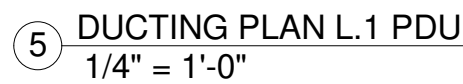
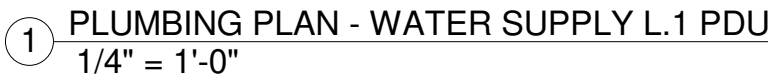
② ELECTRICAL PLAN - APPLIANCES, OUTLETS L.2
1/4" = 1'-0"



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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○ PLUMBING LEGEND
1/8" = 1'-0"

— . — . —	3/4" NATURAL GAS SUPPLY LINES. PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES
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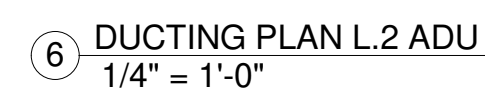
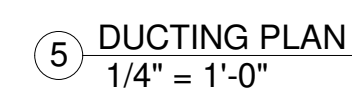
○ GAS LEGEND
1/8" = 1'-0"

cket Page 94



— 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

③ PLUMBING PLAN - DRAIN L.1 ADU
1/4" = 1'-0"



As indicated

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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

(Page 1 of 9)

GENERAL INFORMATION									
01	Project Name		Prospect Street ADU						
02	Run Title		Title 24 Analysis						
03	Project Location		1268 Prospect Street						
04	City		Seaside			05	Standards Version		2019
06	Zip code					07	Software Version		EnergyPro 8.2
08	Climate Zone		3			09	Front Orientation (deg/ Cardinal)		180
10	Building Type		Single family			11	Number of Dwelling Units		1
12	Project Scope		NewConstruction			13	Number of Bedrooms		2
14	Addition Cond. Floor Area (ft ²)		0			15	Number of Stories		2
16	Existing Cond. Floor Area (ft ²)		n/a			17	Fenestration Average U-factor		0.3
18	Total Cond. Floor Area (ft ²)		781			19	Glazing Percentage (%)		21.10%
20	ADU Bedroom Count		n/a			21	ADU Conditioned Floor Area		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

Calculation Date/Time: 2021-12-18T11:04:13-08:00
Input File Name: Prospect Street ADU (1268).rbd19x

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 (ft2)	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 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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CF1R-PRF-01E

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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

01	02	03	04	05	06	07	08	09	10	11
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-hers-htump

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
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CF1R-PRF-01E

(Page 2 of 9)

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 (kTDU/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
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CF1R-PRF-01E

(Page 5 of 9)

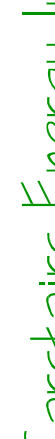
FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor SHGC	SHGC Source	Exterior Shading	
19	Window	Rear Wall 2	Back	0			1	20	0.3	NFRC	0.35	NFRC	Bug Screen
20	Window	Rear Wall 2	Back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

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 Wall	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

	Requirements for Ventilation and Indoor Air Quality:
§ 500.00(I):	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, <i>Ventilation and Acceptable Indoor Air Quality in Residential Buildings</i> subject to the amendments specified in § 500.00(I).
§ 500.00(J):	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, including townhouses, garden bungalows, and commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.2 and as specified in § 500.00(J).
§ 500.00(K):	Multiunit Attached Dwelling Units. Multiunit attached dwelling units must have mechanical ventilation airflow provided in a balanced system in accordance with ASHRAE 62.2 and must be 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 envelopes leakage must be ≤ 0.3 CFM at 75 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.3 of ASHRAE 62.2.
§ 500.00(L):	Multiunit Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation for each dwelling unit served at a rate equal to or greater than the rate specified by ASHRAE 62.2. All airflows must be within $\pm 20\%$ of the unit design airflow rate. Units with forced airflow rates less than 10 CFM must be treated as unbalanced and require airflow rate remedial action.
§ 500.00(M):	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 500.00(N):	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with ASHRAE Appendix RA3.7.4.3 to confirm it is within $\pm 10\%$ of compliance with the airflow rates and sound requirements as specified in Section 7.2 of ASHRAE 62.2.
§ 500.00(O):	Pool and Spa Systems and Equipment Measures:
§ 500.00(P):	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 elements.
§ 500.00(Q):	Piping. Any pool or spa heating system or equipment must be installed with all least 36 inches of pipe between the filter and the heater, or installation and return lines, in built-in or built-up connectors to allow for future safe heating.
§ 500.00(R):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 500.00(S):	Directional Intakes and Time Switches for Pools. Pools must have directional intakes that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during peak electric demand periods.
§ 500.00(T):	Pilot Light. Natural gas pool and spa heaters must have a continuously burning pilot light.
§ 500.00(U):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump flow, pump size, piping, filters, and valves.
§ 500.00(V):	Lighting Measures:
§ 500.00(W):	Lighting Controls and Components. All lighting control devices, switches, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 500.00(X):	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.A.
§ 500.00(Y):	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 not be greater than the number of bedrooms. These electrical boxes must be covered by a dimmer, vacancy sensor control, or fan speed control.
§ 500.00(Z):	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling as follows: lighting, maintenance, and socketed and light source as described in § 500.00(Z).
§ 500.00(1):	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.
§ 500.00(2):	Night Lights, Step Lights, and Pajama Lights. Night lights, step lights and pajama lights are not required to comply with Table 150.A.4 or be controlled by vacancy sensors provided they are not required to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 500.00(3):	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(4).
§ 500.00(4):	Screw Based Luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 500.00(5):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the A88 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 500.00(6):	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources installed in drawers, cabinets or linen closets are not required to comply with Table 150.A.4 or be controlled by vacancy sensors provided they are required to consume no more than 5 watts of power, emit no more than 150 lumens, and are not controlled by controls that require the unit to be on when the drawer, cabinet or linen closet is closed.
§ 500.00(7):	Interior Switches and Controls. All forward phase dc dimmers used with LED light sources must comply with NEMA SL8, 7A.
§ 500.00(8):	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 500.00(9):	Interior Switches and Controls. Light switches must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
§ 500.00(10):	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 500.00(11):	Interior Switches and Controls. Controls must be bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(4).
§ 500.00(12):	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.



Carstairs Energy Inc.

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www.carstairsenergy.com

Prospect Road Residence

1268 Prospect Rd

Seaside CA



Call Us for

HERS Testing

Serving San Luis Obispo and Santa Barbara Counties

1/7/2022

DRAWN BY: Timothy Carstairs

SCALE: N/A

SHEET:

T24.2

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	2019
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	EnergyPro 8.2
10	Building Type	Single family	11	Number of Dwelling Units	270
12	Project Scope	NewConstruction	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Bedrooms	2
16	Existing Cond. Floor Area (ft ²)	n/a	17	Number of Stories	0.3
18	Total Cond. Floor Area (ft ²)	750	19	Fenestration Average U-factor	25.37%
20	ADU Bedroom Count	n/a	21	Glazing Percentage (%)	n/a
22	Is Natural Gas Available?	Yes	ADU Conditioned Floor Area		

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

CERTIFICATE OF COMPLIANCE

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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 Emissance	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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ENERGY DESIGN RATING				
	Energy Design Ratings		Compliance Margins	
	Efficiency ^a (EDR)	Total ^a (EDR)	Efficiency ^c (EDR)	Total ^a (EDR)
Standard Design	52	23.7		
Proposed Design	51.8	23.5	0.2	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 (kBtu/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
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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	32	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

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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

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CERTIFICATE OF COMPLIANCE

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

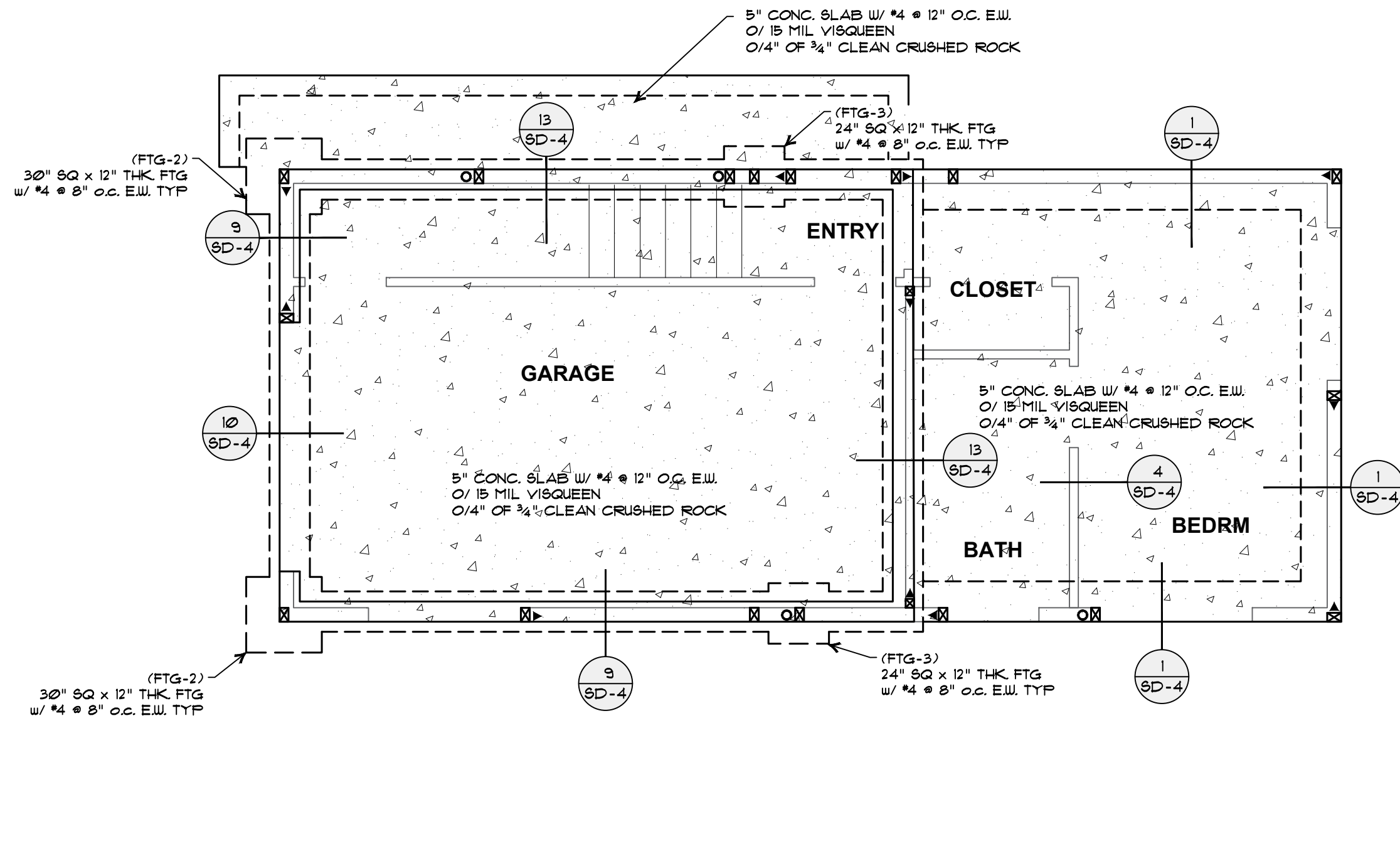
Calculation Date/Time: 2021-12-18T10:58:53-08:00
Input File Name: Prospect Street Residence (1268).rbd19x

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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	

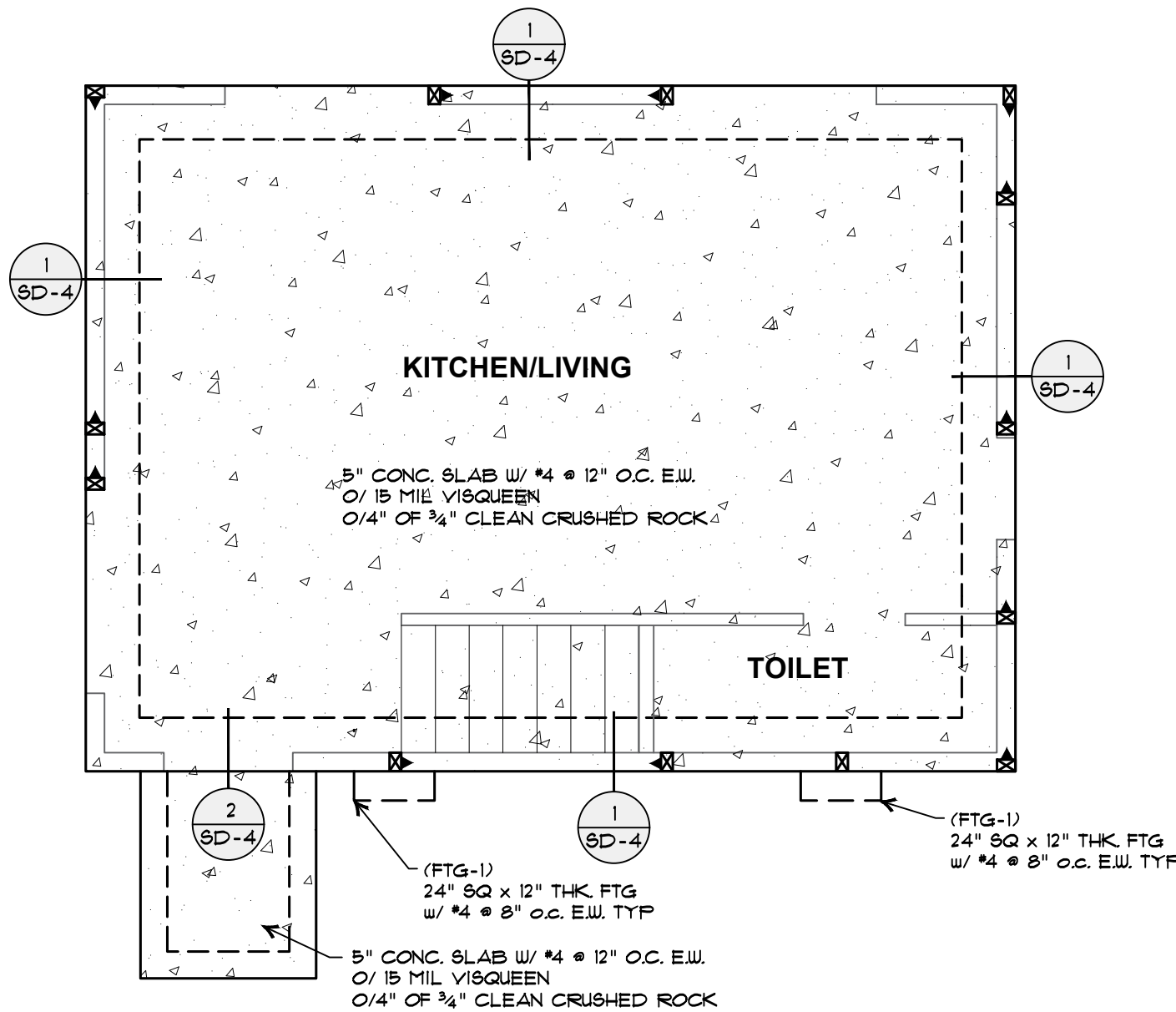
HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required 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



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

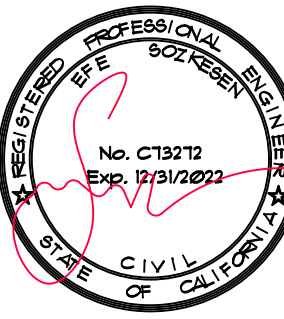
FOUNDATION:	
	HANGER PER SCHEDULE
	WALL ABOVE
	CONCRETE SLAB PER PLANS
	TYPICAL SPREAD FOOTING

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

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

PROJECT NAME:

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JOB NO: 22-001
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SCALE: AS NOTED

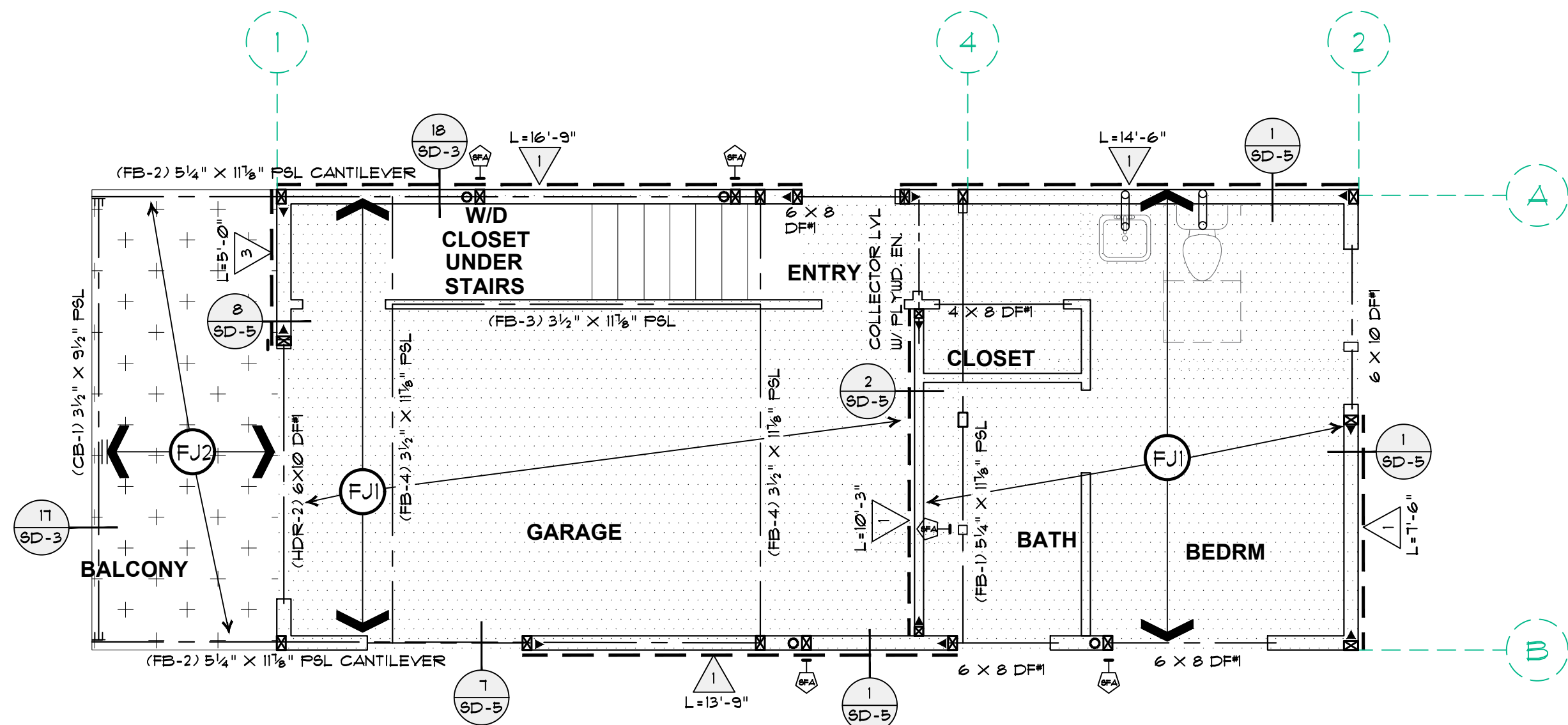
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S - 1
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4x Engineering, Inc.
Consulting Structural Engineering Services
1885 Meridian Ave.
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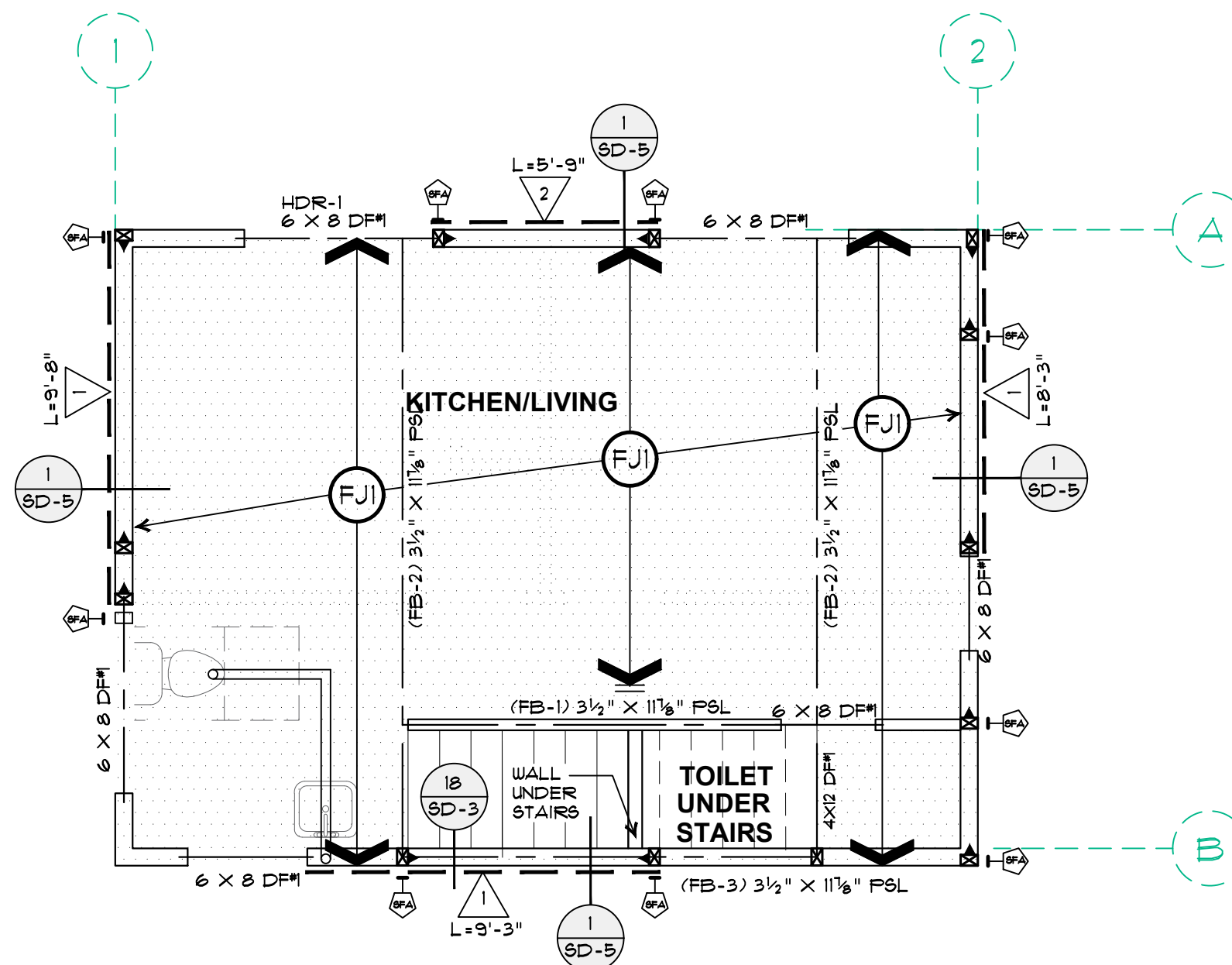
	2 x 12 DF#2 @ 16" O.C.
	2 x 10 DF#2 @ 16" O.C.

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 (UNO.)		
SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	L8U, L9U	--
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	HGUS	6X6 DF#1 / 4X8 DF#1
1½" MICROLAM	LSU	2-2X4 DF#2
SKEWED BEAMS	SKWEED 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

	HDU2		HD19		MST48		CMST12
	HDU5		C616		MST60		
	HDQ8		MST27		MST72		
	HHDQ11		MST37		CMST14		

 INDICATES HOLD-DOWN BRACKET
 INDICATES SHEAR ELEMENT VERTICAL END POST

○ HDU2 W/ SIMPSON 56TB20 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

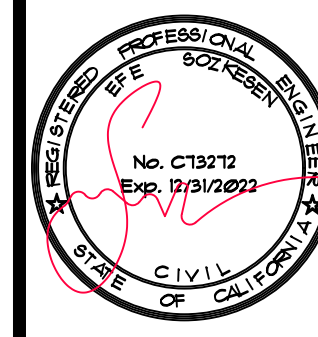
(DECK/BALCONY)

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

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

PROJECT NAME:

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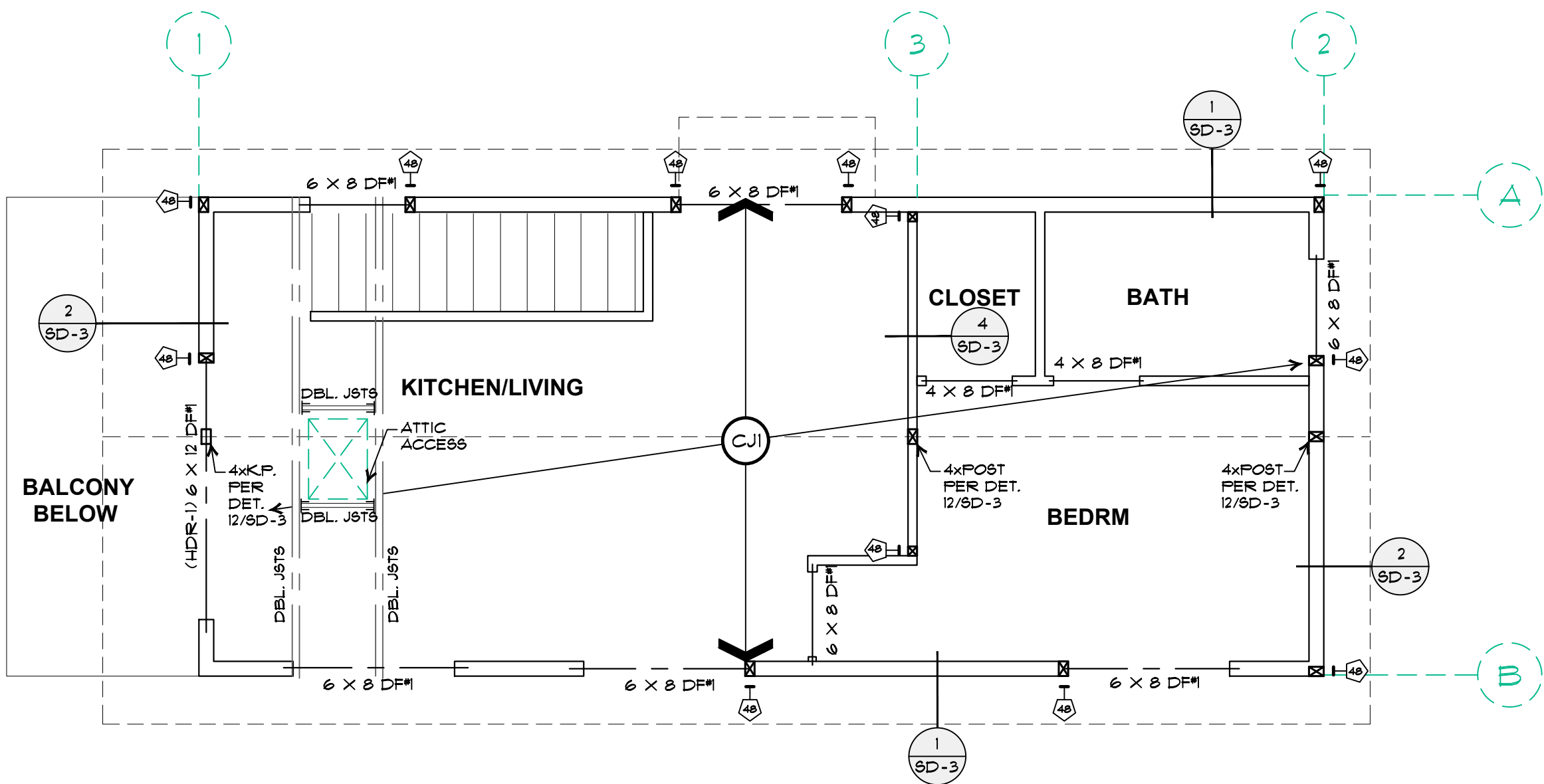
JOB NO: 22-007	DRAWN: SAYALI
DATE: 01/20/2022	SCALE: AS NOTE

SHEET NO.
S-2

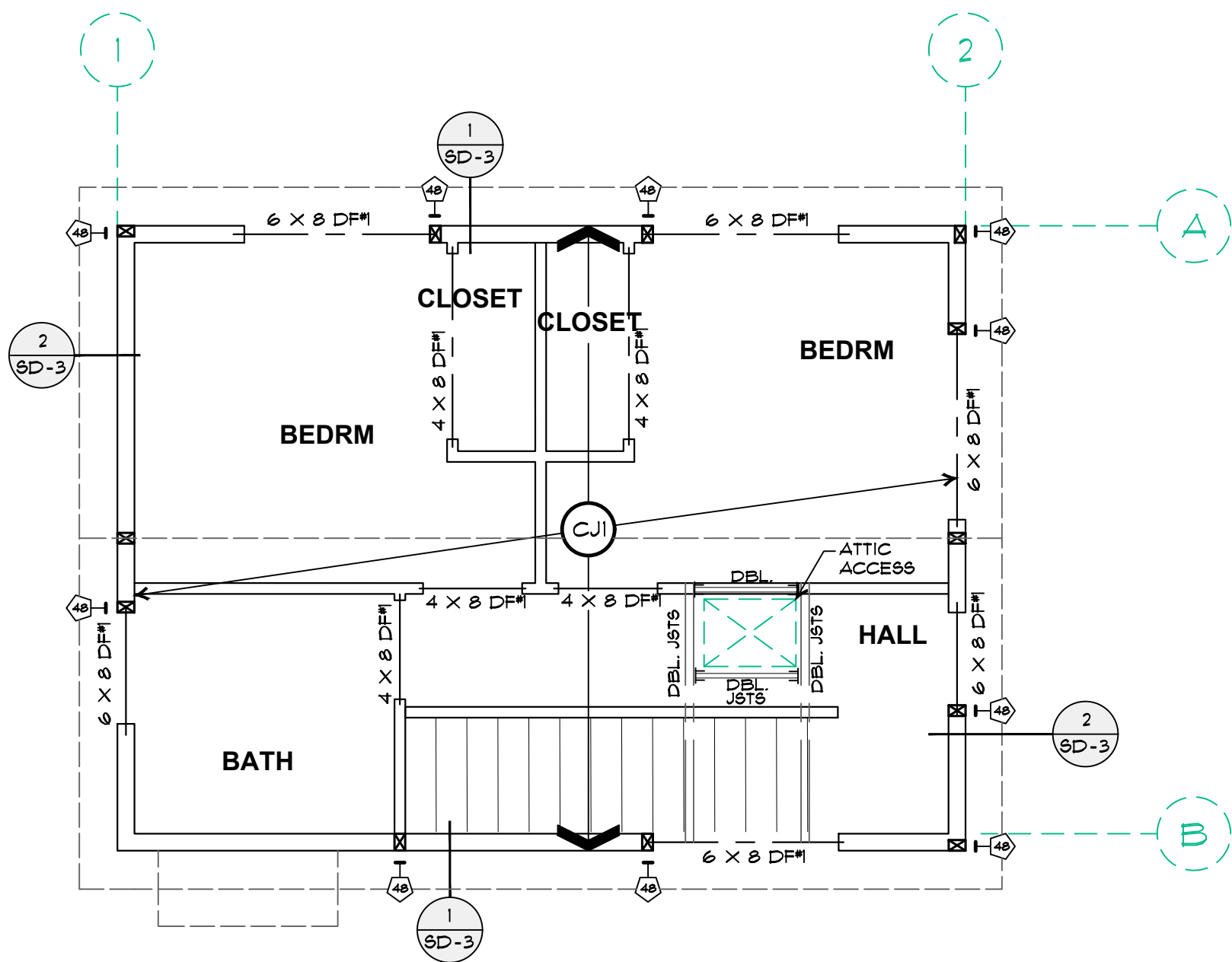


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CEILING JOISTS SCHEDULE FOR PDU	
	2 X 10 DF#2 @ 24" O.C.
CEILING JOISTS SCHEDULE FOR ADU	
	2 X 10 DF#2 @ 24" O.C.



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	HGUS	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		MST48		CMST12
	HDU5		CS16		MST60		
	HDQ8		MST21		MST12		
	HMDQ11		MST31		CMST14		

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:

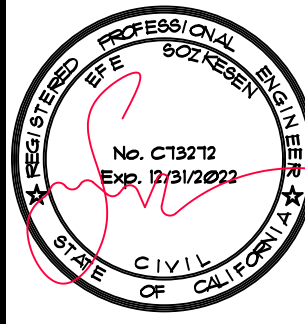
	HANGER PER SCHEDULE
	JOIST WITH A HANGER
	JOIST WITH A SUPPORT BELOW
	ROOF OUTLINE FOR REFERENCE

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

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

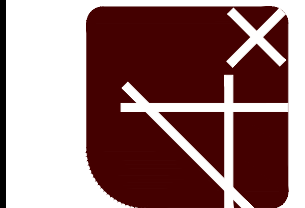
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JOB NO:	DRAWN:
22-0071	SAYALI
DATE:	SCALE:
01/20/2022	AS NOTED

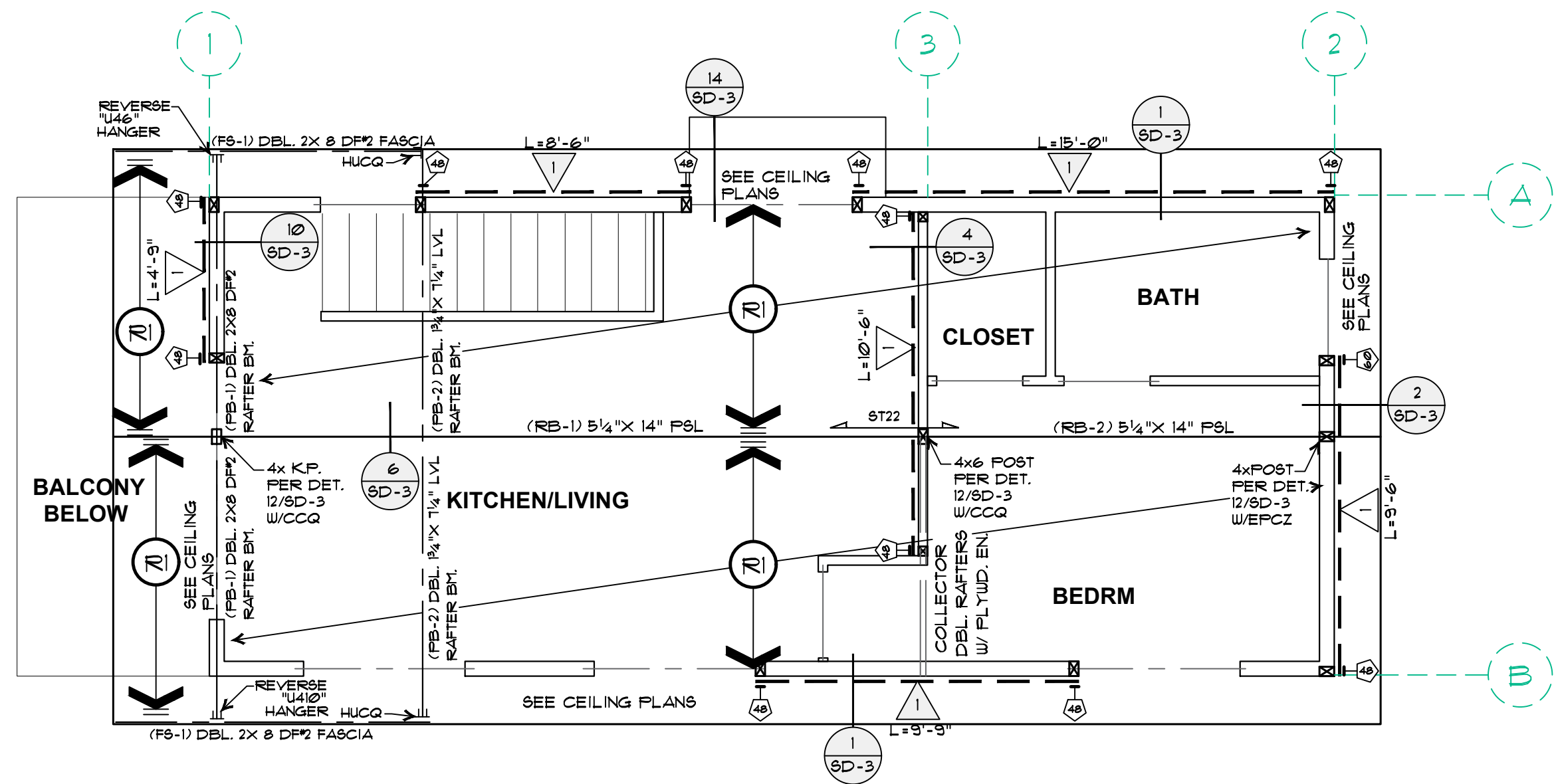
SHEET NO.
S - 3



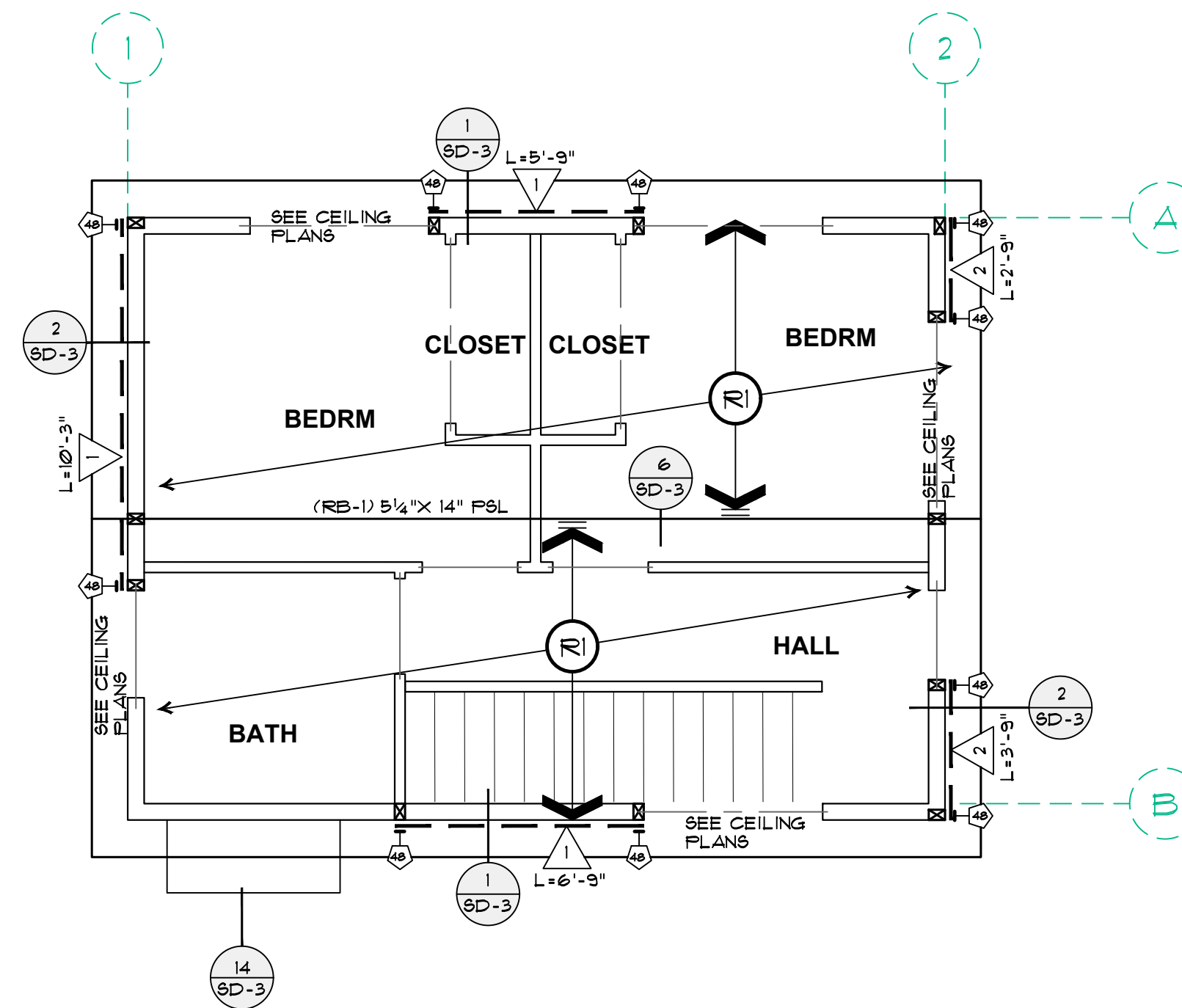
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 2 X 8 DF#2 RAFTERS @ 24" O.C.

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, L9U	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR 1-JOISTS	ITS	--
4X BEAM SAWN LUMBER	HU	4X4 DFM
6X BEAMS SAWN LUMBER	HU	4X6 DFM
3½" WIDE ENGINEERED BEAM	HHUS	4X4 DFM
5½" WIDE ENGINEERED BEAM	HHUS	4X6 DFM
1" WIDE ENGINEERED BEAM	HGUS	6X6 DFM / 4X8 DFM
1½" MICROLAM	L8U	2-2X4 DFM
SKEWED BEAMS	SKEWED HU	4X4 DFM
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

Diagram illustrating various connection details for a vertical beam-column joint:

- 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		HDU3		MST4B		CMST12
	HDU5		CS16		MST60		
	HDQ8		MST27		MST12		
	HHDQ11		MST37		CMST14		

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

INDICATES THE SHEAR LINE NAME & LOCATION

STRAP BY LENGTH DEPICTED, SEE DET.
14/8D-3 FOR ROOF

	HANGER PER SCHEDULE
	JOIST WITH A SUPPORT BELOW
	JOIST WITH A HANGER
	NEW UPPER ROOF PER PLAN
	NEW LOWER ROOF PER PLAN

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

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SEASIDE, CA

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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:	10 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 _{d1} :	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 SETTLE 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 1/2" HOLE, MANUFACTURED BY "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 WATERTIGHT 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, BEAMS, SLABS 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 OR 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 GRADE OR RECOMMENDED INSPECTION SERVICE, WEST COAST LUMBER INSPECTION BUREAU, WESTERN WOOD PRODUCTS ASSOCIATION, AMERICAN PLYWOOD ASSOCIATION, OR THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
B. MATERIALS:
1. SAUN 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 WOODS 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-DIPPED 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, SAUN 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 PER SHEAR 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, UNO.
6. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF FLYWOOD, 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 & NUTS 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" THICK 304 STAINLESS STEEL PLATE.
3. HARDWARE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED 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	PLYUD.	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	SPEC.S.	SPECIFICATIONS
GYP.	GYPSUM	STD.	STANDARD
GLB.	GLUED, PRESURE	STD.	STEEL
	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" PLANKS	2-16d @ EACH BEARING	

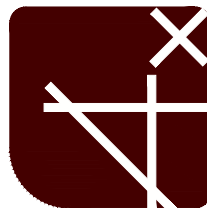
XIV. CEILING JOISTS SCHEDULE:		
CEILING JOISTS SCHEDULE (U.N.O. ON PLANS)		
SIZE	SPACING	MAX. CLEAR SPAN
2 X 4	16" O.C.	8'-6"
	24" O.C.	7'-6"
2 X 6	16" O.C.	13'-6"
	24" O.C.	11'-6"
2 X 8	16" O.C.	16'-6"
	24" O.C.	14'-0"
2 X 10	16" O.C.	19'-0"
	24" O.C.	16'-0"
2 X 12	16" O.C.	21'-0"
	24" O.C.	18'-0"

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:

NO. REVISIONS BY

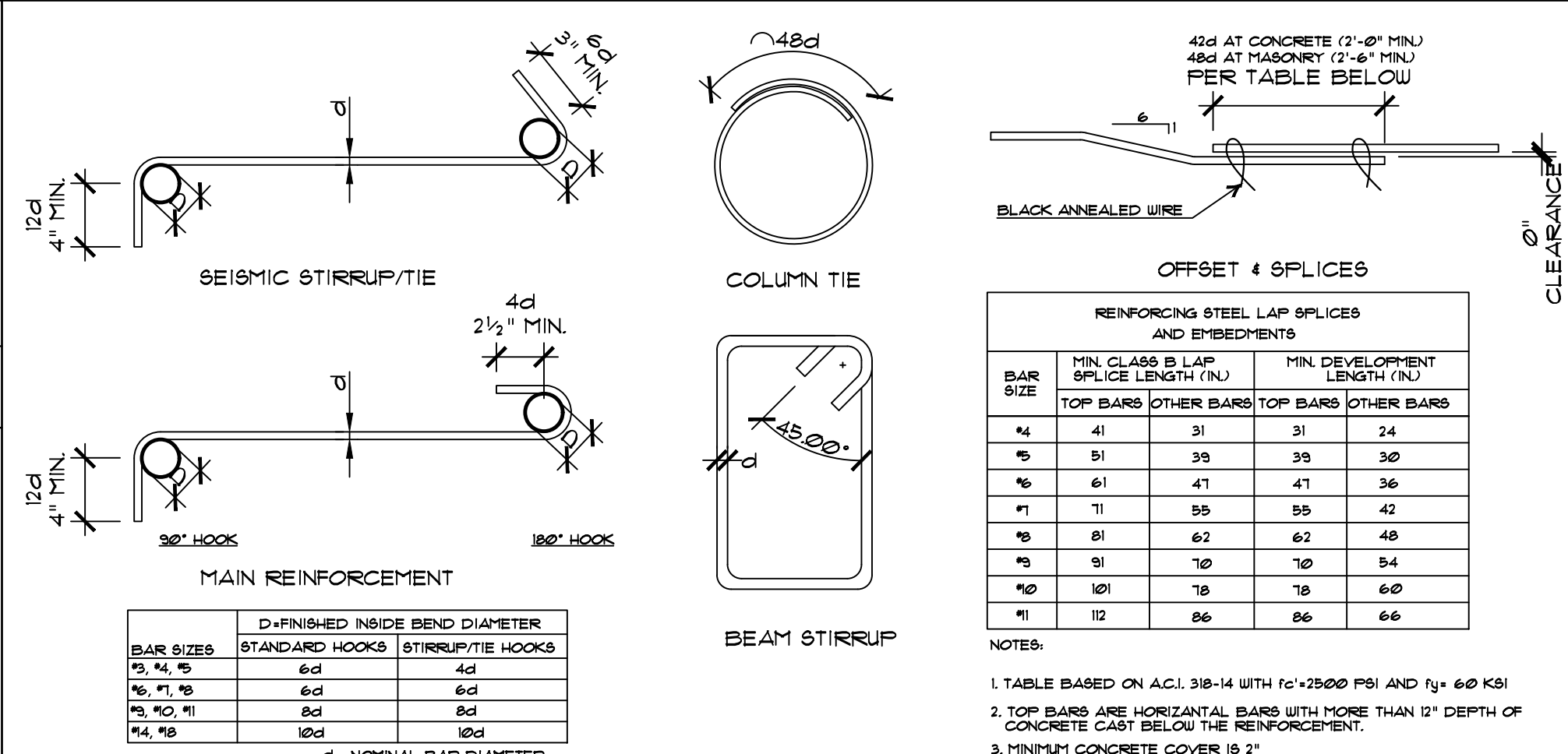
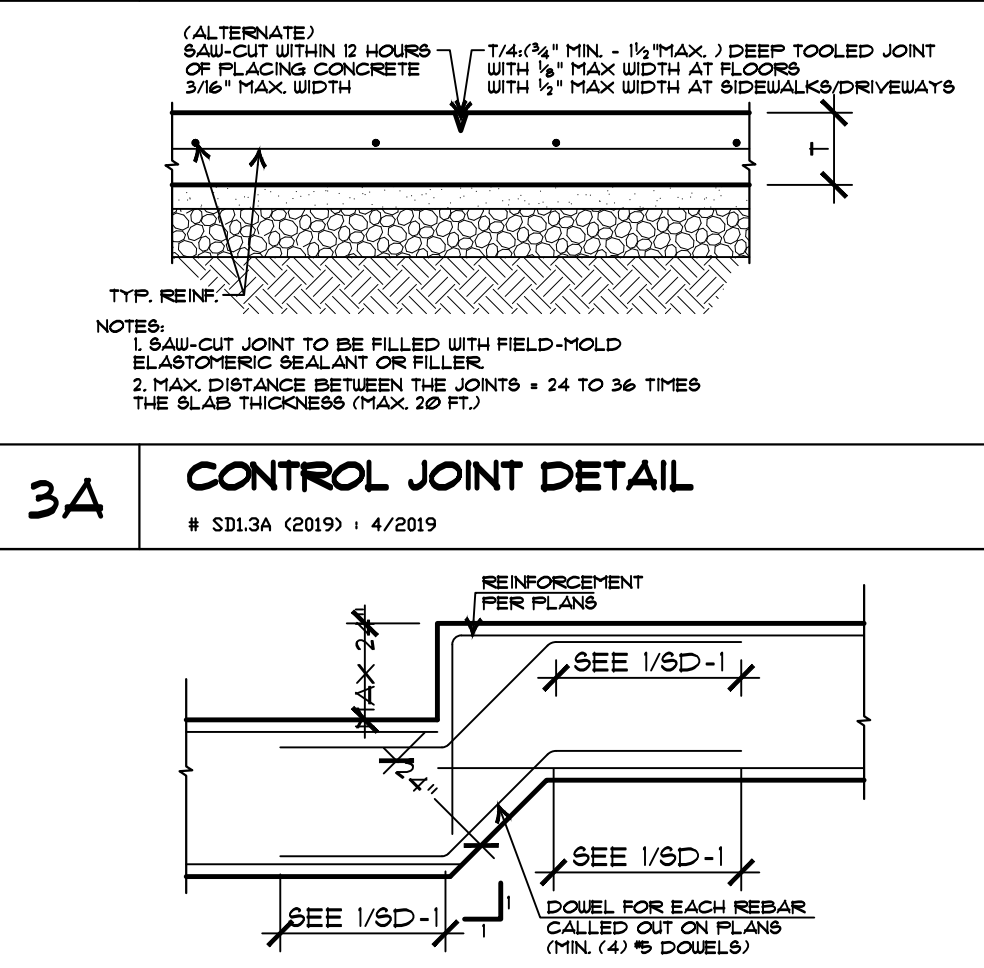
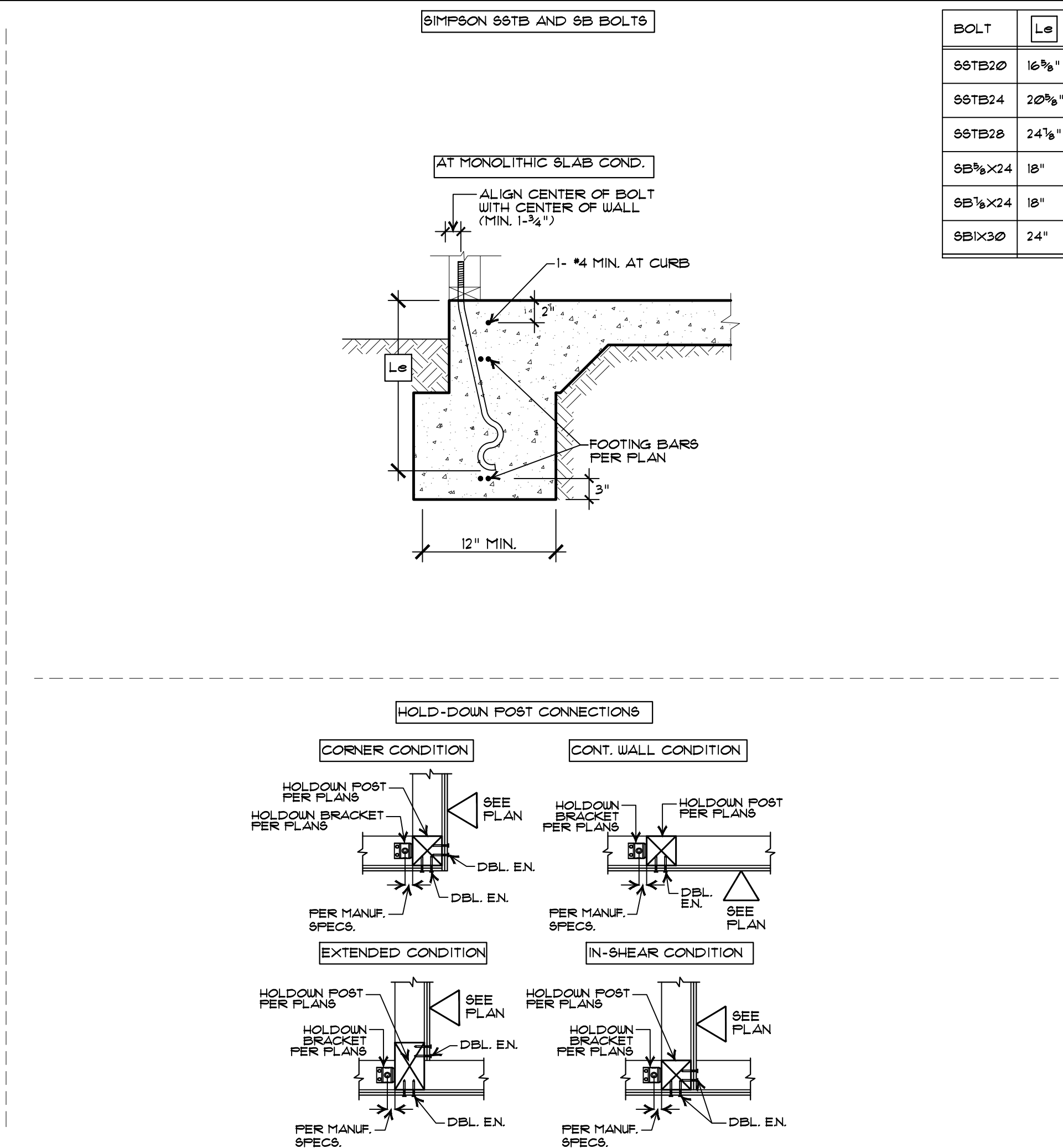
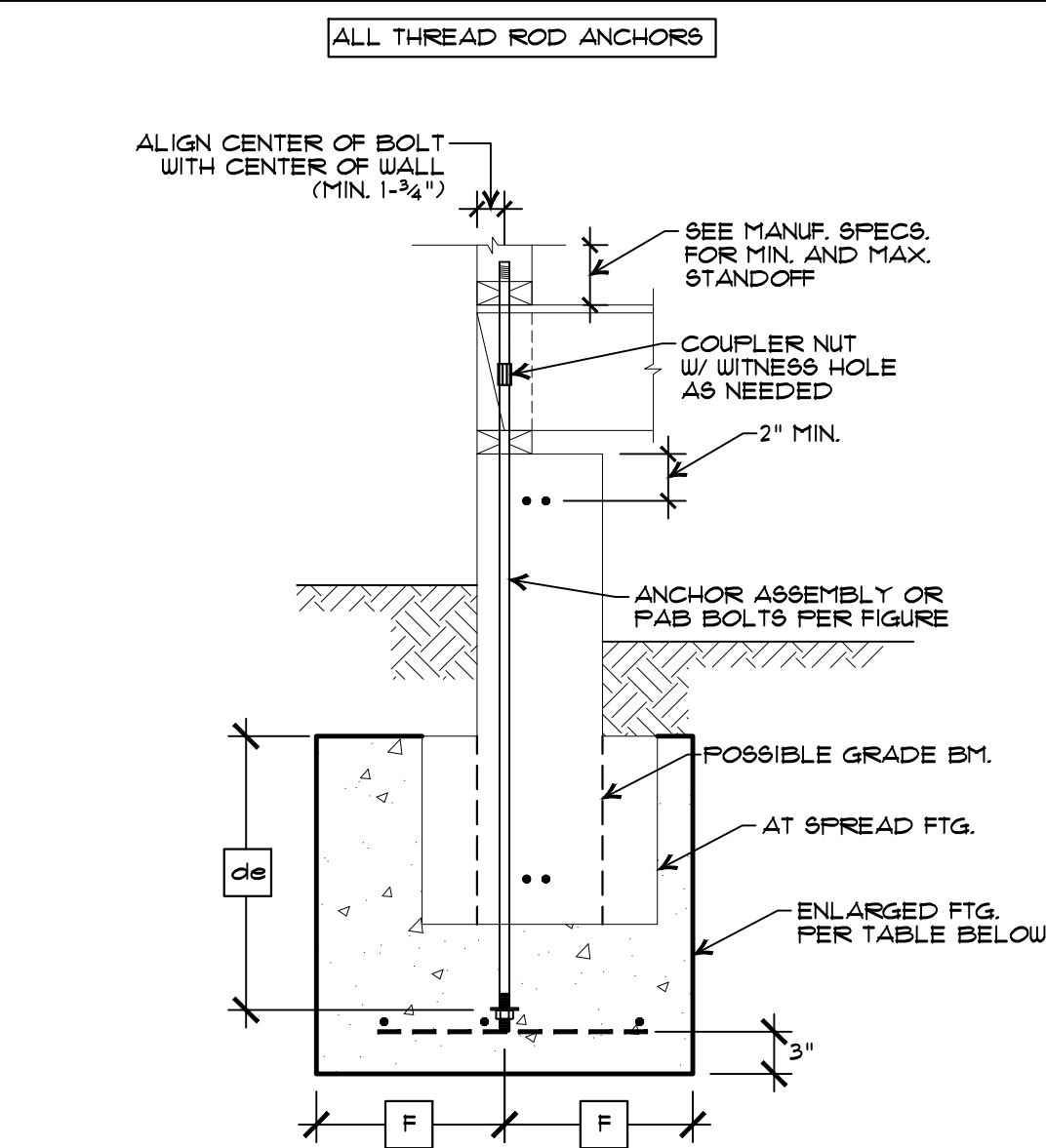
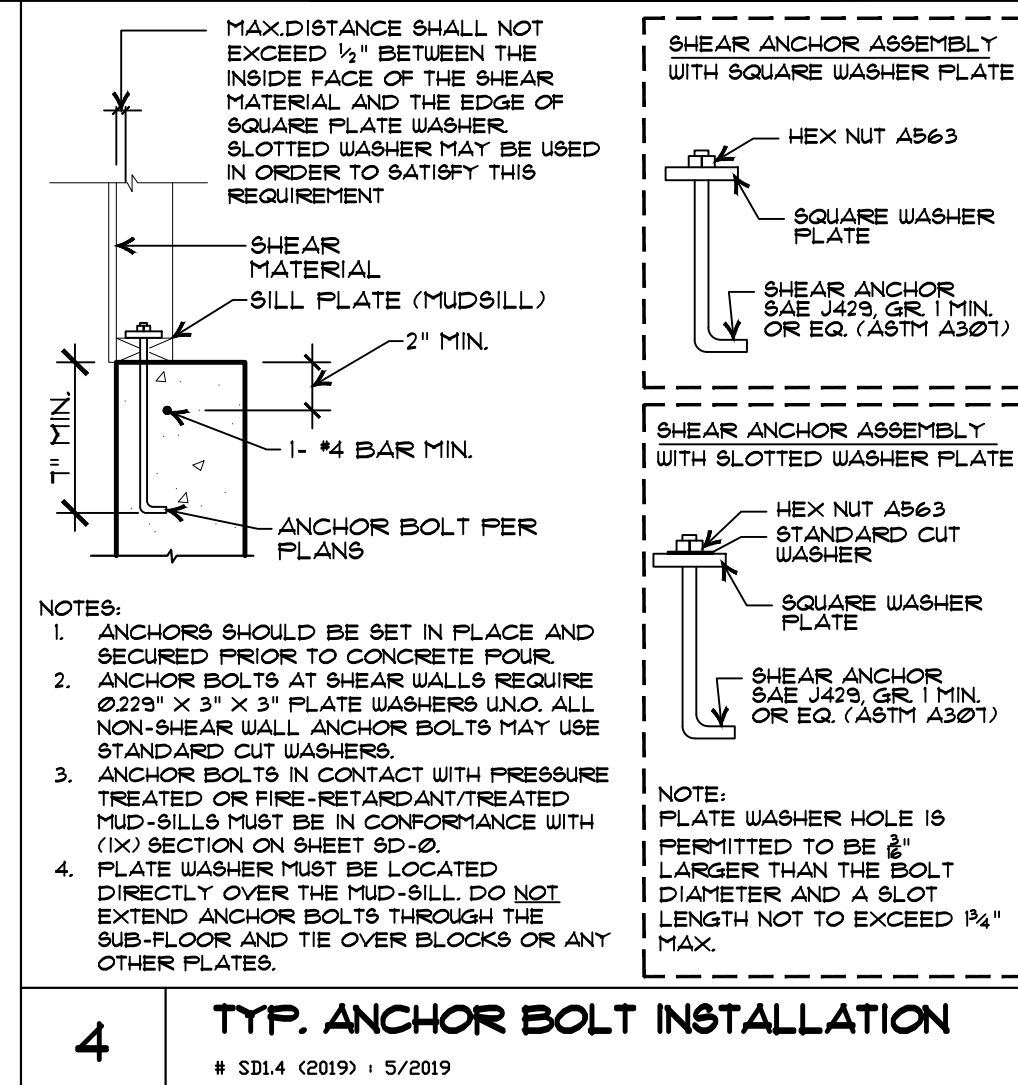
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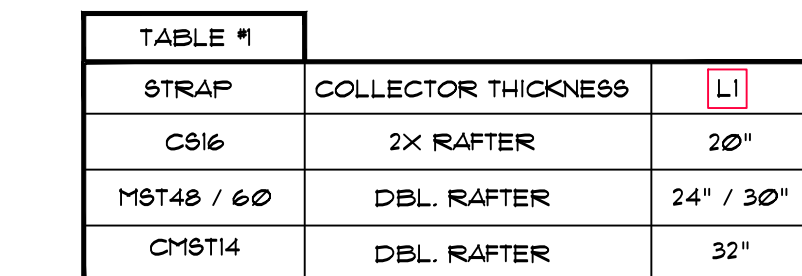


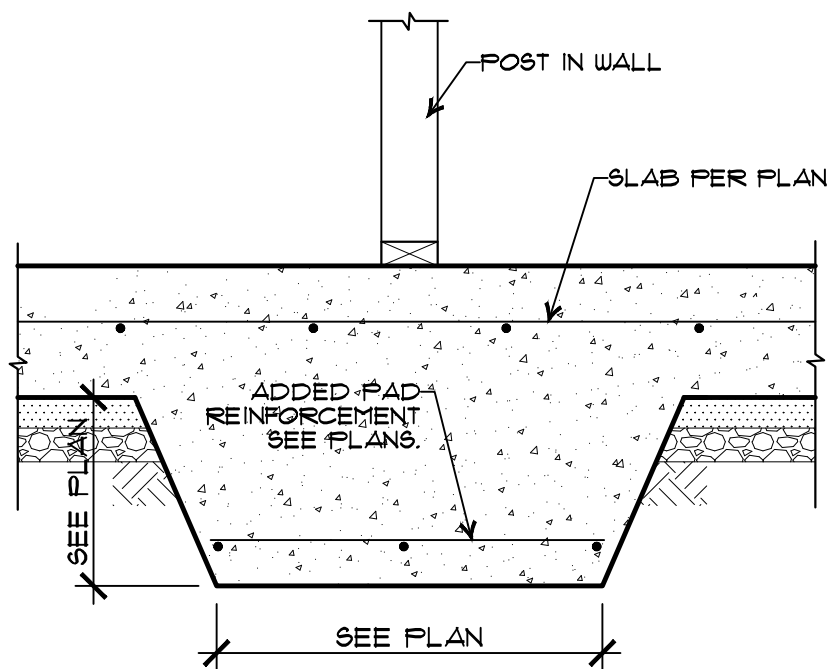
GENERAL NOTES AND SPECIFICATIONS

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

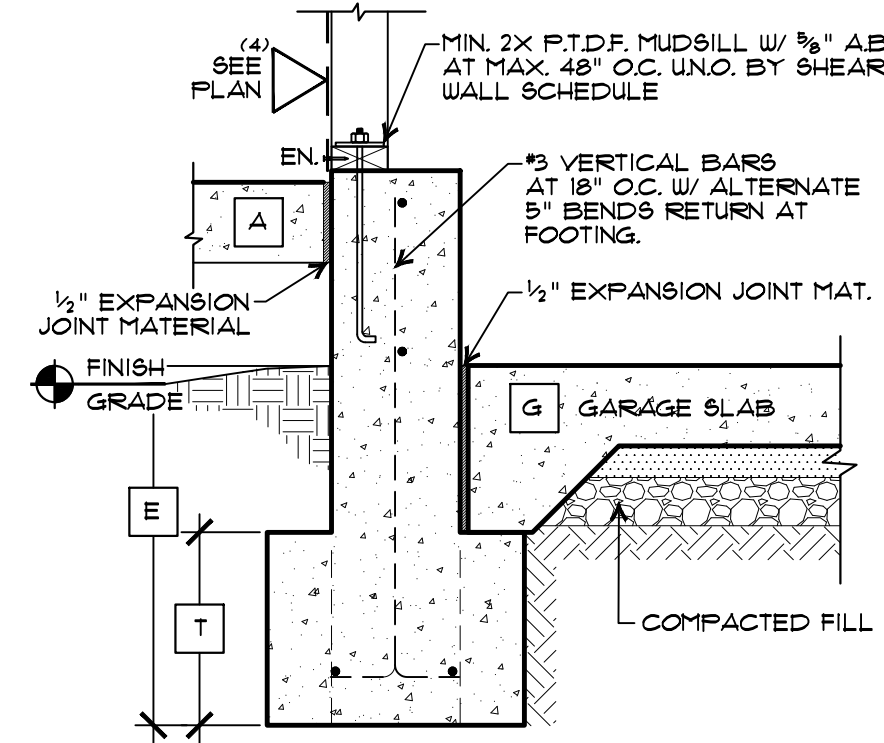
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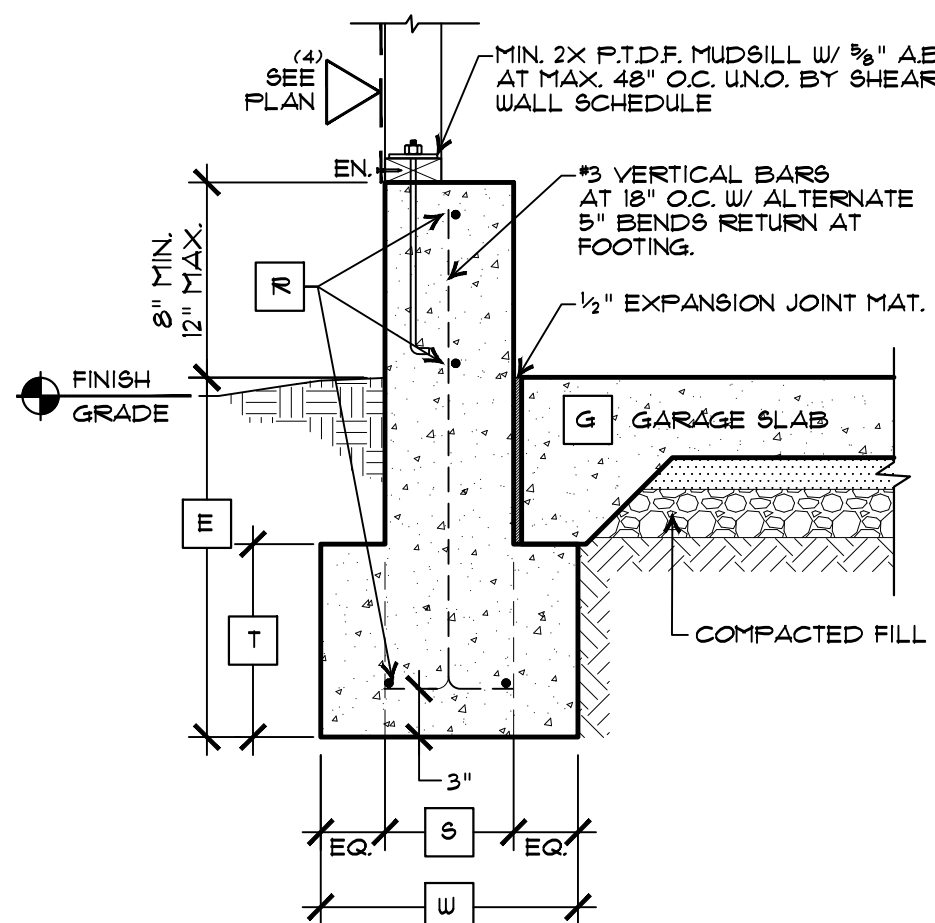




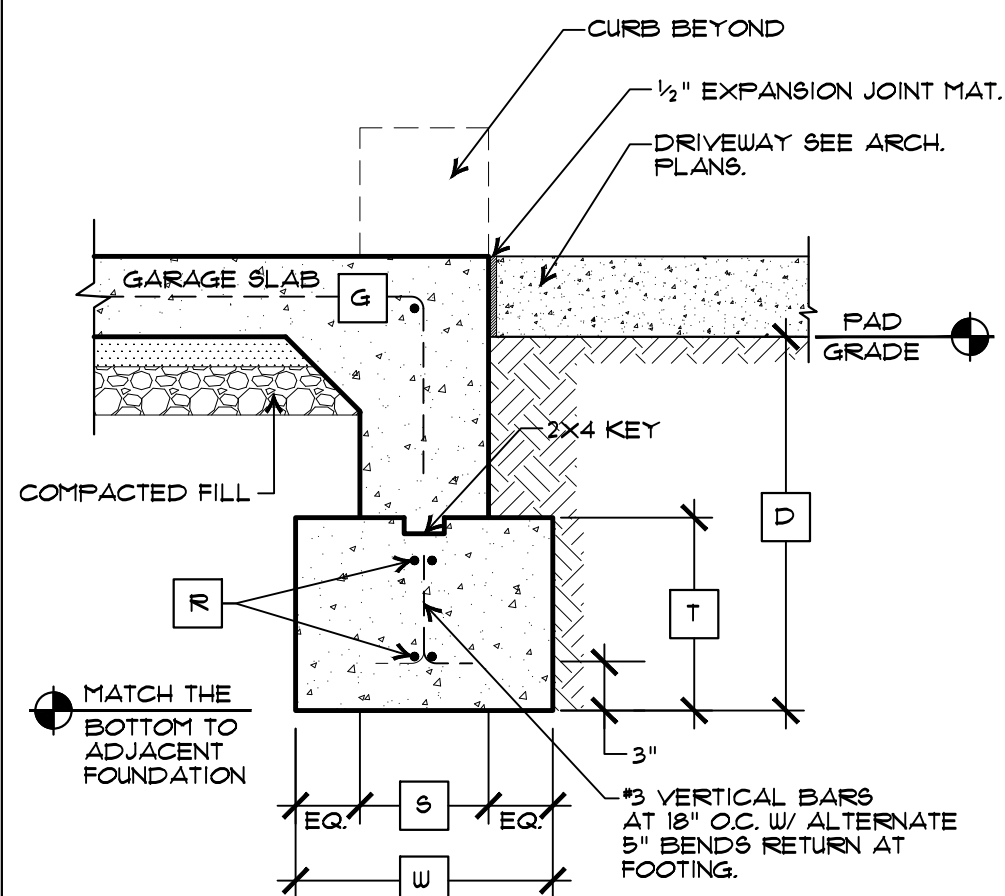
8	INTERIOR PAD FOOTING # FND011 (2018) : 8/2018
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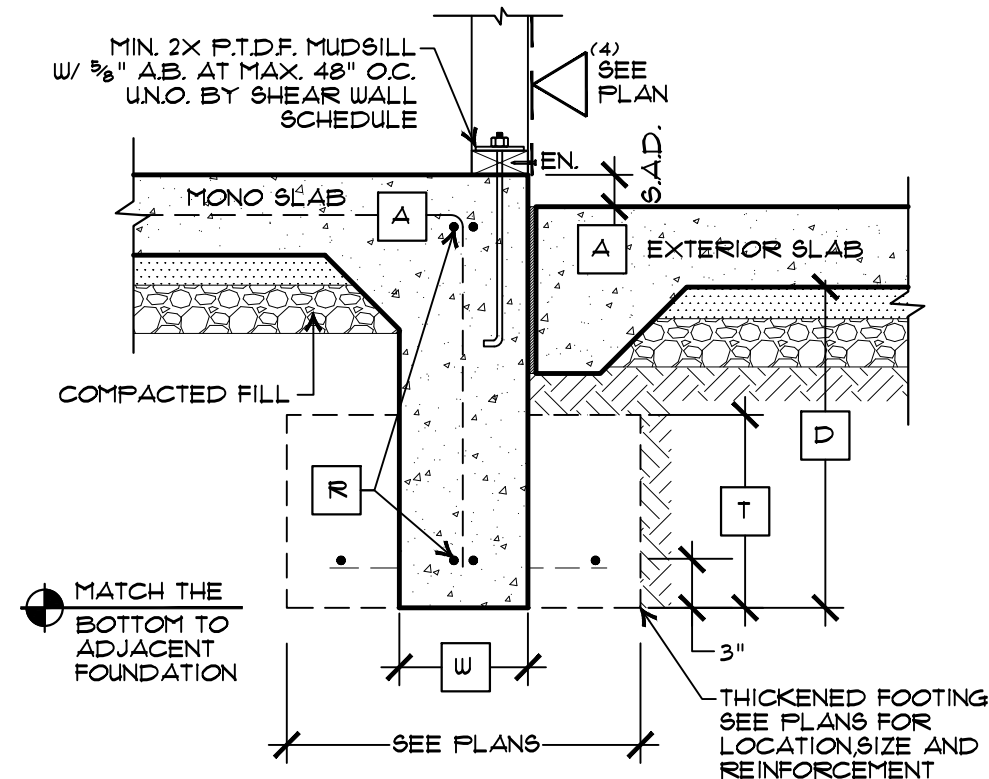
13	GARAGE FTG TO SLAB CONNECTION # FND010 (2018) : 4/2018
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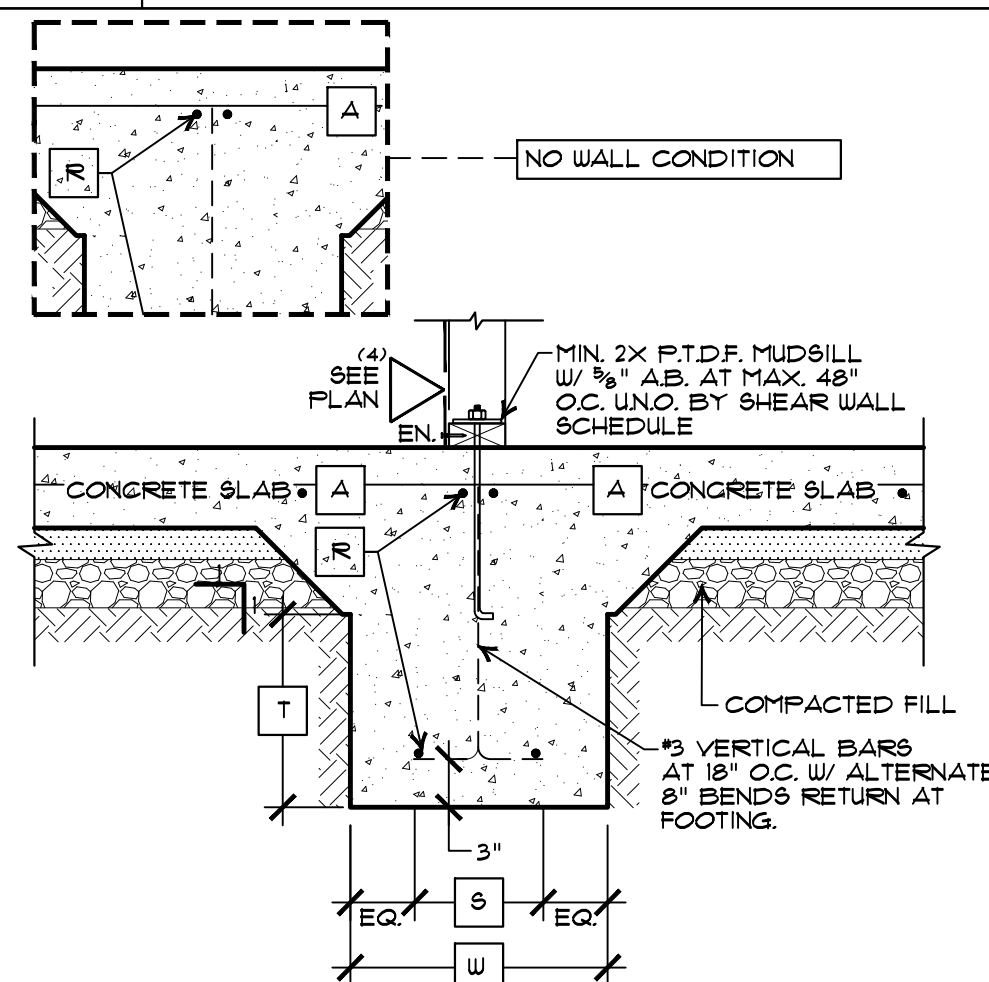
9 EXTERIOR GARAGE FOOTING
FND009 (2018) : 4/2018



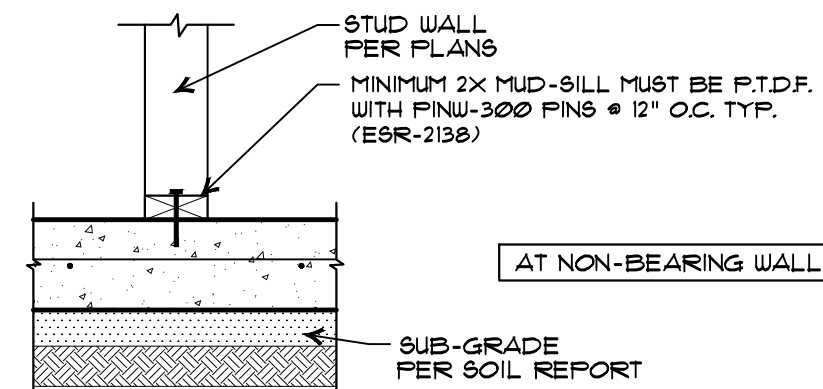
10 EXTERIOR GARAGE FRONT FOOTING
FND010 (2018) : 4/2018



2	MONO SLAB FOOTING # FND0021 (2018) : 11/2018
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3 INTERIOR MONOLETHIC FOOTING



4 WALL CONNECTIONS AT THIN SLAB

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 3/4"
- 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/SD-1
S	N/A
RS	N/A
L	¼ L-SHAPED DOUELS AT 24" O.C. L- 36" LONG (12" INTO FOOTING)

NOTES:

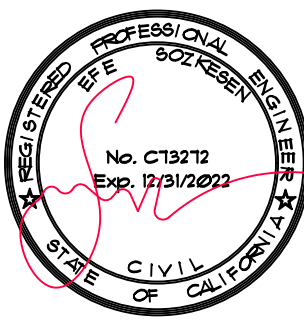
1. DEEPEN AND/OR WIDEN FOUNDATION AT HOLD-DOWNS FOR MIN. REQUIRED ANCHOR BOLT EMBEDMENT PER MANUF. SPECIFICATIONS, UNO.
2. CONCRETE SPECIFICATIONS:
 - 2.1. CEMENT TYPE: II
 - 2.2. MAX. WATER-TO-CEMENT RATIO: 0.45
 - 2.3. MIN. CONCRETE COMP. STRENGTH : 2500 PSI (DESIGNER SPECIFIED)
3000PSI (BUILDER'S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

TYPICAL FOUNDATION DETAILS

TARANTINO RESIDENCE
1268 PROSPECT ST.
SEASIDE, CA

PROJECT NAME:

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02/03/2022

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

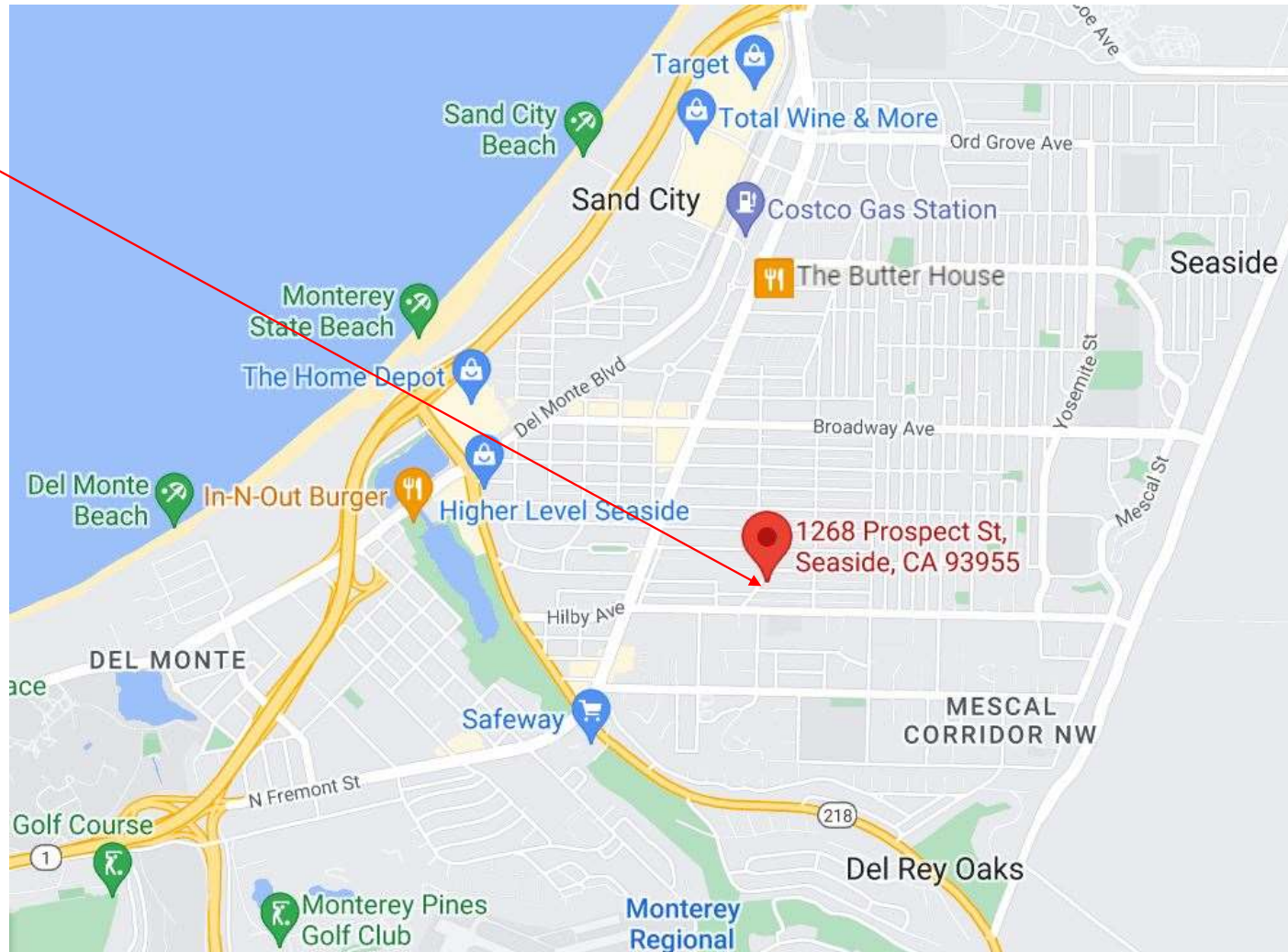
SHEET NO.

SD-4

~~Packet Page 109~~

Project Location:

1268 Prospect Ave.



Project Location:
1268 Prospect St.



June 2022



June 2022



