



AGENDA

CITY OF SEASIDE
ZONING ADMINISTRATION

REGULAR MEETING
Virtual Only
Tuesday, August 9, 2022
6:00 PM

NOTICE: Pursuant to California Government Code section 54953(e)(1)(A), and (C), and the Seaside City Council's resolution authorizing virtual participation in public meetings given the COVID-19 pandemic; meetings of the Seaside City Council and its Boards, Commissions and Committees are being conducted with a hybrid format providing both in person and virtual (electronic) participation in order to promote social distancing and protect the health and safety of attendees.

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://ci-seaside-ca-us.zoom.us/j/87277133662>
WEBINAR ID: 872 7713 3662
- 3.** To participate by phone: Please call (669) 900-9128
Enter the meeting ID 872 7713 3662 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 by 2:00 p.m. 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.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

Members of the public wishing to address the Zoning Administrator 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.

4. BUSINESS ITEMS

- A. MINOR USE PERMIT APPLICATION NO. MUP-22-02 CHARLES MANDURRAGO, APPLICANT, AND DELIA GONZALEZ, PROPERTY OWNER, REQUEST APPROVAL OF A MINOR USE PERMIT TO ALLOW RESIDENTIAL CONSTRUCTION OF AN ACCESSORY DWELLING UNIT PARTIALLY IN THE ENCROACHMENT AREA IN THE RS-12 SINGLE-FAMILY RESIDENTIAL ZONE LOCATED AT 1276 LA SALLE AVE, SEASIDE, CALIFORNIA, APN 012-822-024-000. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

5. ADJOURNMENT

Next Regularly Scheduled Meeting:
TBD

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. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website 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.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 4.A.

TO: Zoning Administration

BY: Eric Azriel, Assistant Planner

DATE: August 9, 2022

SUBJECT: MINOR USE PERMIT APPLICATION NO. MUP-22-02 CHARLES MANDURRAGO, APPLICANT, AND DELIA GONZALEZ, PROPERTY OWNER, REQUEST APPROVAL OF A MINOR USE PERMIT TO ALLOW RESIDENTIAL CONSTRUCTION OF AN ACCESSORY DWELLING UNIT PARTIALLY IN THE ENCROACHMENT AREA IN THE RS-12 SINGLE-FAMILY RESIDENTIAL ZONE LOCATED AT 1276 LA SALLE AVE, SEASIDE, CALIFORNIA, APN 012-822-024-000. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with Section 17.72.030.B.1.b.(2) of the Seaside Municipal Code, Charles Mandurrigo, applicant, and Delia Gonzalez, property owner, applied for a Minor Use Permit for constructing an above-garage accessory dwelling unit (ADU) that encroaches into the required four foot setback at 1276 La Salle Avenue.

Staff recommends approving Minor Use Permit MUP-22-02 with conditions of approval to survey the property.

BACKGROUND

The parcel APN 012-822-024-000 located at 1276 La Salle Avenue is located within the RS-12 Single-Family Residential zone. The lot size is 2850 sq. ft. The single-family single-story residence built in 1954 occupies 841 sq. ft. with an attached garage occupying 426 sq. ft. Excluding the garage, the floor area ratio before the project is 0.30.

The project site is located on the northernmost edge of a block of single-family

residential dwellings. Juan Cabrillo Elementary School is directly across La Salle Avenue to the north. Across Baker Street to the west are two-story apartment homes. To the east lie more single family dwellings and the Boys & Girls Clubs of Monterey County. Many of the single-family residences in the immediate vicinity are single story, though at least two two-story single family homes exist within a one block radius.

Project History

Following project submission to the City of Seaside, staff determined on March 4, 2022, the project required a Minor Use Permit and disapproved the project. The City accepted an application for the Minor Use Permit on June 3, 2022. The project was deemed complete on July 1, 2022. Flagging was erected for the project on July 20, 2022.

The project is evaluated under the Government Code section 65852.2 because the initial submission predates the May 7, 2022 effective date of Seaside's Ordinance regarding ADUs.

Project Description

The project will build a 453 sq. ft. ADU above the attached garage. The overall height would be 22 ft. 1.5 in. The southeast side of the ADU will extend the wall of the existing building upwards, maintaining the current rear setback. This setback is nominally three feet according to the submitted plans. A site visit indicated the property line may be closer than 3 ft. to the primary residence. The southwestern side of the ADU would cantilever over the existing wall, but maintaining a five foot setback.

Analysis

Government Code section 65852.2 allows a 453 sq. ft. ADU. But it also requires four foot side and rear setbacks.

The house's address is 1276 La Salle Avenue, with the garage entry on the La Salle side. The front door of the house is on Laguna Street. The setback of the primary dwelling is five ft. along La Salle Avenue and 17 ft. 1 in. from Laguna Street. The setback from La Salle Avenue is more consistent with street-side setbacks and the setback from Laguna Street is consistent with front setbacks. Therefore, for the purposes of setbacks, this analysis considers the front of the house to be the northwestern face along Laguna Street.

The side setback for the proposed ADU along La Salle Avenue, the northeastern face, is five ft.; the side setback for the proposed ADU on the southwestern face is five ft.; the setback along the rear, southeastern face of the ADU is nominally three ft.

Because the rear setback is smaller than four ft., the ADU cannot be ministerially approved. Instead, in accordance with Seaside Municipal Code 17.72.030.B.1.b.(2),

expansion of a nonconforming single-family structure may be allowed provided that it:

1. Encroaches into a required setback no further than an existing nonconforming portion of the structure
2. The area of the addition within the required setback is less than or equal to 25 percent of the total floor area of the existing structure
3. Complies with the Building Code
4. Is granted Minor Use Permit Approval
 - Where the review authority determines that the addition will not adversely affect any neighboring property or the character of the surrounding neighborhood

The project encroaches no farther than the existing nonconforming structure. It maintains the encroachment along the southeastern face. The other sides of the ADU do not encroach on the four foot setback.

The area of the ADU within the required four foot setback is approximately 29 sq. ft. This is considerably less than 25 percent of 841 sq. ft.

During its review Building will determine if it complies with Building Code. Building did provide initial comments that would require:

- Providing engineers' lateral analysis for structural alterations
- Clarifying windows to be installed
- Adding exhaust details for kitchen area

Building is awaiting the final configuration of the project before completing their review.

Effect on Neighboring Properties and Surrounding Area

Neighboring uses include two-story apartments, an elementary school, single family dwellings, and the Boys & Girls Clubs. The project is located in a RS-12 Single Family Zone allowing building heights up to 24 feet for the primary dwelling. With the surrounding uses and the presence of some two-story single-family dwellings, the use and the structure conform with the surrounding area.

Under Government Code section 65852.2 ADUs are permitted in this zone with no height limit. Since this project was submitted, Seaside enacted an ADU ordinance limiting the height of ADUs above garages to 22 ft.; this ordinance does not apply to the project under consideration, but it substantially conforms to it as well. These indicate that the proposed ADU is reasonably within the intention of local ordinances to maintain local character.

The largest concern is the proximity of the eastern wall of the ADU to the neighboring property. Setbacks for ADUs are only four feet; reducing the setback to three feet is a 25 percent reduction. That reduction is permitted in this instance with Zoning Administrator approval of a Minor Use Permit since the project continues the existing

structure's setback. In the project's favor, the wall that is closest to a property line consists of stairwell and kitchen. Limited windows are proposed for this wall, reducing potential privacy concerns.

Potential Complications

A visit to the property indicated that the rear setback may be less than three ft., a neighbor's fence has been constructed approximately two feet away. A surveyor would be required to determine the actual spacing before anything could be built.

The primary dwelling is 841 sq ft. Even if the setback is as small as 1 ft., Seaside Municipal Code 17.72.030.B.b.(2) will still apply because 25% of 841 sq. ft. is 210 sq. ft. The width of the proposed structure is 29 ft. 2", which, with a four ft. setback could not be larger than 210 sq. ft.

However, if the setback is less than three ft., staff anticipates additional fire provisions may be required.

Staff recommends conditioning any approval on completion of a land survey to determine the location of the property boundary. Staff further recommends conditioning any approval with a minimum setback to provide any necessary latitude should the setback be less than 3 feet.

Findings

The addition will not adversely affect any neighboring property or the character of the surrounding neighborhood.

Evidence: *More intensive uses are found in the immediate area. Similar two-story buildings exist within a one block radius.*

The design of the ADU creates privacy for the nearest neighbor with most of the wall being used for a stairway.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A to Attachment 1: Project Plans
 3. Attachment 2: Aerial Site Picture
 4. Attachment 3: Flagging Pictures
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ZONING ADMINISTRATOR
RESOLUTION NO. ZA-22-XX
MINOR USE PERMIT MUP-22-02

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT NO. ZA-22-XX FOR EXPANSION OF A NONCONFORMING SINGLE-FAMILY RESIDENTIAL STRUCTURE TO CREATE AN ACCESSORY DWELLING UNIT LOCATED AT 1276 LA SALLE AVENUE (APN 012-822-024).

WHEREAS, Charles Mandurrago, applicant, and Delia Gonzalez, property owner, have applied for Zoning Administrator approval for expansion of a nonconforming single-family residential structure to create an accessory dwelling unit; and

WHEREAS, it is the responsibility of the Zoning Administrator 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 structure expansion; and

WHEREAS, the Zoning Administrator considered written information concerning the proposed project at a duly noticed public hearing held on August 9, 2022; and

WHEREAS, construction of a single-family residence or second dwelling unit 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 expansion of a single family residence and creation of a second dwelling.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for the approval of Minor Use Permit Application No. MUP-22-02:

1. The addition will not adversely affect any neighboring property or the character of the surrounding neighborhood.

Evidence: *More intensive uses are found in the immediate area. Similar two-story buildings exist within a one block radius. The design of the ADU creates privacy for the nearest neighbor with most of the wall being used for a stairway.*

BE IT FURTHER RESOLVED, the Zoning Administrator hereby approves Minor Use Permit Application No. MUP-22-02 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 August 9, 2022 shown on Exhibit A.
2. A land survey must be completed to confirm the rear setback is three ft. If the setback is less than 3 feet, the plans may be modified to increase the setback to 3 or 4 ft. or the building may be constructed to necessary California Building Code requirements for its reduced setback, as determined by the Building Department.

Standard:

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City

shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures.
4. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
5. Water conservation fixtures shall be provided in the proposed project.
6. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
7. Design Review approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
8. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the meeting of the Zoning Administrator of the City of Seaside, State of California, on the 9th day of August, 2022.

Rick Medina

Acting Zoning Administrator

ATTEST:

Zoning Administrator Secretary

**RESOLUTION NO. ZA-22-XX
MINOR USE PERMIT MUP-22-02**

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

GONZALEZ 2nd STORY ADU ADDITION

1276 LA SALLE AVENUE SEASIDE, CALIFORNIA 93955

PROJECT INFORMATION

ADDRESS: 1276 LA SALLE STREET

PROJECT DESCRIPTION: NEW 2nd STORY ADU ADDITION

ZONING: RS-12

A.P.N.: 012-822-024

OCCUPANCY GROUP: (R3)

TYPE OF CONSTRUCTION: VD

FLOOR AREA

EXISTING	
1st FLOOR LIVABLE AREA	654.00 S.F.
1st FLOOR GARAGE	426.00 S.F.
TOTAL	1,280.00 S.F.
PROPOSED	
2nd FLOOR ADU ADDITION	453.00 S.F.
TOTAL	1,733.00 S.F.

FIRE SPRINKLERED

SPRINKLERED: NO

OWNER: DELIA GONZALEZ
1276 LA SALLE STREET
SEASIDE, CA 93955

DESIGNER: CHARLES MANDURRAGO & ASSOCIATES
P.O. BOX 15004
CARMEL, CA 93921

ENGINEER: ALEX OTT CONSULTING ENGINEER
603 PALM AVE.
SEASIDE, CA 93955

SHEET INDEX

ARCHITECTURAL	
A1.0	TITLE SHEET & SITE PLAN
A2.0	EXISTING FLOOR PLAN & ELEVATIONS
A2.1	PROPOSED FLOOR PLANS
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	SECTIONS
A4.0	DETAILS
U1.0	UTILITY PLAN
S1	STRUCTURAL NOTES & DETAILS
S2	STRUCTURAL PLANS
S3	DETAILS
S4	DETAILS
S5	DETAILS

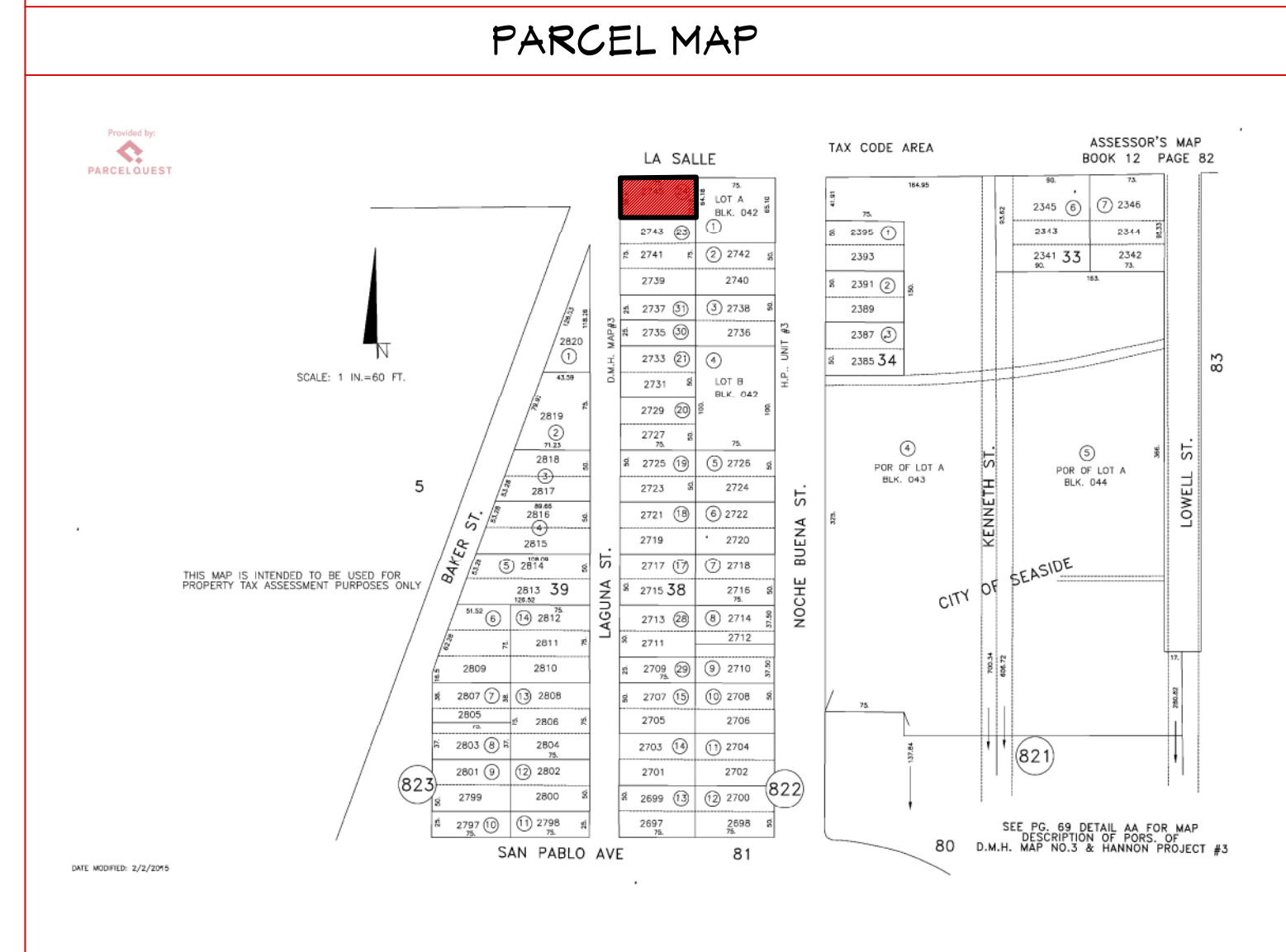
GENERAL NOTES:

THE PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF SEASIDE AMENDMENTS:

BUILDING CODES

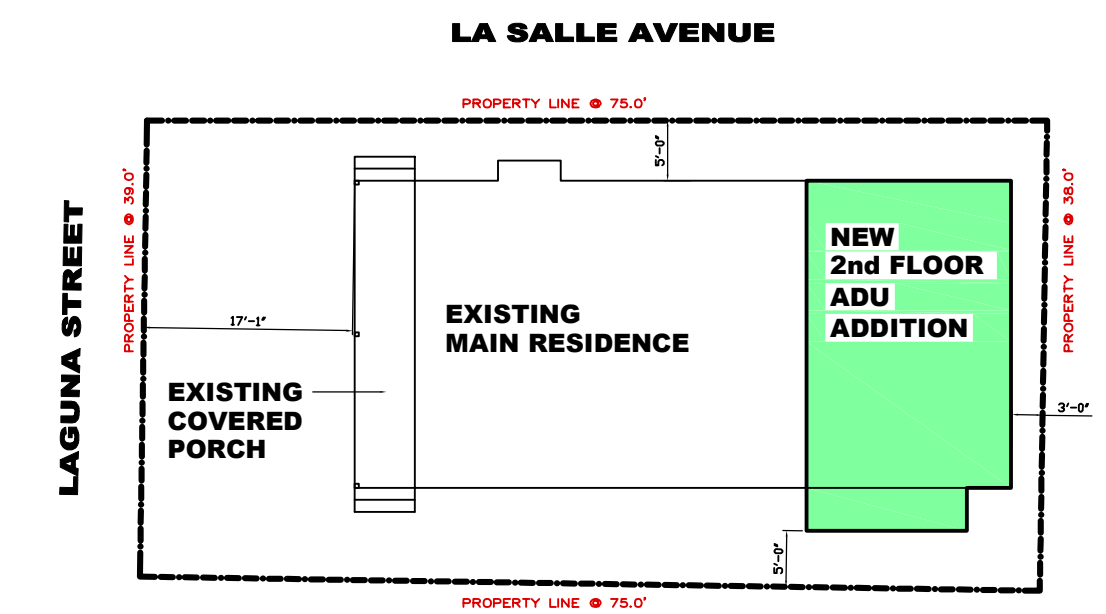
2019 CALIFORNIA RESIDENTIAL CODE	(CRC)
2019 CALIFORNIA FIRE CODE	(CFC)
2019 CALIFORNIA MECHANICAL CODE	(CMC)
2019 CALIFORNIA ELECTRICAL CODE	(CEC)
2019 CALIFORNIA PLUMBING CODE	(CPC)
2019 CALIFORNIA ENERGY CODE	(CEC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE	(GGBC)

- THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO BE IN FULL COMPLIANCE WITH THE LATEST EDITION OF THE CRC, CFC, CMC, CEG, CPG, CEG, GGBC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR FOR A COMPLETE JOB, AND FOR ALL SAFETY MEASURES IN COMPLIANCE WITH APPLICABLE GOVERNING AGENCIES AND PROFESSIONAL PRACTICE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE, NAMING THE OWNERS AS ADDITIONAL INSUREDS, AND PROVIDING PROOF OF INSURANCE TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ISSUANCE OF THE BUILDING PERMIT, POSTING THE PERMIT ON SITE, AND MAINTAINING THE APPROVAL DRAWINGS ON SITE WITH THE JOB CARD. HE IS REQUIRED TO HAVE A CURRENT CITY OF SEASIDE BUSINESS LICENSE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULING AND COMPLETING ALL INSPECTIONS REQUIRED BY THE CITY, AND STRUCTURAL ENGINEER OF RECORD.
- THE GENERAL CONTRACTOR SHALL PROVIDE DESIGN FOR ALL TEMPORARY SHORING DEVICES FOR COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES FOR COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER ON SITE FOR CONTINUAL CONSTRUCTION DEBRIS REMOVAL ON A DAILY BASIS, AND MAINTAIN A CLEAN AND ORDERLY JOBSITE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE, BRING ALL INCONSISTENCIES TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, WHICH ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL VERIFY PRECISE LOCATION OF PLUMBING AND PIPING WITH PLUMBING SUBCONTRACTOR PRIOR TO FRAMING. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT TUB TO ENSURE A PROPER FIT. FIXTURES FOR TUB, SHOWER AND SINKS ARE INTENDED TO ALL BE WALL MOUNTED. CONFIRMATION OF A SPECIFIED MANUFACTURER AND DELIVERY ON SITE IS NEEDED AT ROUGH-IN UNLESS OTHERWISE DETERMINED BY THE OWNERS.
- THE GENERAL CONTRACTOR SHALL PROVIDE 2X SOLID BLOCKING FOR ALL BATHROOM ACCESSORIES, CASEWORK, CLOSET SHELVES AND POLES, AND SHOWER ENCLOSURES. A SHOWER NICHE SIZE AND LOCATION NEEDS TO BE CONFIRMED AT FRAMING WITH THE OWNERS.
- THE GENERAL CONTRACTOR SHALL ATTACH ALL PIPING TO STRUCTURE WITH VIBRATION ISOLATOR. PIPING SHALL NOT COME INTO DIRECT CONTACT WITH STRUCTURE AT ANY POINT.
- PROVIDE A ELECTRONIC COPY OF THE APPROVED PLANS AT TIME OF PERMIT ISSUANCE AND AN AS-BUILT PLANS SHALL BE PROVIDED AT TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY.



BEST MANAGEMENT PRACTICES

- NET WEATHER MEASURES IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15.
- EXISTING VEGETATION PROTECT EXISTING VEGETATION AND AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE, INSTALL APPROPRIATE PROTECTIVE FENCING/PERIMETER CONTROLS PRIOR TO WORK.
- SWEPTING ALL IMPERVIOUS SURFACES SHALL BE SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.
- WASTE MANAGEMENT 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 STREET.
- CATCH BASIN/NET PROTECTION 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.
- PERIMETER CONTROLS/EROSION AND SEDIMENT CONTROL: PROPERLY INSTALLED SILT FENCE OR EQUIVALENT CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. AS APPLICABLE, SLOPE STABILIZATION BMPs SHALL BE IMPLEMENTED TO PREVENT SLOPE EROSION AND SEDIMENTATION ON-SITE AND OFF. NO SEDIMENT MAY LEAVE OR RUN OFF THE SITE.
- STOCKPILE MANAGEMENT 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 MOVE INTO STREET.
- VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

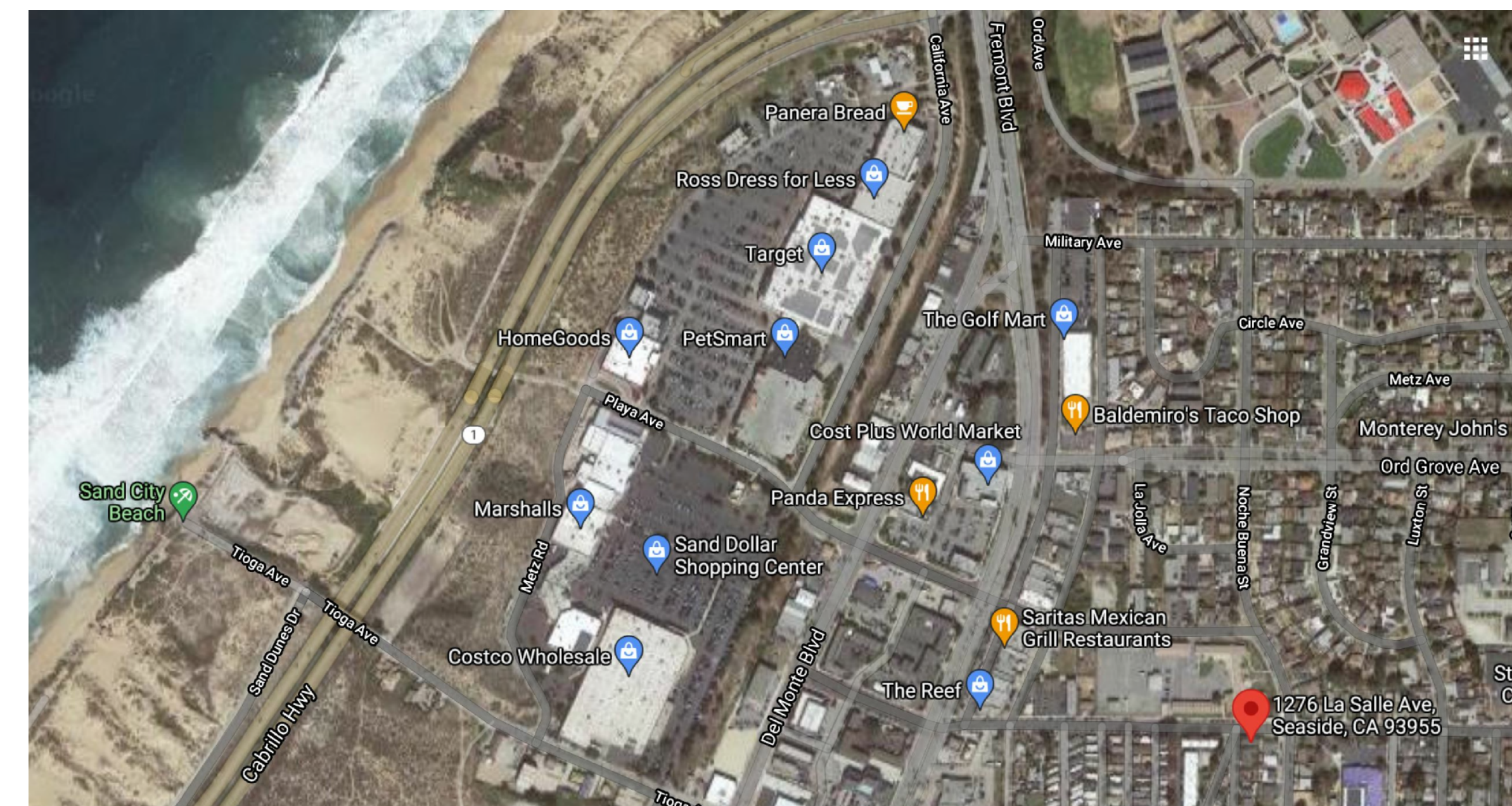


SITE PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12'

NOTE

- CONNECT NEW DOWNSPOUTS INTO EXISTING DRAINAGE SYSTEM.
- A LICENSED LAND SURVEYOR TO VERIFY SIDE YARD SETBACKS PRIOR TO FOUNDATION BEING POURED AND WALLS BUILT.

VICINITY MAP:



MANDURRAGO & ASSOCIATES



P.O. BOX 1504 CARMEL, CA 93921
PHONE: 831.595.0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-27-21

REVISIONS:

- △
- △
- △
- △

PROJECT:

GONZALEZ 2nd STORY ADU ADDITION

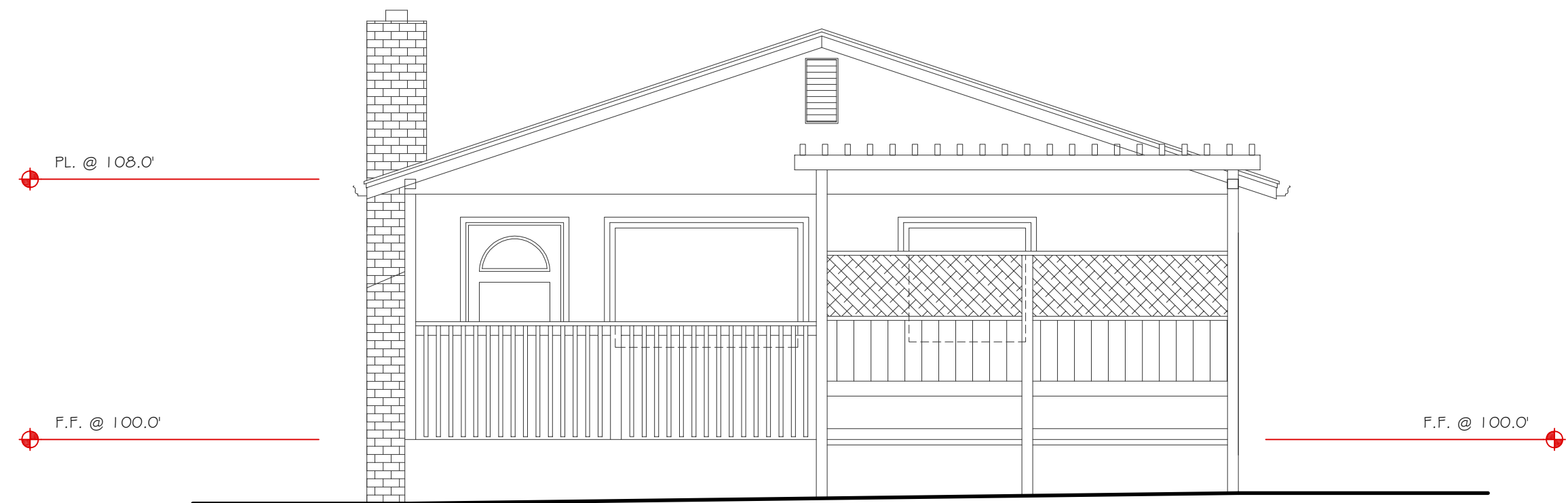
1276 LA SALLE AVENUE
SEASIDE, CA 93955
APN: 012-822-024

OWNER:

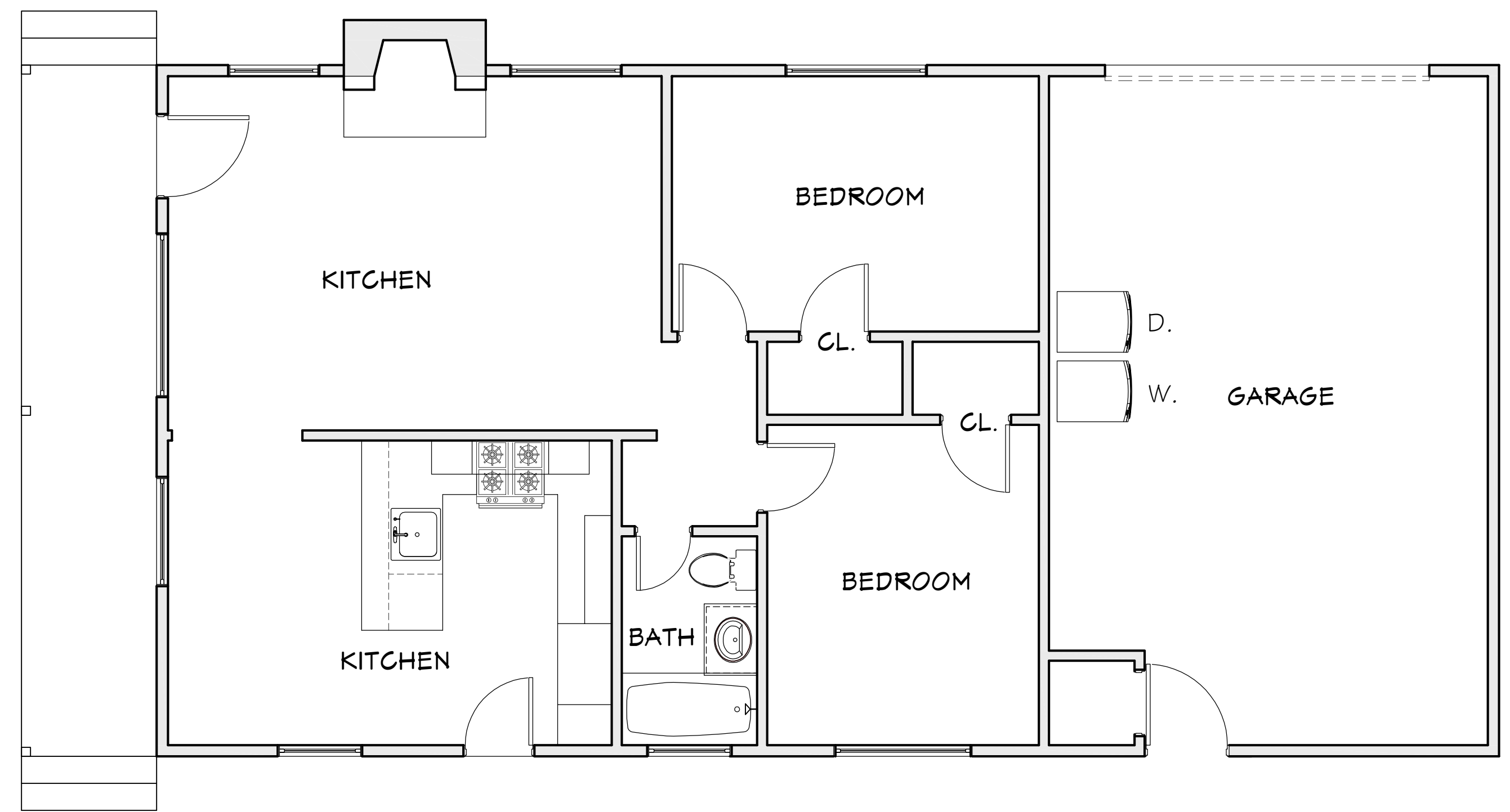
DELIA GONZALEZ
1276 LA SALLE AVE.
SEASIDE, CA 93955

SHEET NUMBER:

A1.0

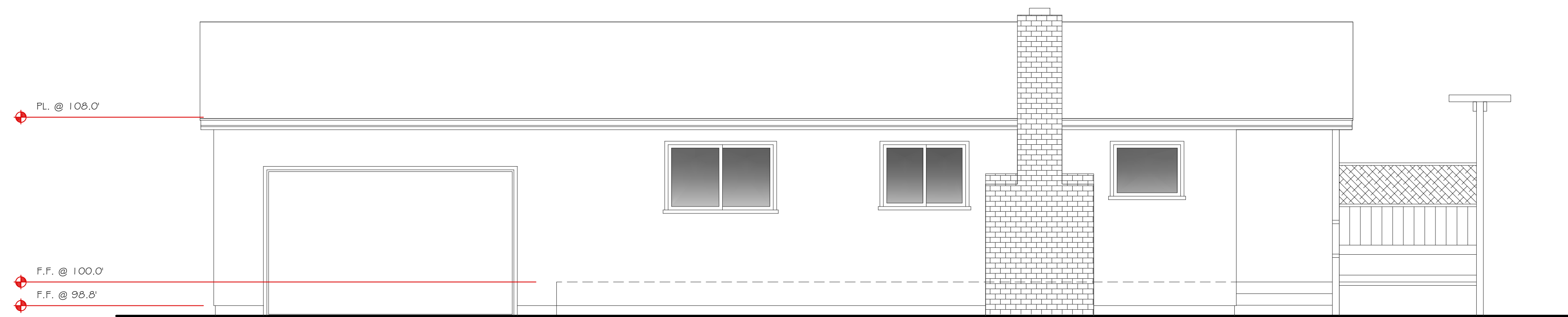


LAGUNA STREET

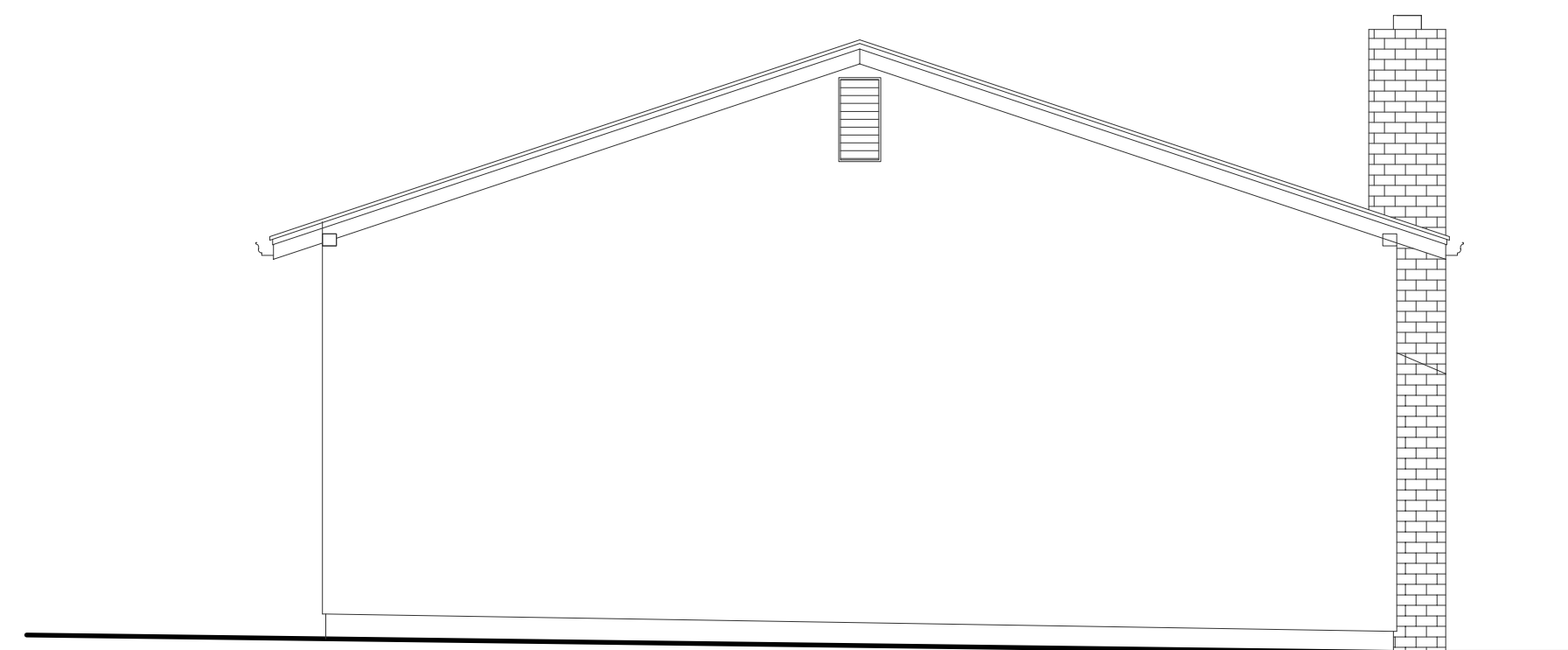


1st FLOOR PLAN

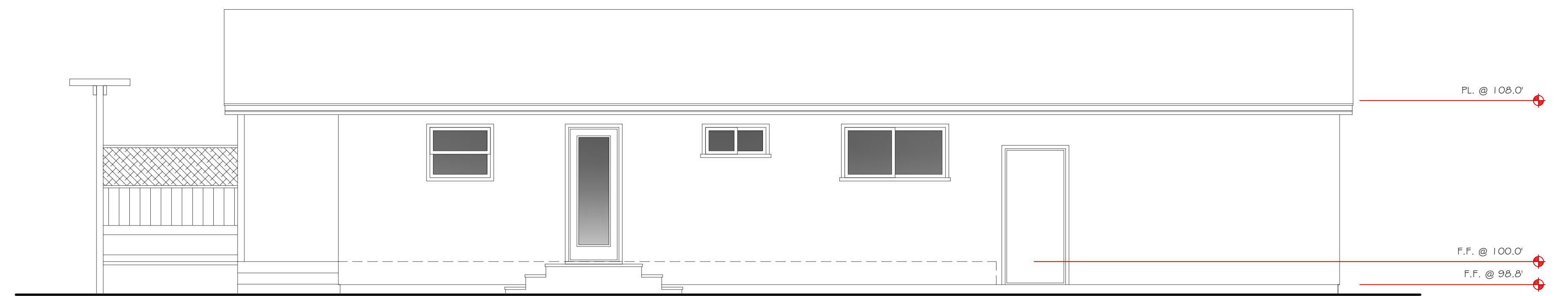
SCALE: 1/4" = 1'-0"



LA SALLE AVENUE



EAST REAR YARD



SOUTH SIDE YARD

MANDURRAGO & ASSOCIATES



P.O. BOX 2504 CARMEL, CA 93921
 PHONE: 831.935-0709
 EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-27-21

REVISIONS:

- △
- △
- △
- △

PROJECT:

**GONZALEZ 2nd STORY
 ADU ADDITION**

1276 LA SALLE AVENUE
 SEASIDE, CA. 93955
 APN: 012-822-024

OWNER:

DELIA GONZALEZ
 1276 LA SALLE AVE.
 SEASIDE, CA. 93955

SHEET NUMBER:

A2.0

BATHROOM CODE REQUIREMENTS:

1. Minimum ceiling height for bathroom ceilings is 6'-8".
2. Provide interconnected smoke and carbon monoxide alarms in accordance with CRC Section R314 and Section R315.
3. Provide safety glazing for tub / shower enclosures and doors in accordance with CRC Section R308.4.
4. Minimum width of shower doors is 22". Doors shall open outward. Shower door or rod shall be installed prior to final.
5. Use only approved tile backer materials and gyp board in bathrooms.

PLUMBING REQUIREMENTS:

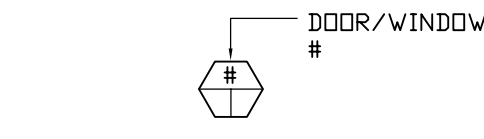
1. Testing piping system: Drain, waste, & vent (DWV) system shall be tested with no less than 10' of head water above the system for 15 minutes OR 5 psi air test for 15 minutes. *Cannot use an air test on plastic Drainage, Waste, & Vent (DWV) piping. CFC 712.2, CFC 723
2. Tub test: Fill water slightly above overflow. Fill tubs prior to inspection! Waste vents shall terminate vertically not less than 6" above roof, nor less than 1' from any vertical surface 4' 0" from or 3' above any opening such as windows, doors, air intake, nor less than 3' from any lot line. Side wall vent may not terminate under vented soffit. CFC 906.1.2
3. Venting shall be vertical until 6" above the flood rim of the fixture. CFC 905.3
4. Bathroom/showerpools & shower valves shall be approved pressure-balanced or thermostatic mixing type adjusted to a maximum of 120 degrees. CFC 418.4.1.4
5. Use listed fittings only (i.e. water supply hoses) CFC 604
6. Accessible full way control valve installed for each sink. CFC 605.5
7. Verify new penetrations at roof are properly sealed & flashed & painted if required.
8. Provide a min. 12" access door for fixtures with concealed slip joint connections. CFC 404.2
9. Minimum 1" airgap separation between the flood level of sink & tub & the water supply outlet. CFC 603.2.1, Table G-3.

WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1)

ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE SHALL BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR AN ADDITION, ALTERATION, OR IMPROVEMENT. THE FOLLOWING TABLE SHOWS THE FIXTURES THAT ARE CONSIDERED TO BE NON-COMPLIANT AND THE TYPE OF WATER-CONSERVING PLUMBING FIXTURE THAT SHALL BE INSTALLED IN PLACE OF NON-COMPLIANT FIXTURES: *

PLUMBING FIXTURE	NON-COMPLIANT PLUMBING FIXTURE	REQUIRED WATER-CONSERVING PLUMBING FIXTURE (MAXIMUM FLOW-RATES)
WATER CLOSET (TOILET)	GREATER THAN 1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH
SHOWERHEAD	GREATER THAN 2.5 GALLONS/MINUTE	1.8 GALLONS/MINUTE AT 80PSI
Faucet - Bathroom	GREATER THAN 2.2 GALLONS/MINUTE	1.2 GALLONS/MINUTE AT 60 PSI
Faucet - Kitchen	GREATER THAN 2.2 GALLONS/MINUTE	1.8 GALLONS/MINUTE AT 60 PSI (AVERAGE)

* RESIDENTIAL BUILDING CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT.



DOOR - WINDOW SCHEDULE							
DOOR #	DOOR # WIN. #	MANUFACTURER	SIZE (FT/IN)	GLASS	FRAME MATERIAL	HARDWARE	FINISH
101	HINGED DOOR	OWNER SELECT	3'-0" x 6'-8"	TEMP.	WOOD	DOUBLE DOOR KNOBS SET WITH ENTRY LOCK	WHITE
102	DOUBLE-HUNG WINDOW	JELD-WEN "V-4500" VINYL	2'-0" x 3'-0"		VINYL		WHITE
103	DOUBLE-HUNG WINDOW	JELD-WEN "V-4500" VINYL	1'-6" x 3'-0"		VINYL		WHITE
104	DOUBLE-HUNG WINDOW	JELD-WEN "V-4500" VINYL W/ TEMPERED GLASS	3'-0" x 3'-6"		VINYL		WHITE
105	DOUBLE-HUNG WINDOW	JELD-WEN "V-4500" VINYL W/ TEMPERED GLASS	3'-0" x 3'-6"		VINYL		WHITE
106	FIXED	JELD-WEN "PREMIUM VINYL" W/ TEMPERED GL.	5'-0" x 3'-6"		VINYL		WHITE
107	DOUBLE-HUNG WINDOW	JELD-WEN "V-4500" VINYL W/ TEMPERED GLASS	2'-6" x 3'-6"		VINYL		WHITE
108	DOUBLE-HUNG WINDOW	JELD-WEN "V-4500" VINYL W/ TEMPERED GLASS	2'-6" x 3'-6"		VINYL		WHITE
109	FIXED	JELD-WEN "V-4500" VINYL W/ TEMPERED GLASS	5'-0" x 1'-6"		VINYL		WHITE

KEY

- | | | | |
|----|---|----|----------------|
| 1 | SHOWER | 11 | WASHER & DRYER |
| 2 | 1.28 GALLON TOILET | 12 | WATER HEATER |
| 3 | LAVATORY | 13 | INTERIOR DOOR |
| 4 | REFRIGERATOR | 14 | KITCHEN SINK |
| 5 | NEW 2 BURNER GAS RANGE WITH 120 VOLT RANGE HOOD min. 100 CFM, max. 3.0 SONE. HOOD SHALL HAVE A CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30". A MINIMUM CLEARANCE OF 24" IS PERMITTED WHEN A VENTILATING HOOD CONSTRUCTED OF SHEET METAL NOT LESS THAN 0.0122" THICK IS INSTALLED ABOVE THE COOKING TOP WITH A CLEARANCE OF NOT LESS THAN 1/4" BETWEEN THE HOOD AND UNDERSIDE OF CABINET. [CMC 921.3.2] | | |
| 6 | NEW 3/4" HINGED DOOR | | |
| 7 | EXISTING 200 AMP SHUT-OFF | | |
| 8 | NEW HYDRONIC WALL HEATER | | |
| 9 | NEW LANDING - LANDINGS SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF AN EGRESS/EXTERIOR DOOR, EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2%. LANDINGS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD (EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING) | | |
| 10 | NEW 100 AMP SUB-PANEL | | |

1 INTERIOR WALL: 1-LAYER EXISTING 5/8" GYPSUM BOARD TEXTURED FINISH, 2x4 STUDS @ 16" o.c., 1-LAYER EXISTING 1/2" GYPSUM BOARD TEXTURED FINISH

2 EXTERIOR WALL: 1-LAYER 1/2" MOLD RESISTANT GYPSUM BOARD TEXTURED FINISH, 2x4 STUDS @ 16" o.c., NEW ARTISAN LAP SIDING

3 EXTERIOR WALL: 1-LAYER 1/2" GYPSUM BOARD TEXTURED FINISH, 2x4 STUDS @ 16" o.c., NEW ARTISAN LAP SIDING

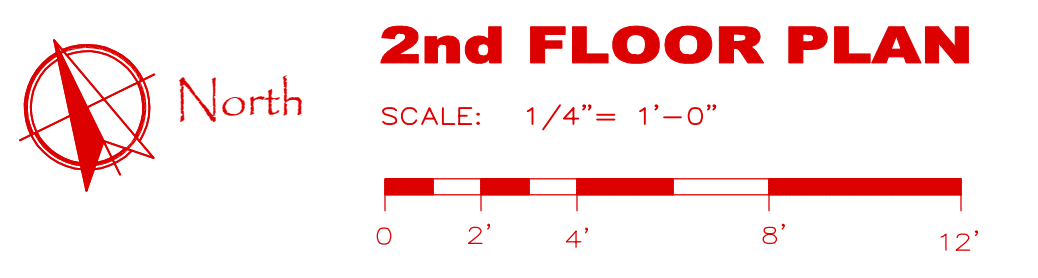
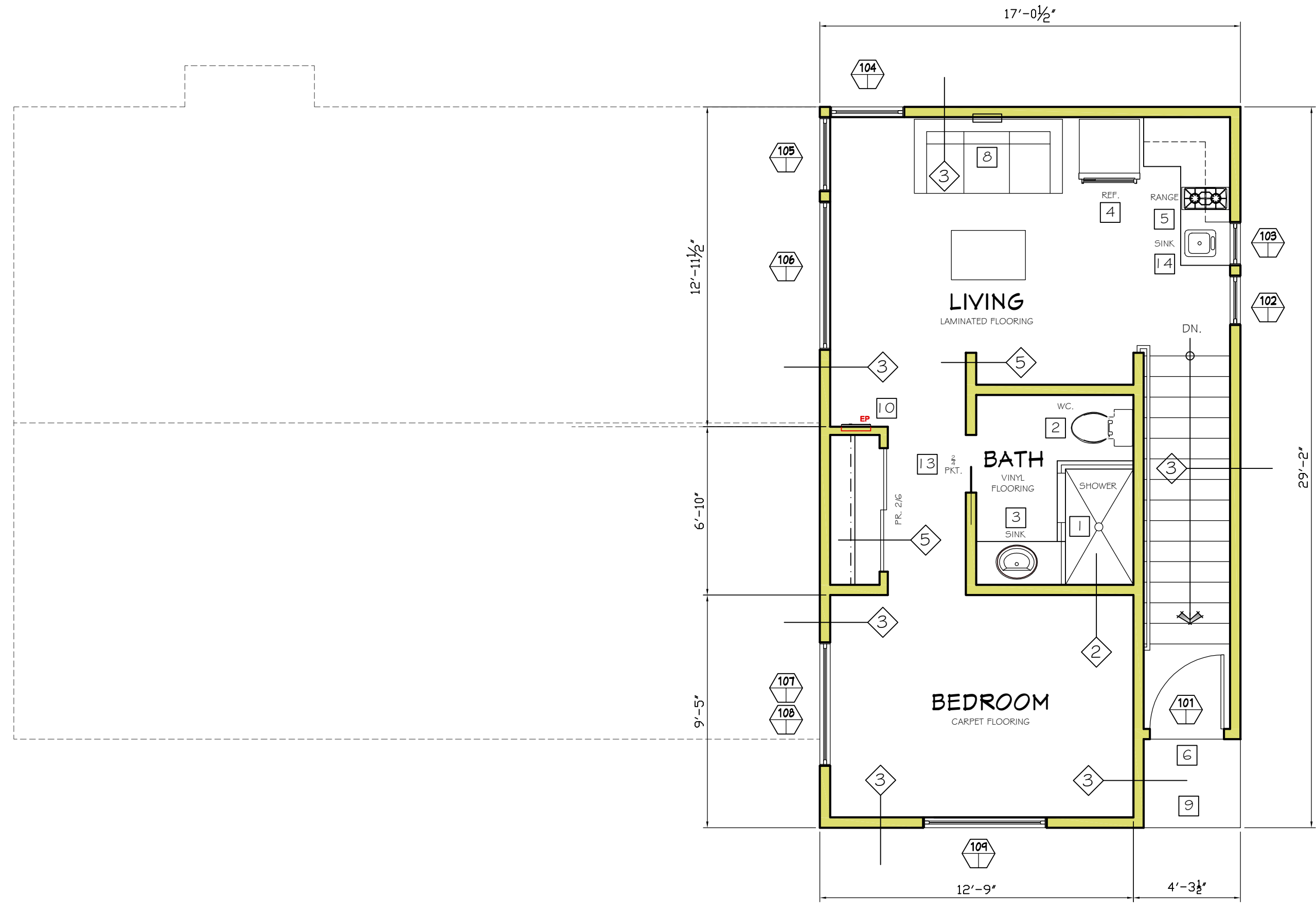
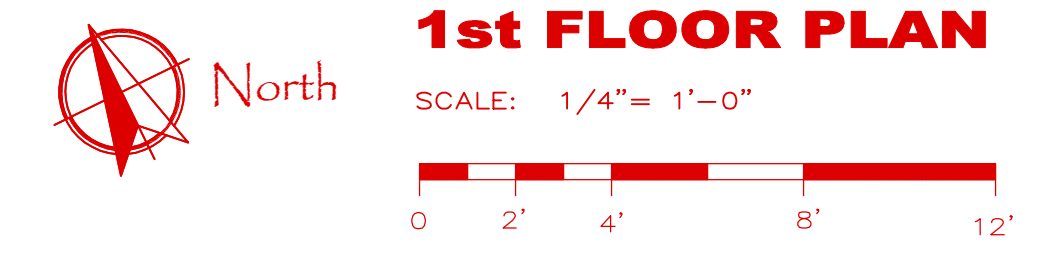
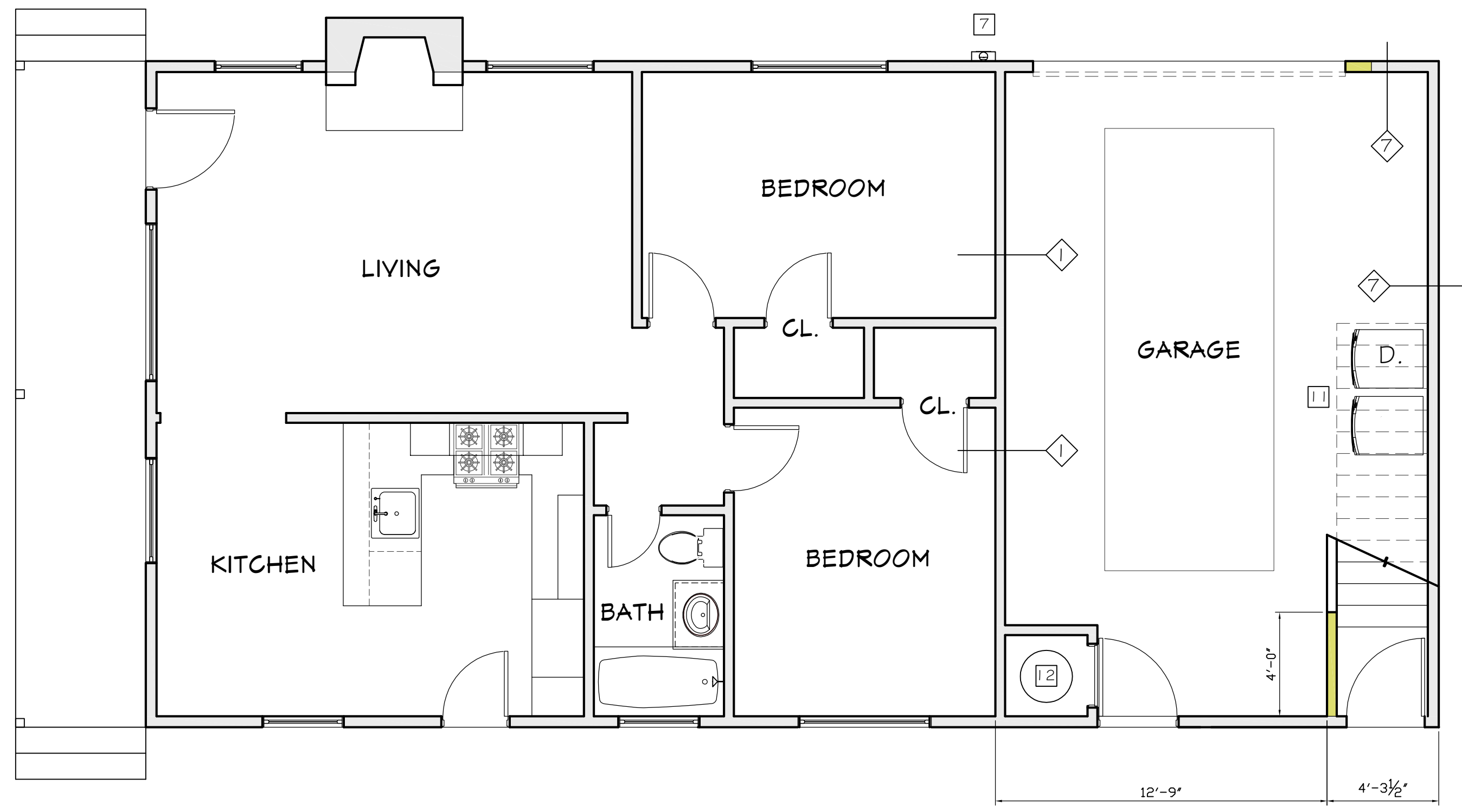
4 EXTERIOR WALL: 1-LAYER EXISTING 1/2" GYPSUM BOARD TEXTURED FINISH, 2x4 STUDS @ 16" o.c., 3-COAT PLASTER EXTERIOR

5 INTERIOR WALL: 1-LAYER 1/2" GYPSUM BOARD TEXTURED FINISH, 2x4 STUDS @ 16" o.c., 1-LAYER 1/2" GYPSUM BOARD TEXTURED FINISH

6 INTERIOR WALL: 1-LAYER 1/2" MOLD RESISTANT GYPSUM BOARD TEXTURED FINISH, 2x4 STUDS @ 16" o.c., 1-LAYER 1/2" GYPSUM BOARD TEXTURED FINISH

7 EXTERIOR WALL: 1-LAYER EXISTING 5/8" TYPE X GYPSUM BOARD TEXTURED FINISH, 2x4 STUDS @ 16" o.c., 3-COAT PLASTER EXTERIOR

8 INTERIOR WALL: 2-LAYERS 5/8" TYPE "X" GYPSUM BOARD EACH SIDE, 2x4 STUDS @ 16" o.c. or



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DRAWING DATE: 7-27-21

REVISIONS:

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- ▲
- ▲
- ▲

PROJECT:

GONZALEZ 2nd STORY ADU ADDITION

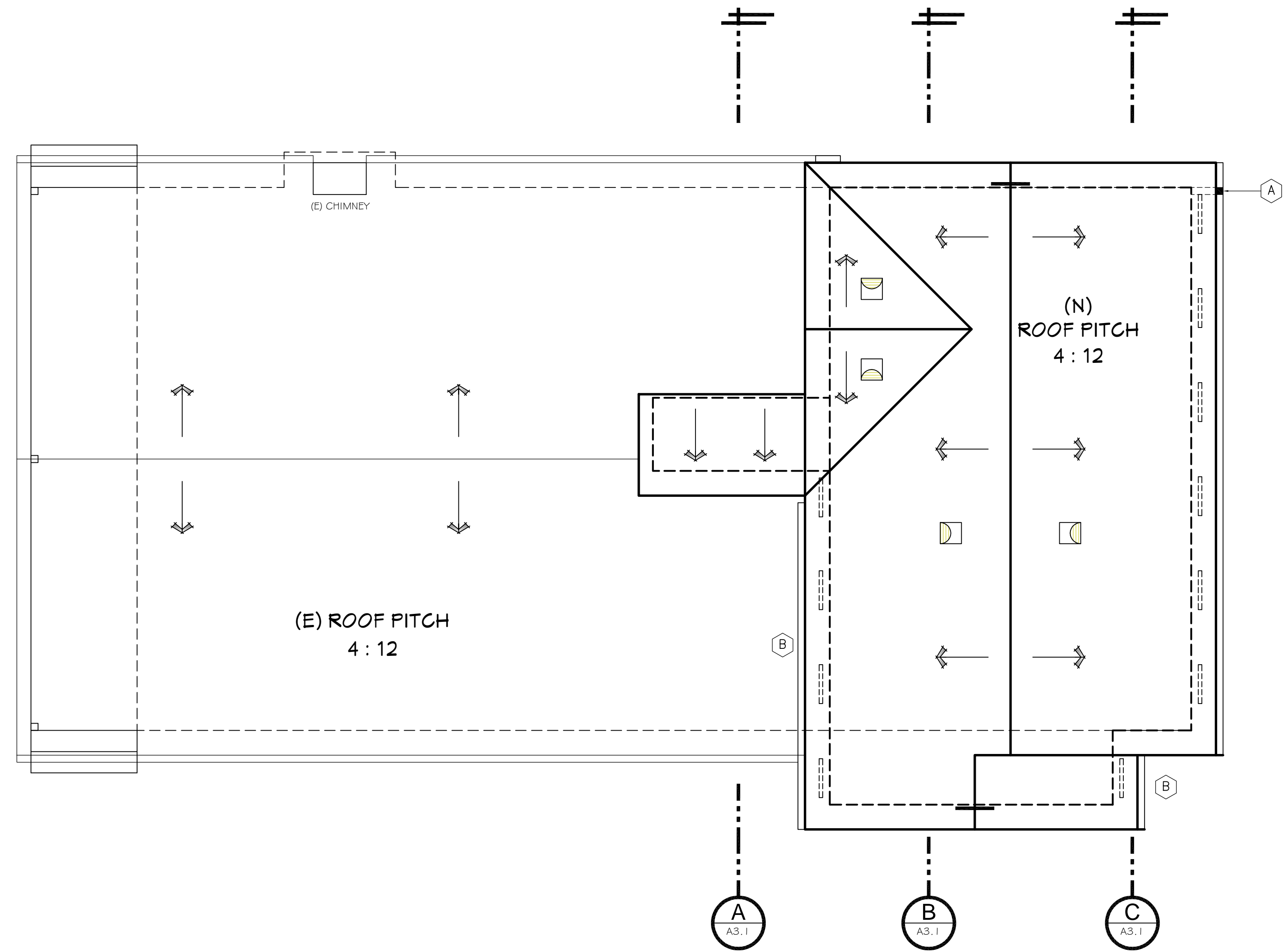
1276 LA SALLE AVENUE
SEASIDE, CA. 93955
APN: 012-822-024

OWNER:

DELIA GONZALEZ
1276 LA SALLE AVE.
SEASIDE, CA. 93955

SHEET NUMBER:

A2.1



ROOF PLAN LEGEND

- INDICATES GABLE END VENTS.
- INDICATES EAVE VENTS.
- GALV. S.M. CONTINUOUS GUTTER
- DOWNSPOUTS TO RECEIVE PRECAST CONCRETE SLASH BLOCK AT THESE LOCATIONS AT GRADE. (TYP. AT ALL BUILDINGS)
- DORMER VENT

ROOF VENTILATION

AREA #1
 453 S.F. / 150 = 3.02 S.F. = 434.88 S.I. REQUIRED
 USE 2 - 12"x14" GABLE VENTS
 (116.86 S.I. EACH) = 233.72 S.I.
 USE 12 3 - 2" Ø VENTED BLOCKING.
 (3 HOLES PER BAY) (9.43 S.I. EACH) = 113.16 S.I.
 USE 2 12"x24" DORMER VENT
 (100.00 S.I. EACH) = 200.00 S.I.
 TOTAL = 536.88 S.I.

AREA #2
 29 S.F. / 150 = .19 S.F. = 27.83 S.I. REQUIRED
 USE 2 3 - 2" Ø VENTED BLOCKING.
 (3 HOLES PER BAY) (9.43 S.I. EACH) = 18.86 S.I.
 TOTAL = 36.72 S.I.



ROOF PLAN

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



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DRAWING DATE: 7-27-21

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PROJECT:

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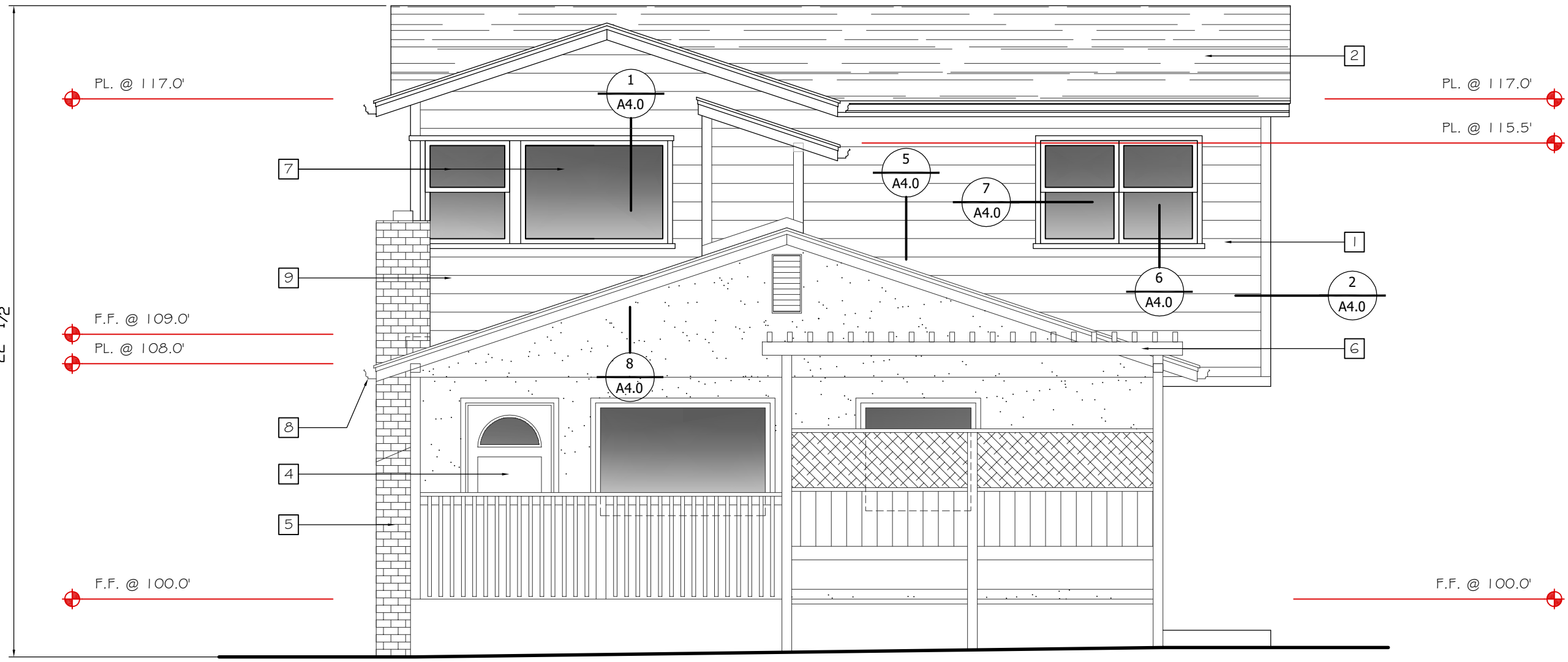
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OWNER:

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SHEET NUMBER:

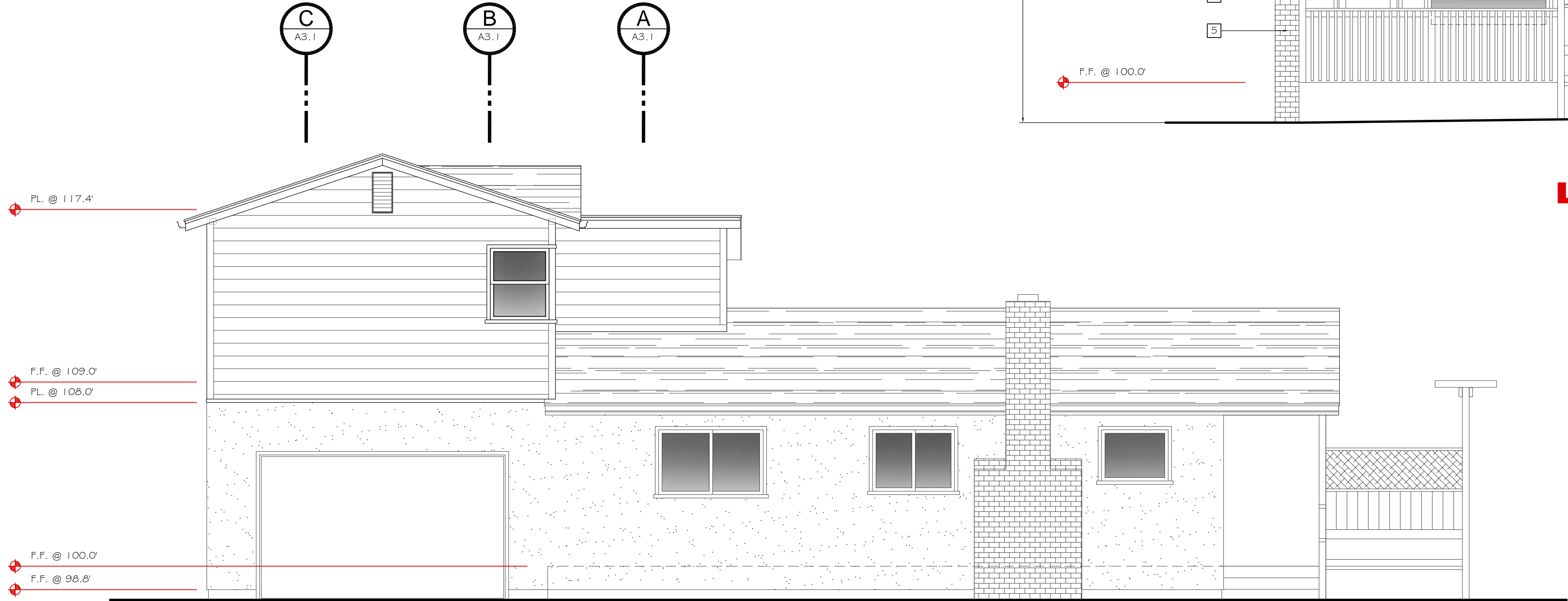
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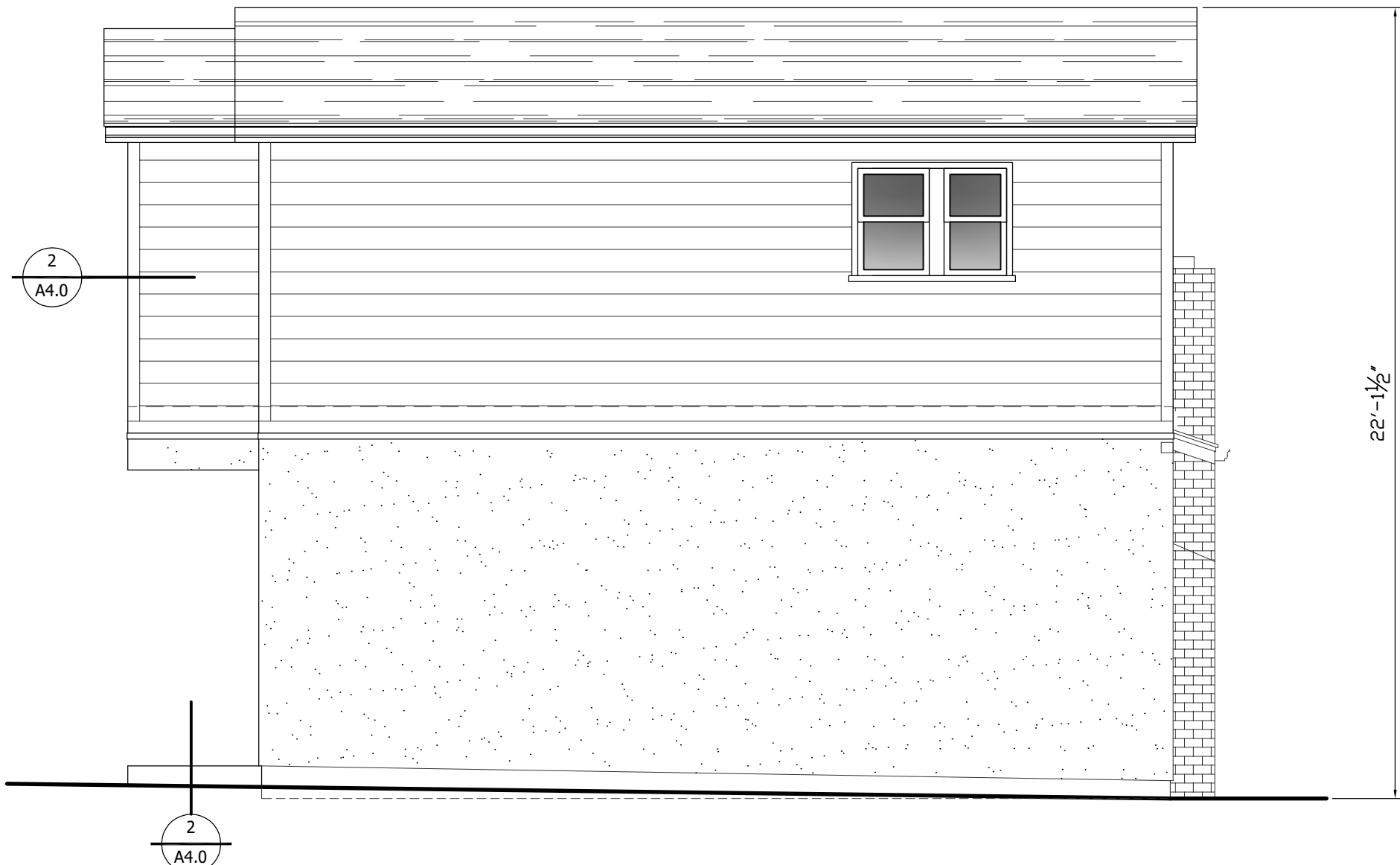
LAGUNA STREET

KEY

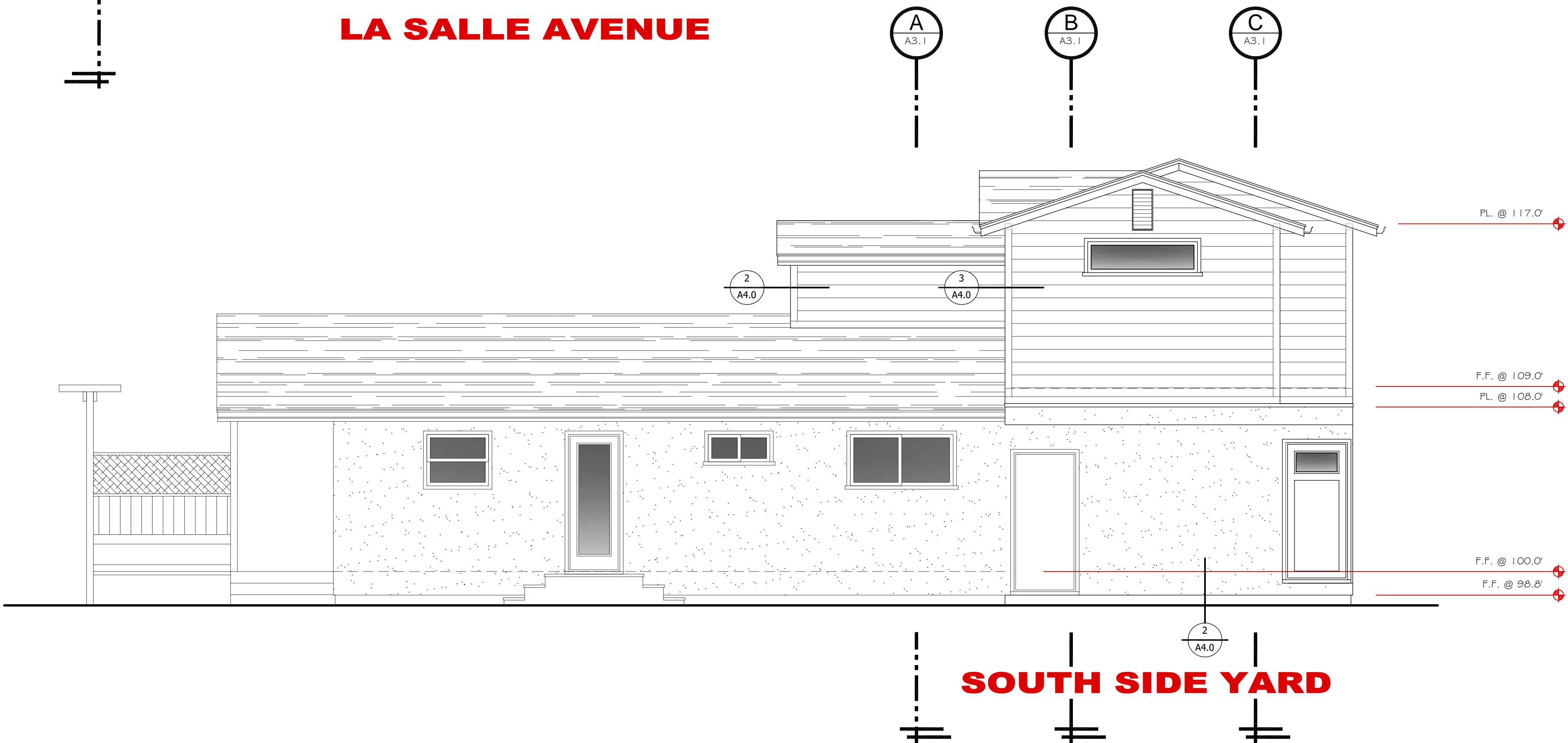
- | | |
|--|--|
| 1 (N) 8" HORIZONTAL LAP SIDING | 7 (N) VINYL WINDOWS & DOORS |
| 2 (N) COMPOSITION ASPHALT SHINGLE ROOF | 8 (N) GALVANIZED STEEL GUTTER |
| 3 (N) ADU ENTRY DOOR | 9 (N) 2" VERTICAL PICKET 42" HIGH GUARD RAIL |
| 4 (E) MAIN RESIDENCE ENTRY DOOR | 10 (N) 2x10 D.F. WOOD RIM BAND |
| 5 (E) BRICK FIREPLACE | |
| 6 (E) WOOD TRELLIS | |



LA SALLE AVENUE



EAST REAR YARD



SOUTH SIDE YARD

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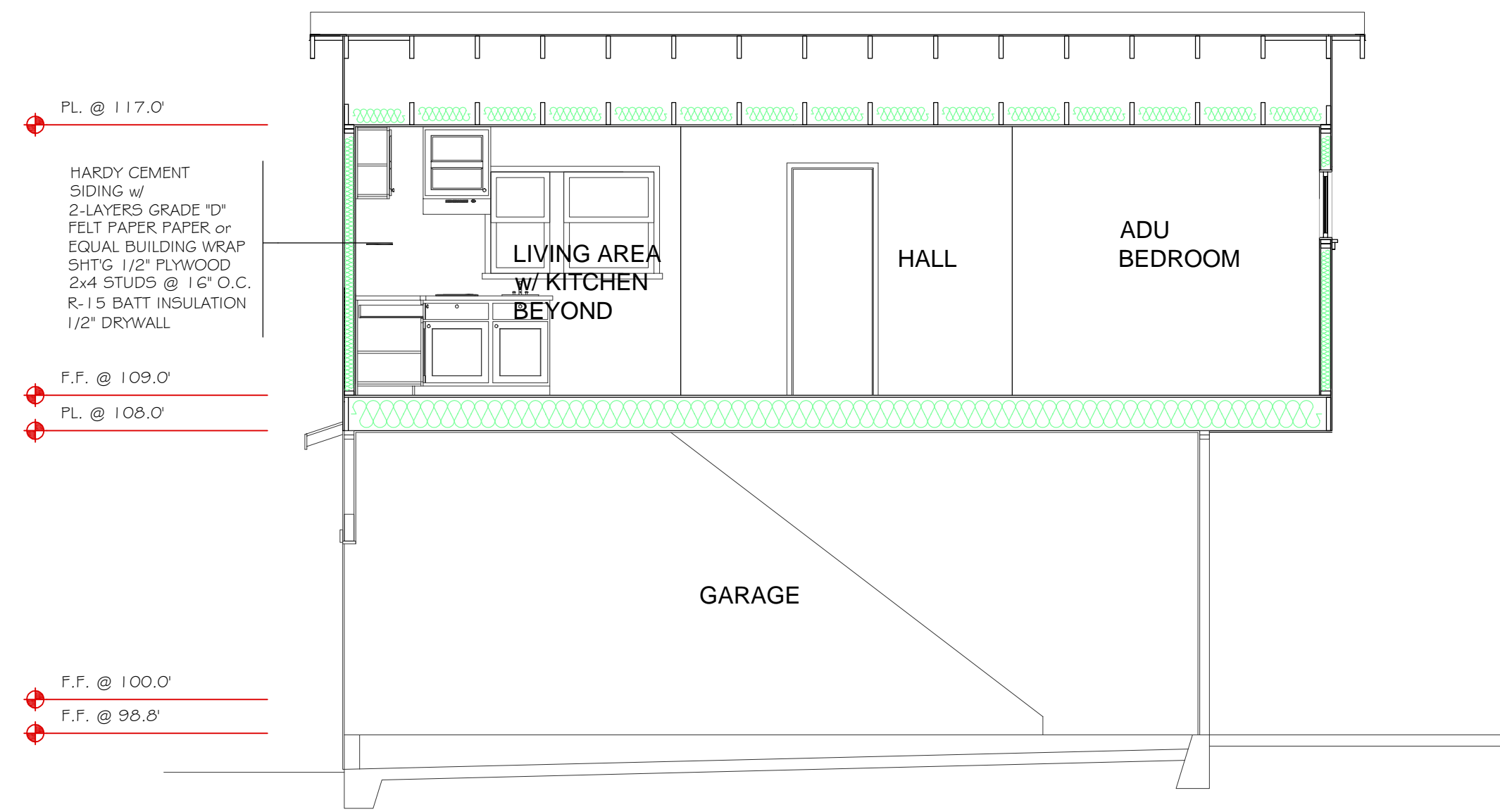
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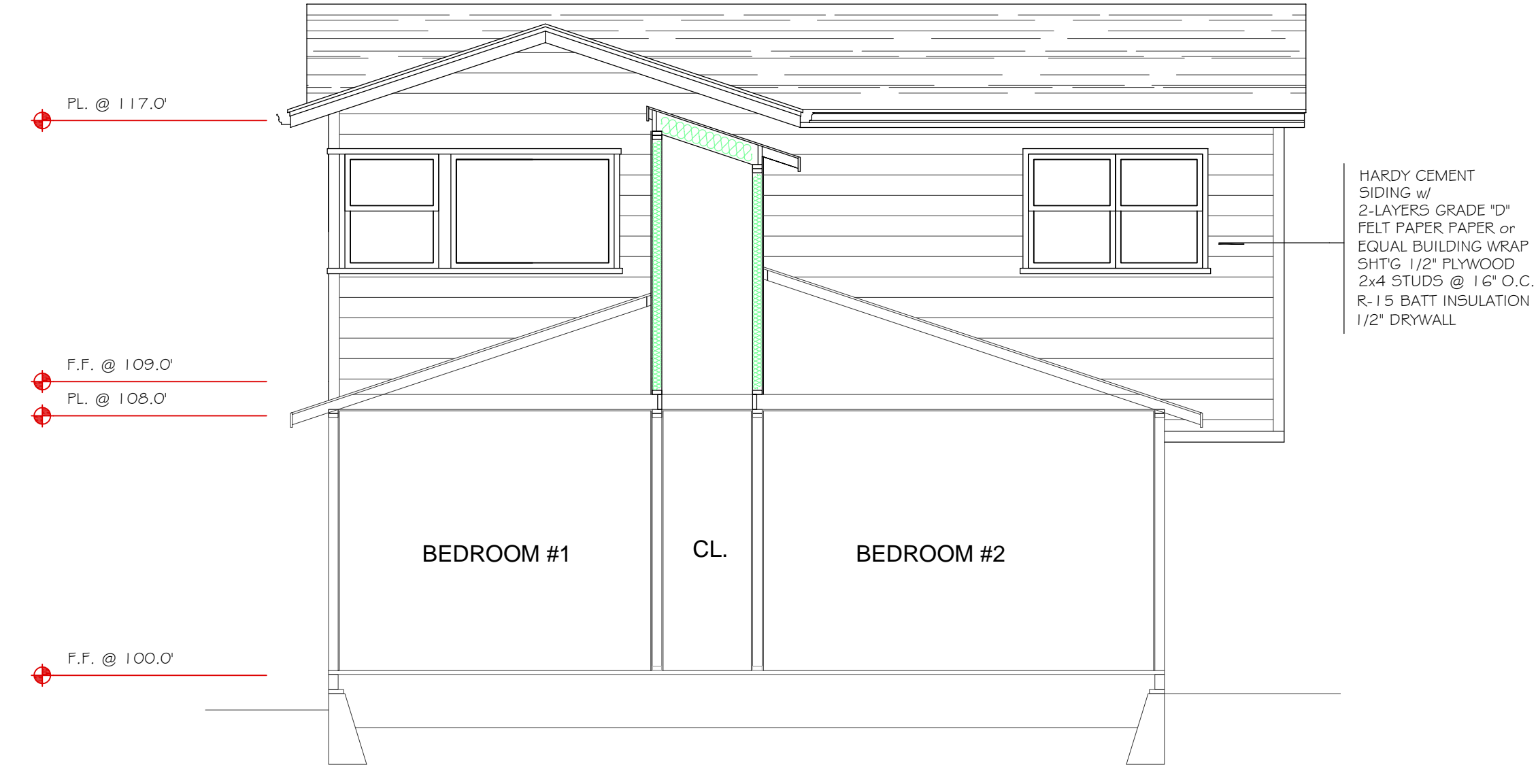
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A3.0



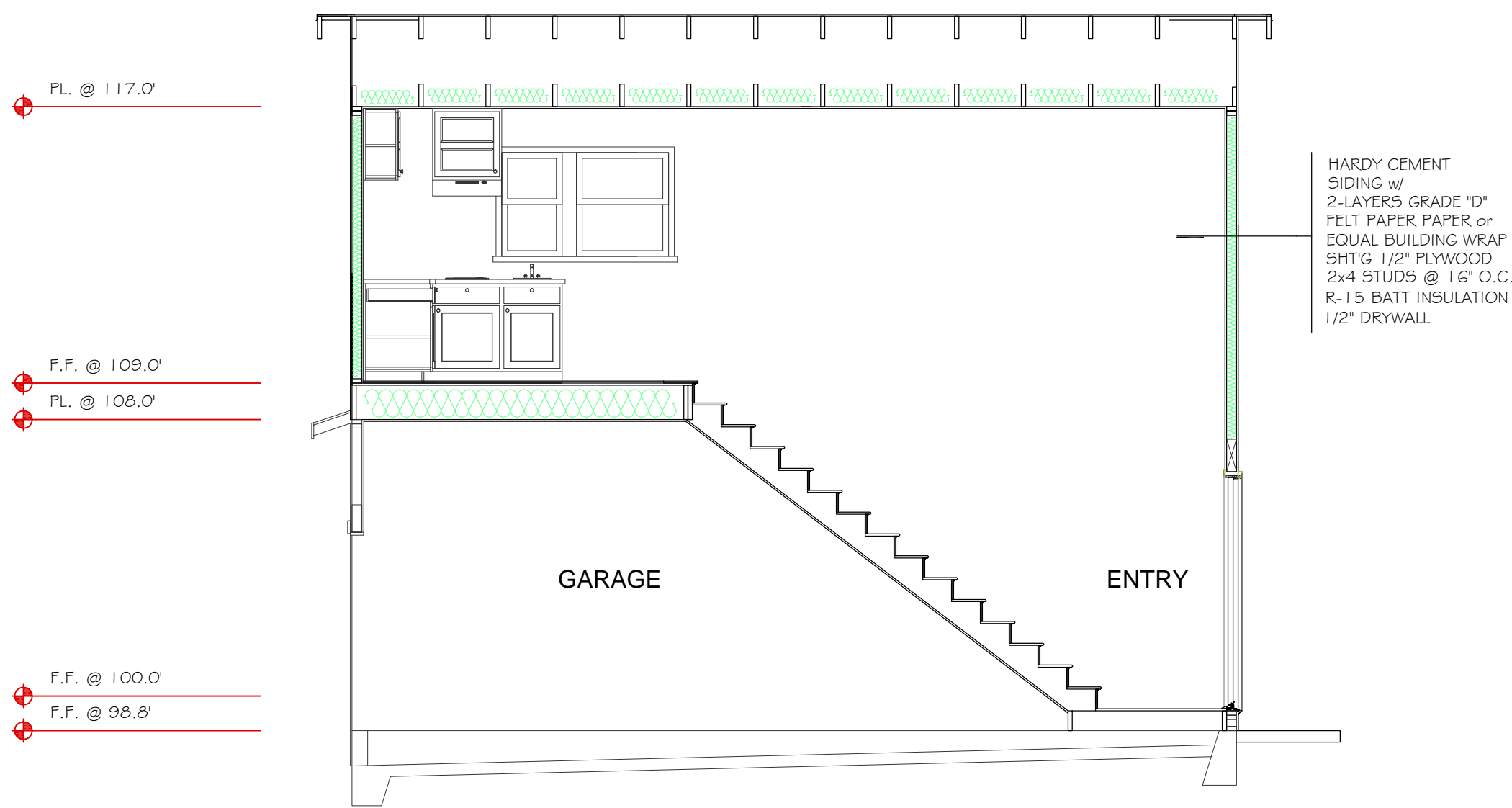
SECTION "B"

SCALE: 1/4" = 1'-0"
 0 2' 4' 8' 12'



SECTION "A"

SCALE: 1/4" = 1'-0"
 0 2' 4' 8' 12'



SECTION "C"

SCALE: 1/4" = 1'-0"
 0 2' 4' 8' 12'

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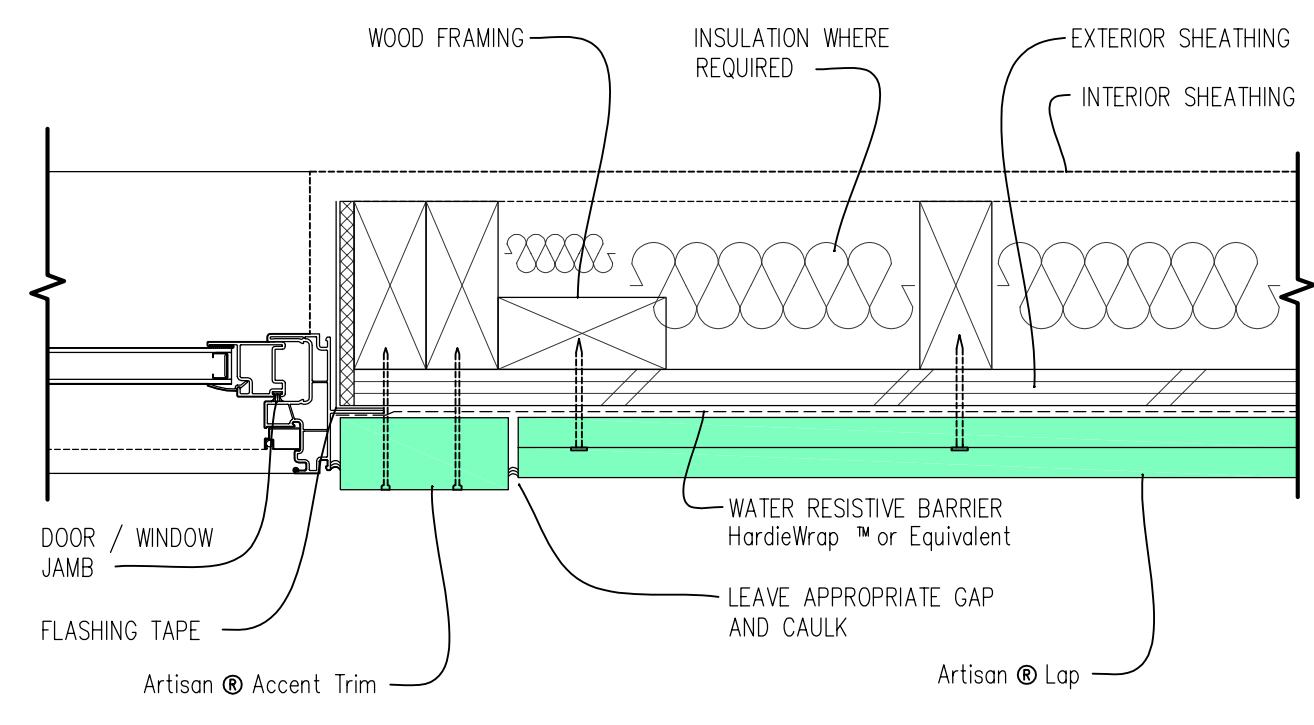
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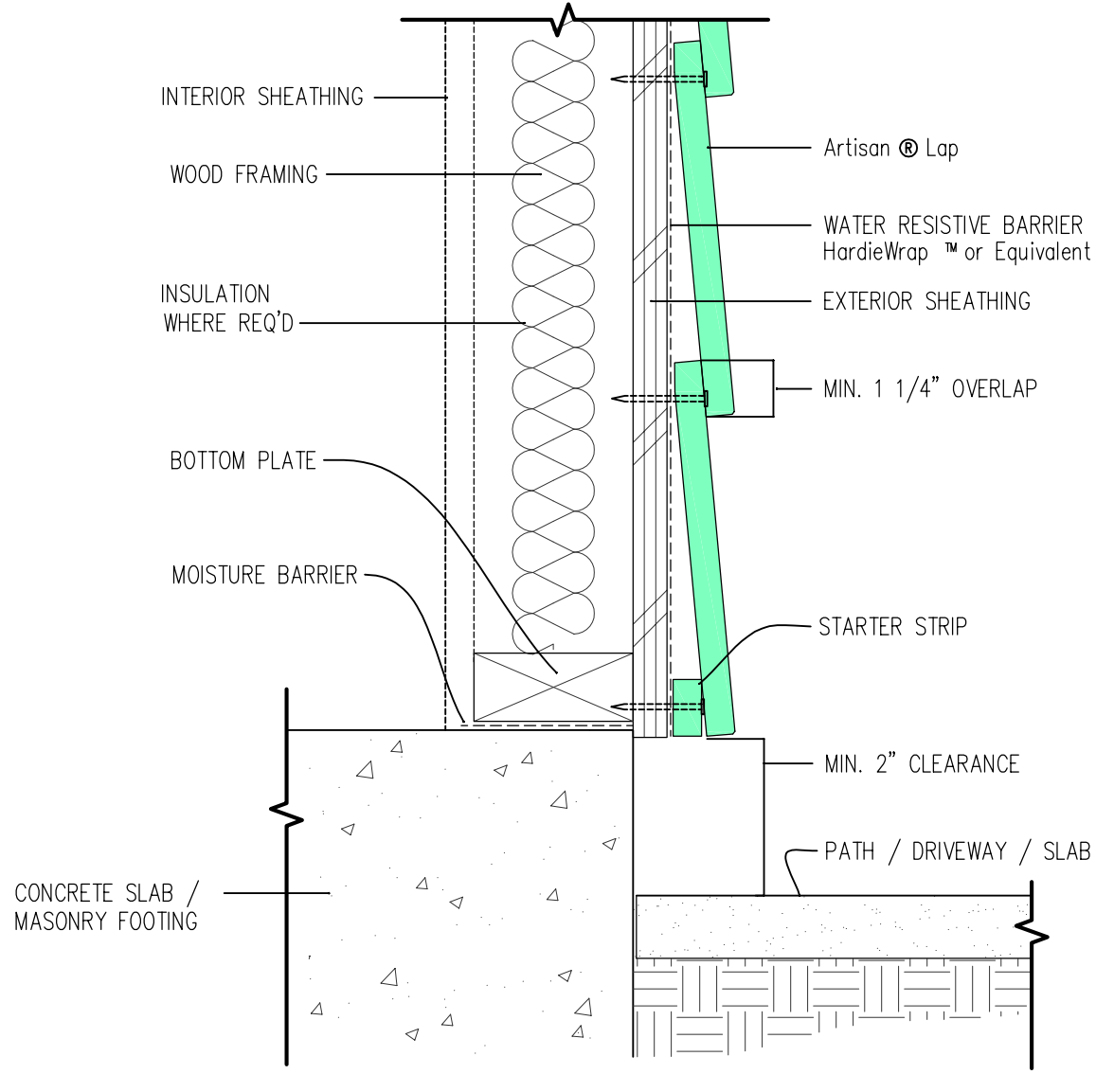
**DELIA GONZALEZ
 1276 LA SALLE AVE.
 SEASIDE, CA 93955**

SHEET NUMBER:

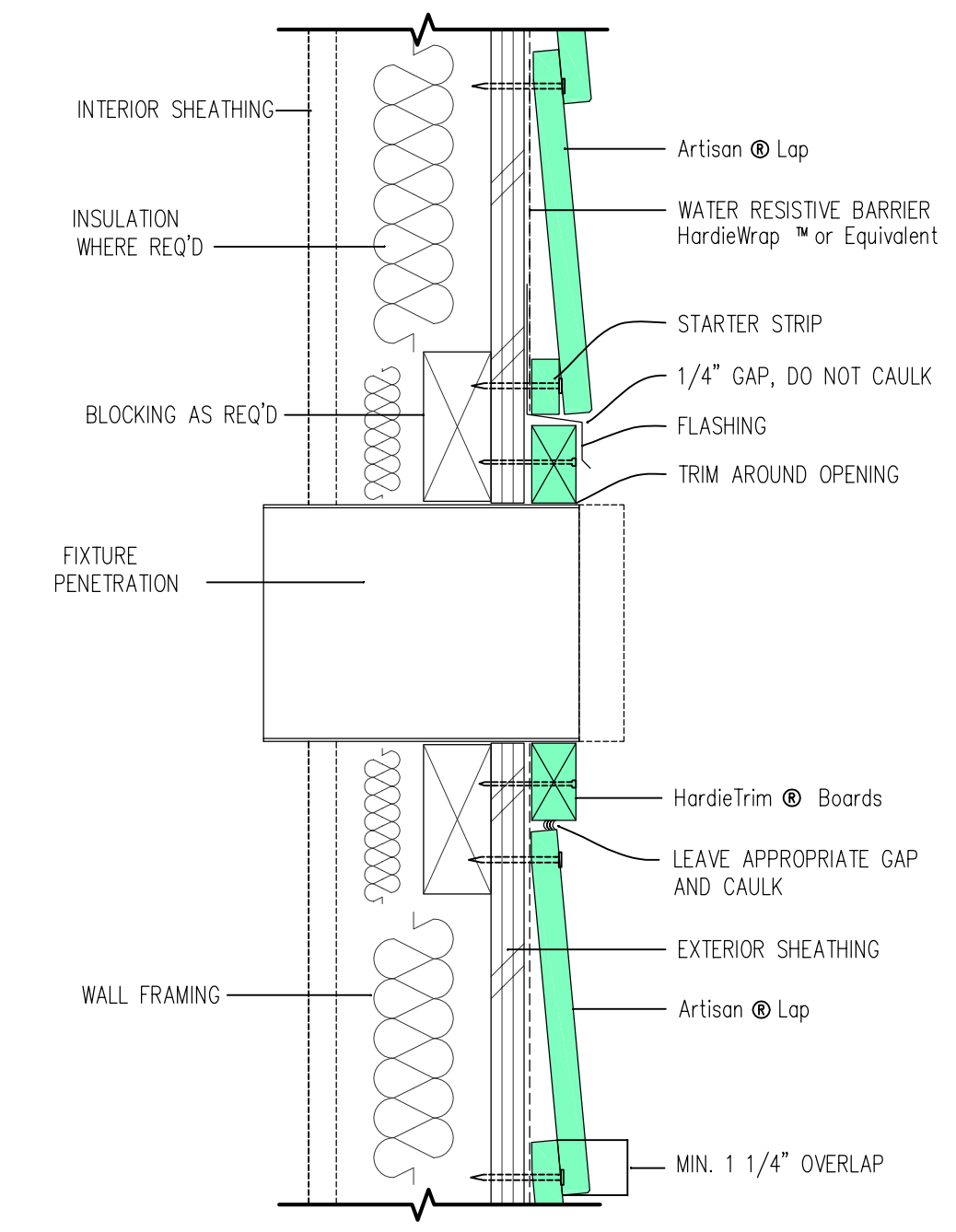
A3.1



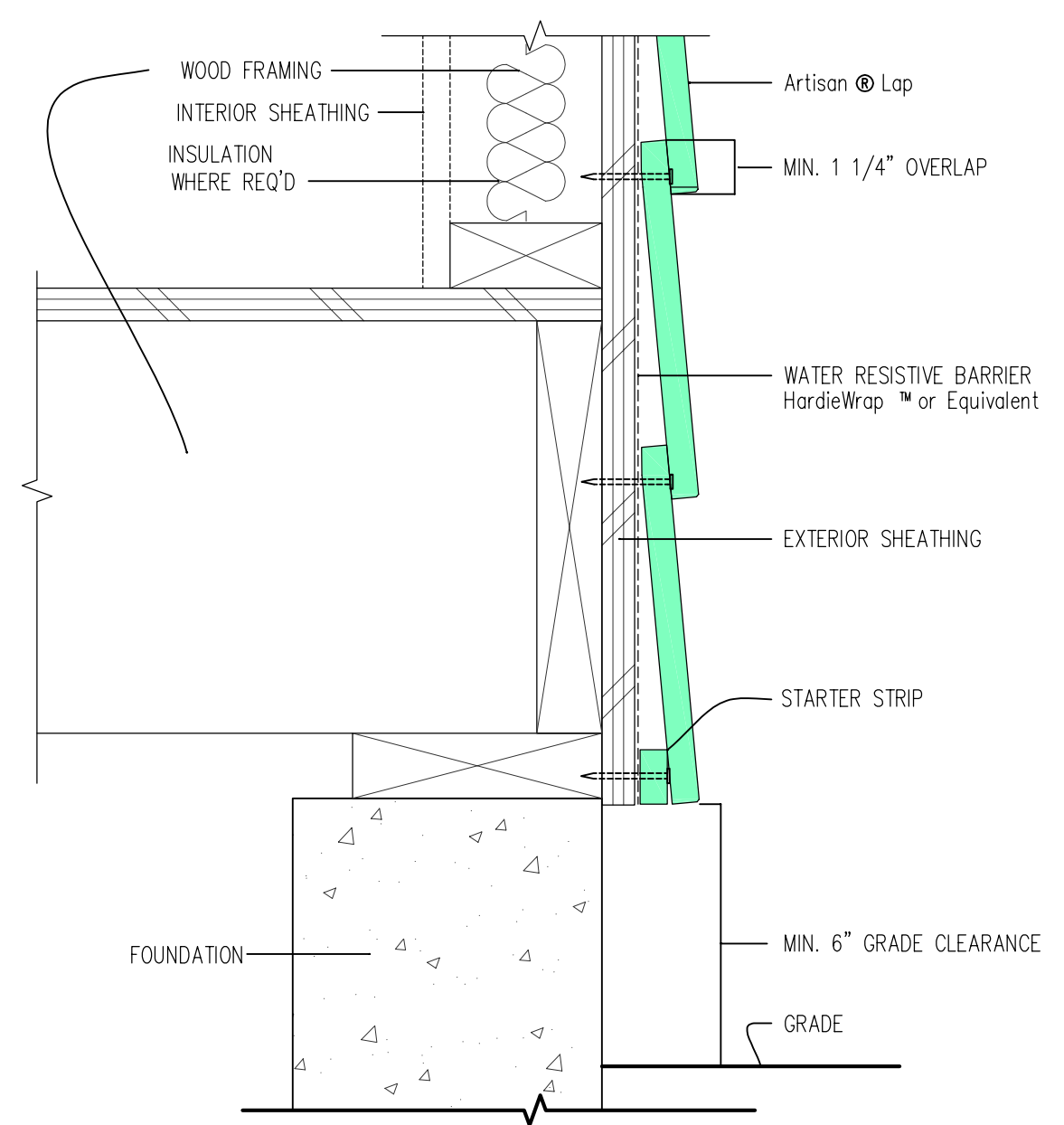
7 DOOR / WINDOW JAMB
A4.0
SCALE: 3" = 1'-0"



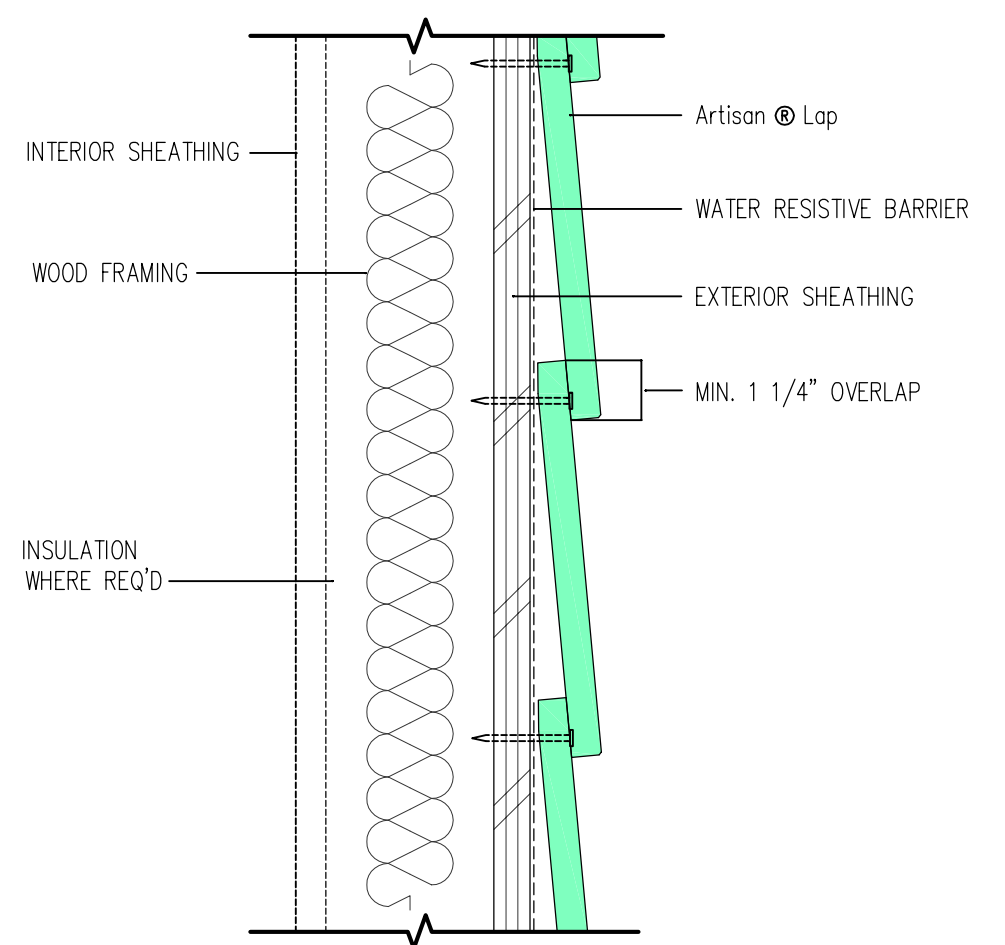
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
A4.0
SCALE: 3" = 1'-0"



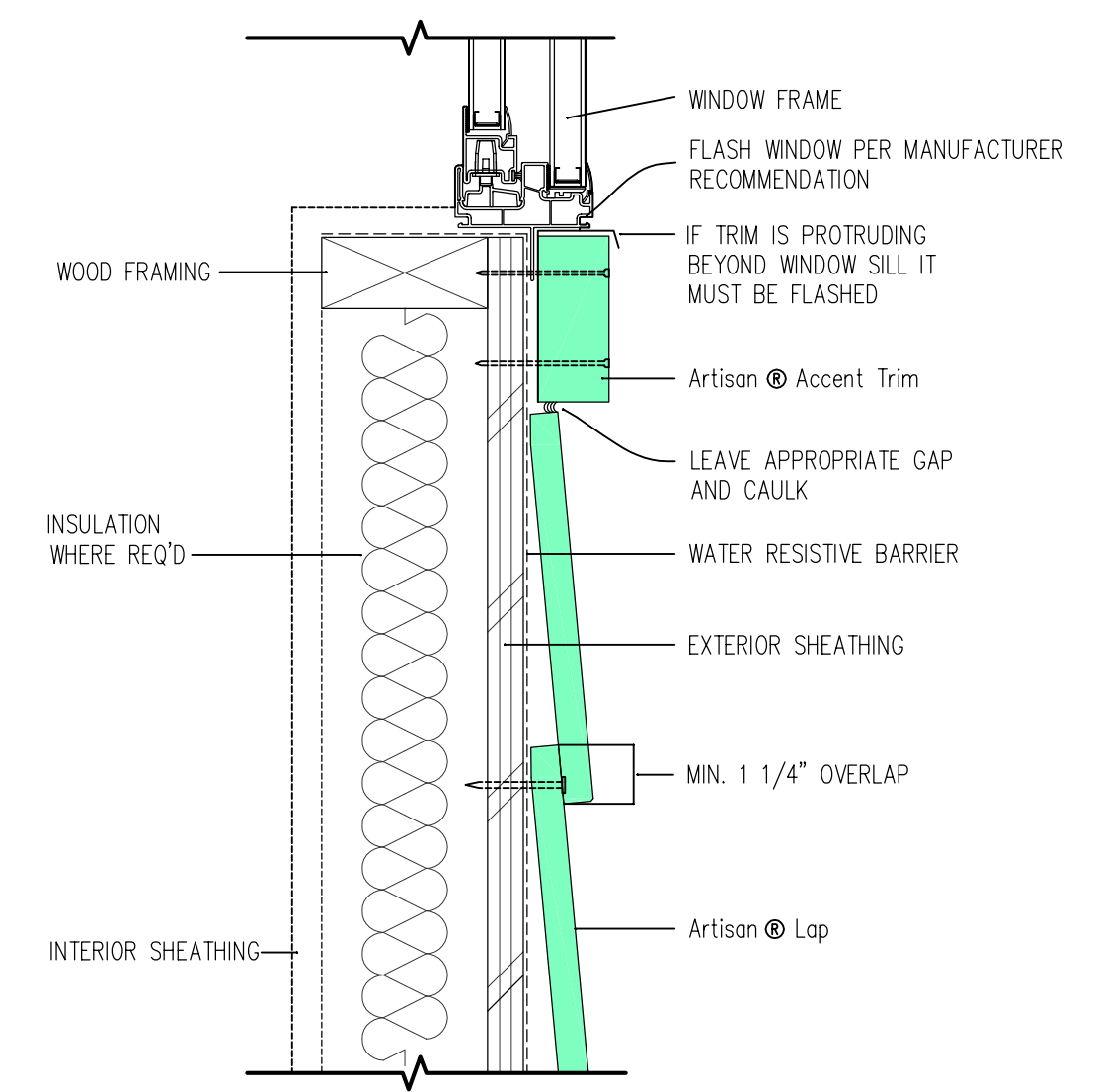
6 FIXTURE PENETRATION
A4.0
SCALE: 3" = 1'-0"



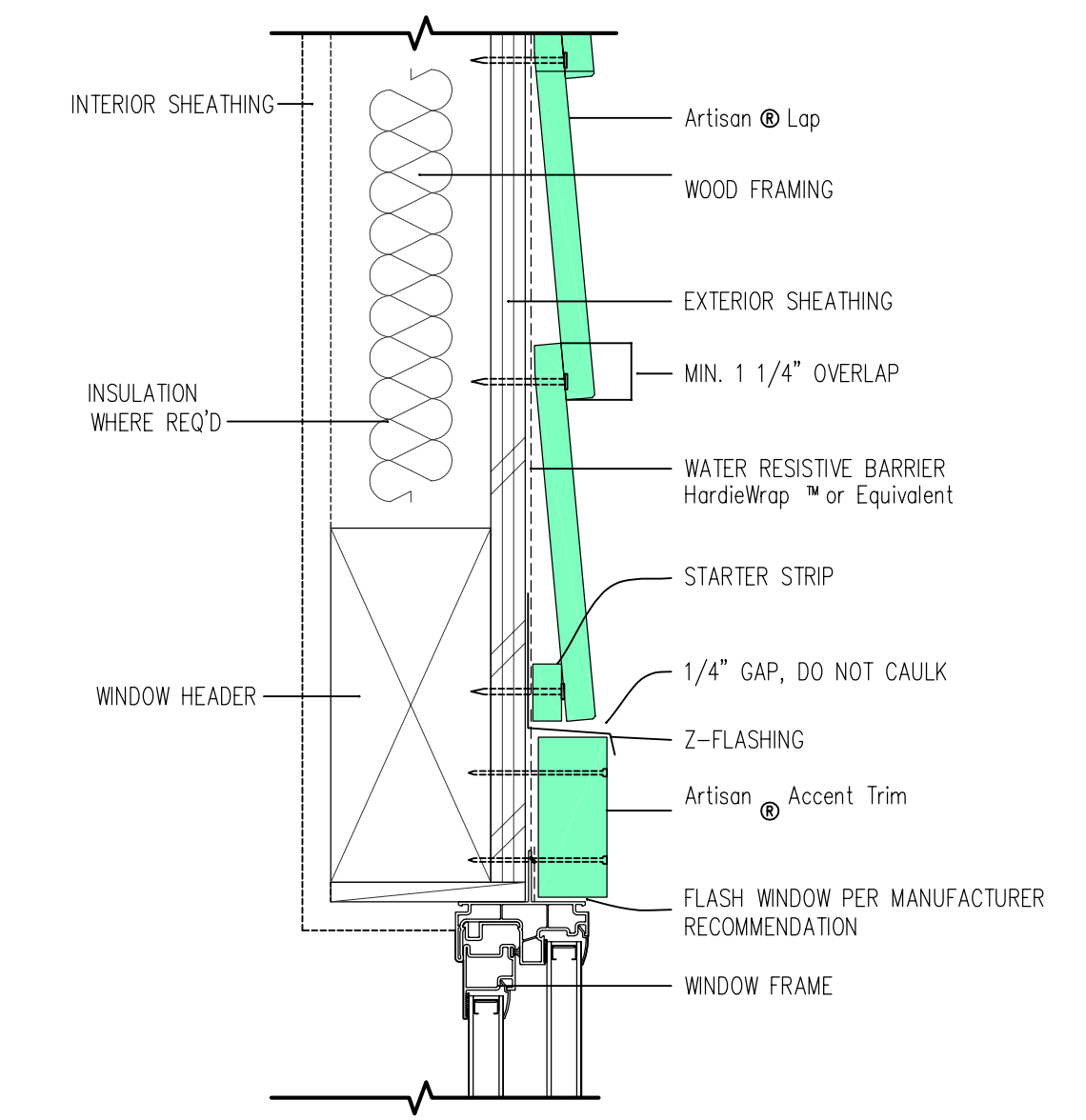
4 GRADE CLEARANCES
A4.0
SCALE: 3" = 1'-0"



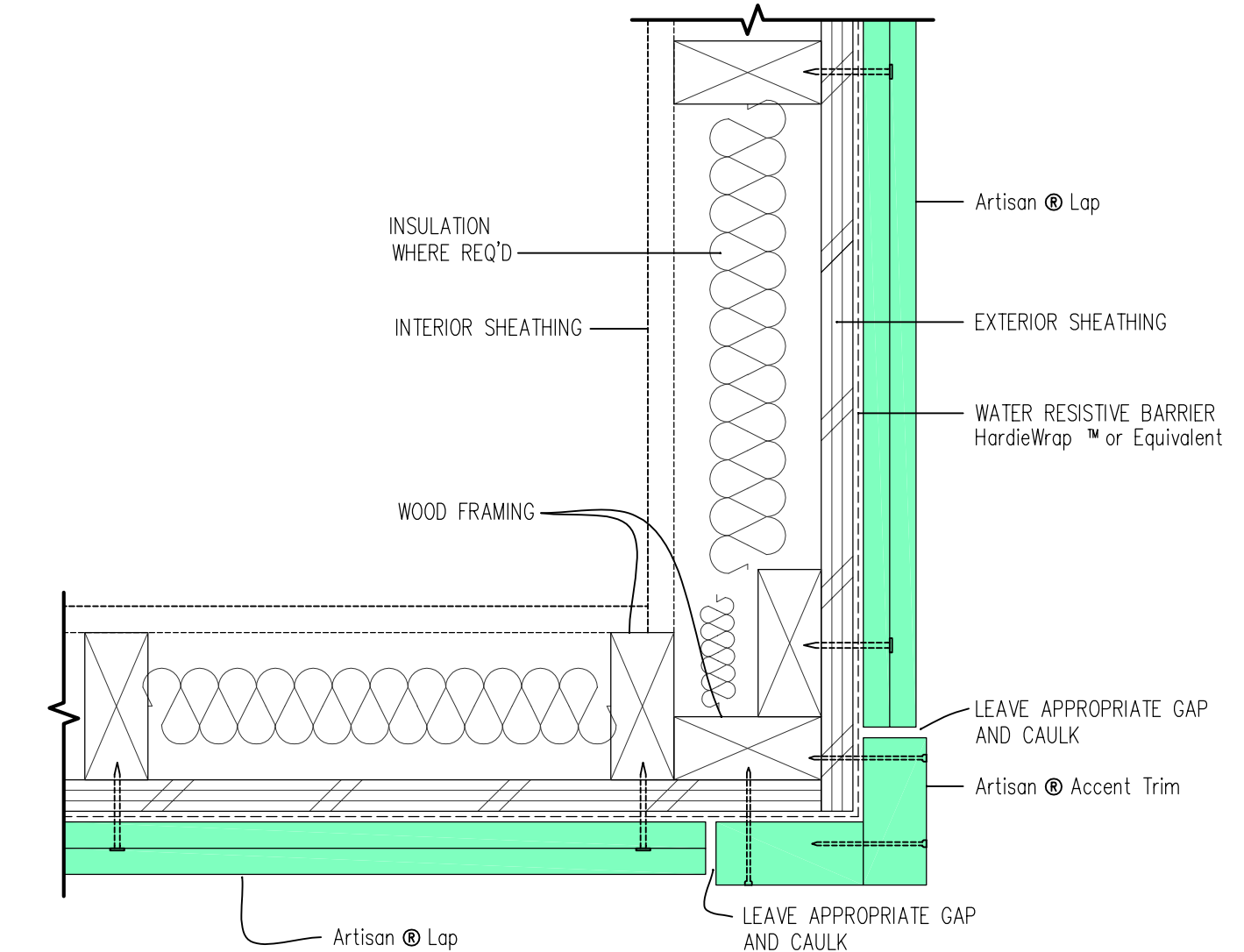
5 HORIZONTAL LAP
A4.0
SCALE: 3" = 1'-0"



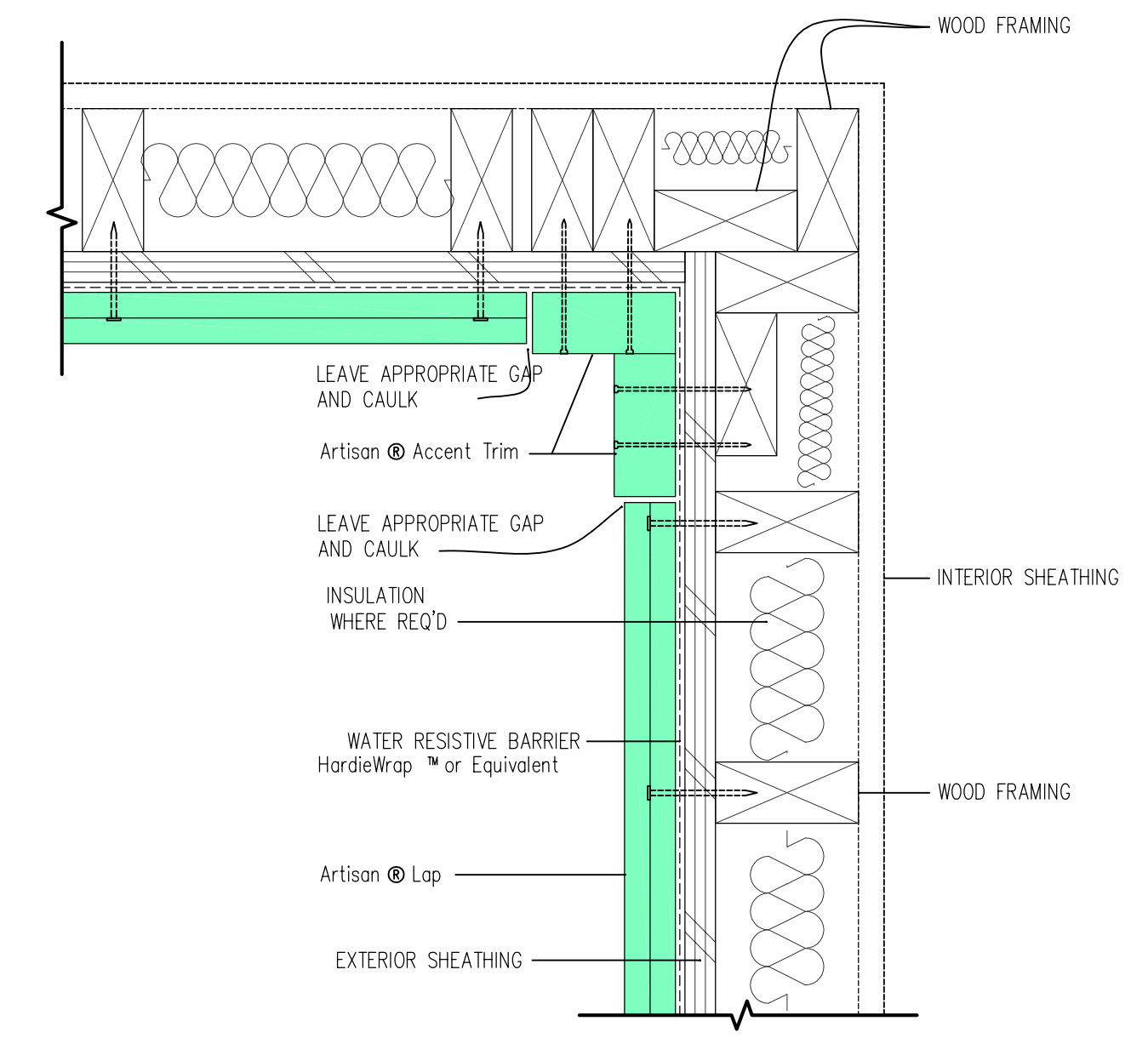
6 WINDOW SILL
A4.0
SCALE: 3" = 1'-0"



1 WINDOW/DOOR HEAD
A4.0
SCALE: 3" = 1'-0"



2 OUTSIDE CORNER
A4.0
SCALE: 3" = 1'-0"



3 INSIDE CORNER
A4.0
SCALE: 3" = 1'-0"

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GONZALEZ 2nd STORY ADU ADDITION

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SEASIDE, CA. 93955
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SHEET NUMBER:

A4.0

KITCHEN - LAUNDRY - BATH REQUIREMENTS

- RECEPTACLES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.8, 210.12, 210.23, 210.52, 406.12)
- GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
 - ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) IN THE KITCHEN SHALL BE AFCI PROTECTED AND TAMPER-RESISTANT (TR).
 - RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
 - COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
 - COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
 - ISLAND/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
 - ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50- AMP BRANCH CIRCUIT.

KITCHEN RECEPTACLES SHALL BE SUPPLIED BY CIRCUITS MEETING ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.11, 210.52, 422.16)

- COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
- A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
- ANY NEW RECEPTACLES ADDED IN THE DINING AREA, BREAKFAST ROOM, PANTRY, OR SIMILAR AREA SHALL BE SUPPLIED BY A 20-AMP CIRCUIT. THE COUNTERTOP CIRCUITS MAY BE USED TO SUPPLY THESE AREAS.
- THE EXISTING ELECTRICAL PANEL MAY NEED TO BE UPGRADED, OR A SUB-PANEL ADDED, IF THE REQUIREMENTS ABOVE CANNOT BE ACCOMMODATED.

LIGHTING EFFICIENCY(CEES 150.0(K))

- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
- UNDER CABINET LIGHTING SHALL BE ON A SEPARATE SWITCH FROM ANY OTHER LIGHTING.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
- RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING. SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL.

SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.11, CRC 314 AND 315)

SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (BETWEEN 4" AND 12" OF THE CEILING) IN ALL SLEEPING ROOMS, EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, AND IN ANY BASEMENT. SMOKE ALARMS SHALL BE REPLACED 10 YEARS AFTER THE DATE OF MANUFACTURE LISTED ON THE ALARM (IF NO DATE IS LISTED THE ALARM SHALL BE REPLACED). NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY. SMOKE ALARMS MUST BE AT LEAST 3 FEET FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A REQUIRED SMOKE ALARM.

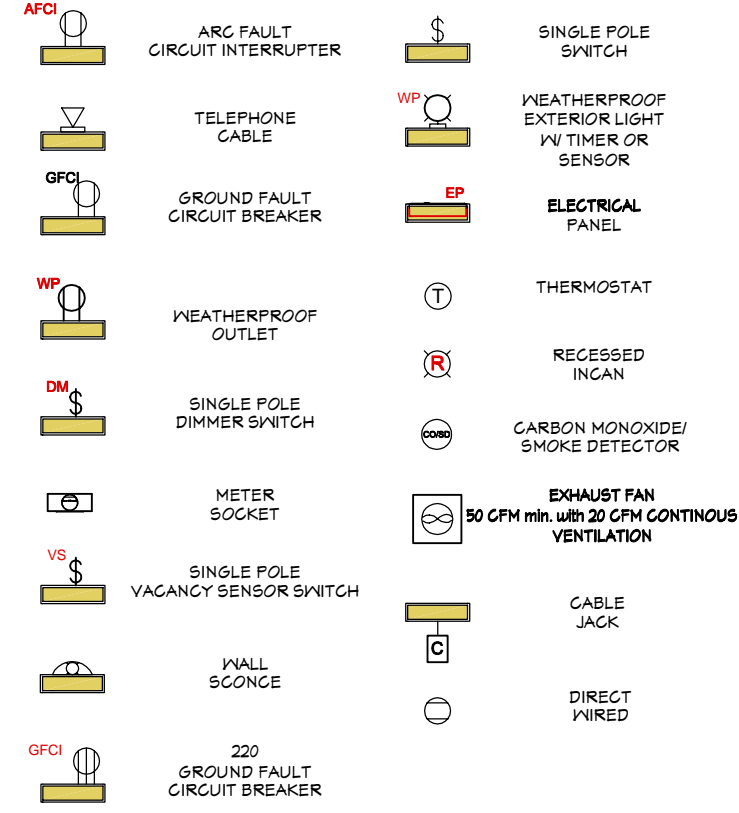
CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) IN EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, AND WITHIN A BEDROOM IF THE BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL-BURNING APPLIANCE. CO ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL-BURNING APPLIANCE OR FIREPLACE IN THE HOUSE AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE.

SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE LISTED BY THE CALIFORNIA STATE FIRE MARSHAL.

ELECTRICAL AND LIGHTING REQUIREMENTS:

- An upgrade of the existing electrical service may be required based on the number of ampacity of the new 4 existing circuits. CEC 220
- All 125-volt, 15- & 20-ampere receptacles shall be listed tamper-resistant receptacles. CEC 406.11, 210.52
- Min. (1) 20 amp circuit for bathrooms receptacles CEC 210.11 (C) (3)
- GFCI protection shall be provided for all outlets in bathrooms, with at least one outlet 36" inches of the outside edge of each basin. CEC 210.8(a) (1) & 210.52 (d)
- Light fixtures in wet locations shall be protected by GFCI circuit CEC 410.4 (A)(D) (Per the manufacturer's installation instructions)
- Hanging light fixtures are not allowed within 3' horizontal & 8' vertical from tub & shower. CEC 410.4 (d)
- All receptacles shall be GFCI protected and tamper-resistant (TR). If any new/additional outlets are installed, the bathroom shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.12)
- Exhaust fans with a minimum ventilation rate of 50 CFM are required in all bathroom remodels unless the existing ceiling is left in place, even if an operable window is installed. Exhaust fans and lighting shall have separate control switches (even if a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protected circuit based on the manufacturer's requirements. (CEES 150.0(K), 150.0(k))
- Lighting fixtures located above and within 6 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location or listed for wet locations where subject to shower spray. (CEC 410.10)
- All installed lighting fixtures shall be high efficacy in accordance with CEES Table 150.0-A.

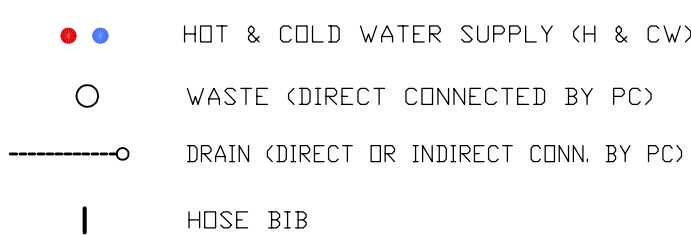
ELECTRICAL LEGEND



FIXTURE CONNECTION								
MARK	DESCRIPTION	MIN BRANCH SIZE				TRAP & TRAP ARM	COMMENTS	MODEL/MFR.
		IN	V	CIN	HIN			
(H-1)	KITCHEN SINK	2"	2"	1/2"	1/2"	1-1/4"	(1) (3)	*OWNER SELECT*
(H-2)	WALL HEATER			5/8" CONN.	5/8" CONN.		(1) (3)	*KING'S H SERIES
(H-3)	BATHROOM SINK	2"	2"	1/2"	1/2"	1-1/4"	(1) (3)	
(H-4)	TOILET	3"	2"	1/2"		INTEGRAL	(1) (3)	
(H-5)	SHOWER HEAD	2"	2"	1/2"	1/2"	2"	(1) (3)	

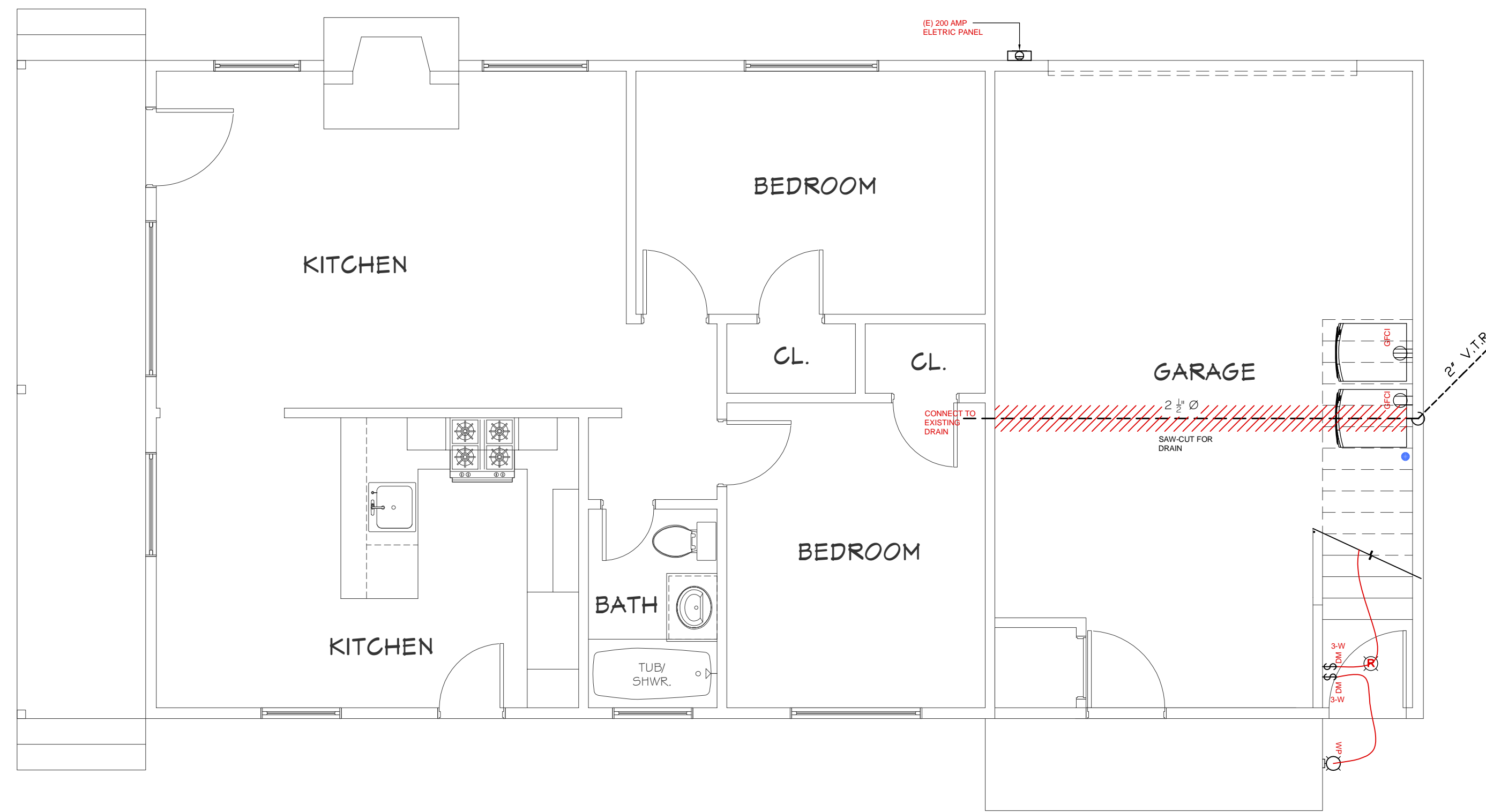
- (1) COORD CONNS WITH FIXTURE PROVIDED
- (3) NEW FIXTURE

PLUMBING LEGEND



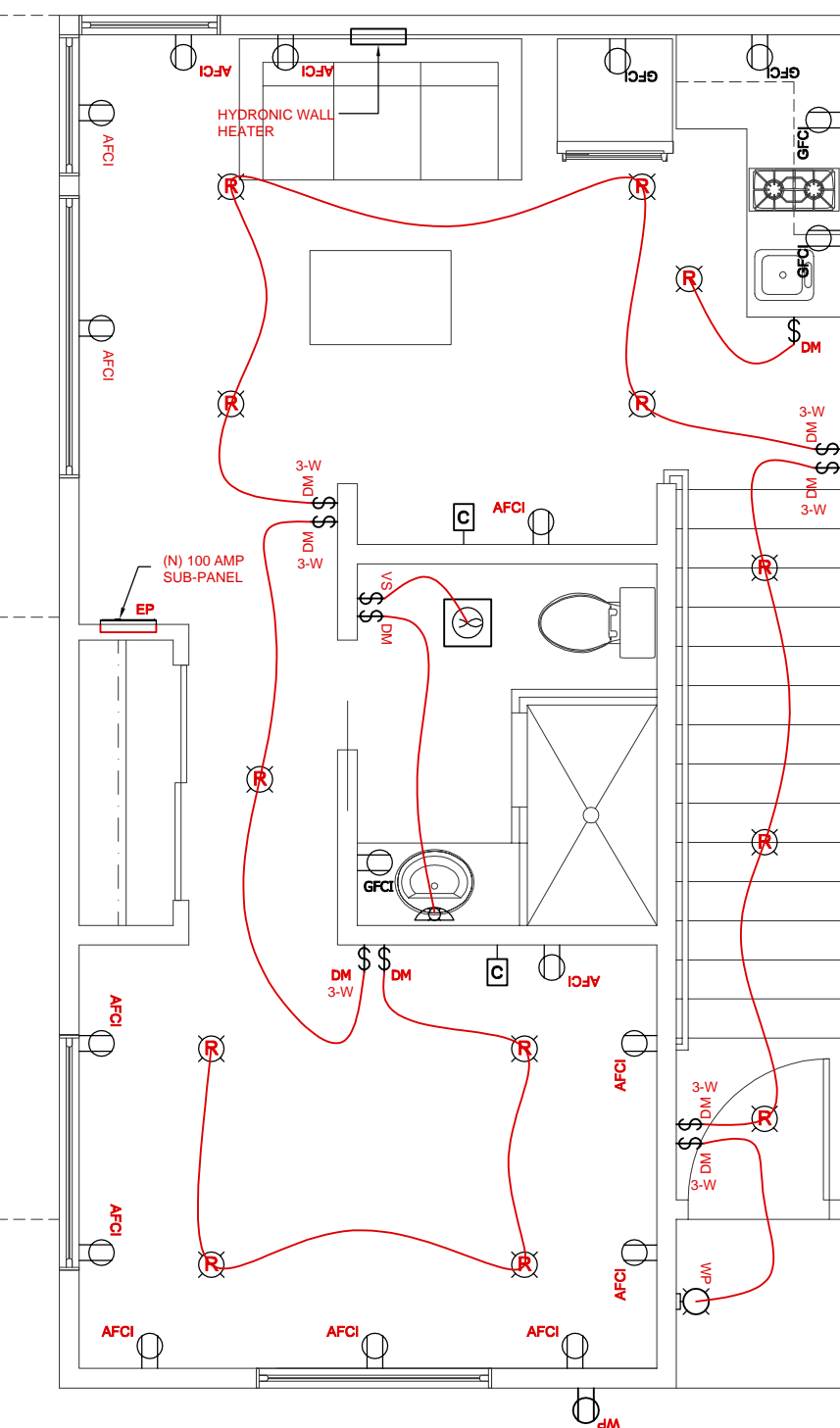
PLUMBING 2nd FLOOR PLAN

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



POWER/ PLUMBING 1st FLOOR PLAN

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



POWER 2nd FLOOR PLAN

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



MANDURRAGO & ASSOCIATES

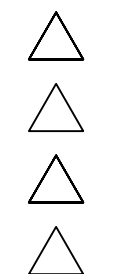


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DRAWING DATE: 7-27-21

REVISIONS:



PROJECT:

GONZALEZ 2nd STORY ADU ADDITION

1276 LA SALLE AVENUE
SEASIDE, CA. 93955
APN: 012-822-024

OWNER:

DELIA GONZALEZ
1276 LA SALLE AVE.
SEASIDE, CA. 93955

SHEET NUMBER:

U1.0

ROOF FRAMING NOTES:

- ROOF SHEATHING:** Roof sheathing shall be 1/2" CDX plywood or OSB sheathing. Use minimum CCX or Exposure 1 plywood at all exposed overhangs U.O.N. on plans. Nail all sheathing with 8d at 6" o.c. all supported edges and 8d at 12" o.c. intermediate bearing. Lay panels with facegrain perpendicular to supports. P.1. 32/16. Keep minimum 1/16" clear between all panel edges. At all shear walls nail roof sheathing to all blocking or rim joist with 8d @ 4" o.c. Provide 1/2" edge distance nailing for all plywood boundary nailing.
- ROOF TRUSSES:** Roof trusses shall be designed for the following loads

	D.L.	L.L.
Top Chord	10.0 psf	20.0 psf
Bottom Chord	8.0 psf	—

 Truss manufacture shall provide shop drawings and calculations for approval prior to manufacturing trusses. CONTRACTOR shall install and brace trusses as recommended by manufacturer.
- WALLS:** All walls shall be 2 x 4 studs @ 16" o.c. U.O.N. on plans. Studs at exterior walls and bearing walls shall be D. F. No. 2 or better. Balloon-frame all walls and block all studs at maximum 10' o.c. All plumbing walls that are shear walls or bearing walls shall be 2 x 6 walls. CONTRACTOR shall coordinate plumbing layout with plumbing subcontractor prior to start of framing. Wall framing shall comply with Table 2308.9.1 CONTRACTOR shall obtain permission for drilling or notching studs or double top plates of any shear or bearing wall more than 1/2 of width of wall.
- HEADERS:** All headers shall be 6 x 6 at 2 x 3 walls and 4 x 6 at 2 x 4 walls U.O.N. on plans. Provide 1 - 2 x - trimmer and 1 - 2 x - king stud at all bearing and shear walls U.O.N. on plans.
- DOUBLE TOP PLATES:** CONTRACTOR shall splice double top plates with 10 - 16d U.O.N. on plans. Plates shall be D.F. Larch No. 2 or better
- NAILING:** All nailing shall comply with Table 2304.9.1 of the 2019 C.B.C. All nails shall be common nails, 8d (0.131d), 10d (0.148d), 16d (0.162d), 16d sinkers (0.135D)
- SEAL WALLS:** All exterior walls shall be sheathed with TYPE P/1 shear wall U.O.N. on plans. All shear wall sheathing shall be continuous to roof sheathing U.O.N. on plans or details. Provide minimum 4 x - post or 2 - 2 x - studs at ends of all shear walls for holdowns U.O.N. on plans. At all shear walls, nail roof sheathing to blocking, double top plate, or rim joist with 8d @ 4" o.c.
- LUMBER:** All lumber shall conform to the rules of a recognized grading agency and Tables 4D through 4F of the N.D.S. All Framing Lumber shall be D.F. Larch No. 2 or better U.O.N. on plans. Beams shall be D. F. Larch No. 1 or better. For studs see Note 3. Headers and posts shall be D. F. Larch No. 2 or better. All lumber exposed to the weather shall be pressure-treated. All framing shall have a MAXIMUM MOISTURE CONTENT OF 19% at time of installation or incorporating the lumber into the structure.
- ROOF FRAMING:** Roof framing and plywood sheathing shall be continuous to all shear or bearing walls at all lower roofs

FLOOR FRAMING NOTES:

- FLOOR SHEATHING:** Floor sheathing shall be 3/4" CDX plywood, T. & G. Nail with 10d at 6" o.c. all supported edges and 10d at 10" o.c. all intermediate bearing. P.1. 32/16. Keep minimum 1/16" clear between all panel edges. All sheathing shall be glued to framing with subfloor adhesive. Nail floor sheathing to all blocking, rim joists, etc. with 10d at 4" o.c. at all shear walls U.O.N. on plans or details.
- FLOOR FRAMING:** Floor framing shall be 11-7/8 T.J.I. 230 joists at 16" o.c. U.O.N. on plans bearing. Block all joists at all bearing. CONTRACTOR shall install and brace trusses as recommended by joist manufacturer.
- WALLS:** All new walls shall be 2 x 4 studs at 16" o.c. U.O.N. on plans. Studs at exterior walls and bearing walls shall be D. F. No. 2 or better. Balloon-frame all walls and block all studs at maximum 10' o.c. All plumbing walls that are bearing walls or shear walls shall be 2 x 6 walls. CONTRACTOR shall coordinate layout of plumbing walls with plumbing contractor prior to the start of framing for location of plumbing walls. CONTRACTOR shall obtain ENGINEER'S permission for drilling or notching studs or double to plate of any shear or bearing wall more than 1/2 width of wall.
- SHEAR WALLS:** See framing plans for location and type of shear wall. All NEW EXTERIOR WALLS shall be sheathed with TYPE P/1 shear wall sheathing U.O.N. on plans. Shear wall sheathing shall be continuous the entire wall length from sill plate to floor sheathing, unless otherwise detailed or specified.
- HEADERS:** All headers shall be 4 x 6 U.O.N. on plans. Provide 1 - 2 x - trimmer and 1 - 2 x - king stud at all bearing and shear walls U.O.N. on plans. CONTRACTOR shall field verify that existing headers are as specified.
- POSTS:** All beams shall bear on posts width to match width of beam and depth to match depth of wall U.O.N. on plans. Posts shall be continuous to foundation or beam below. Block solid between posts at floor framing. Fasten all beams to posts with PC post caps, use EPC caps at end of beams. These connections are typical, unless otherwise detailed on plans.
- HANGERS:** Use HUTF [16 gauge] hangers for all sawn lumber beams. Use HGUS hangers for GLB's and for PARALLAM beams. Use U series hangers for sawn lumber floor joists. Use IUS or ITS hangers for T.J.I. joists. These hangers are typical U.O.N. on plans or details.
- TOP PLATES:** All double top plates shall be spliced with 10 - 16d, unless otherwise detailed or specified on plans. All plates shall be D. F. No. 2 or better. Notify ENGINEER of any double top plates or studs which are notched more than 1/3 the width of the plates at any shear walls or bearing wall.
- NAILING:** All nailing shall comply with Table 2304.10.1 of the 2016 C.B.C. All nails shall be common nails, 8d (0.131d), 10d (0.148d), 16d (0.162d), 16d sinkers (0.135D)
- LUMBER:** All lumber shall conform to the rules of a recognized grading agency and Tables 4D through 4F of the N.D.S. Joists shall be D.F. Larch No. 1 or better. Beams shall be D.F. Larch No. 2 or better. GLB's shall have a combination symbol of 24F-V4 DF/DF. Parallam beams shall be 2.2E Parallam PSL. Microlam beams shall be 1.9E Microlam LVL. Rim Joists shall be minimum 1-1/4" 1.55x TimberStrand LSL. Headers and posts shall be D.F. Larch No. 2 or better. For studs - See Note 3. All lumber in contact with concrete, within 8" of earth or exposed to the weather (Deck Framing) shall be pressure-treated (P.T.). All framing shall have a MAXIMUM MOISTURE CONTENT OF 19% at time of installation or incorporating the lumber into the structure.
- HOLDDOWN:** Location shown of holdowns is approximate. Align holdowns with ends of shear walls. See dimensioned floor plans and details to determine exact location of holdowns. Provide minimum 2 - 2 x - studs or trimmers or 4 x - post for holddown, see holddown schedule for post size. Provide shear wall edge nailing into each stud and two rows E.N. into 4 x - post which is bolted to holddown. Block solid between posts at floors
- DECK FRAMING:** Waterproof deck shall be framed with 2 x 10 joists at 16" o.c. Slope joists a minimum of 1/4" per foot for drainage. CONTRACTOR shall install flashing and waterproof surface as specified by manufacturer. NOTE TO OWNER: Waterproof surfaces require periodic maintenance and replacement. It shall be OWNER'S responsibility to maintain deck and waterproofing as required.
- EXISTING CONDITIONS:** CONTRACTOR shall verify existing conditions are as shown. Notify DESIGNER of any discrepancies prior to proceeding with work. All new work and finishes to match existing U.O.N. or specified. Contractor shall inspect all existing accessible framing. Any damaged framing shall be replaced with an equal size and grade member.
- EXISTING FRAMING:** When existing framing becomes accessible for inspection, CONTRACTOR shall notify DESIGNER for his inspection. Additional work may be required to support existing framing and to connect existing framing to new framing. This will be determined in the field after existing framing becomes accessible for inspection.

FOUNDATION NOTES:

- FOUNDATION:** Foundation design is based on assumed bearing capacity of 1500 psf. Soil Type 4, Table 1806.2 of the 2019 C.B.C. All new footings shall bear on a firm native, undisturbed, sandy soil and adhere to the following table:

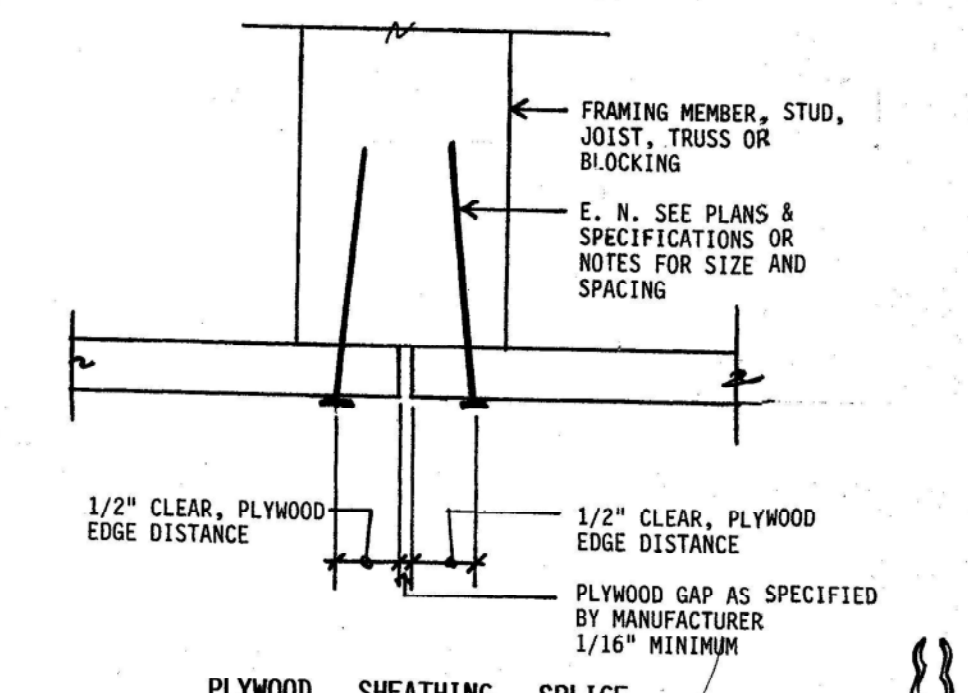
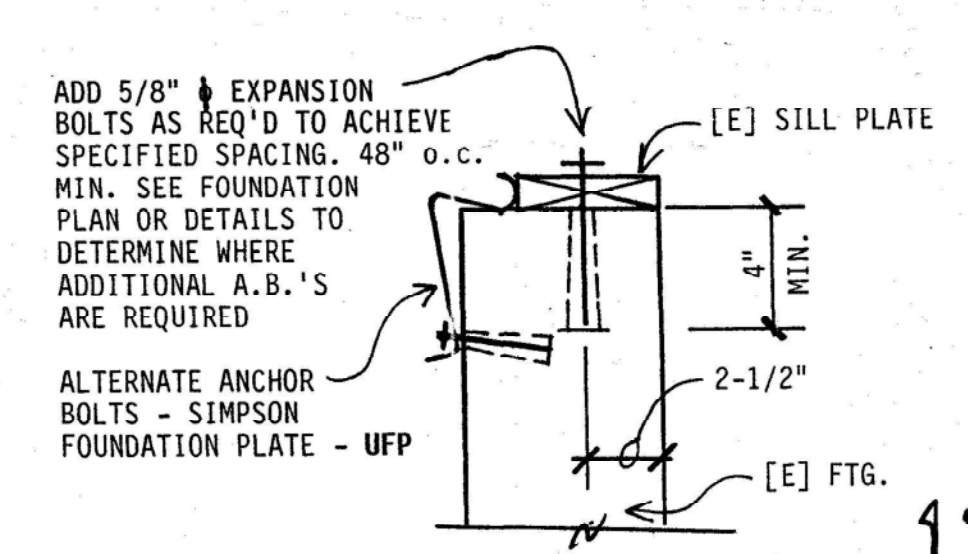
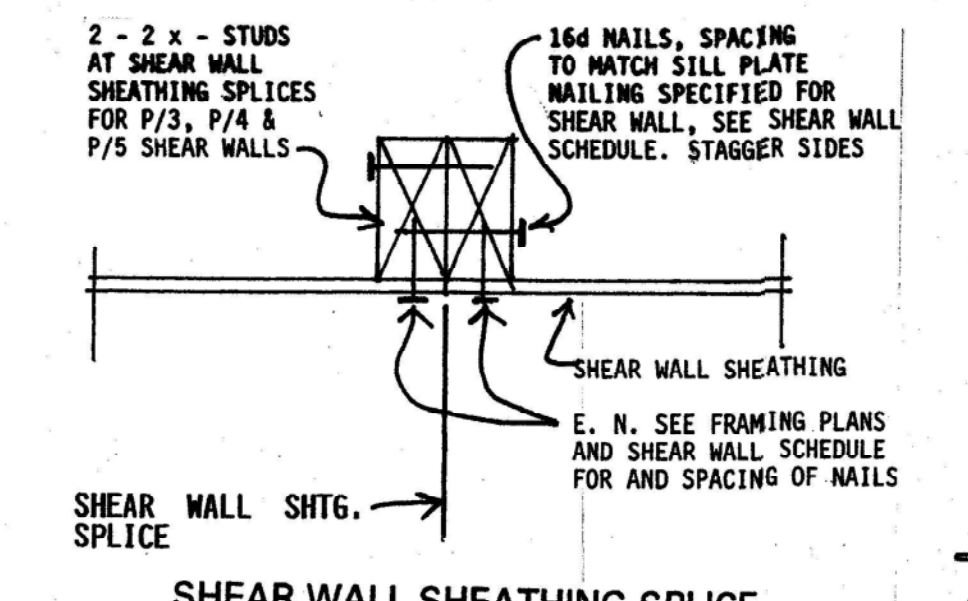
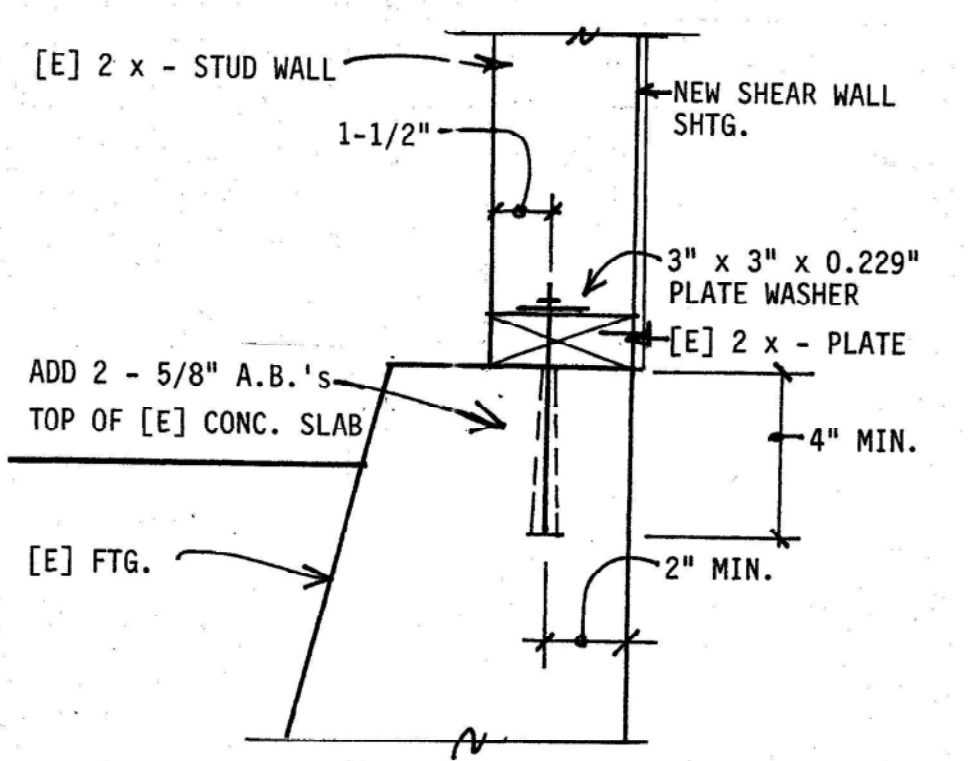
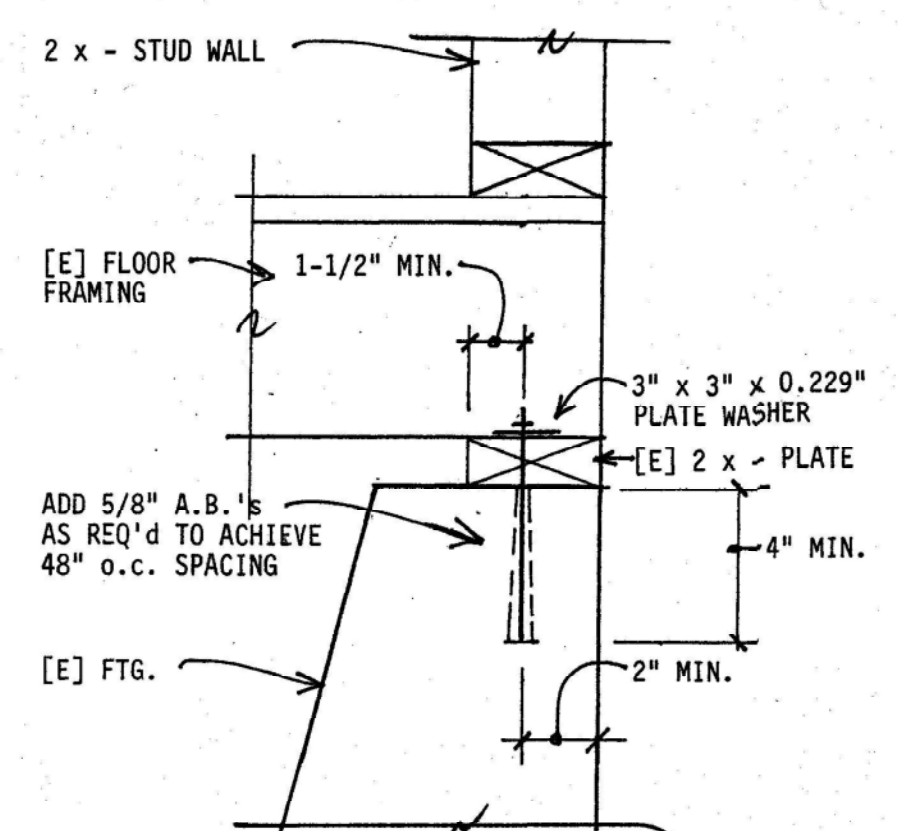
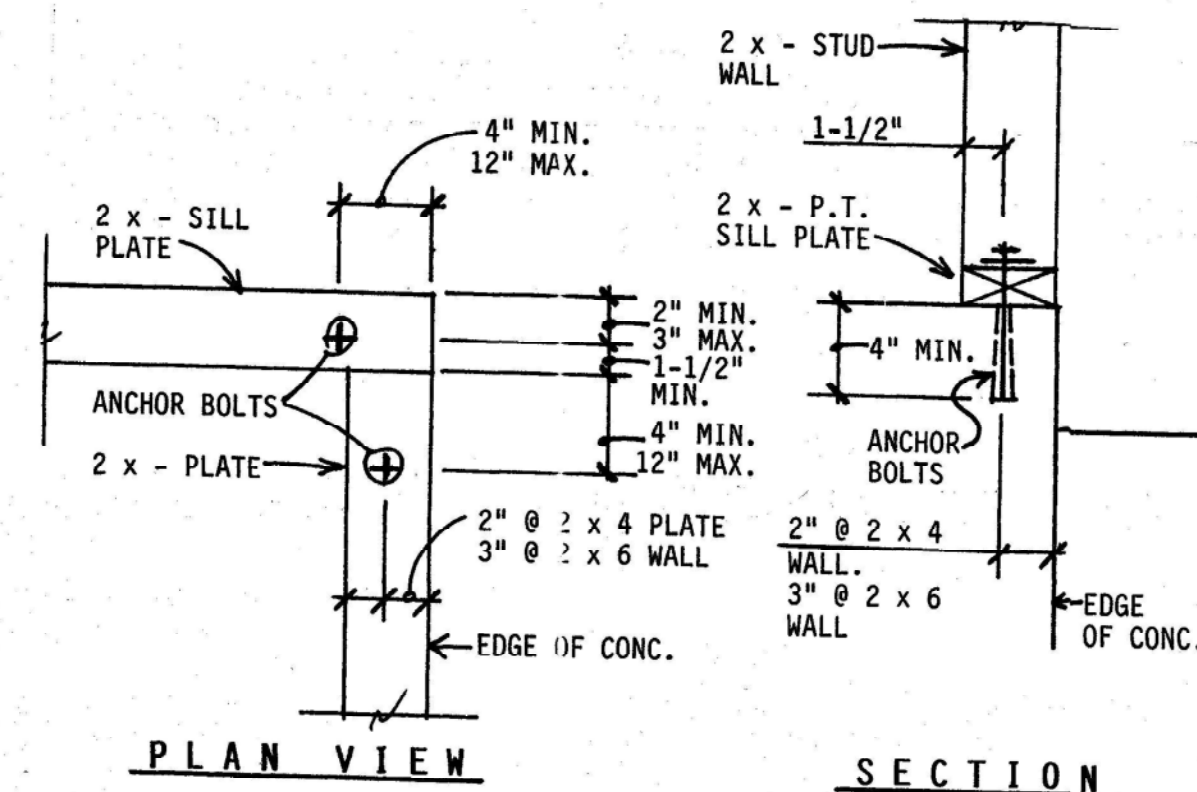
STORIES	WIDTH	THICKNESS	DEPTH BELOW GRADE
1	12"	10"	12"
2	15"	10"	18"

 EXISTING CONDITIONS: CONTRACTOR shall verify that existing conditions and grades are as assumed. Notify DESIGNER if existing soil condition are not assumed prior to laying any reinforcing or pouring any concrete. At all new footing and concrete slab on grade for the addition, the contractor shall remove all grass and any other organic material and any unsuitable or loose soils. All new footings and slabs shall bear on soil to match existing foundation and be suitable for bearing. All new footings shall match existing footing size and depth, minimum 12" wide & 12" below existing and finished grade.
- CONCRETE STRENGTH:** All concrete shall develop an ultimate compressive strength at age 28 days as follows:

FOOTINGS	2500 psi
SLAB ON GRADE	2500 psi
- REINFORCING:** All reinforcing shall conform to A.S.T.M. Grade 40.
- BOLTS:** All bolts shall conform to A.S.T.M. A307. The threaded portion of the bolt bearing on wood shall be kept to a minimum. Do not use All-Thread rods for bolts which bear on wood. All fasteners embedded in concrete shall be attached to or hooked around reinforcing steel.
- SILL PLATES:** All new sill plates shall be bolted to foundation with 5/8" x 10" A.B.'s at 48" o.c. Embed bolts minimum of 7" into concrete or grout. This spacing is typical U.O.N. on Foundation Plan or details. Provide 3" x 3" x 0.229" washers at all A.B.'s. Install washers parallel and perpendicular to sill plates. Provide minimum of two bolts per plate and one bolt within 4" to 12" from the end of all plates. All sill plates shall be 2 x - P.T. D.F. No. 2 or better U.O.N. or detailed on plans. All steel as A.B.'s washers and nails and framing hardware such as hangers, post caps and post bases, in contact with pressure-treated lumber shall be stainless steel or HOT DIP GALVANIZED with minimum coating of G90, 0.90 oz. per sq. ft.
- HOLDOWNS:** Location of holdowns shown is approximate. See plans and details to determine exact location of holddown anchor bolt. Provide minimum 2 - 2 x - studs or 4 x - post at the end of each shear wall for bolting holddown to shear wall unless otherwise specified on plans. Provide shear wall edge nailing into each stud bolted to holddown and two rows edge nailing into 4 x - posts. Holddown devices shall be secured in place prior to foundation inspection. Holddown devices shall be re-tightened just prior to covering the wall framing.
- CONCRETE SLAB ON GRADE:** Concrete slab on grade shall be minimum 4" thick, over 2" sand, over vapor barrier, over 4" gravel base. Slope to drain. See plans where occurs. Vapor barrier shall be minimum 15 mil Moistop by "Fortifiber Corporation" or equal. Reinforce slab with #4 bars at 24" o.c. each way placed at center of slab.
- EXISTING SILL PLATES:** At all existing sill plates for bearing walls and shear walls, the CONTRACTOR shall field determine existing A.B. size and spacing. The CONTRACTOR shall add 5/8" A.B.'s as required to achieve 48" o.c. spacing. Provide additional A.B.'s as specified on plans, see Foundation plan and Foundation Details to determine where additional A.B.'s are required. Embed A.B.'s a minimum of 4" into existing concrete.
- EXISTING FOOTINGS:** CONTRACTOR shall verify that existing footings which support second story addition are minimum 12" wide and 12" below grade. CONTRACTOR shall excavate existing footing at a minimum of three locations to determine existing footing size. When footings are accessible for inspection, notify DESIGNER for his inspection. If existing footings are not sufficient to support second story addition, additional work, such as underpinning existing footings may be required. Dowel new foundations as per detail sheet, at all intersections or new footing with existing footings.

NOTES:

- CONTRACTOR shall field verify existing A.B. size and spacing.
- CONTRACTOR shall add 5/8" A.B.'s as required to [E] A.B.'s to achieve 48" o.c. spacing.
- See Foundation Plan or Details to determine where additional A.B.'s or closer spacing is required.
- Provide one bolt within 6" to 10" from the end of each plate with a minimum of two bolts per plate.
- New A.B.'s shall be "Simpson STRONG-BOLT" (I.C.C.-ES ESR-1771).
- Alternate A.B.'s epoxy grout A.B.'s with "Simpson SET-XP" Structural Epoxy-Tie Anchoring Adhesive (ICC-ES ESR-2508) anchoring system or equal. CONTRACTOR shall drill hole, clean hole, mix grout and install A.B.'s as recommended by manufacturer.
- The CONTRACTOR shall take all necessary precautions to avoid splitting or spalling concrete.
- All damaged concrete shall be promptly repaired.
- Install an additional anchor bolt a minimum of 12" from any damaged concrete.



Special Inspection

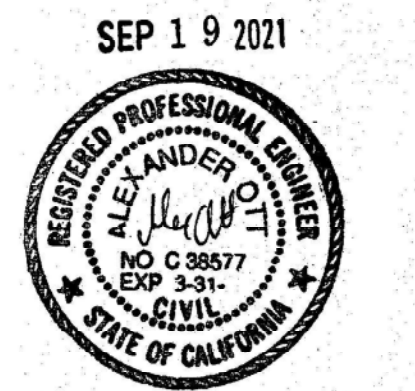
- The Special Inspector shall be approved by the Building Official.
- The Special Inspector shall be under direct contact to the OWNER.
- The Special Inspection Reports shall be submitted to the Architect, Engineer, Owner and the Building Official.
- All Special Inspection Reports shall be signed and sealed by an Engineer or Architect licensed by the State of California.
- Special Inspection shall be provided for the following:

Item	Periodic	Continuous
a. All shear wall nailing with spacing of Edge Nailing [E.N.] 4" o.c. and less.	YES	---
b. Epoxy Grouting of Rebar & Holdown Anchor Bolts.	---	YES

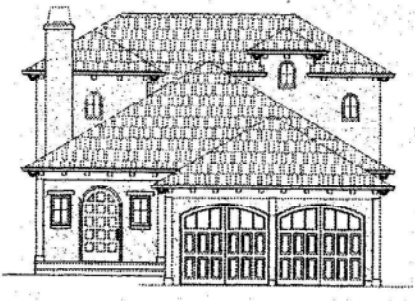
MARK	SHEAR WALL SHEATHING PANEL GRADE OR TYPE	SHEAR WALL NAILING	SILL PLATE NAILING	ALLOW. SHEAR, LBS/FT
P 1	1/2" CDX Plywood or OSB Sheathing Block all edges	8d @ 6" o.c. E.N. (0.131 DIA) 8d @ 12" o.c. F.N.	16d @ 6" o.c.	280 lbs/ft
P 2	1/2" CDX Plywood or OSB Sheathing Block all edges	8d @ 4" o.c. E.N. (0.131 DIA) 8d @ 12" o.c. F.N.	16d @ 4" o.c.	380 lbs/ft
P 3	1/2" CDX Plywood or OSB Sheathing Block all edges	8d @ 3" o.c. E.N. (0.131 DIA) 8d @ 12" o.c. F.N.	16d @ 3" o.c.	480 lbs/ft
P 4	1/2" CDX Plywood or OSB Sheathing Block all edges	8d @ 2" o.c. E.N. (0.131 DIA) 8d @ 12" o.c. F.N.	16d @ 2" o.c.	640 lbs/ft

NOTES:

- See Framing Plans for size and location of hold downs.
- See Foundation Plan for size and spacing of anchor bolts.
- Keep minimum 1/16" clear between all plywood panel edges.
- Use one-piece plywood sheets at shear walls - which are 48" or less in width.
- All plywood panels shall have a minimum dimension of 24".
- All nails shall be common nails. Notify ENGINEER for alternate spacing for box nails.
- Use 3 x - studs and 3 x - blocking at all plywood joints.
- All nailing shall be staggered.
- Min. 1/2" Plywood edge distance.



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DRAWING DATE: 7-27-21

REVISIONS:



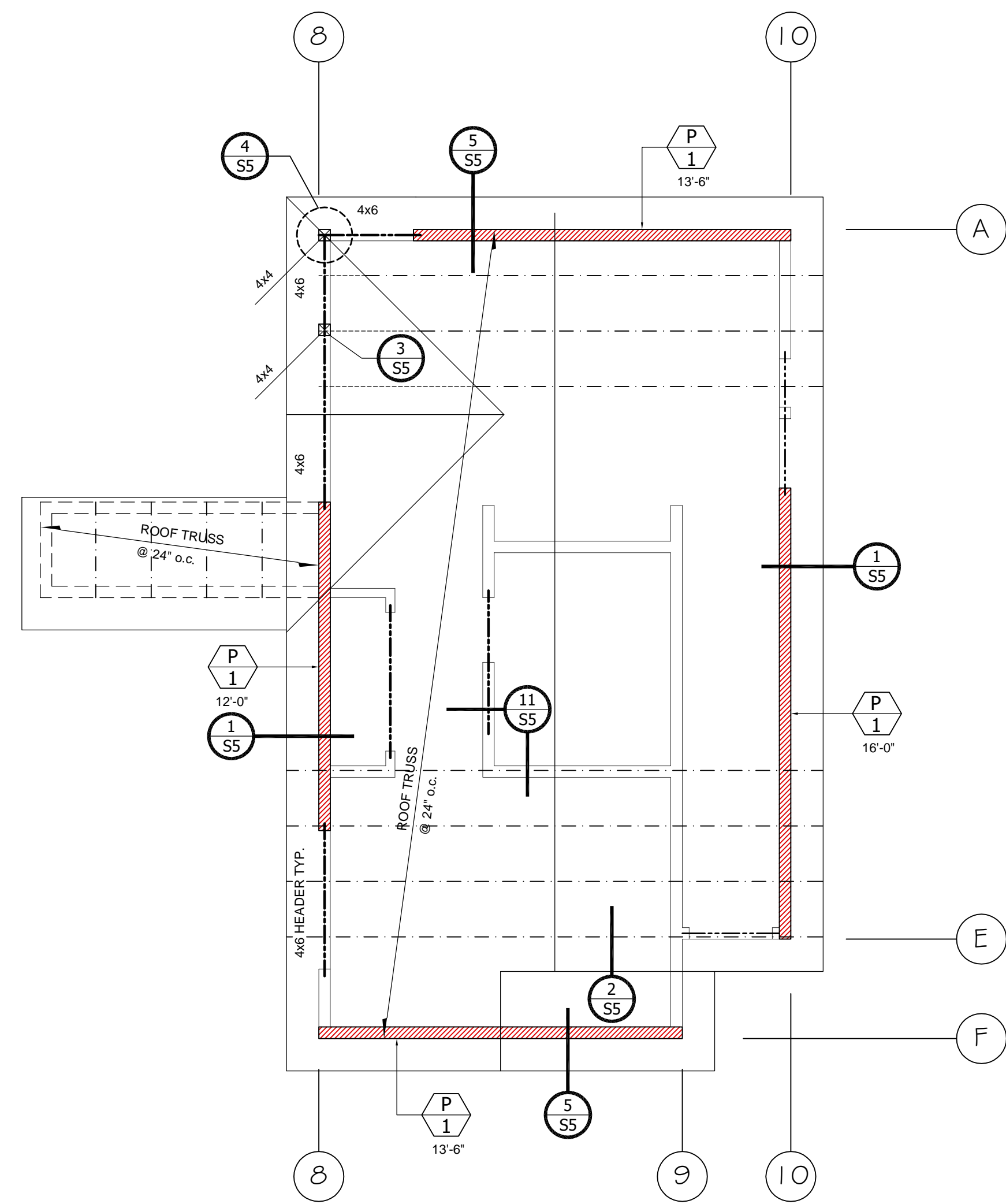
PROJECT:
GONZALEZ 2nd STORY ADU ADDITION

1276 LA SALLE AVENUE SEASIDE, CA. 93955
APN: 012-822-024

OWNER:
DELIA GONZALEZ
1276 LA SALLE AVE. SEASIDE, CA. 93955

SHEET NUMBER:

S1



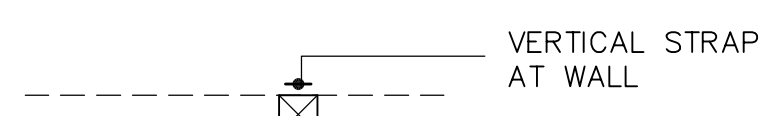
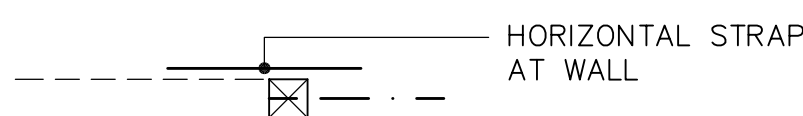
ROOF FRAMING PLAN

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

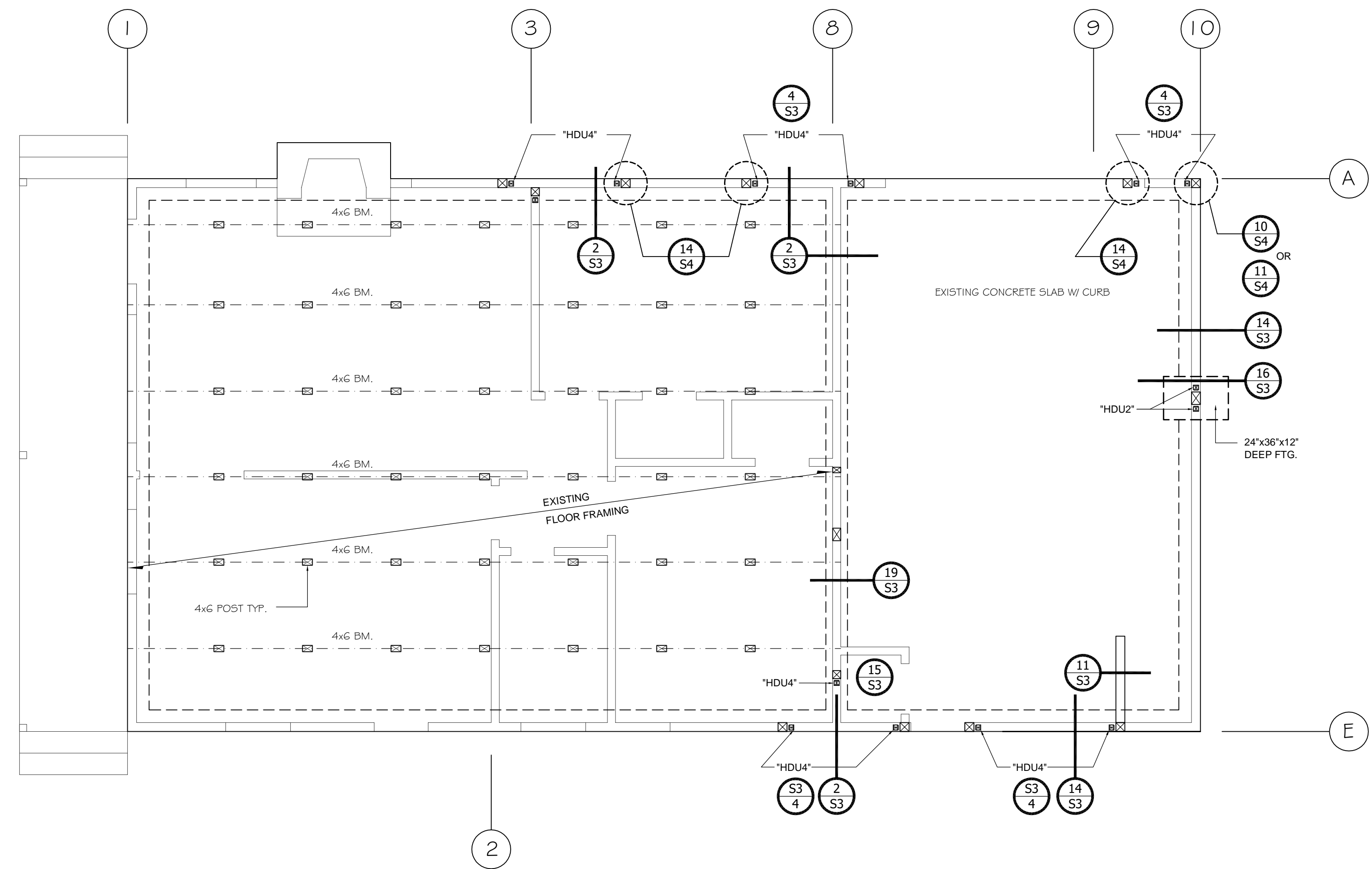


PLAN NOTATIONS

SYMBOL	DESCRIPTION
	SHEAR WALL TYPE SHEAR WALL DESIGNATION
	DETAIL NUMBER SHEET NUMBER

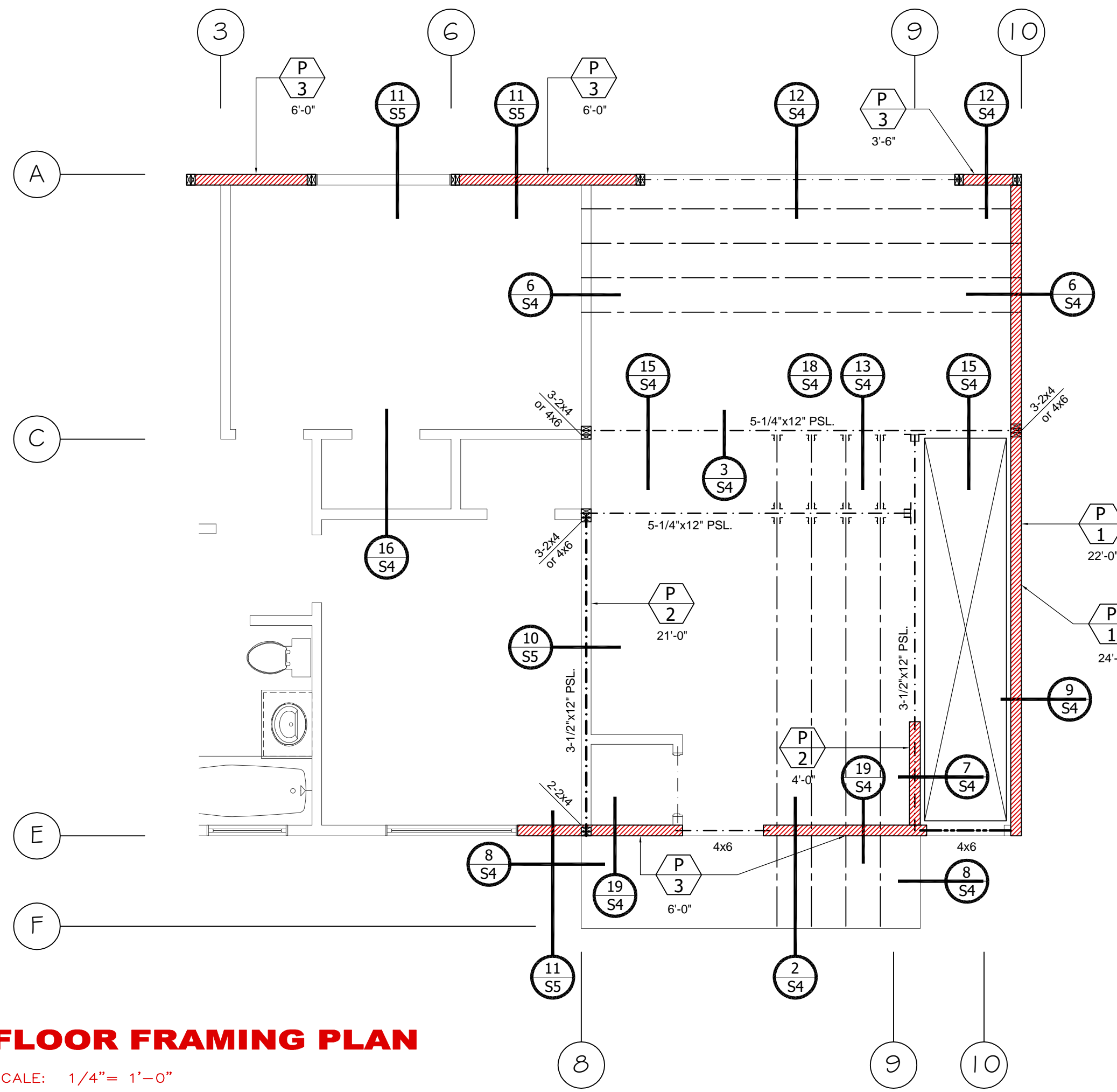


SYMBOL	DESCRIPTION
\varnothing	DIAMETER
	SQUARE
	POST BELOW
	POST ABOVE



FOUNDATION PLAN

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



FLOOR FRAMING PLAN

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



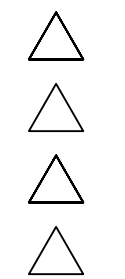
MANDURRAGO & ASSOCIATES



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DRAWING DATE: 7-27-21

REVISIONS:



PROJECT:

**GONZALEZ 2nd STORY
ADU ADDITION**

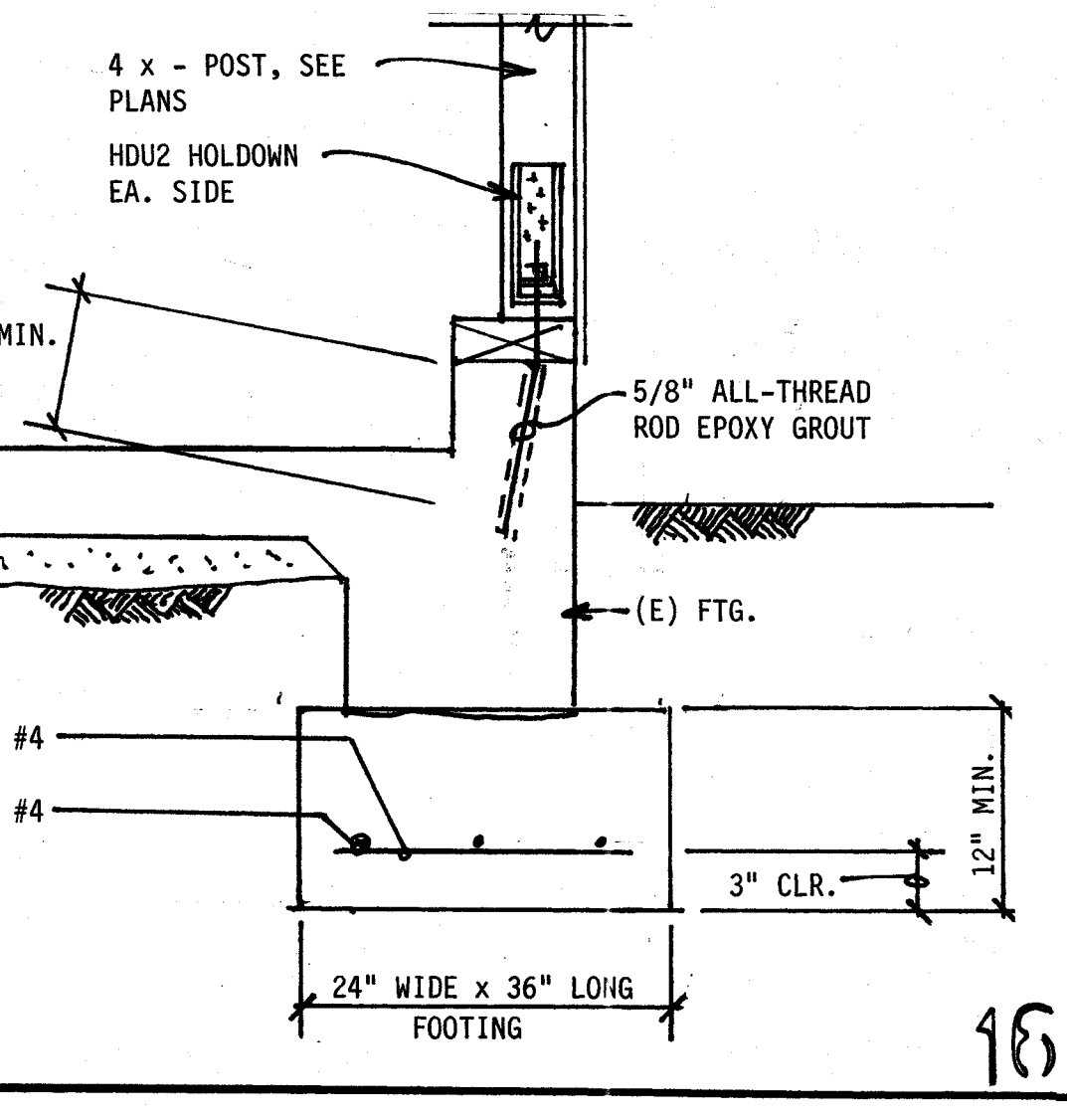
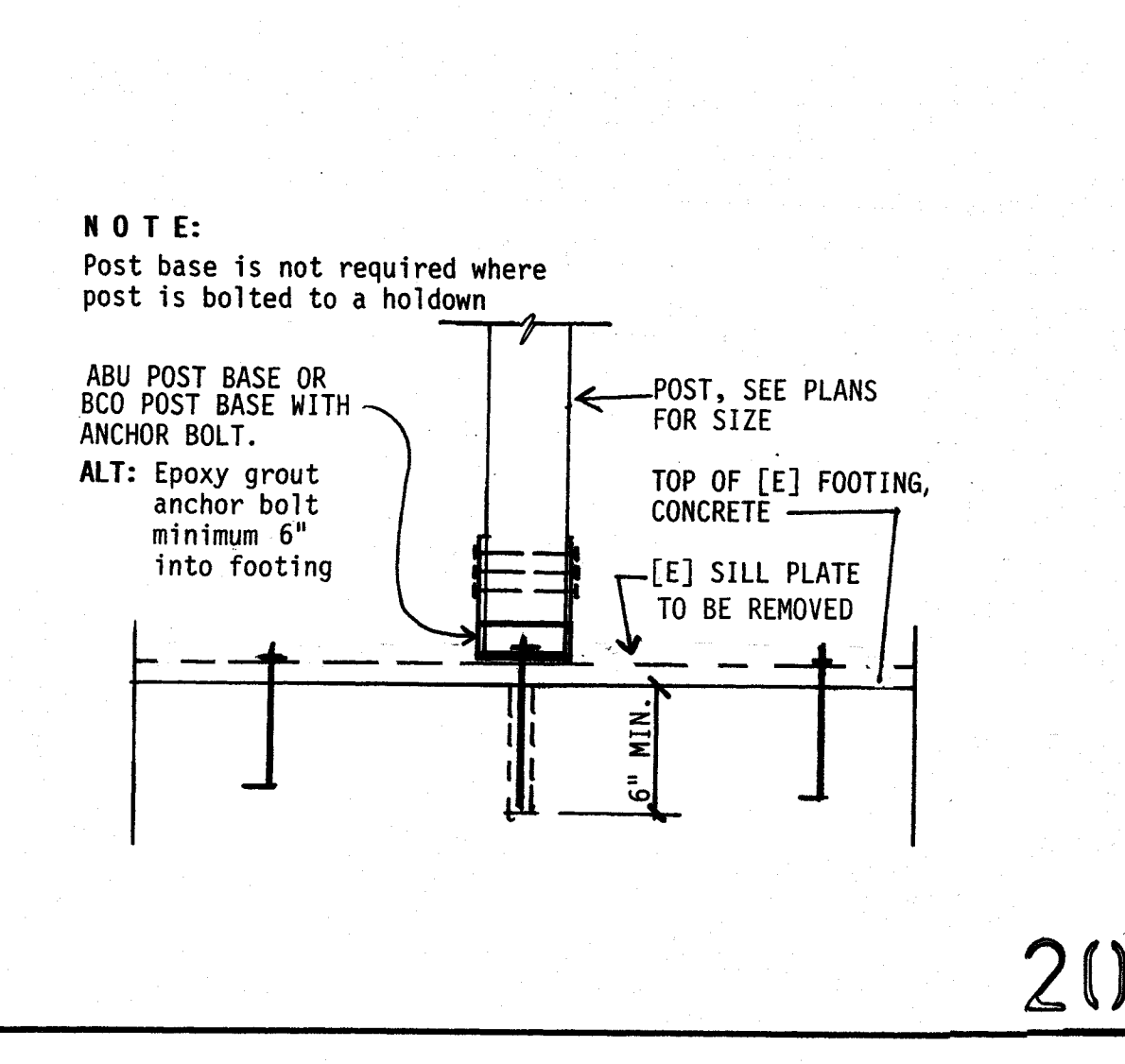
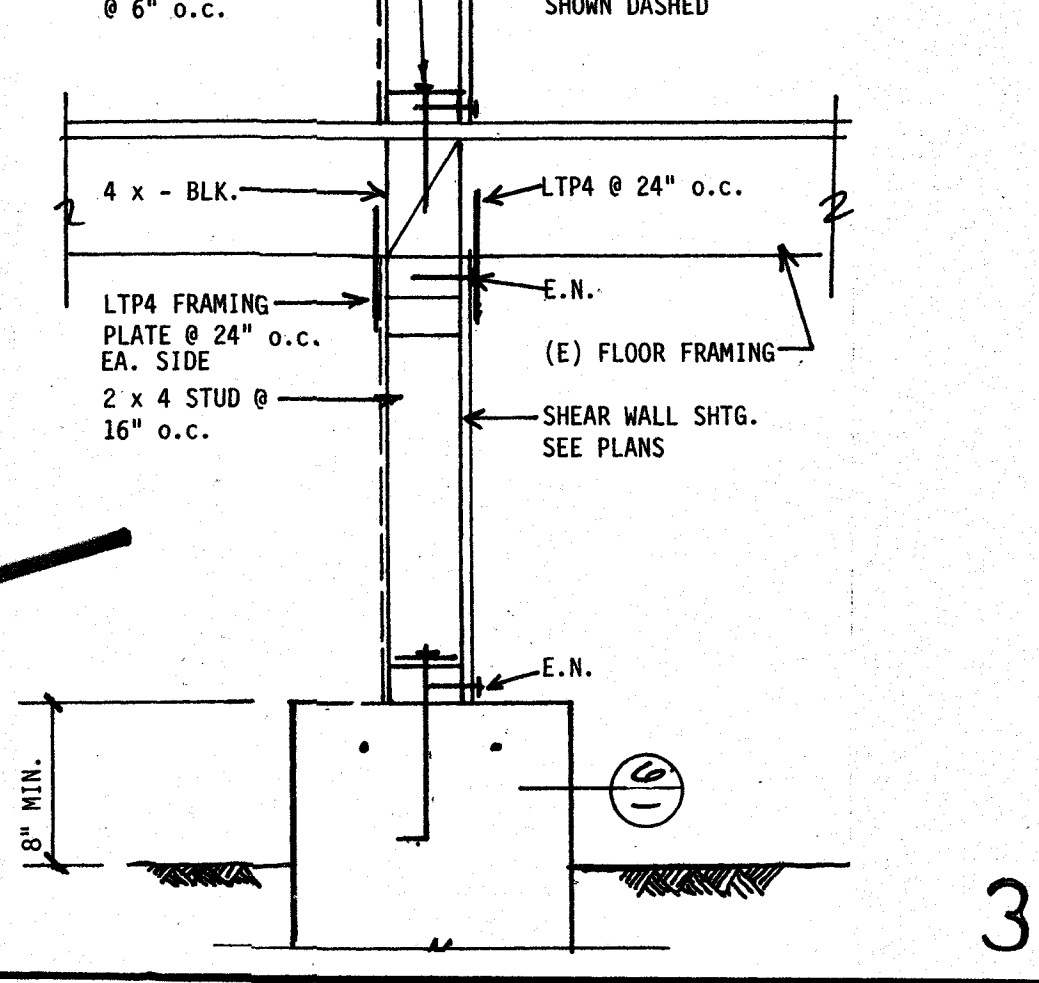
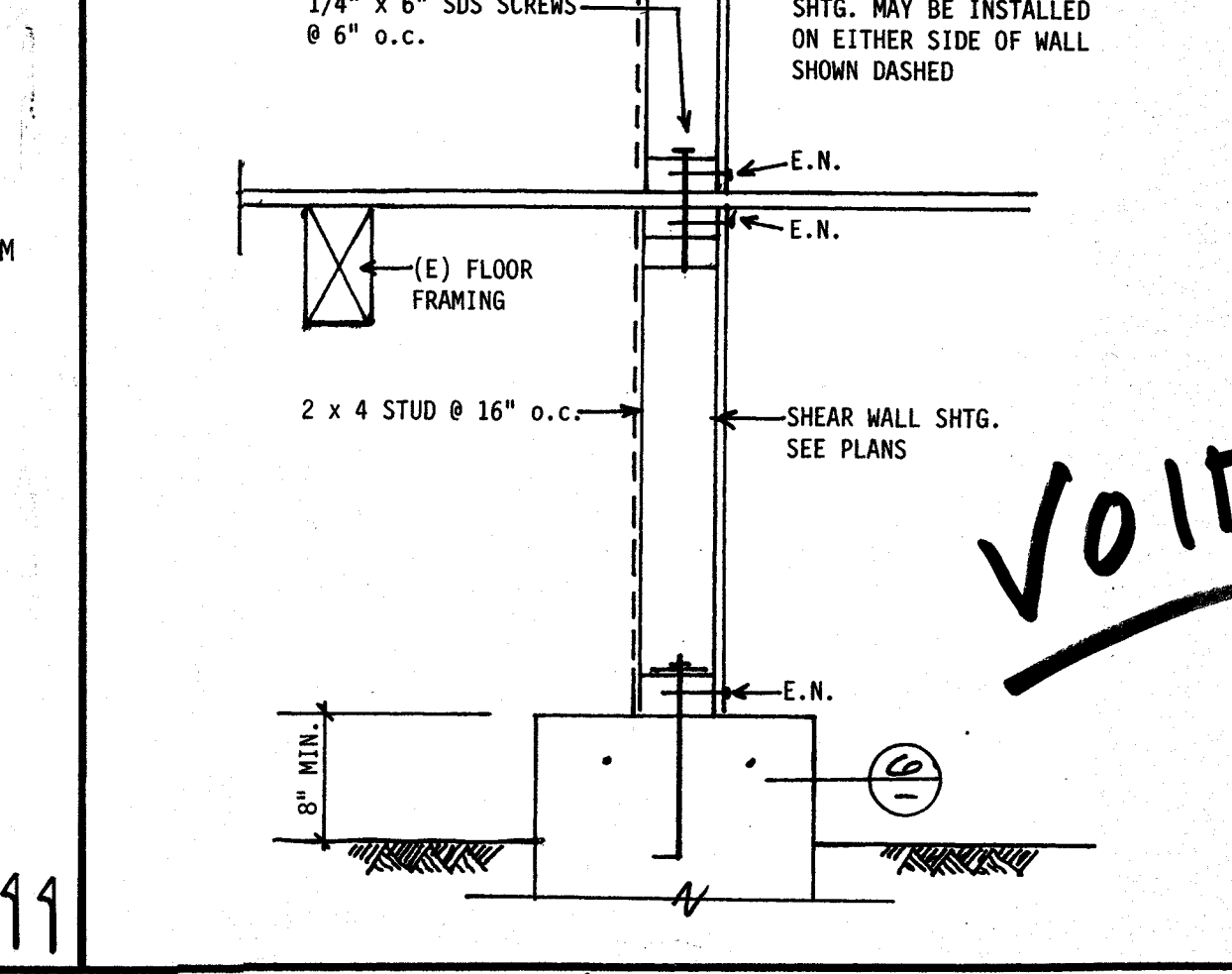
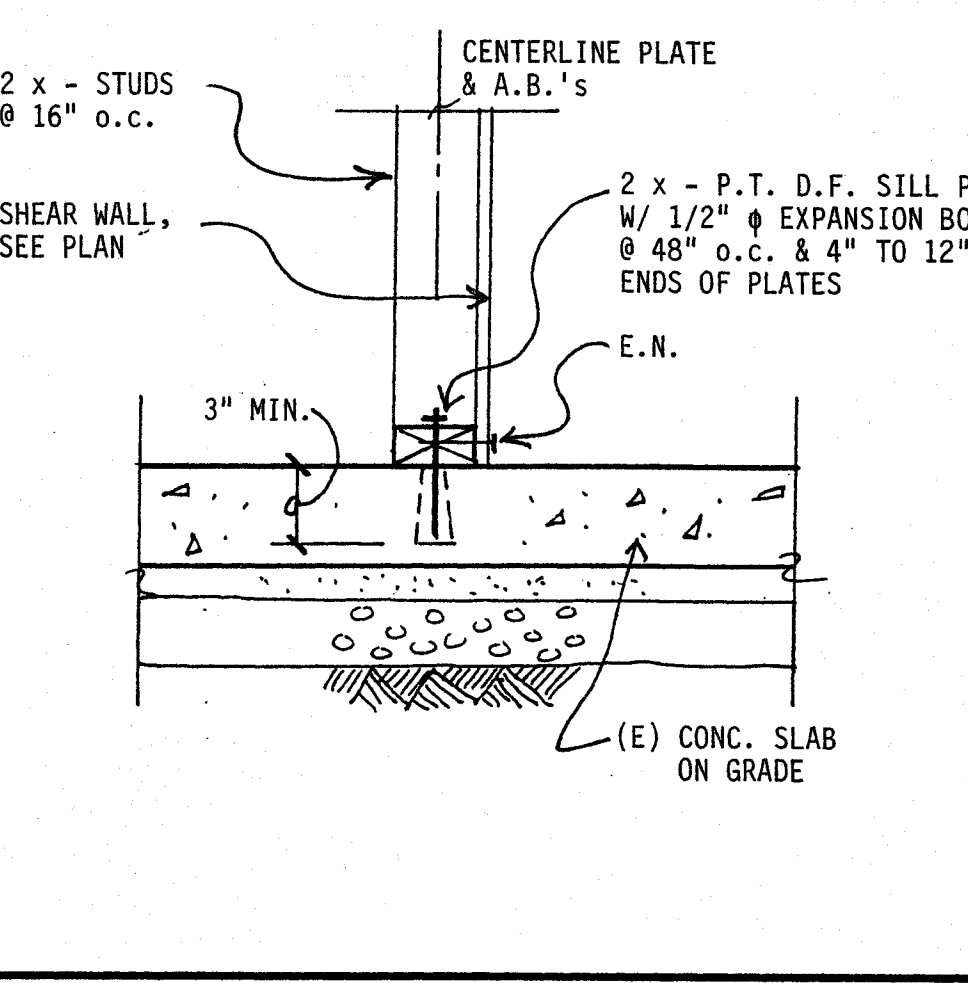
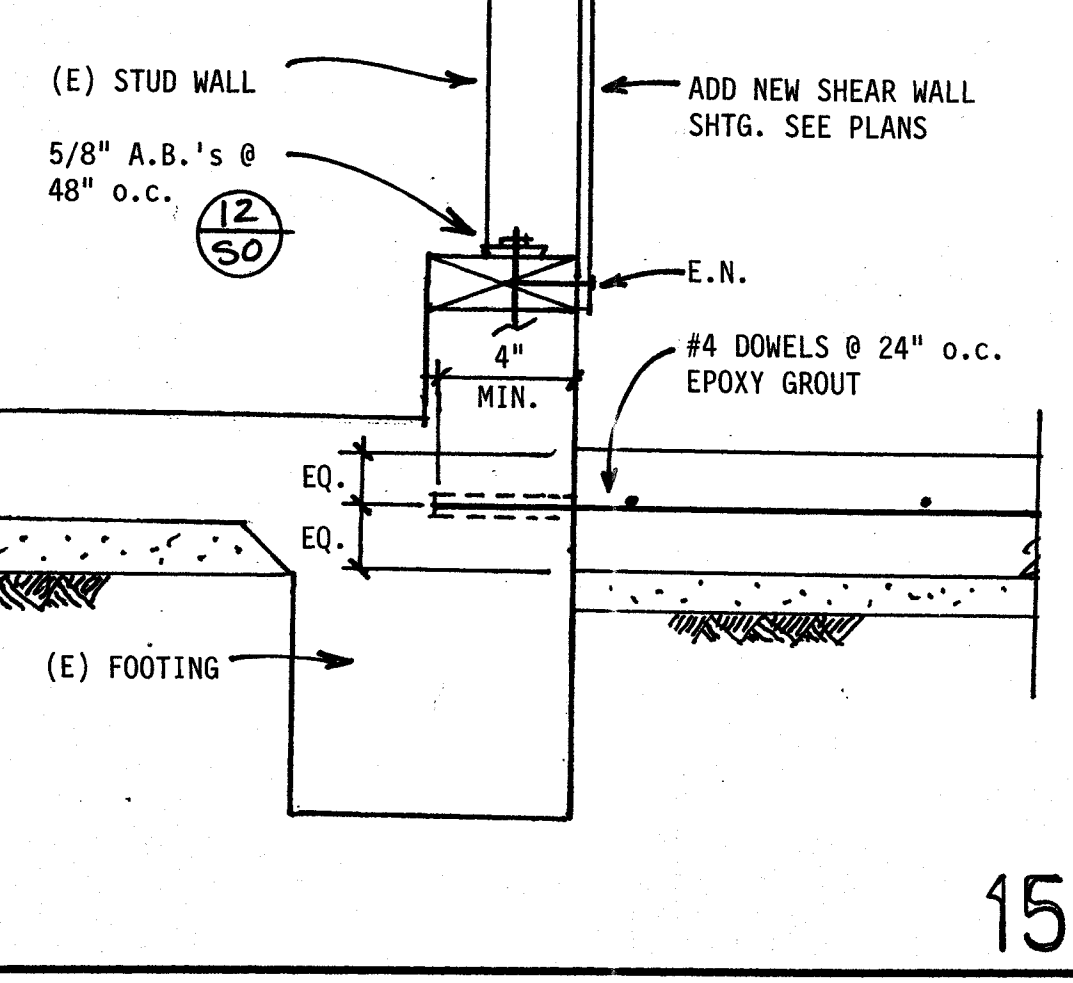
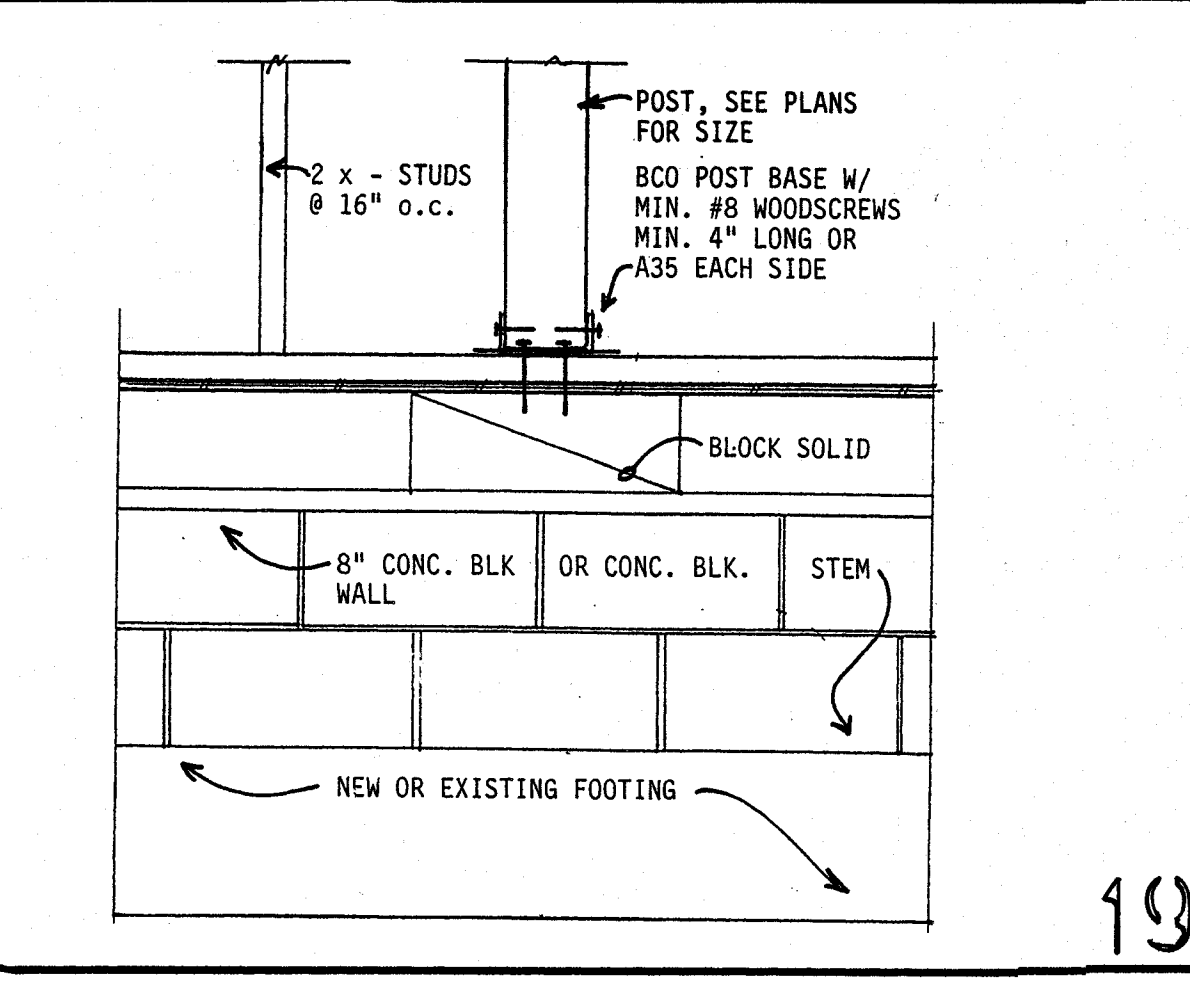
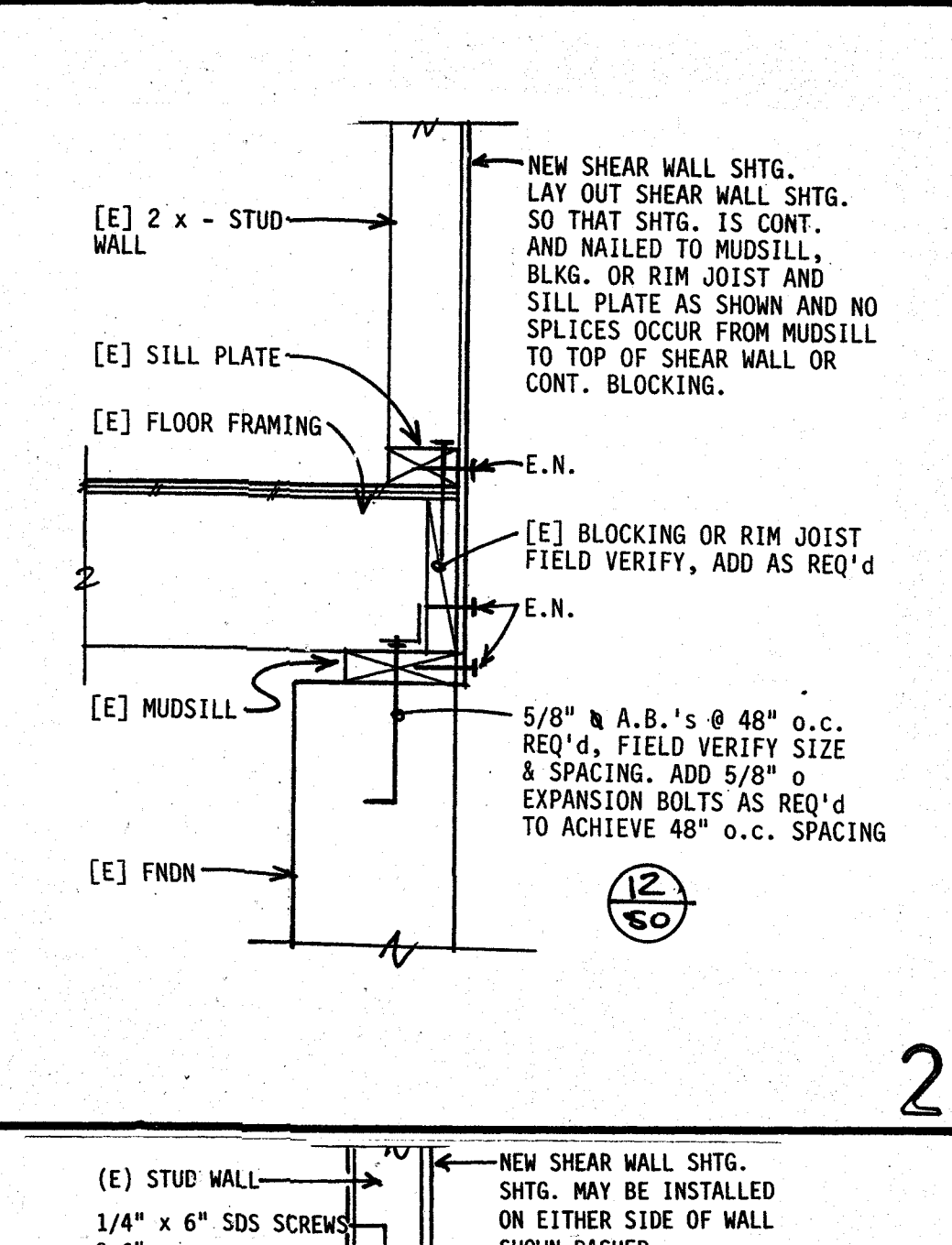
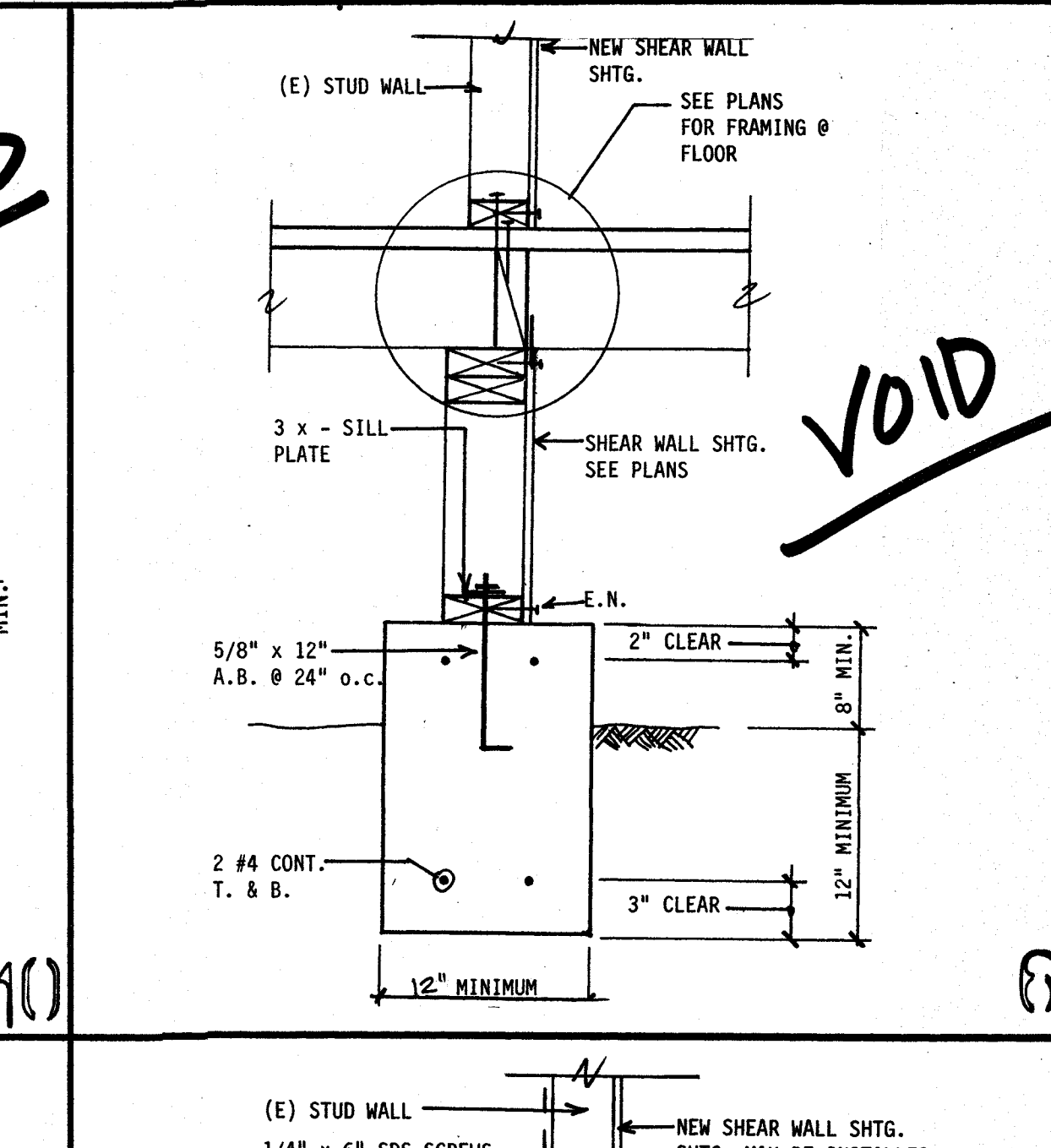
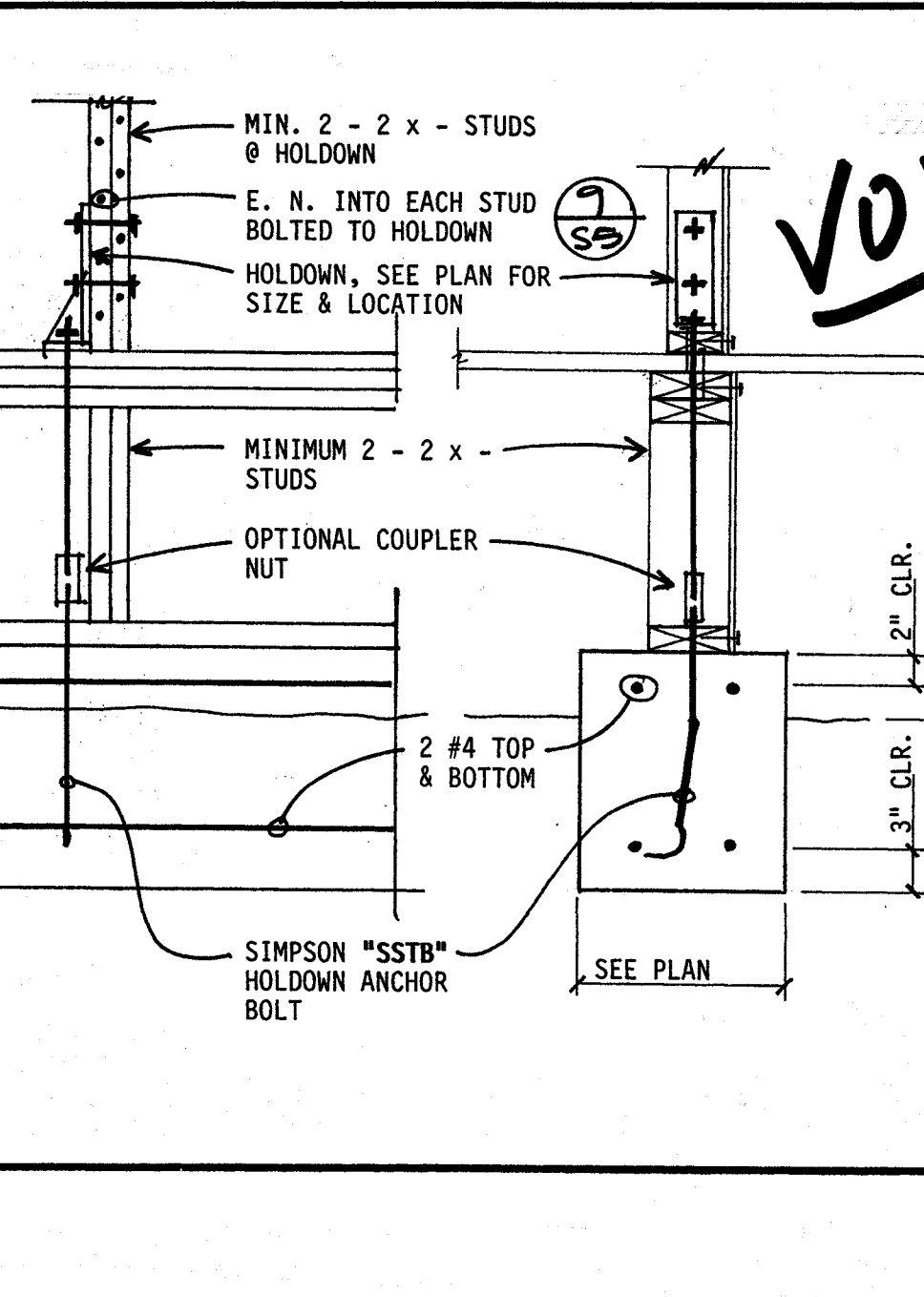
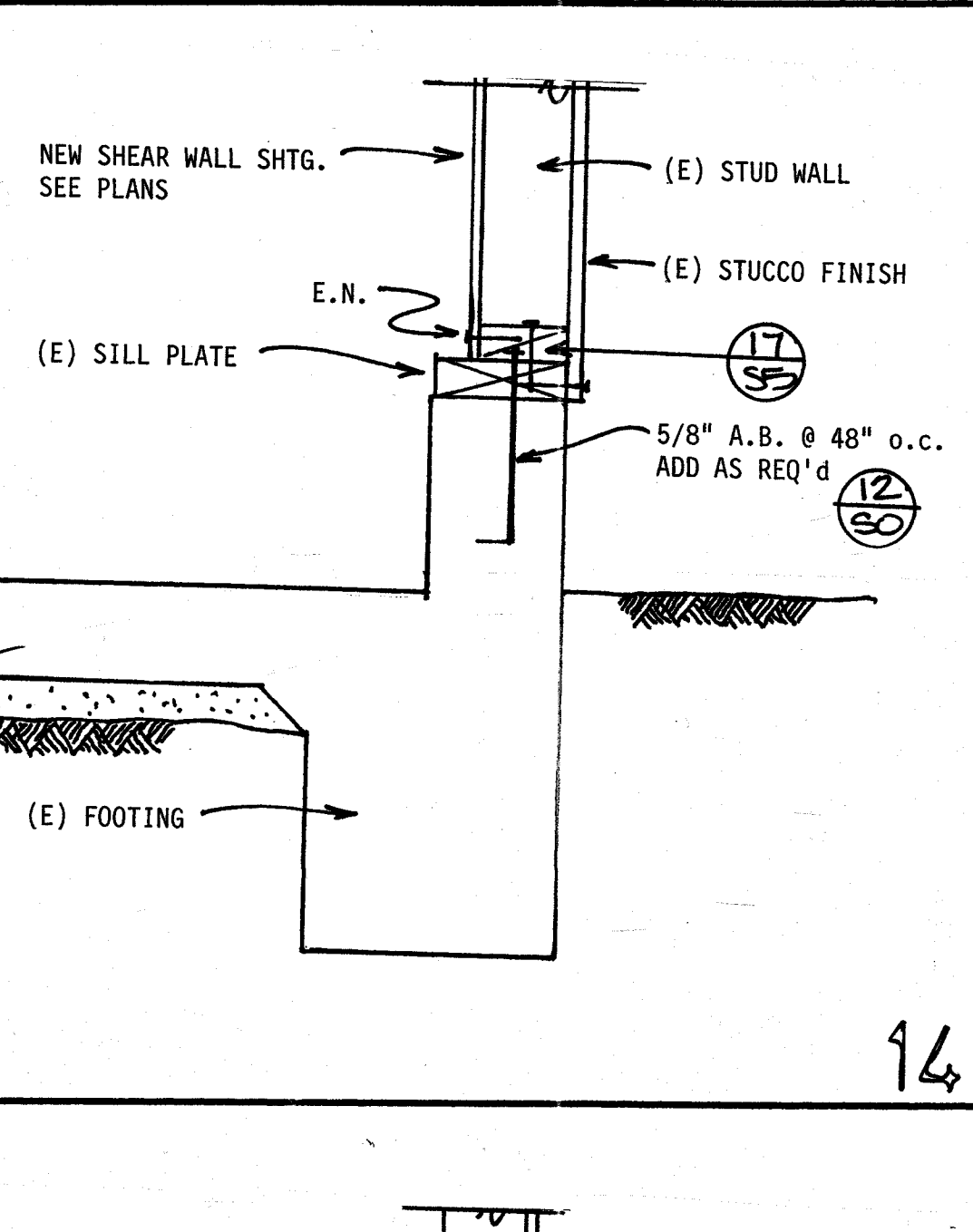
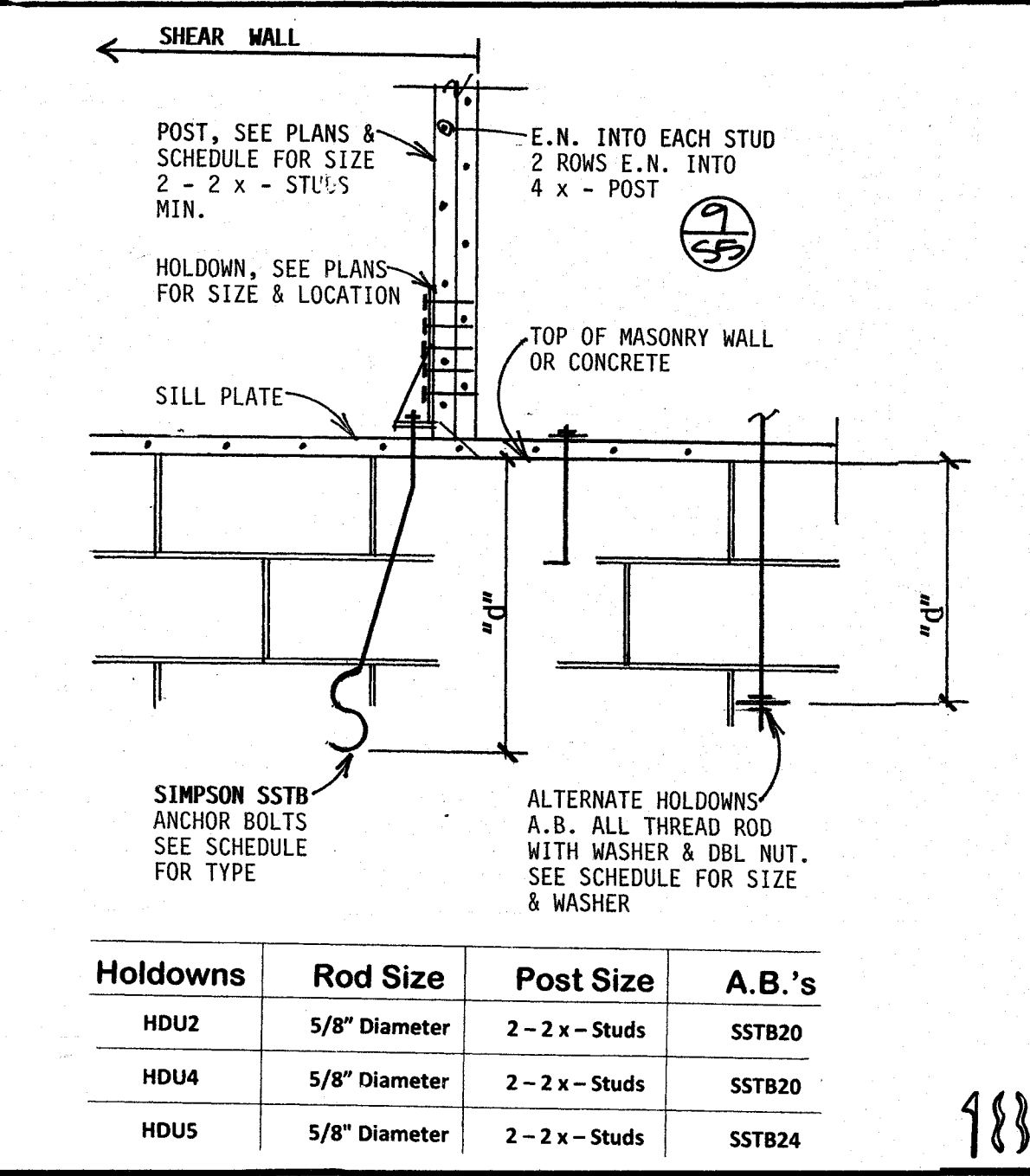
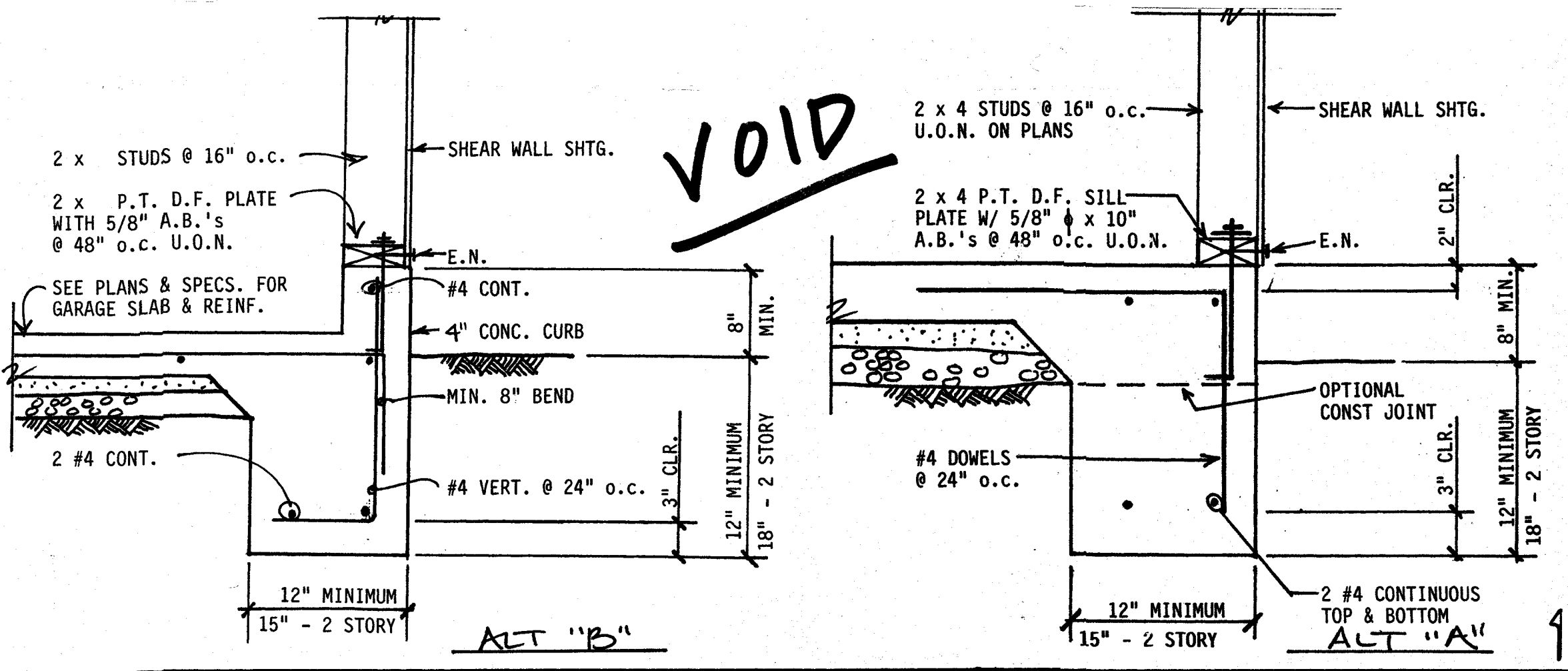
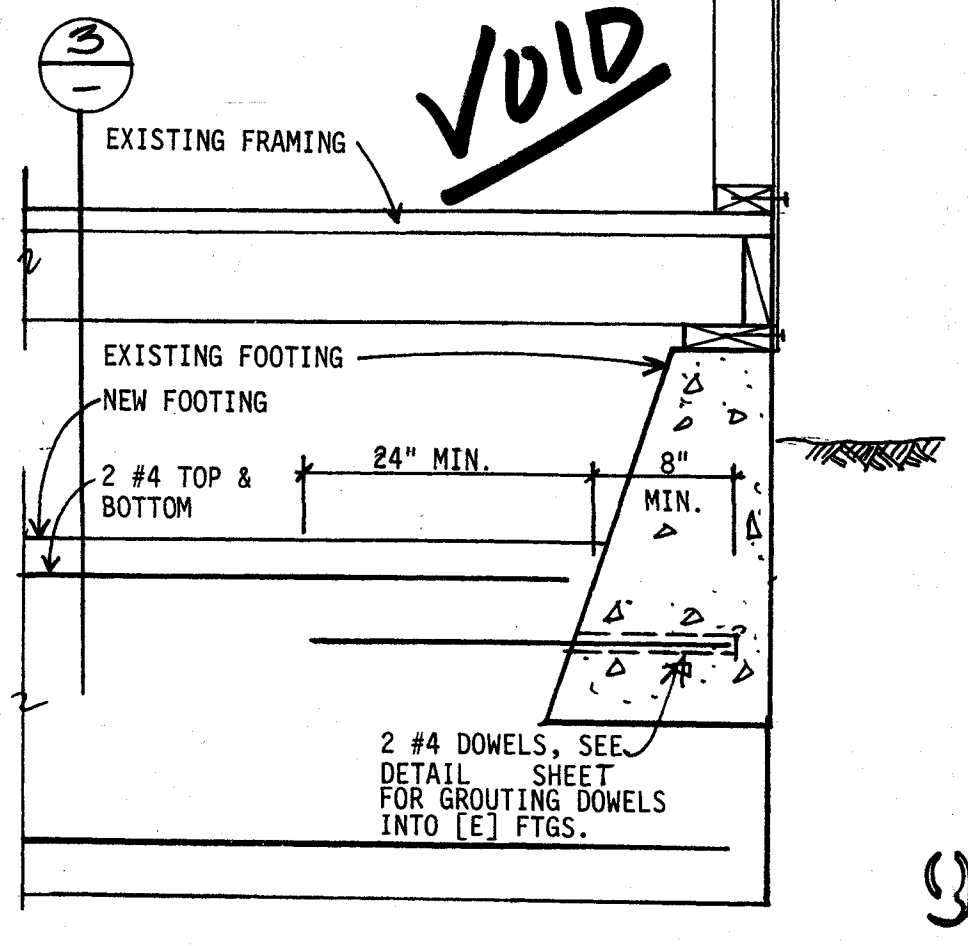
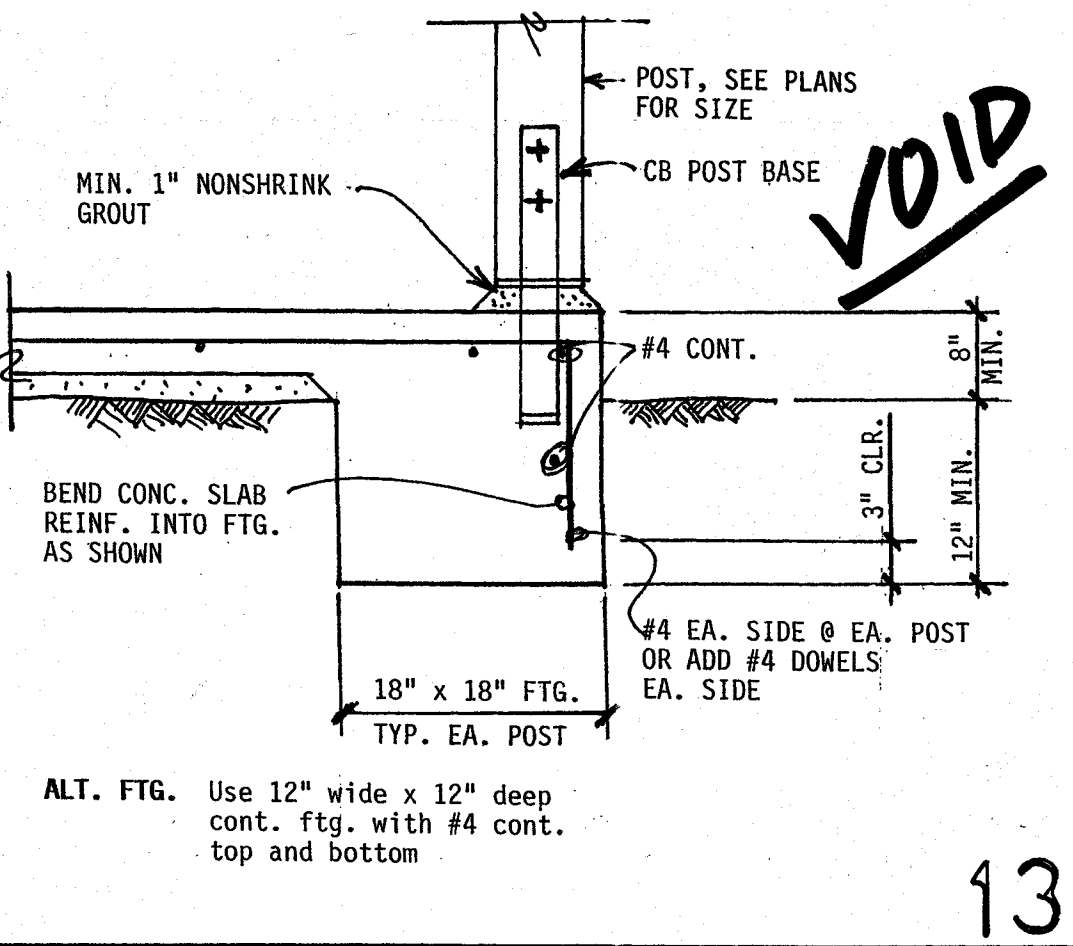
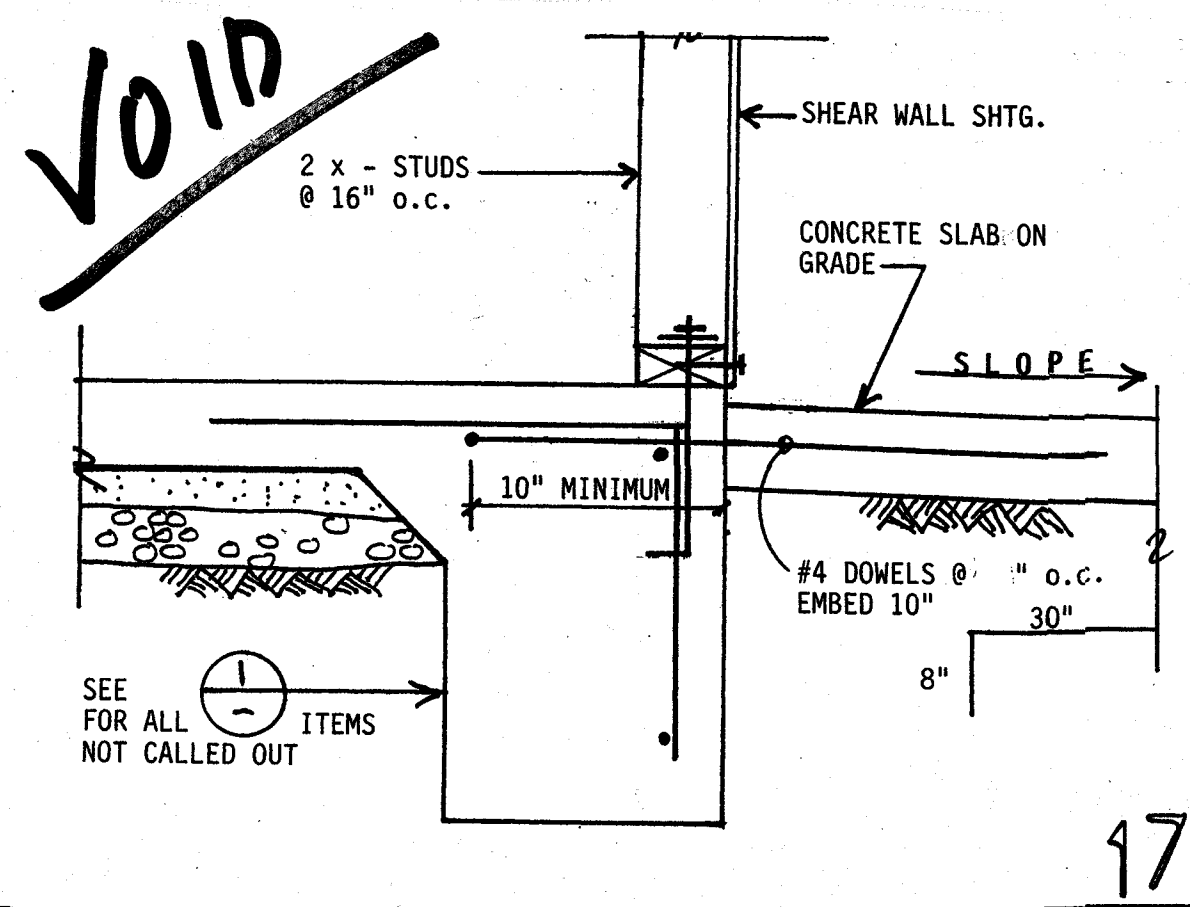
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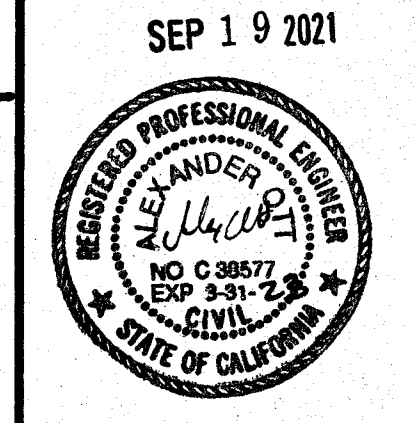
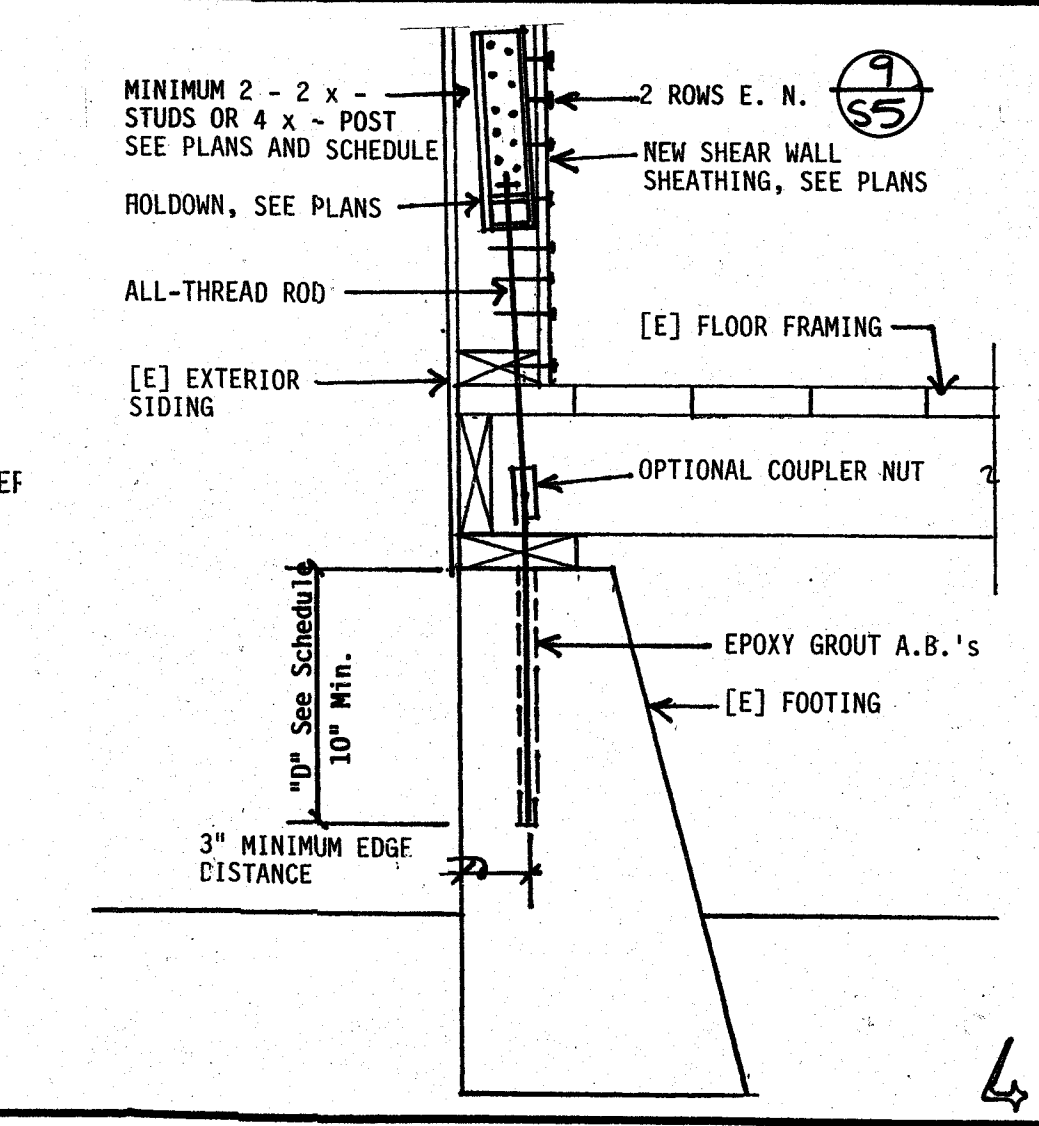
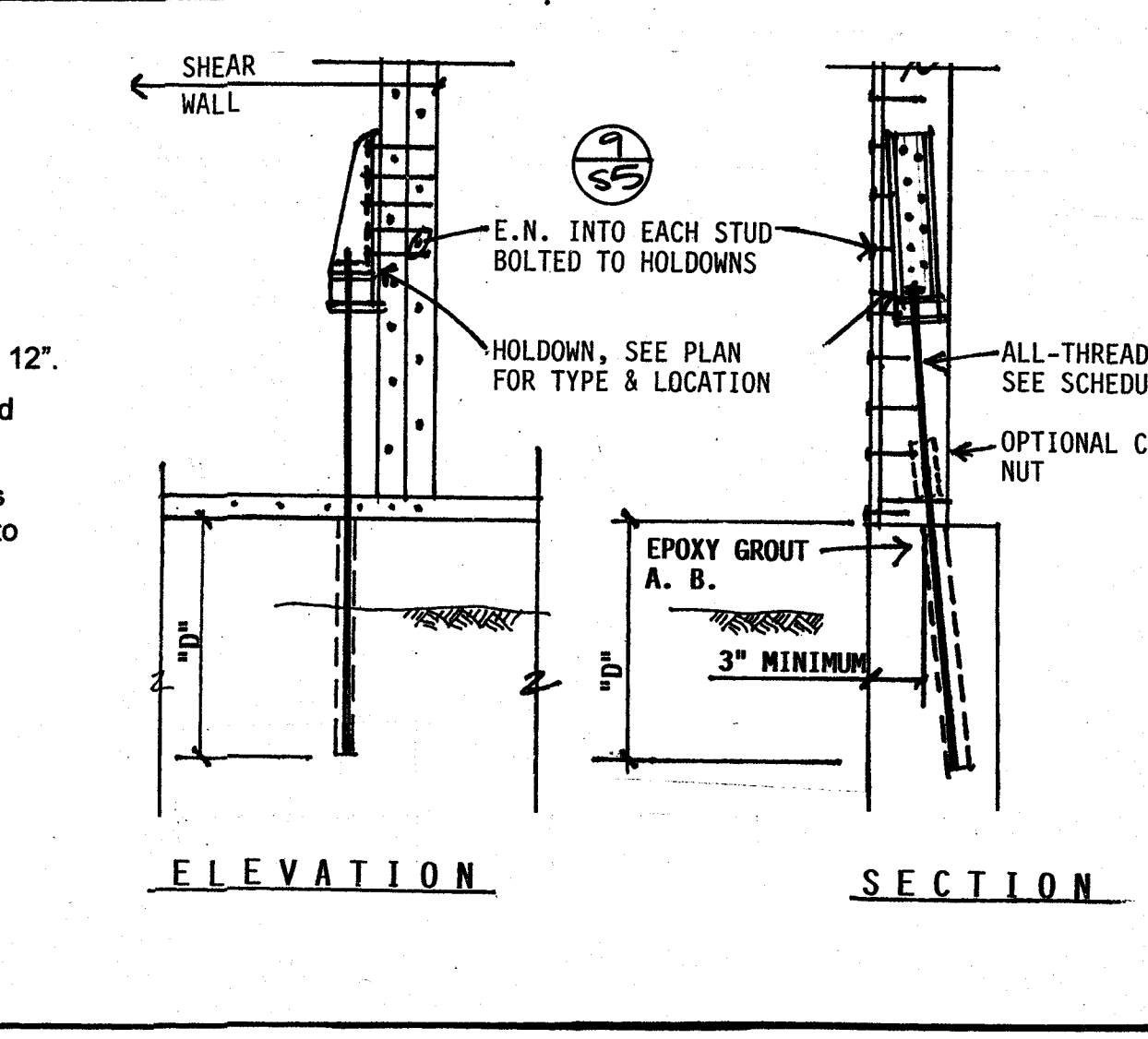
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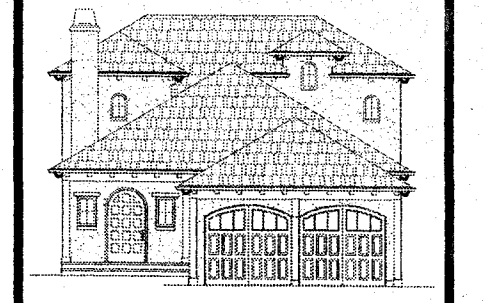
SPECIFICATIONS FOR GROUTING ANCHOR BOLTS:

- See plans for size and location of holddowns.
- Bolts for new holddowns shall be epoxy grouted into existing Foundation. Epoxy grout shall be "Simpson SET-XP" Structural Epoxy-Tie Anchoring Adhesive, ICC-ES ESR-2508.
- Hole Size, diameter and depth shall be as specified by manufacturer for the require size holddown bolt. Minimum depth for all bolts shall be 12".
- Contractor shall clean hole, mix grout and install bolt as recommended by manufacturer.
- Clearances, edge distances and minimum spacing of bolts shall be as specified by manufacturer. Contractor may drill hole bolt at an angle to achieve edge distances.

HOLDOWN	BOLT SIZE	"D"
HDU2	5/8" Diameter	10"
HDU4	5/8" Diameter	12"
HDU5	5/8" Diameter	14"



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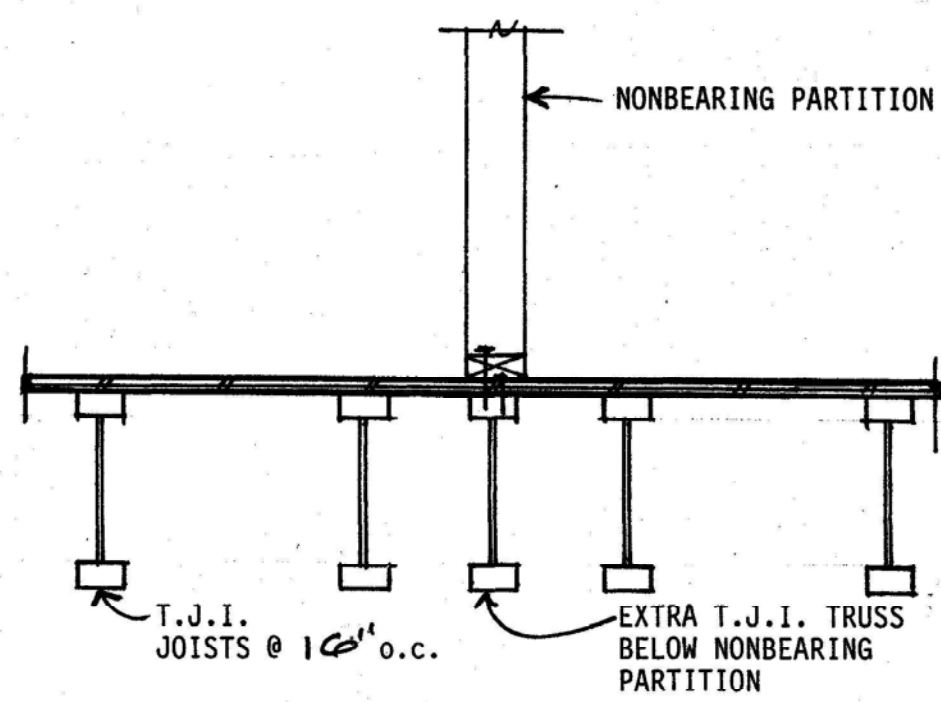
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DRAWING DATE: 7-27-21

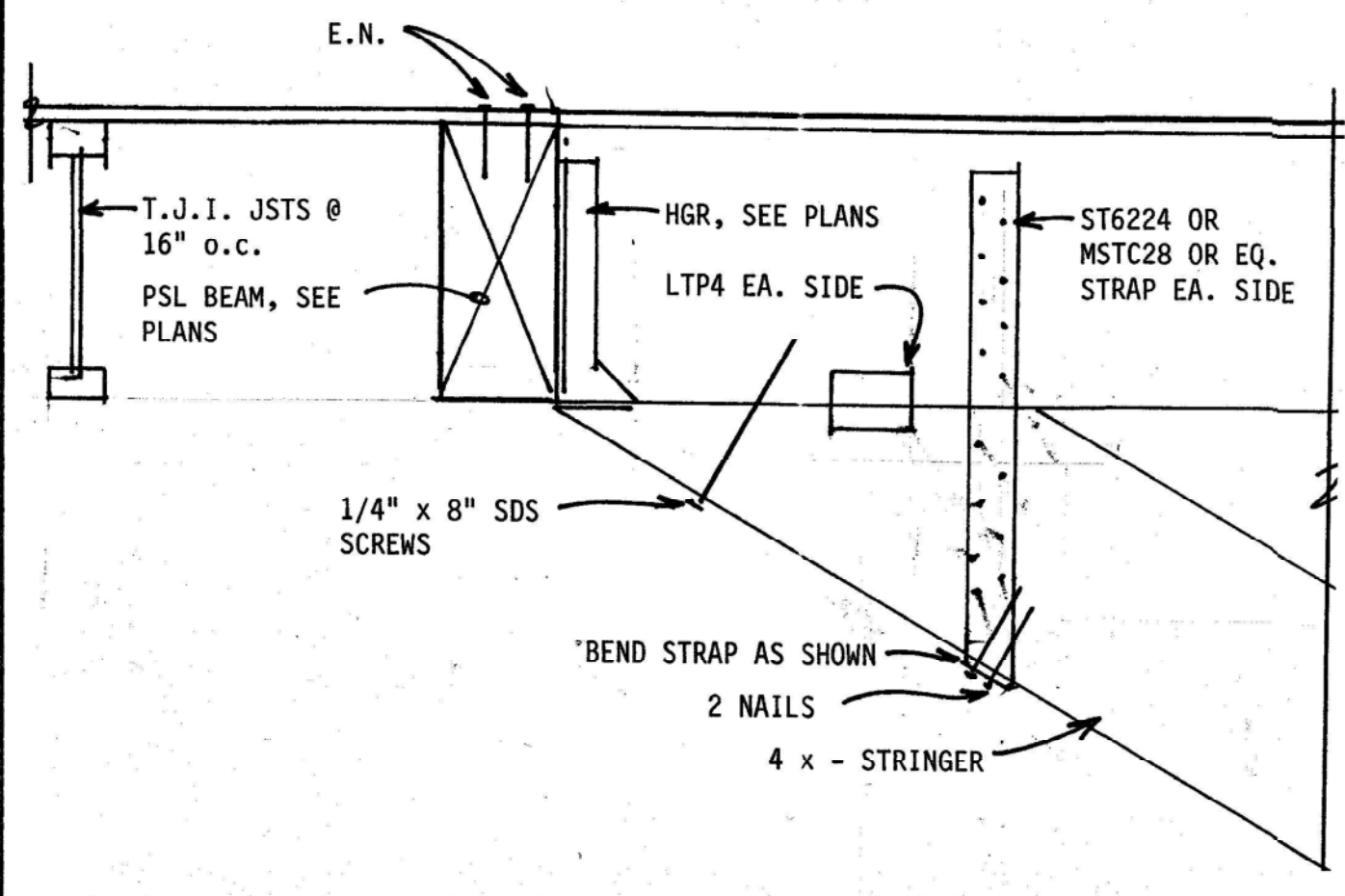
REVISIONS:
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PROJECT:
GONZALEZ 2nd STORY ADU ADDITION
1276 LA SALLE AVENUE
SEASIDE, CA 93955
APN: 012-822-024
OWNER:
DELIA GONZALEZ
1276 LA SALLE AVE.
SEASIDE, CA 93955

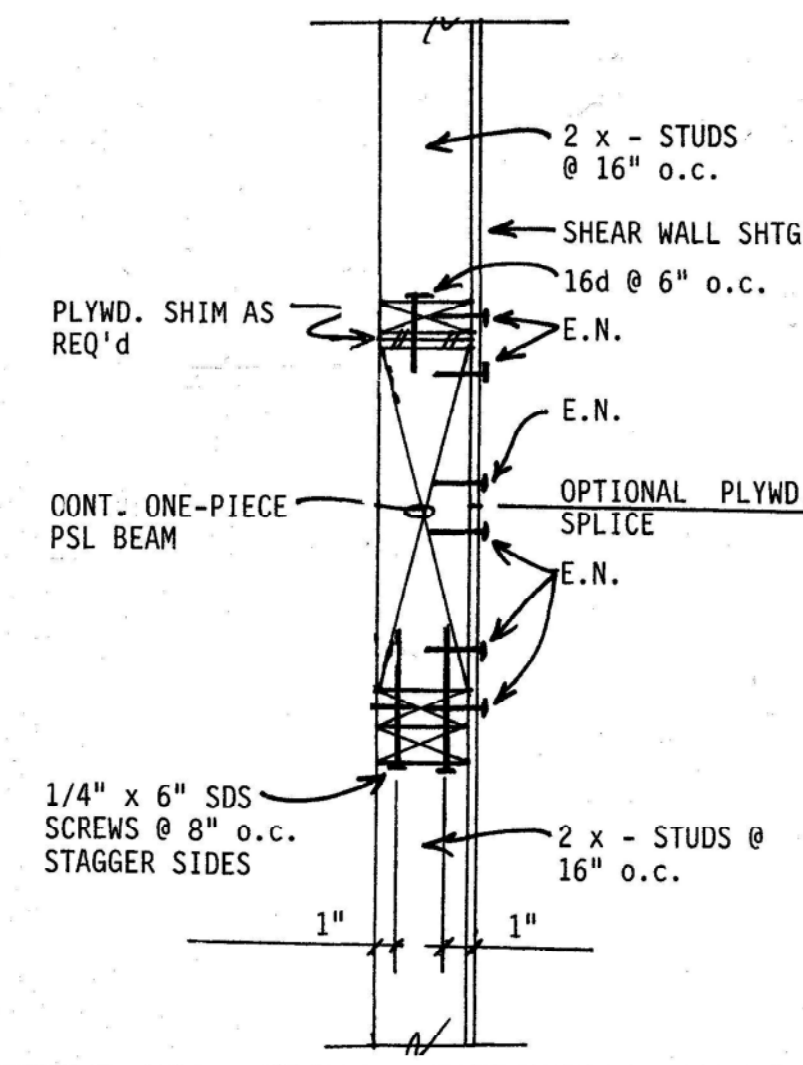
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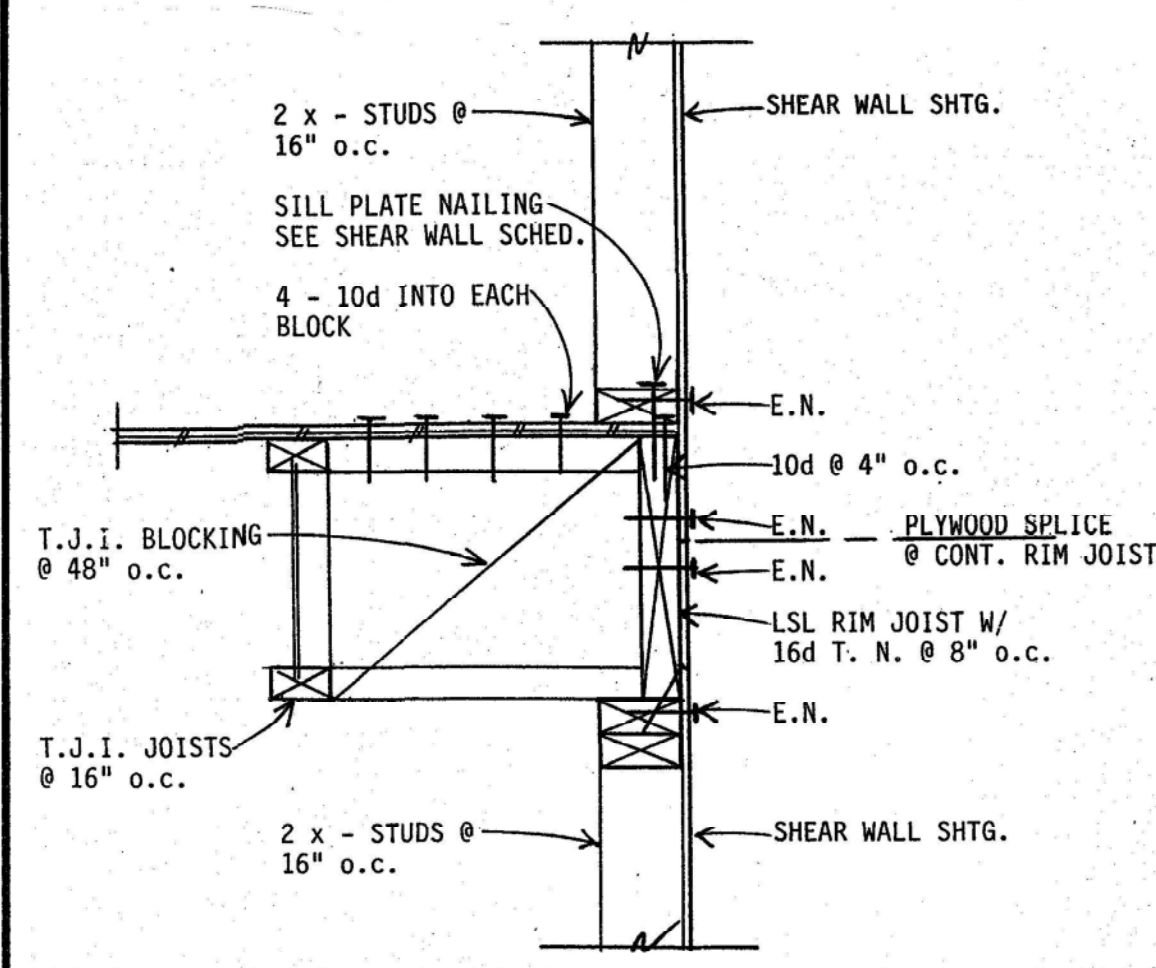
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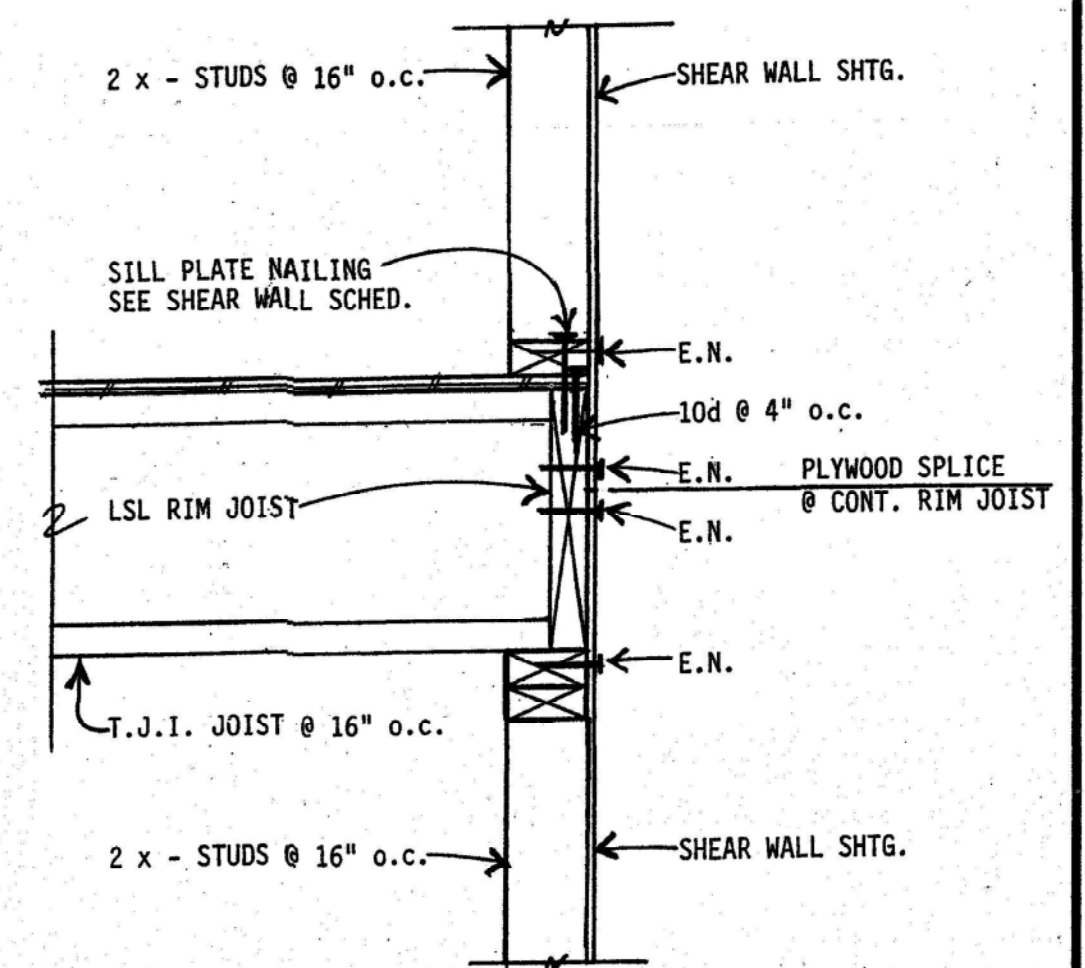
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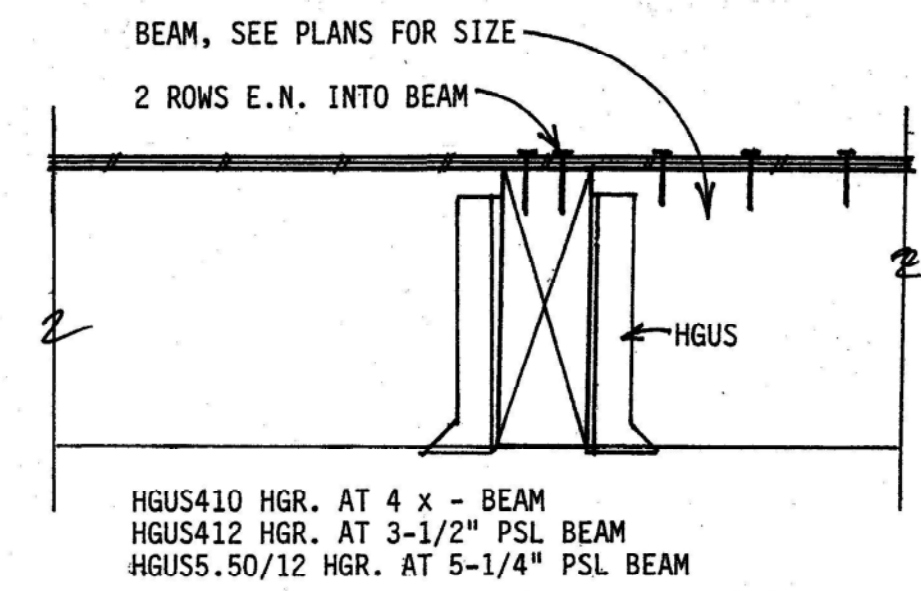
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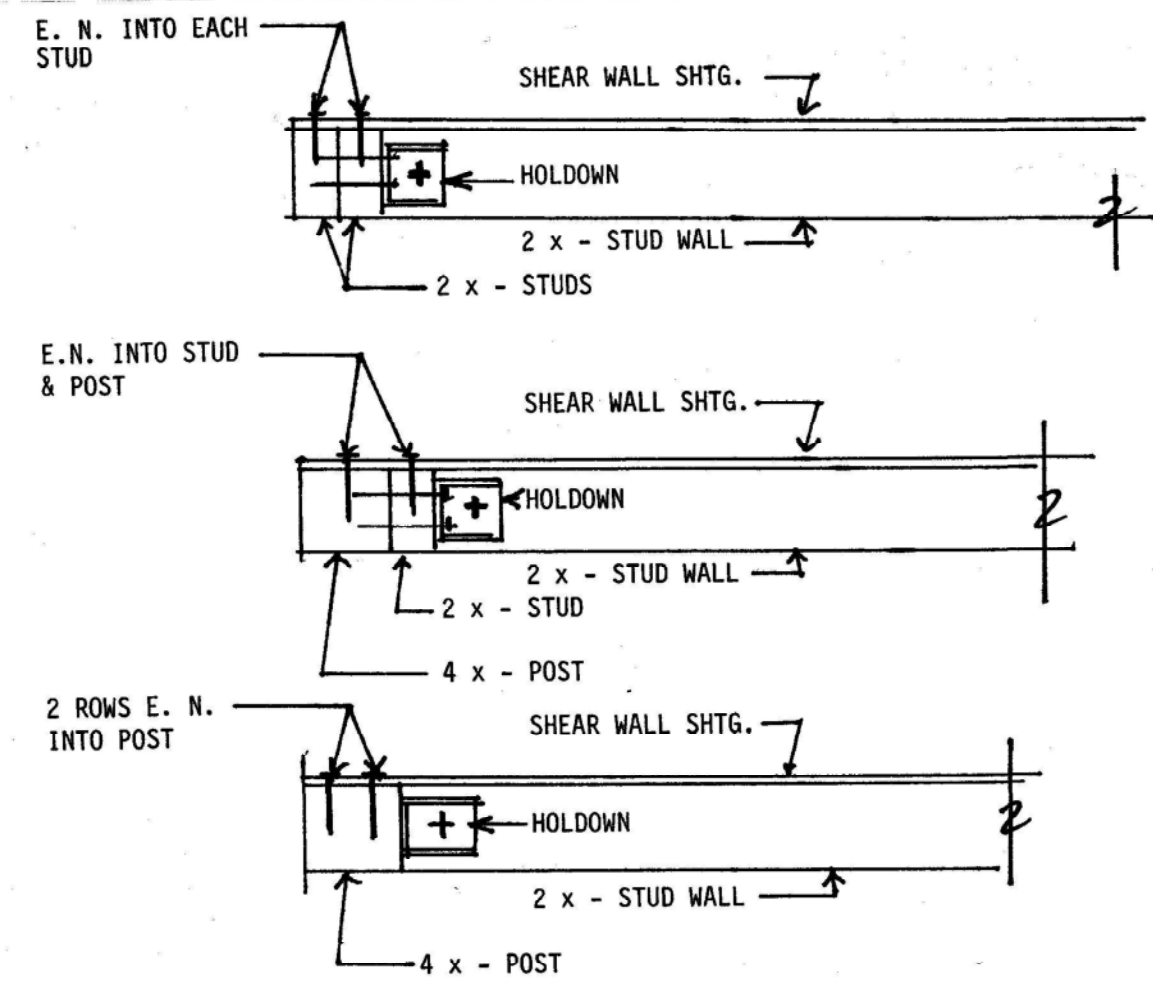
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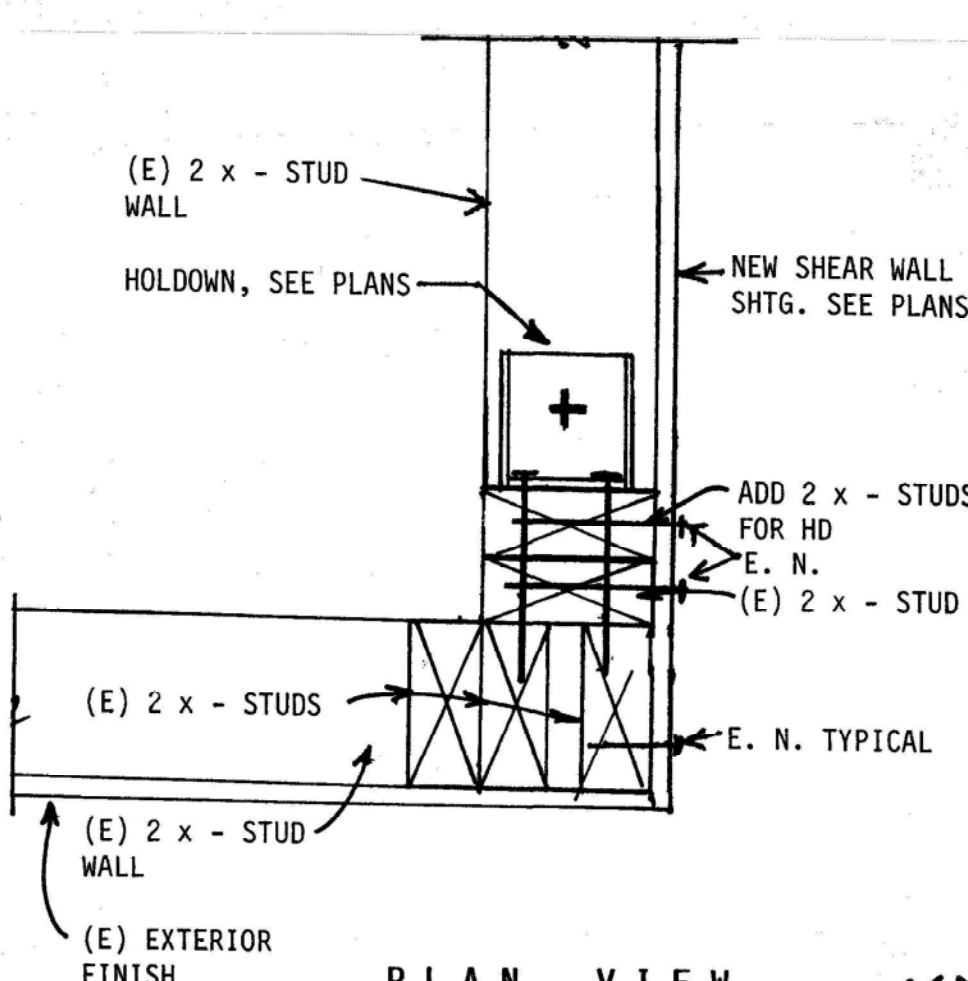
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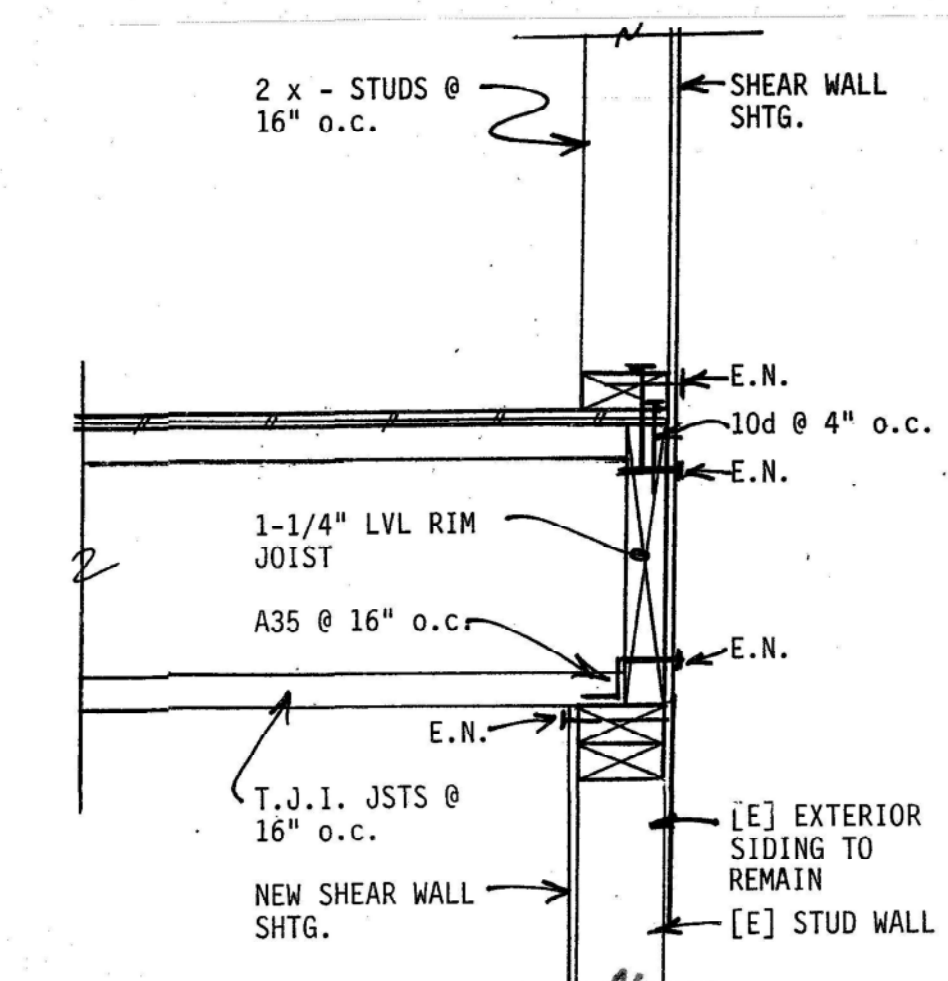
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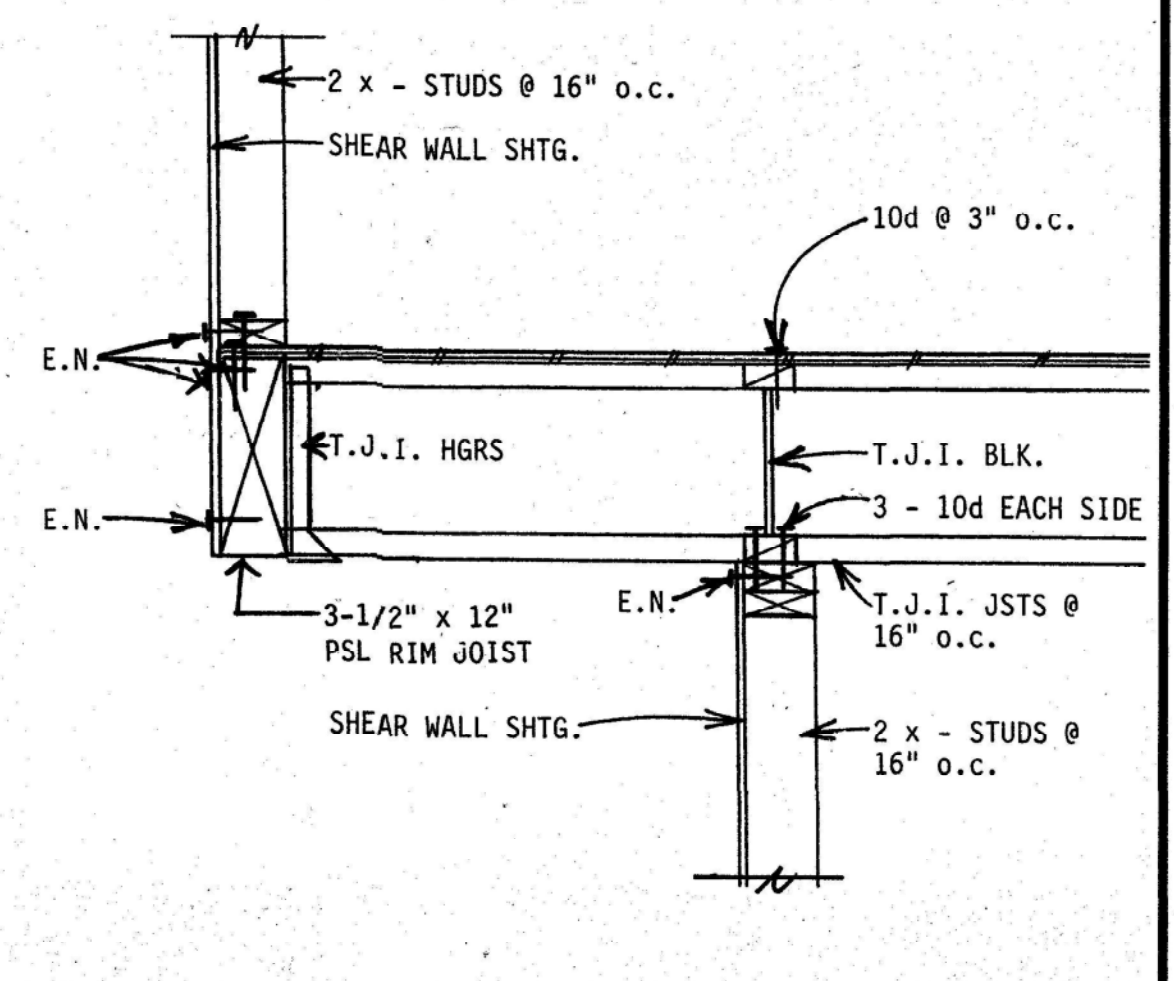
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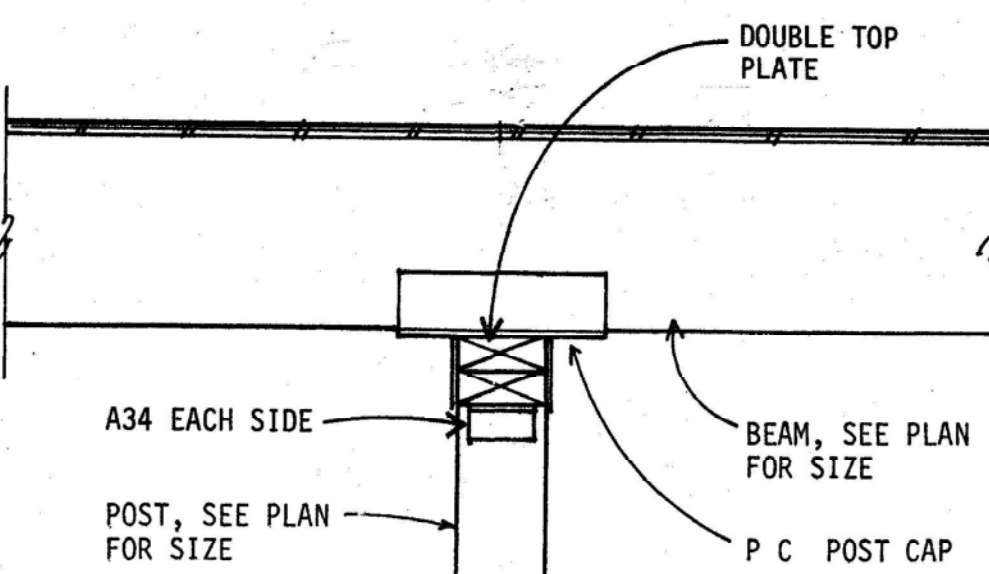
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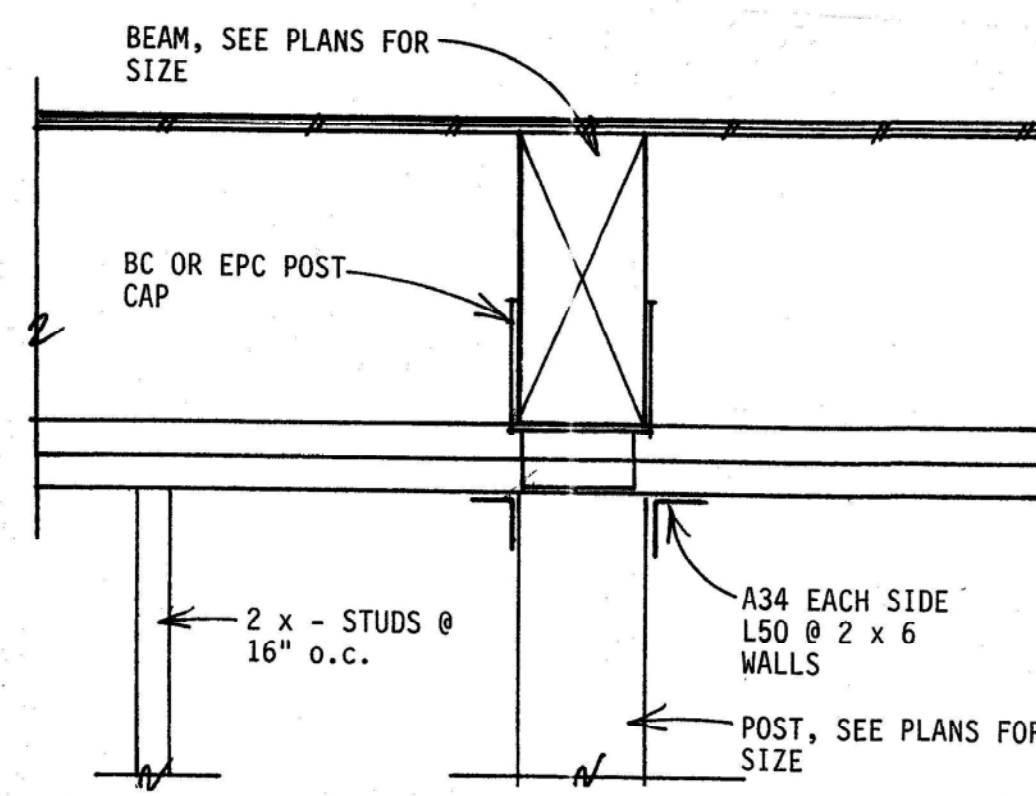
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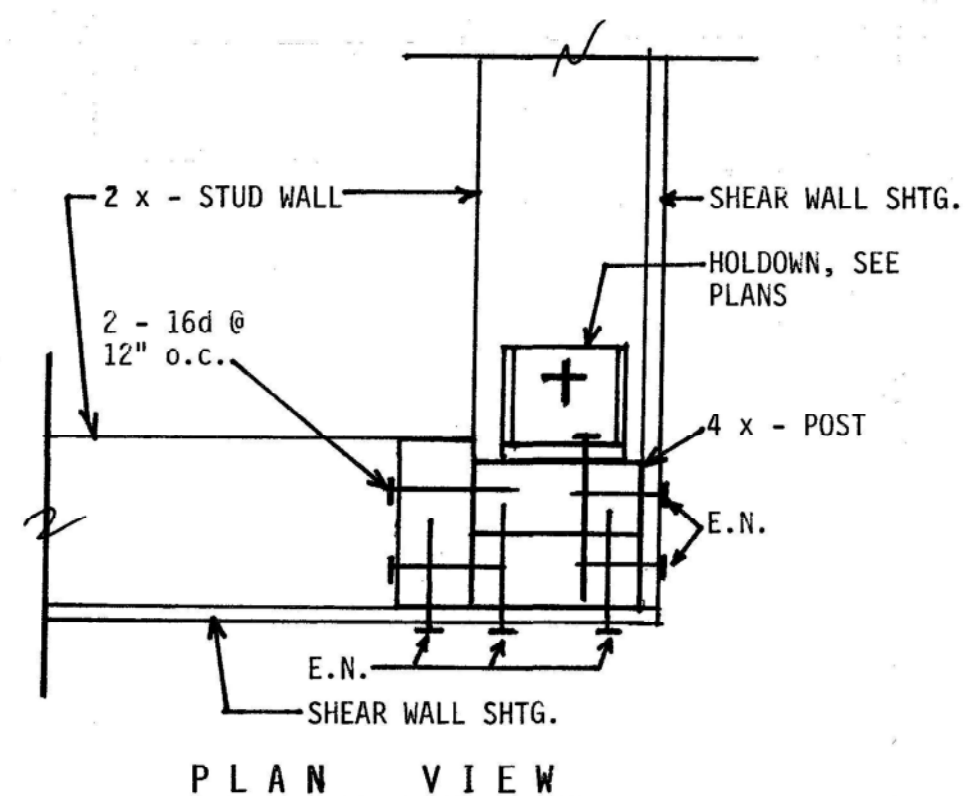
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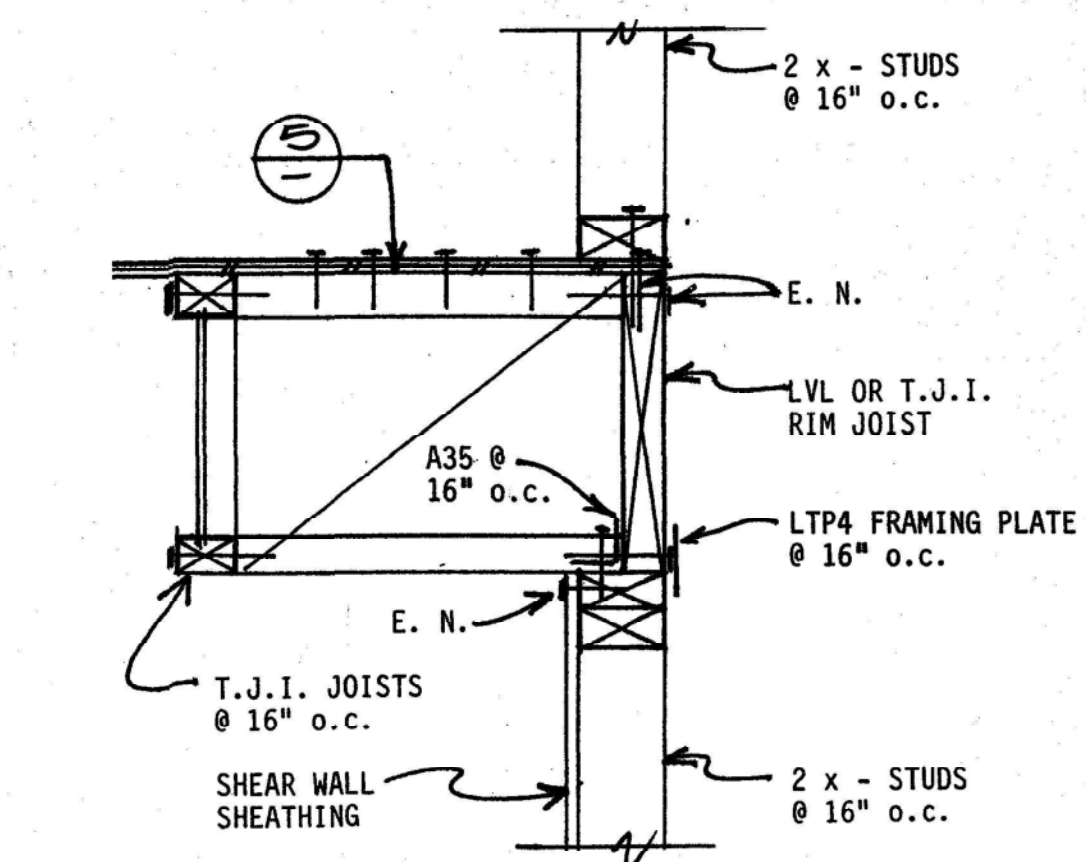
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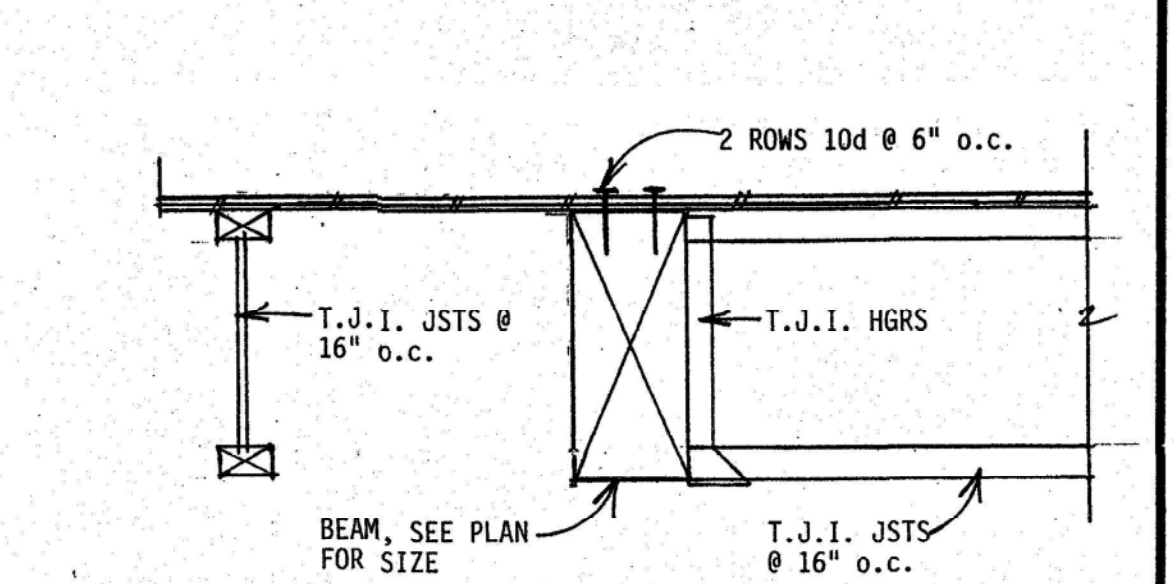
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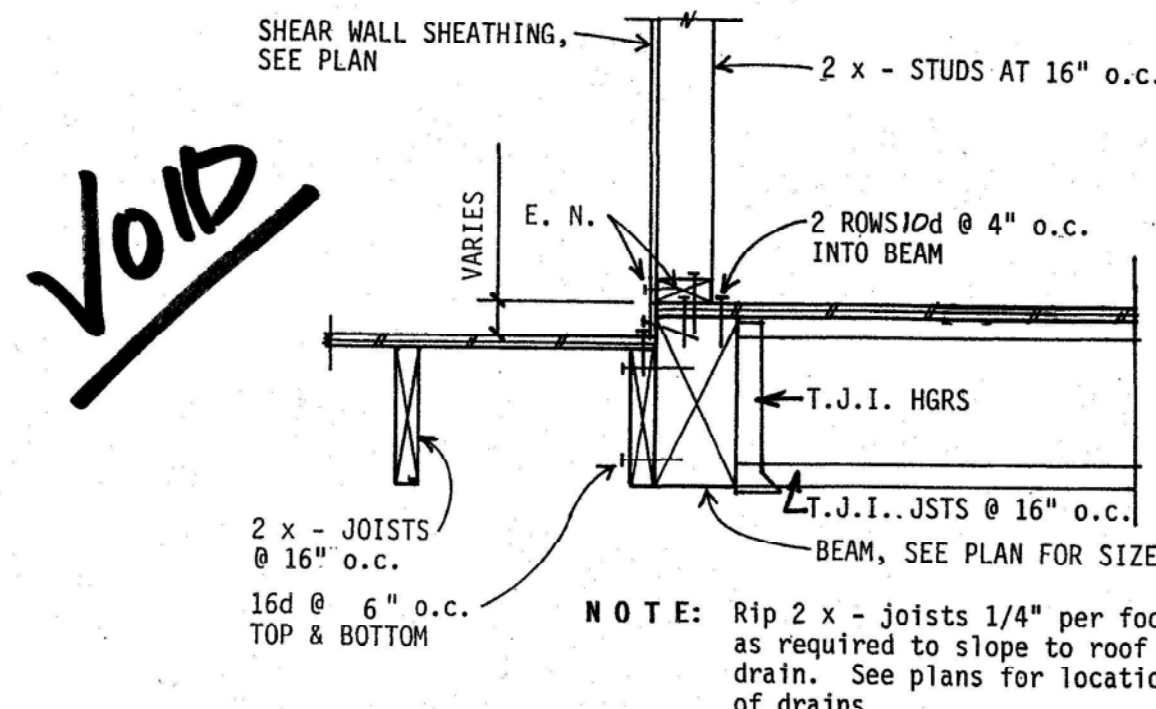
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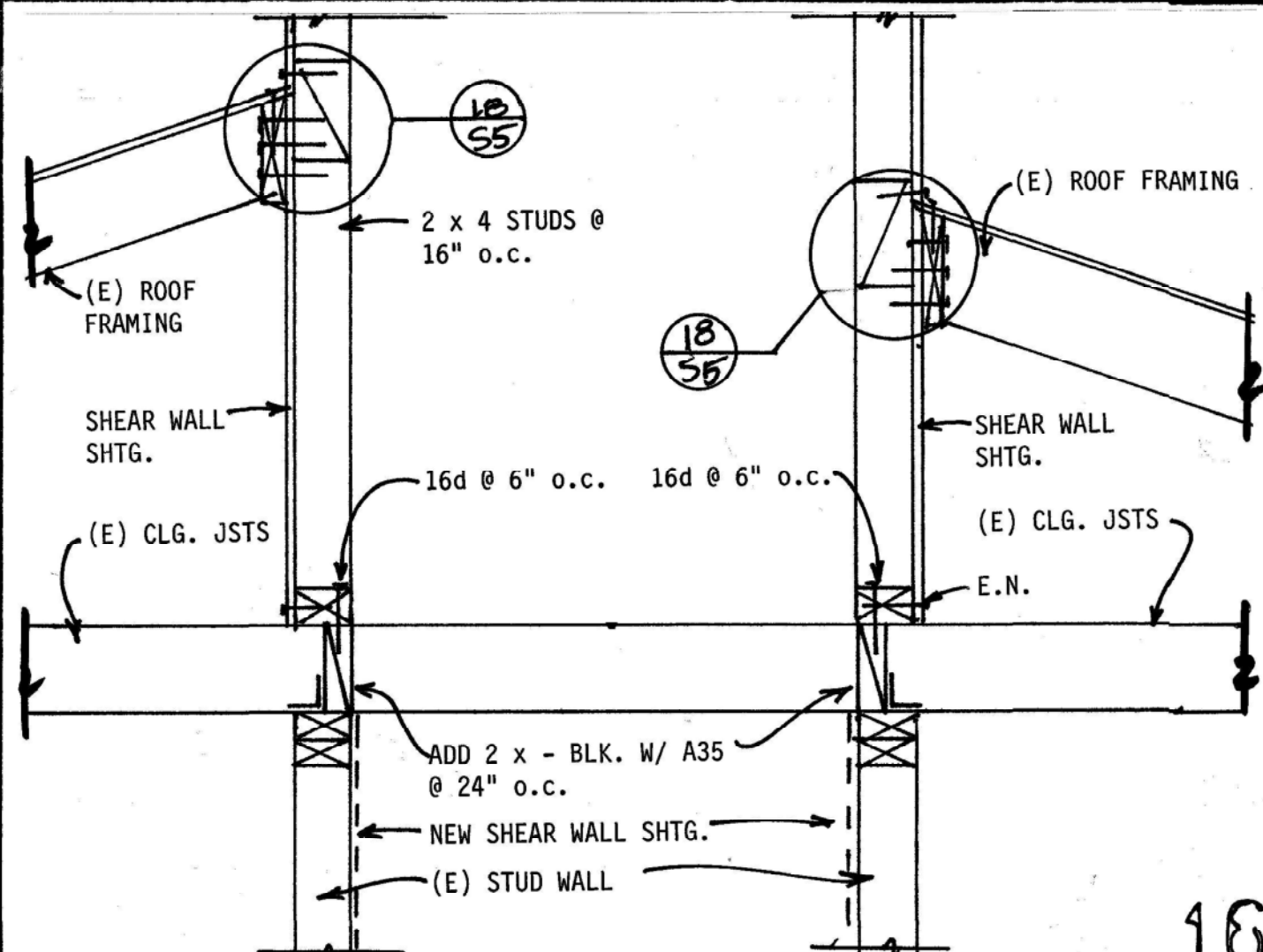
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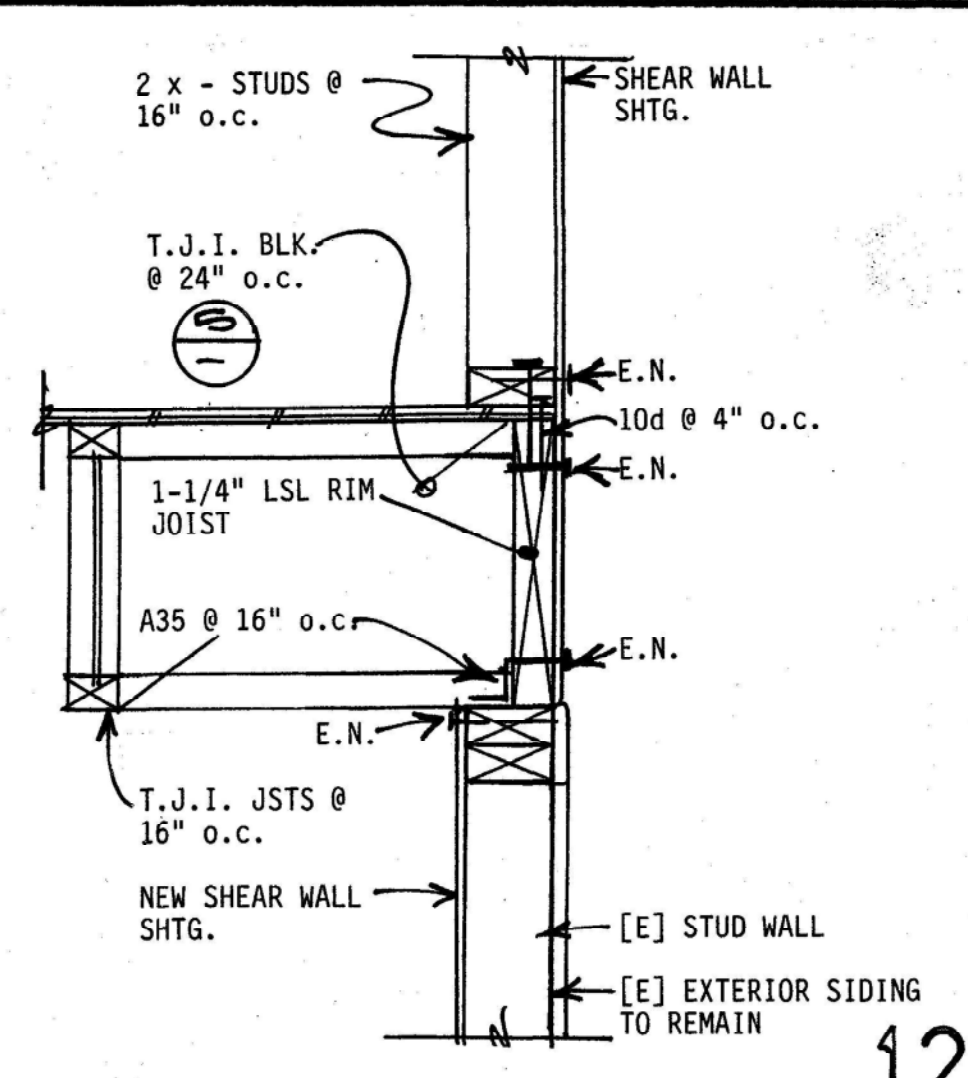
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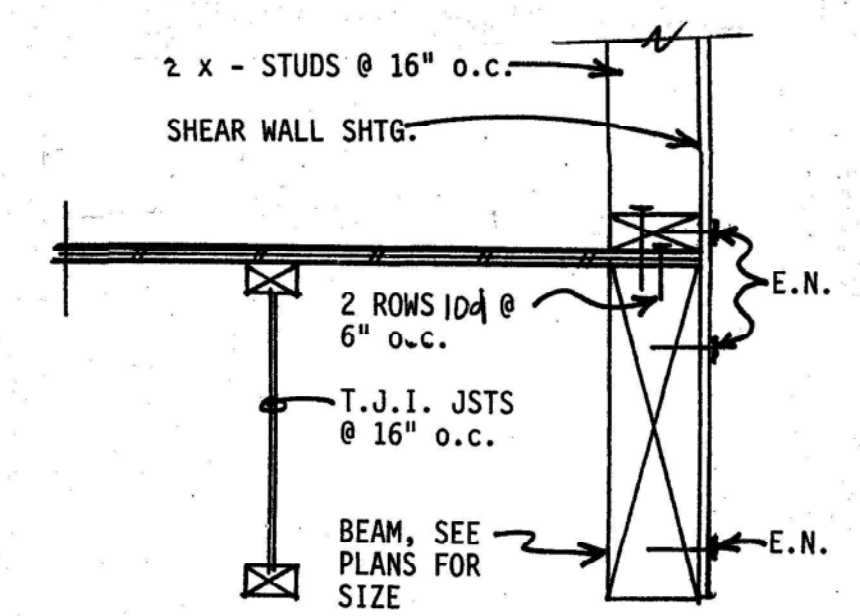
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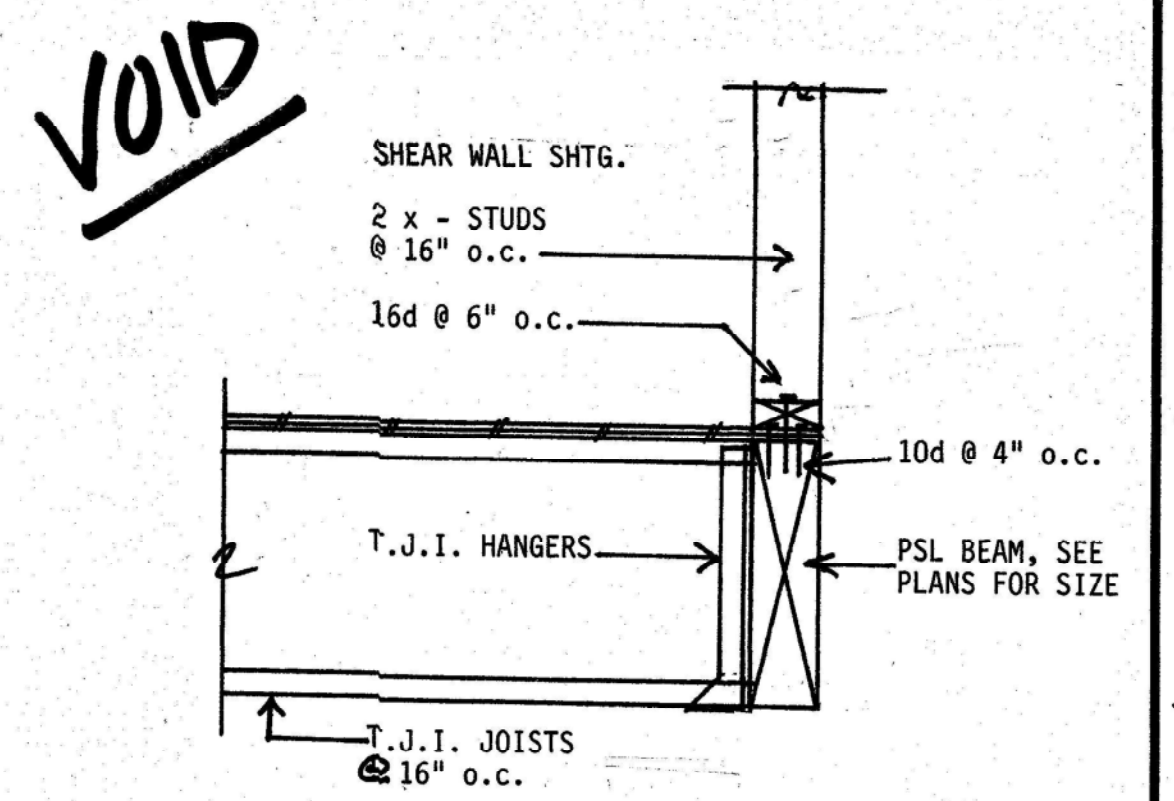
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12



8



4

SEP 19 2021



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DRAWING DATE: 7-27-21

REVISIONS:



PROJECT:

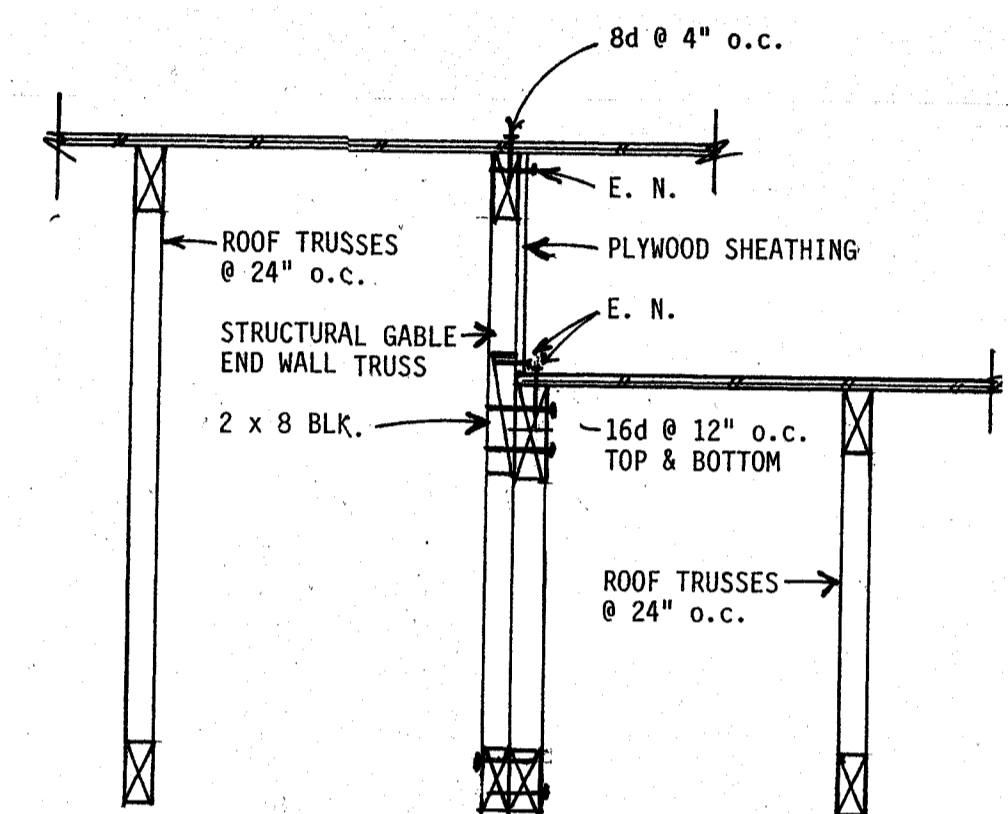
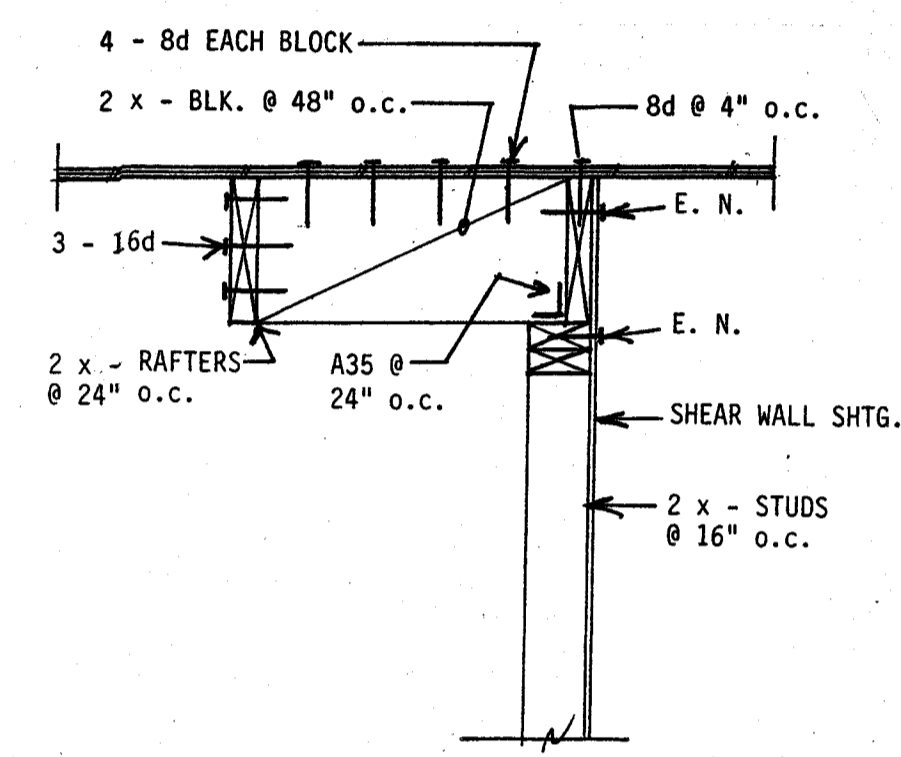
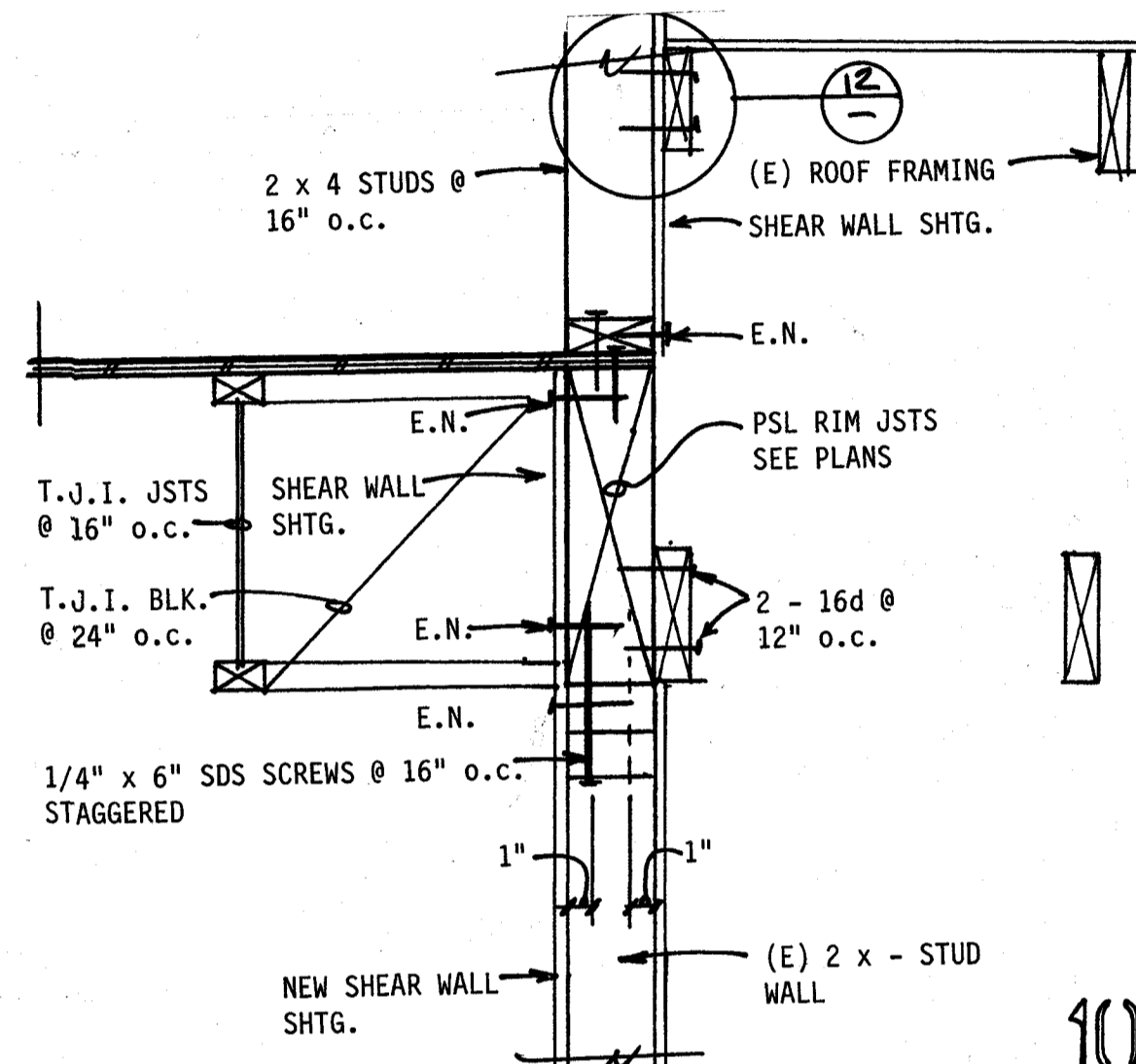
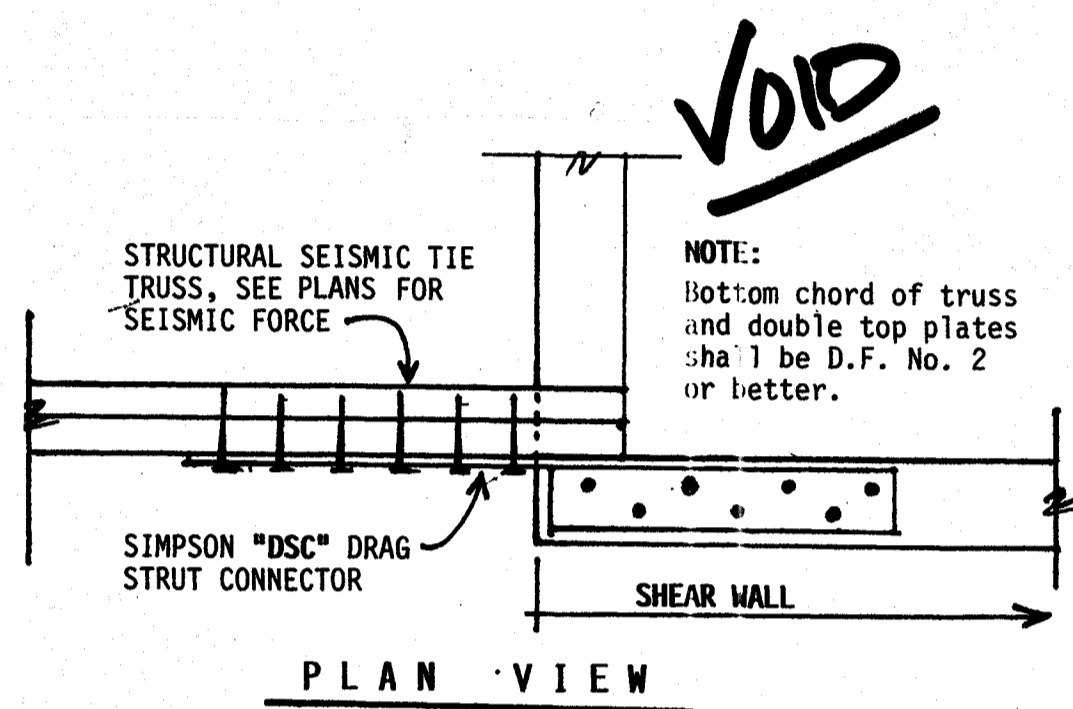
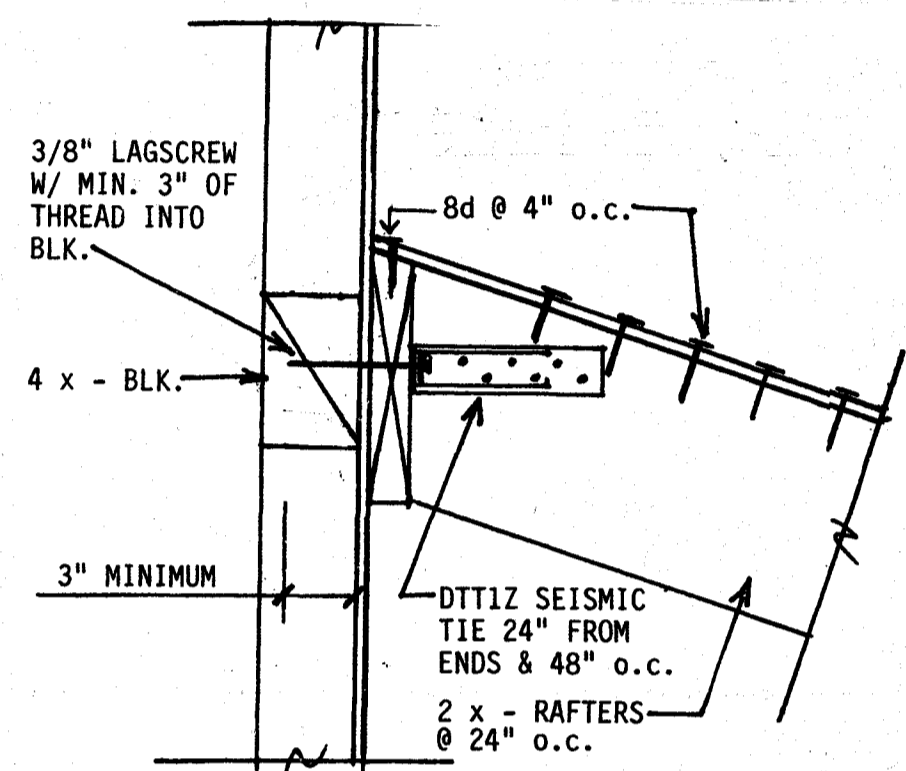
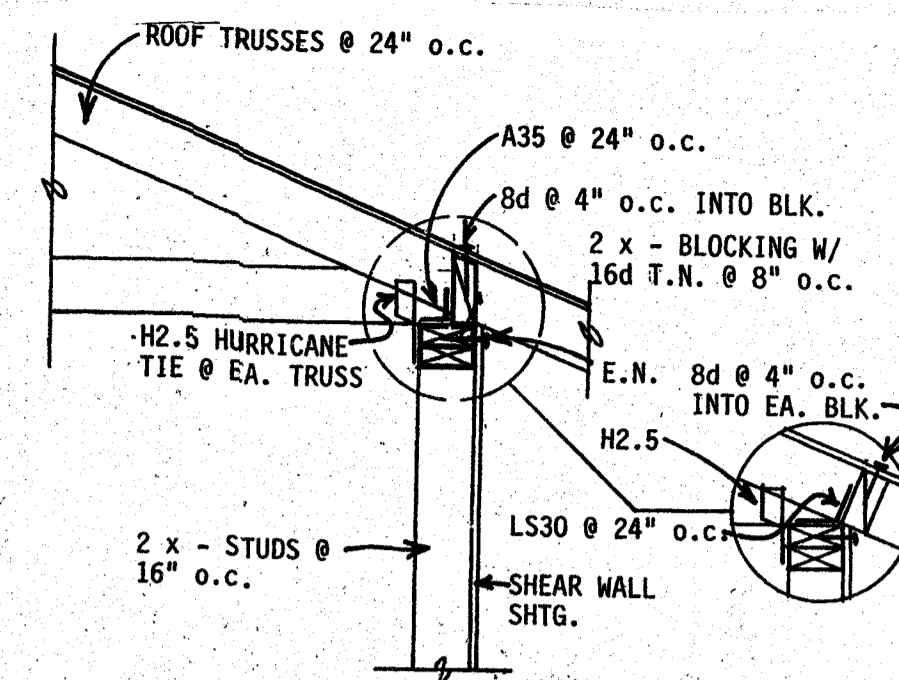
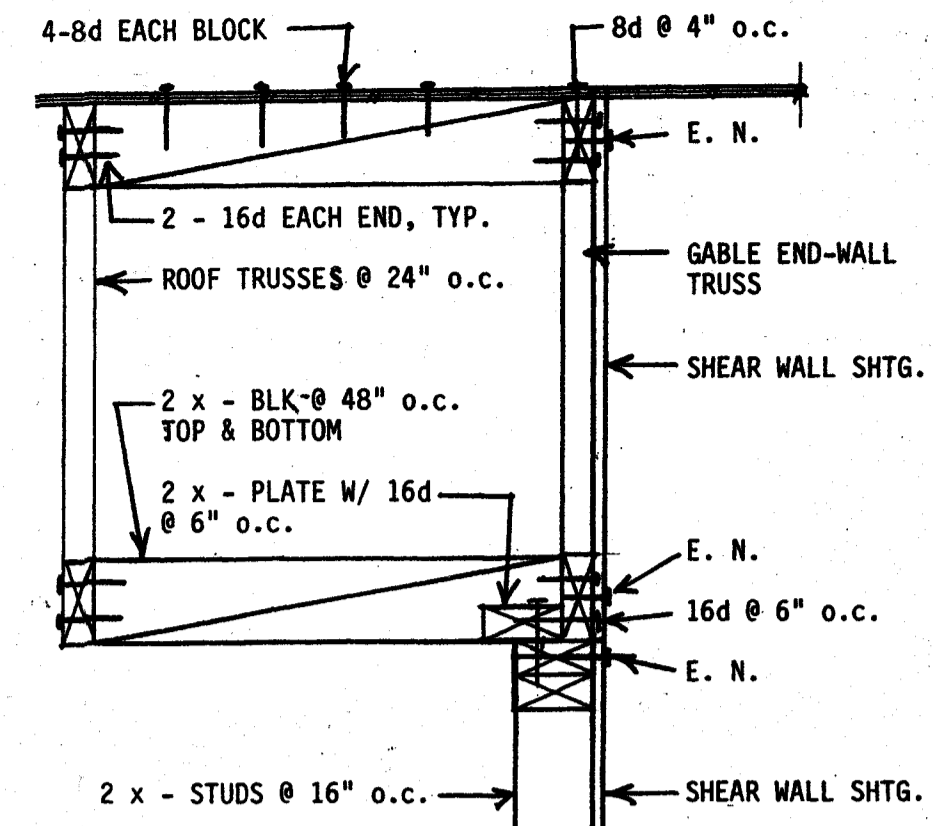
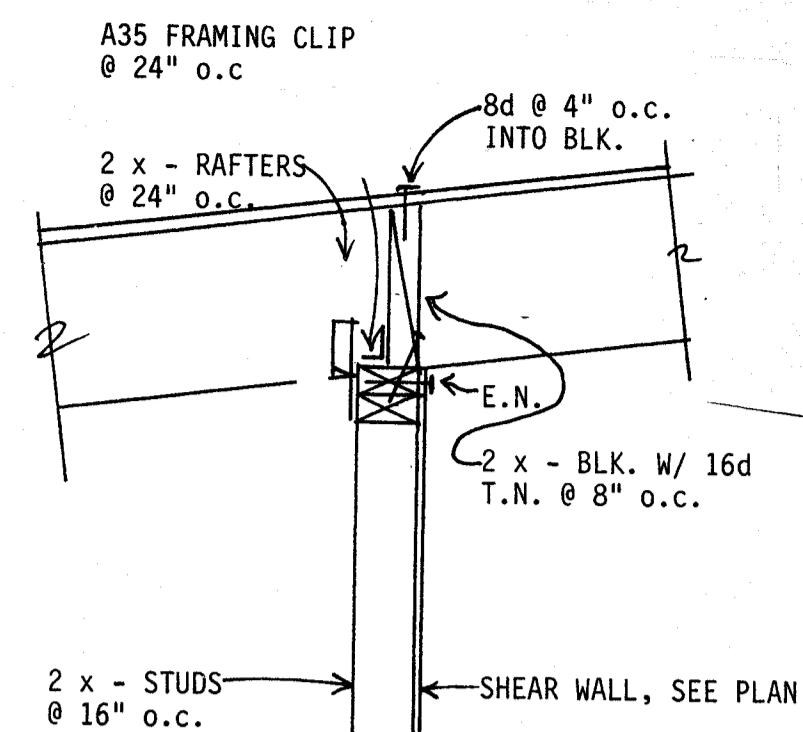
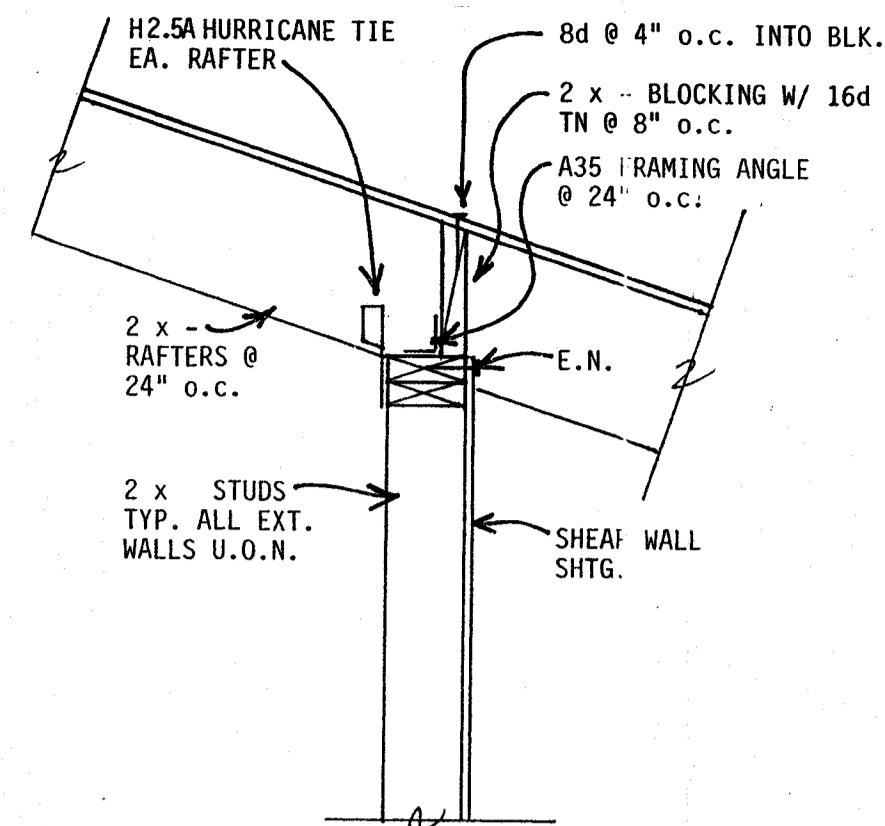
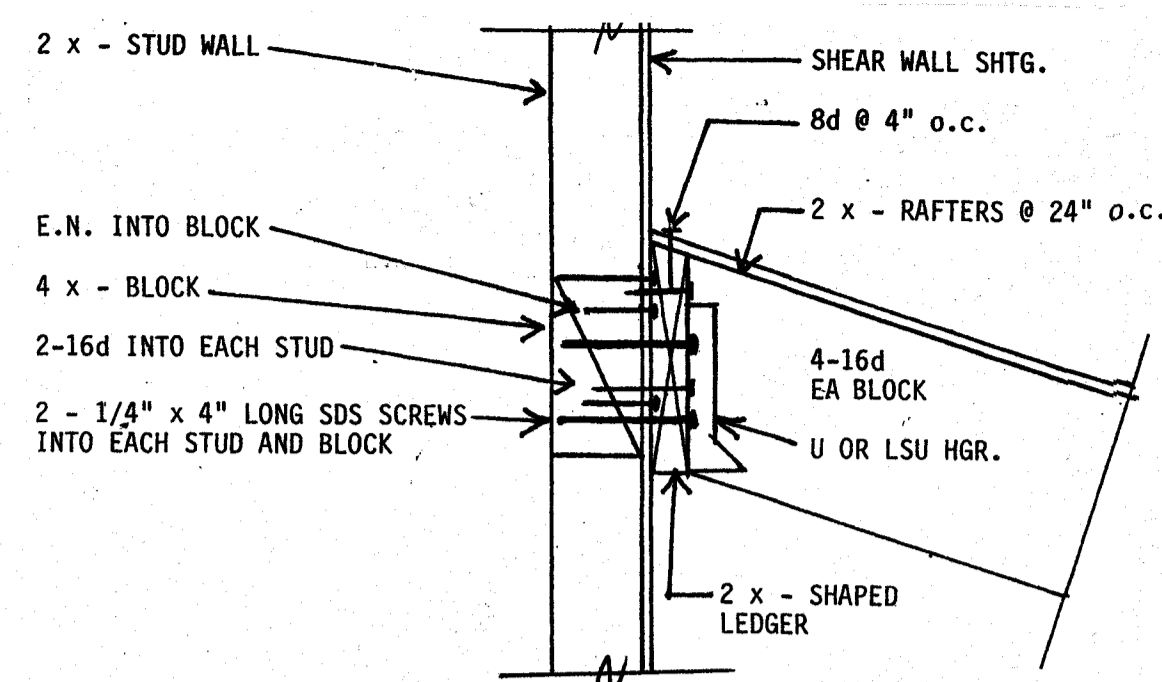
GONZALEZ 2nd STORY ADU ADDITION

1276 LA SALLE AVENUE SEASIDE, CA. 93955
APN: 012-822-024

OWNER:
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1276 LA SALLE AVE.
SEASIDE, CA. 93955

SHEET NUMBER:

S4



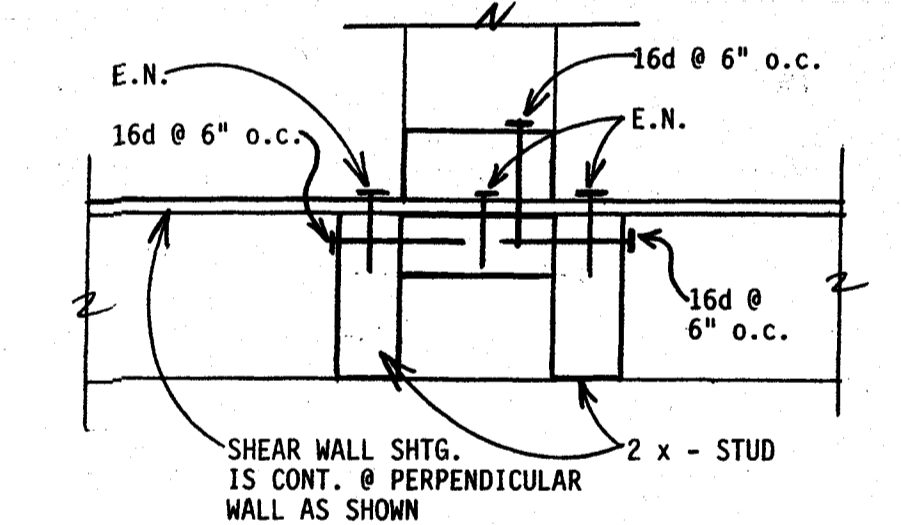
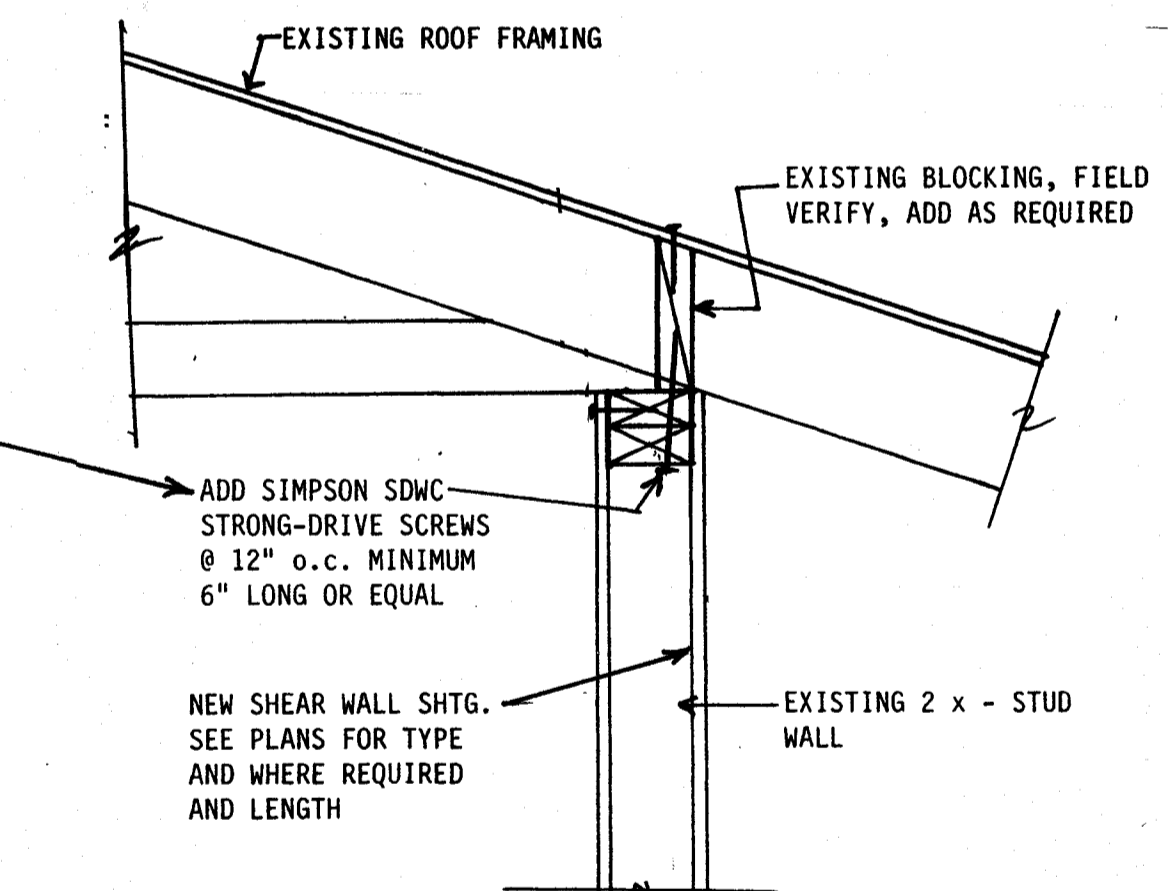
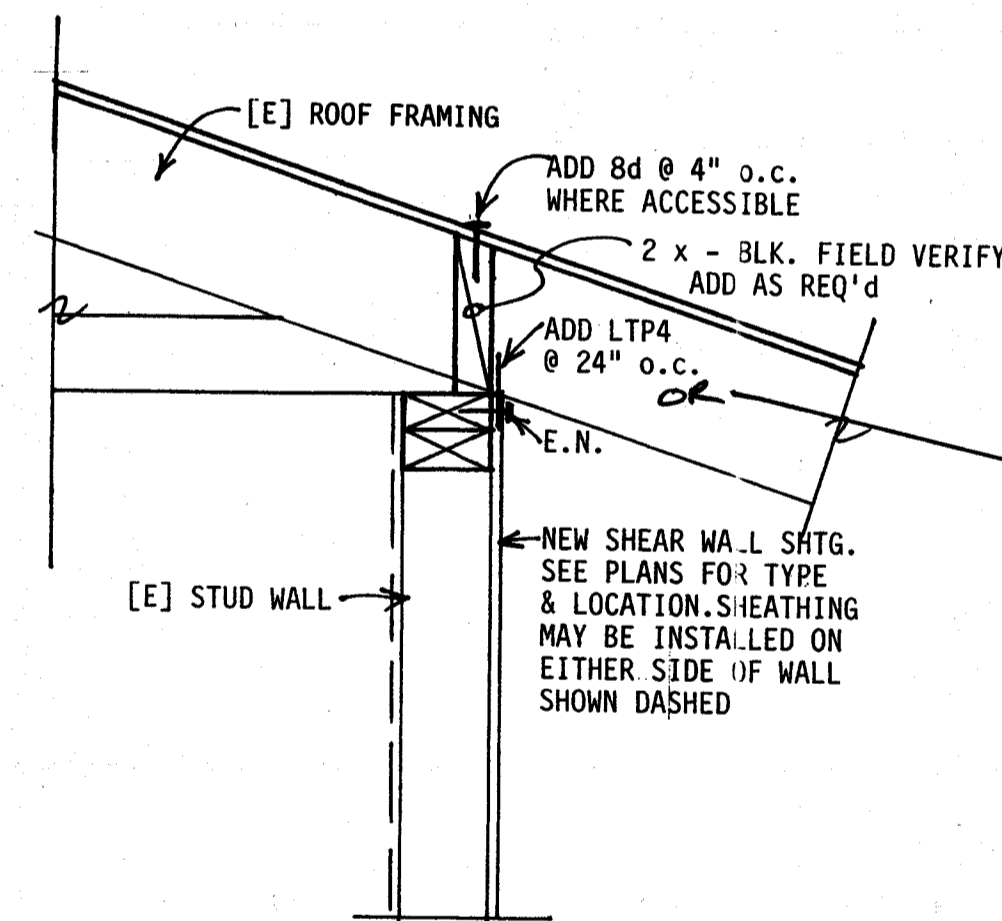
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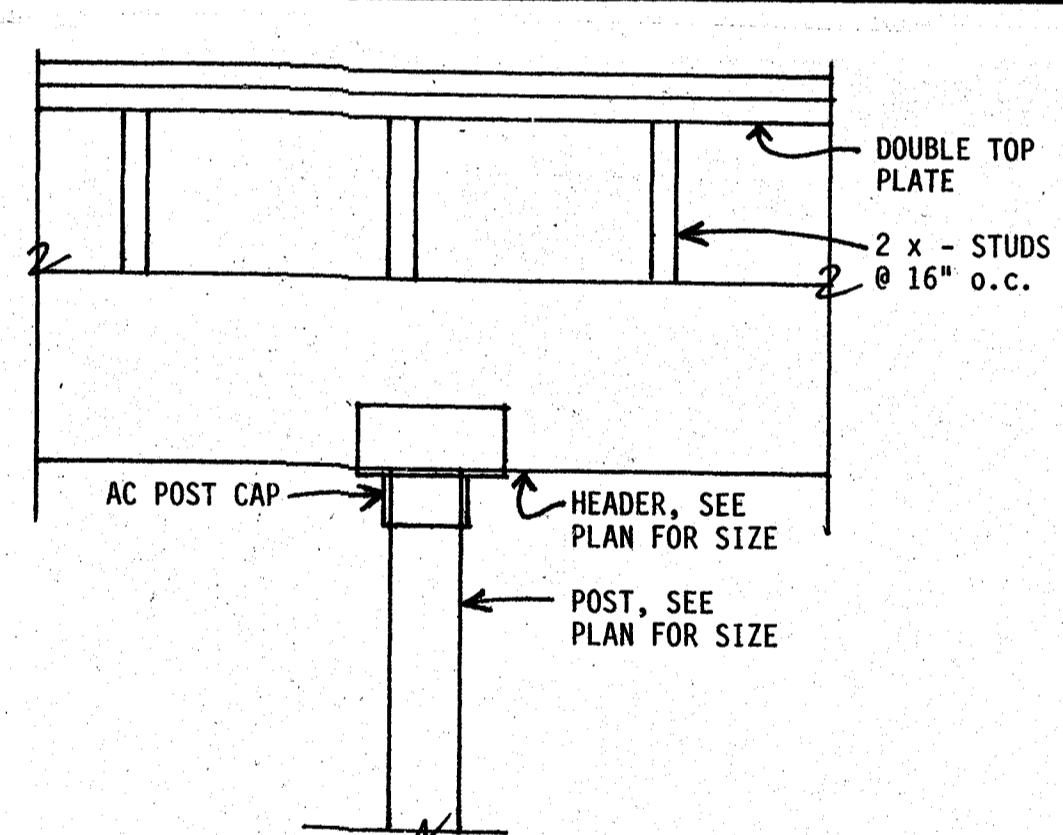
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2



SHEAR WALL SHEATHING AT WALL INTERSECTION

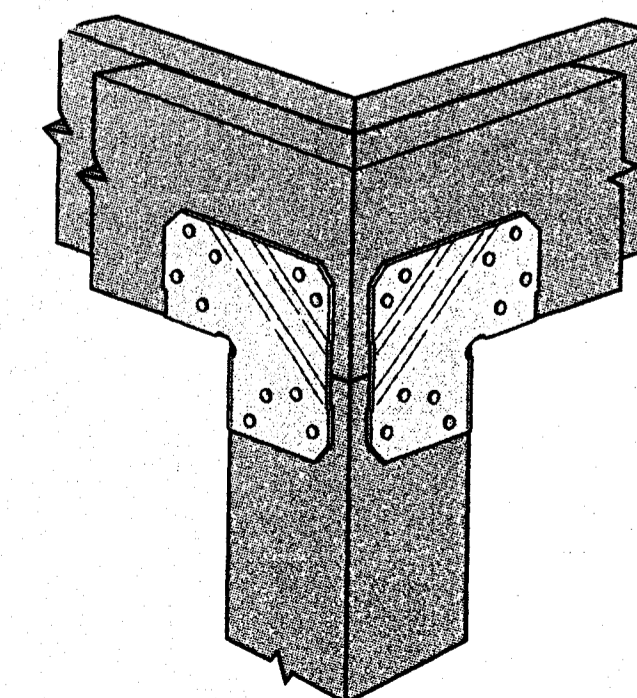
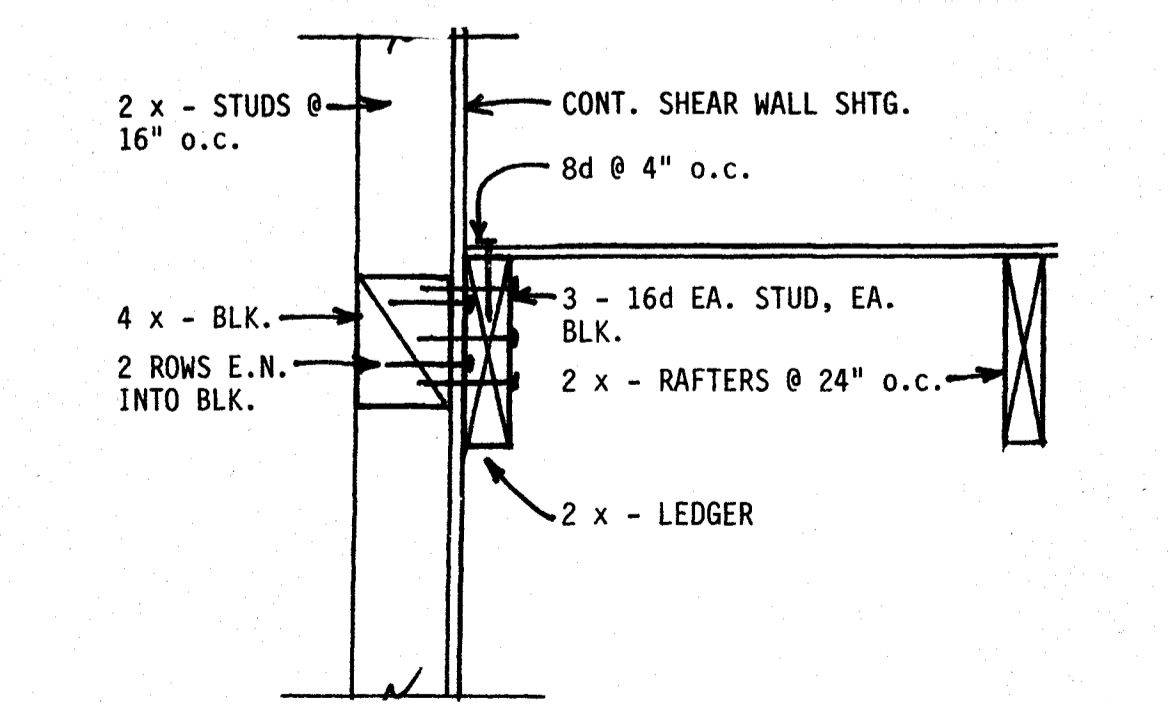
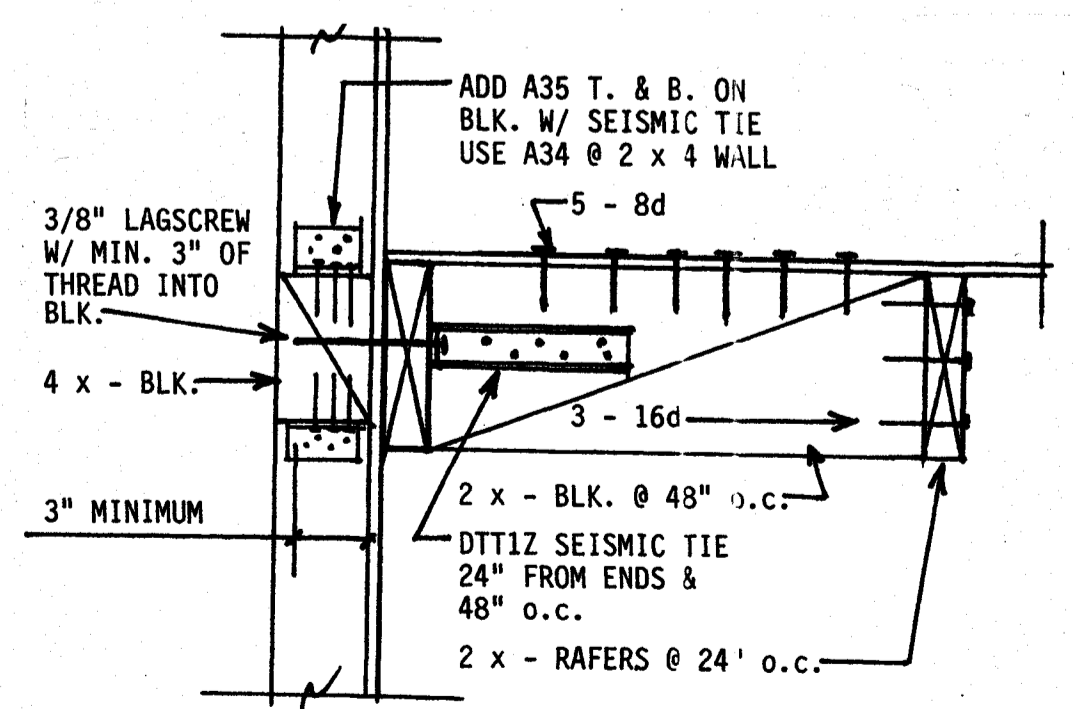


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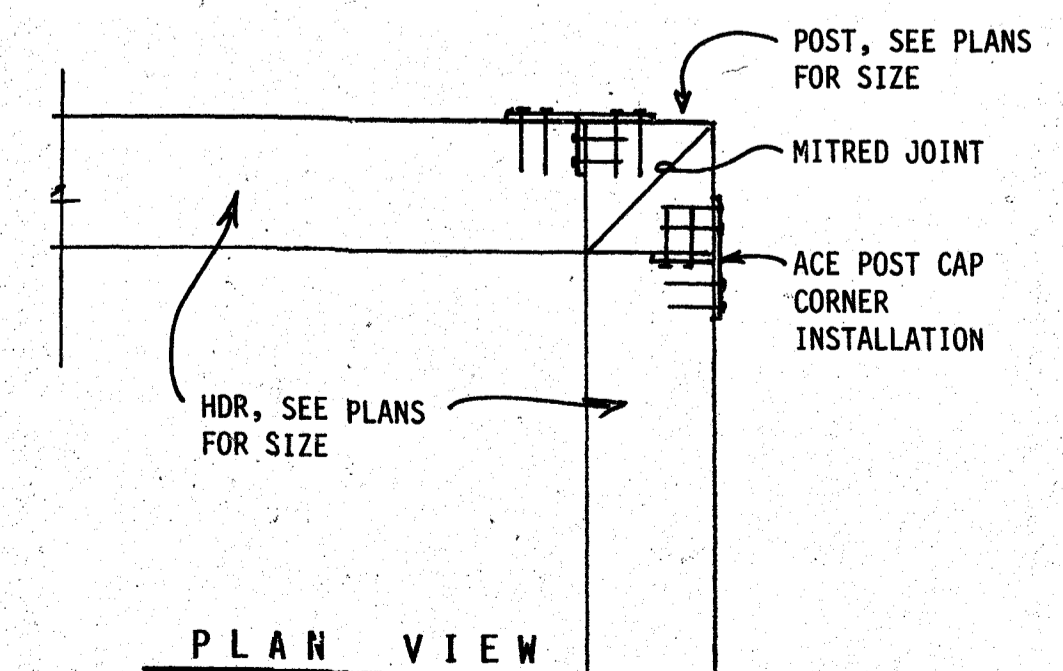
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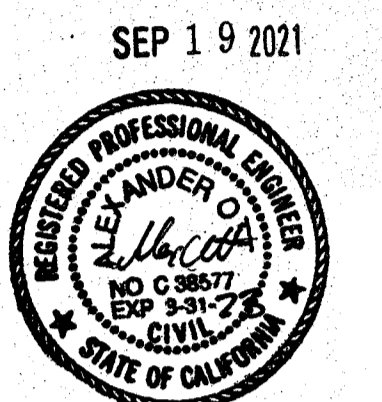
Corner Installation



20

12

4



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DRAWN BY: MANDURRIGO
DRAWING DATE: 7-27-21

- REVISIONS:
- △
 - △
 - △
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PROJECT:
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SHEET NUMBER:
S5







