A G E N D A
CITY OF SEASIDE
ZONING ADMINISTRATION

REGULAR MEETING
440 Harcourt Avenue
Thursday, June 22, 2023
12:00 PM

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/89948300984 **WEBINAR ID:** 899 4830 0984

3. To participate by phone: Please call (669) 900-9128
Enter the **Webinar ID 899 4830 0984** 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
Andrew Myrick, Community & Economic Development Planning Manager

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. For the public record, please state your name.

4. BUSINESS ITEMS

A. MINOR USE PERMIT APPLICATION NO. MUP-23-04. MARIBEL RAMIREZ, APPLICANT AND PROPERTY OWNER, IS REQUESTING MINOR USE PERMIT APPROVAL FOR A 102 SQUARE FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, THAT WOULD ENCROACH INTO

THE REQUIRED SIDE SETBACK NO FURTHER THAN THE EXISTING NONCONFORMING PORTION OF THE STRUCTURE, TO OBSERVE A FOUR FOOT SETBACK. THE PROJECT IS LOCATED AT 1692 SAN LUCAS STREET (APN: 012-164-023) IN THE RS-12 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: The purpose of this item is to review the proposed Minor Use Permit to allow for the proposed addition to encroach into the required side setback no further than the existing nonconforming portion of the structure, in accordance with Seaside Municipal Code (SMC) Section 17.72.030.B.1.b(2).

Staff recommends approval of the Minor Use Permit.

5. ADJOURNMENT

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: Beth Rocha, Senior Planner

DATE: June 22, 2023

SUBJECT: **MINOR USE PERMIT APPLICATION NO. MUP-23-04. MARIBEL RAMIREZ, APPLICANT AND PROPERTY OWNER, IS REQUESTING MINOR USE PERMIT APPROVAL FOR A 102 SQUARE FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, THAT WOULD ENCROACH INTO THE REQUIRED SIDE SETBACK NO FURTHER THAN THE EXISTING NONCONFORMING PORTION OF THE STRUCTURE, TO OBSERVE A FOUR FOOT SETBACK. THE PROJECT IS LOCATED AT 1692 SAN LUCAS STREET (APN: 012-164-023) IN THE RS-12 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PURPOSE & RECOMMENDATION

The purpose of this item is to review the proposed Minor Use Permit to allow for the proposed addition to encroach into the required side setback no further than the existing nonconforming portion of the structure, in accordance with Seaside Municipal Code (SMC) Section 17.72.030.B.1.b(2).

Staff recommends approval of the Minor Use Permit.

BACKGROUND

The existing three bedroom, one bath single family residence is 911 square feet (sf.) and is located on a 3,750 sf. parcel in the RS-12 zone. It was originally constructed in 1956 and a real property report from 2014 noted the legal nonconforming status with regards to lack of garage parking.

Minor Use Permit Required
SMC 17.62.070.E.2 specifies that the Zoning Administrator shall conduct a public hearing on an application for a Minor Use Permit before a decision on the application. Notice of the hearing was provided, and the hearing will be conducted in compliance with Chapter 17.78 (Public Hearings).

Project Description
The proposed addition of 102 sf would observe a nonconforming side setback of 4 feet (ft.), which is the nonconforming setback of the existing residence. The addition would accommodate a second bathroom, a new pantry, and an expansion of the existing laundry room. The proposed addition would bring the overall square footage to 1,013 sf.

Review of Compliance
The proposal is regulated by SMC 17.72.030.B.1.b(2), which states:
Any area of an addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed with Minor Use Permit approval in accordance with Section 17.62.070; provided, that 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, complies with the Building Code, and the review authority first determines that the addition will not adversely affect any neighboring property or the character of the surrounding neighborhood.

The proposed addition of 102 sf represents 11% of the total floor area of the existing structure, which is less than the 25% limitation set forth for encroaching additions. The proposed addition would encroach into the existing side yard setback by one foot, continuing the wall of the nonconforming setback of the existing structure at four feet. The dimensions of the 102 sf addition are 6’-8” l x 14’-0” w. The addition would accommodate a second bathroom, a new pantry, and an expansion of the existing laundry room. The proposed project complies with all other residential development regulations, including a 0.45 floor area ratio, 65% lot coverage, and 24’ maximum height, and parking, as follows:
FAR: 0.27 (1,013 sf.)
Lot Coverage: 0.56 (1013sf home, 600sf driveway, 500sf patio/3750 sf lot)
Height: 12'-1"
Parking: Nonconforming and no additional spaces required, as specified in SMC 17.34.040, Table 3-8 – Parking Requirements by Land Use.

In accordance with SMC 17.74.030.B.1.b(2) the review authority is required to determine that the addition will not adversely affect any neighboring property or the character of the surrounding neighborhood. The addition will not adversely affect any neighboring property or the character of the surrounding neighborhood, as the addition will be finished with the same materials as the existing home and will not exceed the height of the existing residence.

CEQA Exemption
The proposed use is Categorically Exempt Class 1, Section 15301(E) from the California Environmental Quality Act.
Evidence: The proposed residential addition of 102 square feet will not result in an increase of more than 50% of the existing residential floor area.

Required Findings
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 residential addition is allowed in the zone and with the issuance of the MUP and the project complies with all other applicable provisions of the SMC.*

2. The proposed use is consistent with the General Plan and any applicable specific plan.
Evidence: *The proposed use is consistent with residential specific goals and policies of the General Plan.*

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 design, location, size, and operating characteristics of the residential addition are compatible with existing and planned future land uses in the vicinity.*

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 3,750 sq ft site is suitable for a 102 sq ft residential addition, for a total of 1,013 sq ft, which is well below the allowed floor area ratio of 1,687 sq ft and the lot coverage limitation of 65%. There are no issues with utilities and there is an absence of physical constraints.*

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: *Granting the MUP 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, as there are no public safety issues associated with a single-story residential addition.*

ATTACHMENTS

1. Attachment 1 Draft Resolution
2. Exhibit A Project Plans

RESOLUTION NO. 23-XX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT NO. UP-23-04 TO ALLOW FOR A 102 SQUARE FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, THAT WOULD ENCROACH INTO THE REQUIRED SIDE SETBACK NO FURTHER THAN THE EXISTING NONCONFORMING PORTION OF THE STRUCTURE, TO OBSERVE A FOUR FOOT SETBACK LOCATED AT 1692 SAN LUCAS STREET (APN: 012-164.023) IN THE RS-12 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

WHEREAS, Maribel Ramirez, property owner and applicant, has requested approval of a Minor Use Permit to allow for a 102 square foot addition to an existing single-family residence, that would encroach into the required side setback no further than the existing nonconforming portion of the structure, to observe a four foot setback; and

WHEREAS, the proposed project requires Minor Use Permit approval by the Zoning Administrator per Seaside Municipal Code 17.72.030.B.1.b(2) and 17.62.070.E.2; 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 proposed project; and

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following, approving Minor Use Permit Application No. UP-23-04:

CEQA Exemption

The proposed use is Categorically Exempt Class 1, Section 15301(E) from the California Environmental Quality Act.

Evidence: The proposed residential addition of 102 square feet will not result in an increase of more than 50% of the existing residential floor area.

Minor Use Permit Findings

In accordance with the requirements of SMCS 17.62.070.E.2, the Zoning Administrator is required to make all of the following findings in order to grant approval of the Minor Use Permit application.

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 residential addition is allowed in the zone and with the issuance of the MUP and the project complies with all other applicable provisions of the SMC.*

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

Evidence: *The proposed use is consistent with residential specific goals and policies of the General Plan.*

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 design, location, size, and operating characteristics of the residential addition are compatible with existing and planned future land uses in the vicinity.*

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 3,750 sq ft site is suitable for a 102 sq ft residential addition, for a total of 1,013 sq ft, which is well below the allowed floor area ratio of 1,687 sq ft and the lot coverage limitation of 65%. There are no issues with utilities and there is an absence of physical constraints.*

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: *Granting the MUP 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, as there are no public safety issues associated with a garage structure located on private property.*

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. 23-04 subject to the following terms and conditions:

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. Minor 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 Zoning Administrator of the City of Seaside, State of California, on the 22nd day of June 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Andrew Myrick, Zoning Administrator

ATTEST:

_____
Zoning Administrator Secretary

MINOR USE PERMIT APPLICATION NO. UP-23-04
RESOLUTION No. 23-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

1692 SAN LUCAS ST
SEASIDE, CA

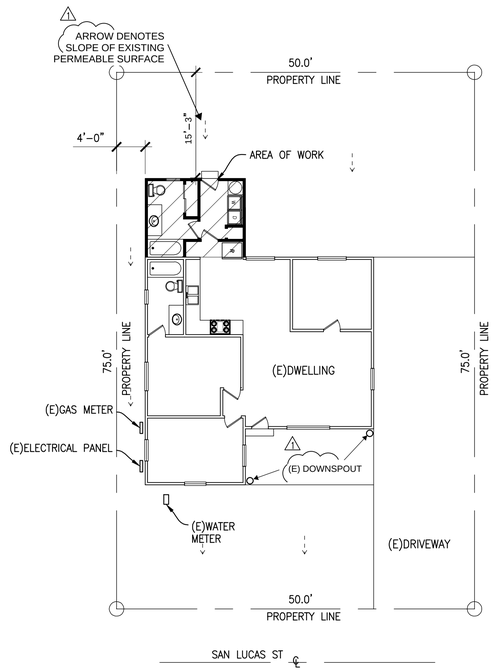
Re: Ramirez Addition

Your project is complete and complies with the following 2019 Title 24 requirements for the new work:
(in addition to all the required Mandatory Measures as applicable to your project):

Floor Insulation -	R-19
Wall Insulation -	R-15 (2x4 framing) + R-5 rigid exterior foamboard
Attic Insulation -	R-38 above ceiling
Radiant Barrier -	NO
Cool Roof Required -	NO
Window Values -	U-0.30, SHGC-0.35
Water Heater -	Existing
HVAC -	Existing
Duct Insulation -	R-6.0 (40 linear feet new max)
IAQ Exhaust Fan Required	NO
Whole House Fan Required	NO
PV Solar System -	NO

HERS Field Verifications	**Required**
Duct Seal and Leakage -	NO
Proper Refrigerant Charge -	NO
SEER/EER Verification -	NO
Cooling Coil Air Flow (350 CFM/Ton)	NO
Cooling Fan Power (0.45 W/CFM) -	NO
IAQ Fan CFM -	NO
Kitchen Hood (HVI listed) -	NO
Quality Insulation Installation -	NO
Heat Pump Heating Capacity -	NO
HSPF Verification -	NO
Whole House Airflow -	NO
VCHP Verifications -	NO

Please verify the above features before submitting to the building department. If you have any questions regarding this analysis, please call (916) 373-1383.



NORTH

SITE PLAN 1" = 10'-0"

LANDSCAPE AREA

GRASS = 400 SQ FT
SHRUBS/DIRT = 750 SQ FT
TOTAL = 1,150 SQ FT

LOT SIZE = 3,750 SQ FT

1,150 / 3,750 = 0.31 > 0.20

REF. 2019 CBC, CRC, CMC, CPC, CEC AND 2019 ENERGY CODE

PROJECT ANALYSIS

- *APN #012-164-023-000*
- *TYPE OF CONSTRUCTION: VB*
- *OCCUPANCY GROUP: R1*
- *SPRINKLERS: NO*

ACTUAL AREA

EXISTING FLOOR AREA =	911 SQ.FT.
NEW ADDITION AREA =	102 SQ.FT.
TOTAL AREA =	1013 SQ.FT.

SHEET INDEX

SCOPE OF WORK:
1. TO DEMO AN EXISTING LAUNDRY ROOM AT BACK OF HOUSE AND BUILD A NEW BATHROOM AND NEW LAUNDRY ROOM.

SITE WORK:
SLOPE DRAINAGE 5% FOR A DISTANCE OF 10FT FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 5% SLOPED SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION

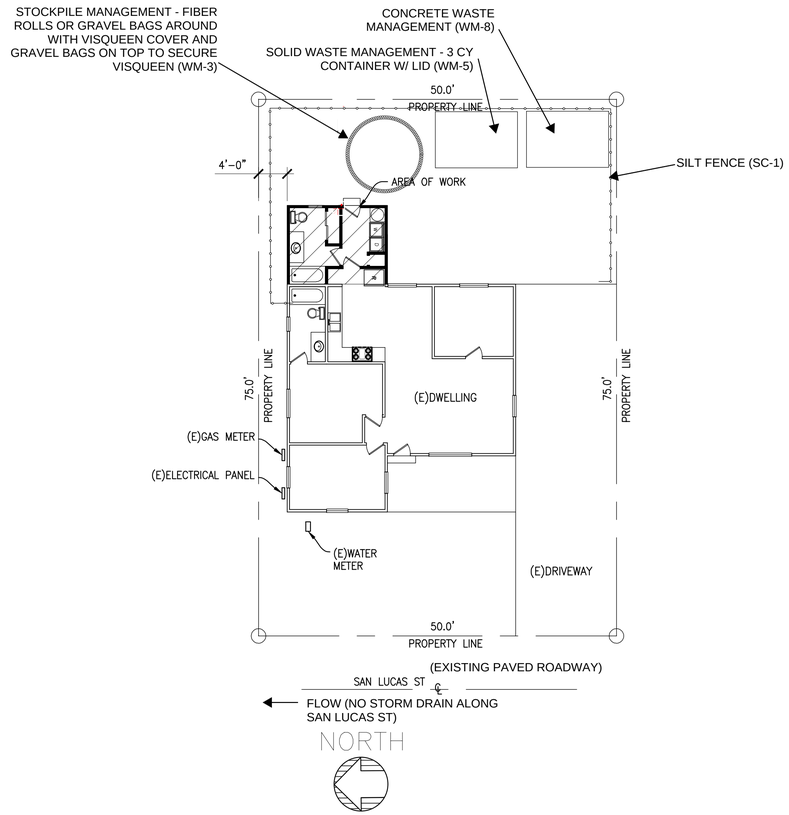
SMOKE DETECTORS:
SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED/VERIFY WHEN ALTERNATIONS, REPAIRS OR ADDITIONS REQUIRING A BUILDING PERMITTED IS OBTAIN.

PC1 11-08-2022

RPM DRAFTING & DESIGN
RAFAEL PLASCENCIA
rafaplascencia1981@hotmail.com
PHONE: 530-867-3464

ADDITION TO RESIDENCE FOR:
MARIBEL RAMIREZ
1692 SAN LUCAS ST
SEASIDE, CA
SITE PLAN

DATE	05-13-2022
SCALE	NOTED
DRAWN	RPM
JOB NO.	27-0026
SHEET NO.	A1
OF	SHEETS



EROSION SEDIMENT CONTROL PLAN 1" = 10'-0"

BEST MANAGEMENT PRACTICE/GENERAL NOTES

1. **BEST MANAGEMENT PRACTICES (BMPS):** AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIRED REGARLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.

A. **WET WEATHER MEASURES:** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. **OTHERWISE**, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPTH ON-SITE FOR PRE-RAIN INSTALL.

B. **EXISTING VEGETATION:** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTING FENCING, PERIMETER CONTROLS PRIOR TO WORK.

C. **EROSION AND SEDIMNET CONTROL:** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.

D. **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 MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.

E. **WASTE MANAGEMENT:** ALL COSNTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ON-SITE, 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.

F. **VEHICLES AND EQUIPMENT:** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHIVLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.

G. **DRAIN/INLET PROTECTION AND PERIMETER CONTROLS:** DRAINS/INLETS THAT RECIEVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE.

H. **SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-STE.

I. **DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C), EXCEPT AS SPECIFIED FOR ASBS DRAINAGES. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY THE CITY AND APPLICABLE REGULATORY AGENCIES.

J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORMWATER.

PC1 11-08-2022

RPM DRAFTING & DESIGN
RAFAEL PLASCENCIA
rafaplascencia1981@hotmail.com
PHONE: 530-867-3464

ADDITION TO RESIDENCE FOR:
MARIBEL RAMIREZ
1692 SAN LUCAS ST
SEASIDE, CA
BEST MANAGEMENT PRACTICE

DATE	05-13-2022
SCALE	NOTED
DRAWN	RPM
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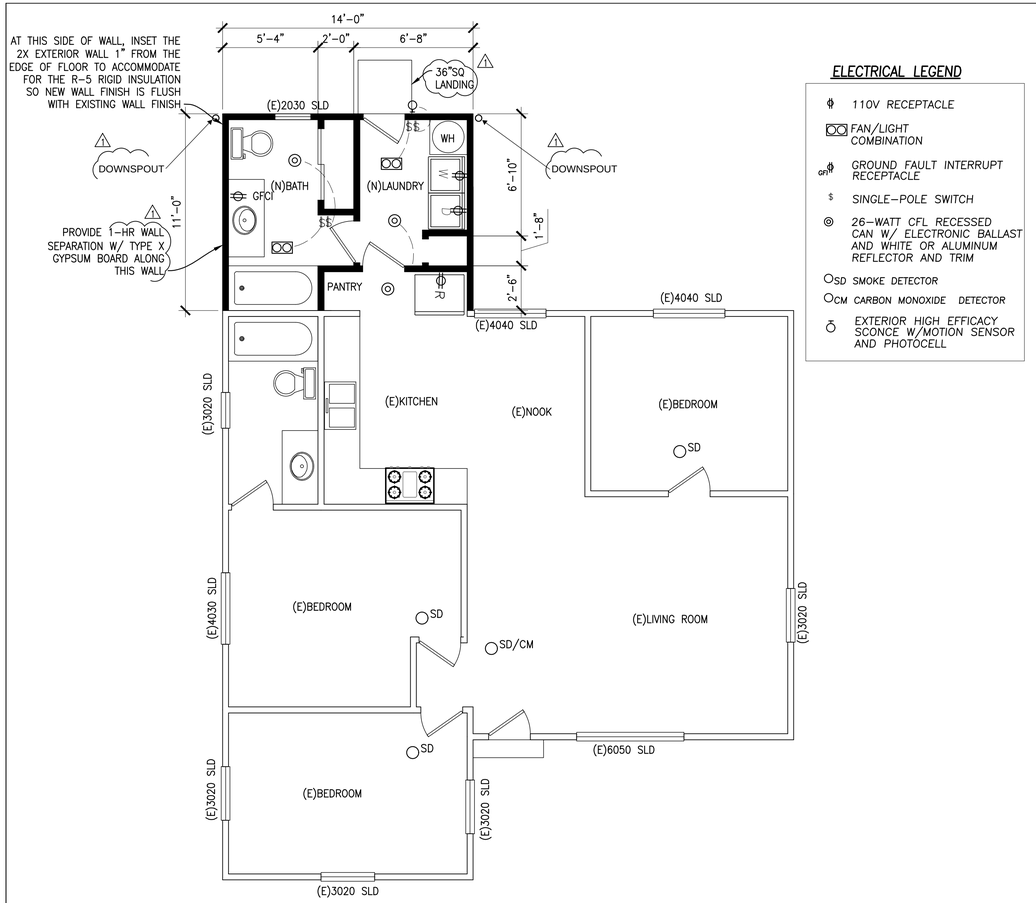
SHEET NO.	A1.1
OF	SHEETS



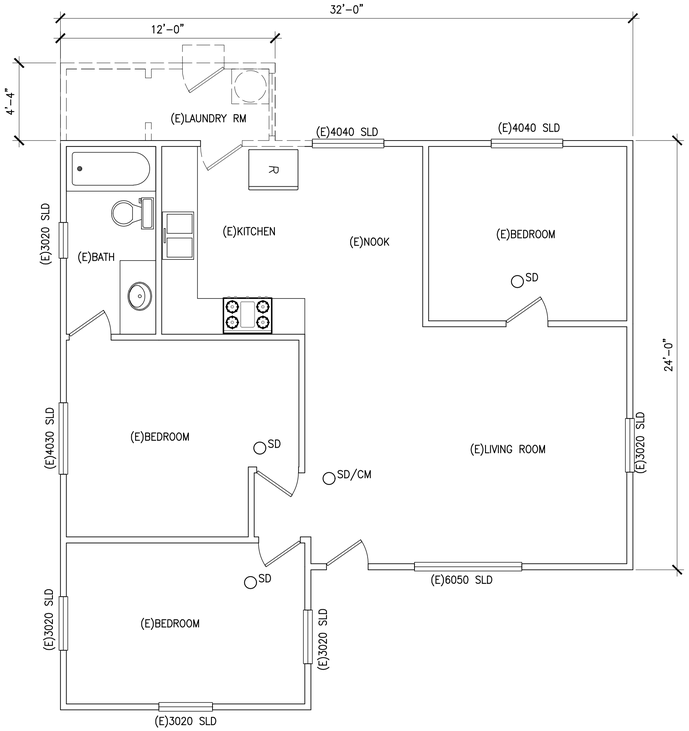
PROPOSED FLOOR PLAN 1/4" = 1'-0"

.....INDICATES EXISTING 2x STUD WALLS TO REMAIN.

.....INDICATES NEW 2x4 STUD WALLS @ 16"OC TO BE BUILT W/R-5 RIGID FOAMBOARD

ELECTRICAL LEGEND

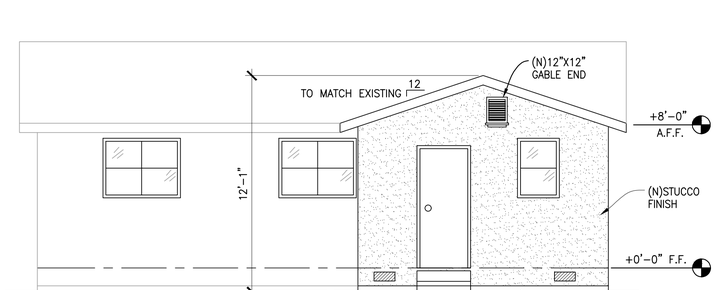
- 110V RECEPTACLE
- FAN/LIGHT COMBINATION
- GFI GROUND FAULT INTERRUPT RECEPTACLE
- $ SINGLE-POLE SWITCH
- 26-WATT CFL RECESSED CAN W/ ELECTRONIC BALLAST AND WHITE OR ALUMINUM REFLECTOR AND TRIM
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- EXTERIOR HIGH EFFICACY SCONCE W/MOTION SENSOR AND PHOTOCELL



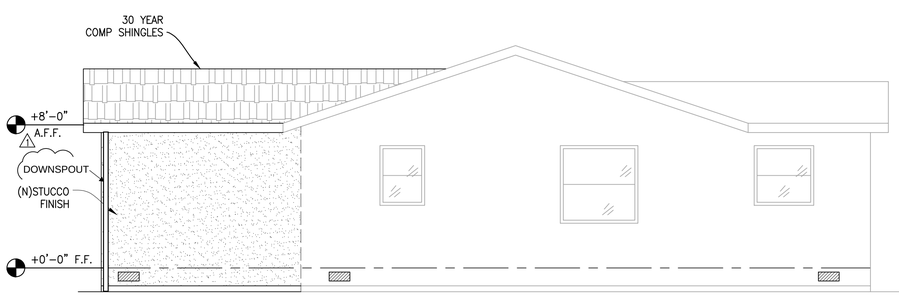
EXISTING/DEMO PLAN 1/4" = 1'-0"

.....INDICATES EXISTING STUD WALLS TO REMAIN.

.....INDICATES EXISTING STUD WALLS TO BE REMOVED



REAR ELEVATION 1/4" = 1'-0"



LEFT ELEVATION 1/4" = 1'-0"

ELECTRICAL NOTES

1. THE RECEPTACLES ARE TO BE INSTALLED TO THE MINIMUM REQUIREMENTS OF THE CEC EVEN IF NOT SHOWN.
2. PROVIDE A MINIMUM OF (1) RECEPTACLE OUTLET IN HALLWAYS GREATER THAN 10.0'
3. DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVICE ONLY THE BATHROOM RECEPTACLES.
4. PROVIDE MINIMUM (1) GFCI W/ WATER PROOF COVER RECEPTACLE OUTLET AT FRONT OF HOUSE FOR OUTDOOR USE.
5. GFI PROTECTION PROVIDED FOR 110V RECEPTACLES IN THE FOLLOWING LOCATION: ALL KITCHEN COUNTER TOP RECEPTACLES, COUNTER TOP WITHIN 6' OF WET BAR.
6. KITCHENS AND DINING AREAS MUST HAVE A MIN OF (2) 20A CIRCUITS. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4'OC, WITHIN 24" OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 18" ABOVE COUNTER.
7. ISLAND COUNTER SPACES SHALL HAVE AT LEAST (1) RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN (2) RECEPTACLES MAY BE REQUIRED.
8. (1) GFCI-PROTECTED RECEPTACLE IS REQUIRED FOR PENINSULA COUNTER SPACES WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
9. RECEPTACLES SHALL BE INSTALLED AT 12'OC MAX IN WALLS STARTING AT 6' MAX FROM THE WALL END. WALLS LONGER THAN TWO FEET. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS.
10. AFCI PROTECTION IS REQUIRED FOR ALL 120v, SINGLE PHASE, 15 AND 20 AMP BRACH CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS.
11. AFCI CIRCUITS WILL COMPLY WITH 2016 C.E.C.
12. PROVIDED GASKETS ON ALL INTERIOR OUTLETS THAT ARE LOCATED ON AN EXTERIOR WALL.
13. A GROUND FAULT CIRCUIT INTERRUPTER (GFCI) IS FOR ALL 15 AND 20-AMP RECEPTACLES INSTALLED IN THE GARAGE, (INCLUDING THE GARAGE DOOR OPENER RECEPTACLE) AND IN THE KITCHEN.
14. PROVIDED A MINIMUM OF TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN, DINING, AND PANTRY AREAS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.
15. THE REQUIRED LAUNDRY AREA RECEPTACLE OUTLET SHALL BE ON A 20-AMPERE BRANCH CIRCUIT THAT SERVES NO OTHER OUTLETS.
16. PROVIDE OUTDOOR RECEPTACLE WITHIN 6-FEET 6-INCHES OF GRADE, WEATHERPROOF AND GFI PROTECTED
17. ALL PERMANENTLY INSTALLED LUMINARIES' IN OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS WILL BE CONTROLLED BY A DIMMER SWITCH, OCCUPANT SENSOR, OR WILL BE HIGH EFFICACY LUMINARIES'.
18. N/A
19. N/A
20. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES IN THE DWELLING SHALL BE LISTED TAMPER-RESISTANT
21. IN HABITABLE ROOM, SPACE THE ELECTRICAL RECEPTACLES ON EACH WALL THAT IS 2' OR WIDER, NOT MORE THAN 6' FROM DOORS OR OPENINGS AND NO MORE THAN 12' ON CENTER ALONG WALLS

SMOKE DETECTORS

1. SMOKE DETECTORS SHALL BE 110V HARD WIRED WITH A BATTERY BACKUP
2. ALL SMOKE DETECTORS LOCATED WITHIN THE DWELLING SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
3. SERVING THE BEDROOMS THAT HAVE A CEILING HEIGHT OF 24" OR MORE ABOVE THE HALLWAY CEILING.
4. SMOKE DETECTORS LOCATED IN ROOMS WITH VAULTED CEILING MUST BE LOCATED AT THE HIGH POINT OF THE CEILING.
5. AN APPROVED INTERIOR ALARM DEVICE SHALL BE INSTALLED AND INTERCONNECTED WITH ALL SMOKE DETECTORS TO BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

TEMPERED GLASS LOCATIONS

PROVIDE TEMPERED GLASS AT ALL HAZARDOUS LOCATION

A. GLASS IN EGRESS/INGRESS DOORS, SLIDING GLASS DOORS, SHOWER DOORS.
B. GLASS ENCLOSING SHOWER, BATH, HOT TUB OR SAUNA WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR.
C. GLASS WITH 24" ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR.
D. ANY GLASS PANEL>9 S.F. AND <18" BUT>36" ABOVE THE FLOOR.

OPERABLE WINDOW IN ALL BEDROOMS

PROVIDE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE FOR EACH ROOM. THE REQUIRED OPENING MUST BE SHOWN TO COMPLY WITH ALL OF THE NOTES BELOW:

1. MAXIMUM FINISHED OPENING HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
2. SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQUARE FEET.
3. THE MINIMUM NET CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 24"
4. THE MINIMUM NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20".

WEATHER-RESISTIVE BARRIER

METHOD OF PROVIDING WEATHER-RESISTIVE BARRIER AT EXTERIOR WALLS

A. TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE APPLIED OVER PLYWOOD SHEATHING
B. PROVIDE MINIMUM 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE, OR 2" ABOVE CONCRETE OR PAVING.
C. 3-COAT STUCCO SYSTEM IS TO BE USED ON THIS PROJECT.

GENERAL NOTES

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

THE BASE FOR ADHESIVE APPLICATION OF WALL TILE OR OTHER NONABSORBENT FINISH MATERIAL IN TUB AND SHOWER AREAS SHALL COMPLY WITH ASTM C 1178, C 1278 OR 1396. USE OF WATER-RESISTANT GYP BOARD IS PERMITTED ON CEILING WITH FRAMING 12"OC FOR 1/2" THICK AND 16"OC FOR 5/8" THICK. WATER RESISTANT GYP BOARD SHALL NOT BE USED OVER A CLASS I OR II VAPOR BARRIER IN TUB OR SHOWER COMPARTMENTS.

FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 C1178 OR C1278 INSTALLED PER MANUFACTURER'S RECOMMENDATION SHALL BE USED AS BACKERS FOR WALL AND CEILING CERAMIC TILE IN TUB AND SHOWER AREAS.

MIN FINISHED INTERIOR AREA OF SHOWER NEEDS TO BE AT LEAST 1024 SQ INCHES WITH A MINIMUM DIMENSION OF A 30" CIRCLE WHICH SHALL BE MAINTAINED TO 70" ABOVE THE DRAIN INLET.

PC1 11-08-2022

RPM DRAFTING & DESIGN
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ADDITION TO RESIDENCE FOR:
MARIBEL RAMIREZ
1692 SAN LUCAS ST
SEASIDE, CA
FLOOR PLAN & ELEVATIONS

DATE	05-13-2022
SCALE	NOTED
DRAWN	RPM
JOB NO.	27-0026
SHEET NO.	A2
OF	SHEETS

2019 Low-Rise Residential Mandatory Measures Summary

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

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

WALL CONSTRUCTION

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113") or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1¼" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box 3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)

(continued)

WALL CONSTRUCTION

TABLE R602.3(1)—continued
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1¾"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113")	4" o.c. toe nail
		8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail

(continued)

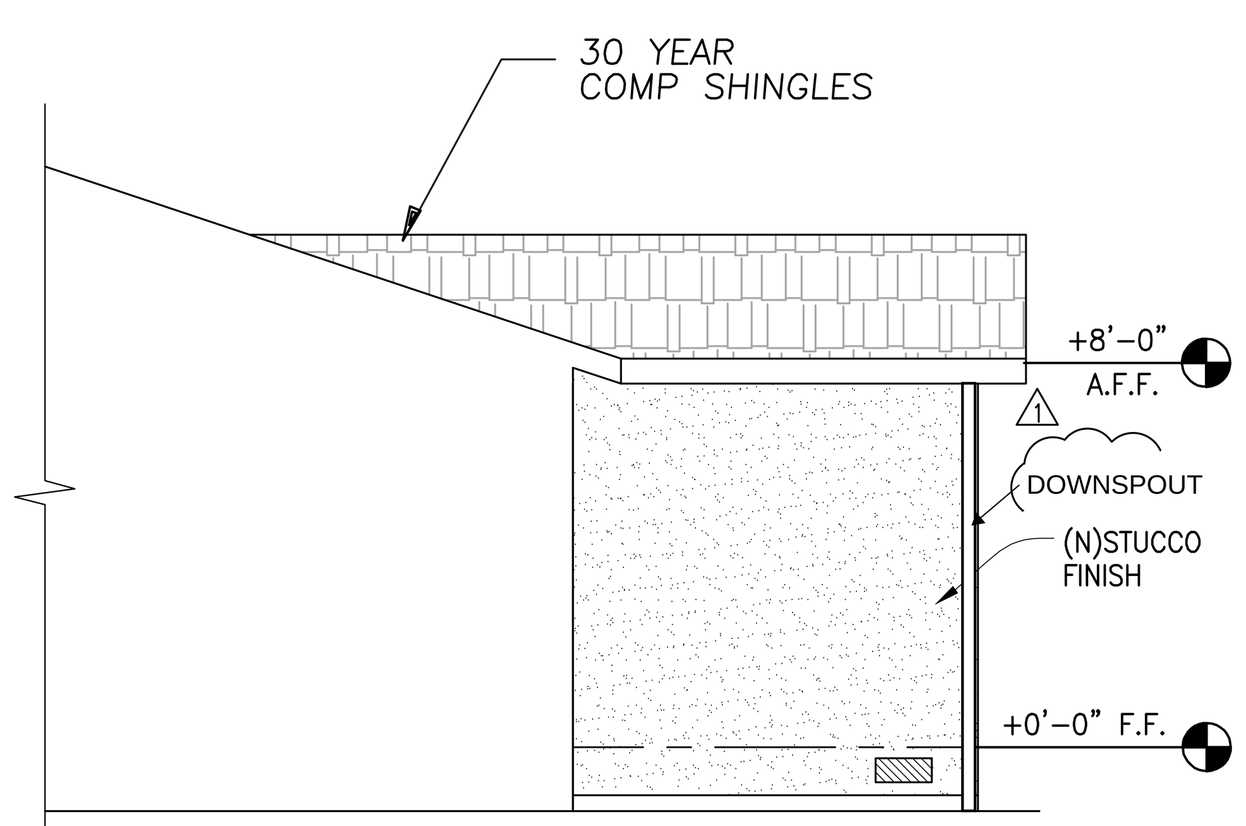
WALL CONSTRUCTION

TABLE 602.3(1)
FASTENING SCHEDULE—continued

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION	
	Floor			
24	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail	
25	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3½" × 0.162") 4-10 box (3" × 0.128"), or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.	
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides	
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice	
28	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail	
29	Bridging or blocking to joist	2-10d box (3" × 0.128"), or 2-8d common (2½" × 0.131"; or 2-3" × 0.131") nails	Each end, toe nail	
ITEM	**DESCRIPTION OF BUILDING ELEMENTS**	**NUMBER AND TYPE OF FASTENER[a, b, c]**	**SPACING OF FASTENERS**	
			Edges (inches)[h]	**Intermediate supports[c, e] (inches)**
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel *exterior* wall sheathing to wall framing]			
30	3/8" – 1/2"	6d common (2" × 0.113") nail (subfloor, wall)[i] 8d common (2½" × 0.131") nail (roof); or RSRS-01 (2⅜" × 0.113") nail (roof)[i]	6	12[f]
31	19/32" – 1"	8d common nail (2½" × 0.131"); or RSRS-01; (2⅜" × 0.113") nail (roof)[i]	6	12[f]
32	1⅛" – 1¼"	10d common (3" × 0.148") nail; or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
33	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" head diameter, or 1¼" long 16 ga. staple with 7/16" or 1" crown	3	6
34	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" head diameter, or 1½" long 16 ga. staple with 7/16" or 1" crown	3	6
35	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
36	⅝" gypsum sheathing[d]	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	¾" and less	6d deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
38	7/8" – 1"	8d common (2½" × 0.131") nail; or 8d deformed (2½" × 0.120") nail	6	12
39	1⅛" – 1¼"	10d common (3" × 0.148") nail; or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

(continued)



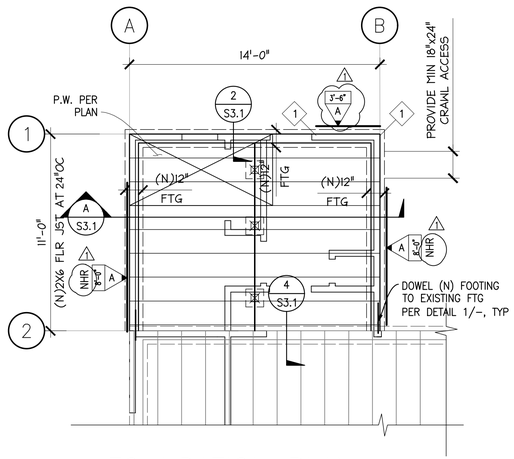
RIGHT ELEVATION 1/4" = 1'-0"

PC1 11-08-2022

RPM DRAFTING & DESIGN
RAFAEL PLASCENCIA
PHONE: 530-867-3464
rafaplascencia1981@hotmail.com

ADDITION TO RESIDENCE FOR:
MARIBEL RAMIREZ
1692 SAN LUCAS ST
SEASIDE, CA
EXISTING/DEMO PLAN & ELEVATION

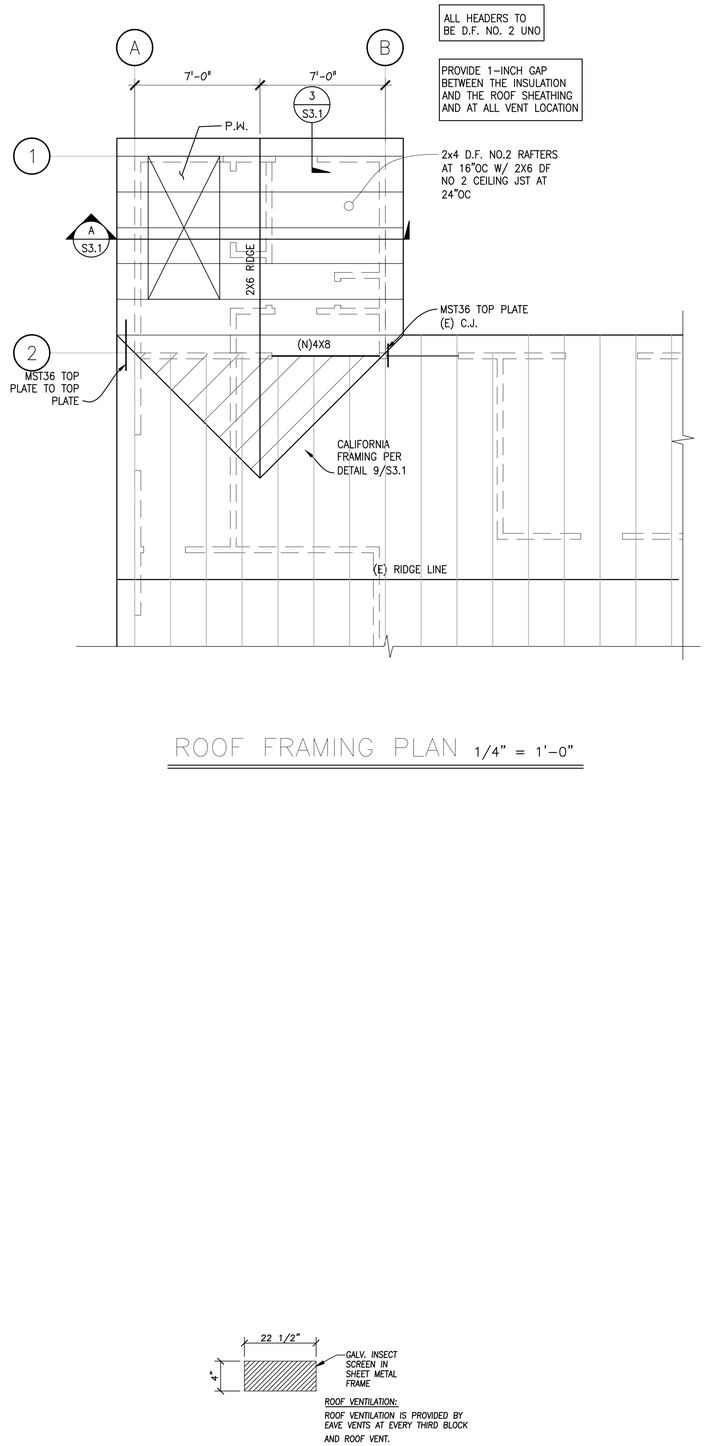
DATE	05-13-2022
SCALE	NOTED
DRAWN	RPM
JOB NO.	27-0026
SHEET NO.	A3
OF	SHEETS



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

1. A ##'-#" — INDICATES BRACE WALL SHEATHING PER SCHEDULE ON THIS SHEET. "A" INDICATES BRACE WALL TYPE. "##'-#"" INDICATES BRACE WALL LENGTH.
2. NHR — INDICATES NO HOLDOWN REQUIRED

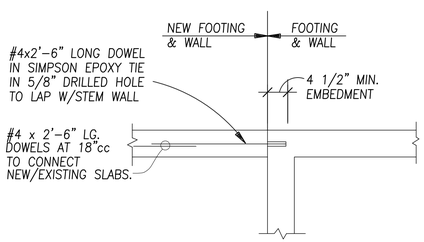
NOTE:
CONTRACTOR/OWNER TO VERIFY FIELD CONDITIONS AND MEASUREMENTS AND NOTIFY DESIGNER IF A DISCREPANCY IS FOUND PRIOR TO CONSTRUCTION. WORK CARRIED FORTH IN DISREGARD TO THE ABOVE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.



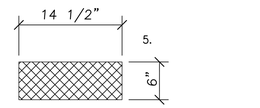
ROOF FRAMING PLAN 1/4" = 1'-0"

WALL PANEL SHEATHING / NAILING SCHEDULE						
PLAN ID#	STRUCT SHEATHING THICKNESS	NAILING		SILL NAILING (SN)	BLKG @ UNSUPPORTED PANEL EDGES	SILL PLATE ANCHOR BOLT ø & SPACING (ON FLOOR)
		EDGE(EN)	INTERMEDIATE SUPPORTS (FN)	NAILS /LAG SCREWS		
A	MIN 3/8" P.W.	8d @ 6" OC	8d @ 12" OC	16d @ 3" OC	2x	1/2" ø A.B. X 10" LONG @ 32"OC

PLAN ID#	SIMPSON	FASTENER	HOLDOWN ANCHOR	MIN POST SIZE
1	HDU2	6-SDS 1/4"X2 1/2" SDS	SSTB16 (MONO POUR) SSTB20 (TWO POUR)	2-2x



1 DETAIL 3/4" = 1'-0"



SCREENED FDN. VENT AT 8'-0" STARTING 24" FROM ALL CORNER.

2 FOUNDATION VENT N.T.S.

ROOF VENTILATION:
ROOF VENTILATION IS PROVIDED BY EAVE VENTS AT EVERY THIRD BLOCK AND ROOF VENT.

3 ROOF VENT NTS

FOUNDATION

1. ALL BEARING FOOTINGS SHALL BEAR ON FIRM UNDISTURBED NATURAL GROUND WITH A MINIMUM PENETRATION OF 12", BUT THROUGH ANY EXPANSIVE CLAY OR SOFT MATERIAL.
2. SITE PREPARATION:
   A. ALL CLAY SOILS ARE TO BE REMOVED FROM THE BUILDLING PAD AREA.
   B. ALL FILL WITHIN THE BUILDING PAD IS TO BE COMPACTED TO 90% OF AASHO T180-57 COMPACTION TEST.

CONCRETE

1. CONCRETE TO BE 2500 PSI MINIMUM IN 28 DAYS FOR FOUNDATION. (5 SACK MIN.)
2. ALL REBAR SPLICES TO BE 40 DIAMETERS
3. ALL DOWELS, BOLTS, SLEEVES OR PIPES SHALL BE SET BEFORE THE CONCRETE IS PLACED
4. ALL REBAR TO CONFORM TO ASTM A615 GRADE 40

WALL SHEATHING

EXTERIOR WALLS OF ALL BUILDINGS ARE TO BE SHEATHED WITH 3/8" PLYWOOD OR O.S.B. APA 32/16 EXTERIOR GLUE CDX, NAILED WITH 8d NAILS AT 6"cc ON EDGES OF ALL SHEETS. NAIL INTERIOR BEARING W/8d AT 12"cc.

EXISTING CONDITION OF 1st FLOOR & FOUNDATION

* EXISTING 12" WIDE CONTINUOUS PERIMETER FOOTING IS TO BE REUSED.
* EXISTING FIRST FLOOR FRAMING IS TO BE REUSED.
* NEW FOOTING AS SHOWN ARE TO BE INSTALLED.

NOTE: EXISTING CONSTRUCTION CONDITIONS

THESE PLANS HAVE BEEN PREPARED USING INFORMATION OBTAINED FROM THE EXISTING PLANS, FIELD INSPECTIONS, AND/OR MINOR DEMOLITION WORK DONE DURING THE INVESTIGATION PHASE OF THE PROJECT. SINCE IT WAS NEITHER PRACTICAL, NOR DESIRABLE TO THE OWNERS, TO EXPOSED ALL STRUCTURAL FRAMING PRIOR TO THE DESIGN PHASE, THERE MAY BE DISCREPANCIES BETWEEN THE FRAMING AS DETAILED ON THE PLANS AND ACTUAL EXISTING CONDITIONS. WHERE SUCH DISCREPANCIES ARE FOUND SUCH THAT THE DETAILS CANNOT BE FOLLOWED, THE CONTRACTOR SHALL CONTACT THE DESIGNER FOR DIRECTION PRIOR TO PROCEEDING WITH ANY OF THE AFFECTED WORK. WORK CARRIED FORTH IN DISREGARD TO THE ABOVE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

1st FLOOR PLYWOOD

3/4" T & G FLOOR PLYWOOD 48/24, C-DX, STRUCTURAL I WITH EXTERIOR GLUE. NAIL EDGE OF ALL P.W. SHEET AND PERIMETER OF FLOOR WITH 10d AT 6"cc, NAIL INTERIOR BEARING OF ALL SHEETS WITH 10d AT 10"cc FACE GRAIN OF ALL P.W. SHEETS TO BE PERPENDICULAR TO JOISTS IN STAGGERED PATTERNS AS SHOWN.

ROOF SHEATHING

15/32" O.S.B. (EXPOSURE 1) STRUCTURAL PANEL WITH EXTERIOR GLUE OR OSB. NAIL EDGES OF ALL SHEETS AND PERIMETER OF ROOF WITH 8d AT 6"CC. NAIL INTERIOR BEARINGS OF ALL SHEETS WITH 8d AT 10"CC. NO BLOCKING IS REQUIRED, EXCEPT OVER SUPPORTS. FACE GRAIN OF ALL SHEETS IS TO BE PERPENDICULAR TO RAFTERS, IN A STAGGERED PATTERN AS SHOWN.

WALL FRAMING NOTES:

TYPICAL WALL FRAMING NOTES:
1. FIRST FLOOR BEARING CARRYING ONLY A ROOF, AND NON-BEARING WALLS, SHALL HAVE 2X4 @ 16" OC (OR 2X6 @ 16" OC) DF#2 STUDS.
2. STUD HEIGHTS SHALL NOT EXCEED 9'-6".
3. SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
4. STUDS SHALL BE ATTACHED TO SILL PLATES WITH (4)8d TOENAILS OR (2)16d END NAILS.
5. TOP PLATES SHALL BE ATTACHED TO STUDS WITH (2)16d END NAILS.
6. ALL WOOD EXPOSED TO WEATHER TO BE NATURALLY DURABLE OR PRESSURE TREADED.
7. ALL HARDWARE EXPOSED TO WEATHER SHALL BE CORROSION RESISTANT.
8. PROVIDE (2)2X TRIMMERS AT OPENING GREATER THAN 8'-0". (1) 2X TRIMMER IS OK AT 16'-0" GARAGE DOOR OPENING.

GENERAL NOTES

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE-ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR ENGINEER'S LETTER OF APPROVAL.

PC1 11-08-2022

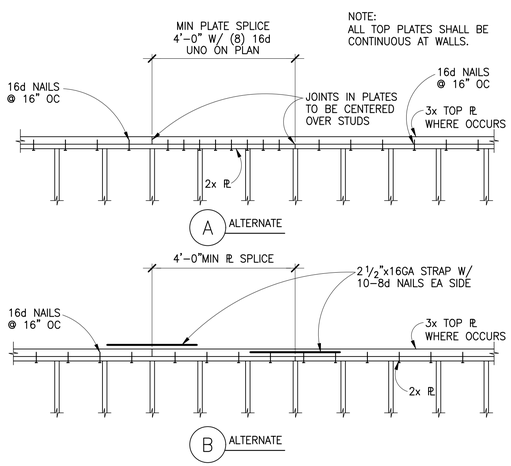
REGISTERED PROFESSIONAL ENGINEER
JOAQUIN A. BENAVIDES
No. 87564
Exp. 09/30/23
CIVIL
STATE OF CALIFORNIA

RPM DRAFTING & DESIGN
RAFAEL PLASENCIA
rafaplasencia1981@hotmail.com
PHONE: 530-867-3464

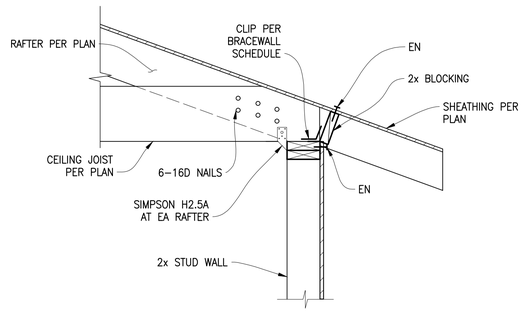
ADDITION TO RESIDENCE FOR:
MARIBEL RAMIREZ
1692 SAN LUCAS ST
SEASIDE, CA

FOUNDATION PLAN

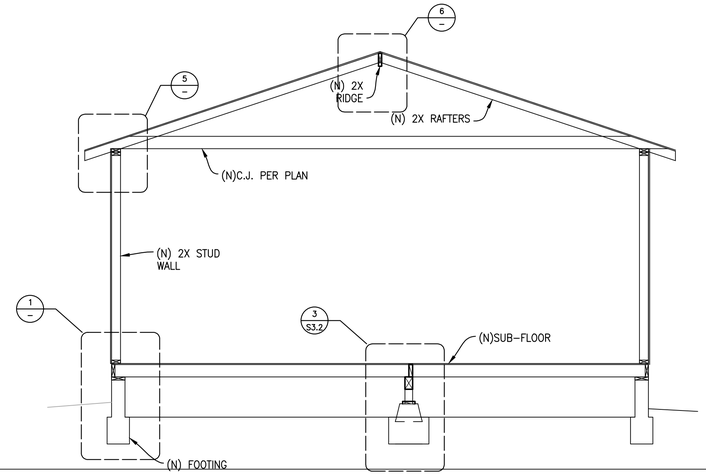
DATE	05-13-2022
SCALE	NOTED
DRAWN	RPM
JOB NO.	27-0026
SHEET NO.	S2.1
OF	SHEETS



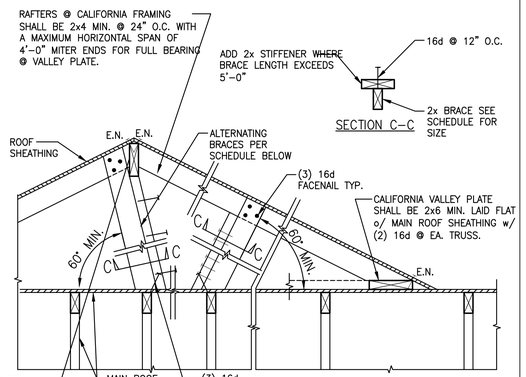
TOP PLATE SPLICE 1"=1'-0" 8



RAFTER TO WALL CONNECTION 1"=1'-0" 5



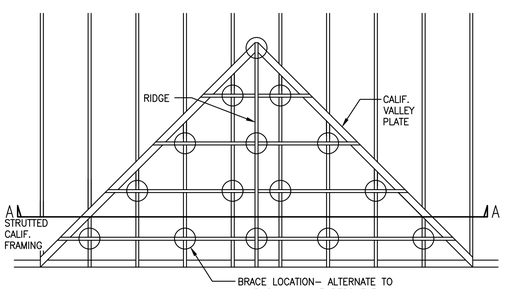
SECTION 3/8"=1'-0" A



BRACE LENGTH SCHEDULE

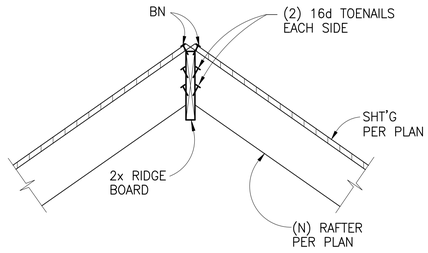
LENGTH	MIN. SIZE
5'-0" OR LESS	2x4 OR 2x6
10'-0" OR LESS	(2) 2x4 PER SEC. C-C
18'-0" OR LESS	(2) 2x6 PER SEC. C-C

SECTION A-A: STRUTTED FRAMING

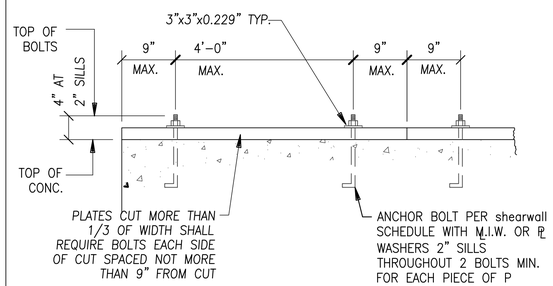


PLAN VIEW
NO SCALE

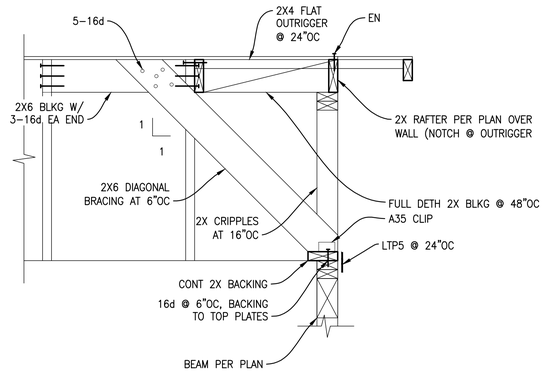
CALIFORNIA FRAMING 1"=1'-0" 9



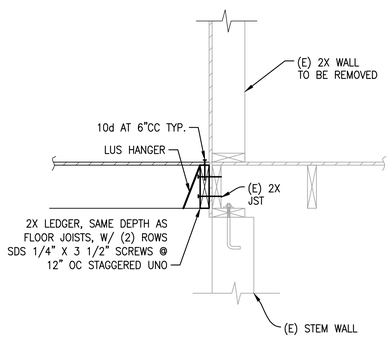
RIDGE CONNECTIION 1"=1'-0" 6



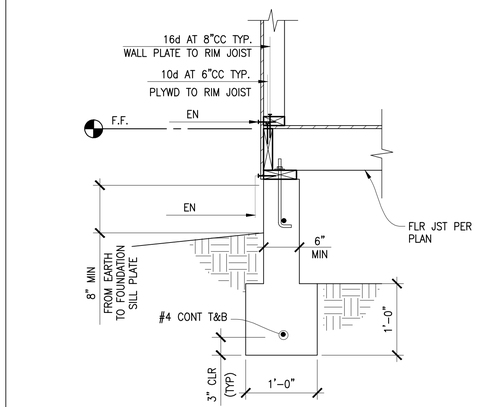
SILL ANCHOR SPACING 1"=1'-0" 7



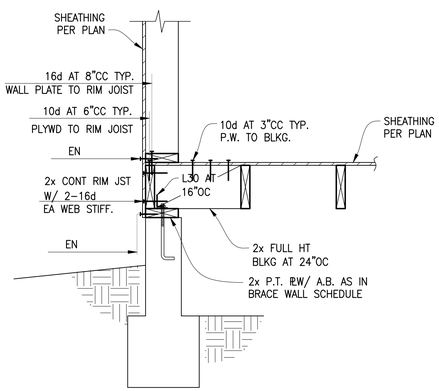
GABLE END 1"=1'-0" 3



LEDGER DETAIL 1"=1'-0" 4



FLOOR JOIST FRAMING 1"=1'-0" 1



FLOOR JOIST FRAMING 1"=1'-0" 2

PC1 11-08-2022

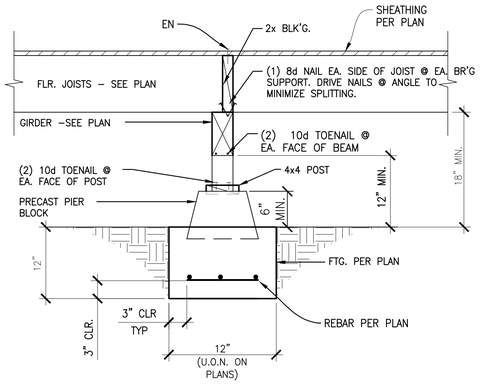
REGISTERED PROFESSIONAL ENGINEER
JOAQUIN A. BENAVIDEZ
No. 87564
Exp. 09/30/23
CIVIL
STATE OF CALIFORNIA

RPM DRAFTING & DESIGN

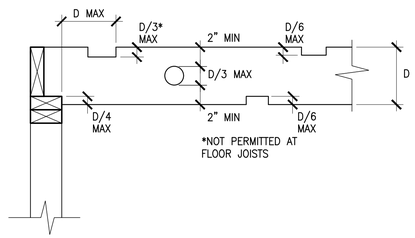
RAFAEL PLASENCIA
PHONE: 530-867-3464
rafaplasencia1981@hotmail.com

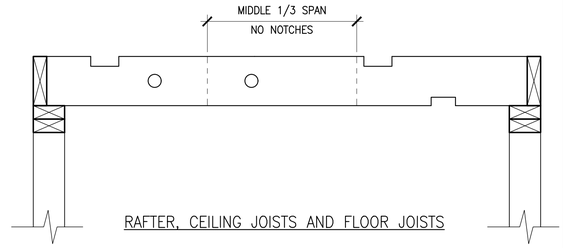
ADDITION TO RESIDENCE FOR:
MARIBEL RAMIREZ
1692 SAN LUCAS ST
SEASIDE, CA
SECTIONS & DETAILS

DATE	05-13-2022
SCALE	NOTED
DRAWN	RPM
JOB NO.	27-0026
SHEET NO.	S3.1
OF	SHEETS

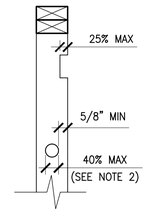


PIER FOOTING 1"=1'-0" 3

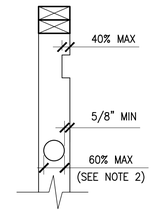




RAFTER, CEILING JOISTS AND FLOOR JOISTS



BEARING PARTITIONS & ALL EXTERIOR WALLS



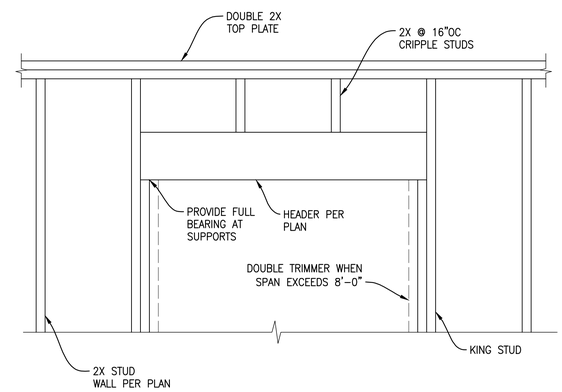
NON–BEARING PARTITIONS

NOTES:

(1) BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION AS A CUT NOR NOTCH.

(2) BORED HOLES IN BEARING STUDS MAY BE INCREASED TO 60% IF STUDS ARE DOUBLED; NO MORE THAN TWO SUCCESSIVE DOUBLE STUDS MAY BE BORED.

NOTCHING AND HOLES 1"=1'-0" 1



HEADER DETAIL 1"=1'-0" 2

PC1 11-08-2022

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