



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, October 25, 2023
6:00 PM

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

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
 - Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #___" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.
 - During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9.

IN PERSON PARTICIPATION INSTRUCTIONS

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

1. CALL TO ORDER

2. ROLL CALL

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

3. REVIEW OF AGENDA

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

4. PUBLIC COMMENT FOR COMMISSIONS

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

5. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. UP-23-06: DAVID FORNINE, APPLICANT, AND PACIFIC HEIGHTS PLAZA, LLC, REQUEST APPROVAL TO OPERATE A COUNTER SERVICE CAFÉ AS PART OF THE PACIFIC HEIGHTS SHOPPING CENTER. THE PROJECT SITE IS LOCATED AT 1159 FREMONT AVENUE (APN 011-352-011) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 1, SECTION 15301(A): EXISTING FACILITIES AND CLASS 3, SECTION 15303(C): NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.

B. VARIANCE APPLICATION NO. VAR-23-02 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-23-12: JOHN TARANTINO, APPLICANT AND PROPERTY OWNER, IS REQUESTING A VARIANCE TO REDUCE THE PARKING REQUIREMENTS FROM TWO SPACES TO ONE PARKING SPACE WITHIN A GARAGE, AS ASSOCIATED WITH THE PROPOSED CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY DWELLING REVIEWED UNDER ARCHITECTURAL REVIEW. THE SUBECT PROPERTY IS A 2,500 SQUARE FOOT (SF) LOT LOCATED IN THE 1000 BLOCK OF HAMILTON AVENUE (APN: 012-274-019), BETWEEN 1064 AND 1084 HAMILTON AVENUE, IN THE MEDIUM-DENSITY

RESIDENTIAL (RM) ZONING DISTRICT. THE VARIANCE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 5, SECTION 15305: MINOR ALTERATIONS IN LAND USE LIMITATIONS. THE ARCHITECTURAL REVIEW IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
November 8, 2023
6:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: October 25, 2023

SUBJECT: USE PERMIT APPLICATION NO. UP-23-06: DAVID FORNINE, APPLICANT, AND PACIFIC HEIGHTS PLAZA, LLC, REQUEST APPROVAL TO OPERATE A COUNTER SERVICE CAFÉ AS PART OF THE PACIFIC HEIGHTS SHOPPING CENTER. THE PROJECT SITE IS LOCATED AT 1159 FREMONT AVENUE (APN 011-352-011) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 1, SECTION 15301(A): EXISTING FACILITIES AND CLASS 3, SECTION 15303(C): NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.

PURPOSE & RECOMMENDATION

The purpose of this item is to consider a Use Permit to allow for a counter service restaurant at 1159 Fremont Boulevard in accordance with Seaside Municipal Code (SMC) 17.14.030 Table 2-4 Allowed Land Uses and Permit Requirements for Commercial Zones. Staff recommends the Commission approve Use Permit UP-23-04 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

Seaside Municipal Code Section 17.14.030 Table 2-4 requires a Use Permit for a restaurant, café, or coffee shop with counter service. The proposed Hawaii themed café called Lilikoi would serve boba drinks and smoothies along with mochi donuts.

Project Description

The existing 1,071 square foot (sf) tenant space at 1159 Fremont Blvd. is part of the Pacific Heights Plaza, as shown in the attached Location Maps (Attachment 2). The space has been vacant for twelve months and the former use was a cell phone retail

shop. The property is zoned Community Commercial (CC). The proposal includes seating for eleven patrons via a combination of tables and counter stools. Operational hours would be 9 AM to 10 PM seven days per week, employing 1 to 3 people per shift.

The project is categorically exempt from the California Environmental Quality Act Class 1 Section 15301(a) Existing Facilities and Class 3 Section 15303(C): New Construction or Conversion of Small Structures.

Evidence: *Approval of the Use Permit application converts the use of an existing structure and approves an altered floor plan.*

Staff Analysis

Creating a vibrant destination in a tenant space that has been vacant for twelve months rehabilitates the plaza and enhances the surrounding uses. Other uses in the plaza are varied, including a full-service restaurant, personal and business services, some retail, and a professional office. Neighbors of the plaza include KFC to the north, JD's Plumbing to the west, and Pacific best Inn to the south. To the west is a walkable residential area.

Table 1. Current uses in Pacific Heights Plaza

Address	Current Use
1153 Fremont	Sushi Time
1155 Fremont	Lee's Liquor & Video
1157 Fremont	Gonzalez & Associates Insurance Services
1159 Fremont	Vacant
1161 Fremont	Jack's Nail Salon
1165 Fremont	New Image Dental
1167 Fremont	H&R Block #3587
1169 Fremont	Seaside Cleaners
1171 Fremont	Vacant
1173-A Fremont	Sun Spa Foot Reflexology
1173-B Fremont	Laboratory Corporation of America #CAP498

Adding a counter service café would generate pedestrian activity in the residential neighborhood and the diversification of business types would contribute to the well-being of the Pacific Heights Plaza and the City.

Parking for the cafe is provided in the existing Pacific Heights Plaza.

The proposed project has sufficient water allocated. The previous use was categorized as a Group I water use, while the proposed cafe is a Group II water use as defined by the Monterey Peninsula Water Management District. Changing a 1,071 sq ft. tenant space from Group I to Group II water use requires an increase of 0.139 acre feet of water. Consultation with the water district confirmed that the Pacific Heights Plaza is currently using only 2.051 acre feet of their 2.794 acre feet allotment. Therefore, the Plaza has ample water credits to support the use change.

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: A counter service restaurant is permitted in the CC zone with a Use Permit approved by Planning Commission.

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

Evidence: The project is not governed by any specific plan. The proposed use is consistent with multiple goals or policies of the General Plan, such as:

Goal LU-2: Revitalize existing commercial areas.

Goal ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.1: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

Goal ED-2: Maintain a business climate in Seaside that supports the growth and prosperity of businesses that are advantageous to the community.

Goal ED-5: Attract new regional- and visitor serving businesses.

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: Nearby uses include a variety of shops: a nail salon and a spa, dry cleaners, a dental office, financial services, a liquor and video store, and a full-service restaurant. Adding a counter service café would complement the existing uses.

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 proposed project would be installed in an existing building served by utilities with a shared parking lot for the Pacific Heights Plaza. The plaza possesses

sufficient available water credits to change from Group I to a Group II water use.

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 permit would be beneficial to the public interest and surrounding area. Vitalizing a vacant space with a café better serves the area.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A to Attachment 1 Plans
 3. Attachment 2 Location Maps
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RESOLUTION NO. 23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. 23-06 TO OPERATE A COUNTER SERVICE CAFE AS PART OF THE PACIFIC HEIGHTS SHOPPING CENTER. THE PROJECT SITE IS LOCATED AT 1159 FREMONT BOULEVARD (APN 011-352-011) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

WHEREAS, David How, Applicant, and Pacific Heights Plaza, LLC., Property Owner, request UP-23-06 to allow for the operation of a counter service restaurant; and

WHEREAS, the proposed project requires Use Permit approval by the Planning Commission per Seaside Municipal Code 17.14.030; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following finding:

The project is categorically exempt from the California Environmental Quality Act Class 1 Section 15301(a) Existing Facilities and Class 3 Section 15303(C): New Construction or Conversion of Small Structures.

Evidence: *Approval of the Use Permit application converts the use of an existing structure and approves an altered floor plan.*

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Use Permit application No. UP-23-06:

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: A counter service restaurant is permitted in the CC zone with a Use Permit approved by Planning Commission.

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

Evidence: The project is not governed by any specific plan. The proposed use is consistent with multiple goals or policies of the General Plan, such as:

Goal LU-2: Revitalize existing commercial areas.

Goal ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.1: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

Goal ED-2: Maintain a business climate in Seaside that supports the growth and prosperity of businesses that are advantageous to the community.

Goal ED-5: Attract new regional- and visitor serving businesses.

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: Nearby uses include a variety of shops: a nail salon and a spa, dry cleaners, a dental office, financial services, a liquor and video store, and a full-service restaurant. Adding a counter service café would complement the existing uses.

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; and

Evidence: The proposed project would be installed in an existing building served by utilities with a shared parking lot for the Pacific Heights Plaza. The plaza possesses sufficient available water credits to change from Group I to a Group II water use.

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 permit would be beneficial to the public interest and surrounding area. Vitalizing a vacant space with a café better serves the area.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application UP-23-06 subject to the following conditions:

Project Specific

Planning:

1. The plans submitted for the Building Permit shall substantially conform to the plans reviewed/approved under this Use Permit application, included as Exhibit A to Attachment 1.

Building Department:

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

Fire Department:

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

Standard

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
2. 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 in effect at that time.
3. 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.
4. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the Regular Meeting of the Planning Commission of the City of Seaside, State of California, on the 25th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

RESOLUTION No. 23-XX
USE PERMIT APPLICATION NO. UP-23-06

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

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

Applicant's Signature

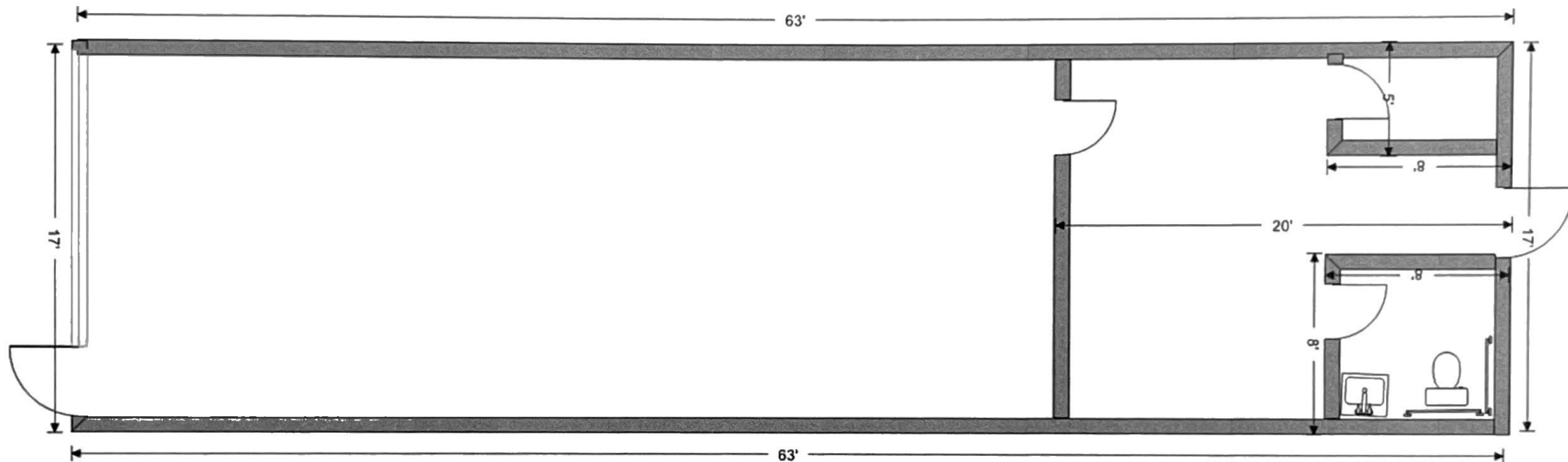
Date

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

Date

EXISTING

1159 Fremont Blvd.
± 1,071 Square Feet (± 17' W x 63' D)



- Full Height Storefront Glass
- 100% Drop T-Bar Ceiling 10' AFF (Above Finish Floor)
- 2' x 4' Fluorescent Lights
- 1 ADA Restroom
- Storage Room
- Separate Electrical Panel (100 Amp; 3 PH; 4 W; 42 Circuits)
- Separate HVAC
- Rear Door
- AFF = Above Finish Floor

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Rev. 04/28/2009

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For additional information, contact Exclusive Agent:

MARK BIAGINI DRE #00847403

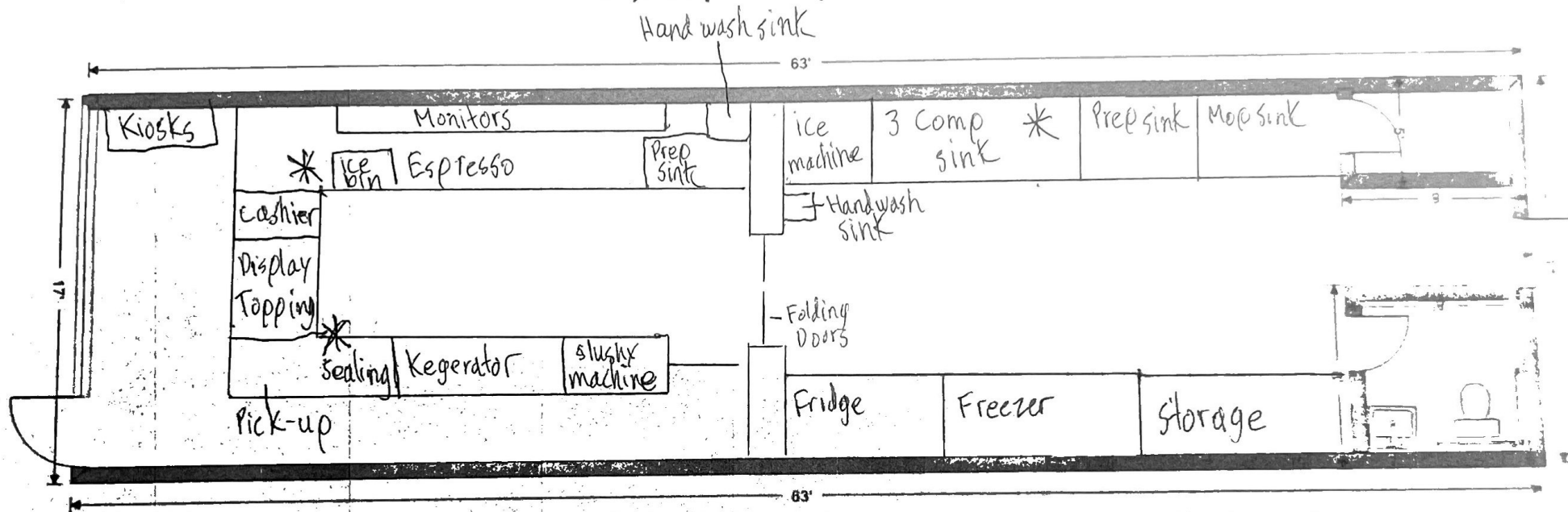
(408) 331-2308

Email: Mark@BiaginiProperties.com

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proposed floor plan.

1159 Fremont Blvd.
± 1,071 Square Feet (± 17' W x 63' D)



* Floor Drain

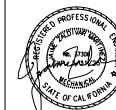
- Full Height Storefront Glass
- 100% Drop T-Bar Ceiling 10' AFF (Above Finish Floor)
- 2' x 4' Fluorescent Lights
- 1 ADA Restroom
- Storage Room
- Separate Electrical Panel (100 Amp; 3 PH; 4 W; 42 Circuits)
- Separate HVAC
- Rear Door
- AFF = Above Finish Floor

1. REPLACE (E) ROOF TOP UNIT (AG-4) W/ (N).
INSTALL ON (E) CURB & RECONNECT TO (E) DUCT
RISERS THROUGH ROOF.
2. REMOVE, CLEAN, AND PROTECT (E) DIFFUSER
DURING CONSTRUCTION. REINSTALL AND
BALANCE FOR SHOWN AIRFLOW.
3. RUN (N) EAD THROUGH ROOF UTILIZING (E) ROOF
PENETRATION AND WATERPROOF.
4. CONNECT TO (E) PLUMBING. VIF EXACT
LOCATION PRIOR TO START WORK.
5. RECONNECT (E) GAS PIPE TO (N) AG-4 ON ROOF.
(N) LOAD TO MATCH (E). NOT REVISIONS TO GAS
PIPE SYSTEM NEEDED.



ZAL
ENGINEERING
MECHANICAL CONSULTANTS

99 PACIFIC ST., STE 3750
MONTEREY, CA 93940
TELEPHONE (831) 641-7739
JOB NO. 23022.00

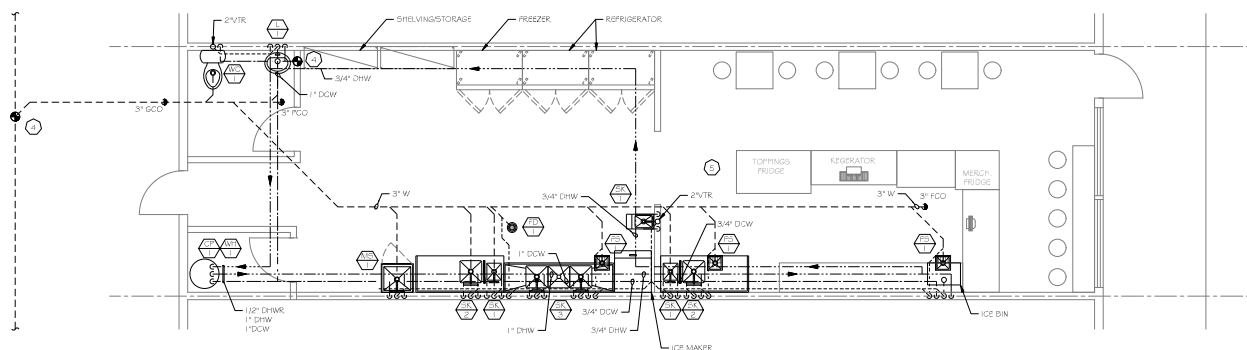


LILLIKOI BOBA
1159 FREMONT BLVD.
SEASIDE, CA, 93955

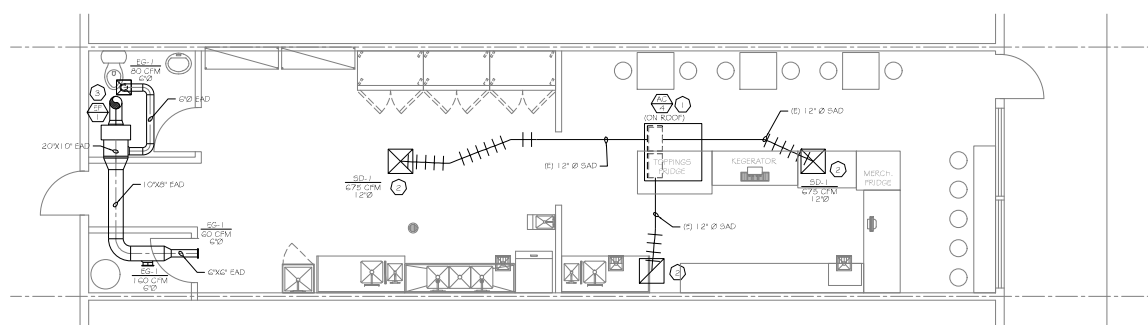
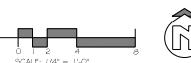
MP2.1

SHEET _____ OF _____

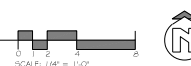
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, REUSE, REPRODUCTIONS OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THESE CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE PROVISIONS.



2 FIRST FLOOR PLAN - NEW PLUMBING
VP2.1 SCALE: 1/4" = 1'-0"



1
VP2.1 FIRST FLOOR PLAN - NEW MECHANICAL
SCALE: 1/4" = 1'-0"

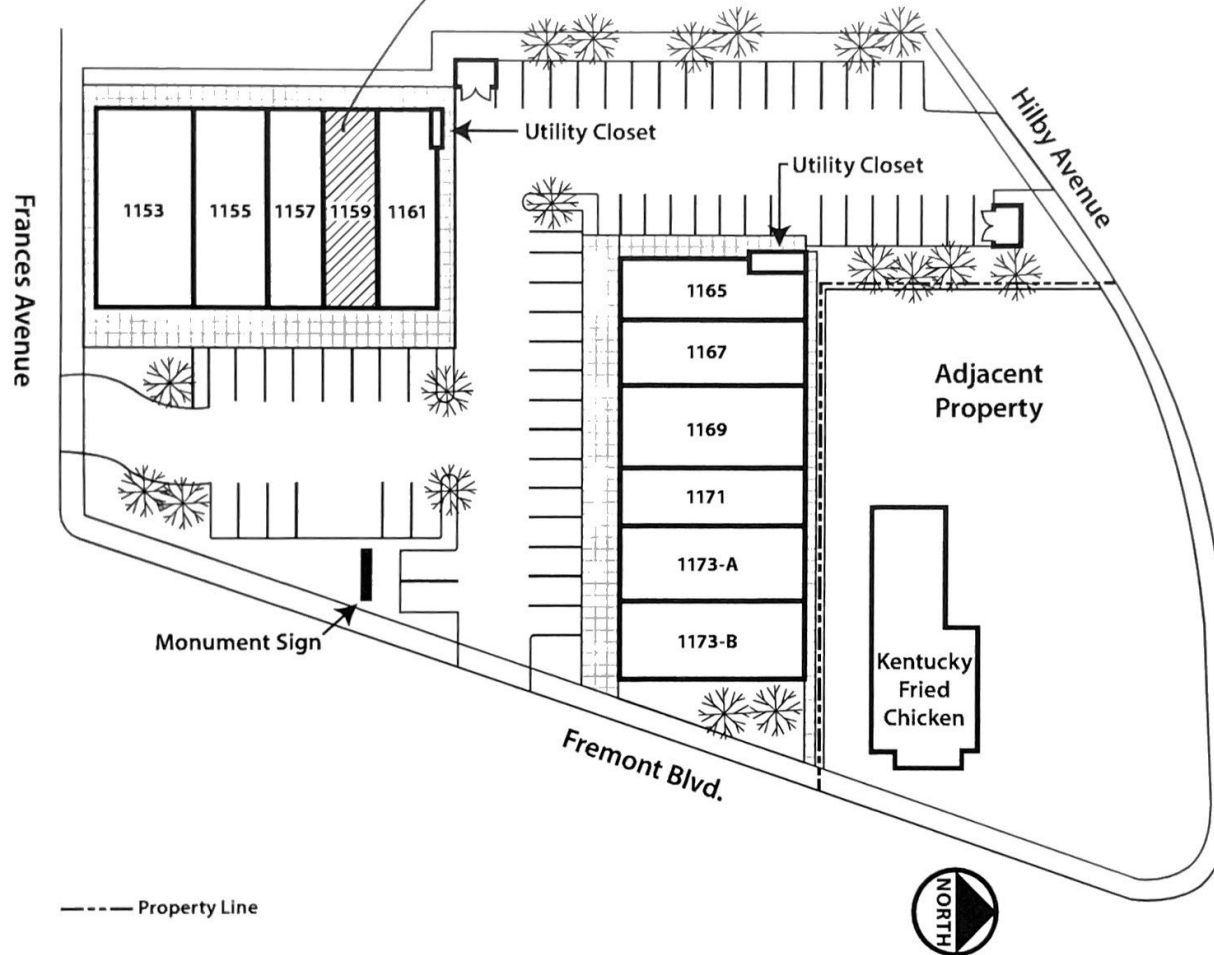


Attachment 2: Location Maps



subject unit for conversion to counter service cafe' (from office/retail).

Pacific Heights Plaza
1153-1173 Fremont Blvd.
Seaside, California 93955



Site plan not to scale and subject to change without notice

- 1153 Sushi Time Japanese Restaurant
- 1155 Lee's Video & Liquor
- 1157 Gonzalez & Associates Insurance
- 1159 1,071 Square Feet** - Lili'ko'i Boba Cafe'
- 1161 Jack's Nail Salon
- 1165 New Image Dental
- 1167 H&R Block Tax Services
- 1169 Seaside Dry Cleaners
- 1171 1,050 Square Feet**
- 1173-A Sun Foot Spa
- 1173-B Laboratory Corporation of America



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: October 25, 2023

SUBJECT: VARIANCE APPLICATION NO. VAR-23-02 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-23-12: JOHN TARANTINO, APPLICANT AND PROPERTY OWNER, IS REQUESTING A VARIANCE TO REDUCE THE PARKING REQUIREMENTS FROM TWO SPACES TO ONE PARKING SPACE WITHIN A GARAGE, AS ASSOCIATED WITH THE PROPOSED CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY DWELLING REVIEWED UNDER ARCHITECTURAL REVIEW. THE SUBECT PROPERTY IS A 2,500 SQUARE FOOT (SF) LOT LOCATED IN THE 1000 BLOCK OF HAMILTON AVENUE (APN: 012-274-019), BETWEEN 1064 AND 1084 HAMILTON AVENUE, IN THE MEDIUM-DENSITY RESIDENTIAL (RM) ZONING DISTRICT. THE VARIANCE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 5, SECTION 15305: MINOR ALTERATIONS IN LAND USE LIMITATIONS. THE ARCHITECTURAL REVIEW IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

PURPOSE & RECOMMENDATION

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

Additionally, the purpose is to review a proposed single-family project in accordance with Seaside Municipal Code (SMC) section 17.62.030.B.2: all new single family

construction is subject to Architectural Review Approval. Architectural considerations include the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, exterior lighting.

BACKGROUND

From 1980 to 2006, the SMC contained development regulations for small lots in section 17.66.040 *Design Flexibility of Substandard Lots* (see Attachment 2). In 2006, the city did an entire code update that included the removal of the substandard lot development standards. As a result, a variance is often the only method by which a reasonably sized single-family home may be constructed on a small/substandard lot.

Project site and immediate surroundings:

The 2,500sf (25'w x 100'd) site is located on the 1000 block of Hamilton Avenue (APN: 012-274-019) between 1064 and 1084 Hamilton Avenue, both of which have driveways and/or parking areas immediately abutting the subject property that provide a buffer of approximately 29' and 12' between the existing dwellings and the subject site's property lines, respectively. The project site is immediately adjacent to single-story residential properties on Hamilton Avenue and a three-story, multi-family residential structure to the rear, across the alley and fronting Trinity Avenue. There are two existing oak trees on the site, for which the applicant filed a tree removal permit on October 9, 2023. Both trees will be removed to accommodate the primary residence and the proposed ADU. This block of Hamilton is a mix of two –story multifamily and single-story, single-family residential buildings (see Attachment 3: Photos, Attachment 4: Neighborhood Map - Density and Height).

Neighborhood characteristics:

The majority of the lots on this block of Hamilton Avenue have lot widths greater than 70' and are primarily developed with a mix of single family and multifamily dwellings, ranging in height from 1-story to 3-stories.

Additionally, three nearby contiguous parcels of 2,500sf each (1087, 1089, and 1091 Hamilton Ave.) were each developed with single-family homes observing 3' side setbacks for 75% of the building length, with a FAR of 37%, and single car garages in 1998 when SMC 17.66.040 *Design Flexibility of Substandard Lots* was in effect.

STAFF ANALYSIS: VARIANCE

The variance is for reduced parking requirements associated with the proposed 1,440sf two-story single-family dwelling on a 2,500sf lot (25'w x 100'd):

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

Variance Analysis:

Reduced parking requirements: from two spaces, with at least one within a garage, to providing one parking space within a garage. *SMC 17.34.040 Table 3-8 Parking Requirements by Land Use* has a specific parking requirement for single-family dwellings on narrow lots of less than 50 feet in width: two parking spaces, at least one within a garage. One parking space is proposed within the 517sf garage and the applicant is requesting a variance to the requirement so they do not have to provide an additional parking space on the space-limited property. Although the garage area occupies 63% of the first floor area of 810sf (293sf of habitable area and a 517sf single-car garage), the proposed garage length of 36ft is two feet short of the required parking length of 38ft that could be allowed with tandem parking (SMC 17.34.110.I.1). One early design option proposed two garage parking spaces, but with a non-compliant 15ft driveway length when 20ft is required (SMC 17.34.120.D.1).

VARIANCE FINDINGS

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

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

Evidence: *The special circumstance that applies to the site is the lot size: 25'w x 100'd or 2,500sf. The subject property's area is 1,250sf smaller than the current minimum lot area requirement of 3,750sf and is 25' (or 50%) less in width than the 50' minimum width requirement.*

Parking Reduction: The narrow lot width and overall site area limits on-site amenities such as parking. The single-car garage space that is provided meets the intent of the code, in that it provides an off-street parking space that is not visible from the public right of way.

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

Evidence: Project conditions of approval are incorporated in the Resolution, but the adherence to the project plans in the Architectural Review application would be the main tool to ensure that the variance adjustments do not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity. SMC 17.62.080.C.1-2 contains regulations for both Variance and Minor Variance applications. The variance application is for the reduction to the required two-car

garage requirement. All other aspects of the project comply with the development regulations of the zone. The variance of the parking standard does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone when considering the request relative to the parcel size.

c. The variance is consistent with the General Plan, and any applicable specific plan.

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

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

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

Goal LU-3: Revitalize existing residential areas.

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

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

The proposed variance is consistent with the General Plan, as approval of the project and subsequent discretionary permits would result in a new single-family housing unit in the RM zoning district. The proposed home would provide a housing type that is well-suited for the substandard lot in an area of the city where there are a mix of single-family homes and multi-family developments, revitalizing a once vacant parcel and improving the appearance of the residential neighborhood. The variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone, nor does it deprive the subject property of privileges enjoyed by other property in the vicinity and within the same zone. Therefore, the new development would complement the existing land uses and would be a good example of how to build on small lots in the city while respecting the existing neighborhood.

STAFF ANALYSIS: ARCHITECTURAL REVIEW

Section 17.62.030.E.1 and 3. of the SMC outlines the following review considerations be evaluated by the Board of Architectural Review:

1. Architectural considerations. *Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, and exterior lighting.*

3. Lighting considerations. *Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels (typically for commercial*

and multifamily projects).

Architectural design: The proposed two-bed, one bath dwelling is a modest and simple design of two stories (1st floor: 293sf of habitable area and a 517sf single-car garage, 2nd floor: 630sf) with a street-facing, 88 sf balcony located off the living room, on the second floor. The balcony would have an open, horizontal railing system that would serve to reduce the overall massing and scale of the two-story structure. Also, horizontal elements are repeated in the garage door panels and Hardie lap siding, which will visually lessen the vertical lines and visual impact of the proposed height of the two-story dwelling, which will be built to a maximum height of 22'-6".

The design and materials would result in a structure that is not box-like in design or appearance, as viewed from the street. However, the location of the "front door" as proposed off the east façade, nearly half way down the 100ft length of the parcel, does not contribute to a welcoming residential feel that one could experience with a front door or front porch feature viewable from the street. Additionally, the long, undifferentiated east and west facades appear as big, long walls to the neighboring properties. The landscaping is unspecified, and not required for single family, but conditions regarding landscaping such as vertical growing shrubs spaced at specific intervals could serve to soften the facades. Additionally, the site plan does not specify a perimeter fence, but a condition of approval has been added after discussion with the applicant for a dog-eared redwood fence to be installed at 4' maximum height in the front setback and to a 6' maximum height in the interior side and rear. The proposed building materials will be clean and the colors neutral, as follows:

- The garage door will be Benjamin Moore Malibu Beige to match the body of the house.
- The balcony railing will be matte black steel.
- Hardi board 7in lap siding on upper level in Benjamin Moore Malibu Beige.
- The lower level will be smooth stucco in Benjamin Moore Malibu Beige.
- Stonegate colored trim will frame the windows

Lighting considerations: The proposed cylindrical, wall-mounted fixtures will house LED lamps, and will not cause uplighting beyond the façade, as they will be located below the open eaves of the entrance door and balcony. Further, the 6' tall fence will prevent light from being cast onto the property to the west. Additionally, the style is compatible with the proposed design.

ATTACHMENTS

1. Attachment 1 Draft Resolution FINAL
 2. Exhibit A
-

3. Attachment 2 SMC 17.66.040 Design Flexibility of Substandard Lots (Rescinded 2006)
 4. Attachment 3 Photos
 5. Attachment 4 Neighborhood Map - Density and Height
-

**RESOLUTION NO. 23-XX
VAR-23-02 and AR-23-12**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

APPROVING VARIANCE APPLICATION VAR-23-02 FOR REDUCED PARKING REQUIREMENTS FROM TWO SPACES TO ONE PARKING SPACE WITHIN A GARAGE AND ARCHITECTURAL REVIEW AR-23-12 FOR A NEW TWO-STORY SINGLE FAMILY DWELLING, ON A 2,500SF LOT (25'W X 100'D) LOCATED ON THE 1000 BLOCK OF HAMILTON AVENUE (APN: 012-274-019), BETWEEN 1064 AND 1084 HAMILTON AVENUE, IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT;

WHEREAS, John Tarantino, applicant and property owner, has applied for VAR-23-02 and AR-23-12 requesting:

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

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

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed Variance application at a duly noticed public hearing held on October 25, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Variance application No. VAR-23-02 and for Architectural Review No. AR-23-12:

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

Evidence: *The special circumstance that applies to the site is the lot size: 25'w x 100'd or 2,500sf. The subject property's area is 1,250sf smaller than the current minimum lot area requirement of 3,750sf and is 25' (or 50%) less in width than the 50' minimum width requirement.*

Parking Reduction: The narrow lot width and overall site area limits on-site amenities such as parking. The single-car garage space that is provided meets the intent of the code, in that it provides an off-street parking space that is not visible from the public right of way.

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

Evidence: Project conditions of approval are incorporated in the Resolution, but the adherence to the project plans in the Architectural Review application would be the main tool to ensure that the variance adjustments do not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity. SMC 17.62.080.C.1-2 contains regulations for both Variance and Minor Variance applications. The Variance application is for the reduction to the required two-car garage requirement. All other aspects of the project comply with the development regulations of the zone. The Variance to the parking standard does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone when considering the request relative to the parcel size.

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

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

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

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

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

Goal LU-3: Revitalize existing residential areas.

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

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

The proposed Variance is consistent with the General Plan, as approval of the project and subsequent discretionary permits would result in a new single-family housing unit in the RM zoning district. The proposed home would provide a housing type that is well-suited for the substandard lot in an area of the city where there are a mix of single-family homes and multi-family developments, revitalizing a once vacant parcel and improving the appearance of the residential neighborhood. The Variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone nor does it deprive the subject property of privileges enjoyed by other property in the vicinity and within the same zone. Therefore, the new development would complement the existing land uses and would be a good example of how to build on small lots in the city while respecting the existing neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission finds that the Variance application is categorically exempt from the California Environmental Quality Act Class 5, Section 15305 and the Architectural Review application is categorically exempt Class 3, Section 15303(A).

Evidence: *VAR-23-02 - The Variance application is for the development standard of parking. The granting of the Variance application would not resulting in the creation of any new parcel, and therefore, the project is exempt.*

AR-23-12 - The Architectural Review application is for a new single family home in a residential home.

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves Variance Application VAR-23-02 and Architectural Review AR-23-12 subject to the following conditions:

Planning

1. The project will be reviewed for compliance with the regulations on Monterey Peninsula Water Management District at the time of building permit submittal. The residential water form is required to be submitted at time of building permit submittal. If it is determined that there is not adequate water for the project, as proposed, the floor plan will need to be revised to reduce the number of water fixtures. This modification will not require a hearing of the commission.
2. This approval does not include the conceptual Accessory Dwelling Unit shown on the attached plans.

Standard

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
2. The approval of a planning permit (i.e., Use Permit, Minor Use Permit, Variance, Minor Variance, or Planned Development Permit) shall become effective on the seventh day after the date of approval by the review authority; provided, that no appeal has been filed in compliance with Chapter [17.76](#) (Appeals), (SMC 17.64.020.A).
3. Within 15 days of the date of planning permit approval, the applicant shall sign their agreement with all applicable conditions of approval or the permit shall become void (SMC 17.64.020.B).
4. This approval shall become null and void unless a Building Permit is obtained within twelve (12) months of October 25, 2023. Time extensions may be granted if a written request and associated fee are received by the Community Development Department within 30 days prior to the expiration.
5. If a project is to be developed in approved phases, each subsequent phase shall be exercised within 12 months from the date that the previous phase was exercised, unless otherwise specified in the permit, or the permit shall expire and become void, except where an extension of time is approved (SMC 17.64.080.A.4).

6. An appeal in compliance with SMC 17.76 be filed by any aggrieved person; except that in the case of a decision on a Use Permit, Minor Use Permit, Variance, Minor Variance, or Planned Development Permit which followed a public hearing, an appeal may only be filed by a person who, in person or through a representative, appeared at the public hearing in connection with the decision being appealed, or who otherwise informed the City in writing of the nature of their concerns before the hearing (SMC 17.76.030.A.1).

PASSED AND ADOPTED at the meeting of the Planning Commission of the City of Seaside, State of California, on the 25th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

RESOLUTION No. 20-XX
VARIANCE APPLICATION NO. VAR-23-02 and ARCHITECTURAL REVIEW
APPLICATION NO. AR-23-12

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

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

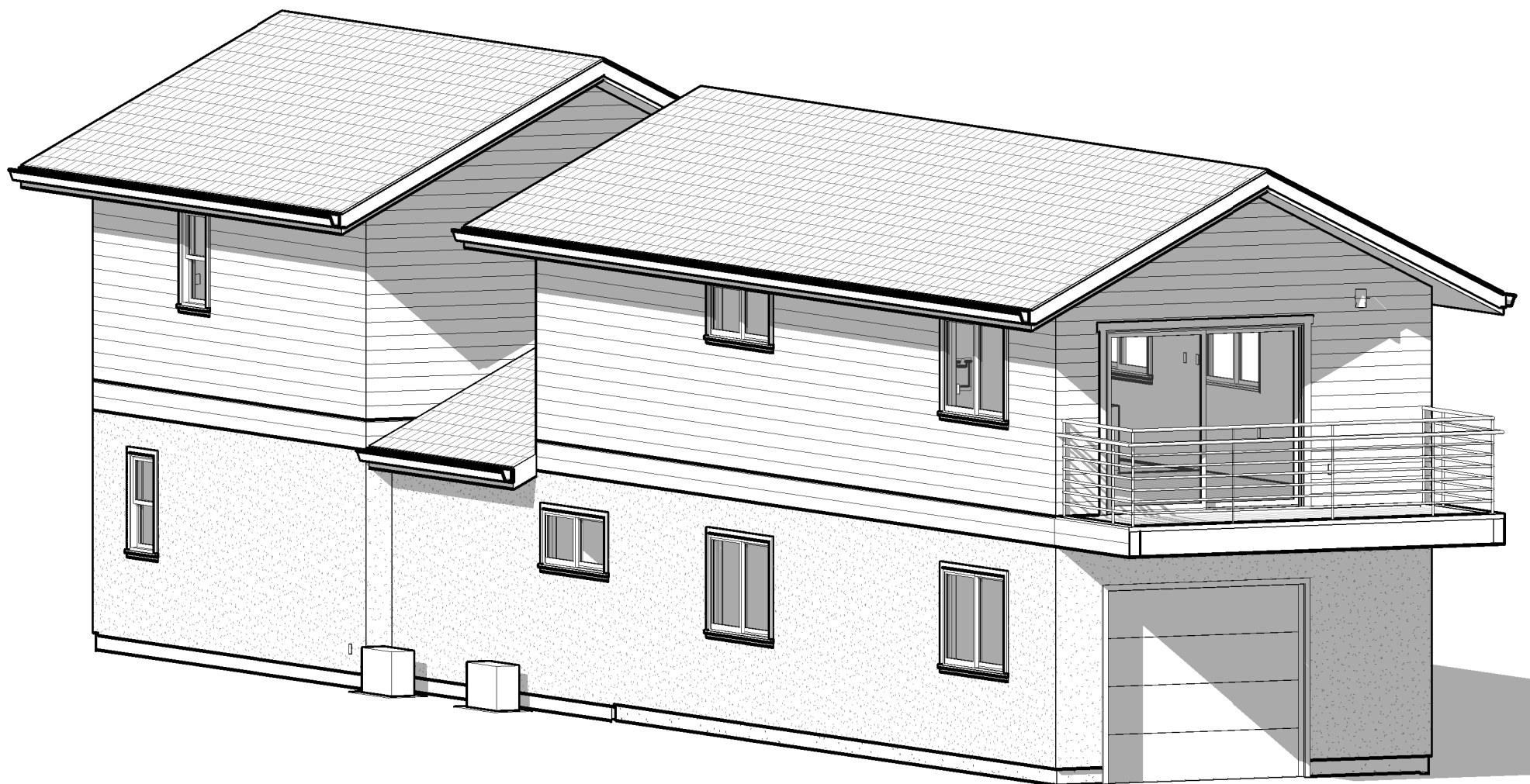
Applicant's Signature

Date

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

Date

ADU



CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: R3
APN: 012-274-019-000
ZONING DISTRICT: RM

CONSTRUCTION LOCATION:
Vacant Lot - 0 Hamilton Ave, Seaside, Ca 93955

PROJECT CONTACT:
John Tarantino (831) 915-9028 jtarantinobm@aol.com
Vacant Lot - 0 Hamilton Ave, Seaside, Ca 93955

PHOTOVOLTAIC SYSTEM:
DEFERRED SUBMISSION, CONTRACTOR TO
PROVIDE PV PLANS- REF. CF1R

BLDG. HEIGHT:
MAXIMUM HEIGHT = 24'
PRIMARY DWELLING UNIT: 22'-0"
ADU: 22'-6"

LOT COVERAGE:
ALLOWABLE MAXIMUM SITE COVERAGE: 65%
LOT: 2,500 sqft
PDU FOOTPRINT: 810.4 sqft
ADU FOOTPRINT: 374.5 sqft
DRIVEWAY & PAVEMENT: 392.4 sqft
PROPOSED COVERAGE: 63%

F.A.R. CALCUS:	
ALLOWABLE FAR 45% X 2500 SF:	1125 sqft
UP TO 440 SF OF GARAGE AREA MAY BE EXCLUDED FROM FAR CALCULATIONS LOT:	2,500 sqft
GARAGE SF:	517 sqft
PRIMARY DWELLING SF:	923.5 sqft
PROPOSED ADU SF:	749 sqft
PROPOSED F.A.R.:	40%

PERMEABLE SURFACES: 920.7sqft
PERVIOUS SURFACE RATIO: 37%

PARKING = 1X COVERED

PROJECT SCOPE:
NEW CONSTRUCTION OF A 2 STORY PRIMARY
DWELLING UNIT AND AN ATTACHED 2 STORY
ACCESSORY DWELLING UNIT.



PROPERTY WITHIN 0.5 MILE OF PUBLIC TRANSIT
VICINITY MAP
N.T.S.

APPLICABLE CODES

BUILDING CODE:
2022 CALIFORNIA RESIDENTIAL CODE

ENERGY CODE:
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS
CODE CALIFORNIA GREEN BUILDING STANDARDS CODE

MECHANICAL CODE:
2022 CALIFORNIA MECHANICAL CODE

ELECTRICAL CODE:
2022 CALIFORNIA ELECTRICAL CODE

PLUMBING CODE:
2022 CALIFORNIA PLUMBING CODE

FIRE PROTECTION:
2022 CALIFORNIA FIRE CODE

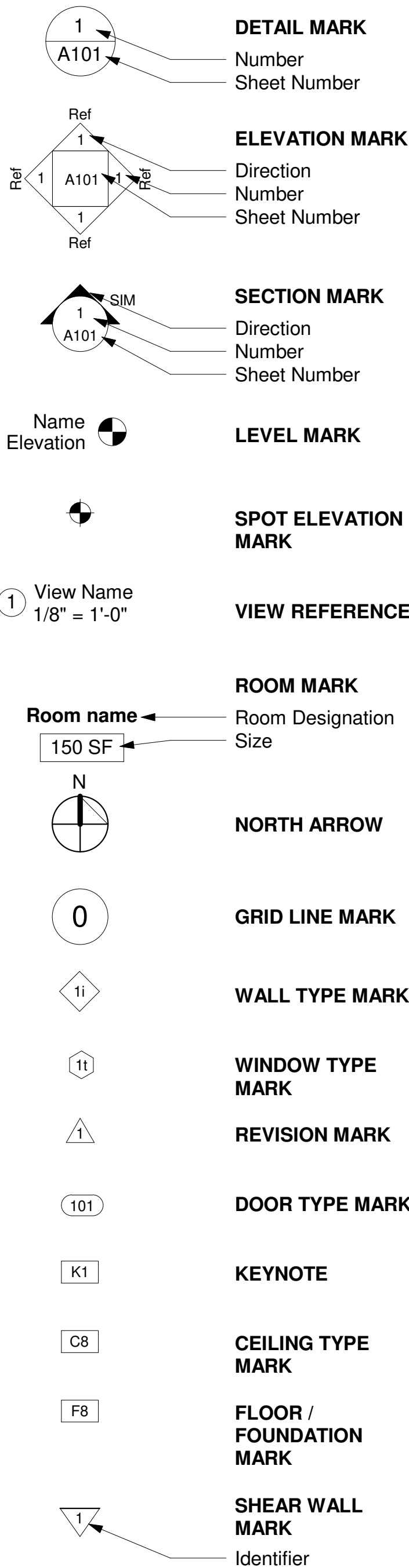
A0 DRAWING INDEX	
Sheet Number	Sheet Name

A0.0	COVER
A0.3	CALGREEN CHECKLIST
A0.4	CALGREEN CHECKLIST
A0.5	CONSTRUCTION BMP'S
A0.10	TOPOGRAPHIC SURVEY
A1.0	SITE PLAN
A1.1	WASTE MANAGEMENT PLAN
A2.0	FLOOR PLAN - PRIMARY DWELLING UNIT
A2.1	FLOOR PLAN - ADU
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	SECTIONS - PRIMARY DWELLING UNIT
A3.2	ELEVATIONS, SECTIONS - ADU
A4.0	TYPICAL ASSEMBLIES, SCHEDULES
A4.1	TYPICAL ASSEMBLIES, SCHEDULES
A5.0	ELECTRICAL
A5.1	ELECTRICAL
A5.2	SPECIFICATIONS
A6.0	PLUMBING, MECHANICAL
A6.1	PLUMBING, MECHANICAL
A7.0	TYPICAL DETAILS
A7.1	TYPICAL DETAILS
S0.0	STRUCTURAL GENERAL NOTES & SPEC.
S1.0	PROPOSED FOUNDATION PLAN
S2.0	(P) FIRST LEVEL SHEARWALL PLAN
S2.1	(P) FIRST LEVEL CEILING PLAN
S2.2	(P) SECOND LEVEL SHEARWALL PLAN
S2.3	(P) CEILING PLAN
S2.4	(P) ROOF PLAN
S3.0	DETAILS
S3.1	DETAILS
S4.0	DETAILS
S5.0	DETAILS
S6.0	DETAILS
T24-1	CERT. TITLE 24 ENERGY COMPLIANCE
T24-2	CERT. TITLE 24 ENERGY COMPLIANCE
T24-3	CERT. TITLE 24 ENERGY COMPLIANCE
T24-4	CERT. TITLE 24 ENERGY COMPLIANCE

ABBREVIATIONS

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

ANNOTATIONS



GENERAL NOTES

- CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AS NOTED THROUGHOUT THESE DRAWINGS. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
- THE PROJECT CONTACT SHALL POSSESS ALL APPROVALS AND PERMITS PRIOR TO COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY. THE PROJECT CONTACT IS RESPONSIBLE FOR DETERMINING AND COORDINATING THE SCHEDULE FOR ALL PROJECT ACTIVITY.
- PROJECT SCOPE IS LIMITED TO WHAT IS LISTED IN THE PROJECT SCOPE SECTION OF THE COVER SHEET. THESE PLANS ARE INTENDED FOR STANDARD ON-SITE CONSTRUCTION METHODS ONLY. THE PROJECT CONTACT ASSUMES FULL RESPONSIBILITY AND ANY RISKS ASSOCIATED WITH DEVIATION FROM STANDARD ON-SITE CONSTRUCTION METHODS.
- DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS. REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT CONTACT PRIOR TO CONSTRUCTION.
- BUILDING INSPECTORS MAY APPROVE DEVIATION FROM THESE PLANS. IN SUCH CASE, THE PROJECT CONTACT SHALL NOTIFY ALL OTHERS OF SUCH DEVIATION AND SHALL ASSUME ALL RISKS AND RESPONSIBILITIES ARISING FROM SUCH DEVIATION.
- OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE PROJECT CONTACT FOR CLARIFICATION.
- THE PROJECT CONTACT OR THEIR REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE PROJECT CONTACT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE PROJECT CONTACT SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT. THE DESIGNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON THE PROJECT CONTACT'S LIABILITY INSURANCE COVERAGE.
- PROJECT CONTACT SHALL OBSERVE THE CONSTRUCTION OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THE PROJECT.
- PROJECT CONTACT AND OR CONTRACTORS SHALL PROPERLY DISPOSE OF ALL WASTE CAUSED BY THEIR WORK, KEEP PREMISES JOB SITE CLEAN OF SUCH WASTE AND SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.
- THE PLAN SET PROVIDED SHOULD ONLY BE MODIFIED UPON DIRECTION OF THE PROJECT CONTACT.
- HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE PROJECT CONTACT SHALL PROVIDE AND OR SOURCE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS DIRECTLY FROM SUPPLIERS OR FROM THEIR SUBCONTRACTORS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA, AND IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.
- EXISTING SITE INFORMATION FOR THESE DRAWINGS SHALL BE DEEMED TO BE ACCURATE BY THE PROJECT CONTACT. PRIOR TO THE START OF WORK, THE PROJECT CONTACT SHALL COMPARE AND COORDINATE STRUCTURAL AND DESIGN DRAWINGS WITH EXISTING FIELD CONDITIONS. THE PROJECT CONTACT IS RESPONSIBLE FOR CODE-COMPLIANT CHANGES TO THE PLAN SET AND CONTACTING APPROPRIATE PARTIES FOR STRUCTURAL CHANGES TO THE PROJECT. NO DEVIATION FROM THESE PLANS SHALL BE MADE AND BE ACCEPTED EXCEPT UPON WRITTEN APPROVAL FROM THE PROJECT CONTACT.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE & RESIDENTIAL CODE, AND OTHER APPLICABLE CODES. THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS. THE PROJECT CONTACT SHALL PROVIDE TERMITE AND MOISTURE PROTECTION AS REQUIRED BY CODE.
- THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR WORKING CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK.
- IT SHALL BE THE PROJECT CONTACT'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY AND ALL UNDERGROUND UTILITIES AND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE OR INTERRUPTION AS A RESULT OF ITS OPERATIONS. THE PROJECT CONTACT SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THESE UNDERGROUND UTILITIES / FACILITIES, AND TO MAINTAIN SERVICE TO THE PROPERTY, AND SHALL BE RESPONSIBLE FOR REPAIR TO SAME IF DAMAGED DURING CONSTRUCTION.
- ANY EXCAVATION MUST COMPLY WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216.
- ANY FOUNDATION AND OR UTILITY TRENCHES SHALL BE CLEAN AND FREE OF LOOSE MATERIAL AT THE TIME OF CONCRETE AND OR UTILITY PLACEMENT. THE PROJECT CONTACT SHALL CONDUCT ITS OPERATIONS SUCH THAT EXCAVATIONS REMAIN OPEN FOR A MINIMAL AMOUNT OF TIME BEFORE CONCRETE IS CAST AND OR UTILITY CONNECTION IS INSTALLED.
- NO PERSON(S) SHALL USE ANY PUBLIC ACCESS ROAD OR FIRE TRAIL FOR THE STORAGE OF ANY CONSTRUCTION MATERIAL, STATIONARY CONSTRUCTION EQUIPMENT, CONSTRUCTION OFFICE, PORTABLE REFUSE CONTAINER, OR EARTH FROM ANY GRADING OR EXCAVATING.
- THE PROJECT CONTACT SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DRAWINGS AND SPECIFICATIONS PROVIDED THROUGHOUT THIS PLAN SET. ANY MATERIAL OMISSIONS OR UPDATES WHICH REQUIRE CORRECTION SHALL BE IDENTIFIED BY THE PROJECT AND THE APPROPRIATE REQUESTS FOR CORRECTIONS SHALL BE MADE IN AN EXPEDITED MANNER AT THE EARLIEST AVAILABLE OPPORTUNITY.
- IT SHALL BE NOTED THAT THESE PLANS HAVE BEEN GENERATED USING LARGELY AUTOMATED SOFTWARE SYSTEMS. WHILE THE DRAWINGS ARE INTENDED TO ACCOUNT FOR ALL REQUIRED BUILDING CODES, LOCAL ZONING AND PLANNING CODES, AND SITE SPECIFIC ISSUES, MATERIAL OMISSIONS OR INACCURACIES MAY EXIST. THEREFORE, IT IS THE RESPONSIBILITY OF THE PROJECT CONTACT TO VERIFY THE ACCURACY AND COMPLETENESS OF THESE PLANS PRIOR TO SUBMISSION FOR PLANNING AND BUILDING APPROVAL, THE COMMENCEMENT OF PROJECT CONSTRUCTION AND DURING CONSTRUCTION. WHEN INACCURACIES OR OMISSIONS ARE FOUND BY THE PROJECT CONTACT, UPDATES AND OR ADDITIONS TO THE PLANS SHOULD BE MADE TO REMEDY THEM.
- PROJECT CONTACT IS RESPONSIBLE FOR PREPARING AN OPERATION AND MAINTENANCE MANUAL. THE MANUAL SHALL BE AVAILABLE TO THE BUILDING OCCUPANT.

BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY: ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED, CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES, VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes



Joanna Socha
2269 Chestnut St #122,
San Francisco, CA 94123 Tel.: (650) 547-4264

[illegible]

John Tarantino (831) 915-9028
jtarantinobm@aol.com
Vacant Lot - 0 Hamilton Ave, Seaside, Ca
93955

ADU

Date 9/18/2023 4:11:28 PM Issue Date

COVER

A0.0

Scale As indicated

PROJECT CONTACT DEFINITION: THE PROJECT CONTACT IS THE ENTITY LISTED AS THE "PROJECT CONTACT" ON THE COVER SHEET, OTHER THAN THE DESIGNER (HOUSABLE) OF THESE PLANS. THE PROJECT CONTACT SHALL BE THE SOLE PARTY RESPONSIBLE FOR MANAGING AND COORDINATING ALL REQUIRED COMMUNICATION, FEASIBILITY, DESIGN, PLANNING, ENGINEERING, PERMIT APPROVAL AND CONSTRUCTION OF THE PROJECT. THE PROJECT CONTACT MAY BE ANY SUFFICIENTLY LICENSED AND INSURED CONTRACTOR, ENGINEER OR ARCHITECT AND OR THE RIGHTFUL OWNER OF THE PROPERTY AND OR THEIR REPRESENTATIVE.

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Effective January 1, 2020						
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	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected:						
1. An infill site is selected.	☐	☐	☐	☐	☐	☐
2. A greyfield site is selected.	☐	☐	☐	☐	☐	☐
3. An EPA-recognized Brownfield site is selected.	☐	☐	☐	☐	☐	☐
A4.103.2 Facilitate community connectivity by one of the following methods:						
1. Locate project within a 1/4-mile true walking distance of at least 4 basic services;	☐	☐	☐	☐	☐	☐
2. Locate project within 1/2-mile true walking distance of at least 7 basic services; or	☐	☐	☐	☐	☐	☐
3. Other methods increasing access to additional resources.	☐	☐	☐	☐	☐	☐
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.	☐	☐	☐	☐	☐	☐
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused:						
1. Light fixtures	☐	☐	☐	☐	☐	☐
2. Plumbing fixtures	☐	☐	☐	☐	☐	☐
3. Doors and trim	☐	☐	☐	☐	☐	☐
4. Masonry	☐	☐	☐	☐	☐	☐
5. Electrical devices	☐	☐	☐	☐	☐	☐
6. Appliances	☐	☐	☐	☐	☐	☐
7. Foundations or portions of foundations	☐	☐	☐	☐	☐	☐
Site Development						
A4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☒	☐	☐	☐	☐	☐
A4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	☒	☐	☐	☐	☐	☐
A4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; multi-family dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, as applicable.	☒	☐	☐	☐	☐	☐

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

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

² Required prerequisite for this Tier.

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

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2019 CALGARY RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST						
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		Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third- Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A.4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable referenced standards.	☒			☐	☐	☐
A.4.303.1 The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.		☐	☐	☐	☐	☐
Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.						
A.4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	☒			☐	☐	☐
A.4.303.2 Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the <i>California Plumbing Code</i> .		☐	☐	☐	☐	☐
A.4.303.3 Install at least one qualified ENERGY STAR dishwasher or clothes washer.		☐	☐	☐	☐	☐
A.4.303.4 Nonwater urinals or waterless toilets are installed.		☐	☐	☐	☐	☐
A.4.303.5 One- and two-family dwellings shall be equipped with a demand hot water recirculation system.		☐	☐	☐	☐	☐
Outdoor Water Use						
A.4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	☒			☐	☐	☐
A.4.304.1 A rainwater capture, storage and re-use system is designed and installed.		☐	☐	☐	☐	☐
A.4.304.2 A landscape design is installed, which does not utilize potable water.		☐	☐	☐	☐	☐
A.4.304.3 For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		☐	☐	☐	☐	☐
Water Reuse Systems						
A.4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		☐	☐	☐	☐	☐
A.4.305.2 Recycled water piping is installed.		☐	☐	☐	☐	☐

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

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

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	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
Performance Approach for Newly Constructed Buildings						
A4.203.1.1.1 Tier 1 and Tier 2. Total Energy Design Rating (Total EDR) and Energy Efficiency Design Rating (Efficiency EDR) for the Proposed Design Building is included in the Certificate of Compliance documentation.		☒	☒	☐	☐	☐
A4.203.1.1.2 Tier 1 and Tier 2. Quality Insulation Installation procedures specified in the Building Energy Efficiency Standards Reference Appendices RA3.5 are completed.		☒	☒	☐	☐	☐
A4.203.1.2 Tier 1 and Tier 2 prerequisite options. One of the following options is required:						
• Roof deck insulation or ducts in conditioned space. • High performance walls. • HERS-verified compact hot water distribution system. • HERS-verified drain water recovery.		☒	☒	☐	☐	☐
A4.203.1.3.1 Tier 1. Buildings complying with the first level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR for Tier 1 as specified in Table A4.203.1.1.1 or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.		☒		☐	☐	☐
A4.203.1.3.2 Tier 2. Buildings complying with the second level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR for Tier 2 as specified in Table A4.203.1.1.1 or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.			☒	☐	☐	☐
A4.203.1.4 Local jurisdictions adopting Tier 1 or Tier 2, or considering community shared solar or storage options as specified, shall consult with the local electric service for acceptance.		☒	☒	☐	☐	☐
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.		☒		☐	☐	☐

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	Tier 1	Tier 2		☐ All	☐ All	☐ All
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	☒				☐	☐
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.		☐	☐	☐	☐	☐
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.			☐	☐	☐	☐
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		☐	☐	☐	☐	☐
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.			☐	☐	☐	☐
A4.407.5 In Climate Zone 16, an ice/water barrier is installed at roof valleys, eaves and wall to roof intersections.			☐	☐	☐	☐
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		☐	☐	☐	☐	☐
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.			☐	☐	☐	☐
Construction Waste Reduction, Disposal and Recycling						
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following:						
1. Comply with a more stringent local construction and demolition waste management ordinance; or						
2. A construction waste management plan, per Section 4.408.2; or						
3. A waste management company, per Section 4.408.3; or	☒			☐	☐	☐
4. The waste stream reduction alternative, per Section 4.408.4.						

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BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY: ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED. CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES. VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes

 **Housable**
ADU DESIGN & PERMITS

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Vacant Lot - 0 Hamilton Ave, Seaside, Ca
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ADU

Date	Issue Date
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CALGREEN CHECKLIST

A0.3

Scale

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		Tier 1	Tier 2			
				☐ All	☐ All	☐ All
A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: Tier 1. At least a 65% reduction with a third-party verification. Tier 2. At least a 75% reduction with a third-party verification. Exception: Equivalent waste reduction methods are developed by working with local agencies.		☒ ²		☐	☐	☐
Building Maintenance and Operation						
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☒			☐	☐	☐
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.	☒			☐	☐	☐
Innovative Concepts and Local Environmental Conditions						
A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
ENVIRONMENTAL QUALITY						
Fireplaces						
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	☒			☐	☐	☐
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☒			☐	☐	☐

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		Tier 1	Tier 2			
				☐ All	☐ All	☐ All
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☒			☐	☐	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product-weighted MIR Limits for ROC and other toxic compounds.	☒			☐	☐	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒			☐	☐	☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria.	☒			☐	☐	☐
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☒			☐	☐	☐
A4.504.1 Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		☐	☐	☐	☐	☐
A4.504.2 Install VOC compliant resilient flooring systems. Tier 1. At least 90% of the resilient flooring installed shall comply. Tier 2. At least 100% of the resilient flooring installed shall comply.		☒ ²	☒ ²	☐	☐	☐

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		Tier 1	Tier 2			
				☐ All	☐ All	☐ All
A4.504.3 Thermal insulation installed in the building shall meet the following requirements: Tier 1. Install thermal insulation in compliance with VOC limits. Tier 2. Install insulation which contains no-added formaldehyde (NAF) and is in compliance with Tier 1.		☒ ²	☒ ²	☐	☐	☐
Interior Moisture Control						
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	☒			☐	☐	☐
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒			☐	☐	☐
Indoor Air Quality and Exhaust						
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in), OR functioning as a component of a whole house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.	☒			☐	☐	☐
A4.506.1 Reserved.		☐	☐	☐	☐	☐
A4.506.2 [HR] Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.		☐	☐	☐	☐	☐
A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space or the equipment must be installed in an isolated mechanical room.		☐	☐	☐	☐	☐
Environmental Comfort						
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J - 2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 or equivalent.	☒			☐	☐	☐

11

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST						
SECTION A4.602						
Effective January 1, 2020						
HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
				☐ All	☐ All	☐ All
Outdoor Air Quality						
Reserved						
Innovative Concepts and Local Environmental Conditions						
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.		☐	☐	☐	☐	☐
Item 1		☐	☐	☐	☐	☐
Item 2		☐	☐	☐	☐	☐
Item 3		☐	☐	☐	☐	☐
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS						
Qualifications						
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒			☐	☐	☐
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	☒			☐	☐	☐
Verifications						
703.1 Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☒			☐	☐	☐

12

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Project Notes



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J Socha

ADU

Date Issue Date

CALGREEN CHECKLIST

A0.4

Scale

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Construction Best Management Practices (BMPs)

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Project Notes

Materials & Waste Management Non-Hazardous Materials 1. Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days. 2. Use (but don't overuse) reclaimed water for dust control. Hazardous Materials 1. Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations. 2. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast. 3. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. 4. Arrange for appropriate disposal of all hazardous wastes. Waste Management 1. Cover waste disposal containers securely with tarps at the end of every work day and during wet weather. 2. Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site. 3. Clean or replace portable toilets, and inspect them frequently for leaks and spills. 4. Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.) 5. Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste. Construction Entrances and Perimeter 1. Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site. 2. Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.	Equipment Management & Spill Control Maintenance and Parking 1. Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage. 2. Perform major maintenance, repair jobs, and vehicle and equipment washing off site. 3. If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste. 4. If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters. 5. Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment. Spill Prevention and Control 1. Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times. 2. Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made. 3. Clean up spills or leaks immediately and dispose of cleanup materials properly. 4. Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags). 5. Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them. 6. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. 7. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours). Installer and Special Inspector Qualifications 1. All MEP systems including but not limited to electrical, solar, plumbing, gas, HVAC installers are trained and certified in the proper installation of such systems. 2. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 3. Verification of compliance with applicable codes may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Earthmoving 1. Schedule grading and excavation work during dry weather. 2. Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established. 3. Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned. 4. Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.. 5. Keep excavated soil on site and transfer it to dump trucks on site, not in the streets. Contaminated Soils 1. If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board: A. Unusual soil conditions, discoloration, or odor. B. Abandoned underground tanks. C. Abandoned wells. D. Buried barrels, debris, or trash.	Paving/Asphalt Work 1. Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff. 2. Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.. 3. Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters. 4. Do not use water to wash down fresh asphalt concrete pavement. Sawcutting & Asphalt/Concrete Removal 1. Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system. 2. Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!). 3. If sawcut slurry enters a catch basin, clean it up immediately.	Concrete, Grout & Mortar Application 1. Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind. 2. Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner 4. that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage. 5. When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly. Landscaping 1. Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round. 2. Stack bagged material on pallets and under cover. 3. Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.	Painting & Paint Removal Painting Cleanup and Removal 1. Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream. 2. For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain. 3. For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste. 4. Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash. 5. Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state- certified contractor. Dewatering 1. Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant. 2. Divert run-on water from offsite away from all disturbed areas. 3. When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required. 4. In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal. 5. Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking. 6. Storm drain polluters may be liable for fines. Check with the local Planning Office or applicable Water Pollution Prevention Organization for more information.
Pollutant Control 1. Duct openings and other related air distribution component openings shall be covered during construction. 2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. 3. Paints, stains and other coatings shall be compliant with VOC limits. 4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. 5. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. 6. Carpet and carpet systems shall be compliant with VOC limits. 7. 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	Enhanced Durability and Reduced Maintenance 1. Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.				



Housable
ADU DESIGN & PERMITS

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93955

ADU

Date	Issue Date
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CONSTRUCTION BMP'S

A0.5

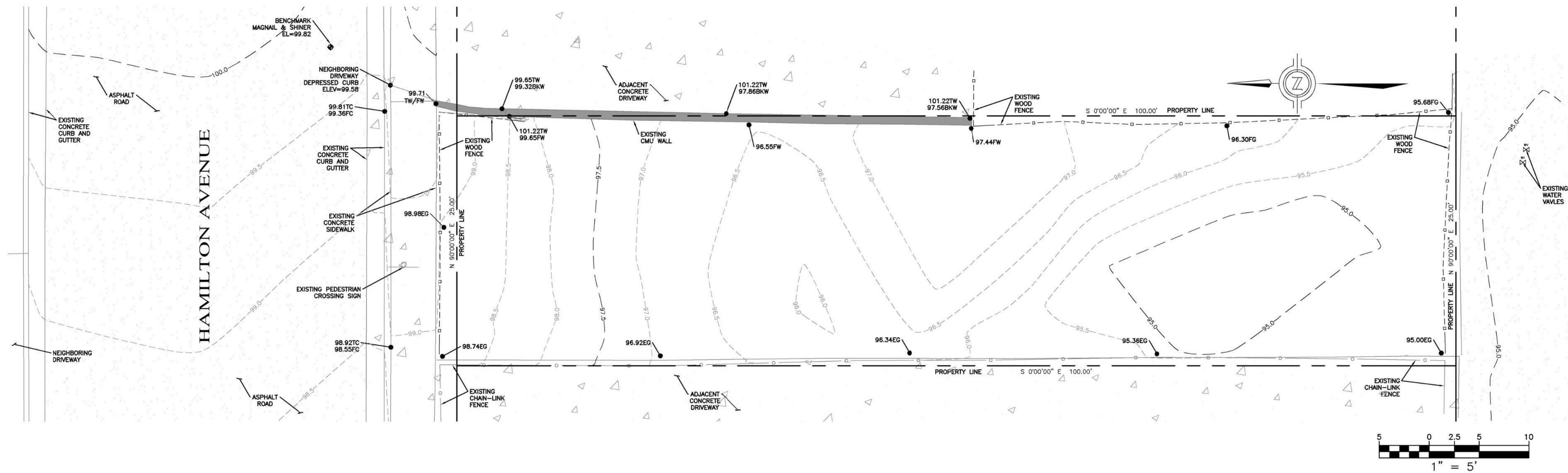
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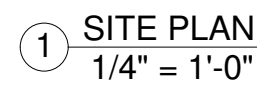
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DESIGNED BY :
DATE:
SCALE:
JOB NUMBER:

TOPOGRAPHIC SURVEY

HAMILTON AVENUE,
SEASIDE, CA 93955
APN: 012-274-019

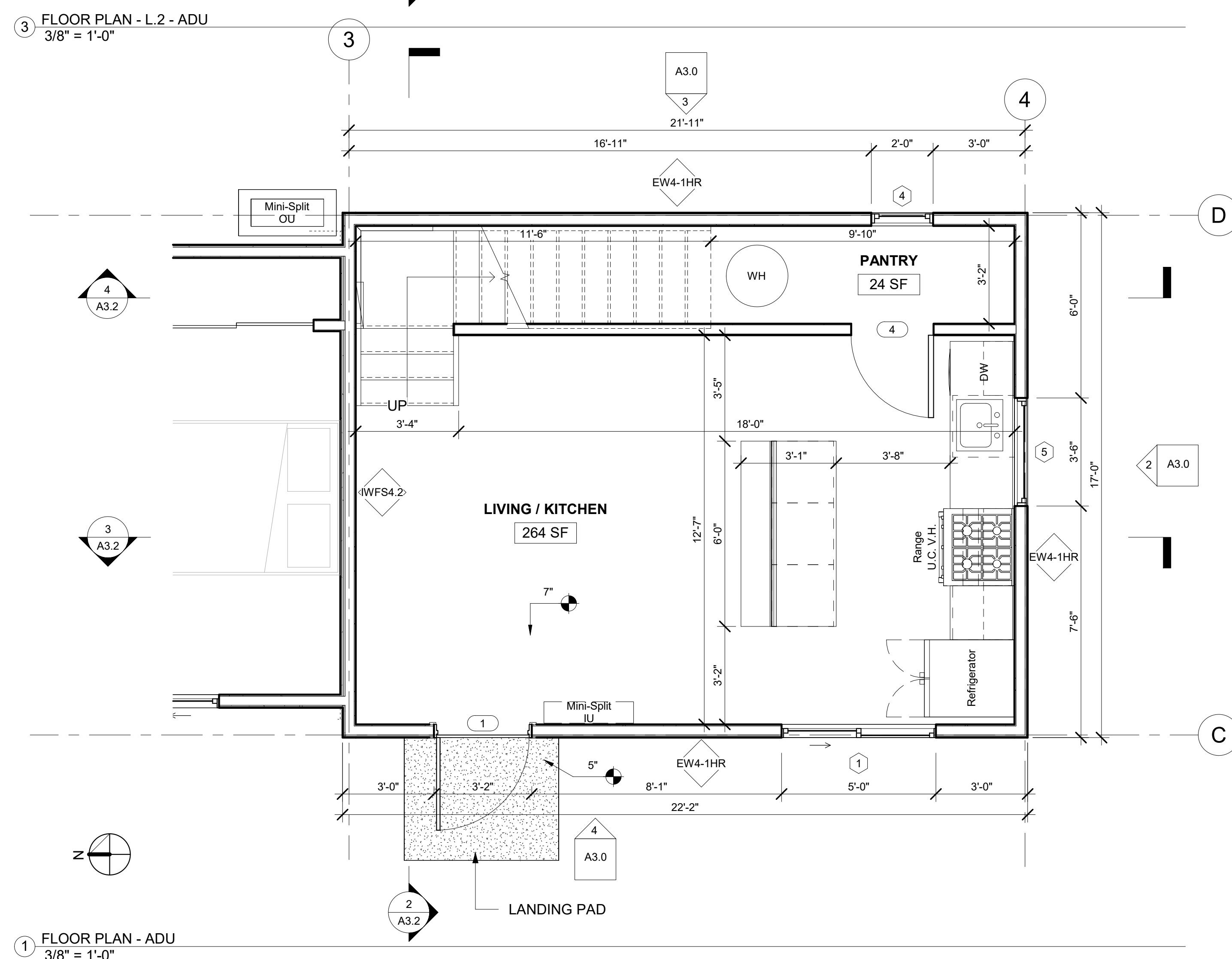
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1 SHEET







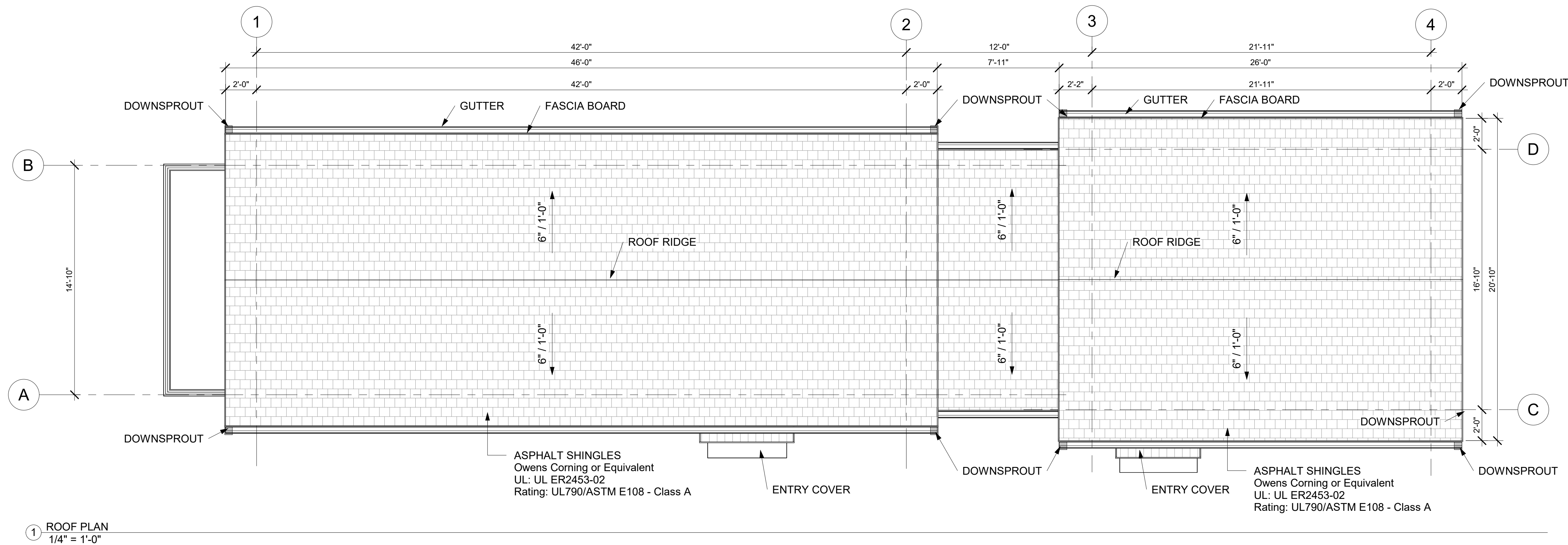
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1. DECK FINISH SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
2. ALL WOOD USED FOR STRUCTURE AND FRAMING SHALL BE P.T..
3. WOODEN DECK TO BE SEALED WITH WATER-RESISTANT COATING. COATING TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
4. USE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

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Project Notes



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

ROOF PLAN NOTES:

- SEE SHEET A4 FOR DETAILS ON STRUCTURE AND ASSEMBLY.
- OVERHANG DIMENSIONS ON SHEET A3 SECTIONS.
- FOR PLUMBING AND/OR DUCTING VENTS, IF APPLICABLE, INSTALL GALVANIZED IRON ROOF JACKS, AS REQUIRED.

ROOF VENTILATION NOTES:

- VENTILATED ATTIC WITH GABLE WALL VENTS.

CALCULATIONS MAIN HOUSE:

ATTIC AREA: 586 SQFT [A]
VENT AREA: [A] / 150 = 3.90 SQFT [B]
SQUARE INCH CONVERSION: [B] * 144 SQ INCH = 561.6 SQ INCH [C]
USE 1 VENT FOR EACH GABLE WALL: # OF GABLE WALLS = 2 [D]
REQUIRED VENT COUNT: [C] / [D] = 280 [E]
USE (2) [D] VENTS, MIN 280 [E] SQ INCH EACH.

CALCULATIONS ADU:

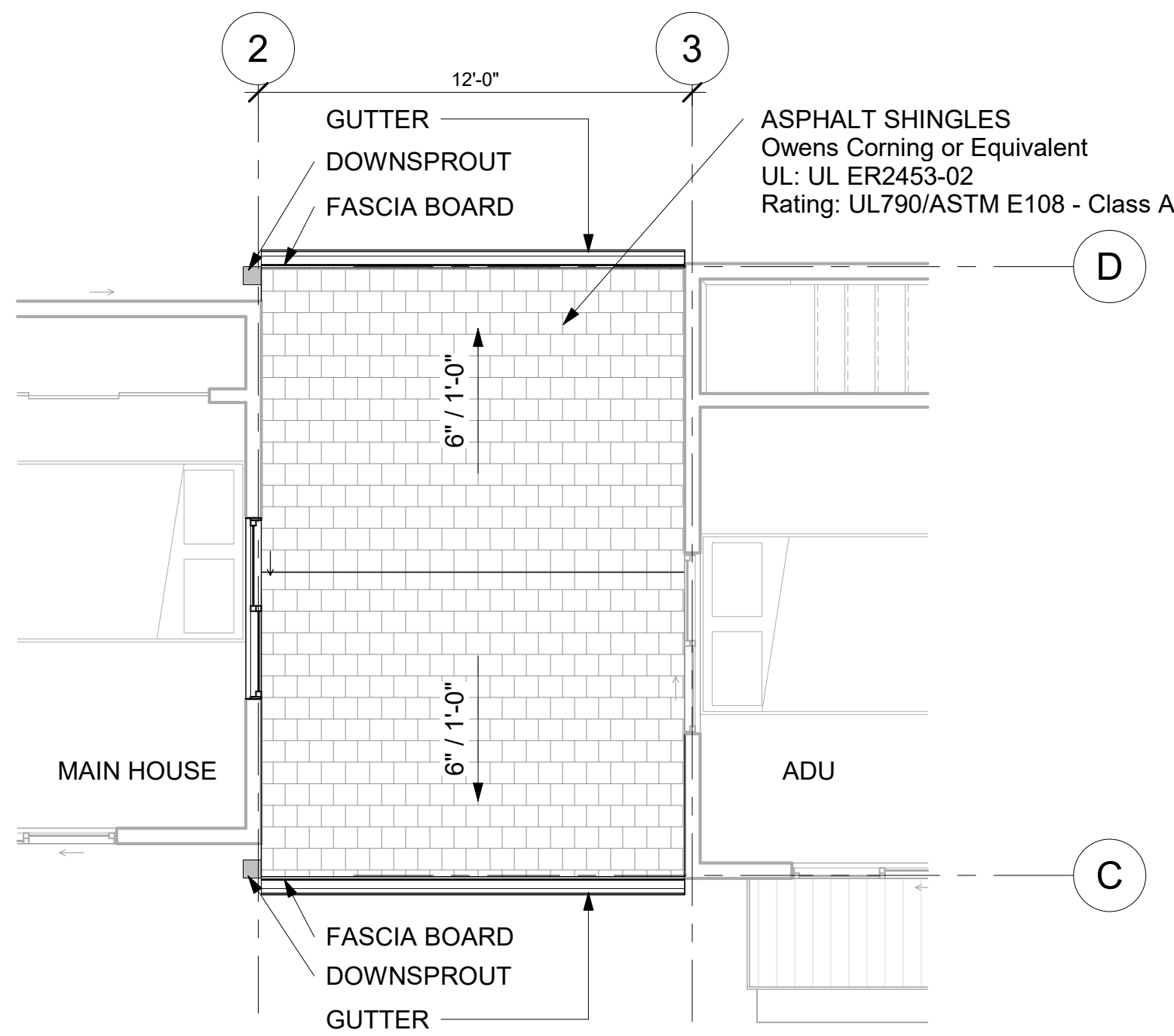
ATTIC AREA: 346 SQFT [A]
VENT AREA: [A] / 150 = 2.30 SQFT [B]
SQUARE INCH CONVERSION: [B] * 144 SQ INCH = 331.2 SQ INCH [C]
USE 1 VENT FOR EACH GABLE WALL: # OF GABLE WALLS = 2 [D]
REQUIRED VENT COUNT: [C] / [D] = 165 [E]
USE (2) [D] VENTS, MIN 165 [E] SQ INCH EACH.

ROOFING NOTES:

- METAL ROOF, COLOR: TO MATCH THE MAIN HOUSE. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION.
- DOUBLE LAYER OF UNDERLAYMENT IS REQUIRED FOR A 2-4"/12" ROOF SLOPE.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- PROVIDE CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS. USE BITUMEN WRAPPING AND GALV. FLASHING. ALL JOINTS IN FLASHING TO BE SOLDERED OR SEALED WITH MASTIC.
- PROVIDE INSECT SCREEN MESH AT ALL OPENINGS IN ROOF SUCH AS DORMER VENTS AND EAVE VENTS. INSECT SCREEN WITH MAX 1/4" OPENINGS.

FASCIA, GUTTER, DOWNSPOUTS:

- 1x FASCIA AND GUTTER COLOR: TO MATCH THE MAIN HOUSE. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION.
- USE DIA 5" GUTTER AND DOWNSPOUTS, 26 GA. GALV. AS REQUIRED.
- INSTALL CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM THE STRUCTURE.
- FLASHING AT ROOF TO WALL, ROOF VALLEY & RIDGE CONNECTIONS, ROOF PENETRATIONS: USE 26 GA. GALV.
- FLASHING/DRIP EDGE/ WEEP SCREED AT THE CONNECTION WALL TO FOUNDATION: USE 26 GA. GALV.



2 LOWER ROOF PLAN
1/4" = 1'-0"

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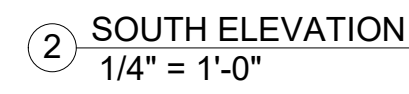
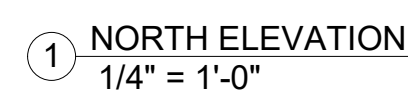
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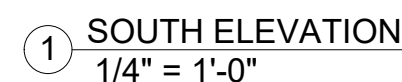
Date Issue Date

ROOF PLAN

A2.2

Scale 1/4" = 1'-0"





CEILING ASSEMBLY:
GA. FILE NO. FC 5120 1-HR FIRE RATING 50-54 STC SOUND REF. A4.0

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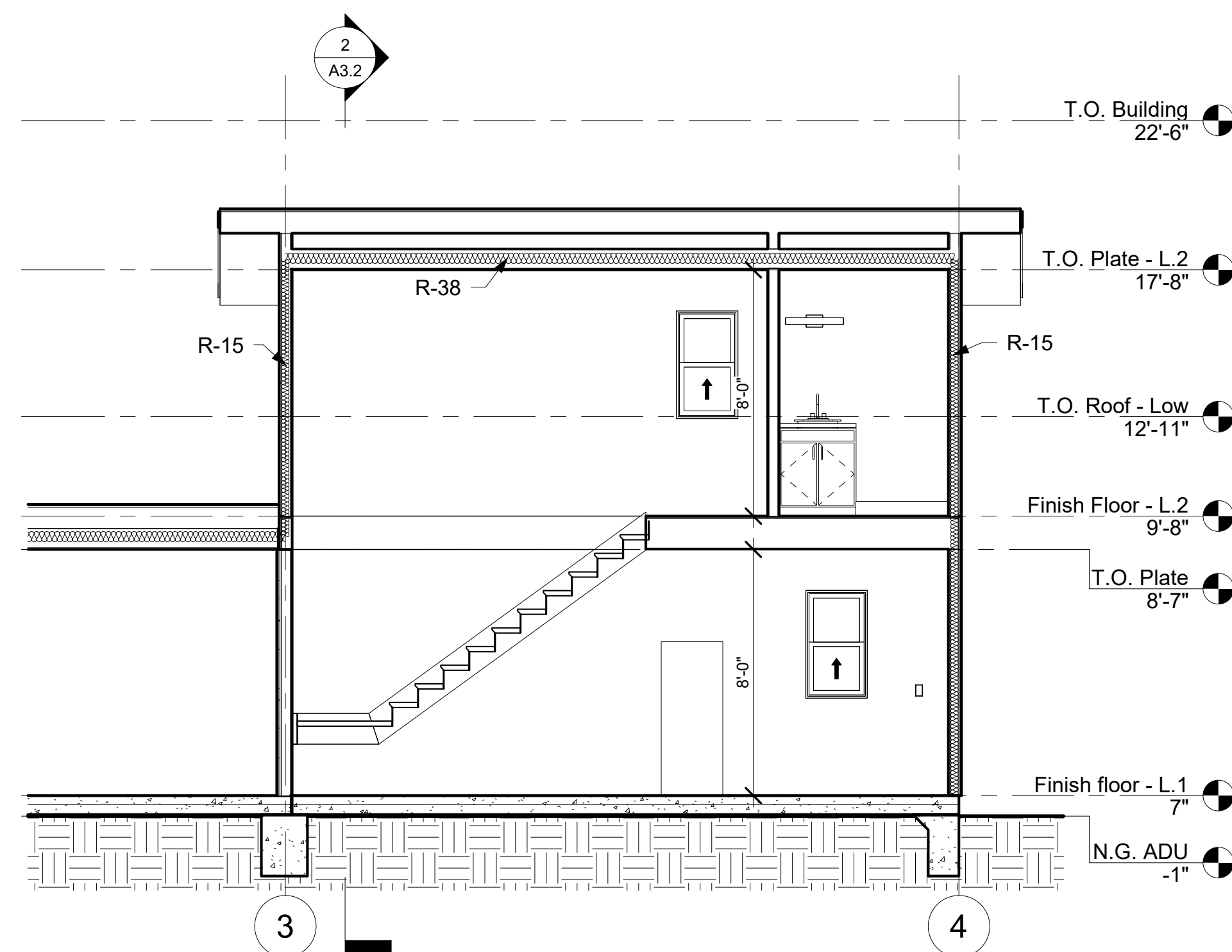
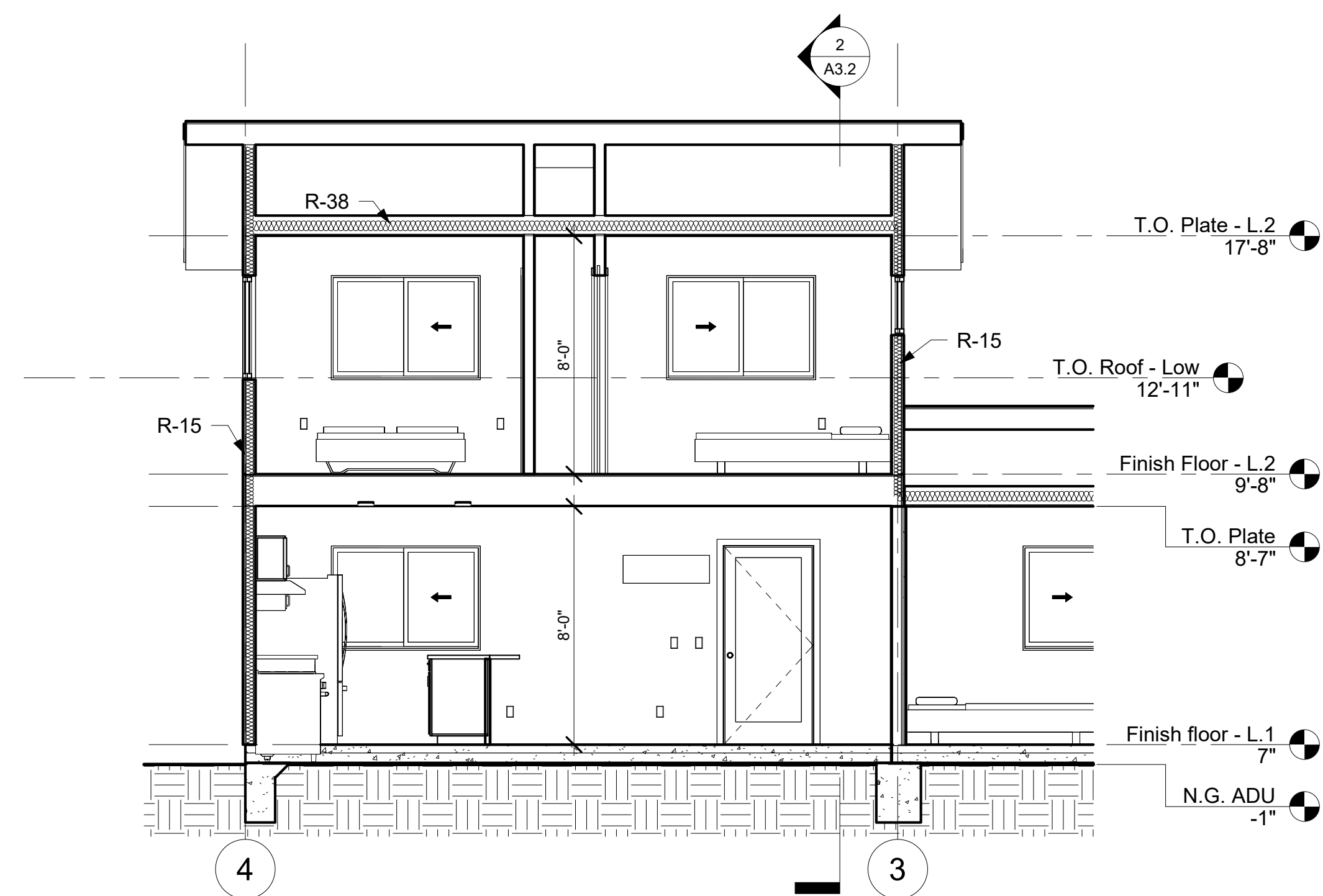
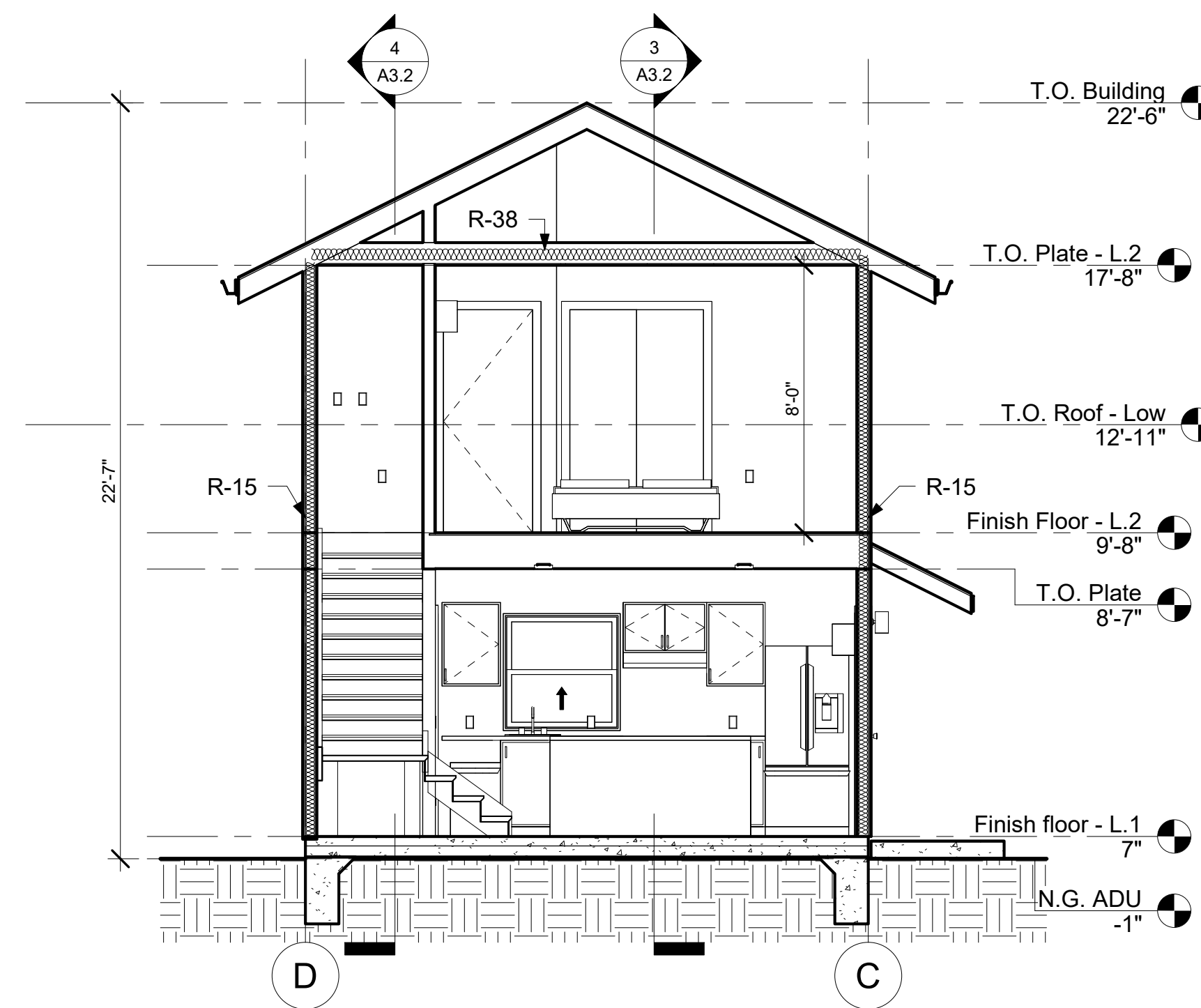
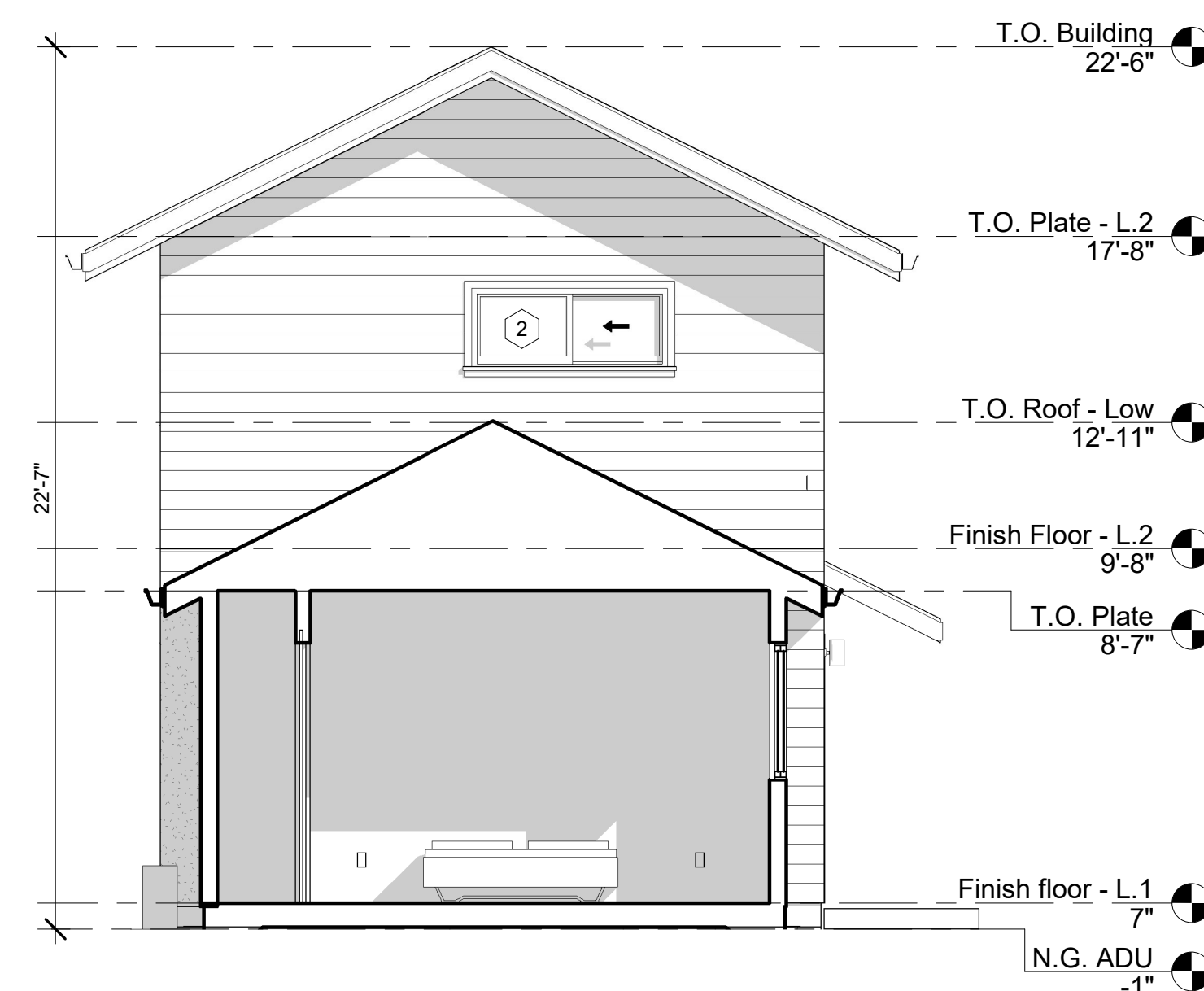
Date	Issue Date
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A3.1

Scale $1/4" = 1'$

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EXTERIOR WALLS:

1. EXTERIOR FINISH: SIDING, COLOR: TO MATCH THE MAIN HOUSE. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION.

DOOR AND WINDOW TRIMS:

1. COLOR: TO MATCH THE MAIN HOUSE. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION.

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93955

ADU

Date	Issue Date
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ELEVATIONS, SECTIONS -
ADU

A3.2

Scale	1/4" = 1'-0"
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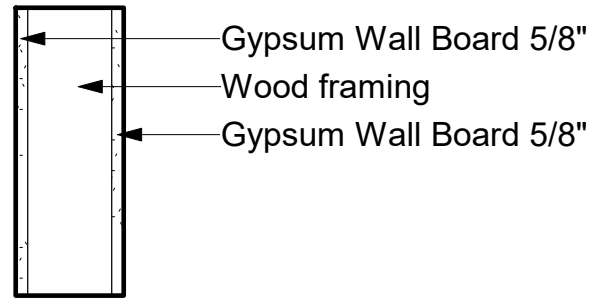
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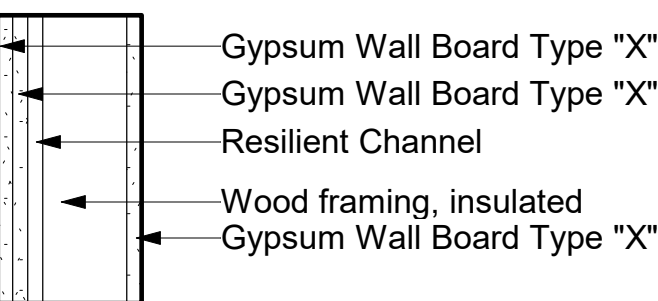
Diagram illustrating the cross-section of a floor assembly. The layers, from top to bottom, are:

- Vinyl Composition Tile
- Underlayment
- Cast-in-place concrete
- Vapor Retarder - min 6mil lapped min 6" at edges
- Clean Aggregate - min 4" thick of min 1/2" size

IW4 **INTERIOR WALL**
TYPICAL



INTERIOR WALL
TYPICAL



NOTES:

1. IN BATHROOMS USE WATERPROOF CEMENT BACKER BOARDS OR GREEN-BOARDS.
2. USE CEMENT BACKER BOARDS IN WALL AREAS IN DIRECT CONTACT WITH WATER.

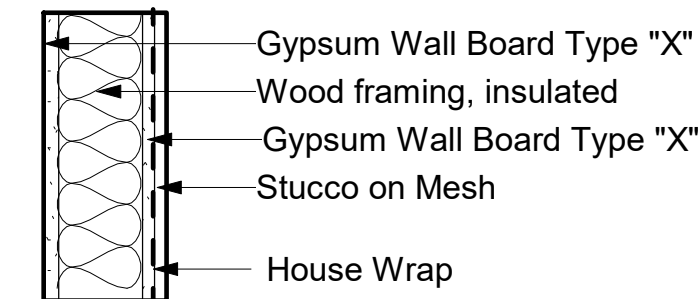
TYPICAL ASSEMBLIES
1 1/2" = 1'-0"

A4 ROOM FINISH SCHEDULE					
Number	Name	Area	Wall Finish	Floor Finish	Ceiling Finish
21	LIVING / KITCHEN	264 SF	White Paint	Vinyl Plank Floor	White Paint
22	PANTRY	24 SF	White Paint	Ceramic Tiles	White Paint
27	BEDROOM	128 SF	White Paint	Vinyl Plank Floor	White Paint
28	CLOSET	8 SF	White Paint	Vinyl Plank Floor	White Paint
29	BEDROOM	82 SF	White Paint	Vinyl Plank Floor	White Paint
30	BATH	37 SF	White Paint	Ceramic Tiles	White Paint
32	HALLWAY	61 SF	White Paint	Vinyl Plank Floor	White Paint
33	CLOSET	8 SF	White Paint	Vinyl Plank Floor	White Paint
ADU		612 SF			
19	GARAGE	438 SF	White Paint	Vinyl Plank Floor	White Paint
20	CLOSET	58 SF	White Paint	Ceramic Tiles	White Paint
23	HALL	38 SF	White Paint	Vinyl Plank Floor	White Paint
24	LIVING / KITCHEN	352 SF	White Paint	Vinyl Plank Floor	White Paint
25	BATH	47 SF	White Paint	Ceramic Tiles	White Paint
26	BEDROOM	142 SF	White Paint	Vinyl Plank Floor	White Paint
31	BALCONY	88 SF	White Paint	Ceramic Tiles	White Paint
34	BEDROOM	137 SF	White Paint	Vinyl Plank Floor	White Paint
35	CLOSET	24 SF	White Paint	Vinyl Plank Floor	White Paint
36	CLOSET	24 SF	White Paint	Vinyl Plank Floor	White Paint
PRIMARY DWELLING UNIT		1348 SF			

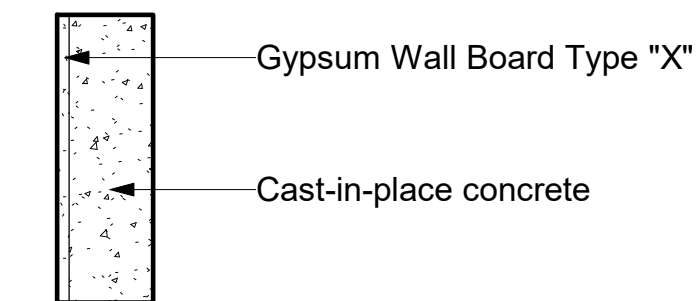
Diagram illustrating the cross-section of a wall assembly, showing the following layers from interior to exterior:

- Gypsum Wall Board Type "X"
- Wood framing, insulated
- Gypsum Wall Board Type "X"
- Fiber Cement Siding
- House Wrap

EW4 EXTERIOR WALL
TYPICAL 2x4



NOTES:
1. INSULATION: MIN. R-15, MINERAL WOOL OR FIBERGLASS



NOTES:
1. ONLY FOR GARAGE STACKED WALL

Diagram illustrating the wall assembly components (from interior to exterior):

- Gypsum Wall Board Type "X"
- Wood framing, insulated
- Fire Resistant OSB Sheathing
- Fiber Cement Siding
- House Wrap

Diagram illustrating the wall assembly layers (from exterior to interior):

- Gypsum Wall Board Type "X"
- Wood framing, insulated
- Fire Resistant OSB Sheathing
- Stucco on Mesh
- House Wrap

Louisiana-Pacific Corporation
Design No. LPB/WPPS 60-01
Loadbearing Wall Assembly
LP[®] FlameBlock[®] Fire-Rated OSB Sheathing and LP[®] FlameBlock[®] Plus Fire-Rated OSB Sheathing ASTM E119
Rating: 1 Hour, Restricted Load(1)

ASSEMBLY (Interior to Exterior):

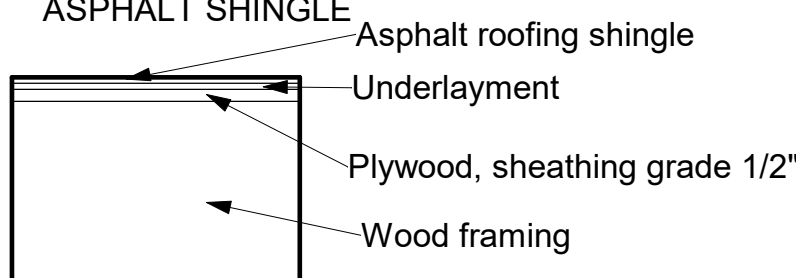
1. GYPSUM BOARD – Install one layer of nominal 5/8 in. thick Type X gypsum board, oriented vertically or horizontally. Secure gypsum board using nominal 1-7/8 in. long cup-head drywall nails spaced nominally 8 in. oc.
2. WOOD STUDS – Install 2 x 6 wood studs spaced 16 in. on center (oc). Attach each wood stud to top and bottom wood plates using three 16d framing nails at each location. Construct top plate of two wood studs installed horizontally at the top of the gypsum wall assembly and the bottom plate of a single wood stud. Install 2 x 6 wood studs horizontally as cross-bracing positioned at mid-height of the wall.
3. INSULATION – Install nominal 5-1/2 in. thick, nominal 2.5 pcf density unfaced mineral fiber batt insulation friction fit between the wood studs.
4. FIRE RESISTANT SHEATHING: Install nominal 48 in. wide x 96 in. tall, nominal 7/16 in. min. thick sheathing with the white side facing out. Install sheathing staggered at gypsum seams. Secure sheathing to wood studs (Item 1A) using 1-7/8 in. long 6d nails spaced 6 in. oc around the perimeter and 12 in. oc in the field. Alternatively, use 8d or 10d nails and the same spacing noted previously.
 - A. CERTIFIED MANUFACTURER – Louisiana- Pacific Corporation
 - B. CERTIFIED PRODUCT – Wood Sheathing, Fire Retardant Coated Sheathing
 - C. MODEL – LP® FlameBlock® Fire-Rated OSB Sheathing or LP® FlameBlock® Plus Fire- Rated OSB Sheathing
5. EXTERIOR SIDING OPTIONS:
 - A. FIBER CEMENT BOARD – Install min. 5/16 in. thick cellulose fiber-reinforced cement board per the manufacturer's published installation instructions.
 - B. T1-11 SIDING – Install min. 5/16 in. thick plywood or OSB siding per the manufacturer's published installation instructions.
 - C. CEMENT PLASTER – THREE COAT (STUCCO) – Install three-coat cement plaster (stucco) over metal lath or wire fabric lath and water resistive barrier as required by the International Building Code (IBC).

Wood framing, insulated

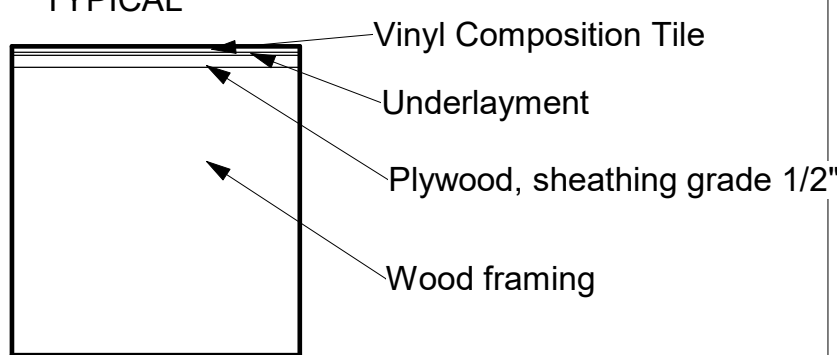
Gypsum Wall Board 5/8"

GA. FILE NO. FC 5120 1-HR FIRE RATING 50-54
STC SOUND

ROOF



FLOOR
TYPICAL



ROOM FINISHES NOTES:

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

DRYWALL:

2. USE 5/8" GYPSUM BOARD THROUGHOUT THE BUILDING.
3. DRYWALL (SHEETROCK) IS THE INTERIOR FINISH MOST COMMONLY USED IN RESIDENTIAL CONSTRUCTION. THE FOLLOWING GUIDELINES PERTAIN TO ITS APPLICATION. SAME APPLIES TO WATERPROOF CEMENT WALL BOARDS.
4. WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
5. WHEN PRACTICAL, WALLBOARD SHOULD BE APPLIED FIRST TO THE CEILINGS, AND THEN TO WALLS. SHEETS SHOULD BE BROUGHT INTO CONTACT BUT NOT FORCED INTO PLACE. SPACES BETWEEN SHEETS SHOULD NOT EXCEED 1/4" AND TAPERED EDGES SHOULD BE PLACED NEXT TO EACH OTHER WHEREVER POSSIBLE.
6. CUTOFFS FOR ELECTRICAL OUTLETS, PIPES, FIXTURES OR OTHER SMALL OPENINGS SHOULD BE CUT OUT NEATLY WITH A MAXIMUM CLEARANCE OF 1/4". IF THERE ARE ANY GAPS EXCEEDING 1/4", THEY MUST BE FILLED WITH TAPING COMPOUND AND DRYWALL TAPE.
7. NAILING:
 - A. NAILS SHOULD BE DRIVEN SO THAT THE HEAD LIES IN A SMALL DIMPLE FORMED BY THE LAST BLOW OF THE HAMMER. TAKE CARE NOT TO FRACTURE THE BOARD WHEN NAILING. FRACTURES OF THE WALLBOARD CAUSED BY OVER DRIVING MUST BE CORRECTED BY ADDITIONAL NAILING. NAILS MUST BE BETWEEN 3/8" AND 1" FROM THE EDGES, AND NAILS ON ADJACENT EDGES SHOULD BE OPPOSITE EACH OTHER. IF YOU ARE USING THE SINGLE NAILING SYSTEM, THE NAILS SHOULD BE SPACED 7" ON CENTER ON THE CEILINGS AND 8" ON CENTER ON THE WALLS. THE DOUBLE NAILING SYSTEM IS ALSO PERMITTED. GROUPS OF TWO NAILS 2 - 2 1/2" APART ARE SPACED 12" ON CENTER IN THIS SYSTEM. APPROVED SCREWS MAY ALSO BE USED TO APPLY WALLBOARD.
 - B. SCREWS MUST BE PLACED 3/8" FROM THE END OR EDGES OF THE BOARD AND SPACED 12" ON CENTER. SCREWS MUST BE USED FOR FASTENING WALLBOARD AT POCKET DOORS.
 - C. FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS OR FIRE RESISTIVE ASSEMBLIES. ALL EDGES OF BRACED WALL PANELS AND FIREWALLS MUST BE NAILED TO FRAMING.
8. CORNERS:
 - A. ALL METAL REINFORCED CORNERS MUST FIT SNUGLY AGAINST THE WALLBOARD AND SHOULD BE NAILED APPROXIMATELY 12" ON CENTER.
 - B. ALL "L" EDGE METAL TRIM SHOULD BE NAILED EVERY 6". PAPERBACK CORNER BEAD IS ACCEPTABLE IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
9. BATHROOM:
 - A. WATERPROOF CEMENT WALLBOARD SHALL BE USED IN THE BATHROOM AND BACKED WITH A VAPOR BARRIER.
10. DRYWALL FASTENERS:
 - A. 6D CEMENT-COATED BOX NAIL, OR 1 7/8" DRYWALL NAIL
 - B. SCREWS SHALL BE LONG ENOUGH FOR THE FULL-DIAMETER PORTION TO PENETRATE INTO WOOD FRAMING NOT LESS THAN 5/8 INCH AND THROUGH METAL FRAMING NOT LESS THAN 1/4 INCH.

BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY: ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED, CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES, VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes



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Vacant Lot - 0 Hamilton Ave, Seaside, Ca
93955

ADU

Date	Issue Date
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TYPICAL ASSEMBLIES, SCHEDULES

A4.0

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

A4 WINDOW SCHEDULE								
Type Mark	Count	U-Value	Operation	Sill Height	Head Height	Width	Height	Type Comments
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
4	1	0.3	Single-Hung	3'-2"	6'-8"	2'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen, tempered
4	1	0.3	Single-Hung	3'-2"	6'-8"	2'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen, tempered
4	1	0.3	Single-Hung	3'-2"	6'-8"	2'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen, tempered
5	1	0.3	Single-Hung	3'-2"	6'-8"	3'-6"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
ADU: 8								
1	1	0.3	Sliding	3'-9"	7'-3"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-9"	7'-3"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
1	1	0.3	Sliding	3'-2"	6'-8"	5'-0"	3'-6"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
2	1	0.3	Sliding	4'-8"	6'-8"	5'-0"	2'-0"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
2	1	0.3	Sliding	4'-8"	6'-8"	5'-0"	2'-0"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
2	1	0.3	Sliding	4'-8"	6'-8"	5'-0"	2'-0"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen
2	1	0.3	Sliding	4'-8"	6'-8"	5'-0"	2'-0"	Low-E2 glass, 2-pane, argon, SHGC = 0.35, bug screen

PRIMARY DWELLING UNIT: 13

A4 DOOR SCHEDULE							
Type Mark	Count	Function	Operation	U-Value	Width	Height	Comments
1	1	Exterior	Out-Swing	0.30	3'-0"	6'-8"	ADU
4	1	Interior	Swing		2'-8"	6'-8"	ADU
4	1	Interior	Swing		2'-8"	6'-8"	ADU
4	1	Interior	Swing		2'-8"	6'-8"	ADU
4	1	Interior	Swing		2'-8"	6'-8"	ADU
7	1	Interior	Sliding		4'-0"	6'-8"	ADU
7	1	Interior	Sliding		4'-0"	6'-8"	ADU
ADU: 7							
1	1	Exterior	Out-Swing	0.30	3'-0"	6'-8"	PRIMARY DWELLING UNIT
2	1	Exterior	Overhead		7'-10"	6'-11"	PRIMARY DWELLING UNIT
3	1	Exterior	Sliding	0.3	8'-0"	6'-8"	PRIMARY DWELLING UNIT
4	1	Interior	Swing		2'-8"	6'-8"	PRIMARY DWELLING UNIT
4	1	Interior	Swing		2'-8"	6'-8"	PRIMARY DWELLING UNIT
4	1	Interior	Swing		2'-8"	6'-8"	PRIMARY DWELLING UNIT
4	1	Interior	Swing		2'-8"	6'-8"	PRIMARY DWELLING UNIT
4	1	Interior	Swing		2'-8"	6'-8"	PRIMARY DWELLING UNIT
5	1	Interior	Sliding		10'-0"	6'-8"	PRIMARY DWELLING UNIT
5	1	Interior	Sliding		10'-0"	6'-8"	PRIMARY DWELLING UNIT
6	1	Interior	Pocket		2'-8"	6'-8"	PRIMARY DWELLING UNIT

EMERGENCY ESCAPE (EGRESS) WINDOWS:
1. AT LEAST ONE WINDOW IN EACH BEDROOM IS REQUIRED TO MEET THESE REQUIREMENTS:
- A. MINIMUM NET 5.7 SQFT OF OPENABLE AREA;
- B. MINIMUM NET 20" CLEAR WIDTH WHEN OPEN;
- MINIMUM NET 24": CLEAR HEIGHT WHEN OPEN;
- MAXIMUM HEIGHT OF 44" FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING;

TEMPERED GLAZING REQUIREMENTS:

1. ALL DOORS WITH GLAZING SHALL BE OF TEMPERED GLAZING.
2. PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR TO VERIFY TEMPERED GLAZING REQUIREMENTS PRIOR TO WINDOW ORDERING AND INSTALLATION. SEE THE REQUIREMENTS BELOW.
3. TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - A. WITHIN A 2' ARC OF EITHER THE EDGE OF A DOOR AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - B. ADJACENT TO A BOTTOM STAIR LANDING WHERE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE LANDING.
 - C. ADJACENT TO STAIRS WHERE GLAZING IS LOCATED LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - D. WITHIN A PORTION OF THE WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
 - E. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- F. ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
 - - A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
 - - B. EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR
 - - C. EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FINISHED FLOOR
 - - D. WHERE A WALKING SURFACE IS WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING
4. WHERE REQUIRED, TEMPERED GLAZING (EXCEPT TEMPERED SPANDREL GLASS) SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SANDBLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED). A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

DOORS AND WINDOWS SCHEDULE NOTES FOR NEW OR REPLACEMENT WINDOWS:

1. ALL MOUNTING ACCESSORIES SHALL BE PROVIDED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS AND MUST COMPLY WITH CRC 311
2. DOORS/WINDOWS MANUFACTURER, MODEL, AND DETAILS ARE FOR DESIGN PURPOSES AND SHALL BE VERIFIED WITH THE PROJECT CONTACT.
3. DURING CONSTRUCTION AND INSTALLATION ANY DOORS AND WINDOWS CAN BE REPLACED WITH AN EQUIVALENT BRAND AND MODEL PROVIDED IT MEETS ALL THE REQUIREMENTS FOR:
 - A. ENERGY PERFORMANCE;
 - B. EGRESS (IF APPLICABLE);
 - C. TEMPERED GLAZING (IF APPLICABLE);
 - D. SIZE (GLAZED AREA FOR NATURAL LIGHT ACCESS);
 - E. DOES NOT IMPACT THE STRUCTURAL PLAN.
4. PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR TO VERIFY MANUFACTURER'S RECOMMENDATIONS FOR, BUT NOT LIMITED TO, ROUGH OPENING SIZES AND INSTALLATION PRIOR TO COMMENCING THE FRAMING.
5. PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR TO VERIFY ALL WINDOW DIMENSIONS, MODELS, ROUGH OPENINGS IN THE FRAMING DURING CONSTRUCTION, AND TEMPERED GLAZING REQUIREMENTS PRIOR TO ORDERING DOORS AND WINDOWS FOR THE PROJECT.
6. ALL DOORS AND WINDOWS SHALL BE INSTALLED AND WATERPROOFED ACCORDING TO THESE PLANS AND THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL WINDOWS AND DOORS WITH GLAZING SHALL HAVE THE CERTIFYING LABEL ATTACHED, SHOWING U-VALUE. THE LABEL SHALL BE NOT REMOVED UNTIL THE FINAL INSPECTION.
8. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY: ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED, CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES, VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes



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ADU

Date Issue Date

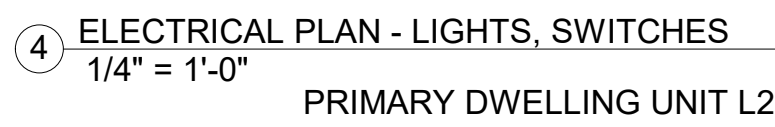
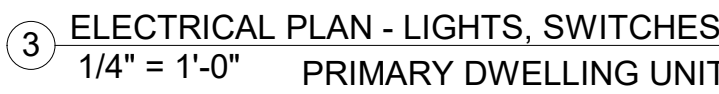
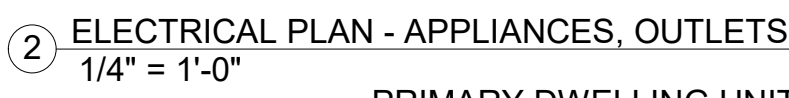
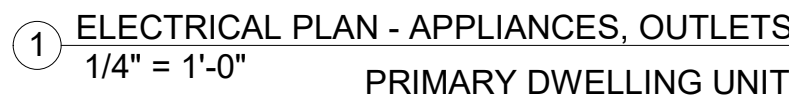
TYPICAL ASSEMBLIES, SCHEDULES

A4.1

Scale

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

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



11	Outlet Duplex	AFCI / Tamper Resistant
15	Outlet Duplex GFCI	GFCI / Tamper Resistant
1	Outlet Duplex Waterproof	Waterproof / GFCI / Tamper Resistant
2	Outlet Single	AFCI / Tamper Resistant
2	Outlet Single 220V	AFCI / Tamper Resistant
1	Single Switch	
2	Switch w/ Astronomical Timer	
1	Switch w/ Astronomical Timer	
3	Switch w/ Dimmer	
1	Switch w/ Dimmer	
8	Switch w/ Dimmer 3-Way	3-Way Switch
3	Switch w/ Dimmer w/ Vacancy Sensor	

29	6" Recessed Ceiling Light	5 W	LED / max. 7.6 W	6" / White
2	6" Recessed Ceiling Light - Outdoor	5 W	LED / 16 W	White / Watt Equivalent: 75 W / Check Product Specification and Manufacturer's Manual for compatible dimmer
3	Exterior Wall Mounted Lamp	9 W	W27	
2	Wall Mounted Bathroom Light		LED	LED Light
4	White / Watt Equivalence: 64 W / 120-277 V	40 W	Integrated LED	White / Watt Equivalent: 64 W / 120-277 V

1. THE PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR SHALL CONFIRM THE LOCATION, SIZE, AND CAPACITY OF THE EXISTING ELECTRICAL SERVICE ON THE PROPERTY. THE PROPOSED SERVICE CONNECTIONS FOR THE ADU SHALL BE VERIFIED AND DETERMINED TO BE VIABLE CONNECTION PATHS PRIOR TO COMMENCING WORK ON THE PROJECT. IF THE UTILITY LINE OR CONNECTION IS MISSING, DISPLACED, OR OTHERWISE INACCURATE, THE CONTRACTOR AND/OR PROJECT CONTACT SHALL NOTIFY ALL PARTIES AND A REVISION TO THE PLANS SHALL BE MADE.
2. THE PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR SHALL CONFIRM THE PROPOSED ADU ELECTRICAL SERVICE LINE'S CAPACITY TO SERVE ALL APPLIANCES AND ELECTRICAL FIXTURES IN THE UNIT. IF THE PROPOSED ELECTRICAL CONNECTION LINE TO THE UNIT AND INSIDE THE UNIT ARE MISSING, DISPLACED, INCORRECT CAPACITY OR OTHERWISE INACCURATE, THE CONTRACTOR AND/OR PROJECT CONTACT SHALL NOTIFY ALL PARTIES AND A REVISION TO THE PLANS SHALL BE MADE.
3. SUBFEED FROM EXISTING MAIN SERVICE TO PROPERTY: CONTRACTOR TO VERIFY AVAILABLE CAPACITY FOR ADDITIONAL LOAD (FOR ADU).
4. ELECTRICAL PANELBOARD SCHEDULE, CIRCUITS, WIRING DIAGRAM, AND POWER PLAN PERFORMED BY LICENSED ELECTRICIAN DURING CONSTRUCTION IN ACCORDANCE WITH 2022 CALIFORNIA ELECTRICAL CODE.
5. ELECTRICAL PANEL GROUNDING ACCORDING TO THE 2022 CALIFORNIA ELECTRICAL CODE.
6. ALL APPLIANCES AND ELECTRICAL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND 2022 CALIFORNIA ELECTRICAL CODE.
7. UNLESS SPECIFIED IN THE SCHEDULE, AN APPLIANCE'S BRAND AND MODEL TBD DURING CONSTRUCTION, PROVIDED IT MEETS THE 2022 CALIFORNIA ELECTRICAL CODE.
8. DURING CONSTRUCTION AND INSTALLATION OF THE ELECTRICAL SYSTEM ANY APPLIANCES LISTED MAY BE REPLACED WITH AN EQUIVALENT MODEL AND BRAND PROVIDED THEY MEET 2022 CALIFORNIA ELECTRICAL CODE AND MEET OR EXCEED ALL APPLICABLE ENERGY STANDARDS IN THE TITLE 24 REPORT FOR THE PROJECT.
9. ANNULAR SPACES AROUND ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS, FOUNDATION, FLOOR, OR ROOFTOP SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

1. PROVIDE TAMPER RESISTANT RECEPTACLES, ARCH-FAULT AND GFCI AS REQUIRED BY APPLICABLE CODES.
2. PROVIDE AFCI PROTECTION FOR ALL OUTLETS OR DEVICES IN A READILY ACCESSIBLE LOCATION IN KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, LIBRARIES/DENS, LAUNDRY, OR SIMILAR ROOMS AND AREAS.
3. TAMPER-RESISTANT RECEPTACLES ARE REQUIRED FOR RECEPTACLES THAT ARE 66" AND LESS ABOVE THE FINISHED FLOOR, AND IN ANY OF THE FOLLOWING LOCATIONS: KITCHENS, FAMILY ROOMS, DINING, LIVING ROOM, LIBRARIES/DENS, BEDROOMS, RECREATION ROOMS, LAUNDRY, OR SIMILAR ROOMS OR WALL SPACE. RECEPTACLES IN A DEDICATED SPACE FOR A REFRIGERATOR, DISHWASHER, OR WASHER/DRYER ARE EXEMPT.

1. ALL LIGHTING SHALL BE HIGH EFFICACY. LAMPS DEEMED AUTOMATICALLY HIGH EFFICACY NEED ONLY MANUAL ON/OFF SWITCH. IF THE LAMP IS NOT AUTOMATICALLY HIGH EFFICACY, IT MUST BE JA8 CERTIFIED AND IS REQUIRED. TO HAVE A MANUAL ON/OFF SWITCH PLUS EITHER A VACANCY SENSOR OR DIMMER CONTROL.
2. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. VACANCY SENSORS SHALL BE INSTALLED IN ALL OF THE ROOM TYPES LISTED, IF APPLICABLE TO THE PROJECT.
3. ALL LIGHT MOUNTING ACCESSORIES SHALL BE PROVIDED ACCORDING TO LIGHTING FIXTURE'S MANUFACTURER'S REQUIREMENTS.
4. IF NOT SPECIFIED IN THE SCHEDULE - LIGHTS' BRAND AND MODEL TBD DURING CONSTRUCTION, PROVIDED IT MEETS 2022 CALIFORNIA ELECTRICAL CODE.
5. DURING CONSTRUCTION AND INSTALLATION OF THE ELECTRICAL SYSTEM ANY LIGHTS LISTED CAN BE REPLACED WITH AN EQUIVALENT BRAND/MODEL PROVIDED THEY MEET THE 2022 CALIFORNIA ELECTRICAL CODE.

1. ALL EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE PER PEC 150.0(K)(3):

- A. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS B) OR C) BELOW; AND
- B. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR
- C. CONTROLLED BY ONE OF THE FOLLOWING METHODS:
 - A. (1) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
 - B. (2) ASTRONOMICAL TIME CLOCK.
 - C. (3) ENERGY MANAGEMENT CONTROL SYSTEM.

1. ALL RECESSED LUMINAIRES IN CEILINGS SHALL COMPLY WITH ALL OF THE FOLLOWING:

- A. BE LISTED FOR 'ZERO CLEARANCE INSULATION CONTACT (IC)' BY UL (UNDERWRITERS LABORATORIES) OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORIES;
- B. HAVE A LABEL THAT THE LUMINAIRE IS AIRTIGHT;
- C. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK;
- D. SHALL NOT CONTAIN SCREW BASE SOCKETS;
- E. SHALL ONLY CONTAIN "HIGH EFFICACY" LIGHT SOURCES OR BE MARKED AS 'JA8-2019-E'.

1. BATHROOM REQUIRES A DEDICATED 20-AMP CIRCUIT FOR THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION: WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED).
2. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12

Type	Mark	Count	Description	Model	Comments
1		1	Electric Range - 30" W w/ Oven	220 V / White	
2		1	Under the Cabinet Range Hood 30" W		
3		4	Combination Smoke and Carbon Monoxide Alarm		Combo. alarms shall be listed in accordance with UL 217 and UL 2034. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.
4		3	Indoor Mini Split Unit (3-Zone System)	Cooling & Heating / Cooling 9000 BTU	
5		1	French Door Refrigerator w/ Bottom Freezer 30" W, 35" D	White / Stainless Steel / Fingerprint-resistant Black Stainless Steel	
6		2	Bath Fan w/ Humidity Sensor w/ Movement Sensor	110CFM / 0.3 SONE / White	
7		1	Minisplit - Outdoor Unit (3-Zone System)	208-230 V / Heating and Cooling	
8		1	Electric Tank Water Heater w/ Heat Pump	50 Gal. / 5,000 W / 240 V / 20.83 A / Energy Star / 22.25" Dia. / 61" Tall / Suitable for 3-5 people, 3 or more bathrooms	
9		1	Washer-Dryer Combo Stacked 24" W	White / 2.3 cu. ft. Washer / 4.4 cu. ft. Electric Dryer / Vented / 240 V	
10		1	Dishwasher 18"	120 V / Black / White / Stainless Steel	

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Project Notes

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[illegible]

ADU

Date	Issue Date
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A5.0

Scale 1/4" = 1'-0"



A5 LIGHTING FIXTURE SCHEDULE - ADU				
Count	Description	Wattage	Lamp	Model Comments
51	6" Recessed Ceiling Light	5 W	LED / max. 7.6 W	6" / White
2	6" Recessed Ceiling Light - Outdoor	5 W	LED / 16 W	White / Watt Equivalence: 75 W / Check Product Specification and Manufacturer's Manuals for compatible dimmers
2	Exterior Wall Mounted Lamp	9 W	W27	
1	Wall Mounted Bathroom Light		LED	LED Light

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

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

Project Notes

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Vacant Lot - 0 Hamilton Ave, Seaside, Ca
93955

Date	Issue Date
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A5.1

Scale	As indicated
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Cylinder

Model	Color Temp & CRI	Lumens	Finish
WS-W190208	30 3000K - 80	260	BK Black
WS-W190212		515	BZ Bronze
			WT White

Example: **WS-W190208-30-BK**

- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

Construction:	Die-cast aluminum
Power:	18W, 6W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Lens:	Glass Lens
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Bronze, Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, ADA



Technical drawing of a rectangular block. The width is labeled as $4\frac{1}{2}$ " and the height is labeled as $4\frac{1}{2}$ ". The depth is labeled as $2\frac{3}{16}$ ".

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WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. February 2020



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Date Issue Date

SPECIFICATIONS

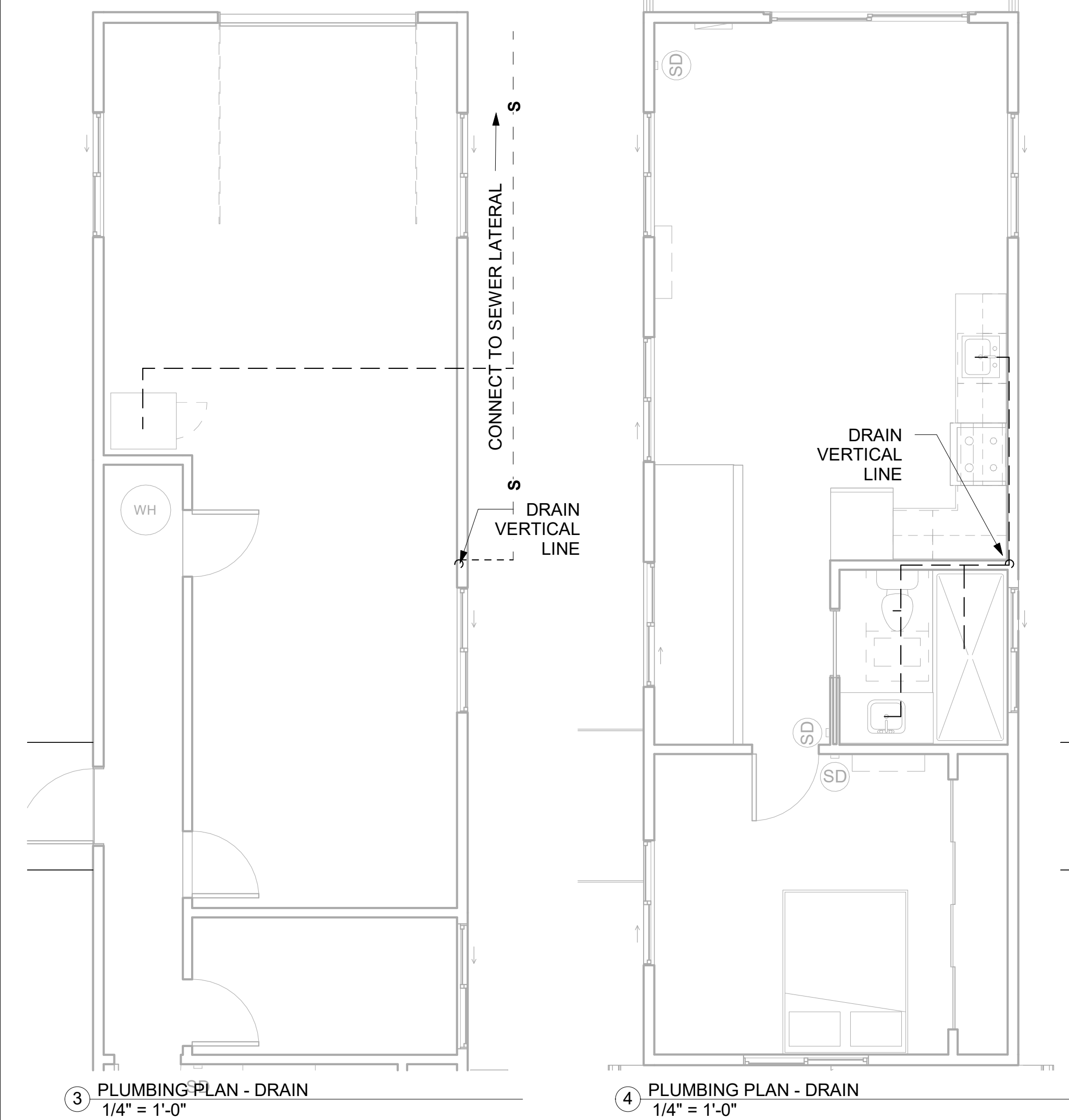
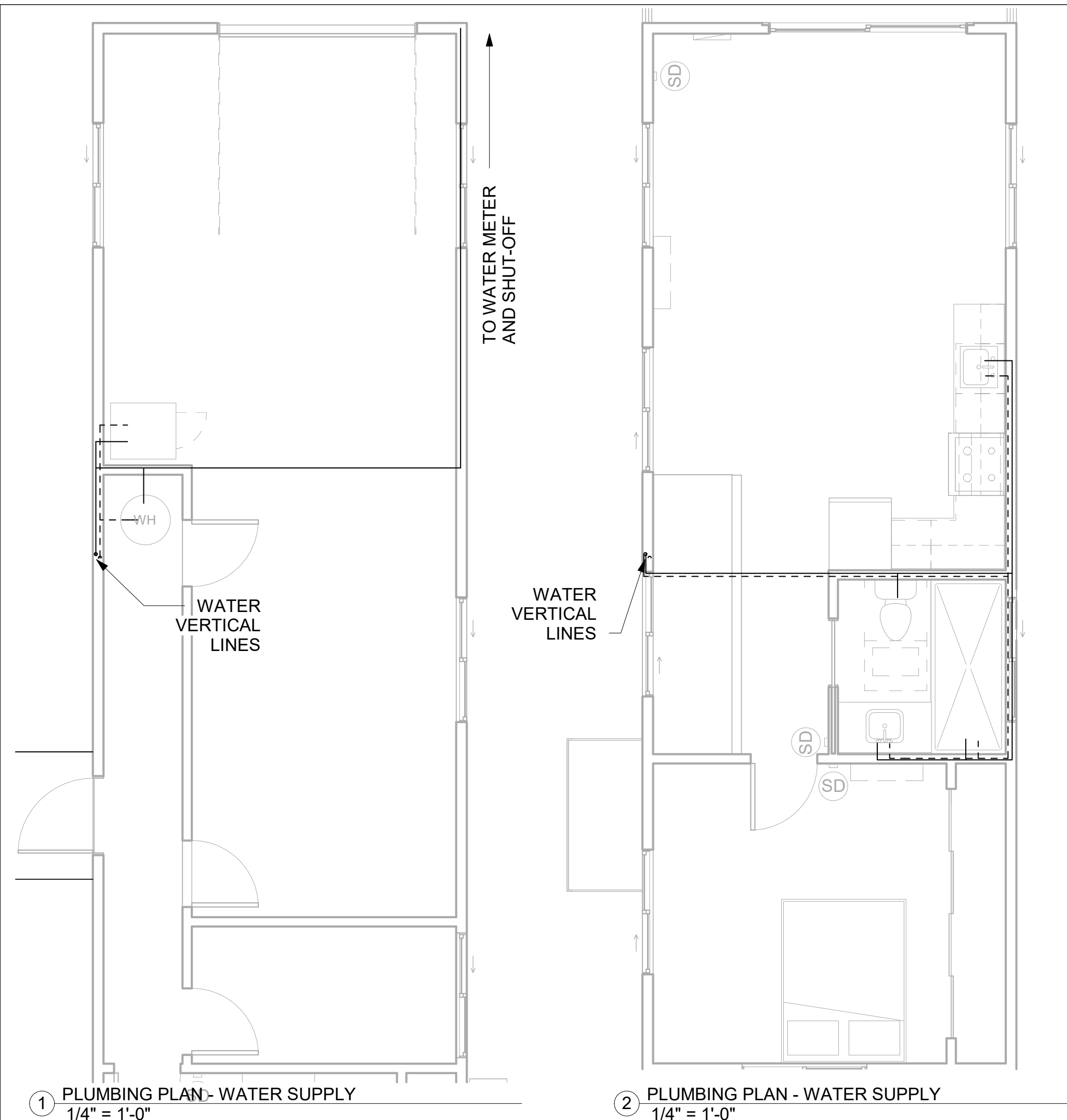
A5.2

Scale

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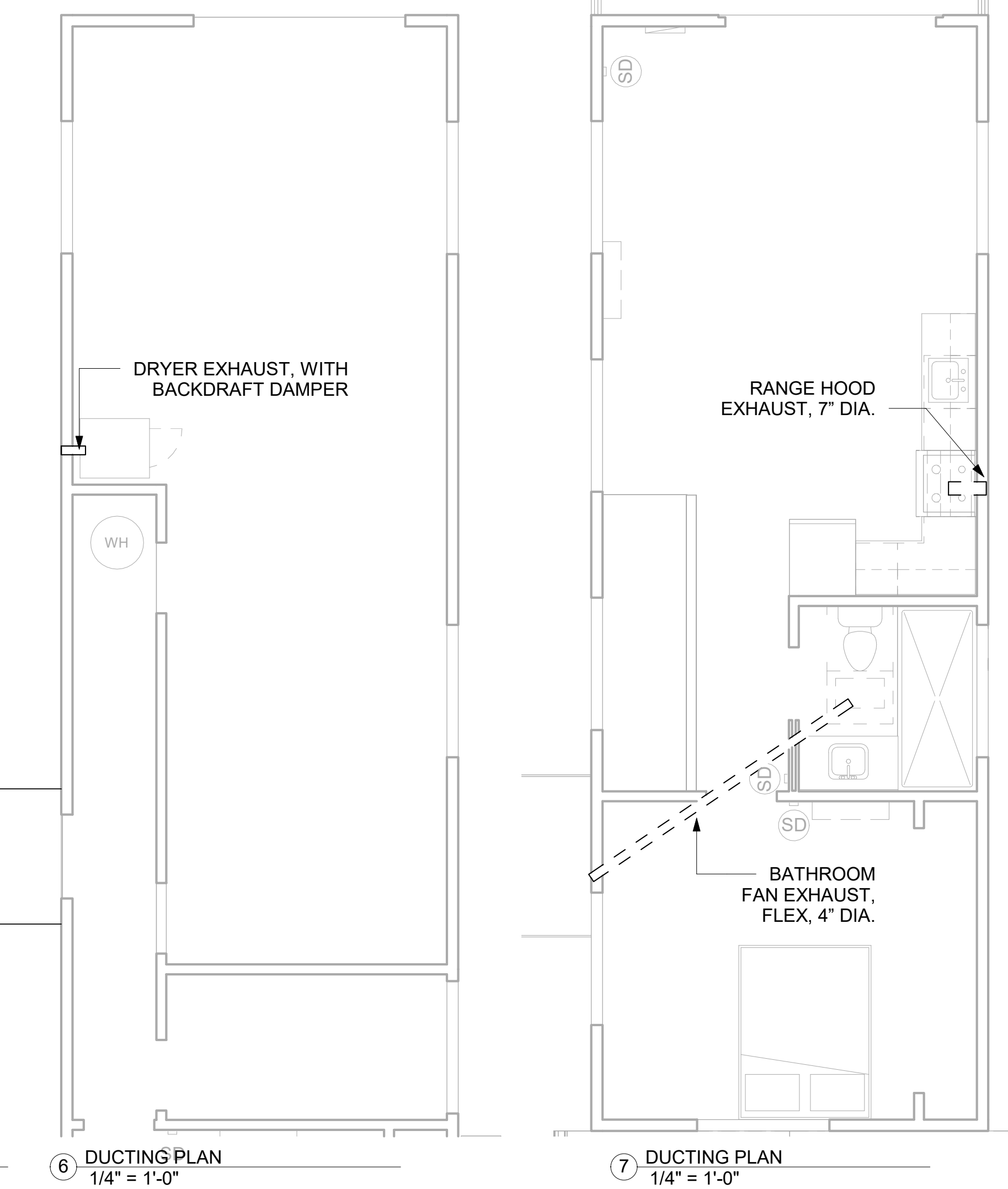
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8/28/2023 2:45:40 PM



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

PLUMBING LEGEND
1/8" = 1'-0"



GENERAL PLUMBING NOTES:

1. THE PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR SHALL VERIFY THE EXISTING PROPERTY AND THE PROPOSED ADU WATER AND SEWER SERVICE LINES LOCATION AND CAPACITY TO SERVE THE UNIT, INCLUDING ALL PLUMBING FIXTURES AND APPLIANCES W/ WATER SUPPLY, IF THE PROPOSED WATER AND SEWER CONNECTION PIPES TO THE UNIT AND INSIDE THE UNIT ARE MISSING, DISPLACED, INCORRECT CAPACITY OR OTHERWISE INACCURATE, THE CONTRACTOR AND/OR PROJECT CONTACT SHALL NOTIFY ALL PARTIES AND A REVISION TO THE PLANS SHALL BE MADE.
2. ALL PLUMBING FIXTURES AND PIPING SHOULD BE INSTALLED IN ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS AND THE 2022 CALIFORNIA PLUMBING CODE.
3. VENT PLAN PERFORMED BY LICENSED PLUMBER DURING CONSTRUCTION IN ACCORDANCE WITH 2022 CALIFORNIA PLUMBING CODE.
4. FLOW RATE SHOWN IN THE PLUMBING FIXTURE SCHEDULE IS THE MAXIMUM. ANY FIXTURE'S FLOW RATE SHOULD BE VERIFIED WITH THE FIXTURE'S SPECIFICATIONS AND THE FLOW RATE REGULATOR SHOULD BE INSTALLED NOT TO EXCEED THE MAXIMUM FLOW RATE.
5. ANY PLUMBING FIXTURE IN THE SPECIFIED SCHEDULE MAY BE SUBSTITUTED WITH AN EQUIVALENT MODEL AND BRAND SO LONG AS IT DOES NOT EXCEED THE FLOW RATE SHOWN IN PLUMBING FIXTURE SCHEDULE OR FLOW RATE REGULATORS ARE INSTALLED TO ADJUST THE FLOW RATE TO THE VALUE SHOWN IN THE SCHEDULE.
6. ALLOWABLE PLUMBING PRESSURE RANGE: 15-80 PSI.
7. MAXIMUM ALLOWABLE SERVICE LENGTH: 150 FT.
8. ANNULAR SPACES AROUND PIPES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS, FOUNDATION, FLOOR OR ROOFTOP SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
9. SCALDING PROTECTION: SHOWERS AND TUB-SHOWER COMBINATIONS IN BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. THESE VALVES SHALL CONFORM TO ASSE 1016 OR ASME A112.18.1/CSA B125.1. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.

GENERAL MECHANICAL NOTES:

1. ALL DUCT LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS, AND CONNECTIONS SHALL BE SEALED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE AND IMC 603.9.
2. DUCTS SHOULD BE SUPPORTED BY APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10'. IF FLEXIBLE THEY SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL DUCTING SYSTEM ITEMS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND 2022 CALIFORNIA MECHANICAL CODE.
4. ANNULAR SPACES AROUND VENTS, DUCTS, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS, FOUNDATION, FLOOR OR ROOFTOP SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
5. DUCTS INSIDE CONDITIONED SPACE SHALL BE INSULATED WITH R-4.2 AND WHEN IN UNCONDITIONED SPACE IT SHALL BE INSULATED WITH R-6.
6. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.

DRYER NOTES:

1. IF INSTALLING A DRYER PROVIDE TYPE 1 CLOTHES DRYER EXHAUST DUCT (MIN. 4" DIA. AND 0.016" THICK RIGID METAL) TO THE OUTSIDE OF THE BUILDING AND EQUIPPED WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14 FT WITH 2 ELBOWS.
2. IF INSTALLING A DRYER PROVIDE 100 SQUARE INCHES OF MAKEUP AIR FOR THE CLOTHES DRYER CLOSET.
3. IF INSTALLING A DRYER TYPE 1 CLOTHES DRYER EXHAUST DUCT SHALL BE PROVIDED WITH MAKEUP AIR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

BATHROOM FAN NOTES:

1. EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:
 - a. ENERGY STAR COMPLIANT, AND
 - a. CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (CGBCC 4.506.1):
 - b. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND,
 - c. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
 - d. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

WATER HEATER NOTES:

1. SEISMIC STRAPS (CPC 507.2): WATER HEATERS REQUIRE TWO SEISMIC STRAPS; ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER UNIT AND ONE AT THE BOTTOM 1/3. THE BOTTOM STRAP SHALL BE A MINIMUM OF 4" FROM THE WATER HEATER CONTROLS.
2. VENTING (CPC 510): ALL VENT PIPING THAT RUNS THROUGH CEILINGS, FLOORS, OR WALLS SHALL BE DOUBLE-WALL METAL PIPE. THE VENT AND THE WATER HEATER MUST MAINTAIN CLEARANCE FROM COMBUSTIBLE MATERIALS (SUCH AS WALL FRAMING OR ROOFING) AS REQUIRED BY THE MANUFACTURER, WHICH IS TYPICALLY 1" MINIMUM. THE VENT SHALL TERMINATE A MINIMUM 1' ABOVE THE ROOF, BE INSTALLED WITH FLASHING THROUGH THE ROOF, AND TERMINATE IN A LISTED AND APPROVED VENT CAP. VENTS SHALL ALSO TERMINATE A MINIMUM OF 3' ABOVE ANY BUILDING OPENING (DOOR, OPERABLE WINDOW, ETC.) WITHIN 3' OF THE TERMINATION. VENTING SHALL EXTEND IN A GENERALLY VERTICAL DIRECTION WITH OFFSETS NOT EXCEEDING 45°, EXCEPT ONE 60° OFFSET IS PERMITTED. VENTS MAY REQUIRE ADDITIONAL SUPPORTS DEPENDING ON THE MATERIAL AND DESIGN.
3. PROVIDE PRESSURE-TEMPERATURE RELIEF VALVE (CPC 504.4, 504.5, AND 608.5)
4. SEDIMENT TRAP (CPC 1212.8): A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE, AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL, AND UPSTREAM OF THE FLEX CONNECTOR.
5. THE WATER HEATER SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. LOCATED IN A BEDROOM, BATHROOM, OR BEDROOM CLOSET (CPC 504.1): IF LOCATED IN A BEDROOM, BATHROOM, OR BEDROOM CLOSET, THE WATER HEATER SHALL BE LOCATED IN A CLOSET PROVIDED WITH A LISTED SELF-CLOSING, GASKETED DOOR AND ALL COMBUSTION AIR SHALL BE OBTAINED FROM OUTDOORS. THE WATER HEATER CLOSET SHALL NOT BE USED FOR ANY OTHER PURPOSE.

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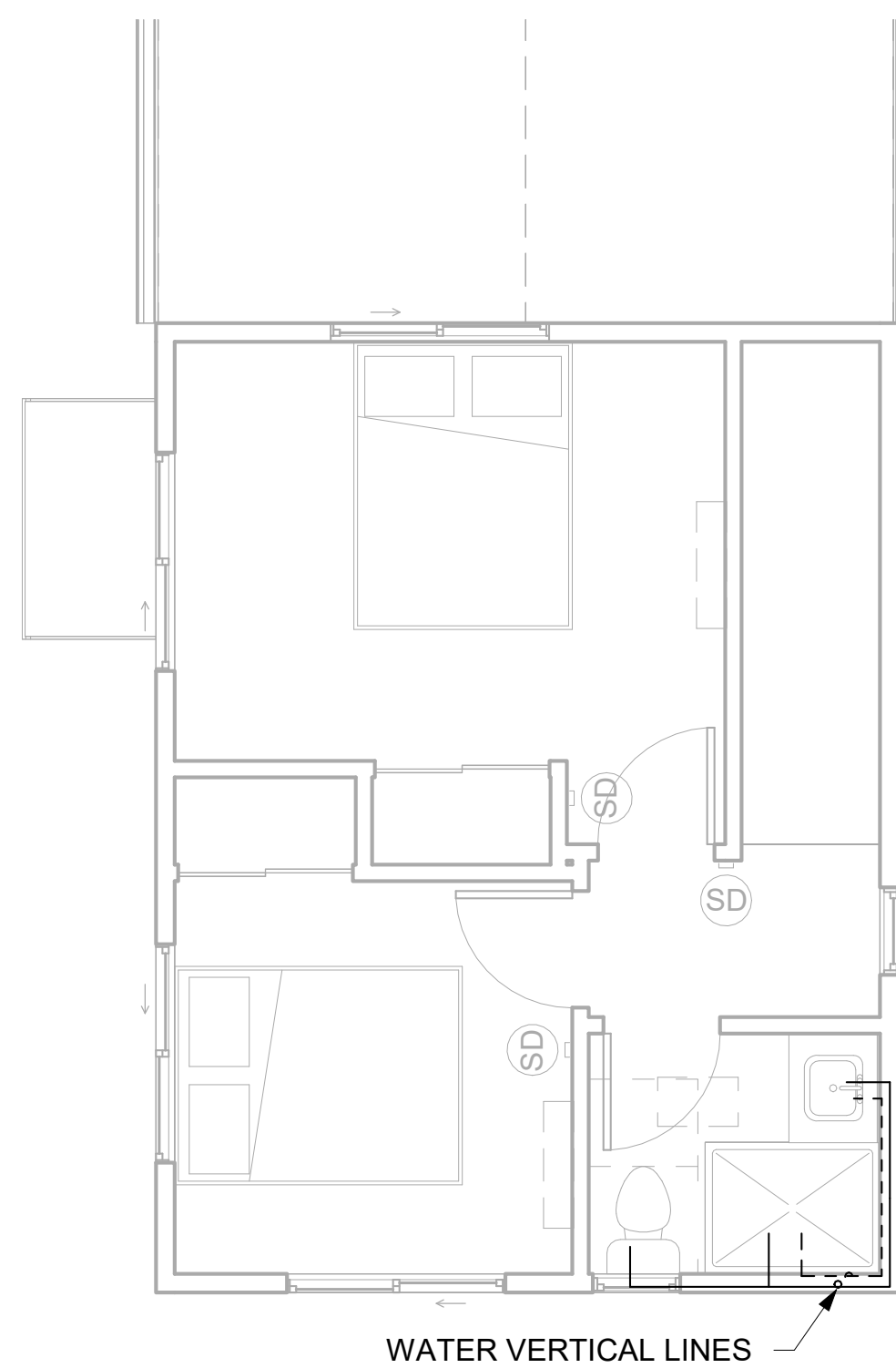
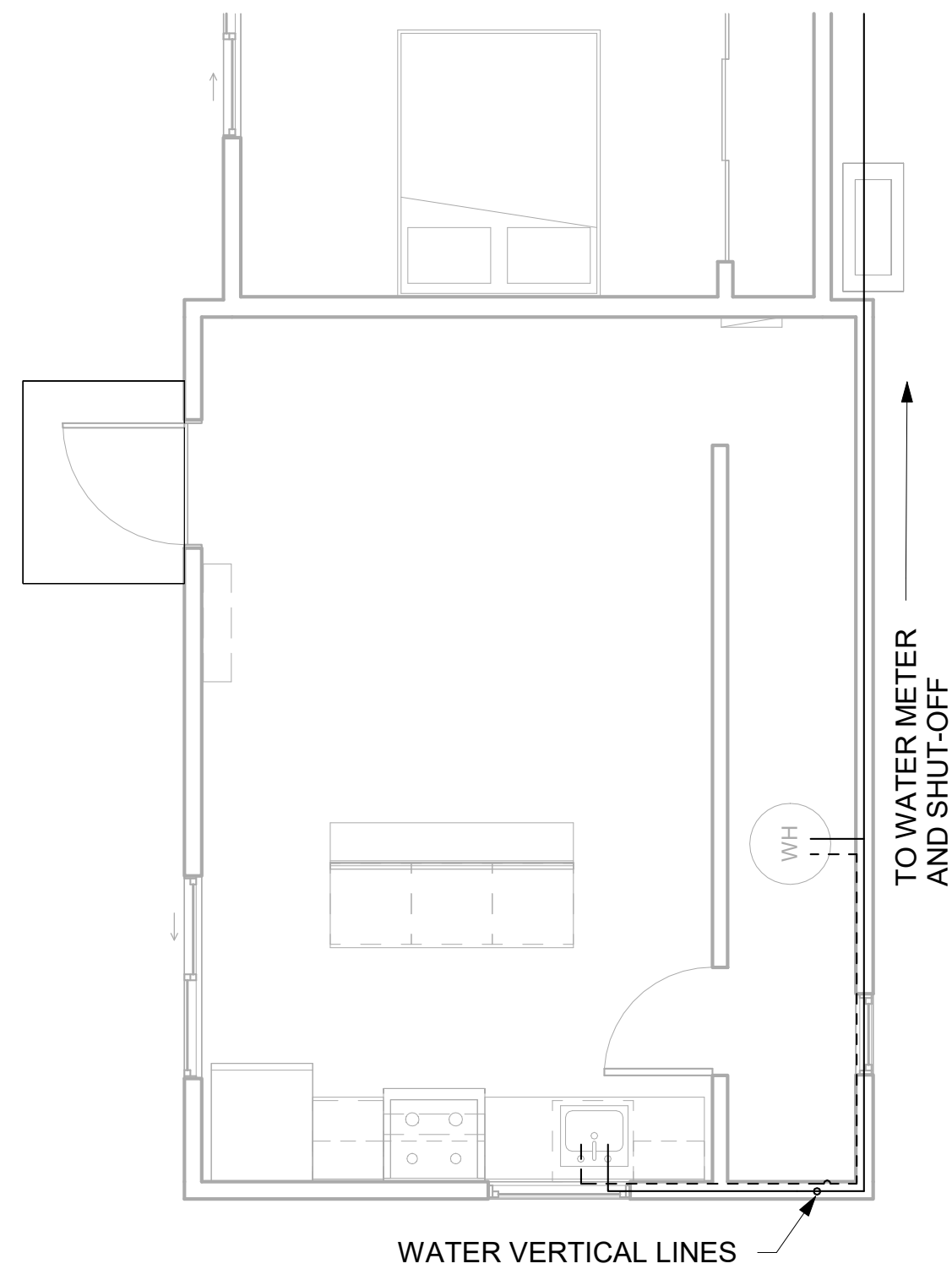
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PLUMBING, MECHANICAL

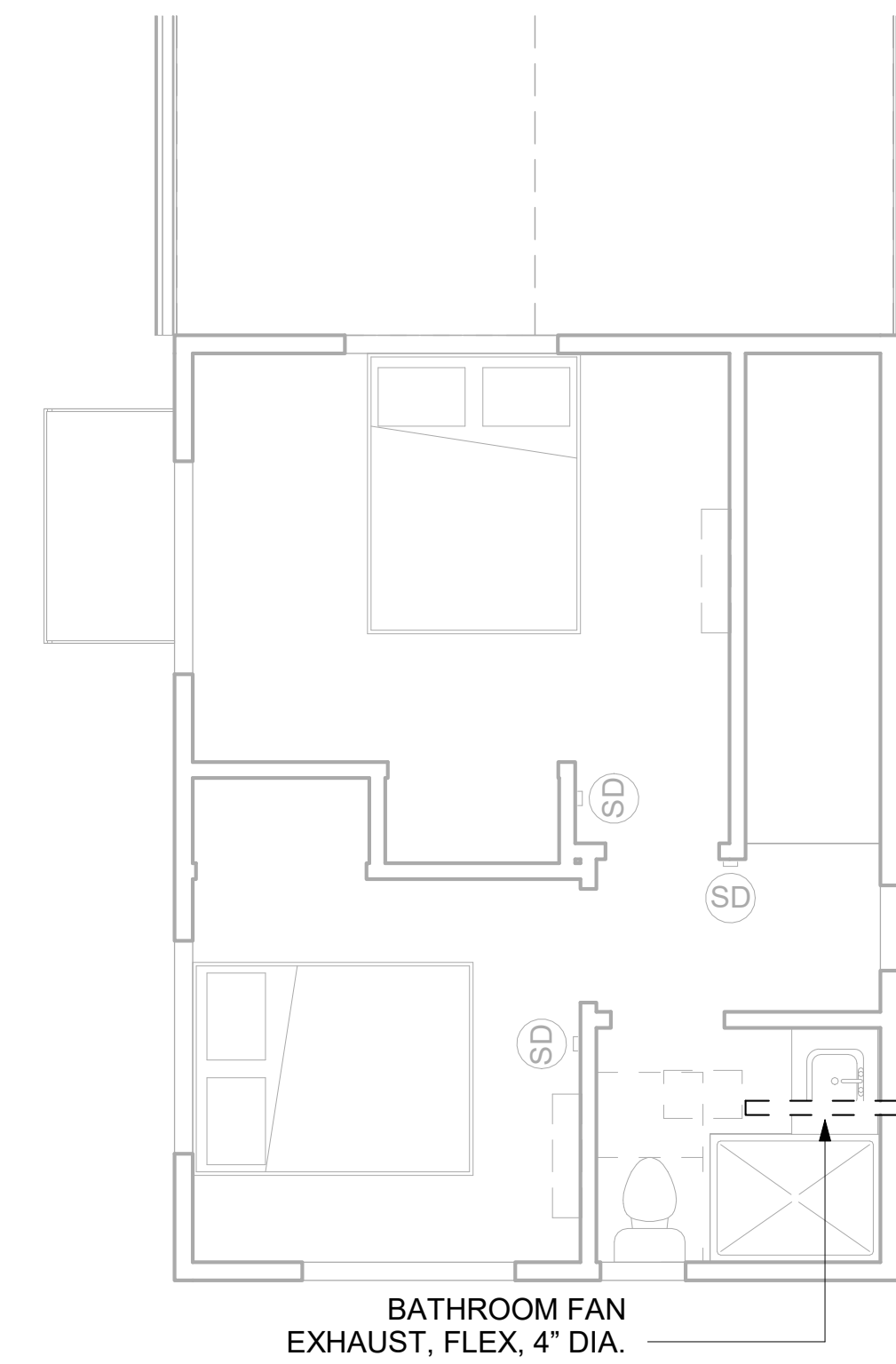
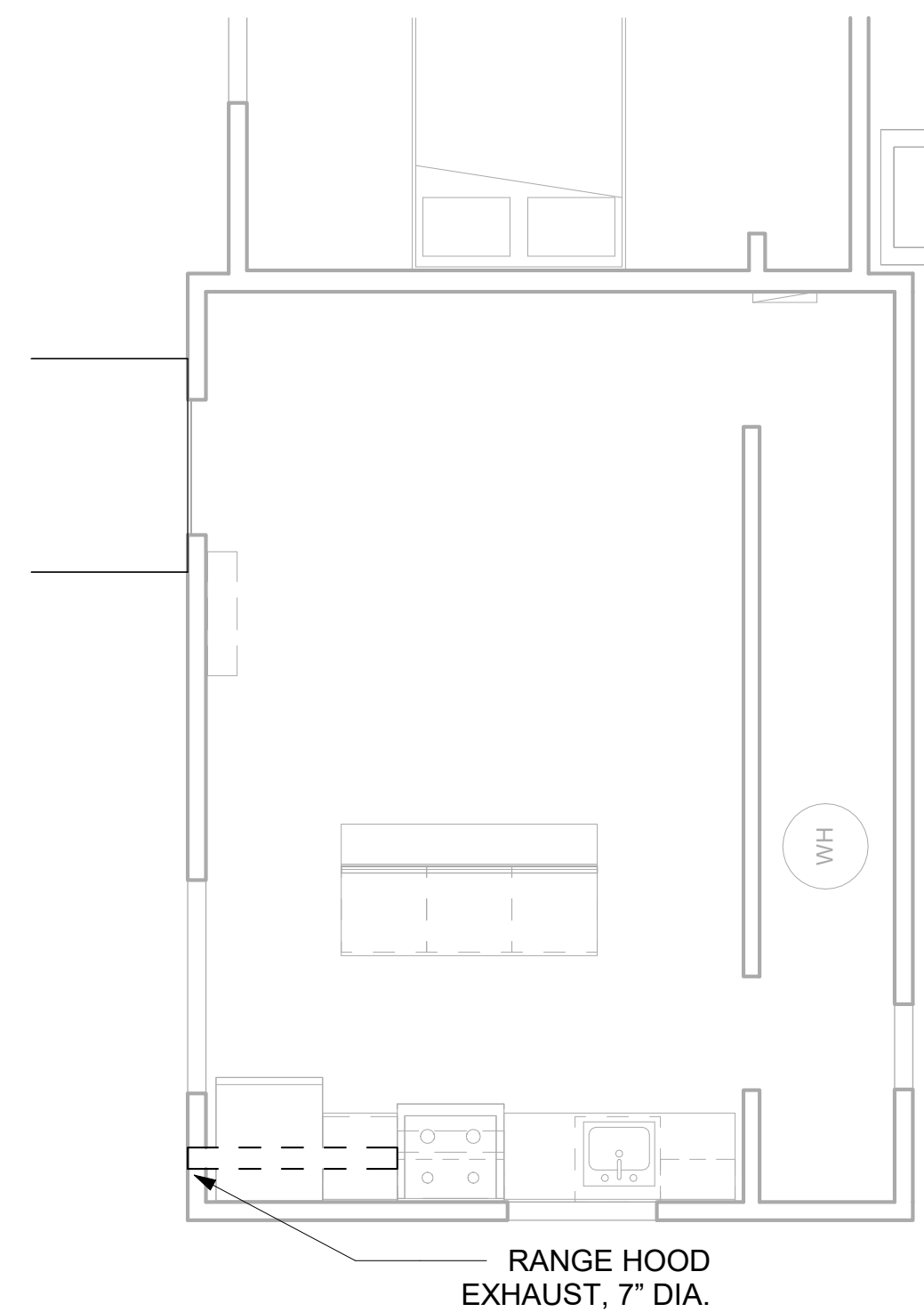
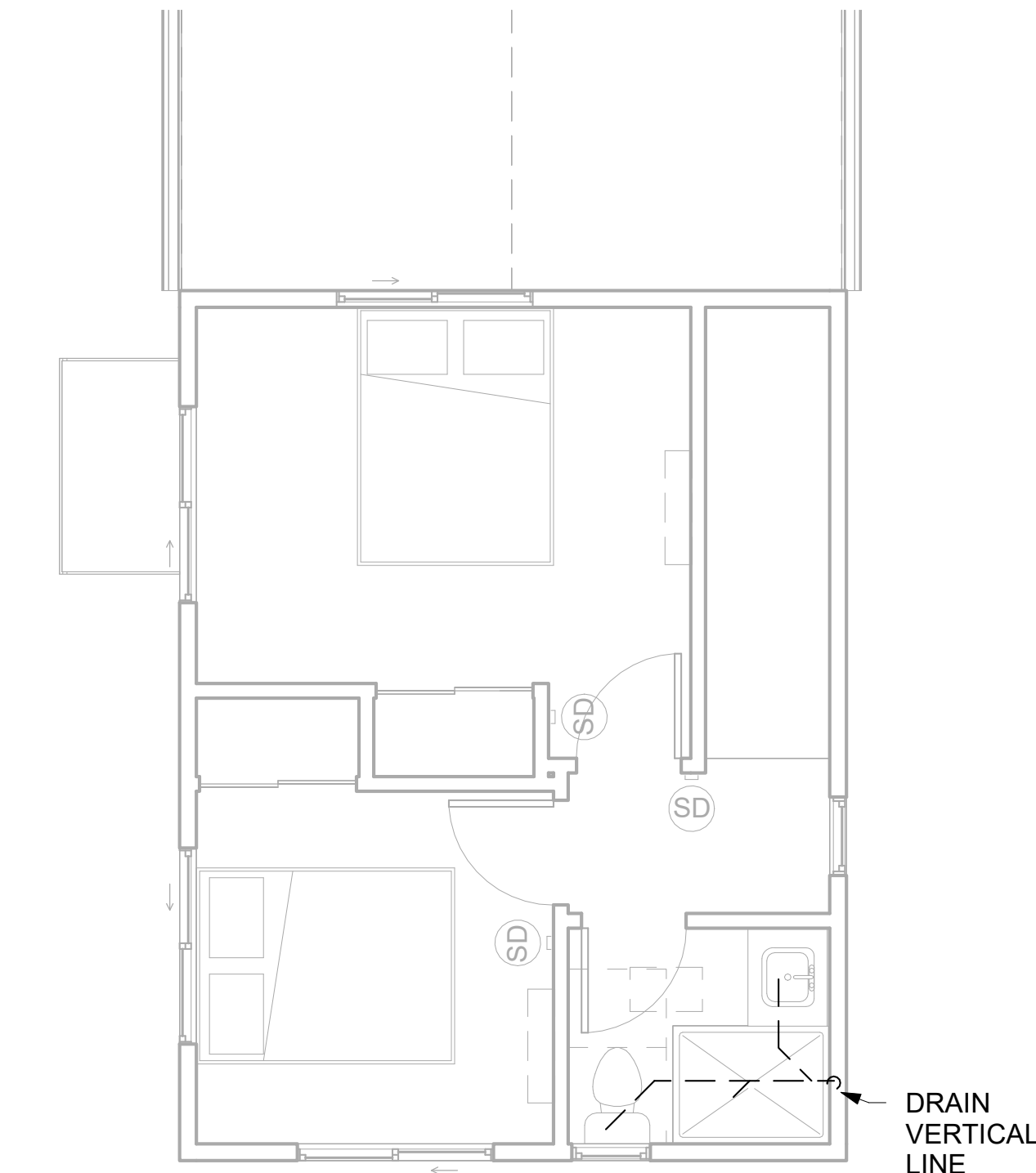
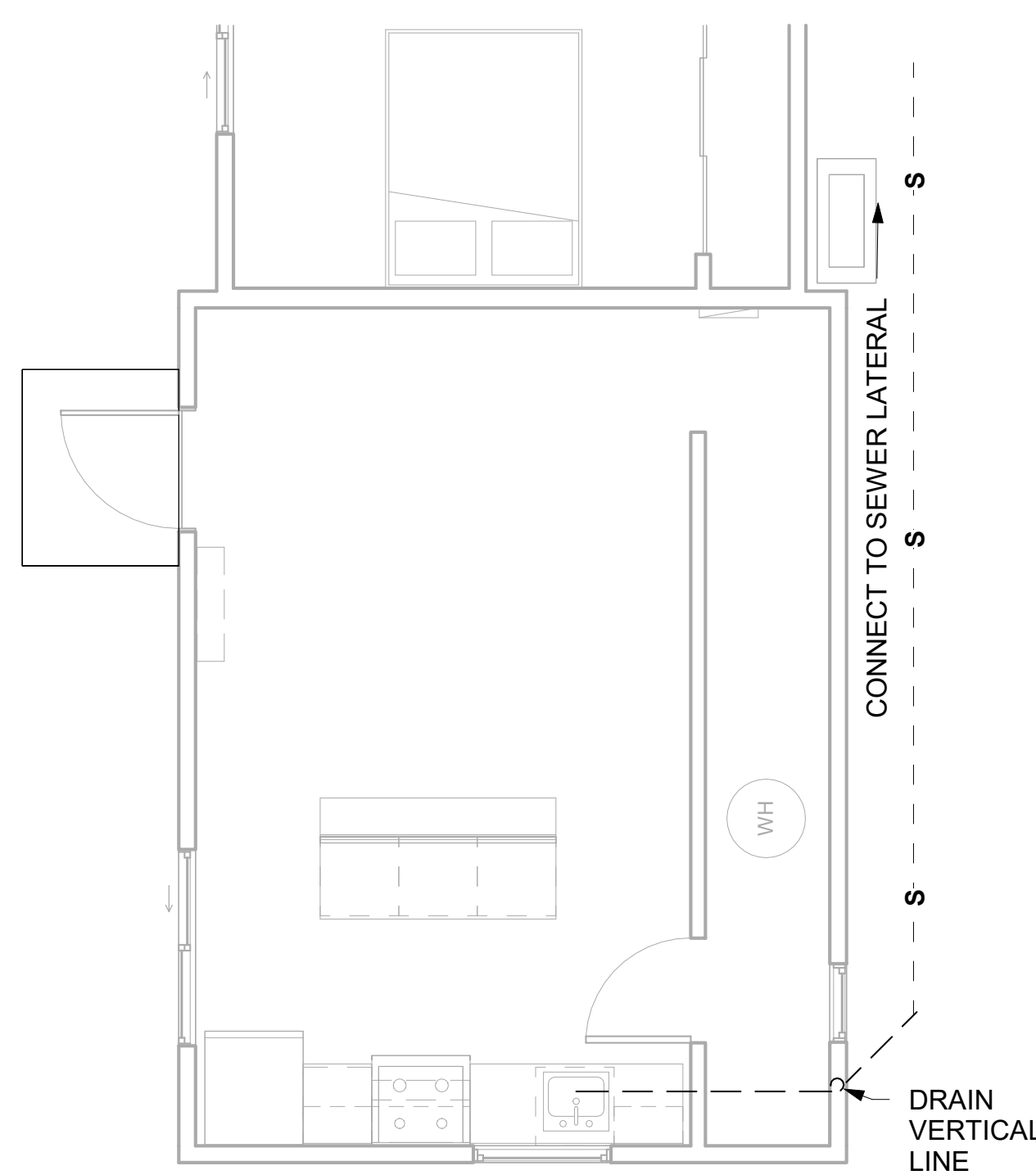
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Scale As indicated



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

A6 PLUMBING FIXTURE SCHEDULE Copy 1			
Type Mark	Count	Description	Model Comments
1	1	Kitchen Faucet	1.80 GPM / 60 PSI / Polished Chrome
2	1	Bathroom Faucet	1.20 GPM / 60 PSI / Polished Chrome / Flow Rate min. 0.8 GPM 20 PSI
3	1	Toilet	1.28 GPF / White, Dual Flush, Toilet seat sold separately (compatible with model 5055B60CH.020)
5	1	Shower Set (2 Heads)	1.8 GPM (Combined) / 80 PSI / Polished Chrome



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PLUMBING, MECHANICAL

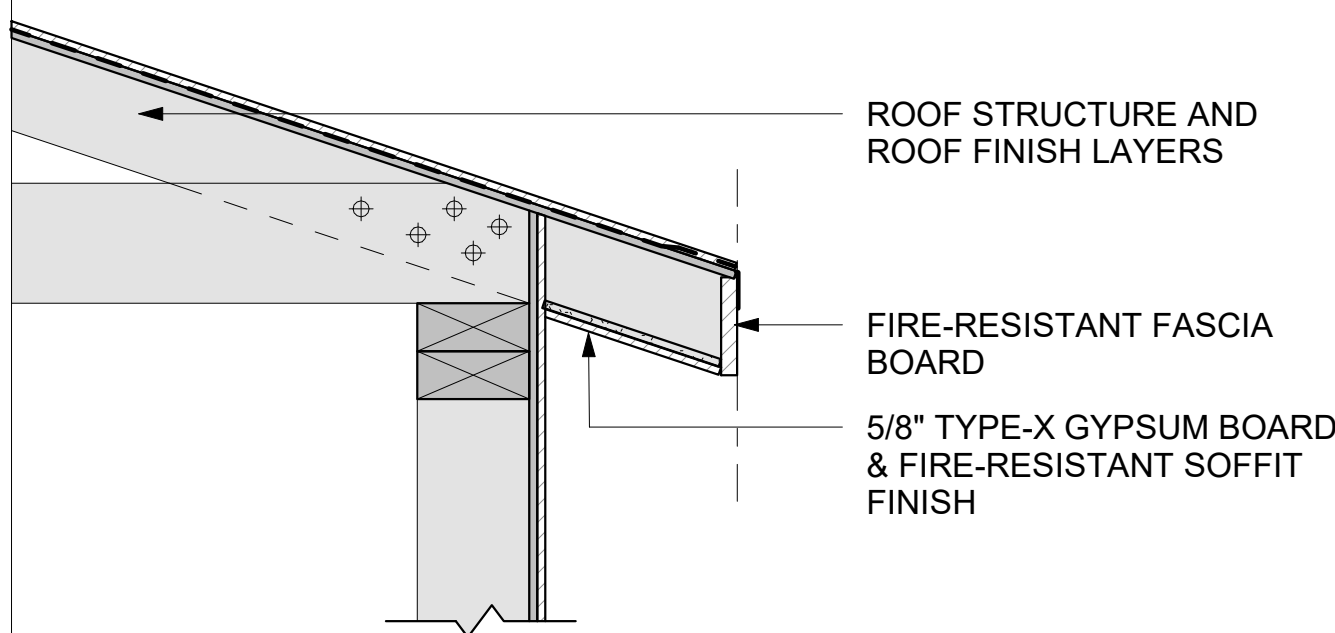
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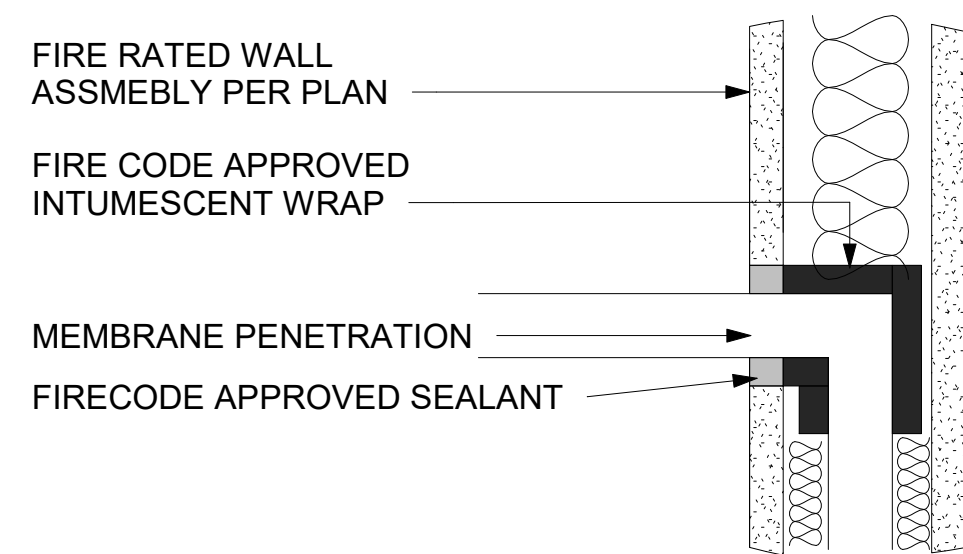
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13	FIRE-RESISTANT EAVE PROTECTION
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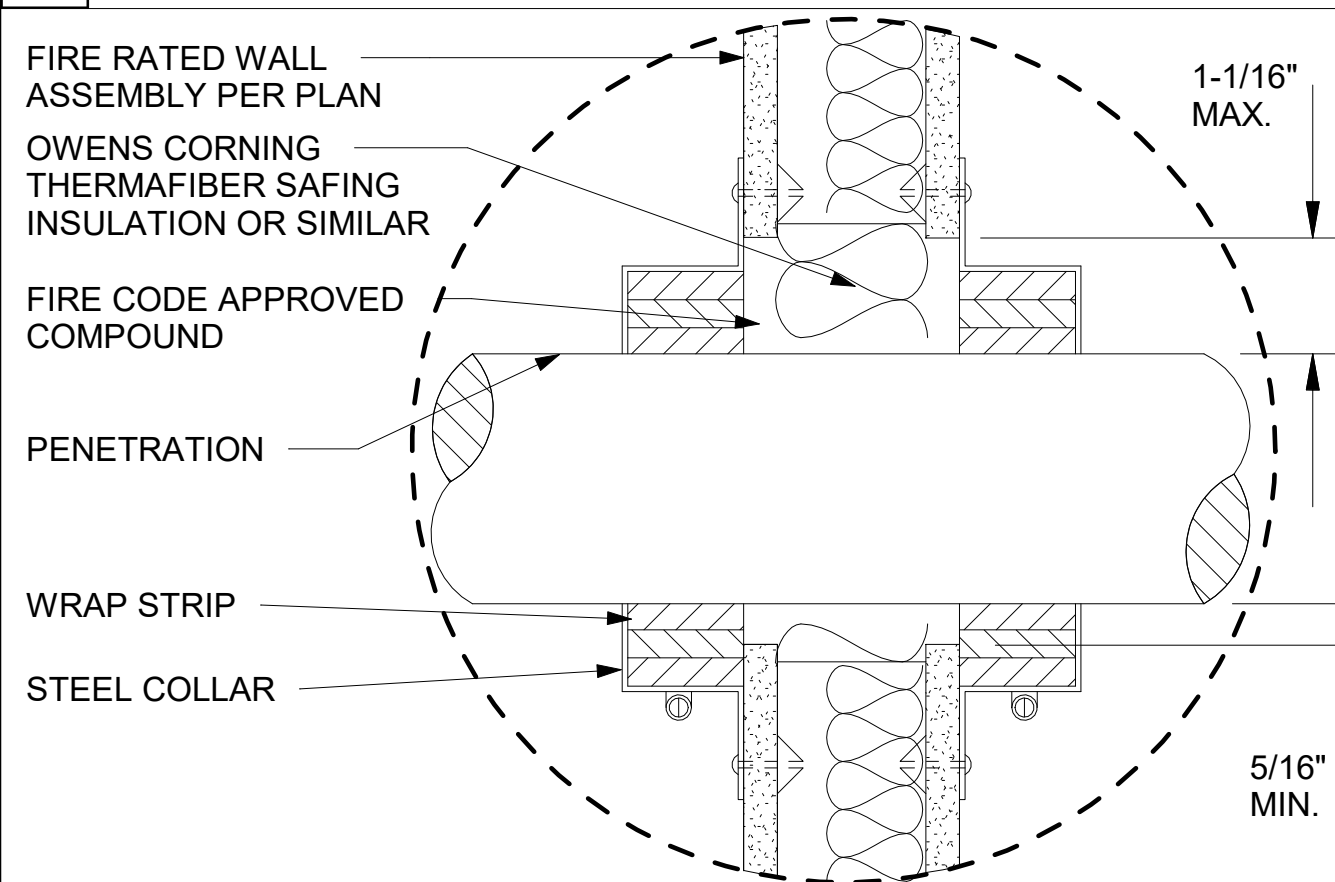


9	MEMBRANE PENETRATION DETAIL
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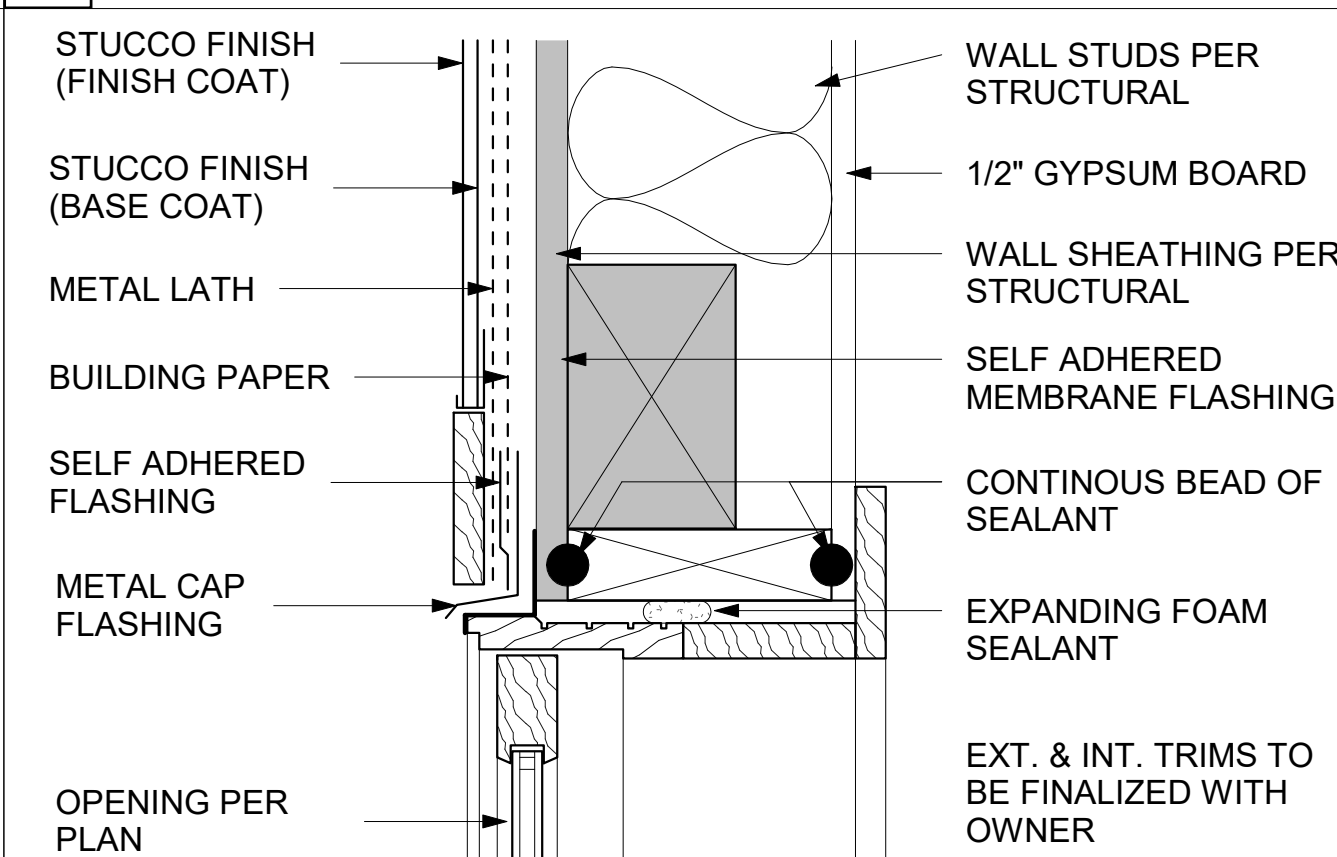


NOTE: PENETRATIONS SHALL BE PROTECTED BY AN APPROVED FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A FIRE RATING OF NOT LESS THAN THE RATING OF THE WALL ASSEMBLY

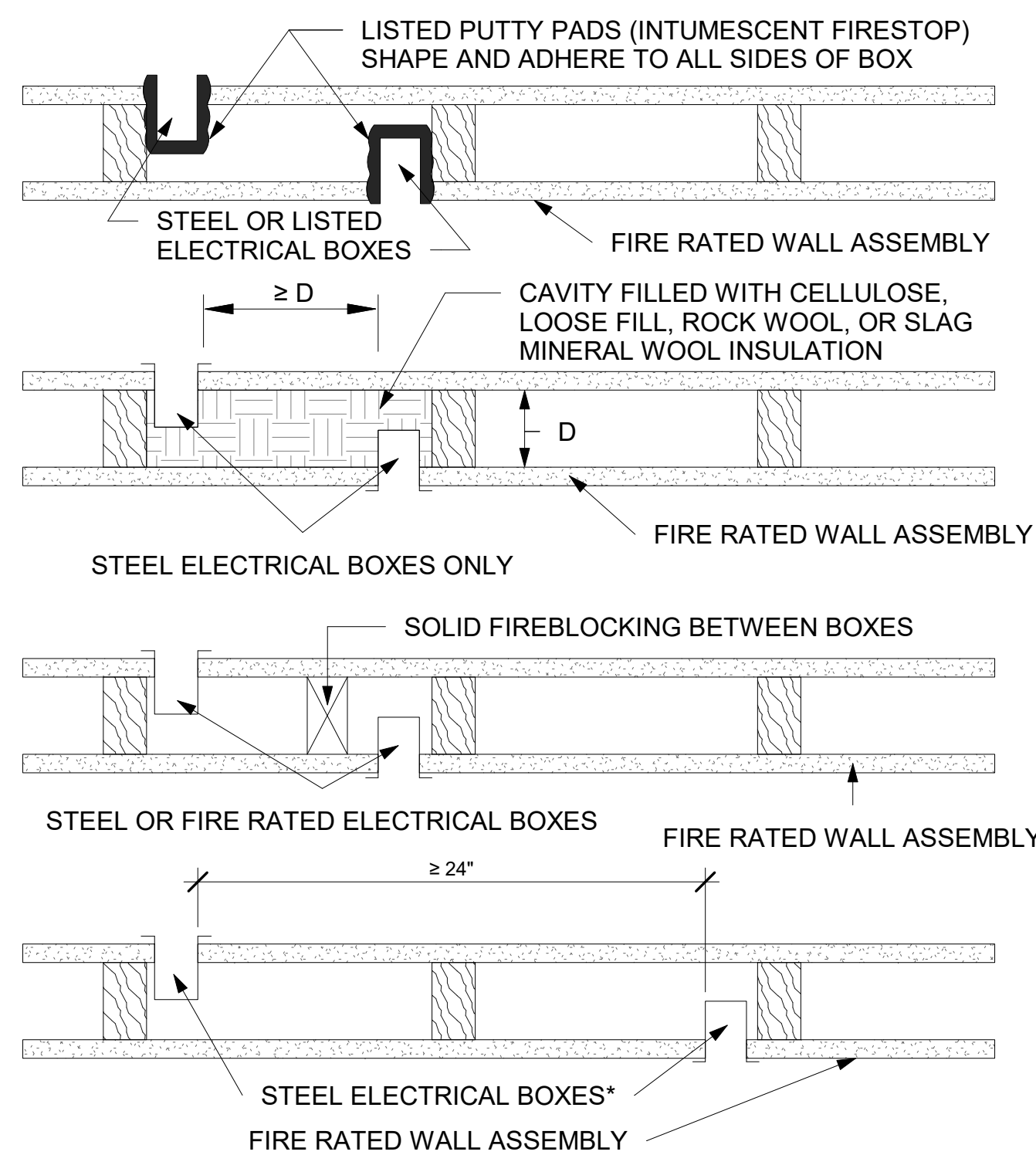
5	THROUGH PENETRATION DETAIL
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1	WINDOW HEAD DETAIL
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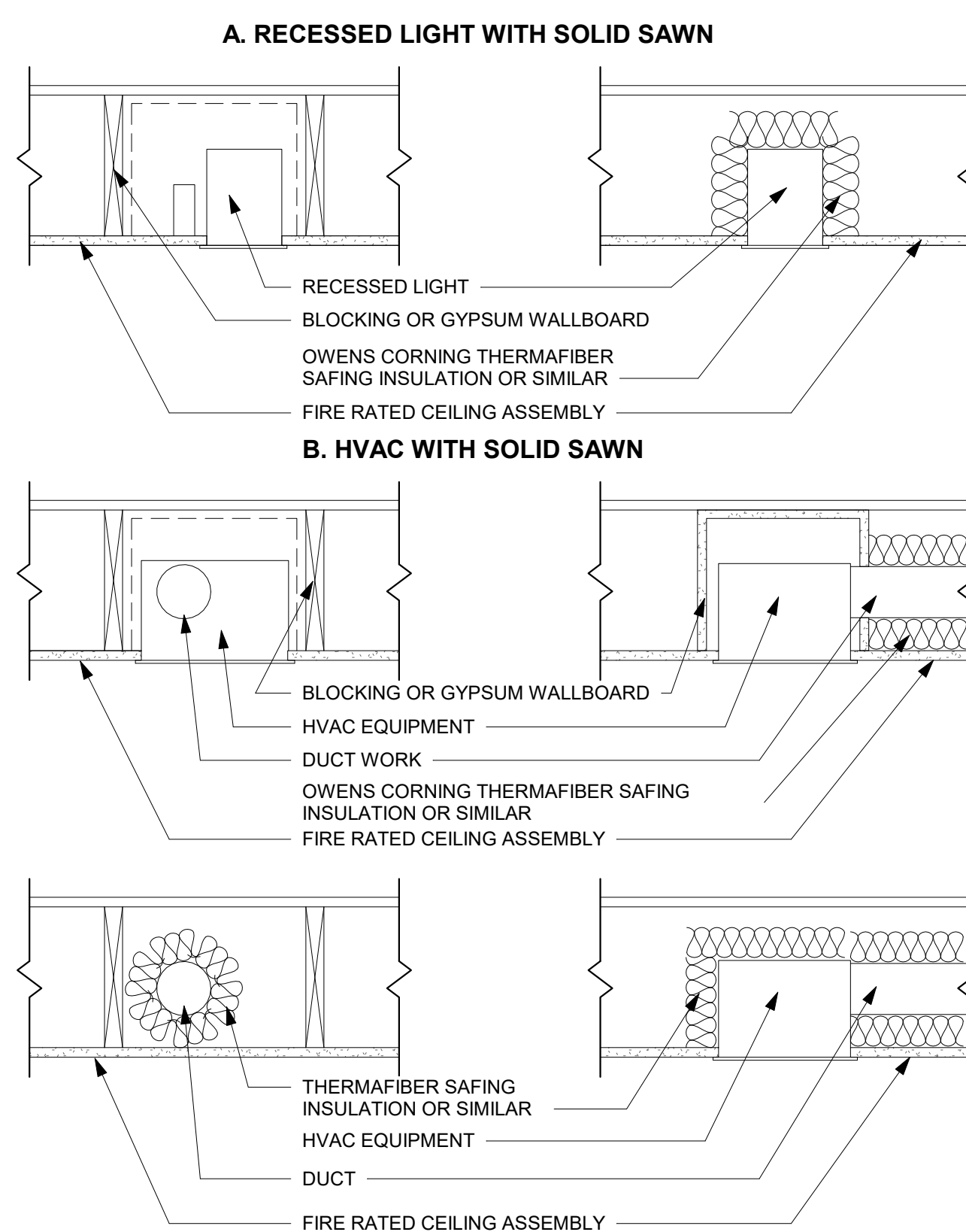


14	ELECTRICAL BOX PENETRATIONS OF FIRE RATED WALL ASSEMBLY
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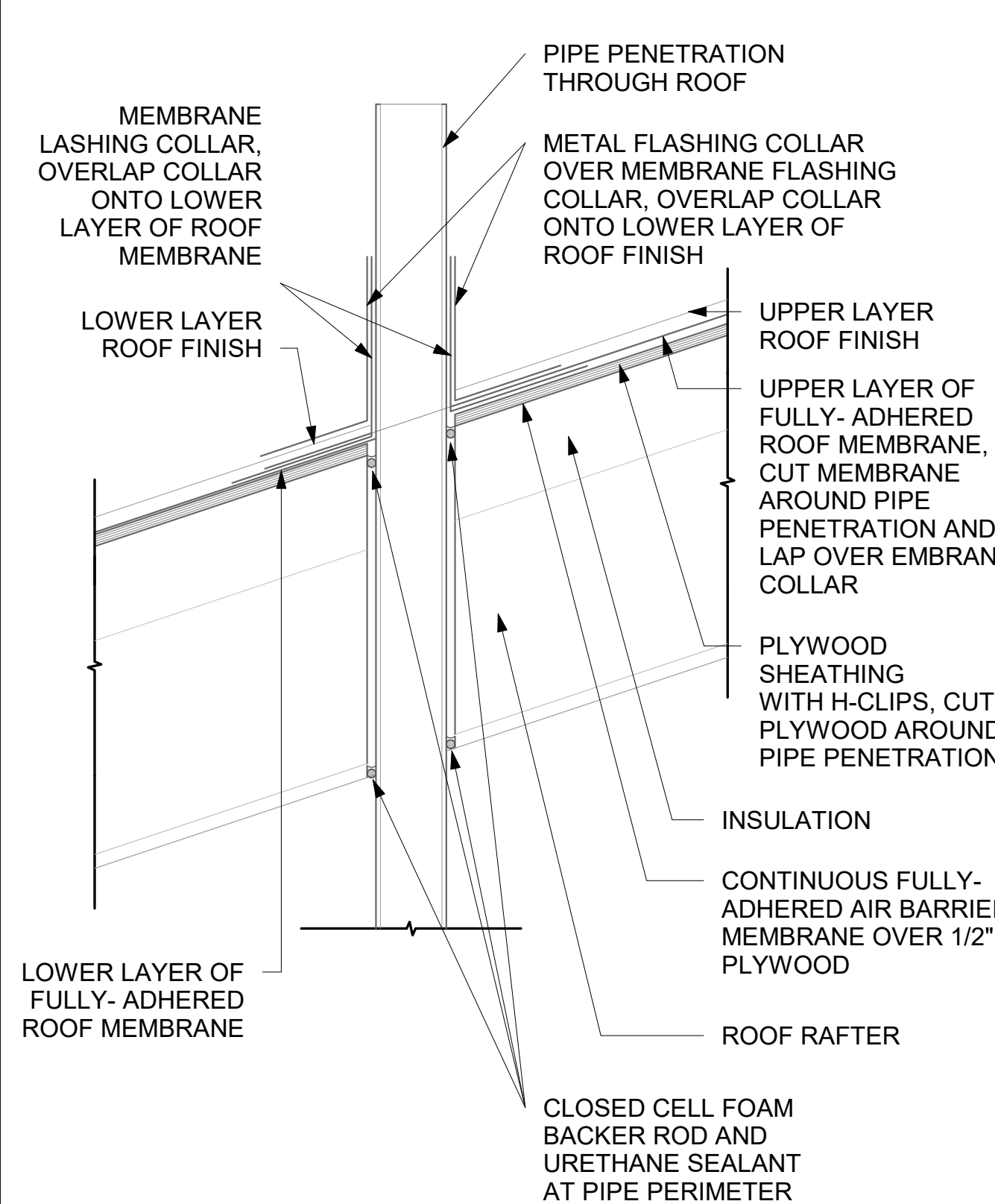


NOTE: STEEL BOXES LIMITED TO 16 SQ. IN. EACH AND TOTAL OF 100 SQ. IN. IN ANY 100 SQ. FT. OF WALL

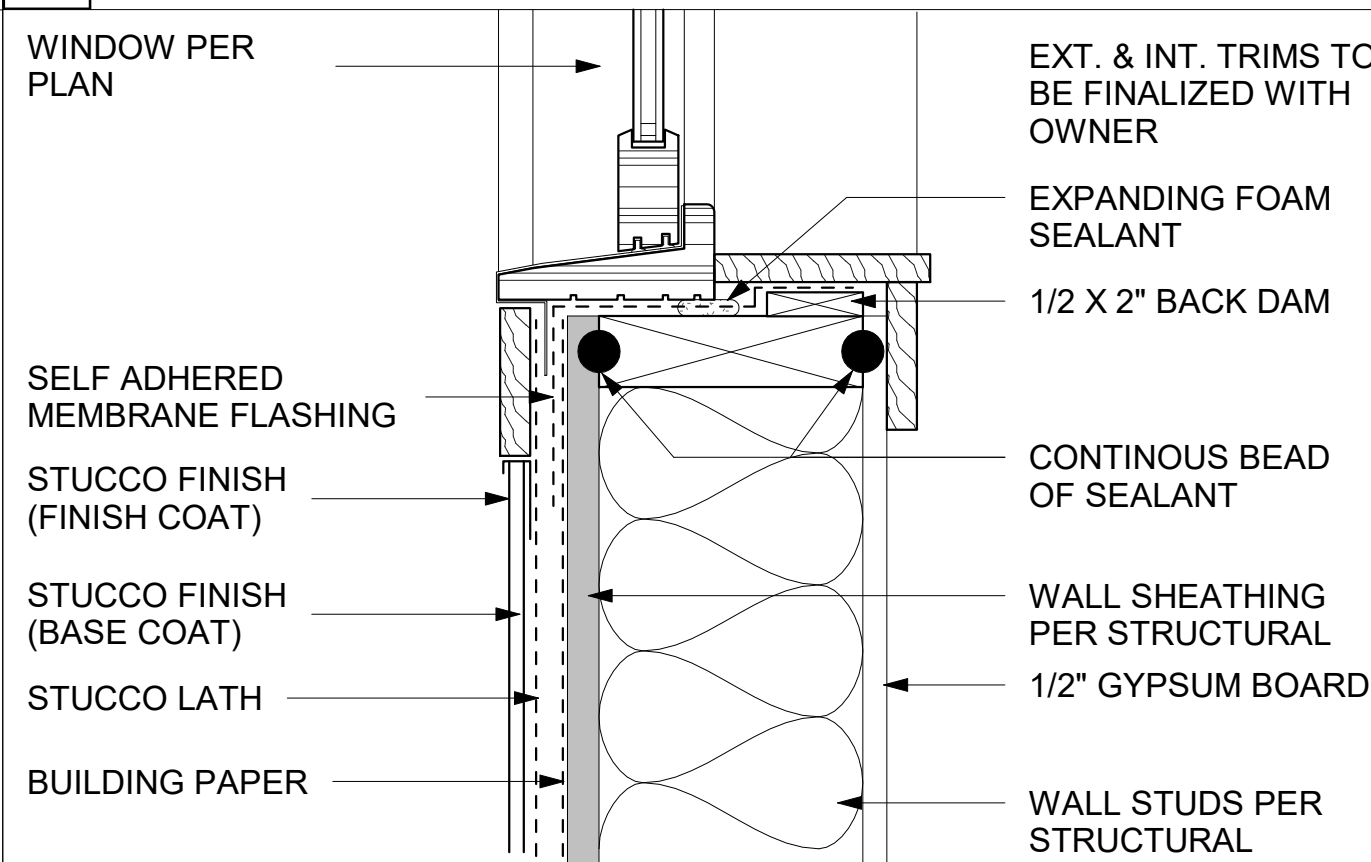
10	MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES
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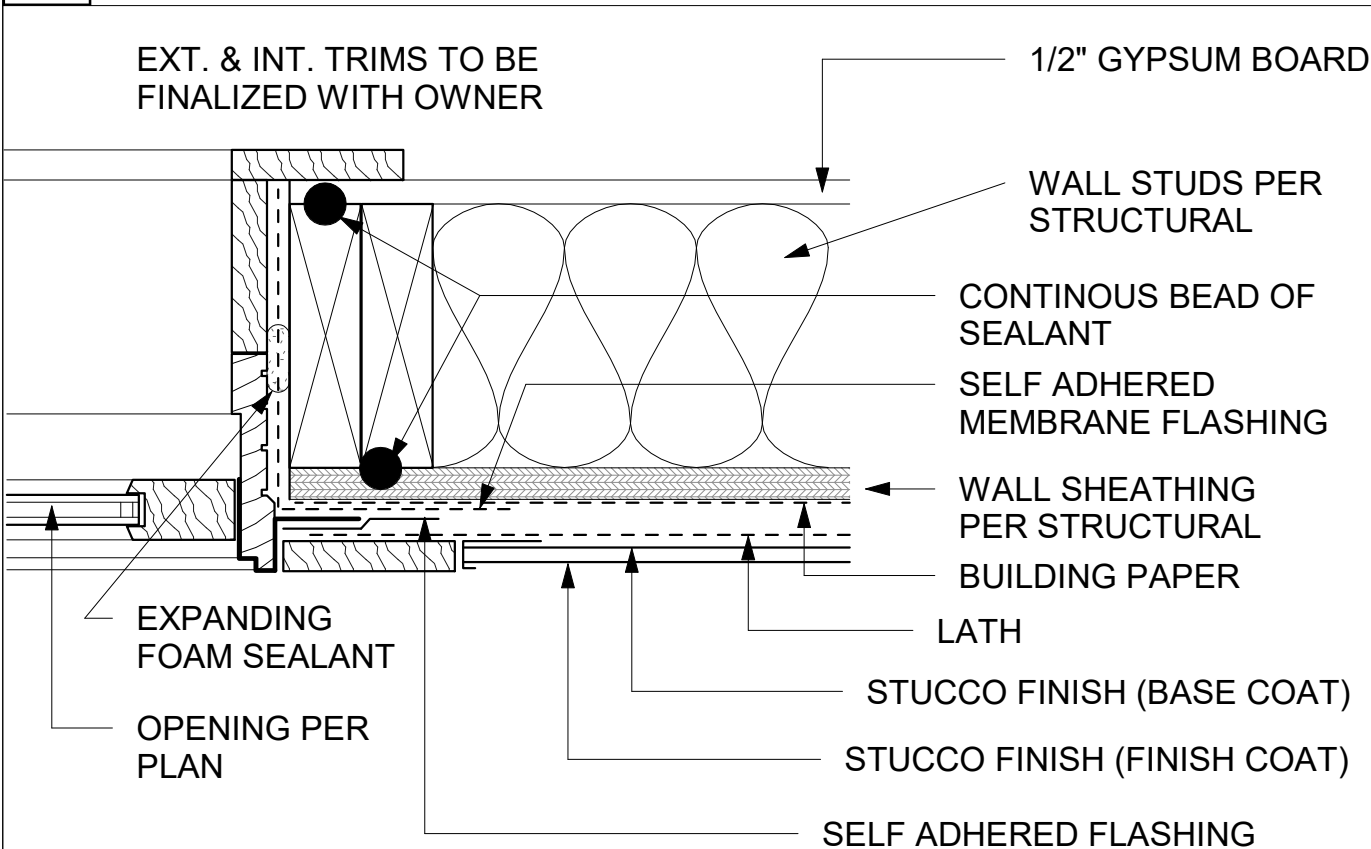
6	ROOF PENETRATION DETAIL
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2	WINDOW SILL DETAIL
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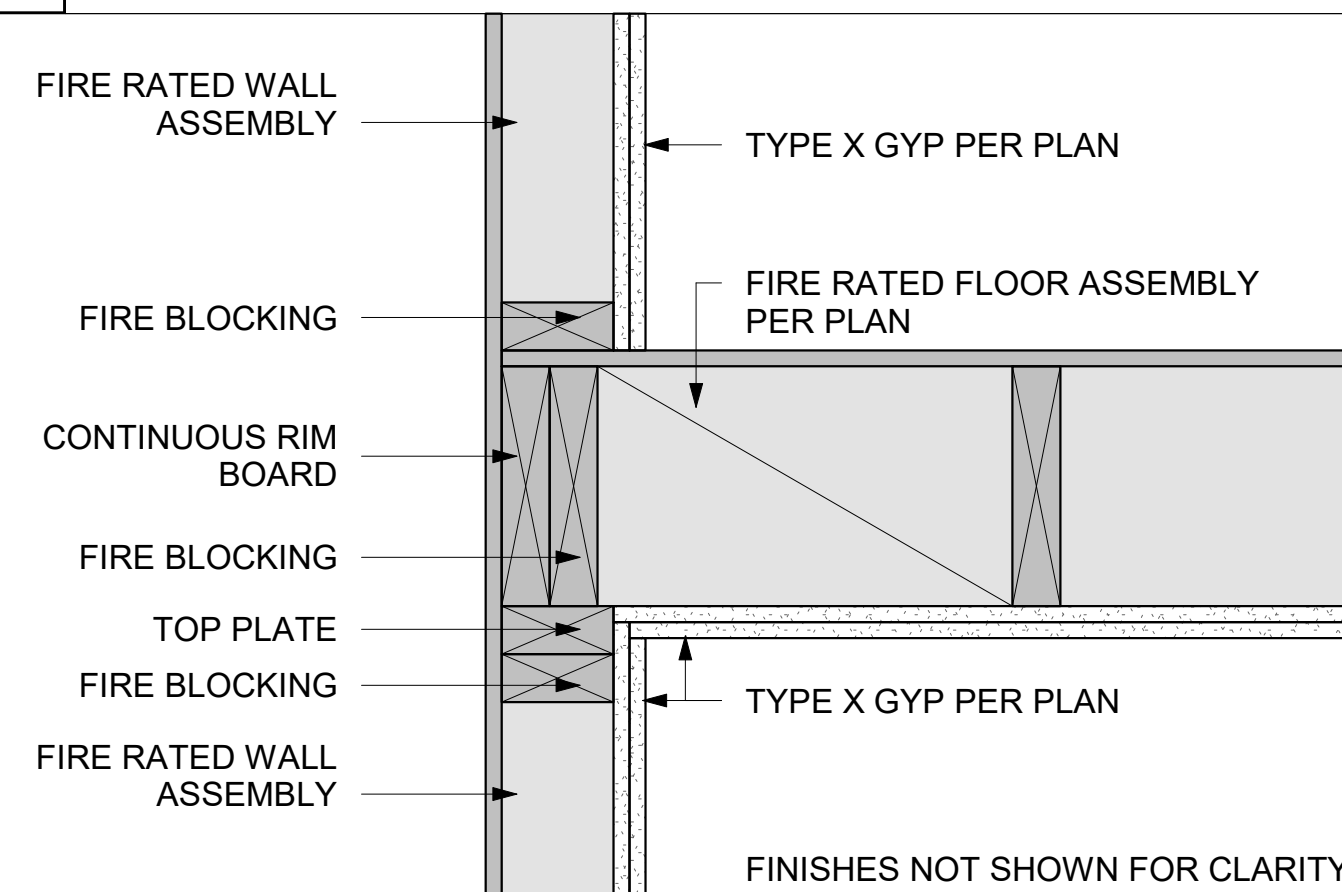


3	WINDOW JAMB DETAIL
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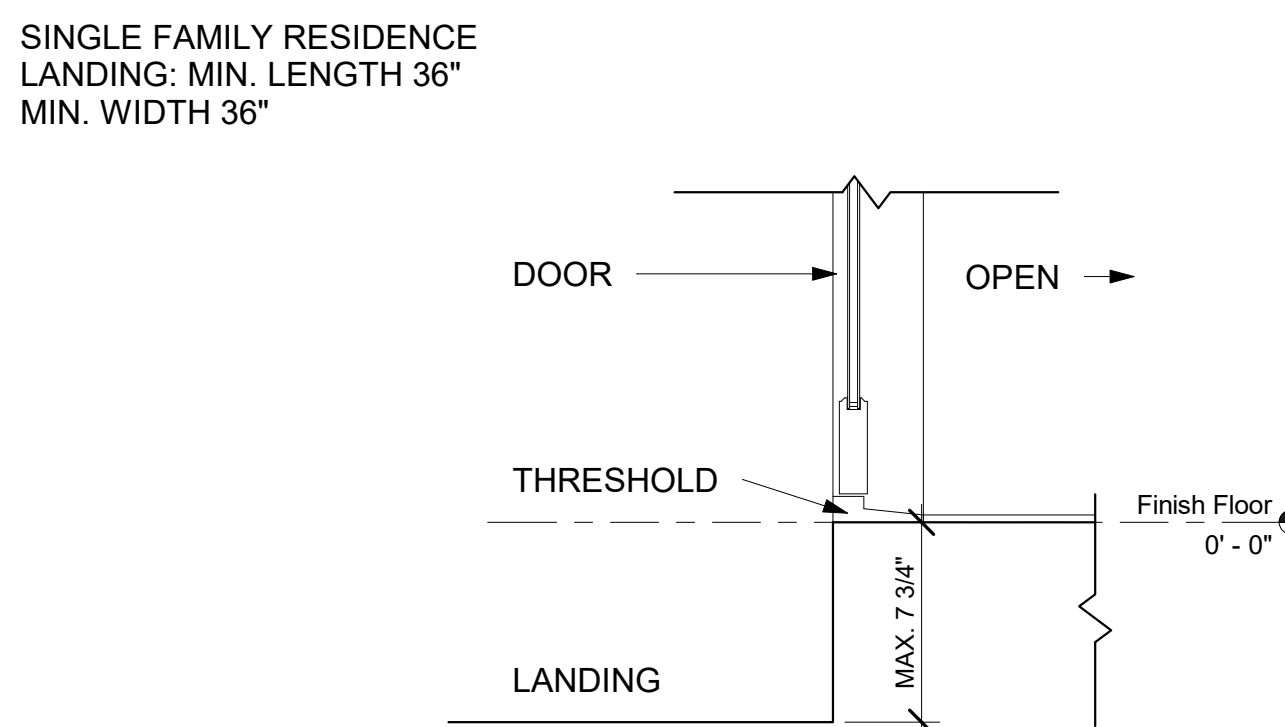


16	FIRE RATED WALL TO FLOOR ASSEMBLY
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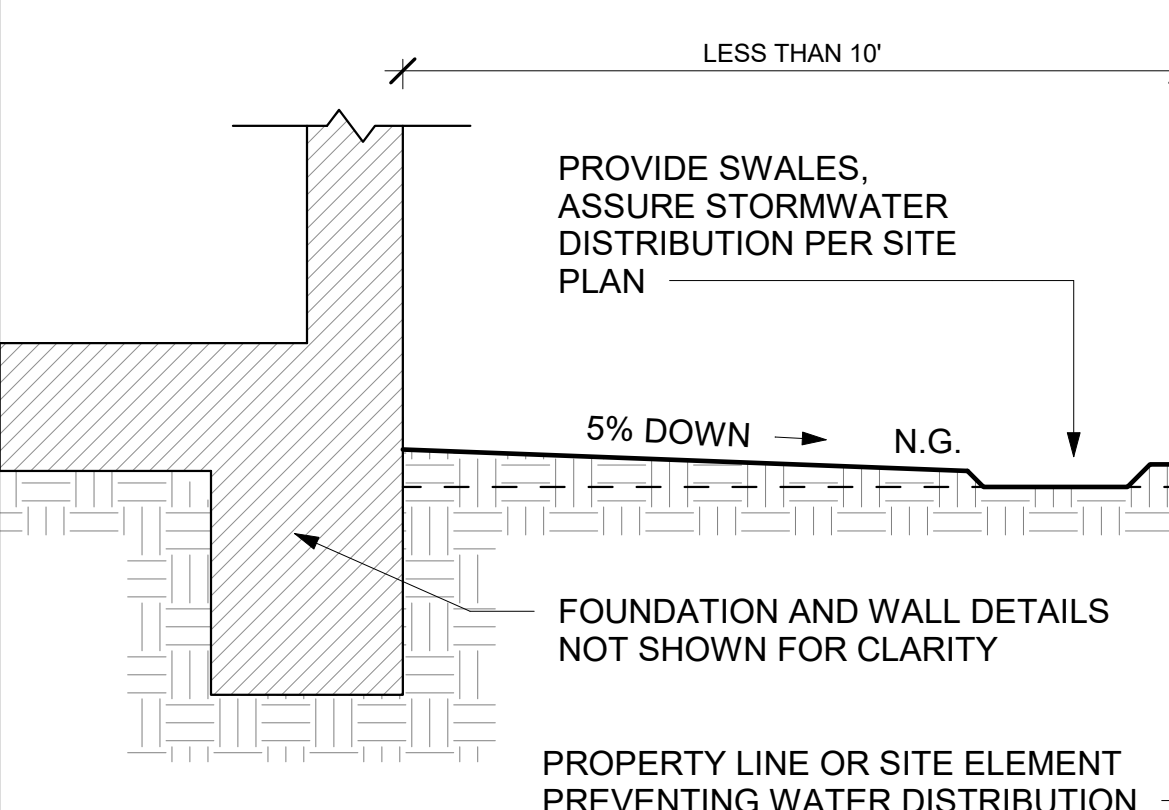
SCALE: 1/2" - 1'



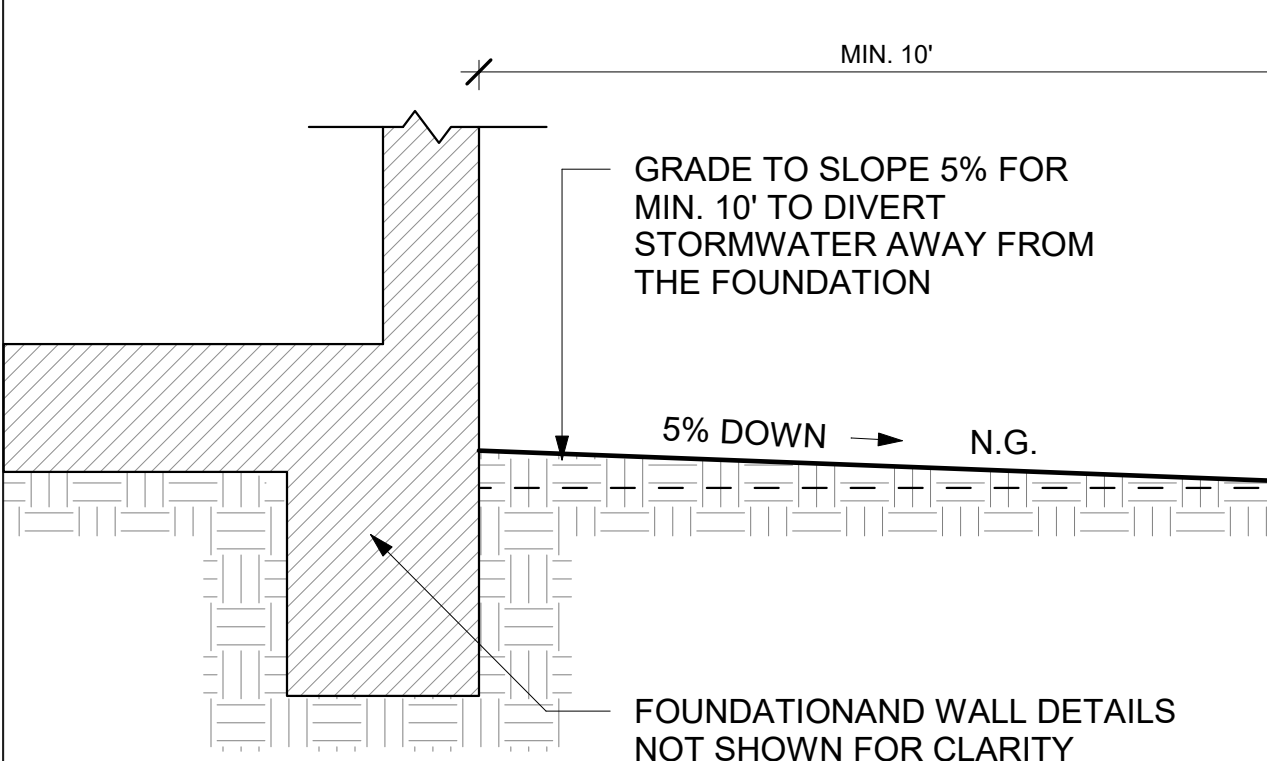
12	ENTRANCE THRESHOLD / LANDING
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8	FOUNDATION DRAINAGE W/ SWALES
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4 FOUNDATION DRAINAGE FOR MIN. 10' PROPERTY LINE/BLDG CLEARANCE



BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY: ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED. CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES. VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes



Joanna Socha
2269 Chestnut St #122,
San Francisco, CA 94123 Tel.: (650) 547-4264

[illegible]

John Tarantino (831) 915-9028
jtarantinobm@aol.com
Vacant Lot - 0 Hamilton Ave, Seaside, Ca
93955

ADU

Date	Issue Date
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TYPICAL DETAILS

A7.0

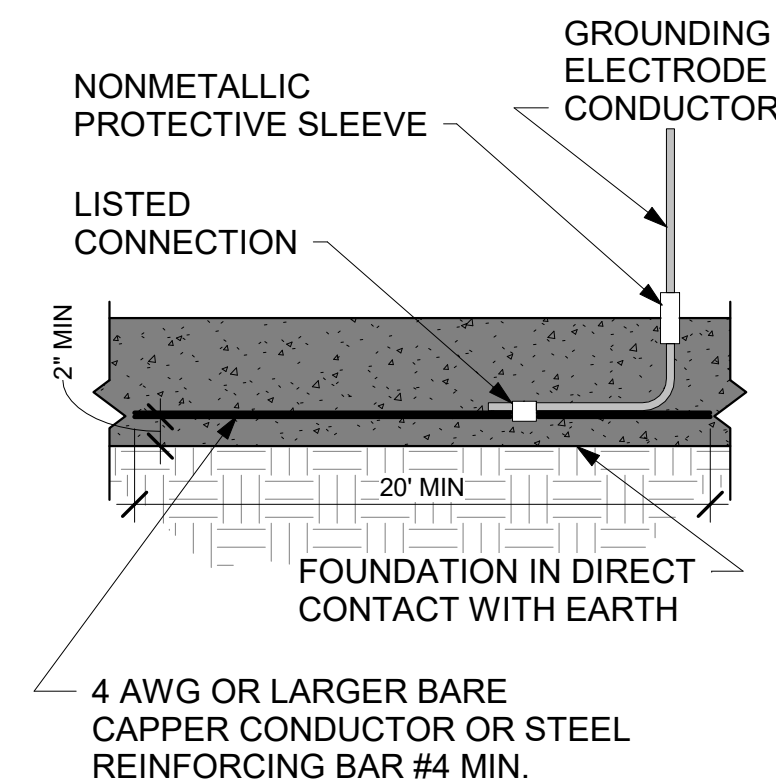
Scale	As indicated
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3/28/2022 3:15:13 PM

1	ELECTRICAL GROUNDING DETAIL
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Revisions

[illegible]

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TYPICAL DETAILS

A7.1

Scale 1" = 1'-0"

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D. Unenclosed ground level decks may extend or project not closer than three feet from a side yard or rear yard property line, and not more than six feet into the required front yard.

E. Unenclosed ground level decks may extend to the front property line if:

1. A drainage plan is approved by the public works department;

2. The design of the deck is approved by the board of architectural review;

3. The area beneath the deck is screened to the satisfaction of the board of architectural review.

F. Aboveground decks within the street side setbacks of a corner lot must be reviewed by the planning commission to determine whether traffic or safety hazards are created.

G. Railings up to three feet high may be allowed around decks for safety upon approval of the board of architectural review. Railings on decks within the street side setbacks of a corner lot must receive approval of both the board of architectural review and the traffic advisory committee.

H. Decks may not be used to meet off-street parking requirements. (Ord. 781 §1(part), 1990; Ord. 780 §1(part), 1990; Ord. 769 §1(part), 1990; Ord. 615 §1(A), 1982; Ord. 591 §25.03, 1981).

17.66.040 Design flexibility of substandard lots.

A. Purpose Statement. Relief from established zoning requirements for new single-family residential structures on substandard lots less than forty feet wide is intended to allow for variations and depth to the building face and to maximize use of the remaining open space on the property. Any resulting increase in building area should be considered as a secondary benefit to this process; the primary purpose for relief of zoning requirements is to facilitate and achieve quality design. Design flexibility shall be granted solely for the entire property and the entire structure, and no waivers shall be granted for design amenities proposed for only a portion of the property or structure.

B. Design Standards. In order to qualify for a zoning waiver, the following standards shall be included in the overall design:

1. A full roof, either gabled, hipped or flat;
2. No nondescript or boxy design without recognizable characteristics or distinctive style or theme;
3. Architectural consistency between all building elevations including consistent use of colors, materials and detailing. Avoidance of "false" or "decorative" facade treatments. Avoidance of unrelated material placed upon the building. Continuity of overall architectural design;
4. Consideration of light and air required by adjacent developments and properties;
5. Variation of building design within the residential block;

6. Incorporation of entire site whereby the internal and external building design maximizes use of the property and provides immediate access to the remaining open space;

7. Compliance with maximum lot coverage and open space requirements;

8. Preservation of sufficient area in front yard to provide visibility for vehicular access and/or egress;

9. Integration of landscaping as a part and function to the building design;

10. Use of texture, trim, low walls, shadows, etc. to project an attractive living environment;

11. With two-story buildings, it is preferable to incorporate the garage into the building design by placing living space above the garage.

C. Design Amenities. The following design amenities qualify for consideration of waivers of zoning requirements:

1. A protected entryway, either with a wall recess, roof or other similar feature;

2. Wall insets and/or window projections;

3. Sizable balconies and/or decks;

4. Generous roof overhangs;

5. Provision of a garage as opposed to a carport;

6. Creative use of property and design excellence as determined by the zoning administrator.

D. Waivers of Zoning Requirements. Waivers to the zoning requirements shall be based upon the amenities provided in relation to the overall design of the project which includes the way in which the building ties in with the neighboring structures, the topography and site layout, and the view shed of all properties involved. The zoning administrator may grant the following zoning waivers in exchange for design amenities, with each amenity being counted only one time.

1. For each building face where at least one design amenity is provided, the following setback waivers may be granted:

a. Sixty-five percent of the front building face may project up to five feet into the required setback.

b. Seventy-five percent of the side building face may project into the required setback, but in no instance may the building face be closer than three feet from the side property line.

c. One hundred percent of the rear building face may project up to ten feet into the required setback.

2. On lots less than forty feet in width where at least two design amenities are provided, only one covered parking space shall be required. However, this covered parking space shall be enclosed as a garage with minimum internal dimensions of twelve feet by twenty feet. In addition, a paved area to accommodate two uncovered off-street parking spaces with a minimum dimensions of eighteen feet by twenty feet shall be provided.

3. Where at least three design amenities are provided, developments with zero lot lines may be permitted where common-wall development is coordinated with the adjacent property on the common zero lot line side in design and construction. A minimum side yard of five feet or twenty percent of the lot width, whichever is greater, shall be retained as open space within the remaining side yard. (Ord. 781 §1(part), 1990; Ord. 757 §1(Exh. A(31)), 1989; Ord. 648 §1(Exh. A), 1983; Ord. 591 §25.04, 1981).

17.66.050 Public utility lots. The planning commission may authorize, through the conditional use permit process, the creation of a lot for a public utility of less area than required for the minimum lot size for the district wherein the public utility is to be located, and, without frontage on a public right-of-way, subject to the following findings:

A. The lot is adequate in size to completely contain the public utility.

B. There are no unresolved safety issues related to the neighborhood and the public in general.

C. Access to the lot is adequate for the nature of the public utility involved.

D. Adequate screening from neighboring properties is possible for the public utility's facilities. (Ord. 780 §1(part), 1990).

Chapter 17.68

INTERPRETATIONS, CONDITIONAL USES, VARIATIONS AND AMENDMENTS

Sections:

- 17.68.010 Purpose.
- 17.68.020 Amendments.
- 17.68.030 Appeals.
- 17.68.040 Conditional use permits.
- 17.68.050 Variances.
- 17.68.060 Interpretations.
- 17.68.070 Reapplication.

17.68.010 Purpose. The purpose of this chapter is to identify those procedures necessary to make or grant amendments, appeals, conditional use permits, variances and interpretations. (Ord. 781 §1(part), 1990; Ord. 591 §23.01, 1981).

17.68.020 Amendments. A. This title may be amended by changing the boundaries of any zone, or by changing, amending or supplementing the regulations or any other provisions thereof whenever the public necessity and convenience and general welfare require such amendment.



Area between subject site (vacant lot) and home to the right is approximately 29' wide.



Area between subject site and home to the left is approximately 12' wide.
Three story multifamily structure to the rear with 5 alley-accessed parking spaces.



Surrounding multi-story, multifamily housing.



Photo illustrating slight grade change.

