



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, August 14, 2024
6:00 PM

NOTICE: *The Planning Commission 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.*

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 view or 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 listen or participate by phone: Please call (669) 900-9128
Enter the **WEBINAR 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 by 2:00 p.m. on the day of the meeting.

During the Meeting: When the Chair calls for public comment, members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

When the Chair calls for public comment, members of the public participating on Zoom and wishing to address the City Council can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9 to "Raise Hand"; press *6 to unmute.
5. In accordance with the City's Remote Meeting Participation Policy for Public Comment: The City of Seaside reserves the right to refuse, limit, and/or revoke use of video conferencing technology and the option for virtual public participation. Granting use of the virtual participation in no way constitutes an endorsement of any person or group to display hateful conduct, including sending or posting hateful images, making violent threats, or targeting others with hateful or abusive speech. The City may remove any participant that violates its agreement or applicable policy with proper notice as outlined in the conditions of use/meeting access.

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

3. REVIEW OF AGENDA

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

4. PUBLIC COMMENT

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

5. BUSINESS ITEMS

A. ARCHITECTURAL REVIEW APPLICATION AR-24-05. HUGO PEREZ, APPLICANT, AND MYRA PANGILIAN, OWNER, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED TWO-STORY ADDITION AND SECOND STORY DECK TO AN EXISTING SINGLE FAMILY RESIDENCE AT 1825 YOSEMITE STREET (APN 012-851-008) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E) OF THE CEQA GUIDELINES FOR THE ADDITION. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303(E) OF THE CEQA GUIDELINES FOR THE PROPOSED SECOND STORY DECK.

B. USE PERMIT APPLICATION UP-2024-07. MELINDA SUE WARD, PROPERTY OWNER AND APPLICANT, REQUESTS USE PERMIT APPROVAL TO REDUCE REQUIRED PARKING FOR A NEW 200 SQUARE FOOT (SF) ADDITION TO AN EXISTING 1,068 SF DWELLING AT 1736 FLORES STREET (APN: 012-762-005) IN THE RS-12 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 5) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY

ACT (CEQA) PURSUANT TO SECTION 15305 OF THE CEQA GUIDELINES FOR THE REDUCTION OF REQUIRED PARKING. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E)(1) OF THE CEQA GUIDELINES FOR THE ADDITION TO THE EXISTING DWELLING.

- C. MASTER SIGN PROGRAM APPLICATION MSP-2024-01. FRANK CONTE, PROPERTY OWNER, AND DILLAN FERGUSON, APPLICANT, REQUEST APPROVAL OF A MASTER SIGN PROGRAM TO ALLOW FOR THE CONSTRUCTION OF ON-PREMISE SIGNS AT THE MULTITENANT BUILDING LOCATED AT 1632 DEL MONTE BOULEVARD (APNS 011-552-008 AND 011-552-009) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE CEQA GUIDELINES.**
- D. MASTER SIGN PROGRAM APPLICATION MSP-2024-02. PACIFIC HEIGHTS PLAZA, LLC., PROPERTY OWNER, AND DAVID HOW OF FORNINE REALTY PARTNERS, APPLICANT, REQUEST APPROVAL OF A MASTER SIGN PROGRAM TO ALLOW FOR THE CONSTRUCTION OF ON-PREMISE SIGNS AT THE MULTITENANT PACIFIC HEIGHTS PLAZA SHOPPING CENTER LOCATED AT 1153 – 1173 FREMONT BOULEVARD (APNS 011-352-011, 011-352-012, 011-352-018, 011-352-021, 011-352-033, AND 011-352-034) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE CEQA GUIDELINES.**
- E. MASTER SIGN PROGRAM APPLICATION MSP-2024-03. SEASIDE REAL ESTATE, LLC., PROPERTY OWNER, AND NORTHWEST SIGN, INC., APPLICANT, REQUEST APPROVAL OF A MASTER SIGN PROGRAM TO ALLOW FOR THE CONSTRUCTION OF ON-PREMISE SIGNS AT THE AUTOMOBILE DEALERSHIP LOCATED AT 1725 AUTO CENTER PARKWAY (APN 011-534-007) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE 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:
August 28, 2024
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: Beth Rocha, Senior Planner

DATE: August 14, 2024

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION AR-24-05. HUGO PEREZ, APPLICANT, AND MYRA PANGILIAN, OWNER, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED TWO-STORY ADDITION AND SECOND STORY DECK TO AN EXISTING SINGLE FAMILY RESIDENCE AT 1825 YOSEMITE STREET (APN 012-851-008) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E) OF THE CEQA GUIDELINES FOR THE ADDITION. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303(E) OF THE CEQA GUIDELINES FOR THE PROPOSED SECOND STORY DECK.**

PURPOSE & RECOMMENDATION

The purpose of this item is review the project in accordance with Seaside Municipal Code section 17.62.030. Architectural Review.

BACKGROUND

The existing single-story, single-family residence is 1,382 square feet (SF) with a 447 SF attached garage on a 5,250 SF lot. Proposed for demolition are an attached sunroom and storage building, of 263 SF and 120 SF, respectively. The project consists of a two-story addition as described below (although the plans refer to the addition as a "sunroom," it utilizes standard construction methods, rather than a prefabricated sunroom, and is considered a typical addition for the purposes of this review).

STAFF ANALYSIS

Zoning Compliance

The proposed site coverage is 44% or 2,337 SF, which is less than the maximum permitted site coverage of 65% or 3,412 SF. A floor area ratio (FAR) of .45 allows for 2,362 SF of habitable area. The two-story addition of 666 SF (333 SF per floor) to the existing 1,382 SF first floor will result in a 2,055 SF (.39 FAR) home. Seven additional square feet are contributed by the existing, 447 SF two-car garage, of which 440 sf is exempt from the FAR calculations (SMC 17.12.050, Table 2-3, footnote 3).

The proposed square footage of the second-story deck is 190 SF (13'-6" x 14'-0") and can be accessed from an interior stair of the proposed addition. The overall structure height is proposed at 19'-4", which is less than the maximum permitted height of 24'. Additionally, as viewed from the east elevation/Yosemite Street, the ridge of the existing single-family residence serves to offset the scale of the proposed addition, as the existing ridge sits at 13'-8" and the proposed addition beyond it projects no more than 6'-0" in height. The slope of the roof also visually reduces the scale. The proposal is compliant with all required setbacks of the RS-12 zone (SMC 17.12050, TABLE 2-3 – RESIDENTIAL ZONE DEVELOPMENT STANDARDS):

Front: 15'; Side: 5'; and Rear 15'

Architectural Review

The proposed two-story addition is proposed at the rear-center of the home and observes the required rear setback of 15', a side/north setback of 17'-5½", and side/south setback of 21'-3". The proposed deck is attached on the side/south setback and observes a setback of 8'-8", which is in-line with the existing outer wall of the garage.

The proposed addition will be finished with the following materials that will complement the existing residence:

- Asphalt Shingles in "Williamsburg Slate" on a roof with a 4:12 pitch
- Horizontal cement siding by Allura in "Light Brown"
- Andersen white vinyl windows and doors
- White vinyl gutter
- The deck will be post-timber tech composite railings in white and the decking board will be composite "Stone Ash"
- The proposed 11" single-light wall sconce is by Blackstone and finished in Chocolate bronze will be located outside the doors leading to, and below, the deck

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is categorically exempt (Class 1) from the California Environmental Quality Act (CEQA) pursuant to Section 15301(E) of the CEQA Guidelines for the addition.

Evidence: The proposed addition of 666 square feet does not represent an increase of more than 50% of the existing 1,382 square foot residence.

The project is categorically exempt (class 3) from CEQA pursuant to section 15303(e) of the CEQA guidelines for the proposed second-story deck.

Evidence: The proposed second-story deck is considered an accessory structure to the primary residential use.

ATTACHMENTS

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

**` PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-24-05 FOR A PROPOSED TWO-STORY ADDITION AND SECOND STORY DECK TO AN EXISTING SINGLE FAMILY RESIDENCE AT 1825 YOSEMITE STREET (APN 012-851-008) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT.

WHEREAS, Hugo Perez, applicant, and Myra Pangilian, owner, applied for Architectural Review No. AR-24-05; and

WHEREAS, the proposed project requires approval by the Planning Commission, 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 Planning Commission considered oral comments and written information concerning the Architectural Review application No. AR-24-05 at a public hearing that the Planning Commission held on July 24, 2024, continued from the duly noticed public hearing that the Planning Commission held on July 10, 2024; and

WHEREAS, the Planning Commission voted to continue the item to the August 14, 2024 hearing to provide the applicant and property owner an opportunity to represent their project.

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

1. The project is categorically exempt (Class 1) from the California Environmental Quality Act (CEQA) pursuant to Section 15301(E) of the CEQA Guidelines for the addition.

Evidence: The proposed addition of 666 square feet does not represent an increase of more than 50% of the existing 1,382 square foot residence.

2. The project is categorically exempt (class 3) from CEQA pursuant to section 15303(e) of the CEQA guidelines for the proposed second story deck.

Evidence: The proposed second story deck is considered an accessory structure to the primary residential use.

BE IT FURTHER RESOLVED, the Planning Commission approves AR-24-05 subject to the following Conditions of Approval:

Planning:

1. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

2. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

3. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Engineering and Public Works:

4. The project must implement storm water best management practices (BMPs) during construction. (SMC 8.46)

Standard:

5. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
6. The applicant agrees as a condition and in consideration of the approval of this 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.

7. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
8. 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 prior to issuance of any Building Permit or establishment of any use authorized by the permit.
9. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 17, 2024 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.
10. 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 a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 14th day of August, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

ARCHITECTURAL REVIEW APPLICATION No. AR-24-05
RESOLUTION No. 24-XX

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

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

Applicant's Signature

Date

Property Owner's Signature

Date



PANGILINAN 2 STORY SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955
012-851-008-000



Hugo Perez

26362 Carmel Rancho Lane, suite 211
Carmel By-The-Sea, CA 93923
Tel (831) 262-8120

Email: hugopcastro@gmail.com

REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	

PROJECT LOCATION:



1 VICINITY MAP
NOT TO SCALE

SCOPE OF WORK:

- 1. REMOVED OF EXISTING SINGLE SUNROOM (263 SF.) AND REBUILT A TWO STORY SUNROOM(333 SF. EACH) WITH 1-HALF BATH IN THE LOWER FLOOR WITH AN ATTACHED DECK IN THE UPPER FLOOR (190 SF.)

PROJECT ADDRESS

1825 Yosemite Street.
Seaside, CA 93955

OWNER INFO.

Myra Panglinan
1825 Yosemite Street.
Seaside, CA 93955

PROJECT DATA

<u>DEMOLITION</u>	
ATTACHED SUNROOM	263 SQ. FT.
STORAGE	120 SQ. FT.
TOTAL DEMOLITION AREA	383 SQ. FT.

BUILDING INFORMATION

<u>EXISTING</u>	
SINGLE RESIDENCE	936 SQ. FT.
ATTACHED GARAGE	446 SQ. FT.
ATTACHED SUNROOM	263 SQ. FT.
STORAGE	120 SQ. FT.

FIRE SPRINKLER SYSTEM	NO
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PROPERTY INFORMATION

A.P.N.	012-851-008
ZONING	RS-12
OCCUPANCY	U
CONSTRUCTION TYPE	V-B
STORY	1
PROPOSED STORY	2

PROPOSED

2 STORY SUNROOM	333 SQ. FT. (EACH)
DECK-UPSTAIRS	190 SQ. FT.
TOTAL SUNROOM	666 SQ. FT.
GROSS FLOOR AREA	2,048
FAR (Floor Area Ratio)	.39

LOT INFORMATION

LOT SIZE	5,250 SQ. FT. ≈.12 ACRES
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LOT BUILDING COVERAGE

EXISTING	31%
PROPOSED	32%

IMPERVIOUS / PERVIOUS

<u>EXISTING</u>	
IMPERVIOUS	2,287 SF.
PERVIOUS	3,113 SF.
<u>PROPOSED</u>	
IMPERVIOUS	2,337 SF.
PERVIOUS	3,163 SF.

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES), AND ALL CITY OF SEASIDE ORDINANCES

INDEX SHEET

TITLE SHEET.....	A1.0
AS BUILT SITE PLAN.....	A1.1
PROPOSED SITE PLAN.....	A1.2
AS BUILT ROOF AND FLOOR PLAN.....	A1.3
AS BUILT ELEVATIONS.....	A1.4
MAIN AND PROPOSED SUNROOM PLAN.....	A1.5
PROPOSED ROOF PLAN.....	A1.6
MAIN AND PROPOSED SUNROOM ELEVATIONS.....	A1.7
SPEC SHEET.....	SP.0

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

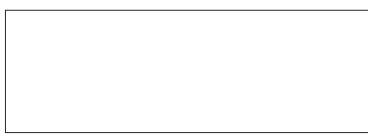
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012-851-008-000

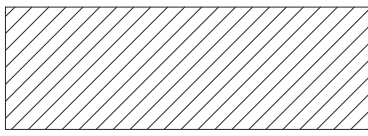
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JOB No
DATE: 4/10/2024
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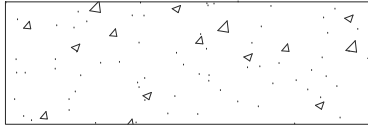
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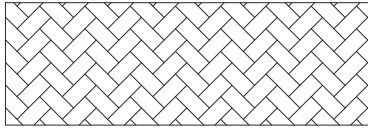
EXISTING BUILDING
(1,382 SF.)



BUILDING TO BE DEMOLISH
(383 SF.)



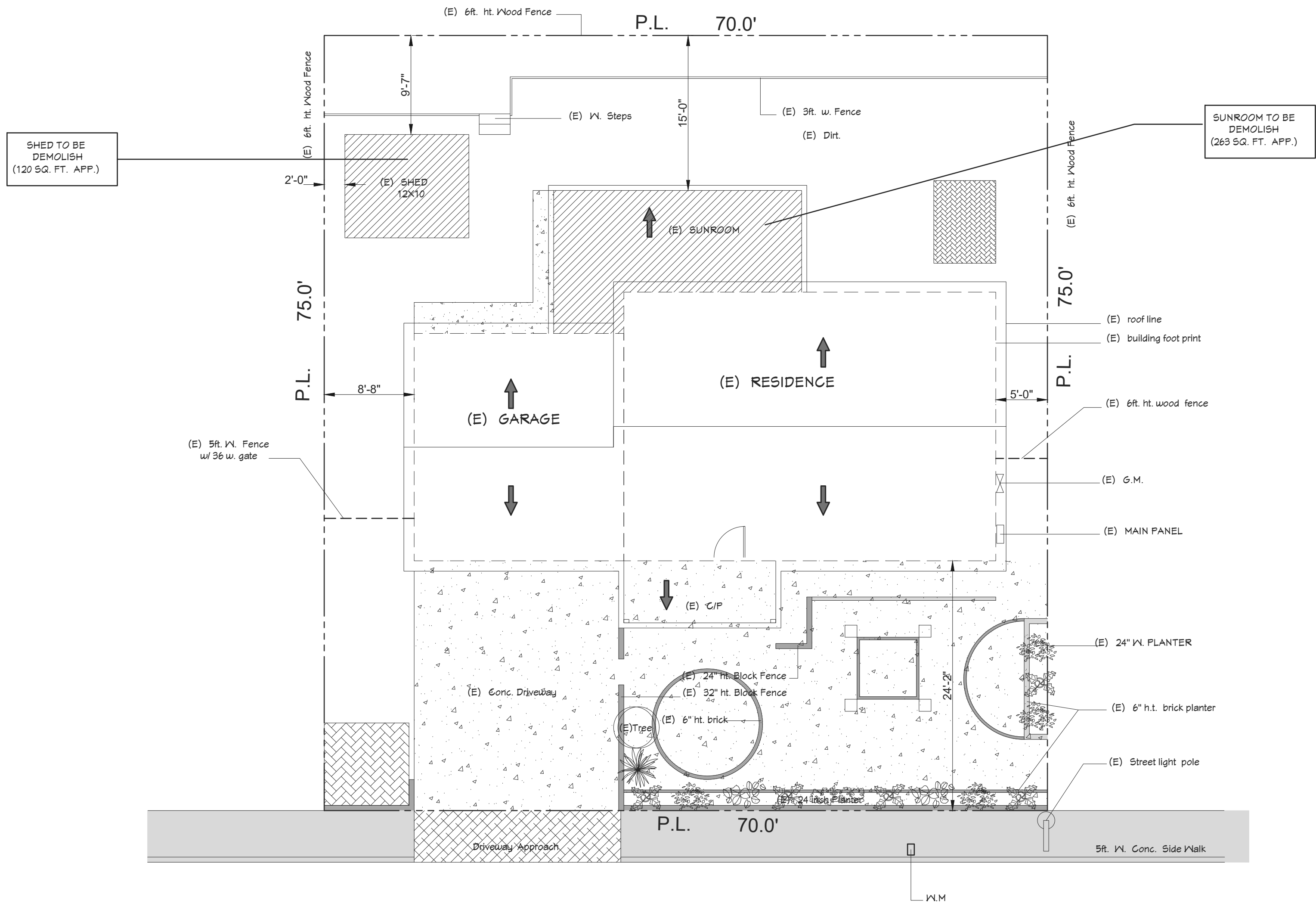
CONCRETE
(1,448 SF.)



BRICKS O/ SAND
(103 SF.)

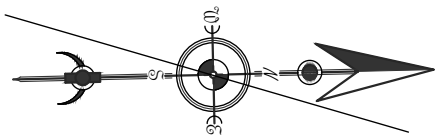
EXISTING

PERVIOUS AREA 2,037 SF.
IMPERVIOUS AREA 3,213 SF.



YOSEMITE STREET

1 AS BUILT SITE PLAN
SCALE: 1/8"=1'-0"



CUSTOM
ADDITIONS
&
INTERIORS

Hugo Perez

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REVISIONS		
SYMB	DESCRIPTIONS	DATE
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PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE: AS BUILT SITE PLAN

012-851-008-000

PERMIT No
JOB No
DATE: 4/10/2024
SCALE: AS SHOWN

A1.1

EXISTING BUILDING
(1,382 SF.)

PROPOSED SUNROOM
(333 SF.)

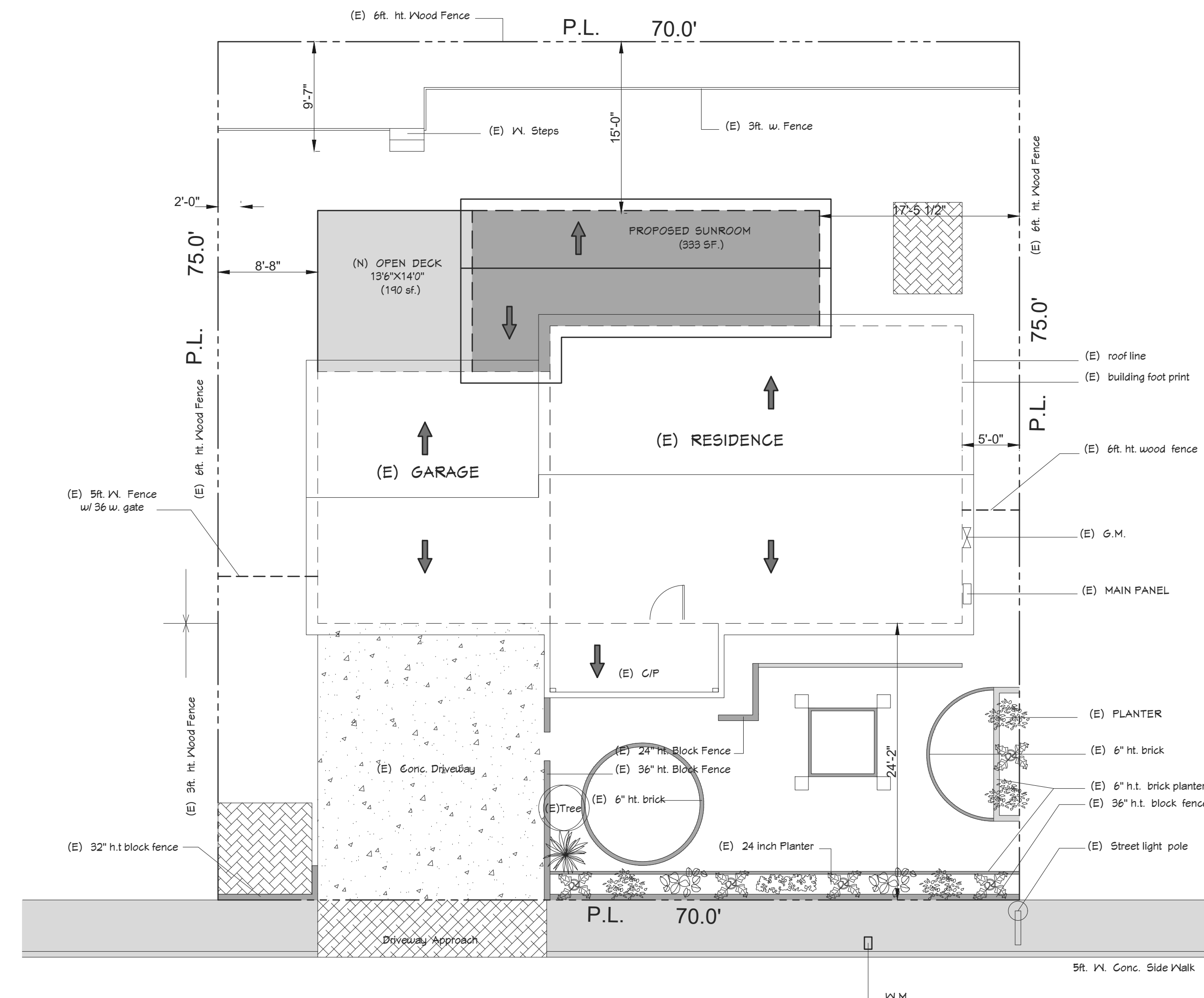
DECK
(190 SF.)

CONCRETE
(1,448 SF.)

BRICKS O/ SAND
(103 SF.)

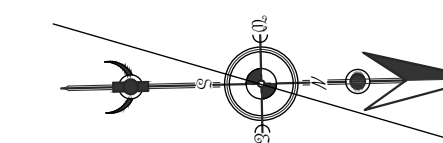
PROPOSED

2,087 SF.
3,163 SF.



YOSEMITE STREET

1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



CUSTOM
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&
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SYMB	DESCRIPTIONS	DATE
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**PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955**

PROPOSED SITE PLAN

012-851-008-000

PERMIT No	
JOB No	
DATE:	4/10/2024
SCALE:	AS SHOWN

A1.2

REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	7/20/2022

PANAGILINAN SUNROOM

1825 YOSEMITE STREET

SEASIDE, CA 93955

SHEET TITLE:

AS BUILT ROOF AND FLOOR PLAN

012-581-008-000

PERMIT No

JOB No

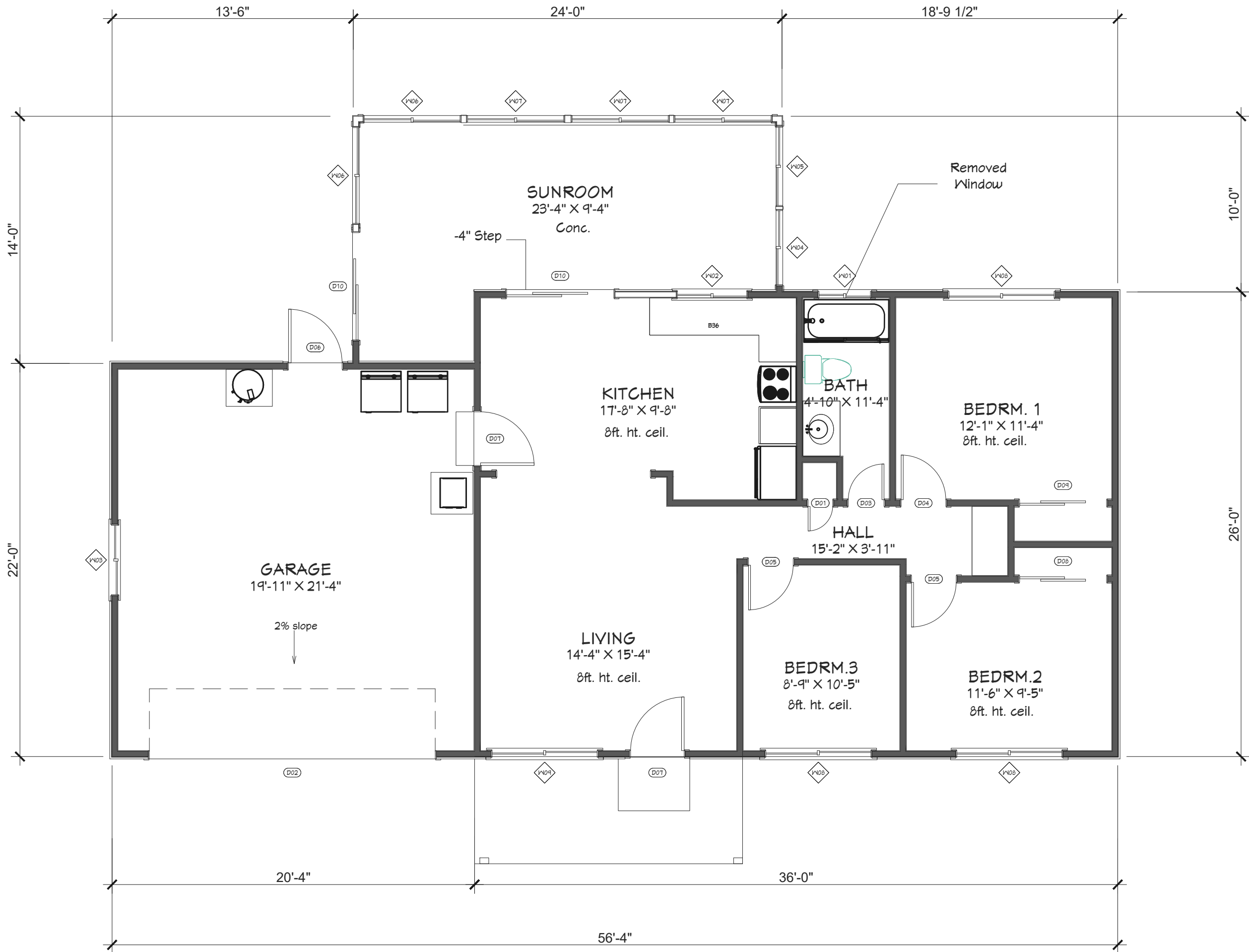
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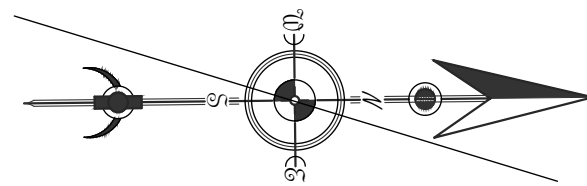
A1.3

Wall Legend

- 2X4 Exterior Stud Wall
- 2X4 Interior Stud Wall

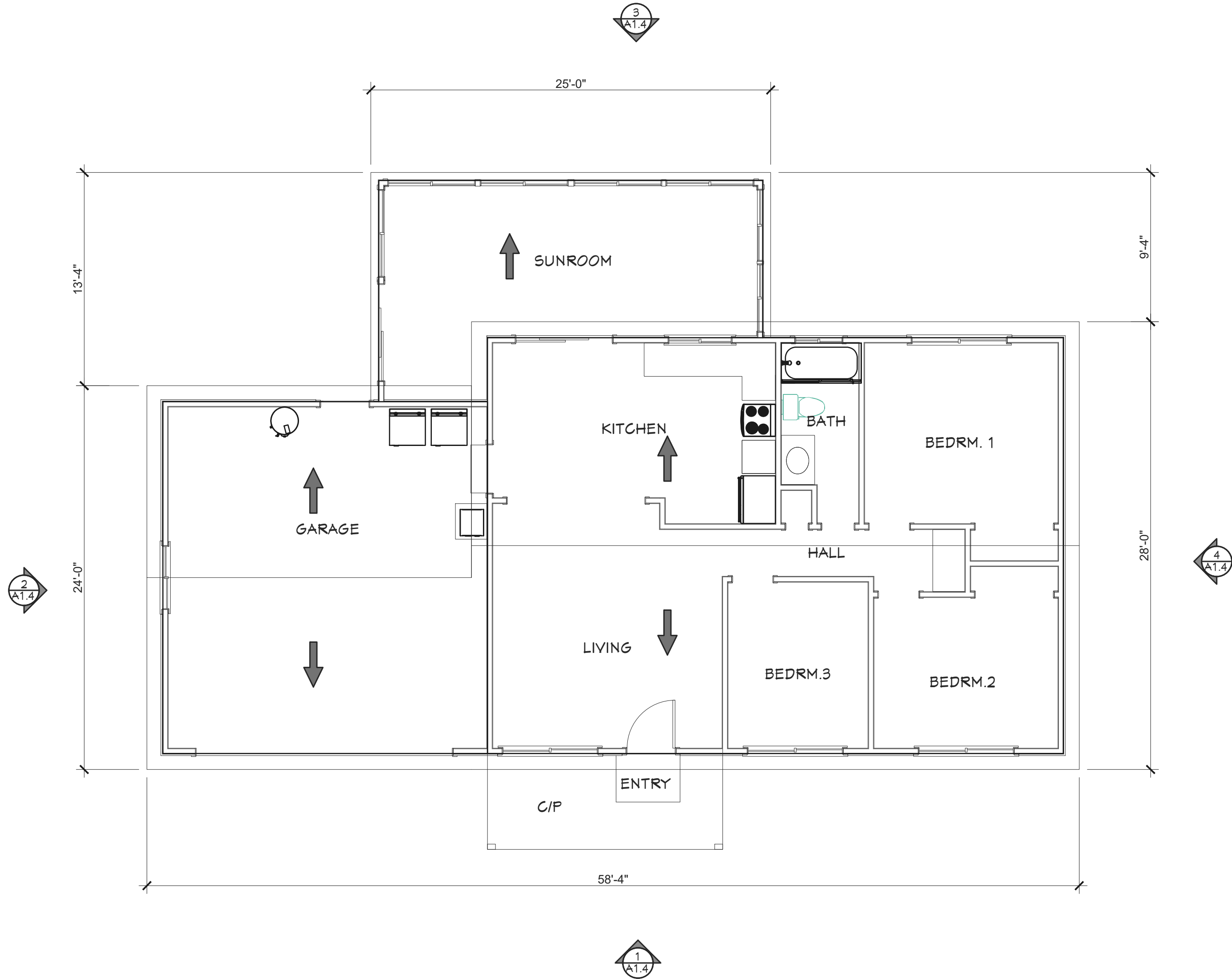


1 AS BUILT FLOOR PLAN
SCALE: 3/16"=1'-0"

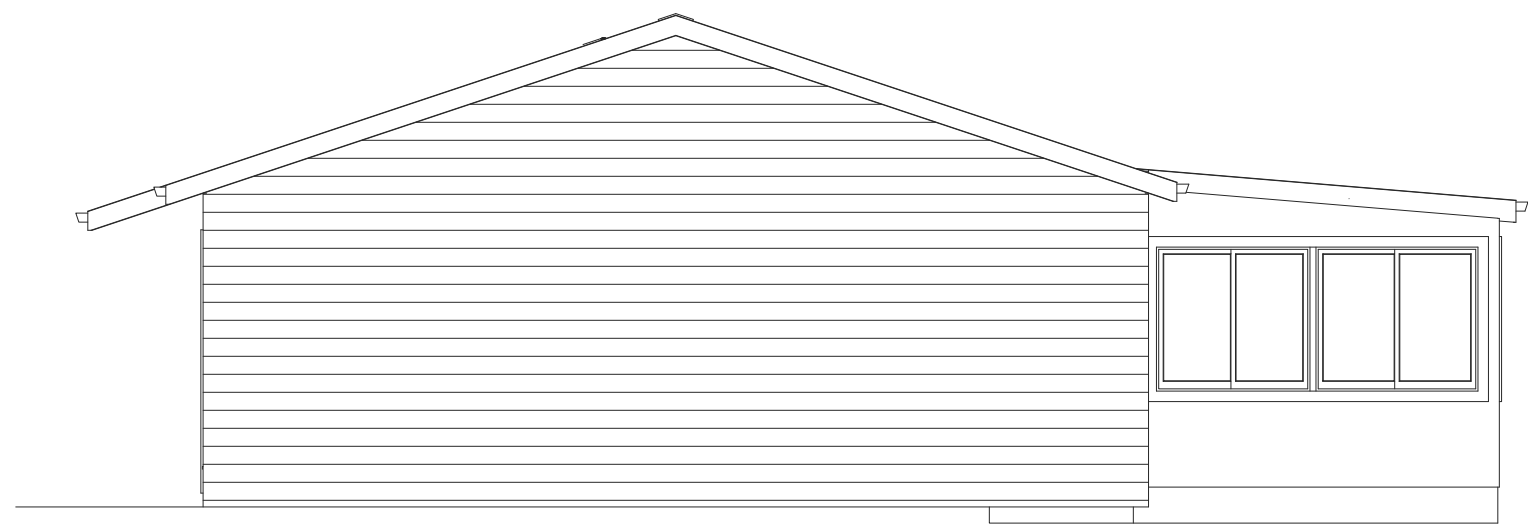


DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	1568	1	1	1568 R IN	16 1/2"	80"	18 1/2"X82 1/2"	HINGED-DOOR P04	Existing
D02	16070	1	1	16070	142"	84"	144"X81"	GARAGE-GARAGE DOOR CHD05	Existing
D03	2068	1	1	2068 R IN	24"	80"	26"X82 1/2"	HINGED-DOOR P04	Existing
D04	2668	1	1	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	Existing
D05	2668	2	1	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	Existing
D06	3068	1	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR E21	Existing
D07	3068	2	1	3068 R EX	36"	80"	38"X83"	EXT. HINGED-DOOR E21	Existing
D08	41068	1	1	41068 L IN	58 3/8"	80"	60 3/8"X82 1/2"	SLIDER-DOOR P04	Existing
D09	41068	1	1	41068 R IN	58 3/8"	80"	60 3/8"X82 1/2"	SLIDER-DOOR P04	Existing
D10	6068	2	1	6068 R IN	72"	80"	74"X82 1/2"	SLIDER-GLASS PANEL	Existing

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	3010LS	1	1	3010LS	36"	12"	31"X13"	LEFT SLIDING	Existing
W02	4030LS	1	1	4030LS	48"	36"	44"X37"	LEFT SLIDING	Existing
W03	4040RS	1	1	4040RS	48"	48"	49"X49"	RIGHT SLIDING	Existing
W04	4340LS	1	1	4340LS	51 3/16"	48"	52 3/16"X49"	LEFT SLIDING	Existing
W05	4640LS	1	1	4640LS	54"	48"	55"X49"	LEFT SLIDING	Existing
W06	5640LS	2	1	5640LS	65 13/16"	48"	66 13/16"X49"	LEFT SLIDING	Existing
W07	5640LS	3	1	5640LS	66"	48"	67"X49"	LEFT SLIDING	Existing
W08	6030RS	3	1	6030RS	72"	36"	73"X37"	RIGHT SLIDING	Existing
W09	6040RS	1	1	6040RS	72"	48"	73"X49"	RIGHT SLIDING	Existing



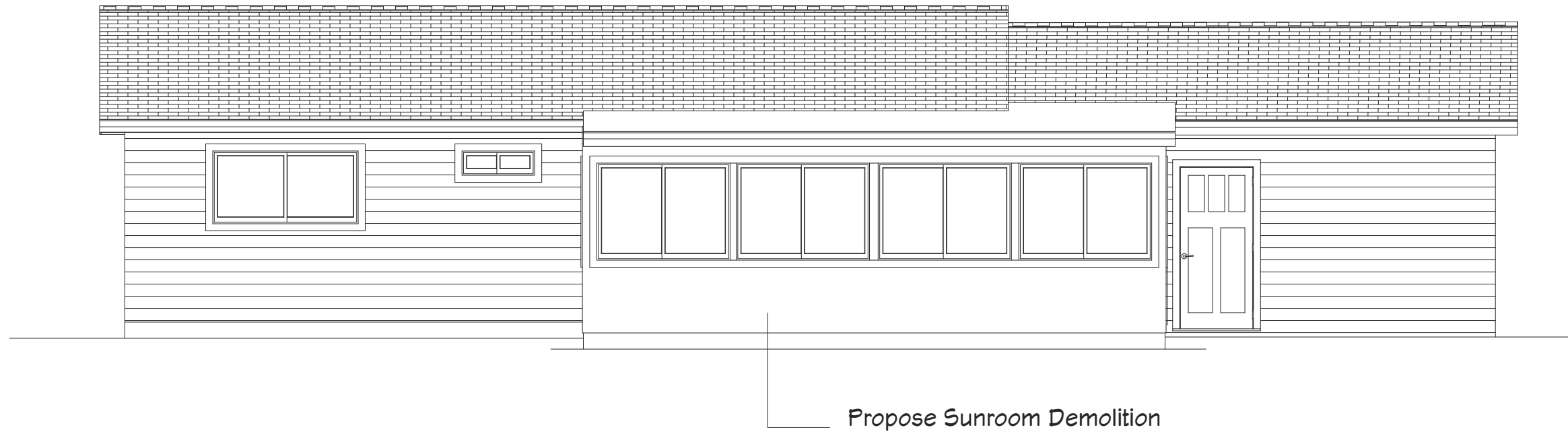
2 AS BUILT ROOF PLAN
SCALE: 3/16"=1'-0"



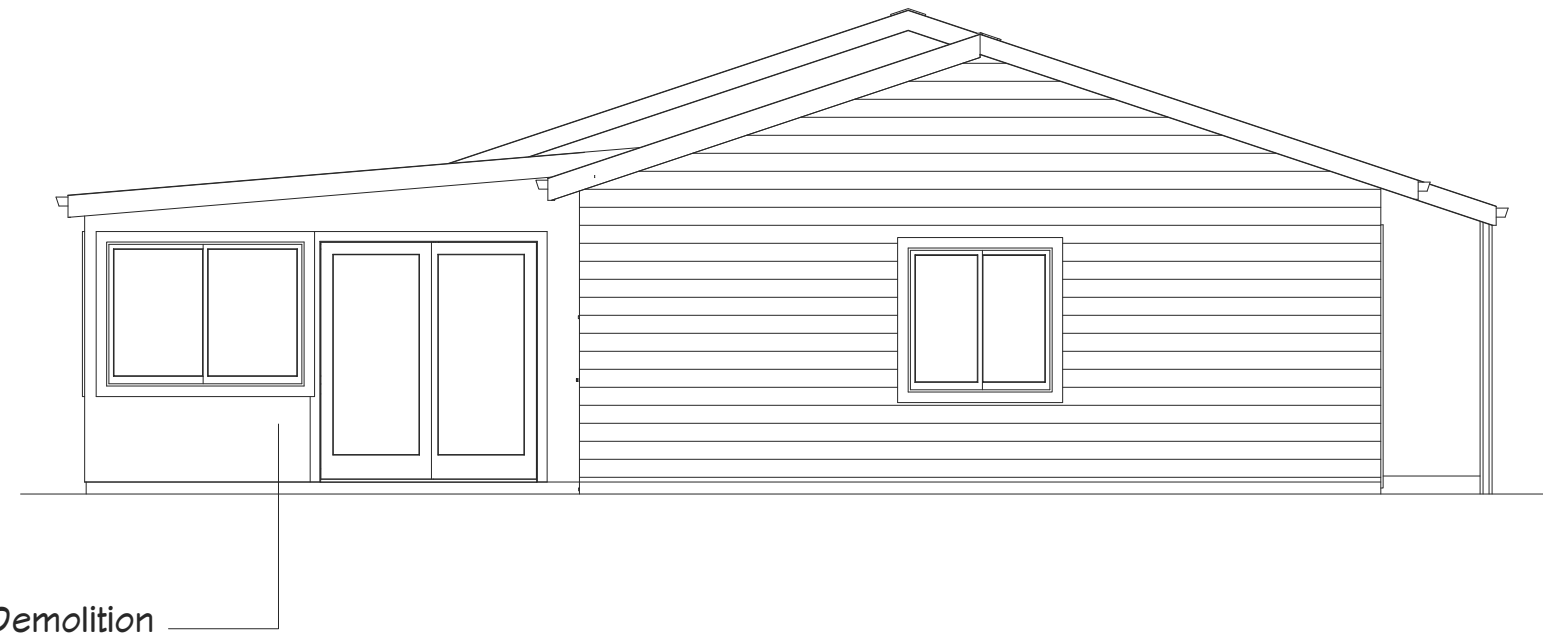
4 AS BUILT NORTH ELEVATION
SCALE: 3/16"=1'-0"



1 AS BUILT EAST ELEVATION
SCALE: 3/16"=1'-0"



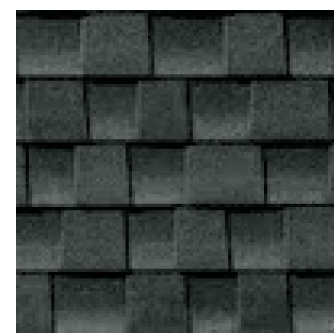
3 AS BUILT WEST ELEVATION
SCALE: 3/16"=1'-0"



2 AS BUILT SOUTH ELEVATION
SCALE: 3/16"=1'-0"

EXISTING LEGEND:

- (A) Architectural Asphalt Shingles
- (B) Horizontal Aluminum overlap siding-White
- (C) Window frame-white
- (D) Fascia -white w/ green trim
- (E) Window and door Trim -white
- (F) Gutter-white
- (J) Stone



(A)



(B)



(C)



(D)



(E)

Window and door Trim



(F)

Fascia -white w/ green trim



CUSTOM
ADDITIONS
&
INTERIORS

H

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REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	7/20/2022

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

012-581-008-000

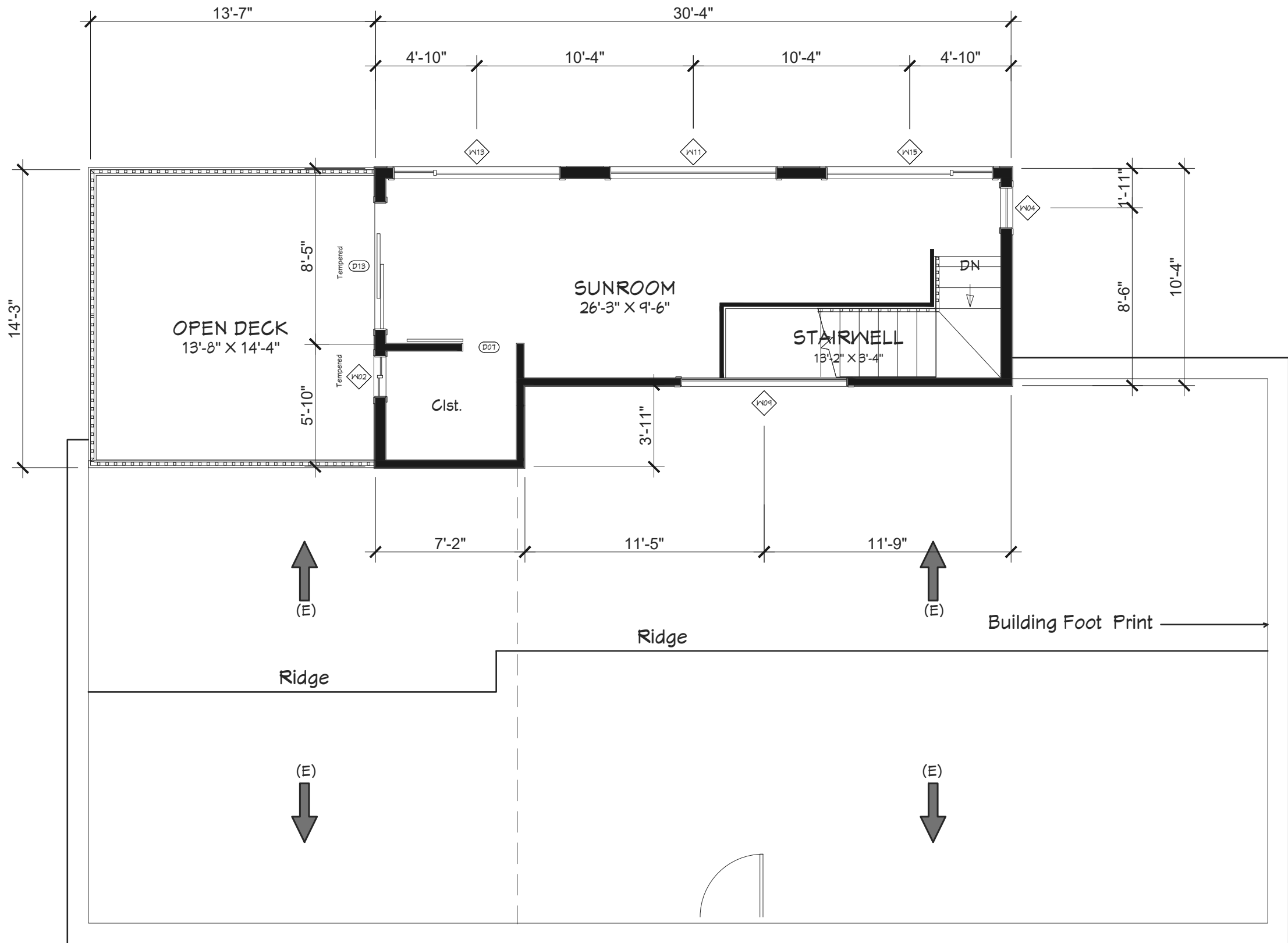
AS BUILT ELEVATIONS

PERMIT No	
JOB No	
DATE:	4/10/2024
SCALE:	AS SHOWN

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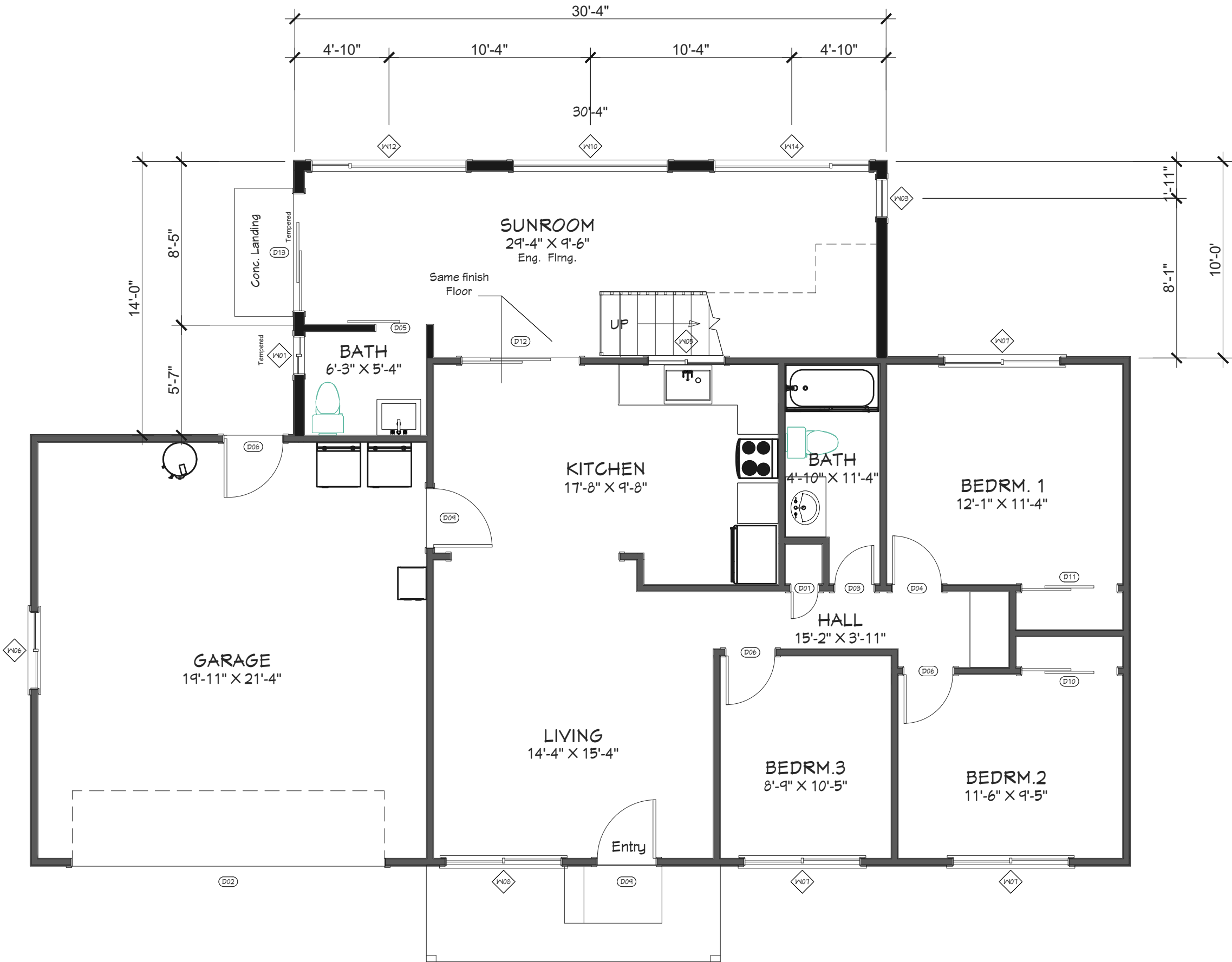
Wall Legend

- (E) 2X4 Exterior Stud Wall
- (E) 2X4 Interior Stud Wall
- (N) 2X6 Stud D.F. exterior Wall
- (N) 2X4 Interior d.f. Interior Wall



2 PROPOSED SUNROOM 2ND FLOOR PLAN
SCALE: $\frac{3}{16}$ "=1'-0"

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	1565	1	1	1565 R IN	16 1/2"	80"		HINGED-DOOR P04	Existing	1 3/8"
D02	16070	1	1	16070	142"	84"		GARAGE-GARAGE DOOR CHD05	Existing	1 3/4"
D03	2065	1	1	2065 R IN	24"	80"		HINGED-DOOR P04	Existing	1 3/8"
D04	2665	1	1	2665 L IN	30"	80"		HINGED-DOOR P04	Existing	1 3/8"
D05	2665	1	1	2665 R	30"	80"		BARN-DOOR P04	Per Plan	1 3/8"
D06	2665	2	1	2665 R IN	30"	80"		HINGED-DOOR P04	Existing	1 3/8"
D07	2665	1	2	2665 R	30"	80"		BARN-DOOR P04	Per Plan	1 3/8"
D08	3065	1	1	3065 L EX	36"	80"		EXT. HINGED-DOOR E21	Existing	1 3/4"
D09	3065	2	1	3065 R EX	36"	80"		EXT. HINGED-DOOR E21	Existing	1 3/4"
D10	41065	1	1	41065 L IN	58 3/8"	80"		SLIDER-DOOR P04	Existing	1 3/8"
D11	41065	1	1	41065 R IN	58 3/8"	80"		SLIDER-DOOR P04	Existing	1 3/8"
D12	6065	2	1	6065 R IN	72"	80"		SLIDER-GLASS PANEL	Existing	1 3/8"
D13	6065	1	2	6065 R EX	72"	80"		EXT. SLIDER-GLASS PANEL	Per Plan	1 3/4"



1 MAIN AND PROPOSED SUNROOM FLOOR PLAN
SCALE: $\frac{3}{16}$ "=1'-0"

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	2020LS	1	1	2020LS	24"	24"			LEFT SLIDING	Per Plan
W02	2020LS	1	2	2020LS	24"	24"			LEFT SLIDING	Per Plan
W03	2050FX	1	1	2050FX	24"	60"			FIXED GLASS	Per Plan
W04	2050FX	1	2	2050FX	24"	60"			FIXED GLASS	Per Plan
W05	4030LS	1	1	4030LS	48"	36"			LEFT SLIDING	Existing
W06	4040RS	1	1	4040RS	48"	48"			RIGHT SLIDING	Existing
W07	6030RS	3	1	6030RS	72"	36"			RIGHT SLIDING	Existing
W08	6040RS	1	1	6040RS	72"	48"			RIGHT SLIDING	Existing
W09	8020FX	1	2	8020FX	46"	24"			FIXED GLASS	Per Plan
W10	8050FX	1	1	8050FX	46"	60"			FIXED GLASS	Per Plan
W11	8050FX	1	2	8050FX	46"	60"			FIXED GLASS	Per Plan
W12	8050LS	1	1	8050LS	46"	60"			LEFT SLIDING	Per Plan
W13	8050LS	1	2	8050LS	46"	60"			LEFT SLIDING	Per Plan
W14	8050RS	1	1	8050RS	46"	60"			RIGHT SLIDING	Per Plan
W15	8050RS	1	2	8050RS	46"	60"			RIGHT SLIDING	Per Plan



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PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE:

MAIN AND PROPOSED SUNROOM FLOOR PLAN

012-581-008-000

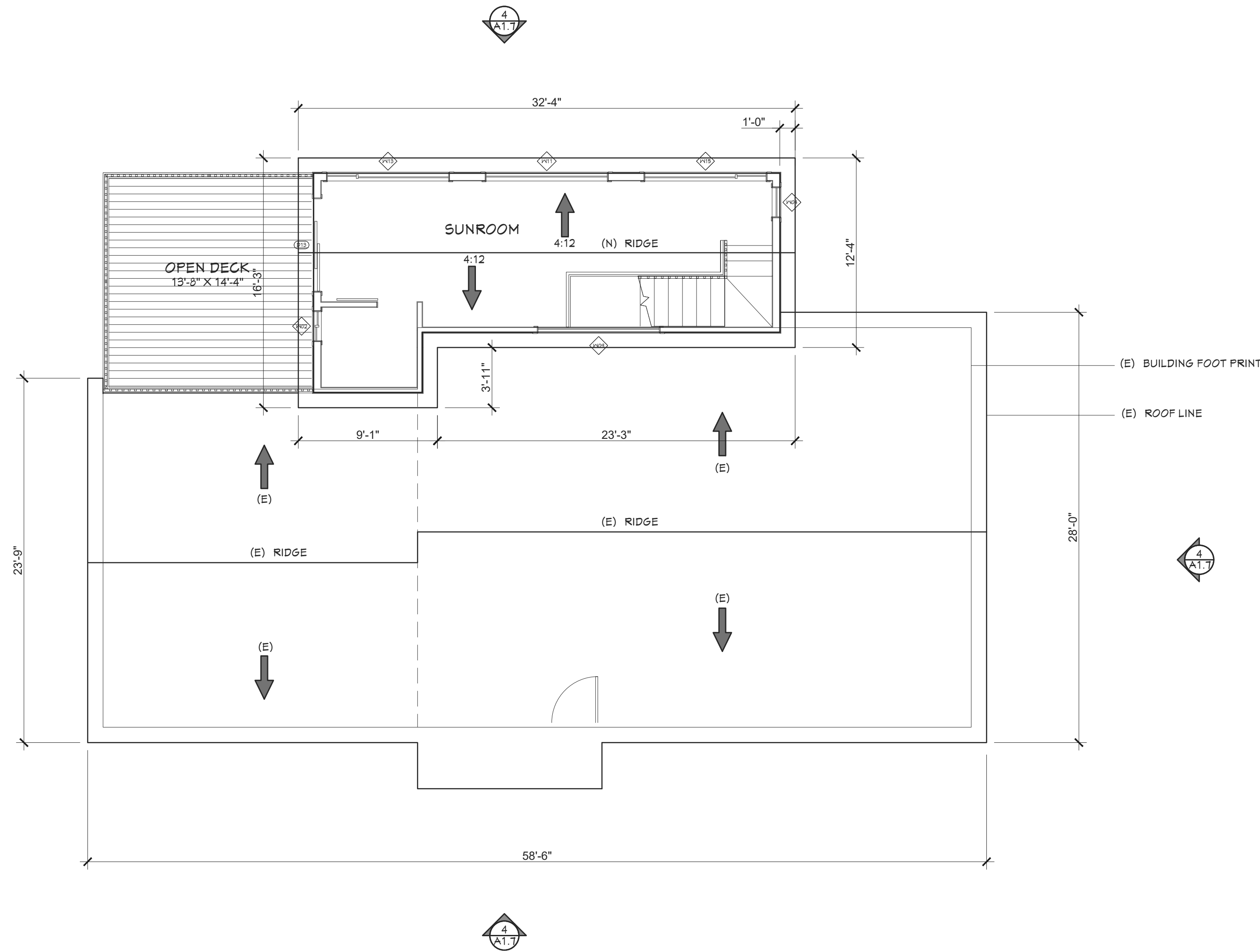
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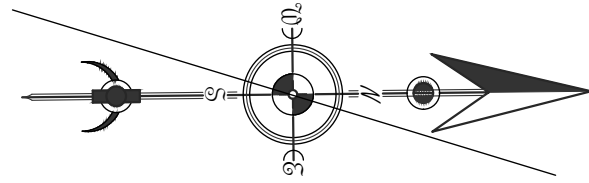
DATE: 4/10/2024

SCALE: AS SHOWN

A1.5



1 MAIN AND PROPOSED SUNROOM ROOF PLAN
SCALE: 1/4"=1'-0"



CHP

CUSTOM DESIGN

CUSTOM ADDITIONS & INTERIORS

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1	REVISION	7/20/2022

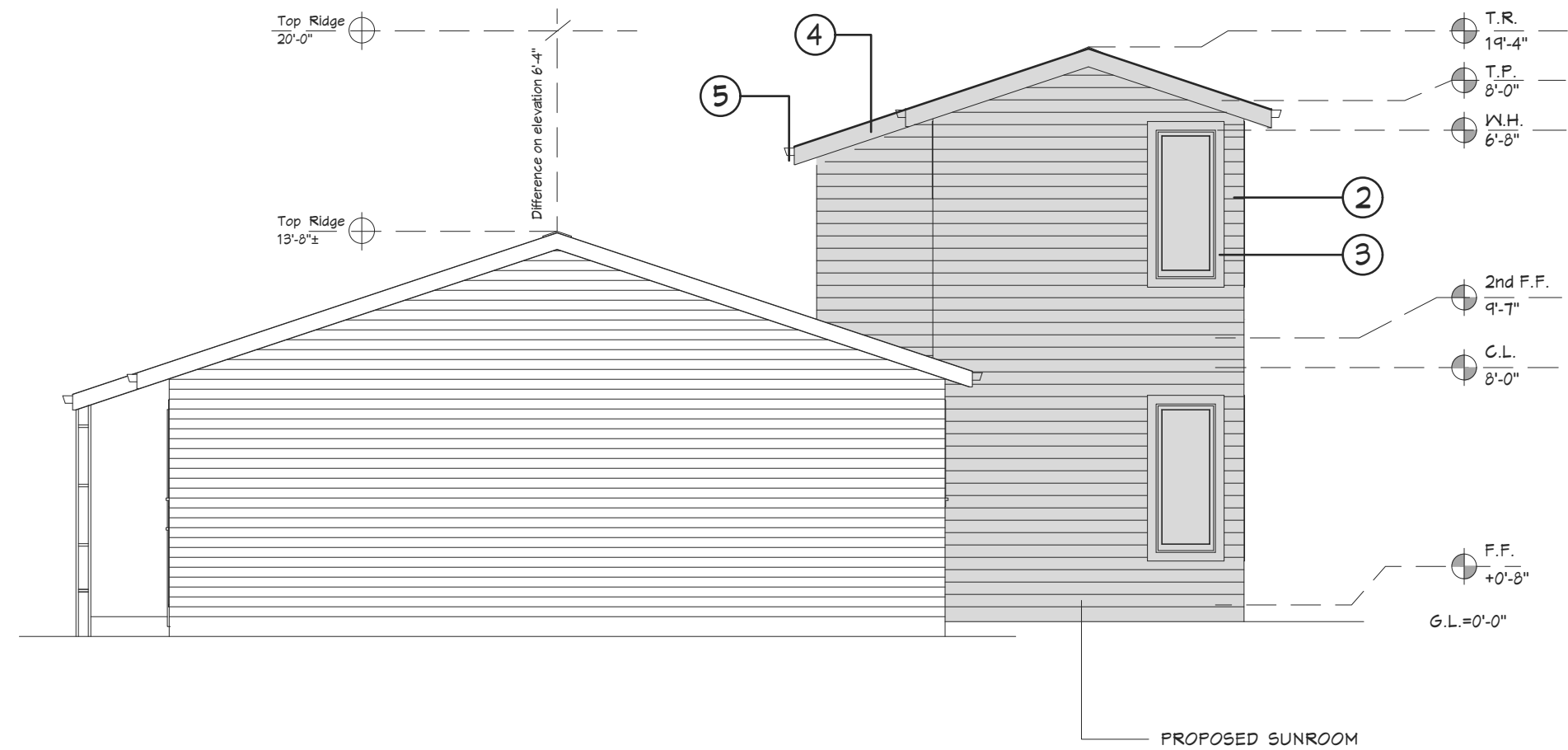
PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

012-581-008-000

MAIN AND PROPOSED SUNROOM ROOF PLAN

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JOB No	
DATE:	4/10/2024
SCALE:	AS SHOWN

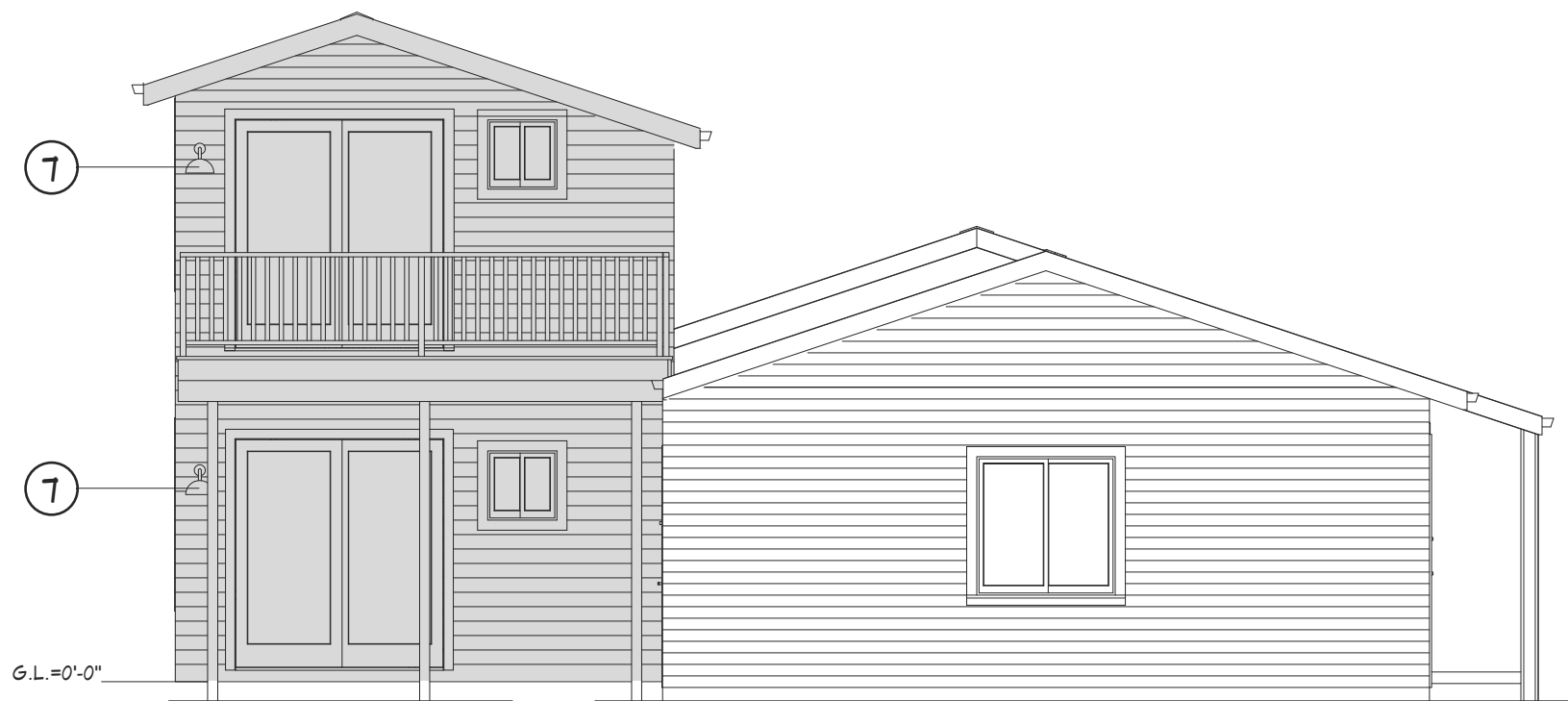
A1.6



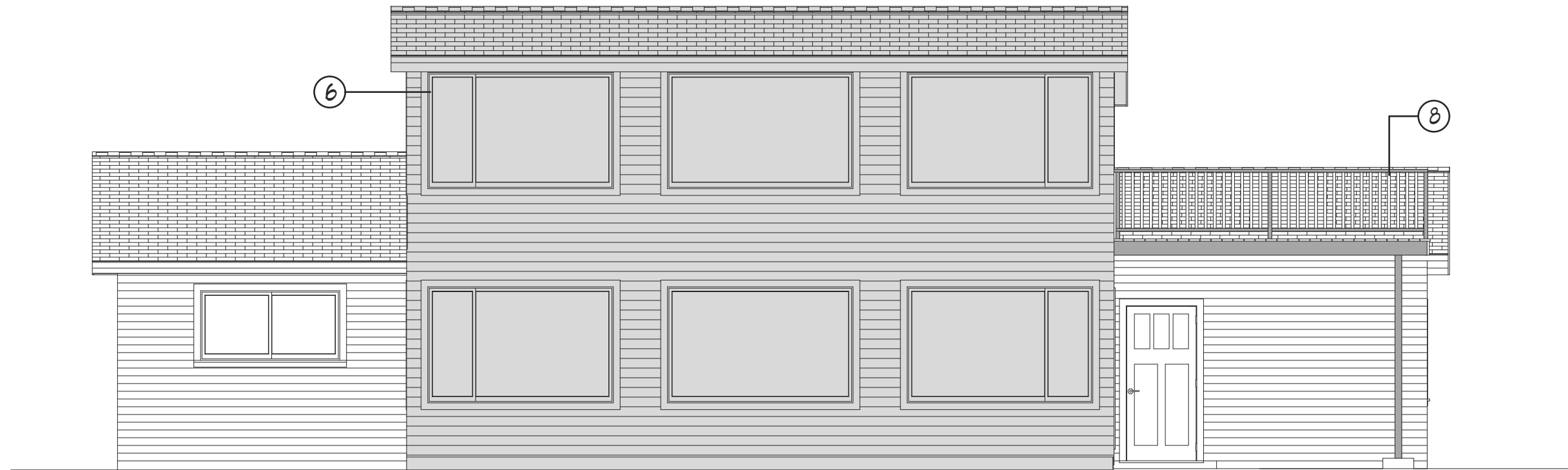
4 MAIN AND SUNROOM NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 MAIN AND SUNROOM EAST ELEVATION
SCALE: 1/4"=1'-0"



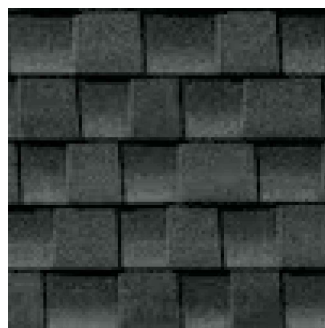
3 MAIN AND SUNROOM SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 MAIN AND SUNROOM WEST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED LEGEND:

- 1 Architectural Asphalt Shingles-Timberline HDZ -Williamsburg-Slate-
- 2 Horizontal Allura's smooth fiber cement siding- Light Brown-
- 3 Windows and doors -Andersen-white
- 4 Fascia -white cedar type
- 5 5" Viny Gutter with drainage guard- Amerimax-white
- 6 Window / door Trim-Composite Sill Molding -white colonial-
- 7 11" Blackstone single light-wall scone -chocolate Bronze-
- 8 railing / balusters, Post-timber tech composite- White type
- 9 Decking board- timber tech composite -Terrain collection"-Stone Ash-



1



2



4



5



9



2



5



6

Fascia

White Trim

REFERENCE LINKS:

- 1 <https://gaf.com>
- 2 <https://allurausa.com/products>
<https://allurausa.com/products/lap-siding/>
- 3 <https://andersenwindows.com>
- 4
- 5 <https://amerimax.com>
- 6
- 7 <https://www.signaturehardware.com/lighting/outdoor-lighting>
- 8 <https://www.timbertech.com/>
- 9 <https://www.timbertech.com/>



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1	REVISION	7/20/2022

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE:

MAIN AND PROPOSED SUNROOM ELEVATIONS

012-581-008-000

PERMIT No	
JOB No	
DATE:	4/10/2024
SCALE:	AS SHOWN

A1.7

11" BLACKSHORE SINGLE LIGHT WALL SCONCE - CHOCOLATE BRONZE

SKU: 470886
Code: PH1550



ASSE 1016 Type P/T

FEATURES

Installation Type: Wall Mount
Design: Rustic
Product Finish: Chocolate Bronze
Material: Cast Aluminum
Width: 11"
Height: 12-1/8"
Depth: 11"
Base Plate Diameter: 5"
Mounting Hardware Included: Yes
Shade Style: Warm Bronze
Shade Material: Aluminum
Number of Bulbs: 1
Location Type: Suitable for Damp Locations
Bulbs Included: No
Bulb Type: LED
Wattage per Bulb: 12
Weight: 3.92
Color Temperature (Kelvin): 3500K
Lumens: 300
Voltage: 110

REVISED 4/6/2023

SIGNATURE HARDWARE

See Website for Warranty Information
signaturehardware.com/warranty

signaturehardware.com



ICC-ES Evaluation Report
ESR-1668

DIVISION: 07 00 00—THERMAL AND MOISTURE

PROTECTION
Section: 07 46 46—Fiber-Cement Siding

REPORT HOLDER:

PLYCEM USA LLC

EVALUATION SUBJECT:

ALLURA™ FIBER CEMENT LAP SIDING, VERTICAL PANEL SIDING, SOFFIT PANELS AND SHAPES SIDING

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2018, 2015, 2012, 2009 and 2006 International Building Code (IBC)
- 2018, 2015, 2012, 2009 and 2006 International Residential Code (IRC)
- 2013 Alas Alaska International Building Code (AIBIC)

(The AIBIC is based on the 2009 IRC, 2009 IRC code sections referenced in this report are the same sections in the AIBIC.)

Properties evaluated:

- Weather resistance
- Transverse loading
- Surface burning characteristics
- Non-combustibility
- Fire-resistance-rated construction

1.2 Evaluation to the following green code(s) and/or standards:

- 2019 California Green Building Standards Code (CALGreen), Title 24, Part II
- 2015, 2012 and 2008 ICC 700 National Green Building Standard (ICC 700-2015, ICC 700-2012 and ICC 700-2008)

Attributes verified:

See Section 3.0

Plycem USA's Allura™ fiber cement lap and panel products are intended for use as exterior wall coverings and soffits.

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Page 1 of 11

Safety Data Sheet

Section 1: Identification

Product Identifier

Product Name: •Allura Fiber Cement Siding

Synonyms •Fiber Cement, Fiber Cement Siding

Product Code •Trim - CT-10103-4; Allura - CT-10074-7

Recommended use

Relevant identified uses of the substance or mixture and uses advised against
•Fiber Cement products are intended for exterior cladding. Allura Fiber Cement Siding is available in traditional and contemporary aesthetics. It is suitable for residential and light commercial applications. These products offer a high degree of dimensional stability and impact resistance.

Allura Underlayment & BackerBoard are for interior floors, walls and countertops.

Details of the supplier of the safety data sheet

Manufacturer •Allura

Corporate Headquarters
386 W Greens Rd, Suite 300
Houston, TX 77067

United States
www.AlluraUSA.com

Telephone •(281) 742-7082

Emergency Telephone Number

Manufacturer •(281) 742-7082

Section 2: Hazard Identification

United States (US)

According to OSHA 29 CFR 1910.1200 HCS

Classification of the substance or mixture

OSHA HCS 2012 • Carcinogenicity 1A-H350

Specific Target Organ Toxicity Repeated Exposure - 1-H372

Label elements

OSHA HCS 2012 DANGER

Hazard statements •May cause cancer, H350

Causes damage to organs through prolonged or repeated exposure, - H372

Precautionary statements

Prevention:

- Obtain special instructions before use. -P201
- Do not handle until all safety precautions have been read and understood. -P202
- Do not breathe dust. -P260
- Wash thoroughly after handling. -P264
- Do not eat, drink or smoke when using this product. -P270

Allura™ Lap & Vertical Siding, Bevel Panel, Soffit, Shapes and Trim & Fascia Siding, Fiber Cement Underlayment & BackerBoard

Preparation Date: 28 January 2020

Page 1

Form: GHS Language: English (US)
Version: 01/2020

Timberline HDZ® Shingles

Benefits:

- **Laylock® Technology** — mechanically fuses the common board over overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the ShingleZone® nailing area is so easy to hit that a nailer placed 999 out of 1,000 nails correctly in our test
- **Windshrew® Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation!

- **Dura Grip®** split joints with the microgranule surface of the Strike-Zone® nailing area. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard® Plus®** Algae Protection Limited Warranty against blue-green algae discoloration? Proprietary GAF Time Release Algae-Fighting technology helps protect your shingles from unsightly stains.
- **For the best look** — Use TimberCraft® Premium Ridge Cap Shingles or TimberCraft® Premium SBS-Modified Ridge Cap Shingles

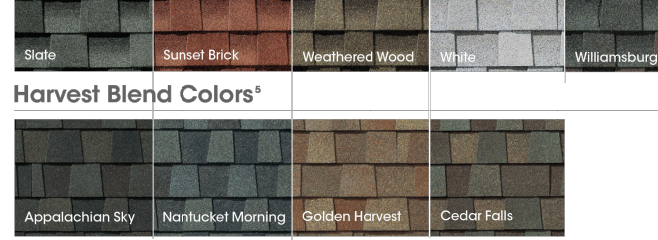
Product details:

- **Product/Brand Name:** Timberline HDZ® Shingles
- **Dimensions (approx.):** 31 1/2" x 29 1/2" (33 1/2" x 30.0" max)
- **Exposure:** 16" (14 1/2" min)
- **Bundle/Package:** 3
- **Material:** Asph/Flt
- **Underlayment:** GAF DimpleShield®
- **ShingleZone®:** 1
- **ShingleZone®:** 2
- **ShingleZone®:** 3
- **ShingleZone®:** 4
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Colors:



Harvest Blend Colors®



Applesation By

Nostalgic Morning

Golden Harvest

Cedar Falls

Applesation By

Nostalgic Morning

Golden Harvest

Cedar Falls

Applesation By

Nostalgic Morning

Golden Harvest

Cedar Falls

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Golden Harvest

Cedar Falls

400 SERIES PRODUCT PERFORMANCE

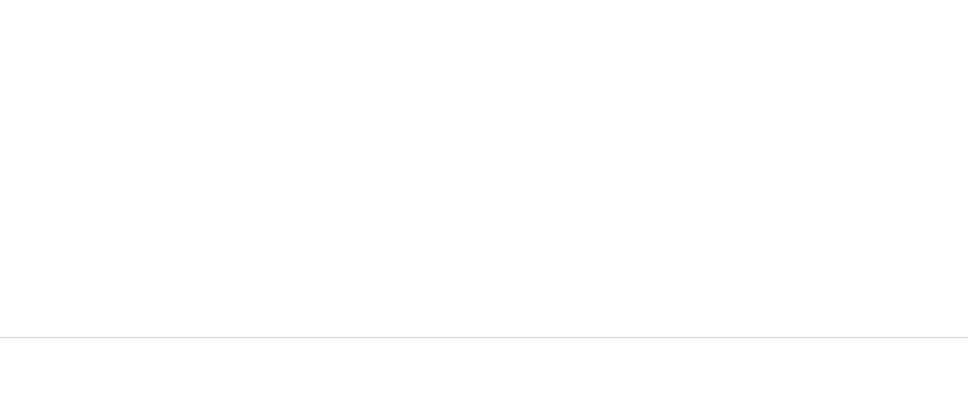
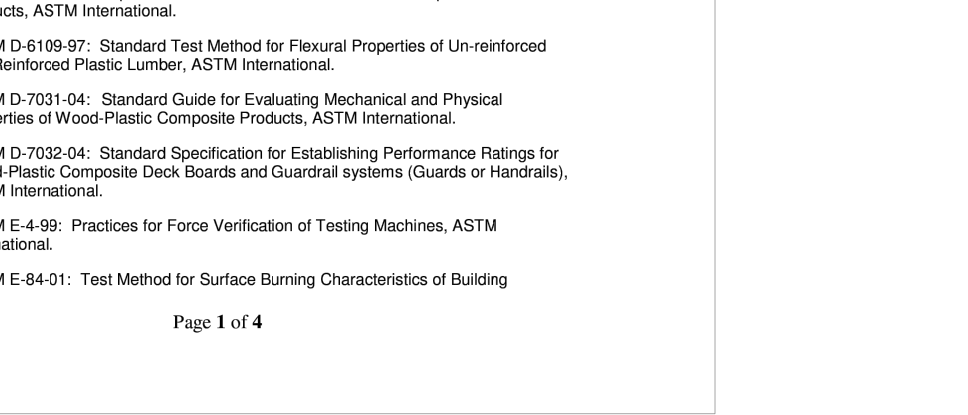
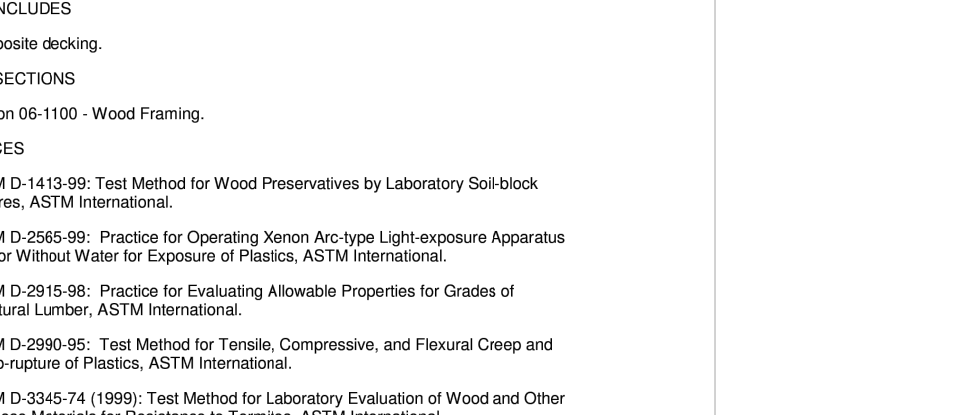
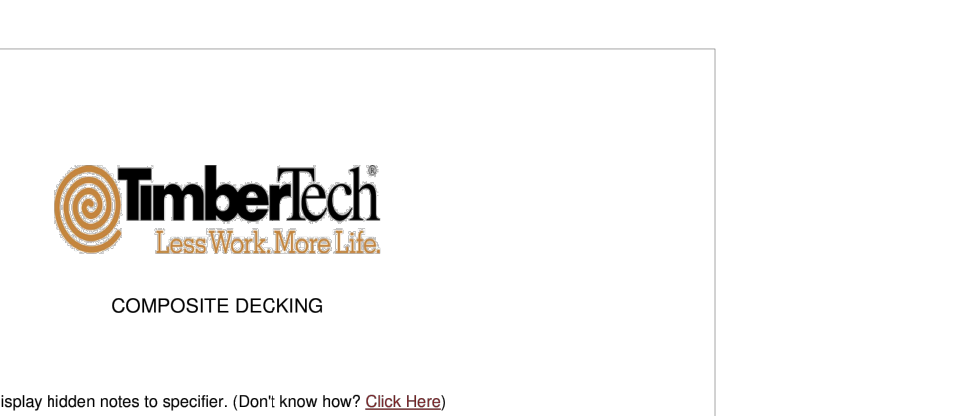
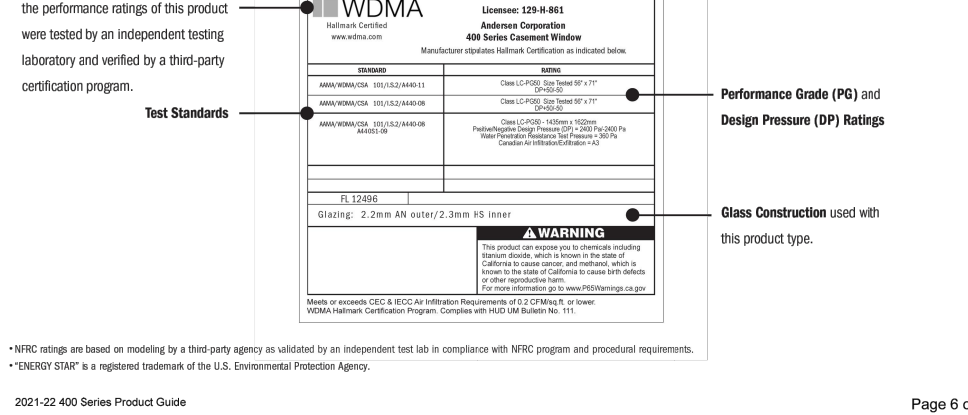
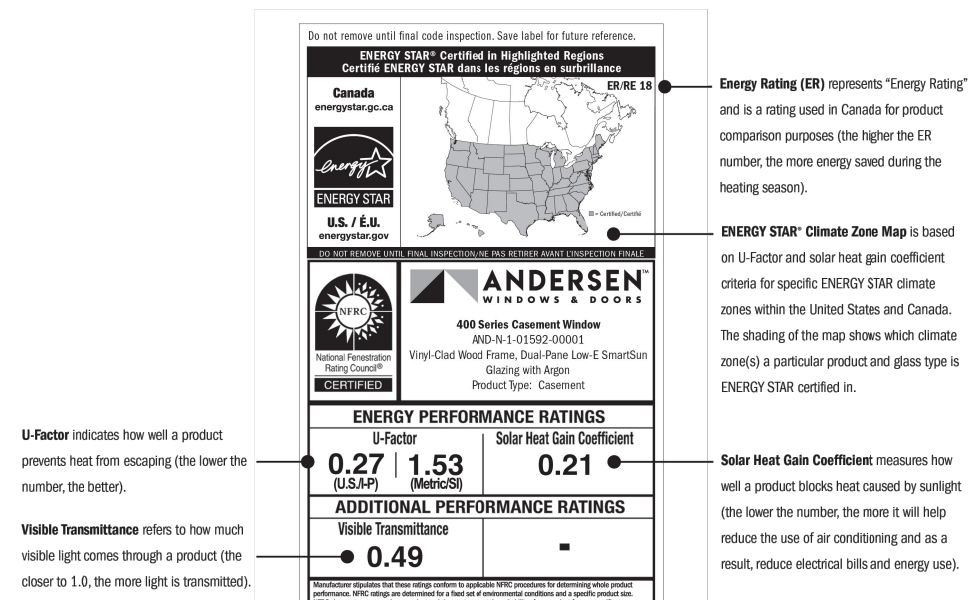
About the NFRC

The National Fenestration Rating Council (NFRC) is a nonpartisan coalition of professionals whose purpose is to provide fair, accurate and credible energy performance ratings for fenestration products. NFRC's independent ratings are based on standardized testing procedures, and are accepted by government agencies and other building industry representatives.

Anderson Corporation is a founding member of the NFRC and continues to support the work by providing fair, accurate and credible energy performance ratings to consumers and the building industry. If you have any questions about the NFRC, its program or energy performance ratings, write them to: NFRC, 6305 by Lane, Suite 140, Germantown, MD 20170. Phone: 301-588-1770 Website: www.nfrc.org

About the Label

Look for this certification label on every window and patio door you buy. The NFRC label was designed by the National Fenestration Rating Council to provide accurate information that helps you compare the energy efficiency of the homes you build. These ratings allow you — and your customers — to measure and compare the energy performance of window products. If the product does not have this label, the NFRC has not verified its claims.



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CUSTOM ADDITIONS & INTERIORS

Hugo Perez

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Carmel By-The-Sea, CA 93923
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REVISONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	7/20/2022

REVISONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	7/20/2022

REVISONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	7



CITY OF SEASIDE STAFF REPORT

Item No.: 5.B.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: August 14, 2024

SUBJECT: **USE PERMIT APPLICATION UP-2024-07. MELINDA SUE WARD, PROPERTY OWNER AND APPLICANT, REQUESTS USE PERMIT APPROVAL TO REDUCE REQUIRED PARKING FOR A NEW 200 SQUARE FOOT (SF) ADDITION TO AN EXISTING 1,068 SF DWELLING AT 1736 FLORES STREET (APN: 012-762-005) IN THE RS-12 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 5) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15305 OF THE CEQA GUIDELINES FOR THE REDUCTION OF REQUIRED PARKING. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E)(1) OF THE CEQA GUIDELINES FOR THE ADDITION TO THE EXISTING DWELLING.**

PURPOSE & RECOMMENDATION

The purpose of this item is to consider a Use Permit to allow a reduction in the number of required parking spaces when building an addition to an existing single-family residence in accordance with Seaside Municipal Code (SMC) 17.34.100.B.

Staff recommends the Commission approve Use Permit UP-2024-07 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

On May 28, 2024, Melinda Sue Ward, property owner and project applicant, submitted Use Permit application UP-24-07 to reduce required parking for a new 200 square foot (SF) first floor addition at 1736 Flores Street. The request is to reduce the required parking to the single existing parking space within the garage. On July 2, 2024, the City

mailed a Notice of Intent to Approve to properties within a 300-foot radius of the proposed project. A request for a public hearing was received by the City on July 12, 2024. No reason for the objection was given.

SITE DESCRIPTION

The existing single-story 1,068 SF single family dwelling sits on a 5,150 SF parcel in the RS-12 Single Family Residential zone, designated Neighborhood Medium (NM) in the General Plan. Surrounding uses are entirely single-family residences, most of them single-story.

PROJECT DESCRIPTION

The applicant proposes adding a single-story 200 SF addition to an existing 1,068 SF single family dwelling. The addition would add a walk-in closet and additional space to an existing bedroom. The exterior would be finished with stucco, similar to the rest of the dwelling. The project would preserve the existing parking space inside the garage.

STAFF ANALYSIS

The 200 SF addition would bring the total floor area 1,268 SF, or 25% of the parcel area, well below the 45% that is allowed per SMC 17.12.050 Table 2-3. At six feet from the side property line and 23 feet 4 inches from the rear property line, the addition also meets setback requirements.

Seaside Municipal Code (SMC) Section 17.34.040 Table 3-8 requires two parking spaces, at least one of them covered, when a single family dwelling is expanded to more than 1,200 SF. But the existing site plan prevents any additional parking from being created. Insufficient space exists in front of the existing garage to create an additional required parking space, because required parking spaces may not be located within the front setback per SMC 17.30.100.D.2. The garage cannot be lengthened rearwards without demolishing significant amounts of the existing dwelling. The site does not have any access from the rear. Therefore, the existing structure location prevents the creation of an additional conforming parking space.

SMC 17.34.100.B allows a reduction to the required parking through the granting of a Use Permit when "[a] structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable." Because the parking requirement is physically impossible without drastic changes to the existing home, the parking requirement is unreasonable.

FINDINGS

1. The project is categorically exempt (Class 5) from the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines for the reduction of required parking.

Evidence: Approving the Use Permit would consist of a minor alteration in land use limitations. It would not change the land use or density, and the average slope is less than 20%.

2. The project is categorically exempt (Class 1) from the CEQA pursuant to Section 15301(E)(1) of the CEQA Guidelines for the 200 SF addition to the existing dwelling.

Evidence: The addition is less than 50% of the existing structure, thereby involving a negligible expansion of use.

3. A structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable.

Evidence: SMC 17.34.040 Table 3-8 requires two parking spaces for the proposed project. The existing structure location makes it unreasonable to require the creation of a second parking space.

4. 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: Single family residences are allowed in the RS-12 Single Family Residential zone. The project complies with all other development standards including floor area ratio, lot coverage, setbacks, and height.

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

Evidence: Single family dwellings are allowed in the Neighborhood Medium General Plan designation. No applicable specific plans exist.

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

Evidence: The existing and planned future land uses are residential. The proposed 200 SF addition and reduction in parking are compatible with residential uses.

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

Evidence: Adequate access and utilities are available on the site. The site meets the physical requirements of the proposed development and is significantly less than the allowed Floor Area Ratio.

8. 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: Reducing the parking requirement would not affect the neighbors or the neighborhood. The project does not increase the number of bedrooms or bathrooms and therefore would not be expected to increase the number of parking spaces used by occupants.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A: Project Plans
 3. Attachment 2: Location Map
-

**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT APPLICATION NO. UP-2024-07 TO REDUCE REQUIRED PARKING FOR A NEW 200 SQUARE FOOT (SF) ADDITION TO AN EXISTING 1,068 SF DWELLING AT 1736 FLORES STREET (APN: 012-762-005) IN THE RS-12 SINGLE-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, Melinda Sue Ward, Property Owner and Applicant, applied for Use Permit No. UP-2024-07; and

WHEREAS, the proposed project requires the review authority 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 Planning Commission considered oral comments and written information concerning Use Permit application No. UP-2024-07 at a duly noticed public hearing that the Planning Commission held on August 14, 2024.

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

- 1. The project is categorically exempt (Class 5) from the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines for the reduction of required parking.**

Evidence: Approving the Use Permit would consist of a minor alteration in land use limitations. It would not change the land use or density, and the average slope is less than 20%.

- 2. The project is categorically exempt (Class 1) from the CEQA pursuant to Section 15301(E)(1) of the CEQA Guidelines for the 200 SF addition to the existing dwelling.**

Evidence: The addition is less than 50% of the existing structure, thereby involving a negligible expansion of use.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-2024-07:

- 3. A structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or**

public safety concerns render the applicable parking requirement unreasonable.

Evidence: SMC 17.34.040 Table 3-8 requires two parking spaces for the proposed project. The existing structure location makes it unreasonable to require the creation of a second parking space.

4. 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: Single family residences are allowed in the RS-12 Single Family Residential zone. The project complies with all other development standards including floor area ratio, lot coverage, setbacks, and height.

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

Evidence: Single family dwellings are allowed in the Neighborhood Medium General Plan designation. No applicable specific plans exist.

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

Evidence: The existing and planned future land uses are residential. The proposed 200 SF addition and reduction in parking are compatible with residential uses.

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

Evidence: Adequate access and utilities are available on the site. The site meets the physical requirements of the proposed development and is significantly less than the allowed Floor Area Ratio.

8. 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: Reducing the parking requirement would not affect the neighbors or the neighborhood. The project does not increase the number of bedrooms or bathrooms

and therefore would not be expected to increase the number of parking spaces used by occupants.

BE IT FURTHER RESOLVED, the Planning Commission approves UP-2024-07 subject to the following Conditions of Approval:

Planning:

1. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
2. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

3. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

4. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Engineering and Public Works:

5. The project must implement storm water best management practices (BMPs) during construction. (SMC 8.46)
 - a. Complete and submit the Storm Water Compliance Tracking Form, with signature along with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
 - c. Site plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - d. Drainage shall not be directed to adjacent properties.
 - e. Site plan to clearly denote site coverage type (ie landscaping, building, concrete,)

- f. Site plan to include table summarizing existing impervious surface square footage, proposed new impervious surface, redeveloped impervious surface and total impervious surface.
 - g. Proposed site plans to show location of new and existing downspouts.
 - h. Downspouts and/or overflow from cisterns or rain barrels to be directed to permeable surface.
6. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Standard:

7. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
8. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
9. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
10. 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 prior to issuance of any Building Permit or establishment of any use authorized by the permit.
11. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of August 21, 2024 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.

12. 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 a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 14th day of August, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

USE PERMIT APPLICATION No. UP-2024-07
RESOLUTION No. XX-XX

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

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

Applicant's Signature

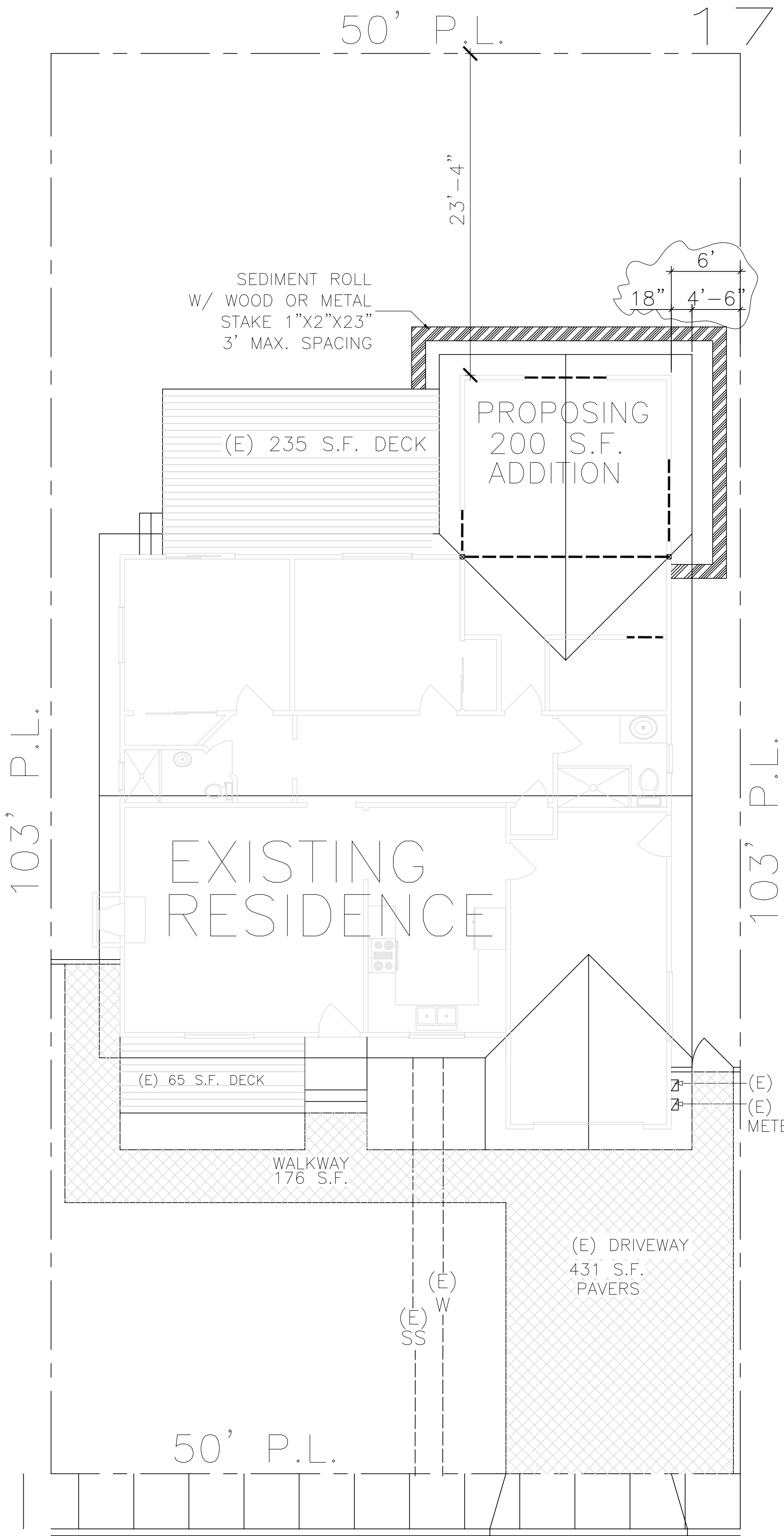
Date

Property Owner's Signature

Date

WARD ADDITION

1736 FLORES ST. SEASIDE, CA 93955



IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS AREA CALCULATIONS:
S.F. OF EXISTING: (ROOFS, DRIVEWAYS
AND WALKWAYS)
EXISTING 1,134 S.F. RESIDENCE WITH GARAGE
EXISTING 176 S.F. PAVERS WALKWAY
EXISTING 431 S.F. PAVERS DRIVEWAY
EXISTING 300 S.F. DECKS
NEW 200 S.F. ADDITION

TOTAL: EXISTING & NEW 2,241 S.F.
TOTAL COVERAGE: 2,241/5,150=43%

MANUFACTURED TRUSS REQUIREMENTS

THE DEFERRED TRUSS CALCULATIONS SHALL INCLUDE TRUSS PROFILES, LAYOUT
PLAN, TRUSS PLANS AND CALCULATIONS FROM THE TRUSS MANUFACTURER.

THE MANUFACTURED TRUSS SUBMITTALS SHALL BE REVIEWED (INDICATED BY
LETTER OR STAMP, SIGNATURE, AND DATE) BY THE DESIGNER OR ENGINEER OF
RECORD FOR DESIGN COMPATIBILITY. A CERTIFICATION LETTER FROM SUCH
PERSON SHALL BE SENT TO THIS DIVISION STATING AS SUCH.

TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE
TRUSS SUBMITTALS IS ISSUED BY THE WATSONVILLE BUILDING DIVISION.

NOTE:

1. POST ADDRESS AT THE BUILDING ENTRANCE TO THE CITY STANDARDS.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND FROM THE BACK
OF THE PARCEL TO THE FRONT (AT THE STREET) WITH NO ADJACENT PROPERTIES.

STORM WATER NOTE:

PARCEL IS FLAT.
STORM WATER SHALL NOT RUN-OFF ONTO ADJACENT PROPERTIES. SPLASH BLOCKS,
VEGETATED SWALE AND FLOWER BED AREAS SHALL BE USED TO PERCOLATE RUN-OFF
INTO SOIL. GRASS AREAS WILL ALLOW SHEET FLOW WITH NO POUNDING.

GRANDING/EROSION REQUIREMENTS

DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL),
THE FOLLOWING MEASURES MUST BE TAKEN:

1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE
OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER
EFFECTIVE MEANS OF SOIL PROTECTION.

2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES
SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE
ROADWAY OR ON THE DOWNHILL PROPERTIES.

3. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY
BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO
PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

4. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN
PLACE AT THE END OF EACH DAY CONTINUOUSLY THROUGHOUT THE
LIFE OF THE PROJECT DURING WINTER OPERATIONS.

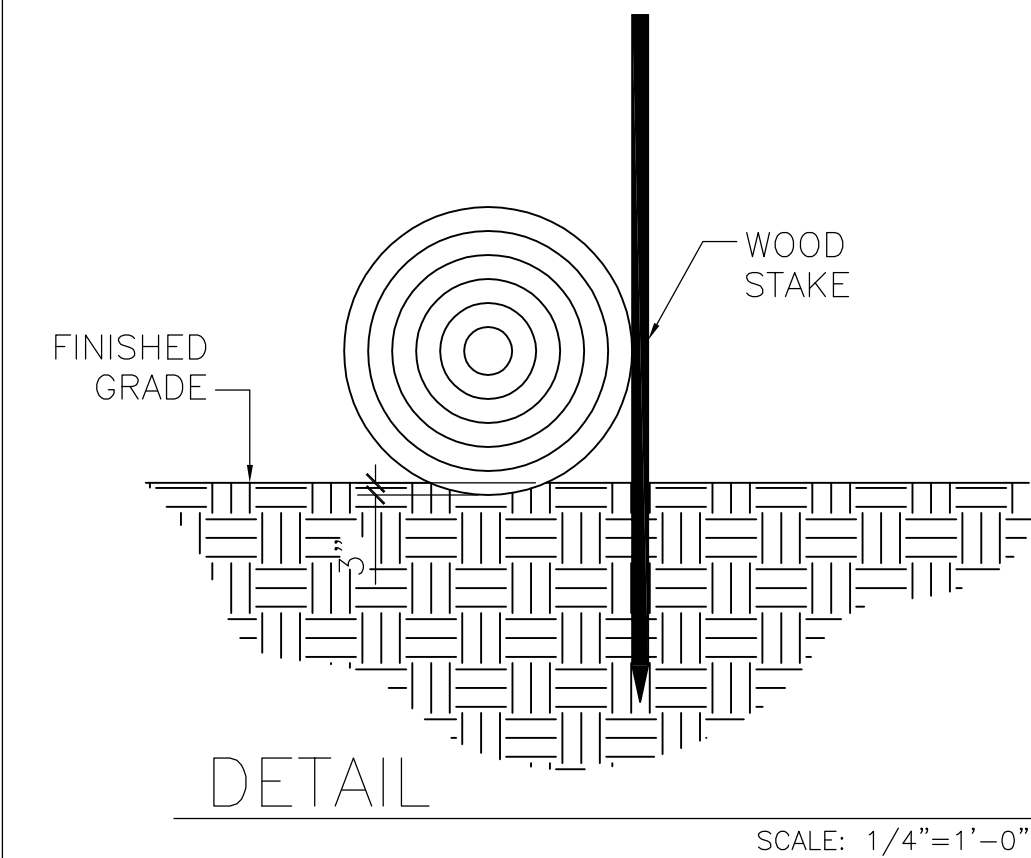
5. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): PROJECT
CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH
THE CITY'S STORM WATER BEST MANAGEMENT PRACTICES FOR
CONSTRUCTION.

6. INSPECT EROSION & SEDIMENT CONTROL MEASURES, SUCH
AS FIBER ROLLS OR WATTLES, ROUTINELY DURING
CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT.
MAKE ANY NEEDED REPAIRS IMMEDIATELY.

7. CHECK THE SIDEWALK AND STREET DAILY DURING DEMOLITION
AN CONSTRUCTION FOR SOIL DRAG-OUT, AND SWEEP IF NEEDED.
8. STORE OPEN BAGS OF PARTICULATE, GRANULAR OR POWDER
MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF
POSSIBLE.
IF STORED OUTSIDE, THEY MUST BE KEPT COVERED OR CLOSED,
AND DURING THE RAINY SEASON KEPT WITHIN SECONDARY
CONTAINMENT.

9. DUMPSTER LIDS MUST BE KEPT CLOSED AND SECURED WHEN
NOT USE.

10. SOIL & MATERIAL STOCKPILES: SOIL AND MATERIALS
STOCKPILES MUST BE PROTECTED FROM RUNOFF/RUN-ON BY
(BMPs) WHEN NOT USE SUCH AS SURROUNDED BY BERMS, FIBER
ROLLS OR WATTLES AND COVERED WITH PLASTIC SHEETING OR
TARPS.



VICINITY MAP



SCOPE OF WORK

CONSISTS OF ADDING 200 S.F. TO EXISTING RESIDENCE.

CODE COMPLIANCE:

ALL CONSTRUCTION SHALL CONFORM WITH FOLLOWING:

2022 BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS.

PROJECT DATA:

APN#:	012-762-005-000
ZONING	
TYPE OF CONSTRUCTION	V-B
STORIES:	1
(E) RESIDENCE	1,068 S.F.
(E) GARAGE	266 S.F.
(E) DECKS	300 S.F.

PROPOSING ADDITION

ADDITION	200 S.F.
ADDITION HEIGHT	11'-7"
TOTAL NEW CONSTRUCTION	200 S.F.
TOTAL BUILDING-HABITABLE	1,268 S.F.
TOTAL BUILDING-HABITABLE AND GARAGE	1,534 S.F.
LOT AREA:	5,150 S.F.
LOT COVERAGE:	2,241/5,150 =43%

INDEX

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AND DOOR/ WINDOW SCHEDULE
A-3 ELECTRICAL PLAN, ELECTRICAL SYMBOLS
A-4 ELEVATIONS AND SECTIONS
A-5 FOUNDATION AND ROOF FRAMING PLAN
A-6 DETAILS

ENERGY FORMS

EN.1 ENERGY COMPLIANCE
EN.2 ENERGY COMPLIANCE
GB.1 CALGREEN MANDATORY

HERS FEATURE SUMMARY

QUALITY INSULATION INSTALLATION (QII)

NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSION IN THE FIELD.
2. CONTRACTOR SHALL VERIFY SOIL TYPES BEFORE INITIAL CONSTRUCTION.
3. WORKMANSHIP: WHERE NOT SPECIFICALLY DESCRIBED IN ANY OF THE DRAWINGS,
WORKMANSHIP SHALL CONFORM TO ALL METHODS AND OPERATIONS OF THE BEST
STANDARDS AND ACCEPTED PRACTICES OF THE TRADES INVOLVED. THE CONTRACTOR
SHALL VERIFY ALL WORK, DIMENSIONS AND DRAWINGS AND REPORT ANY
DISCREPANCIES TO THE DRAFTSMAN BEFORE COMMENCING ANY WORK.

REVISIONS

DESIGNER:

JOSE RUIZ
6800 TUSTIN RD.
SALINAS, CA. 93907
TEL: (831) 540-9681

OWNER:

MELINDA WARD
1736 FLORES ST.
SEASIDE, CA 93955
TEL: (408) 857-5638

PROJECT:
WARD ADDITION
1736 FLORES ST. SEASIDE, CA 93955
APN: 012-762-005-000

SHEET TITLE:

SITE PLAN

2/6/24

JOSE RUIZ

Jose Ruiz

As Shown

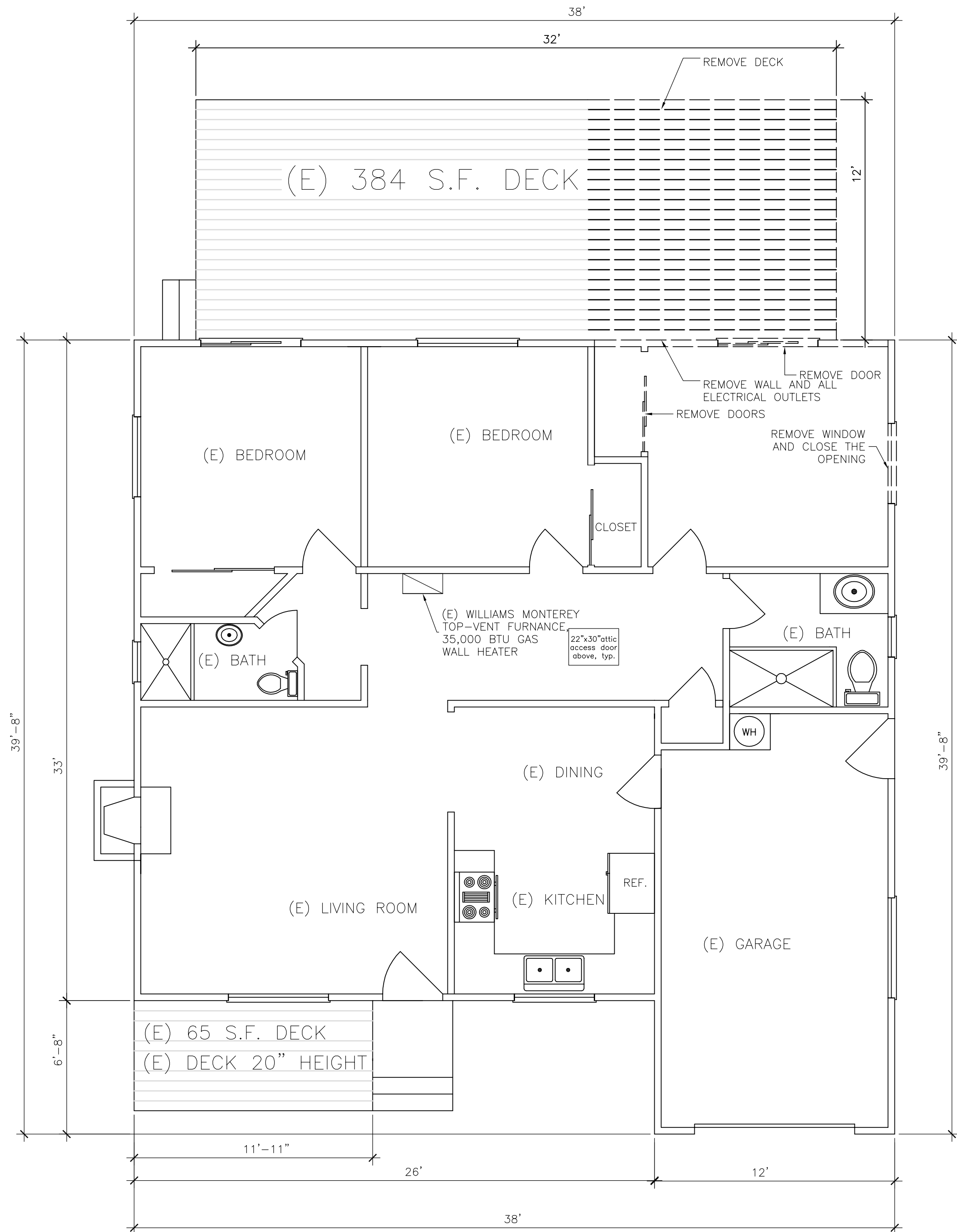
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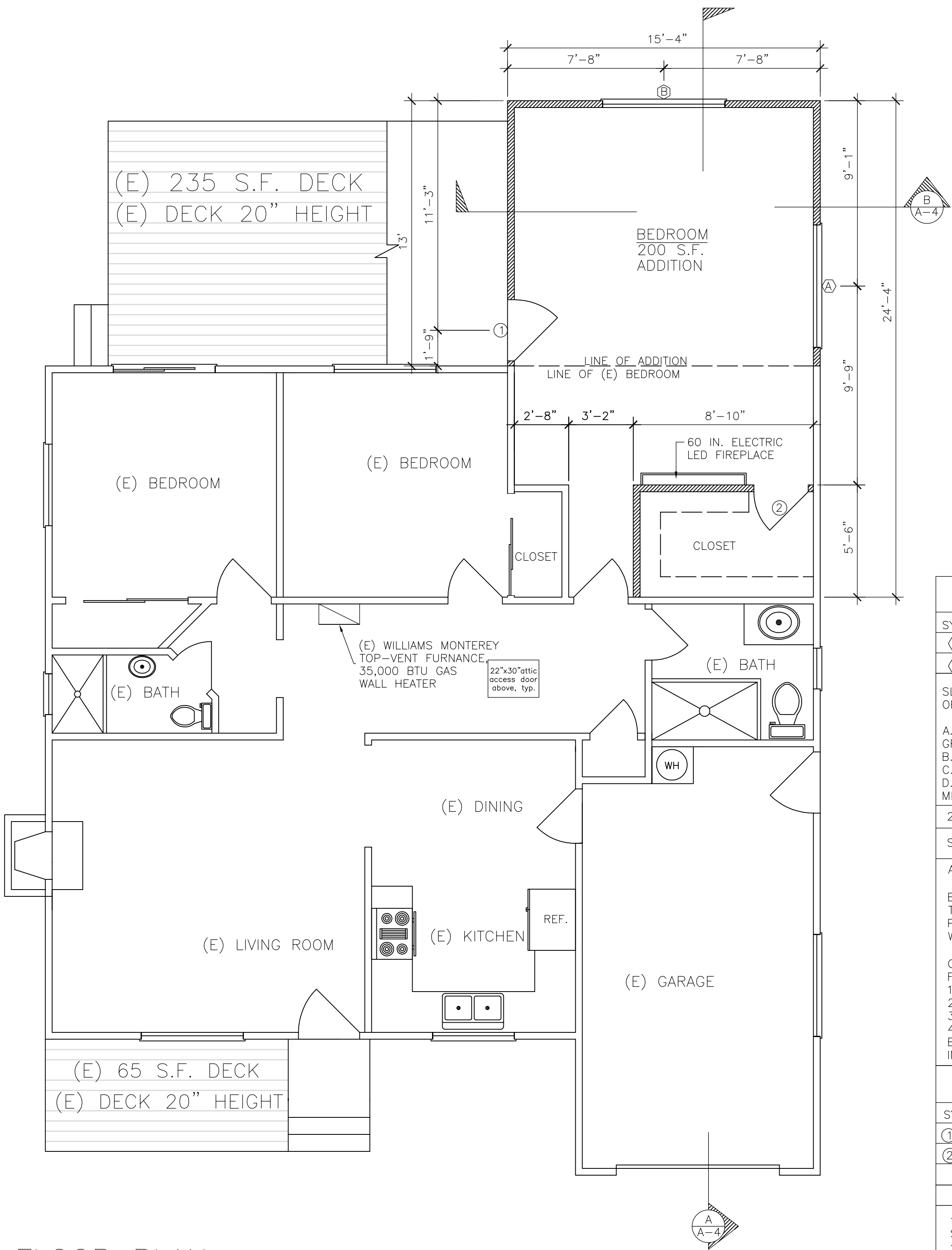
SITE PLAN

3/16"=1'-0"



DEMOLITION PLAN

1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"

WINDOW SCHEDULE				U-FACTOR SHGC		
SYM.	SIZE WIDTHxHEIGHT	MODEL				QUAN.
(A)	6'x4'	LOW-E D.G. SLIDING WITH BUG SCREEN		0.3	0.5	1
(B)	6'x2'	LOW-E D.G. FIX		0.3	0.5	1
SLEEP ROOM SHALL HAVE AT ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.						
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS.						
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.						
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WITH.						
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR.						
2. WINDOWS ARE DUAL GLAZED AND LABELED.						
SAFETY GLAZING [TEMPERED] REQUIREMENTS:						
A) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.						
B) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.						
C) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:						
1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.						
2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.						
3. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.						
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING. BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.						
DOOR SCHEDULE						
SYM.	SIZE	MODEL				QUAN.
①	3' X 6'-8"	SOLID WOOD				1
②	2'-8"x6'-8"	HOLLOW CORE				1
1. OUT SWINGING DOORS SHALL HAVE THRESHOLD NOT EXCEEDING 0.5 INCHES PER CRC SECTION						
2. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1 1/2-INCHES LOWER THAN THE TOP OF THE THRESHOLD OR 7 3/4-INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER IT.						

REVISIONS

DESIGNER:

JOSE RUIZ
6800 TUSTIN RD
SALINAS, CA. 93907
TEL: (831) 540-9681

OWNER:

MELINDA WARD
1736 FLORES ST.
SEASIDE, CA 93955
TEL: (408) 857-5638

PROJECT:

WARD ADDITION
1736 FLORES ST. SEASIDE, CA 93955
APN: 012-762-005-000

SHEET TITLE:

FLOOR PLAN

2/6/24

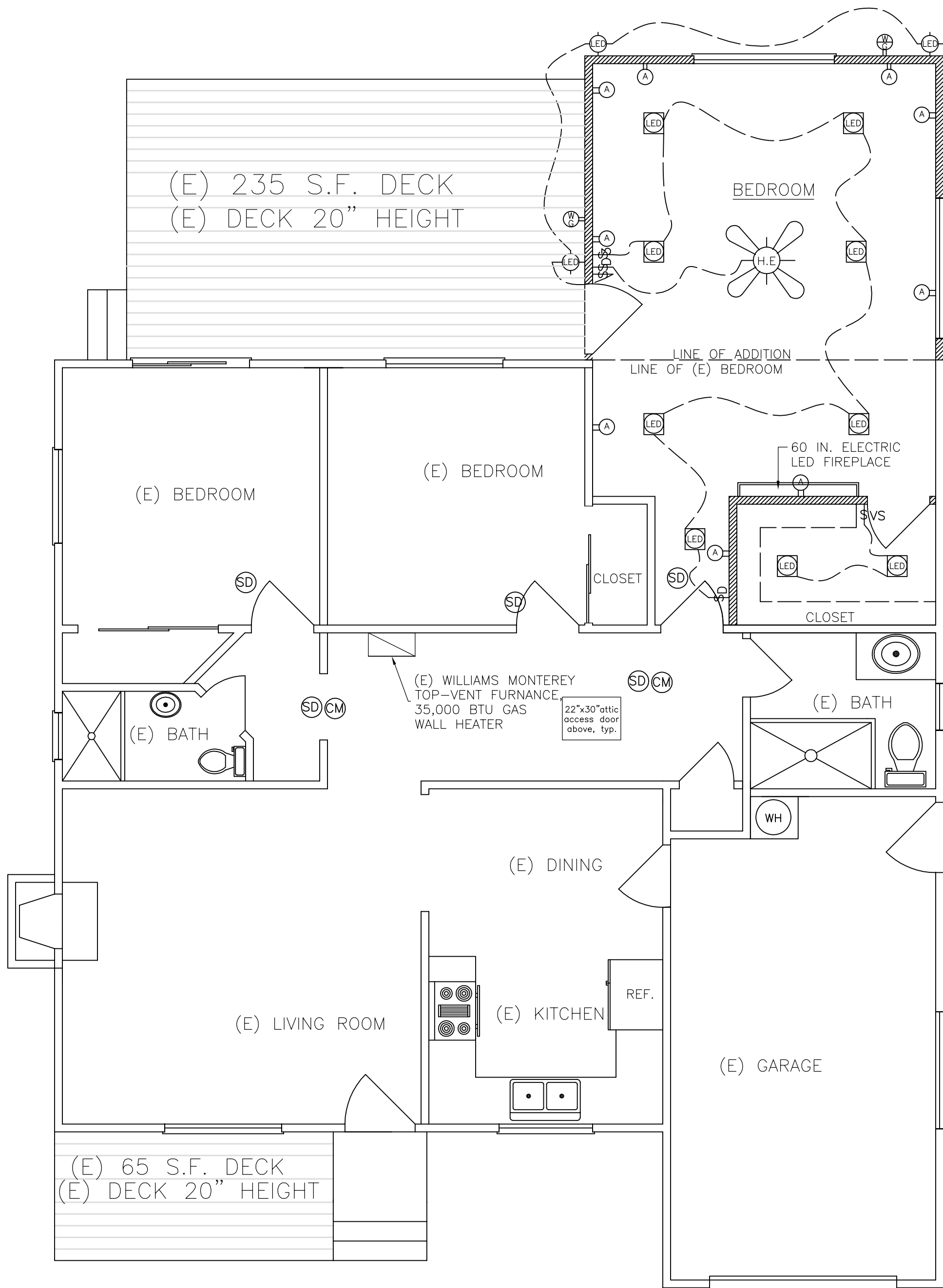
JOSE RUIZ
Jose Ruiz

As Shown

ADDITION

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of _ Sheet(s)

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ELECTRICAL PLAN

1/4"=1'-0"

ELECTRICAL SYMBOLS		ELECTRICAL NOTES:
WP/GFCI	WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPT	1. ALL GARAGE AND EXTERIOR PLUGS AND LIGHT FIXTURES TO BE ON GFCI CIRCUIT.
AFCI =	ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION	2. ALL KITCHEN PLUGS AND LIGHT FIXTURES TO BE ON GFCI/AFCI CIRCUIT.
GFCI =	GROUND FAULT CIRCUIT INTERRUPT	3. PROVIDE A SEPARATE CIRCUIT FOR THE FOLLOWING ITEMS: A OVEN B WASHER C DRYER D DISPOSER E REFRIGERATOR
AFCI/GFCI	COMBINATION AFCI/GFCI GROUND FAULT CIRCUIT INTERRUPT	
30 AMP	SINGLE OUTLET	
EV CAPABLE	208/240 VOLT BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHRGING	
	PHONE JACK	4. BALLAST FOR LAMPS RATED 13 WATTS OR GREATER ARE TO BE ELECTRONIC TYPE WITH OUTPUT FREQUENCY AT LEAST 20KHZ.
CATV	BIAXIAL CABLE TV RECEPTACLE	
\$3	THREE-POLE SWITCH	5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRES IN EACH OF THESE SPACES MUST BE CONTROLLED BY AN OCCUPANT SENSOR OR A VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT MUST BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)5C.
\$4	FOUR-POLE SWITCH	
\$	SINGLE POLE SWITCH	
\$D	DIMMER SWITCH	6. LIGHTING AREAS ADJACENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING.
\$VS	VACANCY SENSOR	
	CHANDELIERE	7. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM 150.0(k)3ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER 150.0(k)3aii(PHOTOCELL AND EITHER A MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL) OR 150.0 (k)3aiii(ASTRONOMICAL TIME CLOCK),OR AN EMCS.
	CEILING-MOUNTED LED LUMINAIRES LIGHT FIXTURE	9. ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLES TO BE TAMPER RESISTANT.
	CEILING-MOUNTED FLUORESCENT LIGHT FIXTURE	10. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2022 CERTIFIED LABELED.
	CEILING-MOUNTED HIGH EFFICACY LUMINAIRES LIGHT FIXTURE	11. THE PERMANENTLY INSTALLED LUMINAIRES IN THE NEW DINING ROOM AND THE BEDROOM SHALL BE CONTROLLED BY A DIMMER SWITCH OR BY AN OCCUPANCY SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
	WALL-MOUNTED FLUORESCENT LIGHT FIXTURE	12. PROVIDE AT LEAST ONE 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLETS.
	WALL-MOUNTED HIGH EFFICACY LUMINAIRES LIGHT FIXTURE	13. BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL (CALGreen 4.506.1).
	RECESSED HIGH EFFICACY LUMINAIRES LIGHT FIXTURE	14. SURFACE-MOUNTED LIGHTING INCANDESCENT FIXTURES IN CLOSETS SHALL BE A MINIMUM OF 12" FROM STORAGE AREA(S). RECESSED INCANDESCENT FIXTURES SHALL BE MOUNTED A MOUNTED A MINIMUM OF 6" AWAY. LAMP
	RECESSED FLUORESCENT LIGHT FIXTURE	15. LUMINAIRES TO BE INSTALLED IN NEW RESIDENTIAL SPACES. THE INSTALLED LIGHT SOURCES AND LAMPS SHALL BE JAB-COMPLIANT TO MEET THE ELEVATED TEMPERATURE REQUIREMENT. THE JAB-COMPLIANT LAMPS AND LIGHT SOURCES SHALL HAVE THE JAB-2019-E MARKING TO SIGNIFY THAT IT CAN BE INSTALLED IN AN ENCLOSED LUMINAIRE.
	CEILING LED RECESSED LIGHT FIXTURE	16. FOR NEW CONSTRUCTION, SMOKE ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
	EXTERIOR LIGHTING, ATTACHED TO ANY BUILDING SHALL BE CONTROLLED BY A MOTION SENSOR WITH PHOTOCONTROL, OR CONTROLLED WITH AN ASTRONOMICAL TIME CLOCK.	17. FOR EXISTING BUILDINGS SMOKE ALARMS MAY BE BATTERY OPERATED.
	48" SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE	18. RECEPTACLES INSTALLED OUTDOORS SHALL BE LISTED WEATHER RESISTANT TYPE.
	HIGH EFFICACY CEILING FANS WITH CEILING LED LIGHT	19. GFCI PROTECTED OUTLET FOR EACH BASIN/SINK IN THE BATHROOMS.
	BATHROOM EXHAUST FAN DUCTED TO THE OUTSIDE (MIN. 4-INCH DIA. DUCT, MAX. LENGTH OF 70 FEET) WITH A MINIMUM VENTILATION RATE OF 50 CFM.	20. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS.
	SMOKE ALARMS TO BE EQUIPPED WITH BATTERY BACKUP, HARD WIRE IN ADDITION AND TO BE INTERCONNECTED	21. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
	CARBON MONOXIDE ALARM;	22. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS.
CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217. NO PERSON SHALL INSTALL, MARKET, DISTRIBUTE, OFFER FOR SALE, OR SELL CARBON MONOXIDE DEVICE IN THE STATE OF CALIFORNIA UNLESS THE DEVICE AND INSTRUCTIONS HAVE BEEN APPROVED AND LISTED BY THE OFFICE OF THE STATE FIRE MARSHAL.		23. EXTERIOR ELECTRICAL RECEPTACLES (GFCI PROTECTED, WATERPROOF) AT LEAST ONE RECEPTACLE SHALL BE LOCATED NOT MORE THAT 6 1/2 FT. ABOVE GRADE, AT THE FRONT AND THE BACK OF THE BUILDING.
BATHROOM EXHAUST FAN REQUIREMENTS		24. FIXTURES RECESSED INTO CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC). HAVE A LABEL THAT CERTIFIES THAT THE FIXTURE IS AIRTIGHT, BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRES HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK.
BATHROOM EXHAUST FANS: EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (i.e., built-in)		25. LED LUMINAIRE OR LIGHT ENGINE MUST BE CERTIFIED TO THE ENERGY COMMISSION BY THE MANUFACTURER. LEDs NOT CERTIFIED IN ACCORDANCE WITH ALL OF THE REQUIREMENTS IN THE STANDARDS SHALL BE CLASSIFIED AS LOW EFFICACY, REGARDLESS OF THEIR ACTUAL EFFICACY.
WATER HEATER REQUIREMENTS		26. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENACE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C
1- TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2022 CALIFORNIA PLUMBING CODE 2- A DEDICATED 125V, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240-VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. 3- A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND, C- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAT THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE		27. OUTLET BOXES INSTALLED FOR CEILING SUSPENDED FAN SHALL BE LISTED AND MARKED AS SUITABLE FOR THIS PURPOSE AND SHALL NOT SUPPORT FANS WEIGHING MORE THAN 70 POUNDS. BOXES SUPPORTING FANS WEIGHING MORE THAN 35 POUNDS MUST BE MARKED INSIDE THE BOX TO INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.
APPLIANCES:		28. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS MUST BE INSTALLED PER Cen150.0(K)1C, BE LISTED IC RATED, LABELED FOR AIR LEAKAGE LESS THAN 2.0 CFM, BE SEALED WITH A GASKET OR CAULK TO THE CEILING, HAVE ACCESSIBLE BALLASTS/DRIVERS IF HARDWIRED, NOT CONTAIN A SCREW BASE SOCKETS, COMPLY WITH JAB, AND MARKED JAB-2022-E AS SPECIFIED IN REFERENCE APPENDIX JAB.CenC 150.0(K)1C
NEW APPLIANCE INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION SHALL BE ENERGY STAR APPLIANCES.		29. BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL (CALGreen 4.506.1).
		30. AFCI: ALL OUTLETS AND DEVICES (E.G. LIGHTING CONTROLS) REQUIRING AFCI PROTECTION. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION MUST BE PROVIDED IN ACCORDANCE WITH CEC 210.12(A),(B) AND (C). AFCI DEVICES MUST BE INSTALLED IN READILY ACCESSIBLE LOCATIONS. (A) WHERE REQUIRED. ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS.
		31. COM BINATION AFCI/GFCI OUTLETS ARE REQUIRED AT KITCHEN AND LAUNDRY AREAS AND LAUNDRY AREAS.
		32. ELECTRIC VEHICLE: 208/240 VOLT BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS (EV CAPABLE) THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLE MARKED AS (EV CAPABLE)
		33. ALL 125-VOLT, 15-AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES
		34. EXTERIOR LIGHTING, ATTACHED TO ANY BUILDING SHALL BE CONTROLLED BY A MOTION SENSOR WITH PHOTOCONTROL, OR CONTROLLED WITH AN ASTRONOMICAL TIME CLOCK.

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SHEET TITLE:
ELECTRICAL

2/6/24

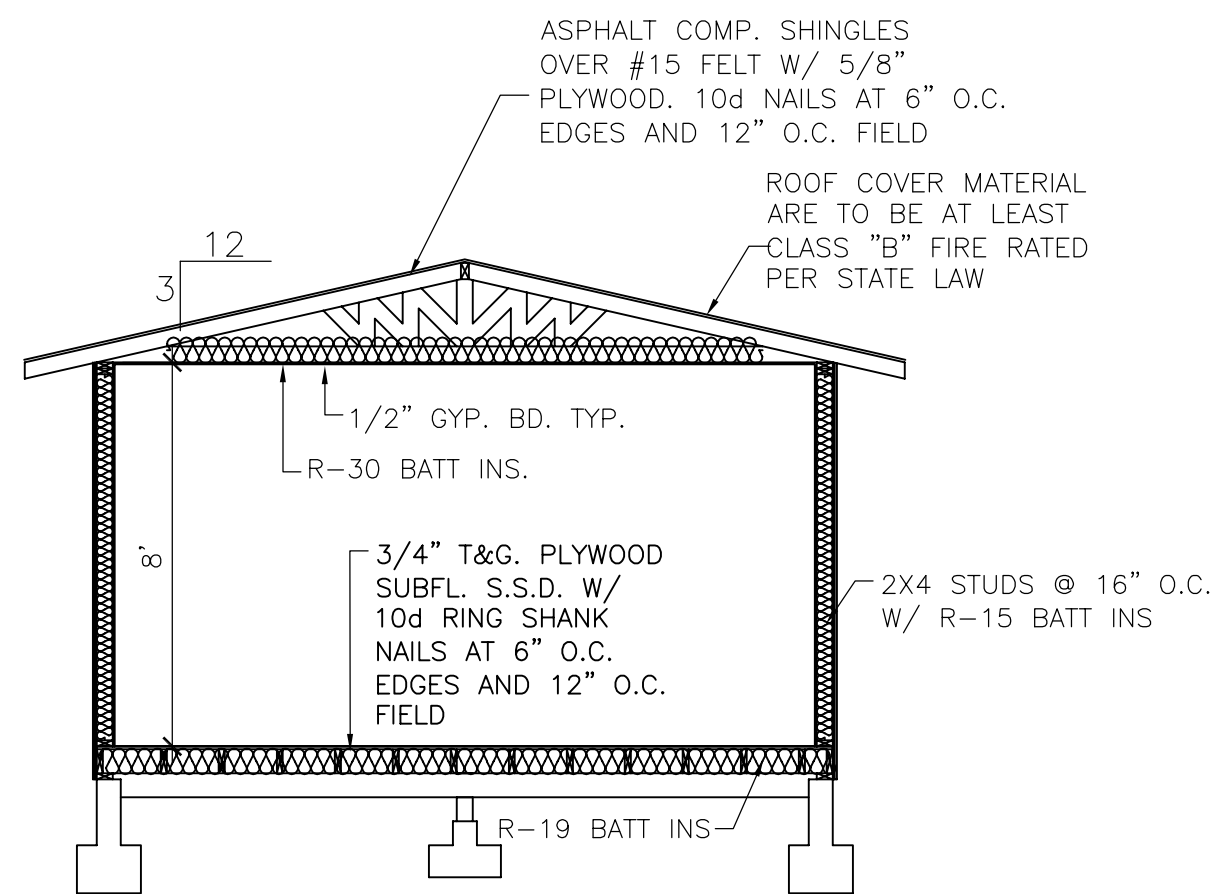
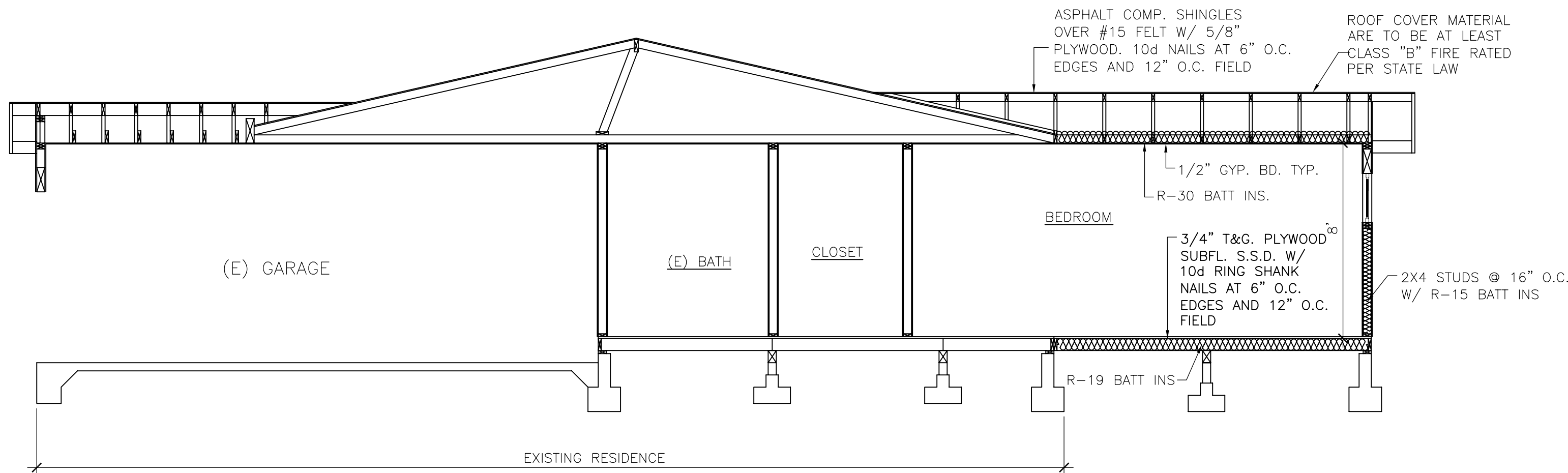
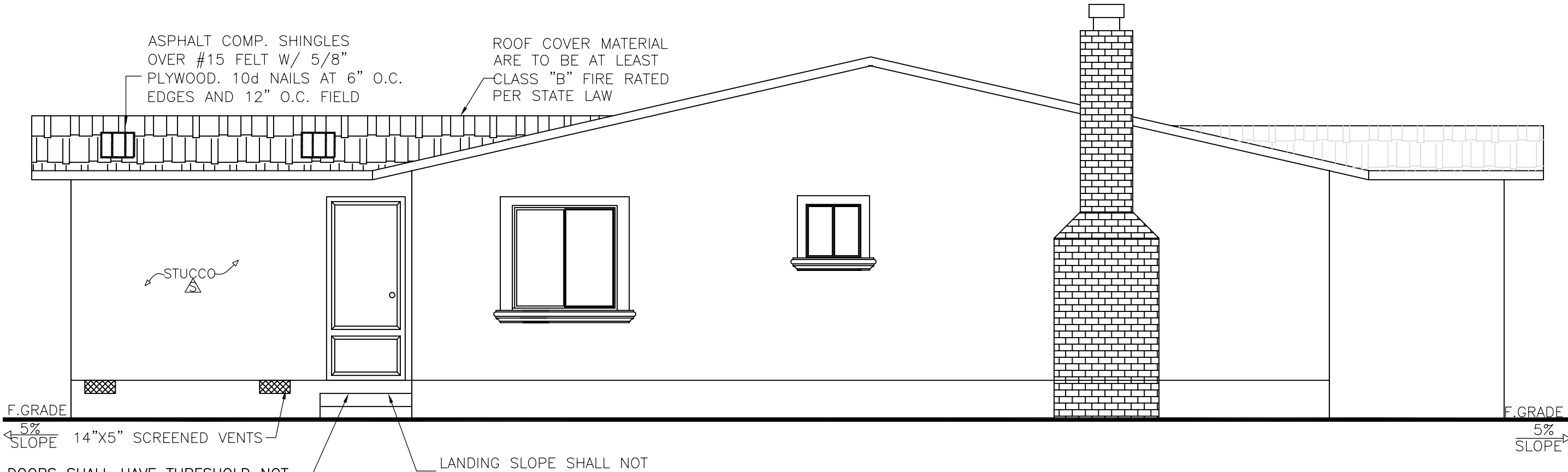
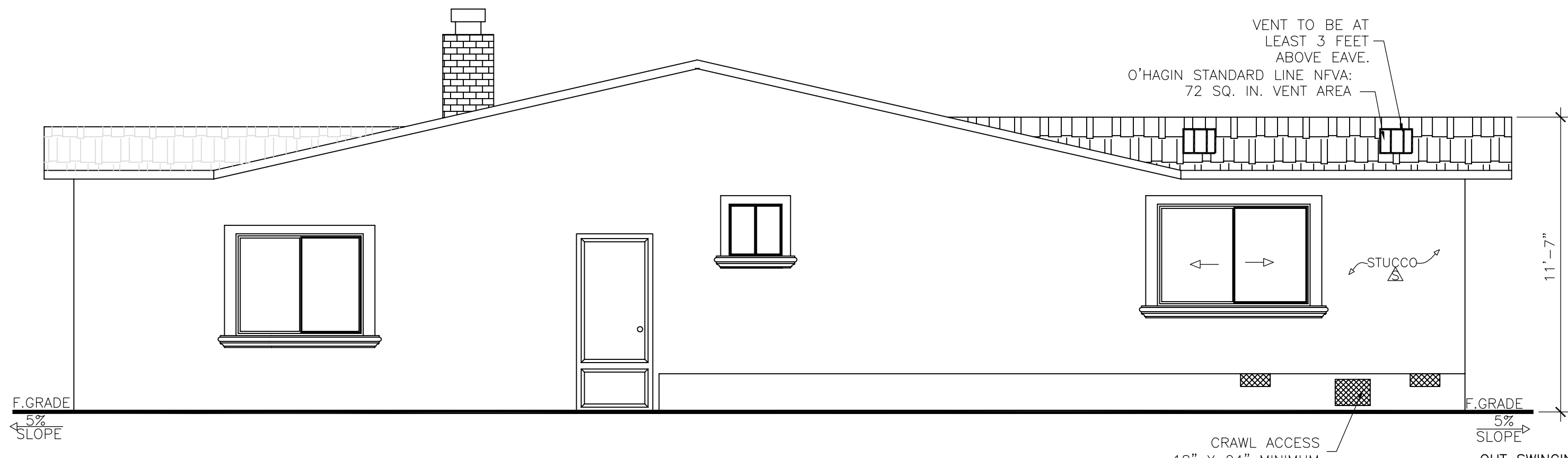
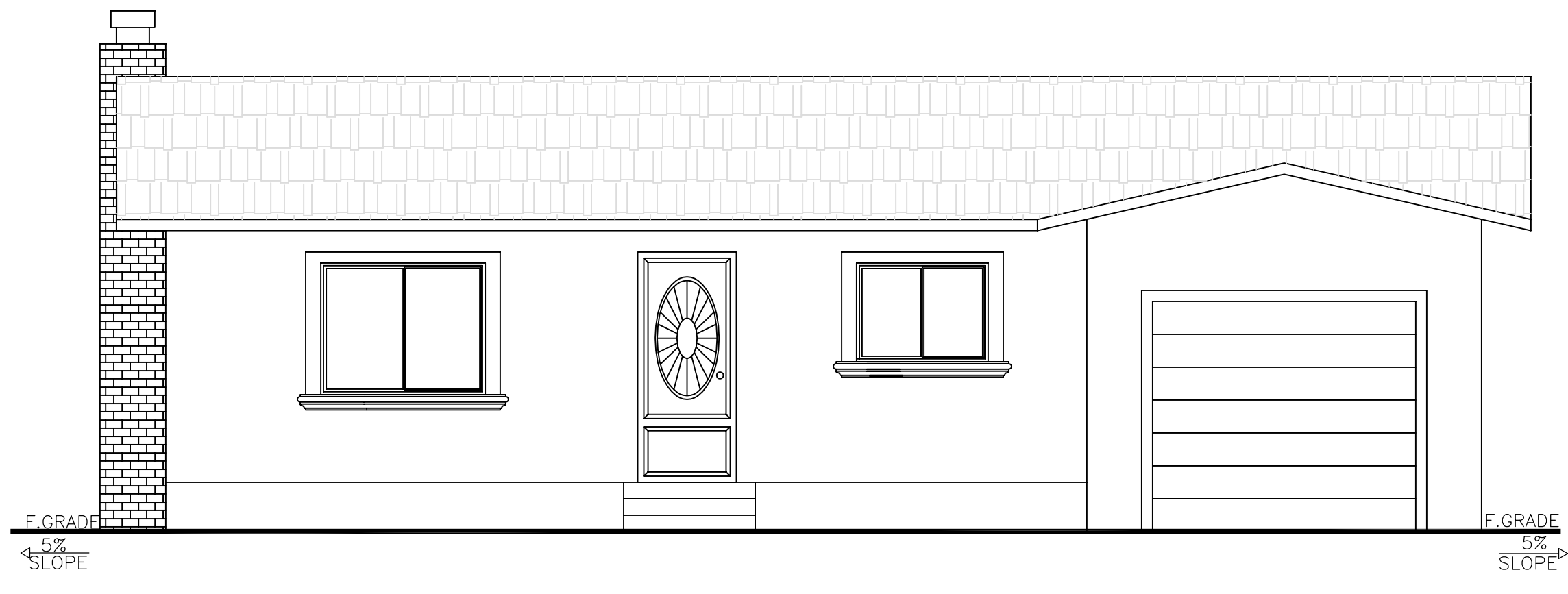
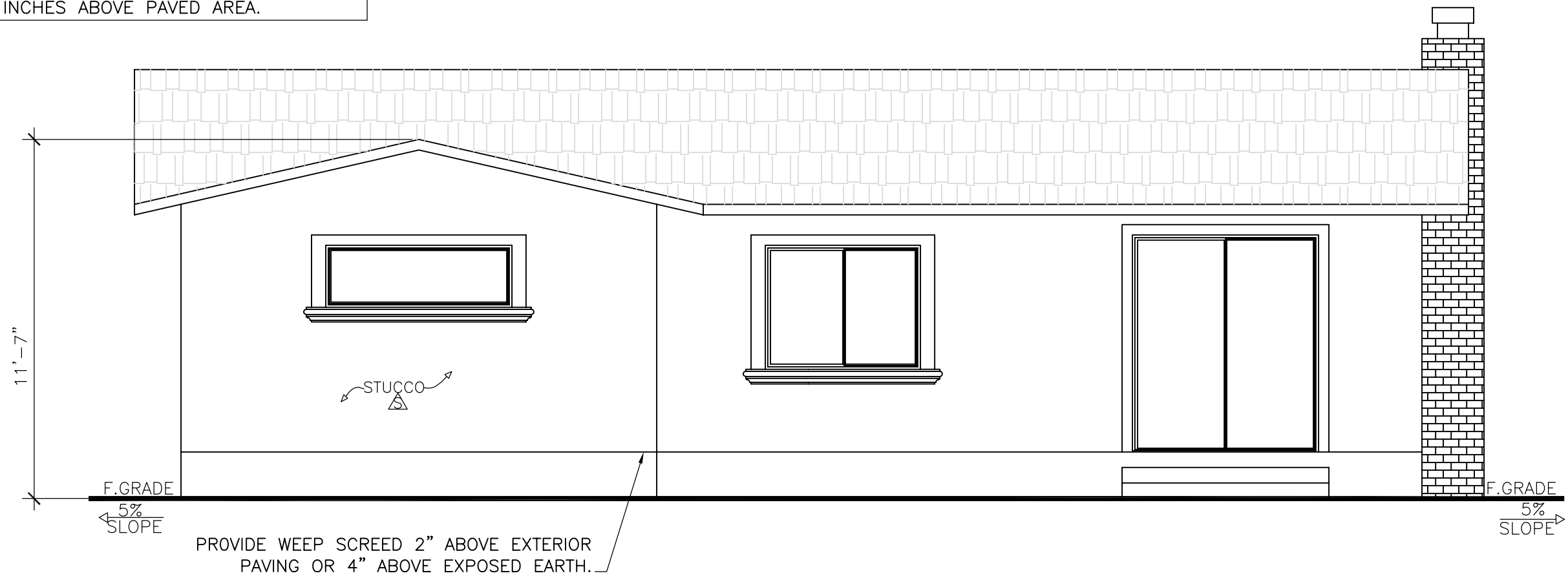
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Jose Ruiz
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STUCCO REQUIREMENTS

- 1) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE (D) PAPER.
- 2) PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH.
- 3) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH:
- A. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
- B. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.



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SHEET TITLE:
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2/6/24
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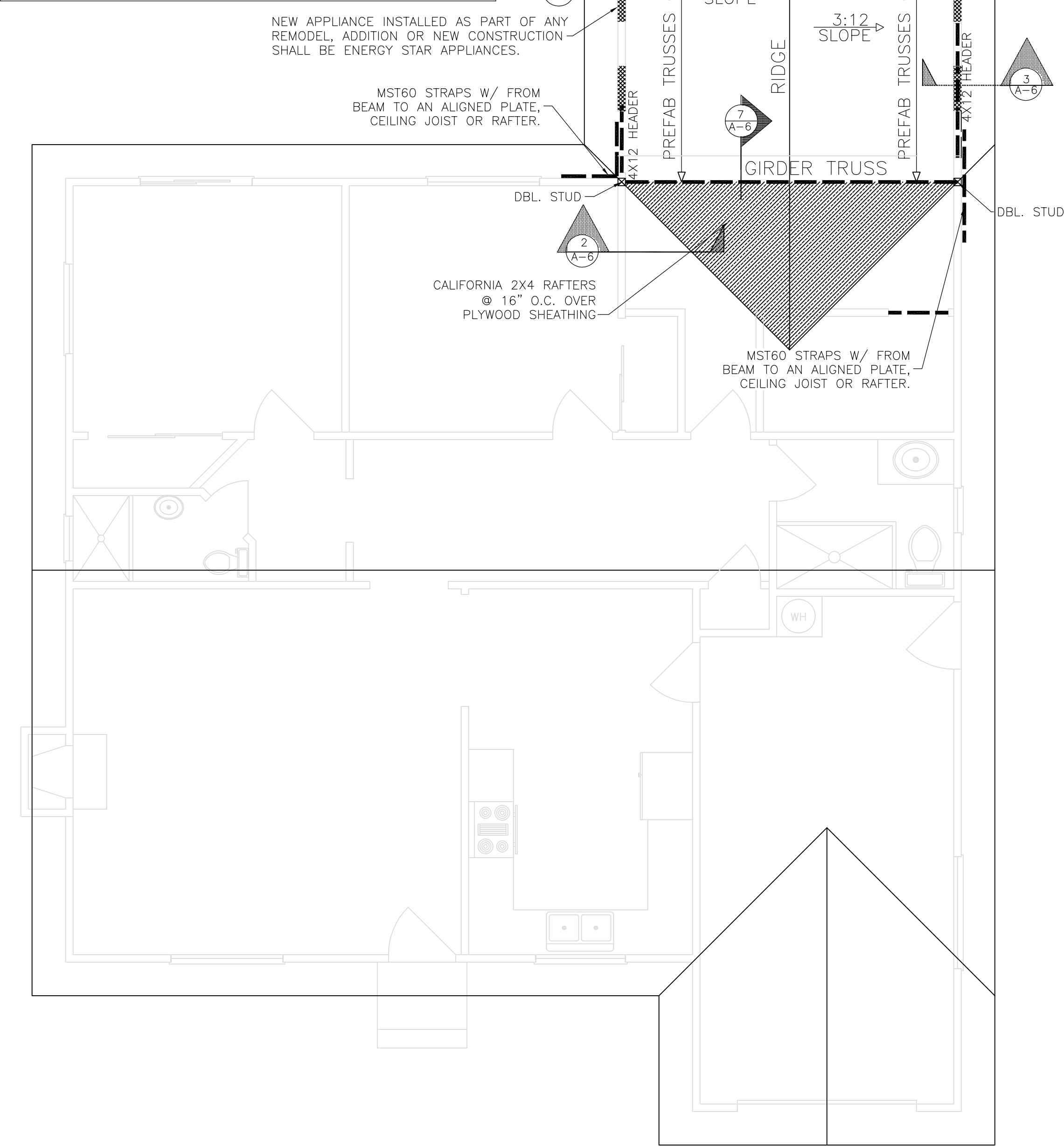
VENTILATION

ATTIC SPACE VENTILATION:
NOTE: 1/150 OF FLOOR AREA REQ'D
AREA REQ'D: 200 S.F. X 144 S.I./S.F. X 1/150 = 192 SQ. IN.
AREA PROVIDED: (3) 2" Ø HOLES PER FRIEZE BLOCK AT EAVES
(18) 2" DIA HOLES=3.1 SQ.IN. 18x3.1 = 55.8 SQ. IN.
(3) 0"HAGIN STANDARD LINE NFVA: 72 SQ. IN. 3x72=216 SQ. IN.
55.8+216=271.8 SQ. IN.
AREA REQUIRE: 281 SQ. IN
AREA PROVIDED: 299.7 SQ. IN.
CRAWL SPACE VENTILATION:
NOTE: 1/150 OF FLOOR AREA REQ'D
AREA REQ'D: 200 S.F. X 144 S.I./S.F. X 1/150 = 192 SQ. IN.
14" W X 5" H VENT =65
4x65=260 SQ. IN.
AREA REQUIRE: 192 SQ.IN.
AREA PROVIDED:260 SQ. IN.

ROOF PLAN LEGEND

- FREEZE BLOCK W/ (3) 2"Ø VENT HOLES EVERY 2
- FREEZE BLOCKS W/ BUG NETTING ON INSIDE TYP.
- DOWN SPOUT
- ROOF SLOPE DIRECTION
- WALL UNDER ROOF
- LINE OF ROOF TO REMAIN
- LINE OF ROOF TO BE REMOVE

APPLIANCES:
NEW APPLIANCE INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION SHALL BE ENERGY STAR APPLIANCES.



LEGEND:

	SHEAR WALL
	REMOVE WALL
	2X4 WALL
	2X6 WALL
	(E) WALL
	DENOTES SHEAR PLYWOOD SEE BRACED SCHED.
	DENOTES MINIMUM LENGTH OF SHEAR WALL
	DENOTE 7/8"Ø ALL TREAD ROD ON SIMPSON SET EPOXY
	DENOTE SIMPSON HOLDDOWN
ATR	ALL TREAD ROD
LSL	LAMINATE-STRAND LUMBER
LVL	LAMINATE-VENEER LUMBER
TYP.	TYPICAL
T.E.N.	TYPICAL EDGE NAILING

BRACED WALLS SCHEDULE

	PLYWOOD THICKNESS	NAIL SIZE	EDGE NAILING	FIELD NAILING	BLOCK TO PLATE	ANCHOR BOLT SPACING @ PT SLAB	SIMPSON HOLD-DOWNS	MODEL	NO. SDS	1/4X3 WOOD SCREWS	ALL THREAD ROD Ø	EMBEDMENT	MIN. POST
①	1/2"	8d	4"	12"	LTP4@16" O.C. A35@16" O.C.	5/8"Ø @ 32" O.C.	HDU2		10	1/2	10"		2-2X~
②	1/2"	8d	6"	12"	LTP4@16" O.C. A35@16" O.C.	5/8"Ø @ 32" O.C.							

- FOUNDATION NOTES:
- MUD SILL SHALL BE FASTENED TO CONCRETE FOOTING WITH 5/8"x 10" ANCHOR BOLTS @ 48" O.C. MIN. 12" MAXIMUM/ 4" MINIMUM FROM CORNERS AND SPLICES W/ 3"x3"x1/4" WASHERS.
 - ALL CONCRETE SHALL HAVE 28-DAYS COMPRESSIVE STRENGTH OF 2500 PSI
 - ALL FOOTING TO REST ON FIRM, NATURAL COMPACTED SOIL.
 - ASSUMED SOIL BEARING PRESSURE IS 1,500 P.S.F.
 - SLOPE GRADE AWAY FROM FOUNDATION WALLS FOR A MINIMUM OF 6" IN 10'-0"
 - 8 INCHES MINIMUM EARTH-TO WOOD SEPARATION.
 - PROVIDE 18" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF FLOOR JOISTS, IF JOISTS ARE NOT PRESSURE TREATED.
 - AT EXISTING CONCRETE FOUNDATION, PROVIDE 5/8"Ø ALL THREAD EPOXY ANCHOR BOLTS WITH 8" MINIMUM EMBEDMENT IN DRILLED HOLE FILLED WITH SIMPSON SET-XP EPOXY.
 - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM 3"x3"x1/4" HOT-DIP GALVANIZED STEEL PLATE WASHER.
 - ALL FASTENERS AND CONNECTORS ATTACHED TO PRESSURE TREATED MATERIALS SHALL BE HOT-DIP GALVANIZED PER ASTM A 153.
 - THE MAXIMUM ALLOWABLE FOUNDATION PRESSURE SHALL NOT EXCEED 1500 psf.
 - THE MINIMUM DEPTH OF FOOTINGS SHALL BE 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE.
 - THE NEW FOUNDATION TYPE SHALL BE COMPATIBLE WITH THE EXISTING FOUNDATION.
 - THE MAXIMUM ALLOWABLE LATERAL BEARING PRESSURE SHALL NOT EXCEED 100 psf/ft.
 - ALLOWABLE SLIDING RESISTANCE=130 psf x FOOTING SOIL CONTACT AREA BUT NOT TO EXCEED 0.5 x DEAD LOAD ON FOOTING.
 - ALLOWABLE FRICTIONAL RESISTANCE FOR PIERS=250 psf
 - COMPRESSIVE STRENGTH OF CONCRETE SHALL NOT BE LESS THAN 2500 psi.
 - SITE SLOPE NOT TO BE STEEPER THAN ONE UNIT VERTICAL IN SIX AND HALF UNITS HORIZONTAL (15.4 %).

REINFORCING STEEL
REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE W/ ACI 318 AND THE LATEST EDITION CRSI'S MANUAL OF STANDARD PRACTICE

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706 (FOR AL REINFORCING TO BE WELDED) AND SHALL BE GRADE 60 (fy=60 KSI) DEFORMED BARS UNO REINFORCING IN SLABS ON GRADE MAY BE GRADE 40 (fy40 KSI) DEFORMED BARS FO ALL BARS #4 AND SMALLER UNO ON PLANS OR DETAILS
- WELDED WIREFABRIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185. LAP SHALL BE MADE SUCH THAT THE OVERLAP, MEASURED BETWEEN OUTER MOST CROS WIRE OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS INCHES
- ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED A "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. CLEAR COVER SHALL BE AS NOTED BELOW UNO ON PLANS OR DETAILS

- FASTENERS FOR PRESERVATIVE TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. FASTENERS OTHER THAN NAILS, TIMBER RIVETS WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM. PROVIDE THIS NOTE ON PLANS. [§2304.9.5 CBC]

LUMBER NOTES:

- ALL ROUGH FRAMING LUMBER, EXCEPT STUDS AND WALL PLATES SHALL BE DOUGLAS FIR NO. 2 UNLESS OTHERWISE NOTED.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED LUMBER.
- STUDS SHALL BE DOUGLAS FIR CONSTRUCTION GRADE OR BETTER UNLESS OTHERWISE NOTED.
- DOUBLE WALL PLATES SHALL BE DOUGLAS FIR NO.2 OR BETTER.
- HEADERS SHALL BE DOUGLAS FIR NO.2 OR BETTER UNLESS OTHERWISE NOTED.
- BEAMS AND POSTS SHALL BE DOUGLAS FIR NO.1 OR BETTER UNLESS OTHERWISE NOTED.
- ROOF SHEATHING SHALL BE PLYWOOD WITH 10d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD. UNLESS OTHERWISE NOTED, BLOCK ALL PLYWOOD PANEL EDGES. STAGGER ALL SHEETS COUNTER TO RAFTERS.
- NEW FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.

BRACED WALL MUST COMPLY W/ 2022 CRC:

1: TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	USE	LIVE LOAD		
ROOMS OTHER THAN SLEEPING ROOMS		40		
2: TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION	ROOF SLOP	TRIBUTARY LOADED ARE IN S.F. 0 TO 200 201 TO 600 OVER 600		
FLAT OR RISE LESS THAN 4 INCHES FOOT (1:3)		20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LES THAN 12 INCHES PER FOOT (1:1)		16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER		12	12	12
NOTE: WEIGHTS OF MATERIAS. AVERAGE DEAD LOADS SHALL NOT EXCEED 15 POUNDS PER SQUARE FOOT (720 PA) FOR THE COMBINED ROOF AND CEILING ASSEMBLIES (ON A HORIZONTAL PROJECTION) OR 10 POUNDS PER SQUARE FOOT (480 PA) FOR FLOOR ASSEMBLIES.				
3: TABLE R602.10.4 BRACING METHODS				
METHODS, MATERIAL	MINIMUM THICKNESS	CONNECTION FASTENERS		CRITERIA SPACING
CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8"	EXTERIOR SHEATHING PER TABLE R602.3(3)		6" EDGES 12" FIELD

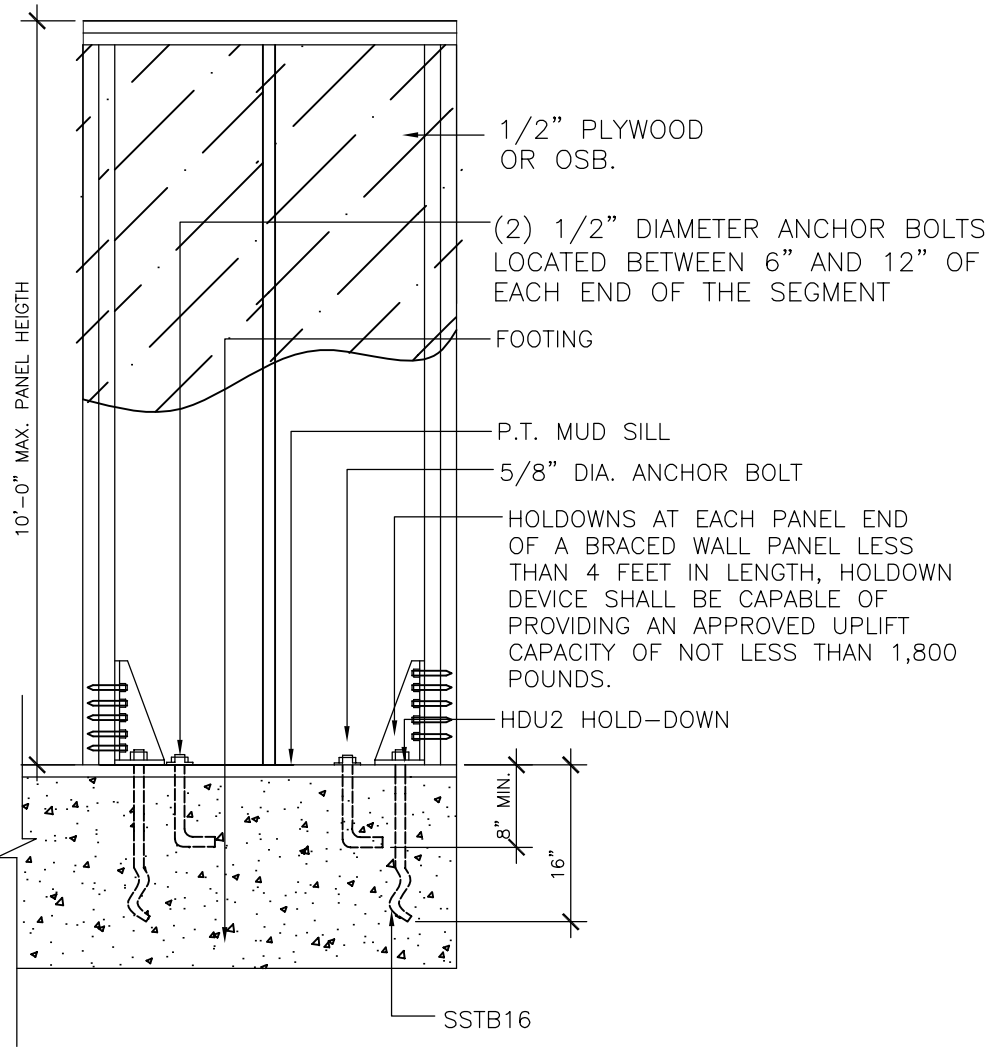
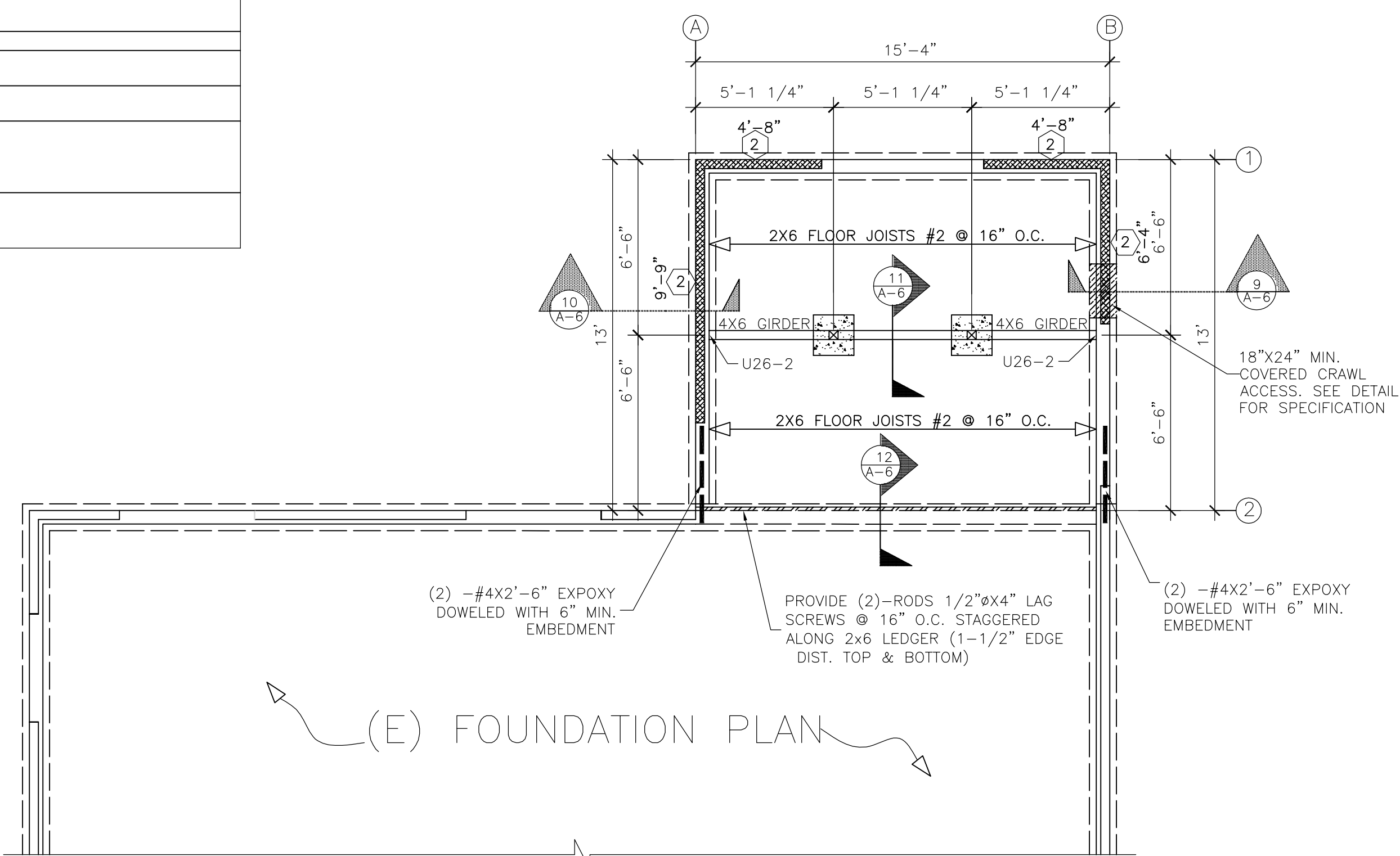


FIGURE R602.10.6.1
BRACED WALL PANEL
SCALE: 1/2"=1'-0"



FLOOR PLAN

1/4"=1'-0"

FOUNDATION PLAN

1/4"=1'-0"

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SHEET TITLE:
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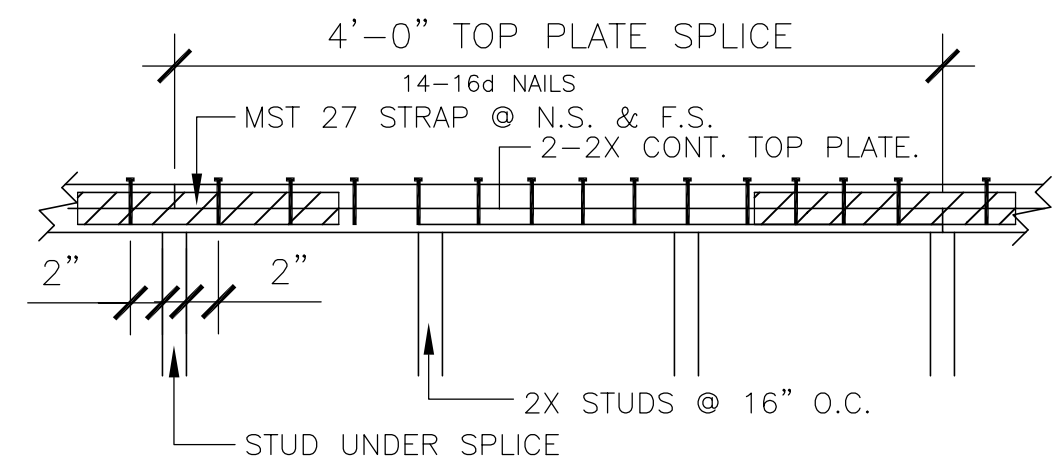
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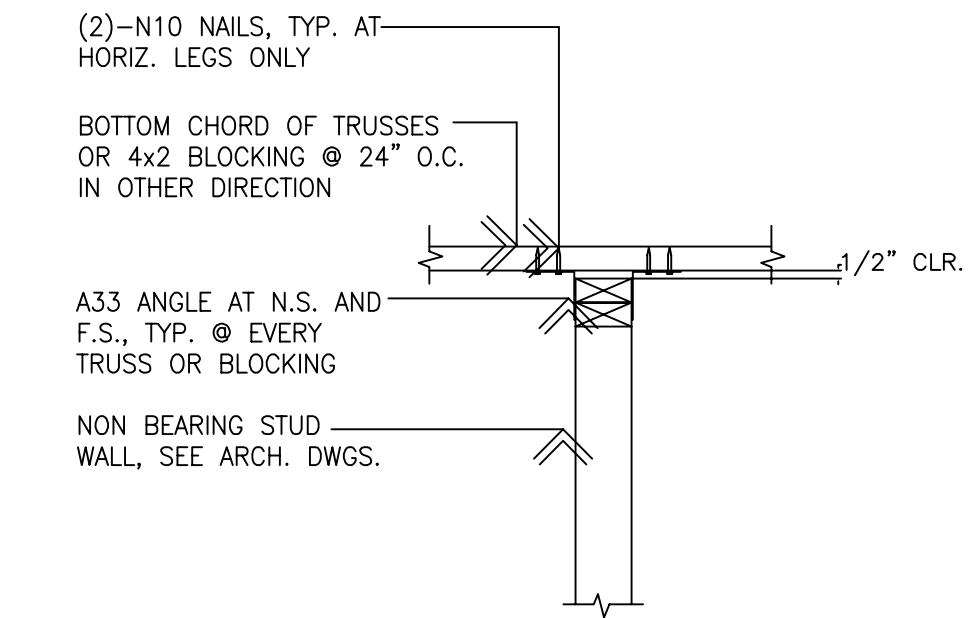
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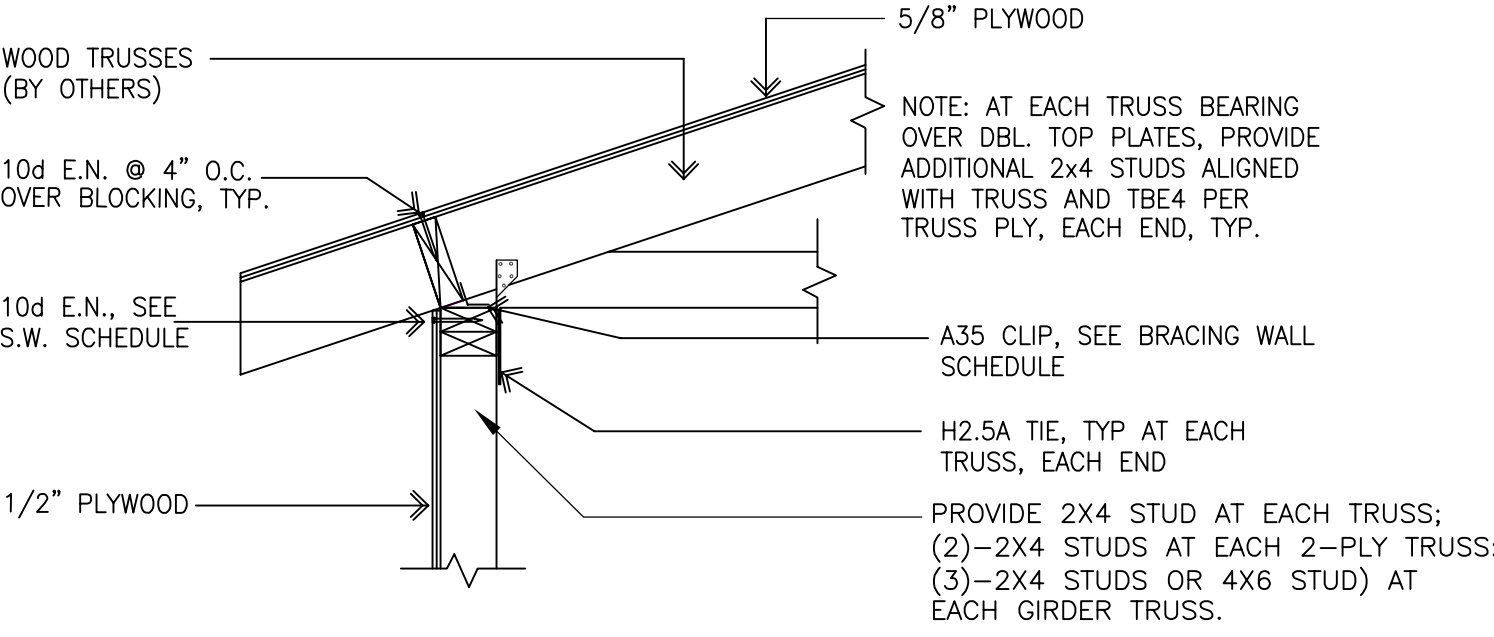
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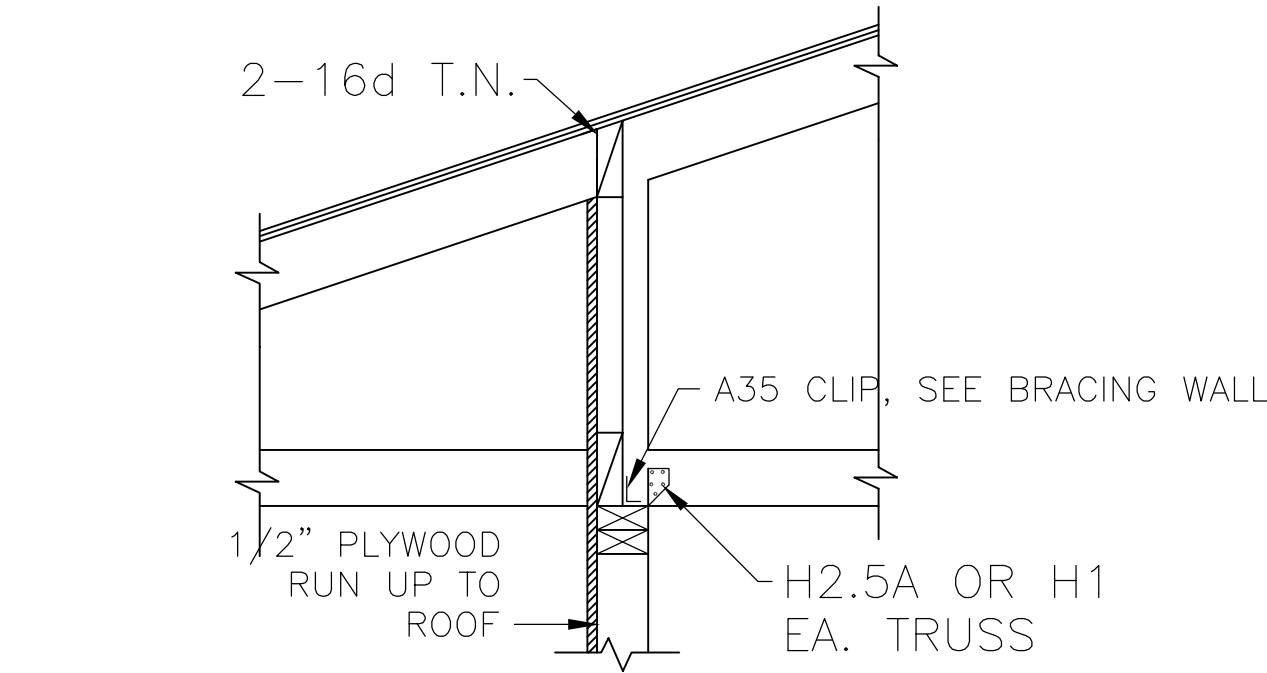
TYPICAL SPLICE DETAIL
SCALE: 1"=1'-0"



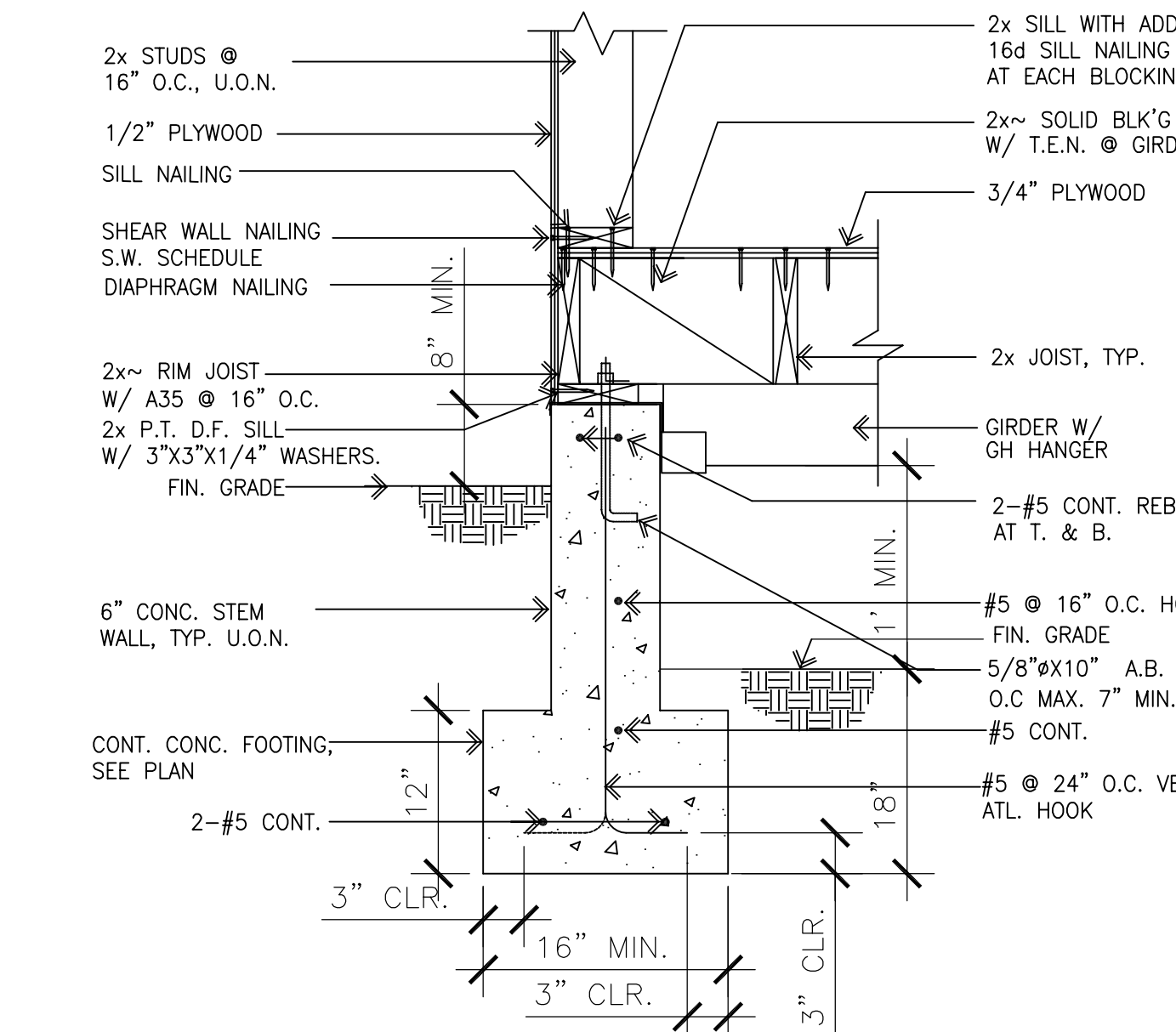
1 TYP. SLIP JOINT AT NON-BEARING WALLS
A-6 SCALE: 1"=1'-0"



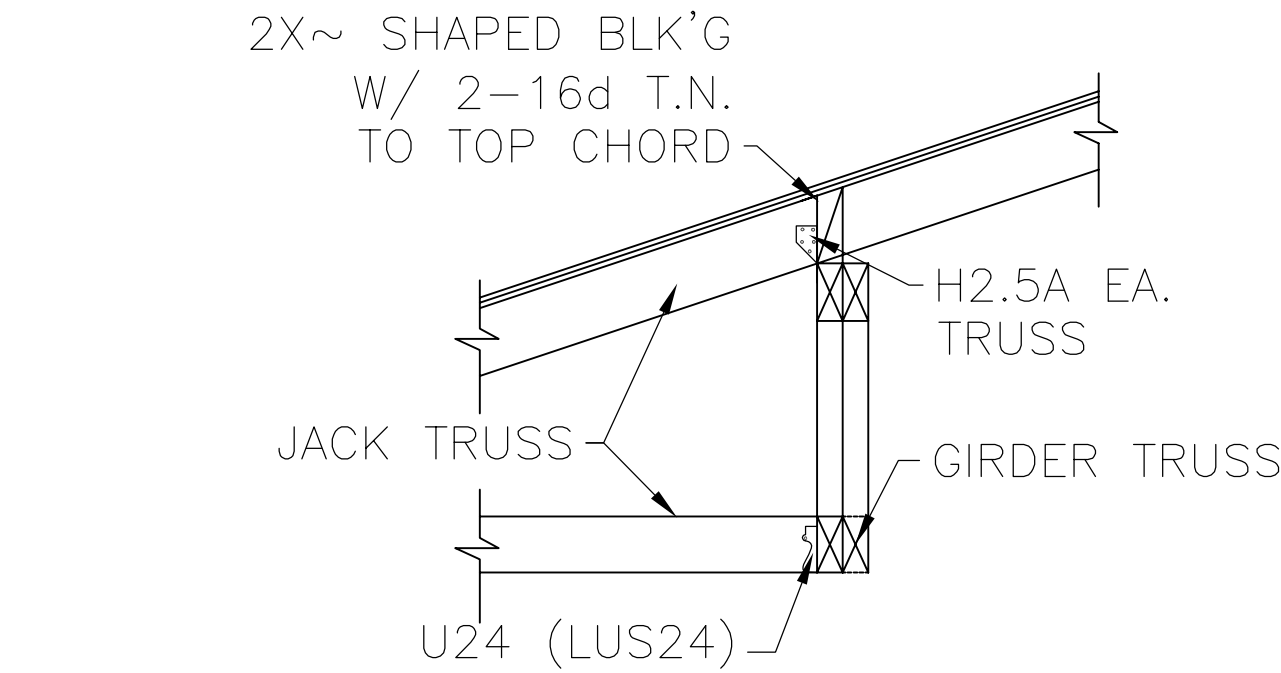
4 D E T A I L
A-6 SCALE: 1"=1'-0"



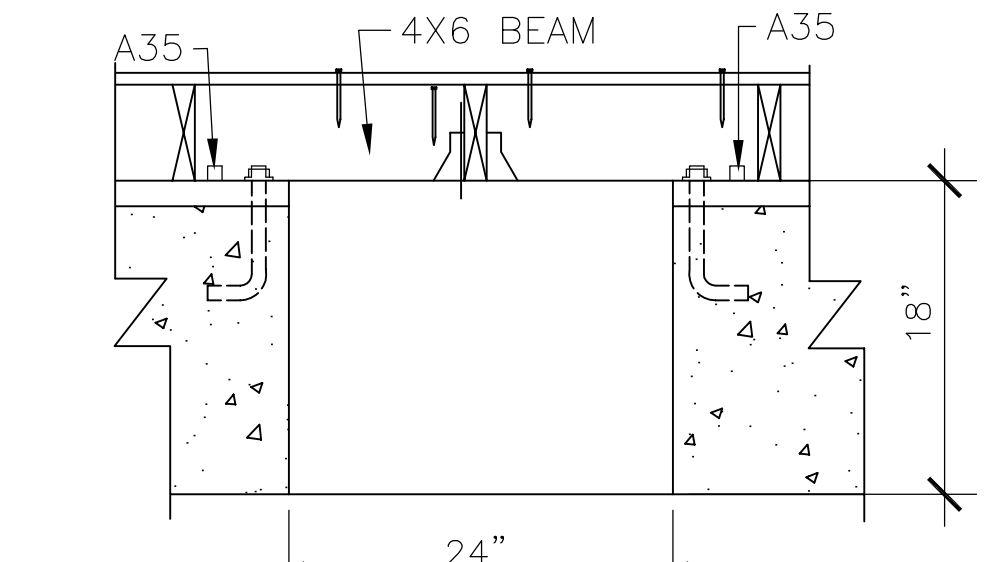
8 D E T A I L
A-6 SCALE: 1"=1'-0"



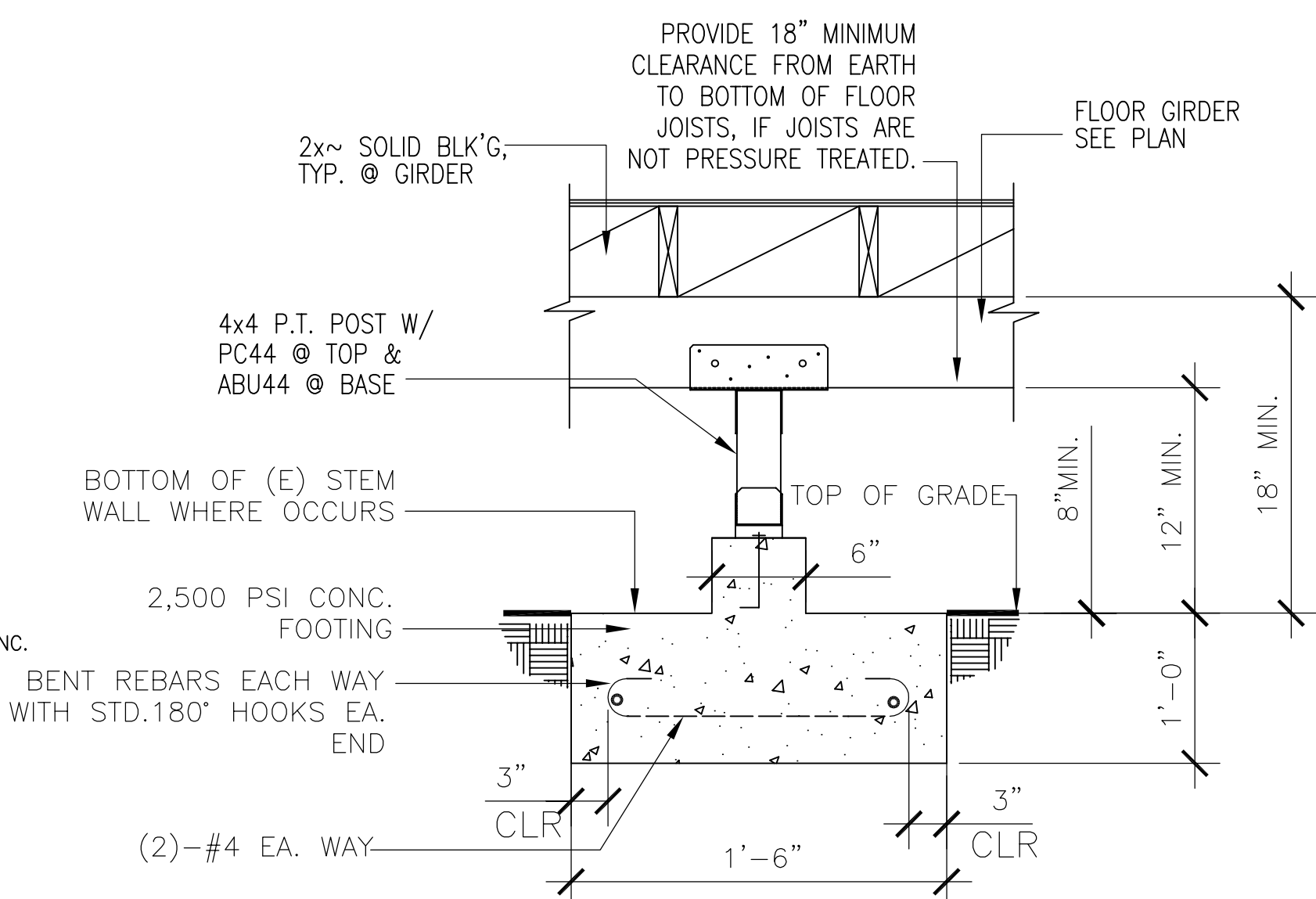
10 EXTERIOR WALL-FOOTING DETAIL
A-6 SCALE: 1"=1'-0"



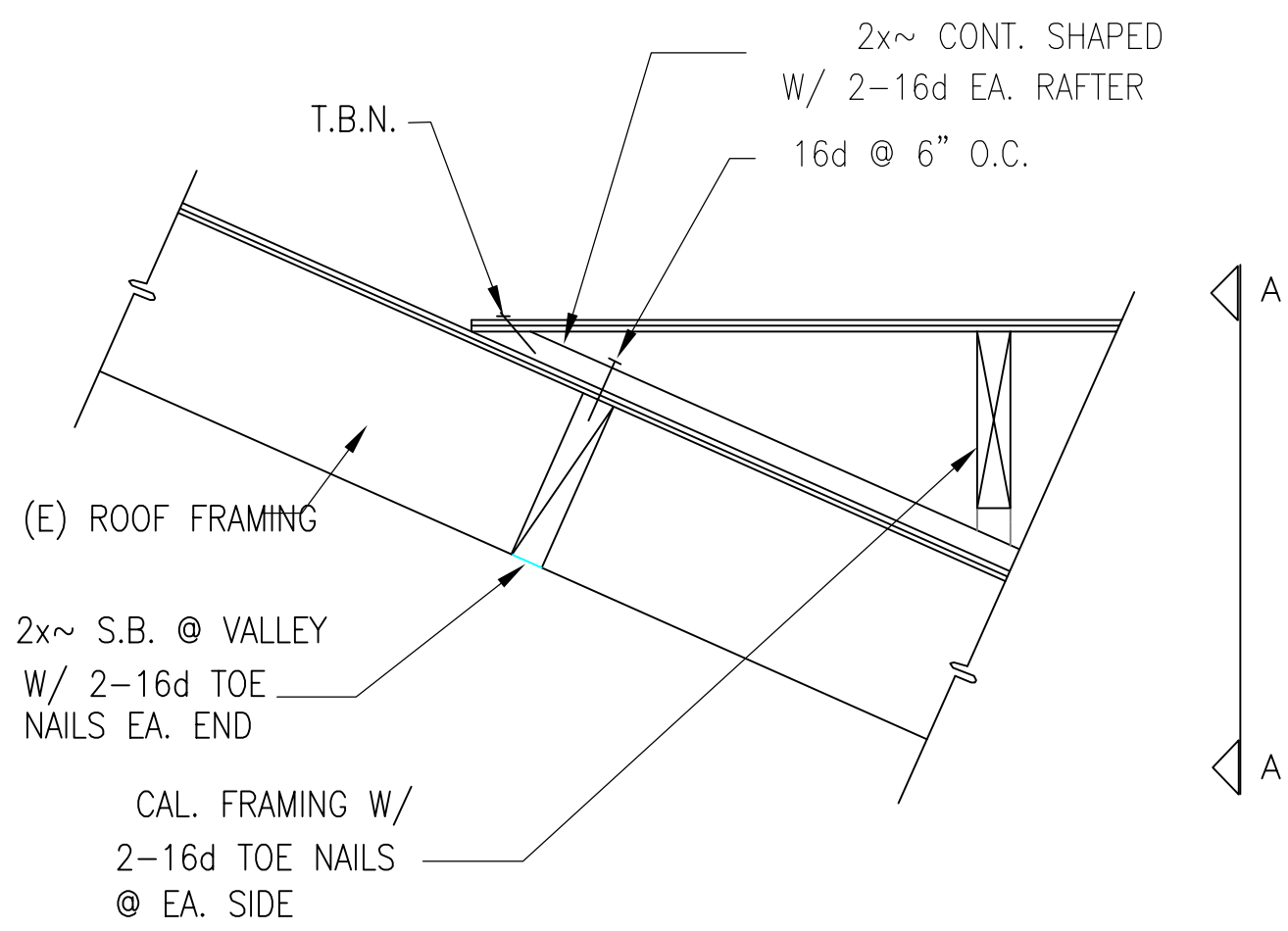
5 D E T A I L
A-6 SCALE: 1"=1'-0"



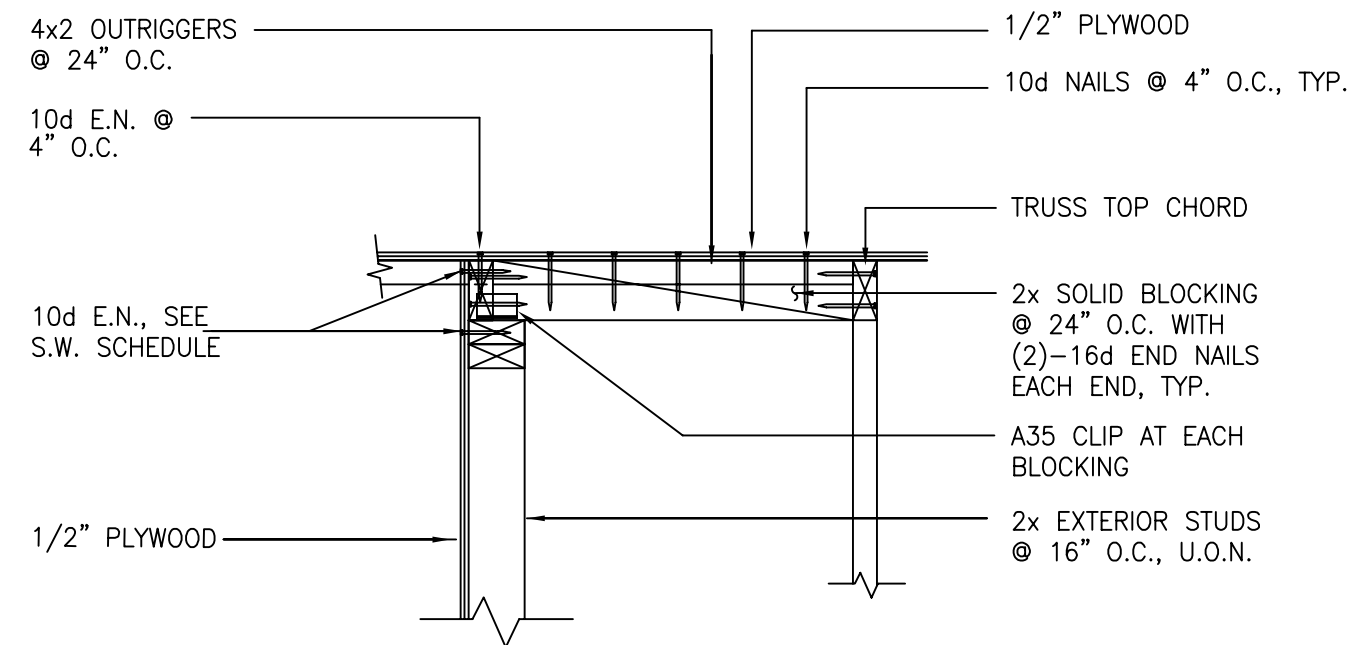
9 CRAWL SPACE ACCESS
A-6 SCALE: 1"=1'-0"



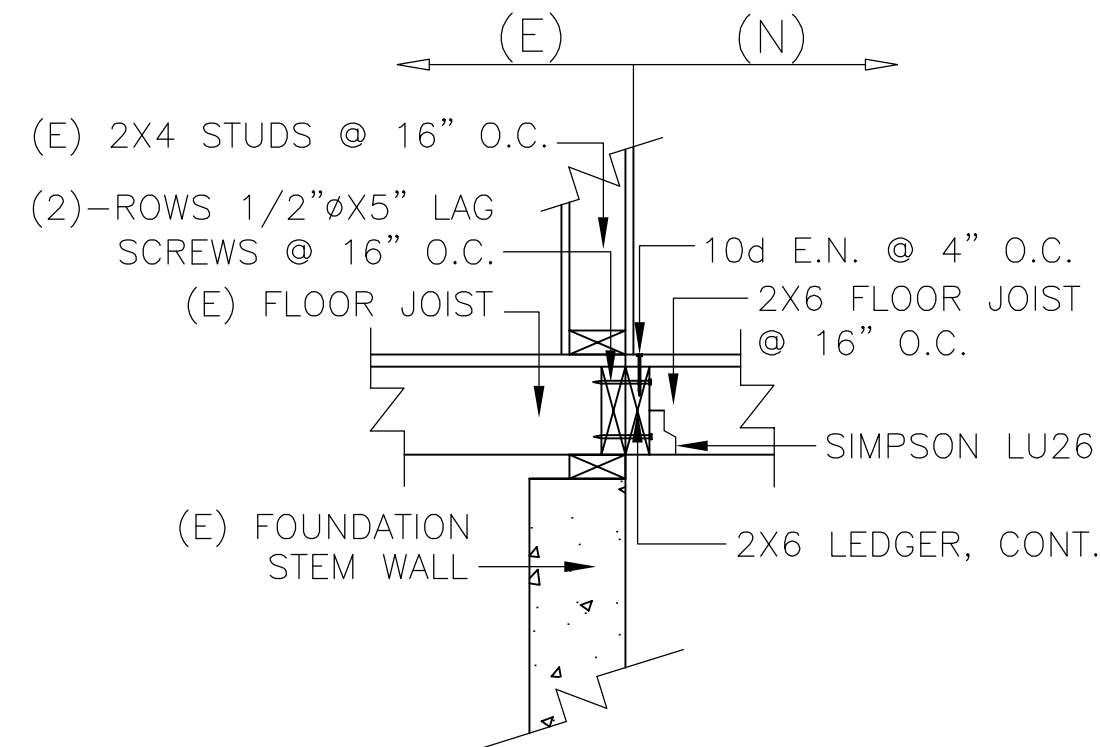
11 TYPICAL ISOLATED SPEED FOOTING
A-6 SCALE: 1"=1'-0"



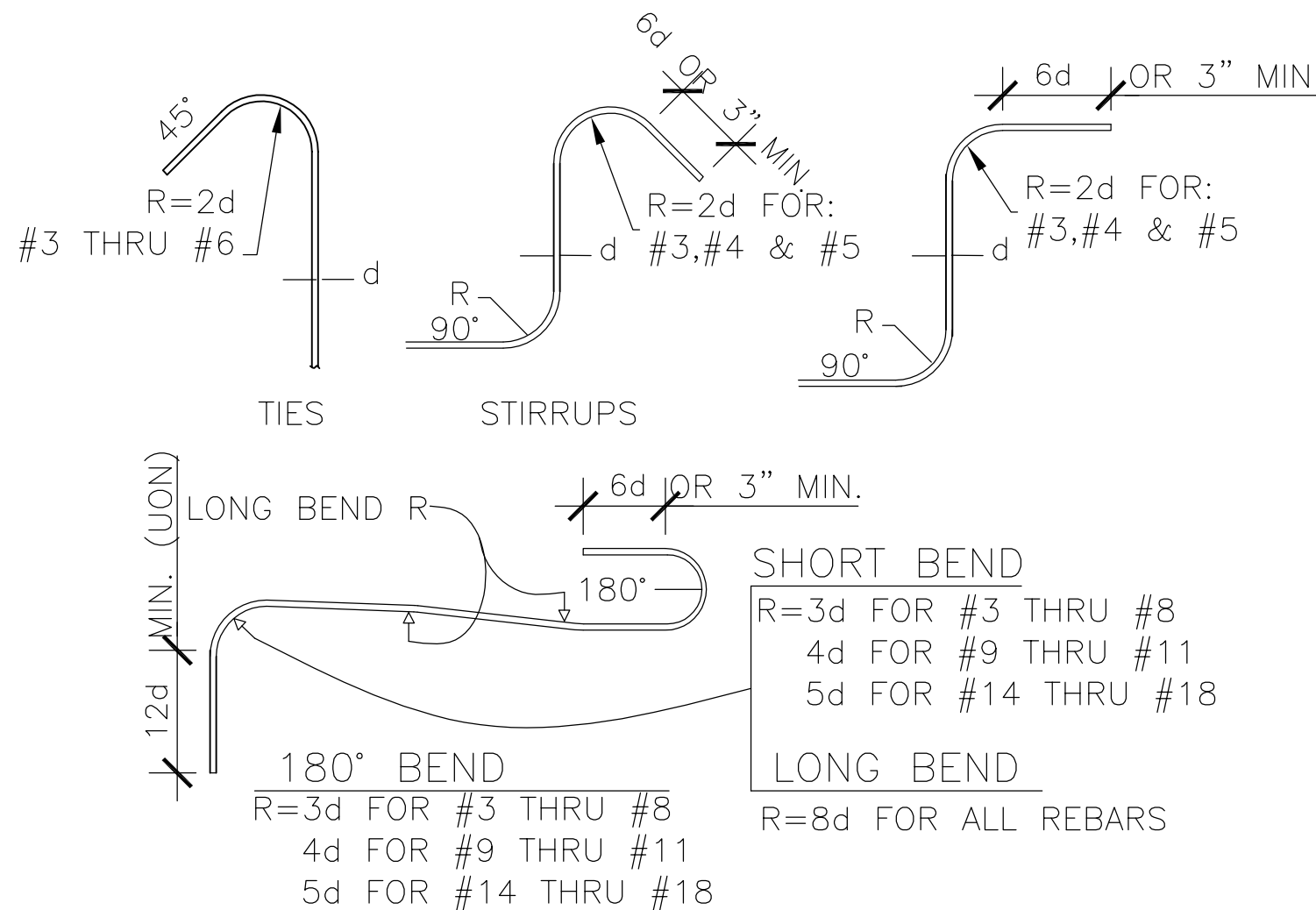
2 D E T A I L
A-6



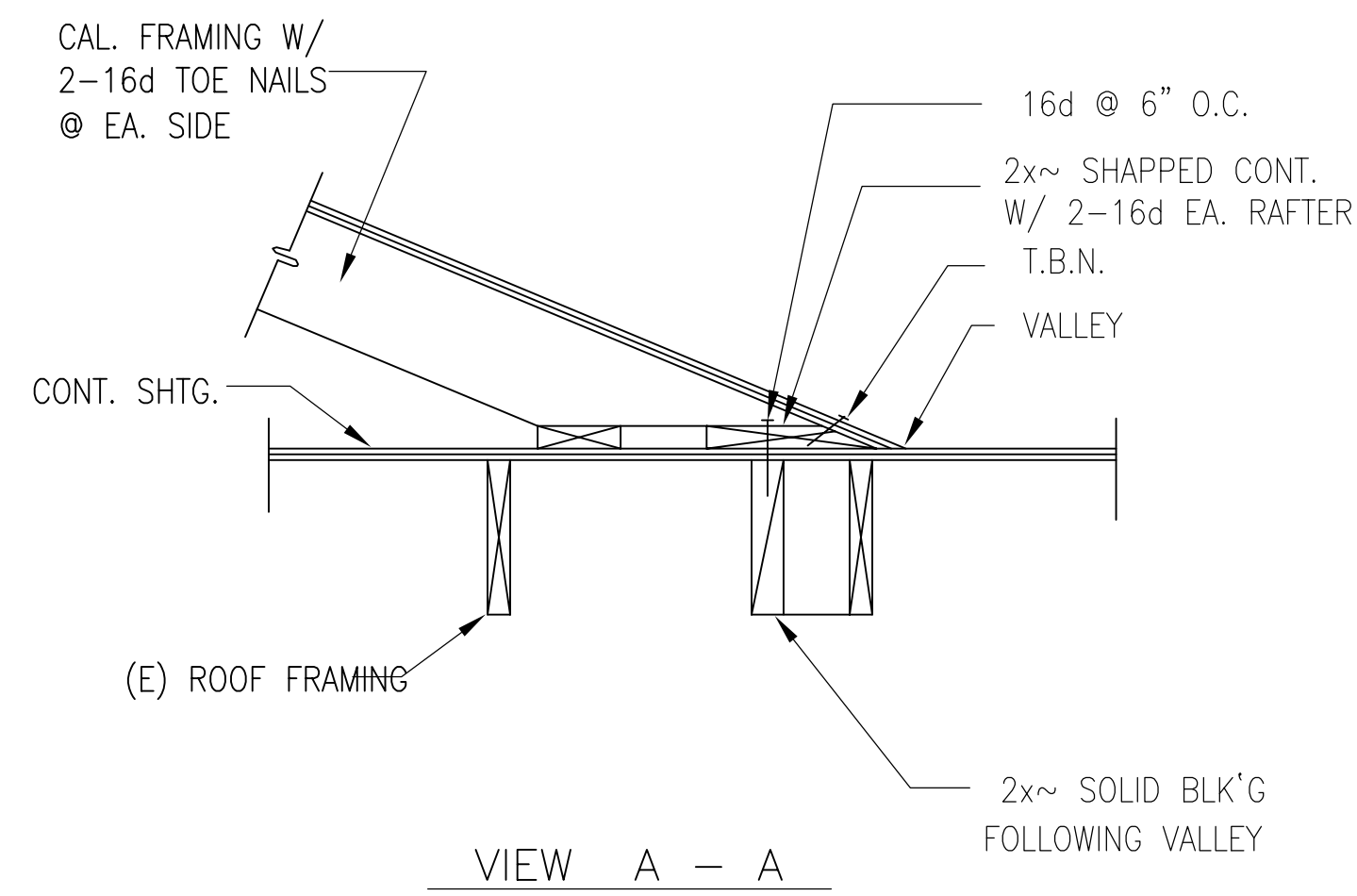
6 ROOF-EXTERIOR WALL BRACED TRANSFER DETAIL
A-6 SCALE: 1"=1'-0"



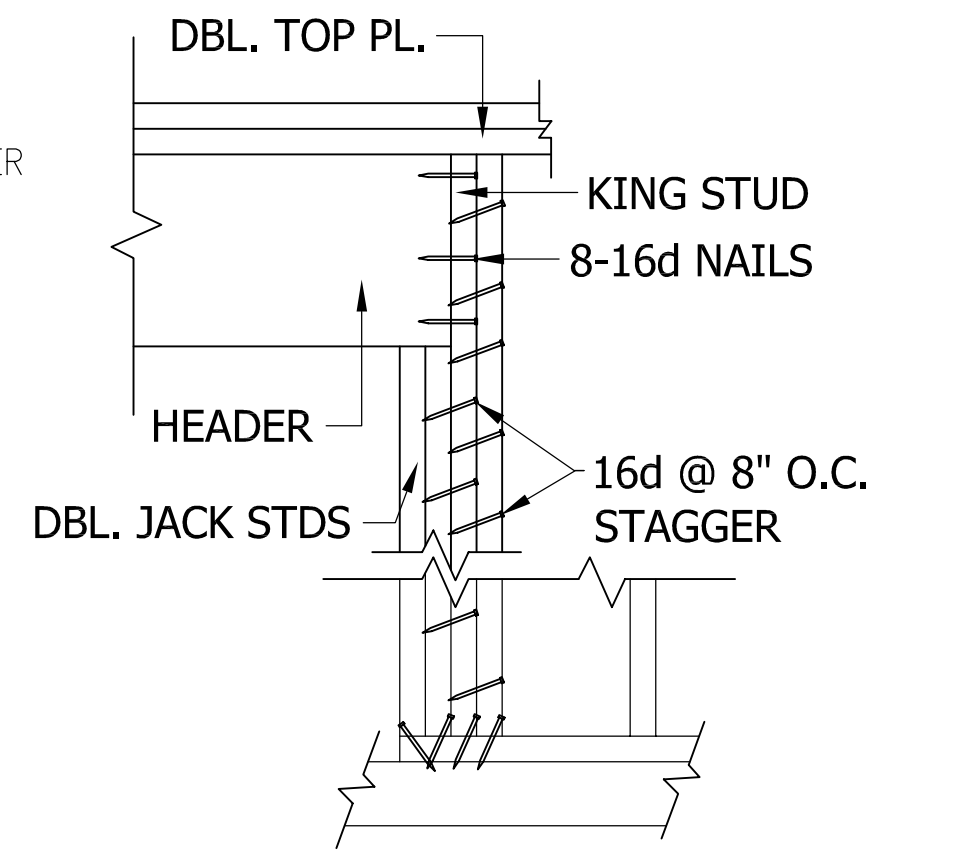
12 (E)-(N) FLOOR JOIST
A-6 SCALE: 1"=1'-0"



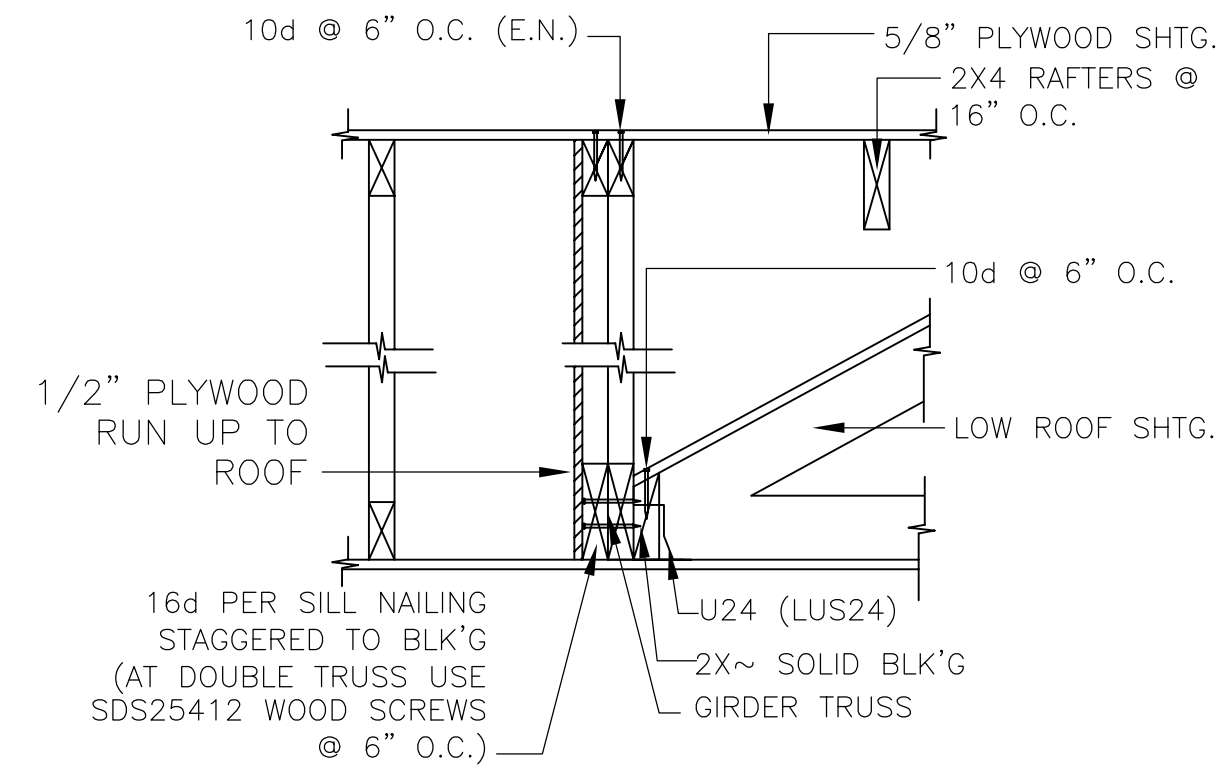
TYPICAL REBAR BENDING
SCALE: 1"=1'-0"



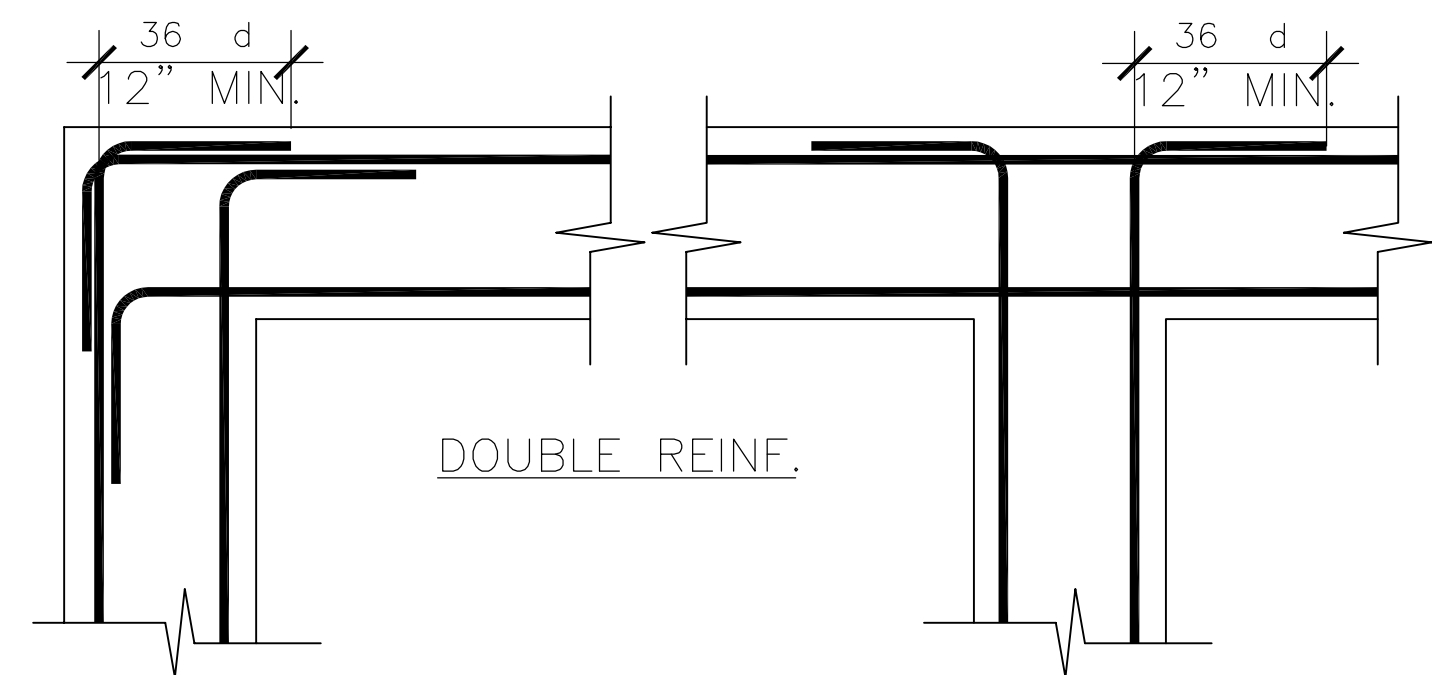
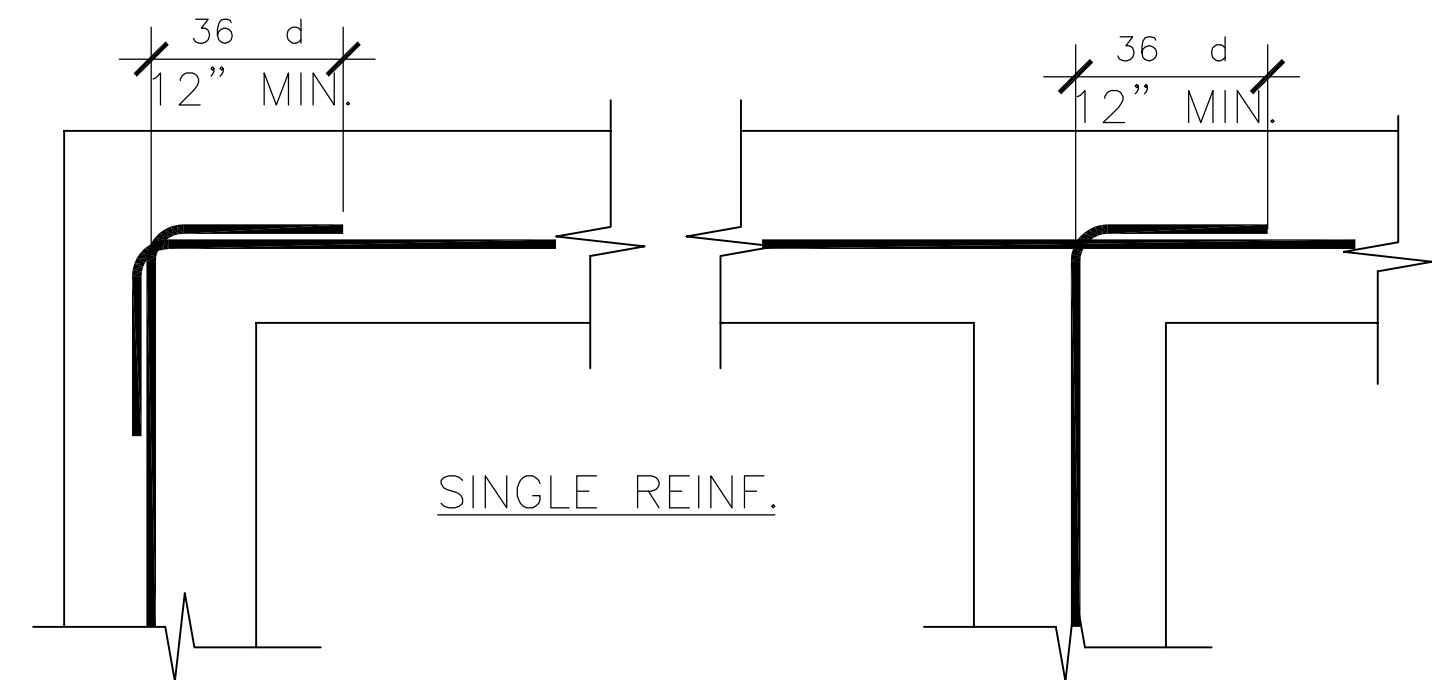
VIEW A - A
SCALE: 1"=1'-0"



3 HEADER DETAIL
A-6 SCALE: 1"=1'-0"



7 D E T A I L
A-6 SCALE: 1"=1'-0"



CORNERS INTERSECTIONS

REBAR LAPING AND INTERSECTIONS
SCALE: 3/4"=1'-0"

REVISIONS	
DESIGNER:	
JOSE RUIZ 6800 TUSTIN RD SALINAS, CA 93907 TEL: (831) 540-9681	
OWNER:	
MELINDA WARD 1736 FLORES ST. SEASIDE, CA 93955 TEL: (408) 857-5638	
PROJECT:	
WARD ADDITION 1736 FLORES ST. SEASIDE, CA 93955 APN: 012-762-005-000	
SHEET TITLE:	
DETAILS	
2/6/24	
JOSE RUIZ	
As Shown	
ADDITION	
A - 6 of _ Sheet(s)	
Packet Page 36	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD										CF1R-PRF-01E	
Project Name: Ward Addition					Calculation Date/Time: 2024-02-19T08:17:49-08:00					(Page 1 of 11)	
Calculation Description: Title 24 Analysis					Input File Name: Ward Addition_V9 ID 8827.rbd22x						
GENERAL INFORMATION											
01	Project Name	Ward Addition									
02	Run Title	Title 24 Analysis									
03	Project Location	1736 Flores St									
04	City	Seaside								05 Standards Version	2022
06	Zip code	93955								07 Software Version	EnergyPro 9.2
08	Climate Zone	3								09 Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family								11 Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration								13 Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	200								15 Number of Stories	1
16	Existing Cond. Floor Area (ft²)	1208								17 Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1208								19 Glazing Percentage (%)	12.15%
20	ADU Bedroom Count	n/a								21 ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas								23 No Dwelling Unit	No
COMPLIANCE RESULTS											
01	Building Complies with Computer Performance										
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.										
03	Building does not incorporate Special Features										

Registration Number: 224-P010021761A-000-000-0000000-0000
Registration Date/Time: 2024-02-19 08:31:21
HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2024-02-19 08:18:28

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD										CF1R-PRF-01E
Project Name: Ward Addition					Calculation Date/Time: 2024-02-19T08:17:49-08:00					(Page 4 of 11)
Calculation Description: Title 24 Analysis					Input File Name: Ward Addition_V9 ID 8827.rbd22x					
OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	1st Floor Zone Existing	Default Wall Prior to 197	270	Front	224	52	90	none	Existing	No
Left Wall	1st Floor Zone Existing	Default Wall Prior to 197	0	Left	280	20	90	none	Existing	No
Back Wall	1st Floor Zone Existing	Default Wall Prior to 197	90	Back	197	62	90	none	Existing	No
Right Wall	1st Floor Zone Existing	Default Wall Prior to 197	180	Right	149	4	90	none	Existing	No
Left Wall 2	1st Floor Zone Addition	R-15 Wall	0	Left	104	20	90	none	New	n/a
Back Wall 2	1st Floor Zone Addition	R-15 Wall	90	Back	123	12	90	none	New	n/a
Right Wall 2	1st Floor Zone Addition	R-15 Wall	180	Right	104	24	90	Extension	New	n/a
Interior Surface	1st Floor Zone Existing	Default Wall Prior to 197	n/a	n/a	131	0	n/a		Existing	No
Interior Surface 2	1st Floor Zone Existing	R-0 Wall	n/a	n/a	123	0	n/a		New	n/a
Roof	1st Floor Zone Existing	Default Roof Prior to 197	n/a	n/a	1068	n/a	n/a		Existing	No
Roof 2	1st Floor Zone Addition	R-30 Roof Attic	n/a	n/a	200	n/a	n/a		New	n/a
Garage Roof	1st Floor Zone Existing	R-0 Roof Attic	n/a	n/a	280	n/a	n/a		Existing	No
Raised Floor	1st Floor Zone Existing	Default Floor Crawlspace	n/a	n/a	1068	n/a	n/a		Existing	No
Raised Floor 2	1st Floor Zone Addition	R-19 Floor Crawlspace	n/a	n/a	200	n/a	n/a		New	n/a

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Project Name: Ward Addition				Calculation Date/Time: 2024-02-19T08:17:49-08:00			(Page 7 of 11)
Calculation Description: Title 24 Analysis				Input File Name: Ward Addition_V9 ID 8827.rbd22x			
OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Default Wall Prior to 197	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
Default Wall Prior to 1971	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4
Attic Roof 1st Floor Zone Existing	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4
Attic Roof 1st Floor Zone Addition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4

Registration Number: 224-P010021761A-000-000-0000000-0000
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Project Name: Ward Addition			Calculation Date/Time: 2024-02-19T08:17:49-08:00				(Page 2 of 11)
Calculation Description: Title 24 Analysis			Input File Name: Ward Addition_V9 ID 8827.rbd22x				
ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kBtu/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	0	66.7	0	66.31	0	0.39	
Space Cooling	0	14.45	0	14.62	0	-0.17	
IAQ Ventilation	0	0	0	0	0	0	
Water Heating	0	48.01	0	48.01	0	0	
Self Utilization/Flexibility Credit							
Efficiency Compliance Total	0	129.16	0	128.94	0	0.22	
Photovoltaics							
Battery							
Flexibility							
Indoor Lighting		8.9	0	8.9			
Appl. & Cooking		32.46	0	32.47			
Plug Loads		45.64	0	45.64			
Outdoor Lighting		1.86	0	1.86			
TOTAL COMPLIANCE		218.02	0	217.81			

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Project Name: Ward Addition					Calculation Date/Time: 2024-02-19T08:17:49-08:00					(Page 5 of 11)					
Calculation Description: Title 24 Analysis					Input File Name: Ward Addition_V9 ID 8827.rbd22x										
OPAQUE SURFACES															
01	02	03	04	05	06	07	08	09	10	11					
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	T/R (deg)	Wall Exceptions	Status	Verified Existing Condition					
Garage Wall Front	Garage	Garage Ext Wall	270	Front	108	56	90	none	Existing	No					
Garage Wall Left	Garage	Garage Ext Wall	0	Left	60	0	90	none	Existing	No					
Garage Wall Right	Garage	Garage Ext Wall	180	Right	207	0	90	none	Existing	No					
ATTIC															
01	02	03	04	05	06	07	08	09	10						
Name	Construction	Type	Roof Rise [e in 12]	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition						
Attic_Garage	Attic Garage Roof Cons	Ventilated	3	0.1	0.85	No	No	Existing	No						
Attic 1st Floor Zone Existing	Attic Roof/1st Floor Zone Existing	Ventilated	3	0.1	0.85	No	No	Existing	No						
Attic 1st Floor Zone Addition	Attic Roof/1st Floor Zone Addition	Ventilated	3	0.1	0.85	No	No	New	n/a						
FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition	
Front Windows	Window	Front Wall	Front	270	1	32	0.55	Table 110.6-A	0.67	Table 110.6-B		Bug Screen	Existing	No	
Left Windows	Window	Left Wall	Left	0	1	20	0.55	Table 110.6-A	0.67	Table 110.6-B		Bug Screen	Existing	No	
Back Windows	Window	Back Wall	Back	90	1	62	0.55	Table 110.6-A	0.67	Table 110.6-B		Bug Screen	Existing	No	

Registration Number: 224-P010021761A-000-000-0000000-0000
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CA Building Energy Efficiency Standards - 2022 Residential Compliance
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD							CF1R-PRF-01E
Project Name: Ward Addition				Calculation Date/Time: 2024-02-19T08:17:49-08:00			(Page 8 of 11)
Calculation Description: Title 24 Analysis				Input File Name: Ward Addition_V9 ID 8827.rbd22x			
OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Floor Crawlpace	Floors Over Crawlpace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/Decking Cavity / Frame: no insul. / 2x12
R-13 Floor Crawlpace	Floors Over Crawlpace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/Decking Cavity / Frame: R-13 in. S-12 in. R-13 / 2x6
R-8 Floor Attic	Ceilings (below attics)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum board
Default Roof Prior to 137	Ceilings (below attics)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling joints: R-1.9 insul. Cavity / Frame: R-5.1 / 2x4 Inside Finish: Gypsum board
R-30 Roof Attic	Ceilings (below attics)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.033	Over Ceiling joints: R-2.9 insul. Cavity / Frame: R-5.1 / 2x4 Inside Finish: Gypsum board
BUILDING ENVELOPE - HERS VERIFICATION							
01	02	03	04	05			
Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50			
Required	Not Required	N/A	n/a	n/a			



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 1011.5/2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b)1:	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or J44.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(g):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(f) and be labeled per §110-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(g):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attic in climate zones 4 and 5-16 area-weighted average U-factor not exceeding U-0.194. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must be permanently attached to the structure using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less; or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to conditioned ventilation crawl space for buildings complying with the exception to § 150.0(g).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14, 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(i):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing Systems:

§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.



2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.*
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(k)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(k)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mastic or tape must be used to seal openings greater than 1/4". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and glue brands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer cover barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-air pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter.*

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity; and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*
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Ventilation and Indoor Air Quality:

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed as controlled per §150.0(o)1Bii.iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii.ii enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi.*
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per §150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.

Pool and Spa Systems and Equipment:

§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDDS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 38 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting:

§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
Ward Addition	2/19/2024
System Name	Floor Area
Res HVAC	1,268

ENGINEERING CHECKS		SYSTEM LOAD				
Number of Systems	1	COIL COOLING PEAK		COIL HTG. PEAK		
Heating System		CFM	Sensible	Latent	CFM	Sensible
Output per System	35,000	979	21,134	678	925	36,945
Total Output (Btu/h)	35,000		0			
Output (Btu/h/sqft)	27.6		0			0
Cooling System						
Output per System	0		0	0	0	0
Total Output (Btu/h)	0.0		0			
Total Output (Tons)	0.0		0			0
Total Output (Btu/h/sqft)	0.0					
Total Output (sqft/Ton)	0.0		21,134	678		36,945

Air System		HVAC EQUIPMENT SELECTION		
CFM per System	0	Wall Furn		
Airflow (cfm)	0		0	35,000
Airflow (cfm/sqft)	0.00			
Airflow (cfm/Ton)	0.0			
Outside Air (%)	0.0%		0	35,000
Outside Air (cfm/sqft)	0.00			

Notes: values above given at ARI conditions

TIME OF SYSTEM PEAK	
Aug 3 PM	Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)

COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

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ENERGY NOTES:

Attention designers, owners, builders. It is your responsibility to review the T24 documents for the required building features, and HERS measures.
If you have any questions, call before you build or buy.

Electric Ready & Renewables- New Construction : §150.0—Each electric ready item requires breaker space and labeling in panel. Single Family: Electric Ready 150.0(n) Water Heaters. Gas or propane water heaters must be installed in or adjacent to a space large enough to accommodate a Heat Pump Water Heater (2.5' x 2.5' x 7'). Within 3 ft of water heater 10/3 electrical feed. More than 3 ft 240 volt / 30 amp electrical feed. 150.0(v) Furnaces. Provide a 240 volt / 30 amp electrical feed to the furnace for future heat pump. 150.0(v) Cooktops. Include 240 volt / 50 amp feed for future cooktop. 150.0(v) Dryers. Include 240 volt / 30 amp feed for dryer if the unit has a gas line for a dryer.

Solar Access Roof Area (SARA) - New Construction §140.10(a) / §170.2(f) SARA includes: The area of a building's roof space capable of structurally supporting a PV system AND □ The area of all roof space on covered parking areas, carports and all other newly constructed structures on the site that are compatible with supporting a PV system per CA Building Code §1511.2 □ Exceptions : □ Any roof area that has < 70% annual solar access □ Occupied roof areas as specified by CA Building Code §503.1.4 □ Roof area that is otherwise not available due to compliance with other building code requirements if confirmed by the Executive Director.

Single Family: Solar Photovoltaic (PV) section §150.1(c)14 See section for solar sizing and exceptions

Energy Storage System (Battery Ready) - New Construction §150.0(s) At least one of the following shall be provided: Interconnection equipment with a minimum backed up capacity of 60 amps. Or A dedicated raceway from the main service to a subpanel that supplies the branch circuits. Or A minimum of four branch circuits shall be identified—feeding : □ Refrigerator □ One lighting circuit near the primary access □ A sleeping room receptacle outlet □ Main panel must be minimum 225 amps □ Sufficient space shall be reserved to allow future installation of a system isolation equipment or transfer switch within 3 feet of the main panelboard □ Raceways shall be installed between the panelboard and the system isolation equipment or transfer switch location to allow the connection of backup power source.

ACCA Manual J, D&S calculations are required to be submitted for plan review, followed by installing contractor and field inspected for compliance. T24 Load calc is based on ACCA J and may be used as sizing reference only. The load calc from the T24 doesn't include duct loss. See the T24 load calc page.

SAMPLE EQUIPMENT (Use any equipment that matches the min efficiencies)

Indoor Air Quality (IAQ) House Fan: Per ASHRAE 62.2

NA CFM / 1 Sones Sound Rating Max / Sample Model Broan QTXE0

If this project is an addition under a 1,000 sq. ft. the IAQ fan is not required.

For New Kitchen Hood sizing see Table 150.0-G

Dwelling Unit Floor Area (ft²)	Hood Over Electric Range	Hood Over Natural Gas Range
> 1500	50% CE or 110 CFM	70% CE or 180 CFM
>1000-1500	50% CE or 110 CFM	80% CE or 280 CFM
750-1000	55% CE or 130 CFM	85% CE or 280 CFM
<750	65% CE or 160 CFM	85% CE or 280 CFM

Water Heater: Existing | EF: NA

HERS FEATURE SUMMARY is located in the CF1R. Make sure you review all of the REQUIREMENTS prior to beginning construction. For HERS Testing call 831-728-5503 for an appointment.

Quality insulation installation (QII)



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CABEC Certified Energy Analyst

Build it Green

CALIFORNIA MANDATORY GREEN MEASURES																							
Division 4.5 ENVIRONMENTAL QUALITY CONT.			Division 4.5 ENVIRONMENTAL QUALITY			Division 4.3 – WATER EFFICIENCY & CONSERVATION			Division 4.1 — Site & EV Charging														
Description	Sheet		Description	Sheet		Description	Sheet		Description	Sheet													
4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCQAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.	A2		4.504.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating and/or harmful to the comfort and wellbeing of a building's installers, occupants and neighbors. 4.503.1 General. 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. 4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.	A2		4.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance. 4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4 Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one shower-head, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 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 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. 4.304.1 Outdoor potable water use in landscape areas. 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. Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2 MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/ 4.305.1 Recycled water supply systems. Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the California Plumbing Code.	A2		4.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance. 4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4 Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one shower-head, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 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 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. 4.304.1 Outdoor potable water use in landscape areas. 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. Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2 MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/ 4.305.1 Recycled water supply systems. Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the California Plumbing Code.	A2		4.101.1 Scope. The provisions of this division outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. 4.105.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wetle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1. Where there is no commercial power supply 1.2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enduses, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". 4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents. 4.106.4.2.1.1 Electric vehicle charging stations (EVCS). When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the CBC, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the CBC, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the CBC, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3. Note: Electric vehicle charging stations serving public housing are required to comply with the CBC, Chapter 11B. 4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following: 1. The min length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 EV spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit over current protective device. 4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel, service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Panel design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. 4.106.4.2.5 Identification. The service panel or sub-panel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS 702.1 Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Charges of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. 702.2 Special inspection. [HCD] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job functions, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703.1 Documentation. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.	A1		4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCQAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.	A2		4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCQAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.	A2		4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCQAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.	A2	
4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 4.504.1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in sub-sections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.	A2		4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with this section.	A2		4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with this section.	A2		4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with this section.	A2													
4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94522, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 9, Rule 49.	A2		TABLE 4.504.1 ADHESIVE VOC LIMIT: Less Water and Less Exempt Compounds in Grams per Liter			TABLE 4.504.1 ADHESIVE VOC LIMIT: Less Water and Less Exempt Compounds in Grams per Liter			TABLE 4.504.1 ADHESIVE VOC LIMIT: Less Water and Less Exempt Compounds in Grams per Liter														
4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. Field verification of on-site product containers	A2		ARCHITECTURAL APPLICATIONS			ARCHITECTURAL APPLICATIONS			ARCHITECTURAL APPLICATIONS														
4.504.3 Carpet systems. Carpet systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/DCDC/DEOD/CEHL/BAQ/Pages/VOC.aspx	A2		Indoor carpet adhesives			Indoor carpet adhesives			Indoor carpet adhesives														
4.504.3.1 Carpet cushion. Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CID/DCDC/DEOD/CEHL/BAQ/Pages/VOC.aspx	A2		Carpet pad adhesives			Carpet pad adhesives			Carpet pad adhesives														
4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	A2		Outdoor carpet adhesives			Outdoor carpet adhesives			Outdoor carpet adhesives														
4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) Floor Score program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).	A2		Wood flooring adhesive			Wood flooring adhesive			Wood flooring adhesive														
4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiber-board composite wood products used on the interior or exterior of the building shall meet the requirements of formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17/CCR-93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.	A2		Rubber floor adhesives			Rubber floor adhesives			Rubber floor adhesives														
4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636/3, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards. 5. Other methods acceptable to the enforcing agency.	A2		Subfloor adhesives			Subfloor adhesives			Subfloor adhesives														
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.	A4		Ceramic tile adhesives			Ceramic tile adhesives			Ceramic tile adhesives														
4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the CBC, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.	A4		VCT and asphalt tile adhesives			VCT and asphalt tile adhesives			VCT and asphalt tile adhesives														
4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch-thick (101.6 mm) base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.	A4		Gypsum and panel adhesives			Gypsum and panel adhesives			Gypsum and panel adhesives														
4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.6 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped on each piece to be verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.	A4		Cove base adhesives			Cove base adhesives			Cove base adhesives														
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. A humidity controls shall be capable of adjustment between a relative humidity range of 5 to 50 percent to a maximum of 60 percent. A humidity control may utilize manual or automatic means of adjustment. 3. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). Notes: 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.	A3		Multipurpose construction adhesives			Multipurpose construction adhesives			Multipurpose construction adhesives														
4.507 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design soft-ware or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.	A2		Structural glazing adhesives			Structural glazing adhesives			Structural glazing adhesives														
4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	NA		Single-ply roof membrane adhesives			Single-ply roof membrane adhesives			Single-ply roof membrane adhesives														
			Other adhesives not specifically listed			Other adhesives not specifically listed			Other adhesives not specifically listed														
			SPECIALTY APPLICATIONS			SPECIALTY APPLICATIONS			SPECIALTY APPLICATIONS														
			PVC welding			PVC welding			PVC welding														
			CWC welding			CWC welding			CWC welding														
			ABS welding			ABS welding			ABS welding														
			Plastic cement welding			Plastic cement welding			Plastic cement welding														
			Adhesive primer for plastic			Adhesive primer for plastic			Adhesive primer for plastic														
			Contact adhesive			Contact adhesive			Contact adhesive														
			Special purpose contact adhesive			Special purpose contact adhesive			Special purpose contact adhesive														
			Structural wood member adhesive			Structural wood member adhesive			Structural wood member adhesive														
			Top and trim adhesives			Top and trim adhesives			Top and trim adhesives														
			SUBSTRATE SPECIFIC APPLICATIONS			SUBSTRATE SPECIFIC APPLICATIONS			SUBSTRATE SPECIFIC APPLICATIONS														
			Metal to metal			Metal to metal			Metal to metal														
			Plastic foams			Plastic foams			Plastic foams														
			Porous material (except wood)			Porous material (except wood)			Porous material (except wood)														
			Wood			Wood			Wood														
			Fiberglass			Fiberglass			Fiberglass														
			1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.			1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.			1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.														
			2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule			2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule			2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule														
			TABLE 4.504.5 FORMALDEHYDE EMISSIONS in Parts per Million			TABLE 4.504.5 FORMALDEHYDE EMISSIONS in Parts per Million			TABLE 4.504.5 FORMALDEHYDE EMISSIONS in Parts per Million														
			PRODUCT			PRODUCT			PRODUCT														
			Hardwood plywood veneer core			Hardwood plywood veneer core			Hardwood plywood veneer core														
			Hardwood plywood composite core			Hardwood plywood composite core			Hardwood plywood composite core														
			Particleboard			Particleboard			Particleboard														
			Medium density fiberboard																				

Location Map: 1736 Flores St.





CITY OF SEASIDE STAFF REPORT

Item No.: 5.C.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: August 14, 2024

SUBJECT: **MASTER SIGN PROGRAM APPLICATION MSP-2024-01. FRANK CONTE, PROPERTY OWNER, AND DILLAN FERGUSON, APPLICANT, REQUEST APPROVAL OF A MASTER SIGN PROGRAM TO ALLOW FOR THE CONSTRUCTION OF ON-PREMISE SIGNS AT THE MULTITENANT BUILDING LOCATED AT 1632 DEL MONTE BOULEVARD (APNS 011-552-008 AND 011-552-009) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE CEQA GUIDELINES.**

PURPOSE & RECOMMENDATION

The purpose of this item is to consider a Master Sign Program to allow on-premise sign area beyond code allowances for a two-tenant property. A Master Sign Program is required per Seaside Municipal Code (SMC) 17.40.030.B.

Staff recommends the Commission approve Master Sign Program MSP-2024-01 subject to Attachment 1: Draft Resolution and Exhibit A Project Plans.

BACKGROUND

The two-tenant building at 1632 Del Monte Boulevard is located on two parcels totaling 19,762 square feet (SF) in area. A third 3,502 SF parcel (APN 011-552-011) encompasses part of their parking lot. All three parcels are located in the Automotive Regional Commercial (CA) zoning district. The current tenants include a generator business and a cannabis manufacturer.

Various uses and zoning districts surround the site. To the east and west are

automotive service businesses, both in the CA zone. To the north are parcels zoned Regional Commercial (CRG) with two automotive service businesses and one tattoo parlor. Parcels to the south are in the West Broadway Urban Village Specific Plan area and include a car wash and a café among other businesses.

PROJECT DESCRIPTION

The Master Sign Program proposes four wall sign locations, all of them facing Del Monte Boulevard. Signs already exist in two of the locations.

STAFF ANALYSIS

Master Sign Program Required

A Master Sign Program is required by SMC 17.40.030.B because the site has two or more tenants. Master Sign Programs may grant exceptions to the maximum size and number of signs based on design features including architectural style, proportion to landscaping, site visibility, and building mass.

All four proposed wall signs front onto Del Monte Boulevard. Two 60 SF wall signs are located on the facades above each tenant's space. Two more signs are situated on the corner of the building so that one is visible from Del Monte Boulevard northbound and one is visible from Del Monte Boulevard southbound. Table 1 below shows the size of the signs. Exhibit A: Project Plans shows the sign locations.

Table 1. Proposed Sign Area

	Height	Width	Area
Sign A	36 inches	20 ft.	60 SF
Sign B	36 inches	20 ft.	60 SF
Sign C	5 ft.	54 inches	22.5 SF
Sign D	12 ft.	37 inches	37 SF
		Total	180 SF

The proposed sign area is 180 SF. This contrasts to the 100 SF that would otherwise be permitted under SMC 17.40.070.B Table 3-16 because the site has 165 ft. of primary frontage. However, per SMC 17.40.030.B, a Master Sign Program may exceed those limits based on design features. The proposed sign locations and sizes fit well with the size and length of the building and substantial facade remains free of signs. The building is located at a marked angle to Del Monte Boulevard, reducing the site's visibility from car drivers and other passersby. The proposed Master Sign Program takes advantage of the limited area of the building that is visible without creating overlarge signs.

For visual reference only, plans for a sign permit are shown as Attachment 3: Example Sign Permit Application.

FINDINGS

The project is Categorically Exempt, Class 11, under the California Environmental Quality Act (CEQA) Guidelines Section 15311(a).

Evidence. The project proposes on-premise sign area for an existing commercial building.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A: Project Plans
 3. Attachment 2: Location Map
 4. Attachment 3: Example Sign Permit Application
-

**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MASTER SIGN PROGRAM APPLICATION NO. MSP-2024-01 FOR NEW ON-PREMISE SIGNS ON AN EXISTING BUILDING FAÇADE AT 1632 DEL MONTE BOULEVARD (APNS: 011-552-008 AND 011-552-009) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT.

WHEREAS, Frank Conte, Property Owner, and Dillan Ferguson, Applicant, applied for Master Sign Program No. MSP-2024-01; and

WHEREAS, the proposed project requires the review authority 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 Planning Commission considered oral comments and written information concerning the Master Sign Program application No. MSP-2024-01 at a duly noticed public hearing that the Planning Commission held on August 14, 2024.

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

1. The project is Categorically Exempt, Class 11, under the California Environmental Quality Act (CEQA) Guidelines Section 15311(a).

Evidence. The project proposes on-premise sign area for an existing commercial building.

BE IT FURTHER RESOLVED, the Planning Commission approves MSP-2024-01 subject to the following Conditions of Approval:

Planning:

1. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
2. Area lighting shall be designed to minimize the negative effects of lighting the night sky and employ control features so as to avoid light being directed off-site. The light source for externally-illuminated signs must be positioned so that light does not shine directly on adjoining properties or cause glare or shine in the eyes of motorists or pedestrians. All outdoor lighting shall be downlit and fully

shielded. No outdoor lights shall be permitted that blink, flash, or change intensity.

3. Compliance with SMC 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the building permit plan set.
4. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

5. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

6. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Standard:

7. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
8. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
9. The 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 prior to issuance of any Building Permit or establishment of any use authorized by the permit.

10. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of August 21, 2024 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.

11. 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 a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 14th day of August, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

**MASTER SIGN PROGRAM APPLICATION No. MSP-2024-01
RESOLUTION No. XX-XX**

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

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

Applicant's Signature

Date

Property Owner's Signature

Date



16130 Highway 156, Salinas, CA 93907
(831) 663-2663
www.signsbyvan.com
License #: 866499

Client: **1632 Del Monte Blvd**
Seaside CA

6.5.2024

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APPROVAL SIGNATURE

DATE

Master Sign Program - 1632 Del Monte Blvd Seaside CA 93955



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DATE

Master Sign Program



	Height	Width	Thickness	Area
Sign A	20'	36"	2"	60 ft ²
Sign B	20'	36"	2"	60 ft ²
Sign C	60"	54"	2"	22.50 ft ²
Sign D	12'	37"	n/a	37 ft ²

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OnPoint Generators Aerial Site Photo



Perimeter 18,610 ft²

57' x 5', 285 ft²
Sign Location **A**

57' x 5', 285 ft²
Sign Location **B**

7' x 16', 112 ft²
Sign Location **C**

12' x 37", 37 ft²
Sign Location **D**



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OnPoint Generators Wall Painted Kohl Power



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Location Map: 1632 Del Monte Blvd.





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client: **OnPoint Generators**

4.4.2024


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APPROVAL SIGNATURE
DATE

OnPoint Generators Fascia Sign v1 Black / Location 1



PANTONE
COLOR
CHART

Black C

#007acc

3005 C

Material/Substrate: HDU

Sign Size: 109"x 33.5"/25.36 ft²

Thickness: 1.5"

Background color: See Color Chart

Letter Color: See Color Chart

3D: Yes

Attachment Method: Page 2

Quantity: 1, Single-sided

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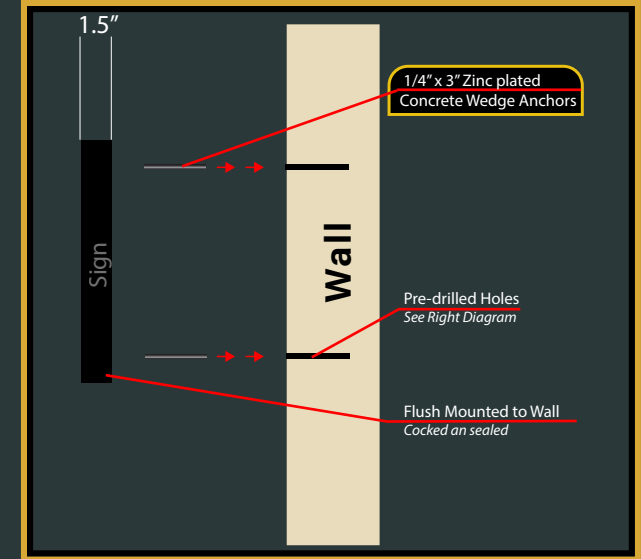
- ☐ PROOF OK
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APPROVAL SIGNATURE

DATE

OnPoint Generators Right Side Fascia / Location 2

Install Diagram



Material/Substrate: HDU

Letter Size: 60" x 21", 8.75 ft²

Emblem Size: 28.4" x 33", 6.51 ft²

Thickness: 1.5"

Background color: See Color Chart

Letter Color: See Color Chart

3D: Yes

Attachment Method: Page 2

Quantity: 1, Single-sided

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OnPoint Generators Right Side Fascia



Perimeter 18,610 ft²

57' x 5'; 285 ft²
Sign Location 1

7' x 16'; 112 ft²
Sign Location 2



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OnPoint Generators Wall Painted Kohl Power



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CITY OF SEASIDE STAFF REPORT

Item No.: 5.D.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: August 14, 2024

SUBJECT: **MASTER SIGN PROGRAM APPLICATION MSP-2024-02. PACIFIC HEIGHTS PLAZA, LLC., PROPERTY OWNER, AND DAVID HOW OF FORNINE REALTY PARTNERS, APPLICANT, REQUEST APPROVAL OF A MASTER SIGN PROGRAM TO ALLOW FOR THE CONSTRUCTION OF ON-PREMISE SIGNS AT THE MULTITENANT PACIFIC HEIGHTS PLAZA SHOPPING CENTER LOCATED AT 1153 – 1173 FREMONT BOULEVARD (APNS 011-352-011, 011-352-012, 011-352-018, 011-352-021, 011-352-033, AND 011-352-034) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE CEQA GUIDELINES.**

PURPOSE & RECOMMENDATION

The purpose of this item is to consider a Master Sign Program to allow on-premise signs for a multiple-tenant property. A Master Sign Program is required for multiple-tenant properties per Seaside Municipal Code (SMC) 17.40.030.B.

Staff recommends the Commission approve Master Sign Program MSP-2024-02 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The site hosts Pacific Heights Plaza, an 11 tenant shopping center on six intertwined parcels, an approximate area of 47,700 square feet (SF), in the Community Commercial (CC) zoning district. To the west is a commercial site and the beginning of a single-family residential district. Just to the north sits a fast-food restaurant with a drive-thru. A hotel occupies the area to the south across Francis Avenue. Across Fremont

Boulevard to the east, more commercial sites can be found.

PROJECT DESCRIPTION

The Master Sign Program MSP-24-02 proposes updates to an existing Master Sign Program by replacing it with a new one. The proposed Master Sign Program clarifies several details and removes outdated requirements. The proposed Master Sign Program also includes the monument sign, which the original did not. The result is a proposed Master Sign Program that describes sign design and material, sign size, and sign location for each tenant.

STAFF ANALYSIS

A Master Sign Program is required by SMC 17.40.030.B because the site has multiple tenants. Master Sign Programs may grant exceptions to the maximum size and number of signs based on design features including architectural style, proportion to landscaping, site visibility and building mass.

The proposed Master Sign Program limits signs to 65% of each tenant's linear storefront. It also limits the letter height to 22 inches and the sign location to the plaster canopy face. Signs would be required to be individual letters, but with logos considered on a case-by-case basis. The proposed sign area limits are proportional to building size and mirror the existing Master Sign Program. Because the site has 11 tenant spaces, far more than the SMC considers, the limits to sign number and sign area in SMC 17.40.070.B are not relevant.

The monument sign specifications proposed for the Master Sign Program mirror the existing sign which stands at a height of 16 feet and a width just over eight feet. While SMC 17.40.070.B limits freestanding signs for single businesses to 14 feet in height, this monument sign is tasked with advertising 11 businesses and needs the extra height. Further, the sign size and height is proportional to the size of the shopping center. It is legible to automobile drivers and appropriately sized for pedestrians.

FINDINGS

The project is Categorically Exempt, Class 11, under the California Environmental Quality Act (CEQA) Guidelines Section 15311(a).

Evidence. The project proposes on-premise signs for existing commercial buildings.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A: Project Plans
 3. Attachment 2: Location Map
-

**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MASTER SIGN PROGRAM APPLICATION NO. MSP-2024-02 FOR ON-PREMISE SIGNS AT 1153-1173 FREMONT BLVD (APNS: 011-352-011, 011-352-012, 011-352-018, 011-352-021, 011-352-033, AND 011-352-034) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

WHEREAS, Pacific Heights Plaza, LLC., property owner, and David How of Fornine Realty Partners, applicant, applied for Master Sign Program No. MSP-2024-02; and

WHEREAS, the proposed project requires the review authority 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 Planning Commission considered oral comments and written information concerning Master Sign Program application No. MSP-2024-02 at a duly noticed public hearing that the Planning Commission held on August 14, 2024.

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

- 1. The project is Categorically Exempt, Class 11, under the California Environmental Quality Act (CEQA) Guidelines Section 15311(a).**

Evidence. The project proposes on-premise signs for existing commercial buildings.

BE IT FURTHER RESOLVED, the Planning Commission approves MSP-2024-02 subject to the following Conditions of Approval:

Planning:

1. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
2. Area lighting shall be designed to minimize the negative effects of lighting the night sky and employ control features so as to avoid light being directed off-site. The light source for externally-illuminated signs must be positioned so that light does not shine directly on adjoining properties or cause glare or shine in the eyes of motorists or pedestrians. All outdoor lighting shall be downlit and fully

shielded. No outdoor lights shall be permitted that blink, flash, or change intensity.

3. Compliance with SMC 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the building permit plan set.
4. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

5. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

6. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Standard:

7. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
8. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
9. The 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 prior to issuance of any Building Permit or establishment of any use authorized by the permit.

10. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of August 21, 2024 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.

11. 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 a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 14th day of August, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

**MASTER SIGN PROGRAM APPLICATION No. MSP-2024-02
RESOLUTION No. XX-XX**

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

SIGN CRITERIA
PACIFIC HEIGHTS PLAZA
SEASIDE, CALIFORNIA

IN CASE OF CONFLICT CITY OF SEASIDE REQUIREMENTS SHALL GOVERN IF THEY ARE MORE RESTRICTIVE. THE LANDLORD RESERVES THE RIGHT TO REJECT ANY SIGN THAT DOES NOT COMPLY WITH THE FOLLOWING SIGN CRITERIA.

A. GENERAL SPECIFICATIONS

- i. No animated, flashing or audible signs or exposed lamps or tubing will be permitted. Painted lettering will not be permitted.
- ii. All Signs and their installation shall comply with all local building and electrical codes.
- iii. No exposed raceways, crossovers or conduit will be permitted on the face of the building.
- iv. Channel letters without interior illumination will not be accepted.
- v. The Tenant shall submit the sign design to the Landlord for approval prior to submitting a sign permit application.

B. LOCATION OF SIGNS

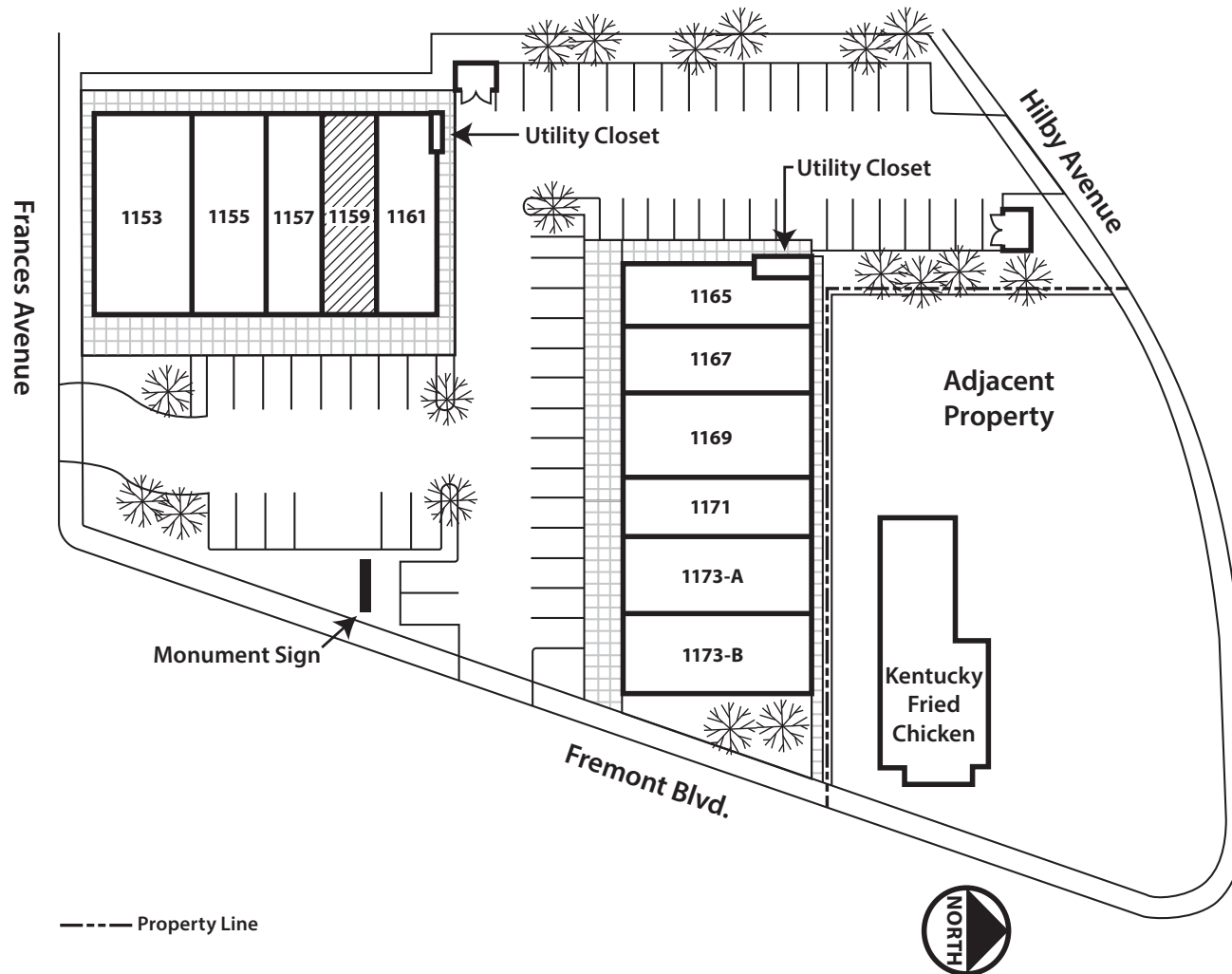
- i. All signs shall be attached to the face of the plaster canopy face, or as otherwise directed by the Landlord in the area shown on the attached drawing.

C. DESIGN REQUIREMENTS

- i. Maximum letter height shall be twenty-two (22) inches.
- ii. The width of the sign at the shop fronts shall not exceed sixty five percent (65%) of the lineal storefront area of the tenant. Where a tenant has secondary frontage, a second sign may be utilized subject to City code.
- iii. Signs shall be composed of individual or script letters. Sign boxes and cans will not be permitted except that logos will be considered on a case by case basis. Colors will also be considered on a case by basis.
- iv. Letters will have acrylic faces with translucent vinyl overlay.

D. CONSTRUCTION REQUIREMENTS

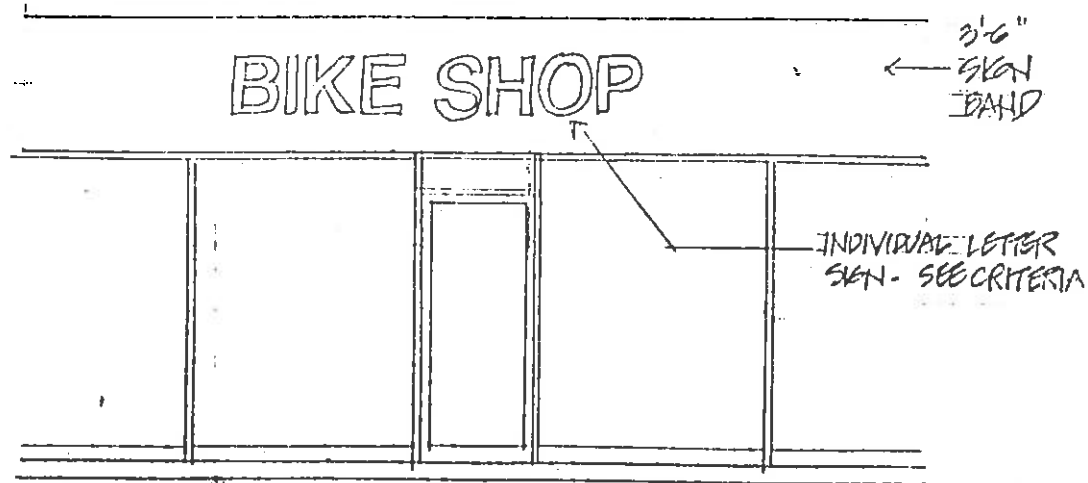
- i. No signs will be installed without an approved Sign Permit.
- ii. All exterior letters or signs exposed to the weather shall be mounted at least 1/4" and no more than 3/4" from the building to permit proper dirt and water drainage.
- iii. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- iv. No labels will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
- v. Sign contractor shall repair any damage to any work caused by his work.
- vi. Lessee shall be fully responsible for the operation of its sign contractors.



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

- | | |
|-------------|-----------------------------------|
| 1153 | Sushi Time Japanese Restaurant |
| 1155 | Lee's Video & Liquor |
| 1157 | Gonzalez & Associates Insurance |
| 1159 | 1,071 Square Feet |
| 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 |

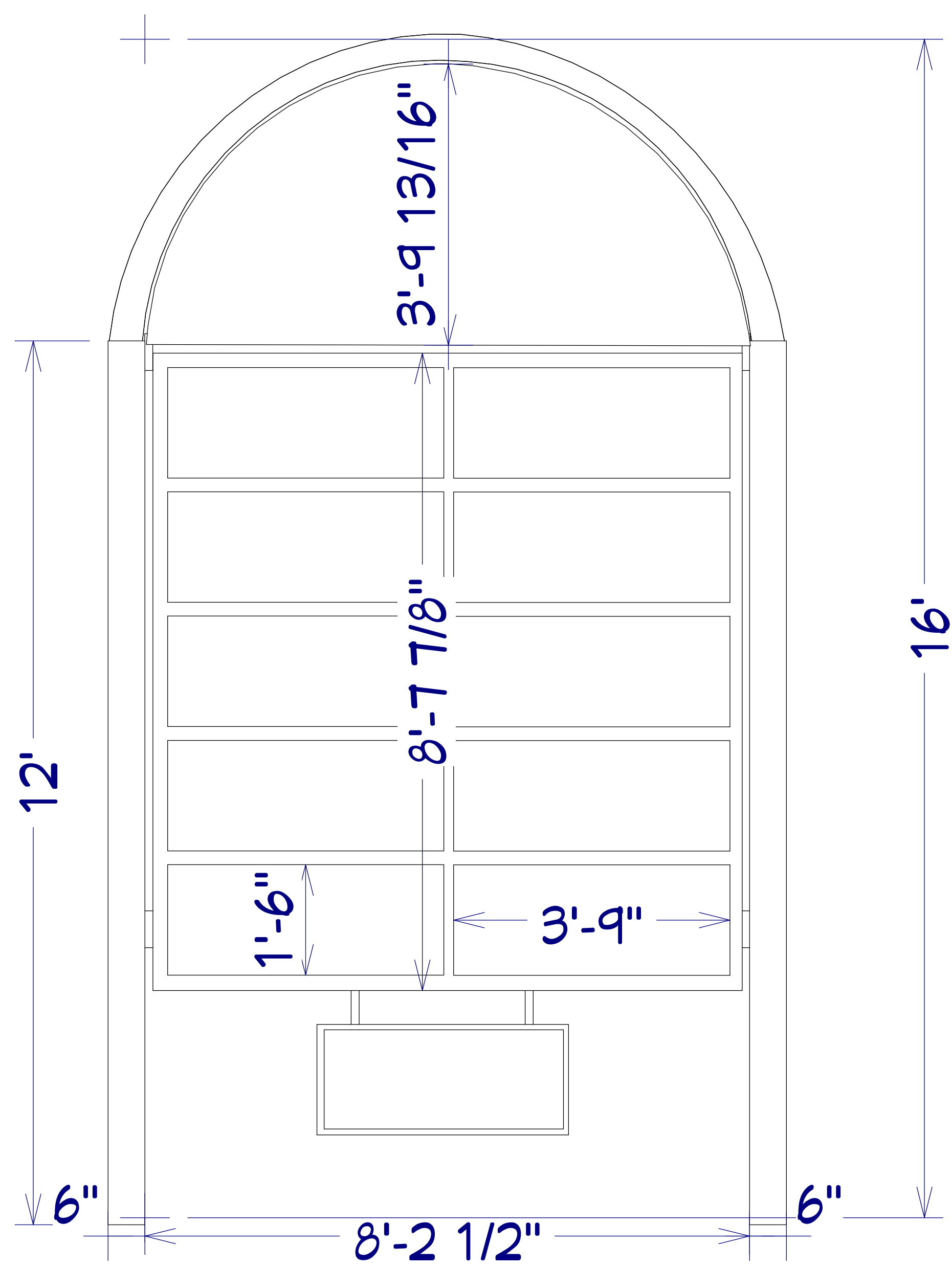
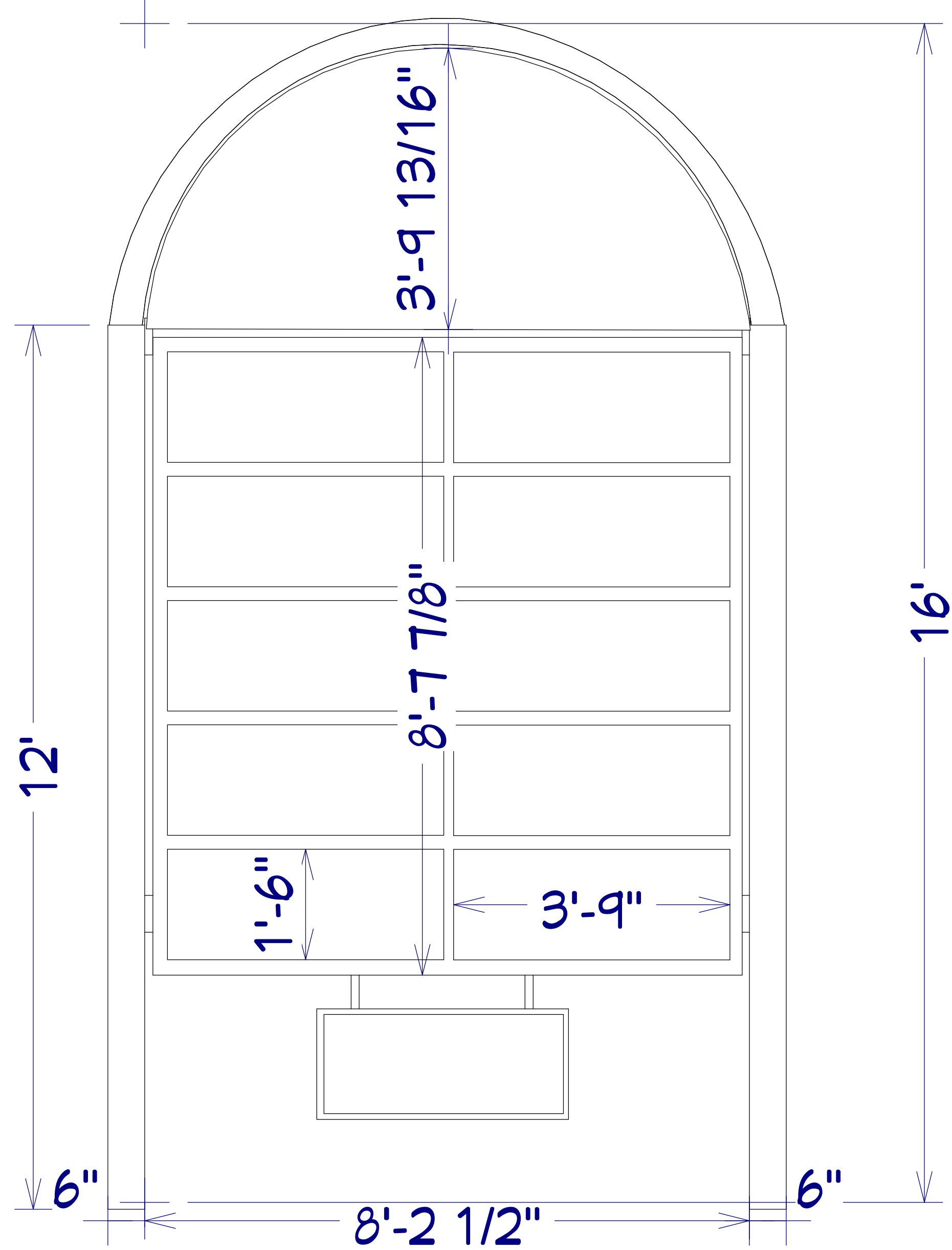
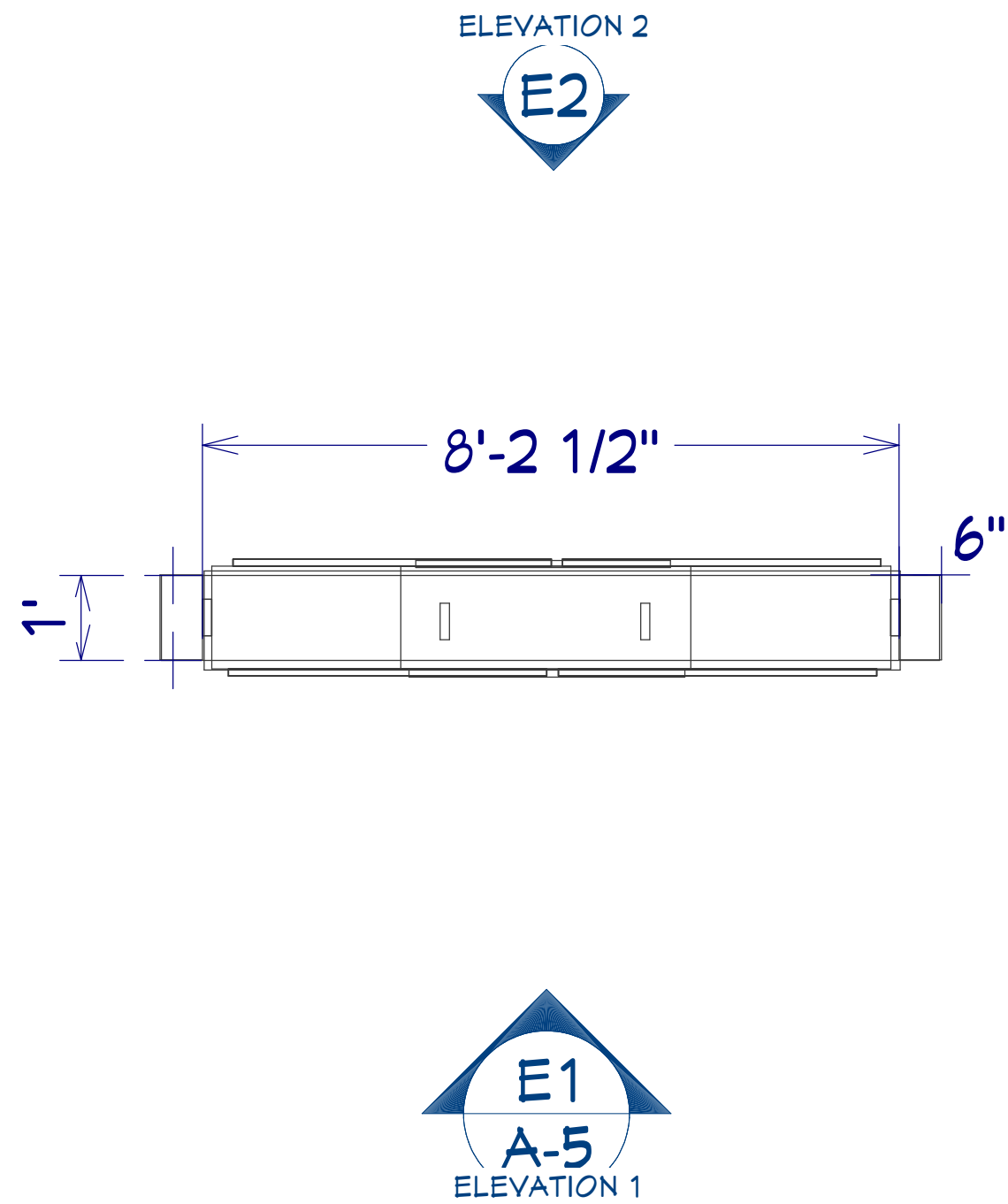
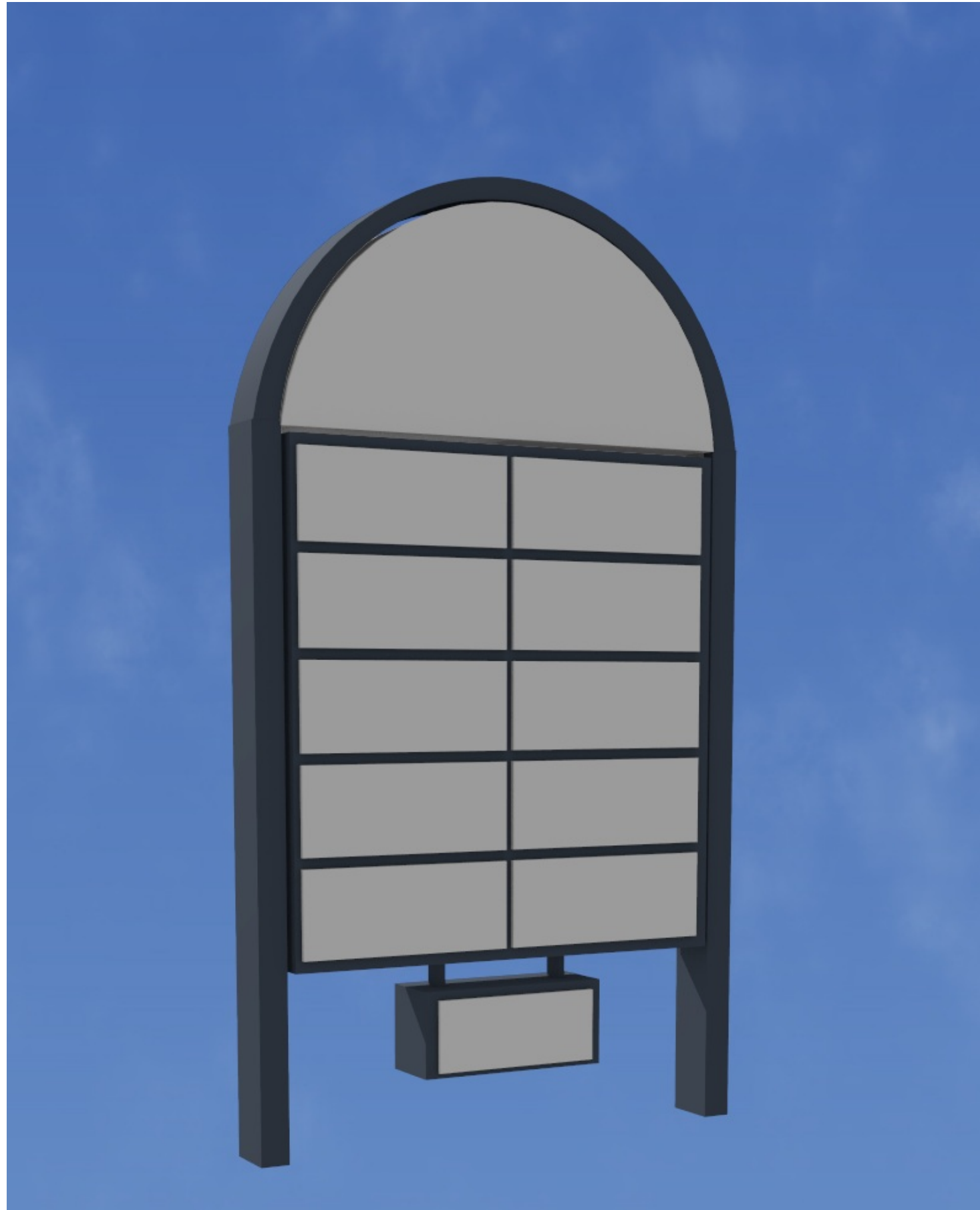
Site plan not to scale and subject to change without notice



PARTIAL STORE FRONT ELEVATION
SCALE 1/4" = 1'-0"

Sheet Title		Revised	
TYPICAL SHOP TENANT SIGN		Revised	
Date		7-24-87	
Project		Job No.	
Leroy Miller Associates		FREMONT PLAZA	
Architecture • Planning • Telephone (213) 829-9711		SEASIDE, CA.	
1811 Centineo Avenue Santa Monica California 90404		Sheet No.	

1811 Centineo -



A-5

VERSION: 1.0

DATE: 6/18/2024

SITE PLAN

REV #	DATE	BY	REV #	DATE	BY
1	10/20/22	JL			

Pacific Heights Plaza Monument sign

STAMP/SIGNATURE

Jeremy Lesure

LEISURE BY DESIGN

1760 Fremont Blvd. F3
Seaside Ca. 93955
831.601.2239
www.leisure-by-design.com

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Packet Page 67

Location Map: 1153-1173 Fremont Blvd.





CITY OF SEASIDE STAFF REPORT

Item No.: 5.E.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: August 14, 2024

SUBJECT: **MASTER SIGN PROGRAM APPLICATION MSP-2024-03. SEASIDE REAL ESTATE, LLC., PROPERTY OWNER, AND NORTHWEST SIGN, INC., APPLICANT, REQUEST APPROVAL OF A MASTER SIGN PROGRAM TO ALLOW FOR THE CONSTRUCTION OF ON-PREMISE SIGNS AT THE AUTOMOBILE DEALERSHIP LOCATED AT 1725 AUTO CENTER PARKWAY (APN 011-534-007) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE CEQA GUIDELINES.**

PURPOSE & RECOMMENDATION

The purpose of this item is to consider a Master Sign Program to allow additional on-premise signs for an automobile dealership. A Master Sign Program is required per Seaside Municipal Code (SMC) 17.16.050.C.2.

Staff recommends the Commission approve Master Sign Program MSP-2024-03 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The Cadillac automobile dealership located at 1725 Auto Center Parkway sits on a parcel with two other auto dealerships in the Automotive Regional Commercial (CA) zoning district. The parcel is large, with a nominal area of 203,905 square feet (SF) and a nominal building area of 44,618 SF for all three dealerships. The other two dealerships on the parcel have previously approved Master Sign Programs. The dealership under consideration is located at the southern end of the parcel.

The surrounding area consists almost entirely of automobile dealerships. The exception is on the backside (west) of the dealership facing Del Monte Boulevard where, instead of a dealership, a tire shop and an automobile repair shop operate.

PROJECT DESCRIPTION

The proposed Master Sign Program would replace the existing Master Sign Program for 1725 Auto Center Parkway. The new Master Sign Program proposes two wall signs, both facing Auto Center Parkway.

STAFF ANALYSIS

A Master Sign Program is required by SMC 17.16.050.C.2 because the site is an automobile dealership. Master Sign Programs may grant exceptions to the maximum size and number of signs based on design features including architectural style, proportion to landscaping, site visibility and building mass. The sign number and area limits of SMC 17.40.070.B are not relevant to this project because of the very large parcel and building sizes, and because multiple dealerships exist on a single parcel, creating characteristics that the code does not address.

The main sign location, intended for building identification, is proposed for the top of the facade. It would be approximately 11 feet 8 inches wide and 5 feet tall. It is in a similar location to the existing brand identification sign. A second sign location would lay across the top of the service canopy at 15 feet 3 inches wide and approximately 12 inches tall. This sign is also located similarly to an existing sign. Table 1 shows the proposed Master Sign Program dimensions and the sizes of the existing signs.

	Width	Height	Area	Location
Proposed identification sign	11 ft. 7.875 in.	5 ft. 0.75 in.	67 SF	Upper facade
Existing identification sign	9 ft. 11.75 in.	6 ft. 11.06 in.	69 SF	Upper facade
Proposed canopy sign	15 ft. 3 in.	0 ft. 11.75 in.	15 SF	Service canopy
Existing canopy sign	17 ft. 4.5 in.	1 ft. 6 in.	26 SF	Service canopy

An existing monument sign has not been included in the proposed Master Sign Program. While the monument sign was constructed with valid sign and building permits, it is located within a traffic safety visibility area. Thus, a Master Sign Program could not be approved if it showed the monument sign at its current location. The monument sign may be continued on the property as a nonconforming use/structure.

Future changes to the monument sign, other than face changes, would require a new Master Sign Program and a conforming location.

FINDINGS

1. The project is Categorically Exempt, Class 11, under the California Environmental Quality Act (CEQA) Guidelines Section 15311(a).

Evidence. The project proposes on-premise signs for an existing commercial building.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A: Project Plans
 3. Attachment 2: Location Map
-

**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MASTER SIGN PROGRAM APPLICATION NO. AR-2024-03 FOR NEW ON-PREMISE SIGNS AT 1725 AUTO CENTER PARKWAY (APN: 011-534-007) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT.

WHEREAS, Seaside Real Estate, LLC., Property Owner, and Northwest Sign, Inc., Applicant applied for Master Sign Program No. MSP-2024-03; and

WHEREAS, the proposed project requires the review authority 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 Planning Commission considered oral comments and written information concerning the Master Sign Program application No. MSP-2024-03 at a duly noticed public hearing that the Planning Commission held on August 14, 2024.

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

- 1. The project is Categorically Exempt, Class 11, under the California Environmental Quality Act (CEQA) Guidelines Section 15311(a).**

Evidence. The project proposes on-premise signs for an existing commercial building.

BE IT FURTHER RESOLVED, the Planning Commission approves MSP-2024-03 subject to the following Conditions of Approval:

Planning:

1. At the sign location on the upper façade, shown on the Project Plans as a crest and wordmark combined, the sign area shall be permitted to extend to a width of 11 feet 8 inches and a height of 6 feet.
2. At the sign location on the service canopy, shown on the Project Plans as "CERTIFIED SERVICE", the sign area shall be permitted to extend to a width of 17 feet 5 inches and to a height of 18 inches.

3. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
4. Area lighting shall be designed to minimize the negative effects of lighting the night sky and employ control features so as to avoid light being directed off-site. The light source for externally-illuminated signs must be positioned so that light does not shine directly on adjoining properties or cause glare or shine in the eyes of motorists or pedestrians. All outdoor lighting shall be downlit and fully shielded. No outdoor lights shall be permitted that blink, flash, or change intensity.
5. Compliance with SMC 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the building permit plan set.
6. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

7. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

8. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Standard:

9. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
10. The applicant agrees as a condition and in consideration of the approval of this 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.

11. 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 prior to issuance of any Building Permit or establishment of any use authorized by the permit.
12. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of August 21, 2024 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.
13. 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 a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 14th day of August, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

MASTER SIGN PROGRAM APPLICATION No. MSP-2024-03
RESOLUTION No. XX-XX

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

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

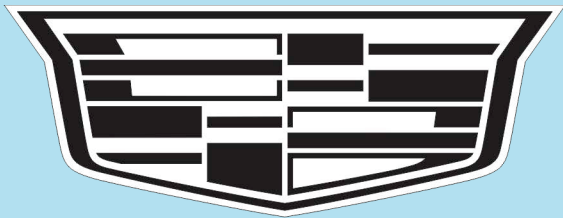
Applicant's Signature

Date

Property Owner's Signature

Date

Cadillac Corporate Identity Signage



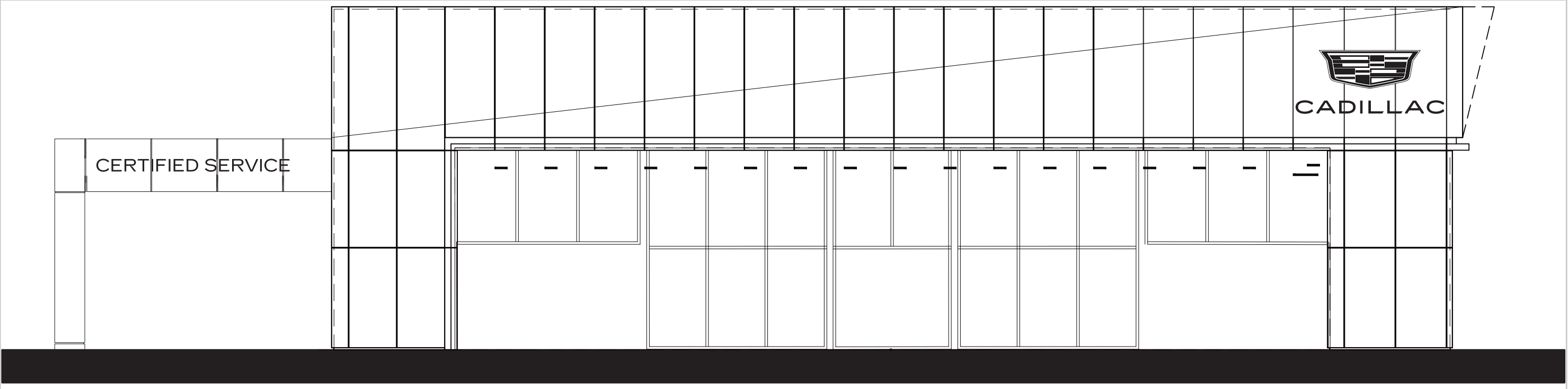
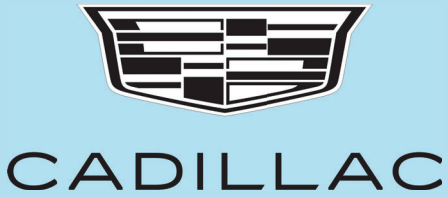
CADILLAC

Dealer Signage Package

SEASIDE CADILLAC
SEASIDE, CA

Retrofit VIS ID
Si for er it

Cadillac Corporate Identity Signage



PACKAGE

The Dealer Signage Package is issued to the Dealer Principal for review and approval. This document outlines the proposed FI signage for the Dealership.

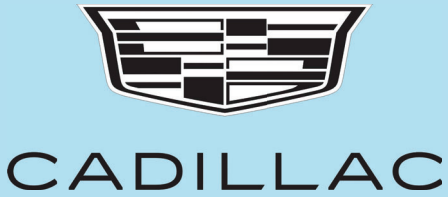
APPROVAL

Dealer Principal is to review sign placement, sign size and enclosed quote. Once the Dealer Principal approves the sign package, Dealer Principal is to sign off on each enclosed rendering showing sign placement as well as the enclosed quote. Dealer Principal is to return to Architectural Graphics, Inc. copies of the approved renderings as well as signed quote and issue the 50% deposit payment.

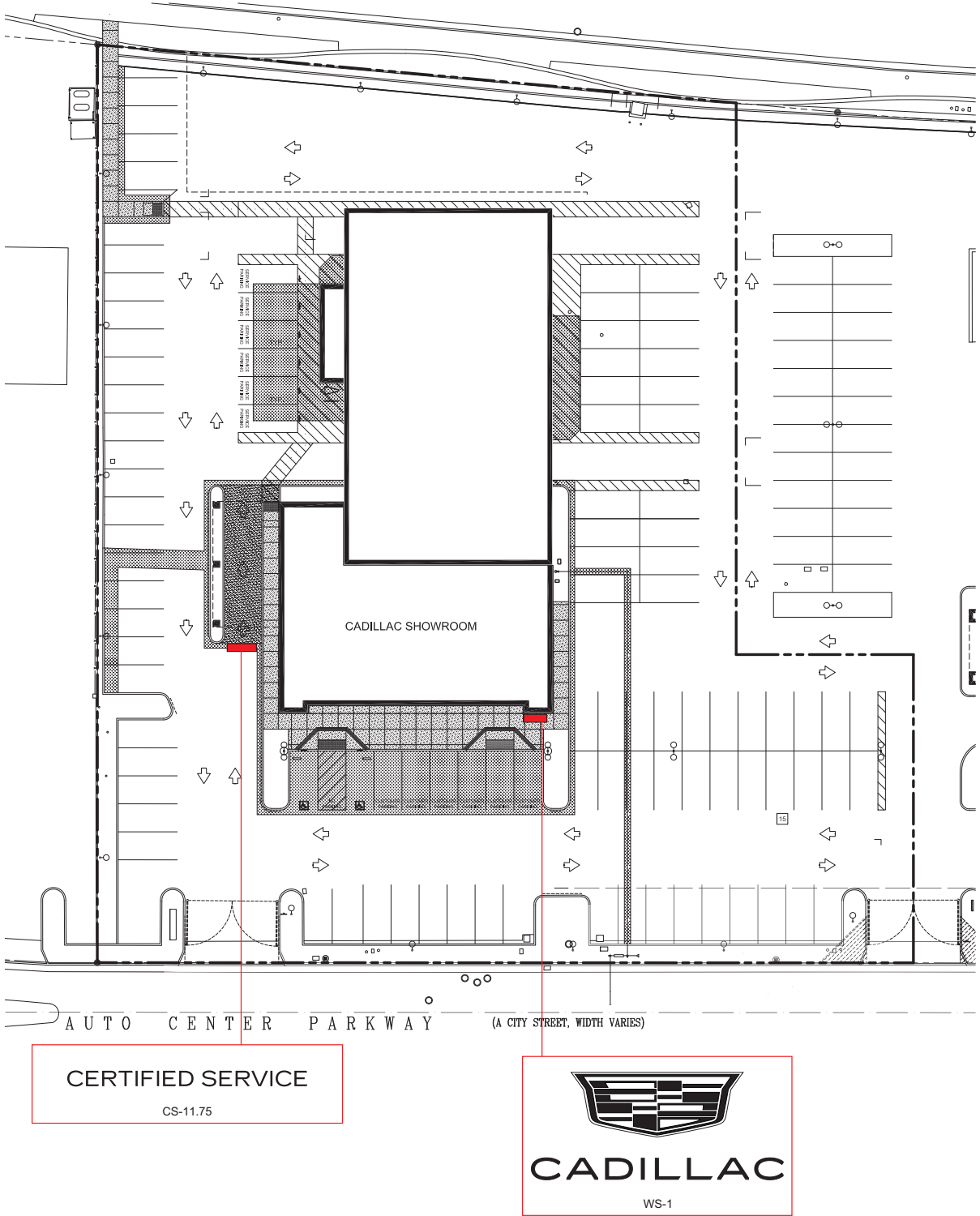
NEXT STEPS

Upon receipt of the deposit payment, Architectural Graphics Inc. will proceed with permitting the signs. Once all signs are permitted, AGI will coordinate manufacturing, shipping and installing the signs based on FI building readiness.

Cadillac Corporate Identity Signage



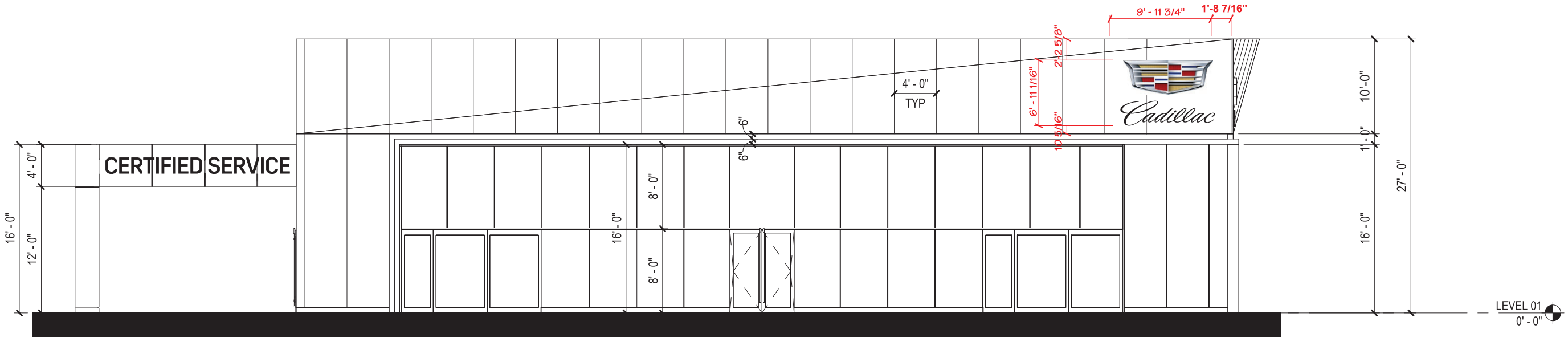
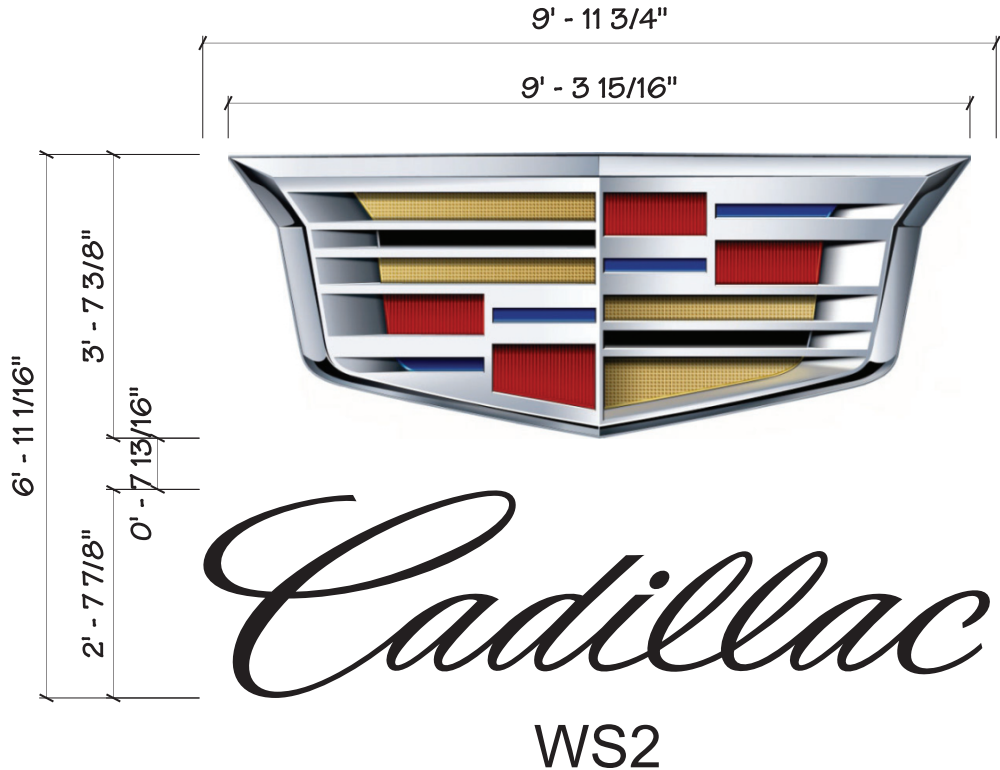
SITE MAP



ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit

STACKED SIZE	CREST		SCRIPT		LOCK-UP	
	WIDTH (ft-in)	HEIGHT (ft-in)	WIDTH (ft-in)	HEIGHT (ft-in)	GAP (ft-in)	TOTAL HEIGHT (ft-in)
WS2 (LARGE)	9' - 3 15/16"	3' - 7 3/8"	9' - 11 3/4"	2' - 7 7/8"	0' - 7 13/16"	6' - 11 1/16"
	2843.2mm	1101.7mm	3042.2mm	809.8mm	198.8mm	2110.3mm

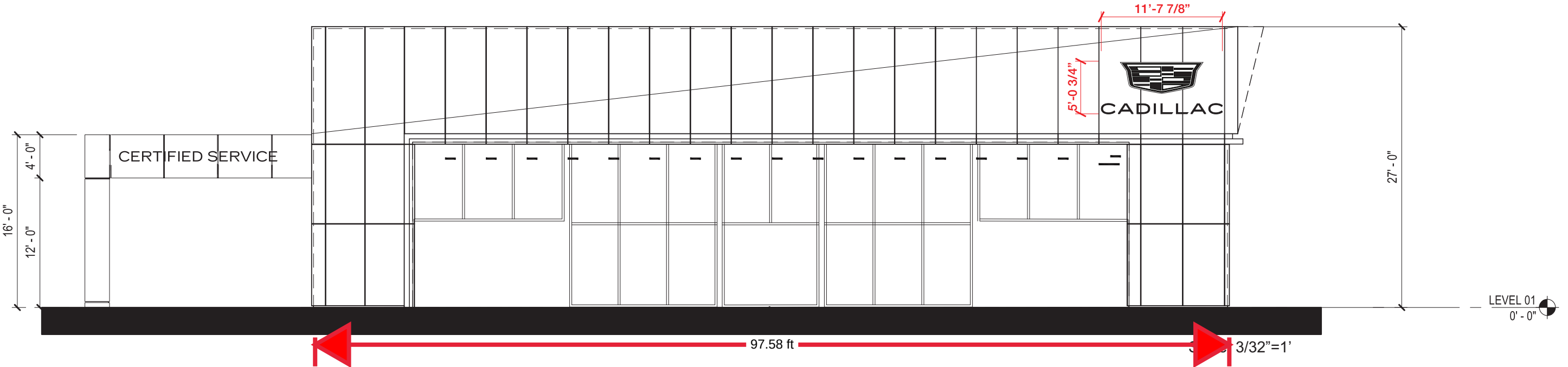
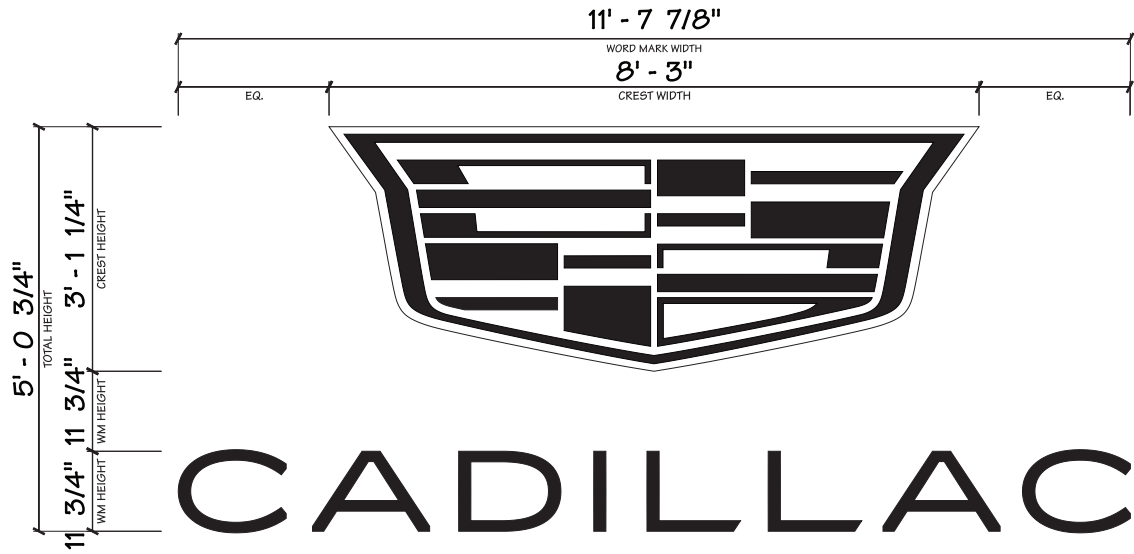
CURRENTLY ON FACADE



ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit

STACKED SIZE	CREST		WORD MARK		LOCK-UP	
	WIDTH (ft-in)	HEIGHT (ft-in)	WIDTH (ft-in)	HEIGHT (ft-in)	GAP (ft-in)	TOTAL HEIGHT (ft-in)
WS1 (STANDARD)	8' - 3"	3' - 1 1/4"	11' - 7 7/8"	11 3/4"	11 3/4"	5' - 0 3/4"
	2515 mm	946 mm	3553 mm	298 mm	298 mm	1543 mm

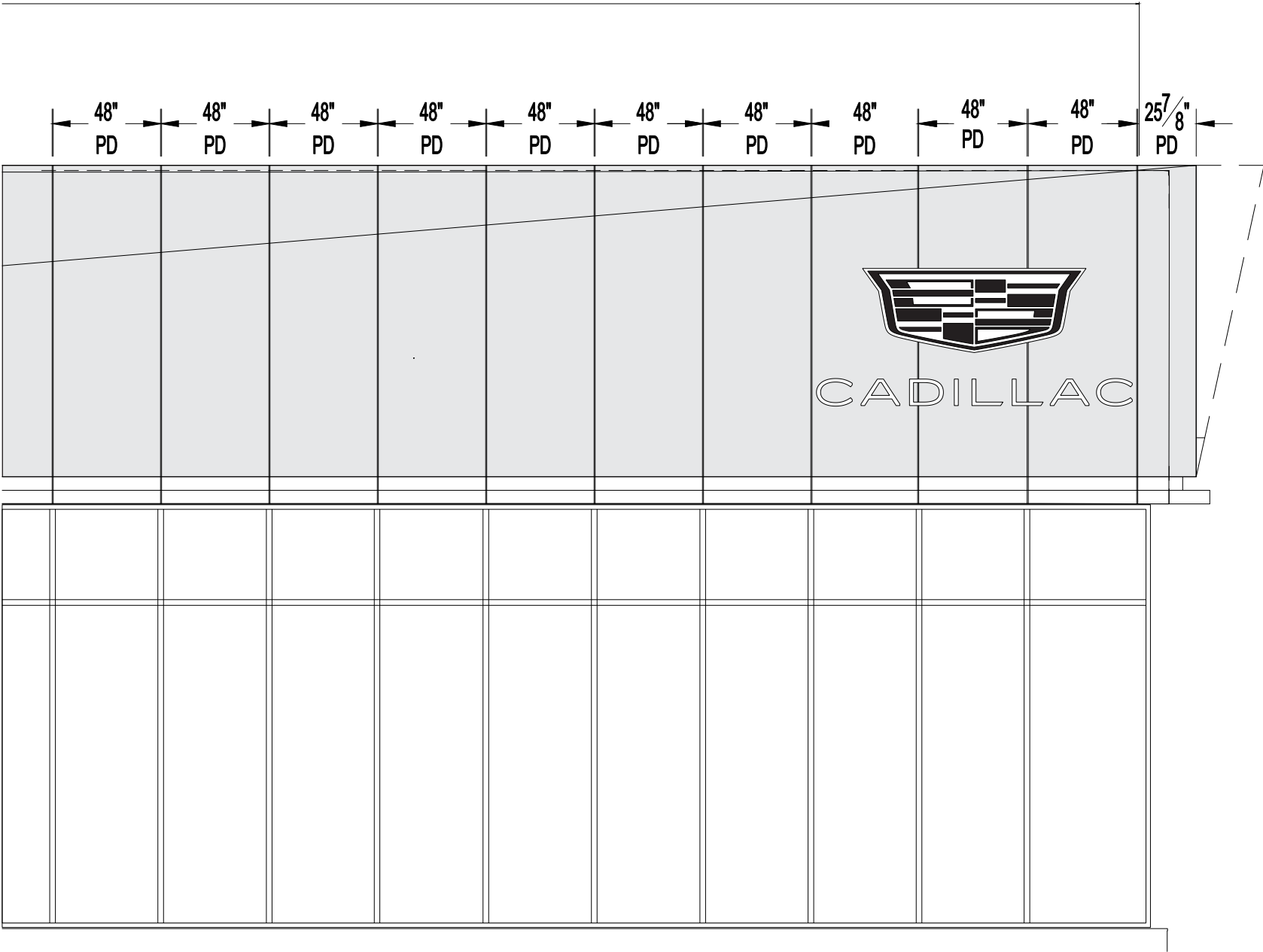
PROPOSED NEW SIGN



NOTES:

1.
- CREST IS .150" THERMOFORMED CLEAR POLY FACE W/ BAI-MMT75 MATTE FINISH OIKE CHROME APPLIED FIRST SURFACE
- GEMS & PERIMETER TO BE SURFACE APPLIED 3M #3630-22 BLACK VINYL.
- SEE 'GM-CAD23-CREST-37_25' FOR MOLD DETAILS
2.
- LETTER FACES ARE .118" THERMOFORMED CLEAR POLYCARBONATE FACE W/ BAI-MMT75 MATTE FINISH OIKE CHROME APPLIED FIRST SURFACE
- SEE 'GM-CAD23-WM-11_75' FOR MOLD DETAILS

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	68775	UPDATED FLANGES TO 3/4"	02/10/2023	DS
C	70337	UPDATED LED LAYOUT	05/03/2023	EL



Program/Customer: CADILLAC			
Interior/Exterior:	EXTERIOR		
Sign Type:	BUILDING ELEMENTS		
Engineer:	M. SMITH		
Windspeed:	115 MPH / IBC 2012		
Illumination:	ILLUMINATED		DESCRIPTION: WS1 BONELINE ACM PUSH THRU
Voltage:	120V	SCALE: 1:8	Part Number: GM-CAD23-WS1-PT

4

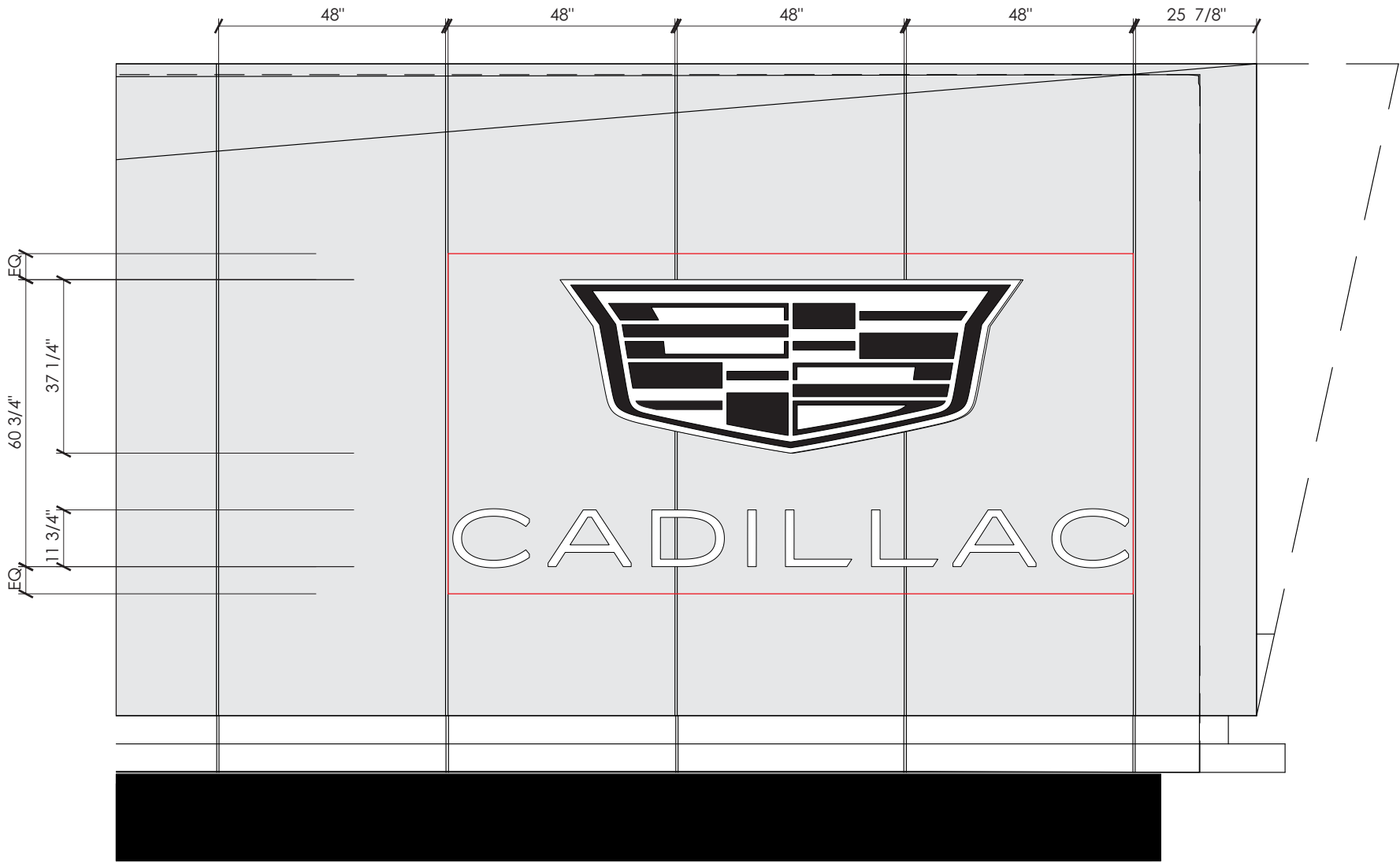
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2

1

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	68775	UPDATED FLANGES TO 3/4"	02/10/2023	DS
C	70337	UPDATED LED LAYOUT	05/03/2023	EL

B



A

B

A

CREST LAYOUT DETAIL
SCALE 1 : 32

4

3

2

1

Program/Customer: CADILLAC			
Interior/Exterior:	EXTERIOR		
Sign Type:	BUILDING ELEMENTS		
Engineer:	M. SMITH		
Windspeed:	115 MPH / IBC 2012		
Illumination:	ILLUMINATED		DESCRIPTION: WS1 BONELINE ACM PUSH THRU
Voltage:	120V	SCALE: 1:8	Part Number: GM-CAD23-WS1-PT

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	68775	UPDATED FLANGES TO 3/4"	02/10/2023	DS
C	70337	UPDATED LED LAYOUT	05/03/2023	EL

1/4"-20 PERFORATED PAD W/ STUD
VERSILOKED TO INSIDE OF ACM

3MM PRE-FINISHED WHITE ACM

THERMOFORMED CREST

.177" #2447 WHITE MODIFIED ACRYLIC BACKER

GE TETRA POWERMAX HIGH OUTPUT 65K
WHITE LED MODULES

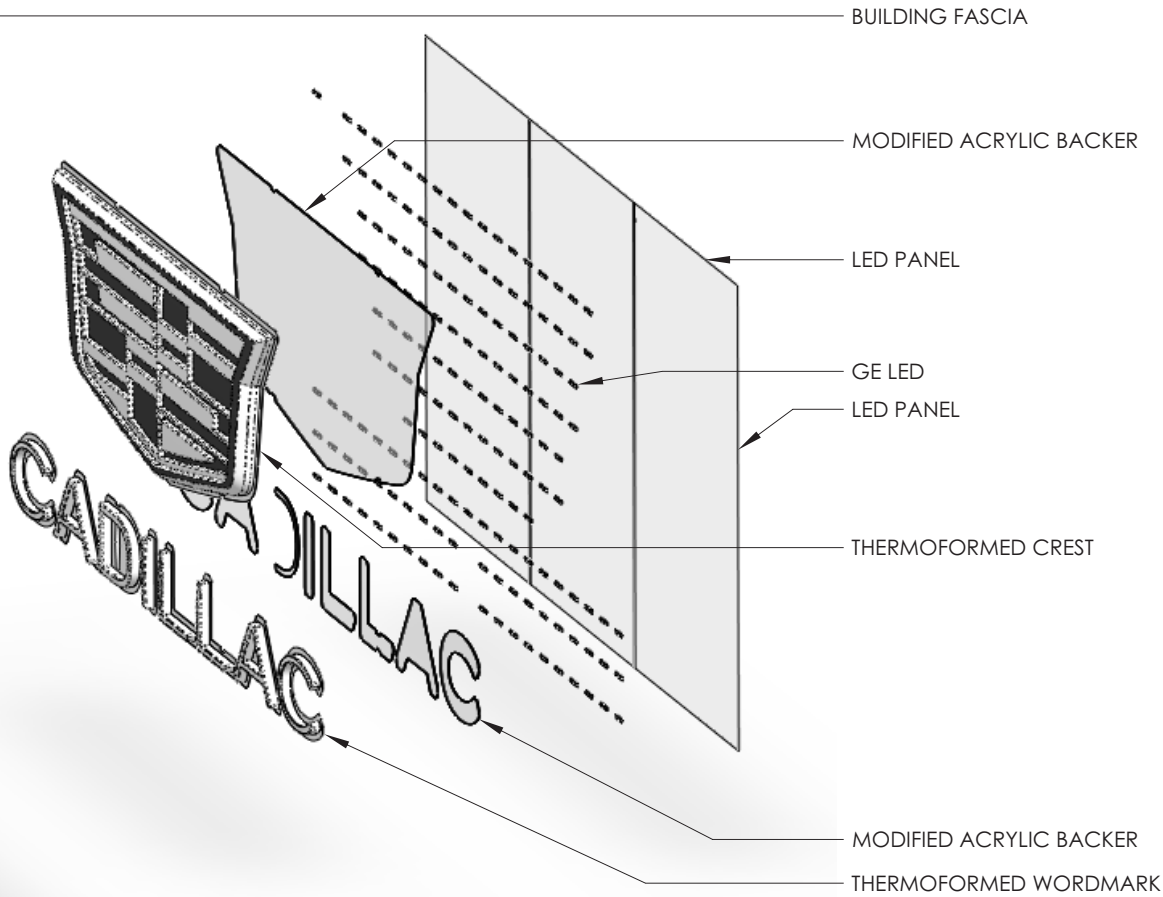
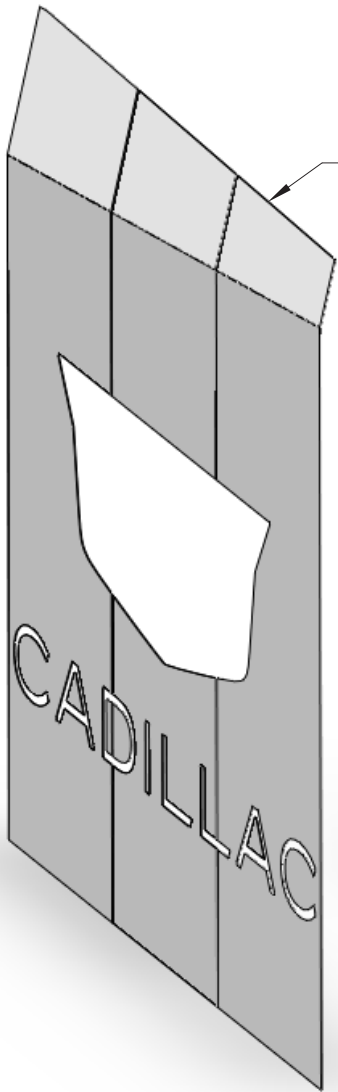
BUILDING FASCIA

1/4"-20 PERFORATED PAD W/ STUD
VERSILOKED TO INSIDE OF ACM

THERMOFORMED SCRIPT LETTERS

.177" #2447 WHITE MODIFIED ACRYLIC BACKER

SECTION VIEW
SCALE 1:4



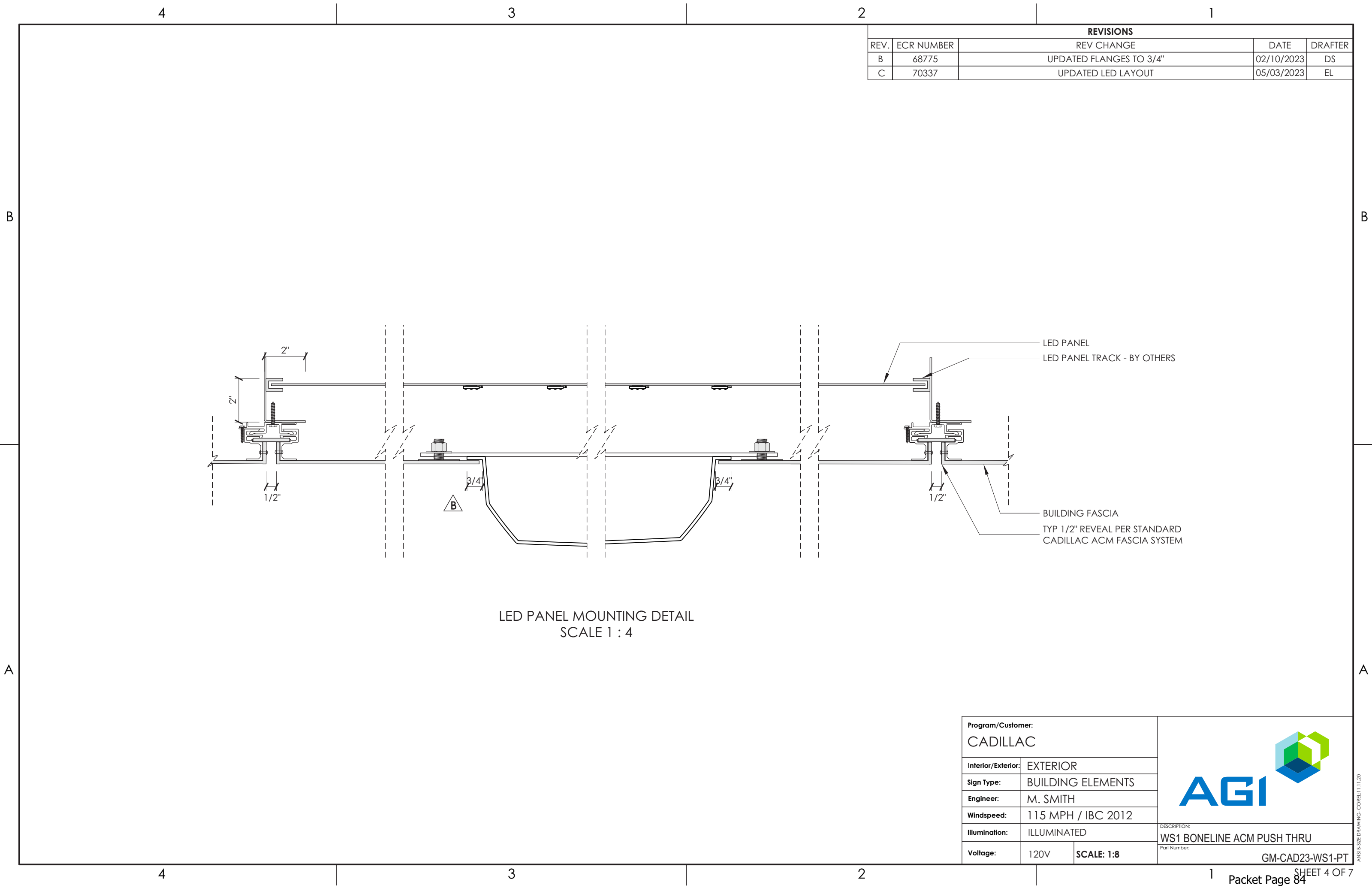
ISO VIEW
SCALE NTS
(STUDS NOT SHOWN)

Program/Customer: CADILLAC		
Interior/Exterior:	EXTERIOR	
Sign Type:	BUILDING ELEMENTS	
Engineer:	M. SMITH	
Windspeed:	115 MPH / IBC 2012	
Illumination:	ILLUMINATED	
Voltage:	120V	SCALE: 1:8



DESCRIPTION:
WS1 BONELINE ACM PUSH THRU

Part Number:
GM-CAD23-WS1-PT



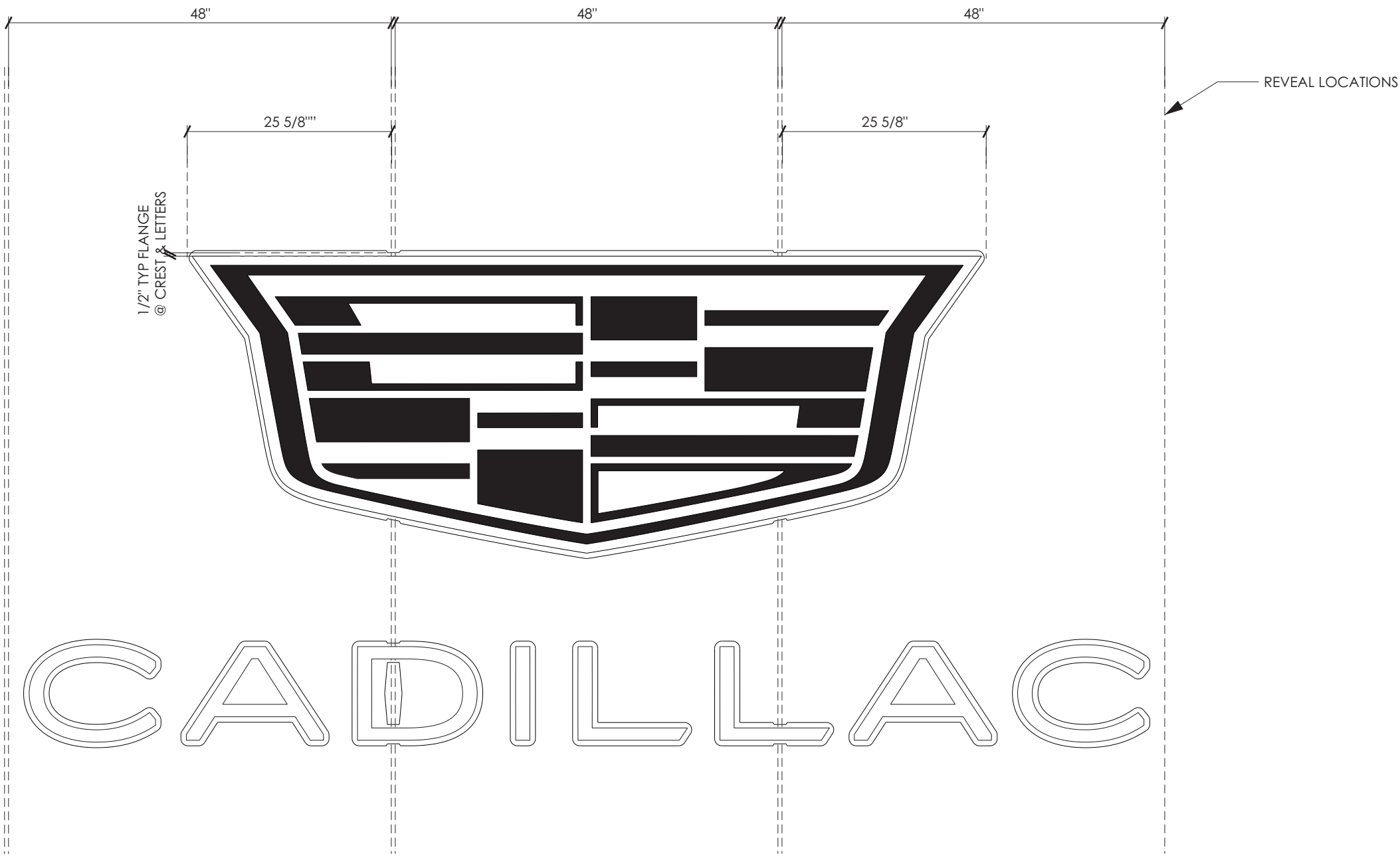
REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	68775	UPDATED FLANGES TO 3/4"	02/10/2023	DS
C	70337	UPDATED LED LAYOUT	05/03/2023	EL

Program/Customer: CADILLAC			
Interior/Exterior:	EXTERIOR		
Sign Type:	BUILDING ELEMENTS		
Engineer:	M. SMITH		
Windspeed:	115 MPH / IBC 2012		
Illumination:	ILLUMINATED		DESCRIPTION: WS1 BONELINE ACM PUSH THRU
Voltage:	120V	SCALE: 1:8	Part Number: GM-CAD23-WS1-PT

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	68775	UPDATED FLANGES TO 3/4"	02/10/2023	DS
C	70337	UPDATED LED LAYOUT	05/03/2023	EL

B

B



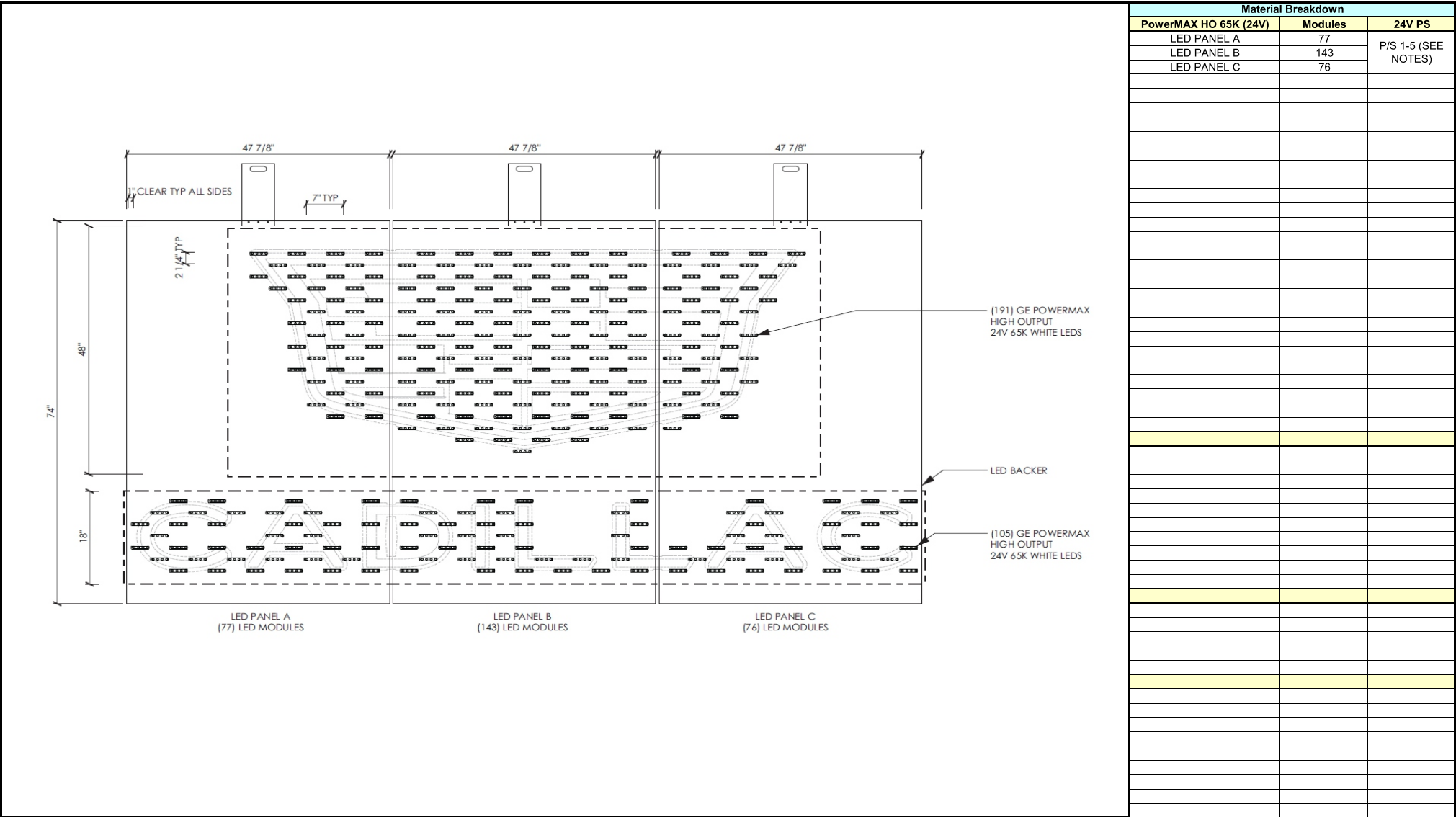
A

A

THERMOFORMED BEZEL & LETTER OUTLINES
(WITH REVEAL LOCATIONS)
SCALE 1 : 16

Program/Customer: CADILLAC			 DESCRIPTION: WS1 BONELINE ACM PUSH THRU Part Number: GM-CAD23-WS1-PT
Interior/Exterior:	EXTERIOR		
Sign Type:	BUILDING ELEMENTS		
Engineer:	M. SMITH		
Windspeed:	115 MPH / IBC 2012		
Illumination:	ILLUMINATED		SCALE: 1:8
Voltage:	120V		

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	68775	UPDATED FLANGES TO 3/4"	02/10/2023	DS
C	70337	UPDATED LED LAYOUT	05/03/2023	EL



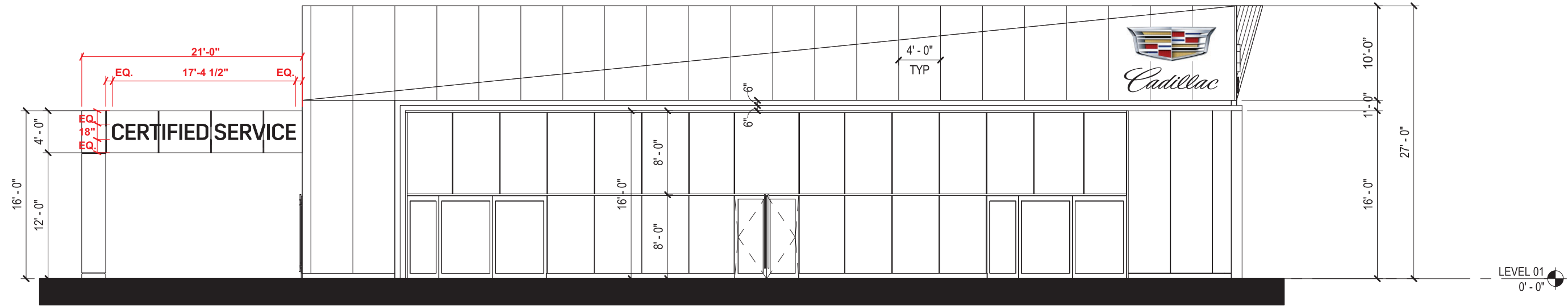
1) THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY and should not be used for commercial quotation or bid without validation. The material estimates for Tetra® LED Systems are based upon our engineering standards and information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the customer. Missing information will cause delays in delivery of estimates as well as affect product selection, quantities, application, and illumination. 2) LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY. The sign manufacturer must verify module placement and quantity to ensure even illumination. 3) Final material quantities for estimation purposes and construction are the responsibility of the sign OEM. 4) All signs should be tested as complete units (including correct Tetra® power supply) before installation for acceptable color, illumination, intensity, & functionality. 5) For detailed information refer to the applicable Tetra® product found under Signage; https://products.gecurrent.com/led-signage-lighting	Sign Type		Illumination		Primary Circuit (120 VAC)		SKU		Description		Name		Quantity	
	SINGLE SIDED CABINET		PUSH-THRU		5.5 Amps		93136552		GEPMH2465-W1X		PowerMAX HO 65K (24V)		296 Modules 211 Ft	
	Can Depth	LED Distance From Face	Power Supply Location		Sign Area									
	4"	N/A	REMOTE		0.00 Sq Ft									
	Special Instructions				Total Module Watts									
					384.80 Watts				GEPS24-100U-GLX2		100W - 24V (GLX2)		5 Ea	
					Total System Watts				-		-			
					452.88 Watts									
	Notes				Energy Usage									
					#DIV/0!									
	GM-CAD23-WS1-PT_Elvis Lopez				Total Lumens									
	66 MODULES PER 100W POWER SUPPLY				59200.00 Lumens				191600041		Wire Connector		130 Ea	
									9409		18 AWG Supply Wire		250 Ft	
TECHNICAL SUPPORT: 888-694-3533 EMAIL: tetradrawings@gecurrent.com				Current 		Drawn By: CMK Checked By: CMK Date: 5/16/23		Job Name: CADILLAC Customer Name:		Drwg #: 098831 - 07 Rev - PAGE 1 of 1				

Program/Customer:			
CADILLAC			
Interior/Exterior:	EXTERIOR		
Sign Type:	BUILDING ELEMENTS		
Engineer:	M. SMITH		
Windspeed:	115 MPH / IBC 2012		DESCRIPTION: WS1 BONELINE ACM PUSH THRU Part Number: GM-CAD23-WS1-PT
Illumination:	ILLUMINATED		
Voltage:	120V	SCALE: 1:8	

ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit

CS18	1' - 6"	17' - 5 1/2"
	457.2mm	5321.3mm

CURRENTLY ON FACADE

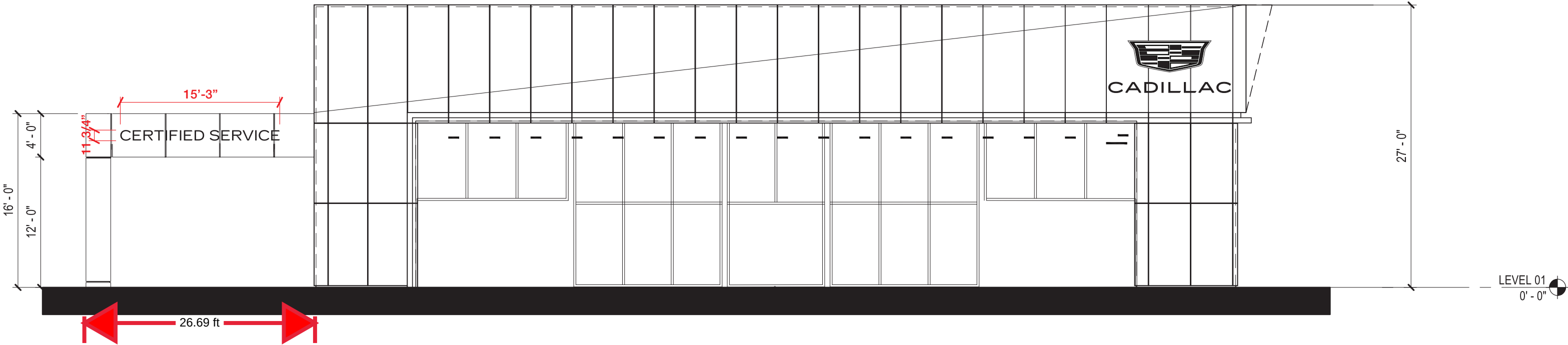


Dealer Approval: _____ Date: _____
Signature Required

ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit

SIZE	CERTIFIED SERVICE	
	HEIGHT (ft-in)	WIDTH (ft-in)
CS-11.75	11 3/4"	15'-3"
	298.45 mm	4648.2 mm

PROPOSED NEW SIGN





REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	69286	REVISE MOUNTING FROM WALL TO ACM	03/07/2023	EL
C	72706	ADD 14" TALL LETTERS	08/14/2023	EL

Program/Customer: CADILLAC			
Interior/Exterior:	EXTERIOR		
Sign Type:	CHANNEL LETTERS		
Engineer:	M. SMITH		
Windspeed:	115 MPH / IBC 2016		
Illumination:	ILLUMINATED		DESCRIPTION: CERTIFIED SERVICE
Voltage:	120	SCALE: 1/2"=1'-0"	Part Number: GM-CAD23-CS-TABLE

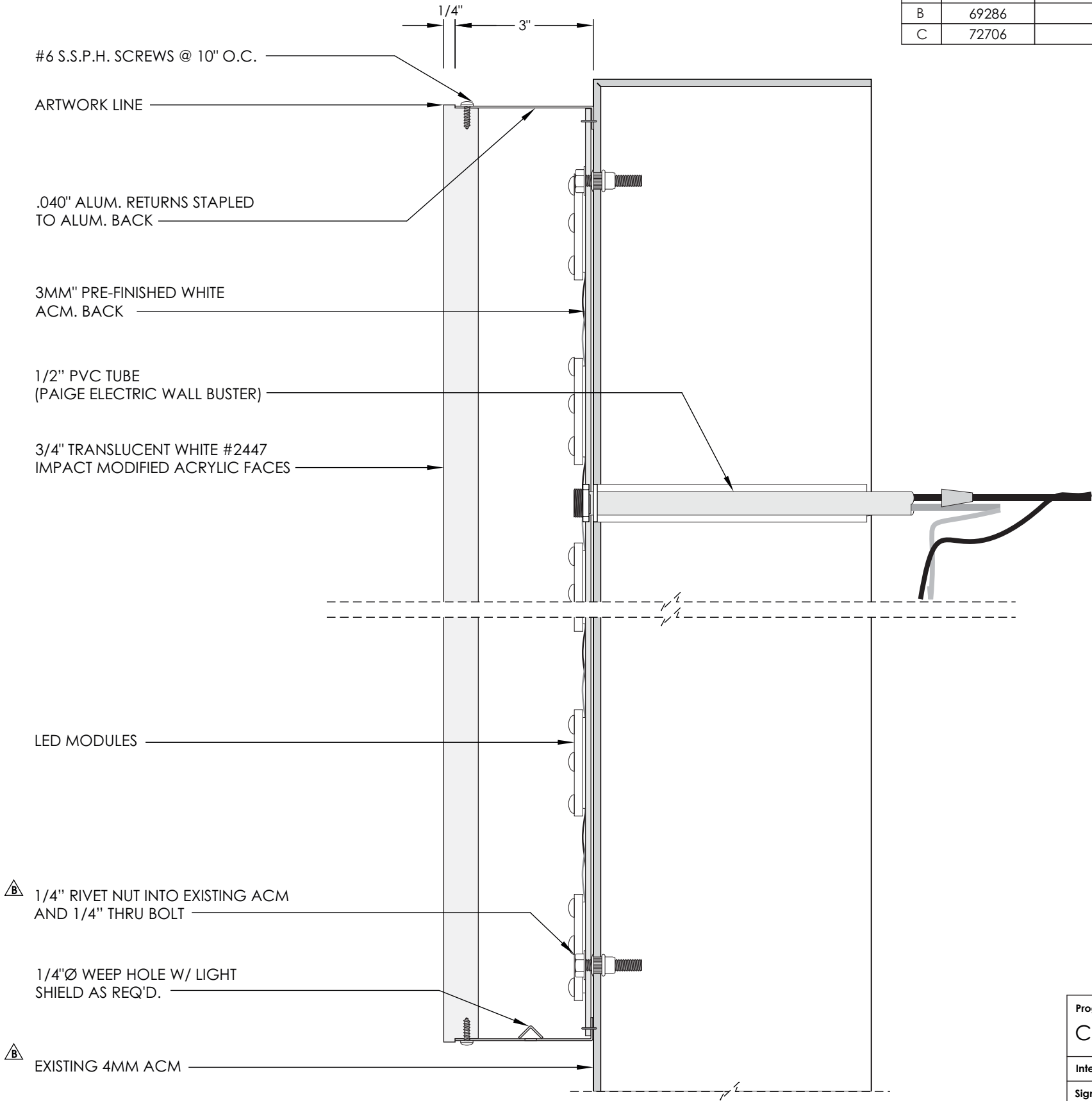
MOUNTING HARDWARE CHART

3/8" ZINC PLATED STEEL THREADED ROD THRU WALL	●	●	●	
3/8" LAGS WITH SHIELDS	●			
3/8" LAG BOLTS		●		
3/8" TOGGLE BOLTS			●	
1/4"-20 MACH BOLTS INTO RIVNUTS IN ACM				●

NOTE:
1) THREADED ROD WILL BE PROVIDED
STANDARD
- ALL OTHER HARDWARE IS TO BE
PROVIDED BY THE INSTALLER AS REQ.
2) DESIGN INTENDED FOR NOT GREATER
THAN 3RD STORY MOUNTING - HIGHER
ELEVATIONS REQUIRE REVIEW

REVISIONS

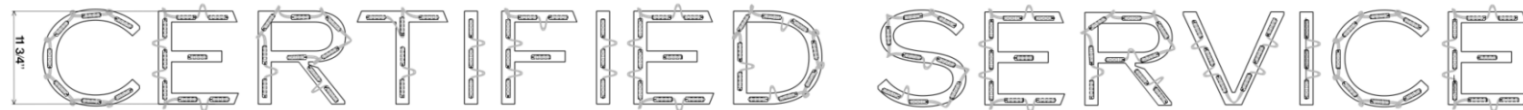
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	69286	REVISE MOUNTING FROM WALL TO ACM	03/07/2023	EL
C	72706	ADD 14" TALL LETTERS	08/14/2023	EL



SECTION A-A
SCALE 3/8"=1"

Program/Customer: CADILLAC			
Interior/Exterior:	EXTERIOR		
Sign Type:	CHANNEL LETTERS		
Engineer:	M. SMITH		
Windspeed:	115 MPH / IBC 2016		
Illumination:	ILLUMINATED		DESCRIPTION: CERTIFIED SERVICE
Voltage:	120	SCALE: 1/2"=1'-0"	Part Number: GM-CAD23-CS-TABLE

REVISIONS				
REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
B	69286	REVISE MOUNTING FROM WALL TO ACM	03/07/2023	EL
C	72706	ADD 14" TALL LETTERS	08/14/2023	EL

[illegible]

- 1) **THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY** and should not be used for commercial quotation or bid without validation. The material estimates for Tetra® LED Systems are based upon our engineering standards and information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the customer. Missing information will cause delays in delivery of estimates as well as affect product selection, quantities, application, and pricing.
- 2) **LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY.** The sign manufacturer must verify module placement and quantity to ensure even illumination.
- 3) Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.
- 4) All signs should be tested as complete units (including correct Tetra® power supply, correct installation for acceptable color, illumination, intensity, & functionality).
- 5) For detailed information refer to the applicable Tetra® product found under Signage: <https://products.gccurrent.com/led-signage-lighting>

Sign Type		Illumination	Primary Circuit (120 VAC)	SKU	Description	Name	Quantity	
CHANNEL LETTERS		FACE LIT	1.1 Amps	93118643	GEMM2465-W1	miniMAX 65K (24V)	107 Modules	54 Ft
Can Depth	LED Distance From Face	Power Supply Location	Sign Area					
3"	N/A	REMOTE	4.58 Sq Ft					
Special Instructions			Total Module Watts					
			37.24 Watts		GEPS24-100U-GLX2	100W - 24V (GLX2)	1 Ea	
			Total System Watts		-	-		
			44.31 Watts					
Notes			Energy Usage					
			9.67 Watts/Sq Ft					
			Total Lumens					
			5885.00 Lumens	191600041		Wire Connector	66 Ea	
			1284.93 Lumens/Sq Ft	9409		18 AWG Supply Wire	100 Ft	

TECHNICAL SUPPORT:
888-694-3533
E-mail: tetradrawings@gecurrent.com



Drawn By:	CMK
Checked By:	CMK
Date:	2/17/23

Job Name:	CERTIFIED SERVICE
Customer Name:	CADILLAC

Drwg #: 097753 - 06

Rev

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PAGE 1 of 1

Program/Customer: CADILLAC			
Interior/Exterior: EXTERIOR			
Sign Type: CHANNEL LETTERS			
Engineer: M. SMITH			
Windspeed: 115 MPH / IBC 2016			
Illumination: ILLUMINATED		DESCRIPTION: CERTIFIED SERVICE	
Voltage: 120	SCALE: 1/2"=1'-0"		Part Number: GM-CAD23-CS-TABLE

Location Map: 1725 Auto Center Parkway

