



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, February 11, 2026
6:00 PM

Virtual Participation Guide: <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>
<https://us02web.zoom.us/j/81555467580> | WEBINAR ID 815 5546 7580 | (669) 900-9128

1. CALL TO ORDER

2. ROLL CALL - PLANNING COMMISSION

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner
Gonzalo Quintero Alcaraz	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-2024-018. KARUN PRASAD, PROPERTY OWNER, AND MICHAEL ROESNER, PROJECT APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL OF A SECOND-STORY ADDITION AND ACCOMPANYING DECKS TO THE EXISTING SINGLE-FAMILY DWELLING AT 1395 FLORES STREET (APN 012-286-027) IN THE RS-12 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT. ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION: Staff recommends the Commission approve AR-2024-018, subject to the conditions of approval and project plans.

B. ARCHITECTURAL REVIEW APPLICATION AR-2025-001. CAPPO REAL ESTATE HOLDINGS, LLC., OWNER, AND ALENA KRIACHKO, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL OF A PROPOSED TWO-STORY, 37 BAY AUTOMOBILE SERVICE CENTER ASSOCIATED WITH THE EXISTING TOYOTA DEALERSHIP LOCATED AT 5 HEITZINGER PLAZA IN THE COMMERCIAL AUTOMOTIVE (CA) ZONING DISTRICT (APN 011-542-004). ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION: Staff recommends the Commission approve AR-2025-001 and allow six (6) tandem parking stalls to be used to meet the required number of parking spaces, subject to the conditions of approval and project plans.

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:
February 25, 2026
6:00 PM

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

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

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Planning Commission

BY: Eric Azriel, Associate Planner

DATE: February 11, 2026

SUBJECT: ARCHITECTURAL REVIEW APPLICATION AR-2024-018. KARUN PRASAD, PROPERTY OWNER, AND MICHAEL ROESNER, PROJECT APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL OF A SECOND-STORY ADDITION AND ACCOMPANYING DECKS TO THE EXISTING SINGLE-FAMILY DWELLING AT 1395 FLORES STREET (APN 012-286-027) IN THE RS-12 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT. ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION

Staff recommends the Commission approve AR-2024-018, subject to the conditions of approval and project plans.

BACKGROUND

The 1,379 single-family dwelling sits on a 6,127.5 square foot (SF) lot in the RS-12 Single-family Residential zoning district (Neighborhood Medium, 2040 General Plan). Nearby uses include a church to the east, a school to the north, and single-family residential everywhere else. The church rises to more than one story, as do some of the nearby houses, although the houses tend to be mostly single-story. The grade declines from east to west across Flores Street with houses on the east side generally rising slightly above the street grade and houses on the west side sitting at or below street grade. The subject site, 1395 Flores, is located on the west side of the street and sits below street grade.

PROJECT DESCRIPTION

The project proposes removing the unpermitted rear deck and replacing it with a compliant one, adding 64 SF to the first floor, adding a new 895 SF second floor, adding a 71 SF second-story deck above the garage along the eastern face (front of the property), adding an 85 SF second-story deck along the western face (rear of the property), and removing the existing patio/driveway at rear.

PROJECT ANALYSIS

All additions, including the second-story decks, are compliant with setback requirements. The proposed addition brings the total Floor Area Ratio to 0.39 (2,381 SF), which is less than the 0.45 limit (2,757 SF). A compliant two-car garage exists and will remain. The proposed lot coverage of 40.9% is compliant with the 65% limit. At its tallest, the proposed house rises to 22'-9" above the existing grade. Because of the downward slope of the ground from east to west, the proposed western (rear) elevation has almost the same height above grade as the ridge; the height at the western edge is 22'-1" above the existing grade.

APPEARANCE

The proposed eastern (front) elevation maintains consistency with the architectural style of the existing residence and is designed to be compatible in scale and massing with surrounding development. On the east elevation, the visual mass of the second story is reduced through an approximate 8' setback from the first story. The second story is further minimized by its reduced overall width of approximately 34' 5", compared to the 60'-10" width of the single-story level below. Additional facade articulation is provided by an approximate 3'-5" offset between Bedroom 4 and the Family room. The Family room deck, enclosed by a stucco wall, further modulates the elevation, breaks up building mass, and reduces the perceived scale of the second story when viewed from the public right-of-way.

The ground is sloped downwards from east to west, making the rear of the house appear relatively more prominent than it otherwise would. This is mitigated by the majority of the structure being built farther away from the rear property line than the 15'-0" rear setback would require. On the first floor, only the 14'-5 1/2" central section of the dwelling is built to the rear setback; both the 25'-9" northern section and the 20'-7 1/2" southern section are set back an additional 4'-0". The second-floor master bedroom, located above the central section, is set back 1'-0" from the first story. The remainder of second-story addition, located above the southern section, continues the same setback as the first floor. The second story balcony mimics the first story deck; neither deck encroaches into the rear-yard setback. This combination of a slightly smaller second-story in the central section and a paired first and second story in the southern section create the appearance of an orderly and self-consistent dwelling steadily decreasing in size from south to north.

The northern elevation is the least impacted by the addition because the second-story is set back more than 26' from the first-story. The 1'-2" offset between M Bedroom and

Bedroom 4, the visual variance in the roof from the northern perspective, and the large windows all contribute to a visually interesting appearance.

The largest apparent visual impact of the proposed design is the southern elevation, which rises to a height of 22'-9" and consists of more blank wall than any of the other elevations. However, the location and second-story design elements do much to mitigate that. The required side setback is 5'-0"; both the existing first floor and the proposed second floor are located 11'-0" from the property line. A long vertical window above the internal staircase and the front and rear balconies provide visually interesting aspects. The majority of the blank wall is located on the existing first floor and includes the garage area. Most of this blank area would be hidden from neighbors by the existing fence.

Altogether, the design and siting of the proposed addition provides ample differentiation, builds a total of 2,381 SF when they are allowed 2,757 SF, and respects neighbors' space.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A Project Plans
 3. Exhibit B Project Palette
 4. Attachment 2 Location Map
 5. Attachment 3 Staking and Flagging Photographs
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**PLANNING COMMISSION
RESOLUTION NO. 26-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-2024-018 FOR A SECOND-STORY ADDITION AND ACCOMPANYING DECKS TO THE EXISTING SINGLE-FAMILY DWELLING AT 1395 FLORES STREET (APN 012-286-027) IN THE RS-12 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.

WHEREAS, Karun Prasad, Property Owner, and Michael Roesner, Applicant, applied for Architectural Review No. AR-2024-018; 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 Architectural Review application No. AR-2024-018 at a duly noticed public hearing that the Planning Commission held on February 11, 2026; and

WHEREAS, Architectural Review is not an activity subject to the California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) of the CEQA guidelines.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission approves Architectural Review No. AR-2024-018 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.

Standard:

5. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans and Exhibit B: Project Palette.
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 February 18, 2026 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted 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 11th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

Exhibit B: Project Palette

ARCHITECTURAL REVIEW APPLICATION No. AR-2024-018
RESOLUTION No. 26-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

Prasad Residence

Addition & Remodel

1395 Flores Street
Seaside, CA 93933

FIRE DEPT. NOTES:

ADDRESSES FOR BUILDINGS
All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

1. Fire Sprinklers Required – The residence shall be protected with an automatic fire sprinkler system in compliance with the National Fire Protection Association Standard 13D. Plans for the fire sprinkler system must be submitted and approved by the Seaside Fire Department prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection from the building department.
2. A fire alarm water flow switch is required on all residential fire sprinkler systems and shall be located so that it is audible to the occupants of the residence. The flow switch shall be wired to the kitchen refrigerator circuit.
3. It is the responsibility of the applicant to check with the local water service company (Cal Am) to insure the proper water meter size is provided for both the domestic and fire sprinkler flows. Generally, a 1 inch meter is required.
4. An indicating type valve shall be installed in a location where it shuts off both the fire sprinkler and the domestic system. The indicating valve shall be installed above grade and shall be a ball-type valve only. A separate valve just for the fire sprinkler system is not required.
5. All underground piping is to be flushed prior to the connection of any fire sprinkler piping.
6. Separate fire sprinkler plans need to be delivered to Seaside Fire Department, located at 1635 Broadway Avenue. A minimum of (3) set of plans are required. If the applicant requires (2) sets of approved plans, then (4) sets need to be delivered to the fire department. Applicant needs to submit to the fire department for prior approval.

DEFERRED SUBMITTALS:

1. Fire sprinklers will be a deferred submital

GRADING NOTES:

1. Drainage to be a minimum of 6" within 10 feet from house.
Surface water shall be drained to an approved point of collection that does not create a hazard
2. All cut/fill slopes shall be 2:1 or flatter. Compaction shall be a minimum of 90%
3. All grading shall conform with Monterey County Grading Ordinance #2535 and Erosion Control Ordinance #2806.
4. Erosion control measures shall be in place at the end of each working day between October 15 and April 15.
Disturbed surfaces not involved in the immediate operations must be protected by mulching and/ or other effective means of soil protection.
All roads and driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the erosion on or adjacent to the roadway or on the downhill properties.
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.
Drainage control measures shall be maintained and in place at the end of each day and continuously throughout the life of the project during winter operations.
9. No person may tap into any fire hydrant for any purpose other than fire suppression or emergency aid, without first obtaining written approval from the water surveyor supplying water to the hydrant and from the Monterey County Health Department.
10. All hoses used in connection with any construction activities shall be equipped with a shutoff nozzle. When an automatic shutoff nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shutoff nozzle.
11. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the Monterey County health Department and appropriate for such use.

CAL GREEN STANDARDS:

1. CONSTRUCTION WASTE MANAGEMENT:
Recycle and/ or salvage for re-use a minimum of 50% of the non-hazardous construction and demolition waste in accordance with the California Green Building Standards,
2. In accordance with the California Green Building Standards, Section 4.504.2, the following pollutant control measures shall be implemented.
A. Paint, stains and other coatings shall be compliant with VOC limits.
B. Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used.
C. Carpet and carpet systems shall be compliant with VOC limits.
D. 50% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore
E. Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

CONSTRUCTION NOTES:

1. General Contractor shall verify all conditions and dimensions at job site.
2. All construction work must conform to current local codes, building & health authorities. General Contractor agrees by accepting contract and starting work that he shall assume sole and complete responsibility for job site conditions during the course of construction; including but not limited to safety of all persons and property. This requirement shall apply continuously and not be limited to normal business hours. Contractor shall defend, indemnify, and hold the Owners, Designers, Engineers, and Landlords harmless from any and all liabilities, real or alleged, in connection with the performance of work on this project. Contractor shall show proof of Worker's Compensation Insurance as required prior to issuing a building permit.
3. Additional on site fire protection during construction to be provided as required by Fire Inspector or Department. Maintain existing fire sprinkler system if applicable to this project.
All materials stored on site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may result in the rejection of work.
General Contractor and Sub-Contractors shall be responsible for locating, maintaining, relocating, and or removing existing utilities.
4. General Contractor to provide larger stud walls as required for installation of plumbing, electrical, and / or structural items, etc. Verify with Designer in writing prior to making changes.
5. Existing materials on demising or partition walls shall be removed by General Contractor to allow installation of new work; such as electrical outlets, plumbing lines, etc. After work has been tested, completed, inspected and approved, walls shall be covered with 5/8" type "X" gypsum board fire taped and prepared for new finishes.
All workmanship and materials are subject to the approval of the Designer and/ or Owner.
6. Each trade shall be responsible for wall or roof penetrations pertaining to the installation of their own equipment, vents, conduit, conduit, etc. to include flashing and caulking for a water tight installation. All openings to be approved by Designer and/ or Structural Engineer.
7. Contractor shall protect all existing site conditions not scheduled for removal or modification during construction. Any damage to existing conditions shall be covered at Contractor's expense.
8. Verify all site conditions, dimensions, and grades prior to start of work. If any discrepancies exist between actual and drawings, notify Designer in writing immediately.
9. The drawings, details, schematics and notes contained in the plans are intended to describe the project sufficiently, by reference or implication, and do not represent to show or include every specific item which may be necessary to complete this project.

FIRE SPRINKLERS:

1. Existing buildings do not have an automatic fire sprinkler system.

GENERAL CONDITIONS:

- GENERAL CONDITION**
1. Contractor shall remove grass and weeds growing in the sidewalk. Prevent the use of herbicides.
2. Construction Best Management Practices shall be implemented during construction. See attached BMP brochures.
3. Any work in the Right of Way requires an encroachment permit.

LEGAL DESCRIPTION:

CODE COMPLIANCE:

THIS PROJECT TO COMPLY WITH THE FOLLOWING CODES:
2022 California Residential Code
2022 California Building Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Administrative Code
2022 California Referenced Standards Code
2022 California Fire Code
2022 California Energy Code
2022 California Historical Code
2022 California Existing Building Code
2022 Ca Contractors License Board

SHEET INDEX:

TITLE	
A-0.0 COVER SHEET	
BEST MANAGEMENT PRACTICES	CAL-GREEN
A-0.2 MANDATORY MEASURES	CG-2 CAL GREEN NOTES
ARCHITECTURAL	TITLE 24
A-0.3 (E) SITE PLAN	T-1.0 MANDATORY MEASURES
A-0.4 (N) SITE & EROSION CONTROL PLAN	T-1.1 MANDATORY MEASURES
A-0.5 EROSION CONTROL NOTES & DETAILS	
A-1.0 (E) FLOOR PLAN & DEMO PLAN	
A-1.1 (N) 1st FLOOR PLAN	
A-1.2 (N) 2nd FLOOR PLAN	
A-1.3 (N) ROOF PLAN	
A-2.0 ELEVATIONS	
A-2.1 ELEVATIONS	
A-3.0 DOOR & WINDOW SCHEDULES, INTERIOR DETAILS	

STRUCTURAL	
S1.0 STANDARD NOTES	
S1.1 HOLDOWN DETAILS	
S1.2 STD. FOUNDATION DETAILS	
S1.3 STD. FRAMING DETAILS	
S1.4 STD. FRAMING DETAILS	
S2.0 FOUNDATION PLAN	
S2.1 1st FLOOR SHEAR WALL PLAN	
S2.2 FOUNDATION & FRAMING DETAILS	
S2.3 FOUNDATION & FRAMING DETAILS	
S3.0 2nd FLOOR FRAMING PLAN	
S3.1 2nd FLOOR SHEAR WALL PLAN	
S4.0 2nd FLOOR ROOF FRAMING PLAN	
S4.1 2nd FLOOR ROOF FRAMING DETAILS	

PROJECT SCOPE:

AREA:	EXISTING	ADDITION	REMODEL	DEMO/ REMOVE	NEW TOTAL
RESIDENCE					
1st FLOOR	1,379'	64'	0'	0'	1,443'
2nd FLOOR	0'	895'	0'	0'	895'
GARAGE	483'	0'	0'	0'	483'
TOTAL LIVING AREA:					2,338'
GARAGE					483'

64 SQ FT 1st FLOOR ADDITION; 895 sq ft 2nd FLOOR ADDITION; 1st FLOOR KITCHEN REMODEL, 1st FLOOR BATHROOM REMODEL. REMOVE UN PERMITTED REAR YARD DECK & CONCRETE PATIO.

REAR UPSTAIRS DECK: 85 sq ft
FRONT UPSTAIRS DECK: 68 sq ft

LOT: 6,127.5					
(E) Pervious Coverage:	Bldg's:	1,842'	(N) Pervious Coverage:	Bldg's:	1,926'
	Hardscape:	1,962'		Hardscape:	600'
	Total:	3,804'		Total:	2,526'
	%:	58.5%		%:	41.2%

PROJECT TEAM:

OWNER:	ELECTRICAL ENGINEER:
Karun Prasad	None
1395 Flores St	.
Seaside, Ca 93955	.
Phone: 337-519-1115	.
Email: karunprasad@yahoo.com	.
Contact: Karun Prasad	.
DESIGN:	MECHANICAL & PLUMBING ENGINEER:
Roesner Building & Design	None
1007 Paloma Road	.
Del Rey Oaks, Ca 93940	.
Phone: 831-241-1381	.
Email: michael@roesnerbuilding.com	.
Contact: Michael Roesner	.
ENGINEER:	TITLE 24:
Sezen & Moon Structural Engineers	Carstairs Energy Inc
274 E. Hamilton Ave Ste. C	2238 Bayview Heights Drive Ste. E
Cambell, Ca 95008	Los Osos, Ca 93402
Phone: 408-971-7273	Phone: 805-904-9048
Email: smseinc@aol.com	Email: title24@yahoo.com
Contact: Brian Moon	Contact: Timothy Carstairs
APPLICANT:	SURVEYOR:
Roesner Building & Design	None
1007 Paloma Road	.
Del Rey Oaks, Ca 93940	.
Phone: 831-241-1381	.
Email: michael@roesnerbuilding.com	.
Contact: Michael Roesner	.

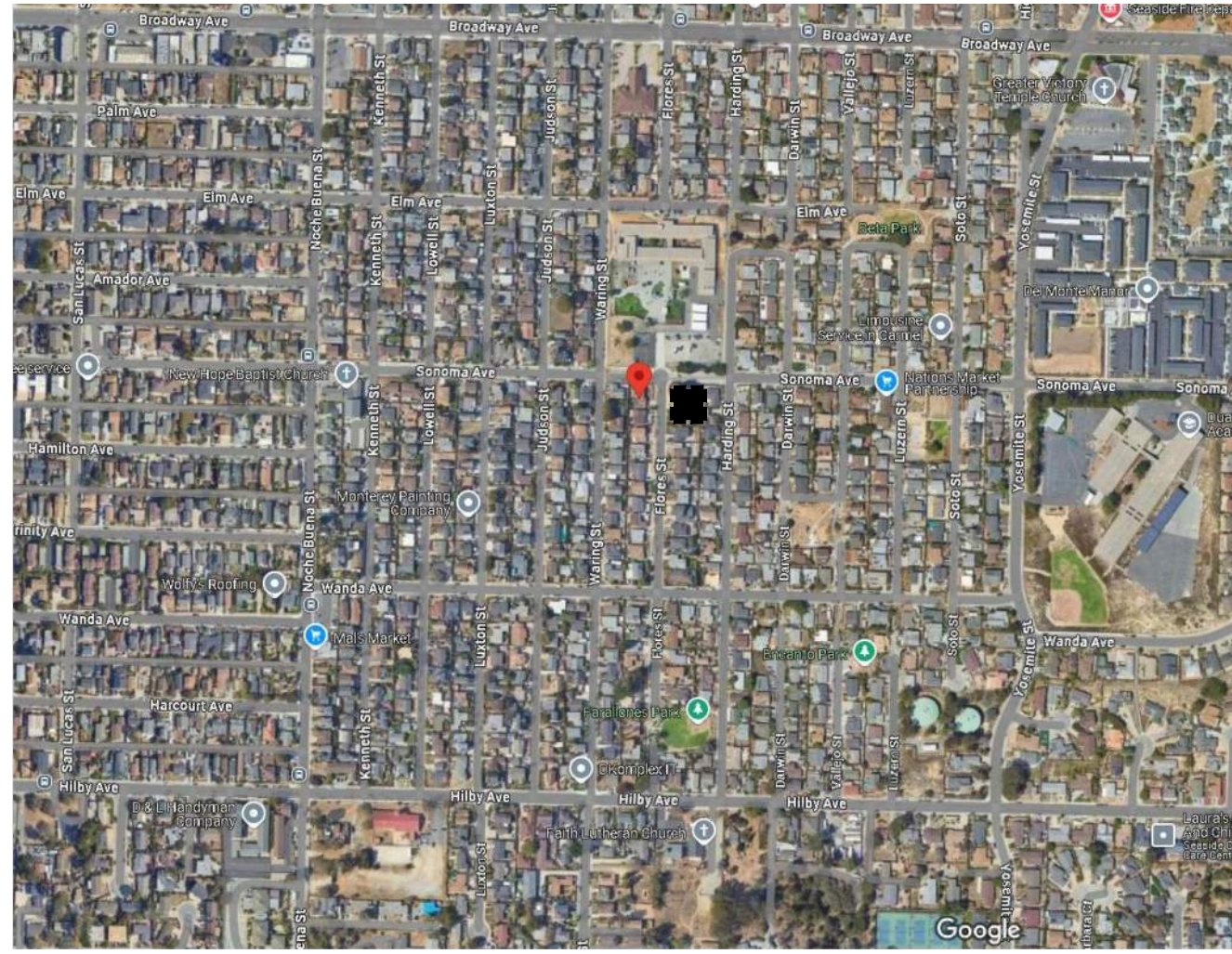
PROJECT INFORMATION:

PROJECT:	Prasad Residence Addition & Remodel
ADDRESS:	1935 Flores St Seaside, CA 93955
APN:	012-286-027-000
GENERAL LAND PLAN DESIGNATION:	
PARCEL SIZE:	6,127.5 S.F.
TREE REMOVAL:	NONE
DESCRIPTION OF USE:	Single Family Residence
CODE GROUPS:	CBC, CEC, CMC, CPC, CEnC CBSC & CFC
OCCUPANCY:	R-3 @ SFD & U @ GARAGE
TYPE OF CONST:	TYPE VB
FIRE SPRINKLERS:	NO
BUILDING HEIGHT:	2 STORY
ZONING:	RS-12
ALLOWABLE HEIGHT:	24'-0"

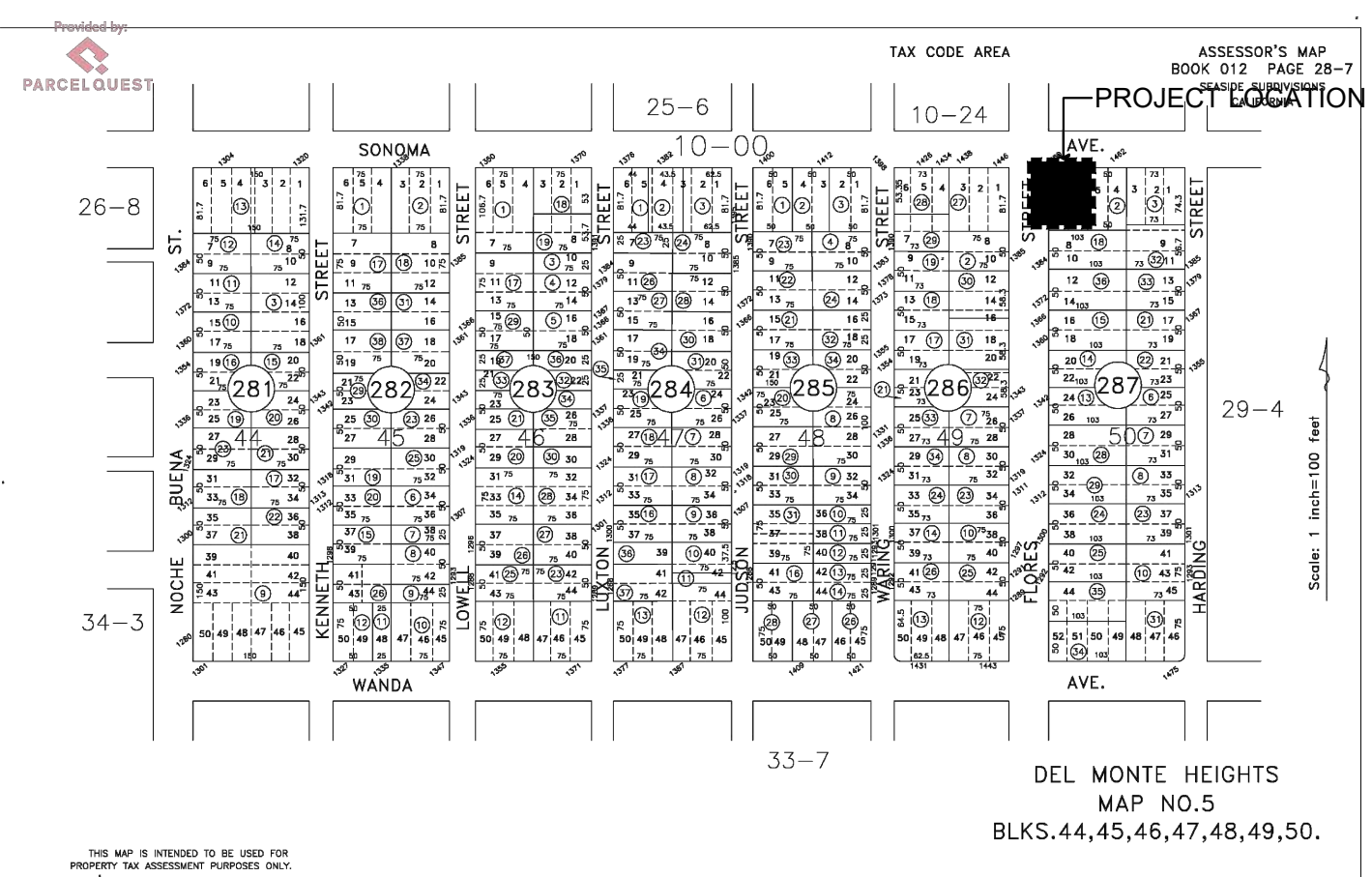
ABBREVIATIONS:

@ AT	FIN. FINISH	PT. POINT
O DIAMETER	FLR. FLOOR	PTDF PRESSURE TREATED DOUGLAS FIR
# POUND OR NUMBER	FLASH. FLASHING	RAD RADIUS
A.B. ANCHOR BOLT	FLUOR. FLUORESCENT	REF REFERENCE OR REFRIGERATOR
A.C. ASPHALT CONCRETE	F.O.C. FACE OF CONCRETE	REINF. REINFORCED
ACOUS. ACOUSTICAL	F.O.F. FACE OF FINISH	REQ. REQUIRED
ADJ. ADJUSTABLE	F.O.S. FACE OF STUD	RESIL. RESILIENT
AGG. AGGREGATE	FT. FOOT OR FEET	RET. RETAINING
APPROX. APPROXIMATE	FTG. FOOTING	RM. ROOM
ARCH. ARCHITECTURAL	FURR. FURRING	
A.S. ASPHALT SURFACE	GA. GAUGE	R.O. ROUGH OPENING
BD. BOARD	GALV. GALVANIZED	RWD. REDWOOD
BLDG. BUILDING	G.B. GRAB BAR	S. SOUTH
BLK. BLOCK	GFI. GROUND FAULT INTERRUPTER	S.B. SOLID BLOCKING
BLOCK'G. BLOCKING	GL. GLASS	SC. SOLID CORE
BM. BEAM	GLB. GLUE LAMINATED BEAM	SCHED. SCHEDULE
CEM. CEMENT	GND. GROUND	SECT. SECTION
CLG. CEILING	GR. GRADE	SHT. SHEET
CL. CLOSET	GYP. GYPSUM	SPEC. SPECIFICATION
CLR. CLEAR	H.B. HOSE BIB	SQ. SQUARE
C.O. CLEAN OUT	HC. HOLLOW CORE	STD. STANDARD
COL. COLUMN	H.C. HANDICAPPED	STL. STEEL
CONC. CONCRETE	HDR. HEADER	STOR. STORAGE
CTR. CENTER	H.M. HOLLOW METAL	STRL. STRUCTURAL
d. PENNY	HORIZ. HORIZONTAL	SUSP. SUSPENDED
DBL. DOUBLE	HTR. HEATER	T & G. TONGUE AND GROOVE
DET. DETAIL	HT. HEIGHT	T.O.C. TOP OF CONCRETE
D.F. DOUGLAS FIR	INSUL. INSULATION	T.O.F. TOP OF FOOTING
DIA. DIAMETER	INT. INTERIOR	T.O.P. TOP OF PAVEMENT
DIM. DIMENSION	J.H. JOIST HANGER	T.O.W. TOP OF WALL
DN. DOWN	MAX. MAXIMUM	TYP. TYPICAL
DR. DOOR	MECH. MECHANICAL	U.O.N. UNLESS OTHERWISE NOTED
DWG. DRAWING	MIN. MINIMUM	VERT. VERTICAL
(E) EXISTING	MISC. MISCELLANEOUS	W. WEST
	MTD. MOUNTED	W/ WITH
	(N) NEW	W/IN WITHIN
	N. NORTH	W.C. WATER CLOSET
	N.I.C. NOT IN CONTRACT	WD. WOOD
	N.T.S. NOT TO SCALE	WDW. WINDOW
	O. OVER	W/O WITHOUT
	O.C. ON CENTER	WP. WATERPROOF
	OPP. OPPOSITE	WT. WEIGHT
	PLAS. PLASTER	W.W.M. WELDED WIRE MESH
	PLYWD. PLYWOOD	

LOCATION MAP:



VICINITY MAP:



REVISION
10/15/25
01/25/26

Roesner Building & Design
Michael Roesner
831 241 1381
www.RoesnerBuilding.com
michael@roesnerbuilding.com

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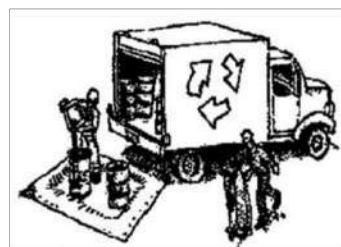
Remodel & Addition for:
Prasad Residence
1395 Flores Street
Seaside, CA.

DATE	5/15/25
SCALE	1/4" per 1'
DRAWN	
JOB	
SHEET	
A-0.0	
OF	SHEETS



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Bern and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.

- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.



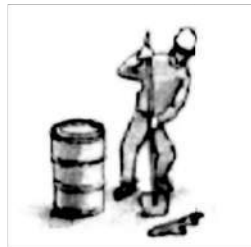
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.

- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.



SPILL PREVENTION AND CONTROL

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.

- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.

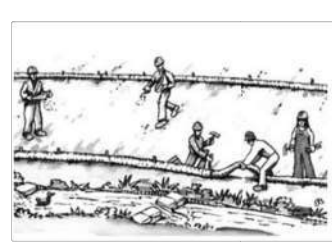
- Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).

- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).

- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.

- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).

- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- Schedule grading and excavation work for dry weather only.

- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.

- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.

- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.

- If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.

- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

- Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.

- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).

- If sawcut slurry enters a catch basin, clean it up immediately.

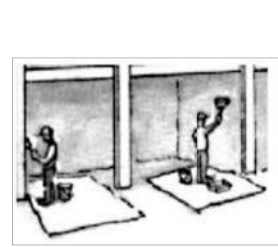


CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.

- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



PAINTING & PAINT REMOVAL

Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.

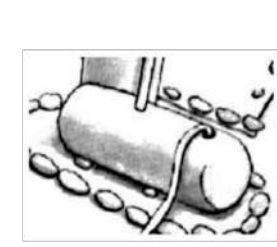
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.

- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



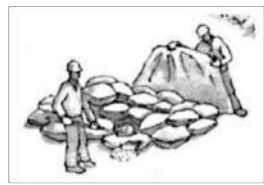
DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.

- Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.

- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.

- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



LANDSCAPE MATERIALS

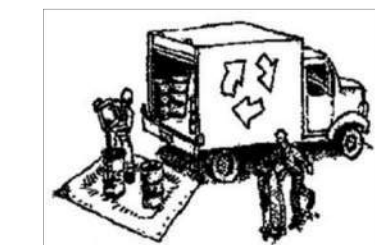
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.

- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.

- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- Haga un borde alrededor y cubra con lona impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no se está usando activamente. Para mejor resultado, esto debería hacerse diariamente al final del día de trabajo durante toda la construcción cuando sea posible.
- Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

- Póngale etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, aceites, gasolina, aceite y anticongelante) de acuerdo con las regulaciones de la ciudad, del condado, del estado y federales.
- Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cubralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- Establezca y mantenga control efectivo de los perímetros y establezca todas las entradas y salidas del sitio de construcción



MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- Diseñe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.

- Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.

- Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordada, atizada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. Recicle o deshágase de los líquidos como materiales peligrosos.

- Si es necesario lavar los vehículos o equipos en el sitio de construcción, límpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acótidas (lagos, arroyos, etc.).

- No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desengrasadores, equipo de limpieza en seco, etc.

- La protección del conducto de entrada de derrames. Desagües/entradas que reciben aguas pluviales deben ser cubiertos o de otra manera protegidos contra sedimentos, tierra, barro u otras basuras, o contra descargues ilícitos, y debe incluir el control de caudales y la filtración, donde sea pertinente, de manera que no obstruya el tránsito o la seguridad.



PREVENCIÓN Y CONTROL DE DERRAMES

Mantenga a mano en el sitio de construcción, en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).

- Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido de la pérdida hasta que pueda hacer las reparaciones.

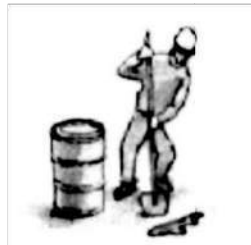
- Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza (vea las guías del Monterey Regional Waste Management District para ver los materiales peligrosos aceptados como desperdicio).

- No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos, o trapos).

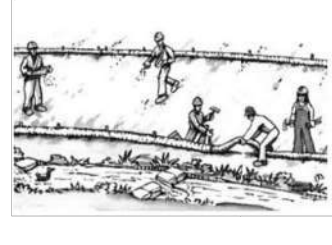
- Barra inmediatamente los materiales secos que se hayan desparamado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.

- Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella (vea las guías del Monterey Regional Waste Management District sobre el criterio para aceptar tierra contaminada).

- Comuníquese inmediatamente cualquier derrame significativo. La ley obliga a comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: llame al 911.



TRABAJO EN LA TIERRA Y PAVIMENTO/ASFALTO



CONTROL DE EROSIÓN

- Planee trabajos de nivelación y pavimentación sólo cuando no vaya a llover.

- Establezca todas las áreas desnudas, instale y mantenga control de erosión provisoria (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.

- Plante semillas o plantas para control de erosión en superficies en declive o donde no se planea la construcción inmediata.

- Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con gravilla, rollos de fibras, bordes, etc.

- Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de polución, como bolsas de gravilla, cerca de sedimentos o esteras de sedimentos.

- Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser accedida a la calle, ni de enterrarlos.

- Transfiera a los camiones los materiales excavados, en el sitio mismo de construcción y no en la calle.

- Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local:
 - Condiciones inusuales en la tierra, descoloramiento u olor.
 - Tanques enterrados abandonados.
 - Pozos de agua abandonados.
 - Barriles, basuras o residuos enterrados.



TRABAJO CON PAVIMENTO/ASFALTO

- Evite pavimentar o recubrir pavimento en temporada de lluvias, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.

- Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc.

- Junte y recicle o deshágase apropiadamente del exceso de grava o arena abrasiva. NO las barra ni las empuje con agua a los desagües de aguas pluviales.

- Use agua para lavar pavimento de concreto y asfalto fresco.

- Corteando con sierra y removiendo asfalto/concreto

- Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.

- Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (lo que ocurra antes!).

- Si la lechada producida por la sierra entra en un sumidero, límpielo inmediatamente.



APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y AGUAMASA

- Guarde el concreto, la lechada de cemento y la aguamasa cubiertos, en paletas y alhajados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.

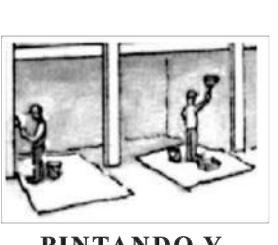
- Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descarguen en la tierra subyacente o en las áreas de alrededor. Deje secar el concreto y deshágase de él como basura.

- Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.

- Usando pintura a base de aceite, pinte lo más que pueda con la última pintura en el pincel y límpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

- Los trozos de pintura y el polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.

- Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.



PINTANDO Y REMOVIENDO PINTURA

Limpieza después de pintar

- Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).

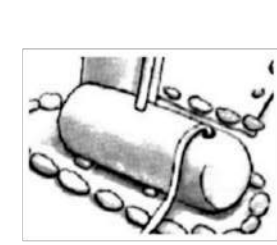
- Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.

- Usando pintura a base de aceite, pinte lo más que pueda con la última pintura en el pincel y límpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

- Removiendo pintura

- Los residuos de productos químicos para remover pintura y los trozos y el polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.

- Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.



EXTRACCIÓN DEL AGUA

- Controle efectivamente toda el agua que corre al sitio, o dentro del sitio y la que corra hacia afuera originada en el sitio.

- Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de proteger la calidad del agua para cumplir con las ordenanzas.

- Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entranpe de sedimentación y/o puede ser requerida la descarga en un desagüe cloacal.

- En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero y el personal municipal para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acorradada fuera del sitio para su eliminación apropiada.

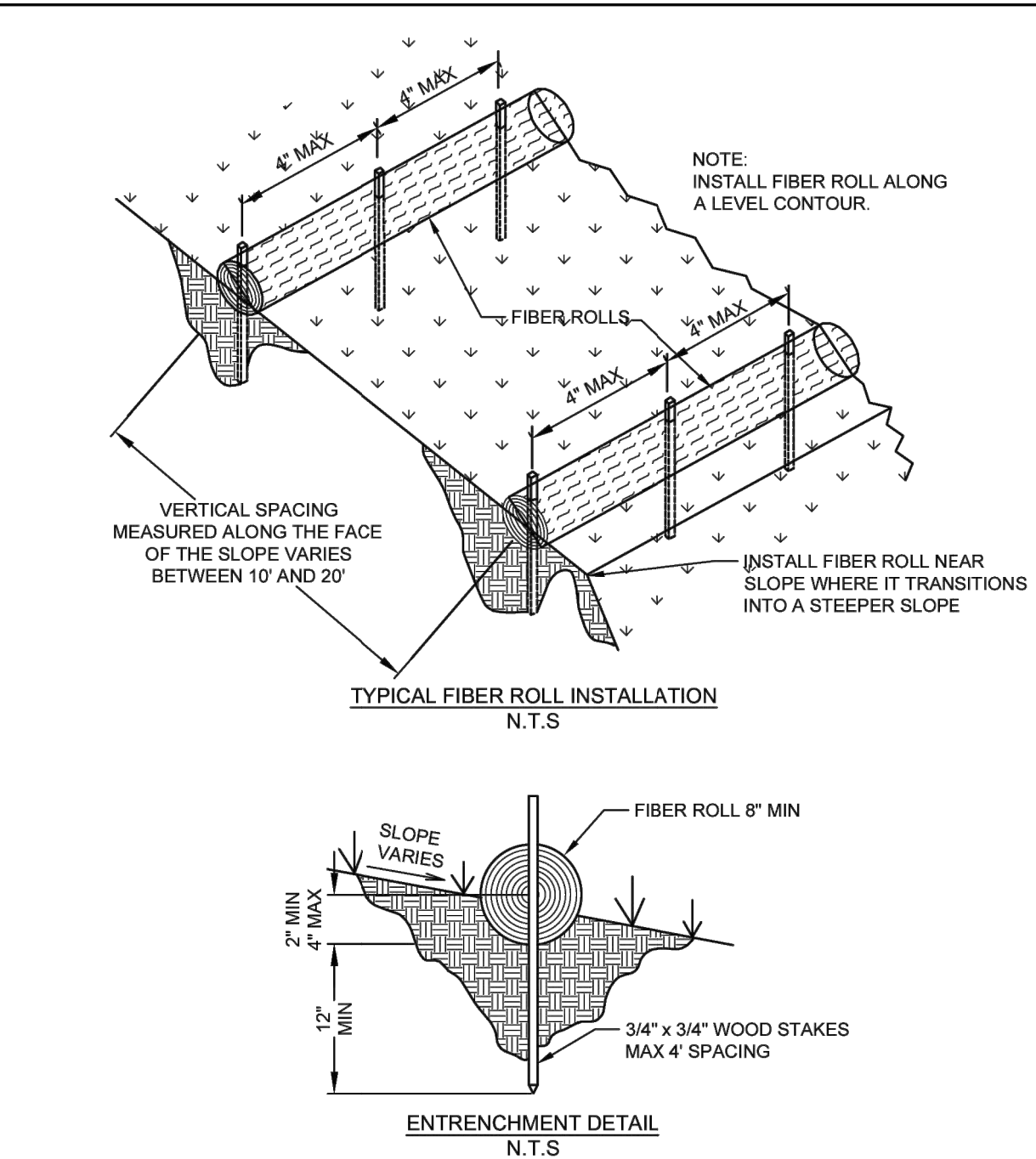
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EROSION AND SEDIMENT CONTROL NOTES

1. **BEST MANAGEMENT PRACTICES (BMPs)** AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
- A. **WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. **OTHERWISE**, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT **ON-SITE** FOR PRE-RAIN INSTALL.
- B. **EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
- C. **EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
- D. **STOCKPILE MANAGEMENT** 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. 3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
- E. **WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ON-SITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
- F. **VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
- G. **DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.
- H. **SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEPED (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
- I. **DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
- J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.

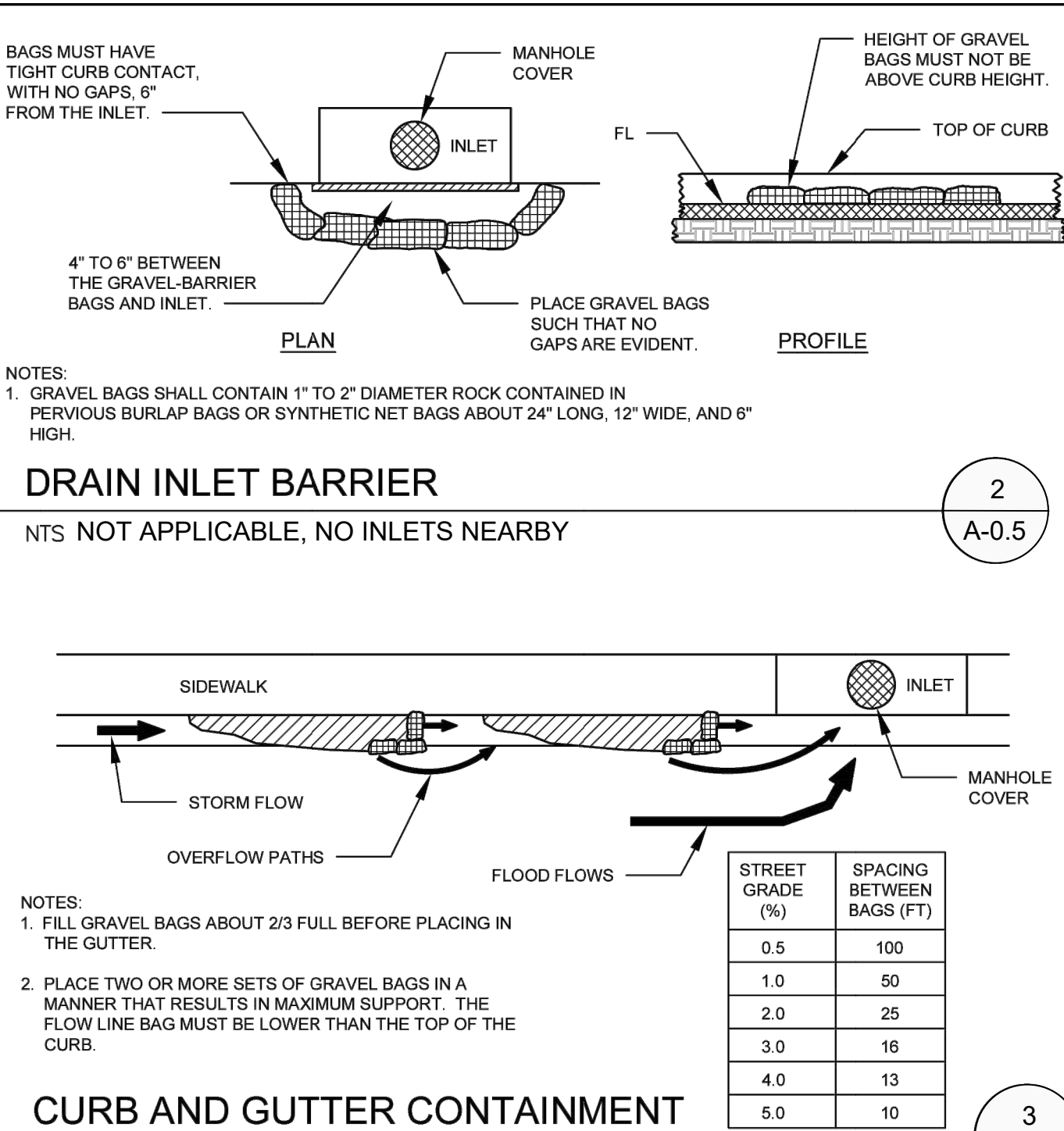
FIBER ROLLS

NTS



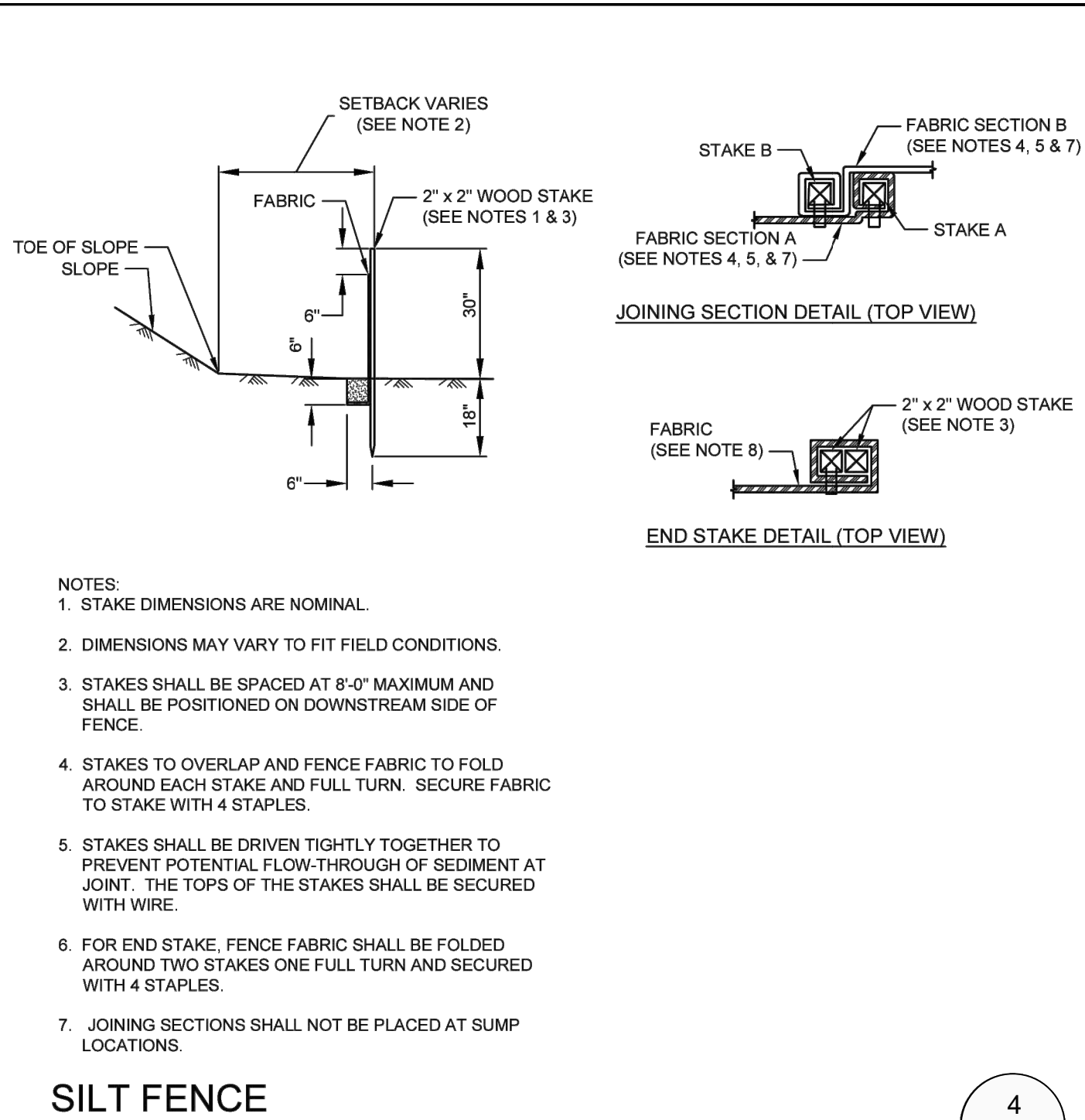
CURB AND GUTTER CONTAINMENT

NTS NOT APPLICABLE, NO INLETS NEARBY



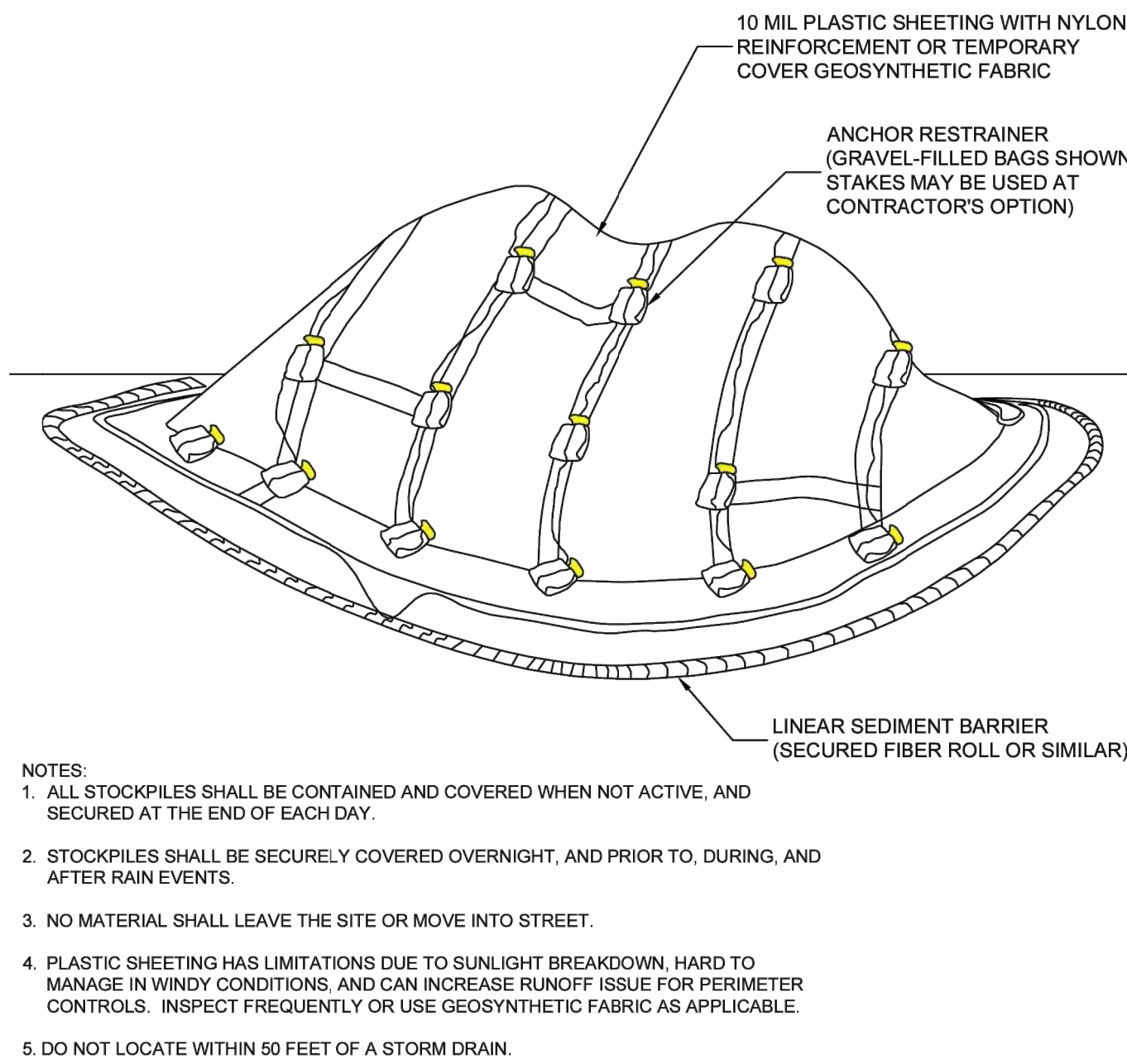
SILT FENCE

NTS



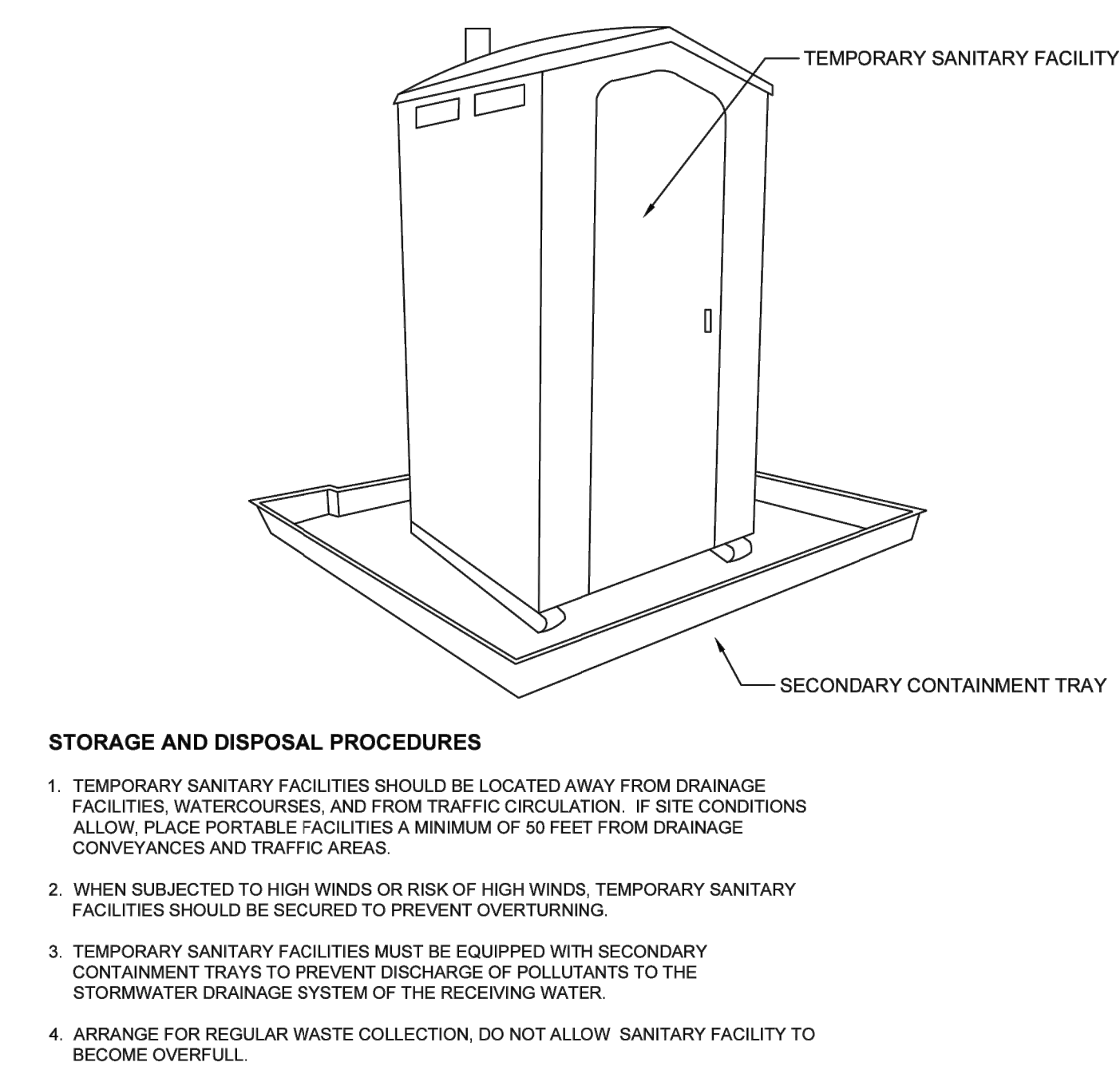
TEMPORARY COVER ON STOCKPILE

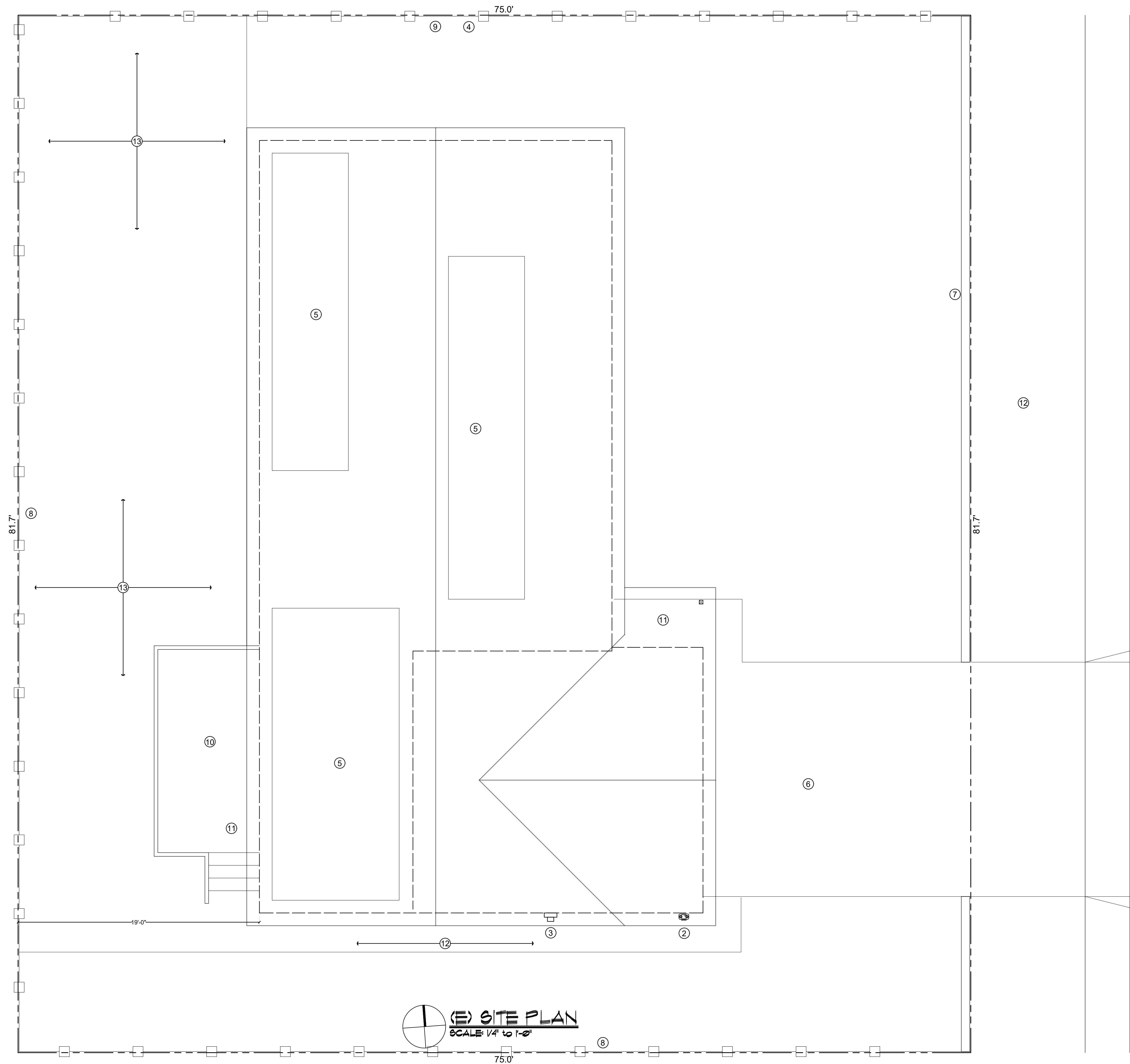
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SANITARY WASTE MANAGEMENT

NTS





KEY NOTES:

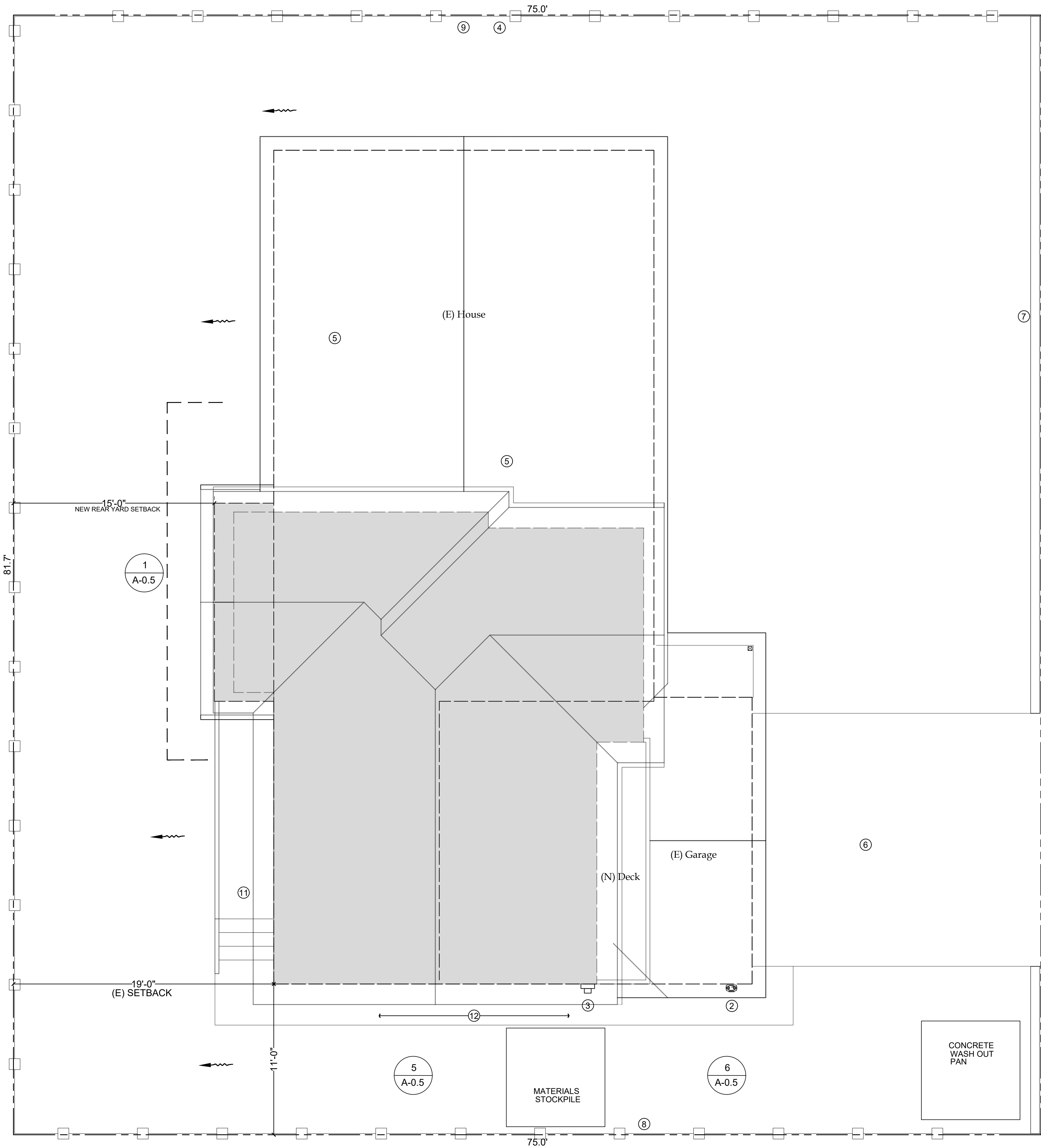
- ① MAIN HOUSE
- ② (E) ELECTRICAL METER
- ③ (E) GAS METER
- ④ (E) WATER METER
- ⑤ (E) SOLAR PANELS (TO BE REMOVED)
- ⑥ (E) DRIVEWAY
- ⑦ (E) CMU FENCE
- ⑧ (E) WOOD FENCE
- ⑨ (E) CHAIN LINK FENCE
- ⑩ (E) WOOD DECK (TO BE REMOVED)
- ⑪ (E) CONCRETE LANDING & STAIRS
- ⑫ (E) SIDE WALK
- ⑬ (E) CONCRETE PATIO (TO BE REMOVED)

Remodel & Addition for:
Prasad Residence
1395 Flores Street
Seaside, CA.

DATE	5/15/25
SCALE	As Noted
DRAWN	
JOB	
SHEET	
A-0.3	
OF	SHEETS

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATIONS THEREOF ARE EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Michael Roesner  831.241.1381
 michael@roesnerbuilding.com
 www.RoesnerBuilding.com



(N) SITE & STORM WATER CONTROL PLAN
SCALE: 1/4" to 1'-0"

KEY NOTES:

- ① MAIN HOUSE
- ② (E) ELECTRICAL METER
- ③ (E) GAS METER
- ④ (E) WATER METER
- ⑤ .
- ⑥ (E) DRIVEWAY
- ⑦ (E) CMU FENCE
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- ⑨ (E) CHAIN LINK FENCE
- ⑩ .
- ⑪ (E) CONCRETE LANDING & STAIRS
- ⑫ (E) SIDE WALK

EROSION AND SEDIMENT CONTROL MEASURES

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED BY OCTOBER 1st AND MAINTAINED THROUGH APRIL 15th, OR AS DIRECTED BY THE GOVERNING JURISDICTION
- PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION CONTROL MEASURES:
NAME: Zack Goldman
ADDRESS: 445 Elm Ave, Seaside Ca
- CONTRACTOR SHALL MAINTAIN STABILIZED CONSTRUCTION ENTRANCE AT THE ENTRANCE OF THE SITE. ANY MUD TRACKED ONTO STREETS SHALL BE WASHED OFF THAT SAME DAY. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. ALL TRAFFIC EXITING THE SITE SHALL USE THE STABILIZED CONSTRUCTION ENTRANCE AND SHALL WASH MUD/ DEBRIS FROM THE VEHICLE AT A DESIGNATED "VEHICLE WASH AREA". THE STABILIZED ENTRANCE SHALL BE CONSTRUCTED OF COURSE AGGREGATE COMPACTED TO A DEPTH OF 8 INCHES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF THE EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM. TEMPORARY SILT BARRIERS SHALL BE INSTALLED AT PLACES ANTICIPATING SEDIMENT LADEN RUN-OFF TO ALL INLET STRUCTURES. (SEE DETAILS BELOW)
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- ALL SLOPES SHALL BE HYDROSEED WITH AN APPROVED HYDROSEED MIXTURE.
- THE DEVELOPER SHALL HIRE AN EROSION CONTROL CONTRACTOR TO IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES.

EXISTING VEGETATION:

- PROTECT EXISTING VEGETATION AND AVOID REMOVAL AS REQUIRED AND WHERE EVER POSSIBLE, INSTALL APPROPRIATE PROTECTIVE FENCING/ PERMITER CONTROLS PRIOR TO WORK.

SWEEPING:

- ALL IMPERVIOUS SURFACES SHALL BE SWEEPED (NOT HOSED OR WASHED DOWN), AND BE MAINTAINED FREE OF DEBRIS AND ACCUMULATION OF DIRT.

WASTE MANAGEMENT:

- ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITIES SHALL BE CONTAINED MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIALS SHALL BE WASHED INTO THE STREET OR ADJACENT PROPERTIES.

CATCH BASIN/ INLET PROTECTION:

- CATCH BASINS AND/ OR DROP INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENTS, MUD, DIRT, OR ANY DEBRIS, INCLUDING PRIOR GUTTER FILTRATION AS APPROPRIATE AND IN A MANNER NOT TO IMPEDE TRAFFIC TRAVEL OR SAFETY.

PERIMETER CONTROLS/ EROSION & SEDIMENT CONTROL:

- PROPERLY INSTALL SILT FENCE OR EQUIVALENT CONTROL SHALL BE SHOWN ALONG THE SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. NO MATERIALS SHALL LEAVE OR RUN OFF THE SITE.

STOCKPILE MANAGEMENT:

- ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE COVERED OVER NIGHT, AND PRIOR, DURING AND AFTER RAIN EVENTS. NO MATERIALS SHALL LEAVE OR RUN OFF THE SITE.

VEHICLES AND EQUIPMENT:

- RESPONSIBLE PARTIES MUST ENSURE THAT ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF SITE INTO THE STREET.

NOTES:

- OVERLAND FLOW DIRECTION
AMERICAN EXCELSIOR SEDIMENT ROLL (SEE DETAIL BELOW)
- TREE PROTECTION
- HYDROSEED AND BLOWN STRAW ON SLOPES:
BASIC NATIVE EROSION CONTROL MIX (S&S SEEDS)
32 LBS PER ACRE AND
ELYMUS GLAUCUS (S&S SEEDS) 10 LBS PER ACRE
- STRAW BALES AT INLETS
(SEE DETAILS ABOVE)

REVISION BY

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MISC NOTES:

1. PROVIDE ALL OPERATION AND MAINTENANCE MANUALS TO HOMEOWNER OR OCCUPANT.
2. CHECK AND VERIFY MOISTURE CONTENT OF ALL FRAMING MATERIALS BEFORE ENCLOSURE.
3. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4. ANY GAS FIREPLACE SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THAT THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, PELLET STOVES, AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES.

INSULATION NOTES:

1. R-15 INSULATION AT ALL 2x4 WALLS, R-19 INSULATION AT ALL 2x6 WALLS
2. R-30 BATTS AT OPEN CEILINGS

ELECTRICAL NOTES:

- GENERAL:
1. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE 2022 CEC OR CENC.
 2. ALL ELECTRICAL PANELS INTO WHICH NEW CIRCUITS ARE INSTALLED OR RECONFIGURED SHALL BE BROUGHT UP TO CURRENT CODE REQUIREMENTS. "EXISTING" SHALL BE INTERPRETED AS NOT BEING AFFECTED BY THE WORK WITHIN THE SCOPE OF THIS PERMIT.
 3. IN ALL AREAS SPEC'D BY 210.52, ALL 120 VOLT, BOTH 15 AND 20 amp RECEPTACLE OUTLETS BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.11 (NEW OUTLETS ONLY)
 4. ALL GROUNDING ELECTRODES THAT ARE PRESENT AT EACH BUILDING SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. VERIFY "U-FER" GROUND. PROVIDE 1/2" x 8"-0" COPPER GROUND ROD IF U-FER IS NOT PRESENT. ADD 2nd GROUND WITHIN 6'-0" OF 1st WITH CONTINUOUS EQUIPMENT GROUNDING CONDUCTOR
 5. FURNACE SHALL HAVE A DEDICATED CIRCUIT.
 6. ELECTRICAL BOXES IN FIRE RATED WALLS SHALL BE SEPARATED BY A MIN. OF 24" AND SHALL BE IN NON-COMMUNICATING STUD CAVITIES. ELECTRICAL BOXES IN FIRE RATED WALLS ARE NOT TO EXCEED 100 Sq. in.

- ARC-FAULT CIRCUITS:
1. ALL NEW BRANCH CIRCUITS SUPPLYING RECEPTACLES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALL WAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL PROTECTED BY A LISTED ARC-FAULTING CIRCUIT INTERRUPTER (AFCI)
 2. ARC FAULT PROTECTION IS REQUIRED FOR 15/20a BRANCH CIRCUITS IN KITCHEN AND LAUNDRY AREAS.

- KITCHEN:
1. PROVIDE GFI OUTLETS 24" ea. SIDE OF KITCHEN SINK
 2. PROVIDE 2 20 AMP SMALL APPLIANCE CIRCUITS TO GFI OUTLETS IN KITCHEN. CIRCUITS SHALL SUPPLY ONLY CORRESPONDING OUTLETS.
 3. KITCHEN RANGE VENT, HOODS SHALL BE 100 CFM MIN, 3 SONES MAX RATED, AND VENT TO THE EXTERIOR.
 4. PROVIDE SEPARATE DEDICATED CIRCUITS FOR DISHWASHER, GARBAGE DISPOSAL, BUILT IN MICROWAVE
 5. ARC FAULT PROTECTION IS REQUIRED FOR 15/20a BRANCH CIRCUITS IN KITCHEN AREAS.
 6. KITCHEN RECEPTACLES TO MEET ALL OF THE FOLLOWING: CEC 210.8, 210.12, 210.23, 210.52, 406.12
 7. ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40a OR 50a BRANCH CIRCUIT.

- LAUNDRY:
1. PROVIDE ONE 20 AMP BRANCH TO THE LAUNDRY ROOM.
 2. ARC FAULT PROTECTION IS REQUIRED FOR 15/20a BRANCH CIRCUITS IN LAUNDRY AREAS.
 3. ELECTRIC CLOTHES DRYER SHALL HAVE A 30a DEDICATED BRANCH CIRCUIT

- LIGHTING:
1. OWNER TO VERIFY LIGHTING FIXTURES, LOCATIONS, AND SWITCHING PRIOR TO ROUGH IN.
 2. LIGHTING FIXTURES THAT ARE RECESSED INTO CEILINGS SHALL BE IC RATED BY UL OR OTHER APPROVED TESTING AGENCY, AIR-TIGHT, BE SEALED/ CAULKED BETWEEN THE FIXTURE HOUSING & THE CEILING, AND CONTAIN BULBS MARKED WITH "JAB-2022-E" EFFICIENCY LABEL.
 3. ALL NEW LIGHTING IS TO BE HIGH EFFICACY IN ACCORDANCE WITH 2022 CEC TABLE 150.0-A.
 4. ALL NEW LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ACTIVATION AND TURNS OFF WITHIN 30 MINUTES OF THE ROOM BEING VACATED
 5. SCREW BASED RECESSED LIGHTING IS NO LONGER PERMITTED
 6. OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY AND CONTROLLED BY A MOTION SENSOR AND PHOTO CONTROL AND MANUAL OFF AND ON SWITCH.

- BATHROOM:
1. BATH EXHAUST FANS SHALL PROVIDE (5) AIR CHANGES PER HOUR, WITH A MIN. OF 50 CFM.
 2. EXHAUST FANS SHALL BE SWITCHED SEPARATELY.
 3. NEW BATHROOMS TO HAVE A DEDICATED 20a CIRCUIT TO SERVICE GFI OUTLETS.

- SMOKE & CARBON MONOXIDE DETECTORS:
1. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS
 2. SMOKE DETECTORS MAY BE BATTERY SOLEY BATTERY OPERATED AND ARE NOT REQUIRED TO BE INTERCONNECTED WHERE REPAIRS AND ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND WHERE NO MEANS OF PREVIOUS INTERCONNECTION EXISTED.
 3. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
 4. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE DWELLING.
 5. CARBON MONOXIDE DETECTORS MAY BE BATTERY SOLEY BATTERY OPERATED AND ARE NOT REQUIRED TO BE INTERCONNECTED WHERE REPAIRS AND ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND WHERE NO MEANS OF PREVIOUS INTERCONNECTION EXISTED.
 6. SMOKE DETECTORS SHALL BE PLACED A MINIMUM OF 3" FROM BATHROOM DOORS AND 20" HORIZONTALLY FROM COOKING APPLIANCES. SEE EXCEPTION DISTANCES WHEN IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS ARE INSTALLED.

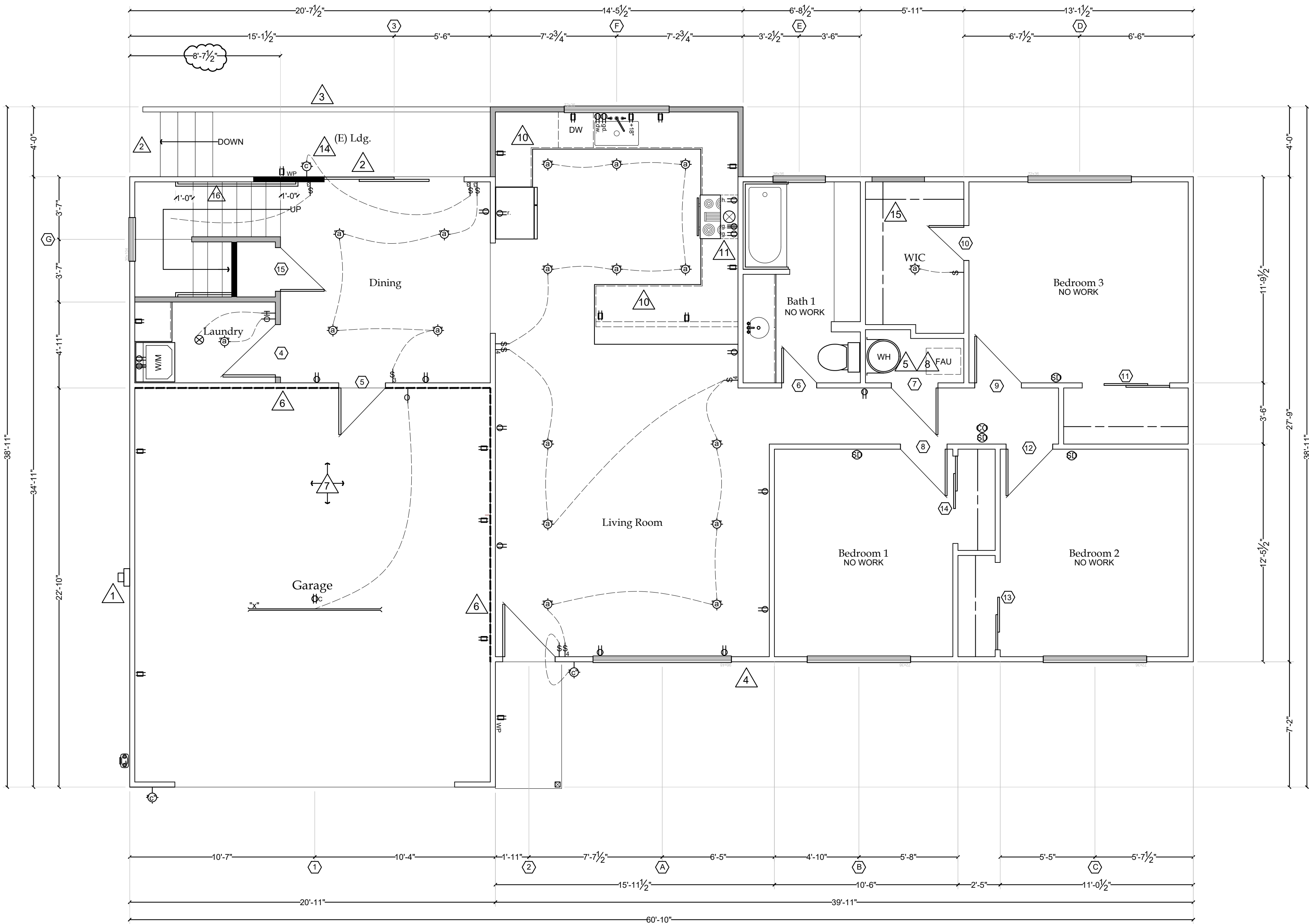
- WATER HEATERS:
1. WATER HEATER TO HAVE A DEDICATED 125v RECEPTACLE WITHIN 36" OF WATER HEATER. OUTLET TO BE FREE OF OBSTRUCTIONS, AND CONNECTED TO A 3 CONDUCTOR, 10awg BRANCH CIRCUIT.
 2. THE UNUSED CONDUCTOR "SPARE" BE ELECTRICALLY ISOLATED AND HAVE A RESERVE SINGLE POLE BREAKER IN THE PANEL LABELED "FUTURE 240 USE".

PLUMBING NOTES:

1. PLUMBING FIXTURES & FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
2. TOILETS SHALL BE 1.28 GPF OR LESS
3. SINGLE SHOWER HEADS SHALL BE 1.8 GPM @ 80 PSI OR LESS
4. SHOWER CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY
5. SHOWER & TUB VALVES TO BE THERMOSTATIC MIXING VALVES AND BE LIMITED TO A TEMP. OF 120d.
6. SHOWER & TUB VALVES TO COMPLY WITH ASSE 1016
7. LABORATORY FAUCETS SHALL BE 1.2 GPM @ 60 PSI OR LESS
8. KITCHEN FAUCETS SHALL BE 1.8 GPM @ 60 PSI OR LESS
9. EXISTING PLUMBING FIXTURES IN ENTIRE RESIDENCE THAT DO NOT MEET WATER FLOW RATES SHALL BE UPGRADED TO MEET CURRENT WATER CONSERVATION PLUMBING FIXTURE REQUIREMENTS.
10. THE USE OF SOLDERS CONTAINING MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED.
11. THE USE OF PLUMBING PIPELINES AS AN ELECTRICAL GROUND IS PROHIBITED.
12. PROVIDE AN ACCESS PANEL (MIN. 12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING SLIP JOINT CONNECTIONS.
13. GAS LINE SIZING PLANS TO BE PROVIDED BY THE CONTRACTOR PRIOR TO INSPECTION
14. AUTOMATIC IRRIGATION CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING:
 - A. CONTROLLERS SHALL BE WEATHER OR SOIL BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT WATERING NEEDS AS WEATHER AND SOILS CONDITIONS
 - B. WEATHER BASED CONTROLLERS WITH INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH COMMUNICATES WITH THE CONTROLLER

MECH. NOTES:

1. MAINTAIN MINIMUM 36" SEPERATION FROM DRYER VENT DISCHARGE TO ANY BUILDING OPENING.
2. HERS VERIFICATION IS NOT REQUIRED
3. BATHROOM EXHAUST FANS TO BE VENTED TO THE OUTSIDE WITH A 4"i. FLEXIBLE DUCT, WITH A MAX. LENGTH OF 70'
4. EXHAUST FANS TO BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT, ADJUSTABLE TO A HUMIDITY RANGE 50 % TO 80%, SHALL BE ENERGY STAR COMPLIANT, AND SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
5. CLOTHES DRYER MOISTURE EXHAUST SHALL TERMINATE OUTSIDE OF THE BUILDING AND HAVE A BACK DRAFT DAMPER
6. EXHAUST IS LIMITED TO 14' WITH 2 ELBOWS. THE LENGTH SHALL BE REDUCED BY 2' FOR EVERY ELBOW IN EXCESS OF 2. DUCT TO BE 4"i. SMOOTH METAL DUCT.
7. ALL DUCT OPENINGS SHALL BE COVERED DURING COURSE OF CONSTRUCTION
8. DUCT SYSTEMS TO BE SIZES, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
 - A. ESTABLISH HEAT LOSS AND GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL "J"
 - B. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL "D"
 - C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 4 MANUAL "S"
 - D. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
9. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
10. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.



(N) 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES:

1. (E) 200a ELECTRICAL METER
2. (E) CONCRETE LANDING, 2% SLOPE MAX, 7-3/4" MAX STEP.
3. (N) 1-1/2" HANDRAIL @ 36", (N) 42" GUARD RAIL w/ PICKETS SPACED LESS THAN 4" O.C.
4. (E) 3/4" WATER SHUTOFF
5. (E) WATER HEATER
6. (N) 1 HOUR FIRE WALL, 5/8" TYPE "X" GYP. BOARD CONT. TO ROOF SHEATHING
7. NEW 1 HOUR LID AT CEILING TYP.
8. (E) GAS FURNACE
9. TILE SURROUND, TO 72" A.F.F. MIN.
10. NEW CABINETS, APPLIANCES, FINISHES
11. NEW 100 CFM MIN. HOOD EXHAUST. VENT TO EXTERIOR.
12. 42" GUARD RAIL, PAINTED WOOD PICKETS LESS THAN 4" CLEAR
13. 42" GUARD RAIL, STUCCO TO MATCH (E)
14. DESERT CRETE OR EQ. DECK WATERPROOFING
15. CLOSET SHELVING PER OWNER TYP.
16. 1-1/2" HANDRAIL @ 36"

LEGEND:

1. (E) 2x4 WOOD FRAMED WALL, NO CHANGE
2. (E) 2x4 WOOD WALL TO BE REMOVED
3. (N) 2x4@16" o.c. WOOD FRAMED WALL (MAIN HOUSE)
4. (N) 2x6@16" o.c. WOOD FRAMED WALL
5. UNIT DELINEATION LINE
6. 1 HOUR FIRE WALL, 5/8" TYPE "X" GYP.

ELECTRICAL LEGEND:

1. (E) EXISTING LIGHTS
2. 4" LED RECESSED CAN LIGHT (50 CFM MIN. OR 25 CFM CONT.)
3. EXHAUST FAN
4. SMOKE DETECTORS (HARD WIRED W/ BATT. B/U)
5. CO DETECTORS
6. WALL SCONCE
7. BAR LIGHT
8. BAR FIXTURE
9. UNDER-CABINET LIGHT
10. 110v OUTLET
11. SWITCHED 110v OUTLET
12. 220v OUTLET
13. GFI OUTLET
14. WP CONSTANT WP OUTLET
15. CLG/ FLOOR MOUNTED OUTLET
16. SWITCH
17. 3-WAY SWITCH
18. 4-WAY SWITCH
19. HUMIDISTAT FAN CONTROL
20. GARBAGE DISP. SWITCH, DED. 20a OUTLET
21. OCCUPANT SENSOR SWITCH

LIGHTING FIXTURE SCHEDULE					
FIXTURE	STYLE NO. & TYPE.	NUMBER & TYPE OF LAMPS	VOLTAGE	MOUNTING	REMARKS
"A"	HALO LIGHTING H550 RECESSED CAN	LED	120v	RECESSED	TRIM PER OWNER
"B"	HALO LIGHTING H550 RECESSED CAN	LED	120v	RECESSED	WET LOCATION TRIM, TBD BY OWN
"C"	EXT DOOR LIGHT TBD BY OWNER	LED	120v	WALL MOUNT	MAN. SWITCH, SENSOR ACTIVATED, MOTION DET.
"D"	VANITY LT. TBD BY OWNER	LED	120v	WALL MOUNT	TBD BY OWNER
"E"	PENDANT LT. TBD BY OWNER	LED	120v	CEILING	TBD BY OWNER
"F"	CEILING LT. TBD BY OWNER	LED	120v	CEILING	TBD BY OWNER

MISC NOTES:

1. PROVIDE ALL OPERATION AND MAINTENANCE MANUALS TO HOMEOWNER OR OCCUPANT.
2. CHECK AND VERIFY MOISTURE CONTENT OF ALL FRAMING MATERIALS BEFORE ENCLOSURE.
3. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4. ANY GAS FIREPLACE SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THAT THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, PELLET STOVES, AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES.

INSULATION NOTES:

1. R-15 INSULATION AT ALL 2x4 WALLS, R-19 INSULATION AT ALL 2x6 WALLS
2. R-30 BATTS AT OPEN CEILINGS

ELECTRICAL NOTES:

- GENERAL:
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 3. IN ALL AREAS SPEC'D BY 210.52, ALL 120 VOLT, BOTH 15 AND 20 amp RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.11 (NEW OUTLETS ONLY)
 4. ALL GROUNDING ELECTRODES THAT ARE PRESENT AT EACH BUILDING SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. VERIFY "U-FER" GROUND. PROVIDE 1/2" x 8'-0" COPPER GROUND ROD IF U-FER IS NOT PRESENT. Add 2nd GROUND WITHIN 6'-0" OF 1st WITH CONTINUOUS EQUIPMENT GROUNDING CONDUCTOR
 5. FURNACE SHALL HAVE A DEDICATED CIRCUIT
 6. ELECTRICAL BOXES IN FIRE RATED WALLS SHALL BE SEPARATED BY A MIN. OF 24" AND SHALL BE IN NON-COMMUNICATING STUD CAVITIES. ELECTRICAL BOXES IN FIRE RATED WALLS ARE NOT TO EXCEED 100 Sq. in.

ARC-FAULT CIRCUITS:

1. ALL NEW BRANCH CIRCUITS SUPPLYING RECEPTACLES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL PROTECTED BY A LISTED ARC-FAULTING CIRCUIT INTERRUPTER (AFCI)
2. ARC FAULT PROTECTION IS REQUIRED FOR 15/20a BRANCH CIRCUITS IN KITCHEN AND LAUNDRY AREAS.

KITCHEN:

1. PROVIDE GFI OUTLETS 24" ea. SIDE OF KITCHEN SINK
2. PROVIDE 2 20 AMP APPLIANCE CIRCUITS TO GFI OUTLETS IN KITCHEN. CIRCUITS SHALL SUPPLY ONLY CORRESPONDING OUTLETS.
3. KITCHEN RANGE VENT. HOODS SHALL BE 100 CFM MIN, 3 SONES MAX RATED, AND VENT TO THE EXTERIOR.
4. PROVIDE SEPARATE DEDICATED CIRCUITS FOR DISHWASHER, GARBAGE DISPOSAL, BUILT IN MICROWAVE
5. ARC FAULT PROTECTION IS REQUIRED FOR 15/20a BRANCH CIRCUITS IN KITCHEN AREAS.
6. KITCHEN RECEPTACLES TO MEET ALL OF THE FOLLOWING: CEC 210.8, 210.12, 210.23, 210.52, 406.12
7. ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40a OR 50a BRANCH CIRCUIT.

LAUNDRY:

1. PROVIDE ONE 20 AMP BRANCH TO THE LAUNDRY ROOM. .
2. ARC FAULT PROTECTION IS REQUIRED FOR 15/20a BRANCH CIRCUITS IN LAUNDRY AREAS.
3. ELECTRIC CLOTHES DRYER SHALL HAVE A 30a DEDICATED BRANCH CIRCUIT

LIGHTING:

1. OWNER TO VERIFY LIGHTING FIXTURES, LOCATIONS, AND SWITCHING PRIOR TO ROUGH IN.
2. LIGHTING FIXTURES THAT ARE RECESSED INTO CEILINGS SHALL BE IC RATED BY UL OR OTHER APPROVED TESTING AGENCY, AIR-TIGHT, BE SEALED/ CAULKED BETWEEN THE FIXTURE HOUSING & THE CEILING, AND CONTAIN BULBS MARKED WITH "JAB-2022-E" EFFICIENCY LABEL.
3. ALL NEW LIGHTING IS TO BE HIGH EFFICACY IN ACCORDANCE WITH 2022 CEC TABLE 150.0-A.
4. ALL NEW LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ACTIVATION AND TURNS OFF WITHIN 30 MINUTES OF THE ROOM BEING VACATED.
5. SCREW BASED RECESSED LIGHTING IS NO LONGER PERMITTED
6. OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY AND CONTROLLED BY A MOTION SENSOR AND PHOTO CONTROL AND MANUAL OFF AND ON SWITCH.

BATHROOM:

1. BATH EXHAUST FANS SHALL PROVIDE (5) AIR CHANGES PER HOUR, WITH A MIN. OF 50 CFM.
2. EXHAUST FANS SHALL BE SWITCHED SEPERATELY.
3. NEW BATHROOMS TO HAVE A DEDICATED 20a CIRCUIT TO SERVICE GFI OUTLETS.

SMOKE & CARBON MONOXIDE DETECTORS:

1. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS
2. SMOKE DETECTORS MAY BE BATTERY SOLEY BATTERY OPERATED AND ARE NOT REQUIRED TO BE INTERCONNECTED WHERE REPAIRS AND ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND WHERE NO MEANS OF PREVIOUS INTERCONNECTION EXISTED.
3. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
4. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE DWELLING.
5. CARBON MONOXIDE DETECTORS MAY BE BATTERY SOLEY BATTERY OPERATED AND ARE NOT REQUIRED TO BE INTERCONNECTED WHERE REPAIRS AND ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND WHERE NO MEANS OF PREVIOUS INTERCONNECTION EXISTED.
6. SMOKE DETECTORS SHALL BE PLACED A MINIMUM OF 3' FROM BATHROOM DOORS AND 20' HORIZONTALLY FROM COOKING APPLIANCES. SEE EXCEPTION DISTANCES WHEN IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS ARE INSTALLED.

WATER HEATERS:

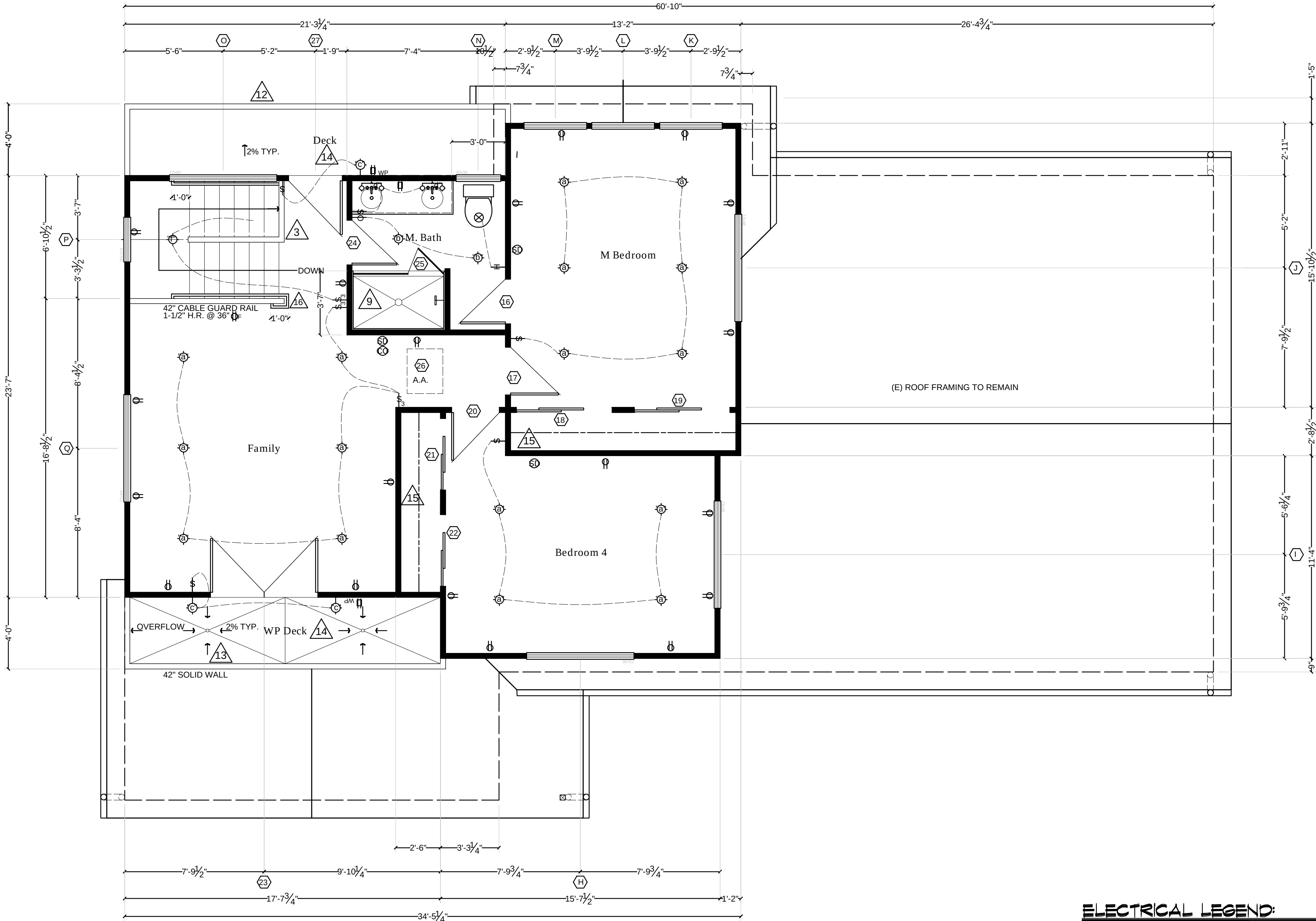
1. WATER HEATER TO HAVE A DEDICATED 125v RECEPTACLE WITHIN 36" OF WATER HEATER. OUTLET TO BE FREE OF OBSTRUCTIONS, AND CONNECTED TO A 3 CONDUCTOR, 10amp BRANCH CIRCUIT.
2. THE UNUSED CONDUCTOR SHALL BE LABELED "SPARE" .BE ELECTRICALLY ISOLATED AND HAVE A RESERVE SINGLE POLE BREAKER IN THE PANEL LABELED "FUTURE 240 USE".

PLUMBING NOTES:

1. PLUMBING FIXTURES & FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
2. TOILETS SHALL BE 1.28 GPF OR LESS
3. SINGLE SHOWER HEADS SHALL BE 1.8 GPM @ 80 PSI OR LESS
4. SHOWER CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY
5. SHOWER & TUB VALVES TO BE THERMOSTATIC MIXING VALVES AND BE LIMITED TO A TEMP. OF 120d.
6. SHOWER & TUB VALVES TO COMPLY WITH ASSE 1016
7. LAVATORY FAUCETS SHALL BE 1.2 GPM @ 60 PSI OR LESS
8. KITCHEN FAUCETS SHALL BE 1.8 GPM @ 60 PSI OR LESS.
9. EXISTING PLUMBING FIXTURES IN ENTIRE RESIDENCE THAT DO NOT MEET WATER FLOW RATES SHALL BE UPGRADED TO MEET CURRENT WATER CONSERVATION PLUMBING FIXTURE REQUIREMENTS
10. THE USE OF SOLDER CONTAINING MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED.
11. THE USE OF PLUMBING PIPELINES AS AN ELECTRICAL GROUND IS PROHIBITED.
12. PROVIDE AN ACCESS PANEL (MIN. 12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING SLIP JOINT CONNECTIONS.
13. GAS LINE SIZING PLANS TO BE PROVIDED BY THE CONTRACTOR PRIOR TO INSPECTION.
14. AUTOMATIC IRRIGATION CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING:
 - A. CONTROLLERS SHALL BE WEATHER OR SOIL BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT WATERING NEEDS AS WEATHER AND SOILS CONDITIONS
 - B. WEATHER BASED CONTROLLERS WITH INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR RAINFALL SHALL HAVE A SEPERATE WIRED OR WIRELESS RAIN SENSOR WHICH COMMUNICATES WITH THE CONTROLLER

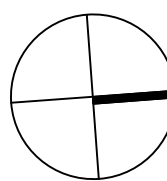
MECH. NOTES:

1. MAINTAIN MINIMUM 36" SEPERATION FROM DRYER VENT DISCHARGE TO ANY BUILDING OPENING.
2. HERS VERIFICATION IS NOT REQUIRED
3. BATHROOM EXHAUST FANS TO BE VENTED TO THE OUTSIDE WITH A 4"d. FLEXIBLE DUCT, WITH A MAX. LENGTH OF 70'
4. EXHAUST FANS TO BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT, ADJUSTABLE TO A HUMIDITY RANGE 50 % TO 80%. SHALL BE ENERGY STAR COMPLIANT, AND SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
5. CLOTHES DRYER MOISTURE EXHAUST SHALL TERMINATE OUTSIDE OF THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST IS LIMITED TO 14' WITH 2 ELBOWS. THE LENGTH SHALL BE REDUCED BY 2' FOR EVERY ELBOW IN EXCESS OF 2. DUCT TO BE 4"d. SMOOTH METAL DUCT.
6. ALL DUCT OPENINGS SHALL BE COVERED DURING COURSE OF CONSTRUCTION
7. DUCT SYSTEMS TO BE SIZES, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
 - A. ESTABLISH HEAT LOSS AND GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL "J"
 - B. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL "D"
 - C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 4 MANUAL "S"
8. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
9. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
10. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.



KEYNOTES:

- (E) 200a ELECTRICAL METER
- (E) CONCRETE LANDING, 2% SLOPE MAX. 7-3/4" MAX STEP.
- (N) 1-1/2" HANDRAIL @ 36". (N) 42" GUARD RAIL w/ PICKETS SPACED LESS THAN 4" O.C.
- (E) 3/4" WATER SHUTOFF
- (E) WATER HEATER
- (N) 1 HOUR FIRE WALL; 5/8" TYPE "X" GYP. BOARD CONT. TO ROOF SHEATHING
- NEW 1 HOUR LID AT CEILING TYP.
- (E) GAS FURNACE
- TILE SURROUND. TO 72" A.F.F. MIN.
- NEW CABINETS, APPLIANCES, FINISHES
- NEW 100 CFM MIN. HOOD EXHAUST. VENT TO EXTERIOR.
- 42" GUARD RAIL, PAINTED WOOD PICKETS LESS THAN 4" CLEAR
- 42" GUARD RAIL, STUCCO TO MATCH (E)
- DESERT CRETE OR EQ. DECK WATERPROOFING
- PENDANT LT. TBD BY OWNER
- CLOSET SHELIVING PER OWNER TYP.
- 1-1/2" HANDRAIL @ 36"



(N) 2nd FLOOR PLAN

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

LEGEND:

- | | |
|--|--|
| | (E) 2x4 WOOD FRAMED WALL, NO CHANGE |
| | (E) 2x4 WOOD WALL TO BE REMOVED |
| | (N) 2x4@16" o.c. WOOD FRAMED WALL (MAIN HOUSE) |
| | (N) 2x6@16" o.c. WOOD FRAMED WALL |
| | UNIT DELINEATION LINE |
| | 1 HOUR FIRE WALL; 5/8" TYPE "X" GYP. |

ELECTRICAL LEGEND:

- | | |
|---|---------------------------------------|
| (E) EXISTING LIGHTS | 110v OUTLET |
| 4" LED RECESSED CAN LIGHT (50 CFM MIN. OR 25 CFM CONT.) | SWITCHED 110v OUTLET |
| EXHAUST FAN | 220v OUTLET |
| SMOKE DETECTORS (HARD WIRED W/ BATT. B/U) | GFI OUTLET |
| CO DETECTORS | WP |
| WALL SCONCE | CLG/ FLOOR MOUNTED OUTLET |
| BAR LIGHT | SWITCH |
| BAR FIXTURE | 3-WAY SWITCH |
| UNDER-CABINET LIGHT | 4-WAY SWITCH |
| | HUMIDISTAT FAN CONTROL |
| | GARBAGE DISP. SWITCH, DED. 20a OUTLET |
| | OCCUPANT SENSOR SWITCH |

LIGHTING FIXTURE SCHEDULE					
FIXTURE	STYLE NO. & TYPE.	NUMBER & TYPE OF LAMPS	VOLTAGE	MOUNTING	REMARKS
"A"	HALO LIGHTING H550 RECESSED CAN	LED	120v	RECESSED	TRIM PER OWNER
"B"	HALO LIGHTING H550 RECESSED CAN	LED	120v	RECESSED	WET LOCATION TRIM, TBD BY OWN.
"C"	TBD BY OWNER	LED	120v	WALL MOUNT	MOTION DET.
"D"	CEILING LT. TBD BY OWNER	LED	120v	WALL MOUNT	TBD BY OWNER
"E"	CEILING LT. TBD BY OWNER	LED	120v	CEILING	TBD BY OWNER
"F"	CEILING LT. TBD BY OWNER	LED	120v	CEILING	TBD BY OWNER

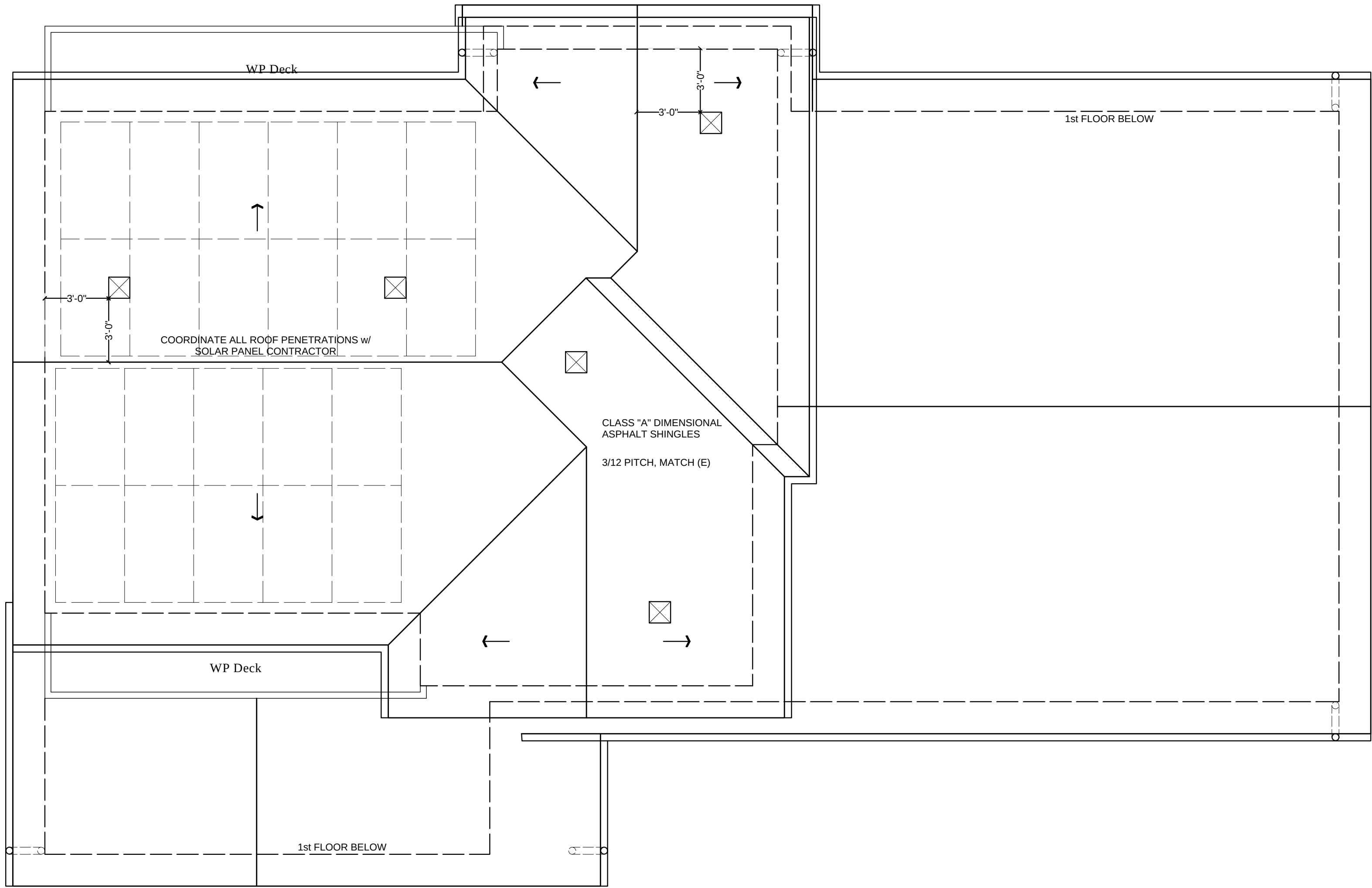
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Remodel & Addition for:
Prasad Residence
1395 Flores Street
Seaside, CA.

DATE 5/15/25
SCALE As Noted
DRAWN
JOB
SHEET

A-1.2
OF SHEETS



(N) ROOF PLAN
SCALE: 1/4" to 1'-0"

ATTIC VENTILATION:
RFTR. BLOCKS: 3 ~ 2" HOLES PER BAY = 3.92 sq in. PER L.F. EAVE
ZEPHYR ROOF VENTS = .6 sq (PER MAN.)
GABLE VENTS 10x12" = 0.83 sq'

REQ'D VENTILATION BY ZONE:

ZONE	AREA	VENTILATION
1st FLOOR	24 sq ft	1/150= 0.16 sq ft REQ'D
4.0 L.F. EAVE x 3.92 sq in/ L.F.		0.11 sq ft
1 ROOF VENTS		0.83 sq ft
TOTAL VENTILATION PROVIDED:		0.9 sq ft

2nd FLOOR	128 sq ft	1/150= 0.85 sq ft REQ'D
76 L.F. EAVE x 3.92 sq in/ L.F.		2.0 sq ft
5 ROOF VENTS		2.6 sq ft
TOTAL VENTILATION PROVIDED:		4.6 sq ft

R806.1 Ventilation required.
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air and shall be protected to prevent the entry of birds, rodents, snakes and other similar creatures.

LEGEND:

- (E) 2x4 WOOD FRAMED WALL, NO CHANGE
- (E) 2x4 WOOD WALL TO BE REMOVED
- (N) 2x4@16" o.c. WOOD FRAMED WALL (MAIN HOUSE)
- (N) 2x4@16" o.c. WOOD FRAMED WALL (ADU)
- (N) 2x6@16" o.c. WOOD FRAMED WALL
- UNIT DELINEATION LINE
- 1 HOUR FIRE WALL; 5/8" TYPE "X" GYP.

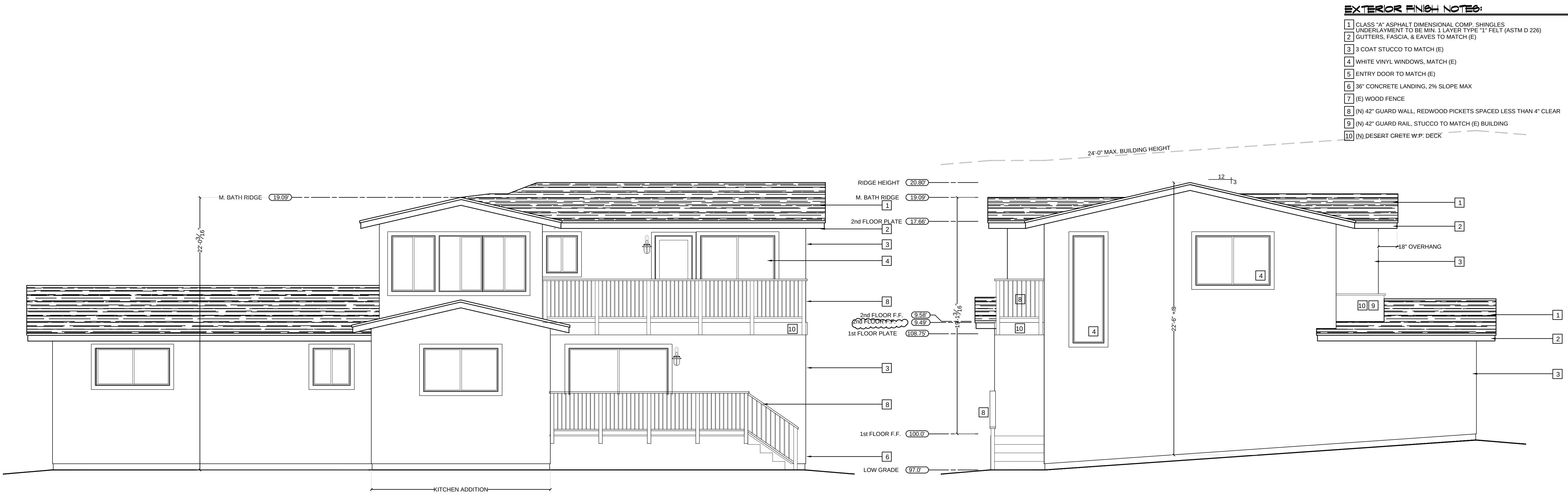
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Remodel & Addition for:
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Seaside, C.A.

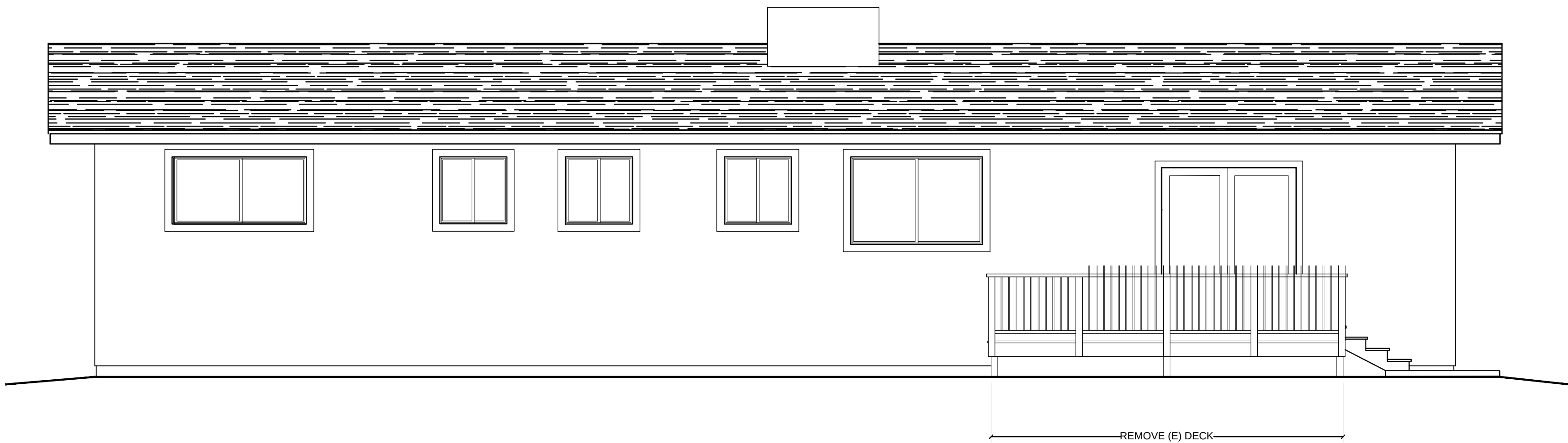
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OF SHEETS

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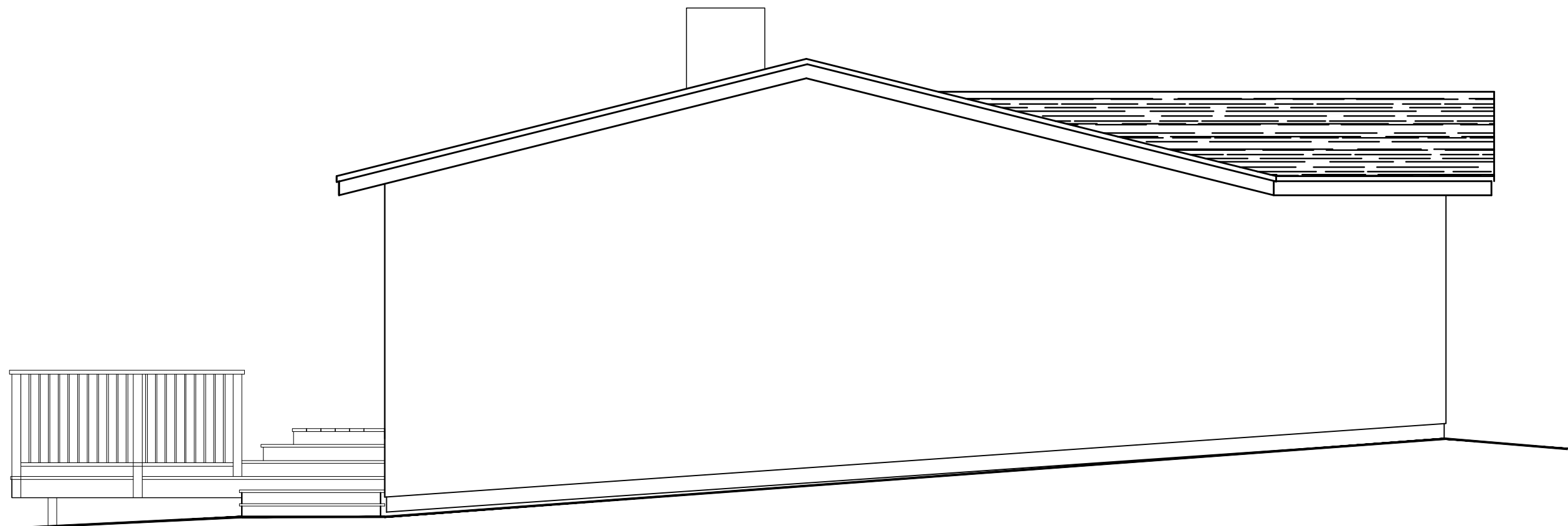


NEW WEST ELEV.
SCALE: 1/4" to 1'-0"

NEW SOUTH ELEV.
SCALE: 1/4" to 1'-0"



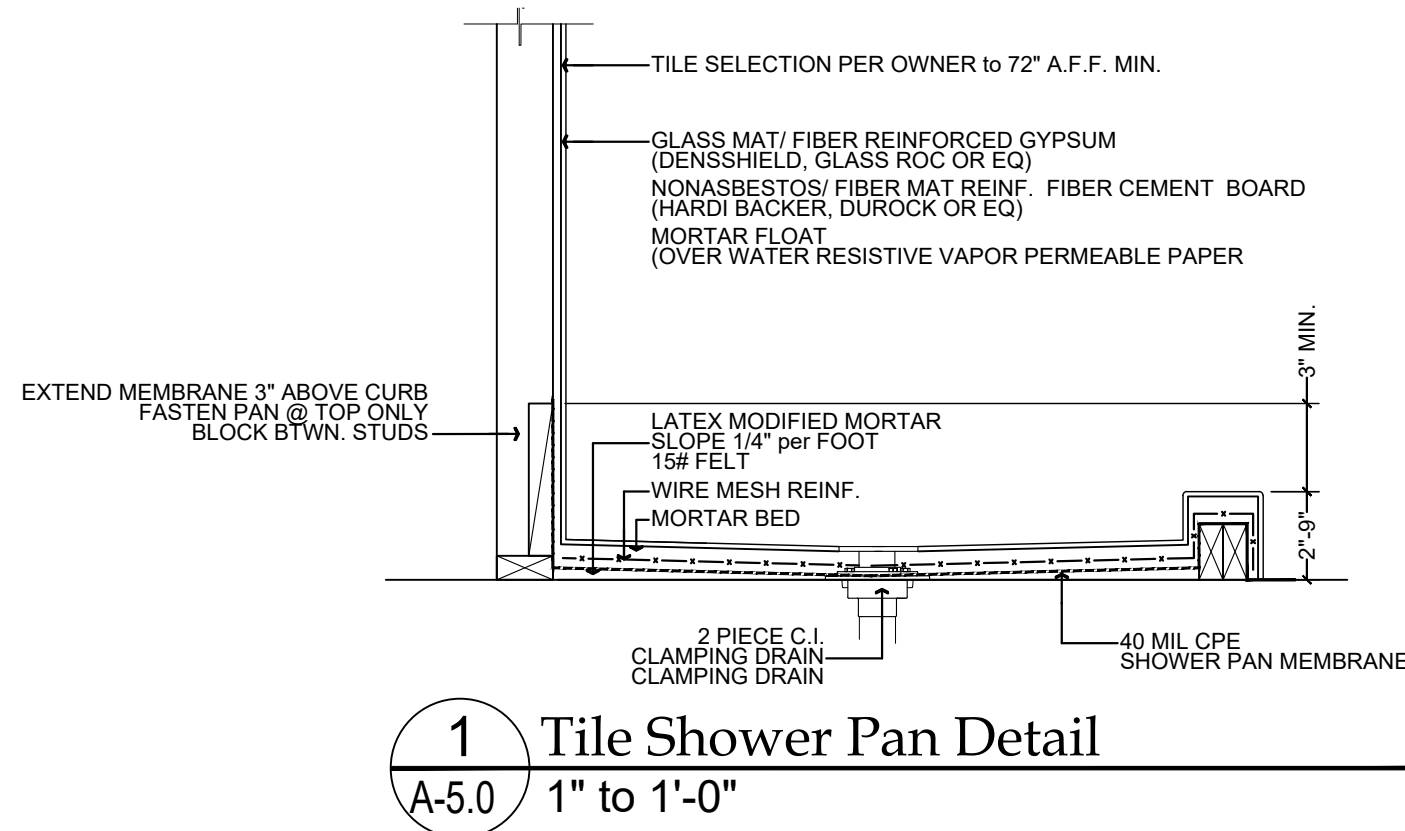
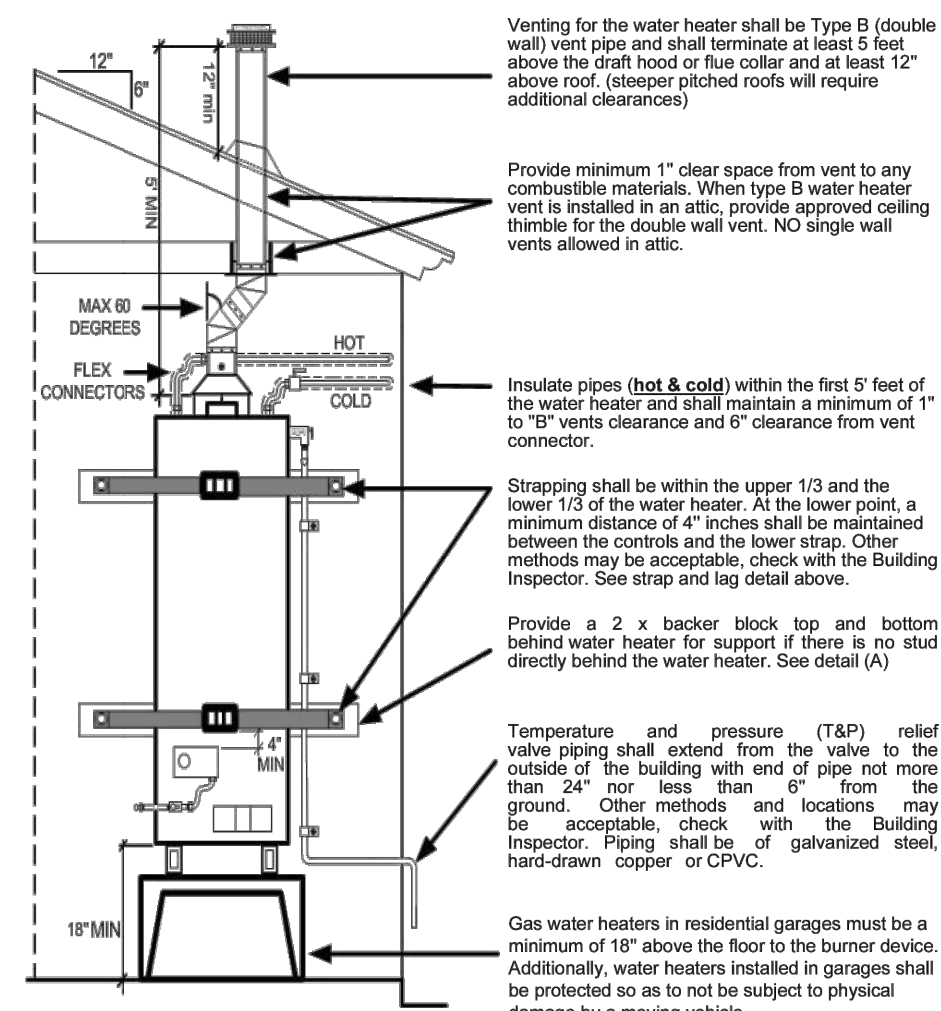
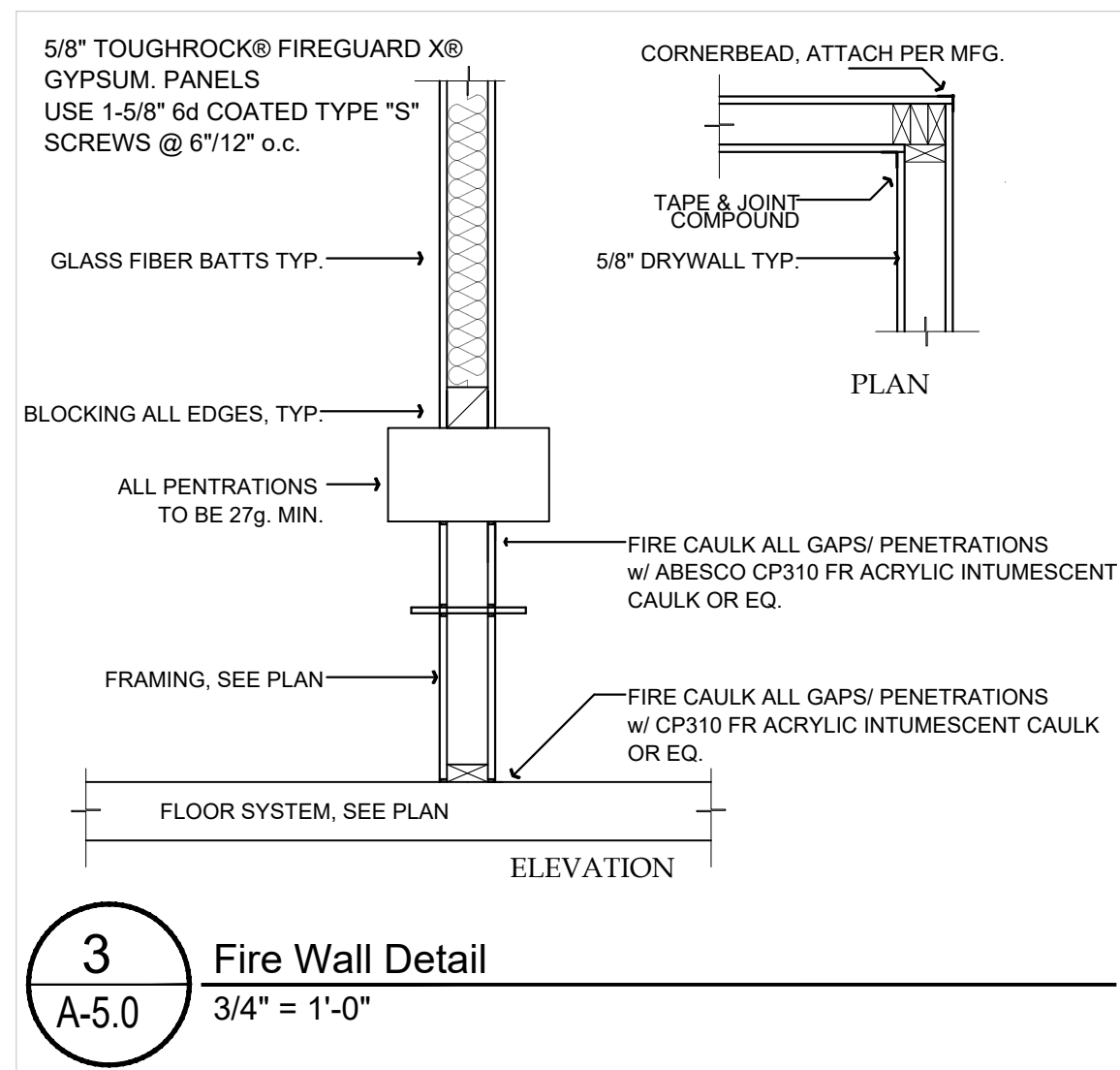
(E) WEST ELEV.
SCALE: 1/4" to 1'-0"



(E) SOUTH ELEV.
SCALE: 1/4" to 1'-0"

- EXTERIOR FINISH NOTES:**
- 1 CLASS "A" ASPHALT DIMENSIONAL COMP. SHINGLES UNDERLAYMENT TO BE MIN. 1 LAYER TYPE "1" FELT (ASTM D 226)
 - 2 GUTTERS, FASCIA, & EAVES TO MATCH (E)
 - 3 COAT STUCCO TO MATCH (E)
 - 4 WHITE VINYL WINDOWS, MATCH (E)
 - 5 ENTRY DOOR TO MATCH (E)
 - 6 36" CONCRETE LANDING, 2% SLOPE MAX
 - 7 (E) WOOD FENCE
 - 8 (N) 42" GUARD WALL, REDWOOD PICKETS SPACED LESS THAN 4" CLEAR
 - 9 (N) 42" GUARD RAIL, STUCCO TO MATCH (E) BUILDING
 - 10 (N) DESERT CRETE W.P. DECK

[illegible]



DOOR SCHEDULE, VERIFY ALL SIZES							
DOOR	DIMENSIONS (FIELD VERIFY)	TYPE	FRAME TYPE	TITLE 24			REMARKS
				U FACTOR	SHGC	EXT SHAD'G	
①	192" x 84"						TEMPERED GLASS OVERHEAD GARAGE DOOR
②	36" x 80"						FRONT DOOR
③	96" x 80"						TEMPERED GLASS SLIDING GLASS DOOR
④	36" x 80"						LAUNDRY ROOM DOOR, PROVIDE M.U. VENT
⑤	32" x 80"						30 MIN. HOUR DOOR, SELF CLS, SOLID CORE AIR TIGHT W/ THRESHOLD
⑥	24" x 80"						1st FLOOR BATH
⑦	32" x 80"						UTILITY ROOM
⑧	32" x 80"						BED ROOM 1
⑨	32" x 80"						BED ROOM 3
⑩	32" x 80"						BED ROOM 3
⑪	60" x 80"						BIPASS DOORS
⑫	32" x 80"						BED ROOM 2
⑬	60" x 80"						BIPASS DOORS
⑭	60" x 80"						BIPASS DOORS
⑮	30" x 80"						STAIR CLOSET
⑯	30" x 80"						MASTER BED
⑰	32" x 80"						MASTER BED
⑱	64" x 80"						BIPASS DOORS
⑲	64" x 80"						BIPASS DOORS
⑳	32" x 80"						BEDROOM 4
㉑	48" x 80"						BIPASS DOORS
㉒	48" x 80"						BIPASS DOORS
㉓	72" x 80"						TEMPERED GLASS FRENCH DOOR
㉔	30" x 80"						BATH 2
㉕	24" x 80"						TEMPERED GLASS, SHOWER ENCLOSURE SHOWER DOOR
㉖	22" x 30"						INSULATED ATTIC ACCESS
㉗	36" x 84"						TEMPERED GLASS
㉘							
㉙							
㉚							

1. DOORS AND WINDOWS TO HAVE U-VALUE OF 0.30 MIN.
2. PERM. LABELS PER CBC SECT. 2406.2 SHALL IDENTIFY EACH DOOR LIGHT AS HAVING SAFETY GLAZING
3. EGRESS FROM SLEEPING ROOMS:
 - MIN. NET CLR. OPENING: 24" h.
 - MIN. NET CLR. OPENING: 20" w.
 - MIN. NET CLR. OPENING: 5.7 sq.
 - SILL HEIGHTS NOT TO EXCEED 42" ABOVE F.F.
4. DOORS AND WINDOWS TO HAVE TEMPERED GLAZING ON AT LEAST ONE SIDE OF GLAZING UNIT

WINDOW SCHEDULE_VERIFY ALL SIZES							
WINDOW	DIMENSIONS (FIELD VERIFY)	TYPE	FRAME TYPE	TITLE 24			REMARKS
				U FACTOR	SHGC	EXT SHADING	
(A)	96" x 48"	XOX					LIVING ROOM
(B)	90" x 36"	XO					EGRESS WINDOW (E) BEDROOM 1
(C)	72" x 36"	XO					EGRESS WINDOW (E) BEDROOM 2
(D)	72" x 36"	XO					EGRESS WINDOW (E) BEDROOM 3
(E)	36" x 36"	XO					TEMPERED GLASS (E) BATH 1
(F)	60" x 36"	XO					(N) KITCHEN TEMPERED GLASS
(G)	30" x 36"	CASE					(N) STAIR
(H)	72" x 48"	XO					EGRESS WINDOW (N) BEDROOM 4
(I)	72" x 48"	XO					EGRESS WINDOW (N) BEDROOM 4
(J)	72" x 48"	XO					EGRESS WINDOW (N) MASTER BEDROOM
(K)	42" x 54"	XO					(N) MASTER BEDROOM
(L)	42" x 54"	XO					(N) MASTER BEDROOM
(M)	42" x 54"	XO					(N) MASTER BEDROOM
(N)	30" x 36"	XO					(N) MASTER BATHROOM
(O)	72" x 30"	FIXED					(N) STAIRS, TEMPERED GLASS
(P)	30" x 104"	FIXED					(N) STAIRS, TEMPERED GLASS
(Q)	72" x 48"	XO					(N) FAMILY ROOM
(R)							

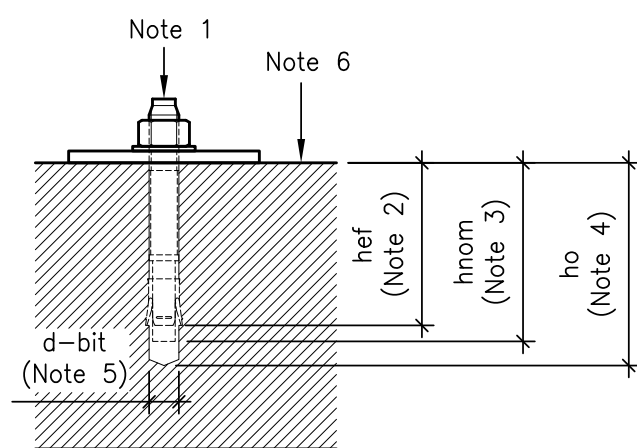
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Remodel & Addition for:
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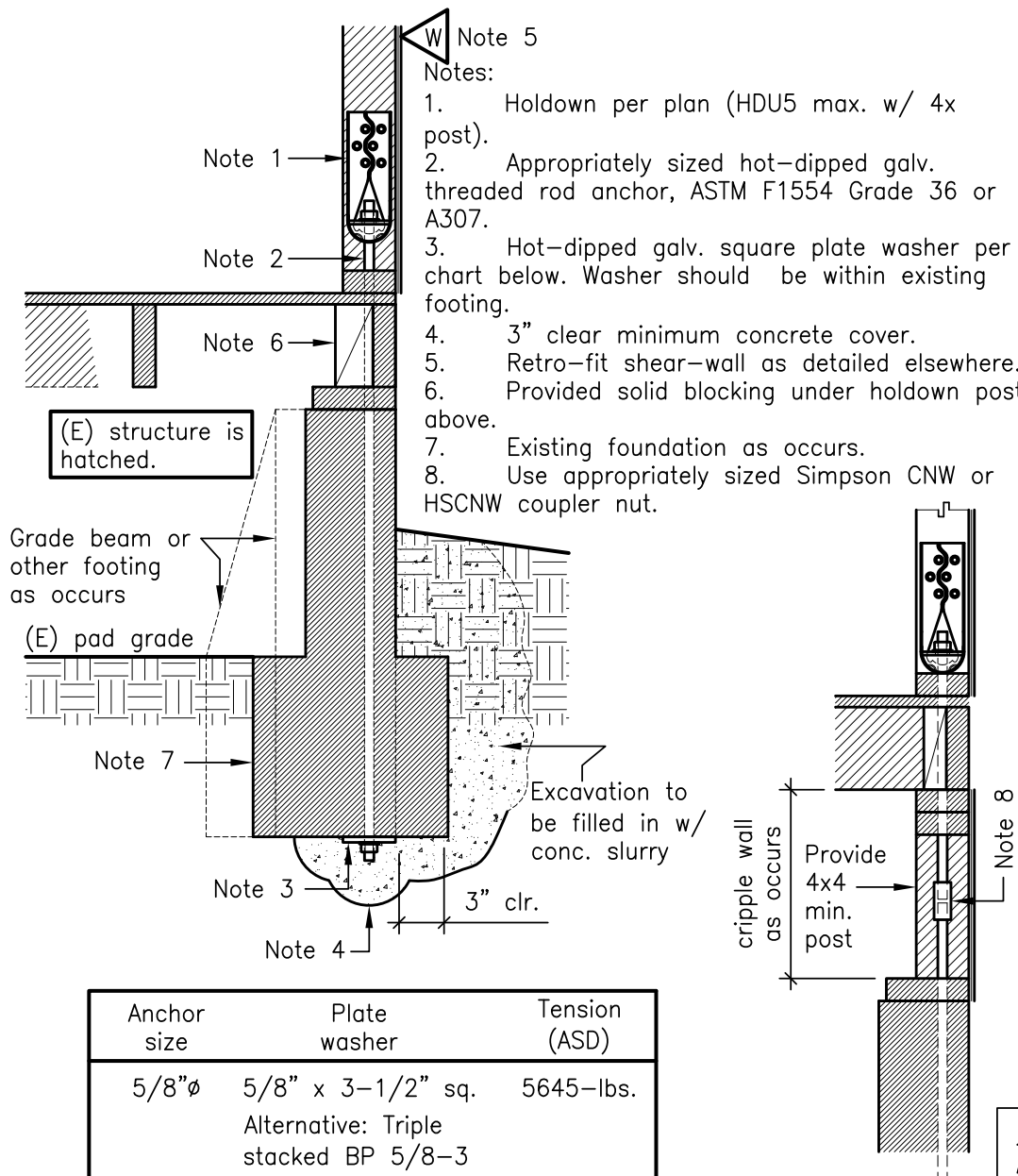
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- Notes:
1. Seismic approved mechanical anchors to be installed per appropriate ICC-ES ESR report, which requires special inspection and specifies correct installation torque.
 2. Effective embedment per SMSE calculations.
 3. Nominal embedment in field as specified by SMSE.
 4. Minimum hole depth as specified in ICC-ES ESR report.
 5. Nominal bit diameter as specified in ICC-ES ESR report.
 6. Existing concrete surface.
 7. Contractor to have appropriate ICC-ES ESR report on job site at all times.

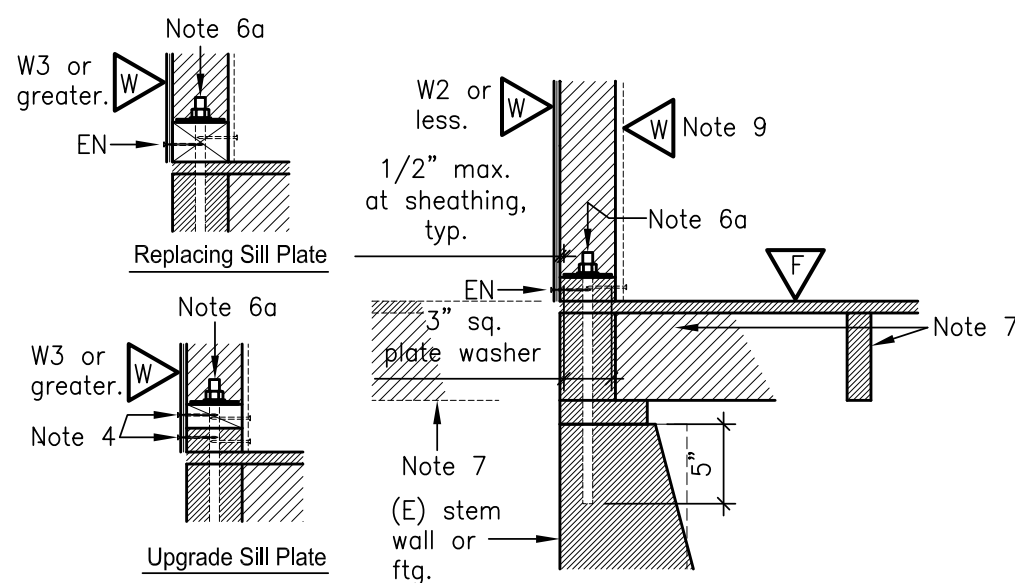


Schematic mechanical anchor guidelines per ESR report.

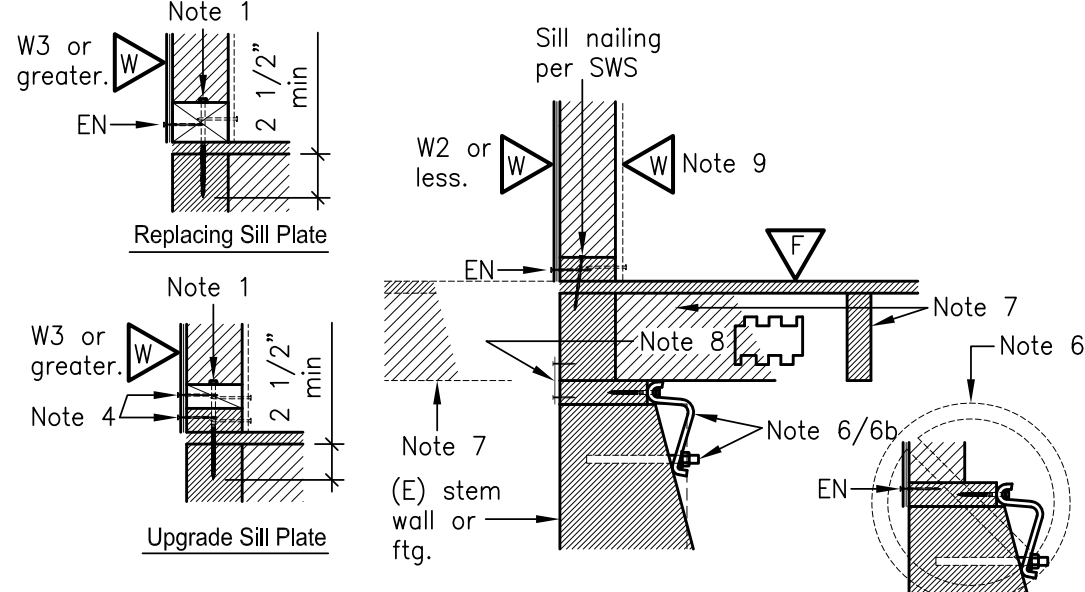
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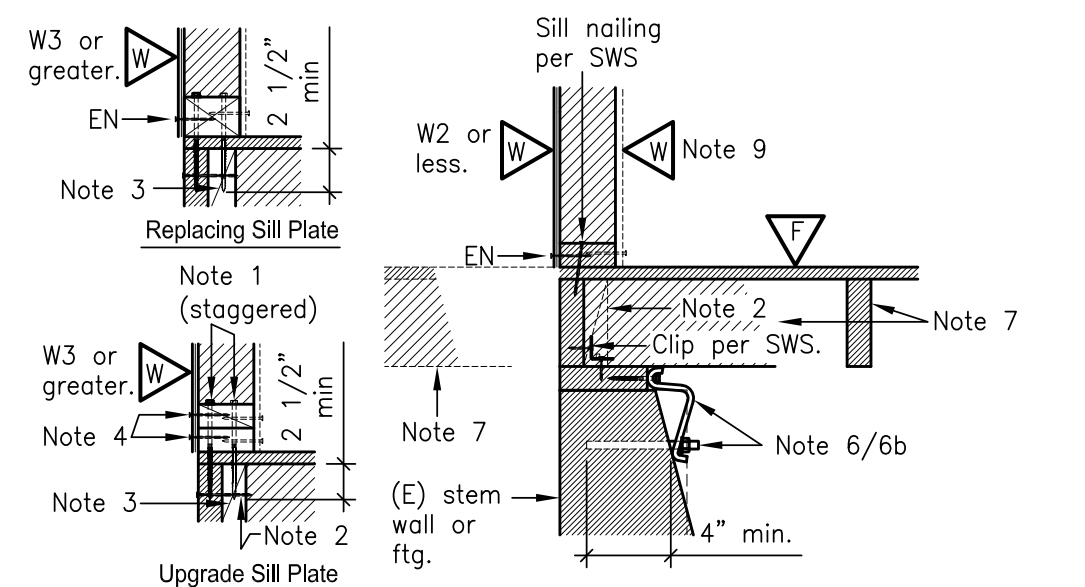
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OPTION-1: 4x rim joist or blocking condition (A.B.) (see Note 6a)



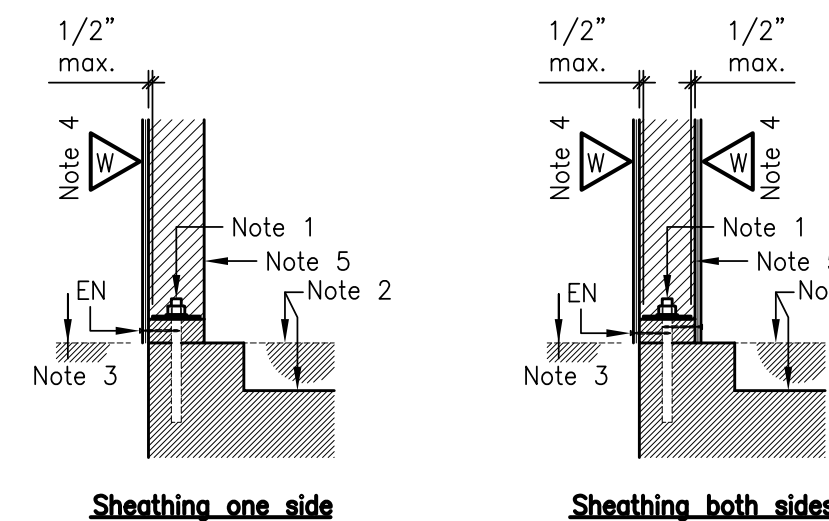
OPTION-2: 4x rim joist or blocking condition (URFP)



OPTION-3: 2x rim joist or blocking condition (URFP)

- Notes:
1. When 3x sill is specified: replace existing 2x sill with new 3x sill or upgrade to equivalent 3x by adding new 2x blocking on top of existing sill at each bay attached with nails/screws per SWS (minimum two nails/screws per blocking).
 2. Provide solid blocking under post and holdowns above. Add solid blocking for entire length where W3 shear-wall or higher occurs above. New blocking to be attached to existing rim/blocking per SWS sill specifications.
 3. Add blocking as required for sill screws above. Nailing per Note 2 above.
 4. Edge nailing (EN) staggered. New or existing nails to be staggered.
 5. Existing structure shown hatched.
 6. URFP foundation plate with two epoxy anchored 1/2\"/>
 - 6a. 5/8\"/>
 - 6b. If shear-wall EN occurs at the other side of mud-sill, UFRP option is NOT applicable, i.e. wall sheathing and UFRP to be in same side.
 7. Floor framing as/if occurs.
 8. May substitute LTP4: clips for A34 and A35 clips per SWS.
 9. Wall sheathing may occur at either side of wall studs per plan.
 10. Epoxy to be Simpson "SET-XP" epoxy (ICC-ES ESR-2508).
 11. Post-installed anchors to be either: Red Head "Trubolt+" wedge anchors (ICC ESR-2427), Hilti Kwik bolt T22 (ICC ESR-4266) or Simpson Strong-bolt 2 (ICC-ES ESR-3037). Special observation is required.

15



- Notes:
1. Attach existing sill per SWS with epoxied anchor bolt with plate washer. Use Simpson "SET-XP" epoxy (ICC-ES ESR-2508). For retrofit anchor bolts, see other detail elsewhere.
 2. Top of existing concrete slab as occurs.
 3. Top of slab as/if occurs for interior conditions.
 4. New sheathing on existing walls per SWS. Sheathing may occur on either side of wall for single sided shear-walls.
 5. Existing structure shown hatched.

20

- Notes:
1. Epoxy to be Simpson "SET-XP" epoxy; install per ICC-ES ESR-2508 specifications. Mechanical anchors to be 1/2\"/>
 2. Special inspection required for both epoxy and mechanical anchors. 40 ft-lb installation torque required for Hilti. Effective minimum embedment (hef) is specified for Hilti; refer to ICC-ES ESR report for required hole depth.
 3. One Simpson "UFP" universal foundation plate is equivalent to one 5/8\"/>
 4. Use two 1/2\"/>
 5. Use plate washer per SWS anchor detailing elsewhere. For oversized hole in mudsill, use "Simpson" BP5/BSKT or filled epoxy overflowed.

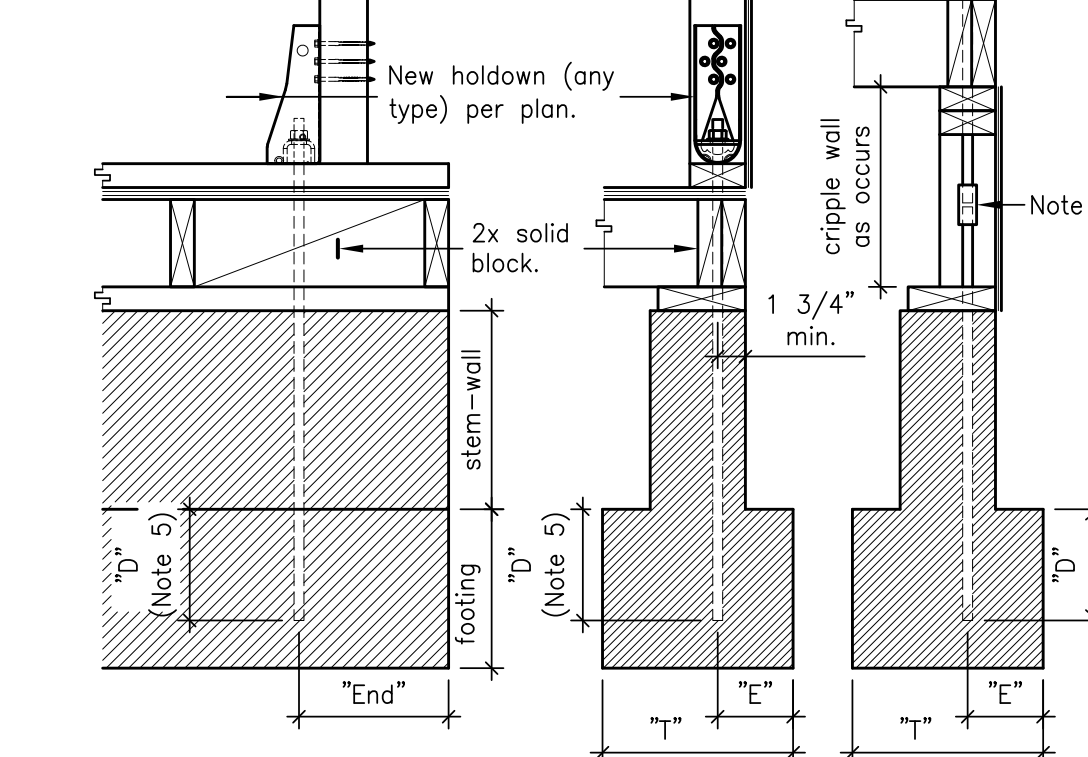
Anchor threaded rod diameter	Drill bit diameter	Embedment depth "D"	Edge distance "E"	End distance	Allowable shear 2x plate	Allowable shear 3x plate
5/8"	3/4"	5"	1-3/4"	7-1/2"	791-lbs	791-lbs
3/4"	7/8"	6"	1-3/4"	9"	1148-lbs	1148-lbs

Concrete failure governs.

9

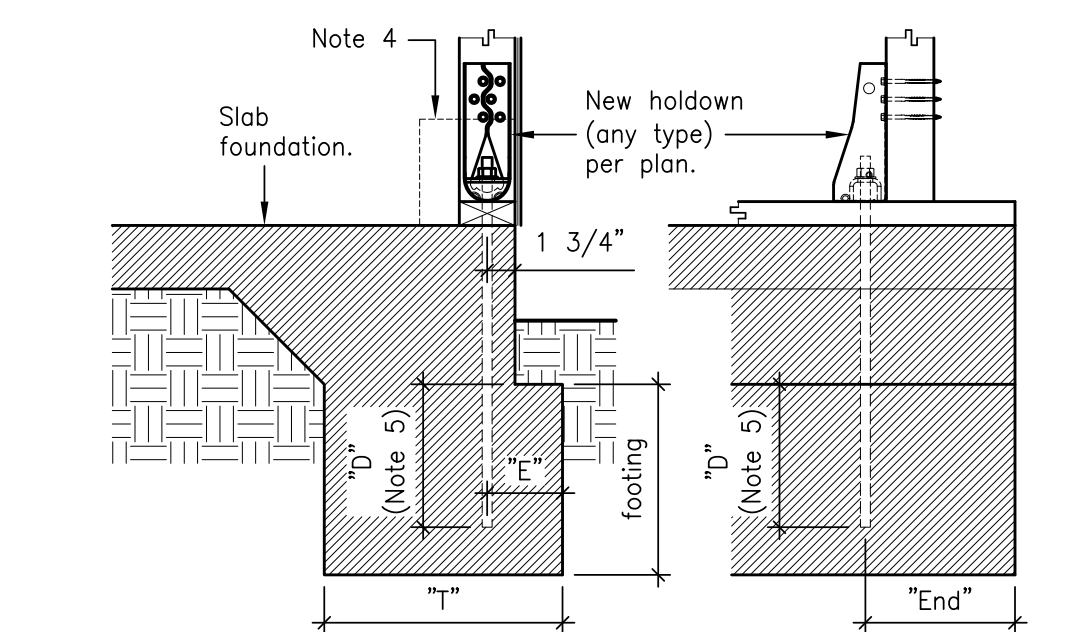
Hold down rod embedment begins at top of footing NOT top of concrete. See dimension "D" below.

- Notes:
1. Epoxy preparation and application per manufacturer's recommendations with special inspection provided by certified testing agency. Some jurisdictions allow Engineer or Architect of record to perform this duty.
 2. Use Simpson "SET-XP" epoxy (ICC-ES ESR-2508) for anchorage of new holddown anchors to existing concrete foundation.
 3. Use appropriately sized Simpson CNW or HSCNW coupler nut.
 4. Disregard curbs when determining depth for epoxy.
 5. Only epoxy here, do not epoxy in stem-wall, or curb above.



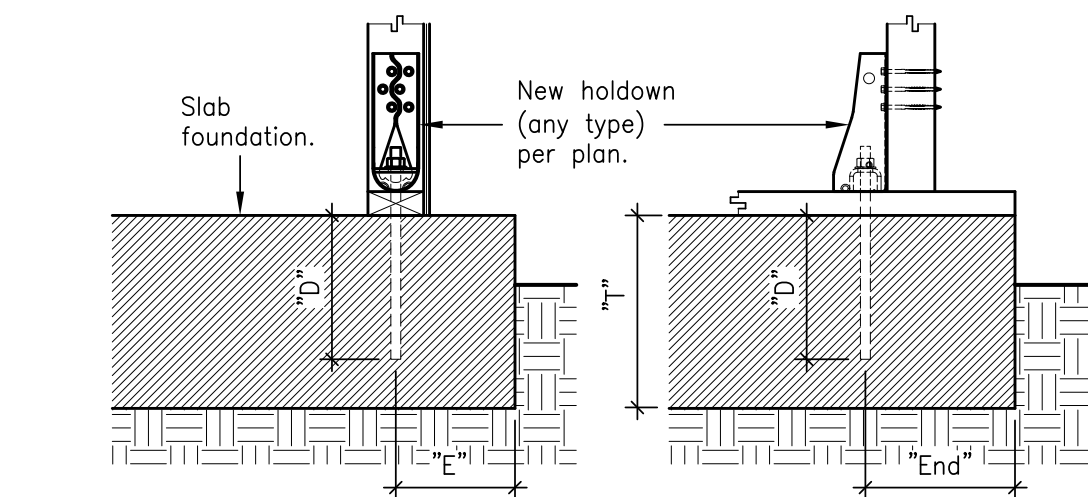
Retrofit holddown in (E) T-footing

Anchor location	Holddown anchor	Drill bit diameter	Embedment depth "D"	Edge distance "E"	End distance	Min. fig. thickness "T"	(ASD) Allowable uplift
Perimeter Footing	5/8" rod	3/4"	9"	4-3/4"	14"	12"	1400 lbs.



Retrofit holddown in (E) slab footing

Anchor location	Holddown anchor	Drill bit diameter	Embedment depth "D"	Edge distance "E"	End distance	Min. fig. thickness "T"	(ASD) Allowable uplift
Perimeter Footing	5/8" rod	3/4"	9"	4-3/4"	14"	12"	1400 lbs.



Retrofit holddown in (E) interior slab

Anchor location	Holddown anchor	Drill bit diameter	Embedment depth "D"	Edge distance "E"	End distance	Slab thickness "T"	(ASD) Allowable uplift
Interior Slab	5/8" rod	3/4"	5-1/2"	6"	6"	12"	1400 lbs.
Interior Slab	5/8" rod	3/4"	10-1/2"	6"	6"	14"	3200 lbs.

12

Not Used

6

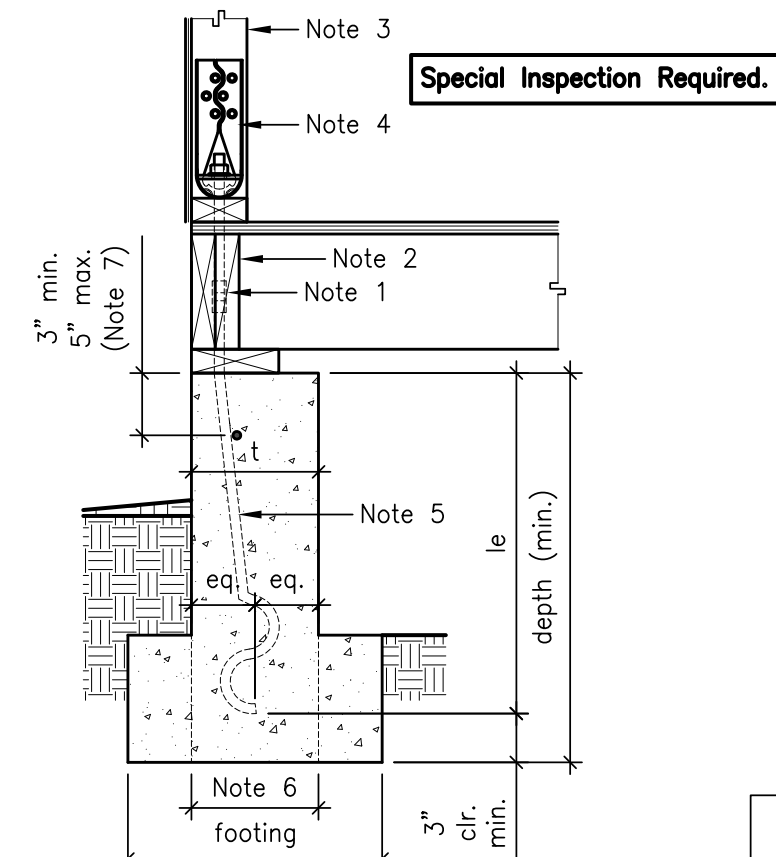
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SSTB Anchor Detail

Holddown Type	Anchor bolt Type	le	t (min.)	Uplift (ASD)
HDU2	5/8" SSTB24	20 1/2"	6"	3,075-lbs.
HDU5	5/8" SSTB28 1/2	24 1/2"	8"	5,645-lbs.
HDU8	5/8" SSTB28	24 1/2"	8"	6,395-lbs.

- Notes:
1. Coupler nut with witness hole as/if required.
 - 1a. Use "Simpson" transition coupler CNW 3/4 - 5/8 for different threaded rod size.
 2. Add 2x minimum solid blocking under post above as required.
 3. Holddown post as specified per SWS. Provide EN full height on post.
 4. Holddown per plan (HDU2 shown).
 5. Simpson SSTB holddown anchor. Install anchor per ICC-ES ESR-2611 specifications.
 - 5a. Special inspection for layout and installation shall be performed by project engineer before pouring concrete.
 6. Grade-beam where occurs; 8" min. width.
 7. Additional #4 rebar x 36" long required.



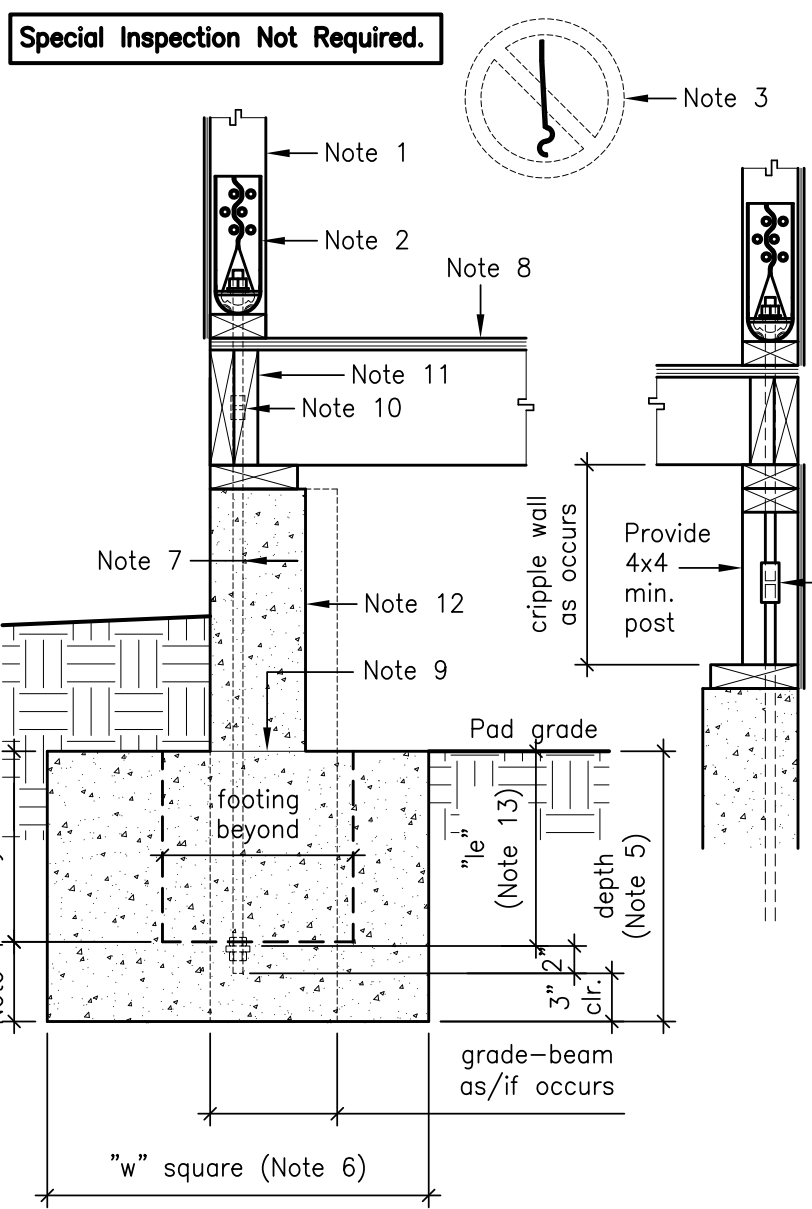
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Holddown in new T-footing: cast-in-place condition

Holddown Type	Holddown Anchor Type	Stud	le (embed.)	w (ftg. size)	Washer	Allowable (ASD)
HDU2, HD3B,	5/8" ASTM A36 threaded rod	4x	7"	20"	3/8" x 1-1/2" sq.	3,075#
HDU5, HD5B	5/8" ASTM A36 threaded rod	4x	7"	20"	3/8" x 1-1/2" sq.	5,645#
HDU8, HD9B	7/8" ASTM A36 threaded rod	Varies from 4x to 6x	9"	28"	3/8" x 2-1/4" sq.	6,970#
HDU11	1" ASTM A36 threaded rod	6x	11"	34"	3/8" x 2-3/4" sq.	9,535#
HDU14, HD12	1" ASTM A36 threaded rod	6x	11"	34"	3/8" x 2-3/4" sq.	14,220#
HD19	1-1/4" ASTM A36 threaded rod	6x	15"	46"	1/2" x 3" sq.	19,070#

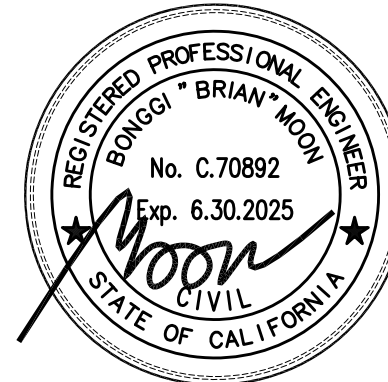
- Notes:
1. 4x post minimum (u.n.o. on plan) with EN full height per SWS specifications.
 2. Holddown per plan.
 3. Simpson SSTB or SSTBL holddown anchor (ICC ESR-2611) as shown in detail 8/- is NOT to be used on the jobsite without special approval from SMSE.
 4. IMPORTANT CONTRACTOR: Deepen footing as required per chart above.
 5. Depth shall not be less than specified footing depth per Footing Dimension Detail.
 6. Footing size not in plan for clarity. Provide #5 rebars at 12" on center grid 2" clear from footing top and 3" clear from footing bottom, not shown in detail clarity.
 7. "Simpson" galv. PAB, or equivalent, threaded rod, Fu=58 ksi, anchor with two hex nuts and square plate per chart above. Provide 3" concrete cover.
 8. Raised wood-framed floor per plan.
 9. Cold joint as/if occurs.
 10. Coupler nut with witness hole as/if required.
 11. Add 2x minimum solid blocking unless 4x minimum rim/blocking is already provided.
 12. Concrete stem-wall as occurs.
 13. "le" is the required embedment length in footing (starting below the stem wall).
 14. Use appropriately sized Simpson CNW or HSCNW coupler nut.



4

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2-story Addition & Remodel Single Family Dwelling

1395 Flores Street, Seaside, CA 93955

ARCHITECT/DESIGNER:

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December 12, 2023

Revisions		
No.	Date	Description

Job Number: 10213-23 Drawn By: Mario A. Aguirre

Designed By: Mario A. Aguirre Checked By: Moon

Sheet Title:
Holddown Details

Sheet Number:
S1.1

Not Used

17

Not Used

18

Not Used

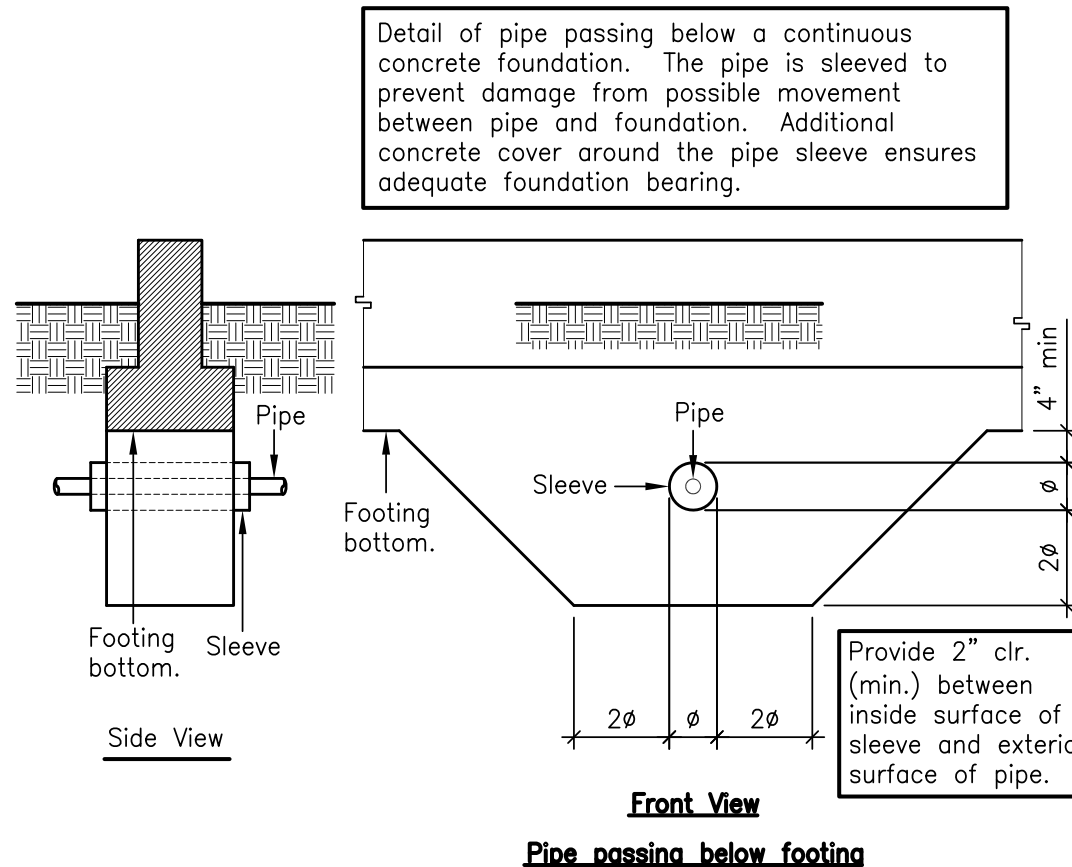
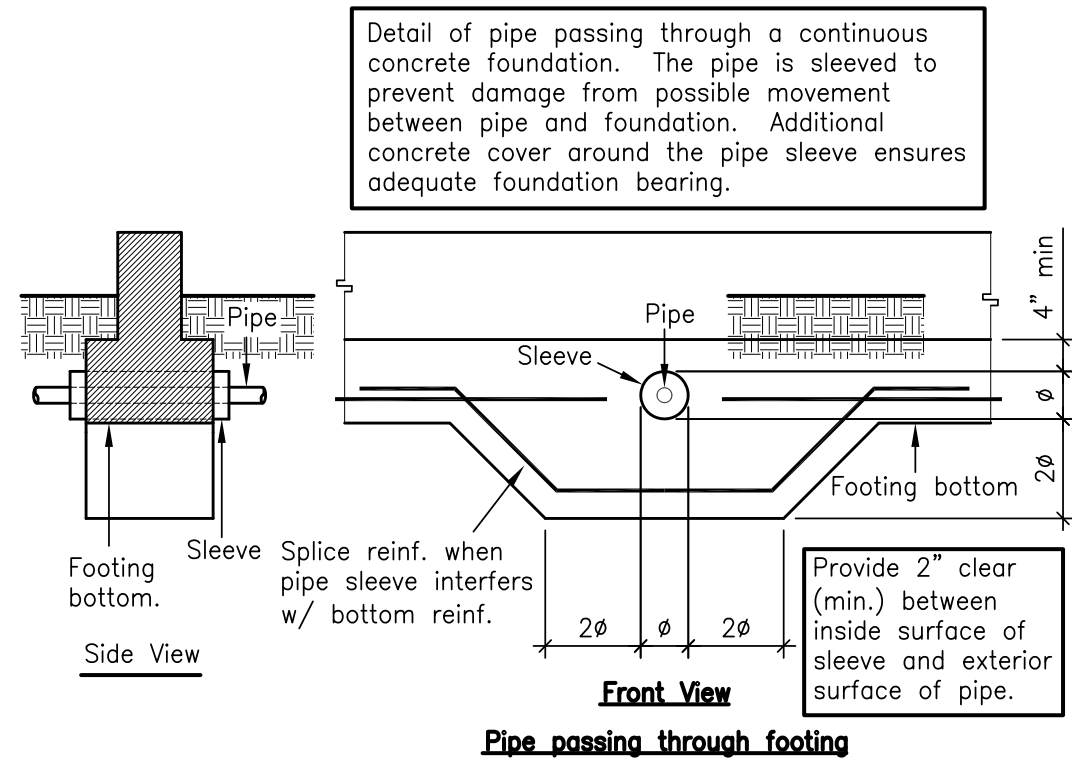
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ACI TABLE 19.3.1.1 - EXPOSURE CATEGORIES AND CLASSES			
Category	Class	Condition	
Freezing and thawing (F)	F0	Concrete not exposed to freezing-and-thawing cycles	
	F1	Concrete exposed to freezing-and-thawing cycles with limited exposure to water	
	F2	Concrete exposed to freezing-and-thawing cycles with frequent exposure to water	
	F3	Concrete exposed to freezing-and-thawing cycles with frequent exposure to water and exposure to deicing chemicals	
Sulfate (S)		Water-soluble sulfate (SO_4^{2-}) in soil, percent by mass ^[1]	Dissolved sulfate (SO_4^{2-}) in water, ppm ^[2]
	S0	$\text{SO}_4^{2-} < 0.10$	$\text{SO}_4^{2-} < 150$
	S1	$0.10 \leq \text{SO}_4^{2-} < 0.20$	$150 \leq \text{SO}_4^{2-} < 1500$ or seawater
	S2	$0.20 \leq \text{SO}_4^{2-} \leq 2.00$	$1500 \leq \text{SO}_4^{2-} \leq 10,000$
	S3	$\text{SO}_4^{2-} > 2.00$	$\text{SO}_4^{2-} > 10,000$
In contact with water (W)	W0	Concrete dry in service	
	W1	Concrete in contact with water and low permeability is not required	
Corrosion protection of reinforcement (C)	C0	Concrete dry or protected from moisture	
	C1	Concrete exposed to moisture but not to an external source of chlorides	
	C2	Concrete exposed to moisture and an external source of chlorides from deicing chemicals, salt, brackish water, seawater, or spray from these sources	

- [1] Percent sulfate by mass in soil shall be determined by ASTM C1580.
[2] Concentration of dissolved sulfates in water, in ppm, shall be determined by ASTM D516 or ASTM D4130.



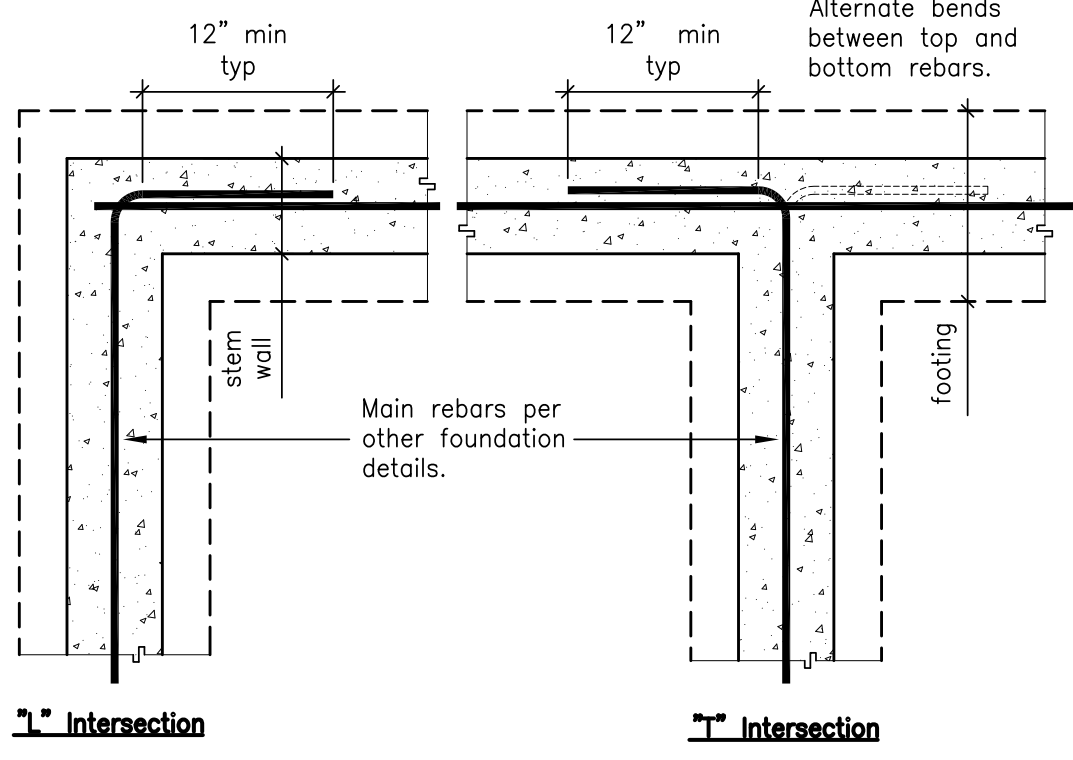
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16

ACI TABLE 19.3.2.1 - REQUIREMENTS FOR CONCRETE BY EXPOSURE CLASS					
Exposure class	Maximum w/cm ^{[1][2]}	Minimum f' _c , psi	Additional requirements		Limits on cementitious material
			Air content		
F0	N/A	2500	N/A		N/A
F1	0.55	3500	Table 19.3.3.1 for conc. or Table 19.3.3.3 for shotcrete		N/A
F2	0.45	4500	Table 19.3.3.1 for conc. or Table 19.3.3.3 for shotcrete		N/A
F3	0.40 ^[3]	5000 ^[3]	Table 19.3.3.1 for conc. or Table 19.3.3.3 for shotcrete		26.4.2.2(b)
			Cementitious materials ^[4] - Types		Calcium chloride admixture
			ASTM C150	ASTM C595	
S0	N/A	2500	No type restriction	No type restriction	No type restriction
S1	0.5	4000	[5][6]	Types IP, IS, or IT with (MS) designation	MS
S2	0.45	4500	[6]	Types IP, IS, or IT with (HS) designation	HS
Option 1	0.45	4500	V plus pozzolan or slag cement ^[7]	Types with (HS) designation plus pozzolan or slag cement ^[7]	HS plus pozzolan or slag cement ^[7]
	0.40	5000	V [8]	Types with (HS) designation	HS
W0	N/A	2500	None		None
W1	N/A	2500	26.4.2.2(d)		None
			Maximum water-soluble chloride ion (Cl ⁻) content in concrete, percent by mass of cementitious materials ^{[9][10]}		Additional provisions
			Nonprestressed concrete	Prestressed concrete	
C0	N/A	2500	1.00	0.06	None
C1	N/A	2500	0.30	0.06	None
C2	0.40	5000	0.15	0.06	Concrete cover ^[11]

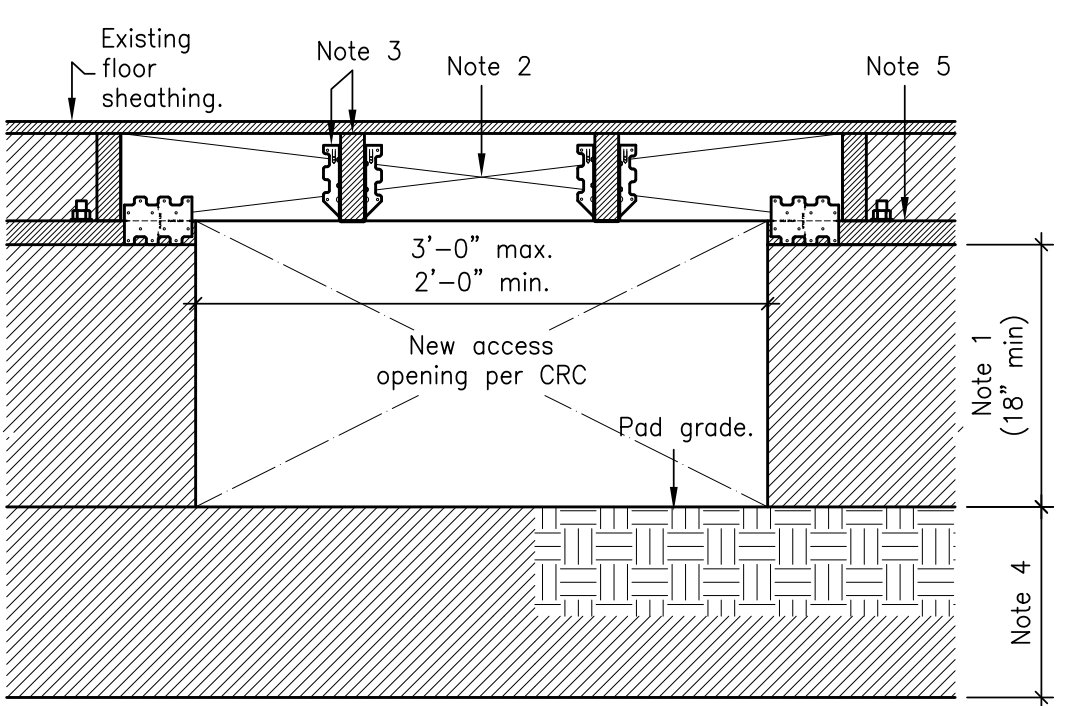
- [1] The w/cm is based on all cementitious and supplementary cementitious materials in the concrete mixture.
[2] The maximum w/cm limits do not apply lightweight concrete.
[3] For plain concrete, the maximum w/cm shall be 0.45 and the minimum f'_c shall be 4500 psi.
[4] Alternative combinations of cementitious materials to those listed for all sulfate exposure classes when tested for sulfate resistance and meeting the criteria in 26.4.2.2(c).
[5] For seawater exposure, other types of portland cements with tricalcium aluminate (C_3A) contents up to 10 percent are permitted if the w/cm does not exceed 0.40.
[6] Other available types of cement such as Type I or Type III are permitted in Exposure Classes S1 or S2 if the C_3A contents are less than 8 percent for Exposure Class S1 or S2 if C_3A contents are less than 8 percent for Exposure Class S1 or less than 5 percent for Exposure Class S2.
[7] The amount of the specific source of the pozzolan or slag cement to be used shall be at least the amount that has been determined by service record to improve sulfate resistance when used in concrete containing Type V cement. Alternatively, the amount of the specific source of the pozzolan or slag cement to be used shall be at least the amount tested in accordance with ASTM C1012 and meeting the criteria in 26.4.2.2(c).
[8] If Type V cement is used as the sole cementitious materials, optional sulfate resistance requirement of 0.040 percent maximum expansion in ASTM C150 shall be specified.
[9] The mass of supplementary cementitious material used in determining the chloride content shall not exceed the mass of the portland cement.
[10] Criteria for determination of chloride content are in 26.4.2.2.
[11] Concrete cover shall be in accordance with 20.5.

10



Typical lapping detail.

11



- Notes:
1. Existing foundation stem-wall as occurs.
2. New 4x floor girder with LTP4 clip at both side of beam at each end, unless existing 4x rim joist occurs and isn't spliced over new access.
3. Existing floor joists with w/ appropriately-sized LUS hanger per plan.
4. Existing foundation footing as occurs to remain intact.
5. Existing mudsill as occurs.

Typ. foundation access detail

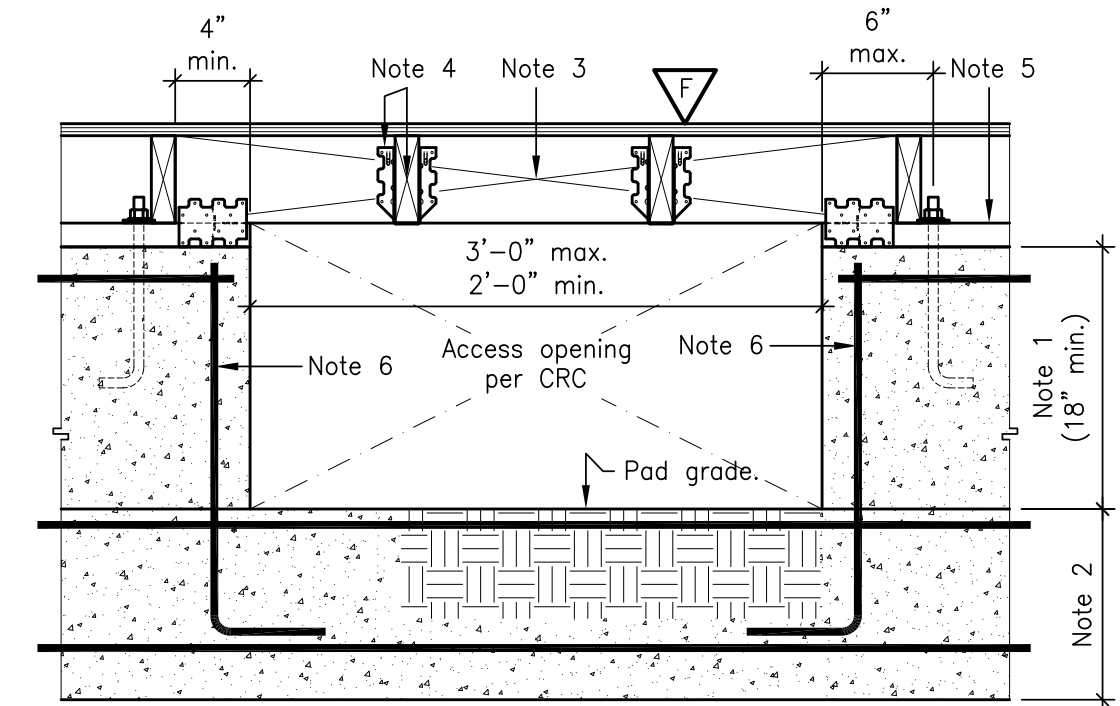
12

ACI TABLE 25.3.1 STANDARD HOOK GEOMETRY FOR DEVELOPMENT OF DEFORMED BARS IN TENSION				
Type of standard hook	Bar size	Min. inside bend diameter (in.)	Straight extension ^[1] l_{ext} (in.)	Type of standard hook
90-degree hook	No. 3 through No. 8	6d _b	12d _b	
	No. 9 through No. 11	8d _b		
	No. 14 and No. 18	10d _b		
180-degree hook	No. 3 through No. 8	6d _b	Greater of 4d _b and 2.5 in.	
	No. 9 through No. 11	8d _b		
	No. 14 and No. 18	10d _b		

- [1] A standard hook for deformed bars in tension includes the specific inside bend diameter and straight extension length. It shall be permitted to use a longer straight extension at the end of a hook. A longer extension shall not be considered to increase the anchorage capacity of the hook.

ACI TABLE 25.3.2 MINIMUM INSIDE BEND DIAMETERS AND STANDARD HOOK GEOMETRY FOR STIRRUPS, TIES, AND HOOPS				
Type of standard hook	Bar size	Min. inside bend diameter (in.)	Straight extension ^[1] l_{ext} (in.)	Type of standard hook
90-degree hook	No. 3 through No. 5	4d _b	Greater of 6d _b and 3 in.	
	No. 6 through No. 8	6d _b	12d _b	
135-degree hook	No. 3 through No. 5	4d _b	Greater of 6d _b and 3 in.	
	No. 6 through No. 8	6d _b		
180-degree hook	No. 3 through No. 5	4d _b	Greater of 4d _b and 2.5 in.	
	No. 6 through No. 8	6d _b		

- [1] A standard hook for stirrups, ties and hoops includes the specific inside bend diameter and straight extension length. It shall be permitted to use a longer straight extension at the end of a hook. A longer extension shall not be considered to increase the anchorage capacity of the hook.



- Notes:
1. Foundation stem-wall as detailed elsewhere.
2. Foundation footing as detailed elsewhere.
3. 4x floor girder w/ LTP4 clip at both side of beam at each end.
4. Floor joists w/ appropriately-sized LUS hanger per plan.
5. Mudsill as detailed elsewhere.
6. #5 dowels required at edge of stem-wall as shown.
7. Foundation reinforcing as detailed elsewhere.
8. This detail is applicable for (E) stem-wall knockdown w/o new ftg.

Typ. foundation access detail

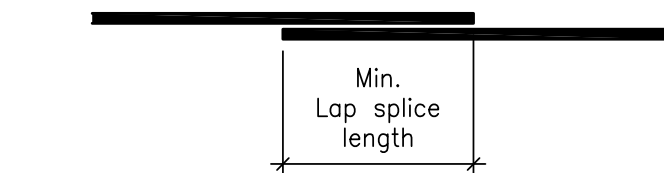
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Concrete Reinforcing Steel (conversion table)

Inch-Pound Bar Size	Nominal Diameter	Soft Metric Bar Size
#3	0.375" - 9.5 mm	#10
#4	0.500" - 12.7 mm	#13
#5	0.625" - 15.9 mm	#16
#6	0.750" - 19.1 mm	#19
#7	0.875" - 22.2 mm	#22
#8	1.000" - 25.4 mm	#25
#9	1.128" - 28.7 mm	#29
#10	1.270" - 32.3 mm	#32
#11	1.410" - 35.8 mm	#36
#14	1.693" - 43.0 mm	#43
#18	2.257" - 57.3 mm	#57

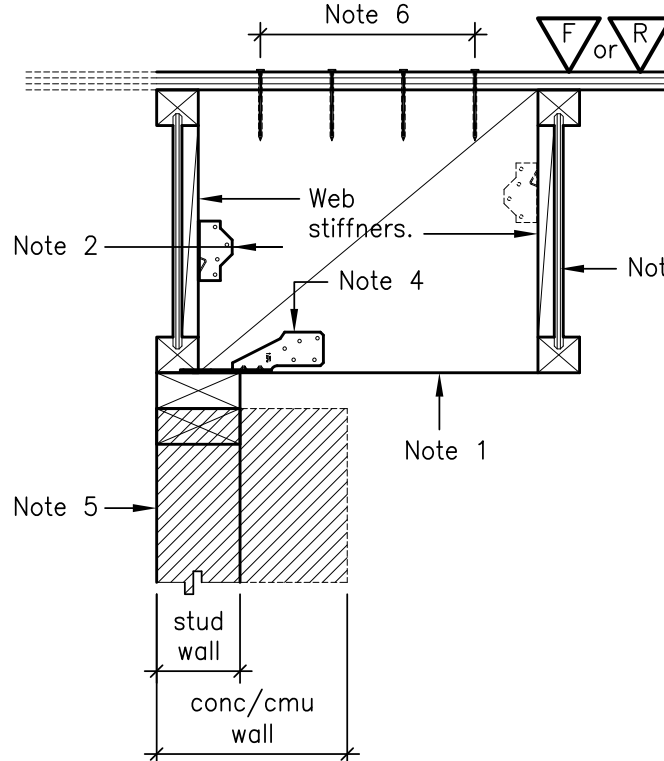
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MIN. REQUIRED LAP SPICE LENGTH PER ACI 25.5				
Rebar Size	2500-psi Concrete	3000-psi Concrete	4000-psi Concrete	5000-psi Concrete
4	14"	12"	12"	12"
5	24"	22"	20"	18"
6	28"	26"	24"	20"
7	42"	38"	34"	30"
8	48"	44"	38"	34"
9	54"	48"	42"	38"



- Notes
1. In no case shall the lap splice be less than 12". Maximum of 12" of fresh concrete to occur below rebar. Contact SMSE for other cases.
2. Clear spacing shall be at least the greatest of 1 in., rebar diameter, and $\frac{1}{4}$ of diameter of aggregate.

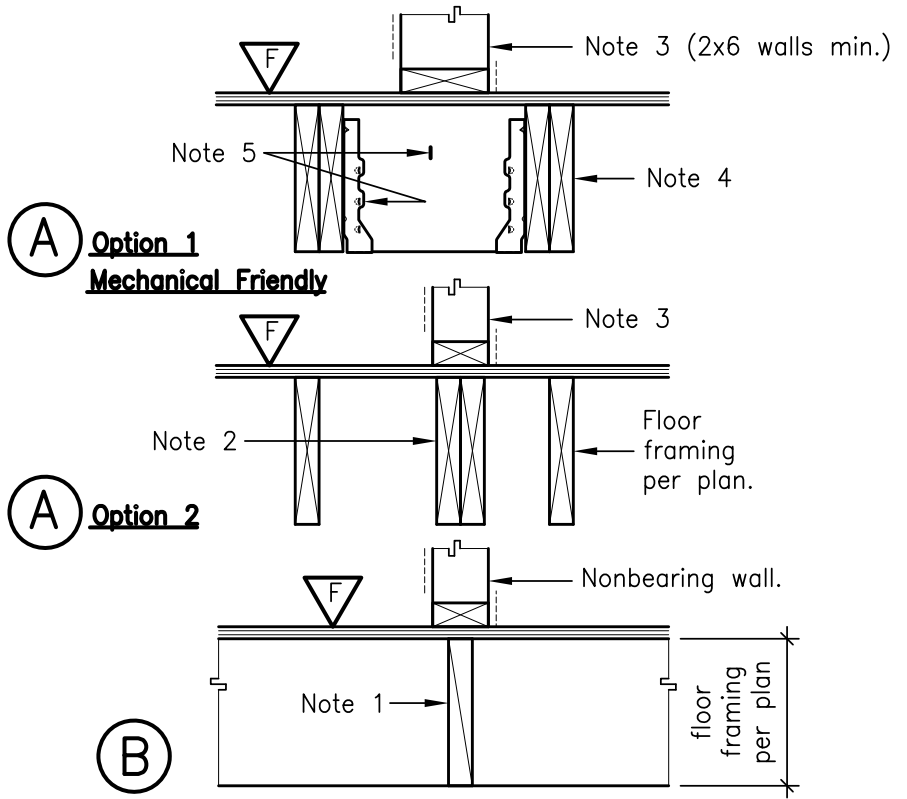
2



- Notes:
1. 1-3/4" minimum LSL or LVL blocking at: 24" on center for floor and 48" on center for roof.
2. A34 clips as shown or three 8d toe-nails as alternative for each clip.
3. Stick framing per plan.
4. H2.5A clip required at walls that are not self-supported; not required at foundation stem-walls under 24" in height and retaining walls.
5. Wall location varies for interior walls.
6. Four evenly spaced nails per SWS.

Typical blocking

3



- Notes:
1. Provide blocking per typical blk. detail elsewhere under nonbearing walls.
2. Double floor joist under all non-bearing walls, which cover more than 1/4 the joist span.
3. Non-bearing wall, which covers more than 1/4 of the joist span.
4. Double floor joist each side of wall above.
5. Provide 2x blocking at 24" on center with appropriately sized LUS hangers as shown.

Interior Non-bearing Walls

4

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2-story Addition & Remodel Single Family Dwelling

1395 Flores Street, Seaside, CA 93955

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December 12, 2023

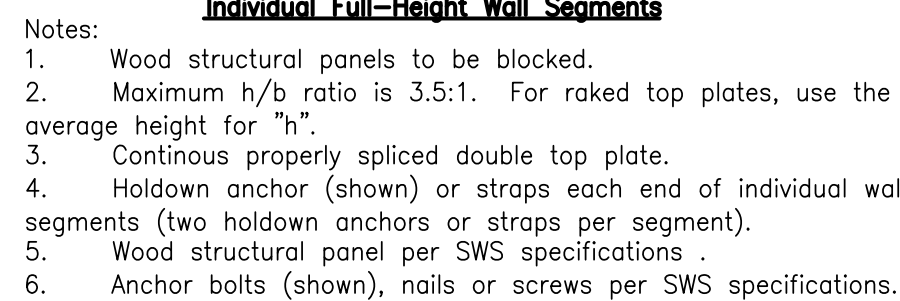
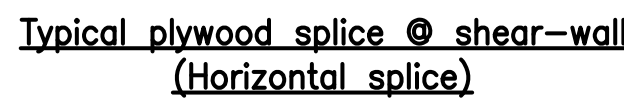
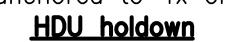
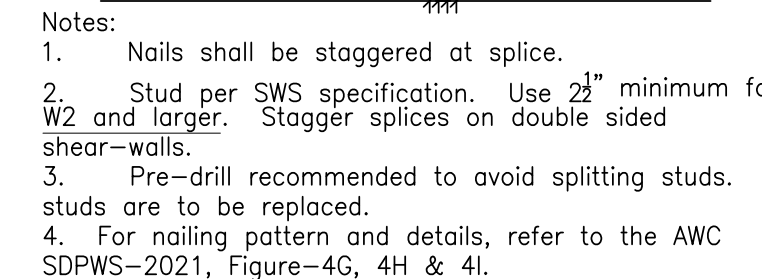
Revisions		
No.	Date	Description

Job Number: 10213-23 Drawn By: Mario A. Aguirre

Designed By: Mario A. Aguirre Checked By: Moon

Sheet Title: **Misc. Conc. Details**

Sheet Number: **S1.2**



DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^a	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2½" x 0.113"); or 3-8 common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Each end, toenail
Blocking between rafters or truss not a the wall top plate, to rafter or truss	2-8d common (2½" x 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples 2-16d common (¾" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	Each end, toenail End nail
Flat blocking to truss and web filler	16d common (¾" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
2. Ceiling joists to top plate	4-8d box (2½" x 0.113"); or 3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (¾" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Face nail
6. Rafter or roof truss to top plate (see Section 2308.7.5, Table 2308.7.5)	3-10 common (3" x 0.148"); or 3-16d box (¾" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails; or 4-3" 14 gage staples, ⅞" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss ^b
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (¾" x 0.162"); or 3-16d box (¾" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown; or 3-10d common (3" x 0.148"); or 4-16d box (¾" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	End nail Toenail

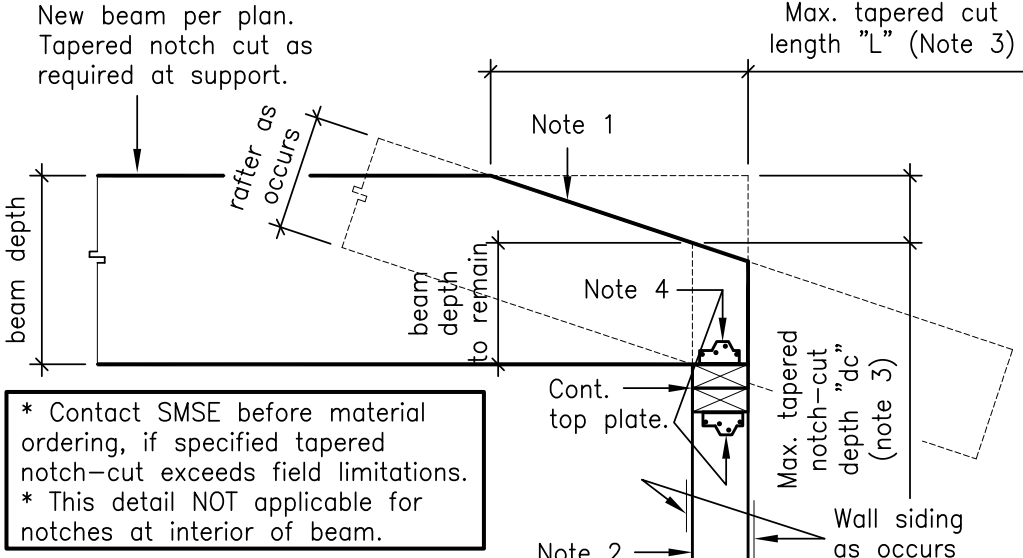
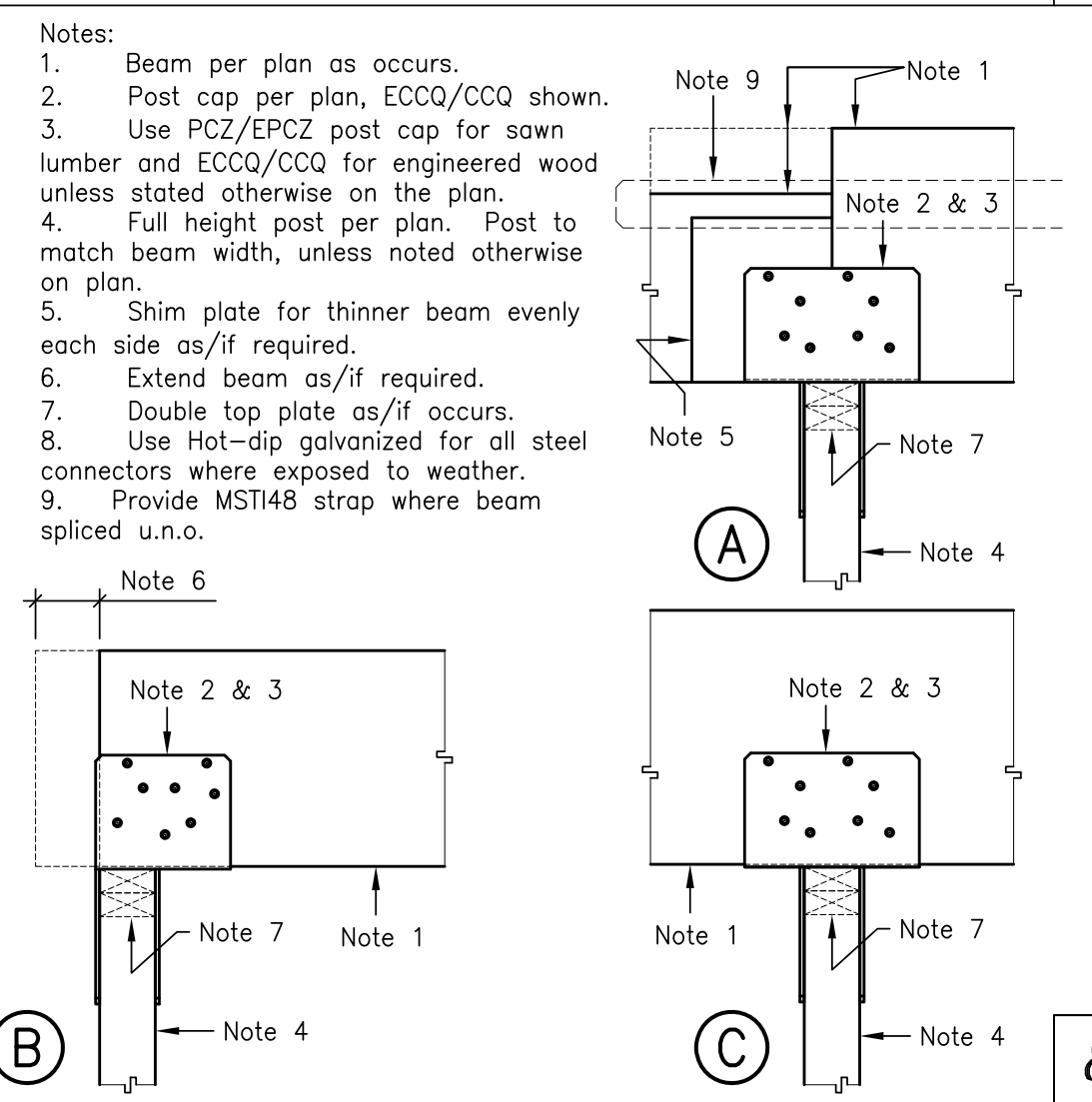
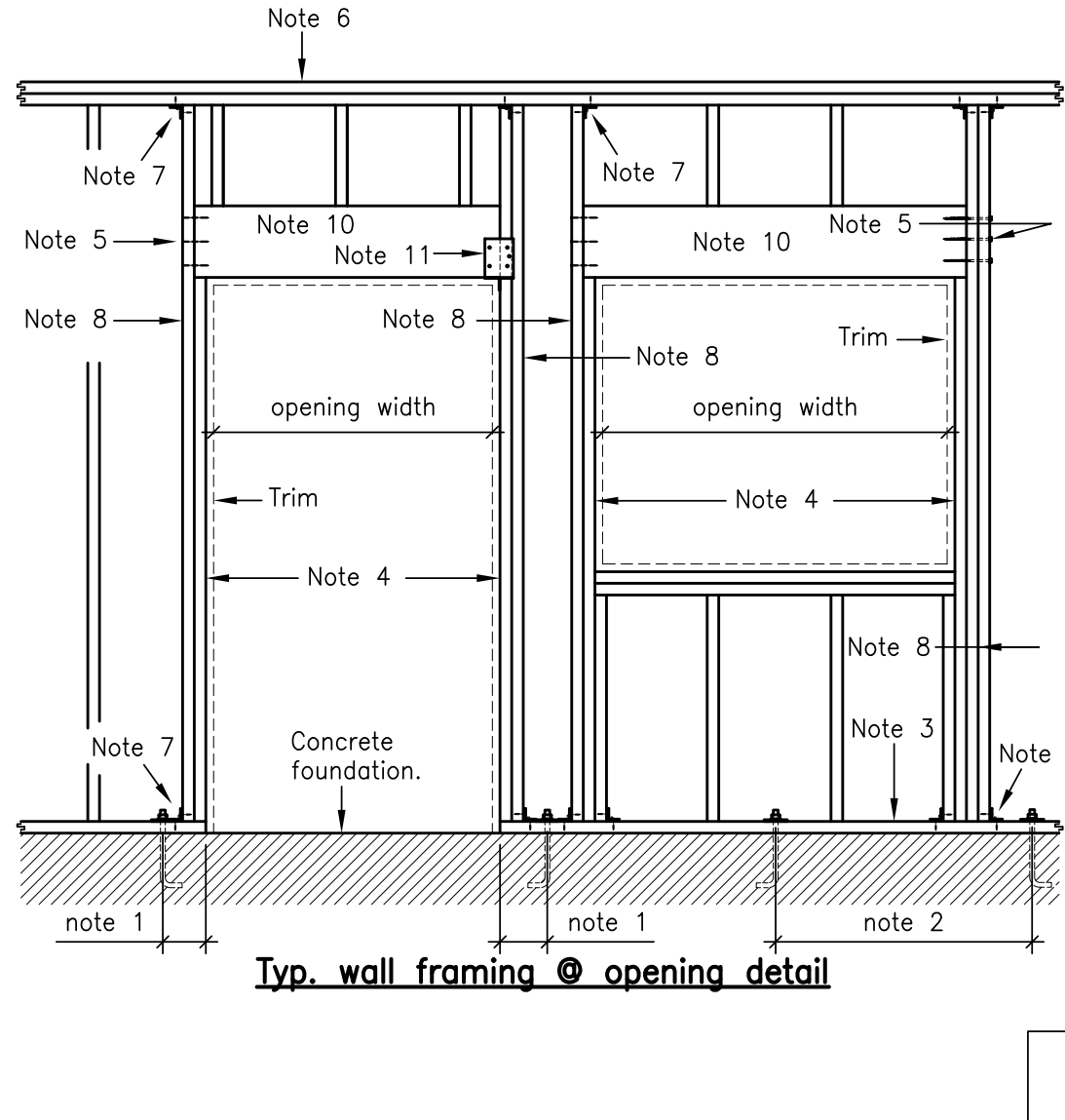
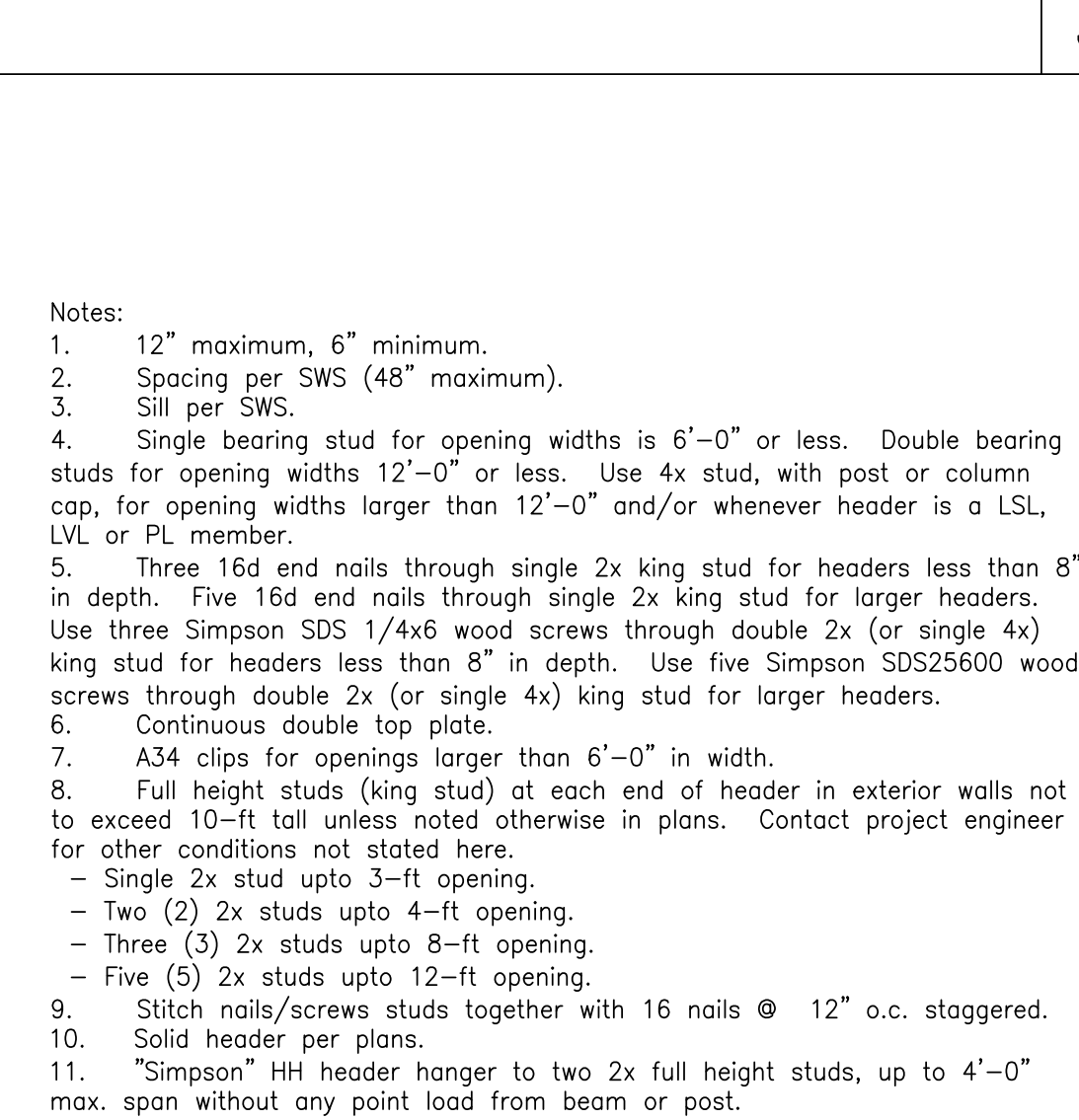
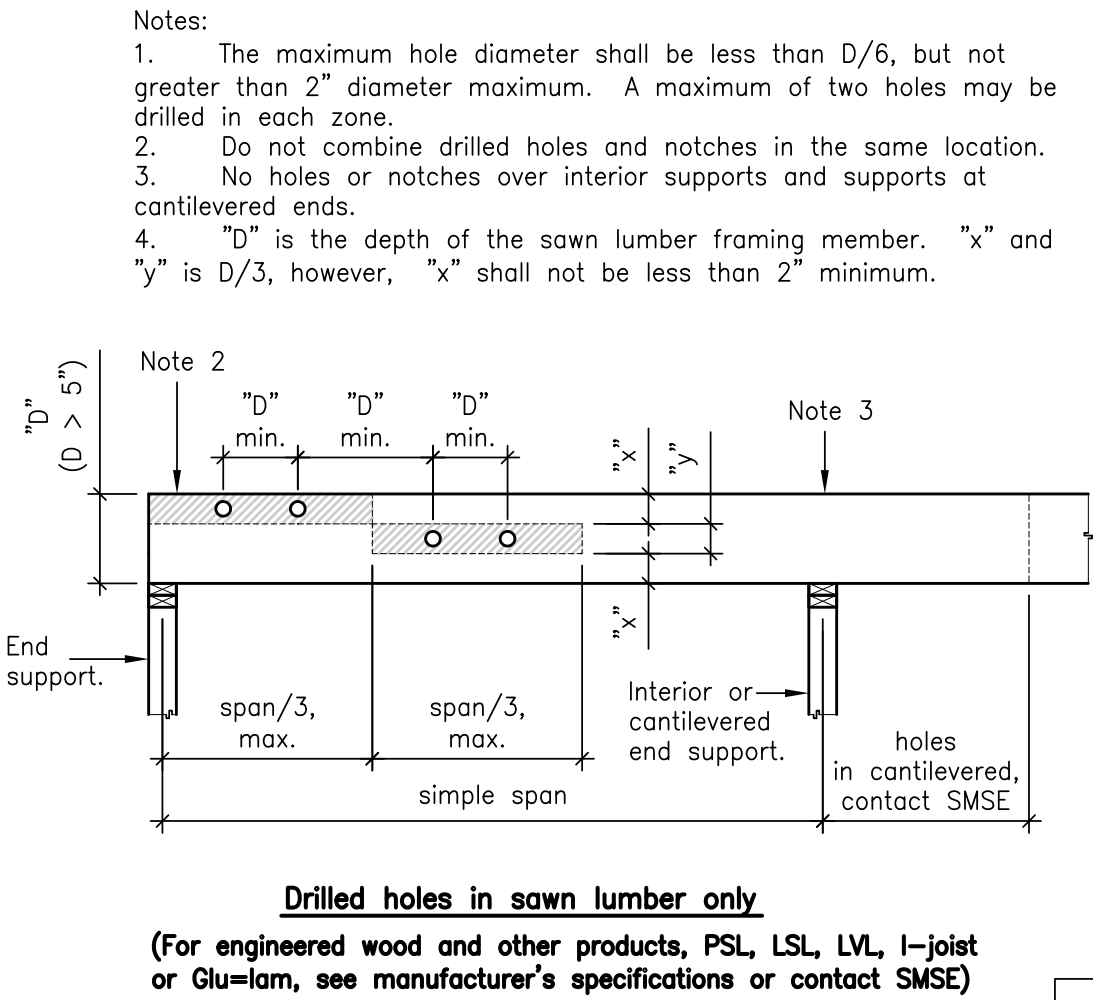
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^a	SPACING AND LOCATION
Wall		
8. Stud to stud (not a braced wall panels)	16d common (¾" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	24" o.c. face nail 16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (¾" x 0.162"); or 16d box (¾" x 0.135"); or 3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	16" o.c. face nail 12" o.c. face nail 12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (¾" x 0.162"); or 16d box (¾" x 0.135"); or	16" o.c. each edge, face nail 12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2½" x 0.131"); or 4-10d box (3" x 0.128") 5-8d box (2 ½" x 0.113")	Toenail
12. Top plate to top plate	16d common (¾" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, ⅞" crown	16" o.c. face nail 12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (¾" x 0.162"); or 12-16d box (¾" x 0.135") 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, ⅞" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of each joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (¾" x 0.162"); or	16" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels.	2-16d common (¾" x 0.162"); or 3-16d box (¾" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	16" o.c. face nail
16. Stud to top or bottom plate	3-16d box (3 ½" x 0.135"); or 4-8d common (2½" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-8d box (2 ½" 0.113"); or 4-3" 14 gage staples, ⅞" crown; 2-16d common (¾" x 0.162"); or 3-16d box (¾" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Toenail End nail
17. Top plates, laps at corners and intersections	2-16d common (¾" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Face nail
18. 1" brace to each stud and plate	3-8d box (2 ½" x 0.113"); or 2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, ⅞" crown	Face nail
19. 1" x 6" sheathing to each bearing	3-8d box (2 ½" x 0.113"); or 2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-1 ½" gage stapes, 1" crown	Face nail
20. 1" x 8" and wider sheathing to each bearing	3-8d common (2½" x 0.131"); or 3-8d box (2 ½" x 0.113"); or 3-10d box (3" x 0.128"); or 3-1 ½" x 16 gage staples, 1" crown. 3-8d common (2 ½" x 0.131"); or 4-8d box (2 ½" x 0.113"); or 3-10d box (3" x 0.128"); or 4-1 ½" 16 gage staples, 1" crown.	Face nail

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^a	SPACING AND LOCATION
Floor		
21. Joist to sill, top plate, or girder	4-8d box (2 ½" x 0.113"); or 3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Toenail
22. rim joist, band joist, or blocking to top plate, sill or other framing below	4-8d box (2 ½" x 0.113"); or	4" o.c. toenail
	8d common (2½" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, ⅞" crown	6" o.c., toenail
23. 1" x 6" subfloor or less to each joist	3-8d box (2 ½" x 0.113"); or 2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-1 ½" 16 gage staples, 1" crown.	Face nail
24. 2" subfloor to joist or girder	3-16d box (3 ½" x 0.135"); or 2-16d common (¾" x 0.162")	Face nail
25. 2" planks (plank & beam – floor & roof)	3-16d box (3 ½" x 0.135"); or 2-16d common (¾" x 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192") 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, ⅞" crown And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	32" o.c. face nail at top and bottom staggered on opposite sides 24" o.c. face nail at top and bottom staggered on opposite sides Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3-16d common (¾" x 0.162"); or 4-16d box (3 ½" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (¾" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, ⅞" crown	Each end, toenail

DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER ^a	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing ^b				
			Edges (inches)	Intermediate supports (inches)
30. $\frac{5}{8}$ " – $\frac{1}{2}$ "	6d common or deformed ($2"$ x $0.113"$); or $2\frac{1}{2}"$ x $0.113"$ nail (subfloor and wall)		6	12
	8d common or deformed ($2\frac{1}{2}"$ x $0.131"$ x $0.281"$ head) (roof) or RSRS-01 ($2\frac{1}{2}"$ x $0.113"$) nail (roof) ^d		6 ^e	6 ^e
	$2\frac{1}{2}"$ x $0.113"$ nail (subfloor and wall)		6	12
	$1\frac{1}{2}"$ 16 gage staple, $\frac{7}{16}"$ crown (subfloor and wall)		4	8
	$2\frac{1}{2}"$ x $0.113"$ x $0.266"$ head nail (roof)		3 ^f	3 ^f
	$1\frac{1}{2}"$ 16 gage staple, $\frac{7}{16}"$ crown (roof)		3 ^f	3 ^f
31. $\frac{3}{8}$ " – $\frac{3}{4}"$	8d common ($2\frac{1}{2}"$ x $0.131"$); or 6d deformed ($2"$ x $0.113"$) (subfloor and wall)		6	12
	8d common or deformed ($2\frac{1}{2}"$ x $0.131"$ x $0.281"$ head) (roof) or RSRS-01 ($2\frac{1}{2}"$ x $0.113"$) nail (roof) ^d		6 ^e	6 ^e
	$2\frac{1}{2}"$ x $0.113"$ x $0.266"$ head nail; or $2"$ 16 gage staple, $\frac{7}{16}"$ crown		4	8
	10d common ($3"$ x $0.148"$); or 8d deformed ($2\frac{1}{2}"$ x $0.131"$ x $0.281"$ head)		6	12
Other exterior wall sheathing				
33. $\frac{1}{2}"$ fiberboard sheathing ^b	$1\frac{1}{2}"$ x $0.120"$ galvanized roofing nail ($\frac{7}{16}"$ head diameter); or $1\frac{1}{2}"$ 16 gage staple with $\frac{7}{16}"$ or $1"$ crown		3	6
34. $\frac{5}{8}"$ fiberboard sheathing ^b	$1\frac{1}{2}"$ x $0.120"$ galvanized roofing nail ($\frac{7}{16}"$ diameter head); or $1\frac{1}{2}"$ 16 gage staple with $\frac{7}{16}"$ or $1"$ crown		3	6
Wood structural panels, combination subfloor underlayment to framing				
35. $\frac{3}{4}"$ and less	8d common ($2\frac{1}{2}"$ x $0.131"$); or deformed ($2"$ x $0.113"$); or deformed ($2"$ x $0.120"$)		6	12
36. $\frac{5}{8}"$ – $1"$	8d common ($2\frac{1}{2}"$ x $0.131"$); or deformed ($2\frac{1}{2}"$ x $0.131"$); or deformed ($2\frac{1}{2}"$ x $0.120"$)		6	12
37. $1\frac{1}{8}"$ – $1\frac{1}{4}"$	10d common ($3"$ x $0.148"$); or deformed ($2\frac{1}{2}"$ x $0.131"$); or deformed ($2\frac{1}{2}"$ x $0.120"$)		6	12
Panel siding to framing				
38. $\frac{1}{2}"$ or less	6d corrosion-resistant siding ($1\frac{1}{8}"$ x $0.106"$); or 6d corrosion-resistant casing ($2"$ x $0.099"$)		6	12
39. $\frac{5}{8}"$	8d corrosion-resistant siding ($2\frac{1}{2}"$ x $0.128"$); or 8d corrosion-resistant casing ($2\frac{1}{2}"$ x $0.113"$)		6	12
Interior paneling				
40. $\frac{1}{4}"$	4d casing ($1\frac{1}{2}"$ x $0.080"$); or 4d finish ($1\frac{1}{2}"$ x $0.072"$)		6	12
41. $\frac{3}{8}"$	6d casing ($2"$ x $0.099"$); or 6d finish ($2"$ x $0.092"$) 6d finish (Panel supports at 24 inches)		6	12

For Sls: 1 inch = 25.4 mm

- Nail spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particle board diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked)
- Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
- RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
- Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edge and ridges, nails shall be spaced at 4 inches on center where ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
- Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph.
- Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connection of nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.



Notes:

- Beam with tight fitting tapered notch-cut as shown, square notch-cut not allowed.
- Post in wall under top plate per plan. Post width to match to width of beam u.n.o.
- Tapered notch-cut depth "dc" and notch length "L" shall be as followed per each specific wood material.
- Sawn lumber: "dc" not exceed 1/4 (25%) of beam depth and "L" not exceed 1/3 of beam depth.
- Glued laminated timber: "dc" not exceed 2/3 (66%) of beam depth and "L" not exceed three times of beam depth.
- Composite (LSL or PSL) lumber: "dc" not exceed 2/5 (40%) of beam depth and "L" not exceed 1/3 of beam span.
- Provide A34 clip each side or equivalent.
- Deeper notch-cut is only allowed on oversized beams, see plans or contact SMSE.

Abbreviations & Legends

Abt.	About	LSL	Laminated Strand Lumber
Adj.	Adjustable	LVL	Laminated Veneer Lumber
Alt.	Alternative	Max.	Maximum
Approx.	Approximately	Mech.	Mechanical
Arch.	Architectural	MFR.	Manufacturer
B.F.E.	Base Flood Elevation	Min.	Minimum
Blkg./Bkg.	Blocking	Misc.	Miscellaneous
Bldg.	Building	ML	LVL 2.0E or Equiv.
Bot./Bot.	Bottom.	NS	Near Side
BS	Both Side	N.T.S.	Not-To-Scale
Calcs	Calculations	o/	Over
CBC	California Building Code	O.C.	On Center
C.J.	Ceiling Joists	O.D.	Outside Diameter
CL	Center Line	Opp.	Opposite
CL#	Ceiling Member	Pip.	Piping
CLG./Clg.	ceiling	Pl.	Plate
Clr.	Clearance	Plywd. / Ply.	Plywood
CMU	Concrete Masonry Unit	PL/PSL	Parallam PSL 2.2E
Col.	Column	Pre-fab.	Pre-fabricated
Conc.	Concrete	P.T.	Preservative Treated Wood
Conn.	Connection	R / Rad.	Radius
Cont.	Continuous	Rebar	Reinforcing Steel Bars
ORC	California Residential Code	Reinf.	Reinforcing
CTR.	Center	Req'd	Required
DBL	Double	RF#	Roof member no.
DBN	Diaphragm Boundary	RM	Room
	Nailing per SWS	S.A.D	See Architectural Dwgs
Det.	Detail	Sch./Sched.	Schedule
DF#1	Douglas Fir grade #1	Sht.	Sheet
DF#2	Douglas Fir grade #2	Shtg	Sheathing
Dia.	Diameter	Spec.	Specification
Diag.	Diagonal	Sq.	Square
Dim.	Dimensions	S.S.D	See Structural Dwgs
DN	Down	Std.	Standard
Dwg	Drawings	Stiff.	Stiffener
(E) or Exist.	Existing	STL	Steel
Ea.	Each	Struct./Str.	Structural
eFL#	Framing supporting seismic load	SW	"Simpson" Strong Wall
		SWS	Shear-Wall & Diaphragm
			Schedule table in sheet S1.3.
Elect./Elec.	Electrical	Sym.	Symmetrical
EN	Edge Nailing per SWS	Thk.	Thickness
Elev.	Elevation	T & G	Tong and groove
Equip.	Equipment	T.O.S.	Top Of Surface
Equiv.	Equivalent	TPL	Triple
Ext.	Exterior	Typ.	Typical
Fab.	Fabrication	T.W.	Top of Wall
F.F.	Finished Floor Level	U.N.O	Unless noted otherwise
Fin.	Finished	Vert.	Vertical
F./J.	Floor Joists	V.I.F.	Verified In Field
FL# / FLR#	Floor member no.	Vol.	Volume
Flr	Floor	w/	With
FN	Field Nailing per SWS	WF	Wide Flange Steel Beam
FS	For Side	w/o	Without
Ft.	Foot	W'th	Width
Fdn.	Foundation	WWF	Welded Wire Fabric
Ftg.	Footing	&	And
Fmg.	Framing	@	At
Furr.	Furring	#	pounds or number
GL	Glued Laminated Beam	10'	Degree
GA/go.	Cold-Formed Steel Gauge	ø	Diameter
Gyp.	Gypsum Board	CL	Center Line
Galv.	Galvanized	P	Property Line
HD./HDR.	Header	R	Roof diaphragm nailing per SWS Table
HDWR	Hardware	W	Shear-wall nailing per SWS Table
HF	Hardy Frame/Panel	F	Floor diaphragm nailing per SWS Table
H.P.	Hardy Frame Post		
Horiz.	Horizontal		
HT.	Height		
Hr.	Hour		
I.D.	Inside Diameter		
Inst.	Instrumental		
Int.	Interior		
Jst.	Joist		
K.P.	King post		

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2-story Addition & Remodel Single Family Dwelling

1395 Flores Street, Seaside, CA 93955

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December 12, 2023

Revisions		
No.	Date	Description

Job Number: 10213-23 Drawn By: Mario A. Aguirre

Designed By: Mario A. Aguirre Checked By: Moon

Sheet Title: **Conventional Framing Details**

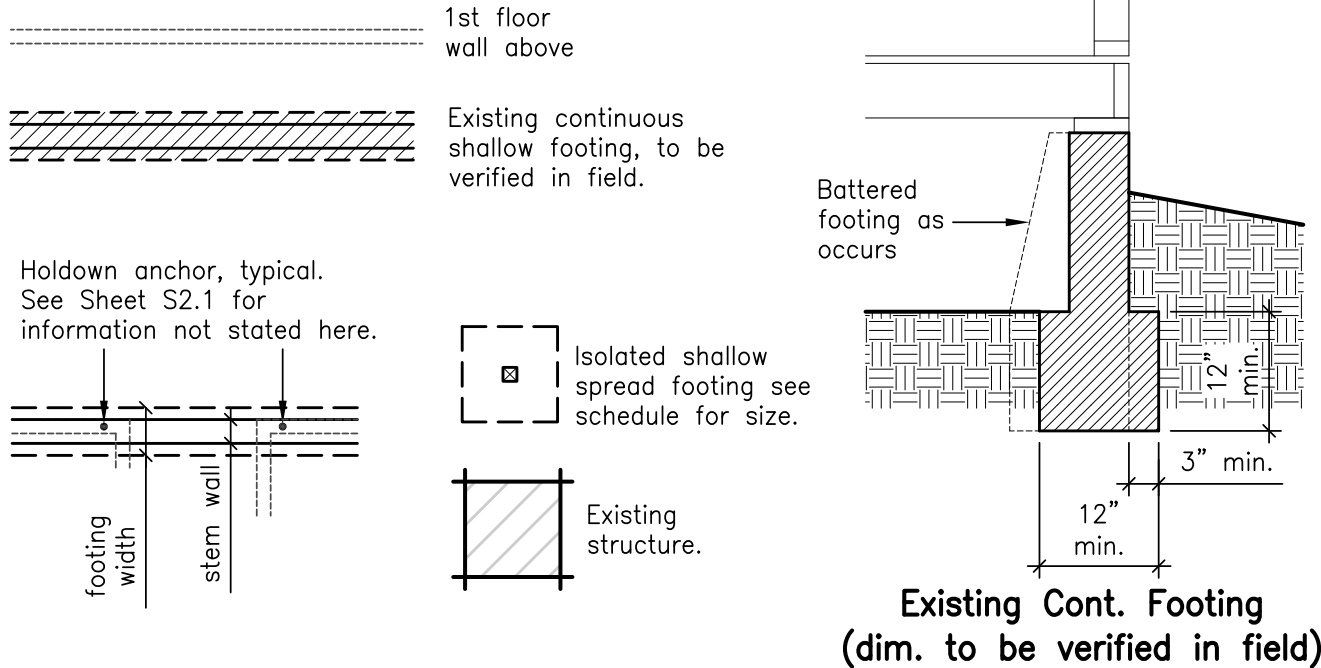
Sheet Number: **S1.4**

FOUNDATION & 1ST FLOOR FRAMING PLAN

- Foundation Notes:
- The contractor shall verify existing foundation type and size as shown in this plan before work commences. The contractor is to contact architect and project engineer (SMSE) with any discrepancy such as a pier-and-grade beam, post-tension slab, or mat slab. Any apparent damage or settlement, if occurs, shall be reported in written to the project designer and the engineer to evaluate the suitability of existing foundation and any construction works shall be halted until approved by the project designer and engineer.
 - For differential settlement due to a different foundation system, consult with the soil engineer. SMSE shall be held harmless and indemnified for any architectural and structural damages due to a differential foundation settlement.
 - The contractor is to report any existing signs of foundation settlement or as/if occurs in writing to the project engineer (SMSE) and project architect to evaluate the suitability of the existing foundation. Construction works shall be halted until approved by project engineer (SMSE) and architect.
 - Existing conditions assumed here shall be verified by the owner and the contractor and any apparent and substantial indications of structural and architectural damage and/or malfunction shall be reported to SMSE in written. SMSE shall be held harmless and not responsible for any unforeseen and uninformed existing conditions.
 - If any settlement or deterioration of existing foundation occurs at the adjoining area of the new and the existing, contact the project engineer for a new underpinning footing. Underpinning location shall be determined by the project engineer, as/if required.
 - This foundation plan is prepared on condition that new/existing proper surface and subsurface perimeter drainage measures by civil and soil engineer.
 - The contractor shall verify the new foundation dimensions and floor level with the architectural drawings. The contractor is to contact the architect and the project engineer (SMSE) with any discrepancy.
 - Refer to detail 2/S2.2 for "Footing Dimension Detail" for all footing dimensions unless noted otherwise in the plan.
 - All anchor bolts and all concrete anchors must be secured in place prior to placement of concrete and prior to the foundation inspection by the Building Division.
 - Fasteners (anchor bolts, plate washers, nails, screws, UFP, metal connectors, etc.) in pressure-preserved treated and fire-retardant-treated wood shall be of hot-dipped zinc coated galvanized in accordance with ASTM A153, stainless steel, silicon bronze or copper as specified in the 2022 CBC 2304.10.6.
 - Exceptions:
 - Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
 - 1/2" diameter or greater steel bolts in residential building as allowed by a local jurisdiction.
 - The fasteners embedded in concrete shall be attached to, or hooked around, reinforcing steel or otherwise terminated to effectively transfer forces to the reinforcing steel. Use min. #4 rebars unless detailed otherwise and min. 4'-0" long for independent anchors.

- 1st Floor Framing Notes:
- Use 2x6 floor joists at 16" on center for spans 6'-0" or less, unless noted otherwise on the plan.
 - Use 4x6 floor girders at 6'-0" on center with girder post at 6'-0" or less on center, unless noted otherwise on the plan. Use appropriately sized Simpson "GH" girder hangers for stem-wall supports, unless noted otherwise on the plan.
 - Use F1 1st floor sheathing per Shear-Wall Schedule (SWS) unless noted otherwise on the plan.
 - Provide a solid blocking between floor joists or double joists under all walls above. Refer to the detail no. 4/S1.2.
 - For a typical blocking detail, refer to the detail no. 3/S1.2.
 - For foundation access, refer to the details 8/S1.2 (new) and 12/S1.2 (existing). Locations shown are suggested, contractor to make final decisions, as long as access does not occur under shear-walls.
 - Wood sleeper framing over existing slab-on-grade floor:
 - Contractor and owner should confirm existing slab-on-grade condition, See Note 1-5 as stated above.
 - Levelness and other serviceability performance issues can't be guaranteed with sleeper floor system. Architect/Designer and Contractor are to indemnify SMSE if sleeper floor system is requested.
 - Sleeper and floor joist size shall be determined in field with actual dropped floor depth.
 - Sleeper floor framing and sheathing shall be pressure treated. All fasteners shall be galvanized.
 - Provide proper ventilation per architectural drawings as/if required.

LEGEND:

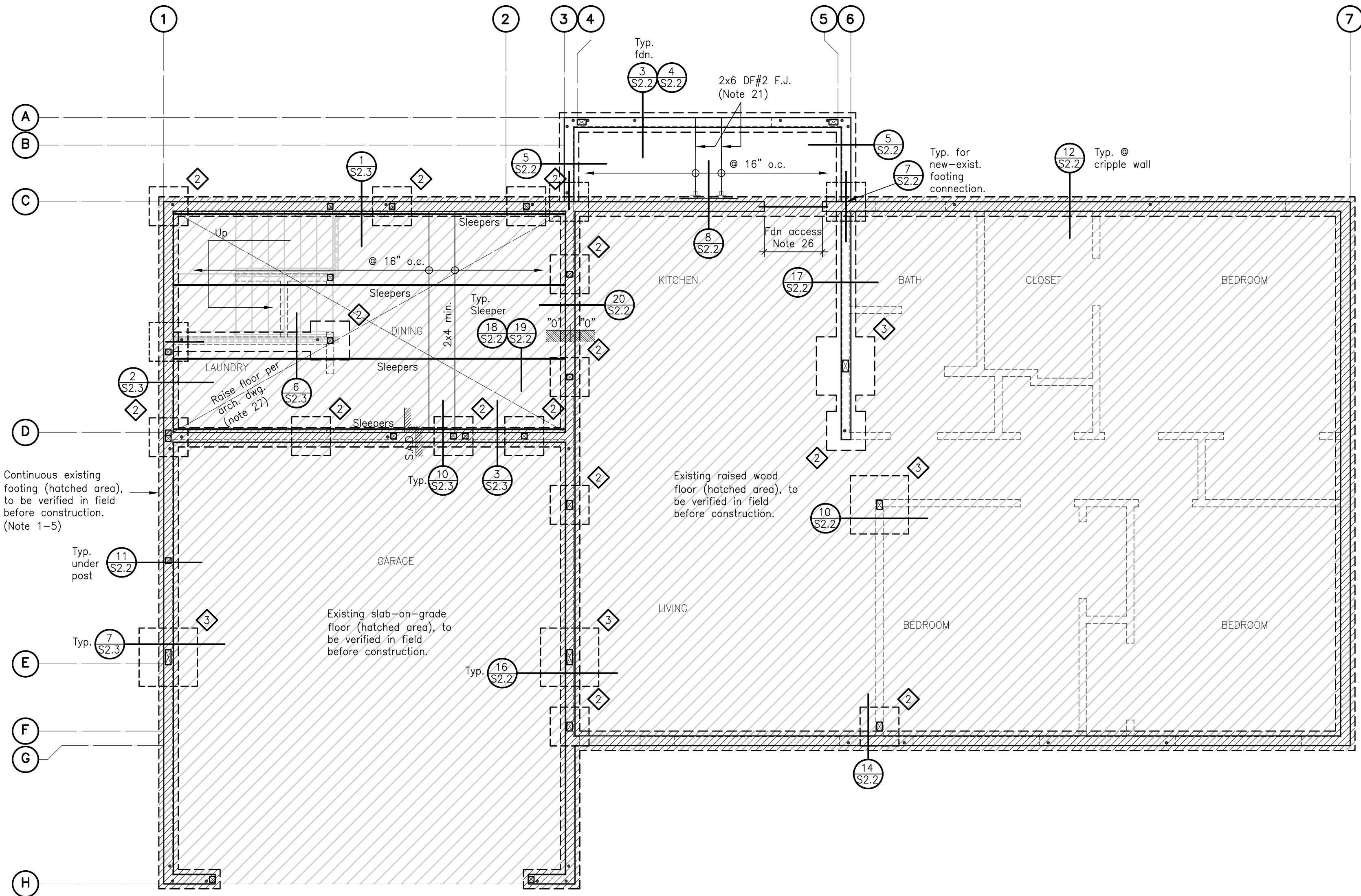


- Isolated foundation post (post above is usually implied). All post to be 4x stud dimension unless noted otherwise on plan.

Square Footing Notes; See "Footing Dimension Detail" 2/S2.2 for footing depth.

- 24" square footing. Refer to "Footing Dimension Detail" for required depth into pad grade. Use #5 rebars @ 12" o.c. at each way footing bottom, 3" clear from footing bottom.
- 36" square footing. Refer to "Footing Dimension Detail" for required depth into pad grade. Use #5 rebars @ 12" o.c. at each way footing top and bottom, 3" clear from footing bottom.

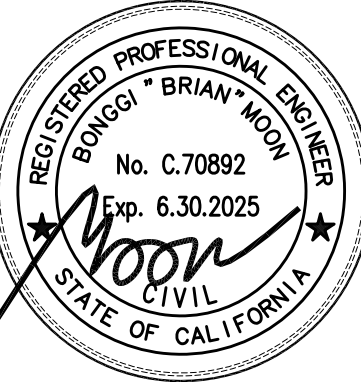
Refer to the sheet S2.1 for shear-wall such as wall schedule, holdown locations, size and other information not shown here.



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2-story Addition & Remodel
Single Family Dwelling
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December 12, 2023

Revisions

No.	Date	Description

Job Number: 10213-23 Drawn By: Mario A. Aguirre

Designed By: Mario A. Aguirre Checked By: Moon

Sheet Title: **Fdn. and 1st
Flr. Frm. Plan**

Sheet Number: **S2.0**

1ST FLOOR SHEAR-WALLS PLAN

- Notes:
- May use double studs for HDU holdowns provided double studs are nailed/screwed together per sill requirements in Shear-Wall Schedule (SWS).
 - Contractor NOT to cut, notch or demo sill or framing in order to drill hole for holddown.
 - For new holddown bolts in footing, refer to detail 4/S1.1 for stem-wall footing as occurs. Detail 8/S1.1 is optional for lightly loaded holdowns provided special inspection is provided and may require thicker stem-wall width and extra rebar for S1B.
 - For new anchor bolts in footing, refer to details 10/S1.3.
 - For retrofit holddown bolts in footing, refer to details 12 or 18/S1.1 as specified.
 - For retrofit anchor bolts in footing, refer to details 9, 15 or 16/S1.1 as required.
 - Sheathing may occur on either side of the wall for single sided shear-walls.
 - All shear-wall dimensions are the minimum required length; see architectural drawing for actual length. Dimensions should be confirmed with architectural drawings before ordering materials.
 - All shear-walls shall be connected to horizontal diaphragm (2nd floor and roof plane) above for shear-transfer by directly or collectors. Unless otherwise noted in the plan, ponywall in attic over shear-walls shall be constructed to the roof.
 - If holdown is attached to jack stud (not full height stud), provide strap tie-down where stud is spliced by beam or header. Use MSTC40 for HDU2, MSTC66 for HDU5 and for other holdowns, contact project engineer.
 - One standard under-floor-vent may occur under every 6'-0" of W1 and W2 shear-wall, but not under holdown. No under floor vents allowed under W3 or larger shear-walls and if required, contact SMSE.

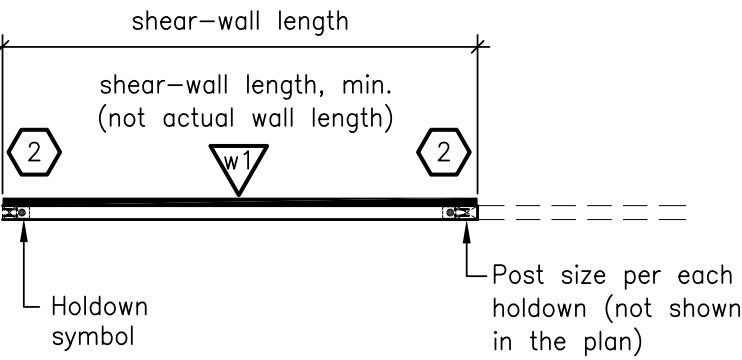
- 2 HDU2 (5/8"Ø bolt) holdown with 4x stud. Make sure to align with holddown (or tie-down strap) above as occurs. Refer to wet-set detail 4/S1.1 (3075-lb maximum for new).
- 2R HDU2 (5/8"Ø bolt) holdown with 4x stud. Make sure to align with holddown (or tie-down strap) above as occurs. Refer to retrofit epoxy detail 12/S1.1 (1400-lb maximum for retro).
- 2U HDU2 (5/8"Ø bolt) holdown with 4x stud. Make sure to align with holddown (or tie-down strap) above as occurs. Refer to underpinning detail 18/S1.1 (3075-lb maximum for retro).
- 5U HDU5 (5/8"Ø bolt) holdown with 4x stud. Make sure to align with holddown (or tie-down strap) above as occurs. Refer to underpinning detail 18/S1.1 (retro).

LEGEND:

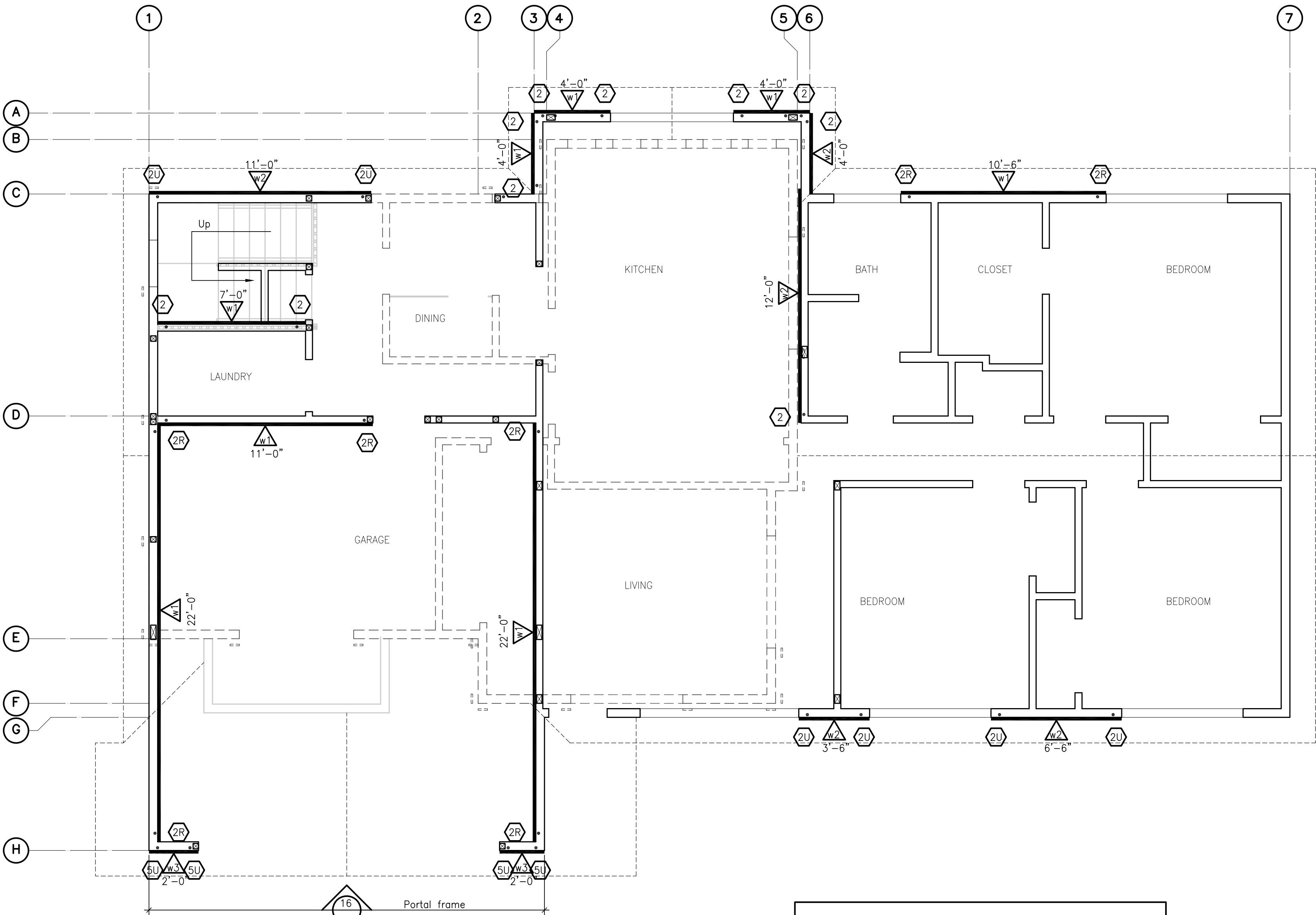
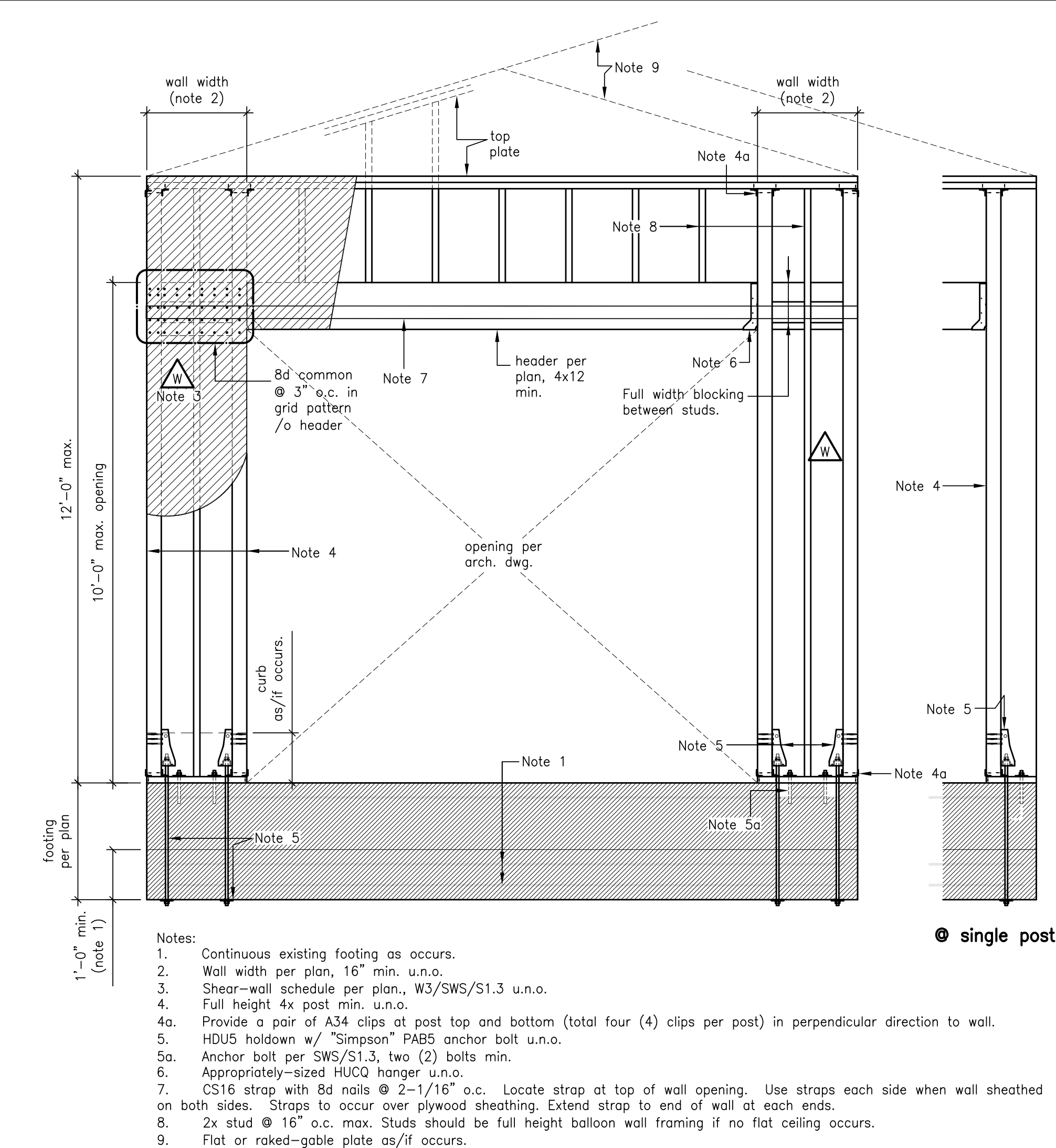
1st floor wall

2nd floor wall above

Plywood shear-wall call-out and min. length. Refer to SWS located on sheet S1.3 for call-out specifications.



*** Strap holdown above as/if occurs.



Refer to the sheet S2.0 for foundation information not shown here.

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Single Family Dwelling
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December 12, 2023

Revisions

No.	Date	Description

Job Number: 10213-23 Drawn By: Mario A. Aguirre

Designed By: Mario A. Aguirre Checked By: Moon

Sheet Title: 1st Floor Shear-wall Plan

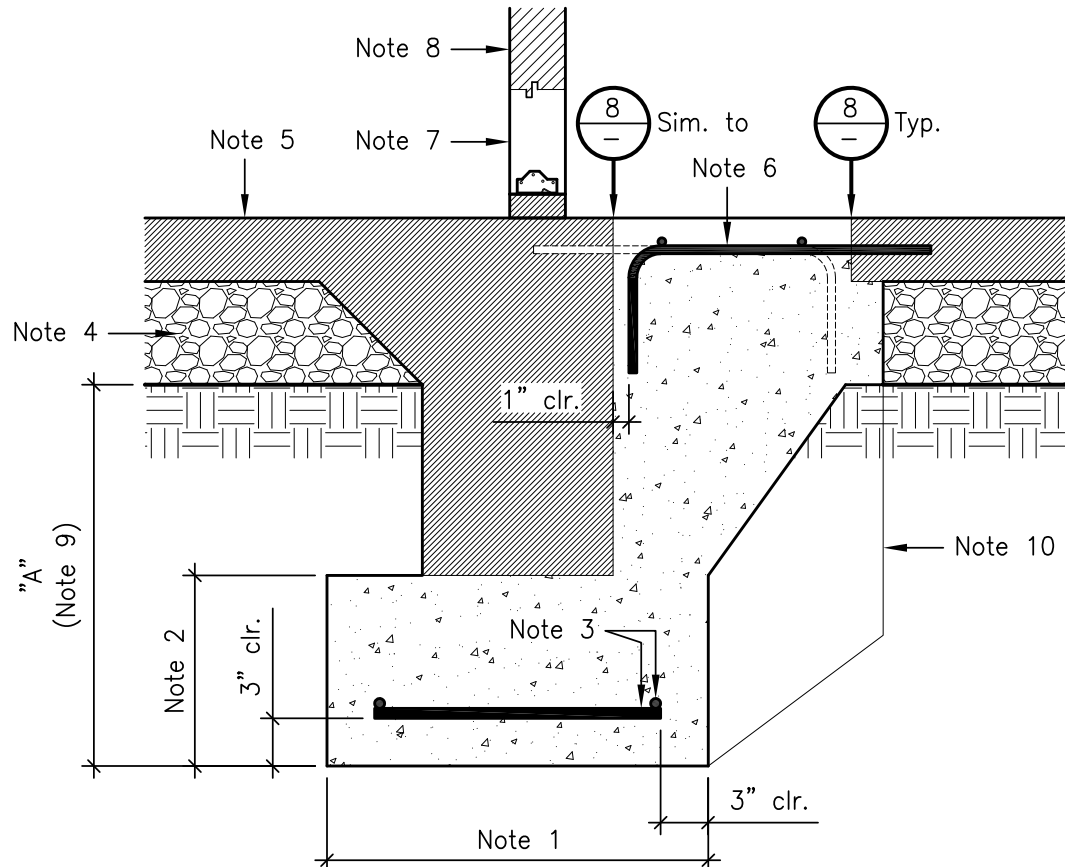
Sheet Number: S2.1

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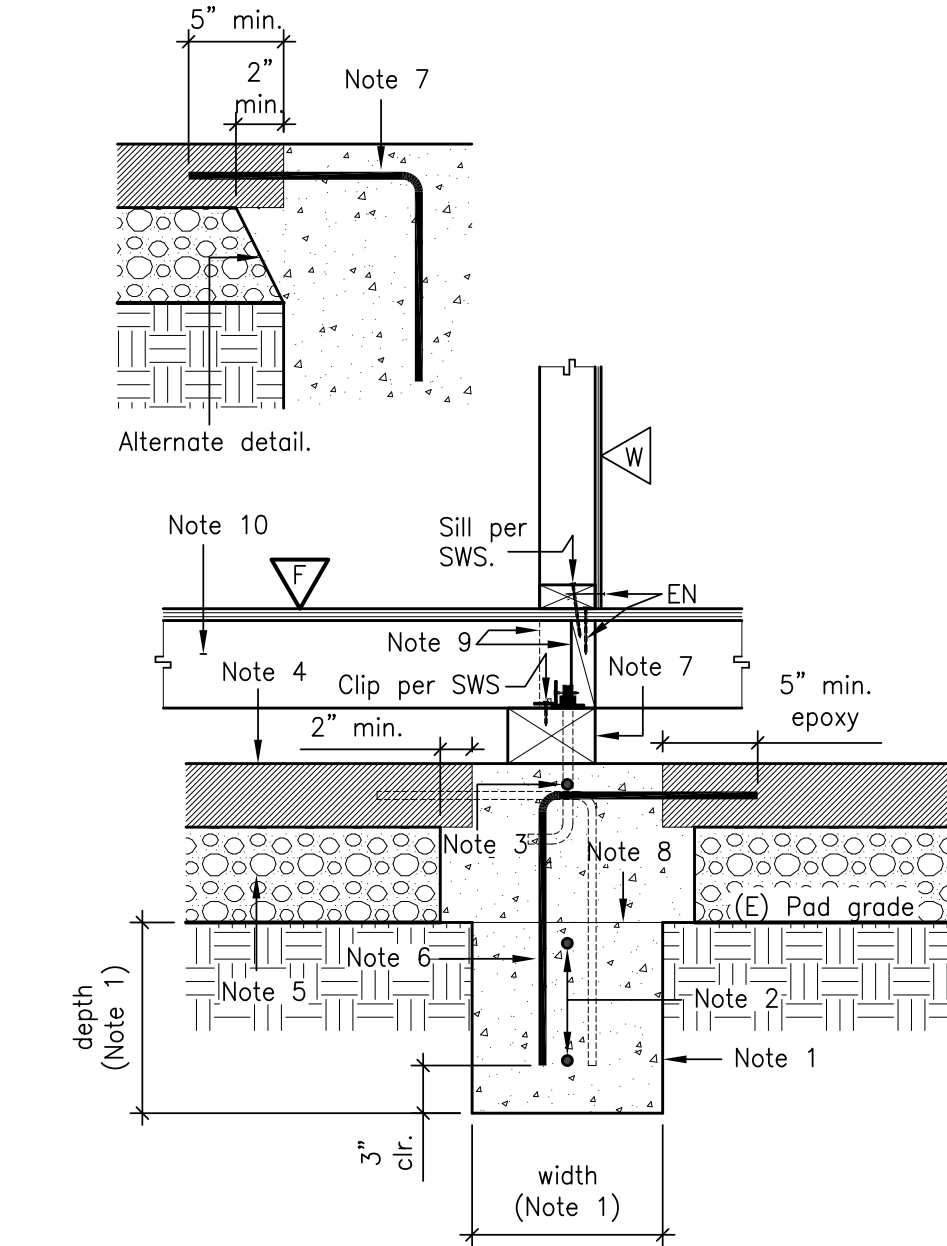
- Notes:
1. Square footing per plan, but not less than 24" square.
 2. Per plan, but not less than 12".
 3. Rebars each way per plan.
 4. (E) sub-base as occurs.
 5. (E) concrete slab-on-grade.
 6. #4 dowels at 24" on center.
 7. Post per plan; use A34 clip each side at bottom.
 8. (E) wall.
 9. Refer to "Footing Dimension Detail".
 10. May over excavate as required. May excavate on either side as required (not shown).

Not Used

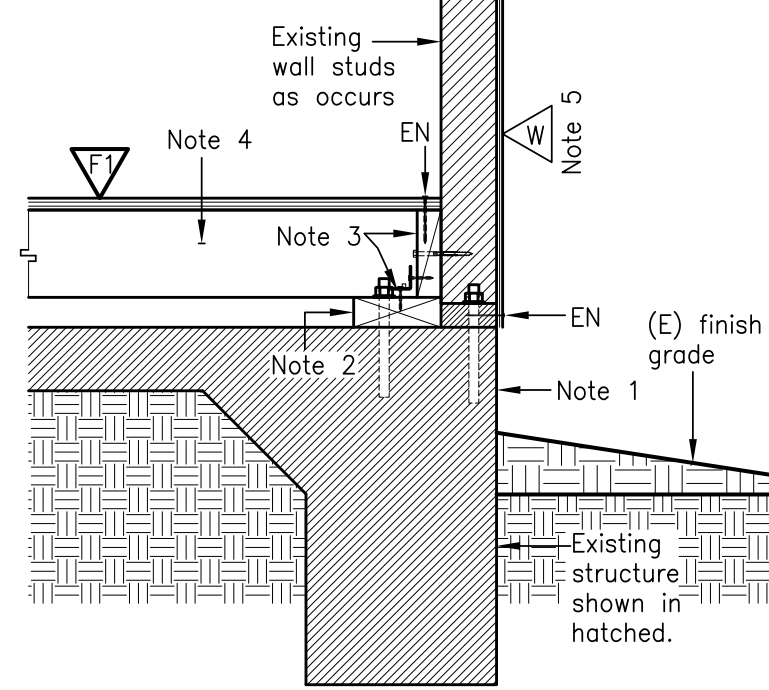
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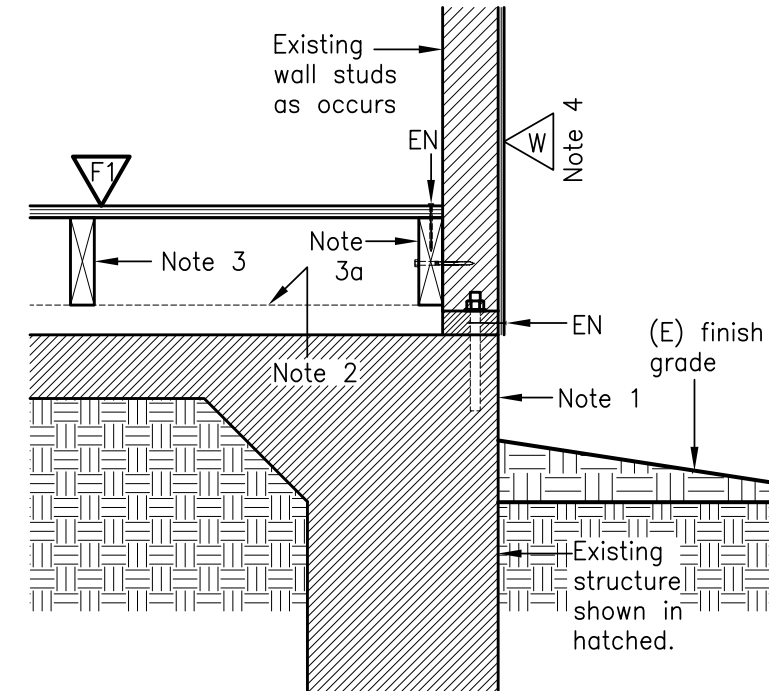
14



- Notes:
1. New foundation per plan. Refer to "Footing Dimension Detail" for depth and width.
 2. New #5 continuous rebars top and bottom as shown.
 3. New #5 continuous top rebar.
 4. Existing concrete slab as occurs.
 5. Existing sub-base as occurs.
 6. New #4 dowels at 24" on center. Epoxy dowels into existing slab.
 7. Use Simpson ET epoxy (ICC-ES ER-4945).
 8. Cold joint as/if occurs.
 9. 2x blocking. Provide solid blocking at posts above. Use 3x minimum where W3 shear-wall or higher above occurs.
 10. Floor joist per plan. Joist and sleeper depth shall be adjusted in field.



- Notes:
1. Existing foundation and sill plate as occurs, verified in field.
 2. See sleepers as detailed elsewhere.
 3. 2x blocking w/ A34 clip per blocking and SDS253500 to each wall studs.
 4. Floor joist per plan. New floor level with existing as required per arch. dwg.
 5. Existing or new shear-wall as occurs. Sheathing can be placed at either side of wall studs. See other detail elsewhere for sill plate upgrade if required.



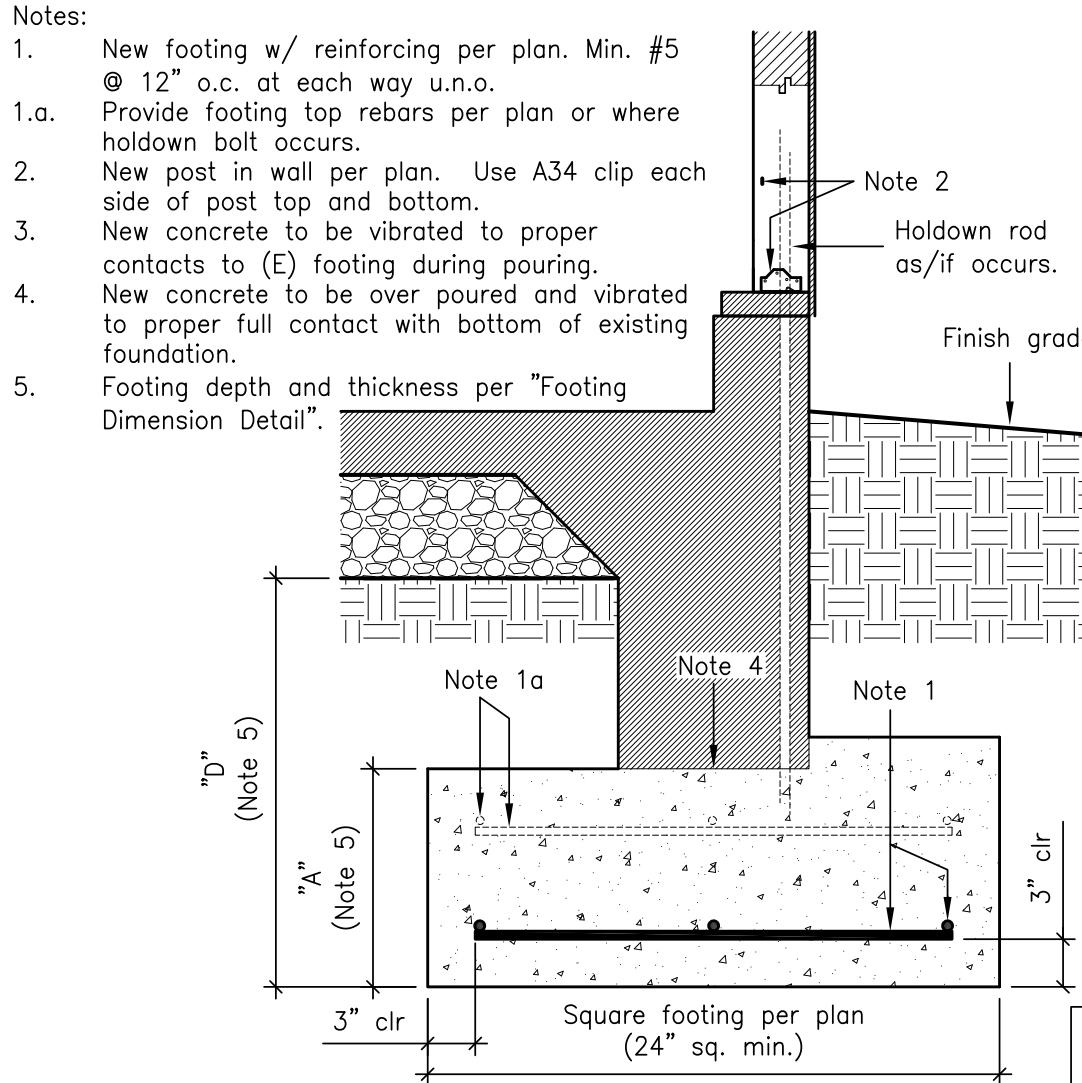
- Notes:
1. Existing foundation and sill plate as occurs, verified in field.
 2. See sleepers beyond as detailed elsewhere.
 3. Floor joist per plan. New floor level with existing as required per arch. dwg.
 - 3a. End joists connected to each wall studs w/ SWS253500.
 4. Existing or new shear-wall as occurs. Sheathing can be placed at either side of wall studs. See other detail elsewhere for sill plate upgrade if required.

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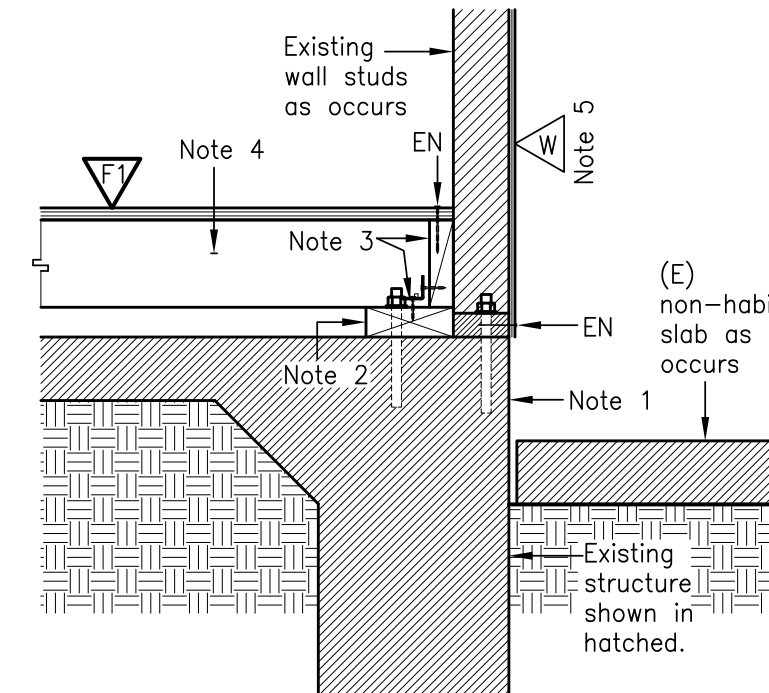
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- Notes:
1. New footing w/ reinforcing per plan. Min. #5 @ 12" o.c. at each way u.n.o.
 - 1a. Provide footing top rebars per plan or where hold-down bolt occurs.
 2. New post in wall per plan. Use A34 clip each side of post top and bottom.
 3. New concrete to be vibrated to proper contacts to (E) footing during pouring.
 4. New concrete to be over poured and vibrated to proper full contact with bottom of existing foundation.
 5. Footing depth and thickness per "Footing Dimension Detail".



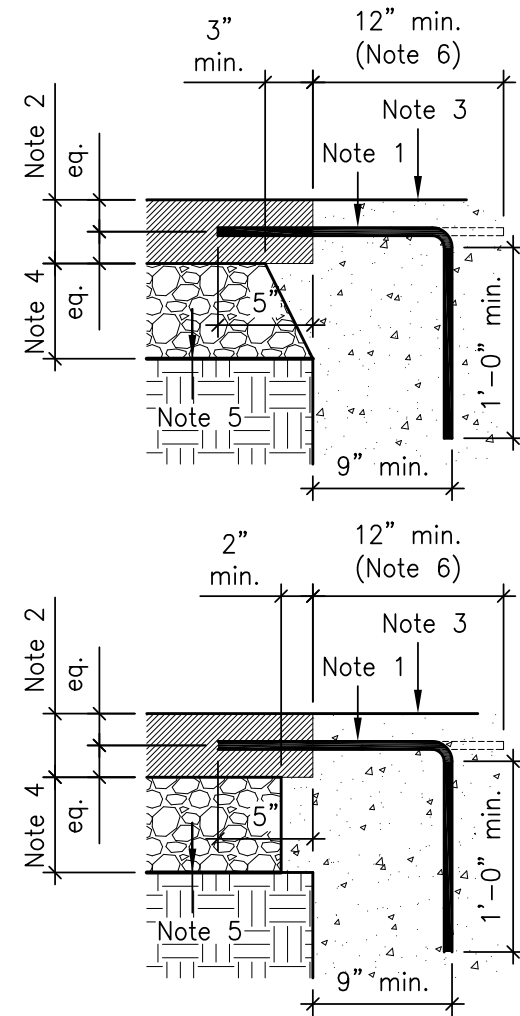
- Notes:
1. Existing foundation and sill plate as occurs, verified in field.
 2. See sleepers as detailed elsewhere.
 3. 2x blocking w/ A34 clip per blocking.
 4. Floor joist per plan. New floor level with existing as required per arch. dwg.
 5. Existing or new shear-wall as occurs. See other detail elsewhere for sill plate upgrade if required.

Not Used

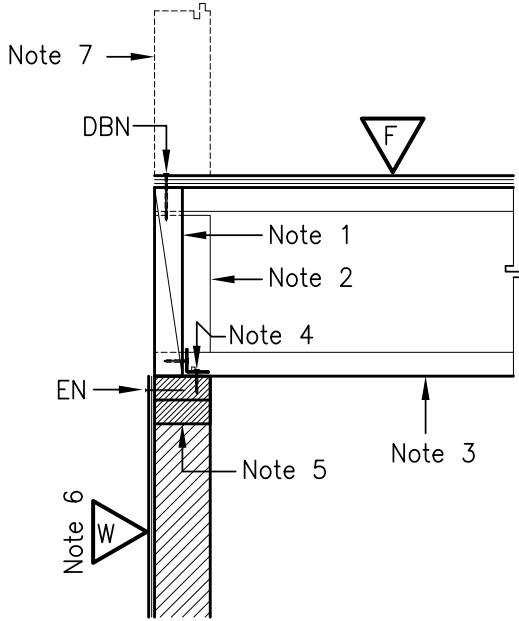
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- Notes:
1. Epoxy anchor #4 dowels at 18" on center. Use Simpson SET-XP epoxy (ICC-ES ESR-2508).
 2. Existing concrete slab-on-grade as occurs.
 3. New footing per plan.
 4. Existing sub-grade as/if occurs.
 5. Existing pad grade as occurs.
 6. If straight dowel is desired instead of hook.



- Notes:
1. 1-3/4" LSL or LVL blocking.
 2. Web stiffener required per manufacturer's requirements.
 3. TJI floor framing per plan.
 4. Clip spacing per SWS. May use LTP4 clips at flush conditions.
 5. (E) continuous dbl. top plate.
 6. Structural sheathing as/if required per plan.
 7. Guardrail by others.

Not Used

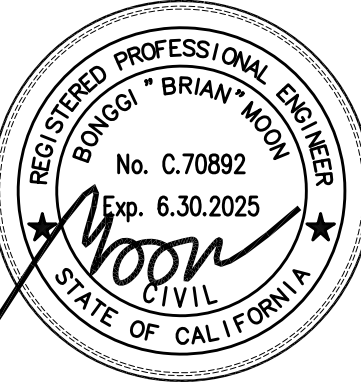
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8

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December 12, 2023

Revisions		
No.	Date	Description

Job Number: 10213-23 Drawn By: Mario A. Aguirre

Designed By: Mario A. Aguirre Checked By: Moon

Sheet Title: **Fnd. and Flr. Frm. Dtls. Cont.**

Sheet Number: **S2.3**

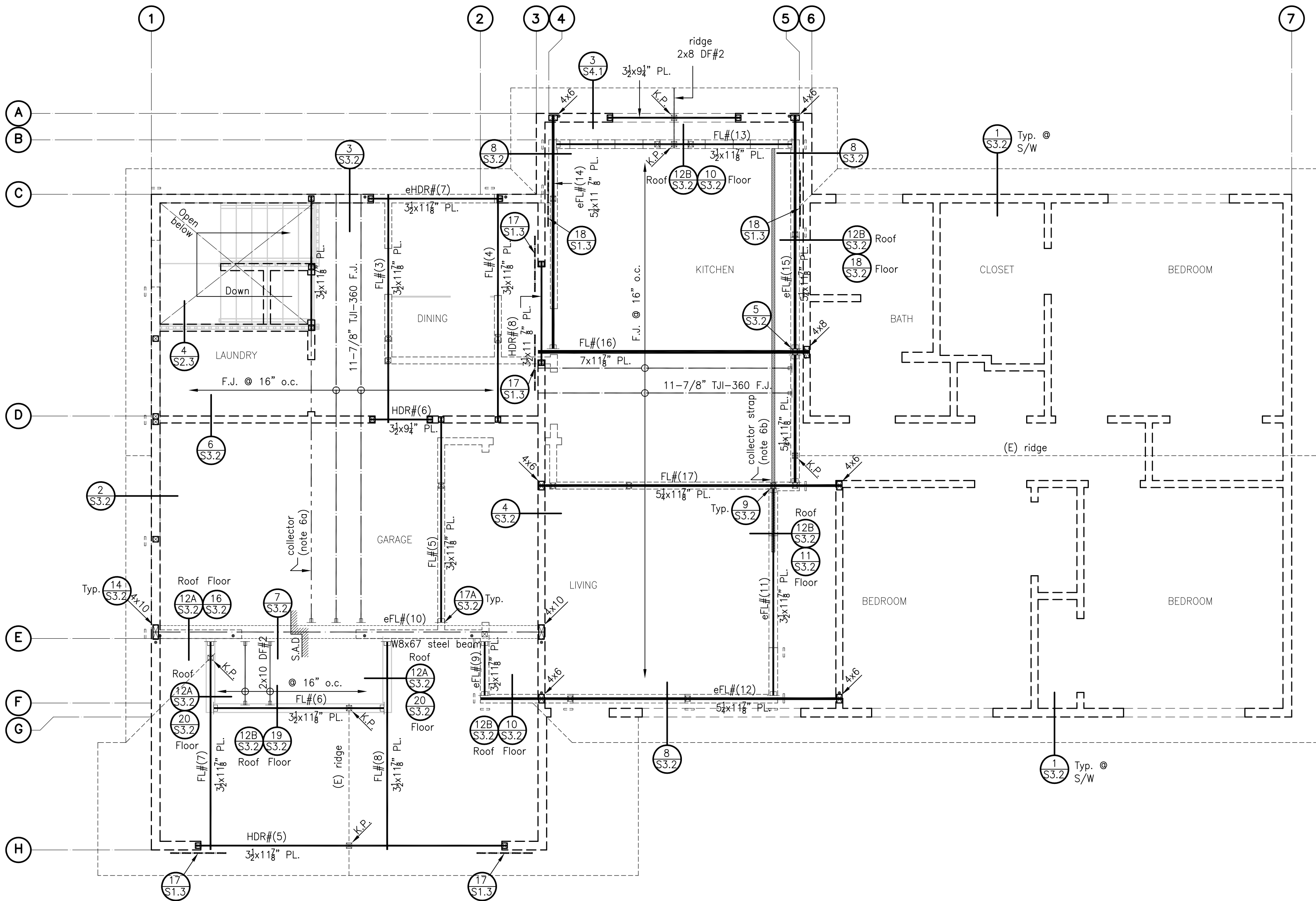
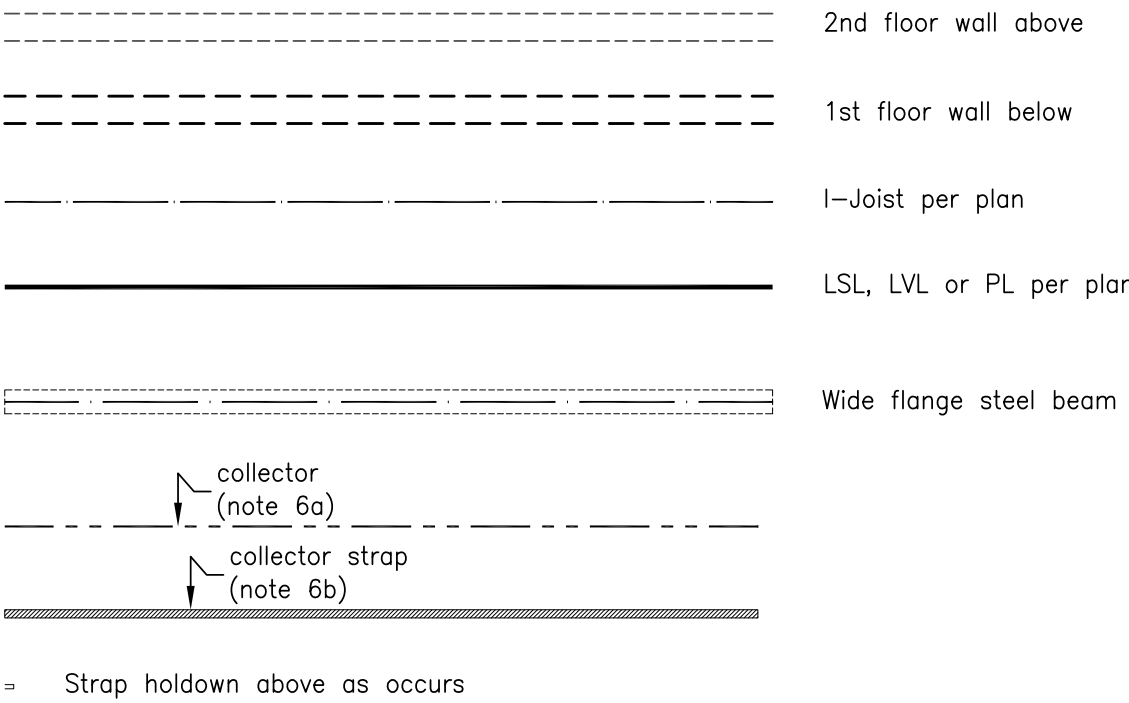
2ND FLOOR & LOW ROOF FRAMING PLAN

- 2nd Floor framing Notes:
- Use F1 floor sheathing per Shear-Wall Schedule (SWS) in the sheet no. S1.3.
 - 2nd floor joists;
 - Use 11-7/8" TJI-360 @ 16" o.c. for span 15'-0" max.
 - Use appropriately sized IUS face-mounted hanger u.n.o. where required.
 - Wall post size: 4x4 or 4x6 u.n.o. All posts to match beam width and wall thickness unless noted otherwise on the plan. Wooden posts could be removed where Hardy Frame/Panel post occurs.
 - See "Nominal Header Depths" schedule of "Wall Framing" section in Sheet S1.0 Structural General Notes for header sizes not shown on the plan.
 - See detail 7/S1.4 for a typical wall opening framing.
 - Provide a solid blocking between floor joists or double joists under all walls above. Refer to the detail no. 4/S1.2.
 - For a typical blocking detail, refer to the detail no. 3/S1.2.
 - Provide collector joists w/ edge nailing per SWS and provide MST148 min. strap to beam or top plate as occurs.
 - CMSTC16 coiled strap over the floor plywood, strap end length = 45" and 16d sinkers @ 3" o.c. in a row, and provide 4x blocking between joists or double joists as required.
 - For floor beams labeled eFL#(x) or eHDR#(x), provide strap or anchor holdowns as detail 9/S3.2 as applicable for beam-to-beam connection (for out-of-plane tension) and 16/S3.1 at beam-to-post connection (for uplift). Details are not called out in the plan for clarity.

- Low Roof Framing Notes:
- For low roof and ceiling framing notes, see the sheet 4.0.
 - See arch. dwg for header elevation.

LEGEND:

- Post above. All post to be 4x and match stud wall dimension unless noted otherwise on plan.
- Post/King post below:
- All post width to be 4x minimum and match stud wall dimension typical unless noted otherwise on plan.
 - All post to match beam width, unless noted otherwise on plan.
 - All post to match wall depth, unless noted otherwise on plan.
 - All post to occur under post above as required.



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December 12, 2023

Revisions

No.	Date	Description

Job Number: 10213-23 Drawn By: Mario A. Aguirre

Designed By: Mario A. Aguirre Checked By: Moon

Sheet Title: 2nd Flr./Low Roof Frm. Plan

Sheet Number: S3.0

2ND FLOOR SHEAR-WALLS PLAN

- Notes:
- For typical strap holdown detail, refer to the details 4, 8, 12, and 16 n this sheet.
 - Sheathing may occur on either side of the wall for single sided shear-walls.
 - All shear-wall dimensions are the minimum required length. See architectural drawings for required lengths. Contractor is to confirmed field dimensions with architectural and structural drawings before starting construction.
 - All shear-walls shall be connected, with adequate shear transfer, from roof sheathing above to 2nd floor sheathing below.

2 HDU2 (5/8"Ø bolt) holdown with 4x stud. Make sure to align with anchor holdown at wall below, or provide extra anchor holdown. Refer to detail 20 in this sheet.

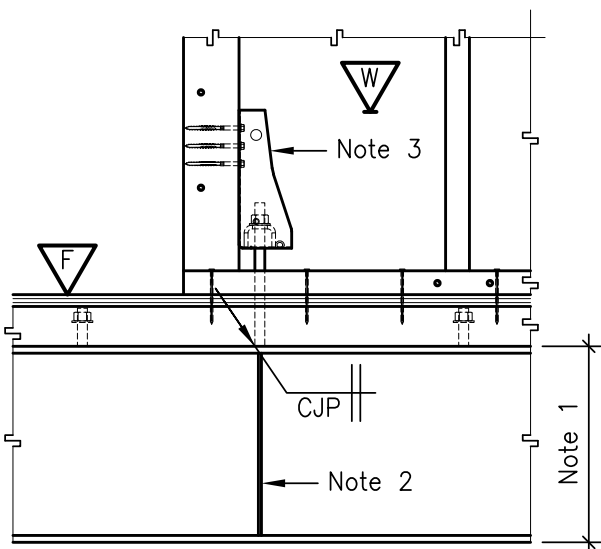
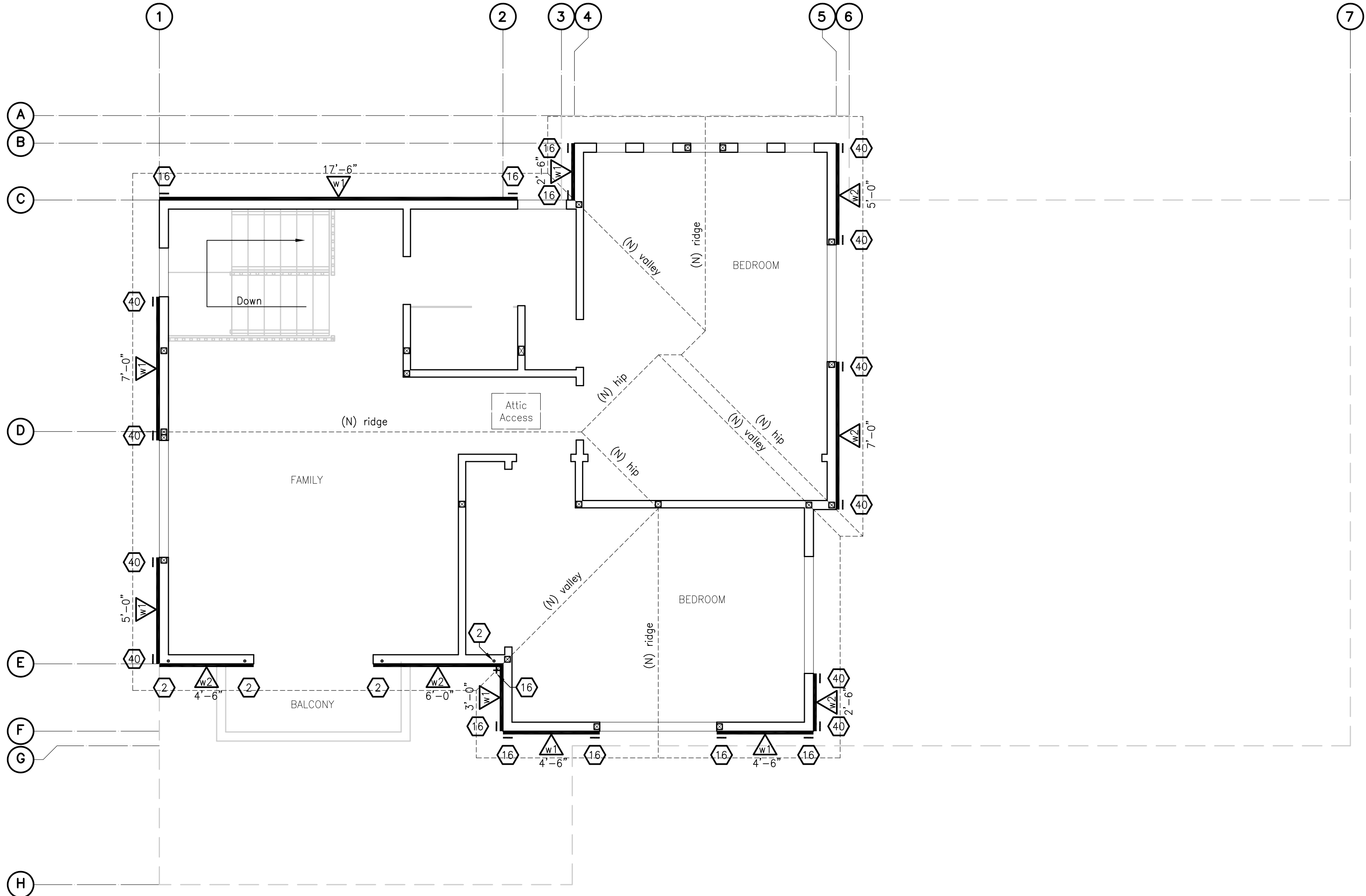
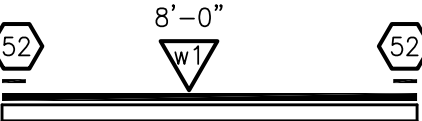
16 CS16 tie-down strap with 2x stud, end length = 13" w/ 22-8d. Make sure to align with anchor holdown at wall below, or provide extra anchor holdown. Strap may also be wrapped around beam/header below as detailed.

40 MSTC40 tie-down strap with 4x stud. Make sure to align with anchor holdown at wall below, or provide extra anchor holdown. Strap may also be wrapped around beam/header below as detailed.

LEGEND:

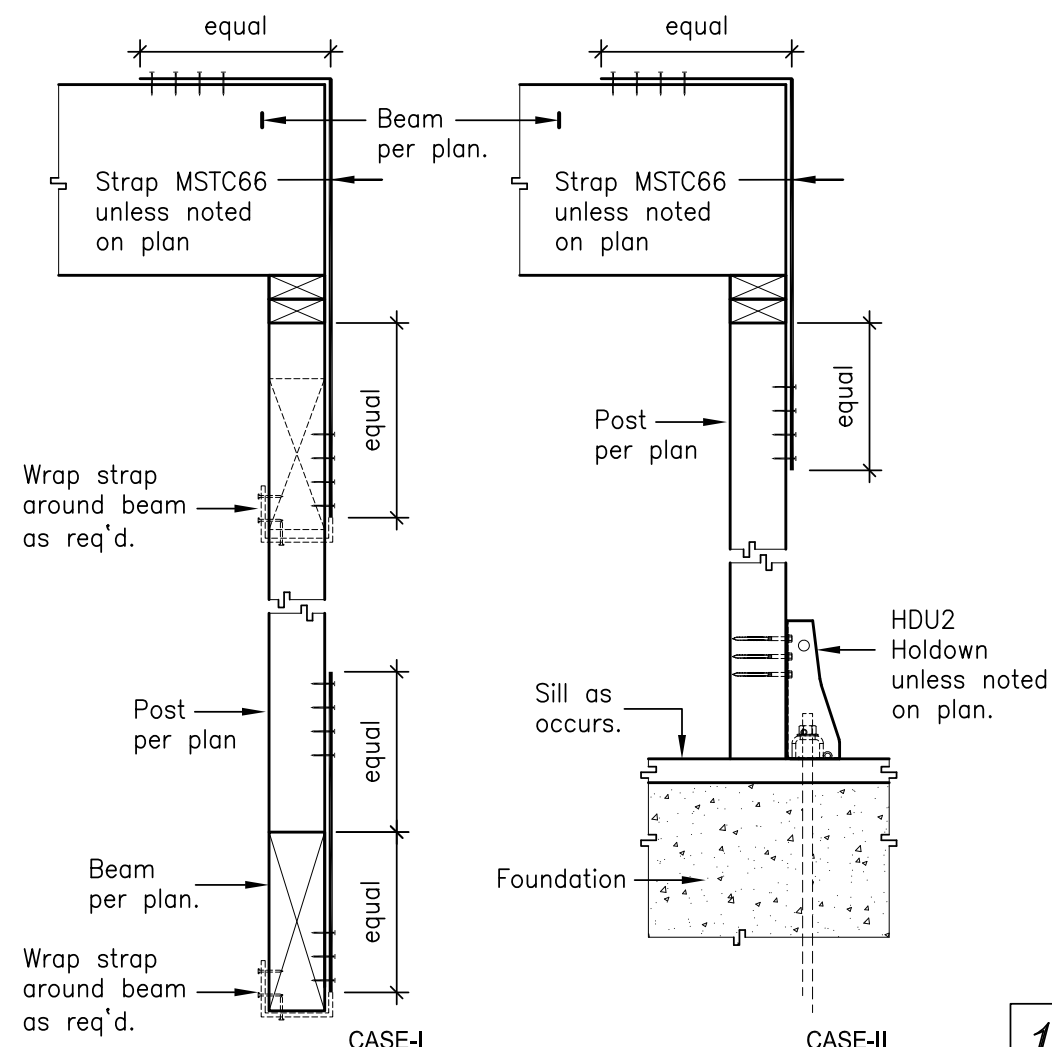
2nd floor wall

Plywood shear-wall call-out and min. length. Refer to SWS located on sheet S1.3 for call-out specifications.

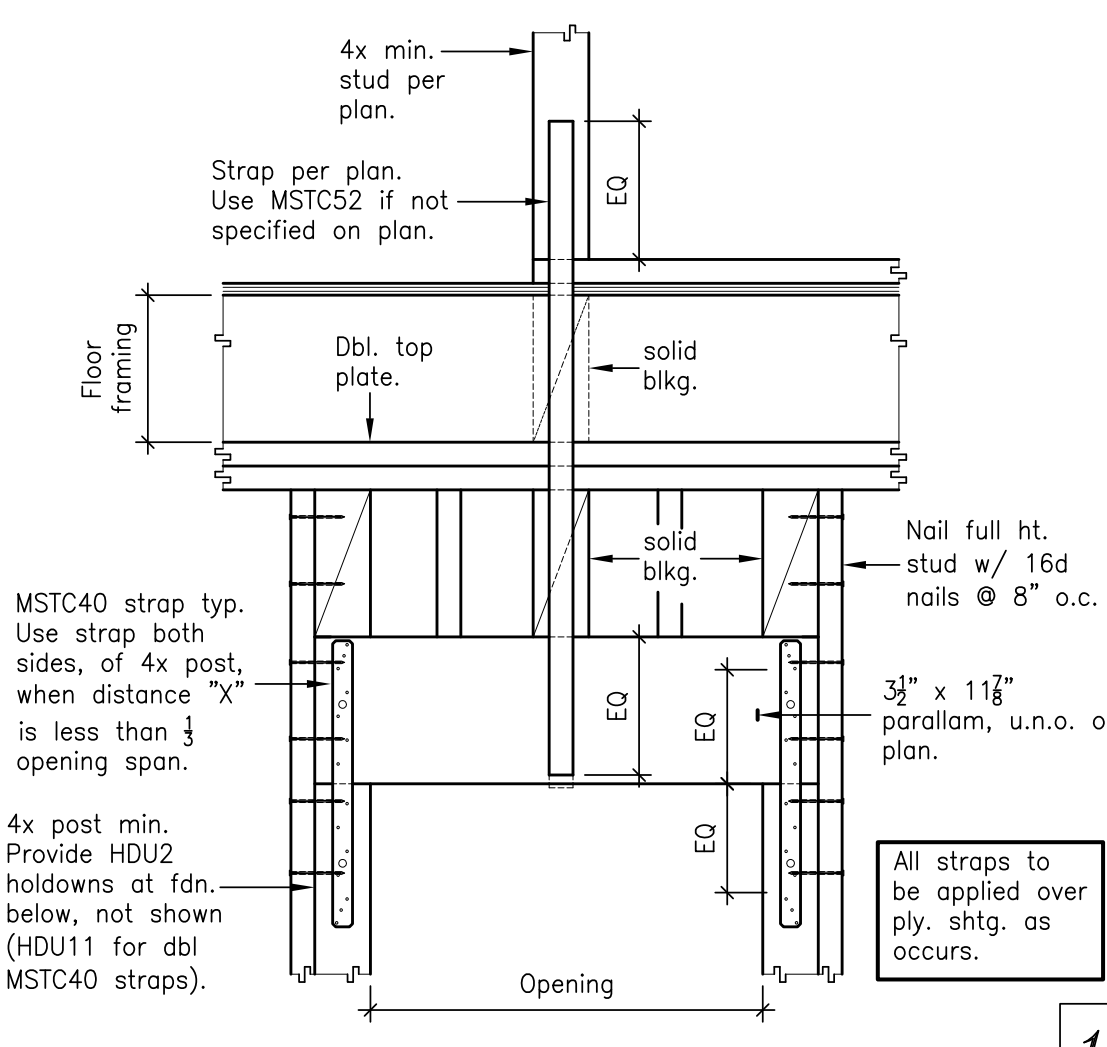


- Notes:
- Steel beam per plan.
 - Web stiffener each side as detailed elsewhere.
 - Holdown per plan.
 - Refer to details elsewhere for information not stated and/or shown here.

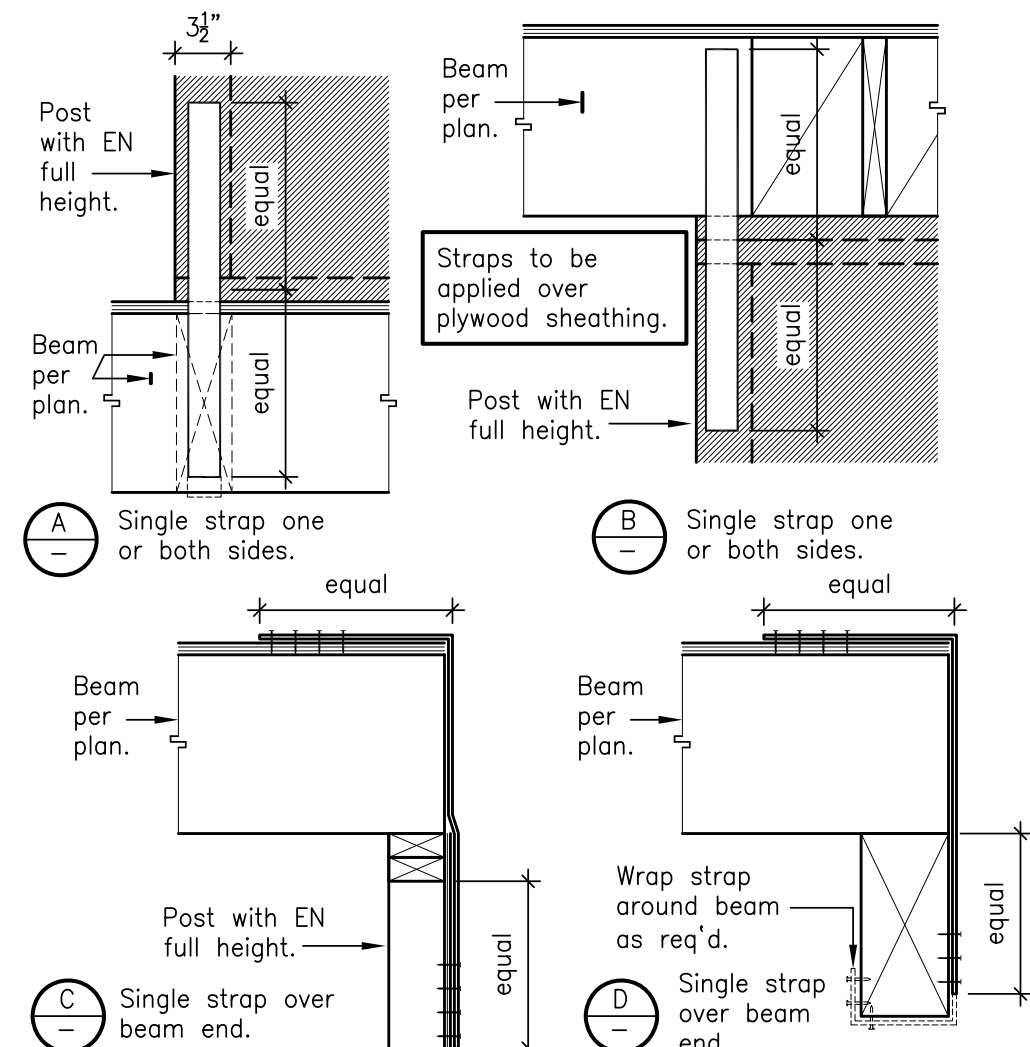
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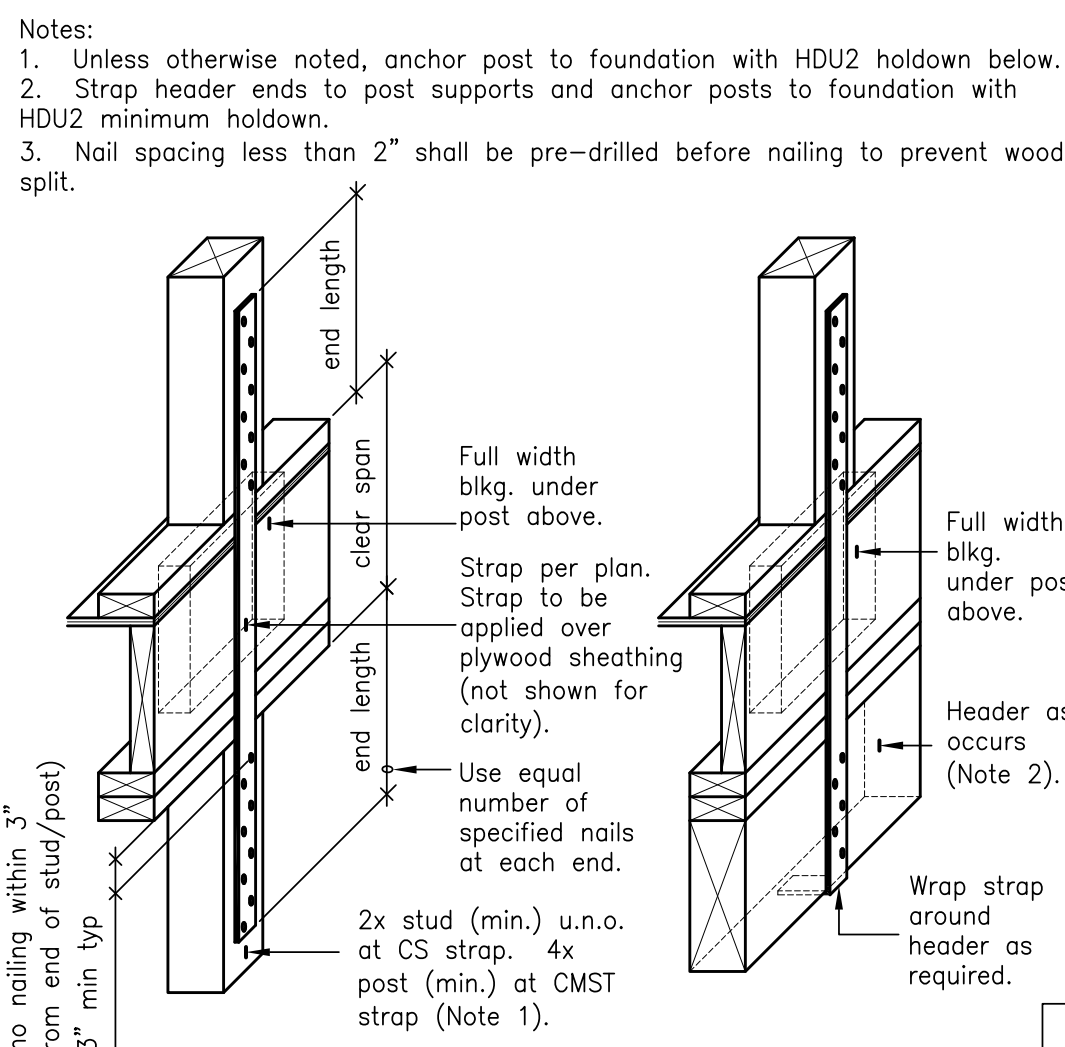
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December 12, 2023

Revisions		
No.	Date	Description

Job Number: 10213-23 Drawn By: Mario A. Aguirre

Designed By: Mario A. Aguirre Checked By: Moon

Sheet Title: **2nd Floor Shear-wall Plan**

Sheet Number: **S3.1**

Diagram A and B showing typical nailer anchoring on steel beam. Notes: 1. Appropriately sized Simpson "HW" top flange hanger. 2. Steel beam with wood nailer per plan. 3. Wood beam per plan. 4. HDU2 holdown as shown. 5. Web stiffeners each side as detailed elsewhere. 6. Wood nailer as detailed elsewhere.

Diagram showing typical nailer anchoring on steel beam. Notes: 1. W-flange steel beam per plan. 2. 3/8" welded studs spaced at 16" on center staggered, unless noted otherwise on plan or SWS. 3. LSL, PSL or kiln dried lumber nailer with welded studs. Nailer depth to be determined by contractor, but not less than 2 1/2". 4. Minimum remaining dimension after counter-sinking bolts. 5. Contractor to contact SMSE in order determine if 1 1/2" nailer per Case-II could be used. 6. Contact SMSE if nailer dimension exceeds 5" in thickness and for approval to use taller steel beam of similar weight.

Diagram showing beam per plans. Notes: 1. HD3B holdown unless noted otherwise on plans. 2. MST148 strap unless otherwise noted on plans. 3. Apply this detail for 4x or larger beam connection u.n.o.

Diagram showing beam per plans. Notes: 1. HD3B holdown unless noted otherwise on plans. 2. MST148 strap unless otherwise noted on plans. 3. Apply this detail for 4x or larger beam connection u.n.o.

Diagram showing beam per plans. Notes: 1. Provide blocking to existing blocking and nailed w/ 16d @ 8" o.c. 2. LTP4 flat clips per SWS. 3. Verify diaphragm boundary nailing (DBN/SWS) in field. Provide new nailing where existing roofing is replaced. 4. Existing roof sheathing and framing. 5. Existing ceiling as/if occurs. 6. Existing double top plate. 7. Wall sheathing may occur either inside or outside of wall studs as required in field.

Diagram showing beam per plans. Notes: 1. Ceiling joist per plan with appropriately size LUS joist hanger. 2. Clip per SWS specifications. 3. 2x blocking. 4. 2x ledger with nailing per SWS specifications. 5. Beam per plan. 6. Floor framing per plan with appropriately sized IUT joist hanger. 7. Sill per SWS. 8. Structural sheathing as/if required per plan.

Diagram showing beam per plans. Notes: 1. W-flange beam per plan. Attach to double top plate support with four 1/4" x 3" Simpson SDS screws each side of web (four screws total). 2. Extend screws into double top plate 2-1/4" minimum. 3. Provide post as per plans. Attach to double top plate and sill plate with A34 clips each side. 4. Web stiffener each side as detailed elsewhere. 5. Steel beam + nailer to match floor joists depth. 6. At interior support conditions where beam continues past wall. 7. Wood nailer as detailed elsewhere.

Diagram showing beam per plans. Notes: 1. Floor beam per plan. 2. Floor framing per plan. 3. Sill per SWS specifications. 4. Ceiling joists as/if occurs. 5. Shear-wall per plan as/if occurs. 6. Blocking @ 32" o.c. as detailed in typical blocking detail elsewhere.

Diagram showing beam per plans. Notes: 1. 1-3/4" LSL or LVL blocking. 2. Web stiffener required per manufacturer's requirements. 3. TJI floor framing per plan. 4. Clip spacing per SWS. May use LTP4 clips at flush conditions. 5. (E) continuous dbl. top plate. 6. Structural sheathing as/if required per plan.

Diagram showing beam per plans. Notes: 1. 3-1/2" LSL rim, when W3 shear-wall occurs above. 2. 1-3/4" LSL or LVL rim under shear-wall above. Refer to Note 1 when W3 or greater shear-wall occurs above. 3. Blocking at post or holdown above. 4. Clip spacing per SWS. Use LTP4 (or equivalent) either side (shown inside) for flush conditions. 5. Sill per SWS. 6. Existing (as shown in hatch) or rebuilt wall per plan. 7. Blocking at 24" on center maximum. 8. TJI floor framing per plan. 9. Structural sheathing as/if required per plan.

Diagram showing beam per plans. Notes: 1. Deck joist per plan. 2. Beam per plan. 3. Appropriately-sized LUS hanger u.n.o. 4. Guardrail conventionally framed by others. 5. Deck surface, flashing and water-proofing by others. 6. Existing ceiling joist as/if occurs with appropriately-sized LUS hanger u.n.o.

Diagram showing beam per plans. Notes: 1. ASTM A36 web-stiffener plate with thickness per schedule below unless noted otherwise on plan. Use stiffener each side if possible or unless noted otherwise on plan. 2. Wide flange beam per plan.

Diagram showing beam per plans. Notes: 1. Floor beam per plan. 2. Floor framing per plan with appropriately sized IUS joist hangers. 3. Sill per SWS specifications. 4. Ceiling joists as/if occurs. 5. Shear-wall per plan as/if occurs. 6. Web stiffener required per manufacturer's requirements.

Diagram showing beam per plans. Notes: 1. 2x nailer/blocking. Attach to beam or rim joist per SWS ledger requirements. 2. Steel beam per plan. 3. Floor framing per plan. Use appropriately sized LUS hangers for sawn lumber framing. Use LVB top flange joist hangers for TJI-framing. 4. Sill per SWS. 5. Provide opposite HDU2 holdown at 48" on center with shim plates, each side, at TJI joists. 6. Attach tight fitting wood nailers to steel beam web w 1/2" thru bolts (or welded steel studs) @ 24" o.c. staggered. Use LSL, PSL or lumber w/ moisture content not exceeding 14% (kiln dried lumber). 7. Wood nailer as detailed elsewhere. 8. Threshold per architectural drawings. 9. Deck surface by others.

Diagram showing beam per plans. Notes: 1. 3-1/2" LSL blocking. 2. Web stiffener required per manufacturer's requirements. 3. TJI floor framing per plans. 4. Clip spacing per SWS. May use LTP4 clips at flush conditions. 5. Sill per SWS. 6. (E) continuous dbl. top plate. 7. 1-3/4" LSL or LVL blocking. Provide additional blocking under posts as occurs. 8. Existing wall shown in hatch.

Diagram showing beam per plans. Notes: 1. Deck joist per plan. 2. Beam per plan. 3. Solid blocking at 24" on center. Refer to typical blocking detail. 4. Guardrail conventionally framed by others. 5. Deck surface, flashing and water-proofing by others. 6. Existing ceiling joist as/if occurs with appropriately-sized LUS hanger u.n.o.

Diagram showing beam per plans. Notes: 1. Steel beam per plan. 2. Floor framing per plan with appropriately sized LVB top flange joist hangers. 3. Sill per SWS. 4. Provide HDU2 holdown at 48" on center with shim plates, each side, at TJI joists. 5. Web stiffeners at 24" on center; refer to web stiffener detail elsewhere. 6. Wood nailer as detailed elsewhere.

Diagram showing beam per plans. Notes: 1. 2x ledger with two Simpson SDS25312 wood screws at each stud. Use LSTA24 strap at ledger splice (shown at bottom). 2. 2x solid blocking at each H2.5A clip. See typical blocking detail for information not stated here. 3. Provide solid blocking above and below ledger as shown. 4. Nailing or screws per SWS ledger requirements. 5. Existing structures shown in hatched.

Diagram showing beam per plans. Notes: 1. Roof rafters per plan with appropriately size LUS joist hanger. 2. Clip per SWS specifications. 3. 2x blocking. 4. 2x ledger with nailing per SWS specifications. 5. Beam per plan. 6. Floor framing per plan with appropriately sized IUT joist hanger. 7. Sill per SWS.

Diagram showing beam per plans. Notes: 1. 1-3/4" LSL or LVL blocking. 2. Web stiffener required per manufacturer's requirements. 3. TJI floor framing per plan. 4. Clip spacing per SWS. May use LTP4 clips at flush conditions. 6. Blocking at 24" on center maximum. 7. (E) continuous dbl. top plate. 8. Structural sheathing as/if required per plan.

Sezen & Moon, Incorporated. 274 E. Hamilton Avenue, Suite C, Campbell, California 95008. Voice: 408-871-7273. Fax: 408-871-7274. Web: www.SMSEinc.com. Email: SMSEinc@aol.com. Practicing Engineering since 1983. No. C.70892. No. 6.30.2025. 2-story Addition & Remodel Single Family Dwelling. 1395 Flores Street, Seaside, CA 93955. ARCHITECT/DESIGNER: PORAVI, 550 W Hacienda Avenue, Campbell, CA 95008. Phone: 408-341-5222. Email: poravi.info@gmail.com. December 12, 2023. Revisions. Job Number: 10213-23. Drawn By: Mario A. Aguirre. Designed By: Mario A. Aguirre. Checked By: Moon. Sheet Title: 2nd Flr./Low Roof Frm. Dtls. Sheet Number: S3.2. Packet Page 34.

** Field verify existing roof and ceiling framing is stick-framed framing before material ordering. If pre-fabricated or field assembled carpenter truss occurs, contact project engineer for further clarification.

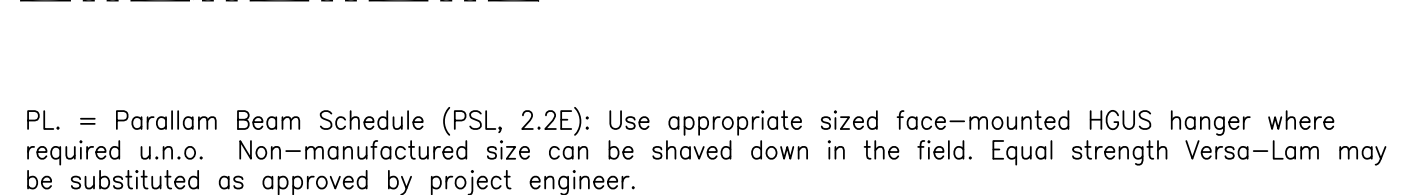
2. For flat gypboard ceiling framing (not exposed), see "Ceiling Joist Schedule" for the minimum required ceiling joist size and spacing. Ceiling Joist Schedule" located on this sheet as below (ceiling joists generally not shown on plan and should frame the shorter direction. Refer to the arch. dwgs and details).
- Ceiling Joist Schedule (DF##2): Use appropriate sized LUS hanger where required u.n.o.
 - * Use 2x4 DF##2 joists @ 16" on center for 9'-0" spans and less.
 - * Use 2x6 DF##2 joists @ 16" on center for 14'-0" spans and less w/ full-depth blocking between ceiling joists at midspan.
- 2a. Refer to the reflected ceiling plan in the architectural drawings.
- 2b. Existing ceiling joists to remain shall be determined in the field.
3. See "Nominal Header Depths" schedule of "Wall Framing" section in Sheet S1.0 Structural General Notes for header sizes to cut on the plan.
- 3a. See detail 7/S1.4 for typical opening framing.
4. Use R1 roof sheathing per Shear-Wall Schedule (SWS) in sheet S1.3 unless noted otherwise on the plan.
5. For typical blocking detail, see detail no. 3/S1.2.
6. Ceiling beam top notch-cut at ext. wall, cut out existing roof sheathing (plywood and skipped as/ifs) to minimize beam cut. Contact project engineer if beam depth to remain does not comply with the detail as beam depth as called out.
 - * Beam beam depth to remain at inside face of wall not to be less than 5.5".
7. Provide collector double rafters w/ edge nailing per SWS and provide LSTA36 strap at roof ridge (not shown in the plan for clarity).

Post/King post below:

1. All post width to be 4x minimum typical unless noted otherwise on plan.
2. All post to match beam width, unless noted otherwise on plan.
3. All post to match wall depth, unless noted otherwise on plan.

4x4 diagonal strut. Struts to be supported by beam or wall below.

2x6 vertical strut. Support ridge and purlins with struts at 48" on center maximum. Struts to be supported by beam or wall below. Use 4x4 struts for connections involving any combinations of hips, valleys and ridges.



GL = glulam 24F-V4, 1.8E (DF/DF): Use appropriately sized "Simpson" HGLT top-flange hanger where required.

For beam-to-post beam connection, use (E)CCQ or multiple beam connector as required unless noted otherwise on the plan. Contact project engineer for alternatives or customized hanger, post base and cap.

A circular professional engineer seal for the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. Inside the ring, the name "BONGGI 'BRIAN' MOON" is written in an arc. The center of the seal contains the text "No. C.70892" and "Exp. 6.30.2025". A large, stylized signature "Moon" is written across the center, and a diagonal line is drawn through the seal from the bottom left towards the center.

1395 Flores Street, Seaside, CA 93955

PORAVI
550 W Hacienda Avenue
Campbell, CA 95008
Phone. 408-341-5222
mail: poravi.info@gmail.com

[illegible]

Designed By: Mario A. Aguirre	Checked By: Moon
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Sheet Number:

S4.0



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY	
			CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL				CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL								CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
			301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.				301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.								301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
			301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.				301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.								301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
			The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.				The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.								The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
			Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.				Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.								Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
			Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures 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 11101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.				Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures 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 11101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.								Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures 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 11101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
			301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.				301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.								301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
			SECTION 302 MIXED OCCUPANCY BUILDINGS				SECTION 302 MIXED OCCUPANCY BUILDINGS								SECTION 302 MIXED OCCUPANCY BUILDINGS
			302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.				302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.								302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
			Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.				Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.								Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
			DIVISION 4.1 PLANNING AND DESIGN				DIVISION 4.1 PLANNING AND DESIGN								DIVISION 4.1 PLANNING AND DESIGN
			ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New				ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New							ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New	
			CHAPTER 4 RESIDENTIAL MANDATORY MEASURES				CHAPTER 4 RESIDENTIAL MANDATORY MEASURES								CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
			SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)				SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)								SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
			FRENCH DRAIN. A trench, hole or other depressed area filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.				FRENCH DRAIN. A trench, hole or other depressed area filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.								FRENCH DRAIN. A trench, hole or other depressed area filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
			WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.				WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.								WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
			4.106 SITE DEVELOPMENT 4.106.1 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 SITE DEVELOPMENT 4.106.1 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 SITE DEVELOPMENT 4.106.1 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, wattle or other method approved by the enforcing agency. 3. Compliance with a lawful enacted storm water management ordinance.				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, wattle or other method approved by the enforcing agency. 3. Compliance with a lawful enacted storm water management ordinance.								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, wattle or other method approved by the enforcing agency. 3. Compliance with a lawful 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)				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)								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 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.				4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface 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.								4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface 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.				Exception: Additions and alterations not altering the drainage path.								Exception: Additions and alterations not altering the drainage path.
			4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 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.				4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 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.								4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 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 local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence submitted to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.				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 local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence submitted to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.								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 local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence submitted to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 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 enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.				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 enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.								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 enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.
			Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.				Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.								Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
			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".				4.106.4.1.1 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".								4.106.4.1.1 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, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.				4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.								4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
			4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.				4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.								4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
			1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.				1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.								1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.
			The service panel or subpanel 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.				The service panel or subpanel 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.								The service panel or subpanel 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.
			Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.				Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.								Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.
			Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.				Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.								Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
			2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.				2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.								2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
			Exception: Areas of parking facilities served by parking lifts.				Exception: Areas of parking facilities served by parking lifts.								Exception: Areas of parking facilities served by parking lifts.
			4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.				4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.								4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
			1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.				1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.								1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.
			The service panel or subpanel 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.				The service panel or subpanel 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.								The service panel or subpanel 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.
			Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.				Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.								Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.
			Notes: a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.				Notes: a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.								Notes: a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
			2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.				2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.								2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
			Exception: Areas of parking facilities served by parking lifts.				Exception: Areas of parking facilities served by parking lifts.								Exception: Areas of parking facilities served by parking lifts.
			3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.				3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.								3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
			When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV charging spaces.												

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Flores Street Addition
Calculation Date/Time: 2023-11-30T13:05:56-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

(Page 1 of 12)

GENERAL INFORMATION									
01	Project Name	Flores Street Addition							
02	Run Title	Title 24 Analysis							
03	Project Location	1395 Flores Street							
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)	90				
10	Building Type	Single family	11	Number of Dwelling Units	1				
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	4				
14	Addition Cond. Floor Area (ft²)	975	15	Number of Stories	2				
16	Existing Cond. Floor Area (ft²)	1443	17	Fenestration Average U-factor	0.3				
18	Total Cond. Floor Area (ft²)	2418	19	Glazing Percentage (%)	14.27%				
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	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: Report Generated: 2023-11-30 13:06:41
HERS Provider: Report Generated: 2023-11-30 13:06:41
Schema Version: rev 20220901
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Flores Street Addition
Calculation Date/Time: 2023-11-30T13:05:56-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

(Page 2 of 12)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	54.85	0	47.42	0	7.43
Space Cooling	0	7.5	0	14.48	0	-6.98
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	28.31	0	28.31	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	90.66	0	90.21	0	0.45
Photovoltaics	0			0		
Battery Flexibility						
Indoor Lighting	0	7.46	0	7.46		
Appl. & Cooking	0	18.65	0	18.73		
Plug Loads	0	28	0	28		
Outdoor Lighting	0	1.76	0	1.76		
TOTAL COMPLIANCE	0	146.53	0	146.16		

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Registration Date/Time: Report Version: 2022.0.000
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Schema Version: rev 20220901
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Flores Street Addition
Calculation Date/Time: 2023-11-30T13:05:56-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

(Page 3 of 12)

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EU1	30.02	28.32	1.7	5.66
Net EU2	30.02	28.32	1.7	5.66

Notes
1. Gross EU1 is Energy Use Total (not including PV) / Total Building Area.
2. Net EU1 is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
New ductwork added is less than 25 ft. in length	

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

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Flores Street Addition	2418	1	4	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Existing Living Area	Conditioned	HVAC System1	1443	8	DHW Sys 1	Existing Unchanged
New Living Area	Conditioned	HVAC System1	975	8	DHW Sys 1	New

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
Registration Date/Time: Report Version: 2022.0.000
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Schema Version: rev 20220901
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Flores Street Addition
Calculation Date/Time: 2023-11-30T13:05:56-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

(Page 4 of 12)

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	Existing Living Area	R-0 Wall	90	Front	320	88	90	none	Existing	No
Left Wall	Existing Living Area	R-0 Wall	180	Left	96	0	90	none	Existing	No
Rear Wall	Existing Living Area	R-0 Wall	270	Back	368	67	90	none	Existing	No
Right Wall	Existing Living Area	R-0 Wall	0	Right	224	0	90	none	Existing	No
Left Wall 2	New Living Area	R-15 Wall	180	Left	32	0	90	Extension	New	n/a
Rear Wall 2	New Living Area	R-15 Wall	270	Back	120	21	90	Extension	New	n/a
Right Wall 2	New Living Area	R-15 Wall	0	Right	32	0	90	Extension	New	n/a
Front Wall 2	New Living Area	R-15 Wall	90	Front	280	64	90	Extension	New	n/a
Left Wall 3	New Living Area	R-15 Wall	180	Left	240	27	90	Extension	New	n/a
Rear Wall 3	New Living Area	R-15 Wall	270	Back	280	50	90	Extension	New	n/a
Right Wall 3	New Living Area	R-15 Wall	0	Right	240	48	90	Extension	New	n/a
Interior Surface	Existing Living Area>>_Garage_	R-0 Wall1	n/a	n/a	350	18	n/a		Existing	No
Interior Surface 2	New Living Area>>Existing Living Area	R-0 Wall1	n/a	n/a	100	0	n/a		New	n/a
Roof 2	Existing Living Area	R-11 Roof Attic	n/a	n/a	532	n/a	n/a		Existing	No
Roof 3	New Living Area	R-30 Roof Attic	n/a	n/a	64	n/a	n/a		New	n/a
Roof 4	New Living Area	R-30 Roof Attic	n/a	n/a	911	n/a	n/a		New	n/a
Raised Floor	Existing Living Area	R-0 Floor Crawlspace	n/a	n/a	1443	n/a	n/a		Existing	No

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Flores Street Addition
Calculation Date/Time: 2023-11-30T13:05:56-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

(Page 5 of 12)

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Raised Floor 2	New Living Area	R-19 Floor Crawlspace	n/a	n/a	64	n/a	n/a		New	n/a
Interior Surface 3	Existing Living Area	R-0 Roof Attic	n/a	n/a	1443	n/a	n/a		New	n/a
Front Wall 3	_Garage_	R-0 Wall	90	Front	168	0	90	none	Existing	No
Left Wall 4	_Garage_	R-0 Wall	180	Left	184	0	90	none	Existing	No
Rear Wall 4	_Garage_	R-0 Wall	270	Back	168	0	90	none	Existing	No
Right Wall 4	_Garage_	R-0 Wall	0	Right	184	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	_Garage_	R-0 Roof No Attic	0	Right	483	0	4	0.1	0.85	No	Existing	No	

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Existing Living Area	Attic RoofExisting Living Area	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic New Living Area	Attic RoofNew Living Area	Ventilated	4	0.1	0.85	Yes	No	New	n/a

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: Report Generated: 2023-11-30 13:06:41
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Schema Version: rev 20220901
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Flores Street Addition
Calculation Date/Time: 2023-11-30T13:05:56-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

(Page 6 of 12)

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 05	Window	Front Wall	Front	90			1	18	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 05 2	Window	Front Wall	Front	90			1	18	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 09	Window	Front Wall	Front	90			1	32	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Door 19	Window	Rear Wall	Back	270			1	40	0.3	NFRC	0.8	NFRC	Bug Screen	Altered	No
Window 04	Window	Rear Wall	Back	270			1	9	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 05 3	Window	Rear Wall	Back	270			1	18	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 07	Window	Rear Wall 2	Back	270			1	21	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 08	Window	Front Wall 2	Front	90			1	24	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Door 09	Window	Front Wall 2	Front	90			1	40	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 06	Window	Left Wall 3	Left	180			1	18	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 02	Window	Left Wall 3	Left	180			1	9	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 03	Window	Rear Wall 3	Back	270			1	10	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 01	Window	Rear Wall 3	Back	270			1	8	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 01 2	Window	Rear Wall 3	Back	270			1	8	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: Report Generated: 2023-11-30 13:06:41
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Schema Version: rev 20220901
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Flores Street Addition
Calculation Date/Time: 2023-11-30T13:05:56-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

(Page 7 of 12)

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 01 3	Window	Rear Wall 3	Back	270			1	8	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 01 4	Window	Rear Wall 3	Back	270			1	8	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 01 5	Window	Rear Wall 3	Back	270			1	8	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 08 2	Window	Right Wall 3	Right	0			1	24	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA
Window 08 3	Window	Right Wall 3	Right	0			1	24	0.3	NFRC	0.8	NFRC	Bug Screen	New	NA

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E

Project Name: Flores Street Addition Calculation Date/Time: 2023-11-30T13:05:56-08:00 (Page 10 of 12)

Calculation Description: Title 24 Analysis Input File Name: Flores Street Addition (1395).ribd22x

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	Existing	No	

WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	EF	0.57	Btu/Hr	75000	0	80	n/a		Existing	No

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
HVAC System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	

Registration Number:	Registration Date/Time:	HERS Provider:
CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220901	Report Generated: 2023-11-30 13:06:41

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD		CF1R-PRF-01E
Project Name: Flores Street Addition	Calculation Date/Time: 2023-11-30T13:05:56-08:00	(Page 11 of 12)
Calculation Description: Title 24 Analysis	Input File Name: Flores Street Addition (1395).ribd22x	

HVAC - HEATING UNIT TYPES				
01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Central gas furnace	1	AFUE - 80	n/a

HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-heres-dist	Existing + New	No		No

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	n/a

HERS RATER VERIFICATION OF EXISTING CONDITIONS

Registration Number:	Registration Date/Time:	HERS Provider:
CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220901	Report Generated: 2023-11-30 13:06:41

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD		CF1R-PRF-01E
Project Name: Flores Street Addition	Calculation Date/Time: 2023-11-30T13:05:56-08:00	(Page 12 of 12)
Calculation Description: Title 24 Analysis	Input File Name: Flores Street Addition (1395).ribd22x	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Documentation Author Signature: 
Company:	Signature Date: 11/30/2023
Address:	CEA/ HERS Certification Identification (If applicable):
2238 Bayview Heights Drive Suite E	R19-06-30151
City/State/Zip:	Phone:
Los Osos, CA 93402	805-904-9048
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. - I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. - The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name:	Responsible Designer Signature:
Company:	Date Signed:
Address:	License:
City/State/Zip:	Phone:

Registration Number:	Registration Date/Time:	HERS Provider:
CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220901	Report Generated: 2023-11-30 13:06:41

RESIDENTIAL MEASURES SUMMARY										RMS-1
Project Name Flores Street Addition		Building Type ☒ Single Family ☐ Addition Alone		Date 11/29/2023						
Project Address 1395 Flores Street Seaside		California Energy Climate Zone CA Climate Zone 03		Existing Addition/Alteration 2,418		Addition		1 of Units		
INSULATION		Area								
Construction Type	Cavity	Area (ft²)	Special Features			Status				
Floor - Wood Framed w/Crawl Space	- no insulation	1,443				Existing				
Wall - Wood Framed	- no insulation	232				Existing				
Door - Operable Door	- no insulation	20				Existing				
Wall - Wood Framed	- no insulation	86				Existing				
Wall - Wood Framed	- no insulation	301				Existing				
Wall - Wood Framed	- no insulation	224				Existing				
Roof - Wood Framed Attic	# 11	532				Existing				
Decking - Wood Framed	- no insulation	332				Existing				
FENESTRATION		Total Area		# Glassing Percentage		14.3 % New/Retained Average U-Value Factor		0.30		
Orientation	Area (ft²)	U-Fac	SHGC	Overhang	Sideline	Exterior Shades		Status		
Front (E)	69.0	1.190	0.83	none	none	N/A		Existing		
Rear (W)	40.0	0.300	0.80	none	none	N/A		Altered		
Rear (W)	27.0	1.190	0.83	none	none	N/A		Existing		
Rear (W)	71.0	0.300	0.80	none	none	N/A		New		
Front (E)	64.0	0.300	0.80	none	none	N/A		New		
Left (S)	27.0	0.300	0.80	none	none	N/A		New		
Right (N)	48.0	0.300	0.80	none	none	N/A		New		
HVAC SYSTEMS										
Qty.		Heating		Cooling		Thermostat		Status		
1 Gas Central Furnace		80% AFUE		No Cooling		14.0 SEER		Setback Existing		
HVAC DISTRIBUTION										
Location		Heating		Cooling		Duct Location		Duct R-Value		
HVAC System		Ducted		Ducted		Attic		6.0		
								Status Altered		
WATER HEATING										
Qty.		Type		Gallons		Min. Eff.		Distribution		
EnergySaver 9.2 by EnergySaver User Number: 6249 IG: 23-113092 Page 15 of 23										

RESIDENTIAL MEASURES SUMMARY										RMS-1
Project Name		Building Type ☒ Single Family ☐ Addition Alone				Date				
Flores Street Addition		☐ Multi Family ☒ Existing - Addition/Alteration				11/30/2023				
Project Address		California Energy Climate Zone 03				Total Cond. Floor Area		Addition		
1395 Flores Street Seaside		CA Climate Zone 03				2,418		1 of 1 Units		
INSULATION		Area								
Construction Type	Cavity	Area (ft ²)		Special Features				Status		
Ceiling	Wood Framed Attic	- no insulation		1,443				New		
Floor	Wood Framed w/Crawl Space	R 19		64				New		
Wall	Wood Framed	R 15		32				New		
Wall	Wood Framed	R 15		99				New		
Wall	Wood Framed	R 15		32				New		
Roof	Wood Framed Attic	R 30		975				New		
Ceiling	Wood Framed	- no insulation		150				New		
Wall	Wood Framed	R 15		216				New		
FENESTRATION		Total Area		345		Glazing Percentage		14.3 %		
Orientation		Area (ft ²)		U-Fac		SHGC		Overhang		
								Sidelights		
								Exterior Shades		
								Status		
								New/Asterned Average U-Factor		
								0.30		
HVAC SYSTEMS										
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status				
HVAC DISTRIBUTION										
Location	Heating	Cooling	Duct Location	Duct R-Value	Status					
WATER HEATING										
Qty.	Type	Gallons	Min. Eff	Distribution	Status					

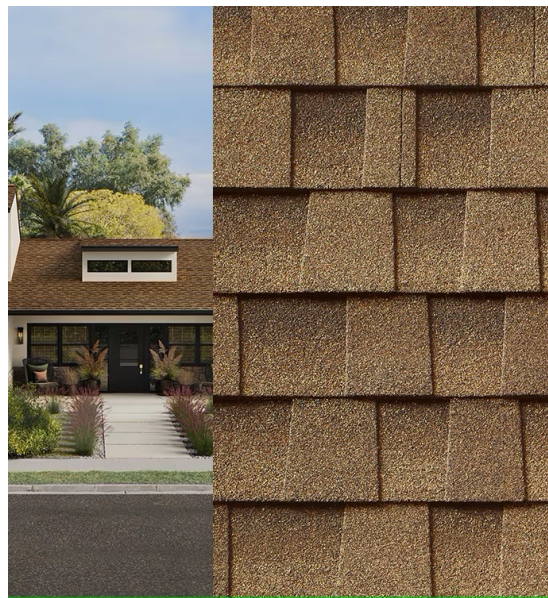
RESIDENTIAL MEASURES SUMMARY								RMS-1
Project Name Flores Street Addition		Building Type ☒ Single Family ☐ Addition Alone			Date 11/30/2023			
Project Address 1395 Flores Street Seaside		☐ Multi Family ☐ Existing Addition/Alteration California Energy Climate Zone 1 Total Cndt. Floor Area Addition # of Units						
		CA Climate Zone 03 2,418 975 1						
Insulation		Cavity		Area (ft ²)		Special Features		Status
Wall	Wood Framed	R 15			213			New
Wall	Wood Framed	R 15			230			New
Wall	Wood Framed	R 15			192			New
PENETRATION		Total Area	345	Glazing Percentage	14.3 %	New/Astored Average U-Factor:		0.30
Orientiation	Area (ft ²)	U-Fac	SHGC	Overhang	Sidelins	Exterior Shades	Status	
HVAC SYSTEMS								
Qty.	Heating	Min. Eff	Cooling		Min. Eff	Thermostat	Status	
HVAC DISTRIBUTION								
Location	Heating		Cooling		Duct Location	Duct R-Value	Status	
WATER HEATING								
Qty.	Type		Gallons	Min. Eff	Distribution		Status	

EnergyPro 9.2 by EnergySoft User Number: 6249
ID: 25-13902
Page 17 of 23

2022 Single-Family Residential Mandatory Requirements Summary	
§ 102.022	Single-family residential building subject to the Energy Codes must comply with all applicable mandatory requirements, regardless of the compliance approach. For more details, see the Energy Code Compliance Approach section.
(a)(2)(2)	Building Envelope
§ 110.6(a)(1)	Air Leakage, Manufactured/Remanufactured, exterior doors, and exterior pet door must be sealed to leak less than 0.3 m³/m² per square foot of door at 1.57 in H ₂ O or 0.3 L/m² at 1.57 in H ₂ O.
§ 110.6(a)(2)	Labeling, Fenestration products and exterior doors must have a label meeting the requirements of 105-11116.
§ 110.6(a)(3)	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Table 110.6(a)(1) or (2), or shall be tested and labeled in accordance with 105-11116.
§ 110.7	Air Leakage, All doors, penetrations, and other openings in the building envelope that are potential sources of air leakage must be sealed to meet the requirements of 105-11116.
§ 110.8(a)	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services.
§ 110.8(a)(1)	Insulation Requirements for Heated Sub Floors. Heated sub floors must be insulated per the requirements of 415-11116.
§ 110.8(a)(2)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(3)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(4)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(5)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(6)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(7)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(8)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(9)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(10)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(11)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(12)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(13)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(14)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(15)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(16)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(17)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(18)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(19)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(20)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(21)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(22)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(23)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104. The SRI of 100 and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements of 105-11103 and 105-11104.
§ 110.8(a)(24)	Roofing Products. Solar Reflectance Index (SRI) of 100 and the thermal emittance and aged solar reflectance values of 0.75 and 0.65, respectively, must meet the requirements

[illegible][illegible]

Color & Materials Pallet for:
Prasad Residence
1395 Flores Street
Seaside, Ca 93955
APN: 012-286-027



Roofing: GAF Timberline Sandlewood



Windows: Jeld Wen White Vinyl



Ext. Lighting : Cattleya Wall Sconce
1-Light Black Motion Sensor Dusk To Dawn Outdoor Wall Lantern Sconce



Fascia & Trim: Sherwin Williams Hickory Smoke



Body: Sherwin Williams Kilim Beige



Deck Surface: Desert Crete "Sandalwood"

Location Map 1395 Flores





The staking and flagging shown from Flores Street directly in front of the house.



Staking and flagging shown from the parking lot directly to the north. The downward slope from east to west is visible.



Staking and flagging shown from Waring Street, it is just visible between two houses.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: February 11, 2026

SUBJECT: ARCHITECTURAL REVIEW APPLICATION AR-2025-001. CAPPO REAL ESTATE HOLDINGS, LLC., OWNER, AND ALENA KRIACHKO, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL OF A PROPOSED TWO-STORY, 37 BAY AUTOMOBILE SERVICE CENTER ASSOCIATED WITH THE EXISTING TOYOTA DEALERSHIP LOCATED AT 5 HEITZINGER PLAZA IN THE COMMERCIAL AUTOMOTIVE (CA) ZONING DISTRICT (APN 011-542-004). ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION

Staff recommends the Commission approve AR-2025-001 and allow six (6) tandem parking stalls to be used to meet the required number of parking spaces, subject to the conditions of approval and project plans.

BACKGROUND

The site was originally comprised of two separate parcels, which were merged through Lot Boundary Adjustment application LBA-2025-002, approved on September 4, 2025. The site now consists of a single 2.5-acre parcel (108,957 square feet) developed with an existing 13,338-square-foot service building and a 20,165-square-foot showroom.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

1. The project is categorically exempt from the California Environmental Quality Act

(CEQA).

Evidence: Discretionary design review of an otherwise permitted use does not give the City the authority to mitigate environmental impacts and thus the project is not subject to the California Environmental Quality Act (CEQA). Architectural Review is not an activity subject to CEQA pursuant to 15061(b)(3) of the CEQA guidelines.

PROJECT DESCRIPTION

In accordance with Seaside Municipal Code (SMC) 17.14.030 B (Table 2-4 – Allowed Land uses and Permit Requirements for Commercial Zones), a project for Major and Minor Vehicle Service is permitted by-right when accessory to a new car sales agency.

Phase one will include construction of a two-story, 26,838 SF, 37 bay automobile service center including rooms and offices for parts sales, administration, and tech support. The proposed service building is a new stand-alone structure. Existing pavement, landscaping, surface improvements and utilities will be removed or re-aligned to construct the new building.

Phase two will include the demolition of the existing service building. The building will be replaced with a refreshed customer and employee parking lot and landscaping improvements.

Zoning Analysis

Tables 1 and 2 below provide a compliance summary of the Floor Area Ratio and Lot Coverage maximums of SMC 17.14.050, Table 2-6 *Commercial Zone Development Standards*.

Table 1. Floor Area Ratio

	Floor Area (SF)
Existing showroom	20,165
Existing service center	13,338
Proposed demolition	-13,338
Proposed first floor addition	26,544
Proposed second floor addition	3,626
Total square footage	50,335
Lot area	108,957
Allowed Floor Area 1.0	108,957
Proposed Floor Area	0.46

Table 2. Lot Coverage

	Area (SF)
Parcel area	108,957
Existing building coverage	33,503
Proposed building coverage	50,335
Hardscape area	unknown
40% Lot coverage allowed	nonconforming
Changes to coverage	Yes, the proposed landscape area results in an increase of 383 SF of landscaped area for an increase in quantity of plant materials and trees

Parking

The previous use of the site required 28 parking spaces, of which 10 were provided. The parking is nonconforming and the change in use requires that parking spaces shall be added for an additional floor area (SMC 17.72.030.C.2.a. *Nonconforming Parking, Nonresidential uses*), equal to the difference between the number of parking spaces required for the prior use and the number required for the proposed use (SMC 17.72.030.C.2.b).

There are 129 parking spaces on the property for both of the existing uses, exclusive of new vehicle display and inventory parking spaces. With the demolition of the existing 25 bay service building and construction of a 37 bay service building, the net increase is 12 service bays. In accordance with SMC 17.34.040, Table 3-8 *Parking Requirements by Land Use*, each service bay requires four parking spaces for an increase of 48 parking spaces.

Additionally, the office space and other accessory rooms are required to provide parking at a rate of one space per 400 square feet. With approximately 5,000 SF proposed, an additional 13 spaces are required.

Table 3. Parking

	Existing On-site Parking Spaces
Sales and Service Building	129
Required Parking, New Service Building and Accessory Rooms	61 (48+13)
Total Required Parking Spaces	190
Total Provided Spaces (Standard)	179
Total Proposed Spaces (Tandem)	54
Tandem Spaces Needed to Count Towards Required Parking	6 (11 individual spaces)

SMC 17.34.110.I.3. Tandem parking specifies:

The use of tandem parking (when one space is located directly behind another) shall not be allowed to satisfy the off-street parking requirements of this chapter, except that tandem parking may be permitted in the following instances, when compliant with all other applicable development standards for required parking spaces: Modifications to this provision shall require review and approval by the Traffic Advisory Committee (TAC) and Planning Commission.

On September 16, the TAC voted to recommend the Planning Commission approve the use of the tandem spaces to satisfy the off-street parking requirements, resulting in the project being compliant with the code required parking.

The Planning Commission will need to consider and decide on approval or denial of the 6 tandem spaces/11 individual parking stalls being used to meet the required number of parking spaces.

Bicycle parking

The number of required off-street parking spaces for the service building, including the offices and accessory rooms, is 61 spaces. SMC 17.34.060.A.2 requires bicycle parking for five percent of all required off-street parking spaces. Therefore, three short-term spaces are required and the site plans and product spec sheets show compliance through an outdoor bicycle rack that accommodates four spaces. Additionally, the plans and product spec sheets illustrate compliance with three long-term bicycle parking spaces featuring lockable, permanently anchored bicycle lockers, as required by code.

ARCHITECTURAL REVIEW

In accordance with SMC 17.62.030.B.1, Architectural Review is required for all new nonresidential construction and shall evaluate the following:

1. Architectural considerations. Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances.
2. Landscape considerations. Landscape considerations, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, maintenance, and the protection of landscaped areas, and similar elements. The review authority shall encourage the planting of native and/or drought-tolerant landscaping in compliance with Section [17.30.040](#) (Landscaping Standards).
3. Lighting considerations. Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.

With a proposed height greater than 25', the Zoning Administrator allowed for the applicant to erect two, 3' x 5' project signs rather than physical staking and flagging,

per SMC 17.62.030.D.2. On January 26, 2026, at least fourteen days prior to the hearing, signs were erected in two locations (The Mall and Del Monte frontages) and verified by staff on January 28, 2026. Additionally, on January 30, 2026, at least 10 days prior to the hearing, public notices were mailed to every property owner and to each occupant of every physical address within 300' of the site.

Automotive Regional Commercial (CA) Zone Standards

Additionally, SMC 17.16 *CA Zone Standards* contains specific development standards for properties within the CA Zone, including architectural design, landscape, screening, fences, outdoor storage, and lighting. The following sections provide a review of the project's compliance with these regulations.

Architectural Design: Colors and facade articulation

The proposed service center's architectural design is consistent with the existing Toyota dealership, featuring a modern aesthetic with contemporary exterior materials and a cohesive color palette. These elements create a clean, complementary appearance, fulfilling the requirements of SMC 17.16.040.B.1. *Colors.*

The building's overall footprint measures approximately 263 feet in length by 105 feet in width. Its height transitions smoothly from a single-story section at approximately 18'-6" to a two-story portion reaching 30'-9". This transition provides variety in massing and ensures proportional balance. The primary (north) elevation faces Del Monte Boulevard, while the shorter side elevations are oriented toward the interior of the site and the neighboring parcel to the east. This strategic orientation, coupled with the limited number of service bay openings—five bays on the north elevation facing Del Monte Boulevard—complies with SMC 17.16.040.B. *Building Design Requirements.* The south elevation, which faces Auto Center Parkway, will feature a randomly patterned green screen and wall-mounted trellis system. This addition will not only introduce visual texture but also support vine growth, helping to mitigate the visual mass of the concrete surface.

To further enhance facade articulation and visual interest, the design incorporates offset wall planes, a variety of materials—including tilt-up concrete panels, aluminum composite panels, and extensive glazing—and a color gradient from aluminum gray to a deeper anthracite gray. This approach ensures compliance with SMC

17.16.040.B.2. *Façade Articulation.*

Although tilt-up concrete panels are generally prohibited under SMC 17.16.040.C.8, the Zoning Administrator has determined that the proposed design effectively mitigates the typically monolithic appearance of these panels. By integrating varied materials, colors, and landscaping elements, the design introduces sufficient visual interest and variation, aligning with the city's architectural and aesthetic standards.

Landscaping

SMC 17.16.060.D.7.c.(2) requires that one tree be located within 30 feet of required employee and customer parking spaces and the landscape plans illustrate compliance, with a total of twelve new trees being planted in the required parking area and two additional beyond those required for a total of fourteen trees.

Landscaping will further soften both the north and south elevations. On the north, landscaping will frame the main entrance, while on the south, climbing vines will be planted to grow along the trellis panels, helping to visually break up the façade and enhance the overall aesthetic with natural elements.

Various conditions of approval have been added to reinforce the specific design regulations of SMC 17.16.

Lighting

The proposed building-mounted fixtures and freestanding parking lot lighting is compliant with SMC 17.16.080. *Lighting Design Requirements*, which provides design requirements and standards for site lighting. The building mounted, LED wall pack fixtures are exclusively proposed at the building entrances on the ground level and are in scale with the building elevations.

A mix of existing and proposed freestanding poles with new fixtures are proposed throughout the parking lot, mounted at a height not to exceed 20', where up to 26' is allowed, and the provided photometric study illustrates compliance with the code established levels of illumination.

Solid Waste and recyclable Materials Storage

The project proposed a waste and recycling storage area of 224 SF, which is compliant with the minimum area set forth in SMC 17.30.110.C, Table 3-7 of 192 SF. Additionally, the proposal complies with SMC 17.30.110.D *Location Requirements* with the solid waste and recyclable material storage being adjacent to one another and located within a specially designated structure.

17.30.110.E.1.a requires the storage be architecturally compatible with the proposed primary structure, which has accomplished through the following features: a standing seam metal roof and metal doors that complement the metal panels and doors of the primary structure, 8" x 16" concrete blocks similar in finish and color to the concrete tilt-up panels, and green screen wall-mounted trellises on two elevations similar to those on the south elevation of the primary structure.

Water

The project would require an allocation of water from the City. A Condition of Approval has been included to ensure the building permit will not be issued unless the water allocation is granted.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A to Attachment 1: Project Plans
 3. Exhibit B to Attachment 1: Product Specifications
-

**PLANNING COMMISSION
RESOLUTION NO. 26-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, ARCHITECTURAL REVIEW APPLICATION NO. AR-2025-001 FOR THE DESIGN OF A PROPOSED TWO-STORY, 37 BAY AUTOMOBILE SERVICE CENTER ASSOCIATED WITH THE EXISTING TOYOTA DEALERSHIP AT 5 HEITZINGER PLAZA (APN: 011-542-004) IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT.

WHEREAS, Cappo Real Estate Holdings, LLC., owner, and Alena Kriachko, applicant, applied for Architectural Review application No. AR-2025-001; 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 Architectural Review Application No. AR-2025-001 at a duly noticed public hearing that the Planning Commission held on February 11, 2026.

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

1. Architectural Review is not an activity subject to the California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) of the CEQA guidelines.

Evidence: Discretionary design review of an otherwise permitted use does not give the City the authority to mitigate environmental impacts and thus the project is not subject to the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED, the Planning Commission approves Architectural Review Application No. AR-2025-001 subject to the following Conditions of Approval:

Planning:

1. Prior to filing the Water Allocation application with the City, the applicant shall provide Monterey Peninsula Water Management District with specifications on the type of carwash and estimated water use for the water demand to be determined by the District.

2. Prior to building permit issuance for the project approved under this Architectural Review application, the applicant/owner shall apply for a demolition permit for the existing service building.
3. Prior to issuance of a Certificate of Occupancy for the project scope approved under this Architectural Review application, the demolition permit shall be finalized and all site improvements completed.
4. Applicant to obtain tree removal permit prior to starting site work.
5. 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.
6. Off-street parking areas shall not be used for the repair, servicing, or storage of vehicles or materials, the sale of any goods or services, or any other work area.
7. A minimum of 40 parking spaces shall be designated for employee parking.
8. Planning inspection required to verify four short-term bicycle parking spaces and three long-term bicycle parking spaces that required one or a combination of the following *a. Covered, lockable enclosures with permanently anchored racks for bicycles; b. Lockable bicycle rooms with permanently anchored racks; c. Lockable, permanently anchored bicycle lockers.*
9. The existing Master Sign Program (MSP) for the Toyota dealership would need to be amended to include the signage proposed for the service building. MSP's require Architectural Review approval if the sign area is greater than the code allowances.
10. All landscaping shall be inspected by a representative of the Planning Department before the City will perform a final building inspection or authorize the issuance of a Certificate of Occupancy.
11. The following maintenance criteria shall apply to all site landscaping and irrigation:
 - a. The developer, their successor and/or subsequent owners and their agents shall be responsible for continued landscape maintenance.

- b. Plant material that exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season. All landscaping will be subject to periodic inspection by City personnel as designated by the Zoning Administrator.
- c. Regular maintenance shall include aerating and de-thatching lawn areas; adding/replenishing mulch, fertilizer, and soil amendments; and mowing, pruning, trimming, and watering all landscaped areas. In addition, the landscaping shall regularly be kept free of weeds and debris.
- d. Plants shall be pruned in accordance with professional trimming standards to maintain their intended shapes and sizes, and to ensure the health of the specimen and the safety of the public. "Topping" is not permitted because it causes severe injury to trees. Any trees that are topped shall be removed and replaced with a specimen one size larger than what is specified on the approved plans.
- e. Plants shall be pruned to avoid blocking walks, passageways, visibility areas and sight distance views for vehicular traffic.
- f. All fences and walls that have been incorporated into an approved landscaping plan shall regularly be maintained in an attractive and safe manner.
- g. Shrubs, trees, and vines for screening adjacent properties shall be kept pruned so they do not interfere with pedestrian traffic and do not encroach excessively onto the adjacent property.
- h. Trees shall be watered deeply to promote deeper rooting and shall be fertilized as required by sound horticultural practices.
- i. The irrigation for the Arbutus trees shall be set as follows:
 - a) Establishment Phase (Years 1-2): Water deeply (approx. 1-2 inches). Soil should be allowed to dry out between waterings.
 - b) Established Plants: Reduce frequency to once every 2–4 weeks, or deeper, less frequent watering during summer.
 - c) Winter Care: Reduce watering significantly; in many areas, rainfall is sufficient, or it may only need water every 3–4 weeks.
- j. The irrigation for the Lagerstroemia shall be set as follows:

- a) Establishment Phase (Years 1-2): Water deeply (approx. 1–2 inches). Check soil moisture every 2-3 weeks, watering only if the ground is dry.
 - b) Established Trees: Water deeply once a week during hot, dry, or summer conditions.
 - c) Soil Moisture: Allow the soil to dry out between waterings to avoid root rot
 - d) Winter Care: this tree goes dormant in winter, so significantly reducing its water needs. Mature trees are highly drought-tolerant and rarely need supplemental water in winter unless there is a prolonged, severe drought.
- k. Tree guys and stake ties shall be inspected and adjusted periodically, to ensure that they are adequately surrounding the tree without girdling trunks or branches. Tree supports shall be removed after one year.
- l. Trees selected shall grow to maturity without impacts to sidewalks, curbs, and other public improvements.
- m. Any required plant material that dies after installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required plant material that dies after three years or more after installation, or is not maintained in accordance with the maintenance criteria, shall be replaced with a gallon or box size specimen one size larger than what is specified on the approved plans (shrubs: one-gallon, five-gallon, 15-gallon; trees: 15-gallon, 24-inch box, 30-inch box, 36-inch box, 42-inch box, 48-inch box).
- n. Landscaping located in a traffic safety visibility area shall be maintained in accordance with Subsection 17.30.030.E (Height limit within traffic safety visibility areas).
- o. Dead plants shall be replaced with those materials specified in the original approval, damaged branches shall be removed, and overgrown areas shall be thinned by the selective removal of excessive growth.
- p. Required landscaped areas including those installed and dedicated by the City shall not be reduced in area or planting.
- q. Water waste resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, public right-of-way, walks, roadways, or structures is prohibited.

- r. The irrigation system will be checked, as part of scheduled maintenance, to prevent overspray outside of the desired planting area, especially water that wets adjacent hard surfaces (e.g., patios, sidewalks, and streets). If runoff occurs, then the water application rate will be reduced so it is not greater than the infiltration rate of the soil.
- s. Regular maintenance shall include checking, adjusting, and repairing irrigation equipment, resetting automatic controllers, and watering all landscaped areas after maintenance is performed in order to verify proper working condition.
- t. The irrigation system will be equipped with an automatic rain shut-off device.

12. Lighting:

- a. The building permit submittal shall include a photometric study. The study must include the impacts of the City street lights located in public rights-of-way adjacent to the subject property.
- b. Pole mounted fixtures shall not exceed 26 feet in height as measured from the finished grade, adjacent to the base of concrete pedestal (limited to a maximum height of two feet) on which the light pole is located, to bottom of the light emitting surface.
- c. Proposed concrete light fixture pedestals located within the vehicle display area shall not exceed two feet by two feet.
- d. Parking lot lights shall be equipped with a photocell so they automatically turn on at dusk.
- e. All outdoor light fixtures shall be turned off no later than 11:00 p.m. or one-half hour after close of business, whichever is earlier. The exception to this standard shall be for one-third of the parking lot lights, which, for security purposes, shall be reduced to less than half the illumination level used during business hours.
- f. 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.

Building:

13. 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:

14. 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:

15. 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 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.
16. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the City Engineer to handle the increase peak runoff and/or sediment generated by the project. (SMC 15.32.170)
 - a. As part of Building Permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties.
17. 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:

18. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans and Exhibit B: Product Specifications.
19. 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.

20. The project shall comply with the requirements and the applicable ordinances of Monterey Peninsula Water Management District (MPWMD).
21. 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.
22. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of February 18, 2026 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted 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.
23. 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 11th day of February 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans
Exhibit B: Product Specifications

ARCHITECTURAL REVIEW APPLICATION No. 2025-001
RESOLUTION No. 26-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

TOYOTA SERVICE FACILITY

5 AND 6 HEITZINGER PLAZA

SEASIDE, CA 93955

ABBREVIATIONS

EX	EXISTING
FS	FINISHED SURFACE
FS	FINISHED GRADE
FF	FINISHED FLOOR
INV	INVERT OF PIPE
LP	LIGHT POLE
TF	TOP OF FOOTING
BF	BOTTOM OF FOOTING
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
FL	FLOWLINE
HP	HIGH POINT
TS	TOP OF STEP
BW	BOTTOM OF WALL
BLDG	BUILDING
SD	STORM DRAIN
SS	SANITARY SEWER
UTIL	UTILITY

LEGEND

EXISTING CMU WALL	---
EXISTING CHAIN LINK FENCE	-x-x-
EXISTING BUILDING TBR	----
EXISTING LANDSCAPE	
EXISTING CONCRETE	
PROPOSED CONCRETE	
PROPOSED LANDSCAPE	
PROPOSED BUILDING	
PROPERTY LINE	----
CENTERLINE	----
EXISTING EASEMENT	----

BUILDING AREA:

EXISTING SERVICE BAYS:	25
PROPOSED SERVICE BAYS:	32
PROPOSED DETAIL / WASH BAYS:	4
PROPOSED OFFICE / EMPLOYEE AREA:	5100 SF
TOTAL BUILDING AREA:	26,838SF

PARKING SUMMARY:

EXISTING PARKING SUMMARY (SHOWROOM LOT TO REMAIN):	97
EXISTING STANDARD ADA:	2
EXISTING VAN ADA:	1
EXISTING CUSTOMER/EMPLOYEE:	94

PROPOSED PARKING SUMMARY:

4 SPACES / SERVICE OR WASH BAY

1 SPACE / 400SF OFFICE AREA

REQUIRED SERVICE PARKING:	128
REQUIRED DETAIL / WASH BAY PARKING:	16
REQUIRED OFFICE / PARTS / SALES PARKING:	13
TOTAL PARKING SPACES REQUIRED:	132
(6 TOTAL ADA: 5 STANDARD, 1 VAN STALL)	
(11 CLEAN AIR VEHICLE STALLS)	
(7 EV CHARGING STATION STALLS, 1 VAN ACCESSIBLE)	

TOTAL PARKING SPACES PROVIDED (INCLUDING EXIST. LOT): 180

PROP. STANDARD ADA:	5
PROP. VAN ADA:	1
PROP. VAN EVCS:	1
PROP. STANDARD STALLS:	79

PROJECT NOTES

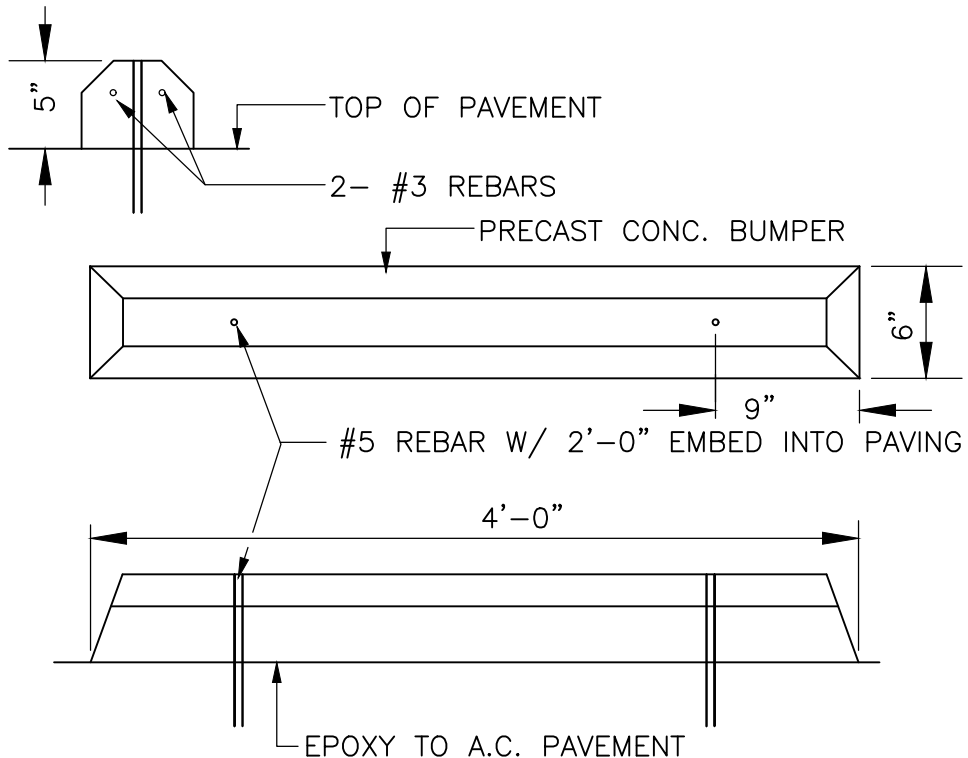
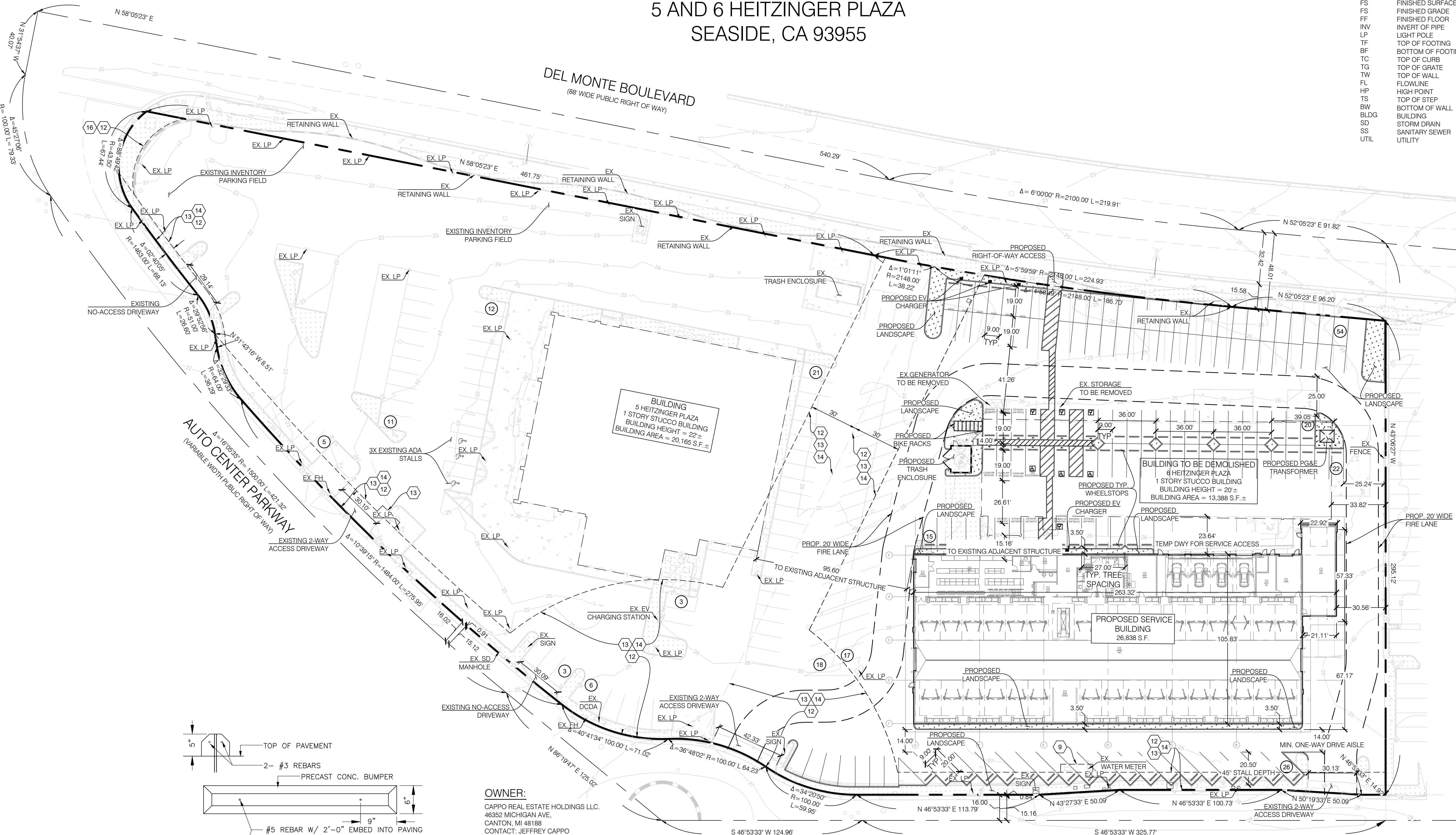
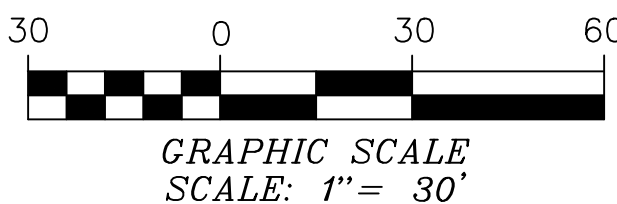
- PER FEMA MAP NO. 06053C AS OF 06/21/2017 THE PROJECT IS LOCATED IN ZONE X - AREA OF MINIMAL FLOOD HAZARD.
- SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO THE COUNTY OF RIVERSIDE CODE REQUIREMENTS. AREAS WHERE GRADING IS REQUIRED OUTSIDE THE PARCEL LIMITS WILL REQUIRE PERMISSION FROM ADJOINING PROPERTY OWNER.
- TWO (2) EXISTING STRUCTURES EXISTING ON-SITE.
- ALL SLOPES ARE AT A MAXIMUM OF 2:1 RATIO
- TOTAL NUMBER OF LOTS: 2
BUILDABLE LOTS: 2
NON-BUILDABLE LOTS: 0
TOTAL GROSS ACREAGE PARCEL I: 108,957 SF / 2.50 ACRES
TOTAL GROSS ACREAGE PARCEL II: 111,449 SF / 2.55 ACRES
- APPLICANT WILL BE PROVIDING SWPPP REPORT AND AN EROSION CONTROL PLAN DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT FOR CITY REVIEW.
- PROPOSED PARKING LAYOUT PER CITY OF SEASIDE MUNICIPAL CODE, SECTION 14.34.110.
- EXISTING ZONING PER CITY OF SEASIDE MUNICIPAL CODE, SECTION 17.16
CA - AUTOMOTIVE REGIONAL COMMERCIAL
- NO SETBACKS REQUIRED PER CITY OF SEASIDE MUNICIPAL CODE, SECTION 17.14.050.
- TOTAL EVCS PROPOSED: 4

LANDSCAPING SUMMARY:

- EXISTING LANDSCAPE - REMAIN (ONSITE): 6,832 SF
- EXISTING LANDSCAPE - DEMO (ONSITE): 6,163 SF
- TOTAL (ONSITE): 12,995 SF
- EXISTING LANDSCAPE - REMAIN (OFFSITE): 4,248 SF
- EXISTING LANDSCAPE - DEMO (OFFSITE): 70 SF
- TOTAL (OFFSITE): 4,318 SF
- PROPOSED LANDSCAPE (ONSITE): 5,325 SF
- PROPOSED LANDSCAPE (OFFSITE): 0 SF

LEGAL DESCRIPTION CNT'D.

EXCEPTING THEREFROM AS TO PARCEL II ABOVE, THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE, RECORDED NOVEMBER 2, 2007, IN DOCUMENT NO. 2007083485, OF OFFICIAL RECORDS.
APN: 011-534-006-000 (AFFECTS PARCEL I) AND 011-542-004-000 (AFFECTS PARCEL II)



WHEEL STOP DETAIL

NOT TO SCALE

OWNER:

CAPPO REAL ESTATE HOLDINGS LLC.
46352 MICHIGAN AVE.
CANTON, MI 48188
CONTACT: JEFFREY CAPPO

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
CONTACT: AARON ALBERTSON
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
P: 949.751.9231

ARCHITECT

BKA ARCHITECTS, INC.
2 BATTERYMARCH PARK #301
QUINCY, MA
CONTACT: JACK CALI
P: 774.259.9929

SURVEYOR

COMMERCIAL DEVELOPMENT RESOURCES
CONTACT: AARON ALBERTSON
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
P: 949.751.9231

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

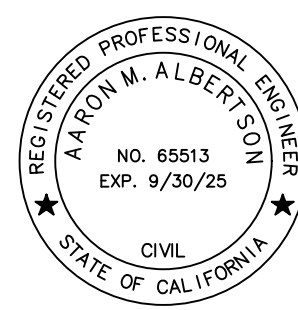
PARCEL I:
LOT 3, BLOCK 'B', AS SHOWN ON THAT CERTAIN MAP ENTITLED, 'OFFICIAL MAP OF THE SEASIDE AUTO CENTER', FILED FOR RECORD AUGUST 31, 2009 IN VOLUME 24, MAPS OF CITIES & TOWNS', AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.
PARCEL II:
LOT 4, BLOCK 'B', AS SHOWN ON THAT CERTAIN MAP ENTITLED, 'OFFICIAL MAP OF THE SEASIDE AUTO CENTER', FILED FOR RECORD AUGUST 31, 2009 IN VOLUME 24, MAPS OF CITIES & TOWNS', AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

AUTO CENTER PARKWAY

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/25
DATE: 07/18/2025



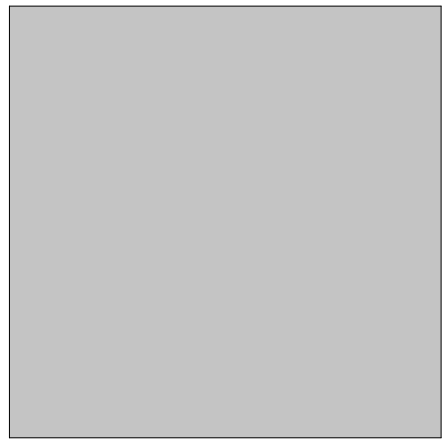
SEASIDE TOYOTA
SERVICE CENTER SITE PLAN

5 AND 6 HEITZINGER PLAZA
SEASIDE, CA 93955
APN: 011-542-004-000

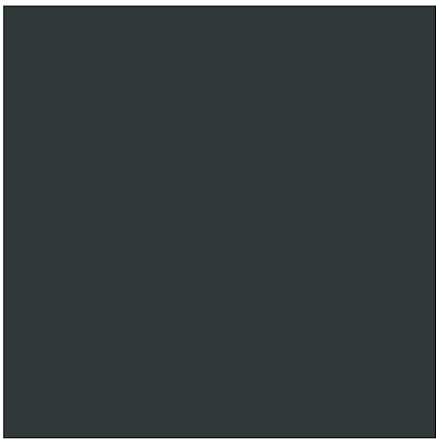
SHEET

SP-01

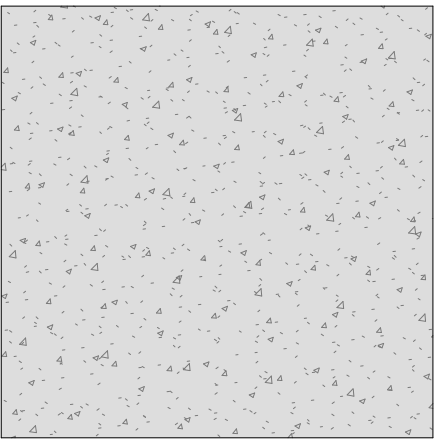
01 OF 02



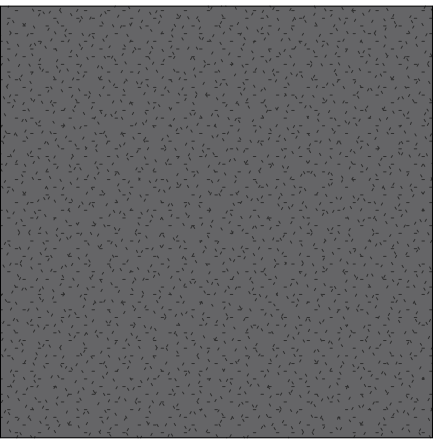
ACM-1 ALUMINUM
COMPOSITE MATERIAL
ALPOLIC FR
COLOR: M0556-G30
ALUMINUM GRAY



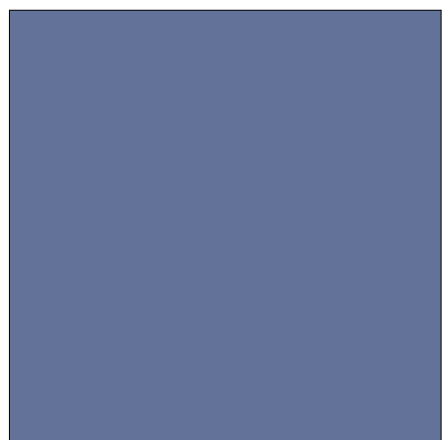
ACM-2 ALUMINUM
COMPOSITE MATERIAL
ALPOLIC FR
COLOR: ML085-G30
ANTHRACITE GRAY



CONC-1 CONCRETE PANEL
CONCRETE MATERIAL
COLOR: TO MATCH ACM-1



EIFS-1 EXTERIOR INSULATION
FINISH SYSTEM
DRYVIT
COLOR: TO MATCH ACM-2



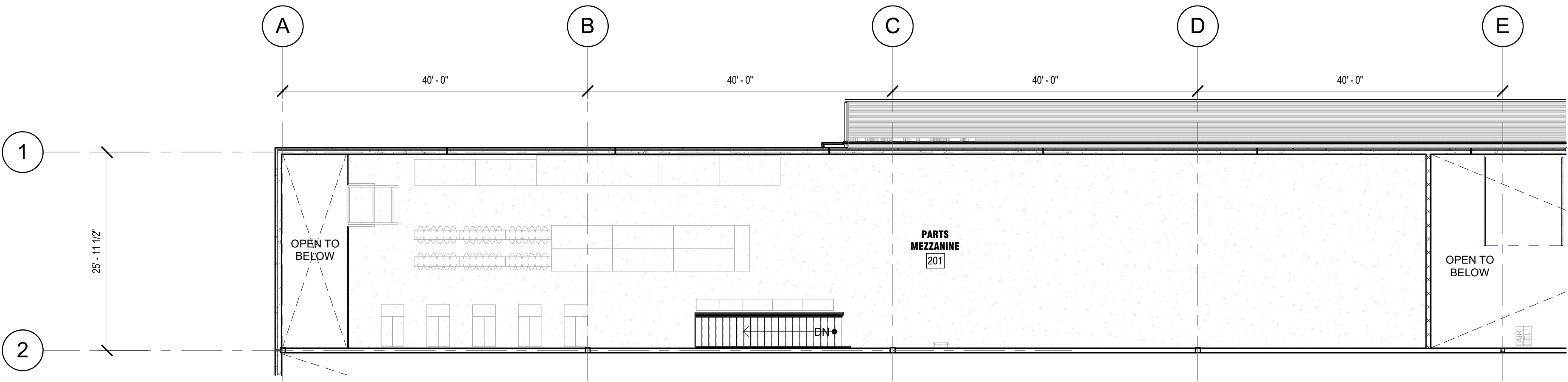
GL-1 GLASS
VITRO GLAZING
COLOR: SOLAR BAN 70 + CLEAR



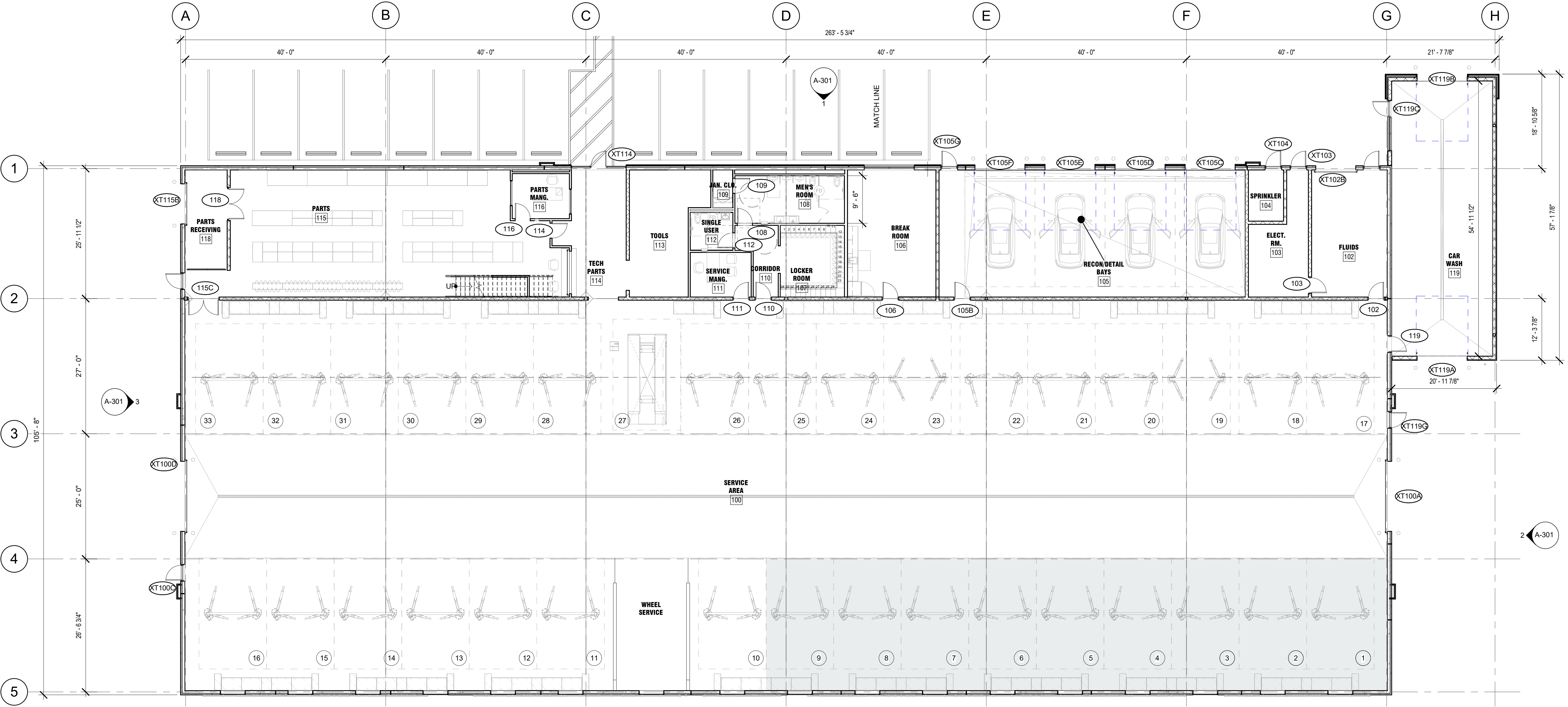
ES-1 EDGE SURFACE
METAL TRIM
COLOR: TO MATCH ACM-2

SYMBOL LEGEND

	EXISTING WALLS TO REMAIN		DOOR AND FRAME ASSEMBLY
	NEW PARTITION		GLAZING ASSEMBLY
	NEW FIRE RATED PARTITION		WALL TAG
	FIRE EXTINGUISHER		COLUMN AND REFERENCE LINES
	FIRE EXTINGUISHER CABINET		ELEVATION TAG
	ELEVATION TAG		ELEVATION VIEW KEY
	ELEVATION VIEW KEY		CONSTRUCTION KEYNOTE



2 MEZZANINE - FLOOR PLAN
3/32" = 1'-0"



1 LEVEL 1 - FLOOR PLAN
3/32" = 1'-0"

VICTORY LEXUS - TOYOTA SERVICE FACILITY

5 HEITZINGER PLAZA
SEASIDE, CA 93955

FLOOR PLANS

July 17, 2025

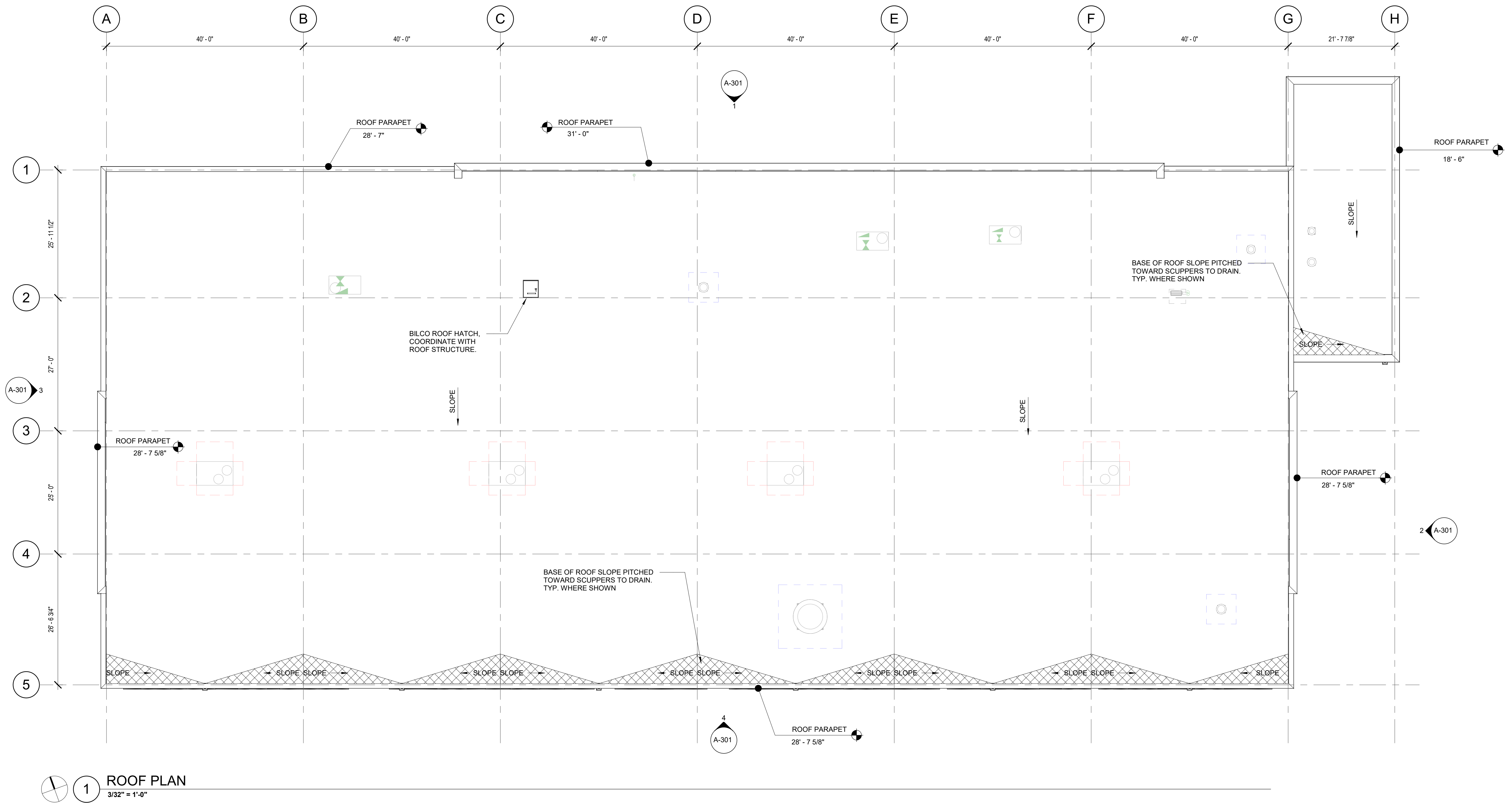
A-101



BA

ARCHITECTS

BA Architects, Inc.
Quincy + Tampa
www.bkaarchitects.com



VICTORY LEXUS - TOYOTA SERVICE FACILITY

5 HEITZINGER PLAZA
SEASIDE, CA 93955

ROOF PLAN

July 17, 2025

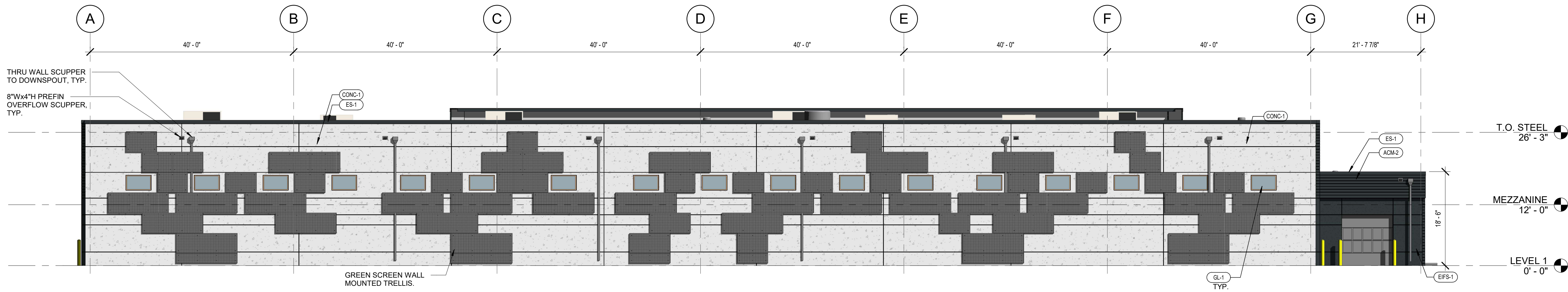
A-103



BKA

ARCHITECTS

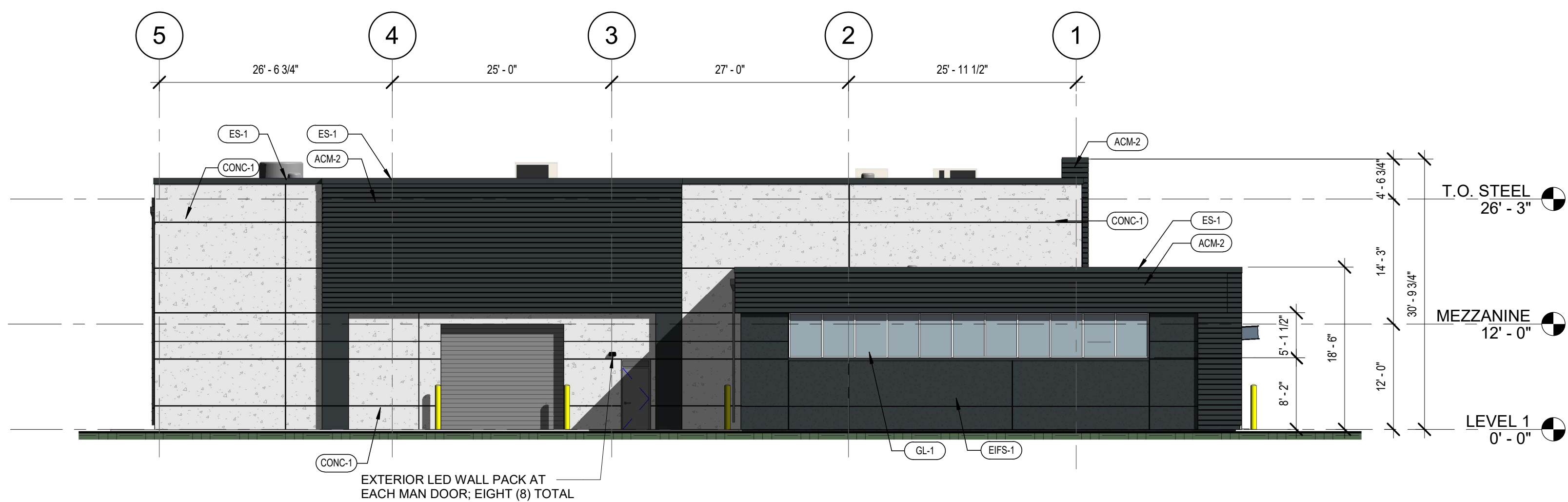
BKA Architects, Inc.
Quincy + Tampa
www.bkaarchitects.com



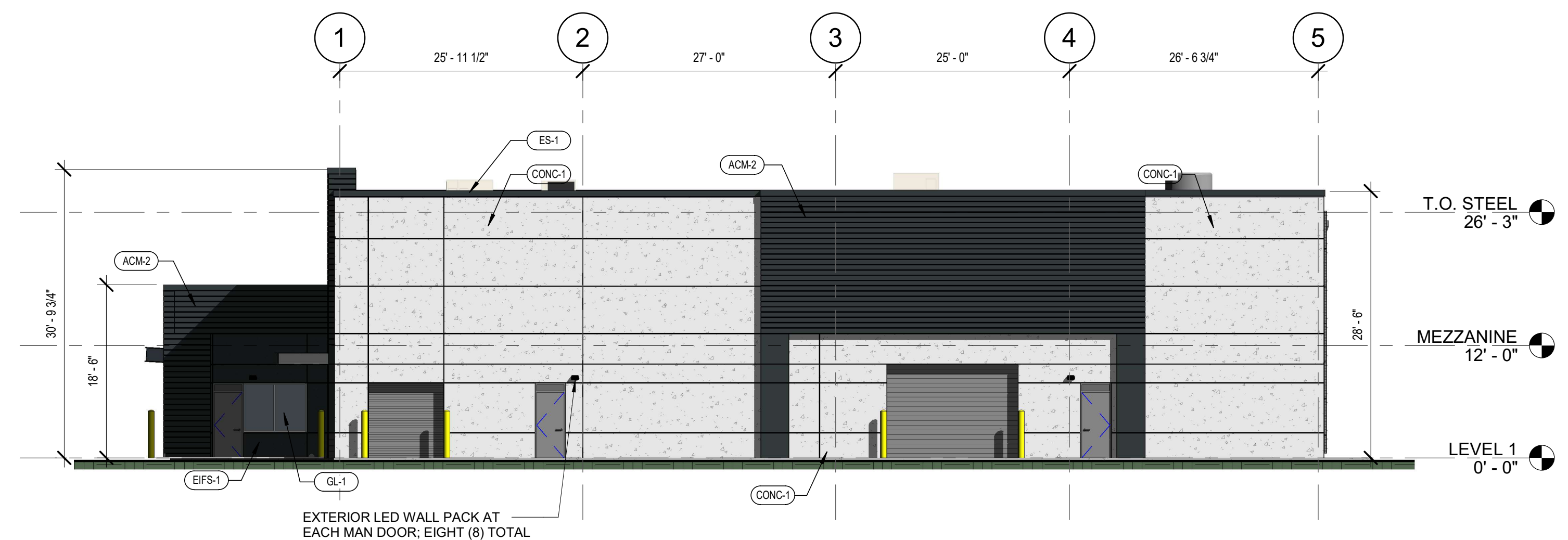
4 SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

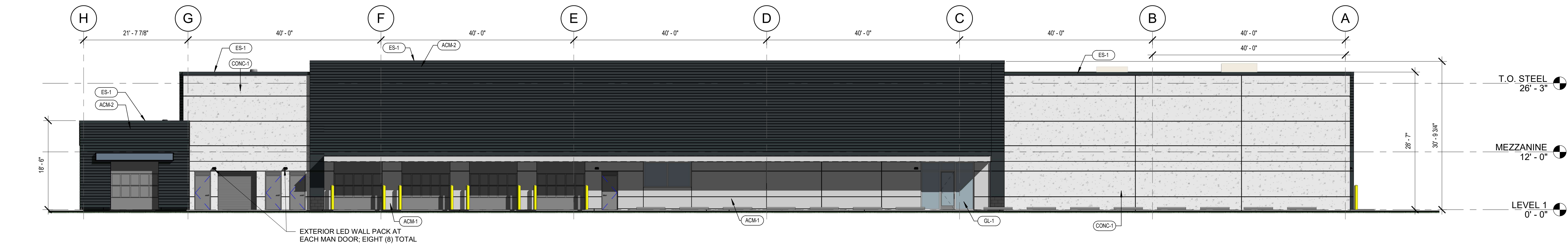
HATCH	MARK	DESCRIPTION
	ACM-1	ACM WALL SYSTEM, COORDINATE W/ SYSTEM NOTES AND DETAILS COLOR: M0556-G30 - ALUMINUM GRAY
	ACM-2	ACM WALL SYSTEM, COORDINATE W/ SYSTEM NOTES AND DETAILS COLOR: ML085-G30 ANTHRACITE GRAY
	CONC-1	INSULATED TILT-UP WALL PANEL SYSTEM, COORDINATE W/ SYSTEM NOTES AND DETAILS COLOR: TO MATCH ACM-1
	EIFS-1	EXTERIOR INSULATION FINISH SYSTEM, COLOR: TO MATCH ACM-1
	GL-1	VISION GLASS, COORDINATE W/ SYSTEM NOTES AND DETAILS
	ES-1	METAL EDGE SYSTEM COORDINATE W/ SYSTEM NOTES AND DETAILS COLOR: TO MATCH ACM-1



2 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"

VICTORY LEXUS - TOYOTA SERVICE FACILITY

5 HEITZINGER PLAZA
SEASIDE, CA 93955

EXTERIOR BUILDING ELEVATIONS

July 17, 2025

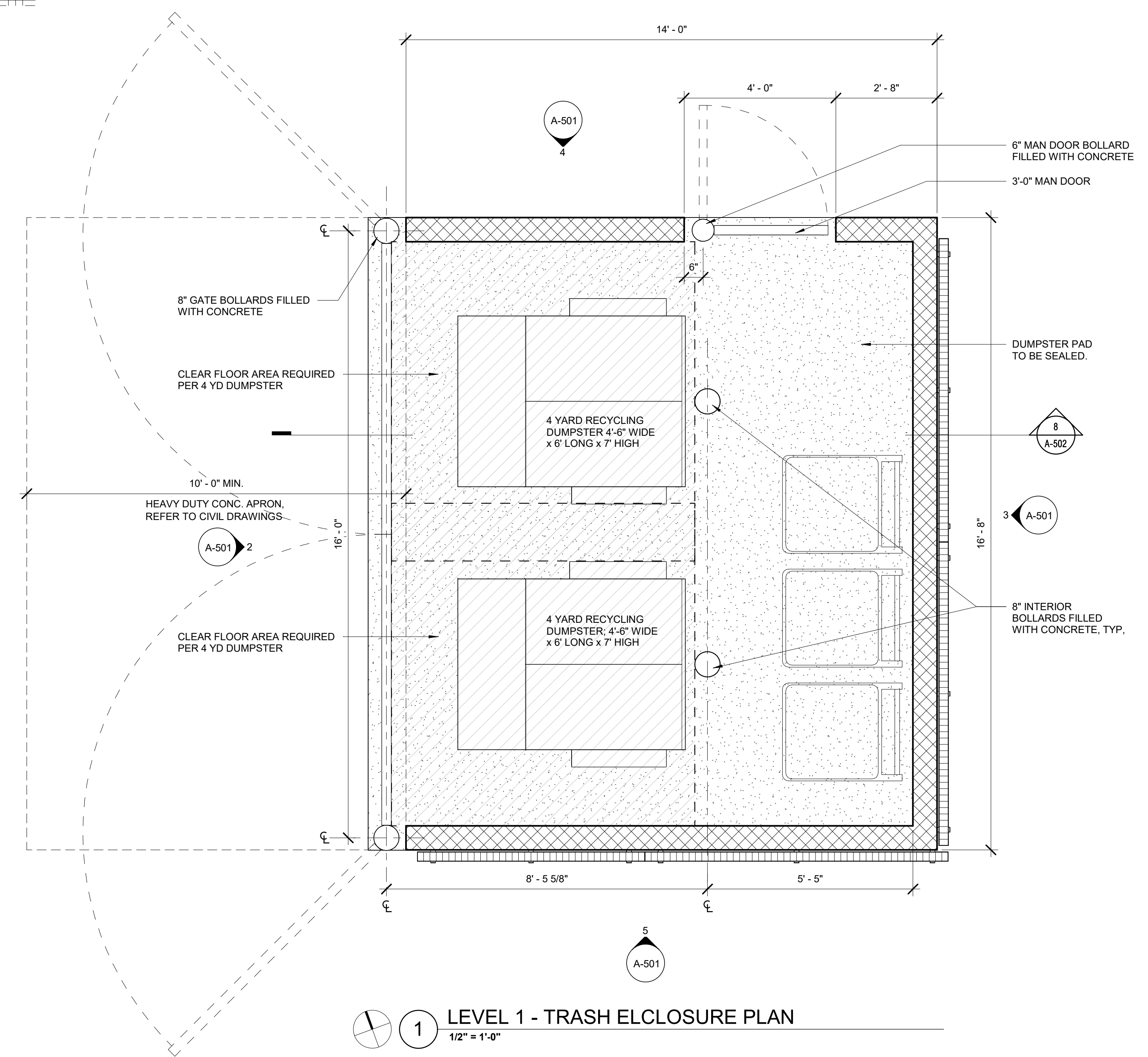
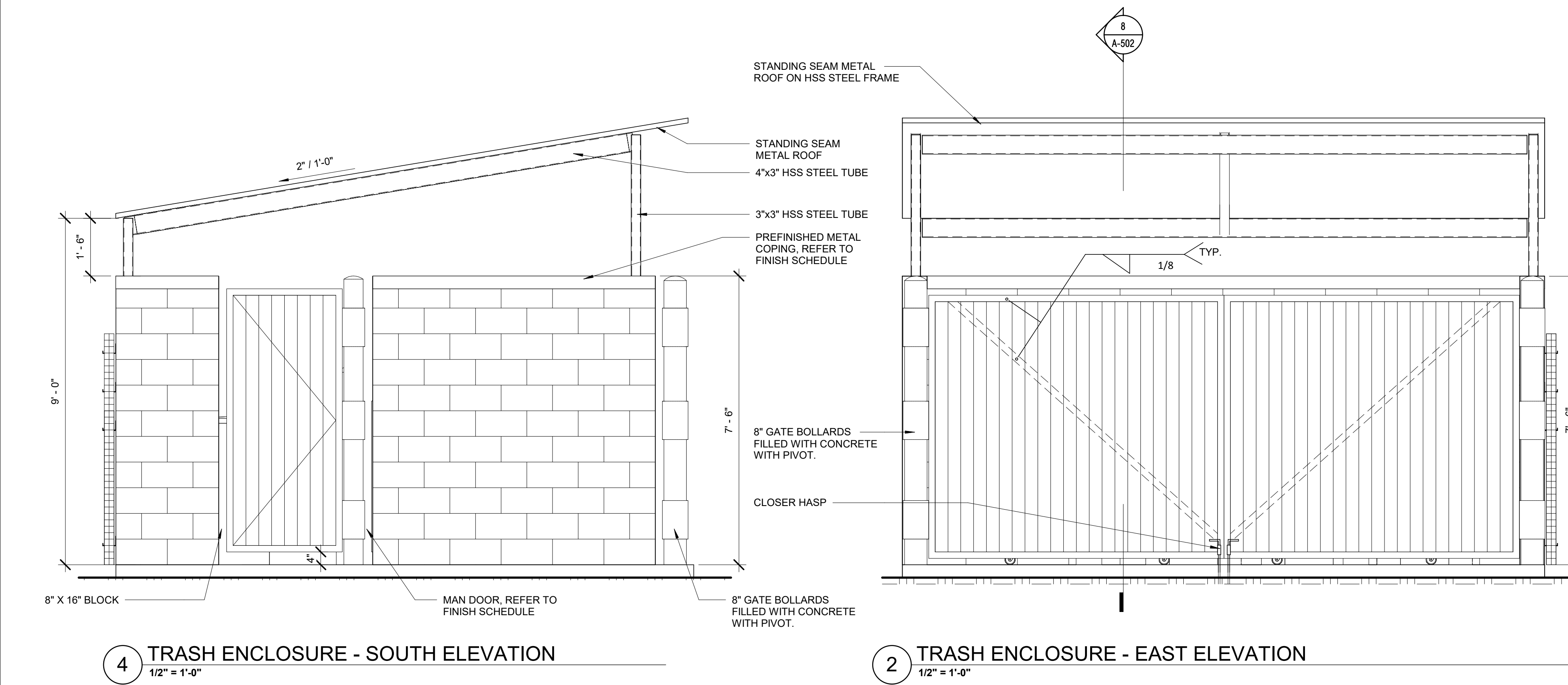
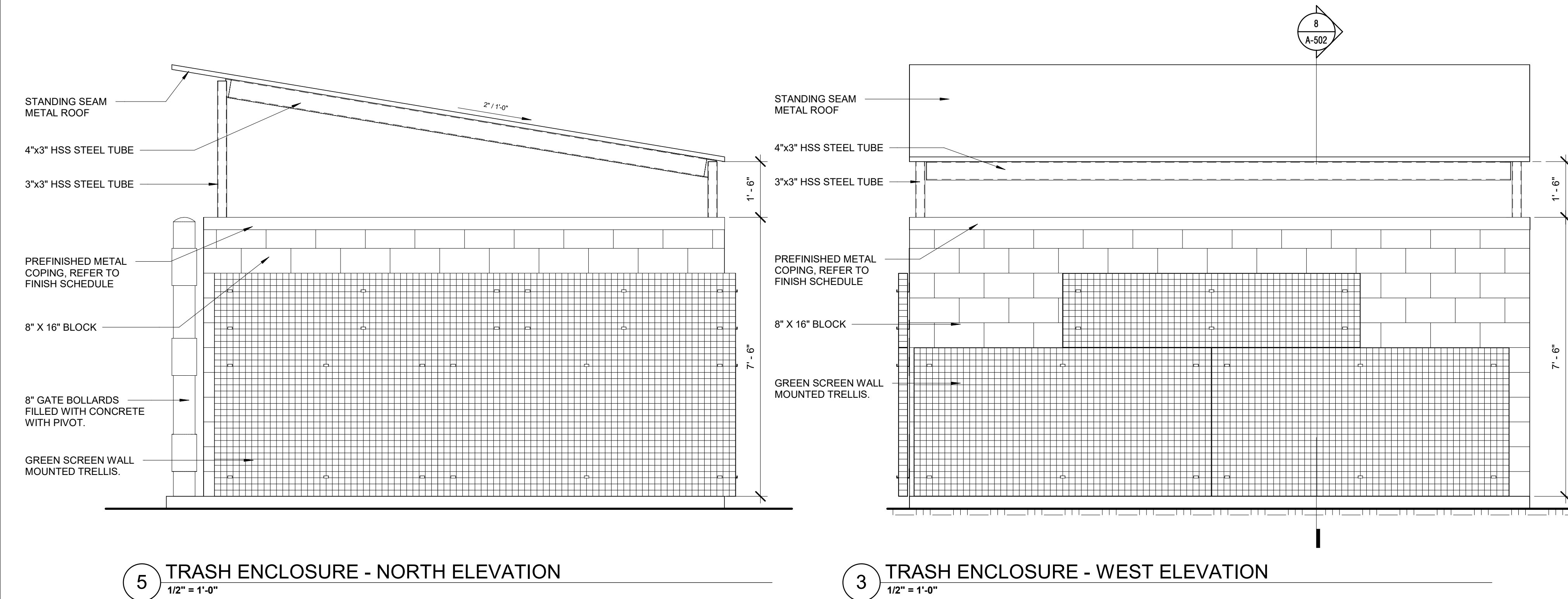
A-301

VICTORY AUTOMOTIVE GROUP

BKA

ARCHITECTS

BJA Architects, Inc.
Quincy + Tampa
www.bkaarchitects.com



VICTORY LEXUS - TOYOTA SERVICE FACILITY

TRASH ENCLOSURE PLAN /ELEVATIONS

5 HEITZINGER PLAZA
SEASIDE, CA 93955

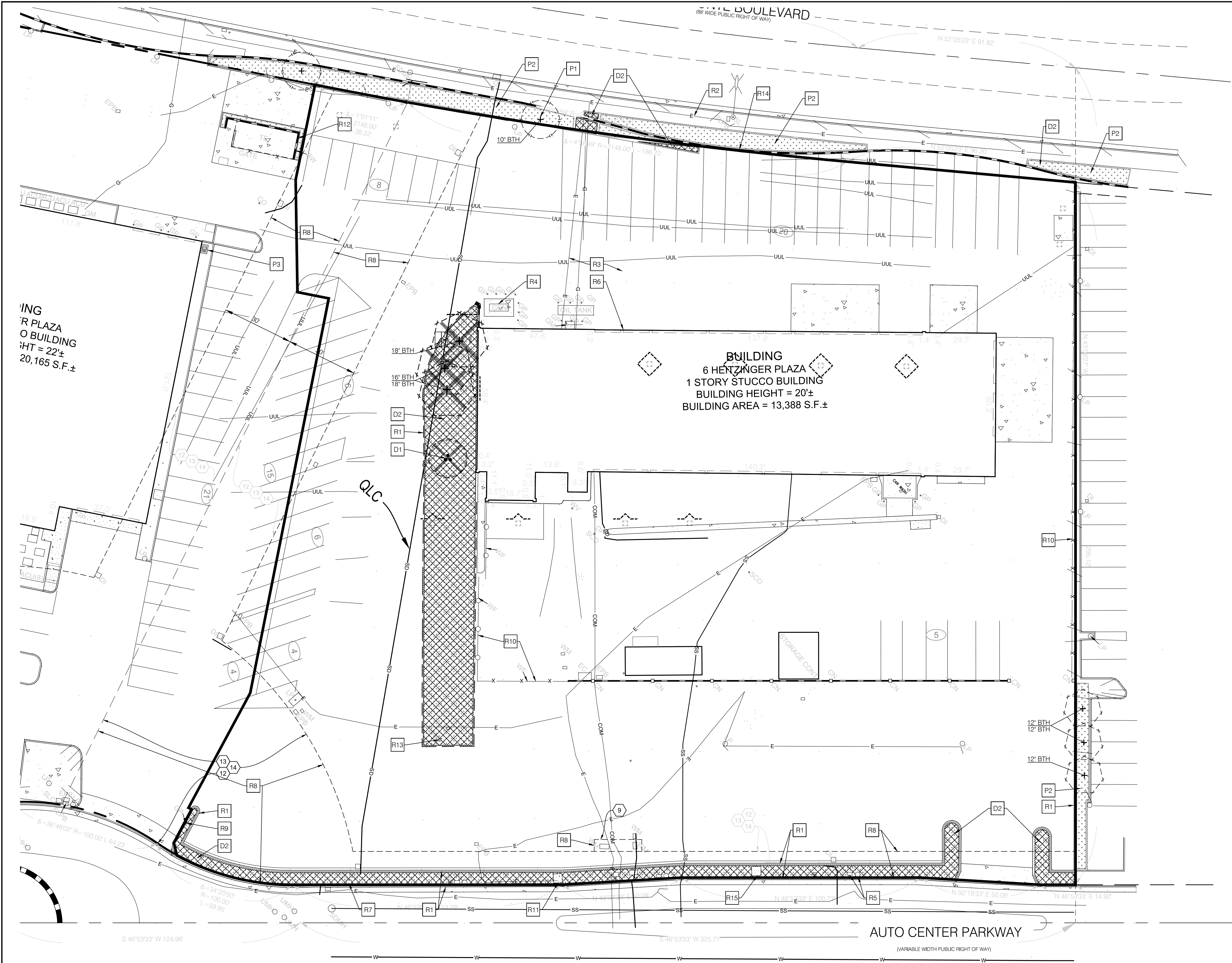
July 17, 2025

A-501

V
VICTORY AUTOMOTIVE GROUP

BKA
ARCHITECTS

BKA Architects, Inc.
Quincy + Tampa
www.bkaarchitects.com



EXISTING PLANT LEGEND		
EX. TREES & PALMS	QTY.	BOTANICAL / COMMON NAME
	-	ARBUTUS 'MARINA' STRAWBERRY TREE
	-	DRACAENA DRACO DRAGON TREE
	-	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE

LANDSCAPE PROTECTION LEGEND		
SYMBOL	KEY	COMMENTS
	P1	EXISTING TREE - PROTECT IN PLACE
	P2	EXISTING SHRUBS / GROUNDCOVER - PROTECT IN PLACE
	P3	EXISTING WALL MOUNTED IRRIGATION CONTROLLER - PROTECT IN PLACE

LANDSCAPE DEMOLITION & REMOVAL LEGEND		
SYMBOL	KEY	COMMENTS
	D1	EXISTING TREE - TO BE REMOVED
	D2	EXISTING SHRUBS / GROUNDCOVER - TO BE REMOVED / CLEAR AND GRUB

CONSULTANT REFERENCE LEGEND	
R1	EXISTING CONCRETE CURB / CURB & GUTTER - REFER TO CIVIL PLANS
R2	EXISTING PEDESTRIAN CONCRETE PAVING - REFER TO CIVIL PLANS
R3	EXISTING AC PAVEMENT - REFER TO CIVIL PLANS
R4	EXISTING TRANSFORMER - REFER TO CIVIL PLANS
R5	EXISTING SITE LIGHTING - REFER TO ARCHITECTURE PLANS
R6	EXISTING BUILDING - REFER TO ARCHITECTURE SITE PLANS
R7	EXISTING UTILITY - REFER TO CIVIL PLANS
R8	EXISTING EASEMENT - REFER TO CIVIL PLANS
R9	EXISTING TUBE STEEL VEHICULAR GATE - REFER TO CIVIL PLANS
R10	EXISTING WOOD FENCE WITH CMU PILASTERS - REFER TO CIVIL PLANS
R11	EXISTING MONUMENT SIGN - REFER TO ARCHITECTURE SITE PLANS
R12	EXISTING TRASH ENCLOSURE - REFER TO CIVIL PLANS
R13	EXISTING WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS
R14	EXISTING PERIMETER WALL - REFER TO CIVIL PLANS
R15	EXISTING CONCRETE PAD - REFER TO CIVIL PLANS

REVISIONS					DRAWN BY: BSH	
REV. NO.	DESCRIPTION	ENG. INIT.	CITY ACCEPTANCE BY	DATE	CHECKED BY: BSH	
					DATE: OCT. 14, 2025	
					BENCHMARK:	
					DESCRIBED BY NATIONAL GEODETIC SURVEY 1977	
					0.5 MI NORTH FROM SEASIDE., 0.5 MILE NORTH ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM THE CROSSING OF CYN DEL REY, 138 FEET EAST OF THE	
					EAST RAIL, 33 FEET WEST OF THE CENTER LINE OF DEL MONTE AVENUE, AND 1 FOOT NORTH OF A LIGHT POLE.	
					ELEVATION = 19.88 FEET NAVD 88	
					BASIS OF BEARINGS:	
					THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 46°53'33" WEST ALONG THE CENTERLINE OF AUTO CENTER PARKWAY (FORMERLY THE MALL) AS SHOWN ON	
					MAP, FILED IN VOL. 24, PAGE 21 MAPS, IN THE OFFICE OF KERN COUNTY RECORDER, STATE OF CALIFORNIA.	

PLANS PREPARED BY:



EXISTING CONDITIONS PLAN

5 AND 6 HEITZINGER PLAZA
SEASIDE, CA 93955
APN: 011-542-004-000

SHEET

L-1

1 OF 3

HYDROZONE INFORMATION TABLE

REFERENCE ETO: 36.0NON-RESIDENTIAL: 0.45

HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS							
ZONE 1 - LOW TREES / SHRUBS	0.3	DRIP	0.81	0.37	6,616	2,450	54,692
				TOTALS	6,616	2,450	54,692
SPECIAL LANDSCAPE AREAS							
				1			
				1			
				1			
				TOTALS			
				ESTIMATED TOTAL WATER USE (ETWU) TOTAL			54,692
				MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)			66,451

ETWU (ANNUAL GALLONS REQUIRED) = ETO X 0.62 X ETAF X AREA
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR

MAWA CALCULATIONS

MAWA (ANNUAL GALLONS ALLOWED) = (ETO) (0.62) [(ETAF X LA) + ((1 - ETAF) X SLA)]

WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR; LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET; SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS

MAWA = (36.0)(0.62)[(0.45 x 6,616) + (1-0.45 x 0)]
(22.32)(2,977.2 + 0)
(22.32)(2,977.2)
66,451 GALLONS PER YEAR (MAXIMUM APPLIED WATER ALLOWANCE)

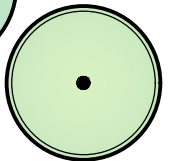
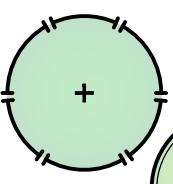
ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		ALL LANDSCAPE AREAS	
TOTAL ETAF x AREA	2,450	TOTAL ETAF x AREA	2,450
TOTAL AREA	6,616	TOTAL AREA	6,616
AVERAGE ETAF	0.37	SITEWIDE ETAF	0.37

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS

PLANT LEGEND

TREES



SHRUBS



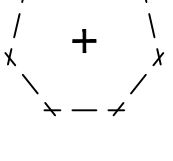
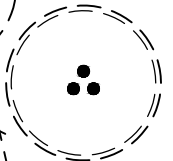
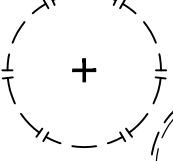
VINES



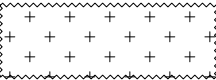
QTY.	BOTANICAL / COMMON NAME	SIZE	FORM / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
6	ARBUTUS 'MARINA' STRAWBERRY TREE	24" BOX	STANDARD	LOW	4, 5 & 6 / L-302	H: 25' - 35' W: 25' - 35'
8	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE	24" BOX	STANDARD	LOW	4, 5 & 6 / L-302	H: 20' - 25' W: 15' - 20'
27	COTONEASTER SALIC. 'EMERALD CARPET' WILLOWLEAF COTONEASTER	1 GAL.	3'-0" O.C.	LOW	1 & 2 / L-302	H: ±1' W: 4' - 5'
76	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.	2'-6" O.C. / PER PLAN	LOW	1 & 2 / L-302	H: 2' - 3' W: 2' - 3'
245	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL.	3'-0" O.C.	LOW	1 & 2 / L-302	H: 1' - 2' W: 3' - 6'
110	PHORMIUM 'AMAZING RED' AMAZING RED NEW ZEALAND FLAX	1 GAL.	2'-6" O.C. / PER PLAN	LOW	1 & 2 / L-302	H: 1' - 2' W: 2' - 3'
22	PHORMIUM 'YELLOW WAVE' YELLOW WAVE NEW ZEALAND FLAX	1 GAL.	3'-0" O.C. / PER PLAN	LOW	1 & 2 / L-302	H: 3' - 4' W: 3' - 4'
36	ROSMARINUS OFF. 'COLLINGWOOD INGRAM' DWARF ROSEMARY	1 GAL.	3'-0" O.C.	LOW	1 & 2 / L-302	H: 2' - 3' W: 3' - 4'
173	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL.	3'-0" O.C.	LOW	1 & 2 / L-302	H: 3' - 4' W: 4' - 5'
-	-	-	-	-	-	-
QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
16	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	5 GAL.	PER PLAN. STAKED / SECURE TO WALL	LOW	7 / L-302	H: 15' - 20' W: 15' - 20'

EXISTING PLANT LEGEND

EX. TREES & PALMS



EX. SHRUBS



QTY.	BOTANICAL / COMMON NAME
-	ARBUTUS 'MARINA' STRAWBERRY TREE
-	DRACAENA DRACO DRAGON TREE
-	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE
-	VARIOUS SPECIES & VARIETIES

LANDSCAPE LEGEND

KEY

COMMENTS

L1

NEW LANDSCAPE AREA WITH AMENDED SOIL.

L2

MULCHED AREA AT TRANSFORMER CLEARANCE

L3

NOT USED

L4

BIKE RACK (2 BIKES PER RACK) - QUANTITY (2) - REFER TO LANDSCAPE SPECIFICATIONS - PART 2 MATERIALS, SHEET L-304

- MANUFACTURER: DERO
- MODEL: HOOP RACK
- FINISH: POWDERCOAT
- COLOR: IRON GRAY (RAL 7011)
- MOUNT OPTION: SURFACE
- SECURE TO GROUND WITH EXPANSION BOLTS PER MANUFACTURER'S RECOMMENDATIONS

L5

BIKE LOCKER (1 BIKE PER LOCKER) - QUANTITY (3)

- MANUFACTURER: DERO
- MODEL: SINGLE (D1)
- COLOR: IRON GRAY (RAL 7011)
- LOCK OPTION: PADLOCK
- SECURE TO GROUND WITH EXPANSION BOLTS PER MANUFACTURER'S RECOMMENDATIONS

L6

NEW IRRIGATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL ENCLOSURE.

L7

NEW DRIP IRRIGATION

PLANTING & REMEDIAL IRRIGATION NOTES

1. A 3" DEEP LAYER OF ORGANIC PLANTING MULCH SHALL BE INSTALLED IN ALL LANDSCAPE AREAS (EXCLUDING TURF AREAS). NEW MULCH SHALL MATCH EXISTING MULCH (IF APPLICABLE).

2. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES AS SHOWN ON LANDSCAPE PLANS WHEN INSTALLED WITHIN 5'-0" OF UTILITIES, CONCRETE PAVING, CURB OR OTHER FLATWORK. ROOT BARRIERS SHALL BE A MINIMUM OF 10'-0" IN LENGTH AND CENTERED ON THE TREE TRUNK.

3. PRIOR TO THE PLANTING OF ANY TREES OR SHRUBS / GROUNDCOVERS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

3. ORGANIC AMENDMENTS SHALL BE ADDED TO THE SOIL TO IMPROVE SOIL STRUCTURE AND OTHER PHYSICAL PROPERTIES OF THE SOIL. AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF A SOIL ANALYSIS / SOIL MANAGEMENT REPORT DURING CONSTRUCTION OPERATIONS.

4. ALL NEW LANDSCAPED AREAS SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM.

5. EXISTING IRRIGATION CONTROLLERS, VALVES, MAINLINE AND OTHER MAJOR COMPONENTS OF IRRIGATION SYSTEM ARE TO REMAIN AND BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE. THE INTENT IS TO UTILIZE EXISTING IRRIGATION COMPONENTS AND MODIFY IRRIGATION ZONES AS NECESSARY FOR AREAS THAT ARE TO RECEIVE NEW LANDSCAPE.

6. ALL NEW AND MODIFIED IRRIGATION EQUIPMENT SHALL MATCH EXISTING EQUIPMENT AND LAYOUT UNLESS NOTED OTHERWISE.

7. AUTOMATIC IRRIGATION CONTROLLERS SHALL USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA, HAVE MANUAL SHUT OFF VALVES AS WELL AS AN AUTOMATIC RAIN SHUT-OFF DEVICE..

8. ALL IRRIGATION COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

LANDSCAPE CALCULATIONS

EXISTING LANDSCAPE - REMAIN (ONSITE): 6,832 SF

EXISTING LANDSCAPE - DEMO (ONSITE): 6,163 SF

TOTAL (ONSITE): 12,995 SF

EXISTING LANDSCAPE - REMAIN (OFFSITE): 4,248 SF

EXISTING LANDSCAPE - DEMO (OFFSITE): 70 SF

TOTAL (OFFSITE): 4,318 SF

PROPOSED LANDSCAPE (ONSITE): 6,616 SF

PROPOSED LANDSCAPE (OFFSITE): 0 SF

TOTAL ONSITE LANDSCAPE POST CONSTRUCTION: 13,448 SF

TOTAL OFFSITE LANDSCAPE POST CONSTRUCTION: 4,248 SF

REVISIONS

REV. NO.	DESCRIPTION	ENG. INIT.	CITY ACCEPTANCE BY	DATE

DRAWN BY: BSH
CHECKED BY: BSH
DATE: OCT. 14, 2025
BENCHMARK:
DESCRIBED BY NATIONAL GEODETIC SURVEY 1977
0.5 MI NORTH FROM SEASIDE., 0.5 MILE NORTH ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM THE CROSSING OF CYN DEL REY, 138 FEET EAST OF THE EAST RAIL, 33 FEET WEST OF THE CENTER LINE OF DEL MONTE AVENUE, AND 1 FOOT NORTH OF A LIGHT POLE.
ELEVATION = 19.88 FEET NAVD 88
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PLANS PREPARED BY:





LANDSCAPE ARCHITECTURE ENTITLEMENT PLANS

LANDSCAPE LEGENDS

5 AND 6 HEITZINGER PLAZA
SEASIDE, CA 93955
APN: 011-542-004-000

SHEET

L-2

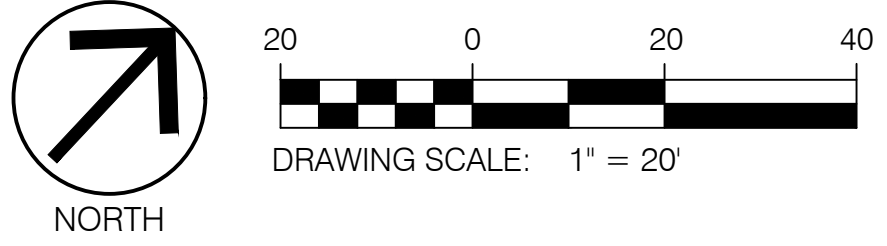
2 OF 3

Packet Page 69



- LANDSCAPE LEGEND**
- | KEY | COMMENTS |
|-----|--|
| L1 | NEW LANDSCAPE AREA WITH AMENDED SOIL |
| L2 | MULCHED AREA AT TRANSFORMER CLEARANCE |
| L3 | NOT USED |
| L4 | BIKE RACK (2 BIKES PER RACK) - QUANTITY (2) - REFER TO LANDSCAPE SPECIFICATIONS - PART 2 MATERIALS, SHEET L-304 <ul style="list-style-type: none">MANUFACTURER: DEROMODEL: HOOP RACKFINISH: POWDERCOATCOLOR: IRON GRAY (RAL 7011)MOUNT OPTION: SURFACESECURE TO GROUND WITH EXPANSION BOLTS PER MANUFACTURERS RECOMMENDATIONS |
| L5 | BIKE LOCKER (1 BIKE PER LOCKER) - QUANTITY (3) <ul style="list-style-type: none">MANUFACTURER: DEROMODEL: SINGLE (D1)COLOR: IRON GRAY (RAL 7011)LOCK OPTION: PADLOCKSECURE TO GROUND WITH EXPANSION BOLTS PER MANUFACTURERS RECOMMENDATIONS |
| L6 | NEW IRRIGATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL ENCLOSURE. |
| L7 | NEW DRIP IRRIGATION |

- CONSULTANT REFERENCE LEGEND**
- | R | COMMENTS |
|-----|---|
| R1 | NEW CONCRETE CURB / CURB & GUTTER - REFER TO CIVIL PLANS |
| R2 | NEW PEDESTRIAN CONCRETE PAVING - REFER TO CIVIL PLANS |
| R3 | NEW VEHICULAR PAVEMENT - REFER TO CIVIL PLANS |
| R4 | NEW FIRE HYDRANT & ASSOCIATED BOLLARDS - REFER TO CIVIL PLANS |
| R5 | NEW FDC / FIRE DEPARTMENT EQUIPMENT - REFER TO CIVIL PLANS |
| R6 | NEW SITE LIGHTING - REFER TO ELECTRICAL PLANS |
| R7 | NEW BUILDING - REFER TO ARCHITECTURE PLANS |
| R8 | EXISTING EASEMENT - REFER TO CIVIL PLANS |
| R9 | NEW CATCH BASIN - REFER TO CIVIL PLANS |
| R10 | NEW FIRE LANE - REFER TO CIVIL PLANS |
| R11 | NEW EV CHARGING STATION - REFER TO ELECTRICAL PLANS |
| R12 | NEW TRASH ENCLOSURE - REFER TO CIVIL PLANS |
| R13 | NEW TRANSFORMER & ASSOCIATED BOLLARDS - REFER TO ELECTRICAL PLANS |
| R14 | NEW UNDERGROUND UTILITY - REFER TO CIVIL PLANS <ul style="list-style-type: none">SD = STORM DRAINW = DOMESTIC WATERSS = SANITARY SEWERE = ELECTRICAL |
| R15 | NEW DOMESTIC WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS |
| R16 | SILVA CELLS BIO-RETENTION SYSTEM - REFER TO CIVIL PLANS |



REVISIONS					DRAWN BY: BSH	
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PLANS PREPARED BY:



LANDSCAPE ARCHITECTURE ENTITLEMENT PLANS

LANDSCAPE PLAN

5 AND 6 HEITZINGER PLAZA
SEASIDE, CA 93955
APN: 011-542-004-000

SHEET

L-3

3 OF 3

DESIGN AND PERFORMANCE VERSATILITY WITH UNMATCHED FABRICATION FLEXIBILITY



TRIFAB® VERSAGLAZE® 450, 451 & 451T (THERMAL) FRAMING SYSTEMS & TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels.

The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choice, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units for efficient handling and installation. (available for all Trifab systems)
- **Shear Block** – for punched openings or continuous runs using tubular verticals with shear blocks to connect horizontal members. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Continuous sill and head receptors are installed with horizontals connected to tubular verticals with shear blocks. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

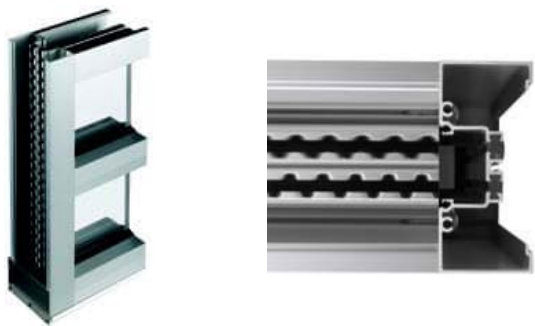
Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

Kawneer’s Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project.

(See the Kawneer Architectural Manual or Kawneer.com for additional information.)

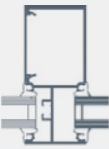
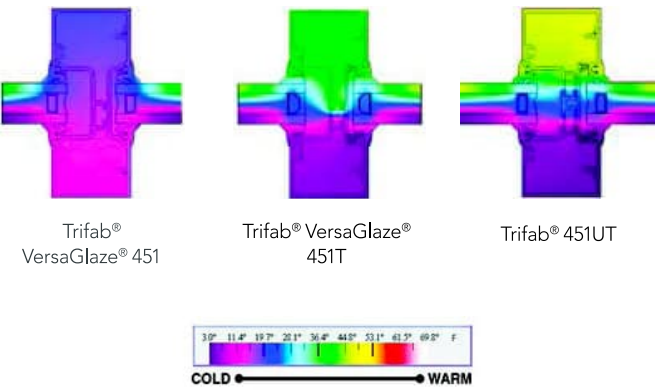


Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

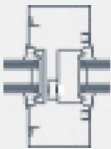
PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425

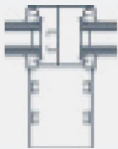
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



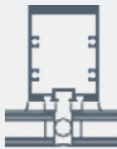
Front



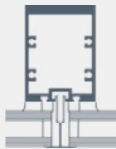
Center



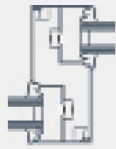
Back



SSG



Weatherseal



Multi-Plane

ALPOLIC Products

ALPOLIC®/PE

[View Product Specifications](#)[Make Inquiry](#)

ALPOLIC®/PE is an [aluminum composite panel](#) that is produced by laminating two thin panels of aluminum on either side of an extruded core of thermoplastic polyethylene material. These panels are offered in a wide variety of finishes and colors, featuring our advanced Lumiflon® FEVE resin in Valflon® coatings supplied by Sherwin-Williams. We also offer a core of thermoplastic polyethylene material in our [HD heavy-duty](#), [RF reflective](#) and a selection of [natural metal](#).

Why ALPOLIC®/PE

ALPOLIC®/PE offers the rigidity of heavy-gauge sheet metal in a lightweight panel that's easy to fabricate and adaptable to a vast range of indoor and outdoor building applications. Our materials look better and last longer than competing composite panels or solid metal, delivering superior flatness, vibration damping, durability and ease of maintenance. They also offer far more choice – so you can get composite panels with the perfect finish, color and design at a very competitive price.

Using ALPOLIC®/PE

Stock ALPOLIC®/PE panels are available in various sizes and thicknesses beyond industry standard widths such as 50" and 62" and lengths of 146" and 196". Please contact Customer Service for most current availability. Additionally, custom lengths and thickness are also available. A wide range of colors are stocked for immediate delivery, with unlimited possibilities for custom color matching. We also offer metallic, mica, prismatic and multi-color finishes; stone and timber effects; decorative metal finishes; natural metals; and anodized aluminum.

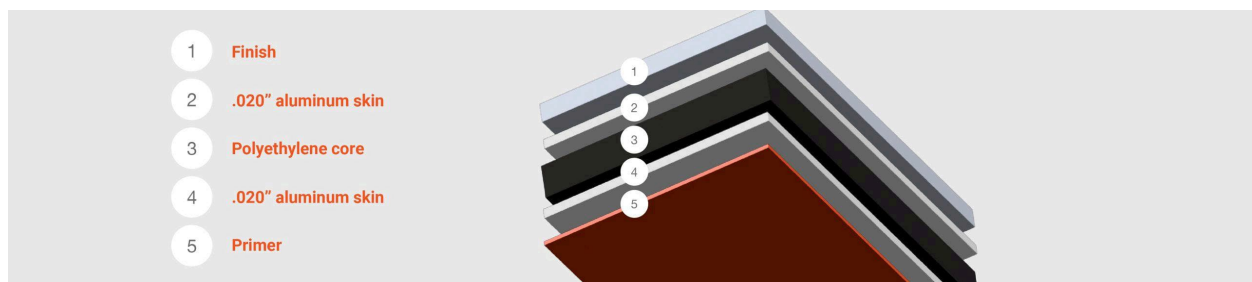
ALPOLIC® materials are easy to fabricate using ordinary wood and metalworking tools, and can be formed into complexly bent and radiused shapes to realize any architectural vision. They accommodate virtually any architectural fastening system, and are perfect for curtain wall façades, rainscreen systems, interior walls, decorative features, corporate signage and more. Browse our projects pages for examples and inspiration for using this remarkable composite material.

Recommended Finishes

Explore The Possibilities With ALPOLIC

Discover the ALPOLIC difference in the quality of our materials and endless color options. The next step in realizing your dream project begins right here.

Product Diagram



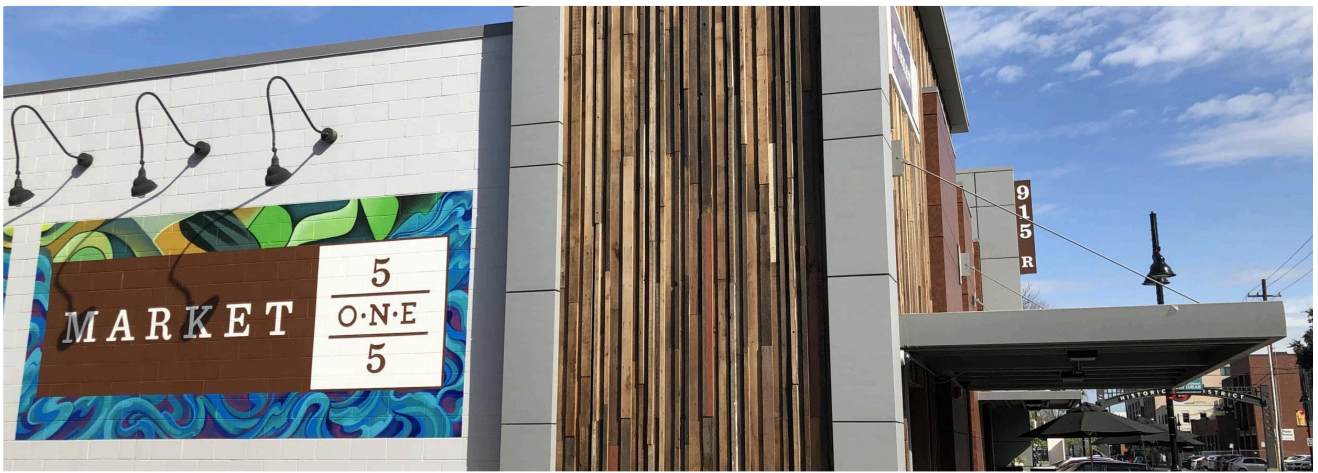
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Example Projects



LPOLIC®/PE White

Contemporary Women's Clinic Knoxville



LPOLIC®/PE Quartz Zinc

One 5 Market



LPOLIC®/PE Quartz Zinc and Metallic Silver

Annette Strauss Square

Do you need more support?



General
Inquiry



AIA
Continuing Education



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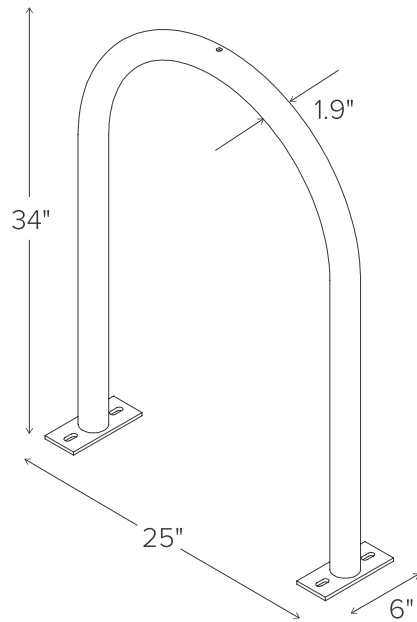
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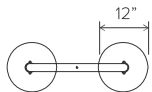
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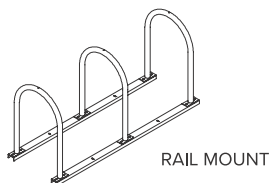
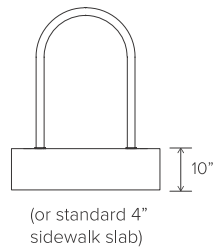
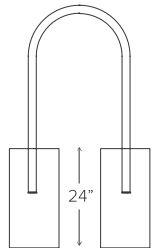
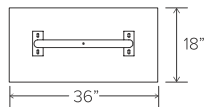


FOOTING DIAGRAMS

IN-GROUND MOUNT



SURFACE MOUNT



RAIL MOUNT

CAPACITY

2 Bikes

MATERIALS

1.5" schedule 40 pipe (1.9" OD)

FINISHES



Galvanized

An after fabrication hot dipped galvanized finish is our standard option.



Powder Coat

Our powder coat finish assures a high level of adhesion and durability by following these steps:

1. Chemically cleaned and treated for corrosion reduction
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat



Stainless

Stainless Steel: 304 grade stainless steel material in a satin finish, high polished shine, or powder coat over unpolished stainless.

- ☐ Satin Finish (#4) - Brushed (Our standard)
- ☐ Electropolished - High Polished Shine
- ☐ Powder Coat over Unpolished Stainless

MOUNT OPTIONS



Surface

Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.



In-Ground

In-ground mount is embedded into concrete base. Specify in-ground mount for this option



Rail

Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.



☐
90



☐
45A



☐
45B



☐
60A



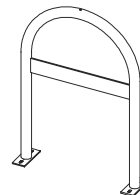
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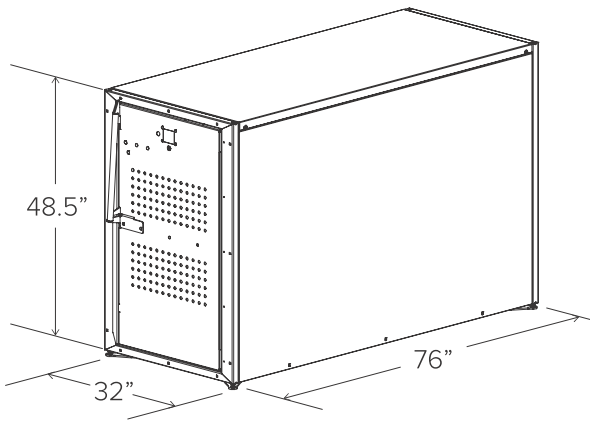
OPTIONAL LEAN BAR



Add Lean Bar

Lean bar ensures rack meets ADA requirements for cane-detection



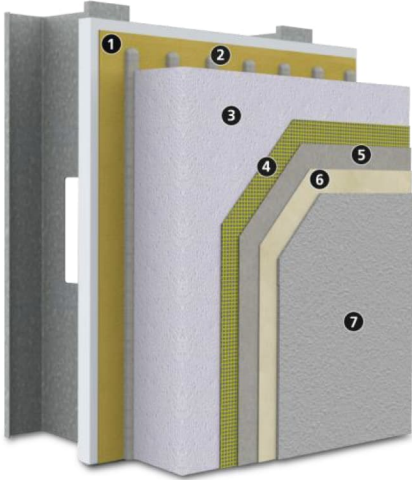


CAPACITY	1 Bike
MATERIALS	Frame: 1.50" x 3.00" x 14g tube Floor: 18g plate Sides: 18g plate Doors: 16g plate Top: 18g plate
FINISHES	Locker Frame: Galvanized Panels and Doors: Powder coat over G90 electro plated steel
LOAD DATA	40 psf snow, 90 mph wind exposure B, high seismic
SETBACKS	Allow a 60" clearance from door face.
STANDARD	• Leveling feet • Floor panel • Ventilating window on doors • Graffiti resistant • UV resistant • Gear hook • Door closer
LOCKING OPTION	☐ Key ☐ Padlock
WINDOW	☐ Add airport security window to door 15"W x 28"H x 1/4" UV and graffiti resistant clear polycarbonate
E-BIKE CHARGING	☐ No charging ☐ Add Charging Port

** Charging lockers need 110v electrical supply. Customer is responsible for providing power to lockers. Four lockers per 20A circuit is recommended.*

StoTherm® ci

Decorative cladding with continuous insulation and StoGuard® Air and Water-resistive Barrier combined with Sto high performance finishes. Includes Sto Lamella Fireblocking where required by local code jurisdictions.¹



Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure I wood-based sheathing (plywood or OSB), cement board in compliance with ASTM C1325, or code compliant concrete, concrete masonry or portland cement plaster, existing structurally sound, uncoated brick or other masonry wall construction.

1)	Air Barrier and Water-resistive Barrier: StoGuard
2)	Adhesive options: Sto TurboStick®, Sto BTS® Plus, Sto BTS Xtra, Sto Primer/Adhesive-B, or Sto Primer/Adhesive
3)	Insulation: Sto EPS Insulation Board
4)	Reinforcement: Sto Mesh (embedded in Sto base coat)
5)	Base Coat options: Sto BTS Plus, Sto BTS Xtra, Sto RFP, Sto Primer/Adhesive-B, or Sto Primer/Adhesive
6)	Primer: StoPrime Sand (optional)
7)	Finish: choose among, • Sto Textured Finishes • StoCast Finishes • Sto Signature and Sto Specialty Finishes

System Accessory: StoSeal STPE Sealant for use as an exterior weather seal around wall penetrations, at dynamic joints in wall construction, and as an interior air seal for air barrier continuity

1. For compliance with 2022 NYC BC fireblocking requirements, only NFPA 285 tested components are permitted unless approved by the applicant or registered design professional and determined to pass the NFPA 285 acceptance criteria. Refer to StoTherm ci Design Guide and Detail Booklet for tested components.

System Description

StoTherm ci is a decorative and protective exterior wall cladding that combines superior air and weather tightness with excellent thermal performance and durability. It incorporates continuous exterior insulation and StoGuard Air and Water-resistive Barrier with Sto's high performance finishes in a fully tested wall cladding assembly.

Uses

StoTherm ci can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America.

Features	Benefits
Design versatility	Aesthetic and curb appeal easy to achieve
Continuous exterior insulation, no mechanical fasteners	Energy efficient, reduced heating and cooling costs
Lightweight	Reduced structural costs
Continuous air and water-resistive barrier	Protects against mold and moisture problems
ICC-ES listed and evaluated	Fully tested building code compliant assembly

Properties

Weight (not including sheathing and frame)	< 2 psf (10 kg/m ²)
Thickness (insulation)	1 to 12 inches (25 – 305 mm)
R-value (not including sheathing and frame)	3.6 – 43.2 ft ² •h•°F / Btu (0.63 – 7.60 m ² •K / W)
Wind Load Resistance	Tested up to ± 188 psf (9.00 kPa)
Compliance	• IBC, IRC, IECC- 2018, 2021 • 2022 NYC BC Fireblocking • ASHRAE 90.1-2019
Construction Types and Fire Resistance	• I-V, NFPA 285 tested for types I-IV • ASTM E119 tested for 1&2 hour walls

Warranty

10, 12, or 15 year Limited Warranty, depending on options selected

Maintenance

Requires periodic cleaning to maintain appearance, repair to cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

StoTherm® ci

Decorative cladding with continuous insulation and StoGuard® Air and Water-resistive Barrier combined with Sto high performance finishes. Includes Sto Lamella Fireblocking where required by local code jurisdictions.

Limitations

Minimum insulation board thickness 1 inch (25 mm). Maximum insulation board thickness 12 inches (305 mm), 6 inches (152mm) if StoCast Finishes are used on Types I-IV (Noncombustible) construction.
Fire resistance rated assemblies limited to 4 inch (102 mm) maximum insulation board thickness.
Structural back-up wall must be level to ¼ inch in 10 ft (6mm in 3.0m)
Wind load resistance: ± 188 psf (9.00 kPa) ultimate loads achieved. Ultimate wind load resistance also depends on sheathing, sheathing attachment, and stiffness of supporting construction. Design for maximum allowable deflection of L/240.
Impact resistance: supplemental reinforcing mesh layers, cement board overlay or other design adjustments may be prudent for areas adjacent to heavy pedestrian traffic or other areas of high impact or abuse. Refer to Sto Guide Details.
For use on vertical above grade walls only. Do not use below grade or on roofs or roof-like surfaces.
Insulation material is flammable. Keep away from flame, ignition sources, high heat, and temperatures in excess of 165°F [74° C]).
Dark finish colors with LRV (Light Reflectance Value) < 20 are not recommended.
Air Barrier, insulation board, and base coat materials are not intended for prolonged weather exposure. Allow 180 days maximum between application of air and water-resistive barrier and insulation board.
Refer to specific component product bulletins and packaging for other limitations that may apply involving use, handling, and storage of component materials.

Sustainable Design

Air Quality and VOC Compliance

All finish coatings, adhesives, air barrier detail components and coatings meet US EPA (40 CFR 59) and South Coats AQMD (Rule 1113) emission standards for Building Envelope Coatings: VOC less than 50 g/L.

Sustainability

The system has high potential for LEED and other sustainability program credits based on efficient and effective use of a continuous air barrier and continuous exterior insulation and the resulting reductions in energy use and greenhouse gas emissions. The use of light weight metal studs and light weight finishes has positive impacts on life cycle energy use by reducing dead loads and structural support requirements when compared to mass wall and full thickness/weight veneer units.

Regulatory Compliance and Standards Testing

ICC ESR No. 1748 covering StoTherm ci	Complies with 2018 and 2021 IBC, IRC and IECC
ICC ESR No. 1233 covering StoGuard	Complies with 2018 and 2021 IBC, IRC and IECC
2022 New York City Building Code	Complies with fireblocking requirements, NFPA 285 with 6-in Sto EPS Insulation Board & Sto Lamella Fireblocking
ASHRAE 90.1-2019 ¹	Complies with Section 5, Building Envelope, air barrier and continuous insulation requirements
ASTM E 2357 ²	AWRB meets air leakage resistance criteria of ≤ 0.04 cfm/ft ² at 1.57 psf (0.2 L/s•m ² at 75 Pa)
NFPA 285 ³	Meets flame propagation criteria for use on Types I, II, III, IV construction with up to 12 inches (305 mm) of Sto EPS insulation board, 6 inches (152mm) for StoCast Finishes (refer to ICC-ESR 1748 for details)
ASTM E 119 ⁴	Meets requirements for use over fire-resistance-rated wall assemblies with maximum 4 inches (102mm) thick insulation board (refer to ICC ESR-1748 for details)

1. Energy Standard for Buildings Except Low-Rise Residential Buildings
2. Standard Test Method for Determining Air Leakage Rate of Air Barrier Assemblies
3. Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components
4. Standard Test Methods for Fire Test of Building Construction and Materials

Sto Corp. 3800 Camp Creek Parkway Building 1400, Suite 120 Atlanta, GA 30331 Tel: 404-346-3666 Toll Free: 1-800-221-2397 Fax: 404 346-3119 www.stocorp.com	SB-5200 Revision: 009 Date: 08/2024	Attention Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. STO CORP. DISCLAIMS ALL WARRANTIES EXPRESS OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com .
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Contact Farren Halcovich with Commercial Lighting Industries, 760-831-9815, Farren@Commercial-Lighting.net for pricing

Contact Istvan Derzsi with Commercial Lighting Industries, 760.999.0089, IDerzsi@Commercial-Lighting.net for design related inquiries

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
EA		Double-Heads Area Existing Pole, Type IV Distribution with House Side Shield	N/A	CL-VP-3-480L-470-4K7-4W-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)60,000lm, Type IV Distribution Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	910	Dual-heads Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
EB		Double-Heads Area Existing Pole, Type V Distribution	N/A	CL-VP-3-480L-470-4K7-5QW-X-UNV-A-XX	2-Integrated LED Module, 4000k, (2)60,000lm, Type V Distribution, 70CRI	UNI-VAC	910	Double-heads Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
EC		Double-Head Area Existing Pole, Type IV Distribution with House Side Shield	N/A	CL-VP-3-480L-340-4K7-4W-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)48,000lm, Type IV Distribution, Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	675	Dual-heads Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
EE		Double-Head Area Existing Pole, Type III Distribution with House Side Shield	N/A	CL-VP-3-480L-285-4K7-3-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)40,000lm, Type 3 Distribution, Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	570	Dual-heads Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
PA		Double-Heads Area New Pole, Type IV Distribution with House Side Shield	N/A	CL-VP-3-480L-470-4K7-4W-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)60,000lm, Type IV Distribution Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	910	Dual-heads Mounted to 20'-0" New pole. Engineer to determine required base/pole size/height. Finish TBD.
PB		Double-Heads Area New Pole, Type V Distribution	N/A	CL-VP-3-480L-470-4K7-5QW-X-UNV-A-XX	2-Integrated LED Module, 4000k, (2)60,000lm, Type V Distribution, 70CRI	UNI-VAC	910	Double-heads Mounted to 20'-0" New pole. Engineer to determine required base/pole size/height. Finish TBD.
PE		Double-Head Area New Pole, Type III Distribution with House Side Shield	N/A	CL-VP-3-480L-285-4K7-3-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)40,000lm, Type 3 Distribution, Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	570	Dual-heads Mounted to 20'-0" New pole. Engineer to determine required base/pole size/height. Finish TBD.
WA		Surface Mounted Egress Wallpack	Non-Req'd	CLI LC2-48L-20-4K7-4W-UNV-XX-XX-E	Integrated LED Module, 2700K, 2500lm, Type IV Optics, 80 CRI	UNI-VAC	20	Surface Mounted @12'-0" A.F.G. Finish TBD. Provided with emergency battery back-up.
			SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.					

CNTRL Controls Package - TBD

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by _____. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich , Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg) , NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED.**

ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

Contact Farren Halcovich with Commercial Lighting Industries, 760-831-9815, Farren@Commercial-Lighting.net for pricing

Contact Istvan Derzsi with Commercial Lighting Industries, 760.999.0089, IDerzsi@Commercial-Lighting.net for design related inquiries

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.								
DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.								
WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture must be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.								
VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.								

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

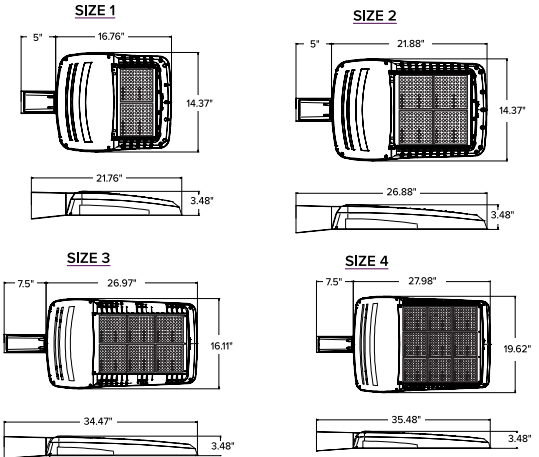
CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICROSTRIKE | STRIKE



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

WARRANTY

- 5 year warranty

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
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- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

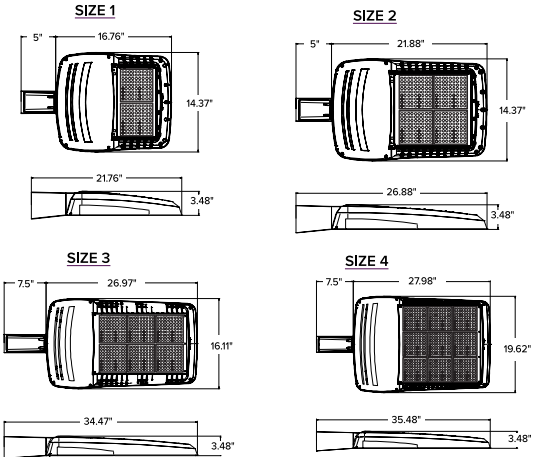
CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICROSTRIKE | STRIKE



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

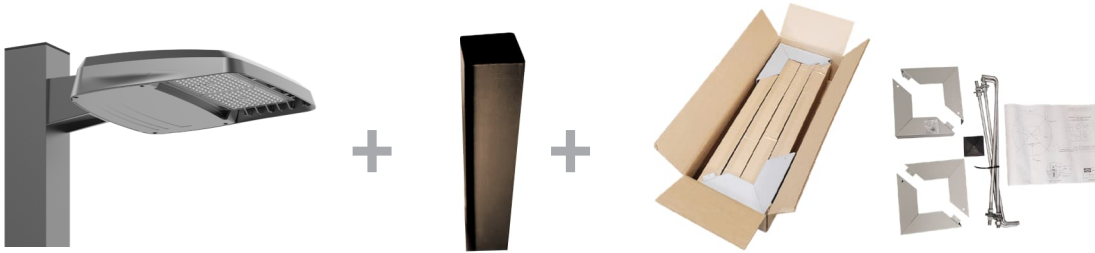
WARRANTY

- 5 year warranty

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

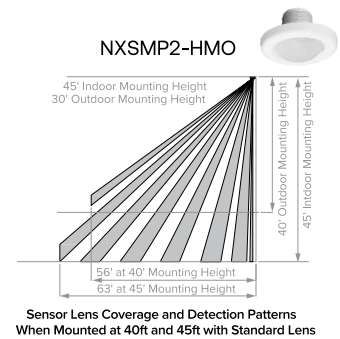
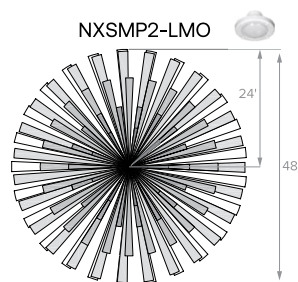
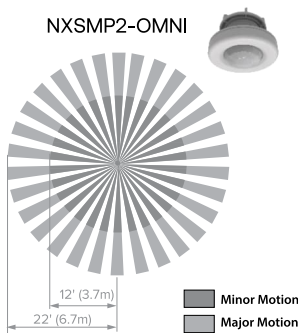
	Control Option Ordering Logic & Description	Control Option Functionality									Control Option Components
		Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
NX Wireless	NXOFMIRID-UNV	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-	 NXOFM-IRID-UV
	NXW	✓	✓	✓	-	-	✓	✓	✓	-	 NXRM2-H
	NXWS12F	✓	✓	✓	✓	✓	✓	✓	✓	12ft	 NXSMP2-OMNI-O
	NXWS16F	✓	✓	✓	✓	✓	✓	✓	✓	16ft	 NXSMP2-LMO
	NXWS40F	✓	✓	✓	✓	✓	✓	✓	✓	40ft	 NXSMP2-HMO
LightGRID+	WIR	✓	-	✓	-	-	✓	✓	Gateway	-	 WIR
	WIR-RME-L	✓	-	✓	-	-	✓	✓	Gateway	-	 WIR-RME-L
	WIRSC	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft	BTMSP
Independent	BTSO-12F	-	-	-	✓	✓	✓	✓	✓	12ft	 BTSMP-OMNI-O
	BTS-14F	-	-	-	✓	✓	✓	✓	✓	14ft	 BTSMP-LMO
	BTS-40F	-	-	-	✓	✓	✓	✓	✓	40ft	 BTSMP-HMO

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	Passcode Factory Passcode: HubbN3T!	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US



Apple App



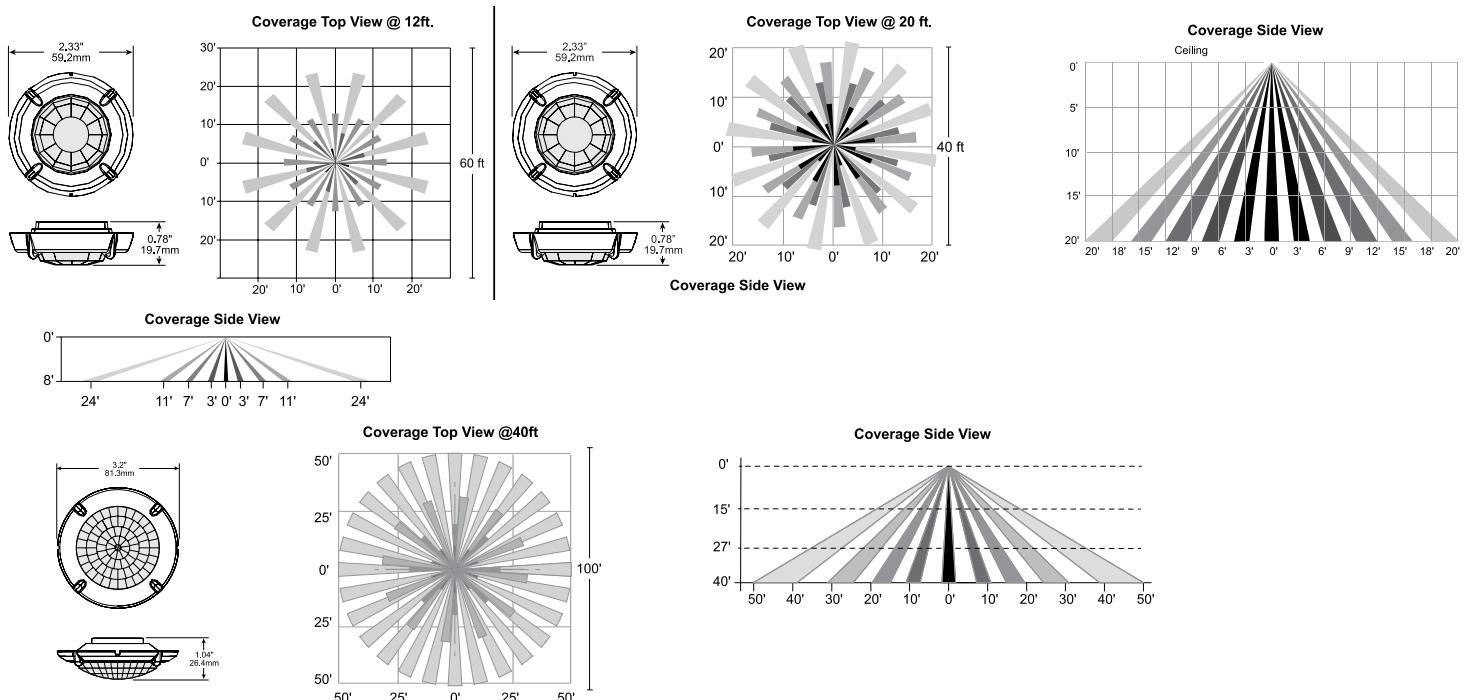
Google Play

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
		Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD
	ADT	AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT
	7PR	7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-		7PR-SC
	3PR	3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-		3PR-SC
	3PR-TL	3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-	

COVERAGE PATTERNS FOR SCP_F



VIPER Area/Site

VIPER LUMINAIRE

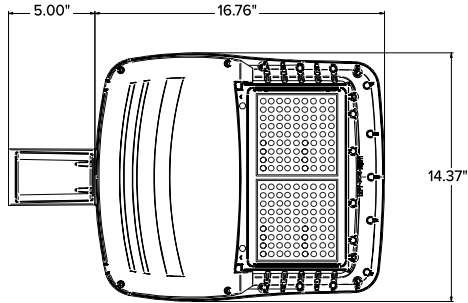
DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

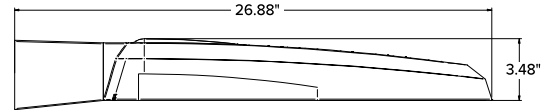
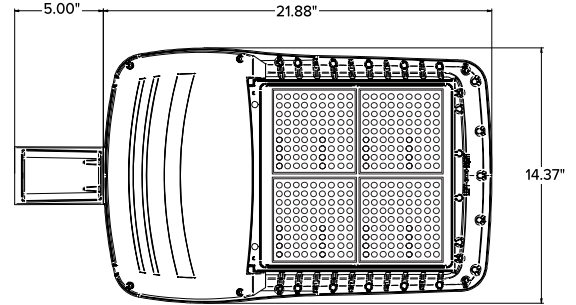
CATALOG #: _____

DIMENSIONS

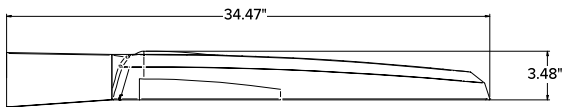
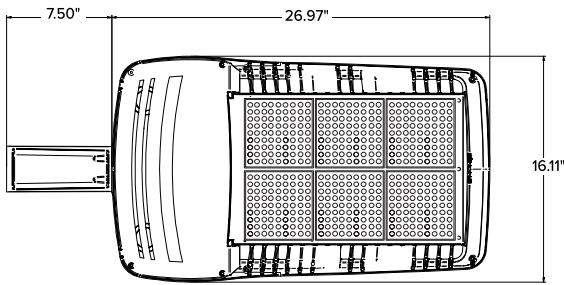
SIZE 1



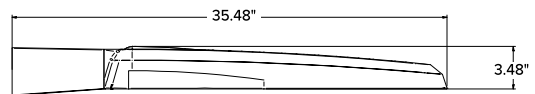
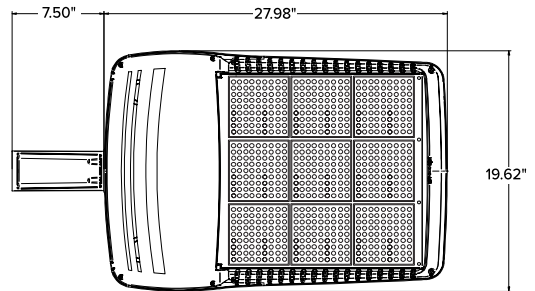
SIZE 2



SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

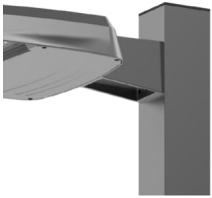
	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

VIPER LUMINAIRE

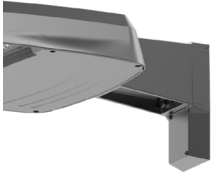
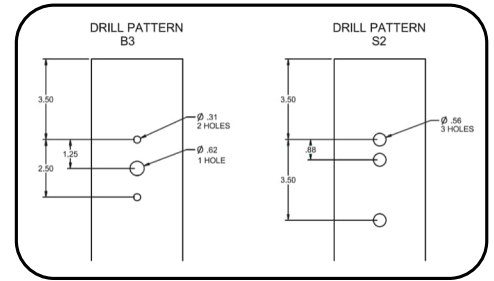
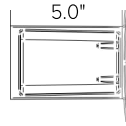
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MOUNTING



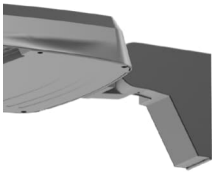
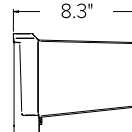
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



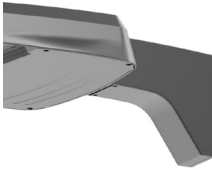
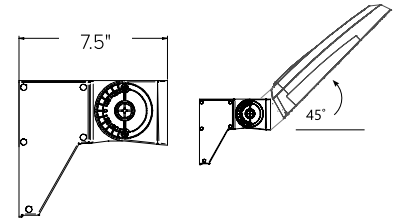
ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



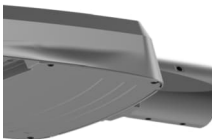
AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



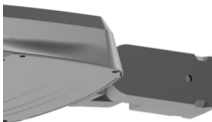
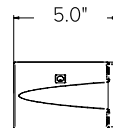
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



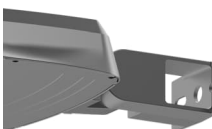
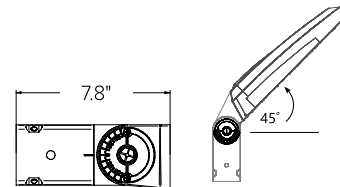
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



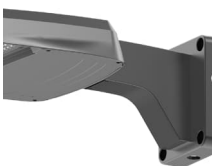
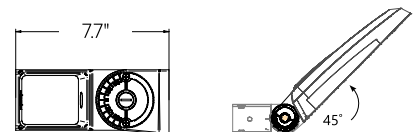
K-KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



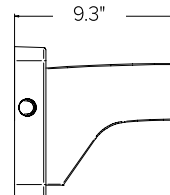
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

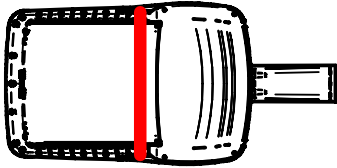
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

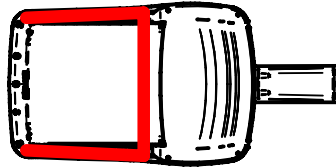
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

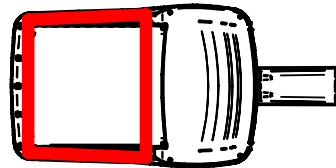
VPR2x HSS-90-B-xx



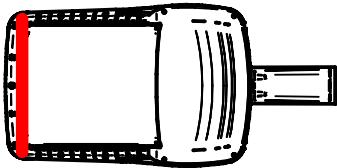
VPR2x HSS-270-BSS-xx



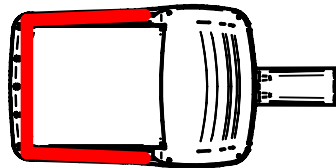
VPR2x HSS-360-xx



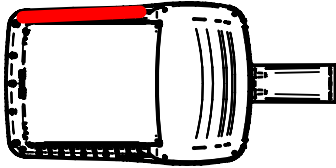
VPR2x HSS-90-F-xx



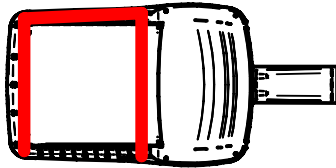
VPR2x HSS-270-FSS-xx



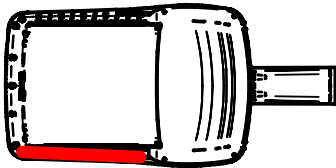
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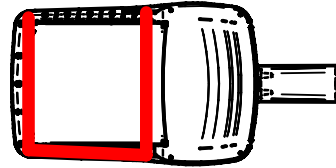
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Phosphor Converted Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Full cut-off, neighbor friendly
- Optional photocontrol for additional energy savings



IP65



SERVICE PROGRAMS

QS10

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.
- Construction tested to ASTM B117 for 1,000 hours of salt spray.

OPTICS

- Zero uplight distributions using individual acrylic Micro Strike Optics
- LED optics provide IES type III and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Optional 1/2" conduit hubs available (standard for control options and battery versions)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option available in 25W and 35W configurations
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector available as an option
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)

CONTROLS

- Universal button photocontrol for use with 120-277V configurations
- Occupancy sensor options available for complete on/off and dimming control
- NX Lighting Controls™ available that feature dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress. Uses 15 watts of power for about 2000 lumens
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one fixture.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to <http://www.designlights.org/> for the most up-to-date list.
- Fixture is IP65 rated

WARRANTY

- 5 year warranty

KEY DATA

KEY DATA	
Lumen Range	1000-5600
Wattage Range	10-45
Efficacy Range (LPW)	108-124
Weights lbs. (kg)	9.6 (24.5)

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

= Service Program
Limit of 15 luminaires

QS10

Example: LNC2-48L-25-3K7-3-UNV-DBT-PC

CATALOG #

ORDERING INFORMATION

Series	Light Engine	CCT/CRI	Distribution	Voltage
LNC2 Small LitePak LNC2	48L-10 1000 lumens 48L-15 2000 lumens 48L-20 2500 lumens 48L-25 3500 lumens 48L-35 4500 lumens 48L-45 5600 lumens	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI AP Amber Phosphor Converted ¹¹	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V ⁷ 480 480V ⁷

Mounting	Finish	Control Options	Additional Options
Leave blank for down NV Inverted ³	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Brone Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	PC Photocontrol ⁴ BTSO12F "Bluetooth Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ^{5,8} SCP_F Programmable Occupancy Sensor to Control Options Section ^{9,10,12}	F Fusing (specify voltage) EH Battery Backup Unit with Heater (-30°C) ^{6,9} E Battery Backup Unit (0°C) ^{6,9} CS Comfort Shield (N/A with Prismatic Refractor) 2DR Dual Driver ^{1,2} 2PF Dual Power Feed ^{1,2} CH Surface Conduit Hubs ⁵ SP 10kA Surge Protector

NOTES

- ¹ Available in 25, 35 & 45W
- ² Options cannot be combined with controls or PC option
- ³ Not available with occupancy sensor, battery backup
- ⁴ PC comes in standard housing
- ⁵ BTS and CH options come in medium back box
- ⁶ E and EH come in large back box
- ⁷ 347V & 480V only available in 25 and 35W
- ⁸ Only available in 45 Watt
- ⁹ Not available in 347/480 Volt
- ¹⁰ Select 8 ft or 20 ft mounting height
- ¹¹ Can be ordered as ETO
- ¹² Not available with E or EH

REPLACEMENT PARTS (MADE TO ORDER) /ACCESSORIES

Catalog Number	Description
☐ WP-BB-XXX*	Accessory for conduit entry
☐ LNC2-CS	Frosted acrylic comfort shield/lens reduces glare and improves uniformity with only 15% lumen reduction

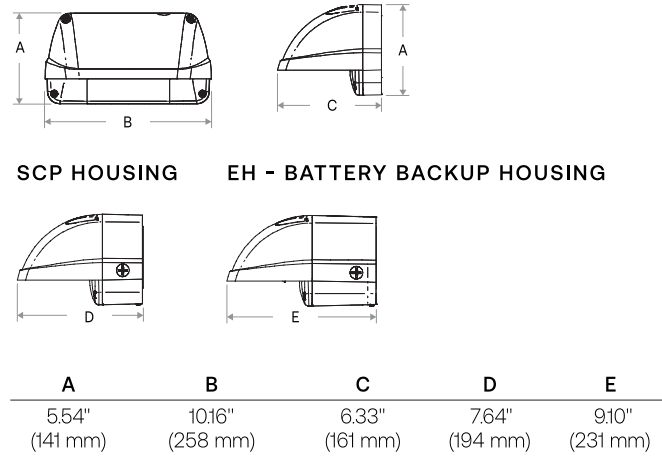
Notes:
* Replace XXX with paint color

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

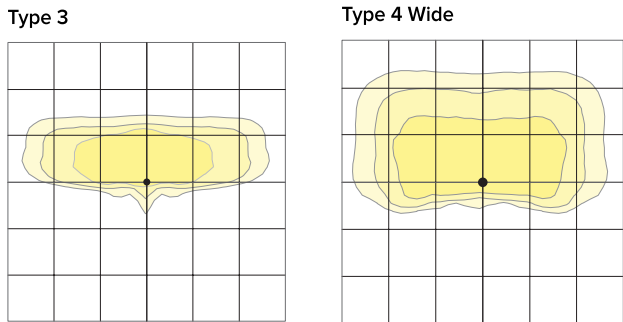
ELECTRICAL DATA

System Watts	Input Voltage	Current (AMPS)	System Power (W)
10W	120	0.09	10.6
	277	0.038	
	347	0.031	
	480	0.022	
15W	120	0.12	14.5
	277	0.07	
	347	0.04	
	480	0.03	
20W	120	0.169	20
	277	0.072	
	347	0.058	
	480	0.042	
25W	120	0.235	28
	277	0.101	
	347	0.081	
	480	0.058	
35W	120	0.305	36.4
	277	0.131	
	347	0.105	
	480	0.076	
45W	120	0.378	45.1
	277	0.163	
	347	0.13	
	480	0.094	

DIMENSIONS



DISTRIBUTIONS



OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY



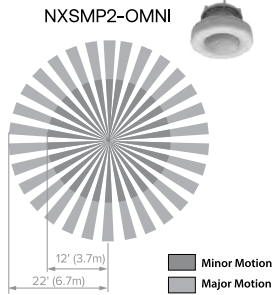
Control Option Ordering Logic & Description	Control Option Functionality									Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft	 BTSMP-OMNI-O

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	"Passcode Factory Passcode: HubBN3T!"	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

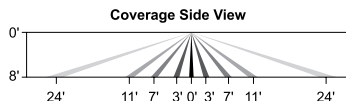
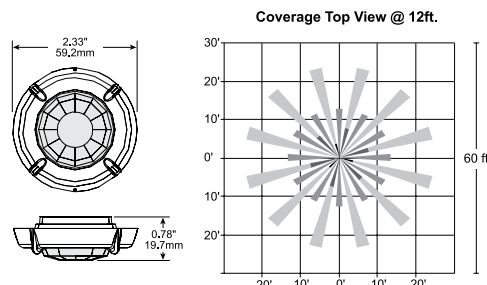
Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description	Control Option Functionality									Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent SCP_F Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F

COVERAGE PATTERNS FOR SCP



Contact Farren Halcovich with Commercial Lighting Industries, 760-831-9815, Farren@Commercial-Lighting.net for pricing

Contact Istvan Derzsi with Commercial Lighting Industries, 760.999.0089, IDerzsi@Commercial-Lighting.net for design related inquiries

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
EA		Double-Heads Area Existing Pole, Type IV Distribution with House Side Shield	N/A	CL-VP-3-480L-470-4K7-4W-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)60,000lm, Type IV Distribution Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	910	Dual-heads Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
EB		Double-Heads Area Existing Pole, Type V Distribution	N/A	CL-VP-3-480L-470-4K7-5QW-X-UNV-A-XX	2-Integrated LED Module, 4000k, (2)60,000lm, Type V Distribution, 70CRI	UNI-VAC	910	Double-heads Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
EC		Double-Head Area Existing Pole, Type IV Distribution with House Side Shield	N/A	CL-VP-3-480L-340-4K7-4W-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)48,000lm, Type IV Distribution, Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	675	Dual-heads Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
EE		Double-Head Area Existing Pole, Type III Distribution with House Side Shield	N/A	CL-VP-3-480L-285-4K7-3-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)40,000lm, Type 3 Distribution, Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	570	Dual-heads Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
PA		Double-Heads Area New Pole, Type IV Distribution with House Side Shield	N/A	CL-VP-3-480L-470-4K7-4W-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)60,000lm, Type IV Distribution Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	910	Dual-heads Mounted to 20'-0" New pole. Engineer to determine required base/pole size/height. Finish TBD.
PB		Double-Heads Area New Pole, Type V Distribution	N/A	CL-VP-3-480L-470-4K7-5QW-X-UNV-A-XX	2-Integrated LED Module, 4000k, (2)60,000lm, Type V Distribution, 70CRI	UNI-VAC	910	Double-heads Mounted to 20'-0" New pole. Engineer to determine required base/pole size/height. Finish TBD.
PE		Double-Head Area New Pole, Type III Distribution with House Side Shield	N/A	CL-VP-3-480L-285-4K7-3-X-UNV-A-XX-BC	2-Integrated LED Module, 4000k, (2)40,000lm, Type 3 Distribution, Left/Right Rotated Optics, w/Backlite Control , 70CRI	UNI-VAC	570	Dual-heads Mounted to 20'-0" New pole. Engineer to determine required base/pole size/height. Finish TBD.
WA		Surface Mounted Egress Wallpack	Non-Req'd	CLI LC2-48L-20-4K7-4W-UNV-XX-XX-E	Integrated LED Module, 2700K, 2500lm, Type IV Optics, 80 CRI	UNI-VAC	20	Surface Mounted @12'-0" A.F.G. Finish TBD. Provided with emergency battery back-up.
			SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.					

CNTRL Controls Package - TBD

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by _____. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich , Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg) , NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED.**

ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

Contact Farren Halcovich with Commercial Lighting Industries, 760-831-9815, Farren@Commercial-Lighting.net for pricing

Contact Istvan Derzsi with Commercial Lighting Industries, 760.999.0089, IDerzsi@Commercial-Lighting.net for design related inquiries

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.								
DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.								
WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture must be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.								
VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.								

Product Data Sheet



Aesthetic Description

Solarban® 70 glass (formerly *Solarban*® 70XL glass) is a solar control, low-e glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an exceptional combination of solar control and visible light transmittance (VLT).

The world's first triple-silver, magnetron sputter vacuum deposition (MSVD) coating, *Solarban*® 70 glass expands the design possibilities for buildings in two important ways. First, *Solarban*® 70 glass enables architects to incorporate vast areas of vision glass into their designs without a corresponding increase in cooling equipment capacity.

Second, architects can specify a clear aesthetic while achieving solar control performance that was once attainable only through the use of tinted glass and a solar control, low-e coating in an insulated glass unit (IGU).

Performance Options

When coupled with conventional clear glass in a one-inch IGU, *Solarban*® 70 glass achieves a Visible Light Transmittance (VLT) of 64 percent and a Solar Heat Gain Coefficient (SHGC) of 0.27 to produce a Light to Solar Gain (LSG) ratio of 2.37, making it one of the industry's highest-performing glasses.

The clear aesthetic of *Solarban*® 70 glass also makes the product exceptionally versatile, offering architects an extensive array of performance and appearance options. For instance, for projects that require advanced solar control performance, *Solarban*® 70 glass can be coated on the second (#2) surface of nearly all of



The Cirque

Location: Dallas, TX | Product: *Solarban*® 70XL Glass | Architect of Record: PageSouthernlandPage | Design Architect: Gromatzky Dupree & Associates | Glass Fabricator: Trulite Glass and Aluminum Solutions | Glazing Contractor: Haley-Greer

Vitre Architectural Glass' (formerly PPG glass) wide range of tinted glasses to produce SHGCs as low as 0.19 and LSG ratios ranging from 1.68 to 2.15.

For more color and reflectivity choices, *Solarban*® 70 glass may be specified on the third (#3) surface of an IGU behind a tinted lite or in combination with *Solarcool*® reflective or *Vistacool*® subtly reflective color-enhanced glasses.

Supporting Sustainable Design

Vitre Architectural Glass provides abundant opportunities for architects and building owners to realize their sustainability objectives.

Energy Use & Operating Cost Reduction: High-performance glasses by Vitre are engineered to facilitate downsized mechanical equipment costs, leading to reduced long-term energy costs. Visit tools.vitroglazings.com for glass comparison and configuration tools for analyzing glass products.

Sustainability Documentation: Vitre Architectural Glass is the first U.S. float glass manufacturer to have its entire selection of products recognized by the *Cradle to Cradle Certified*™ program, and the first in North America to publish third-party verified Environmental Product Declarations (EPDs) for its Flat Glass and Processed Glass products.

For additional credit opportunities and supporting documentation, visit vitroglazings.com/LEED

LEED® Credit Opportunities

Possible Points	LEED Credit	<i>Solarban</i> ® 70 Feature	Path/Option Satisfied
18	Energy & Atmosphere (EA) Optimize Energy Performance	Excellent SHGC, U-value and Tvis performance	Whole Building Energy Simulation (Option 1) or Prescriptive Compliance: ASHRAE Advanced Energy Design Guide (Option 2)
5	Innovation (IN) Innovation in Design	Exceeds minimum performance mandated by local energy codes	Innovation (Option 1), Pilot (Option 2) and Exemplary Performance (Option 3)
3	Indoor Environmental Quality (EQ) Daylight	Exhibits high light transmission	Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (Option 1), Simulation: Illuminance Calculations (Option 2) or Measurement (Option 3)

Solarban® 70 Glass

Insulating Glass Unit Performance Comparisons | 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites

Outdoor Lite: Coating if Any (Surface) Glass	Glass Type + Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT) %	Visible Light Reflectance		(BTU/hr ² ft ²⁰ *F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
			Exterior %	Interior %	Winter Nighttime	Winter Argon		

Solarban® 70 Solar Control Low-E Glass

Solarban® 70 (2) + Clear	64	13	14	0.28	0.24	0.27	2.37
Solarban® 70 (2) Solexia® + Clear	56	11	14	0.28	0.24	0.26	2.15
Solarban® 70 (2) Atlantica® + Clear	49	10	13	0.28	0.24	0.23	2.13
Solarban® 70 (2) Azuria® + Clear	50	10	13	0.28	0.24	0.24	2.08
Solarban® 70 (2) Solarblue® + Clear	41	8	13	0.28	0.24	0.22	1.86
Solarban® 70 (2) Pacifica® + Clear	31	7	13	0.28	0.24	0.19	1.63
Solarban® 70 (2) Solarbronze® + Clear	39	8	13	0.28	0.24	0.20	1.95
Solarban® 70 (2) Optigray® + Clear	46	9	13	0.28	0.24	0.23	2.00
Solarban® 70 (2) Solargray® + Clear	32	7	13	0.28	0.24	0.19	1.68
Solexia® + Solarban® 70 (3) Clear	56	11	12	0.28	0.24	0.32	1.75
Atlantica® + Solarban® 70 (3) Clear	48	9	11	0.28	0.24	0.28	1.71
Azuria® + Solarban® 70 (3) Clear	49	9	11	0.28	0.24	0.29	1.69
Solarblue® + Solarban® 70 (3) Clear	41	8	12	0.28	0.24	0.27	1.52
Pacifica® + Solarban® 70 (3) Clear	31	6	10	0.28	0.24	0.22	1.41
Solarbronze® + Solarban® 70 (3) Clear	38	8	11	0.28	0.24	0.26	1.46
Optigray® + Solarban® 70 (3) Clear	46	9	12	0.28	0.24	0.28	1.64
Solargray® + Solarban® 70 (3) Clear	32	7	11	0.28	0.24	0.24	1.33
Graylite® II + Solarban® 70 (3) Clear	6	4	10	0.28	0.24	0.11	0.55

Vistacool® and Solarcool® with Solarban® 70 Solar Control Low-E (3)*

Vistacool® (2) Azuria® + Solarban® 70 (3)	38	21	23	0.28	0.24	0.24	1.58
Vistacool® (2) Pacifica® + Solarban® 70 (3)	24	11	22	0.28	0.24	0.19	1.26
Solarcool® (2) Azuria® + Solarban® 70 (3)	19	19	27	0.28	0.24	0.16	1.19
Solarcool® (2) Solarblue® + Solarban® 70 (3)	16	14	28	0.28	0.24	0.15	1.07
Solarcool® (2) Pacifica® + Solarban® 70 (3)	12	10	27	0.28	0.24	0.13	0.92
Solarcool® (2) Solarbronze® + Solarban® 70 (3)	15	14	27	0.28	0.24	0.15	1.00
Solarcool® (2) Solargray® + Solarban® 70 (3)	13	11	27	0.28	0.24	0.14	0.93

*Solarban® 70 glass for annealed applications is applied to Starphire® glass, heat treated applications will require either clear or Starphire® glass depending on manufacturing process.

All performance data calculated using LBNL Window 7.3 software and represents center of glass performance data. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit vitroglazings.com or request our Architectural Glass Catalog.

Fabrication and Availability

Solarban® 70 glass is available exclusively through the Vitro Certified™ Network. Vitro Certified™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. Solarban® 70 glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

Additional Resources

To obtain samples of any Vitro Glass product, call 1-855-VTRO-GLS (877-6457) or visit samples.vitroglazings.com. For videos, design insights and technical education, visit the Vitro Glass Education Center at glassed.vitroglazings.com. For glass comparison and configuration tools, visit tools.vitroglazings.com.

For more information about Solarban® low-e glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit vitroglazings.com, or call 1-855-VTRO-GLS (877-6457).

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