APPLICANT AGREEMENT APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY Accessory Dwelling Unit Plan 1B - 553 s.f. DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOGRAPHICAL ENGINEER'S REPORT. Salinas, CA BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH SHEET INDEX CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO EXTERIOR STYLE OPTIONS SITE INFORMATION THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION SITE PLAN (PROVIDED BY OWNER) CAL GREEN CHECKLIST GENERAL NOTES GENERAL NOTES SCHEDULES & NOTES ROOF PLAN / FLOOR PLAN CRAFTSMAN **ZONING INFORMATION** VICINITY MAP DIRECTORY HERS NOTES ROOF PLAN / FLOOR PLAN MIDCENTURY ROOF PLAN / FLOOR PLAN RANCH ROOF PLAN / FLOOR PLAN SPANISH CONTACT CITY OF SALINAS FOR THE INFORMATION BELOW MECHANICAL/PLUMBING/ELECTRICAL PLANS SITE PLAN & TITLE SHEET INFORMATION PREPARED BY: PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF currplanwebmail@ci.salinas.ca.us PHONE: 831-758-7206 EXTERIOR ELEVATIONS CRAFTSMAN NSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN **COMPANY** EXTERIOR ELEVATIONS MIDCENTURY BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(a)3, 10-103(b)1.A - BY THE ZONING: CONTACT PERSON INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING EXTERIOR ELEVATIONS RANCH CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, **ADDRESS** EXTERIOR ELEVATIONS SPANISH OVERLAY THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS BUILDING SECTIONS CRAFTSMAN PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION PHONE: NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL LOT SIZE : BUILDING SECTIONS RANCH MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM. **EMAIL** CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE BUILDING SECTIONS SPANISH ARCHITECTURAL WALL DETAILS EXISTING HABITABLE SQ. FT. ARCHITECTURAL ROOF DETAILS PROPERTY OWNER: 2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED STRUCTURAL NOTES & SPECIFICATIONS EXISTING FAR CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) FOUNDATION AND FRAMING PLANS CRAFTSMAN NAME SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A FOUNDATION AND FRAMING PLANS MIDCENTURY MAX. ALLOWABLE FAR **ADDRESS** CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT FOUNDATION AND FRAMING PLANS RANCH REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST FOUNDATION AND FRAMING PLANS SPANISH 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER PROPOSED FAR PHONE: STRUCTURAL DETAILS ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE **EMAIL** STRUCTURAL DETAILS ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(a)3, 10-103(b)1.A FLOOR AREA OF GARAGE: ENERGY CALC. 3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS T24.2 ENERGY CALC. REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. EXISTING LOT COVERAGE: ENERGY CALC. BUILDING DEPARTMENT: CITY OF SALINAS PERMIT CENTER ALLOWABLE LOT COVERAGE VARIABLE CAPACITY HEAT PUMP - Ductless units entirely located in conditioned space, 65 W ALISAL Airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify **BUILDING INFORMATION** PROPOSED LOT COVERAGE heat pump rated capacity, and Refrigerant charge. SALINAS, CA 93901 KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM , = 3 SONES) P. (831)758-7251 IAQ MECHANICAL VENTILATION - See new ducting requirements Table 150.0-H LOT SLOPE: 5. FOR IAQ FAN - 29,31,44 CFM REQUIRED FOR A CONTINUOUSLY OPERATING PROJECT DESCRIPTION EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND ADU SETBACKS ALLOWED : **PROPOSED** RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTANT FAN). THIS FAN TO GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH FRONT-BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA FRONT-OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY NEW CONSTRUCTION OF A ONE STORY, 1 BEDROOM, 1 BATH, MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA THE CALIFORNIA ENERGY COMMISION. REAR-REAR-DETACHED 553 S.F. ACCESSORY DWELLING UNIT WITH PORCH AREAS ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA 6. SOLAR IS REQUIRED: Solar exemption cut off is 1.8 kWdc — this is an owner choice. SIDE-GREEN BUILDING CODE (CGBC) AND CITY OF SALINAS MUNICIPAL CODE. 1BedPlan1A - 1.56 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. STRFFT SIDF-STREET SIDE-1BedPlan1B - 1.57 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. CRAFTSMAN PORCH: 136 S.F. RANCH PORCH: 119 S.F. 2BedPlan2A - 1.89 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN MIDCENTURY PORCH: 119 S.F. SPANISH PORCH: 8 S.F. OFF STREET PARKING 2BedPlan2B - 1.89 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. SITE ADDRESS 7. SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NEEA REQUIRED: PROVIDED: LEGAL DESCRIPTION rated heat pump water heater; specific brand/model or eq. APN A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: 8. NEW 2022 ELECTRIC READY REQUIREMENTS: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATION FROM EXISTING STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE CITY OF SALINAS, CA. GOVERNING AGENCY: BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT OCCUPANCY GROUP: IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING STORIES: PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS. TYPE OF CONSTRUCTION: VB REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER sewer waste water information: gas service information: deferred submittals under additional plan information fire sprinkler information: X SELECTION X SELECTION separate permit to be obtained provided by owner: X SELECTION ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN UPGRADED SERVICE by owner: X COMPLETED EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL EXISTING SERVICE TO REMAIN F EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, TITLE SHEET (T1.1) INFORMATION FILLED OUT X TO BE COMPLETED A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS NEW SERVICE SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW FIRE SPRINKLERS (WHEN REQUIRED) DISTANCE TO CONNECTION NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE JPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, TRUSS CALCULATIONS (WHEN REQUIRED) ID EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN fire rated details: PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. UPDATES TO THE REPORT. electrical service information: CONSTRUCTION AND DEMOLITION FORM X SELECTION **GAS PIPE ISOMETRIC DIAGRAM** roof framing: X SELECTION exterior style selection: ROOF EAVE DETAIL 1,2,3,5,6,7/ A5.2 TO BE UPDATED FOR SITE SPECIFIC CONDITIONS UPGRADED SERVICE X SELECTION - SEE SHEET T1.2 FOR EXTERIOR RENDERING WALL FINISH DETAIL 9B,12B,15B/ A5.1 NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY EXISTING SERVICE TO REMAIN ROOF FRAMING PER PLAI DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS CRAFTSMAN LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION

THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT

FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT

FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2).

FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT

(WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING

FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

window and trim color:

WINDOW COLOR OF PRINCIPAL DWELLING UNIT

X SELECTION

DARK BRONZE

OTHER WINDOW COLOR

UNIT WINDOW COLOR)

NEW SERVICE

SIZE OF EXISTING SERVICE

S THE PROJECT SITE FLAT?

INFORMATION TO ENSURE CODE COMPLIANCE

SIZE OF NEW SERVICE

DOES THE PROJECT ABUT SEVERE ASCENDING OR DESCENDING SLOPES EXCEEDING 35%?

DOES THE EXISTING DWELLING ON THE SITE HAVE A CONVENTIONAL FOUNDATION?

DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS?

site / soils / foundation information

DOES THE SITE CONTAIN ANY KNOWN GEOTECHNICAL HAZARDS?

YES NO PLEASE CHECK THE BOX THAT APPLIES TO YOUR PROJECT SITE

DOES THE PROJECT INCLUDE RETAINING WALLS?

ITEMS CHECKED IN SHADED BOXES ABOVE REQUIRE ADDITIONAL

ROOF TRUSSES - IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS. HOMEOWNER IS

SUBMITTAL CHECKLIST ABOVE IF TRUSS PACKAGE WILL BE PROVIDED AS A DEFERRED

ONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS

CALCULATIONS TO THE CITY OF SALINAS FOR APPROVAL. INDICATE ON DEFERRED

roof material:

ROOF COLOR OF PRINCIPAL DWELLING UNIT

COLOR OF ARCHITECTURAL GRADE SHINGLES

OTHER ROOF MATERIAL / COLOR / ICC / UL:

WOOD SHAKE - ICC ESR 2867 - MINIMUM 4:12 ROOF SLOPE.

TRIM COLOR OF PRINCIPAL DWELLING

MINIMUM 2-1/2:12 ROOF SLOPE.

COLOR OF CONCRETE TILE ROOF

COLOR OF WOOD SHAKE ROOF

(ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT

(TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT TRIM)

CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - IAMPO UES-ER 1900

ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES-ESR-1389 & ESR-3537

X SELECTION

MIDCENTURY

x SELECTION(S)

STUCCO / COLOR

OTHER

STONE VENEER / COLOR

IBER CEMENT - SIDING / C

exterior wall material:

EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT_

(EXTERIOR WALL COLOR OF ADU IS

RANCH

DESIGN PATH STUDIO

architecture + planning

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS. THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS. TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ADU PROGRA FOR THE CITY OF SALINAS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE T DESIGN PATH STUDIO, NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND TH INFORMATION CONTAINED THEREON, ANY USE REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAV INDEMNIFY AND HOLD DESIGN PATH STUDIO HARMLESS FROM ANY AND ALL CLAIMS, SUITS LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND

project

THIS DISCLAIMER.

City of Salinas
Pre-Approved ADU
Plans

revisions

\(\rightarrow{}{\triangle}{\tria

description

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT

ON SITE TO PROVIDE TO THE CITY OF SALINAS

BUILDING INSPECTOR

'LENGTH)

LENGTH) & OVEN 65 CFH

(E)GAS METER

GAS CALCULATIONS

TOTAL GAS LOAD FOR HOUSEHOLD

APPLIANCES = 100,000 BTU/h 100 CFH

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH

PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE

44 92 173 355 532 1,020

1" 1¼" 1½"

BY PG&E CFH

NEW) OVEN & RANGE

Title Sheet Plan 1B

date 02-08-2023

project no.

drawn by

heet no. T 1 1

ESIGN PATH STUDIO

architecture + planning

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGY ACCEPTANCE OF THE FOLLOWING CONDITIONS 1. THE USE OF THIS INFORMATION IS RESTRICT TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ADU PROSEOT FOR THE CITY OF SALINAS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT DESIGN PATH STUDIO SHALL NOT BE RESPONSION FOR TRANSLATION ERRORS.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AN WITHOUT ANY LIABILITY OR LEGAL EXPOSURE DESIGN PATH STUDIO. NO WARRANTIES OF AN NATURE, WHETHER EXPRESSED OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND TI INFORMATION CONTAINED THEREON. ANY USE REUSE, OR ALTERATION OF THESE DOCUMENT THE RECIPIENT OR BY OTHERS WILL BE AT THI RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIE WILL, TO THE FULLEST EXTENT PERMITTED BY INDEMNIFY AND HOLD DESIGN PATH STUDIO HARMLESS FROM ANY AND ALL CLAIMS, SUITS LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ACCOUNT OF ANY INJURY, DEATH, DAMAGE OF LOSS TO PERSONS OR PROPERTY.

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project

City of Salinas Pre-Approved ADU Plans

revisions

Exterior
Style
Options
Plan 1B

date 02-08-2023

project no.

drawn by

neet no.

T1.2

• KEEP ALL CONSTRUCTION DEBRIS AWAY FROM THE STREET. GUTTER AND STORM DRAIN. LOOK FOR AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM YOUR

• KEEP MATERIALS OUT OF THE RAIN BY STORING THEM INDOORS OR OUTDOORS WITH A SECURE ROOF OR PLASTIC

SCHEDULE GRADING AND EXCAVATION PROJECTS FOR DRY

• COVER EXCAVATED MATERIAL AND STOCKPILES OF ASPHALT AND SAND WITH PLASTIC TARPS.

 PREVENT EROSION BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES. THESE WILL SHIELD AND BIND

RECYCLING & HAZARDOUS WASTE DISPOSAL SUN STREET TRANSFER STATION SALINAS VALLEY SOLID WASTE AUTHORITY (831) 424-5520 139 SUN STREET

TO REPORT A SPILL, ILLEGAL DUMPING OR A CLOGGED STORM DRAIN CALL (831) 758-7233

CITY OF SALINAS DEPARTMENT OF PUBLIC WORKS MAINTENANCE DIVISION

SALINAS, 93901

FOR MORE INFORMATION ABOUT STORM DRAIN PROTECTION CALL: (831) 758-7233

WATER POLLUTION **PREVENTION**

ONLY "RAIN" IS ALLOWED IN OUR STORM DRAIN SYSTEM. RAIN, INDUSTRIAL AND HOUSEHOLD WATER MIXED WITH URBAN POLLUTANTS CREATES STORMWATER POLLUTION. THE POLLUTANTS INCLUDE:

URBAN RUNOFF POLLUTION (OIL AND OTHER AUTOMOTIVE FLUIDS. PAINT AND CONSTRUCTION DEBRIS. YARD AND PE WASTES, PESTICIDES AND LITTER).

• FLOWS THROUGH THE STORM DRAIN TO THE SALINAS RIVER AND THE RECLAMATION DITCH THAT TAKES WATER AND DEBRIS STRAIGHT FROM SALINAS STREETS TO THE MONTEREY BAY MARINE SANCTUARY.

• CONTAMINATES OUR RIVERS AND DITCHES, HARMS AQUATIC LIFE AND INCREASES THE RISK OF FLOODING BY CLOGGING GUTTERS AND CATCH BASINS.

• OIL AND GREASE, FOR EXAMPLE, CLOG FISH GILLS AND BLOCK OXYGEN FROM ENTERING THE WATER. IF OXYGEN LEVELS IN THE WATER BECOME TOO LOW, AQUATIC ANIMALS MAY BE HARMED AND/OR DIE.

HOUSEHOLD HAZARDOUS WASTE DISPOSAL

• HOUSEHOLD TOXICS—SUCH AS COMMON HOUSEHOLD CLEANERS, PAINT PRODUCTS AND MOTOR OIL—CAN POLLUTE OUR RIVERS AND POISON THE GROUNDWATER IF NOT DISPOSED OF AS HAZARDOUS WASTE.

• TAKE YOUR HOUSEHOLD CHEMICALS AND TOXICS TO THE LOCAL HOUSEHOLD HAZARDOUS WASTE FACILITY.

CONCRETE & MASONRY

FRESH CONCRETE AND MORTAR APPLICATION MATERIALS CAN WASH DOWN OR BLOW INTO THE STREET. GUTTER OR STORM

• DO NOT MIX UP MORE FRESH CONCRETE OR CEMENT THAN YOU WILL USE.

• STORE BAGS OF CEMENT AND PLASTER UNDER COVER. PROTECT THESE MATERIALS FROM RAINFALL, RUNOFF AND WIND, AWAY FROM GUTTERS AND STORM DRAINS.

• NEVER DISPOSE OF CEMENT WASHOUT OR CONCRETE DUST ONTO DRIVEWAYS, STREETS, GUTTERS OR STORM DRAINS.

PAINTING

PAINTS AND SOLVENTS CONTAIN CHEMICALS THAT ARE HARMFUL TO AQUATIC LIFE. TOXIC CHEMICALS CAN COME FROM LIQUID OR SOLID PRODUCTS OR FROM CLEANING RESIDUES ON RAGS. IT IS ESPECIALLY IMPORTANT TO PREVENT THESE CHEMICALS FROM ENTERING STORM DRAINS.

PAINT CLEANUP

• NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER OR STORM DRAIN.

• FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE. CLEAN WITH THINNER AND THEN FILTER AND REUSE THINNER.

• FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, THEN RINSE IN THE SINK.

• WHEN THOROUGHLY DRY, USED BRUSHES, EMPTY PAINT CANS (LIDS OFF), RAGS AND DROP CLOTHS MAY BE DISPOSED

PAINT REMOVAL

• CHEMICAL PAINT STRIPPING RESIDUE. INCLUDING SATURATED RAGS, IS A HAZARDOUS WASTE AND SHOULD BE TAKEN TO A HOUSEHOLD HAZARDOUS WASTE COLLECTION

• CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN ARE ALSO HAZARDOUS WASTES. SWEEP THEM UP AND SAVE THEM FOR A HAZARDOUS WASTE COLLECTION EVENT.

PAINT RECYCLING

• REUSE LEFTOVER PAINT FOR TOUCH-UPS OR RECYCLE IT AT A LOCAL HOUSEHOLD HAZARDOUS WASTE COLLECTION

LANDSCAPING & **GARDENING**

• INTENSIVE GARDENING AND LANDSCAPING INCREASE THE LIKELIHOOD THAT GARDEN CHEMICALS AND SOIL WILL WASH INTO STORM DRAINS. PESTICIDES AND HERBICIDES NOT ONLY KILL GARDEN INVADERS. THEY ALSO HARM INSECTS. POISON FISH AND CONTAMINATE GROUND AND RIVER

• USE ORGANIC OR NON-TOXIC FERTILIZERS AND PESTICIDES. DO NOT FERTILIZE OR USE GUTTERS OR STORM

• STORE PESTICIDES, FERTILIZERS AND CHEMICALS IN A COVERED AREA TO PREVENT RUNOFF.

• DO NOT BLOW, SWEEP, HOSE OR RAKE LEAVES INTO THE STREET, GUTTER OR STORM DRAIN

 PLACE CLIPPINGS AND PRUNING WASTE IN APPROVED CONTAINERS FOR PICK UP.

• CONSERVE WATER BY USING DRIP IRRIGATION, SOAKER HOSES OR MICRO-SPRAY SYSTEMS.

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

The City of Salinas Stormwater Management Program prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are required; they are not all-inclusive.

PAINT AND STUCCO -

All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do <u>not</u> wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

Perimeter Controls -

Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS

Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS

Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BIMPs for anticipated vehicles.

Dumpsters •

Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

CONCRETE TRUCKS / PUMPERS / FINISHERS

BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

→ WASHOUT AREA

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

→DIRT AND GRADING

Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

→ EARTHMOVING EQUIPMENT

All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be deaned

→ STORM DRAINS

Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

Protecting water resources improves and preserves quality of life for our children and future generations.

भी का राजिता है जाता है। स्वरं के के के निर्माण

Questions? Contact the City of Salinas Public Works Department 831-758-7988 or 831-758-7251

Photo courtesy of the City of San Diego

City's Right-of-Way

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS. 1. THE USE OF THIS INFORMATION IS RESTRICTE TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ADU PROGRAM FOR THE CITY OF SALINAS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO, NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THI INFORMATION CONTAINED THEREON, ANY USE REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW INDEMNIFY AND HOLD DESIGN PATH STUDIO

HARMLESS FROM ANY AND ALL CLAIMS, SUITS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO

IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

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Site & BMP Information

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GENERAL NOTES

- 1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN. 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL
- EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS 3. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH 9. THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD 10.
 THE PLANNED WALL FINISH THICKNESS TO THE
- FOUNDATION SETBACK. 4. NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE
- **REVIEWS AND PERMITS** 5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS 6. NOT USED
- CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL

BE PROVIDED SHOWING THE FOLLOWING:

- NORTH ARROW, PROPERTY LINE EASEMENTS, STREETS, EXISTING AND PROPOSED
- BUILDINGS, AND STRUCTURES, LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA, DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM
- ADMINISTRATIVE CODE SECTION 302. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.
- NEW RESIDENTIAL DEVELOPMENTS WITH AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQ FT SHALL COMPLY WITH THE MODERN WATER EFFICIENT LANDSCAPE ORDINANCE. 12. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES.
- CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

DIVISION 2 - SITEWORK

4. SHORING IS TO BE PROVIDE AS REQUIRED

SALINAS GRADING ORDINANCE

1. SITE PREPARATION PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORK IS TO

2. SITE CLEARING OWNER/CONTRACTOR WILL VERIFY ALL PLANTING TO BE REMOVED PRIOR TO STARTING WORK.

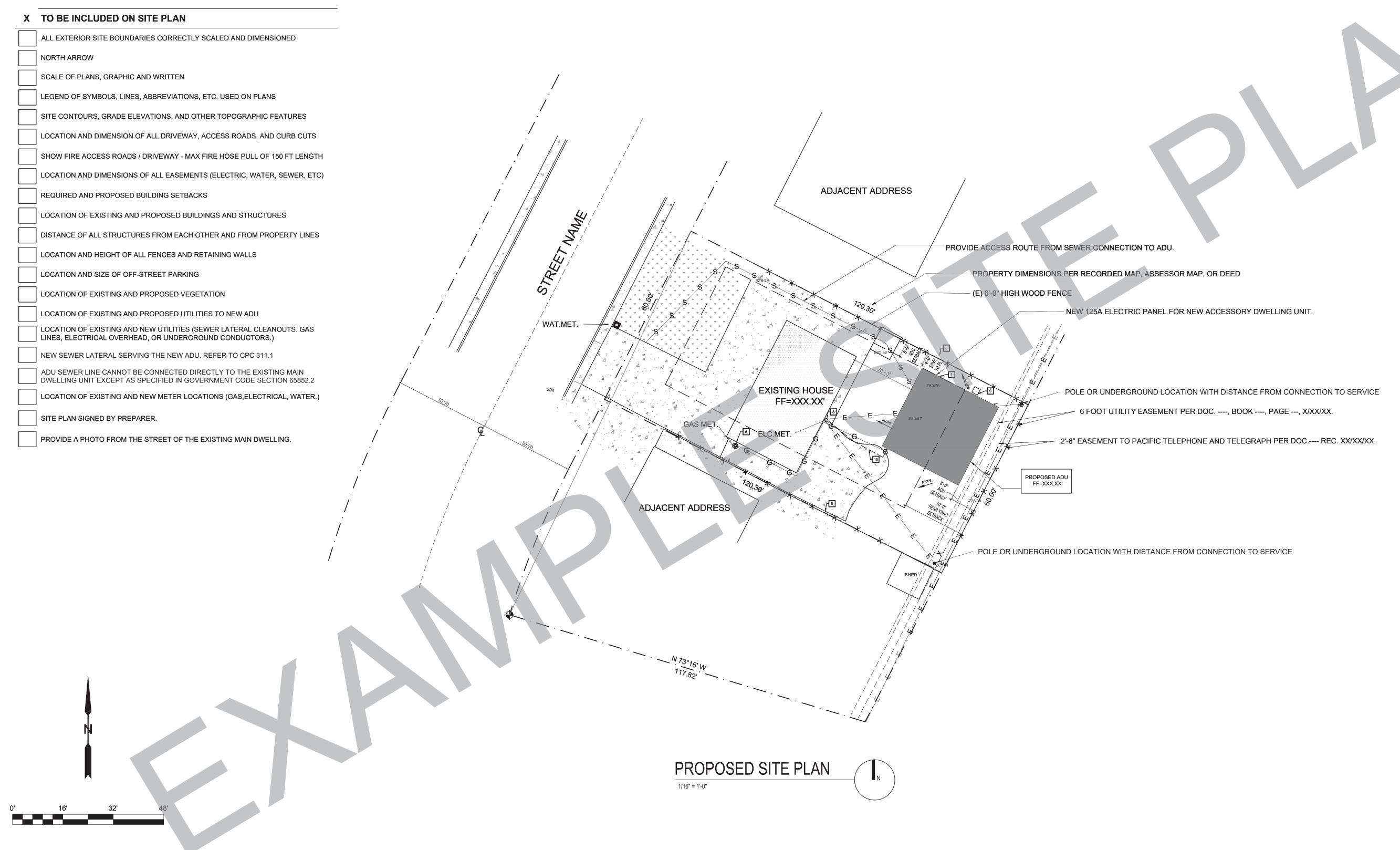
3. LINES AND LEVELS THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING PURPOSES, THE OWNER/CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED ON THE SITE PLAN.

5. EARTH WORK a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF

b. THE OWNER/CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.

:. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

SITE INFORMATION CHECKLIST:



KEYNOTES GENERAL NOTES LOT SIZE & IMPERVIOUS AREA GRADING INFORMATION: LEGEND 10 SURFACE WATER IS TO DRAIN 1 LINE OF EXTERIOR WALL, TYP. SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN TOTAL CUBIC YARD OF AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" FIELD PRIOR TO CONSTRUCTION. KEYNOTE EARTHWORK = 2 LINE OF ROOF OVERHANG / (EXISTING BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.) SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT DECK / AWNING / STRUCTURE WITHIN THE FIRST 10 FEET SPOT GRADE ELEVATION — · — · — PROPERTY LINE **ABOVE** SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND 11 FEEDER TO EXTEND TO AREA OF NEW TOTAL AREA OF EXISTING IMPERVIOUS SURFACES:_ WINDOW REFERENCES AND LOCATIONS. 3 REQUIRED SETBACKS **EXISTING PANEL BUILDING FOOTPRINT** (EXISTING BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.) YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE _ _ _ _ REQUIRED SETBACKS TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING 4 PROPERTY LINE, TYP. STEEPER THAN FIVE UNITS HORIZONTAL TO ONE (OR FACE OF STUDS). VERTICAL = DRAINAGE PATTERN 5 FENCE- HEIGHT PER PLAN TOTAL AREA OF NEW IMPERVIOUS SURFACES:_ OWNER/CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH AREA OF EXISTING (INCREASE TO BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.) UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW 6 EXISTING GAS METER BUILDING FOOTPRINT EXISTING CONTOURS PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTNING AT 7 EXISTING WATER METER DRIVEWAY), ETC. TOTAL AREA OF REPLACES IMPERVIOUS SURFACES: _ TOTAL CUT OR FILL MATERIAL EXCEEDING FOUR FEET OWNER/CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY 8 EXISTING ELECTRIC METER. (REPLACEMENT TO BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.) IN VERTICAL DEPTH, MEASURED FROM THE EXISTING LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN — NEW DOMESTIC WATER LINE GROUND SURFACE = ON THE DRAWINGS 9 CONDENSING UNIT OWNER/CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING —— —— NEW ELECTRICAL & TEL DATA LINE UTILITIES. 3. CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES — G — NEW GAS LINE X X NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

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Example
Site Plan

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AS 2

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or

certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.

3. Successful completion of a third party apprentice training program in the appropriate trade.

4. Other programs acceptable to the enforcing agency.

Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR

Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air

Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the

California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic

Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of

Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January

the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic

See California Department of Public Health's website for certification programs and testing labs.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area

Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using

receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard

Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

enforcing agency. Documentation may include, but is not limited to, the following:

See California Department of Public Health's website for certification programs and testing labs.

(Emission testing method for California Specification 01350)

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

See California Department of Public Health's website for certification programs and testing labs

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Manufacturer's product specification. 2. Field verification of on-site product containers.

testing method for California Specification 01350)

compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of

Table 4.504.3 shall apply.

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate

homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall

employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS. THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ADU PROGRAM FOR THE CITY OF SALINAS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD DESIGN PATH STUDIO HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS. DO NOT PROCEED BEYOND

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resource consumption, including recycle programs and locations. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.

demolition waste material diverted from the landfill complies with Section 4.408.1.

materials will be diverted by a waste management company.

documenting compliance with this section.

4.410 BUILDING MAINTENANCE AND OPERATION

2. Operation and maintenance instructions for the following:

b. Roof and yard drainage, including gutters and downspouts.

c. Space conditioning systems, including condensers and air filters.

appliances and equipment.

d. Landscape irrigation systems. e. Water reuse systems.

following shall be placed in the building:

life cycle of the structure.

Note: The owner or contractor may make the determination if the construction and demolition waste

lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined

weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds

per square foot of the building area, shall meet the minimum 65% construction waste reduction

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates

1. Sample forms found in "A Guide to the California Green Building Standards Code

(Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in

disc, web-based reference or other media acceptable to the enforcing agency which includes all of the

1. Directions to the owner or occupant that the manual shall remain with the building throughout the

. Information from local utility, water and waste recovery providers on methods to further reduce

a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major

2. Mixed construction and demolition debris (C & D) processors can be located at the California

compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4...

Department of Resources Recycling and Recovery (CalRecycle).

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined

weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4

DIVISION 4.2 ENERGY EFFICIENCY

Commission will continue to adopt mandatory standards.

buildings affected and other important enactment dates

of two reduced flushes and one full flush.

WaterSense Specification for Showerheads.

llow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303 INDOOR WATER USE

Specification for Tank-type Toilets.

4.303.1.2 Urinals. - NOT USED

4.303.1.3 Showerheads

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets ar

urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3,

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving

plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per

flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense

completion, certificate of occupancy, or final permit approval by the local building department. See Civil

Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one

a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only

showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by

gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA

4.201 GENERAL

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FIRE SPRINKLER NOTES

1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.

2. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED

PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR. 3. SECTION 903.2.1 GROUP R AN AUTOMATIC SPRINKLER SYSTEM

INSTALLED IN ACCORDANCE WITH SECTION 9033 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.

4. SECTION 903.2.1.1 ADDITIONS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3 MAY BE REQUIRED TO BE INSTALLED THROUGHOUT STRUCTURES WHEN THE ADDITION IS MORE THAN 50% OF THE EXISTING BUILDING OR WHEN THE ALTERED BUILDING WILL EXCEED A FIRE FLOW OF 1,500 GALLONS PER MINUTE AS CALCULATED PER SECTION 507.3. THE FIRE CODE OFFICIAL MAY REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BE INSTALLED IN BUILDINGS WHERE NO WATER MAIN EXISTS TO PROVIDE THE REQUIRED FIRE FLOW OR WHERE A SPECIAL HAZARD EXISTS SUCH AS: POOR ACCESS ROADS, GRADE, BLUFFS AND CANYON RIMS, HAZARDOUS BRUSH AND RESPONSE TIMES GREATER

5. SECTION 903.2.1.2 REMODELS OR RECONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 MAY BE REQUIRED IF THE SCOPE OF WORK INCLUDES SIGNIFICANT MODIFICATION TO THE INTERIOR AND/OR ROOF OF THE BUILDING, AND THE COST OF THE INSTALLATION DOES NOT EXCEED 15 PERCENT OF THE CONSTRUCTION COSTS OF THE REMODEL.

6. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED. 7. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE

REQUIRED AT FINAL INSPECTION. 8. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING

ABBREVIATIONS

ACCESSORY DWELLING UNIT ABOVE FINISH FLOOR **AMPERE** AMERICAN WIRE GAUGE BEST MANAGEMENT PRACTICE **BOUNDARY NAILING** BOTTOM COUNTER CALCULATION CUBIC FEET PER HOUR CUBIC FEET PER MINUTE CONCRETE CONTINUOUS DOUBLE DIAMETER DOUBLE TOP PLATE DISH WASHER **EQUAL** FINISH FLOOR ELEVATION FINISH FIRE RATED **GALLON** GARBAGE DISPOSAL GROUND-FAULT CIRCUIT INTERRUPTER GALVANIZED IRON **GLASS** GALLON PER MINUTE **GYPSUM** HALLOW HEIGHT HEADER **HOLDOWN INSTALLATION** LEVEL MINIMUM OR APPROVED EQUIVALENT ON CENTER OPERATION OVEN ORIENTED STRAND BOARD POUNDS PER SQUARE INCH PARALLEL-STRAND LUMBER POST TENTION QUANTITY REQUIRED REFRIGERATOR REINFORCED SAFETY DATA SHEET SIMILAR SQUARE FOOTAGE SHEET TEMPERED THICKNESS **TYPICAL UNLESS NOTED OTHERWISE** TYPE 5 B CONSTRUCTION WASHER AND DRYER WOOD WATER HEATER WEATHER RESISTANT

DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS. 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ADU PROGRAM FOR THE CITY OF SALINAS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD DESIGN PATH STUDIO HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

BY USING THESE PERMIT READY CONSTRUCTION

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THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH CURRENT EDITION OF STATE OF CALIFORNIA TITLE 24 CCR AND CURRENT UPC, UMC AND NEC CODES

DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY OF SALINAS.

VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE INCLUDING GRADES AND DRAINAGE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.

ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. PER CRC R703.7.3

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF SALINAS BUILDING INSPECTOR

AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT (ENCROACHMENT@CI.SALINAS.CA.US) TO PROCESS.

ROOF NOTES

FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES

DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE

COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH

SECTION R902.1 THROUGH R902.1.4. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN

ACCORDANCE WITH SECTION R905.1.1. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE

WITH SECTION R905.3.3. SLATE SHINGLES TO BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) MIN.

THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).

MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).

MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.

SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.

A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS ON SHEET T1.1 THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING

FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33% OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.

PER SECTION R806.5/EM3.9.6: a. INSULATION IS AIR PERMEABLE AND IT IS INSTALLED DIRECTLY BELOW THE ROOF SHEATHING WITH RIGID BOARD OR SHEET INSULATION WITH A MINIMUM R-4 VALUE INSTALLED ABOVE THE 20. ROOM SHEATHING. (OR)

b.INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF SHEATHING. (OR) 2. TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE

ROOF SHEATHING: AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

FLOOR PLAN NOTES

ALL DIMENSIONS TO FACE OF STUD, U.N.O. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.

WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. OWNER/CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY | 24. DISCREPANCIES.

REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN

ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES **ROOF GUTTERS**

STYLE A . INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1,#2 & #3,GUTTER. PAGE 6 - 11 WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. GUTTER: SIZE; PAGES 1,2, 3, 4, 5 &6, CHARTS#1,#2,#3,#4,#5#6 & #7 STYLE; PLATE #2, STYLE A, PAGE 9 EXPANSION; PLATE #6, PAGE 16 &17

HANGING; PLATE #19, FIG. C, PAGE 43. **DOWN SPOUTS:**

PLAIN RECTANGULAR.AS REQUIRED BY SMACNA MANUAL CHART #3, PAGE #3. SEE ARCHITECT FOR LOCATIONS OF DOWN SPOUTS. ALL DOWN SPOUTS ARE TO BE DESIGNED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. DOWN SPOUTS ARE TO DEPOSIT DIRECTLY OVER A NDS 6 INCH SQUARE, MODEL 641 OR EQUAL.(SEE SECTION 02710 MORE INFORMATION)

TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N

DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.

FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N.

PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED

TO MATCH COLOR OF ADJACENT SURFACE.

ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.

WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2

FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ETC) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5.1)

ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. | 2 OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)

FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, 3 TITLE 24, C.A.C.

SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED & APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILD. DEPT.

VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.

INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.

MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE OWNER/CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC 4.503.3

LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (WITH

OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0 GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD, & ACCESS 22. REQUIREMENTS & ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE

FLOOR PLAN NOTES (CONT'D)

PRIOR TO FINAL APPROVAL OF THE BUILDING THE OWNER, LICENSED CONTRACTOR. ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.

THE OWNER/CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMATION.

NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION **PER R327**

A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING

C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND

THE BACK WALL E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM

65% OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED, SALVAGED, COMPOSTED. PER SALINAS MUNICIPAL CODE 9-11.1

MECHANICAL/PLUMBING NOTES

WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5)

SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)

WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)

ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)

ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7) THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 3 (CPC TABLE 703.2)

THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 4. (CPC TABLE 703.2)

WATER HEATER IS TO COMPLY WITH CAL ENERGY CODE 150.0(N)

609.11)

PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE PER CEC 150.0 (N). INSULATE ALL HOT WATER PIPES PER CEC 150.0(j) (2) CPC

ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CEC 110.3(7).

EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS

14. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. DURING CONSTRUCTION. ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1

PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.

PLUMBING FIXTURES AND FITTINGS REQ. IN CAL GREEN BUILDING STANDARDS SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CPC AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.

MECHANICAL/PLUMBING NOTES (CONT'D)

WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM PER ASHRAE STANDARD 62.2. PROVIDE THE INSPECTOR THE FOLLOWING INFORMATION BEFORE THE TIME OF INSPECTION: a. CALCULATIONS FOR REQUIRED VENTING RATES.

> b. CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS 2 IF APPLICABLE.

c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1

d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.

e. FANS SHALL BE A MAXIMUM OF 1 SONE. f. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.

CONFORM WITH CURRENT ADOPTED CPC, CRC, CMC, SMACCNA, NFPA AND LOCAL REQUIREMENTS.

a. DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE 4. OR APPROVED EQUAL

b. GAS, EXPOSED TO WEATHER: GALVANIZED c. AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.

d. DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.

e. WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED, PROVIDE WITH 2 GATE VALVES.

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS.'

2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.

4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE

INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN 17 ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. 2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE

PERMANENTLY MARKED AS "FOR FUTURE 240V USE." (V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

ELECTRICAL NOTES

RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1,2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).

ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1

BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM. b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3. ALL 125-V, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS & AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI

PROTECTED PER NEC ART. 210-8(A). WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)

PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO BE HIGH EFFICACY.

OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.

A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)

SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM

A MINIMUM OF 1 LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)

LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)

PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12) A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $\frac{120}{240}$ -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)

PER CEC 2022 150.0(N).1.A.: IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND

• BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND

• A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48" OR LESS THAN 15" MEASURE FROM THE

FINISHED FLOOR. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48

INCHES FROM EXTERIOR FLOOR. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY

STANDARDS TABLE 150.0-A PER SECTION 150.0(K). 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX

ABOVE THE FLOOR. CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.

RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT PER THE RESIDENTIAL ENERGY CODE. RECESSED LIGHT FIXTURES INSTALLED IN A FIRE RATED

ASSEMBLY SHALL BE INSTALLED PER THE APPROVED LISTING

OR PROTECTED BY AN APPROVED METHOD. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED PER CEC 314-27(D) & CEC 422-18

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DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS. TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ADU PROGRAM FOR THE CITY OF SALINAS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE

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WILL, TO THE FULLEST EXTENT PERMITTED BY LAW

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General Notes

02-08-2023

project no.

WI	WINDOW SCHEDULE				DOOR SCHEDULE													
WINDO		NDOW SIZE	→ OPER.	QNTY	FRAME	HEAD HEIGH	LOCATION	REMARKS	DOOR	DOOR TYPE		DOOR S		CORE	MATERIAL	FRAME	LOCATION	REMARKS
А	3'-0"	4'- ^{6"}	SINGLE HUNG	2	VINYL	6'-8"	LIVING ROOM WINDOWS		1	SINGLE DOOR	3'-0"	6'- ^{8"}	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	TEMPERED PER PLAN
В	2'-0"	2'-0"	SLIDER/AWNING	2	VINYL	6'-8"	BATHROOM WINDOWS	TEMPERED	2	SINGLE DOOR	3'-0"	6'- ^{8"}	1-3/4"	GL	VNL/GLASS	VINYL	BATHROOM	TEMPERED
С	3'-0"	3'-0"	SINGLE HUNG	1	VINYL	6'-8"	KITCHEN WINDOW		3	CLOSET DOOR	3'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	CLOSEST	
D	5'- ⁰ "	3'-4"	SLIDER/CASEMENT	2	VINYL	6'-8"	BEDROOM/LIVING ROOM WINDOW		4	SINGLE DOOR	2'-6"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BEDROOM	
Е	5'- ⁰ "	2'-0"	SLIDER	1	VINYL	6'-8"	BEDROOM WINDOW	TEMPERED PER PLAN	5	SINGLE DOOR	2'- ^{4"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET	
WI	NDOV	V NOTE	S															
							VALL OPERADI E WINDOWO TO HAVE OODES		1									

- 1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- 2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), OWNER/CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
- 3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- 4. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS. 5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- 6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- 7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101.
- 8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- 9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
- A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2 B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- 10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- 11. FIRE-RESISTENCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULIT-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS

5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.

6. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1- $\frac{1}{2}$ INCH LOWER

. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.

4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.

THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC

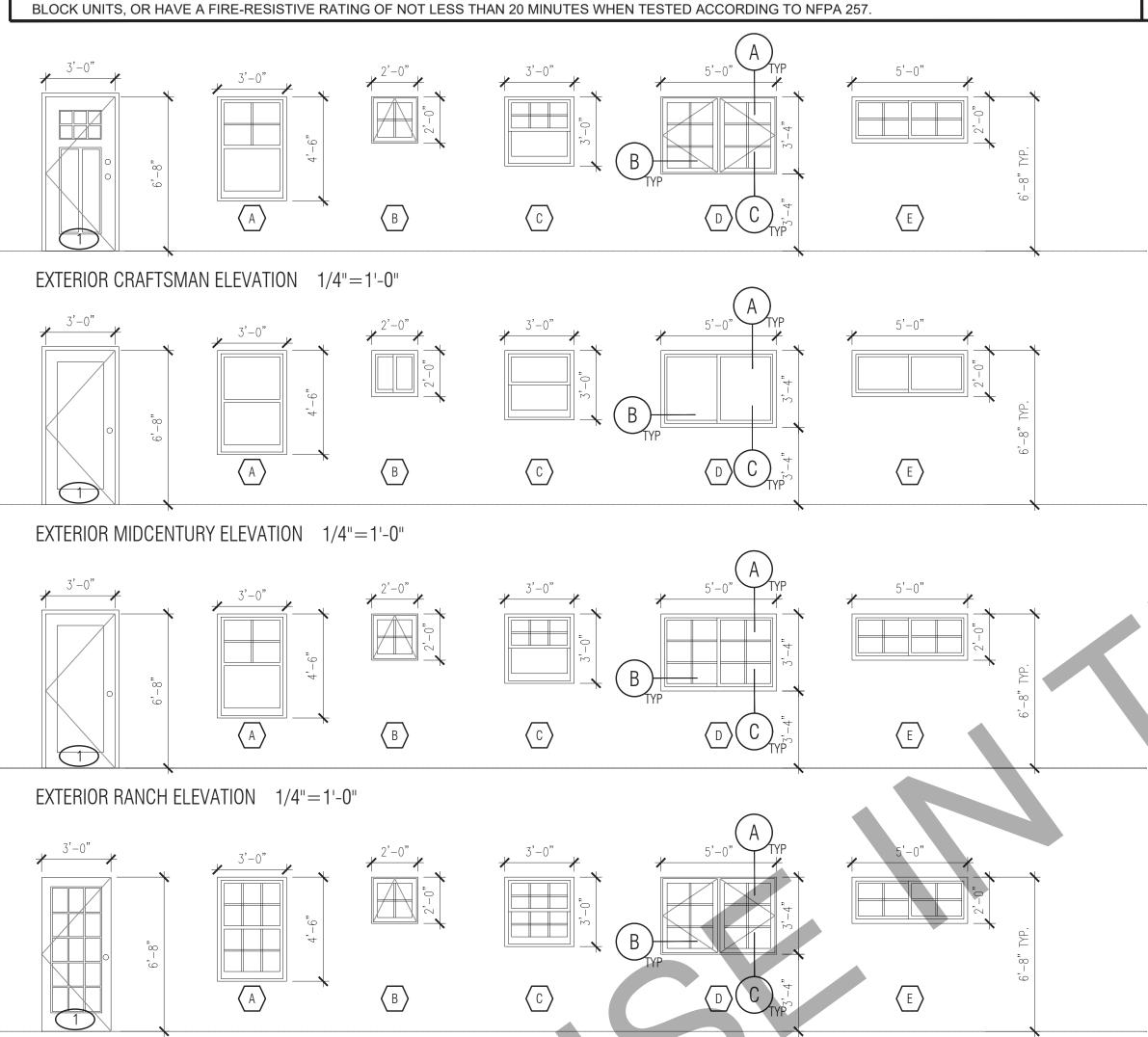
3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.

DOOR NOTES

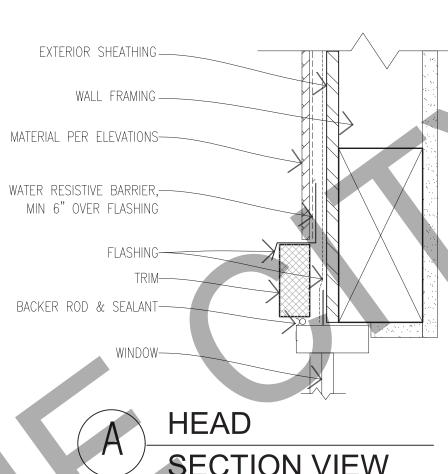
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE,
- 3. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES

ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.

THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.



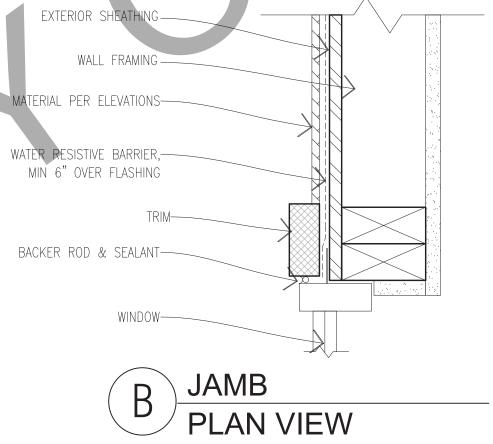


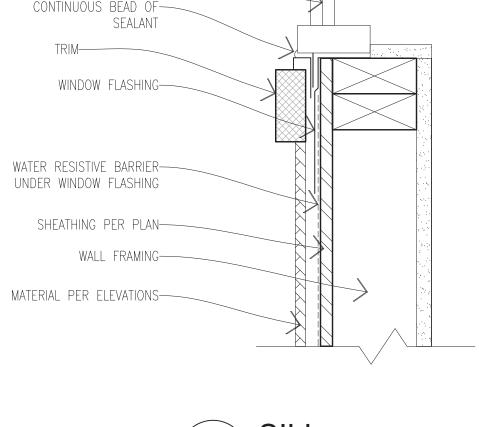




WINDOW DETAILS

SCALE: 3"=1'-0"





WINDOW-

SILL SECTION VIEW

City of Salinas Pre-Approved ADU **Plans**

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ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED

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DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE

INFORMATION WILL BE AT THEIR SOLE RISK AND

WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO

DESIGN PATH STUDIO. NO WARRANTIES OF ANY

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ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR

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NATURE, WHETHER EXPRESSED OR IMPLIED,

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Schedules & Notes

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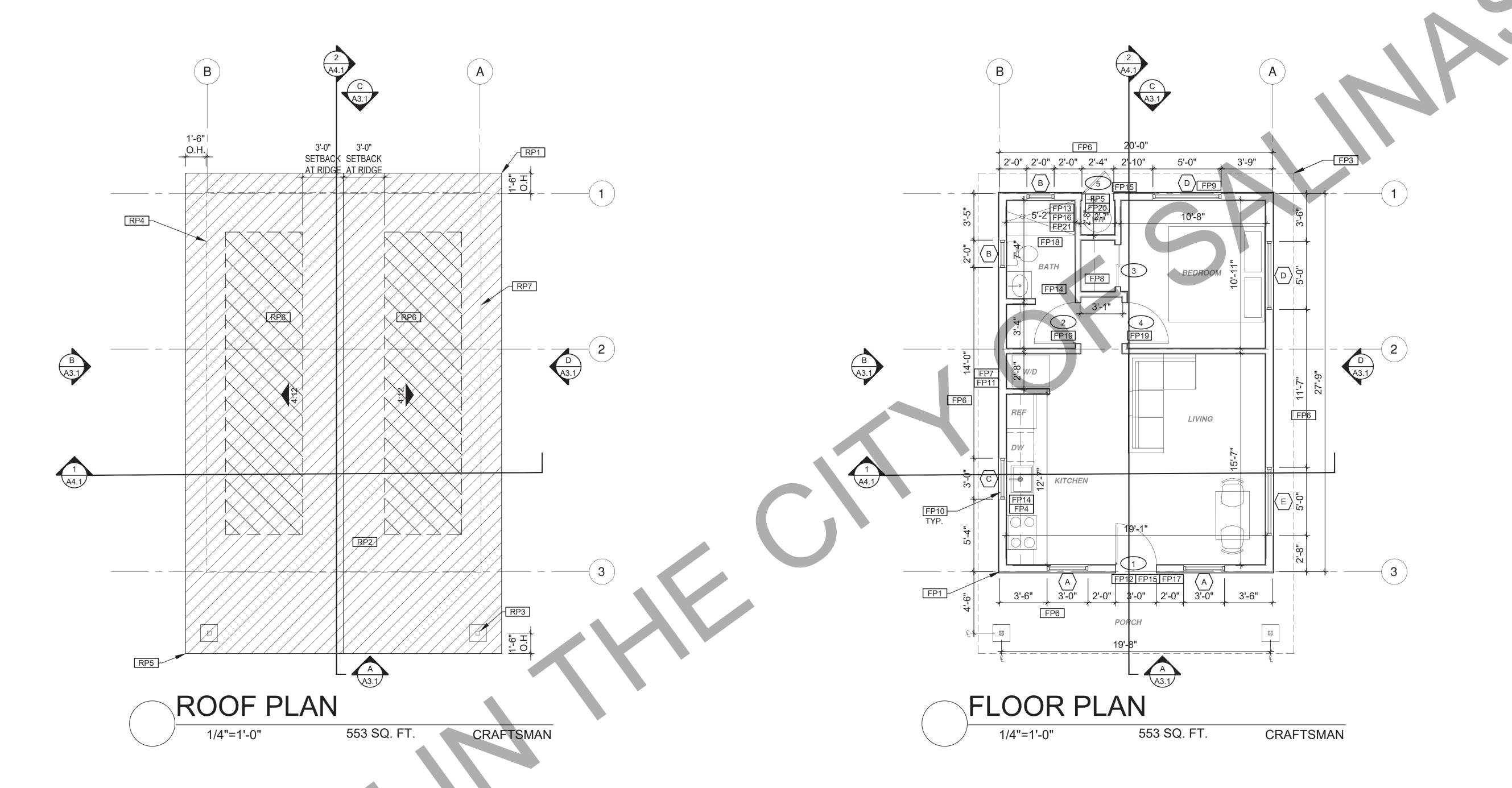
description

Floor/Roof Plan Craftsman

date 02-08-2023

project no.

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FLOOR PLAN KEYNOTES **ROOF KEYNOTES SOLAR READY NOTES** LEGEND FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL FP1 STUD WALL SIZED PER STRUCTURAL RP1 LINE OF ROOF OVERHANG SOLAR READY ROOF AREA: EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE X KEYNOTE SECTION CUT MIN DIMENSION > 5FT. MIN. SF. > 80SF. RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2 FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH DOOR SERVED AND HAVE A MIN 36 INCH DEPTH PER CALIFORNIA ENERGY CODE SECTION 110.10(b) MEASURED IN THE DIRECTION OF TRAVEL. OF NOT LESS THAN 32 INCHES WHERE MEASURED EXTERIOR LANDINGS SHALL BE PERMITTED TO BETWEEN THE FACE OF THE DOOR AND THE STOP, THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, FP3 LINE OF OVERHANG ABOVE RP3 SUPPORT POST BELOW WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE HAVE A SLOPE NOT TO EXCEED $\frac{1}{4}$ " PER FOOT. AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER **ELEVATION** DOOR SYMBOL DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES LANDINGS OR FINISHED FLOORS AT EGRESS DOOR PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION CALLOUT FP4 36" HIGH COUNTER RP4 LINE OF WALLS BELOW IN HEIGHT MEASURED FROM THE TOP OF THE SHALL NOT BE MORE THAN 1.5" LOWER THAN THE THRESHOLD TO THE BOTTOM OF THE STOP TOP OF THE THRESHOLD FOR OUTWARD SWINGING SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF FP5 WATER HEATER RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN FP13 SURROUND AROUND THE SHOWER MUST BE OUTWARD. FP6 SLOPE SURFACE AWAY FROM BUILDING TEMPERED. GLAZING IN THE WALLS/DOORS FACING WINDOW SYMBOL FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR DETAIL RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, DRAWING REF. APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR INDOOR/OUTDOOR SWIMMING POOLS WHERE THE OR TUB WITH SHOWERS. MATERIALS OTHER THAN RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4", MIN SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR STRUCTURAL ELEMENTS ARE TO BE MOISTURE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW RESISTANT. CRC R307.2 FP8 CLOSET SHELF AND POLE THAN 60" ABOVE THE STANDING SURFACE. WALL BELOW OR _ _ _ _ $\ensuremath{\mathcal{N}_6}$ " OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER X'-X") CEILING HEIGHTS TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS ROOF ABOVE EXCEPTION: GLAZING THAT IS MORE THAN 60", FP17 DOOR BELL BUTTON TO BE NO MORE THEN REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FP9 EMERGENCY EGRESS WINDOW MEASURED HORIZONTALLY, FROM THE WATER'S 48" ABOVE EXTERIOR FLOOR OR LANDING EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET FP10 WINDOW MUST HAVE A FRAME AND SASH OR SWIMMING POOL. FP18 WATER CLOSET AND SHOWER TO HAVE VAULTED CEILING VARIES) COMPRISED OF WELDED CORNERS, METAL SOLAR ZONE. REFER FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO REINFORCEMENT IN THE INTERLOCK AREA, AND TO SOLAR NOTES ON 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL CONSTRUCTED OF MULTIPANE TEMPERED GLAZING SHEET G0.2 COMPLIANT WATER -CONSERVING PLUMBING NOTE #32 ON SHEET G0.2 FOR FURTHER INFORMATION **VENTING CALCULATIONS** WHERE INDICATED TYPICAL ALL WINDOWS FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FP19 DOOR TO HAVE A NET CLEAR FURTHER INFORMATION **ROOF SLOPE** OPENING OF 32" FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM ROOFING AREA FOR FUTURE INSTALLATION OF A HEAT ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR PUMP WATER HEATER PER CEC 2022 SECTION ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 553 SF. VENTILATION AREA REQUIRED: 553 SF./150SF.= 3.69 SF. 150.0(N) FP21 FURRING AS NEEDED FOR STANDARD TUB AND CONVERT TO SQ. IN: 3.69 SF. x 144 = 531 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 531 SQ. IN.

LIABILITY, DEMANDS, JUDGMENTS, OR COSTS

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City of Salinas Pre-Approved ADU Plans

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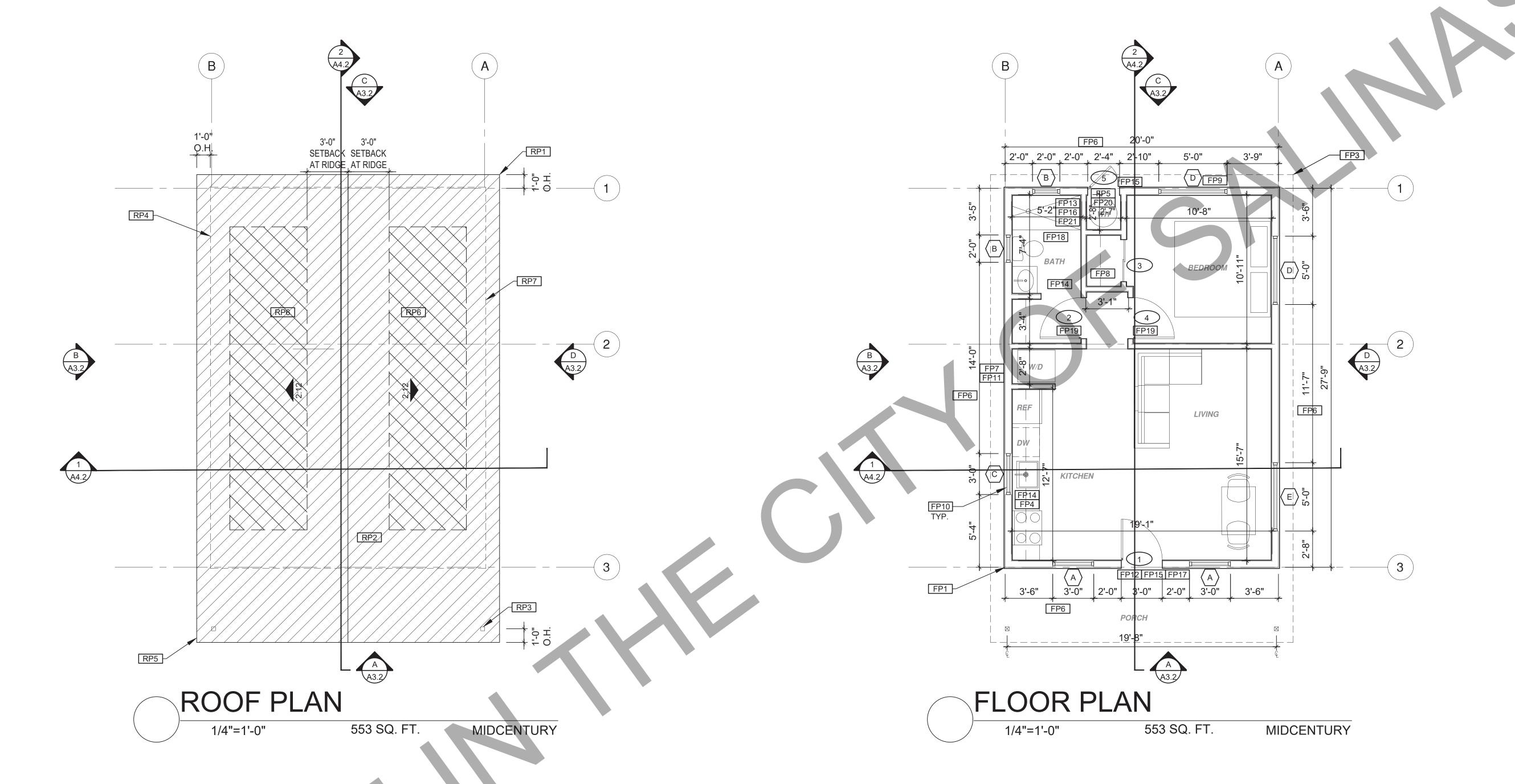
Floor/Roof Plan Midcentury

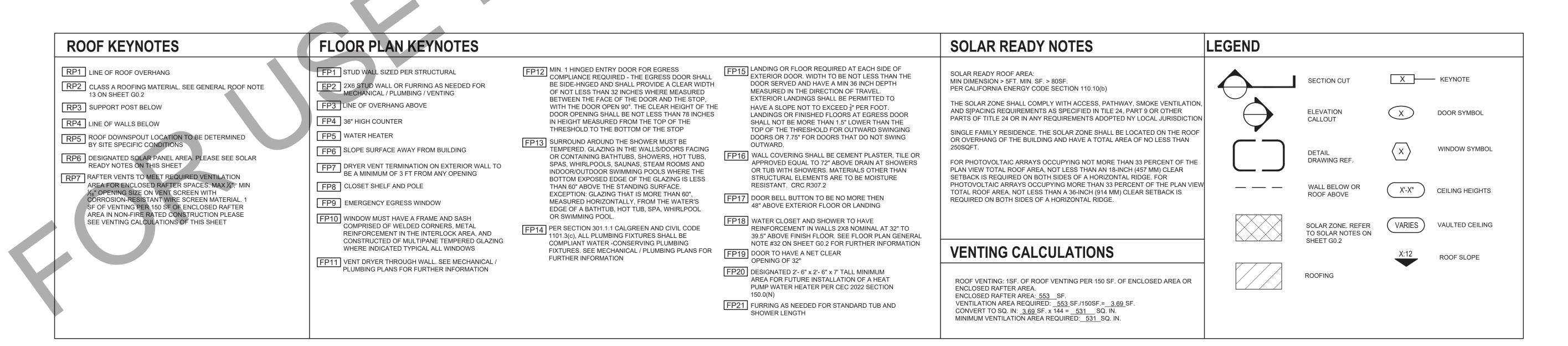
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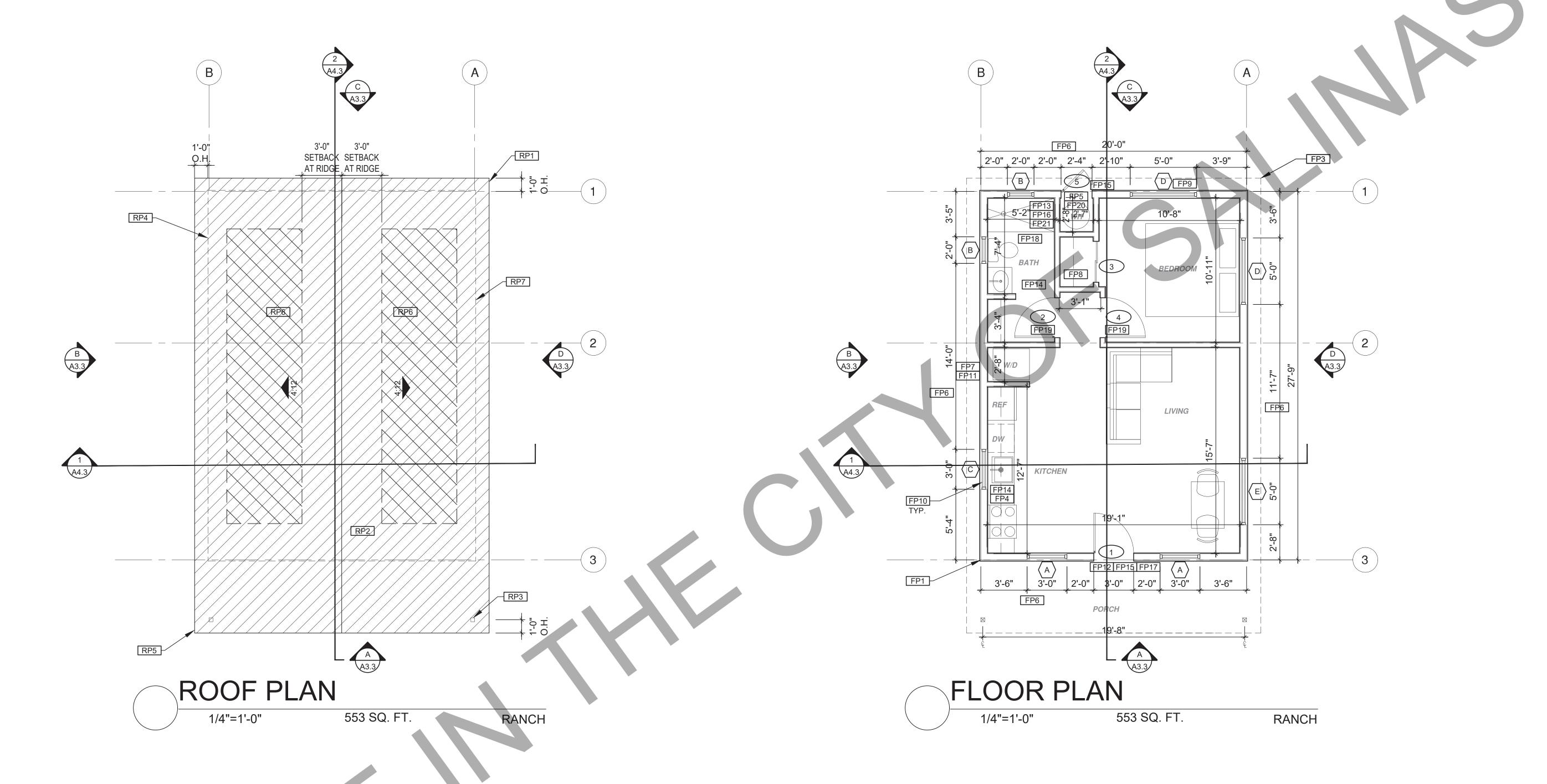
description

Floor/Roof Plan Ranch

date 02-08-2023

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FLOOR PLAN KEYNOTES **ROOF KEYNOTES SOLAR READY NOTES** LEGEND FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL FP1 STUD WALL SIZED PER STRUCTURAL RP1 LINE OF ROOF OVERHANG SOLAR READY ROOF AREA: EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE X KEYNOTE SECTION CUT MIN DIMENSION > 5FT. MIN. SF. > 80SF. RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2 FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH DOOR SERVED AND HAVE A MIN 36 INCH DEPTH PER CALIFORNIA ENERGY CODE SECTION 110.10(b) MEASURED IN THE DIRECTION OF TRAVEL. OF NOT LESS THAN 32 INCHES WHERE MEASURED EXTERIOR LANDINGS SHALL BE PERMITTED TO BETWEEN THE FACE OF THE DOOR AND THE STOP, THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, FP3 LINE OF OVERHANG ABOVE RP3 SUPPORT POST BELOW WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE HAVE A SLOPE NOT TO EXCEED $\frac{1}{4}$ " PER FOOT. AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER **ELEVATION** DOOR SYMBOL DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES LANDINGS OR FINISHED FLOORS AT EGRESS DOOR PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION CALLOUT FP4 36" HIGH COUNTER RP4 LINE OF WALLS BELOW IN HEIGHT MEASURED FROM THE TOP OF THE SHALL NOT BE MORE THAN 1.5" LOWER THAN THE THRESHOLD TO THE BOTTOM OF THE STOP TOP OF THE THRESHOLD FOR OUTWARD SWINGING SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF FP5 WATER HEATER RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN FP13 SURROUND AROUND THE SHOWER MUST BE OUTWARD. FP6 SLOPE SURFACE AWAY FROM BUILDING TEMPERED. GLAZING IN THE WALLS/DOORS FACING WINDOW SYMBOL FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR DETAIL RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, DRAWING REF. APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR INDOOR/OUTDOOR SWIMMING POOLS WHERE THE OR TUB WITH SHOWERS. MATERIALS OTHER THAN RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4", MIN SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR STRUCTURAL ELEMENTS ARE TO BE MOISTURE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW RESISTANT. CRC R307.2 FP8 CLOSET SHELF AND POLE THAN 60" ABOVE THE STANDING SURFACE. WALL BELOW OR _ _ _ _ X'-X") 16" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER CEILING HEIGHTS TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS ROOF ABOVE EXCEPTION: GLAZING THAT IS MORE THAN 60", FP17 DOOR BELL BUTTON TO BE NO MORE THEN REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FP9 EMERGENCY EGRESS WINDOW MEASURED HORIZONTALLY, FROM THE WATER'S 48" ABOVE EXTERIOR FLOOR OR LANDING EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET FP10 WINDOW MUST HAVE A FRAME AND SASH OR SWIMMING POOL. FP18 WATER CLOSET AND SHOWER TO HAVE VAULTED CEILING VARIES) COMPRISED OF WELDED CORNERS, METAL SOLAR ZONE. REFER FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO REINFORCEMENT IN THE INTERLOCK AREA, AND TO SOLAR NOTES ON 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL CONSTRUCTED OF MULTIPANE TEMPERED GLAZING SHEET G0.2 COMPLIANT WATER -CONSERVING PLUMBING NOTE #32 ON SHEET G0.2 FOR FURTHER INFORMATION **VENTING CALCULATIONS** WHERE INDICATED TYPICAL ALL WINDOWS FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FP19 DOOR TO HAVE A NET CLEAR **ROOF SLOPE** FURTHER INFORMATION OPENING OF 32" FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM ROOFING AREA FOR FUTURE INSTALLATION OF A HEAT ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR PUMP WATER HEATER PER CEC 2022 SECTION ENCLOSED RAFTER AREA. 150.0(N) ENCLOSED RAFTER AREA: <u>553</u> SF. VENTILATION AREA REQUIRED: <u>553</u> SF./150SF.= <u>3.69</u> SF. FP21 FURRING AS NEEDED FOR STANDARD TUB AND CONVERT TO SQ. IN: <u>3.69</u> SF. x 144 = <u>531</u> SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 531 SQ. IN.

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project

City of Salinas Pre-Approved ADU Plans

revisions

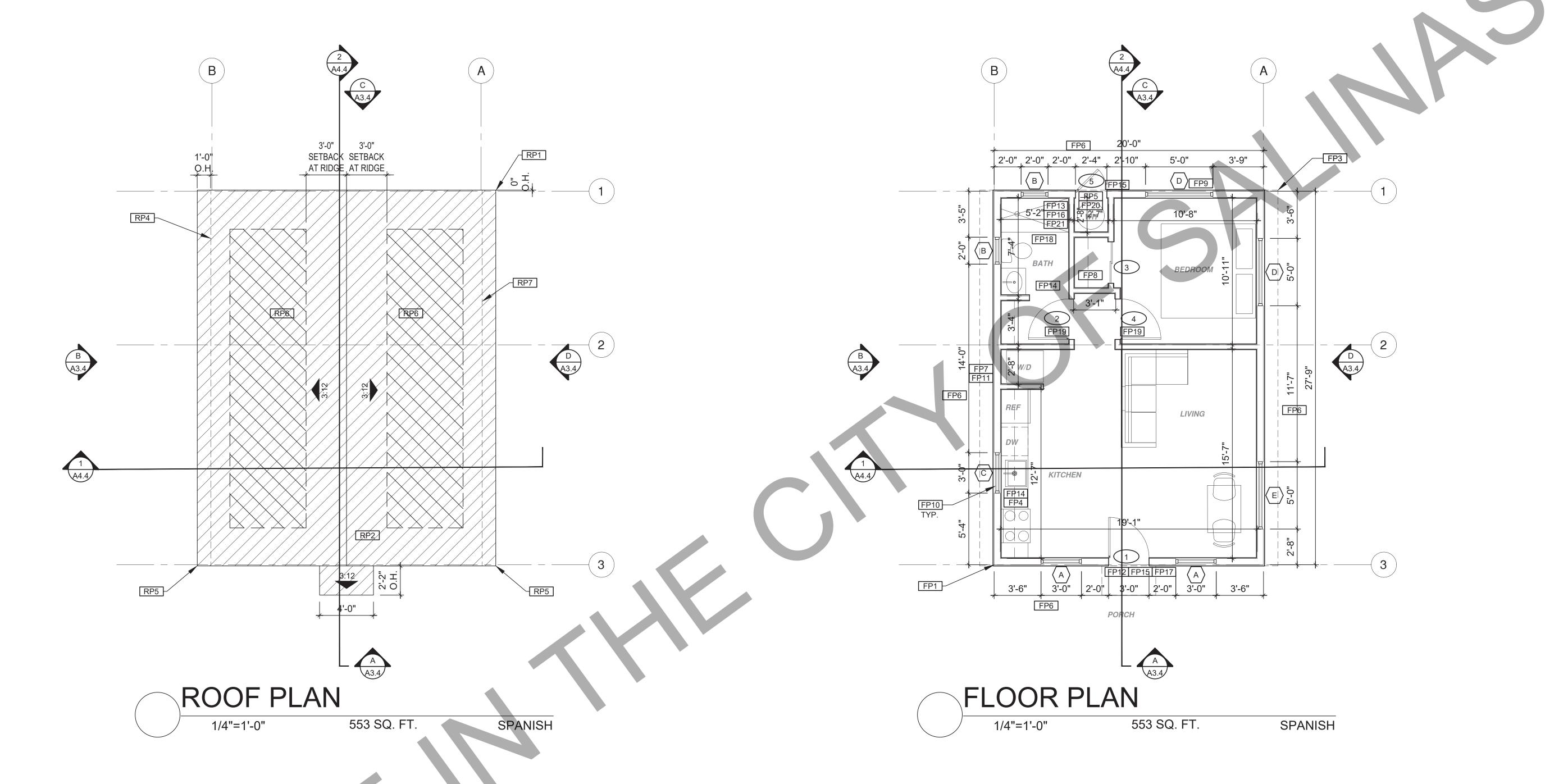
description

Floor/Roof Plan Spanish

date 02-08-2023

project no.

drawn by



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project

City of Salinas Pre-Approved ADU **Plans**

revisions

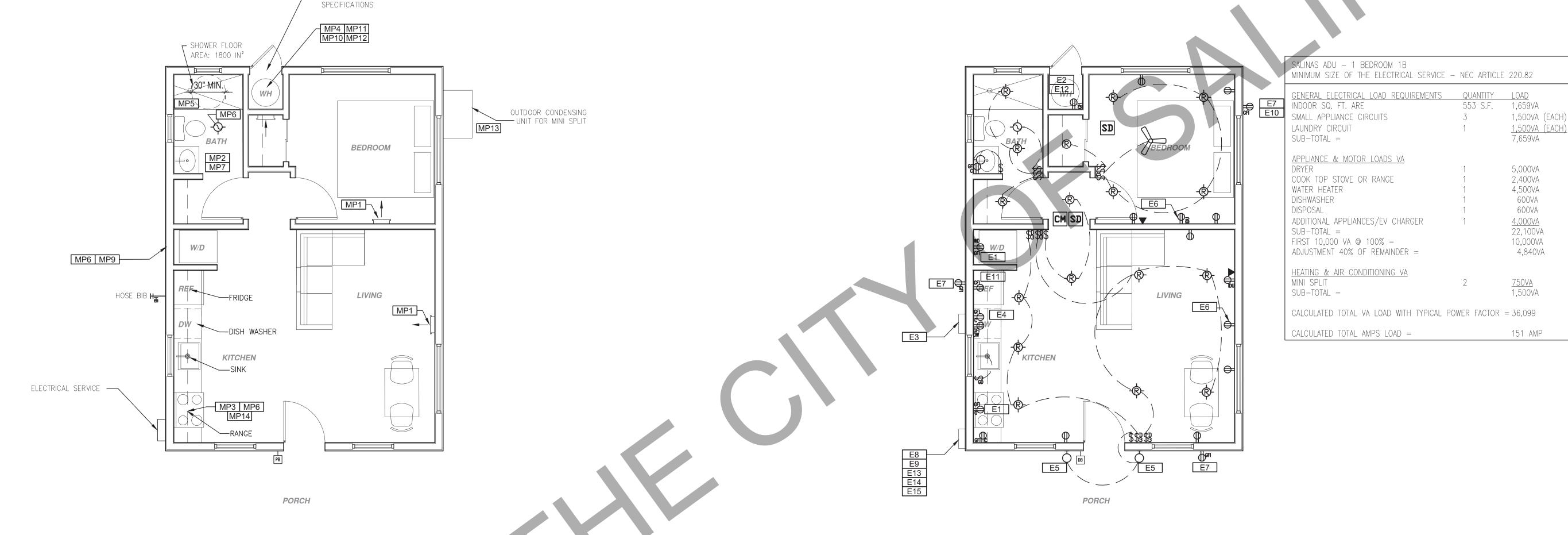
description

Mechanical/ Plumbing/ Electrical

Plan date 02-08-2023

project no.

drawn by



MECHANICAL / PLUMBING KEYNOTES MP9 DRYER EXHAUST OUTLET FROM DRYER TO MP1 INDOOR UNIT MINI SPLIT SYSTEM. EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF MP2 WATER CONSERVING FIXTURES: NEW WATER TWO 90° ELBOWS.EXHAUST VENT MUST CLOSETS SHALL USE NO MORE THAN 1.28 GAL. TERMINATE A MIN. OF 3' FROM ANY OPENING OF WATER PER FLUSH, LAVATORIES LIMITED TO MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 SHALL BE OF RIGID METAL & SHALL HAVE GPM AT 60 PSI THEY CAN INCREASE THE FLOW SMOOTH INTERIOR SURFACES. THE DIAMETER MOMENTARILY BUT CANT EXCEED 2.2GALLONS SHALL BE NOT LESS THAN 4 INCHES NOMINAL PER MIN. AT 60 PSI AND MUST DEFAULT TO A MM), & THE THICKNESS SHALL BE NOT LESS MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 THAN 0.016 OF AN INCH (0.406 MM). EXHAUST PSI., AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 DUCTS & DRYER VENTS SHALL BE EQUIPPED PSI AND ALL SHALL BE CERTIFIED TO MEET THE WITH BACK DRAFT DAMPERS PERFORMANCE CRITERIA OF THE EPA MP10 NEW WATER HEATER WITH T&P RELIEF VALVE WATERSENCE SPECIFICATIONS FOR AND DISCHARGE PIPE AT EXTERIOR. PROVIDE SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 COMBUSTION AIR AND CLEARANCES PER AND SECTION 301.1.1 CALGREEN CODE AND CIVIL MANUFACTURER REQUIREMENTS. MP11 NEW WATER HEATERS SHALL HAVE ISOLATION MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH VALVES ON BOTH THE COLD AND THE HOT METALLIC INTERIOR SURFACE (CMC 504.3) WATER PIPING LEAVING THE WATER HEATER MP4 NEW 40 GAL. HEAT PUMP WATER HEATER - TO COMPLETE WITH HOSE BIBS OR OTHER FITTINGS | HAVE CONDENSATE DRAIN INSTALLED NO ON EACH VALVES FOR FLUSHING THE WATER HIGHER THAN 2' ABOVE THE BASE OF THE HEATER WHEN THE VALVES ARE CLOSED MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE IDETS MUST BE PRESSURE BALANCED OR $\frac{3}{4}$ " PIPE (1" INSULATION); MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING 1" TO 1-1/2" PIPE (1-1/2" INSULATION) INTO BUILDING FOR EXHAUST FAN TERMINATIONS MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT OF 24" IN FRONT, AND 15" FROM ITS CENTER TO

MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN

SINK AND THE COLD WATER PIPE WITHIN 5' OF

WATER HEATER BOTH REQUIRE 1" INSULATION

1/4"=1'-0"

WATER HEATER. RECEPTACLE OUTLET SHALL BE INSTALLED AT E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED

ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5) MP14 RANGE HOOD DUCTED TO EXTERIOR. FAN IS TO BE EITHER INTERMITTENT 100CFM OR CONTINUOUS 5 AIR CHANGES PER HOUR AND

MUST HAVE A SONE RATING OF 1 FOR

CONTINUOUS FAN AND 3 FOR INTERMITTENT F

COMBINATION PHOTOCONTROL / MOTION E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4 E9 SEPARATE GROUND ELECTRODE SYSTEM PER

MECHANICAL / PLUMBING PLAN

ELECTRICAL KEYNOTES

DUCTED EXHAUST TO ROOF MANUFACTURERS

DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC E10 OUTDOOR CONDENSING UNIT RECEPTACLE DRYER OR OVEN. VERIFY REQUIREMENTS WITH OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING APPLIANCE SPECIFICATIONS - ELECTRIC AND COOLING EQUIPMENT AND SHALL BE COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET G0.2, ELECTRIC LOCATED ON THE SAME LEVEL AND WITHIN 25 READY 150.0(u) FOR REQUIREMENTS FEET OF THE EQUIPMENT. THIS RECEPTACLE E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF SHALL BE GFCI-WP PROTECTED. E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION WITH CEC ARTICLE 210.52(C): IN KITCHENS A PER CEC SECTION 440.11

EACH COUNTER SPACE 12" OR WIDER; SHALL BE E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED INSTALLED SO THAT NO POINT ALONG THE WALL SPACE IS WITHIN 3 FEET FROM THE WATER IS MORE THAN 24"; ISLAND IN PENINSULAR HEATER AND IS TO COMPLY WITH ELECTRICAL COUNTERTOPS 12" X 24" LONG (OR GREATER) NOTES 15&16 ON SHEET G0.2 SHALL HAVE AT LEAST ONCE RECEPTACLE E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. TO BE HIGH EFFICACY OR CONTROLLED BY A E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN

ACCORDANCE WITH THE CEC. SEE SHEET G0.2, ELECTRIC READY 150.0(s) FOR REQUIREMENTS E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

MECHANICAL EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR; SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING

METHODS .: 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I MANUEL D-2014 OR EQUIVALENT. SELECT HEATING AND COOLING EQUIPMENT

ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR

MECHANICAL / PLUMBING LEGEND

RETURN AIR GRILLE, WALL MOUNTED SUPPLY AIR DIFFUSER, WALL MOUNTED

EQUIVALENT.

ELECTRICAL LEGEND FIRE DETECTION POWER/DATA SD SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM

1/4"=1'-0"

GFI = WATER PROOF GFCI AUDIBLE IN ALL SLEEPING AREAS. ALARM CT = COOKTOP/ GRILL 240 V DEVICES SHALL BE INTERCONNECTED IN SUCH A O = OVEN 240 V MANNER THAT THE ACTUATION OF ONE ALARM MW = MICROWAVE 110 V WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT. GD = GARBAGE DISPOSAL 110 V R = RANGE 220V SHALL COMPLY WITH THE FOLLOWING: C = COUNTER HEIGHT 6" ABV COUNTER AT LEAST 3' FROM THE TIP OF THE BLADE OF IDU = INDOOR UNIT POWER 84" AFF A CEILING-MOUNTED FAN W/D = WASHER/DRYER NOT LESS THAN 3' FROM THE DOOR 30AMP/ 240AMP

ELECTRICAL PLAN

OPENING OF A BATHROOM PHONE / DATA / MEDIA AT LEAS 20' FROM A COOKING APPLIANCE OR 10' FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4 AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM CM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN

SUCH A MANNER THAT THE ACTUATION OF ONE

ALARM WILL ACTIVATE ALL O F THE ALARMS IN

THE UNIT.

CEILING, WATERPROOF OUTLET FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH

TAMPER RESISTANT RECEPTACLE

WALL MOUNTED, 110 V DUPLEX U.O.N.

SWITCHING SWITCH, MOUNT AT 43" AFF THREE-WAY SWITCH FOUR-WAY SWITCH

DIMMER SWITCH MOUNT 6" ABV COUNTER CEILING FAN/LIGHT COMBO CIRCUIT WIRING

DOOR BELL BUTTON

FLUORESCENT FIXTURE (USE SHALLOW

BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1 FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. LINESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMEN' BETWEEN A RELATIVE HUMIDITY RANGE OF </= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN) RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K)

LIGHTING

CEILING, RECESSED, DIRECTIONAL, ZERO

CEILING, RECESSED, ZERO CLEARANCE IC

CEILING, RECESSED, ZERO CLEARANCE IC

RATED, WATER RESISTANT, LED BULB

JUNCTION BOX FLUSH CEILING MOUNTED

CLEARANCE IC RATED LED BULB

RATED LED BULB

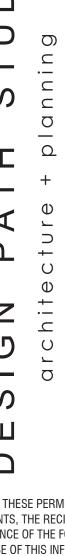
WALL MOUNTED LIGHT

UNDER COUNTER LIGHTING

LOW VOLTAGE, LANDSCAPE LIGHT

TYPE WHEN UNDER COUNTER)

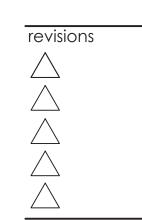
*IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH *IN THE BATHROOMS, AT LEAST ONE FIXTURE SHALL BE HIGH EFFICACY AND ALL REMAINING FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A VACANCY SENSOR. *LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND BE CONTROLLED BY VACANCY SENSORS.



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project

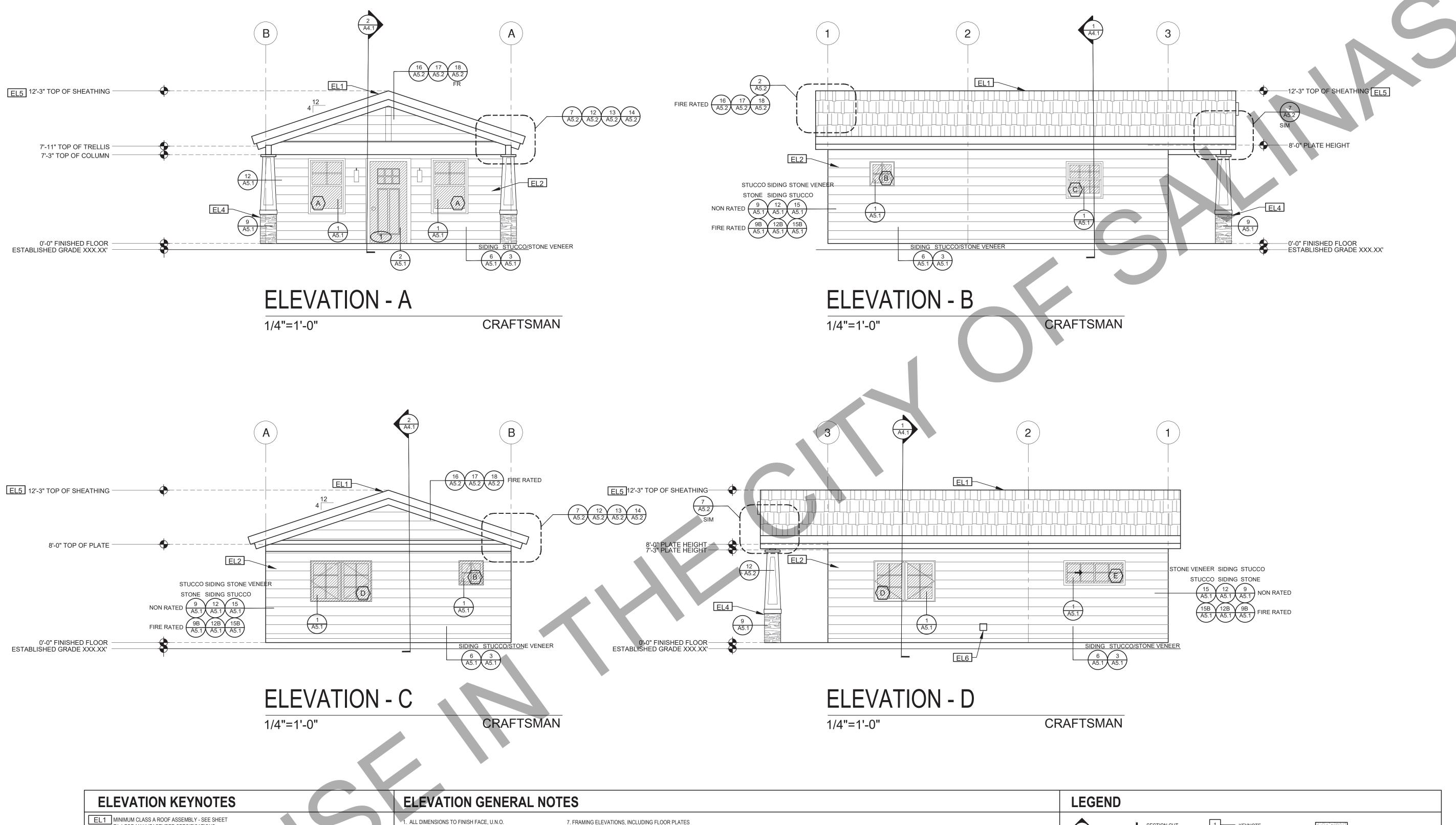
City of Salinas Pre-Approved ADU Plans



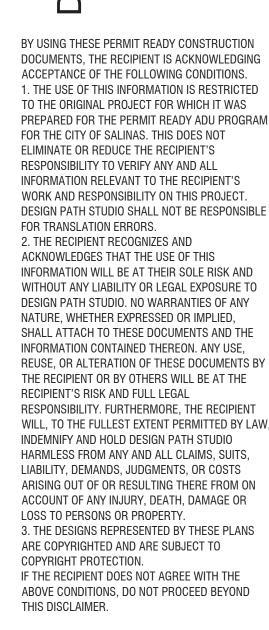
description **Exterior** Elevations Craftsman

date 02-08-2023

project no.

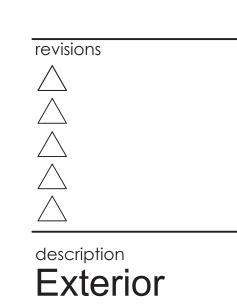


ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS EL2 SIDING EL3 STUCCO EL4 STONE VENEER EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT) FROM ANY OPENING).	1. ALL DIMENSIONS TO FINISH FACE, U.N.O. 2. ALL DOORS SHOULD BE 3 1/2 FROM MEAREST INTERSECTING YOU.D. THINGED SIDE U.N.O. 3. WESTER DIMENSIONS TO PREMAL OVER SOAUNG OF PROMISE OF PLAN FOR THINGED SIDE U.N.O. 5. WESTER ALL DIMENSIONS TO PREMAL OVER SOAUNG OF PLAN FOR THINGED SIDE U.N.O. 10. SERRIFY ALL DIMENSIONS TO PREMAL OVER SOAUNG OF PLAN FOR THINGED SIDE U.N.O. 10. SERRIFY ALL DIMENSIONS TO PLAN FOR THINGED SIDE U.N.O. 10. SERRIFY ARCHITECT OF ANY DISCOVERY ARCHITE	SECTION CUT 1





City of Salinas Pre-Approved ADU Plans



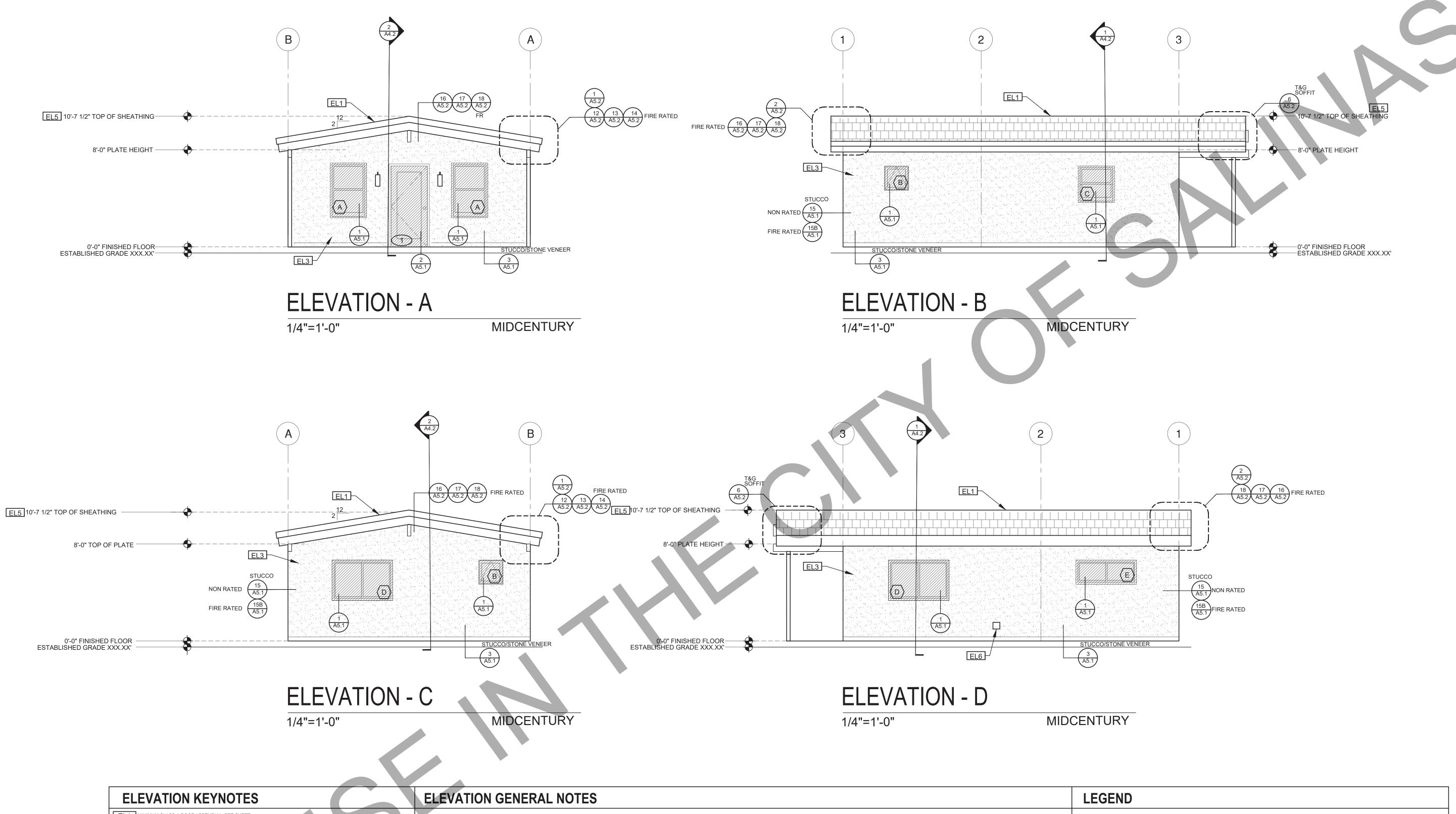
Elevations Midcentury

date 02-08-2023

project no.

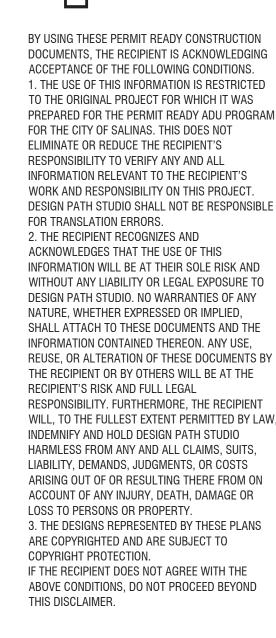
drawn by

sheet no. A3.2



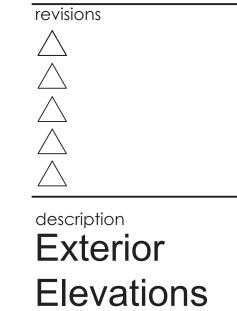
ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS EL2 SIDING EL3 STUCCO EL4 STONE VENEER EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)	1. ALL DIMENSIONS TO FINISH FACE, U.N.O. 2. ALL DOORS SHOULD BE 3 1/2* FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O. 3. WIGHTEN INIGENOUS TO FOREIVAL DIES SOALING OF DEAWNINGS. OWNERSIJASE	SECTION CUT







City of Salinas Pre-Approved ADU Plans



Ranch

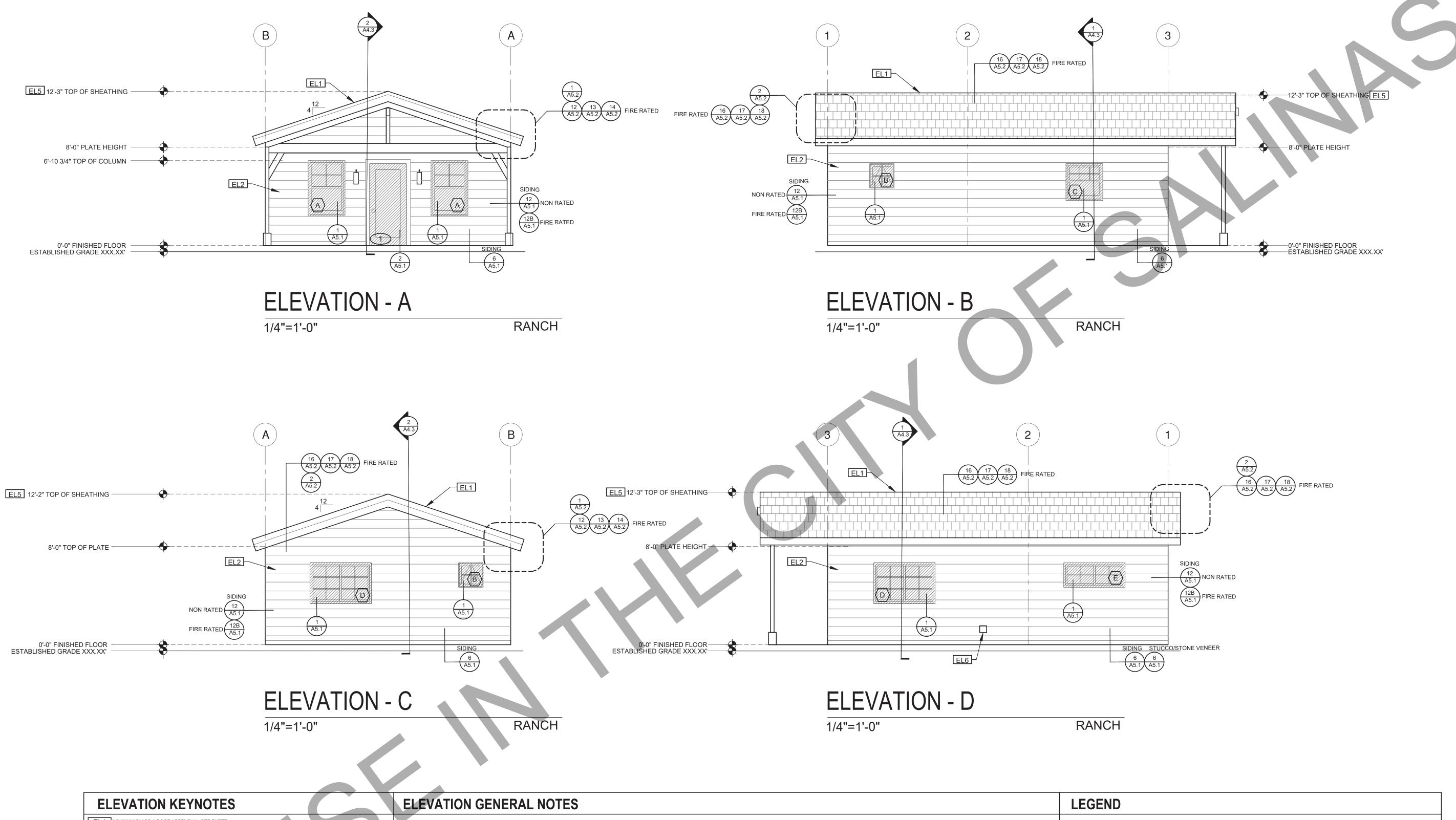
project no.

date

drawn by

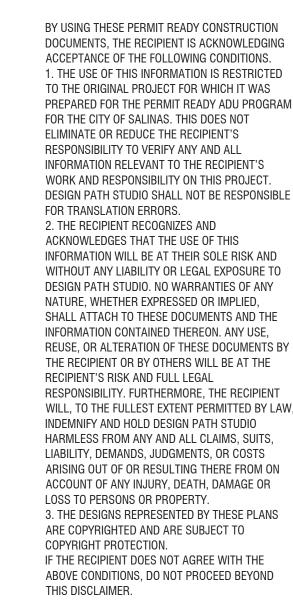
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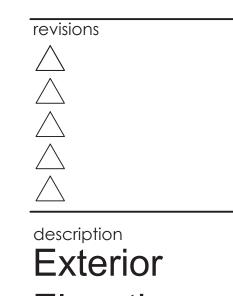
ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS EL2 SIDING EL3 STUCCO EL4 STONE VENEER EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT) FROM ANY OPENING)	1. ALL DIMENSIONS TO FINISH FACE, U.N.O. 2. ALL DOORS SHOULD BE 3.12° FROM NEAREST INTERSECTING WALL AT HINGEB DISC, U.N.O. 3. WRITTEN DIMENSIONS TO PERVAL OVER SCALNG OF DRAWINGS. OWNERS/BUSCONTRACTOR TO VERIFY ALL DIM PROTRY TO CONSTRUCTION AND MARBINATURE OF DRAWINGS. 4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLAMPICATION AND DIMENSIONS TO SHOULD FOR DOOR AND WINDOWN NOOR AND THE DRAWINGS. 5. SEE SOFTEN FOR CLAMPICATION AND DIMENSIONS 5. SEE SOFTEN FOR CLAMPICATION AND DIMENSIONS 6. SEE SOFTEN FOR CLAMPICATION AND DIMENSIONS 7. FRAMING FLANS, FLOOR PLANS, AND SECTIONS FOR CLAMPICATION AND DIMENSIONS TO SHOULD FOR DOOR AND WINDOWN NOOR SHOULD FOR DOOR AND WINDOWN NOOR SHOULD FOR DOOR AND MONE AND THE CHANGE AND WINDOWN NOOR SHOULD FOR DOOR AND SHOULD FOR DOOR	SECTION CUT 1







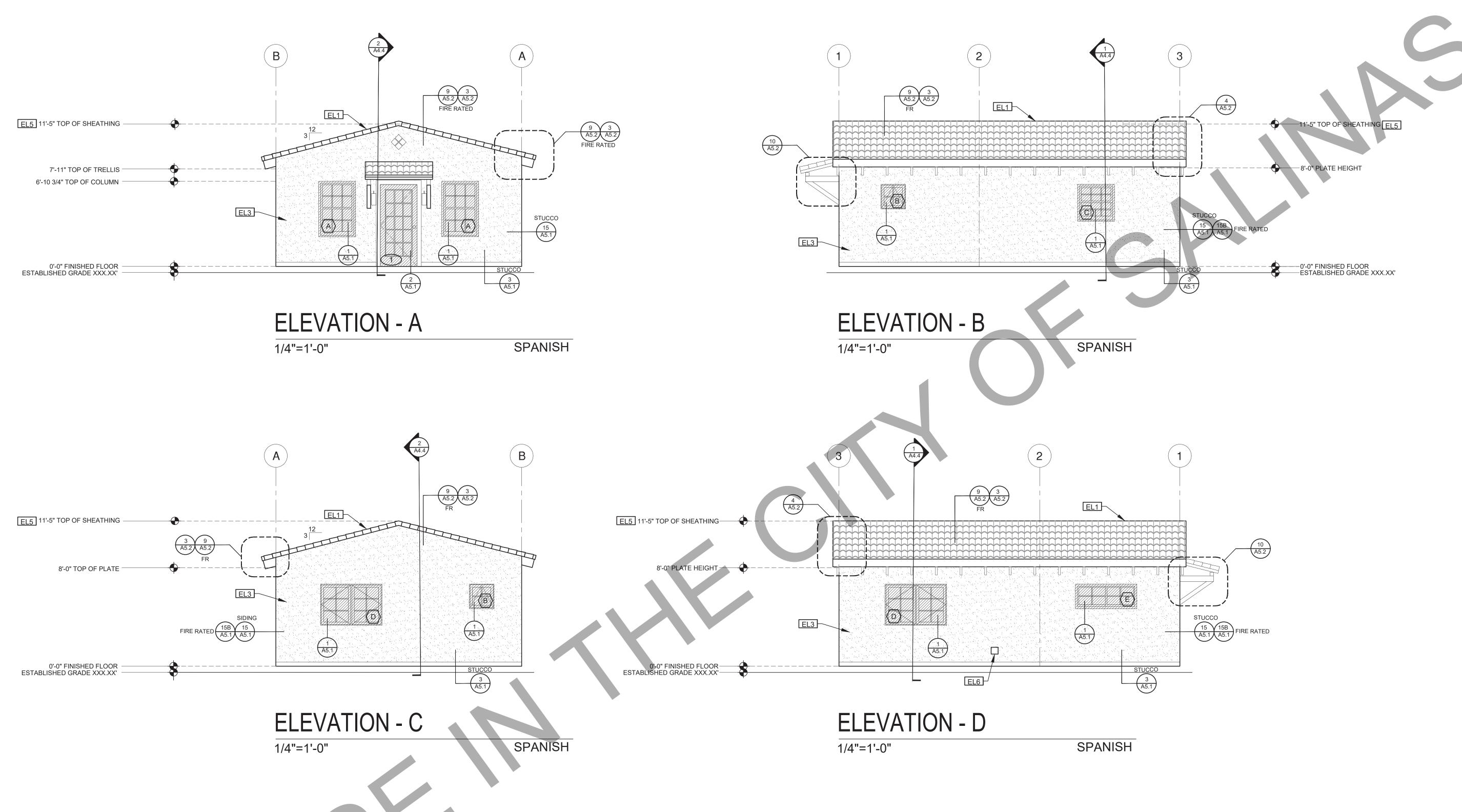
City of Salinas Pre-Approved ADU **Plans**



Elevations Spanish

date 02-08-2023

project no.





FOR THE SPECIFIC APPLICATION

DESIGN PATH STUDIO

architecture + planning

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project

City of Salinas
Pre-Approved ADU
Plans

Building
Sections
Craftsman

date 02-08-2023

project no.

drawn by

A4.1

FOR THE SPECIFIC APPLICATION

ESIGN PATH STUDIO

architecture + planning

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project

City of Salinas
Pre-Approved ADU
Plans

revisions

Building
Sections
Midcentury

date 02-08-2023

project no.

drawn by

A4.2

FOR THE SPECIFIC APPLICATION

RIDGE PER STRUCTURAL

DESIGN PATH STUDIO architecture + planning

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project

City of Salinas
Pre-Approved ADU
Plans

Building
Sections
Ranch

date 02-08-2023

project no.

drawn by

^{t no.} A4.3

8.CELLULOSE INSULATION INSTALLED AS

FOR THE SPECIFIC APPLICATION

TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263,

BE PROVIDED WITH SOUND INSULATION,

ESIGN PATH STUDIO architecture + planning

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project

City of Salinas
Pre-Approved ADU
Plans

Building
Sections
Spanish

date 02-08-2023

project no.

drawn by

A4.4

SCALE: $1\frac{1}{2}$ "=1'-0"

SCALE: $1\frac{1}{2}$ "=1'-0

SCALE: $1\frac{1}{2}$ "=1'-0"

SCALE: $1\frac{1}{2}$ "=1'-0

architecture + planning

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project

City of Salinas
Pre-Approved ADU
Plans

revisions

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description

Architectural Wall Finish Details

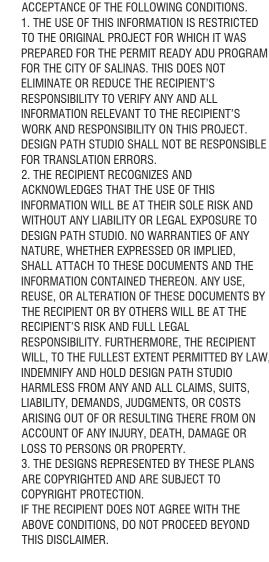
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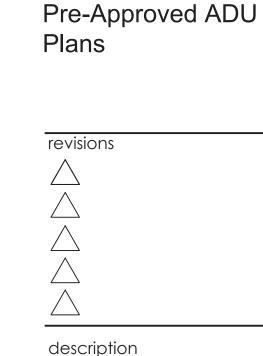
project no.

drawn by

SCALE: $1\frac{1}{2}$ "=1'-0

sheet no. A5.





City of Salinas

project

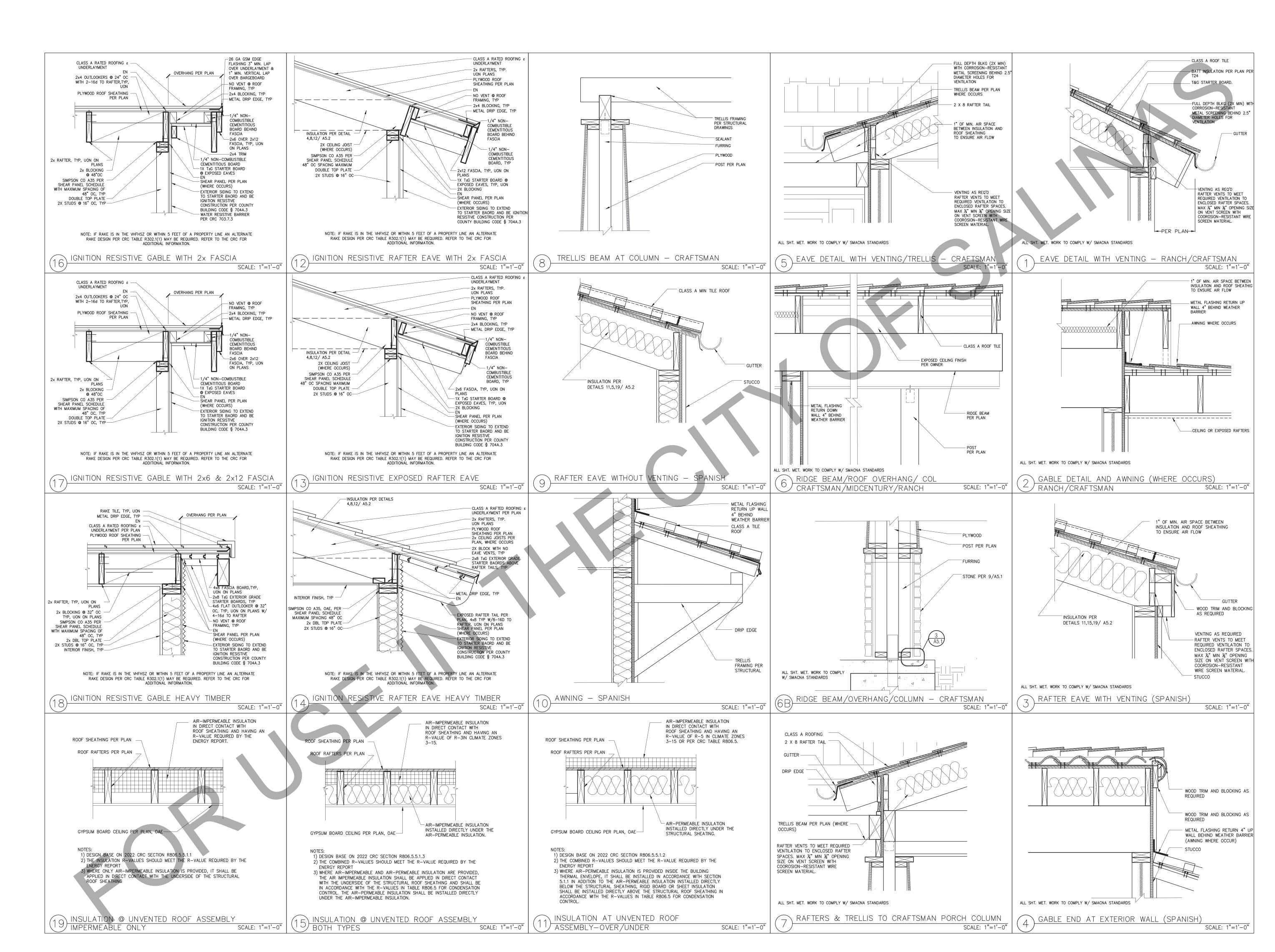
Architectural Roof Finish Details

date 02-08-2023

project no.

drawn by

A5.2



PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

PENETRATIONS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.

320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF

MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH

SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR

NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N. 321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N. CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON FLAT BLKNG TO TRUSS AND WEB, F.N. CEILING JOISTS TO TOP PLATE, T.N. APPROVAL BY THE ENGINEER OR ARCHITECT 322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. COLLAR TIE TO RAFTER, F.N. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED: RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5 BEAM OR JOIST SIMPSON/USP HANGER RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM I-JOIST FLOOR JOISTS IUS, IUT, OR ITT HANGERS 1.75 X LSL AND LVL HU, HUS, OR WPU 2.69 X PSL AND LVL HU OR HWU **ENDNAIL** 3.5 X PSL AND LVL HHUS OR HWU STUD TO STUD (NOT AT BRACED WALL PANELS) HHUS OR HWU STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL) 5.25 X PSL AND LVL HHUS OR HWU 7 X PSL AND LVL BUILT-UP HEADER (2" TO 2"), FN EA. EDGE CONT. HEADER TO STUD. T.N. AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. TOP PLATE TO TOP PLATE THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS 24" MIN LAP SPLICE EA. SIDE BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL 323 . Where shearwall $\;\;$ Lengths are specified on the plans, the length shown is a UNBRACED WALL: 16" o.c. FN MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION UNBRACED WALL: 12" o.c. FN PURPOSES. BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED BRACED WALL: 16"o.c. FN WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED. STUD TO TOP OR BOTTOM PLATE **TOENAIL** $^{324.}$ THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED ENDNAIL A) APPROXIMATELY SQUARE HOLES NOTCHED. PUNCHED. OR CUT THAT ARE LESS THAN TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N. B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE 1" BRACE TO EACH STUD AND PLATE, F.N. 1"x6" SHEATHING TO EACH BEARING, F.N LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL. C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF 1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N. SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED. JOIST TO SILL, TOP PLATE, OR GIRDER, T.N. D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER 1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N. 325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE 2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER 2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING 326. ALL FINISHES. WATERPROOFING. DRAINAGE. AND FIRE-RELATED ELEMENTS ARE BY THE BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN 32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES ON THE STRUCTURAL PLANS AND DETAILS. 24" o.c. FN Top & BTTM 4. ICC-ES AND NER APPROVALS ENDS & SPLICES, FN 400. PLYWOOD AND OSB PANELS: LEDGER SUPPORTING JOISTS/RAFTERS **FULL REPORTS FOUND AT** APA PLYWOOD & OSB--ESR-2586 HTTP://WWW.ICC-ES.ORG JOIST TO BAND OR RIM JOIST, END NAIL BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N. 401. JOISTS AND RAFTERS AND BEAMS: TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153 PARTICLEBOARD WALL SHEATHING TO FRAMING BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336 16d Com or deformed; or $2\frac{3}{8}$ "x.113" nail (subfloor and wall) LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403 8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof) ROSEBURG JOISTS & BEAMS--ESR-1210, 1251 $1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (subfloor and wall) GLU-LAM BEAMS-- ESR-1940 $2\frac{3}{8}$ " x.113"x.266" head nail (roof) PACIFIC WOOD TECH - ESR 2909 $1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (roof) 8d Com or deformed (subfloor and wall) $\frac{19}{32}$ $\frac{3}{4}$ 8d Com or deformed (roof) or $2\frac{3}{8}$ x.113" nail (roof) SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, $2\frac{3}{8}$ " x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$ " crown 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046 $\frac{7}{8}$ " -1 $\frac{1}{4}$ " | 10d Com or (3"x0.148"); or deformed (2 $\frac{1}{2}$ x.131"x.281 head) IAPMO ER-112, 130, 143, 192, 262 USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, OTHER EXTERIOR WALL SHEATHING (FIBERBOARD) 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200 QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472 SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508. SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771 SIMPSON TITEN HD--ICC-ESR-1056, 2713 SIMPSON SHOT PINS ICC-ES ESR-2138 HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269 | 5. NAILING & FASTENING PANEL SIDING TO FRAMING 500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA) 501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES. 4d casing $(1\frac{1}{2}$ "x0.080"); or 4d finish $(1\frac{1}{2}$ "x0.072") 502. ALTERNATE NAILING FOR ROOF SHEATHING: 8D 2 $\frac{1}{2}$ " X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL. 7. DESIGN CRITERIA 503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA 8D $2\frac{1}{2}$ " X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL RESIDENTIAL CODE. 504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED: 701. SEISMIC DESIGN CRITERIA: SOIL BEARING VALUE 1,500 psf 10D 2 ½ " X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL SITE CLASS D (Default) SEISMIC DESIGN CATEGORY RISK CATEGORY STANDARD WIRE SIZE PENETRATION SEISMIC IMPORTANCE FACTOR LENGTH GAUGE (INCHES) REQUIRED 2.091 0.729 0.099 BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS 0.113 METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL 0.128 CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS. 0.128 0.135 702. WIND DESIGN CRITERIA 0.148 1 " WIND SPEED (V-ult) 117 mph **COMMON NAILS RISK CATEGORY EXPOSURE** 0.113 INTERNAL PRESSURE COEF 0.18 0.131 EXTERIOR CLADDING (0.6W)

0.148

0.148

0.162

16D

 $1\frac{1}{4}$ "

2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples 2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N. 16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c 4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1 CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 3-10d Com. 4-10d box. 4-3"x0.131" nails. 4-3" 14 gage staples 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN 16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN 16d Com @ 16" o.c OR 16d Box @ 12" o.c. 4-8d Com, 4-10d Box, 5-8d box 6d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples 16d Box, 3" x 0.131" nails, 3" 14 gage staples 2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples 4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples 3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples 3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box 4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box 4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples 8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN 2-1.75" Gage Staples, 2-8d Com, 3-10d Box 3-16d Box, 2-16d Com 3-16d Box, 2-16d Com 10d Box, 3"x0.131" nails, 3" 14 gage staples 2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES 2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND EDGES INTERMEDIATE (IN) SUPPORTS (IN) FOOTNOTES: a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and for wall sheathing are permitted to be common, box or casing. b. 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). c. 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. $1\frac{1}{2}$ " x0.120", galvanized roofing nail ($\frac{7}{16}$ " head dia) or $1\frac{1}{4}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667. e. Tabulated fastener requirements apply where the ultimate design $1\frac{3}{4}$ " x0.120", galvanized roofing nail ($\frac{7}{16}$ " head dia) or $1\frac{1}{2}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate NOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is $\frac{3}{4}$ " & LESS |8d COMMON (2 $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") greater than 130 mph in Exposure B or greater than 110 mph in 12 Exposure C. Spacing exceeding 6 inches on center at intermediate $\frac{7}{8}$ "-1" |8d COMMON (2 $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") supports shall be permitted where the fastening is designed per the 12 10d COMMON (3"x0.148"); or deformed $(2\frac{1}{2}$ "x0.131"); or deformed $(2\frac{1}{2}$ "x0.120") AWC NDS e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph g. Nails and staples are carbon steel meeting the specifications of $\frac{1}{2}$ " & LESS | 6d corrosion-resistant siding ($\frac{17}{8}$ "x.106"); or 6d corrosion-resistant (2"x.099") ASTM F1667. Connections using nails and staples of other materials, 8d corrosion-resistant siding $(2\frac{3}{8}$ "x0.128"); or 8d corrosion-resistant casing $(2\frac{1}{2}$ "x0.113") such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11. 12 6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches) 8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH

ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE

FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR

NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE

802. PER CBC 1705.11 SPECIAL INSPECTION IS NOT REQUIRED FOR

SEISMIC COMPONENTS FOR DETTACHED ONE- AND

FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL.

IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE

SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN

HOLDOWN ATTACHED.)

9. SOILS REPORT

OF THE BUILDING.

GRADE.

'03. DESIGN LOADS CRAFTSMAN WTS USED FOR GRAVITY AND SEISMIC DESIGN:

20 psf I

PORCH DL 34 psf

PORCH LL 20 psf

TRELLIS DL 6 psf

TRELLIS LL 10 psf

VAULTED ROOF DL 21 psf | 1

ROOF w/ CEILING DL 27 psf I

ROOF LL

SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

0

BY USING THESE PERMIT READY CONSTRUCTION

DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING

4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples

REPARED FOR THE PERMIT READY ADU PROGRAM FOR THE CITY OF SALINAS. THIS DOES NOT WORK AND RESPONSIBILITY ON THIS PROJECT DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY THE RECIPIENT OR BY OTHERS WILL BE AT THE INDEMNIFY AND HOLD DESIGN PATH STUDIO HARMLESS FROM ANY AND ALL CLAIMS, SUITS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

project

City of Salinas Pre-Approved ADU Plans

revisions

description

Structural Notes & Specifications

date 02-08-2023

project no.

DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS. 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ADU PROGRAM FOR THE CITY OF SALINAS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD DESIGN PATH STUDIO HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR

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project

LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

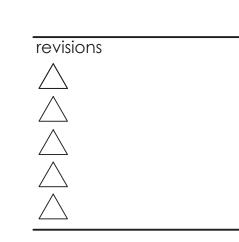
=── - HANGER TO BEAM/LEDGER

BEARING OR EXTENT

* PLEASE REFER TO NOTES 311 & 401 FOR LUMBER GRADE SPECIFICATIONS.

SHEARWALL & A.B. SPACING

City of Salinas Pre-Approved ADU **Plans**



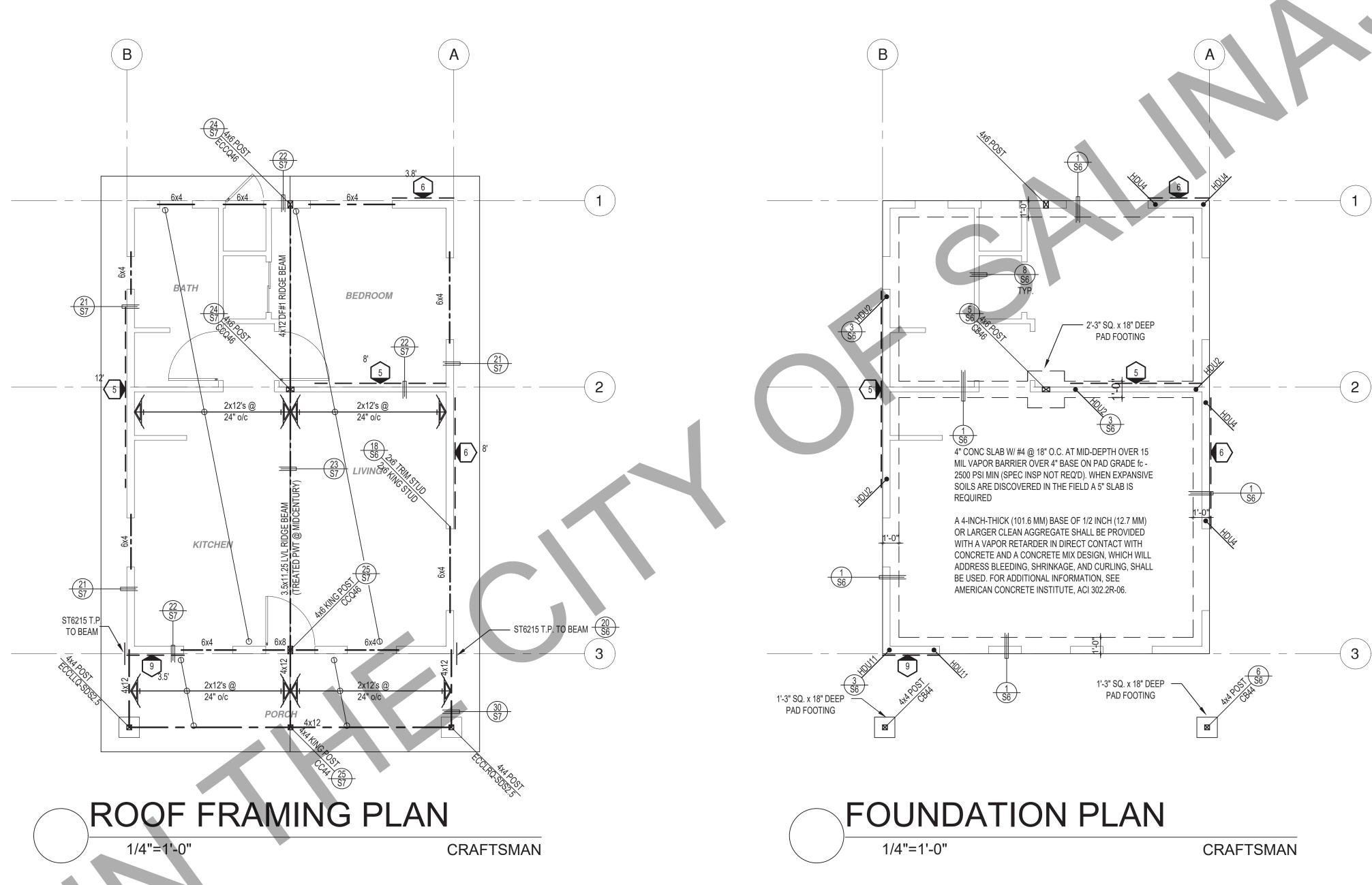
description

Foundation & Framing Craftsman

02-08-2023

project no.

drawn by



SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH

THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE

- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY 6. SEE SHT S6 FOR TYP. CONCRETE & SLAB DETAILS 1
- . POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2
- 3. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 41/2" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/ ₃₂ " rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5%" @ 48" or ½" @ 32"	5½" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 24"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4½"	3½"	3"	1/4"x41/2" SDS screws @ 8"	1/4"x41/2" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE ¾" MIN. FROM THE EDGE OF SHEATHING.
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

ARISING OUT OF OR RESULTING THERE FROM ON

ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR

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LEGEND

PER SCHEDULE

SHEARWALL & A.B. SPACING

BOLT TYPE HOLDOWN

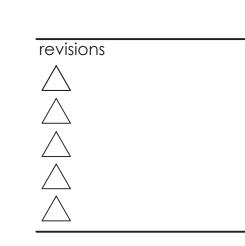
BEARING OR EXTENT

OF RAFTERS

=── - HANGER TO BEAM/LEDGER

BEARING OR EXTENT

* PLEASE REFER TO NOTES 311 & 401 FOR LUMBER GRADE SPECIFICATIONS.



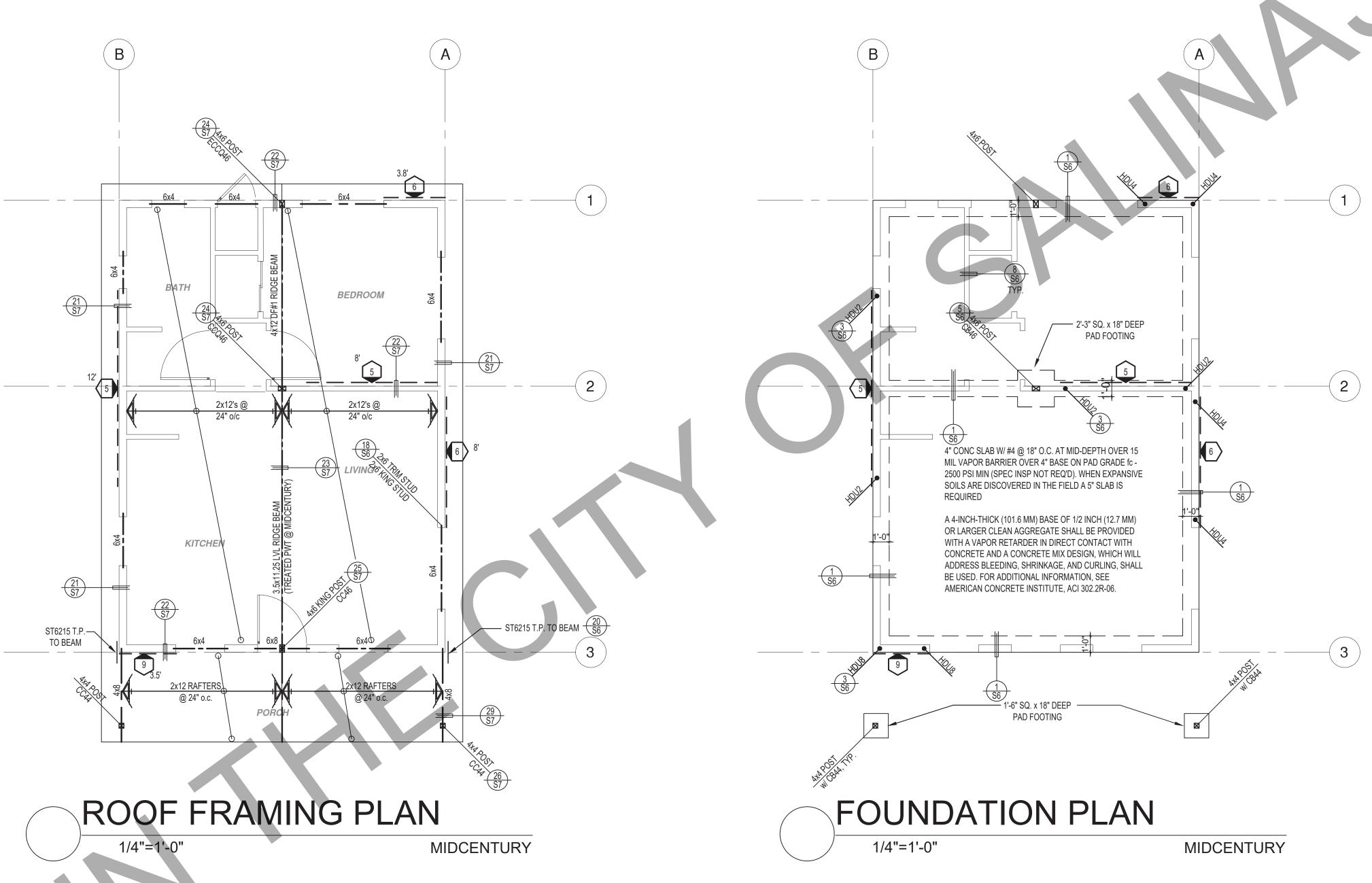
description

Foundation & Framing Midcentury

02-08-2023

project no.

drawn by



SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES
- TO BE 4" (AND A MAXIMUM OF 12") PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH
- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY 6. SEE SHT S6 FOR TYP. CONCRETE & SLAB DETAILS 1
- . POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2
- 3. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ $4\frac{1}{2}$ " o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	$^{15}\!\!/_{32}$ " rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	⁵ ⁄ ₈ " @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 24"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4½"	31/2"	3"	1/4"x41/2" SDS screws @ 8"	1/4"x41/2" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND

THIS DISCLAIMER.

LEGEND

PER SCHEDULE

SHEARWALL & A.B. SPACING

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

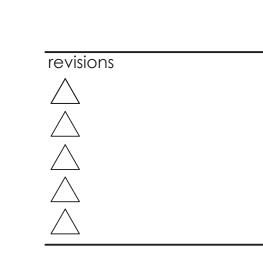
=── - HANGER TO BEAM/LEDGER

BEARING OR EXTENT

* PLEASE REFER TO NOTES 311 & 401 FOR LUMBER GRADE SPECIFICATIONS.

project

City of Salinas Pre-Approved ADU **Plans**



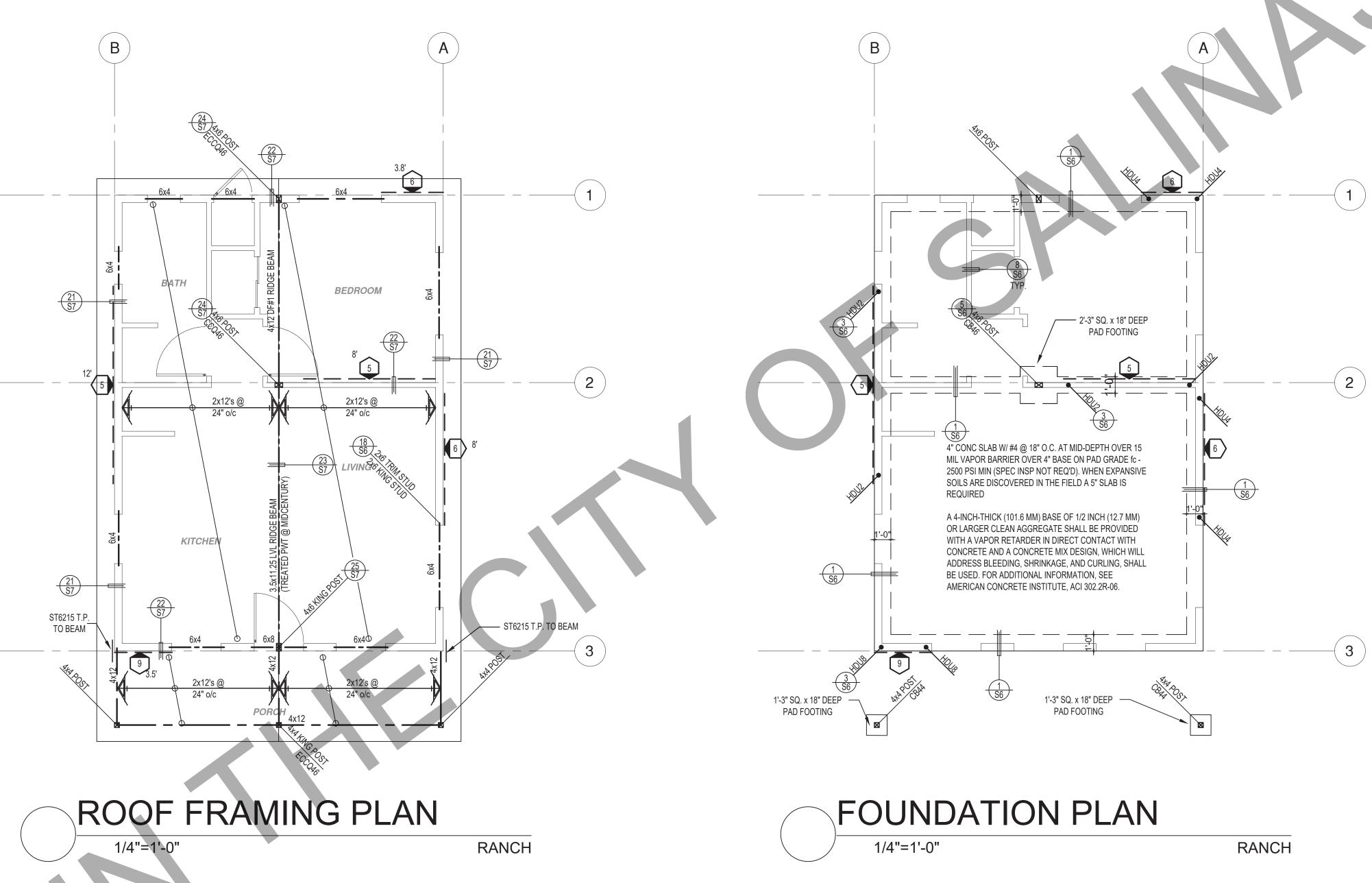
description

Foundation & Framing Ranch

02-08-2023

project no.

drawn by



SHEAR WALL SCHEDULE (ASD VALUES)

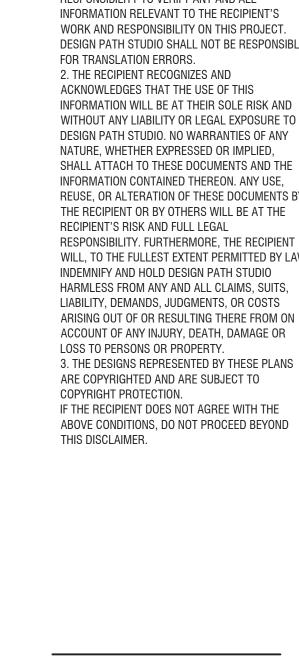
FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH
- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY 6. SEE SHT S6 FOR TYP. CONCRETE & SLAB DETAILS 1
- 7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2
- 3. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

		_			T	
	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 41/2" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/ ₃₂ " rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHÈAR VALUE (PLF)	260*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	5⁄8" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 24"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4½"	3½"	3"	½"x4½" SDS screws @ 8"	1/4"x41/2" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 38" MIN. FROM THE EDGE OF SHEATHING.
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS. 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ADU PROGRAM FOR THE CITY OF SALINAS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD DESIGN PATH STUDIO HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON



project

LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

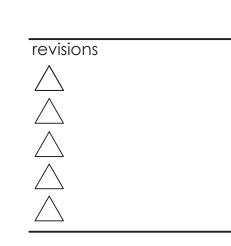
=── - HANGER TO BEAM/LEDGER

BEARING OR EXTENT

* PLEASE REFER TO NOTES 311 & 401 FOR LUMBER GRADE SPECIFICATIONS.

SHEARWALL & A.B. SPACING

City of Salinas Pre-Approved ADU **Plans**



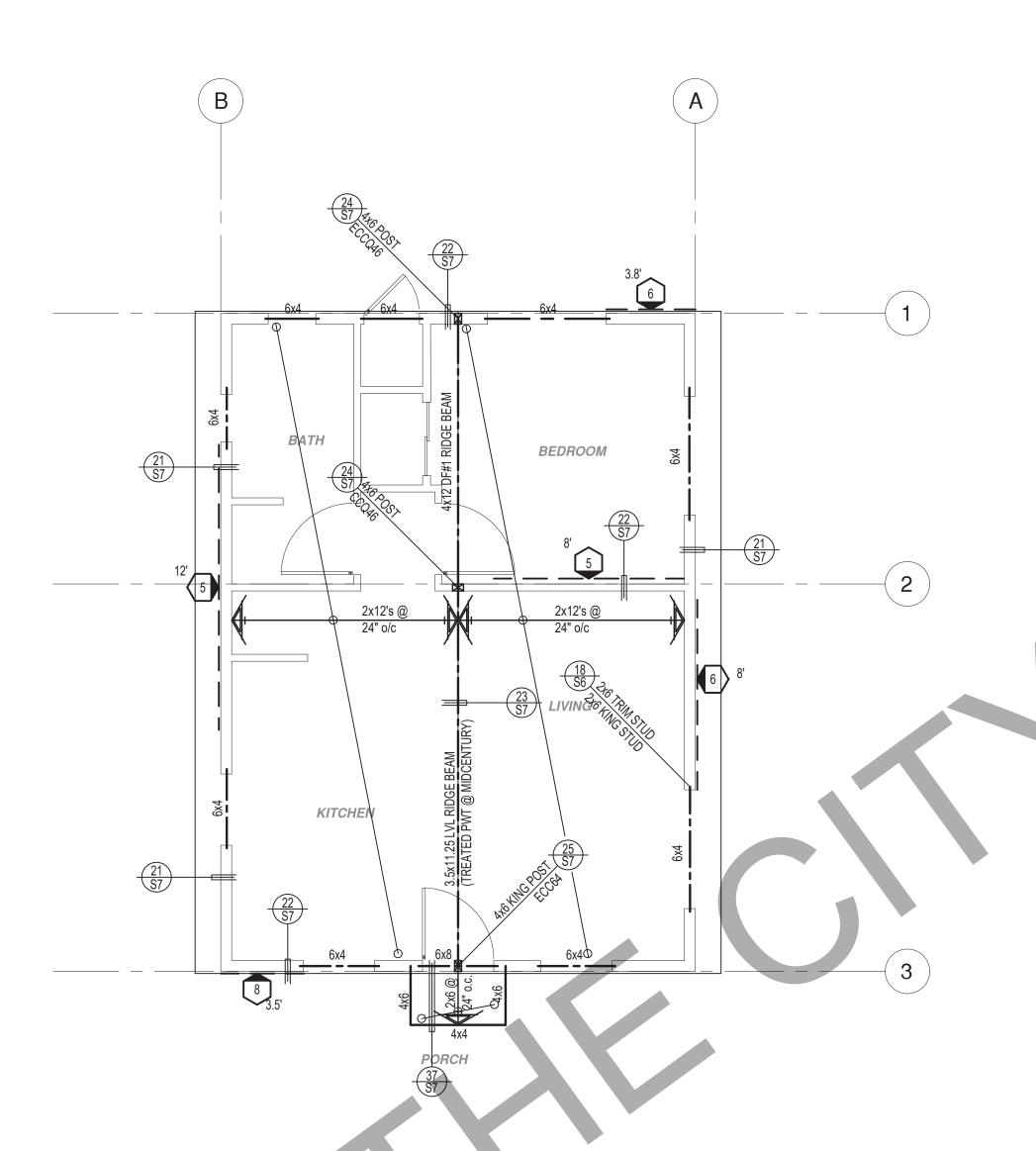
description

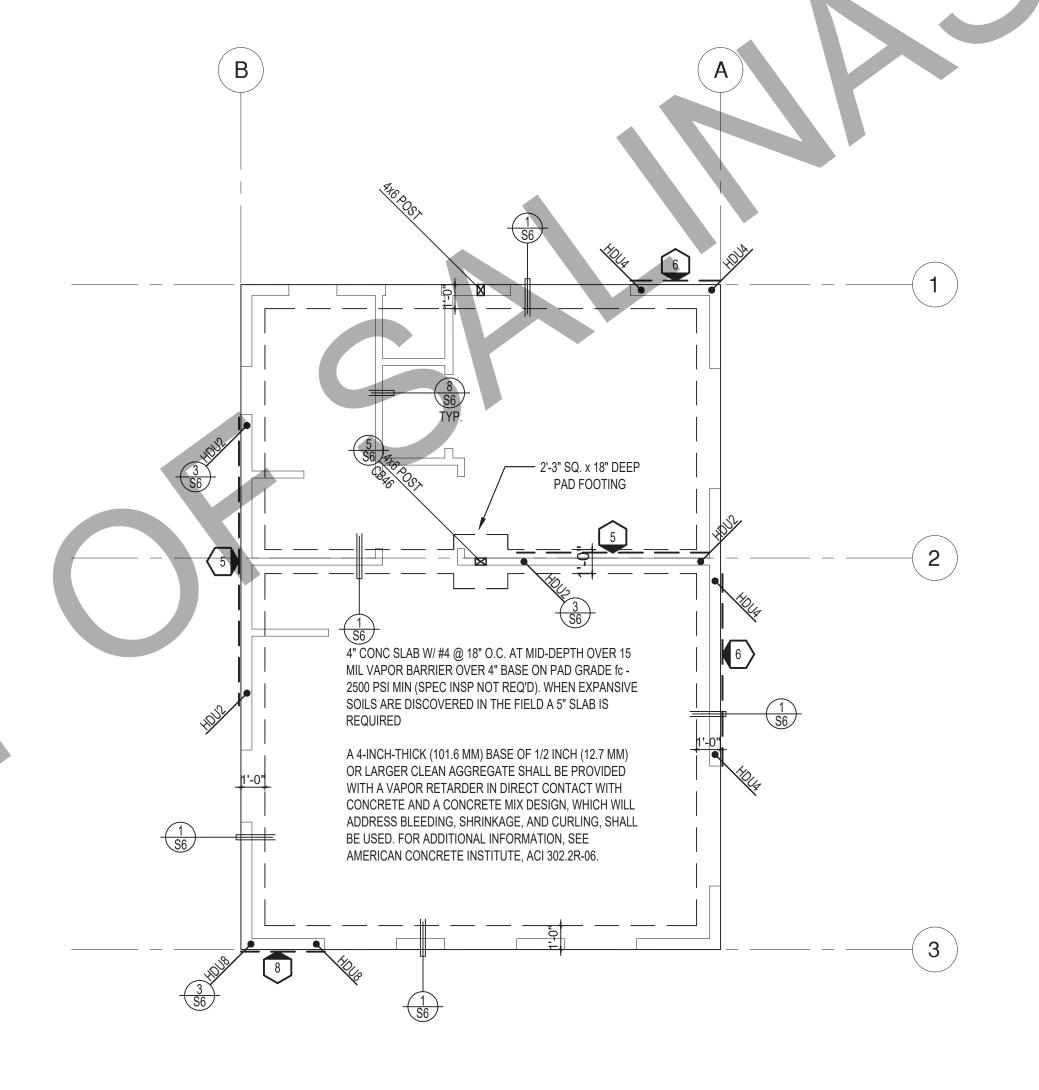
Foundation & Framing Spanish

02-08-2023

project no.

drawn by





ROOF FRAMING PLAN SPANISH

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

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
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THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE

- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY SEE SHT S6 FOR TYP. CONCRETE & SLAB DETAILS 1
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	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 41/2" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15 / $_{32}$ " rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	⁵ / ₈ " @ 48" or 1⁄ ₂ " @ 32"	½" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 24"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4½"	3½"	3"	½"x4½" SDS screws @ 8"	1/4"x41/2" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 38" MIN. FROM THE EDGE OF SHEATHING.
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Structural Details

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project no.

sheet no.

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BY USING THESE PERMIT READY CONSTRUCTION

ACCEPTANCE OF THE FOLLOWING CONDITIONS.

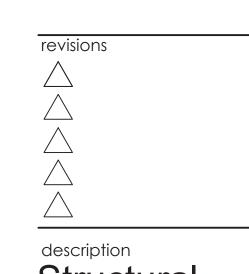
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drawn by

Salinas ADU - 1 Bedroom Plan 1B 2022 CF1R & MF1R

TITLE 24 COMPLIANCE REQUIREMENTS SUMMARY

Salinas ADU - 1 Bed Plan 1B (2022)

Ceiling Insulation = R-30 min. at rafters Radiant Barrier - No Roofing - per owner - No Cool Roof Req'd Wall Insulation = R-21 at new 2 x 6 walls Floor Insulation - N/A. Thermal Mass Areas = Exposed Slab Flooring

QII- Yes-Hire HERS rater early before drywall. Alert insulation contractor. SOLAR - YES - 1.57 kWdc is the min PV required to meet the standard design

Glazing = All new windows & doors are dual glazing. All glass is clear. Glazing shall be installed with a NFRC certifying label attached showing U-factor. Solar Heat Gain Co-efficient = 0.32 windows, doors.

U-factor = 0.30 windows, doors Owner to purchase windows & doors w/ specified Uvalues & SHGC's or better. Hot Water Heater = 40-gal heat pump RHEEM PROPH40T2RH37530 or eq. Uniform Energy Factor is 3.1 min. NEEA Rated.

IAQ FAN - 31 cfm & 0.25 cfm power. Verify w/ Mech. (continuous ventilation per ASHRAE 62.2 is req'd for IAQ.) HERS VERIFIED. Note IAQ fan on plan w/ timer switch w/ manual off & sound rating of 1 sone.

HSPF - 8.2 min. (New mini-split) SEER - 14.0 min. (new) HERS REQUIRED: REFRIGERANT CHARGE, AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7), VERIFIED HEAT PUMP RATED HEATING CAPACITY, WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S.F. (SC3.4.5) AND DUCTLESS INDOOR UNITS ARE LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8).

Duct Insulation = none Duct (HERS) 5% Leakage Test - NO

*Heater Sizing Total Sensible heating load - 8,264 Btu FUJITSU #AOU15LZAH or eq - 15,000 Btu

*A/C Sizing Sensible cooling load - 4,969 Btu - 1.25 ton

WHOLE HOUSE ATTIC COOLING FAN - N/R for compliance *These load calculations, sizing & equipment are for Title 24 purposes & should be verified HVAC by a Mechanical Engineer/Contractor. Owner may install \underline{any} Make & Model HVAC equipment that is equal or greater than the min. efficiencies listed above. All equipment is listed "or eq"

Calculation Date/Time: 2022-12-21T21:25:28-08:00

Proposed Design TDV Energy

27.95

4.67

29.79

62.41

(EDR2) (kTDV/ft² -yr)

Input File Name: Salinas ADU 1B22R.ribd22x

Proposed Design Source

Energy (EDR1) (kBtu/ft²-yr)

0.43

2.58

3.46

0.43

2.58

Registration Date/Time: 2022-12-21 21:55:41

Calculation Date/Time: 2022-12-21T21:25:28-08:00

Input File Name: Salinas ADU 1B22R.ribd22x

true 150-270 n/a

Number of Zones

Report Version: 2022.0.000

none

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

HERS PROVIDER

Number of Bedrooms

Schema Version: rev 20220901

ALL LIGHTING TO BE HIGH EFFICACY - SEE MF1R FOR SWITCHING & NOTES. LOCAL EXHAUST FAN RATES BATH = 50 CFM, KITCHEN = 100 CFM, < 3 sones & listed on CEC directory. HERS VERIFIED **
SONE RATING = 1 FOR CONTINUOUS FAN AND 3 FOR INTERMITTENT FAN.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Energy (EDR1) (kBtu/ft² -yr)

0.07

0.43

3.87

Standard Design Source Standard Design TDV Energy

(EDR2) (kTDV/ft² -yr)

7.93

4.67

43.57

9.5

7.93

Array Type

Fixed

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

detail is provided in the buildng tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

Number of Dwelling

Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022

Calculation Description: Title 24 Analysis

ENERGY USE SUMMARY

Energy Use

Space Heating

Space Cooling

IAQ Ventilation

Water Heating

Self

North Facing

fficiency Compliand

Space Heating

Space Cooling

IAQ Ventilation

Credit East Facing Efficiency

Compliance Total

Registration Number: 222-P010249517A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022

Calculation Description: Title 24 Analysis

Exposed slab floor in conditioned zone

Quality insulation installation (QII) Indoor air quality ventilation

Kitchen range hood Verified Refrigerant Charge Airflow in habitable rooms (SC3.1.4.1.7) Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

alinas ADU 1 Bedroom Plan 1B Revised 2022

REQUIRED PV SYSTEMS

REQUIRED SPECIAL FEATURES

DC System Size

(kWdc)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Standard (14-17%)

(Page 3 of 12)

-19.1

7.93

13.75

2.58

-18.45

7.93

13.78

3.26

CalCERTS inc.

(Page 6 of 12)

Margin (EDR1) Margin (EDR2)

-1.34

0.07

0

1.29

0.02

-1.31

0.07

0

1.29

0.05

Report Generated: 2022-12-21 21:25:55

Tilt Array Angle Tilt: (x in Inverter Eff. Soles Asses

(deg) Input (deg) 12)

Registration Number: 222-P010249517A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2022-12-21 21:55:41 Report Version: 2022.0.000 Schema Version: rev 20220901

This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

Calculation Date/Time: 2022-12-21T21:25:28-08:0

Standards Version | 2022

Front Orientation (deg/ Cardinal) All orientations

Number of Stories 1

Glazing Percentage (%) 19.40%

Number of Dwelling Units |

Software Version EnergyPro 9.0

Input File Name: Salinas ADU 1B22R ribd22x

Report Generated: 2022-12-21 21:25:55

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Location

Zip code

Building Type Single far

Climate Zone 3

Addition Cond. Floor Area (ft²)

Existing Cond. Floor Area (ft²)

Total Cond. Floor Area (ft²)

ADU Bedroom Count n/a

Building Complies with Computer Performance

This building incorporates one or more Special Features shown below

Project Name | Salinas ADU 1 Bedroom Plan 1B Revised 2022

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022

Calculation Description: Title 24 Analysis

GENERAL INFORMATION

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022 Calculation Date/Time: 2022-12-21T21:25:28-08:00 (Page 4 of 12) Calculation Description: Title 24 Analysis Input File Name: Salinas ADU 1B22R.ribd22x **ENERGY USE SUMMARY**

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.15	9.5	3.12	24.95	-0.97	-15.45
Space Cooling	0.07	7.93	0	0	0.07	7.93
IAQ Ventilation	0.43	4.67	0.43	4.67	0	0
Water Heating	3.87	43.57	2.58	29.77	1.29	13.8
Self Utilization/Flexibility Credit	٨			0		0
South Facing Efficiency Compliance Total	6.52	65.67	6.13	59.39	0.39	6.28
Space Heating	2.15	9.5	3.18	25.79	-1.03	-16.29
Space Cooling	0.07	H 7.93 R S	PROVII	DER ⁰	0.07	7.93
IAQ Ventilation	0.43	4.67	0.43	4.67	0	0
Water Heating	3.87	43.57	2.57	29.73	1.3	13.84
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	6.52	65.67	6.18	60.19	0.34	5.48

Registration Number: 222-P010249517A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

ZONE INFORMATION

Registration Date/Time: 2022-12-21 21:55:41 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: Report Generated: 2022-12-21 21:25:55

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022 Calculation Date/Time: 2022-12-21T21:25:28-08:00 Calculation Description: Title 24 Analysis

	(Page 7 of 12)				
	04	05	06	07	
e	Zone Floor Area (ft ²) Avg. Ceiling Height Water Heating System 1				

Zone Name	Zone Type	Tivac System Name	Zone Floor A	rea (it)	748	. centing rieight	water riedting system 1	Status
ADU - 1Bed Plan 1B	Conditioned	Ductless Mini-split1	553			9	DHW Sys 1	New
		:N	*					
PAQUE SURFACES	7/2							
01	02	03	04	05		06	07	08
Name	Zone	Construction	Azimuth	Orienta	ition	Gross Area (ft ²	Window and Door Area (ft2)	Tilt (deg)
Front Wall - 1B	ADU - 1Bed Plan 1B	R-21 Wall	0	Fron	nt	193	47	90
Right Wall - 1B	ADU - 1Bed Plan 1B	R-21 Wall	270	Righ	ıt	222	26.7	90
Back Wall - 1B	ADU - 1Bed Plan 1B	R-21 Wall	180	Back	k	193	20.7	90
Left Wall - 1-B	ADU - 1Bed Plan 1B	R-21 Wall	90	Left	t	222	13	90

OPAQUE SURFAC	ES - CATHEDRAL C	EILINGS	1							
01	02	03	04	05	06	07	08	09	10	1
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool
Roof (cath) Avg pitch	ADU - 1Bed Plan 1B	R-30 Roof No Attic	0	Front	553	0	3	0.1	0.85	N

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Sh
Window A	Window	Front Wall - 1B	Front	0			1	13.5	0.3	NFRC	0.32	NFRC	Bug Scr
Door 1	Window	Front Wall - 1B	Front	0			1	20	0.3	NFRC	0.32	NFRC	Bug Scr
Window A.	Window	Front Wall - 1B	Front	0			1	13.5	0.3	NFRC	0.32	NFRC	Bug Scr

Registration Number: 222-P010249517A-000-000-000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220901

Registration Date/Time: 2022-12-21 21:55:41 CalCERTS inc. Report Generated: 2022-12-21 21:25:55

BUILDING ENERGY ANALYSIS REPORT PROJECT: Salinas ADU - 1 Bedroom Plan 1B Revise 2022 Salinas, CA Project Designer: Design Path Studio P.O. Box 230165 Encinitas, CA 92023 (760) 944-1443

Report Prepared by: Diane P. Mendoza D & R Calcs 14107 Ipava Drive Poway, CA 92064 (858) 486-9506

Job Number:

12/21/2022

EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and uthorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022 Calculation Date/Time: 2022-12-21T21:25:28-08:00 Calculation Description: Title 24 Analysis Input File Name: Salinas ADU 1B22R.ribd22x

(Page 2 of 12)

		Energy Design Ratings		Compliance Margins			
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² ED (EDR2tot	
Standard Design	36.5	42.7	37.3				
		Propose	ed Design	•			
North Facing	36.3	41	36.2	0.2	1.7	1.1	
East Facing	36.3	40.6	36.1	0.2	2.1	1.2	
South Facing	35.7	38.6	35.3	0.8	4.1	2	
West Facing	35.7	39.2	35.5	0.8	3.5	1.8	

Efficiency EDR includes improvements li<mark>ke a b</mark>etter building envelope and more efficient equipment ²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

Proposed PV Capacity Scaling: North (1.57 kWdc) East (1.57 kWdc) South (1.57 kWdc) West (1.57 kWdc)

Registration Number: 222-P010249517A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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

CalCERTS inc. Report Generated: 2022-12-21 21:25:55

TIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD		
ect Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022	Calculation Date/Time: 2022-12-21T21:25:28-08:00	(Page 5 of 12
rulation Description: Title 24 Analysis	Input File Name: Salinas ADU 1B22R.ribd22x	

	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage
North Facing				
Gross EUI ¹	28.88	28.34	0.54	1.87
Net EUI ²	13.94	13.4	0.54	3.87
East Facing				
Gross EUI ¹	28.88	28.23	0.65	2.25
Net EUI ²	13.94	13.29	0.65	4.66
South Facing				
Gross EUI ¹	28.88	27.84	1.04	3.6
Net EUI ²	13,94	12.9	1.04	7.46
West Facing	The state of the s	RS PROV	TUER	
Gross EUI ¹	28.88	27.97	0.91	3.15
Net EUI ²	13.94	13.03	0.91	6.53

222-P010249517A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2022-12-21 21:55:41 Report Version: 2022.0.000 Schema Version: rev 20220901

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CalCERTS inc.

Registration Number: 222-P010249517A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

Conditioned Floor Area (ft²

Report Version: 2022.0.000 Schema Version: rev 20220901

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Number of Water

Heating Systems

Registration Date/Time: 2022-12-21 21:55:41

Number of Ventilation

Cooling Systems

(Page 10 of 12)

Recovery

Setback

HERS Verification

1-hers-htpump

Cap 17

Calculation Date/Time: 2022-12-21T21:25:28-08:0

Fan Name

HSPF/HSPF2

Distribution Name

Cap 47

Report Generated: 2022-12-21 21:25:55

Input File Name: Salinas ADU 1B22R.ribd22x

Type SEER2

Charge

2022-12-21 21:55:41

EERSEER

Cooling Unit Name

HSPF2 / Cap 47 Cap 17

Verified EER/EER2

Not Required

Masonry walls must meet Tables 150.1-A or B. *

§ 110.5(e) Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 150.0(k)2B: to comply with § 150.0(k).

5/6/22

15000 9300

SEER/SEER2

Not Required

Registration Date/Time:

2022 Single-Family Residential Mandatory Requirements Summary

Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6A, 110.6B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*

Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be

roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified

Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted

as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling

Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding

Name of the property of the pr

§150.0(0).

Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of

Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in

heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the out-on temperature for compression heating is higher than the out-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the out-off temperature for supplementary heating, and the cut-off temperature for supplementary heating.

Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a

setback thermostat. *
Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.

Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

§ 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *

Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required power, emit no more than 150 umens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet of

on and off. *

Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed.

Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.

Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified

in § 150.0(k)2A.

Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire

control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets applicable requirements may be used to meet these requirements.

Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.

Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).

Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any

requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than

Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof

solar zone, measured in the vertical plane.

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.

Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

\$ 150.0(k)2E: must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.

\$ 150.0(k)2F: |

\$ 150.0(k)2

§ 150.0(k)2K: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.

Residential Outdoor Lighting For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch

§ 110.10(a)1: application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency,

feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 16 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be

\$110.10(b)3A: mounted equipment.

Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the \$110.10(b)3B: horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the

\$ 110.10(c): a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

Documentation. A copy of the construction documents or a comparable document indicating the information from \$ 110.10(b)-(c) must be provided to the occupant.

110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.

located on the roof or overhang of the building and have a total area no less than 250 square feet.

§ 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amos.

\$ 150.0(d): Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *

Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from

\$ 150.0(q):

\$

§ 150.0(e)2: area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. § 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:

§ 110.2(a):

HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-N.

Controls for Heat Pumps with Supplementary Electric Resistance Heaters, Heat pumps with supplementary electric resistance

less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *

Schema Version: rev 20220901

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IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED BEYOND

description Energy

Calculations

02-08-2023

project no.

drawn by

Salinas ADU - 1 Bedroom Plan 1B 2022 CF1R & MF1R

Project Name: Salinas A	ADU 1 Bedro	om Plan 1	B Revised 202	22	Calculation Date/Time: 2022-12-21T21:25:28-08:00 (Page 9 o								(Page 9 of 1
Calculation Description	: Title 24 An	alysis			Input File Name: Salinas ADU 1B22R.ribd22x								
PAQUE SURFACE CONST	RUCTIONS												
01	02	2	03			04		05	C)6	07	C	08
Construction Name	Surface	Туре	Constructio	n Type	ı	Framing		otal Cavity R-value	Conti	/ Exterior nuous alue	U-factor	Assemb	ly Layers
R-30 Roof No Attic	Cathedra	Ceilings	Wood Fra Ceilin		2x12 (@ 24 in. O. C.		R-30	None	/ None	0.033	Tile Gap Roof Ded Siding/sheat Cavity / Fram	(FoofTileAirGap) : present ck: Wood :hing/decking e: R-30 / 2x12 Gypsum Board
UNIDING ENVELOPE LIE	DC VEDIEICAT	101									•		
UILDING ENVELOPE - HE	KS VERIFICAL	ION	02			03				04			05
Quality Insulation Instal	lation (OII)	High P vo	lue Spray Foan	a Inculation	Puil	ding Envelope Air	Look	200		CFM50		+	FM50
•	iation (Qii)	nigii k-va			buii			- +				_	
Required			Not Required			N/A	T			n/a			n/a
											×.		
NATER HEATING SYSTEM:	S						-	=4	-				
01	02		03	04	K :	05		06	U		7	08	09
							\rightarrow		ating		nact		Water Heater

Name	System Type	Distribution Type	Water Heat	ter Name Numbe	r of Units	Solar Heat System	- 1	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	DHW	Standard	DHW He	eater 1	1	n/a		None	n/a	DHW Heater 1 (1)
WATER HEATERS - NE	EA HEAT PUMP									
01	02	03		04		05		06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand		eat Pump odel	Tan	k Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40		Rheem		ROPH40T2R 7515	(Outside	ADU - 1Bed Plan 1B	ADU - 1Bed Plan 1B

Registration Number: 222-P010249517A-000-000-0000000-0000	Registration Date/Time: 2022-12-21 21:55:41	HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000	Report Generated: 2022-12-21 21:25:55

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD					
Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022	Calculation Date/Time: 2022-12-21T21:25:28-08:00 (Page 12 of 12)				
Calculation Description: Title 24 Analysis	Input File Name: Salinas ADU 1B22R.ribd22x				
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT					
I certify that this Certificate of Compliance documentation is accurate and complete.					
Documentation Author Name:	Documentation Author Signature:				
Diane Mendoza	Diane Mendoza				
Company: D & R Calcs	Signature Date: 2022-12-21 21:54:55				
Address: 14107 Ipava Drive	CEA/ HERS Certification Identification (If applicable): N/A				
City/State/Zip: Poway, CA 92064	Phone: 858-486-9506				
RESPONSIBLE PERSON'S DECLARATION STATEMENT					
	f Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. ace are consistent with the information provided on other applicable compliance documents, worksheets,				
Responsible Designer Name: Yvonne St Pierre	Responsible Designer Signature: Yvonne St Pierre				

Digitally signed by CalCERTS.	This digital signature is provided in order to secure the content of this registered document, and in no way implies
Registration Provider responsib	ility for the accuracy of the information.

CA Building Energy Efficiency Standards - 2022 Residentia

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	Registration Date/Time:	HERS Provider:			
0000	2022-12-21 21:55:41		Ca		
tial Compliance	Report Version: 2022.0.000 Schema Version: rev 20220901	Report Generated: 2022-12-21	21:2		

entilation and In	idoor Air Quality:
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole- dwelling unit ventilation airflow required per §150.0(o)10. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)10.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand- controlled exhaust system meeting requirements of §153.0(o)16iii.enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)16iii-iv. Airflow must be measured by the installer per §150.0(o)16v, and rated for sound per §150.0(o)16vi.*
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
ool and Spa Sys	stems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in IMAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
ighting:	
0.440.0	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable
§ 110.9:	requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control. low voltage winten or fan speed control.

control, low voltage wiring, or fan speed control.

Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust

FENESTRATION / GLAZING 10 11 12 Window Right Wall - 1B NFRC 0.32 NFRC Right Bug Screen Bug Screen Back Wall - 1B NFRC NFRC Bug Screen NFRC Back Wall - 1B NFRC Bug Screen NFRC Window Left Wall - 1-B NFRC Bug Screen Perimeter (ft) Carpeted Fraction Heated Area (ft²) and Depth and Depth ADU - 1Bed Plan 1B Slab-on-Grade OPAQUE SURFACE CONSTRUCTIONS Total Cavity Interior / Exterior Construction Name Surface Type Continuous R-value Exterior Walls 2x6 @ 16 in. O. C. R-21 Exterior Finish: 3 Coat Stucco 222-P010249517A-000-000-0000000-0000 CalCERTS inc. 2022-12-21 21:55:41 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Generated: 2022-12-21 21:25:55 Schema Version: rev 20220901 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2022-12-21T21:25:28-08:00 (Page 11 of 12) Input File Name: Salinas ADU 1B22R.ribd22x Low Leakage Minimum

Calculation Date/Time: 2022-12-21T21:25:28-08:00

Innut File Name: Salinas ADLI 18228 ribd22v

(Page 8 of 12)

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022 Calculation Description: Title 24 Analysis Certified Indoor Fan not Ductless Units Air Filter Sizing Ducts in Airflow per Wall Mount Low-Static Habitable in Conditioned & Pressure non-continuous Running RA3.3 and Thermostat Conditioned VCHP System Rooms Space Drop Rating SC3.3.3.4.1 Not required Required Required Required Not required Not required Not required Not required Heat Pump System 1 INDOOR AIR QUALITY (IAQ) FAN 02 06 08 05 Includes Includes Fault Fan Efficacy IAQ Recovery (W/CFM) Effectiveness - SRE | Indicator Display? Recovery? 0.35 Exhaust SFam IAQVentRpt Energy Pro uses ASHRAE method for HVAC sizing. HERS PROVIDER

Revised to 2022 Compliance Code

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022

Calculation Description: Title 24 Analysis

Registration Number: 222-P010249517A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

HERS Provider Report Generated: 2022-12-21 21:25:55

Report Version: 2022.0.000 Schema Version: rev 20220901 2022 Single-Family Residential Mandatory Requirements Summary Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool a spa heaters. *

Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook,

Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook,

Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook,

Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the § 150.0(h)3B: manufacturer's instructions.

Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. * Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b), Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapse). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5" x 2.5" x 7" suitable for the future installation of a heat gump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2* higher than the base of the water heater

Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO-DET), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO-DET), the International by the described learning and Mechanical Officials, Research and Testing (IAPMO-DET), the International by the Solar Rating and Mechanical Officials, Research and Testing (IAPMO-DET), the International by the Solar Rating and Mechanical Officials, Research and Testing (IAPMO-DET), the International Business (IAPMO-DET) and International Details (IAPMO-DET) and IAPMO-DET and IAPMO-DET and IAPMO-DET). Ducts. Insulation installed on an existing space-conditioning quot must comply with § 604.0 of the Cartornia Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of sugley-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.14.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or across lealant that meets UL 723. The compliation of mastic and either mesh or tape must be used to seal openings greater than W.; if mastic or tape is used. Building cavities, air pandler support platforms, and plenums designed or constructed with materiats other than sealed sheet metal, duct board or devisition and contribution of the standard of the standard of the standard or standard or the stand

actory-fabricated duct systems must comply with applicable requirements for duct construction connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive ict tapes unless such tape is used in combination with mastic and draw bands.

eld-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tape natually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

Protection of insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. installation, relation must be protected from langle due assign, installing, equipment must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic in foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and uplable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in

with Reference Residential Appendix RA3.1. Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A.
Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter cks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassin

Date Signed: 2022-12-21 21:55:41 Design Path Studio C 34789 364 Second St Suite 2 760-944-1443

2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have

a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.56 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Paferarons Pacification 1.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Heating Unit Name

Pipe Insulation

Project Name: Salinas ADU 1 Bedroom Plan 1B Revised 2022

System Type

Heat pump

heating cooling

Not Required

222-P010249517A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Calculation Description: Title 24 Analysis

WATER HEATING - HERS VERIFICATION

Mini-split1

HVAC - HEAT PUMPS

System 1

Heat Pump System

Registration Number:

HVAC HEAT PUMPS - HERS VERIFICATION

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project

City of Salinas Pre-Approved ADU Plans

revisions

description

Energy Calculations

date 02-08-2023

project no.

drawn by

Salinas ADU - 1 Bedroom Plan 1B 2022 CF1R & MF1R

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY Project Name
Salinas ADU - 1 Bedroom Plan 1B Revise 2022
System Name
Ductless Mini-split ENGINEERING CHECKS COIL COOLING PEAK COIL HTG. PEAK Number of Systems
 CFM
 Sensible
 Latent
 CFM
 Sensible

 231
 4,969
 247
 207
 8,264
 Heating System Output per System Total Room Loads Total Output (Btuh) Return Vented Lighting Output (Btuh/sqft) Return Air Ducts Cooling System Ventilation Output per System Supply Fan Total Output (Btuh) Supply Air Ducts Total Output (Tons) Total Output (Btuh/sqft) TOTAL SYSTEM LOAD Total Output (sqft/Ton) Air System HVAC EQUIPMENT SELECTION CFM per System Airflow (cfm) Airflow (cfm/sqft) Airflow (cfm/Ton) Outside Air (%) Outside Air (cfm/sqft) Note: values above given at ARI conditions

TIME OF SYSTEM PEAK

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak) 26 °F 68 °F 105 °F 26 °F 68 °F Outside Air 0 cfm Supply Fan Heating Coil 300 cfm ROOM 75 / 62 °F 75 / 61 °F 55 / 54 °F

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping from receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.

Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

240 ready; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."