

Accessory Dwelling Unit Plan 2A - 749 s.f. Salinas, CA

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRE 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.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

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CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION

ZONING INFORMATION

CONTACT CITY OF SALINAS FOR THE INFORMATION BELOW
currplanwebmail@ci.salinas.ca.us PHONE: 831-758-7206

ZONING :
OVERLAY :
LOT SIZE :
EXISTING HABITABLE SQ. FT. :
EXISTING FAR :
MAX. ALLOWABLE FAR :
PROPOSED FAR :
FLOOR AREA OF GARAGE:
EXISTING LOT COVERAGE:
ALLOWABLE LOT COVERAGE :
PROPOSED LOT COVERAGE :
LOT SLOPE :

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:
COMPANY
CONTACT PERSON
ADDRESS
PHONE:
EMAIL
PROPERTY OWNER:
NAME
ADDRESS
PHONE:
EMAIL
BUILDING DEPARTMENT:
CITY OF SALINAS PERMIT CENTER
65 W ALISAL
SALINAS, CA 93901
P. (831)758-7251

VICINITY MAP

HERS NOTES

- PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(a)3, 10-103(b)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
- PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF3R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(a)3, 10-103(b)1.A.
- CF2R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE.
- HERS TESTS REQUIRED FOR THIS PROJECT ARE:
VARIABLE CAPACITY HEAT PUMP - Ductless units entirely located in conditioned space, Airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify heat pump rated capacity, and Refrigerant charge.
KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM = 3 SONES)
IAQ MECHANICAL VENTILATION - See new ducting requirements Table 150.0-H
- FOR IAQ FAN - 29,31.44 CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTANT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- SOLAR IS REQUIRED: Solar exemption cut off is 1.8 kWdc - this is an owner choice.
1BedPlan1A - 1.56 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN.
1BedPlan1B - 1.57 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN.
2BedPlan2A - 1.89 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN.
2BedPlan2B - 1.89 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN.
- SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NECA rated heat pump water heater; specific brand/model or eq.
- NEW 2022 ELECTRIC READY REQUIREMENTS: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE, ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF SALINAS MUNICIPAL CODE.

SITE ADDRESS:

GOVERNING AGENCY: CITY OF SALINAS, CA
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

ADU SETBACKS ALLOWED :
FRONT- REAR- SIDE- STREET SIDE-
OFF STREET PARKING :
REQUIRED: PROVIDED:
A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATION FROM EXISTING STRUCTURES
IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS.

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, 2 BEDROOM, 2 BATH, DETACHED 749 S.F. ACCESSORY DWELLING UNIT WITH PORCH AREAS USED BELOW:
CRAFTSMAN PORCH: 292 S.F. RANCH PORCH: 150 S.F.
MIDCENTURY PORCH: 226 S.F. SPANISH PORCH: 180 S.F.

LEGAL DESCRIPTION

APN

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by owner:

- COMPLETED
- TITLE SHEET (T1.1) INFORMATION FILLED OUT
- SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
- UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T2.1) TO OBTAIN UPDATES TO THE REPORT.
- CONSTRUCTION AND DEMOLITION FORM

exterior style selection:

- SELECTION - SEE SHEET T1.2 FOR EXTERIOR RENDERING
- CRAFTSMAN
- MIDCENTURY
- RANCH
- SPANISH

exterior wall material:

- SELECTION(S)
- EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT (EXTERIOR WALL COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)
- STUCCO / COLOR _____
- STONE VENEER / COLOR _____
- FIBER CEMENT - SIDING / COLOR _____
- WOOD SIDING / COLOR _____
- OTHER _____

deferred submittals under separate permit to be obtained by owner:

- TO BE COMPLETED
- FIRE SPRINKLERS (WHEN REQUIRED)
- TRUSS CALCULATIONS (WHEN REQUIRED)
- PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU.

roof framing:

- SELECTION
- ROOF FRAMING PER PLAN
- ROOF TRUSSES - IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF SALINAS FOR APPROVAL. INDICATE ON DEFERRED SUBMITTAL CHECKLIST ABOVE IF TRUSS PACKAGE WILL BE PROVIDED AS A DEFERRED SUBMITTAL

roof material:

- SELECTION
- ROOF COLOR OF PRINCIPAL DWELLING UNIT (ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)
- TRIM COLOR OF PRINCIPAL DWELLING (TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT TRIM)
- CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - IAMPO UES-ER 1900 MINIMUM 2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF _____
- ARCHITECTURAL GRADE SHINGLE - CERTAINTED - ICC-ES-ESR-1389 & ESR-3537 MINIMUM 2:12 ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES _____
- WOOD SHAKE - ICC ESR 2867 - MINIMUM 4:12 ROOF SLOPE. COLOR OF WOOD SHAKE ROOF _____
- OTHER ROOF MATERIAL / COLOR / ICC / UL: _____

fire sprinkler information:

- SELECTION
- EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
- EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
- NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS

fire rated details:

- SELECTION
- ROOF EAVE DETAIL 1,2,3,5,6,7/ A5.2
- WALL FINISH DETAIL 9B,12B,15B/ A5.1
- FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

window and trim color:

- SELECTION
- WINDOW COLOR OF PRINCIPAL DWELLING UNIT (WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW COLOR)
- WHITE
- TAN
- DARK BRONZE
- OTHER WINDOW COLOR _____

sewer waste water information:

- SELECTION
- ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
*IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS
- DISTANCE TO CONNECTION _____

electrical service information:

- SELECTION
- UPGRADED SERVICE
- EXISTING SERVICE TO REMAIN
- NEW SERVICE
- SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

site / soils / foundation information

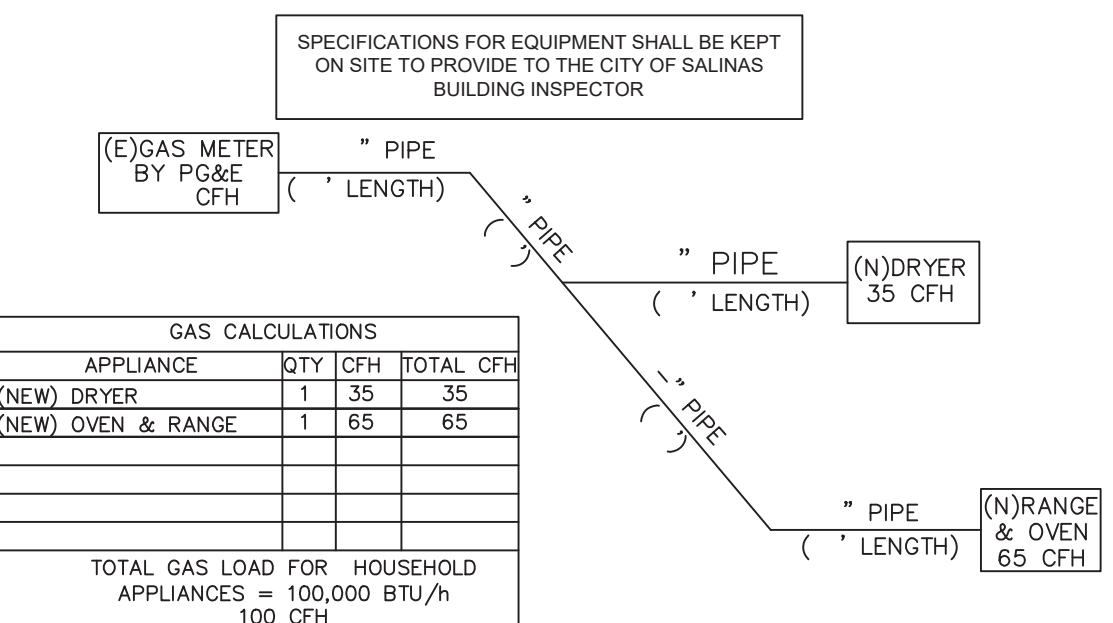
- YES NO PLEASE CHECK THE BOX THAT APPLIES TO YOUR PROJECT SITE
- IS THE PROJECT SITE FLAT?
- DOES THE PROJECT ABUT SEVERE ASCENDING OR DESCENDING SLOPES EXCEEDING 35%?
- DOES THE PROJECT INCLUDE RETAINING WALLS?
- DOES THE SITE CONTAIN ANY KNOWN GEOTECHNICAL HAZARDS?
- DOES THE EXISTING DWELLING ON THE SITE HAVE A CONVENTIONAL FOUNDATION?
- DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS?
- ITEMS CHECKED IN SHADED BOXES ABOVE REQUIRE ADDITIONAL INFORMATION TO ENSURE CODE COMPLIANCE

gas service information:

- SELECTION
- UPGRADED SERVICE
- EXISTING SERVICE TO REMAIN
- NEW SERVICE
- SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

GAS PIPE ISOMETRIC DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS
NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AND SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.



PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE						
SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"
CFH	44	92	173	355	532	1,020

project
City of Salinas
Pre-Approved ADU
Plans

revisions
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description
Title Sheet
Plan 2A

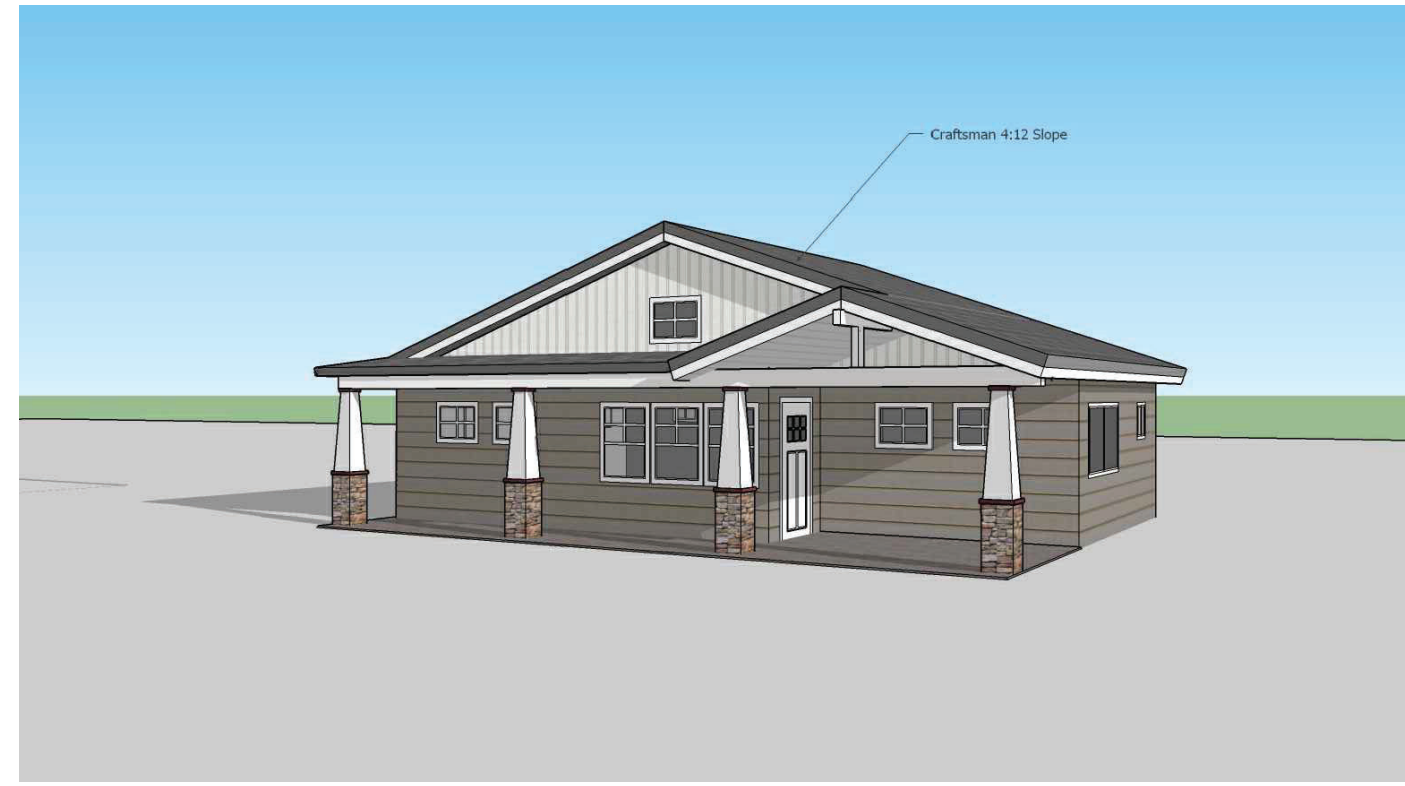
date 02-08-2023

project no.

drawn by

sheet no. **T1.1**

Craftsman



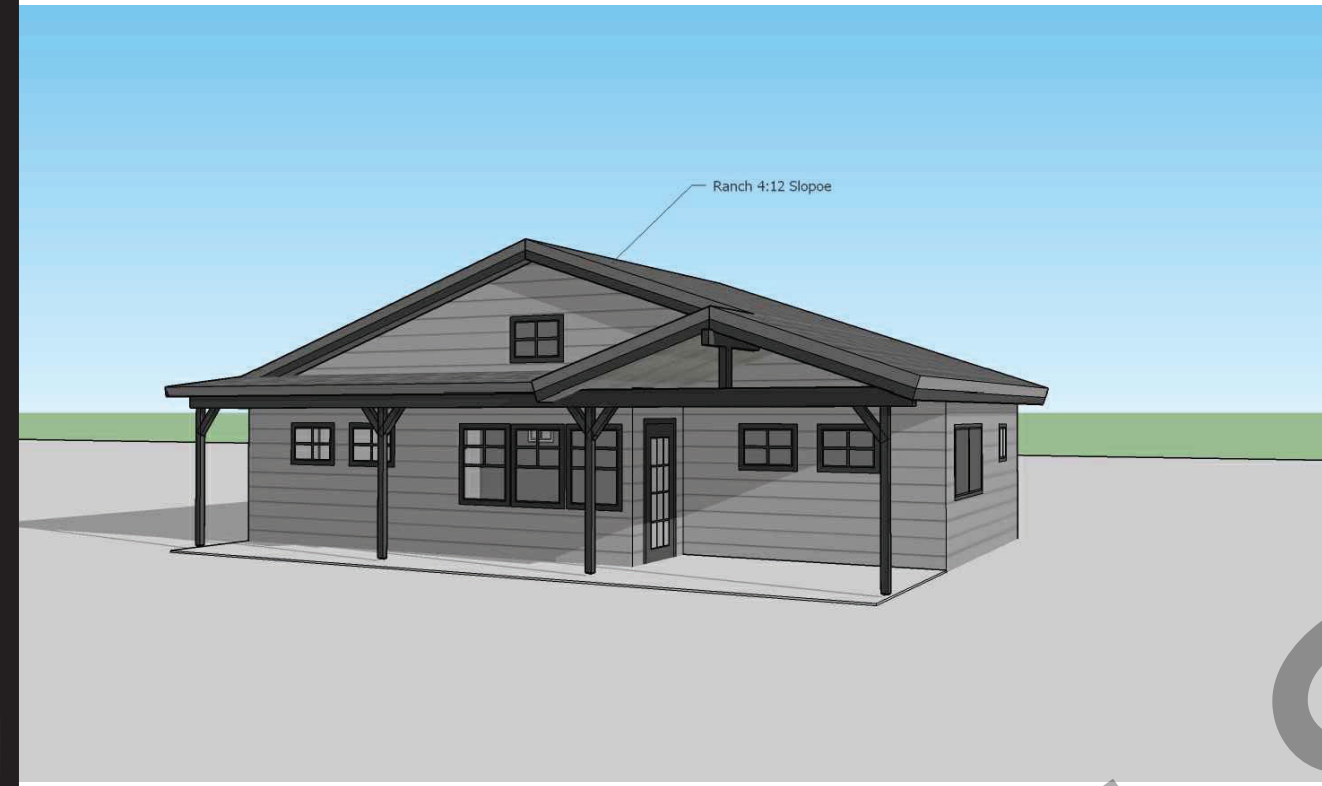
2 Bedroom -Craftsman view #1

Midcentury



2 Bedroom -Midcentury view #1

Ranch



2 Bedroom -Ranch view #1

Spanish



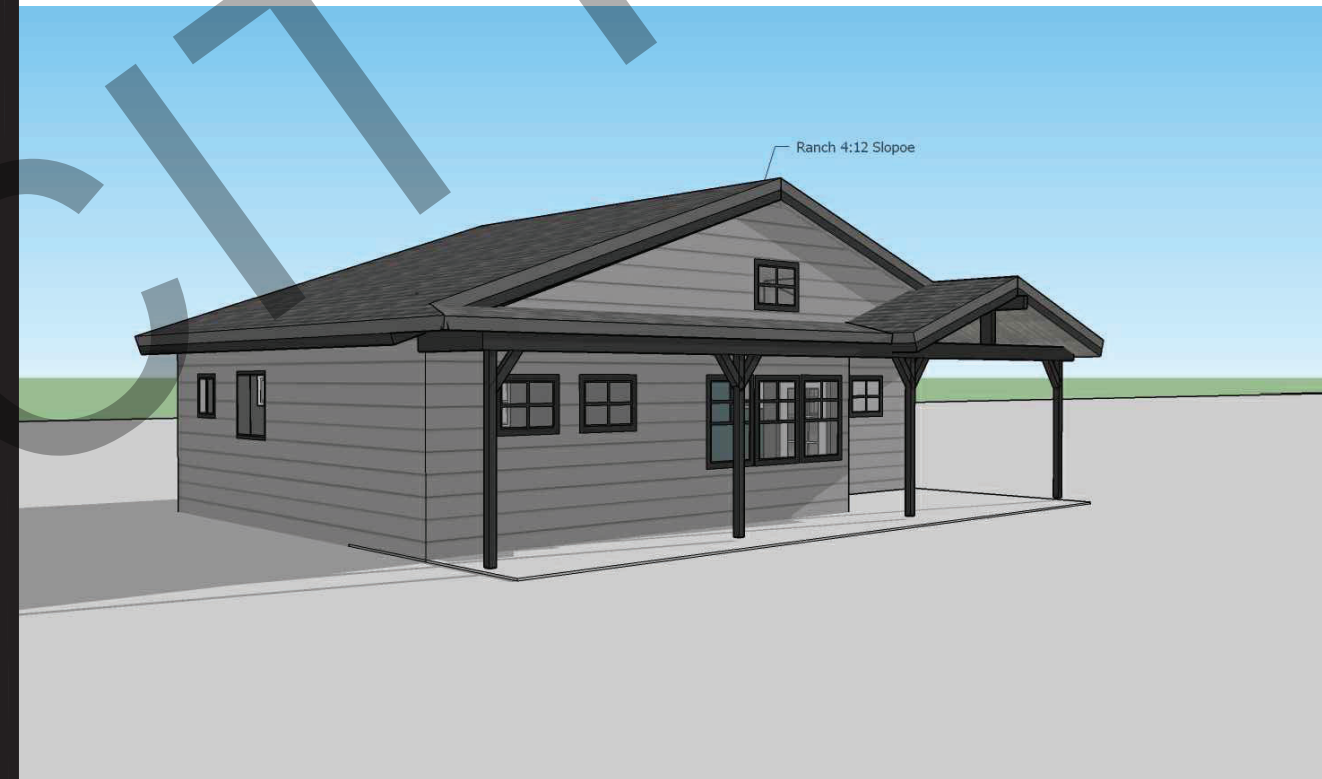
2 Bedroom -Spanish view #1



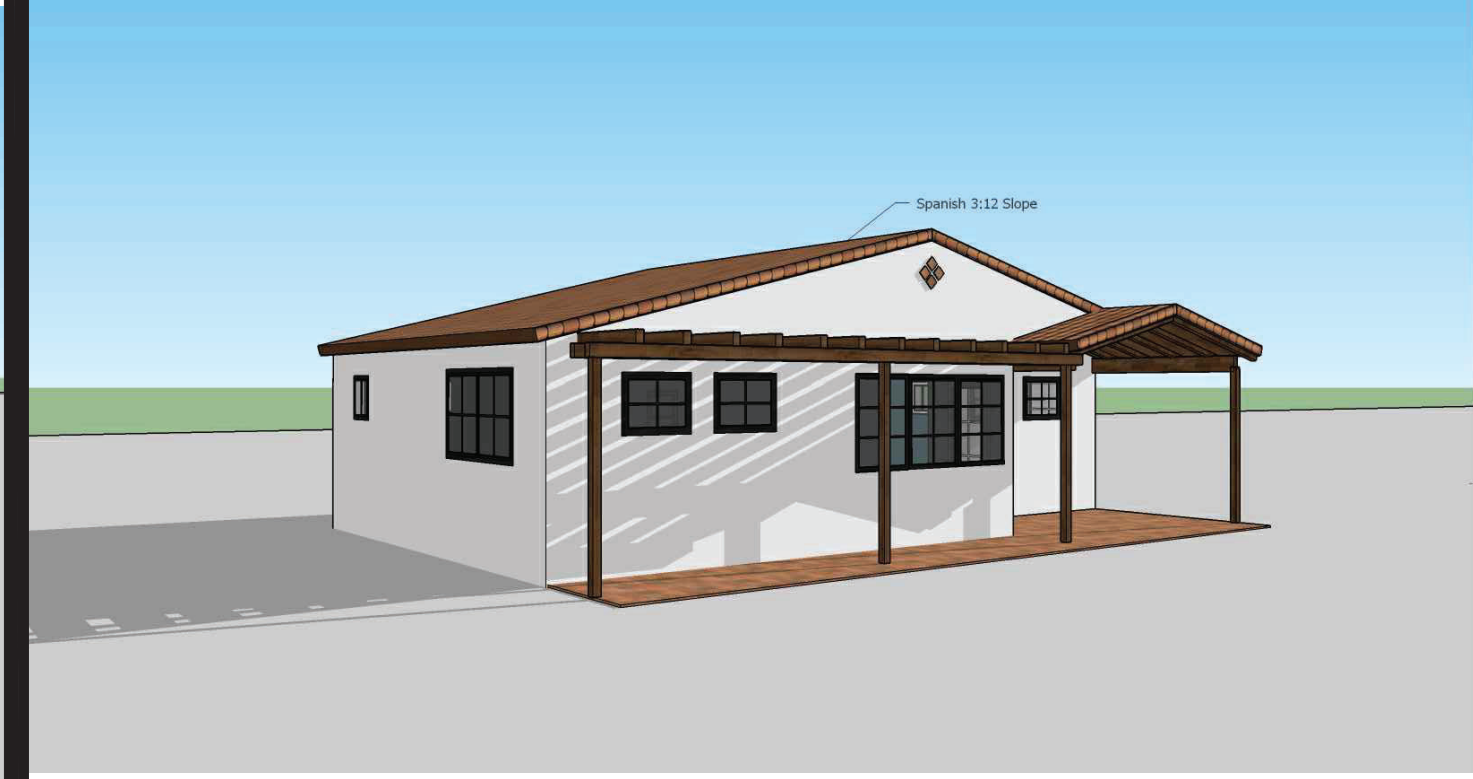
2 Bedroom -Craftsman view #2



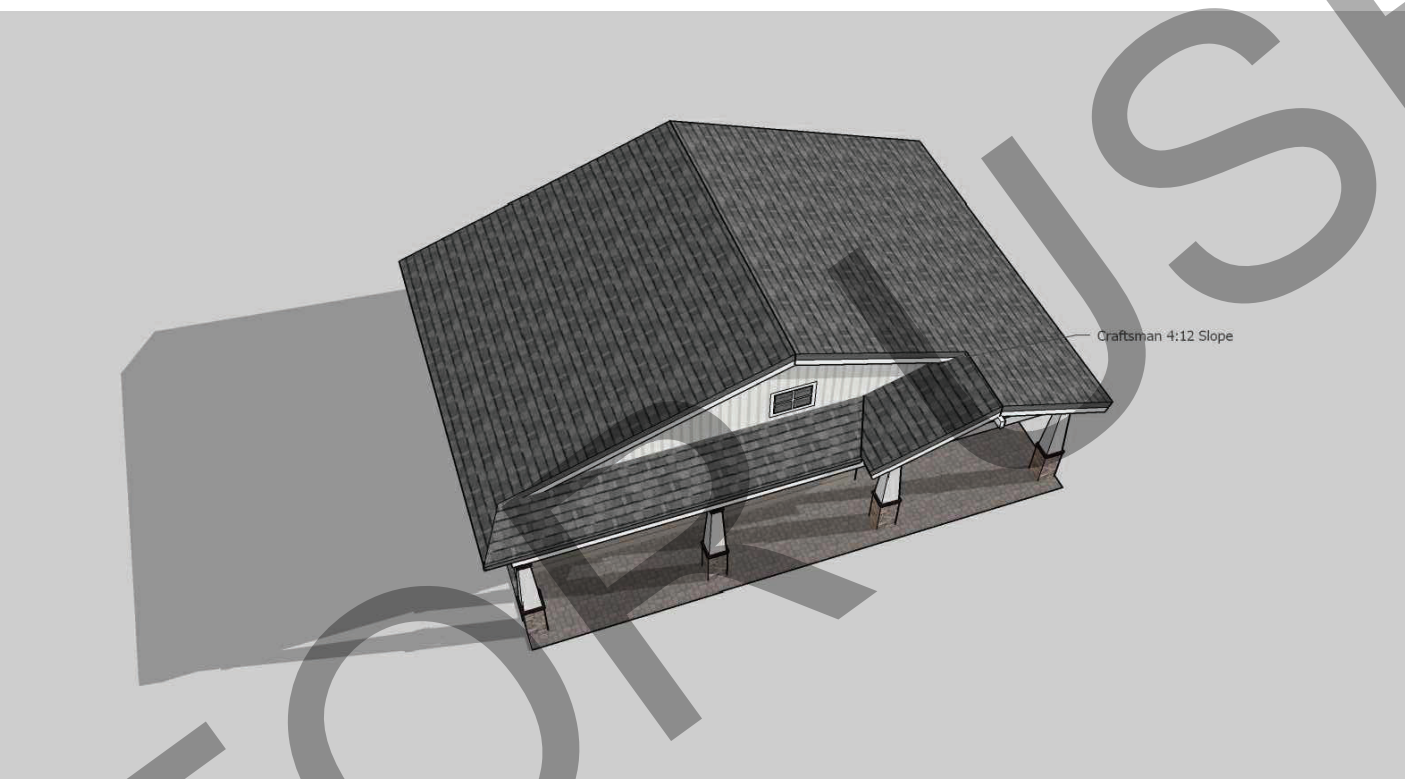
2 Bedroom -Midcentury view #2



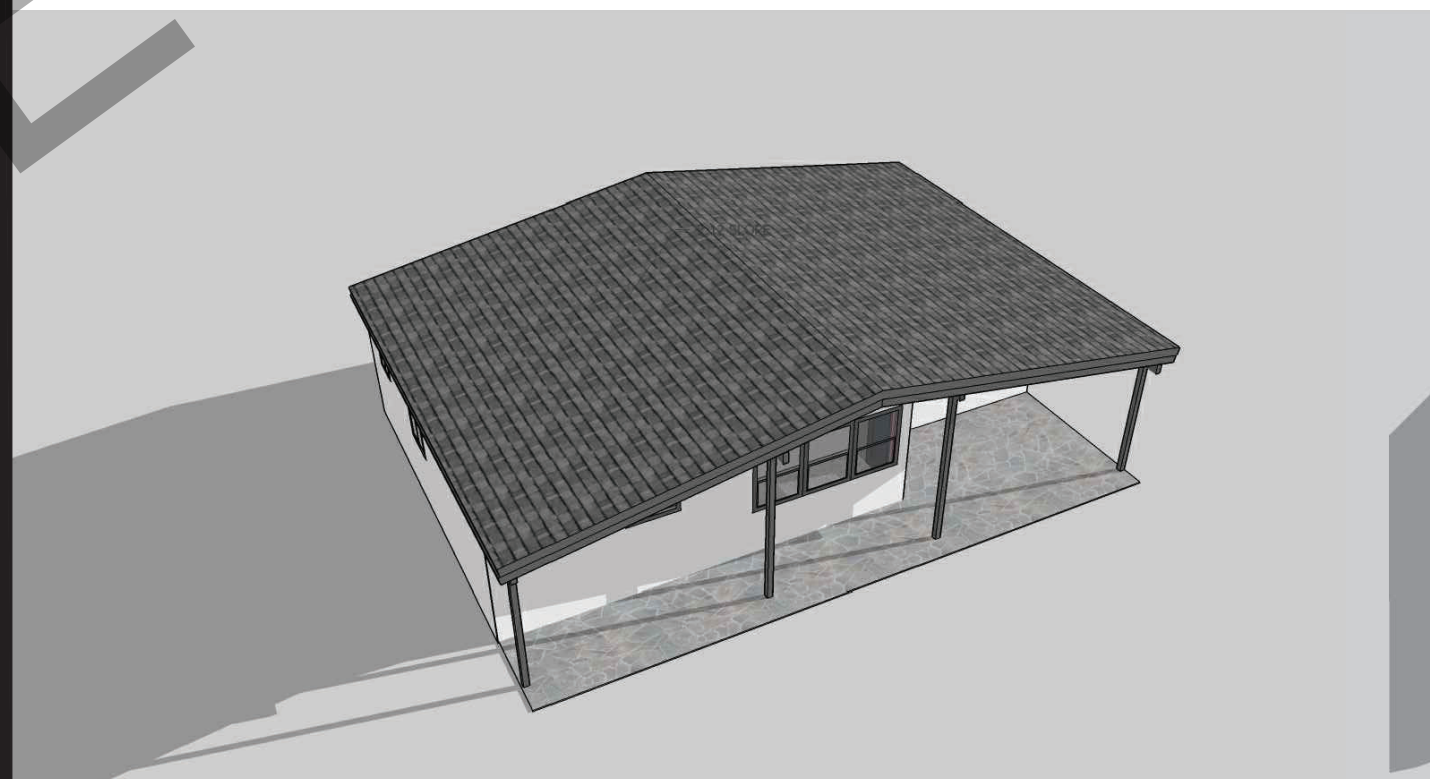
2 Bedroom -Ranch view #2



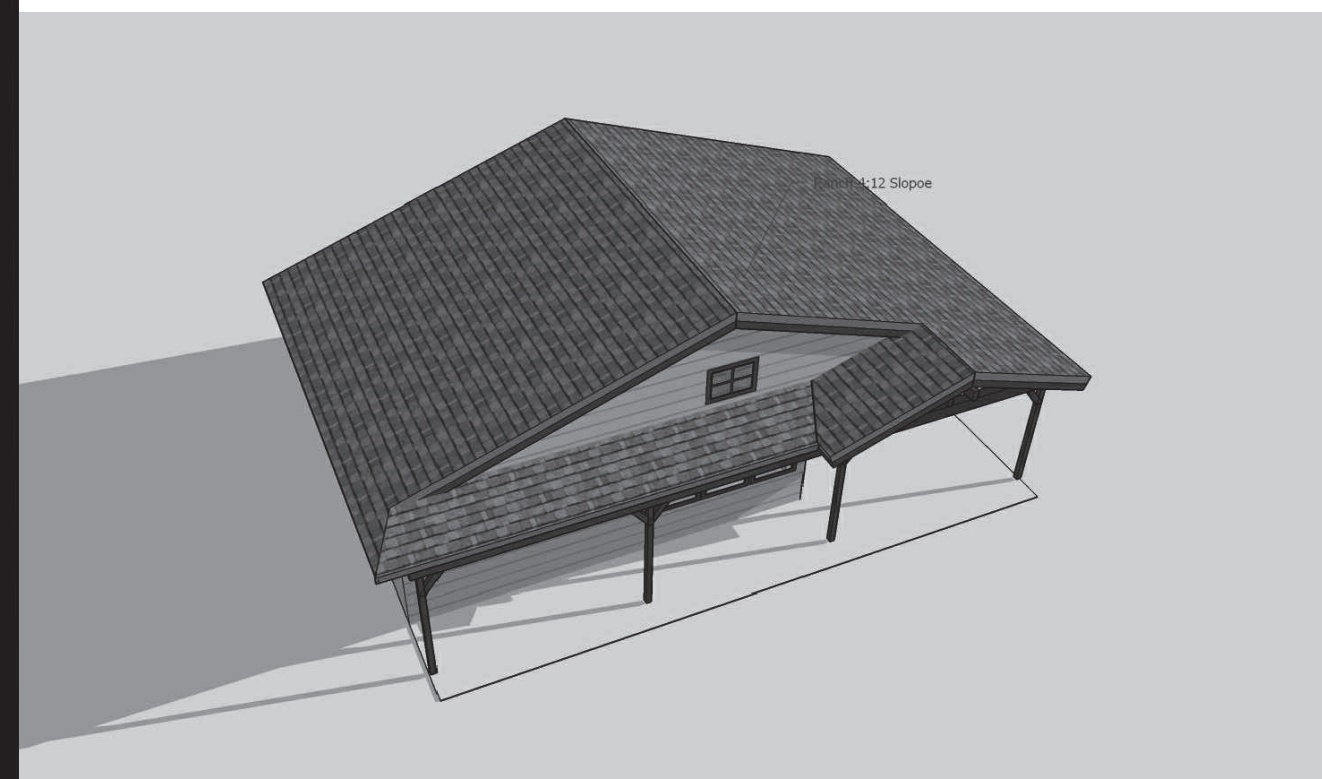
2 Bedroom -Spanish view #2



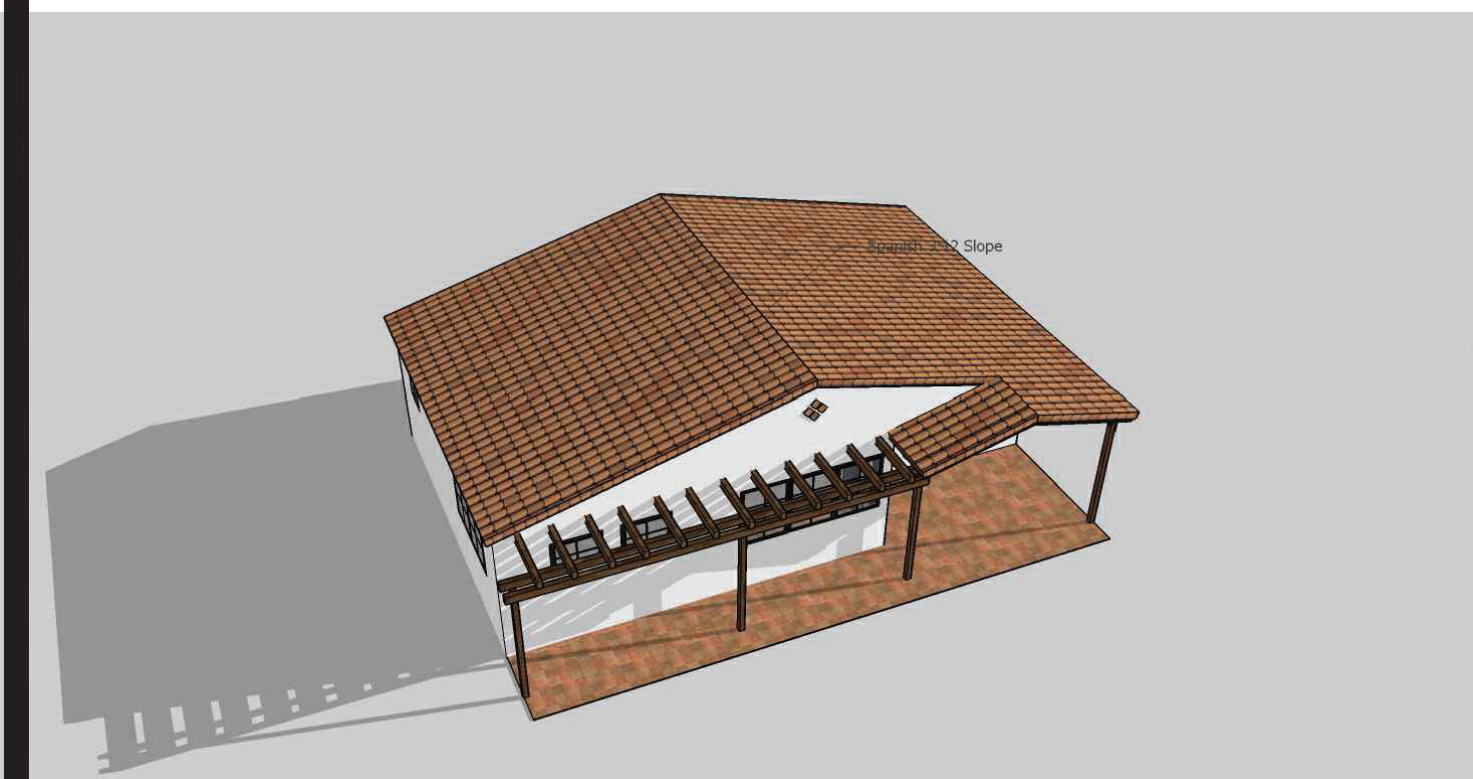
2 Bedroom -Craftsman view #3



2 Bedroom -Midcentury view #3



2 Bedroom -Ranch view #3



2 Bedroom -Spanish view #3

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 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.

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City of Salinas
Pre-Approved ADU
Plans

revisions



description
Exterior
Style
Options
Plan 2A

date 02-08-2023

project no.

drawn by

sheet no.

CONSTRUCTION

SEDIMENT FROM EXCAVATION AND OTHER CONSTRUCTION PROJECTS IS THE MOST COMMON POLLUTANT WASHED FROM WORK SITES. SEDIMENT ENTERING THE WATERWAYS THROUGH STORM DRAINS HARMS AQUATIC LIFE AND DISRUPTS THE FOOD CHAIN UPON WHICH BOTH FISH AND PEOPLE DEPEND.

EROSION CONTROL GENERAL PRACTICES

- 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 PROPERTY.

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

- SCHEDULE GRADING AND EXCAVATION PROJECTS FOR DRY WEATHER.

- 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 SOIL.

RECYCLING & HAZARDOUS WASTE DISPOSAL:
SUN STREET TRANSFER STATION
SALINAS VALLEY SOLID WASTE AUTHORITY
(831) 424-5520
139 SUN STREET
SALINAS, 93901

TO REPORT A SPILL, ILLEGAL DUMPING OR A CLOGGED STORM DRAIN CALL:
(831) 758-7233
CITY OF SALINAS
DEPARTMENT OF PUBLIC WORKS
MAINTENANCE DIVISION

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 PET 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 DRAIN.

- 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 OF AS TRASH.

PAINT REMOVAL

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

- 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 EVENT.

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 WATER.

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

- 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.

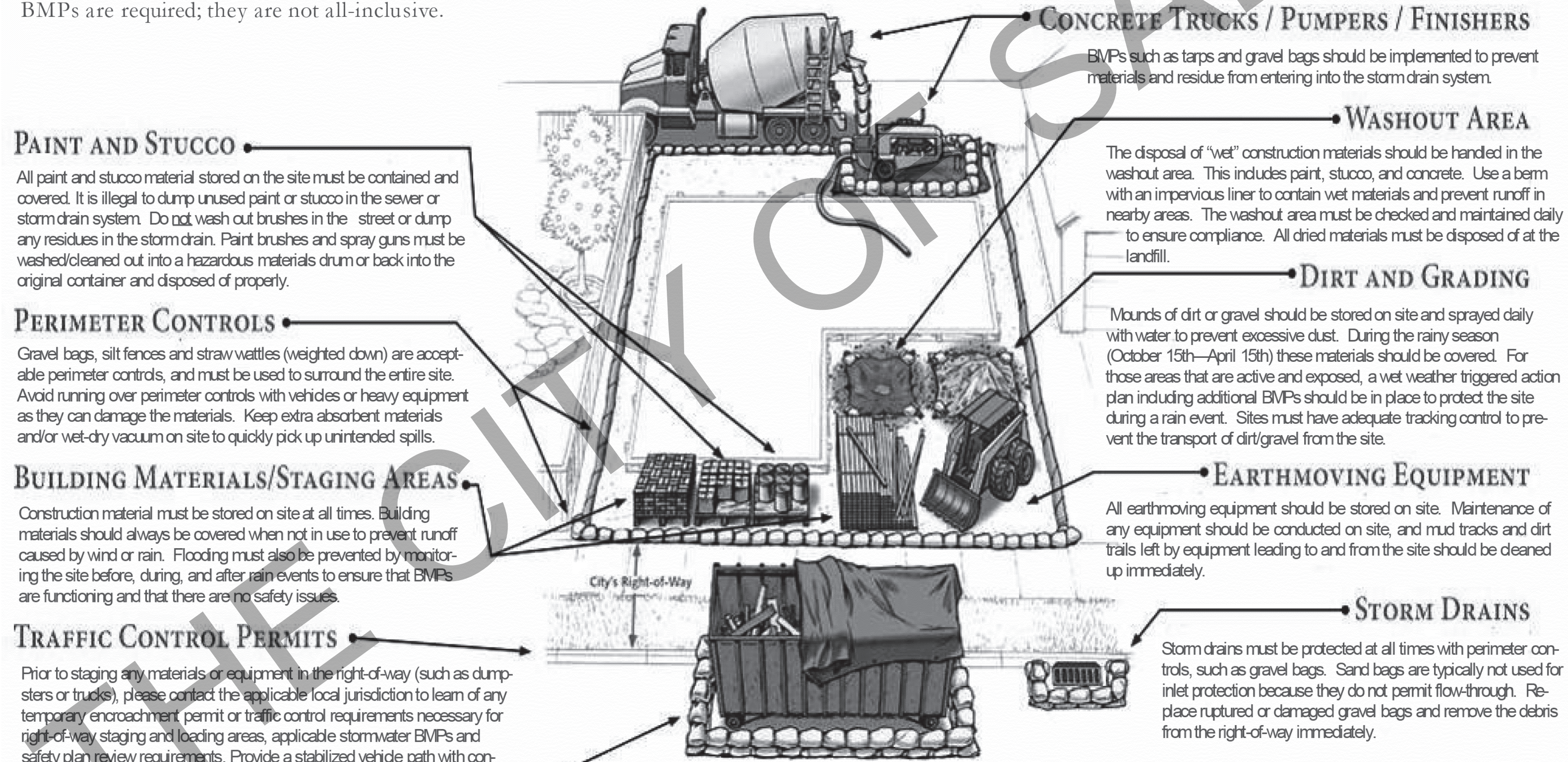
- PLACE CLIPPINGS AND PRUNING WASTE IN APPROVED CONTAINERS FOR PICK UP.

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

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLU-

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.



CONCRETE TRUCKS / PUMPER / 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 cleaned up immediately.

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.

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

Photo courtesy of the City of San Diego

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 not 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 BMPs 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.

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 STUDD). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD 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 FREE-STANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS NOT USED.
6. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING.
7. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING:

9. NORTH ARROW, PROPERTY LINES, 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.
10. 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.
11. 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. ANNUAL 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

1. SITE PREPARATION PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORK IS TO BEGIN.
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.
4. SHORING IS TO BE PROVIDED AS REQUIRED
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 SALINAS GRADING ORDINANCE
 - b. THE OWNER/CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
 - c. 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.

project
City of Salinas
Pre-Approved ADU
Plans

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description
Site & BMP
Information

date 02-08-2023

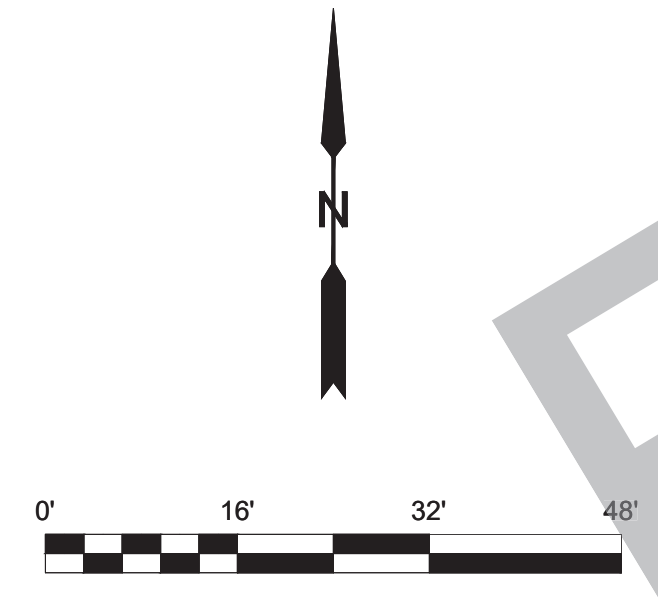
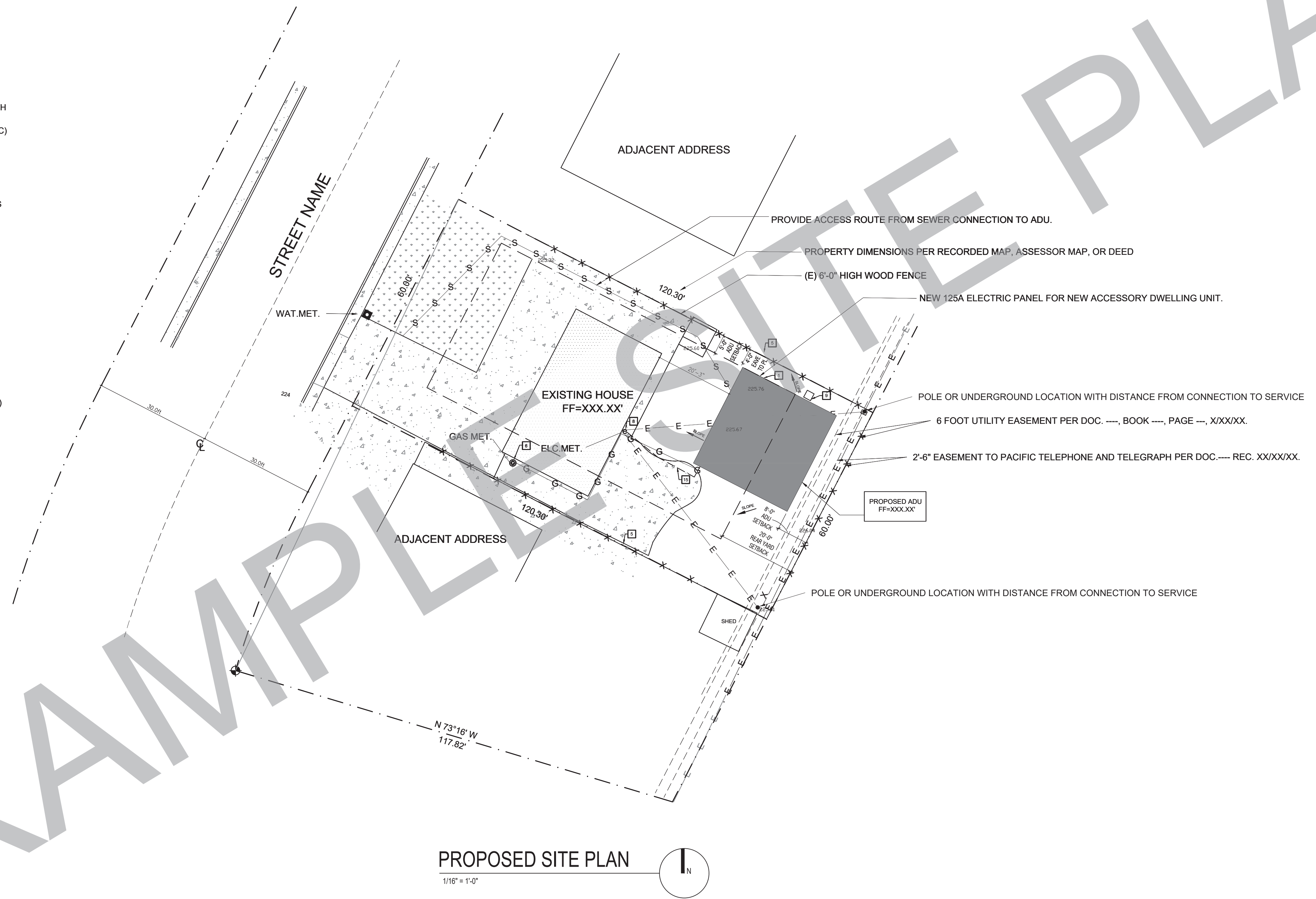
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sheet no. **AS.1**

SITE INFORMATION CHECKLIST:

- X TO BE INCLUDED ON SITE PLAN**
- ALL EXTERIOR SITE BOUNDARIES CORRECTLY SCALED AND DIMENSIONED
 - NORTH ARROW
 - SCALE OF PLANS, GRAPHIC AND WRITTEN
 - LEGEND OF SYMBOLS, LINES, ABBREVIATIONS, ETC. USED ON PLANS
 - SITE CONTOURS, GRADE ELEVATIONS, AND OTHER TOPOGRAPHIC FEATURES
 - LOCATION AND DIMENSION OF ALL DRIVEWAY, ACCESS ROADS, AND CURB CUTS
 - SHOW FIRE ACCESS ROADS / DRIVEWAY - MAX FIRE HOSE PULL OF 150 FT LENGTH
 - LOCATION AND DIMENSIONS OF ALL EASEMENTS (ELECTRIC, WATER, SEWER, ETC)
 - REQUIRED AND PROPOSED BUILDING SETBACKS
 - LOCATION OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
 - DISTANCE OF ALL STRUCTURES FROM EACH OTHER AND FROM PROPERTY LINES
 - LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
 - LOCATION AND SIZE OF OFF-STREET PARKING
 - LOCATION OF EXISTING AND PROPOSED VEGETATION
 - LOCATION OF EXISTING AND PROPOSED UTILITIES TO NEW ADU
 - LOCATION OF EXISTING AND NEW UTILITIES (SEWER LATERAL CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS.)
 - NEW SEWER LATERAL SERVING THE NEW ADU. REFER TO CPC 311.1
 - ADU SEWER LINE CANNOT BE CONNECTED DIRECTLY TO THE EXISTING MAIN DWELLING UNIT EXCEPT AS SPECIFIED IN GOVERNMENT CODE SECTION 65852.2
 - LOCATION OF EXISTING AND NEW METER LOCATIONS (GAS, ELECTRICAL, WATER.)
 - SITE PLAN SIGNED BY PREPARER.
 - PROVIDE A PHOTO FROM THE STREET OF THE EXISTING MAIN DWELLING.



PROPOSED SITE PLAN
1/16" = 1'-0"

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

- 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.
- 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 THEREIN. 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.
- 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
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 Plans

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description
 Example
 Site Plan

date 02-08-2023

project no.

drawn by

sheet no.

AS.2

KEYNOTES	GENERAL NOTES	LEGEND	LOT SIZE & IMPERVIOUS AREA	GRADING INFORMATION:
<ol style="list-style-type: none"> LINE OF EXTERIOR WALL, TYP. LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE REQUIRED SETBACKS PROPERTY LINE, TYP. FENCE- HEIGHT PER PLAN EXISTING GAS METER EXISTING WATER METER EXISTING ELECTRIC METER. CONDENSING UNIT SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET FEEDER TO EXTEND TO EXISTING PANEL 	<ol style="list-style-type: none"> SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS. 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). OWNER/CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTNING AT DRIVEWAY), ETC. OWNER/CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS OWNER/CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES 	<p>0.00'</p> <p>AREA OF NEW BUILDING FOOTPRINT</p> <p>AREA OF EXISTING BUILDING FOOTPRINT</p> <p>1 KEYNOTE</p> <p>PROPERTY LINE</p> <p>REQUIRED SETBACKS</p> <p>DRAINAGE PATTERN</p> <p>EXISTING CONTOURS</p> <p>NEW SEWER LINE</p> <p>NEW DOMESTIC WATER LINE</p> <p>NEW ELECTRICAL & TEL DATA LINE</p> <p>NEW GAS LINE</p> <p>NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090</p>	<p>TOTAL LOT SIZE: (EXISTING BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.)</p> <p>TOTAL AREA OF EXISTING IMPERVIOUS SURFACES: (EXISTING BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.)</p> <p>TOTAL AREA OF NEW IMPERVIOUS SURFACES: (INCREASE TO BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.)</p> <p>TOTAL AREA OF REPLACES IMPERVIOUS SURFACES: (REPLACEMENT TO BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.)</p>	<p>TOTAL CUBIC YARD OF EARTHWORK = _____</p> <p>TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE STEEPER THAN FIVE UNITS HORIZONTAL TO ONE VERTICAL = _____</p> <p>TOTAL CUT OR FILL MATERIAL EXCEEDING FOUR FEET IN VERTICAL DEPTH, MEASURED FROM THE EXISTING GROUND SURFACE = _____</p>

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y N/A RESPON. PARTY = YES APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] - NOT USED

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. - NOT USED

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHFD Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flow to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. - NOT USED

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. - NOT USED

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. - NOT USED

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. - NOT USED

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be certified to only allow one shower outlet to be in operation at a time.

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

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. - NOT USED

4.303.1.4.3 Metering Faucets. - NOT USED

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves. - NOT USED

4.303.2 Submitters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. - NOT USED

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collected will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

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 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

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 requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

- 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 documenting compliance with this section.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available.

10. A copy of all special inspections verifications required by the enforcing agency or its code.

11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.

12. Information and/or drawings identifying the location of grab reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PVMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PVMIR is the total reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PVMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 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 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

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

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHL/BI/AQ/Pages/VOC.aspx>.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHL/BI/AQ/Pages/VOC.aspx>.

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 receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEHL/BI/AQ/Pages/VOC.aspx>.

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504-5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 10 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

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

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

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

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project

City of Salinas
Pre-Approved ADU
Plans

revisions

description

Cal Green
Checklist

date 02-08-2023

project no.

drawn by

sheet no.

FOR USE IN THE CITY OF SALINAS

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 903.3 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 THAN 5 MINUTES BY A FIRE DEPARTMENT.
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 SHALL BE TESTED.

ABBREVIATIONS

ADU	ACCESSORY DWELLING UNIT
AFF	ABOVE FINISH FLOOR
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
BMP	BEST MANAGEMENT PRACTICE
BM	BEAM
BN	BOUNDARY NAILING
BTTM	BOTTOM
C	COUNTER
CALC	CALCULATION
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DTP	DOUBLE TOP PLATE
DW	DISH WASHER
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FR	FIRE RATED
GAL	GALLON
GD	GARBAGE DISPOSAL
GFI	GROUND-FAULT CIRCUIT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GPM	GALLON PER MINUTE
GYP	GYP SUM
HLW	HALLOW
HGT	HEIGHT
HDR	HEADER
HDU	HOLDOWN INSTALLATION
LVL	LEVEL
MIN	MINIMUM
OAE	OR APPROVED EQUIVALENT
OC	ON CENTER
OPER	OPERATION
O	OVEN
OSB	ORIENTED STRAND BOARD
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL-STRAND LUMBER
PT	POST TENTION
QNTY	QUANTITY
REQ	REQUIRED
REF	REFRIGERATOR
REINF	REINFORCED
SDS	SAFETY DATA SHEET
SIM	SIMILAR
SF	SQUARE FOOTAGE
SHT	SHEET
T	TEMPERED
THICK	THICKNESS
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	TYPE 5 B CONSTRUCTION
W/D	WASHER AND DRYER
WD	WOOD
WH	WATER HEATER
WR	WEATHER RESISTANT
V	VOLT

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 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

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description
 Fire General
 Notes

date 02-08-2023

project no.

drawn by

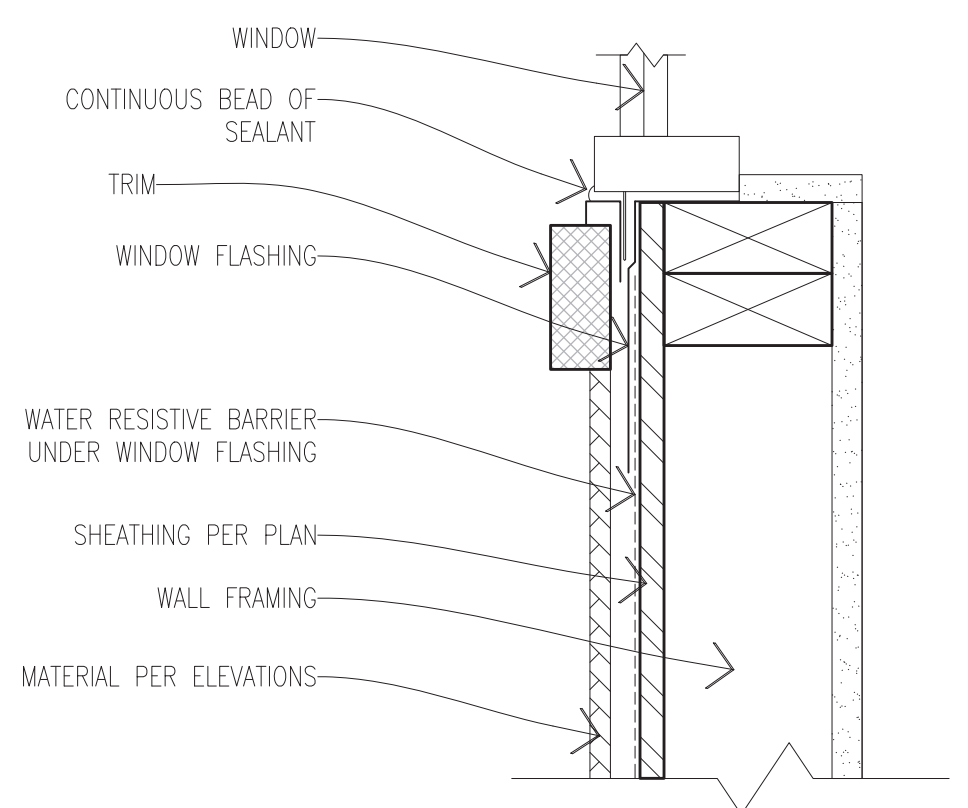
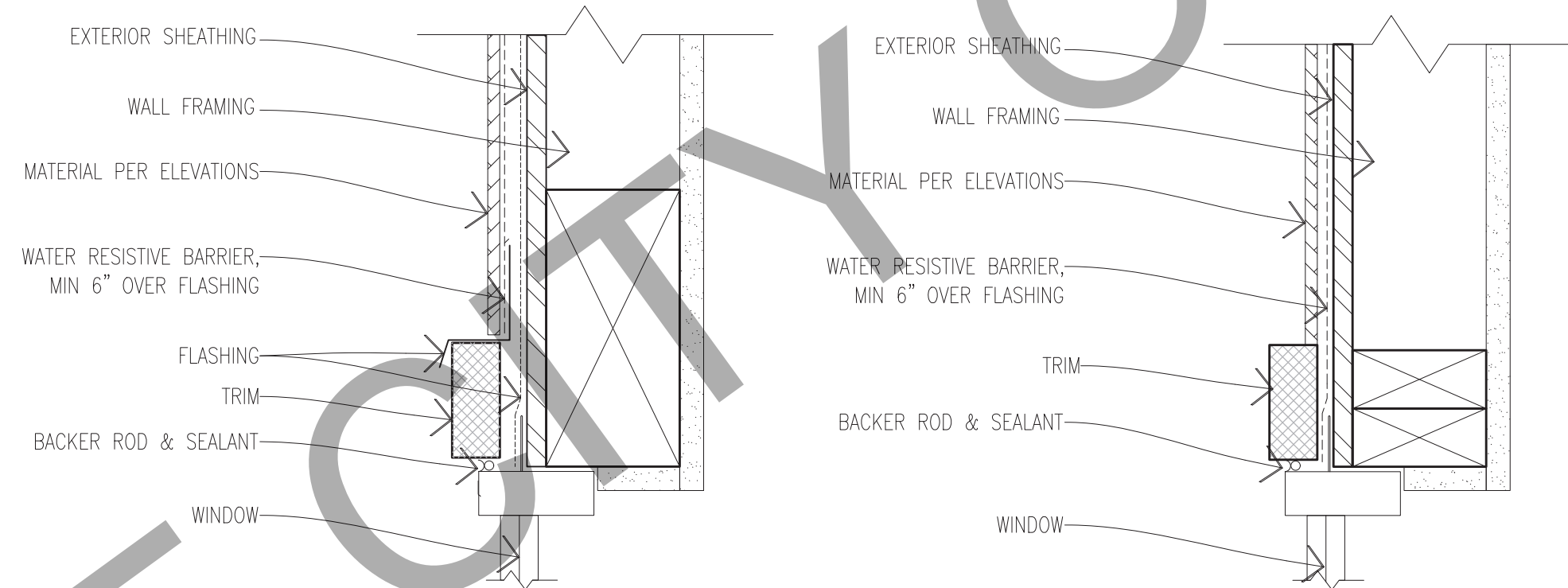
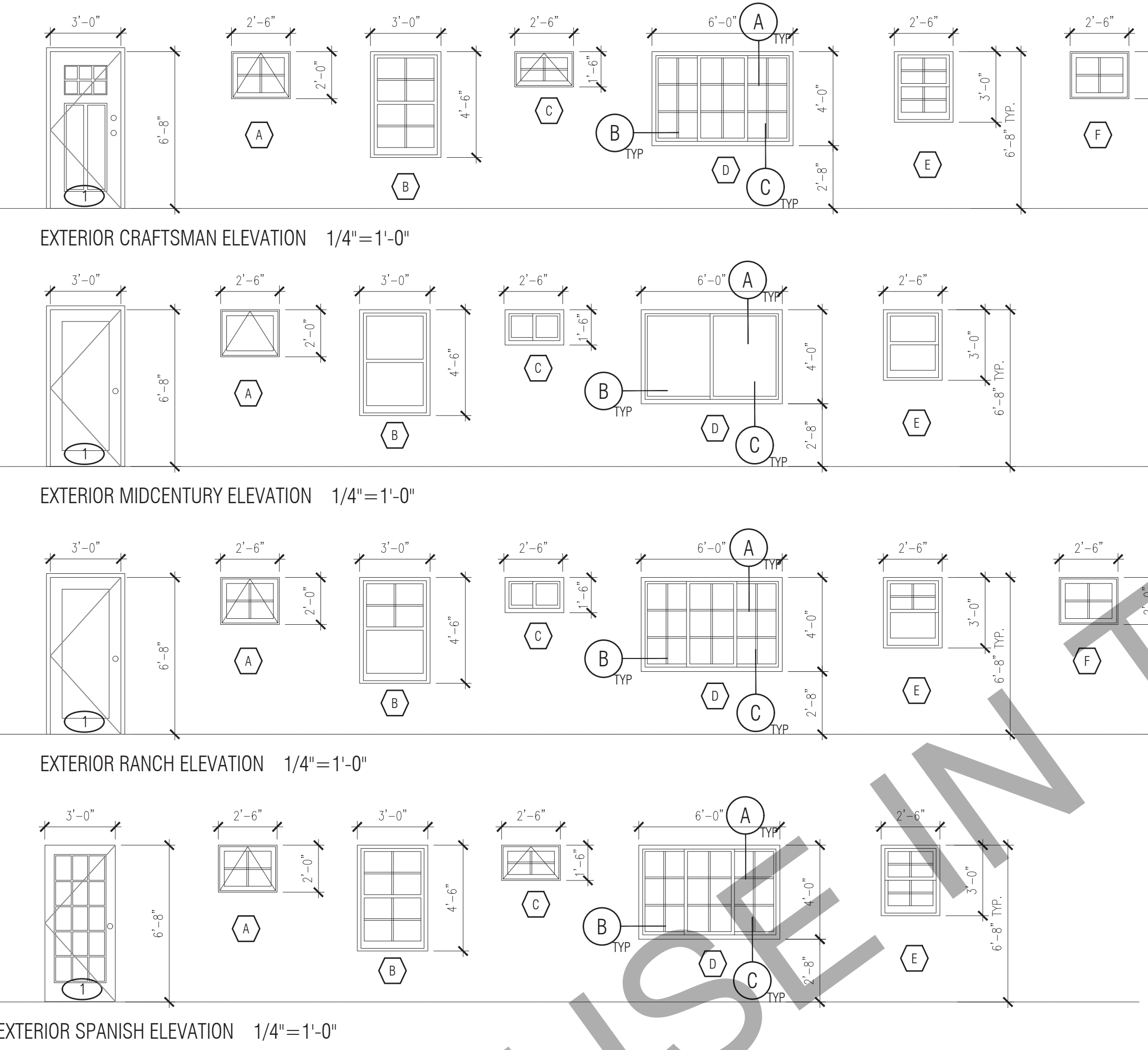
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ARCHITECTURAL GENERAL NOTES	FLOOR PLAN NOTES	FLOOR PLAN NOTES (CONT'D)	MECHANICAL/PLUMBING NOTES (CONT'D)	ELECTRICAL NOTES
<p>1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER. IF THE OWNER/CONTRACTOR PROCEEDS WITH WORK HAVING UNRESOLVED DISCREPANCIES, THE OWNER/CONTRACTOR PROCEEDS AT THEIR OWN RISK.</p> <p>2. 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.</p> <p>3. 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.</p> <p>4. 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.</p> <p>5. 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</p> <p>6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF SALINAS BUILDING INSPECTOR</p> <p>7. 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.</p>	<p>1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. OWNER/CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN.</p> <p>5. 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 & 8, 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)</p> <p>6. 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</p> <p>7. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.</p> <p>8. 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.</p> <p>9. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.</p> <p>10. 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.</p> <p>11. 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.</p>	<p>23. 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</p> <p>24. 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.</p> <p>25. THE OWNER/CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.</p> <p>26. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</p> <p>27. 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 CONFORMANCE.</p> <p>28. 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 AGENCY. 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.</p> <p>29. 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED, SALVAGED, COMPOSTED. PER SALINAS MUNICIPAL CODE 9-11.1</p>	<p>18. 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 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.</p> <p>19. e. FANS SHALL BE A MAXIMUM OF 1 SONE. f. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.</p> <p>20. CONFORM WITH CURRENT ADOPTED CPC, CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.</p> <p>21. PIPING: a. DOMESTIC WATER (WITHIN BUILDING); COPPER OR PEX PIPE 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 INSTALLED, PROVIDE WITH 2 GATE VALVES.</p>	<p>1. 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).</p> <p>2. 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</p> <p>3. 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.</p> <p>4. 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).</p> <p>5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)</p> <p>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.</p> <p>7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.</p> <p>8. 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)</p> <p>9. 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.</p> <p>10. 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.</p> <p>11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.</p> <p>12. 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)</p> <p>13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)2)</p> <p>14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)</p> <p>15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 3/16" 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)</p> <p>16. 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</p> <p>17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48" OR LESS THAN 15" MEASURE FROM THE FINISHED FLOOR.</p> <p>18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.</p> <p>19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).</p> <p>20. 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.</p> <p>21. CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.</p> <p>22. RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT PER THE RESIDENTIAL ENERGY CODE.</p> <p>23. RECESSED LIGHT FIXTURES INSTALLED IN A FIRE RATED ASSEMBLY SHALL BE INSTALLED PER THE APPROVED LISTING OR PROTECTED BY AN APPROVED METHOD.</p> <p>24. CEILING-SUSPENDED (PADDL) 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</p>
<p style="text-align: center;">ROOF NOTES</p> <p>1. 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.</p> <p>2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF.</p> <p>3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. SLATE SHINGLES TO BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) MIN.</p> <p>8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).</p> <p>9. 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).</p> <p>10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).</p> <p>11. 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.</p> <p>12. 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.</p> <p>13. 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 ICJUL LISTING</p> <p>14. 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.</p> <p>15. PER SECTION R806.5/E/M3.3.6: 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 ROOM SHEATHING. (OR) b. INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF SHEATHING. (OR) c. 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.</p>	<p>6. 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</p> <p>7. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.</p> <p>8. 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.</p> <p>9. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.</p> <p>10. 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.</p> <p>11. 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.</p> <p>12. 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</p> <p>13. 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)</p> <p>14. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. 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)</p> <p>15. FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.</p> <p>16. 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.</p> <p>17. 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.</p> <p>18. 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.</p> <p>19. 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</p> <p>20. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.</p> <p>21. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (WITH INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0</p> <p>22. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD, & ACCESS REQUIREMENTS & ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.</p>	<p style="text-align: center;">MECHANICAL/PLUMBING NOTES</p> <p>1. 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 R303.3.)</p> <p>2. 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)</p> <p>3. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)</p> <p>4. 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)</p> <p>5. 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)</p> <p>6. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)</p> <p>7. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 3 (CPC TABLE 703.2)</p> <p>8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 4. (CPC TABLE 703.2)</p> <p>9. WATER HEATER IS TO COMPLY WITH CAL ENERGY CODE 150.0(N)</p> <p>10. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE PER CEC 150.0 (N).</p> <p>11. INSULATE ALL HOT WATER PIPES PER CEC 150.0(j) (2) CPC 609.11)</p> <p>12. 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).</p> <p>13. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</p> <p>14. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.</p> <p>15. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1</p> <p>16. 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.</p> <p>17. 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.</p>	<p style="text-align: center;">ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0</p> <p>(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 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."</p>	<p>7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.</p> <p>8. 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)</p> <p>9. 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.</p> <p>10. 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.</p> <p>11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.</p> <p>12. 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)</p> <p>13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)2)</p> <p>14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)</p> <p>15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 3/16" 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)</p> <p>16. 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</p> <p>17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48" OR LESS THAN 15" MEASURE FROM THE FINISHED FLOOR.</p> <p>18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.</p> <p>19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).</p> <p>20. 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.</p> <p>21. CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.</p> <p>22. RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT PER THE RESIDENTIAL ENERGY CODE.</p> <p>23. RECESSED LIGHT FIXTURES INSTALLED IN A FIRE RATED ASSEMBLY SHALL BE INSTALLED PER THE APPROVED LISTING OR PROTECTED BY AN APPROVED METHOD.</p> <p>24. CEILING-SUSPENDED (PADDL) 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</p>
<p style="text-align: right;">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 THEREIN. 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.</p> <p style="text-align: right;">project City of Salinas Pre-Approved ADU Plans revisions description General Notes date 02-08-2023 project no. drawn by sheet no. GO.2</p>				

WINDOW SCHEDULE								DOOR SCHEDULE										
WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS
	WIDTH	HEIGHT									WIDTH	HEIGHT	THICK.					
A	2'-6"	2'-0"	AWNING	4	VINYL	6'-8"	BEDROOM WINDOWS		1	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	TEMPERED
B	3'-0"	4'-6"	SINGLE HUNG	4	VINYL	6'-8"	LIVING ROOM WINDOWS	TEMP. PER PLAN, NOTE 7	2	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	BEDROOM	TEMPERED
C	2'-6"	1'-6"	SLIDER/AWNING	2	VINYL	6'-8"	BATHROOM WINDOW		3	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	
D	6'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	BEDROOM WINDOW	NOTE 7	4	CLOSET DOOR	7'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET	
E	2'-6"	3'-0"	SINGLE HUNG	1	VINYL	6'-8"	KITCHEN WINDOW		5	BI-FOLD DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	WASHROOM	
F	2'-6"	2'-0"	AWNING	PER PLAN	VINYL	6'-8"	HIGH WINDOW AT CRAFTSMAN & RANCH		6	SINGLE DOOR	2'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	PANTRY	
G	2'-0"	1'-6"	SLIDER/AWNING	2	VINYL	6'-8"	BATHROOM WINDOW		7	BI-FOLD DOOR	3'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET	LOUVERED
									8	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	
									9	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM	
									10	CLOSET DOOR	6'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET	

- WINDOW NOTES**
- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
 - ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.). OWNER/CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
 - ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
 - ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
 - WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
 - VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
 - 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.
 - TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
 - 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
 - EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
 - FIRE-RESISTANCE 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 MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406. CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.

- DOOR NOTES**
- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
 - ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
 - REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
 - DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
 - VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
 - DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
 - GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
 - 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 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.



A HEAD SECTION VIEW
B JAMB PLAN VIEW
C SILL SECTION VIEW

WINDOW DETAILS
 SCALE: 3"=1'-0"

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description
Schedules & Notes

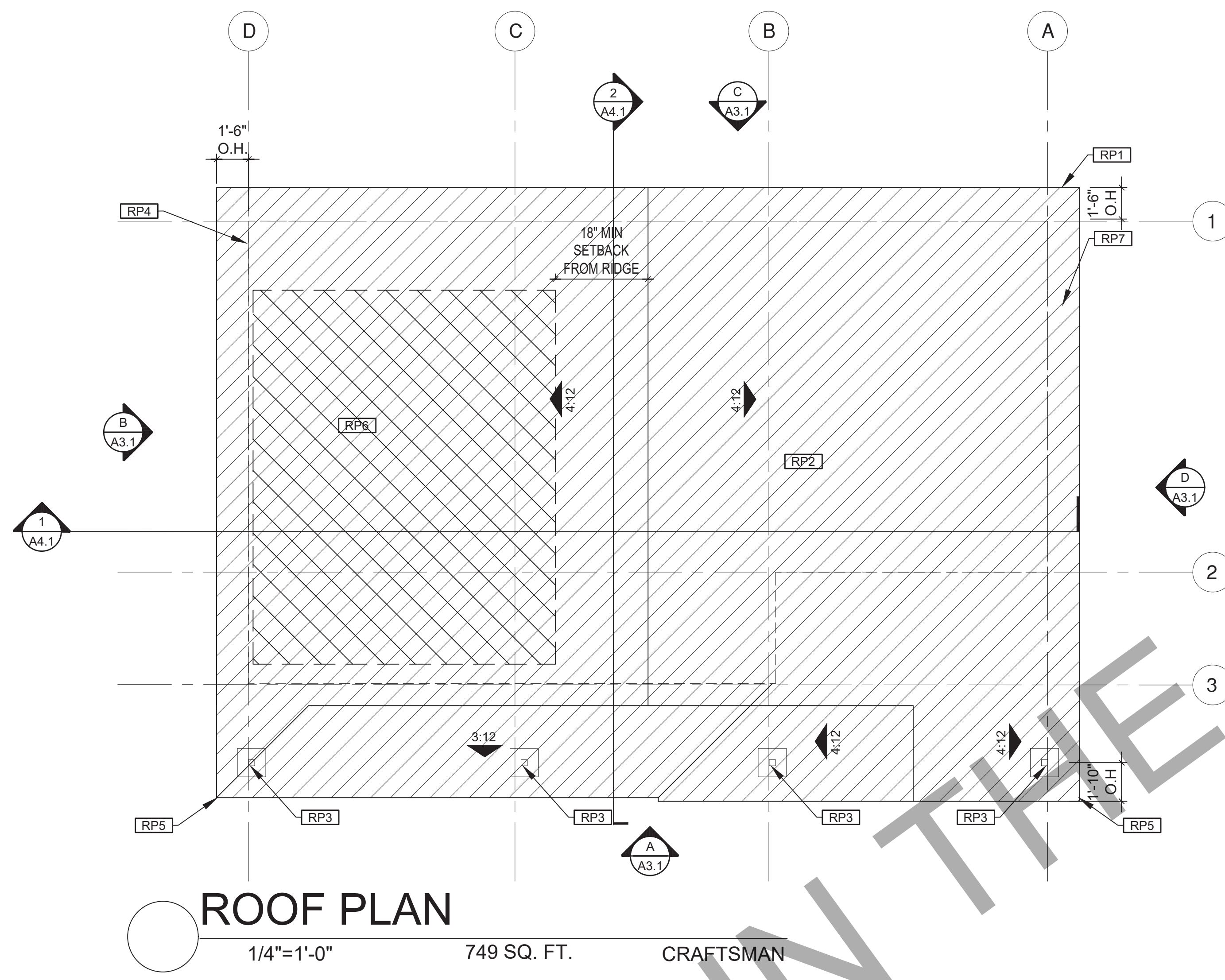
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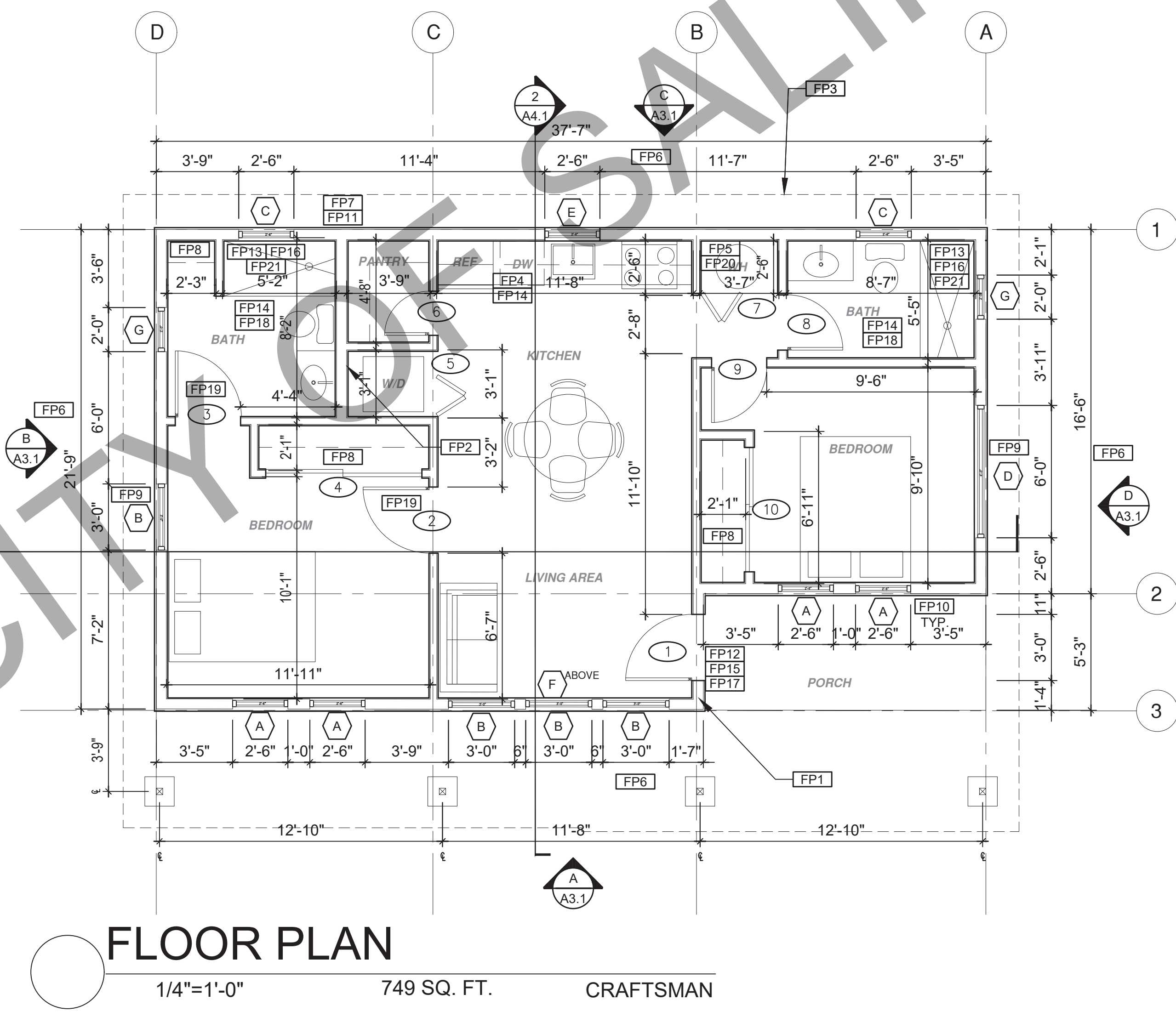
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FOR USE



ROOF PLAN
 1/4"=1'-0" 749 SQ. FT. CRAFTSMAN



FLOOR PLAN
 1/4"=1'-0" 749 SQ. FT. CRAFTSMAN

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revisions

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description
**Roof/Floor Plan
 Craftsman**

date 02-08-2023

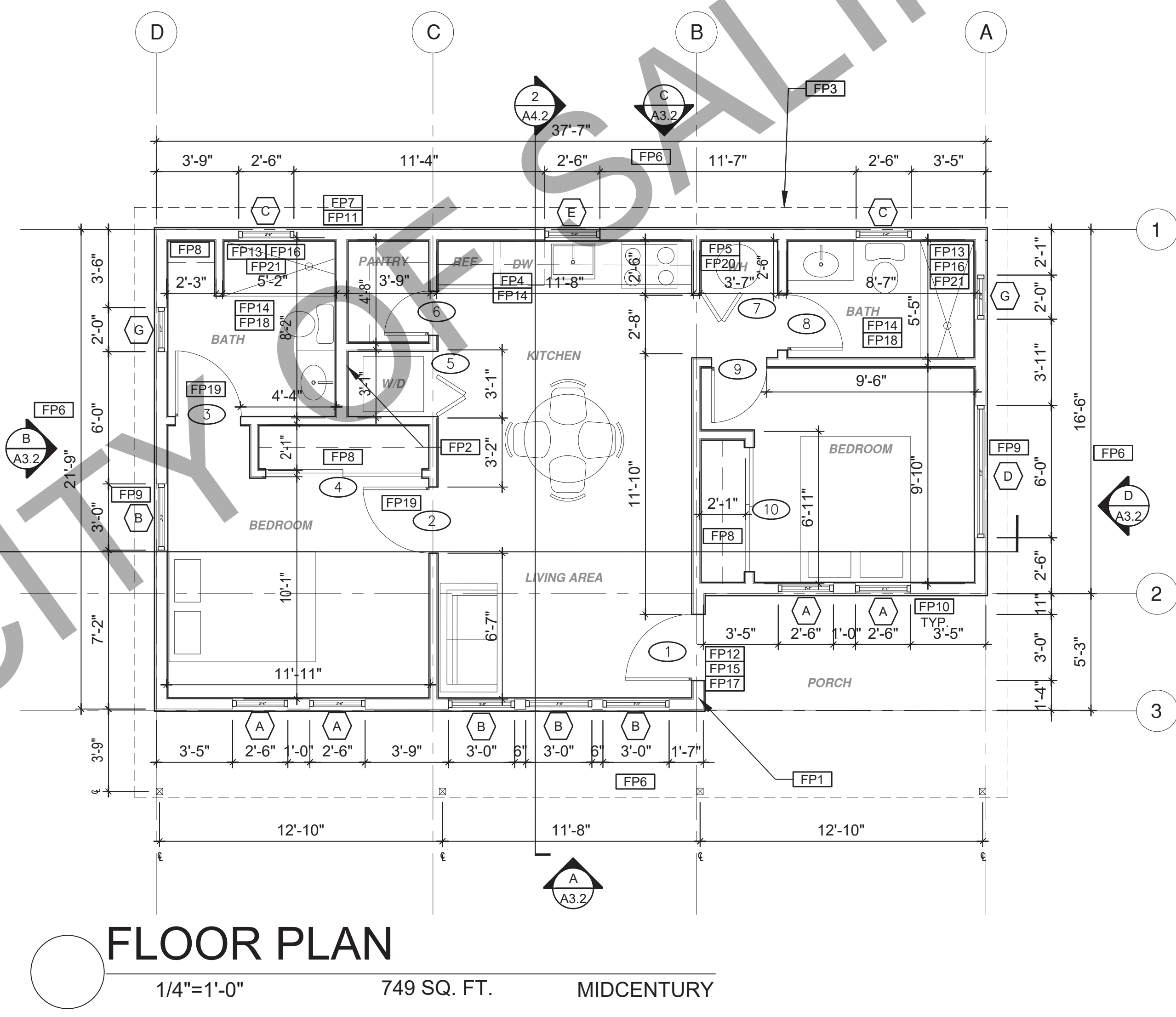
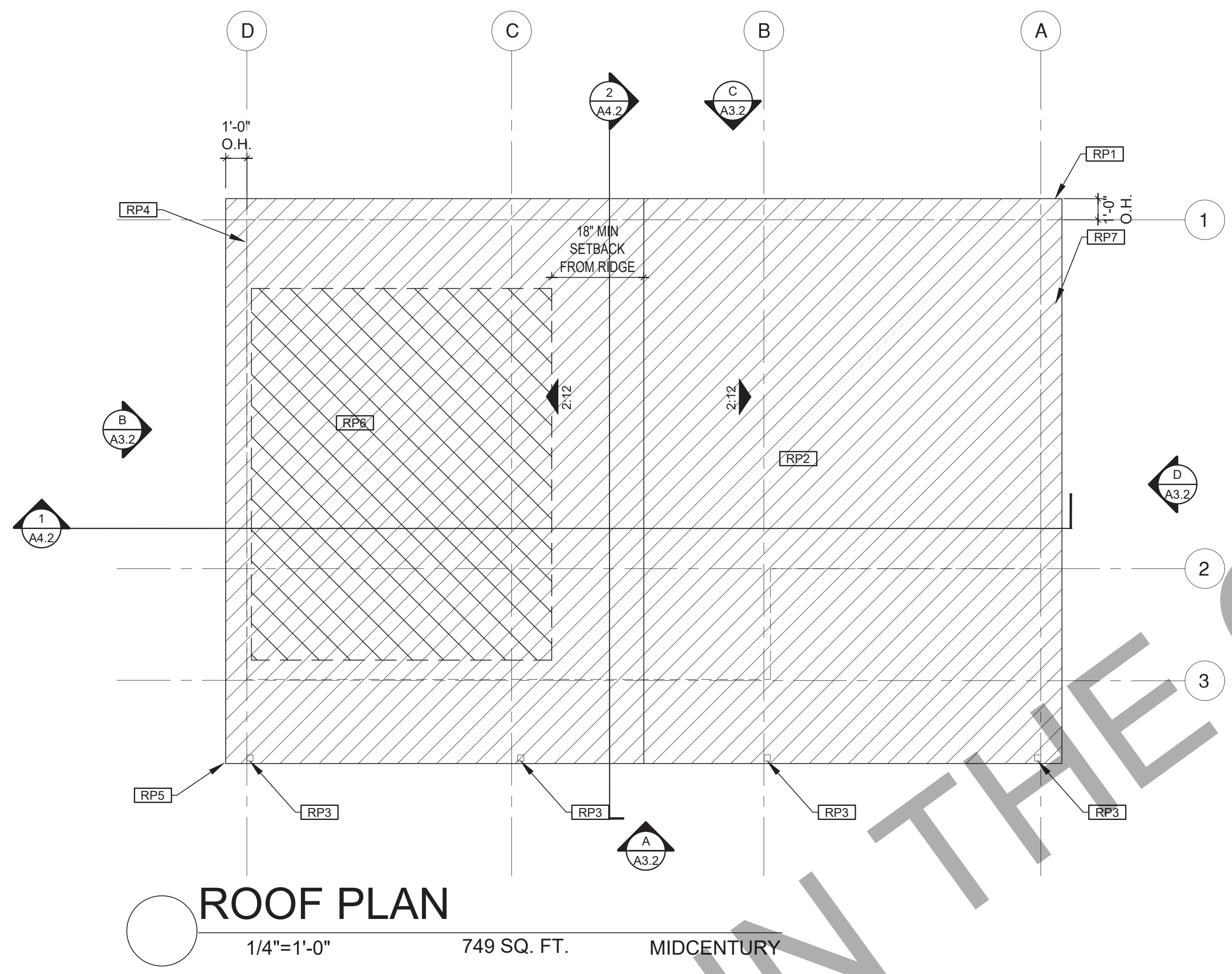
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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND	
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT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

revisions

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description
**Roof/Floor Plan
 Midcentury**

date 02-08-2023

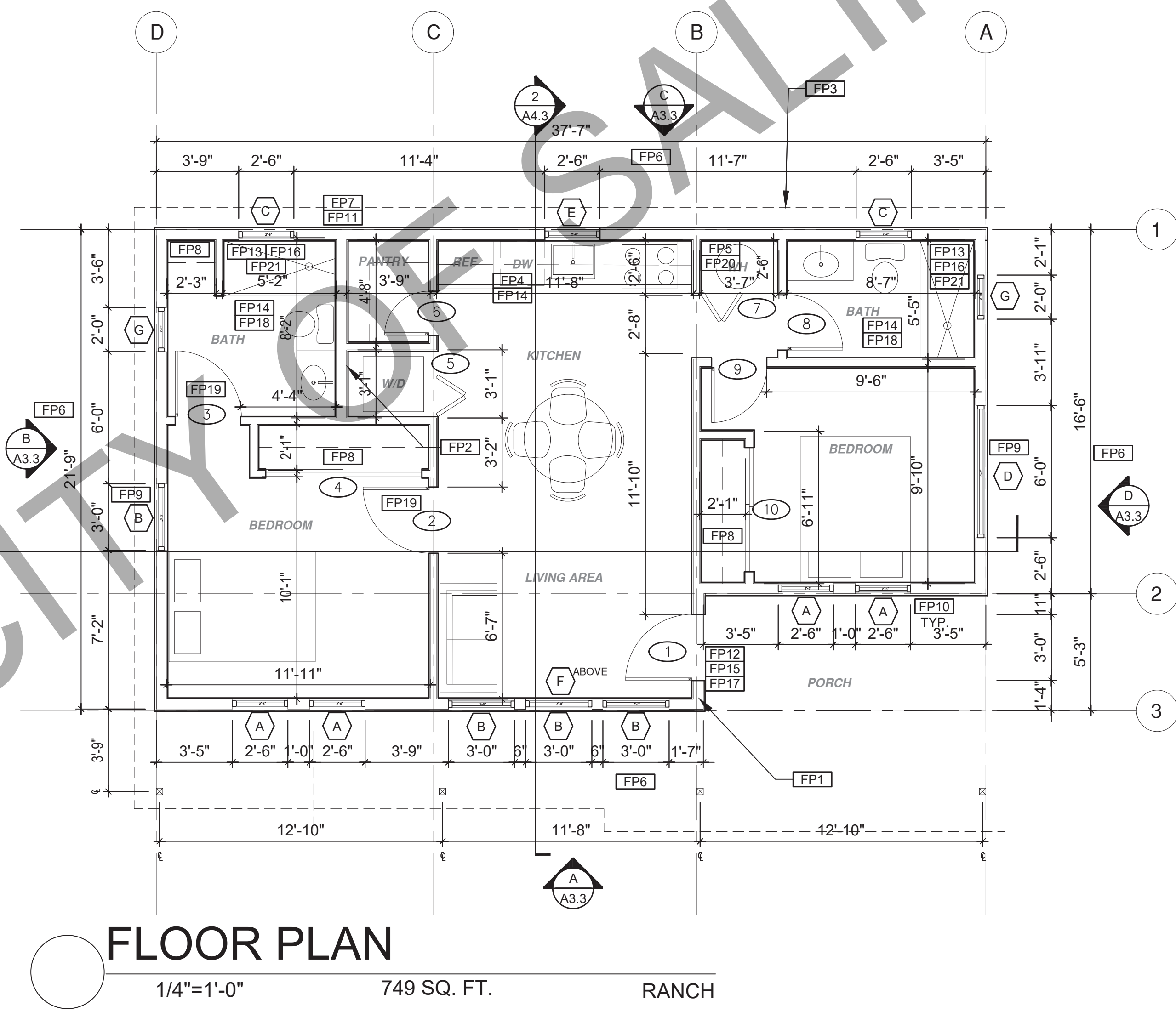
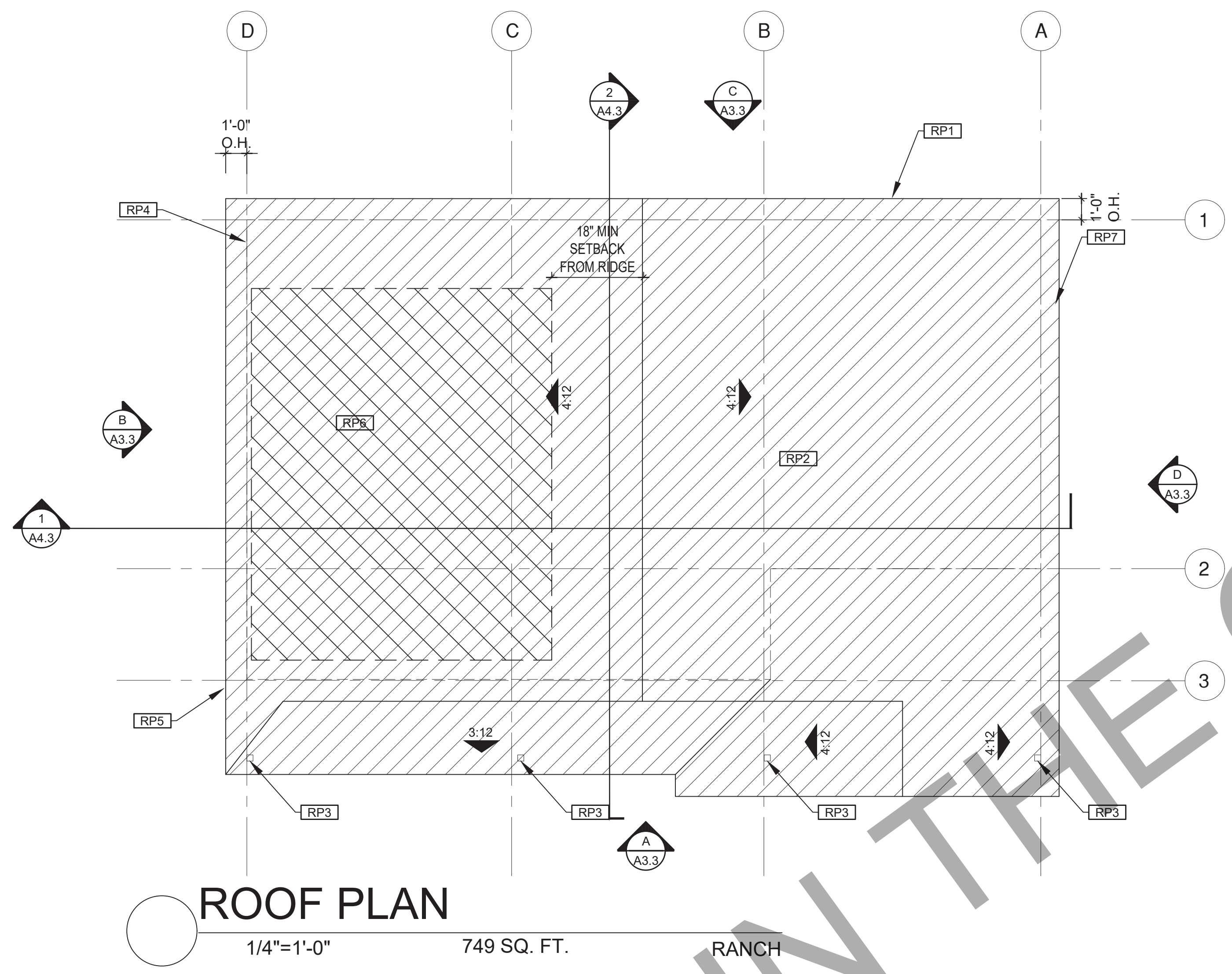
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sheet no. **A1.2**

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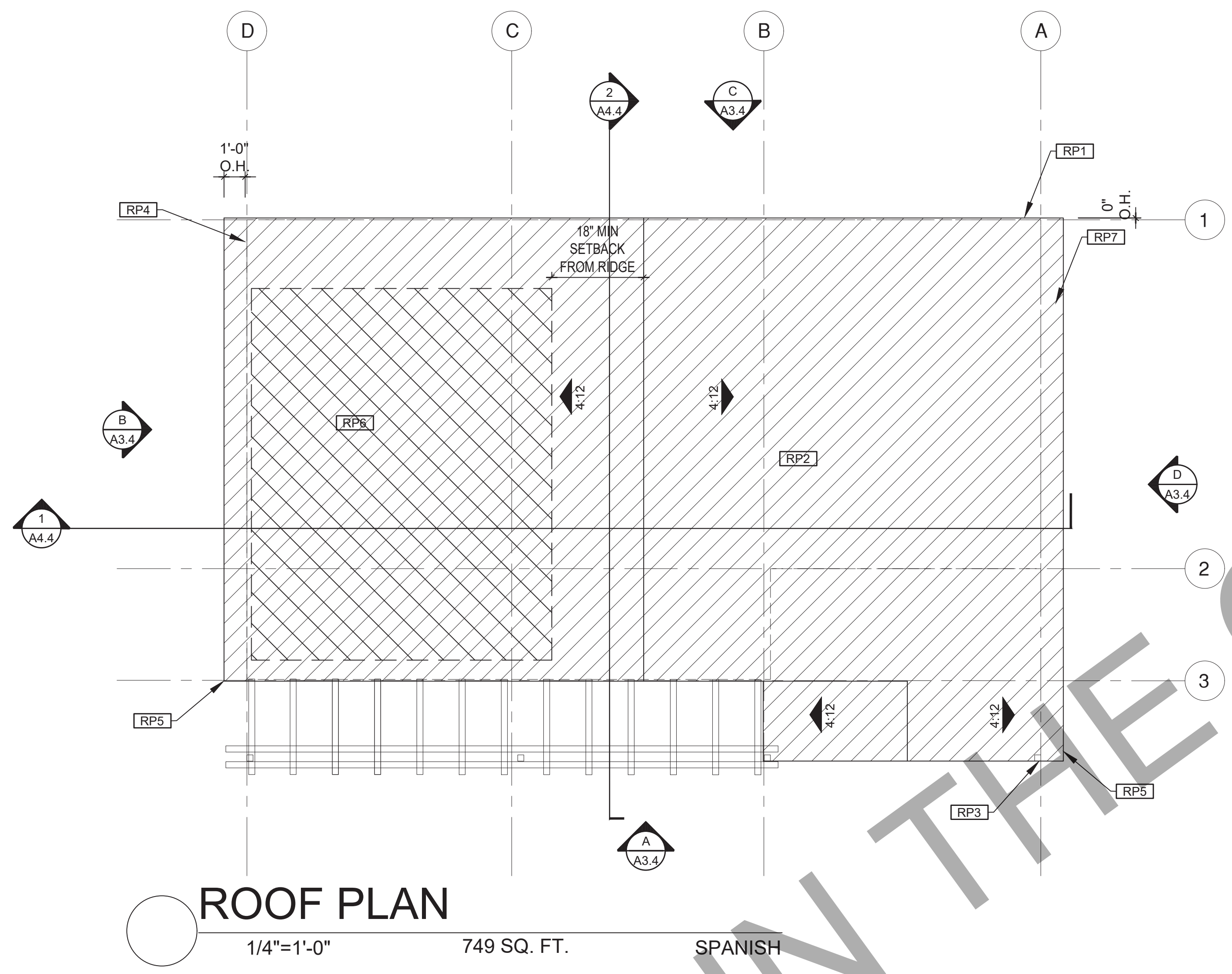


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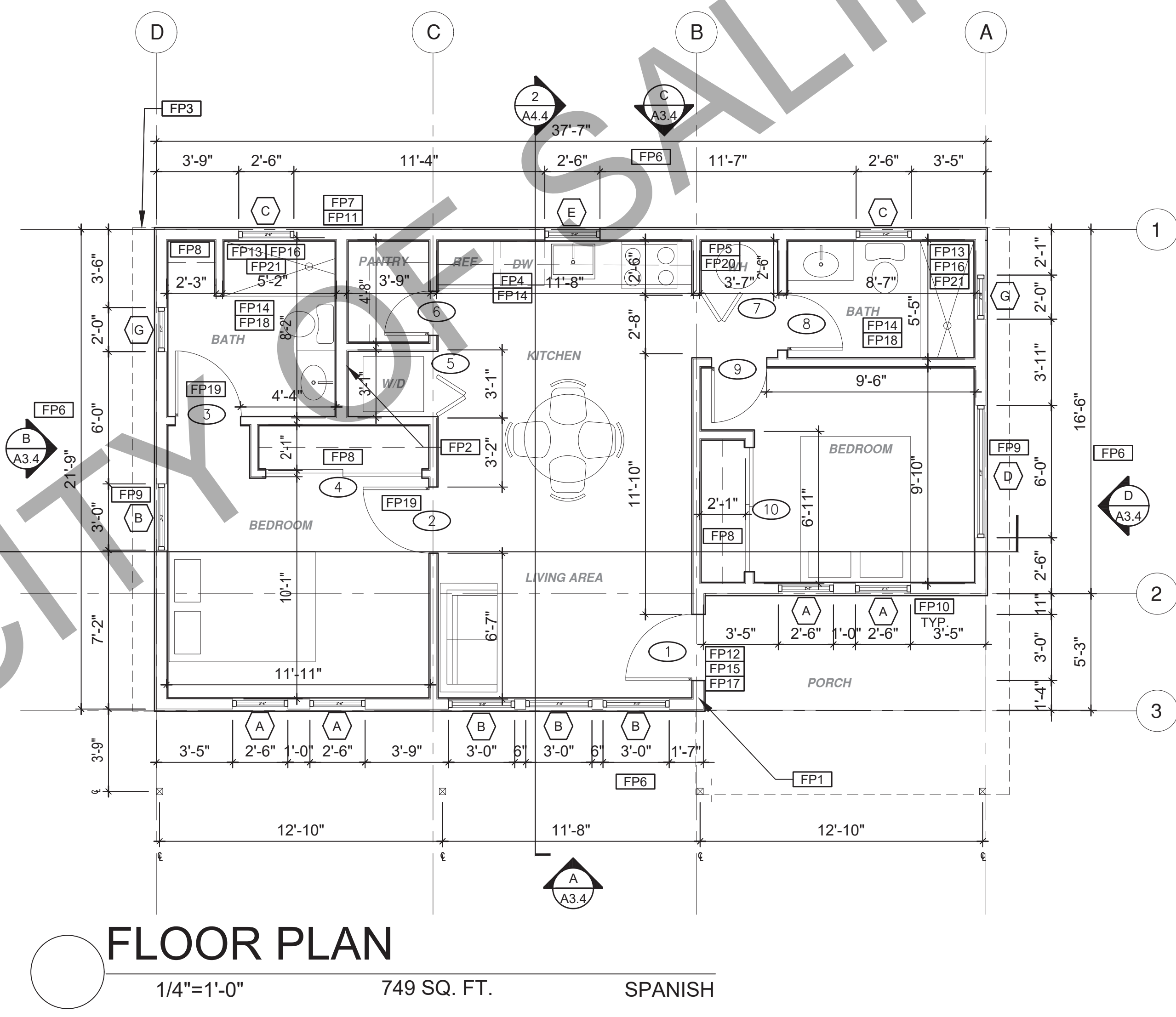
revisions
 description
**Roof/Floor Plan
 Ranch**
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ROOF PLAN
 1/4"=1'-0" 749 SQ. FT. SPANISH



FLOOR PLAN
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MAX 7" MIN OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.</p> <p>FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c). ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p>	<p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.5" FOR DOORS THAT DO NOT SWING OUTWARD.</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 38.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #32 ON SHEET G0.2 FOR FURTHER INFORMATION</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p>	<p>SOLAR READY NOTES</p> <p>SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT 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.</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 15F. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 749 SF. VENTILATION AREA REQUIRED: 749 SF / 150SF = 4.99 SF. CONVERT TO SQ. IN: 4.99 SF. x 144 = 719 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 719 SQ. IN.</p>	<p>LEGEND</p> <p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>WALL BELOW OR ROOF ABOVE</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p>ROOFING</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>CEILING HEIGHTS</p> <p>VAULTED CEILING</p> <p>ROOF SLOPE</p>

project
 City of Salinas
 Pre-Approved ADU
 Plans

revisions
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description
Roof/Floor Plan
Spanish

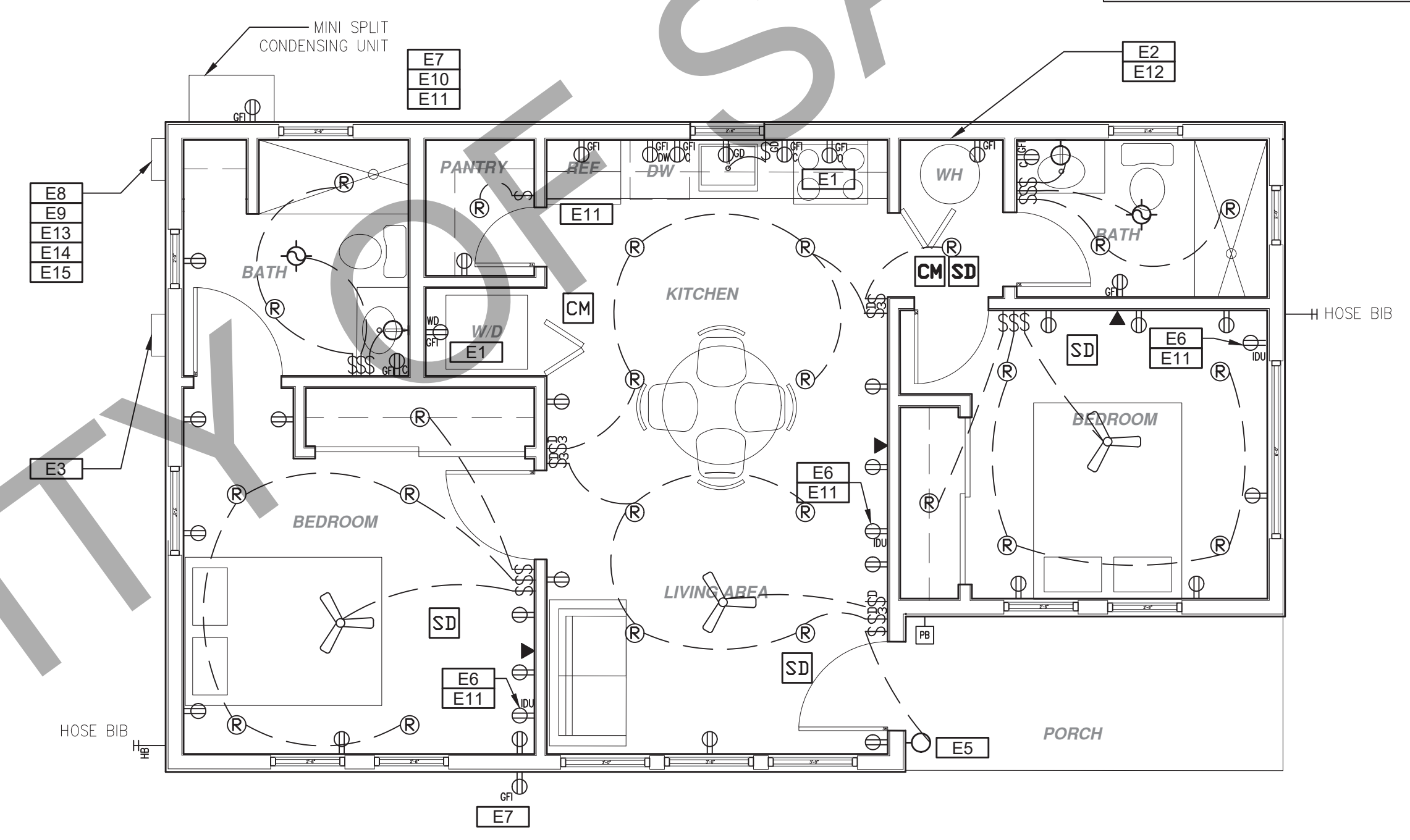
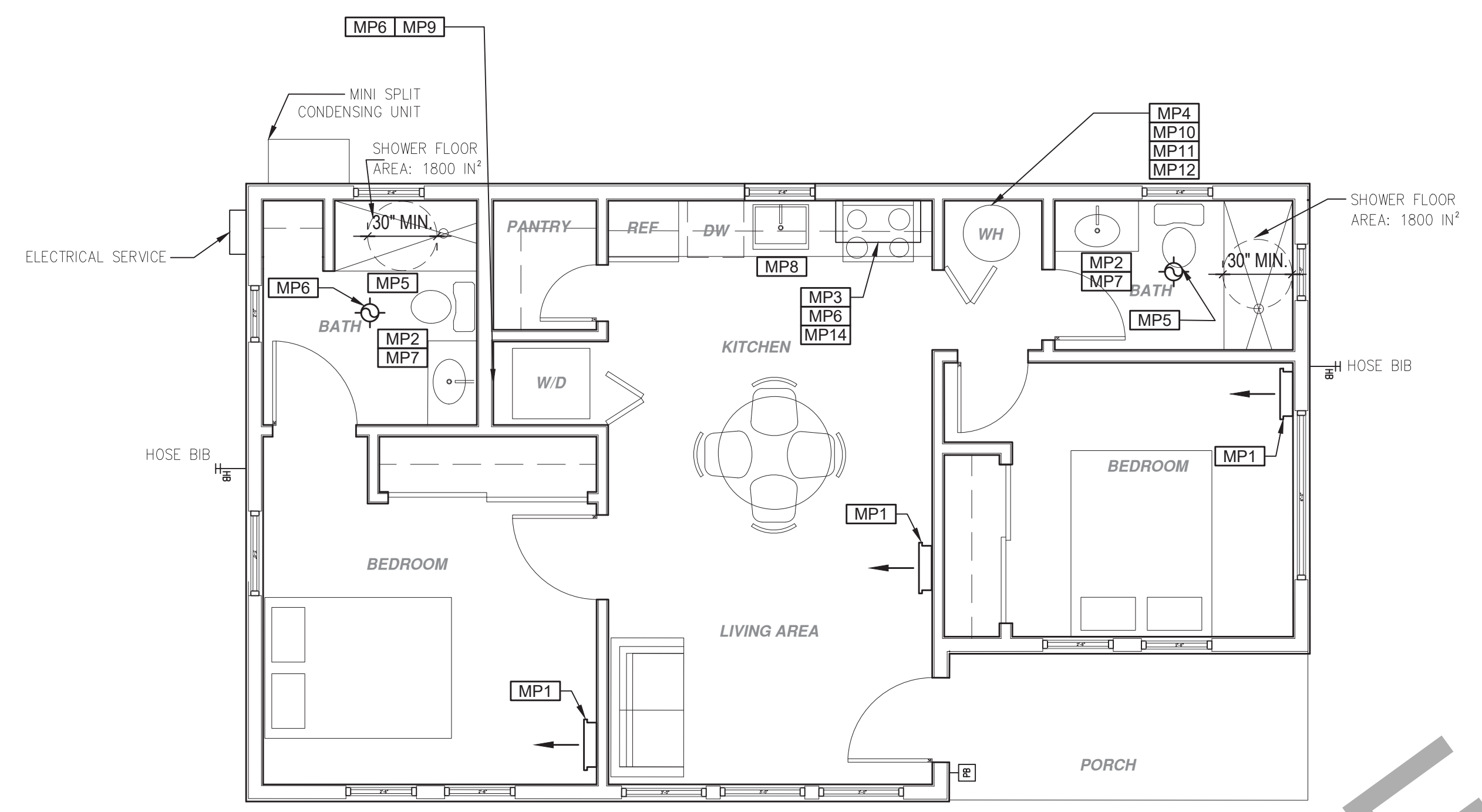
date 02-08-2023

project no.

drawn by

sheet no. **A1.4**

SALINAS ADU - 2 BEDROOM 2A MINIMUM SIZE OF THE ELECTRICAL SERVICE - NEC ARTICLE 220.82		
GENERAL ELECTRICAL LOAD REQUIREMENTS	QUANTITY	LOAD
INDOOR SQ. FT. AREA	749 S.F.	2,247VA
SMALL APPLIANCE CIRCUITS	3	1,500VA (EACH)
LAUNDRY CIRCUIT	1	1,500VA (EACH)
SUB-TOTAL =		8,247VA
APPLIANCE & MOTOR LOADS VA		
DRYER	1	5,000VA
COOK TOP STOVE OR RANGE	1	2,400VA
WATER HEATER	1	4,500VA
DISHWASHER	1	600VA
DISPOSAL	1	600VA
ADDITIONAL APPLIANCES	1	4,000VA
SUB-TOTAL =		22,100VA
FIRST 10,000 VA @ 100% =		10,000VA
ADJUSTMENT 40% OF REMAINDER =		4,840VA
HEATING & AIR CONDITIONING VA		
MINI SPLITS	3	2,250VA
SUB-TOTAL =		1,500VA
CALCULATED TOTAL VA LOAD WITH TYPICAL POWER FACTOR = 37,437VA		
CALCULATED TOTAL AMPS LOAD = 156 AMP		



MECHANICAL / PLUMBING PLAN

1/4" = 1'-0"

ELECTRICAL PLAN

1/4" = 1'-0"

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project
City of Salinas
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Plans

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description
**Mechanical/
Plumbing/
Electrical
Plan**

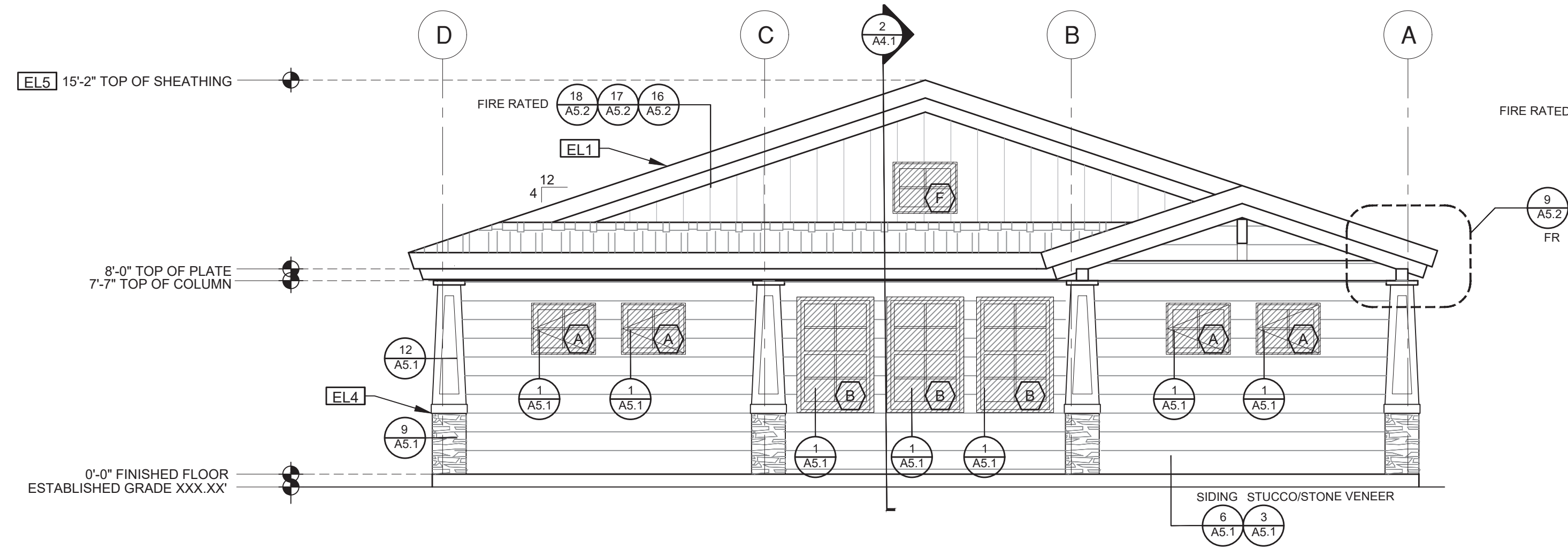
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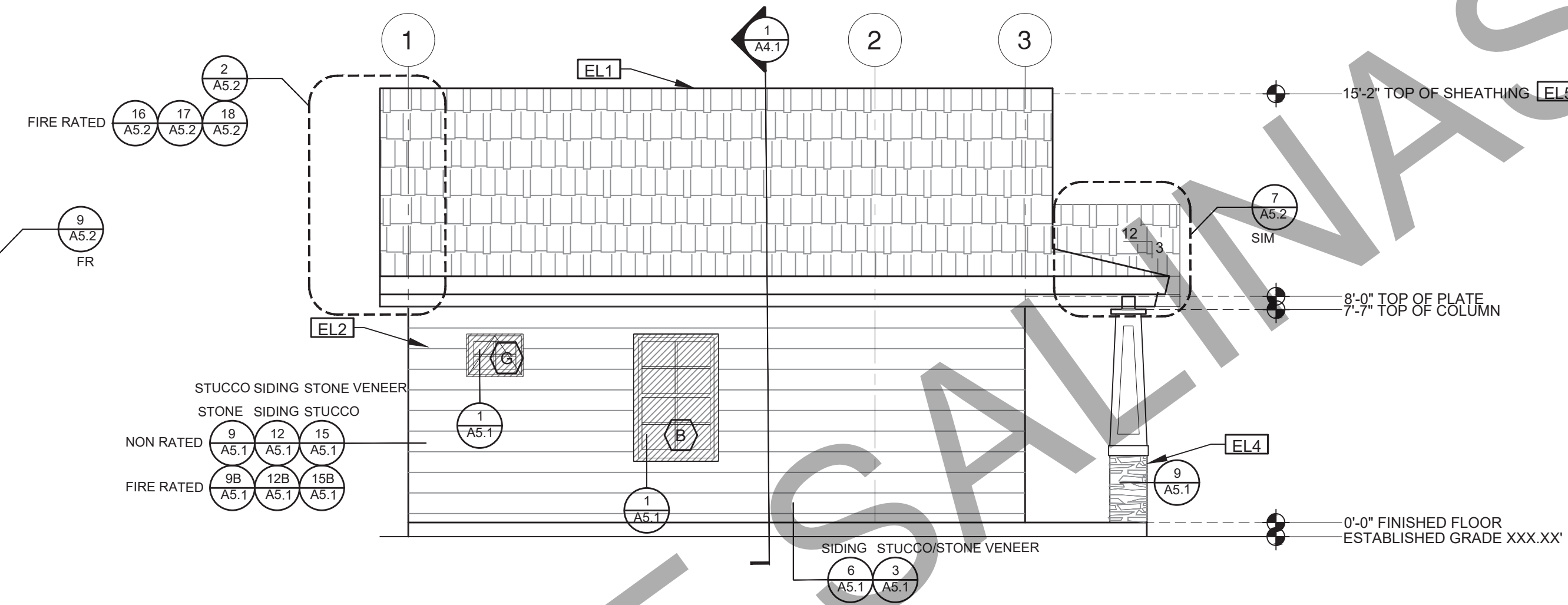
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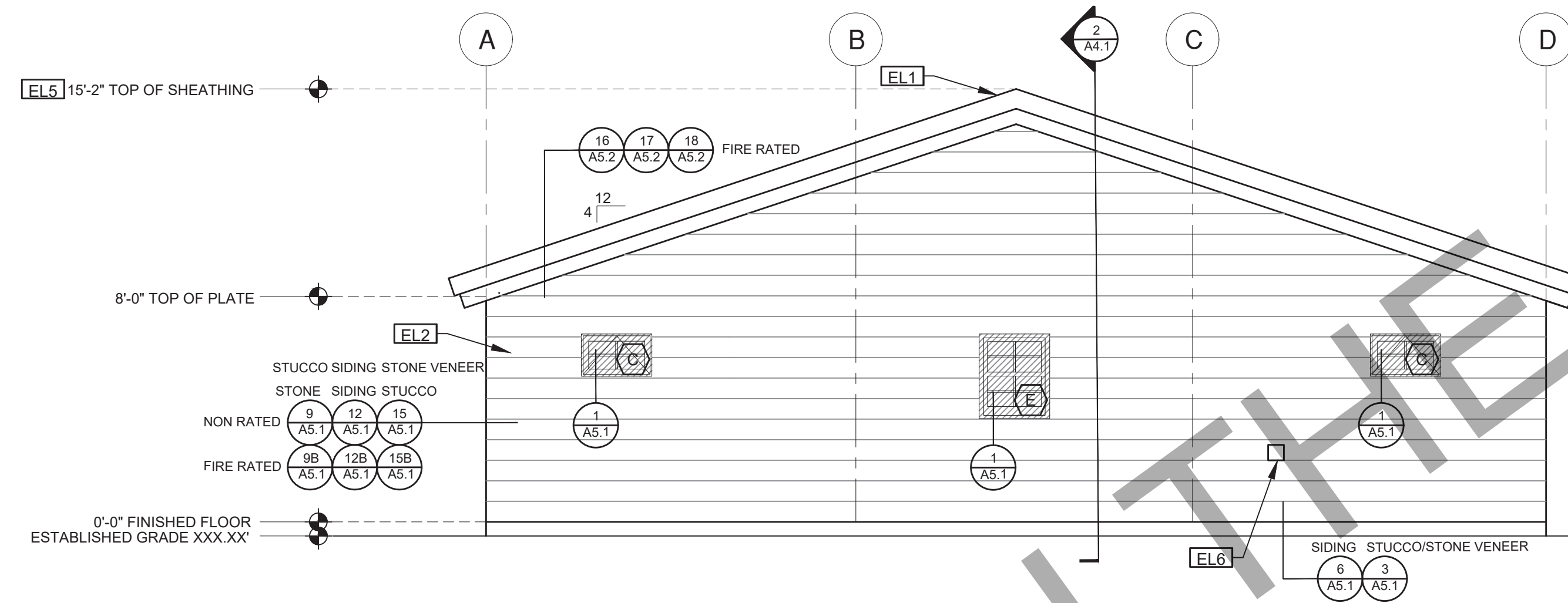
MECHANICAL / PLUMBING KEYNOTES	ELECTRICAL KEYNOTES	MECHANICAL / PLUMBING LEGEND	ELECTRICAL LEGEND
<p>MP1 INDOOR UNIT MINI SPLIT SYSTEM.</p> <p>MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH. LAVATORIES LIMITED TO 1.2 GPM. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANNOT EXCEED 2.2 GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8 GALLONS PER MIN. AT 60 PSI. AND SHOWERS NOT EXCEED 1.8 GPM. AT 60 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATER SENSING SPECIFICATIONS FOR SHOWERHEADS. CPCS SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(d).</p> <p>MP3 EXHAUST HOOD ABOVE/TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)</p> <p>MP4 NEW 40 GAL. HEAT PUMP WATER HEATER - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE</p> <p>MP5 CONTROL VALVES IN SHOWERS, BATHUBS, & BIDETS MUST BE PRESSURE-BALANCED OR THERMOSTATIC MIX VALVES</p> <p>MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS</p> <p>MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 34" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)</p> <p>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</p> <p>MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100MM), & THE THICKNESS SHALL BE NOT LESS THAN 1/8" (3.2MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</p> <p>MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.</p> <p>MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED</p> <p>MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 3" PIPE (3" INSULATION); 2" PIPE (2" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION)</p> <p>MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT</p> <p>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 FAN</p>	<p>E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS. ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED. SEE SHEET G0.2. ELECTRIC READY 150(0A) FOR REQUIREMENTS</p> <p>E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.</p> <p>E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER</p> <p>E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C); IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONE RECEPTACLE</p> <p>E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.</p> <p>E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT</p> <p>E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED</p> <p>E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4</p> <p>E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4</p> <p>E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.</p> <p>E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11</p> <p>E12 PER CEC 2022 150.0(N) 1.A. THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15816 ON SHEET G0.2</p> <p>E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATINGS OF 225 AMPS.</p> <p>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(0A) FOR REQUIREMENTS</p> <p>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.</p>	<p>MECHANICAL</p> <p>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.</p> <p>DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA 1 MANUAL D-2014 OR EQUIVALENT SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT. <p>RETURN AIR GRILLE, WALL MOUNTED</p> <p>SUPPLY AIR DIFFUSER, WALL MOUNTED</p> <p>THERMOSTAT</p> <p>HOSE BIB</p>	<p>FIRE DETECTION</p> <p>SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</p> <p>SHALL COMPLY WITH THE FOLLOWING:</p> <ul style="list-style-type: none"> AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM AT LEAST 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 <p>CARBON MONOXIDE ALARM PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.</p> <p>POWER/DATA</p> <p>TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.</p> <p>GFI = WATER PROOF GFCI CT = COOKTOP GRILL 240 V O = OVEN 240 V MW = MICROWAVE 110 V GD = GARBAGE DISPOSAL 110 V R = RANGE 200V C = COUNTER HEIGHT 6" ABV COUNTER IDU = INDOOR UNIT POWER 84" AFF 30AMP/ 240AMP</p> <p>PHONE / DATA / MEDIA CEILING, WATERPROOF OUTLET FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD. SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.) SUB PANEL</p> <p>SWITCHING</p> <p>SWITCH MOUNT AT 43" AFF THREE-WAY SWITCH FOUR-WAY SWITCH DIMMER SWITCH MOUNT 6" ABV COUNTER</p> <p>MISC.</p> <p>CEILING FANLIGHT COMBO CIRCUIT WIRING DOOR BELL BUTTON</p> <p>LIGHTING</p> <p>CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB WALL MOUNTED LIGHT JUNCTION BOX FLUSH CEILING MOUNTED UNDER COUNTER LIGHTING LOW VOLTAGE, LANDSCAPE LIGHT FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)</p> <p>BATHROOM EXHAUST FAN REQUIREMENTS: PER CGC 4 036.1. 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 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ~40% 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 INTEGRATED WITH THE EXHAUST FAN.</p> <p>RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K) *IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY. *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.</p>



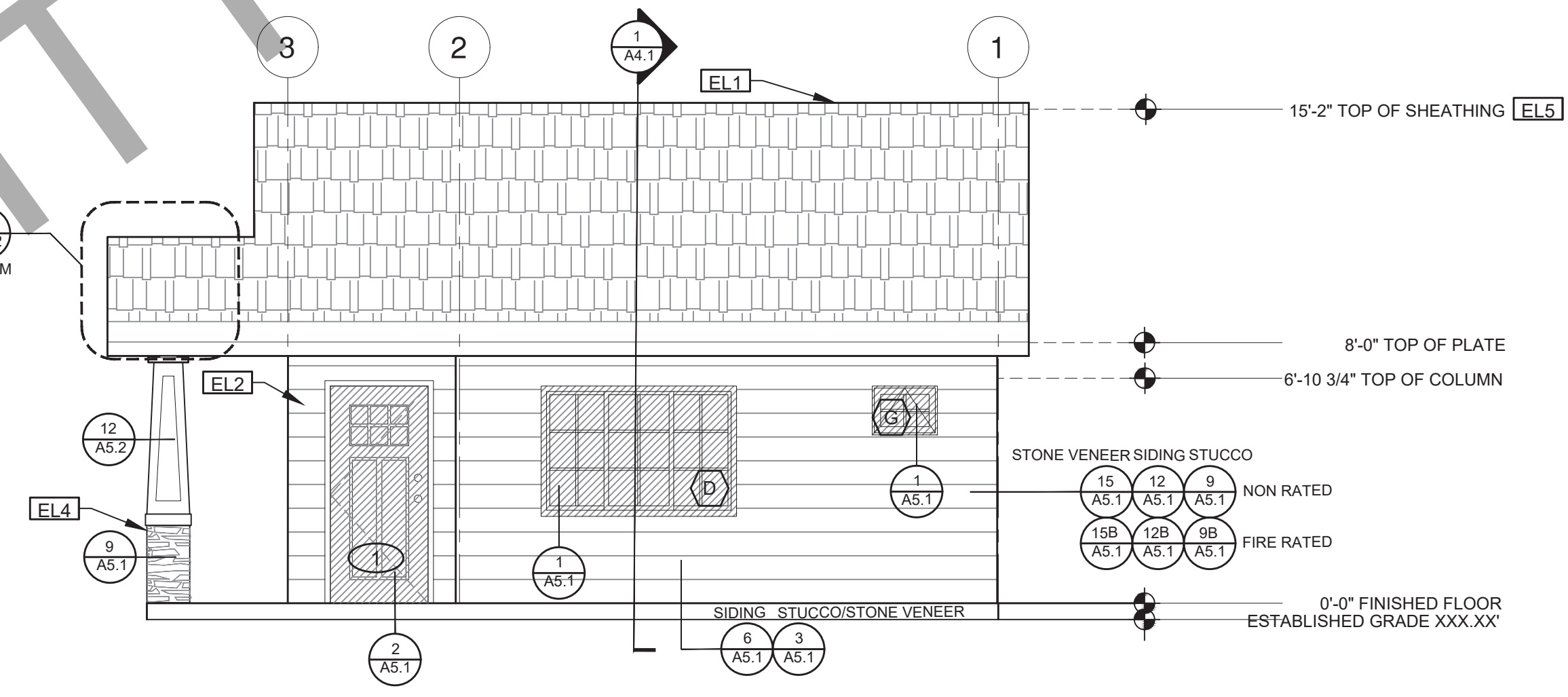
ELEVATION - A
1/4"=1'-0" CRAFTSMAN



ELEVATION - B
1/4"=1'-0" CRAFTSMAN



ELEVATION - C
1/4"=1'-0" CRAFTSMAN

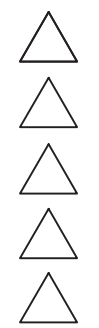


ELEVATION - D
1/4"=1'-0" CRAFTSMAN

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Plans

revisions



description
Exterior
Elevations
Craftsman

date 02-08-2023

project no.

drawn by

sheet no. **A3.1**

ELEVATION KEYNOTES

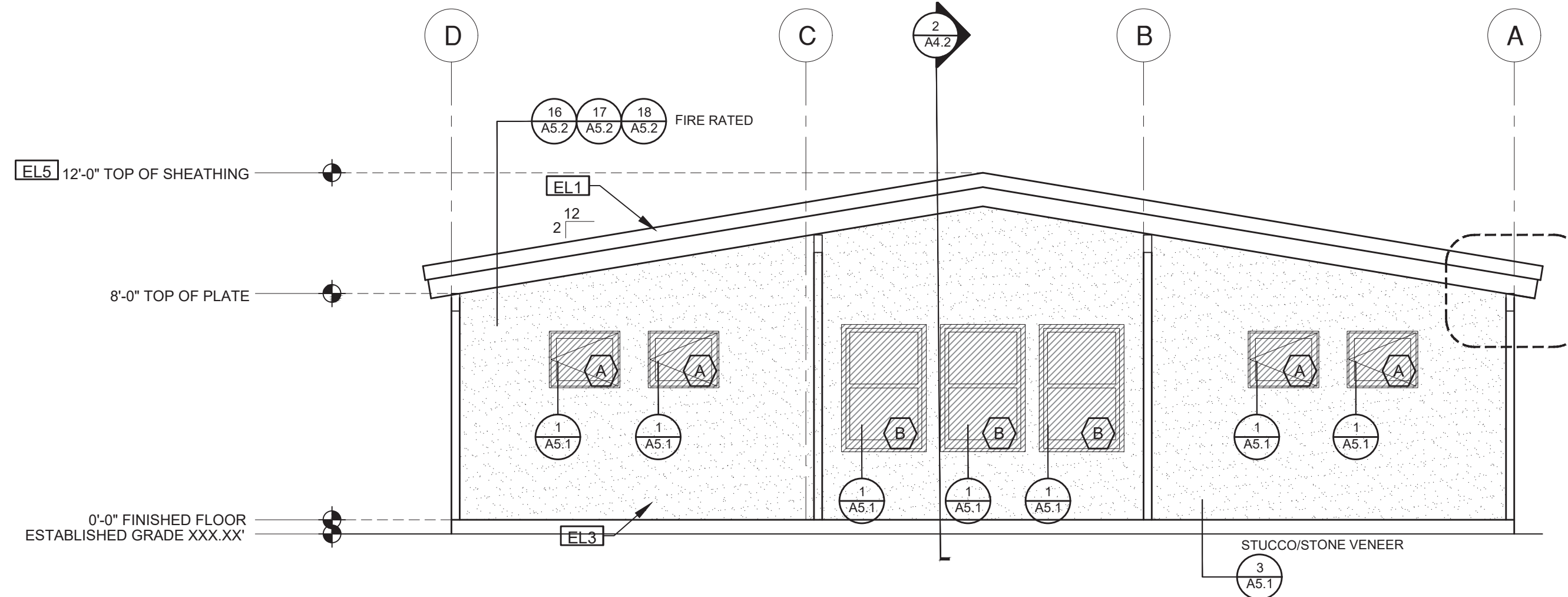
- EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
- EL2 SIDING
- EL3 STUCCO
- EL4 STONE VENEER
- EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES
- EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES

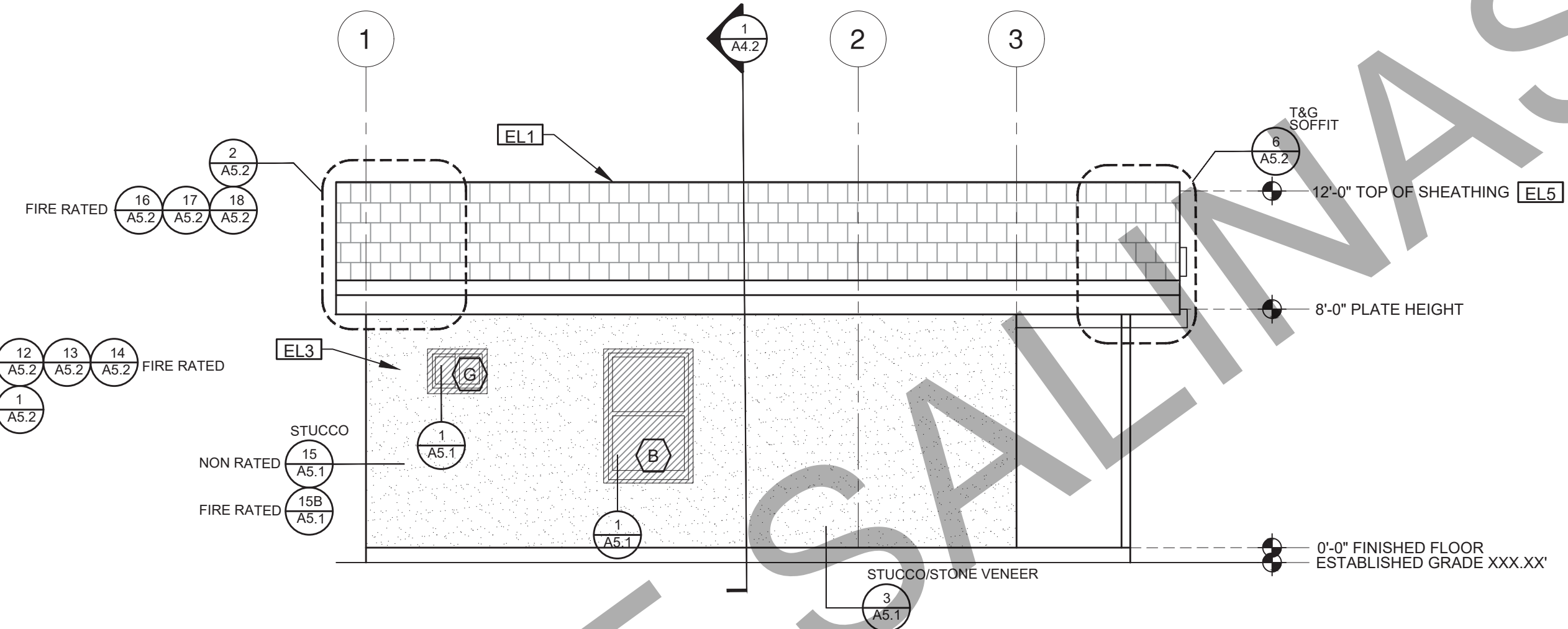
1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. OWNER/SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS
5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS
6. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURERS, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL
7. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED
8. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 1/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.
9. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
10. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
11. VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

LEGEND

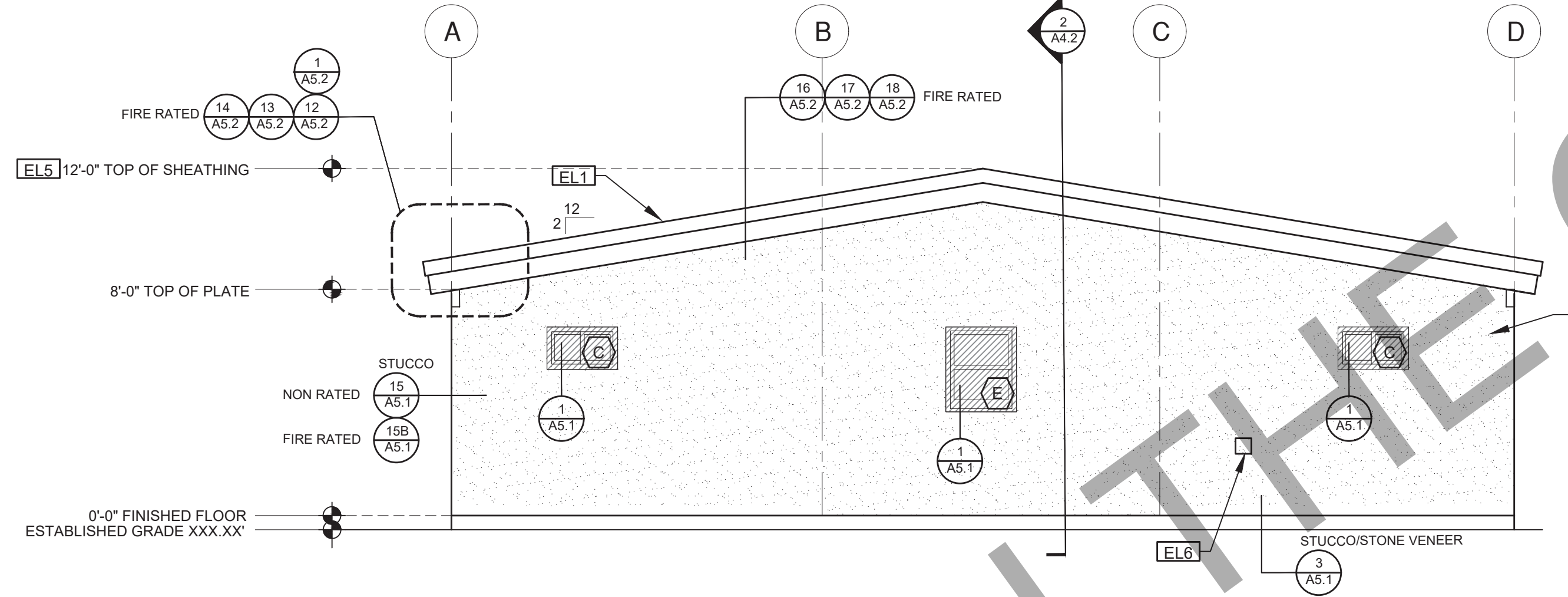
- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- ELEVATION MARKER
- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- TEMPERED GLASS
- SPRAY FIN. STUCCO
- BOARD & BATTEN
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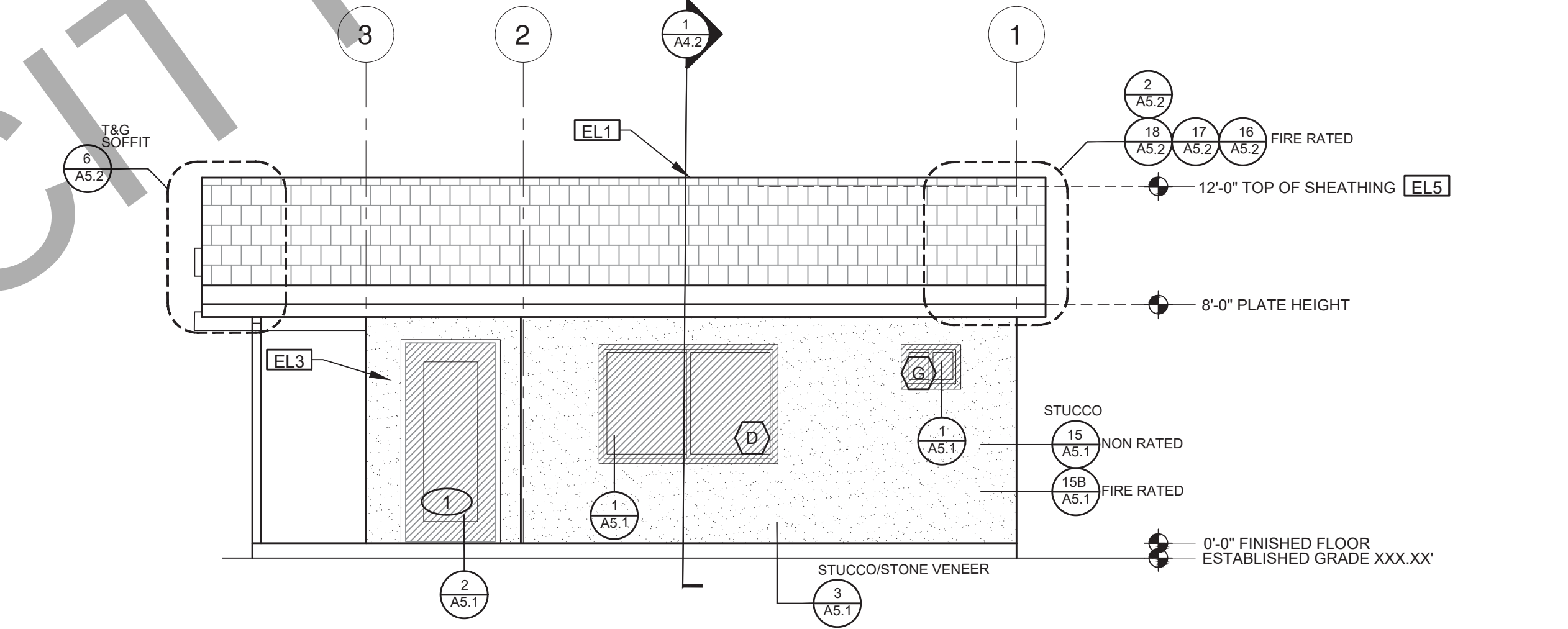
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ELEVATION - B
 1/4"=1'-0" MIDCENTURY



ELEVATION - C
 1/4"=1'-0" MIDCENTURY



ELEVATION - D
 1/4"=1'-0" MIDCENTURY

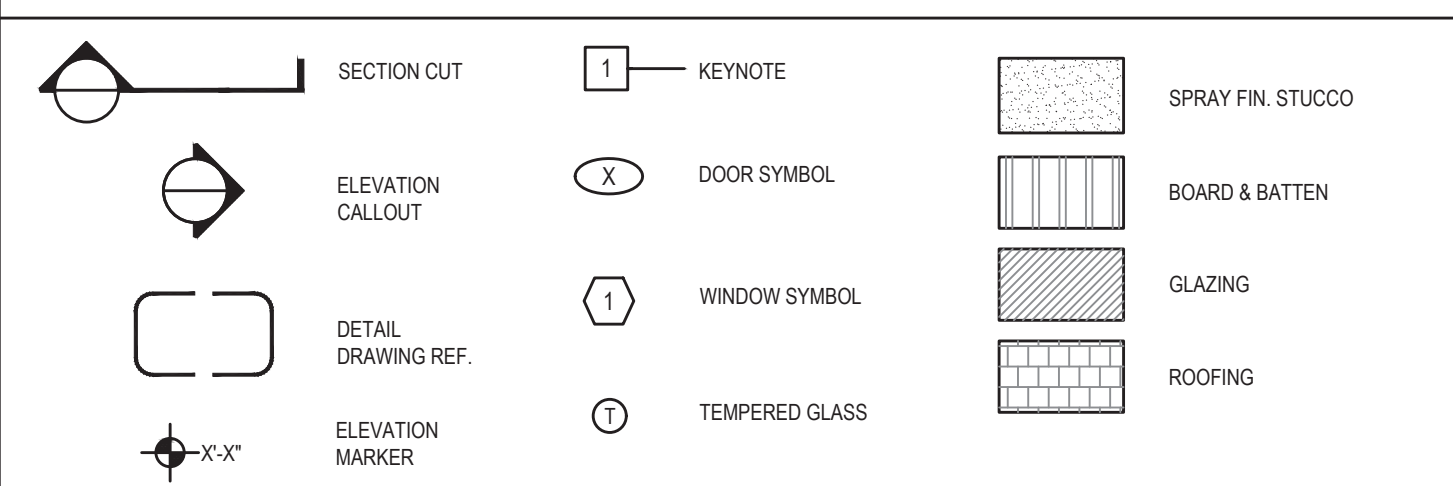
ELEVATION KEYNOTES

- 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)

ELEVATION GENERAL NOTES

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. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. OWNER/SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS
5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS
6. LATH & PLASTER
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 - B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED.
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LEGEND



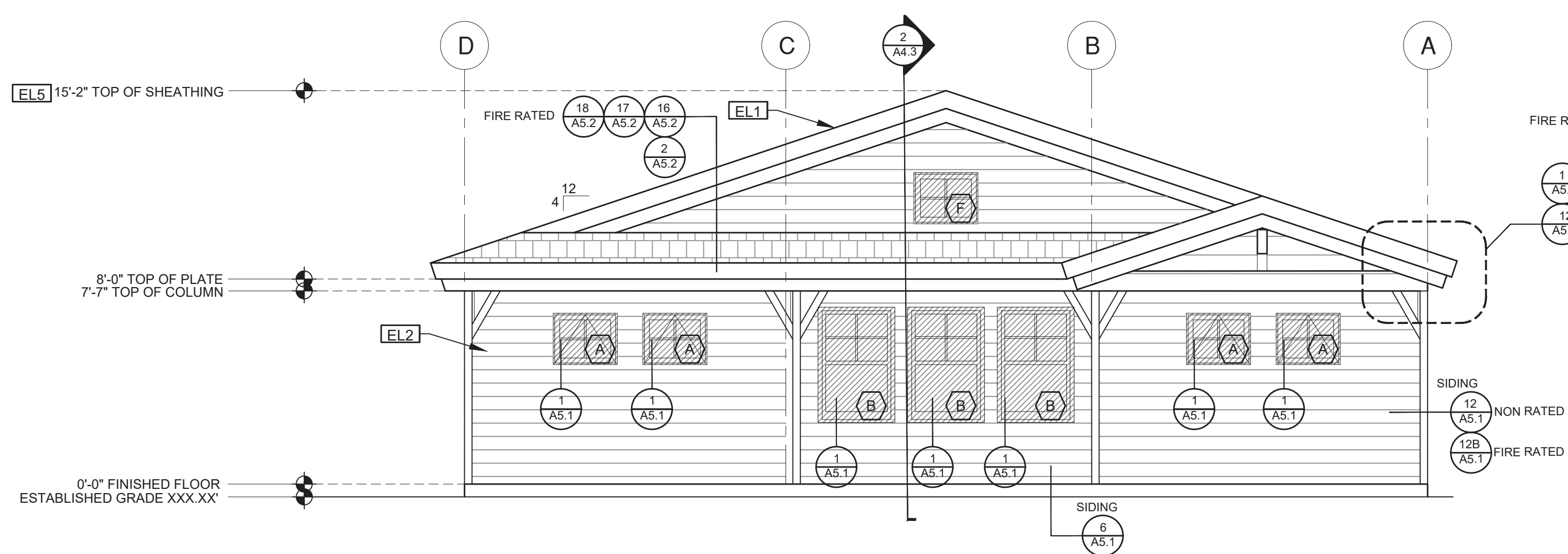
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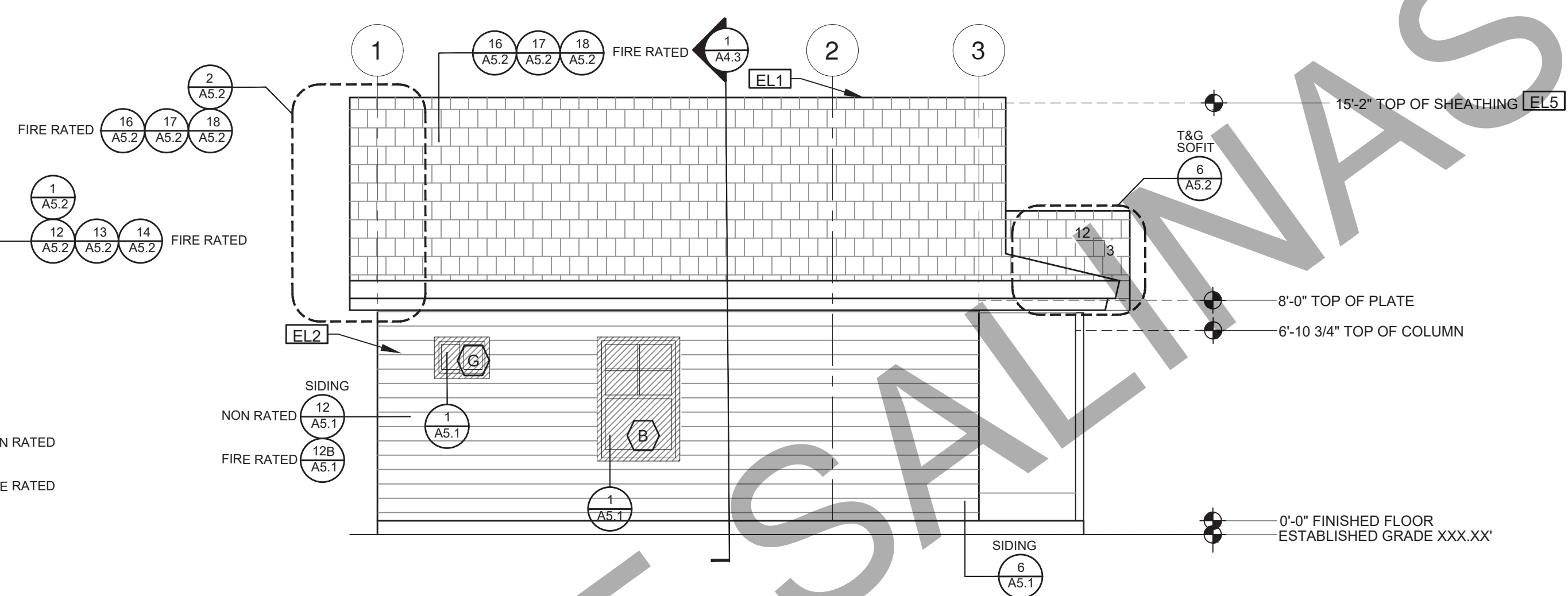
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 Midcentury

date 02-08-2023
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 sheet no. **A3.2**

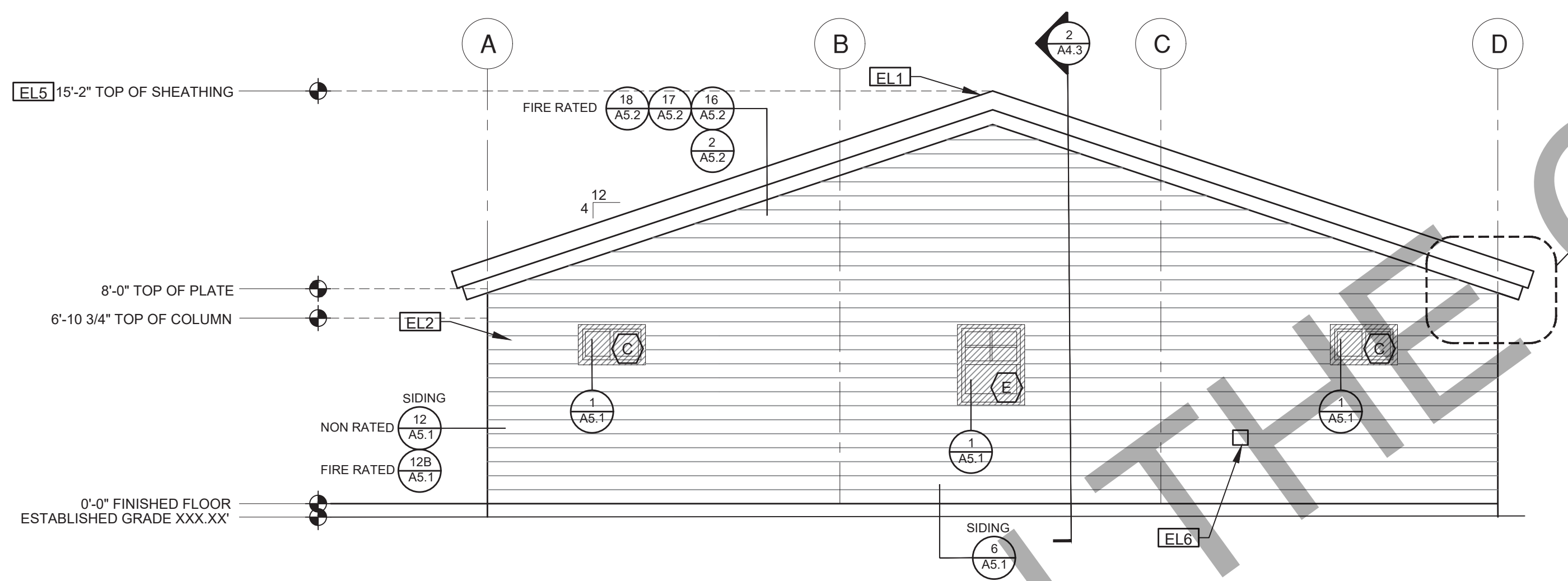
FOR USE IN THE CITY OF SALINAS



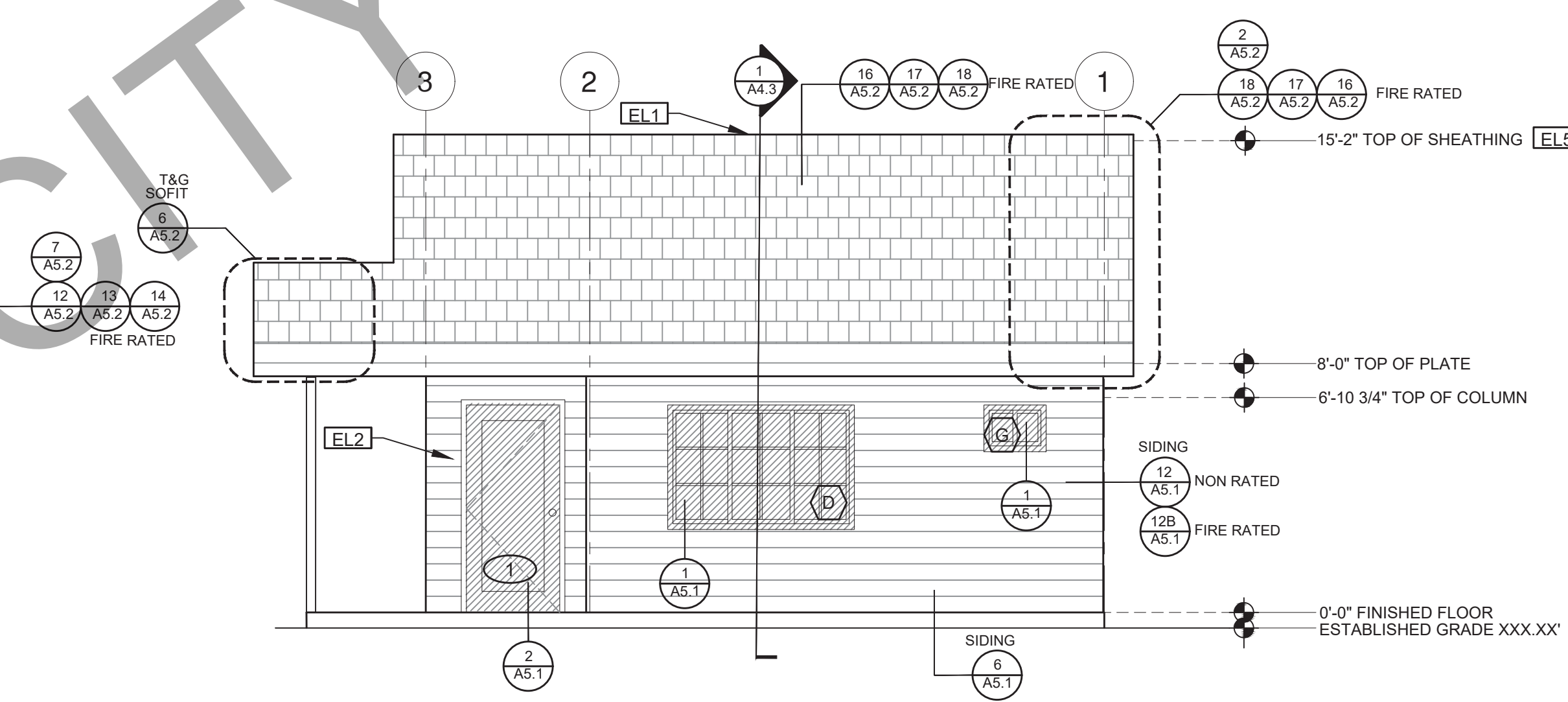
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 1/4"=1'-0" RANCH



ELEVATION - B
 1/4"=1'-0" RANCH



ELEVATION - C
 1/4"=1'-0" RANCH



ELEVATION - D
 1/4"=1'-0" RANCH

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ELEVATION KEYNOTES

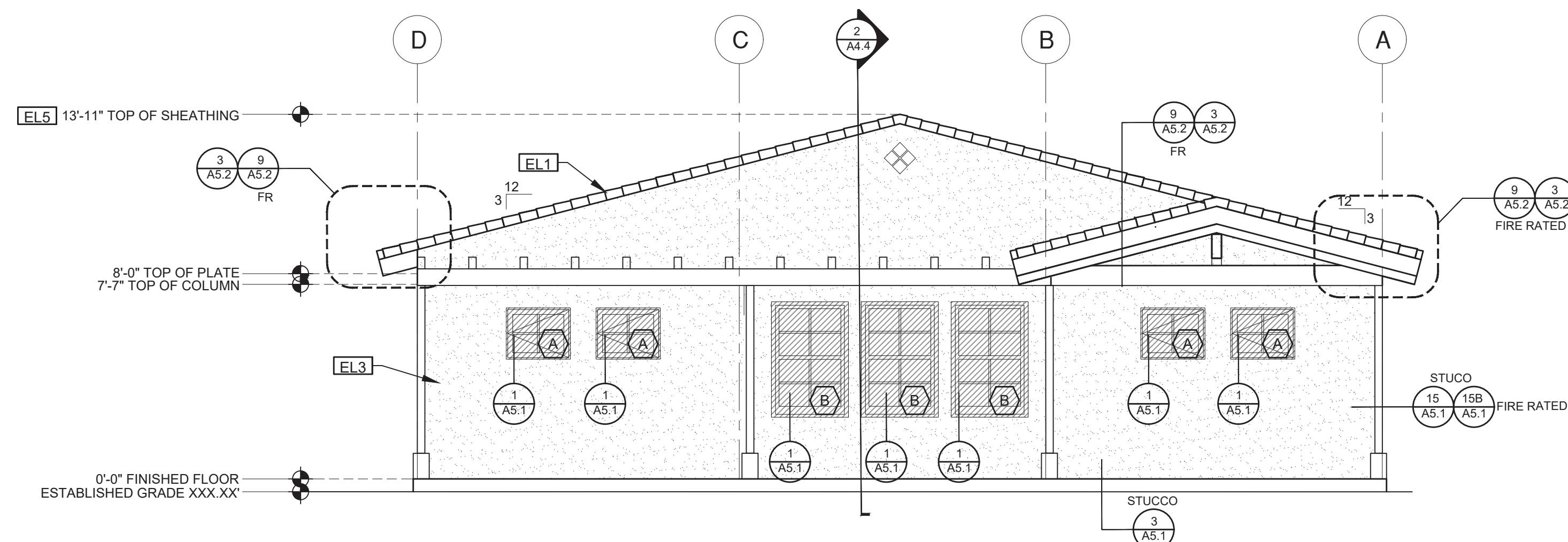
EL1	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
EL2	SIDING
EL3	STUCCO
EL4	STONE VENEER
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EL6	DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES

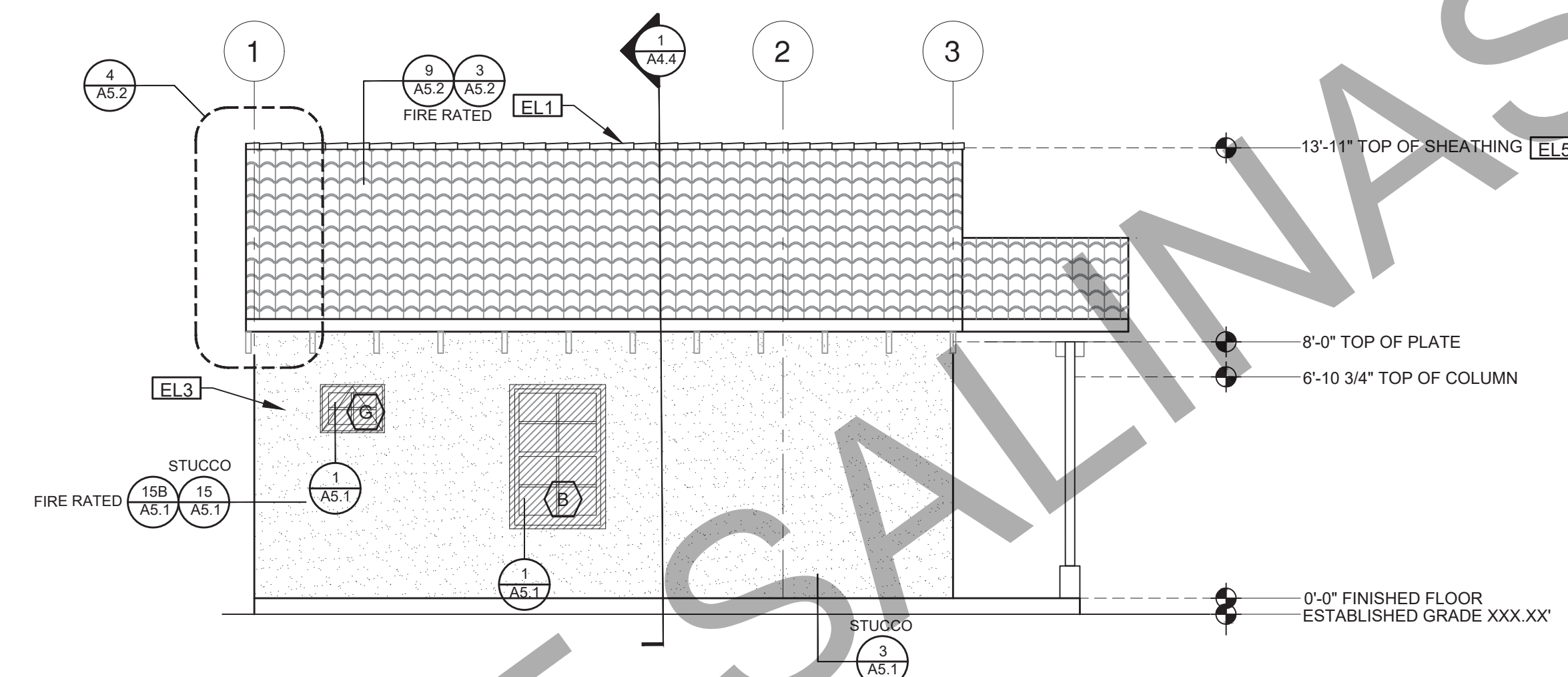
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LEGEND

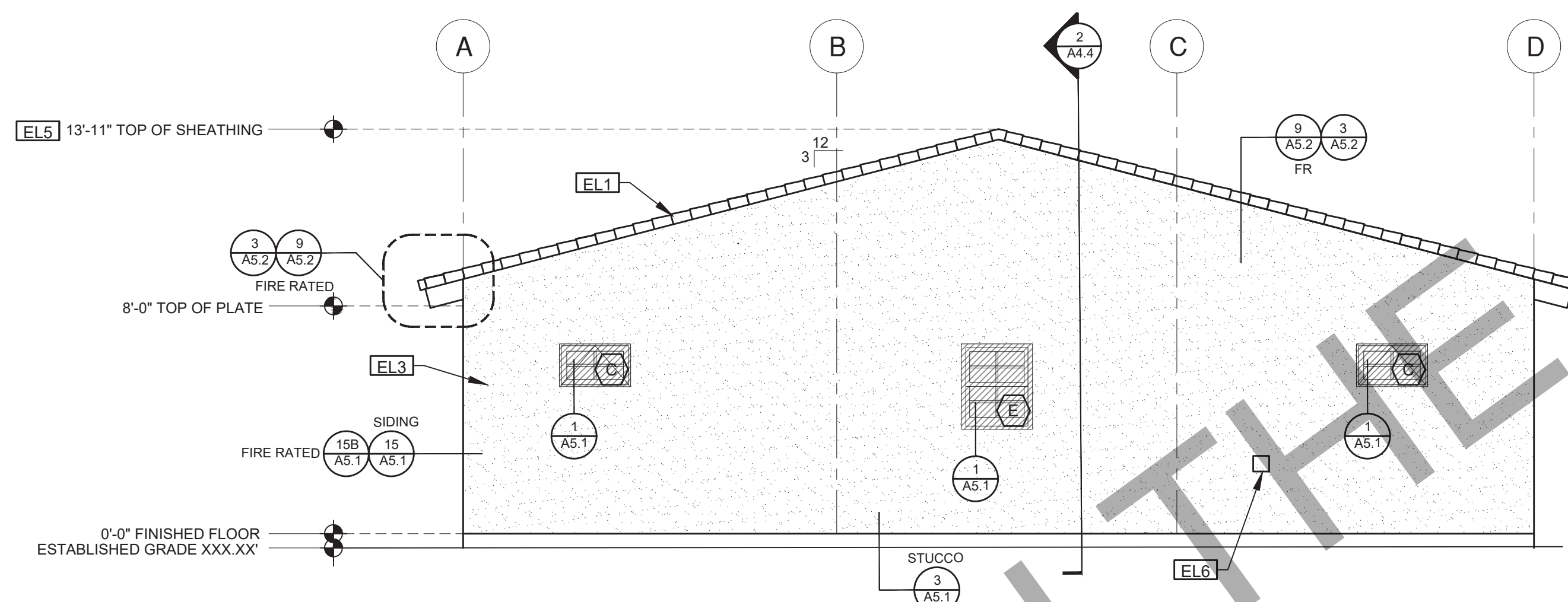
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	ELEVATION CALLOUT		DOOR SYMBOL		BOARD & BATTEN
	DETAIL DRAWING REF.		WINDOW SYMBOL		GLAZING
	ELEVATION MARKER		TEMPERED GLASS		ROOFING



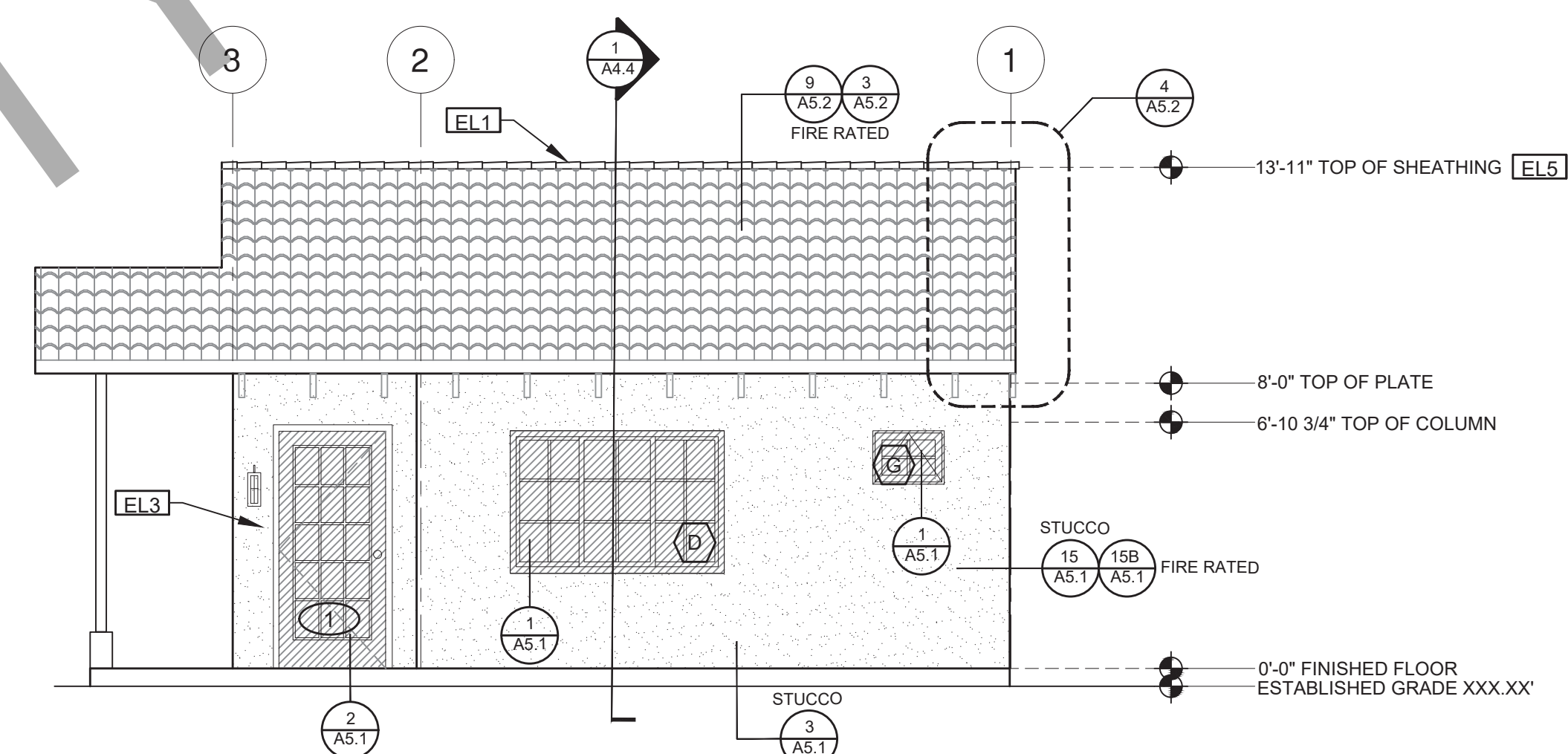
ELEVATION - A
 1/4"=1'-0" SPANISH



ELEVATION - B
 1/4"=1'-0" SPANISH



ELEVATION - C
 1/4"=1'-0" SPANISH



ELEVATION - D
 1/4"=1'-0" SPANISH

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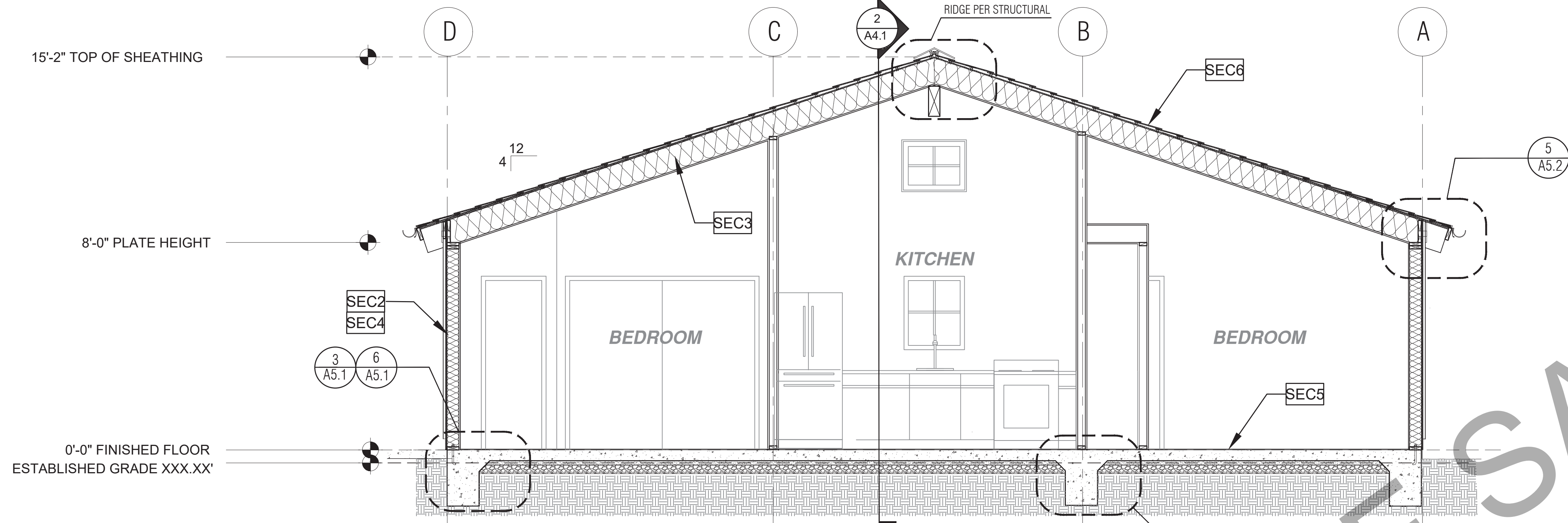
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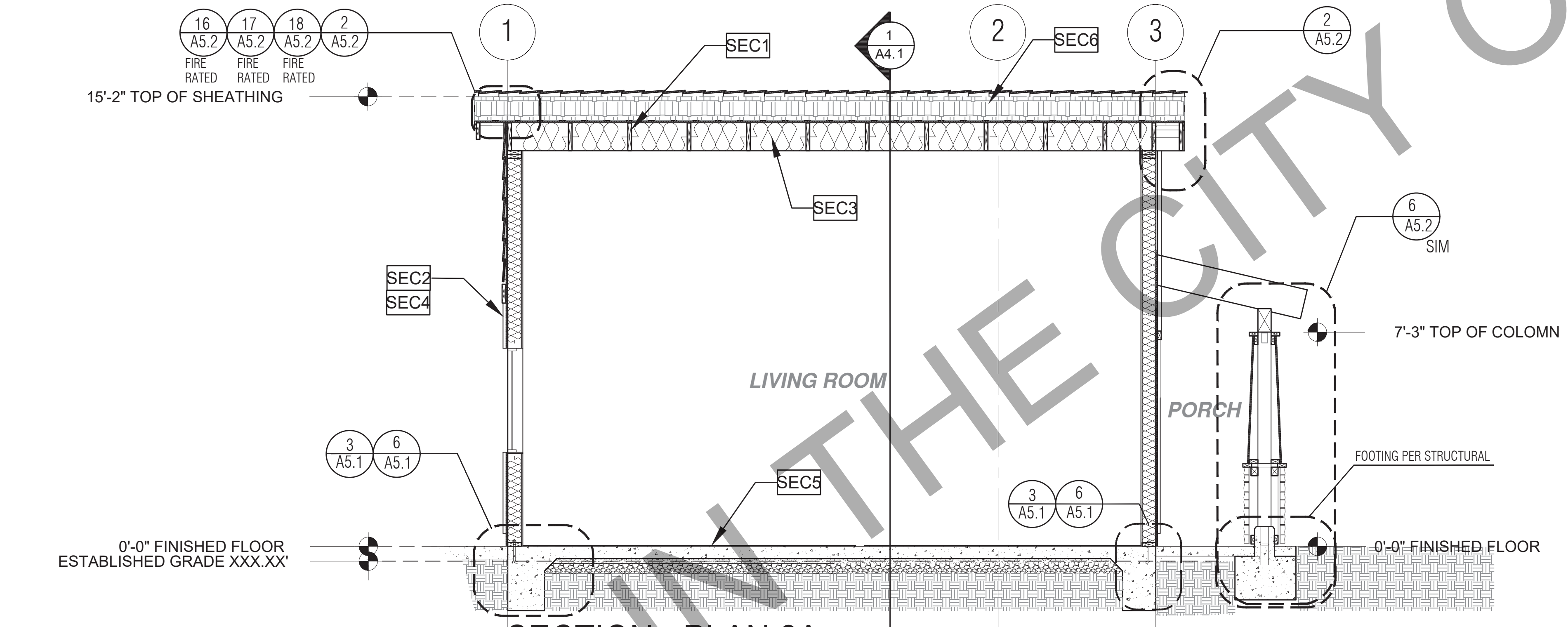
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ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
<p>EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>EL2 SIDING</p> <p>EL3 STUCCO</p> <p>EL4 STONE VENEER</p> <p>EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES</p> <p>EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)</p>	<p>1. ALL DIMENSIONS TO FINISH FACE, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. OWNER/SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS</p> <p>5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS</p> <p>6. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURERS, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL</p> <p>7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.</p> <p>8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.</p> <p>10. VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>TEMPERED GLASS</p> <p>SPRAY FIN. STUCCO</p> <p>BOARD & BATTEN</p> <p>GLAZING</p> <p>ROOFING</p>



1 SECTION - PLAN 2A
 3/8"=1'-0"
 CRAFTSMAN



2 SECTION - PLAN 2A
 3/8"=1'-0"
 CRAFTSMAN

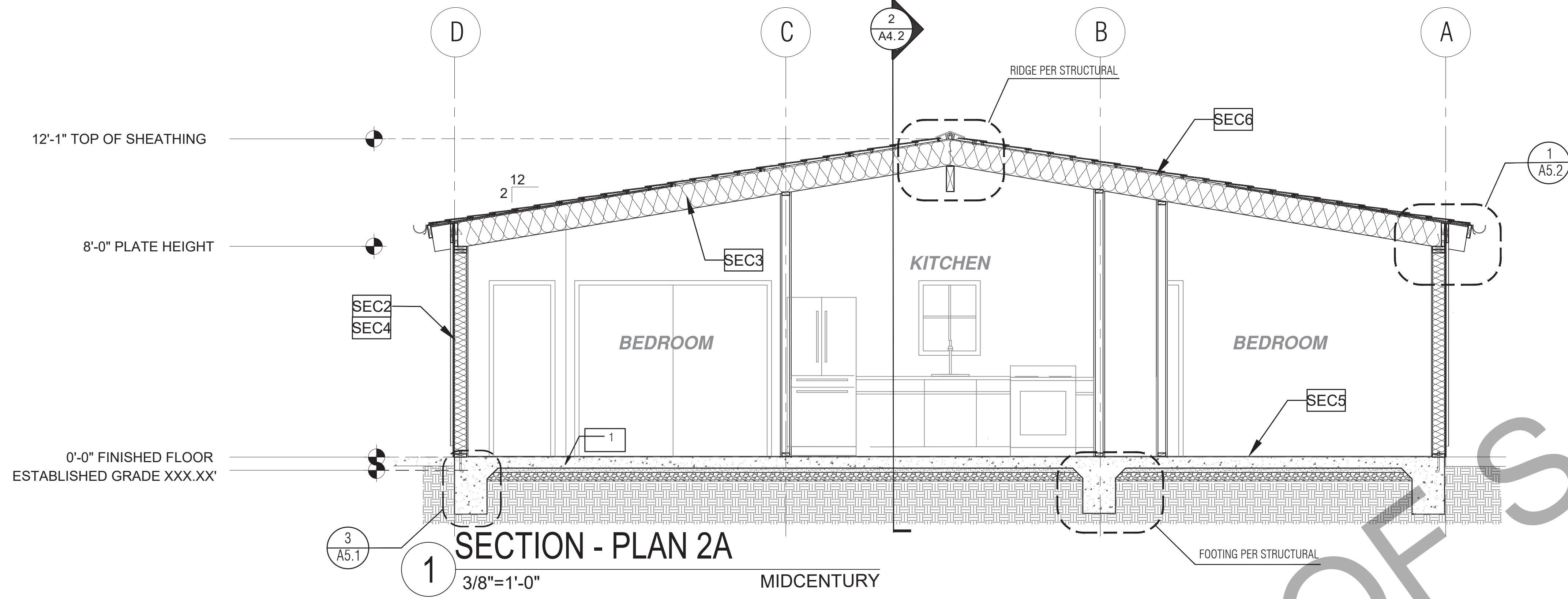
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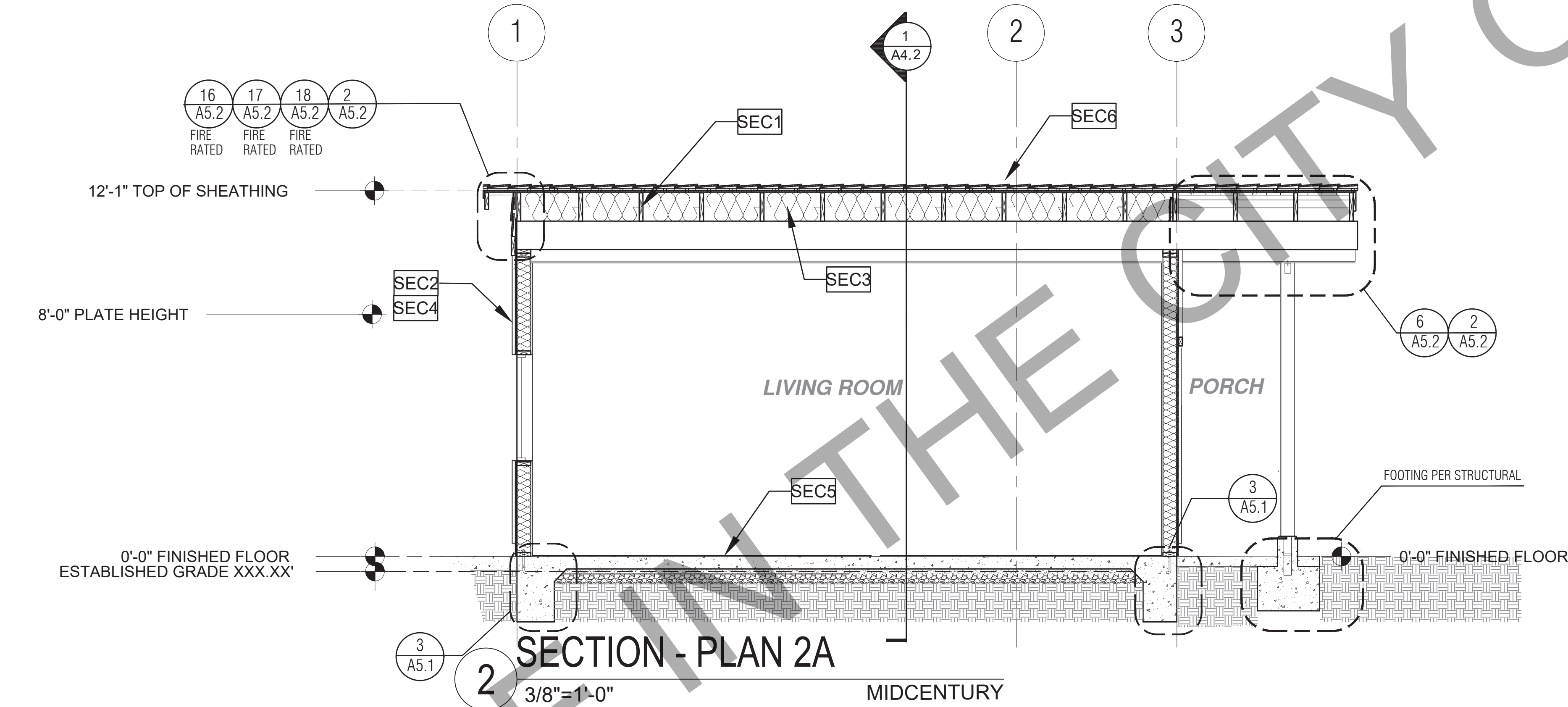
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date 02-08-2023
 project no.
 drawn by
 sheet no. **A4.1**

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS</p> <p>8. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>9. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS</p> <p>11. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19</p> <p>12. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>B - SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.75-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.75-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE-HALF-INCH GYPSUM BOARD 6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTIS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>LEGEND</p> <p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>



SECTION - PLAN 2A
 3/8"=1'-0"
 MIDCENTURY



SECTION - PLAN 2A
 3/8"=1'-0"
 MIDCENTURY

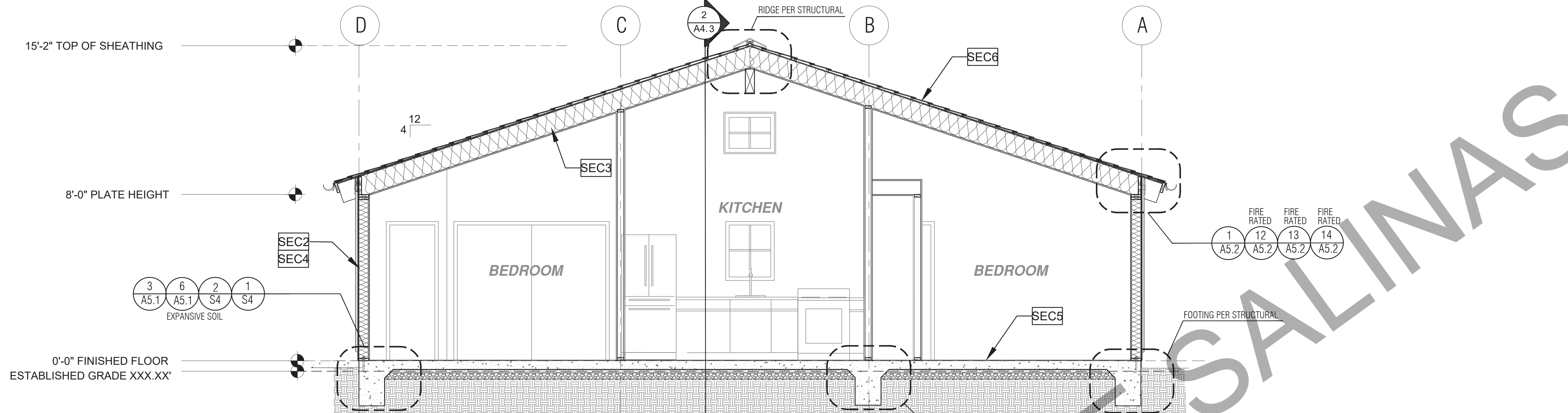
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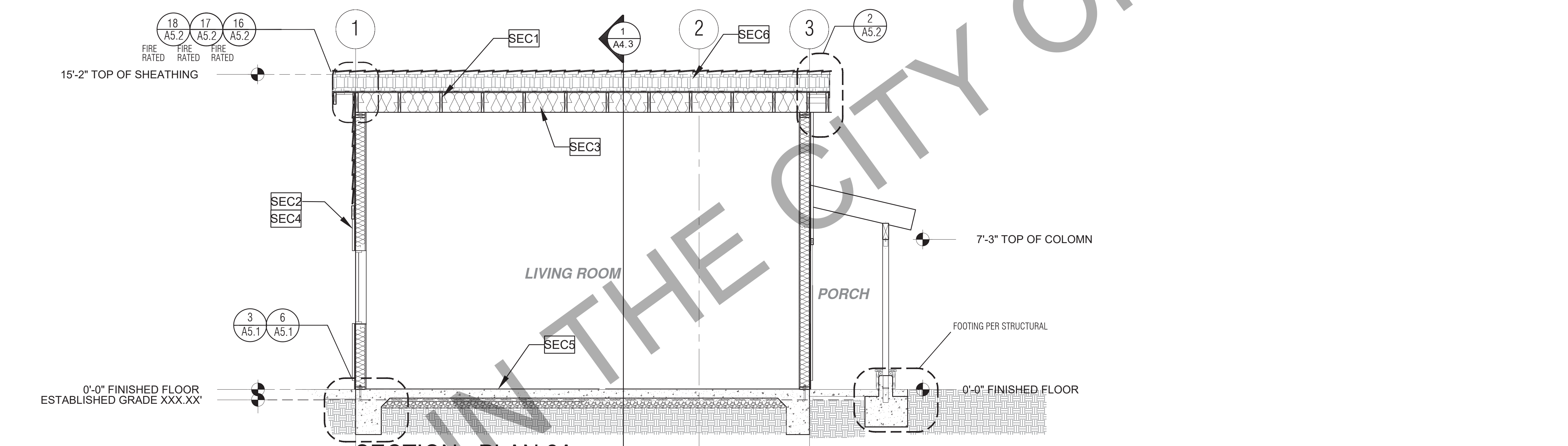
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SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS</p> <p>8. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>9. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS</p> <p>11. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19</p> <p>12. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>B - SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.75-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.75-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE-HALF-INCH GYPSUM BOARD 6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>LEGEND</p> <p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>



1 SECTION - PLAN 2A
 3/8"=1'-0" RANCH



2 SECTION - PLAN 2A
 3/8"=1'-0" RANCH

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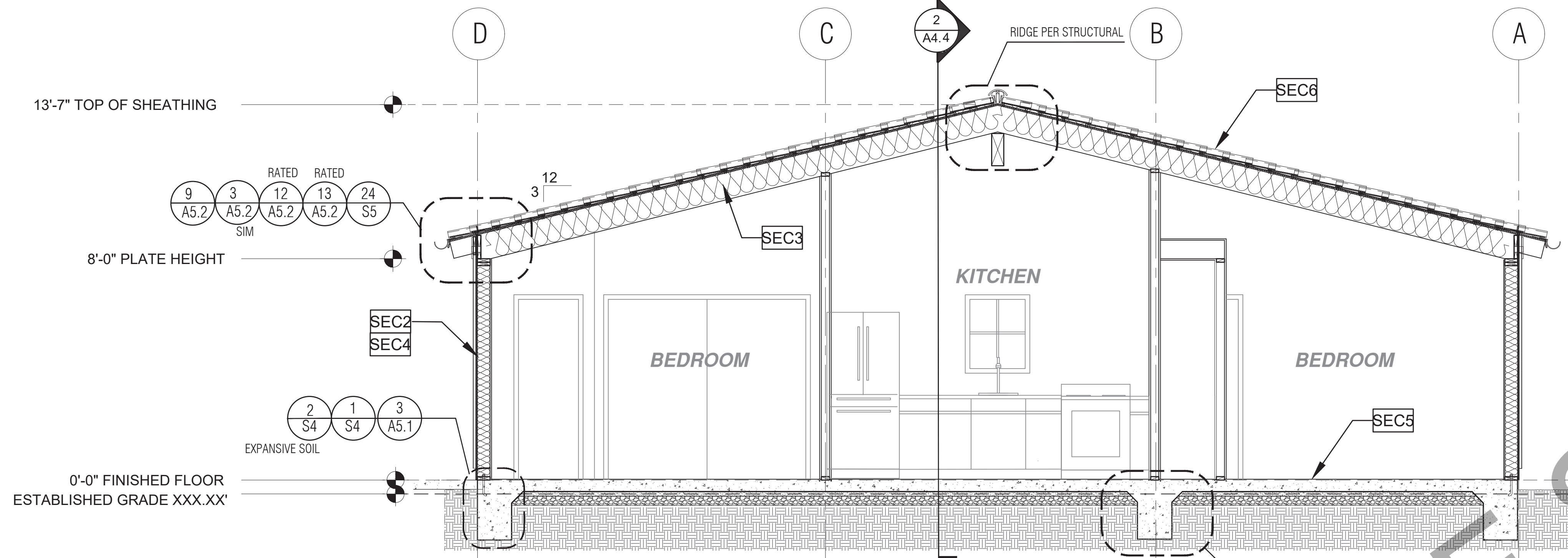
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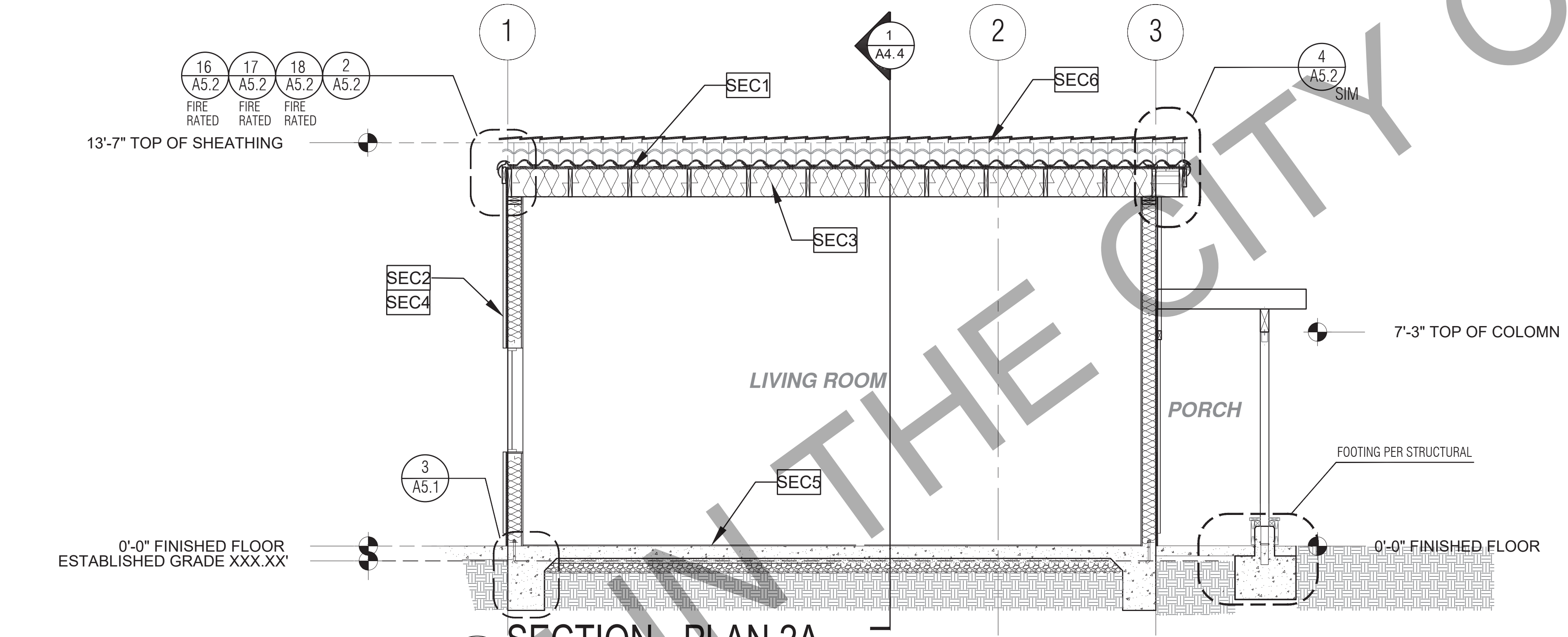
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SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN X" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS</p> <p>3. INSULATION REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION</p> <p>4. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER CRC SECTION R302.11: A. SECTION R302.11- 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: 1. VERTICALLY AT CEILING AND FLOOR LEVELS 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET</p> <p>8. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>9. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS</p> <p>11. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19</p> <p>12. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>B - SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.75-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.75-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE-HALF-INCH GYPSUM BOARD 6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTIS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>LEGEND</p> <p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>



1 SECTION - PLAN 2A
 3/8"=1'-0"
 SPANISH



2 SECTION - PLAN 2A
 3/8"=1'-0"
 SPANISH

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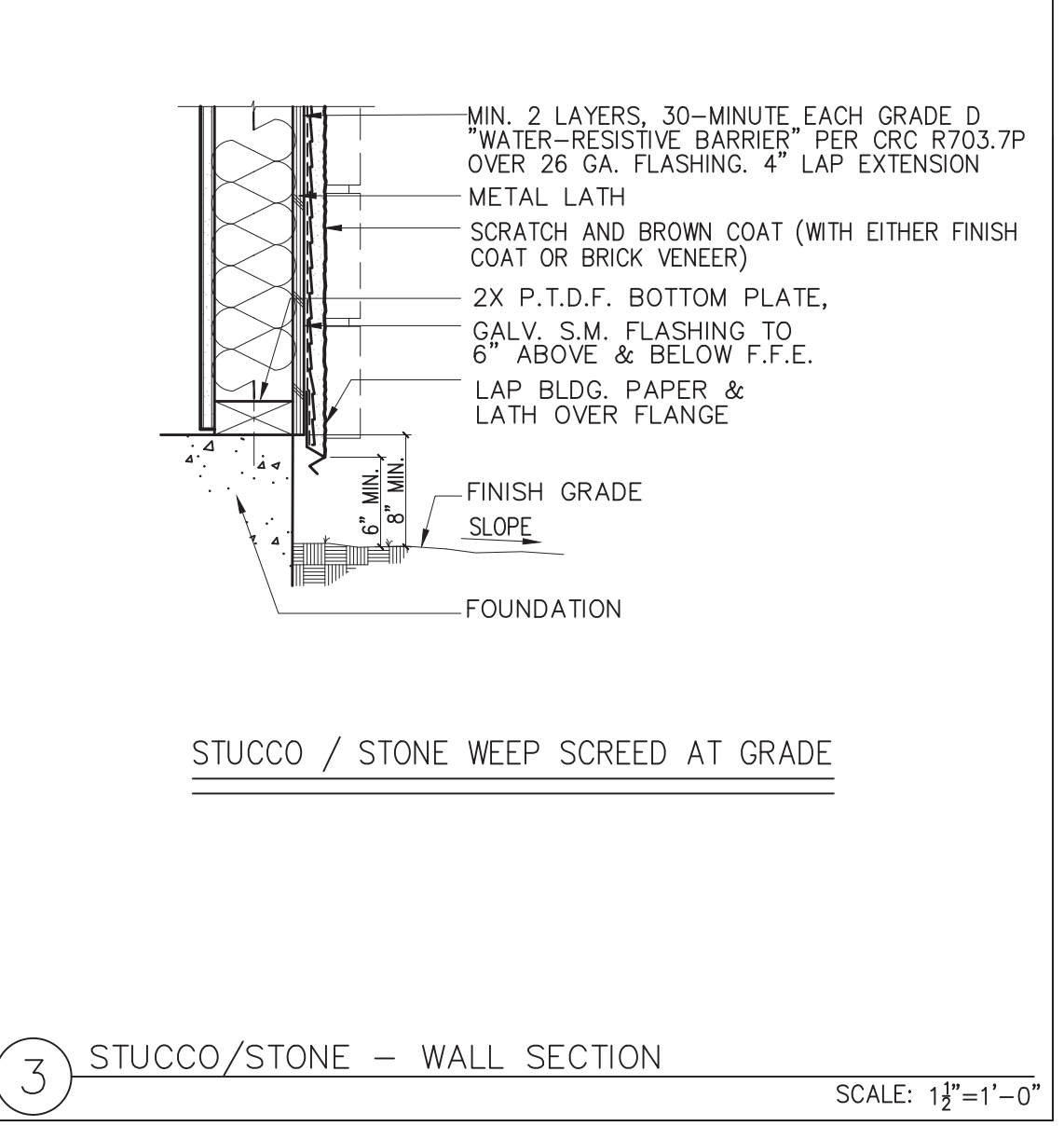
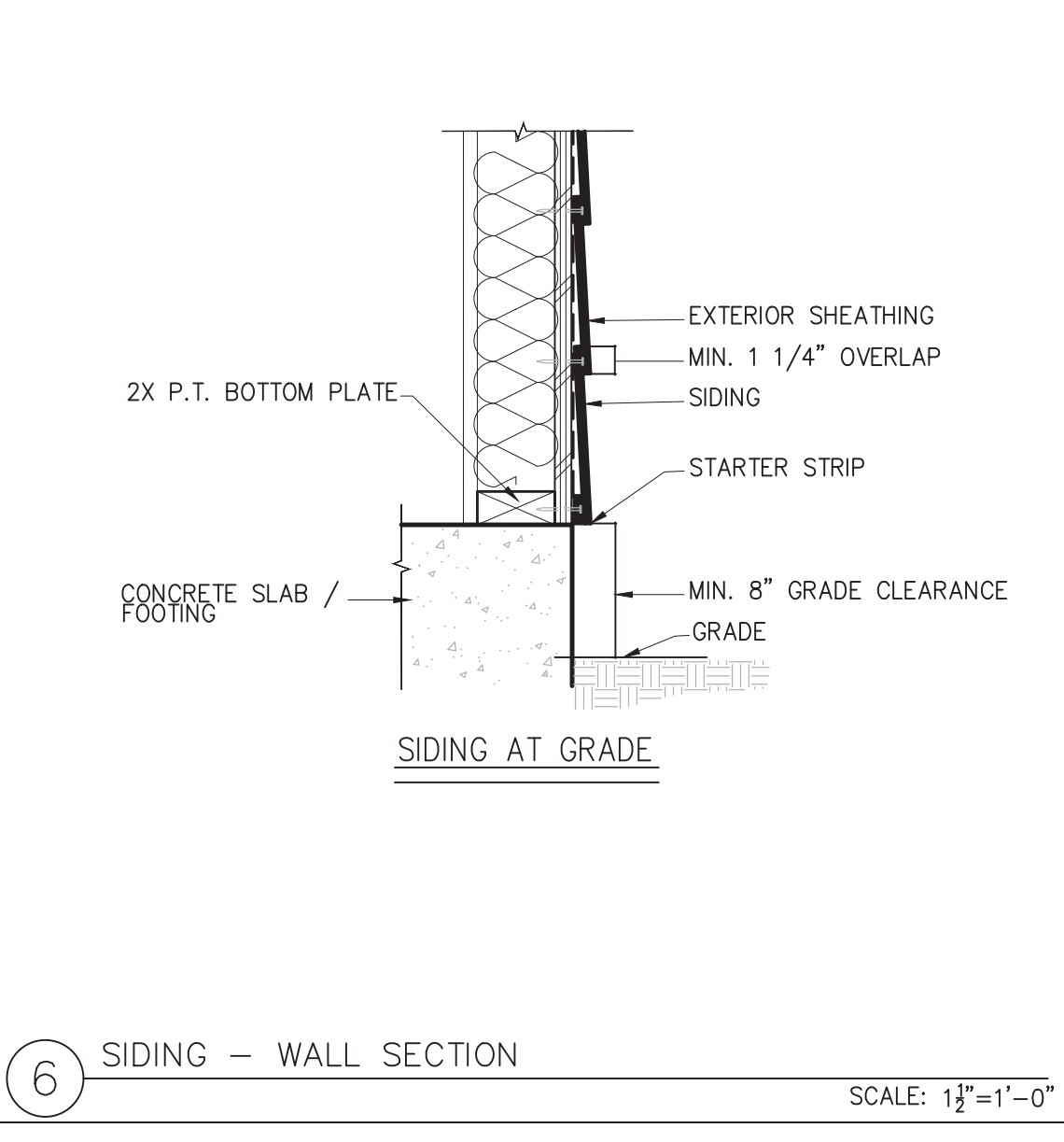
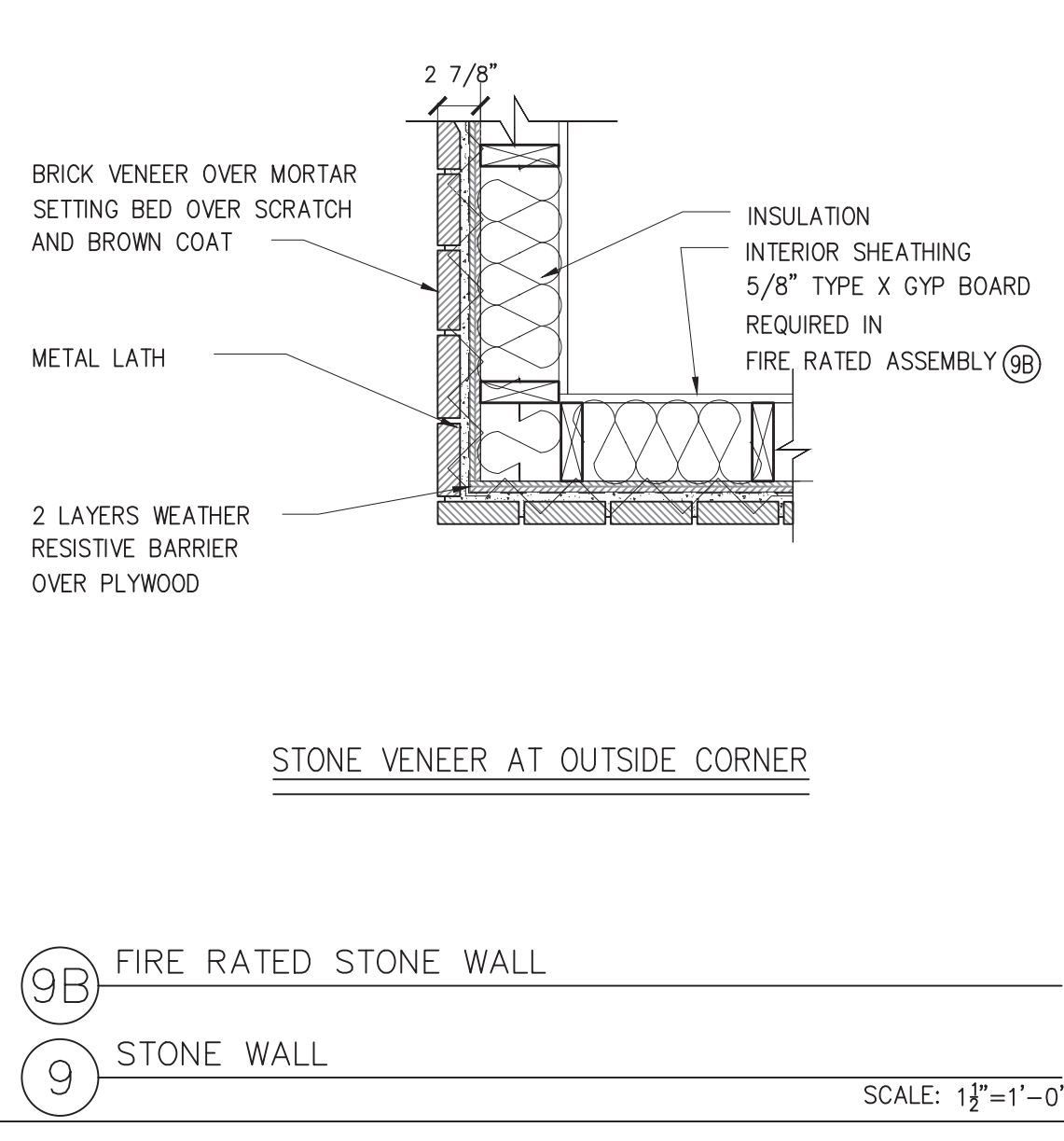
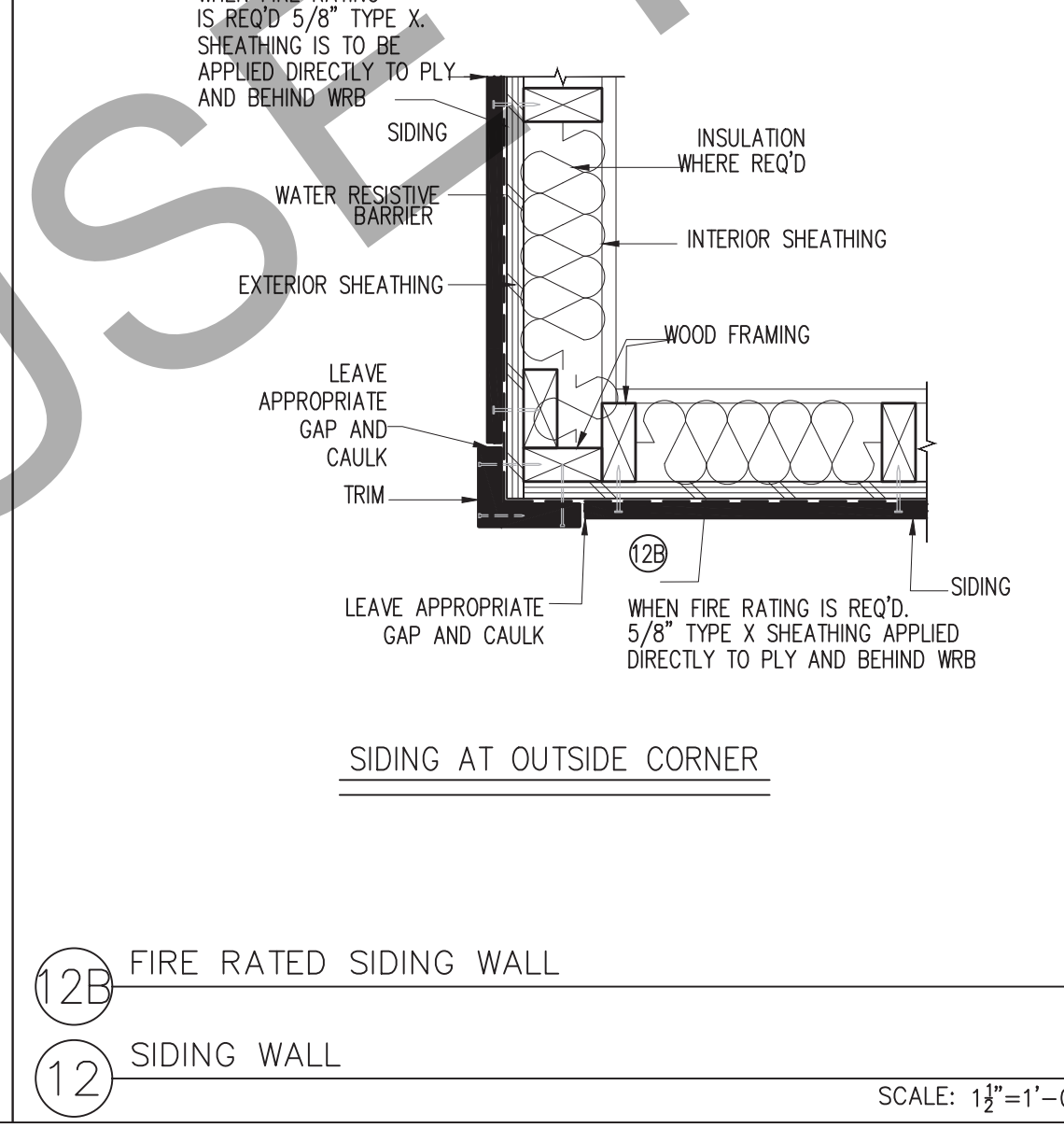
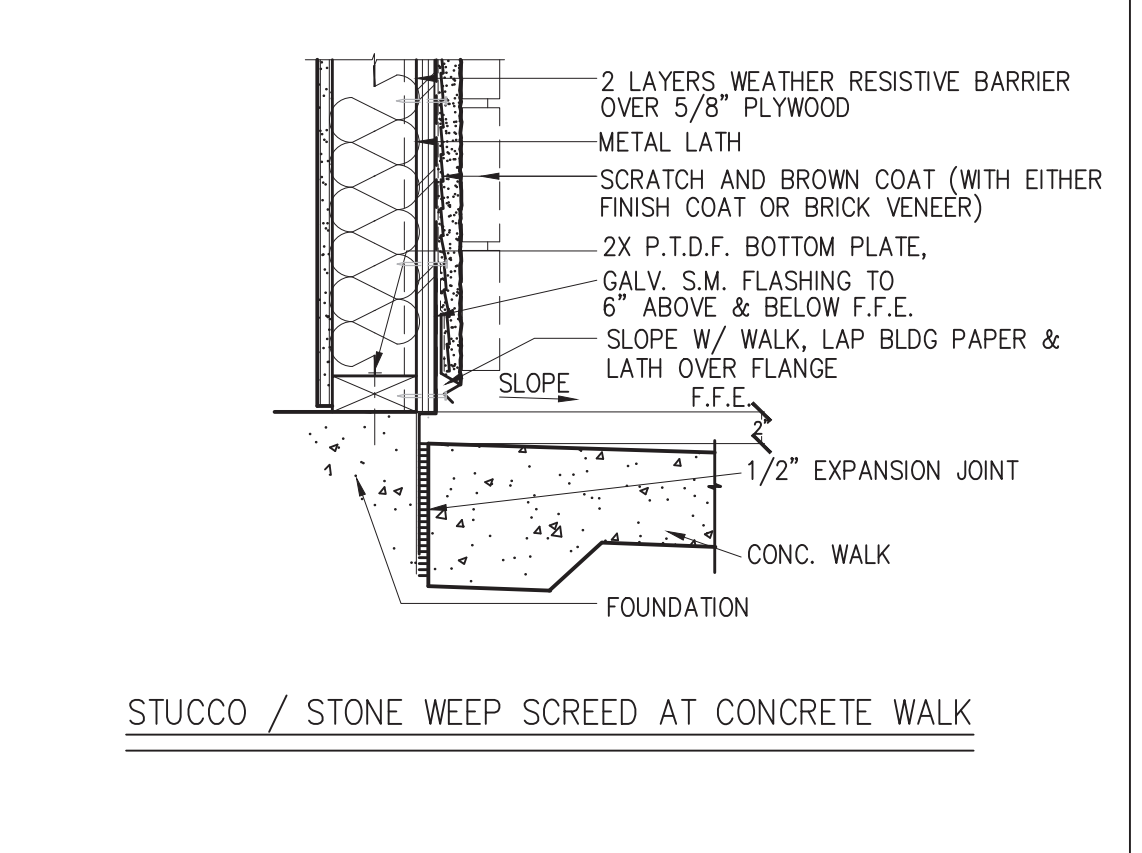
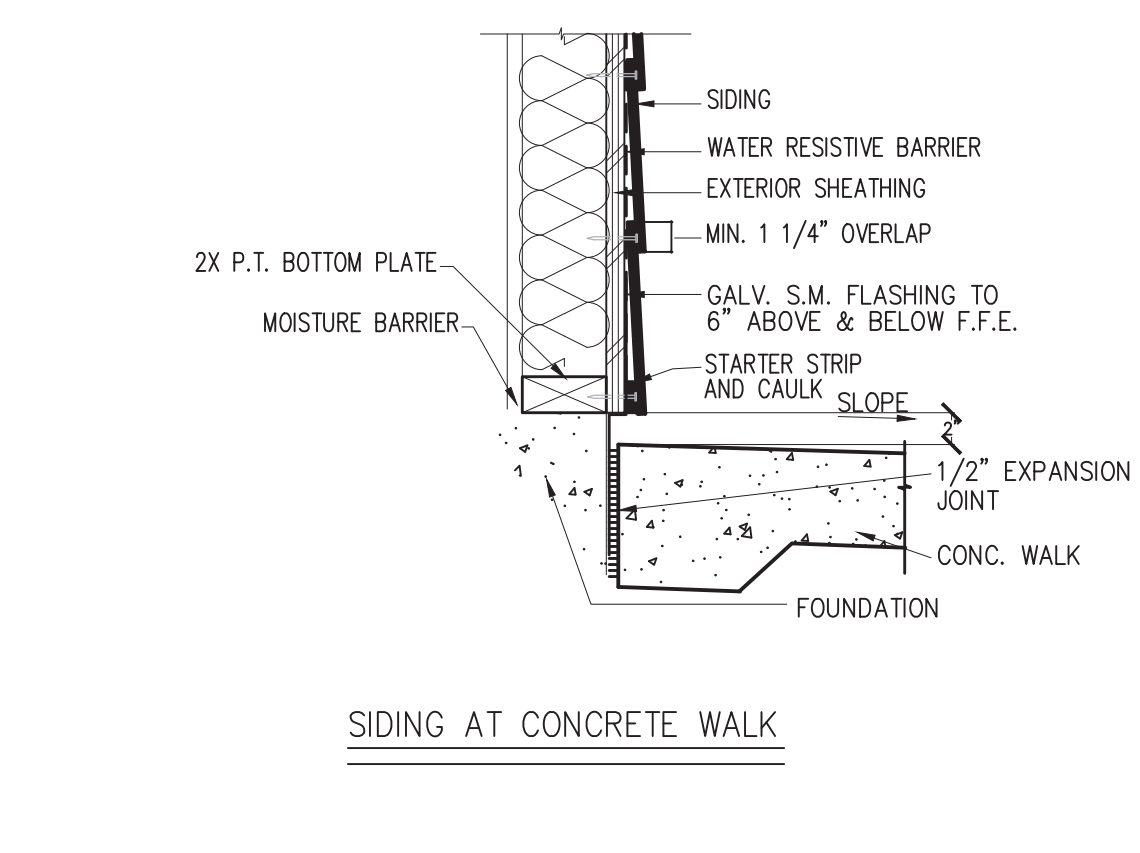
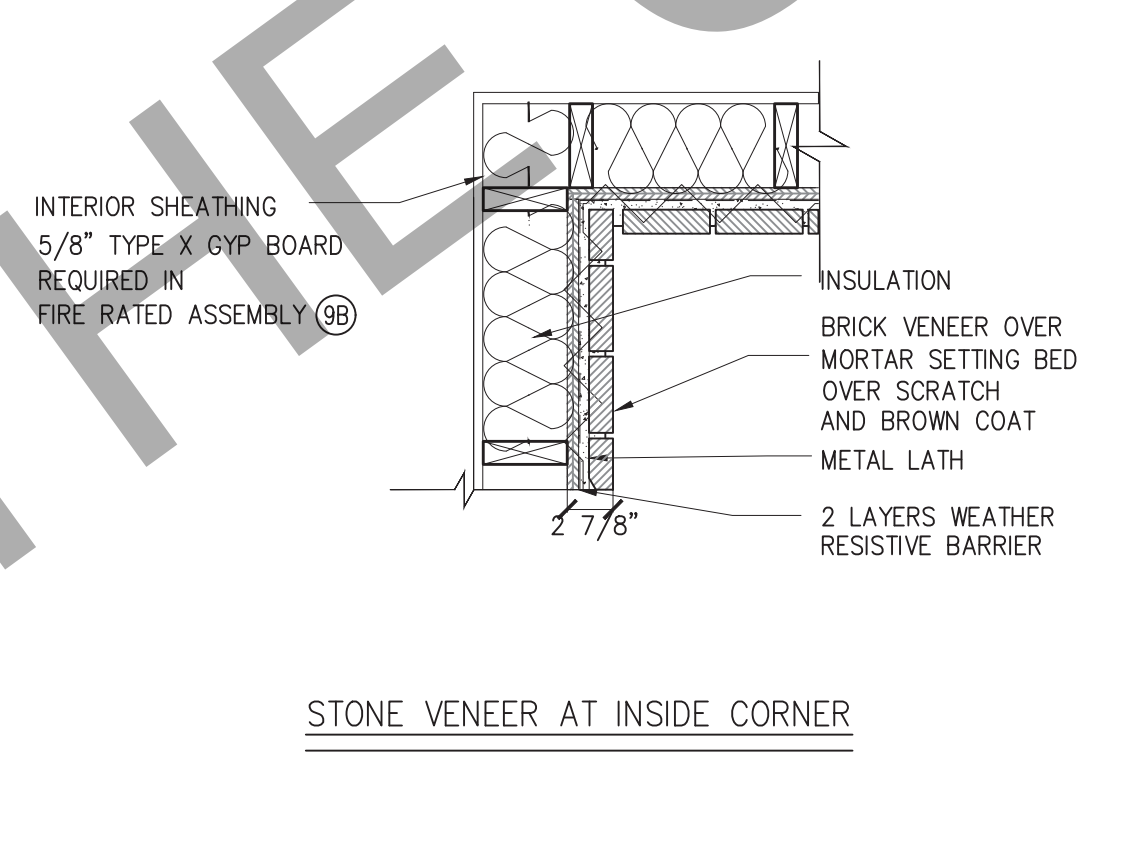
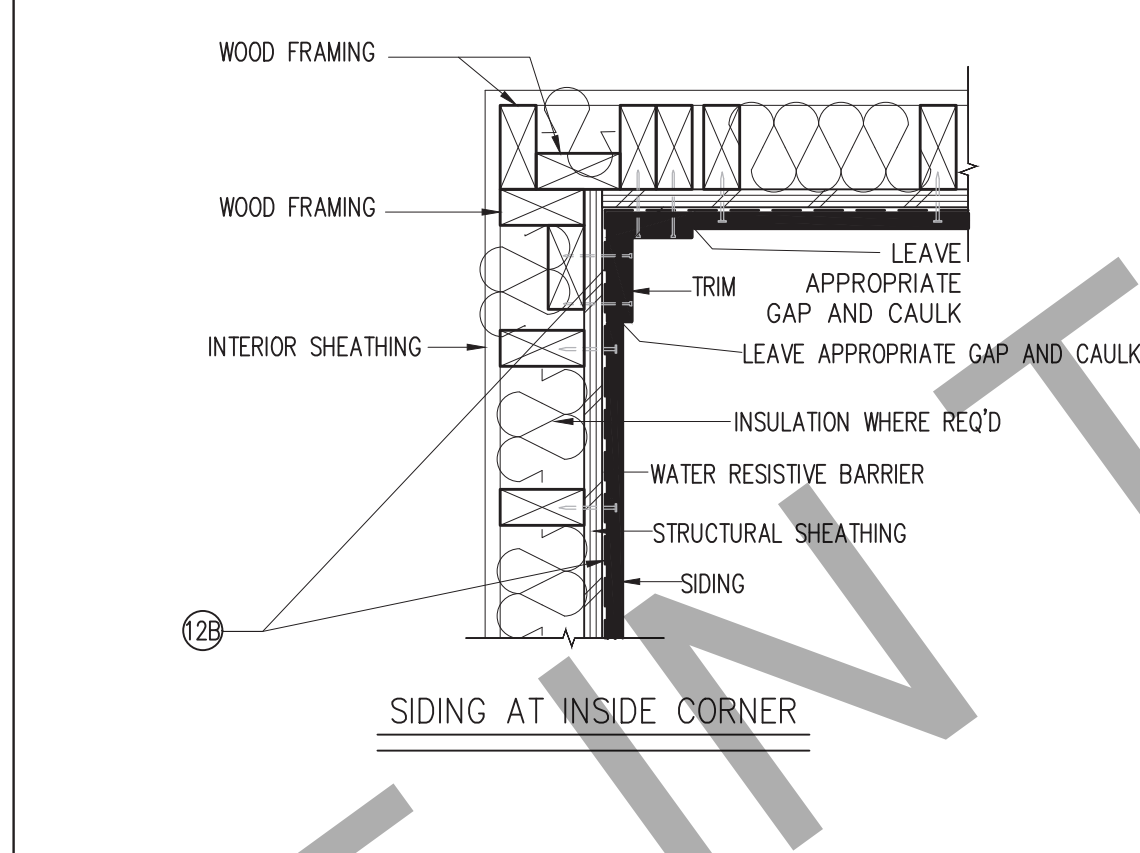
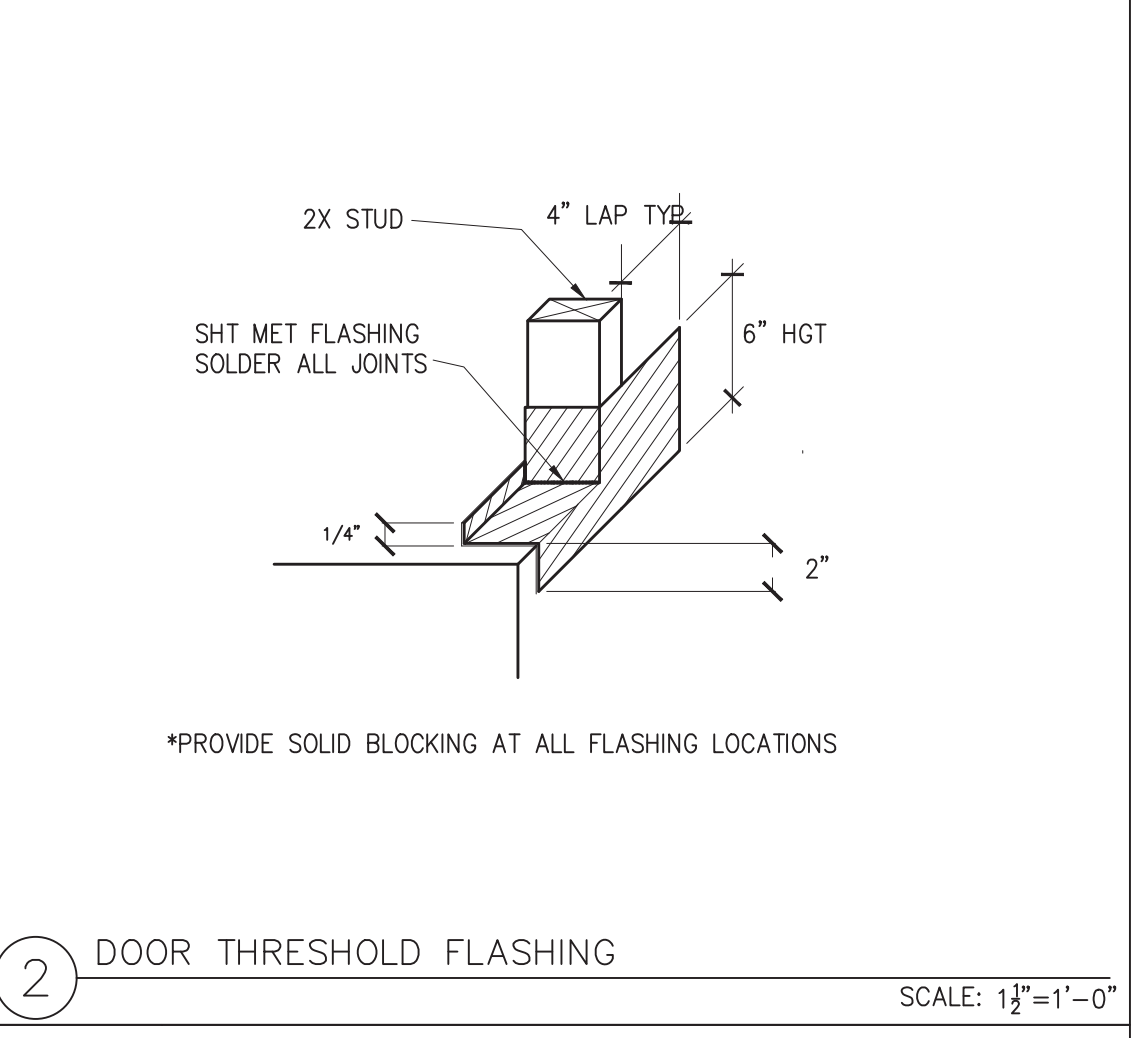
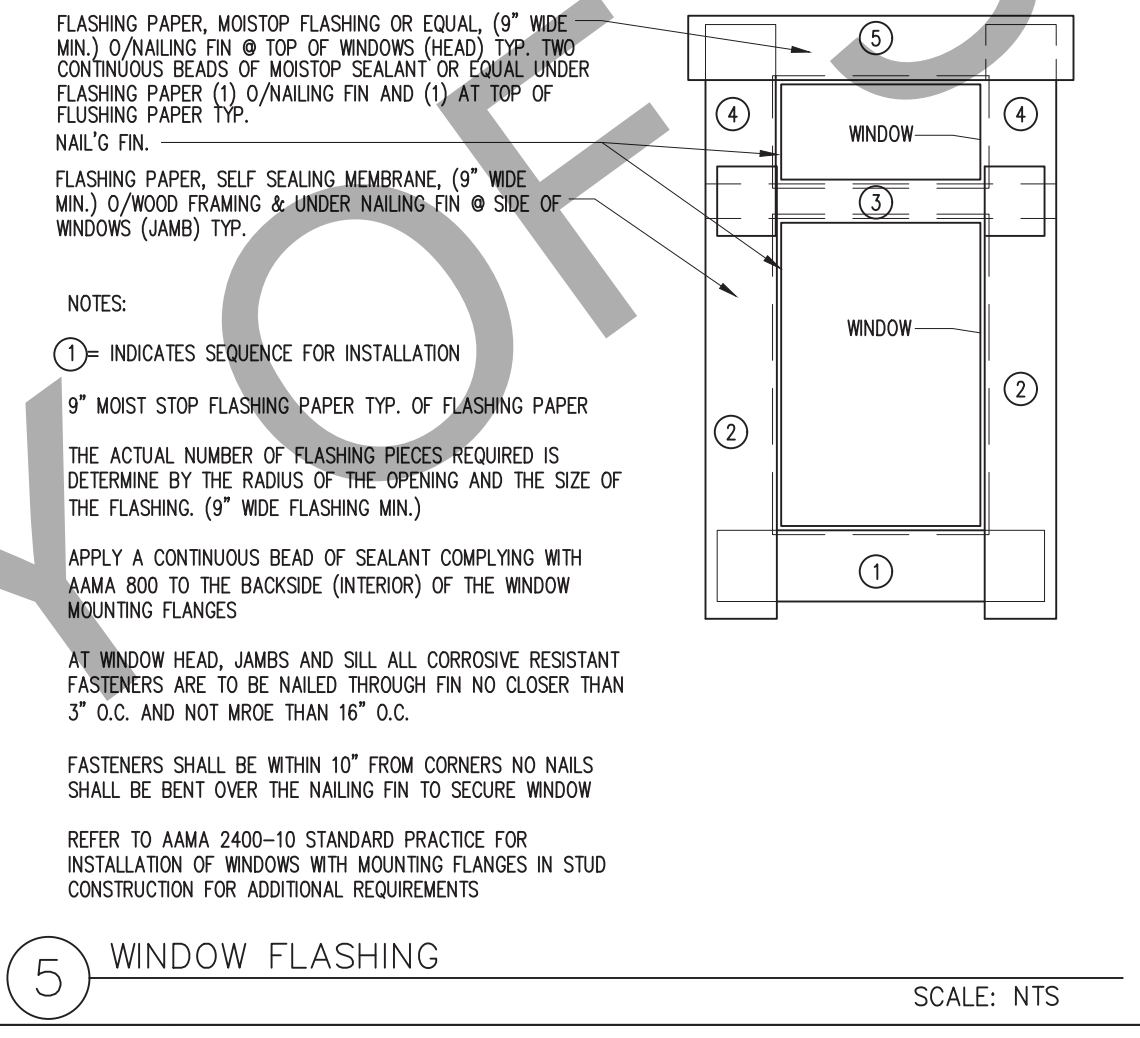
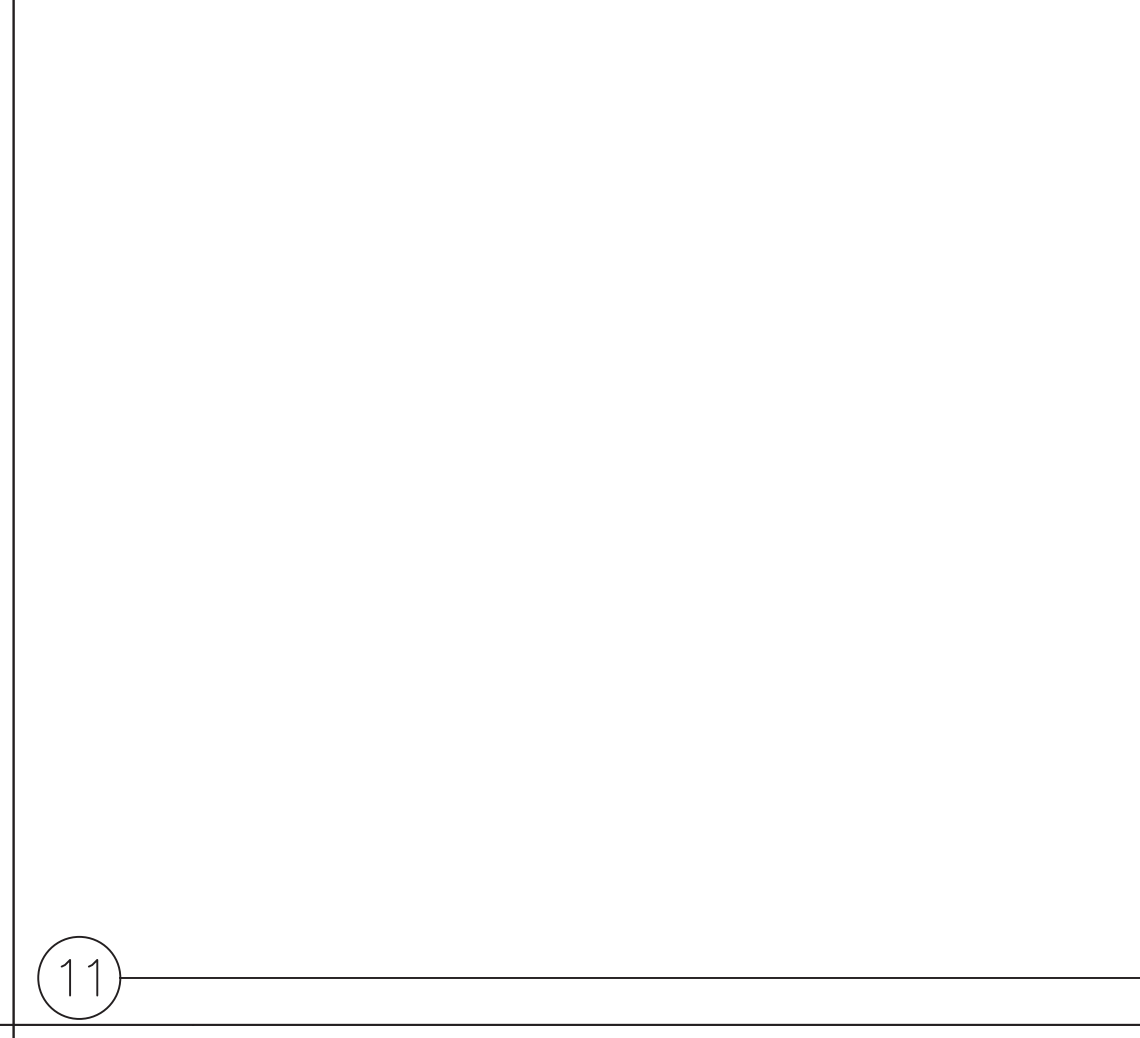
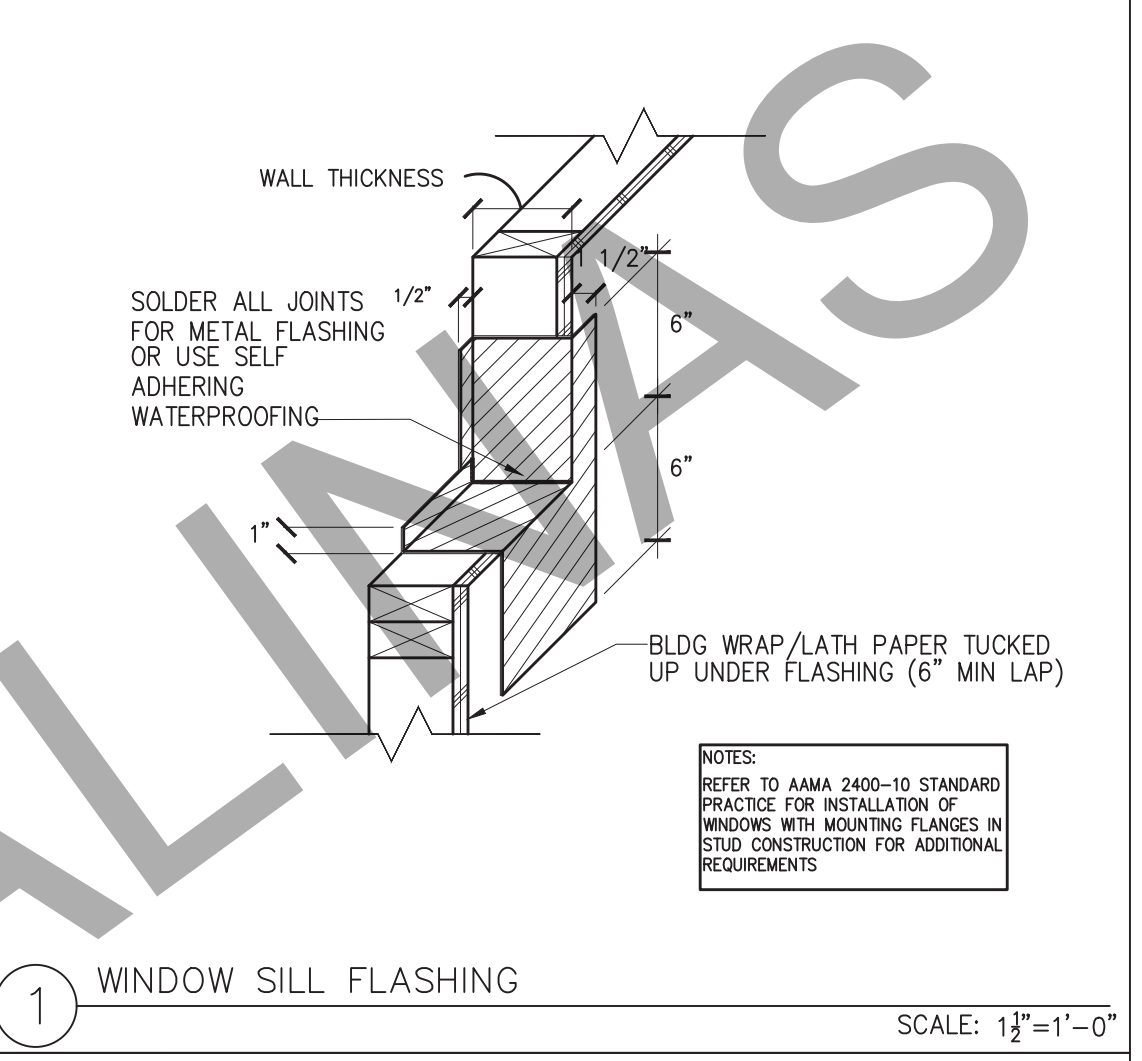
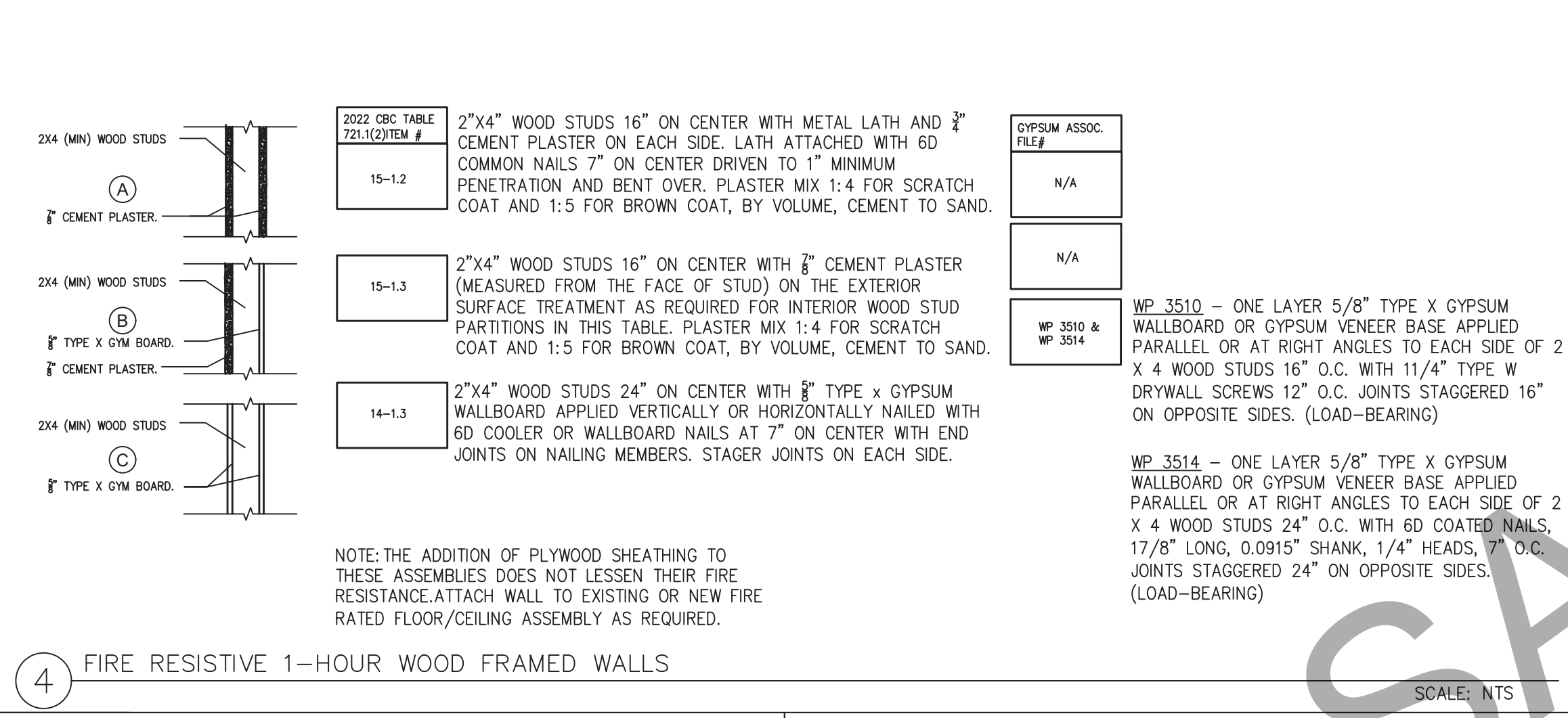
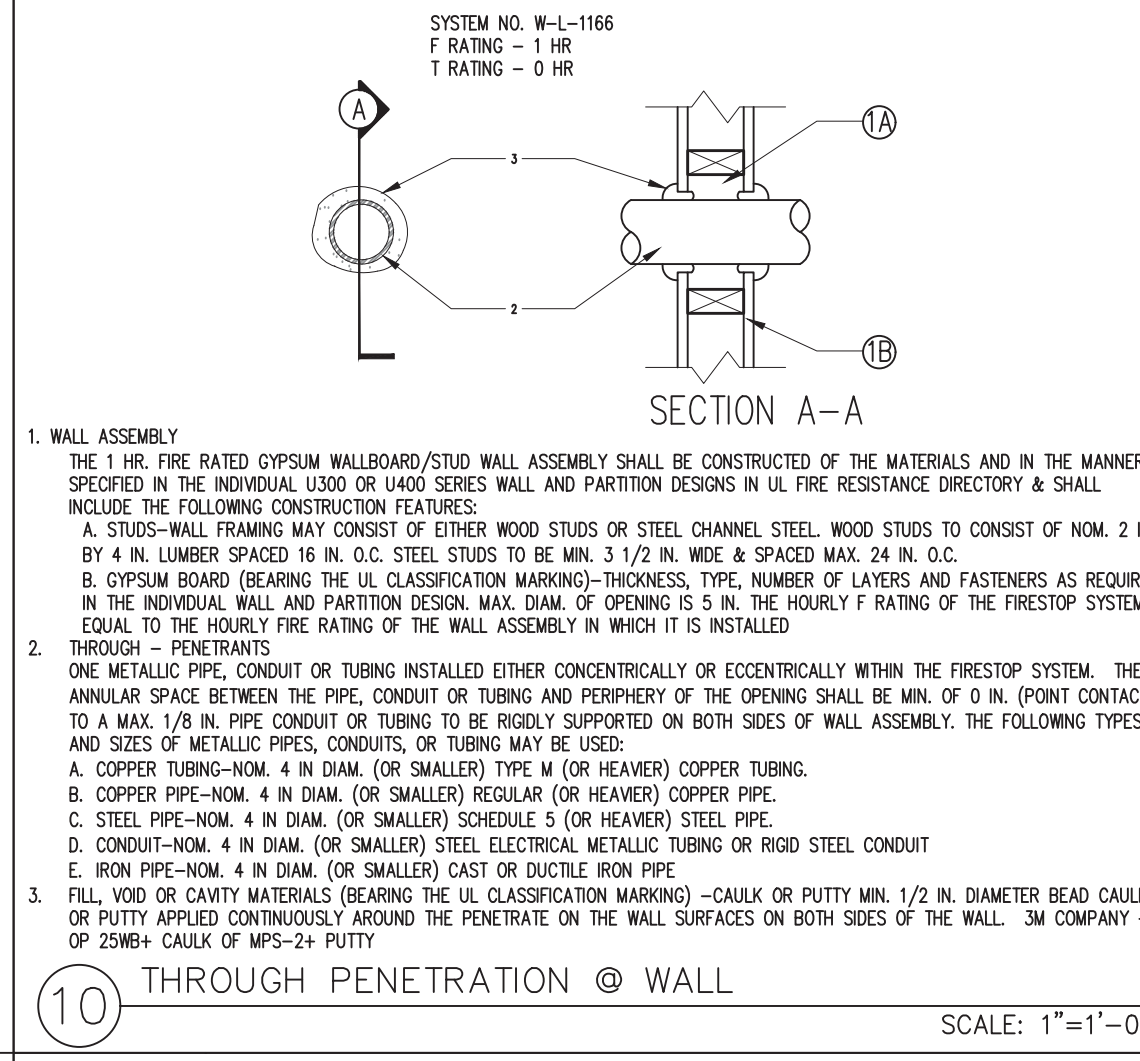
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SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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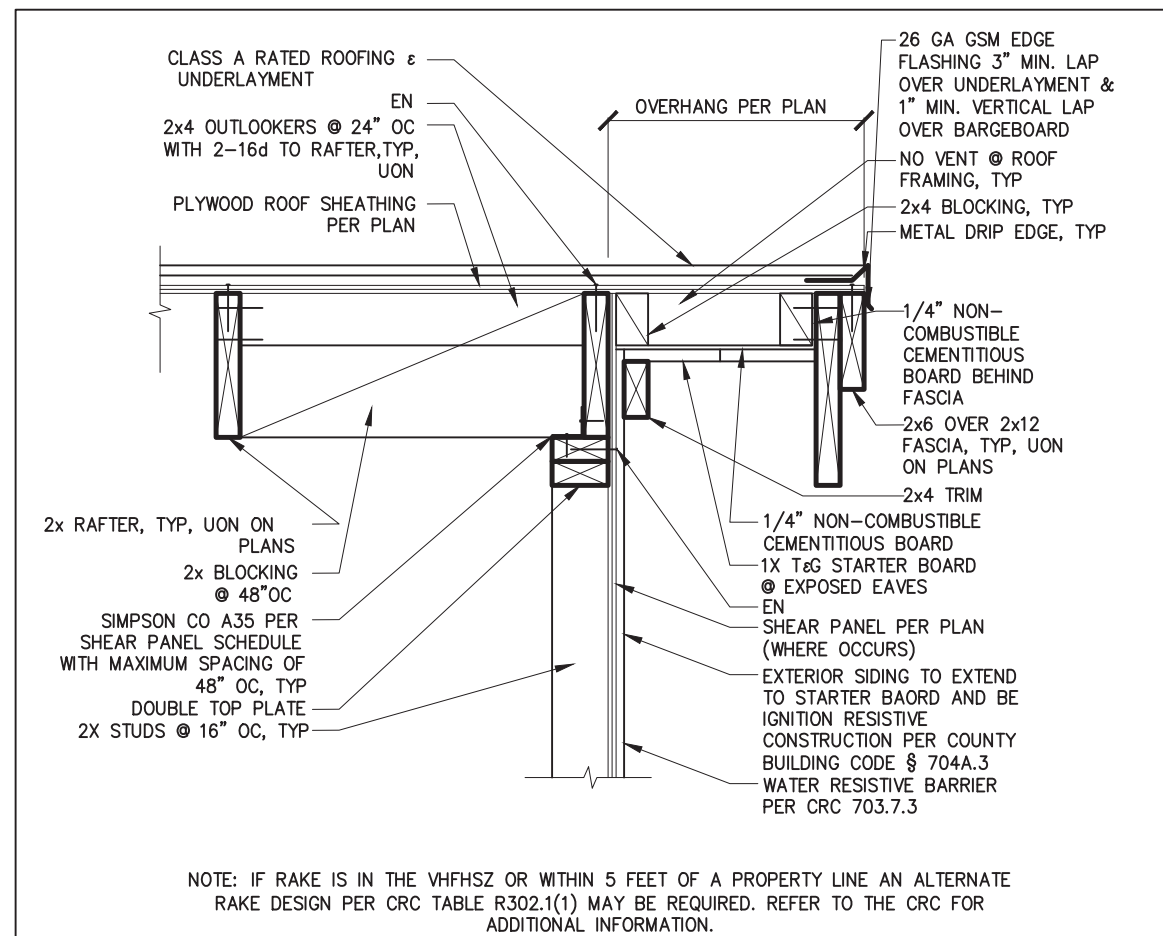
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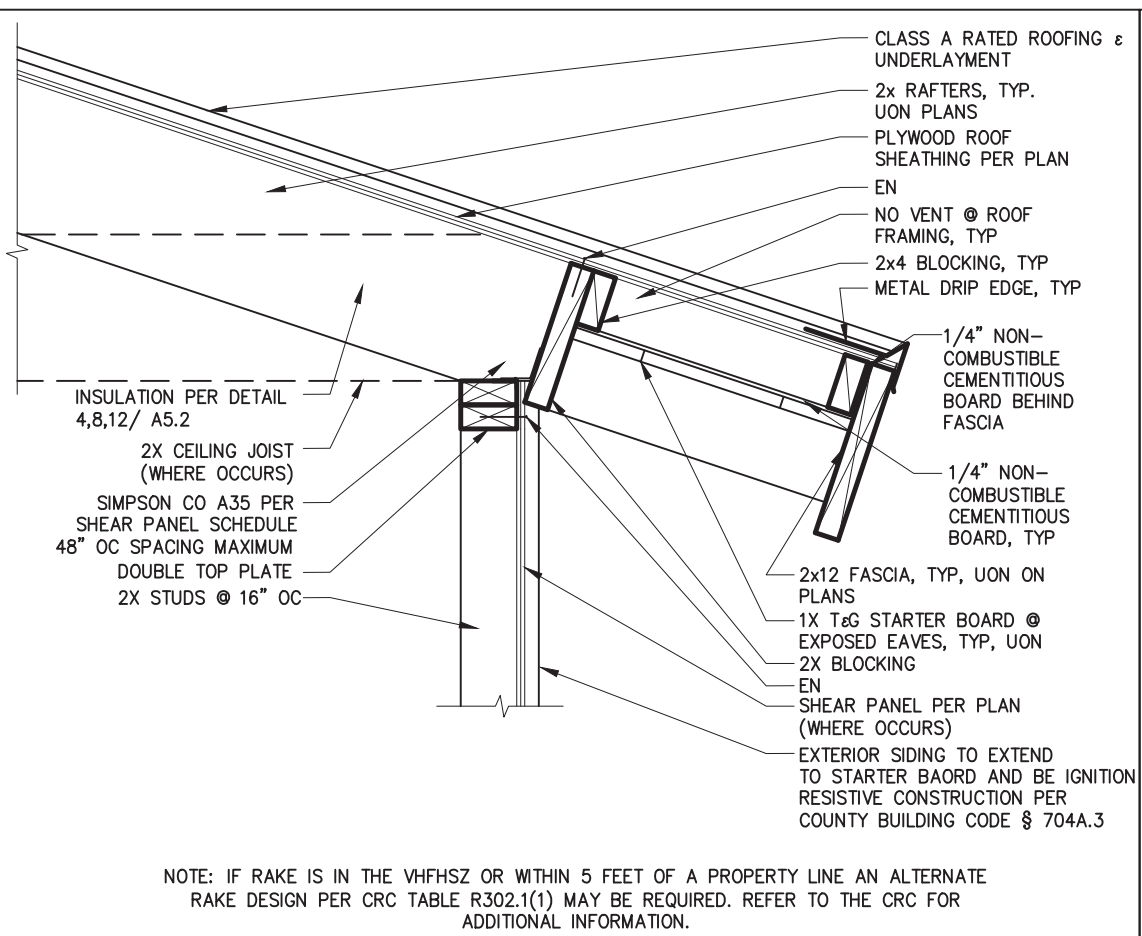
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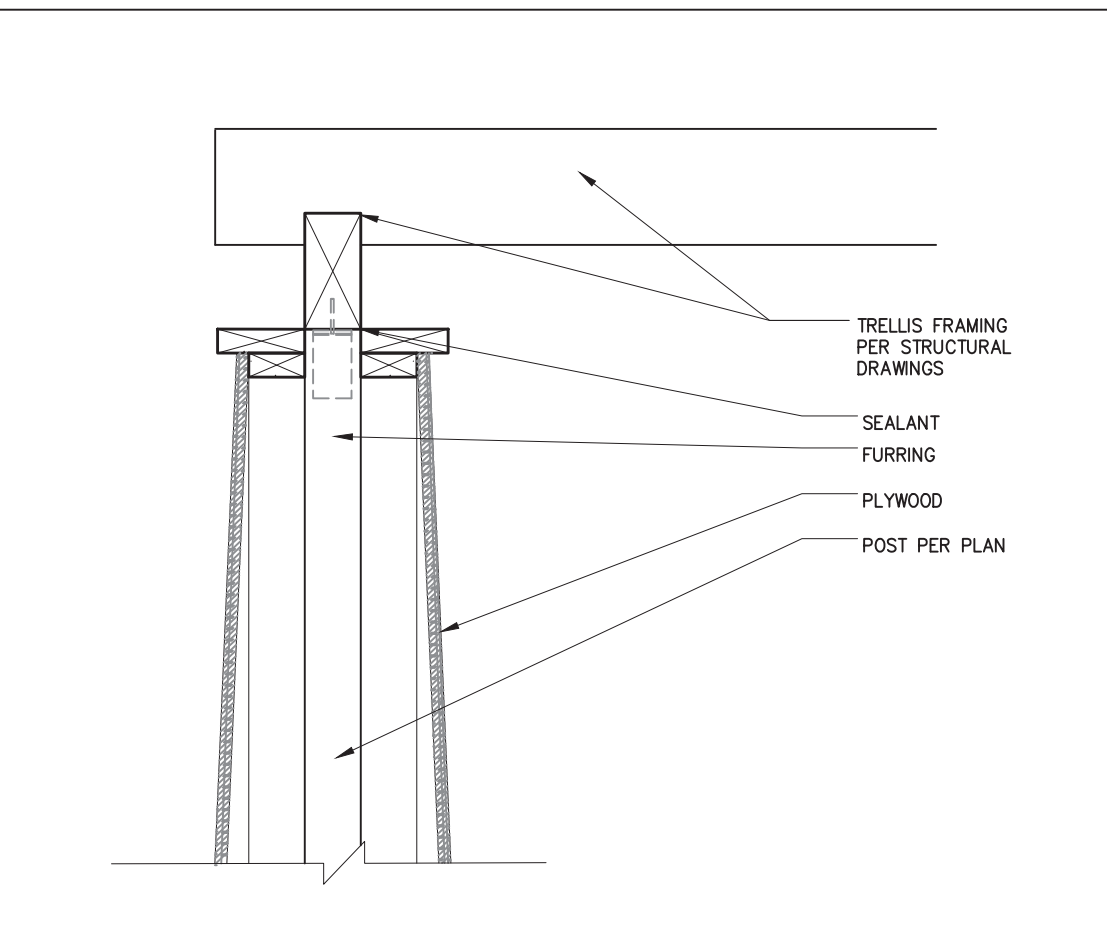
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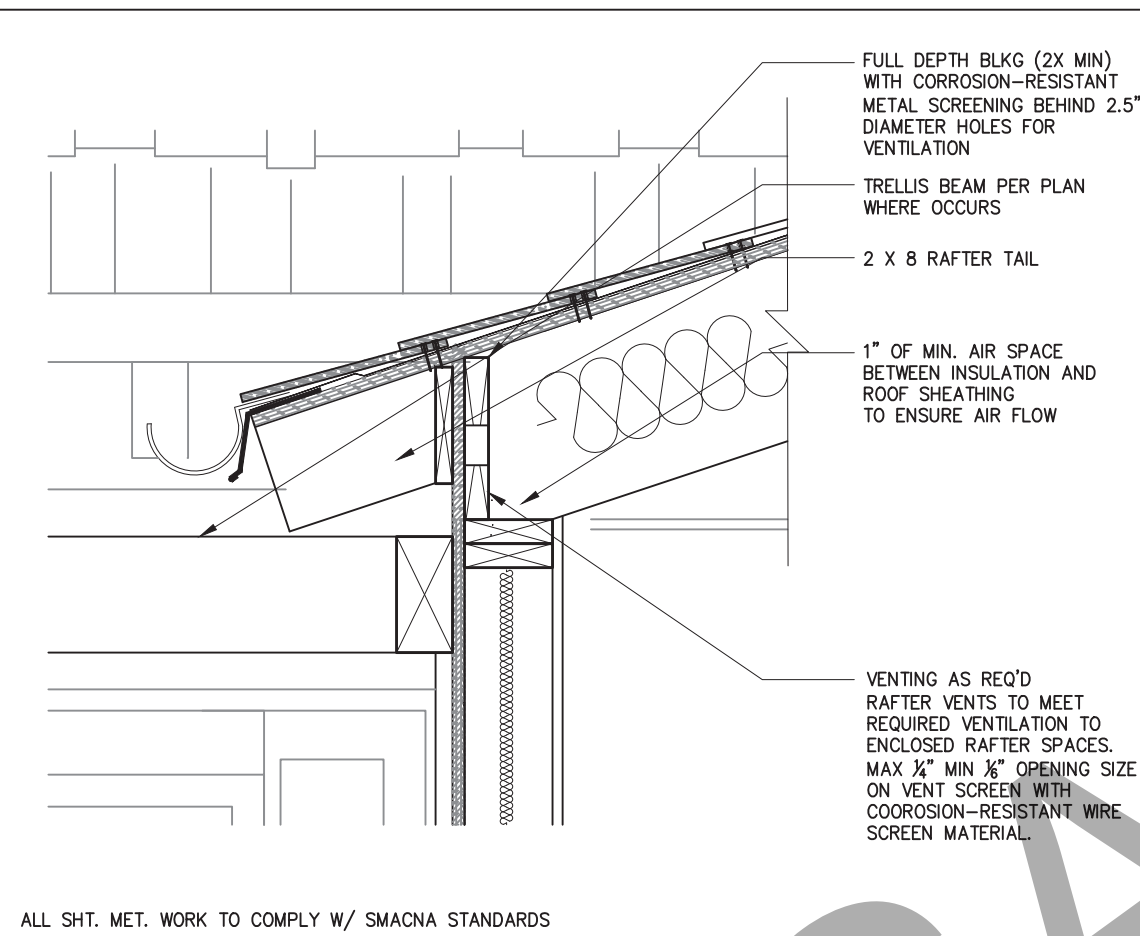
16 IGNITION RESISTIVE GABLE WITH 2x FASCIA SCALE: 1"=1'-0"



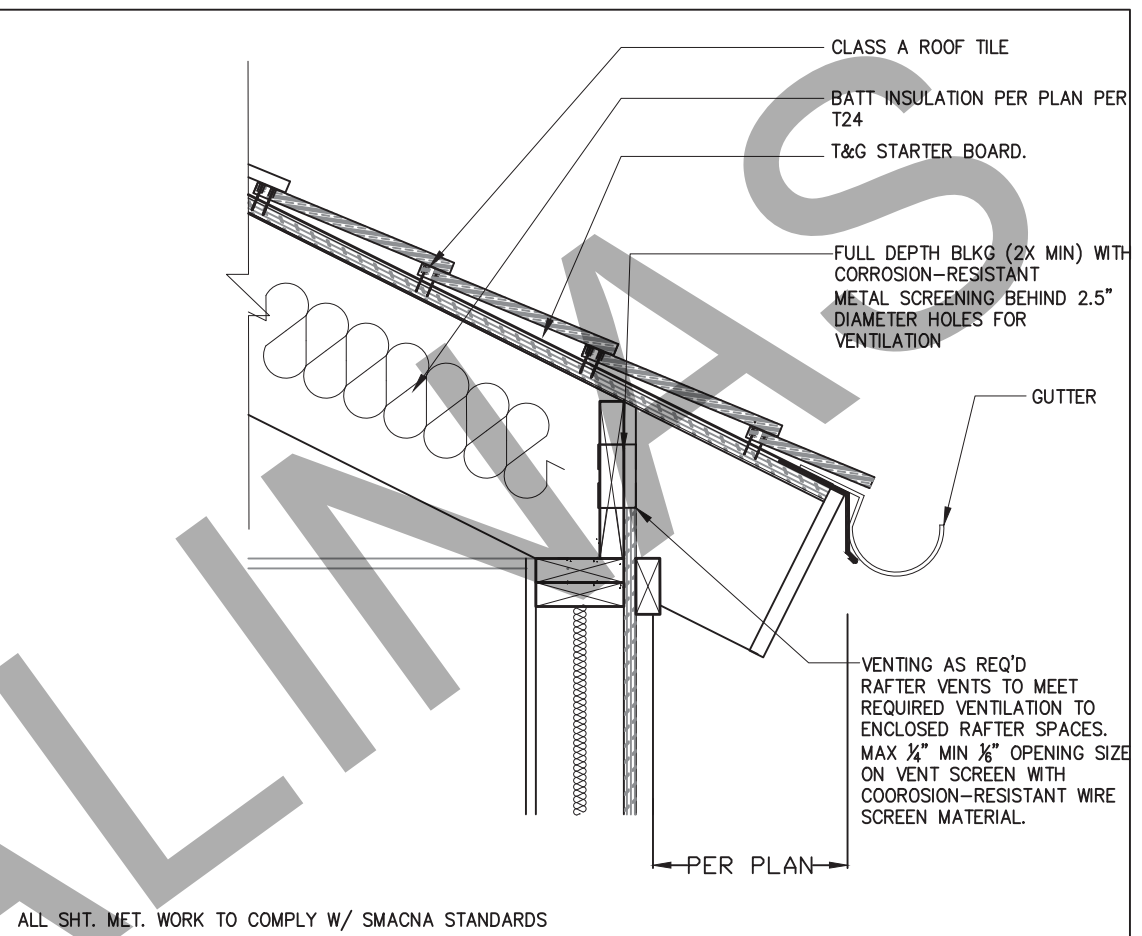
12 IGNITION RESISTIVE RAFTER EAVE WITH 2x FASCIA SCALE: 1"=1'-0"



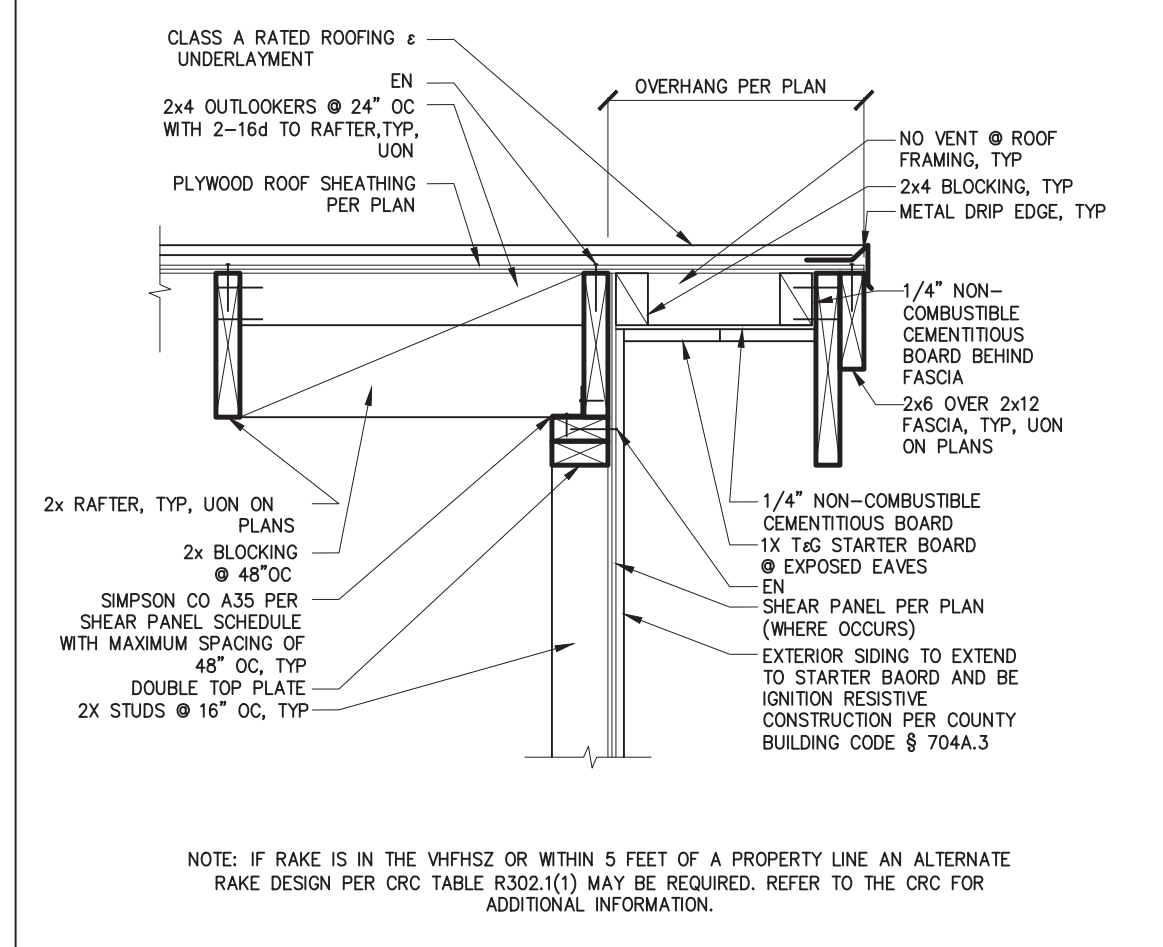
8 TRELLIS BEAM AT COLUMN - CRAFTSMAN SCALE: 1"=1'-0"



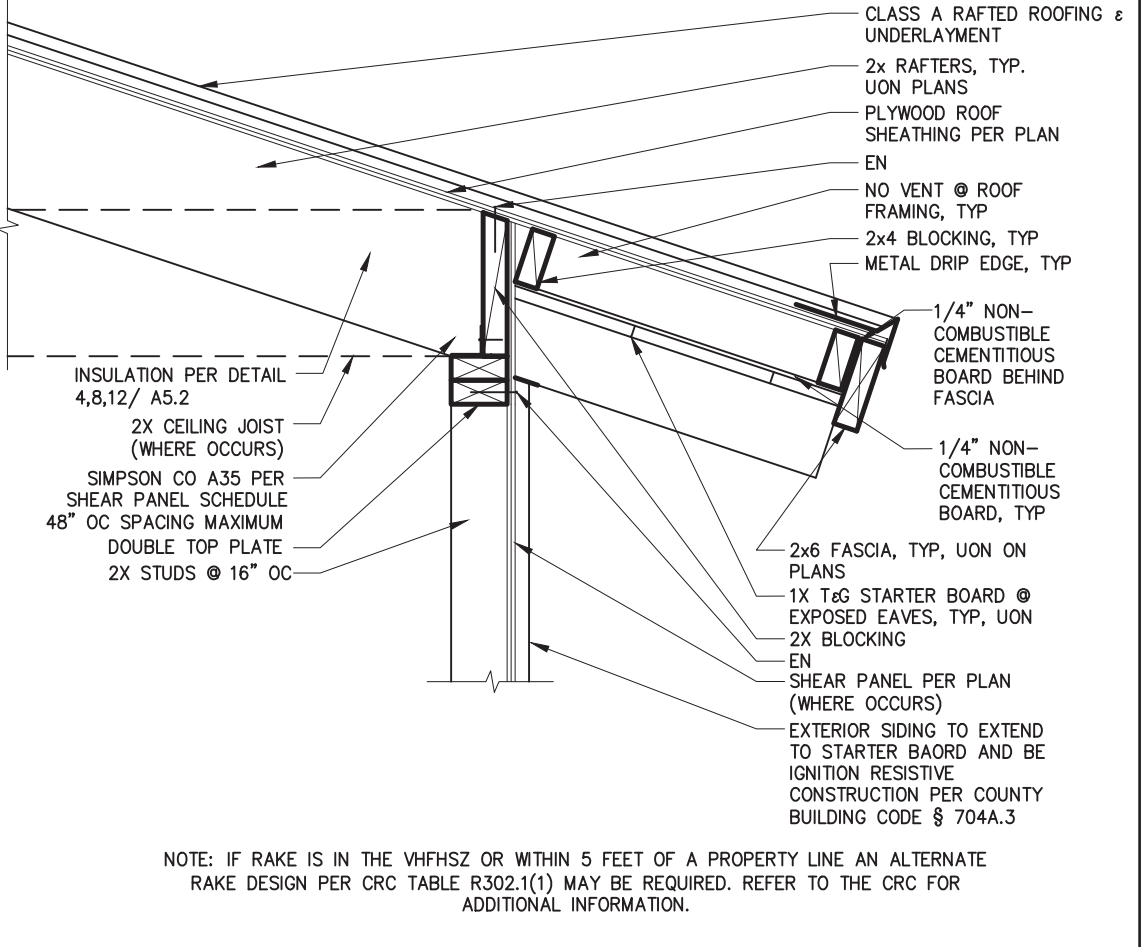
5 EAVE DETAIL WITH VENTING/TRELLIS - CRAFTSMAN SCALE: 1"=1'-0"



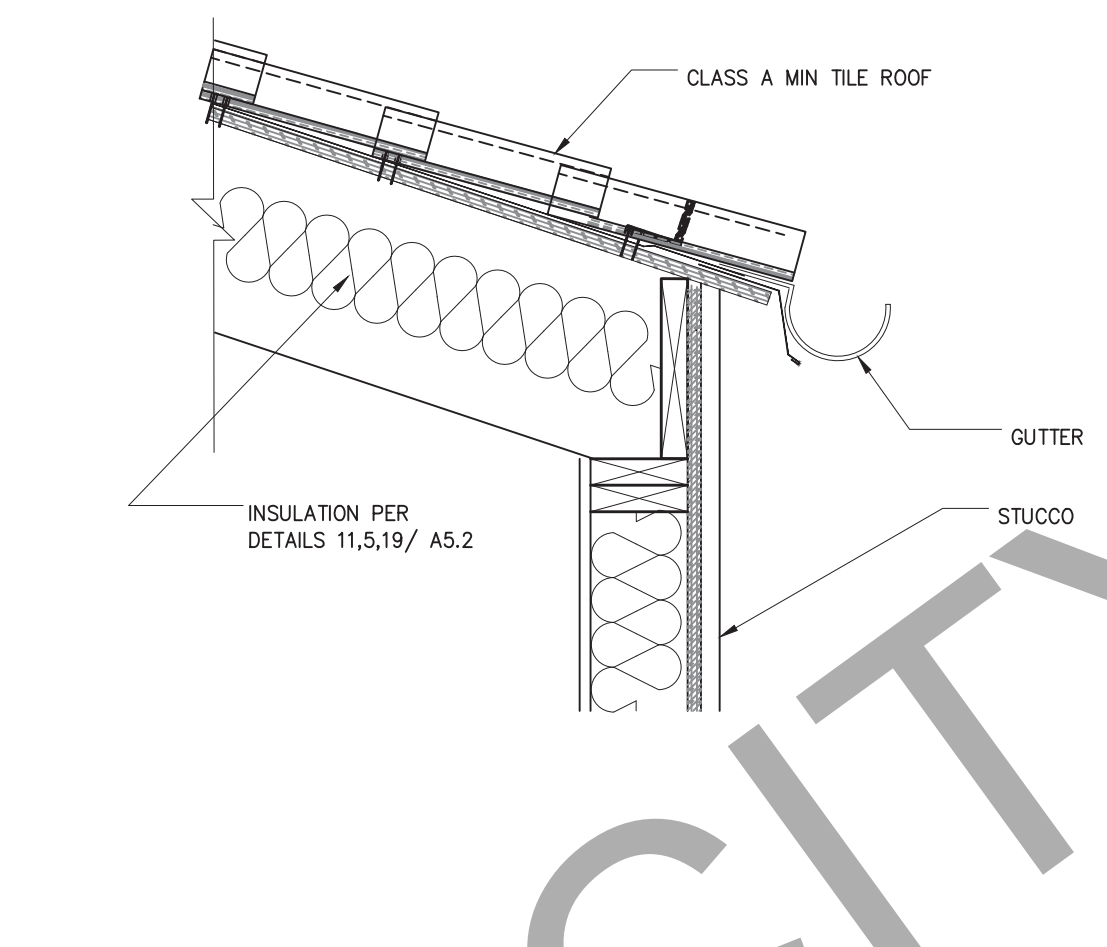
1 EAVE DETAIL WITH VENTING - RANCH/CRAFTSMAN SCALE: 1"=1'-0"



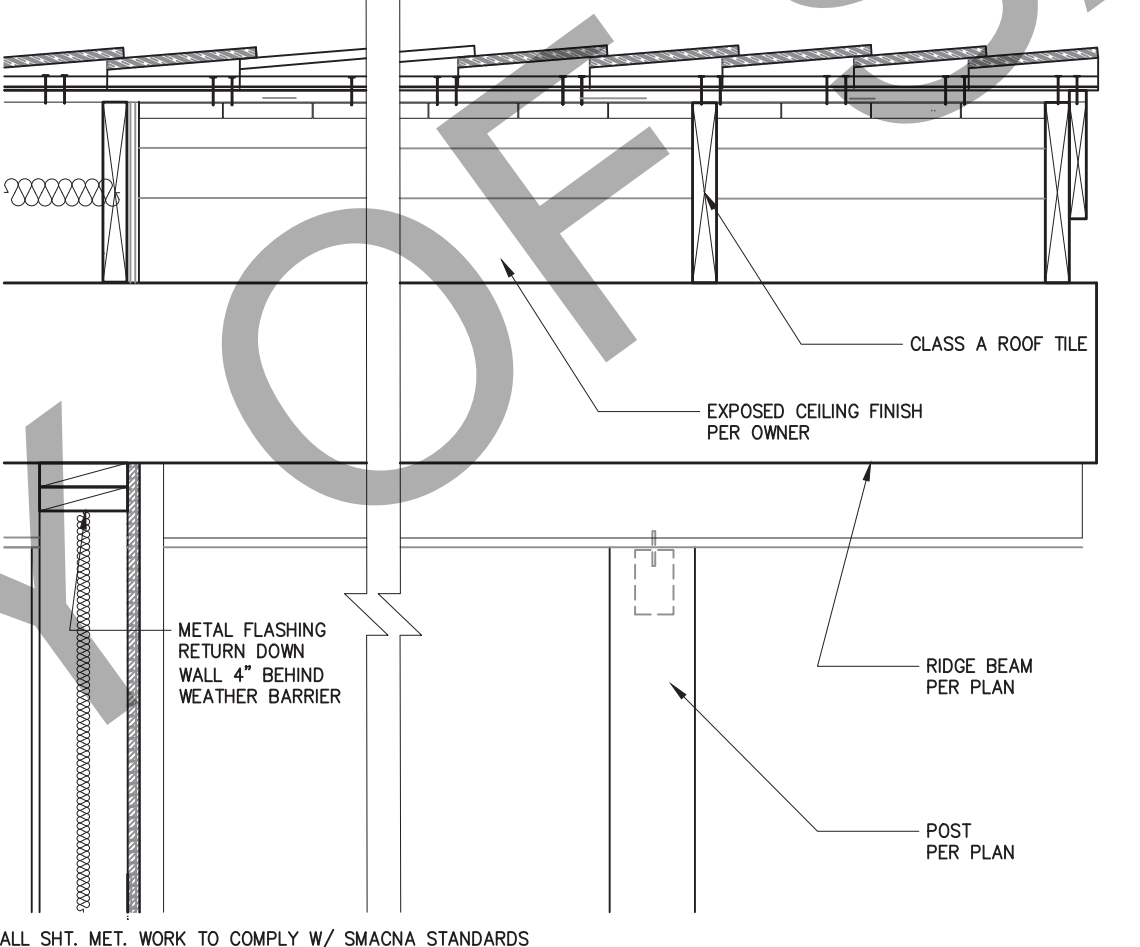
17 IGNITION RESISTIVE GABLE WITH 2x6 & 2x12 FASCIA SCALE: 1"=1'-0"



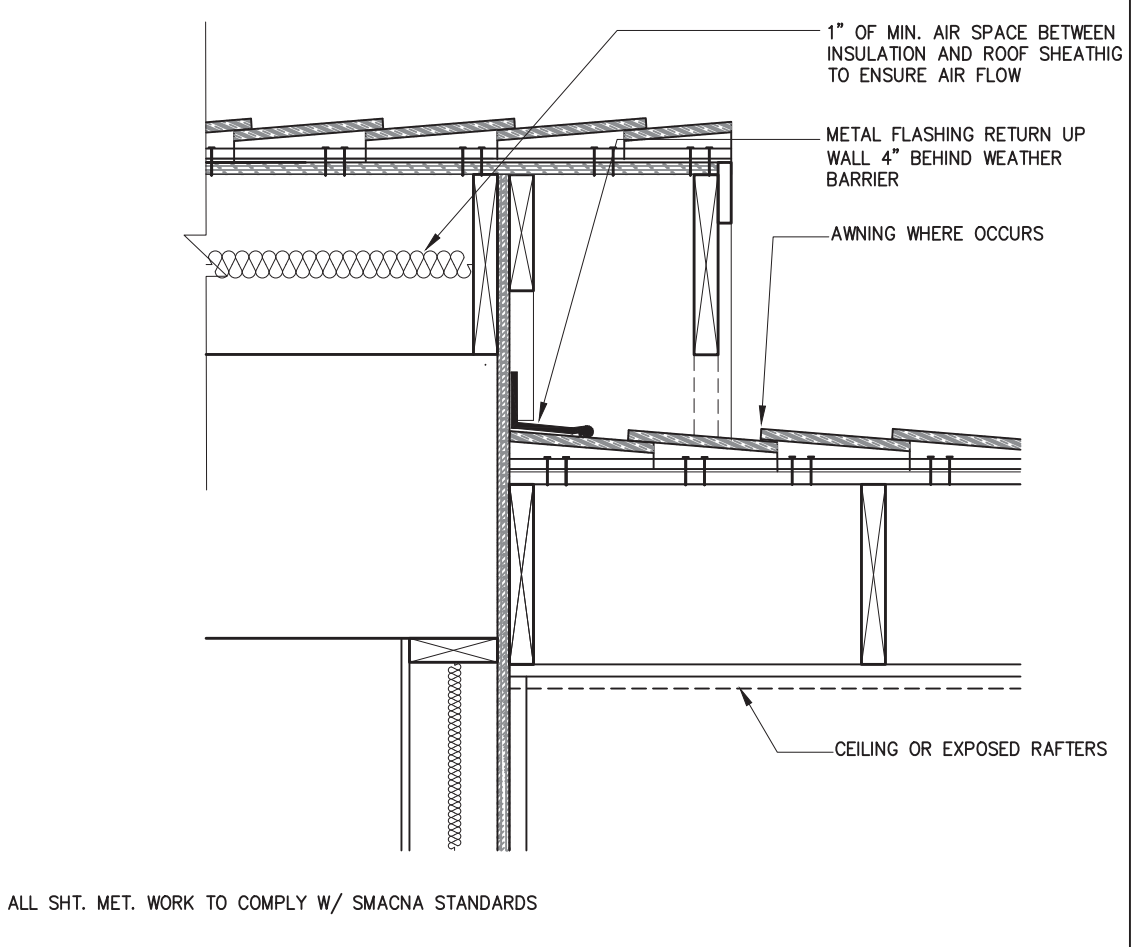
13 IGNITION RESISTIVE EXPOSED RAFTER EAVE SCALE: 1"=1'-0"



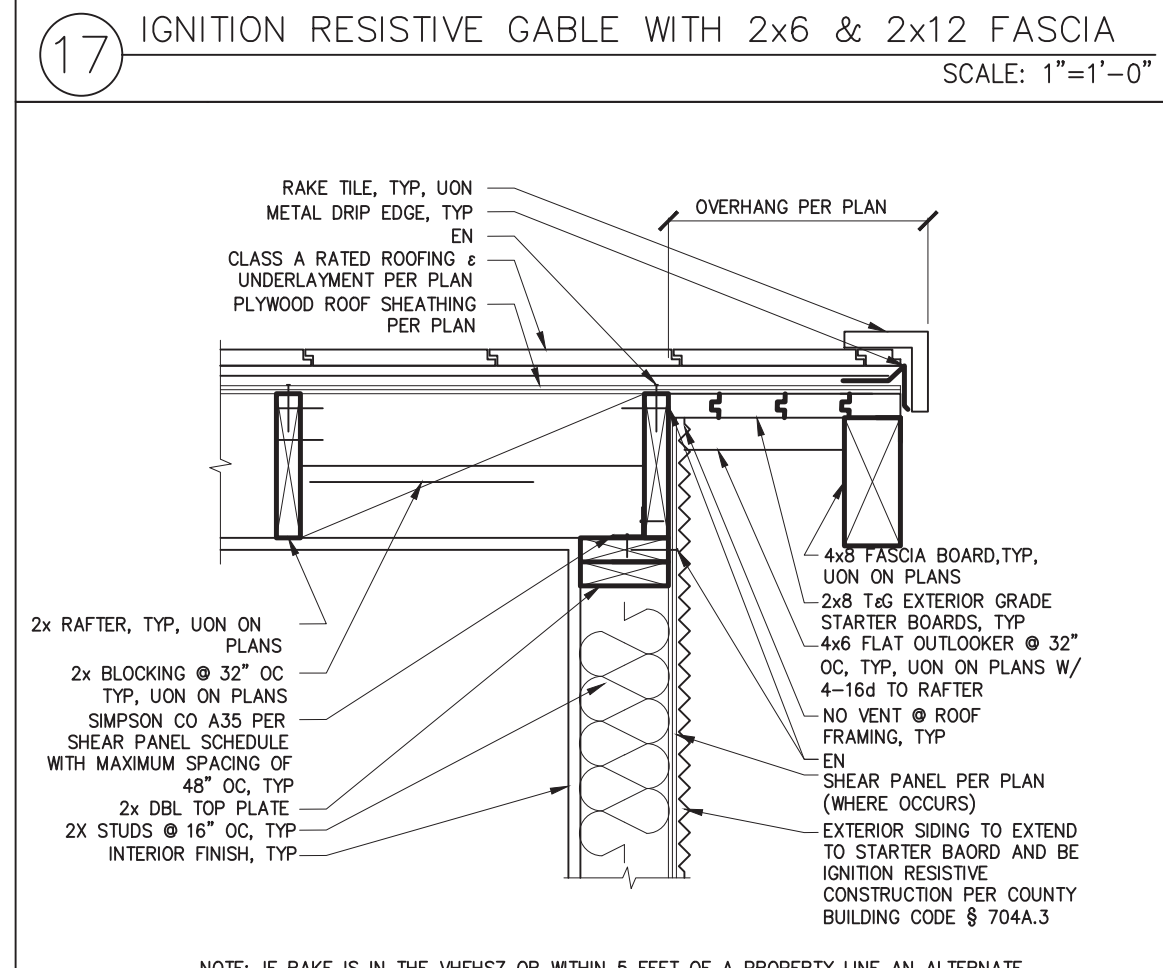
9 RAFTER EAVE WITHOUT VENTING - SPANISH SCALE: 1"=1'-0"



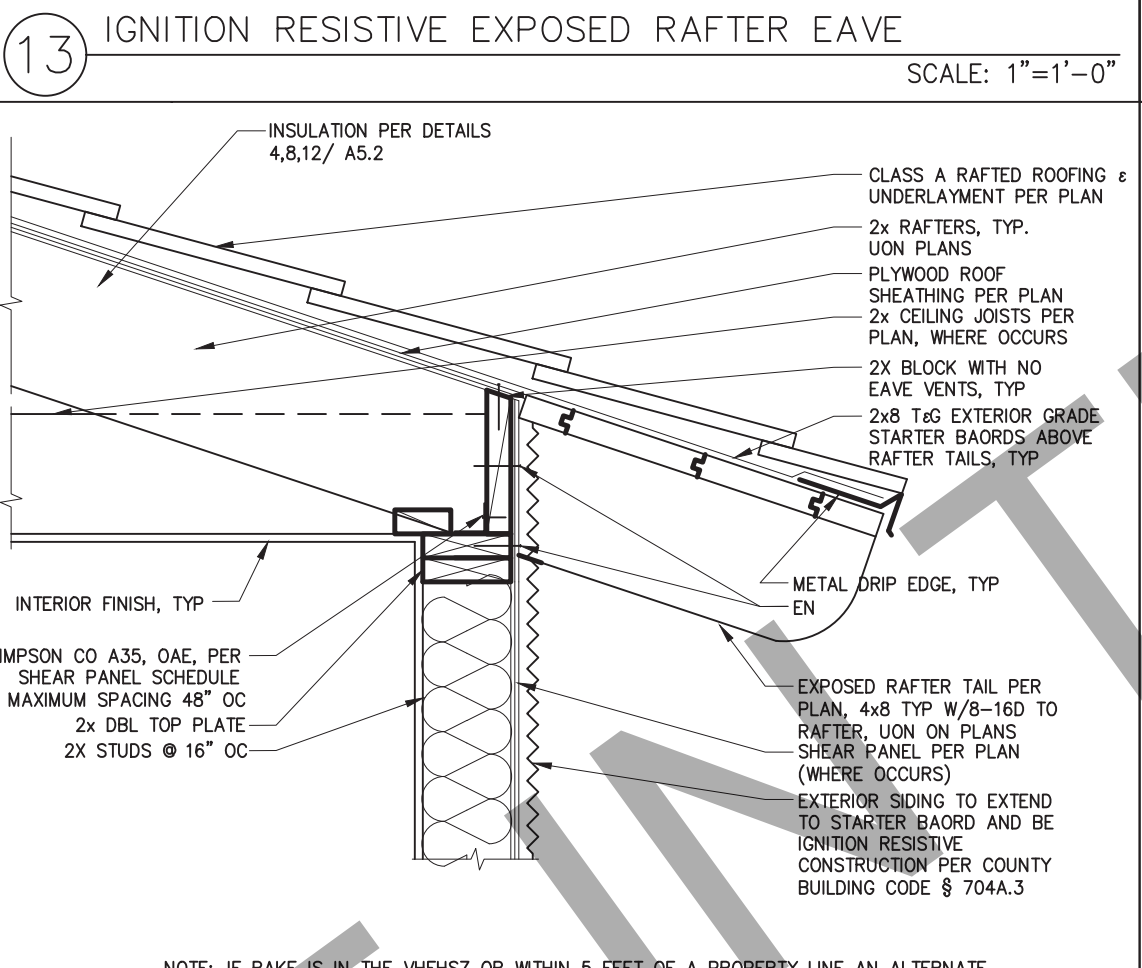
6 RIDGE BEAM/ROOF OVERHANG/ COLUMN CRAFTSMAN/MIDCENTURY/RANCH SCALE: 1"=1'-0"



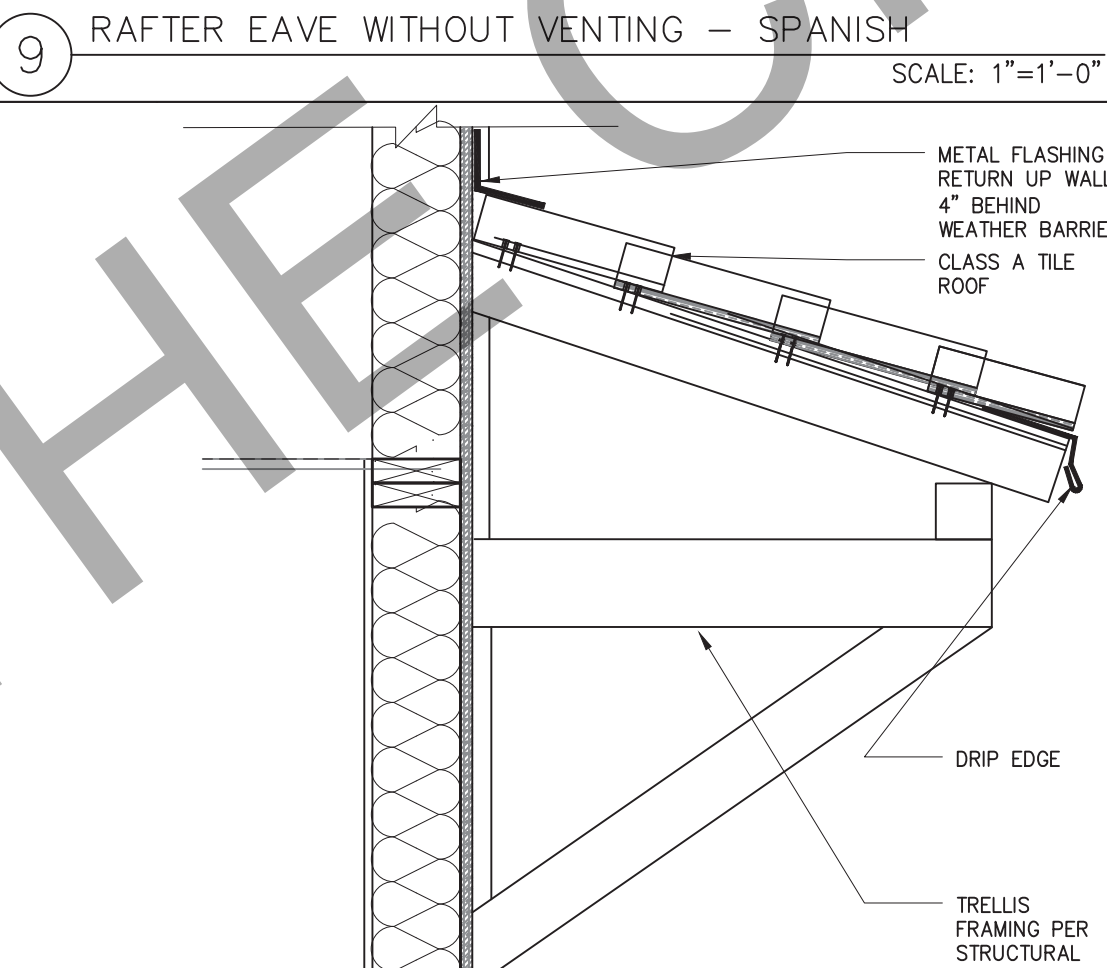
2 GABLE DETAIL AND AWNING (WHERE OCCURS) RANCH/CRAFTSMAN SCALE: 1"=1'-0"



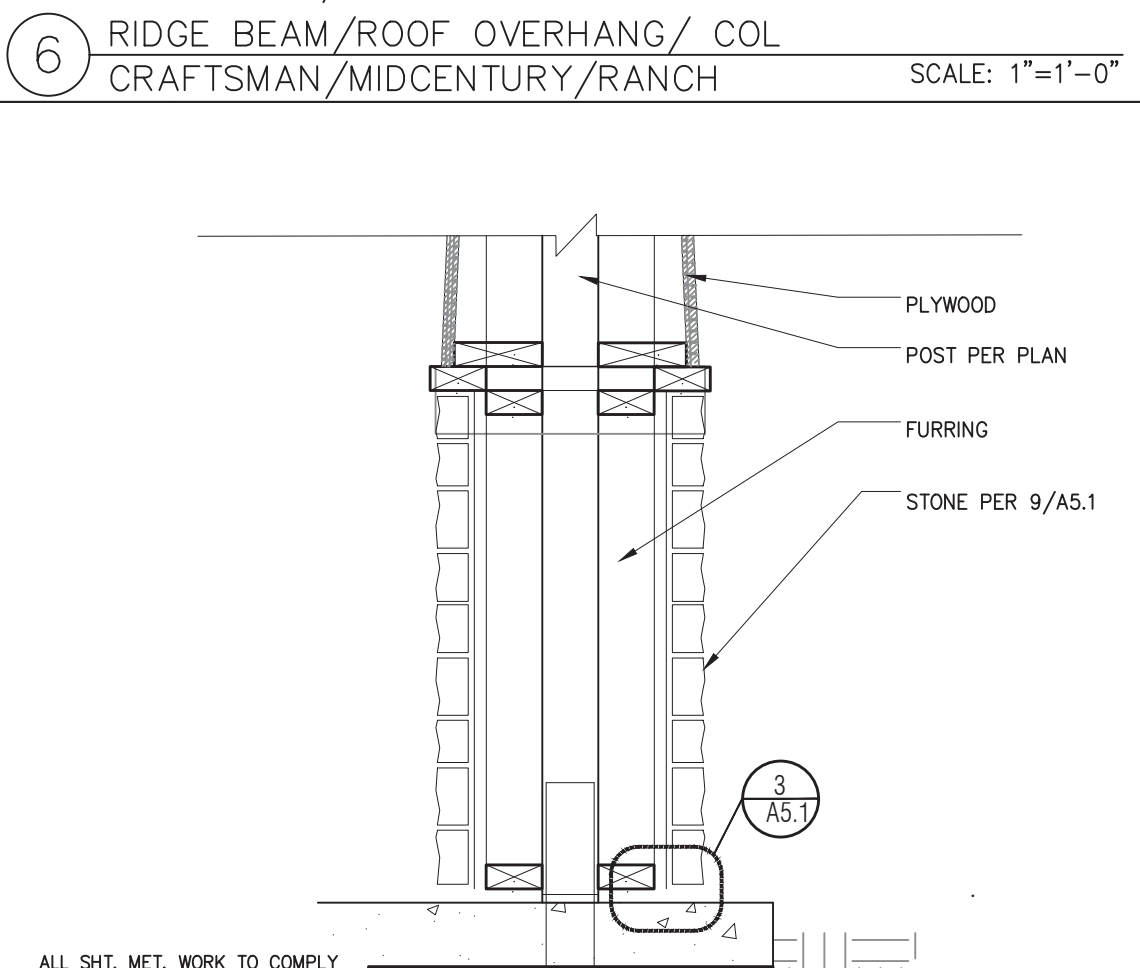
18 IGNITION RESISTIVE GABLE HEAVY TIMBER SCALE: 1"=1'-0"



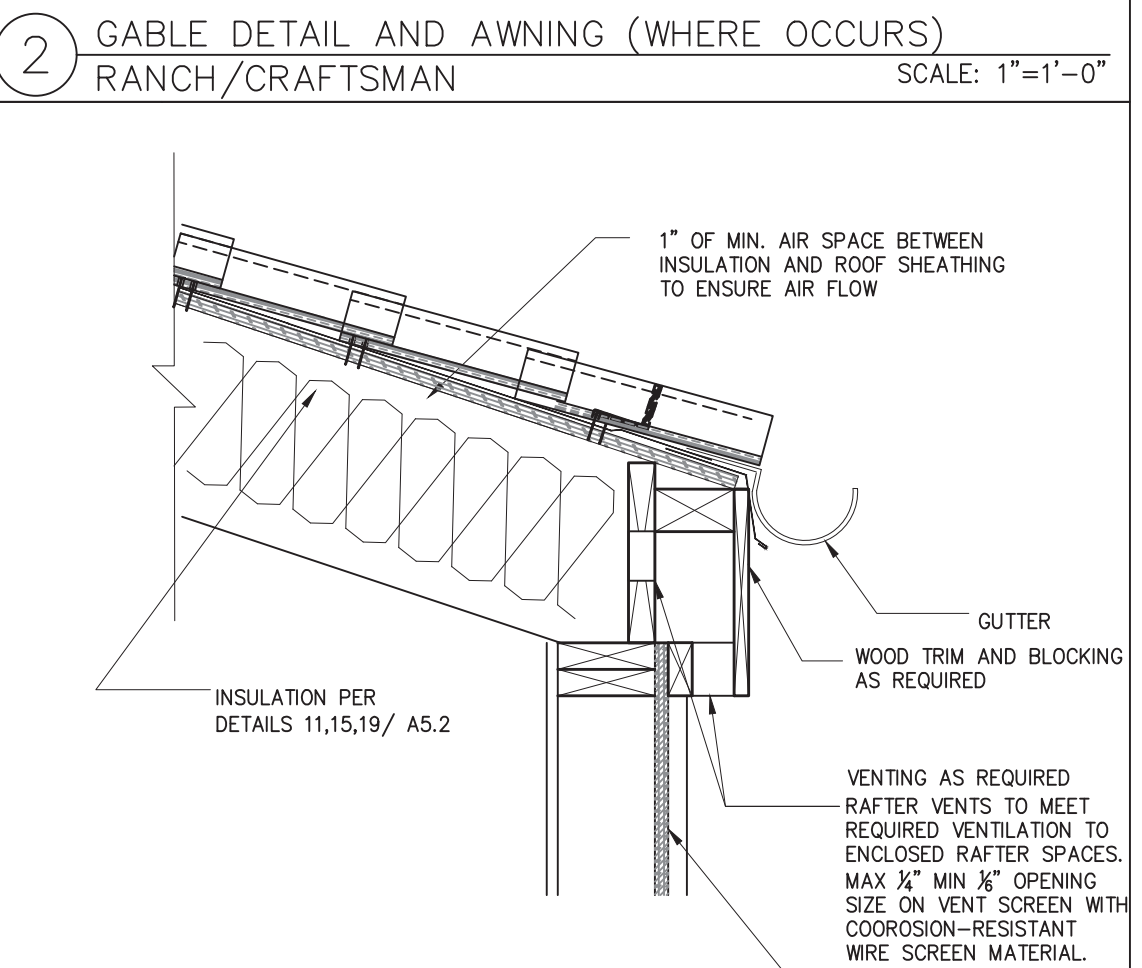
14 IGNITION RESISTIVE RAFTER EAVE HEAVY TIMBER SCALE: 1"=1'-0"



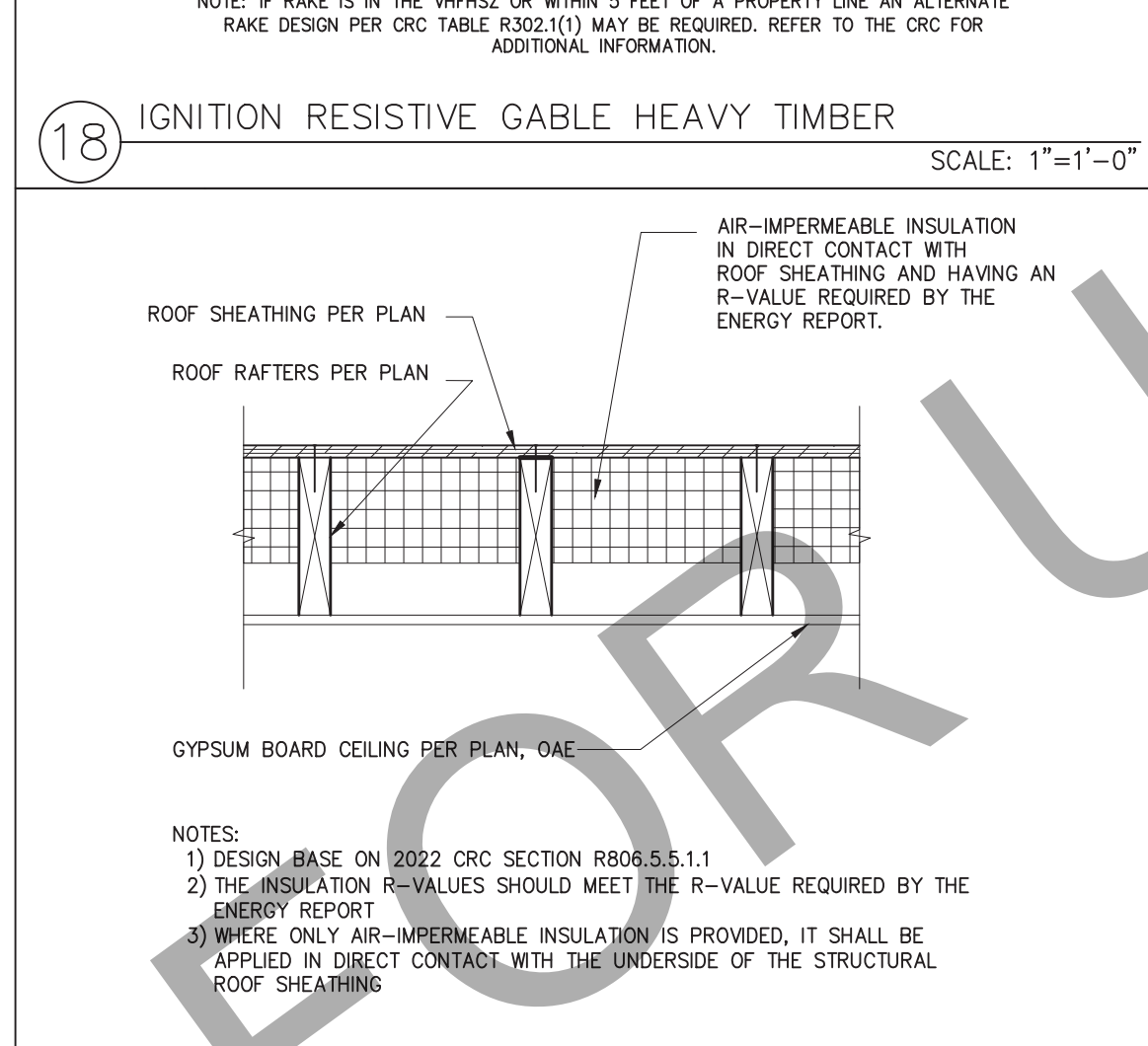
10 AWNING - SPANISH SCALE: 1"=1'-0"



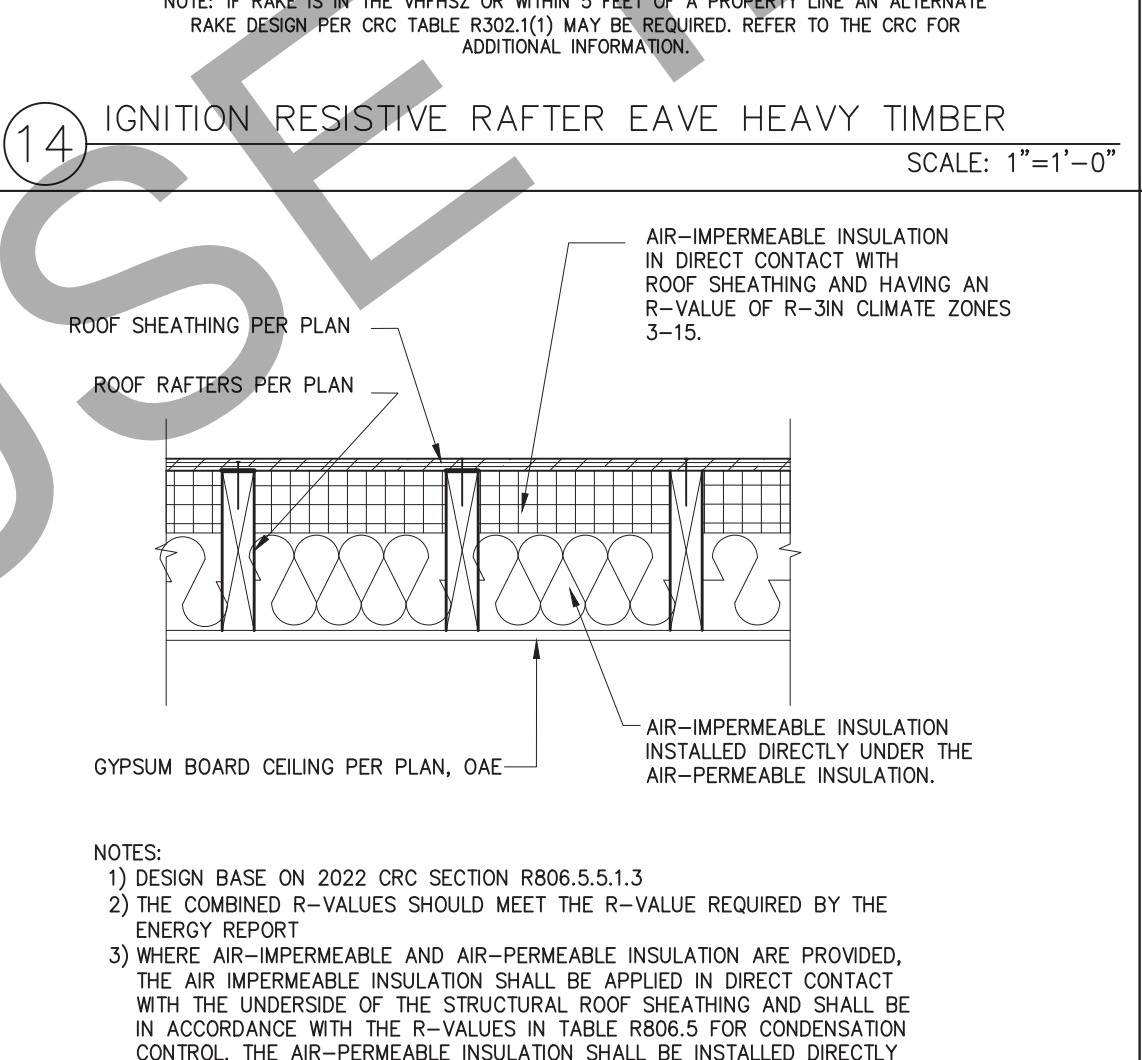
6B RIDGE BEAM/OVERHANG/COLUMN - CRAFTSMAN SCALE: 1"=1'-0"



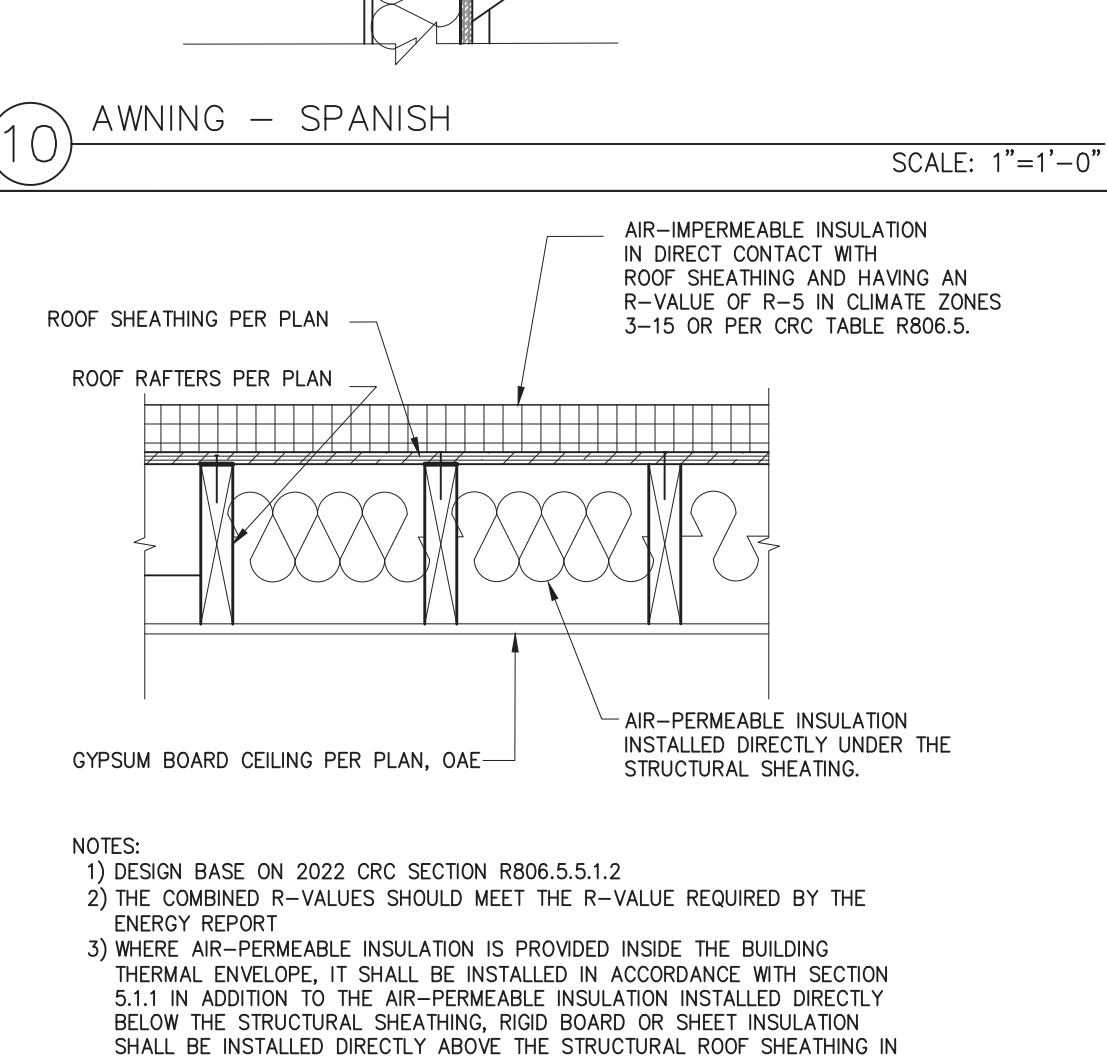
3 RAFTER EAVE WITH VENTING (SPANISH) SCALE: 1"=1'-0"



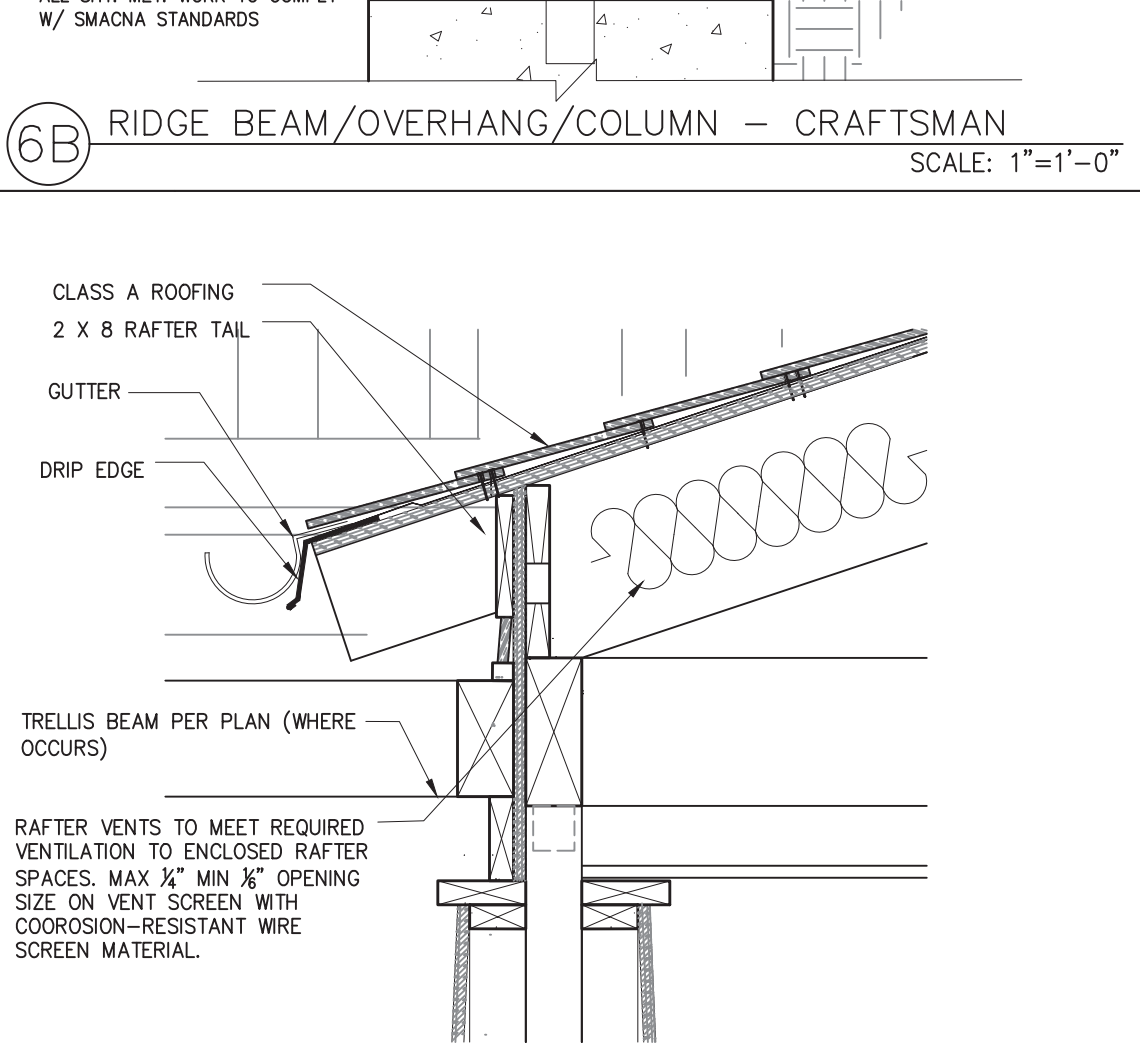
19 INSULATION @ UNVENTED ROOF ASSEMBLY IMPERMEABLE ONLY SCALE: 1"=1'-0"



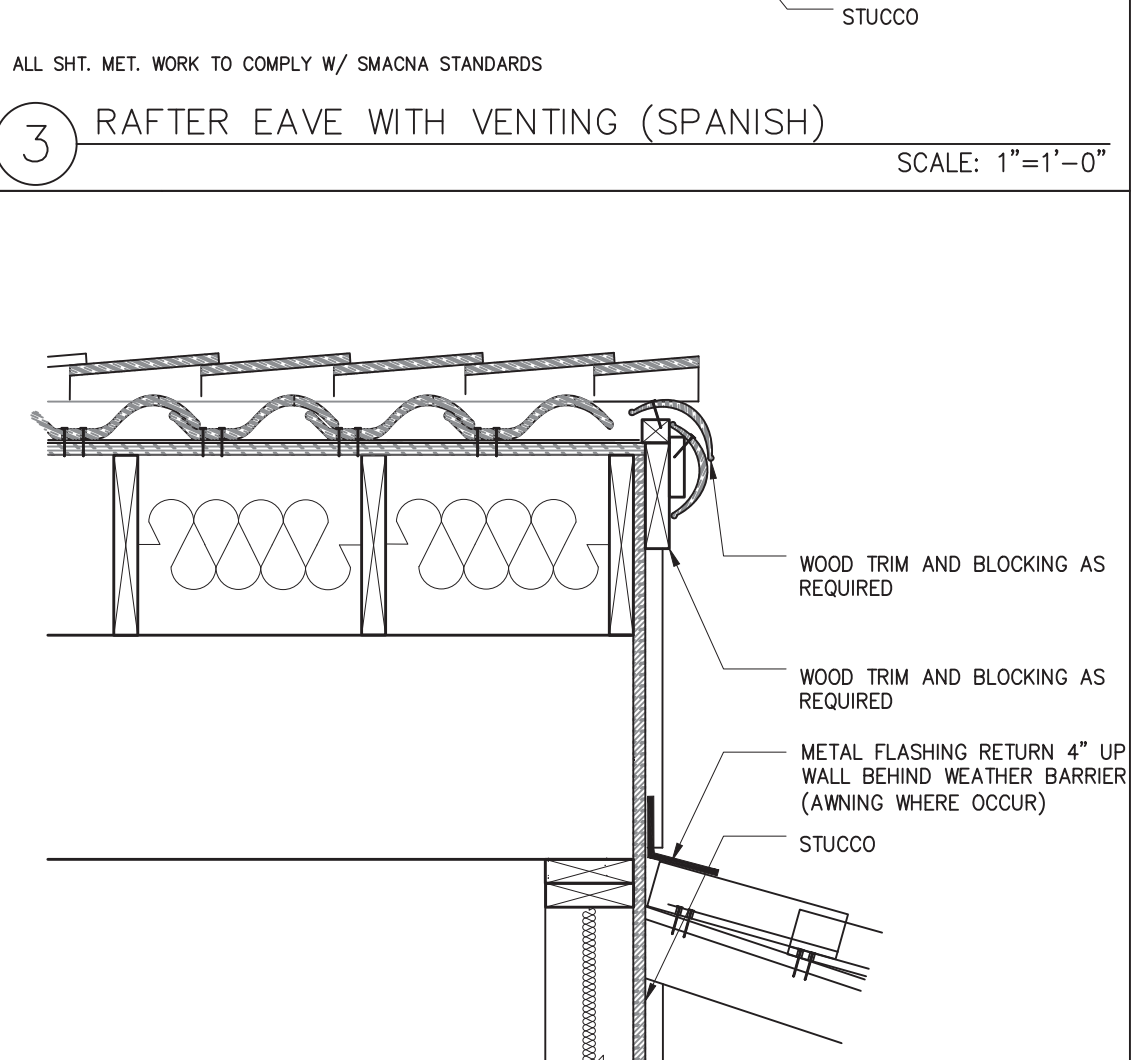
15 INSULATION @ UNVENTED ROOF ASSEMBLY BOTH TYPES SCALE: 1"=1'-0"



11 INSULATION AT UNVENTED ROOF ASSEMBLY-OVER/UNDER SCALE: 1"=1'-0"



7 RAFTERS & TRELLIS TO CRAFTSMAN PORCH COLUMN SCALE: 1"=1'-0"



4 GABLE END AT EXTERIOR WALL (SPANISH) SCALE: 1"=1'-0"

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date 02-08-2023

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sheet no. **A5.2**

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Specifications

date 02-08-2023

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2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.

201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.

202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S6, CENTERED IN SLAB.

203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER

204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.

205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + 3/16", LENGTH <= 1 1/2") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1 1/2" FROM THE EDGE OF CONCRETE.

206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE 5/8" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.

207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.

208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.

209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 3&4/S4 FROM EXTERIOR CORNER OF SLAB.

210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF SALINAS OF ANY DISCREPANCY, TYPICAL.

211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.

212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.

213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:

RETROFIT BOLT	REPLACEMENT HARDWARE
MISPLACED HOLDOWN	HTT4
LSTDH8, HTT4	HTT5
STHD10, STHD14, HTT5	LT220B
LT220B	LT220B
LT220B	HDUB
HDUB	

214. RETROFIT 3/8" & 1/2" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.

LOCATION	TYPE	REPLACEMENT
SLAB EDGE, 1.3/4" DIST.	SHEARWALL	5/8" ALL-THREAD, EPOXY, EMBED 3" OR 3/8" TITEN HD, EMBED 3" MIN.
INTERIOR > 6" EDGE DIST.	SHEARWALL OR NON-SHEAR	5/8" TITEN HD, EMBED 3" MIN.
ANY OTHER	NON-SHEAR	0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF SALINAS APPROVAL.
B) THE UTILITY TRENCHES HAVE BEEN PROPERLY CHARACTERIZED & COMPACTED.
C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF SALINAS RECOMMENDATIONS.

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE 1/2" OR 5/8" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (240) W/ 8D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:
INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. 5/8" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 7" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE 5/8" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X 1/8" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB.

304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21) 16D NAILS 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.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.

307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.

308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.

309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

310. ENGINEERED BEAMS ARE AS FOLLOWS:
PSL REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
LSL REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
LVL REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
GLB REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
JC ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING: 2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER
2X4 STUDS OVER 10' #2 OR BETTER
2X4 SILLS & PLATES STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES #2 OR BETTER
4X4 STUDS & POSTS STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS #1 OR BETTER
4X4, 4X6, 4X8 BEAMS & HEADERS #2 OR BETTER
4X10, 4X12, 4X14 BEAMS & HEADERS #1 OR BETTER
6X4 BEAMS & HEADERS #2 OR BETTER
6X6 & LARGER BEAM & HEADERS #1 OR BETTER
2X6 AND LARGER RAFTERS AND JOISTS #2 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL. OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW.

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.

314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.

315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.

316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.

317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS

318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

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

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

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL 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 APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED, UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST	SIMPSON/USP HANGER
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
3.5 X PSL AND LVL	HHUS OR HWU
5.25 X PSL AND LVL	HHUS OR HWU
7 X PSL AND LVL	HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. 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.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE 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 SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

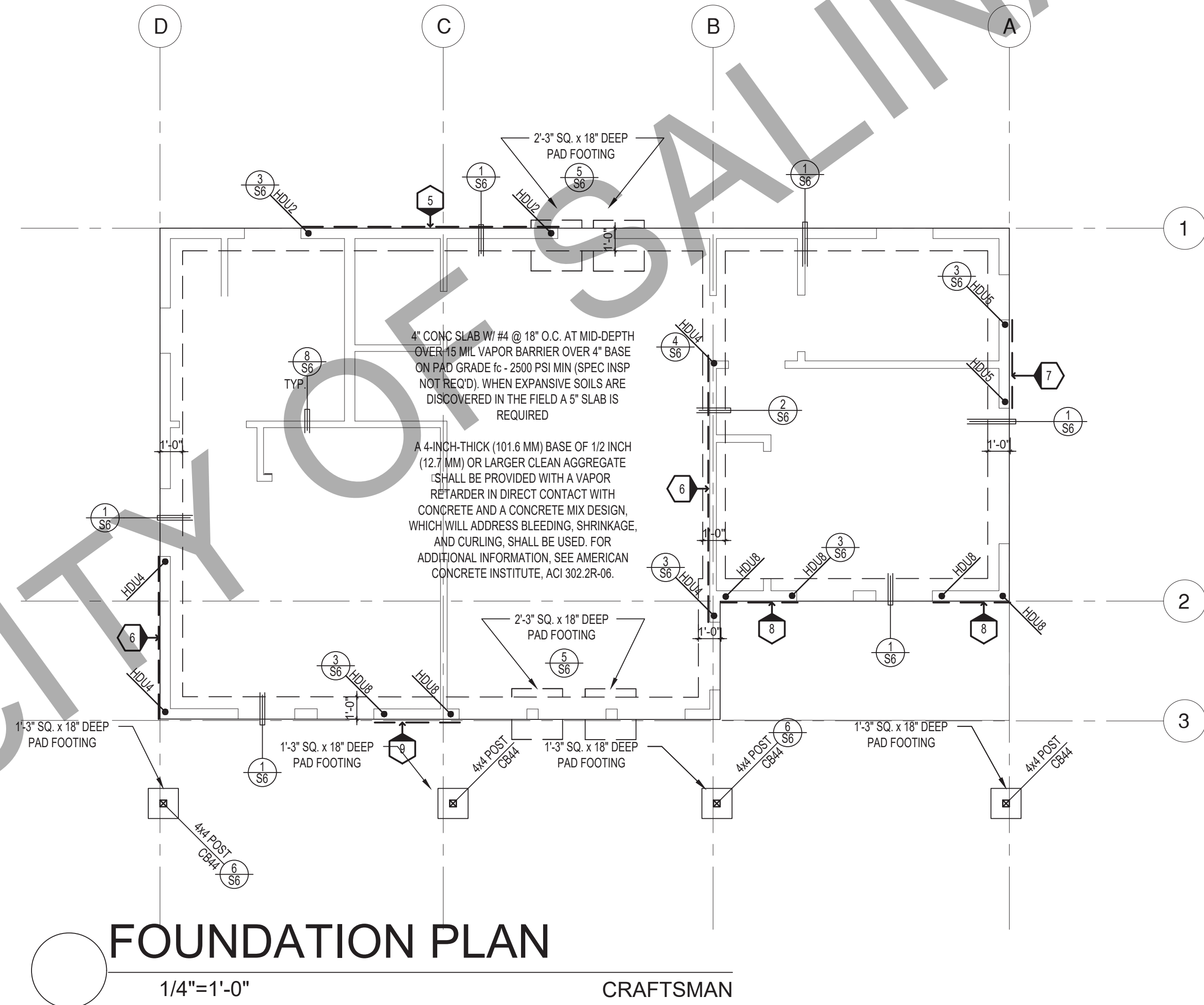
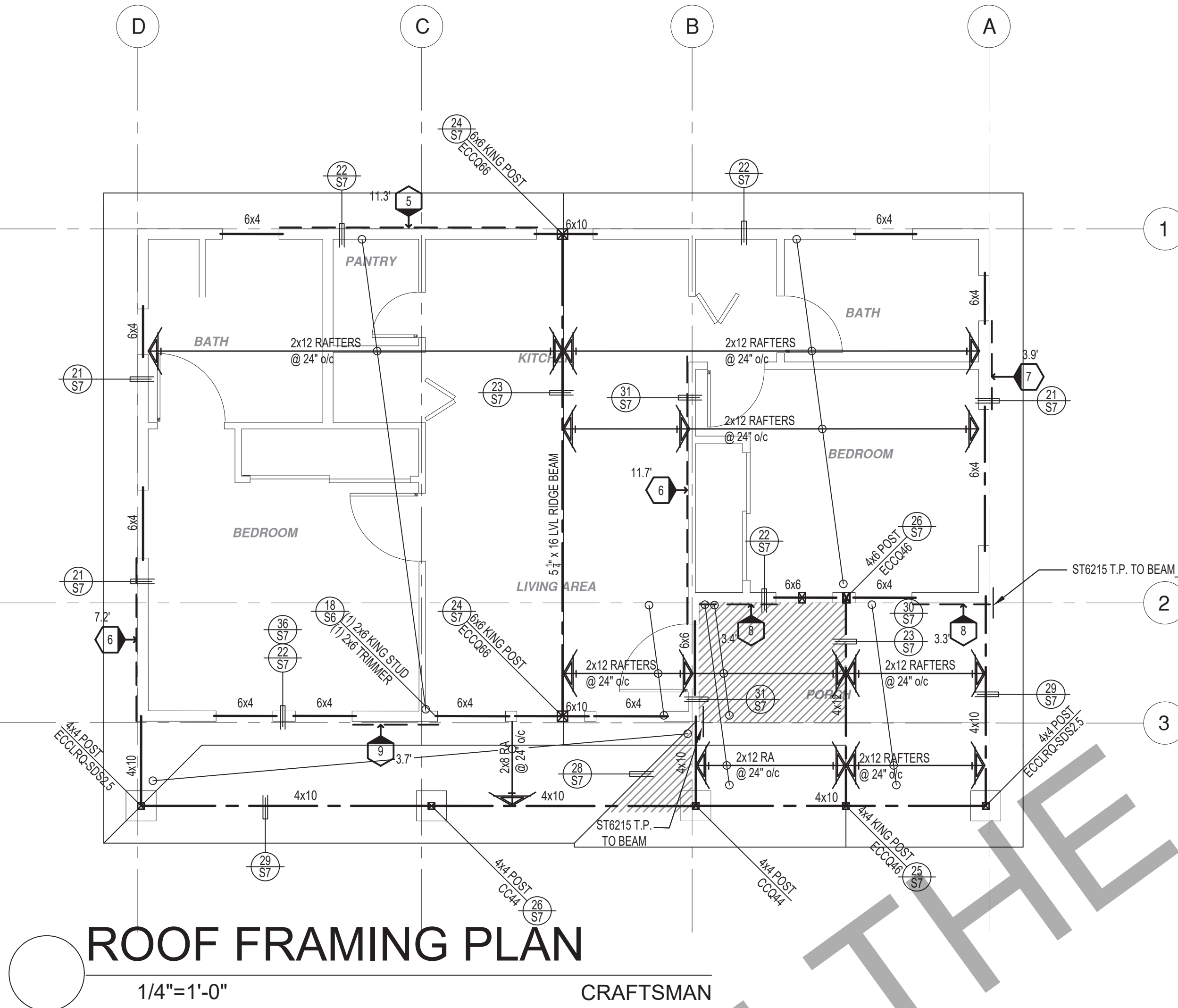
326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

4. ICC-ES AND NER APPROVALS

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB-ESR-2586 FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG

401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL-ICC-ES ESR-1387, 1153.
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND-ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS-ESR-1305, 2403
ROSEBURG JOISTS & BEAMS-ESR-1210, 1251
GLU-LAM BEAMS- ESR-1940
PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS:
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, 2611, 2613, 2614, 2615, 2616, 2617, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 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ROOF FRAMING PLAN

FOUNDATION PLAN

1/4"=1'-0"

1/4"=1'-0"

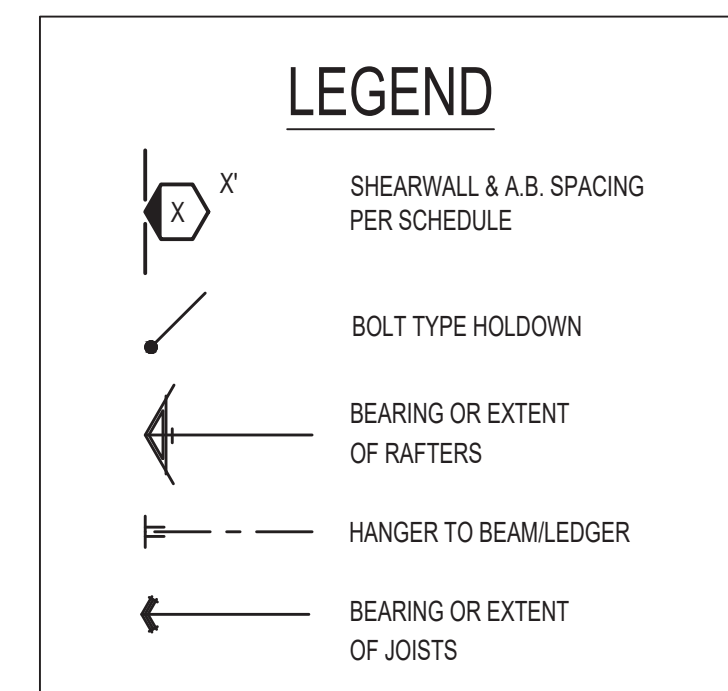
CRAFTSMAN

CRAFTSMAN

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 ANCHOR BOLT 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 ANCHOR BOLT.
 - PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
 - SEE SHT S6 FOR TYP. CONCRETE & SLAB DETAILS 1-8
 - POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA. SIDE, TYP.
 - 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 @ 4 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)	1/2" 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)	1/2" 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	3/4" @ 48" or 1/2" @ 32"	3/4" @ 32" or 1/2" @ 24"	3/4" @ 24" or 1/2" @ 16"	3/4" @ 24" or 1/2" @ 16"	3/4" @ 16" or 1/2" @ 24"	3/4" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1/2" x 4 1/2" SDS screws @ 8"	1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.



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

SHEAR WALL FOOTNOTES

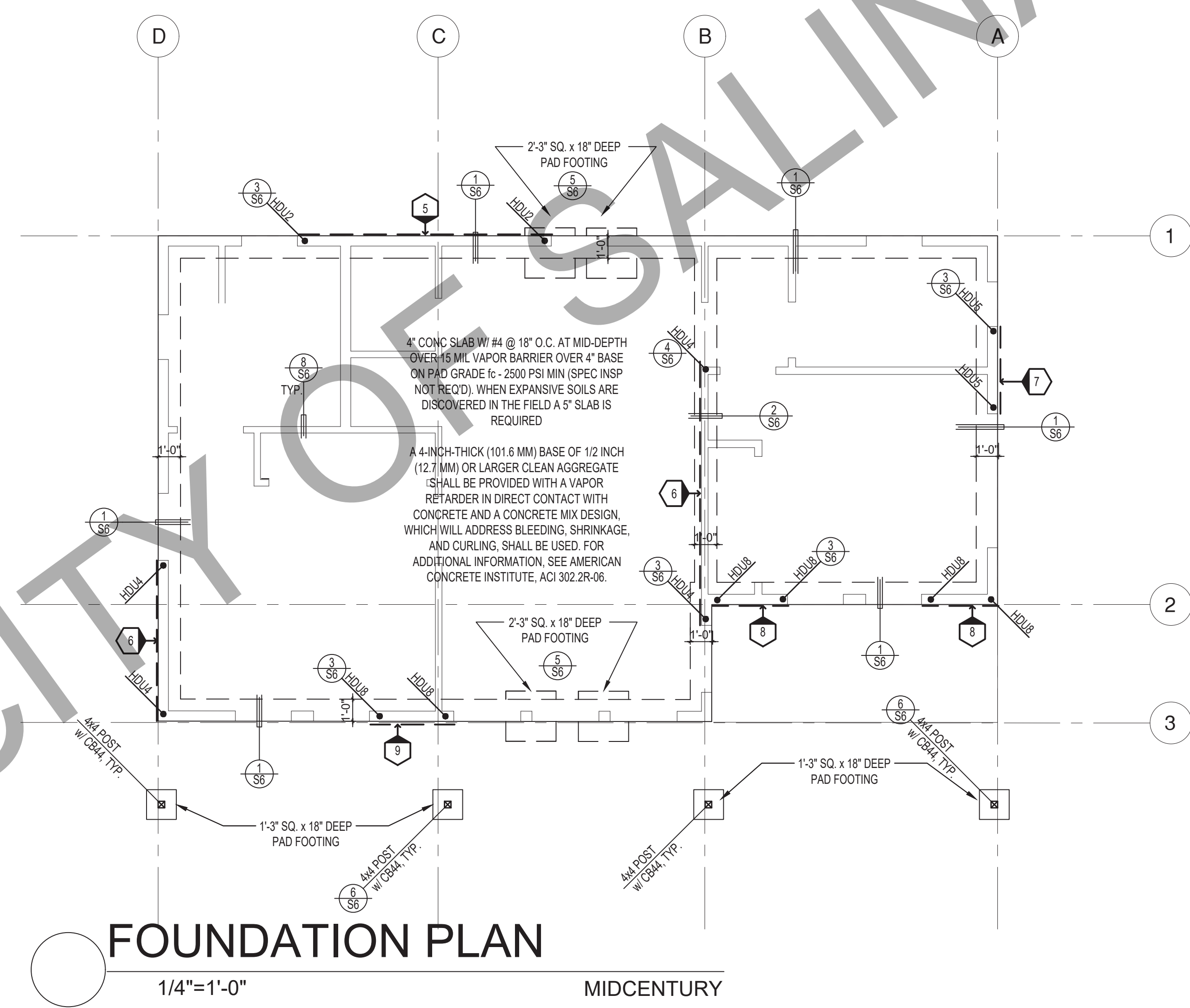
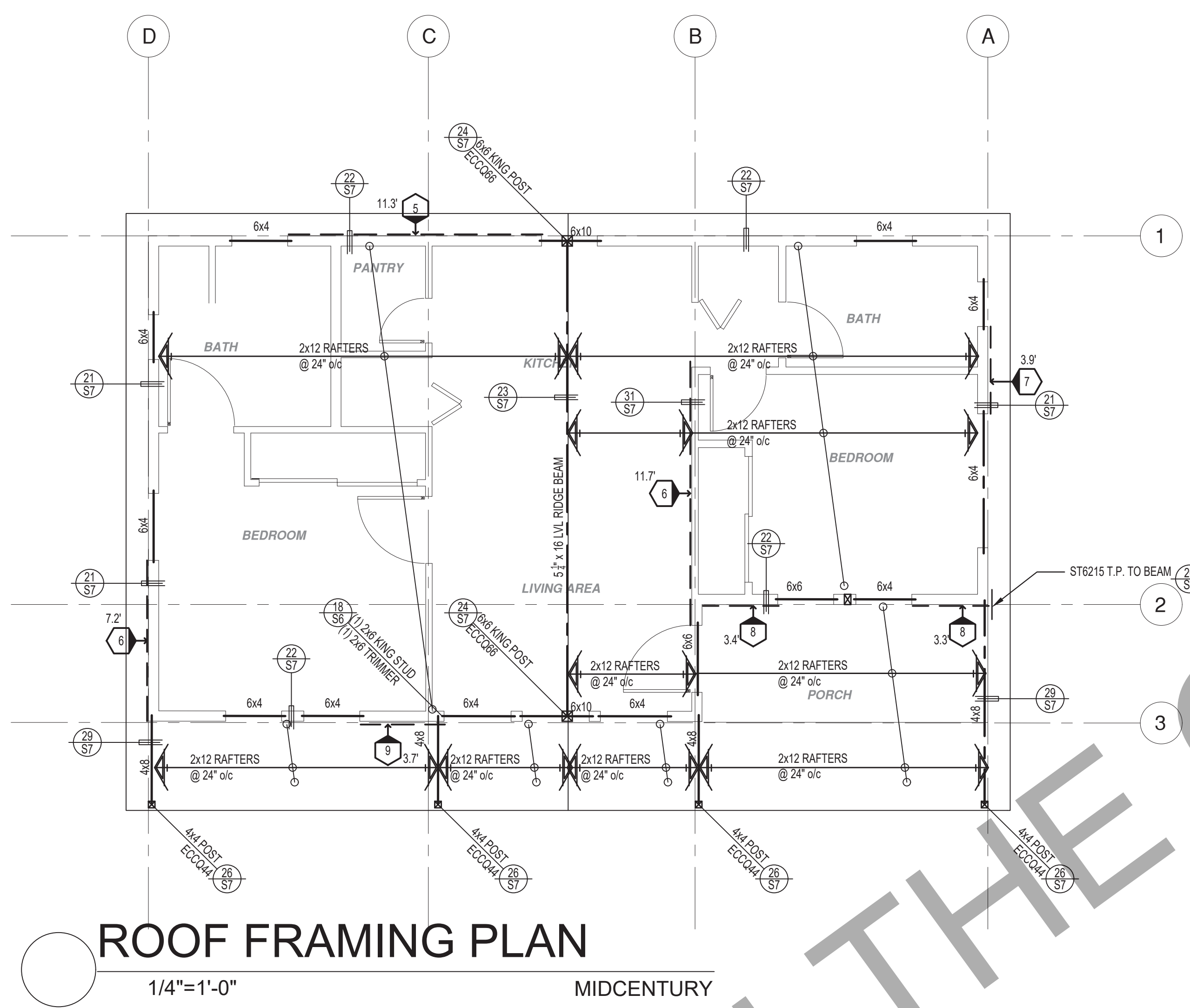
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- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES 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.
- 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.
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 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 THEREIN. 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.

project
 City of Salinas
 Pre-Approved ADU
 Plans

revisions
 description
Foundation & Framing Craftsman

date 02-08-2023
 project no.
 drawn by
 sheet no. **S2**



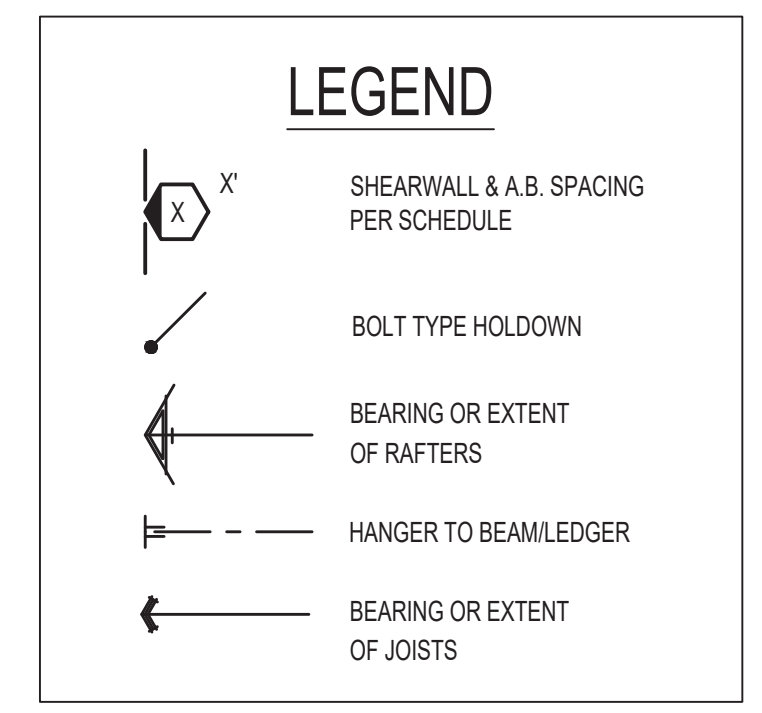
ROOF FRAMING PLAN

FOUNDATION PLAN

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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 - PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
 - PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
 - SEE SH6 FOR TYP. CONCRETE & SLAB DETAILS 1-8
 - POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA. SIDE, TYP.
 - 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 @ 4 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)	1 1/2" 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)	1 1/2" 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	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 24"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1/2" x 4 1/2" SDS screws @ 8"	1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.



- SHEAR WALL FOOTNOTES**
- 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. SHEARWALLS SHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
 - SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
 - IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
 - 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.
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 - ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

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project
City of Salinas
Pre-Approved ADU
Plans

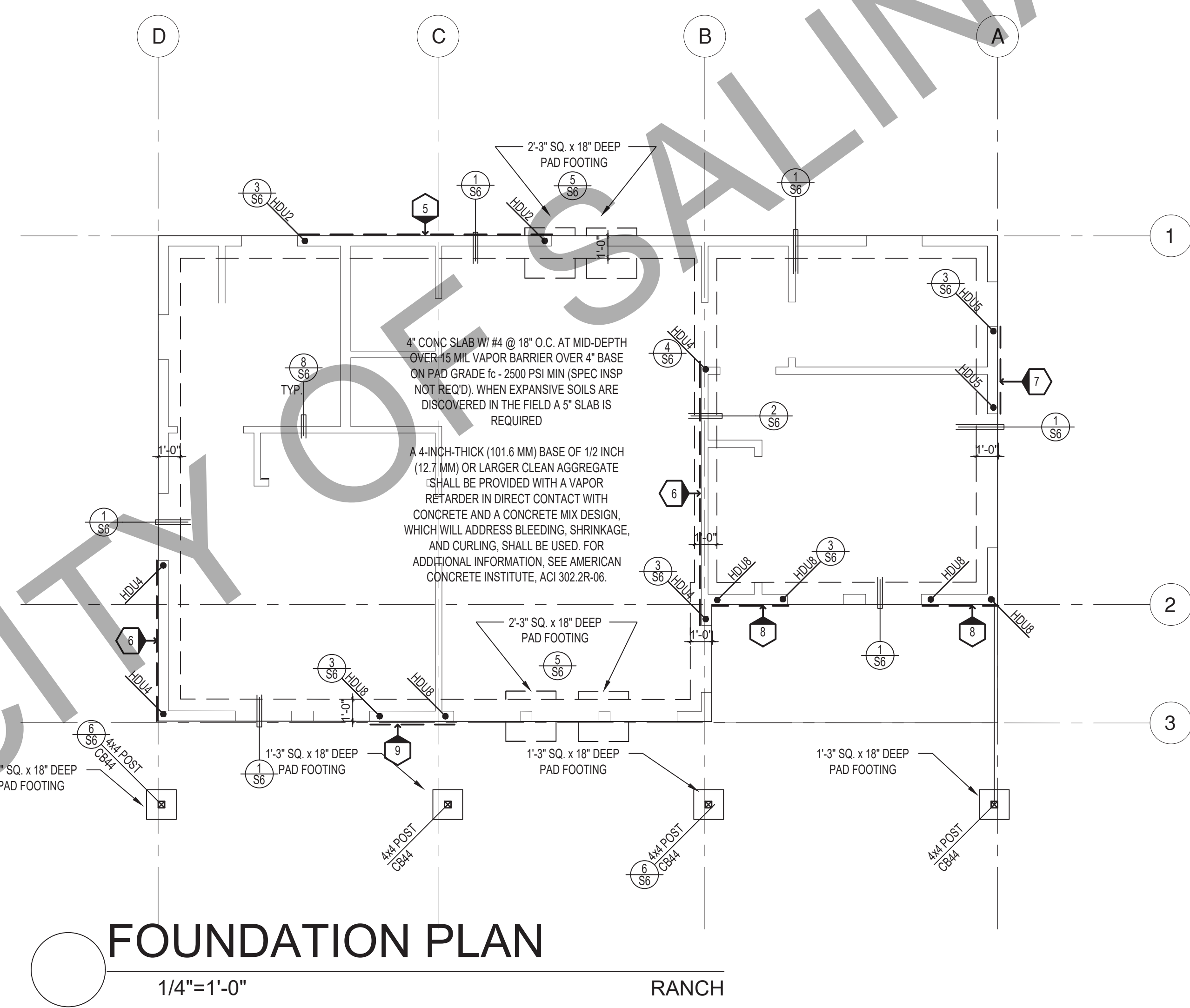
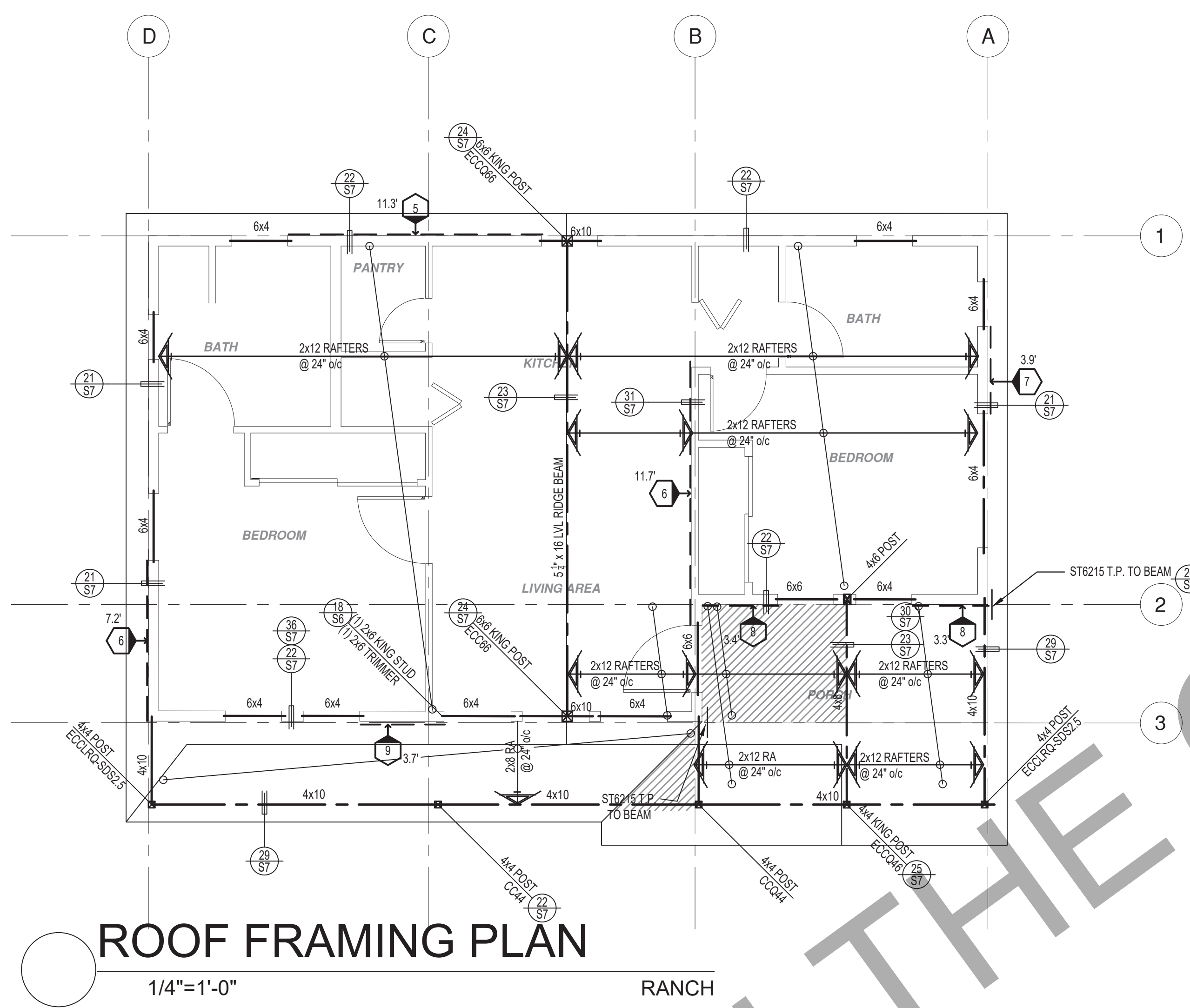
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Foundation & Framing
Midcentury

date 02-08-2023

project no.

drawn by

sheet no. **S3**



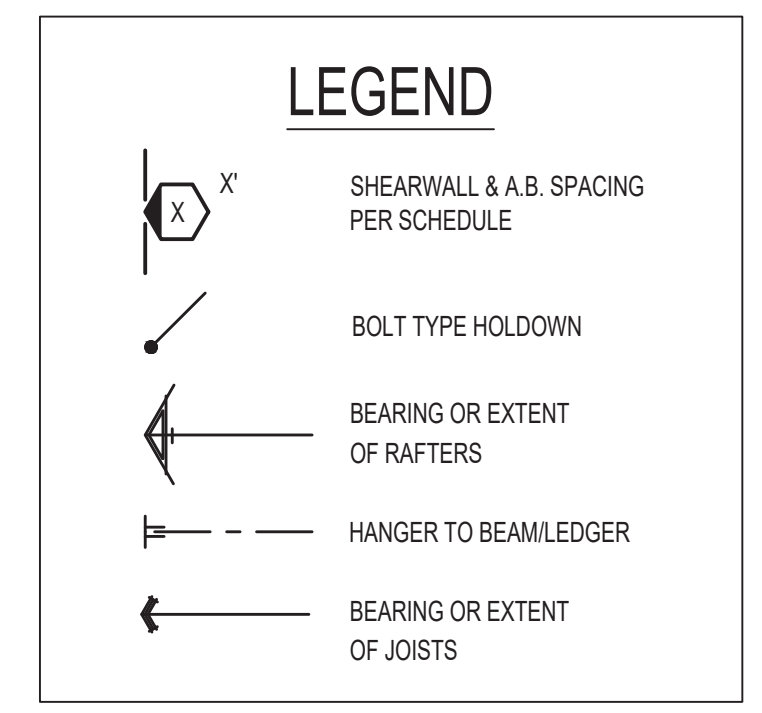
ROOF FRAMING PLAN

FOUNDATION PLAN

SHEAR WALL SCHEDULE (ASD VALUES)

- FOUNDATION NOTES**
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 - PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
 - PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
 - SEE SHT S6 FOR TYP. CONCRETE & SLAB DETAILS 1-8
 - POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA. SIDE, TYP.
 - 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
SHEAR WALL 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 @ 4 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)	1/2" 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)	1/2" 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	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 24"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1/2" x 4 1/2" SDS screws @ 8"	1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.



- SHEAR WALL FOOTNOTES**
- 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. SHEARWALL SHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
 - SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
 - IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
 - 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.
 - 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.

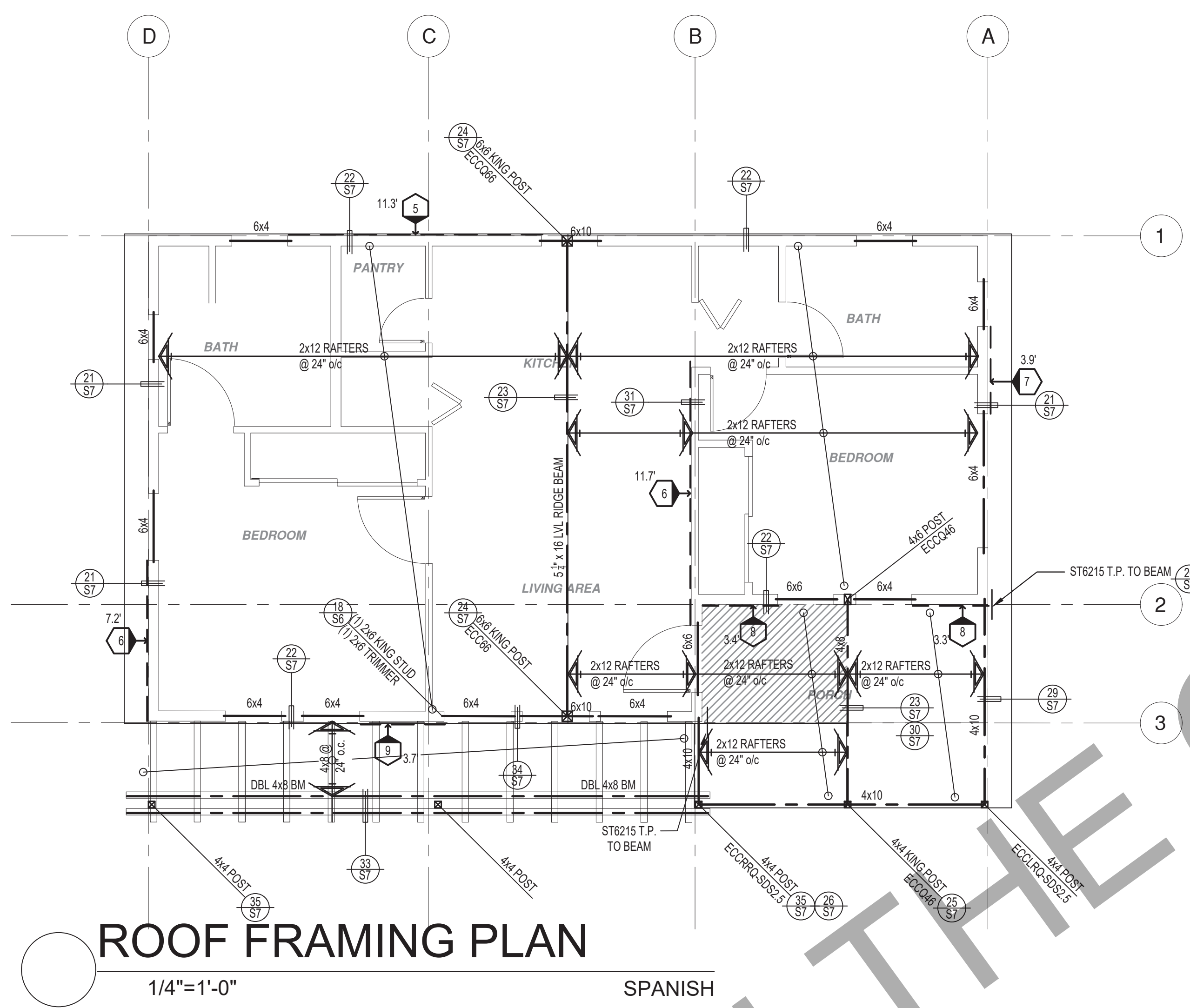
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project
 City of Salinas
 Pre-Approved ADU
 Plans

revisions
 description
Foundation & Framing Ranch

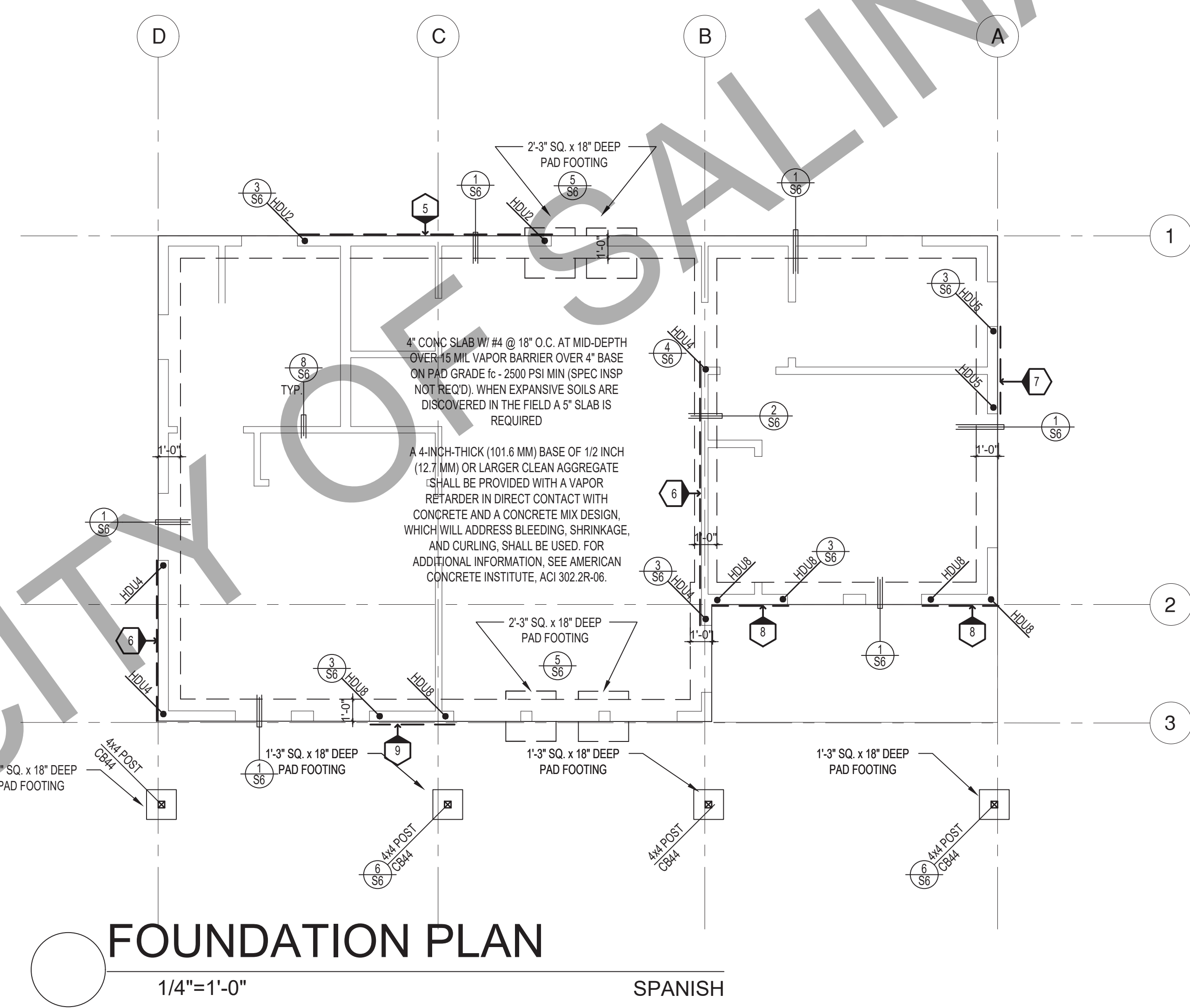
date 02-08-2023
 project no.
 drawn by
 sheet no. **S4**



ROOF FRAMING PLAN

1/4"=1'-0"

SPANISH



FOUNDATION PLAN

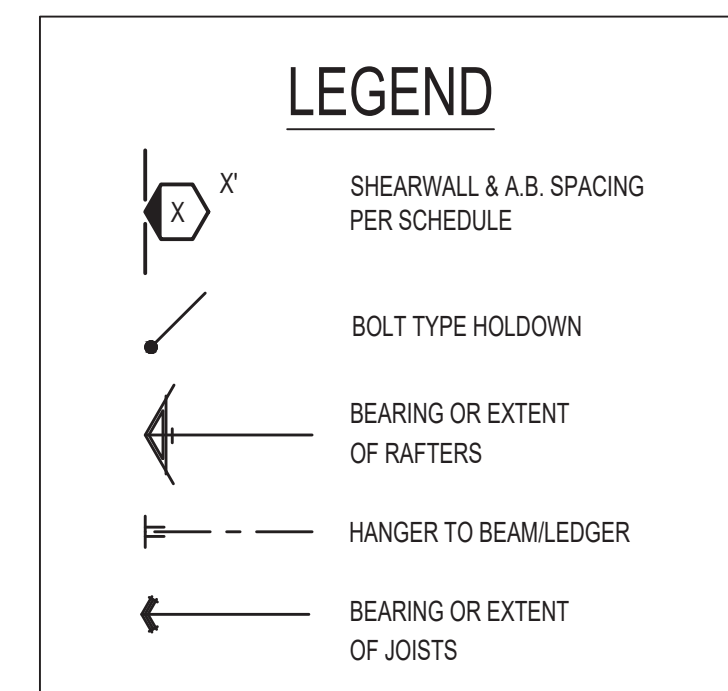
1/4"=1'-0"

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.
 - THE MINIMUM NOMINAL ANCHOR BOLT 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 ANCHOR BOLT.
 - PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
 - SEE SHT S6 FOR TYP. CONCRETE & SLAB DETAILS 1-8
 - POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
 - 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
SHEAR WALL 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 @ 4 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)	1/2" 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)	1/2" 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	3/4" @ 48" or 1/2" @ 32"	3/4" @ 32" or 1/2" @ 24"	3/4" @ 24" or 1/2" @ 16"	3/4" @ 24" or 1/2" @ 16"	3/4" @ 16" or 1/2" @ 24"	3/4" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4 1/2"	3 1/2"	3"	1/2" x 4 1/2" SDS screws @ 8"	1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	18" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.



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

SHEAR WALL FOOTNOTES

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project
City of Salinas
Pre-Approved ADU
Plans

revisions
description
Foundation
& Framing
Spanish

date 02-08-2023
project no.
drawn by
sheet no. **S5**

Salinas ADU - 2 Bedroom Plan 2A 2022 CF1R & MF1R

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Salinas ADU - 2 Bedroom Plan 2A Revised 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
(658) 486-9506

Job Number:

Date:
12/21/2022

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with the Residential and Nonresidential 2019 Building Energy Efficiency Standards. This program developed by EnergySoft Software - www.energysoft.com

TITLE 24 COMPLIANCE REQUIREMENTS SUMMARY

Salinas ADU - 2 Bed Plan 2A (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 - 1.89 kWhc 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 NFRCC 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 U-values & SHGC's or better.

Hot Water Heater = 40-gal heat pump REEM PROPH402RH37530 or eq.
Uniform Energy Factor is 3.1 min. NNEA Rated.

IAQ FAN - 44 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/ sizes, pitch w/ manual off & sound rating of 1.000.

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 F2 (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 - 11,309 Btu
FUJITSU #AOU24BX or eq - 24,000 Btu

*A/C Sizing
Total Sensible cooling load - 7,390 Btu - 2 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 any Make & Model HVAC equipment that is equal or greater than the min. efficiencies listed above. All equipment is listed "or eq"

ALL LIGHTING TO BE HIGH EFFICACY - SEE MF1R FOR SWITCHING & NOTES.
LOCAL EXHAUST FAN BATH = 50 CFM, KITCHEN = 100 CFM, < 3 sores & 1 listed on CRC directory. **HERS VERIFIED**

SOME RATING = 1 FOR CONTINUOUS FAN AND 3 FOR INTERMITTENT FAN.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Salinas ADU - 2 Bedroom Plan 2A Revised 2022
Calculation Date/Time: 2022-12-21 21:55:41
Calculation Description: Title 24 Analysis
Input File Name: Salinas ADU 2A22R.rbd22x (Page 1 of 12)

GENERAL INFORMATION			
01	Project Name	Salinas ADU - 2 Bedroom Plan 2A Revised 2022	
02	Run Title	Title 24 Analysis	
03	Project Location		
04	City	05	Standards Version
06	Zip code	07	Software Version
08	Climate Zone	09	Front Orientation (deg/ Cardinal)
10	Building Type	11	Number of Dwelling Units
12	Project Scope	13	Number of Bedrooms
14	Addition Cond. Floor Area (ft²)	15	Number of Stories
16	Existing Cond. Floor Area (ft²)	17	Fenestration Average U-factor
18	Total Cond. Floor Area (ft²)	19	Glazing Percentage (%)
20	ADU Bedroom Count	n/a	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 222-P010249518A-00000000-0000
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
HERS Provider: CalCERTS, Inc.
Report Generated: 2022-12-21 21:28:30

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Calculation Date/Time: 2022-12-21 21:55:41
Calculation Description: Title 24 Analysis
Input File Name: Salinas ADU 2A22R.rbd22x (Page 2 of 12)

ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kWh/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kWh/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	2.87	12.65	2.87	12.65	-0.11	-11.23	
Space Cooling	0.04	5.63	0	0	0.04	5.63	
IAQ Ventilation	0.45	4.88	0.45	4.88	0	0	
Water Heating	3.33	36.06	2.15	24.05	1.18	12.01	
Self Utilization/Flexibility Credit					0	0	
North Facing Efficiency Compliance Total	6.69	59.22	5.52	52.05	1.17	7.17	
Space Heating	2.87	12.65	2.87	12.65	-0.05	-10.45	
Space Cooling	0.04	5.63	0	0	0.04	5.63	
IAQ Ventilation	0.45	4.88	0.45	4.88	0	0	
Water Heating	3.33	36.06	2.15	24.07	1.18	11.99	
Self Utilization/Flexibility Credit					0	0	
East Facing Efficiency Compliance Total	6.69	59.22	5.52	52.05	1.17	7.17	

Registration Number: 222-P010249518A-00000000-0000
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Input File Name: Salinas ADU 2A22R.rbd22x (Page 3 of 12)

ZONE INFORMATION						
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU - 2 Bed Plan 2A	Conditioned	Ductless Mini Split 1	749	10.3	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall - 2A	ADU - 2 Bed Plan 2A	R-21 Wall	0	Front	197	47.75	90
Right Wall - 2A	ADU - 2 Bed Plan 2A	R-21 Wall	270	Right	420	15	90
Back Wall - 2A	ADU - 2 Bed Plan 2A	R-21 Wall	180	Back	174	17.25	90
Left Wall - 2A	ADU - 2 Bed Plan 2A	R-21 Wall	90	Left	420	65.5	90

OPAQUE SURFACES - CATHEDRAL CEILING										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (in 12)	Roof Reflectance	Roof Emission	Cool Roof
Roof (cat) Avg pitch	ADU - 2 Bed Plan 2A	R-30 Roof No Attic	90	Left	749	0	3	0.1	0.85	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 1	Window	Front Wall - 2A	Front	0			1	20	0.3	NFRC	0.32	NFRC	Bug Screen
Window D	Window	Front Wall - 2A	Front	0			1	24	0.3	NFRC	0.32	NFRC	Bug Screen
Window C	Window	Front Wall - 2A	Front	0			1	3.75	0.3	NFRC	0.32	NFRC	Bug Screen

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ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ³ EDR (EDR2Efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ³ EDR (EDR2Efficiency)	Total ² EDR (EDR2total)
Standard Design	37	41.3	36.4			
Proposed Design						
North Facing	35.6	39.3	35.1	1.4	2	1.3
East Facing	34.6	36.3	33.9	2.4	5	2.5
South Facing	34.8	36.9	34.1	2.2	4.4	2.3
West Facing	35.5	39.5	35.2	1.5	1.8	1.2
RESULT: PASS						

3. Inference EDR includes improvements like a better building envelope and more efficient equipment.
2. Total EDR includes efficiency and demand response measures such as plug-in electric (PVE) vehicles and batteries.
* Building complies when source energy efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are met or exceeded.
* Standard Design PV Capacity: 1.89 kWdc
* Proposed PV Capacity Sizing: North (1.89 kWdc) East (1.89 kWdc) South (1.89 kWdc) West (1.89 kWdc)

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
North Facing				
Gross EU ¹	26.09	24.7	1.39	5.33
Net EU ²	12.83	11.44	1.39	10.83
East Facing				
Gross EU ¹	26.09	24.36	1.73	7.4
Net EU ²	12.83	10.9	1.93	15.04
South Facing				
Gross EU ¹	26.09	24.78	1.31	6.94
Net EU ²	12.83	11.02	1.81	14.11
West Facing				
Gross EU ¹	26.09	24.78	1.31	5.02
Net EU ²	12.83	11.52	1.31	10.21

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

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ENERGY USE SUMMARY							
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Space Heating	2.87	12.65	2.87	12.65	-0.53	-14.63	
Space Cooling	0.04	5.63	0	0	0.04	5.63	
IAQ Ventilation	0.45	4.88	0.45	4.88	0	0	
Water Heating	3.33	36.06	2.15	24.11	1.18	11.95	
Self Utilization/Flexibility Credit					0	0	
North Facing Efficiency Compliance Total	6.69	59.22	5.52	52.05	1.17	7.17	
Space Heating	2.87	12.65	2.87	12.65	-0.05	-10.45	
Space Cooling	0.04	5.63	0	0	0.04	5.63	
IAQ Ventilation	0.45	4.88	0.45	4.88	0	0	
Water Heating	3.33	36.06	2.15	24.07	1.18	11.99	
Self Utilization/Flexibility Credit					0	0	
East Facing Efficiency Compliance Total	6.69	59.22	5.52	52.05	1.17	7.17	

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Calculation Date/Time: 2022-12-21 21:55:41
Calculation Description: Title 24 Analysis
Input File Name: Salinas ADU 2A22R.rbd22x (Page 6 of 12)

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.89	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
<ul style="list-style-type: none"> Exposed slab floor in conditioned zone Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3) Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater for compliance for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.
<ul style="list-style-type: none"> 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 Wall-mounted thermostat in zones greater than 150 F2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Salinas ADU - 2 Bedroom Plan 2A Revised 2022	749	1	2	1	0	1

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project
City of Salinas
Pre-Approved ADU
Plans

revisions
description
Energy Calculations

date 02-08-2023
project no.
drawn by
sheet no. T24.1

Salinas ADU - 2 Bedroom Plan 2A 2022 CF1R & MF1R

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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Acimwth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window C	Window	Right Wall - 2A	Right	270			1	3.75	0.3	NFRC	0.32	NFRC	Bug Screen
Window E	Window	Right Wall - 2A	Right	270			1	7.5	0.3	NFRC	0.32	NFRC	Bug Screen
Window C	Window	Right Wall - 2A	Right	270			1	3.75	0.3	NFRC	0.32	NFRC	Bug Screen
Window C	Window	Back Wall - 2A	Back	180			1	3.75	0.3	NFRC	0.32	NFRC	Bug Screen
Window B	Window	Back Wall - 2A	Back	180			1	13.5	0.3	NFRC	0.32	NFRC	Bug Screen
Window A	Window	Left Wall - 2A	Left	90			1	5	0.3	NFRC	0.32	NFRC	Bug Screen
Window A	Window	Left Wall - 2A	Left	90			1	5	0.3	NFRC	0.32	NFRC	Bug Screen
Window B 2	Window	Left Wall - 2A	Left	90			1	13.5	0.3	NFRC	0.32	NFRC	Bug Screen
Window B	Window	Left Wall - 2A	Left	90			1	13.5	0.3	NFRC	0.32	NFRC	Bug Screen
Window B	Window	Left Wall - 2A	Left	90			1	13.5	0.3	NFRC	0.32	NFRC	Bug Screen
Window A	Window	Left Wall - 2A	Left	90			1	5	0.3	NFRC	0.32	NFRC	Bug Screen
Window A	Window	Left Wall - 2A	Left	90			1	5	0.3	NFRC	0.32	NFRC	Bug Screen
Window A	Window	Left Wall - 2A	Left	90			1	5	0.3	NFRC	0.32	NFRC	Bug Screen
Window F clear overcast	Window	Left Wall - 2A	Left	90			1	5	0.3	NFRC	0.32	NFRC	Bug Screen

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade - 2A	ADU - 2 Bed Plan 2A	749	119	none	0	0%	no

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.033	Roofing: 10 PSF Roof/Fin(AirGap) Tile Gap present Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	n/a	n/a	n/a

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (R)
DHW Sys 1	DHW	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

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01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1	Not Required	0	Not Required	Not Required	Yes	Yes	Yes	Yes

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pump Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC2.3.4.1	Certified Non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not Required	Required	Required	Required	Not Required	Not Required	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
SfM IAQVentRt	44	0.35	Exhaust	No	n/a	No	Yes	Hayward Air Term

Project Notes:
Energy Pro uses ASHRAE method for HVAC sizing.
Revised to 2022 Compliance Code.

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01	02	03	04	05
Documentation Author Name	Documentation Author Signature	Signature Date	Date Signed	License Number
Diane Mendizola		2022-12-21 21:55:15	2022-12-21 21:55:41	C4789

Responsible Person's Declaration Statement:
I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building under inspection on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and 1.1 of the California Code of Regulations.
3. The building design features or system configurations identified on this Certificate of Compliance are consistent with the information provided on any applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1	Not Required	0	Not Required	Not Required	Yes	Yes	Yes	Yes

Digitally signed by CA CERTS. This digital signature is provided in order to ensure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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2022 Single-Family Residential Mandatory Requirements Summary

- 110.0.1** Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-coil central furnaces, household cooking appliances (except appliances without an electrical supply voltage conversion pilot light that consume less than 100 Btu per year), or pool gas heaters.
- 110.0.1.1** Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Application Volume, and Fundamentals Volumes, the SMACNA Residential Control System Installation Standards Manual, or the ACCA Manual of Cooling and Heating Loads (ASHRAE 90.1-2019).
- 110.0.1.2** Checkpoints. Air conditioning and heat pump installation checkpoints must have a checkpoint at five feet from the outlet of any ducted line duct. Air conditioning and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
- 110.0.1.3** Water Piping. Water conditioning system piping and space conditioning system line insulation. All domestic water piping must be installed as specified in Section 110.0.1.3 of the California Plumbing Code.
- 110.0.1.4** Insulation Protection. Protection must be provided from damage, including that due to burglary, moisture, equipment maintenance, and wind as required by Section 110.0.1.4 of the California Plumbing Code.
- 110.0.1.5** Gas or Propane Water Heating Systems. Water heaters must be installed in accordance with the California Plumbing Code and the manufacturer's instructions. Water heaters must be installed in accordance with the California Plumbing Code and the manufacturer's instructions.
- 110.0.1.6** Solar Water-Heating Systems. Solar water-heating systems and collectors must be installed in accordance with the California Plumbing Code and the manufacturer's instructions.
- 110.0.1.7** Ventilation. Mechanical ventilation systems must be installed in accordance with the California Plumbing Code and the manufacturer's instructions.
- 110.0.1.8** Ducts. Insulation installed on an existing space-conditioning duct must comply with Section 110.0.1.8 of the California Mechanical Code (CMC) if a contractor installs the insulation, the contractor must comply with the manufacturer's instructions. Insulation must be installed in accordance with the manufacturer's instructions.
- 110.0.1.9** CMV Compliance. All air distribution systems must comply with the California Mechanical Code (CMC) Section 110.0.1.9 of the California Mechanical Code (CMC) and the California Mechanical Code (CMC) Section 110.0.1.9 of the California Mechanical Code (CMC).
- 110.0.1.10** Fan Efficiency. Fan efficiency must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.10 of the California Mechanical Code (CMC).
- 110.0.1.11** IAQ Fan Type. IAQ fan type must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.11 of the California Mechanical Code (CMC).
- 110.0.1.12** IAQ Recovery Effectiveness - SRE. IAQ recovery effectiveness - SRE must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.12 of the California Mechanical Code (CMC).
- 110.0.1.13** IAQ Fault Indicator Display. IAQ fault indicator display must be installed in accordance with the California Mechanical Code (CMC) Section 110.0.1.13 of the California Mechanical Code (CMC).
- 110.0.1.14** HERS Verification. HERS verification must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.14 of the California Mechanical Code (CMC).
- 110.0.1.15** Status. Status must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.15 of the California Mechanical Code (CMC).

2022 Single-Family Residential Mandatory Requirements Summary

- 110.0.1.16** Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems must comply with the California Mechanical Code (CMC) Section 110.0.1.16 of the California Mechanical Code (CMC).
- 110.0.1.17** 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 Section 110.0.1.17 of the California Mechanical Code (CMC).
- 110.0.1.18** Certified Fan Integrated (CFI) Verification System. Certified Fan Integrated (CFI) verification systems must be installed in accordance with the California Mechanical Code (CMC) Section 110.0.1.18 of the California Mechanical Code (CMC).
- 110.0.1.19** Whole-Dwelling Unit Mechanical Verification for Single-Family Dwellings and Townhouses. Single-family dwellings, detached dwellings, and townhouses must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in Section 110.0.1.19 of the California Mechanical Code (CMC).
- 110.0.1.20** Low-Mechanical Exhaust. Kitchen and bathrooms must have low-mechanical exhaust. Exhausted kitchen and bathroom exhaust systems must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in Section 110.0.1.20 of the California Mechanical Code (CMC).
- 110.0.1.21** Airflow Measurement and Sound Rating of Whole-Dwelling Unit Ventilation Systems. The airflow required for a whole-dwelling unit ventilation system must be measured in accordance with ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in Section 110.0.1.21 of the California Mechanical Code (CMC).
- 110.0.1.22** Fan Efficiency. Fan efficiency must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.22 of the California Mechanical Code (CMC).
- 110.0.1.23** IAQ Fan Type. IAQ fan type must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.23 of the California Mechanical Code (CMC).
- 110.0.1.24** IAQ Recovery Effectiveness - SRE. IAQ recovery effectiveness - SRE must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.24 of the California Mechanical Code (CMC).
- 110.0.1.25** IAQ Fault Indicator Display. IAQ fault indicator display must be installed in accordance with the California Mechanical Code (CMC) Section 110.0.1.25 of the California Mechanical Code (CMC).
- 110.0.1.26** HERS Verification. HERS verification must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.26 of the California Mechanical Code (CMC).
- 110.0.1.27** Status. Status must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.27 of the California Mechanical Code (CMC).

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Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Model	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	Rheem/PROXIMATOR H3715	Outside	ADU - 2 Bed Plan 2A	ADU - 2 Bed Plan 2A

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

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Ductless Mini Split	Heat pump heating/cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2 / EER / EER2	Zonally Controlled	Compressor Type	HERS Verification	
Heat Pump System 2	VCHP-ductless	1	HSPF	8.2	24000	14800	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 2, HERS-Inspum

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2022 Single-Family Residential Mandatory Requirements Summary

- 110.0.1.28** Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems must comply with the California Mechanical Code (CMC) Section 110.0.1.28 of the California Mechanical Code (CMC).
- 110.0.1.29** 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 Section 110.0.1.29 of the California Mechanical Code (CMC).
- 110.0.1.30** Certified Fan Integrated (CFI) Verification System. Certified Fan Integrated (CFI) verification systems must be installed in accordance with the California Mechanical Code (CMC) Section 110.0.1.30 of the California Mechanical Code (CMC).
- 110.0.1.31** Whole-Dwelling Unit Mechanical Verification for Single-Family Dwellings and Townhouses. Single-family dwellings, detached dwellings, and townhouses must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in Section 110.0.1.31 of the California Mechanical Code (CMC).
- 110.0.1.32** Low-Mechanical Exhaust. Kitchen and bathrooms must have low-mechanical exhaust. Exhausted kitchen and bathroom exhaust systems must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in Section 110.0.1.32 of the California Mechanical Code (CMC).
- 110.0.1.33** Airflow Measurement and Sound Rating of Whole-Dwelling Unit Ventilation Systems. The airflow required for a whole-dwelling unit ventilation system must be measured in accordance with ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in Section 110.0.1.33 of the California Mechanical Code (CMC).
- 110.0.1.34** Fan Efficiency. Fan efficiency must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.34 of the California Mechanical Code (CMC).
- 110.0.1.35** IAQ Fan Type. IAQ fan type must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.35 of the California Mechanical Code (CMC).
- 110.0.1.36** IAQ Recovery Effectiveness - SRE. IAQ recovery effectiveness - SRE must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.36 of the California Mechanical Code (CMC).
- 110.0.1.37** IAQ Fault Indicator Display. IAQ fault indicator display must be installed in accordance with the California Mechanical Code (CMC) Section 110.0.1.37 of the California Mechanical Code (CMC).
- 110.0.1.38** HERS Verification. HERS verification must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.38 of the California Mechanical Code (CMC).
- 110.0.1.39** Status. Status must be calculated in accordance with the California Mechanical Code (CMC) Section 110.0.1.39 of the California Mechanical Code (CMC).

2022 Single-Family Residential Mandatory Requirements Summary

- 110.0.1.40** Screen based luminaires. Screen based luminaires must comply with the California Mechanical Code (CMC) Section 110.0.1.40 of the California Mechanical Code (CMC).
- 110.0.1.41** Light Sources in Enclosed or recessed luminaires. Lamps and other separate light sources that are not compliant with the IES Illuminance requirements, including lighting requirements, must not be installed in enclosed or recessed luminaires.
- 110.0.1.42** Light Sources in Downers, Cabinets, and Linear Coves. Light sources related to downers, cabinetry or linear coves are not required to comply with Table 110.0.1.42 of the California Mechanical Code (CMC) if they are related to a ceiling or a wall and are not more than 5 feet from the ceiling or wall.
- 110.0.1.43** Interior Switches and Controls. All interior phase cut dimmers used with LED light sources must comply with IESNA 90.1.
- 110.0.1.44** Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
- 110.0.1.45** Accessible Controls. Controls must be installed in accordance with the California Mechanical Code (CMC) Section 110.0.1.45 of the California Mechanical Code (CMC).
- 110.0.1.46** Energy Management Control Systems. Energy management control systems (EMCS) must be used to control lighting, occupancy, and control requirements if provided the functionality of the specified controls per Section 110.0.1.46 of the California Mechanical Code (CMC).
- 110.0.1.47** Automatic Shutoff Controls. In bedrooms, garages, laundry rooms, utility rooms and walk-in closets, as well as recessed luminaires, must be controlled by occupancy or vacancy sensing technology, including motion detectors and occupancy sensors.
- 110.0.1.48** Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently installed on residential buildings, or on other buildings on the same lot, must have a minimum cutoff angle and either a photometric or automatic time switch.
- 110.0.1.49** Illuminated Address Signs. Illuminated address signs must comply with Section 110.0.1.49 of the California Mechanical Code (CMC).
- 110.0.1.50** Emergency Lighting. Emergency lighting must be installed in accordance with the California Mechanical Code (CMC) Section 110.0.1.50 of the California Mechanical Code (CMC).
- 110.0.1.51** Single-Family Residential. Single-family residential buildings must comply with the California Mechanical Code (CMC) Section 110.0.1.51 of the California Mechanical Code (CMC).
- 110.0.1.52** Minimum Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.52 of the California Mechanical Code (CMC).
- 110.0.1.53** Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.53 of the California Mechanical Code (CMC).
- 110.0.1.54** Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.54 of the California Mechanical Code (CMC).
- 110.0.1.55** Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.55 of the California Mechanical Code (CMC).
- 110.0.1.56** Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.56 of the California Mechanical Code (CMC).
- 110.0.1.57** Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.57 of the California Mechanical Code (CMC).
- 110.0.1.58** Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.58 of the California Mechanical Code (CMC).
- 110.0.1.59** Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.59 of the California Mechanical Code (CMC).
- 110.0.1.60** Solar Zone Area. The solar zone must have a minimum solar zone area as described below. The solar zone must comply with the California Mechanical Code (CMC) Section 110.0.1.60 of the California Mechanical Code (CMC).

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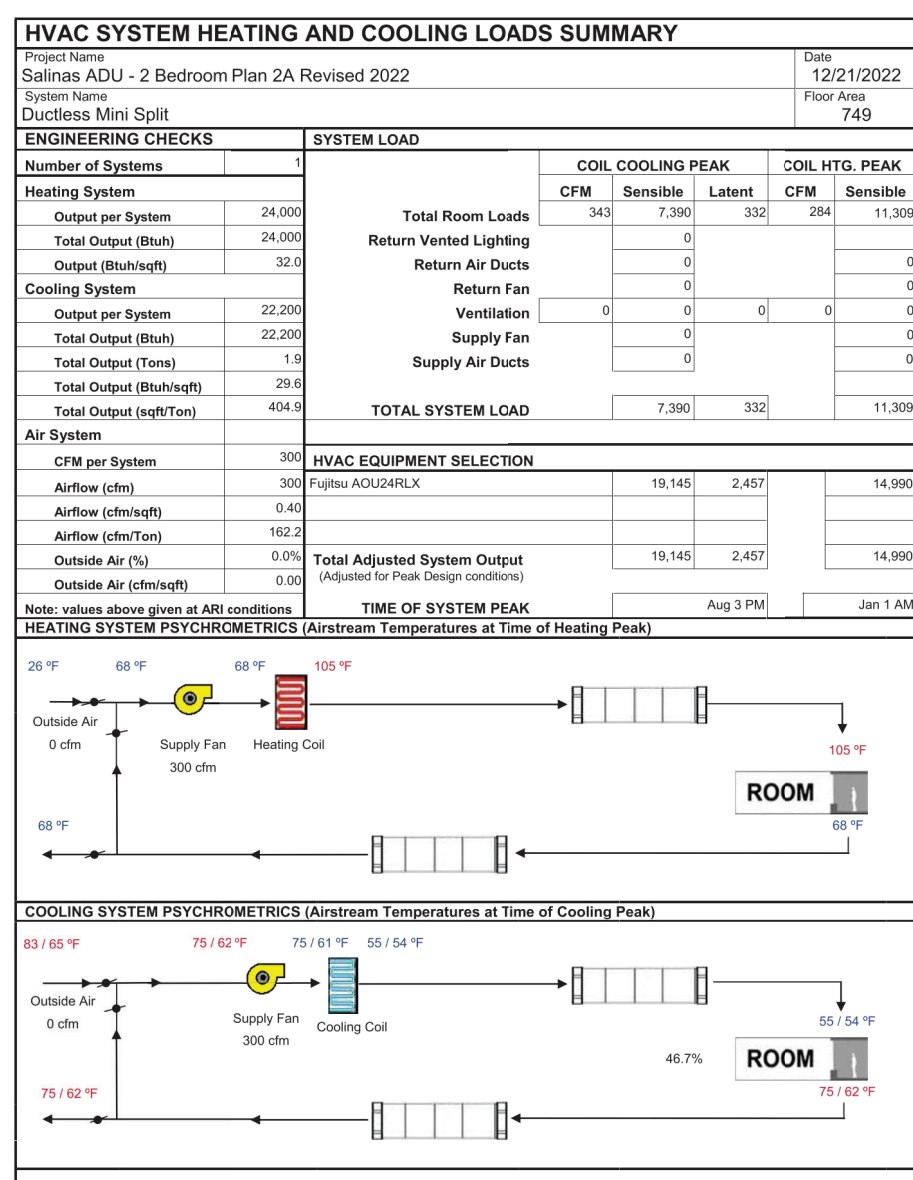
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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.004	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: ESS-ready interconnection agreement with inverter capacity of 60 amps or more and two or more ESS-supplied branch circuits, all installed no farther than the main service to a subpanel that supplies the branch circuits in § 150.003; at least four branch circuits must be identified and have their source indicated as a single panelboard available to be supplied by the ESS with one circuit supplying the refrigerator, one circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 200 amps; sufficient space must be reserved to allow future installation of a system interconnection device within 3' of the main panelboard, with receptacles installed between the panelboard and the main location to allow the connection of backup power source.
§ 150.005	Heat Pump Space Heater Ready. Systems using gas or propane cooking to serve individual dwelling units must include: A dedicated unswitched 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."
§ 150.006	Electric Cooking Ready. Systems using gas or propane cooking to serve individual dwelling units must include: A dedicated unswitched 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."
§ 150.007	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unswitched 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."

*Exceptions may apply.

Salinas ADU - 2 Bedroom Plan 2A 2022 CF1R & MF1R



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