APPLICANT AGREEMENT APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY Accessory Dwelling Unit Plan 2B - 746 s.f. DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOGRAPHICAL ENGINEER'S REPORT. Salinas, CA BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH SHEET INDEX TITLE SHEET CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO EXTERIOR STYLE OPTIONS SITE INFORMATION THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION SITE PLAN (PROVIDED BY OWNER) CAL GREEN CHECKLIST GENERAL NOTES GENERAL NOTES SCHEDULES & NOTES ROOF PLAN / FLOOR PLAN CRAFTSMAN **ZONING INFORMATION** VICINITY MAP DIRECTORY HERS NOTES ROOF PLAN / FLOOR PLAN MIDCENTURY ROOF PLAN / FLOOR PLAN RANCH ROOF PLAN / FLOOR PLAN SPANISH CONTACT CITY OF SALINAS FOR THE INFORMATION BELOW MECHANICAL/PLUMBING/ELECTRICAL PLANS SITE PLAN & TITLE SHEET INFORMATION PREPARED BY: PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF currplanwebmail@ci.salinas.ca.us PHONE: 831-758-7206 EXTERIOR ELEVATIONS CRAFTSMAN NSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN **COMPANY** EXTERIOR ELEVATIONS MIDCENTURY BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(a)3, 10-103(b)1.A - BY THE ZONING: CONTACT PERSON INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING EXTERIOR ELEVATIONS RANCH CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, **ADDRESS** EXTERIOR ELEVATIONS SPANISH OVERLAY THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS BUILDING SECTIONS CRAFTSMAN PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION PHONE: NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL LOT SIZE : BUILDING SECTIONS RANCH MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM. **EMAIL** CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE BUILDING SECTIONS SPANISH ARCHITECTURAL WALL DETAILS EXISTING HABITABLE SQ. FT. ARCHITECTURAL ROOF DETAILS PROPERTY OWNER: 2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED STRUCTURAL NOTES & SPECIFICATIONS EXISTING FAR CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) FOUNDATION AND FRAMING PLANS CRAFTSMAN NAME SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A FOUNDATION AND FRAMING PLANS MIDCENTURY MAX. ALLOWABLE FAR **ADDRESS** CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT FOUNDATION AND FRAMING PLANS RANCH REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST FOUNDATION AND FRAMING PLANS SPANISH 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER PROPOSED FAR PHONE: STRUCTURAL DETAILS ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE **EMAIL** STRUCTURAL DETAILS ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(a)3, 10-103(b)1.A FLOOR AREA OF GARAGE: ENERGY CALC. 3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS T24.2 ENERGY CALC. REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. EXISTING LOT COVERAGE: ENERGY CALC. BUILDING DEPARTMENT: CITY OF SALINAS PERMIT CENTER ALLOWABLE LOT COVERAGE VARIABLE CAPACITY HEAT PUMP - Ductless units entirely located in conditioned space, 65 W ALISAL Airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify **BUILDING INFORMATION** PROPOSED LOT COVERAGE heat pump rated capacity, and Refrigerant charge. SALINAS, CA 93901 KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM , = 3 SONES) P. (831)758-7251 IAQ MECHANICAL VENTILATION - See new ducting requirements Table 150.0-H LOT SLOPE: 5. FOR IAQ FAN - 29,31,44 CFM REQUIRED FOR A CONTINUOUSLY OPERATING PROJECT DESCRIPTION EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND ADU SETBACKS ALLOWED : **PROPOSED** RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTANT FAN). THIS FAN TO GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH FRONT-FRONT-BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY NEW CONSTRUCTION OF A ONE STORY, 2 BEDROOM, 1 BATH, MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA THE CALIFORNIA ENERGY COMMISION. REAR-REAR-DETACHED 749 S.F. ACCESSORY DWELLING UNIT WITH PORCH AREAS ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA 6. SOLAR IS REQUIRED: Solar exemption cut off is 1.8 kWdc — this is an owner choice. SIDE-GREEN BUILDING CODE (CGBC) AND CITY OF SALINAS MUNICIPAL CODE. 1BedPlan1A - 1.56 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. STRFFT SIDF-STREET SIDE-1BedPlan1B - 1.57 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. CRAFTSMAN PORCH: 405 S.F. RANCH PORCH: 355 S.F. 2BedPlan2A - 1.89 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN SPANISH PORCH: 45 S.F. MIDCENTURY PORCH: 400 S.F. OFF STREET PARKING 2BedPlan2B - 1.89 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN. SITE ADDRESS 7. SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NEEA REQUIRED: PROVIDED: LEGAL DESCRIPTION rated heat pump water heater; specific brand/model or eq. APN 8. NEW 2022 ELECTRIC READY REQUIREMENTS: IF HEAT PUMP WATER HEATER IS A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS. OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND AND STRUCTURES, DIMENSIONED SETBACKS, AND MINIMUM SEPARATION FROM EXISTING STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE CITY OF SALINAS, CA. GOVERNING AGENCY: BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT OCCUPANCY GROUP: IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING STORIES: PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS. TYPE OF CONSTRUCTION: VB REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER sewer waste water information: gas service information: deferred submittals under additional plan information fire sprinkler information: X SELECTION X SELECTION provided by owner: separate permit to be obtained X SELECTION ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN UPGRADED SERVICE by owner: X COMPLETED EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL EXISTING SERVICE TO REMAIN F EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, TITLE SHEET (T1.1) INFORMATION FILLED OUT X TO BE COMPLETED A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS NEW SERVICE SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW FIRE SPRINKLERS (WHEN REQUIRED) DISTANCE TO CONNECTION NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE JPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, TRUSS CALCULATIONS (WHEN REQUIRED) ID EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN fire rated details: PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. UPDATES TO THE REPORT. electrical service information: CONSTRUCTION AND DEMOLITION FORM X SELECTION **GAS PIPE ISOMETRIC DIAGRAM** roof framing: X SELECTION exterior style selection: ROOF EAVE DETAIL 1,2,3,5,6,7/ A5.2 TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

UPGRADED SERVICE X SELECTION - SEE SHEET T1.2 FOR EXTERIOR RENDERING WALL FINISH DETAIL 9B,12B,15B/ A5.1 NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY EXISTING SERVICE TO REMAIN ROOF FRAMING PER PLAI DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS CRAFTSMAN LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT ROOF TRUSSES - IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS. HOMEOWNER IS NEW SERVICE FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). ONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS MIDCENTURY SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT CALCULATIONS TO THE CITY OF SALINAS FOR APPROVAL. INDICATE ON DEFERRED FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE SUBMITTAL CHECKLIST ABOVE IF TRUSS PACKAGE WILL BE PROVIDED AS A DEFERRED ON SITE TO PROVIDE TO THE CITY OF SALINAS FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT BUILDING INSPECTOR RANCH FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING. site / soils / foundation information roof material: window and trim color: BY PG&E CFH exterior wall material: YES NO PLEASE CHECK THE BOX THAT APPLIES TO YOUR PROJECT SITE X SELECTION X SELECTION S THE PROJECT SITE FLAT? x SELECTION(S) WINDOW COLOR OF PRINCIPAL DWELLING UNIT ROOF COLOR OF PRINCIPAL DWELLING UNIT 'LENGTH) (WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING (ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT GAS CALCULATIONS UNIT WINDOW COLOR) DOES THE PROJECT ABUT SEVERE ASCENDING OR DESCENDING SLOPES EXCEEDING 35%? EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT_ (EXTERIOR WALL COLOR OF ADU IS TRIM COLOR OF PRINCIPAL DWELLING DOES THE PROJECT INCLUDE RETAINING WALLS? (TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT TRIM) NEW) OVEN & RANGE DOES THE SITE CONTAIN ANY KNOWN GEOTECHNICAL HAZARDS? STUCCO / COLOR CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - IAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE. DOES THE EXISTING DWELLING ON THE SITE HAVE A CONVENTIONAL FOUNDATION? STONE VENEER / COLOR COLOR OF CONCRETE TILE ROOF LENGTH) & OVEN 65 CFH DARK BRONZE TOTAL GAS LOAD FOR HOUSEHOLD ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES-ESR-1389 & ESR-3537 DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS? IBER CEMENT - SIDING / C APPLIANCES = 100,000 BTU/h 100 CFH OTHER WINDOW COLOR COLOR OF ARCHITECTURAL GRADE SHINGLES ITEMS CHECKED IN SHADED BOXES ABOVE REQUIRE ADDITIONAL INFORMATION TO ENSURE CODE COMPLIANCE WOOD SHAKE - ICC ESR 2867 - MINIMUM 4:12 ROOF SLOPE. PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH COLOR OF WOOD SHAKE ROOF OTHER PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE 1" 1¼" 1½" OTHER ROOF MATERIAL / COLOR / ICC / UL: 44 92 173 355 532 1,020

ESIGN PATH STUDIO

architecture + planning

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

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IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED BEYOND

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BY USING THESE PERMIT READY CONSTRUCTION

project

City of Salinas
Pre-Approved ADU
Plans

revisions

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description

Title Sheet Plan 2B

date 02-08-2023

project no.

drawn by

heet no. T1.1

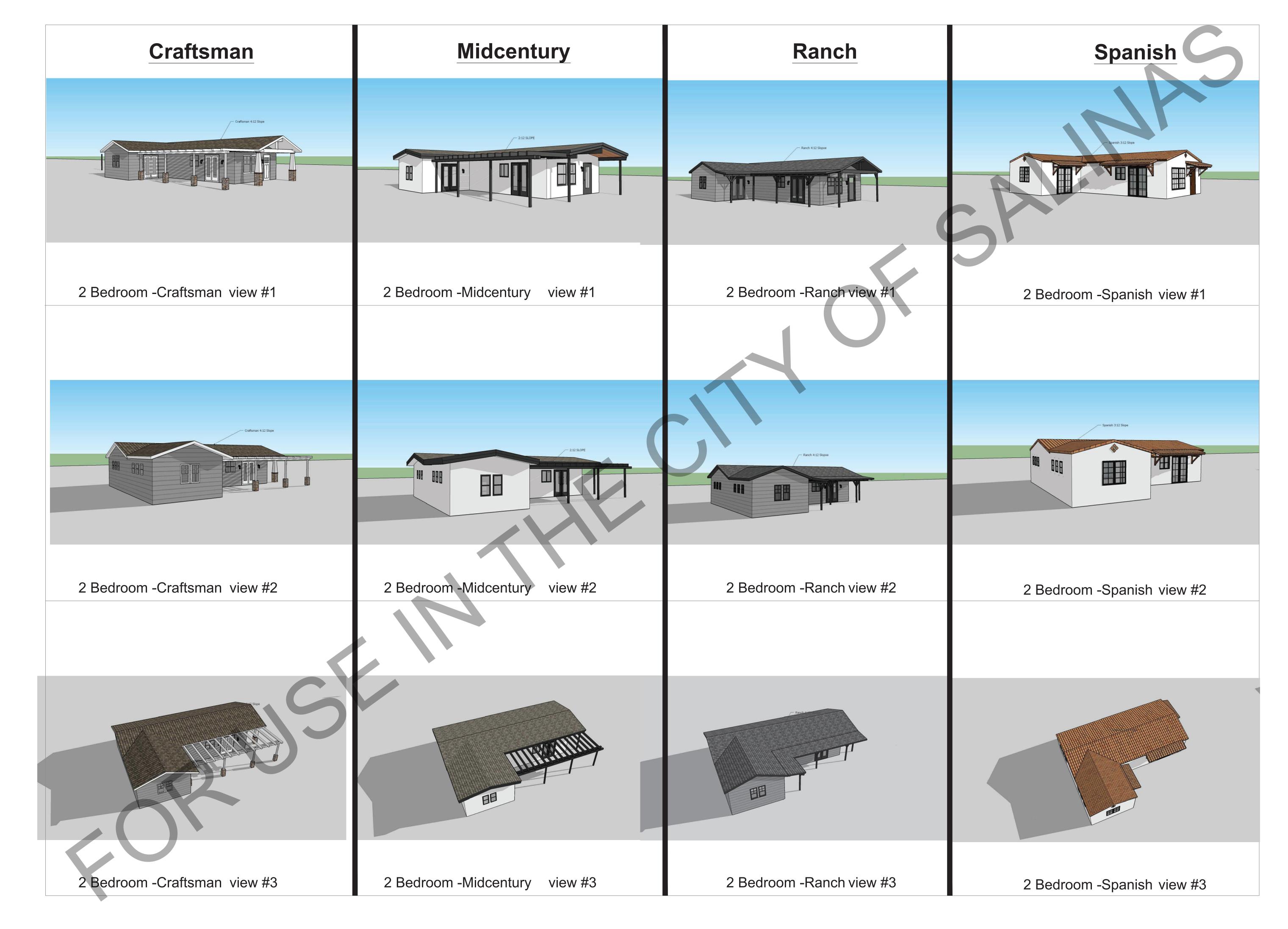
THIS DISCLAIMER.

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

description **Exterior** Style Options 2 Bedroom 2B

02-08-2023

project no.



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

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

SCHEDULE GRADING AND EXCAVATION PROJECTS FOR DRY

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

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

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

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

CITY OF SALINAS DEPARTMENT OF PUBLIC WORKS MAINTENANCE DIVISION

SALINAS, 93901

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

WATER POLLUTION **PREVENTION**

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

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

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

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

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

HOUSEHOLD HAZARDOUS WASTE DISPOSAL

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

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

CONCRETE & MASONRY

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

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

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

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

PAINTING

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

PAINT CLEANUP

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

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

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

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

PAINT REMOVAL

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

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

PAINT RECYCLING

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

LANDSCAPING & **GARDENING**

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

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

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

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

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

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

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

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

PAINT AND STUCCO -

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

Perimeter Controls -

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

BUILDING MATERIALS/STAGING AREAS

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

TRAFFIC CONTROL PERMITS

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

Dumpsters •

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

CONCRETE TRUCKS / PUMPERS / FINISHERS

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

→ WASHOUT AREA

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

→DIRT AND GRADING

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

→ EARTHMOVING EQUIPMENT

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

→ STORM DRAINS

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

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

भी का राजिता है जाता है जा के के अपन

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

Photo courtesy of the City of San Diego

City's Right-of-Way

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

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

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

project

City of Salinas Pre-Approved ADU Plans

revisions

description

Site & BMP Information

02-08-2023

project no.

drawn by

GENERAL NOTES

- 1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN. 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL
- LOCATIONS 3. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH 9. THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD 10.
 THE PLANNED WALL FINISH THICKNESS TO THE

EXTERIOR DOOR AND WINDOW REFERENCES AND

- FOUNDATION SETBACK. 4. NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE
- **REVIEWS AND PERMITS** 5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS 6. NOT USED
- CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL

BE PROVIDED SHOWING THE FOLLOWING:

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

DIVISION 2 - SITEWORK

QUANTITIES BASED ON THE SITE PLAN.

SALINAS GRADING ORDINANCE

4. SHORING IS TO BE PROVIDE AS REQUIRED

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

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

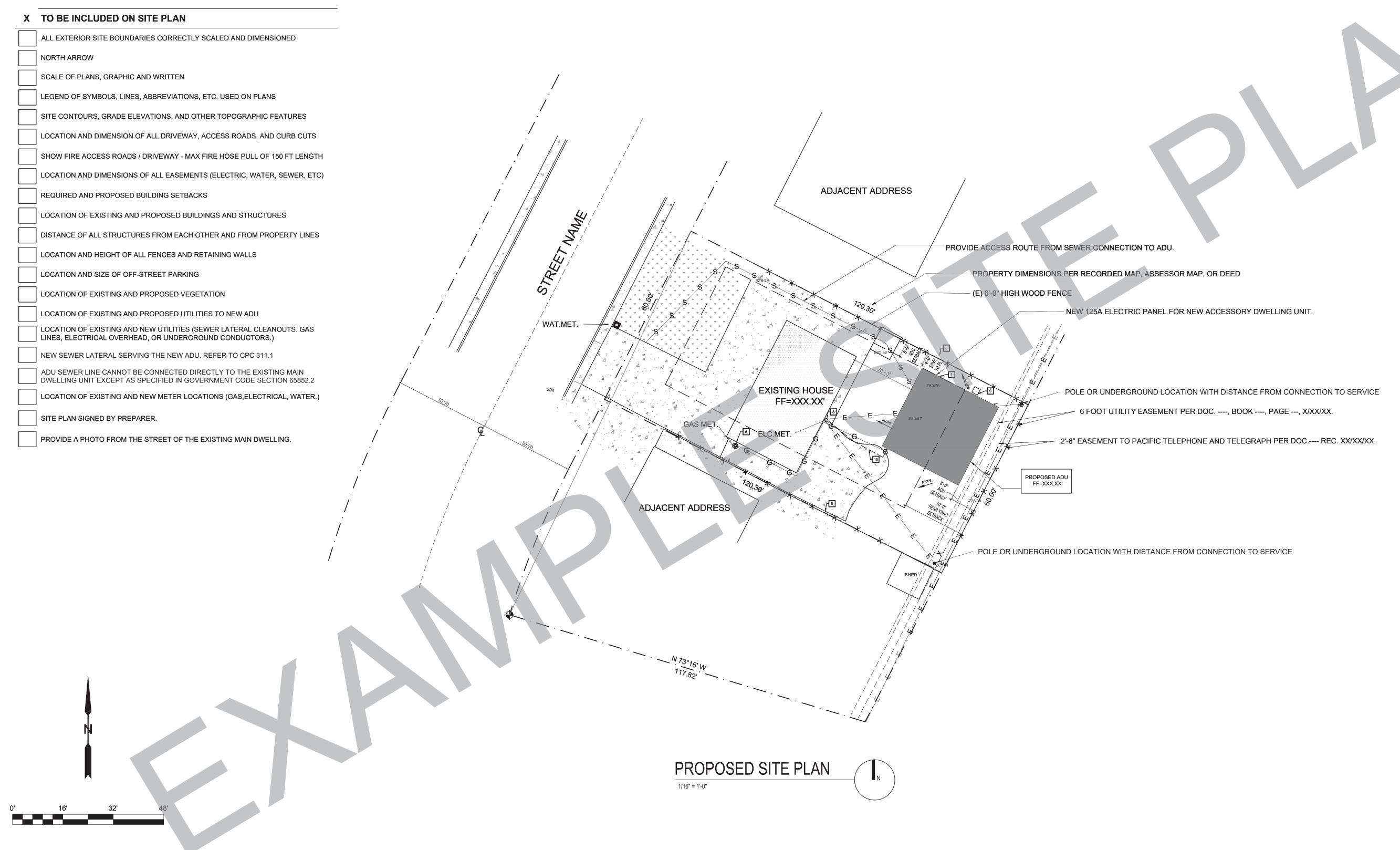
3. LINES AND LEVELS THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING PURPOSES, THE OWNER/CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL

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

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

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

SITE INFORMATION CHECKLIST:



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

architecture + planning

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

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City of Salinas
Pre-Approved ADU
Plans

revisions	
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Example
Site Plan

date 02-08-2023

project no.

drawn by

AS 2

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

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

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

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

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

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

4. Other programs acceptable to the enforcing agency.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Emission testing method for California Specification 01350)

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

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

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

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

testing method for California Specification 01350)

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

Table 4.504.3 shall apply.

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

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

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

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

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

703 VERIFICATIONS

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

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

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

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

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

materials will be diverted by a waste management company.

documenting compliance with this section.

4.410 BUILDING MAINTENANCE AND OPERATION

2. Operation and maintenance instructions for the following:

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

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

appliances and equipment.

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

following shall be placed in the building:

life cycle of the structure.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Department of Resources Recycling and Recovery (CalRecycle).

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

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

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

DIVISION 4.2 ENERGY EFFICIENCY

Commission will continue to adopt mandatory standards.

buildings affected and other important enactment dates

of two reduced flushes and one full flush.

WaterSense Specification for Showerheads.

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

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

4.303 INDOOR WATER USE

Specification for Tank-type Toilets.

4.303.1.2 Urinals. - NOT USED

4.303.1.3 Showerheads

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.201 GENERAL

revisions

description

02-08-2023

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

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

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

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

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

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

ROOF NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FLOOR PLAN NOTES

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

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

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

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

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

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

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

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

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

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

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

TO MATCH COLOR OF ADJACENT SURFACE.

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

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

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

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

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

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

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

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

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

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

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

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

INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE

FLOOR PLAN NOTES (CONT'D)

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

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

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

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

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

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

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

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

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

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

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

MECHANICAL/PLUMBING NOTES

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

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

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

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

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

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

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

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

609.11)

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

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

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

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

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

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

MECHANICAL/PLUMBING NOTES (CONT'D)

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

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

c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE

62.2 TABLE 7.1 d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.

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

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

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

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

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

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

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

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

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

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

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

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

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

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

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

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

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE

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

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

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

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

ELECTRICAL NOTES

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

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

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

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

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

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

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

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

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

ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM

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

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

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

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

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

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

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

MORE THAN 48" OR LESS THAN 15" MEASURE FROM THE

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

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

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

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

RECESSED LIGHT FIXTURES INSTALLED IN A FIRE RATED

ASSEMBLY SHALL BE INSTALLED PER THE APPROVED LISTING

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

Z

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

RECIPIENT'S RISK AND FULL LEGAL

LOSS TO PERSONS OR PROPERTY.

THIS DISCLAIMER.

RESPONSIBILITY. FURTHERMORE, THE RECIPIENT

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

3. THE DESIGNS REPRESENTED BY THESE PLANS

ARE COPYRIGHTED AND ARE SUBJECT TO

IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED BEYOND

WILL, TO THE FULLEST EXTENT PERMITTED BY LAW

project

City of Salinas Pre-Approved ADU Plans

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description

General Notes

02-08-2023

project no.

FIRE SPRINKLER NOTES

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

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

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

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

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

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

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

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

ABBREVIATIONS

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

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

BY USING THESE PERMIT READY CONSTRUCTION

project

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

revisions

description

Fire General Notes

date 02-08-2023

project no.

WIN	WINDOW SCHEDULE			DOOR SCHEDULE													
WINDOW		W SIZE	OPER.	ONITY	EDAME	HEAD	LOCATION	DEMARKS	DOOR			DOOR SI		CORE	MATERIAL	FDAME	LOCATION DEMARKS
VVINDOVV	WIDTH	HEIGH [*]		QNTY	FRAME	HEIGHT	LOCATION	REMARKS	DOOR	DOOR TYPE	WIDTH	HEIGHT	THICK.	CORE	ORE MATERIAL	FRAIVIE	LOCATION REMARKS
Α	3'- ^{0"}	4'- ^{6"}	SINGLE HUNG	3	VINYL	6'-8"	BEDROOM/LIVING ROOM WINDOWS		1	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY TEMPERED
В	3'- ^{0"}	3'- ^{0"}	S. HUNG/SLIDER	1	VINYL	6'-8"	LIVING ROOM WINDOWS	TEMPERED	2	DOUBLE DOOR	5'- ^{0"}	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	SIDE ENTRY TEMPERED
С	2'- ^{6"}	4'- ^{0"}	S.HUNG/CASEMENT	2	VINYL	6'-8"	BEDROOM WINDOW		3	DOUBLE DOOR	5'- ^{0"}	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	BEDROOM
D	2'-0"	2'- ^{6"}	AWNING	6	VINYL	6'-8"	BEDROOM WINDOW		4	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM
E	3'- ^{0"}	2'-0"	SLIDER/AWNING	1	VINYL	6'-8"	LIVING ROOM WINDOW	TEMPERED PER PLAN	5	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM
F	2'- ^{6"}	3'- ^{0"}	SINGLE HUNG	1	VINYL	6'-8"	KITCHEN WINDOW	TEMPERED PER PLAN	6	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM
G	2'- ^{6"}	2'-0"	SLIDER/CASEMENT	1	VINYL	6'-8"	BATHROOM WINDOW	TEMPERED PER PLAN	7	CLOSET DOOR	6'- ^{0"}	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET
									8	CLOSET DOOR	6'- ^{0"}	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET
WIN	DOW N	OTE	S						9	CLOSET DOOR	4'-0"	6'- ^{8"}	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET LOUVERED
4 05		D EL E\	TION FOR DIRECTION		A TION OF V	/INDOM/C	(ALL ODEDADLE WINDOWS TO HAVE SODE	ZNO.	1								

1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).

BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.

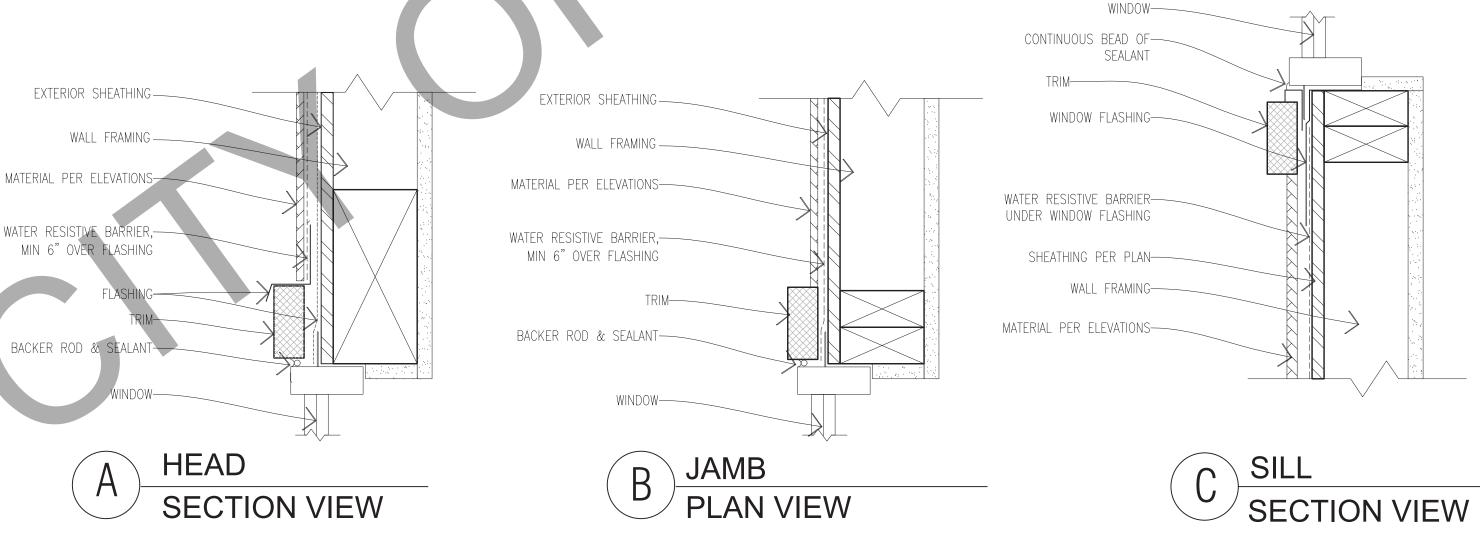
- 2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), OWNER/CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
- 3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.

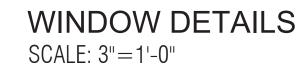
 4. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW F COATED TO MEET TITLE 24 ENERGY REQUIREM.
- 4. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- 6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- 7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101.
- 8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND <u>VISIBLE WHEN THE UNIT IS GLAZED</u>.
 9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILAT
- 9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
- A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2

 B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- 10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- 11. FIRE-RESISTENCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULIT-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS

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.
- 5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- 6. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2 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,
- B. 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.





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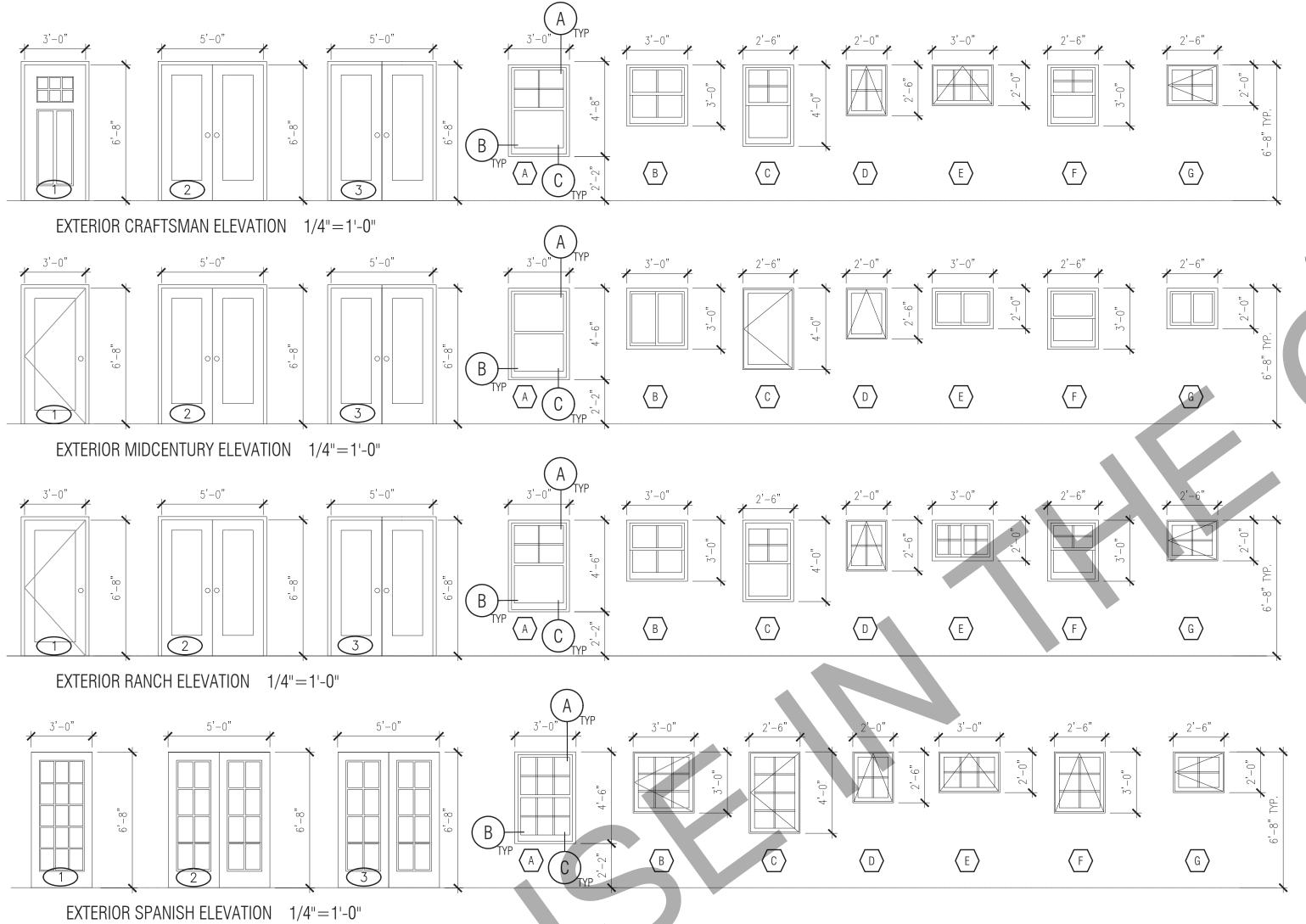
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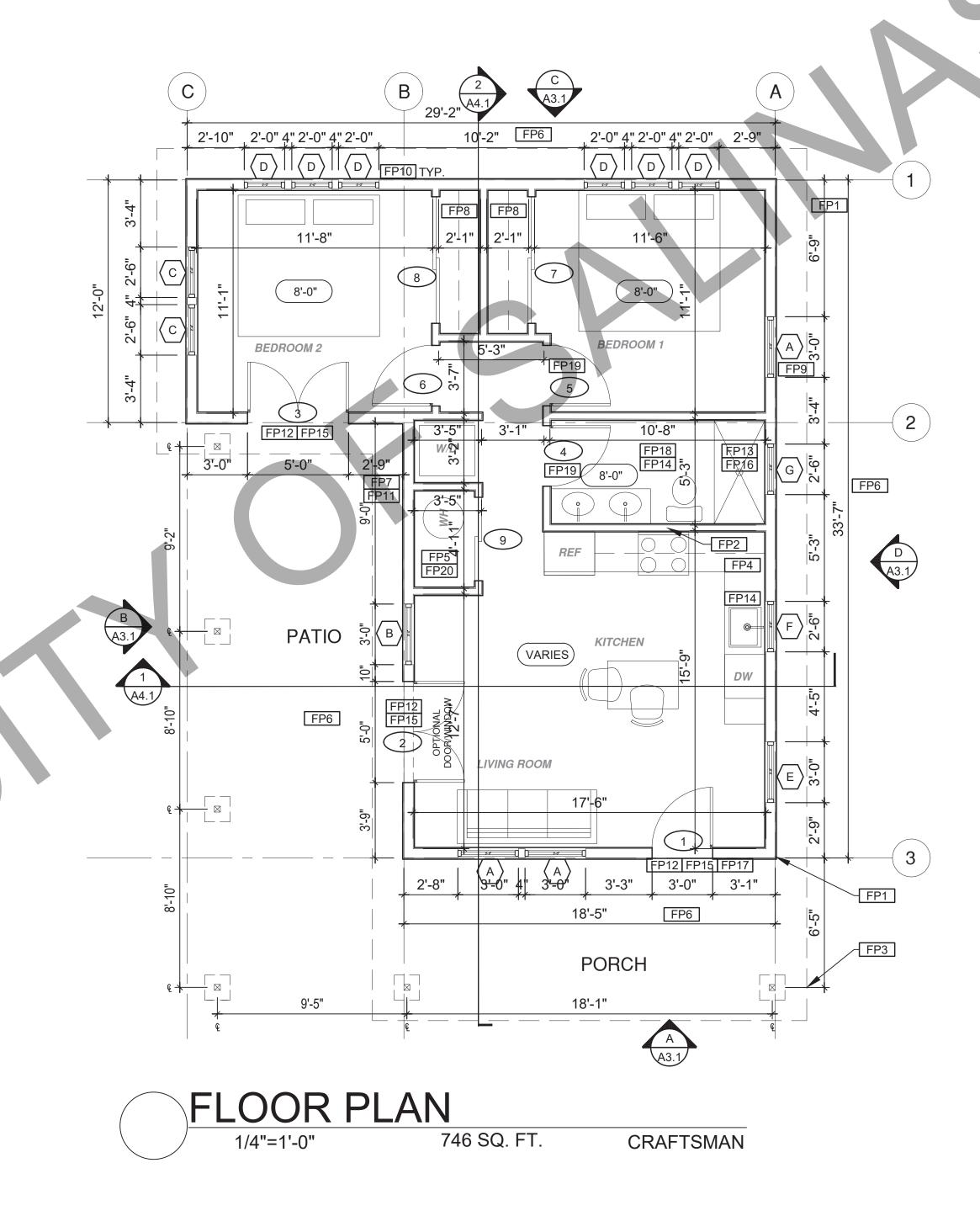
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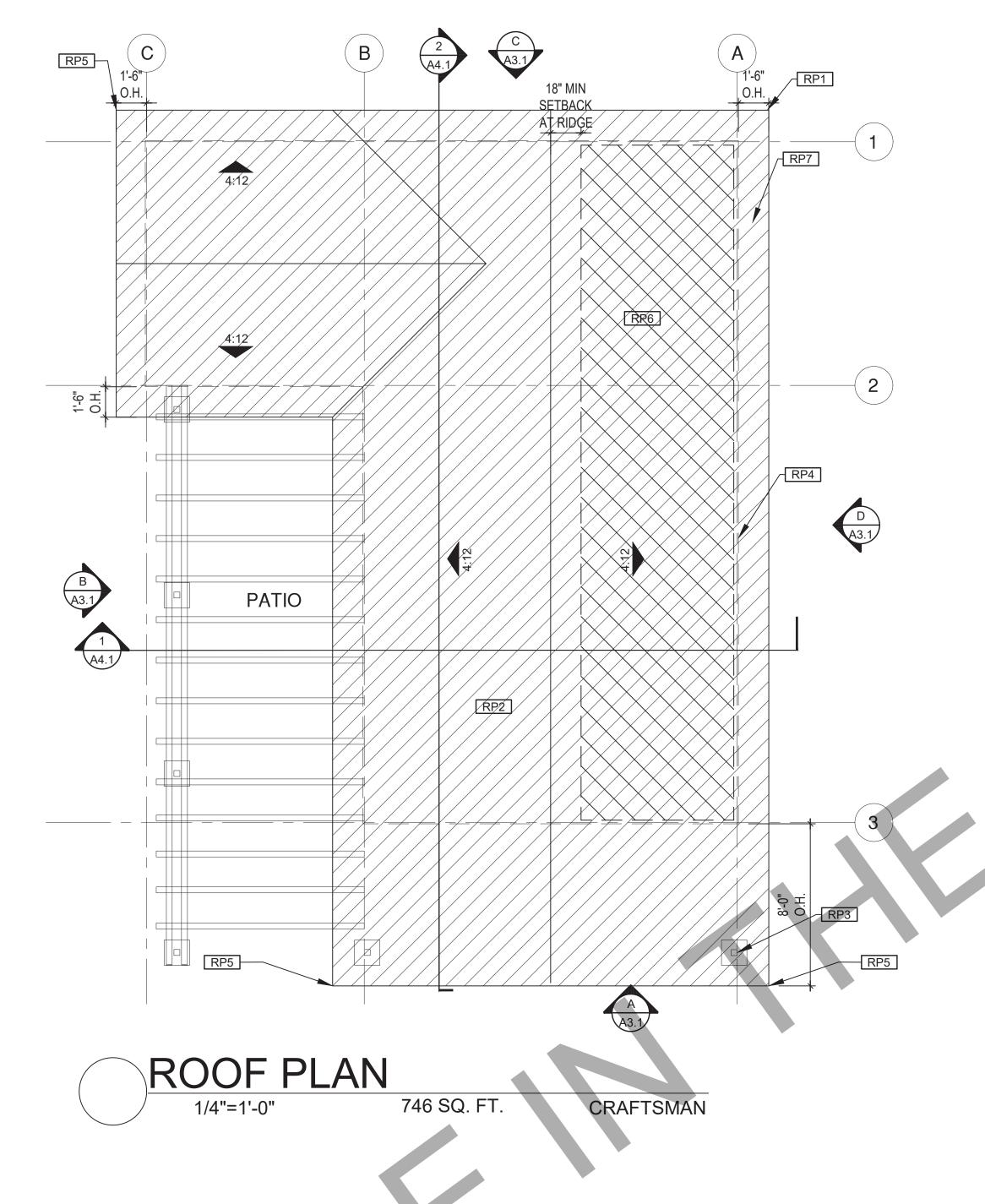
Roof/Floor Plan Craftsman

date 02-08-2023

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FLOOR PLAN KEYNOTES **ROOF KEYNOTES** RP1 LINE OF ROOF OVERHANG FP1 STUD WALL SIZED PER STRUCTURAL RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2 FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING FP3 LINE OF OVERHANG ABOVE RP3 SUPPORT POST BELOW

> FP4 36" HIGH COUNTER FP5 WATER HEATER FP6 SLOPE SURFACE AWAY FROM BUILDING

RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION
AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4", MIN
1/6" OPENING SIZE ON VENT SCREEN WITH
CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 FP8 CLOSET SHELF AND POLE

RP4 LINE OF WALLS BELOW

RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS

SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET

FP9 EMERGENCY EGRESS WINDOW

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

FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION

FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HNGED 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

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.

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

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

SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)

SOLAR READY NOTES LEGEND X KEYNOTE SECTION CUT **ELEVATION** CALLOUT DETAIL DRAWING REF. WALL BELOW OR **ROOF ABOVE** SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2

THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER DOOR SYMBOL PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION THRESHOLD TO THE BOTTOM OF THE STOP 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 OUTWARD. WINDOW SYMBOL FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS 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 OR TUB WITH SHOWERS. MATERIALS OTHER THAN SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR STRUCTURAL ELEMENTS ARE TO BE MOISTURE PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW RESISTANT. CRC R307.2 X'-X" CEILING HEIGHTS TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS FP17 DOOR BELL BUTTON TO BE NO MORE THEN REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. 48" ABOVE EXTERIOR FLOOR OR LANDING FP18 WATER CLOSET AND SHOWER TO HAVE VAULTED CEILING VARIES REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #32 ON SHEET G0.2 FOR FURTHER INFORMATION **VENTING CALCULATIONS** FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32" ROOF SLOPE FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM ROOFING AREA FOR FUTURE INSTALLATION OF A HEAT ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR PUMP WATER HEATER PER CEC 2022 SECTION ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 746 SF. VENTILATION AREA REQUIRED: 746 SF./150SF.= 4.97 SF. CONVERT TO SQ. IN: 4.97 SF. x 144 = 716 SQ. IN. FP21 FURRING AS NEEDED FOR STANDARD TUB AND MINIMUM VENTILATION AREA REQUIRED: 716 SQ. IN.

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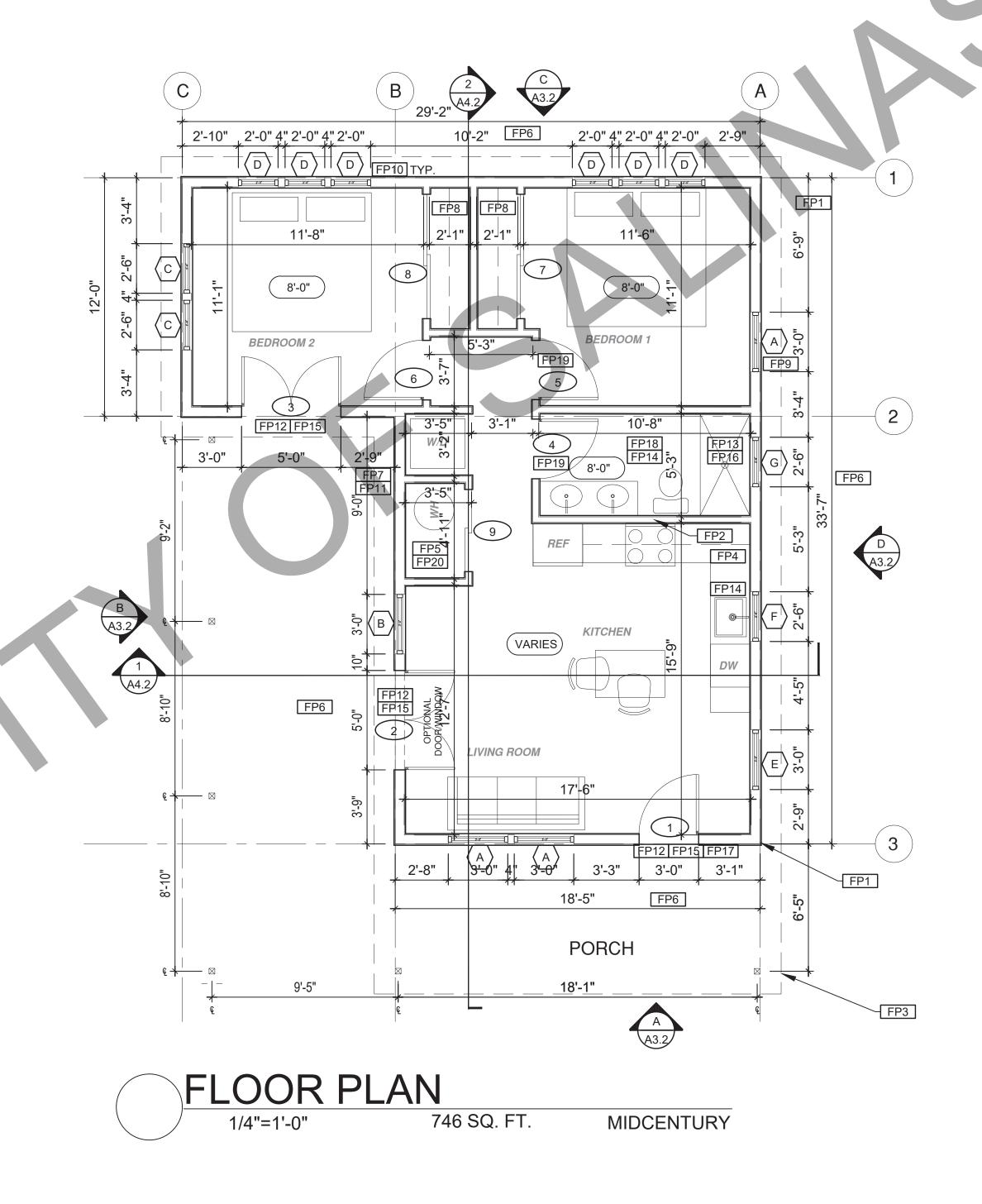
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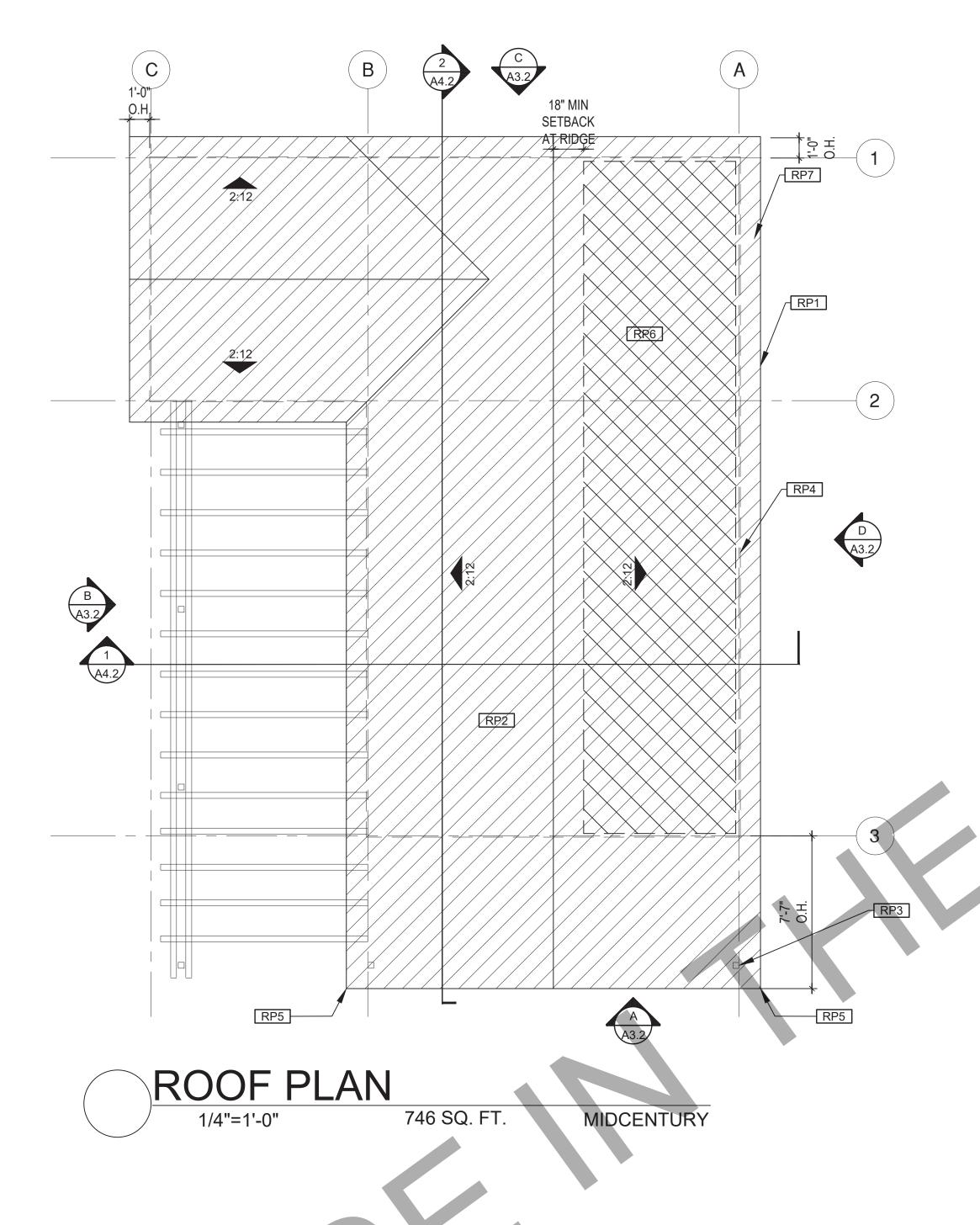
Roof/Floor Plan Midcentury

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FLOOR PLAN KEYNOTES FP1 STUD WALL SIZED PER STRUCTURAL FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING FP3 LINE OF OVERHANG ABOVE

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

revisions

description

DOOR SYMBOL

WINDOW SYMBOL

CEILING HEIGHTS

VAULTED CEILING

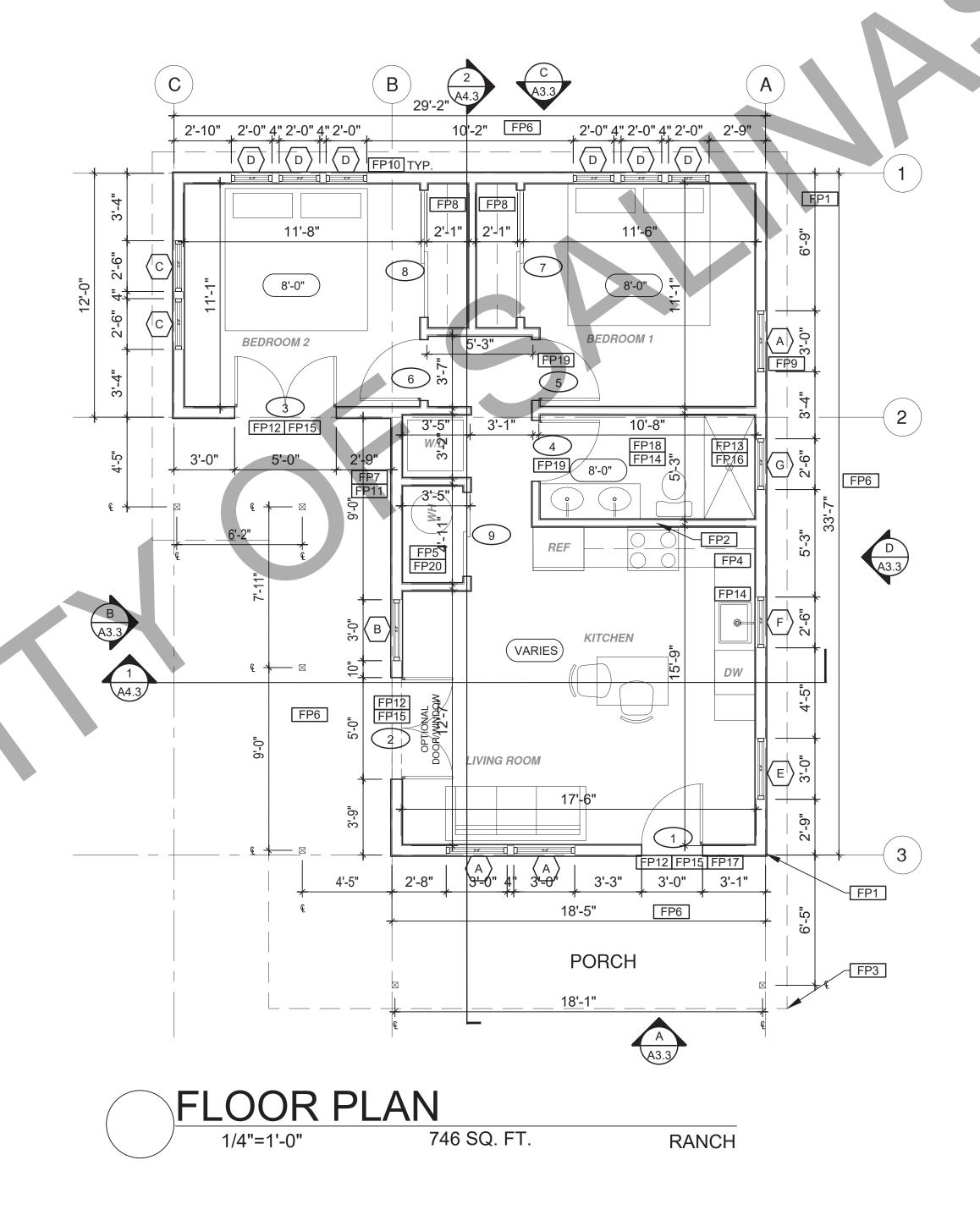
ROOF SLOPE

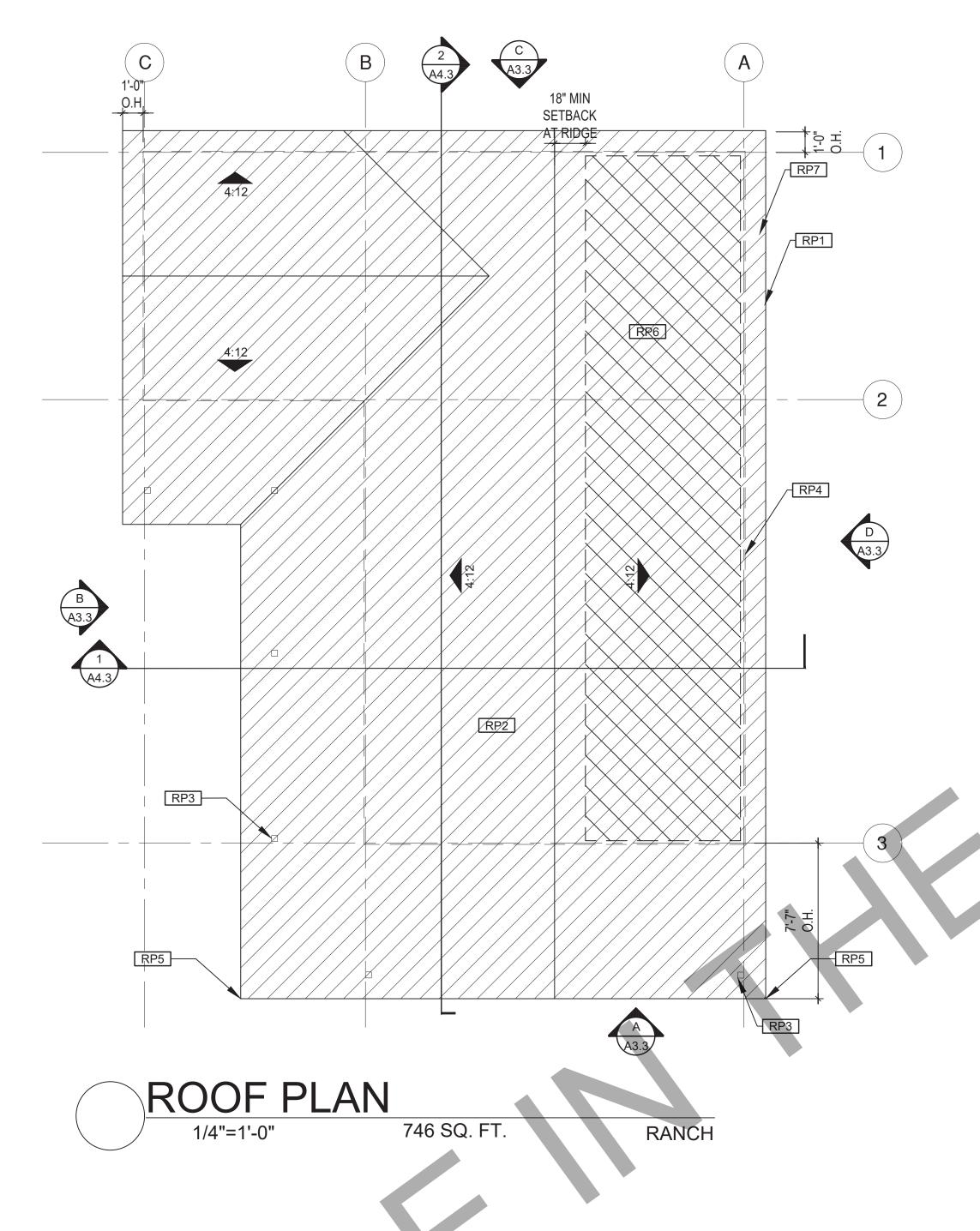
Roof/Floor Plan Ranch

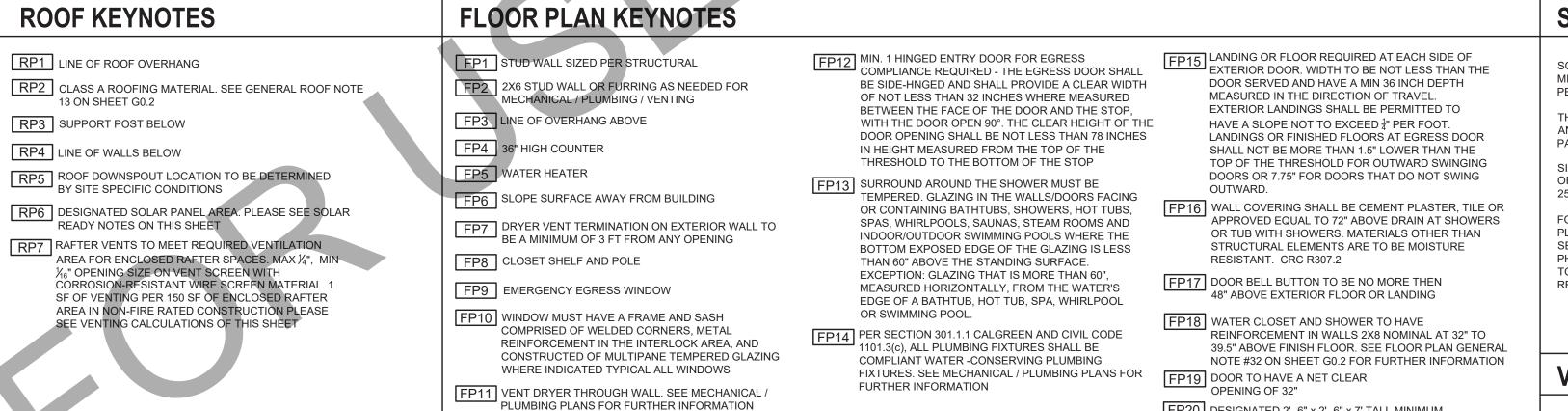
date 02-08-2023

project no.

drawn by







SOLAR READY NOTES LEGEND SOLAR READY ROOF AREA: X KEYNOTE SECTION CUT MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b) THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER **ELEVATION** PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION CALLOUT 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 DETAIL DRAWING REF. 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 WALL BELOW OR X'-X" TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS **ROOF ABOVE** REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. VARIES SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2 **VENTING CALCULATIONS** FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM ROOFING AREA FOR FUTURE INSTALLATION OF A HEAT ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR PUMP WATER HEATER PER CEC 2022 SECTION ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 746 SF. VENTILATION AREA REQUIRED: 746 SF./150SF.= 4.97 SF. CONVERT TO SQ. IN: 4.97 SF. x 144 = 716 SQ. IN. FP21 FURRING AS NEEDED FOR STANDARD TUB AND MINIMUM VENTILATION AREA REQUIRED: 716 SQ. IN.

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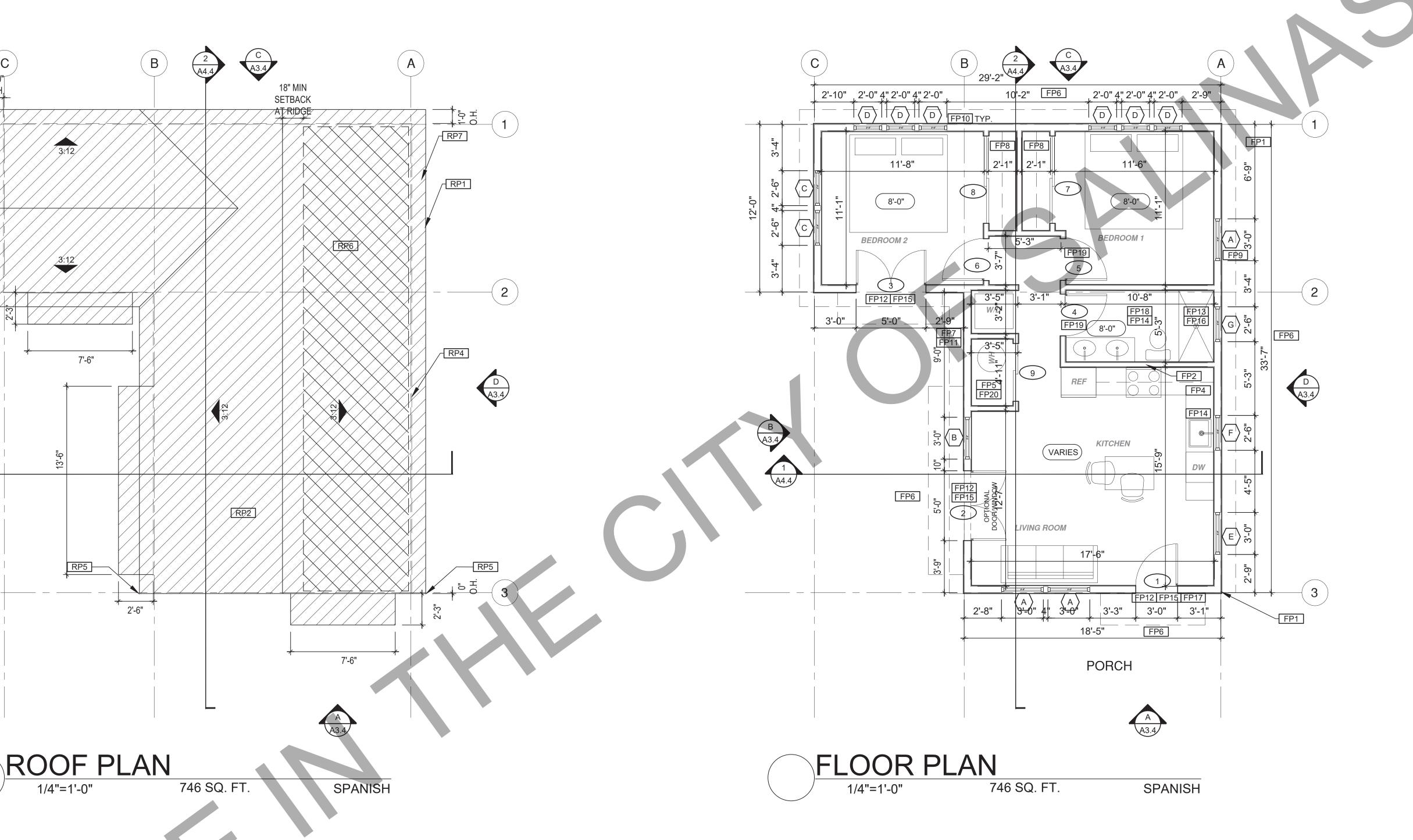
description

Roof/Floor Plan Spanish

date 02-08-2023

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FLOOR PLAN KEYNOTES **ROOF KEYNOTES SOLAR READY NOTES LEGEND** FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE RP1 LINE OF ROOF OVERHANG FP1 STUD WALL SIZED PER STRUCTURAL SOLAR READY ROOF AREA: X KEYNOTE SECTION CUT MIN DIMENSION > 5FT. MIN. SF. > 80SF. RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2 FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH DOOR SERVED AND HAVE A MIN 36 INCH DEPTH PER CALIFORNIA ENERGY CODE SECTION 110.10(b) MEASURED IN THE DIRECTION OF TRAVEL. OF NOT LESS THAN 32 INCHES WHERE MEASURED EXTERIOR LANDINGS SHALL BE PERMITTED TO BETWEEN THE FACE OF THE DOOR AND THE STOP, THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, FP3 LINE OF OVERHANG ABOVE RP3 SUPPORT POST BELOW WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE HAVE A SLOPE NOT TO EXCEED ¹/₄" PER FOOT. AND S[PACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER **ELEVATION** DOOR SYMBOL DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES LANDINGS OR FINISHED FLOORS AT EGRESS DOOR PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED NY LOCAL JURISDICTION CALLOUT FP4 36" HIGH COUNTER RP4 LINE OF WALLS BELOW IN HEIGHT MEASURED FROM THE TOP OF THE SHALL NOT BE MORE THAN 1.5" LOWER THAN THE THRESHOLD TO THE BOTTOM OF THE STOP TOP OF THE THRESHOLD FOR OUTWARD SWINGING SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF FP5 WATER HEATER RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN FP13 SURROUND AROUND THE SHOWER MUST BE OUTWARD. FP6 SLOPE SURFACE AWAY FROM BUILDING TEMPERED. GLAZING IN THE WALLS/DOORS FACING WINDOW SYMBOL FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR DETAIL RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, DRAWING REF. APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR OR TUB WITH SHOWERS. MATERIALS OTHER THAN INDOOR/OUTDOOR SWIMMING POOLS WHERE THE RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4", MIN 1/6" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR STRUCTURAL ELEMENTS ARE TO BE MOISTURE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW RESISTANT. CRC R307.2 FP8 CLOSET SHELF AND POLE THAN 60" ABOVE THE STANDING SURFACE. WALL BELOW OR X'-X" CEILING HEIGHTS TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS **ROOF ABOVE** EXCEPTION: GLAZING THAT IS MORE THAN 60", FP17 DOOR BELL BUTTON TO BE NO MORE THEN REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FP9 EMERGENCY EGRESS WINDOW MEASURED HORIZONTALLY, FROM THE WATER'S SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET 48" ABOVE EXTERIOR FLOOR OR LANDING EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL FP10 WINDOW MUST HAVE A FRAME AND SASH OR SWIMMING POOL. FP18 WATER CLOSET AND SHOWER TO HAVE VAULTED CEILING VARIES) COMPRISED OF WELDED CORNERS, METAL SOLAR ZONE. REFER FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO REINFORCEMENT IN THE INTERLOCK AREA. AND TO SOLAR NOTES ON 1101.3(c). ALL PLUMBING FIXTURES SHALL BE 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL CONSTRUCTED OF MULTIPANE TEMPERED GLAZING SHEET G0.2 COMPLIANT WATER -CONSERVING PLUMBING NOTE #32 ON SHEET G0.2 FOR FURTHER INFORMATION **VENTING CALCULATIONS** WHERE INDICATED TYPICAL ALL WINDOWS FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32" FURTHER INFORMATION ROOF SLOPE FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION FP20 DESIGNATED 2'- 6" x 2'- 6" x 7' TALL MINIMUM ROOFING AREA FOR FUTURE INSTALLATION OF A HEAT ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR PUMP WATER HEATER PER CEC 2022 SECTION ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 746 SF. VENTILATION AREA REQUIRED: 746 SF./150SF.= 4.97 SF. FP21 FURRING AS NEEDED FOR STANDARD TUB AND CONVERT TO SQ. IN: 4.97 SF. x 144 = 716 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 716 SQ. IN.

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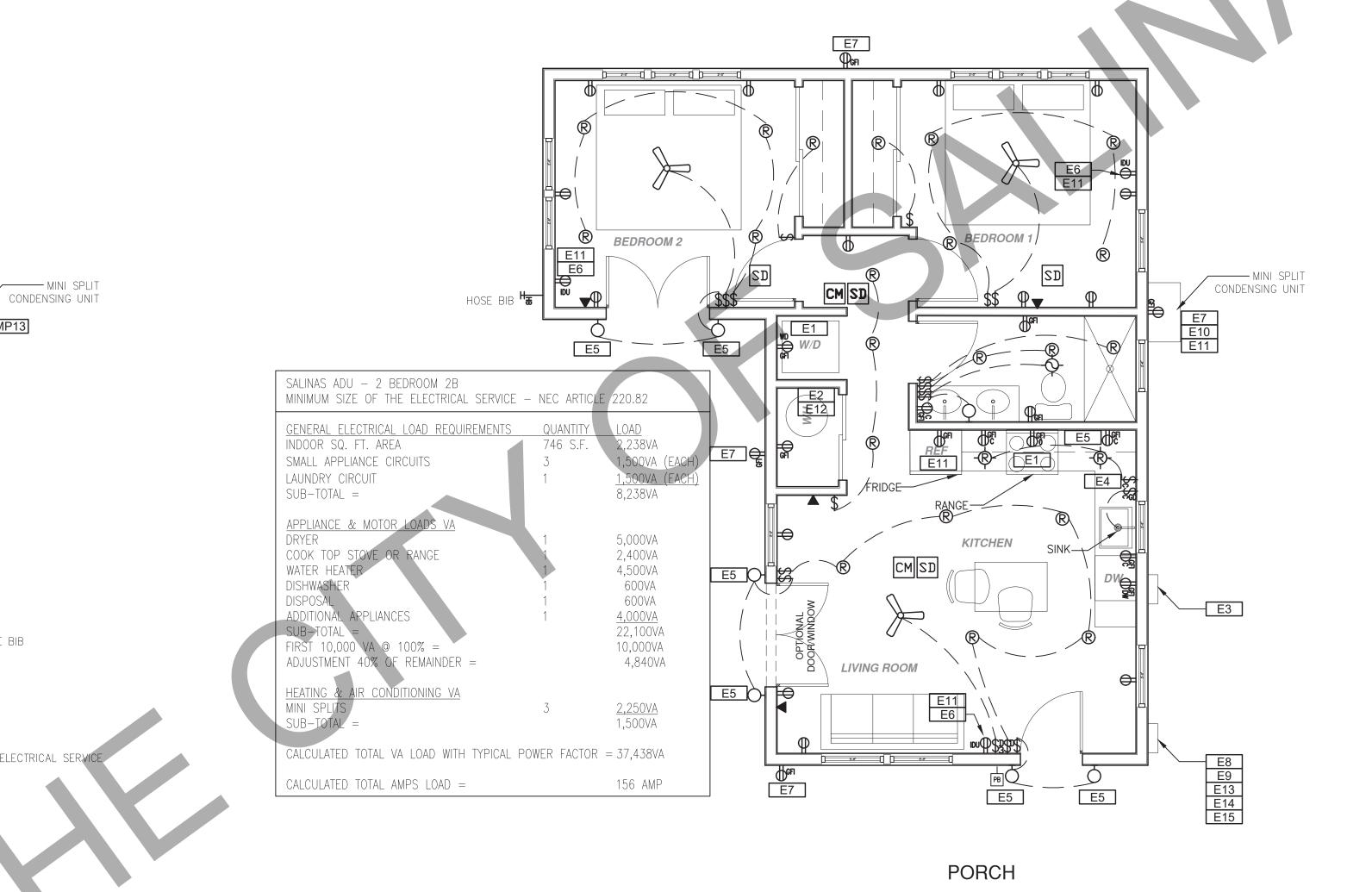
description

Mechanical/ Plumbing/ Electrical Plan

date 02-08-2023

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ELECTRICAL PLAN

POWER/DATA

1/4"=1'-0"

ELECTRICAL LEGEND

MECHANICAL / PLUMBING PLAN

ELECTRICAL KEYNOTES

E8 OVER-CURRENT FEEDER TO EXTEND TO

VOLTAGE DROP PER CEC 250.4

E9 SEPARATE GROUND ELECTRODE SYSTEM PER

EXISTING PANEL- ALUMINUM CONDUCTOR

BURIED UNDER GROUND WITH AWG ALLOWABLE

LIVING ROOM

BEDROOM 1

KITCHEN

PORCH

AREA: 1800 IN²

BEDROOM 2

MP6 MP9

1/4"=1'-0"

1" TO 1-1/2" PIPE (1-1/2" INSULATION)

BE EITHER INTERMITTENT 100CFM OR

MUST HAVE A SONE RATING OF 1 FOR

CONTINUOUS 5 AIR CHANGES PER HOUR AND

CONTINUOUS FAN AND 3 FOR INTERMITTENT F

INDOOR HVAC UNIT

MECHANICAL / PLUMBING KEYNOTES

MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING

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

INTO BUILDING FOR EXHAUST FAN TERMINATIONS

OF 24" IN FRONT, AND 15" FROM ITS CENTER TO

SINK AND THE COLD WATER PIPE WITHIN 5' OF

WATER HEATER BOTH REQUIRE 1" INSULATION

MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO

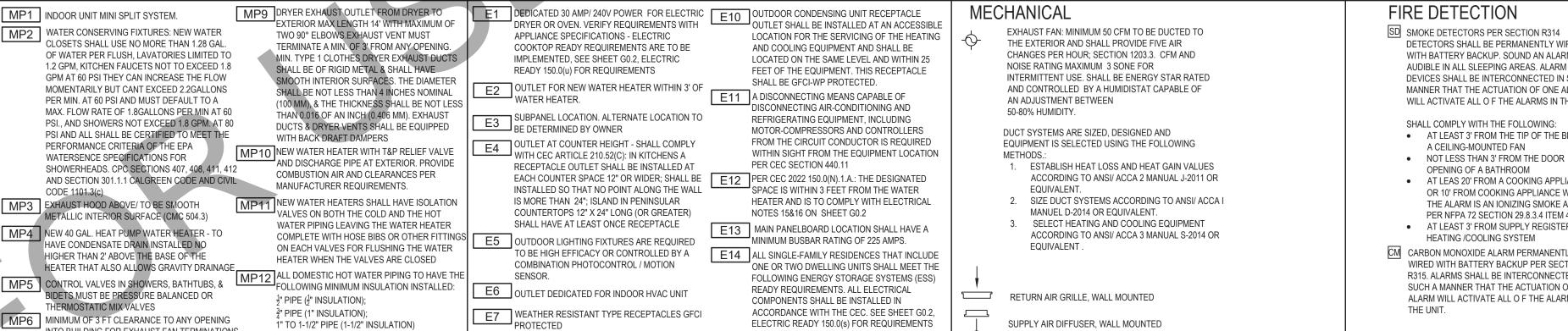
ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5) MP14 RANGE HOOD DUCTED TO EXTERIOR. FAN IS TO

HOSE BIB

MECHANICAL / PLUMBING LEGEND

SUPPLY AIR DIFFUSER, WALL MOUNTED

HOSE BIB



ELECTRIC READY 150.0(s) FOR REQUIREMENTS

ALLOW FUTURE INSTALLATION OF A SYSTEM

3FT OF THE MAIN PANELBOARD. RACEWAYS

ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN

SHALL BE INSTALLED BETWEEN THE PANELBOARD

& THE SYSTEM ISOLATION EQUIPMENT/TRANSFER

SWITCH LOCATION TO ALLOW THE CONNECTION

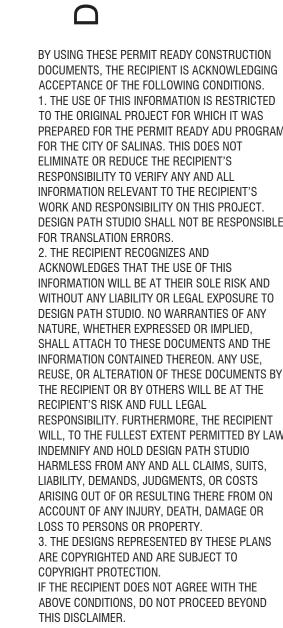
E15 SUFFICIENT SPACE SHALL BE RESERVED TO

OF BACKUP POWER SOURCE.

TAMPER RESISTANT RECEPTACLE CEILING, RECESSED, DIRECTIONAL, ZERO SWITCH, MOUNT AT 43" AFF DETECTORS SHALL BE PERMANENTLY WIRED WALL MOUNTED, 110 V DUPLEX U.O.N. CLEARANCE IC RATED LED BULB THREE-WAY SWITCH WITH BATTERY BACKUP. SOUND AN ALARM GFI = WATER PROOF GFCI CEILING, RECESSED, ZERO CLEARANCE IC FOUR-WAY SWITCH AUDIBLE IN ALL SLEEPING AREAS. ALARM CT = COOKTOP/ GRILL 240 V DEVICES SHALL BE INTERCONNECTED IN SUCH A DIMMER SWITCH O = OVEN 240 V CEILING, RECESSED, ZERO CLEARANCE IC MANNER THAT THE ACTUATION OF ONE ALARM MOUNT 6" ABV COUNTER MW = MICROWAVE 110 V RATED, WATER RESISTANT, LED BULB WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT. GD = GARBAGE DISPOSAL 110 V R = RANGE 220V WALL MOUNTED LIGHT SHALL COMPLY WITH THE FOLLOWING: C = COUNTER HEIGHT 6" ABV COUNTER AT LEAST 3' FROM THE TIP OF THE BLADE OF JUNCTION BOX FLUSH CEILING MOUNTED IDU = INDOOR UNIT POWER 84" AFF CEILING FAN/LIGHT COMBO W/D = WASHER/DRYER NOT LESS THAN 3' FROM THE DOOR UNDER COUNTER LIGHTING 30AMP/ 240AMP OPENING OF A BATHROOM CIRCUIT WIRING LOW VOLTAGE, LANDSCAPE LIGHT PHONE / DATA / MEDIA AT LEAS 20' FROM A COOKING APPLIANCE CEILING, WATERPROOF OUTLET OR 10' FROM COOKING APPLIANCE WHEN FLUORESCENT FIXTURE (USE SHALLOW DOOR BELL BUTTON THE ALARM IS AN IONIZING SMOKE ALARM FLOOR MOUNTED DUPLEX TYPE WHEN UNDER COUNTER) PER NFPA 72 SECTION 29.8.3.4 ITEM 4 RECEPTACLE, VERIFY LOCATION IN AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING /COOLING SYSTEM SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH CM CARBON MONOXIDE ALARM PERMANENTLY BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1- EACH WIRED WITH BATTERY BACKUP PER SECTION BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1 R315. ALARMS SHALL BE INTERCONNECTED IN FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. SUCH A MANNER THAT THE ACTUATION OF ONE UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE ALARM WILL ACTIVATE ALL O F THE ALARMS IN CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMEN' THE UNIT. BETWEEN A RELATIVE HUMIDITY RANGE OF </= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN) RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K) *IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH *IN THE BATHROOMS, AT LEAST ONE FIXTURE SHALL BE HIGH EFFICACY AND ALL REMAINING FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A VACANCY SENSOR. *LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND BE CONTROLLED BY VACANCY SENSORS.

SWITCHING

LIGHTING



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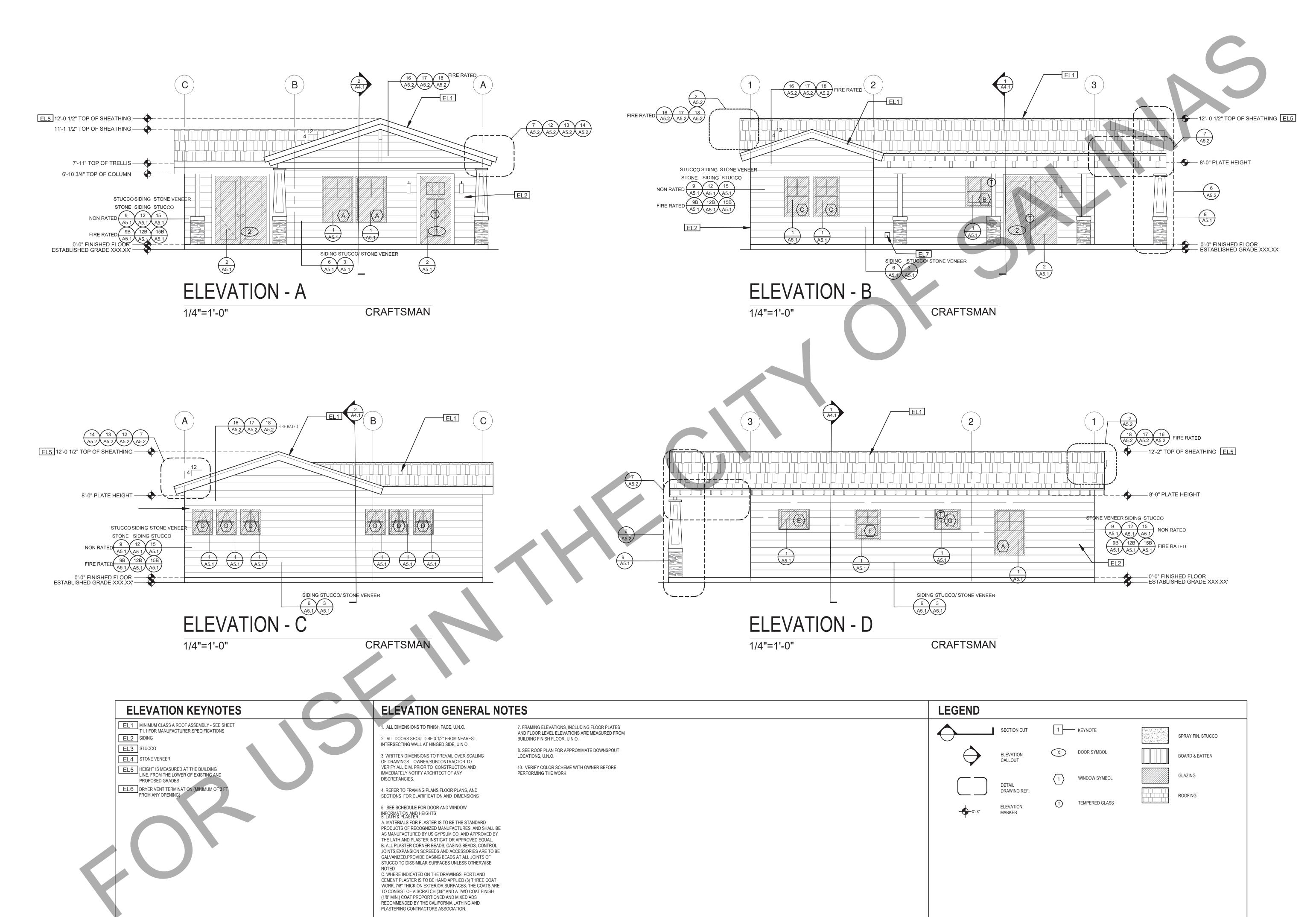
Exterior Elevations Craftsman

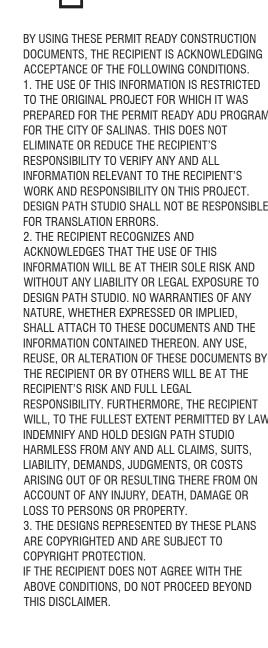
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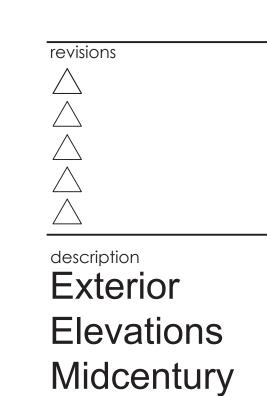
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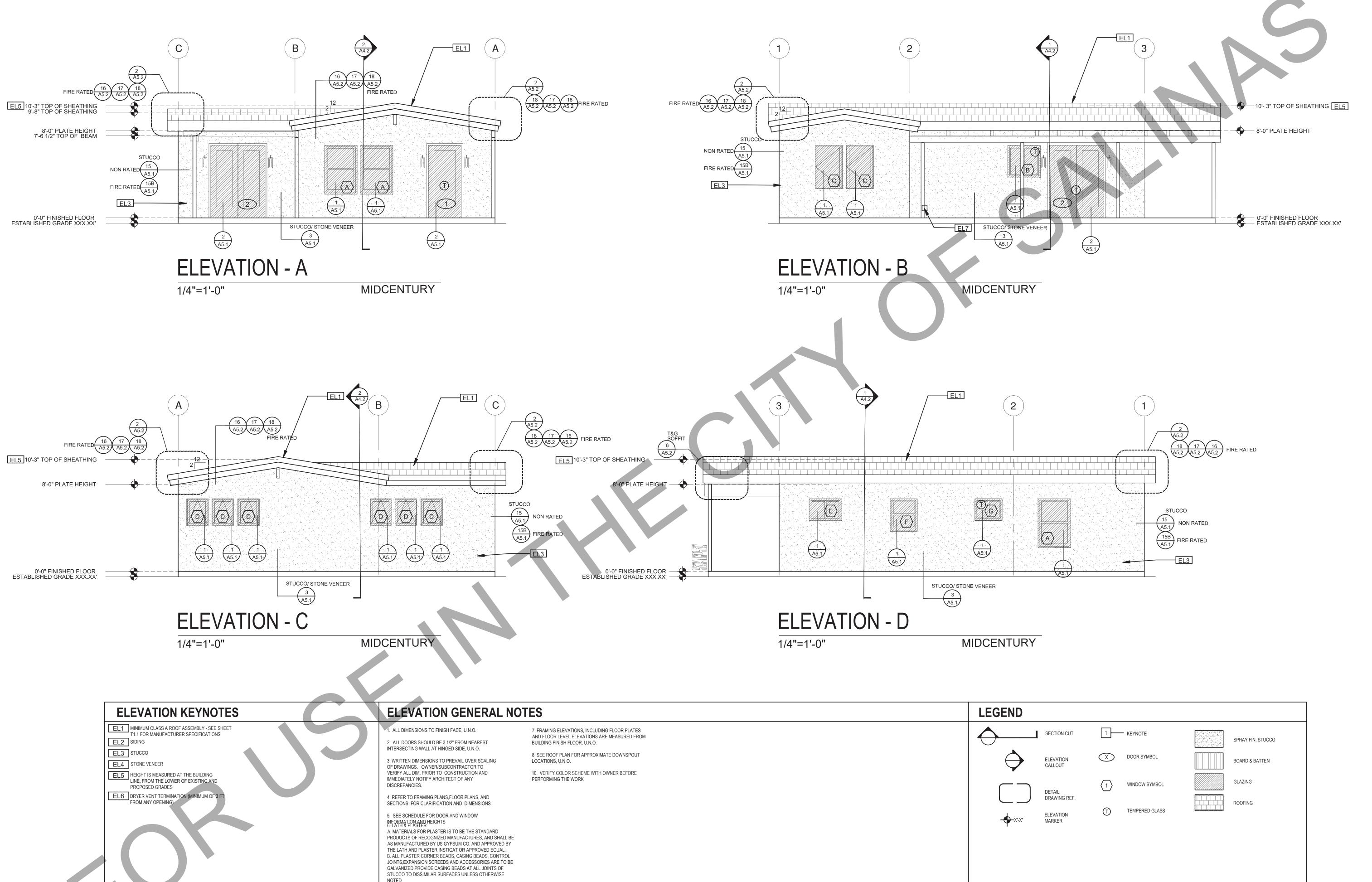


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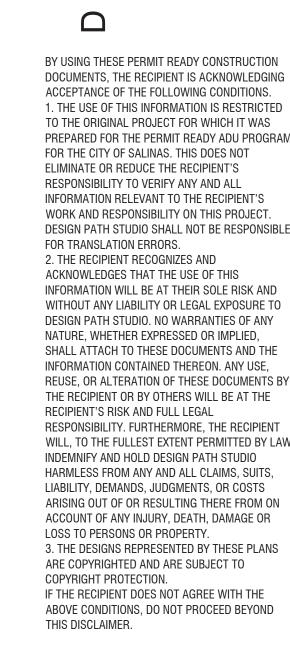
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eet no. A3_2



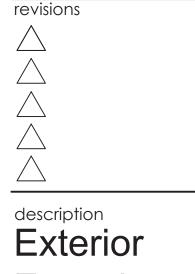
C. WHERE INDICATED ON THE DRAWINGS, PORTLAND

CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" 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.



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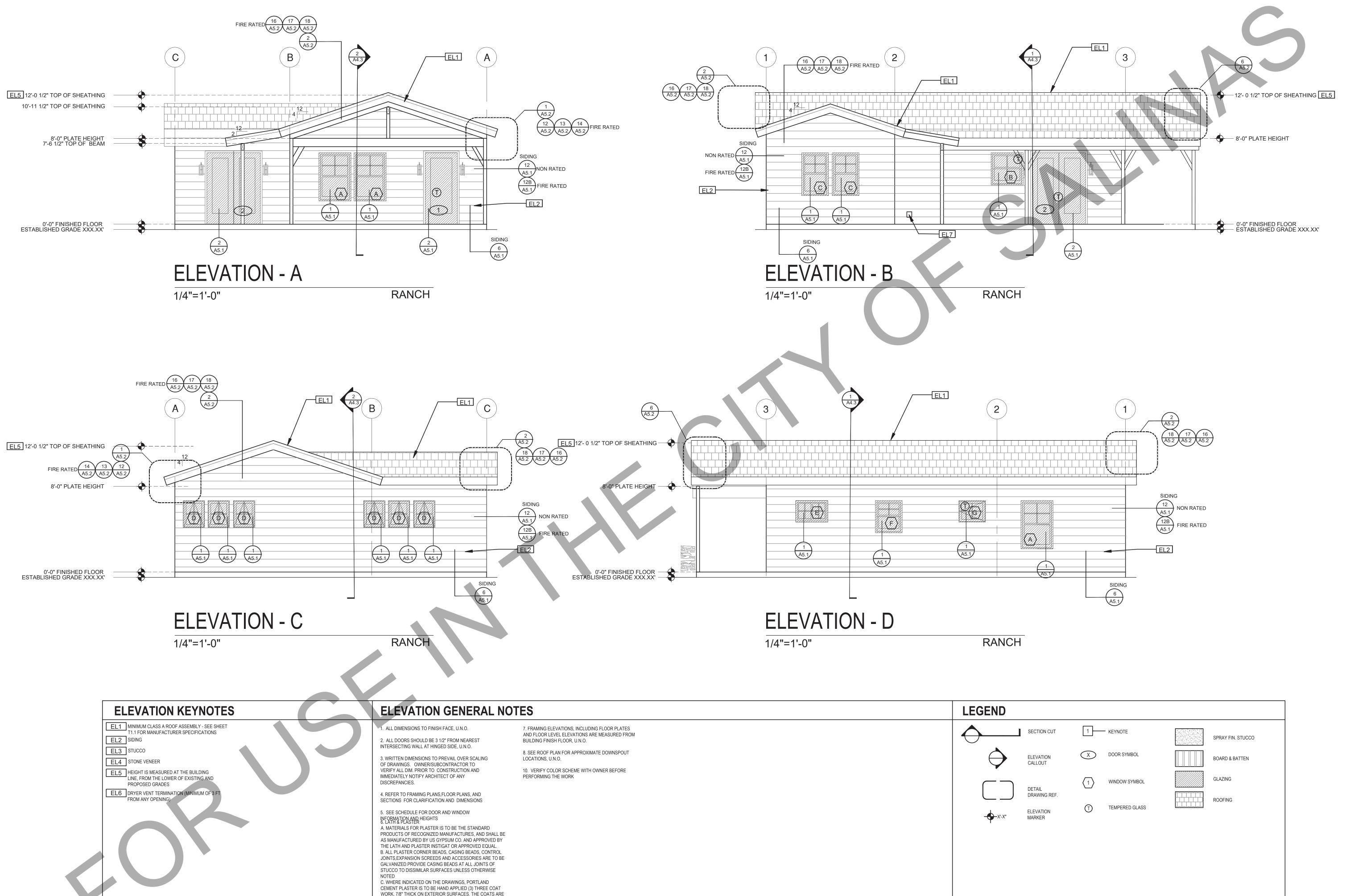
Exterior Elevations Ranch

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sheet no. A3



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.

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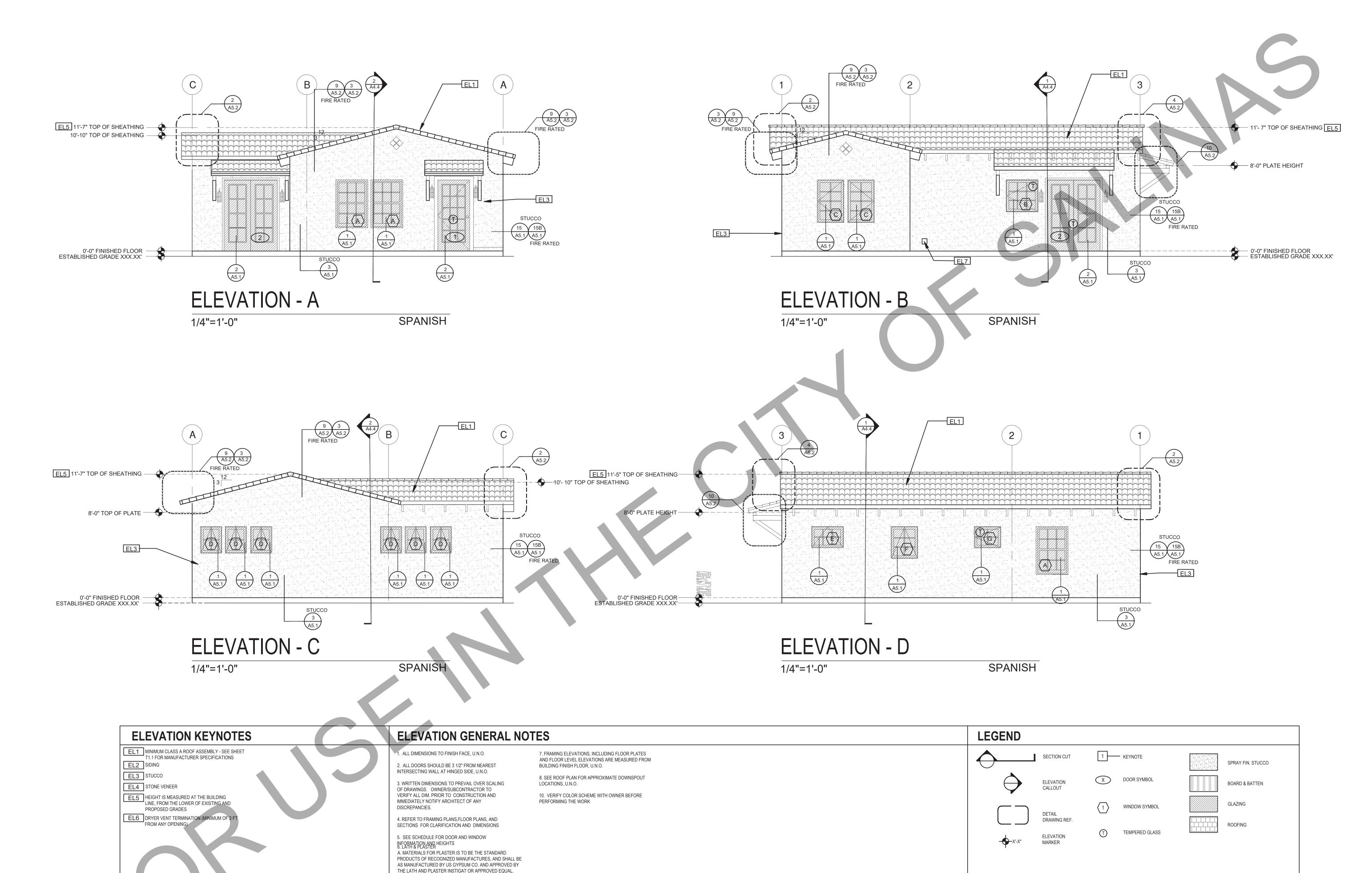
Exterior
Elevations
Spanish

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A3.4



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

C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT

WORK, 7/8" 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.

ESIGN PATH STUDIO architecture + planning

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Bescription

Building

Sections

Sections Craftsman

date 02-08-2023

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drawn by

sheet no.

ESIGN PATH STUDIO

architecture + planning

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Building Sections Midcentury

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City of Salinas
Pre-Approved ADU
Plans

date 02-08-2023

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architecture + planning

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description

Architectural Wall Finish Details

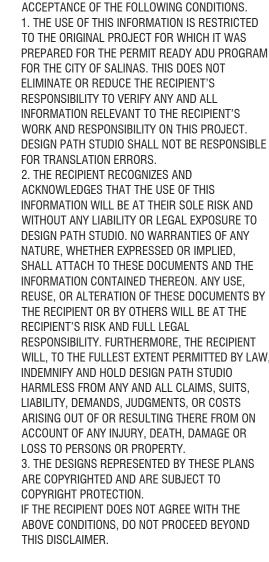
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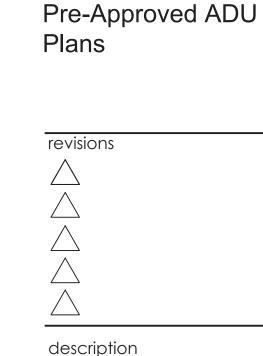
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City of Salinas

project

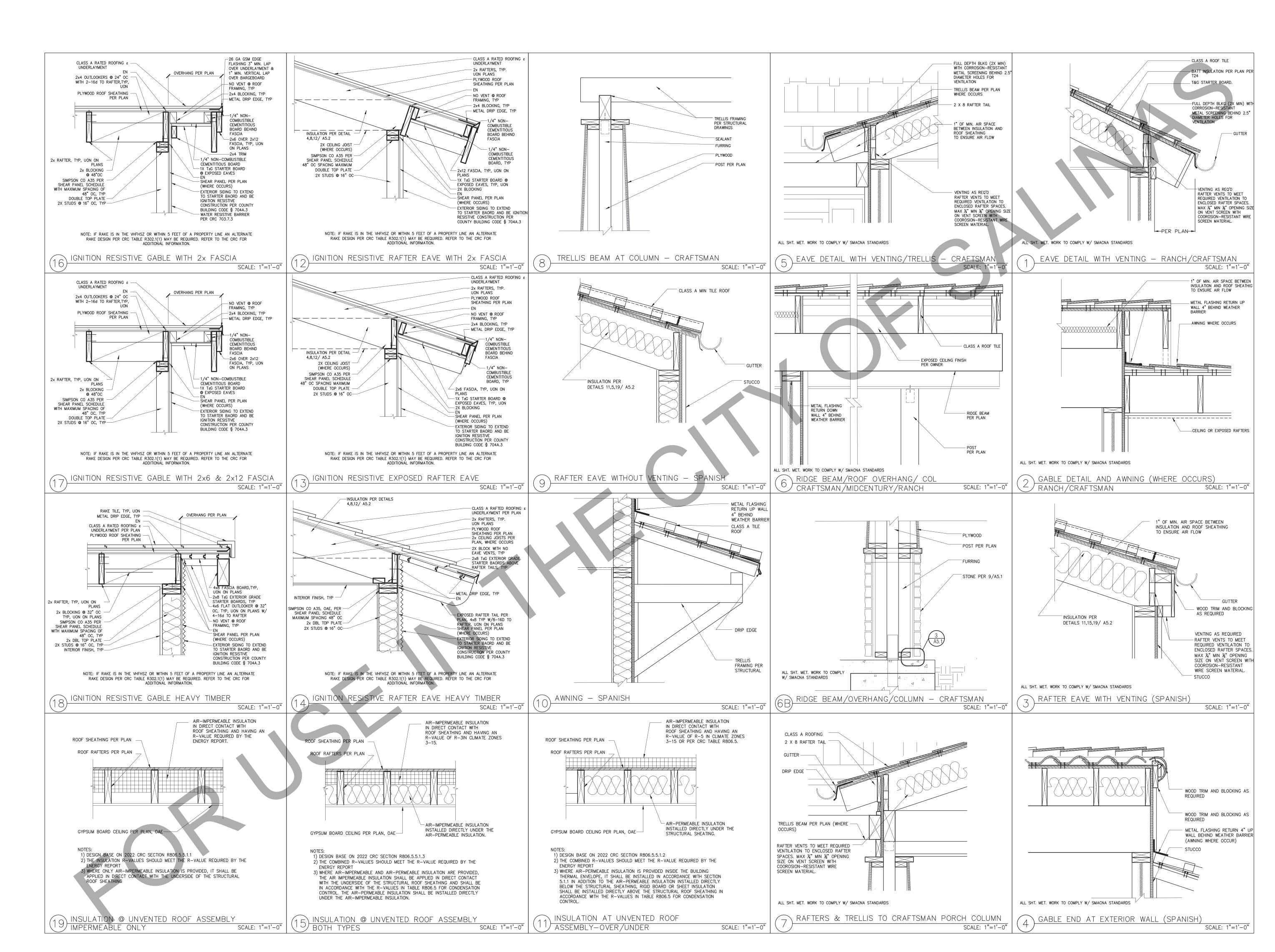
Architectural Roof Finish Details

date 02-08-2023

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A5.2



PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

PENETRATIONS.

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

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

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

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

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

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

0.148

0.148

0.162

16D

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

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

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH

ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE

FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A

801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR

NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE

802. PER CBC 1705.11 SPECIAL INSPECTION IS NOT REQUIRED FOR

SEISMIC COMPONENTS FOR DETTACHED ONE- AND

FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL.

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

SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN

HOLDOWN ATTACHED.)

9. SOILS REPORT

OF THE BUILDING.

GRADE.

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

20 psf I

PORCH DL 34 psf

PORCH LL 20 psf

TRELLIS DL 6 psf

TRELLIS LL 10 psf

VAULTED ROOF DL 21 psf | 1

ROOF w/ CEILING DL 27 psf |

ROOF LL

SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED

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

0

BY USING THESE PERMIT READY CONSTRUCTION

DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING

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

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

project

City of Salinas Pre-Approved ADU Plans

revisions

description

Structural Notes & Specifications

date 02-08-2023

project no.

ABOVE CONDITIONS, DO NOT PROCEED BEYOND

THIS DISCLAIMER.

LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

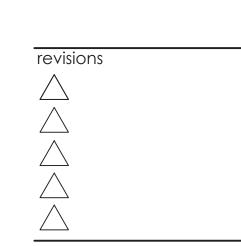
OF RAFTERS

=── - HANGER TO BEAM/LEDGER

BEARING OR EXTENT

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

SHEARWALL & A.B. SPACING



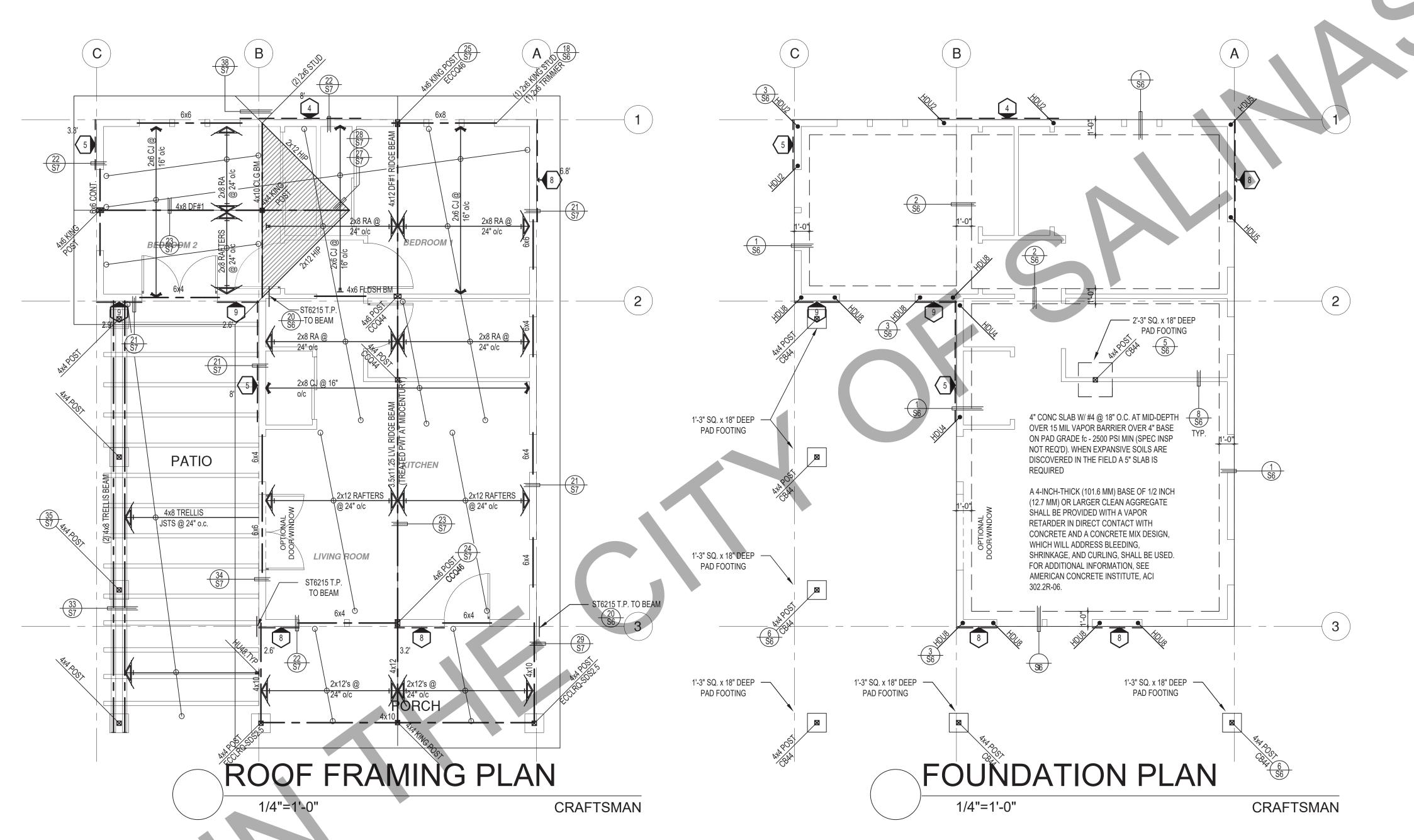
description

Foundation & Framing Craftsman

02-08-2023

project no.

drawn by



SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
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	4	5	6	7	8	6
SHEARWALL DESCRIPTION (See footnotes 1& 4)	3" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ $4\frac{1}{2}$ " o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	$^{15}\!\!/_{32}$ " rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	350*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	5⁄8" @ 32" or 1∕2" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 24"	½" @ 12" or ½" @ 8"
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PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

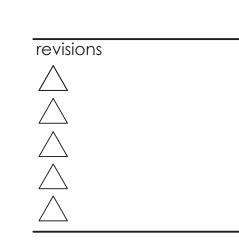
OF RAFTERS

=── - HANGER TO BEAM/LEDGER

BEARING OR EXTENT

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SHEARWALL & A.B. SPACING



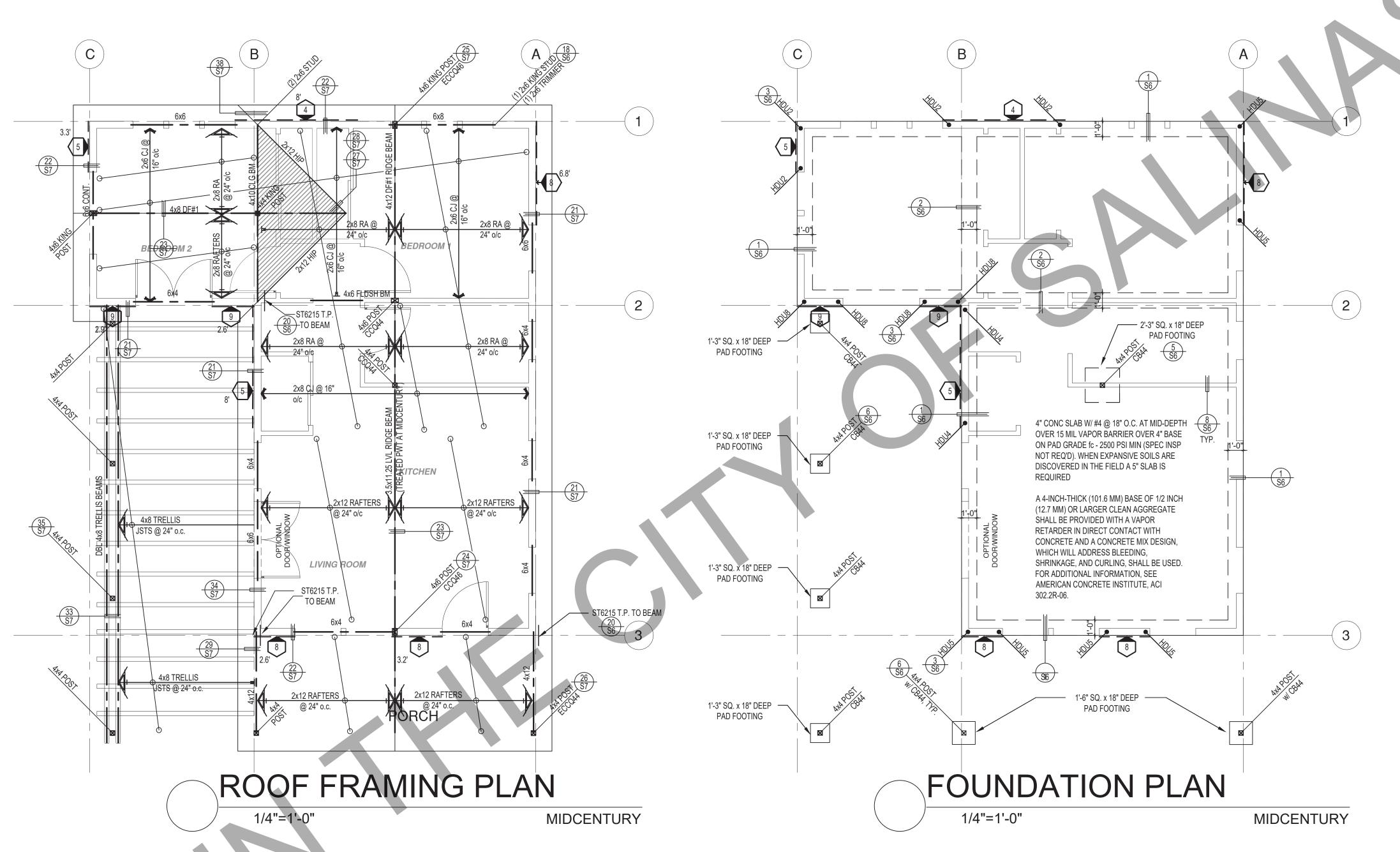
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Foundation & Framing Midcentury

02-08-2023

project no.

drawn by



SHEAR WALL SCHEDULE (ASD VALUES)

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LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

=── - HANGER TO BEAM/LEDGER

BEARING OR EXTENT

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SHEARWALL & A.B. SPACING

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

revisions

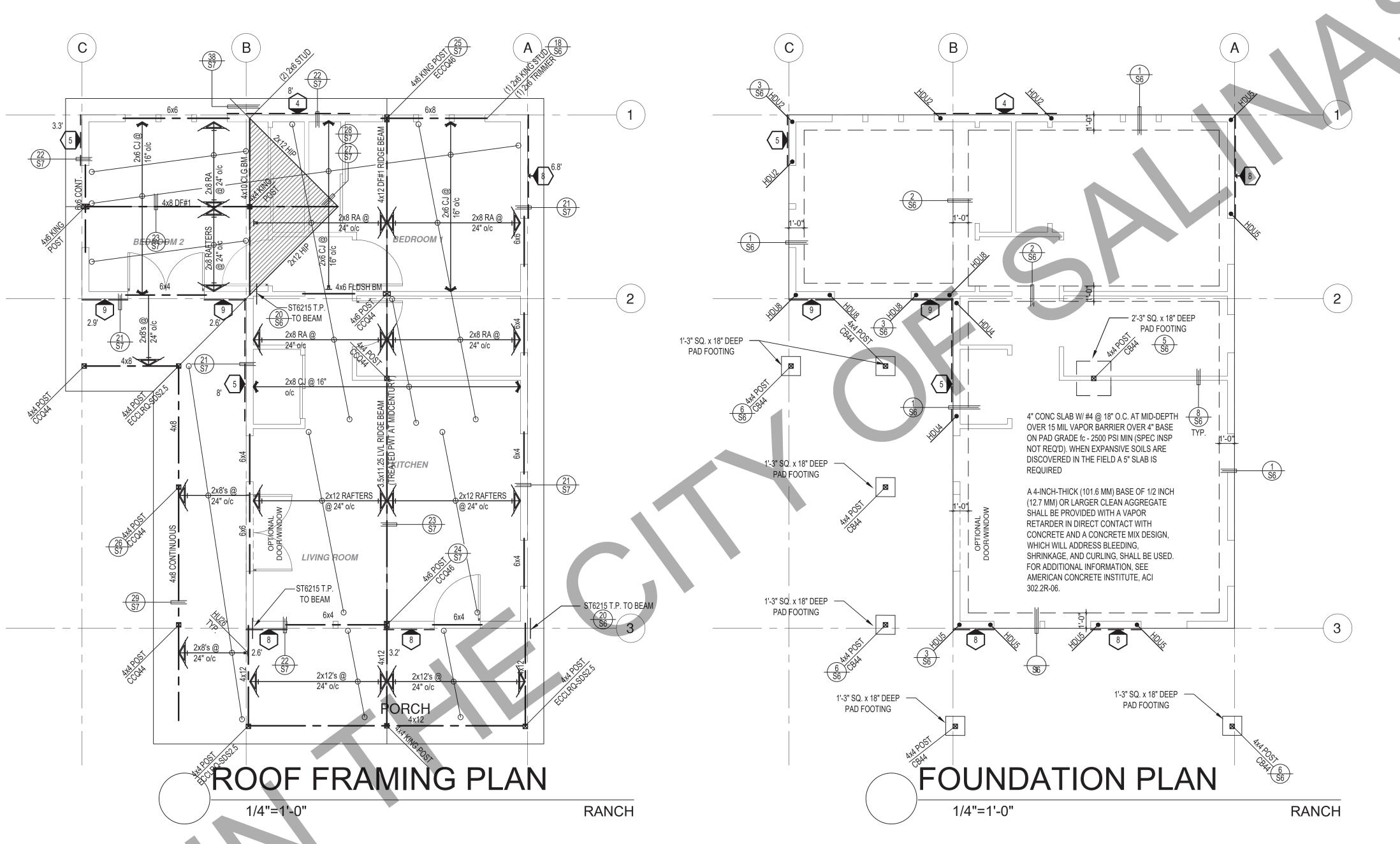
description

Foundation & Framing Ranch

02-08-2023

project no.

drawn by



SHEAR WALL SCHEDULE (ASD VALUES)

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LEGEND

PER SCHEDULE

SHEARWALL & A.B. SPACING

BOLT TYPE HOLDOWN

BEARING OR EXTENT

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=── - HANGER TO BEAM/LEDGER

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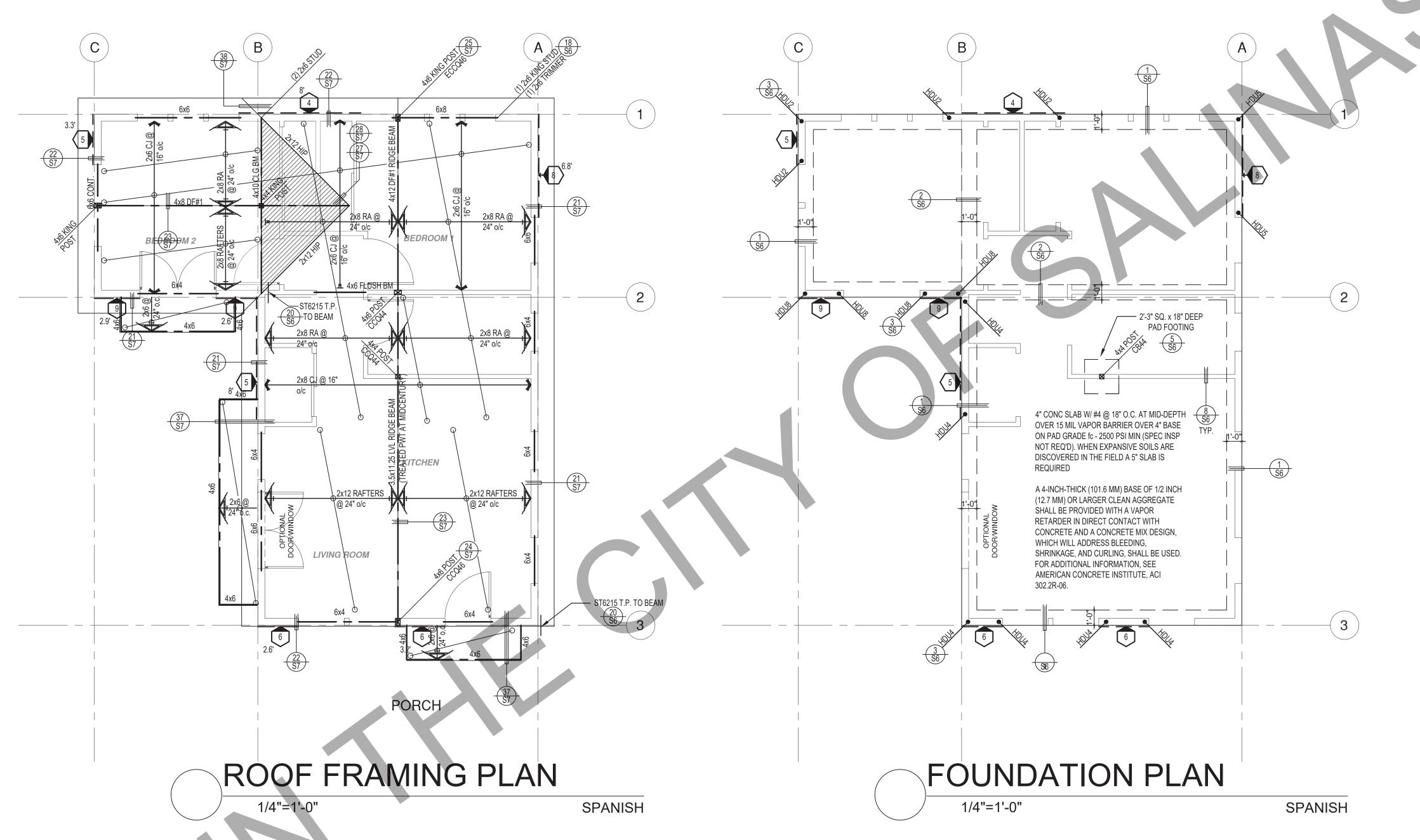
description

Foundation & Framing Spanish

02-08-2023

project no.

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SHEAR WALL SCHEDULE (ASD VALUES)

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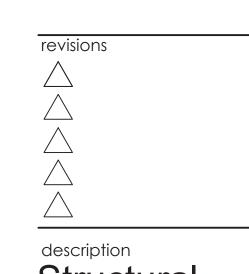
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description

Calculations

02-08-2023

project no.

drawn by

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

TITLE 24 COMPLIANCE REQUIREMENTS SUMMARY

Salinas ADU - 2 Bed Plan 2B (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 kWdc is the min PV required to meet the standard design

Glazing = All new windows & doors are dual glazing. All glass is clear. Glazing shall be installed with a NFRC certifying label attached

showing U-factor. Solar Heat Gain Co-efficient = 0.32 windows, doors. U-factor = 0.30 windows, doors Owner to purchase windows & doors w/ specified Uvalues & SHGC's or better.

Hot Water Heater = 40-gal heat pump RHEEM PROPH40T2RH37530 or eq. Uniform Energy Factor is 3.1 min. NEEA Rated.

IAQ FAN - 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/ timer switch w/ manual off & sound rating of 1 sone.

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

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

*Heater Sizing Sensible heating load - 11,467 Btu Total FUJITSU #AOU24RLX or eq - 24,000 Btu

*A/C Sizing Sensible cooling load - 8,223 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 \underline{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 RATES BATH = 50 CFM, KITCHEN = 100 CFM, < 3 sones & listed on CEC directory. HERS VERIFIED **
SONE RATING = 1 FOR CONTINUOUS FAN AND 3 FOR INTERMITTENT FAN.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Calculation Date/Time: 2022-12-21T21:30:04-08:00 Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022 (Page 3 of 12) Calculation Description: Title 24 Analysis Input File Name: Salinas ADU 2B22R.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.64	11.61	3.35	26.33	-0.71	-14.72
Space Cooling	0.05	5.9	0	0	0.05	5.9
IAQ Ventilation	0.46	4.93	0.46	4.93	0	0
Water Heating	3.34	36.18	2.16	24.18	1.18	12
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	6.49	58.62	ED 5.97	55.44	0.52	3.18
Space Heating	2.64	11.61	2.97	22.89	-0.33	-11.28
Space Cooling	0.05	5.9	PROVII	D E R ₀	0.05	5.9
IAQ Ventilation	0.46	4.93	0.46	4.93	0	0
Water Heating	3.34	36.18	2.16	24.12	1.18	12.06
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	6.49	58.62	5.59	51.94	0.9	6.68

Registration Date/Time: 2022-12-21 21:55:41 Registration Number: 222-P010249519A-000000000-0000 HERS Provider: CalCERTS inc. Report Version: 2022.0.000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Generated: 2022-12-21 21:30:33 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022 Calculation Date/Time: 2022-12-21T21:30:04-08:00 (Page 6 of 12) Calculation Description: Title 24 Analysis Input File Name: Salinas ADU 2B22R.ribd22x

REQUIRED PV SYS	TEMS										
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (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. 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

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

HERS PROVIDER

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 ft2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMA	UILDING - FEATURES INFORMATION									
01	02	03	04	05	06	07				
Project Name	Conditioned Floor Area (ft ²)	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 2B Revised 2022	746	1	2	1	0	1				

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

Report Prepared by: Diane P. Mendoza D & R Calcs 14107 Ipava Drive Poway, CA 92064 (858) 486-9506 Job Number: 12/21/2022 EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and uthorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards. This program developed by EnergySoft Software – www.energysoft.com.

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Salinas ADU - 2 Bedroom Plan 2B Revised 2022

Salinas, CA

Project Designer:

Design Path Studio

P.O. Box 230165

Encinitas, CA 92023 (760) 944-1443

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022 Calculation Date/Time: 2022-12-21T21:30:04-08:00 Calculation Description: Title 24 Analysis

Input File Name: Salinas ADU 2B22R.ribd22x

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		Energy Design Ratings		Compliance Margins			
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	
Standard Design	37.3	42.2	36.7				
	*	Propose	ed Design				
North Facing	36.1	39.9	35.4	1.2	2.3	1.3	
East Facing	35.4	37.4	34.4	1.9	4.8	2.3	
South Facing	35.1	36.8	34.1	2.2	5.4	2.6	
West Facing	35.9	39.4	35.2	1.4	2.8	1.5	

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

Proposed PV Capacity Scaling: North (1.89 kWdc) East (1.89 kWdc) South (1.89 kWdc) West (1.89 kWdc)

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage
North Facing				
Gross EUI ¹	25.92	24.62	1.3	5.02
Net EUI ²	12.61	11.31	1.3	10.31
ast Facing				
Gross EUI ¹	25.92	24.17	1.75	6.75
Net EUI ²	12.61	10.86	1.75	13.88
South Facing				
Gross EUI ¹	25.92	24.09	1.83	7.06
Net EUI ²	12.61	10.77	1.84	14.59
West Facing	HE	RSPROV	TOER	
Gross EUI ¹	25.92	24.56	1.36	5.25
Net EUI ²	12.61	11.25	1.36	10.79

222-P010249519A-000000000-0000 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

CalCERTS inc. Report Generated: 2022-12-21 21:30:33

Registration Number: 222-P010249519A-000000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Schema Version: rev 20220901

CalCERTS inc. Report Generated: 2022-12-21 21:30:33

Roof (cath) avg | ADU - 2 Bed | R-30 Roof No Left 746 Plan 2B pitch FENESTRATION / GLAZING 05 06 07 08 09 10 11 01 Window Front Wall - 2B NFRC Bug Screen Window (2) A | Window | Front Wall - 2B NFRC NFRC Bug Screen Window Front Wall - 2B Registration Date/Time: HERS Provider: CalCERTS inc.

R-21 Wall

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Location

Zip code

Building Type Single fami

Climate Zone 3

Project Name | Salinas ADU - 2 Bedroom Plan 2B Revised 2022

Calculation Date/Time: 2022-12-21T21:30:04-08:0

Standards Version | 2022

Front Orientation (deg/ Cardinal) All orientations

Number of Stories 1

Glazing Percentage (%) 27.40%

Number of Dwelling Units :

Fenestration Average U-factor 0.3

Software Version EnergyPro 9.0

HERS Provider:

Report Generated: 2022-12-21 21:30:33

Margin (EDR1)

-0.19

0.05

1.19

1.05

-0.6

0.05

1.18

0.63

Report Generated: 2022-12-21 21:30:33

HERS Provider:

Window and Door

Area (ft2)

Roof Reflectance

(Page 4 of 12)

Margin (EDR2

-10.41

12.08

7.57

-14.03

12.03

CalCERTS inc.

Status

Tilt (deg)

Input File Name: Salinas ADU 2B22R.ribd22x

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.

Registration Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220901

Proposed Design Source

Energy (EDR1) (kBtu/ft² -yr)

2.83

0.46

2.15

3.24

D 0 \ /

0.46

2.16

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

Orientation

Front

Right

Calculation Date/Time: 2022-12-21T21:30:04-08:00

Avg. Ceiling Height Water Heating System 1

Gross Area (ft²)

12)

Skylight Area Roof Rise (x in

(ft²)

Input File Name: Salinas ADU 2B22R.ribd22x

Report Version: 2022.0.000

Schema Version: rev 20220901

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Calculation Date/Time: 2022-12-21T21:30:04-08:00

Proposed Design TDV Energy

(EDR2) (kTDV/ft² -yr)

22.02

4.93

25.64

4.93

24.15

C O 0

Input File Name: Salinas ADU 2B22R.ribd22x

Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022

Addition Cond. Floor Area (ft²)

Existing Cond. Floor Area (ft²)

Total Cond. Floor Area (ft2)

Registration Number: 222-P010249519A-000000000-0000

Calculation Description: Title 24 Analysis

ENERGY USE SUMMARY

Space Heating

Space Cooling

IAQ Ventilation

Water Heating

tilization/Flexibility

Credit

South Facing

Efficiency Complian Total

Space Heating

Space Cooling

IAQ Ventilation

Water Heating

West Facing Efficiency

Compliance Total

Registration Number: 222-P010249519A-000000000-0000

Calculation Description: Title 24 Analysis

Front Wall - 2B ADU - 2 Bed Plan 2B

Right Wall - 2B ADU - 2 Bed Plan 2B

Back Wall - 2B ADU - 2 Bed Plan 2B

ZONE INFORMATION

Zone Name

ADU - 2 Bed Plan 2B

PAQUE SURFACES

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Zone Type

Conditioned

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Standard Design Source

Energy (EDR1) (kBtu/ft² -yr)

2.64

0.46

3.34

2.64

3.34

Standard Design TDV Energy

(EDR2) (kTDV/ft2 -yr)

11.61

5.9

4.93

11.61

5.9

4.93

36.18

36.18

ADU Bedroom Count n/a

Building Complies with Computer Performance

This building incorporates one or more Special Features shown below

Calculation Description: Title 24 Analysis

GENERAL INFORMATION

Registration Number: 222-P010249519A-000000000-0000 2022-12-21 21:55:41 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Generated: 2022-12-21 21:30:33 Report Version: 2022.0.000 Schema Version: rev 20220901

HVAC System Name Zone Floor Area (ft²)

Azimuth

05 06

Area (ft²)

ABOVE CONDITIONS, DO NOT PROCEED BEYOND

THIS DISCLAIMER.

description

Energy Calculations

02-08-2023

project no.

drawn by

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

oject Name: Salinas i	ADU - 2 Bed	room Plan	2B Revised 2022	Calcu	lation Date/Ti	me: 2022-12-21T2	1:30:04-08:00	(Page 9 c
Iculation Description	n: Title 24 Ar	nalysis		Input	File Name: Sa	linas ADU 2B22R.ri	bd22x	
PAQUE SURFACE CONS	TRUCTIONS							
01	0	12	03	04	05	06	07	08
Construction Name	Surfac	е Туре	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof No Attic	Cathedra	al Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-30	None / None	0.033	Roofing: 10 PSF (RoofTileAirGap Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
JILDING ENVELOPE - HI	ERS VERIFICA	TION			•			
01			02	03		04		05
Quality Insulation Insta	llation (QII)	High R-va	lu <mark>e Spray Foam Insulatio</mark>	Building Envelope Air	Leakage	CFM50		CFM50
Required			Not Required	N/A		n/a		n/a

					•				. ,
DHW Sys 1	DHW	Standard	DHW Heater 1	1	. n/a	١	None	n/a	DHW Heater 1 (1)
WATER HEATERS - NE	EA HEAT PUMP								
01	02	03	04	4	05		06	07	08
Name	# of Units	Tank Vol. (gal) NEEA Hea		NEEA Heat Pump Model	Tai	nk Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rhe	em	RheemPROPH40T2R H37530		Outside	ADU - 2 Bed Plan 2B	ADU - 2 Bed Plan 2B

Registration Number: 222-P010249519A-000000000-0000	Registration Date/Time: 2022-12-21 21:55:41	HERS Provider:
CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000	Report Generated: 2022-12-21 21

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD		
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Calculation Description: Title 24 Analysis	Input File Name: Salinas ADU 2B22R.ribd22x	

Calculation Description: Title 24 Analysis	Input File Name: Salinas ADU 2B22R.ribd22x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Documentation Author Signature:
Diane Mendoza	Diane Mendoza
Company:	Signature Date:
D & R Calcs	2022-12-21 21:52:03
Address:	CEA/ HERS Certification Identification (If applicable):
14107 Ipava Drive	N/A
City/State/Zip:	Phone:
Poway, CA 92064	858-486-9506
RESPONSIBLE PERSON'S DECLARATION STATEME <mark>NT</mark>	
	ompliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. are consistent with the information provided on other applicable compliance documents, worksheets,
Responsible Designer Name: Yvonne St Pierre	Responsible Designer Signature: \mathcal{Y}_{vonne} \mathcal{S}_t \mathcal{P}_{ierre}
Company: Design Path Studio	Date Signed: 2022-12-21 21:55:41
Address: 364 Second St Suite 2	License: C 34789
City/Staté/Zip: Encinitas, CA 92024	Phone: 760-944-1443

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

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HERS Verification

CalCERTS inc.

	2022 Single-Family Residential Mandatory Requirements Summary
Charles Inch	

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

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

NFRC 0.32 NFRC Window Right Wall - 2B Right Bug Screen Right Wall - 2B NFRC NFRC Bug Screen NFRC Right Wall - 2B NFRC Bug Screen Window (6) D Window Back Wall - 2B Bug Screen Left Wall - 2B NFRC 0.32 1 33.33 0.3 NFRC Window Left Wall - 2B NFRC Bug Screen 0.32 SLAB FLOORS 08 Edge Insul. R-value Edge Insul. R-value Area (ft²) Perimeter (ft) Carpeted Fraction Heated and Depth and Depth ADU - 2 Bed Plan 2B 126 none 0% Slab-on-Grade **OPAQUE SURFACE CONSTRUCTIONS** 06 Total Cavity Construction Nam Surface Type Continuous Assembly Lavers R-value Inside Finish: Gypsum Board R-21 Wall 2x6 @ 16 in. O. C. R-21 Exterior Walls Wood Framed Wall None / None Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco Registration Number: 222-P010249519A-000000000-0000 Registration Date/Time: 2022-12-21 21:55:41 CalCERTS inc CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Generated: 2022-12-21 21:30:33 Schema Version: rev 20220901 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2022-12-21T21:30:04-08:00 Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022 (Page 11 of 12) Calculation Description: Title 24 Analysis Input File Name: Salinas ADU 2B22R.ribd22x

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Input File Name: Salinas ADU 2B22R.ribd22x

05 | 06 | 07 | 08 | 09 | 10 | 11

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

Revised to 2022 Compliance Code.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022

Calculation Description: Title 24 Analysis

FENESTRATION / GLAZING

Registration Number: 222-P010249519A-000000000-0000 Registration Date/Time: CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

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2022 Single-Family Residential Mandatory Requirements Summary Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any Cityer.

Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the § 150.0(h)3B: manufacturer's instructions.

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

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

Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and
Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO-R&T), or by a listing agency that is approved by the executive director. Ducts. Insulation installed on an existing space-conditioning quot must comply with § 004.0 of the Cartornal Aprel enclanded Lode (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable U. requirements, or zerosol sealant that meets UI. 723. The combination of mastic and either mesh or tape must be used to seal openings greater than M*, if mastic or tape is used. Building cavities, air pandier support platforms, and pelnums designed or constructed with materials other than sealed sheet metal, duct board or all divisities and support platforms and period in the state of the processing ducts ducts in stalled in Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive but tapes, unless such tape is used in combination with mastic and draw bands.

Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tape. Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible,

proving vermitted between the control of the contro

Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13

or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A.
Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter

ks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing

ce with Reference Residential Appendix RA3.1.

cupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in

exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic Jular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.

Heat pump heating cooling **HVAC - HEAT PUMPS**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Heating Unit Name

Pipe Insulation

Project Name: Salinas ADU - 2 Bedroom Plan 2B Revised 2022

Calculation Description: Title 24 Analysis

WATER HEATING - HERS VERIFICATION

Split1

HERS Verification HSPF2 / Cap 47 Cap 17

Cooling Unit Name

			711					
HVAC HEAT PUMPS -	HERS VERIFICATION							
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-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

Registration Number: 222-P010249519A-000000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

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

Report Generated: 2022-12-21 21:30:33

(Page 10 of 12)

Recovery

Setback

2022 Single-Family Residential Mandatory Requirements Summary

Calculation Date/Time: 2022-12-21T21:30:04-08:0

Fan Name

Distribution Name

Input File Name: Salinas ADU 2B22R.ribd22x

ed. Review the respective section for more information less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. * Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110-6A, 110-6B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*

Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted

as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding Masonry walls must meet Tables 150.1-A or B. * \$ 150.0(d): Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.

Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(0).

Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of \$ 150.0(q):
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Fireplaces, Decorative Gas Appliances, and Gas Log: § 110.5(e) Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.

Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in § 150.0(e)2: area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. § 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:

§ 110.2(a):

HVAC Equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.

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

Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary leader negration when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

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

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

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

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required power, emit no more than 150 umens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet of 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. \$ 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*

Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed. § 150.0(k)2B: to comply with § 150.0(k). Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.

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

in § 150.0(k)2A.

Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire § 150.0(k)2E: must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.

Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. § 150.0(k)2K: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.

Residential Outdoor Lighting For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets applicable requirements may be used to meet these requirements.

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

watts of power.

Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. § 110.10(a)1: application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b-[e).

Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 16 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. * 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof

s 110.10(b)3A: mounted equipment.

Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live loac must be clearly indicated on the construction documents.

Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a \$ 110.10(c): a pattway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

Documentation. A copy of the construction documents or a comparable document indicating the information from \$ 110.10(b)-(c) must be provided to the occupant. § 110,10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amos.

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole

circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric." Electric and Energy Storage Ready:

THE RECIPIENT OR BY OTHERS WILL BE AT THE

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

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO

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

RECIPIENT'S RISK AND FULL LEGAL

LOSS TO PERSONS OR PROPERTY.

COPYRIGHT PROTECTION.

description

Energy Calculations

date 02-08-2023

project no.

drawn by

T24.3

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

Project Name Salinas ADU - 2 Bedroor	n Plan 2B i	Revised 2022				Date 12/	21/2022
System Name	III Idii 20	1011300 2022				Floor	
Ductless Mini Split							746
ENGINEERING CHECKS		SYSTEM LOAD					
Number of Systems	1		COIL	COOLING P	EAK	COIL H	TG. PEAK
Heating System			CFM	Sensible	Latent	CFM	Sensible
Output per System	24,000	Total Room Loads	382	8,223	333	288	11,4
Total Output (Btuh)	24,000	Return Vented Lighting		0			
Output (Btuh/sqft)	32.2	Return Air Ducts		0			
Cooling System		Return Fan		0			
Output per System	22,200	Ventilation	0	0	0	0	
Total Output (Btuh)	22,200	Supply Fan		0	,		
Total Output (Tons)	1.9	Supply Air Ducts		0			
Total Output (Btuh/sqft)	29.8]					
Total Output (sqft/Ton)	403.2	TOTAL SYSTEM LOAD		8,223	333		11,4
Air System							
CFM per System	300	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	300	Fujitsu AOU24RLX		19,144	2,458		14,9
Airflow (cfm/sqft)	0.40						
Airflow (cfm/Ton)	162.2					 	
Outside Air (%)	0.0%	Total Adjusted System Output		19,144	2,458		14,99
1-7							
Outside Air (cfm/saft)	0.00	(Adjusted for Peak Design conditions)					
Outside Air (cfm/sqft)					Aug 3 PM		Jan 1 A
Note: values above given at AR	I conditions	TIME OF SYSTEM PEAK (Airstream Temperatures at Time	of Heating	Peak)	Aug 3 PM		Jan 1 A
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Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm	COMETRICS 68 °F	TIME OF SYSTEM PEAK (Airstream Temperatures at Time	of Heating	Peak)		ом	↓ 05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm	COMETRICS 68 °F	TIME OF SYSTEM PEAK (Airstream Temperatures at Time	of Heating	Peak)		ом	↓ 05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm	conditions cometrics 68 °F Heating	TIME OF SYSTEM PEAK (Airstream Temperatures at Time of 105 °F) Coil	→			ом	↓ 05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm	conditions cometrics 68 °F h Heating	TIME OF SYSTEM PEAK (Airstream Temperatures at Time of 105 °F) Coil (Airstream Temperatures at Time of 105 °F)	→			ом	↓ 05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm	conditions cometrics 68 °F h Heating	TIME OF SYSTEM PEAK (Airstream Temperatures at Time of 105 °F) Coil	→			ом	↓ 05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm	conditions cometrics 68 °F h Heating	TIME OF SYSTEM PEAK (Airstream Temperatures at Time of 105 °F) Coil (Airstream Temperatures at Time of 105 °F)	→			ом	↓ 05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm	conditions cometrics 68 °F h Heating	TIME OF SYSTEM PEAK (Airstream Temperatures at Time of 105 °F) Coil (Airstream Temperatures at Time of 105 °F)	→			ом	↓ 05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm COOLING SYSTEM PSYCHR 25 °F 75 /0	COMETRICS 68 °F In Heating ROMETRICS 80 °F 71 °F Supply Fan	TIME OF SYSTEM PEAK (Airstream Temperatures at Time of 105 °F) Coil (Airstream Temperatures at Time of 105 °F)	→			ООМ	↓ 05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm COOLING SYSTEM PSYCHR 331 65 °F 75 /0	ROMETRICS ROMETRICS 68 °F Heating	TIME OF SYSTEM PEAK (Airstream Temperatures at Time) 105 °F Coil (Airstream Temperatures at Time) (Airstream Temperatures at Time) 5/61 °F 55/54 °F	→	Peak)	RC	DOM 55	05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm COOLING SYSTEM PSYCHR 83 / 65 °F 75 / 0	COMETRICS 68 °F In Heating ROMETRICS 80 °F 71 °F Supply Fan	TIME OF SYSTEM PEAK (Airstream Temperatures at Time) 105 °F Coil (Airstream Temperatures at Time) (Airstream Temperatures at Time) 5/61 °F 55/54 °F	→		RC	ООМ	05 °F
Note: values above given at AR HEATING SYSTEM PSYCHR 26 °F 68 °F Outside Air 0 cfm Supply Fa 300 cfm COOLING SYSTEM PSYCHR 83 / 65 °F 75 / 0	COMETRICS 68 °F In Heating ROMETRICS 80 °F 71 °F Supply Fan	TIME OF SYSTEM PEAK (Airstream Temperatures at Time) 105 °F Coil (Airstream Temperatures at Time) (Airstream Temperatures at Time) 5/61 °F 55/54 °F	→	Peak)	RC	DOM 55	05 °F

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in \$150.0(s); at least four branch circuit must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet, main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3° of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.

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

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

z-40 ready; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

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