Staff Report to the Zoning Administrator

Application Number: 221299

Applicant: Alltrade Custom Construction
Owner: Amy Adams
APN: 042-281-08
Site Address: 271 Rio Del Mar Boulevard, Aptos

Agenda Date: 5/19/23
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to construct a 147 square foot deck on the back side of an existing, semi-detached single-family dwelling and to construct a new 219 square foot deck and stairway in the west side yard. Project proposes to increase lot coverage from 39% to 51%, requiring a Variance to exceed the 40% maximum allowed in the RM-2.5 zone district and a Variance to develop within the 5-foot east side yard setback.

Location: Property is located on the north side of Rio Del Mar Boulevard, approximately 1000 feet east of the intersection of Rio Del Mar Boulevard and Aptos Beach Drive.

Permits Required: Coastal Development Permit, Variance

Supervisorial District: 2nd District (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221299, based on the attached findings and conditions.

Project Description & Setting

The project site is located on the north side of Rio Del Mar Boulevard, approximately 1,000 feet east of the intersection of Rio Del Mar Boulevard and Aptos Beach Drive, in the Rio Del Mar neighborhood of Aptos. Development patterns along Rio Del Mar Boulevard consists of detached and semi-detached single-family dwellings on the north side and multifamily residential developments on the south side. Parcels in the vicinity share a similar size, topography, and pattern of development as the subject.

The project site is located on a sloping hillside which slopes both downward across the front of the property and towards the rear and is developed with an approximately 1,300 square foot semi-detached single-family dwelling. The home shares a common wall with the adjacent dwelling, APN 042-281-09, which is under separate ownership. Both homes are presently legal nonconforming (authorized under discretionary application 85-1130) to current development

standards; the subject parcel is developed to 68% floor area ratio (FAR) with a zero-lot line on the eastern shared property line.

Under the current configuration, access to the rear of the property can only be accomplished by traversing downhill through the adjacent parcel. The proposed project involves the addition of decking to the rear and west side of the home and the construction of a new stairway to access the backyard. The portion of deck proposed at the rear of the property would consist of 147 square feet of new deck area on the back of the house, constructed along the shared property line. The deck would not maintain the district mandated five-foot side yard setback for the RM-2.5 zone district (for parcels less than 60-feet wide).

On the west side of the house, 72 square feet of new decking would connect the front of the house with the proposed rear decking, and a 60 square foot stairway would extend to the rear yard. The proposed deck would maintain the required 5-foot side yard setback and the stairway would encroach 3-feet into the setback, an allowed exception under Santa Cruz County Code 13.10.323(E)(1).

None of the proposed development contributes to new floor area at the site; however, it would contribute towards lot coverage. The proposed project would increase lot coverage from 39% to 51% (225 square feet) on the 1,915 square foot lot. The resulting lot coverage and proposal to reduce the east side yard setback require Variance approvals. A Coastal Development Permit is required for the project because the site is located within a Coastal Scenic area.

Zoning & General Plan Consistency

The subject property is a 1,915 square foot lot, located in the RM-2.5 (Multi-family residential-2,500 square foot parcel size) zone district, a designation which allows residential uses. The proposed modifications would be accessory to an existing single-family dwelling, which is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

The proposed rear deck requires a variance to reduce the side yard setback from 5-feet to zero. The project would increase lot coverage from 39% to 51%. The zone district maximum is 40%.

Staff supports both variances, based on the acknowledgement that the site’s steep slope constrains development, and that the existing development is already nonconforming to site standards. The proposed improvements would increase the ability for the property owners to enjoy their property without detrimentally affecting the light or privacy of adjacent parcels.

Local Coastal Program Consistency

The proposed structure is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County’s Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or

other nearby body of water.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **221299,** based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 221299
Assessor Parcel Number: 044-281-08
Project Location: 271 Rio Del Mar Boulevard

Project Description: Proposal to construct a deck at an existing single-family dwelling

Person or Agency Proposing Project: Alltrade Custom Construction

Contact Phone Number: 831-251-8065

A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. X Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an addition to a single-family dwelling in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

_____ Date:_____
Evan Ditmars, Project Planner

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned RM-2.5 (Multi-family residential-2,500 square foot parcel size), a designation which allows residential uses. The proposed addition would be accessory to a single-family dwelling, which is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available approximately 1,000 feet north at Rio Del Mar State Beach.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RM-2.5 (Multi-family residential-2,500 square foot parcel size) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first

public road. Consequently, the proposed addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made in that that development on the property is constrained by the limited site area (1900 square feet) and steep slopes. The ability to access the rear yard for maintenance or enjoyment of the property is a reasonable request given that current development on the site deprives the owner of that enjoyment experienced by other owners of similarly sized parcels.

2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

This finding can be made in that the proposed decking on the perimeter of the house will not be detrimental to the privacy of adjacent properties. The decks will be constructed on the first story of the home, so they will not loom or encroach into adjacent viewsheds. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that any similarly sized or shaped property could be considered for a variance. The 11% increase in lot coverage percentage contributed by the proposed decking is exacerbated by the small site area; the proposed project would add just 225 square feet of structure to the site. Development on the site will remain modest and commensurate in size and scale as other developments in the area.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the additions and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-2.5 (Multi-family residential-2,500 square foot parcel size) zone district as the primary use of the property will be one single-family dwelling.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UH (Urban High Density Residential) land use designation in the County General Plan.

The proposed decking will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. The design meets Objective 8.1 of the Santa Cruz County General Plan (Quality Design), in that the proposal is a minor development on an existing structure which preserves and enhances the existing structure. The diverse characteristics of the neighborhood, the sloping hillsides with views of the ocean and neighborhoods below, are preserved with the proposed design.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot. The proposed project is not expected to have a permanent or adverse effect on roads or intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit D: Project plans, prepared by Anthony Medina Design, dated 3/1/20.

I. This permit authorizes the construction of decking on perimeter of a dwelling, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

II. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.

2. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

C. Meet all requirements of the Environmental Planning section of the Planning Department.

D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

III. All construction shall be performed according to the approved plans for the Building

Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held

harmless. The COUNTY shall cooperate fully in such defense.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

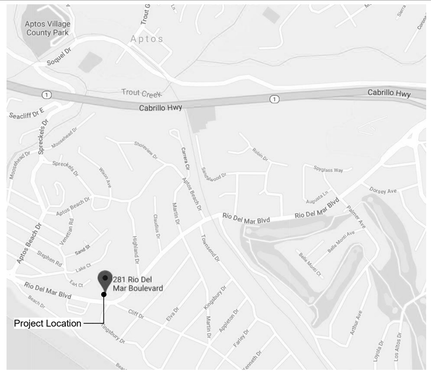
_____
Steve Guiney
Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

IF THIS SHEET IS NOT 11"X17" , IT HAS BEEN RESIZED - SCALE ACCORDINGLY

0 1/4" 1/2" 1" 2"

VICINITY MAP



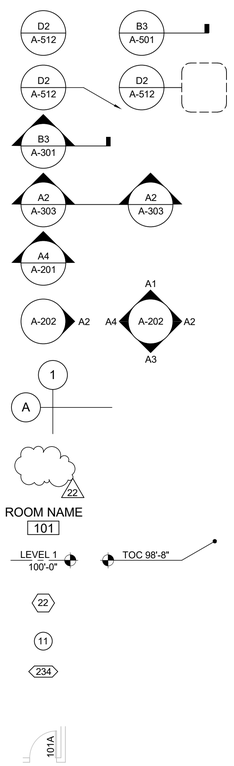
PROJECT CONTACTS

PROJECT ADDRESS:	271 RIO DEL MAR BLVD., APTOS CA 95003
CLIENT:	CHUCK MONOHAN & AMY ADAMS 271 RIO DEL MAR BLVD., APTOS CA 95003 PH: (650) 796-3685 EMAIL: AMYKADAMS@GMAIL.COM
DESIGNER:	ANTHONY MEDINA DESIGN 715 Kearny Ave, BOX 4628, MODESTO, CA 95352 PH: (209) 247-7189 EMAIL: anthony@anthonymedinadesign.com
STRUCTURAL ENGINEER:	VECTOR STRUCTURAL ENGINEERING, LLC ATTN: JOE SHARP, SENIOR PROJECT MANAGER 651 WEST GALENA PARK BLVD, STE 101 DRAPER, UT 84020 PH: (801) 990-1775 CL: (801) 960-6606 EMAIL: joe@vectorse.com
TITLE 24 CONSULTANT:	TAILORED ENERGY AND TESTING SERVICES, LTD. CONTACT: KEVIN LAUGHTON 548 MARKET ST, #30051 SAN FRANCISCO, CA 94120-7775 PH: (888) 310-0808 EMAIL: kevin.laughton@gmail.com

PROJECT SUMMARY

SCOPE OF WORK:	ADD A LOWER DECK AT EXISTING BEDROOM. ADD SLIDING GLASS DOOR AT BEDROOM TO ACCESS THE DECK AND BACK YARD. CURRENT BACK YARD ACCESS IS FROM NEIGHBORS YARD.
ZONING	RM-2.5
OCCUPANCY:	R-UH
TYPE OF CONSTRUCTION	V-B / NON SPRINKLERED
YEAR BUILT	1987
APN:	04228108
DEFERRED SUBMITTALS*:	na

SYMBOLS LEGEND



DETAIL INDICATOR - REFERENCE & DETAIL INDICATOR - SECTION

DETAIL INDICATOR - ITEM & DETAIL INDICATOR - AREA

SECTION INDICATOR - PARTIAL BUILDING/WALL

SECTION INDICATOR - BUILDING

ELEVATION INDICATOR - EXTERIOR

ELEVATION INDICATOR - INTERIOR, SINGLE & MULTIPLE VIEW

REFERENCE GRID WITH REFERENCE GRID LINES

REVISION INDICATOR & REVISION CLOUD

ROOM IDENTIFIER WITH ROOM NAME & NUMBER

ELEVATION INDICATOR - LEVEL & SPOT

WINDOW OR LOUVER IDENTIFIER

KEYNOTE INDICATOR

FURNITURE, FIXTURE & EQUIPMENT INDICATOR

DOOR OPENING IDENTIFIER

APPLICABLE CODES

BUILDING -	2019 CALIFORNIA BUILDING CODE
RESIDENTIAL -	2019 CALIFORNIA RESIDENTIAL CODE
MECHANICAL -	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL -	2019 CALIFORNIA ELECTRICAL CODE
PLUMBING -	2019 CALIFORNIA PLUMBING CODE
FIRE -	2019 CALIFORNIA FIRE CODE
ENERGY -	2019 CALIFORNIA ENERGY CODE (TITLE 24)
GREEN -	2019 CALGREEN CODE
MUNICIPAL -	SANTA CRUZ COUNTY CODE

AREA CALCULATIONS

	EXISTING	DEMO	PROPOSED	TOTAL
LOT				1,915 S.F. (.043 AC)
LIVING AREA				
UPPER FLOOR	625 S.F.	0 S.F.	0 S.F.	625 S.F.
MAIN FLOOR	325 S.F.	0 S.F.	0 S.F.	325 S.F.
LOWER FLOOR	350 S.F.	0 S.F.	0 S.F.	350 S.F.
CONDITIONED TOTAL	1,300 S.F.*	0 S.F.	0 S.F.	1,300 S.F.*
COVERED PARKING:	236 S.F.**	0 S.F.	0 S.F.	236 S.F.**
MID LEVEL DECK:	125 S.F.	0 S.F.	0 S.F.	125 S.F.
BALCONY	72 S.F.	0 S.F.	0 S.F.	72 S.F.
NEW MASTER DECK:	0 S.F.	0 S.F.	225 S.F.	225 S.F.
UN-CONDITIONED TOTAL	582 S.F.	0 S.F.	225 S.F.	807 S.F.

	EXISTING	NEW	MAXIMUM
F.A.R. (#):	1,300 S.F. (67.88%)	1,300 S.F. (67.88%)	957 S.F. (50%)
LOT COVERAGE (##):	739 S.F. (38.59%)	964 S.F. (50.33%)	766 S.F. (40%)

* Included in F.A.R.
** Per section 6300.13.70, carports with One or Two sides not counted in calculation
# F.A.R. = .1 (parcel area - 8,000) + 2,800 = ##### S.F.
Lot Coverage includes: Building Footprint Area, & Covered Parking (Shown as Diagonal Crosshatch on Site Plan)

SHEET INDEX

GENERAL PROJECT NOTES

A. Written dimensions on these drawings shall have precedence over scaled dimensions, written dimensions are approximate and must be versified. Contractor to verify and be responsible for all existing conditions and dimensions prior to and during all phases of work.

B. If the contractor or sub contractor should find any lack of information, discrepancy in and/or omissions from these drawings or if the contractor should be in question as to their meaning or intent, the contractor should contact Anthony Medina at once for interpretation or clarification before proceeding with that portion of the work.

C. No changes, modifications or deviations shall be made from the drawings or specifications without first securing written permission from Anthony Medina or the owner.

D. All works as outlined in these documents, shall strictly conform to all applicable codes and ordinances. In the event of a conflict, the more stringent requirements shall govern and be met.

E. All materials used shall be equal to or exceed all applicable state or local codes and requirements.

F. Contractor shall remove promptly and legally all accumulated debris, protect all exposed portions of work from elements, avoid over-loading structure , and securely store all items to be used for construction.

G. All glass in hazardous area (including tubs & showers), all glass within 18" of floor, and all glass within 24" of an operable door shall be safety glass & be permanently label as such.

H. All existing utilities and city service are to be maintained, kept in service, and protected again damage during construction.

I. Contractor to verify location of underground utilities prior to excavation.

J. All electrical calculations and wire size to be provided by a licensed electrical contractor. Receptacle fixture, and equipment locations to be found on floor plans and site plan. Contractor to verify location, fixture types and equipment with owner prior to purchase and installation.

K. The contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.

L. Any existing utilities to be abandoned shall be properly disconnected, plugged or capped as required by code or sound construction practice.

M. Provide adequate concealed blocking and anchoring for all ceiling and wall mounted equipment, hardware and accessories.

N. Unless otherwise noted, electrical conduits, plumbing lines, etc., shall be run concealed and framing shall be adequately sized to accomplish result without causing any changes in the wall plan.

O. Interior dimensions are shown from finish surface to finish surface and exterior dimensions are from sheathing unless noted otherwise.

P. If fire sprinkler system is required it shall be installed as required, per NFPA and local regulations. The contractor shall submit shop drawings to the governing jurisdiction for permit.

Q. Each bedroom shall have one exterior egress compliant window or door that is operable from interior without the use of a key or special tools, knowledge or effort.

R. All products listed by ICBO/NER number shall be installed per the report and manufacture's written instructions. Product substation for products listed shall also have ICBO approved evaluation report and be approved and listed by other nationally recognized testing agencies.

S. Exterior operable windows and doors will be weather-stripped. All open joints, penetrations and other openings in the building envelope shall be sealed, caulked, gasketted or weather-stripped to limit air leakage.

T. Sink faucets used for other safety purposes shall be equipped with flow control devices. Total flow to a maximum of three gallons per minute & certified by the C.E.C..
Fixtures shall comply with the flow rates below:

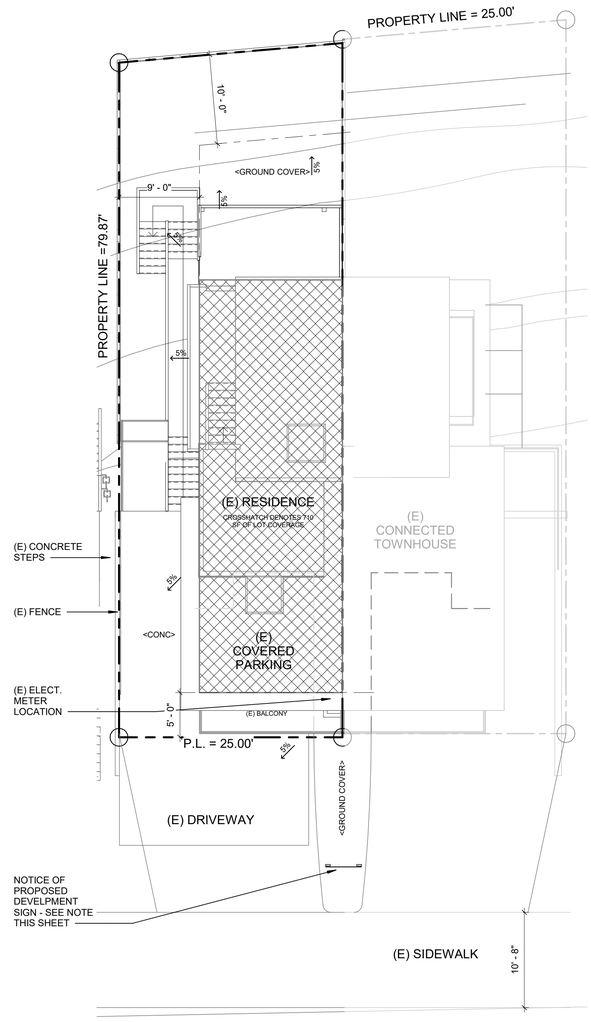
1. All sink faucets, shower heads, toilets and urinals shall comply with California Civil Code Section 1101.1 through 1101.8 & CGBC 4.303.
2. Kitchen Faucets shall not exceed 1.8 gals/min at 60 psi, but may have a temporary flow rate of 2.2 gpm at 60 psi and default to 1.8 gpm at 60 psi. (CGBC 4.303)
3. Lavatory faucets shall not exceed 1.2 gals/min. at 60 psi, but not less than 0.8 at 20 psi
4. Shower heads shall not exceed 1.8 gals/min at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all showerheads shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
5. Water Closets shall not exceed 1.28 gals/flush

U. See structural sheets for project construction notes and details.

V. See attached Title 24 forms and/or calculations for project energy efficiency requirements.

W. An operation and maintenance manual will be provided to the building owner at the completion of the project. (4.410.1)

NOTE:
PROJECT SIGNAGE - THE OWNER IS REQUIRED TO INSTALL SIGNAGE ON THE SUBJECT PROPERTY THAT NOTIFIES THE PUBLIC OF YOUR DEVELOPMENT PERMIT APPLICATION. PLEASE REFER TO THE NEIGHBORHOOD NOTIFICATION GUIDELINES FOR THE STANDARDS FOR PREPARING YOUR SIGN. PLEASE DO NOT PREPARE OR INSTALL THE SIGN UNTIL ALL OTHER COMPLETENESS ISSUES HAVE BEEN RESOLVED AS THE PROJECT DESCRIPTION MAY CHANGE DURING THE REVIEW PROCESS. GUIDELINES FOR NEIGHBORHOOD NOTIFICATION (INCLUDING SIGN FORMAT AND INSTALLATION CERTIFICATE) ONLINE: WWW.SCCOPLANNING.COM (UNDER HANDOUTS & FORMS > ZONING & DEVELOPMENT).



RIO DEL MAR BOULEVARD

CL OF STREET

1 SITE PLAN
1/8" = 1'-0"

N

Exhibit D

ANTHONY MEDINA DESIGN

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CLIENT INFO

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PROJECT DETAILS

ADAMS DECK & BACKYARD ACCESS

271 RIO DEL MAR BLVD., APTOS CA 95003

AHJ STAMP

SUBMITTAL DATE: 03/01/2020
SUBMITTAL#

PROJECT REVISIONS

#	DATE	DESCRIPTION

SHEET DETAILS

DRAWN BY: AM

SHEET TITLE

COVER SHEET AND SITE

SHEET NUMBER

A0.0

0 1/4" 1/2" 1" 2"

IF THIS SHEET IS NOT 11"x17", IT HAS BEEN RESIZED - SCALE ACCORDINGLY

PROJECT NOTES

ARTICLE 1 - FLOOR PLAN NOTES

A. AT RAISED FLOOR AREA, PROVIDE 18"X24" MINIMUM UNDER FLOOR ACCESS(S) AS INDICATED ON PLAN OR IN A CENTRAL LOCATION AS NEEDED AND APPROVED BY HOME OWNER. (R408.4)

B. PROVIDE ROUGH FRAME 22"X30" MINIMUM ATTIC ACCESS(S) AS INDICATED ON PLAN OR OTHER READILY ACCESSIBLE LOCATION TO ANY ATTIC AREA >= 30" HIGH CLR AND APPROVED BY HOME OWNER. (R807.1)

C. THE MIN WIDTH OF A HALLWAY SHALL NOT BE <3 FEET FROM FINISH TO FINISH.

D. TOILETS SHALL BE LOCATED 15" FROM CENTERLINE OF TOILET TO FINISH MATERIAL AT EACH SIDE AND THERE SHALL BE A MINIMUM 24" CLEARANCE IN FRONT OF THE TOILET.

E. EXTERIOR LANDING AT DOOR - (R311.3)

1. PROVIDE LANDING AT ALL EXTERIOR DOORS, IF TRANSITION FROM TOP OF THRESHOLD TO EXTERIOR SURFACE IS >7.75", PROVIDE THE DOOR DOES NOT SWING OVER THE LANDING.
2. LANDINGS AT DOORS THAT SWING OVER THE LANDING SHALL NOT BE GREATER THAN 1½" BELOW TOP OF THRESHOLD.
3. MINIMUM 36" LENGTH IN THE DIRECTION OF TRAVEL OF THE LANDING.
4. LANDING HEIGHT SHALL BE EQUAL DISTANCE FROM TOP OF THRESHOLD AND EXTERIOR SURFACE, UNLESS NOTED OTHERWISE.
5. LANDING SHALL BE SLOPED AT 1/4" PER FOOT AWAY FROM WALL WITH ANTI-SLIP SURFACE.
6. LANDINGS WITH MORE THAN ONE ADDITIONAL STEP SHALL BE PROVIDED WITH HANDRAIL.
7. A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDE THE DOOR DOES NOT SWING OVER THE STAIRWAY. (R311.3.2)

F. ALL HABITABLE ROOMS ARE PROVIDED WITH NET GLAZED AREA NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED, AND MINIMUM OPENABLE AREA TO THE OUTDOORS OF 4% OF THE FLOOR AREA BEING VENTILATED. (R303.1)

G. PROVIDE MIN. 18"X18" ACCESS PANEL TO MOTOR.

H. SKYLIGHTS INSTALLED ON <3:12 SLOPE SHALL HAVE A 4" MINIMUM CURB. (CRC R308.6.8)

ARTICLE 2 - DIMENSION NOTES

A. DIMENSIONS AT HALLWAYS & WATER CLOSETS, REPRESENT MINIMUM REQUIREMENTS.

B. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.O.N.

C. ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.

D. CENTERLINE DIMENSIONS ARE APPROXIMATE. USE LOCATIONS OF STRUCTURES AND NEW SURFACE FINISHES TO MAINTAIN TRUE CENTERLINE RELATIONSHIP.

ARTICLE 3 - EXTERIOR NOTES

A. & ROOFING SHALL BE A CLASS 'A' COMPOSITION STANDING SEAM METAL ROOFING TORCH APPLIED MEMBRANE ROOFING TEXTURE AND COLOR TO MATCH MAIN HOUSE. INSTALLED OVER 30# BUILDING UNDER-LAYMENT STAGGERED AS PER CODE OVER ROOF SURFACES PER PLAN. ROOFING SHALL BE FASTENED WITH CORROSION RESISTANT FASTNERS IN ACCORDANCE WITH CRC R905.2.5

B. 26 GA. G.I. GUTTER CONTINUOUS AT ALL EAVE OVERHANGS WHERE INDICATED. NEW GUTTERS MAY BE OF ALUMINUM, EXTRUDED.

C. 3", 26GA. G.I. DOWNSPOUTS AS NEEDED. PROVIDE SPLASH BLOCKS AND ENDS THAT SLOPE AWAY FROM BUILDING A MINIMUM OF 2% SLOPE.

D. WATER RESISTIVE BARRIER - ONE LAYER OF NO. 15 ASPALT FELT MINIMUM, FREE FROM HOLES OR BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT, OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (R703.2)

E. NEW HARDIE PLANK LAP SIDING O/ TWO LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING. STYLE & COLOR TO BE SELECTED BY OWNER OR TO MATCH EXISTING. PROVIDE 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). CRC R703.6

F. WOOD TRIM SHALL BE PRE-PRIMED OR PAINTED REDWOOD OR EQUAL. CUT END OF TRIM SHALL BE PRIMED PRIOR TO INSTALLATION.

G. EXPOSED ROOF EAVE MATERIAL SHALL MATERIAL SHALL MATCH EXISTING OR SHALL BE 1X8 V-RUSTIC PINE OR EQUAL U.N.O.

H. DUAL GLAZE, LOW-E, WINDOWS TO BE INSTALLED WITH APPROVED BUILDING FLASHING - USE FORTIFIBER FLASHING PER FEDERAL SPEC. UU-B-790A, STYLE 4, GRADE A.B.C. OR EQUAL.

I. BUILDING ADDRESS TO BE CLEARLY VISIBLE FROM STREET AS PER CITY STANDARDS.

J. LIGHT FIXTURES EXPOSED TO EXTERIOR TO BE WEATHER PROOFED USING AN APPROVED SEALANT. FIXTURE TYPE AND LOCATION AS NOTED ON ELECTRICAL PLAN.

K. ELECTRICAL OUTLETS EXPOSED TO EXTERIOR TO BE INSTALLED IN APPROVED "BUBBLE" TYPE WEATHER PROOFED BOX USING A SELF CLOSING COVER. OUTLET TYPE AND LOCATION AS NOTED ON ELECTRICAL PLAN.

ARTICLE 4 - INSULATION NOTES

A. INSULATION AT WALLS, FLOORS, AND CEILINGS SHALL BE FIBERGLASS ROLLED OR BATTS WHERE EXPOSED FROM CONSTRUCTION. AT VAULTED CEILINGS SPRAYABLE POLURETHANE FOAM SHALL BE INSTALL PER MANUFACTURERS SPECS. IF APPLICABLE.

B. ATTIC INSULATION SHALL BE INSTALLED SO AS TO MAINTAIN 1-INCH CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING AS PER R806.3.
EXCEPTION 1: UNVENTED ATTICS
EXCEPTION 2: UNVENTED ROOF ASSEMBLIES PER R806.5

C. ALL EXTERIOR OPENINGS AND OPENINGS BETWEEN HEATED AND UNHEATED AREAS SHALL BE WEATHER STRIPPED.

D. TYPICAL INSULATION PROVISIONS (VERIFY ON T24 CALCULATIONS):

FLOORS - R-19 BATT INSULATION
WALLS - R-19 BATT INSULATION W/ R-5 RIGID CONT.
ROOF - R-38 CLOSED-CELL SPRAYABLE POLYURETHANE

E. PROVIDE CONTINUOUS BEAD OF CAULKING UNDER SOLE PLATE.

F. SEE TITLE 24 CALCULATIONS FOR ADDITIONAL INFORMATION.

ARTICLE 5 - ENERGY NOTES

A. CONTRACTOR TO SIZE HOT WATER HEATER AND MECHANICAL SYSTEMS AS REQUIRED BY TITLE 24 DOCUMENTATION

B. SILICON CAULKING, SEALANT AND WEATHERSTRIPPING TO BE USED AT ALL OPENINGS AND PENETRATIONS THROUGH BUILDING ENVELOPE.

C. SEE TITLE 24 CALCULATIONS FOR ADDITIONAL INFORMATION.

ARTICLE 6 - DOOR NOTES

A. SEE ARTICLE 1 FOR EXTERIOR LANDING REQUIREMENTS.

B. REQUIRED EXIT DOORWAY SHALL NOT BE LESS THAN 32 INCH IN WIDTH AND 6 FEET, 8 INCHES IN HEIGHT. (R311.2)

C. SWING OF DOOR IS DETERMINED BY VIEWING CLOSED DOOR FROM THE HINGE SIDE OF THE DOOR.

D. TEMPERED GLASS SHALL BE PERMANTLY IDENTIFIED BY THE MANUFACTURER, SEE R308

E. ALL EXTERIOR DOORS SHALL HAVE INTEGRATED WEATHER STRIPPING.

F. MANUFACTURED GLAZING IN DOORS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION COUNCIL (NFRC) AND SHOW ENERGY STANDARDS. LABEL TO REMAIN AFFIXED TO GLAZING UNTIL PROJECT HAS PASSED THE GOVERNING JURISDICTIONS FINAL INSPECTION.

ARTICLE 7 - GLAZING NOTES

A. EGRESS COMPLIANCE (R310.1): ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:

1. NET CLEAR OPENING 5.7 S.F. (5.0 AT GRADE LEVEL)
2. NET CLEAR HEIGHT 24 IN (R310.1.2)
3. NET CLEAR WIDTH 20 IN (R310.1.3)
4. BOTTOM OF CLEAR OPENING 44 IN MAX (R310.1)

B. 'X' DENOTES OPERABLE PANEL, 'O' DENOTES FIXED PANEL OPERABLE/FIXED PANEL IS DETERMINED BY VIEWING WINDOW FROM EXTERIOR.

C. TEMPERED GLASS SHALL BE PERMANTLY IDENTIFIED BY THE MANUFACTURER, SEE R308.

D. ALL EXTERIOR WINDOWS SHALL HAVE INTEGRATED WEATHERSTRIPPING.

E. MANUFACTURED GLAZING IN WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION COUNCIL (NFRC) AND SHOW ENERGY STANDARDS. LABEL TO REMAIN AFFIXED TO GLAZING UNTIL PROJECT HAS PASSED THE GOVERNING JURISDICTIONS FINAL INSPECTION.

F. CONTRACTOR AND/OR HOMEOWNER TO THE VERIFY THAT PROPOSED WINDOWS MEET THE EGRESS REQUIREMENTS PRIOR TO ORDERING AND/OR PURCHASING WINDOWS. IF THERE IS A DISCREPANCY, ANTHONY MEDINA DESIGN SHALL BE CONTACTED IMMEDIATELY FOR RESOLUTION OF ISSUE.

ARTICLE 8 - FIRE-RESISTIVE CONSTRUCTION

A. ONE-HOUR FIRE-RESISTIVE CONSTRUCTION SHALL BE PROVIDED AT ON THE GARAGE SIDE OF FRAMING INCLUDING ALL HORIZONTAL SEPARATIONS.

B. FIREWALL SHALL BE CONSTRUCTED WITH 1/2" GYPSOM BOARD CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING OR TO CEILING IF LOCATED UNDER SECOND FLOOR AT GARAGE. 5/8" TYPE X GYPSUM BOARD SHALL BE USED AT THE UNDERSIDE OF SECOND FLOOR FRAMING.

C. ALL OPENINGS THRU FIREWALL SHALL BE SEALED WITH APPROVED METHOD OR FIRE CAULKING.

D. ELECTRICAL PANELS MAY NOT BE LOCATED IN A FIREWALL, BUT MAY BE SURFACE MOUNTED.

E. DOOR OPENINGS BETWEEN GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK OR 20-MIN FIRE-RATED DOORS, EQUIPPED SELF-CLOSING AND SELF-LATCHING DEVICES. (CRC R302.5.1)

F. HVAC AIR DUCTS PASSING THRU FIREWALL SHALL BE A MINIMUM 26 GUAGE IN THICKNESS WITH NO OPENINGS OR AN APPROVED FIRE DAMPER SHALL BE PROVIDED.

G. PROVIDE 1/2" GYPSUM AT USEABLE SPACE UNDER STAIRS, TYPICAL.

ARTICLE 9 - PLUMBING NOTES

A. NEW WATER HEATER
1. NEW UNIT AS PER THE TITLE 24 CALCULATIONS.
2. PROVIDE WATER HEATER BRACING. BRACING SHALL BE TO SIDE WALLS WITH APPROVED SEISMIC STRAPS AT UPPER & LOWER 1/3 OF HEATER BODY.
3. PROVIDE R-12 RATED INSULATING BLANKET APPROVED FOR W/H.
4. PRESSURE AND TEMP RELIEF VALVE LINE SHALL TERMINATE OUTSIDE THE BUILDING.

B. PILOTS, BURNERS, OR HEATING ELEMENTS OF THE WATER SHALL BE ELEVATED 18" MIN ABOVE THE FLOOR LEVEL.

C. PROVIDE PROTECTION BARRIER (SUCH AS A BOLLARD) IN FRONT OF WATER HEATER LOCATED AT GARAGE IN THE NORMAL PATH OF VEHICLES.

D. WATER LINES: TYPE 'M' COPPER LINES TO BE SIZED BY PLUMBING CONTRACTOR. COMPRESSION STYLE SHUT-OFF VALVES OR EQUAL INSTALLED AT ALL WALL EXIT POINTS. PROVIDE INSULATION WRAP ON ALL PIPES EXPOSED AT EXTERIOR WALL. PRESSURE TEST UNDER WORKING PRESSURE (50 P.S.I. MIN.).

E. INSULATE CONDENSATE RETURN PIPING, HOT WATER INLET AND OUTLET PIPING (FIRST FIVE FEET IN UNCONDITIONED SPACE W/ R-4 INSULATION MIN. FOR DISTRIBUTION AND RETURN) AND RECIRCULATING HOT WATER PIPING IN ATTICS, CRAWL SPACES, OR UNHEATED SPACES OTHER THAN BETWEEN FLOORS AND INTERIOR WALLS. INSULATION IS 3/4" R-4 FLEXIBLE INSULATION FOR SERVICE HOT WATER PIPES.

F. KITCHEN: THE HOT WATER PIPE FROM HEATING SOURCE TO KITCHEN SINK IS REQUIRED TO BE THERMALLY INSULATED WITH MINIMUM 1" THICK PIPE INSULATION.

G. SHOWER CONTROLS SHALL BE EQUIPPED WITH APPROVED WATER PRESSURE BALANCE VALVE. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE (CALGREEN 4.303.1.2)

H. HOSE BIB(S) SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICE AT ALL NEW & EXISTING HOSE BIB(S).

I. WASTE LINES IN-WALL SHALL BE 2" ABS INCREASED TO 4" A.B.S. AT JUNCTION OF MAIN WASTE LINE WITH 1/4" PER FOOT FALL REQUIRED FOR PROPER DRAINAGE. **A 4" SEWER LATERAL IS REQUIRED FOR THIS PROJECT.**

J. VENT PIPES SHALL BE 1-1/2" TO 2" ABS EXITING POINTS TO BE WEATHER SEALED USING SUITABLE BOOT STYLE ROOF JACKS. COAT PIPE EXPOSED TO SUNLIGHT WITH LATEX PAINT. COLOR TO MATCH ROOF COLOR.

K. CENTER OF WATER CLOSET SHALL BE A MINIMUM OF 15 INCHES TO VERTICAL SURFACE OF SIDES. THE CLEAR SPACE IN FRONT OF A WATER CLOSET SHALL NOT BE LESS THAN 24 INCHES [CPC 408.6]

L. PROVIDE AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL BE INSTALLED PER CPC 710.0.

M. ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB THE HAMMER CAUSED BY HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. THESE DEVICES SHALL BE INSTALLED PER CPC 609.10.

N. IF A RECIRCULATING SYSTEM IS TO BE INSTALLED, PROVIDE HOT WATER LINE FROM WATER HEATER TO EACH PLUMBING AREA WITH PUMP, CHECK VALVES, EXPANSION TANK & INSULATION ON COPPER LINES.

O. ALL UNDER FLOOR CLEANOUTS SHALL BE EXTENDED TO EXTERIOR OF BUILDING, IF MORE THAN 20FT FROM NEAREST ACCESS.

P. UNDER FLOOR ACCESS AT FOUNDATION STEM SHALL NOT BE USED FOR MECHANICAL OR PLUMBING CHASE UNLESS DESIGNED FOR THIS PURPOSE.

ARTICLE 10 - SHOWER STALL NOTES

A. ROUGH FRAMING: SHALL HAVE MIN. FINISHED INTERIOR OF 1,024 SQ. IN. AND ALSO ENCOMPASS A 30 IN. CIRCLE. AREA & DIMENSIONS ARE MEASURED AT THE TOP OF THE THRESHOLD AND MAINTAINED TO 72 IN. MIN. ABOVE THE DRAIN WITH NO PROTRUSIONS OTHER THAN FIXTURE VALVES, SHOWER HEAD AND SAFETY BARS OR RAILS. PROVIDE BUILDING PAPER 6 FT. MIN. HIGH ON FACE OF STUDS FOR ALL WALLS OF SHOWER ENCLOSURE.

B. SHOWER VALVES:
1. SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL PRESSURE BALANCE OR THERMOSTATIC MIXING CONTROL VALVES.
2. THE MAXIMUM MIXED WATER SETTING SHALL BE 120(F) DEGREES.
3. WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED AS SUITABLE FOR MEETING THIS REQUIREMENT.

C. SHOWER WALLS: SHALL BE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC R307.2

D. SHOWER DOORS & PANELS: ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER R308.1.

E. SHOWER DOORS: SHALL BE OUTSWINGING AND HAVE A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.6)

ARTICLE 11 - EQUIPMENT NOTES

A. IDENTIFICATION OF EQUIPMENT SHALL BE PROVIDED WHEN MORE THAN ONE HEATING, COOLING, VENTILATING OR REFRIGERATION SYSTEM IS INSTALLED ON A ROOF OR WITHIN A BUILDING IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT.

B. PROVIDE UL LISTING OR ICC# FOR GAS APPLIANCES (NO WOOD BURNING APPLIANCES)

C. ALL FUEL BURNING EQUIPMENT SHALL BE PROVIDED WITH ADEQUATE COMBUSTION AIR SUPPLY AS PER CMC CHAP 7.

D. FACTORY BUILT FIREPLACES SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY PER CRC R1006.

ARTICLE 12 - GENERAL LIGHTING NOTES

A. IF LIGHTS ARE INSTALLED IN A SHOWER OR BATH COMPARTMENTS, THEY SHALL BE LISTED FOR WET LOCATION AND EQUIPPED WITH GASKETED COVER, TYP.

B. SWITCHES TO BE GROUNDED TYPE, TYP.

ARTICLE 13 - ELECTRICAL NOTES

A. ALL ELECTRICAL INDICATED IS NEW AND SHALL COMPLY WITH THE APPLICABLE CODE AS NOTED ON THE COVER SHEET.

B. IF ELECTRICAL SERIVCE IS NEW, ADD CIRCUIT BREAKERS AS REQUIRED. LABEL CIRCUITS WITH PERMANENT INK. IF SUBPANEL TO BE INSTALLED, IT SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS, IN BATHROOMS, OR BEHIND DOORS.

C. PROVIDE AND/OR VERIFY THAT SERVICE PANEL HAS A GROUNDING ELECTRODE, IF NOT PROVIDE 8FT COPPER GROUNDING ROD NEAR (E) SERVICE PANEL. PROVIDE CONDUCTOR FROM PANEL TO ROD SIZED ACCORDING TO CEC AND PROVIDE "ACORN" TYPE CONNECTOR RATED FOR CONTACT WITH SOIL.

D. IF ELECTRICAL SERVICE IS IN AREA OF NEW FOUNDATION, PROVIDE UFER GROUNDING ELECTRODE AND BONDING OF GAS AND WATER LINES.

E. ALL WIRING TO BE NM TYPE MINIMUM.

F. PROVIDE NAIL PLATES AT ALL STUDS WHERE WIRE PENETRATION IS WITHIN 1-1/2" OF FRAMING MEMBER SURFACE.

G. STAPLE WIRE 12" MAX. FROM METAL BOXES & 8" MAX. FROM PLASTIC BOXES & SPACED 12" O.C. TYPICAL U.O.N.

H. ARC-FAULT CIRCUIT INTERRUPTION: (AFCI) CEC 210-12 PROTECTION IS REQUIRED FOR ALL 120-VOLT, SINGLE PHASE, 15- AND 20 AMPERE BRANCH CIRCUITS INSTALLED IN EVERY HABITABLE AREAS OF THE HOUSE. AFCIS WILL NOT BE REQUIRED IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, UNFINISHED BASEMENTS, GARAGES, ATTICS OR OUTDOORS.

I. BRANCH CIRCUITS: [CEC - ARTICLE 210-11(C)(1)] SMALL- APPLIANCE BRANCH CIRCUITS. IN ADDITION TO THE NUIMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION, TWO OR MORE 20-AMPERE SMALL-APPLIANCES BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS SPECIFIED BY SECTION 210-52(B).

J. DWELLING UNIT RECEPTACLE OUTLETS: [CEC - ARTICLE 210-52(B)] IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY SECTION 210-11(C)(1) SHALL SERVE ALL RECEPTACLE OUTLETS COVERED BY SECTIONS 210-52(A) AND (C) AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT.

K. LAUNDRY BRANCH CIRCUIT: [CEC - ARTICLE 210.11(C)(2) & 210.52(F)]. A DEDICATED 30-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY ALL LAUNDRY RECEPTACLE OUTLETS.

L. BATHROOM OUTLETS: [CEC - ARTICLE 210.8 & 210.11(C)(3) & 210.52] ALL BATHROOM RECEPTACLES TO BE SUPPLIES BY A DEDICATED 20AMP CIRCUIT WITH GFCI PROTECTION. THE CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.)

M. KITCHEN:

1. PROVIDE MIN. OF TWO (2) 20-AMP SMALL APPIANCE CIRCUITS SUPPLYING KITCHEN AND DINING ROOM.
2. PROVIDE SEPERATE CIRCUIT FOR DISHWASHER. RECEPTACLE MUST BE ACCESSIBLE AND WILL NOT BE LOCATED BEHIND UNIT.
3. PROVIDE SEPERATE CIRCUIT FOR DISPOSAL.
4. PROVIDE SEPERATE CIRCUIT FOR MICROWAVE. RECEPTACLE MUST BE ACCESSIBLE AND WILL NOT BE LOCATED BEHIND UNIT.
5. PROVIDE SEPERATE CIRCUIT FOR REFRIGERATOR.

N. COOKTOP: COOKING UNIT SHALL BE PROVIDED WITH FOUR CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONGED OUTLET. NEC 250-60

O. INSTALL GROUND FAULT CIRCUIT INTERRUPT OUTLETS AT BATHROOMS, GARAGE AND OTHER LOCATIONS AS INDICATED. TEST G.F.C.I. DEVICE FOR PROPER OPERATION. LIGHT AT SHOWER SHALL OPERATE FROM G.F.C.I. OUTLET AT BATH VANITY.

P. ALL LIGHTING LOCATIONS TO BE SWITCHED AT WALLS WHERE INDICATED. INSTALL ALL LIGHT FIXTURES PER MANUFACTURERS INSTRUCTIONS.

Q. EXHAUST FAN / LIGHT COMBINATION UNITS SHALL BE, 70 CFM MIN. EXHAUST FAN AND LIGHT WITH MANUFACTURES CONTROL SWITCH AS MANUFACTURED BY BROAN OR EQUAL. INSTALLED IN BATH WHERE INDICATED AND VENTED DIRECTLY THROUGH ROOF. ENTIRE UNIT TO BE WIRED THROUGH BATH GFCI PROTECTED CIRCUIT. EXAUST FANS IN BATHROOMS SHALL BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR. BATHROOMS WITH SHOWERS OR TUBS MUST HAVE EXHAUST FANS THAT ARE BOTH ENERGY STAR COMPLIANT *AND* HAVE EITHER A MOISTURE SENSOR BUILT INTO THE FAN OR A WALL SWITCH WITH A HUMIDITY CONTROL. ALL OTHER EXHAUST FANS MUST BE ENERGY STAR COMPLIANT.

R. ALL 125-VOLT, 15 AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11

ARTICLE 13 - ELECTRICAL NOTES CONT'D

S. SMOKE DETECTORS SHALL MEET THE FOLLOWING REQUIREMENTS:
1. 110V INTERCONNECTED W/BATTERY BACKUP, LISTED AS COMPLYING WITH UL 217.
2. INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 72 AND THE MANUFACTURER'S INSTRUCTIONS (R314)
3. AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS: (1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS; (3) ABOVE TOPS OF STAIRS;
AND (4) AT LEAST ONE AT EVERY LEVEL. CRC R314.3
4. LOCATED MINMUM OF 20' AWAY FROM COOKING APPLIANCES, INCLUDING RANGE AND OVEN.
5. LOCATED OUTSIDE OF EACH BEDROOM PER CBC R314.3 ITEM 2

T. CARBON MONOXIDE ALARM - AN APPROVED CARBON MONOXIDE ALARM (CMA) SHALL BE INSTALLED IN AREA LEADING TO BEDROOMS. CMA IS REQUIRED ON EVERY LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS. IF INSTALLED IN NEW AREA, CMA SHALL RECEIVE POWER SUPPLY FROM BUILDING WIRING. WHERE MORE THAN ONE CMA IS REQUIRED TO BE INSTALL IN NEW AREA, UNITS SHALL BE INTERCONNECTED. CMA COMBINED WITH SMOKE ALARM SHALL COMPLY WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS (R315)

ARTICLE 14 - MECHANICAL NOTES

A. MECHANICAL SYSTEM SHALL BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR AS PER CALIFORNIA MECHANICAL CODE (CMC)

B. PROVIDE PROPER CLEARANCE TO VENTS FROM FUEL BURNING APPLIANCES FROM OPENING INTO BUILDING AS PER CMC 806.6

C. ALL DUCTING SUPPLY OR RETURN AIR FOR HEATING, COOLING SHALL BE CONDUCTED THROUGH A DUCT SYSTEM AS PER CMC 602.1

D. ALL DUCTING SUPPLY OR RETURN AIR FOR HEATING, COOLING SHALL BE CONDUCTED THROUGH A DUCT SYSTEM AS PER CMC 602.1

E. UNDER FLOOR ACCESS AT FOUNDATION STEM SHALL NOT BE USED FOR MECHANICAL CHASE UNLESS DESIGNED FOR THIS PURPOSE.

F. SINGLE-WALL METAL PIPE SHALL NOT BE USED AS A VENT IN DWELLINGS AND RESIDENTIAL OCCUPANCIES PER CMC 802.7.3

ARTICLE 15 - DRYER VENT NOTES

A. EXHAUST ROUGH-IN IS REQUIRED DURING NEW CONSTRUCTION.

B. EXHAUST DUCT SHALL HAVE A SMOOTH METAL INTERIOR.

C. MALE ENDS OF DUCT MUST FACE DIRECTION OF AIRFLOW AND SHALL HAVE SEALED JOINTS WITH NO SCREWS PROTRUDING INTO AIRFLOW.

D. EXHAUST DUCT SHALL TERMINATE AT EXTERIOR OF STRUCTURE AND BE EQUIPPED WITH A BACK-DRAFT DAMPER WITH NO SCREEN.

E. EXHAUST VENT SHALL TERMINATE NOT LESS THAN 3FT OTHER BUILDING OPENINGS.

F. DRYER VENT LESS THAN 14' WITH TWO 90° BENDS MAX = MINIMUM DIAMETER OF 4". 14' MAXIMUM LENGTH INCLUDES TWO 90° BENDS, EACH ADDITIONAL BEND SHALL DECREASE THE ALLOWED LENGTH BY 2 FEET.

G. DRYER VENT GREATER THAN 14' & LESS THAN 25' PROVIDE 5" RIGID DUCTING. 25' MAXIMUM LENGTH INCLUDES OF TWO 90° BENDS, EACH ADDITIONAL 45° BEND SHALL DECREASE THE ALLOWED LENGTH BY 2 FEET AND EACH ADDITIONAL 90° BEND SHALL DECREASE THE ALLOWED LENGTH BY 5 FEET.

ARTICLE 16 - GENERAL FRAMING NOTES

A. ALL SIMPSON OR EQUAL FASTENERS AND TIES SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. IF THE SPECIFIED FASTENER OR TIE IS UNAVAILABLE OR UNABLE TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS, SEE ENGINEER OF RECORD FOR ACCEPTABLE ALTERNATIVES.

B. ANY LUMBER WITHIN 8" ABOVE GRADE OR IN CONTACT WITH CONCRETE SHALL BE 2X PRESSURE TREATED DOUGLAS FIR OR REDWOOD, PER 2019 CRC.

C. PROVIDE SOLID SHIM BETWEEN TRIMMERS AND HEADERS AS NEEDED.

D. ROOF VENTILATION SHALL BE PROVIDED AS PER ROOF VENTILATION CALCULATIONS.

E. 2X4 D.F. BLOCKING SHALL BE USED WHERE REQUIRED BY CODE FOR FIRE BLOCKING, CABINET INSTALLATION AND GYPSUM BOARD NAILING. CONTRACTOR SHALL DETERMINE ALL BLOCKING LOCATIONS PROIR TO INSTALLING GYPSUM BOARD.

F. ALL CUTTING, NOTCHING AND BORED HOLES SHALL COMPLY WITH R602.6

G. OCCUPANCY SEPARATION BETWEEN LIVING SPACE AND GARAGE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS PER R302.

H. PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY - LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF A NATURALLY DURABLE WOOD OR WOOD THAT IS PERSERVATIVE-TREATED:
1. WOOD JOIST OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR AREAS WITH IN THE FOUNDATION AREA.
2. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
3. SILLS SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM THE SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVE CLEARANCES LESS THAN ½ INCH ON TOPS, SIDES AND ENDS.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILIAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUSTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPILED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

ARTICLE 17 - INTERIOR WALL FRAMING NOTES

A. INTERIOR WALLS SHALL BE CONSTRUCTED FROM 2X4 D.F. STUDS @ 16" O.C. WITH DOUBLE TOP PLATES AND A SINGLE BOTTOM PLATE.

B. WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON ALL FACES. WALL SURFACES IN WATER SPLASH AREA SHALL BE COVERED 1/2" WATER RESISTANT GYPSUM PER R702

C. WALLS SHALLED BE FRAMED WITH CROWN OF ALL STUDS ON SAME SIDE OF WALL.

D. PRIOR TO INSTALLATION OF GYPSUM WALLS SHALL BE EXAMINED AND MODIFIED AS NECESSARY TO ELIMINATE EXCESSIVE WARPING OR TRANSITIONS WHICH WILL RESULT IN UNLEVEL OR WARPED FINISH SURFACES.

E. PROVIDE 2X BLOCKING AS NECESSARY FOR CABINETS, PLUMBING FIXTURES, ETC

F. PROVIDE FLAT 2X BLOCKING IN WALLS AT CEILING LINE IF NOT LOCATED AT DOUBLE TOP PLATES.

G. ALL OPENINGS FROM WALL CAVITY TO UNDERFLOOR OR ATTIC AREA SHALL BE SEALED WITH EXPANSIVE FOAM.

H. FIRE BLOCKING - PROVIDE FIRE-BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (CRC R302.11)

ARTICLE 18 - EXTERIOR WALL FRAMING NOTES

A. 2X D.F. STUDS @ 16" O.C. W/DBL TOP PLATES AND SINGLE BOTTOM PLATES. WALL INTERIOR COVERED BY 1/2" GYPSUM BOARD - TYPICAL.

B. WALL EXTERIOR COVERED PER SIDING SPECIFICATIONS SHOWN ON ELEVATIONS.

C. PROVIDE CONTINUOUS1/4" BEAD OF SUB-FLOOR ADHEASIVE BETWEEN SOLE PLATE AND SUBFLOOR PLYWOOD.

ARTICLE 19 - FIRE DEPARTMENT NOTES

A. COVERED PORCHES, PATIOS, BALCONIES AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE.

B. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIRWORK.

C. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER SURVEYOR SUPPLYING THE SITE OF SUCH PROJECT AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER SURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S).

D. NEW AND EXISTING BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTER. NUMBERS SHALL BE A MINIMUIM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF O.5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1

E. CONSTRUCTION SITE FIRE SAFETY: CONSTRUCTION SITE MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 14 AND FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATIONS

Exhibit D

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AHJ STAMP

SUBMITTAL DATE: 03/01/2020
SUBMITTAL#

PROJECT REVISIONS

#	DATE	DESCRIPTION

SHEET DETAILS

DRAWN BY: Author

SHEET TITLE

PROJECT NOTES

SHEET NUMBER

A0.1

2019 CALIFORNIA GREEN BUILDING PROJECT NOTES

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 and A4.1 PLANNING AND DESIGN

☐ **Elective A4.103.1 Selection.**
A site which complies with at least one of the following characteristics is selected: (Support documentation required at application submittal.)
1. An infill site is selected.

4.106 SITE DEVELOPMENT

☐ **4.106.2 Storm water drainage and retention during construction.**
In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with local storm water ordinance.

☐ **Elective A4.106.2.1 Soil analysis**
Soil analysis is performed by a licensed design professional and the findings utilized in the structural design of the building.

☐ **A4.106.2.3 Displaced topsoil is stockpiled**
for reuse in designated area and covered or protected from erosion. (Tier 1)

☐ **4.106.3 Grading and paving.**
Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
1. Swales
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

☐ **A4.106.3 Landscape design.**
Post-construction landscape designs shall accomplish one or more of the following:
2. Limit turf areas to not more than 50 percent (Tier 1).

☐ **A4.106.4 Water permeable surfaces.**
Permeable paving is utilized for not less than 20 percent of the total parking, walking, or patio surfaces. (Tier 1)

Exception: Primary driveway, entry walkway and porch/landing or required accessible routes for persons with disabilities.

☐ N/A **A4.106.5 Cool Roof.**
Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI).
- Low-rise Residential: Roof covering shall meet or exceed the values contained in Table A4.106.5.1(1).
- High-rise Residential, Hotels, and Motels: Roof covering shall meet or exceed the values contained in Table A4.106.5.1(3).

☐ **4.106.4.1** Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings. Install a listed raceway to accommodate a dedicated 208/240 branch circuit.

4.106.8 Electric vehicle (EV) charging for new construction.
Dwellings shall comply with the following requirements for the future installation of electric vehicle supply equipment (EVSE)

☐ **A4.106.8.1 Tier 1** for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240 volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.

DIVISION 4.2 ENERGY EFFICIENCY

☐ A0.0 See T24 report **4.20.1. Energy Performance.**
Comply with minimum requirements of 2019 California Energy Code. The City did not adopt Tier 1 for Energy Efficiency.

DIVISION 4.3 and A4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings.
Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: from other development.

☐ A0.0 **4.303.1.1 Water closets.**
The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.

☐ N/A **4.303.1.2 Urinals.**
The effective flush volume of urinals shall not exceed 0.125 gallons per flush.

4.303.1.3 Showerheads.

☐ A0.0 **4.303.1.3.1 Single showerhead.**
Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi.

☐ **4.303.1.3.2 Multiple showerheads serving one shower.**
When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

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

4.303.1.4 Faucets.

☐ A0.0 **4.303.1.4.1 Residential lavatory faucets.**
The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

☐ N/A **4.303.1.4.2 Lavatory faucets in common and public use areas.**
The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

☐ N/A **4.303.1.4.3 Metering faucets.**
Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

☐ A0.0 **4.303.1.4.4 Kitchen faucets.**
The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Aerators OK if complying faucets not available.

☐ **Elective A4.303.1 Kitchen faucets and dishwashers.**
Kitchen faucets shall have a maximum flow rate not greater than 1.5 gallons per minute at 60 psi. (May temporarily increase to 2.2 gpm).

Note: Aerators OK if complying faucets not available.

☐ **Elective A4.303.3 Appliances.**
Dishwashers and clothes washers in residential buildings shall comply with the following: Install at least one qualified ENERGY STAR appliance with maximum water use as follows:
1. Standard Dishwashers – 4.25 gallons per cycle.

4.304 OUTDOOR WATER USE

☐ **4.304.1 Water budget.**
A water budget shall be developed for landscape irrigation per Santa Rosa City Code Chapter 14-30. Reduce the use of potable water to a quantity that does not exceed 0.55 of ETo times the landscape area. (Support documentation required at application submittal.)

Automatic irrigation systems installed at the time of final inspection shall be weather-based or soil-based with rain sensor.

Note: See Santa Rosa Water Efficient Landscape Ordinance.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

☐ **A4.403.2 Reduction in cement use.**
Cement use in foundation mix design is reduced by not less than a 20 percent. (Tier 1)

Note: As allowed by the enforcing agency, any design cement mix must be authorized and approved by Architect of Record.

☐ **Elective A4.405.1 Prefinished building materials.**
One or more of the following building materials that do not require additional resources for finishing are used:
1. Exterior trim not requiring paint or stain.
2. Windows not requiring paint or stain.
3. Siding or exterior wall coverings which do not require paint or stain.

☐ **A4.405.3.1 Recycled content.** Use materials, equivalent in performance to virgin materials, with total (combined) recycled content value (RCV) for not less than 10% of the total material cost of the project. (Tier 1)

Note: See local jurisdiction for alternatives due to unreasonable determination of this measure.

For the purposes of this section, materials used as components of the structural frame shall not be used to calculate recycled content.

A4.405.3.1.1 Total material costs: The total material cost is the total estimated or actual cost of materials and assembly products used in the project. The required total recycled content value for the project (in dollars) shall be determined by Equation A4.4-1 or A4.4-2

☐ **Equation A4.4-1 Simplified method:** To obtain the total cost of the project multiply the square footage of the structure by the square foot valuation established by the enforcing agency. The total material cost is 45% of the total cost of the project.

OR

☐ **Equation A4.4-2 Detailed method:** To obtain the total cost of the project, add the estimated and/or actual costs of materials. The total estimated costs shall not include fees, labor and installation costs, overhead, appliances, equipment, furniture or furnishings.

A4.405.3.1.2 Determination of total recycled content value (RCV).
Total RCV may be determined either by dollars or percentage as noted below.

☐ **Equation A4.4-4 Total RCV (in dollars):** Total recycled content value of the materials (RCVm) and/or assemblies (RCVa) in dollars.The result may be directly compared to Equations 4.4-1 or A4.4-2 to determine compliance with Tier 1 prerequisite.

OR

☐ **Equation A4.4-5 Total RCV (by percentage):** Total recycled content value (percent) = [Total Recycled Content Value (dollars) ÷ Total Material Costs (dollars)] x 100.
The result of this calculation may be directly compared for compliance with Tier 1 prerequisite.

A4.405.3.1.3 Determination of recycled content value of materials (RCVm).
The recycled content value of each material (RCVm) is calculated by multiplying the cost of material, as defined by recycled content. See equations A4.4-6 and A4.4-7.

☐ **Equation A4.4-6:** RCVm (dollars) = Material costs (dollars) x RCm (percent)

OR

☐ **Equation A4.4-7:** RCm (percent) = Postconsumer percentage + (1/2) preconsumer content percentage.

Note: If the manufacturer does not separately identify the pre-consumer and post-consumer recycled content of a material but reports it as a total single percentage, 1/2 of the total shall be considered preconsumer and 1/2 shall be considered postconsumer.

☐ **A4.405.3.1.4 Determination of recycled content value of assemblies (RCVa).**
The recycled content value of assemblies (RCVa) is calculated by multiplying the total cost of assembly by the total recycled content of the assembly (RCa), and shall be determined by Equation A4.4-8

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

☐ **4.406.1 Rodent proofing.**
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

☐ **Elective A4.407.4 Material protection.**
Protect building materials delivered to the construction site from rain and other sources of moisture.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

☐ **4.408.1 Construction waste management.**
Recycle and/or salvage for reuse aminimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods.
3. Isolated job sites.

4.408.2 Construction waste management plan.
Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

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

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

4.408.4 Waste stream reduction alternative [LR].
Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building.

4.408.4.1 Waste stream reduction alternative.
Projects that generate a total combined weight of construction and demolition waste that does not exceed two (2) pounds per square foot of the building area.

☐ **A4.408.1 Enhanced construction waste reduction.**
At least 65% of nonhazardous construction and demolition debris generated at the site is diverted to recycle or salvage. (Tier 1)

A4.408.1.1 Documentation.
Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.5.

4.410 BUILDING MAINTENANCE AND OPERATION

☐ A0.0 **4.410.1 Operation and maintenance manual.**
At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for; equipment and appliances, roof and yard drainage, space conditioning systems, landscape irrigation systems, and water reuse systems.
3. Information on local recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of interior relative humidity between 30-60%.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and importance of diverting water at least 5ft. away from the foundation.
8. Information on required routine maintenance measures including caulking, painting, grading around the house, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

DIVISION 4.5 and A4.5 ENVIROMENTAL QUALITY

4.503 FIREPLACES

☐ N/A **4.503.1 Fireplaces.**
Install only a direct-vent or sealed-combustion gas fireplace. Wood-pellet stove shall comply with EPA New Source Performance Standards (NSPS) or local ordinances. (Support documentation may be required at application submittal.)

4.504 POLLUTANT CONTROL

☐ **4.504.1 Covering of duct openings and protection of mechanical equipment during construction.**
At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

4.504.2 Finish material pollutant control.
Finish materials shall comply with this section.

☐ **4.504.2.1** Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits in CALGreen Table 4.504.1 or 4.504.2 as applicable.

☐ **4.504.2.2** Paints, stains and other coatings shall be compliant with VOC limits in CALGreen Table 4.504.3.

☐ **4.504.2.3** Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds and BAAQMD (Bay Area Air Quality Management District) VOC limits.

☐ **4.504.2.4** If requested by enforcing agency, documentation shall be provided to verify that compliant VOC limit finish materials have been used.

☐ **A4.504.2 Resilient flooring systems.**
At least 90% of the resilient flooring systems installed in the building shall comply with the VOC-emission limits defined in at least one of the 4 listed criteria in Section A4.504.2 (Tier 1) (supercedes 4.504.4)

Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.

☐ **4.504.3 Carpet systems.**
Carpet and carpet systems shall meet the testing and product requirements of one of the listed items, 1 – 4 in Section 4.504.3.
1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™Gold.

☐ **4.504.3.1 Carpet cushion.**
All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

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

☐ **A4.504.3 Thermal insulation.**
Install thermal insulation in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List. (Tier 1)

Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.

☐ **4.504.5 Composite wood products.**
Hardwood plywood, particleboard and medium density fiberboard (MDF) products use on the interior or exterior shall meet the requirements for formaldehyde as specified in the ARB's Air Toxics Control Measure for Composite Wood as shown in Table 4.504.5

4.504.5.1 Documentation.
Verification of compliance with this section shall be provided as requested by the enforcing agency.

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

4.505 INTERIOR MOISTURE CONTROL

4.505.2 Concrete slab foundations.
Concrete slab foundations required to have a vapor retarder by the *California Building Code*, Chapter 19 or the *California Residential Code*, Chapter 5, shall also comply with this section.

☐ N/A **4.505.2.1 Capillary break.**
A capillary break shall be installed in compliance with at least one of the following:
1. A 4" thick base of ½" or larger clean aggregate w/ vapor barrier in direct contact with concrete.
2. Other methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

☐ **4.505.3 Moisture content of building materials.**
Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following:
1. By a probe-type or contact-type moisture meter or other equivalent methods approved by the enforcing agency.
2. Readings shall be taken at a point 2 ft. to 4 ft. from the grade stamped end of each piece to be verified.
3. Minimum 3 random reading shall be performed on wall and floor framing with documentation provided to enforcing agency.

4.506 INDOOR AIR QUALITY AND EXHAUST

☐ **4.506.1 Bathroom exhaust fans.**
Each bathroom shall be mechanically ventilated and shall comply with the following:
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a whole house ventilation system, fans must be humidity controlled. Controls must be capable of adjustment between 50-80% humidity range. Humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.

Notes: For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination.

☐ **A4.506.1 Filters.** Return air filters with a value greater than MERV 6 shall be installed on HVAC systems. Pressure drop across the filter shall not exceed 0.1 inches water column.

4.507 ENVIROMENTAL COMFORT

4.507.2 Heating and air-conditioning system design.
Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods:

☐ 1. The heat loss and heat gain is established according to ANSI/ACCA Manual J-2011, ASHRAE handbooks or other equivalent design software or methods.

☐ 2. Size duct systems according to ANSI/ACCA 1 Manual D – 2014, ASHRAE handbooks or other equivalent methods.

☐ 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

Exhibit D

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SUBMITTAL DATE: 03/01/2020
SUBMITTAL#

PROJECT REVISIONS

#	DATE	DESCRIPTION

SHEET DETAILS
DRAWN BY: MJM

SHEET TITLE
CALGREEN MANDATORY MEASURES

SHEET NUMBER
A0.2

IF THIS SHEET IS NOT 11"x17" , IT HAS BEEN RESIZED - SCALE ACCORDINGLY
0 1/4" 1/2" 1" 2"

GENERAL INFORMATION

01	Project Name	Remodel			
02	Run Title	Title 24 Analysis			
03	Project Location	271 Rio Del Mar Blvd			
04	City	Aptos	05	Standards Version	2019
06	Zip code	95003	07	Software Version	EnergyPro 8.3
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	AdditionAlteration	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft^2)	1300	17	Fenestration Average U-factor	0.25
18	Total Cond. Floor Area (ft^2)	1300	19	Glazing Percentage (%)	19.42%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

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

ENERGY USE SUMMARY

Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	72.93	70.27	2.66	3.6
Space Cooling	0.67	3.02	-2.35	-350.7
IAQ Ventilation	0	0	0	
Water Heating	24.84	24.84	0	0
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**98.44**	**98.13**	**0.31**	**0.3**

Registration Number: 222-P010058547A-000-000-0000000-0000 Registration Date/Time: 2022-03-28 11:55:02 HERS Provider: CalCERTS Inc.
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REQUIRED SPECIAL FEATURES

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

- Whole house fan
- Ducts with high level of insulation
- Ceiling has high level of insulation
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

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

Building-level Verifications:
- Kitchen range hood
- Whole house fan airflow and fan efficacy

Cooling System Verifications:
- -- None --

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- -- None --

Domestic Hot Water System Verifications:
- -- None --

BUILDING - 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
Remodel	1300	1	2	3	1	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Dn area	Conditioned	hvac1	350	8	DHW Sys 1	N/A
Mid area	Conditioned	hvac1	325	8	DHW Sys 1	N/A

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ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Upper floor	Conditioned	hvac1	625	8	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
front wall	Dn area	Default Wall	270	Front	133	0	90	none	Existing	No
rear Wall	Dn area	Default Wall	90	Back	133	40	90	none	Existing	No
left Wall	Dn area	Default Wall	0	Left	200	24	90	none	Existing	No
Right wall	Dn area	2x6 wall	0	Left	200	0	90	none	Existing	No
front wall 2	Mid area	Default Wall	270	Front	133	19.5	90	none	Existing	No
rear Wall 2	Mid area	Default Wall	90	Back	133	24	90	none	Existing	No
left Wall 2	Mid area	Default Wall	0	Left	200	29.5	90	none	Existing	No
Right wall 2	Mid area	2x6 wall	0	Left	200	0	90	none	Existing	No
Front wall 3	Upper floor	Default Wall	270	Front	133	47	90	none	Existing	No
rear Wall 3	Upper floor	Default Wall	90	Back	133	0	90	none	Existing	No
left Wall 3	Upper floor	Wall	0	Left	280	64	90	none	Existing	No
Right wall 3	Upper floor	2x6 wall	0	Left	280	0	90	none	Existing	No
Roof 2	Dn area	R-38 Roof Attic	n/a	n/a	25	n/a	n/a		Existing	No
Roof 3	Upper floor	Roof Attic	n/a	n/a	601	n/a	n/a		Existing	No
Raised Floor	Upper floor	Floor no crawlspace	n/a	n/a	300	n/a	n/a		Existing	No
Interior Surface	Mid area	R-0 Floor	n/a	n/a	325	n/a	n/a		Existing	No
Interior Surface 2	Upper floor	R-0 Floor	n/a	n/a	325	n/a	n/a		Existing	No

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OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	Upper floor	Roof Attic1	180	Right	24.1	24	3	0.1	0.85	No	Existing	No	

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Dn area	Attic RoofDn area	Ventilated	3	0.1	0.85	No	No	Existing	No
Attic Upper floor	Attic RoofUpper floor	Ventilated	3	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Glass sliding door D01	Window	rear Wall	Back	90			1	40	0.25	NFRC	0.5	NFRC	Bug Screen	New	n/a
Window	Window	left Wall	Left	0			1	24	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 2	Window	rear Wall 2	Back	90			1	12	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 3	Window	rear Wall 2	Back	90			1	12	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 4	Window	left Wall 2	Left	0			1	7.5	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 5	Window	left Wall 2	Left	0			1	6	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 6	Window	left Wall 2	Left	0			1	16	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Glass sliding door 2	Window	Front wall 3	Front	270			1	47	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 7	Window	left Wall 3	Left	0			1	16	0.25	NFRC	0.5	NFRC	Bug Screen	New	n/a
Window 8	Window	left Wall 3	Left	0			1	4	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 9	Window	left Wall 3	Left	0			1	4	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 10	Window	left Wall 3	Left	0			1	4	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 11	Window	left Wall 3	Left	0			1	4	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Window 12	Window	left Wall 3	Left	0			1	12	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Glass door	Window	left Wall 3	Left	0			1	20	0.71	NFRC	0.6	NFRC	Bug Screen	Existing	No
Skylight	Skylight	Roof	Right	180			1	12	0.25	NFRC	0.5	NFRC	None	New	n/a
Skylight 2	Skylight	Roof	Right	180			1	12	0.25	NFRC	0.5	NFRC	None	New	n/a

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
Door	front wall 2	19.5	0.2	Existing	No

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	Dn area	350	83	none	0	80%	No	Existing	No

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.347	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6 Exterior Finish: 3 Coat Stucco
2x6 wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Roof Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-19	None / None	0.061	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x4 Inside Finish: Gypsum Board
Attic RoofDn area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofUpper floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-19	None / None	0.049	Over Ceiling Joists: R-9.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
Floor no crawlspace	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.24	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12
R-0 Floor	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

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WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	30	0.57-EF	<= 75 kBtu/hr	0	78	n/a	n/a	n/a	Existing	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
hvac1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-96

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HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Ductless mini-split AC	1	11.7	18	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-hers-dist	Existing	No	n/a	n/a

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Not Required	0

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Exhibit D

ANTHONY MEDINA DESIGN
715 Kearny Ave Box 4628,
Modesto, CA 95352
ph: 650.618.8189
e: anthony@anthonymedinadesign.com
w: anthonymedinadesign.com

CLIENT INFO

AMY ADAMS
271 RIO DEL MAR BLVD.,
APTOS CA 95003

PROJECT DETAILS

ADAMS DECK & BACKYARD ACCESS

271 RIO DEL MAR BLVD., APTOS CA 95003

AHJ STAMP

SUBMITTAL DATE: 03/01/2020
SUBMITTAL#

PROJECT REVISIONS

#	DATE	DESCRIPTION

SHEET DETAILS

DRAWN BY: AM

SHEET TITLE

TITLE 24 DOCUMENTS

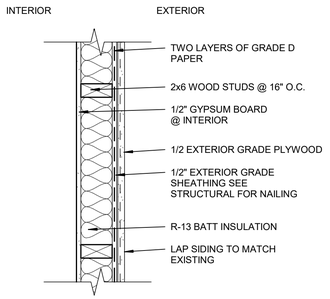
SHEET NUMBER

A0.3

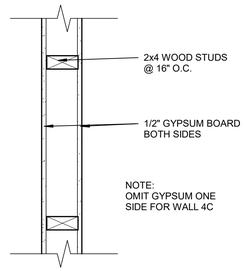
IF THIS SHEET IS NOT 11"X17", IT HAS BEEN RESIZED - SCALE ACCORDINGLY

0 1/4" 1/2" 1" 2"

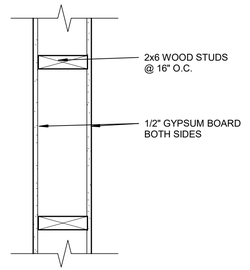
WALL TYPES



X4 - EXTERIOR WALL TYPE



4A - INTERIOR WALL TYPE

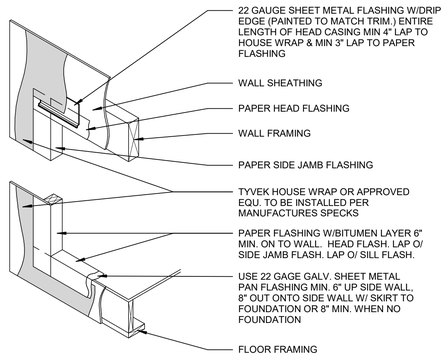


6A - INTERIOR WALL TYPE

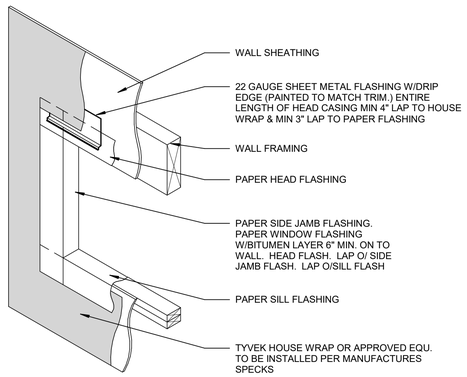
TABLE R302.1(2) EXTERIOR WALLS-DWELLING AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPERATION DISTANCE
WALL	FIRE-RESISTENCE RATED	1 HOUR-TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES	0 FEET
	NOT FIRE-RESISTENCE RATED	0 HOURS	3 FEET [a]
PROJECTIONS	NOT ALLOWED	N/A	< 2 FEET
	FIRE-RESISTENCE RATED	1 HOUR ON THE UNDERSIDE [b,c]	2 FEET [a]
	NOT FIRE-RESISTENCE RATED	0 HOURS	3 FEET
OPENINGS IN WALLS	NOT ALLOWED	N/A	< 3 FEET
	UNLIMITED	0 HOURS	3 FEET [a]
PENETRATIONS	ALL	COMPLY WITH SECTION R302.4	<3 FEET
		NONE REQUIRED	3 FEET [a]

a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with section R313, the fire seperation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheating.
b. Roof eave fire-resistance rating shall be permitting to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.



2 TYP. DOOR FLASHING
6" = 1'-0"



3 TYP. WINDOW FLASHING
6" = 1'-0"

DOOR SCHEDULE

DOOR #	DOOR WIDTH	DOOR HEIGHT	DOOR OPERATION	FRAME TYPE	FRAME MAT.	ROOM NAME	COMMENTS
D01	3' - 0"	6' - 8"	SLIDING GLASS	HM	GLASS	BEDROOM #3	

Exhibit D

ANTHONY MEDINA DESIGN

715 Kearny Ave Box 4628,
Modesto, CA 95352
ph: 650.618.8189
e: anthony@anthonymedinadesign.com
w: anthonymedinadesign.com

CLIENT INFO

AMY ADAMS
271 RIO DEL MAR BLVD.,
APTOS CA 95003

PROJECT DETAILS

ADAMS DECK & BACKYARD ACCESS

271 RIO DEL MAR BLVD., APTOS CA 95003

AHJ STAMP

SUBMITTAL DATE: 03/01/2020
SUBMITTAL#

PROJECT REVISIONS

#	DATE	DESCRIPTION

SHEET DETAILS

DRAWN BY: Author

SHEET TITLE

WINDOW SCHEDULE AND DETAILS

SHEET NUMBER

A0.4

2" 1" 0 1/4" 1/2"

IF THIS SHEET IS NOT 11"X17" , IT HAS BEEN RESIZED - SCALE ACCORDINGLY

DEMOLITION NOTES

1.) DEMOLITION PLAN IS INTENDED TO AID CONTRACTOR IN DETERMINING THE EXTENT OF THE NECESSARY WORK. IT DOES NOT NECESSARILY DEPICT THE ACTUAL, OR ALL OF THE DEMOLITION WORK. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO COMPLETE THIS PROJECT. CONTRACTOR TO STUDY THESE CONST. DOCUMENTS AND PERFORM A THOROUGH FIELD INVESTIGATION PRIOR TO BIDDING THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL REQUIRED ENGINEERED SHORING FOR THE PROJECT.

2.) CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING HAZARDOUS MATERIALS FOUND IN PROJECT AREA DURING DEMOLITION, SUCH AS ASBESTOS, LEAD PAINT, ETC. SEE GENERAL NOTES FOR FURTHER INFO.

3.) PRIOR TO ANY DEMOLITION WORK, CONTRACTOR SHALL CONSULT WITH OWNER REGARDING (E) ITEMS OWNER MAY WISH TO KEEP. THE CONTRACTOR IS RESPONSIBLE FOR DISCARDING ALL CONSTRUCTION DEBRIS. THE OWNER WILL REMOVE ALL FURNITURE AND ANY OTHER (NON-FIXED) ITEMS THEY WISH TO KEEP. ALL DEMO'ED FIXTURES, EQUIPMENT, ETC. KEPT BY THE OWNER SHALL REMAIN ON SITE.

4.) CONTRACTOR TO PATCH, REPAIR AND PREP ALL (E) SURFACES (FLOOR, WALL & CEILING) RECEIVING NEW OR TOUCH UP FINISHES AS NEEDED.

5.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF FINISHES AND/OR WALL BOARD AS REQUIRED FOR INSTALLATION OF ANY NEW ITEM(S). CONTRACTOR TO REPLACE, PREP, PATCH AND/OR APPLY NEW FINISH(ES) AS PER PLANS OR (E) CONDITIONS.

6.) (E) PLUMBING (SEWER & WATER) LOCATIONS ARE BASED UPON INFORMATION SUPPLIED BY OWNER. FIELD VERIFY ALL (E) PIPE SIZES AND LOCATIONS. ADJUST WORK (AT NO ADDITIONAL COST) AS NEEDED FOR ACTUAL FIELD CONDITIONS.

7.) A MINIMUM OF 65% OF THE CONSTRUCTION AND DEMOLTION WASTE WILL BE RECYCLED, REUSED ON THE PRJECT, OR SALVAGED FOR LATER USE OR SALE. CGBC 4.406.1

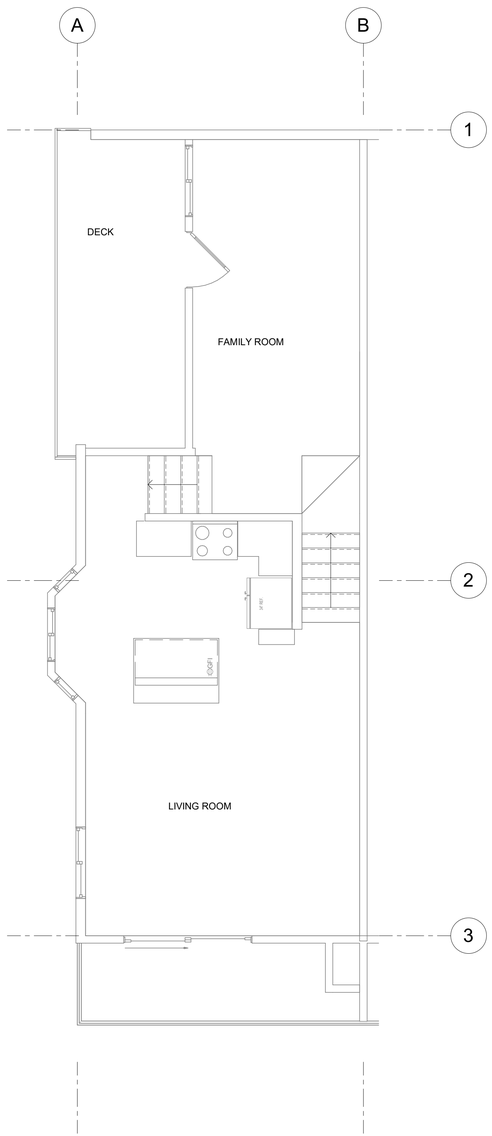
KEYNOTES

1	EXISTING COLUMN TO BE RELOCATED

FLOOR PLAN LEGEND

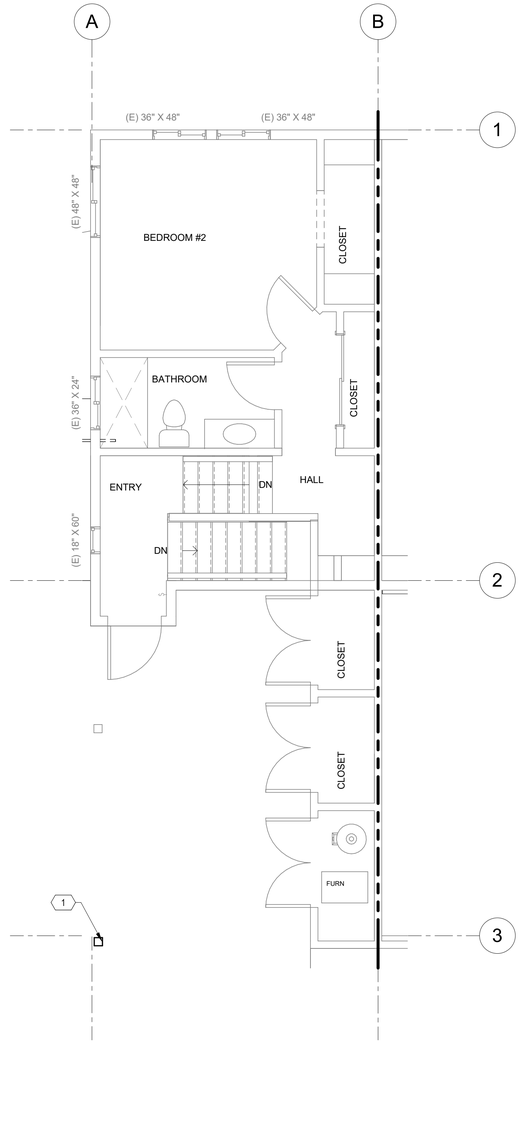
EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMO'D



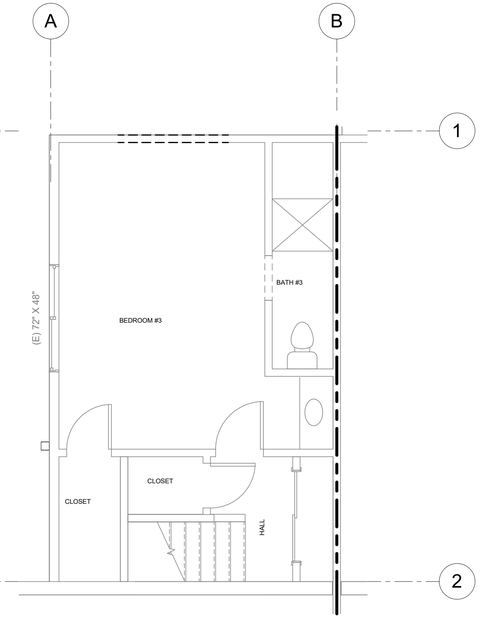
3 EXISTING 2ND FLOOR

1/4" = 1'-0"



2 EXISTING 1ST FLOOR LEVEL

1/4" = 1'-0"



1 EXISTING LOWER LEVEL

1/4" = 1'-0"

Exhibit D

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ADAMS DECK & BACKYARD ACCESS

271 RIO DEL MAR BLVD., APTOS CA 95003

AHJ STAMP

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PROJECT REVISIONS

#	DATE	DESCRIPTION

SHEET DETAILS

DRAWN BY: Author

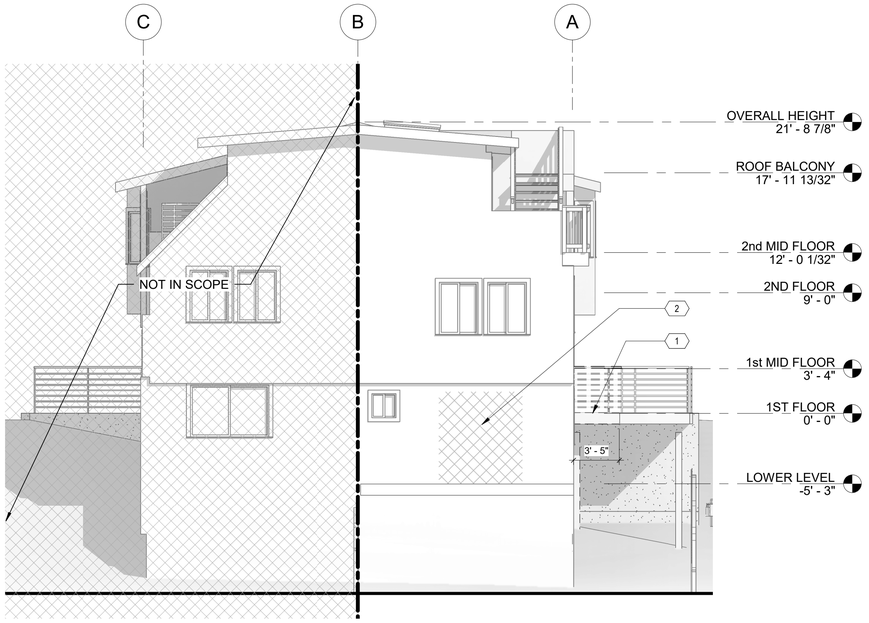
SHEET TITLE

EXISTING PLANS

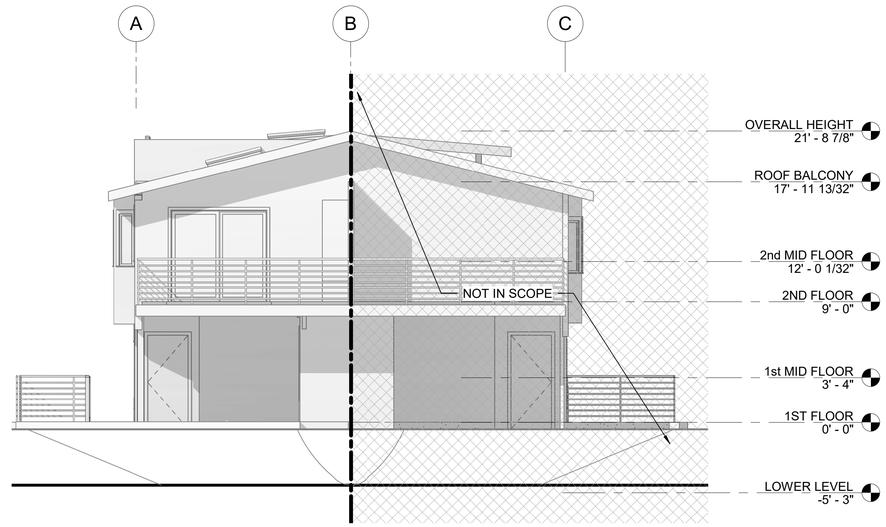
SHEET NUMBER

A1.0

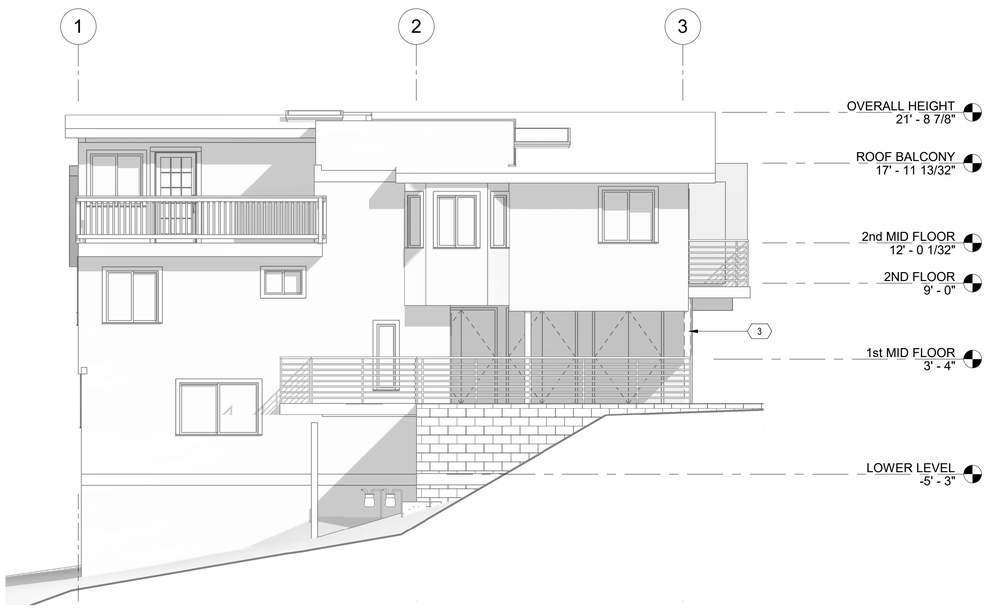
2"
1"
0 1/4" 1/2"
IF THIS SHEET IS NOT 11"x17" , IT HAS BEEN RESIZED - SCALE ACCORDINGLY



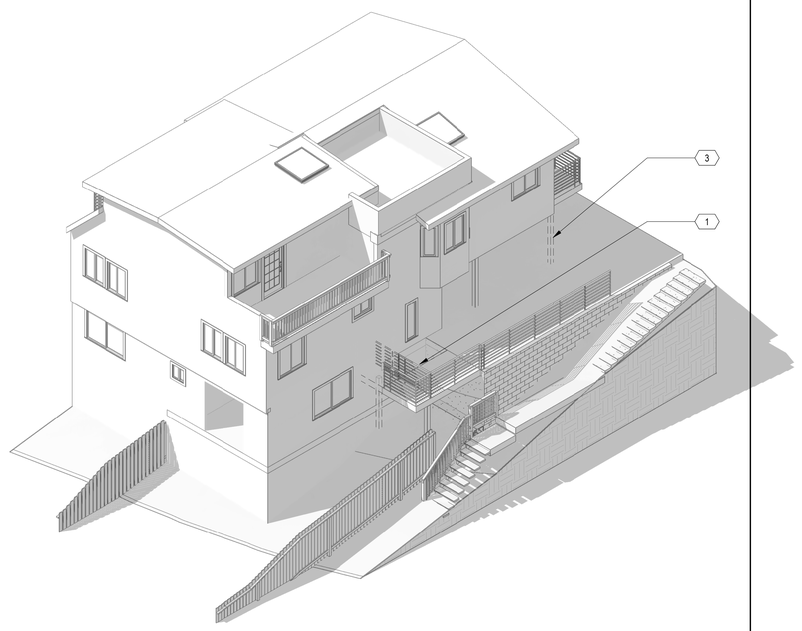
2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



3 SIDE ELEVATION
3/16" = 1'-0"



4 DEMO ISOMETRIC VIEW

DEMOLITION NOTES

1.) DEMOLITION PLAN IS INTENDED TO AID CONTRACTOR IN DETERMINING THE EXTENT OF THE NECESSARY WORK. IT DOES NOT NECESSARILY DEPICT THE ACTUAL, OR ALL OF THE DEMOLITION WORK. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO COMPLETE THIS PROJECT. CONTRACTOR TO STUDY THESE CONST. DOCUMENTS AND PERFORM A THOROUGH FIELD INVESTIGATION PRIOR TO BIDDING THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL REQUIRED ENGINEERED SHORING FOR THE PROJECT.

2.) CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING HAZARDOUS MATERIALS FOUND IN PROJECT AREA DURING DEMOLITION, SUCH AS ASBESTOS, LEAD PAINT, ETC. SEE GENERAL NOTES FOR FURTHER INFO.

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7.) A MINIMUM OF 65% OF THE CONSTRUCTION AND DEMOLTION WASTE WILL BE RECYCLED, REUSED ON THE PRJECT, OR SALVAGED FOR LATER USE OR SALE. CGBC 4.408.1

KEYNOTES

1	PORTION OF EXISTING DECK TO BE REMOVED FOR STAIRS
2	EXISTING WALL TO BE REMOVED
3	EXISTING COLUMN TO BE RELOCATED

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AHJ STAMP

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PROJECT REVISIONS

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SHEET DETAILS

DRAWN BY: Author

SHEET TITLE

EXISTING ELEVATIONS AND ISOMETRIC

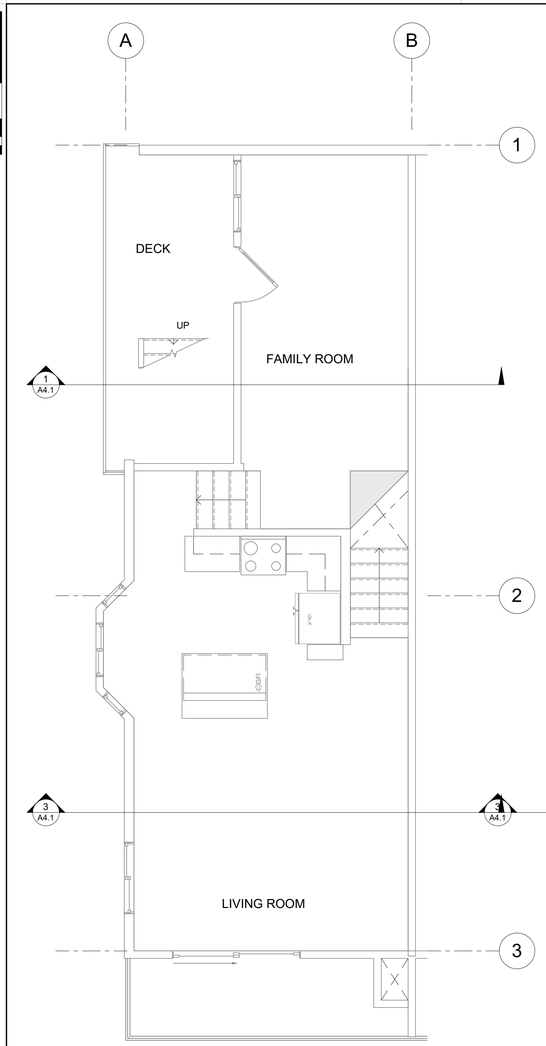
SHEET NUMBER

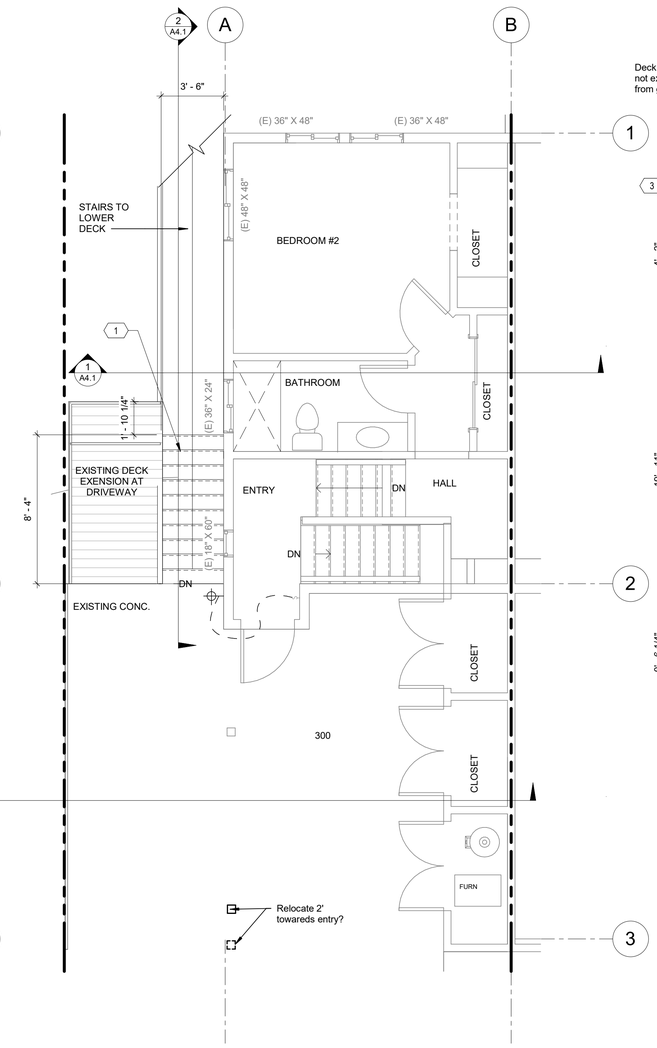
A1.1

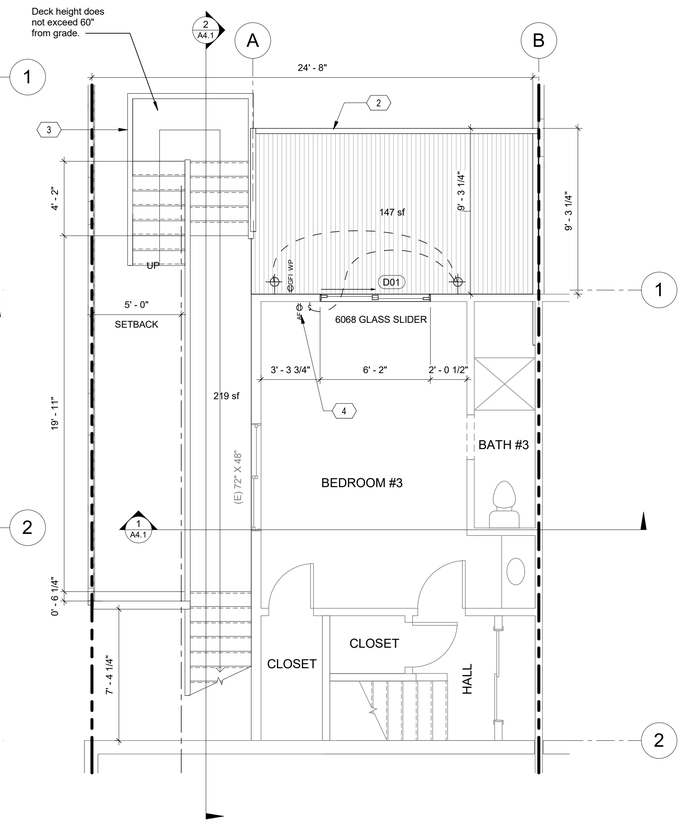
Exhibit D

IF THIS SHEET IS NOT 11"X17" , IT HAS BEEN RESIZED - SCALE ACCORDINGLY

0 1/4" 1/2" 1" 2"







1 PROPOSED LOWER LEVEL
1/4" = 1'-0"

3 PROSPOSED 2ND FLOOR
1/4" = 1'-0"

2 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

1. SEE SHEET A0.2 FOR PROJECT NOTES.
2. SEE SHEET A0.3 FOR CALGREEN MANDATORY MEASURES.
3. SEE SHEETS A0.5 & A0.6 FOR TITLE 24 MANDATORY MEASURE AND PROJECT REQUIREMENTS.
4. SEE SHEET S0.0 & S0.1 FOR GENERAL STRUCTURAL NOTES & TYPICAL DETAILS.
5. INSULATION MEETING THE MANDATORY FEATURE REQUIREMENTS IN THE CALIFORNIA ENERGY CODE SHALL BE INSTALLED AT CEILINGS, WALLS, FLOORS AND WATER PIPES, WHEN THESE AREAS ARE EXPOSED DURING REMODELING. [§12.10.250(A)2 SCCC]

KEYNOTES

1	NEW STAIRS AND LANDING - SEE SECTIONS AND STRUCTURAL DRAWINGS
2	GUARD RAIL, 42" HIGH, TYP.
3	NEW 36" HANDRAIL - SEE STAIR DETAILS
4	RELOCATE EXISTING OUTLET. ALL OTHER OUTLETS TO REMAIN.

ELECTRICAL/LIGHTING NOTES

1.ELECTRICAL	Use existing 200A Service Panel. Rewire as needed to provide service points where indicated. Ground all circuits.
3. WIRING	All wiring to be remox per Chaper 3, N.E.C. - 2013. Provide nail plates at all studs where wire penetration is within 1 - 1/2" of sheetrock surface. Staple wire 12" max. from boxes & spaced 12" typ. U.N.O.
4. G.F.C.I OULETS	Install ground fault circuit interupt outlet at counter tops and at back porch as indicated. Test G.F.C.I. device for proper operation.
5. LIGHTING	All lighting locations to be switched at walls where indicated. Install all light fixtures per Manufacturers instructions. All LED lighting shall be California Energy Commission certified to qualify as high efficacy. All light fixtures in garages, laundry rooms, and utility rooms must be high efficacy and must be controlled by a vacancy sensor. [CA Energy Standard 150(k)] At least one light fixture in each bathroom must be high efficacy. All other light fixture in a bathroom must be either high efficacy or controlled by vacancy sensors. Lighting installed in other rooms or areas other than kitchens, bathrooms, garages, laundry rooms and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors.
6. SWITCHES	Place switches as indicated on plan.
7. EXHAUST FAN/LIGHT	Combination unit, 70 c.f.m. exhaust fan and light with MFr's control swith as MFr'd by Broan or equal. Installed in bathroom and toilet room where inicated and vented directly through roof. Entire unit to be wired through bath GFCI protected circuit. Bath fans shall be a minimum of 50 CFM, energy star rated and when not part of the whole house ventilation system shall have a humidistat control. Bath fans must be energy star rated and controlled by a humidistat which shall be readily accessible. (4.506.1)
8. SMOKE DETECTORS	Smoke alarms shall be hardwired to 110v with battery backup.
11. BRANCH CIRCUITS	Branch circuits that supply 125-volt, single-phase, 15- and 20-ampere outlets (i.e. receptacles, lights, smoke alarms, etc.) to be protected by Arc-Fault Circuit Interrupter (AFCI) listed to provide protection of the entire branch circuit per CEC 210-12(B) except those circuits requiring protection by GFCI per CEC 210.8(A)
21. RODENT INTRUSION	Annular spaces around pipes, electrical cables, conduits, etc. will need to be filled to prevent rodent intrusion (4.406.1)

WILDLAND URBAN INTERFACE:

This project project is in the Wildland Urban Interface and shall comply with all the requirements. CRC R337.1-337.9.2

LISTING No. 8110-2041:0002 Page 1 of 1

CATEGORY: 8110 – DECKING FOR WILDLAND URBAN INTERFACE (W.U.I)

LISTEE: American Wood Council222 Catoctin Circle, SE, Suite 201, Leesburg, VA 20175
Contact: Kuma Sumathipala (202) 463-2763 Fax (703) 771-4079
Email: ksumathipala@awc.org

DESIGN: Solid "Wood" decking, when installed over minimum 2" x 6" solid "Douglas Fir" or better joists, spaced 24" or less on center, and decking and joists complying with American Softwood Lumber Standard PS 20 as follows:

Minimum nominal 5/4" thick and nominal 6" wide decking boards with a maximum 3/8" radius edges made of solid wood species"Redwood", "Western Red Cedar", "Incense Cedar", "Port Orford Cedar", or "Alaska Yellow Cedar" having a Class B Flame Spread rating when tested in accordance with ASTM E84. Lumber grades: construction common, commercial or better grades for Redwood; 3 common, commercial or better grades for Cedars.

Refer to the manufacturer's installation instructions and product data sheets.

RATING: Class B Flame Spread

INSTALLATION: "In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.

MARKING: Listee name, Model number, rating and SFM label.

APPROVAL: Listed as solid wood decking materials for use in the Wildland Urban Interface areas.

NOTE: Test Protocol SFM 12-7A-4A

Exhibit D

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DRAWN BY: Author

SHEET TITLE

PROPOSED PLANS

SHEET NUMBER

A2.0

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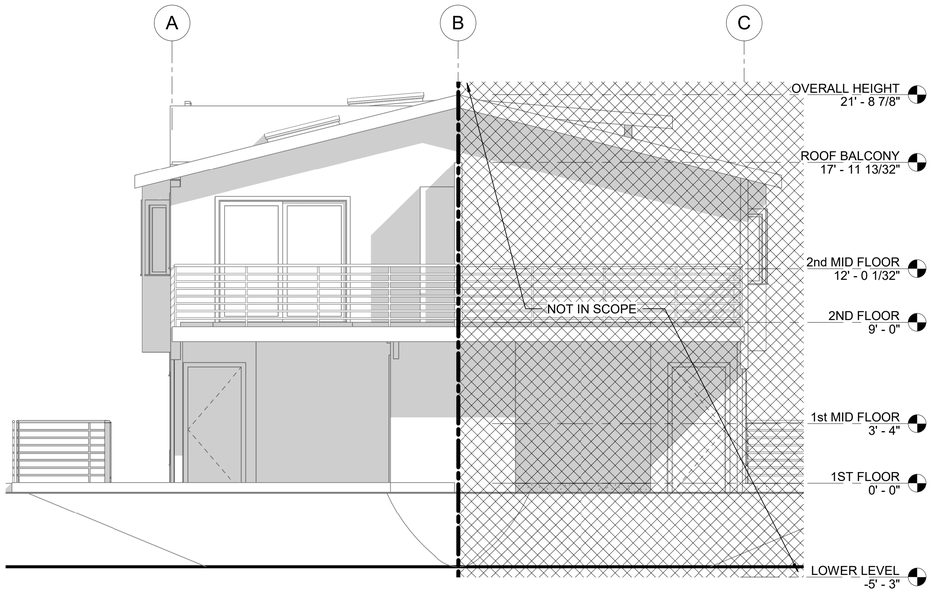
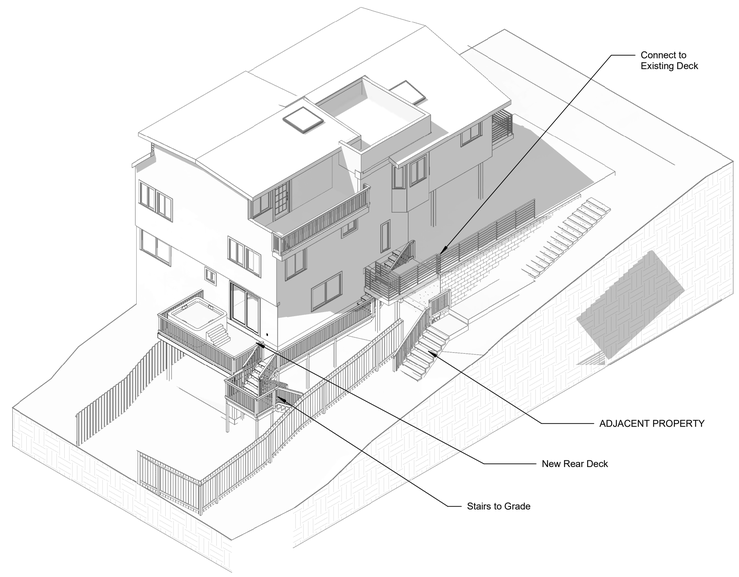
0 1/4" 1/2" 1" 2"



4 FRONT ELEVATION

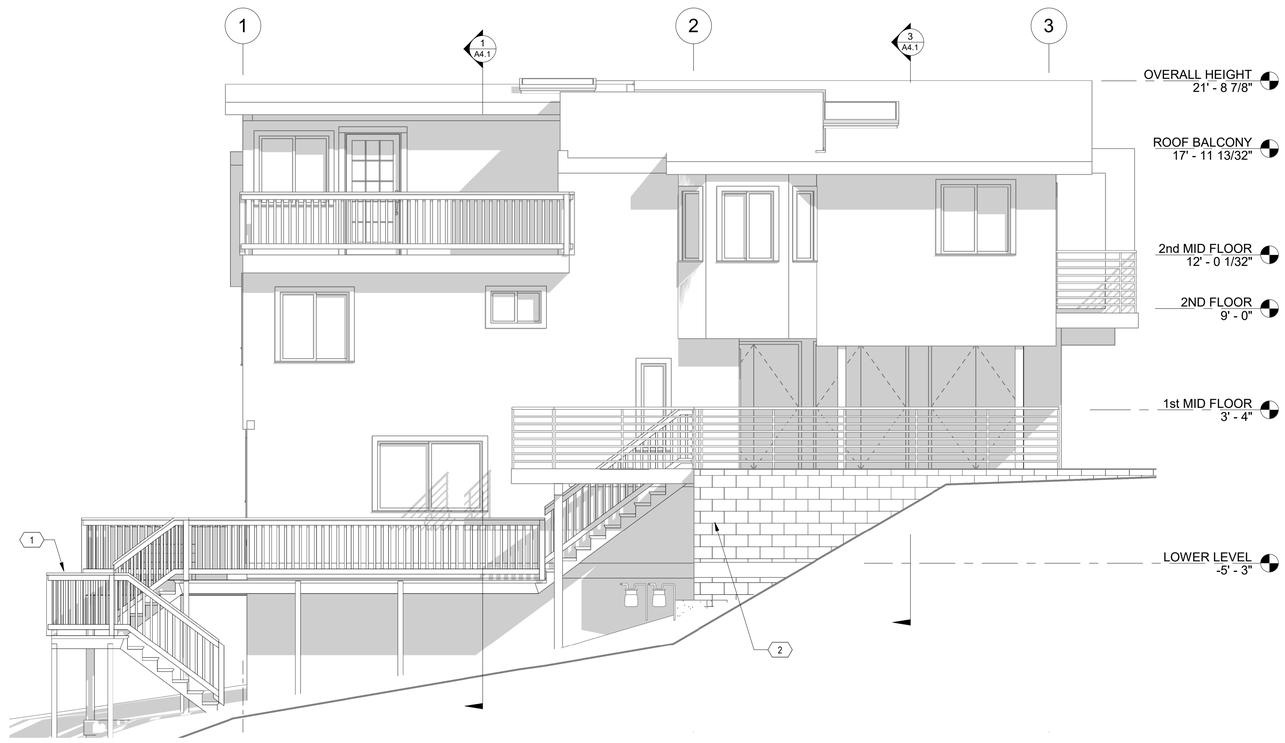
1/4" = 1'-0"



3 PROPOSED ISOMETRIC VIEW

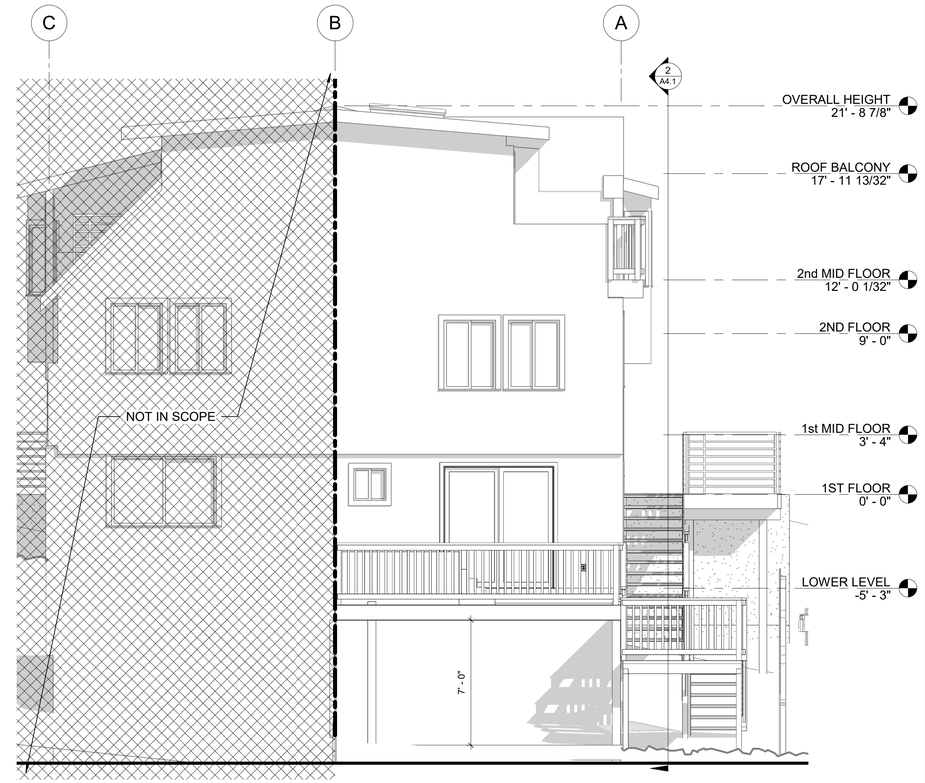
KEYNOTES

1	GUARD RAIL, 42" HIGH, TYP.
2	EXISTING RETAINING WALL



2 SIDE ELEVATION

1/4" = 1'-0"



1 REAR ELEVATION

1/4" = 1'-0"

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SHEET DETAILS

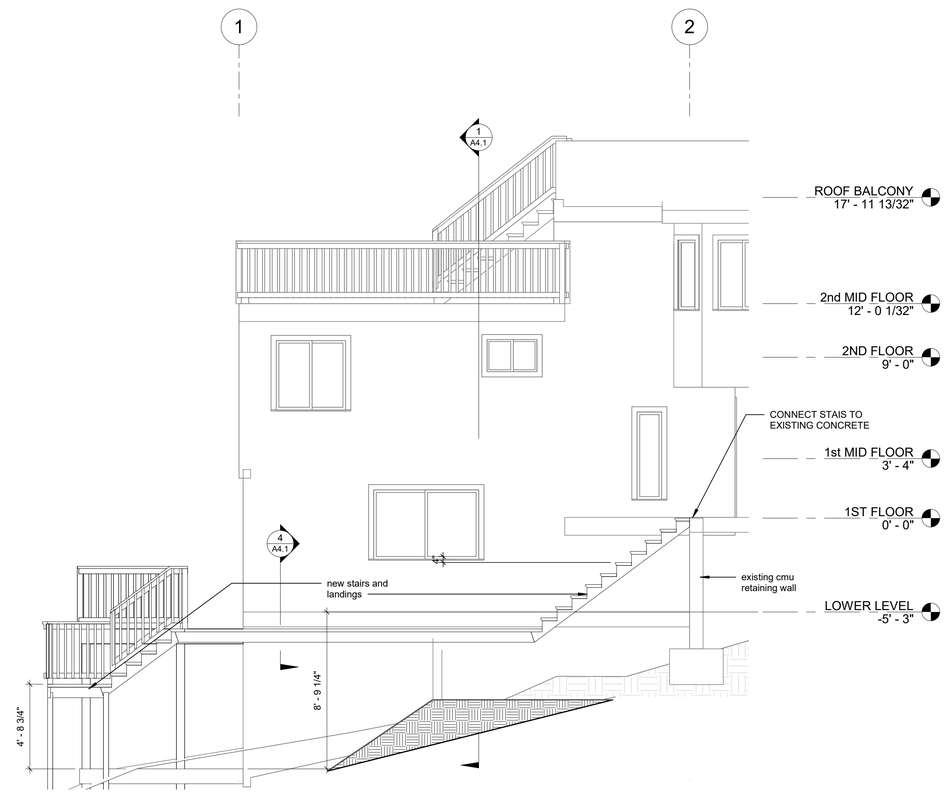
DRAWN BY: Author

SHEET TITLE

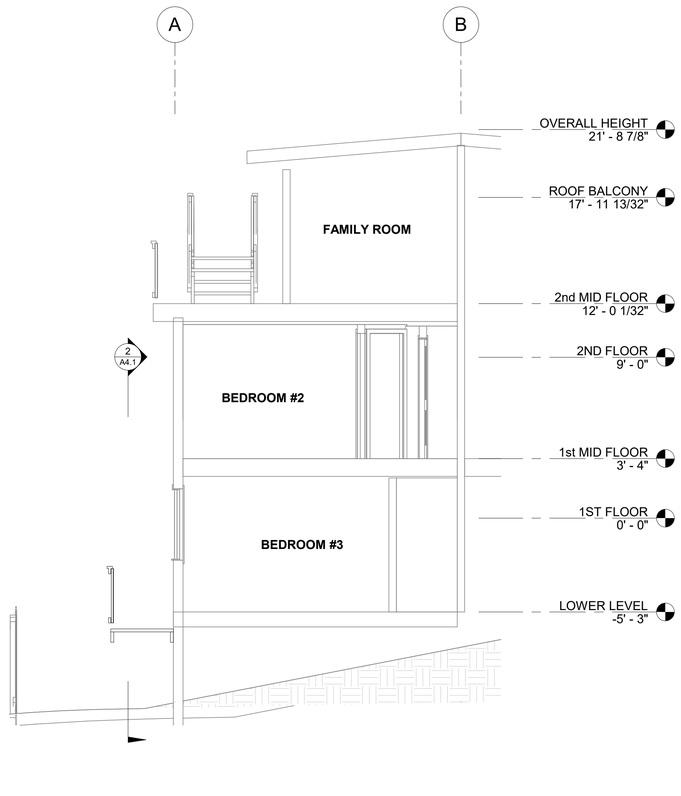
PROPOSED ELEVATIONS AND ISOMETRIC

SHEET NUMBER

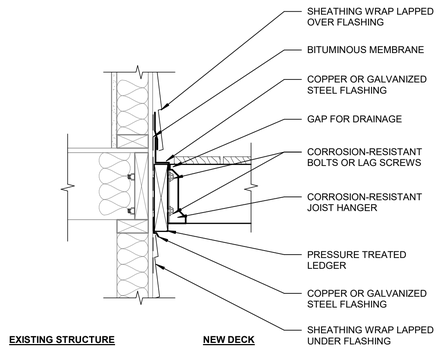
A3.0



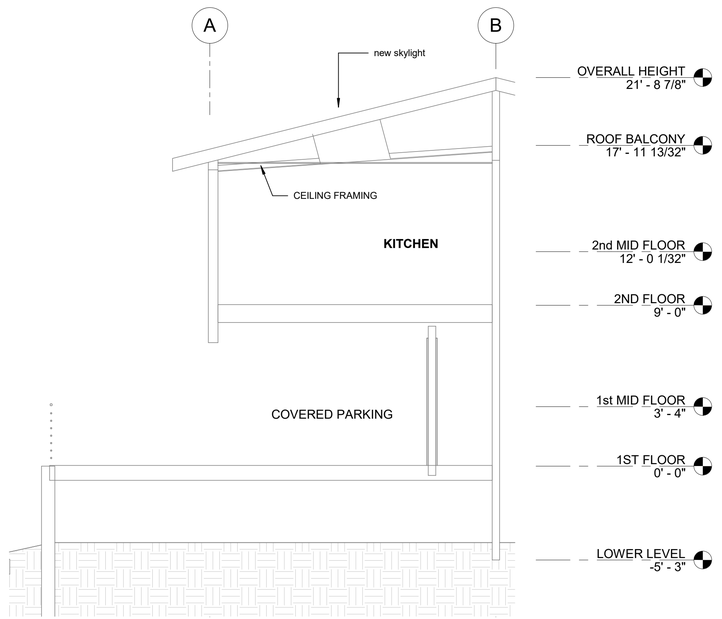
2 BUILDING SECTION 'B'
1/4" = 1'-0"



1 BUILDING SECTION 'A'
1/4" = 1'-0"



4 DECK TO WALL FLASHING
1 1/2" = 1'-0"



3 BUILDING SECTION 'C'
1/4" = 1'-0"

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SHEET DETAILS

DRAWN BY: Author

SHEET TITLE
BUILDING SECTION

SHEET NUMBER
A4.1

Exhibit D

STRUCTURAL GENERAL NOTES

A. GENERAL

1. The contractor shall verify all dimensions prior to starting construction. The architect shall be notified of any discrepancies or inconsistencies.
2. Dimensions shall take precedence over scale shown on drawings.
3. Notes and details on drawings shall take precedence over general notes and typical notes.
4. All work shall conform to the minimum standards of the following code. The California Building Code, 2019 Edition (2018 IBC), and any other regulating agencies which have authority over any portion of the work, and those codes and standards listed in these notes and specifications.
5. See architectural drawings for the following:
   - Size and location of all door and window openings, except as noted.
   - Size and location of all interior and exterior nonbearing partitions.
   - Size and location of all concrete curbs, floor drains, slopes, depressed areas, changes in level, chamfers, grooves, inserts, etc.
   - Size and location of floor and roof openings except as shown
   - Floor and roof finishes
   - Stair framing and details (except as shown)
6. See mechanical, plumbing, and electrical drawings for the following:
   - Pipe runs, sleeves, hangers, trenches, wall and slab openings, etc. Except as shown or noted.
   - Electrical conduit runs, boxes, outlets in walls and slabs.
   - Concrete inserts for electrical, mechanical or plumbing fixtures.
   - Size and location of machine or equipment bases, anchor bolts for mounts.
7. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measure shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the structural engineer shall not include inspection of the above structural members.
8. Openings, pockets, etc. larger than 6 inches shall not be placed in slabs, decks, beams, joists, columns, walls, etc. unless specifically detailed on the structural drawings. Notify the structural engineer when drawings by others show openings, pockets, etc. not shown on the structural drawings, but which are located on structural members.
9. ASTM specifications noted shall be the latest revision.
10. Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, the structural engineer shall be notified immediately.
11. Construction materials shall be spread out if placed on floors or roof. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
12. Design Loads:
    - Roof:
      - 15 psf DEAD
      - 20 psf LIVE
    - Floor:
      - 12 psf DEAD
      - 40 psf LIVE (Reducible)
    - Deck:
      - 12 psf DEAD
      - 60 psf LIVE
    - Wind:
      - Velocity 91 mph (3 sec. Gust)
      - Exposure "C"
      - Risk Category = II
    - Seismic: (DECK)
      1. Importance Factor: I = 1
      2. S_s = 1.979 S_1 = 0.760
      3. Site Class: "D"
      4. S_{DS} = 1.319 S_{D1} = 0.861
      5. Seismic Design Category "E"
      6. Seismic Force Resisting System: Timber frame with knee braces.
      7. Base Shear:
         - V = 1.5 kips (Deck only)
      8. C_s = 0.880
      9. R = 1.5
      10. Analysis Procedure: Equivalent lateral force procedure.
      11. Risk Category: "II"

B. FOUNDATION

1. Footings are designed based on an allowable soil pressure of 1500 PSF. Vector Structural Engineering strongly recommends independent soils testing be performed by a licensed geotechnical engineer to verify soil bearing capacity, slope stability, and any other related soil parameters, as required.
2. Contractor shall provide for proper de-watering of excavations from surface water, ground water, seepage, etc.
3. Footings shall be placed according to depths shown on the drawings.
4. Footing back fill and utility trench back fill within building area shall be mechanically compacted in layers. Flooding will not be permitted.
5. All abandoned footings, utilities, etc. that interfere with new construction shall be removed.
6. The soil under perimeter beams and slabs shall be above optimum moisture prior to concrete placement.
7. Holdown anchor bolts shall meet the requirements of detail 1/SD-1.
8. All Ø1/2" anchor bolts may be replaced with one of these options, at the spacing indicated below:
   - ICC approved Ø1/2" Titen HD screws with 4" min. embed
   - Ø1/2" all thread rod in Ø5/8" hole with 4" embed using Simpson SET-XP epoxy

WALL TYPE	RETROFIT Ø1/2" TITEN OR ALL-THREAD ROD SPACING
S1, S2, NON-SHEAR	SAME AS ø1/2" A.B.
S3 & S4	12" O.C.

C. CONCRETE

1. All phases of work pertaining to the concrete construction shall conform to the "Building Code Requirements for Reinforced Concrete" (ACI 318 latest approved edition) with modifications as noted in the drawings and specifications.
2. Reinforced concrete design is by the "Ultimate Strength Design Method", ACI 318-(latest edition)
3. Schedule of structural concrete 28-day strengths and types:

Location in structure	Strength PSI	Type
Slabs on Grade	3000	Hard rock
Footings	3000	Hard rock

   Design based on 2500 PSI, 28-day strength, special inspection is not required unless noted otherwise in note M/S1.
4. Concrete mix design shall be submitted to the engineer for approval with the following requirements:
   a. Compressive strength at age 28 days as specified above.
   b. Large aggregate-hardrock, ¾" maximum size conforming to ASTM C-33
   c. Cement-ASTM C-150, Type I or II Portland cement
   d. Maximum slump 5-inches, max water cement ratio: 0.5
   e. No admixtures, except for entrained air, and as approved by the engineer.
5. Concrete mixing operations, etc. shall conform to ASTM C-94
6. Placement of concrete shall conform to ACI standard 514 and project specifications.
7. Clear coverage of concrete over outer reinforcing bars shall be as follows: Concrete poured directly against earth - 3 inches clear, structural slabs - 3/4 inches clear (top and bottom), formed concrete with earth back fill - 2 inches clear.
8. All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
9. Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing that may conflict. Coring in concrete is not permitted except as shown. Notify the structural engineer in advance of conditions not shown on the drawings.
10. Conduit or pipe size (O.D.) shall not exceed 30% of slab thickness and shall be placed between the top and bottom reinforcing, unless specifically detailed otherwise. Concentrations of conduits or pipes shall be avoided except where detailed openings are provided.
11. Modulus of elasticity of concrete, when tested in accordance with ASTM C-460, shall be at least the value given by the equations in section 8.5.1 of ACI 318 for the specified 28-day strength.
12. Shrinkage of concrete, when tested in accordance with ASTM C-157, shall not exceed 0.0004 inches/inch.

D. REINFORCING STEEL

1. Reinforcing bars shall conform to the requirements of ASTM A-615 grade 60.
2. All reinforcing bar bends shall be made cold
3. Minimum lap of welded wire fabric shall be 6 inches or one full mesh and one half, which ever is greater.
4. All bars shall be marked so their identification can be made when the final in-place inspection is made.
5. Rebar splices are to be: Class "B"
6. Reinforcing splices shall be made only where indicated on the drawings.
7. Dowels between footings and walls or columns shall be the same grade, size and spacing or number as the vertical reinforcing, respectively.

E. WOOD

1. Framing Lumber
   a. Douglas fir larch No. 2 grade for 2x and 4x framing except for 2x4, 2x6 studs use Douglas fir stud grade, U.N.O.
   b. 6x framing DFL No. 1 grade
2. Bolt holes shall be 1/16" maximum larger than the bolt size. Re-tighten all nuts prior to closing in.
3. Standard cut washers shall be used under all sill plate anchor bolts, U.N.O. at shear walls. See the Shear Wall Schedule on sheet S1.1 for anchor bolt spacing and washer requirements at shear walls.
4. All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir. Bolts shall be placed 9 inches from the end of a plate, or from a notch greater than ½ the width of the plate, and spaced at intervals noted.
5. Do not notch joists, rafters or beams except where shown in details. Obtain engineer's approval for any holes or notches not detailed. Holes through sills, plates, studs and double plates in interior, bearing and shear walls shall conform with detail 7/S1.1.
6. Connection hardware shall be by USP or Simpson Strong-Tie, or ICC approved equal.

DUAL SPECIFICATION TABLE

SIMPSON CONNECTOR	USP CONNECTOR	SIMPSON CONNECTOR	USP CONNECTOR
CS16	RS150	HDU2	PHD2A
ST6224	KST224	HDU4	PHD4A
A35	MPA1	HDU5	PHD5A
LUS24-2	JUS24-2	HDU8	PHD8
H1	RT15	HDU11	UPHD11
H10	RT16A		
LTP4	MP4F	STHD10	STAD10
LSSU	LSSH	STHD14	STAD14

7. Fastening schedule per California Building Code, 2019 Edition (2018 IBC), table No. 2304.10.1. Unless noted otherwise.
8. All nails, bolts, holdowns, straps or other steel fasteners in contact with pressure treated timber shall be hot-dipped galvanized, stainless steel or otherwise treated or isolated to prevent chemical attack. Contractor shall verify treatment method and confirm appropriate corrosion resistance be provided in accordance with hardware supplier recommendations.
9. All exposed deck members shall be preservative treated lumber. Members in contact with ground shall be rated for 'ground contact' exposure.

F. GLUE LAMINATED BEAMS (GLB)

1. Glue laminated beams shall be 24F-V4 (cantilevers and continuous beams shall be 24F-V8) and have the following minimum properties: fb=2400 psi, Fv=265 psi, Fc (perpendicular)=650 psi, E=1,800,000 psi. All beams shall be fabricated using waterproof glue. Fabrication and handling per latest AITC or APA standards. Beams to bear grade stamp and AITC or APA stamp and certificate. Moisture content shall be limited to 12% or less.

G. LAMINATED VENEER LUMBER (LVL)

1. Laminated veneer lumber to have: Fb=2600 psi, Fv=285 psi, E=1.9x10^6psi
2. Double & triple LVL beams shall be nailed together as follows:
   Provide (2) rows of 16d sinkers at 12" O.C. for beams < 11 7/8" deep
   Provide (3) rows of 16d sinkers at 12" O.C. for beams > 11 7/8" deep
3. Beams w/ (4) or more plies shall be bolted together as indicated in the manufacturer's written specifications.

H. WOOD STRUCTURAL PANELS

1. All wood structural panels shall be plywood or APA rated oriented strand board. Panels shall bear the stamp of an approved agency. Panels shall be of the span/index rating shown on the plans. Fastening shall be indicated on the plans.
2. All plywood shall be C-D interior sheathing with exterior glue. Plywood shall be 4-ply, minimum.

I. SHOP DRAWINGS

1. Shop drawings shall be submitted for all structural items in addition to items required by architectural specifications.
2. The contractor shall review all shop drawings prior to submittal. Items not in accordance with contract drawings shall be flagged for review.
3. Verify all dimensions with architect.
4. Any changes, substitutions, or deviations from original contract drawings shall be redlined or flagged by submitting parties, shall be considered approved after engineers review, unless noted otherwise.
5. The engineer has the right to approve or disapprove any changes to the original drawings at anytime before or after shop drawings review.
6. The shop drawings do not replace the original contract drawings. Items omitted or shown incorrectly and are not flagged by the structural engineer or architect are not to be considered changes to the original contract drawings.
7. The adequacy of engineering designs and layout performed by the others rests with the designing or submitting authority.
8. Reviewing is intended only as an aid to the contractor in obtaining correct shop drawings. Responsibility for corrections shall rest with the contractor.

J. SHEATHING

1. Roof sheathing
   15/32" wood structural panel: plywood or oriented strand board (O.S.B.) panel index = 32/16, unblocked, nail with 8d common nails at 6" O.C. at all boundaries and supported edges, 12" O.C. field. Minimum penetration 1" in supporting member (NER 272).
2. Floor sheathing
   3/4 " (min.) wood structural panel: plywood or oriented strand board (O.S.B.) T & G, panel index = 48/24, unblocked, nail with 10d common nails at 6" O.C. at all boundaries and supported edges, 12" O.C. field.
3. Shear wall sheathing
   Sheathing for shear walls shall be as indicated on the shear wall plans and schedules. Sheathing at shear walls may be installed with panels horizontal or vertical. All shear wall panels shall have minimum wood structural panel span rating of 24/0 or "Wall-16."

K. REMODEL OR ADDITION

1. Information used to provide remodel and/or addition structural design is based on information provided by the owner or contractor. Vector Structural Engineering has not visited the site and verified the information provided. The contractor is to notify the Engineer of Record of any significant discrepancies between the structural drawings and the as-built condition. Work should not continue until discrepancies are resolved.
2. The scope of work is to be limited to that shown on the structural drawings. Additional remodeling or additions require design by the Engineer of Record. The existing structure is to remain undisturbed and has not been analyzed for structural integrity, methods of construction or compliance with current codes.
3. The structural drawings and specifications represent the finished structure. See note A.7.
4. Appropriate permits and licenses are required and the structural drawings and specifications provided do not remove the responsibility of the owner or contractor to obtain required permits from the appropriate governing authority.

M. SPECIAL INSPECTION / QUALITY ASSURANCE PLAN

1. The seismic lateral load resisting system for the deck consists of timber roof and floor diaphragm with wood knee braces.
2. Special inspection shall be required at the following:
   a. All post-installed anchorage to concrete (periodic)
3. Structural testing is not required.
4. All reports shall be distributed on a monthly basis to the engineer of record, owner, contractor, and to the building official.
5. No structural observation is required. However, the engineer of record reserves the right to make field observations during construction approximately once per week.

SHEET INDEX

SHT #	SHEET NAME	ORIGINAL	1 MM-DD-YY	2 MM-DD-YY	3 MM-DD-YY	4 MM-DD-YY	5 MM-DD-YY	6 MM-DD-YY	7 MM-DD-YY	8 MM-DD-YY
S1	STRUCTURAL GENERAL NOTES	●								
S1.1	STANDARD DETAILS & SCHEDULES	●								
S2	FOUNDATION & 1ST FLOOR FRAMING PLAN	●								
S3	2ND FLOOR & ROOF FRAMING PLAN	●								
SD-1	STRUCTURAL DETAILS	●								

ABBREVIATIONS

A.B.	ANCHOR BOLT	LVL	LAMINATED VENEER LUMBER
ARCH'L	ARCHITECTURAL DRAWINGS	MFR	MANUFACTURED
BLDG	BUILDING	N.T.S.	NOT TO SCALE
BLK	BLOCK	o/	OVER
BLK'G	BLOCKING	O.C.	ON CENTER
BM	BEAM	OPT'L	OPTIONAL
CANT'L	CANTILEVERED	O.S.B.	ORIENTED STRAND BOARD
C.L.	CENTER LINE	PSL	PARALLEL STRAND LUMBER
CLG	CEILING	PL	PLATE
CMU	CONCRETE MASONRY UNIT	REQ'D	REQUIRED
COL	COLUMN	SHTH'G	SHEATHING
CONT	CONTINUOUS	SHT	SHEET
DBL	DOUBLE	SIM	SIMILAR
DTL	DETAIL	STL	STEEL
EL	ELEVATION	SW	STRONG-WALL
EOR	ENGINEER OF RECORD	T.O.F.	TOP OF FOOTING
FND	FOUNDATION	T.O.W.	TOP OF WALL
FTG	FOOTING	T&B	TOP AND BOTTOM
GL	GLUE LAMINATED (BEAM)	TYP.	TYPICAL
HDR	HEADER	U.N.O.	UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
H.D.	HOLD DOWN	w/	WITH
LSL	LAMINATED STRAND LUMBER	u/	UNDER

RELEASE DATE: March 18, 2022

Exhibit D

REV. #	DATE	BY:	DESCRIPTION	DWN: BAD	CHK: JAB
DATE: 3-18-2022		ENG: EAS			

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CHUCK MONAHAN
ADAMS DECK & KITCHEN REMODEL - EXTERIOR SUBMITTAL
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APTOS, CA 95003

STRUCTURAL GENERAL NOTES

PRELIMINARY NOT FOR CONSTRUCTION 08/23/2022

JACOB S. PROCTOR, P.E. 70567

U4885-001-221

S1

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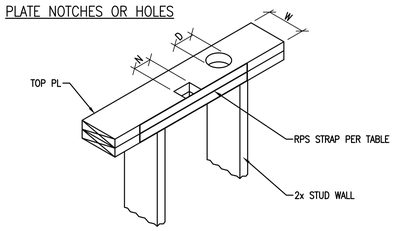
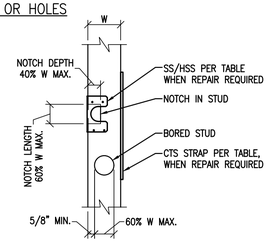
PLATE NOTCHES OR HOLES



2x4 STUD	2x6 STUD	2x4 & 2x6 PLATE	
HOLE DIA. 'D'	HOLE DIA. 'D'	NOTCH WIDTH 'N' (MAX. NOTCH DEPTH = W/2	RPS STRAP
≤ 7/8"	≤ 1"	≤ 1"	NONE
≤ 1"	≤ 1 3/8"	≤ 2 1/2"	(1) RPS18
≤ 1 3/8"	≤ 2 1/8"	≤ 5 1/2"	(2) RPS18
≤ 2"	≤ 3 1/4"	≤ 12"	(2) RPS28

NOTES:
1. USE RPSZ FOR SILL PLATE.
2. CENTER STRAPS @ NOTCH OR HOLE.
3. WHERE ROOF TRUSS OR FLOOR JOIST IS BEARING WITHIN STUD BAY OF THE HOLE OR NOTCH, INSTALL AN ADDITIONAL STUD DIRECTLY BELOW THE TRUSS OR JOIST UNLESS NO RPS STRAP IS REQUIRED OR WHERE EXISTING STUD FACE IS WITHIN 3" OF TRUSS OR JOIST FACE.
4. NOTCHES & HOLES MUST BE SEPARATED BY "2xD" OR "2xN".
5. WHERE MULTIPLE HOLES ARE LOCATED ADJACENT TO EACH OTHER, THE STRAP REPAIR MAY BE WITH A CS16 STRAP ON EACH SIDE OF THE UPPER PLATE. THE STRAPS AND NAILING SHALL EXTEND AT LEAST 9" BEYOND EACH END OF THE WHOLE GROUP. NAILING BETWEEN THE HOLES IS NOT REQUIRED. NAILS IN THE CS16 STRAPS MAY BE N8'S OR N10'S.

STUD NOTCHES OR HOLES



ALLOWABLE HOLES OR NOTCHES FOR NON-BEARING, NON-SHEAR OR INTERIOR PARTITIONS (NO REPAIR REQ'D)

HOLE / NOTCH SCHEDULE		
HOLE / NOTCH % OF 'W'	2x4 STUD	2x6 STUD
25%	3/4"	1-3/8"
40%	1-3/8"	2-1/8"
60%	2"	3-1/4"

NOTES:
1. HOLES & NOTCHES SHALL NOT OCCUR IN THE SAME STUD.
2. WHERE HOLES OR NOTCHES EXCEED THOSE SHOWN ABOVE, REPAIR PER TABLE BELOW.
3. ALL NOTCHES IN BEARING OR SHEAR OR EXTERIOR WALLS REQUIRE REPAIRS.

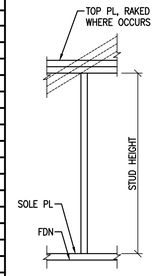
STUD HOLE REPAIR			
	2x4 STUD	2x6 STUD	
	HOLE DIA. 'D'	HOLE DIA. 'D'	REPAIR
NON-BEARING & NON-SHEAR & INTERIOR	≤ 2 3/4"	≤ 4 1/2"	(1) CTS218 w/ 10d
BEARING OR SHEAR OR EXTERIOR WALL	≤ 3/4"	≤ 1 3/8"	(1) CTS218 w/ 10d
BEARING OR SHEAR OR EXTERIOR	≤ 2 3/4"	≤ 4 1/2"	(2) CTS218 TWO-SIDED w/ 10d

STUD NOTCH REPAIR					
	2x4 STUD	2x4 STUD	2x6 STUD	2x6 STUD	
	NOTCH DEPTH	NOTCH LENGTH	NOTCH DEPTH	NOTCH LENGTH	REPAIR
NON-BEARING & NON-SHEAR & INTERIOR	≤ 2 1/2"	≤ 4 1/2"	≤ 3 3/4"	≤ 4 1/2"	(1) CTS218 w/ 10d
BEARING OR SHEAR OR EXTERIOR WALL	≤ 2 1/2"	≤ 2 1/2"	≤ 2 1/2"	≤ 2 1/2"	SS w/ 10d
BEARING OR SHEAR OR EXTERIOR	≤ 2 3/4"	≤ 4 1/2"	≤ 4 1/2"	≤ 4 1/2"	(2) CTS218 TWO-SIDED w/ 10d

DRILLING & NOTCHING OF PLATES & STUDS (7)

N.T.S.

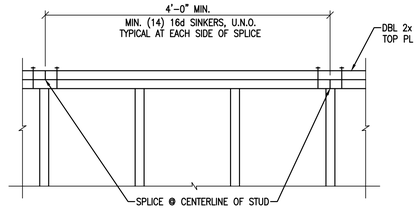
STUD HEIGHT TABLE			
STUD WALL TYPE	BEARING AND/OR SHEAR WALLS (MAX. HEIGHT)		NON-BEARING AND NON-SHEAR WALLS (MAX. HEIGHT)
	EXTERIOR	INTERIOR	INTERIOR ONLY
2x4 STUD @ 16" O.C.	8'-6"	10'-0"	13'-0"
2x4 STUD @ 12" O.C.	9'-6"	11'-6"	14'-0"
(2) 2x4 STUD @ 16" O.C.	12'-0"	13'-6"	14'-0"
2x4 DFL #2 @ 16" O.C.	9'-0"	11'-0"	13'-0"
2x4 DFL #2 @ 12" O.C.	10'-6"	13'-0"	14'-0"
(2) 2x4 DFL #2 @ 16" O.C.	13'-0"	13'-6"	14'-0"
2x6 STUD @ 16" O.C.	14'-6"	19'-0"	20'-0"
2x6 STUD @ 12" O.C.	17'-0"	21'-0"	22'-0"
(2) 2x6 STUD @ 16" O.C.	21'-0"	22'-0"	22'-6"
2x6 DFL #2 @ 16" O.C.	16'-6"	19'-6"	20'-0"
2x6 DFL #2 @ 12" O.C.	18'-6"	21'-6"	22'-0"
(2) 2x6 DFL #2 @ 16" O.C.	22'-6"	22'-6"	22'-6"
2x8 DFL #2 @ 16" O.C.	22'-0"	26'-6"	27'-0"
2x8 DFL #2 @ 12" O.C.	25'-6"	28'-0"	30'-0"
(2) 2x8 DFL #2 @ 16" O.C.	29'-6"	29'-6"	30'-0"
1-3/4 x 7-1/4 LVL STUDS @ 16" O.C.	27'-0"	30'-0"	30'-0"
1-3/4 x 5-1/2 LVL STUDS @ 16" O.C.	20'-6"	21'-6"	22'-0"



NOTES:
1. THIS TABLE ASSUMES IBC WIND LOADS w/ 115 mph, EXP. "C" AT EXTERIOR WALLS & 5 psf LATERAL LOAD AT INTERIOR WALLS.
2. THIS TABLE ASSUMES AXIAL DL = 710 lb/ft, LL = 760 lb/ft. AT EXTERIOR AND INTERIOR WALLS.
3. THIS TABLE ASSUMES IBC 5psf LATERAL LOAD @ INTERIOR WALLS.

STANDARD STUD TABLE (4)

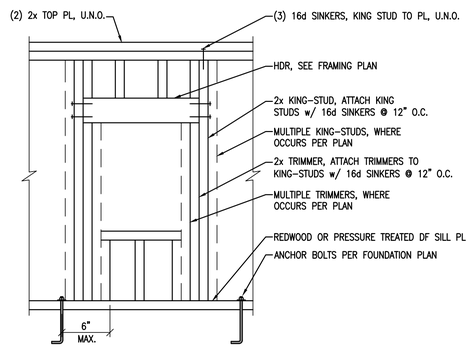
N.T.S.



NOTE:
WHERE SPLICE LENGTH IS LESS THAN 4'-0" INSTALL ST6224 STRAP AT PL SPLICES. STRAPS ARE NOT REQUIRED WHERE ONE OF THE PLATES IS CONTINUOUS FOR AT LEAST 4'-0" IN EACH DIRECTION.

TYPICAL TOP PLATE SPLICE (5)

N.T.S.



TYPICAL WALL FRAMING (6)

N.T.S.

SHEAR WALL SCHEDULE							
MARK	MIN. BLOCKED MATERIAL	EDGE / BOUNDARY NAILING	FIELD NAILING	SOLE PL NAILING, WHERE OCCURS	WALL CAPACITY		DEFAULT SILL ANCHORAGE, U.N.O.
					SEISMIC	WIND	
P1	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 6" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 6" O.C.	260 plf	365 plf	S1
P2	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 4" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 4" O.C.	365 plf	520 plf	S2
P3	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 3" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 3" O.C.	490 plf	685 plf	S3
P4	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 2" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 2" O.C.	640 plf	895 plf	S4

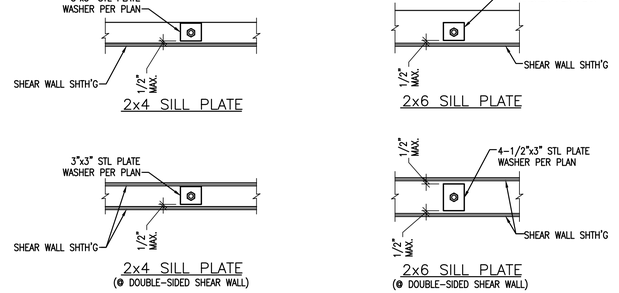
SILL ANCHORAGE SCHEDULE				
MARK	NOMINAL SILL PL THICKNESS	ø1/2" A.B. SPACING	ø5/8" A.B. SPACING	CAPACITY
S1	2x	32" O.C.	48" O.C.	370 plf
S2	2x	24" O.C.	32" O.C.	520 plf
S3	2x	16" O.C.	24" O.C.	740 plf
S4	2x	12" O.C.	16" O.C.	1040 plf

SHEAR WALL LENGTH TOLERANCES	
SPECIFIED SHEAR WALL LENGTH	ACCEPTABLE SHEAR WALL TOLERANCE
UP TO 3'-0"	± 2"
OVER 3'-0" AND UP TO 5'-0"	± 3"
OVER 5'-0" AND UP TO 7'-0"	± 4"
OVER 7'-0" AND UP TO 10'-0"	± 6"
OVER 10'-0"	± 8"

1. ALL SHEAR WALLS SHALL BE FRAMED TO THE MINIMUM LENGTHS SHOWN ON THE PLANS WITH THE TOLERANCES INDICATED ON THE TABLE ABOVE, U.N.O. ON PLAN w/ MINIMUM WALL LENGTH.
2. ALL SHEAR WALLS SHALL TERMINATE ON AT LEAST (1) FULL HEIGHT STUD. ADDITIONAL STUDS OR SOLID POSTS SHALL BE INSTALLED AS REQUIRED FOR HOLDOWNS WHERE THEY OCCUR.
3. 8d COMMON NAIL SHANK DIAMETER = .131", 16d SINKER SHANK DIAMETER = .148"
4. FOR "P3" AND "P4" SHEAR WALLS, ALL FRAMING RECEIVING EDGE NAILING FROM ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. AS AN ALTERNATE, (2) 2x STUDS MAY BE USED PROVIDED THEY ARE NAILED TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT.
5. FOR "P2", "P3" AND "P4" DOUBLE-SIDED SHEAR WALLS, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR WIDER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6. ALL ANCHOR BOLTS SHALL HAVE 7" MINIMUM EMBEDMENT.
7. ALL SHEAR WALL ANCHOR BOLTS SHALL INCLUDE A STEEL 3"x3"x0.229" PLATE WASHER BETWEEN THE SILL PL & NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. ANCHOR BOLTS & PLATE WASHERS ARE TO BE OFFSET TOWARD THE SHEATHED WALL EDGE TO LIMIT THE GAP BETWEEN THE EDGE OF WASHER TO SHEATHING TO A MAXIMUM OF 1/2". WHERE BOTH SIDES OF A 2x6 WALL IS SHEATHED A STEEL 4-1/2"x3"x0.229" PLATE WASHER SHALL BE CENTERED ON THE SILL PLATE, PER DTL 2/-.

STANDARD SHEAR WALL SCHEDULE (1)

N.T.S.



TYP. SHEAR WALL WASHERS (2)

N.T.S.

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING, BOTTOM
F2.0	2'-0" SQ. x 12" THICK	(3) #4 EACH WAY
F2.5	2'-6" SQ. x 12" THICK	(4) #4 EACH WAY
F3.0	3'-0" SQ. x 12" THICK	(4) #4 EACH WAY
F3.5	3'-6" SQ. x 12" THICK	(5) #4 EACH WAY
F4.0	4'-0" SQ. x 12" THICK	(6) #4 EACH WAY
F4.5	4'-6" SQ. x 12" THICK	(6) #4 EACH WAY
F5.0	5'-0" SQ. x 12" THICK	(7) #4 EACH WAY
F5.5	5'-6" SQ. x 12" THICK	(8) #4 EACH WAY

STANDARD FOOTING SCHEDULE (3)

N.T.S.

Exhibit D

REV. #	DATE	BY:	DESCRIPTION

DATE: 3-18-2022 ENG: EAS DWN: BAD CHK: JAB

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CHUCK MONAHAN
ADAMS DECK & KITCHEN REMODEL - EXTERIOR SUBMITTAL
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STANDARD DETAILS & SCHEDULES

PRELIMINARY NOT FOR CONSTRUCTION 08/23/2022

JACOB S. PROCTOR, P.E.
70567

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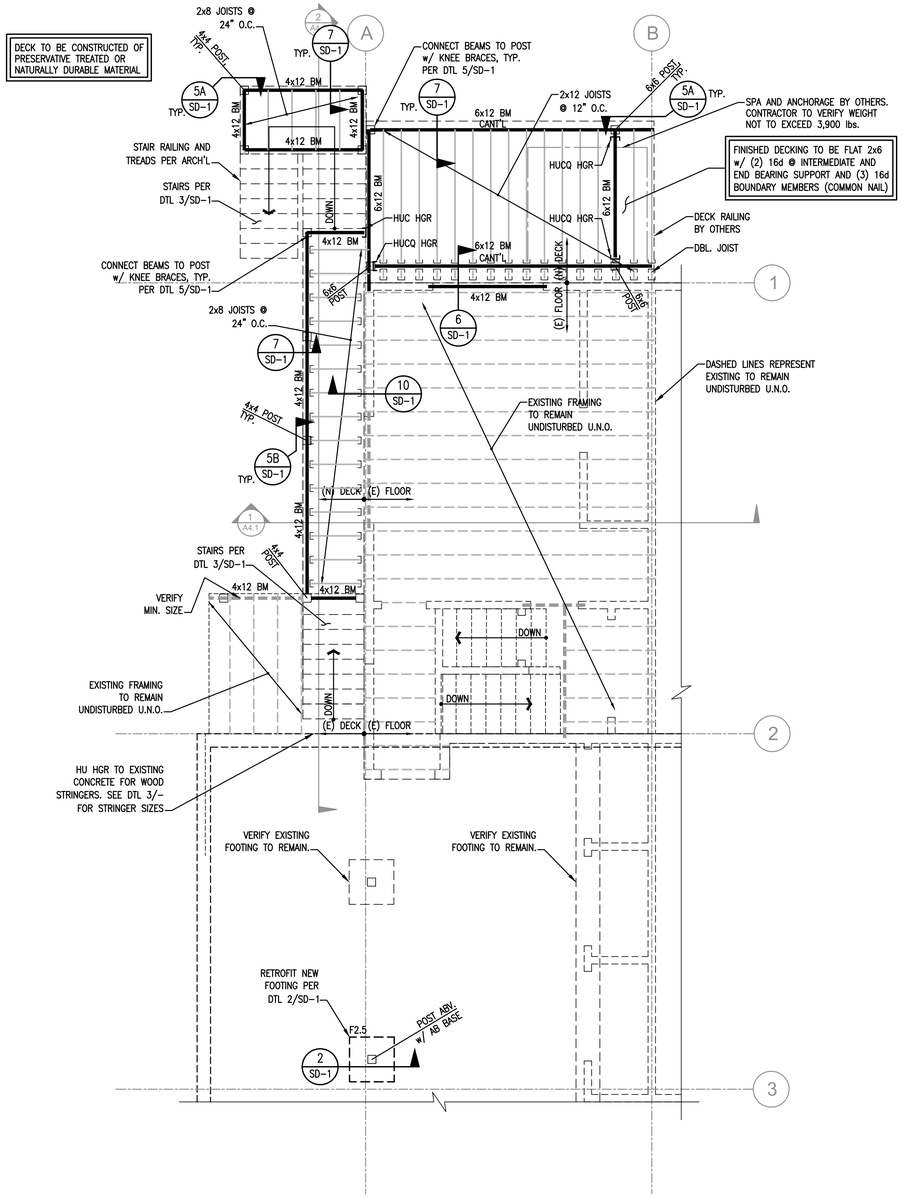
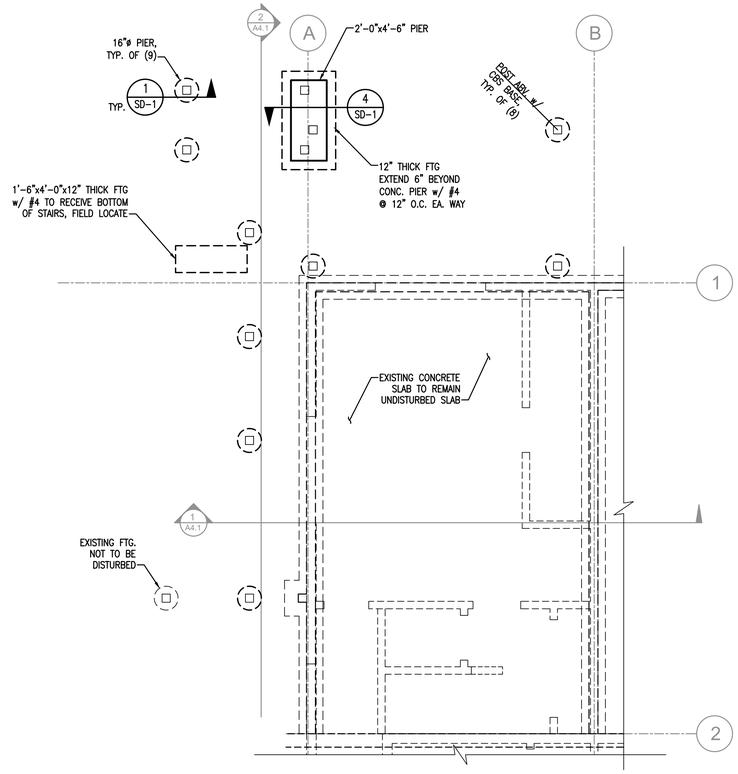


PARTIAL 1ST FLOOR FRAMING PLAN

1/4" = 1'-0"



PARTIAL FOUNDATION PLAN

1/4" = 1'-0"

FRAMING NOTES:

1. ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
2. FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
   A. PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
   B. PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
   C. PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.
   NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
3. FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
4. ▨ INTERIOR BEARING WALLS
5. ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
6. PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O. PROVIDE CONTINUOUS LOAD PATH TO FOUNDATION WITH POSTS, CRIPPLES, AND SQUASH BLOCKS AS REQUIRED.
7. BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
8. CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.

FOUNDATION NOTES:

1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ ø1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 48" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
3. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
4. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
5. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.
6. STRIP & REMOVE EXISTING VEGETATION, REMOVE UNCONTROLLED FILL, OVEREXCAVATE AND REPLACE w/ PROPERLY COMPACTED FILL AS REQUIRED PER GEOTECHNICAL REPORT.

NOTE:
ALL EXISTING ELEMENTS OF THE STRUCTURE ARE TO REMAIN UNDISTURBED, U.N.O. CONTRACTOR TO VERIFY ALL EXISTING FRAMING MEMBER SIZES, CONFIGURATION, SPAN DIRECTIONS, ETC., PRIOR TO ANY DEMOLITION OR CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS ARE FOUND.

Exhibit D

REV. #	DATE	BY:	DESCRIPTION
	DATE: 3-18-2022	ENG: EAS	DWN: BAD / CHK: JAB

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(801) 990-1775
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CHUCK MONAHAN
ADAMS DECK & KITCHEN REMODEL - EXTERIOR SUBMITTAL
271 RIO DEL MAR BLVD.
APTOS, CA 95003

FOUNDATION & 1ST FLOOR FRAMING PLAN

PRELIMINARY NOT FOR CONSTRUCTION 08/23/2022

JACOB S. PROCTOR, P.E.
70567

U4885-001-221

S2

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FRAMING NOTES:

1. ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
2. FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
   A. PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.
   B. PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
   C. PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS ≥ 12'-0" & ≤ 20'-0" U.N.O.
   NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
3. FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
4. INTERIOR BEARING WALLS
5. ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
6. PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O. PROVIDE CONTINUOUS LOAD PATH TO FOUNDATION WITH POSTS, CRIPPLES, AND SQUASH BLOCKS AS REQUIRED.
7. BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES. LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
8. CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.

NOTE:
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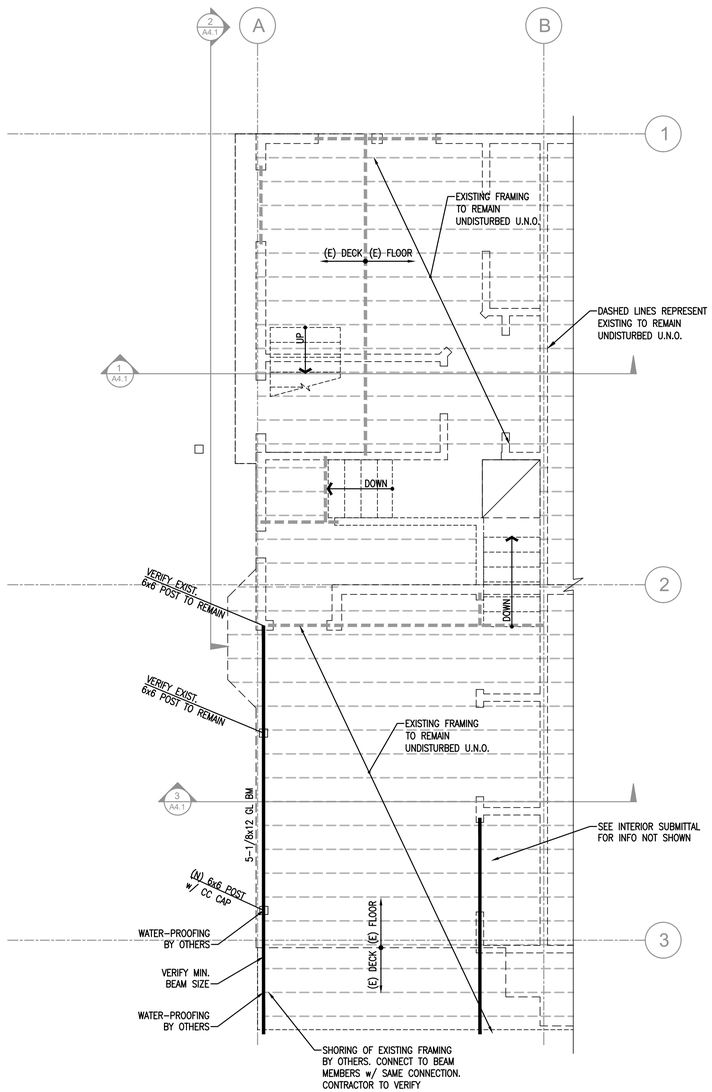
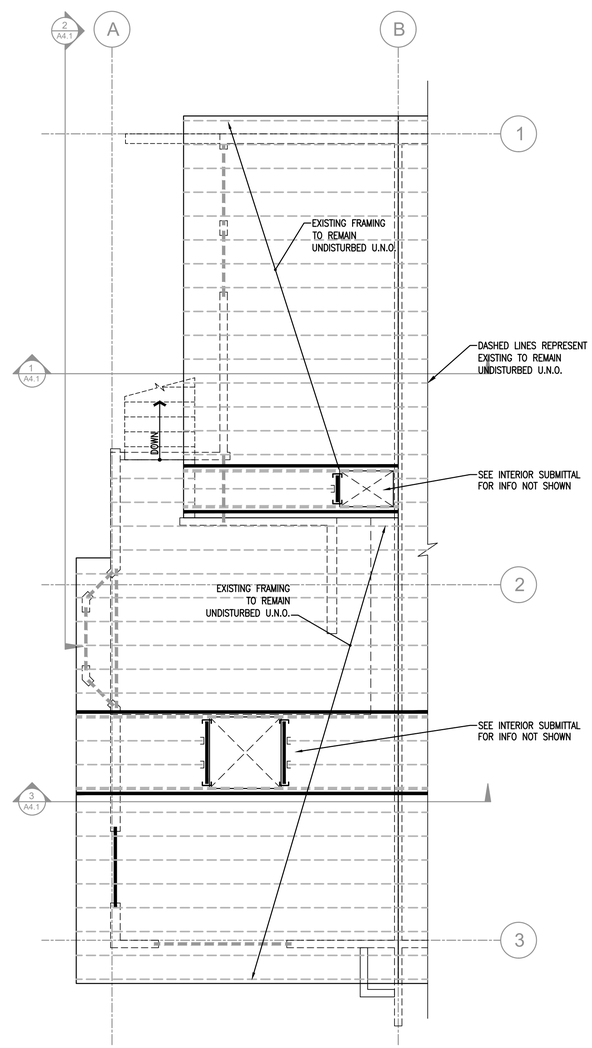


PARTIAL 2ND FLOOR FRAMING PLAN

1/4" = 1'-0"



PARTIAL ROOF FRAMING PLAN

1/4" = 1'-0"

Exhibit D

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APTOS, CA 95003

2ND FLOOR & ROOF FRAMING PLAN

PRELIMINARY NOT FOR CONSTRUCTION 08/23/2022

JACOB S. PROCTOR, P.E.
70567

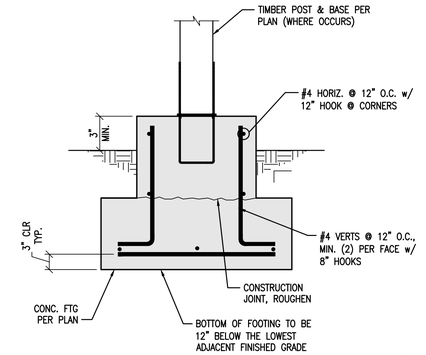
U4885-001-221

S3

8/23/2022 4:58 PM

NOT USED

N.T.S. 8



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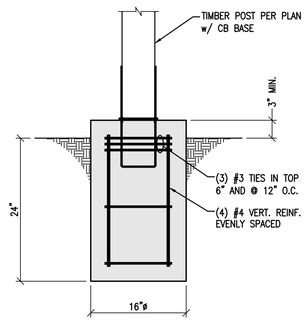

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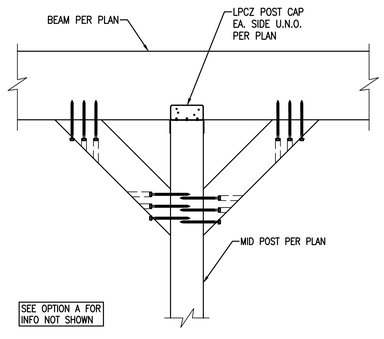
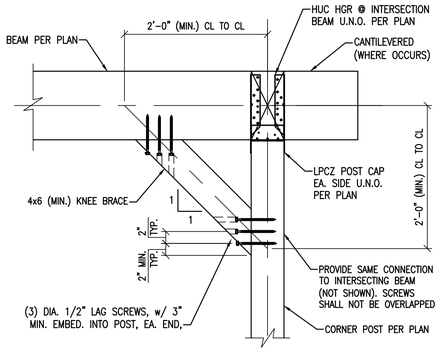
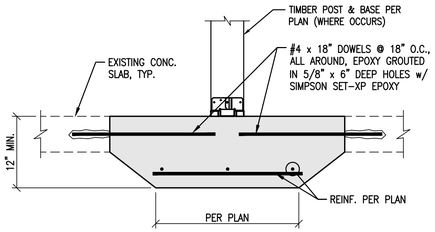


OPTION B



OPTION A

N.T.S. 5



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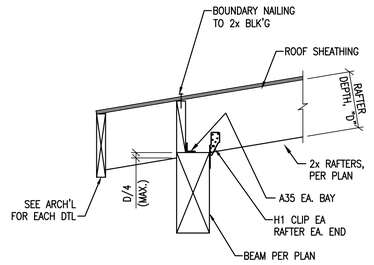

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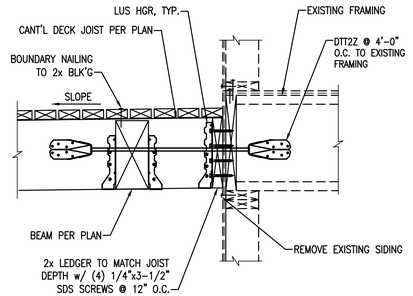

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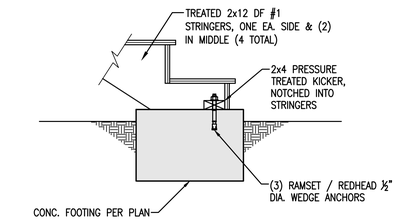
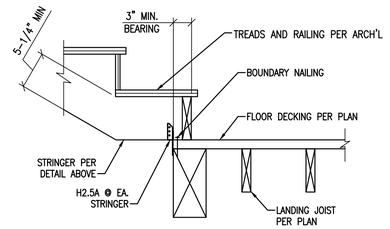
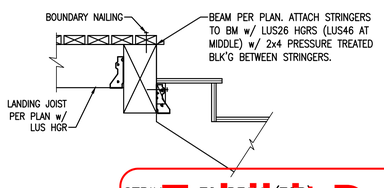


STRINGER TO BASE

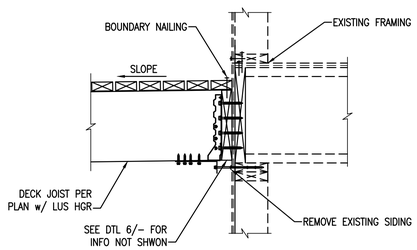


STRINGER TO BEAM (BOTTOM)



STRINGER TO BEAM (TOP)

N.T.S. 3



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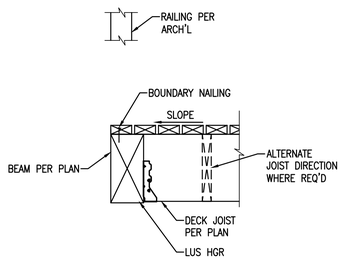

N.T.S. 7

DATE: 3-18-2022	ENG: EAS	DWN: BAD	CHK: JAB
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FOR PERMIT SUBMITTAL

CHUCK MONAHAN
ADAMS DECK & KITCHEN REMODEL - EXTERIOR SUBMITTAL
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APTOS, CA 95003

STRUCTURAL DETAILS

PRELIMINARY NOT FOR CONSTRUCTION 08/23/2022

JACOB S. PROCTOR, P.E.
70567

U4885-001-221

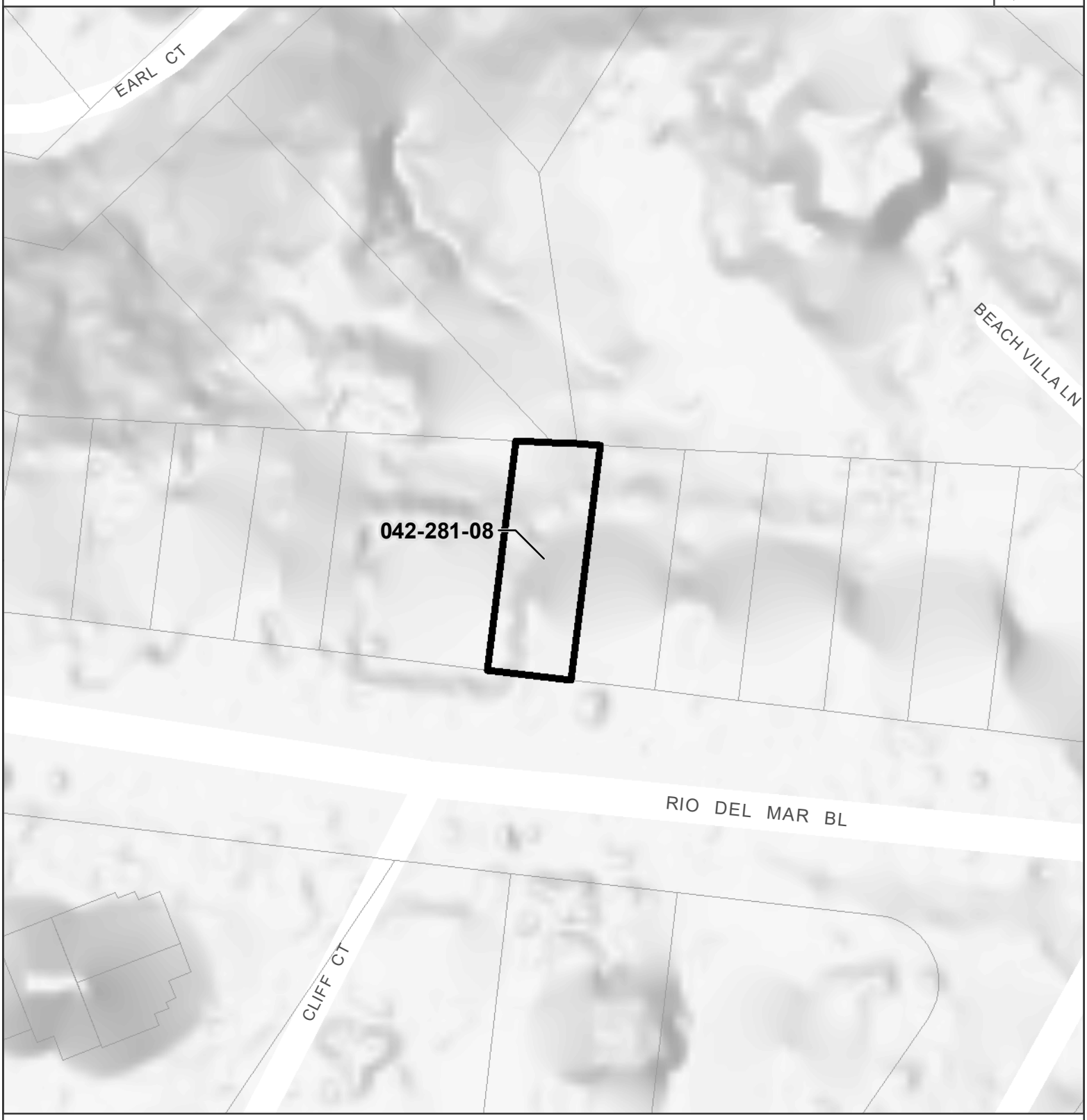
SD-1

Exhibit D

8/23/2022 4:58 PM

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Parcel: 04228108

Study Parcel

Assessor Parcel Boundary

Map printed: 8 May. 2023

Exhibit E

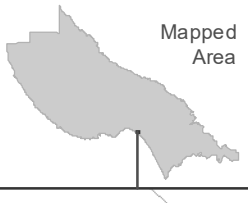
N

0 10 20

Feet

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



R-UM

042-281-08
(R-UH)

R-UH

R-UL

R-UH *Res. Urban High Density*
R-UM *Res. Urban Medium Density*
R-UL *Res. Urban Low Density*

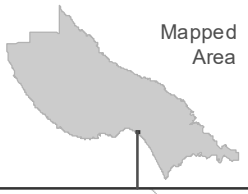
N

0 10 20
Feet

Exhibit E

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



R-1-4

042-281-08
(RM-2.5)

RM-2.5

R-1-6

R-1 *Single-Family Residential*
RM *Residential Multi-Family*

N

0 10 20
Feet

Exhibit E

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Sewer
Fire District:	Central Fire Protection District
Drainage District:	Flood Control Zone 6

Parcel Information

Parcel Size:	1915 square feet
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	Via Rio del Mar Boulevard
Planning Area:	Aptos
Land Use Designation:	R-UH (Urban High Density Residential)
Zone District:	RM-2.5 (Multi-family residential-2,500 square foot parcel size)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Technical Reviews:

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	Greater than 30% over majority of site
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped Scenic
Archeology:	Mapped Archaeological Resource