



Staff Report to the Zoning Administrator

Application Number: **241218**

Applicant: Michael Abler
Owner: Soquel Property Ventures LLC
APN: 030-092-01
Site Address: 3240 North Main Street

Agenda Date: 10/18/24
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to recognize the reconstruction of a nonconforming single-family dwelling including the increase of the first-floor top plate height by 1 foot.

Location: Project is located at the southeastern corner of Main Street and Bridge Street (3240 N. Main Street) in Soquel.

Permits Required: Requires a Site Development Permit, Design Review, a Variance to increase the height of the top plate within Bridge Street side setback by 1 foot, and determine the project's compliance with California Environmental Quality Act.

Supervisory District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241218, based on the attached findings and conditions.

Project Description & Setting

The project property is located on the southeastern corner of Main Street and Bridge Street in the Soquel Village Plan area. The surrounding dwellings vary widely in architectural style, size and scale and include smaller one-story structures, together with two-story dwellings.

According to the Assessor's record, the property was originally developed with two legal nonconforming single-family dwellings with garages: a 1,530 square foot, one-story single-family dwelling with a 328 square foot carport, and a 288 square foot second dwelling with a 432 square foot garage. Additionally, there was an extra garage structure of 360 square feet, all built in 1950 before building permits were required.

On October 18th, 2023, Building Permit B-226753 was issued by the County to remodel the existing 1,530 square foot single-family dwelling, adding 354 square feet to the first floor and a new 1,011 square foot second floor, along with a new 455 square foot attached garage with an ADU above it (under a separate permit). The issued permit for the single-family dwelling did not

constitute as a reconstruction of a nonconforming structure as it was changing less than 65% of the existing major structural components. During construction, additional structural damage was discovered, and the owner decided to increase the top plate height of the existing building, including the nonconforming building area located within the street side yard setback, from 8 feet to 9 feet. Consequently, Change Order B-242024 was submitted to recognize these changes; however, additional approvals are required before the Change Order can be issued. This is because of the increased modifications to the existing structural elements, which result in the proposed structure being modified by 83%, and because the one-foot increase in the top plate height is within a portion of the structure that is located inside the 6-inch nonconforming area, where the dwelling extends into the street side setback. Therefore, a Site Development Permit with Design Review and a Variance to increase the top plate height within the setback area is required.

Zoning & General Plan Consistency

The subject property is a 20,603 square foot lot located in the R-1-6 (Single-family Residential, minimum 6,000 square foot per dwelling) zone district, which allows for residential uses. The proposed single-family dwelling is a use permitted by right within the zone district and the zoning is consistent with the site's R-UM (Urban Residential, Medium Density) General Plan designation. Applicable site and development standards for properties in the R-1-6 zone district are set out in SCCC 13.10.323 and a summary of the required, existing permitted, and proposed site and development standards relevant to the project are summarized in the table below:

Development Standards	R-1-6 District	Existing per B-226753 Issued Permit	Proposed
Front Setback	20 feet	23.61 feet	23.61 feet
Interior Side Setback	5 feet	Approximately 69 feet	Approximately 69 feet
Street Side	10 feet	9.55 feet	9.55 feet
Rear Setback	15 feet	Approximately 69 feet	Approximately 69 feet
Maximum Height	28 feet	26.5 feet	27.5 feet
First Floor Top Plate Height	NA	8 feet	9 feet
Maximum Number of Stories	2	2	2
Garage Entrance Setback	20 feet	20 feet	20 feet
Maximum Floor Area Ratio	50%	15.44%	15.44%
Maximum Lot Coverage	40%	12.3%	12.3%

Overall, there are only minor changes to the existing permitted plans. As part of the previous building permit, the second 288 square foot dwelling and its associated garage, along with the other nonconforming garage structure, are to be demolished. This reduces the overall

nonconforming nature of the property; however, the single-family dwelling being modified is located 6 inches into the 10-foot street side setback. This makes the existing structure nonconforming to the R-1-6 zone district standards.

Nonconforming Structures

Per County Code section 13.10.262 – “Nonconforming Structures”, structural alterations may be made to an existing nonconforming structure without additional permit requirements, where such modifications do not constitute reconstruction, which is defined by County Code 13.10.260(B)(6), as modifications that alter 65% or more of the major structural components. Further, conforming additions that do not increase the nonconforming dimensions of the structure may be constructed. The proposed project results in a total modification greater than 65%, therefore the proposed project is a reconstruction of the existing nonconforming structure. A Site Development Permit is therefore required in accordance with County Code section 13.10.262(A)(3), to allow for these changes.

Variances

In addition, the alteration of the roofline of the dwelling results in an increase to the nonconforming dimensions of the structure. Per SCCC 13.10.262(A)(2), because the proposed project increases the top plate height within the street side setback, which constitutes a nonconforming addition, the project requires a Variance to increase the plate height within the required 10-foot street side yard setback by one foot. There are special circumstances related to the existing nonconforming building footprint based, given the surrounding nonconforming nature of the nearby dwellings and the original development footprint. Since the proposed project aligns with the character of other developments in the vicinity, staff recommends the approval of this variance

A complete list of variance findings is included with this report.

Soquel Village Plan

The Soquel Village Plan is a master design plan which provides direction for future development based on five main goals: flood management and creek enhancement, historic and village character preservation, parking improvements, pedestrian access and traffic safety, and economic development. The majority of the design criteria and focus is on the commercial areas located within the Village Plan boundaries. While the proposed dwelling has already been built per an issued Building Permit, it is compliant with the historic and village character preservation, since the original historic building on the property was demolished in the 1950s to allow for the construction of the multiple structures that existed on the site prior to the start of this project. The issued Building Permit also requires the creation of sidewalks and crosswalks to support pedestrian access and traffic safety.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project incorporates site and architectural design features such as providing good articulation of the building from both street views and having the second story addition be placed closer to the center of the property to reduce the size and height.

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 **241218**, 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 Division, 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 Division 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: 241218
Assessor Parcel Number: 030-092-01
Project Location: 3240 North Main Street

Project Description: Proposal to recognize the reconstruction of a nonconforming single-family dwelling including the increase of the first-floor top plate height by 1 foot.

Person or Agency Proposing Project: Michael Abler

Contact Phone Number: 408-660-7475

- 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. ☒ **Categorical Exemption**

Specify type: Class 1 – Existing Facilities (Section 15301) and Class 3 – New Construction (Section 15303)

F. Reasons why the project is exempt:

This reconstruction and increase in top plate height of an existing single-family dwelling does not result in any intensification of use.

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

Alexandra Corvello, Project Planner

Date: _____

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.

This finding can be made because 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 that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public. Additionally, it will not be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 single-family dwelling and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single-Family Residential, 6,000 square foot minimum per dwelling) zone district as the primary use of the property will be one single-family dwelling with an attached garage and attached ADU that meets all current site standards per County zoning codes.

In accordance with SCCC 13.10.262, Nonconforming Structures, the proposed project will preserve existing housing stock through the reconstruction of the existing nonconforming structure, which will be brought into compliance with current Building Codes. As proposed, the reconstruction of the existing nonconforming structure will result in a dwelling that continues to encroach into the street side setback by only 6 inches. Per SCCC 13.10.262(A)(2), because the proposed project increases the top plate height within the street side setback, which constitutes a nonconforming addition, the project requires a Variance to increase the plate height within the required 10-foot street side yard setback by one foot. Because this increase in height is in the side setback and is not correcting a top plate height that is lower than the minimum height required under the Uniform Building Code, variances are required to permit the increase in height of the nonconforming structure within the street side setbacks.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed single-family dwelling is in substantial conformance with the use and density requirements specified for the R-UM (Urban Residential – Medium Density) land use designation in the County General Plan.

A specific plan has been adopted for this portion of the County under the Soquel Village Plan. The Soquel Village Plan is a master design plan which provides direction for future development based on five main goals – flood management and creek enhancement, historic and village character

preservation, parking improvements, pedestrian access and traffic safety, and economic development. The majority of the design criteria and focus is on the commercial areas located within the Village Plan boundaries. While the proposed dwelling has already been built per an issued building permit, it is compliant with the historic and village character preservation, since the original historic building on the property was demolished in the 1950s to allow for the construction of the multiple structures that existed on the site prior to the start of this project. The issued building permit also includes the creation of sidewalks and crosswalks to support pedestrian access and traffic safety.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed additions and remodel of the existing single-family dwelling, demolition of the second legal dwelling on the parcel and addition of an ADU, will not intensify the use of the existing developed lot. The expected level of traffic generated by the proposed project is anticipated to continue to be only 2 peak trips per day (one per dwelling unit). As such, the project will not adversely impact existing roads or intersections in the surrounding area, and the project. Further, construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance; therefore the proposed dwelling and ADU will not overload utilities or otherwise result in an inefficient or wasteful use of energy. In addition, the proposed project includes the addition of sidewalks to the corner of Bridge and Main to support pedestrian access.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed two-story single-family dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

The proposed two-story single-family dwelling will be much smaller than would typically be allowed on such a large property and will be in alignment with the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that, with the approval of the variance to allow for an increase in height of the dwelling in the street side setback will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure of substantial conformance with a design that could be approved on any similarly sized lot in the

vicinity. The project will also conform with General Plan Policy 2.1.17 (Nonconforming Uses and Structures), in that the existing nonconforming dwelling will be reconstructed within the existing footprint and the variance can be approved to allow for a minor increase the structural dimensions where the structure is nonconforming to setbacks.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed two-story single-family dwelling is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The proposed two-story single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and, with the exception of a nonconforming 6-inch encroachment into the 10-foot street side yard setback, meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the two-story structure will not adversely shade adjacent properties and will be in significant compliance with current setbacks for the zone district. Findings for the required Variance to allow for a 1-foot increase in the plate height of the nonconforming portion of the dwelling are included with this Permit.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed single-family dwelling is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses. The proposed dwelling provides good articulation of the building from both street views and having the second story addition stepped back from the property lines to reduce the visual of the size and height.

Nonconforming Structure Administrative Site Development Findings

- (1) Any additional parking requirements created by the project can be met in accordance with SCCC 13.10.551.

This finding can be made, in that the proposed reconstruction of the existing dwelling and increased height of the structure will not change the existing permitted building footprint. The property has ample room for additional parking if required, though the total 3 parking spaces required for the single-family dwelling is provided within and in front of the garage.

- (2) The proposed project will not significantly impair economic development goals or key land use goals of the General Plan

This finding can be made, since the proposed project is consistent with the intent and purpose of the residential zoning as it will result in a two-story single-family dwelling that, with the approval of the Site Development Permit and Variance to increased top plate height, will comply with all site and development standards for the zone district. Further, the new dwelling will comply with General Plan Policy 2.1.17 (Nonconforming Uses and Structures) in that the project will result in the retention of an existing nonconforming residential structure and will therefore, promote and not impair economic development goals of a residential neighborhood.

- (3) For nonconforming commercial, industrial, or residential structures adjacent to residential property, the nonconforming structure does not unreasonably infringe on adequate light, air, solar access, privacy, or the quiet enjoyment of adjacent residences.

This finding can be made, since the dwelling is only nonconforming due to an existing 6 inch encroachment into the street side setback. In addition, the proposed dwelling provides good articulation of the building from both street views and having the second story addition stepped back from the property lines to reduce the visual of the size and height.

- (4) For nonconforming structures over a property line, within a riparian corridor, or within five feet of an existing or planned right-of-way, the proposed project has been conditioned to require greater conformance to current site development standards, or has been required to eliminate the nonconformity where feasible, considering economic factors and site conditions including size, shape, topography, existing development or improvements, and environmental constraints.

This finding can be made as the proposed dwelling is not located over the property line, within a riparian corridor, or within five feet of a right-of-way.

- (5) For projects within a riparian corridor, a condition of approval of the site development permit has been imposed to require riparian protection, preservation, and/or enhancement on the site, as reasonably related to the project and in accordance with General Plan/Local Coastal Program Policy ARC-3.3.2.

This finding can be made as the property is not located within the riparian corridor.

Variance Permit 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 the proposed Variance to increase the top plate height by one foot, within the portion of the dwelling that is located 6 inches inside the street side setback, is allowed due to special circumstances applicable to the property and existing building location. The proposed project is located in a mixed area of older and newer homes, many of which are also nonconforming to setbacks and include a wide variety of architectural styles that encompass the design of the proposed dwelling. The existing dwelling footprint is not being relocated as part of this reconstruction and therefore the project is subject to the existing nonconforming location inside the street side setback. In addition, building heights of 28 feet are allowed within the R-1-6 zone district, therefore the small increase in height from 8 feet to 9 feet of the nonconforming area is not a grant of special privilege.

(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 intent and purpose of the residential zone district is to provide for residential uses. The proposed two-story dwelling will not impact public health, safety or welfare, or injurious to property or improvements. The top plate has already been installed and can be seen to be similar to other remodeled structures within the area that have been remodeled to provide increased internal ceiling heights. Therefore, the proposed change is in harmony with the general intent and purpose of the zoning objectives.

(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 since other properties within the surrounding neighborhood are also nonconforming to setbacks, several with greater encroachment than at the subject property. Further, the height of the remodeled structure will be consistent with that of other existing nonconforming dwellings in the area that have been remodeled or reconstructed. It should also be noted that the issued building permit B-226753 included changes that were much greater than what is currently being proposed. The current revisions to the project represent a significantly less intensive development and, therefore, do not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

Conditions of Approval

Exhibit D: Project plans, prepared by Michael Abler West Designs, dated 5/20/2024.

- I. This permit authorizes the reconstruction of a single-family dwelling and attached garage 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official, if required.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if required.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.

3. Provide measurements for the change in top plate height on the elevation views.
 4. Grading, drainage, and erosion control plans, if required.
 5. 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.
1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school 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. The project must comply with all recommendations of the approved soils reports.
- D. 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: _____

Deputy Zoning Administrator

Printed Name

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.

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NOTE: NEAREST FIRE HYDRANT IS #854 AT THE CORNER OF N. MAIN ST. AND BRIDGE ST. IN FRONT OF 3303 N. MAIN ST. THIS HYDRANT IS APPROXIMATELY 100 FEET FROM THE PROPERTY LINE OF 3230 N. MAIN ST. THE MODELED FLOW DATA IS AS FOLLOWS:
STATIC PRESSURE: 81 P.S.I., FLOW: 1500 G.P.M., RESIDUAL PRESSURE: 76 P.S.I.,
FIRE FLOW/TOTAL WATER AVAILABLE @ 20 P.S.I. RESIDUAL = 5504 G.P.M.
(REQUIRED FIRE FLOW IS 1000 G.P.M. FOR 120 MINUTES WHEN THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.)

CENTERLINE OF BRIDGE ST.

NOTE: SEE CIVIL PLANS & DETAILS FOR OFF-SITE IMPROVEMENTS.
FOR EXISTING SITE PLAN SEE SHEETS 1 & 2 (BOUNDRY & TOPO SURVEY.)

REVISED DRIVEWAY APRON

155.43'

S 89 21' 34" E

132.79'

N 00 33' 02" E

132.75'

N 00 31' 40" E

SITE PLAN

SCALE: 1/8"=1'-0"

NOTE: FIRE SPRINKLER SYSTEM REQUIRED!
THE HOUSE AND ADU SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN THE 2019 CBC, CHAPTER 35. THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO COUNTY FIRE FOR APPROVAL. INSTALLATION SHALL FOLLOW THEIR GUIDE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO PIPING, VALVES, GAUGES, AND SPRINKLER HEADS.

NOTE: A 100-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.

NOTE: ALL WORK MUST COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT BY EARTH SYSTEMS PACIFIC, PREPARED AUGUST 31, 2022.

NOTE: FOR THE REFERENCED CODE INFORMATION, VIEW ONLINE AT

<http://www.bsc.ca.gov/Codes.aspx> and/or

<http://www.sccoplanning.com/PlanningHome/BuildingSafety/BuildingCodes.aspx>

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- A-2 VICINITY MAP, AREA SUMMARY, CONSULTANTS, CODE COMPLIANCE, DEMOLITION PLAN & NOTES
- A-3 PROPOSED 1ST FLOOR PLAN & NOTES
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- A-6.2 LEFT ELEVATIONS & NOTES
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- S1 FOUNDATION PLAN
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- C2.0 AGENCY STANDARD DETAILS
- C2.1 CONSTRUCTION DETAILS
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- C3.0 GRADING, DRAINAGE & STORMWATER CONTROL
- C3.1 GRADING CROSS SECTIONS
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- C4.1 EROSION CONTROL PLAN

PROJECT INFORMATION:

OWNERS: SOQUEL PROPERTY VENTURES LLC
(LUKE SHAW & DAN SHAW)

TELEPHONE: DAN (406) 221-8870
LUKE (917) 561-6340

EMAIL: dane@lgservicing.com
shawinvestments@lgservicing.com

MAILING ADDRESS: 1840 41ST AVE., SUITE 102-347
CAPITOLA, CA 95010

PROJECT ADDRESS: 3240 N. MAIN ST.
SOQUEL, CA 95073

A.P.N.: 03009201

LOT AREA: 20,603.88 SQUARE FEET

ZONING: R-1.4 SINGLE FAMILY RESIDENTIAL

CONSTRUCTION TYPE: VB

OCCUPANCY GROUP: R-3/ U

FIRE SPRINKLERS: REQUIRED

2-STORY HOUSE HEIGHT: 27'-6" MAX.

2-STORY ADU HEIGHT: 24'-8" MAX.

WILDLAND URBAN INTERFACE (WUI): SRA - Moderate
See WUI Requirements at Sheet A-14

FIRE HAZARD AREA: NO

PROJECT DESCRIPTION:
RESIDENTIAL REMODEL AND ADDITION. RENOVATE THE EXISTING HOUSE, NEW ADDITIONS AT THE 1ST FLOOR, ENTIRELY NEW 2ND FLOOR, NEW ATTACHED 2-CAR GARAGE WITH 1-BEDROOM ADU ABOVE. DEMOLISH 2 EXISTING ACCESSORY STRUCTURES. NEW ELECTRICAL, MECHANICAL & PLUMBING SYSTEMS. UPGRADE ELECTRICAL SERVICE & NEW MAIN ELECTRICAL PANEL. EXISTING GAS METER TO REMAIN. NEW WINDOWS & DOORS. CABINETRY, APPLIANCES, & PLUMBING FIXTURES, HARDWOOD & TILE FLOORING, LIGHTING, DRYWALL, & PAINT. STUCCO SIDING & COMPOSITION SHINGLE ROOFING. NEW FIRE SPRINKLERS & SPRINKLER MANIFOLD.

NOTE: DEFERRED SUBMITTALS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL MUST BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE DOCUMENTS SHALL INCLUDE A REVIEW STAMP AND/OR A NOTATION INDICATING THEY HAVE BEEN REVIEWED AND ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. (CBC 107.3.4.2)

DEFERRED SUBMITTALS:
AUTOMATED FIRE SPRINKLER SYSTEM
HVAC DUCT SIZING (INCLUDED WITH DELTA 3 REVISIONS @ SHEET A-18)
WATER METER SIZE & BUILDING SUPPLY SIZE
BALCONY RAILING SYSTEM

SPECIAL TESTS AND INSPECTIONS:
HERS CERTIFICATION IS REQUIRED.
HOLDOWN EPOXY INSPECTION.
SHEAR NAILING INSPECTION.

NOTE: THE DISCRETIONARY PERMIT PLANS SHOW THAT THE TOP PLATE OF THE ENTIRE FIRST FLOOR WAS INCREASED BY 1 FOOT FROM 8'-0" TO 9'-0" ABOVE FINISH FLOOR. SO THE HEIGHT OF THE 2-STORY PORTION OF THE HOUSE & ADU BECAME 1 FOOT TALLER THAN ORIGINALLY APPROVED. THE 1-STORY PORTION OF THE HOUSE BECAME 1'-4" TALLER BECAUSE THE TOP PLATE INCREASED BY 1 FOOT AND THE NEW 1ST FLOOR ROOF FRAMING INCREASED THE HEIGHT BY AN ADDITIONAL 4" BECAUSE THE NEW 2x10 RAFTERS WERE 4" TALLER THAN THE 2x6 RAFTERS THEY REPLACED.

MICHAEL ABLER
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SANTA CRUZ
CA 95062
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3240 N. MAIN STREET
SOQUEL, CA 95073

MARK	DATE	DESCRIPTION
1	12-1-2022	PLAN CHECK
2	7-27-2023	PLAN CK 1 RESPONSE
3	9-11-2023	PLAN CK 2 RESPONSE
4	2-19-2024	REVISIONS
5	3-30-2024	PLAN CK. RESPONSE
6	5-20-2024	ZONING COMMENTS
7	7/17/24	DISCRETIONARY

PROJECT NO:

MODEL FILE:

DRAWN BY:

CHK'D BY:

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SHEET TITLE

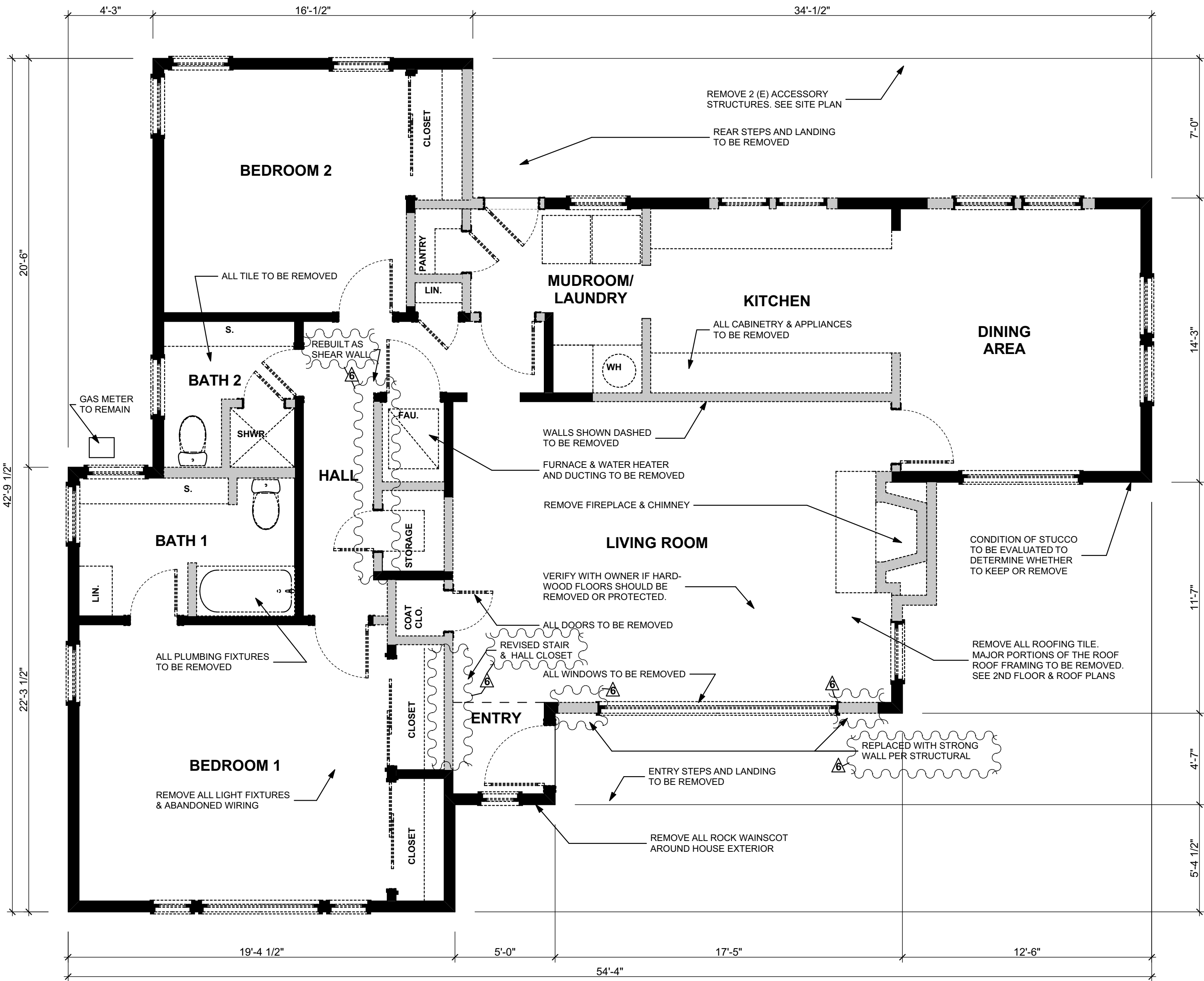
A-1
SITE PLAN

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SITE NOTES

- 1. CAL GREEN MEASURES**
IMPLEMENT CALGREEN MANDATORY MEASURES. SEE SHEET A-14 FOR "CALGREEN RESIDENTIAL MANDATORY MEASURES." EACH TRADE SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND DOCUMENTATION OF THEIR REQUIRED CALGREEN ITEMS.
- 2. SURVEY**
SITE SURVEY PROVIDED. GENERAL CONTRACTOR TO VERIFY AND EXAMINE EXISTING SITE CONDITIONS AND NOTIFY OWNER OF ANY DISCREPANCIES OR CLARIFICATIONS BEFORE COMMENCEMENT OF ANY WORK.
- 3. REMOVE ACCESSORY STRUCTURES**
TWO EXISTING ACCESSORY STRUCTURES TO BE REMOVED AS INDICATED ON SITE PLAN. LARGER STRUCTURE TO REMAIN UNTIL HOUSE & ADU CONSTRUCTION IS COMPLETED, BUT BE DEMOLISHED PRIOR TO FINAL INSPECTION OR ISSUANCE OF OCCUPANCY PERMIT.
- 4. EXISTING TREES & LANDSCAPING**
A. EXISTING TREES TO BE REMOVED ARE INDICATED WITH AN "X" ON THE SITE PLAN.
B. PROTECT (E) LANDSCAPING TO REMAIN FROM DAMAGE DURING CONSTRUCTION, TYP.
- 5. IRRIGATION SYSTEM**
ANY EXISTING IRRIGATION SYSTEM TO BE REMOVED.
- 6. DRIVEWAY & PARKING**
4 NEW ON-SITE PARKING SPACES PROVIDED. 2 PARTIALLY COVERED SPACES AT THE DRIVEWAY, AND 2 COVERED SPACES AT THE NEW GARAGE.
- 7. HARDSCAPE & FENCES**
A. (E) HARDSCAPE AT PORCHES & WALKWAYS TO BE REMOVED IS SHOWN DASHED.
B. EXISTING PUBLIC SIDEWALK TO BE REMOVED. NEW SIDEWALKS, CURB & GUTTER AT BOTH M. MAIN STREET AND BRIDGE STREET. SEE CIVIL DRAWINGS FOR OFF-SITE IMPROVEMENTS.
C. EXISTING PERIMETER FENCES TO REMAIN, UNLESS NOTED OTHERWISE.
- 9. UTILITIES**
SEE ELEC/MECH. PLAN FOR MORE INFO., TYP.
A. ELECTRIC METER. EXISTING 100 AMP SERVICE MAIN PANEL BE RELOCATED AND UPGRADED TO 200 AMP SERVICE. COORDINATE LOCATION & WORK WITH PG&E.
B. EXISTING GAS METER TO REMAIN OR BE UPGRADED AS NEEDED.
C. EXISTING TELEPHONE & TV CABLE SERVICE TO REMAIN.
D. EXISTING WATER MAIN & SHUTOFF TO REMAIN OR BE UPGRADED AS NEEDED FOR FIRE SPRINKLERS
E. EXISTING WATER METER TO REMAIN OR BE UPGRADED AS NEEDED FOR FIRE SPRINKLERS. PROVIDE NEW SEPARATE WATER METER AND WATER LINE FOR ADU.
F. NEW FIRE SPRINKLER MAINFOLD- PART OF DEFERRED FIRE SPRINKLER SUBMITTAL.
G. EXISTING SEWER LATERAL TO MAIN HOUSE & ADU TO BE REPLACED. SEWER DESIGN AND CONNECTION SHALL CONFORM TO THE COUNTY OF SANTA CRUZ DESIGN CRITERIA (CDC) PART 4. SANITARY SEWER DESIGN, LATEST ADDITION. CONTRACTOR MUST REQUEST A SEPARATE SEWER REPAIR PERMIT. SEWER LATERAL TO THE ACCESSORY BUILDING TO BE REMOVED SHALL BE ABANDONED PER COUNTY DESIGN CRITERIA FIG. SS-15 PRIOR TO BUILDING DEMOLITION, AND A NEW, SEPARATE ADU LATERAL AND CLEANOUTS WILL BE REQUIRED.
- 10. SURFACE DRAINAGE**
A. FINISH GRADES SHOULD PROVIDE A POSITIVE GRADIENT TO AN ADEQUATE DISCHARGE POINT TO PROVIDE REMOVAL OF SURFACE WATER RUNOFF AWAY FROM ALL FOUNDATIONS. ADJACENT TO BUILDINGS, THE GROUND SURFACE SHOULD SLOPE AT LEAST 5% AWAY FROM THE FOUNDATIONS WITHIN 10 FEET OF THE PERIMETER PER CBC 1804.3, BUT NO LESS THAN 2%. IMPERVIOUS SURFACES SHOULD HAVE A MIN. GRADIENT OF 2% AWAY FROM FOUNDN. SEE GRADING AND DRAINAGE PLAN, TYP.
B. DOWN SPOUTS; NEW DOWNSPOUTS SHALL BE CONNECTED TO SPLASH BLOCKS.
- 11. EXCAVATION**
REMOVE SOIL AS REQUIRED FOR NEW FOUNDATION. EXTRA SOIL FROM EXCAVATION TO BE REMOVED FROM SITE, TYP.
- 12. REFUSE & RECYCLING**
ALL REFUSE AND RECYCLING ACTIVITIES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SANTA CRUZ COUNTY MUNICIPAL CODE. A MINIMUM OF 65% OF THE JOB CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED PER GREEN BUILDING CHECKLIST REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A CLEAN JOB-SITE AND REMOVE ALL DEBRIS GENERATED BY THE DEMOLITION AND CONSTRUCTION PROCESS IN A TIMELY MANNER.
- 13. SAFETY**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION AREA DURING CONSTRUCTION & SHALL PROVIDE NECESSARY SAFETY MEASURES IN ACCORDANCE WITH ALL STATE AND LOCAL SAFETY ORDINANCES.
- 14. CONSTRUCTION DAMAGE**
THE OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURB, GUTTER AND PUBLIC STREET CAUSED DURING THE PROJECT CONSTRUCTION BY PROJECT CONSTRUCTION VEHICLES AT THE PROPERTY FRONTAGE. PUBLIC WORKS INSPECTOR MAY DETERMINE IF ANY REPAIR IS REQUIRED PRIOR TO FINAL APPROVAL.
- 15. ADDRESS IDENTIFICATION**
PROVIDE ADDRESS NUMBERS PLACED IN A POSITION PLAINLY LEGIBLE & VISIBLE FROM THE STREET FRONTAGE. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, SHALL BE ARABIC NUMERALS & THE COPY HEIGHT OF ADDRESS SIGNS SHALL BE NO LESS THAN FOUR INCHES AND NO MORE THAN TWO FEET.
- DEMOLITION NOTES**
- 1. CAL GREEN MEASURES**
IMPLEMENT CAL GREEN MANDATORY MEASURES. SEE "CALGREEN RESIDENTIAL MANDATORY MEASURES" AT A-14. EACH TRADE SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND DOCUMENTATION OF THEIR REQUIRED CALGREEN ITEMS.
- 2. GENERAL DEMOLITION**
EXISTING FRONT & REAR PORCHES TO BE REMOVED. CHIMNEY AND FIREPLACE TO BE REMOVED. EXISTING TILE ROOFING & PORTIONS OF ROOF FRAMING TO BE REMOVED. INTERIOR WALLS AND CEILING TO BE GUTTED DOWN TO THE STUDS. FLOORS TO BE REMOVED DOWN TO THE SUBFLOOR. (OR PROTECT EXISTING HARDWOOD FLOORS IF FLOORS ARE TO BE REFINISHED- VERIFY WITH OWNER.) MANY INTERIOR WALLS AND FLAT CEILINGS TO BE REMOVED. (PROVIDE TEMPORARY BRACING AS NEEDED.) ALL CABINETRY, COUNTERTOPS, PLUMBING FIXTURES, & APPLIANCES TO BE REMOVED. ELECTRICAL FIXTURES & WIRING, AND PLUMBING TO BE REMOVED. ALL EXTERIOR DOORS AND WINDOWS TO BE REMOVED. INTERIOR DOORS TO BE REMOVED. WATER HEATER, FURNACE, AND DUCTING TO BE REMOVED. AT EXTERIOR, ROCK WAINSCOT AND STUCCO SIDING TO BE REMOVED. SEE NOTE #22 BELOW FOR INFORMATION ON ITEMS TO BE SALVAGED. SEE DEMO PLAN FOR ADDITIONAL INFORMATION.
- 3. REFUSE & RECYCLING**
ALL REFUSE & RECYCLING ACTIVITIES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CALGREEN REQUIREMENTS & PER SANTA CRUZ COUNTY MUNICIPAL CODE. A MIN. OF 65% OF THE JOB CONSTRUCTION & DEMOLITION WASTE IS TO BE RECYCLED PER GREEN BUILDING MANDATORY MEASURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A CLEAN JOB-SITE & REMOVE DEBRIS GENERATED BY THE DEMOLITION & CONSTRUCTION PROCESS IN A TIMELY MANNER.
- 4. ASBESTOS NOTIFICATION**
PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR RENOVATION, A SURVEY SHALL BE PERFORMED FOR THE PRESENCE OF REGULATED ASBESTOS-CONTAINING MATERIAL (RACM). THE CONTRACTOR MUST DEMONSTRATE COMPLIANCE WITH OR EXEMPTION FROM NOTIFICATION REQUIREMENTS. FOR ADDITIONAL INFORMATION, CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) AT (415) 771-6000. ASK FOR THE TECHNICIAN RESPONSIBLE FOR ASBESTOS NOTIFICATIONS.
- 5. ELECTRICAL**
EXISTING WIRING SHALL BE REMOVED AS REQUIRED. EXISTING 100 AMP MAIN ELECTRICAL PANEL TO BE REMOVED & RELOCATED WITH A NEW 200 AMP MAIN ELECTRICAL PANEL. UPGRADE SERVICE TO 200 AMPS. SEE ELECTRICAL/MECH. & PLUMBING PLAN FOR NEW ELECTRICAL WORK TYPICAL. COORDINATE DISCONNECT & RE-CONNECT WITH PG&E.
- 6. MECHANICAL SYSTEM**
REMOVE (E) GAS FURNACE AND REMOVE ALL DUCTING. SEE ELECTRICAL, MECHANICAL & PLUMBING PLAN AND NOTES FOR ADDITIONAL INFORMATION.
- 7. PLUMBING**
CAP OFF, REMOVE, EXTEND OR RELOCATE AFFECTED GAS, WATER SUPPLY, DRAIN & WASTE LINES AS REQUIRED BY NEW WORK. (ALL NEW PLUMBING SUPPLY LINES TO BE COPPER PIPING.)
A. REMOVE ALL EXISTING FIXTURES AS SHOWN ON PLAN. REMOVE ALL EXISTING GALVANIZED PIPING.
B. EXISTING WATER METER UPGRADE MAY BE REQUIRED TO ACCOMMODATE NEW FIRE SPRINKLERS- VERIFY.
C. EXISTING WATER MAIN MAY NEED TO BE UPGRADED TO ACCOMMODATE NEW FIRE SPRINKLERS-VERIFY.
D. EXISTING GAS METER TO REMAIN.
E. EXISTING WATER HEATER TO BE REMOVED.
F. COORDINATE ALL WORK WITH UTILITY COMPANIES.
- 8. (E) FOUNDATION & FLOOR SYSTEM**
CONCRETE SLAB AT EXISTING FRONT & REAR PORCHES TO BE REMOVED. FOUNDATION AT CHIMNEY TO BE REMOVED. ALL OTHER HOUSE FOUNDATION TO REMAIN UNLESS NOTED OTHERWISE. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
- 9. CABINETRY**
CONTRACTOR TO REMOVE ALL CABINETRY, COUNTERTOPS AND ACCESSORIES, TYPICAL, U.O.N. VERIFY ITEMS TO BE SALVAGED AND RE-USED WITH OWNERS. OWNERS TO LABEL ANY ITEMS THEY WANT TO BE SALVAGED, TYP.
- 10. FLOOR COVERINGS**
REMOVE ALL FINISH FLOORING, TYPICAL. (OR PROTECT EXISTING HARDWOOD FLOORS IF FLOORS ARE TO BE REFINISHED- VERIFY WITH OWNER.)
- 11. EXCAVATION**
REMOVE (E) SOIL AS REQUIRED FOR (N) FOUNDATION WORK. SOIL FROM EXCAVATION TO BE REMOVED FROM SITE, TYP.
- 12. BRACING & STRUCTURAL INTEGRITY**
CONTRACTOR SHALL PROVIDE BRACING DURING DEMOLITION & CONSTRUCTION AS REQUIRED FOR AREAS WHERE WALLS ARE REMOVED AND TEMPORARY SUPPORT OF EXISTING STRUCTURE IS REQUIRED, TYPICAL, U.O.N. CONTRACTOR TO ALERT THE STRUCTURAL ENGINEER IMMEDIATELY IF THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING IS IN QUESTION BEFORE THE REMOVAL OF ANY FRAMING.
- 13. DOORS AND WINDOWS**
EXISTING DOORS AND WINDOWS TO BE REMOVED, TYPICAL. VERIFY WITH OWNERS IF ANY WINDOWS AND DOORS ARE TO BE SALVAGED OR RE-USED.

- 14. EXTERIOR FINISH**
REMOVE ALL EXISTING EXTERIOR STUCCO AND ROCK WAINSCOT.
- 15. TERMITE DAMAGE OR DRY ROT**
CONTRACTOR SHALL NOTIFY OWNER OF ANY PRESENCE OF TERMITES OR TERMITE DAMAGE.
- 16. (E) IRRIGATION SYSTEM**
EXISTING IRRIGATION IN AREAS OF NEW CONSTRUCTION TO BE REMOVED.
- 17. (E) HARDSCAPE & PATHWAYS**
EXISTING HARDSCAPE AT AREAS OF NEW CONSTRUCTION (FRONT & REAR PORCHES, REAR PATIO, TO BE REMOVED AS NEEDED TO ACCOMMODATE NEW FOUNDATION. EXISTING HARDSCAPE TO REMAIN WHERE POSSIBLE. WALKWAYS SHOWN DASHED TO BE REMOVED- SEE SITE PLAN.
- 18. (E) ACCESSORY STRUCTURES TO BE REMOVED**
REMOVE EXISTING ACCESSORY STRUCTURES AS INDICATED. CONCRETE FOUNDATION & SLAB FLOOR AT STRUCTURES TO BE REMOVED.
- 19. (E) LANDSCAPING**
PROTECT EXISTING MATURE LANDSCAPING & STREET TREES WHERE INDICATED TO REMAIN, FROM DAMAGE DURING CONSTRUCTION.
- 20. (E) FENCES**
EXISTING PERIMETER FENCES TO REMAIN, U.O.N.. REMOVE & REPLACE EXISTING SECTIONS OF FENCES & GATES AS REQUIRED FOR CONSTRUCTION ACCESS. TYPICAL, U.O.N.
- 21. CONSTRUCTION DAMAGE**
PROTECT ALL ITEMS SO INDICATED FROM DAMAGE DURING CONSTRUCTION.
- 22. SALVAGE**
APPLIANCES, CABINETS, SHELVING, DOORS, WINDOWS, WINDOW COVERINGS AND PLUMBING FIXTURES, ETC. THAT OWNERS WISH TO SALVAGE SHOULD BE CLEARLY MARKED "SAVE" PRIOR TO ANY DEMOLITION. ANY ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MUST BE REMOVED FROM THE STRUCTURE AS WORK PROGRESSES.
- 23. DUMPSTER & CLEAN UP**
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A CLEAN JOB-SITE AND TO PROVIDE DUMPSTERS AS NEEDED TO RECYCLE OR REMOVE ALL DEBRIS GENERATED BY THE DEMOLITION AND CONSTRUCTION PROCESS IN A TIMELY MANNER. DISPOSAL AND RECYCLING OF BUILDING MATERIALS AND CONSTRUCTION DEBRIS SHALL CONFORM TO SANTA CRUZ COUNTY MUNICIPAL CODE REQUIREMENTS.



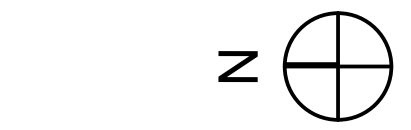
1ST FLOOR EXISTING/DEMOLITION PLAN

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

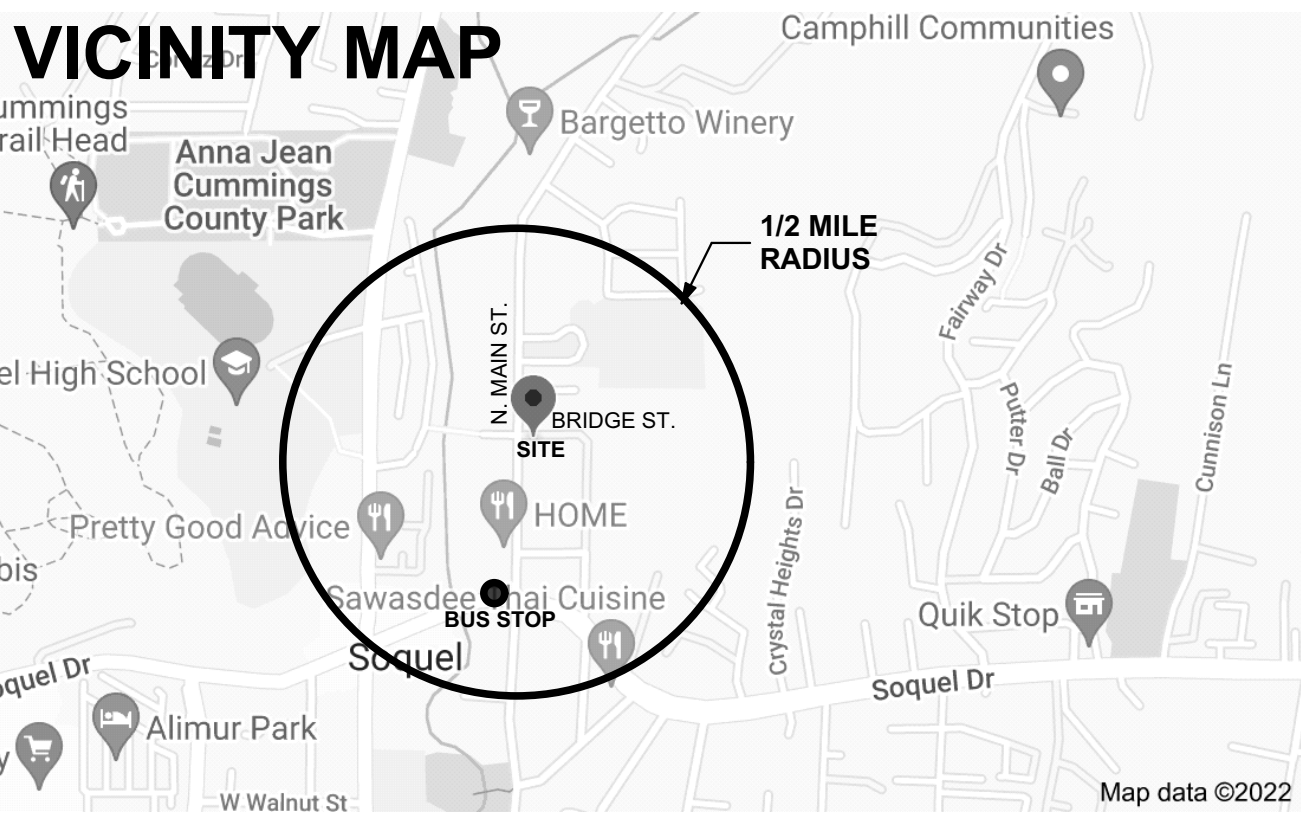
AREAS TO BE REMOVED SHOWN DASHED, TYP.

DIMENSIONS ARE TO THE OUTSIDE FACE OF 1/2" SHEETROCK OR PLYWOOD, TYP.

NOTE: SEE ROOF DEMOLITION PLAN @ SHEET A-5



NOTE: ACTUAL DEMOLITION EXCEED THE EXPECTED LEVEL OF DEMOLITION. ALL ROOFS WERE REMOVED. 1ST FLOOR ROOF AREA WHICH HAD BEEN EXPECTED TO BE SALVAGED HAD MAJOR DRYROT AND TERMITE DAMAGE AND WAS REMOVED. WALL DEMOLITION WAS MORE EXTENSIVE DUE TO ADDITIONAL DRYROT AND TERMITE DAMAGE AND DUE TO NEW FRAMING REQUIRED FOR SUPPORT SHOWN ON THE STRUCTURAL PLANS AND DETAILS. EXISTING WALLS WHICH DID REMAIN WERE MODIFIED TO BE 1 FOOT TALLER.



CONSULTANTS:

- STRUCTURAL ENGINEER:**
WESLEY LIU
WESLEY LIU ENGINEERING, INC.
7246 SHARON DRIVE #0,
SAN JOSE, CA 95129
PHONE: (408) 973-1839
EMAIL: wesleyliu@yahoo.com
- TITLE 24 CONSULTANT:**
JAMES BLOMQUIST
A PLUS GREEN ENERGY SERVICES
757 FREEDOM BLVD.
WATSONVILLE, CA 95076
PHONE: (408) 310-0081
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- CIVIL ENGINEER:**
JON IFLAND
IFLAND ENGINEERS, INC.
LIVE OAK BUSINESS PARK
5300 SOQUEL AVE, SUITE 101
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PHONE: (831) 426-5313
EMAIL: jonifland@iflandengineers.com
- SURVEYOR:**
GV LAND SURVEYING
4113 SCOTTS VALLEY DR., SUITE 102
SCOTTS VALLEY, CA 95066
EMAIL: gvlandsurveying.com
- GEOTECHNICAL/SOILS ENGINEER:**
PHILIP PENROSE, CE 92946
EARTH SYSTEMS PACIFIC
48511 WARM SPRINGS BLVD., SUITE 210
FREMONT, CA 94539
PHONE: 510 353-3833
EMAIL: p.penrose@earthsystems.com
Report dated 8-31-2022

AREA SUMMARY

- GROSS LOT AREA = 20,603.88 S.F.**
- 1ST FLOOR:**
(E) 1ST FLOOR = 1,530 S.F.
1ST FLOOR BEDRM ADDITION = 275 S.F.
1ST FLOOR LAUNDRY ADDITION = 79 S.F.
NEW GARAGE = 455 S.F.
ADU STAIR = 65 S.F.
- 2ND FLOOR:**
2ND FLOOR HOUSE = 1,011 S.F.
2ND FLOOR ADU = 665 S.F.
- HABITABLE AREA:**
TOTAL HOUSE = 2,895 S.F.
TOTAL ADU = 665 S.F.
- DECKS & BALCONIES:**
FRONT PORCH = 197 S.F.
REAR DECK = 350 S.F.
FRONT BALCONY = 159 S.F.
ADU BALCONY = 126 S.F.
SHARED ROOF DECK = 106 S.F.
- (E) ACCESSORY STRUCTURES**
(E) ACCESSORY STRUCTURE #1 TO BE DEMOLISHED= 1221 S.F.
(E) ACCESSORY STRUCTURE #2 TO BE DEMOLISHED = 369 S.F.
- F.A.R.**
(ADU & ADU STAIR NOT COUNTED)
225 SF OF GARAGE NOT COUNTED
140 SF OF FRONT PORCH NOT COUNTED)
HOUSE = 2,895 S.F.
GARAGE = 230 S.F.
FRONT PORCH = 57 S.F.
TOTAL = 3182 S.F.
FAR = 15.44%
MAX FAR = 50%
- LOT COVERAGE:**
(ADU & ADU STAIR NOT COUNTED)
1ST FLOOR @ HOUSE = 1,884 S.F.
GARAGE = 455 S.F.
COVERED FRONT PORCH = 197 S.F.
TOTAL LOT COVERAGE = 2,536 S.F.
LOT COVERAGE = 12.3%
MAX LOT COVERAGE = 40 %

CODE COMPLIANCE:

- NEW CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
- SANTA CRUZ COUNTY MUNICIPAL CODE
CALIFORNIA CODE OF REGULATIONS (CCR)
2019 CALIFORNIA BUILDING CODE - CCR TITLE 24 PART 2
2019 CALIFORNIA RESIDENTIAL CODE - CCR TITLE 24 PART 2.5
2019 CALIFORNIA ELECTRICAL CODE - CCR TITLE 24 PART 3
2019 CALIFORNIA MECHANICAL CODE - CCR TITLE 24 PART 4
2019 CALIFORNIA PLUMBING CODE - CCR TITLE 24 PART 5
2019 CALIFORNIA HISTORICAL BUILDING CODE - CCR TITLE 24 PART 8
2019 CALIFORNIA EXISTING BUILDING CODE - CCR TITLE 24 PART 10
2019 CALIFORNIA BUILDING EFFICIENCY STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE and Central FireDistrict ammendments

	12-1-2022	PLAN CHECK
1	7-27-2023	PLAN CK 1 RESPONSE
2	9-11-2023	PLAN CK 2 RESPONSE
3	2-19-2024	REVISIONS
6	7-17-2024	DISCRETIONARY

	/ /	
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
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SHEET TITLE
**A-2
DEMOLITION**

NOTE: FOR ALL REMODELS, INSULATION MEETING THE MANDATORY FEATURE REQUIREMENTS IN THE CALIFORNIA ENERGY CODE SHALL BE INSTALLED AT CEILINGS, WALLS, FLOORS & WATER PIPES, WHEN THESE AREAS ARE EXPOSED DURING REMODELING. (12.10.250(A)2 SCCC)

BRIDGE ST.

6" CURB

4' PLANTING STRIP

24" DRIVEWAY APRON

NOTE: AT BATHROOMS WITH CURBLESS SHOWERS, THE ENTIRE FLOOR SHALL BE WATERPROOFED. SEE SPEC SHEETS FOR OATEY PVC FOR SHOWER PAN LINER, AND 1-COAT OF REDGUARD UNDER THINSET TILE FOR THE REST OF THE BATHROOM FLOOR.

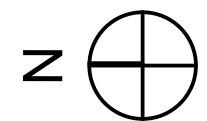
SEE CIVIL DRAWINGS FOR OFF-SITE IMPROVEMENTS, TYP.

PROPOSED 1ST FLOOR PLAN

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

NEW WALL AREAS SHADED DARKER.

DIMENSIONS ARE TO THE OUTSIDE FACE OF 1/2" SHEETROCK OR PLYWOOD, TYP.



NOTE: WINDOWS, SKYLIGHTS, EXTERIOR DOORS & FOUNDATION VENTS SHALL COMPLY WITH WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. SEE SHEET A-14

NOTE: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN OR IRRIGATION SHALL BE CROSS-VENTILATED WITH OPENINGS PROVIDING MINIMUM 1/150 OF THE AREA OF EACH ENCLOSED SPACE. (CRC R317.1.6)

FLOOR PLAN NOTES

- CAL GREEN MEASURES**
IMPLEMENT CALGREEN MEASURES. SEE SEPARATE HANDOUTS TITLED "CALGREEN RESIDENTIAL MANDATORY MEASURES" AT SHEET A-14, AND "CAL GREEN NOTES" AT SHEET A-14. EACH TRADE SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND DOCUMENTATION OF THEIR REQUIRED CALGREEN ITEMS.
- TYP. PLYWD. & GYP. BD. NAILING**
TYPICAL: ALL NAILING SHALL CONFORM TO CBC TABLE 2304.9.1. SEE NAILING SCHEDULE & STRUCTURAL ENGINEER'S PLANS FOR ADDITIONAL INFORMATION.
- WALLS**
EXISTING EXTERIOR WALLS TO REMAIN WHENEVER POSSIBLE. SEE DEMOLITION PLAN & STRUCT. FRAMING PLANS, TYP.
A. EXTERIOR WALLS: TO BE 2 x STUDS @ 16" O.C. AS INDICATED ON STRUCTURAL PLANS, TYP.
B. 1-HOUR RATED FIRE WALLS: TO BE 2 x STUDS @ 16" O.C., U.N.O. - SEE DETAIL.
C. TYPICAL INTERIOR WALLS: TO BE 2 x 4 STUDS @ 16" O.C.
D. PROVIDE 2 x 6 PLUMBING WALLS WHERE REQUIRED.
E. INTERIOR WALL FINISH TO BE 1/2" GYP. BD. WITH TEXTURE AS SELECTED BY OWNERS, TYP. (USE 5/8" TYPE "X" WHERE REQUIRED FOR FIRE SAFETY AS NOTED).
- FIRE AND DRAFT STOPS**
INSTALL FIRE STOPS ALONG 10 FOOT INTERVALS ALONG THE LENGTH OF ANY BALLOON FRAMED WALL ABOVE 10 FEET HEIGHT AND TO CREATE A DRAFT STOP BETWEEN THE GARAGE AND HABITABLE SPACE PER CBC 717 & 1406.2.4.
- INSULATION**
INSULATION MATERIALS, INCLUDING FACINGS, VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR, CEILING OR ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING OF 450 PER CBC 719.3.
SEE TITLE 24 COMPLIANCE FORMS FOR ADDITIONAL INSULATION INFORMATION. R-VALUES AND OTHER TITLE 24 REQUIREMENTS MAY DIFFER FROM BASELINE PACKAGE "A" IF PERFORMANCE STANDARD METHOD WAS USED.
- EGRESS**
ALL BEDROOMS SHALL HAVE WINDOWS, OR DOORS MEETING EGRESS REQUIREMENTS PER SEC 1026., CBC. (MIN. OF 5.7 SQ. FT. NET OPENABLE AREA OF WINDOW, 20" WIDE AND 24" HIGH MIN. MAXIMUM WINDOW OPENING HEIGHT FROM FINISHED FLOOR NOT TO EXCEED 44")
EGRESS WINDOWS HAVING A DUAL LATCH SHALL BE INTERCONNECTED AND THE LATCHES UNLOCKED BY A SINGLE MOTION FROM THE LOWEST OPENING AND CLOSING DEVICE. REQUIRED EGRESS DOORS SHALL HAVE A MIN. OF 32" CLEAR WIDTH (WITH THE DOOR OPEN 90 DEGREES) & A MIN. CLEAR HEIGHT OF 78". CRC R311.
- WINDOWS**
WINDOWS SHALL BE MILGARD DUAL-GLAZED, LOW-E, VINYL-FRAME WINDOWS, (OR ALTERNATE WINDOW AS APPROVED BY OWNERS.) SEE FLOOR PLAN FOR WINDOW TYPE AND SIZES, TYP. (SEE EGRESS NOTE #6 ABOVE.) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE SUPPLIER THE COMPLIANCE OF ALL NEW WINDOWS WITH ANY STATE OR LOCAL BUILDING CODES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & CONTRACTOR IMMEDIATELY. OWNER SHALL REVIEW WINDOW ORDER PRIOR TO PLACING FINAL ORDER. SEE FLOOR PLANS & EXT. ELEVATIONS FOR ADDL WINDOW INFO. SEE TITLE 24 COMPLIANCE FOR MAX U-FACTOR & ADDITIONAL INFO. WINDOWS SHALL MEET W.U.I. REQUIREMENTS. SEE SHEET A-14.
- INTERIOR DOORS & HARDWARE**
A. TYP. INTERIOR DOORS: PAINTED WOOD, SOLID-CORE, PRE-HUNG DOORS, SINGLE-PANEL OR ALTERNATE STYLE AS SELECTED BY OWNERS. VERIFY ALL PASSAGE DOORS TO ROOMS TO BE 32" WIDE MINIMUM PER SANTA CRUZ COUNTY LOCAL CODE.
B. GLASS INTERIOR DOORS: PAINTED WOOD, SINGLE-PANEL OR ALTERNATE STYLE AS SELECTED BY OWNERS, WITH TEMPERED, OBSCURE SAFELY GLAZING-AS SELECTED BY OWNERS
C. INTERIOR DOOR HARDWARE: NEW HARDWARE, STYLE & FINISH AS SELECTED BY OWNERS - VERIFY. USE HEAVY-DUTY HARDWARE FOR POCKET DOORS, TYP.
- EXTERIOR DOORS**
STYLE & MANUFACTURER AS APPROVED BY OWNERS-TYP. DOOR FRAME COLOR TO MATCH COLOR SELECTED FOR WINDOWS. EXTERIOR DOORS SHALL MEET W.U.I. REQUIREMENTS, SEE SHEET A-14.
A. ENTRY DOOR: NEW SOLID-CORE STAINGRADE WOOD ENTRY DOOR WITH TEMPERED GLASS AS SELECTED BY OWNERS.
B. EXTERIOR SLIDING PATIO DOORS: TO BE MILGARD (OR ALTERNATE MANUFACTURER AS SELECTED BY OWNER) WITH VINYL-FRAMES, DUAL GLAZED, LOW-E TEMPERED GLASS. HARDWARE & SCREEN TO BE FACTORY PROVIDED. SEE FLOOR PLANS & EXT.ELEV. NOTES FOR ADDL INFO.
C. GARAGE DOORS: EXTERIOR MAIN DOORS TO BE PAINTED, SOLID-CORE WOOD DOORS. SINGLE-PANEL OR ALTERNATE STYLE AS SELECTED BY OWNERS.
D. MAIN GARAGE DOOR - SECTIONAL OVERHEAD GARAGE DOOR, WOOD OR METAL DOOR WITH STYLE AS SELECTED BY OWNERS.
- TEMPERED GLASS/SAFETY GLAZING**
A. ALL GLAZING IN DOORS SHALL BE TEMPERED.
B. EXTERIOR GLASS DOORS, SIDELITES AND ALL NEW GLASS WITHIN 18" OF FINISHED FLOOR SHALL BE TEMPERED.
C. ALL NEW GLASS ADJACENT A DOOR WHERE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN A 24" RADIUS OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
D. GLAZING WITHIN A TUB OR SHOWER ENCLOSURE WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE TEMPERED GLASS.
E. PROVIDE SAFETY GLAZING @ ALL HAZARDOUS LOCATIONS PER CRC R308.4.
F. WINDOWS TO HAVE TEMPERED GLASS AT LEAST AT THE EXTERIOR GLAZING, PER W.U.I. REQUIREMENTS.
- SPLASH AREAS**
A. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB & SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS PER CBC 2509.2.
B. WATER RESISTANT GYPSUM BACKING SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS PER SEC 2509.2 CBC.
C. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL & CEILING AREAS PER CBC 2509.2.
- SHOWER & ENCLOSURES**
A. STALL SHOWERS - JOB BUILT WITH OWNER SELECTED TILE AT WALLS OVER THICK SET MORTAR & LATH OVER CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS PER CBC 2509.2. SHOWER FLOOR SHALL BE TILE SLOPED TO DRAIN. PROVIDE BASE FOR TILE PER CBC 2509.2. PROVIDE A PERMAGUARD PVC 40 MIL MAT TO 24" ABOVE SUBFLOOR. FRAMELESS STYLE SHOWER ENCLOSURE TO BE CONSTRUCTED OF 3/8" MIN. CLEAR TEMPERED GLASS WITH TOWEL BAR & HARDWARE AS SELECTED BY OWNER.
SHOWER DOORS SHALL OPEN WITH A 22" MIN. UNOBSTRUCTED OPENING PER CPC 408.6. SHOWER PANS TO BE A MIN. OF 1024 SQ. INCHES AND A MIN. FINISH DIMENSION OF 30" IN ANY DIRECTION PER CPC 408.6.
- TILE AT WALLS & FLOORS**
WALL & FLOOR TILE INSTALLED IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA. SIZE, COLOR, STYLE & GROUT PER OWNER'S SPECS. SEE DETAILS.
- SPECIAL COUNTERTOPS**
SOLID SURFACE COUNTERTOPS AT KITCHEN, LAUNDRY, & BATHS AS SELECTED BY OWNER. PROVIDE MATERIAL ALLOWANCE & LABOR TO FABRICATE & INSTALL. FARMHOUSE STYLE APRON SINK AT MAIN KITCHEN SINK. OTHER SINKS TO BE UNDERMOUNTED UNLESS REQUESTED OTHERWISE BY HOMEOWNER - VERIFY.
- BATHROOM ACCESSORIES**
ALL BATH ACCESSORIES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR. PROVIDE 2x4 FRAMING OR BLOCKING AS NEEDED (ESPECIALLY AT TOWEL & GRAB BARS) PRIOR TO INSTALLATION OF WALL BOARD.
- PLUMBING FIXTURES & FITTINGS**
ALL PLUMBING FIXTURES SHALL MEET THE CURRENT STANDARDS. FIXTURES PROVIDED BY OWNER. SEE OWNER'S PLUMBING FIXTURE SCHEDULE FOR ADDL INFO. SEE MANUFACTURER'S SPECS. FOR ROUGH-IN DIMENSIONS.
A. WATER CLOSET: CURRENT STANDARD IS 1.28 GALLONS/ FLUSH MAX. (CPC 411.2) PROVIDE MINIMUM OF 15" FROM CENTER OF TOILET TO WALL OR BARRIER ON EACH SIDE, AND A MIN. OF 24" IN FRONT OF THE FIXTURE. CPC 402.5
B. BATHROOM FAUCET: CURRENT STANDARD IS 1.2 GAL/ MIN @ 60 PSI. THE MIN. FLOW RATE OF LAV FAUCETS IS NOT TO BE LESS THAN 0.8 GAL/MIN @ 20 PSI.
C. KITCHEN FAUCET: CURRENT STANDARD IS 1.8 GALLONS/ MINUTE @ 60 PSI. (CPC 407.2.1.1)
D. SHOWERHEADS: CURRENT STANDARD IS 1.8 GALLONS/ MINUTE @ 80 PSI. (CPC 408.2.1.1) SHOWERS & TUBS/SHOWERS SHALL HAVE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES WITH HANDLE POSITION STOPS ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAX. WATER SETTING OF 120 DEGREES F PER CPC, SEC 418.0.
E. GREEN BUILDING NOTES: INSULATE ALL HOT WATER PIPES FROM THE WATER HEATER TO THE FIXTURE(S). INSULATE WITH MIN. OF 1" WALL PIPE INSULATION.
- CABINETRY**
GENERAL - CONTRACTOR &/OR CABINET-MAKER SHALL VERIFY ALL FINAL DESIGN DETAILS & MATERIALS W/ OWNERS AS WELL AS ALL ROOM DIMENSIONS & ROUGH OPENINGS FOR FIXTURES & APPLIANCES PRIOR TO CABINET FABRICATION AND INSTALLATION OF COUNTERTOPS. PAINTED CABINETS AT KITCHEN, BATHS & LAUNDRY PER OWNER'S SPEC., TYP., U.N.O.
- APPLIANCES**
SEE OWNER'S APPLIANCE LIST. APPLIANCES PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR, TYP. INCLUDES WASHER, DRYER, REFRIGERATOR, DISHWASHER, GAS RANGE, VENT HOOD, MICROWAVE, GARBAGE DISPOSAL.
- CLOSETS, PANTRY & LINEN**
CLOSETS, PANTRY & LINEN TO RECEIVE SHELVING/ORGANIZERS AS SPECIFIED BY OWNERS. VERIFY ANY CUSTOM-BUILT OR MANUFACTURED CLOSET SYSTEMS FOR EACH NEW CLOSET OR PANTRY PER OWNER'S SPECS.

FLOOR PLAN NOTES CONTINUED AT SHEET A-4

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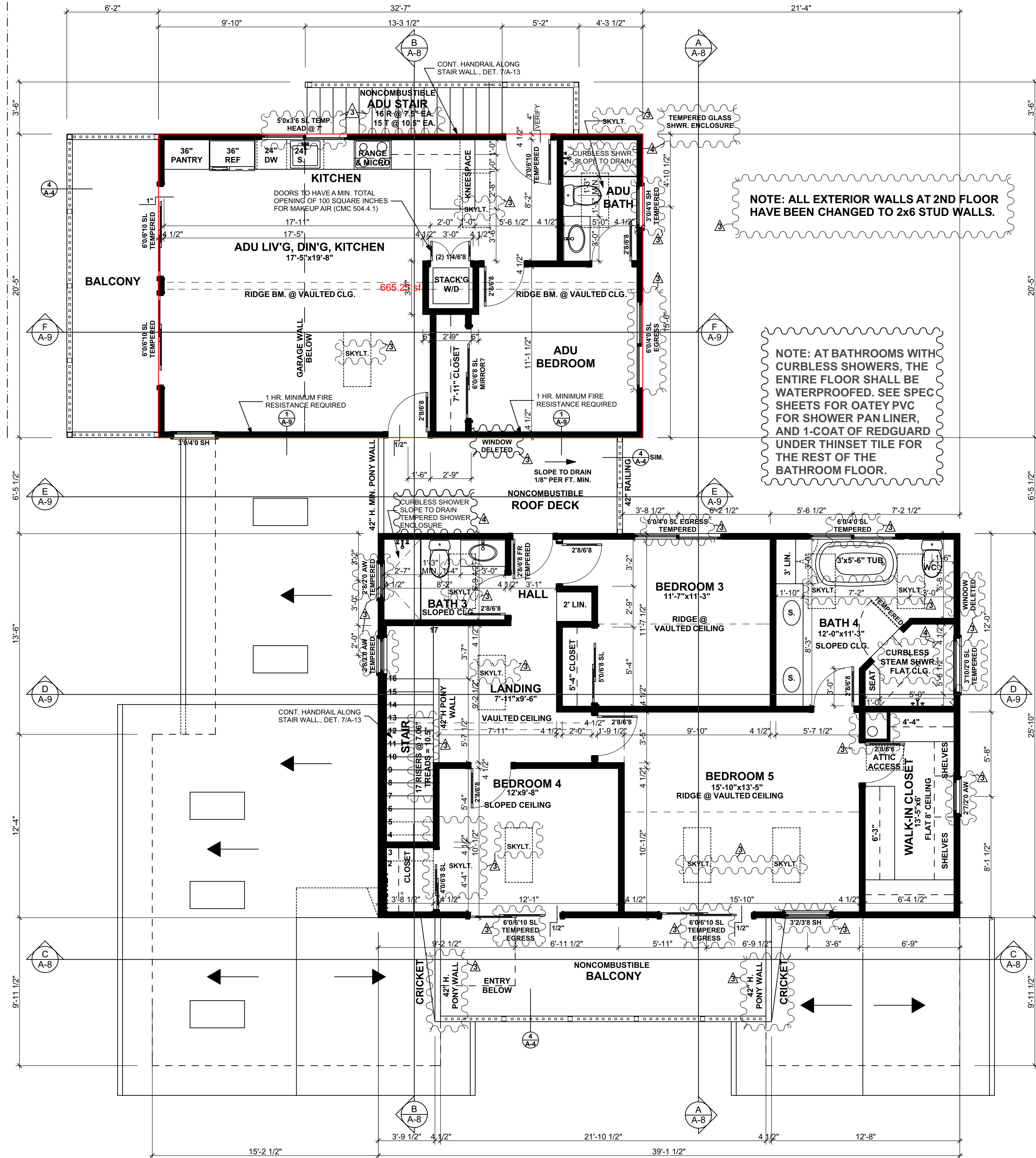
	11-11-2022	PLAN CHECK
1	7-27-2023	PLAN CK 1 RESPONSE
2	9-11-2023	PLAN CK 2 RESPONSE
3	2-19-2024	REVISIONS
4	3-30-2024	PLAN CK. RESPONSE
5	5-20-2024	ZONING COMMENTS
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SHEET TITLE

A-3
1st FLOOR

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PROPOSED 2ND FLOOR PLAN

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

ENTIRE 2ND FLOOR IS NEW CONSTRUCTION.

DIMENSIONS ARE TO THE OUTSIDE FACE OF 1/2" SHEETROCK OR PLYWOOD, TYP.

NOTE: WINDOWS, SKYLIGHTS & EXTERIOR DOORS SHALL COMPLY WITH WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. SEE SHEET A-14

NOTE: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN OR IRRIGATION SHALL BE CROSS-VENTILATED WITH OPENINGS PROVIDING MINIMUM 1/150 OF THE AREA OF EACH ENCLOSED SPACE. (CRC R317.1.6)

20. FINISH FLOORING

A. NEW TILE FLOORING AT BATHS AND LAUNDRY AS SELECTED BY OWNER. VERIFY THIN-SET OR MORTAR-SET TILE PER OWNER'S SPECS. PROVIDE MATERIAL ALLOWANCE AND LABOR TO INSTALL.
B. NEW HARDWOOD FLOORING AT HOUSE (EXCEPT BATH) AND AT INTERIOR STAIR. VERIFY FLOORING SELECTION WITH OWNERS.
C. NEW HARDWOOD FLOORING OR LUXURY VINYL PLANK (LVP) AT ADU (EXCEPT BATH). VERIFY FLOORING SELECTION WITH OWNERS.

21. ATTIC ACCESS

ATTIC ACCESS 22" X 30" MIN. OPENING SIZE W/ 30" MIN. HEADROOM PER CRC R807.

22. UNDER FLOOR ACCESS

PROVIDE 18"X24" MIN. ACCESS PER CRC R408.4 TO ALL PORTIONS OF THE CRAWL SPACE.

23. CEILINGS

MINIMUM CEILING HEIGHT IS 7' FOR ALL HABITABLE ROOMS PER CRC 305.1, WITH EXCEPTIONS.
1/2" MIN. GYPSUM BOARD WITH OWNER-SELECTED FINISH OVER 2X CEILING JOISTS PER STRUCTURAL PLANS. CEILINGS WITH FRAMING SPACED @ 24" O.C. TO USE 5/8" MIN. SHEETROCK.

24. ELECTRICAL FIXTURES

SEE ELECTRICAL PLAN AND LEGEND FOR LIGHTING AND TITLE 24 LIGHTING REQUIREMENTS. CONTRACTOR TO PROVIDE & INSTALL ALL AS REQUIRED, EXCEPT SURFACE-MOUNTED FIXTURES PROVIDED BY OWNERS.

25. SMOKE & CARBON MONOXIDE DETECTORS

A. INSTALL HARD-WIRED, INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP AT ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA PER CRC R314. SEE ELECTRICAL PLAN.
B. INSTALL HARD-WIRED, INTERCONNECTED CARBON-MONOXIDE DETECTORS WITH BATTERY BACKUP, ONE AT EACH FLOOR, AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA PER CRC R315. SEE ELECTRICAL PLAN.

26. WATER HEATER

ON-DEMAND TANKLESS GAS WATER HEATER(S) AS SELECTED BY OWNERS. SEE ELECT. PLAN, TITLE 24, AND CAL GREEN REQUIREMENTS.

27. UTILITIES

EXISTING UTILITY SERVICE CONNECTIONS TO REMAIN UNLESS NOTED OTHERWISE. SEE ELEC/MECH. PLAN, SITE PLAN & GRADING & DRAINAGE PLAN FOR MORE UTILITIES INFO., TYP.

28. FOUNDATION VENTS

INSTALL G.I. SCREENED VENTS PER CBC SECTION 1203.3. VENTILATION SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF NEW UNDERFLOOR AREA. SEE VENT CALCULATION. VENTS SHALL MEET THE WUI REQUIREMENTS. SEE SHEET A-14.

29. FLOOR/LANDINGS/THRESHOLDS

A. FLOOR ELEVATION (PER CBC 1008.1.4) IN GROUP R-3 OCCUPANCIES NOT REQUIRED TO BE ADAPTABLE OR ACCESSIBLE. A. LANDING OR FLOOR IS REQUIRED ON EACH SIDE OF EACH EXTERIOR DOOR. THE LANDING WIDTH SHALL BE EQUAL TO OR GREATER THAN THE DOOR WIDTH, AND 36" MINIMUM IN DEPTH. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1'5" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7'3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2.
B. THRESHOLDS (PER CBC 1008.1.6) THRESHOLDS AT DOORWAYS SHALL NOT EXCEED .75 INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR .5 INCH FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN .25 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). THE THRESHOLD REQUIREMENT SHALL BE LIMITED TO 7.75 INCHES WHERE THE OCCUPANCY IS R-2 OR R-3. THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS. THE DOOR, OTHER THAN THE EXTERIOR DOOR OR SCREEN DOOR DOES NOT SWING OVER THE LANDING OR STEP, AND THE DOORWAY IS NOT ON AN ACCESSIBLE ROUTE.

30. INTERIOR PAINTING AND STAINING

PROVIDE ALLOWANCE FOR INTERIOR PREP AND PAINTING. NEW INTERIOR PAINT AT WHOLE HOUSE.
A. PREPARATION AND SAMPLES: THOROUGHLY CLEAN SURFACES OF ALL DIRT, GREASE, PEELING PAINT, WALLPAPER, ETC. FILL, PATCH, AND SAND SMOOTH ANY CRACKS, HOLES, ETC. TO PROVIDE A SURFACE THAT WILL INSURE ADHESION AND A UNIFORM APPEARANCE OF THE COATING SPECIFIED. PROVIDE NEW PAINT IN A SMOOTH AND EVEN MANNER. PROVIDE COLOR SAMPLES ON WALLS FOR APPROVAL BY OWNER PRIOR TO INSTALLATION. TYPICAL U.N.O.
B. PAINTED WALLS AND CEILINGS: PROVIDE ONE COAT PRIMER-SEALER AND MINIMUM ONE COAT INTERIOR LATEX WITH COLOR AND FINISH AS SELECTED BY OWNERS. FLAT FINISH AT WALLS AND CEILINGS, TYP. USE EGGSHELL AT KITCHEN, BATHROOMS & LAUNDRY ROOM WALLS AND CEILINGS, TYP. U.N.O.
C. PAINTED WOOD SURFACES: PROVIDE ONE COAT PRIMER-SEALER AND TWO COATS LATEX-ENAMEL SEMI-GLOSS, TYP. U.N.O.
D. VERIFY NUMBER OF PAINT COLORS WITH OWNER. (ASSUME 2 WALL COLORS.) OWNER SHOULD CHOOSE ONE COLOR FOR ALL CEILINGS AND ONE COLOR FOR ALL TRIM IF POSSIBLE.

31. STAIRS & HANDRAILS

ALL NEW STAIRS TO CONFORM TO CRC R311.7, WITH 10" MIN. TREAD & 7.75" MAX. RISE PER SEC. A NOSING IS REQUIRED IF THE TREAD DEPTH IS LESS THAN 11". MINIMUM NOSING OVERHANG IS 3/4" AND MAXIMUM IS 1'-1/4". A HANDRAIL ON ONE SIDE IS REQUIRED AT STAIRS WITH 4 OR MORE RISERS PER CBC 1009.10.2 & 1009.10.2. HANDRAIL DESIGN SHALL CONFORM TO CRC R311.7 & R312. SHALL HAVE A 1 1/4" TO 2" GRIPPABLE CROSS SECTION, NO SHARP CORNERS, SHALL BE NOT LESS THAN 34" HIGH MIN. NOR MORE THAN 38" HIGH MAX ABOVE NOSING. EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, TERMINATE AT NEWEL POSTS OR RETURN TO WALLS, AND DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. SHOP DRAWINGS ARE TO BE PROVIDED FOR THE STYLE AND FINISH OF THE ARCHITECTURAL PARTS. REFER TO DETAILS FOR ADD'L INFO. PROVIDE HEADROOM CLEARANCE PER CBC 1009.2, 6'-8" MIN. CLEARANCE. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 0.5 INCH GYPSUM BOARD PER CRC R302.7

32. GUARDRAILS

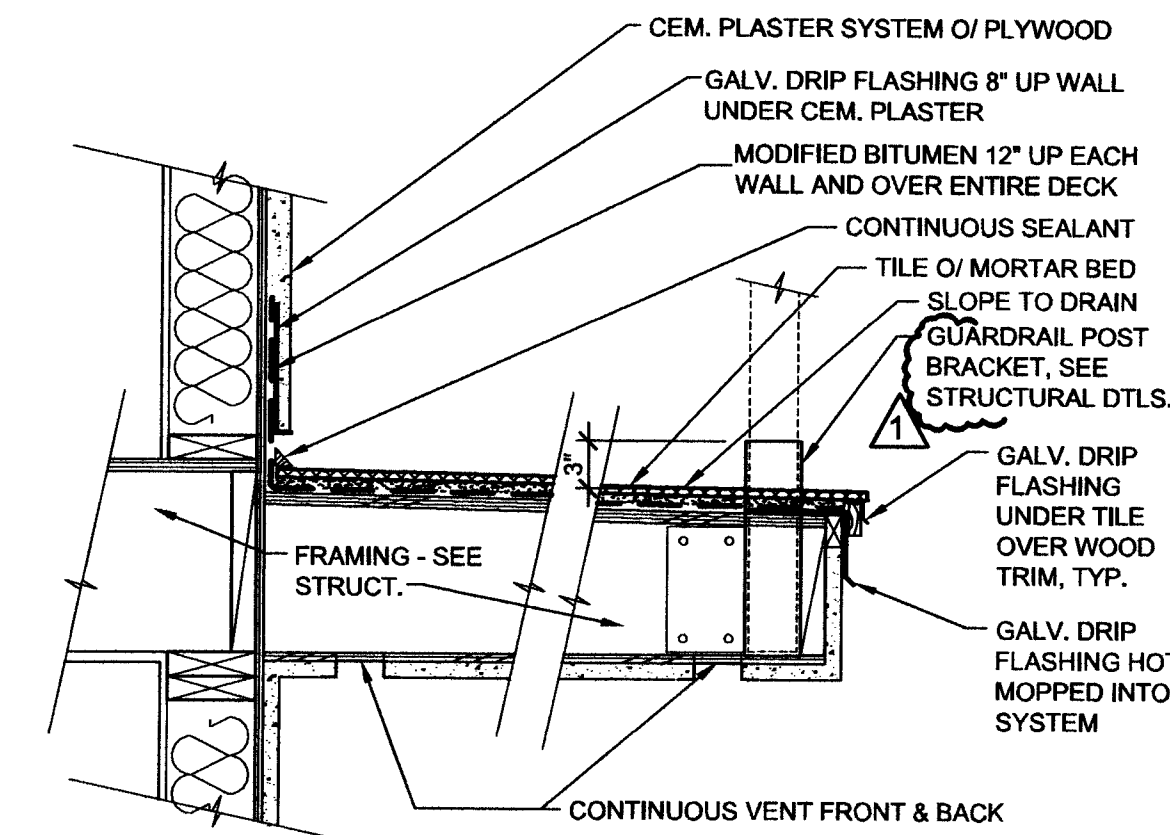
PROVIDE 42" MINIMUM HIGH GUARDRAILS AT BALCONIES AND PORCHES GREATER THAN 30" ABOVE FINISHED GRADE, WHICH IS MEASURED AS MUCH AS 3' OUT. SPECIFY DISTANCE BETWEEN BALUSTRADE SO THAT A 4-INCH SPHERE CANNOT PASS THROUGH. PROVIDE STRUCTURAL DETAILS AND CALCULATIONS PER CRC R312.

33. FIREPLACE

GAS FIREPLACE DELETED.

34. FIRE SPRINKLERS

FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT. SEE SEPARATE FIRE SPRINKLER DRAWINGS AND CALCULATIONS BY OTHERS. DEFERRED SUBMITTAL.



4. Balcony Finish - Typical

1" = 1'-0"

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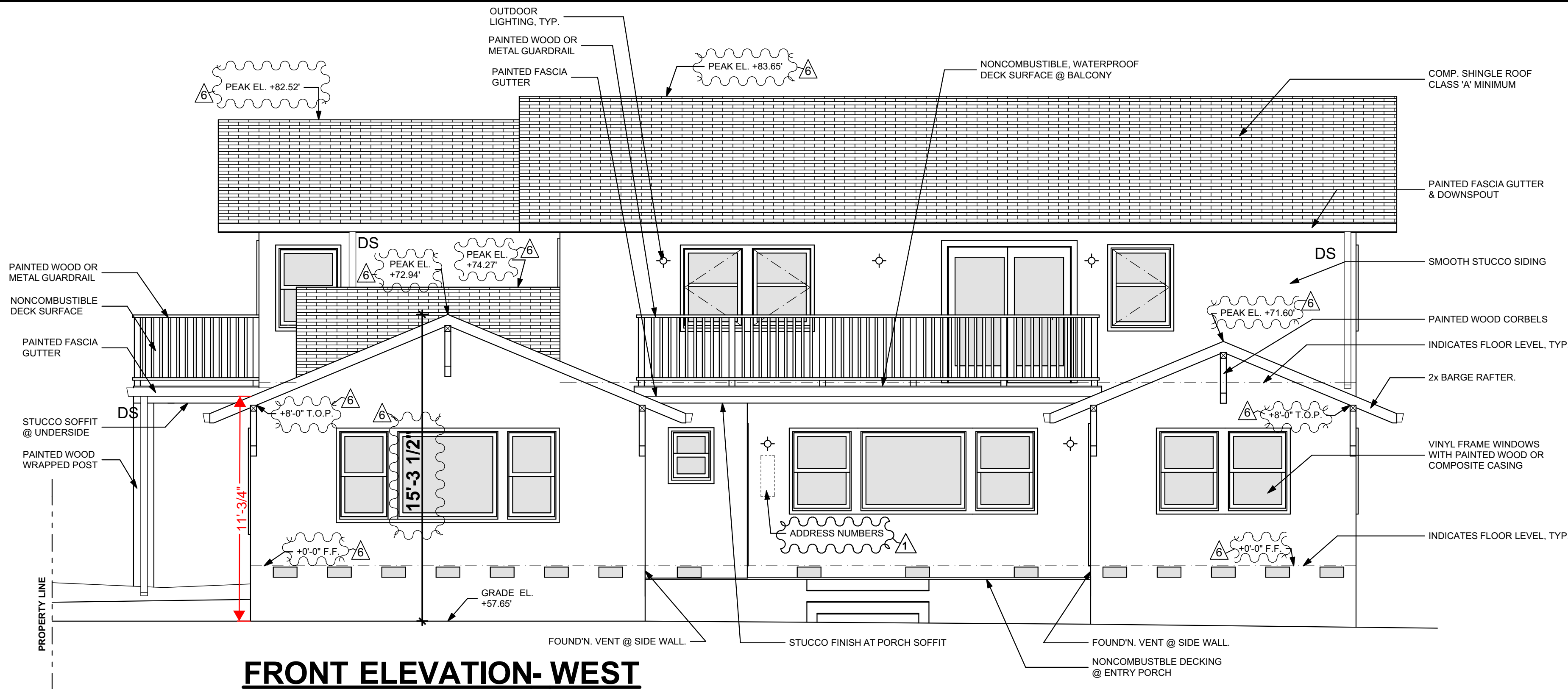
3240 N. MAIN STREET
SOQUEL, CA 95073

	11-11-2022	PLAN CHECK
1	7-27-2023	PLAN CK 1 RESPONSE
2	9-11-2023	PLAN CK 2 RESPONSE
3	2-19-2024	REVISIONS
4	3-30-2024	PLAN CK. RESPONSE
	/ /	
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FRONT ELEVATION- WEST

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

NOTE: ADU ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT AND OF A COLOR CONTRASTING WITH THEIR BACKGROUND, ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED.

NOTE: WINDOWS, SKYLIGHTS & EXTERIOR DOORS, EXTERIOR COVERINGS AND FOUNDATION VENTS SHALL COMPLY WITH WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. SEE SHEET A-14

NOTE: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN OR IRRIGATION SHALL BE CROSS-VENTILATED WITH OPENINGS PROVIDING MINIMUM 1/150 OF THE AREA OF EACH ENCLOSED SPACE. (CRC R317.1.6)

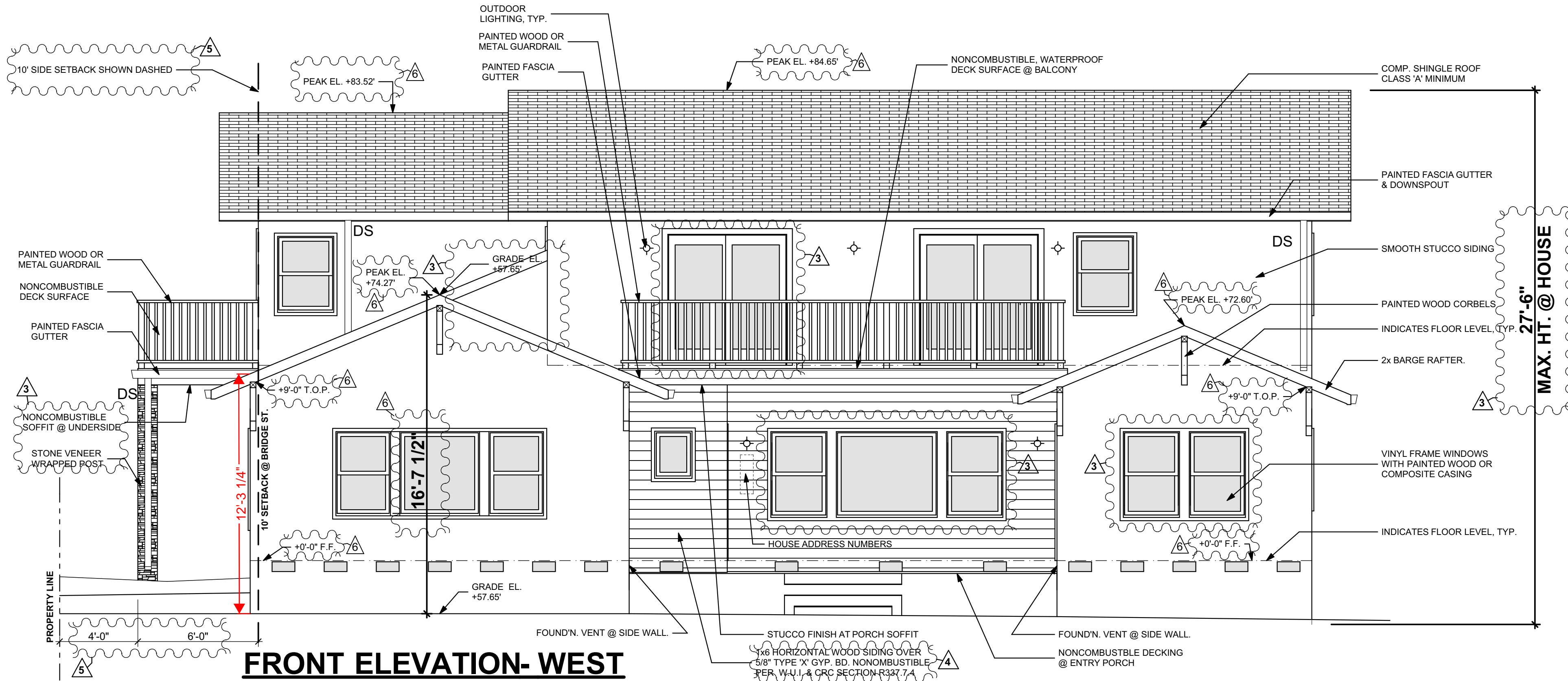
NOTE: BUILDING HEIGHT DIMENSIONS TO LOWEST OF PROPOSED OR EXISTING GRADE ADDED TO ALL EXTERIOR ELEVATIONS.

APPROVED PERMIT VERSION

NOTE: THE DISCRETIONARY PERMIT PLANS SHOW THAT THE TOP PLATE OF THE ENTIRE FIRST FLOOR WAS INCREASED BY 1 FOOT FROM 8'-0" TO 9'-0" ABOVE FINISH FLOOR. SO THE HEIGHT OF THE 2-STORY PORTION OF THE HOUSE & ADU BECAME 1 FOOT TALLER THAN ORIGINALLY APPROVED. THE 1-STORY PORTION OF THE HOUSE BECAME 1'-4" TALLER BECAUSE THE TOP PLATE INCREASED BY 1 FOOT AND THE NEW 1ST FLOOR ROOF FRAMING INCREASED THE HEIGHT BY AN ADDITIONAL 4" BECAUSE THE NEW 2x10 RAFTERS WERE 4" TALLER THAN THE 2x6 RAFTERS THEY REPACED.

NOTE: IN CONFORMANCE WITH ADU DESIGN CRITERIA PER SCCC 13.10.681(F)(1)

1. ADU ROOF SLOPE MATCHES THE ROOF SLOPE OF THE PRIMARY DWELLING.
2. ADU ROOF MATERIAL MATCHES THE ROOF MATERIAL OF THE PRIMARY DWELLING.
3. ADU EXTERIOR SIDING MATERIALS MATCHES THE EXTERIOR SIDING OF THE PRIMARY DWELLING.



FRONT ELEVATION- WEST

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

NOTE: HOUSE ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT AND OF A COLOR CONTRASTING WITH THEIR BACKGROUND, ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED.

CCD/DISCRETIONARY PERMIT VERSION

EXTERIOR NOTES

1. CAL GREEN MEASURES

IMPLEMENT CAL GREEN MANDATORY MEASURES. SEE SHEETS A-14 FOR "CALGREEN RESIDENTIAL MANDATORY MEASURES." EACH TRADE SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND DOCUMENTATION OF THEIR REQUIRED CALGREEN ITEMS.

2. ROOF SYSTEM

ROOFING MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE. 40-YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING WITH CLASS "A" MIN. FIRE RATING AS SELECTED BY OWNERS. INSTALL NEW ROOFING OVER ROOFING FELT OVER 1/2" OSB. USE A MINIMUM OF ONE LAYER OF 15 LB. FELT FOR ROOFS WITH A SLOPE GREATER THAN 4:12 AND A MINIMUM OF 2 LAYERS OF 15 LB. FELT FOR ROOFS LESS THAN 4:12 SLOPE PER CRC R905.2.2. ROOF SLOPE IS 5:12 PITCH. SEE ROOF PLAN. SEE STRUCTURAL ENGINEER'S PLANS FOR ROOF FRAMING PLAN, ROOF WEIGHT LIMITS, ROOF DETAILS, & ADDITIONAL NOTES AND INFO. ROOF FASTENERS SHALL BE CORROSION RESISTANT PER CRC R905.2.5. ROOF EAVES & OVERHANGS SHALL MEET SETBACK COMPLIANCE TO PROPERTY LINES PER CRC R302.1. NO EAVES WITHIN 3' OF PROPERTY LINES.

3. GUTTERS

BONDERIZED 26 GAUGE G.I. METAL 5 1/4" FASCIA GUTTERS WITH 2 COATS FINISH PAINT.

4. DOWNSPOUTS

DOWNSPOUTS TO BE BONDERIZED METAL 2X3 RECTANGULAR DOWNSPOUTS (TWO COATS FINISH PAINT.) DOWNSPOUTS SHALL BE TIED TO SOLID DRAIN LINE OR CONNECTED TO SPLASH BLOCKS.

5. FLASHING

PROVIDE FLASHINGS PER CBC 1503.2. 26 GAUGE GALVANIZED IRON, UNLESS NOTED OTHERWISE. CONTRACTOR TO REVIEW AND INCLUDE ALL REQUIRED FLASHING FOR BIDDING PURPOSES. INCLUDING VALLEY, CRICKET, SADDLE, STEP, Z, LOWER CORNER, UPPER CORNER, INSIDE CORNER, OUTSIDE CORNER, LEAD, WALL OR PARAPET, POSTS, ETC.

6. EXTERIOR STUCCO WALL

A. EXT. WALL FRAMING AT HOUSE TO BE 2x6 STUDS @ 16" O.C. AS INDICATED ON STRUCTURAL PLANS, TYP. (2x4 STUDS @ GARAGE.) B. STUCCO SIDING: 7/8" MIN. 3-COAT SMOOTH FINISH STUCCO SIDING. ① WIRE MESH ② 2 LAYERS CLASS "D" BUILDING PAPER ③ PLYWOOD SHEATHING. 3/8" PLYWOOD MINIMUM. SEE STRUCTURAL PLANS, TYP. SMOOTH TEXTURE PER OWNER'S SPECIFICATIONS. C. WEEP SCREED SHALL BE A MINIMUM OF 4" ABOVE THE EARTH AND 2" ABOVE PAVED SURFACES. THE WATER-RESISTIVE BUILDING PAPER SHALL LAP THE ATTACHMENT FLANGE.

7. EGRESS

BEDROOMS SHALL HAVE WINDOWS, OR DOORS MEETING EGRESS REQUIREMENTS PER CBC 1026. (MIN. OF 5.7 SQ. FT. NET OPENABLE AREA OF WINDOW, 20" WIDE AND 24" HIGH MINIMUM. WINDOW OPENING HEIGHT FROM FINISHED FLOOR NOT TO EXCEED 44" MAXIMUM.) EGRESS WINDOWS HAVING A DUAL LATCH SHALL BE INTERCONNECTED AND THE LATCHES UNLOCKED BY A SINGLE MOTION FROM THE LOWEST OPENING AND CLOSING DEVICE.

8. WINDOWS

ALL NEW WINDOWS SHALL BE MILGARD DUAL-GLAZED, LOW-E, WHITE VINYL-FRAME, OR ALTERNATE MANUFACTURER AS SELECTED BY OWNER. WINDOW TYPE AND SIZES PER FLOOR PLANS. (SEE EGRESS NOTE #7 ABOVE.) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE SUPPLIER COMPLIANCE OF ALL WINDOWS WITH ANY STATE OR LOCAL BUILDING CODES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND OWNERS IMMEDIATELY. OWNERS SHALL REVIEW WINDOW ORDER PRIOR TO PLACING FINAL WINDOW ORDER. SEE PLANS & EXTERIOR ELEVATIONS FOR ADD'L WINDOW INFO. SEE TITLE 24 COMPLIANCE FORMS FOR MAXIMUM U-FACTOR FOR FENESTRATION. WINDOWS SHALL CONFORM TO W.U.I. REQUIREMENTS. SEE SHEET A-14.

9. EXTERIOR DOORS

STYLE & MANUFACTURER AS APPROVED BY OWNERS-TYP. DOOR FRAME COLOR TO MATCH COLOR SELECTED FOR WINDOWS.

EXTERIOR DOORS SHALL CONFORM TO W.U.I. REQUIREMENTS. SEE SHEET A-14.
A. ENTRY DOOR: NEW SOLID-CORE STAINRADE WOOD ENTRY DOOR AS SELECTED BY OWNERS.
B. EXTERIOR PATIO DOORS: TO BE MILGARD (OR ALTERNATE MANUFACTURER AS SELECTED BY OWNER) WITH WHITE VINYL-FRAMES, DUAL GLAZED, LOW-E TEMPERED GLASS. HARDWARE & SCREENS TO BE FACTORY PROVIDED. SEE EXT.ELEV. NOTES FOR ADD'L INFO.
C. GARAGE DOOR FOR CAR: SECTIONAL OVERHEAD GARAGE DOOR, WOOD OR COMPOSITE DOOR AS SELECTED BY OWNERS.
D. GARAGE MAN DOORS: SOLID CORE WOOD DOORS OR STEEL DOORS. PAINTED SIGLE-PANEL DOORS. OR ALTERNATE STYLE AS SELECTED BY HOMEOWNERS.

10. TEMPERED GLASS/SAFETY GLAZING

A. ALL GLAZING IN DOORS SHALL BE TEMPERED.
B. EXTERIOR GLASS DOORS, SIDELITES AND ALL NEW GLASS WITHIN 18" OF FINISHED FLOOR SHALL BE TEMPERED.
C. ALL NEW GLASS ADJACENT A DOOR WHERE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN A 24" RADIUS OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
D. GLAZING WITHIN A TUB OR SHOWER ENCLOSURE WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE TEMPERED GLASS.
E. TEMPERED GLAZING AT OTHER HAZARDOUS LOCATIONS PER CBC 2406.3

11. EXTERIOR DOOR & WINDOW TRIM

PROVIDE PAINTED TRIM APPROX 3 1/2" WIDE AT EXTERIOR DOORS AND WINDOWS. STYLE AS SELECTED BY OWNERS. KILN-DRIED D.F. OR REDWOOD TRIM, OR OWNER-APPROVED COMPOSITE FOR EXTERIOR USE. PAINTED W/ ALL SURFACES PRE-PRIMED, TYP.

12. THERMAL SEAL

CAULK ALL EXTERIOR DOORS, WINDOWS, SILLS, AND JOINTS WITH SIKOFLEX CAULKING OR OTHER APPROVED WATERPROOF CAULKING.

13. EXTERIOR PAINTING

A. PREPARATION AND SAMPLES: THOROUGHLY CLEAN EXTERIOR SURFACES OF ALL DIRT, GREASE, ETC. FILL PATCH AND SAND SMOOTH ANY CRACKS, HOLES, ETC. TO PROVIDE A SURFACE THAT WILL INSURE ADHESION AND UNIFORM APPEARANCE OF THE COATING SPECIFIED. 3 PAINT COLORS MAXIMUM. (1 COLOR FOR HOUSE, 1 COLOR FOR EAVES & DOOR & WINDOW TRIM, 3RD COLOR FOR SHUTTERS. PROVIDE COLOR SAMPLES ON BUILDING FOR APPROVAL BY OWNER PRIOR TO PAINTING, TYP., U.N.O.
B. WOOD, METAL & TRIM: PROVIDE ONE (1) COAT APPROPRIATE PRIMER-SEALER AND TWO (2) COATS EXTERIOR SEMI-GLOSS LATEX ENAMEL. TYPICAL. UN.O.

14. EAVES

1X V-GROOVE T&G KILN-DRIED D.F. OR REDWOOD DECKING AT EXPOSED UNDERSIDE OF EAVES, PRE-PRIMED, TYP.

15. ATTIC VENTILATION

PROVIDE REQUIRED VENTING AT ATTIC SPACES. (MIN. 1 SQ. FT. OF ATTIC VENT PER 150 SQ. FT. WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)

16. BARGE BOARD

2x8 KILN-DRIED D.F. OR REDWOOD W/ 1x2 KILN-DRIED D.F. OR REDWOOD SHINGLE STRIP (ALL SURFACES PRE-PRIMED) TYP.

17. CALIFORNIA FRAMING

2x CONTINUOUS NAILER FOR RAFTERS OVER ROOF SHEATHING, TYP., U.N.O. SEE STRUCTURAL PLANS FOR ADDITIONAL INFO.

18. FIREPLACE DIRECT VENT

DELETED GAS FIREPLACE.

19. FOUNDATION VENTS

INSTALL G.I. SCREENED VENTS PER CBC 1203.3. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA. VENTING SHALL MEET THE W.U.I. REQUIREMENTS. SEE SHEET A-14.

20. SKYLIGHTS

NEW SKYLIGHTS: PROVIDE "VELUX" FIXED SKYLIGHTS W/ DUAL-GLAZED TEMPERED GLAZING. (INSTALL PER MANUF. SPECS TYP.) U.N.O. SEE DETAIL. ANY OPERABLE SKYLIGHTS SHALL BE TEN FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE THREE FEET ABOVE THE SKYLIGHT (CMC 802.8 AND CPC 906.2) CONTRACTOR TO VERIFY SKYLIGHT SIZE AND ROUGH OPENING AND TO NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PLACING FINAL SKYLIGHT ORDER. VELUX PRODUCT TESTING REPORT: ICC ES LEGACY REPORT NER# 216

21. BALCONY RAILINGS

A. PAINTED WOOD OR METAL BALCONY RAILINGS. STYLE AS SELECTED BY OWNERS. TOP OF RAILINGS TO BE A MINIMUM OF 42" ABOVE THE BALCONY FLOOR SURFACE AND SPACES BETWEEN PICKETS AND BELOW RAILING SHALL BE LESS THAN 4".

22. BALCONY DECKING

OWNER-SELECTED WATERPROOF DECKING SYSTEM APPLIED OVER PLYWOOD SUBFLOOR, SLOPED TO DRAIN TO 26 GA. G.I. PAINTED FASCIA GUTTERS. NON-COMBUSTIBLE DECKING TO MEET THE W.U.I. REQUIREMENTS. SEE SHEET A-14.

23. CEILING AT UNDERSIDE OF BALCONIES/CARPORT

PAINTED SMOOTH STUCCO CEILING WITH FRY REGLET OR ALTERNATE BRAND METAL SOFFIT VENTS.

24. EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING TO BE WATERPROOF FIXTURES AND HIGH-EFFICACY.
A. DECORATIVE WALL FIXTURES PROVIDED BY OWNERS.
B. RECESSED FIXTURES TO BE LED. PROVIDED BY CONTRACTOR.
C. LANDSCAPE LIGHTING TO BE LOW-VOLTAGE ON TIMER OR DAYLIGHT SENSOR. BY OTHERS, NOT IN CONTRACT.

25. CORBELS

PAINTED WOOD DECORATIVE CORBELS TYPICAL AT GABLES.

FOUNDATION VENT CALCULATIONS:

1ST FLOOR @ HOUSE = 1884 S.F.

NEED 1 S.F. OF VENTING PER 150 S.F.

OF CRAWL SPACE. 1884/150 = 12.56 S.F.

12.56 S.F. = 1809 SQ.IN. REQUIRED.

14"x 6" FOUNDATION VENTS

NFVA = NET FREE VENTILATION AREA

IF NFVA = 52 SQ.IN., THEN 35 VENTS REQ'D.

IF NFVA = 41 SQ.IN., THEN 45 VENTS REQ'D.

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	11-11-2022	PLAN CHECK
1	7-27-2023	PLAN CK 1 RESPONSE
2	9-11-2023	PLAN CK 2 RESPONSE
3	2-19-2024	REVISIONS
4	3-30-2024	PLAN CK. RESPONSE
5	5-20-2024	ZONING COMMENTS
6	7/17/24	DISCRETIONARY
MARK	DATE	DESCRIPTION

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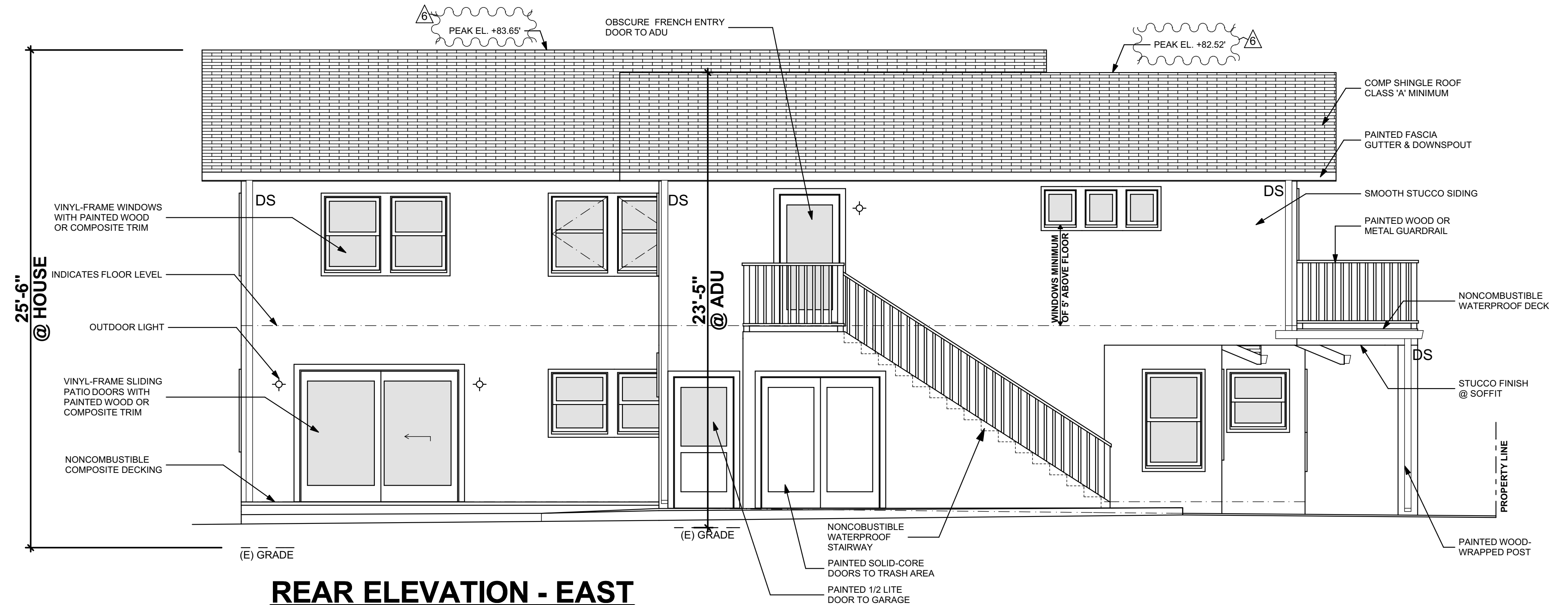
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SHEET TITLE

A-6.1
FRONT
ELEVATION

Exhibit D

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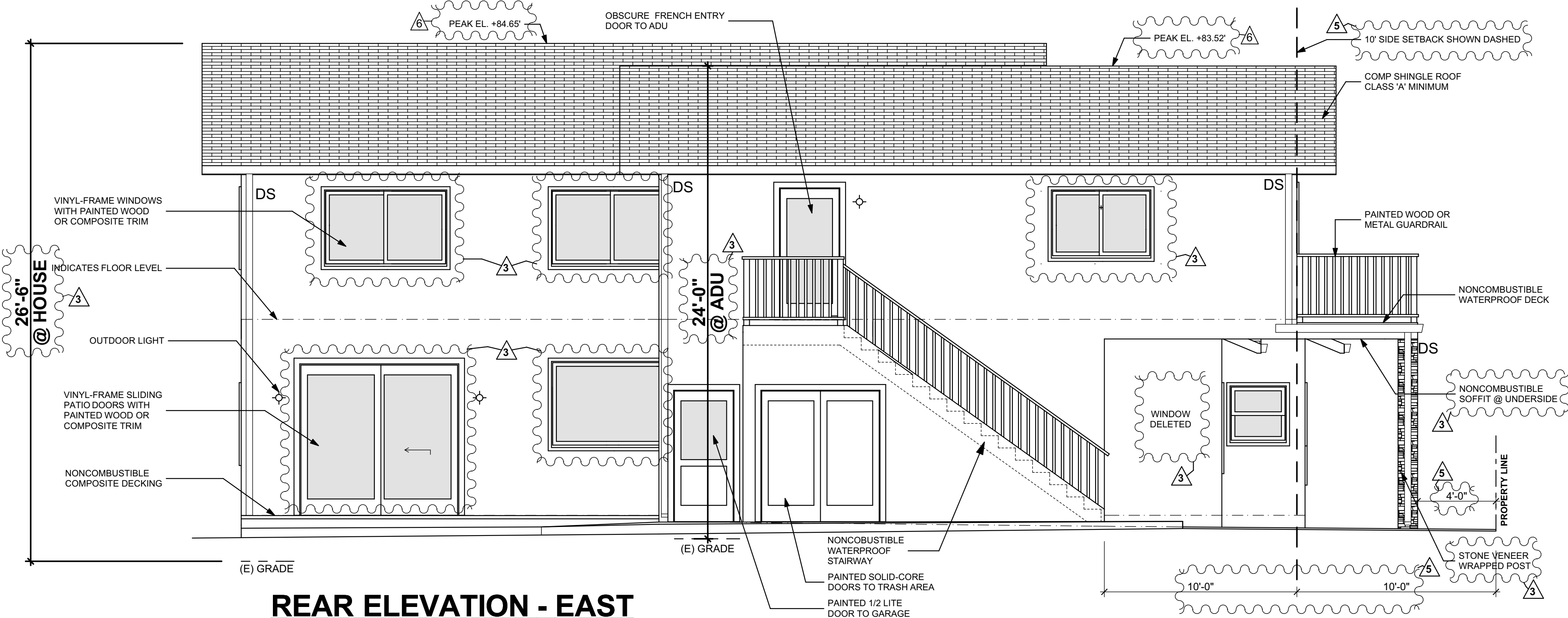


REAR ELEVATION - EAST

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

NOTE: THE DISCRETIONARY PERMIT PLANS SHOW THAT THE TOP PLATE OF THE ENTIRE FIRST FLOOR WAS INCREASED BY 1 FOOT FROM 8'-0" TO 9'-0" ABOVE FINISH FLOOR. SO THE HEIGHT OF THE 2-STORY PORTION OF THE HOUSE & ADU BECAME 1 FOOT TALLER THAN ORIGINALLY APPROVED. THE 1-STORY PORTION OF THE HOUSE BECAME 1'-4" TALLER BECAUSE THE TOP PLATE INCREASED BY 1 FOOT AND THE NEW 1ST FLOOR ROOF FRAMING INCREASED THE HEIGHT BY AN ADDITIONAL 4" BECAUSE THE NEW 2x10 RAFTERS WERE 4" TALLER THAN THE 2x6 RAFTERS THEY REPLACED.

APPROVED PERMIT VERSION



REAR ELEVATION - EAST

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

NOTE: WINDOWS, SKYLIGHTS & EXTERIOR DOORS, EXTERIOR COVERINGS AND FOUNDATION VENTS SHALL COMPLY WITH WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. SEE SHEET A-14
NOTE: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN OR IRRIGATION SHALL BE CROSS-VENTILATED WITH OPENINGS PROVIDING MINIMUM 1/150 OF THE AREA OF EACH ENCLOSED SPACE. (CRC R317.1.6)

CCD/DISCRETIONARY PERMIT VERSION

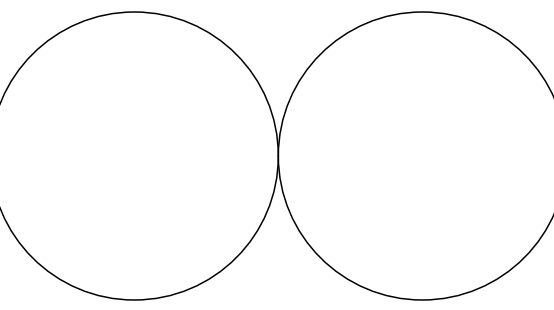
EXTERIOR NOTES

- CAL GREEN MEASURES**
IMPLEMENT CAL GREEN MANDATORY MEASURES. SEE SHEETS A-14 FOR "CALGREEN RESIDENTIAL MANDATORY MEASURES." EACH TRADE SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND DOCUMENTATION OF THEIR REQUIRED CALGREEN ITEMS.
- ROOF SYSTEM**
ROOFING MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE. 40-YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING WITH CLASS "A" MIN. FIRE RATINGS AS SELECTED BY OWNERS. INSTALL NEW ROOFING OVER ROOFING FELT OVER 1/2" OSB. USE A MINIMUM OF ONE LAYER OF 15 LB. FELT FOR ROOFS WITH A SLOPE GREATER THAN 4:12 AND A MINIMUM OF 2 LAYERS OF 15 LB. FELT FOR ROOFS LESS THAN 4:12 SLOPE PER CRC R905.2.2. ROOF SLOPE IS 5:12 PITCH. SEE ROOF PLAN. SEE STRUCTURAL ENGINEER'S PLANS FOR ROOF FRAMING PLAN, ROOF WEIGHT LIMITS, ROOF DETAILS, & ADDITIONAL NOTES AND INFO. ROOF FASTENERS SHALL BE CORROSION RESISTANT PER CRC R905.2.5. ROOF EAVES & OVERHANGS SHALL MEET SETBACK COMPLIANCE TO PROPERTY LINES PER CRC R302.1. NO EAVES WITHIN 3' OF PROPERTY LINES.
- GUTTERS**
BONDERIZED 26 GAUGE G.I. METAL 5 1/4" FASCIA GUTTERS WITH 2 COATS FINISH PAINT.
- DOWNSPOUTS**
DOWNSPOUTS TO BE BONDERIZED METAL 2X3 RECTANGULAR DOWNSPOUTS (TWO COATS FINISH PAINT.) DOWNSPOUTS SHALL BE TIED TO SOLID DRAIN LINE OR CONNECTED TO SPLASH BLOCKS.
- FLASHING**
PROVIDE FLASHINGS PER CBC 1503.2. 26 GAUGE GALVANIZED IRON, UNLESS NOTED OTHERWISE. CONTRACTOR TO REVIEW AND INCLUDE ALL REQUIRED FLASHING FOR BIDDING PURPOSES. INCLUDING VALLEY, CRICKET, SADDLE, STEP, Z, LOWER CORNER, UPPER CORNER, INSIDE CORNER, OUTSIDE CORNER, LEAD, WALL OR PARAPET, POSTS, ETC.
- EXTERIOR STUCCO WALL**
A. EXT. WALL FRAMING AT HOUSE TO BE 2x6 STUDS @ 16" O.C. AS INDICATED ON STRUCTURAL PLANS, TYP. (2x4 STUDS @ GARAGE.)
B. STUCCO SIDING: 7/8" MIN. 3-COAT SMOOTH FINISH STUCCO SIDING. ① WIRE MESH ② 2 LAYERS CLASS "D" BUILDING PAPER ③ PLYWOOD SHEATHING. 3/8" PLYWOOD MINIMUM. SEE STRUCTURAL PLANS, TYP. SMOOTH TEXTURE PER OWNER'S SPECIFICATIONS.
C. WEEP SCREED SHALL BE A MINIMUM OF 4" ABOVE THE EARTH AND 2" ABOVE PAVED SURFACES. THE WATER-RESISTIVE BUILDING PAPER SHALL LAP THE THE ATTACHMENT FLANGE.
- EGRESS**
BEDROOMS SHALL HAVE WINDOWS, OR DOORS MEETING EGRESS REQUIREMENTS PER CBC 1026. (MIN. OF 5.7 SQ. FT. NET OPENABLE AREA OF WINDOW, 20" WIDE AND 24" HIGH MINIMUM. WINDOW OPENING HEIGHT FROM FINISHED FLOOR NOT TO EXCEED 44" MAXIMUM.) EGRESS WINDOWS HAVING A DUAL LATCH SHALL BE INTERCONNECTED AND THE LATCHES UNLOCKED BY A SINGLE MOTION FROM THE LOWEST OPENING AND CLOSING DEVICE.
- WINDOWS**
ALL NEW WINDOWS SHALL BE MILGARD DUAL-GLAZED, LOW-E, WHITE VINYL-FRAME, OR ALTERNATE MANUFACTURER AS SELECTED BY OWNER. WINDOW TYPE AND SIZES PER FLOOR PLANS. (SEE EGRESS NOTE #7 ABOVE.) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE SUPPLIER COMPLIANCE OF ALL WINDOWS WITH ANY STATE OR LOCAL BUILDING CODES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND OWNERS IMMEDIATELY. OWNERS SHALL REVIEW WINDOW ORDER PRIOR TO PLACING FINAL WINDOW ORDER. SEE PLANS & EXTERIOR ELEVATIONS FOR ADD'L WINDOW INFO. SEE TITLE 24 COMPLIANCE FORMS FOR MAXIMUM U-FACTOR FOR FENESTRATION. WINDOWS SHALL CONFORM TO W.U.I. REQUIREMENTS. SEE SHEET A-14.
- EXTERIOR DOORS**
STYLE & MANUFACTURER AS APPROVED BY OWNERS-TYP. DOOR FRAME COLOR TO MATCH COLOR SELECTED FOR WINDOWS. EXTERIOR DOORS SHALL CONFORM TO W.U.I. REQUIREMENTS. SEE SHEET A-14.
A. ENTRY DOOR: NEW SOLID-CORE STAINLESS WOOD ENTRY DOORS AS SELECTED BY OWNERS.
B. EXTERIOR PATIO DOORS: TO BE MILGARD (OR ALTERNATE MANUFACTURER AS SELECTED BY OWNER) WITH WHITE VINYL-FRAMES, DUAL GLAZED, LOW-E TEMPERED GLASS. HARDWARE & SCREENS TO BE FACTORY PROVIDED. SEE EXT.ELEV. NOTES FOR ADD'L INFO.
C. GARAGE DOOR FOR CAR: SECTIONAL OVERHEAD GARAGE DOOR, WOOD OR COMPOSITE DOOR AS SELECTED BY OWNERS.
D. GARAGE MAN DOORS: SOLID CORE WOOD DOORS OR STEEL DOORS. PAINTED SIGLE-PANEL DOORS. OR ALTERNATE STYLE AS SELECTED BY HOMEOWNERS.
- TEMPERED GLASS/SAFETY GLAZING**
A. ALL GLAZING IN DOORS SHALL BE TEMPERED.
B. EXTERIOR GLASS DOORS, SIDELITES AND ALL NEW GLASS WITHIN 18" OF FINISHED FLOOR SHALL BE TEMPERED.
C. ALL NEW GLASS ADJACENT A DOOR WHERE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN A 24" RADIUS OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
D. GLAZING WITHIN A TUB OR SHOWER ENCLOSURE WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE TEMPERED GLASS.
E. TEMPERED GLAZING AT OTHER HAZARDOUS LOCATIONS PER CBC 2406.3
- EXTERIOR DOOR & WINDOW TRIM**
PROVIDE PAINTED TRIM APPROX 3 1/2" WIDE AT EXTERIOR DOORS AND WINDOWS. STYLE AS SELECTED BY OWNERS. KILN-DRIED D.F. OR REDWOOD TRIM, OR OWNER-APPROVED COMPOSITE FOR EXTERIOR USE. PAINTED W/ ALL SURFACES PRE-PRIMED, TYP.
- THERMAL SEAL**
CAULK ALL EXTERIOR DOORS, WINDOWS, SILLS, AND JOINTS WITH SIKOFLEX CAULKING OR OTHER APPROVED WATERPROOF CAULKING.
- EXTERIOR PAINTING**
A. PREPARATION AND SAMPLES: THOROUGHLY CLEAN EXTERIOR SURFACES OF ALL DIRT, GREASE, ETC. FILL, PATCH, AND SAND SMOOTH ANY CRACKS, HOLES, ETC. TO PROVIDE A SURFACE THAT WILL INSURE ADHESION AND UNIFORM APPEARANCE OF THE COATING SPECIFIED. 3 PAINT COLORS MAXIMUM. (1 COLOR FOR EAVES & DOOR & WINDOW TRIM, 3RD COLOR FOR SHUTTERS. PROVIDE COLOR SAMPLES ON BUILDING FOR APPROVAL BY OWNER PRIOR TO PAINTING, TYP., U.N.O.
B. WOOD, METAL & TRIM: PROVIDE ONE (1) COAT APPROPRIATE PRIMER-SEALER AND TWO (2) COATS EXTERIOR SEMI-GLOSS LATEX ENAMEL. TYPICAL, UN.O.
- EAVES**
1X V-GROOVE T&G KILN-DRIED D.F. OR REDWOOD DECKING AT EXPOSED UNDERSIDE OF EAVES, PRE-PRIMED, TYP.
- ATTIC VENTILATION**
PROVIDE REQUIRED VENTING AT ATTIC SPACES. (MIN. 1 SQ. FT. OF ATTIC VENT PER 150 SQ. FT. WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)
- BARGE BOARD**
2x8 KILN-DRIED D.F. OR REDWOOD W/ 1x2 KILN-DRIED D.F. OR REDWOOD SHINGLE STRIP (ALL SURFACES PRE-PRIMED) TYP.
- CALIFORNIA FRAMING**
2x CONTINUOUS NAILER FOR RAFTERS OVER ROOF SHEATHING, TYP., U.N.O. SEE STRUCTURAL PLANS FOR ADDITIONAL INFO.
- FIREPLACE DIRECT VENT**
DELETED GAS FIREPLACE.
- FOUNDATION VENTS**
INSTALL G.I. SCREENED VENTS PER CBC 1203.3. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA. VENTING SHALL MEET THE W.U.I. REQUIREMENTS. SEE SHEET A-14.
- SKYLIGHTS**
NEW SKYLIGHTS: PROVIDE "VELUX" FIXED SKYLIGHTS W/ DUAL-GLAZED TEMPERED GLAZING. (INSTALL PER MANUF. SPECS TYP.) U.N.O. SEE DETAIL. ANY OPERABLE SKYLIGHTS SHALL BE TEN FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE THREE FEET ABOVE THE SKYLIGHT (CMC 802.8 AND CPC 906.2.) CONTRACTOR TO VERIFY SKYLIGHT SIZE AND ROUGH OPENING AND TO NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PLACING FINAL SKYLIGHT ORDER. VELUX PRODUCT TESTING REPORT: ICC ES LEGACY REPORT NER# 216
- BALCONY RAILINGS**
A. PAINTED WOOD OR METAL BALCONY RAILINGS. STYLE AS SELECTED BY OWNERS. TOP OF RAILINGS TO BE A MINIMUM OF 42" ABOVE THE BALCONY FLOOR SURFACE AND SPACES BETWEEN PICKETS AND BELOW RAILING SHALL BE LESS THAN 4".
- BALCONY DECKING**
OWNER-SELECTED WATERPROOF DECKING SYSTEM APPLIED OVER PLYWOOD SUBFLOOR, SLOPED TO DRAIN TO 26 GA. G.I. PAINTED FASCIA GUTTERS. NON-COMBUSTIBLE DECKING TO MEET THE W.U.I. REQUIREMENTS. SEE SHEET A-14.
- CEILING AT UNDERSIDE OF BALCONIES/CARPORT**
PAINTED SMOOTH STUCCO CEILING WITH FRY REGLET OR ALTERNATE BRAND METAL SOFFIT VENTS.
- EXTERIOR LIGHTING**
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C. LANDSCAPE LIGHTING TO BE LOW-VOLTAGE ON TIMER OR DAYLIGHT SENSOR. BY OTHERS, NOT IN CONTRACT.
- CORBELS**
PAINTED WOOD DECORATIVE CORBELS TYPICAL AT GABLES.

FOUNDATION VENT CALCULATIONS:

1ST FLOOR @ HOUSE = 1884 S.F.
NEED 1 S.F. OF VENTING PER 150 S.F. OF CRAWL SPACE. 1884/150 = 12.56 S.F.
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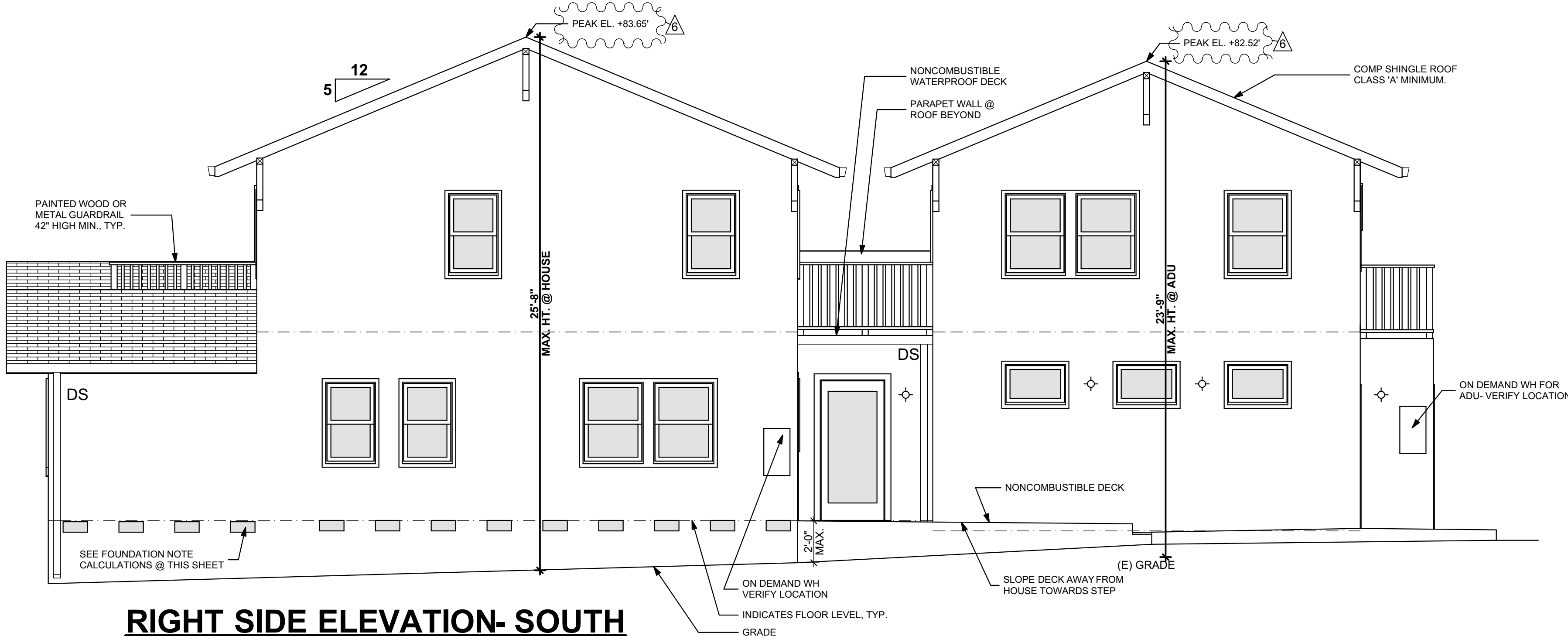
3240 N. MAIN STREET
SOQUEL, CA 95073

	11-11-2022	PLAN CHECK
1	7-27-2023	PLAN CK 1 RESPONSE
2	9-11-2023	PLAN CK 2 RESPONSE
3	2-19-2024	REVISIONS
4	3-30-2024	PLAN CK. RESPONSE
5	5-20-2024	ZONING COMMENTS
6	7/17/24	DISCRETIONARY
MARK	DATE	DESCRIPTION

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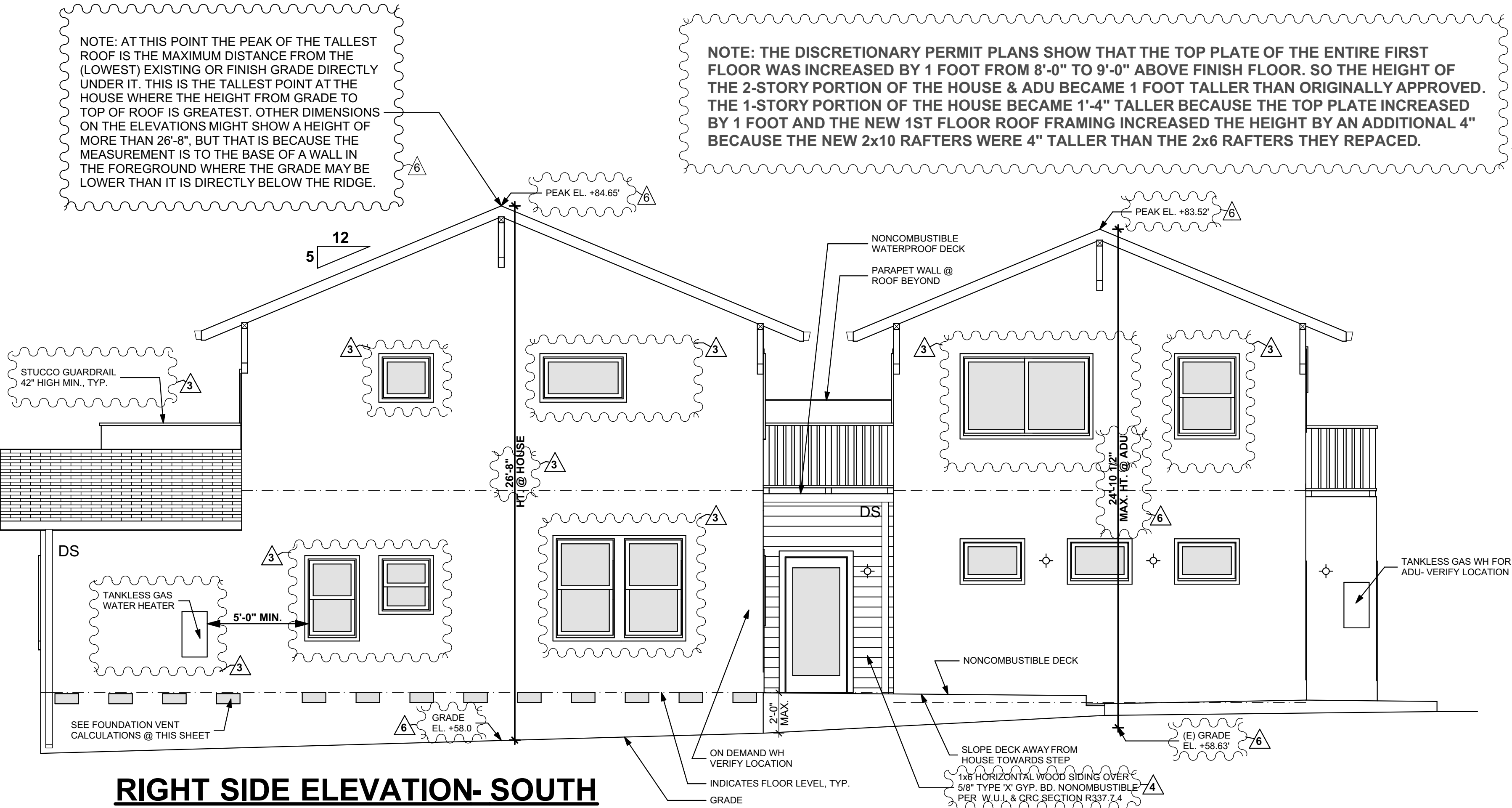
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**A-7.1
REAR
ELEVATION**

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RIGHT SIDE ELEVATION- SOUTH

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



RIGHT SIDE ELEVATION- SOUTH

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

NOTE: WINDOWS, SKYLIGHTS & EXTERIOR DOORS, EXTERIOR COVERINGS AND FOUNDATION VENTS SHALL COMPLY WITH WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. SEE SHEET A-14
NOTE: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN OR IRRIGATION SHALL BE CROSS-VENTILATED WITH OPENINGS PROVIDING MINIMUM 1/150 OF THE AREA OF EACH ENCLOSED SPACE. (CRC R317.1.6)

CCD/DISCRETIONARY PERMIT VERSION

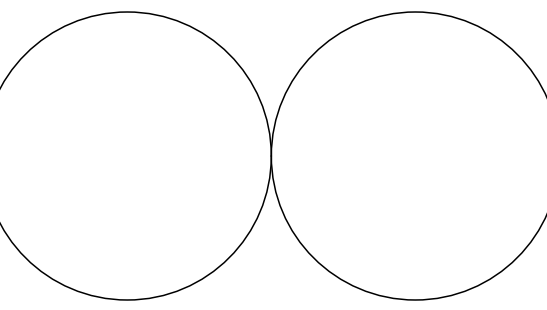
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IMPLEMENT CAL GREEN MANDATORY MEASURES. SEE SHEETS A-14 FOR "CALGREEN RESIDENTIAL MANDATORY MEASURES." EACH TRADE SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND DOCUMENTATION OF THEIR REQUIRED CALGREEN ITEMS.
- ROOF SYSTEM**
ROOFING MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE. 40-YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING WITH CLASS "A" MIN. FIRE RATING AS SELECTED BY OWNERS. INSTALL NEW ROOFING OVER ROOFING FELT OVER 1/2" OSB. USE A MINIMUM OF ONE LAYER OF 15 LB. FELT FOR ROOFS WITH A SLOPE GREATER THAN 4:12 AND A MINIMUM OF 2 LAYERS OF 15 LB. FELT FOR ROOFS LESS THAN 4:12 SLOPE PER CRC R905.2.2. ROOF SLOPE IS 5:12 PITCH. SEE ROOF PLAN. SEE STRUCTURAL ENGINEER'S PLANS FOR ROOF FRAMING PLAN, ROOF WEIGHT LIMITS, ROOF DETAILS, & ADDITIONAL NOTES AND INFO. ROOF FASTENERS SHALL BE CORROSION RESISTANT PER CRC R905.2.5. ROOF EAVES & OVERHANGS SHALL MEET SETBACK COMPLIANCE TO PROPERTY LINES PER CRC R302.1. NO EAVES WITHIN 3' OF PROPERTY LINES.
- GUTTERS**
BONDERIZED 26 GAUGE G.I. METAL 5 1/4" FASCIA GUTTERS WITH 2 COATS FINISH PAINT.
- DOWNSPOUTS**
DOWNSPOUTS TO BE BONDERIZED METAL 2X3 RECTANGULAR DOWNSPOUTS (TWO COATS FINISH PAINT.) DOWNSPOUTS SHALL BE TIED TO SOLID DRAIN LINE OR CONNECTED TO SPLASH BLOCKS.
- FLASHING**
PROVIDE FLASHINGS PER CBC 1503.2. 26 GAUGE GALVANIZED IRON, UNLESS NOTED OTHERWISE. CONTRACTOR TO REVIEW AND INCLUDE ALL REQUIRED FLASHING FOR BIDDING PURPOSES. INCLUDING VALLEY, CRICKET, SADDLE, STEP, Z, LOWER CORNER, UPPER CORNER, INSIDE CORNER, OUTSIDE CORNER, LEAD, WALL OR PARAPET, POSTS, ETC.
- EXTERIOR STUCCO WALL**
A. EXT. WALL FRAMING AT HOUSE TO BE 2x6 STUDS @ 16" O.C. AS INDICATED ON STRUCTURAL PLANS, TYP. (2x4 STUDS @ GARAGE.)
B. STUCCO SIDING: 7/8" MIN. 3-COAT SMOOTH FINISH STUCCO SIDING. (1) WIRE MESH (2) 2 LAYERS CLASS "D" BUILDING PAPER (3) PLYWOOD SHEATHING. 3/8" PLYWOOD MINIMUM. SEE STRUCTURAL PLANS, TYP. SMOOTH TEXTURE PER OWNER'S SPECIFICATIONS.
C. WEEP SCREED SHALL BE A MINIMUM OF 4" ABOVE THE EARTH AND 2" ABOVE PAVED SURFACES. THE WATER-RESISTIVE BUILDING PAPER SHALL LAP THE THE ATTACHMENT FLANGE.
- EGRESS**
BEDROOMS SHALL HAVE WINDOWS, OR DOORS MEETING EGRESS REQUIREMENTS PER CBC 1026. (MIN. OF 5.7 SQ. FT. NET OPENABLE AREA OF WINDOW, 20" WIDE AND 24" HIGH MINIMUM. WINDOW OPENING HEIGHT FROM FINISHED FLOOR NOT TO EXCEED 44" MAXIMUM.) EGRESS WINDOWS HAVING A DUAL LATCH SHALL BE INTERCONNECTED AND THE LATCHES UNLOCKED BY A SINGLE MOTION FROM THE LOWEST OPENING AND CLOSING DEVICE.
- WINDOWS**
ALL NEW WINDOWS SHALL BE MILGARD DUAL-GLAZED, LOW-E, WHITE VINYL-FRAME, OR ALTERNATE MANUFACTURER AS SELECTED BY OWNER. WINDOW TYPE AND SIZES PER FLOOR PLANS. (SEE EGRESS NOTE #7 ABOVE.) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE SUPPLIER COMPLIANCE OF ALL WINDOWS WITH ANY STATE OR LOCAL BUILDING CODES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND OWNERS IMMEDIATELY. OWNERS SHALL REVIEW WINDOW ORDER PRIOR TO PLACING FINAL WINDOW ORDER. SEE PLANS & EXTERIOR ELEVATIONS FOR ADD'L WINDOW INFO. SEE TITLE 24 COMPLIANCE FORMS FOR MAXIMUM U-FACTOR FOR FENESTRATION. WINDOWS SHALL CONFORM TO W.U.I. REQUIREMENTS. SEE SHEET A-14.
- EXTERIOR DOORS**
STYLE & MANUFACTURER AS APPROVED BY OWNERS-TYP. DOOR FRAME COLOR TO MATCH COLOR SELECTED FOR WINDOWS. EXTERIOR DOORS SHALL CONFORM TO W.U.I. REQUIREMENTS. SEE SHEET A-14.
A. ENTRY DOOR: NEW SOLID-CORE STAINRADE WOOD ENTRY DOORS AS SELECTED BY OWNERS.
B. EXTERIOR PATIO DOORS: TO BE MILGARD (OR ALTERNATE MANUFACTURER AS SELECTED BY OWNER) WITH WHITE VINYL-FRAMES. DUAL GLAZED, LOW-E TEMPERED GLASS. HARDWARE & SCREENS TO BE FACTORY PROVIDED. SEE EXTELEV. NOTES FOR ADD'L INFO.
C. GARAGE DOOR FOR CAR: SECTIONAL OVERHEAD GARAGE DOOR, WOOD OR COMPOSITE DOOR AS SELECTED BY OWNERS.
D. GARAGE MAN DOORS: SOLID CORE WOOD DOORS OR STEEL DOORS. PAINTED SIGLE-PANEL DOORS. OR ALTERNATE STYLE AS SELECTED BY HOMEOWNERS.
- TEMPERED GLASS/SAFETY GLAZING**
A. ALL GLAZING IN DOORS SHALL BE TEMPERED.
B. EXTERIOR GLASS DOORS, SIDELITES AND ALL NEW GLASS WITHIN 18" OF FINISHED FLOOR SHALL BE TEMPERED.
C. ALL NEW GLASS ADJACENT A DOOR WHERE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN A 24" RADIUS OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
D. GLAZING WITHIN A TUB OR SHOWER ENCLOSURE WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE TEMPERED GLASS.
E. TEMPERED GLAZING AT OTHER HAZARDOUS LOCATIONS PER CBC 2406.3
- EXTERIOR DOOR & WINDOW TRIM**
PROVIDE PAINTED TRIM APPROX 3 1/2" WIDE AT EXTERIOR DOORS AND WINDOWS. STYLE AS SELECTED BY OWNERS. KILN-DRIED D.F. OR REDWOOD TRIM, OR OWNER-APPROVED COMPOSITE FOR EXTERIOR USE. PAINTED W/ ALL SURFACES PRE-PRIMED, TYP.
- THERMAL SEAL**
CAULK ALL EXTERIOR DOORS, WINDOWS, SILLS, AND JOINTS WITH SIKOFLEX CAULKING OR OTHER APPROVED WATERPROOF CAULKING.
- EXTERIOR PAINTING**
A. PREPARATION AND SAMPLES: THOROUGHLY CLEAN EXTERIOR SURFACES OF ALL DIRT, GREASE, ETC. FILL, PATCH AND SAND ANY CRACKS, HOLES, ETC. TO PROVIDE A SURFACE THAT WILL INSURE ADHESION AND UNIFORM APPEARANCE OF THE COATING SPECIFIED. 3 PAINT COLORS MAXIMUM. (1) COLOR FOR HOUSE, 1 COLOR FOR EAVES & DOOR & WINDOW TRIM, 3RD COLOR FOR SHUTTERS. PROVIDE COLOR SAMPLES ON BUILDING FOR APPROVAL BY OWNER PRIOR TO PAINTING, TYP., U.N.O.
B. WOOD, METAL & TRIM: PROVIDE ONE (1) COAT APPROPRIATE PRIMER-SEALER AND TWO (2) COATS EXTERIOR SEMI-GLOSS LATEX ENAMEL. TYPICAL. UN.O.
- EAVES**
1X V-GROOVE T&G KILN-DRIED D.F. OR REDWOOD DECKING AT EXPOSED UNDERSIDE OF EAVES, PRE-PRIMED, TYP.
- ATTIC VENTILATION**
PROVIDE REQUIRED VENTING AT ATTIC SPACES. (MIN. 1 SQ. FT. OF ATTIC VENT PER 150 SQ. FT. WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)
- BARGE BOARD**
2x8 KILN-DRIED D.F. OR REDWOOD W/ 1x2 KILN-DRIED D.F. OR REDWOOD SHINGLE STRIP (ALL SURFACES PRE-PRIMED) TYP.
- CALIFORNIA FRAMING**
2x CONTINUOUS NAILER FOR RAFTERS OVER ROOF SHEATHING, TYP., U.N.O. SEE STRUCTURAL PLANS FOR ADDITIONAL INFO.
- FIREPLACE DIRECT VENT**
DELETED GAS FIREPLACE.
- FOUNDATION VENTS**
INSTALL G.I. SCREENED VENTS PER CBC 1203.3. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA. VENTING SHALL MEET THE W.U.I. REQUIREMENTS. SEE SHEET A-14.
- SKYLIGHTS**
NEW SKYLIGHTS: PROVIDE "VELUX" FIXED SKYLIGHTS W/ DUAL-GLAZED TEMPERED GLAZING. (INSTALL PER MANUF. SPECS TYP.) U.N.O. SEE DETAIL. ANY OPERABLE SKYLIGHTS SHALL BE TEN FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE THREE FEET ABOVE THE SKYLIGHT (CMC 802.8 AND CPC 906.2.) CONTRACTOR TO VERIFY SKYLIGHT SIZE AND ROUGH OPENING AND TO NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PLACING FINAL SKYLIGHT ORDER. VELUX PRODUCT TESTING REPORT: ICC ES LEGACY REPORT NER# 216
- BALCONY RAILINGS**
A. PAINTED WOOD OR METAL BALCONY RAILINGS. STYLE AS SELECTED BY OWNERS. TOP OF RAILINGS TO BE A MINIMUM OF 42" ABOVE THE BALCONY FLOOR SURFACE AND SPACES BETWEEN PICKETS AND BELOW RAILING SHALL BE LESS THAN 4".
- BALCONY DECKING**
OWNER-SELECTED WATERPROOF DECKING SYSTEM APPLIED OVER PLYWOOD SUBFLOOR, SLOPED TO DRAIN TO 26 GA. G.I. PAINTED FASCIA GUTTERS. NON-COMBUSTABLE DECKING TO MEET THE W.U.I. REQUIREMENTS. SEE SHEET A-14.
- CEILING AT UNDERSIDE OF BALCONIES/CARPORT**
PAINTED SMOOTH STUCCO CEILING WITH FRY REGLET OR ALTERNATE BRAND METAL SOFFIT VENTS.
- EXTERIOR LIGHTING**
ALL EXTERIOR LIGHTING TO BE WATERPROOF FIXTURES AND HIGH-EFFICACY.
A. DECORATIVE WALL FIXTURES PROVIDED BY OWNERS.
B. RECESSED FIXTURES TO BE PROVIDED BY CONTRACTOR.
C. LANDSCAPE LIGHTING TO BE LOW-VOLTAGE ON TIMER OR DAYLIGHT SENSOR. BY OTHERS, NOT IN CONTRACT.
- CORBELS**
PAINTED WOOD DECORATIVE CORBELS TYPICAL AT GABLES.

FOUNDATION VENT CALCULATIONS:

1ST FLOOR @ HOUSE = 1884 S.F.
NEED 1 S.F. OF VENTING PER 150 S.F. OF CRAWL SPACE. 1884/150 = 12.56 S.F.
12.56 S.F. = 1809 SQ.IN. REQUIRED.
14"x 6" FOUNDATION VENTS
NFVA = NET FREE VENTILATION AREA
IF NFVA = 52 SQ.IN., THEN 35 VENTS REQ'D.
IF NFVA = 41 SQ.IN., THEN 45 VENTS REQ'D.

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	11-11-2022	PLAN CHECK
1	7-27-2023	PLAN CK 1 RESPONSE
2	9-11-2023	PLAN CK 2 RESPONSE
3	2-19-2024	REVISIONS
4	3-30-2024	PLAN CK. RESPONSE
5	5-20-2024	ZONING COMMENTS
6	7/17/24	DISCRETIONARY
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE
A-7.2
RIGHT SIDE
ELEVATION

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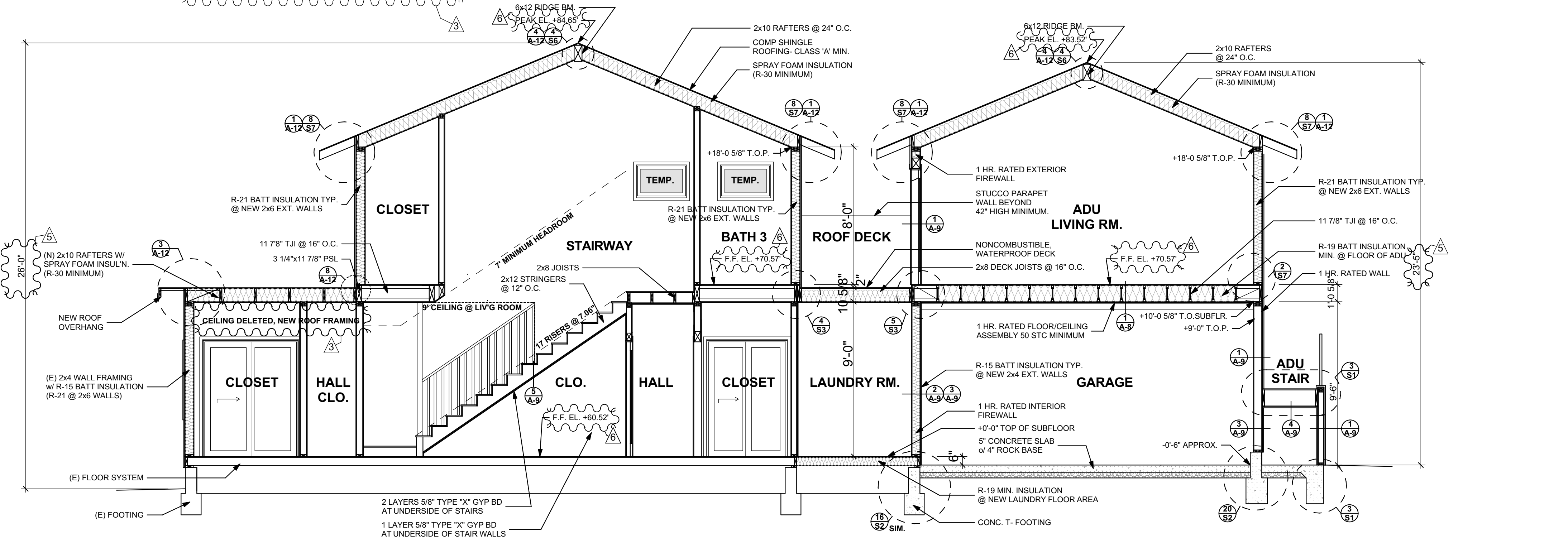
ENGINEERED JOIST		ACOUSTICAL PERFORMANCE		FIRE PERFORMANCE		REFERENCE	
CONSTRUCTION DETAIL	DESCRIPTION	STC	IIC	TEST NUMBER	RATING TEST NUMBER	ARL	INDEX
	• 2 layers 1/2" Serrinox Brand Fricox C Core Gypsum Panels	64	58	RAL-0703-05/06	1 hour	UL Des L570	SA305
	• optional SRM-25 or SRB sound mat						
	• 1/8" x 3/4" wood subfloor	64	62	RAL-0703-07/08			
	• 9-1/2" deep T shaped wood joist 24" o.c.						
	• 1/4" parallel chord wood truss 32" o.c.						
	• RC-1 or equivalent						
	• 3/4" Luvexox Brand Floor Underlayment						
		66	54	RAL-0703-09/10			
	1" Luvexox, ceramic tile, SRM-25, 3-1/2" insulation						
		65	54	RAL-0703-01/02			
	3/4" Luvexox, vinyl, SRB, 3-1/2" insulation						
		66	51	RAL-0703-03/04			
	3/4" Luvexox, ceramic tile, SRB, 3-1/2" insulation, crack isolation membrane						

1-HR RATED FLOOR/CEILING ASSEMBLY (50 STC MIN.)

-INSULATION @ RAFTERS TO BE CLOSED-CELL SPRAY FOAM, R-30 MIN.
-INSULATION AT EXTERIOR WALLS TO BE R-15 MIN. @ 2x4 WALLS & R-21 MIN. @ 2x6 WALLS.
-INSULATION @ NEW FLOOR FRAMING TO BE R-19 MIN.

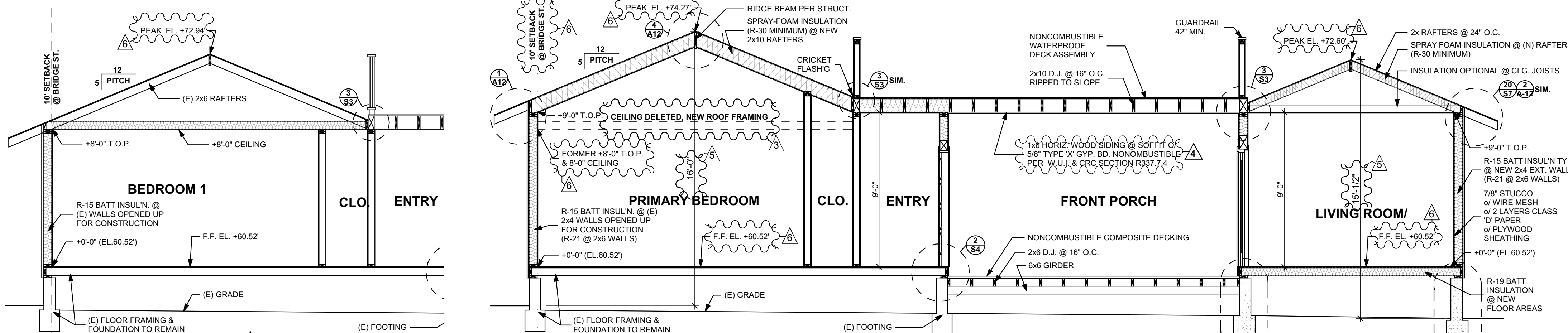
SECTION A @ BEDROOMS & FRONT BALCONY

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



SECTION B @ HOUSE STAIRS

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



"APPROVED" SECTION C

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

"CCD/DISCRETIONARY" SECTION C

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

SECTION NOTES

- CAL GREEN MEASURES**
IMPLEMENT CAL GREEN MANDATORY MEASURES. SEE SHEET A-14 FOR "CALGREEN RESIDENTIAL MANDATORY MEASURES." EACH TRADE SHALL BE RESPONSIBLE FOR IMPLEMENTING & DOCUMENTING THEIR REQUIRED CALGREEN ITEMS.
- FOOTINGS**
REINFORCED POURED CONCRETE T-FOOTINGS AND PIER FOOTINGS. SEE FOUNDATION PLAN & DETAILS FOR ADDITIONAL INFO., TYP., U.N.O.
- CONCRETE**
ALL CONCRETE SHALL BE PER STRUCT. ENGINEER. SEE FOUNDN PLAN & DETAILS FOR ADDITIONAL INFO., TYP.
- REINFORCING STEEL**
SEE FOUNDATION PLAN AND DETAILS BY STRUCTURAL ENGINEER FOR ADDITIONAL NOTES & INFO., TYP., U.N.O.
- ANCHOR BOLTS**
SEE STRUCT. ENGINEER'S PLANS FOR ANCHOR BOLT SPACING (TYP.) U.O.N. SEE FOUNDATION PLAN AND DETAILS FOR ADDITIONAL NOTES & INFO., TYP. U.N.O.
- MUDSILL**
2x PT.D.F. MUDSILL. SEE FOUNDN PLAN & DETAILS BY STRUCT. ENGINEER FOR ADDITIONAL NOTES & INFO., TYP.
- FLOOR SYSTEM**
(N) FLOOR FRAMING: 3/4" T&G PLYWOOD SUBFLOOR OVER FLOOR JOISTS @ 16" O.C. PER STRUCT. PLANS, TYP., U.N.
- FRAMING LUMBER**
SEE SHEET S-0 FOR STRUCTURAL ENGINEER'S LUMBER NOTES, TYP. ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH (NORTH) AND GRADED AS FOLLOWS:
A. SELECT STRUCTURAL NO.1 APPEARANCE GRADE AT EXPOSED BEAMS
B. NO.1 AT ALL CONCEALED 4X & 6X POSTS, HEADERS AND BEAMS
C. NO.2 OR BETTER FOR ALL RAFTERS AND JOISTS
D. STANDARD OR BETTER FOR ALL OTHER FRAMING LUMBER
E. PROVIDE PRESSURE TREATED D.F. (LP-22) WHERE LUMBER COMES IN CONTACT WITH EARTH OR CONC., TYP.
- TYPICAL PLYWOOD & GYP. BD. NAILING**
TYPICAL ALL NAILING SHALL CONFORM TO TABLE 2304.9.1, CBC. SEE NAILING SCHEDULE.
SEE STRUCTURAL ENGINEER'S PLANS FOR ADDITIONAL INFORMATION.
- FRAMING HARDWARE**
PROVIDE GALV. METAL FRAMING CLIPS, HANGERS, AND ANCHORS BY SIMPSON OR SILVER. SEE FOUNDATION PLAN, ROOF & FLOOR FRAMING PLANS & DETAILS BY STRUCTURAL ENGINEER FOR ADD'L NOTES AND INFO., TYP.
- WALLS**
A. EXTERIOR WALLS TO BE 2x STUDS @ 16" O.C. AS INDICATED ON STRUCTURAL PLANS, TYP.
STUCCO WALL SYSTEM OVER 2 LAYERS CLASS 'D' BUILDING PAPER Q1 PLYWOOD SHEATHING.
B. TYPICAL INTERIOR WALLS: TO BE 2x4 STUDS @ 16" O.C. TYP., U.N.O.
C. PROVIDE 2x6 PLUMBING WALLS WHERE REQUIRED.
- CEILING FRAMING**
A. 2x CEILING JOISTS/RAFTERS @ SPACING PER STRUCTURAL PLANS, WITH 1/2" SHEETROCK AT CEILINGS WITH FRAMING AT 16" O.C. AND 5/8" SHEETROCK AT CEILINGS WITH FRAMING @ 24" O.C.
B. CEILING AND WALL TEXTURE AS SELECTED BY OWNERS, TYP.
- POSTS, BEAMS AND HEADERS**
PROVIDE TOP CAP & BASE FOR NEW POSTS WHERE SHOWN OR REQUIRED. SEE STRUCTURAL FOR MORE INFO., TYP.
- GLUE-LAM & PARALLAM BEAMS**
GLUE-LAMINATED & PARALLAM BEAMS W/IZES AS INDICATED ON PLANS. SEE STRUCTURAL SHEETS AND DETAILS FOR MORE INFO.
- INSULATION**
INSULATION MATERIALS, INCLUDING FACINGS, VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR, CEILING OR ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING OF 450 PER CBC 719.3. SEE TITLE 24 COMPLIANCE FORMS FOR ADDITIONAL INSULATION INFORMATION. R-VALUES AND OTHER TITLE 24 REQUIREMENTS MAY DIFFER FROM BASELINE PACKAGE 'A' IF PERFORMANCE STANDARD METHOD WAS USED. GREEN BUILDING NOTE: INSTALL INSULATION THAT IS LOW-EMITTING FOR WALLS, FLOORS & CEILINGS.
- FIRESTOPS**
INSTALL FIRE STOPS ALONG 10 FOOT INTERVALS ALONG THE LENGTH OF ANY BALLOON FRAMED WALL ABOVE 10 FEET HEIGHT AND (AS NEEDED) TO CREATE A DRAFTSTOP BETWEEN THE GARAGE AND HABITABLE SPACE PER CBC 717 & 1406.24, TYP., U.N.O.
- ROOF FRAMING**
2x DF#2. SEE STRUCTURAL ENGINEER'S PLANS FOR SIZES AND SPACING. (TYP.) U.O.N. SEE ROOF FRAMING PLAN & DETAILS FOR ADDITIONAL INFO.
- ROOF SYSTEM**
ROOFING MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE. 40-YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING WITH CLASS 'A' MIN. FIRE RATING AS SELECTED BY OWNERS. INSTALL NEW ROOFING OVER ROOFING FELT OVER 1/2" OSB. USE A MINIMUM OF ONE LAYER OF 15 LB. FELT FOR ROOFS WITH A SLOPE GREATER THAN 4:12 AND A MINIMUM OF 2 LAYERS OF 15 LB. FELT FOR ROOFS LESS THAN 4:12 SLOPE PER CRC R905.2.2. ROOF SLOPE IS 5:12 PITCH. SEE ROOF PLAN. SEE STRUCTURAL ENGINEER'S PLANS FOR ROOF FRAMING PLAN, ROOF WEIGHT LIMITS, ROOF DETAILS, & ADDITIONAL NOTES & INFO. ROOF FASTENERS SHALL BE CORROSION RESISTANT PER CRC R905.2.5. ROOF EAVES & OVERHANGS SHALL MEET SETBACK COMPLIANCE TO PROPERTY LINES PER CRC R302.1. NO EAVES WITHIN 3' OF PROPERTY LINES.
- GUTTERS AND DOWNSPOUTS**
NEW BONDZERIZED METAL 5 1/4" FASCIA GUTTERS & 2x RECTANGULAR DOWNSPOUTS. (TWO COATS FINISH PAINT, TYP.). NEW DOWNSPOUTS SHALL BE TIED TO SOLID DRAIN LINE OR CONNECTED TO SPLASH BLOCKS.
- FLASHING**
CONTRACTOR TO REVIEW AND INCLUDE ALL REQUIRED FLASHING FOR SHOWN PURPOSES. TO INCLUDE BUT NOT LIMITED TO VALLEY, CRICKET, SADDLE STEP, Z LOWER CORNER, UPPER CORNER, INSIDE CORNER, OUTSIDE CORNER, LEAD, WALL OR PARAPET, POSTS, ETC. 2x GALV. ANCHORED IRON FLASHING WHERE SHOWN OR REQUIRED, TYP. U.N.O.
- EAVES**
PAINTED, KILN-DRIED D.F. OR REDWOOD 1x V-GROOVE SIDING, PRE-PRIMED, TYP. NO EAVES WITHIN 3' OF PROPERTY LINES.
- EAVE BLOCKING & ATTIC VENTILATION**
PROVIDE ATTIC VENTS @ EAVE BLOCKING PER CBC 1202.2.1 (MIN. 1 SQ. FT. OF ATTIC VENT PER 150 SQ. FT. WITH 50% OF THE REQUIRED VENTILATING AREA PER ROOM LOCATED IN THE UPPER FLOOR TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.)
- CALIFORNIA FRAMING**
NOT APPLICABLE.
- DRYWALL MOLDINGS & CORNER BEAD**
PROVIDE SQUARE ALUMINUM ARCHITECTURAL DRYWALL MOLDINGS AND CORNER BEAD AS REQUIRED. MANUFACTURED BY FRY REGLET OR EQUAL. TYP., U.N.O.
- CRAWL SPACE ACCESS & ATTIC ACCESS**
18" X 24" MIN. FOUNDATION ACCESS PER CRC R408.4, TYP. U.N.O. (OR LARGER TO ACCOMMODATE THE LARGEST FURNACE COMPONENT).
22" X 30" MIN. ATTIC ACCESS W/ 30" MIN. HEADROOM PER CRC R807.
- FOUNDATION VENTS**
INSTALL G.I. SCREENED VENTS PER CBC SECTION 1203.3. AT AREA UNDER THE ENTRY PORCH STEPS, VENTILATION SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF NEW UNDERFLOOR AREA. SEE VENT CALCULATION.
- INTERIOR TRIM**
1X FINGER-JOINTED PINE, PAINT GRADE, KILN-DRIED WOOD, OR MDF. (USE SOLID WOOD AT BATHROOMS) MITER ALL CORNERS. PROFILE OF BASEBOARDS, WINDOW & DOOR CASINGS & CROWN MOLDINGS AS SELECTED BY OWNERS.
- DOUBLE FRAMING**
PROVIDE DOUBLE 2X D.F. FRAMING ALL AROUND ROOF AND CEILING OPENINGS W/ JOIST HANGERS AT EACH END, TYP.
- FLOOR/LANDINGS/THRESHOLDS**
A. FLOOR ELEVATION (PER CBC 1009.1.4). IN GROUP R-3 OCCUPANCIES NOT REQUIRED TO BE ADAPTABLE OR ACCESSIBLE. A LANDING OR FLOOR IS REQUIRED ON EACH SIDE OF EACH EXTERIOR DOOR. THE LANDING WIDTH SHALL BE EQUAL TO OR GREATER THAN THE DOOR WIDTH, AND 36" MINIMUM IN DEPTH. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1.5' LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7 3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2.
B. THRESHOLDS (PER CBC 1008.1.6). THRESHOLDS AT DOORWAYS SHALL NOT EXCEED .75 INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR .75 OR INCH FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN .25 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE) THE THRESHOLD REQUIREMENT SHALL BE LIMITED TO 7.75 INCHES WHERE THE OCCUPANCY IS R-2 OR R-3. THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS, THE DOOR, OTHER THAN THE EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING OR STEP, AND THE DOORWAY IS NOT ON AN ACCESSIBLE ROUTE.
- STAIRS & HANDRAILS**
ALL NEW STAIRS TO CONFORM TO CBC 1009.10. MIN. TREAD & 7.75" MAX. RISE PER CBC 1009.3 CBC. A HANDRAIL ON ONE SIDE IS REQUIRED AT STAIRS WITH 4 OR MORE RISERS PER CBC 1009.10.2 & 1009.10.2. HANDRAIL DESIGN SHALL CONFORM TO CBC 1012. SHALL HAVE A 1 1/4" TO 2" GRIPABLE CROSS SECTION. NO SHARP CORNERS. SHALL BE NOT LESS THAN 34" HIGH MIN. NOR MORE THAN 38" HIGH MAX ABOVE NOSING, EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, TERMINATE AT NEWEL POSTS OR RETURN TO WALLS, AND DESIGNED PER CBC 1607.7.1.1, TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. SHOP DRAWINGS ARE TO BE PROVIDED FOR THE STYLE AND FINISH OF THE ARCHITECTURAL PARTS. REFER TO DETAILS FOR ADD'L INFO. PROVIDE HEADROOM CLEARANCE PER CBC 1009.2, OF 6'-8" MIN. CLEARANCE. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 0.5 INCH GYPSUM BOARD PER CRC R302.7.
- GUARDRAILS**
PROVIDE 42" MINIMUM HIGH GUARDRAILS AT LANDINGS, AND AT BALCONIES AND PORCHES GREATER THAN 30" ABOVE FINISHED GRADE, WHICH IS MEASURED AS MUCH AS 3' OUT. SPECIFY DISTANCE BETWEEN BALUSTRADE SO THAT A 4-INCH SPHERE CANNOT PASS THROUGH. PROVIDE STRUCTURAL DETAILS AND CALCULATIONS PER CRC R312.

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MARK	DATE	DESCRIPTION
1	11-11-2022	PLAN CHECK
2	7-27-2023	PLAN CK 1 RESPONSE
3	9-11-2023	PLAN CK 2 RESPONSE
4	2-19-2024	REVISIONS
5	3-30-2024	PLAN CK. RESPONSE
6	5-20-2024	ZONING COMMENTS
7	7/17/24	DISCRETIONARY

PROJECT NO:

MODEL FILE:

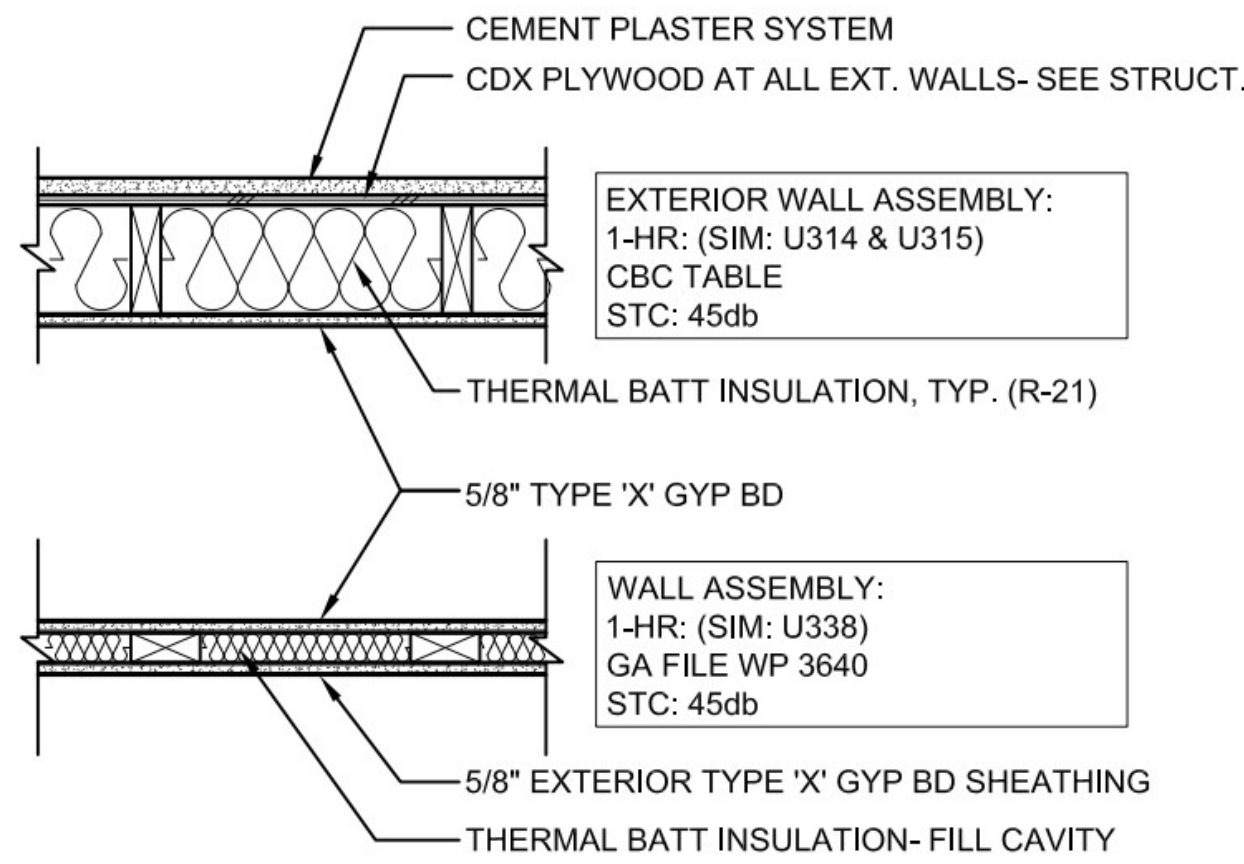
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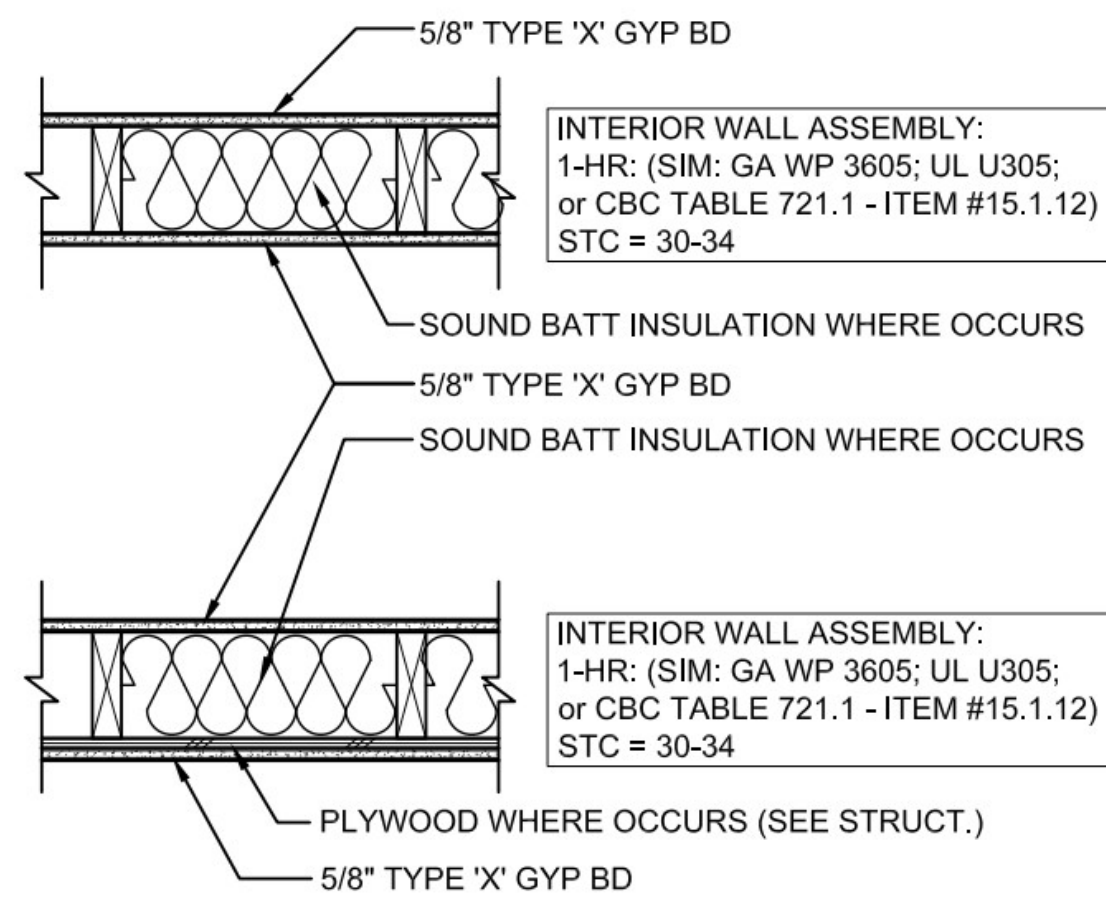
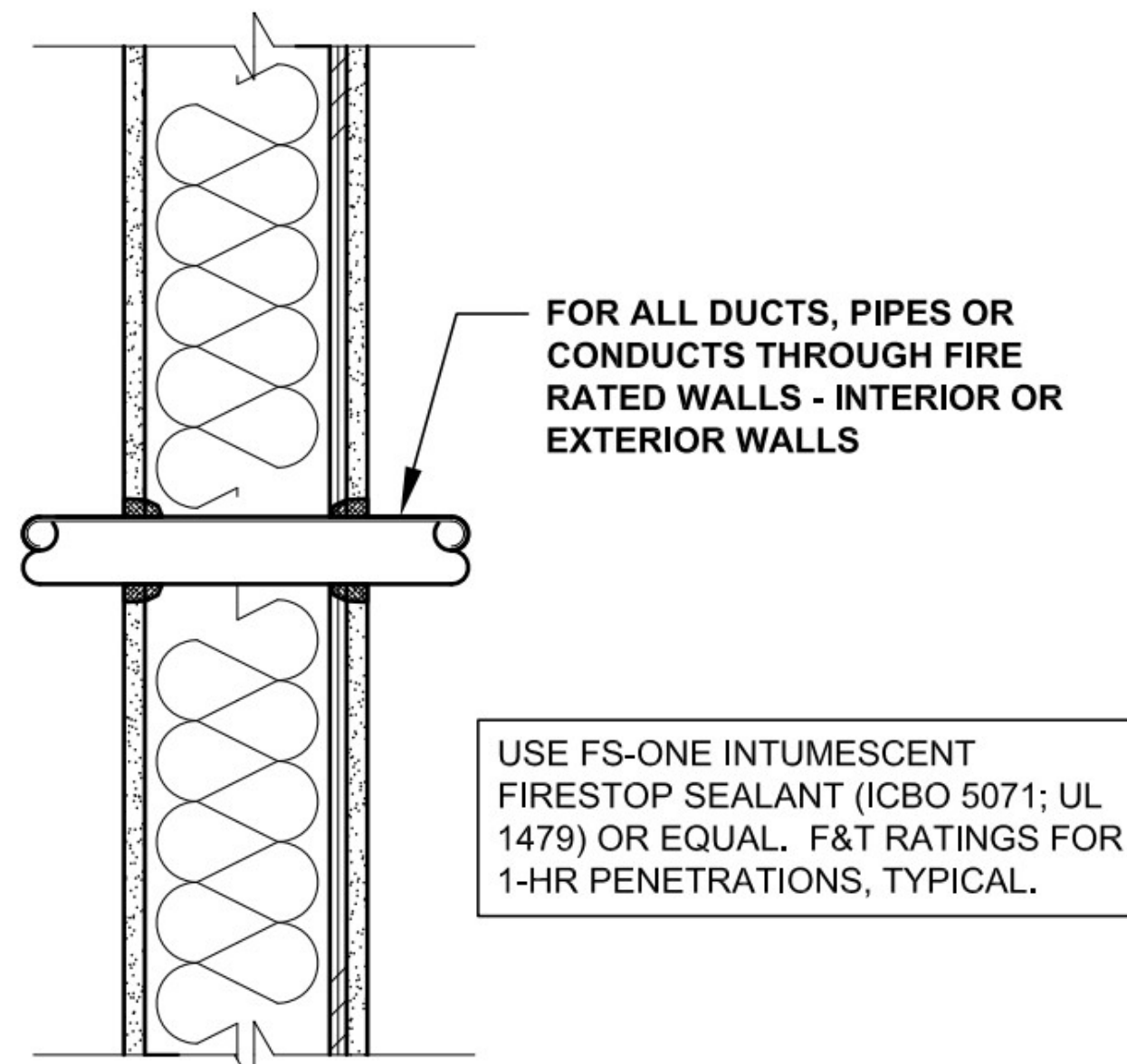
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SHEET TITLE

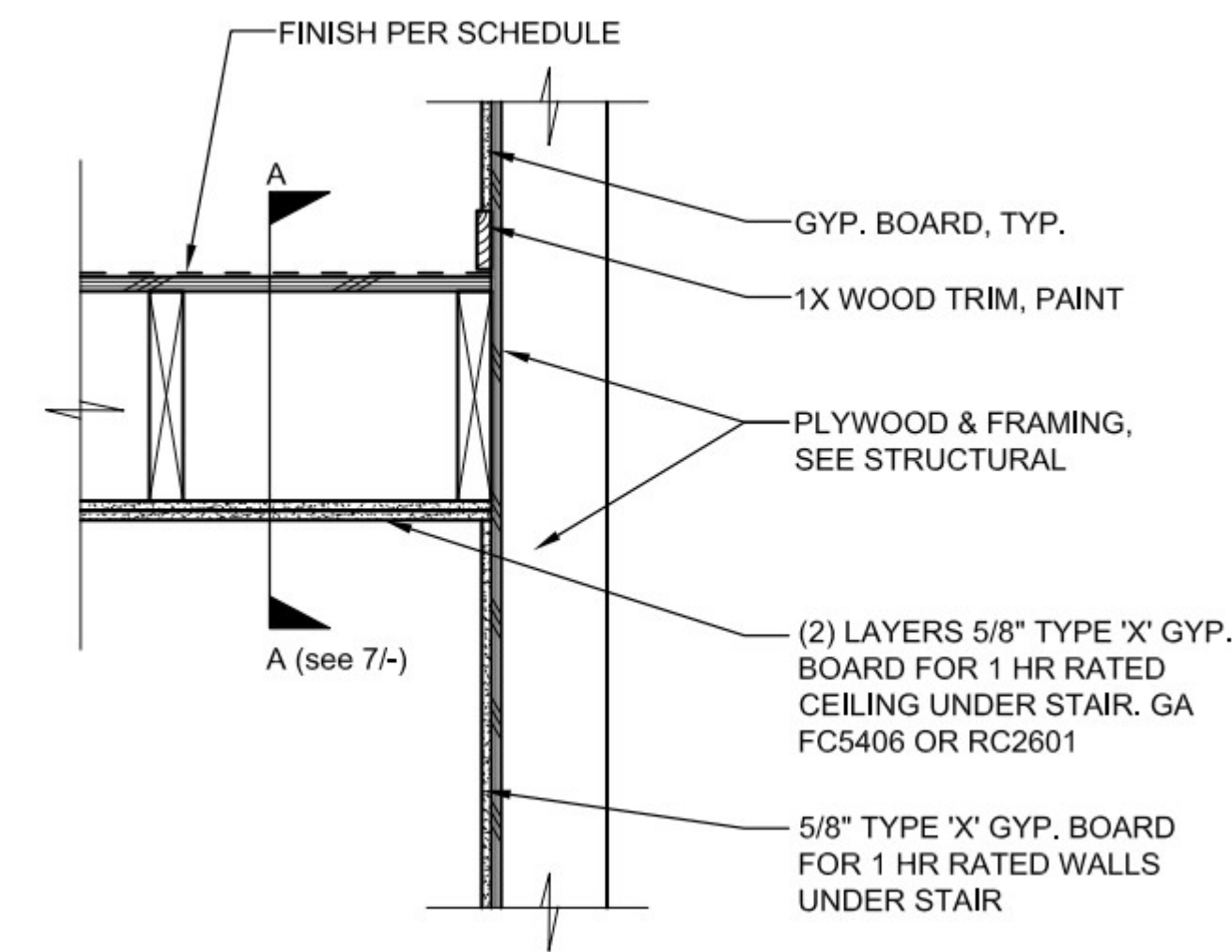
A-8
SECTIONS



1. FRAMING SYSTEM IS 2X STUDS @ 16" O.C. U.N.O. (SEE STRUCT.)
2. ALL WALLS TO RECEIVE FIRE BLOCKING AT +9'-0" A.F.F. U.N.O.
3. SEE SYSTEM DESCRIPTIONS IN 2016 CBC TABLE 720.1 OR U.L. CERIFICATION FOR SPECIFIC FASTENER AND BOARD ORIENTATION REQUIREMENTS.



NOTE: FRAMING SYSTEM IS 2X6 STUDS @ 16" O.C. MIN. U.N.O. (SEE STRUCT.)
SEE SYSTEM DESCRIPTIONS IN 2019 CBC TABLE 721.1 OR U.L. CERIFICATION FOR SPECIFIC FASTENER AND BOARD ORIENTATION REQUIREMENTS. ALL WALLS TO RECIEVE FIRE BLOCKING PER CBC 718.2.

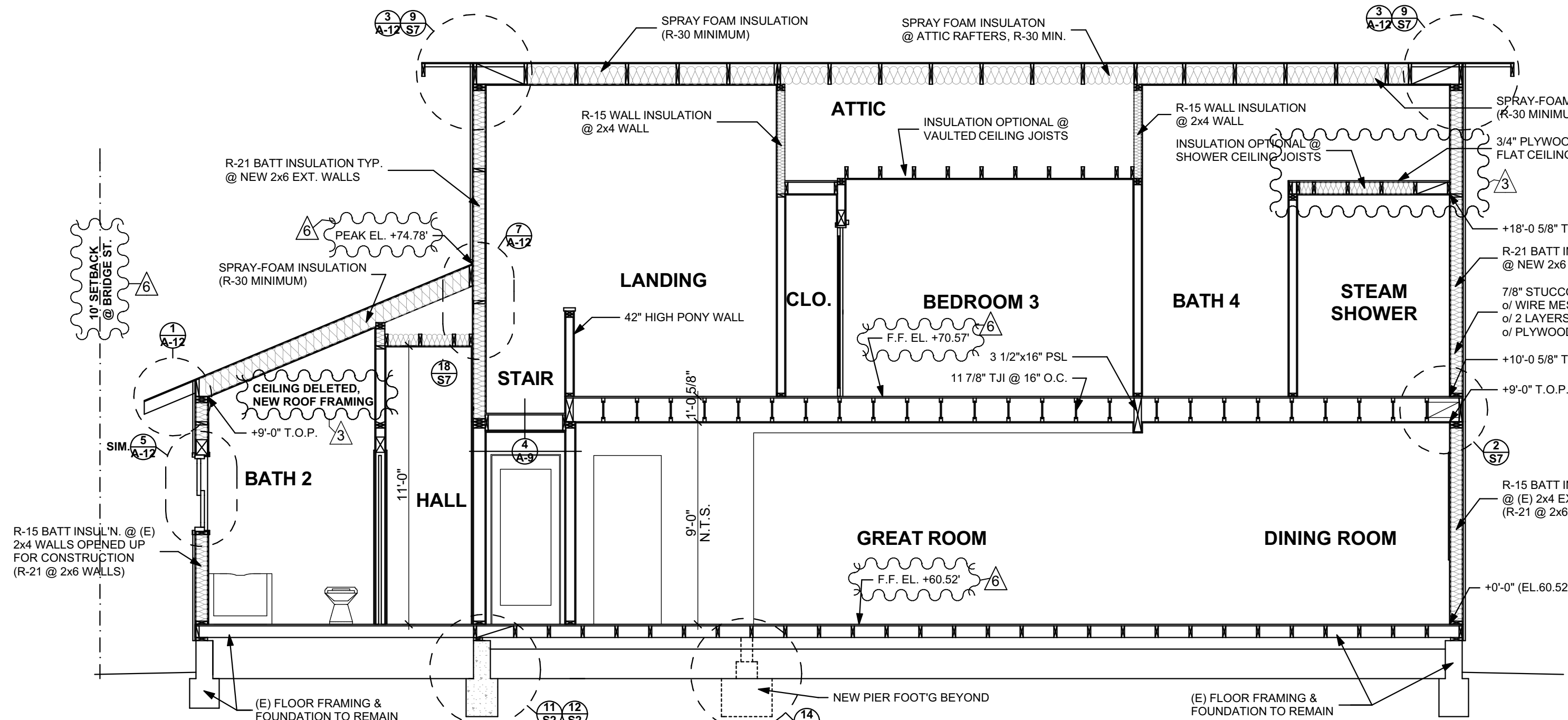


1-HR. RATED WALL ASSEMBLY

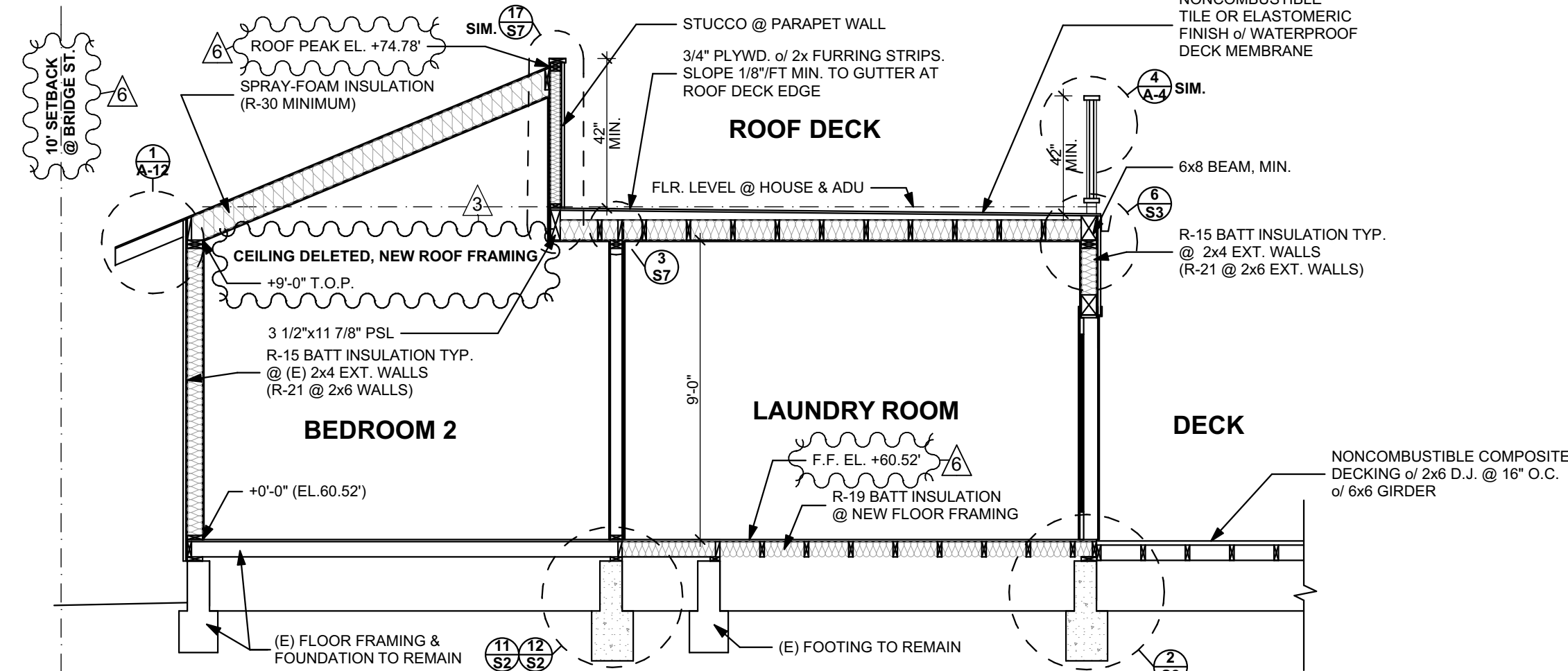
PENETRATION @ 1-HR. RATED WALL

1-HR. RATED INTERIOR WALL

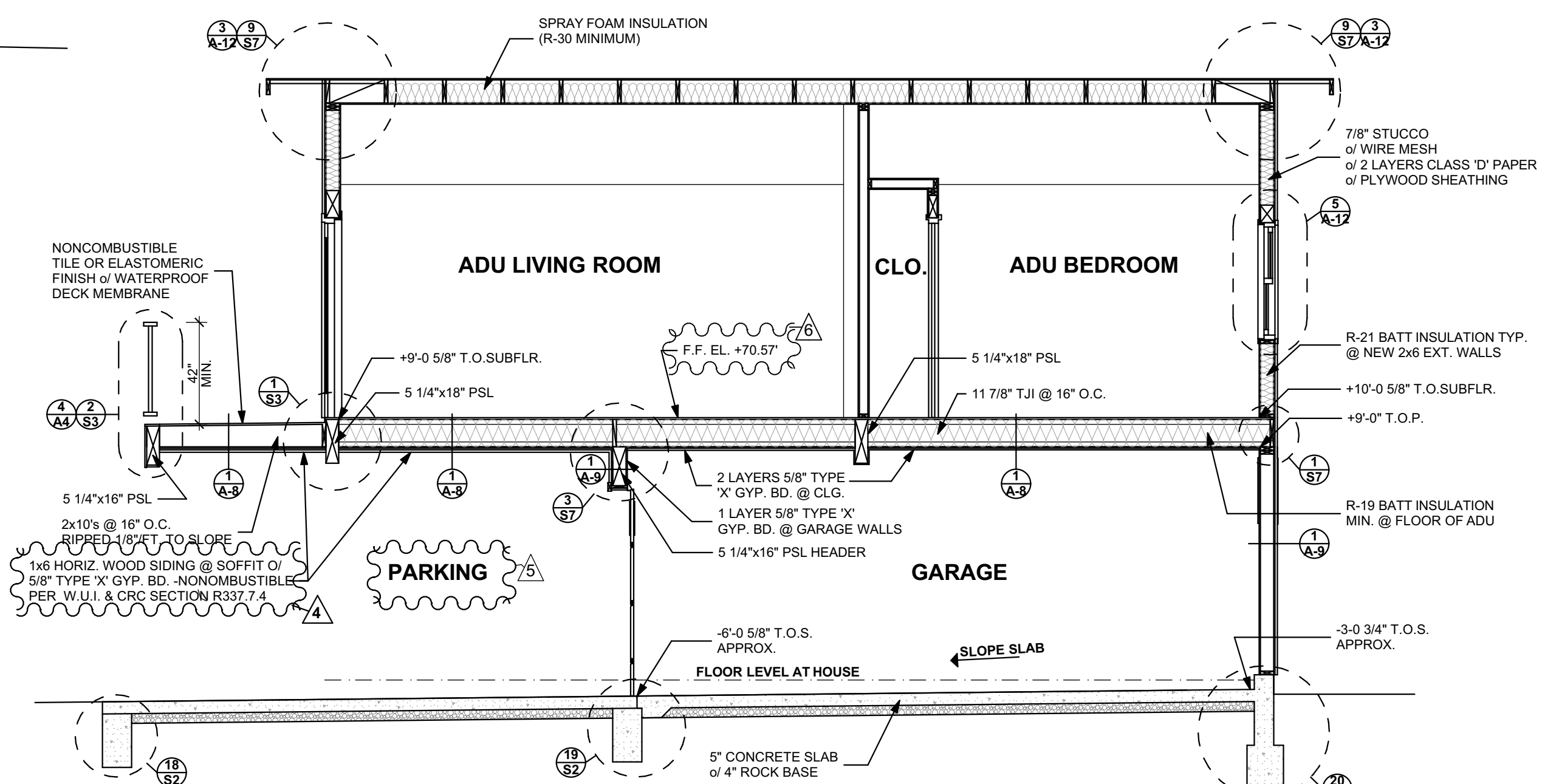
1-HR. CLG. UNDER STAIR



SECTION D @ GREAT ROOM & LANDING
SCALE: 1/4"=1'-0"



SECTION E @ 1ST FLOOR & ROOF DECK
SCALE: 1/4"=1'-0"



SECTION F @ GARAGE & ADU
SCALE: 1/4"=1'-0"

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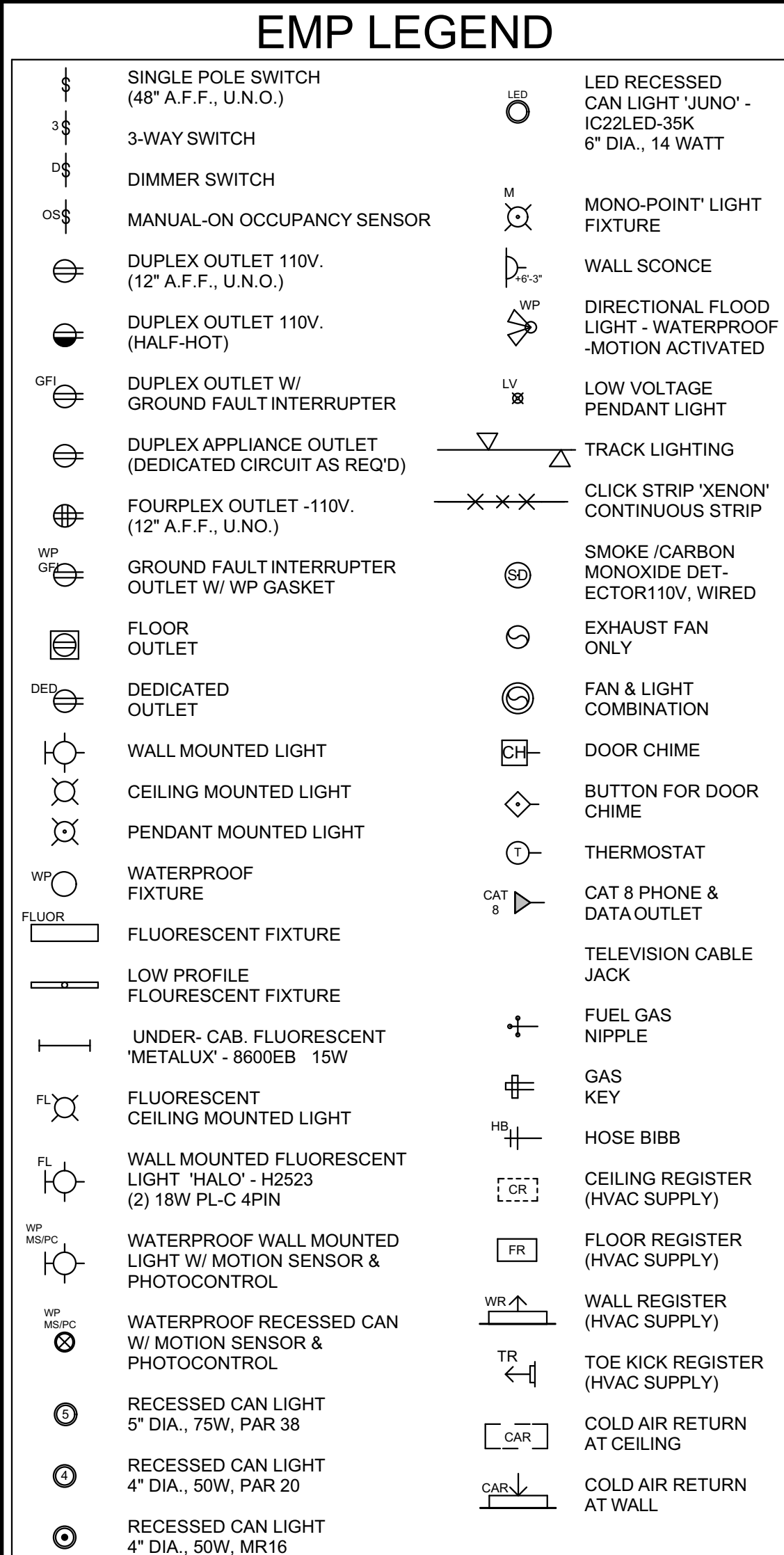
3240 N. MAIN STREET
SOQUEL, CA 95073

	11-11-2022	PLAN CHECK
1	7-27-2023	PLAN CK 1 RESPONSE
2	9-11-2023	PLAN CK 2 RESPONSE
3	2-19-2024	REVISIONS
4	3-30-2024	PLAN CK. RESPONSE
5	5-20-2024	ZONING COMMENTS
6	7/17/24	DISCRETIONARY
MARK	DATE	DESCRIPTION

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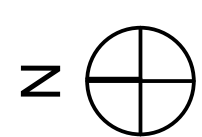
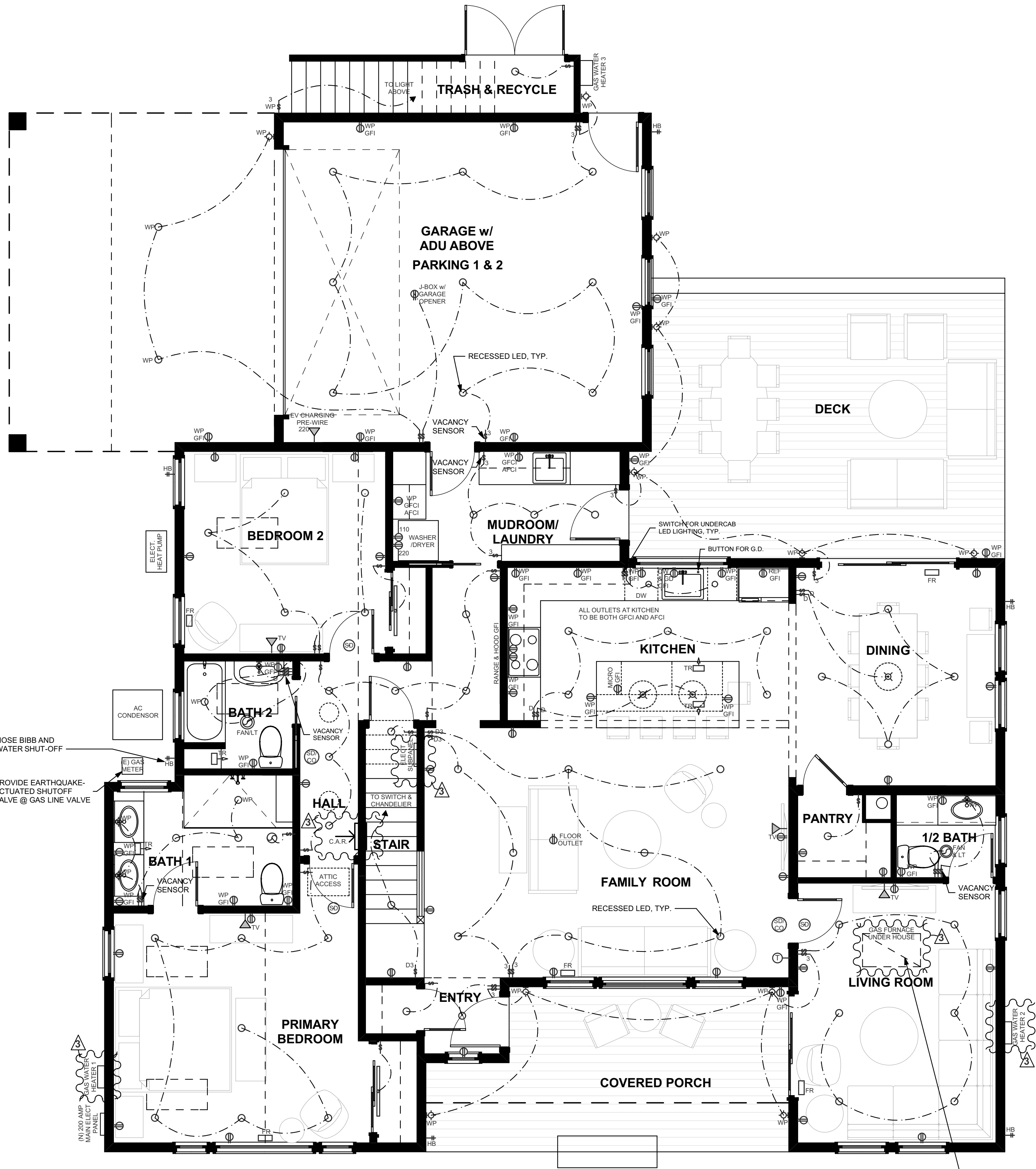
SHEET TITLE
A-9
SECTIONS

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NOTE: MINIMUM SERVICE DISCONNECT FOR THE RESIDENTIAL UNIT IS 100 AMPS.
OTHER BUILDINGS (GARAGE) IS 60 AMPS. (CEC 230.79(C)(D))

NOTE: ELECTRICAL OUTLETS AT THE LAUNDRY ROOM TO HAVE BOTH GFCI AND
AFCI PROTECTION. (CEC 210.8(A)(10) and 210.12(a))



1ST FLOOR ELECTRICAL, MECHANICAL & PLUMBING PLAN

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

ELECTRICAL NOTES

E1. CAL GREEN MEASURES

IMPLEMENT CAL GREEN MANDATORY MEASURES. SEE "CALGREEN RESIDENTIAL MANDATORY MEASURES" @ A-14.
EACH TRADE TO BE RESPONSIBLE FOR THE IMPLEMENTING AND DOCUMENTING OF THEIR REQUIRED CALGREEN ITEMS.

E2. ELECTRICAL CODES

ALL NEW WORK PER 2019 CALIFORNIA ELECTRIC CODE - CCR TITLE 24 PART 3.

E3. GROUND

ELECTRICAL SUB-CONTRACTOR TO LOCATE GROUND AT EDGE OF PERIMETER FOOTING NEAR ABOVE-GROUND
ELECTRICAL SERVICE. PROVIDE U.F.E.R. GROUND TO FOUNDATION STEEL FOR MAIN SERVICE PANEL PER CODE.

E4. GFCI (GROUND FAULT CIRCUIT INTERRUPTER)

INSTALL GROUND FAULT INTERRUPTER OUTLETS WHERE INDICATED ON PLANS & WHERE REQUIRED PER CEC 210.8:
BATHROOM LOCATIONS (CEC 210.8 (A) (1), GARAGE LOCATIONS (CEC 210.8 (A) (2), EXTERIOR LOCATIONS (CEC 210.8 (A) (3),
KITCHEN (CEC 210.8 (A) (6), LAUNDRY, UTILITY, & WET-BAR LOCATIONS - WITHIN 6' OF SINK EDGE (CEC 210.8 (A) (7)
AT EXTERIOR (WET) LOCATIONS. OUTLETS SHALL HAVE A WEATHERPROOF ENCLOSURE PER CEC 406.8 (B).

E5. ELECTRIC SERVICE, METER/PANEL AND SUB PANEL

REPLACE MAIN ELECTRICAL SERVICE PANEL FOR HOUSE WITH NEW ELECTRICAL PANEL WITH 200 AMP OVERHEAD
SERVICE TO NEW PANEL. PROVIDE SUBPANEL IF NEEDED PER ELECTRICAL SUB-CONTRACTOR'S SPECS. COORDINATE
WORK W/ PG&E AS NEEDED.

E6. WIRING

WIRING TO BE ROMEX PER CHAPTER 3, CEC. (14-3 OR LARGER WIRE, DRILL THROUGH STUDS WITH 7/8" BIT) WITH METAL
NAIL PROTECTION PLATES AT STUDS WHERE REQUIRED. PROVIDE CONDUIT WHERE REQUIRED AT EXTERIOR WIRING
RUNS FOR LANDSCAPE POWER REQUIREMENTS.

E7. ELECTRICAL FIXTURES

TYPICAL: SEE ELECTRICAL PLAN AND LEGEND FOR ROUGH-IN LIGHTING REQUIREMENTS. OWNER TO PROVIDE ALL
DECORATIVE SURFACE AND WALL-MOUNTED LIGHT FIXTURES, CONTRACTOR TO INSTALL AS REQUIRED. CONTRACTOR TO
PROVIDE AND INSTALL RECESSED LIGHTING AND TRIM KITS, AS APPROVED BY OWNERS. (TYP.)

A. CLOSET LIGHTS: ALL NEW LIGHTS AT CLOSETS SHALL MEET MIN. CLEARANCES TO COMBUSTIBLES PER CEC SEC. 410.
B. FLOURESCENT LUMINAIRES: ALL FLOURESCENT LUMINAIRES SHALL REQUIRE AN ELECTRONIC BALLAST.

C. WET OR DAMP LOCATIONS: LIGHT FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT
WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS.
ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL FIXTURES
INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP
LOCATIONS" PER CEC 410.4 (a)

E8. TITLE 24 LIGHTING & SWITCHING REQUIREMENTS

ALL LIGHTING TO BE HIGH-EFFICACY IN ACCORDANCE WITH CEES 150.0 (k.)

A. TYPICAL: PROVIDE DIMMERS OR VACANCY SENSORS TO CONTROL ALL LUMINAIRES COMPLIANT WITH JA8, INCLUDING
RECESSED LUMINAIRES, LED LAMPS, AND BLANK ELECTRICAL FIXTURE OUTLETS.

B. RECESSED LUMINAIRES SHALL BE LISTED AS "IC" (ZERO CLEARANCE TO INSULATION) AND "AT" (AIRTIGHT) BE SEALED
WITH A GASKET OR CAULK, SHALL NOT HAVE SCREW-BASE SOCKETS, AND BULBS SHALL BE MARKED "JA8-2019-E."

C. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS "JA8-2019" (JA8-2019-E FOR SEALED LENS OR
RECESSED FIXTURES.) JA8 SCREW BASE BULBS ARE PERMITTED IN LIGHT FIXTURES THAT ARE NOT RECESSED.

D. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE
SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

E. EXCEPTIONS: CLOSETS LESS THAN 70 SQ. FT. AND HALLWAY LIGHTING ARE NOT REQUIRED TO HAVE DIMMERS OR
VACANCY SENSORS.

F. OUTDOOR LIGHTING ATTACHED TO BUILDINGS: PROVIDE HIGH EFFICACY LIGHTING OR LIGHTING CONTROLLED BY A
MANUAL ON-OFF THAT DOES NOT OVERRIDE THE AUTOMATIC ACTIONS OF A MOTION SENSOR OR PHOTO CONTROL.

G. UNDERCABINET LIGHTING IS TO BE SWITCHED SEPARATELY FROM OTHER FIXTURES.

H. ALL FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING.

E9. ELECTRICAL OUTLETS & SWITCHES

TYPICAL: WHITE TRIM AS SELECTED BY THE OWNER

A. SWITCHES: SILENT, WALL-MOUNTED @ 48" A.F.F. (TYP.) LUTRON OR EQ.

B. DIMMERS: VERTICAL SLIDING TYPE, WALL-MOUNTED @ 48" A.F.F. (TYP.) LUTRON OR EQ. ALL FORWARD-PHASE CUT
DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.

C. VACANCY SENSORS: WALL-MOUNTED @ 48" A.F.F. (TYP.) LUTRON OR EQ.

D. DUPLEX OUTLETS: 3-PRONG GROUNDED WALL/FLOOR # 12" A.F.F., & AT COUNTERS 44" A.F.F. TYP. PROVIDE
RECEPTACLE OUTLETS AT WALL SPACE 2 OR MORE FEET WIDE PER CEC 210.52 (a)(2)(1).

E. ALL 120 VOLT, SINGLE PHASE, 15- AND 20- AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT
BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO
PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12(B).

F. IN ALL AREAS SPECIFIED IN CEC 210.52, ALL NON-LOOKING TYPE 125V, 15 & 20 AMPERE RECEPTACLES SHALL BE
TAMPER-RESISTANT PER CEC 406.11 & 406.12

G. KITCHEN RECEPTACLES SHALL BE AFCI/GFCI PER CEC 210.8 & 210.12.

PROVIDE A SEPARATE DEDICATED CIRCUIT FOR ALL MAJOR APPLIANCES, FURNACE, AND OTHER ITEMS AS REQUIRED.

A. THERE SHALL BE TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN WHICH ARE LIMITED TO SUPPLYING
WALL & COUNTER SPACE OUTLETS (NOTE THEY CAN NOT SERVICE THE DINING ROOM, OUTSIDE PLUGS, RANGE HOOD,
DISPOSAL, DISHWASHER OR MICROWAVE, ONLY THE REQUIRED COUNTER/WALL OUTLETS INCLUDING THE
REFRIGERATOR, PER CEC 210.52).

B. THERE SHALL BE A DEDICATED 20 AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS.
SAID CIRCUIT SHALL HAVE NO OTHER OUTLETS PER CEC 210.11(C)(2) & 210.52 (F).

C. THERE SHALL BE A MINIMUM OF (1) 20 AMP BRANCH CIRCUIT TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS.
SAID CIRCUIT(S) SHALL HAVE NO OTHER OUTLETS PER CEC 210.11 (C)(3).

E11. ARC-FAULT PROTECTION

ALL NEW BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15 & 20-AMPERE OUTLETS (1+ RECEPTACLES,
LIGHTS, SMOKE DETECTORS, ETC.) INSTALLED IN VULNERABLE SPACES OF DWELLING UNITS SHALL BE PROTECTED BY
ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT PER CEC 210.12(B), EXCEPT
THOSE CIRCUITS REQUIRING PROTECTION BY GFCI PER CEC 210.8(A).

E12. SMOKE & CARBON MONOXIDE DETECTORS

A. INSTALL HARD-WIRED, INTERCONNECTED SMOKE DETECTORS AT ALL SLEEPING ROOMS AND AT A POINT CENTRALLY
LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. (IN COMPLIANCE WITH CRC
R314-COMBINATION, R315.2-LISTING, R315.2.1-EXISTING, R315.3-LOCATION, R315.7-INTERCONNECTED.) INSTALL SMOKE
DETECTORS ON THE CEILING OR WITHIN 4" TO 8" OF THE CEILING. PROVIDE SMOKE DETECTORS WITHIN 3' OF
BATHROOMS AND WITHIN 10' HORIZONTALLY FROM PERMANENT COOKING APPLIANCES PER CRC 314.3.3.

B. INSTALL HARD-WIRED CARBON-MONOXIDE DETECTORS, ONE AT EACH FLOOR, AT A POINT CENTRALLY LOCATED IN THE
CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA PER CRC R315.

E13. TV/STEREO CABLE

PROVIDE COAXIAL CABLE ROUGH WIRING, WALL JACKS & FINISH WIRING FOR CABLE TV, AS INDICATED AT ELECTRICAL
PLAN. (TYP.). U.N.O. COORDINATE FINAL LOCATION OF OUTLETS AND HOOKUP WITH OWNER.

E14. TELEPHONE & COMPUTER CABLE-SMART WIRECAT-8

PROVIDE TELEPHONE & COMPUTER CABLE ROUGH WIRING & MODULAR JACKS AS INDICATED, (TYP.). U.N.O. COORDINATE
FINAL LOCATION OF OUTLETS AND HOOKUP WITH OWNER. INSTALL CAT-8 WIRING WITH VOICE, DATA & TV AT OWNER-
SPECIFIED LOCATIONS.

E15. DOORBELL & CHIMES

PROVIDE AND INSTALL DOORBELL & CHIMES. SEE ELECTRICAL PLAN FOR LOCATIONS AND OWNER FOR SPECIFICATIONS.

E16. DESIGN & INSTALLATION

IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ASSESS & IDENTIFY ALL ELECTRICAL LOADS
NECESSARY FOR PROPER OPERATION OF ALL ELECTRICAL APPLIANCES, OUTLETS, FIXTURES ETC. & TO DESIGN & INSTALL
THE ELECTRICAL SYSTEM FOR PROPER DISTRIBUTION OF LOADS SO AS TO PREVENT OVERLOADING OF THE SYSTEM.

E17. BIDDING

PROVIDE SEPARATE LINE ITEM AMOUNTS FOR ROUGH AND FINISH ELECTRICAL.

E18. WALK-THROUGH

ELECTRICAL CONTRACTOR TO VERIFY EXACT LOCATIONS OF ALL FIXTURES, OUTLETS, JACKS, SWITCHES, ETC. W/ OWNER
AT WALK-THROUGH PRIOR TO STRINGING ALL CABLE TO FIXTURE BOXES.

E19. ELECTRICAL VEHICLE CHARGING STATION (PRE-WIRE)

MUNICIPAL CODE REQUIRES RESIDENTIAL GARAGES TO BE PRE-WIRED FOR ONE LEVEL 2 ELECTRIC VEHICLE CHARGER.
PRE-WIRING SHALL INCLUDE THE INSTALLATION OF CONDUIT, APPROPRIATELY SIZED CONDUCTORS, AND ADEQUATE
ELECTRICAL CAPACITY TO SERVE THE CHARGERS. SEE CITY HANDOUT REGARDING ELECTRICAL VEHICLE CHARGERS FOR
MORE INFORMATION. PER "SERVICE ENTRANCE CONDUCTORS SIZE AND RATING" CHART, FOR 200 AMP SERVICE OR
FEEDER RATING, COPPER CONDUCTORS TO BE #20 AWG, ALUMINUM OR COPPER-CLAD ALUMINUM TO BE #40 AWG,
MINIMUM CONDUIT SIZE TO BE 1 1/2 INCH.

-CEILING LIGHTING MODIFIED AS NEEDED TO ACCOMMODATE NEW SKYLIGHTS.

-SWITCHES AND OUTLETS MODIFIED AS NEEDED WHERE WALLS WERE

SHIFTED OR DELETED.

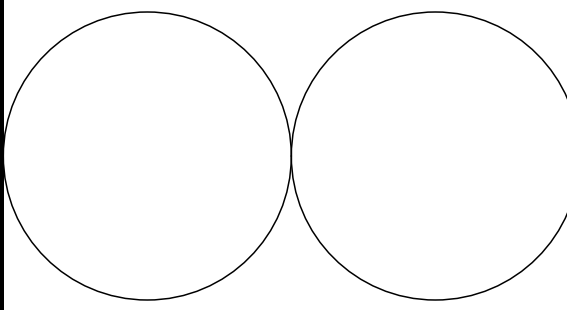
-ELECTRICAL SUBPANEL LOCATED AT CLOSET UNDER STAIRS.

-GAS FURNACES REMOVED AT GARAGE & ATTIC AND RELOCATED TO

1 UNIT AT CRAWL SPACE UNDER LIVING ROOM.

-STEAM SHOWER @ PRIMARY BATH UPSTAIRS

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SOQUEL, CA 95073

	11-11-2022	PLAN CHECK
	7-27-2023	PLAN CK 1 RESPONSE
	9-11-2023	PLAN CK 2 RESPONSE
	2-19-2024	REVISIONS
MARK	DATE	DESCRIPTION

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SHEET TITLE

A-10
1st FL ELECT
MECH & PLUMB

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EMP LEGEND			
	SINGLE POLE SWITCH (48" A.F.F., U.N.O.)		LED RECESSED CAN LIGHT 'JUNO' - IC22LED-35K 6" DIA., 14 WATT
	3-WAY SWITCH		MONO-POINT' LIGHT FIXTURE
	DIMMER SWITCH		WALL SCONCE
	MANUAL-ON OCCUPANCY SENSOR		DIRECTIONAL FLOOD LIGHT - WATERPROOF -MOTION ACTIVATED
	DUPLEX OUTLET 110V. (12" A.F.F., U.N.O.)		LOW VOLTAGE PENDANT LIGHT
	DUPLEX OUTLET 110V. (HALF-HOT)		TRACK LIGHTING
	DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER		CLICK STRIP 'XENON' CONTINUOUS STRIP
	DUPLEX APPLIANCE OUTLET (DEDICATED CIRCUIT AS REQ'D)		SMOKE /CARBON MONOXIDE DET- ECTOR 110V, WIRED
	FOURPLEX OUTLET -110V. (12" A.F.F., U.N.O.)		EXHAUST FAN ONLY
	GROUND FAULT INTERRUPTER OUTLET W/ WP GASKET		FAN & LIGHT COMBINATION
	FLOOR OUTLET		DOOR CHIME
	DEDICATED OUTLET		BUTTON FOR DOOR CHIME
	WALL MOUNTED LIGHT		THERMOSTAT
	CEILING MOUNTED LIGHT		CAT 8 PHONE & DATA OUTLET
	PENDANT MOUNTED LIGHT		TELEVISION CABLE JACK
	WATERPROOF FIXTURE		FUEL GAS NIPPLE
	FLUORESCENT FIXTURE		GAS KEY
	LOW PROFILE FLUORESCENT FIXTURE		HOSE BIBB
	UNDER- CAB. FLUORESCENT 'METALUX' - 8600EB 15W		CEILING REGISTER (HVAC SUPPLY)
	FLUORESCENT CEILING MOUNTED LIGHT		FLOOR REGISTER (HVAC SUPPLY)
	WALL MOUNTED FLUORESCENT LIGHT 'HALO' - H2523 (2) 18W PL-C 4PIN		WALL REGISTER (HVAC SUPPLY)
	WATERPROOF WALL MOUNTED LIGHT W/ MOTION SENSOR & PHOTOCONTROL		TOE KICK REGISTER (HVAC SUPPLY)
	WATERPROOF RECESSED CAN W/ MOTION SENSOR & PHOTOCONTROL		COLD AIR RETURN AT CEILING
	RECESSED CAN LIGHT 5" DIA., 75W, PAR 38		COLD AIR RETURN AT WALL
	RECESSED CAN LIGHT 4" DIA., 50W, PAR 20		
	RECESSED CAN LIGHT 4" DIA., 50W, MR16		

OPENINGS PER CMC 510.8.2 & 510.8.3.
D. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS IN THE BUILDING (I.E. DRYERS, BATH & UTILITY FANS, ETC.). MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS OR ATTIC VENTS). PER SECTION 504.5 CMC. PROVIDE NEOPRENE GASKETS FOR G.I. ROOF JACKS & RAIN CAPS & LOCATE WHERE NOT VISIBLE FROM STREET WHENEVER POSSIBLE, TYP.
E. RANGE HOOD VENT TO BE MIN OF 100 CFM, CONFORM TO CRC R303.3 & CMC 403.7. VENT TO OUTSIDE.
F. PROVIDE WHOLE-HOUSE EXHAUST VENTILATION PER CEC 150(i) & ASHRAE 62.2. TOTAL OF 75 cfm REQUIRED. CONTINUOUSLY OPERATED BATH FAN ON LABELED SWITCH RATED 1 SONE OR LESS. FAN AND LIGHT TO BE SWITCHED SEPARATELY USE BROAN 'ULTRA GREEN' #XB110H SINGLESPEED 110 cfm WITH HUMIDITY SENSOR, 6" DUCT & 0.3 SONES, INSTALL AT BATH 2 OR ALTERNATE APPROVED LOCATION.
G. PROVIDE ATTIC VENTILATION PER CA ENERGY CODE 150.0(i).

M11. COVER DUCT & AIR DISTRIBUTION OPENINGS
DUCT OPENINGS AND AIR DISTRIBUTION OPENINGS TO BE COVERED THROUGHOUT CONSTRUCTION TO PREVENT DUST FROM ENTERING THE SYSTEMS PER 4.504.1.

M12. GAS FIREPLACE -DELETED

MECHANICAL NOTES

M1. CAL GREEN MEASURES
IMPLEMENT CAL GREEN MANDATORY MEASURES. SEE SHEET A-14 FOR "CALGREEN RESIDENTIAL MANDATORY MEASURES." EACH TRADE SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND DOCUMENTATION OF THEIR REQUIRED CALGREEN ITEMS.

M2. MECHANICAL CODES
ALL NEW WORK PER 2019 CALIFORNIA MECHANICAL CODE (CMC)

M3. ELECTRIC HEAT PUMP
NEW ELECTRIC HEAT PUMP FOR ADU BY FUJITSU OR ALTERNATE MANUFACTURER AS APPROVED BY THE HOMEOWNER AND SIZED AND INSTALLED BY A CERTIFIED HVAC INSTALLER. DUCTLESS, MINI-SPLIT SYSTEM. **FUJITSU MODEL # AOU24RLXFZ**, 208/230V, 60Hz, SEER16.0-18.5, HSPF2 8.5-8.7. SEE TITLE 24 COMPLIANCE FORMS FOR ADDITIONAL REQUIREMENTS. HVAC SUBCONTRACTOR TO SELECT BEST LOCATIONS FOR EQUIPMENT FOR FINAL APPROVAL BY HOMEOWNER.

M4. GAS FURNACE
NEW GAS-FUELED FURNACE FOR HOUSE @ CRAWL SPACE BELOW LIVING ROOM. MECHANICAL SUB-CONTRACTOR TO PROVIDE & INSTALL WITH INSULATED DUCTING AS NEEDED. MECHANICAL SUBCONTRACTOR TO PROVIDE FINAL DUCTING SIZE AND LAYOUT. SEE SHEET A-18. PROVIDE PROGRAMMABLE, ZONED THERMOSTATS AT EACH FLOOR. SEE ATTACHED TITLE 24 COMPLIANCE FORMS FOR MINIMUM EFFICIENCY REQUIREMENTS - SEE NOTE M6 BELOW FOR DUCTING. **COLEMAN MODEL # TMBE100C20MP12**, 20 CFM, AFUE 95, SEALED-COMBUSTION FURNACE WITH MERV 6+ AIR FILTER. PROVIDE ACCESS, WORKSPACE CLEARANCE, POWER, LIGHTING, GAS, & COMBUSTION AIR AS REQUIRED.

M5. AIR CONDITIONING
AC CONDENSER SHALL MEET SETBACK OF 5' MINIMUM AT THE SIDES AND REAR. CONDENSING UNITS RATED UP TO 45,000 BTU/H SHALL HAVE A MIN. EFFICIENCY RATING OF 14 SEER & 12.2 EER. AN ELECTRICAL DISCONNECT FOR THE AC SHALL BE PROVIDED WITHIN SIGHT OF THE UNIT AND READILY ACCESSIBLE. THE MAIN ELECT PANEL SHALL BE LABELED WITH THE CIRCUIT FOR THE AC. (CEC 440.11, 440.14 & 408.4(A)). THE CONDENSER SHALL BE LOCATED AND SECURED TO A MIN. 3" THICK SLAB OR PLATFORM. (CMC 1105.2) PROVIDE A 15 OR 20 AMP RECEPTACLE WITHIN 25' OF THE UNIT. IF OUTDOORS THE RECEPTACLE SHALL BE GFCI, WATER-RESISTANT, IN A WEATHERPROOF (BUBBLE) COVER. (CEC 210.63, 210.8, & 408.8) THE CONDENSATE LINE SHALL DRAIN TO A LANDSCAPED AREA. (CMC 310.1, 310.6 & 1105.7) INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DEGRADATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER OR UV-RESISTANT TAPE. (CEES 150.0(m)8) THE REFRIGERANT CIRCUIT ACCESS PORT SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. (CMC 1105.11) IF LOCATED OUTDOORS, THE AC UNIT SHALL BE A MIN OF 5' AWAY FROM ANY CLOTHES DRYER VENT TERMINATION. (CEES 150.0 (h)3(A)) SEE TITLE 24 ENERGY COMPLIANCE FORMS WITH HERS CERTIFICATION FOR ADDITIONAL INFORMATION OR REQUIREMENTS.

M6. NEW DUCTS AND REGISTERS
INSTALL NEW DUCTWORK TO NEW REGISTER LOCATIONS AS SHOWN. NEW DUCT INSTALLATION SHALL COMPLY WITH SMACNA & CHAPTER 6 OF CMC. DUCT SIZE AND TYPE PER MECHANICAL SUBCONTRACTOR. PROVIDE NEW INSULATED FLEXIBLE SUPPLY AIR DUCTS TO NEW 1ST & 2ND FLOOR WARM AIR SUPPLY REGISTER LOCATIONS. INSTALL WITH MINIMUM R-8 INSULATION, VERIFY WITH TITLE 24. PROVIDE NEW HEAT REGISTER GRILLES TYPICAL. PROVIDE 12" X 24" CRAWL SPACES AT MECHANICAL DUCTS PLACED IN THE CRAWL SPACE TO PROVIDE ACCESS TO ALL PORTIONS OF THE CRAWL SPACE. **GREEN BUILDING NOTE(S)**: USE DUCT MASTIC ON ALL DUCT JOINTS AND SEAMS.

M7. COLD AIR RETURNS
PROVIDE COLD AIR RETURN DUCTING FOR FORCED AIR UNITS AS REQUIRED, TYP.

M8. TESTING AND BALANCING
MECHANICAL SUBCONTRACTOR SHALL UPON COMPLETION OF INSTALLATION, CONTINUOUSLY RUN ALL HEATING AND VENTILATING SYSTEMS AS REQUIRED TO DEMONSTRATE GOOD WORKING ORDER AND TO PROPERLY BALANCE THE MECHANICAL SYSTEM.

M9. COMBUSTION AIR
GAS FUEL BURNING APPLIANCES & EQUIPMENT SHALL BE INSTALLED WITH COMBUSTION AIR VENTS & DUCTS PER CMC CHAPTER 7.

M10. EXHAUST VENTS, AIR DUCTS, & HOOD VENTS
A. PROVIDE & INSTALL CEILING MOUNTED EXHAUST FANS WITH BACK-DRAFT DAMPERS AT BATH AND LAUNDRY LOCATIONS. VENT FAN THROUGH ROOF OR WALL TO EXTERIOR. FANS TO BE 50 CFM MINIMUM WITH HUMIDISTAT CONTROL PER CRC R303.3 & CMC 403.7. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS PER ENERGY SEC 150(K) 7.B.
B. SMOOTH METAL DRYER EXHAUST DUCT IN JOIST/RAFTER SPACE TO BACK-DRAFT DAMPER AT ROOF OR EXTERIOR WALL AS INDICATED PER PLAN & PER CMC 504.3.2. TYPICAL U.N.O. TYPICAL U.N.O. TOTAL LENGTH NOT TO EXCEED 14' WITH MAX. OF TWO 90 DEGREE ELBOWS.
C. ALL EXHAUST VENTS SHALL BE LOCATED A MINIMUM OF 10' FROM OR 3' ABOVE ALL ROOF OR WALL.

PLUMBING NOTES

P1. CAL GREEN MEASURES
SEE SHEET A-14 FOR "CALGREEN RESIDENTIAL MANDATORY MEASURES." EACH TRADE SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND DOCUMENTATION OF THEIR REQUIRED CALGREEN ITEMS.

P2. PLUMBING CODES
PER 2019 CALIFORNIA PLUMBING CODE - COR TITLE 24 PART 5. PLUMBING FIXTURES & FITTINGS INSTALLED PER CPC 4.303.2

P3. VENT, WASTE & DRAIN PIPING
WASTE & DRAIN PIPES, ADS PLASTIC P/W SIZES, CONNECTIONS PER CODE. PROVIDE 1/4" PER FOOT FOR PROPER DRAINAGE. PROVIDE CLEANOUTS AS REQ'D BY CPC IN LOCATIONS THAT ARE UNOBTUSIVE AND SO AS TO BE ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING WHEREVER POSSIBLE. EXTEND ALL UNDER-FLOOR CLEANOUTS TO EXTERIOR OF BUILDING IF MORE THAN 20' FROM NEAREST ACCESS PER CPC 707.10. VERIFY ALL WASTE LINES LOCATIONS WITH OWNER PRIOR TO FRAMING. MINIMUM 4 INCH WASTE DRAIN TO SERVE 4 OR MORE WATER CLOSETS. (CPC TABLE 703.2) VENT PIPE TO BE 2" ABS-TYP. JOIN TOGETHER AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF JACKS.

P4. HOT/COLD WATER SUPPLY PIPING
ALL SUPPLY LINES TO BE COPPER PIPE, WITH WROUGHT COPPER OR CAST BRONZE FITTINGS AND SIZES AND CONNECTIONS PER CODE. THE ENTIRE LENGTH OF RECIRCULATING DISTRIBUTION SECTIONS OF DOMESTIC HOT WATER MUST BE INSULATED. NON-RECIRCULATING SYSTEMS MUST HAVE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR A LENGTH OF 5' FROM THE WATER HEATER. CEC 150(J) 2. PRESCRIPTIVE SYSTEM REQUIRES ALL HOT WATER PIPES RUN FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES TO BE INSULATED PER CEC 151(F) 8d. GREEN BUILDING NOTE: INSULATE ALL HOT WATER PIPES FROM THE WATER HEATER TO THE FIXTURES. INSULATION SHALL BE MIN. OF 1" WALL PIPE INSULATION.

P5. FUEL GAS PIPING
GAS PIPING INSTALLATION AND SUPPORT THEREOF SHALL COMPLY IN FULL WITH CPC 1215.0 AND TABLE 1215.2(1). PROVIDE BLACK IRON PIPE W/ SIZES & CONNECTIONS PER CODE. GAS FIXTURES/APPLIANCES WHERE SHOWN IN PLAN. CONTRACTOR TO PROVIDE THE CITY FIELD INSPECTOR WITH GAS PIPE SIZING WITH A ONE-LINE ISOMETRIC DRAWING. FROM THE PLUMBING OR HVAC SUBCONTRACTOR. NEW GAS LINES TO: FURNACE, 3 EXTERIOR TANKLESS WATER HEATERS, & GAS RANGE AT HOUSE & ADU.

P6. GAS METER
EXISTING GAS METER TO REMAIN. VERIFY. PROVIDE AN EARTHQUAKE-ACTUATED SHUTOFF VALVE AS REQUIRED AT THE LOCATION OF THE GAS LINE VALVE PER CPC 1211.7. COORDINATE DISCONNECT AND RE-CONNECT WITH PG&E.

P7. HOSE BIBBS & BACKWATER VALVE
PROVIDE NON-REMOVABLE BACK-FLOW PREVENTERS AT NEW HOSE BIBBS PER SEC 603 CPC. VERIFY / PROVIDE AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12" ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. (CPC 710.0)

P8. TANKLESS WATER HEATERS
NATURAL GAS-FUELED TANKLESS ON-DEMAND OUTDOOR WATER HEATERS. INPUT OF 200,000 BTU/H OR LESS. MINIMUM EFFICIENCY OF .96 UEF PER ENERGY REPORT. SEE TITLE 24 COMPLIANCE FORMS TO VERIFY EFFICIENCY. SEALED-COMBUSTION UNITS. INSTALL ISOLATING VALVES AT INLET AND OUTLET ALONG WITH HOSE BIBB FITTINGS TO ALLOW FOR FLUSHING OUT WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS & VERIFY FINAL LOCATION WITH OWNERS. **NAVEN, MODEL NPE 2405Z**. ULTRA-HIGH EFFICIENCY .96 UEF, 5 & 8 TO 11.2 GPM, 13,300 - 199,900 BTU/H. **OR ALTERNATE UNIT AS APPROVED BY OWNER**. (MIN. EFFICIENCY ALLOWED PER CEC 150.1(C)8 IS 0.82 FOR TANKLESS.) LOCATE UNITS 5' MIN. FROM WINDOW OPENINGS.

ADDITIONAL WATER HEATER REQUIREMENTS:
A) A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. IN ADDITION, ALL OF THE FOLLOWING: (1) BOTH ENDS OF THE UNUSED SHALL BE LABELED WITH THE WORD 'SPARE' AND BE ELECTRICALLY ISOLATED, AND (2) A RESERVED SINGLE-POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN 'A' ABOVE AND LABELED WITH THE WORDS 'FUTURE 240V USE'. (CEC 150.0(V)1(A))
B) A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
C) A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

P9. PLUMBING VENTS
A. ALL PLUMBING VENTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM OR 3 FEET ABOVE ALL ROOF OR WALL OPENINGS PER CPC 906.2.
B. EACH PLUMBING VENT SHALL EXTEND THROUGH ITS FLASHING & TERMINATE VERTICALLY NOT LESS THAN SIX (6) INCHES ABOVE THE ROOF NOR LESS THAN ONE FOOT FROM ANY VERTICAL SURFACE PER CPC 906.1. PROVIDE NEOPRENE GASKETS FOR G.I. ROOF JACKS & LOCATE WHERE NOT VISIBLE FROM STREET WHEN POSSIBLE, TYP.

P10. WATER METER & WATER SERVICE LINE
REPLACE EXISTING WATER METER & WATER SERVICE LINE FOR HOUSE IF NEEDED TO ACCOMMODATE FIRE-SPRINKLER SYSTEM. VERIFY. PROVIDE NEW SEPARATE WATER SERVICE LINE AND METER FOR ADU. PROVIDE SEPARATE SHUTOFFS FOR HOUSE, ADU.

P11. FIRE SPRINKLERS
NEW FIRE SPRINKLERS AND SPRINKLER MANIFOLD BY OTHERS. DESIGN/BUILD, DEFERRED SUBMITAL.

P12. PLUMBING FIXTURES AND FITTINGS
ALL PLUMBING FIXTURES SHALL MEET THE CURRENT STANDARDS. FIXTURES PROVIDED BY OWNER. SEE OWNER'S PLUMBING FIXTURE SCHEDULE. SEE MANUFACTURER'S SPECS. FOR ROUGH-IN DIMENSIONS.
A. **WATER CLOSETS**: CURRENT STANDARD IS 1.28 GALLONS/ FLUSH MAX. (CPC 411.2) PROVIDE MINIMUM 30" WIDE CLEAR SPACE AT WATER CLOSET EXTENDING AT LEAST 24" IN FRONT OF THE FIXTURE.
B. **BATHROOM FAUCETS**: CURRENT STANDARD IS 1.2 GALLONS/ MINUTE @ 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. (CPC 407.2.1.2)
C. **KITCHEN FAUCETS**: CURRENT STANDARD IS 1.8 GALLONS (6.8L) PER MINUTE @ 60 PSI. (CPC 407.2.1.1)
D. **SHOWERHEADS**: CURRENT STANDARD IS 1.8 GALLONS/ MINUTE @ 80 PSI. (CPC 408.2.1) SHOWERS & TUB/SHOWERS SHALL HAVE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES WITH HANDLE POSITION STOPS ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAX. WATER SETTING OF 120 DEGREES F. (CPC. SEC 418.0.)
E. **GREEN BUILDING NOTE**: INSULATE ALL HOT WATER PIPES FROM THE WATER HEATER TO THE FIXTURE(S). INSULATE WITH MIN. OF 1" WALL PIPE INSULATION.

P13. WATER PRESSURE
WHERE WATER PRESSURE EXCEEDS 80 PSI, AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED. CPC 608.2

P14. SEWER LATERAL & CLEAN-OUT(S)
REPLACE EXISTING SEWER LEWER LATERAL. SEWER DESIGN & CONNECTION TO THE SANTA CRUZ COUNTY SANITATION DISTRICT SHALL CONFORM TO THE LATEST COUNTY OF SANTA CRUZ DESIGN CRITERIA (CDC) PART 4, SANITARY SEWER DESIGN. REPLACE EXISTING CLEAN-OUT WITH NEW ONE(S) AS NEEDED. INSTALL WITHIN 2' OF HOUSE AND PER CPC 719.1 AND CBC 204.0. EXTEND ALL UNDER-FLOOR CLEAN-OUTS TO EXTERIOR OF BUILDING IF MORE THAN 20' FROM NEAREST ACCESS. CPC 707.10

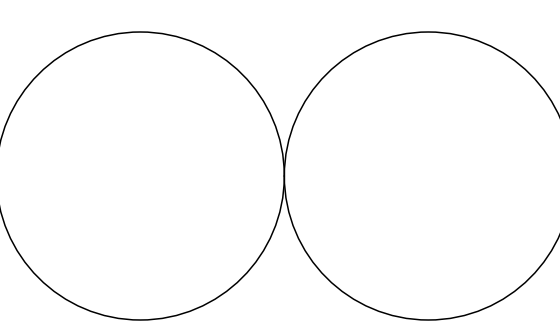
P15. INSULATION AT WATER LINES
THE ENTIRE LENGTH OF RE-CIRCULATING DISTRIBUTION SECTIONS OF DOMESTIC HOT WATER MUST BE INSULATED. NON-RECIRCULATING SYSTEMS MUST HAVE INSULATION ON BOTH HOT & COLD WATER PIPES FOR A LENGTH OF 5' FROM THE WATER HEATER. CEC 150 (J) 2. PRESCRIPTIVE SYSTEM REQUIRES ALL HOT WATER PIPES RUN FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES BE INSULATED. CEC 151 (f) 8 d.

P16. GAS SIZING CALCULATIONS
CONTRACTOR TO PROVIDE THE COUNTY FIELD INSPECTOR GAS LINE SCHEMATIC FROM THE PLUMBING SUBCONTRACTOR OR HVAC SUBCONTRACTOR WITH A ONE-LINE ISOMETRIC DRAWINGS PER CPC 1215.0 AND TABLE 1215.2(1). SEE SHEET A-18.

-CEILING LIGHTING MODIFIED AS NEEDED TO ACCOMODATE NEW SKYLIGHTS.
-SWITCHES AND OUTLETS MODIFIED AS NEEDED WHERE WALLS WERE SHIFTED OR DELETED.
-ELECTRICAL SUBPANEL LOCATED AT CLOSET UNDER STAIRS.
-GAS FURNACES REMOVED AT GARAGE & ATTIC AND RELOCATED TO 1 UNIT AT CRAWL SPACE UNDER LIVING ROOM.
-STEAM SHOWER @ PRIMARY BATH UPSTAIRS

NOTE: DUCT SIZING IS A DEFERRED SUBMITTAL
NOTE: WATER METER & WATER LINE SIZING IS A DEFERRED SUBMITTAL
NOTE: AN EARTHQUAKE-ACTUATED GAS SHUTOFF VALVE IS REQUIRED AT THE LOCATION OF THE GAS LINE VALVE (CPC 1211.7)
NOTE: A 4" MINIMUM WASTE LINE IS REQUIRED TO SERVE 4 OR MORE WATER CLOSETS (CPC TABLE 703.2)

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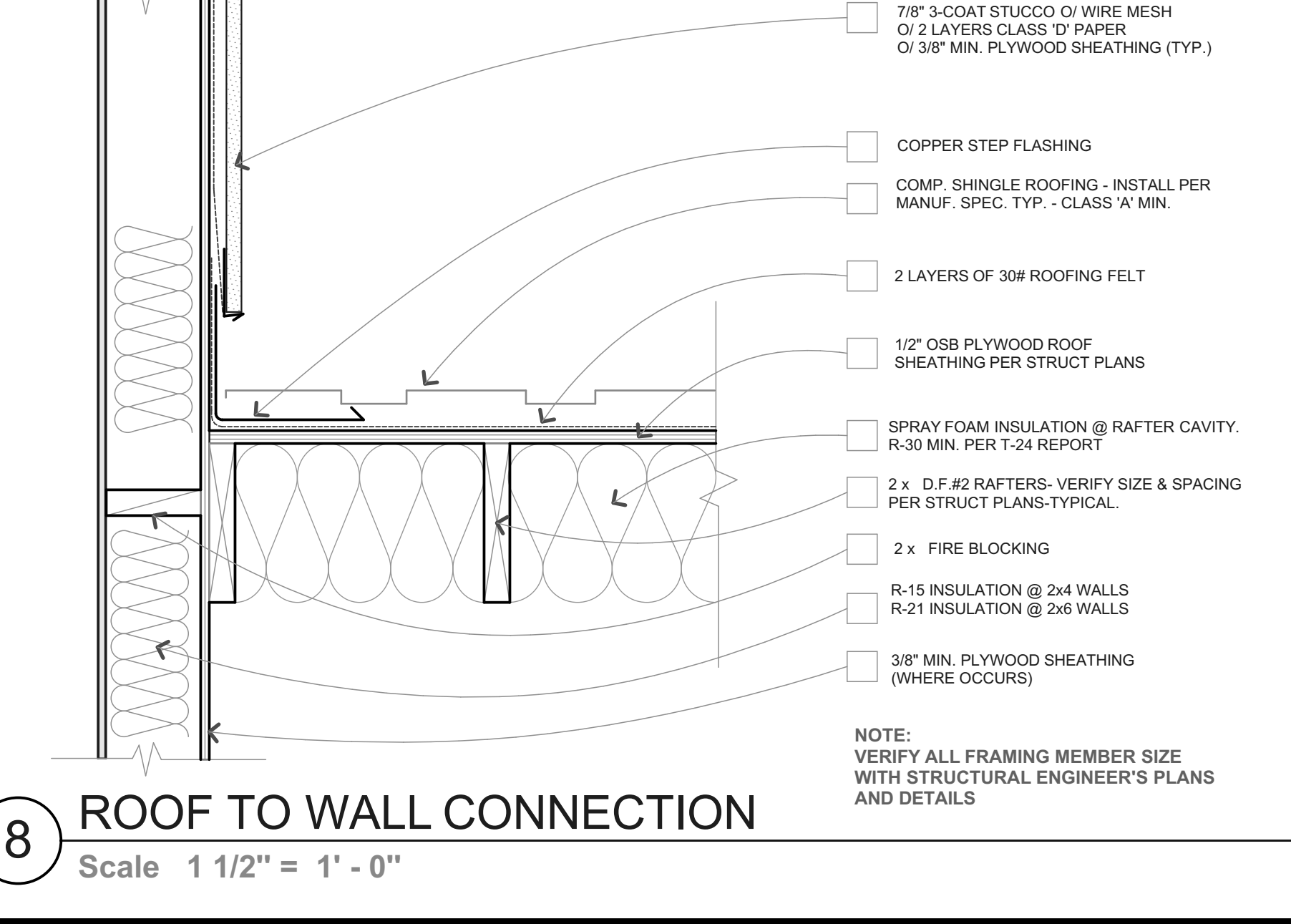
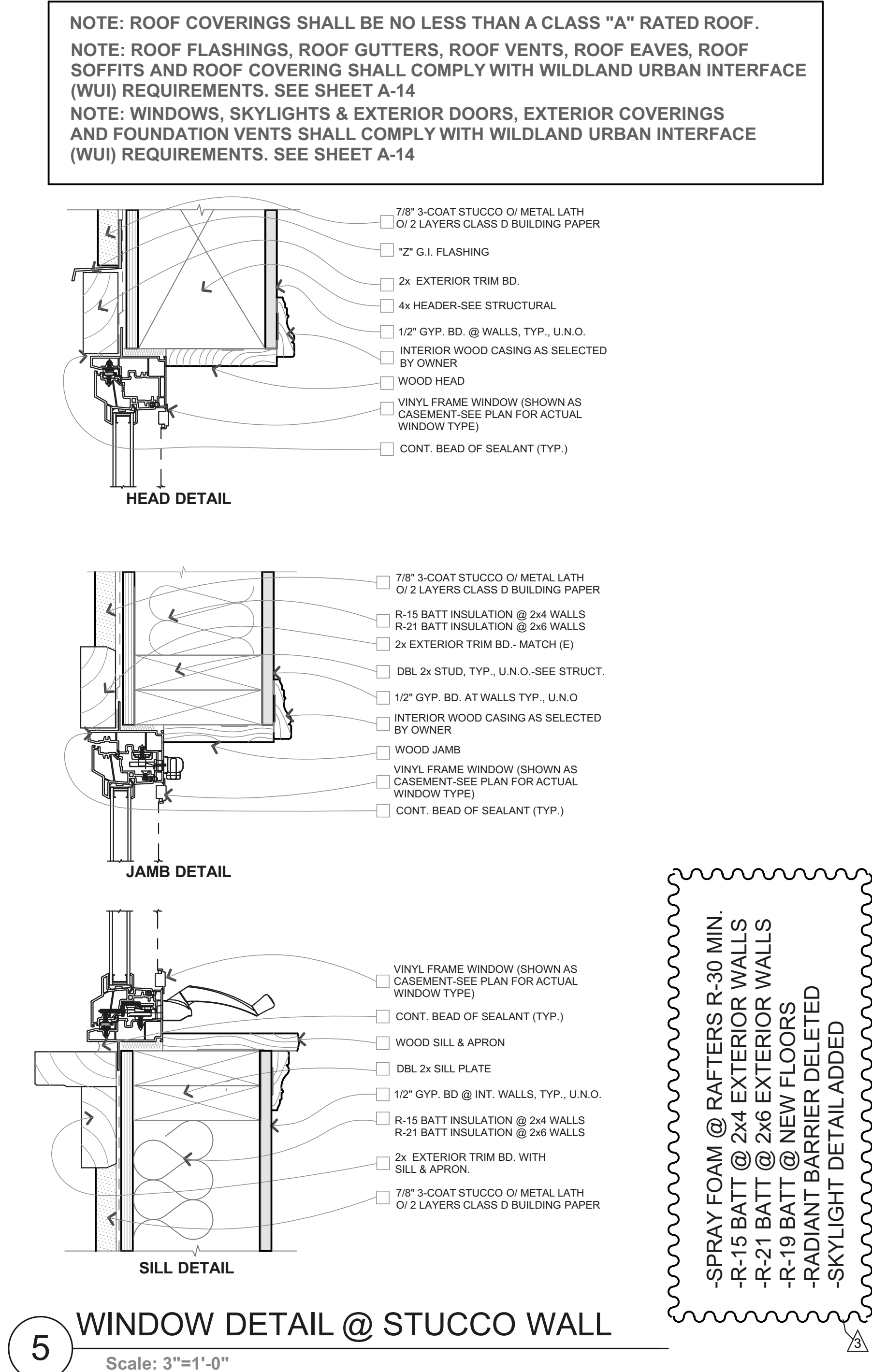
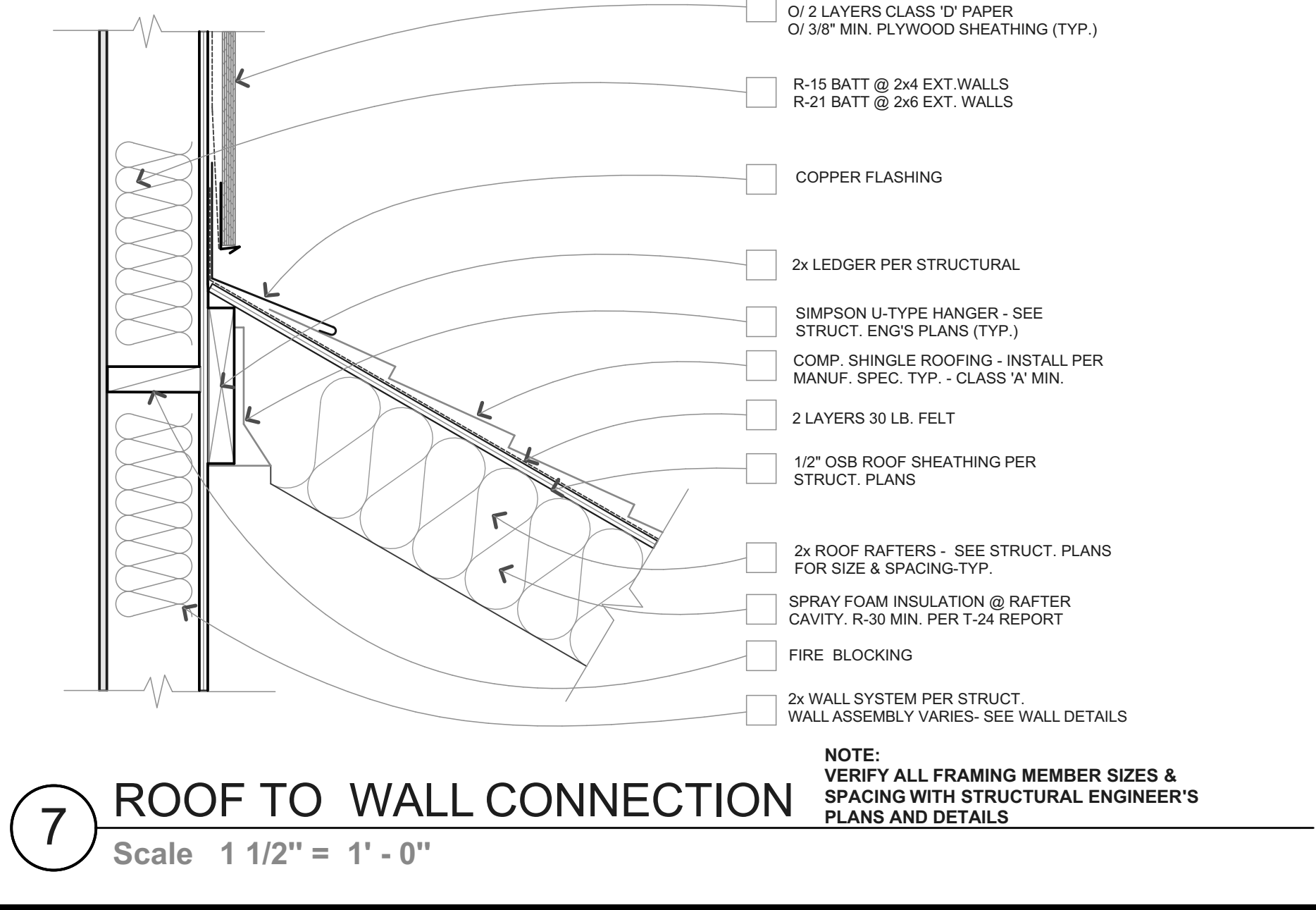
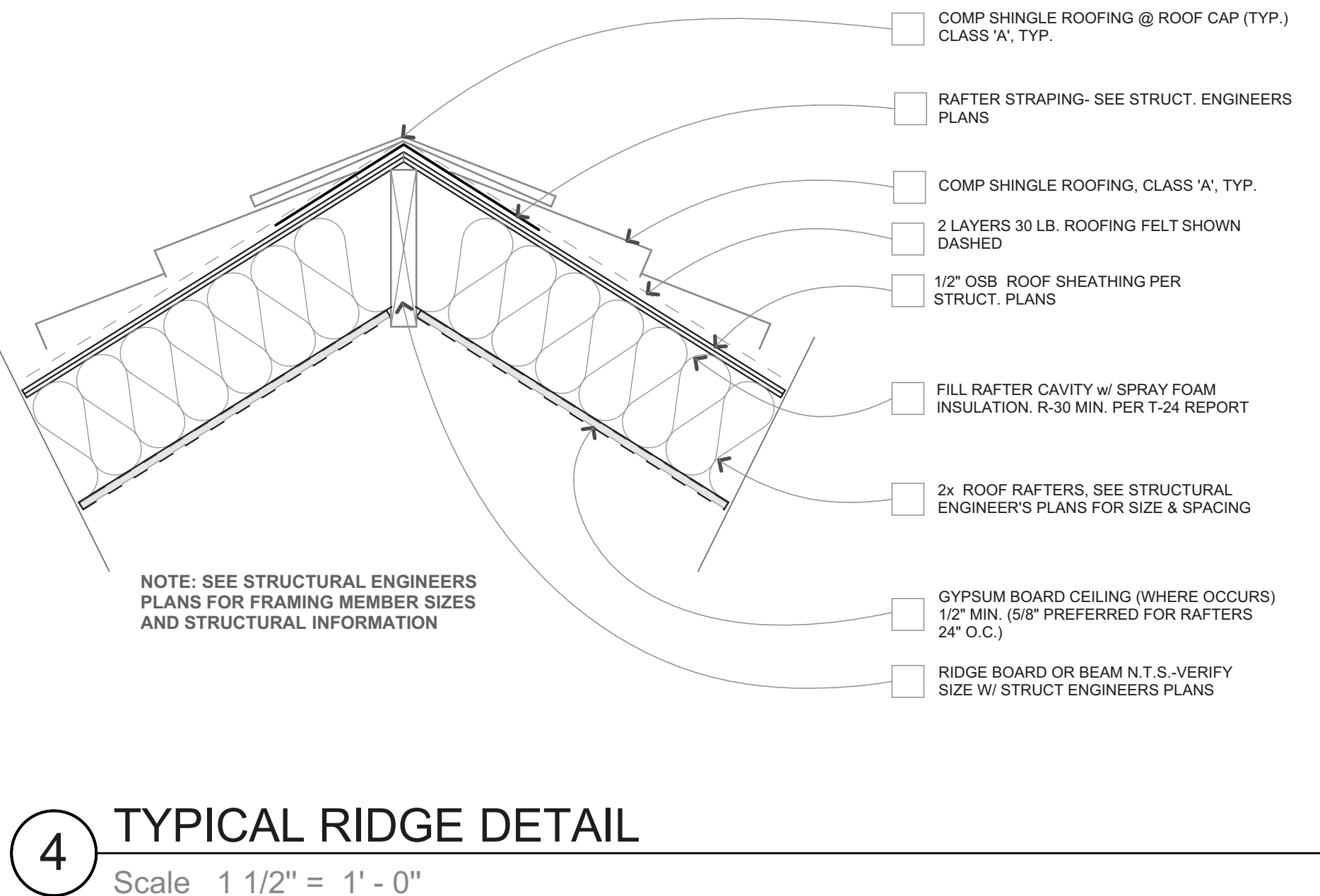
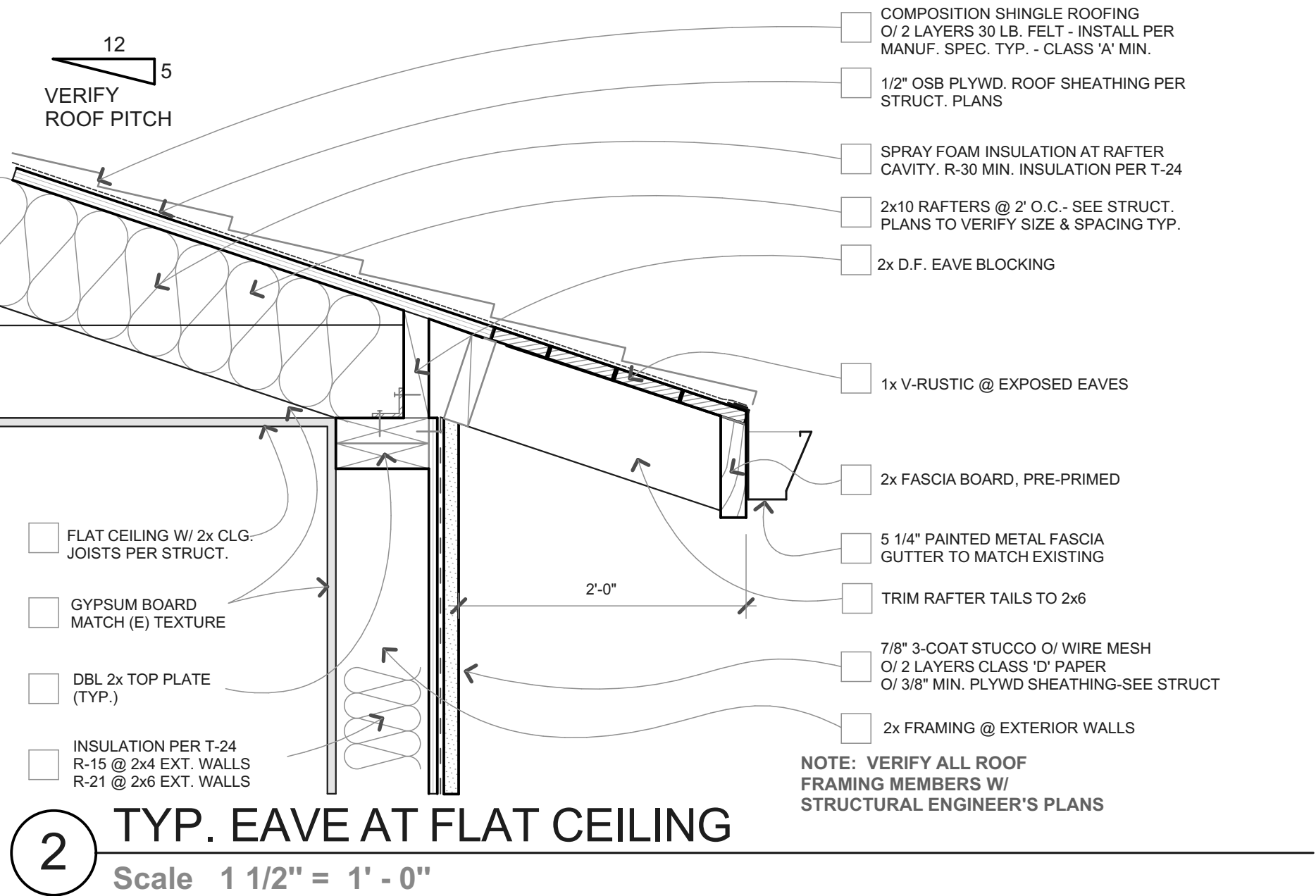
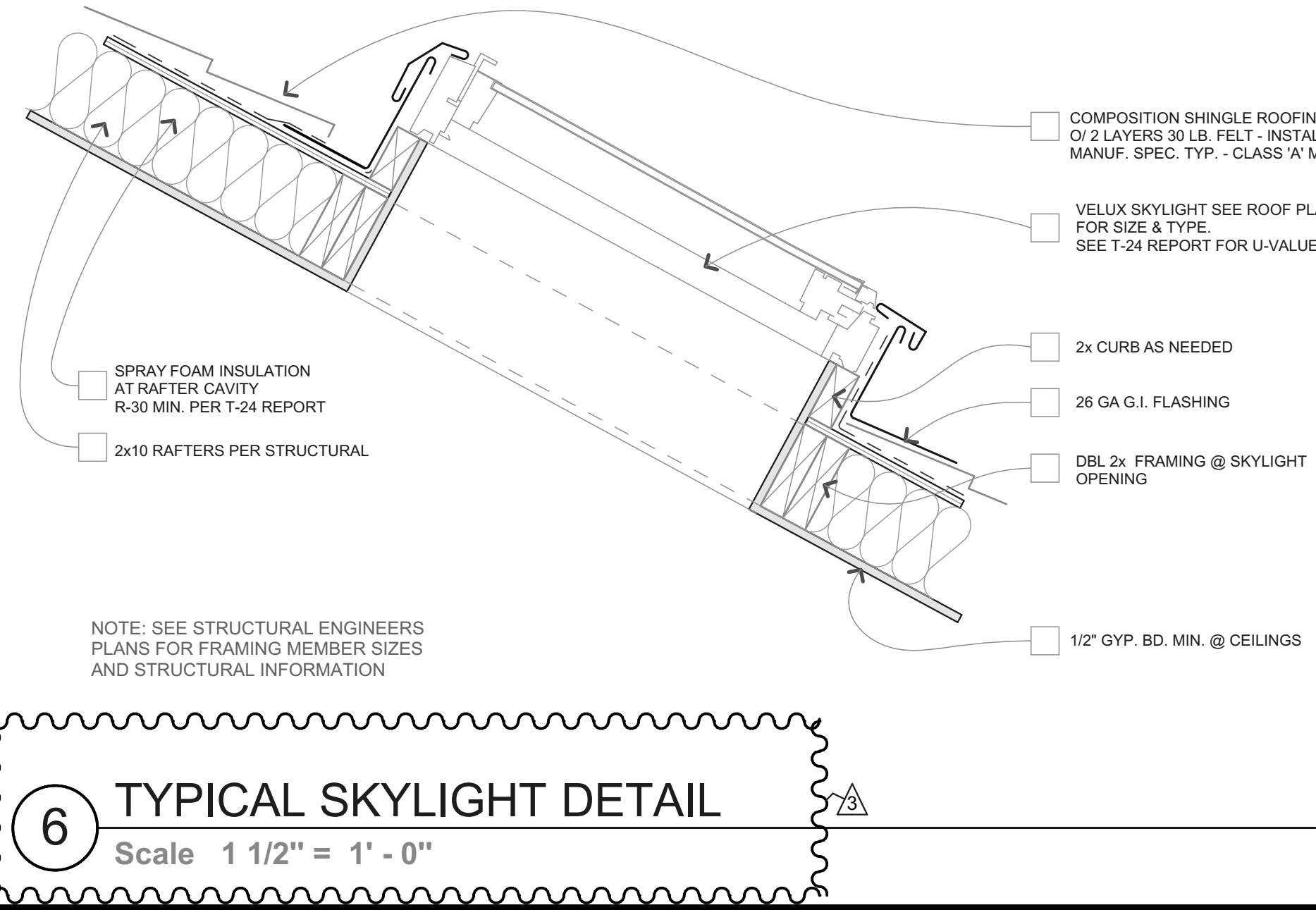
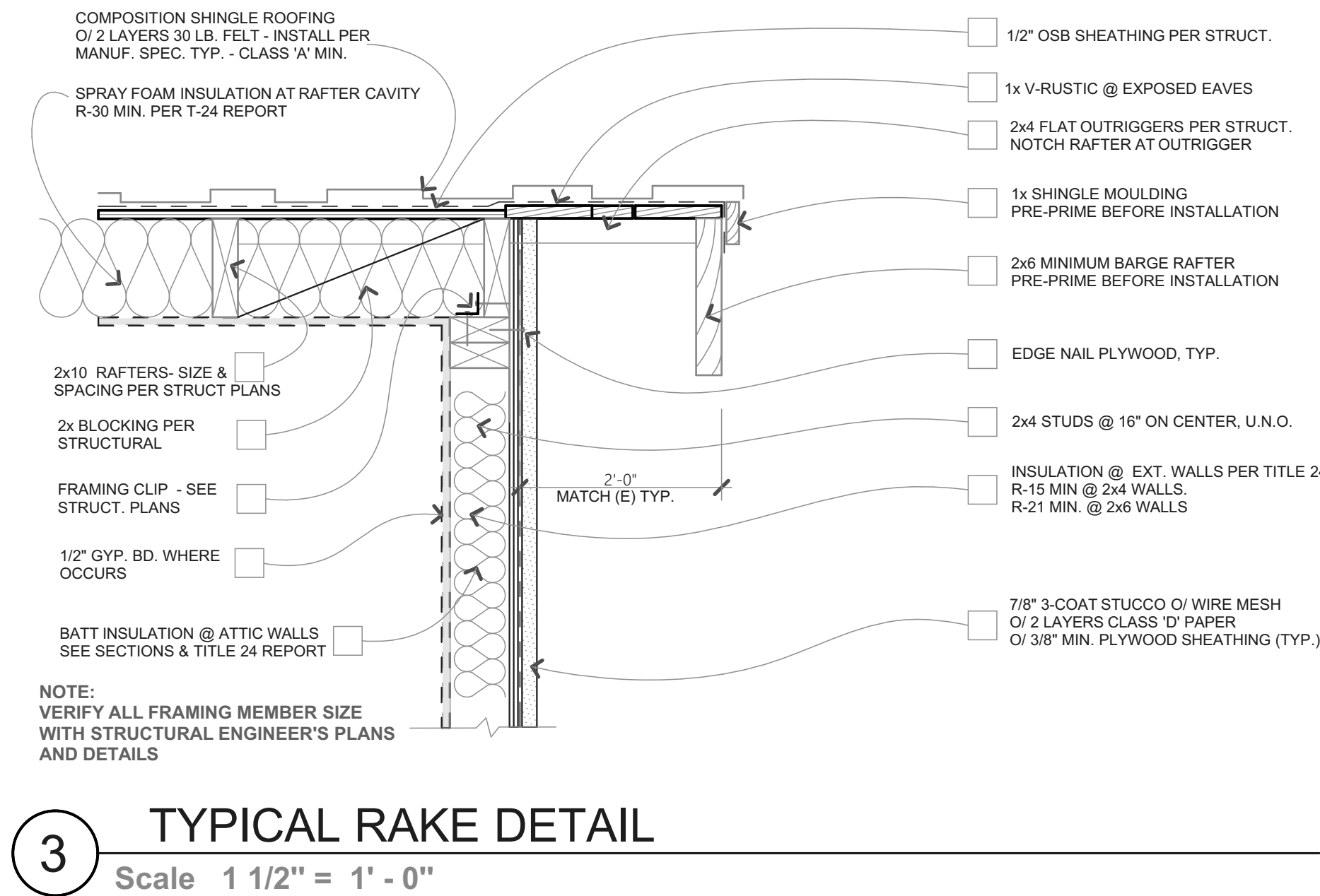
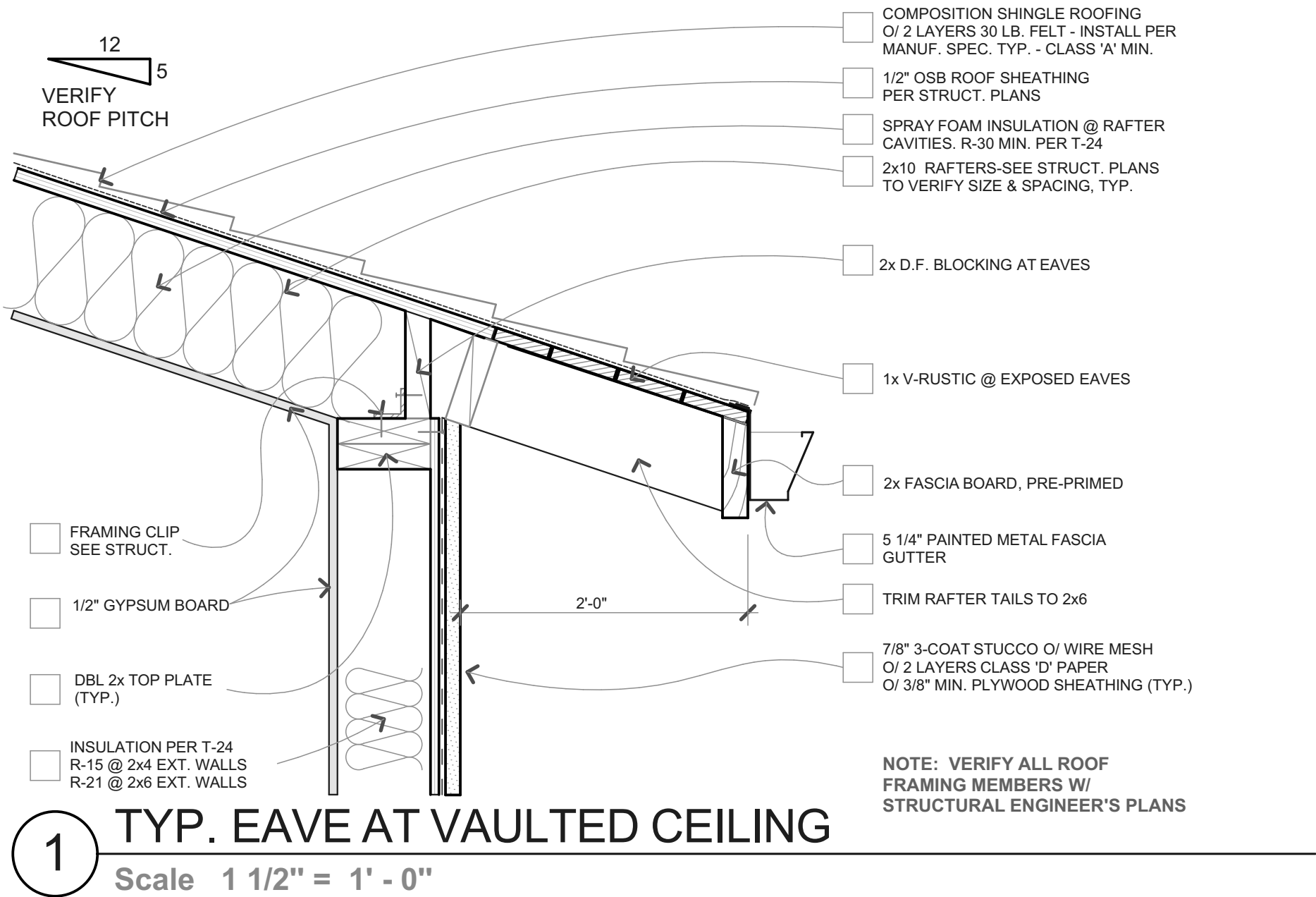
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1	7-27-2023	PLAN CK 1 RESPONSE
2	9-11-2023	PLAN CK 2 RESPONSE
3	2-19-2024	REVISIONS

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SHEET TITLE
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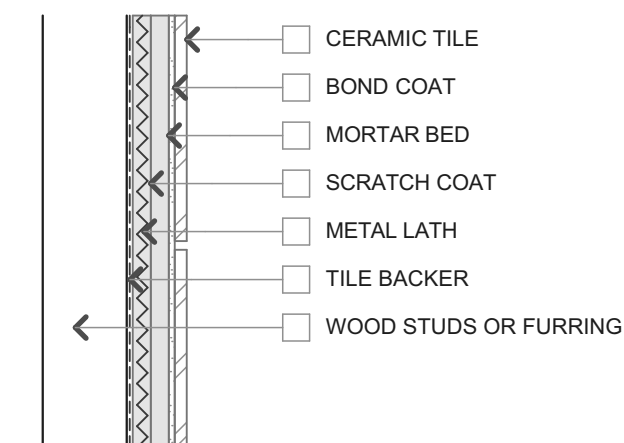
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⚠	7-27-2023	PLAN CK 1 RESPONSE
⚠	9-11-2023	CLASS 'A' ROOFING
⚠	2-19-2024	REVISIONS
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SHEET TITLE
A-12
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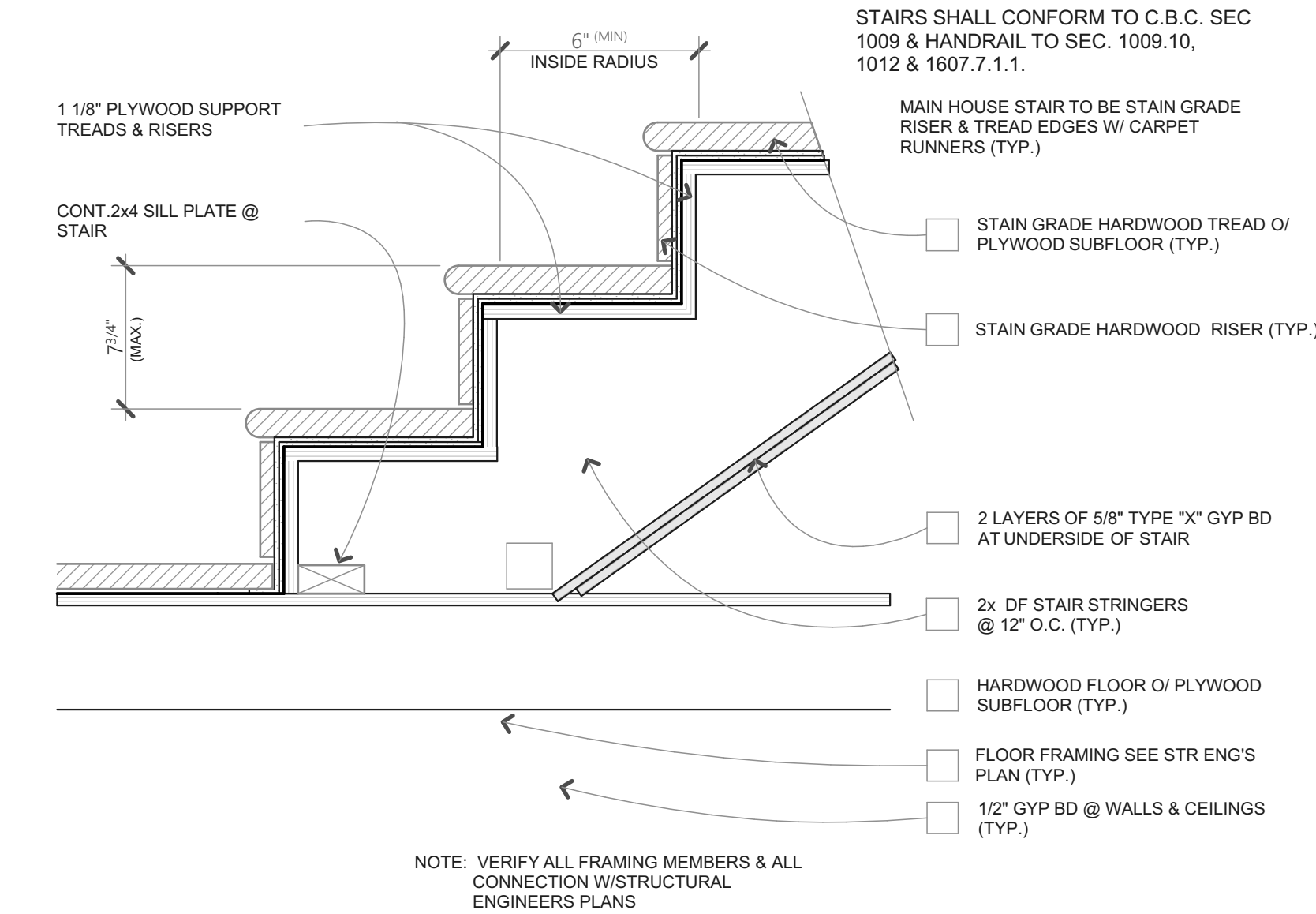
WOOD STUDS OR FURRING
CEMENT MORTAR
W231-94



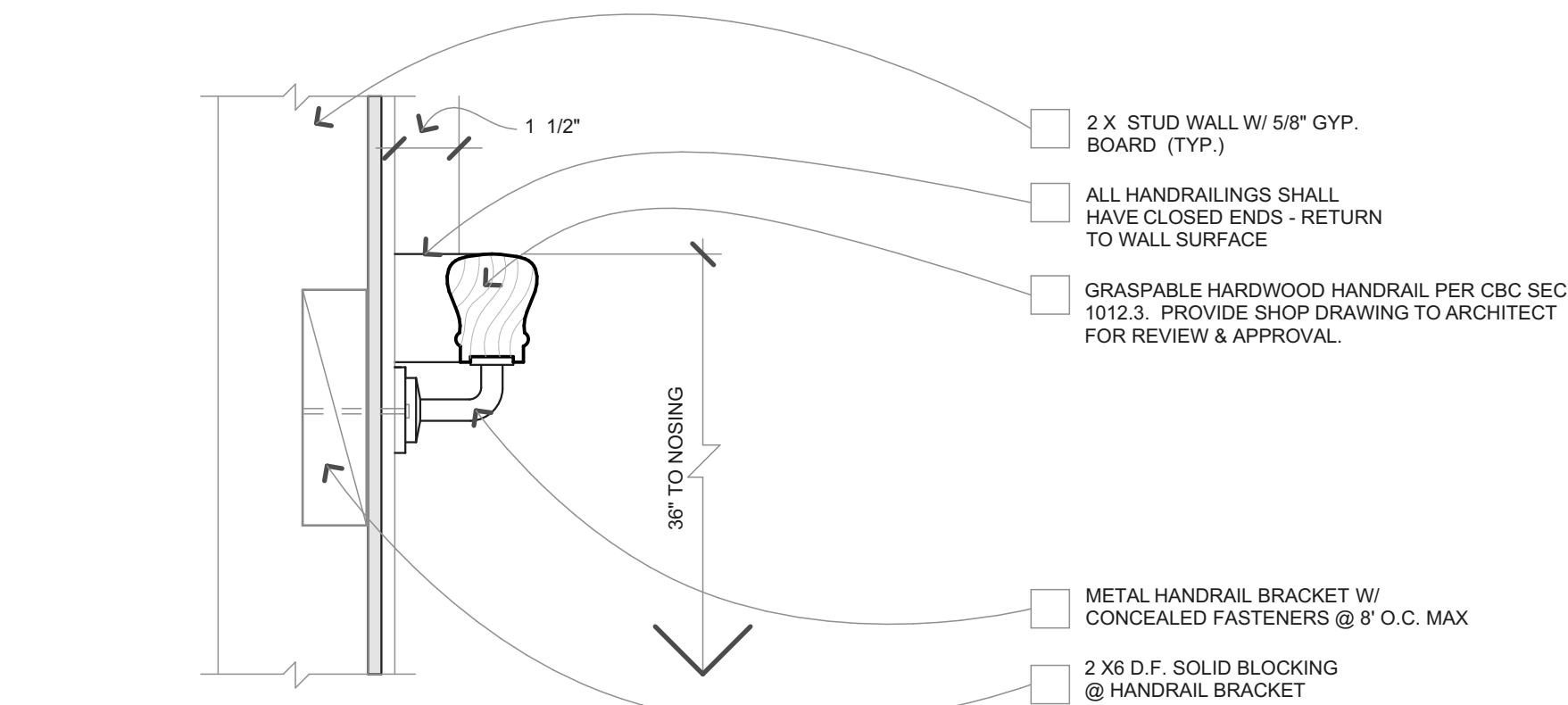
- RECOMMENDED USES:**
- OVER DRY, WELL BRACED WOOD STUDS OR FURRING.
 - PREFERRED METHOD OF INSTALLATION OVER WOOD STUDS IN SHOWERS AND TUB ENCLOSURES.
- REQUIREMENTS:**
- PROTECT WOOD STUDS OR FURRING FROM MOISTURE WITH MEMBRANE.
 - APPLY MEMBRANE, METAL LATH AND SCRATCH COAT.
 - REQUIRE A LEVELING COAT IF VARIATION IN SCRATCH COAT EXCEEDS 1/4" IN 8'-0" FROM THE REQUIRED PLANE OR IF THICKNESS OF MORTAR BED WOULD EXCEED 3/4".

'BASE FOR TILE' NOTE
A. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB & SHOWER AREAS PER SEC 2509.2 CBC.
B. WATER RESISTANT GYPSUM BACKING SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS PER SEC 2509.2 CBC.
C. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL & CEILING AREAS PER SEC 2509.2 CBC.

1 TILE WALL DETAIL
Not to Scale

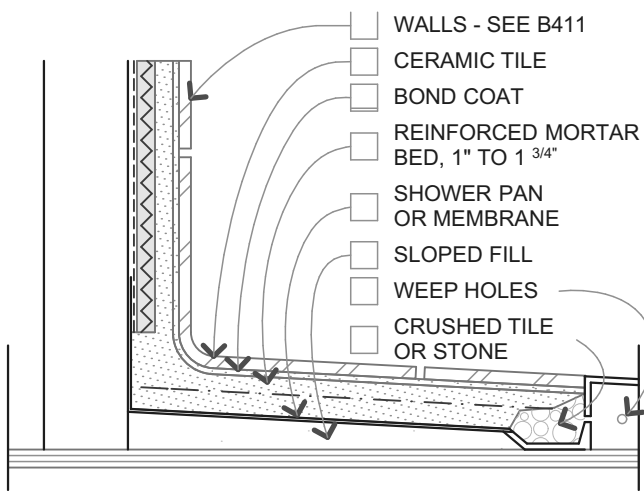


4 STAIR LANDING DETAIL
Scale 1 1/2" = 1' - 0"



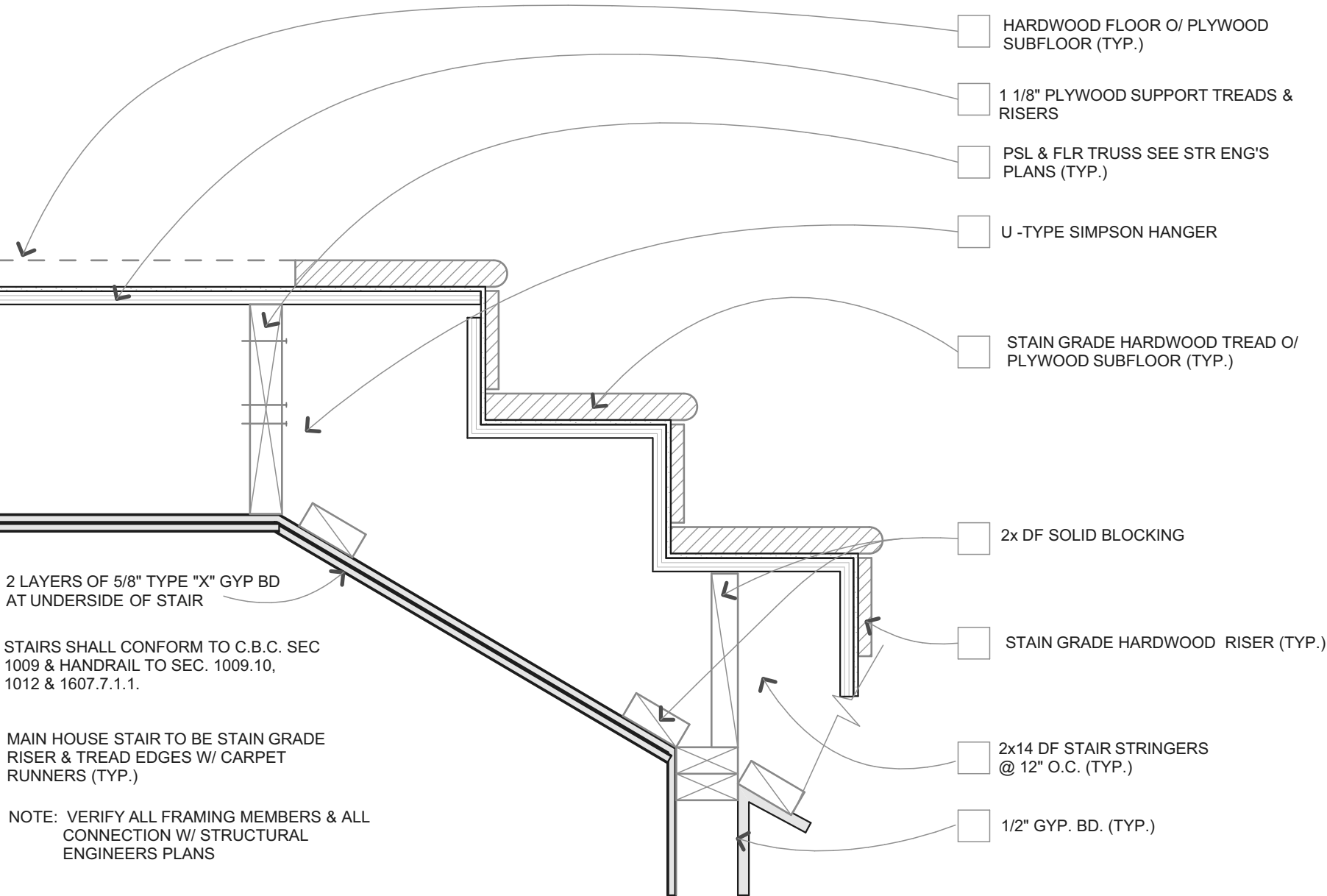
7 WALL RAILING DETAIL
Scale 3" = 1' - 0"

- MATERIALS:**
- MEMBRANE - 15LB. ROOFING GELT OR 4 MIL POLYETHYLENE FILM.
 - TILE BACKER - A. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB & SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
 - METAL LATH - GALVANIZED OR PAINTED EXPANDED METAL LATH 2.5 OR 3.4 LBS./SQ. Y.S. DO NOT USE RB LATH.
 - PORTLAND CEMENT - ASTM C-150 TYPE 1.
 - LIME - ASTM C-206 TYPE S OR ASTM C-207 TYPE S.
 - SAND - ASTM C-144.
 - WATER - POTABLE.
 - SCRATCH COAT - 1 PART PORTLAND CEMENT, 1/2 PART LIME, AND 4 PARTS DRY SAND TO 5 PARTS DAMP SAND, OR 1 PART PORTLAND CEMENT, 1/2 PARTS DRY SAND TO 4 PARTS DAMP SAND.
 - MORTAR BED - 1 PART PORTLAND CEMENT, 1/2 PART LIME AND 5 PARTS DAMP SAND UP TO 1 PART PORTLAND CEMENT, 1 PART LIME AND 7 PARTS DAMP SAND, BY VOLUME.
 - BOND COAT - PORTLAND CEMENT PASTE ON A MORTAR BED THAT IS STILL WORKABLE, OR DRY-SET OR LATEX-PORTLAND CEMENT MORTAR PERMISSIBLE WITH WALL TILE, FOR DRY SET OR LATEX PORTLAND CEMENT MORTAR ON A MORTAR BED CURED FOR A MINIMUM OF 20 HOURS AT 70°F OR ABOVE, FOLLOW METHOD W202.
 - GROUT - ANSI A108.6 SPECIFY TYPE (SEE PAGES 6,7 & 8).
 - EXPANSION JOINT ARCHITECT MUST SPECIFY EXPANSION JOINTS AND SHOW LOCATION AND DETAILS ON DRAWINGS.
 - EXPANSION JOINTS MANDATORY IN ACCORDANCE WITH METHOD E1171, PAGE 19.
 - INSTALLATION SPECIFICATIONS:
 - TILE - ANSI A108.1A.
 - GROUT - ANSI A108.10.



- RECOMMENDED USES:**
- OVER WOOD OR CONCRETE SUBFLOORS.
- REQUIREMENTS:**
- TO BE USED IN CONJUNCTION WITH METHODS W201, W221, W231, OR W241.
 - SLOPE REQUIRED IN PAN OR MEMBRANE 1/4" PER FT. TO WEEP HOLES IN DRAIN.
 - MEMBRANE OR PAN TO TURN UP WALL AT LEAST 3" ABOVE SHOWER CURB.
 - SHOWER FLOOR MEMBRANE AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.

2 TILE @ SHOWER
Not to Scale

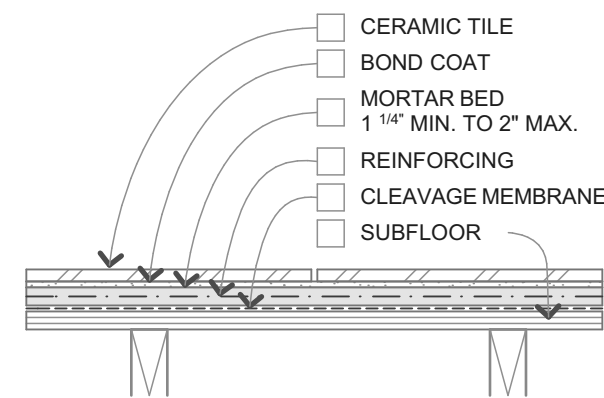


5 STAIRTOP AT LANDING DETAIL
Scale 1 1/2" = 1' - 0"

'BASE FOR TILE' NOTE
A. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB & SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS PER SEC 2509.2 CBC.
B. WATER RESISTANT GYPSUM BACKING SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS PER SEC 2509.2 CBC.
C. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL & CEILING AREAS PER SEC 2509.2 CBC.

CEMENT MORTAR
B414-94

- MATERIALS:**
- PORTLAND CEMENT - ASTM C-150 TYPE 1.
 - SAND - ASTM C-144.
 - MORTAR - 1 PART PORTLAND CEMENT, 4 PARTS DAMP SAND BY VOLUME, (USE AN ADMIXTURE TO MAKE MORTAR BED WATER RESISTANT).
 - REINFORCING - 2" X 2" X 16/16 GAUGE WELDED WIRE MESH OR EQUIVALENT, (ASTM A62 AND A185).
 - BOND COAT - PORTLAND CEMENT PASTE ON A MORTAR BED THAT IS STILL WORKABLE, OR DRY-SET MORTAR OR LATEX-PORTLAND CEMENT MORTAR ON A CURED BED.
 - GROUT - ANSI A108.6 SPECIFY TYPE (SEE PAGES 6,7 & 8).
 - PREPARATION BY OTHER TRADES:
 - FORM SLOPE FOR MEMBRANE WITH CEMENT MORTAR OR PREFORMED LINERS.
 - PREPARATION BY TILE TRADE:
 - SURROUND DRAIN WITH BROKEN PIECES OF TILE OR CRUSHED STONE TO PREVENT MORTAR FROM BLOCKING WEEP HOLES.
 - INSTALLATION SPECIFICATIONS:
 - TILE - ANSI A108.1A, -1B OR -1C.
 - GROUT - ANSI A108.10.

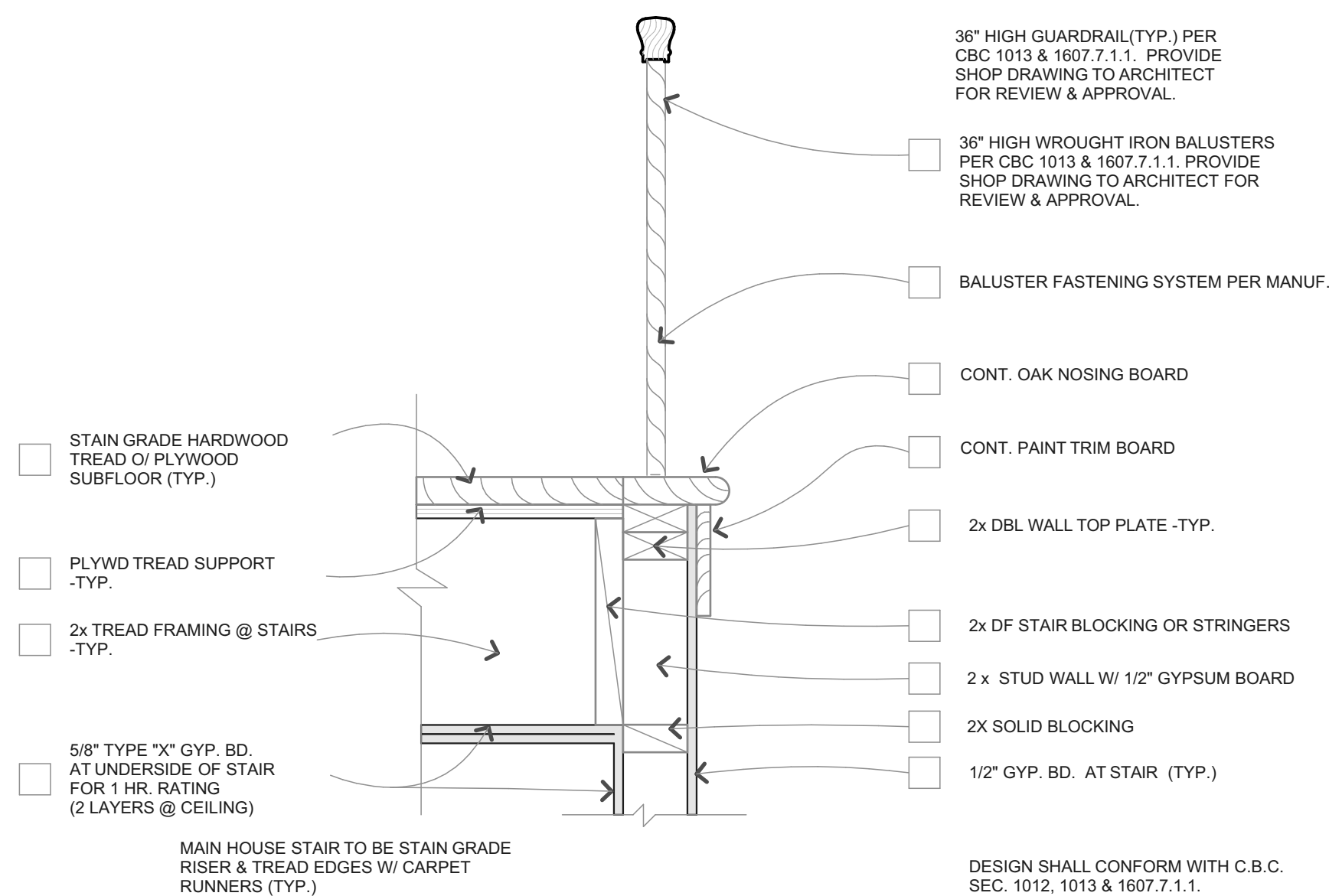


- RECOMMENDED USES:**
- OVER ALL WOOD FLOORS THAT ARE STRUCTURALLY SOUND.
 - WHERE RADIANT HEAT PIPES ARE LAID OVER THE WOOD SUBFLOOR, SCREED FILL FLUSH TO TOP OF PIPES BEFORE PLACING A CLEAVAGE MEMBRANE AND REINFORCED MORTAR BED.
 - SEE PAGE 12 NOTE FOR EXTERIOR USES.
- REQUIREMENTS:**
- CLEAVAGE MEMBRANE.
 - REINFORCING MANDATORY.
 - DESIGN FLOOR AREAS OVER WHICH TILE IS TO BE APPLIED TO HAVE DEFLECTION NOT GREATER THAN 1/360 OF THE SPAN. MAKE ALLOWANCE FOR LIVE LOAD AND IMPACT AS WELL AS ALL DEAD LOAD, INCLUDING WEIGHT OF THE TILE AND SETTING BED.
 - MORTAR BEDS IN EXCESS OF 2" THICK SHALL BE DETAILED BY THE ARCHITECT.

CEMENT MORTAR
F141-94

- MATERIALS:**
- PORTLAND CEMENT - ASTM C-150 TYPE 1.
 - SAND - ASTM C-144.
 - WATER - POTABLE.
 - MORTAR - 1 PART PORTLAND CEMENT, 4 TO 5 PARTS DAMP SAND BY VOLUME.
 - BOND COAT - PORTLAND CEMENT PASTE ON A MORTAR BED THAT IS STILL WORKABLE, OR DRY-SET MORTAR OR LATEX-PORTLAND CEMENT MORTAR ON A CURED BED.
 - REINFORCING - 2" X 2" X 16/16 GAUGE WELDED WIRE MESH OR EQUIVALENT.
 - CLEAVAGE MEMBRANE - 15LB. ROOFING FELT OR 4 MIL POLYETHYLENE FILM MAY BE OMITTED OVER WATERPROOF MEMBRANES AND PANS.
 - GROUT - ANSI A108.6 SPECIFY TYPE (SEE PAGES 6,7 & 8).
 - PREPARATION BY OTHER TRADES:
 - SUBFLOOR - 5/8" PLYWOOD OR 1" NOMINAL BOARDS WHEN ON JOISTS 16" O.C.
 - DEPRESSING FLOOR BETWEEN JOISTS ON LEDGER STRIPS PERMISSIBLE IN RESIDENTIAL USE.
 - EXPANSION JOINTS MANDATORY IN ACCORDANCE WITH METHOD E1171, PAGE 19.
 - INSTALLATION SPECIFICATIONS:
 - TILE - ANSI A108.1A, -1B OR -1C.
 - GROUT - ANSI A108.10.

3 TILE FLOOR DETAIL
Not to Scale



6 RAILING BASE DETAIL
Scale 1 1/2" = 1' - 0"

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	11-11-2022	PLAN CHECK
▲	7-27-2023	PLAN CK 1 RESPONSE
▲	9-11-2023	PLAN CK 2 RESPONSE
MARK	DATE	DESCRIPTION

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CALGREEN NOTES (MANDATORY MEASURES)

1. CAL GREEN MANDATORY MEASURES (301.1.1)
IMPLEMENT CAL GREEN 2019 RESIDENTIAL MANDATORY MEASURES, APPLIES TO RESIDENTIAL ADDITIONS, SEE SHEET A-14. ALSO SEE 2019 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY @ TITLE 24. REPORT.
2. STORM WATER DRAINAGE (4.106.2)
MANAGE STORM WATER DURING CONSTRUCTION. SEE SHEET C4.1 FOR EROSION CONTROL MEASURES.
3. GRADING AND PAVING (4.106.3)
PLANS SHOW HOW SITE GRADING & DRAINAGE WILL MANAGE SURFACE WATER. SEE C3.0 GRADING PLAN.
4. WATER CONSERVING PLUMBING FIXTURES AND FITTINGS (4303.1)
SEE PLUMBING NOTE P12 AT SHEET A-11 PLUMBING PLAN.
5. STANDARDS FOR PLUMBING FIXTURES AND FITTINGS (4303.2)
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE 2019 CALIFORNIA PLUMBING CODE AND SHALL MEET APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1. CPC. SEE NOTE P2 @ SHEET A-11.
6. OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS (4304.1)
LANDSCAPE PLANTING & IRRIGATION TO CONFORM TO LOCAL CODES.
7. RODENT PROOFING (4.406.1)
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.
8. CONSTRUCTION WASTE MANAGEMENT (4.408.1)
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
a. CONSTRUCTION WASTE MANAGEMENT PLAN (4.408.2)
CONTRACTOR TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO MEET SECTION 4.408.2 ITEMS 1-5. UPDATE PLANS AS NECESSARY THROUGHOUT CONSTRUCTION.
b. WASTE MANAGEMENT COMPANY (4308.3)
UTILIZE A WASTE MANAGEMENT COMPANY TO PROVIDE VERIFIABLE DOCUMENTATION THAT DIVERTED CONSTRUCTION AND DEMO WASTE MEETS REQUIREMENTS OF SECTION 4.408.1.
c. WASTE STREAM REDUCTION ALTERNATIVE (4308.4)
SEE SECTIONS 4.408.4 AND 4.408.4.1 AT SHEET A-9 FOR DETAILS.
d. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION & DEMOLITION ORDINANCE.

9. OPERATION AND MAINTENANCE MANUAL (4.410.1)
AT THE TIME OF FINAL INSPECTION AN OPERATION AND MAINTENANCE MANUAL, COMPACT DISK, WEB-BASED REFERENCE OR OTHER ACCEPTABLE MEDIA WHICH COVERS 10 SPECIFIED SUBJECT AREAS SHALL BE PLACED IN THE BUILDING.
10. ENVIRONMENTAL QUALITY (FIREPLACES) (4.503.1)
ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. FIREPLACES SHALL ALSO COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES.
11. ENVIRONMENTAL PROTECTION DURING CONSTRUCTION (4.504.1)
UNTIL THE FINAL STARTUP OF HEATING, COOLING & VENTILATING EQUIPMENT, ALL DUCT & OTHER RELATED AIR INTAKE AND DISTRIBUTION COMPONENT OPENINGS SHALL BE SEALED. USE TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS TO REDUCE WATER, DUST AND DEBRIS FROM ENTERING THE SYSTEMS.
12. ADHESIVES, SEALANTS & CAULKS (4.504.2.1)
ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
4502.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT MATERIALS HAVE BEEN USED.
13. PAINTS AND COATINGS (4.504.2.2)
PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
4502.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT MATERIALS HAVE BEEN USED.
14. AEROSOL PAINTS AND COATINGS ((4.504.2.3)
AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
4502.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT MATERIALS HAVE BEEN USED.
15. COMPOSITE WOOD PRODUCTS (4.504.5)
PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (mdf) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS

This project location is SRA-Moderate and subject to WUI. Review all applicable requirements of CBC Chapter 7A or CRC R337 with your architect, engineer or design professional. Plan reviewers and the Supervising Building Inspector are available to answer technical questions. These code requirements are uniform California standards developed by the Office of the State Fire Marshal (OSFM). Additional information of approved materials, SRA maps and informational publications are available at the following web links: <http://osfm.fire.ca.gov&> <https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/bmi-search-building-materials-listing/>.

Typical construction requirements associated with WUI:

- The basic requirement is that the exterior of the structure be ignition-resistant and be able to resist the entry of flying embers and fire radiation during a wildfire. Various building components addressed in WUI are:
- Roofs and roof edges. CBC 705A / CRC R337.5**
A noncombustible (tile or metal) or Class 'A' roofing assembly is required in SRA areas- including LRA, SRA-Moderate, SRA-High, and Very High Fire Hazard Severity Zones.
-Where the roof profile allows a space between the roof covering and the roof decking, the spaces shall: be constructed to prevent the intrusion of flames and embers; be firestopped with approved materials; or have one layer of No. 72 cap sheet installed over the combustible decking.
Where provided, valley flashing must be not less than 26 gauge galvanized sheet metal over a 36-inch wide No. 72 ASTM cap sheet.
- Exterior Walls/siding. CBC 707A.3 /CRC R337.7.3**
Noncombustible, listed ignition-resistant materials, heavy timber, 5/8" Type X gypsum sheathing behind exterior covering, exterior portion of 1-hr assembly or log wall construction is allowed. The OSFM website (see link above) lists many types of exterior wall coverings that are approved.
-Note: Descriptions of noncombustible, ignition-resistant and heavy timber are found in the CRC and CBC.

Eaves and porch ceilings CBC 707A.4, A.6 / CRC 337.7.4, R337.7.6

- The exposed roof deck under unclosed eaves and underside of porch ceilings shall be noncombustible, listed ignition-resistant materials, or 5/8" Type X gypsum sheathing behind exterior covering.
-Solid wood rafter tails on the exposed underside of roof eaves having a minimum 2" nominal dimension may be unprotected.

Vents. CBC 706A / CRC R337.6

- Vents shall not be installed on the underside of eaves unless the vents are Wildland Flame and Ember Resistant (WUI) vents approved and listed by the California State Fire Marshal, or WUI vents listed to ASTM E2886. An exception allows vents to be installed on the underside of eaves for ventilated attic spaces protected with fire sprinklers, and vents are located more than 12 feet from the ground or walking surface of a deck, porch, patio or similar surface.
-Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with Wildland Flame and Ember Resistant (WUI) vents approved and listed by the California State Fire Marshal, or WUI vents listed to ASTM E2886. An exception allows vent 1/8" openings on top of sloped roofs that are corrosion-resistant, noncombustible wire mesh or equivalent.

Windows and exterior doors. CBC 708A / CRC R337.8

- Windows must be insulated glass with a minimum of 1 tempered pane or 20 min rated or glass block.
Exterior doors must be noncombustible or ignition resistant material or 1 3/8" solid core, or have a 20 min fire-resistance rating.

Exterior decking and stairs. CBC 709A / CRC R337.9

- Walking surfaces of decks, porches, balconies and stairs within 10 feet of the building must be constructed of noncombustible, fire-retardant treated or heavy-timber construction. Alternate materials can be used if they are ignition-resistant and pass performance requirements specified by the State Fire Marshal.

Underfloor and appendages. CBC 707A.8 / CRC R337.7.8

- Exposed underfloors, underside of cantilevered and overhanging decks, balconies and similar appendages shall be non-combustible, ignition resistant, 5/8" Type X gypsum sheathing behind exterior covering, exterior portion of 1-hr assembly, meet performance criteria SFM Standard 12-7A-3 or be enclosed to grade.

16. DOCUMENTATION (4504.5.1)
VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

17. CONCRETE SLAB FOUNDATIONS (4.505.2)
VAPOR RETARDER INSTALLED @ SLAB-ON-GRADE FOUNDATIONS PER CBC CHAPTER 19 OR CRC CHAPTER 5.

18. CAPILARY BREAK (4.505.2.1)

- A CAPILARY BREAK SHALL BE INSTALLED WITH AT LEAST 1 OF THE FOLLOWING:
1. A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE, & A CONCRETE MIX DESIGN THAT WILL ADDRESS BLEEDING, SHRINKAGE, & CURLING.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL. SEE STRUCTURAL PLANS.

19. MOISTURE CONTENT OF BUILDING MATERIALS (4.505.3)

- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL & FLOOR FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED BY APPROVED METHODS. SEE SECTION 4.505.3 AT SHEET A-9.

20. BATH EXHAUST FANS (4.506.1)

- EACH BATH SHALL BE MECHANICALLY VENTILATED BY AN ENERGY STAR COMPLIANT FAN AND BE DUCTED TO THE OUTSIDE. UNLESS PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE ON A HUMIDITY CONTROL. SUCH CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%.

21. HEATING AND AIR-CONDITIONING SYSTEM DESIGN (4.507.2)

- DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-201, ASHRAE HANDBOOKS, OR OTHER EQUIVALENT SOFTWARE OR METHODS.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2014, ASHRAE HANDBOOK OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQUIVALENT.

22. HVAC INSTALLER TRAINING (702.1)

- HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

23. SPECIAL INSPECTION (702.2)

- SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.

24. DOCUMENTATION (703.1)

- DOCUMENTATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

25. RADIANT BARRIER

- INSTALL ATTIC RADIANT BARRIER AT NEW ROOF AREA. SEE ROOF NOTES AT A-5 AND TITLE 24 SHEETS A-14 TO A-17.



2019 CALGreen
RESIDENTIAL MANDATORY MEASURES CHECKLIST
(Effective Jan 1, 2020)

SECTION	MEASURES	REQUIREMENTS	Measures provided on plan sheet:																
ADMINISTRATION																			
101.3.1	Application	Applies to all newly constructed residential buildings: low rise, high rise, and hotels/motels.	N/A																
GREEN BUILDING (Scope)																			
301.1.1	Additions and Alterations	<ul style="list-style-type: none">Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.Requirements only apply within the specific area of the addition or alteration.	A-14 CAL GREEN NOTE 1																
PLANNING AND DESIGN (Site Development)																			
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.	C3.0 CIVIL PLAN																
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or drainage system will manage all surface water flows to keep water from entering buildings.	C3.0 CIVIL PLAN																
4.106.4	Electric Vehicle (EV) Charging for New Construction	Provide capability for electric vehicle charging in one- and two-family dwellings; townhouses with attached private garages; multifamily dwellings, and hotels/motels in accordance with Sections 4.106.4.1, 4.106.4.2, and 4.106.4.3, as applicable.	A-11 EV PRE-WIRE																
ENERGY EFFICIENCY																			
4.201.1	General	Building meets or exceeds the requirements of the 2019 California Building Energy Efficiency Standards.	A-15 TITLE 24																
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)																			
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with requirements of Sections 4.303.1.1 through 4.303.1.4.4: <table><tr><th>Plumbing fixtures & fittings</th><th>Maximum flow rate</th></tr><tr><td>Water closets</td><td>1.28 gallons/flush</td></tr><tr><td>Showerheads</td><td>1.8 gpm @ 80 psi</td></tr><tr><td>Kitchen faucets</td><td>1.8 gpm @ 80 psi</td></tr><tr><td>Residential lavatory faucets</td><td>1.2 gpm @ 60 psi max. and 0.8 gpm @ 20 psi min.</td></tr><tr><td>Lavatory faucets in common & public use areas</td><td>0.5 gpm @ 60 psi</td></tr><tr><td>Metering faucets</td><td>0.20 gallons/cycle</td></tr><tr><td>Urinals</td><td>0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type</td></tr></table>	Plumbing fixtures & fittings	Maximum flow rate	Water closets	1.28 gallons/flush	Showerheads	1.8 gpm @ 80 psi	Kitchen faucets	1.8 gpm @ 80 psi	Residential lavatory faucets	1.2 gpm @ 60 psi max. and 0.8 gpm @ 20 psi min.	Lavatory faucets in common & public use areas	0.5 gpm @ 60 psi	Metering faucets	0.20 gallons/cycle	Urinals	0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type	A-11 PLUMBING NOTE P12
Plumbing fixtures & fittings	Maximum flow rate																		
Water closets	1.28 gallons/flush																		
Showerheads	1.8 gpm @ 80 psi																		
Kitchen faucets	1.8 gpm @ 80 psi																		
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Lavatory faucets in common & public use areas	0.5 gpm @ 60 psi																		
Metering faucets	0.20 gallons/cycle																		
Urinals	0.125 gallons/flush for wall-mounted type and 0.5 gallons/flush for floor-mounted type or other type																		
4.303.2	Standards for Plumbing Fixtures and Fittings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the 2019 California Plumbing Code, and shall meet the applicable referenced standards.	A-11 PLUMBING NOTE P2																
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)																			
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever more stringent.	A-14 NOTE 6																
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)																			
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	A-14 CAL GREEN NOTE 7																
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)																			
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: <ol style="list-style-type: none">Comply with a more stringent local construction and demolition waste management ordinance; orA construction waste management plan, per Section 4.408.2; orA waste management company, per Section 4.408.3; orThe waste stream reduction alternative, per Section 4.408.4.	A-14 CAL GREEN NOTE 8 a,b,c&d																
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)																			
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.	A-14 CAL GREEN NOTE 9																

RESIDENTIAL MANDATORY MEASURES, effective Jan 1, 2020 (continued)

SECTION	MEASURES	REQUIREMENTS	Measures provided on plan sheet:
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions.	NOT APPLICABLE
ENVIRONMENTAL QUALITY (Fireplaces)			
4.503.1	General	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.	A-14 NOTE 10
ENVIRONMENTAL QUALITY (Pollutant Control)			
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.	A-14 CAL GREEN NOTE 11
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	A-14 CAL GREEN NOTE 12
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.	A-14 CAL GREEN NOTE 13
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	A-14 CAL GREEN NOTE 14
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	A-14 CAL GREEN NOTE 12,13,14
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.	N/A NONE
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	N/A NONE
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.	A-14 CAL GREEN NOTE 15
ENVIRONMENTAL QUALITY (Interior Moisture Control)			
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.	A-14 CAL GREEN NOTE 17 & 18
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.	A-14 CAL GREEN NOTE 19
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)			
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls shall with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of less than 50% to a maximum of 80%. Note: For the purposes of this section a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans are required in each bathroom.	A-14 CAL GREEN NOTE 20
ENVIRONMENTAL QUALITY (Environmental Comfort)			
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 (Residential Duct Systems), or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or equivalent.	A-14 CAL GREEN NOTE 21
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)			
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.	A-14 NOTE 22
702.2	Special Inspection	Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.	A-14 NOTE 23
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	A-14 CAL GREEN NOTE 24

Footnotes:
* Indicate N/A if not applicable.

Note: This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2019 CALGreen Chapter 4 for complete code language.

1/1/2020

Page 2 of 2

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Addition and remodel
3240 N Main St
Soquel, CA

Project Designer:

Michael Abler, West Designs
99 Frederick Street
Santa Cruz, Ca 95062
(408) 660-7475

Report Prepared by:

Tailored Energy and Testing Services Ltd
Kevin Laughton
548 Market St #30051
San Francisco, CA 94120-7775
1 888 310 0808



Job Number:

15909

Date:

11/8/2022

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

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

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3240 N. MAIN STREET
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	11-11-2022	PLAN CHECK
⚠	7-27-2023	PLAN CK 1 RESPONSE
⚠	9-11-2023	PLAN CK 2 RESPONSE

	//	
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE

A-14
CALGREEN & T24

Exhibit D

CERTIFICATE OF COMPLIANCE
Project Name: 3240 N Main Remodel
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-02-16T08:32:56-08:00
Input File Name: 3240 N Main Remodel_V8 ID 8801.rbd19x

CF1R-PRF-01E
(Page 1 of 16)

GENERAL INFORMATION										
01	Project Name		3240 N Main Remodel							
02	Run Title		Title 24 Analysis							
03	Project Location		3240 N Main St							
04	City		Soquel			05	Standards Version		2019	
06	Zip code		95062			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		Addition/Alteration			13	Number of Bedrooms		6	
14	Addition Cond. Floor Area (ft²)		2030			15	Number of Stories		2	
16	Existing Cond. Floor Area (ft²)		1530			17	Fenestration Average U-factor		0.31	
18	Total Cond. Floor Area (ft²)		3560			19	Glazing Percentage (%)		23.60%	
20	ADU Bedroom Count		1			21	ADU Conditioned Floor Area		665	
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 (kTDO/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	39.2	22.02	17.18	43.8
Space Cooling	2.33	3.74	-1.41	-60.5
IAQ Ventilation	3.88	3.88	0	0
Water Heating	34.1	17.3	16.8	49.3
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	79.51	46.94	32.57	41

Registration Number: 224-P010021080A-000-000-00000000-0000
Registration Date/Time: 2024-02-16 08:39:32
HERS Provider: Ca/CERTS, Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.2.000
Schema Version: rev 20200901

Report Generated: 2024-02-16 08:33:49

CERTIFICATE OF COMPLIANCE
Project Name: 3240 N Main Remodel
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-02-16T08:32:56-08:00
Input File Name: 3240 N Main Remodel_V8 ID 8801.rbd19x

CF1R-PRF-01E
(Page 4 of 16)

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Back Wall 3	ADU	R-15 Wall	90	Back	261	38	90	none	New	n/a
Right Wall 4	ADU	R-15 Wall	180	Right	163	43.5	90	none	New	n/a
Interior Surface 1	1st Floor Zone Existing>>Garage	R-21 Wall1	n/a	n/a	90	0	n/a		New	n/a
Interior Surface 2	1st Floor Zone Addition>>Garage	R-15 Wall1	n/a	n/a	106	0	n/a		New	n/a
Interior Surface 3	1st Floor Zone Addition>>1st Floor Zone Existing	R-0 Wall	n/a	n/a	116	0	n/a		New	n/a
Raised Floor	1st Floor Zone Existing	Default Floor Crawlspace	n/a	n/a	1530	n/a			Existing	No
Raised Floor 2	1st Floor Zone Addition	R-19 Floor Crawlspace	n/a	n/a	354	n/a	n/a		New	n/a
Interior Surface 4	2nd Floor Zone Addition	R-0 Floor No Crawlspace	n/a	n/a	876	n/a	n/a		New	n/a
Interior Surface 5	2nd Floor Zone Addition	R-0 Floor No Crawlspace	n/a	n/a	135	n/a	n/a		New	n/a
Interior Surface 6	ADU	R-19 Floor No Crawlspace	n/a	n/a	455	n/a	n/a		New	n/a
Garage Wall Front	Garage	Garage Ext Wall	270	Front	13	0	90	none	New	n/a
Garage Wall Left	Garage	Garage Ext Wall	0	Left	189	112	90	none	New	n/a
Garage Wall Back	Garage	Garage Ext Wall	90	Back	216	0	90	none	New	n/a
Garage Wall Right	Garage	Garage Ext Wall	180	Right	194	0	90	none	New	n/a

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01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door 2	Front Wall 4	18	0.2	New	n/a
Garage Car Door	GarageWall Left	112	1	New	n/a

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Garage Slab	Garage	455	87	none	0	0%	No	New	n/a

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
Garage Ext 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
Default Wall Prior to 197	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
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco

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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.	
• Ducts in crawl space	

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: <ul style="list-style-type: none">Indoor air quality ventilationKitchen range hoodVerified Existing Conditions	
Cooling System Verifications: <ul style="list-style-type: none">Minimum AirflowFan Efficacy Watts/CFM	
Heating System Verifications: <ul style="list-style-type: none">Verified heat pump rated heating capacity	
HVAC Distribution System Verifications: <ul style="list-style-type: none">Duct leakage testing	
Domestic Hot Water System Verifications: <ul style="list-style-type: none">None	

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
3240 N Main Remodel	3560	1	6	4	0	3

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
1st Floor Zone Existing	Conditioned	Res HVAC1	1530	8	DHW Sys 1	N/A
1st Floor Zone Addition	Conditioned	Res HVAC1	354	8	DHW Sys 1	N/A
2nd Floor Zone Addition	Conditioned	Res HVAC1	1011	9	DHW Sys 1	N/A

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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	1st Floor Zone Existing	R-30 Roof Cathedral	270	Front	654	32.5	4	0.1	0.85	No	Altered	Yes	Default Roof Prior to 197
Roof 2	1st Floor Zone Addition	R-30 Roof Cathedral	270	Front	219	0	4	0.1	0.85	No	New	n/a	
Vaulted Roof	2nd Floor Zone Addition	R-30 Roof Cathedral	270	Front	881	50	4	0.1	0.85	No	New	n/a	
Roof 3	2nd Floor Zone Addition	R-30 Roof Cathedral	270	Front	130	0	4	0.1	0.85	No	New	n/a	
Vaulted Roof 2	ADU	R-30 Roof Cathedral	270	Front	665	20	4	0.1	0.85	No	New	n/a	

PENETRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Front Windows	Window	Front Wall	Front	270			1	98	0.3	NFRC	0.5	NFRC	Bug Screen	Altered	Yes
Left Windows	Window	Left Wall	Left	0			1	48	0.3	NFRC	0.5	NFRC	Bug Screen	Altered	Yes
Back Windows	Window	Back Wall	Back	90			1	95.5	0.3	NFRC	0.5	NFRC	Bug Screen	Altered	Yes
Right Windows	Window	Right Wall	Right	180			1	30	0.3	NFRC	0.5	NFRC	Bug Screen	Altered	Yes
Front Windows 2	Window	Front Wall 2	Front	270			1	27	0.3	NFRC	0.5	NFRC	Bug Screen	New	n/a
Left Windows/Door	Window	Left Wall 2	Left	0			1	44.5	0.3	NFRC	0.5	NFRC	Bug Screen	New	n/a
Right Windows 2	Window	Right Wall 2	Right	180			1	17	0.3	NFRC	0.5	NFRC	Bug Screen	New	n/a

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Roof Prior to 197	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.088	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-11 / 2x4 Inside Finish: Gypsum Board
R-30 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
R-21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Default Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6

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01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
ADU	Conditioned	Res HVAC2	665	8	DHW Sys 4	N/A

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	1st Floor Zone Existing	R-21 Wall	270	Front	313	98	90	none	Altered	Yes
Left Wall	1st Floor Zone Existing	R-21 Wall	0	Left	385	48	90	none	Altered	Yes
Back Wall	1st Floor Zone Existing	R-21 Wall	90	Back	298	95.5	90	none	Altered	Yes
Right Wall	1st Floor Zone Existing	R-21 Wall	180	Right	218	50	90	none	Altered	Yes
Front Wall 2	1st Floor Zone Addition	R-15 Wall	270	Front	116	27	90	none	New	n/a
Left Wall 2	1st Floor Zone Addition	R-15 Wall	0	Left	90	44.5	90	none	New	n/a
Right Wall 2	1st Floor Zone Addition	R-15 Wall	180	Right	251	37	90	Extension	New	n/a
Front Wall 3	2nd Floor Zone Addition	R-15 Wall	270	Front	313	93.6	90	none	New	n/a
Left Wall 3	2nd Floor Zone Addition	R-21 Wall	0	Left	207	10	90	none	New	n/a
Back Wall 2	2nd Floor Zone Addition	R-15 Wall	90	Back	313	66	90	none	New	n/a
Right Wall 3	2nd Floor Zone Addition	R-15 Wall	180	Right	207	12.5	90	none	New	n/a
Front Wall 4	ADU	R-15 Wall	270	Front	261	30	90	none	New	n/a
Left Wall 4	ADU	R-15 Wall	0	Left	163	82	90	none	New	n/a

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FENESTRATION / GLAZING

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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 (2)	n/a	None	n/a	Altered	Yes	
DHW Sys 4	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 4 (1)	n/a	None	n/a	New	NA	

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	Consumer Instantaneous	2	0	0.96-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a	Altered	Yes
DHW Heater 4	Gas	Consumer Instantaneous	1	0	0.96-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a	New	

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 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DHW Sys 4 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

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01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

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

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
Sfam IAQVentRpt	126	0.35	Exhaust	n/a	n/a	Yes
Sfam ADU IAQVentRpt	35	0.35	Exhaust	n/a	n/a	Yes

HERS RATER VERIFICATION OF EXISTING CONDITIONS
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: James Blomquist	Documentation Author Signature: <i>James Blomquist</i>
Company: A Plus Green Energy Service	Signature Date: 2024-02-16 08:39:32
Address: 757 Freedom Blvd.	CEA/HERS Certification Identification (if applicable): CC2006529
City/State/Zip: Watsonville, CA 95076	Phone: 408-310-0081
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.	
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: James Blomquist	Responsible Designer Signature: <i>James Blomquist</i>
Company: A Plus Green Energy Service	Date Signed: 2024-02-16 08:39:32
Address: 757 Freedom Blvd.	License: CC2006529
City/State/Zip: Watsonville, CA 95076	Phone: 408-310-0081

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

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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
Res HVAC1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	Altered	No	1	1
Res HVAC2	Heat pump heating cooling	Heat Pump System 2	Heat Pump System 2	n/a	n/a	Setback	New	No	1	1

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-95

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	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

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01	02	03	04	05
Name	Zone	Existing Construction	Surface Type	Total Cavity R-value
Front Wall	1st Floor Zone Existing	Default Wall Prior to 197	Wood Framed Wall	No insulation
Left Wall	1st Floor Zone Existing	Default Wall Prior to 197	Wood Framed Wall	No insulation
Back Wall	1st Floor Zone Existing	Default Wall Prior to 197	Wood Framed Wall	No insulation
Right Wall	1st Floor Zone Existing	Default Wall Prior to 197	Wood Framed Wall	No insulation

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Existing Construction	Surface Type	Azimuth	Orientation	Total Cavity R-value	Rise	Reflectance	Emittance	Radiant Barrier	Cool Roof
Roof	1st Floor Zone Existing	Default Roof Prior to 197	Wood Framed Ceiling	270	Front	R-11	4			No	No

01	02	03	04	05	06	07	08	09	10
Name	Side of Building	Width (ft)	Width (ft)	Multiplier	Area (ft2)	U-factor	SHGC	Name	Surface (Orientation-Azimuth)
Front Windows	Front Wall	n/a	n/a	1	98	1.19	0.83	Standard bug screens	270
Left Windows	Left Wall	n/a	n/a	1	48	1.19	0.83	Standard bug screens	0
Back Windows	Back Wall	n/a	n/a	1	95.5	1.19	0.83	Standard bug screens	90
Right Windows	Right Wall	n/a	n/a	1	30	1.19	0.83	Standard bug screens	180

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01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	HSPF/HSPF2/COP	Cap 47	Cap 17	SEER/SEER2	EER/EER2/C-EER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 2	Ductless MiniSplit HP	1	8	24000	14800	16	13	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 2-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Not Required

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Not Required

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01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door	Right Wall	20	0.2

01	02	03	04
Name	Name	Number of Heaters	Distribution Type
DHW Sys 2	Standard Distribution System	2	n/a

01	02	03	04	05	06	07	08
Name	Heater Element Type	Tank Type	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating	Tank Exterior Insulation R-value	Standby Loss (Fraction)
DHW Heater 2	Natural Gas	Consumer Storage	50	0.57 Water Heater Uniform Energy Factor	75000	0	n/a

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CA Building Energy Efficiency Standards - 2019 Residential Compliance

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In tomorrow's California, the sustainability of our environment and the responsible and professional analysis of our energy needs and uses.

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CEA R16-15-20145



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CERTIFIED ENERGY PLANS EXAMINER
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Energy Compliance

3240 N Main Remodel
3240 N. Main Street
Soquel, Ca 95062

8801



2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.
(01/2020)

Building Envelope Measures:	
§ 110.6(a):	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WMA/JCA 1011/S.2/A440-2011.*
§ 110.6(a):	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA-5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. At joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(h):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(h) and be labeled per § 10-113 when the installation of a cool roof is specified on the CFIR.
§ 110.8(i):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.9(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: Have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g):	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g):	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(h):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.38; or the weighted average U-factor of all fenestration must not exceed 0.38.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(f):	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(g):	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-off temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c):	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c).*
§ 110.3(c):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h):	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h).*



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k):	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k).*
§ 150.0(k):	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k).*
§ 150.0(k):	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k).*
§ 150.0(k):	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k):	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k):	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirements in item § 150.0(k)(3A) (ON and OFF switch) and the requirements in either § 150.0(k)(3A) (photocell) or § 150.0(k)(3A) (astronomical time clock), or an EMCS.
§ 150.0(k):	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)(3A) or the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k):	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)(3B) or § 150.0(k)(3D) must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k):	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k):	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k):	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k):	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a):	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a):	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(b):	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 180 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b):	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b):	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b):	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b):	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e):	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e):	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".
§ 110.10(e):	



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h):	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h):	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i):	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j):	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 and 4.1.2 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j):	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(k):	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(l):	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c).*
§ 150.0(m):	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials (IAPMO RAK), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d):	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 110.8(d):	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANS/MACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installable level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1, 4.3, 8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic tape, or other cut-of-dlosure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m):	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m):	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m):	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m):	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m):	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m):	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m):	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)(1) and Reference Residential Appendix RA3.
§ 150.0(m):	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch in size per Equation 150.0-A. Pressure drops and labeling must meet the requirements in § 150.0(m)(2). Filters must be accessible for regular service.*
§ 150.0(m):	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name 3240 N Main Remodel		Date 2/16/2024			
System Name Res HVAC		Floor Area 2,895			
ENGINEERING CHECKS		SYSTEM LOAD			
Number of Systems		1			
Heating System				COIL COOLING PEAK	
Output per System		58,000		CFM Sensible Latent	
Total Output (Btuh)		58,000		2,123 43,247 1,382	
Output (Btuh/sqft)		20.0		948 36,300	
Cooling System				COIL HTG. PEAK	
Output per System		36,000		CFM Sensible	
Total Output (Btuh)		36,000		2,123 43,247	
Total Output (Tons)		3.0		948 36,300	
Total Output (Btuh/sqft)		12.4		948 36,300	
Total Output (sqft/Ton)		965.0		948 36,300	
Air System				HVAC EQUIPMENT SELECTION	
CFM per System		1,200		34,306 0 58,000	
Airflow (cfm)		1,200		34,306 0 58,000	
Airflow (cfm/sqft)		0.41		34,306 0 58,000	
Airflow (cfm/Ton)		400.0		34,306 0 58,000	
Outside Air (%)		0.0%		34,306 0 58,000	
Outside Air (cfm/sqft)		0.00		34,306 0 58,000	
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK		Aug 3 PM Jan 1 AM	
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)					
27 °F 67 °F 67 °F 105 °F 104 °F 68 °F					
Outside Air Supply Fan Heating Coil ROOM					
0 cfm 1,200 cfm 1,200 cfm 1,200 cfm					
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)					
88 / 67 °F 76 / 62 °F 76 / 62 °F 55 / 54 °F 56 / 54 °F 75 / 62 °F					
Outside Air Supply Fan Cooling Coil ROOM					
0 cfm 1,200 cfm 1,200 cfm 1,200 cfm 46.5%					




2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(i):	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i).
§ 150.0(j):	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(j).C.
§ 150.0(j):	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(j):	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(j):	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(j):	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVAC to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b):	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.*
§ 110.4(b):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.*
§ 110.4(b):	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k):	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k):	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k):	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k).C.
§ 150.0(k):	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 30 kHz.
§ 150.0(k):	Night Lights, Step Lights, and Path Lights. Night lights, step lights, and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k):	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k):	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k):	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k):	Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k):	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k):	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k):	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k):	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).*
§ 150.0(k):	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name 3240 N Main Remodel		Date 2/16/2024			
System Name Res HVAC		Floor Area 665			
ENGINEERING CHECKS		SYSTEM LOAD			
Number of Systems		1			
Heating System				COIL COOLING PEAK	
Output per System		24,000		CFM Sensible Latent	
Total Output (Btuh)		24,000		488 10,406 317	
Output (Btuh/sqft)		36.1		246 7.73	
Cooling System				COIL HTG. PEAK	
Output per System		24,000		CFM Sensible	
Total Output (Btuh)		24,000			
Total Output (Tons)		2.0			
Total Output (Btuh/sqft)		36.1			
Total Output (sqft/Ton)		332.5			
Air System				TOTAL SYSTEM LOAD	
CFM per System		800		10,598 317	
Airflow (cfm)		800		7.54	
Airflow (cfm/sqft)		1.20			
Airflow (cfm/Ton)		400.0			
Outside Air (%)		0.0%			
Outside Air (cfm/sqft)		0.00			
Note: values above given at ARI conditions					
HVAC EQUIPMENT SELECTION					
Mini Split		22,667		0	
Total Adjusted System Output		22,667		0	
(Adjusted for Peak Design conditions)					
TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM	
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)					
<div>27 °F 68 °F 97 °F 97 °F</div> <div>Outside Air 0 cfm Heating Coil Supply Fan 800 cfm ROOM</div> <div>68 °F 97 °F 68 °F</div>					
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)					
<div>88 / 67 °F 75 / 61 °F 55 / 54 °F 55 / 54 °F</div> <div>Outside Air 0 cfm Cooling Coil Supply Fan 800 cfm ROOM</div> <div>75 / 61 °F 55 / 54 °F 75 / 61 °F</div> <div>45.8%</div>					

Michael Adler



	//	
MARK	DATE	DESCRIPTION

SHEET TITLE

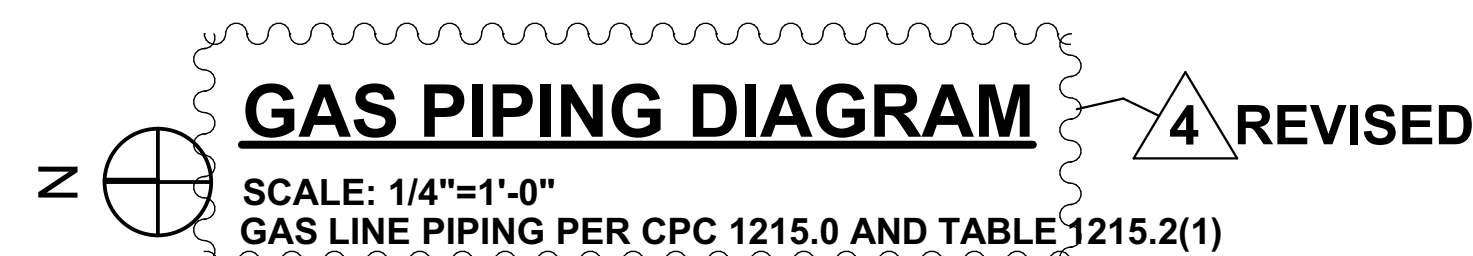
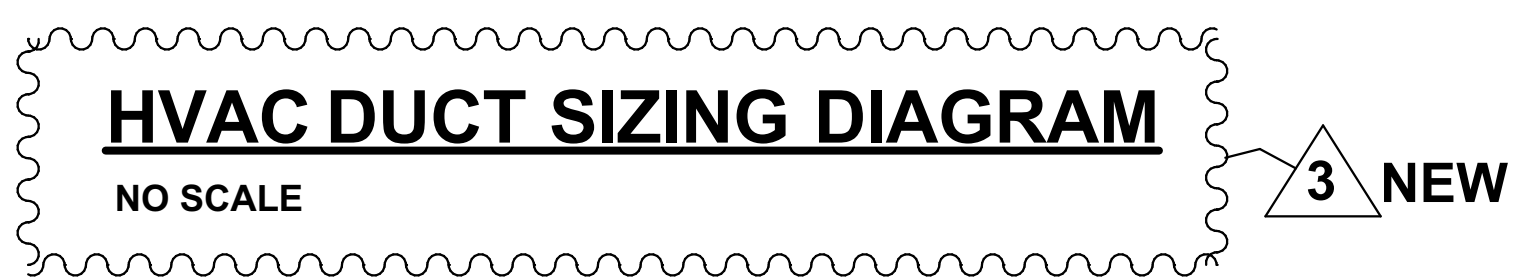


Exhibit D

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accomodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box a the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Do not enter
words or
symbols

Calculation Tips

Enter either	
Estimated % of roof to be modified	
or	
Area of Existing Roof	1530 SF
Total Modified Area of Roof	1530 SF
	100%

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either	
Estimated % of exterior walls to be modified	
or	
Total length of <u>existing</u> exterior walls	196 LF
Total length of <u>modified</u> exterior walls	196 LF
	100%

Exterior Walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either	
Estimated % of floor area to be modified	
or	
Total area of <u>existing</u> floors	1530 SF
Total area of <u>modified</u> floors	102 SF
	7%

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Exhibit D

Foundations

Enter either

Estimated % of foundations to be modified	
---	--

or

Perimeter Foundations		
Total length of <u>existing</u> perimeter foundation	196	LF
Total length of <u>modified</u> perimeter foundation	40	LF
Area of first floor supported by perimeter foundation	1530	SF
Slab Foundations		
Total area of <u>existing</u> slab foundation	0	SF
Total area of <u>modified</u> slab foundation		SF
Area of first floor supported by slab foundation		SF
Pier and Grade Beam Foundation		
Total length of <u>existing</u> pier and grade beam foundation	0	LF
Total length of <u>modified</u> pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF
		20%

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing.

Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary

Roof Modification (15%)	15%
Exterior Wall Modification (65%)	65%
Floor Framing Modification (10%)	1%
Foundation Modification (10%)	2%
	83%

For Planning Staff Only

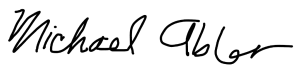
If structural modifications exceed the level of modification indicated below, a discretionary application is required.

- ☐ 65%
 ☐ Other*
 ☐ 50%
 ☐ No Maximum*

*Explain: _____

APN: _____ Owner Name: _____ Date: _____

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

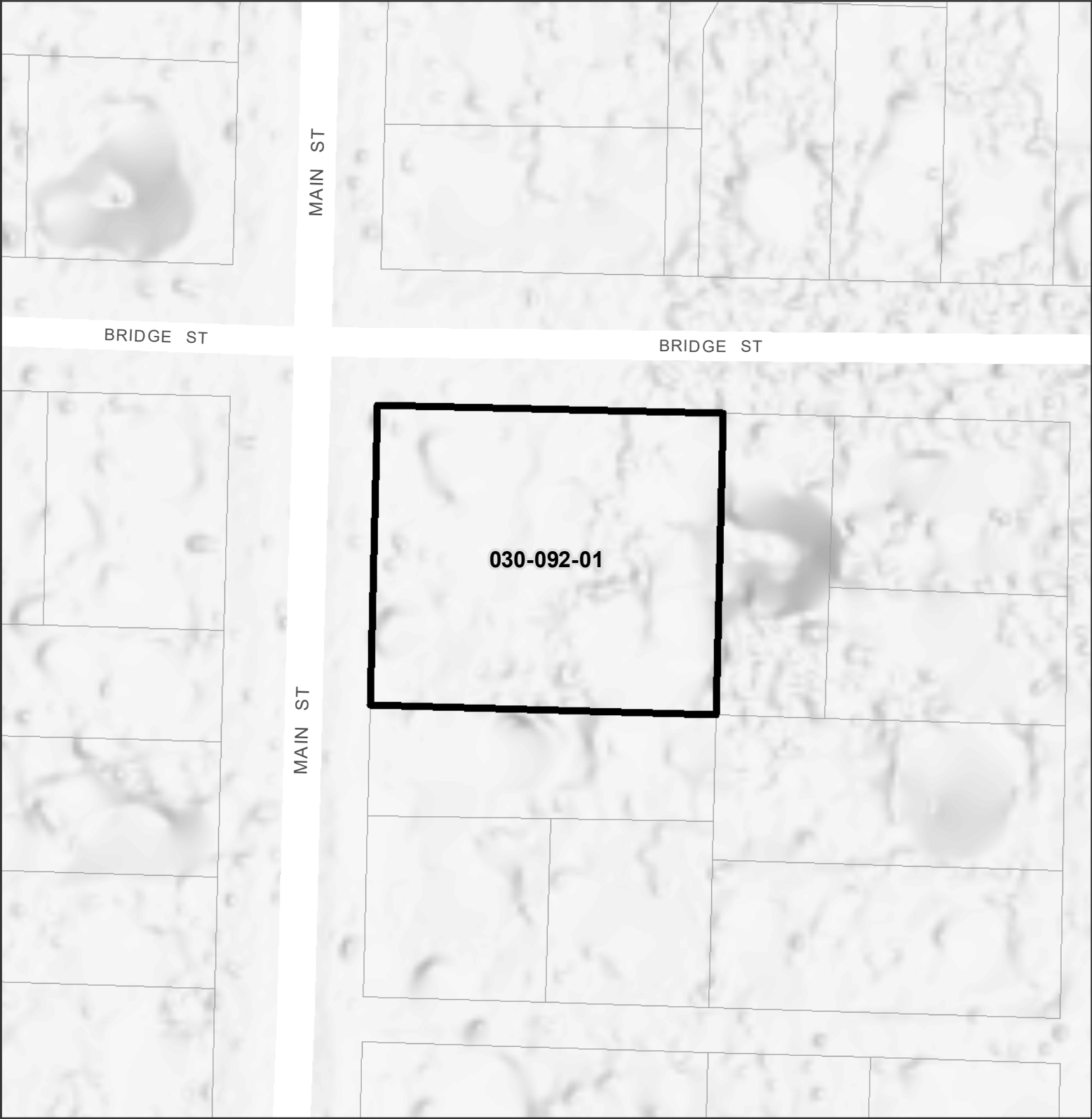

 Signature

Michael Abler, West Designs
 Print Name



Exhibit D

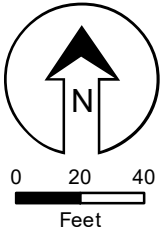


Parcel Location Map



Parcel: 03009201

-  Study Parcel
-  Assessor Parcel Boundary

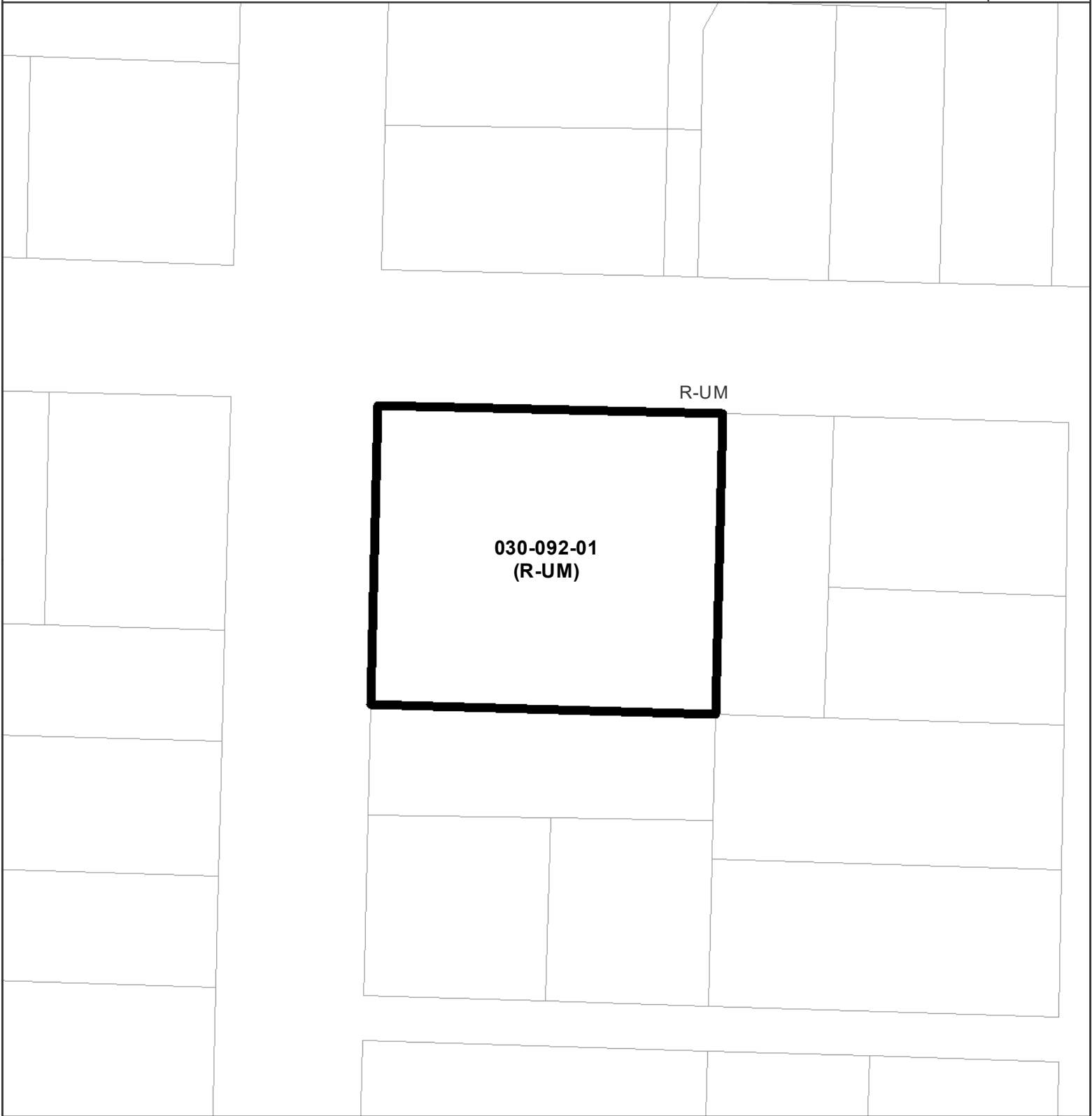




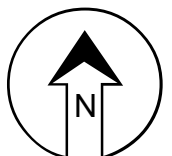
Parcel General Plan Map



Mapped
Area



☐ R-UM *Res. Urban Medium Density*

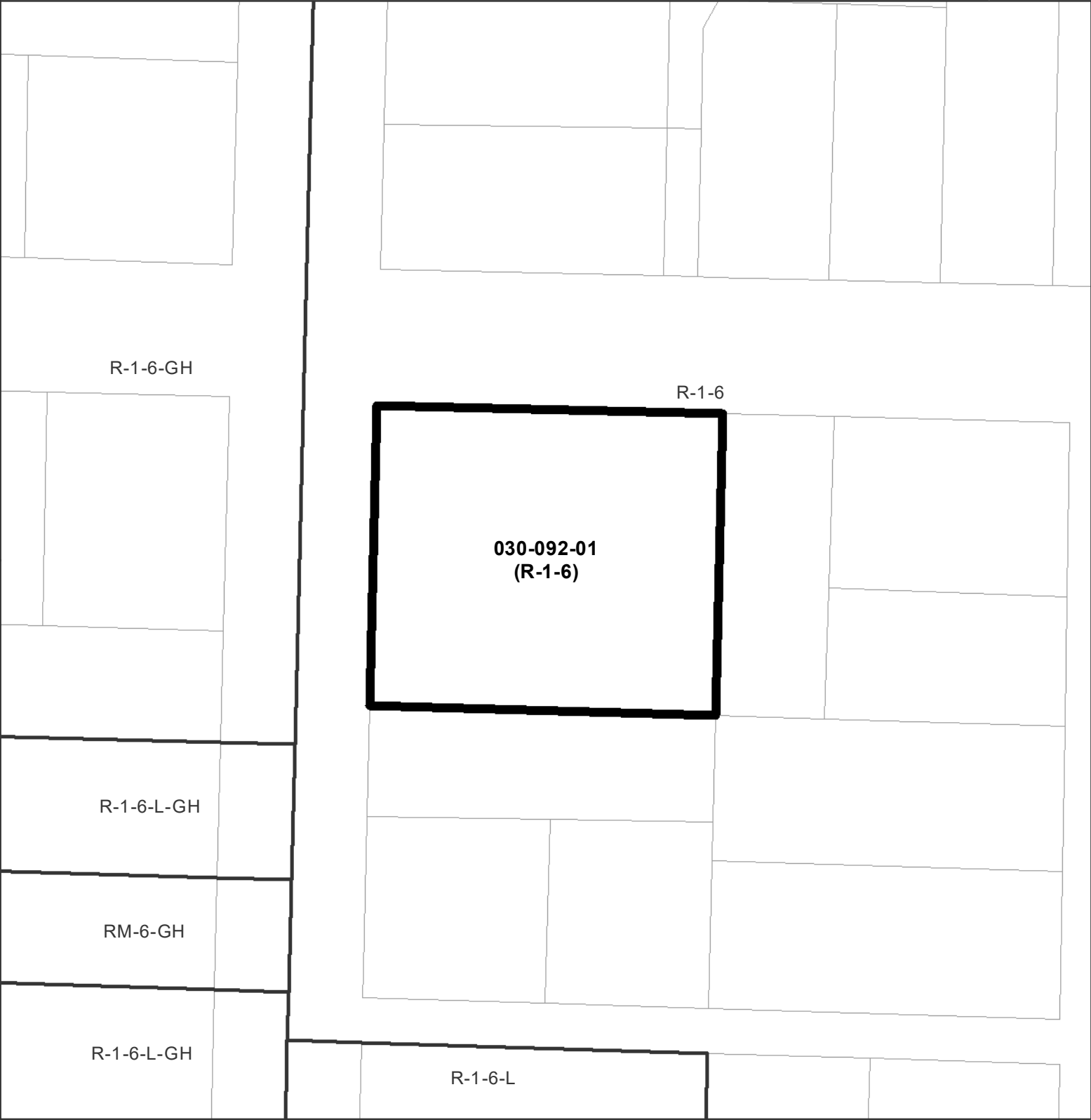


0 20 40
Feet

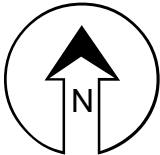
Exhibit E



Parcel Zoning Map



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



30-09

96-101

47MB48
7/8/1974

Exhibit E

Assessor's Map No. 30-09
County of Santa Cruz, Calif.
September, 1998

Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation
Fire District: Central FPD
Drainage District: Flood Zone 5

Parcel Information

Parcel Size: 20,603.88 square feet
Existing Land Use - Parcel: R-1-6
Existing Land Use - Surrounding: R-1-6 GH and R-1-6-L
Project Access: Bridge Street
Planning Area: Soquel
Land Use Designation: R-UM (Urban Residential – Medium Density)
Zone District: R-1-6 (Single-Family Residential, 6,000 square foot minimum)
Coastal Zone: Inside X Outside
Appealable to Calif. Coastal Comm.: Yes X No

Technical Reviews: NA

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: No physical evidence on site