FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

window and trim color:

X SELECTION

DARK BRONZE

OTHER WINDOW COLOR

WHITE

SIZE OF EXISTING SERVICE

SIZE OF NEW SERVICE

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

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

DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS?

site / soils / foundation information

DOES THE SITE CONTAIN ANY KNOWN GEOTECHNICAL HAZARDS?

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

DOES THE PROJECT INCLUDE RETAINING WALLS?

ITEMS CHECKED IN SHADED BOXES ABOVE REQUIRE ADDITIONAL

S THE PROJECT SITE FLAT?

INFORMATION TO ENSURE CODE COMPLIANCE

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

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

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

roof material:

MINIMUM 2-1/2:12 ROOF SLOPE.

COLOR OF ARCHITECTURAL GRADE SHINGLES

OTHER ROOF MATERIAL / COLOR / ICC / UL:

X SELECTION

MODERN

RANCH

X SELECTION(S)

STUCCO / COLOR

STONE VENEER / COLOR

WOOD SIDING / COLOR

FIBER CEMENT - SIDING / COLOR

exterior wall material:

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

BUILDING INSPECTOR 'LENGTH) GAS CALCULATIONS NEW) OVEN & RANGE 'LENGTH) & OVEN 65 CFH TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 100,000 BTU/h 100 CFH PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE 1" 1¼" 1½" 44 92 173 355 532 1,020

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL. City of Marina Pre-Approved **ADU Program** revisions description Title Sheet

CITY OF MARINA ONLY. THIS IS A LIMITED SE

July 2024

Studio

project no. Marina ADU

DESIGN PATH STUDIO drawn by

DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT.
DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE
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CONSTRUCTION DOCUMENTS IF THE PERMIT HAS
EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT

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WILL BE AT THE RECIPIENT'S RISK AND FULL
LEGAL RESPONSIBILITY. FURTHERMORE, THE
RECIPIENT WILL, TO THE FULLEST EXTENT
PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD
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City of Marina Pre-Approved ADU Program

description

Exterior Style Options

July 2024

project no. Marina ADU

DESIGN PATH STUDIO



PROPERTY LINES.

CONTACT THE LOCAL UTILITY COMPANIES AND/OR RIVERSIDE COUNTY ENVIRONMENTAL HEALTH (FOR SEPTIC SYSTEMS) REGARDING WATER SERVICE, GAS, AND ELECTRIC.

DRAINAGE NOTE

NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES.WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.

EARTHWORK NOTE

GRADING PERMITS ARE NOT REQUIRED FOR: A. AN EXCAVATION BELOW THE EXISTING FINISHED GRADE FOR RE-COMPACTION WITHIN THE BUILDING ZONE (WITHIN FIVE FEET OF FOOTINGS) OR FOR BASEMENTS AND FOOTINGS FOR A BUILDING, MOBILE HOME, RETAINING WALL, SEPTIC SYSTEM, WELL OR STRUCTURE AUTHORIZED BY A BUILDING PERMIT. THIS SHALL NOT EXEMPT ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATION OR EXEMPT ANY EXCAVATION HAVING AN UNSUPPORTED HEIGHT GREATER THAN TWO FEET AFTER THE COMPLETION OF SUCH STRUCTURE. REGARDLESS OF EXEMPTION, THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED OF

H. AN EXCAVATION NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES AND WHICH: (A) IS LESS THAN TWO FEET IN VERTICAL DEPTH OR (B) DOES NOT CREATE A CUT SLOPE GREATER THAN THREE FEET IN VERTICAL HEIGHT AND STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1). THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED, SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH

A FILL LESS THAN ONE FOOT IN VERTICAL DEPTH, PLACED ON NATURAL TERRAIN WITH A SLOPE FLATTER THAN FIVE HORIZONTAL TO ONE VERTICAL (5:1), OR LESS THAN THREE FEET IN DEPTH, NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES, WHICH DOES NOT EXCEED FIFTY CUBIC YARDS ON ANY SITE AND DOES NOT OBSTRUCT A DRAINAGE COURSE. THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED, SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH GRADING.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE

EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX.VEGETATIVE COVER. JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES

MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

SILT FENCING, FIBER ROLLS, DETENTION BASINS) MUST BE IN PLACE TO PREVENT ERODED SOIL FROM

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE

NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCIA) SHALL BE ALLOWED. DCIA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN. MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPED AREAS THAT ARE DESIGNED FOR BMP'S SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A CITY PERMIT. RAIN GUTTERS FOR STORM WATER POLLUTION CONTROL PURPOSES, ALL RUNOFF FROM ALL ROOF DRAINS SHALL DISCHARGE ONTO GRASS AND LANDSCAPE AREAS PRIOR TO COLLECTION AND DISCHARGE ONTO THE STREET AND/OR INTO THE PUBLIC STORM DRAIN SYSTEM. GRASS AND LANDSCAPE AREAS DESIGNATED FOR STORM WATER POLLUTION CONTROL SHALL NOT BE MODIFIED WITHOUT A PERMIT

EXISTING SWIMMING POOL REQUIREMENTS

WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA OR THE REMODELING OF AN EXISTING SWIMMING POOL OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES:

(1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME. (2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND

SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE. (3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921. (4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN." (5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT

ACCESS TO THE SWIMMING POOL OR SPA. (6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY

FEATURE. (7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS

(B) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL

SITE NOTES

THE APPLICANT SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING PROPERTY LINES, YARDS, DIMENSIONED SETBACKS, EASEMENTS, UTILITIES STREETS, EXISTING AND PROPOSED BUILDINGS, MINIMUM SEPARATION FROM EXISTING STRUCTURES, AND FUEL MODIFICATION ZONES IF APPLICABLE

WHEN REQUIRED, THE APPLICANT SHALL IMPLEMENT SITE DESIGN STORMWATER BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) CONCEPTS SUCH AS IMPERVIOUS AREA DISPERSION. DRAINAGE TO NATURAL VEGETATION, REDUCTION IN IMPERVIOUS SURFACES, BREAKING UP HARDSCAPE AREA, ETC. SEE OPTION 'A' OR 'B'.

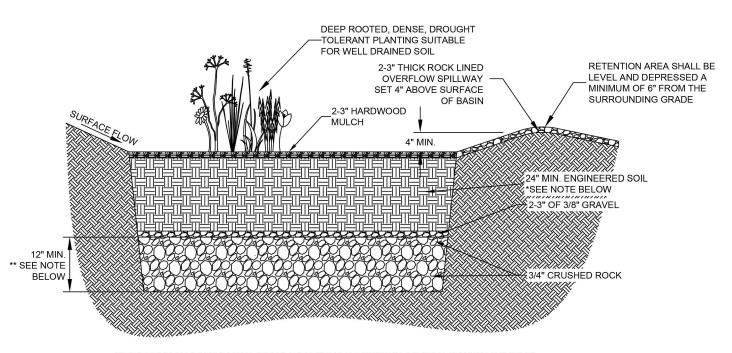
PER MARINA MUNICIPAL CODE SECTION 8.46, SHOULD THE PROJECT SCOPE DISTRUB AN AREA OF EITHER 2,500 SQ. FT OR 50 CUBIC YARDS THE APPLICANT WILL REQUIRE TO SUBMIT TO THE ENGINEERING DIVISION A GRADING PERMIT. PERMIT REGULATIONS AND SUBMITTAL REQUIREMENTS CAN BE OBTAINED FROM THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION SUBMISSION

ALL DEVELOPMENT AND REDEVELOPMENT PROJECTS DISTURBING MORE THAN FIFTY CUBIC YARDS, OR TWO THOUSAND FIVE HUNDRED SQUARE FEET MUST RETAIN ONE HUNDRED PERCENT OF ALL STORM WATER RUNOFF FOR THE ONE-HUNDRED-YEAR STORM EVENT IN ACCORDANCE WITH THE LATEST CITY DESIGN STANDARDS THE PROJECT STORM WATER RETENTION SYSTEM SHALL INCORPORATE ON-SITE STORM WATER MANAGEMENT SYSTEMS (E.G., STRUCTURAL AND/OR NONSTRUCTURAL) TO MINIMIZE RUNOFF AND POLLUTANTS AND PROVIDE PERMANENT STORM DRAINAGE TO CONTROL, MANAGE RETAIN, TREAT, INFILTRATE AND DISPOSE OF (1) ON-SITE STORM DRAINAGE FOR THE PROJECT; AND (2) ANCILLARY STREET AND SITE DRAINAGE FROM THE ADJOINING STREETS AND SITES AS STIPULATED IN APPROVED PROJECT PLANS. THE DESIGN STANDARDS FOR STORM WATER FOR THE CITY OF MARINA EXCEEDS THE REQUIREMENTS SPECIFIED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD'S ADOPTED ORDER R3-2013-0032.

THESE REQUIREMENTS MAY INCLUDE A COMBINATION OF STRUCTURAL AND NONSTRUCTURAL BMPS. AND MAY INCLUDE REQUIREMENTS TO ENSURE THE PROPER LONG-TERM OPERATION AND MAINTENANCE OF THESE BMPS.

THE SUBMISSION OF ANY BUILDING, GRADING AND/OR DEVELOPMENT APPLICATIONS/PLANS SHALL INCLUDE ADEQUATE PROVISIONS TO PREVENT THE DISCHARGE OF POLLUTANTS BOTH ON AND OFF A CONSTRUCTION SITE. AT A MINIMUM THESE PROVISIONS SHALL INCLUDE: (1) FOR SITES THAT INCLUDE GROUND DISTURBING ACTIVITIES APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES; AND (2) SOIL STABILIZATION MEASURES; (3) WHERE PUMPING OF GROUND WATER MAY BE NECESSARY THE INCLUSION OF APPROPRIATE DEWATERING CONTROL MEASURES; (4) SITE-SPECIFIC SOURCE CONTROLS TO PREVENT THE RELEASE AND DISCHARGE OF ANY POLLUTANTS; AND (5) APPROPRIATE POLLUTION PREVENTION CONTROL MEASURES TO PREVENT THE RELEASE AND DISCHARGE OF ANY POLLUTANTS PER INDUSTRY ACCEPTABLE STANDARDS AS DEEMED APPROPRIATE BY THE CITY

BIORETENTION DETAIL FOR STANDARD PROJECTS ONLY



*BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL. **3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 12" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE BASIN.

THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON CITY OF ENCINITAS BMP DESIGN MANUAL CALCULATIONS.

STORMWATER POLLUTION CONTROL BMP NOTES RELATIVE TO CONSTRUCTION ACTIVITIES

CONCRETE WASHOUT

CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS

A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES

A SPECIFIC AREA AWAY FROM GUTTERS AND STORMD RAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL

EROSION CONTROL MUST BE PROVIDED FOR ALL EROSIVE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX. NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER

DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE

CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP DECREASE EROSION. TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING

ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL. PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.

WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED. ON-SITE CONSTRUCTION MATERIAL STORAGE STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR

SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PARING MATERIALS, ASPHALT CONCRETE, AGGREGATE BASE, ETC, STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING

CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF MARINA SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF MARINA STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT

MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.

IOTE: NO FILTER FABRIC IS TO BE USED IN THIS SECTION.

HARDWOOD MULCH, AND 20-30% TOPSOIL.

OF ENGINEERING SERVICES.

NO SEEPAGE FROM DUMPSTERS SHALL BE DISCHARGED INTO STORMWATER. BERMS/DIKES SHALL BE PLACED AROUND DUMPSTERS

(B) EXAMPLE BMP

SWALE SHALL BE PLANTED WITH

PLANTS THAT ARE NOT PRONE TO -

ADEQUATE GROUNDCOVER OR TURF.

BLOCKING THE DRAINAGE FLOW MAY

ALSO BE PLANTED ON SIDE SLOPES.

MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE

POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.

PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMDRAIN INLETS ON PERVIOUS SURFACES.

ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORMDRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE

THE FOLLOWING DISCHARGES INTO THE STORM DRAIN SYSTEM ARE PROHIBITED

DISCHARGES THAT COULD HAVE AN IMPACT ON HUMAN HEALTH OR THE ENVIRONMENT, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE;

DISCHARGES THAT EXCEED ANY APPLICABLE WATER QUALITY STANDARD CONTAINED IN THE BASIN PLAN; AND DISCHARGES CONTAINING A HAZARDOUS SUBSTANCE EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY LISTED IN

MATERIALS THAT CAN CAUSE OR CONTRIBUTE TO POLLUTION OR A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARD INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENTS, SOLID OR LIQUID CHEMICALS SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES OR HERBICIDES, WOOD PRESERVATIVES OR SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO

VEHICLE/EQUIPMENT WASH WATER OR CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING: AND CHLORINATED POTABLE WATER LINE FLUSHING.

UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A STORMWATER PERMIT, ALL NONSTORMWATER

DURING CONSTRUCTION, TEMPORARY STORAGE OF SUCH MATERIALS, IDENTIFIED ABOVE, MUST OCCUR IN A DESIGNATED AREA, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUN OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL. STATE. AND FEDERAL REQUIREMENTS.

UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A SEPARATE NPDES PERMIT, DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOLIDS VIA SURFACE EROSION IS PROHIBITED.

VEGETATED SWALE

— PER PLAN –

→ 24" MIN. →

*"ENGINEERED SOIL" LAYER SHALL BE MINIMUM 6" DEEP "SANDY LOAM" SOIL MIX WITH NO

MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR

NOTE: VEGETATED SWALES ON GRADES OF MORE THAN 2.5% MUST INSTALL CHECK DAMS TO

LIMIT THE SLOPE OF THE SWALE TO 2.5% UNLESS OTHERWISE APPROVED BY THE DIRECTOR

_PER PLAN 🎒

TURF REINFORCEMENT MAT

6" MIN ENGINEERED SOIL

*SEE NOTE BELOW

2" MIN. 3/8" GRAVEL

16" MIN. 3/4" CRUSHED ROCK

IF APPLICABLE

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION

TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL.

TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE.

40 CFR PARTS 117 AND 302; AND

FRAGMENTS; FUELS, OILS, LUBRICANTS, OR HYDRAULIC, RADIATOR AND BATTERY FLUIDS; FERTILIZERS;

DISCHARGES REQUIRE PRIOR APPROVAL BY THE LOCAL STORMWATER AGENCY OR THE STATE BOARD.

FIRE NOTES

1. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FORM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION

3. SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET. **EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY**

HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE MINIMUM OF 20 FEET OF UNOBSTRUCTED IMPROVED WIDTH. 2. SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH.

FIRE ACCESS ROADWAYS

 SURFACE FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS NOT LESS THAN 75,000 LBS AND SHALL BE PROVIDED WITH AN APPROVED PACED SURFACE TO

PROVIDE ALL-WEATHER DRIVING CAPABILITIES. GATED ENTRANCES WITH CARD READERS, GUARD STATIONS OR CENTER MEDIANS, WHICH WILL HAVE SEPARATED LANES OF ONE-WAY TRAFFIC, SHALL BE NOT LESS THAN 14 FEET WIDE PER LANE.

 EXISTING LEGAL LOTS THAT HAVE EASEMENTS ACCESS ROADWAYS LESS THAN 20 FEET WIDE THAT PROVIDE PRIMARY ACCESS TO OTHER LOTS SHALL RECORD A COVENANT GRANTING EASEMENT RIGHTS FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES AND SHALL RELINQUISH RIGHTS TO BUILD ANY BUILDING, WALL, FENCE, OR OTHER STRUCTURE WITHIN 5 FEET OF THE EXISTING ACCESS EASEMENT. ALL DEAD END FIRE APPARATUS ACCESS ROADWAY IN EXCESS OF 150 FEET IN LENGTH SHALL BE

PROVIDED WITH AND APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. ACCESS ROADS SERVING MORE THAN (4) FOUR DWELLING UNITS SHALL BE PROVIDED WITH A CUL-DE-SAC. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC SHALL BE 36 FEET CURB LINE TO CURB LINE WITH NO PARKING. ALTERNATE TYPES OF TURN-AROUND (HAMMERHEADS, ETC.) MAY BE CONSIDERED BY THE FIRE MARSHAL AS NEEDED TO ACCOMPLISH THE INTENT OF THE FIRE CODE.

4. SECURITY GATES: AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. WHERE THIS SECTION REQUIRES AN APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAW ENFORCEMENT PERSONNEL. (CFC SECTION 503.6 AMENDMENT)

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE

GENERAL NOTES

THAN 13 FEET 6 INCHES.

1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS 7. CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS AND NOTES NOT SHOWN. 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL 8.

EXTERIOR DOOR AND WINDOW REFERENCES AND

ALL FIRE APPARATUS ROADS ACCESS ROADS SHALL HAVE

AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS

- LOCATIONS. 3. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD
- THE PLANNED WALL FINISH THICKNESS TO THE 9. FOUNDATION SETBACK. 4. NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS. SPAS, WALLS, FENCES, PATIO COVERS AND OTHER 10. PROJECTIONS, INCLUDING EAVES, MUST BE AT FREESTANDING STRUCTURES REQUIRE SEPARATE
- **REVIEWS AND PERMITS** 5. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
- 6. ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC
- DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS,
- STRUCTURES, LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA, DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM ADMINISTRATIVE CODE SECTION 302. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS.

LEAST 24" FROM PROPERTY LINES.

STREETS, EXISTING AND PROPOSED BUILDINGS, AND

GREEN BUILDING CODE NOTES

- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT
- 2. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.
- VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
- MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3
- PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS
- 7. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
- 8. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
- 9. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4,408,2.
- CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE 10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0

11. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED,

12. BATHROOM FANS SHALL BE ENERGY STAR RATED. VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.

AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1

DIVISION 2 - SITEWORK

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

2. SITE CLEARING

CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO STARTING WORK. 3. LINES AND LEVELS

THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING

PURPOSES, THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED

4. SHORING IS TO BE PROVIDE AS REQUIRED

5. EARTH WORK

ON THE SITE PLAN.

a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF **ENCINITAS GRADING ORDINANCE**

b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION. c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE

DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: . THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY

ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR

CITY OF MARINA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY (MARINA BUILDING DEPARTMENT. BUILDING CODES OO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS

EXPIRED OR IS REVOKED AT ALL. . THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY , REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS MILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW. DEFEND. INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM AN' LISE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR ONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS NDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT T COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

City of Marina
Pre-Approved **ADU Program**

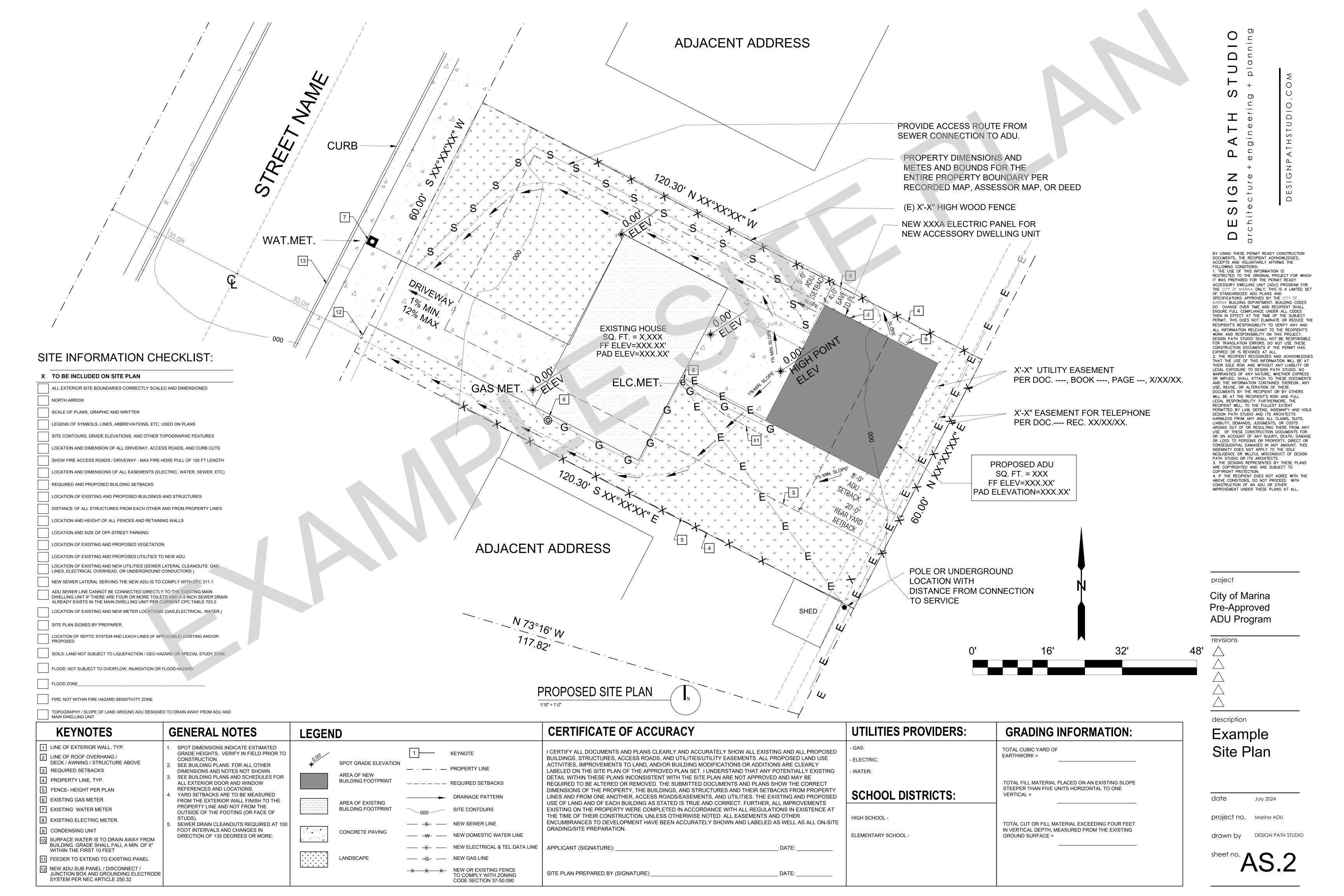
revisions

description

July 2024

project no. Marina ADU

DESIGN PATH STUDIO



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

feet away from the foundation.

painting, grading around the building, etc.

space around residential structures.

and what methods an occupant may use to maintain the relative humidity level in that range.

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks

Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic

compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in

prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17,

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

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

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

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

(Emission testing method for California Specification 01350)

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

tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

commencing with section 94507.

1. Manufacturer's product specification.

2. Field verification of on-site product containers.

shall comply with local or regional air pollution control or air quality management district rules where

applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.

units of product, less packaging, which do not weigh more than 1 pound and do not consist of more

than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including

1. Product certifications and specifications. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency. 4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section. **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the I. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a a. Humidity controls shall be capable of adjustment between a relative humidity range less than or REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of b. A humidity control may be a separate component to the exhaust fan and is not required to be **VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings integral (i.e., built-in) with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, 4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

> **Exception:** Use of alternate design temperatures necessary to ensure the system functions are **INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

Equipment Selection), or other equivalent design software or methods.

702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

by the enforcing agency. Documentation shall include at least one of the following:

by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard

formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.),

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested

composite wood products used on the interior or exterior of the buildings shall meet the requirements for

. State certified apprenticeship programs. Public utility training programs.

3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the

responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems.

Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

- 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade.
- 4. Other programs acceptable to the enforcing agency.

1. Special inspectors shall be independent entities with no financial interest in the materials or the

project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

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

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

703 VERIFICATIONS

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

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: . THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH T WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR CITY OF MARINA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF MARINA BUILDING DEPARTMENT. BUILDING CODES OO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE

CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO, NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH

CONSTRUCTION OF AN ADU OR OTHER

IMPROVEMENT UNDER THESE PLANS AT ALL.

ADU Program

revisions

description

July 2024

project no. Marina ADU

DESIGN PATH STUDIO drawn by

2. Operation and maintenance instructions for the following: **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1. WaterSense Specification for Showerheads. a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one appliances and equipment. receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by b. Roof and yard drainage, including gutters and downspouts. Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only c. Space conditioning systems, including condensers and air filters. Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) allow one shower outlet to be in operation at a time. Landscape irrigation systems. e. Water reuse systems. See California Department of Public Health's website for certification programs and testing labs. **Note**: A hand-held shower shall be considered a showerhead. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.

application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. **301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1 et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] - NOT USED **SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. - NOT USED DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS:** Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development Low Rise High Rise Additions and Alterations CHAPTER 4 RESIDENTIAL MANDATORY MEASURES **SECTION 4.102 DEFINITIONS** The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also 4.106 SITE DEVELOPMENT **4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 2. Water collection and disposal systems 3. French drains Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater **Exception**: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. - NOT USED 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. - NOT USED 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. - NOT USED DIVISION 4.2 ENERGY EFFICIENCY **4.201 GENERAL 4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in

the application checklists contained in this code. Voluntary green building measures are also included in the

CHAPTER 3

GREEN BUILDING

SECTION 301 GENERAL

METERING FAUCETS WATER CLOSET URINALS Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3,

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

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

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

4.303.1.2 Urinals. - NOT USED

4.303.1.3 Showerheads

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

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

not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. - NOT USED

4.303.1.4.3 Metering Faucets. - NOT USED

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

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

4.303.1.4.5 Pre-rinse spray valves. - NOT USED

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

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

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1. AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE **FIXTURE TYPE** FLOW RATE SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 LAVATORY FAUCETS (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI USE AREAS 1.8 GPM @ 60 PSI KITCHEN FAUCETS

0.125 GAL/FLUSH 4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE **EFFICIENCY**

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in 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

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

management ordinance. **Exceptions:**

Excavated soil and land-clearing debris.

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably

3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as

necessary and shall be available during construction for examination by the enforcing agency. Identify the construction and demolition waste materials to be diverted from disposal by recycling,

reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).

Identify diversion facilities where the construction and demolition waste material collected will be 4. Identify construction methods employed to reduce the amount of construction and demolition waste

Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

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

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined

lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined

weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

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

> 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in

documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

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

disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the

- AND CURRENT CPC, CMC AND CEC CODES DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY
- VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK

OF MARINA

- ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
- SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF MARINA BUILDING INSPECTOR
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS.
- APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL
- APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- 10. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.
- 11. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.
- SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED BY THE LOCAL JURISDICTION, THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CBC SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH CBC SECTION 1803.6. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED

ROOF NOTES

- FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
- UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
- ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION R902.1 THROUGH R902.4.
- ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
- CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3.
- SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
- THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
- BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
- MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).
- MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF 17. NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
- SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
- A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS ON SHEET T1.1 THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING

ROOF NOTES (CONT'D)

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

PER SECTION R806.5/EM3.9.6: a. WHERE ONLY AIR-IMPERMEABLE IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. b. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCT. SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING w/ MIN. R VALUE BASED ON **CLIMATE ZONE PER TABLE R806.5** c. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCT. ROOF SHEATHING W/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5.FOR CONDENSATION CONTROL

FLOOR PLAN NOTES

- ALL DIMENSIONS TO FACE OF STUD, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
- REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN
- ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES. **ROOF GUTTERS**
- STYLE A . INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1,#2 & #3,GUTTER. PAGE 6 - 11, WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. GUTTER: SIZE; PAGES 1,2, 3, 4, 5 &6, CHARTS#1,#2,#3,#4,#5#6 & 26.

STYLE: PLATE #2, STYLE A, PAGE 9 EXPANSION; PLATE #6, PAGE 16 &17 HANGING; PLATE #19, FIG. C, PAGE 43. **DOWN SPOUTS:**

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

- TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
- DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.

FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR

- IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF
- REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.
- ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW
- FORMALDEHYDE EMISSION STANDARDS. OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.
- WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2
- FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5)
- ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)
- FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.
- 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX ABOVE THE FLOOR.
- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.
- 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED, COMPOSTED.

FLOOR PLAN NOTES (CONT'D)

- VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED
- MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE 11 IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE | 13. OF THE LISTED METHODS LISTED IN CGC SECTION 4.505.3 PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED | 15 WITH THE APPROVED PLANS
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
- THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED. AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.
- SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE
- CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER | 4 METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMATION.
- NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION PER R327
- A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE 5 PROVIDED WITH REINFORCEMENT INSTALLED. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM 6 ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.

- C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE
- WALL FRAMING IS PROVIDED. F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES

MECHANICAL NOTES

ABOVE THE BATHTUB RIM.

- SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER **CURRENT PROTECTION.**
- WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
- SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)

MECHANICAL NOTES (CONT'D)

- WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10'
- FROM A FORCED AIR INLET. (CMC 502.2.1)
- ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7) THE MAX. AMOUNT OF WATER CLOSETS ON A 3"
- HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2) THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL
- DRAINAGE LINE IS 5. (CPC TABLE 703.2) PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
- PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0
- INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
- ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
- PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
- PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303. SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.
- ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]

ELECTRICAL NOTES

RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).

- ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B) THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1
- BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM. b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART.
- 210-8(A). WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6) PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE
- BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO BE HIGH EFFICACY. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION

REQUIRED TO HAVE ANY INSTALLED FIXTURE TO

FROM A RECEPTACLE OUTLET CEC 210.52(A)

OVERCURRENT PROTECTION.

- PHOTOCONTROL / MOTION SENSOR. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE
- SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
- A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150
- LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)

PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)

A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240 - VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)

ELECTRICAL NOTES (CONT'D)

- PER CEC 2022 150.0(N).1.A. IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
- BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
- A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP
- ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
- DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
- LUMINAIRE EFFICACY ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

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

- 1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- 2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS. AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. 3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR
- RATING OF 225 AMPS. 4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE

CONNECTION OF BACKUP POWER SOURCE. (T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL

- INCLUDE THE FOLLOWING: 1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- 2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

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

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

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

- 1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- 2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

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project

City of Marina Pre-Approved **ADU Program**

revisions

description

drawn by

General Notes

July 2024

project no. Marina ADU

DESIGN PATH STUDIO

FIRE SPRINKLER NOTES

1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU

THEN THE FOLLOWING NOTES APPLY.

2. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.

3. SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE

4. SECTION 903.2.01 ADDITIONS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3 MAY BE REQUIRED TO BE INSTALLED THROUGHOUT STRUCTURES WHEN THE ADDITION IS MORE THAN 50% OF THE EXISTING BUILDING OR WHEN THE ALTERED BUILDING WILL EXCEED A FIRE FLOW OF 1,500 GALLONS PER MINUTE AS CALCULATED PER SECTION 507.3. THE FIRE CODE OFFICIAL MAY REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BE INSTALLED IN BUILDINGS WHERE NO WATER MAIN EXISTS TO PROVIDE THE REQUIRED FIRE FLOW OR WHERE A SPECIAL HAZARD EXISTS SUCH AS: POOR ACCESS ROADS, GRADE, BLUFFS AND CANYON RIMS, HAZARDOUS BRUSH AND RESPONSE TIMES GREATER THAN 5 MINUTES BY A FIRE DEPARTMENT.

SECTION 903.2.01 REMODELS OR RECONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 MAY BE REQUIRED IF THE SCOPE OF WORK INCLUDES SIGNIFICANT MODIFICATION TO THE INTERIOR AND/OR ROOF OF THE BUILDING, AND THE COST OF THE INSTALLATION DOES NOT EXCEED 15 PERCENT OF THE VALUATION OF THE REMODEL.

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

7. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.

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

ABBREVIATIONS

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

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City of Marina Pre-Approved **ADU Program**

revisions

description

General Notes

July 2024

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10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE

11. FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED PER NOTE #13 12. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)

-SLIDING/SWINGING GLASS DOORS

EXTERIOR MODERN ELEVATION 1/4"=1'-0"

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

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

-GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)

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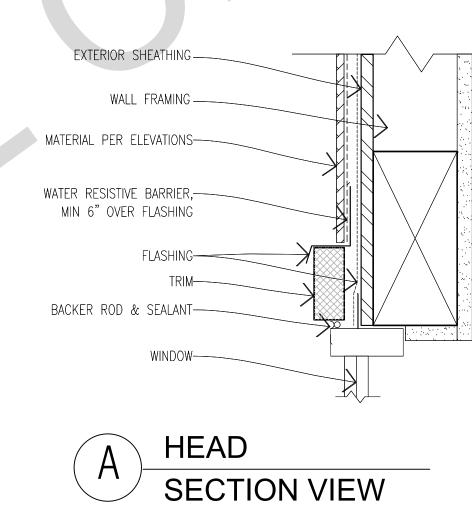
- -GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
- -GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
- -GLAZING IN GUARDS AND RAILINGS -GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
- 13. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
 - 1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR

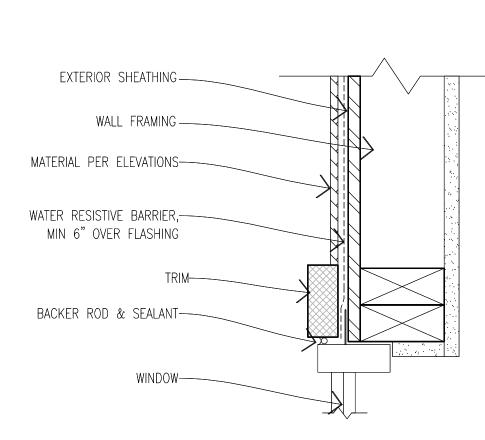
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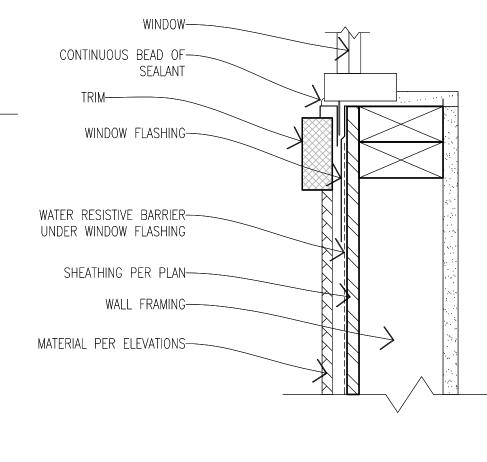
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3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- 6. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- 7. GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATNG-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE,
- 8. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
 - -SLIDING/SWINGING GLASS DOORS -GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - -GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
 - -GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
 - -GLAZING IN GUARDS AND RAILINGS
- -GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE 9. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
 - I. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - 3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
 - 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - 1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
 - 2. THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL
 - 3. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - 3.1 STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - 3.2 RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK.
 - EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN %" THICK.
 - 4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252. 5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
 - 6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.





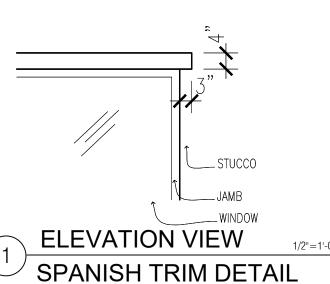


SILL **SECTION VIEW**



JAMB **PLAN VIEW**

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



Door & Window Schedules

description

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WORK AND RESPONSIBILITY ON THIS PROJECT.

DO CHANGE OVER TIME AND RECIPIENT SHALL

ENSURE FULL COMPLIANCE UNDER ALL CODES

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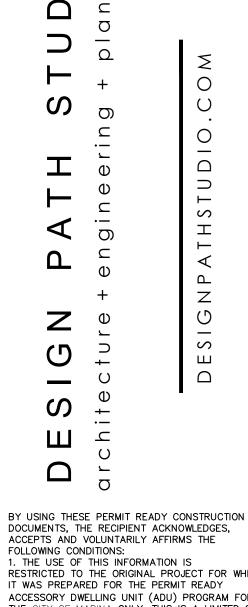
SPECIFICATIONS APPROVED BY THE CITY OF

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July 2024

project no. Marina ADU

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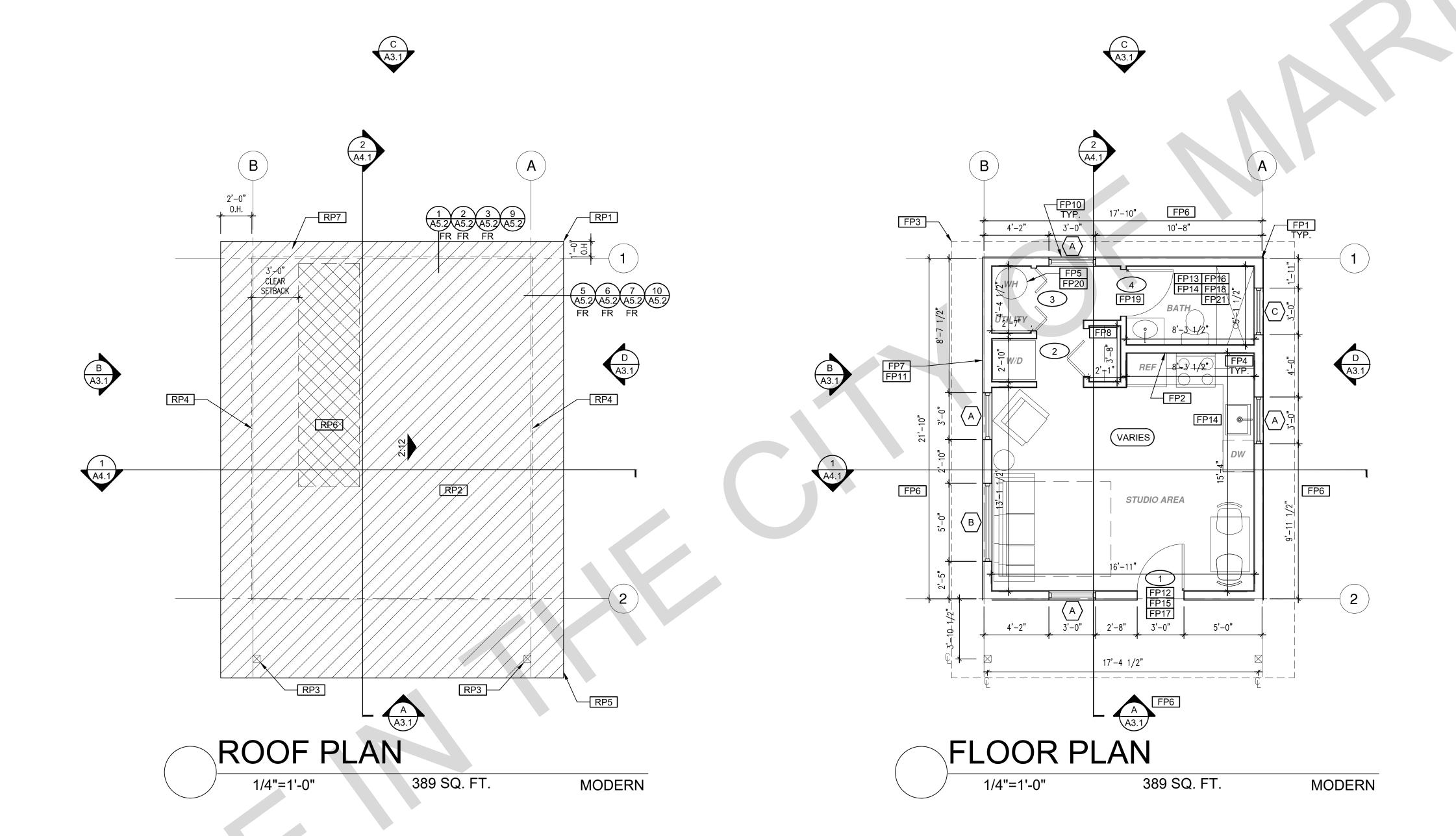
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Floor Plan/ Roof Plan Modern

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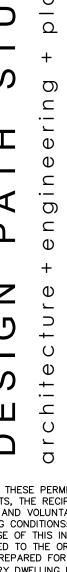
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CONVERT TO SQ. IN: <u>2.59 SF. x 144 = 373</u> SQ. IN.

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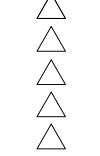
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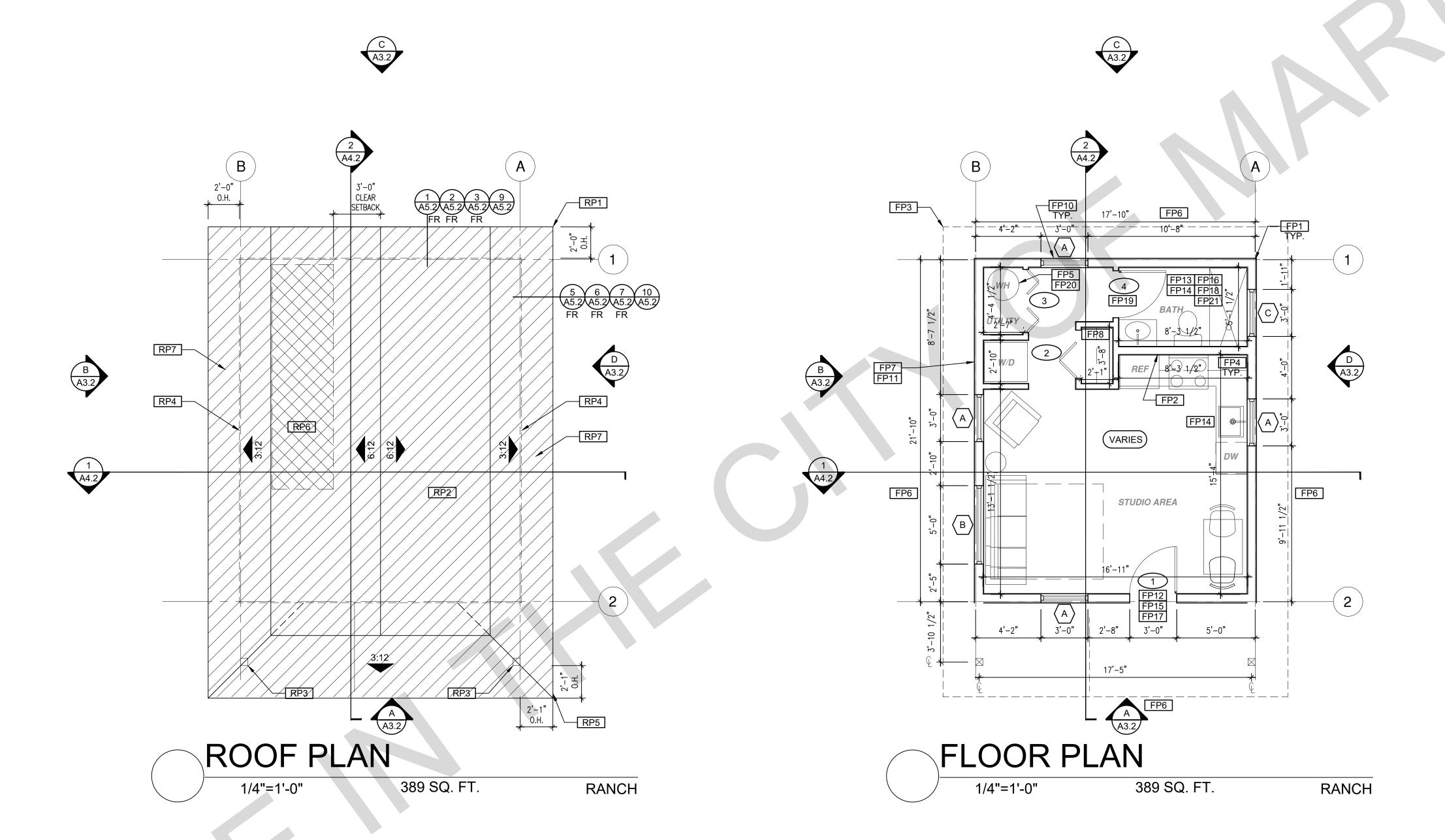
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Floor Plan/ Roof Plan Ranch

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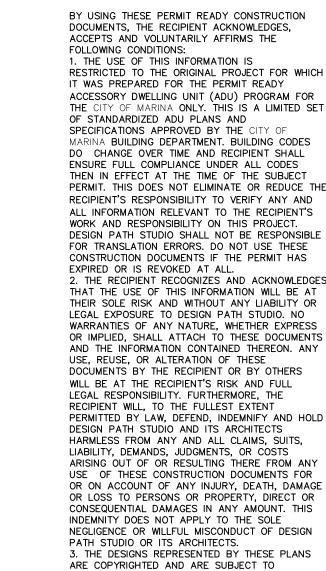
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ROOF KEYNOTES



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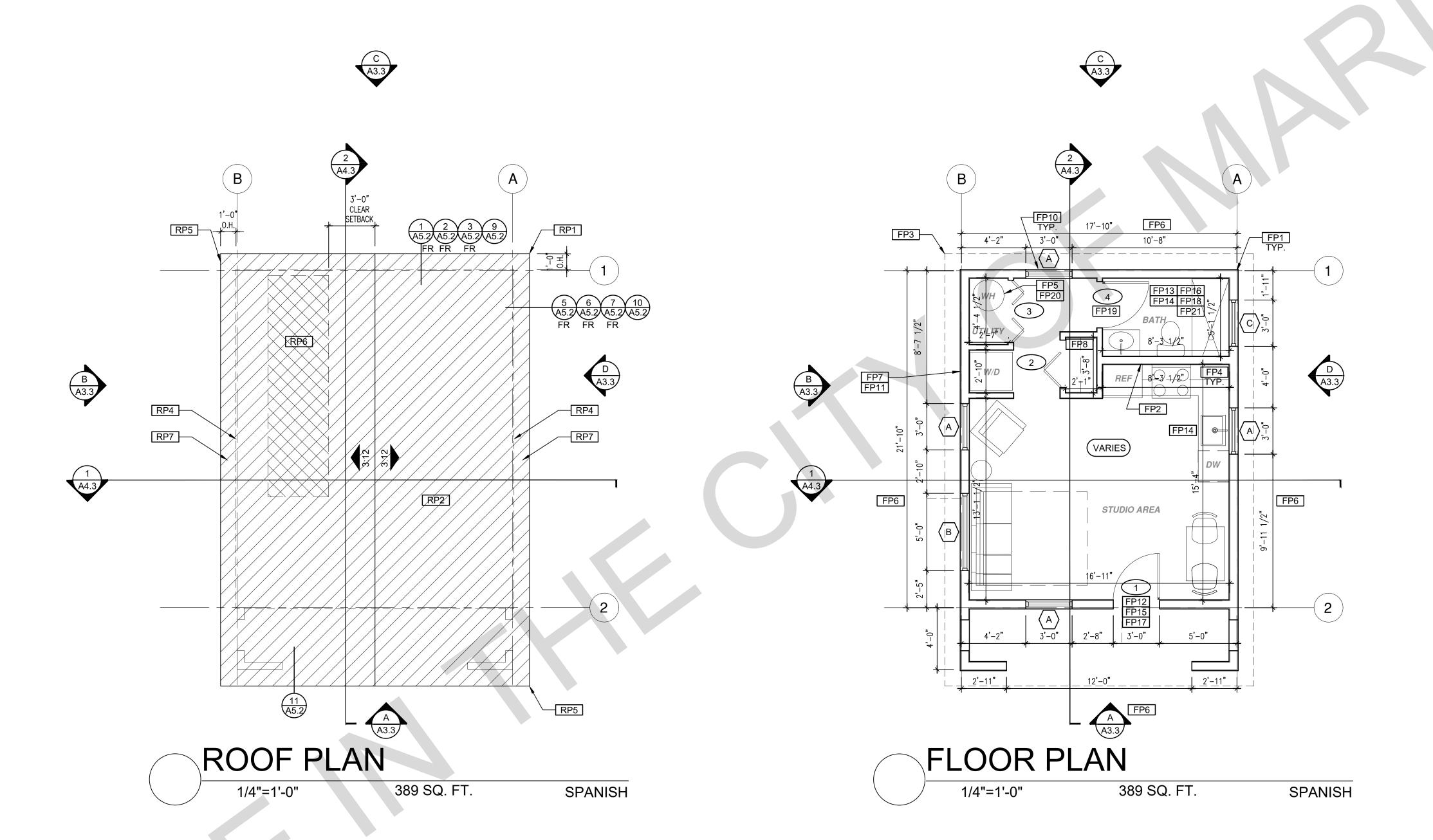
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WATER HEATER PER CEC 2022 SECTION 150.0(N) LANDINGS OR FINISHED FLOORS AT EGRESS DOOR FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL SEE MECHANICAL PLAN FOR VENTING SHALL NOT BE MORE THAN 1.5" LOWER THAN THE ROOFING ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH TOP OF THE THRESHOLD FOR OUTWARD SWINGING BE SIDE-HNGED AND SHALL PROVIDE A CLEAR WIDTH ENCLOSED RAFTER AREA. DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OF NOT LESS THAN 32 INCHES WHERE MEASURED ENCLOSED RAFTER AREA: 389 SF. BETWEEN THE FACE OF THE DOOR AND THE STOP, VENTILATION AREA REQUIRED: 389 SF./150SF.= 2.59 SF. WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE CONVERT TO SQ. IN: <u>2.59 SF. x 144 = 373</u> SQ. IN. MINIMUM VENTILATION AREA REQUIRED: <u>373</u> SQ. IN. NET FREE AREA DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES

IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP

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City of Marina Pre-Approved **ADU Program**

revisions

description

Mechanical/ Plumbing/ Electrical

Plan

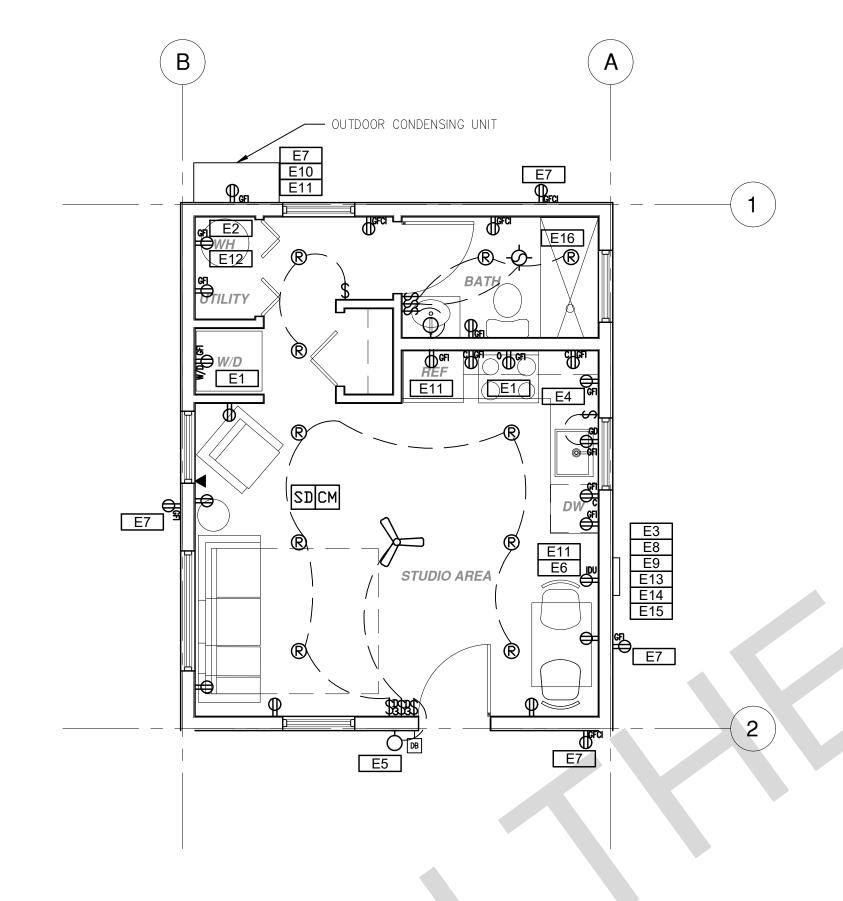
July 2024

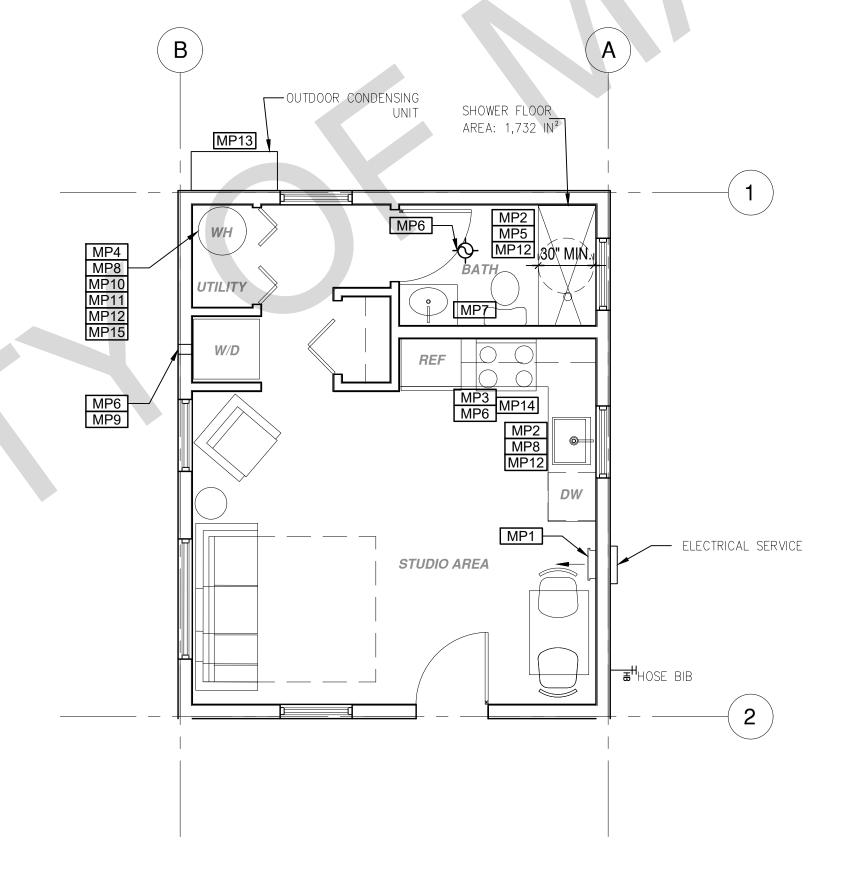
drawn by

project no. Marina ADU

DESIGN PATH STUDIO

RESIDENTIAL ENERGY LIGHTING REQUIREMENTS:ES 150.0(K) *BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. *ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.





ELECTRICAL PLAN

ALLOWABLE VOLTAGE DROP PER CEC 250.4

E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4

1/4"=1'-0"

STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE

ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS.

AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED

MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER

ABOVE THE CONTROLS WITH THE STRAPPING.

MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR

WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1"

MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

SUPPLY AIR DIFFUSER. WALL MOUNTED

THERMOSTAT

MECHANICAL / PLUMBING KEYNOTES ELECTRICAL KEYNOTES MECHANICAL LEGEND **ELECTRICAL LEGEND** MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH E1 DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN VERIES REQUIREMENTS WITH APPLIANCE E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING **MECHANICAL** FIRE DETECTION SWITCHING LIGHTING POWER/DATA MP1 INDOOR UNIT MINI SPLIT SYSTEM. 14' WITH MAXIMUM OF TWO 90° ELBOWS.EXHAUST VENT MUST OVEN. VERIFY REQUIREMENTS WITH APPLIANCE EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO SD SMOKE DETECTORS PER SECTION R314 OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE → TAMPER RESISTANT RECEPTACLE MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES CEILING, RECESSED, DIRECTIONAL, ZERO SPECIFICATIONS - ELECTRIC COOKTOP READY SWITCH, MOUNT AT 43" AFF THE EXTERIOR AND SHALL PROVIDE FIVE AIR LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE DETECTORS SHALL BE PERMANENTLY WIRED DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE WALL MOUNTED, 110 V DUPLEX U.O.N. REQUIREMENTS ARE TO BE IMPLEMENTED, SEE SHEET G0.2, CLEARANCE IC RATED LED BULB NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES THREE-WAY SWITCH CHANGES PER HOUR; SECTION 1203.3. CFM AND EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS WITH BATTERY BACKUP. SOUND AN ALARM GFI = WATER PROOF GFCI LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT ELECTRIC READY 150.0(u) FOR REQUIREMENTS CEILING, RECESSED, ZERO CLEARANCE IC NOISE RATING MAXIMUM 3 SONE FOR FOUR-WAY SWITCH THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT AUDIBLE IN ALL SLEEPING AREAS. ALARM CT = COOKTOP/ GRILL 240 V 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT INTERMITTENT USE. SHALL BE ENERGY STAR RATED DIMMER SWITCH DEVICES SHALL BE INTERCONNECTED IN SUCH A LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AND CONTROLLED BY A HUMIDISTAT CAPABLE OF CEILING, RECESSED, ZERO CLEARANCE IC VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS MANNER THAT THE ACTUATION OF ONE ALARM MOUNT 6" ABV COUNTER MW = MICROWAVE 110 V MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI., AND SHOWERS HEATER WITHIN 3' OF WATER HEATER. AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, AN ADJUSTMENT BETWEEN RATED, WATER RESISTANT, LED BULB WILL ACTIVATE ALL O F THE ALARMS IN THE UNIT. GD = GARBAGE DISPOSAL 110 V OCCUPANCY/VACANCY SENSOR NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE R = RANGE 220V WALL MOUNTED LIGHT SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENCE THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER CONTINUOUSLY AT REQUIRED CFM PER HERS SHALL COMPLY WITH THE FOLLOWING: C = COUNTER HEIGHT 6" ABV COUNTER SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, MANUFACTURER REQUIREMENTS. THE EQUIPMENT LOCATION PER CEC SECTION 440.11 NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AT LEAST 3' FROM THE TIP OF THE BLADE OF JUNCTION BOX FLUSH CEILING MOUNTED IDU = INDOOR UNIT POWER 84" AFF 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED SPACE IS WITHIN AIR QUALITY. AT THE IAQ FAN SWITCH, A LABEL CEILING FAN/LIGHT COMBO E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC A CEILING-MOUNTED FAN W/D = WASHER/DRYER CLEARLY DISPLAYING THE FOLLOWING OR MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR - UNDER COUNTER LIGHTING 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH NOT LESS THAN 3' FROM THE DOOR COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET 30AMP/ 240AMP EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH SURFACE (CMC 504.3) ELECTRICAL NOTES 15&16 ON SHEET G0.2 OPENING OF A BATHROOM COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR (S) LOW VOLTAGE, LANDSCAPE LIGHT PHONE / DATA / MEDIA WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM CONTROLS THE INDOOR AIR QUALITY VENTILATION CIRCUIT WIRING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED AT LEAS 20' FROM A COOKING APPLIANCE FOR THE HOME. LEAVE IT ON UNLESS THE CEILING, WATERPROOF OUTLET FLUORESCENT FIXTURE (USE SHALLOW OR 10' FROM COOKING APPLIANCE WHEN MP4 NEW 40 GAL. HEAT PUMP WATER HEATER - TO HAVE CONDENSATE MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING OUTDOOR AIR QUALITY IS VERY POOR. BUSBAR RATING OF 225 AMPS. DOOR BELL THE ALARM IS AN IONIZING SMOKE ALARM FLOOR MOUNTED DUPLEX TYPE WHEN UNDER COUNTER) COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE MINIMUM INSULATION INSTALLED: DUCT SYSTEMS ARE SIZED, DESIGNED AND PER NFPA 72 SECTION 29.8.3.4 ITEM 4 RECEPTACLE, VERIFY LOCATION IN LEAST ONCE RECEPTACLE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO **EQUIPMENT IS SELECTED USING THE FOLLOWING** FIELD. SPECIAL PURPOSE CONNECTION BATHROOM EXHAUST FAN REQUIREMENTS:PER CGBC 4.506.1- EACH BATHROOM SHALL BE $\frac{1}{2}$ " PIPE ($\frac{1}{2}$ " INSULATION); AT LEAST 3' FROM SUPPLY REGISTERS OF A E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH METHODS .: WELLING UNITS SHALL MEET THE FOLLOWING ENERGY MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE $\frac{3}{4}$ " PIPE (1" INSULATION); HEATING /COOLING SYSTEM 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY 1" TO 1-1/2" PIPE (1-1/2" INSULATION) EFFICACY OR CONTROLLED BY A COMBINATION (VOLTAGE SHALL MATCH PRESSURE BALANCED OR THERMOSTATIC MIX VALVES CARBON MONOXIDE ALARM PERMANENTLY ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR ELECTRICAL COMPONENTS SHALL BE INSTALLED IN STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS PHOTOCONTROL / MOTION SENSOR. WIRED WITH BATTERY BACKUP PER SECTION FOUIVALENT. ACCORDANCE WITH THE CEC. SEE SHEET G0.2, ELECTRIC A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR R315. ALARMS SHALL BE INTERCONNECTED IN E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT 2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA I CONTROL, A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY READY 150.0(s) FOR REQUIREMENTS SUCH A MANNER THAT THE ACTUATION OF ONE MANUEL D-2014 OR EQUIVALENT. RANGE OF </= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE INDOOR AIR WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE ALARM WILL ACTIVATE ALL O F THE ALARMS IN SELECT HEATING AND COOLING EQUIPMENT MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND $^{ t L}$ QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS NSTALLATION OF A SYSTEM ISOLATION THE UNIT. ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN) 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC VERIFIED PER CEC TABLE 150.0-G: 160 cfm OR 65% CE AT <750 s.f, 130 EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN cfm OR 55% CE AT 750-1000 s.f., 110 cfm OR 50% CE AT 1000-1500 s.f., E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL-PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN RETURN AIR GRILLE, WALL MOUNTED OR 110 cfm OR 50% CE AT >1500 s.f. ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG THE PANELBOARD & THE SYSTEM ISOLATION

EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE

DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY

CONNECTION OF BACKUP POWER SOURCE.

E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR

EL6

- 12'-2 7/16" TOP OF SHEATHING

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX'

EL6

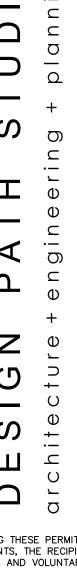
8'-0" PLATE HEIGHT

— 12'-2 7/16" TOP OF SHEATHING

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX'

MODERN

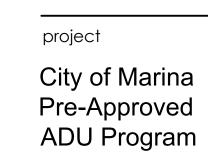
10'-9 13/16" PLATE HEIGHT

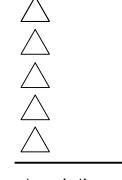


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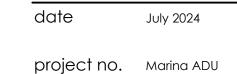




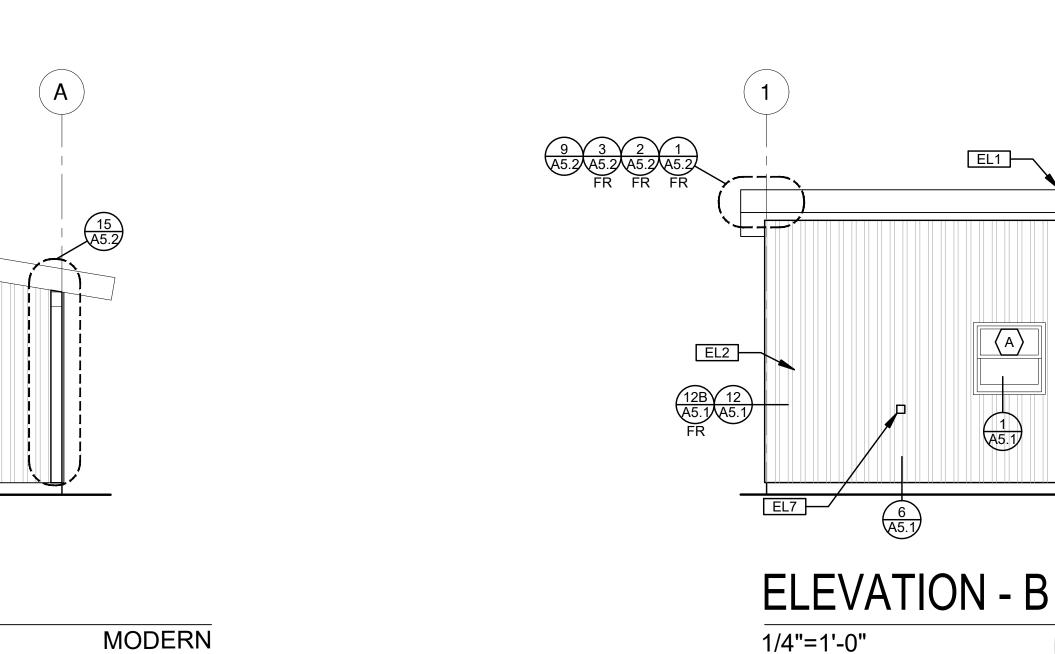
revisions



Exterior Elevations Modern



DESIGN PATH STUDIO drawn by



EL6

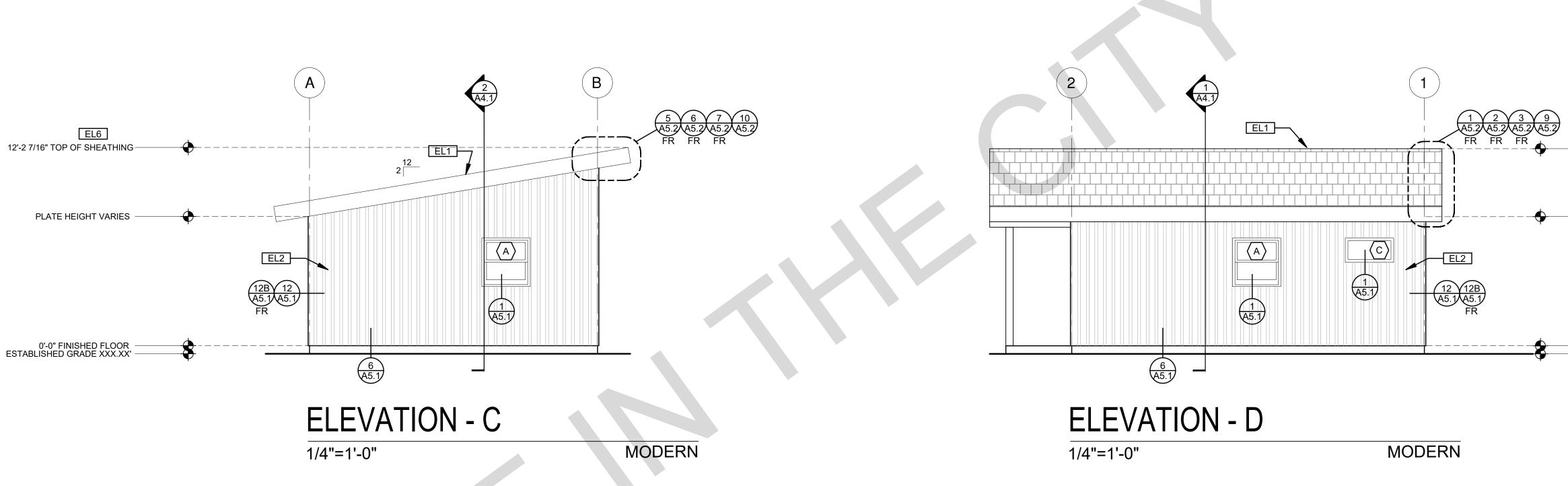
PLATE HEIGHT VARIES

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX EL1

ELEVATION - A

1/4"=1'-0"

12'-2 7/16" TOP OF SHEATHING





- 13'-1" TOP OF SHEATHING

8'-0" PLATE HEIGHT

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX'

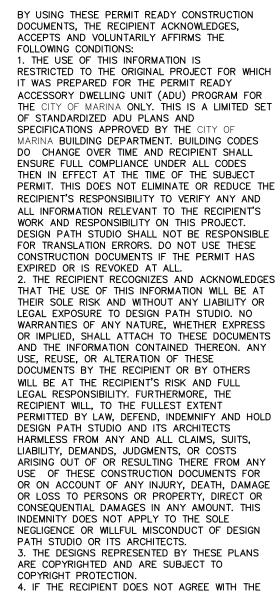
EL6

- 13'-1" TOP OF SHEATHING

8'-0" PLATE HEIGHT

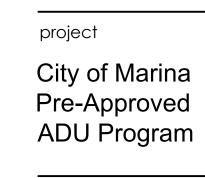
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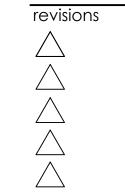




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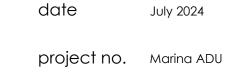
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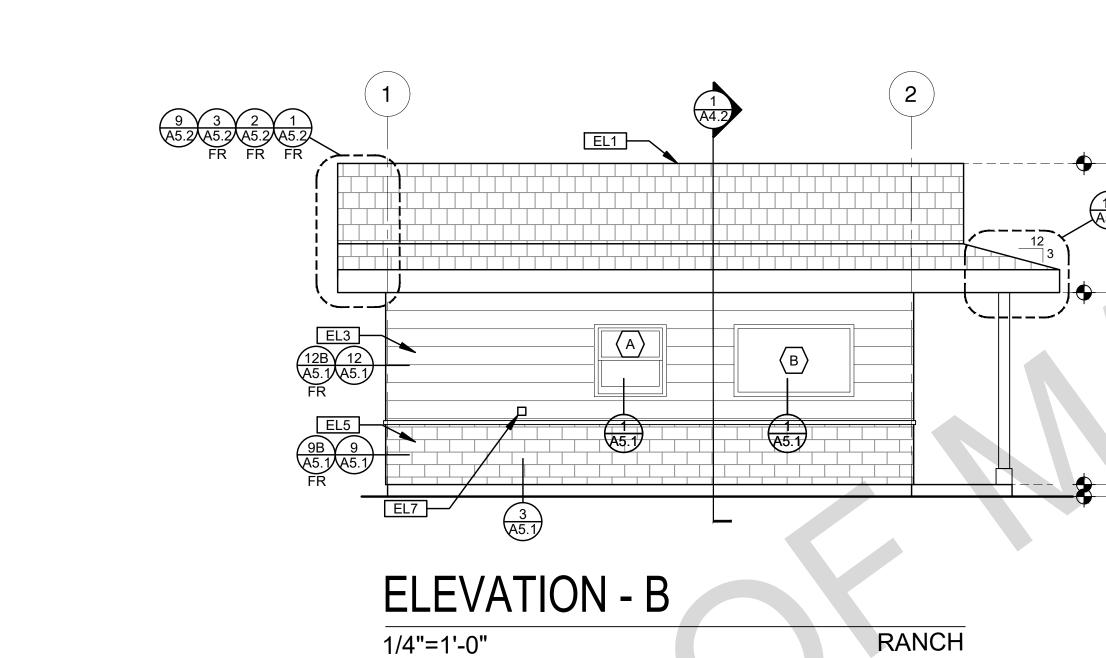


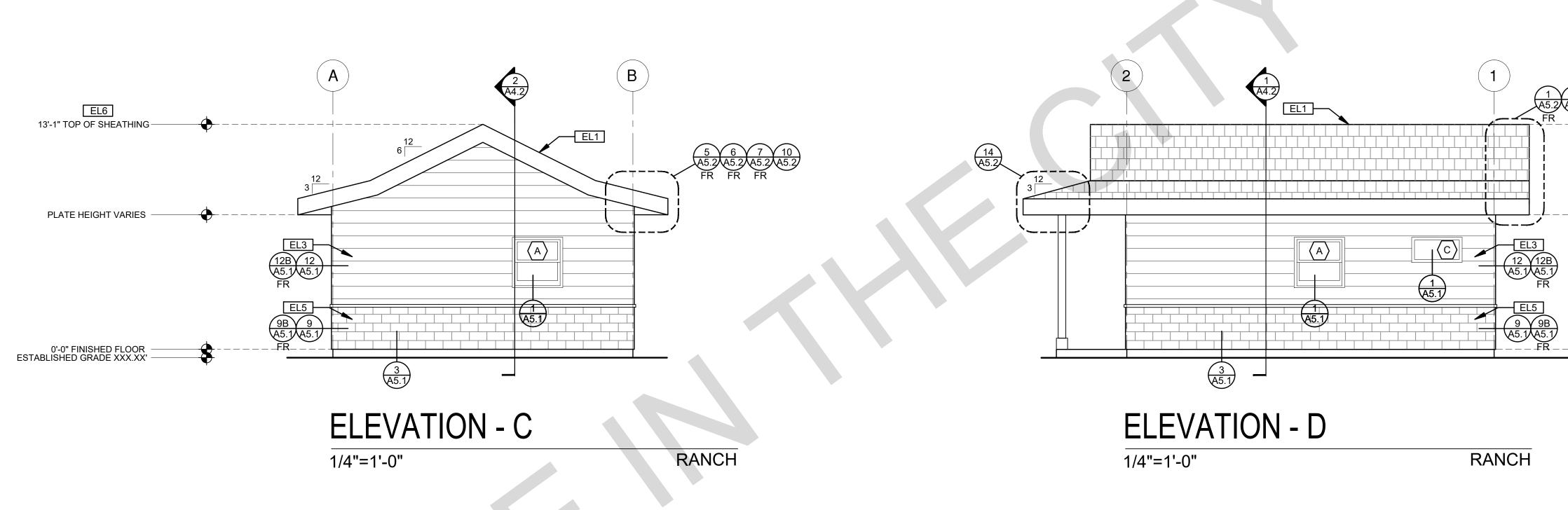
description

Exterior Elevations Ranch



DESIGN PATH STUDIO drawn by





RANCH

ELEVATION - A

1/4"=1'-0"

EL6 13'-1" TOP OF SHEATHING

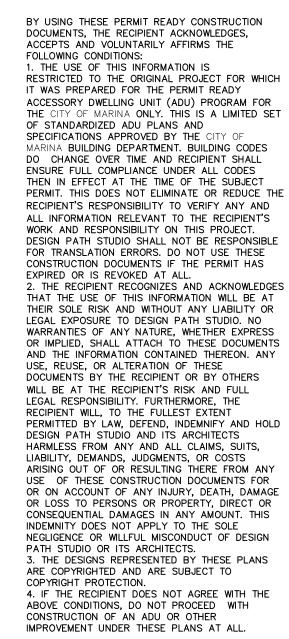
PLATE HEIGHT VARIES

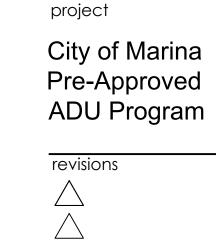
0'-0" FINISHED FLOOR

ESTABLISHED GRADE XXX.XX

ELEVATION KEYNOTES ELEVATION GENERAL NOTES LEGEND EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS 7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM I. ALL DIMENSIONS TO FINISH FACE, U.N.O. 1 KEYNOTE SECTION CUT SPRAY FIN. STUCCO EL2 BOARD & BATTEN 2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST BUILDING FINISH FLOOR, U.N.O. INTERSECTING WALL AT HINGED SIDE, U.N.O. EL3 SIDING 8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT X DOOR SYMBOL ELEVATION 3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING LOCATIONS, U.N.O. SIDING EL4 STUCCO CALLOUT OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL EL5 STONE VENEER DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY 10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK NOTIFY ARCHITECT OF ANY DISCREPANCIES. STONE VENEER EL6 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES WINDOW SYMBOL 4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS DRAWING REF. **BOARD & BATTEN** EL7 DRYER VENT TERMINATION (MINIMUM OF 3 FT 5. SEE SCHEDULE FOR DOOR AND WINDOW TEMPERED GLASS FROM ANY OPENING) INFORMATION AND HEIGHTS MARKER GLAZING 6. LATH & PLASTER A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY ROOFING THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL. B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS.EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED.PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.

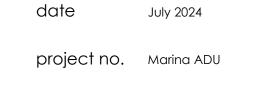






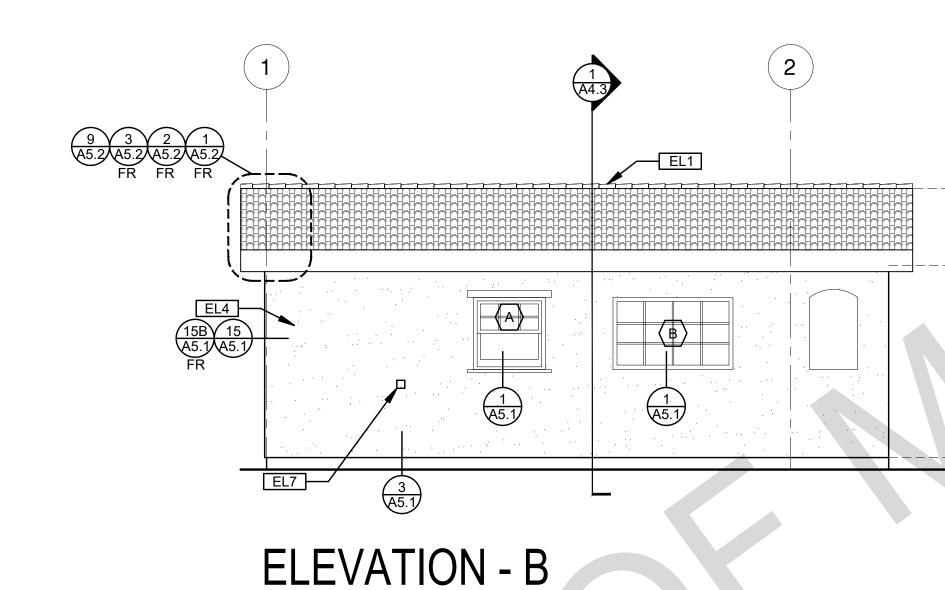




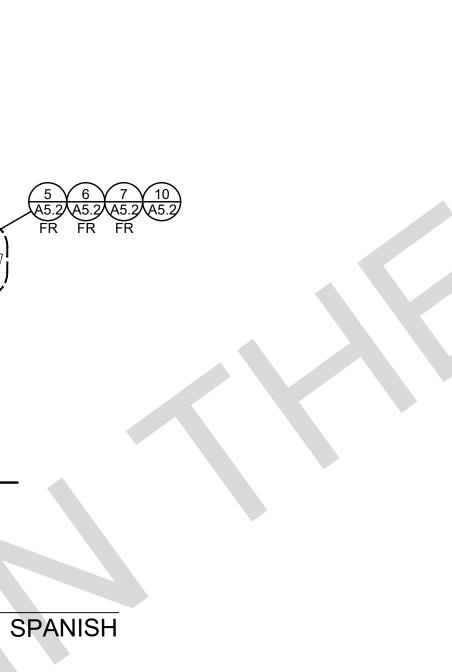


drawn by

DESIGN PATH STUDIO







SPANISH

EL6 11'-3" TOP OF SHEATHING –

PLATE HEIGHT VARIES

0'-0" FINISHED FLOOR

PLATE HEIGHT VARIES -

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX'

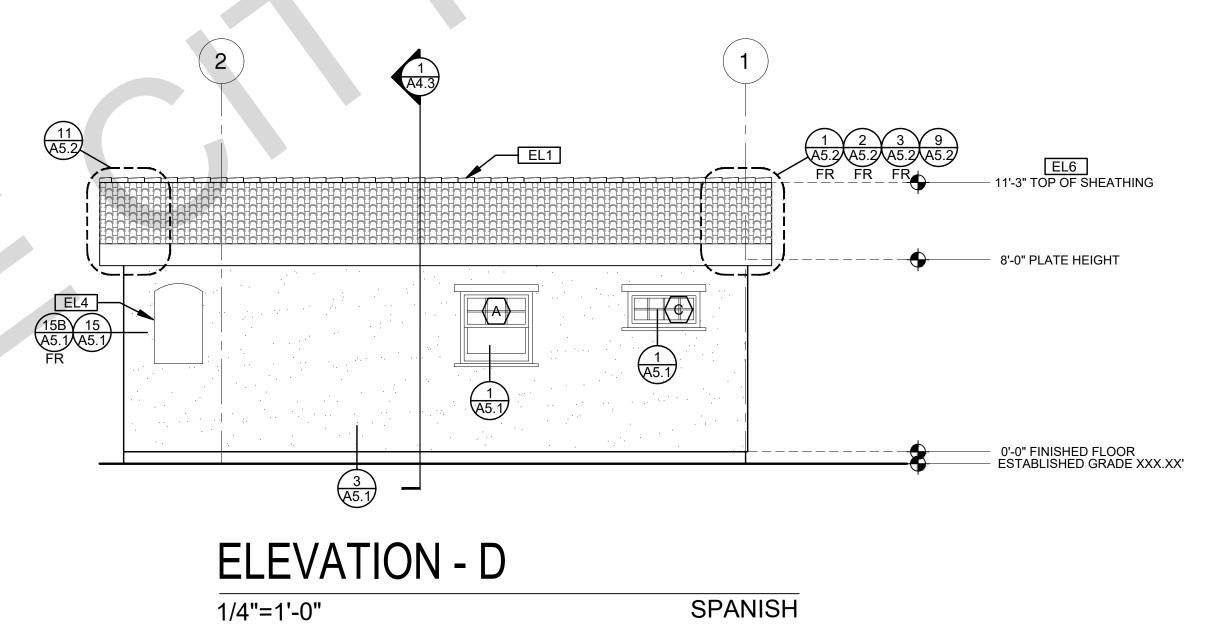
ELEVATION - A

ELEVATION - C

1/4"=1'-0"

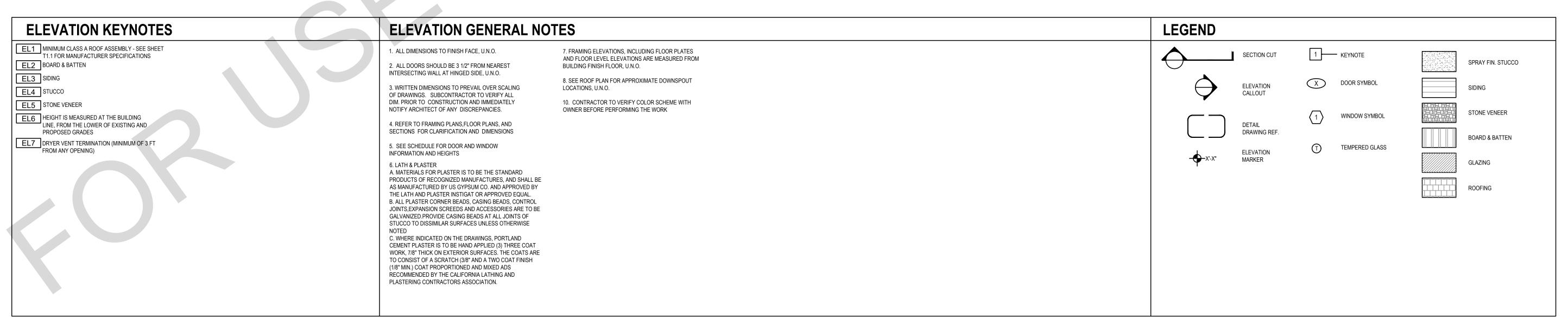
1/4"=1'-0"

ESTABLISHED GRADE XXX.XX



8'-0" PLATE HEIGHT

0'-0" FINISHED FLOOR ESTABLISHED GRADE XXX.XX'



ADU Program

OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

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revisions

description

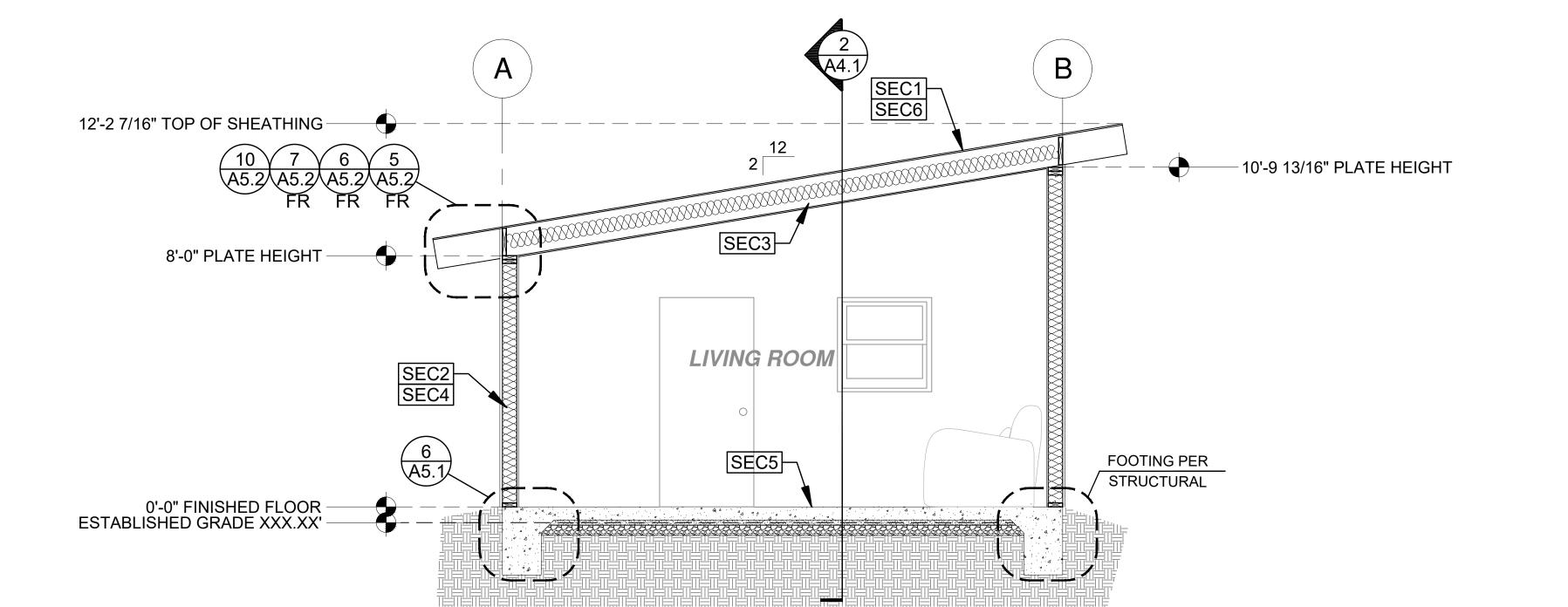
Building Sections Modern

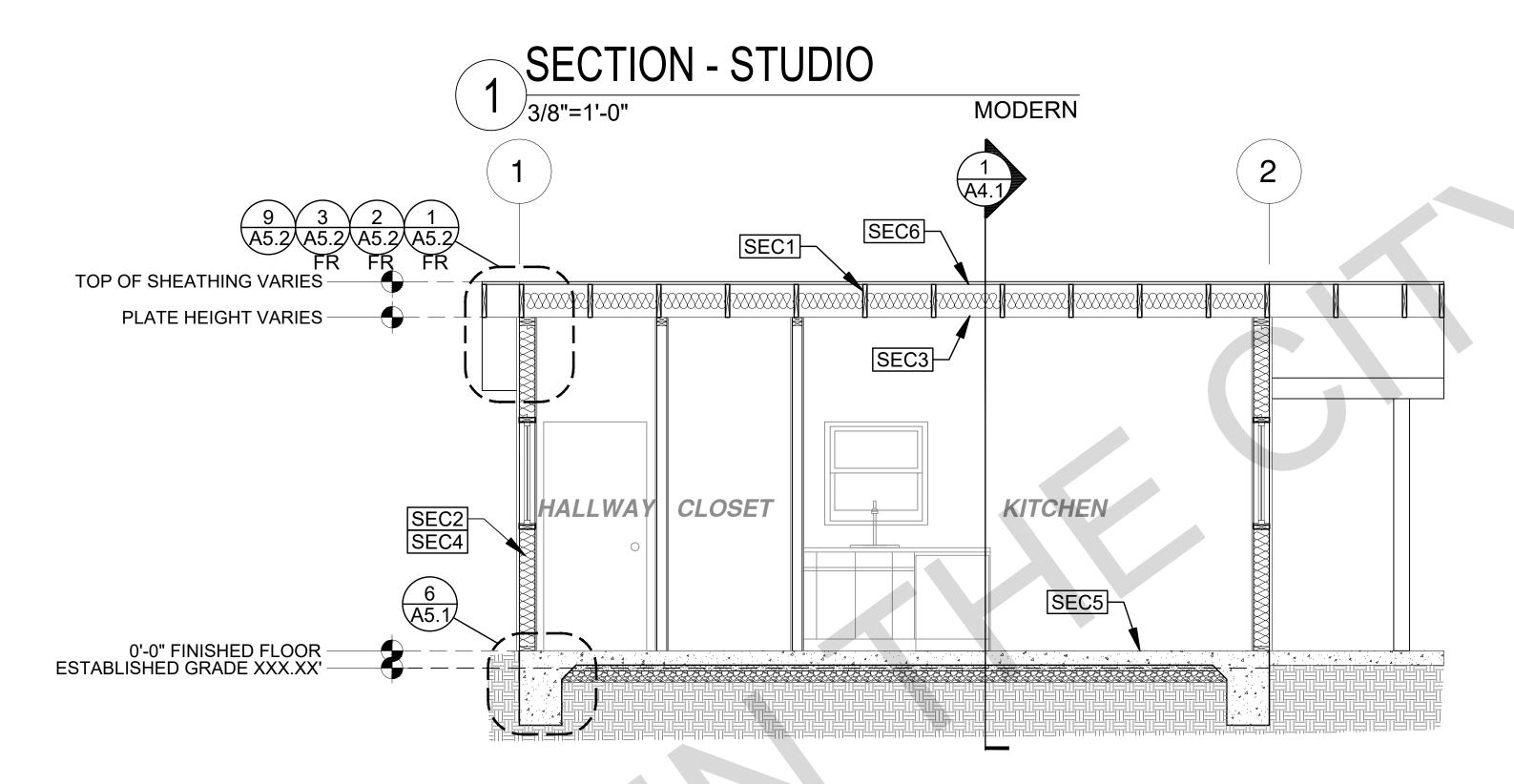
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project no. Marina ADU

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DESIGN PATH STUDIO







SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
SEC1 RAFTERS PER PLAN SEE STRUCTURAL SEC2 2X STUDS @ 16" O.C SEE STRUCTURAL SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS	SECREMENT ADDRESSED LIGHTS OF CLOCATIONS, CHARACTER TO CLOCATIONS, CHARACTER TO CLOCATION OF SECRET AND ADDRESSED LIGHTS OF CLOCATION OF SECRET AND ADDRESSED LIGHTS OF CLOCATION OF SECRET AND ADDRESSED LIGHTS OF CLOCATION OF CLOCATION OF SECRET AND ADDRESSED LIGHTS OF CLOCATION	SECTION CUT ELEVATION CALLOUT DETAIL DRAWING REF. ELEVATION MARKER

HARMLESS FROM ANY AND ALL CLAIMS, SUITS,

LIABILITY, DEMANDS, JUDGMENTS, OR COSTS
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revisions

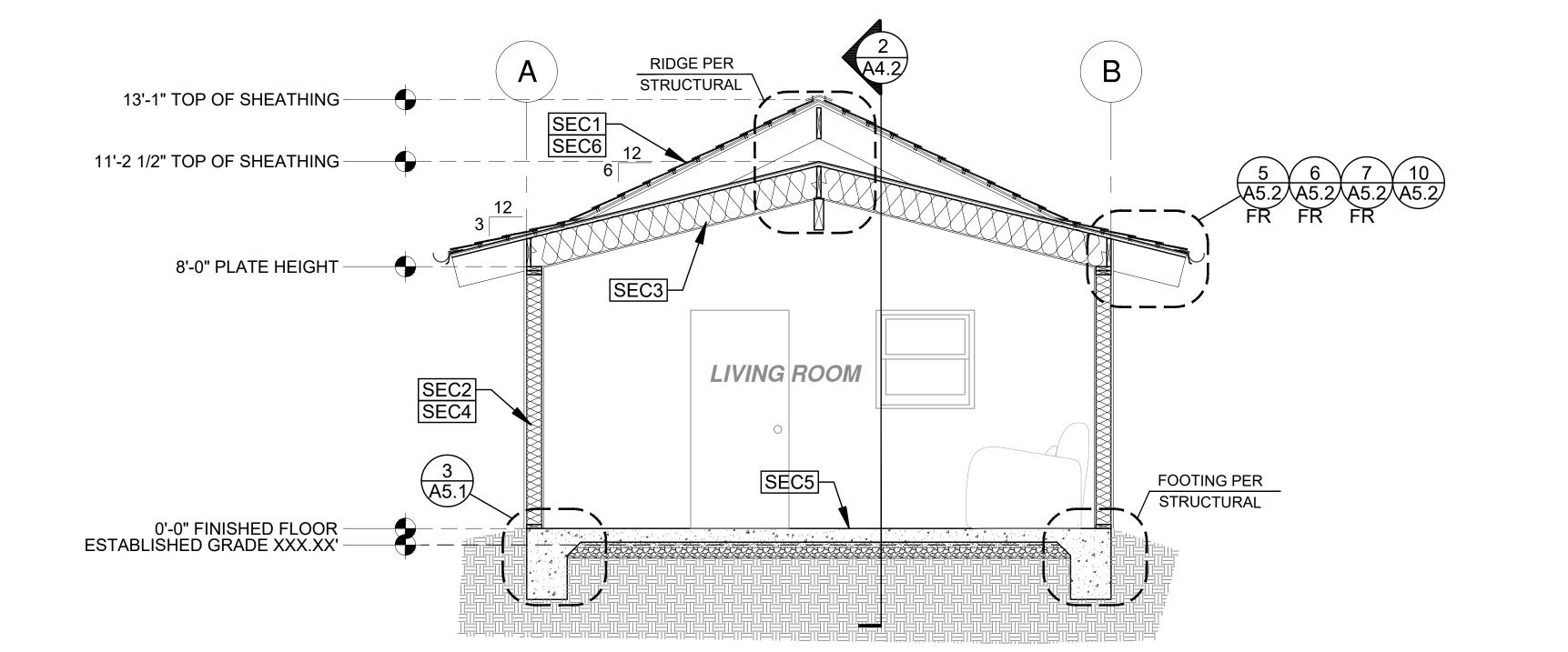
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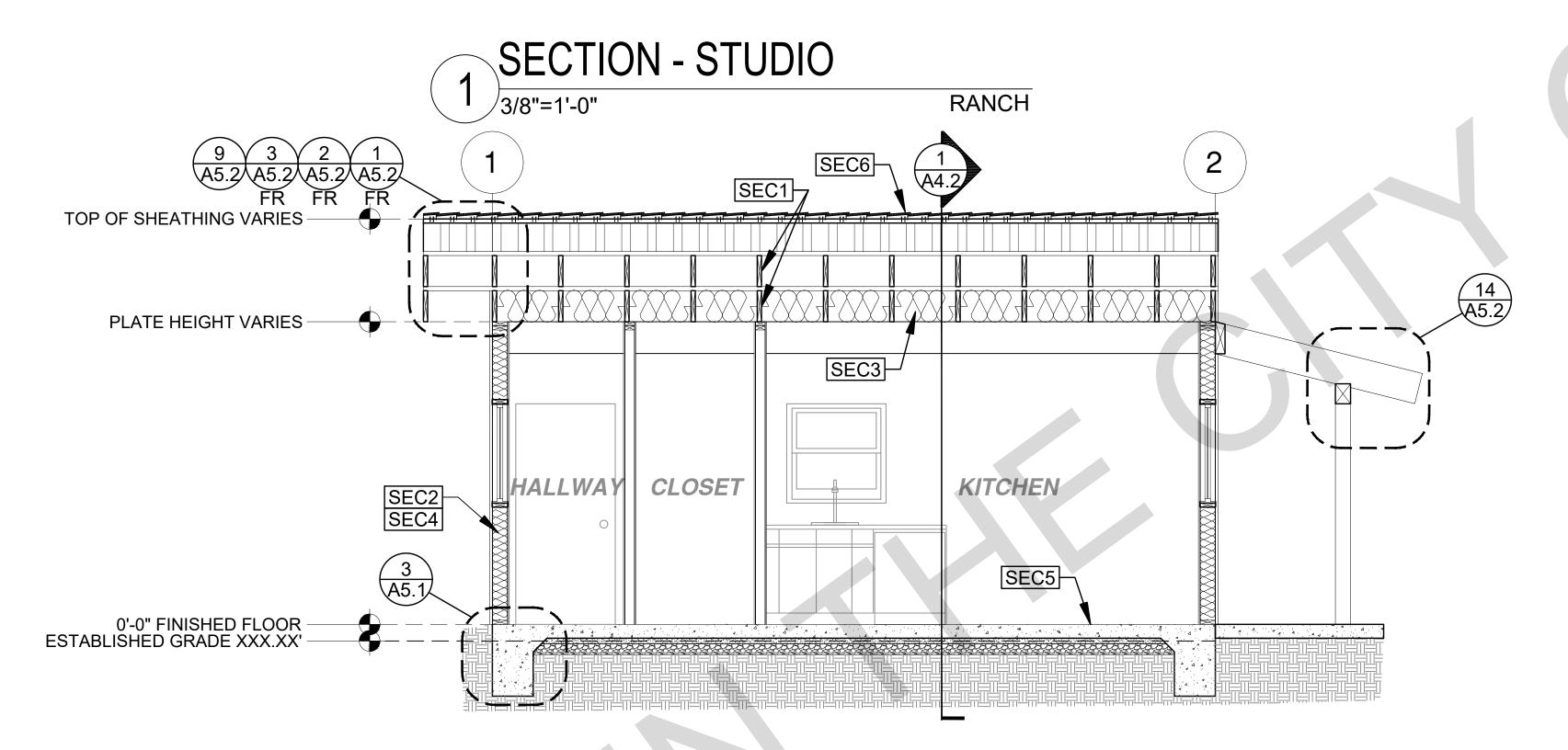
Building Sections Ranch

date July 2024

project no. Marina ADU

DESIGN PATH STUDIO drawn by







SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
SEC21 RAFTERS PER PLAN SEE STRUCTURAL SEC22 2X STUDS @ 16" O.C SEE STRUCTURAL SEC33 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC44 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC55 CONC. SLAB ON GRADE SEE STRUCTURAL SEC66 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS	TATALAS SEP TO AND LIFE TEXAS SEP TO AND LIF	ELEVATION CALLOUT DETAIL DRAWING REF. ELEVATION MARKER

OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE

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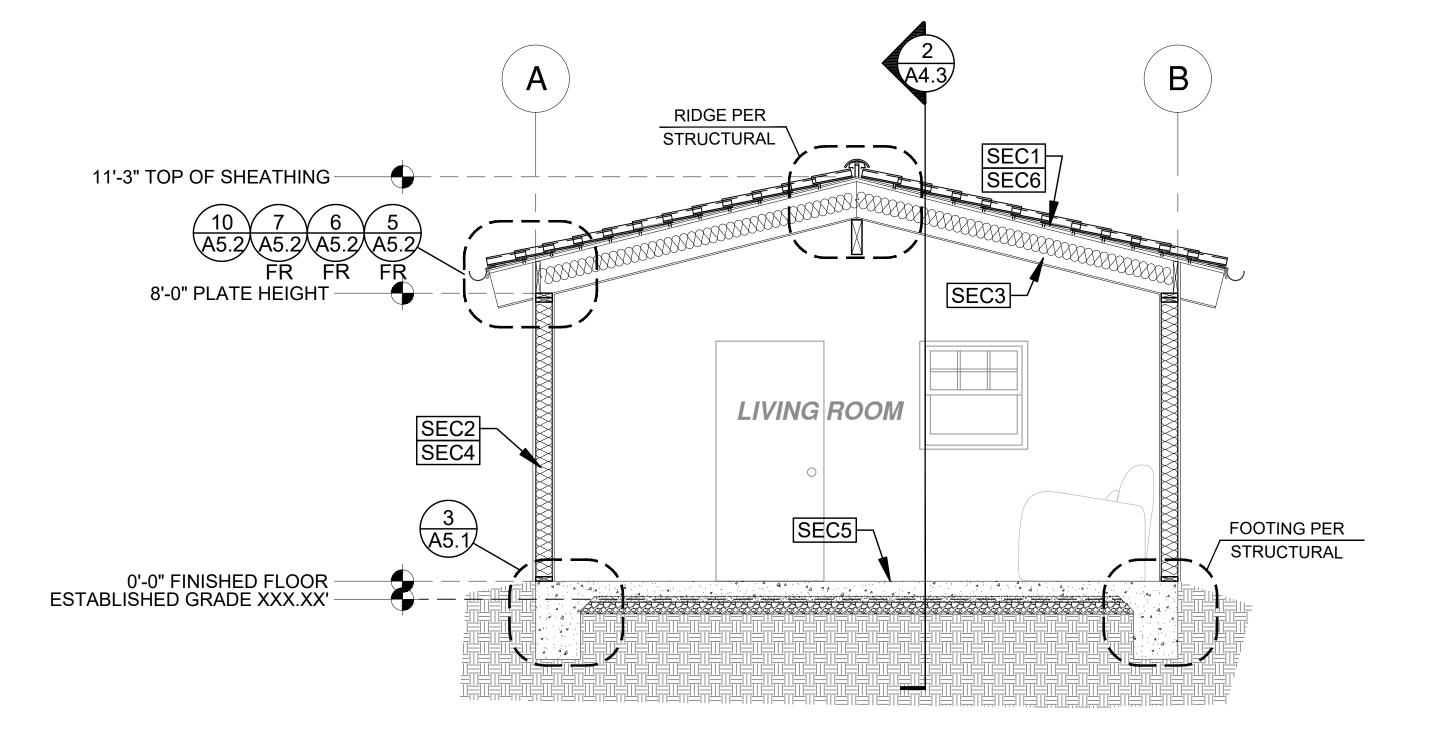
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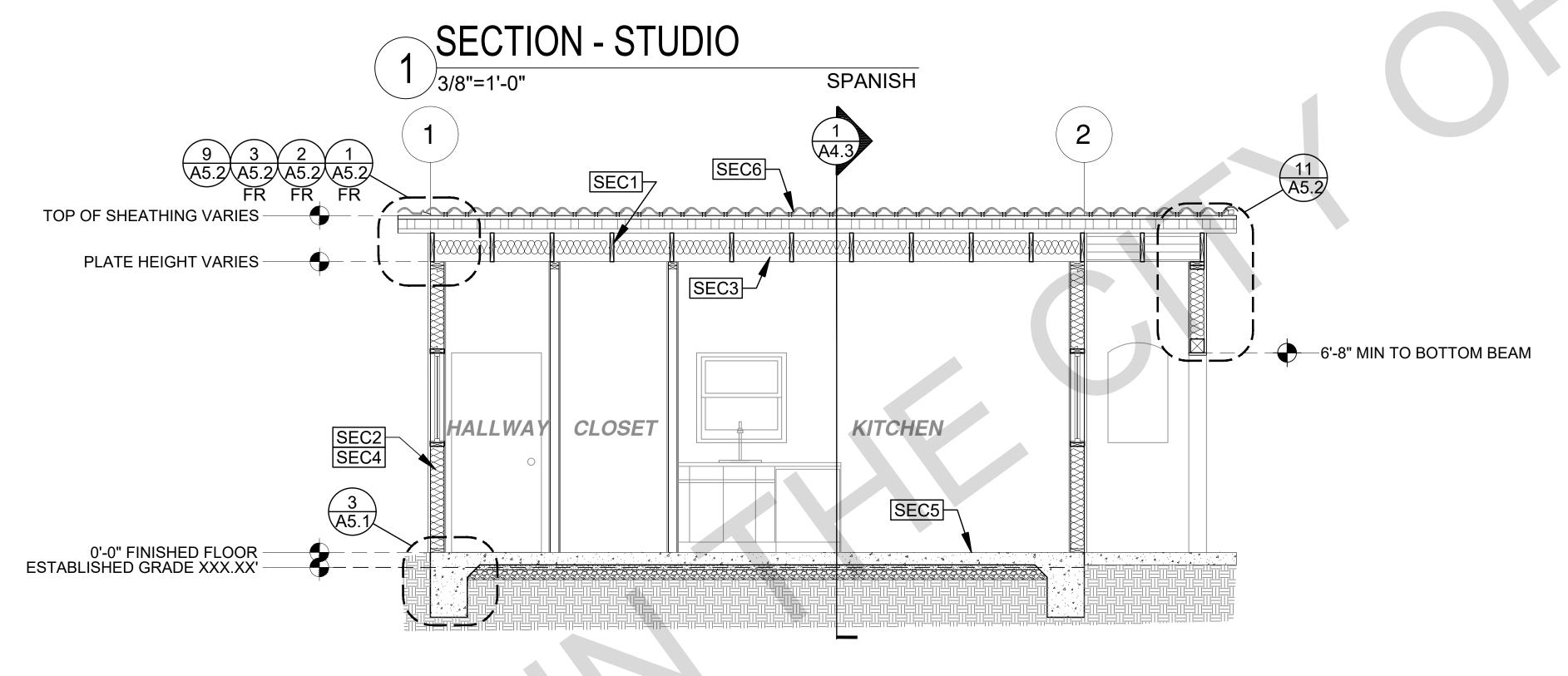
Building Sections Spanish

date July 2024

project no. Marina ADU

DESIGN PATH STUDIO drawn by





SECTION - STUDIO

3/8"=1'-0" SPANISH

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
SEC1 RAFTERS PER PLAN SEE STRUCTURAL SEC2 2X STUDS @ 16" O.C SEE STRUCTURAL CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS	3. HAMERIC TOLLAYS DELLAR OSTSTORY SEP AND ADDITION SEP AND ADDITION OF THE AD	SECTION CUT ELEVATION CALLOUT DETAIL DRAWING REF. ELEVATION MARKER

STONE WALL

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

SIDING - WALL SECTION

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

STUCCO WALL

SIDING WALL

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

DESIGN PATH STUDIO

architecture + engineering + planning

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project

City of Marina Pre-Approved ADU Program

revisions

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description

Arabita

Architectural Details

date July 2024

project no. Marina ADU

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

STUCCO/STONE - WALL SECTION

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

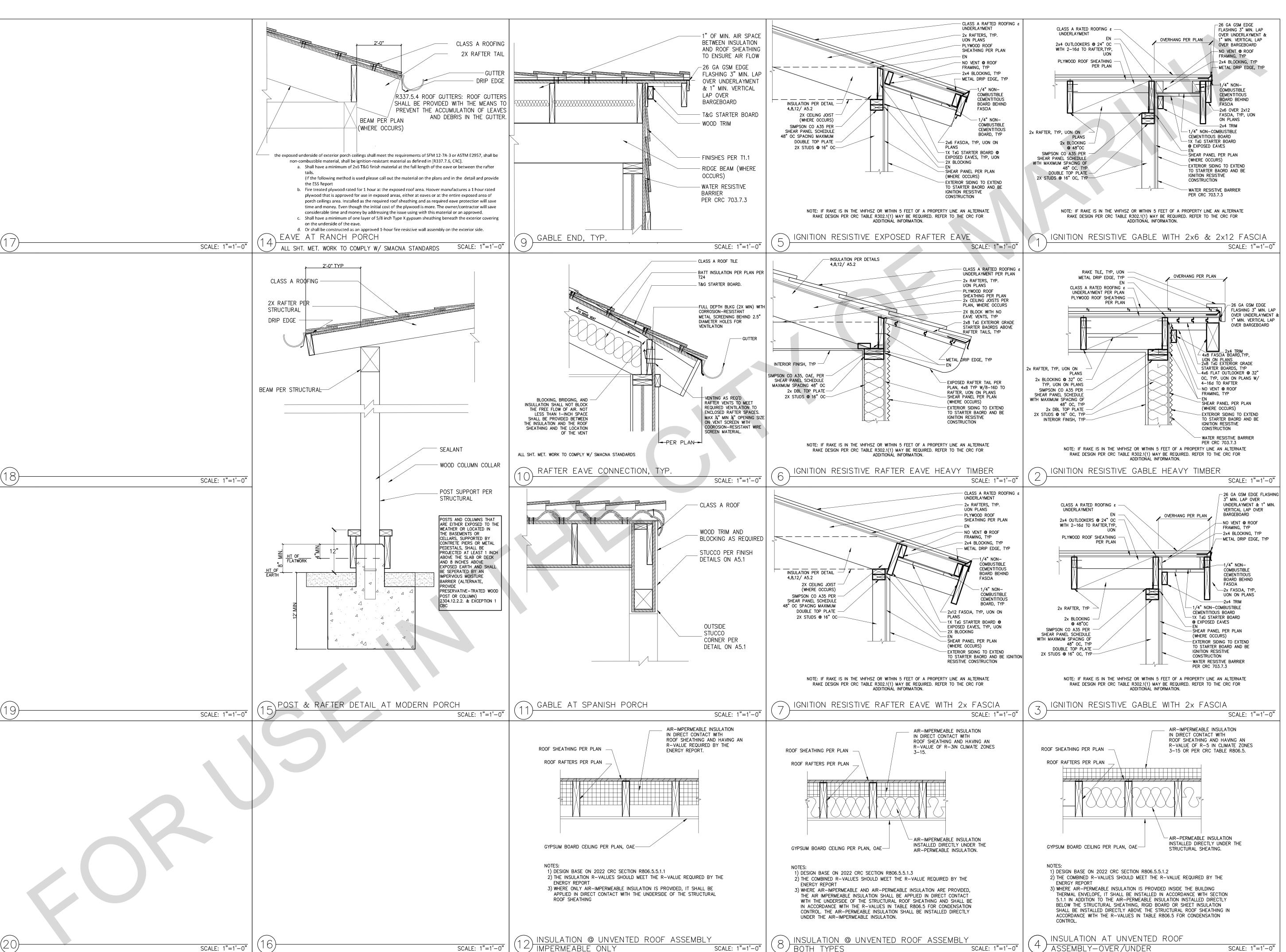
drawn by DESIGN PATH STUDIO

^{no.} A5.1

July 2024

SCALE: 1"=1'-0'

DESIGN PATH STUDIO



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

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

PENETRATIONS.

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

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

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT 322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED. THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED: BEAM OR JOIST I-JOIST FLOOR JOISTS IUS, IUT, OR ITT HANGERS 1.75 X LSL AND LVL HU, HUS, OR WPU 2.69 X PSL AND LVL HU OR HWU 3.5 X PSL AND LVL 5.25 X PSL AND LVL 7 X PSL AND LVL AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS 323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED. 324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED: A) APPROXIMATELY SQUARE HOLES NOTCHED. PUNCHED. OR CUT THAT ARE LESS THAN B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL. C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED. D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD. 325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER 326. ALL FINISHES. WATERPROOFING. DRAINAGE. AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS. 327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION. 4. ICC-ES AND NER APPROVALS 400. PLYWOOD AND OSB PANELS: APA PLYWOOD & OSB--ESR-2586 401. JOISTS AND RAFTERS AND BEAMS: TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153 BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336 LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403 ROSEBURG JOISTS & BEAMS--ESR-1210, 1251 GLU-LAM BEAMS-- ESR-1940 PACIFIC WOOD TECH - ESR 2909 SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046 IAPMO ER-112, 130, 143, 192, 262 USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200 QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472 SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508. SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771 SIMPSON TITEN HD--ICC-ESR-1056, 2713 SIMPSON SHOT PINS ICC-ES ESR-2138 HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269 5. NAILING & FASTENING 500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA) 501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES. 502. ALTERNATE NAILING FOR ROOF SHEATHING: 8D 2 $\frac{1}{2}$ " X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL. 503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D $2\frac{1}{2}$ " X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL 504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED: 10D 2 ½ " X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL SIZE OF STANDARD WIRE SIZE PENETRATION GAUGE (INCHES) REQUIRED 0.099 0.113 1" 0.128 0.128 1 " 0.135 1 " 0.148 1 " **COMMON NAILS** 0.113 1" 0.131

SIMPSON/USP HANGER

HHUS OR HWU

HHUS OR HWU

HHUS OR HWU

BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N. BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N. FLAT BLKNG TO TRUSS AND WEB, F.N. CEILING JOISTS TO TOP PLATE, T.N. COLLAR TIF TO RAFTER, F.N. **ENDNAIL** CONT. HEADER TO STUD. T.N. TOP PLATE TO TOP PLATE 24" MIN LAP SPLICE EA. SIDE BRACED WALL: 16"o.c. FN STUD TO TOP OR BOTTOM PLATE **TOENAIL ENDNAIL** 24" o.c. FN Top & BTTM ENDS & SPLICES, FN FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG PANEL SIDING TO FRAMING INTERIOR PANELING RESIDENTIAL CODE. 701. SEISMIC DESIGN CRITERIA: SOIL BEARING VALUE SITE CLASS SEISMIC DESIGN CATEGORY **RISK CATEGORY** Ss: 1.500 S1: 0.600 ROOF: GABLE ROOF, PITCH $\alpha = 18.3^{\circ}$ $A_{\text{EFFECTIVE}} = 10 \text{ sf}$ 28 sf 30 sf) ZONE 1 | -42.0 psf | -39.5 psf | -39.3 psf) ZONE 2 | -50.6 psf | -45.5 psf | -45.1 psf -) ZONE 3 | -87.5 psf -76.0 psf -75.2 psf (+) ALL ZONES | 16.5 psf | 16.0 psf | 16.0 psf | 702. WIND DESIGN CRITERIA WIND SPEED (V-ult) RISK CATEGORY **EXPOSURE** INTERNAL PRESSURE COEF

C&C PRESSURES

 $A_{\text{EFFECTIVE}} = 10 \text{ sf}$ 21 sf 48 sf

2) ZONE 5 | -1.58 psf | -41.6 psf | -38.0 psf

(+) ZONE 4&5 | 1.00 psf | 31.9 psf | 30.1 psf |

0.148

0.148

0.162

12D

11 "

1¹ "

-) ZONE 4 | -1.28 psf | -34.7 psf | -32.9 psf | 703. DESIGN LOADING:

ROOF DL

PORCH DL

26 psf |

32 psf I

4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1 CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 3-10d Com. 4-10d box. 4-3"x0.131" nails. 4-3" 14 gage staples 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5 RAFTERS TO RIDGE VALLEY OR HIP: OR FATER TO 2" RIDGE BEAM 4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN STUD TO STUD (NOT AT BRACED WALL PANELS) STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL) 16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN BUILT-UP HEADER (2" TO 2"), FN EA. EDGE 16d Com @ 16" o.c OR 16d Box @ 12" o.c. 4-8d Com, 4-10d Box, 5-8d box 16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL UNBRACED WALL: 16" o.c. FN 16d Box, 3" x 0.131" nails, 3" 14 gage staples UNBRACED WALL: 12" o.c. FN 2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples 4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples 3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N. 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples 1" BRACE TO EACH STUD AND PLATE, F.N. 1"x6" SHEATHING TO EACH BEARING, F.N 3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box 4-8d box. 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box 1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N. 4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples JOIST TO SILL, TOP PLATE, OR GIRDER, T.N. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER 8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN 1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N. 2-1.75" Gage Staples, 2-8d Com, 3-10d Box 2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND 3-16d Box, 2-16d Com 2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING 3-16d Box, 2-16d Com BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS 32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES 10d Box, 3"x0.131" nails, 3" 14 gage staples 2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES LEDGER SUPPORTING JOISTS/RAFTERS JOIST TO BAND OR RIM JOIST, END NAIL 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N. 2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND EDGES INTERMEDIATE PARTICI FBOARD WALL SHEATHING TO FRAMING (IN) SUPPORTS (IN) 16d Com or deformed; or 2ର୍ଥି"x.113" nail (subfloor and wall) 8d Com or deformed (roof) or 23" x.113" nail (roof) FOOTNOTES: $1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (subfloor and wall) $2\frac{3}{8}$ " x.113"x.266" head nail (roof) a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and $1\frac{3}{4}$ " 16 Ga Staple, $\frac{7}{16}$ " crown (roof) 8d Com or deformed (subfloor and wall) for wall sheathing are permitted to be common, box or casing. b. Spacing shall be 6 inches on center on the edges and 12 inches on 8d Com or deformed (roof) or $2\frac{3}{8}$ " x.113" nail (roof) center at intermediate supports for nonstructural applications. Panel $2\frac{3}{8}$ " x.113"x.266" head nail, 2"16 Gage staple, $\frac{7}{16}$ " crown supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked). $\frac{7}{8}$ " -1 $\frac{1}{4}$ " | 10d Com or (3"x0.148"); or deformed (2 $\frac{1}{2}$ x.131"x.281 head) c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the OTHER EXTERIOR WALL SHEATHING (FIBERBOARD) rafter shall be permitted to be reduced by one nail. $1\frac{1}{2}$ " x0.120", galvanized roofing nail ($\frac{7}{16}$ " head dia) or $1\frac{1}{4}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667. e. Tabulated fastener requirements apply where the ultimate design $1\frac{7}{4}$ " x0.120", galvanized roofing nail $\frac{7}{46}$ " head dia) or $1\frac{1}{2}$ " 16 Ga Staple w/ $\frac{7}{46}$ " or 1" crown wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate NOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is $\frac{3}{4}$ " & LESS |8d COMMON (2 $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") greater than 130 mph in Exposure B or greater than 110 mph in 12 Exposure C. Spacing exceeding 6 inches on center at intermediate 8d COMMON ($2\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") supports shall be permitted where the fastening is designed per the 12 10d COMMON (3"x0.148"); or deformed ($2\frac{1}{2}$ "x0.131"); or deformed ($2\frac{1}{2}$ "x0.120") AWC NDS. e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph g. Nails and staples are carbon steel meeting the specifications of $\frac{1}{2}$ " & LESS | 6d corrosion-resistant siding ($1\frac{7}{8}$ "x.106"); or 6d corrosion-resistant (2"x.099") ASTM F1667. Connections using nails and staples of other materials, 8d corrosion-resistant siding (2\frac{3}{8}"x0.128"); or 8d corrosion-resistant casing (2\frac{1}{9}"x0.113") such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11. 12 6 4d casing $(1\frac{1}{2}$ "x0.080"); or 4d finish $(1\frac{1}{2}$ "x0.072") 6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches) . DESIGN CRITERIA 8. STATEMENT OF SPECIAL INSPECTIONS 700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA 800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A 1,500 psf HOLDOWN ATTACHED.) D (Default) 801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE SEISMIC IMPORTANCE FACTOR FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS. Sds: 1.200 0.185 Cs: Sd1: 0.680 R: 6.5 802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL GRADE. CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS. 9. SOILS REPORT 124 mph

0.18

20 psf

ROOF LL

PORCH LL 20 psf

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

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.

0 ____ Ш

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

2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples

2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples

16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c

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project

City of Marina Pre-Approved **ADU Program**

revisions

description

Structural Notes & Specifications

July 2024

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL.

OF THE BUILDING.

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

SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN

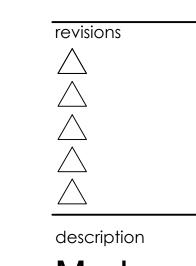
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City of Marina Pre-Approved ADU Program



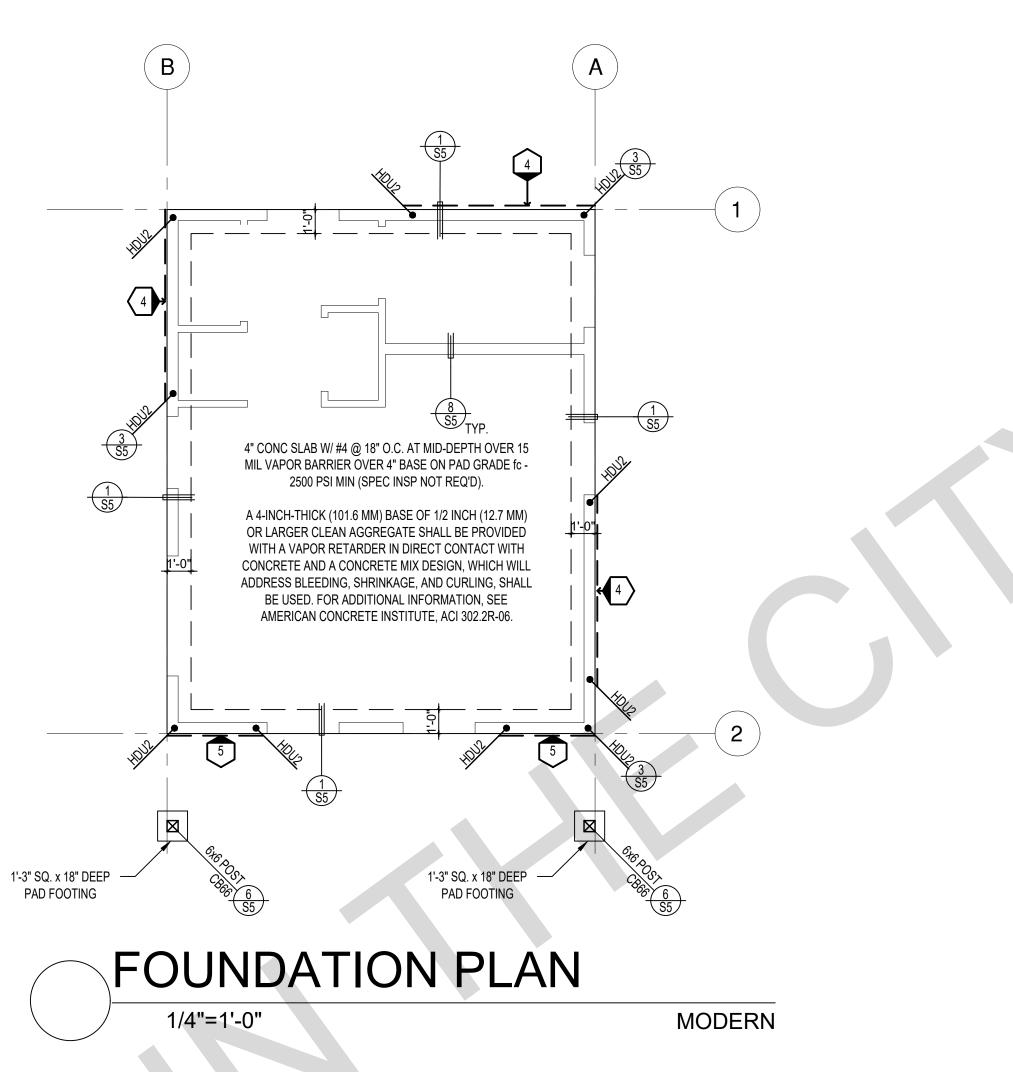
Modern Foundation & Framing <u>Plan</u>

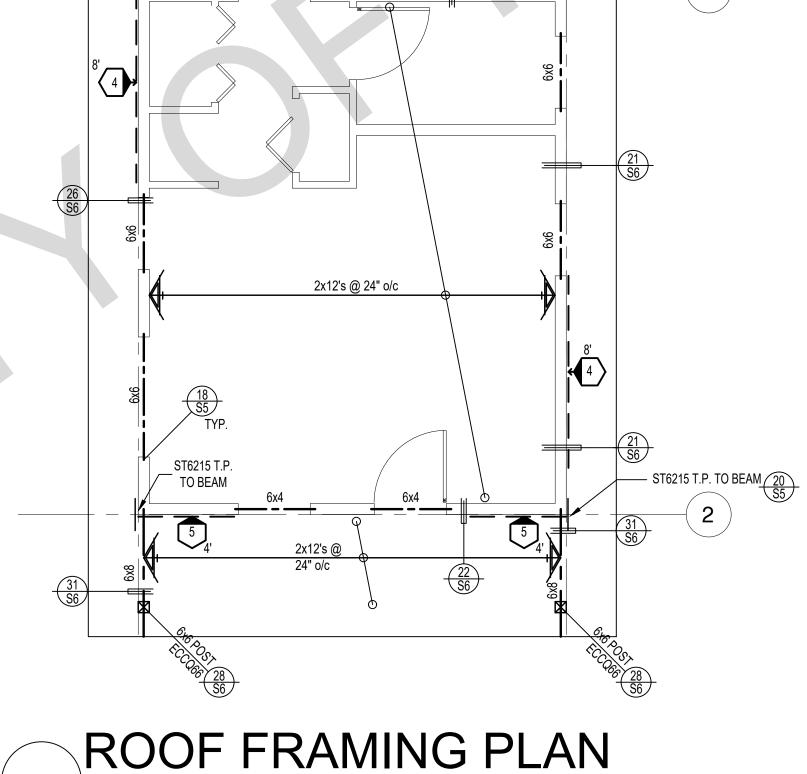
July 2024

project no. Marina ADU

drawn by

DESIGN PATH STUDIO





MODERN

LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.

HANGER TO BEAM/LEDGER

BEARING OR EXTENT

SHEARWALL & A.B. SPACING

1/4"=1'-0"

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES
- TO BE 4" (AND A MAXIMUM OF 12") PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH
- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 6. SEE SHT S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- 7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2)
- 3. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	½" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 12"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4"	3½"	3"	½"x4½" SDS screws @ 8"	1/4"x41/2" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 36" MIN. FROM THE EDGE OF SHEATHING.
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

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project

LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

OF RAFTERS

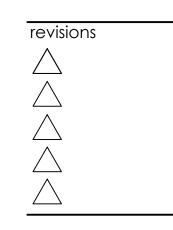
* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.

- — HANGER TO BEAM/LEDGER

BEARING OR EXTENT

SHEARWALL & A.B. SPACING

City of Marina Pre-Approved ADU Program



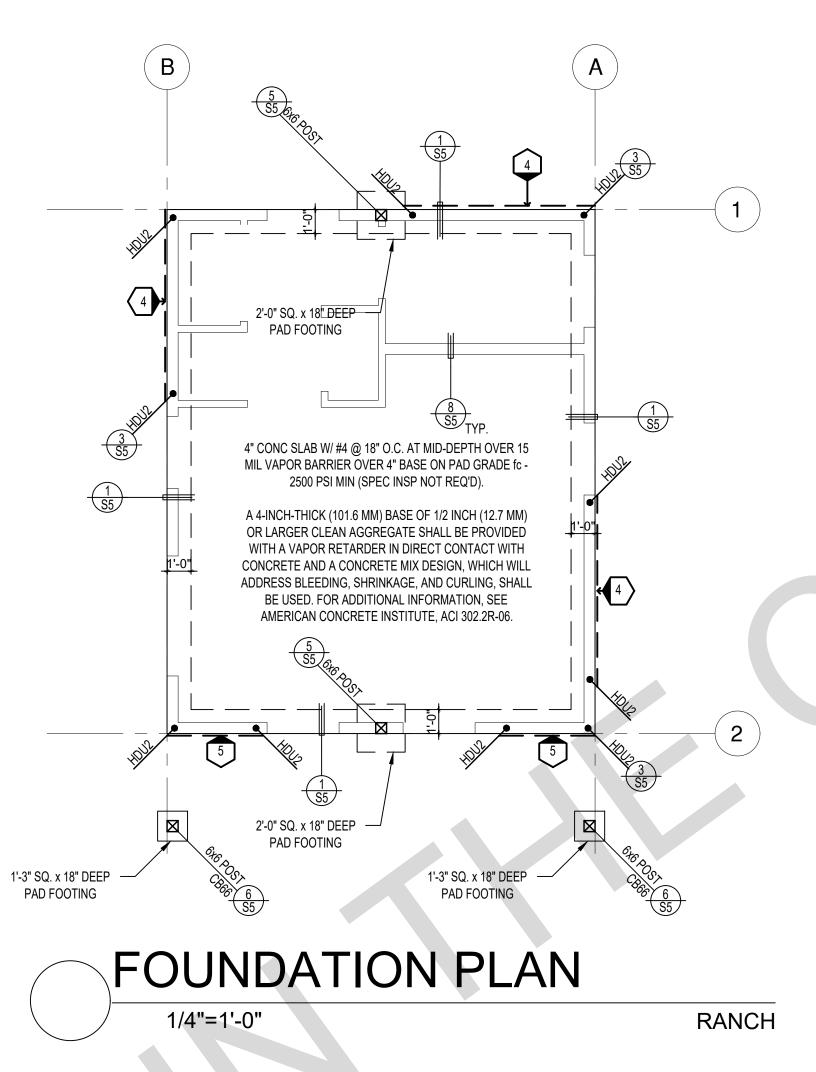
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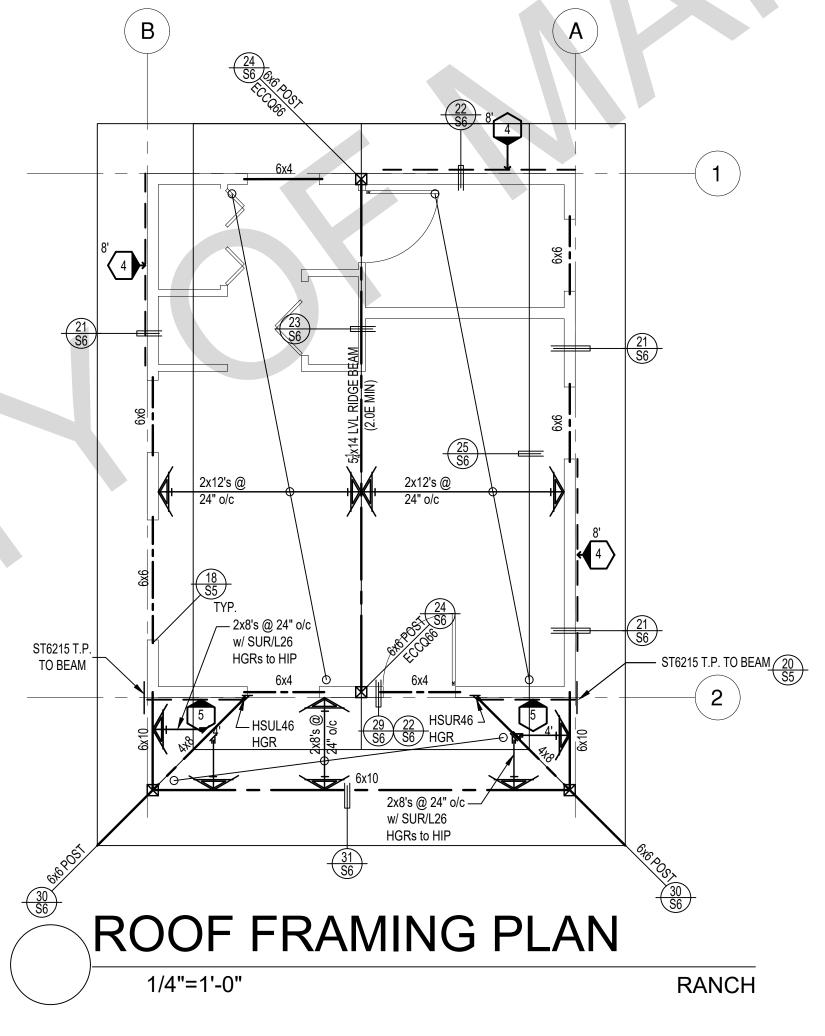
Ranch Foundation & Framing <u>Plan</u>

July 2024

project no. Marina ADU

DESIGN PATH STUDIO drawn by





SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

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THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES

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	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	½" @ 32" or ½" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 12"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4"	3½"	3"	½"x4½" SDS screws @ 8"	1/4"x41/2" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

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project

LEGEND

PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT

BEARING OR EXTENT

OF RAFTERS

=── - HANGER TO BEAM/LEDGER

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.

SHEARWALL & A.B. SPACING

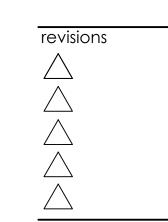
City of Marina Pre-Approved ADU Program

PATH STUDIO OR ITS ARCHITECTS.

COPYRIGHT PROTECTION.

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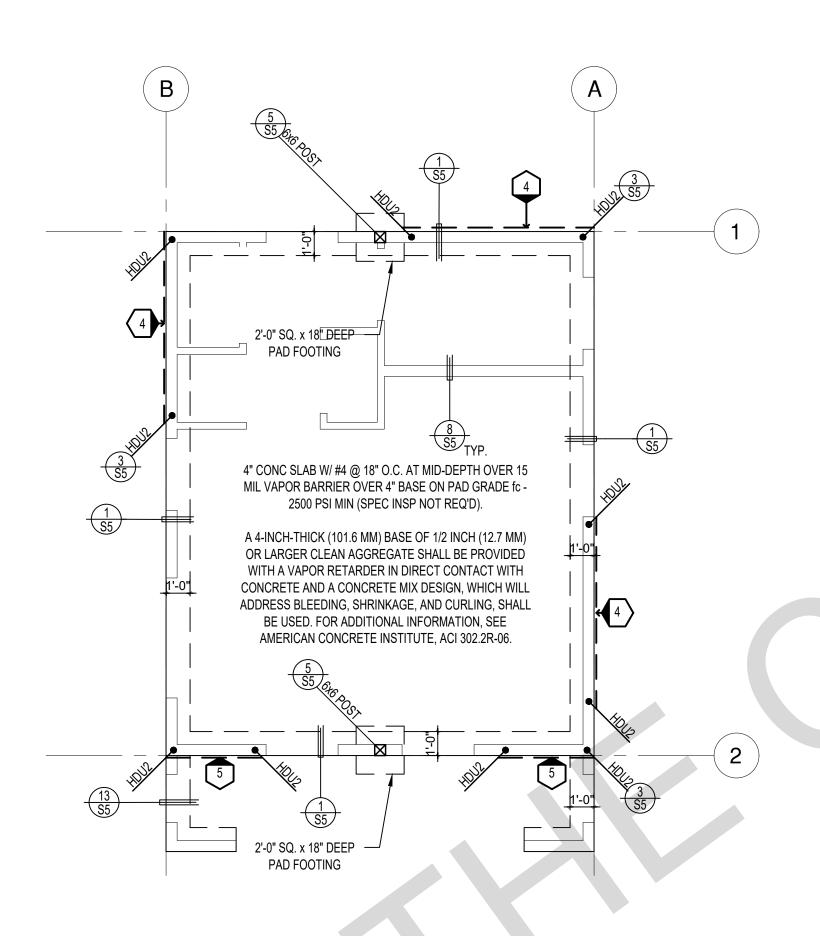
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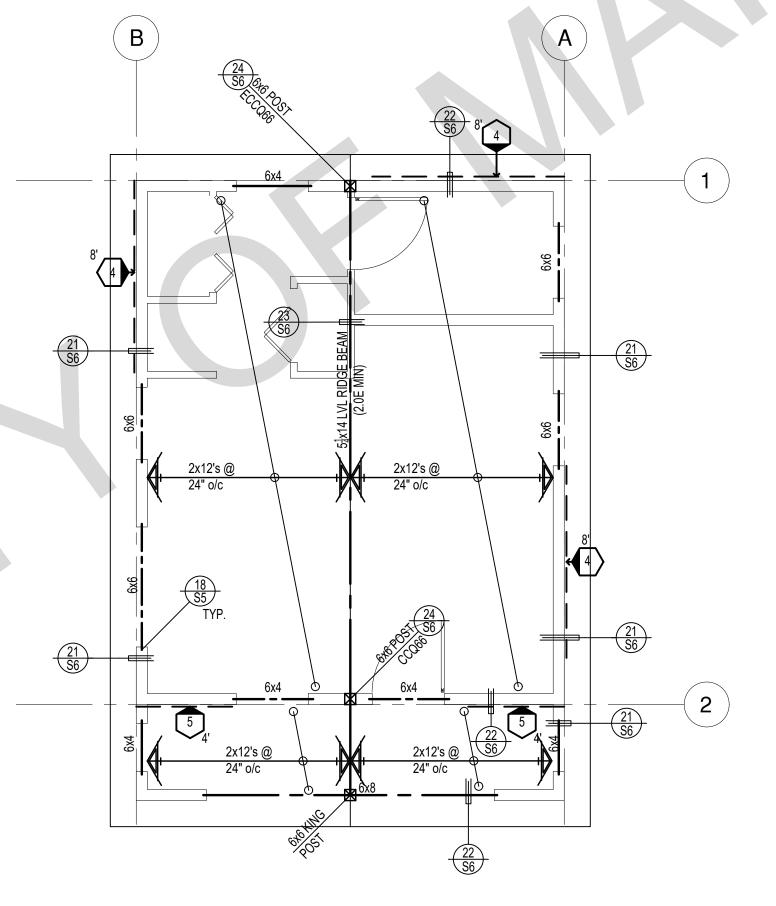
Spanish Foundation & Framing

<u>Plan</u> July 2024

project no. Marina ADU

DESIGN PATH STUDIO drawn by







ROOF FRAMING PLAN 1/4"=1'-0" SPANISH

SHEAR WALL SCHEDULE (ASD VALUES)

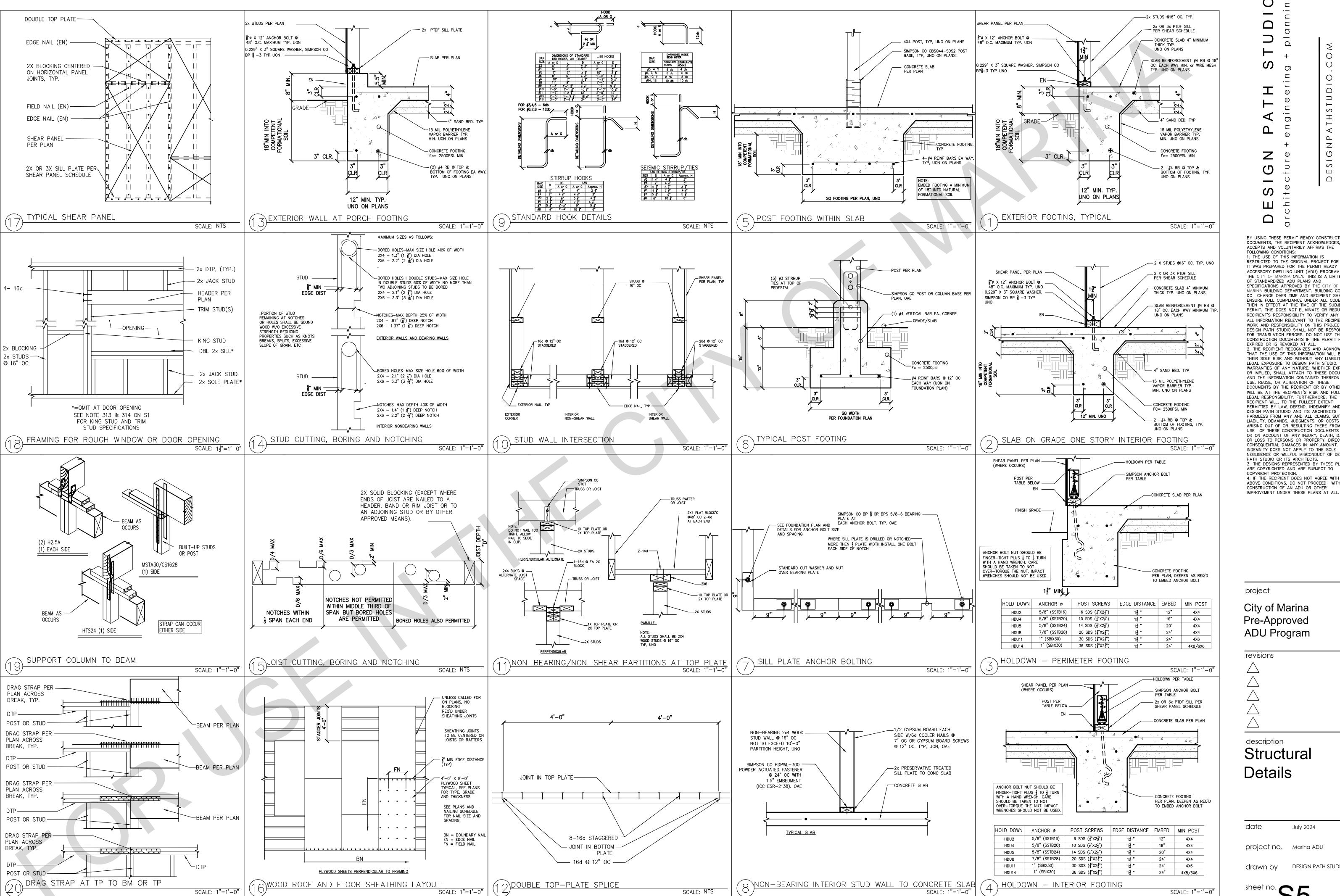
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	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	½" @ 48" or ½" @ 32"	5%" @ 32" or 1⁄2" @ 24"	½" @ 24" or ½" @ 16"	½" @ 24" or ½" @ 16"	½" @ 16" or ½" @ 12"	½" @ 12" or ½" @ 8"
16d (0.148") SILL NAILING	6"	4"	3½"	3"	1/4"x41/2" SDS screws @ 8"	½"x4½" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 36" MIN. FROM THE EDGE OF SHEATHING.
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.



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project City of Marina Pre-Approved ADU Program

revisions

description Structural Details

July 2024 project no. Marina ADU DESIGN PATH STUDIO

DESIGN PATH STUDIO architecture + engineering + planning

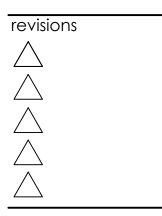
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project

City of Marina Pre-Approved ADU Program



Structural Details

ıte July 2024

drawn by DESIGN PATH STUDIO

project no. Marina ADU

heet no.

no. **S6**

CF1R-PRF-01-E

(Page 2 of 12)

(EDR2total)

2.9

3.4

3.2

3.1

Compliance Margins

Efficiency¹ EDR

(EDR2efficiency)

5.9

7.1

6.8

6.4

HERS Provider: CalCERTS inc.

Report Generated: 2024-03-27 11:37:35

CF1R-PRF-01-E

(Page 5 of 12)

Margin Percentage

0.94

2.07

1.98

2.32

5.13

1.33

HERS Provider: CalCERTS inc.

Calculation Date/Time: 2024-03-27T11:36:43-07:00

(EDR1)

0.4

0.3

Input File Name: Marina ADU Studio.ribd22x

39.1

36.2

35.7

35.9

Registration Date/Time: 2024-03-27 12:01:32

Calculation Date/Time: 2024-03-27T11:36:43-07:00

0.36

0.36

0.76

Input File Name: Marina ADU Studio.ribd22x

Report Version: 2022.0.000

Standard Design (kBtu/ft² - yr) Proposed Design (kBtu/ft² - yr) Compliance Margin (kBtu/ft² - yr)

37.97

16.99

37.57

37.82

16.83

16.46

37.44

Registration Date/Time: 2024-03-27 12:01:32

Schema Version: rev 20220901

Proposed Design

RESULT³: PASS

Energy Design Ratings

Efficiency¹ EDR

43.8

(EDR2efficiency)

37.9

36.7

37.4

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment ²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

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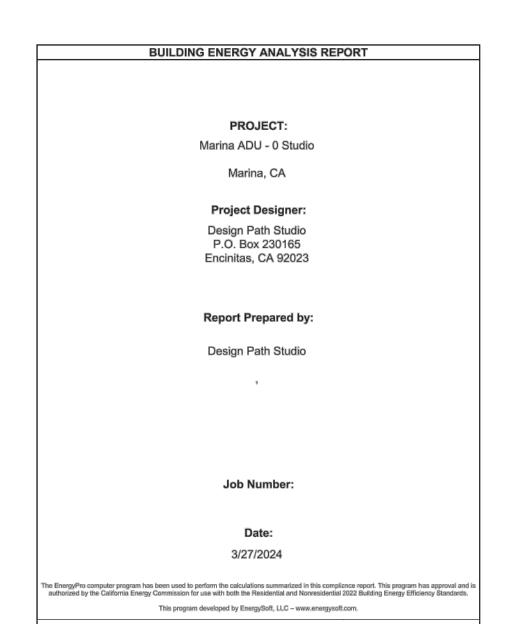
description

Example Energy Calculations

July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: Marina ADU - 0 Studio Calculation Date/Time: 2024-03-27T11:36:43-07:00 (Page 3 of 12) Calculation Description: Title 24 Analysis Input File Name: Marina ADU Studio.ribd22x

NERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.03	4.81	3.15	25.99	-2.12	-21.18
Space Cooling	0.19	15.16	0	0.74	0.19	14.42
IAQ Ventilation	0.52	5.64	0.52	5.64	0	0
Water Heating	5.37	59.85	3.6	41.56	1.77	18.29
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	7,11	85.46		73.93	-0.16	11.53
Space Heating	1,03	4.81	2.85	22.97	-1.82	-18.16
Space Cooling	0.19	15,16 7 5	0.01	D E 1.34	0.18	13.82
IAQ Ventilation	0.52	5.64	0.52	5.64	0	0
Water Heating	5.37	59.85	3.59	41.5	1.78	18.35
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	7.11	85.46	6.97	71.45	0.14	14.01

Registration Number: 224-P010037738A-000-000-0000000-0000 Registration Date/Time: 2024-03-27 12:01:32 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-03-27 11:37:35 Schema Version: rev 20220901

Project Name: N	COMPLIANCE - RESID)	NCE COMPLIANCE	Calcula		-		11:36:43-07:0	00		1R-PRF-01-E Page 6 of 12)
REQUIRED PV SYS	cription: Title 24 Anal	ysis		Input Fi	ile Name	: Marina ADI	J Studio.	ribd22x			
01	02	03	04	05	06	07	08	09	10	11	12
DC Contain Cha						A	704	A	Tiles by in	Investor Fff	Annual

L	REQUIRED PV SYS	TEIVIS										
	01	02	03	04	05	06	07	08	09	10	11	12
	DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
	1.55	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98
_		-										
	REQUIRED SPECIA	L FEATURES										
	The following are 1	features that must be ir	nstalled as condition for	meeting the mode	led energy performance	for this c	omputer anal	ysis.				

•	Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
•	Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
HER:	S FEATURE SUMMARY
	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 sil is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
•	Quality insulation installation (QII) Indoor air quality ventilation
•	Kitchen range hood HERS PROVIDER
•	Verified Refrigerant Charge
١•	Airflow in habitable rooms (SC3.1.4.1.7)

 Verified heat pump rated Wall-mounted thermosta 	I heating capacity at in zones greater than 150	ft2 (S	C3.4.5)				
 Ductless indoor units loc 	ated entirely in conditioned	space	(SC3.1.4.1.8)				
BUILDING - FEATURES INFORM	IATION						
01 02 03 04 05 06 07							
		2	Number of Dwelling			Number of Ventilation	Number of Water

Registration Number: 224-P010037738A-000-000-0000000-0000 Registration Date/Time: 2024-03-27 12:01:32 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000

Marina ADU - 0 Studio

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2024-03-27T11:36:43-07:00 (Page 1 of 12) Project Name: Marina ADU - 0 Studio Calculation Description: Title 24 Analysis Input File Name: Marina ADU Studio.ribd22x

			-							
GENERAL INFORMATION										
01	Project Name	Marina ADU - 0 Studio	rina ADU - 0 Studio							
02	Run Title	Title 24 Analysis	24 Analysis							
03	Project Location	_								
04	City	Marina	05	Standards Version	2022					
06	Zip code		07	Software Version	EnergyPro 9.2					
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	All orientations					
10	Building Type	Single family	11	Number of Dwelling Units	1					
12	Project Scope	Newly Constructed		Number of Bedrooms	1					
14	Addition Cond. Floor Area (ft ²)	0		Number of Stories	1					
16	Existing Cond. Floor Area (ft ²)	n/a		Fenestration Average U-factor	0.3					
18	Total Cond. Floor Area (ft²)	389	19	Glazing Percentage (%)	19.41%					
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a					
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No					
COMPL	IANCE RESULTS	MERCD	D	OVIDER						
	01 Building Complies with Computer	Performance			·					
	O2 This building incorporates feature	s that require field testing and/or verification	by a ce	rtified HERS rater under the supervision of a	CEC-approved HERS provider.					
	03 This building incorporates one or	more Special Features shown below	:							

Registration Number: 224-P010037738A-000-000-0000000-0000 Registration Date/Time: 2024-03-27 12:01:32 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-03-27 11:37:35

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Schema Version: rev 20220901

Pi	roject Name: Marina i	ADU - 0 Studio		Calculation Date/Time	: 2024-03-27T11:36:43-07:00		(Page 4 of 12)
C	alculation Description	n: Title 24 Analysis		Input File Name: Marir	na ADU Studio.ribd22x		
EI	NERGY USE SUMMARY						
	Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
	Space Heating	1.03	4.81	2.67	21.73	-1.64	-16.92
	Space Cooling	0.19	15.16	0.01	3.29	0.18	11.87
	IAQ Ventilation	0.52	5.64	0.52	5.64	0	0
	Water Heating	5.37	59.85	3.59	41.41	1.78	18.44

	Energy (EDR1) (kBtu/ft²-yr)	(EDR2) (kTDV/ft ² -yr)	Energy (EDR1) (kBtu/ft²-yr)	(EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.03	4.81	2.67	21.73	-1.64	-16.92
Space Cooling	0.19	15.16	0.01	3.29	0.18	11.87
IAQ Ventilation	0.52	5.64	0.52	5.64	0	0
Water Heating	5.37	59.85	3.59	41.41	1.78	18.44
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	7.11	85.46	6.79	72.07	0.32	13.39
Space Heating	1.03	4.81	2.94	24.49	-1.91	-19.68
Space Cooling	0.19	H 15.16	P R 0.01	D E R ^{1.2}	0.18	13.96
IAQ Ventilation	0.52	5.64	0.52	5.64	0	0
Water Heating	5.37	59.85	3.59	41.51	1,78	18.34
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	7.11	85.46	7.06	72.84	0.05	12.62

Registration Number: 224-P010037738A-000-000-0000000-0000 Registration Date/Time: 2024-03-27 12:01:32 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000

CERTIFICATE OF COM	PLIANCE - RESIDENTIAL				CF1R-PRF-01				
Project Name: Marina	ADU - 0 Studio		c	(Page 7 of 1					
Calculation Description	n: Title 24 Analysis		Ir	nput File Na	me: Ma	arina ADU Studio.	ribd2	2x	
ZONE INFORMATION									
01	02	03	04			05		06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor A	rea (ft²)	Avg.	. Ceiling Height	Wat	er Heating System 1	Status
ADU - 0 Studio	Conditioned	Ductless Mini Split1	389			9		DHW Sys 1	New
OPAQUE SURFACES									
01	02	03	04	05		06		07	08
Name	Zone	Construction	Azimuth	Azimuth Orientatio		ation Gross Area (ft ²		Window and Door	Tilt (deg)

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	ADU - 0 Studio	R-19 Wall	0	Front	142	29	90
Right Wall	ADU - 0 Studio	R-19 Wall	270	Right	174	13.5	90
Back Wall	ADU - 0 Studio	R-19 Wall	180	Back	155	9	90
Left Wall	ADU - 0 Studio	R-19 Wall	90	Left	240	24	90
						>>	
OPAQUE SURFACES - CA	THEDRAL CEILINGS						

OPAQUE SURFACI	ES - CATHEDRAL C	EILINGS								
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (cath) Avg Pitch	ADU - 0 Studio	R-30 Roof No Attic	0	Front	389	0	3	0.1	0.85	No

FENESTRATION /	GLAZING												
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window A	Window	Front Wall	Front	0			1	9	0.3	NFRC	0.32	NFRC	Bug Screen
Door 1	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.32	NFRC	Bug Screen
Window C	Window	Right Wall	Right	270			1	4.5	0.3	NFRC	0.32	NFRC	Bug Screen

Registration Number: 224-P010037738A-000-000-0000000-0000 Registration Date/Time: 2024-03-27 12:01:32 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-03-27 11:37:35 Schema Version: rev 20220901

Report Generated: 2024-03-27 11:37:35 Schema Version: rev 20220901

Report Generated: 2024-03-27 11:37:35 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2024-03-27T11:36:43-07:00 (Page 8 of 12) Project Name: Marina ADU - 0 Studio Calculation Description: Title 24 Analysis Input File Name: Marina ADU Studio.ribd22x SHGC Source Exterior Shading Window A 2 Right Wall 0.32 NFRC Bug Screen 0.32 Window A 3 Back Wall NFRC Bug Screen Window Window B 0.32 NFRC Bug Screen SLAB FLOORS 01 02 03 Edge Insul. R-value Area (ft²) Perimeter (ft) Carpeted Fraction Heated Name Zone and Depth and Depth Slab-on-Grade ADU - 0 Studio OPAQUE SURFACE CONSTRUCTIONS 06 Total Cavity Interior / Exterior Surface Type Continuous U-factor **Construction Name Assembly Layers** R-value Inside Finish: Gypsum Board avity / Frame: R-19 in 5-1/2 in. (R-18) / R-19 R-19 Wall Exterior Walls Wood Framed Wall 2x6 @ 16 in. O. C. None / None Exterior Finish: 3 Coat Stucco Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood R-30 R-30 Roof No Attic 2x12 @ 24 in. O. C. None / None Siding/sheathing/decking

Registration Number: 224-P010037738A-000-000-0000000-0000

Registration Date/Time: 2024-03-27 12:01:32 Report Version: 2022.0.000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

(EDR1)

37.3

37.3

36.9

36.6

Proposed PV Capacity Scaling: North (1.55 kWdc) East (1.55 kWdc) South (1.55 kWdc) West (1.55 kWdc)

Project Name: Marina ADU - 0 Studio

ENERGY DESIGN RATINGS

Calculation Description: Title 24 Analysis

Standard Design

North Facing

East Facing

South Facing

West Facing

Standard Design PV Capacity: 1.55 kWdc

Registration Number: 224-P010037738A-000-000-0000000-0000

Project Name: Marina ADU - 0 Studio

Gross EUI¹

Net EUI²

Gross EUI¹

Gross EUI¹

Net EUI²

Net EUI²

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

Registration Number: 224-P010037738A-000-000-0000000-0000

ENERGY USE INTENSITY

North Facing

East Facing

South Facing

West Facing

Calculation Description: Title 24 Analysis

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

17.35

38.33

38.33

38.33

17.35

Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2024-03-27 11:37:35

Cavity / Frame: R-30 / 2x12

Inside Finish: Gypsum Board

HERS Provider: CalCERTS inc. Report Generated: 2024-03-27 11:37:35 Schema Version: rev 20220901

Heating Systems

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS. THE RECIPIENT ACKNOWLEDGES. ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY

ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF MARINA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF MARINA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION FRRORS, DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE. WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER

IMPROVEMENT UNDER THESE PLANS AT ALL.

project City of Marina Pre-Approved

ADU Program

revisions

description

Example Energy Calculations

July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2024-03-27T11:36:43-07:00 (Page 10 of 12) Project Name: Marina ADU - 0 Studio Calculation Description: Title 24 Analysis Input File Name: Marina ADU Studio.ribd22x

System Type Heat pump	Heating Unit		Heating Equipr Count	ment	Cooling Unit N	ame	_	Equipmen Count	Fa	n Name	Distribution N	lame	Required Thermostat Type
Heat pump	Heat Bures Co			$\overline{}$									
heating cooling	Heat Pump Sy 1	ystem	1		Heat Pump System 1			1		n/a	n/a		Setback
02	03	04	05	06	5 07		08	09	10	11	12		13
_				02 03 04 05		02 03 04 05 06 07	02 03 04 05 06 07	02 03 04 05 06 07 08	02 03 04 05 06 07 08 09	02 03 04 05 06 07 08 09 10	02 03 04 05 06 07 08 09 10 11	02 03 04 05 06 07 08 09 10 11 12	02 03 04 05 06 07 08 09 10 11 12

			Hea	ting			Cooling			1 1		
Name	System Type	A R Carlo	Heating HSPF/H PF2/CO		Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HEF	RS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF 8.2	12800	7950	EERSEER	14	11.7	Not Zonal	Single Speed		t Pump System hers-htpump
r	4											
HVAC HEAT PUMPS -	HERS VERIFICATION		<u>ifie</u> i	A D	F K							
01	02	03	04		05		06		07	08		09
Name	Verified Airflow	Airflow Targe	t Verified EER,	EER2	Verified SEER/SEER2		Verified Refrigerant		erified E/HSPE2	Verified Heat	ting	Verified Heating

1-hers-htpump	Not Required		0	Not Required	Not Required	Yes	No	2	Yes	Yes
VARIABLE CAPACITY	HEAT PUMP COMPL	ANCE OPTION	ON - HERS VERI	FICATION						
01		02	03	04	05	06	07	08	09	10
Name	Lo	ertified w-Static P System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	I Wall Mount	Air Filter Sizing & Drop Rating	Low Leakage Ducts in Conditioned Space	Minimun Airflow pe RA3.3 an SC3.3.3.4.	er non-continuo	Indoor Fan not IS Running Continuously

Heat Pump System 1 Not required Required Required Required Not require

Registration Number: 224-P010037738A-000-000-0000000-0000 Registration Date/Time: 2024-03-27 12:01:32

HERS Provider: CalCERTS inc. Report Generated: 2024-03-27 11:37:35

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

Project Name		DENTIA	AL MEAS	SURES S	UMM.	ARY						RN	18-1
Marina			Studio		Build	ding Type					/Alteration		/2024
Construction Type												#1	
Waii Wood Framed R 19 636 Naw	INSUL	LATION					Area						
Roof Wood Framed Rafter R 30 389 Penime = 73° New	Const	truction	Type		Cav	/ity	(tt^2)	S	pecial F	eatures		Stati	ıs
FENESTRATION	Wall	Wood Fran	ned		R 19		636					New	
Total Area: 76 Glazing Percentage: 19.4% Newi/Altered Average U-Factor: 0.30	Roof	Wood Fran	ned Rafter		R 30		389					New	
Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status	Slab	Unheated	Slab-on-Grade		- no in	sulation	389	Perim:	= 73'			New	
Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status													
Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status													
Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status						_	_						
Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status							-						
Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status	EENE	STRATIC	N.	Total Assess	7/	Clarke	Donosto		FQ 406 No	Alternal Access	on III Footon		96
Property Property						To Summer Street		2000	3.000.530				
Right (W)		tation /					lang			citor one	1465		45
Rear (S) 9.0 0.300 0.32 none none N/A New)											
HVAC SYSTEMS Qty. Heating Min. Eff Cooling Min. Eff Thermostat Status 1 Electric Heat Pump 8.20 HSPF Split Heat Pump 14.0 SEER Setback New HVAC DISTRIBUTION Location Heating Cooling Duct Location R-Value Status New WATER HEATING Qty. Type Gallons Min. Eff Distribution Status		·					$\overline{}$						
HVAC SYSTEMS Qty. Heating Min. Eff Cooling Min. Eff Thermostat Status 1 Electric Heat Pump 8.20 HSPF Split Heat Pump 14.0 SEER Setback New HVAC DISTRIBUTION Location Heating Cooling Duct Location R-Value Status Ductless Mini Split Ductless I with Fan Ductless n/a n/a New WATER HEATING Qty. Type Gallons Min. Eff Distribution Status	Left (E)		24.0	0.300	0.32	попе		none	N/A			New	
Qty. Heating Min. Eff Cooling Min. Eff Thermostat Status 1 Electric Heat Pump 8.20 HSPF Split Heat Pump 14.0 SEER Setback New HVAC DISTRIBUTION Location Duct Properties of the public													
Qty. Heating Min. Eff Cooling Min. Eff Thermostat Status 1 Electric Heat Pump 8.20 HSPF Split Heat Pump 14.0 SEER Setback New HVAC DISTRIBUTION Location Heating Cooling Duct Location R-Value Status Ductless Mini Split Ductless / with Fan Ductless n/a n/a Now WATER HEATING Qty. Type Gallons Min. Eff Distribution Status													
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HVAC DISTRIBUTION Location Heating Cooling Duct Location R-Value Status Ductless Mini Split Ductless / with Fan Ductless n/a n/a New WATER HEATING Qty. Type Gallons Min. Eff Distribution Status			MS										
Location Heating Cooling Duct Location R-Value Status Ductiess Mini Split Ductiess / with Fan Ductiess n/a n/a New WATER HEATING Qty. Type Gallons Min. Eff Distribution Status	Qty.	Heating									mostat		ıs
Location Heating Cooling Duct Location R-Value Status Ductiess Mini Split Ductiess / with Fan Ductiess n/a n/a New WATER HEATING Qty. Type Gallons Min. Eff Distribution Status	Qty.	Heating					тр				mostat		ıs
Location Heating Cooling Duct Location R-Value Status Ductiess Mini Split Ductiess / with Fan Ductiess n/a n/a New WATER HEATING Qty. Type Gallons Min. Eff Distribution Status	Qty.	Heating					тр				mostat		us
Ductiess Mini Split Ductiess / with Fan Ductiess n/a n/a New WATER HEATING Qty. Type Gallons Min. Eff Distribution Status	Qty.	Heating Electric Heat	Pump				тр			Sefback			ıs
WATER HEATING Qty. Type Gallons Min. Eff Distribution Status	Qty.	Heating Electric Heat	Pump	8.20 HSPF	Spi	it Heat Pu		14.0	SEER	Setback	uct	New	
Qty. Type Gallons Min. Eff Distribution Status	Qty. 1 HVAC Locat	Heating Electric Heat DISTRIE	Pump BUTION Hea	8.20 HSPF	Spi Co	it Heat Pu	Duc	14.0	SEER	Setback D R	uct -Value	New State	
Qty. Type Gallons Min. Eff Distribution Status	Qty. 1 HVAC Locat	Heating Electric Heat DISTRIE	Pump BUTION Hea	8.20 HSPF	Spi Co	it Heat Pu	Duc	14.0	SEER	Setback D R	uct -Value	New State	
Qty. Type Gallons Min. Eff Distribution Status	Qty. 1 HVAC Locat	Heating Electric Heat DISTRIE	Pump BUTION Hea	8.20 HSPF	Spi Co	it Heat Pu	Duc	14.0	SEER	Setback D R	uct -Value	New State	
	Qty. 1 HVAC Locat	Heating Electric Heat DISTRIE ion Mini Split	BUTION Hei	8.20 HSPF	Spi Co	it Heat Pu	Duc	14.0	SEER	Setback D R	uct -Value	New State	
	Qty. f HVAC Locat Ductiess	Heating Electric Heat C DISTRIB CON Mini Split	BUTION Hei	8.20 HSPF ating as / with Fan	Co Duc	it Heat Pu	Duc	14.0	ation	Setback D R	uct -Value	State New	ıs
	HVAC Locat Ductiess	Heating Electric Heat C DISTRIE Cion Mini Split ER HEAT Type	BUTION Hei	8.20 HSPF ating ss / with Fan	Co Duc	it Heat Pu	Duc	14.0	ation bution	Setback D R	uct -Value	State New	ıs

	2022 Single-Family Residential Mandatory Requirements Summary
	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must
m)13:	be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal specified repetition of the period of the pe

EnergyPro 9.2 by EnergySoft User Number: 50256

ference Residential Appendix RA3.3. *

-ill-il and la	dans All Own Have
150.0(o)1:	door Air Quality: Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0[o]1. *
150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole- dwelling unit ventilation airflow required per §150.0(o)1C. A notorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)18iii8iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand- controlled exhaust system meeting requirements of §150.0(c)*1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(c)*1Giii-iv. Airflow must be measured by the installer per §150.0(o)*1Gv, and rated for sound per §150.0(o)*1Gvi.*
150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0[o]tC must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0[o]tC.
150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)1G
ol and Spa Sys	tems and Equipment:
110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not up to plate the project project of the plate of the pl

§ 110.4(a):	with the Appliance Efficiency Regulations and listing in MAEDuS; an on-off switch mounted outside of the heater that allows shutting off the heater that allows shutting off the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves."
Lighting:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting Integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and line closets with an efficacy of at least 45 lumens per watt.
150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F;	Lighting Integral to Exhaust Fans, Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*

Calculation Date/Time: 2024-03-27T11:36:43-07:00 Project Name: Marina ADU - 0 Studio (Page 9 of 12) Calculation Description: Title 24 Analysis Input File Name: Marina ADU Studio.ribd22x BUILDING ENVELOPE - HERS VERIFICATION

Required Not I		Not Required	uired		N/A		n/a		n/a		
WATER HEATING SYST	EMS										
01	02	03	04		05		06	07		08	09
Name	System Type	Distribution Type	Water Heater	Name	Number of Units		r Heating ystem	Compact Distribution	н	ERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heate	er 1	1		n/a	None		n/a	DHW Heater 1 (1
WATER HEATERS - NEEA HEAT PUMP											
01	02	03		04		05		06		07	08

PROPH40 T2	WATER HEATERS - NEEA	HEAT PUMP	- Andrew Company									
Name # of Units Tank Vol. (gal) Brand Model PROPH40 T2 RH37530 (40 gal, Outside ADU - 0 Studio ADU - 0 Studio	01	02	03	04	05	06	07	08				
PROPH40 T2 DHW Heater 1 1 40 Rheem RH37530 (40 gal, Outside ADU - 0 Studio ADU - 0 Studio	Name	# of Units	Tank Vol. (gal)	Brand			Duct Inlet Air Source	Duct Outlet Air Source				
	DHW Heater 1	1			RH37530 (40 gal,		ADU - 0 Studio	ADU - 0 Studio				

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

Registration Number: 224-P010037738A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Quality Insulation Installation (QII) High R-value Spray Foam Insulation | Building Envelope Air Leakage

01

Registration Date/Time: 2024-03-27 12:01:32 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2024-03-27 11:37:35

CF1R-PRF-01-E

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2024-03-27T11:36:43-07:00 (Page 12 of 12) Project Name: Marina ADU - 0 Studio

Calculation Description: Title 24 Analysis	Input File Name: Marina ADU Studio.ribd22x				
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT					
I certify that this Certificate of Compliance documentation is accurate and complete.					
Documentation Author Name:	Documentation Author Signature:				
Yvonne St Pierre	Yvonne St Pierre				
Company:	Signature Date:				
Design Path Studio	2024-03-27 12:01:32				
Address:	CEA/ HERS Certification Identification (If applicable):				
PO Box 230165					
City/State/Zip:	Phone:				
Encinitas, CA 92023	619-292-8807				
RESPONSIBLE PERSON'S DECLARATION STATEMENT					
I certify the following under penalty of perjury, under the laws of the State of California:					
 I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the 					
	compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.				
 The building design features or system design features identified on this Certificate of Compliance calculations, plans and specifications submitted to the enforcement agency for approval with this 	are consistent with the information provided on other applicable compliance documents, worksheets, building permit application.				
Responsible Designer Name:	Responsible Designer Signature:				
Yvonne St Pierre	Younne St. Plerre				
Company:	Date Signed:				
Design Path Studio	2024-03-27 12:01:32				
Address:	License:				
PO Box 230165	C 34789				
City/State/Zip:	Phone:				
Encinitas, CA 92023	619-292-8807				

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

Registration Number: 224-P010037738A-000-000-0000000-0000

Registration Date/Time: 2024-03-27 12:01:32 Report Version: 2022.0.000

HERS Provider: CalCERTS inc. Report Generated: 2024-03-27 11:37:35

Easy to Verify

at CalCERTS.com

CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901 2022 Single-Family Residential Mandatory Requirements Summary

(except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters."

Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

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

Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the \$ 150.0(h)38: Interpret, Air constitutions.

Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.*

Second Secon maintenance, and wind as required by §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-drusnative casing or sieeve.

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

Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director. Ducts and Fans:

Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 or the Caircoma Mechanical code (CANG). It a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

CMC Compliance. All air-distribution system ducts and plenums must meet. CMC §§ 601.0-605.0 and ANSUSMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RAS.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible dums unst be excellent. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723.

The combination of mastic and either mesh or tape must be used to seal openings greater than X°, if mastic or tape is used. Building services are handler support leafforms, and plenums designed or constructed with materials other than x°, if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board of flexible duct must not be used to convey conditioned air. Building cavifies and support platforms may contain ducts; ducts installed in these spaces must not be compressed.*

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 S 150.0(m)7:

Sackdraft Damper, Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers. dampers.

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.

Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core an outer vapor barrier.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an § 150.0(m)11: accupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in lance with Reference Residential Appendix RA3.1

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

INDOOR AIR QUALITY (IAQ) FANS 01 06 02 IAQ Recovery Includes Includes Fault Fan Efficacy **Dwelling Unit** Airflow (CFM) AQ Fan Type Heat/Energy Effectiveness -(W/CFM) Indicator Display? Recovery? SRE/ASRE No n/a / n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Marina ADU - 0 Studio

Calculation Description: Title 24 Analysis

Registration Number: 224-P010037738A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2024-03-27 12:01:32 Report Version: 2022.0.000 Schema Version: rev 20220901

Calculation Date/Time: 2024-03-27T11:36:43-07:00

Input File Name: Marina ADU Studio.ribd22x

HERS Provider: CalCERTS inc.

Report Generated: 2024-03-27 11:37:35

CF1R-PRF-01-E

(Page 11 of 12)

09

2022 Single-Family Residential Mandatory Requirements Summary NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022) Building Envelope:

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/WDMA/CSA 101/I.S.2/A440-2011. * Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

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

Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, on selecting the superior stripped. caulked, gasketed, or weather stripped.

Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS). Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).

Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the fing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consum Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.194. Ceiling and rafter roofs minimum R-20 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Aftic 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 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. **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-vali 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 2x8 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 Masonry walls must meet Tables 150.1-A or B. * Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *

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

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

Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of § 150.0(g)2: all insulation in all exterior walls, vented attics, and unvented attics with air-permetable insulation.

Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outcome. § 150.0(q): a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. Fireplaces, Decorative Gas Appliances, and Gas Log: 110.5(e) Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. Closable Doors, Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox § 150.0(e)2: area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. § 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. * Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3: 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-N.

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 qui-to nemorature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression healing is higher than the cut-off temperature for supplementary healing.

Thermostats. All healing or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. "
Insulation: Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank § 110.3(c)3: 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.

§ 110.3(c)6: 5/6/22

2022 Single-Family Residential Mandatory Requirements Summary § 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAS § 150.0(k)1H: elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaire: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources Internal to drawers, cabinetry or linen closets are not required § 150.0(k)1l: power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or § 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. § 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *

Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned. § 150.0(k)2A: on and off.*

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

\$ 150.0(k)2D: Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2D.

Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed lumination. § 150.0(k)2E:

§ 150.0(k)2E:

§ 150.0(k)2F:

§ 150. § 150.0(k)2K: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.

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

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

Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. iolar Readiness:
Single-family Residences, Single-family residences located in subdivisions with 10 or more single-family residences and where the § 110.10(a)1: application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency. which do not have a photovoltaic system installed, must comply with the requirements of § 110.10[b]-(e).

Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24. Part 9 or other parts of Title 24 or in any requirements adopted by a local prisidion. 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 160 \$10,000 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. * 10,10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof § 110.10(b)3A: mounted equipment."

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

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for 110.10(d): provided to the occupant. § 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps. 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."

NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

3. THE DESIGNS REPRESENTED BY THESE PLANS

ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

PATH STUDIO OR ITS ARCHITECTS.

project

City of Marina Pre-Approved ADU Program

revisions

description

Example Energy Calculations

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO



Marina ADU - 0 Studio
System Name
Ductless Mini Split ENGINEERING CHECKS Number of Systems COIL COOLING PEAK COIL HTG. PEAK
 CFM
 Sensible
 Latent
 CFM
 Sensible

 175
 3,770
 175
 138
 5,494
 Heating System Output per System Return Vented Lighting Total Output (Btuh) Return Air Ducts Output (Btuh/sqft) Return Fan Cooling System Output per System Ventilation Total Output (Btuh) Supply Fan Supply Air Ducts Total Output (Tons) Total Output (Btuh/sqft) TOTAL SYSTEM LOAD Total Output (sqft/Ton) Air System CFM per System 300 HVAC EQUIPMENT SELECTION Airflow (cfm) Airflow (cfm/sqft) Airflow (cfm/Ton) Outside Air (%) Outside Air (cfm/sqft) Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak) 32 °F 68 °F Dutside Air Supply Fan Heating Coil ROOM COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak) 75/61°F 75/61°F 55/54°F 48.0% ROOM 300 cfm

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

3/27/2024