

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRE A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT.

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

SIGNATURE: _____ DATE: _____

Accessory Dwelling Unit
2 Bedroom - 789 s.f.
Marina, CA

SHEET INDEX

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T2.3 ENERGY CALC.

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

ZONING INFORMATION

CONTACT CITY OF MARINA FOR THE INFORMATION BELOW
EMAIL: planning@cityofmarina.org PHONE: (831)884-1220
ZONING :
OVERLAY :
LOT SIZE :
EXISTING HABITABLE SQ. FT. :
EXISTING FAR :
MAX. ALLOWABLE FAR :
PROPOSED FAR :
FLOOR AREA OF GARAGE:
EXISTING LOT COVERAGE:
ALLOWABLE LOT COVERAGE :
PROPOSED LOT COVERAGE :
LOT SLOPE :

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:
COMPANY
CONTACT PERSON
ADDRESS
PHONE
EMAIL
PROPERTY OWNER:
NAME
ADDRESS
PHONE
EMAIL
BUILDING DEPARTMENT:
CITY OF MARINA BUILDING & SAFETY DEPARTMENT
209 CYPRESS AVENUE
MARINA, CA 93933
P. (831)884-1214

VICINITY MAP



HERS NOTES

- 1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(O)3, 10-103(O)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF3R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(O)3, 10-103(O)1.A.
3. CF3R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE.
4. HERS TESTS REQUIRED FOR THIS PROJECT ARE:
VARIABLE CAPACITY HEAT PUMP - Ductless units entirely located in conditioned space, Airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify heat pump rated capacity, and Refrigerant charge.
KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM / = 3 SONES)
IAQ MECHANICAL VENTILATION - See new ducting requirements Table 150.0-H
5. FOR IAQ FAN - SEE T24 SHEETS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
6. SOLAR IS REQUIRED: PV EXCEPTION 2; NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC (SECTION 150.1(C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.
7. SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NEEA rated heat pump water heater; specific brand/model or eq.
8. NEW 2022 ELECTRIC READY REQUIREMENTS: PROVIDE SPACE FOR HEAT PUMP WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF MARINA MUNICIPAL CODE.
SITE ADDRESS:
GOVERNING AGENCY: CITY OF MARINA, CA.
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, 2 BEDROOM 2 BATH, DETACHED 789 S.F. ACCESSORY DWELLING UNIT
PORCH AREAS:
MODERN: 72 S.F. RANCH: 72 S.F. SPANISH: 70 S.F.

LEGAL DESCRIPTION

APN

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

- X COMPLETED
TITLE SHEET (T1.1) INFORMATION FILLED OUT
SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT.
CONSTRUCTION AND DEMOLITION (C&D) RECYCLING PLAN
CARBON MONOXIDE & SMOKE DETECTOR FORM
SEWER AND WATER CLEARANCE FORM
MPUSD FORM

exterior style selection:

- X SELECTION (SEE SHEET T1.2 FOR EXTERIOR RENDERING)
MODERN
RANCH
SPANISH

exterior wall material:

- X SELECTION(S)
STUCCO / COLOR
STONE VENEER / COLOR
FIBER CEMENT - SIDING / COLOR
WOOD SIDING / COLOR
OTHER

deferred submittals - separate permit to be obtained by applicant:

- X TO BE COMPLETED
FIRE SPRINKLERS (WHEN REQUIRED)
TRUSS CALCULATIONS (WHEN REQUIRED)
PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. IF THERE IS AN EXISTING PHOTOVOLTAIC SYSTEM OF SUFFICIENT SIZE ON THE MAIN HOUSE TO ACCOMMODATE THE NEW ADU THEN HOMEOWNER IS TO PROVIDE A REPORT STATING THE EXISTING SIZE OF THE PV PANEL (WHEN REQUIRED)

roof framing:

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

roof material:

- X SELECTION
CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - IAMP0 UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF
ARCHITECTURAL GRADE SHINGLE - CERTAINTED - ICC-ES ESR-3537 MINIMUM 2-1/2 ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES
OTHER ROOF MATERIAL / COLOR / ICC / UL:

fire sprinkler information:

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

fire rated details:

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

window and trim color:

- X SELECTION
WHITE
TAN
DARK BRONZE
OTHER WINDOW COLOR

sewer waste water information:

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

electrical service information:

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

site / soils / foundation information

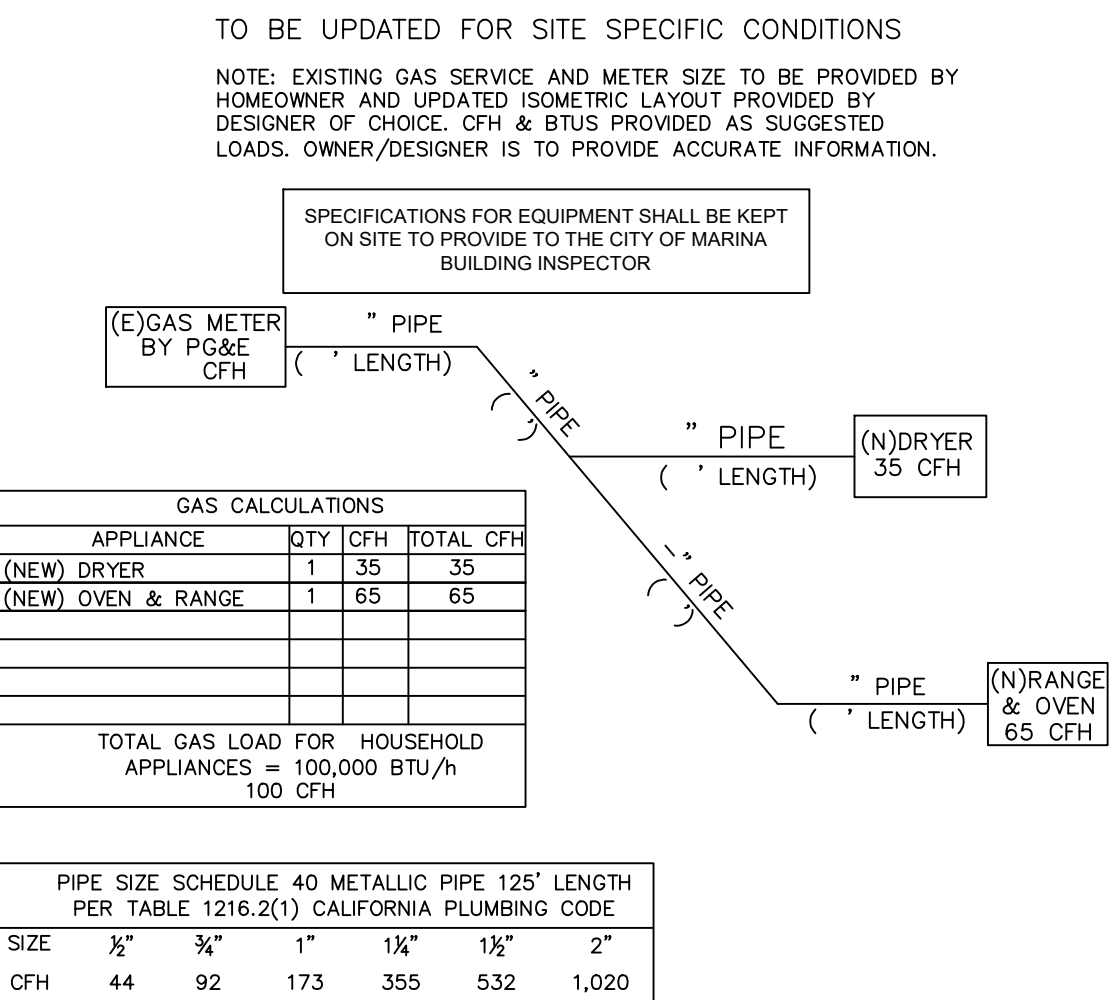
- PLEASE CHECK THE BOX THAT APPLIES TO YOUR PROJECT SITE
IS THE PROJECT SITE FLAT?
DOES THE PROJECT ABUT SEVERE ASCENDING OR DESCENDING SLOPES EXCEEDING 35%?
DOES THE PROJECT INCLUDE RETAINING WALLS?
DOES THE SITE CONTAIN ANY KNOWN GEOTECHNICAL HAZARDS?
DOES THE EXISTING DWELLING ON THE SITE HAVE A CONVENTIONAL FOUNDATION?
DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS?

ITEMS CHECKED IN SHADED BOXES ABOVE REQUIRE ADDITIONAL INFORMATION TO ENSURE CODE COMPLIANCE

gas service information:

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

EXAMPLE GAS PIPE DIAGRAM



project
City of Marina
Pre-Approved
ADU Program

revisions

- Empty revision boxes with triangle symbols.

description
Title Sheet
2 Bedroom

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. T1.1



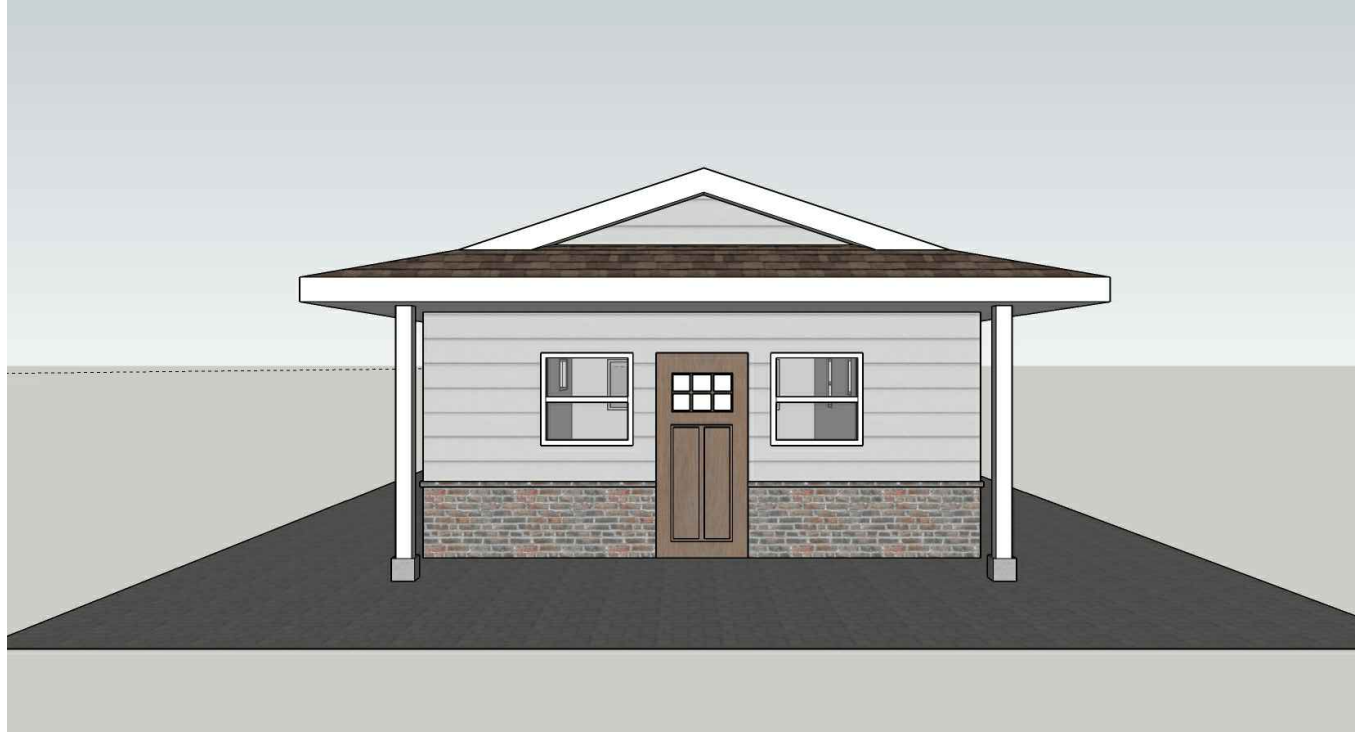
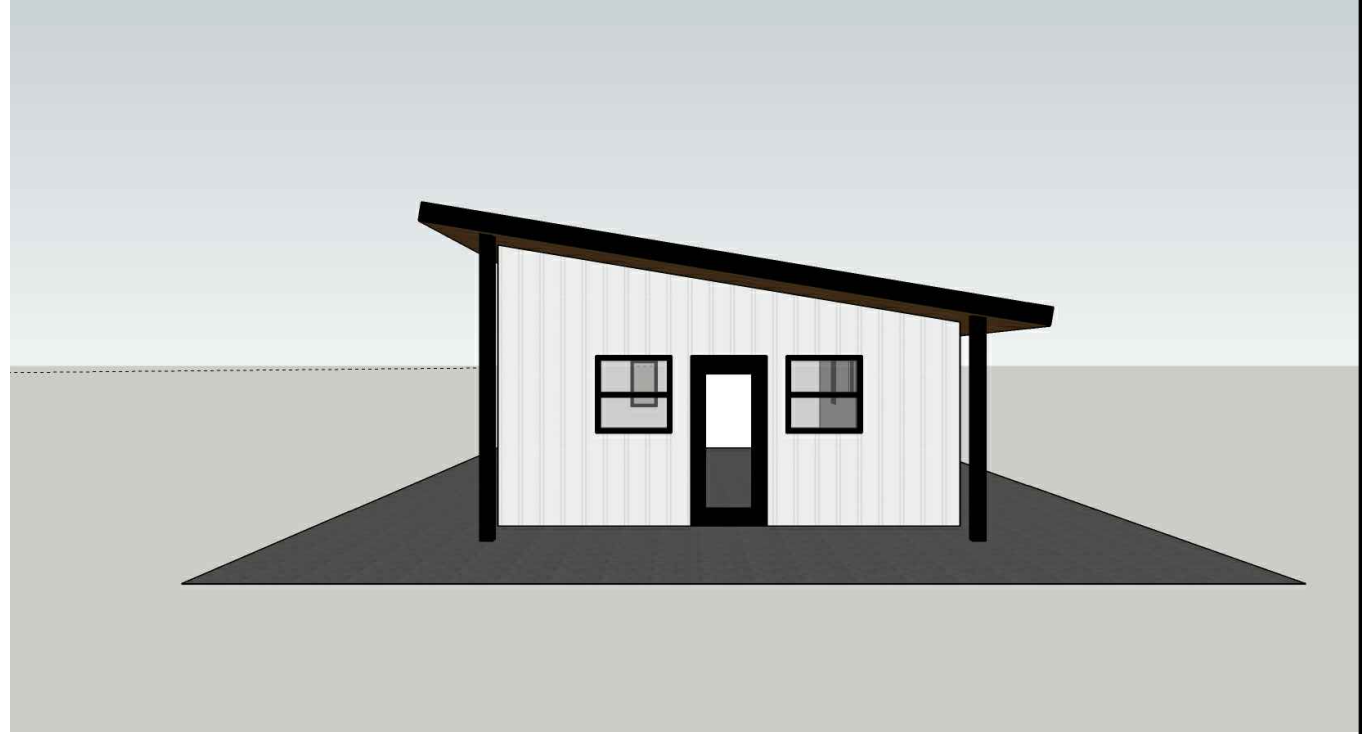
Modern 2 Bedroom - view #1



Ranch 2 Bedroom - view #1



Spanish 2 Bedroom - view #1



Modern 2 Bedroom - view #2



Ranch 2 Bedroom - view #2



Spanish 2 Bedroom - view #2



Modern 2 Bedroom - view #3



Ranch 2 Bedroom - view #3



Spanish 2 Bedroom - view #3

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 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.

project
 City of Marina
 Pre-Approved
 ADU Program

revisions

- △
- △
- △
- △
- △

description

Exterior
 Style
 Options

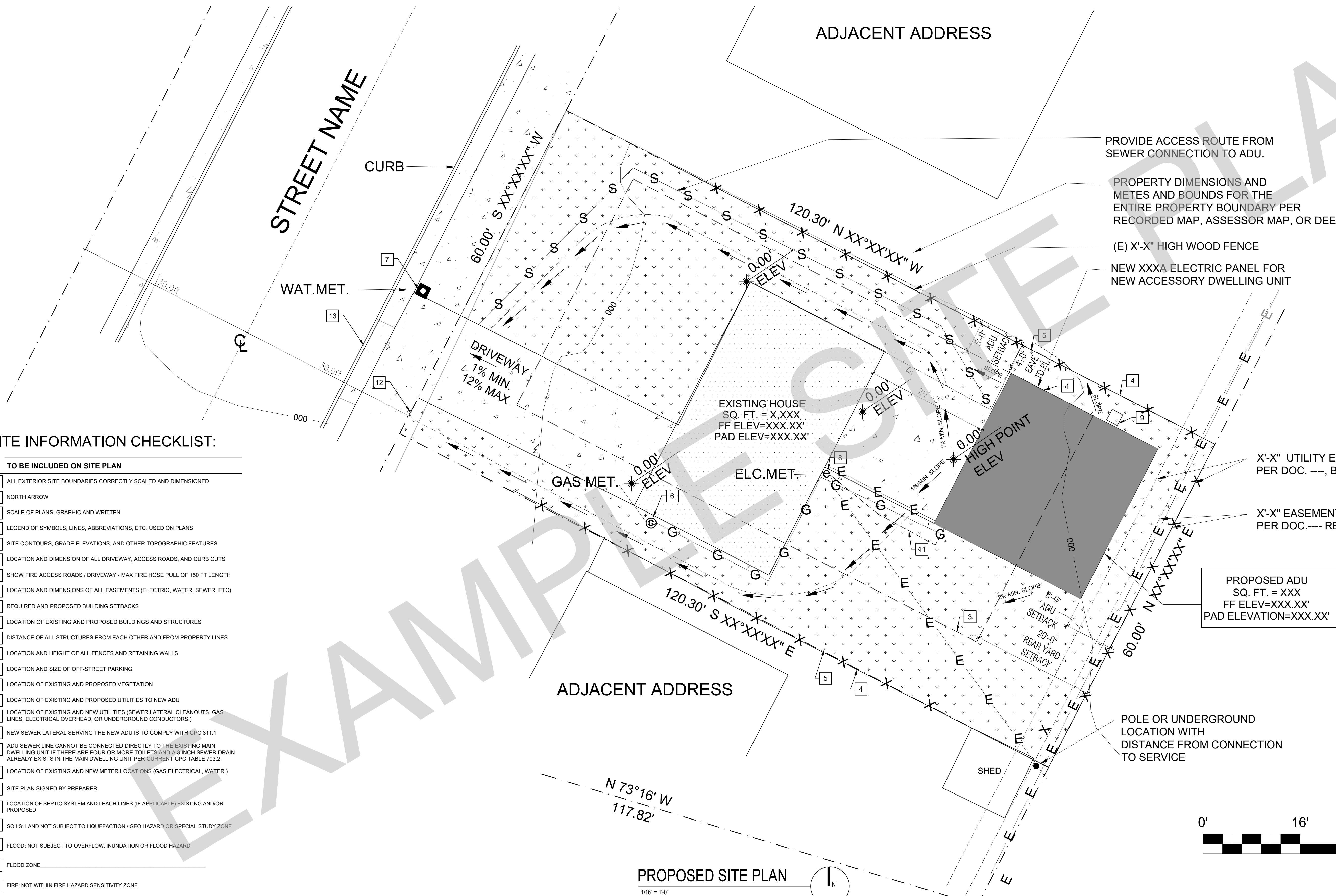
date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. T1.2

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 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 THEREFROM IN 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.



PROVIDE ACCESS ROUTE FROM SEWER CONNECTION TO ADU.

PROPERTY DIMENSIONS AND METES AND BOUNDS FOR THE ENTIRE PROPERTY BOUNDARY PER RECORDED MAP, ASSESSOR MAP, OR DEED

(E) X'-X" HIGH WOOD FENCE

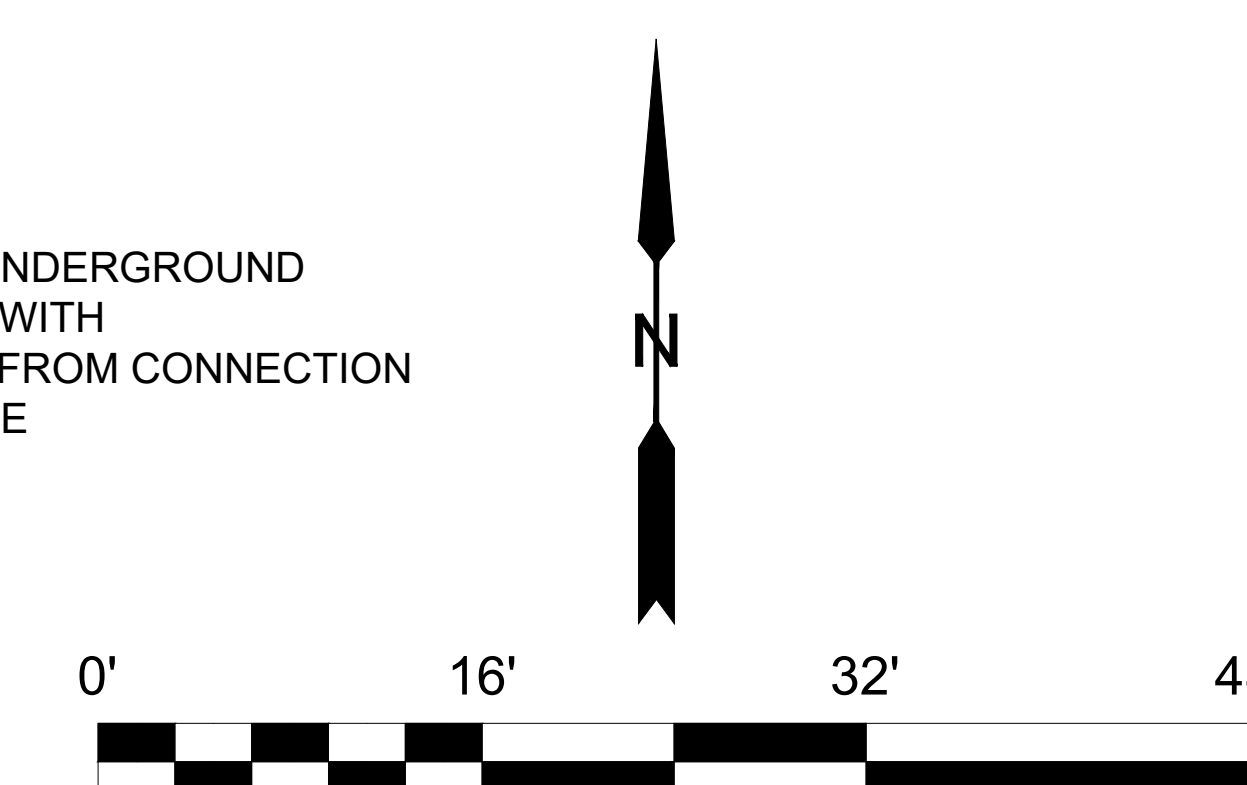
NEW XXXA ELECTRIC PANEL FOR NEW ACCESSORY DWELLING UNIT

X'-X" UTILITY EASEMENT PER DOC. ----, BOOK ----, PAGE ----, X/XX/XX.

X'-X" EASEMENT FOR TELEPHONE PER DOC.---- REC. XX/XX/XX.

SITE INFORMATION CHECKLIST:

- X TO BE INCLUDED ON SITE PLAN**
- ALL EXTERIOR SITE BOUNDARIES CORRECTLY SCALED AND DIMENSIONED
 - NORTH ARROW
 - SCALE OF PLANS, GRAPHIC AND WRITTEN
 - LEGEND OF SYMBOLS, LINES, ABBREVIATIONS, ETC. USED ON PLANS
 - SITE CONTOURS, GRADE ELEVATIONS, AND OTHER TOPOGRAPHIC FEATURES
 - LOCATION AND DIMENSION OF ALL DRIVEWAY, ACCESS ROADS, AND CURB CUTS
 - SHOW FIRE ACCESS ROADS / DRIVEWAY - MAX FIRE HOSE PULL OF 150 FT LENGTH
 - LOCATION AND DIMENSIONS OF ALL EASEMENTS (ELECTRIC, WATER, SEWER, ETC)
 - REQUIRED AND PROPOSED BUILDING SETBACKS
 - LOCATION OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
 - DISTANCE OF ALL STRUCTURES FROM EACH OTHER AND FROM PROPERTY LINES
 - LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
 - LOCATION AND SIZE OF OFF-STREET PARKING
 - LOCATION OF EXISTING AND PROPOSED VEGETATION
 - LOCATION OF EXISTING AND PROPOSED UTILITIES TO NEW ADU
 - LOCATION OF EXISTING AND NEW UTILITIES (SEWER LATERAL CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS)
 - NEW SEWER LATERAL SERVING THE NEW ADU IS TO COMPLY WITH CPC 311.1
 - ADU SEWER LINE CANNOT BE CONNECTED DIRECTLY TO THE EXISTING MAIN DWELLING UNIT IF THERE ARE FOUR OR MORE TOILETS AND A 3 INCH SEWER DRAIN ALREADY EXISTS IN THE MAIN DWELLING UNIT PER CURRENT CPC TABLE 703.2.
 - LOCATION OF EXISTING AND NEW METER LOCATIONS (GAS, ELECTRICAL, WATER)
 - SITE PLAN SIGNED BY PREPARER.
 - LOCATION OF SEPTIC SYSTEM AND LEACH LINES (IF APPLICABLE) EXISTING AND/OR PROPOSED
 - SOILS: LAND NOT SUBJECT TO LIQUEFACTION / GEO HAZARD OR SPECIAL STUDY ZONE
 - FLOOD: NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
 - FLOOD ZONE
 - FIRE: NOT WITHIN FIRE HAZARD SENSITIVITY ZONE
 - TOPOGRAPHY / SLOPE OF LAND AROUND ADU DESIGNED TO DRAIN AWAY FROM ADU AND MAIN DWELLING UNIT



KEYNOTES
1 LINE OF EXTERIOR WALL, TYP.
2 LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3 REQUIRED SETBACKS
4 PROPERTY LINE, TYP.
5 FENCE- HEIGHT PER PLAN
6 EXISTING GAS METER
7 EXISTING WATER METER
8 EXISTING ELECTRIC METER.
9 CONDENSING UNIT
10 SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11 FEEDER TO EXTEND TO EXISTING PANEL
12 NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32

GENERAL NOTES
1. SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.
2. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
3. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
4. 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).
5. SEWER DRAIN CLEANOUTS REQUIRED AT 100 FOOT INTERVALS AND CHANGES IN DIRECTION OF 135 DEGREES OR MORE.

LEGEND
SPOT GRADE ELEVATION
AREA OF NEW BUILDING FOOTPRINT
AREA OF EXISTING BUILDING FOOTPRINT
CONCRETE PAVING
LANDSCAPE
KEYNOTE
PROPERTY LINE
REQUIRED SETBACKS
DRAINAGE PATTERN
SITE CONTOURS
NEW SEWER LINE
NEW DOMESTIC WATER LINE
NEW ELECTRICAL & TEL DATA LINE
NEW GAS LINE
NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

CERTIFICATE OF ACCURACY
I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.
APPLICANT (SIGNATURE): _____ DATE: _____
SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

UTILITIES PROVIDERS:
- GAS:
- ELECTRIC:
- WATER:
SCHOOL DISTRICTS:
HIGH SCHOOL -
ELEMENTARY SCHOOL -

GRADING INFORMATION:
TOTAL CUBIC YARD OF EARTHWORK = _____
TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE STEEPER THAN FIVE UNITS HORIZONTAL TO ONE VERTICAL = _____
TOTAL CUT OR FILL MATERIAL EXCEEDING FOUR FEET IN VERTICAL DEPTH, MEASURED FROM THE EXISTING GROUND SURFACE = _____

project
City of Marina
Pre-Approved
ADU Program

revisions
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△
△
△
△

description
Example
Site Plan

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **AS.2**

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 AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.
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.
5. 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 SHALL BE TESTED.

ABBREVIATIONS

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

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project

City of Marina
Pre-Approved
ADU Program

revisions

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description

**General
Notes**

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **G0.3**

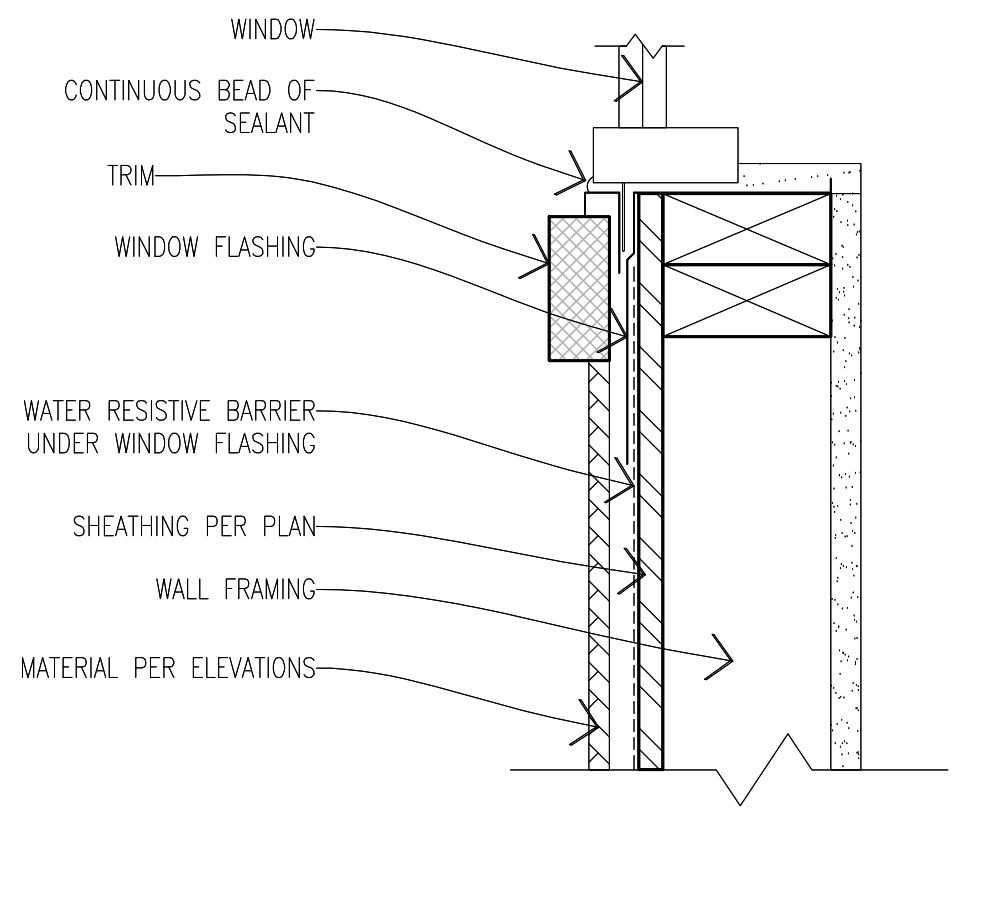
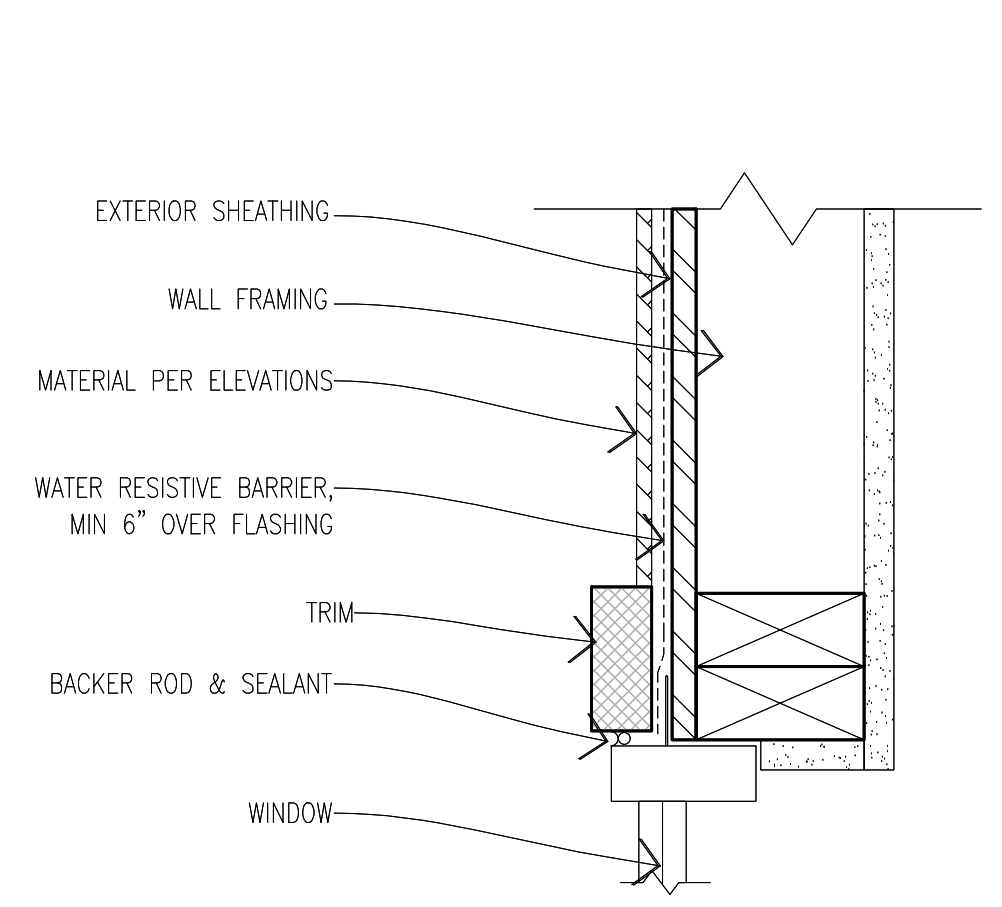
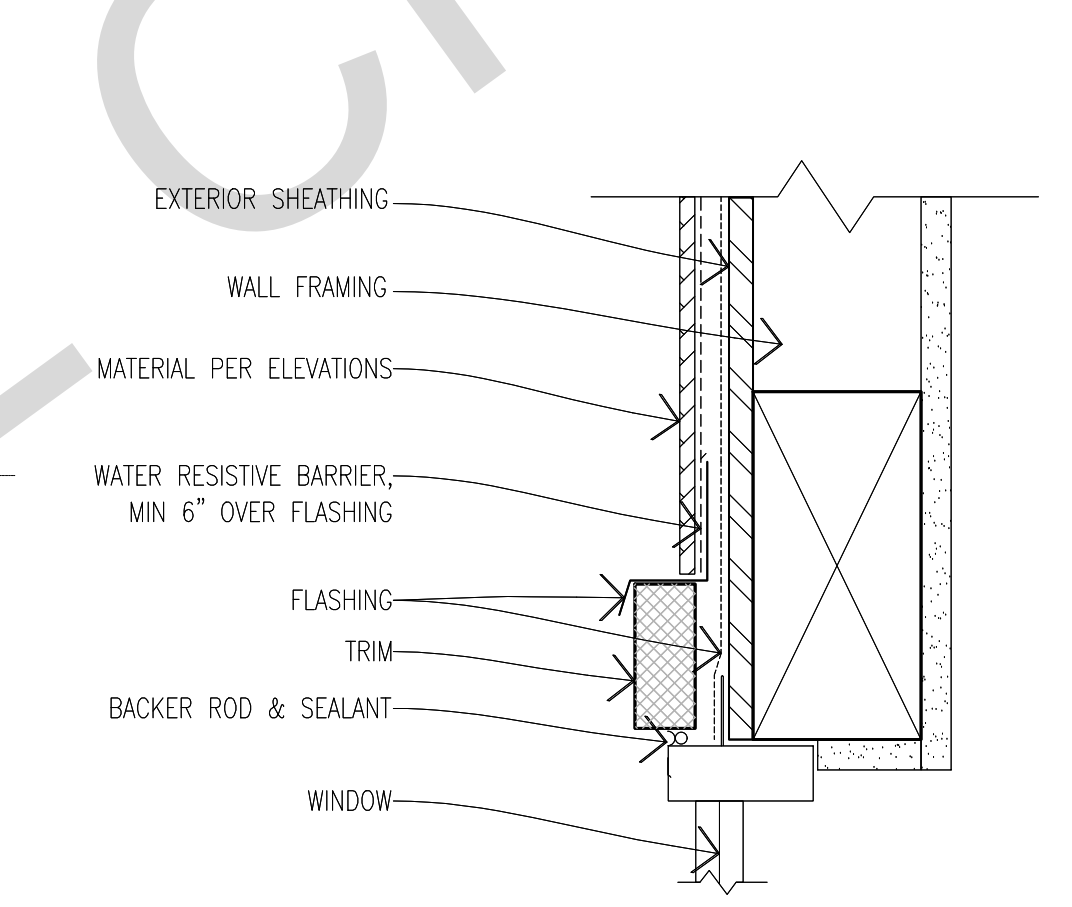
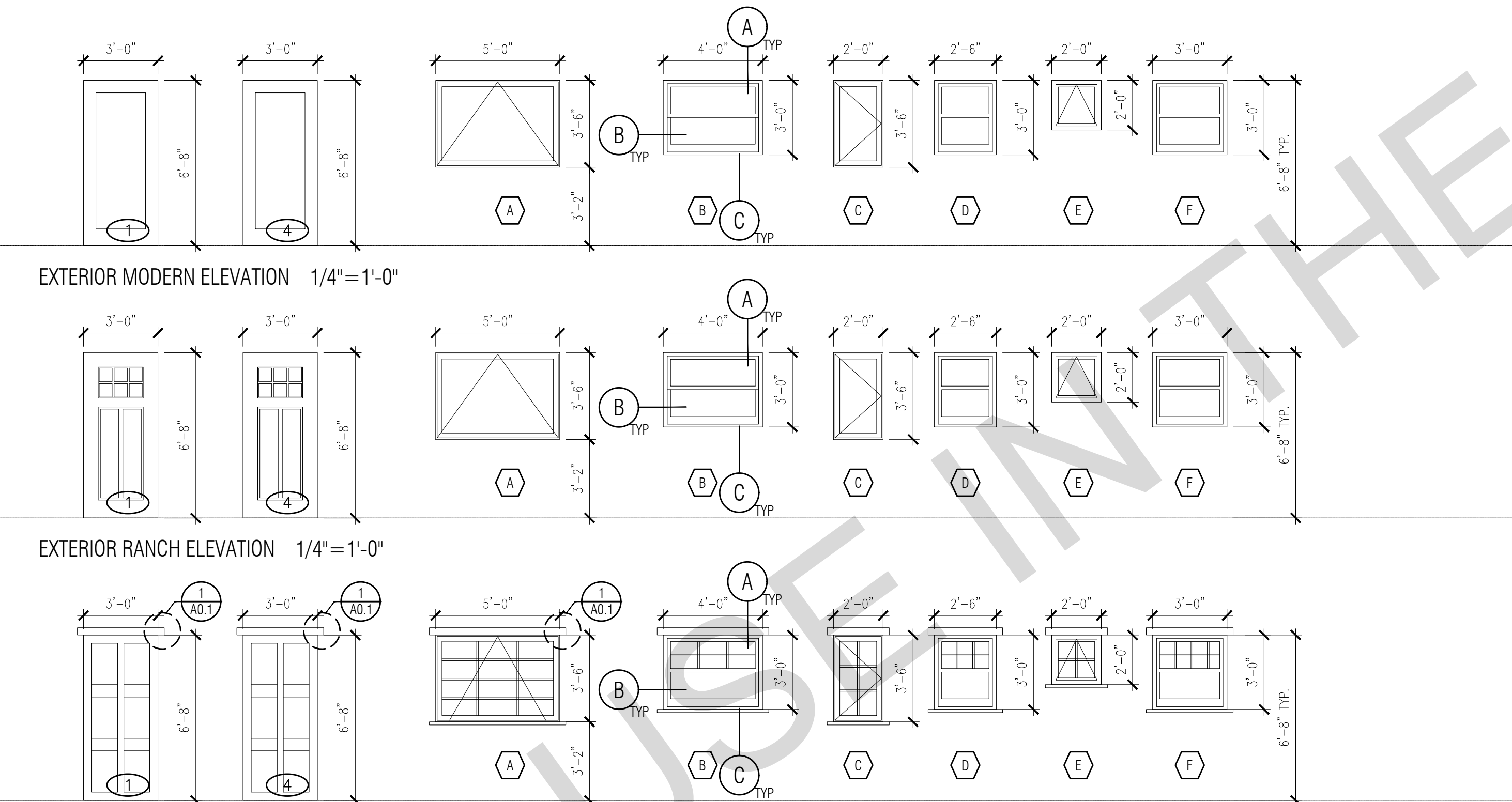


WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS
	WIDTH	HEIGHT						
A	5'-0"	3'-6"	AWNING	2	VINYL	6'-8"	BEDROOMS	NOTE 7
B	4'-0"	3'-0"	SINGLE HUNG	2	VINYL	6'-8"	LIVING ROOM	
C	2'-0"	3'-6"	CASEMENT	2	VINYL	6'-8"	BEDROOM 1	
D	2'-6"	3'-0"	SINGLE HUNG	2	VINYL	6'-8"	KITCHEN/BEDROOM 1	
E	2'-0"	2'-0"	AWNING	1	VINYL	6'-8"	BATHROOM	TEMPERED
F	3'-0"	2'-0"	SINGLE HUNG	2	VINYL	6'-8"	BED 2/OPTIONAL LIVING SPACE	OPTIONAL WINDOWS

- ### WINDOW NOTES
- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
 - ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
 - ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
 - ALL GLAZING SHALL BE SPECTRUM SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
 - WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
 - VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
 - EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 310.1.
 - TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
 - THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
 - THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
 - EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
 - FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED PER NOTE #13
 - 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
 - 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
 - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
 - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS
		WIDTH	HEIGHT	THICK.					
		1	ENTRY DOOR	3'-0"					
2	CLOSET DOORS	9'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	OPTIONAL BEDROOM	
3	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	OPTIONAL BEDROOM	
4	ENTRY DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	TEMPERED
5	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	
6	SINGLE DOOR	2'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET	LOUVERED
7	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM	
8	CLOSET DOORS	6'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM 1	
9	SINGLE DOOR	2'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM	

- ### DOOR NOTES
- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
 - ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
 - REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
 - DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
 - VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
 - DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2" INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
 - GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
 - 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)
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 - 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
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 - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
 - 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:
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL
 - THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - 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 3/8" THICK.
 - THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252.
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

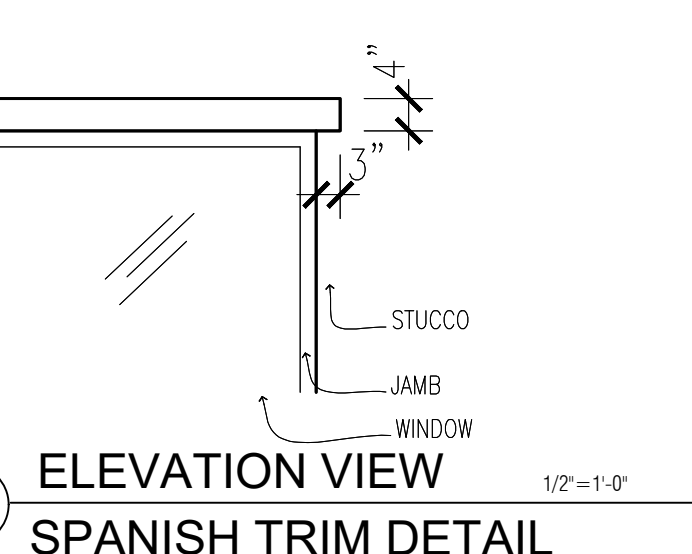


A HEAD SECTION VIEW

B JAMB PLAN VIEW

C SILL SECTION VIEW

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



1 ELEVATION VIEW SPANISH TRIM DETAIL

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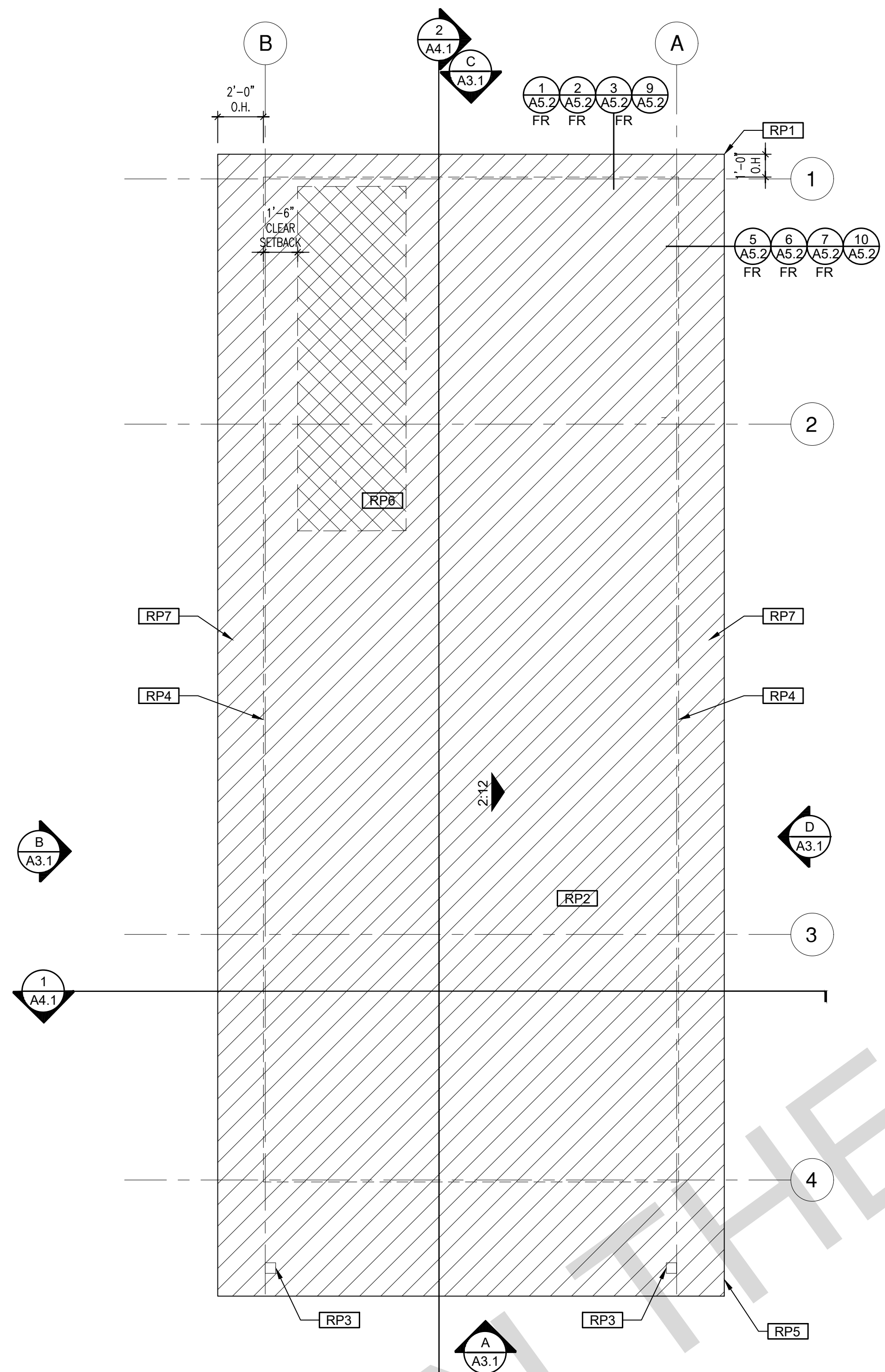
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Window & Door Schedules

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **A0.1**

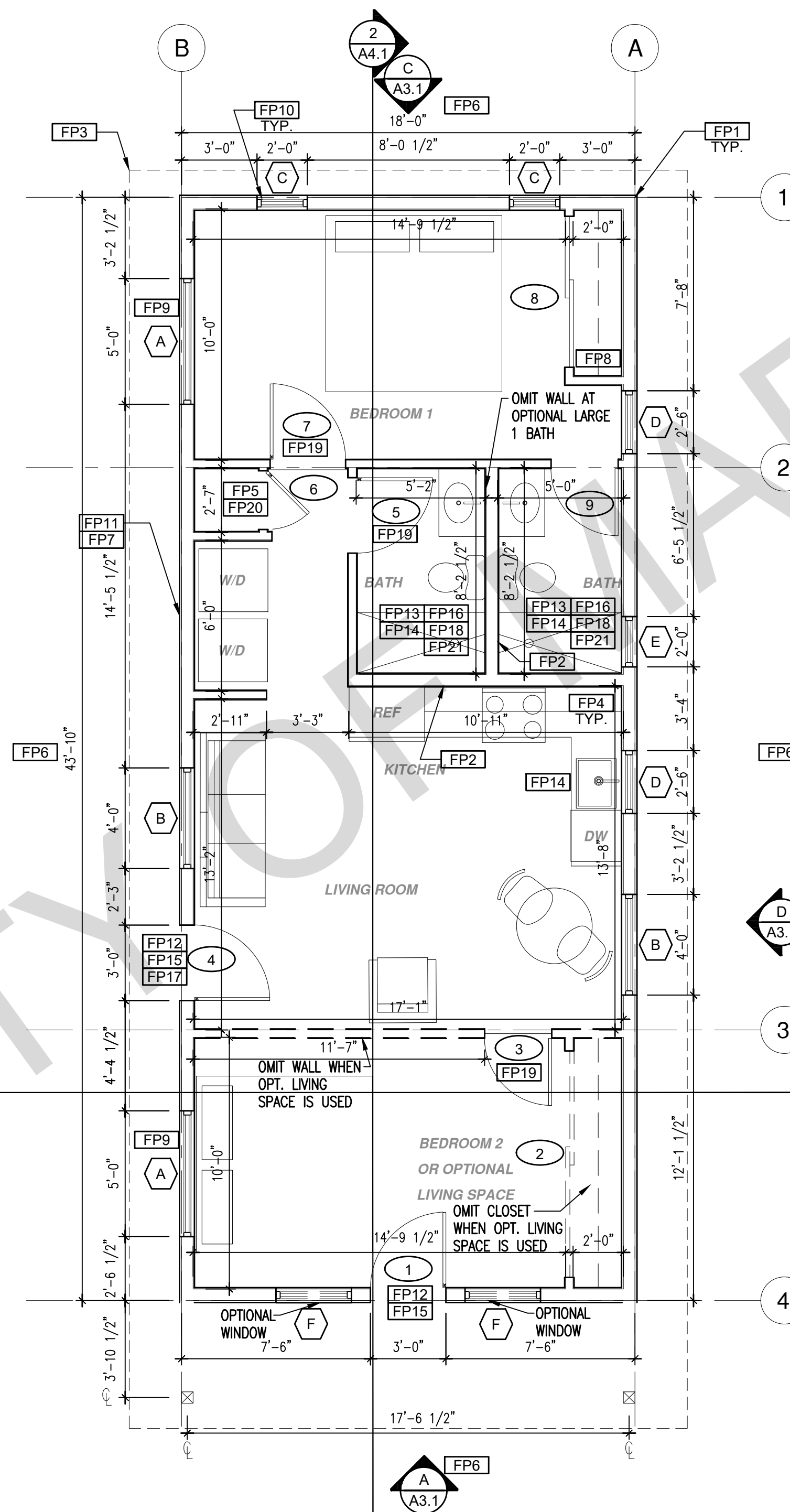


ROOF PLAN

1/4"=1'-0"

789 SQ. FT.

MODERN



FLOOR PLAN

1/4"=1'-0"

789 SQ. FT.

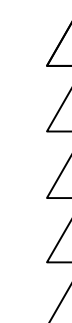
MODERN

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project

City of Marina
Pre-Approved
ADU Program

revisions



description

Floor Plan/
Roof Plan
Modern

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **A1.1**

ROOF KEYNOTES

- RP1 LINE OF ROOF OVERHANG
- RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2
- RP3 SUPPORT POST BELOW
- RP4 LINE OF WALLS BELOW
- RP5 ROOF DOWNSPOUT
- RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE LOCAL READY NOTES ON THIS SHEET
- RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA. PLEASE SEE VENTING CALCULATIONS ON THIS SHEET

FLOOR PLAN KEYNOTES

- FP1 STUD WALL SIZED PER STRUCTURAL
- FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
- FP3 LINE OF OVERHANG ABOVE
- FP4 3/8" HIGH COUNTER OR 3/4" HIGH COUNTER FOR ADA COMPLIANCE. SEE SHEET G0.4
- FP5 WATER HEATER
- FP6 SLOPE SURFACE AWAY FROM BUILDING
- FP7 DRYER VENT TERMINATION ON EXTERIOR WALL OR TO ROOF TO BE A MINIMUM OF 3 FT FROM ANY OPENING
- FP8 CLOSET SHELF AND POLE
- FP9 EMERGENCY EGRESS WINDOW
- FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
- FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
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- FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH

SOLAR READY NOTES

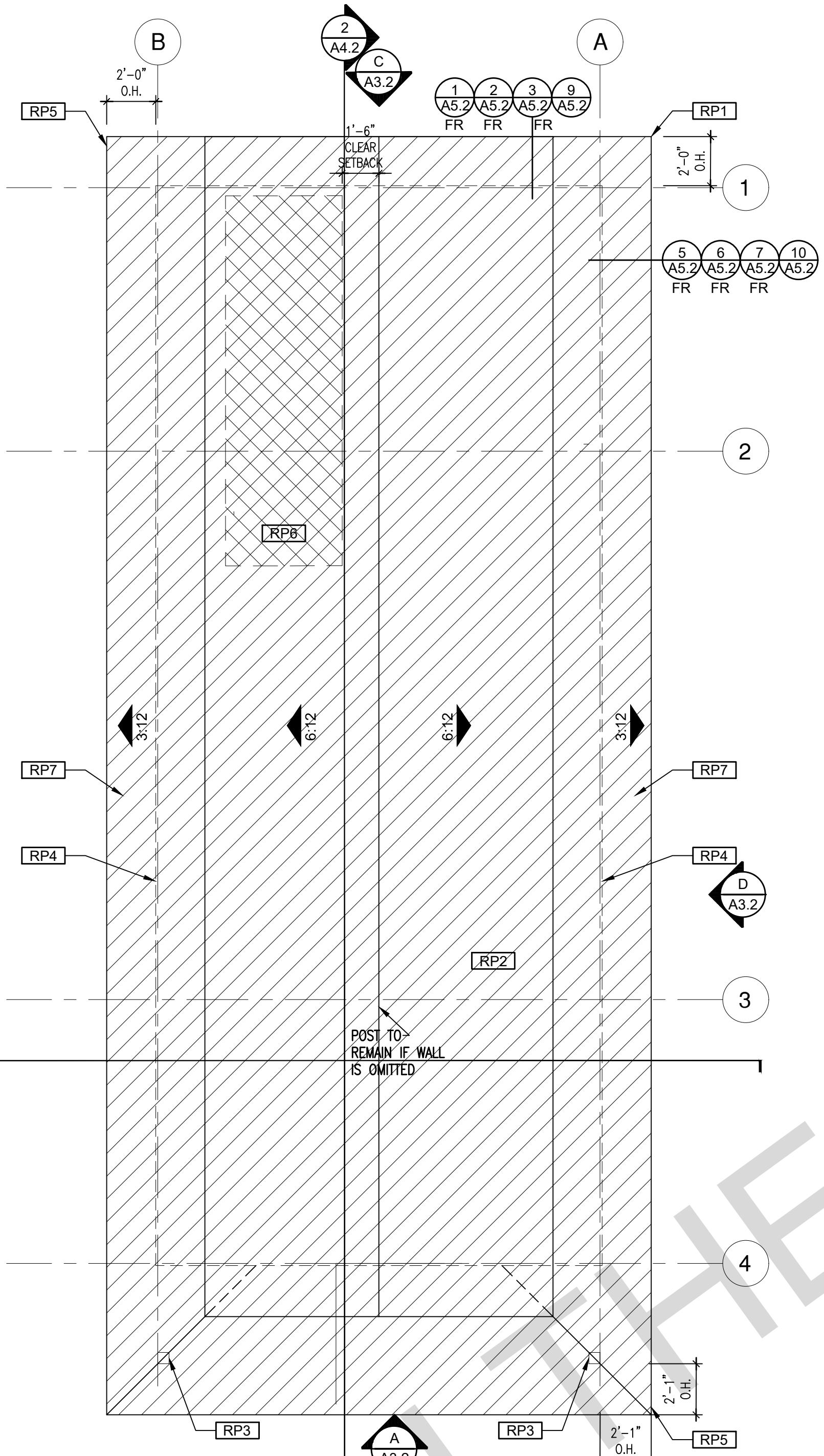
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- SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.
- FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS 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.
- CAPACITY OF THE PV SYSTEMS PER THE CF-1R-PRF: 1.62 kWdc

VENTING CALCULATIONS

ROOF VENTING: 15F. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.
ENCLOSED RAFTER AREA: 789 SF.
VENTILATION AREA REQUIRED: 789_SF / 150SF = 5.26_SF.
CONVERT TO SQ. IN. 5.26_SF x 144 = 757 SQ. IN.
MINIMUM VENTILATION AREA REQUIRED: 757 SQ. IN. NET FREE AREA

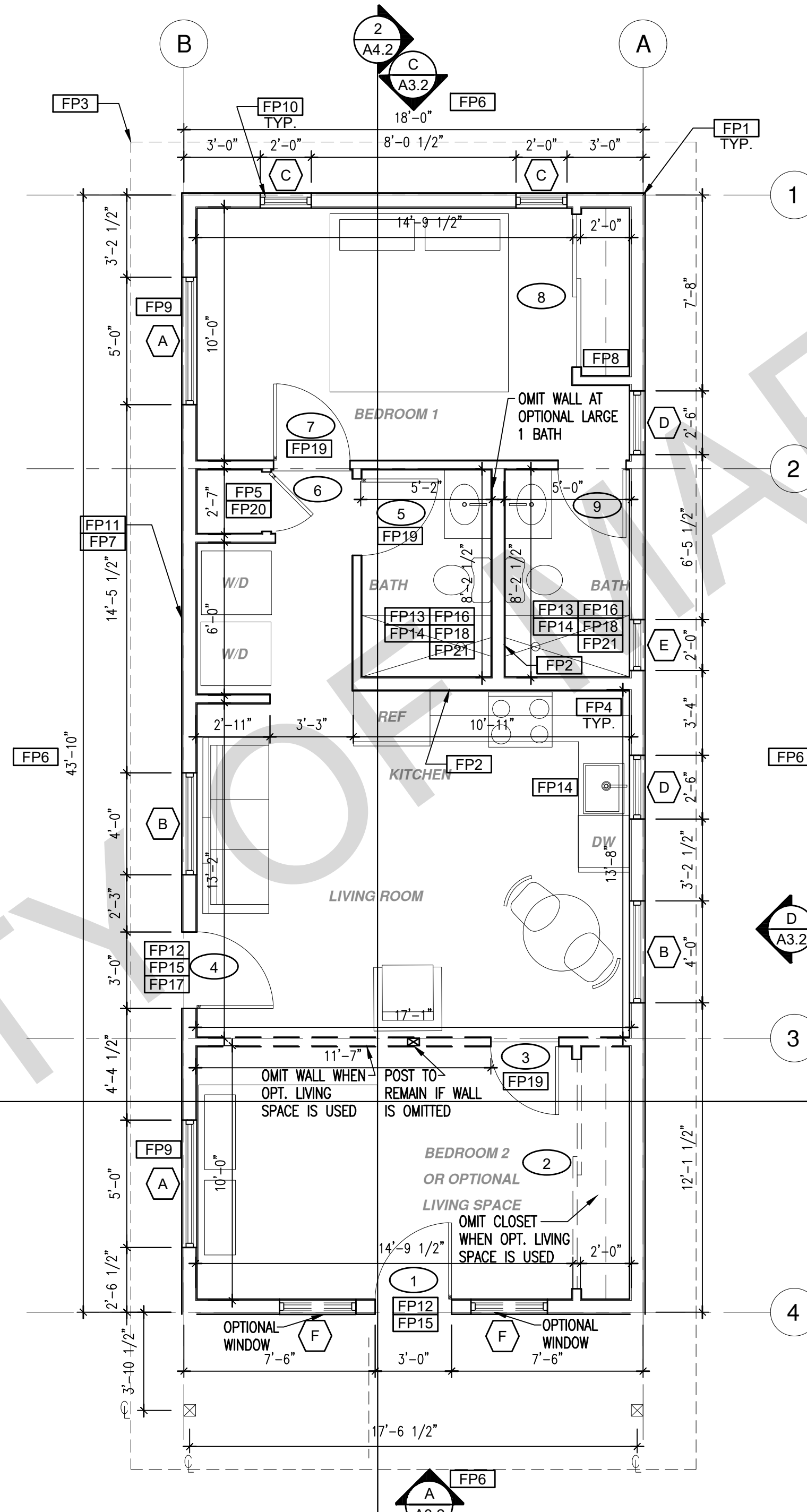
LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
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- VAULTED CEILING
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ROOF PLAN

1/4"=1'-0" 789 SQ. FT. RANCH



FLOOR PLAN

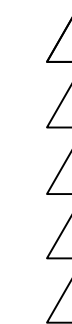
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project

City of Marina
Pre-Approved
ADU Program

revisions



description

Floor Plan/
Roof Plan
Ranch

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **A1.2**

ROOF KEYNOTES

- RP1** LINE OF ROOF OVERHANG
- RP2** CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2
- RP3** SUPPORT POST BELOW
- RP4** LINE OF WALLS BELOW
- RP5** ROOF DOWNSPOUT
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FLOOR PLAN KEYNOTES

- FP1** STUD WALL SIZED PER STRUCTURAL
- FP2** 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
- FP3** LINE OF OVERHANG ABOVE
- FP4** 36" HIGH COUNTER OR 34" HIGH COUNTER FOR ADA COMPLIANCE. SEE SHEET G0.4
- FP5** WATER HEATER
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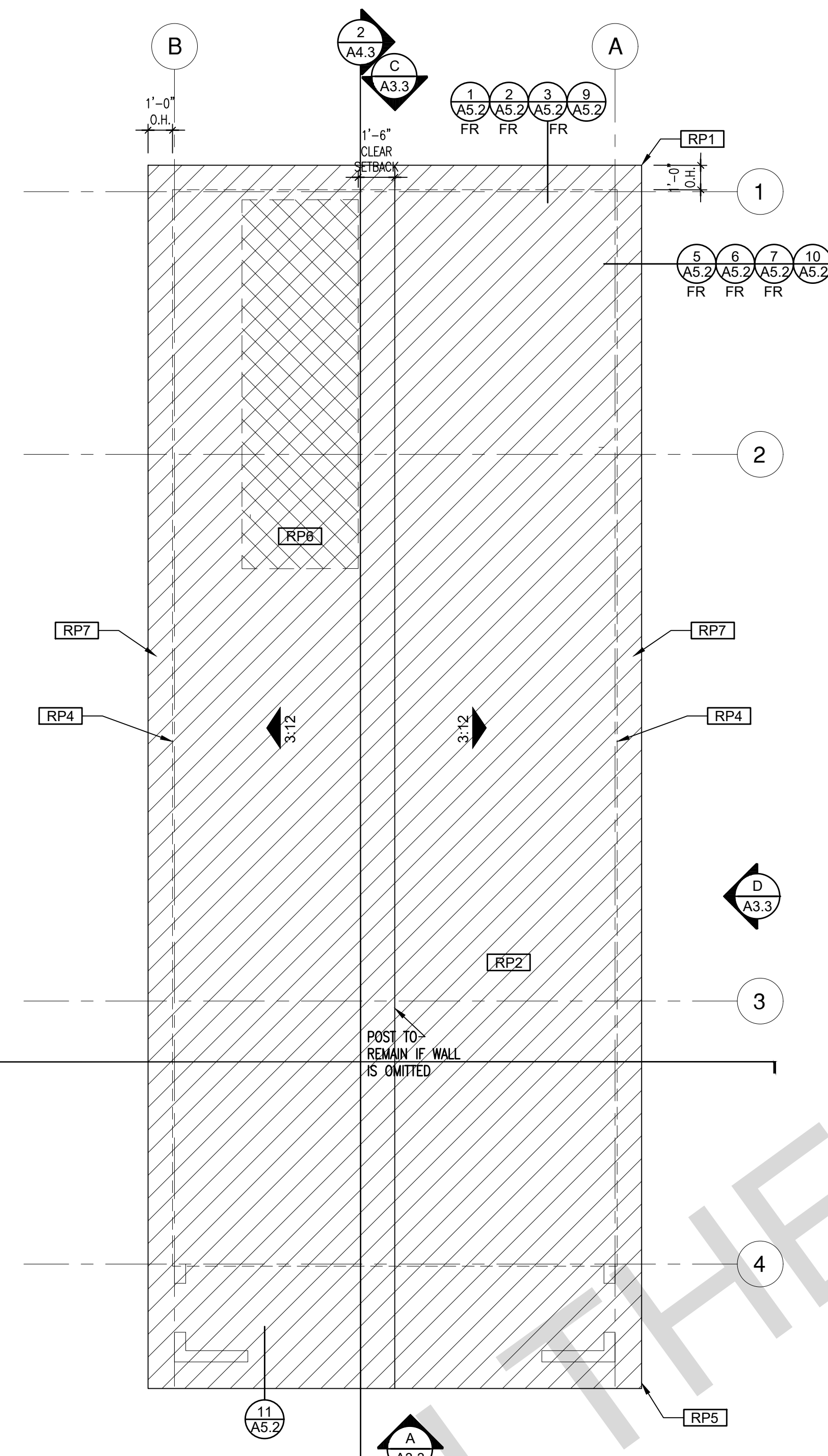
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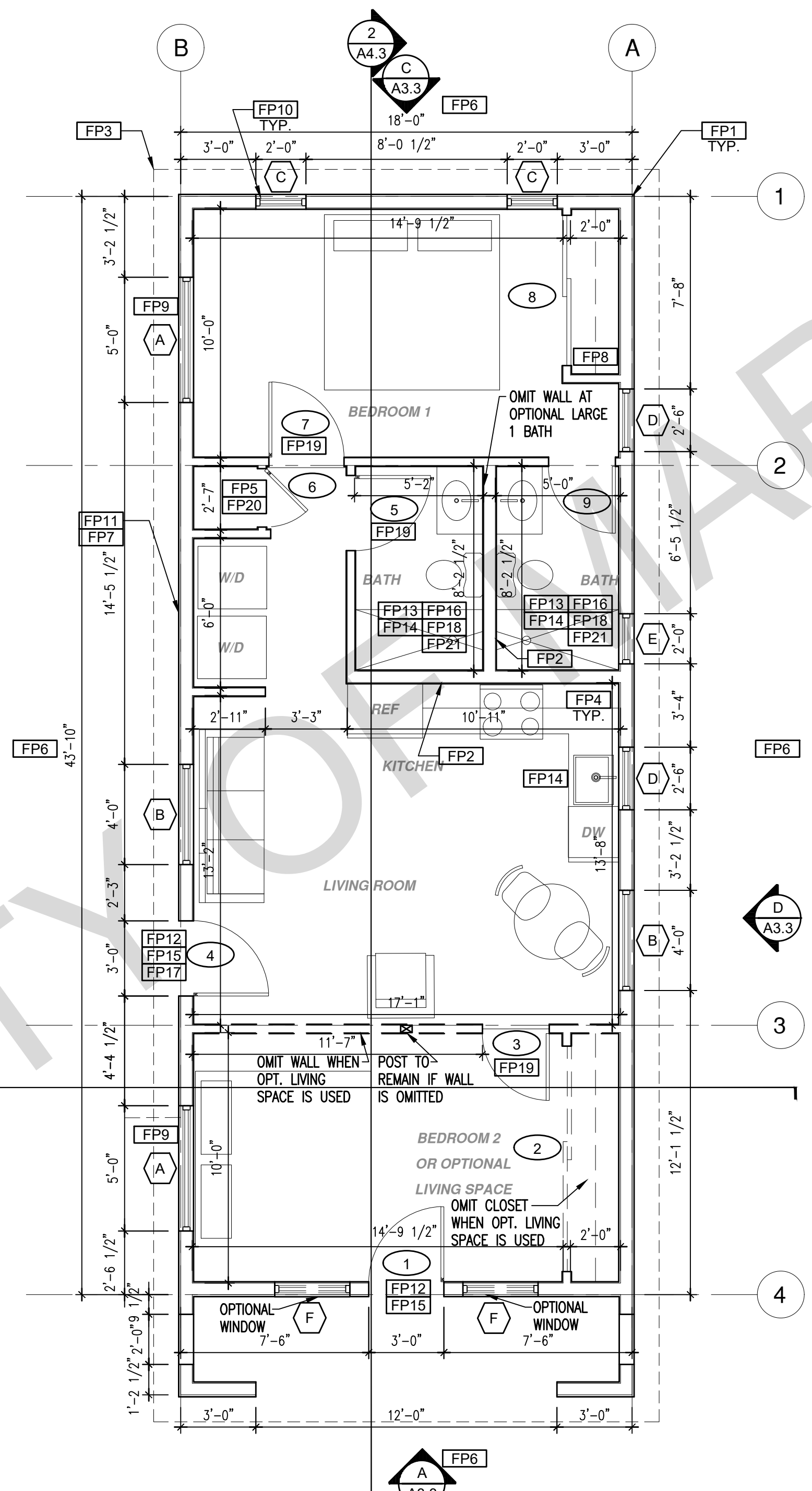
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ROOF PLAN
1/4"=1'-0" 789 SQ. FT. SPANISH



FLOOR PLAN
1/4"=1'-0" 789 SQ. FT. SPANISH

ROOF KEYNOTES	
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FLOOR PLAN KEYNOTES	
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FP10	WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS
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project
City of Marina
Pre-Approved
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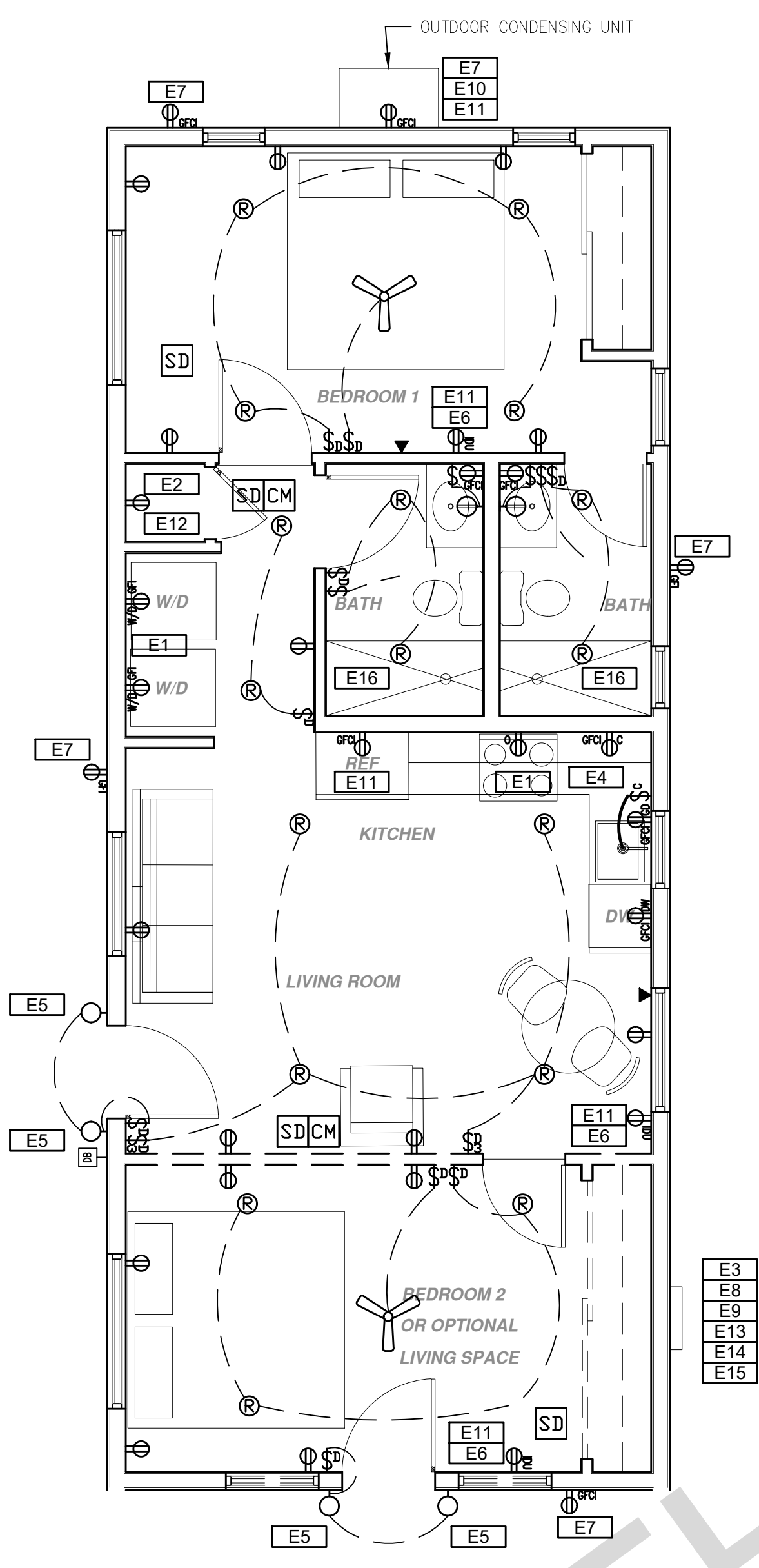
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**Floor Plan/
Roof Plan
Spanish**

date July 2024

project no. Marina ADU

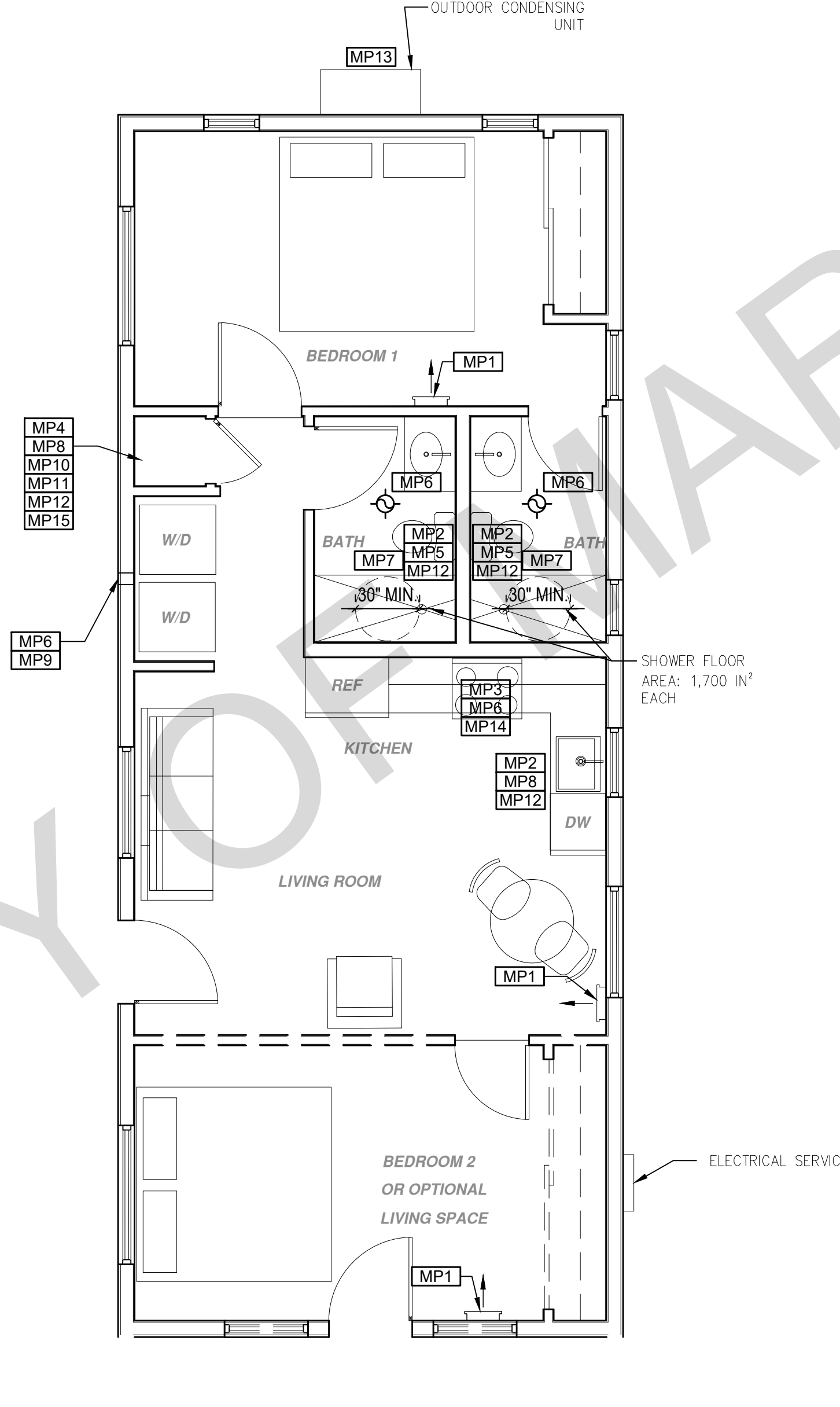
drawn by DESIGN PATH STUDIO

sheet no. **A1.3**



ELECTRICAL PLAN

1/4"=1'-0"



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES	
MP1 INDOOR UNIT MINI SPLIT SYSTEM.	MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH. LAVATORIES LIMITED TO 1.2 GPM. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 60 PSI. AND SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATER SENSE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)	MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.
MP3 EXHAUST HOOD ABOVE TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)	MP11 NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
MP4 NEW 40 GAL. HEAT PUMP WATER HEATER - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE	MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: ¾" PIPE (¾" INSULATION); 1" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION)
MP5 CONTROL VALVES IN SHOWERS, BATHUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES	MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT
MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS	MP14 A MINIMUM RATING HOOD OVER ELECTRICAL RANGE INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERES VERIFIED PER CEC TABLE 150.0-G: 160 cfm OR 65% CE AT +750 s.f., 130 cfm OR 55% CE AT 150-1000 s.f., 110 cfm OR 50% CE AT +1000 s.f., OR 110 cfm OR 50% CE AT +1500 s.f.
MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)	MP15 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION	

ELECTRICAL KEYNOTES	
E1 DEDICATED 30 AMP/240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED. SEE SHEET G02. ELECTRIC READY 150.0(i) FOR REQUIREMENTS	E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.
E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER	E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11
E3 SUSPENSEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER	E12 PER CEC 2022 150.0(i) 1.A.: THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET G02
E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C). IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE	E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.	E14 ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET G02. ELECTRIC READY 150.0(i) FOR REQUIREMENTS
E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT	E15 SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED	E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY
E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL. ALUMINUM CONDUCTOR BUNDLED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4	
E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4	

MECHANICAL LEGEND	
MECHANICAL	EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR. SECTION 1203.3. CFM AND NOISE RATING MAXIMUM. 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.10 OR GREATER TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA 1 MANUEL D-2014 OR EQUIVALENT. 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT. RETURN AIR GRILLE, WALL MOUNTED SUPPLY AIR DIFFUSER, WALL MOUNTED THERMOSTAT HOSE BIB

ELECTRICAL LEGEND	
FIRE DETECTION	SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM! AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SHALL COMPLY WITH THE FOLLOWING: • AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN • NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM • AT LEAST 20" FROM A COOKING APPLIANCE OR 10" FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM PER NFPA 72 SECTION 29.8.3.4 ITEM 4 • AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING/COOLING SYSTEM CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.
POWER/DATA	TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N. GF = WATER PROOF GFCI CT = COOKTOP GRILL 240 V O = OVEN 240 V MW = MICROWAVE 110 V GD = GARBAGE DISPOSAL 110 V R = RANGE 220V C = COUNTER HEIGHT 6" ABV COUNTER IDU = INDOOR UNIT POWER 84" AFF WD = WASHER/DRYER 30AMP/240VAMP PHONE / DATA / MEDIA CEILING WATERPROOF OUTLET FLOOR MOUNTED DUPLEX RECEPTACLE. VERIFY LOCATION IN FIELD. SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE RED.) SUB PANEL
SWITCHING	SWITCH MOUNT AT 43" AFF THREE-WAY SWITCH FOUR-WAY SWITCH DIMMER SWITCH MOUNT 6" ABV COUNTER OCCUPANCY/VACANCY SENSOR MISC. CEILING FAN/LIGHT COMBO CIRCUIT WIRING DOOR BELL BUTTON
LIGHTING	CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB WALL MOUNTED LIGHT JUNCTION BOX FLUSH CEILING MOUNTED UNDER COUNTER LIGHTING LOW VOLTAGE, LANDSCAPE LIGHT FLUORESCENT FIXTURE USE SHALLOW TYPE WHEN UNDER COUNTER)
BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 50 % TO A MAXIMUM OF 80 %. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)	
RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K) *IN THE KITCHEN, AT LEAST ONE-HALF OF THE FIXTURES MUST BE HIGH EFFICACY. *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.	

project
City of Marina
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ADU Program

revisions
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description
**Mechanical/
Electrical/
Plumbing
Plan**

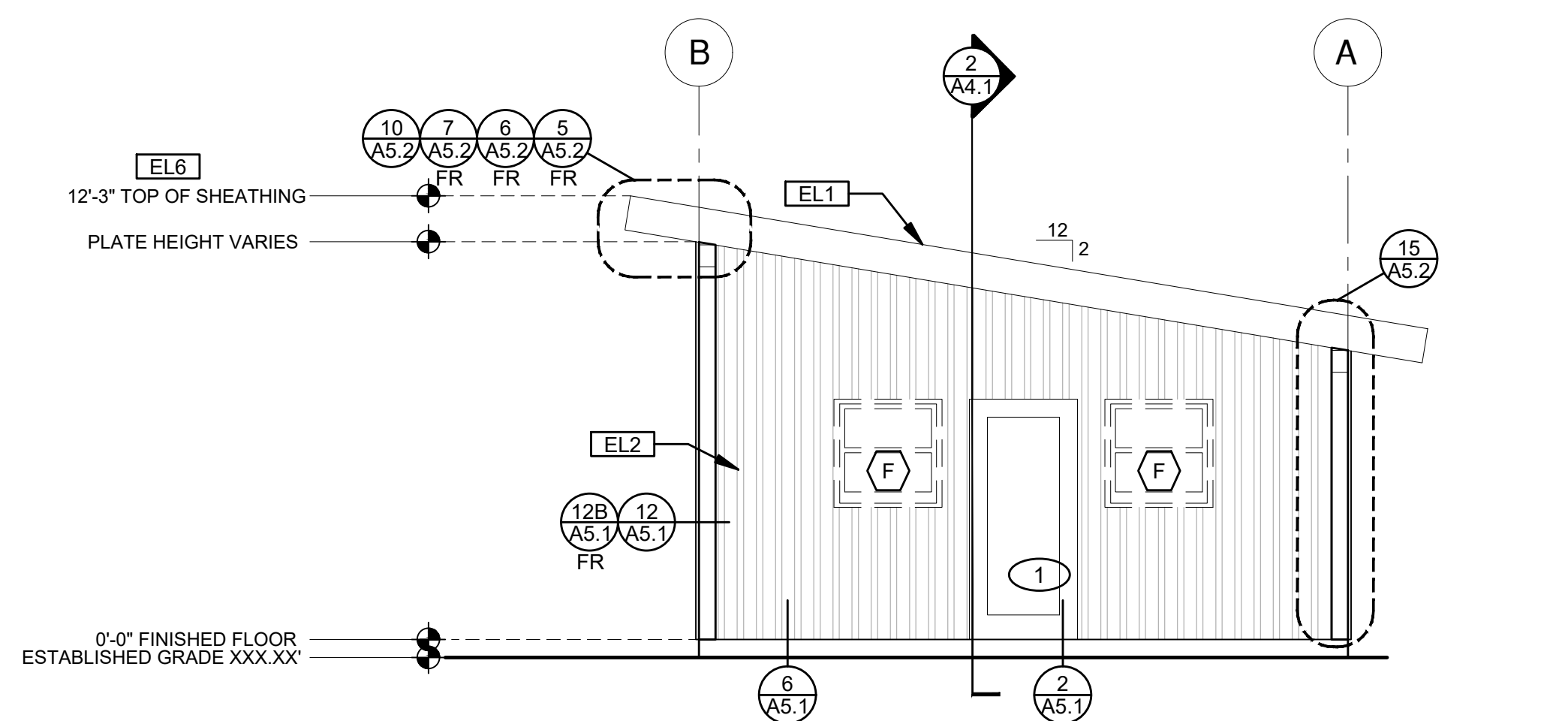
date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **A2.1**

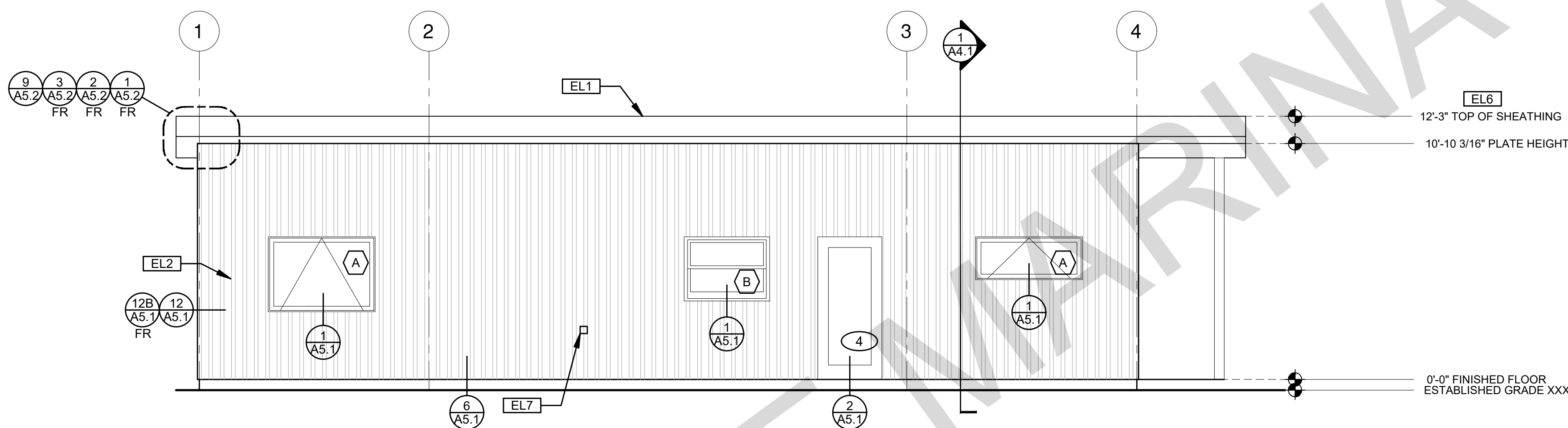
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ELEVATION - A

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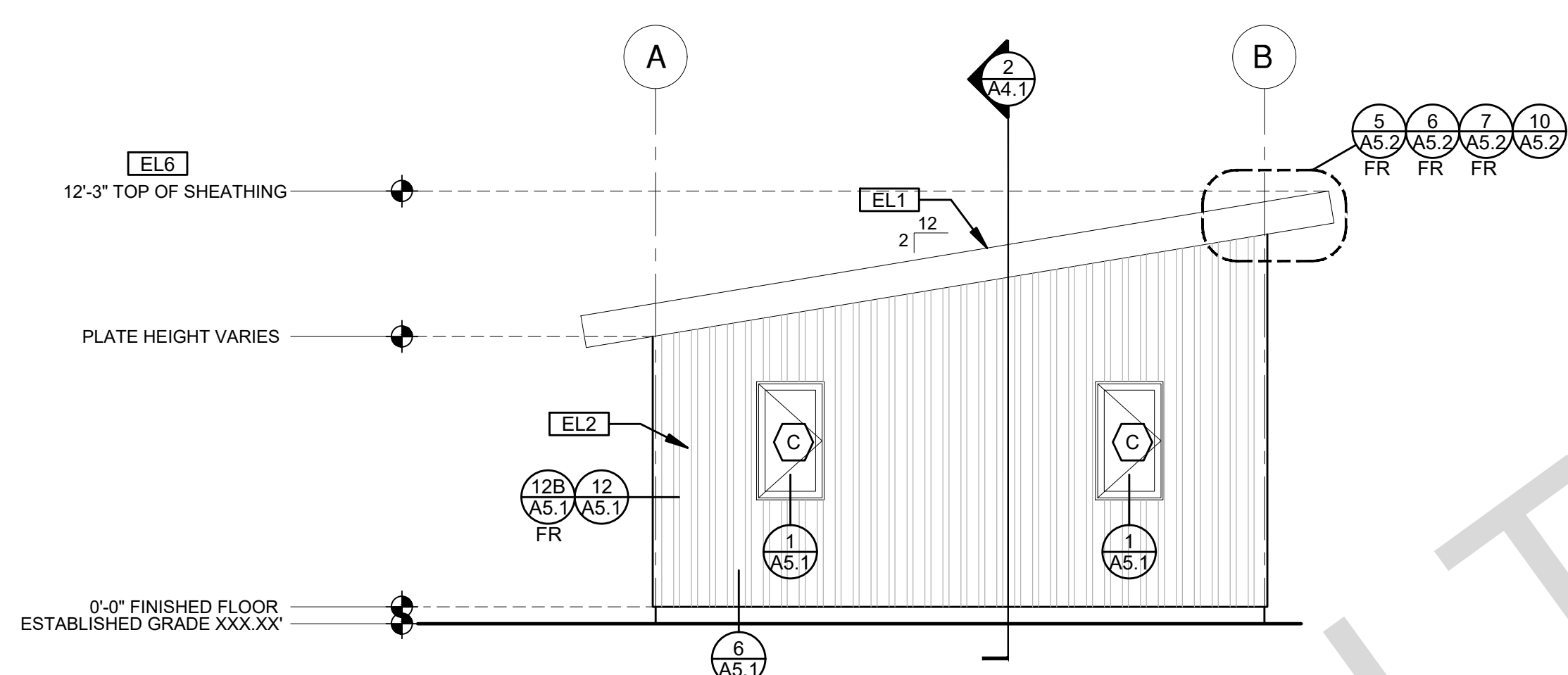
MODERN



ELEVATION - B

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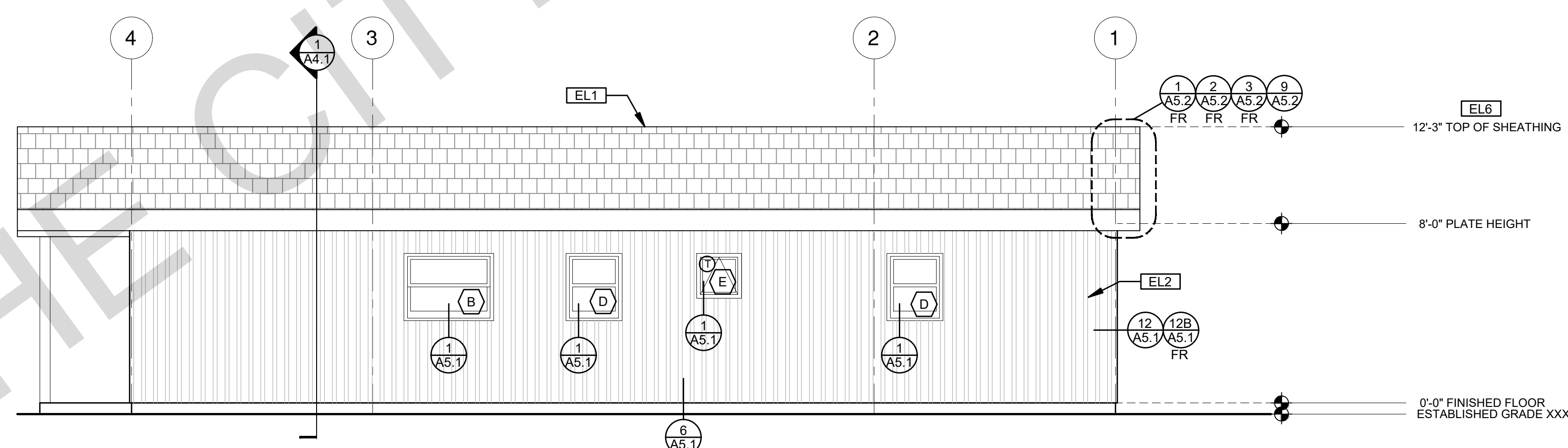
MODERN



ELEVATION - C

1/4"=1'-0"

MODERN



ELEVATION - D

1/4"=1'-0"

MODERN

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project

City of Marina
Pre-Approved
ADU Program

revisions

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description

Exterior
Elevations
Modern

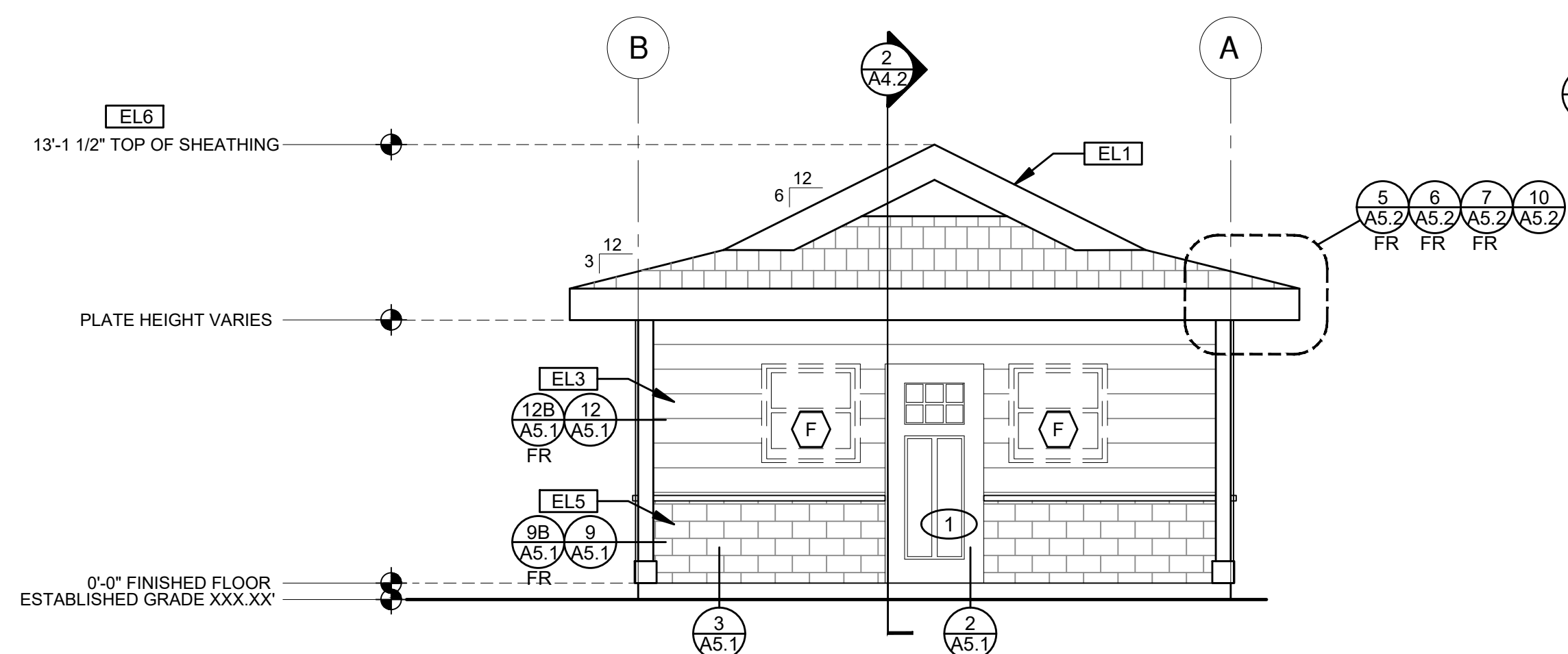
date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **A3.1**

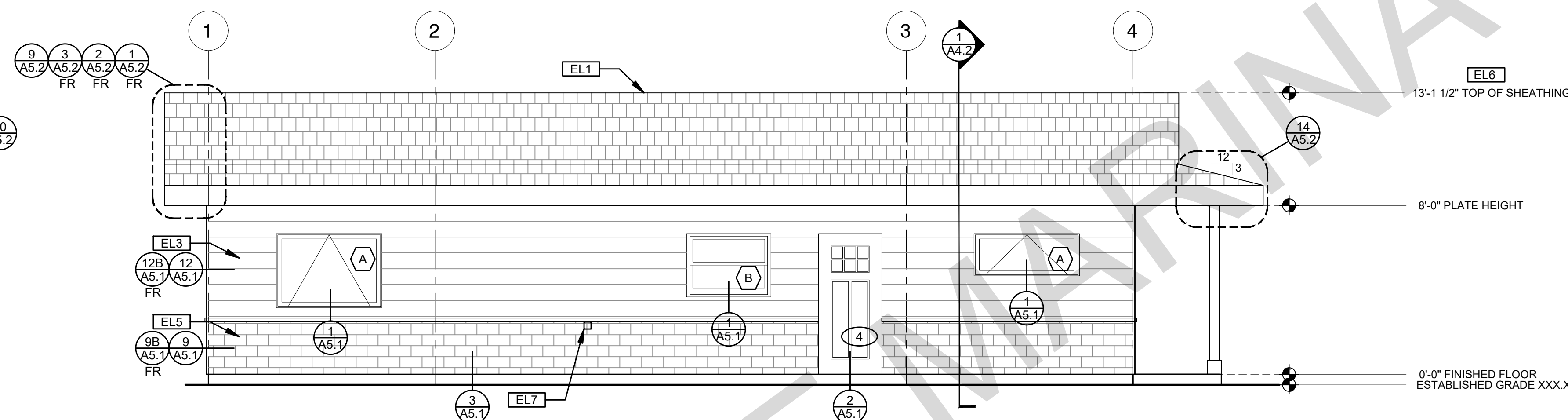
ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
<p>EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>EL2 BOARD & BATTEN</p> <p>EL3 SIDING</p> <p>EL4 STUCCO</p> <p>EL5 STONE VENEER</p> <p>EL6 HEIGHT IS MEASURED AT THE BUILDING LINE FROM THE LOWER OF EXISTING AND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



ELEVATION - A

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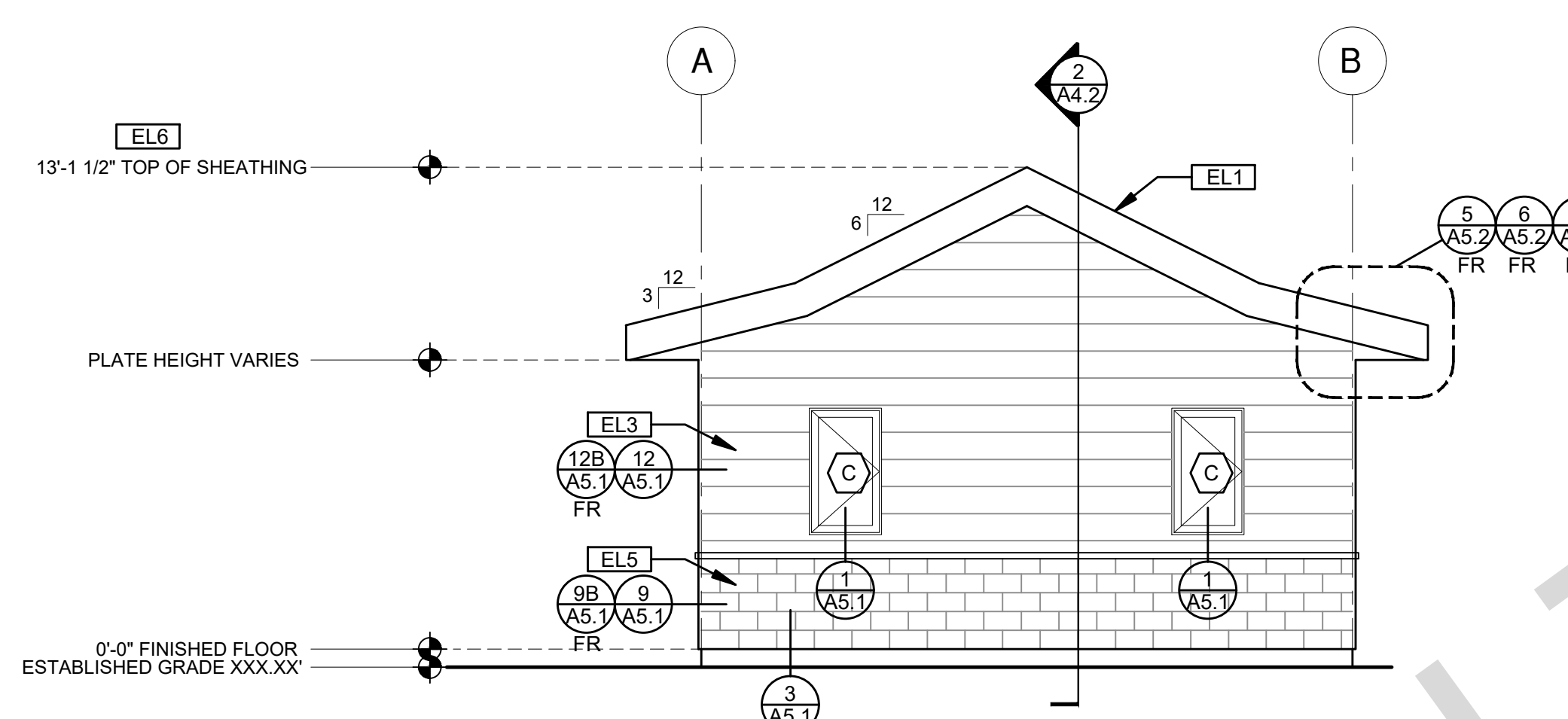
RANCH



ELEVATION - B

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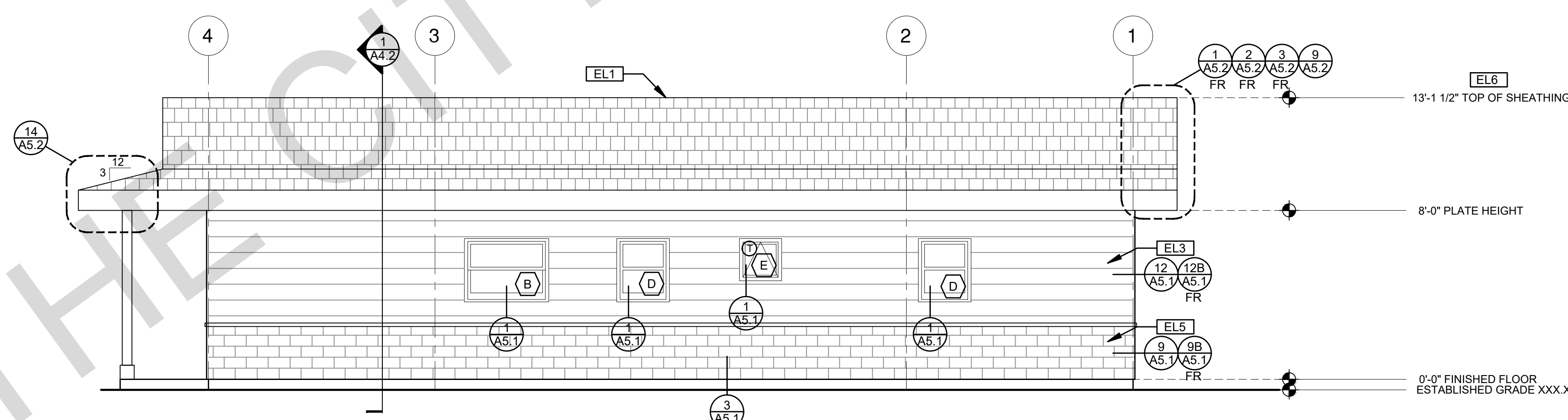
RANCH



ELEVATION - C

1/4"=1'-0"

RANCH



ELEVATION - D

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RANCH

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- EL3 SIDING
- EL4 STUCCO
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- EL7 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES

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2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
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B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED
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.
7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

LEGEND

	SECTION CUT		KEYNOTE		SPRAY FIN, STUCCO
	ELEVATION CALLOUT		DOOR SYMBOL		SIDING
	DETAIL DRAWING REF.		WINDOW SYMBOL		STONE VENEER
	ELEVATION MARKER		TEMPERED GLASS		BOARD & BATTEN
					GLAZING
					ROOFING

project

City of Marina
Pre-Approved
ADU Program

revisions

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- △

description

Exterior
Elevations
Ranch

date

July 2024

project no.

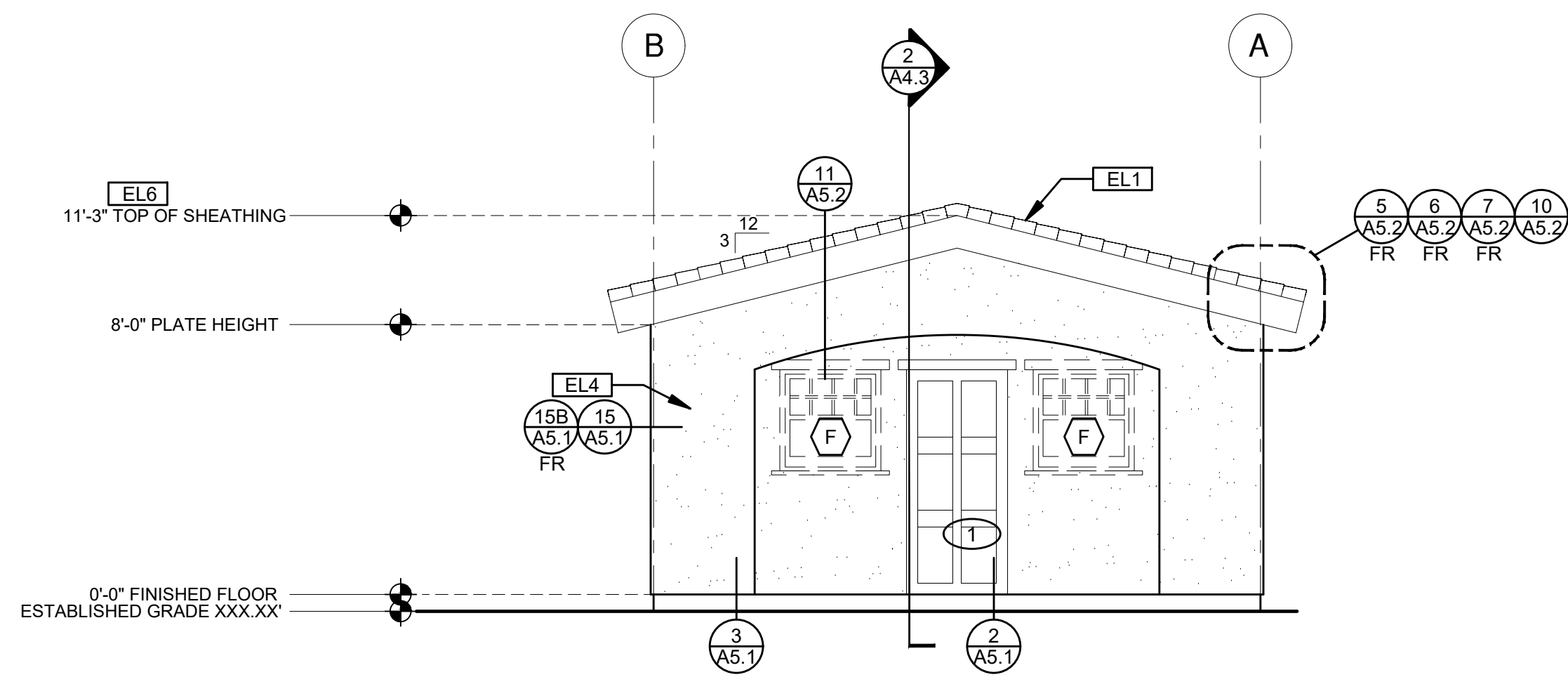
Marina ADU

drawn by

DESIGN PATH STUDIO

sheet no.

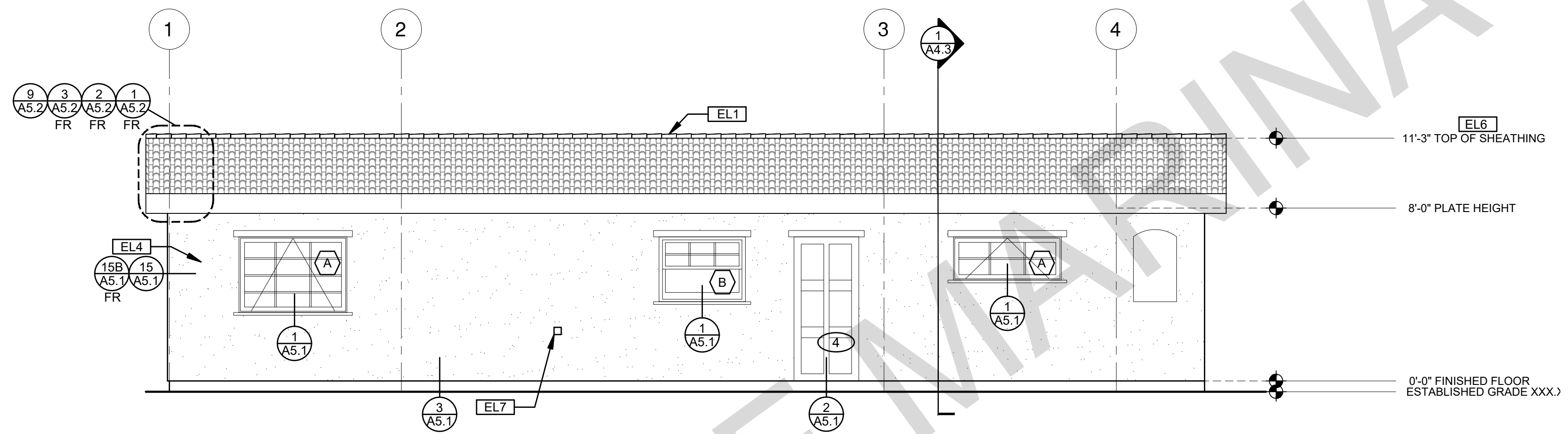
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ELEVATION - A

1/4"=1'-0"

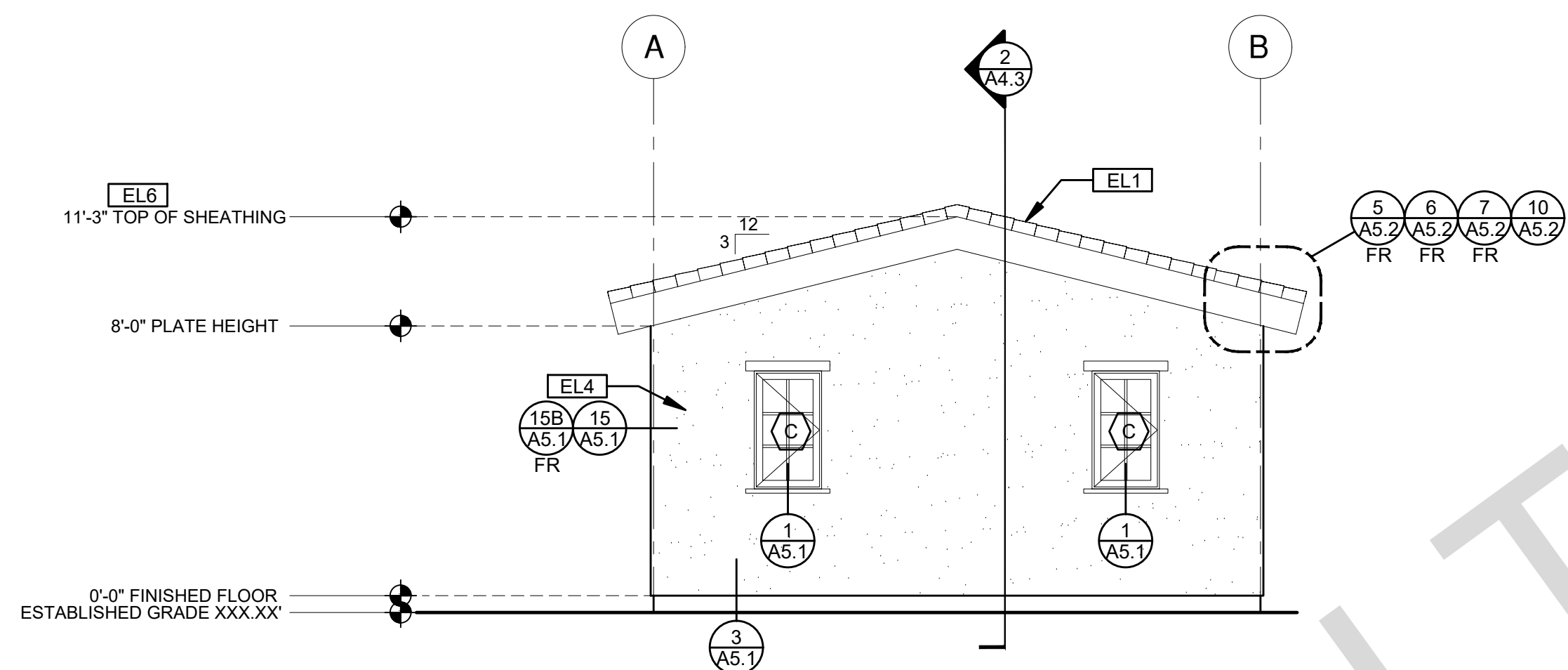
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ELEVATION - B

1/4"=1'-0"

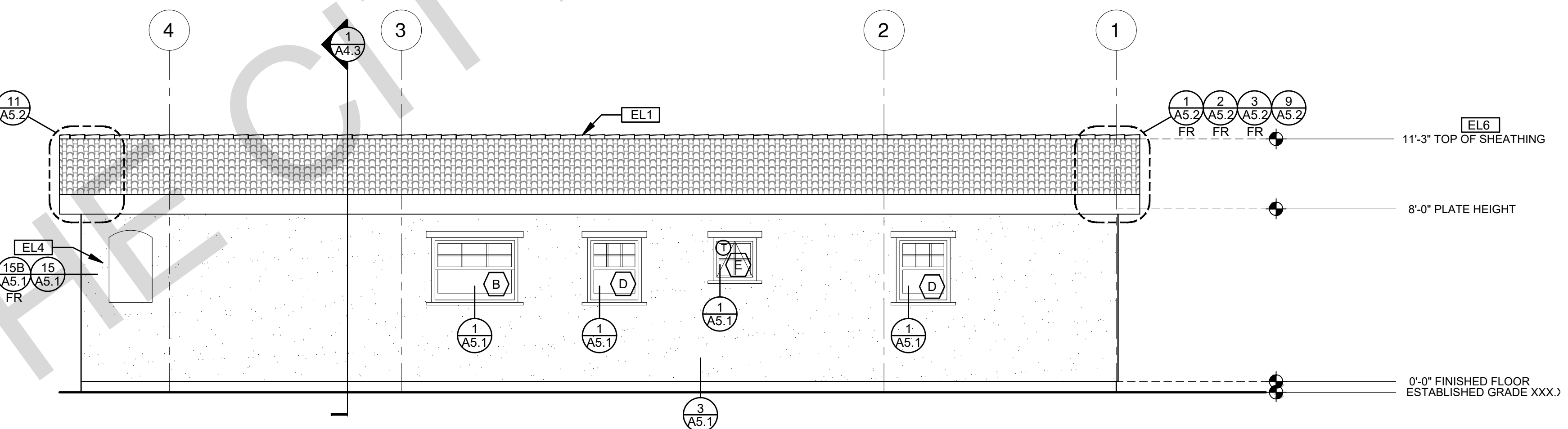
SPANISH



ELEVATION - C

1/4"=1'-0"

SPANISH



ELEVATION - D

1/4"=1'-0"

SPANISH

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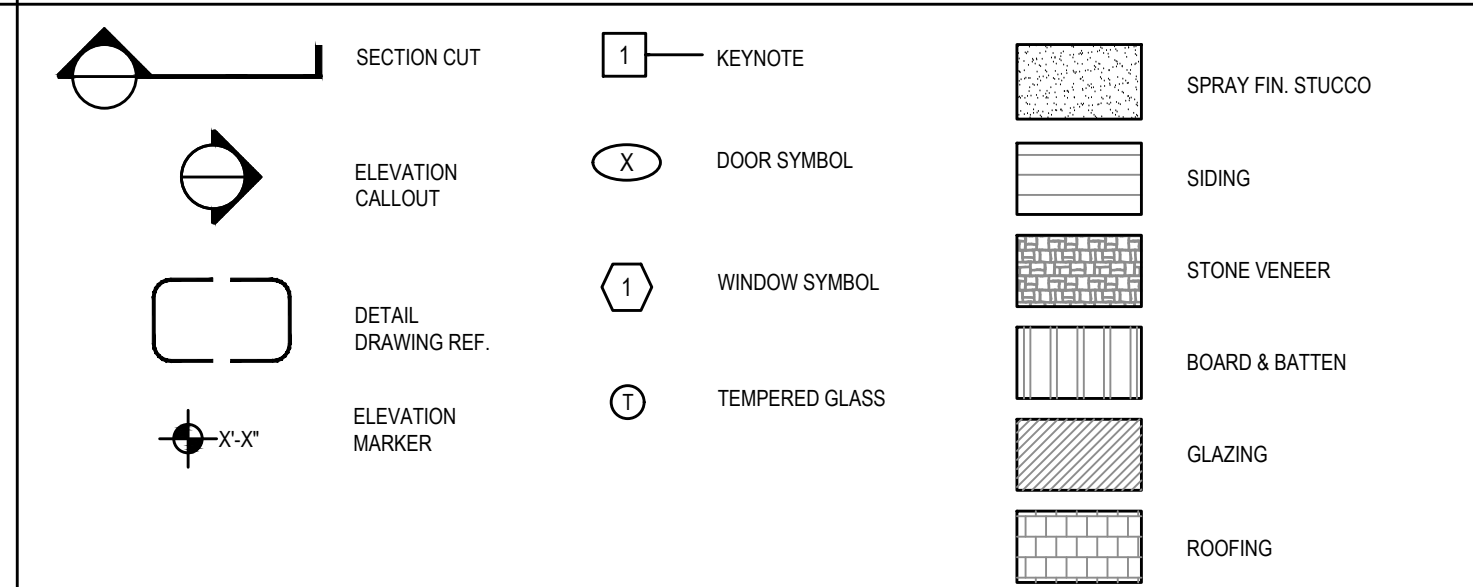
ELEVATION KEYNOTES

- EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
- EL2 BOARD & BATTEN
- EL3 SIDING
- EL4 STUCCO
- EL5 STONE VENEER
- EL6 HEIGHT IS MEASURED AT THE BUILDING LINE FROM THE LOWER OF EXISTING AND PROPOSED GRADES
- EL7 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS
5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS
6. LATH & PLASTER
A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURERS, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL
B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED
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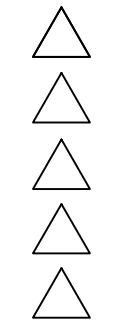
LEGEND



project

City of Marina
Pre-Approved
ADU Program

revisions



description

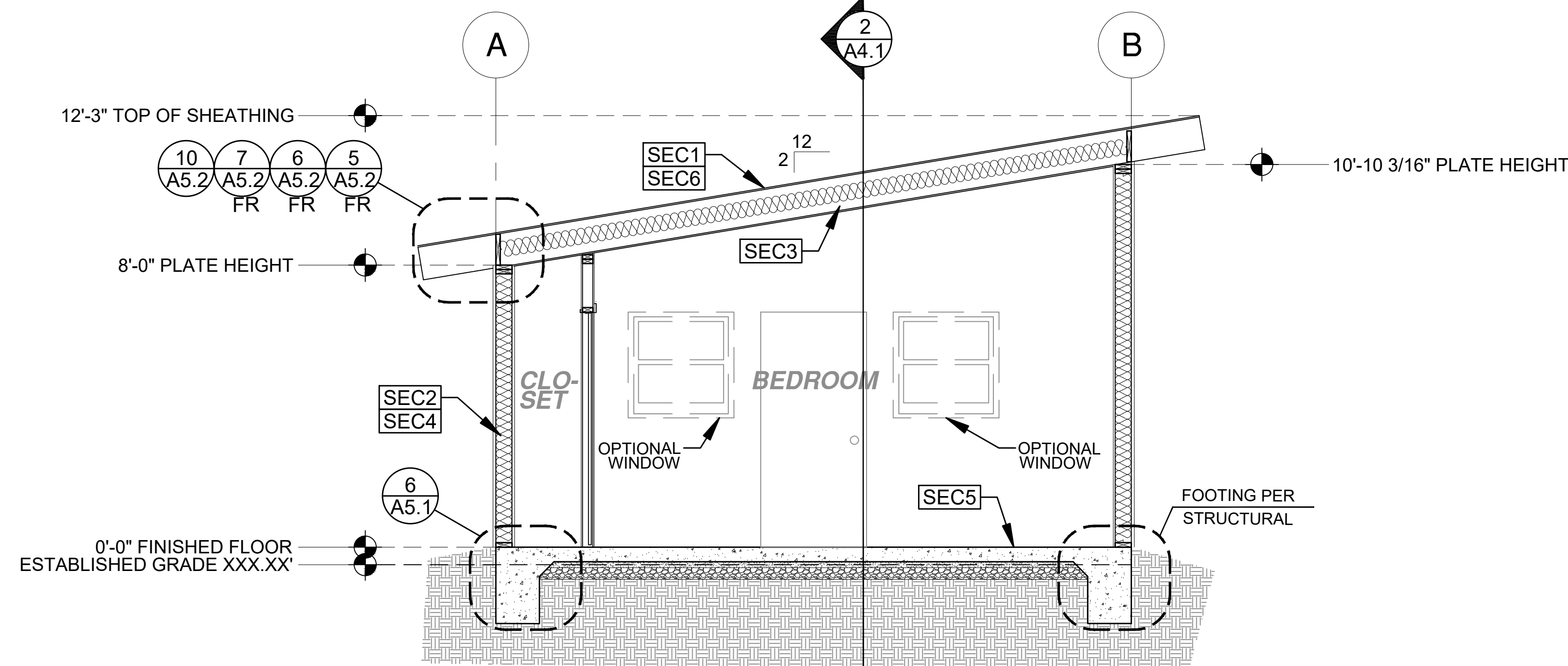
Exterior
Elevations
Spanish

date July 2024

project no. Marina ADU

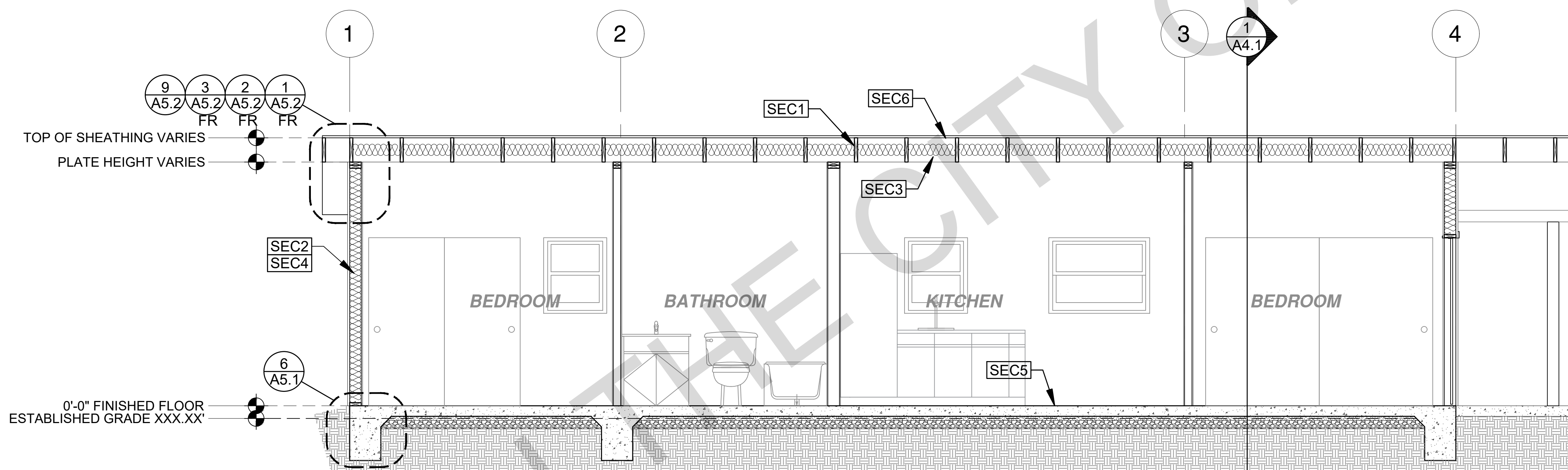
drawn by DESIGN PATH STUDIO

sheet no. **A3.3**



SECTION - 2 BEDROOM

1 3/8"=1'-0" MODERN



SECTION - 2 BEDROOM

2 3/8"=1'-0" MODERN

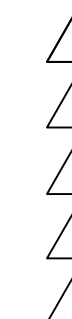
SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIAL ASSEMBLIES, FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. "KEYNOTES ONLY APPLY IF REFERENCED ON PLANS"</p> <p>1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION</p> <p>2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11: A. SECTION R302.11.1 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19 FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE HALF-INCH GYPSUM BOARD 6. ONE FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTIS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL, INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>LEGEND</p> <p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>

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project

City of Marina
Pre-Approved
ADU Program

revisions



description

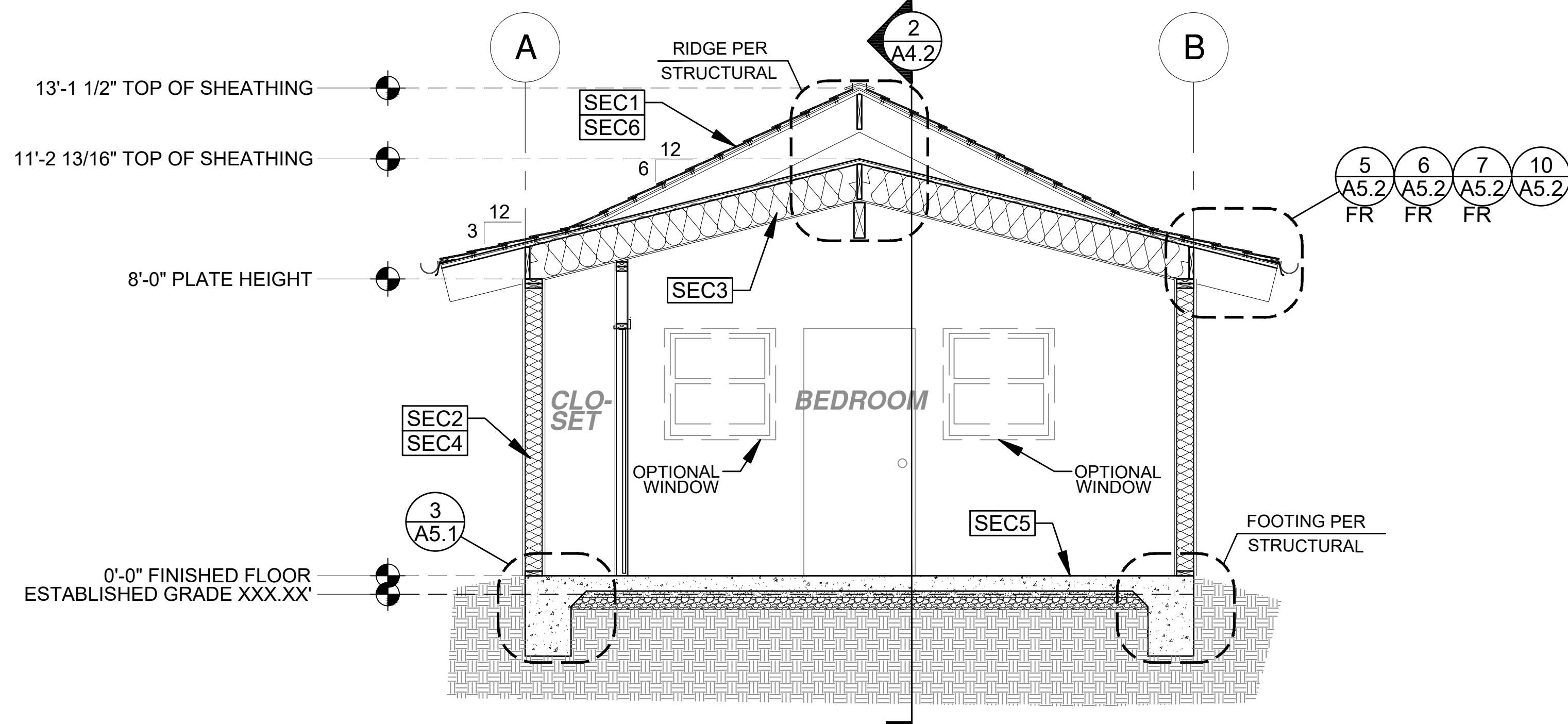
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Sections
Modern

date July 2024

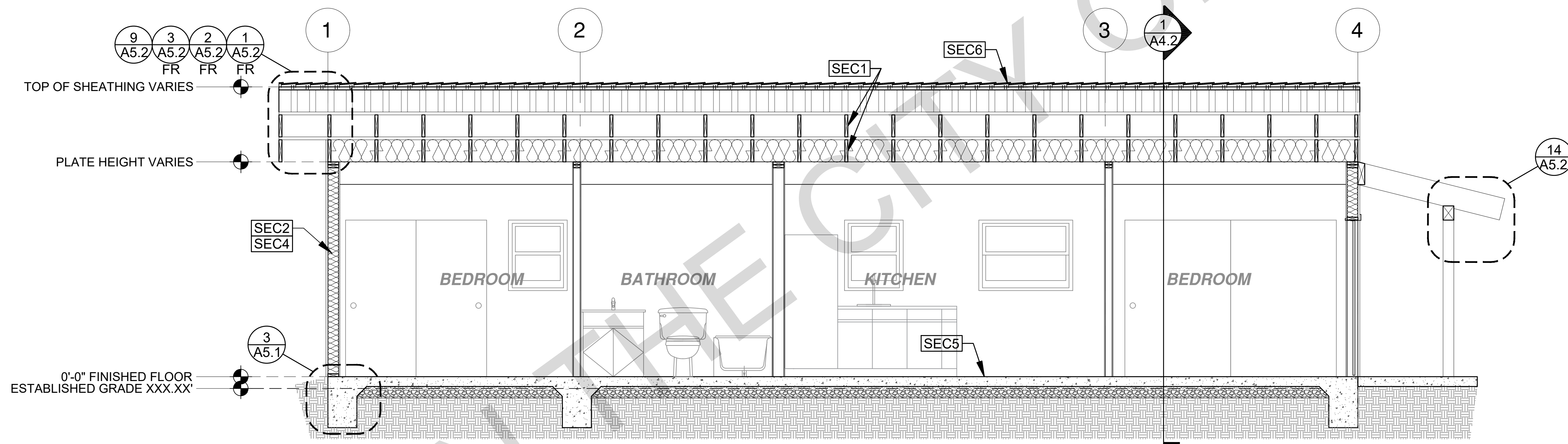
project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **A4.1**



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



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

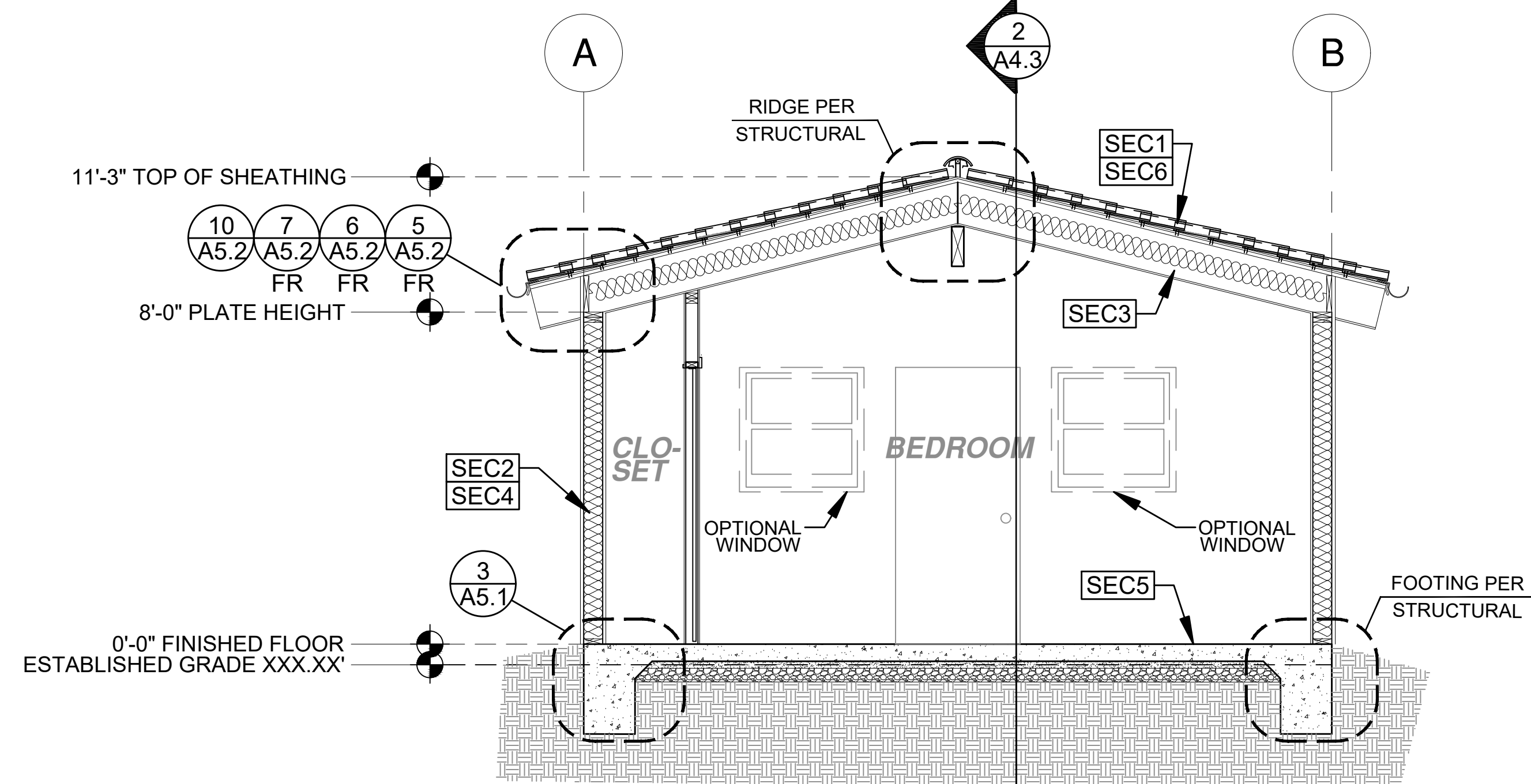
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project
City of Marina
Pre-Approved
ADU Program

revisions
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description
Building
Sections
Ranch

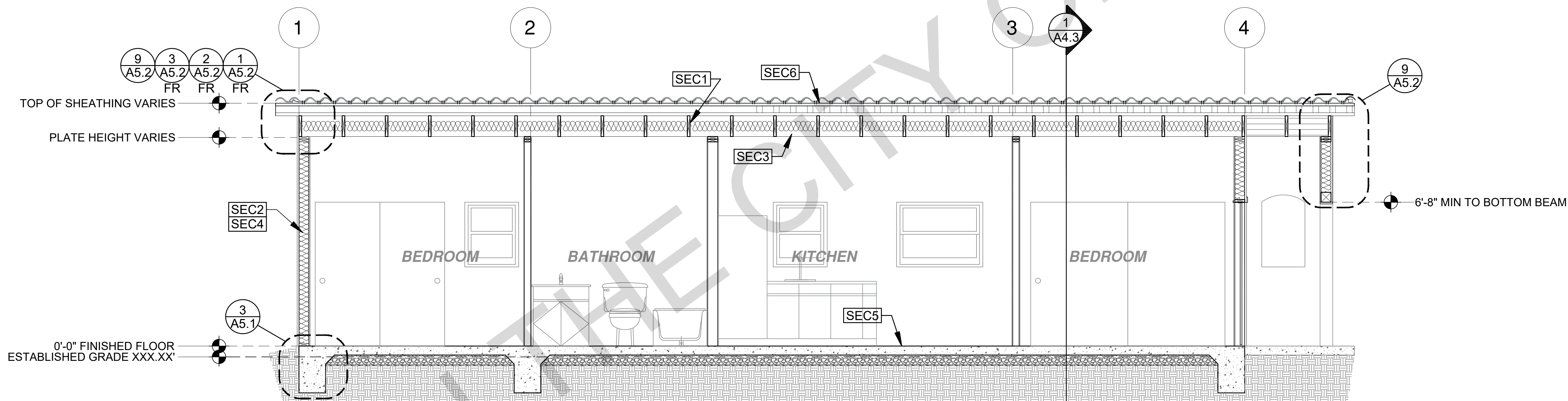
date July 2024
project no. Marina ADU
drawn by DESIGN PATH STUDIO
sheet no. A4.2

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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SECTION - 2 BEDROOM

1 3/8"=1'-0" SPANISH



SECTION - 2 BEDROOM

2 3/8"=1'-0" SPANISH

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTERS FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIAL ASSEMBLIES, FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. "KEYNOTES ONLY APPLY IF REFERENCED ON PLANS"</p> <p>1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION</p> <p>2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11: A. SECTION R302.11: 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19 FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE HALF-INCH GYPSUM BOARD 6. ONE FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL, INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>LEGEND</p> <p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>

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project
City of Marina
Pre-Approved
ADU Program

revisions
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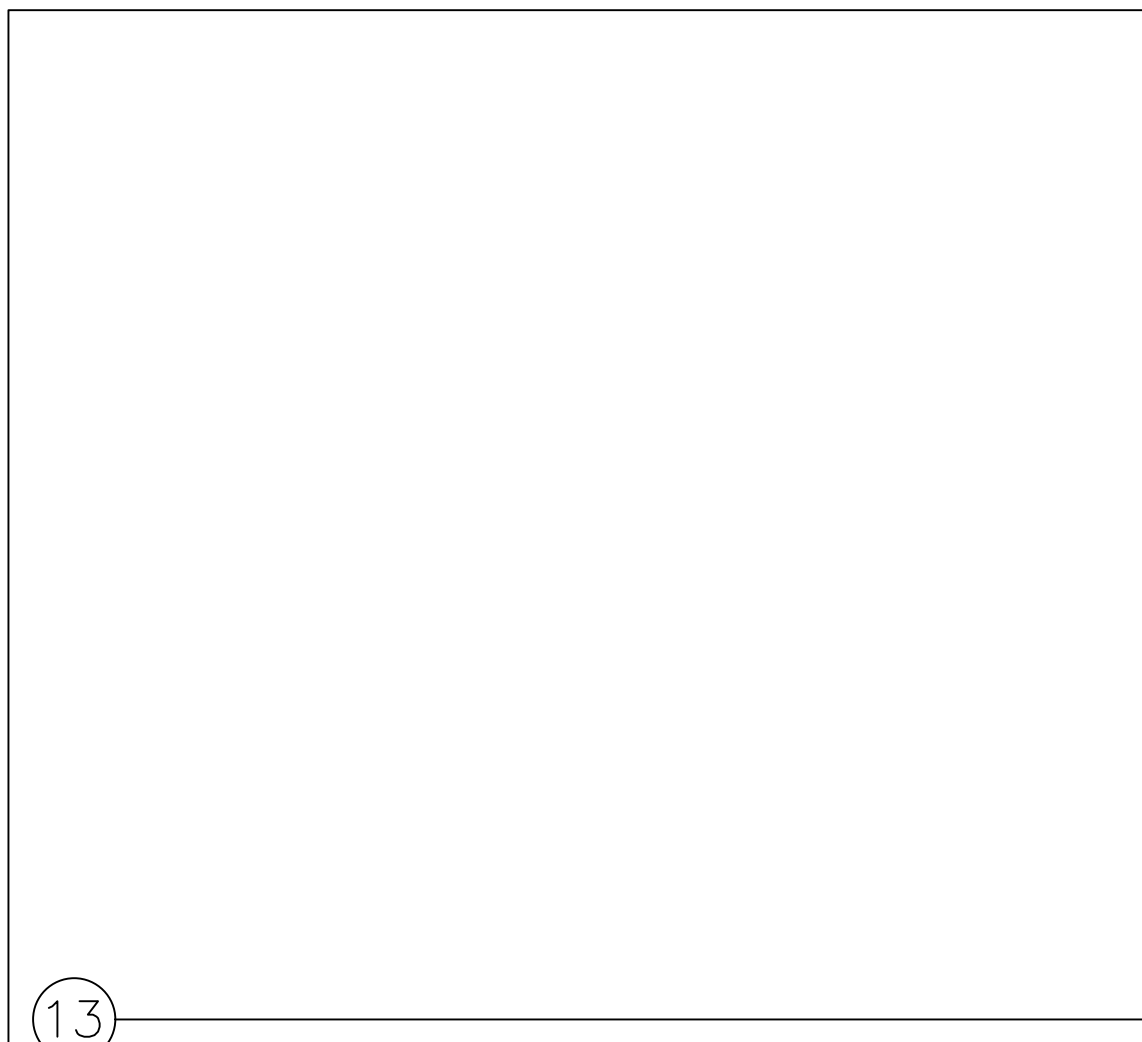
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date July 2024

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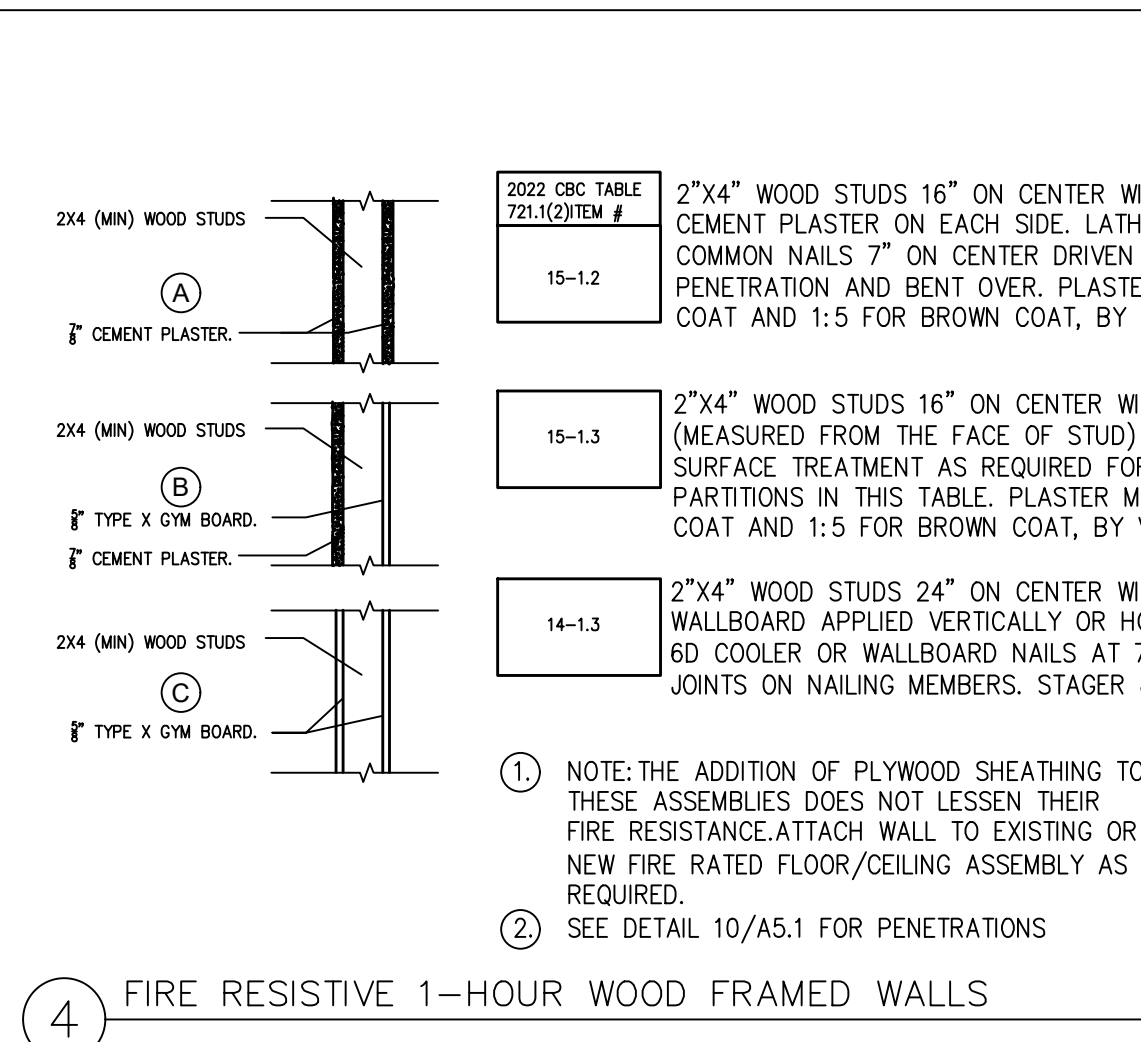
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10 THROUGH PENETRATION @ WALL SCALE: 1 1/2"=1'-0"

1. WALL ASSEMBLY
THE 1 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL USDO OR I440 SERIES WALL AND PARTITION DESIGNS IN UL FIRE RESISTANCE DIRECTORY & SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUCCO-WALL FRAMING MAY CONSIST OF OTHER WOOD STUDS OR STEEL CHANNEL STEEL. WOOD STUDS TO CONSIST OF NOM. 2 IN BY 4 IN LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE & SPACED MAX. 24 IN. O.C.
B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING)-THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. THROUGH - PENETRANTS
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS, OR TUBING MAY BE USED:
A. COPPER TUBING-NOM. 4 IN DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.
B. COPPER PIPE-NOM. 4 IN DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
C. STEEL PIPE-NOM. 4 IN DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
D. CONDUIT-NOM. 4 IN DIAM. (OR SMALLER) STEEL, ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT.
E. IRON PIPE-NOM. 4 IN DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
3. FILL, VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING)-CAULK OR PUTTY MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL. 3M COMPANY - CP 250HB; CAULK OF MPS-2+ PUTTY.



4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS SCALE: NTS

2022 IRC TABLE 721.1(2) ITEM #

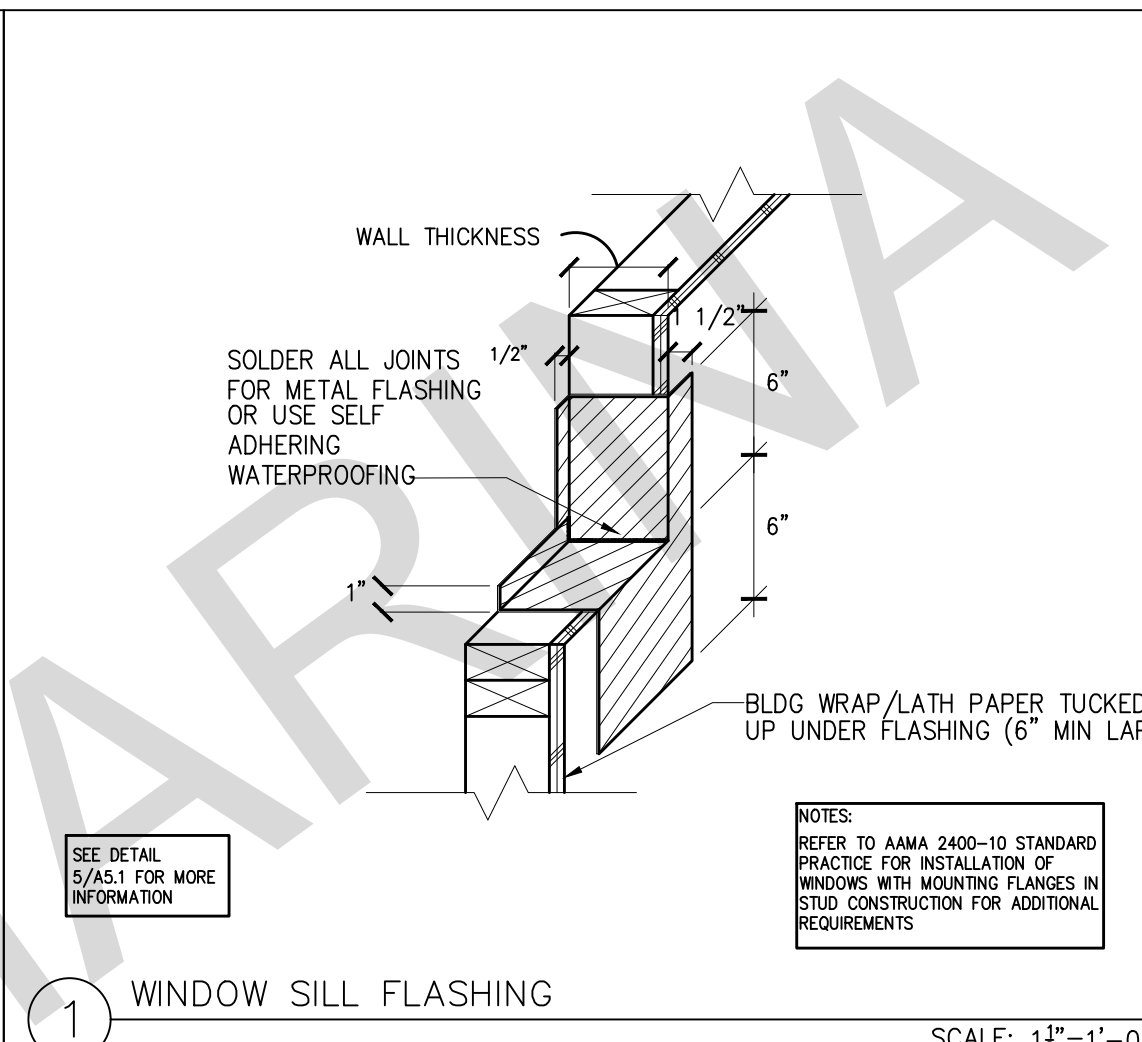
15-1.2 2"x4" WOOD STUDS 16" ON CENTER WITH METAL LATH AND 5/8" CEMENT PLASTER ON EACH SIDE. LATH ATTACHED WITH 6D COMMON NAILS 7" ON CENTER DRIVEN TO 1" MINIMUM PENETRATION AND BENT OVER. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

15-1.3 2"x4" WOOD STUDS 16" ON CENTER WITH 5/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUD) ON THE EXTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS IN THIS TABLE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

14-1.3 2"x4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 11/4" TYPE W DRYWALL SCREWS 12" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD-BEARING)

WP 3510 & WP 3514 WP 3514 - ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 6D COATED NAILS, 17/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)

NOTE: THE ADDITION OF PLYWOOD SHEATHING TO THESE ASSEMBLIES DOES NOT LESSEN THEIR FIRE RESISTANCE. ATTACH WALL TO EXISTING OR NEW FIRE RATED FLOOR/CEILING ASSEMBLY AS REQUIRED.
SEE DETAIL 10/A5.1 FOR PENETRATIONS



1 WINDOW SILL FLASHING SCALE: 1 1/2"=1'-0"

WALL THICKNESS

SOLDER ALL JOINTS 1/2" FOR METAL FLASHING OR USE SELF ADHERING WATERPROOFING

6"

6"

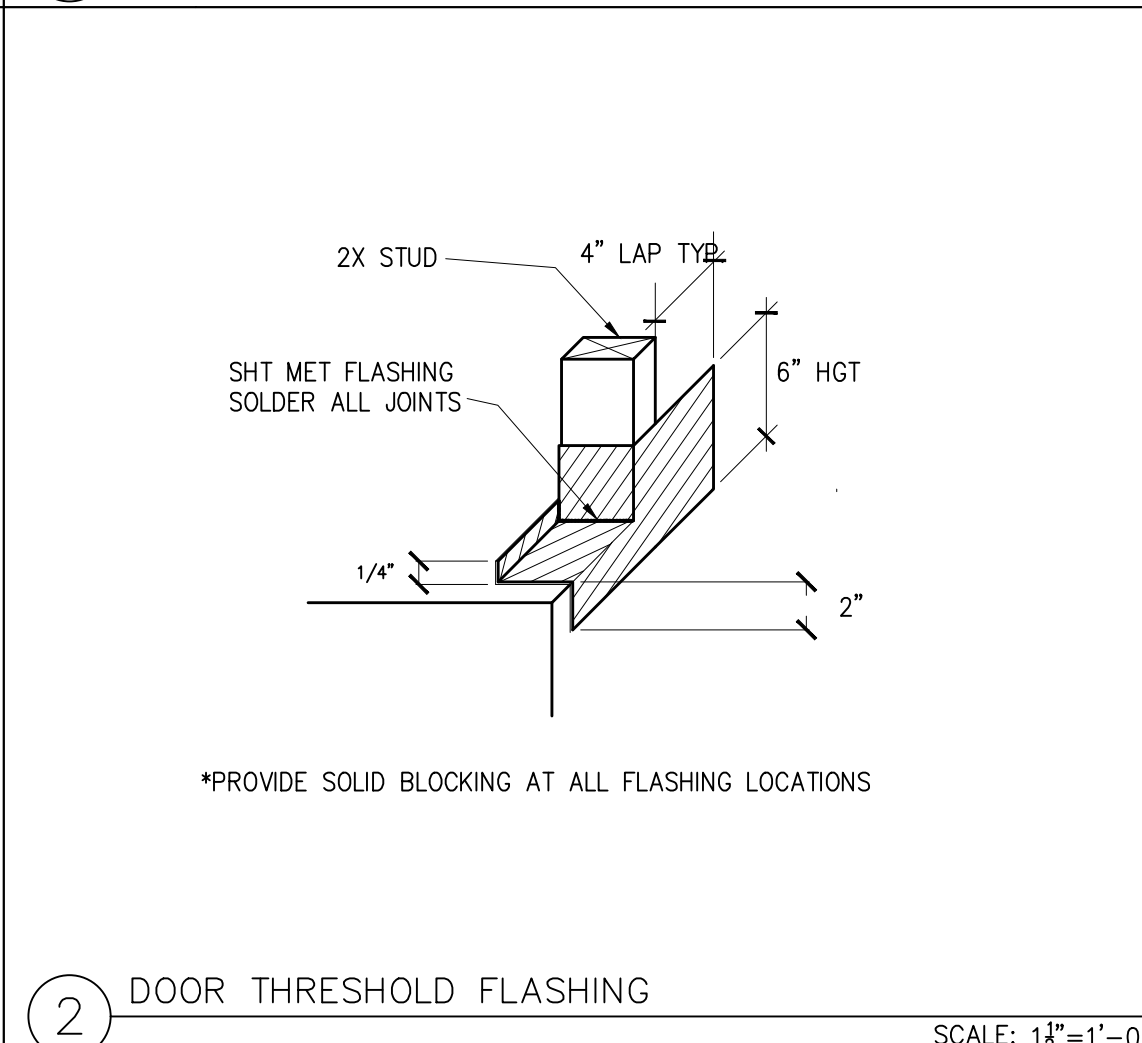
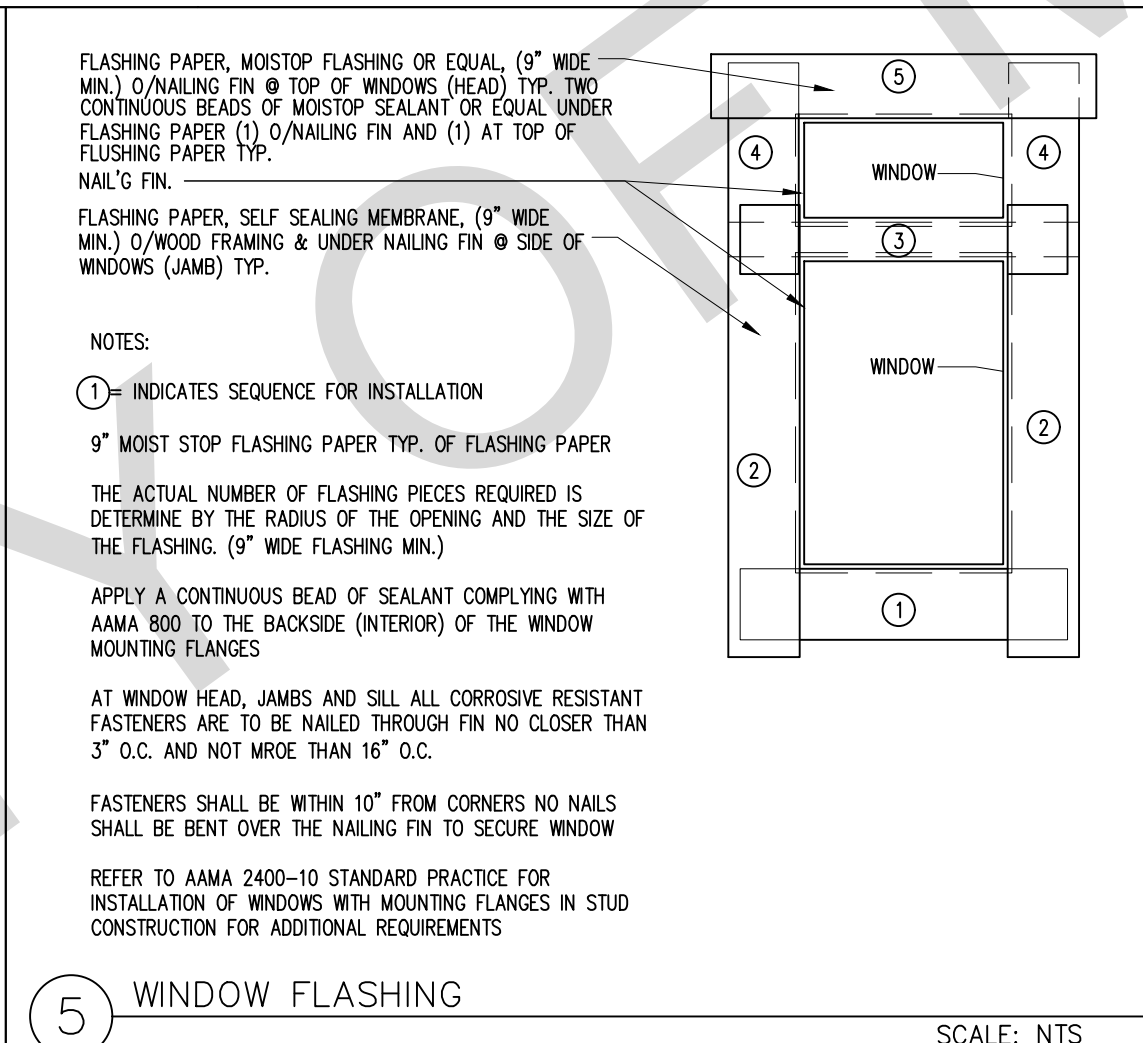
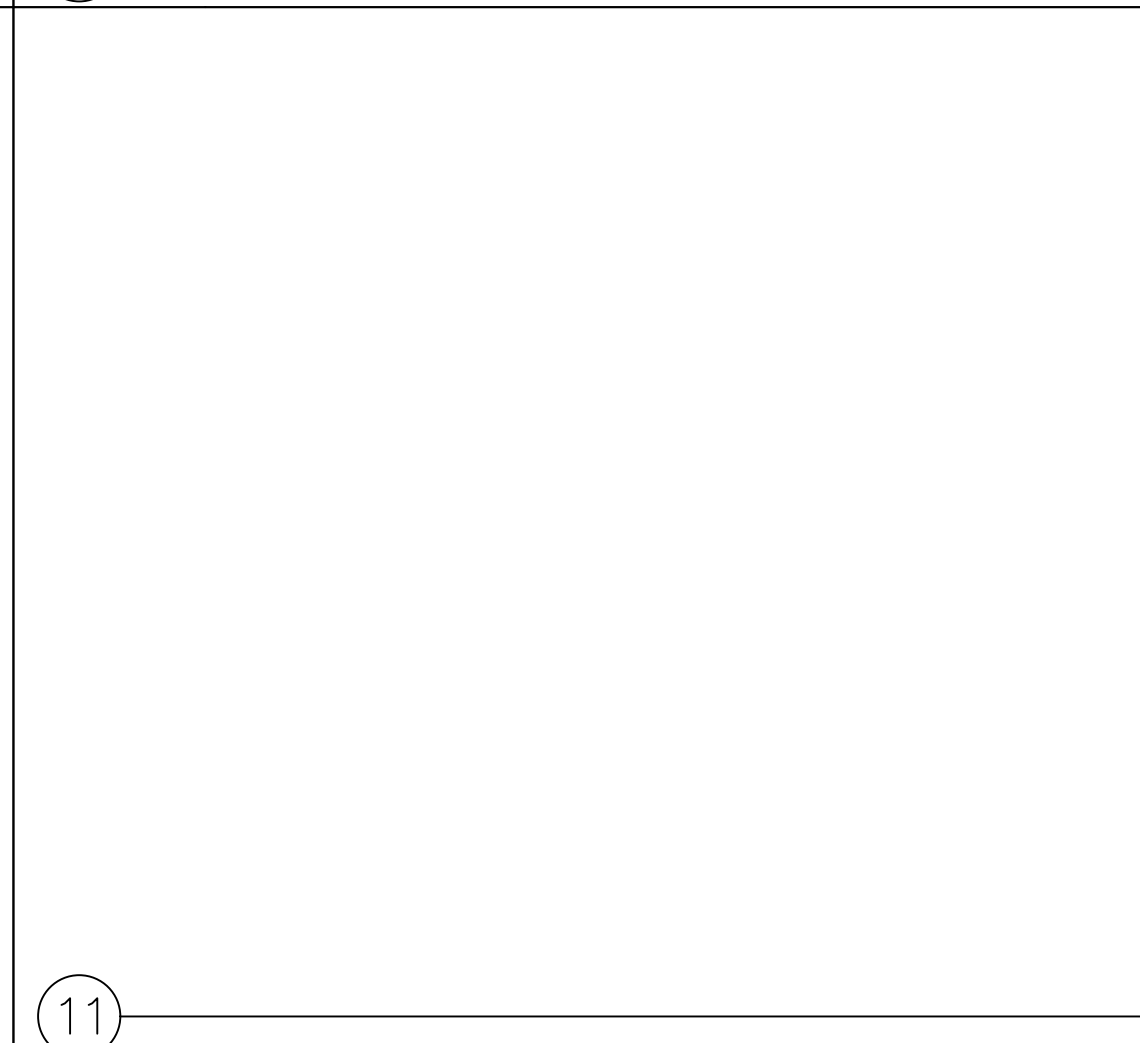
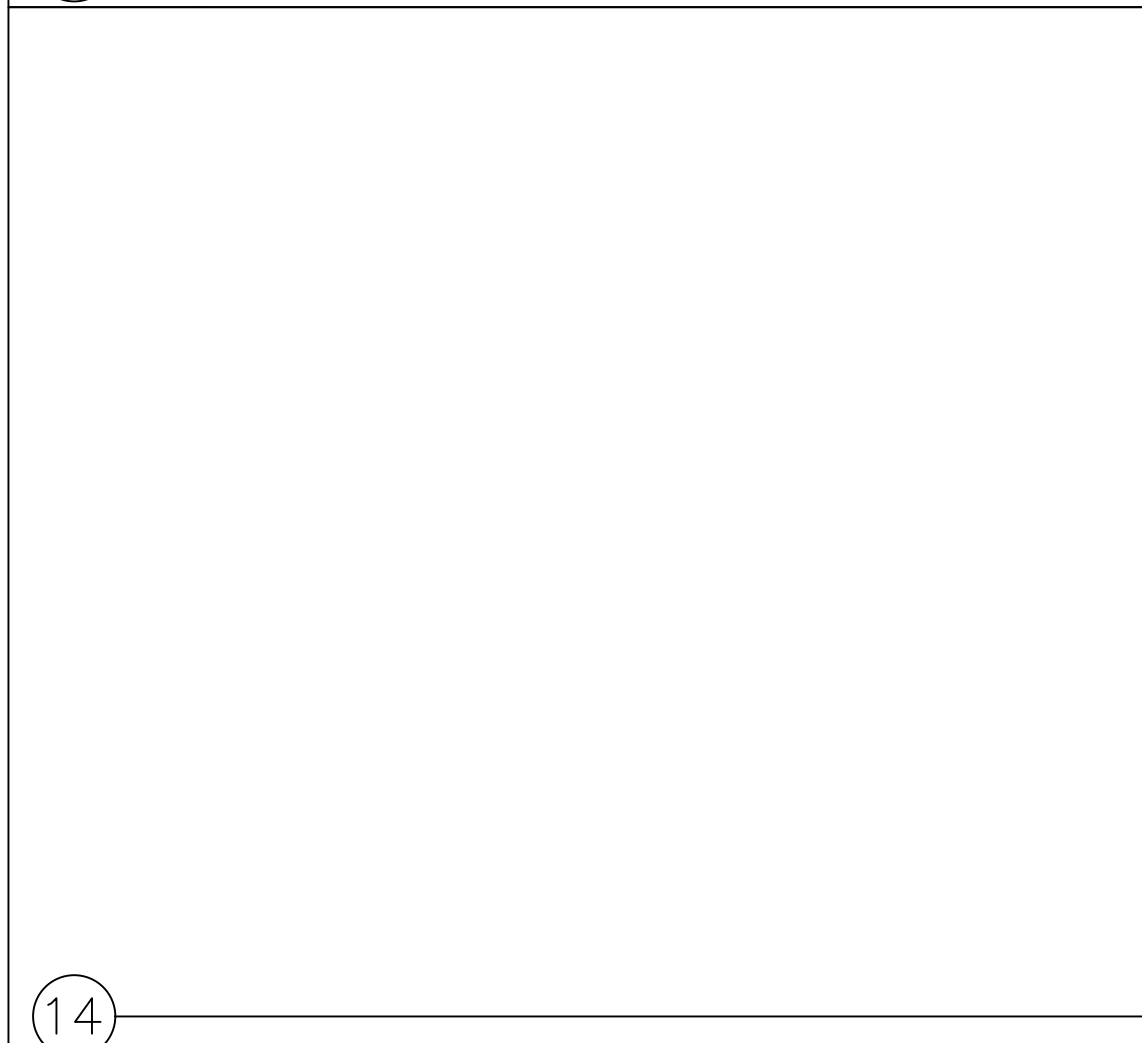
1"

BLDG WRAP/LATH PAPER TUCKED UP UNDER FLASHING (6" MIN LAP)

SEE DETAIL 5/A5.1 FOR MORE INFORMATION

NOTES:
REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS

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2 DOOR THRESHOLD FLASHING SCALE: 1 1/2"=1'-0"

2X STUD

4" LAP TYPE

SHT MET FLASHING

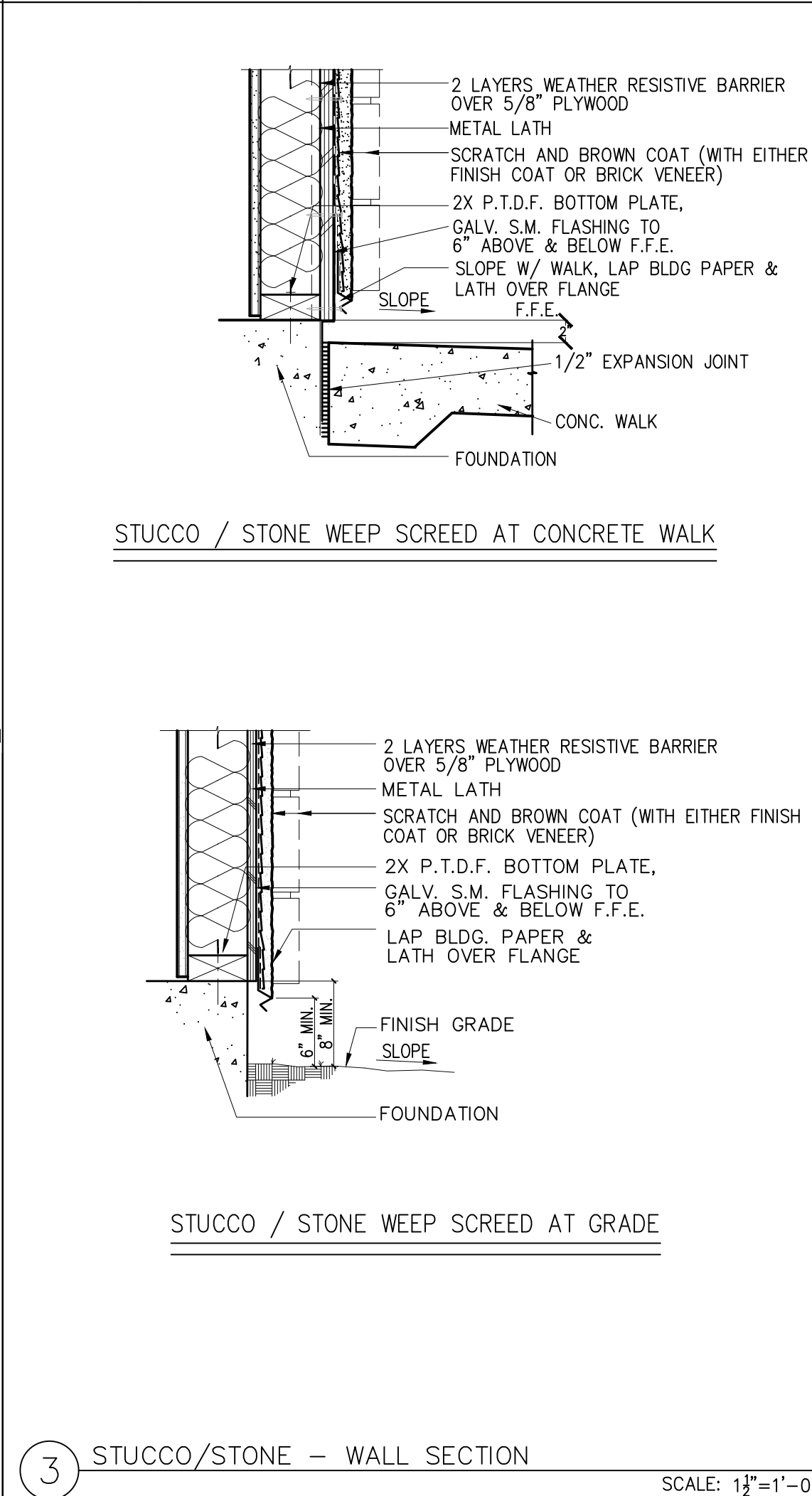
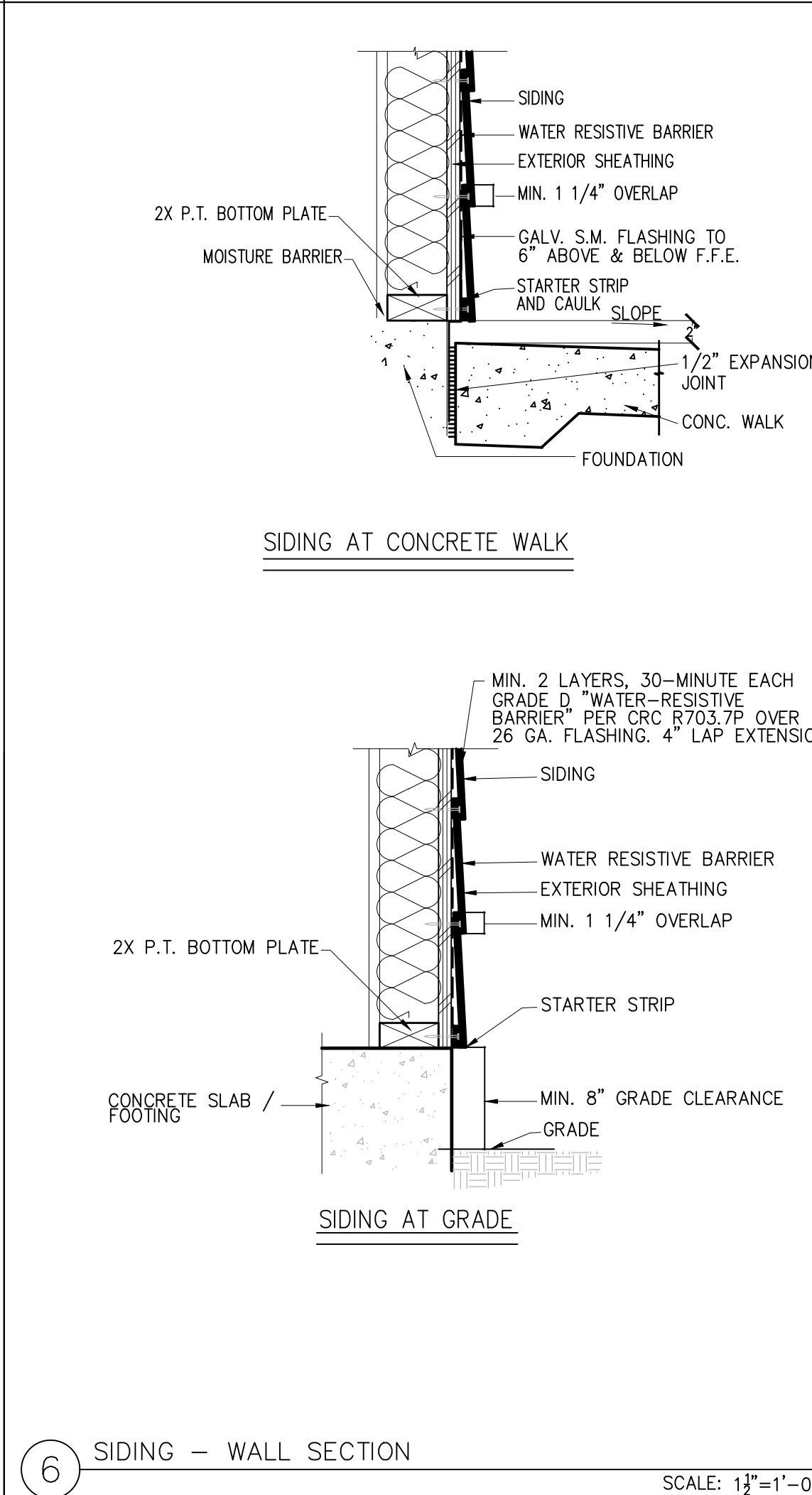
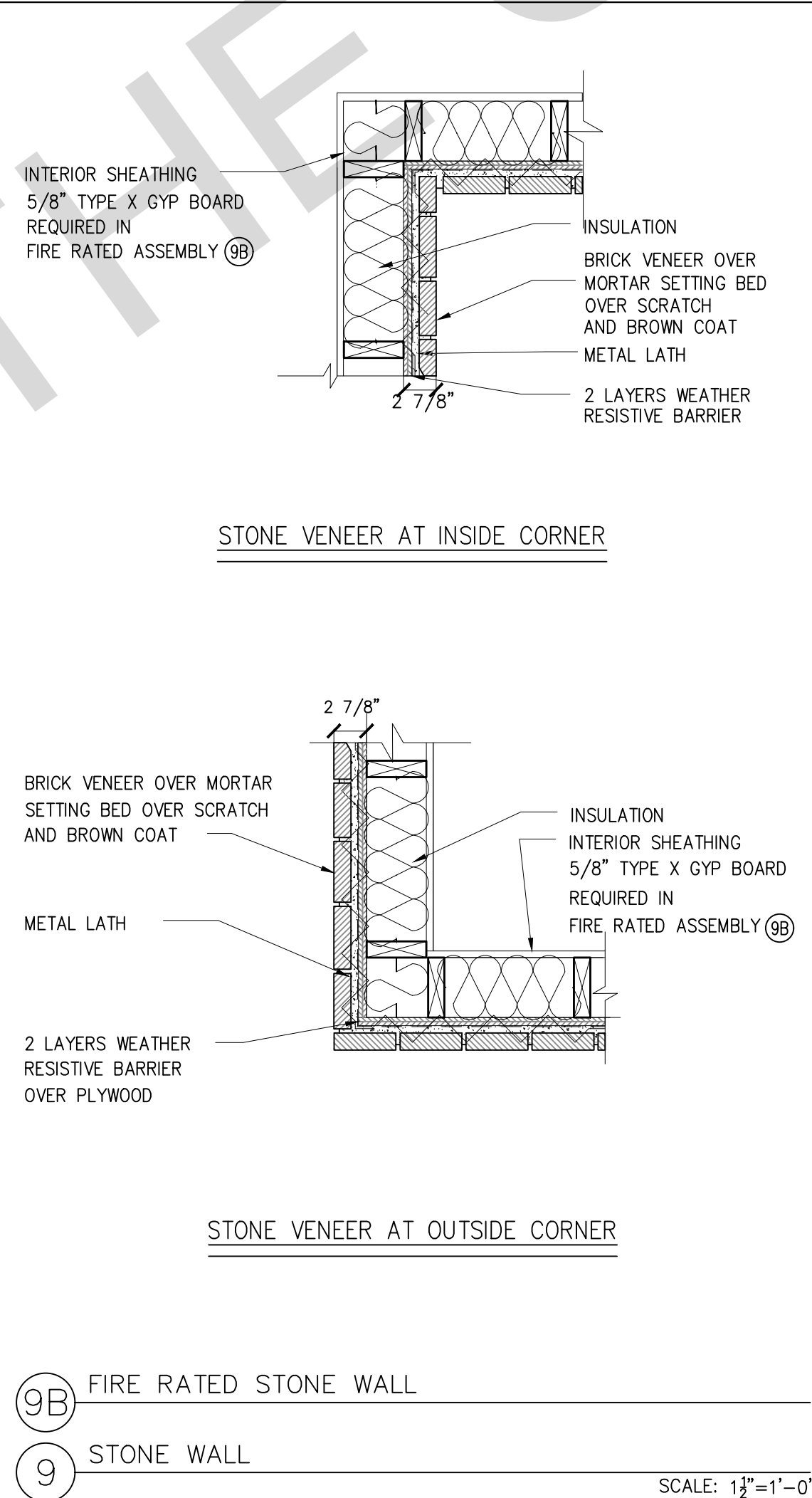
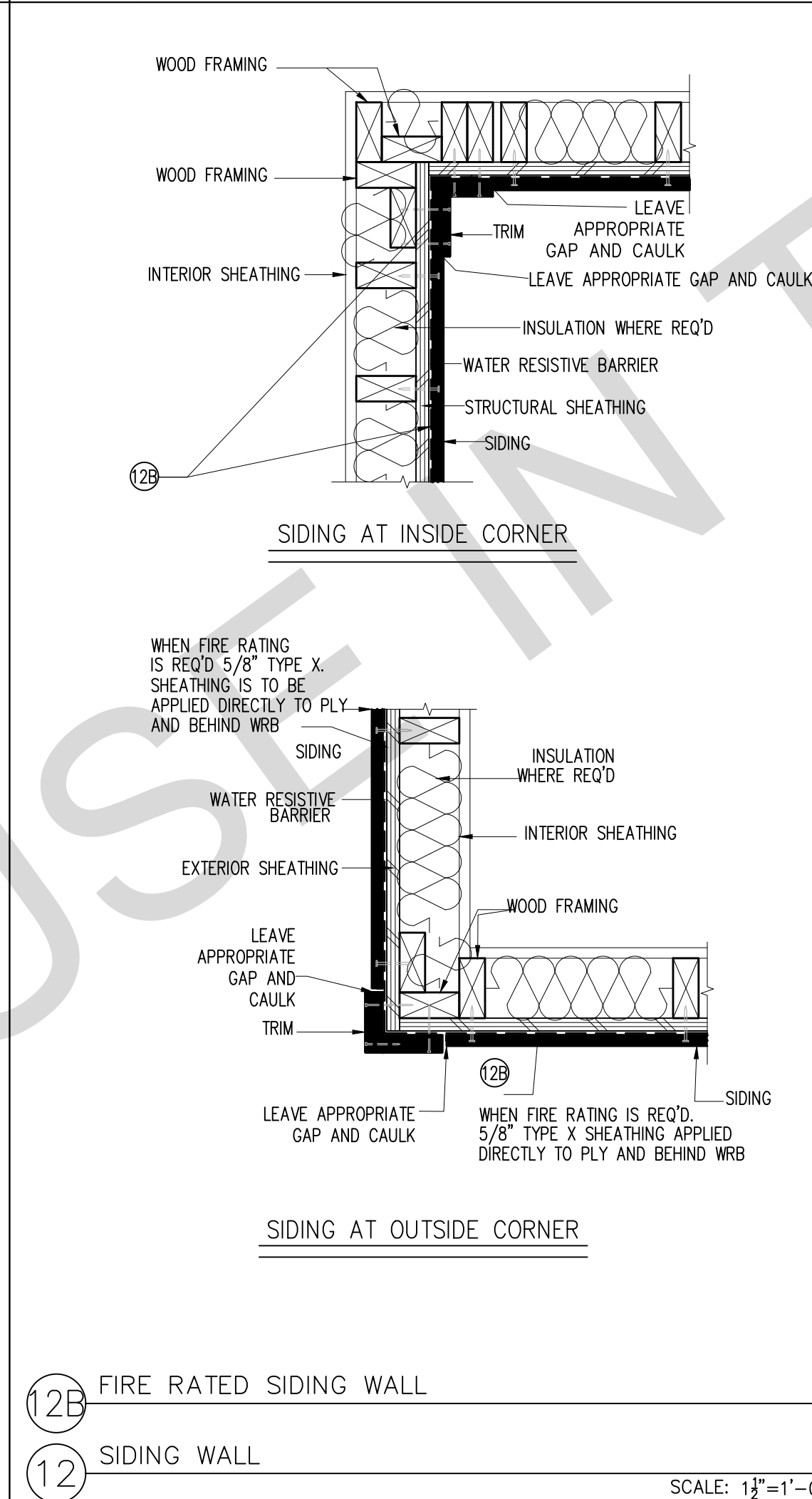
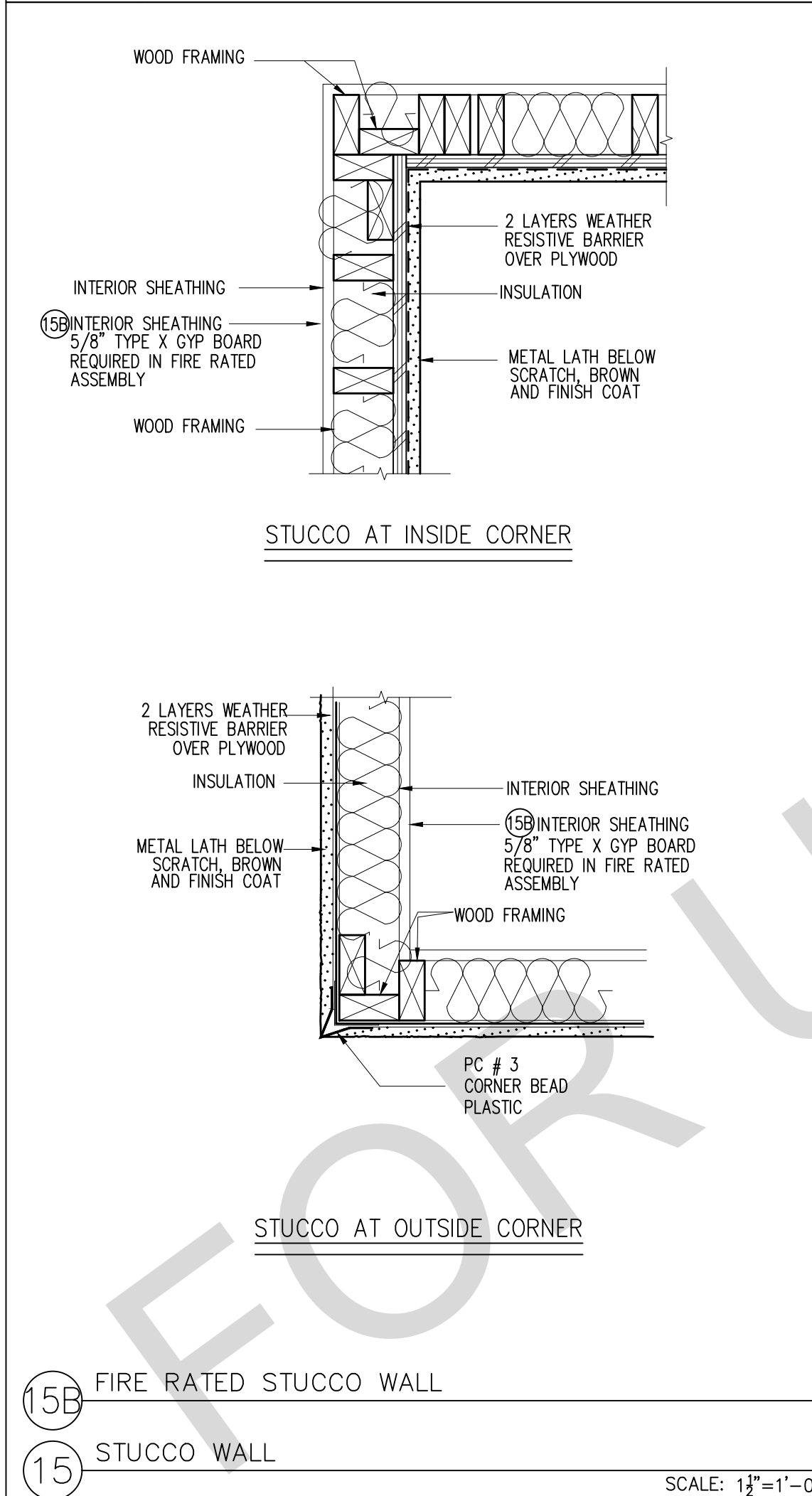
SOLDER ALL JOINTS

6" HGT

1/4"

2"

*PROVIDE SOLID BLOCKING AT ALL FLASHING LOCATIONS



3 STUCCO/STONE - WALL SECTION SCALE: 1 1/2"=1'-0"

2 LAYERS WEATHER RESISTIVE BARRIER OVER 5/8" PLYWOOD

METAL LATH

SCRATCH AND BROWN COAT (WITH EITHER FINISH COAT OR BRICK VENEER)

2X P.T.D.F. BOTTOM PLATE,

GALV. S.M. FLASHING TO 6" ABOVE & BELOW F.F.E.

SLOPE W/ WALK, LAP BLDG PAPER & LATH OVER FLANGE

1/2" EXPANSION JOINT

CONC. WALK

FOUNDATION

MIN. 8" GRADE CLEARANCE

GRADE

FOUNDATION

FINISH GRADE

SLOPE

FOUNDATION

17 SCALE: 1"=1'-0"

CLASS A ROOFING
2X RAFTER TAIL
GUTTER
DRIP EDGE
BEAM PER PLAN (WHERE OCCURS)
R337.5.4 ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

the exposed underside of exterior porch ceilings shall meet the requirements of SFM 12-7A-3 or ASTM E2957, shall be non-combustible material, shall be ignition-resistant material as defined in R337.7.6, CRC.

a. Shall have a minimum of 2x6 T&G finish material at the full length of the eave or between the rafter tails.
(If the following method is used please call out the material on the plans and in the detail and provide the ESS Report)
b. Fire treated plywood rated for 1 hour at the exposed roof area. Hoover manufactures 1 hour rated plywood that is approved for use in exposed areas, either at eaves or at the entire exposed area of porch ceilings area. Installed as the required roof sheathing and as required eave protection will save time and money. Even though the initial cost of the plywood is more. The owner/contractor will save considerable time and money by addressing the issue using with this material or an approved.
c. Shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the eave.
d. Or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side.

14 EAVE AT RANCH PORCH
ALL SHT. MET. WORK TO COMPLY W/ SMACNA STANDARDS SCALE: 1"=1'-0"

18 SCALE: 1"=1'-0"

CLASS A ROOFING
2X RAFTER PER STRUCTURAL
DRIP EDGE
BEAM PER STRUCTURAL
SEALANT
WOOD COLUMN COLLAR
POST SUPPORT PER STRUCTURAL

POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN THE BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 8 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER (ALTERNATE, PROVIDE PRESERVATIVE-TREATED WOOD POST OR COLUMN) 2304.12.2.2 & EXCEPTION 1 CRC.

15 POST & RAFTER DETAIL AT MODERN PORCH
SCALE: 1"=1'-0"

19 SCALE: 1"=1'-0"

ROOF SHEATHING PER PLAN
ROOF RAFTERS PER PLAN
GYPSUM BOARD CEILING PER PLAN, OAE

AIR-IMPERMEABLE INSULATION IN DIRECT CONTACT WITH ROOF SHEATHING AND HAVING AN R-VALUE REQUIRED BY THE ENERGY REPORT.

NOTES:
1) DESIGN BASE ON 2022 CRC SECTION R806.5.5.1.1
2) THE COMBINED R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
3) WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING

20 SCALE: 1"=1'-0"

9 GABLE END, TYP. SCALE: 1"=1'-0"

1" OF MIN. AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING TO ENSURE AIR FLOW
26 GA GSM EDGE FLASHING 3" MIN. LAP OVER UNDERLAYMENT & 1" MIN. VERTICAL LAP OVER BARGEBOARD
T&G STARTER BOARD
WOOD TRIM
FINISHES PER T1.1
RIDGE BEAM (WHERE OCCURS)
WATER RESISTIVE BARRIER
PER CRC 703.7.3

10 RAFTER EAVE CONNECTION, TYP. SCALE: 1"=1'-0"

CLASS A ROOF TILE
BATT INSULATION PER PLAN PER T24
T&G STARTER BOARD
FULL DEPTH BLKG (2X MIN) WITH CORROSION-RESISTANT METAL SCREENING BEHIND 2.5" DIAMETER HOLES FOR VENTILATION
GUTTER
VENTING AS REQ'D
RAFTER VENTS TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 2" MIN X OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.
BLOCKING, BRIDGING, AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND THE LOCATION OF THE VENT
PER PLAN

ALL SHT. MET. WORK TO COMPLY W/ SMACNA STANDARDS

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

INSULATION PER DETAIL 4.8.12/ A5.2
CLASS A RAFTED ROOFING & UNDERLAYMENT PER PLAN
2X RAFTERS, TYP. UON PLANS
PLYWOOD ROOF SHEATHING PER PLAN
NO VENT @ ROOF FRAMING, TYP
2x4 BLOCKING, TYP
METAL DRIP EDGE, TYP
1/4" NON-COMBUSTIBLE CEMENTITIOUS BOARD BEHIND FASCIA
1/4" NON-COMBUSTIBLE CEMENTITIOUS BOARD, TYP
2x6 FASCIA, TYP, UON ON PLANS
1X T&G STARTER BOARD @ EXPOSED EAVES, TYP, UON
2X BLOCKING, TYP
SHEAR PANEL PER PLAN (WHERE OCCURS)
EXTERIOR SIDING TO EXTEND TO STARTER BOARD AND BE IGNITION RESISTIVE CONSTRUCTION

NOTE: IF RAKE IS IN THE VHFHSZ OR WITHIN 5 FEET OF A PROPERTY LINE AN ALTERNATE RAKE DESIGN PER CRC TABLE R302.1(1) MAY BE REQUIRED. REFER TO THE CRC FOR ADDITIONAL INFORMATION.

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

CLASS A RAFTED ROOFING & UNDERLAYMENT PER PLAN
2x4 OUTLOOKERS @ 24" OC WITH 2-16d TO RAFTER, TYP, UON
PLYWOOD ROOF SHEATHING PER PLAN
OVERHANG PER PLAN
26 GA GSM EDGE FLASHING 3" MIN. LAP OVER UNDERLAYMENT & 1" MIN. VERTICAL LAP OVER BARGEBOARD
NO VENT @ ROOF FRAMING, TYP
2x4 BLOCKING, TYP
METAL DRIP EDGE, TYP
1/4" NON-COMBUSTIBLE CEMENTITIOUS BOARD BEHIND FASCIA
2x6 OVER 2x12 FASCIA, TYP, UON ON PLANS
2x4 TRIM
1/4" NON-COMBUSTIBLE CEMENTITIOUS BOARD BEHIND FASCIA
1X T&G STARTER BOARD @ EXPOSED EAVES
SHEAR PANEL PER PLAN (WHERE OCCURS)
EXTERIOR SIDING TO EXTEND TO STARTER BOARD AND BE IGNITION RESISTIVE CONSTRUCTION
WATER RESISTIVE BARRIER PER CRC 703.7.3

NOTE: IF RAKE IS IN THE VHFHSZ OR WITHIN 5 FEET OF A PROPERTY LINE AN ALTERNATE RAKE DESIGN PER CRC TABLE R302.1(1) MAY BE REQUIRED. REFER TO THE CRC FOR ADDITIONAL INFORMATION.

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

INSULATION PER DETAILS 4.8.12/ A5.2
CLASS A RAFTED ROOFING & UNDERLAYMENT PER PLAN
2X RAFTERS, TYP. UON PLANS
PLYWOOD ROOF SHEATHING PER PLAN
NO VENT @ ROOF FRAMING, TYP
2x4 BLOCKING, TYP
METAL DRIP EDGE, TYP
EXPOSED RAFTER TAIL PER PLAN, 4x8 TYP W/8-16d TO RAFTER, UON ON PLANS
SHEAR PANEL PER PLAN (WHERE OCCURS)
EXTERIOR SIDING TO EXTEND TO STARTER BOARD AND BE IGNITION RESISTIVE CONSTRUCTION

NOTE: IF RAKE IS IN THE VHFHSZ OR WITHIN 5 FEET OF A PROPERTY LINE AN ALTERNATE RAKE DESIGN PER CRC TABLE R302.1(1) MAY BE REQUIRED. REFER TO THE CRC FOR ADDITIONAL INFORMATION.

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

INSULATION PER DETAIL 4.8.12/ A5.2
CLASS A RAFTED ROOFING & UNDERLAYMENT
2X RAFTERS, TYP. UON PLANS
PLYWOOD ROOF SHEATHING PER PLAN
NO VENT @ ROOF FRAMING, TYP
2x4 BLOCKING, TYP
METAL DRIP EDGE, TYP
1/4" NON-COMBUSTIBLE CEMENTITIOUS BOARD BEHIND FASCIA
1/4" NON-COMBUSTIBLE CEMENTITIOUS BOARD, TYP
2x12 FASCIA, TYP, UON ON PLANS
1X T&G STARTER BOARD @ EXPOSED EAVES, TYP, UON
2X BLOCKING, TYP
SHEAR PANEL PER PLAN (WHERE OCCURS)
EXTERIOR SIDING TO EXTEND TO STARTER BOARD AND BE IGNITION RESISTIVE CONSTRUCTION

NOTE: IF RAKE IS IN THE VHFHSZ OR WITHIN 5 FEET OF A PROPERTY LINE AN ALTERNATE RAKE DESIGN PER CRC TABLE R302.1(1) MAY BE REQUIRED. REFER TO THE CRC FOR ADDITIONAL INFORMATION.

3 IGNITION RESISTIVE GABLE WITH 2x FASCIA SCALE: 1"=1'-0"

CLASS A RAFTED ROOFING & UNDERLAYMENT
2x4 OUTLOOKERS @ 24" OC WITH 2-16d TO RAFTER, TYP, UON
PLYWOOD ROOF SHEATHING PER PLAN
OVERHANG PER PLAN
26 GA GSM EDGE FLASHING 3" MIN. LAP OVER UNDERLAYMENT & 1" MIN. VERTICAL LAP OVER BARGEBOARD
NO VENT @ ROOF FRAMING, TYP
2x4 BLOCKING, TYP
METAL DRIP EDGE, TYP
1/4" NON-COMBUSTIBLE CEMENTITIOUS BOARD BEHIND FASCIA
2x FASCIA, TYP, UON ON PLANS
2x4 TRIM
1/4" NON-COMBUSTIBLE CEMENTITIOUS BOARD
1X T&G STARTER BOARD @ EXPOSED EAVES
SHEAR PANEL PER PLAN (WHERE OCCURS)
EXTERIOR SIDING TO EXTEND TO STARTER BOARD AND BE IGNITION RESISTIVE CONSTRUCTION
WATER RESISTIVE BARRIER PER CRC 703.7.3

NOTE: IF RAKE IS IN THE VHFHSZ OR WITHIN 5 FEET OF A PROPERTY LINE AN ALTERNATE RAKE DESIGN PER CRC TABLE R302.1(1) MAY BE REQUIRED. REFER TO THE CRC FOR ADDITIONAL INFORMATION.

11 GABLE AT SPANISH PORCH SCALE: 1"=1'-0"

CLASS A ROOF
WOOD TRIM AND BLOCKING AS REQUIRED
STUCCO PER FINISH DETAILS ON A5.1
OUTSIDE STUCCO CORNER PER DETAIL ON A5.1

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

ROOF SHEATHING PER PLAN
ROOF RAFTERS PER PLAN
GYPSUM BOARD CEILING PER PLAN, OAE
AIR-IMPERMEABLE INSULATION IN DIRECT CONTACT WITH ROOF SHEATHING AND HAVING AN R-VALUE OF R-3 IN CLIMATE ZONES 3-5.

NOTES:
1) DESIGN BASE ON 2022 CRC SECTION R806.5.5.1.3
2) THE COMBINED R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
3) WHERE AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

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

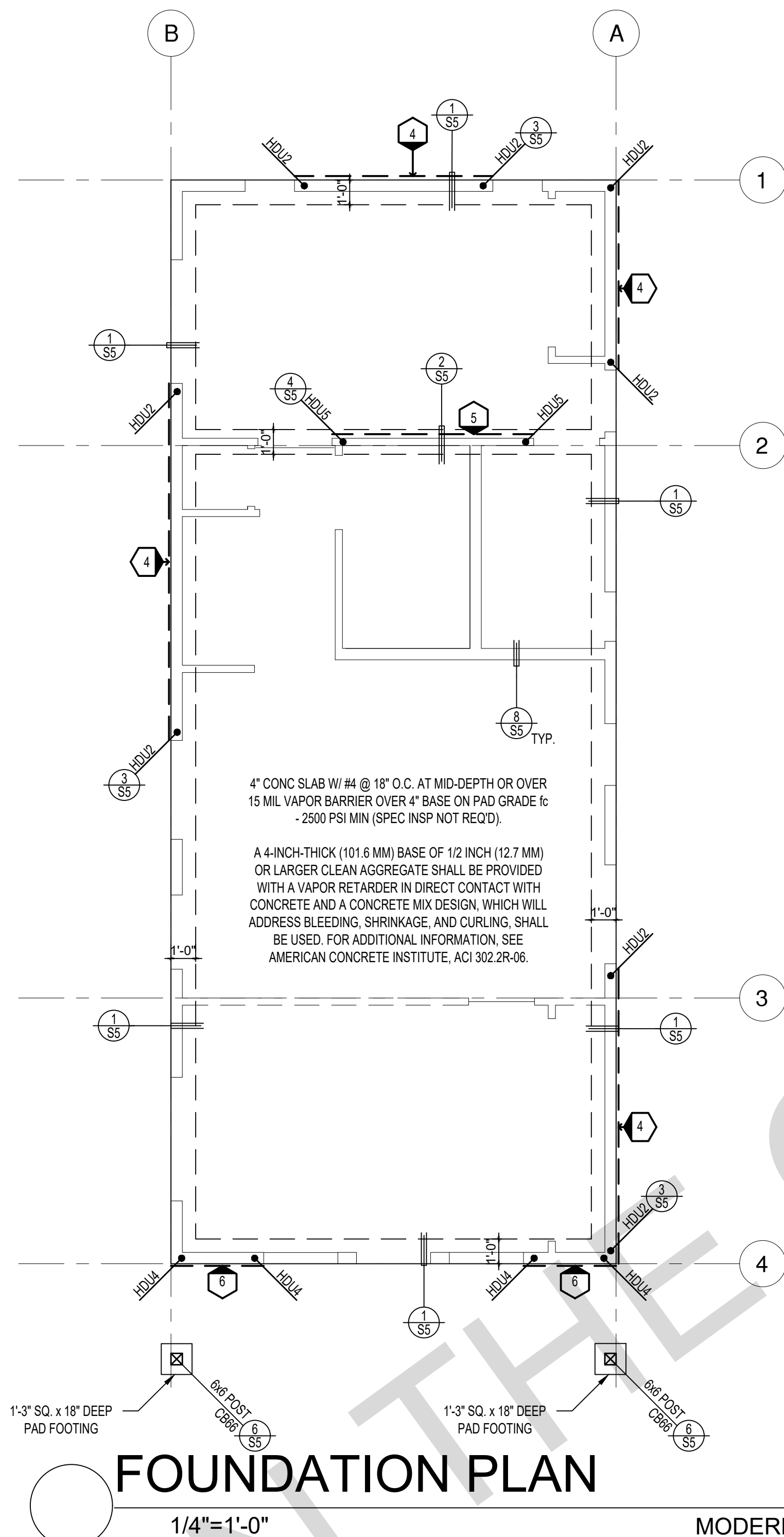
ROOF SHEATHING PER PLAN
ROOF RAFTERS PER PLAN
GYPSUM BOARD CEILING PER PLAN, OAE
AIR-PERMEABLE INSULATION INSTALLED DIRECTLY UNDER THE STRUCTURAL SHEATHING.

NOTES:
1) DESIGN BASE ON 2022 CRC SECTION R806.5.5.1.2
2) THE COMBINED R-VALUES SHOULD MEET THE R-VALUE REQUIRED BY THE ENERGY REPORT
3) WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1.1 IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING. RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.

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 ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
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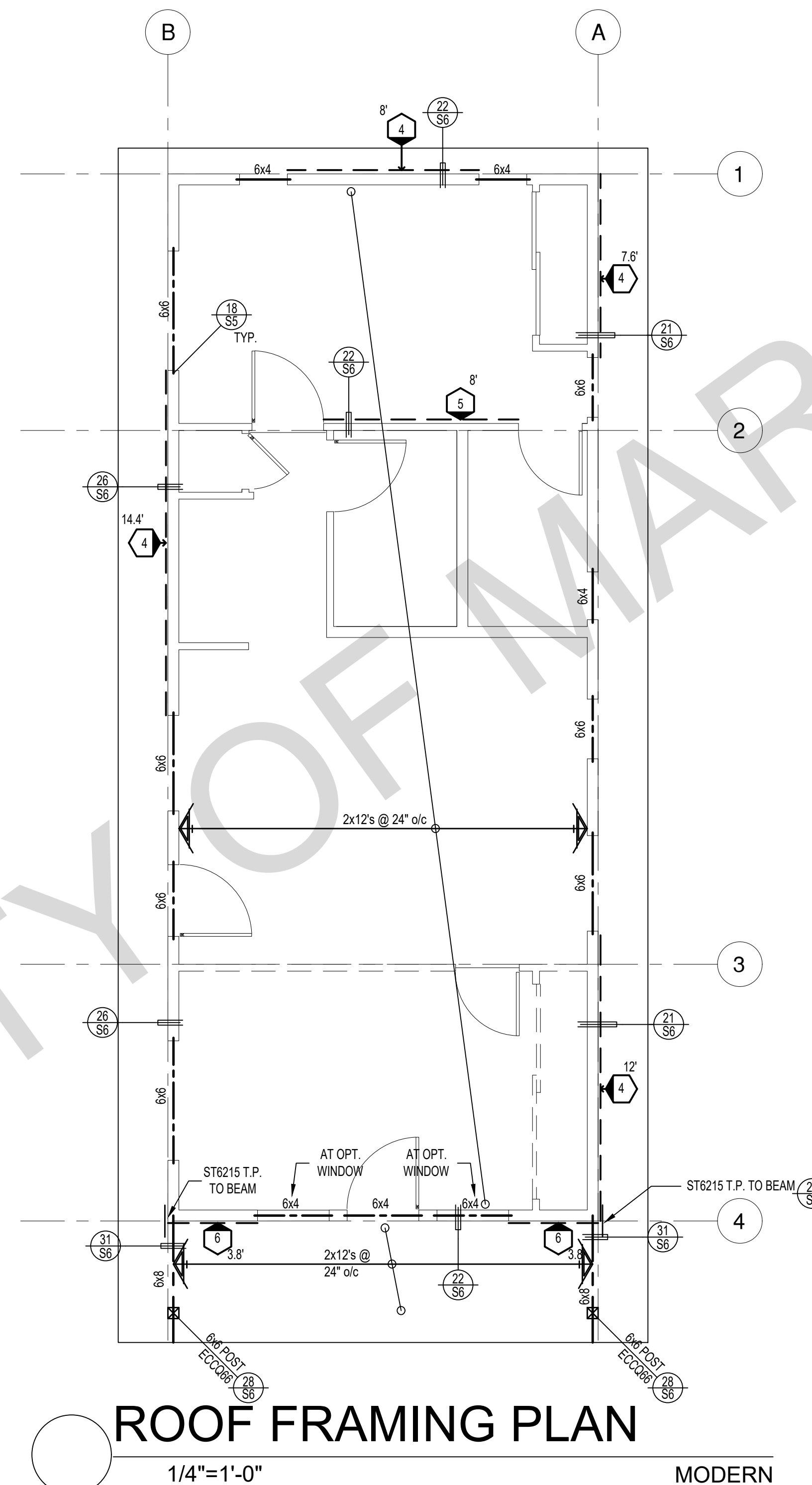
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FOUNDATION PLAN

1/4" = 1'-0"

MODERN



ROOF FRAMING PLAN

1/4" = 1'-0"

MODERN

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/4" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" 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)	3/4" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 12"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4"	3 1/2"	3"	2 1/2" x 4 1/2" SDS screws @ 8"	2 1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

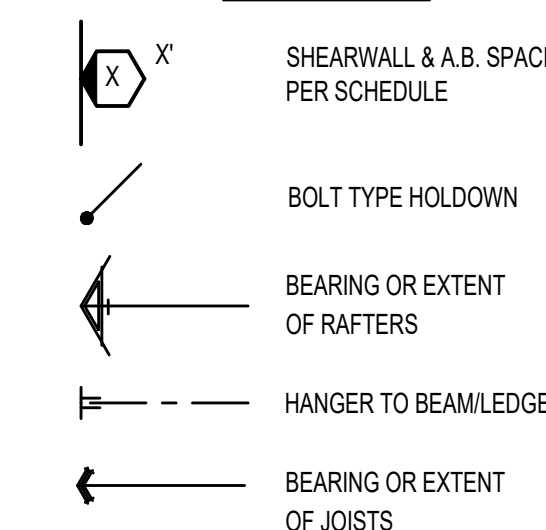
SHEAR WALL FOOTNOTES

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

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 ANCHOR BOLT.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- SEE SHT S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA. SIDE, TYP.
- FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

LEGEND



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

project

City of Marina
Pre-Approved
ADU Program

revisions



description

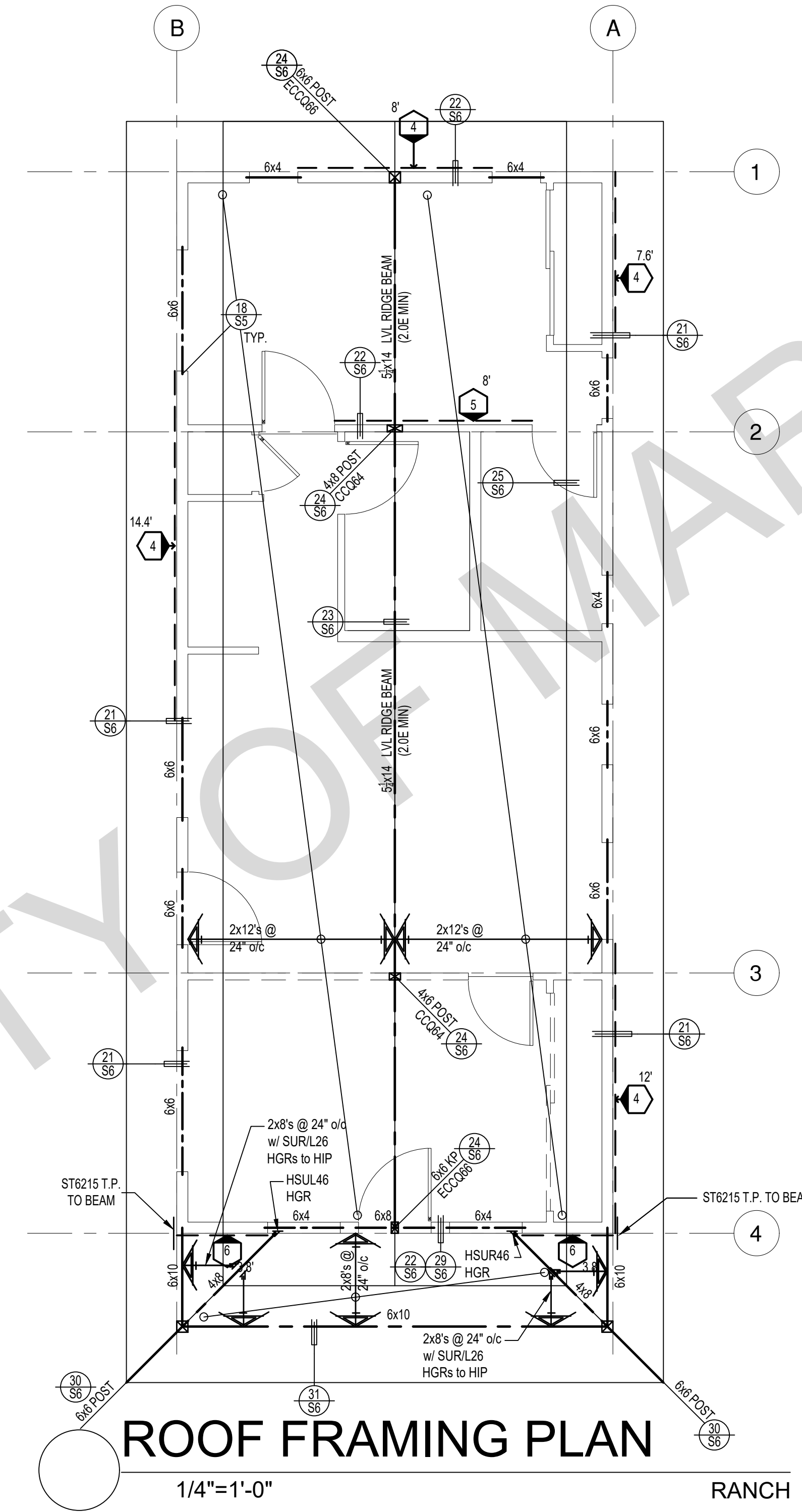
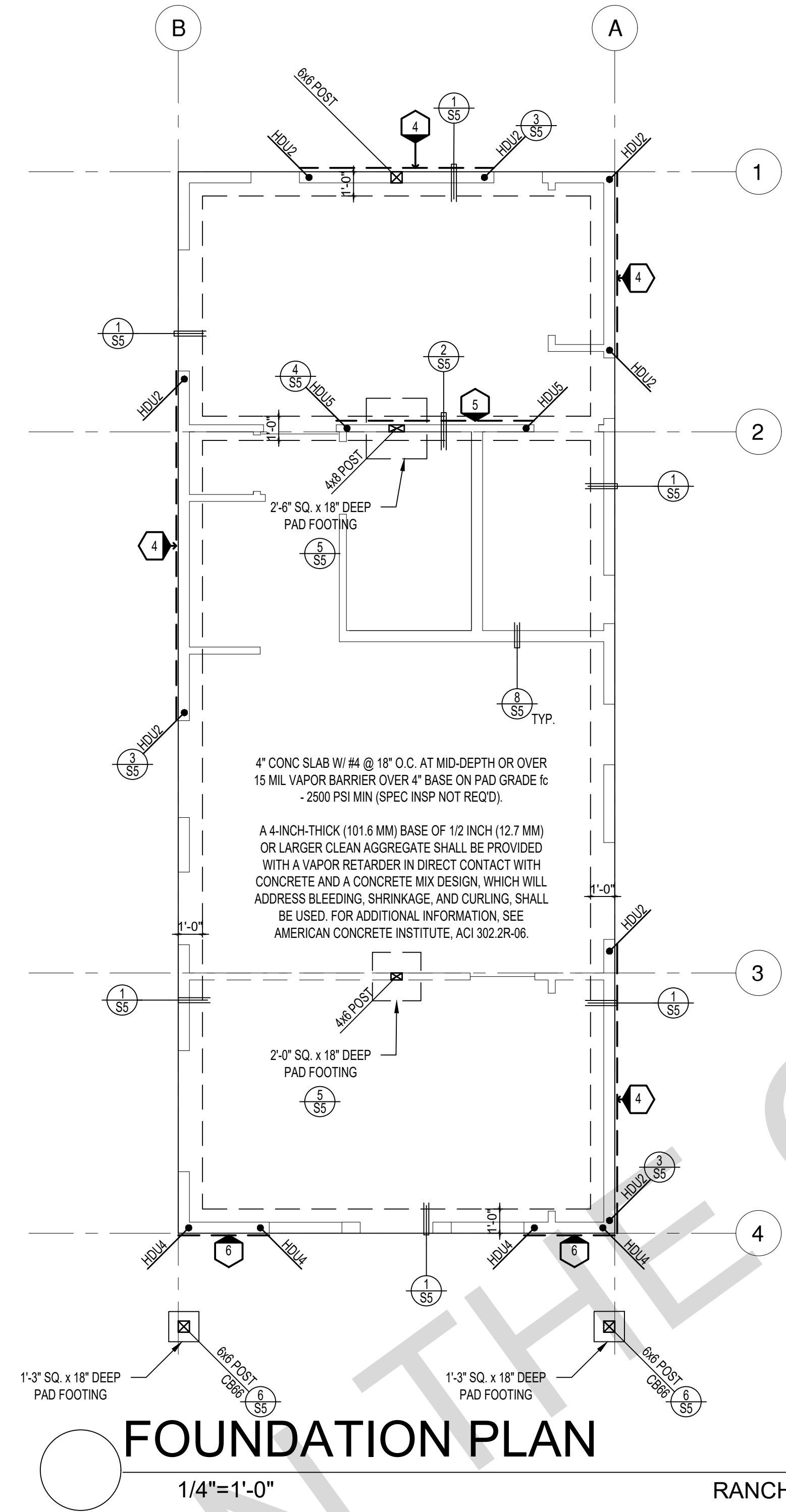
Modern
Foundation
& Framing
Plan

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **S2**



FOUNDATION PLAN

ROOF FRAMING PLAN

1/4" = 1'-0"

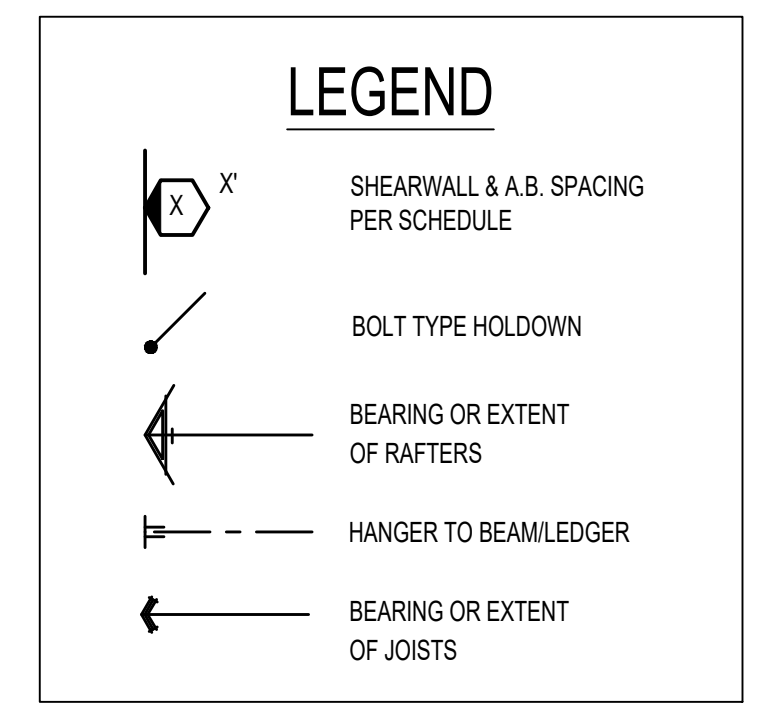
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SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

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	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/4" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/4" 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)	3/4" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 12"	3/8" @ 12" or 1/2" @ 8"
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SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.



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SHEAR WALL FOOTNOTES

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- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2x MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
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project
City of Marina
Pre-Approved
ADU Program

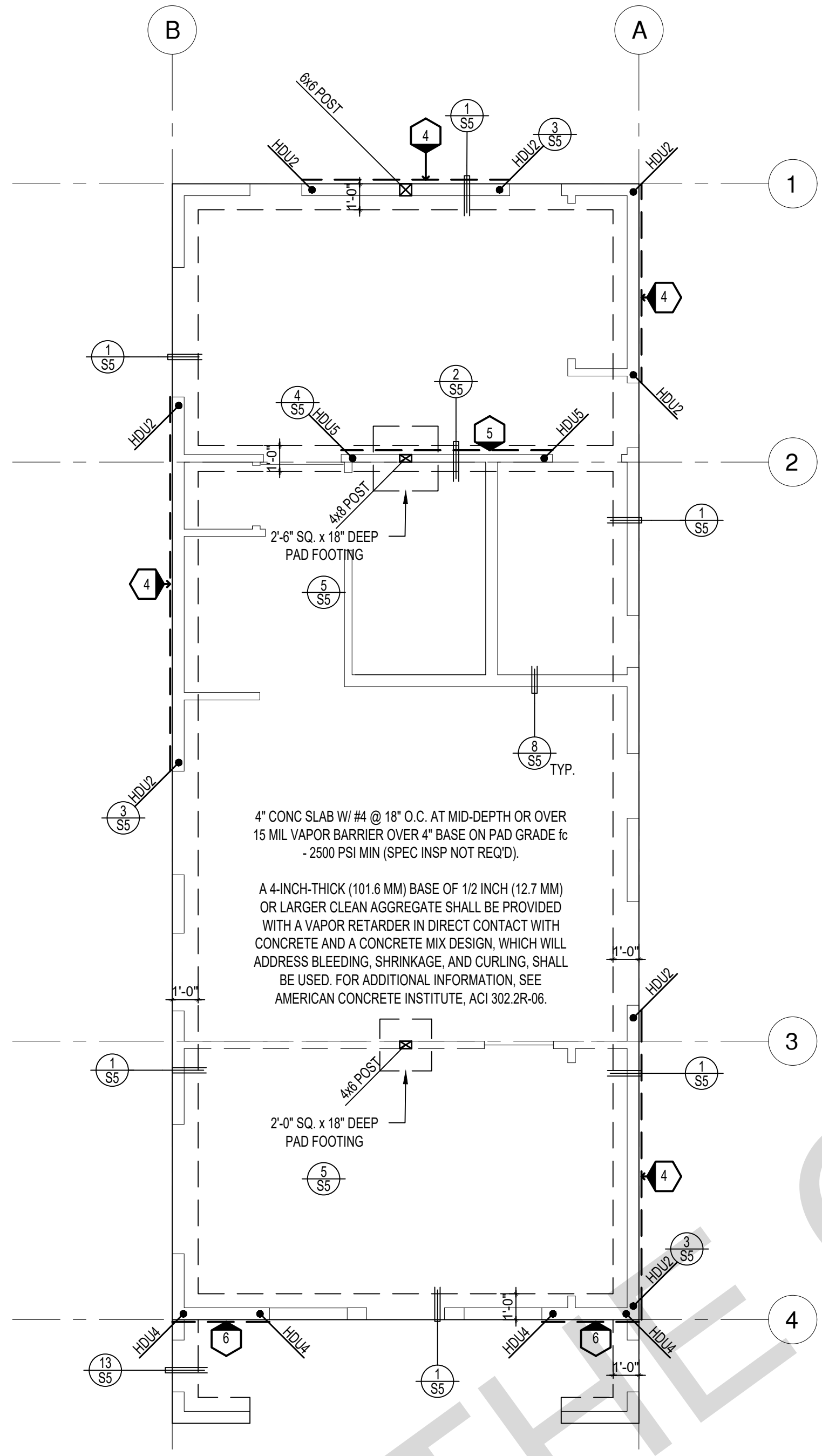
revisions
description
**Ranch
Foundation
& Framing
Plan**

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

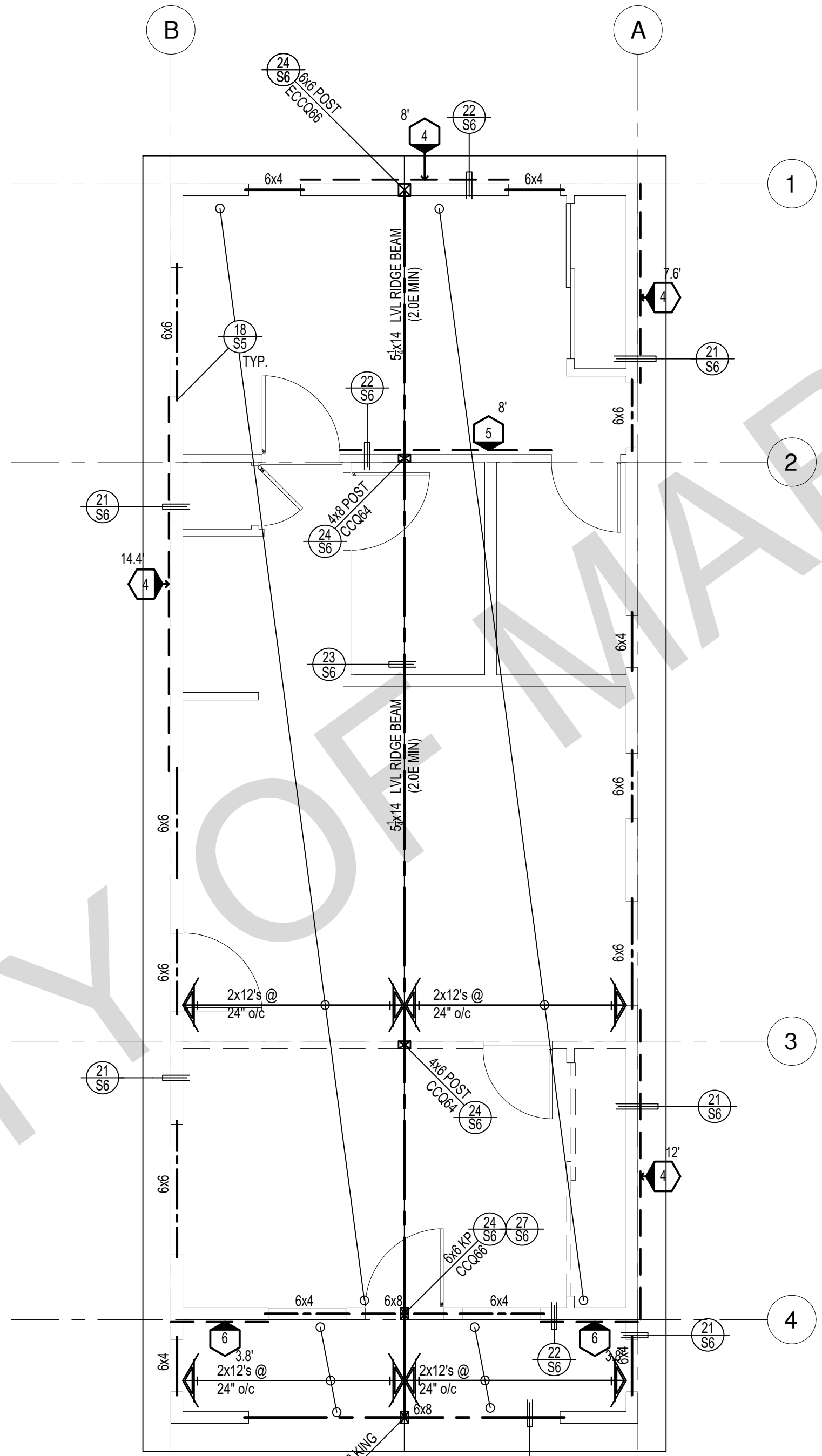
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FOUNDATION PLAN

1/4"=1'-0"

SPANISH



ROOF FRAMING PLAN

1/4"=1'-0"

SPANISH

SHEAR WALL SCHEDULE (ASD VALUES)

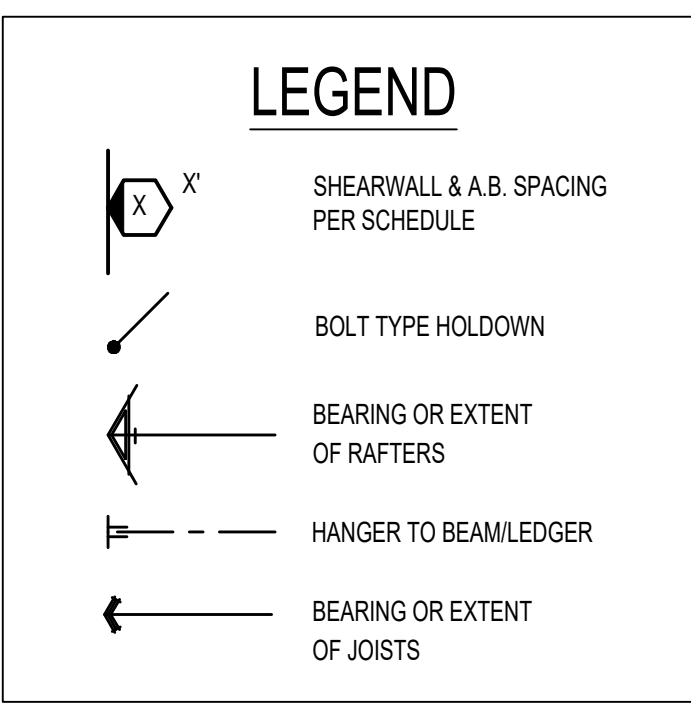
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SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 12"	3/8" @ 12" or 1/2" @ 8"
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SHEAR WALL FOOTNOTES

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

FOUNDATION NOTES

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



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

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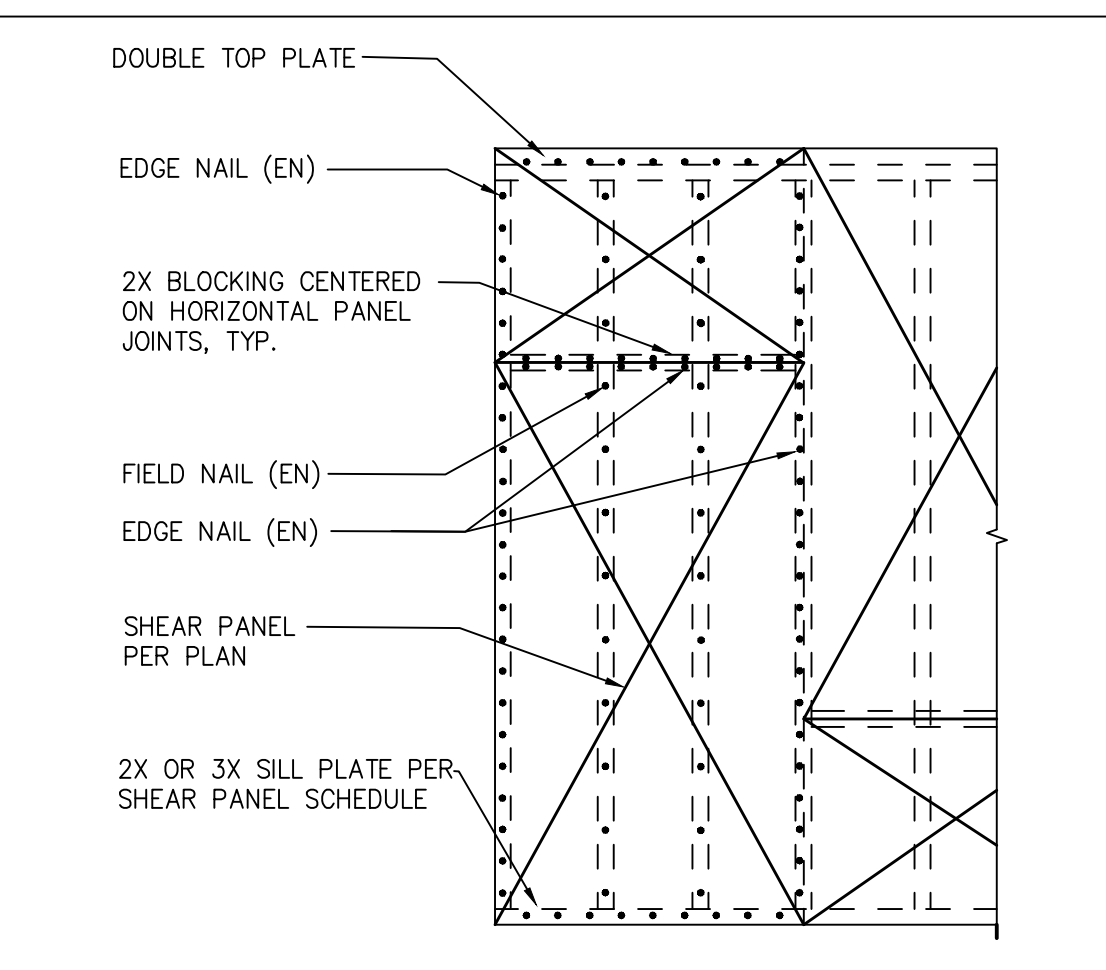
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**Spanish
Foundation
& Framing
Plan**

date July 2024

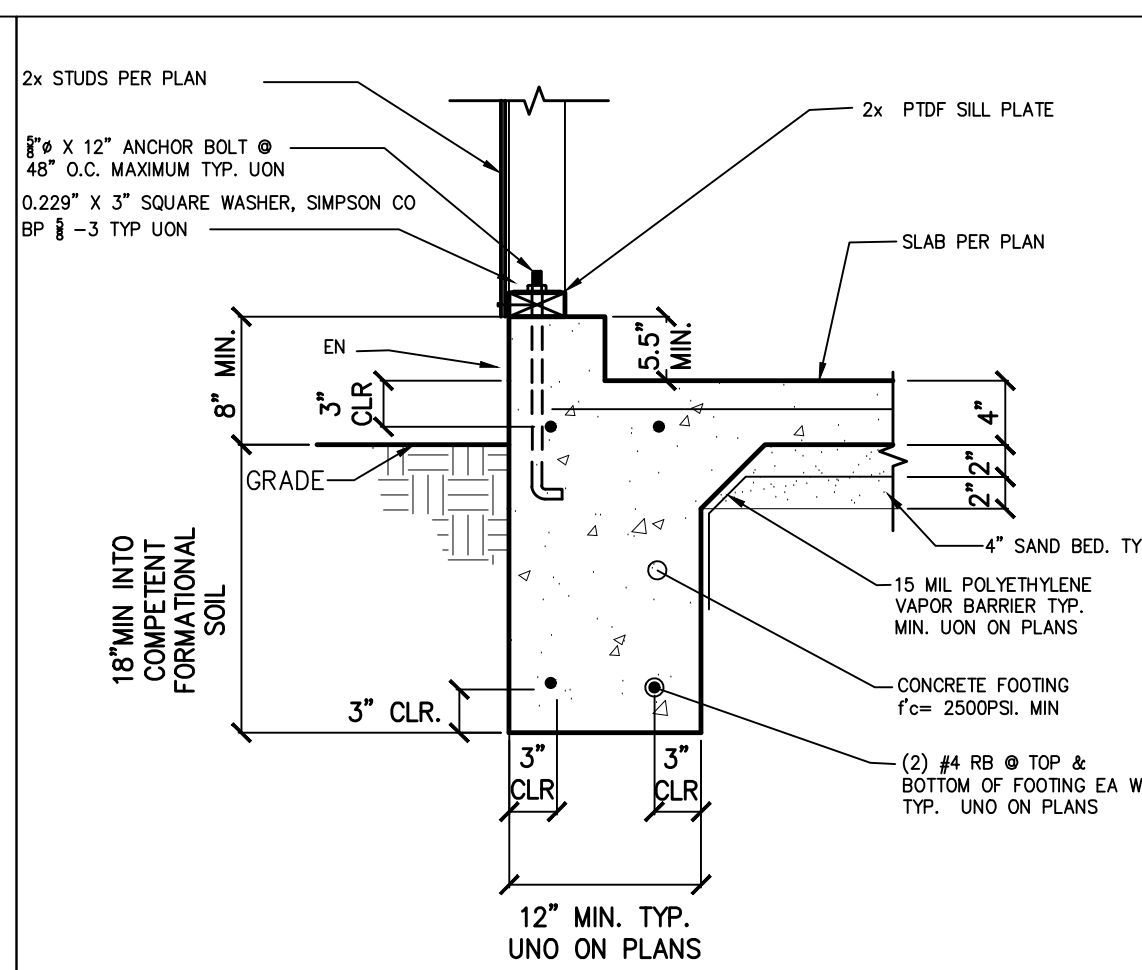
project no. Marina ADU

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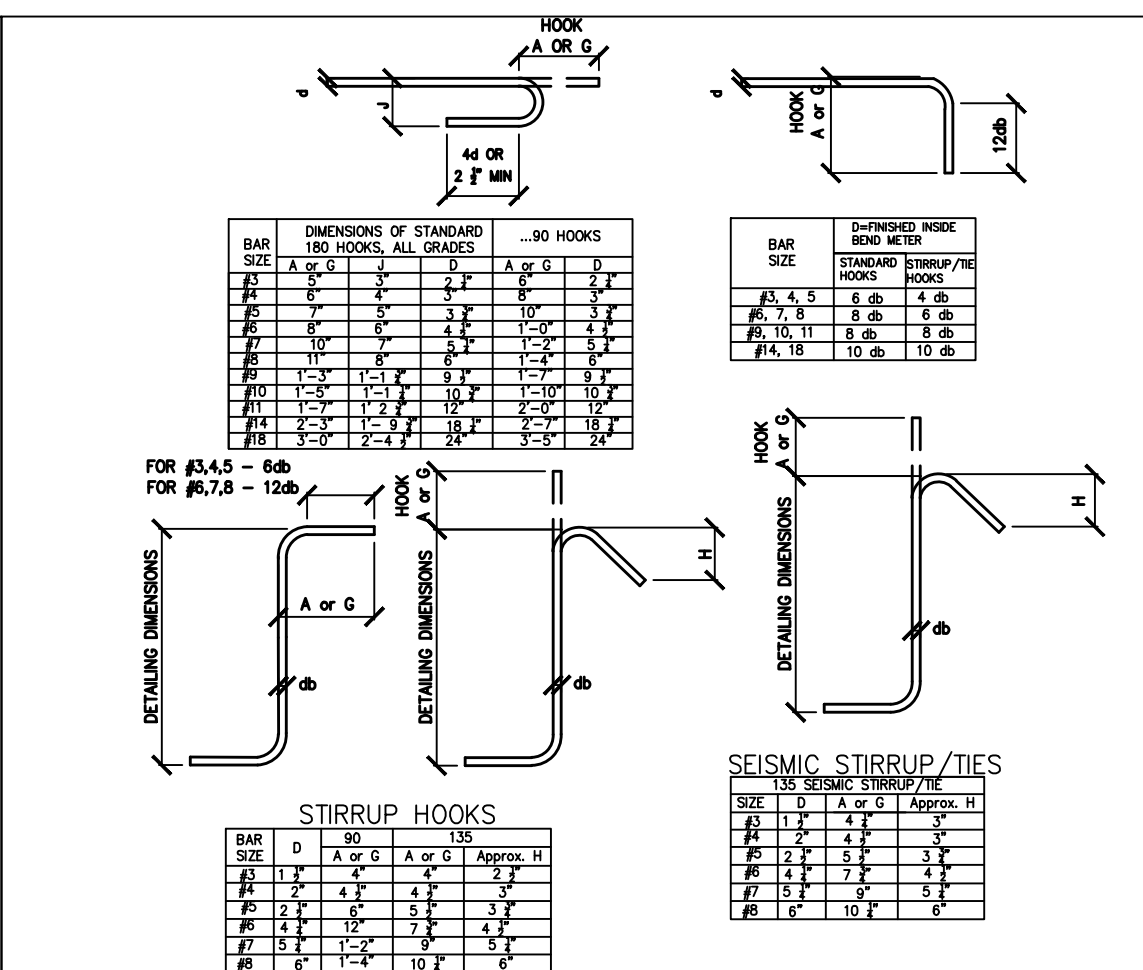
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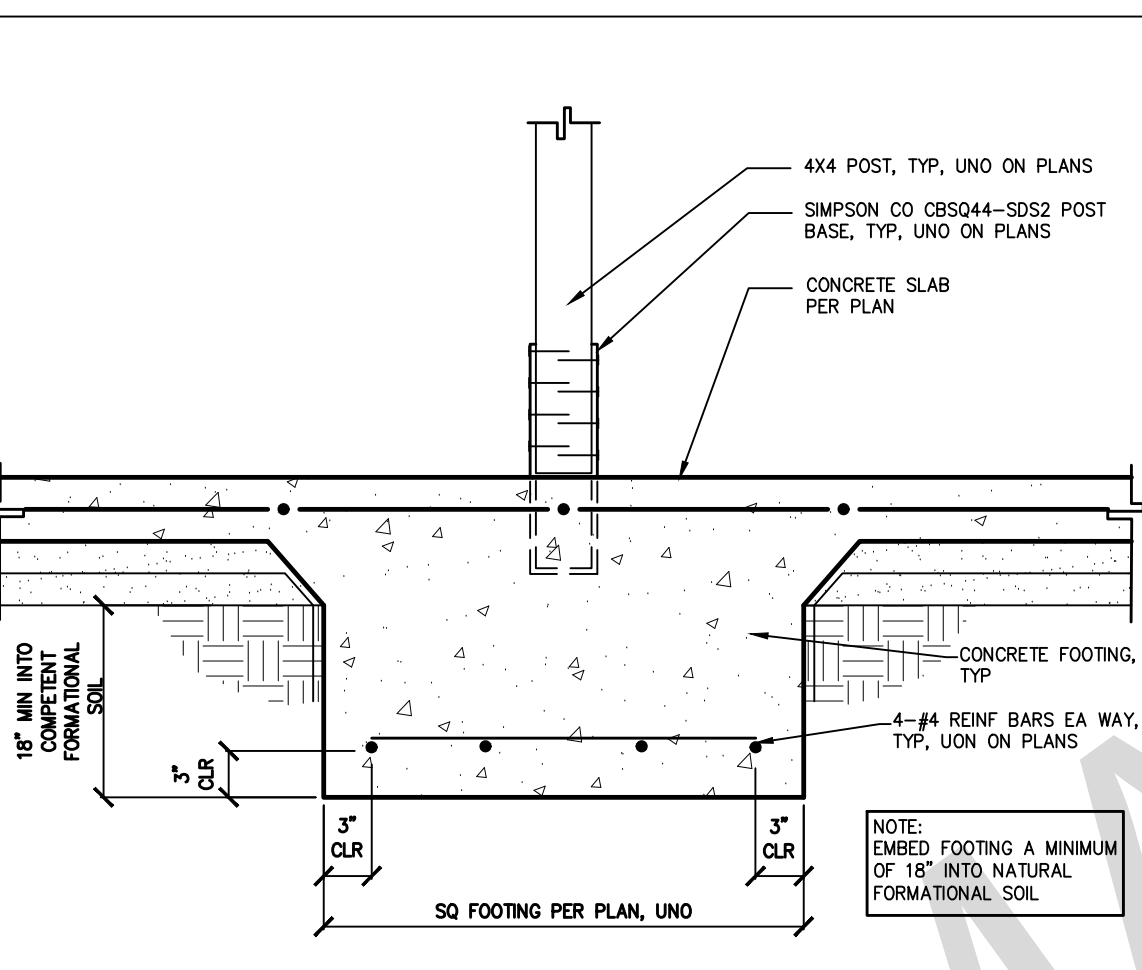
17 TYPICAL SHEAR PANEL SCALE: NTS



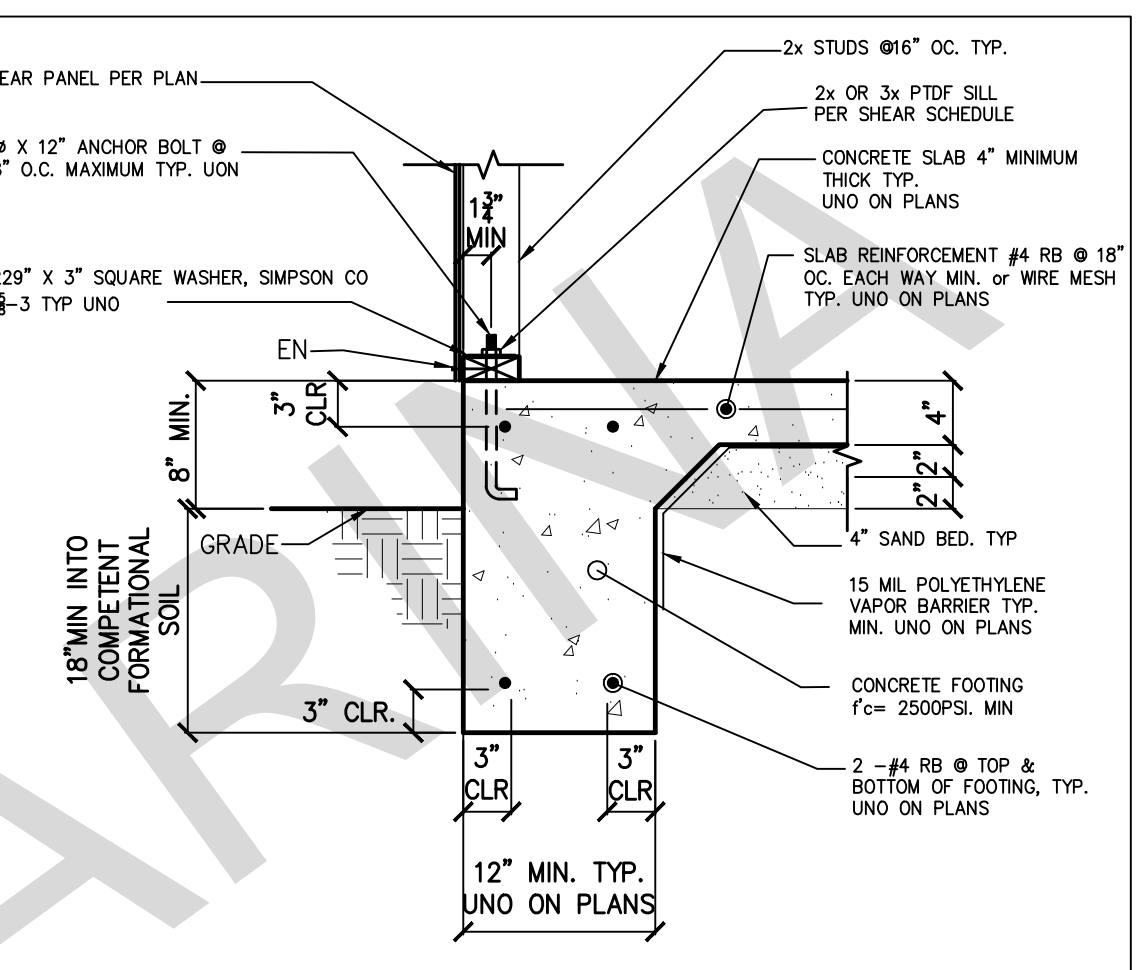
13 EXTERIOR WALL AT PORCH FOOTING SCALE: 1"=1'-0"



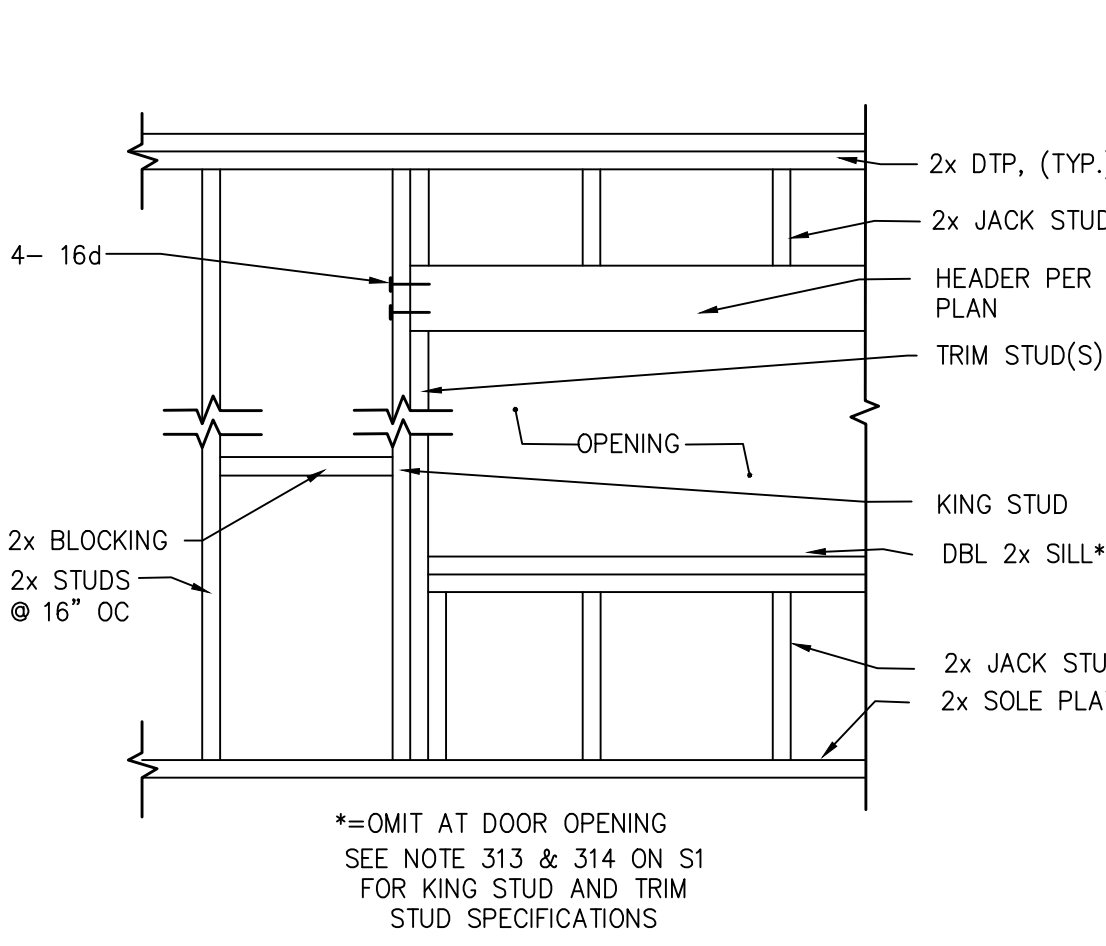
9 STANDARD HOOK DETAILS SCALE: NTS



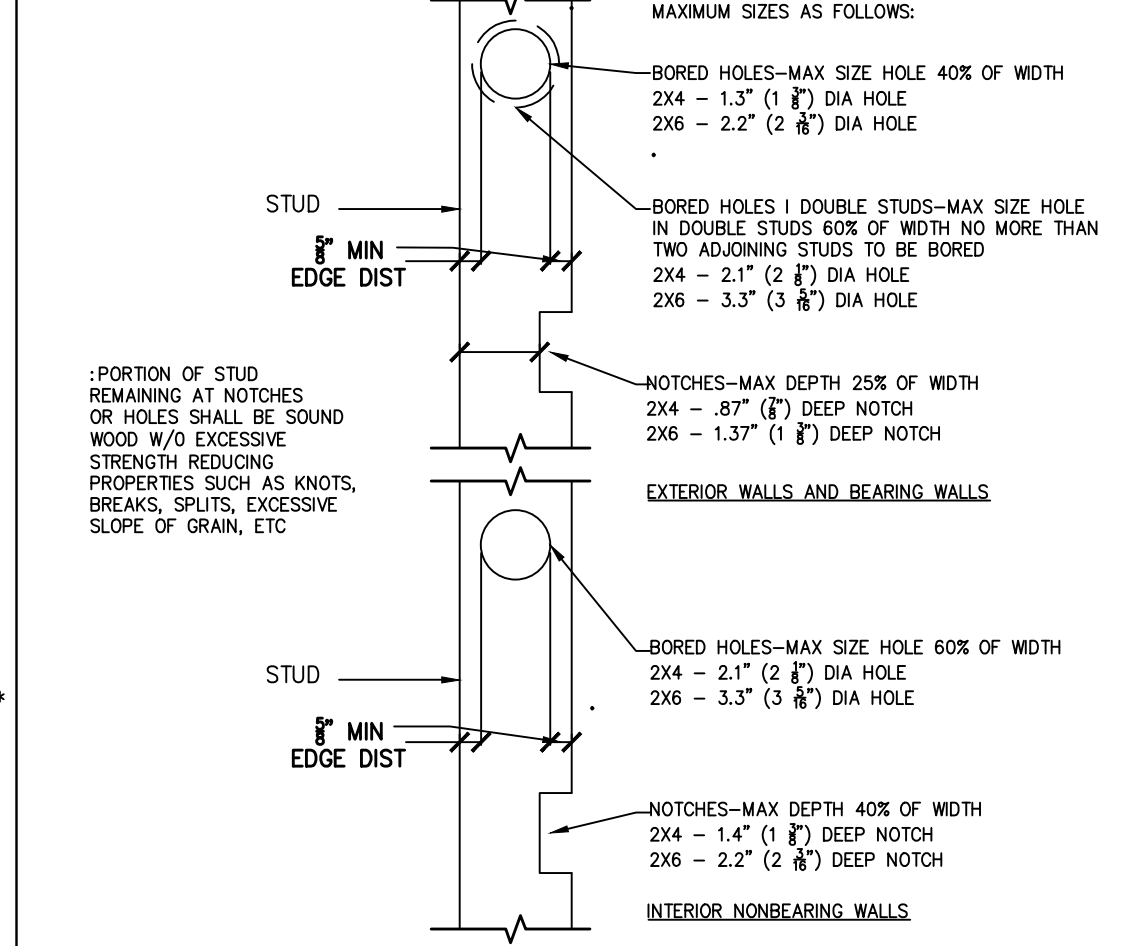
5 POST FOOTING WITHIN SLAB SCALE: 1"=1'-0"



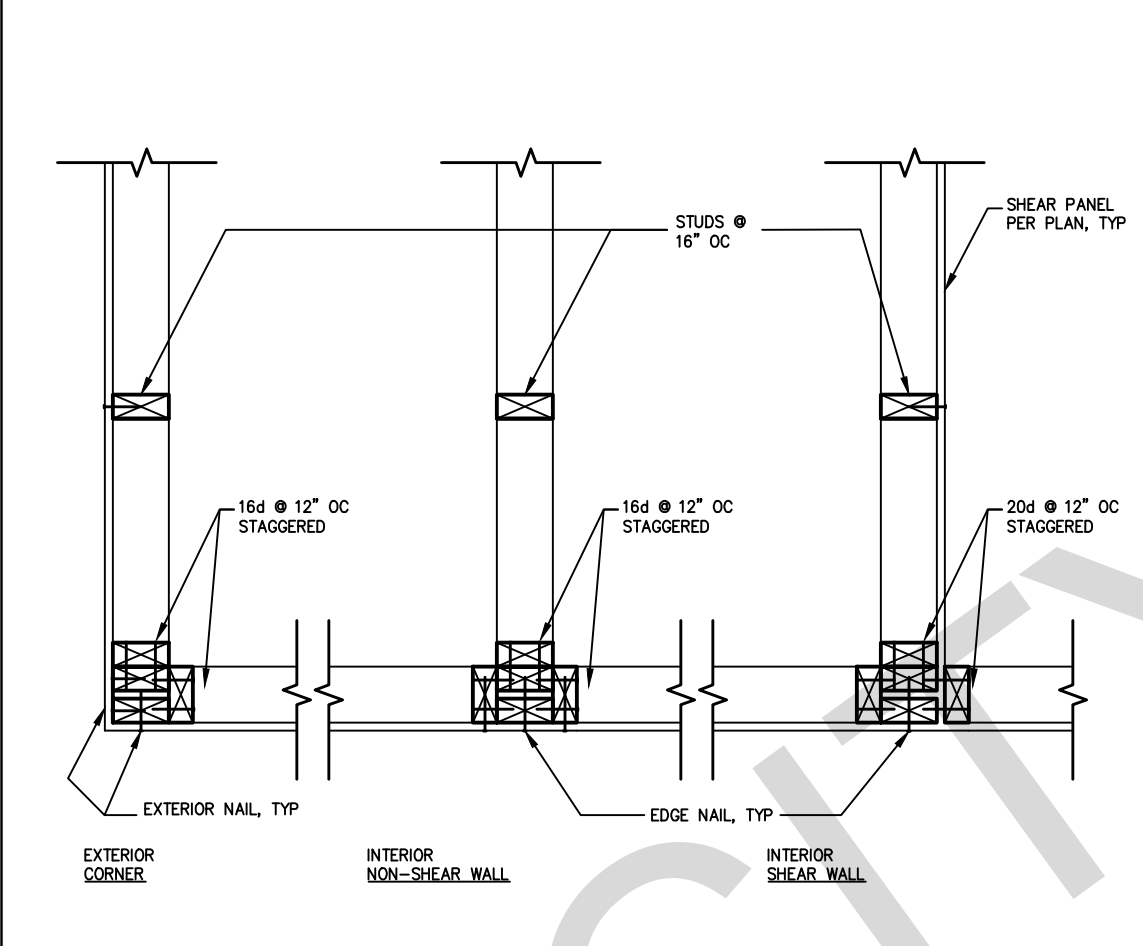
1 EXTERIOR FOOTING, TYPICAL SCALE: 1"=1'-0"



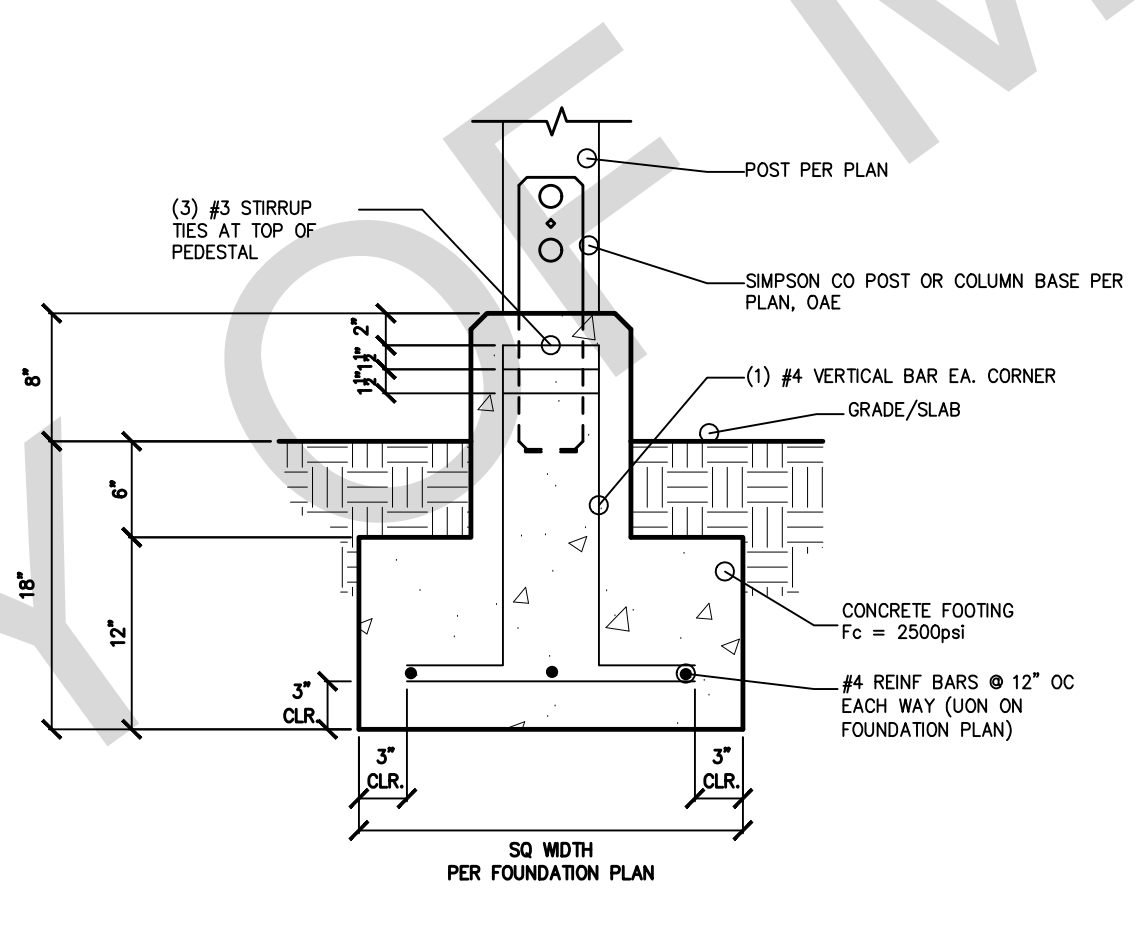
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING SCALE: 1 1/2\"=1'-0"



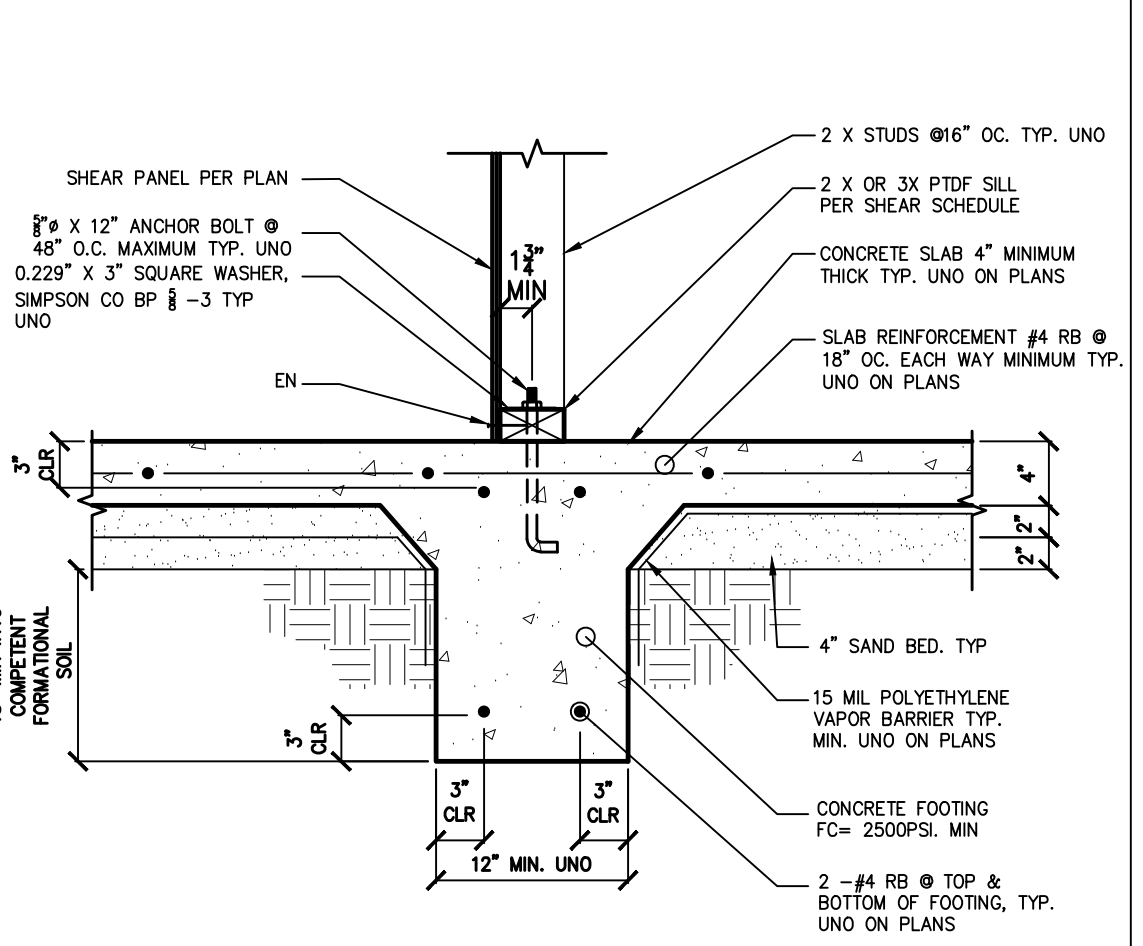
14 STUD CUTTING, BORING AND NOTCHING SCALE: 1"=1'-0"



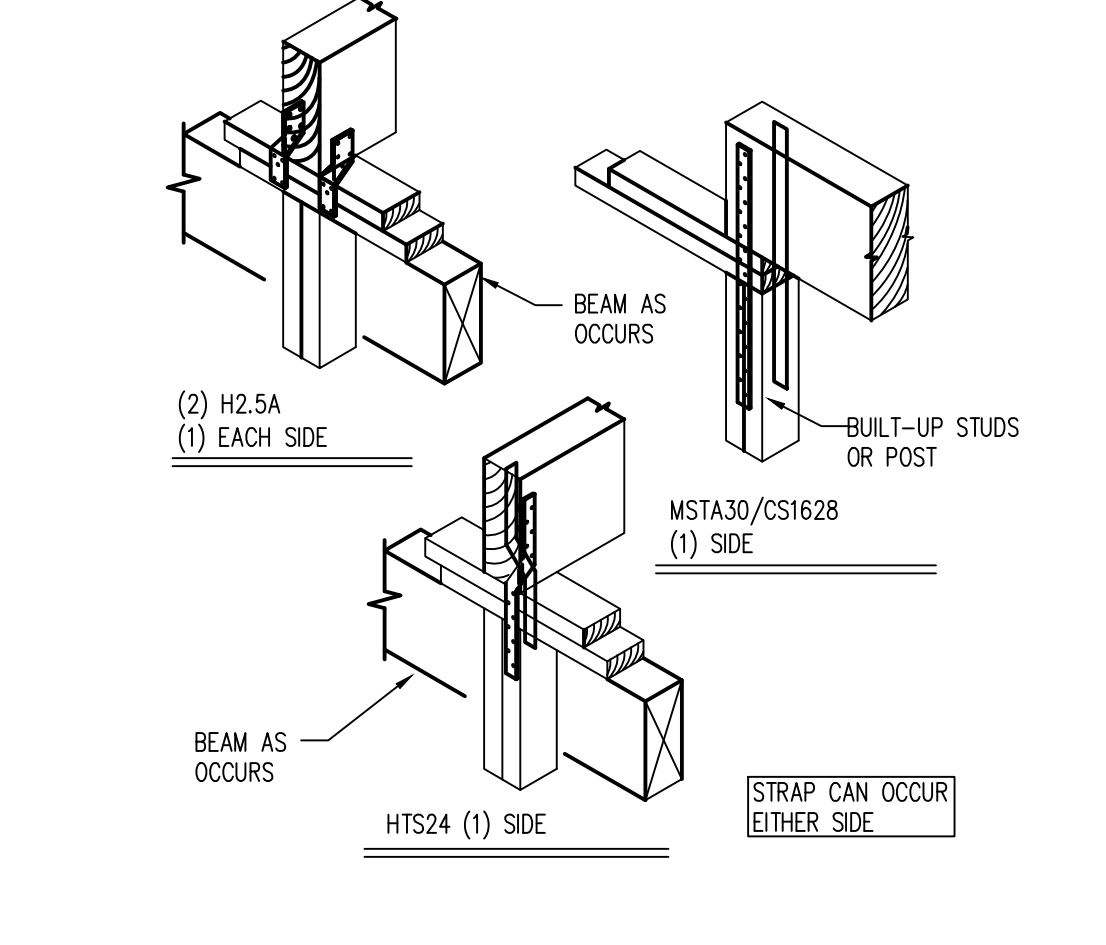
10 STUD WALL INTERSECTION SCALE: 1"=1'-0"



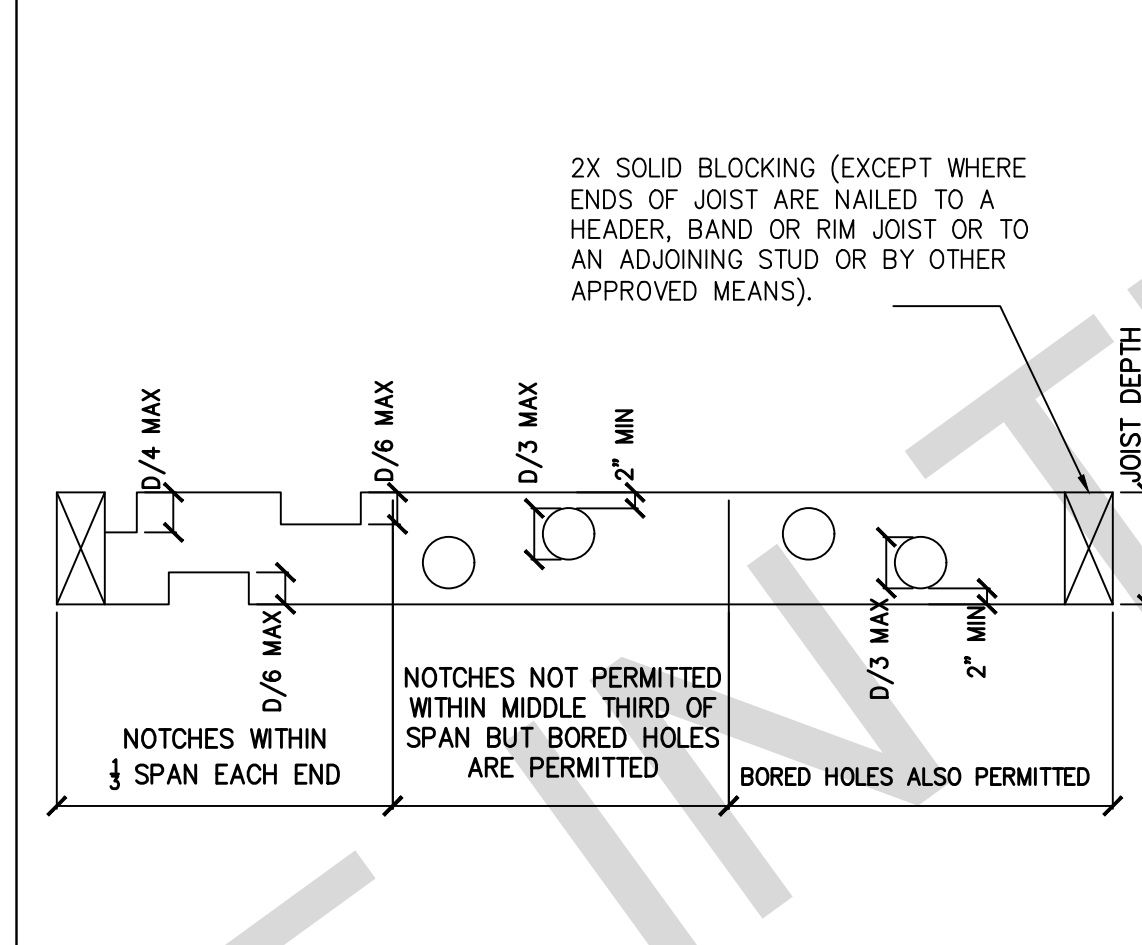
6 TYPICAL POST FOOTING SCALE: 1"=1'-0"



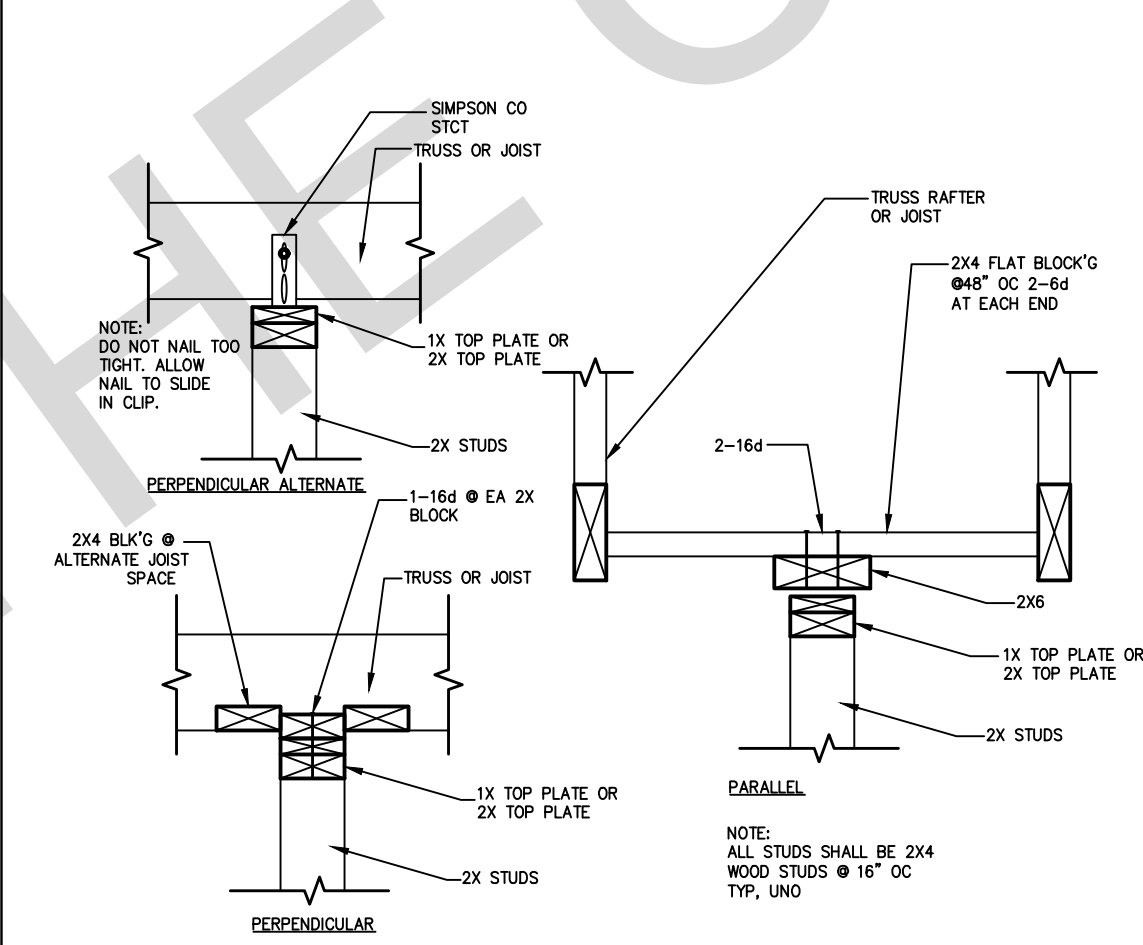
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING SCALE: 1"=1'-0"



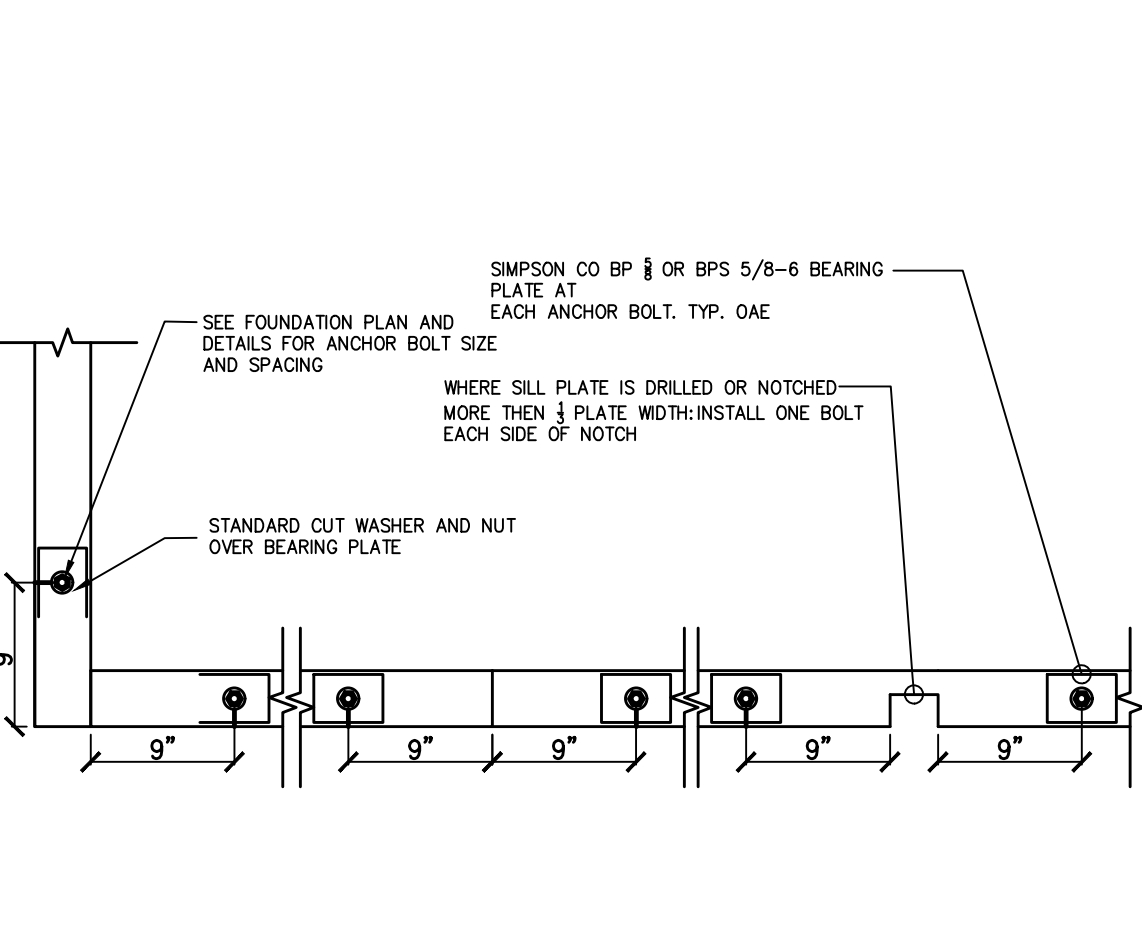
19 SUPPORT COLUMN TO BEAM SCALE: 1"=1'-0"



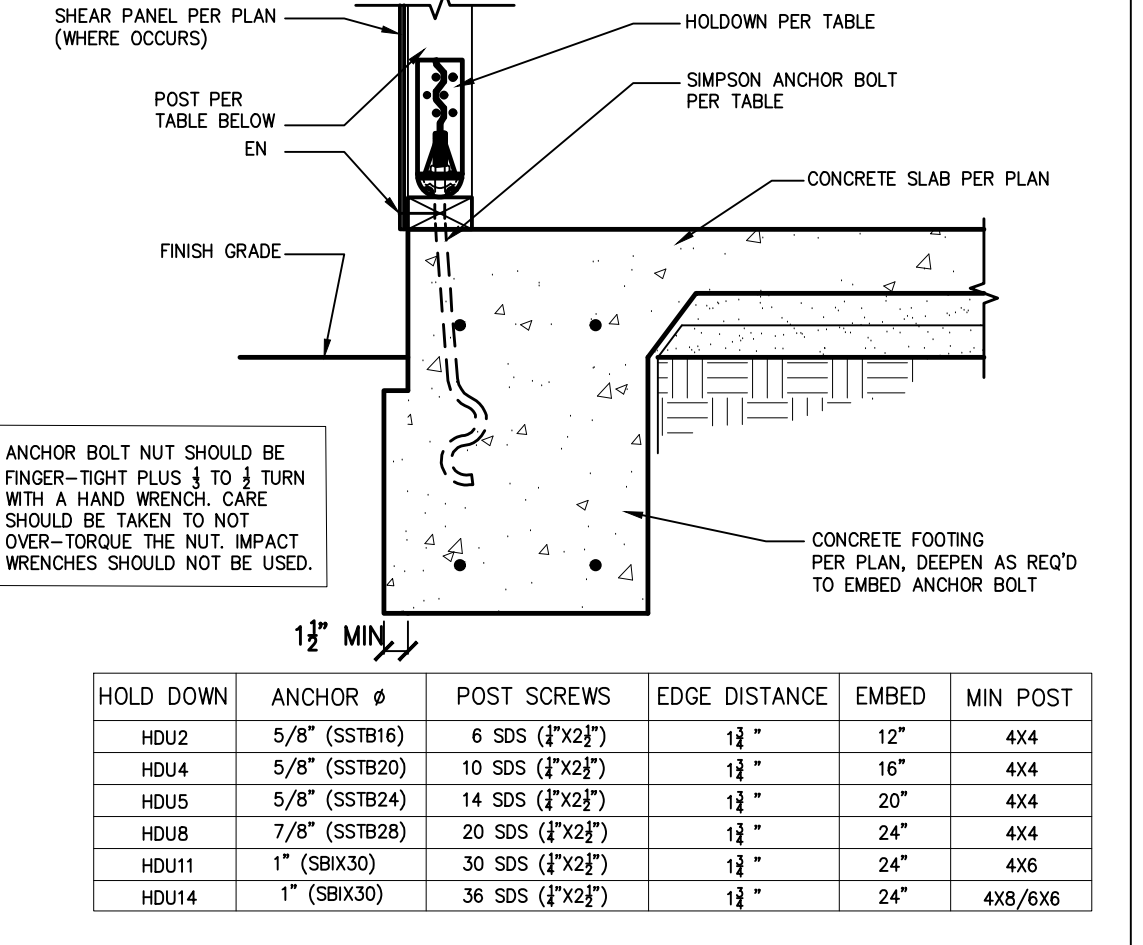
15 JOIST CUTTING, BORING AND NOTCHING SCALE: NTS



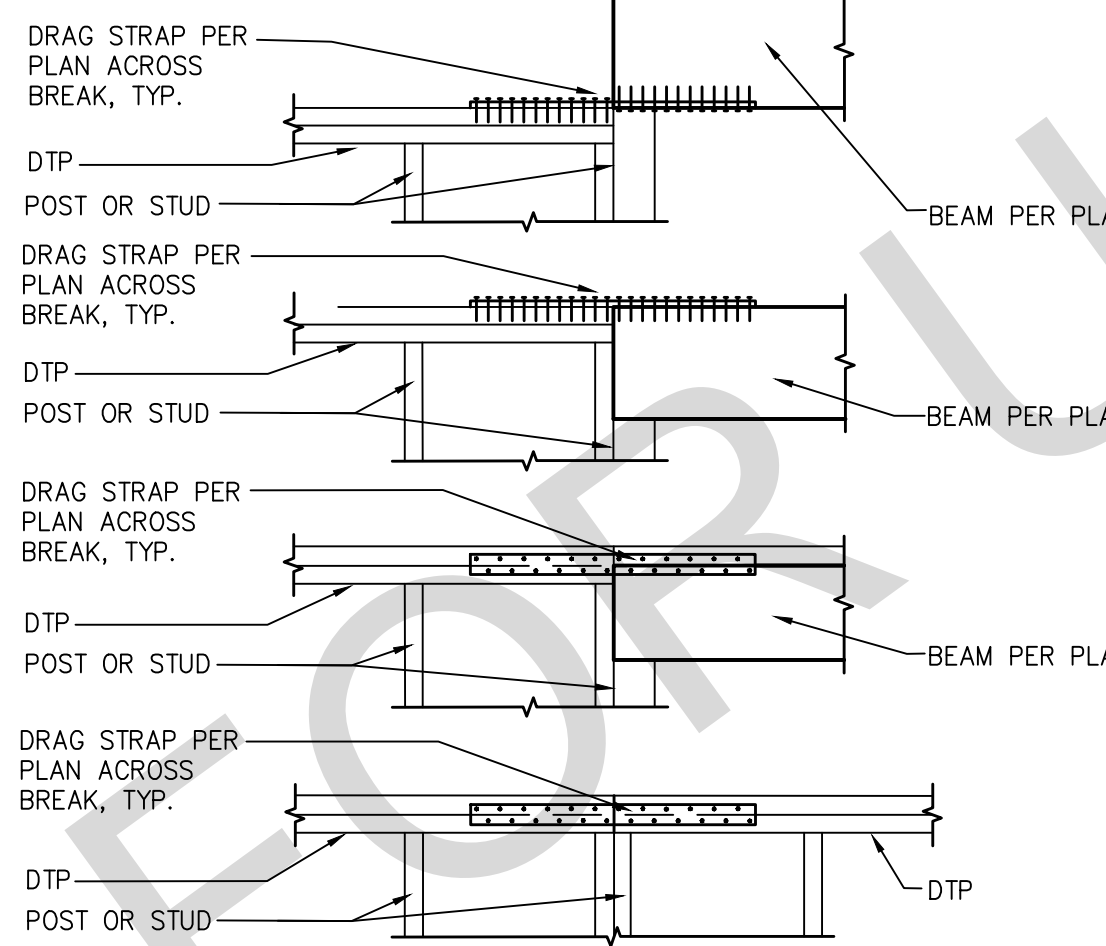
11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE SCALE: 1"=1'-0"



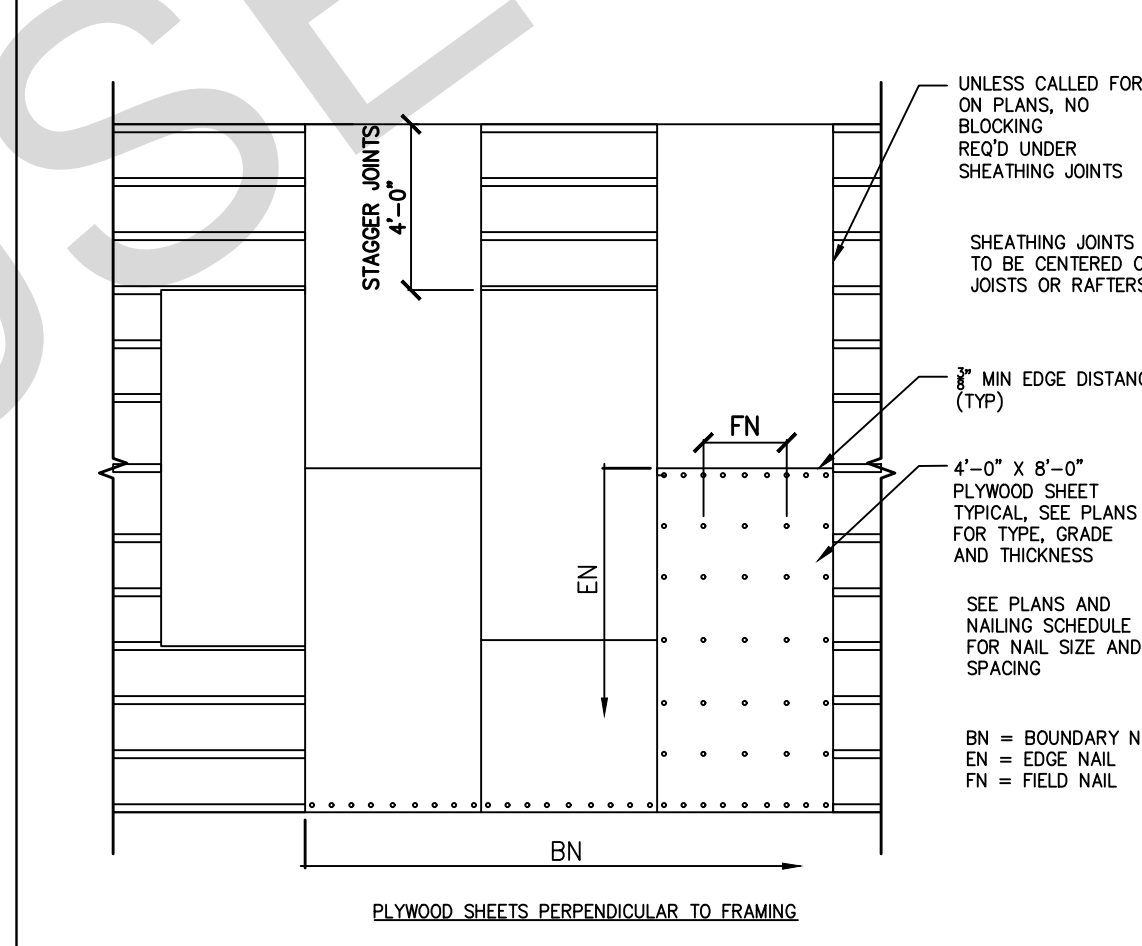
7 SILL PLATE ANCHOR BOLTING SCALE: 1"=1'-0"



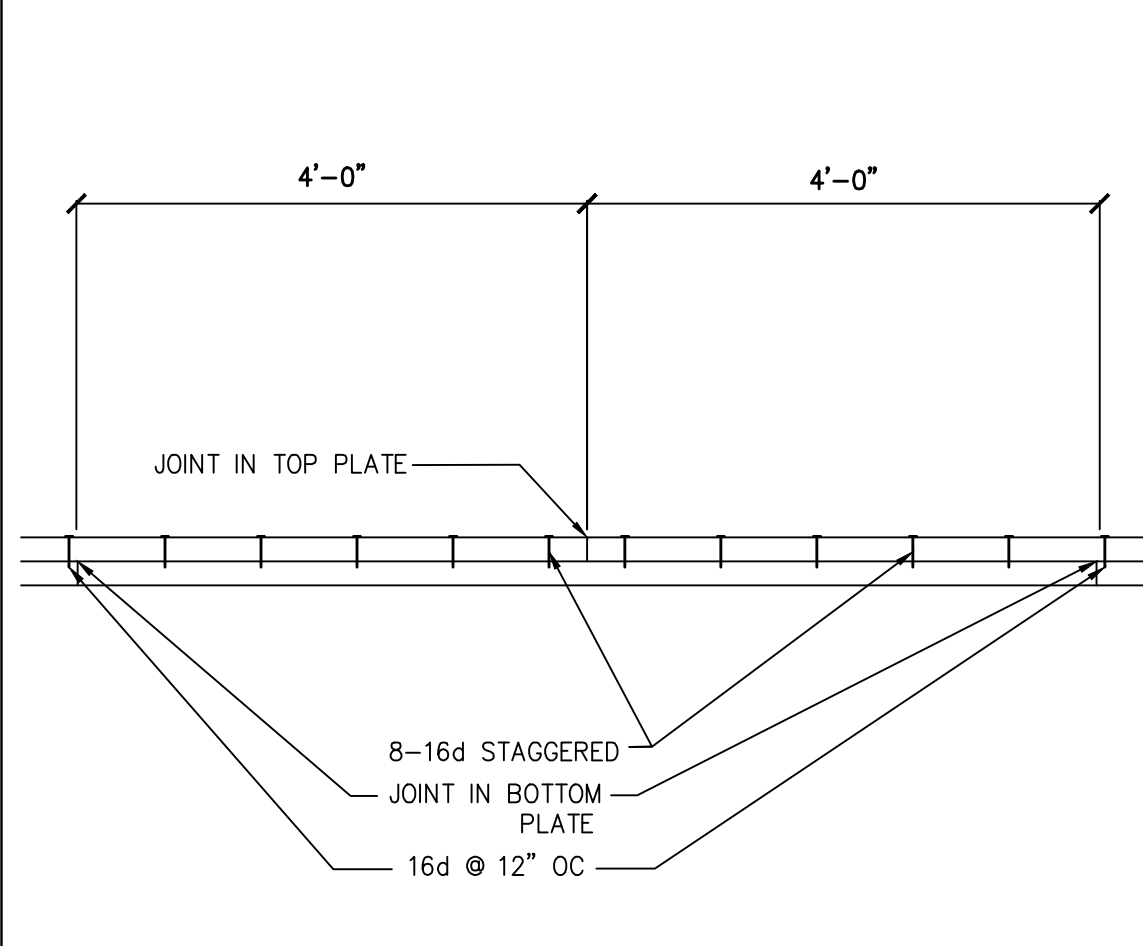
3 HOLDOWN - PERIMETER FOOTING SCALE: 1"=1'-0"



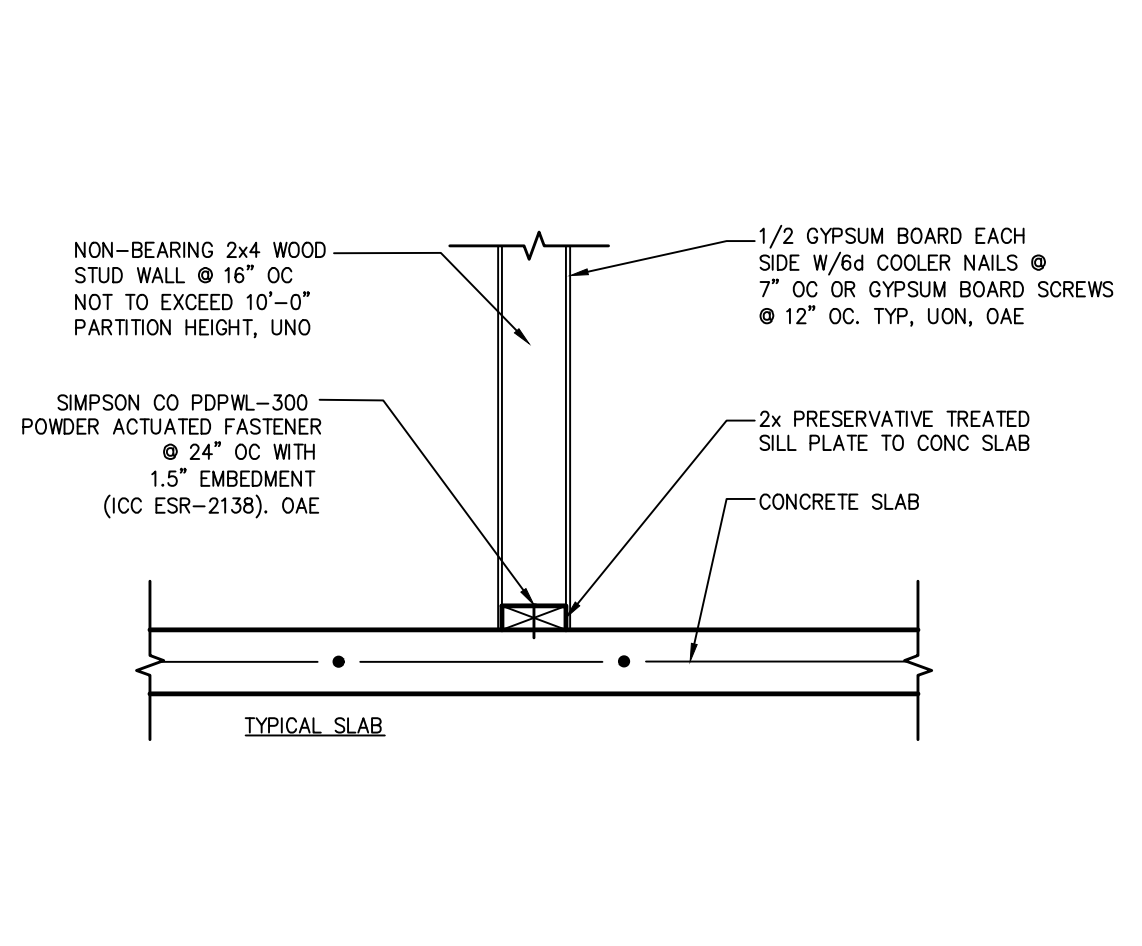
20 DRAG STRAP AT TP TO BM OR TP SCALE: 1"=1'-0"



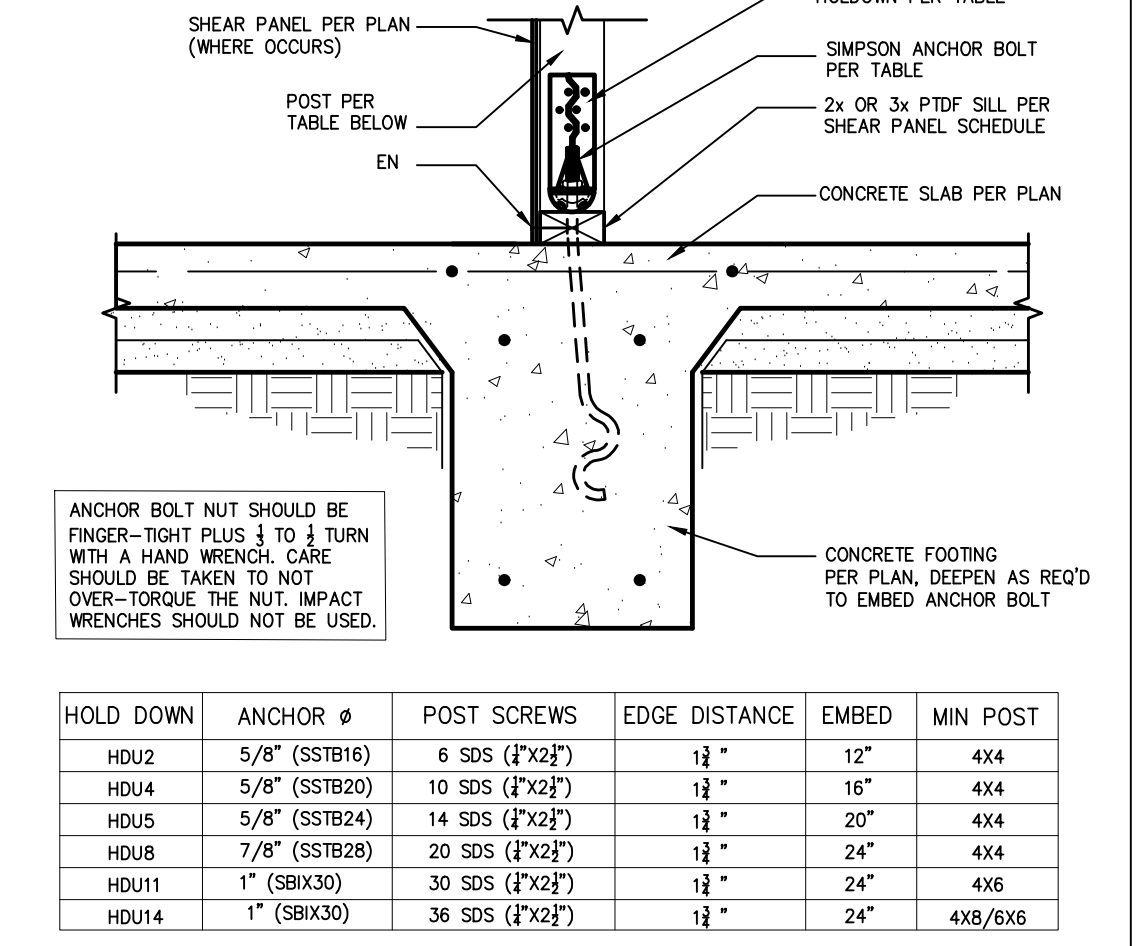
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE SCALE: NTS



8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB SCALE: 1"=1'-0"



4 HOLDOWN - INTERIOR FOOTING SCALE: 1"=1'-0"

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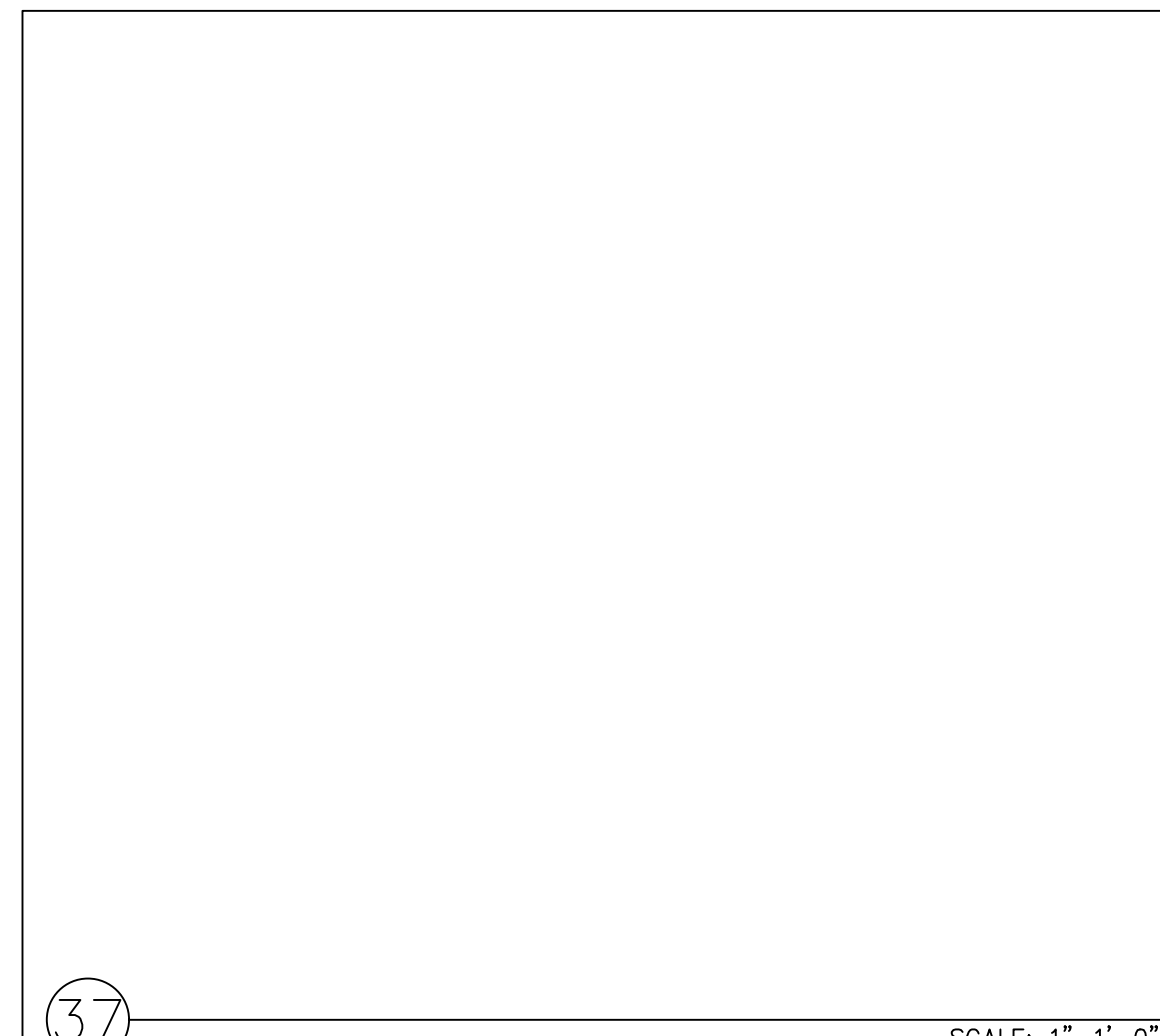
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date July 2024

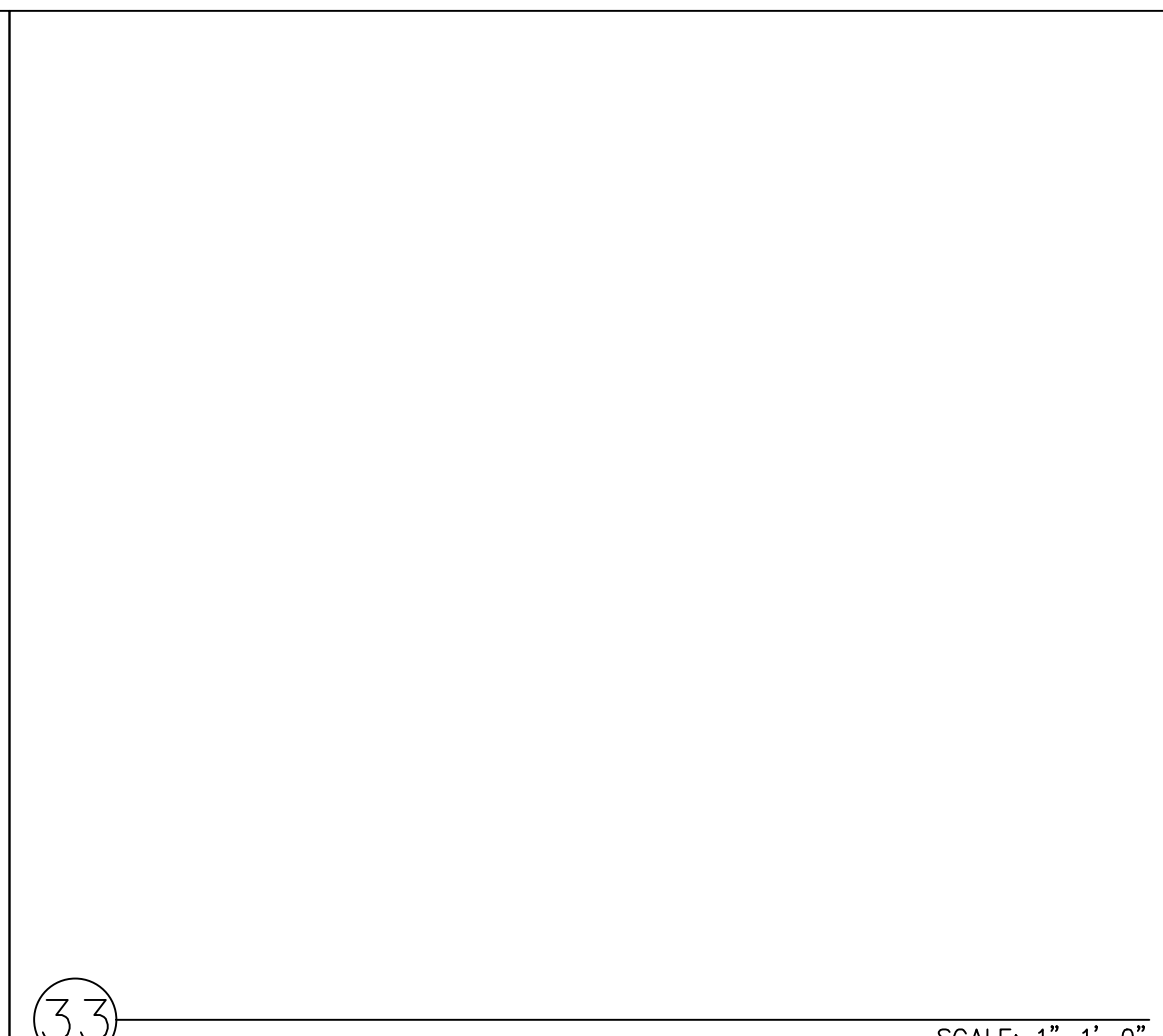
project no. Marina ADU

drawn by DESIGN PATH STUDIO

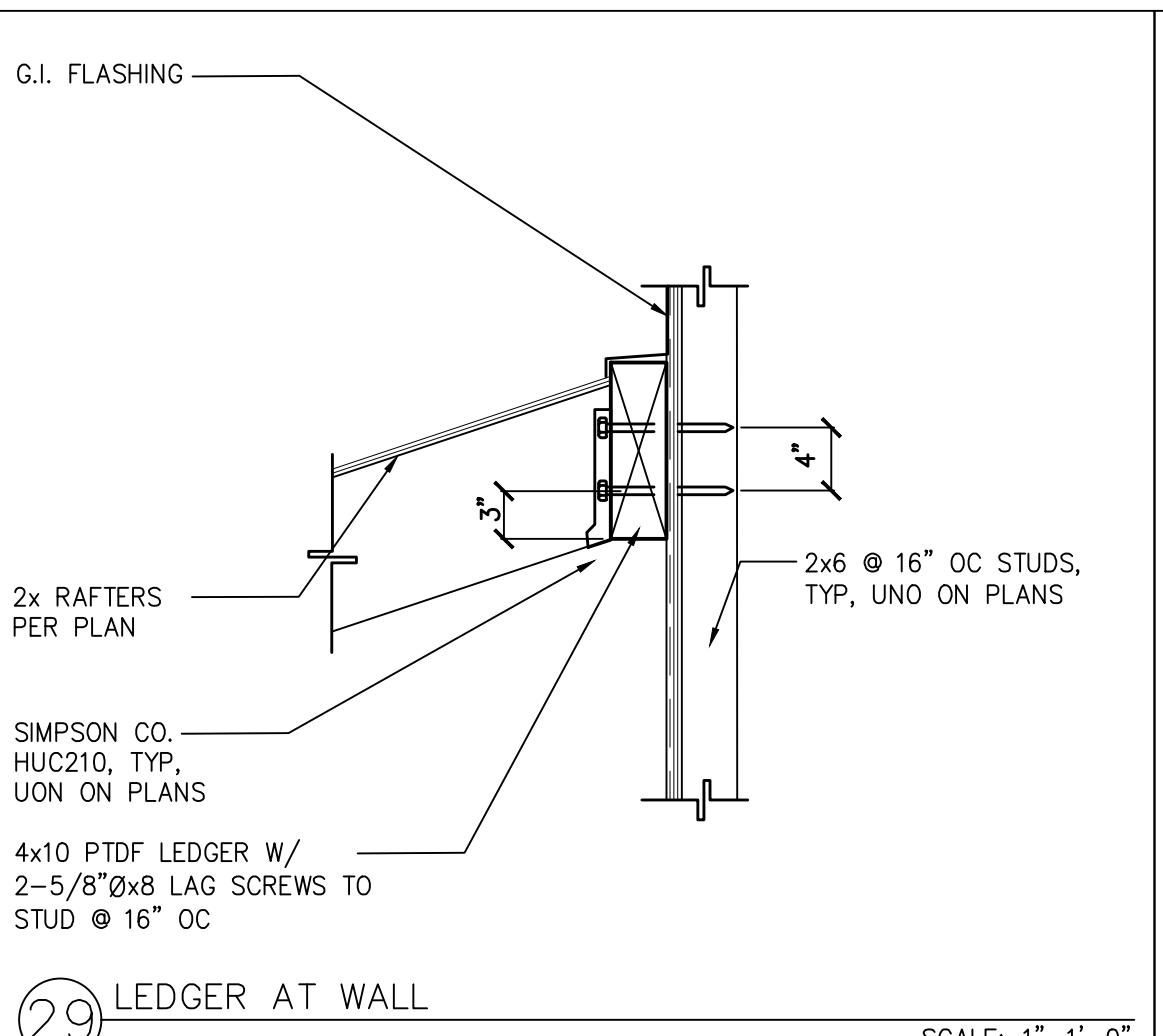
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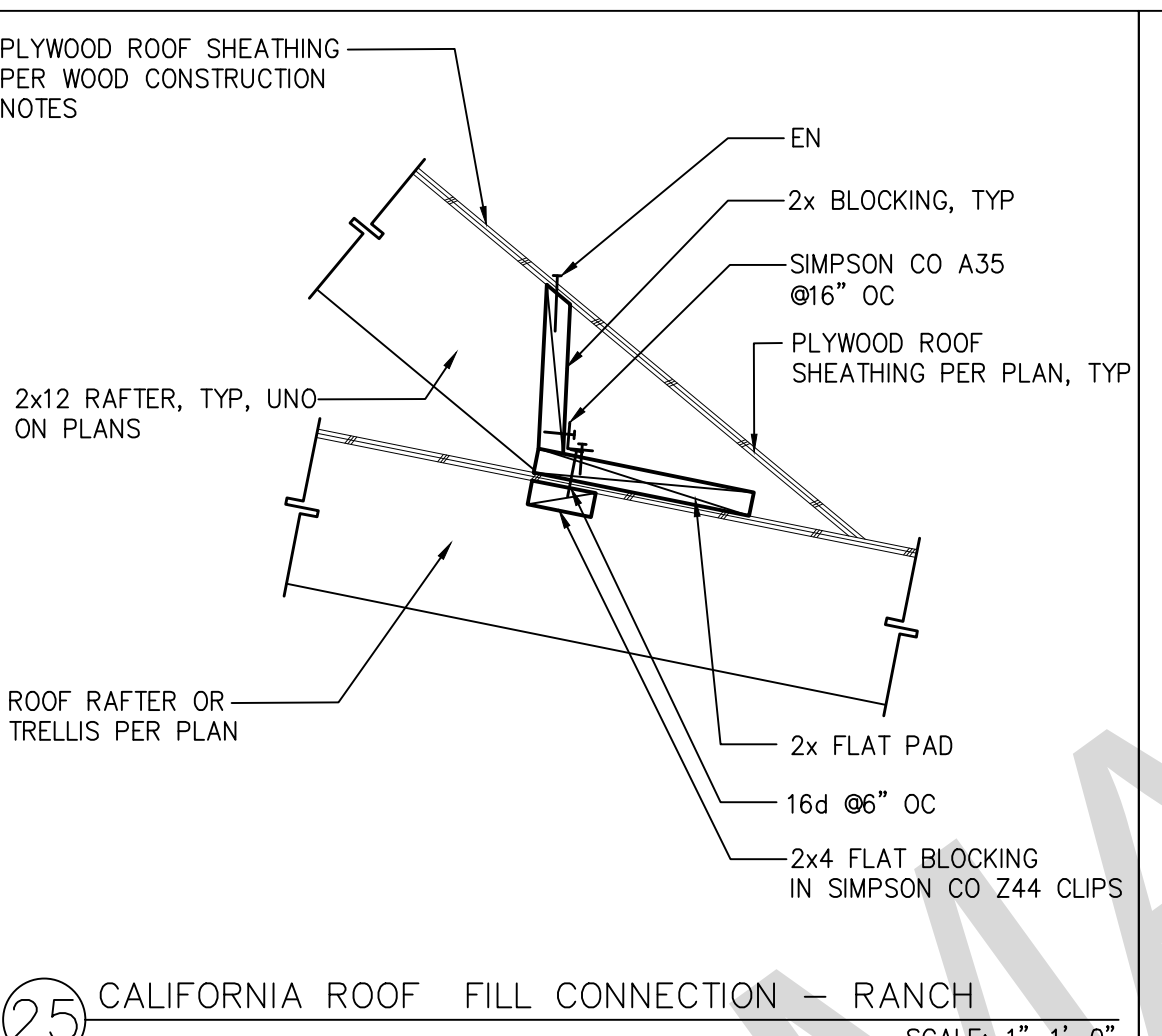
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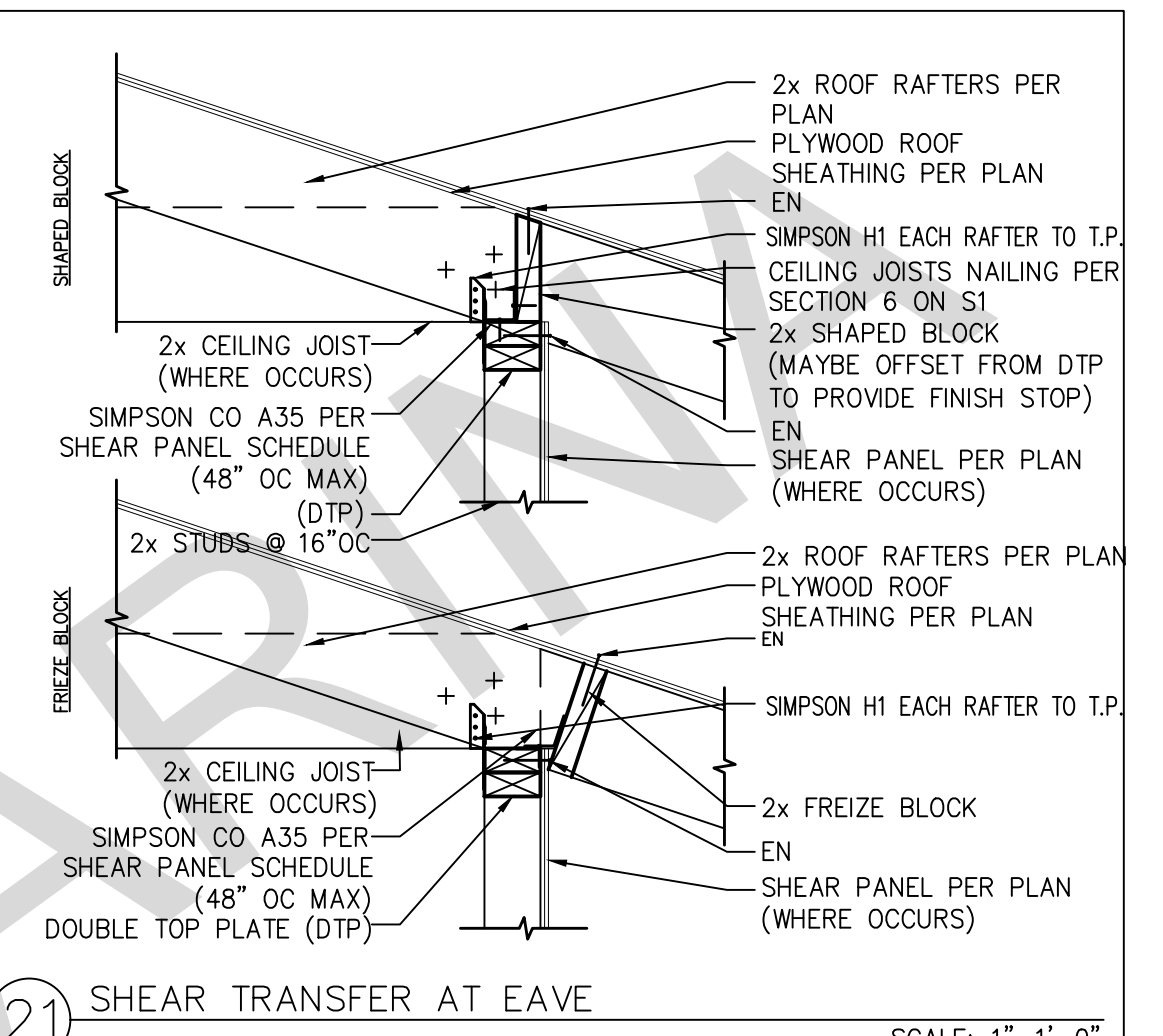
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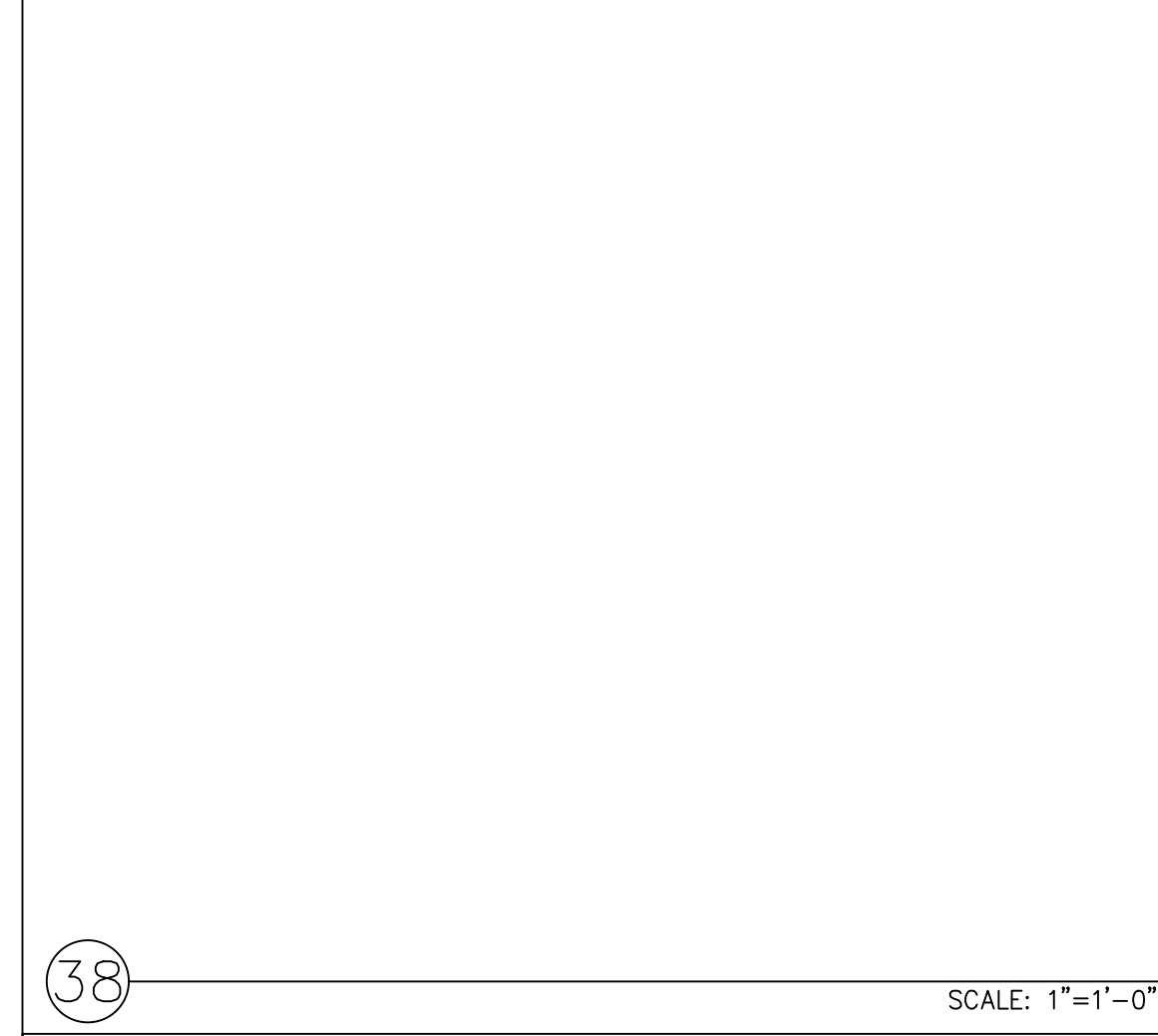
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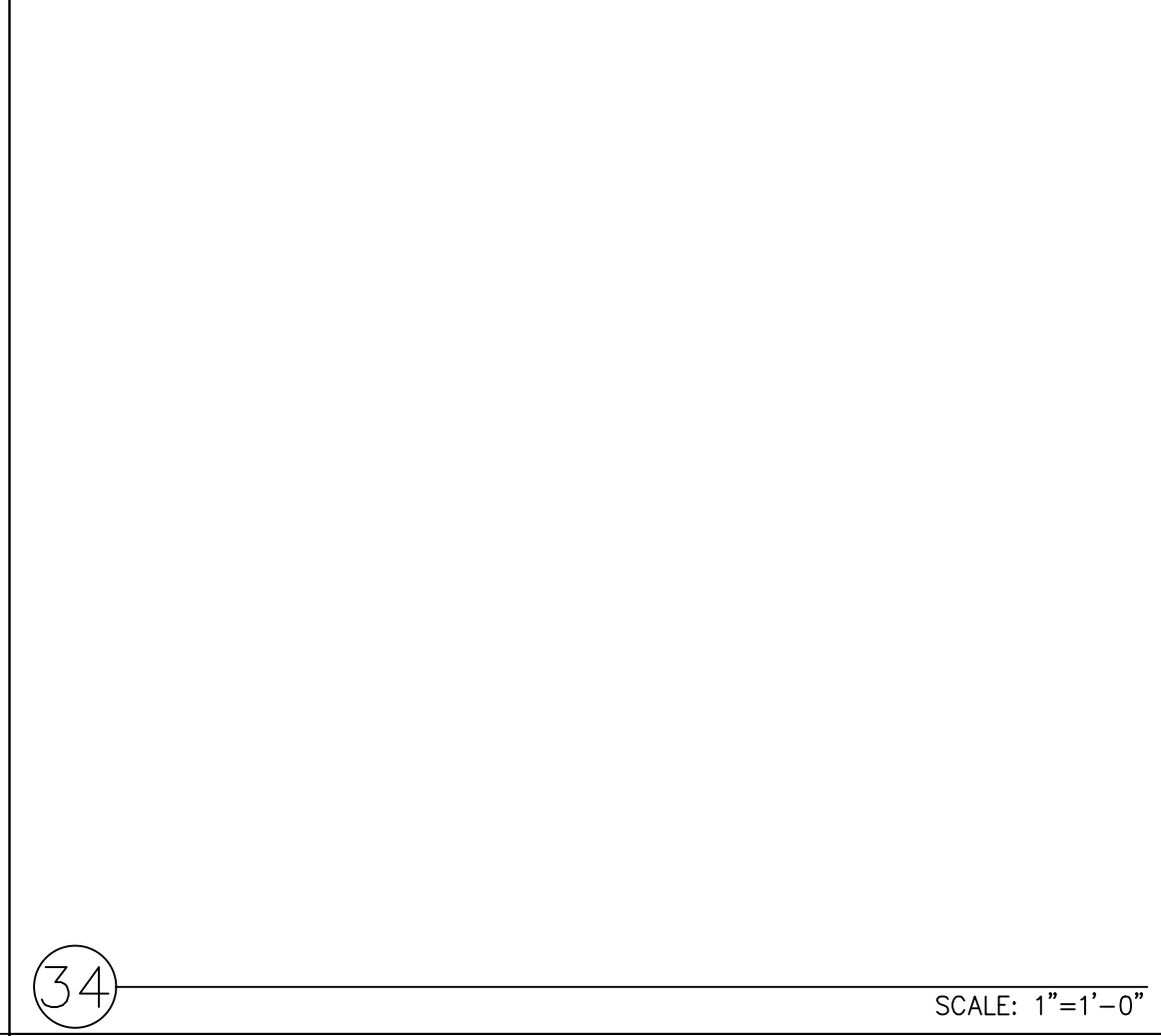
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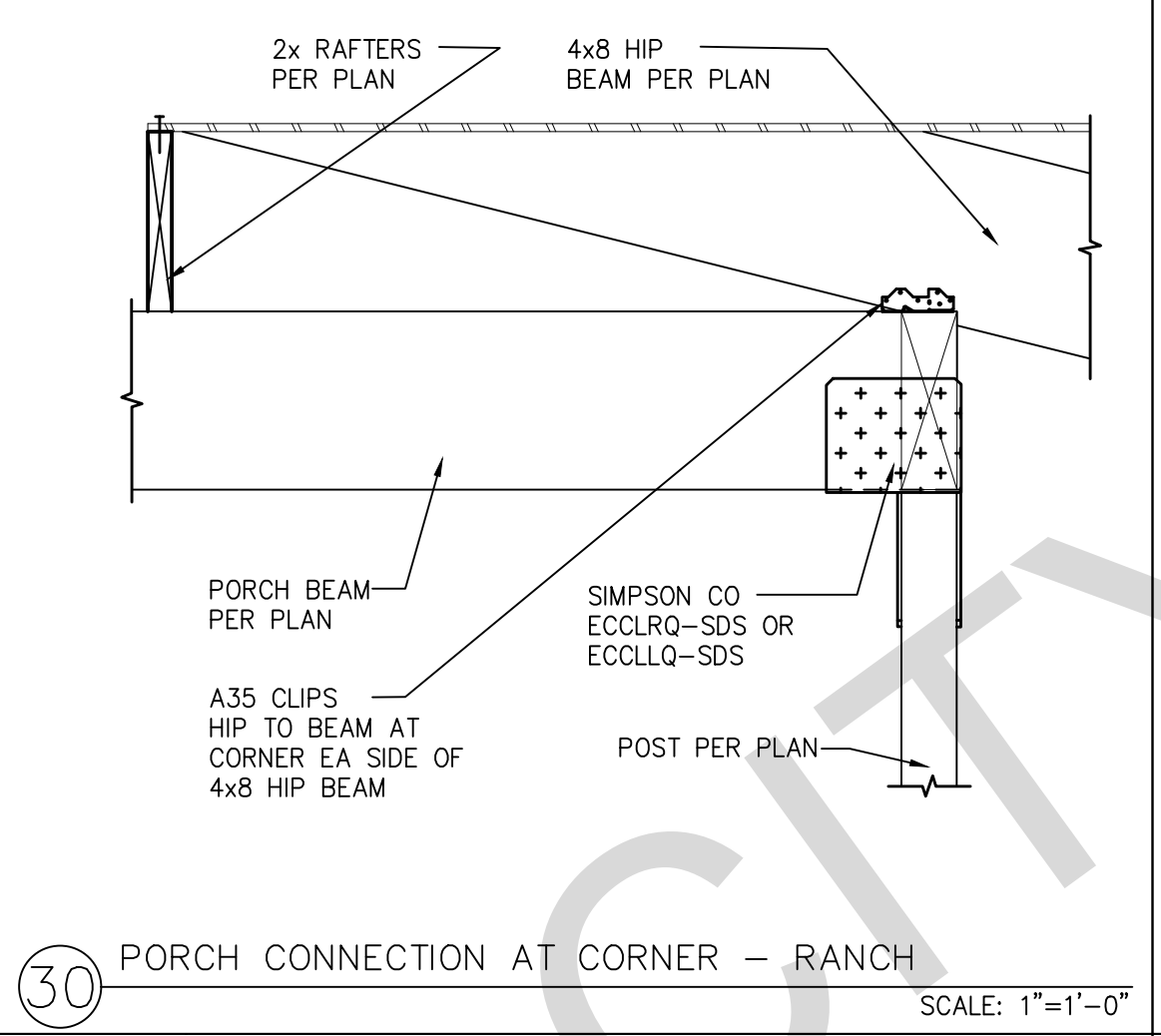
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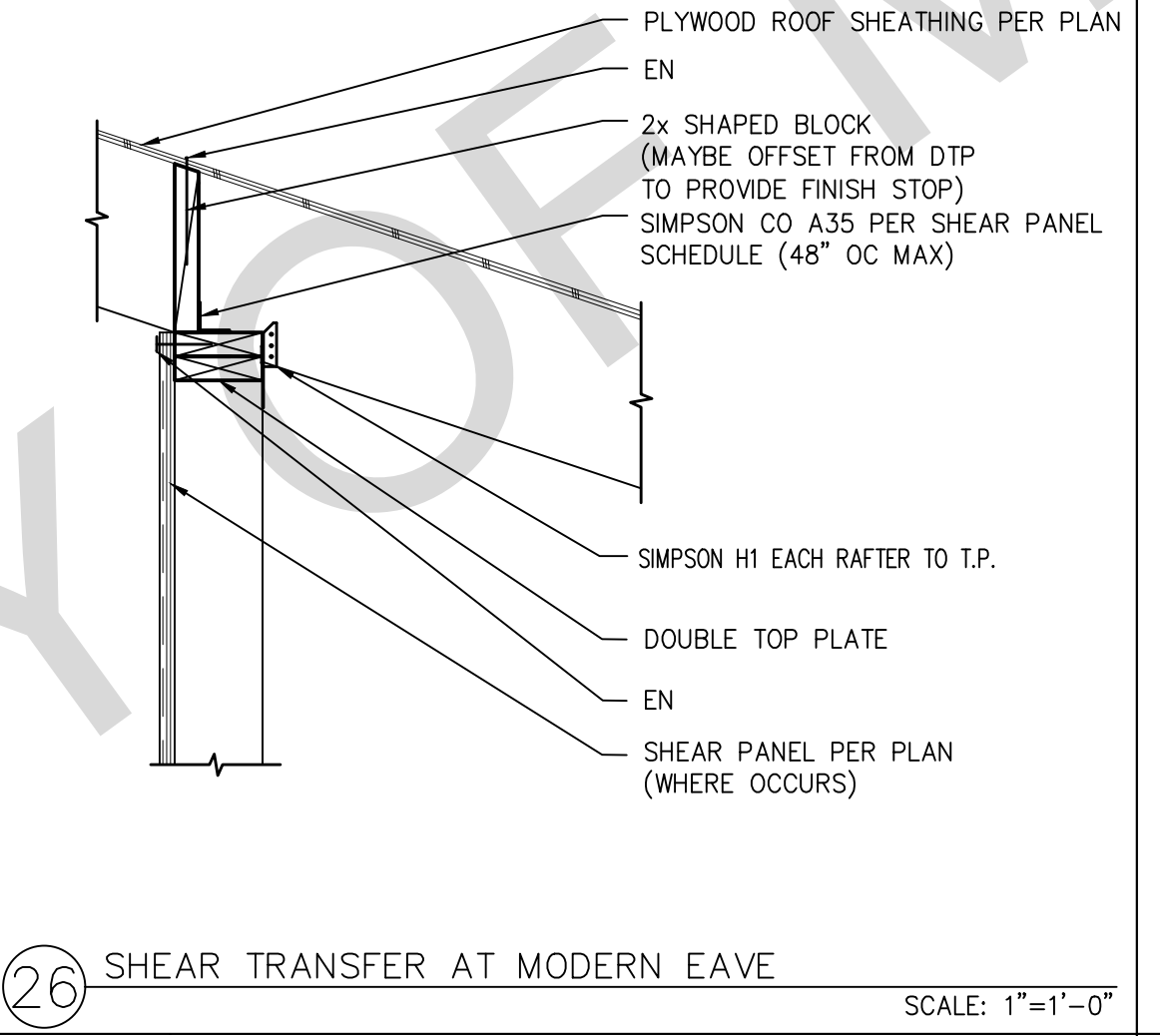
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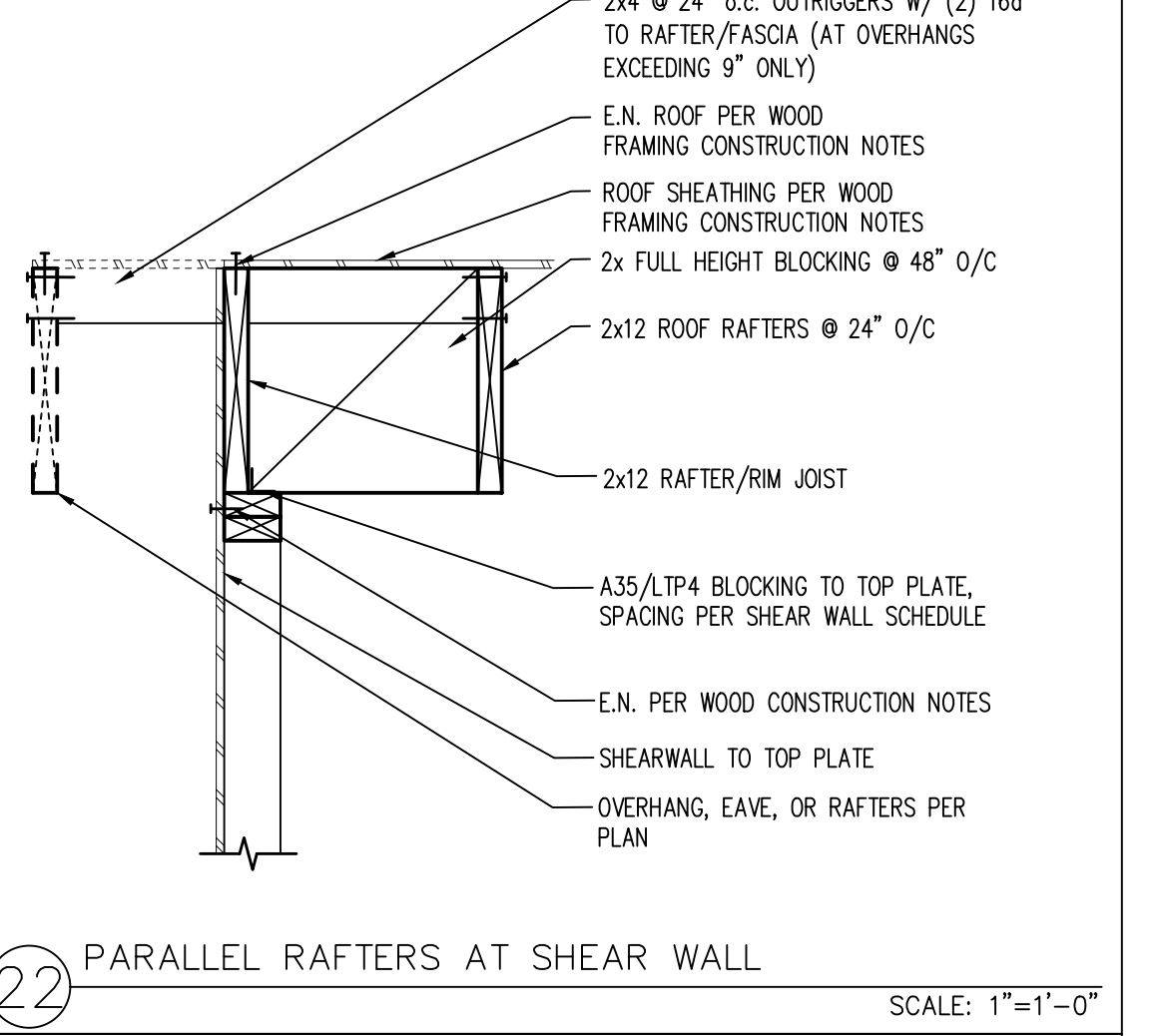
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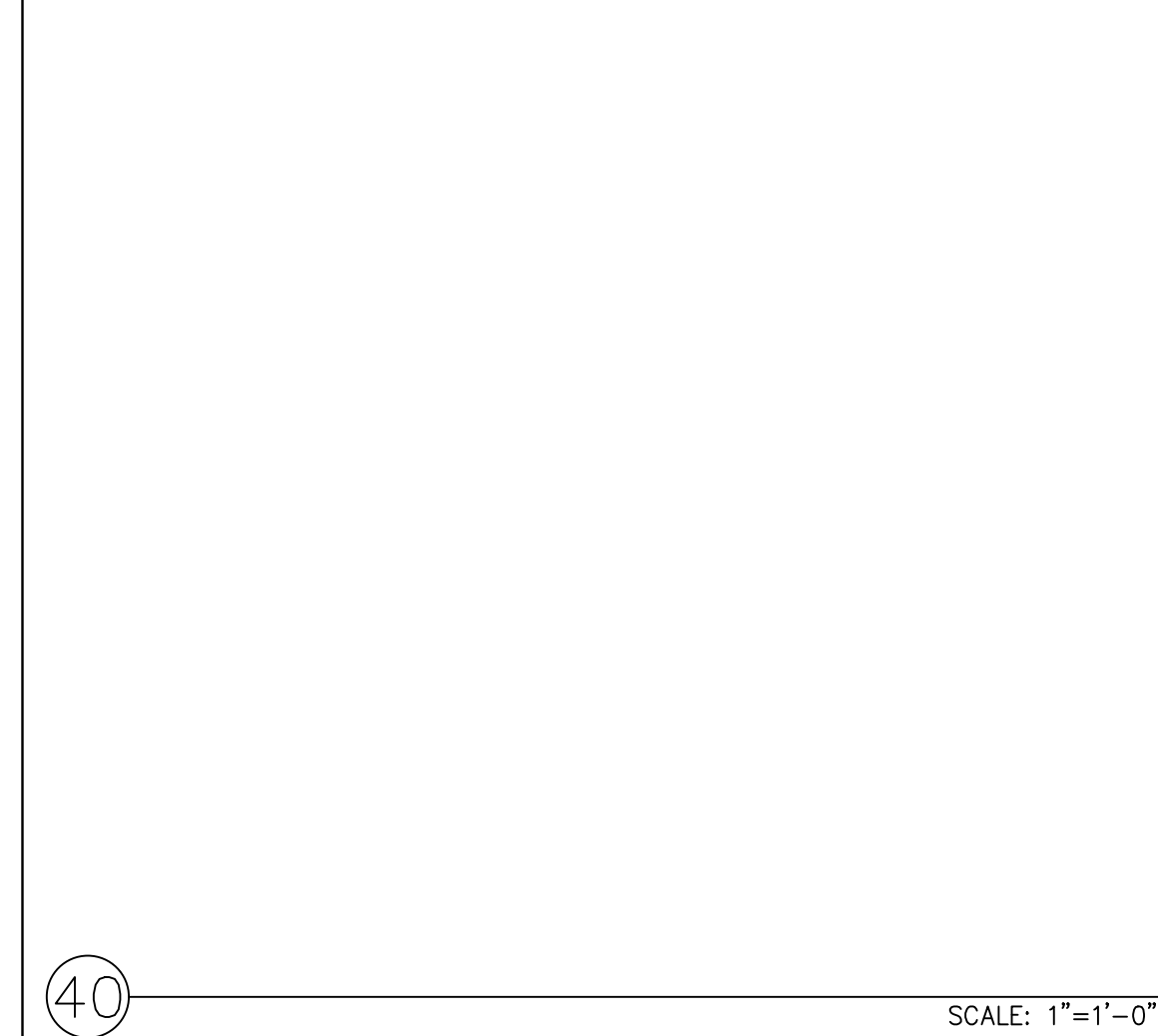
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26 SCALE: 1"=1'-0"



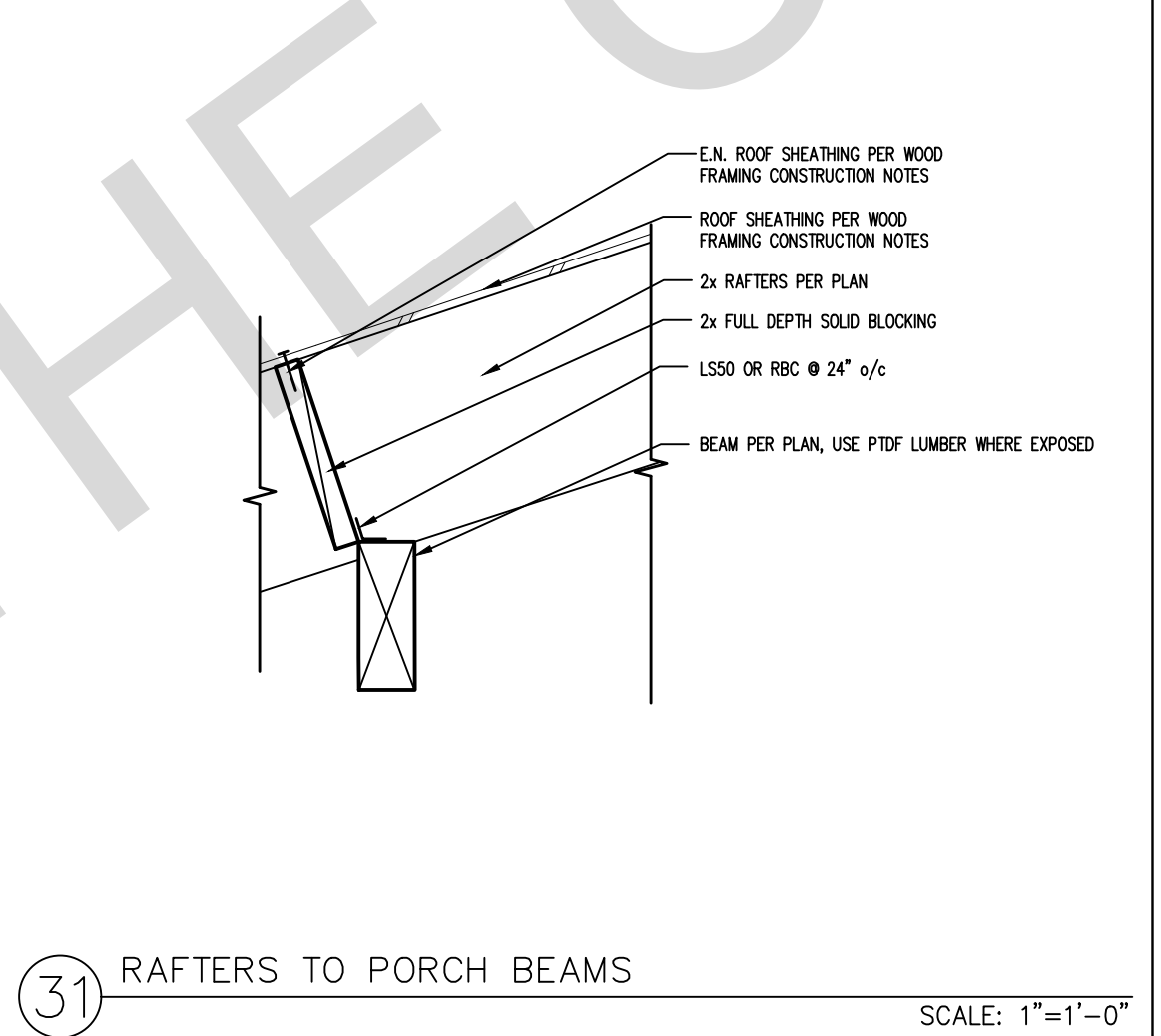
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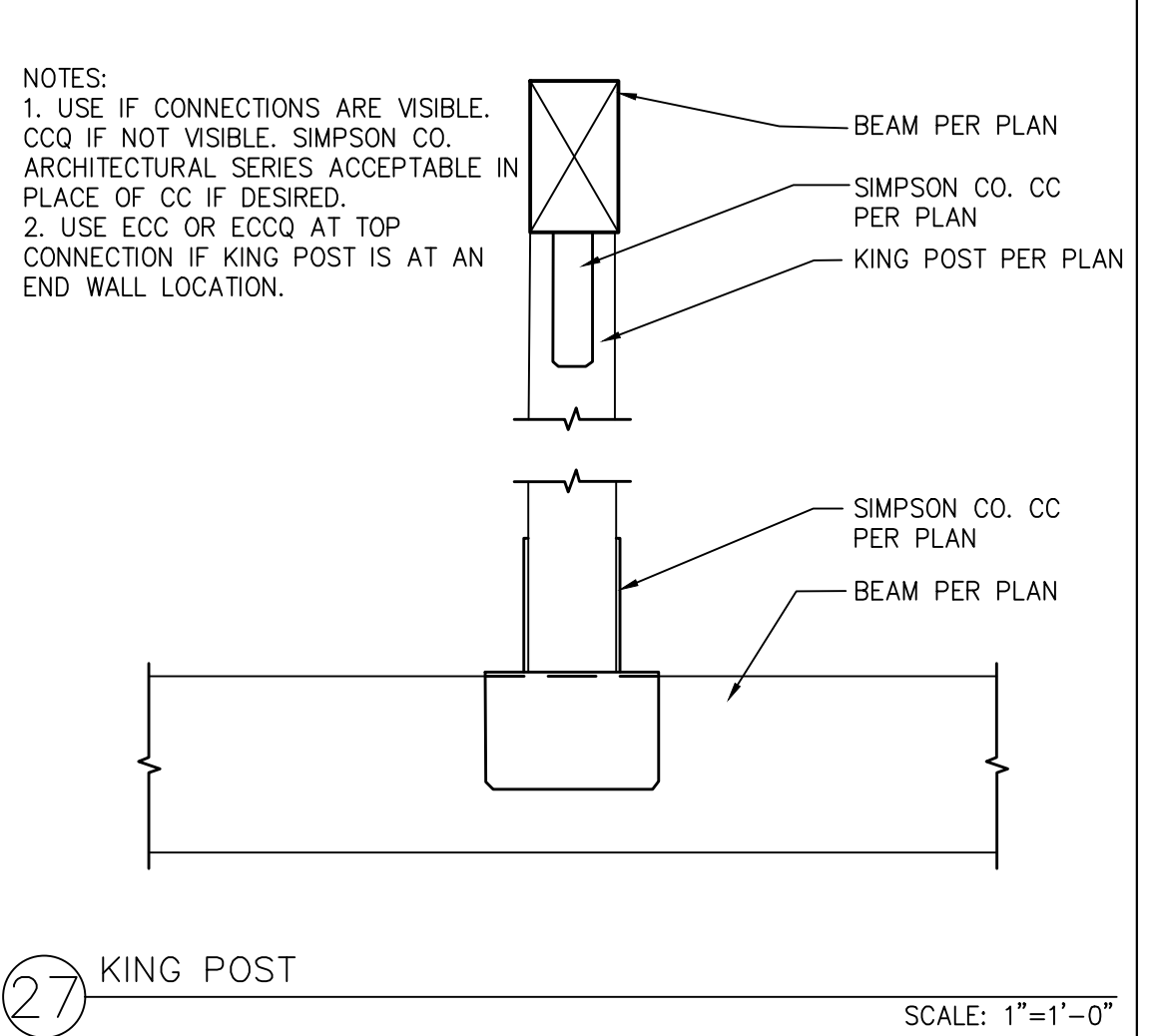
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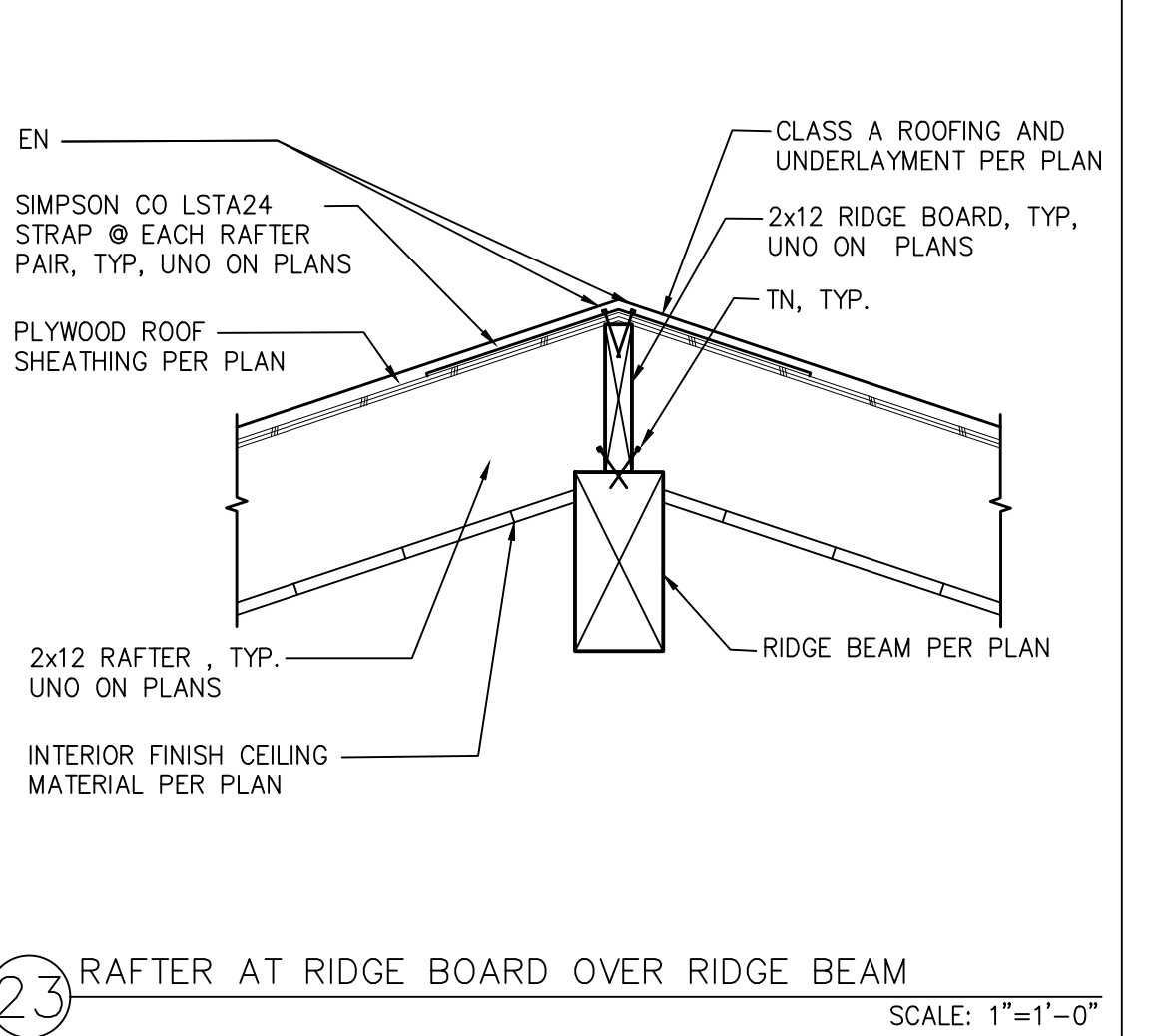
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31 SCALE: 1"=1'-0"



27 SCALE: 1"=1'-0"



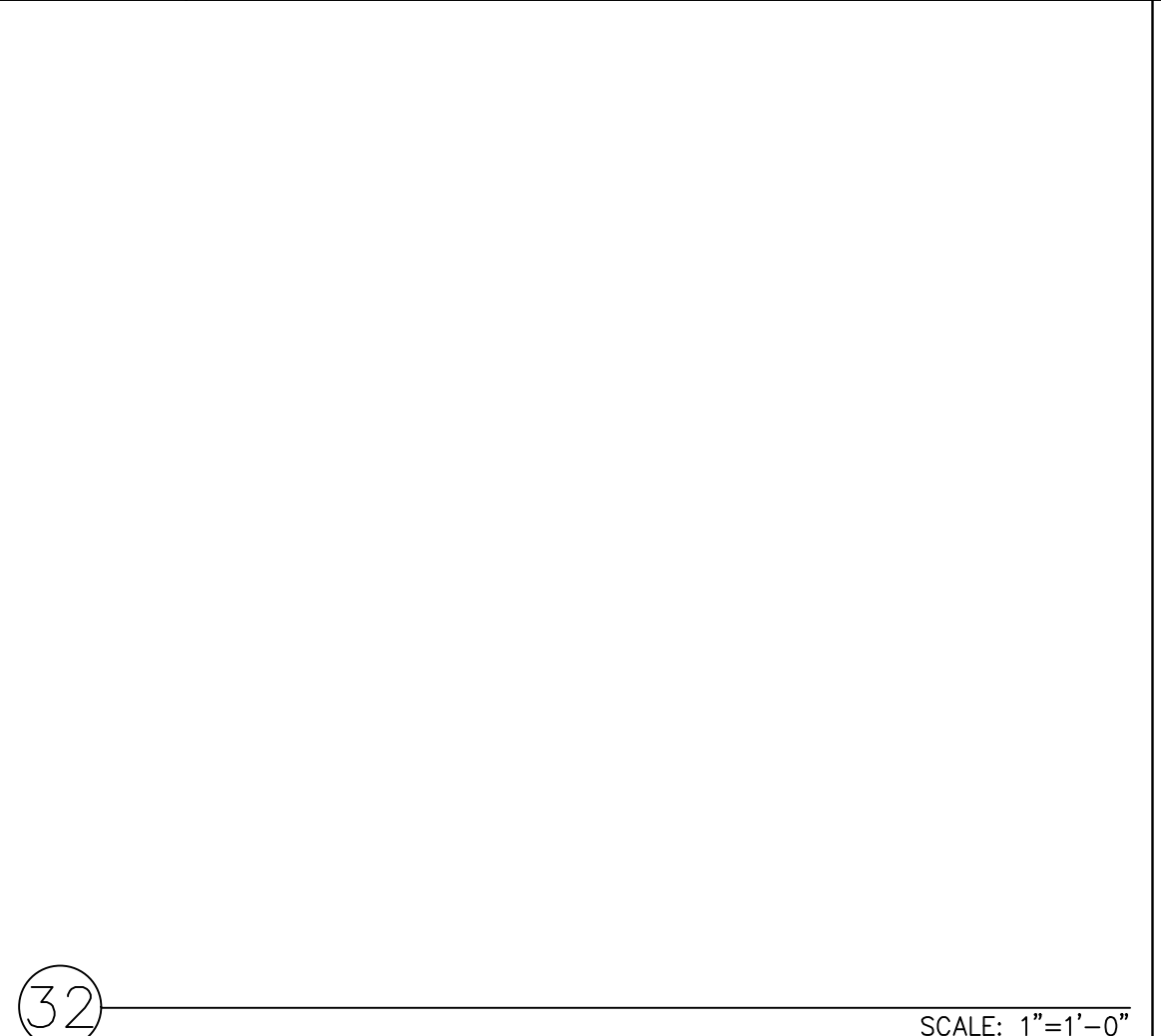
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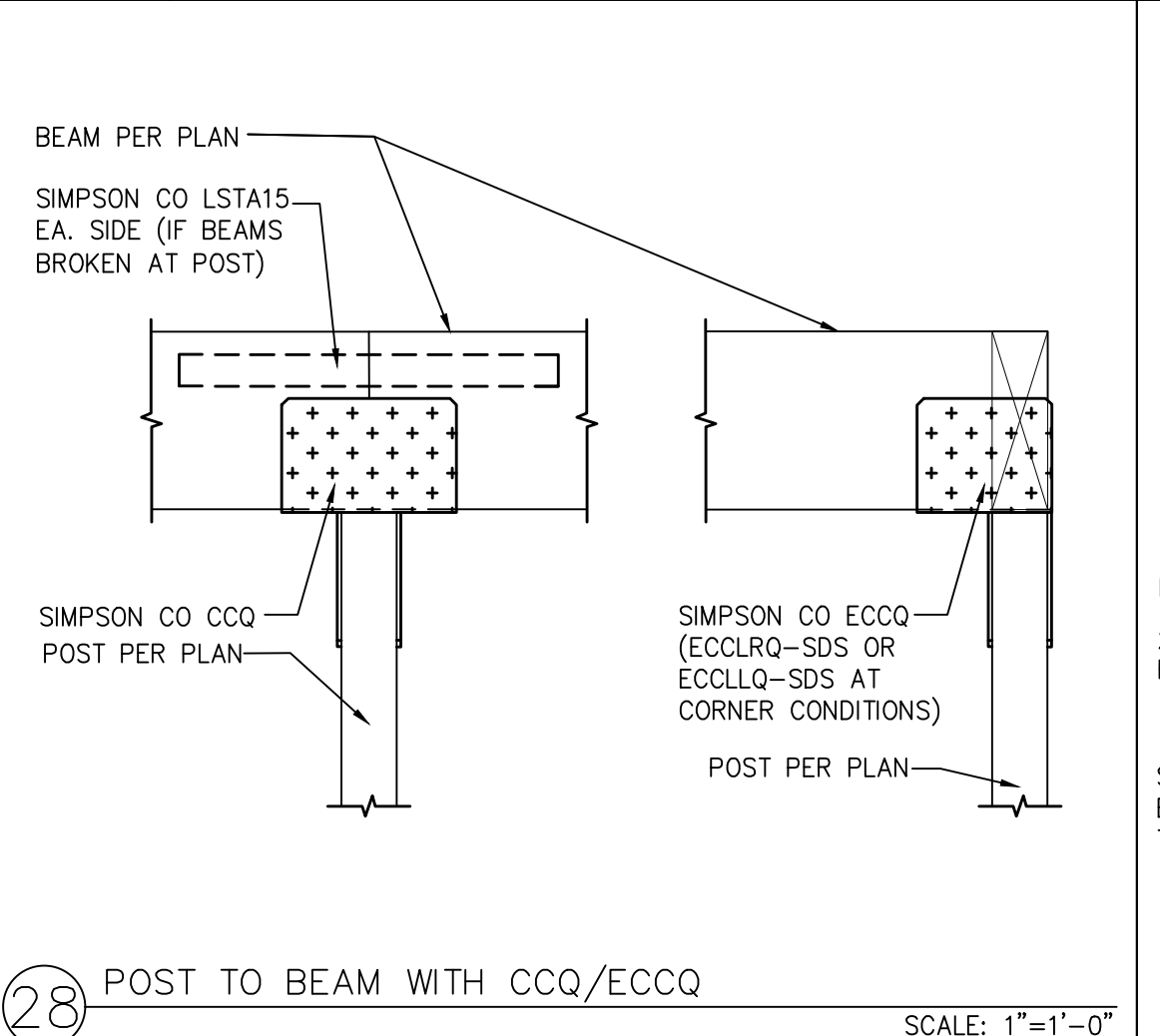
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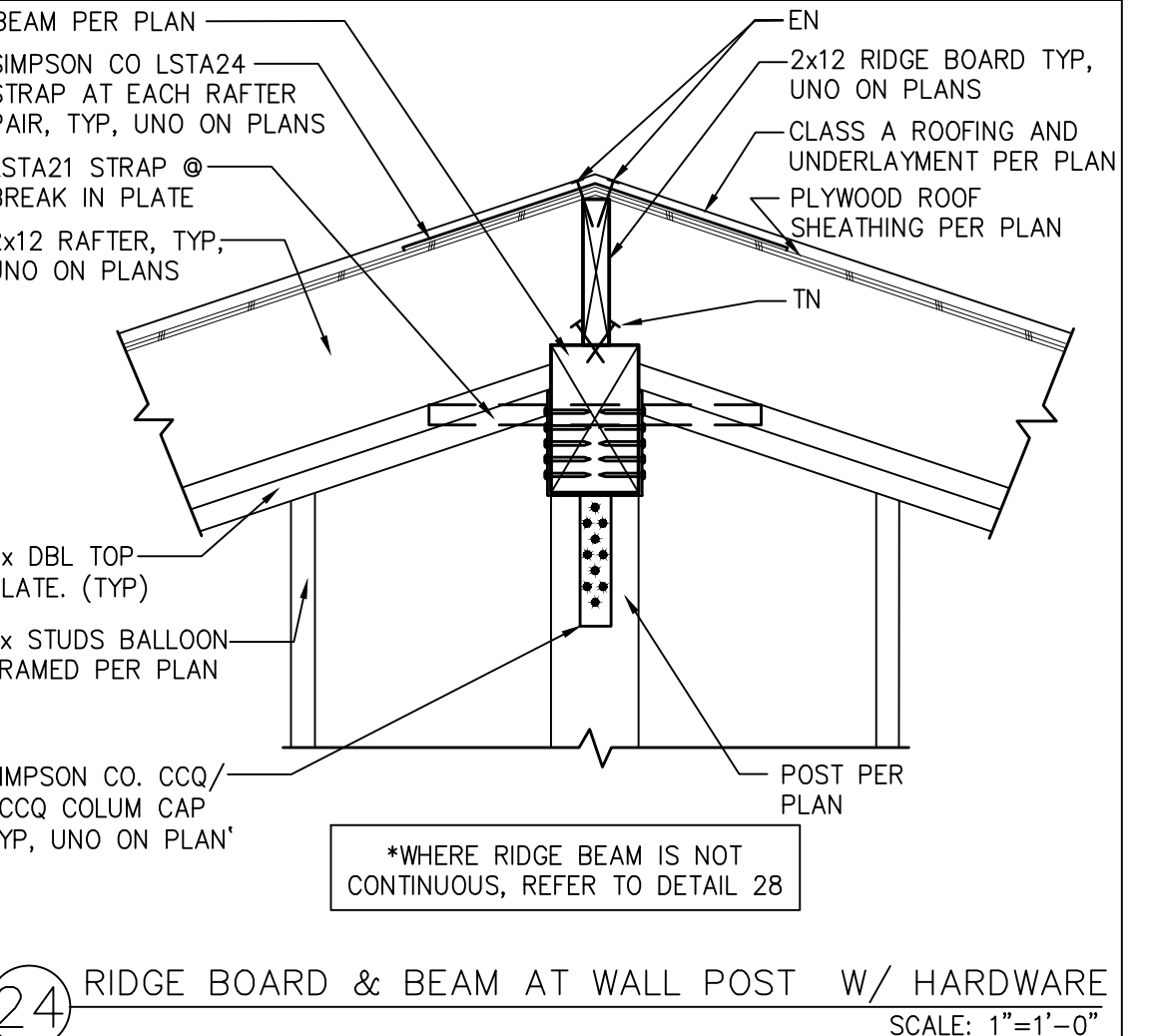
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32 SCALE: 1"=1'-0"



28 SCALE: 1"=1'-0"



24 SCALE: 1"=1'-0"

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revisions

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description
 Structural
 Details

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. **S6**

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(a)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed-up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated receptacle from the main service to a subpanel that supplies the branch circuits (§ 150.0(a) at least four branch circuits must be identified and have their source collected at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit over the primary and one circuit supplying a secondary non-essential outlet; main panelboard must have a minimum feeder rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 2' of the main panelboard, with necessary labeling between the panelboard and the switch location to allow the connection of backup power supply.
§ 150.0(b)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 2' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "240V ready."
§ 150.0(c)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 2' of the cooktop with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "240V ready."
§ 150.0(d)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 2' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "240V ready."

*exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Marina ADU - 2 Bedroom Date: 3/27/2024
 System Name: Split Floor Area: 789
 Ductwork Min: Split

ENGINEERING CHECKS	SYSTEM LOAD	COIL COOLING PEAK				COIL INTO PEAK	
		CFM	Sensible	Latent	CFM	Sensible	
Number of Systems: 1							
Heating System							
Output per System: 24,000							
Total Output (Btu/h): 24,000							
Output (Btu/h)@1: 24,000							
Cooling System							
Output per System: 22,200							
Total Output (Btu/h): 22,200							
Total Output (Tons): 13.4							
Total Output (Btu/h)@1: 28,100							
Total Output (Btu/h)@2: 426,000							
Air System							
CFM per System: 300							
Airflow (cfm): 300							
Airflow (Btu/h)@1: 13.6							
Airflow (Btu/h)@2: 162.2							
Outside Air (TA): 0.0%							
Outside Air (Btu/h)@1: 0.0%							
Outside Air (Btu/h)@2: 0.0%							
Note: values above given at ARI conditions							
	TIME OF SYSTEM PEAK						
	Heating System Peak: Aug 3 PM						
	Cooling System Peak: Jan 1 AM						

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperature at Time of Heating Peak)

COOLING SYSTEM PSYCHROMETRICS (Airstream Temperature at Time of Cooling Peak)

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project

City of Marina
Pre-Approved
ADU Program

revisions

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- △
- △
- △
- △

description

Example
Energy
Calculations

date July 2024

project no. Marina ADU

drawn by DESIGN PATH STUDIO

sheet no. T24.3