

Monday, March 04, 2024 at 11:00 AM • City Hall 50 Park Place Large Conference Room, Brisbane, CA

This hybrid meeting is compliant with the Ralph M. Brown act as amended by California Assembly Bill No. 361 effective September 16, 2021 providing for a public health emergency exception to the standard teleconference rules required by the Brown Act. The purpose of this is to provide a safe environment for the public, staff, and Zoning Administrator, while allowing for public participation.

The Zoning Administrator may take action on any item listed in the agenda.

Members of the public may attend the meeting in person at City Hall or remotely by logging into the Zoom webinar listed below. The agenda materials may be viewed online at www.brisbaneca.org/meetings.

Join Zoom Webinar: www.brisbaneca.org/pc-zoom

Meeting ID: 970 0458 3387

### TO ADDRESS THE ZONING ADMINISTRATOR:

Members of the public are encouraged to submit written comments before the meeting to the project planner. See posted public notices at https://www.brisbaneca.org/cd/page/public-notices for planner contact information. Members of the public who attend the meeting in person at City Hall or remotely via Zoom may address the Zoning Administrator in the meeting when called upon by the Zoning Administrator. Please use the "Chat" box in Zoom to alert staff that you want to address the Zoning Administrator. Any interested person is invited to attend and give testimony.

Members of the public may email or text comments **prior to the start of the particular agenda item** to the below email and text line:

Email: jrobbins@brisbaneca.org

Text: 415-519-1437

A call-in number is also available: **Phone Number:** +1 (669) 900-9128

Meeting ID: 970 0458 3387

After entering the meeting ID and pressing #, simply press # a second time to enter the meeting waiting room. No participant code is required. Please wait to call until the Zoning Administrator and/or staff announces that the phone line is open. When you are let into the meeting, press \*6 on your phone to unmute yourself before addressing the Zoning Administrator. To avoid feedback, please turn off the volume of the meeting broadcast on your TV or computer. You will still be able to hear the Zoning Administrator through your phone.

### **SPECIAL ASSISTANCE**

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

John A. Swiecki, AICP, Zoning Administrator

### **CALL TO ORDER**

**ORAL COMMUNICATIONS** (Limited to a total of 15 minutes)

### **PUBLIC HEARING**



A. 80 Lily Court; 2024-MM-1; PD Planned Development District; A minor modification to the Design Permit for the Northeast Ridge to allow the enclosure of the rear deck to add approximately 215 square feet of living space to an existing home; and finding the project to be exempt from CEQA per CEQA Guidelines Sections 15301(e); Alexander Gorer, applicant and owner.

### **ADJOURNMENT**

### APPEALS PROCESS

Anyone may appeal the action of the Zoning Administrator/Community Development Director to the Planning Commission not later than seven (7) calendar days after the Zoning Administrator's/Community Development Director's action. An application form and fee is required to make a formal appeal. For additional information, please contact the Community Development Department at 415-508-2120.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

### **INTERNET & OTHER ACCESS**

Agendas for meetings of the Zoning Administrator are posted on the Internet at: www.brisbaneca.org/meetings. For a digital copy, please contact the Community Development Department.

### **NOTICE OF DISCLOSURE**

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Written information or comments that may include a person's name, address, email address, etc. submitted to the City, Zoning Administrator, and/or City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website.

- 3 – March 04, 2024 11:00 AM

### File Attachments for Item:

**A. 80 Lily Court**; **2024-MM-1**; **PD Planned Development District**; A minor modification to the Design Permit for the Northeast Ridge to allow the enclosure of the rear deck to add approximately 215 square feet of living space to an existing home; and finding the project to be exempt from CEQA per CEQA Guidelines Sections 15301(e); Alexander Gorer, applicant and owner.



### **ZONING ADMINISTRATOR AGENDA REPORT**

Meeting Date: March 4, 2024

From: Jeremiah Robbins, Associate Planner

Subject: 80 Lily Court; 2024-MM-1; PD Planned Development; A minor

modification to the Design Permit for the Northeast Ridge to allow the enclosure of the rear deck to add approximately 215 square feet of living space to an existing home; and finding the project to be exempt from CEQA per CEQA Guidelines Sections 15301(e);

Alexander Gorer, applicant and owner.

**REQUEST:** The applicant requests approval of a Minor Modification to Design Permit DP-2-89 for the above-referenced residence at the Landmark at the Ridge, a planned development to permit the enclosure of the rear deck allowing for a 215 square-foot addition to the rear of the home.

**RECOMMENDATION:** Approve 2024-MM-1 per the staff memorandum with attachments, including the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301(e) - this project falls within classes of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

**APPLICABLE CODE SECTIONS:** Brisbane Municipal Code (BMC) §17.28.120, 17.42.070, and 17.56.090. Additionally, the Vesting Tentative Map Resolution VTM-1-03, for the planned development, Condition "f" provides that minor modifications may be approved by the Planning Director, who acts as the Zoning Administrator

### **ANALYSIS AND FINDINGS:**

### **Project Description**

The subject property is an upslope lot at the intersection of Lily Court and Silverspot Drive and is approximately 8,000 square feet in size. The home is U-shaped with a square, open-air deck occupying the gap between the footprint of the home. The proposed project would enclose the entire deck, expanding the home by 215 square feet. The addition would match the existing orange-tan stucco finish and red-clay concrete roof tiles.

### **Findings**

The findings required for issuance of a design permit are provided in BMC §17.42.040. A detailed analysis for all findings is provided in Attachment A and a summary of how the proposal meets applicable finding follows.

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2024-MM-1 3/4/2024 Meeting

The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.

The scale of the house will not be significantly changed by the addition, the modification would increase the lot coverage and floor area ratio by about seven percent (Attachment C, and neither the height nor the existing setbacks will be changed. The design components, as shown on the plan set (Attachment E), are harmonious to the overall appearance and would not significantly alter the architecture and remain in scale with the surrounding homes in the immediate vicinity.

The homeowners association has approved the proposed plans, as indicated on the attached letter.

The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development.

The location of the addition is infill of the existing footprint of the home. As described above, is compatible with adjacent development in that the design components are harmonious to the overall appearance, the proposal would not significantly alter the architecture and remain in scale with the surrounding homes in the immediate vicinity, and the proposal is comparable in type and scale to past minor modifications to enclose rear decks on U-shaped homes.

Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.

As discussed above, the project is compatible with adjacent residential land uses.

For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact. Significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved.

The proposal does not change the topography of the site and is designed to minimize its visual impact by matching the height and footprint of the existing structure.

Consideration has been given to avoiding off-site glare from lighting and reflective building materials.

Proposed building materials consist of orange-tan stucco and red-clay concrete roof tile, with no reflective elements. Any exterior lighting must be downlit and fully shielded per condition of approval 2.a.

### **ATTACHMENTS**

A. Draft findings and conditions of approval

2024-MM-1 Page **2** of **3** 

A.

2024-MM-1 3/4/2024 Meeting

- B. Aerial vicinity map
- C. Project data table
- D. HOA approval letter
- E. Applicant's plans

Jeremiah Robbins, Associate Planner

### **2024-MM-1** 80 Lily Court

**Action Taken:** Conditionally approve 2024-MM-1 per the staff memorandum for the Zoning Administrator hearing of March 4, 2024 subject to the following findings and conditions of approval.

### **2024-MM-1 Findings of Approval:**

- A. As no land use changes are proposed, the project is consistent with the General Plan and governing planned development permit for the Northeast Ridge.
- B. The proposed addition maintains a balance of scale, form, and proportion and uses design components that are harmonious.

The scale of the house will not be significantly changed by the addition and neither the height nor the existing setbacks will be changed. The floor area of the home is approximately 2,170 square feet and enclosing the existing deck at the rear of the house would increase that to approximately 2,352 square feet; the modification would increase the lot coverage and floor area ratio by about seven percent. Of note, there are no zoning provisions for this PD district that regulate development standards such as lot coverage, floor area ratio, setbacks, and height.

The design components, as shown on the plan set, are harmonious to the overall appearance. The color palette and finish materials are complementary to the existing stucco and concrete tile roof exterior of the home — orange-tan stucco and red-clay roof tiles — and existing windows will be relocated to the area of the addition. The proposal would not significantly alter the architecture and remain in scale with the surrounding homes in the immediate vicinity. Note that this application is also comparable in type and scale to the minor modifications approved for 10 Lily Court in 2007, 56 Golden Aster Court in 2010, and 77 Golden Aster Court in 2014, to enclose rear decks on U-shaped homes.

The homeowners association has approved the proposed plans, as indicated on the attached letter.

C. The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development.

The location of the addition is infill of the existing footprint of the home. As described above, is compatible with adjacent development in that the design components are harmonious to the overall appearance, the proposal would not significantly alter the architecture and remain in scale with the surrounding homes in the immediate vicinity, and the proposal is comparable in type and scale to past minor modifications to enclose rear decks on U-shaped homes.

- D. Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.
  - Because the location of the addition is infill within the existing footprint of the home and, as described in detail in Finding B, the design is harmonious to the existing structure, the project would remain compatible with adjacent residential land uses.
- E. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability.
  - Because this is a minor modification to an existing home, there are limited opportunities to enhance the existing natural heating and cooling; this finding is inapplicable.
- F. For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact. Significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved.
  - The proposal does not change the topography of the site and is designed to minimize its visual impact by matching the height and footprint of the existing structure.
- G. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking. There is an adequate circulation pattern within the boundaries of the development. Parking facilities are adequately surfaced, landscaped and lit.
  - Because the project is limited to a small addition to an existing single-family home, the proposal will have no impact to adjacent streets, traffic, or circulation generally to the site or within the Northeast Ridge development.
- H. The proposal encourages alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation.
  - As a minor modification to an existing structure, there is no impact to site access and the proposal will not affect automobile transportation or transportation alternatives.
- I. The site provides open areas and landscaping to complement the buildings and structures. Landscaping is also used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy. Landscaping is generally water conserving and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate.
  - The addition would not result in removal of planted landscaping, complements the architecture of the existing building, and fits with the surrounding landscape. There is no expansion of landscaping proposed, and therefore, no impact to adjacent conserved Habitat Conservation Plan habitat or established wildland fire buffer areas incorporated into the Northeast Ridge's built environment.
- J. The proposal takes reasonable measures to protect against external and internal noise.

Because the project is limited to improvement of an existing structure in an established residential district, there are no long-term impacts to existing interior or exterior noise levels anticipated. Project construction shall conform to the noise limits and allowable days and times established under BMC Chapter 8.28.

K. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.

Proposed building materials consist of stucco and concrete roof tile, with no reflective elements. Any exterior lighting must be downlit and fully shielded per condition of approval 2.a.

- L. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment.
  - Not applicable; no new utility structures, mechanical equipment, trash containers, nor rooftop equipment is proposed.
- M. Signage is appropriate in location, scale, type and color, and is effective in enhancing the design concept of the site.

There is no signage associated with this project; this finding is inapplicable.

N. Provisions have been made to meet the needs of employees for outdoor space.

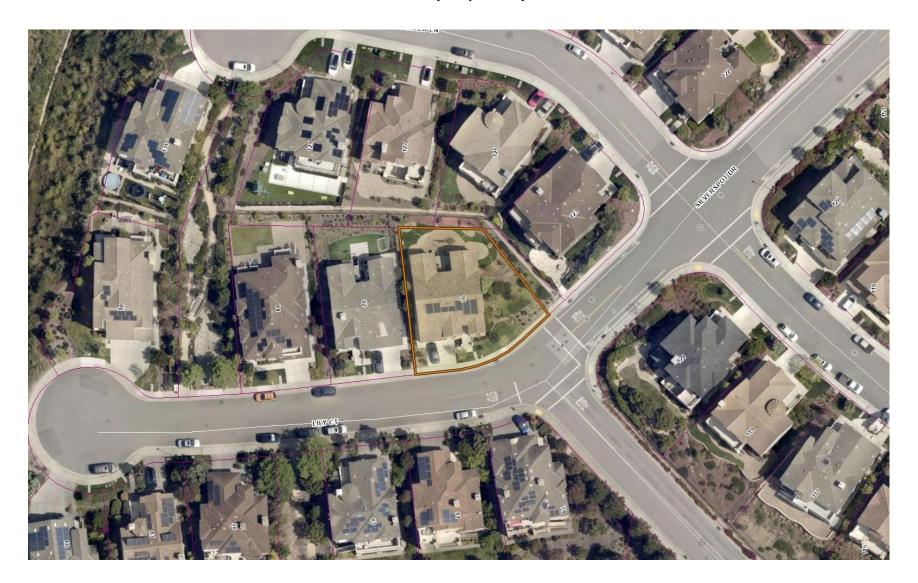
There are no employees on this residential property; this finding is inapplicable.

### 2024-MM-1 Conditions of Approval:

- 1. Homeowners Association approval is required. Any substantive deviations from the plans approved in this application shall be accompanied by Homeowner's Association authorization submitted with the building permit.
- 2. A Building Permit shall be obtained from the City of Brisbane and shall address the following:
  - All exterior lighting shall be downlit and fully shielded to prevent off-site light trespass and glare.
  - b. Per the Fire Dept., the building permit application shall indicate the total floor area of the home, existing and proposed. As part of the building permit, fire sprinklers shall be extended to provide protection within the new addition.
  - c. All exterior surfaces and materials, including, but not limited to, windows, roofing, and cladding are to match existing.
  - d. Illustrations, cut sheets and/or materials samples will be required by the Community Development Director, at his discretion.
- 3. This Minor Modification shall expire two years from its effective date (at the end of the appeal period) if a Building Permit has not been issued for the approved project or if the Building Permit, once issued, is allowed to expire prior to final inspection.

4. Minor modifications may be approved by the Community Development Director in conformance will all requirements of the Brisbane Municipal Code.

### **Aerial Vicinity Map: 80 Lily Court**



### **Project Data**

<b>Development Standard</b>	Existing	Proposed		
Lot Size	7,921 SF	n/a		
Lot Coverage	2,940 SF ft/37%	3,135 SF/40% (138 sq ft increase)		
Floor Area Ratio	2,940 SF ft/0.37 FAR	3,135 SF/.40 FAR		
(Rear) Setback	~23 feet	No change		
Height	~18 feet, 7 inches	No change		
Parking	n/a	No change		

### LANDMARK AT THE RIDGE OWNER'S ASSOCIATION

December 12, 2023

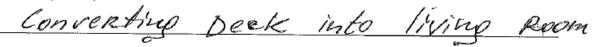
Alexander & Alona Gorer 80 Lily Court Brisbane, CA 94005

Re: Architectural application – 80 Lily Court - Approved

Dear Homeowner:

The Landmark at the Ridge Owner's Association Board of Directors has reviewed a set of plans submitted by you for the following improvement at your home:

Description of Improvements desired - give full details of type and extent of improvements, materials, colors, and location on the Lot.



Based on the plans submitted and other information, the above improvement was **approved** by this association. This approval is contingent on the following:

- You must comply with the requirement that the addition be architecturally consistent with the existing house.
- Your contractor must hold a valid California Contractors License and must maintain Liability and Workers Comp Insurance for the duration of the project; and
- Any changes to the approved plans must be submitted to the Board before they are made.

Please submit a copy of this letter with any application you submit to the city. If you have any questions about this action, please contact us at 650-637-1616 or by email at <a href="mailto:CS@manorinc.com">CS@manorinc.com</a>.

Regards,

The Manor Association, Inc.

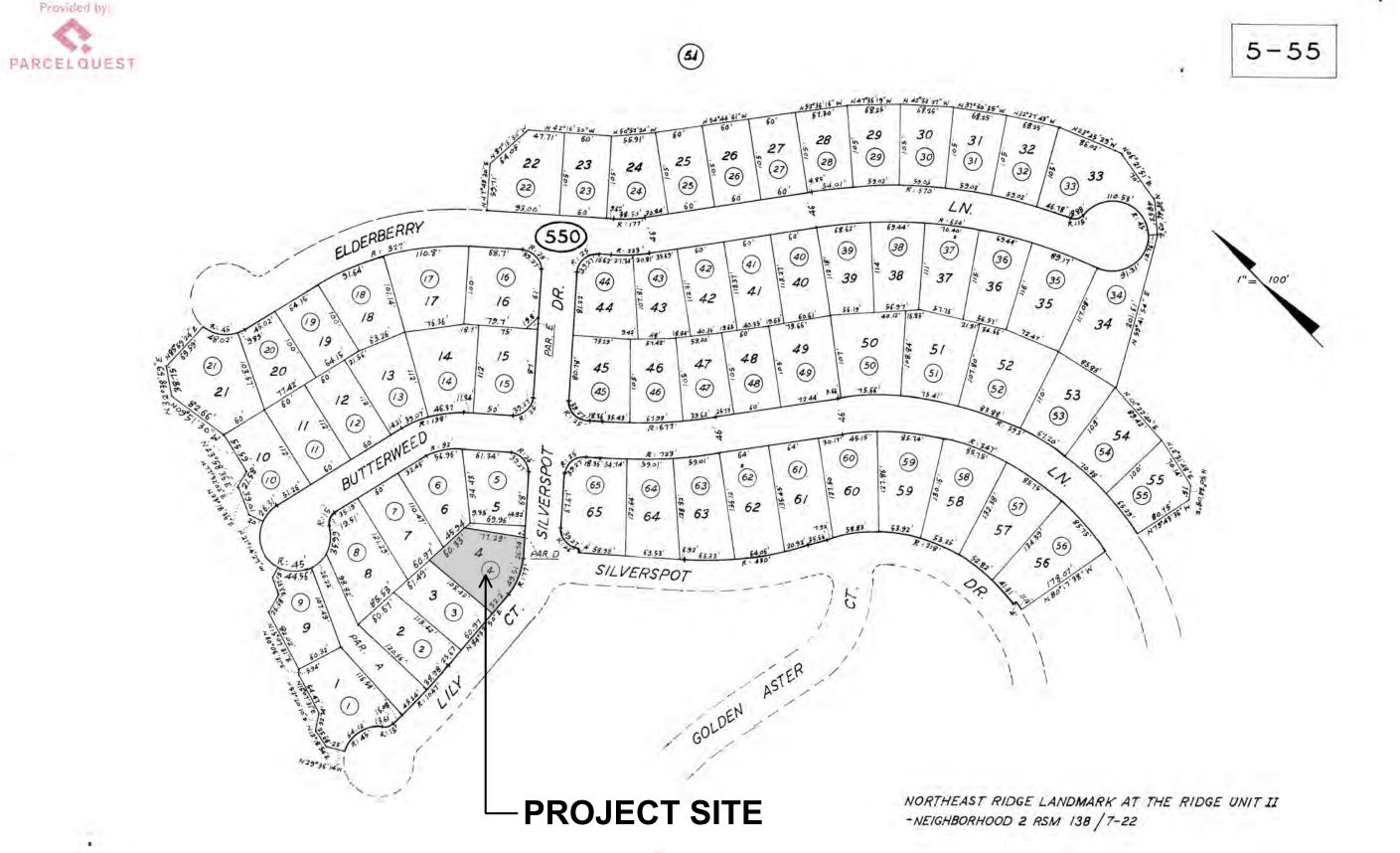
On behalf of the Landmark at the Ridge Owner's Association Board of Directors

### **GENERAL NOTES**

- 1. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT THE DESIGNER. WORK IS NOT TO CONTINUE UNTIL PROBLEMS ARE RESOLVED.
- 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE AND PLANS OF THIS WORK. HE SHALL CLARIFY WITH THE DESIGNER AND OWNER, ALL POINTS OF MISUNDERSTANDING PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED WORK.
- 3. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AS SHOWN ON THESE PLANS. IF THERE ARE DISCREPANCIES WORK SHALL NOT PROCEED UNTIL THE ENGINEER OF RECORD AND/OR DESIGNER HAVE BEEN NOTIFIED.
- 4. BUILDING CODES:

ALL NEW CONSTRUCTION SHALL MEET OR EXCEED THE LATEST ADDITION OF CODES ADOPTED BY LOCAL GOVERNING AGENCIES. THESE INCLUDE (BUT ARE NOT LIMITED TO) 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE 2022 ELECTRICAL CODE, 2022 HEALTH AND SAFETY CODE 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN CODE, 2022 CALIFORNIA TITLE 24 - CALIFORNIA STATE ENERGY & ACCESSIBILITY STANDARDS AND ALL OTHER ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

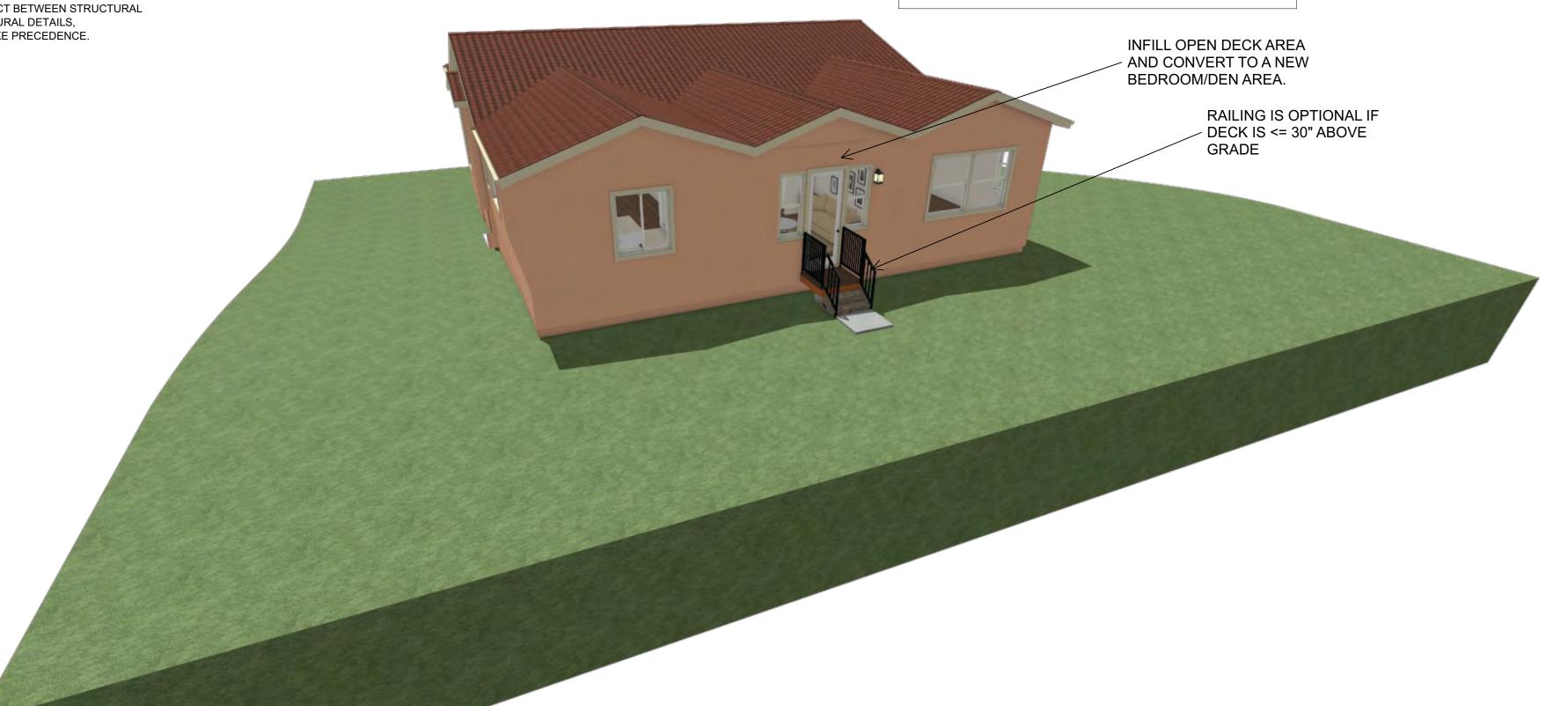
- 5. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
- 6. THE DESIGNER SHALL NOT BE OBSERVING OR OVERSEEING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- 7. ALL ROOF DRAINAGE SHALL BE PIPED TO DRAIN AWAY FROM STRUCTURE.
- 8. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE (MIN 5% SLOPE & MINIMUM DISTANCE OF 10' FROM BUILDING.)
- 9. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
- 10. WHERE DISCREPANCIES BETWEEN SOILS REPORT AND DESIGNER OCCUR, CONTACT DESIGNER.
- 11. ALL EXTERIOR HOSE BIBS SHALL HAVE NON-REMOVABLE BACK FLOW PREVENTION DEVICES PER CPC 603.1.
- 12. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 13. GENERAL CONTRACTOR SHALL VERIFY ALL APPLIANCES & CABINETRY WITH HOMEOWNER PRIOR TO PURCHASING AND INSTALLATION.
- 14. WHEN THERE IS A CONFLICT BETWEEN STRUCTURAL DETAILS AND ARCHITECTURAL DETAILS, STRUCTURAL DETAILS TAKE PRECEDENCE.



ALL EXTERIOR MATERIALS AT THE NEW ADDITION SHALL MATCH EXISTING MATERIALS IN TYPE AND COLOR. **EXTERIOR ROOF MATERIAL: CONCRETE TILE EXTERIOR CLADDING: STUCCO EXTERIOR COLOR: TO MATCH EXISTING** 



**EXISTING EXTERIOR COLOR AND MATERIAL** 



### PROJECT DATA & PROJECT INFORMATION

PROJECT INFORMATION	CONSULTANT IN	NDEX
APN: 005-550-040	OWNER	ALEXANDER & ALONA GORER
ADDRESS: 80 LILY CT, BRISBANE, CA 94005		80 LILY CT
YEAR BUILT: 2015	<del> </del>	BRISBANE, CA 94005
USE: SINGLE FAMILY DWELLING		(408) 656-7273
ZONING CODE:		REROGA@YAHOO.CA
OCCUPANCY GRP: R3 / U		
BED/BA:	DESIGN	VIVIAN SZCZEPANKOWSKI
EXISTING RES. AREA: 2,120 SQ FT		56 HIGHLINE DR
EXISTING RES. AREA: 2,120 3Q F1  EXISTING GARAGE AREA: APPROX. 645 SQ FT		LAKE OZARK, MO 65049
		(916) 532-8116
LOT AREA: 7,921 SQ FT SEWER: PUBLIC		VIVIANZEP@GMAIL.COM
		HOUSEARTE.COM
WATER: PUBLIC		
UTILITIES: GAS	DRAFTING	KEVIN SZCZEPANKOWSKI
	_	56 HIGHLINE RD
FIREPLACES: NO		LAKE OZARK, MO 65049
SPRINKLERS: NO		(916) 521-3263
POOL: NO		KEVINZEP01@GMAIL.COM
		HOUSEARTE.COM
BUILDING AUTHORITY: CITY OF BRISBANE		
	GENERAL	TO BE DETERMINED
PROJECT CODES	CONTRACTOR	
OCCUPANCY GROUP R3 SFD		
CONSTRUCTION TYPE V-B		
BUILDING CODES		
2019 CALIFORNIA BUILDING CODE	STRUCTURAL	NOT APPLICABLE
2019 CALIFORNIA RESIDENTIAL CODE	ENGINEERING	
2019 CALIFORNIA ELECTRICAL CODE		
2019 CALIFORNIA MECHANICAL CODE	_	
2019 CALIFORNIA PLUMBING CODE		
2019 CALIFORNIA FIRE CODE		
2019 CALIFORNIA ENERGY CODE		
2019 CALIFORNIA GREEN BUIILDING STANDARDS	_	
	BUILDING	CITY OF BRISBANE
	AUTHORITY	50 PARK PLACE
		BRISBANE, CA 94005
		(415) 508-2120

**CONSULTANT'S INDEX** 

AREA CALCULATIONS		ADDED OR			DESIGN CRITERIA - TYPICAL	
	EXISTING	<u>NEW</u>	REMODELED	TOTAL		
LIVING SPACE					SEISMIC CATEGORY	
FIRST FLOOR	2120	232		2352	WIND SPEED	1
					WIND EXPOSURE	
TOTAL LIVING	2120	232	0	2352	CLIMATE ZONE - 94005	
NON-LIVING SPACE					SNOW LOAD	
GARAGE- BASEMENT	675	0		675		
COVERED PATIOS	0,5			0.5	ROOF LIVE LOAD	
FRONT	145			145	ROOF DEAD LOAD	
COVERED DECK	0			0		
					CEILING LIVE LOAD	
TOTAL NON-LIVING SPACE	820	0	0	820	CEILING DEAD LOAD	
NOTES:					FLOOR LIVE LOAD	
					FLOOR DEAD LOAD	1

AREA TABULATION INCLUDES ENTIRE FOOT	PRINT AREA
LOTSIZE (SQ FT):	7921
TOTAL COVERED AREA	
RESIDENCE- FIRST FLR	2352
GARAGE	675
CVRD PATIO- FRONT	145
CVRD DECK	0
ADDITIONAL BLDGS	0
TOTAL COVERED AREA	3172
PERCENT COVERAGE	40%

SEISMIC CATEGORY	D
WIND SPEED	110 MPH
WIND EXPOSURE	С
CLIMATE ZONE - 94005	3
SNOW LOAD	0
ROOF LIVE LOAD	20
ROOF DEAD LOAD	15
CEILING LIVE LOAD	10
CEILING DEAD LOAD	10
FLOOR LIVE LOAD	40
FLOOR DEAD LOAD	20
SOIL BEARING	1500 PSF

### **SCOPE OF WORK**

### **GENERAL: NEW DEN / BEDROOM ADDITION**

CONVERT REAR DECK INTO NEW LIVING SPACE REMOVE DECK SURFACE PLANKS RETAIN DECK STRUCTURE

ADD ELECTRICAL AS NEEDED PER CODE REQUIREMENTS

ADD HVAC DUCT TO CONDITION THE NEW SPACE

VERIFY SMOKE AND CO DETECTORS ARE INSTALLED AND WORKING - REPLACE AS NEEDED

	SHEET INDEX							
NUMBER	LABEL	TITLE	DESCRIPTION	COMMENTS				
1	A1	COVER SHEET						
2	A1.2	VENTILATION CALCULATIONS						
3	A2	GENERAL CONSTRUCTION NOTES						
4	A3	CAL GREEN MANDATORY MEASURES	SHEET 1 OF 2					
5	A4	SITE PLAN						
6	A5	EXISTING& DEMOLITION PLAN						
7	A6	PROPOSED PLAN						
8	A7	EXISTING & NEW ELEVATIONS						
9	A8	BUILDING SECTIONS						
10	S1	STRUCTURAL NOTES						
11	S2	FASTENING SCHEDULE						
12	S3	FOUNDATION PLAN						
13	S4	ROOF FRAMING PLAN						
14	T1	ENERGY REPORT (1 OF 2)						
15	T2	ENERGY REPORT (2 OF 2)						
16	T3	ENERGY REPORT (3 OF 3)						

DESIGN CRITE	DESIGN CRITERIA					
DESIGN CRITERIA - TYPICAL						
SEISMIC CATEGORY	D					
WIND SPEED	110 MPH					
WIND EXPOSURE	С					
CLIMATE ZONE - 94005	3					
SNOW LOAD	0					
ROOF LIVE LOAD	20					
ROOF DEAD LOAD	15					
CEILING LIVE LOAD	10					
CEILING DEAD LOAD	10					
FLOOR LIVE LOAD	40					
FLOOR DEAD LOAD	20					
SOIL BEARING	1500 PSF					

002

2024-MM-1 ATTACHMENT E

	REVISIONS	
O	DESCRIPTION	DATE
AWN I	KES	
TE DR	1/25/202	4

1/4"=1'-0" U.N.O. TYP. CONCEPT

> COVER SHEET

## SEE ALSO SHEET S3 - FOUNDATION PLAN FOR CRAWL SPACE VENTILATION

### Section R408 Under-Floor Space

### R408.1 Ventilation

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. Where a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m²) for each 1,500 square feet (140 m²) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.

### R408.2 Openings for under-floor ventilation

The minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m<sup>2</sup>) for each 150 square feet (14 m<sup>2</sup>) of under-floor area. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed  $^{1}/_{4}$  inch (6.4 mm):

- 1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
- 2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
- 3. Cast-iron grill or grating.
- 4. Extruded load-bearing brick vents.
- 5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
- 6. Corrosion-resistant wire mesh, with the least dimension being  $^{1}/_{8}$  inch (3.2 mm) thick.

**Exception:** The total area of ventilation openings shall be permitted to be reduced to  $^{1}/_{1,500}$  of the under-floor area where the ground surface is covered with an approved Class I vapor retarder material and the required openings are placed to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.

Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where the following items are provided:

1. Exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.

MFR CONTACT INFORMATION
AIRVENT, INC.
DALLAS, TX
(800) 247-8368
LOMANCO, INC
PO BOX 519
2101 W. MAIN ST
JACKSONVILLE, AR 72076

(800) 643-5596

Attic ID:	AREA 1				
Total Attic Are	ea (SF):	232			
Vent Ratio:		150			
Total Ventilati	on Required:	222.72	SI		
Total Ventilati	on Proposed:	300	SI		
					TOTAL
	VENT AREA	VENT TYPE	<u>NFA</u>	<u>QTY</u>	VENT (SI
LOWER 50%=					0
UPPER 50%=	222.72	2	150	2	300
OPTIONAL: US	<u> </u> SE POWER VENT - MI	<u> </u> N CFM CALCULATE	D BELOW		
<b>POWER VENT</b>	REQ:	162.4	CFM		
MIN INTAKE V	/ENT REQ:	111.36	SI		
	•	IC AREA * 0.70	<del>                                     </del>		+

STATIC A	ATTIC VENT TYPES					
<b>TYPE</b>	<u>STYLE</u>	MFR	<u>NAME</u>	PART NO.	NFA (SI)	COMMENTS
1	CONT SOFFIT VENT	LOMANCO			9	VERIFY USE WITH TILE ROOF
2	DORMER	AIR VENT	AIRHAWK ROOF LOUVERS	SLP150	150	
3	DORMER	AIR VENT	AIRHAWK ROOF LOUVERS	RV51	51	HI COLLAR FOR TILE ROOFS
4	CONT RIDGE VENT	LOMANCO	OMNI RIDGE	LOR 9-4	16	VERIFY USE WITH TILE ROOF
5	CONT HIP VENT	LOMANCO	OMNI RIDGE	LOR 9-4	16	VERIFY USE WITH TILE ROOF
6	WALL VENT	LOMANCO	OMNI WALL VENT	OW-4	9	VERIFY USE WITH STUCCO WALL
7	EDGE VENT	LOMANCO	DECK AIR VENT SYSTEM	DA-4	9	VERIFY USE WITH TILE ROOF
8	UNDER EAVE VENT	LOMANCO	STATIC INTAKE VENT	C416	25	

<b>FOUNDAT</b>	ION VENT TYPES							
<u>TYPE</u>	<u>STYLE</u>	<u>MFR</u>	NAME/MODEL	PART NO.	NFA (SI)	<u>COMMENTS</u>		
9	DAMPER VENT 8X16	AIR VENT	DAMPER VENT	PLDPBL	64	STATIC		
10	POWER VENTS	AIR VENT	SERIES 6, QUIET/ TV6LVQPBL	94005	NA		USE: ( VOL	* 6) / 7200
11	SCREEN VENT	EZRVENT	FV100-8H-W		31.6	STATIC- FITS 5X14 OPENING		

POWER AT	TTIC VENTS							
<u>TYPE</u>	<u>STYLE</u>	<u>MFR</u>	<u>NAME</u>	PART NO.	<u>CFM</u>	ATTIC AREA	MIN INTAKE VENTS (SI)	
PV15	POWER VENT	AIR VENT	POWER COOL 15		1500	2100 SF	720	
PV12	POWER VENT	AIR VENT	POWER COOL 12		1170	1650 SF	561.6	

**ATTIC VENTILATION** 



ASHA & ALONA GORER LILY CT RISBANE, CA 94005

	REVISIONS	
Ю	DESCRIPTION	DATE
RAWN I	KES	
ATE DR	1/25/2024	1
CALE:	1/4"=1'-0" U.N.O.	TYP.

CONCEPT

**VENTILATION** 

CALCULATIONS

2 OF 16

- A1.2 -

16

### **GENERAL MECHANICAL NOTES**

### FROM 2022 CMC

- M-1 Domestic clothes dryer moisture exhaust ducts shall terminate on the outside of the building and shall be equipped with a back draft damper. Sheet metal screws or other fasteners that will obstruct the flow shall not be used. Unless otherwise permitted or required by the dryer manufacturers installation instructions and by the building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet including two 90 degree elbows. Two feet shall be deducted for each 90 degree elbow in excess of two as per CMC Section 504.4.2.1
- M-2 The installation of a listed cooking appliance or microwave oven over a listed cooking appliance shall conform to the conditions of the upper appliances listing and the manufacturers installation instructions as CMC 920.3.2
- M-3 Appliances in attics shall be accessible through an opening and passageway large enough to accommodate the largest component of equipment. The distance from the passageway access to the appliance shall not exceed 20-feet when the headroom clearance is less than 6-feet and shall be measured along the centerline of the passageway. The passageway shall be unobstructed and shall have continuous solid flooring not less than 24-inches wide from the entrance opening to the appliance. A level working platform not less than 30-inches in depth and width shall be provided in front of the service side of the appliance. A permanent electric outlet and lighting fixture controlled by a switch located at the passageway opening shall be provided at or near the appliance as CMC 304.4
- M-4 Type B or BW gas vents with listed vent caps 12 inches in size or smaller shall be permitted to be terminated in accordance with Figure 8-2, provided they are located at least 8 feet from the vertical wall or similar obstruction. All other Type B gas vents shall terminate not less than 2 feet above the highest point where they pass through the roof and at least 2 feet higher than any portion of a building within 10 feet as CMC 802.6.1
  - **Note:** Single wall metal vent connectors shall not originate in an unoccupied attic or concealed space and shall not pass through an attic, inside wall, or concealed space.
- M-5 Listed and unlisted equipment shall comply with the provisions of CMC Chapter 3.
- M-10 Equipment covered by this code that is located in a garage and generate a glow, spark, or flame capable of igniting flammable vapors shall be installed on an enclosed platform with sources of ignition at least 18 inches above the floor level as per CMC 305.1
- M-1 1 Vented decorative appliances, floor furnaces, vented wall furnaces, unit heaters and room heaters shall comply with the provisions of **CMC CHAPTER 9**
- M-1 2 Duct systems used with blower type equipment that are part of HVAC systems shall be sized in accordance with ACCA Manuel D or other approved method.

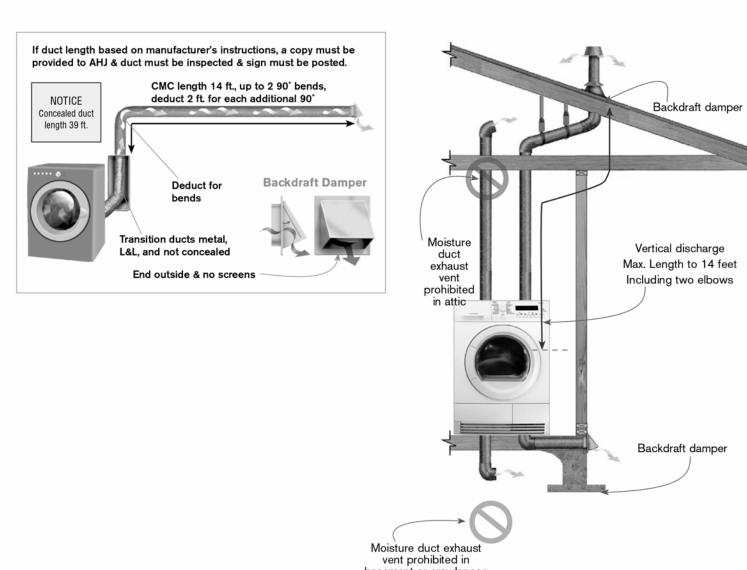
### **Clothes Dryer & Moisture Exhaust Vents**

Moisture exhaust ducts must terminate outside of the building and be equipped with a backdraft damper. Screens are not allowed at the duct termination. It should be noted that a moisture exhaust duct should not be terminated in an attic, even if it is well ventilated, because the moisture vapor may condense on the roof sheathing, rafters or insulation, particularly in cold climates. Exhaust ducts for clothes dryers must not be connected with metal screws or fastening devices which may extend inside the duct. This is to prevent the accumulation of lint, which may create a fire hazard.

The best fasteners for use in this application would be blind pop rivets. To avoid the hazards of cross connections, clothes dryer exhaust ducts maynot extend into or through ducts or plenums. Ducts must terminate 3 feetfrom property line and 3 feet from any openings into the buildings.

Domestic clothes dryer exhaust ducts are not to exceed a total combined vertical and horizontal length of 14 feet, including two 90-degree elbows. Two feet is to be deducted from the total allowed length for each 90-degree elbow in excess of two.

An in-line booster fan requires "Alternate Methods" application and approval from Building Official.



## GENERAL PLUMBING NOTES FROM 2022 CPC

- P-1 Provide an approved dishwasher air gap fitting as per CPC 807.3

  Potable water outlets with hose attachments, other than water heater drains, boiler drains, and clothes washer connectors, shall be provided a non-removable hose bib type backflow prevention devise, a non-removable hose bib type vacuum breaker or by a atmospheric vacuum breaker as per CPC Section 603.5.7

  P-3 Where a fixture comes in contact with the wall or floor, the joint between the fixture and the wall or floor shall be made watertight as per CPC 402.2
- P-4 Cleanouts are to be acessible per CPC 708. Cleanout clearances per CPC 709.
- P-5 Gas utilization equipment in garages shall be installed so that burners or burner ignition devices are located at least 18 inches above the floor unless listed as flammable vapor ignition resistant OR A'S PER CPC 504.3
  - Water heater installations shall be accessible for inspection, repair, or replacement as per CPC Chapter 5.
- Water systems containing storage water heating equipment shall be provided with an approved, listed, and adequately sized combination pressure and temperature relief valve as per CPC 504.5
- P-10 Relief valves located inside a building shall be provided with a drain of galvanized steel, hard drawn copper piping and fittings, CPVC, or listed valve drain. The drain shall extend from the valve to the outside of the building with the end of the pipe not more than 2-feet nor less than 6-inches above the ground and pointing downward as per CPC 608.5
  - **Note 1:** No part of such drainpipe shall be trapped, and the terminal end of the drainpipe shall not be threaded. **Note 2:** Discharge from a relief valve into a water heater pan shall be prohibited as per
- P-11 Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of 4-inches (101.6 mm) shall be maintained above the controls with the strapping as per CPC 507.2
- P-12 Gas outlets located in a barbecue or fireplace shall be controlled by an approved operating valve located in the same room and outside the hearth but not more than 6-feet from such outlets as per NFPA 5.5.4.
- P-13 Showers and tub-shower combinations in all buildings shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type with a maximum mixed water setting of 120 degrees as per CPC408.3
  - The minimum capacity for water heaters shall be in accordance with the first hour rating listed in CPC TABLE 501.1(2) BELOW.

### TABLE 501.1(2) FIRST HOUR RATING<sup>1</sup>

Number of Bathrooms	1	to 1.	.5	2 to 2.5				3 to 3.5			
Number of Bedrooms	1	2	3	2	3	4	5	3	4	5	6
First Hour Rating, <sup>2</sup> Gallons	38	49	49	49	62	62	74	62	74	74	74

For SI units: 1 gallon = 3.785 L

<sup>1</sup> The first-hour rating is found on the "Energy Guide" label.

<sup>2</sup> Solar water heaters shall be sized to meet the appropriate first-hour rating as shown in the table.

### 501.2 California Energy Code Water Heating System Requirements [CEC]

See California Energy Code Section 110.3 for additional mandatory requirements for all service water heating systems, and 150.0(n) for additional mandatory requirements for residential service water heating systems.

- P-15 Shut off valves shall be installed in the fuel supply piping outside of each appliance as per ANZI Z21.24 and NFPA 54:9.6.1.
- P-16 Control valves and shower heads shall be located on the sidewall of shower compartment or otherwise arranged so that the showerhead does not discharge directly at the enterance to the compartment and the bather can adjust the valves prior to stepping into the spray per CPC 408.9
  - MAXIMUM LOADING FOR A 3" HORIZONTAL DRAIN LINE IS 35 DFU. LIMIT OF 5 TOILETS PER CPC TABLE 703.2 NOTE 4

### **GENERAL BULDING NOTES**

FROM 2022 CRC

23	Dwelling units, guest rooms, and congregate residences shall be provided with
	heating facilities capable of maintaining a room temperature of 68 degree F at a point 3
	feet above the floor and 2 feet from exterior walls in all habitable rooms as per
	CRC Section R303.10

- Factory built fireplaces and factory built chimneys shall be listed and installed in accordance with the terms of their listing and the manufacturers instructions as per CRC Section R1004 and R1005.
- Masonry fireplaces and masonry chimneys, shall be constructed, reinforced and anchored as per CRC Section R1001 and R1003. Required clearances to combustible materials shall be maintained as per Section R1001.11 and R1003.18.
- B-26 Provide attic ventilation as per CRC Section R806 and the California Energy Standards Commission.
- Fire blocking and draft stopping shall be installed according to CRC Section R302. 11.

### REMOVED

B-28

Fire blocking and draft stopping shall be installed according to CRC Section R302. 11.

- B-30 All gypsum board, stucco, plaster, and lath shall be installed as **per** CRC Chapter 7.
- B-31 Exterior wall coverings shall be applied as per CRC Section R703.
- Braced wall lines shall consist of braced wall panels that meet the requirements for location, type, and amount of bracing specified in \_\_\_\_ CRC, section R602.10 and are in line or offset from each other by not more than 4 feet from the designated brace wall line. Braced wall panel end distance requirements shall be per Figure R602. 10.1.4 (2). All braced wall panels shall be clearly identified on the plans as to their type, length and location as per CRC Table R602.10.2.
- B-33 Any braced wall panel required by the CRC Section R602.10 may be replaced by an alternate braced wall panel constructed in accordance with CRC Section R602.10.3.2, Item 1 for one-story buildings and Item 2 for the first story of two-story buildings. Alternate braced wall lengths shall be per Table R602.10.3.2.
- B-34 Conventional Light-Frame Construction complying with the AF&PA WFCM 2008 is an acceptable alternative to the CRC Section R301 .1 prescriptive framing requirements.
- Buildings, or portions thereof, exceeding the limitations of CRC Section R301 shall be designed or comply with the design requirements of the CBC. Irregularly shaped structures, as defined in Section R301 .2.2.2.5 shall be designed in accordance with accepted engineering practice.
- B-36 Wood framed studs shall be dimensioned as per CRC Table R602.3 (5) for size, height, and spacing.
- All foundation sills, plates, sleepers, posts, and columns that rest on concrete or masonry must be naturally durable or preservative treated
- Cutting and notching of exterior walls and bearing walls shall not be greater than 25 percent of the stud width. Cutting or notching of studs to a depth not greater than 40 percent of the width of the stud is permitted in nonbearing walls supporting no loads other than their own weight ( ) CRC Section R602.6).
- A hole not greater in diameter than 40 percent of the stud width may be bored in any wood stud. Bored holes not greater than 60 percent of the stud width are permitted in nonbearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are so bored CRC Section R602.6).
- All bearing walls shall be supported on masonry, concrete, foundations, piles, or other approved foundation systems that will be of sufficient size to support all loads. Where a design is not provided, the minimum foundation requirements for stud bearing walls shall be as set forth in CRC Tables R401.4.1 and R403.1.
- B-41 Where post and beam or girder construction is used to support floor framing, positive connections shall be provided to ensure against uplift and lateral displacement as per CRC Section R502.9.
- Where rafters are not parallel with the ceiling joists, rafters ties shall be installed. Rafter ties shall be a minimum of 2 inch by 4 inch (nominal) and shall be connected to the rafter per Table R802.5.2(1) Collar ties shall be installed per Section R802.5.2.2

MAX SPACING 24" O.C. OR AS APPROVED BY EOR.

House Arte
Residential Design L Drafting - Mustration

EW ADDITION FOR:
SASHA & ALONA GORER
O LILY CT
RISBANE, CA 94005

REVISIONS
NO DESCRIPTION DATE

005

RAWN BY: KES
ATE DRAWN: 1/25/2024

1/4"=1'-0" U.N.O. TYP.

CONCEPT

CENTEDAL

GENERAL CONSTRUCTION NOTES

- A2 -

# 2022 CALIFORNIA GREEN BUILDING STANDARDS MANDATORY MEASURES

### California Green Building Standards Code Residential Mandatory Measures

Planning and Design
Site Development (4.106)

Storm Water Protection Measures shall be implemented at the initial phase of construction activity. Projects shall prevent erosion and retain soil runoff on the site through the use of a barrier system, wattle or other approved method.

Sites shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

Electric Vehicle (EV) Charging for New Construction (4.106.4)

New one- and two-family dwellings and townhouses with attached private garages shall install a listed raceway to accommodate a dedicated 220-volt branch circuit for an EV charger. The raceway shall not be less than nominal 1" inside diameter. The raceway shall originate at the main service or subpanel and shall terminate into a listed enclosure in close proximity to the proposed location of an EV charger. The service panel and/or subpanel shall provide capacity to install a 40-amp minimum dedicated branch circuit and spaces(s) reserved to permit installation of a branch circuit overcurrent protective device.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

### Water Efficiency and Conservation

Indoor Water Use (4.303)

1

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

Showerheads: Single showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi.

Lavatory Faucets: The maximum flow rate of lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi.

Outdoor Water Use (4.304)

Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall be weather-based.

### Material Conservation and Resource Efficiency

Enhanced Durability and Reduced Maintenance (4.406)

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

Construction Waste Reduction, Disposal and Recycling (4.408)

Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.

Documentation shall be provided to the enforcing agency to demonstrate compliance with the construction waste management plan at the time of final inspection.

### CALGREEN 301.1.1. WATER FIXTURE UPGRADES

ON OR AFTER JANUARY 1, 2014, FOR ALL BUILIDNG ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NONCOMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.

NONCOMPLIANT FIXTURES SHALL HAVE A FLOWRATES THAT EXCEEDS THE FOLLOWING:

WATER CLOSETS: 1.6 GPF (GALLONS PER FLUSH)
SHOWERHEADS: 2.5 GPM
KITCHEN FAUCETS: 2.2 GPM
LAVATORY FAUCETS: 2.2 GPM

Life Cycle Assessment (4.409)

At the time of final inspection, a maintenance and operation manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be provided to the building occupant or owner.

### **Environmental Quality**

Fireplaces (4.503)

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Limits Standards (NSPS) emission limits where applicable

Pollutant Control (4.504)

At the time of rough installation, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered.

Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits of Tables 4.504.1 and 4.504.2.

Paints, stains and other coatings shall be compliant with VOC limits of Table 4.504.3.

Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC and other toxic compounds.

Verification that compliant VOC limit materials have been used shall be provided at the request of the enforcing agency.

Carpet systems shall comply with the requirements of Section 4.504.3.

Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of Section 4.504.4

Composite wood products shall comply with the maximum formaldehyde limits of Table 4.504.5.

Interior Moisture Control (4.505)

Concrete slabs in habitable spaces shall have a vapor retarder in direct contact with the concrete unless an alternative design is provided by a licensed design professional.

Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified by means of moisture readings using a moisture meter.

Indoor Air Quality and Exhaust (4.506)

Each bathroom shall be mechanically ventilated with an Energy Star compliant fan.

Unless functioning as a whole house ventilation system, bathroom fans shall be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.

Environmental Comfort (4.507)

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

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J-2011(Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D-2014 (Residential Duct Systems), ASHGAE
  handbooks or other equivalent design software or methods.
- 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods.

### Installer Qualifications

Qualifications (702)

HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems.

Residential Design L Drafting - Muserration

NEW ADDITION FOR:
SASHA & ALONA GORER
80 LILY CT
BRISBANE, CA 94005

REVISIONS

NO DESCRIPTION DATE

DRAWN BY: KES

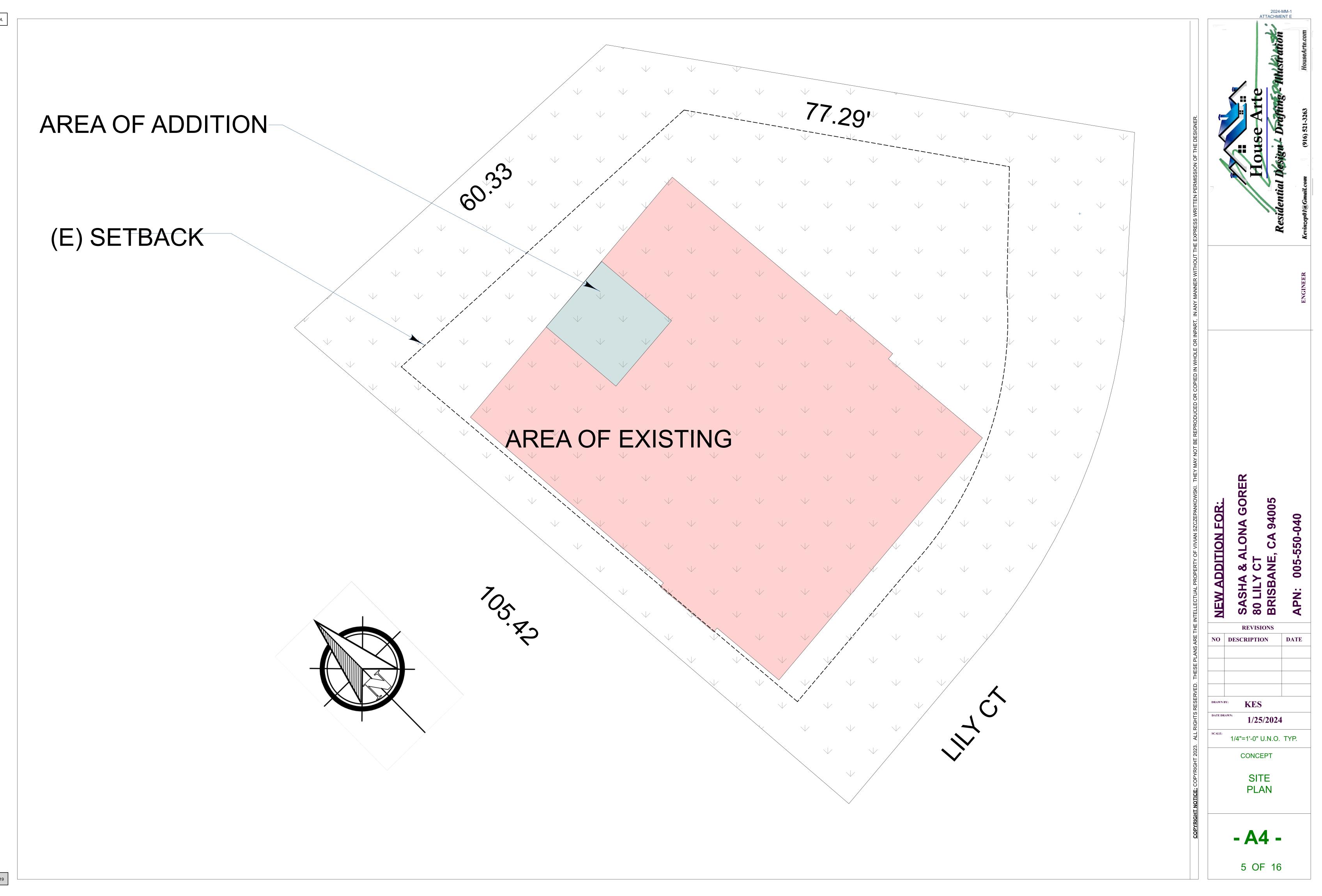
1/25/2024

1/4"=1'-0" U.N.O. TYP.

CONCEPT

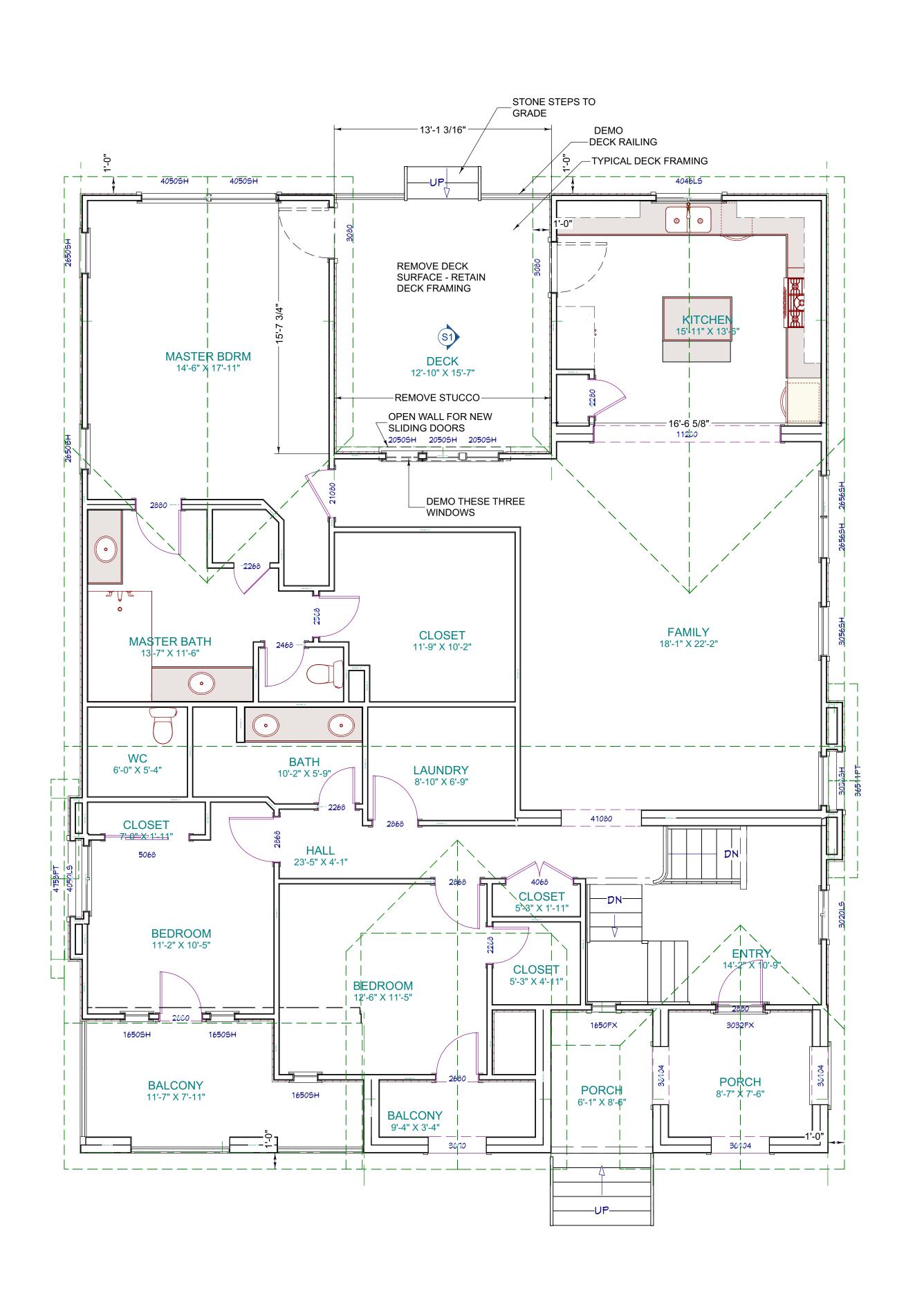
CAL GREEN MANDATORY MEASURES

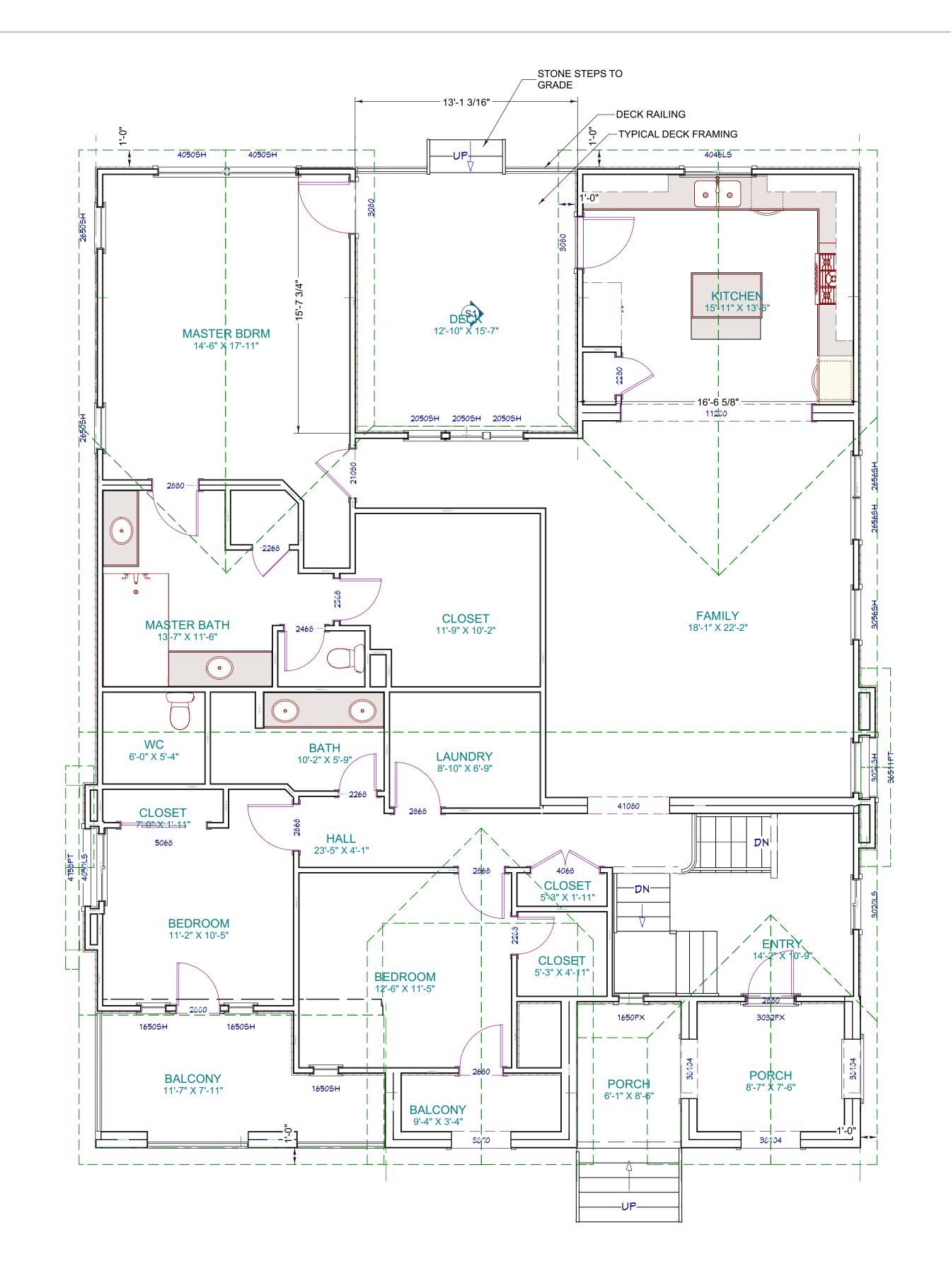
- A3 -



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A.





1 EXISTING FLOOR PLAN

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

2 DEMOLITION FLOOR PLAN

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

DRAWN BY:

KES

DATE DRAWN:

1/25/2024

SCALE:

1/4"=1'-0" U.N.O. TYP.

CONCEPT

EXISTING & DEMOLITION

SASHA 80 LILY BRISBA 005-550-040

**NEW ADDITION FOR:** 

2024-MM-1 ATTACHMENT E

6 OF 16

- A5 -

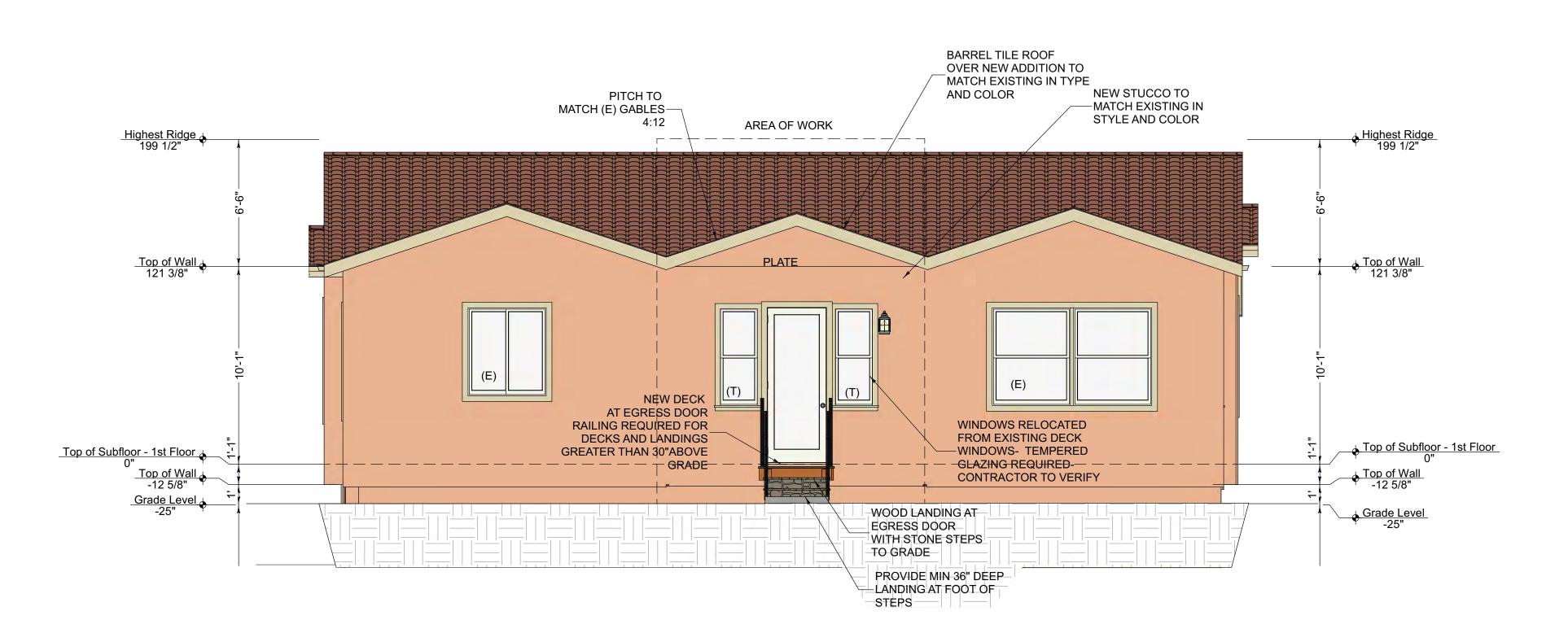
PLAN

2024-MM-1 ATTACHMENT E PROVIDE A SCREENED 36" DEEP CONCRETE OPENING FOR VENTILATION LANDING AT STAIR FOOT SCREEN MESH TO BE <= 1/4" HANDRAIL AND RAILING 2'X1.3'= 2.67 SQ FT MIN 8" CONC STEM COLOR AND MATERIAL-PER HOMEOWNER —WALL N 12" x 12" WINDOWS RELOCATED CONT FOOTING STEPS TO FROM EXISTING- VERIFY NEW WP-GFCI OUTLET CONC LANDING TEMPERED GLAZING PROVIDE MIN 24X16X16 ACCESS WITH BUBBLE COVER #4 DOWEL INTO INSTALL NEW IF NOT OPENING IN PERIMETER WALL. EXISTING FOUNDATION
WALL EMBED 8" MIN
OVERBORE 1/16" MAX TEMPERED CANNOT BE UNDER THE DOOR - R408.4 USE SET XP EPOXY 4050SH 4050SH EXISTING MASTER BDRM INFILL DOOR 14'-6" X 17'-11" AT KITCHEN INFILL DOOR AT MASTER <u>/1</u> NEW DUCTING AND 15'<sup>1</sup>11" X 13 REGISTER - LENGTH CRAWL SPACE OF DUCT: 9' WITH / 13'-0" X 14'-11" MIN R6 INSUL / 13'-1" X 16'-6" 215 SQ FT (E) DUCT\_POCKET DOORS-AS OCCURS VENTILATION REQUIRED PER 408.1 1 SQ FT PER 150 SQ FT = 215 SQ FT/150SQFT = 1.43 SQ FT VERIFY EXISTING SMOKE AND CO DETECTORS ARE INSTALLED AS REQUIRED PER CODE PROVIDE 12" x 12" OPENING IN EXISTING FOUNDATION WALL FOR CROSS VENTILATION OF NEW UNDER FLOOR SPACE EXISTING MECHANICAL \_\_ IN THE ATTIC\_\_ **EXISTING FAMILY** MASTER BATH 15'-11" X 22'-2" 13 -7" X 11'-2" EXISTING **EXISTING** OFFICE 5'-8" X 3'-3" 13'-11" X 10'-10" VERIFY THAT SMOKE AND BATH 10'-2" X 5'-9" 005-550-040 CO DETECTORS ARE INSTALLED AT THE TOP AND BOTTOM OF 6'-0" X 5'-4" LAUNDRY BATH 6'-0" X 6'-9" CLOSET 7'-0" X 1'-11" HALL 23'-5" X 4'-1" SASHA 80 LILY BRISBA CLOSET 5'-3" X 1'-11" **EXISTING** BEDROOM 11'-2" X 10'-5" GARAGE 29'-9" X 22'-2" **REVISIONS** EXISTING CLOSET | 5'-3'\X 4'-11" | | BEDROOM | 12'-6" X 11'-5" NO DESCRIPTION 2500 **EXISTING** PORCH **BALCONY** PORCH 6'-1" X 8'-6" 8'-7" X 7'-6" 11'-7" X 7'-11" **KES** BALCONY 1/25/2024 1/4"=1'-0" U.N.O. TYP. CONCEPT PROPOSED PLAN FOUNDATION FLOOR PLAN SCALE: 1/4"=1'-0" PROPOSED FLOOR PLAN SCALE: 1/4"=1'-0" E1 7 OF 16





# 1 EXISTING REAR ELEVATION SCALE: 1/4"=1'-0"





HOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

HOUSEARTE

Residential Design L Drafting - Thus Francom

Kevinzep01@Gmaik.com

(916) 521-3263

HOUSEArte.com

SASHA & ALONA GORER 80 LILY CT BRISBANE, CA 94005 APN: 005-550-040

**NEW ADDITION FOR:** 

REVISIONS

NO DESCRIPTION DATE

DRAWN BY: KES

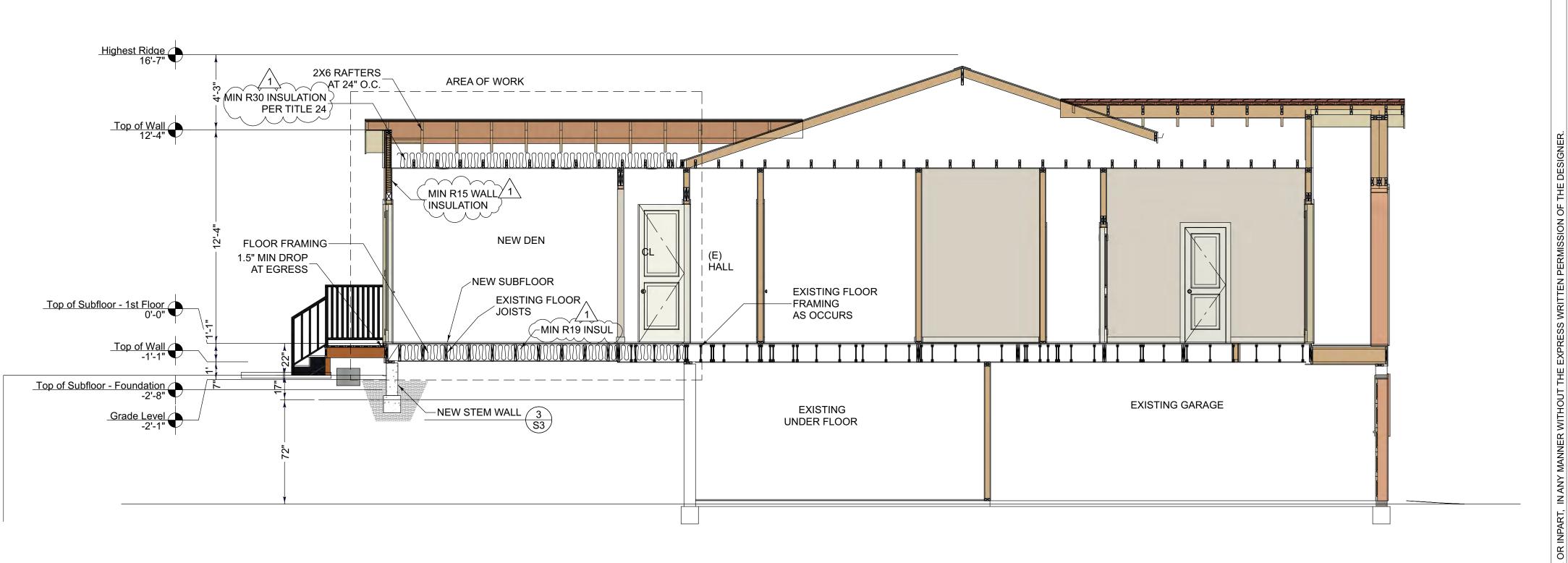
DATE DRAWN: 1/25/2024

1/4"=1'-0" U.N.O. TYP.

CONCEPT

EXISTING / NEW ELEVATIONS

- A7 -



# S1 EXISTING REAR ELEVATION SCALE: 1/4"=1'-0"

WEEP SCREED AND FLASHING

1- WEEP SCREED SHALL COMPLY WITH ASTM C 926.

2- PROVIDE A MINIMUM OF 26 GA GALVANIZED SHEET

WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2"

SHALL BE PROVIDED AT OR BELOW THE FOUNDATION

ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL

COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF

PLATE ON ALL EXTERIOR STUD WALLS THAT HAVE

3- THE WEATHER RESISTANT BARRIER SHALL LAP THE

EXTERIOR STUCCO OR PLASTER CLADDING.

CORROSION RESISTANT WEEP SCREED

**NOTES:** 

OF THE SCREED.

PLYWOOD SHEATHING 3/8" MIN SEE SHEARWALL SCHEDULE GRADE "D" BUILDING PAPER OR MTL FLASHING AT A MINIMUM OF 12" HIGH WALL FRAMING -- CR MTL LATH INTERIOR GYP BOARD STUCCO PERFORATED WEEP PLATE -SCREED 4" ABV SOIL MIN 2" ABV FOUNDATION PAVED AREA FINISH GRADE -





2024-MM-1

NEW ADDITION FOR:
SASHA & ALONA GORER
80 LILY CT
BRISBANE, CA 94005

005-550-040

REVISIONS

NO DESCRIPTION DATE

DRAWN BY: KES

DATE DRAWN:

1/25/2024

SCALE:

1/4"=1'-0" U.N.O. TYP.

CONCEPT

BUILDING SECTIONS

- A8 -

9 OF 16

2

### GENERAL REQUIREMENTS

- Work performed shall comply with the following:
- These General Requirements unless otherwise noted on plans or specifications.
- Building Code CBC 2022
- 4. All applicable local, State and Federal Codes, Ordinances, Laws, regulations and Protective Covenants governing the site of work.
- 5. Standard Specifications of ASTM as noted herein and as required by the Building Code.
- 6. All work needs to be performed by qualified and experienced contractors familiar with this type of project.
- 7. In case of conflict, the more stringent requirement shall govern.
- 8. On site verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedence over scale of drawings.
- 9. Engineer or architect of record is to be notified immediately by the contractor should any question arise or any discrepancy be found pertaining to the working drawings and/or specifications.
- 10. No deviations from these requirements and structural details shall be made without the written approval of E.O.R.. Approval by the inspector does not constitute authority to deviate from plans or specifications.
- 11. The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the architect or engineer. The contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms, and finish materials. The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility

### **DESIGN CRITERIA**

### A.FLOOR AND ROOF LIVE LOADS

- 1. ROOF 20 PSF 2. FLOOR
- B. WIND LOAD 1. ULTIMATE DESIGN WIND SPEED, VULT
- ..110 MPH 2. NOMINAL DESIGN WIND SPEED, VASD
- .CATEGORY B 3. WIND EXPOSURE ..CATEGORY II 4. RISK CATEGORY
- C. SEISMIC LOAD. 1. SEISMIC DESIGN CATEGORY CATEGORY D
- $S_s = 0.442g$   $S_1 = 0.219g$  R = 6.5Sds = 0.426g Sms = 0.640g Cs = 0.066
- 2. SITE CLASS . 3. IMPORTANCE
- D. FOUNDATION.-
- 1. NO FOUNDATION REPORT 2. DESIGN LOAD-BEARING VALUES OF SOILS = 1500 PSF

### REINFORCED CONCRETE

- All reinforced concrete materials and construction shall conform to Building Code, chapter 19.
- 2. Cement shall conform to Section 1903 of Building Code and shall correspond to that on which the selection of concrete proportions were based.
- 3. Concrete aggregates shall conform to Building Code Section 1903.
- 4. Portland cement shall be Type I or II conforming to ASTM C150. For concrete in contact with soil containing sulfate  $So_4 \ge 0.1\%$  by weight use Type II cement, containing sulfate  $So_4 \ge 0.2\%$  by weight useType V cement. Weight percentage of So<sub>4</sub> shall be per soils report. Refer to Section 1904 of the Building Code for special exposure conditions as required by soils engineer & see corrosion engineer's recommendations for concrete exposed to corrosive elements.
- 5. Reinforcing steel shall conform to ASTM A615, Grade 60 for all sizes.
- Dowels shall be equal in size and spacing.
- 7. The (28 days) concrete compressive strength, f'c, shall be min 2500 psi U.N.O.
- 8. Special inspection is required for concrete with f'c > 2500 psi
- 9. All reinforcing, dowels, holdowns, and other inserts shall be secured in position and approved by the local building official prior to the pouring of any concrete.
- 10. Min. concrete cover for reinforcing:
- a- Concrete, placed against earth not formed b- Concrete formed or troweled

### FOUNDATION

- 1. All continuous footings to have 5/8"dia. x min. 12" anchor bolts, min. 7" embedment into concrete footing at 72" o.c. unless noted otherwise on plans. One anchor bolt should be located max. 12" away and min. 9 1/2" from the end of the sill plates, min. (2) A.Bs. per sill plate/shear panel. Sill plate under shear walls of up to 4'-0" in length must be continuous. See note 2 for sill plate fasteners at interior non-shear walls.
- 1a. Anchor bolts at shear walls shall be installed with plate washers of min. 3" sq. x 0.229" thick between sill plate and nut. Edge(s) of plate washers shall be 1/2" max. from inside face of shear panel(s) per conditions shown below.
- 1b. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16 inch larger than the bolt diameter and a slot length not to exced 1 3/4 inches, provided a standard cut washer is placed between the plate washer and the nut
- For interior non-shear walls use Simpson PHNW series 0.145Ø pins with a penetration of 1 1/4" into slab at 16" O.C. to be installed in accordance with ICC ESR-2138. Actual slab thickness to be minimum 4". All interior shear walls to have A.Bs. per foundation plan.
- 3. All holdowns and post anchors to be installed according to most current Simpson Strong Tie specifications and requirements of ICC-ER reports & shall be tied in place prior to foundation inspection. Dimensions are not furnished to Simpson holdowns. It is the responsibility of the contractor's superintendent, the framing contractor and the concrete contractor to locate these anchors in the exact location. Refer to details for proper installation.
- 4. Min. concrete width to be 8" for receiving PA, HPA & STHD's. Verify locations of holdowns and
- anchor bolts with rough framing to assure accurate installation.
- 5. Provide #3 X 24" dowel at 24" o.c. and 12" from the corner at all concrete stoops and porches. 6. Provide min. (1) #4 reinforcing for electrical ground, location to be verified with the electrical contractor.
- 7. Verify min. foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if more stringent, they shall supersede the above minimum requirements. See note #7 under reinforced concrete for concrete strength.
- 8. Admixtures in concrete mix. containing calcium chlorides shall not be used.
- 9. Footings shall be examined and certified in writing by the project soil/geology engineer prior to inspection and placement of concrete.
- 10. Concrete shall be to the strength and slump as specified per structural design, and consist of Portland cement ASTM C-150 Type V per soils engineer's recommendations and Building Code section 1904.3 (ACI 318 section 4.3) when exposed to sulfate containing solutions. Aggregates shall be per ASTM C-33. Water to be clean and potable.
- 11. Placement shall be in one continuous operation unless otherwise specified. Slab surface shall be cured with 'Hunts' compound or equal or cured with other methods in accordance with good construction practice at contractor's option.
- 12. Contractor shall dampen slab underlayment of sand/membrane just prior to concrete placement to assist uniform concrete curing. Slabs must not be poured during or immediately after rainstorms. The specified sand over visqueen should not be saturated at the time of the concrete pour. Any free water trapped in the sand layer must be removed prior to the concrete pour.
- 13. The bottoms of footing excavations shall be level, clean and free of loose material or water when concrete is placed. Over excavation shall be filled with concrete or properly compacted fill that has been tested and approved by the soils engineer. Backfill shall not be placed until supporting foundations, walls and slab have attained sufficient strength to support lateral soil pressure.
- 14. Concrete placement shall be monolithic in one continuous operation uniformly placed and must be vibrated and well consolidated unless shown otherwise on plans. Dual pour is defined by ACI as to when 1st. & 2nd. pour can not be vibrated together.
- 15. Floor slab shall be poured level to 1/8" in 10'.

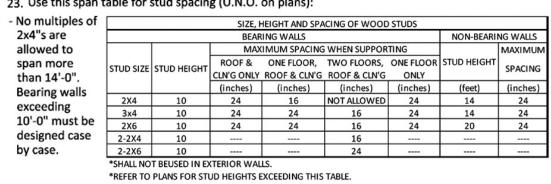
### STRUCTURAL WOOD

- MINIMUM QUALITY
- All structural wood shall be of Douglas Fir Larch species, (19% maximum moisture content at the
- time of construction U.N.O.). All machine bolts shall conform to ASTM A307. Holes for bolts should be drilled 1/16" larger than
- bolt diameter For non-shear wall applications, round washers shall be used on all bolts and should conform with ANSI/ASME B 18.22.1. Use min. 1 3/8" Ø x 7/64" thick washer for 1/2" Ø bolt, 1 3/4" Ø x 9/64"
- All nails shall be sinker nails and staggered U.N.O., except as shown in Nailing Schedule. Adhesive used to attach floor sheathing to framing elements shall conform with APA specification
- Manufactured hardware specified on the drawings are to be Simpson Strong Tie (Unless

thick washer for 5/8" Ø bolt and 2 1/2" Ø x 11/64" thick washer for 1" Ø bolt. U.N.O.

- specifically authorized in writing by E.O.R.. Follow all manufacturer's requirements & recommendations for installation & handling of the product.
- LUMBER GRADES ( U.N.O. )
- 6x & 8x posts / beams / headers: DFL #1 4x posts / beams / headers: DFL #2
- 2x joists / rafters: DFL #2 Studs: D.F.L. Stud Grade (up to 9'-0"), DFL #2 (taller than 9'-0") Top plates & Mud sills: DFL construction grade or better
- See structural wood note #11 for additional mud sill requirements The following beams/headers/rims can be from any manufacturer with current approved icc es evaluation report with the following mechanical properties:
- a. GLUED LAMINATED MEMBERS COMBINATION 24F-V4 DF/DF 3500' RADIUS. DOUGLAS FIR 1.55E, SG=.50, E=1550000 PSI, Fb=2325 PSI, Fv=310 PSI
- c. LVL BEAMS DOUGLAS FIR 2.0E, SG=.50, E=2000000 PSI, Fb=2600 PSI, Fv=285 PSI
- d. PSL BEAMS
  DOUGLAS FIR 2.2E, SG=.50, E=2200000 PSI, Fb=2900 PSI, Fv=290 PSI
- B. TYPICAL FLOOR SHEATHING
- 23/32" APA rated Sturd-I-Floor T&G Exp I with min. span rating of 24" o.c. Refer to NER 108 for installation and conditions of use
- B.N.:10d common nails at 6" o.c. E.N.:10d common nails at 6" o.c. F.N.:10d common nails at 12" o.c.
- Use ring or screw shank nails and glue sheathing to framing using adhesives meeting APA specification AFG-01 or ASTM D3498. Apply glue in accordance with manufacturer's
- TYPICAL ROOF SHEATHING 15/32" APA rated sheathing Exp 1 with a min. panel index of 32/16.
- Refer to NER 108 for installation and conditions of use. B.N.:8d common nail at 6" o.c. E.N.:8d common nail at 6" o.c F.N.:8d common nail at 12" o.c.
- \*Note: All structural rated panels must be stamped by one of the following approved agencies, APA, PFS/TECO or Pittsburg.

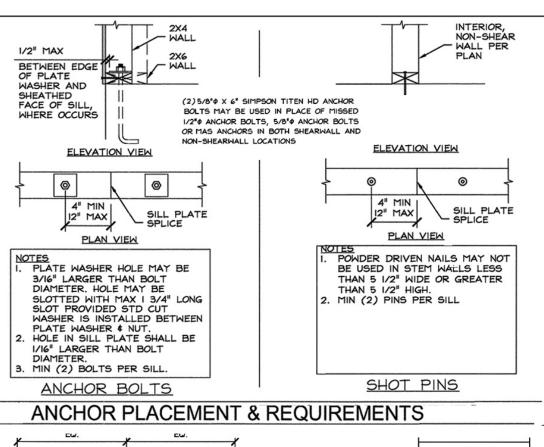
- All framing, bracing, nailing, notching, drilling or boring shall be in accordance with Building Code unless more stringent requirements are specified or required by the local Jurisdiction.
- ). Fabrication and handling of Glue-lam beams shall be per ANSI/AITC A 190.1 . Standard beams to bear legible APA-ENS or AITC grade stamp. An APA- EWS CRAN AITC Certificate of conformance for glued-laminated members should be submitted to the field inspector prior to installation and Glue-lam members shall be 24F-V4, DF/DF with standard camber on roof beams except cantilever end (U.N.O.). All cantilever ends and floor beams shall have zero camber u.n.o. All beams shall be
- fabricated using waterproof glue. L. I ALL SILL PLATE ANCHOR BOLTS, NUTS AND PLATE WASHERS SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL OR MECHANICALLY DEPOSITED ZINC COATED STEEL, IN ACCORDANCE WITH CBC 2304.10.5
- 2. Stud walls perpendicular to a concrete or masonry wall shall be bolted to the concrete or masonry wall with 5/8" diameter x 8" A307 bolts at top, mid-height and bottom.
- 3. All wood exposed to weather conditions must be pressure treated with hot dipped galvanized connectors as specified in note 11. 14. Conventional light framed construction requirements of chapter 23 should be followed as required.
- 15. Weight of the roof tile is considered to be 10 psf max. (total roof dead load of 19 psf). If roofing material exceeds this load, the framing contractor should notify E.O.R. in writing prior to
- 16. Top plates of all wood stud walls to consist of (2) 2x's the same width as the studs U.N.O. Top plates
- shall lap a min. of 48" and be spliced with not less than 6-16d nails spaced not more than 12" o.c. 17. All shear panels shall have continuous sheathing material from one end to the other and from plate to plate as specified on the drawings. Contractor shall coordinate framing such that continuity of shear panels is assured.
- 18. All ledgers shall be spliced with ST22 strap, unless noted otherwise.
- 19. All shear transfer nailing shall be per drawings, and contractor shall provide proper notification for inspections to review the same.
- 20. Provide post/multiple studs at lower floor under post/multiple studs above. Each post/stud shall be fastened by Gypsum Wall Board w/ 5d cooler nails @ 7" o.c. U.N.O. on plan. Provide full width and depth compression block between floors at such locations. 21. All joist hangers shall be Simpson U hanger, all beam hangers shall be Simpson HU hangers U.N.O.
- on plan or detail. Follow manufacturer's recommendations for installation. 2. If a double sill plate is used at light-weight concrete flooring, then the framing contractor shall
- apply sill plate nailing to both sill plates, at 16" o.c. max. or as specified per schedule. 23. Use this span table for stud spacing (U.N.O. on plans):

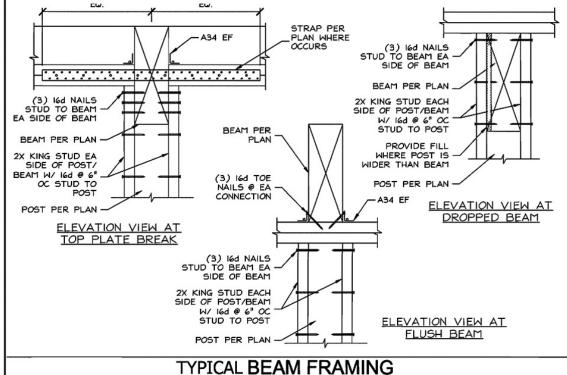


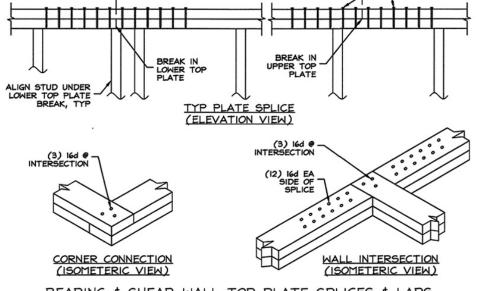
- Headers: Use 4X4 for openings less than 16" at bearing walls without point loads. For non-bearing walls use 2x4 for openings up to 3'-0" max. Use (2)2x4 for openings up to 6'-0" max. Use 4x6 for openings up to 12'-0" max. U.N.O. (2-2x on edge can be substituted for 4x members).
- 5. Approved end-jointed lumber may be used interchangeably with solid sawn members of the same species and grade for buildings up to 2-story. When finger jointed lumber is marked "stud use only" or "vert use only" such lumber shall be limited to use for studs only. All finger jointed lumber should bear a certified finger jointed lumber grade stamp.
- 26. Wood truss manufacturer shall supply to the engineer and the building department calculations and shop drawings for approval of design loads, configuration (2 or 3 point bearing), and shear transfer, prior to fabrication. It shall be the responsibility of the manufacturer to obtain building department approval of calculations and shop drawings prior to fabrication.
- 7. Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
- 28. All connections involving trusses shall be ICC approved and of adequate strength to resist stresses due to the loadings involved and shall be designed and specified by the truss manufacturer. 29. Truss members and engineered wood products (i.e. prefabricated wood I-joist, structural glued-
- laminated timber and structural composite lumber) cannot be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional (CRC 30. Cross bridging and/or bracing shall be provided and detailed by the truss manufacturer as required to adequately brace all trusses.
- 1. Truss manufacturer to provide details which allow for normal deflection without imposing lateral loads on their supports (i.e., scissors trusses). Truss manufacturer is responsible for:

a. providing additional shear and drag trusses as shown on the framing plans.

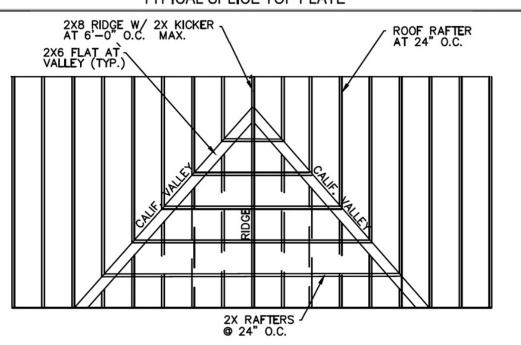
- b. reviewing framing plans and details prior to fabrication of trusses and specifying hangers. c. meet the profile as indicated in the architectural and structural drawings. d. design trusses for deflection compatibility of the system to avoid hump and sag in roof or ceiling.
- 3. All trusses designed by truss manufacturer shall be designed to sustain all vertical, lateral and other pertinent loads, including bracing of top and bottom chords, in addition to any connections related to trusses. Contractor to coordinate with truss manufacturer.
- 34. All truss lumber shall be Douglas Fir Larch (U.N.O.). Roof truss lumber shall be either Douglas Fir Larch or Hem-Fir. (U.N.O.)







BEARING \$ SHEAR WALL TOP PLATE SPLICES \$ LAPS TYPICAL SPLICE TOP PLATE



CALIFORNIA FRAMING DETAIL

MIN I/4" GAP BTWN TRUSS -NON-BEARING TOP PLATE ELEVATION VIEW STC CLIP INSTALLED PER MFR-SPECIFICATIONS NON-BEARING 2X BLKG BTWN TRUSSES-TRUSSES W/ (3) 16d EA BLOCK TO TO TOP PLATES CHORD NTERIOR TRUSS BEAM LOCATION BEARING WALL PER PLAN

TRUSSES OR RAFTERS AT INTERIOR WALLS

AT ALL BEARING INTERIOR WALLS

ISOMETRIC VIEW

AT ALL NON-BEARING

INTERIOR WALLS

EN TO BLKG PER PLAN BLKG BETWEEN @ BLOCKED DIAPHRAGM . FRAMING MEMBERS (WHERE REQ'D) (WHERE REQ'D) EN PER PLAN @ ALL SUPPORTED FIELD NAI FRAMING PER FLOOR/ROOF SHTG STAGGER PLYWOOD JOINTS MIN 2'-0" OC \$ ALIGN PLYWOOD JOINTS OVER FRAMING MEMBERS. ORIENT PLYWOOD WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS. . MIN PANEL SIZE TO BE 2'-0" X 2'-0" UNLESS ALL EDGES ARE BLOCKED.

TYPICAL DIAPHRAGM NAILING

SOLE PLATE

NAILING PER

SHEARWALL

CLIPS @ SOLE

WHERE OCCURS -

SCHEDULE

FLOOR SHTG \_

PER PLAN

FLOOR JOIST

FIELD NAILING

HOLDOWN WHERE

OCCURS PER

SHOWN )

PLAN (HPAHD

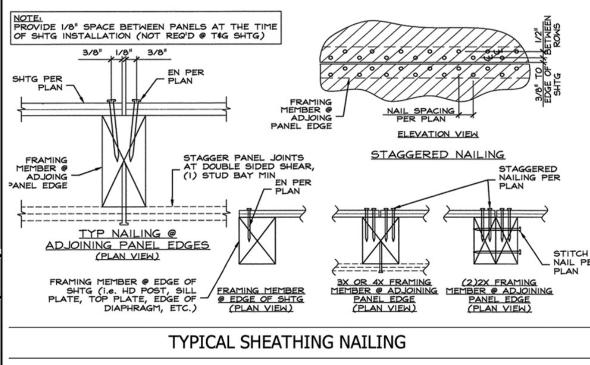
SCHEDULE

UPPER FLOOR SQUASH BLOCK (PER HOLDOWN PER -DETAIL J) @ HD PLAN WHERE LOCATION LTP4 @ 24" OC RIM O TOP PLATE UNO SHEARWALL PER PLAN MIN 1/8" SPACE BETWEEN PANELS FRAMING MEMBER DIVIOLDA TA PANEL EDGE ALIGN POST W/

SCHEDULE

1. JOIST TO SILL OR GIRDER, TOENAIL. BRIDGING TO JOIST, TOENAIL EACH END... 1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL.. 4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL.. ..2-16d ..16d (BOX) AT 16" O.C. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL. SOLE PLATE TO JOIST, AT BRACED WALL PANEL. ...(3) 16d (BOX) PER 16" 7. TOP PLATE TO STUD, END NAIL. 8. STUD TO SOLE PLATE... .4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-20d (BOX) DOUBLE STUDS, FACE NAIL. .16d (BOX) AT 24" O.C. 16d (BOX) AT 16" O.C. DOUBLED TOP PLATES, FACE NAIL. DOUBLE TOP PLATES, LAP SPLIC... ...8-16d 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL ...3-8d ...8d AT 6" O.C. 12. RIM JOIST TO TOP PLATE, TOE NAIL. 13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL...... 14. CONTINUOUS HEADER, TWO PIECES... ..16d AT 16" O.C. ALONG EACH EDGE 15. CEILING JOISTS TO PLATE, TOENAIL. ..3-8d 16. CONTINUOUS HEADER TO STUD, TOENAIL. .4-8d 17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL ...3-16d 18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL. ..3-16d 19. RAFTER TO PLATE, TOENAIL. 20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL... 21. 1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL. 22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL ..16d AT 24" O.C. 23. BUILT-UP CORNER STUDS... 24. BUILT-UP GIRDER AND BEAMS... ..20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE 2-16d AT EACH BEARING

**NAILING SCHEDULE** 



BEAM/MULTI-PLY

TYPICAL SHEARWALL NAILING BEAM/MULTI-PLY AT UTILITY PANEL LOCATION IT IS TRUSS WHERE OCCURS ACCEPTABLE TO OVER-SPAN (I) STUD BAY AS SHOWN, DO NOT INSTALL UTILITY PANELS @ POST POST PER PLAN OR SHEARWALL LOCATIONS

HOLDOWN ABOVE

HOLDOWN WHERE

- OCCURS PER PLAN

ANCHOR BOLTS PER

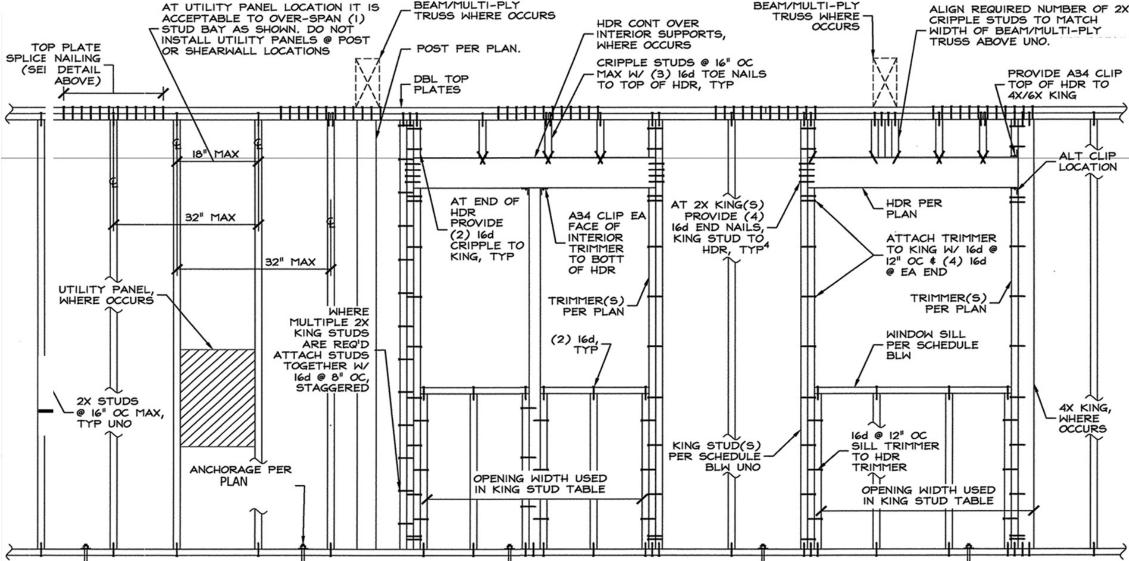
(HD SHOWN)

SHEARWALL

SCHEDULE

SCHEDULE

EN PER SHEARWALL



	Ą	L			4				
	A 33 5 5 4	STAN	NDARD KIN	NG STUDS	AT EXTE	RIOR WAL	LS		NON-BEARING WALL HEADER SCHEDULE WINDOW SILLS
PLA HEK	OPENING!	3'-0"	5'-0"	6'-0"	81-011	101-08	12'-0"	16'-0"	MALL   OPENING   31-01   61-01   81-01   121-01   161-01   MALL   OPENING   61-01   81-01   SIZE   SIZE
	81-1 1/211	2X	2X	2X	(2) 2X	(3) 2X OR 4X4	(4) 2X OR 4X6	(4) 2X OR 4X6	3V4 4X4 OR 4V6 4V9 4V10
ALL	9'-1 1/2"	2X	(2) 2X	(3) 2X OR 4X4	(4) 2X OR 4X6	(4) 2X OR 4X6	(5) 2X OR 4X8	4X10	6" WALL 2X6 4X6 FLAT 6X6 6X6 6X8 6" WALL 2X 2X
<u>*</u> 4	101 1 1/21	(2) 2X	(3) 2X OR 4X4	(4) 2X OR 4X6	(5) 2X OR 4X6	(6) 2X OR 4X8	(6) 2X OR 4XIO	4XI2	FRAMING NOTES:  *** OWNER/CONTRACTOR TO VERIFY FINISH MATERIAL DEFLECTION REQUIREMENTS***
ALL	UP TO 10'-1 1/2"	2X	2X	2X	2X	2X	(2) 2X	(2) 2X	I. FOR BACK TO BACK OPENINGS W/ A FULL-HEIGHT CENTER KING, SIZE FOR SUM OF OPENING
E @	12'-1 1/2"	2X	2X	2X	(2) 2X	(2) 2X	(3) 2X OR 4X6	(4) 2X OR 6X6	WIDTHS. (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)  2. PROVIDE (1) 2X TRIMMER ¢ (2) 2X KING STUDS MIN @ GARAGE DOOR ¢ PORCH HEADERS, UNO
	***REDUC	ED KING	STUDS AT	WALLS	W/ L/240	DEFLECTI	ON CRITE	RIA***	3. AT INTERIOR & GARAGE/HOUSE WALLS PROVIDE (1) 2X KING STUD AT OPENINGS UP TO 121 &
Ţ	8'-1 1/2"	2X	2X	2X	(2) 2X	(2) 2X	(3) 2X OR 4X4	(4) 2X OR 4X6	(2) 2X KINGS OPENINGS UP TO 16', UNO, W/ (2) 16d END NAILS KING STUD TO HEADER.  4. AT NON-BEARING WALLS PROVIDE (1) 2X TRIMMER EACH END OF OPENINGS UP TO 12' \$ (2)
¥ X	9'-1 1/2"	2X	(2) 2X	(2) 2X	(3) 2X OR 4X4	(3) 2X OR 4X4	(4) 2X OR 4X6	(5) 2X OR 4XI6	2X TRIMMERS UP TO 16', UNO.  5. SEE SECTION 6.3 ON SHEET SN.I FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.
4	10' 1 1/2"	2X	(2) 2X	(3) 2X OR 4X4	(3) 2X OR 4X4	(4) 2X OR 4X6	(5) 2X OR 4X6	(6) 2X OR 4X8	( () I 7/8" TI IIO OD FOLIVALENT MAY BE LIGED & NON-BEADING MALL OPENINGS IID TO KI-O"

TYPICAL WALL FRAMING

NAILING

ATTACHMENT I

400 **ADDITION FOR** G 0 0 C 8 O LII RIS 0 S S M REVISIONS

50

005

NEW **DESCRIPTION DATE KES** 1/25/2024

1/4"=1'-0" U.N.O. TYP.

CONCEPT

STRUCTURAL NOTES

2022 CBC TABLE	E 2304.10.2 FASTENING SCHE	DULE	2022 CBC TABLE	E 2304.10.2 FASTENING SCHE	DULE		2022 CBC TABLE
NOTE: THIS FASTENING SCHEDULE TO BE U	JSED UNLESS NOTED OTHERWISE ON PLAN	N AND ENGINEERING SHEET(S).	NOTE: THIS FASTENING SCHEDULE TO BE U	JSED UNLESS NOTED OTHERWISE ON PLAN	AND ENGINE	ERING SHEET(S).	NOTE: THIS FASTENING SCHEDULE TO BE US
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING A	AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS
	ROOF	•		WALL			WOOD STRUCTURAL PANELS, O
BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES     TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON (2-1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR	EACH END, TOENAIL	18. 1" BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2-1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128"); OR (2) 3" x 0.131" NAILS; OR (2) 3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL		25 - 2/44 ANTN I DOG
	(3) 3" 14 GAGE STAPLES, 7/16" CROWN (2) 8d COMMON (2-1/2" x 0.131")		19. 1" x 6" SHEATHING TO EACH BEARING	(2) 8d COMMON (2-1/2" x 0.131"); OR	FACE NAIL		35. 3/4" AND LESS
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE	(2) 3" x 0.131" NAILS (2) 3" 14 GAGE STAPLES	EACH END, TOENAIL	20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	(2) 10d BOX (3" x 0.128") (3) 8d COMMON (2-1/2" x 0.131"); OR	FACE NAIL		36. 7/8" - 1"
WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (2) 3" 14 GAGE STAPLES	END NAIL		(3) 10d BOX (3" x 0.128")  FLOOR	TACLIVAL		37. 1-1/8" - 1-1/4" <b>P</b>
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3-1/2" x 0.162") @ 6" O.C. 3" x 0.131" NAILS @ 6" O.C. 3" 14 GAGE STAPLES @ 6" O.C.	FACE NAIL	21. JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 8d COMMON (2-1/2" x 0.131"); OR FLOOR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR	TOENAIL		38. 1/2" OR LESS
2. CEILING JOISTS TO TOP PLATES	(3) 8d COMMON (2-1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR	EACH JOIST, TOENAIL	22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL	(3) 3" 14 GAGE STAPLES, 7/16" CROWN 8d COMMON (2-1/2" x 0.131"); OR 10d BOX (3" x 0.128"); OR			39. 5/8"
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER,	(3) 3" 14 GAGE STAPLES, 7/16" CROWN  (3) 16d COMMON (3-1/2" x 0.162"); OR  (4) 101 POY (2" = 0.129"); OR		OR OTHER FRAMING BELOW	3" x 0.131" NAILS ; OR 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOEN.	AIL	Ţ
LAPS OVER PARTITIONS (NO THRUST) SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(4) 10d BOX (3" x 0.128") ; OR (4) 3" x 0.131" NAILS ; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON (2-1/2" x 0.131") ; OR (2) 10d BOX (3" x 0.128")	FACE NAIL		
· · · · · · · · · · · · · · · · · · ·			24. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3-1/2" x 0.162")	FACE NAIL		40. 1/4"
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL	25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2) 16d COMMON (3-1/2" x 0.162")		NG, FACE NAIL NAIL AT TOP AND BOTTOM	41. 3/8"
5. COLLAR TIE TO RAFTER	(3) 10d COMMON (3" x 0.148"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL		20d COMMON (4" x 0.192") 10d BOX (2-1/2" x 0.128") ; OR 3" x 0.131" NAILS ; OR 3" 14 GAGE STAPLES, 7/16" CROWN	STAGGERED ( 24" O.C. FACE	ON OPPOSITE SIDES  C NAIL AT TOP AND BOTTOM ON OPPOSITE SIDES	FOR SI: 1 INCH = 25.4 mm a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERI DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS F
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	(3) 10d COMMON (3" x 0.148"); OR (3) 16d BOX (3-1/2" x 0.135"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	AND: (2) 20d COMMON (4" x 0.192"); OR FLOOR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND A	Γ EACH SPLICE, FACE NAIL	<ul> <li>b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTIC</li> <li>c. WHERE THE RAFTER IS FASTENED TO AN ADJACENT PARALLEL OF PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TO</li> </ul>
	(2) 16d COMMON (3-1/2" x 0.162"); OR (3) 10D BOX (3" x 0.128"); OR (3) 3" X 0.131" NAILS; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN; OR	END NAIL	27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d COMMON (3-1/2" x 0.162"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST C	DR RAFTER, FACE NAIL	d. RSRS-01 IS ROOF SHEATHING RING SHANK NAIL MEETING THE SP e. TABULATED FASTENERS REQUIREMENTS APPLY WHERE THE ULT ATTACHED TO GABLE-END ROOF FRAMING AND TO INTERMEDIATE CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER T
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	(3) 10d COMMON (3" x 0.148"); OR (4) 16d BOX (3-1/2" x 0.135"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	28. JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON (3-1/2" x 0.162"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL		CENTER AT INTERMEDIATE SUPPORTS SHALL BE PERMITTED WHER  f. FASTENING IS ONLY PERMITTED WHERE THE ULTIMATE DESIGN  g. NAILS AND STAPLER ARE CARBON STEEL MEETING THE SPECIFIC
	WALL		29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2) 8d COMMON (2-1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128"); OR (2) 3" x 0.131" NAILS; OR (2) 3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TO	OENAIL	STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTABLE ENGINEER
	16d COMMON (3-1/2" x 0.162");	24" O.C. FACE NAIL	WOOD STRUCTURAL PANELS (WSP), SUBF	,	ATHING TO FI	RAMING AND	1
8. STUD TO STUD (NOT BRACED WALL PANELS)	10d COMMON (2-1/2" x 0.128") ; OR 3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL	PARTICLEBOARD WALL SHEATHING TO I	FRAMING <sup>a</sup>	EDGES	INTERMEDIATE SUPPORTS	
	16d COMMON (3-1/2" x 0.162") ; OR	16" O.C. FACE NAIL		6d COMMON OR DEFORMED (2" x 0.113") OR	(INCHES)	(INCHES)	
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING	16d BOX (3-1/2" x 0.135") ; OR	12" O.C. FACE NAIL	1	2-3/8" x 0.113" NAIL (SUBFLOOR AND WALL)	0	12	
WALL CORNERS (AT BRACED WALL PANELS)	3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL		8d COMMON OR DEFORMED (2-1/2" x 0.131" x 0.281" HEAD) (ROOF) OR RSRS-01 (2-3/8" x 0.113") NAIL (ROOF) d	6 <sup>e</sup>	6 <sup>e</sup>	
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3-1/2" x 0.162") ; OR	16" O.C. EACH EDGE, FACE NAIL	30. 3/8" - 1/2"	2-3/8" x 0.113" x 0.266" HEAD NAIL (ROOF)	3 f	3 f	
	16d BOX (3-1/2" x 0.135") (4) 8d COMMON (2-1/2" x 0.131") ; OR	12" O.C. EACH EDGE, FACE NAIL	4	1-3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4	8	1
11. CONTINUOUS HEADER TO STUD	(4) 10d BOX (3" x 0.128")	TOENAIL	_	(SOBI EOOK IND WILL)			
12. TOP PLATE TO TOP PLATE	16d COMMON (3-1/2" x 0.162") ; OR 10d BOX (2-1/2" x 0.128") ; OR 3" x 0.131" NAILS ; OR	16" O.C. FACE NAIL 12" O.C. FACE NAIL		1-3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)  8d COMMON (2-1/2" x 0.131"); OR DEFORMED (2" x 0.113") (SUBFLOOR & WALL)	3 f	3 f	
13. TOP PLATE TO TOP PLATE, AT END JOINTS	3" 14 GAGE STAPLES, 7/16" CROWN  (8) 16d COMMON (3-1/2" x 0.162"); OR  (12) 10d BOX (3" x 0.128"); OR  (12) 3" x 0.131" NAILS; OR	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH	31. 19/32" - 3/4"	8d COMMON OR DEFORMED (2-1/2" x 0.131" X 0.281" HEAD) (ROOF) OR RSRS-01 (2-3/8" x 0.113") NAIL (ROOF) <sup>d</sup>	6 <sup>e</sup>	6 <sup>e</sup>	
	(12) 3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT)	4	2-3/8" x 0.113" x 0.266" HEAD NAIL ; OR	,	0	1
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR	16d COMMON (3-1/2" x 0.162") ; OR	16" O.C. FACE NAIL	_	2" 16 GAGE STAPLE, 7/16" CROWN 10d COMMON (3" x 0.148" ) ; OR	4	8	
BLOCKING (NOT AT BRACED WALL PANELS)	10d BOX (2-1/2" x 0.128") ; OR 3" x 0.131" NAILS ; OR 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL	32. 7/8" - 1-1/4"	10d COMMON (3 x 0.148 ); OR 8d DEFORMED (2-1/2" x 0.131")	6	12	
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	(2) 16d COMMON (3-1/2" x 0.162"); OR (3) 16d BOX (3" x 0.135"); OR (4) 3" x 0.131" NAILS; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL		HER EXTERIOR WALL SHEATHING  1-1/2" GALVANIZED ROOFING NAIL		1	
	(4) 8d COMMON (2-1/2" x 0.131"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS; OR	TOENAIL	33. 1/2" FIBERBOARD SHEATHING b	(7/16" HEAD DIAMETER); OR 1-1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN  1-3/4" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER); OR	3	6	
16. STUD TO TOP OR BOTTOM PLATE	(4) 3" 14 GAGE STAPLES, 7/16" CROWN  (2) 16d COMMON (3-1/2" x 0.162"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR	END NAIL	34. 25/32" FIBERBOARD SHEATHING <sup>D</sup>	(7/16" HEAD DIAMETER); OR 1-1/2" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6	
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 3" 14 GAGE STAPLES, 7/16" CROWN  (2) 16d COMMON (3-1/2" x 0.162"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS; OR	FACE NAIL	1				<u> </u>

2022 CBC TABLE 2304.10.2 FASTENING SCHEDULE

NOTE: THIS FASTENING SCHEDULE TO BE USED UNLESS NOTED OTHERWISE ON PLAN AND ENGINEERING SHEET(S).

NUMBER AND TYPE OF FASTENER

SPACING AND LOCATION

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING											
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)								
35. 3/4" AND LESS	8d COMMON (2-1/2" x 0.131") ; OR 6d DEFORMED (2" x 0.113")	6	12								
36. 7/8" - 1"	8d COMMON (2-1/2" x 0.131") ; OR 8d DEFORMED (2-1/2" x 0.131")	6	12								
37. 1-1/8" - 1-1/4"	10d COMMON (3" x 0.148") ; OR 8d DEFORMED (2-1/2" x 0.131")	6	12								
<u>P</u>	PANEL SIDING TO FRAMING										
	64 CORROSION-RESISTANT SIDING		<del> </del>								

36. 7/8" - 1"	8d DEFORMED (2-1/2" x 0.131")	0	12
37. 1-1/8" - 1-1/4"	10d COMMON (3" x 0.148") ; OR 8d DEFORMED (2-1/2" x 0.131")	6	12
	PANEL SIDING TO FRAMING		
38. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING (1-7/8" x 0.106") ; OR 6d CORROSION-RESISTANT CASING (2" x 0.099")	6	12
39. 5/8"	8d CORROSION-RESISTANT SIDING (2-3/8" x 0.128") ; OR 8d CORROSION-RESISTANT CASING (2-1/2" x 0.113")	6	12
	INTERIOR PANELING		
40 1/40	4d CASING (1-1/2" x 0.080"); OR	6	12

a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

6d CASING (1-1/2" x 0.099"); OR

6d FINISH (PANEL SUPPORTS AT 24 INCHES)

b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NON STRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

c. WHERE THE RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE AFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

d. RSRS-01 IS ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.

e. TABULATED FASTENERS REQUIREMENTS APPLY WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 140 MPH. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE-END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH IN EXPOSURE B OR GREATER THAN 110 MPH IN EXPOSURE C. SPACING EXCEEDING 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS SHALL BE PERMITTED WHERE THE FASTENING IS DESIGNED PER THE AWC NDS.

f. FASTENING IS ONLY PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN OR EQUAL TO 110 MPH.

g. NAILS AND STAPLER ARE CARBON STEEL MEETING THE SPECIFICATIONS OF ASTM F1667. CONNECTIONS USING NAILS AND STAPLES OF OTHER MATERIALS, SUCH AS STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTABLE ENGINEERING PRACTICE OR APPROVED UNDER SECTION 104.11.

2024-MM-1 ATTACHMENT E

**NEW ADDITION FOR:** 

005-550-040

REVISIONS NO DESCRIPTION DATE

1/25/2024

1/4"=1'-0" U.N.O. TYP.

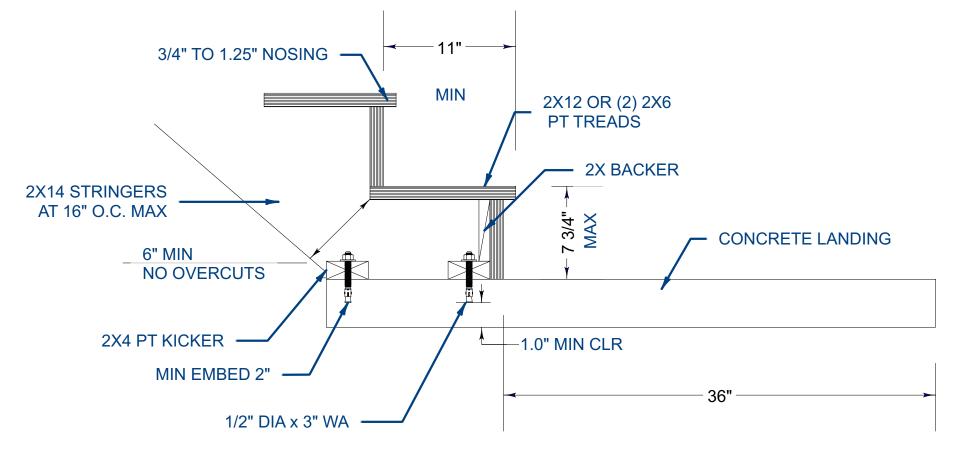
CONCEPT

**FASTENING** SCHEDULE

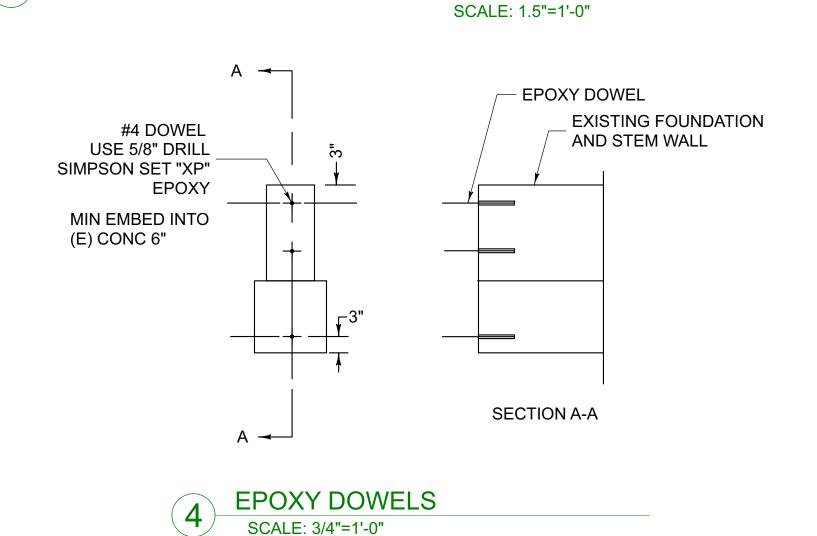
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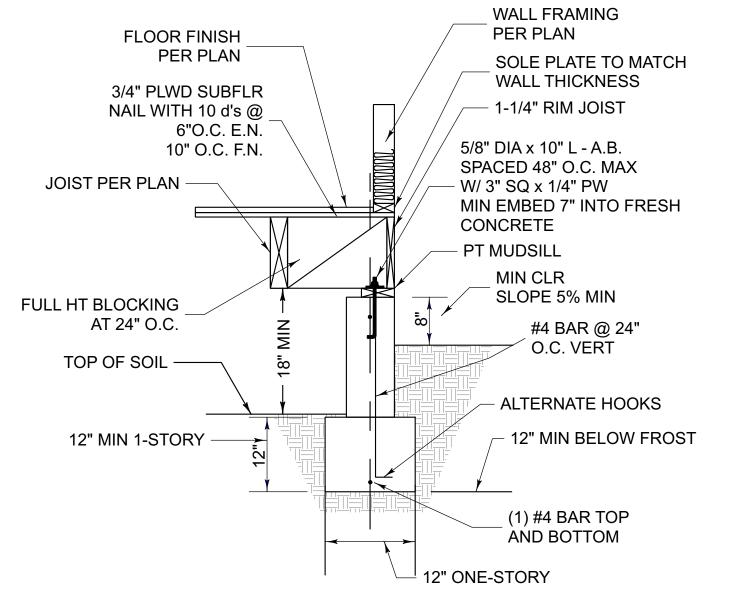
2024-MM-1 ATTACHMENT E PROVIDE A SCREENED OPENING FOR VENTILATION WOOD SCREEN MESH TO BE <= 1/4" 2'X1.3'= 2.67 SQ FT MIN 8" CONC STEM —WALL N 12" x 12" CONT FOOTING PROVIDE MIN 24X16X16 ACCESS #4 DOWEL INTO OPENING IN PERIMETER WALL. EXISTING FOUNDATION CANNOT BE UNDER THE DOOR - R408.4 -- WALL EMBED 8" MIN OVERBORE 1/16" MAX USE SET XP EPOXY **EXISTING 2X12 PT** =JOISTS AT 16" O.C. TO REMAIN AND ARE-<sup>=</sup>TO SUPPORT NEW CRAWL SPACE 13'-1" 🗶 16'-6" 215 SQ FT VENTILATION REQUIRED PER 408.1 1 SQ FT PER 150 SQ FT = 215 SQ FT/150SQFT = 1.43 SQ FT PROVIDE 12" x 12" OPENING IN EXISTING FOUNDATION WALL FOR CROSS VENTILATION OF NEW UNDER FLOOR SPACE FLOOR FRAMING AT ADDITION
SCALE: 1/4"=1'-0" 1.5" MIN DROP - 36" DEEP LANDING AT LANDING MTL HANGER MIN TREAD - DECK LANDING **USE U210 OR** --LUS26 LSCZ **HEADER AT** WALL FRAMING 2X6 JOISTS AT SLOPE TREADS AT AT STAIR HEAD FLOOR FINISH PER PLAN EXTERIOR STEPS 16" O.C. MAX **HEADER AT** PER PLAN SOLE PLATE TO MATCH 1/4" / 12" STAIR 3/4" PT PLYV WALL THICKNESS BACKER AS - 1.5" THK TREADS 3/4" PLWD SUBFLR — 1-1/4" RIM JOIST NAIL WITH 10 d's @ 94005 STAIR STRIN **NEW ADDITION FOR:** 6"O.C. E.N. TREADS AN 10" O.C. F.N. 5/8" DIA x 10" L - A.B. 005-550-040 (NOT SHOW - MAX RISE SPACED 48" O.C. MAX JOIST PER PLAN -- W/ 3" SQ x 1/4" PW LCE 44 MIN EMBED 7" INTO FRESH CAP MIN 6" CLR CONCRETE DO NOT OVERCUT PT MUDSILL ABU44 WITH MAX OVERHANG 1/2" DIA AB -2X14 PT MIN STRINGERS MIN CLR **EPOXY** SPACED 16" O.C. MAX SLOPE 5% MIN -4" NOM SLAB FULL HT BLOCKING SASHA 80 LILY BRISBA AT 24" O.C. #4 BAR @ 24" APN: STRINGER AT LANDING O.C. VERT TOP OF SOIL -SCALE: 3/4"=1'-0" - ALTERNATE HOOKS

THICKENED SLAB LANDING CONNECTION DETAIL



STRINGERS TO SLAB SCALE: 1.5"=1'-0"





FLOOR FRAMING AT ADDITION SCALE: 3/4"=1'-0"

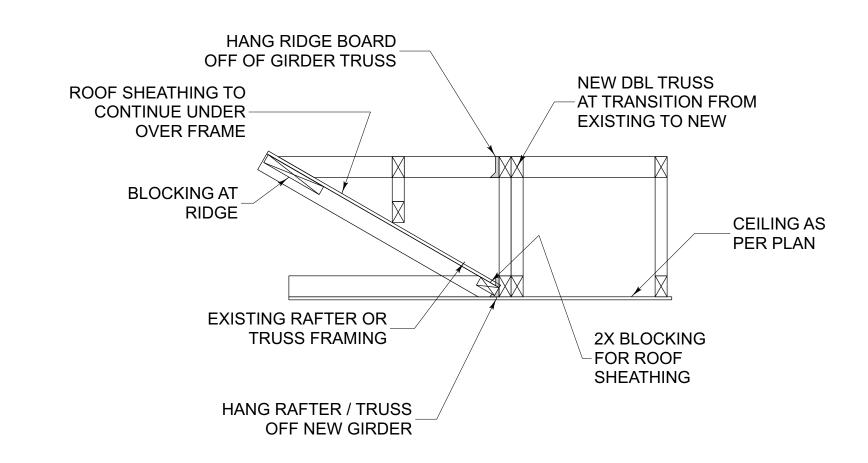
**REVISIONS** NO DESCRIPTION DRAWN BY: **KES** 1/25/2024 1/4"=1'-0" U.N.O. TYP. CONCEPT **FOUNDATION** PLAN

**- S3 -**

### **BACKSPAN TO** FIRST RAFTER - 2X8 FACIA PLATE BEYOND-2X4 LOOKOUT LAID FLAT - (3) 16d END NAIL **END NAIL** (3) 16d WITH (4) 16d 2X6 RAFTER LET IN LOOKOUT **EXISTING OVERHANG PER PLAN** GABLE END MAX OVERHANG 24" FRAMING



### GABLE END FRAMING SCALE: 3/4"=1'-0"



OVERF RAME DETAIL

**ROOF SHEATHING** PER PLAN NAILING

TO BE 8d's @ 6/12

WALL FRAMING

PER PLAN

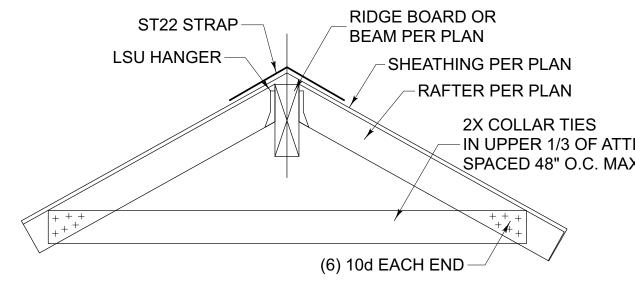
**VENT CHUTE INSTALL** 

INSTALL AT VENTS

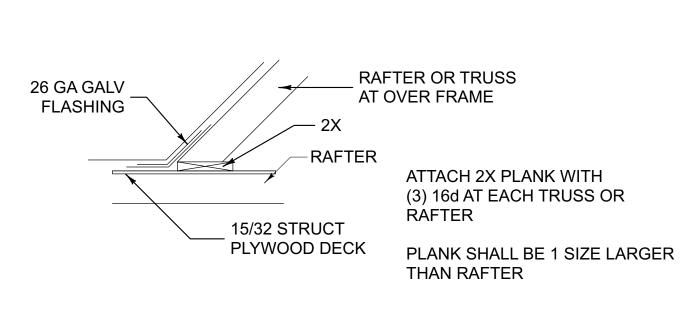
PER MFR INSTRUCTIONS

PROVIDE MIN 2" AIRSPACE

U.O.N.



## RIDGE RAFTER - COLLAR TIE DETAIL



OVER FRAME @ PLANK DETAIL

### **EXISTING TRIMMERS** AND KING STUDS AS OCCUR. MIN (1) TRIMMER AND (1) KING STUD AT OPENING NEW WALL STUDS TO OR AS NOTED MATCH EXISTING ON PLAN FRAMING 2X4 DF#2 MIN AT 16" O.C. MAX PROVIDE 1/2" PLY OR **OSB AT DOOR INFILL** NAIL WITH 8d AT 6/12 NAILING IF SILL IS NOT PRESENT AT STEM WALL INSTALL 7" x 5/8" DIA LONG WEDGE ANCHORS AT SILL. SPACE MAX 36". MIN (2) ANCHORS (1) EA SIDE PER INFILL **INSTALL MAX OF 12"** FROM THE END OF SILL **EXISTING STEM**

## **ROOF FRAMING AT ADDITION**

RAFTER SPAN TABLE- (2022 CRC PART 2.5)

FROM TABLE - R802..4.1(2)

SPECIES: DOUG FIR LARCH

ROOF LIVE LOAD: 20 PSF

DF #1

DF #2

EXISTING GIRDER TRUSS

∜OR HEADER AT (E) WALL

DO NOT DISTURB

AREA OF WORK-

4X4 POST TO

HEADER BELOW

VERIFY DIMENSIONS

(E) HEADER AT

(E) OPENING

4X12 DF#2 OVER

NEW DOOR AND -

INSTALL DORMER VENTS

TO PROVIDE VENTILATION-PER CALCULATIONS

-EXIST NG TRUSSES-

MINIMUM

**INSTALL CRICKET** 

AT VALLEYS 2% SLOPE

2880

SIDE LITES

6'-6"

NEW ROOF RAFTERS

AND CEILING JOISTS

—DECK LANDING

2X8 PLANKS LAID

FLAT NAIL WITH (3)

16d EACH RAFTER

REMOVE (E)ROOF MATERIAL

AND THE NEW ATTIC SPACE

AND CREATE A NEW OPENING

BETWEEN THE EXISTING ATTIC

TO ALLOW FOR CROSS VENTILATION

- OVER FRAME

AND ACCESS

2X4 GABLE END

WALL FRAMING

2X4 LOOKOUTS

2X6 RAFTERS AT —

-24" O.C. MAX SPAN

11'-11"

MIN 4X8 DF #2

INSTALL CRICKET

VALLEYS

HEADER AT INFILLS

ackslashEXISTING $ar{f T}$ RUSSES-

**NEW HEADER AT AT** 

6' CLR WITH DBL TRIMS

NEW FR DOORS.

USE 4X12 DF#2

CEILING ATTACHED TO RAFTERS (L/240) SPACING GRADE 2x4 <u>2x6</u> <u>2x8</u> <u>2x10</u> <u>2x12</u> ft-in ft-in ft-in ft-in ft-in 12 SS 10-5 16-4 20-7 >26 >26 DF #1 10-0 15-9 20-10 >26 >26 DF #2 15-6 9-10 20-5 26 >26 16 SS 9-6 14-11 19-7 25-0 >26 14-4 18-11 23-9 DF #1 9-1 >26 DF #2 8-11 14-1 18-5 22-6 26 14-0 19.2 SS 8-11 18-5 23-7 >26 DF #1 8-7 13-6 17-9 21-8 25-2 DF #2 13-3 16-10 20-7 8-5 23-10 24 13-0 17-2 21-10 8-3 >26

RAFTER PER PLAN - INSUL PER T-24 2X FACIA ATTACH WITH (3) 16d's – 1/2" GB -H1 CLIP SHEAR PANEL AS OCCURS A35 CLIP @ 24" O.C. TO BLOCKING **OVERHANG** - DBL TOP PLATE PER PLAN

**CEILING JOIST** 

**BLKNG OMIT** 

BIRDSMOUTH-

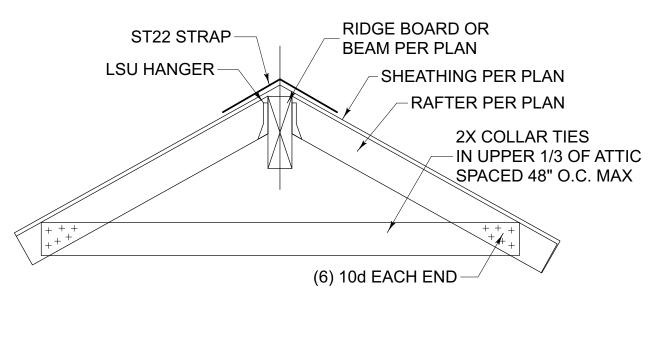
AT VENTS

PER PLAN

EN-

**EAVE DETAIL** 

SCALE: 3/4"=1'-0"



TOENAIL STUD TO SILL AND HEADER WITH (2) 16D EACH -AND FOOTING HT AS OCCURS

INFILL AT OPENING

SCALE: 3/4"=1'-0"

15-10 8-0 12-6 19-5 22-6 7-10 15-1 18-5 21-4 11-11

DEAD LOAD: 10 PSF

ATTACHMENT E

2024-MM-1

94005 005-550-040 NO C & CZ SASHA 80 LILY BRISBA APN:

ADDITION FOR:

NEW, **REVISIONS** NO DESCRIPTION **KES** 1/25/2024 1/4"=1'-0" U.N.O. TYP. CONCEPT

**ROOF FRAMING** PLAN

**HERS Provider:** Registration Number: Registration Date/Time: CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Generated: 2023-11-07 08:27:40 Report Version: 2022.0.000

02 Building does not require field testing or HERS verification

O3 This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Project Name: Lily Court Addition Calculation Date/Time: 2023-11-07T08:26:55-08:00 (Page 4 of 11) Calculation Description: Title 24 Analysis Input File Name: Lily Court Addition (80).ribd22x

Schema Version: rev 20220901

01	02	03	04	05	06	07	08	09	10	11	
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition	
Front Wall	Existing Living Area	R-13 Wall	180	Front	450	94.5	90	none	Existing	No	
Left Wall	Existing Living Area	R-13 Wall	270	Left	530	72	90	none	Existing	No	
Rear Wall	Existing Living Area	R-13 Wall	0	Back	310	58	90	none	Existing	No	
Right Wall	Existing Living Area	R-13 Wall	90	Right	530	61.5	90	none	Existing	No	
Rear Wall 2	New Living Area	R-15 Wall	0	Back	140	44	90	Extension	New	n/a	
Interior Surface	New Living Area>>Existing Living Area	New R-0 Wall	n/a	n/a	50	0	n/a		New	n/a	
Interior Surface 2	New Living Area>>Existing Living Area	New R-0 Wall	n/a	n/a	50	0	n/a		New	n/a	
Interior Surface 3	New Living Area>>Existing Living Area	New R-0 Wall	n/a	n/a	50	0	n/a		New	n/a	
Roof	Existing Living Area	R-30 Roof Attic	n/a	n/a	2120	n/a	n/a		Existing	No	
Roof 2	New Living Area	R-30 Roof Attic	n/a	n/a	232	n/a	n/a		New	n/a	
Raised Floor	Existing Living Area	R-0 Floor Crawlspace	n/a	n/a	2120	n/a	n/a		Existing	No	
Raised Floor 2	New Living Area	R-19 Floor Crawlspace	n/a	n/a	232	n/a	n/a		New	n/a	

Registration Number: Registration Date/Time: **HERS Provider:** CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 08:27:40 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Lily Court Addition

01

Name

Construction

CF1R-PRF-01E Calculation Date/Time: 2023-11-07T08:26:55-08:00 (Page 2 of 11) Calculation Description: Title 24 Analysis Input File Name: Lily Court Addition (80).ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	39.39	0	40.23	0	-0.84
Space Cooling 0		2.92	0	2.63	0	0.29
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	18.76	0	16.6	0	2.16
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	61.07	0	59.46	0	1.61
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7.03	0	7.03		
Appl. & Cooking	0	15.43	0	15.42		
Plug Loads	0	24.61	0	24.61		
Outdoor Lighting	0	1.77	0	1.77		
TOTAL COMPLIANCE	0	109.91	0	108.29		

Registration Number: Registration Date/Time: HERS Provider: Report Generated: 2023-11-07 08:27:40 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CF1R-PRF-01E CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Lily Court Addition Calculation Date/Time: 2023-11-07T08:26:55-08:00 (Page 5 of 11) Calculation Description: Title 24 Analysis Input File Name: Lily Court Addition (80).ribd22x

Roof Rise Roof

03 04 05 06 07 08

(x in 12) Reflectance Emittance Barrier

Roof Radiant

Cool Roof

Attic Existing Li	iving Area	Attic R	oofExisting L	iving Area		Vent	tilated	4	.   (	0.1	0.85	No	N	10	Existing	No
Attic New Living Area		Attic	RoofNew Liv	ing Area		Vent	tilated	4	. (	0.1	0.85	No		lo	New	n/a
ENESTRATION	/ GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13		14	15	16
Name	Туре	Surface	Orientatio n	Azimuth	Width (ft)	Heigh t (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	U-factor Source	SHGC	SHGC Sou	rce	Exterior Shading	Status	Verified Existing Condition
Window	Window	Front Wall	Front	180			1	10	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 2	Window	Front Wall	Front	180			1	7.5	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
French Door	Window	Front Wall	Front	180			1	20	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 3	Window	Front Wall	Front	180			1	7.5	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 4	Window	Front Wall	Front	180			1	7.5	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
French Door 2	Window	Front Wall	Front	180			1	20	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 5	Window	Left Wall	Left	270			1	47	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 6	Window	Left Wall	Left	270			1	12.5	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 7	Window	Left Wall	Left	270			1	12.5	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 8	Window	Rear Wall	Back	0			1	20	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 9	Window	Rear Wall	Back	0			1	20	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No
Window 10	Window	Rear Wall	Back	0			1	18	0.3	NFRC	0.45	NFRC		Bug Scree	en Existing	No

Registration Date/Time: CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 08:27:40 Schema Version: rev 20220901

CF1R-PRF-01E CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Lily Court Addition Calculation Date/Time: 2023-11-07T08:26:55-08:00 (Page 3 of 11) Calculation Description: Title 24 Analysis Input File Name: Lily Court Addition (80).ribd22x

ENERGY USE INTENSITY													
	Standard Design (kBtu/ft <sup>2</sup> - yr )	Proposed Design (kBtu/ft <sup>2</sup> - yr )	Compliance Margin (kBtu/ft <sup>2</sup> - yr )	Margin Percentage									
Gross EUI <sup>1</sup>	22.15	21.75	0.4	1.81									
Net EUI <sup>2</sup>	22.15	21.75	0.4	1.81									
Notes													

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

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. New ductwork added is less than 25 ft. in length

Side of Building

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Name

HERS FEATURE SUMMARY

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

_										
	BUILDING - FEATURES INFO	RMATION								
	01	02		03		04	0:	5	06	07
	Project Name	Conditioned Floor Are	ea (ft²)	Number of Dwelli Units	ng	Number of Bedrooms	Number	of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
	Lily Court Addition	2352		1		3	2	!	0	1
•		·								
	ZONE INFORMATION									
	01	02		03		04	05		06	07
	Zone Name	Zone Type	HV	AC System Name	Z	one Floor Area (ft <sup>2</sup> )	Avg. Ceiling	g Height	Water Heating System 1	Status

HVAC System1 2120 DHW Sys 1 Conditioned Existing Unchanged Existing Living Area 10 Conditioned HVAC System1 232 10 DHW Sys 1 New New Living Area

Schema Version: rev 20220901

Registration Number: Registration Date/Time: **HERS Provider:** Report Generated: 2023-11-07 08:27:40 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Project Name: Lily Court Addition Calculation Date/Time: 2023-11-07T08:26:55-08:00 (Page 6 of 11) Calculation Description: Title 24 Analysis Input File Name: Lily Court Addition (80).ribd22x FENESTRATION / GLAZING 01 02 Verified U-factor Status Existing Window 11 Window Right Wall Right NFRC Bug Screen Window 12 Window Right Wall Right NFRC Bug Screen Existing Window 13 Window Right Wall Right NFRC Bug Screen Existing Window 14 Window Right Wall Right NFRC Bug Screen Existing Window 15 Window Right Wall Right NFRC Bug Screen Existing NFRC | 0.45 NFRC Bug Screen New Window 16 Window Rear Wall 2 Back French Door Rear Wall 2 NFRC Bug Screen Window 17 | Window | Rear Wall 2 | Back NFRC Bug Screen OPAQUE DOORS

5001	110110			0.5		EXISTING		
DPAQUE SURFACE CONSTR	UCTIONS							
01	02	03	04	05	06	07		08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Ass	embly Layers
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.101	Cavity /	nish: Gypsum Board Frame: R-13 / 2x4 inish: 3 Coat Stucco

U-factor

Status

Verified Existing Condition

Report Generated: 2023-11-07 08:27:40

Area (ft<sup>2</sup>)

Registration Date/Time: HERS Provider: Registration Number:

Report Version: 2022.0.000

Schema Version: rev 20220901

CERTIFICATE OF COMPLI Project Name: Lily Court		PERFORIVIANCE CON		lation Date/Tir	ne: 2023-11-07T08	3:26:55-08	CF1R-PRF-01E
alculation Description:	Title 24 Analysis		Input	File Name: Lily	Court Addition (8	0).ribd22x	
OPAQUE SURFACE CONSTR	RUCTIONS						
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
New R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic RoofExisting Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofNew Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-0 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.22	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

Registration Number: Registration Date/Time: **HERS Provider:** Report Generated: 2023-11-07 08:27:40 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATI Project Nan				TIAL PE	RFORMAN	CE COMPLIA	ANCE	METH		ılation [	Date	/Time: 202	3-11-07T08	:26:55-08:0	0		CF1R-PRF-01I (Page 8 of 11
Calculation	,			;								Lily Court			0		(1 ugc 0 01 11
DI III DINIC FA	WELODE 11	EDG VEDIE	CATION														
BUILDING EN	01	EKS VEKIFI	LATION		02				03				04			05	
Quality Insu		llation (QI	l) High	R-value	Spray Foam	Insulation	Ві	uilding E	Envelope Ai	r Leakage	e		CFM50			CFM5	0
1	Not Require	d		N	ot Required				N/A				n/a			n/a	
WATER HEAT				_						_	_						
01	0:	2	03		04	05		06	<u> </u>	)7	_	08	09	10		11	12
Name	System	Туре	Distribution Type	on W	ater Heater Name	Number of Units		ar Heatii System	·	pact bution	Ve	HERS erification	Water Hea Name (#	Stat	tus	Verified Existing Condition	Existing Wate Heating System
DHW Sys 1	Domes Water		Standard	d Di	HW Heater 1	1		n/a	No	one		n/a	DHW Heat 1 (1)	er Ne	w	NA	
WATER HEAT	FRS													•			
01	02	03		04	05	06		07	08	09		10	11	12	13	14	15
Name	Heating Element Type	Tank T	ype	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Effic	ciency	Rated Input Type	Inpu Rating Pilot	or	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Locat	on State	Verified Existing Condition
DHW Heater 1	Gas	Consu Instanta		1	0	UEF	0.	.95	Btu/Hr	20000	00	0	n/a	n/a		Nev	n/a
WATER HEAT	ING - HERS	VERIFICATI	ON														
	1		02			03			04			05		06	j		07
Na	me	Р	ipe Insula	tion	Para	allel Piping		Comp	pact Distrib	ution	Co	ompact Distr Type	ibution	Recirculation	on Control	1	rain Water Hea

Registration Number:	Registration Date/Time:	HERS Provider:
CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220901	Report Generated: 2023-11-07 08:27:40

Not Required

Not Required Not Required

Not Required

Not Required

roject Nam	e: Lily Court Add	ition				Calculatio	n Date	/Time: 2023	-11-07T08:26:5	5-08:00			(Page 9 of 11
alculation [	Description: Title	24 Analys	is			Input File	Name:	Lily Court A	ddition (80).rib	d22x			
PACE CONDI	TIONING SYSTEMS	i											
01	02	03	04	05	06	07		08	09	10		11	12
Name	System Type	Heating U Name	l Fauinment	Cooling Unit Name	Cooling Equipment Count	Fan Nam	ne [	Distribution Name	Required Thermostat Type	Statu	ıs	Verified Existing Condition	Existing HVAC System
HVAC System1	Heating and cooling system other	Heating Compone 1	' I	Cooling Component 1	1	HVAC Far	1 [	Air Distribution System 1	n/a	Existir	ng	No	
IVAC - HEATII	NG UNIT TYPES		•										
	01		02			03			04			05	
	Name		System Type	:	Numbe	er of Units		He	eating Efficiency			Heating Uni	t Brand
	ng Component 1		Central gas furr	ace		1			AFUE - 80			n/a	
Heatir													
	NG UNIT TYPES										08		09
	NG UNIT TYPES	2	03	04		05		06	07		08		03
IVAC - COOLI	1		03 Number of Units	04 Efficiency M	etric Effi	05 ciency ER2/CEER		ficiency R/SEER2	Zonally Contro	lled I	Mulit-sı Compre	peed H	RS Verification

Registration Number: Registration Date/Time: CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 08:27:40 Schema Version: rev 20220901

2024-MM-1 ATTACHMENT E

9400 **NEW ADDITION FOR:** S S M **REVISIONS** 

NO DESCRIPTION

005-5

DRAWN BY:

1/25/2024

1/4"=1'-0" U.N.O. TYP.

CONCEPT

TITLE 24

**ENERGY REPORT** 

SHEET 1 OF 3

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

EnergyPro 9.2 by EnergySoft User Number: 6249

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Lily Court Addition

Calculation Description: Title 24 Analysis

Calculation Description: Title 24 Analysis

CERT-PRF-01E

(Page 10 of 11)

Input File Name: Lily Court Addition (80).ribd22x

HVAC - DISTRI	BUTION SYSTE	MS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Туре	Design Type		t Ins. alue		ict ition	Surfac	e Area	Runass Dust	Duct Leakage	HERS	Status	Verified Existing	Existing Distribution	New Ducts
Name	Туре	Design Type	Suppl y	Retur n	Suppl y	Retur n	Suppl y	Retur n	Буразз Бист	Duct Leakage	Verification	Status	Condition	system	25 ft
Air Distribution System 1	Unconditio ned attic	Non- Verified	R-6	R-6	Atti c	Atti c	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-hers-dist	Existing + New	No		No

HVAC - FAN SYSTEMS			
HVAC - PAIN STSTEINIS			
01	02	03	04
Name	Туре	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

Registration Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider:

Report Generated: 2023-11-07 08:27:40

5/6/22

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1 hors fan	Not Poquired	0

Project Name: Lily Court Addition	Calculation Date/Time: 2023-11-07T08:26:55-08:00 (Page 11 of 11)
Calculation Description: Title 24 Analysis	Input File Name: Lily Court Addition (80).ribd22x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
. I certify that this Certificate of Compliance documentation is accurate and com	pletė.
Occumentation Author Name:	Documentation Author Signature
Timothy Carstairs, CEA, HERS, GPR	Signature Date: Signature Date:
Carstairs Energy Inc.	Signature Date: 11/7/2023
Address:	CEA/ HERS Certification Identification (If applicable):
2238 Bayview Heights Drive Suite E	R19-06-30151
ity/State/Zip:	Phone:
Los Osos, CA 93402	805-904-9048
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
	this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. cate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets,
desponsible Designer Name: Kevin Szczepankowski	Responsible Designer Signature:
Company;	Date Signed: 11-16-23
56 Highline Rd	License:
Lake Ozark, MO 65049	Phone: (916) 521-3263
	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Registration Number:	Registration Date/Time:	HERS Provider:
CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000	Report Generated: 2023-11-07 08:27:40

RESIDENTIAL MEA	SURES S	SUMM/	4RY							RMS-1
Project Name Lily Court Addition		Build	ling Type		gle Famil ti Family		Addition Ald Existing+ A		Uteration	Date 11/7/202
Project Address		Calif	ornia Ene	ergy Clima	,		Cond. Floor		Addition	# of Units
80 Lily Court Brisbane				ate Zon			2,352		232	1
INSULATION				Area						
Construction Type		Cav	ity	(ft <sup>2</sup> )	S	oecia	al Featu	res		Status
Wall Wood Framed		R 15		96						New
Roof Wood Framed Attic		R 30		232						New
Demising Wood Framed		- no ins	sulation	150						New
FENESTRATION	Total Area:	308	Glazing	Percenta	ge: 13	3.1 %	New/Altered	l Average	U-Factor:	0.30
Orientation Area(ft <sup>2</sup> )	U-Fac	SHGC		hang			Exterio			Status
HVAC SYSTEMS Qty. Heating	Min. E	ff Co	oling		Min	. Eff		Therm	nostat	Status
HVAC SYSTEMS Qty. Heating	Min. Et	ff Co	oling		Min	. Eff		Therm	nostat	Status
Qty. Heating  HVAC DISTRIBUTION								Du	ct	
Qty. Heating  HVAC DISTRIBUTION	Min. E		oling	Duc	Min t Loca			Du		Status
Qty. Heating  HVAC DISTRIBUTION	eating					ntion	1	Du	ct	

	ly residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach espective section for more information.
Building Envelope	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110,7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102 Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.
	ative Gas Appliances, and Gas Log:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
pace Conditionir	ig, Water Heating, and Plumbing System:
§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *  Insulation Unfield continue water heater storage topic and solar water heating heat
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	<b>Isolation Valves.</b> Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

Report Version: 2022.0.000 Schema Version: rev 20220901		Report Generated: 2023-11-07 08:27:40	Location	Heating				
Scrienia version. Tev 20220901			HVAC System	Ducted				
			WATER HEATIN	1G				
			Qty. Type	G				
approach			1 Small Instanta	aneous Gas 0				
ot or			5	0.6 //				
from			EnergyPro 9.2 by Energ	rySoft User Number: 62				
t be								
usehold		2022 Single-Family Residential Mandatory	Requirements Summary	<i>'</i>				
he cified Consumer	§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas (except appliances without an electrical supply voltage connection with pilot spa heaters."						
ed d average	§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are of Equipment Volume, Applications Volume, and Fundamentals Volume; the Standards Manual; or the ACCA Manual J using design conditions specifie	SMACNA Residential Comfort System					
c access to filtration_	§ 150.0(h)3A: Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet f dryer.							
ceiling.*	§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equip manufacturer's instructions.  Water Plains, Solar Moter heating System Bissing and Society Conditions.						
h wood eding 0.102.	§ 150.0(j)1:	Water Piping, Solar Water-heating System Piping, and Space Con- piping must be insulated as specified in § 609.11 of the California Plumbin	g Code. *					
erial alone	§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, maintenance, and wind as required by §120,3(b), Insulation exposed to we adhesive tapes). Insulation covering chilled water piping and refrigerant su include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation-crushable casing or sleeve.	eather must be water retardant and pro action piping located outside the condit	otected from UV light (no tioned space must				
ected from 8(g). s II	§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane designate a space at least 2.5' x 2.5' x 7' suitable for the future installation plumbing requirements, based on the distance between this designated sp more than 2" higher than the base of the water heater	of a heat pump water heater, and mee	et electrical and				
le of	§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collect Certification Corporation (SRCC), the International Association of Plumbin R&T), or by a listing agency that is approved by the executive director.						
	Ducts and Fans:							
	§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must cor contractor installs the insulation, the contractor must certify to the custome						
e firebox. inches in	§ 150,0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must med Duct Construction Standards Metal and Flexible 3rd Edition, Portions of sur R-6.0 or higher; ducts located entirely in conditioned space as confirmed the do not require insulation. Connections of metal ducts and inner core of flex sealed with mastic, tape, or other duct-closure system that meets the appliance of the combination of mastic and either mesh or tape must be used to seal or	pply-air and return-air ducts and plenu hrough field verification and diagnostic (ible ducts must be mechanically faste icable UL requirements, or aerosol sea	ms must be insulated to testing (RA3.1.4.3.8) ened. Openings must be alant that meets UL 723.				

CF1R-PRF-01E

ficials, Research and Testing (IAPMO e California Mechanical Code (CMC). If a nsulation meets this requirement. 0 and ANSI/SMACNA-006-2006 HVAC ducts and plenums must be insulated to on and diagnostic testing (RA3.1.4.3.8) echanically fastened. Openings must be s, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼, If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, § 150.0(m)2: connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction. Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic § 150.0(m)7: Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, § 150.0(m)8: manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. § 150.0(m)10: Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1. Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 § 150.0(m)12: or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

RESIDENTIAL MEASURES SUMMARY RMS-1 Building Type 
☐ Single Family ☐ Addition Alone ☐ Date
☐ Multi Family ☐ Existing+ Addition/Alteration 
☐ 11/7/2023 Project Name
Lily Court Addition California Energy Climate Zone Total Cond. Floor Area Addition # of Units CA Climate Zone 03 2,352 232 1 # of Units 80 Lily Court Brisbane INSULATION Construction Type Cavity (ft<sup>2</sup>) Status Wood Framed w/Crawl Space - no insulation 2,120 Existing Wood Framed Existing Opaque Door no insulation Existing Wood Framed R 13 Existing Wood Framed R 13 Existing R 13 Wood Framed Existing Wood Framed Attic R 30 Existing R 19 New Wood Framed w/Crawl Space FENESTRATION 308 Glazing Percentage: 13.1 % New/Altered Average U-Factor: 0.30 Total Area: Orientation Area(ft<sup>2</sup>) U-Fac SHGC Overhang Sidefins Exterior Shades Status Existing Existing none Existing 0.300 0.45 none none Existing 44.0 0.300 0.45 none none New **HVAC SYSTEMS** 80% AFUE Split Air Conditioner 14.0 SEER Gas Central Furnace Setback Existing **HVAC DISTRIBUTION** R-Value Status Cooling Duct Location 6.0 Altered Ducted Attic R HEATING Gallons Min. Eff Distribution Status 0.95 New Small Instantaneous Gas 0 ro 9.2 by EnergySoft User Number: 6249

NEW ADDITION FOR:

SASHA & ALONA GORER

SO LILY CT

BRISBANE, CA 94005

002

2024-MM-1 ATTACHMENT E

DRAWN BY: KES

DATE DRAWN:

1/25/2024

1/4"=1'-0" U.N.O. TYP.

CONCEPT

TITLE 24 ENERGY REPORT

SHEET 2 OF 3

- T2 -

15 OF 16

5/6/22



### 2022 Single-Family Residential Mandatory Requirements Summary

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

Ventilation and Indoor Air Quality:

North reli	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses . Single-family detached dwelling units,
§ 150.0(o)1B:	dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
C 450 0/- (4D.	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*

§ 150.0(o)1C: and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii. § 150.0(o)1G: Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-

Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the

controlled exhaust system meeting requirements of §150.0(a)1Giii.enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv. and rated for sound per §150.0(o)1Gvi. \* § 150.0(o)1H&I: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference

minimum airflow rate required by §150.0(o)1C. Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, § 150.0(o)2: and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

5/6/22

Pool and Spa Systems and Equipment:

Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.\*

Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. § 110.4(b)2: Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time

§ 110.4(b)3: switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods. Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light. Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. \*

**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable § 110.9: requirements of § 110.9. \*

§ 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. \* Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met. Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8

elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a § 150.0(k)1E: luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor

Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

### 2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *	§ 15
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.	l a
§ 150.0(k)11:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.	2.16
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.	§ 15
§ 150.0(k)2B:	Interior Switches and Controls, Exhaust fans must be controlled separately from lighting systems, *	
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *	§ 15
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).	
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.	§ 15
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.	3 '
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.	*Exce
§ 150,0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall- mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.	
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.	
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.	
8 150 0(k)4-	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5	

Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. § 150.0(k)5: Single-family Residences, Single-family residences located in subdivisions with 10 or more single-family residences and where the § 110.10(a)1: application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).

Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with

access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 §110.10(b)1A: square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. \*

§ 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof § 110.10(b)3A:

Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the § 110.10(b)3B: horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for § 110.10(b)4: roof dead load and roof live load must be clearly indicated on the construction documents.

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

Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be § 110.10(d):

§ 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps. Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole § 110.10(e)2: circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

watts of power.

### 2022 Single-Family Residential Mandatory Requirements Summary

circuit breaker permanently marked as "For Future 240V use."

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

Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstruct 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A

dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole

ceptions may apply.

Project Name  Lily Court Addition								Date	11/7/20	22
System Name								Floor		23
HVAC System								100	2,352	?
ROOM LOAD SUM	MARY									
			ROOM	M COOLING	G PEAK	COIL	COOLING	PEAK	COIL HT	G. PEAK
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM		Latent		Sensible
Existing Living Area	Existing 1st Floor	1	1,050	21,361		1,050	21,361	745	707	26,898
New Living Area	1st Floor Addition	1	94	1,921	82	94	1,921	82	49	1,851
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				TOTA		1,145	23,282	827	756	28,749

2024-MM-1 ATTACHMENT E

005-550-040

**NEW ADDITION FOR:** 

APN: **REVISIONS** NO DESCRIPTION

**KES** 1/25/2024

1/4"=1'-0" U.N.O. TYP.

CONCEPT

TITLE 24 **ENERGY REPORT**