



# CITY of BRISBANE

## Zoning Administrator Meeting Agenda

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

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**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](http://www.brisbaneca.org/meetings).

**Join Zoom Webinar:** [www.brisbaneca.org/pc-zoom](http://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-notice> 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](mailto: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 Goror, 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](http://www.brisbaneca.org/meetings). For a digital copy, please contact the Community Development Department.*

## **NOTICE OF DISCLOSURE**

*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.*

**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.

*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

- 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:
  - a. 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 with all requirements of the Brisbane Municipal Code.



## Aerial Vicinity Map: 80 Lily Court





## Project Data

Development Standard	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.

Converting Deck into Living Room

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 [CS@manorinc.com](mailto:CS@manorinc.com).

Regards,

The Manor Association, Inc.

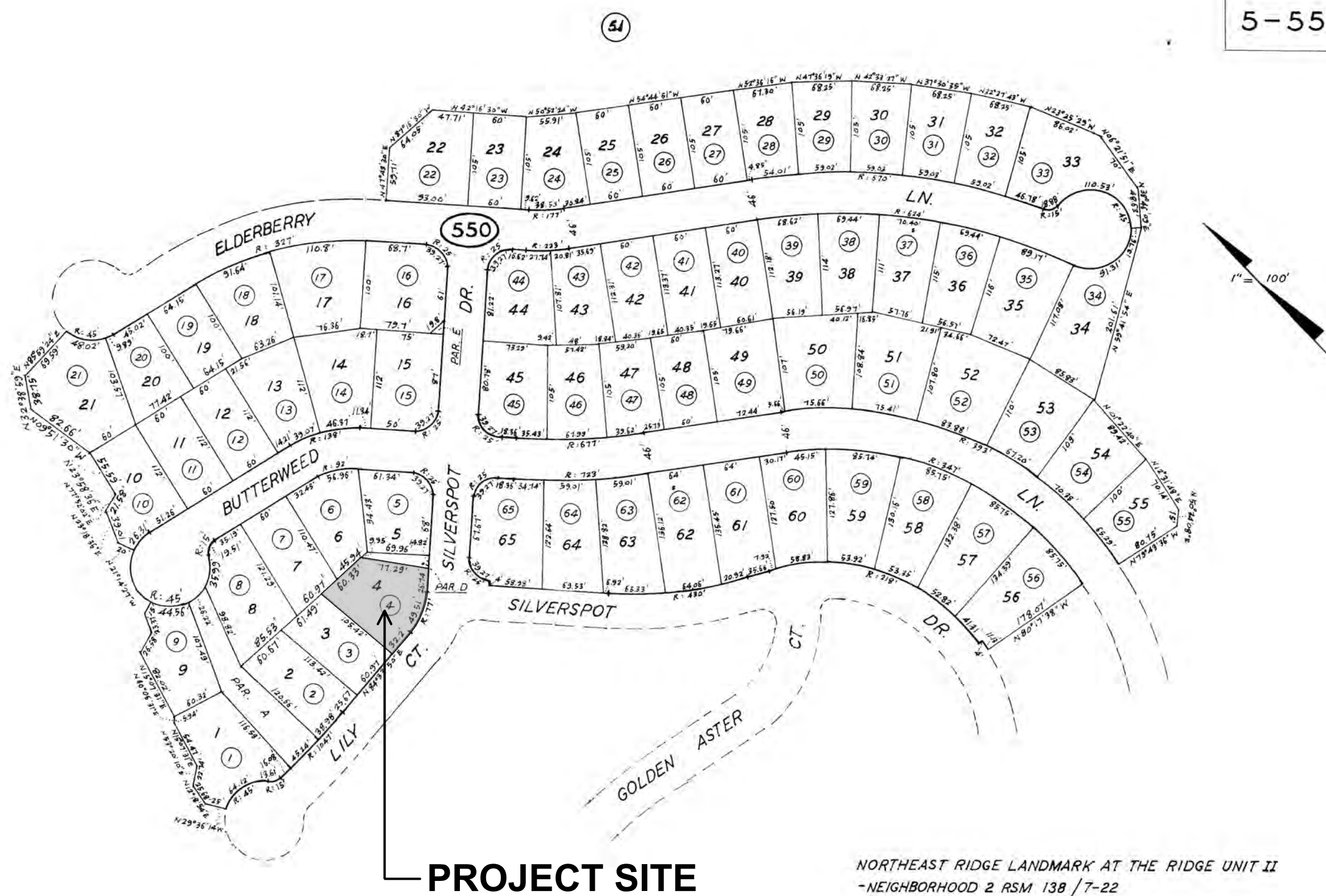
On behalf of the Landmark at the Ridge Owner's Association Board of Directors



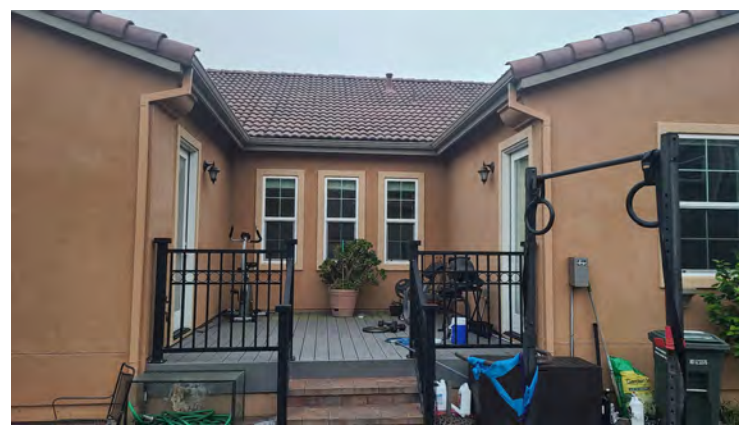
### GENERAL NOTES

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 ADOPED 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.

Provided by:  
  
PARCELQUEST



**NOTE:**  
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**

INFILL OPEN DECK AREA  
- AND CONVERT TO A NEW  
BEDROOM/DEN AREA.

RAILING IS OPTIONAL IF  
DECK IS  $\leq 30"$  ABOVE  
GRADE

## PROJECT DATA & PROJECT INFORMATION

<b>PROJECT INFORMATION</b>
APN: 005-550-040
ADDRESS: 80 LILY CT, BRISBANE, CA 94005
YEAR BUILT: 2015
USE: SINGLE FAMILY DWELLING
ZONING CODE:
OCCUPANCY GRP: R3 / U
BED/BA:
EXISTING RES. AREA: 2,120 SQ FT
EXISTING GARAGE AREA: APPROX. 645 SQ FT
LOT AREA: 7,921 SQ FT
SEWER: PUBLIC
WATER: PUBLIC
UTILITIES: GAS
FIREPLACES: NO
SPRINKLERS: NO
POOL: NO
BUILDING AUTHORITY: CITY OF BRISBANE

PROJECT CODES		
OCCUPANCY GROUP	R3	SFD
CONSTRUCTION TYPE	V-B	
BUILDING CODES		
2019 CALIFORNIA BUILDING CODE		
2019 CALIFORNIA RESIDENTIAL CODE		
2019 CALIFORNIA ELECTRICAL CODE		
2019 CALIFORNIA MECHANICAL CODE		
2019 CALIFORNIA PLUMBING CODE		
2019 CALIFORNIA FIRE CODE		
2019 CALIFORNIA ENERGY CODE		
2019 CALIFORNIA GREEN BUILDING STANDARDS		

CONSULTANT'S INDEX

CONSULTANT INDEX	
OWNER	ALEXANDER & ALONA GORER 80 LILY CT BRISBANE, CA 94005 (408) 656-7273 <a href="mailto:REROGA@YAHOO.CA">REROGA@YAHOO.CA</a>
DESIGN	VIVIAN SZCZEPANKOWSKI 56 HIGHLINE DR LAKE OZARK, MO 65049 (916) 532-8116 <a href="mailto:VIVIANZEP@GMAIL.COM">VIVIANZEP@GMAIL.COM</a> <a href="http://HOUSEARTE.COM">HOUSEARTE.COM</a>
DRAFTING	KEVIN SZCZEPANKOWSKI 56 HIGHLINE RD LAKE OZARK, MO 65049 (916) 521-3263 <a href="mailto:KEVINZEP01@GMAIL.COM">KEVINZEP01@GMAIL.COM</a> <a href="http://HOUSEARTE.COM">HOUSEARTE.COM</a>
GENERAL CONTRACTOR	TO BE DETERMINED
STRUCTURAL ENGINEERING	NOT APPLICABLE
BUILDING AUTHORITY	CITY OF BRISBANE 50 PARK PLACE BRISBANE, CA 94005 (415) 508-2120

AREA CALCULATIONS		ADDED OR		
	EXISTING	NEW	REMODELED	TOTAL
<b>LIVING SPACE</b>				
FIRST FLOOR	2120	232		2352
TOTAL LIVING	2120	232	0	2352
<b>NON-LIVING SPACE</b>				
GARAGE- BASEMENT	675	0		675
COVERED PATIOS				
FRONT	145			145
COVERED DECK	0			0
TOTAL NON-LIVING SPACE	820	0	0	820
NOTES:				
AREA TABULATION INCLUDES ENTIRE FOOTPRINT AREA				

<b>LOTSIZE (SQ.FT):</b>	7921
<b>TOTAL COVERED AREA</b>	
RESIDENCE- FIRST FLR	2352
GARAGE	675
CVRD PATIO- FRONT	145
CVRD DECK	0
ADDITIONAL BLDGS	0
<b>TOTAL COVERED AREA</b>	<b>3172</b>
<b>PERCENT COVERAGE</b>	<b>40%</b>

## DESIGN CRITERIA

DESIGN CRITERIA - TYPICAL	
SEISMIC CATEGORY	D
WIND SPEED	110 MPH
WIND EXPOSURE	C
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)		

## NEW ADDITION FOR:

**SASHA & ALONA GORER**  
**80 LILY CT**  
**BRISBANE, CA 94005**

**APN: 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

COVER SHEET

**- A1 -**

1 OF 16



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 m<sup>2</sup>) for each 150 square feet (14 m<sup>2</sup>) 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 m<sup>2</sup>) for each 1,500 square feet (140 m<sup>2</sup>) 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 VENTILATION REQUIREMENTS					
Attic ID:	AREA 1				
Total Attic Area (SF):	232				
Vent Ratio:	150				
Total Ventilation Required:	222.72 SI				
Total Ventilation Proposed:	300 SI				
	VENT AREA	VENT TYPE	NFA	QTY	VENT (SI)
LOWER 50%=					0
UPPER 50%=	222.72	2	150	2	300
OPTIONAL: USE POWER VENT - MIN CFM CALCULATED BELOW					
POWER VENT REQ:	162.4	CFM			
MIN INTAKE VENT REQ:	111.36	SI			
POWER VENT CALCULATION = ATTIC AREA * 0.70					

STATIC ATTIC VENT TYPES					
TYPE	STYLE	MFR	NAME	PART NO.	NFA (SI)
1	CONT SOFFIT VENT	LOMANCO			9
2	DORMER	AIR VENT	AIRHAWK ROOF LOUVERS	SLP150	150
3	DORMER	AIR VENT	AIRHAWK ROOF LOUVERS	RV51	51
4	CONT RIDGE VENT	LOMANCO	OMNI RIDGE	LOR 9-4	16
5	CONT HIP VENT	LOMANCO	OMNI RIDGE	LOR 9-4	16
6	WALL VENT	LOMANCO	OMNI WALL VENT	OW-4	9
7	EDGE VENT	LOMANCO	DECK AIR VENT SYSTEM	DA-4	9
8	UNDER EAVE VENT	LOMANCO	STATIC INTAKE VENT	C416	25

FOUNDATION VENT TYPES					
TYPE	STYLE	MFR	NAME/MODEL	PART NO.	NFA (SI)
9	DAMPER VENT 8X16	AIR VENT	DAMPER VENT	PLDPBL	64
10	POWER VENTS	AIR VENT	SERIES 6, QUIET/ TV6LVQPBL	94005	NA
11	SCREEN VENT	EZRVENT	FV100-8H-W		31.6

POWER ATTIC VENTS					
TYPE	STYLE	MFR	NAME	PART NO.	CFM
PV15	POWER VENT	AIR VENT	POWER COOL 15		1500
PV12	POWER VENT	AIR VENT	POWER COOL 12		1170

ATTIC VENTILATION

2024-MM-1  
ATTACHMENT E

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(916) 521-3263  
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ENGINEER

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

- A1.2 -

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## 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 manufacturer's 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.

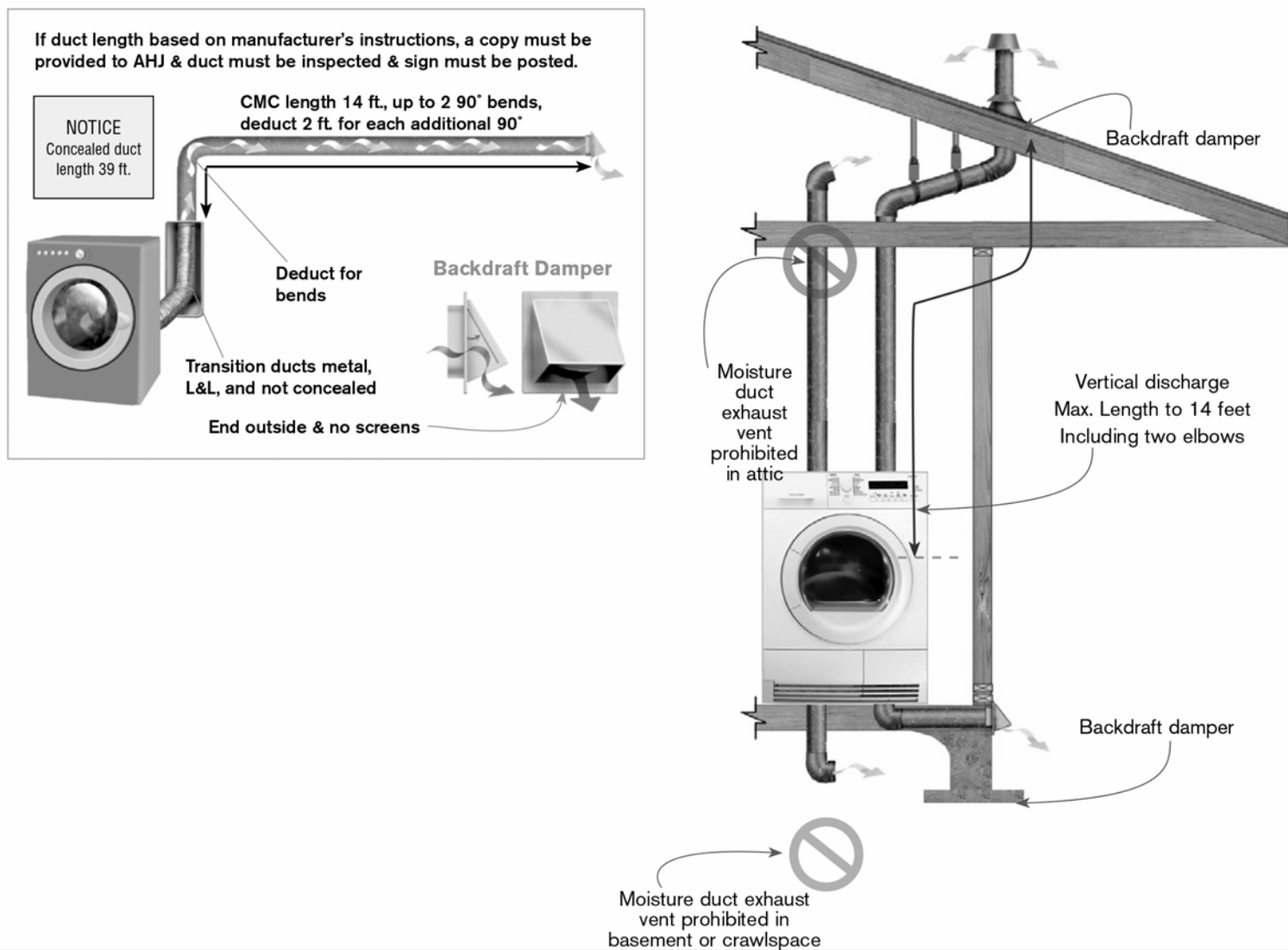
### Clothes Dryer & Moisture Exhaust Vents

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**
- P-2 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 accessible 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 AS PER CPC **504.3**
- P-8 Water heater installations shall be accessible for inspection, repair, or replacement as per CPC Chapter 5.
- P-9 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 CPC**408.3**
- P-14 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

#### Notes:

<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 entrance to the compartment and the bather can adjust the valves prior to stepping into the spray per CPC **408.9**
- P-17 **MAXIMUM LOADING FOR A 3" HORIZONTAL DRAIN LINE IS 35 DFU. LIMIT OF 5 TOILETS PER CPC TABLE 703.2 - NOTE 4**

## GENERAL BUILDING NOTES

FROM 2022 CRC

- B-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**
- B-24 Factory built fireplaces and factory built chimneys shall be listed and installed in accordance with the terms of their listing and the manufacturer's instructions as per CRC Section R1004 and R1005.
- B-25 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.
- B-27 Fire blocking and draft stopping shall be installed according to CRC Section R302. 11.
- B-28 **REMOVED**
- B-29 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.
- B-32 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.
- B-35 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.
- B-37 All foundation sills, plates, sleepers, posts, and columns that rest on concrete or masonry must be naturally durable or preservative treated
- B-38 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).
- B-39 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).
- B-40 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.
- B-42 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.**

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2024-MM-1  
ATTACHMENT E

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(916) 521-3263

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ENGINEER

NEW ADDITION FOR:

SASHA & ALONA GORER  
80 LILY CT  
BRISBANE, CA 94005  
APN: 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

GENERAL  
CONSTRUCTION  
NOTES

- A2 -

3 OF 16



# 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)

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 BUILDNG 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.
- 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.

2024-MM-1  
ATTACHMENT E

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ENGINEER

NEW ADDITION FOR:

SASHA & ALONA GORER  
80 LILY CT  
BRISBANE, CA 94005  
APN: 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

CAL GREEN  
MANDATORY  
MEASURES

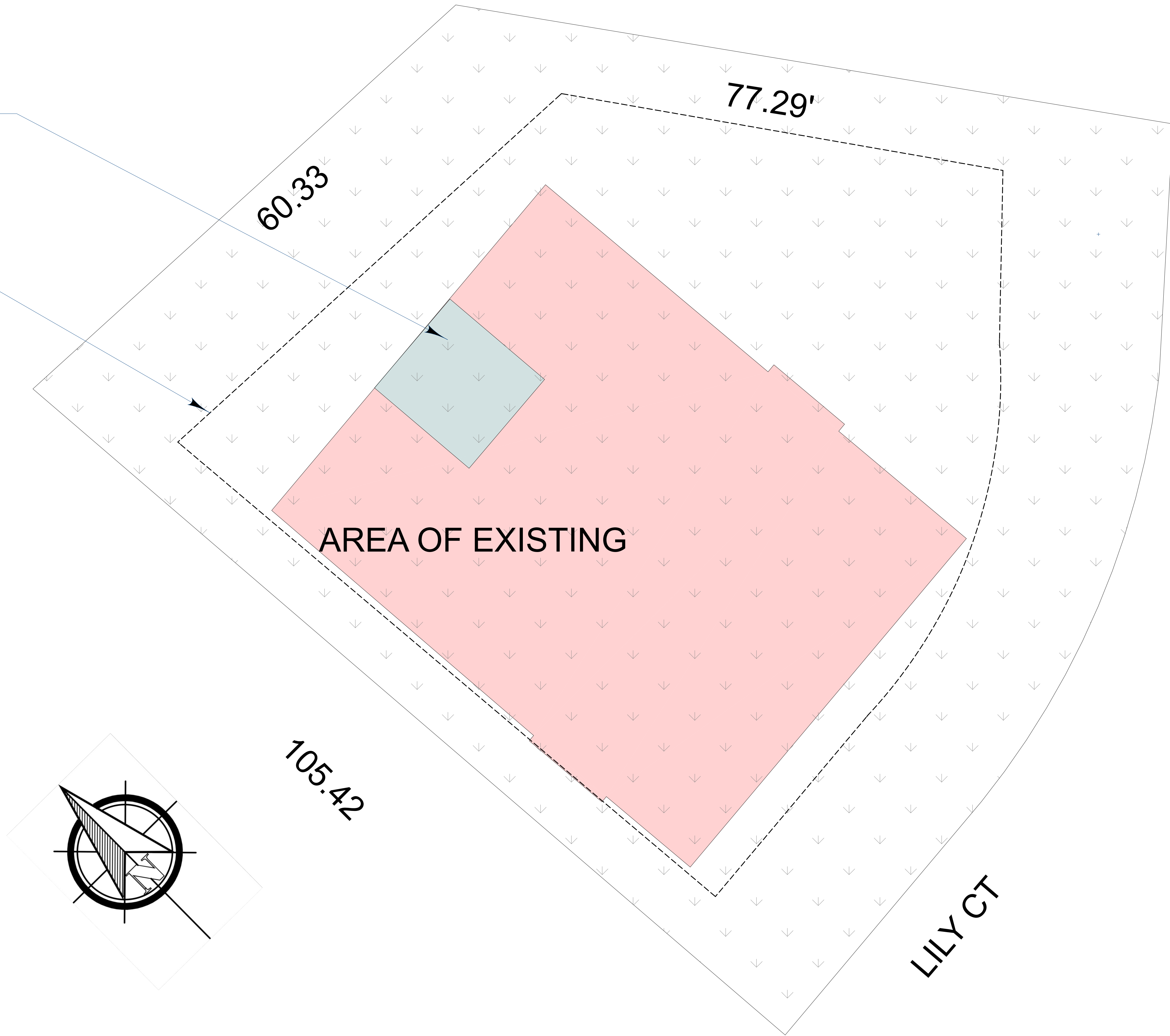
- A3 -

4 OF 16



AREA OF ADDITION

(E) SETBACK



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

SITE  
PLAN

- **A4** -

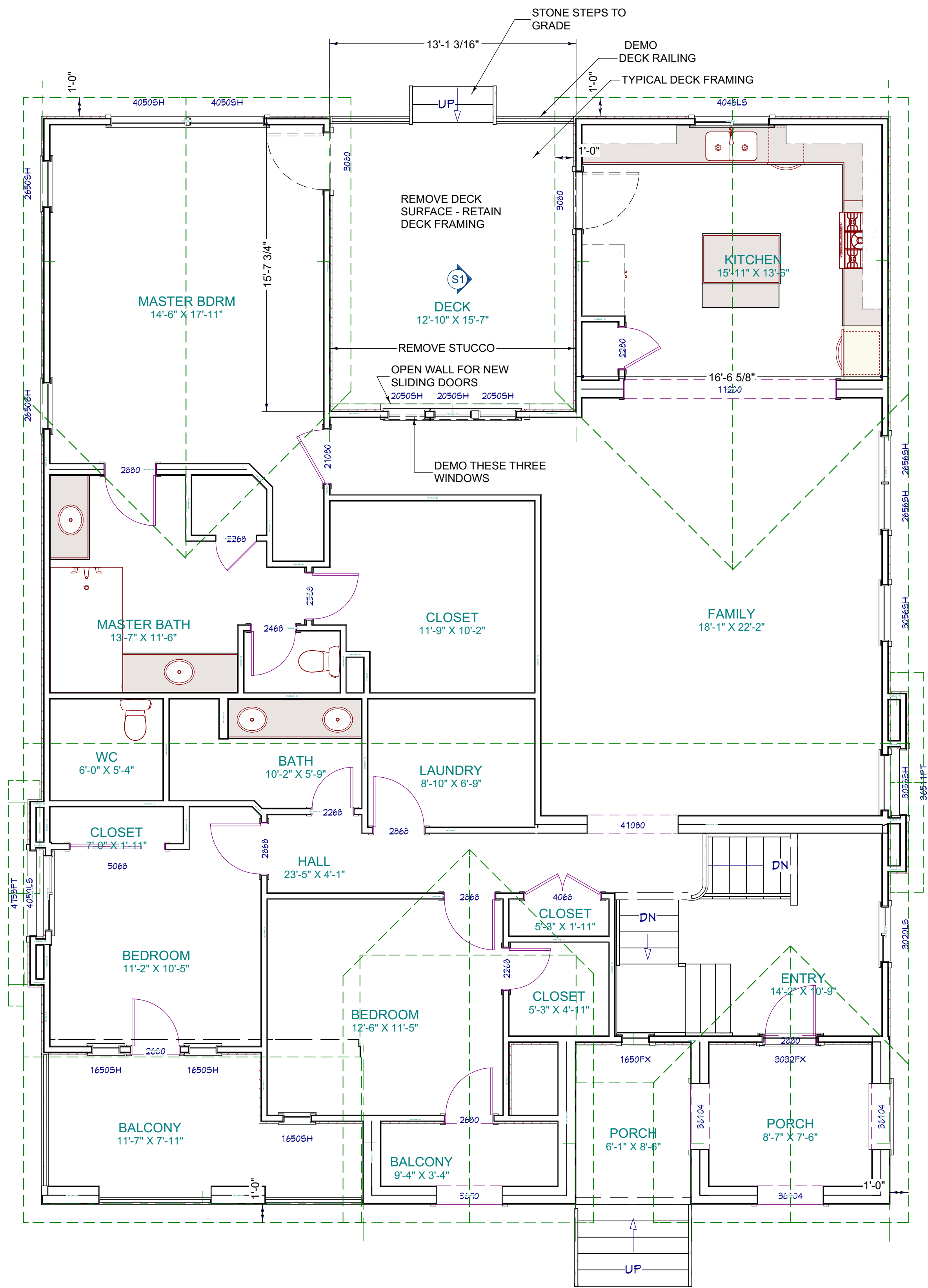
5 OF 16



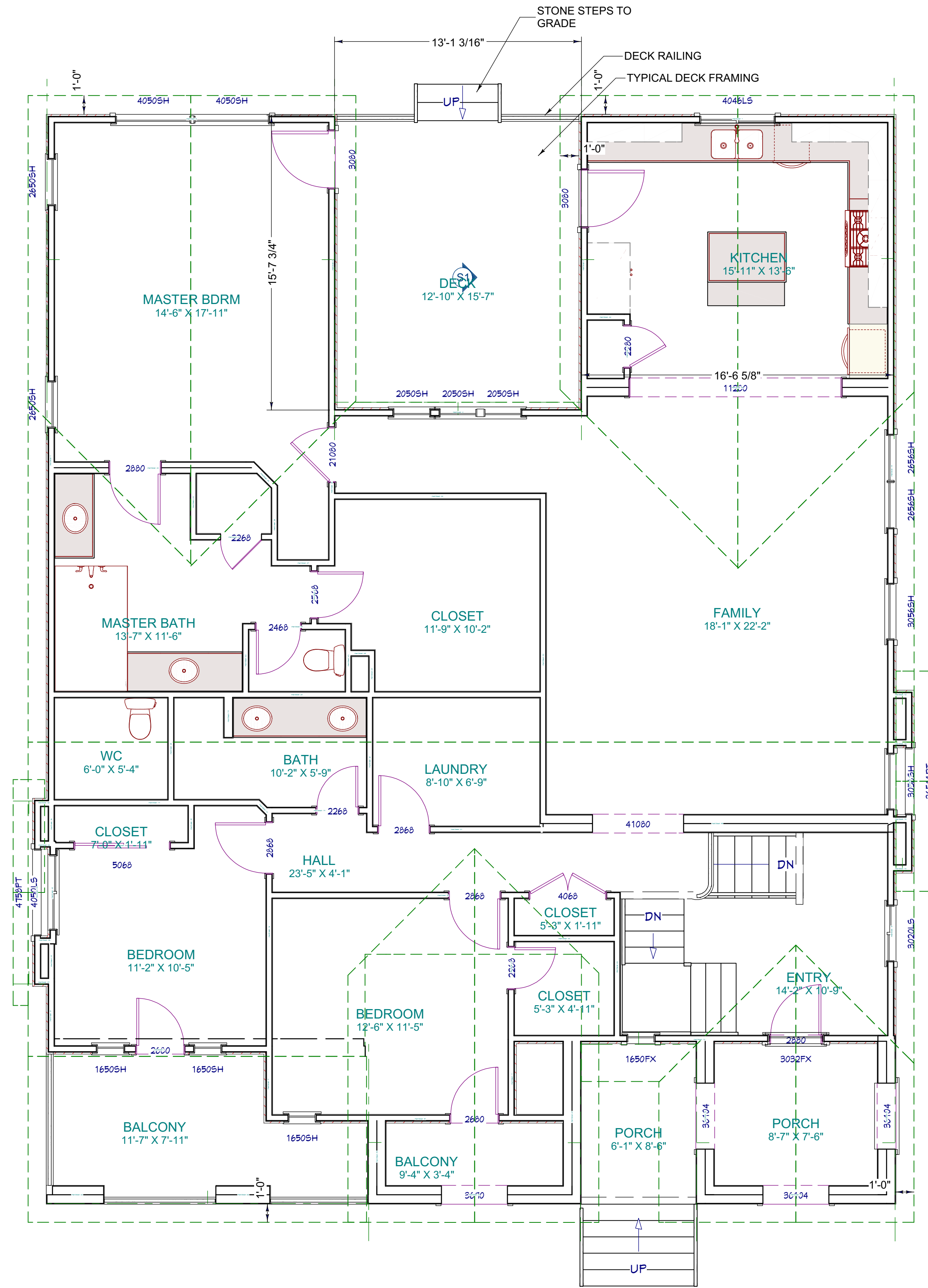
**House Arte**  
*Residential Design - Drafting - Illustration*

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ENGINEER



2 DEMOLITION FLOOR PLAN  
SCALE: 1/4"=1'-0"



1 EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0"

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NEW ADDITION FOR:  
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80 LILY CT  
BRISBANE, CA 94005  
APN: 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	
EXISTING & DEMOLITION PLAN	

- A5 -



**NEW ADDITION FOR:**

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

**APN: 005-550-040**

REVISIONS		
NO	DESCRIPTION	DATE

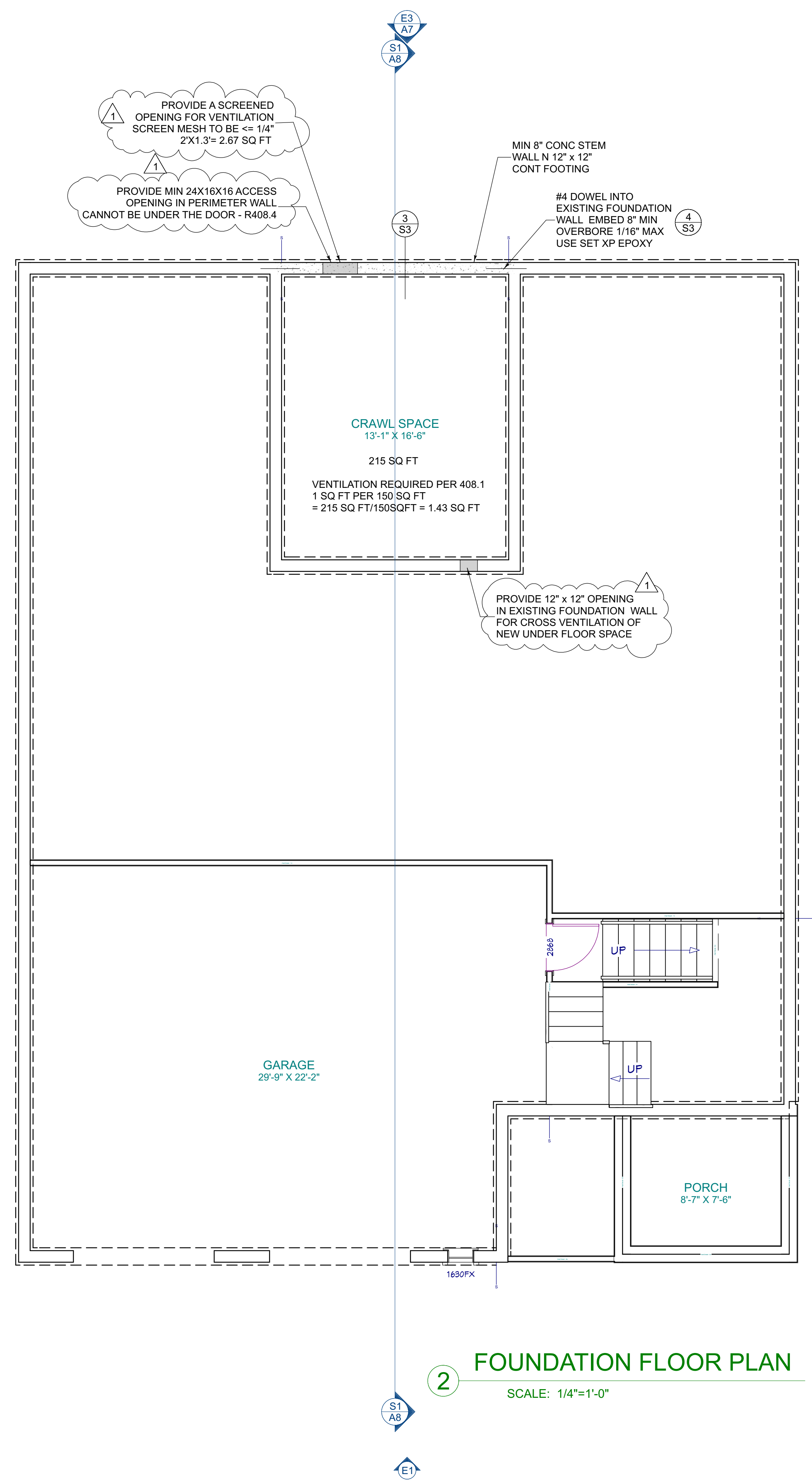
DRAWN BY:	KES
DATE DRAWN:	1/25/2024
SCALE:	1/4"=1'-0" U.N.O. TYP.

CONCEPT

PROPOSED  
PLAN

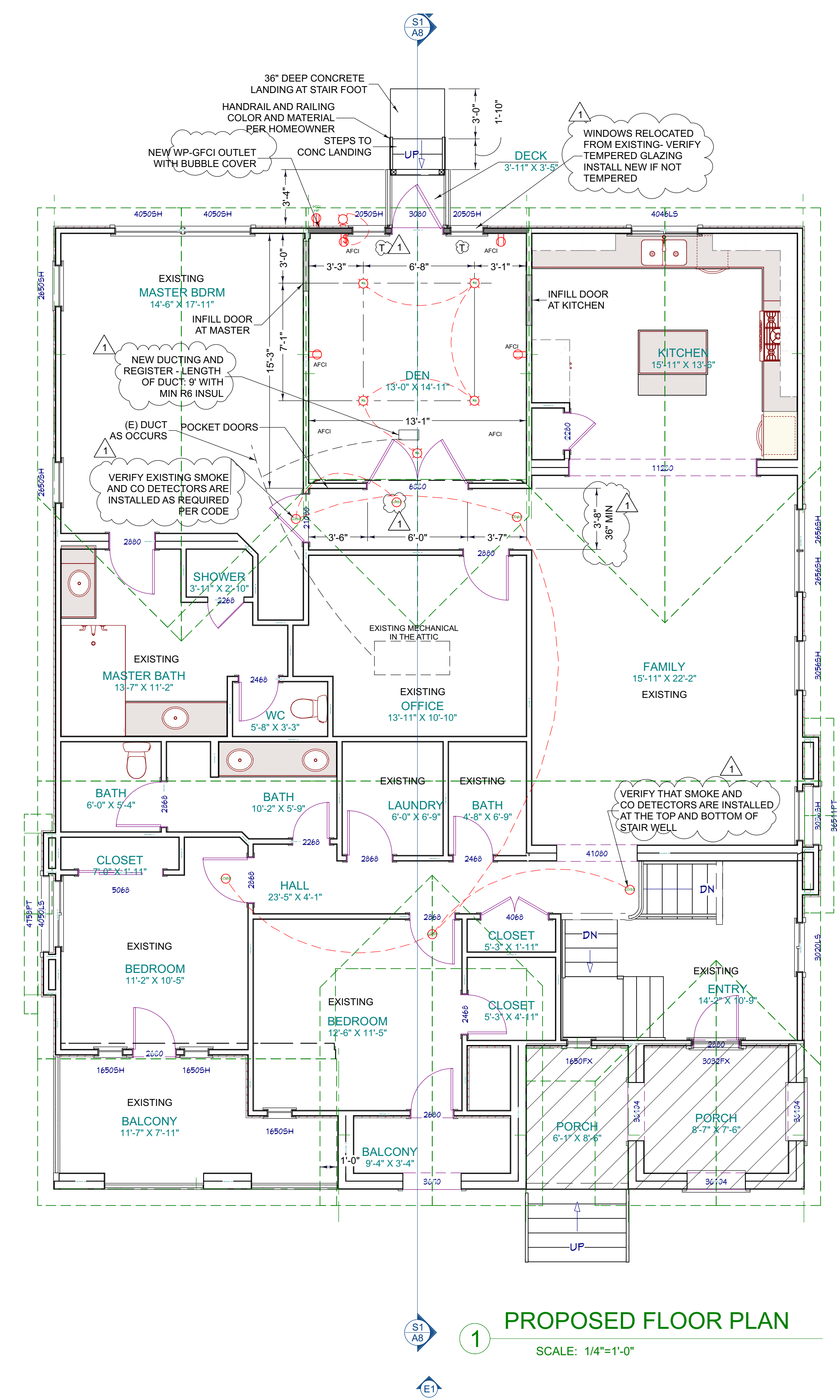
- A6 -

7 OF 16



## 2 FOUNDATION FLOOR PLAN

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



## 1 PROPOSED FLOOR PLAN

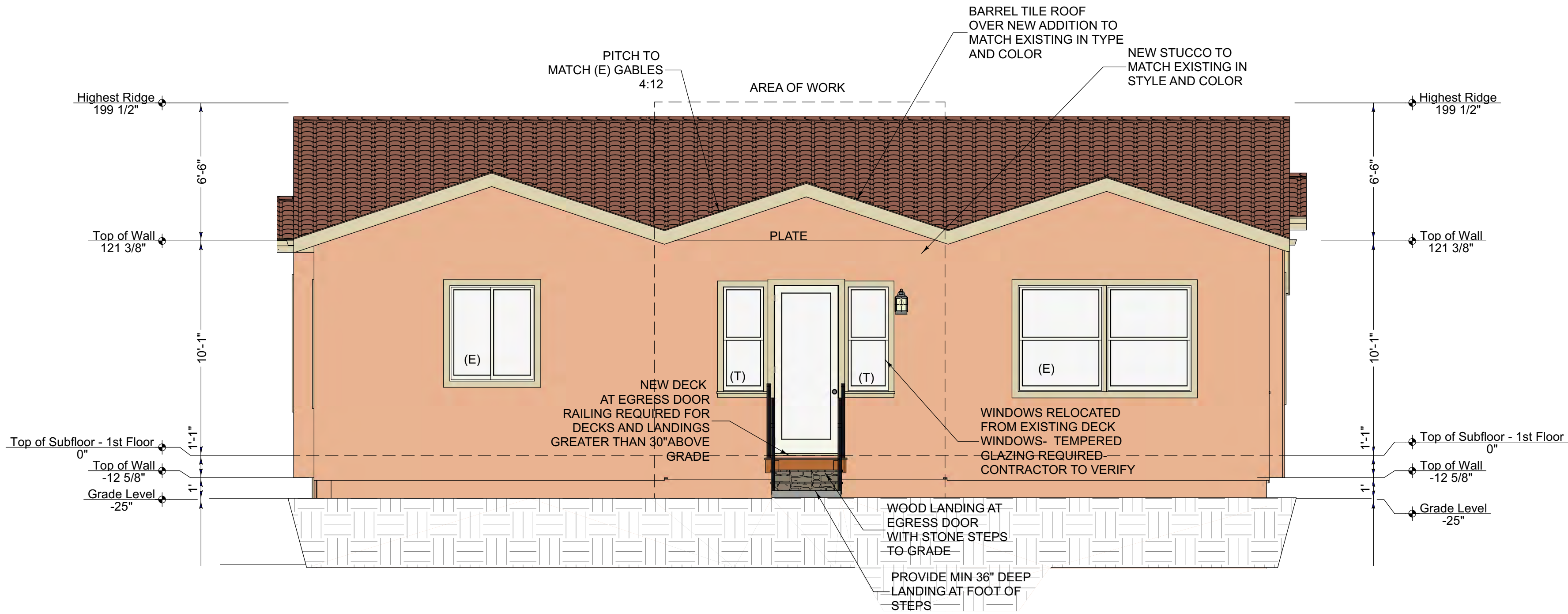
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1 EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

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**NEW ADDITION FOR:**  
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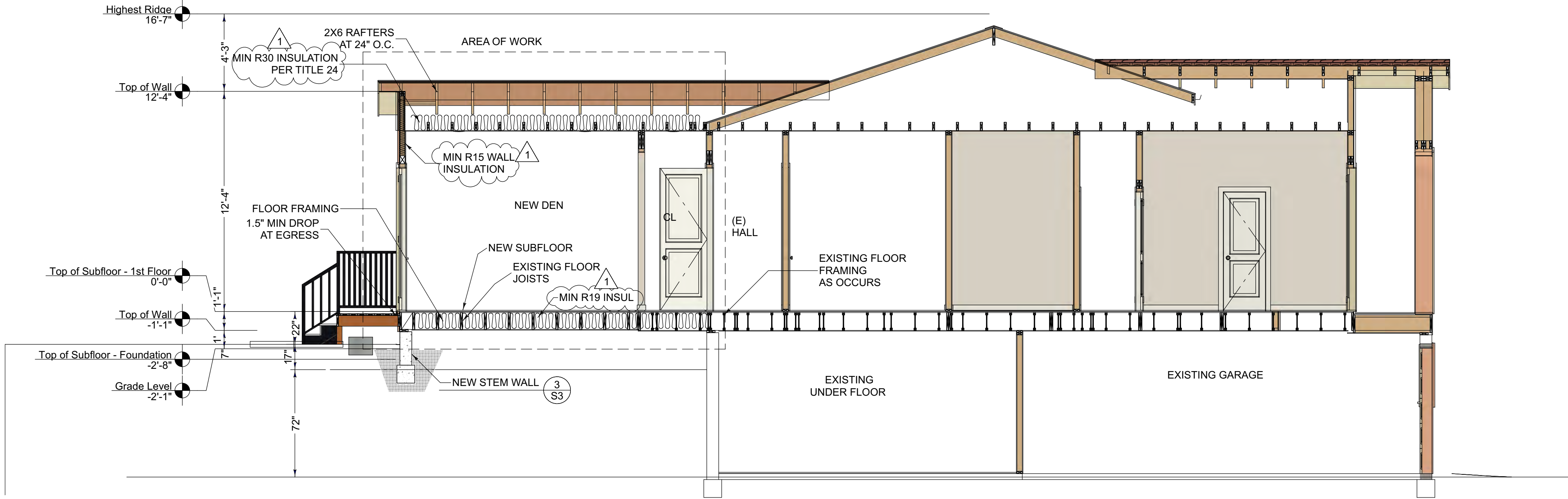
REVISIONS		
NO	DESCRIPTION	DATE

DRAWN BY: **KES**  
DATE DRAWN: **1/25/2024**

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

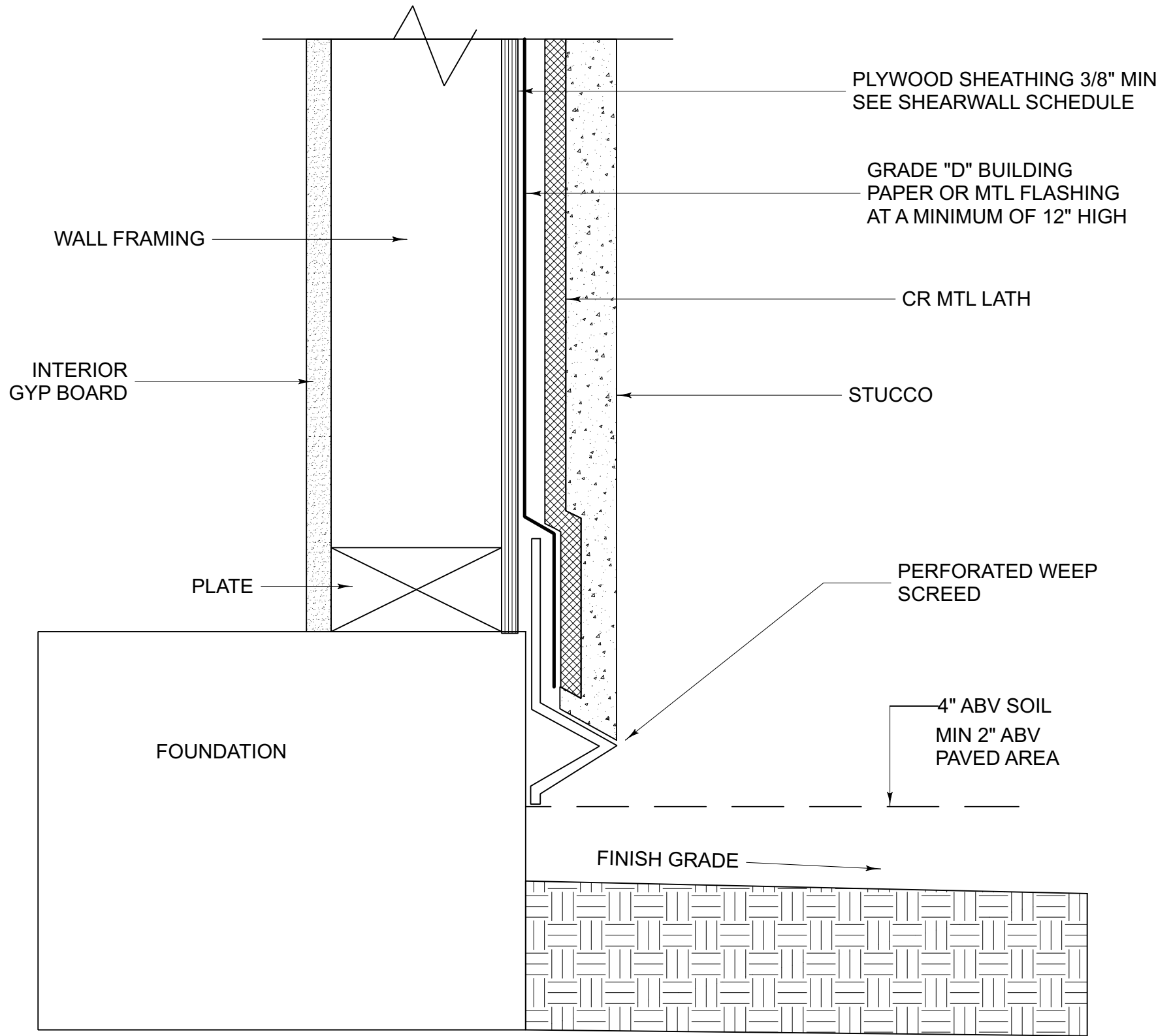
CONCEPT  
  
EXISTING /  
NEW ELEVATIONS





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

- WEEP SCREED AND FLASHING**
- NOTES:**
- 1- WEEP SCREED SHALL COMPLY WITH ASTM C 926.
  - 2- PROVIDE A MINIMUM OF 26 GA GALVANIZED SHEET CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE ON ALL EXTERIOR STUD WALLS THAT HAVE EXTERIOR STUCCO OR PLASTER CLADDING.
  - 3- THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF OF THE SCREED.



**1**  
**2** WEEP SCREED DETAIL  
SCALE: NONE

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2024-MM-1  
ATTACHMENT E



House Arte

Residential Design - Drafting - Illustration

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ENGINEER

NEW ADDITION FOR:

SASHA & ALONA GORER  
80 LILY CT  
BRISBANE, CA 94005  
APN: 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



## GENERAL REQUIREMENTS

- Work performed shall comply with the following:
- These General Requirements unless otherwise noted on plans or specifications.
- Building Code - CBC 2022
- All applicable local, State and Federal Codes, Ordinances, Laws, regulations and Protective Covenants governing the site of work.
- Standard Specifications of ASTM as noted herein and as required by the Building Code.
- All work needs to be performed by qualified and experienced contractors familiar with this type of project.
- In case of conflict, the more stringent requirement shall govern.
- 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.
- 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.
- 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.
- 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 work. 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.

- ROOF .....20 PSF
- FLOOR .....40 PSF

## B. WIND LOAD

- ULTIMATE DESIGN WIND SPEED, VULT .....110 MPH
- NOMINAL DESIGN WIND SPEED, VASD .....85 MPH
- WIND EXPOSURE .....CATEGORY B
- RISK CATEGORY .....CATEGORY II

## C. SEISMIC LOAD.

- SEISMIC DESIGN CATEGORY .....CATEGORY D

$$S_s = 0.442g \quad S_1 = 0.219g \quad R = 6.5$$

$$S_{M1} = 0.426g \quad S_{M2} = 0.640g \quad C_s = 0.066$$

- SITE CLASS .....CLASS D: DEF
- IMPORTANCE .....I

## D. FOUNDATION -

- NO FOUNDATION REPORT
- DESIGN LOAD-BEARING VALUES OF SOILS = 1500 PSF.

## REINFORCED CONCRETE

- All reinforced concrete materials and construction shall conform to Building Code, chapter 19. MATERIALS
- Cement shall conform to Section 1903 of Building Code and shall correspond to that on which the selection of concrete proportions were based.
- Concrete aggregates shall conform to Building Code Section 1903.
- Portland cement shall be Type I or II conforming to ASTM C150. For concrete in contact with soil containing sulfate  $S_o \geq 0.1\%$  by weight use Type II cement, containing sulfate  $S_o \geq 0.2\%$  by weight use Type V cement. Weight percentage of  $S_o$  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.
- Reinforcing steel shall conform to ASTM A615, Grade 60 for all sizes.
- Dowels shall be equal in size and spacing.
- The 28 days concrete compressive strength,  $f'_c$ , shall be min 2500 psi U.N.O.
- Special inspection is required for concrete with  $f'_c > 2500$  psi.
- All reinforcing, dowels, hollows, and other inserts shall be secured in position and approved by the local building official prior to the pouring of any concrete.
- Min. concrete cover for reinforcing:
  - Concrete, placed against earth not formed - 3"
  - Concrete formed or troweled - 2"

## FOUNDATION

- 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.B.s. 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.
  - 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.
  - 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 exceed 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 0.145S 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.B.s. per foundation plan.
- 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.
- Min. concrete width to be 8" for receiving PA, HPA & STDH's. Verify locations of holdowns and anchor bolts with rough framing to assure accurate installation.
- Provide #3 x 24" dowel at 24" o.c. and 12" from the corner at all concrete stoops and porches.
- Provide min. (1) #4 reinforcing for electrical ground, location to be verified with the electrical contractor.
- 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.
- Admixtures in concrete mix, containing calcium chlorides shall not be used.
- Footings shall be examined and certified in writing by the project soil/geology engineer prior to inspection and placement of concrete.
- 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 soils. Aggregates shall be per ASTM C-33. Water to be clean and potable.
- 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.
- 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.
- 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.
- Concrete placement shall be monolithic in one continuous operation uniformly placed and must be vibrated and well consolidated unless otherwise specified on plans. Dual pour is defined by ACI as to when 1st. & 2nd. pour can not be vibrated together.
- 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"  $\phi$  x 7/64" thick washer for 1/2"  $\phi$  bolt, 1 3/4"  $\phi$  x 9/64" thick washer for 5/8"  $\phi$  bolt and 2 1/2"  $\phi$  x 11/64" thick washer for 1"  $\phi$  bolt. U.N.O.
- 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 AFG-01.
- Manufactured hardware specified on the drawings are to be Simpson Strong Tie (Unless 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.)
  - 6" & 8" 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 requirementsThe following beams/headers/rims can be from any manufacturer with current approved ICC evaluation report with the following mechanical properties:
  - a. GLUED LAMINATED MEMBERS COMBINATION 24F-V4 DF/DF 3500" RADIUS.
  - b. LSL BEAMS DOUGLAS FIR 1.55E, SG=50, E=1950000 PSI, Fb=2325 PSI, Fv=310 PSI
  - c. LVL BEAMS DOUGLAS FIR 2.0E, SG=50, E=2000000 PSI, Fb=2600 PSI, Fv=295 PSI
  - d. PSL BEAMS DOUGLAS FIR 2.2E, SG=50, E=2200000 PSI, Fb=2900 PSI, Fv=290 PSI
- 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 recommendations.
- 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.

## FRAMING

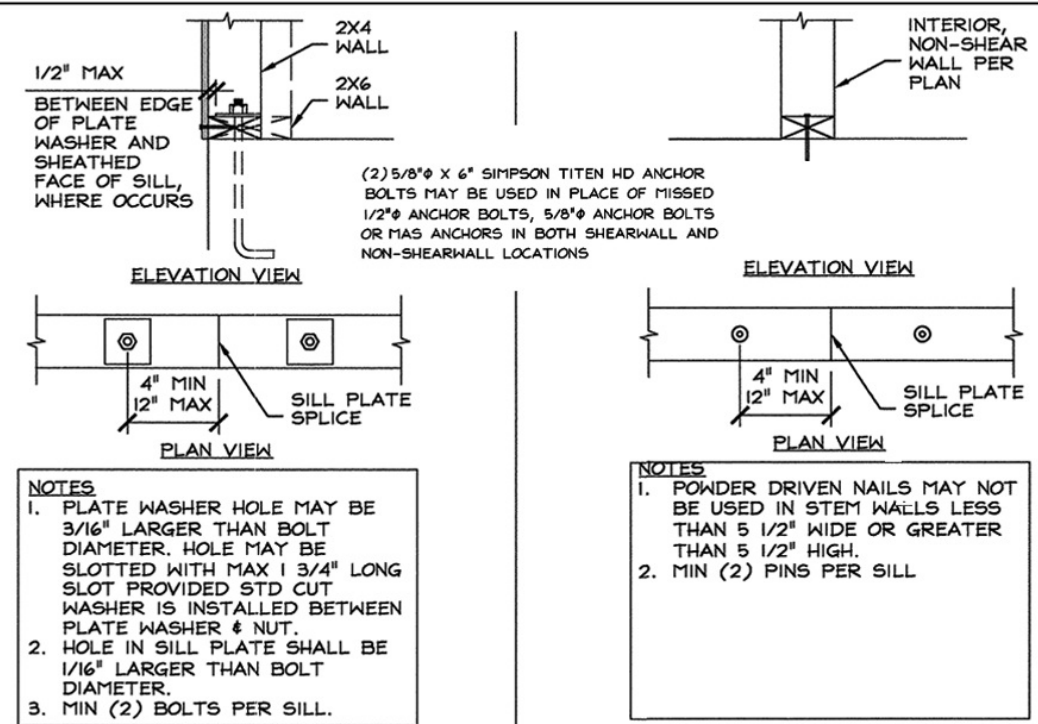
- All framing, bracing, nailing, notching, drilling or boring shall be in accordance with Building Code unless more stringent requirements are specified or required by the local Jurisdiction.
- Fabrication and handling of Glue-lam beams shall be per ANSI/AITC A 190.1. Standard beams to bear legible APA-ENS 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.
- 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
- 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.
- All wood exposed to weather conditions must be pressure treated with hot dipped galvanized connectors as specified in note 11.
- Conventional light framed construction requirements of chapter 23 should be followed as required.
- 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 construction.
- 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.
- 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.
- All ledgers shall be spliced with ST22 strap, unless noted otherwise.
- All shear transfer nailing shall be per drawings, and contractor shall provide proper notification for inspections to review the same.
- 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.
- All joint 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.
- 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.
- Use this span table for stud spacings (U.N.O. on plans):

STUD SIZE	STUD HEIGHT	SIZE, HEIGHT AND SPACING OF WOOD STUDS				NON-BEARING WALLS	
		ROOF & ONE FLOOR, TWO FLOORS, ONE FLOOR ONE END ROOF & CLING, ROOF & CLING ONLY	ONLY	ONLY	ONLY	MAXIMUM SPACING	MAXIMUM SPACING
(inches)	(inches)	(inches)	(inches)	(inches)	(inches)	(feet)	(inches)
2x4	10	24	16	NOT ALLOWED	24	14	24
3x4	10	24	24	16	24	14	24
2x6	10	24	24	16	24	14	24
2x2x6	10	---	---	16	24	---	---

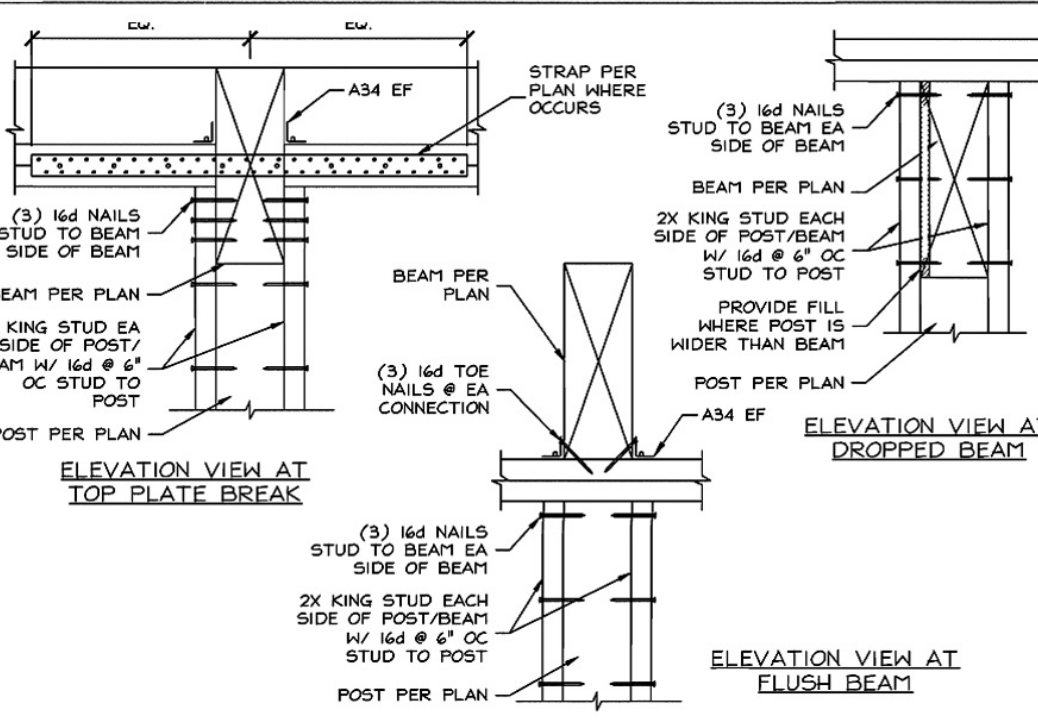
\*SMALL NOT BE USED IN EXTERIOR WALLS.

\*REFER TO PLANS FOR STUD HEIGHTS EXCEEDING THIS TABLE.

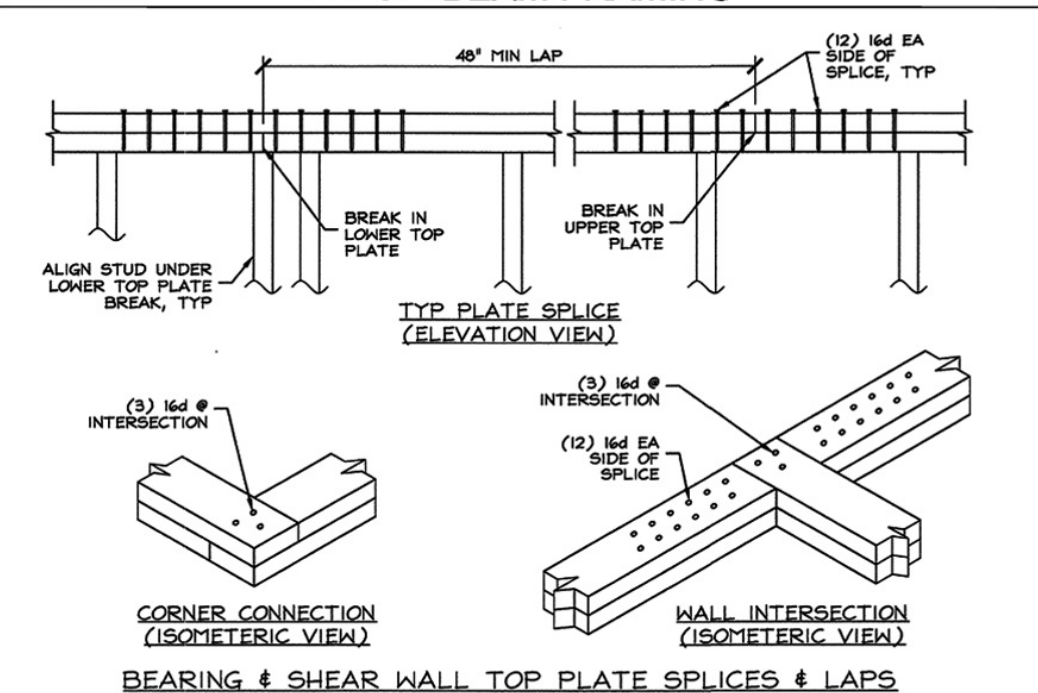
- Headers: Use 4x4 for openings less than 16" at bearing walls without point loads. For non-bearing walls use 2x4 for openings up to 3'-0" max. Use (2)2x4 for openings up to 6'-0" max. Use 4x6 for openings up to 12'-0" max. U.N.O. (2-2x on edge can be substituted for 4x members).
- Approved end-jointed 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.
- 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.
- Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
- 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.
- Truss members and engineered wood products (i.e. prefabricated wood 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)
- Cross bridging and/or bracing shall be provided and detailed by the truss manufacturer as required to adequately brace all trusses.
- 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.
- All trusses designed by truss manufacturer shall be designed to support lateral, 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.
- 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.)



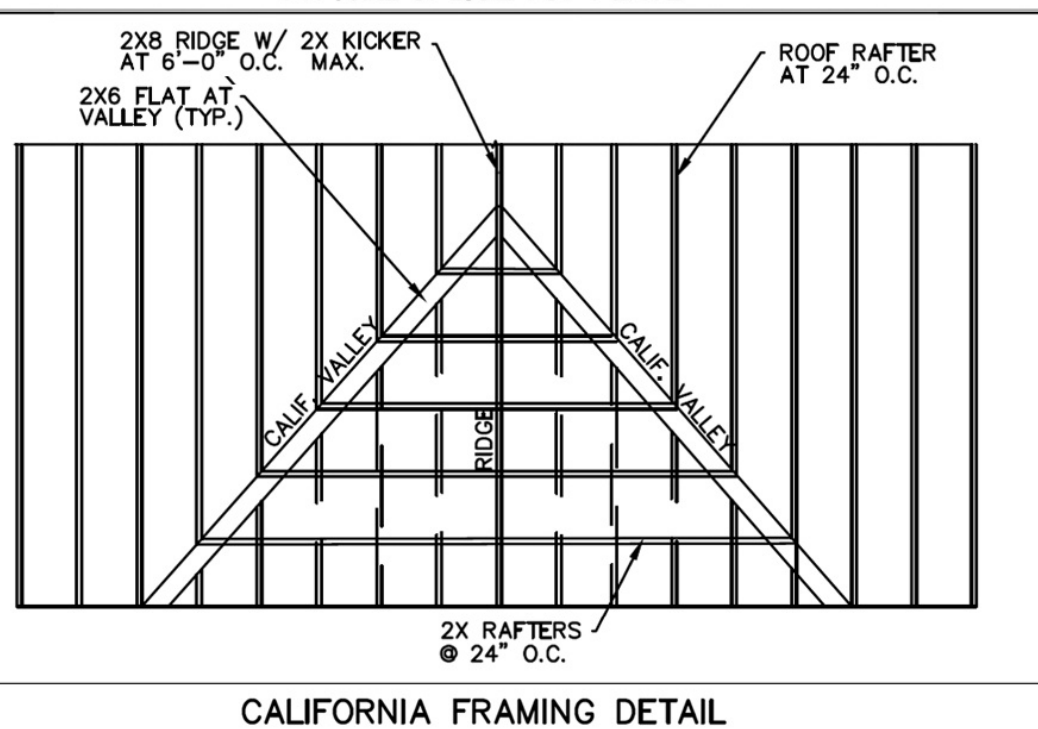
## ANCHOR PLACEMENT &amp; REQUIREMENTS



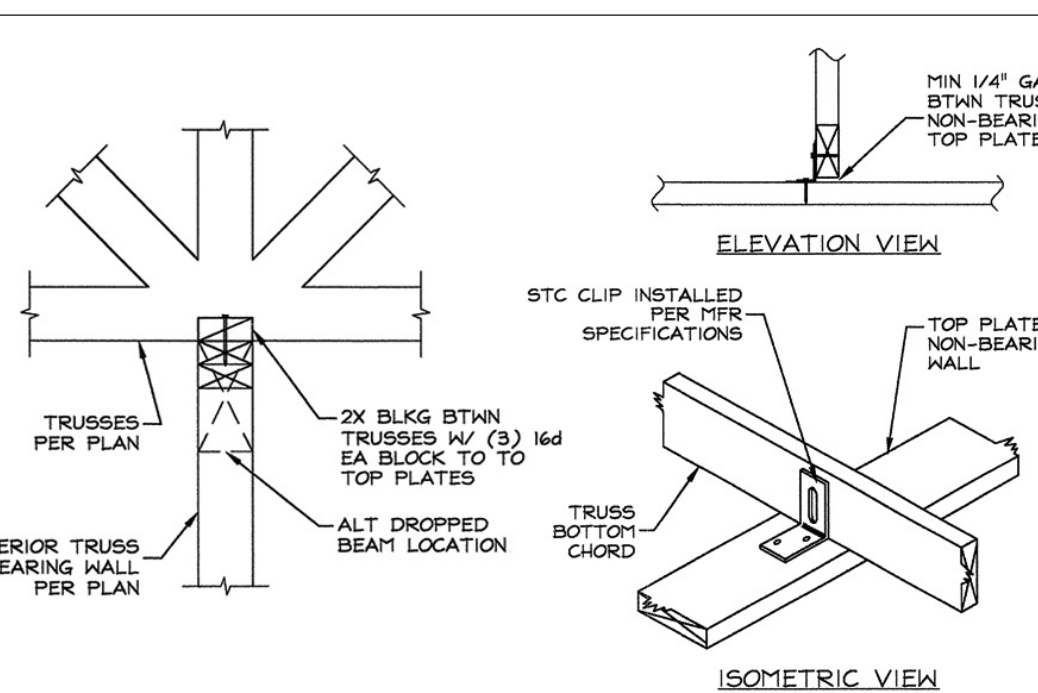
## TYPICAL BEAM FRAMING



## TYPICAL SPLICE TOP PLATE



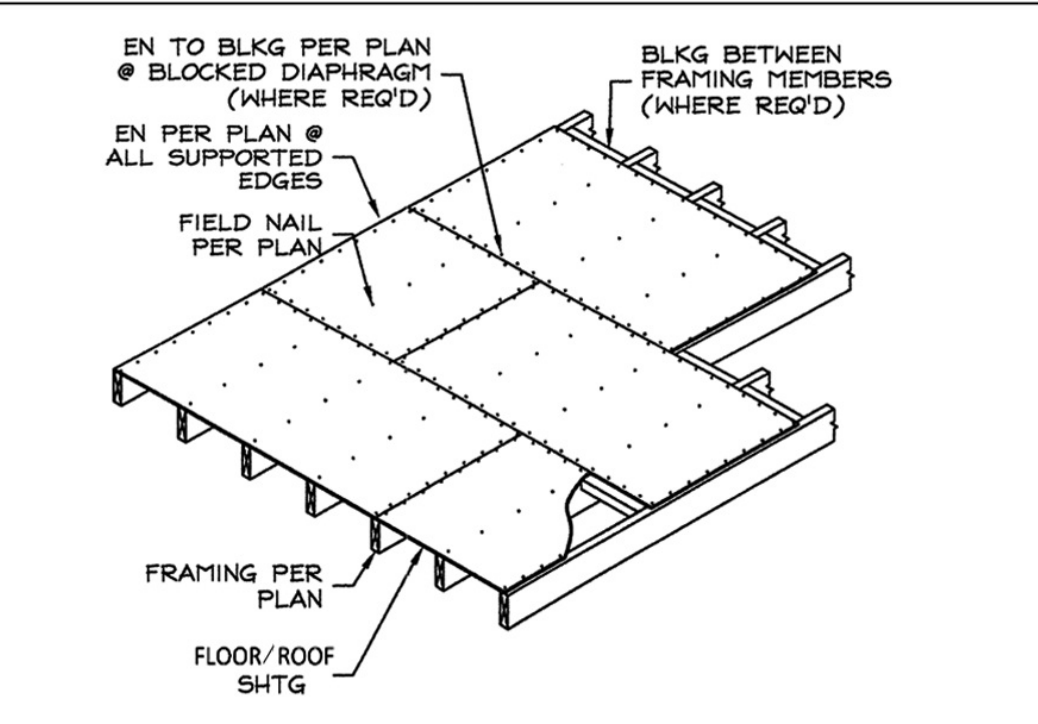
## CALIFORNIA FRAMING DETAIL



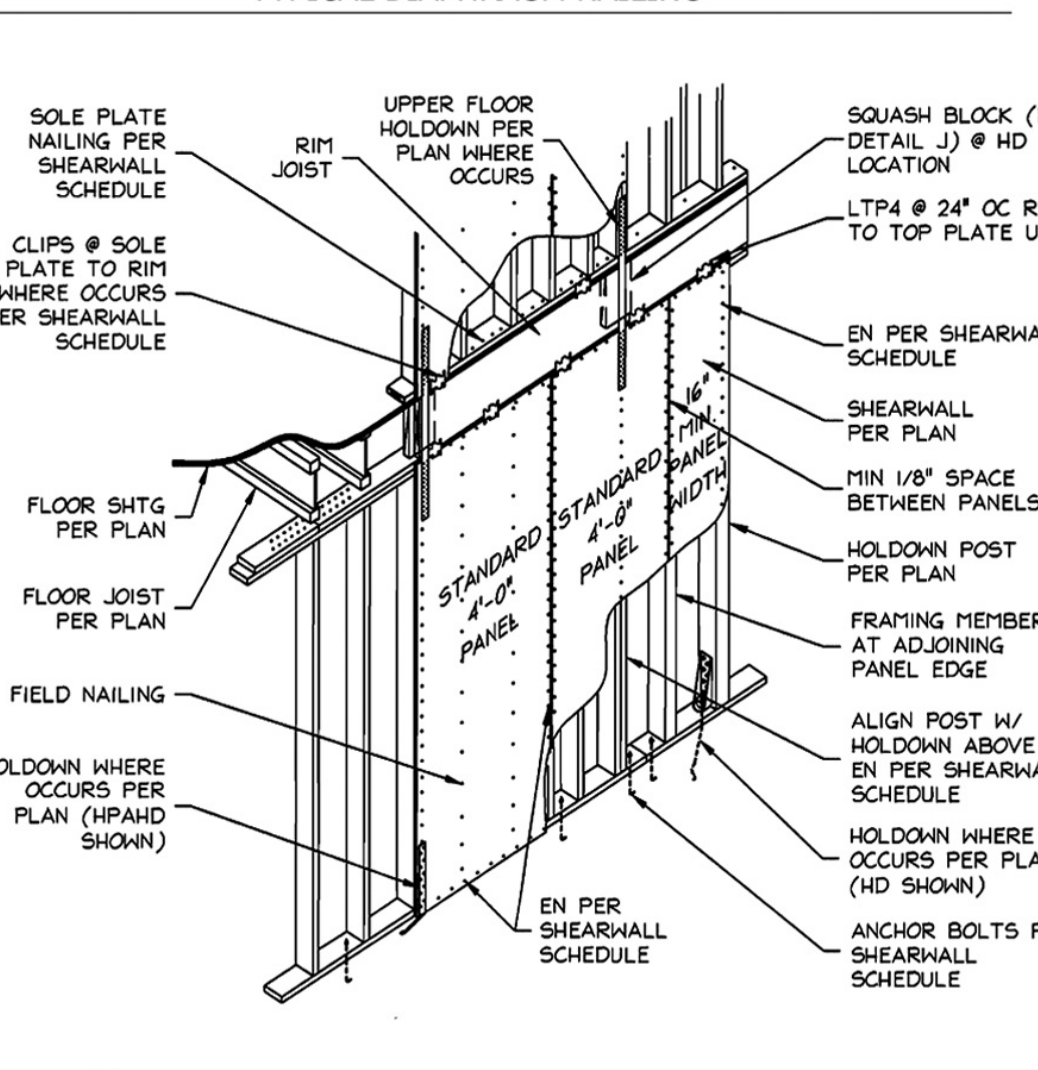
## AT ALL BEARING INTERIOR WALLS

## AT ALL NON-BEARING INTERIOR WALLS

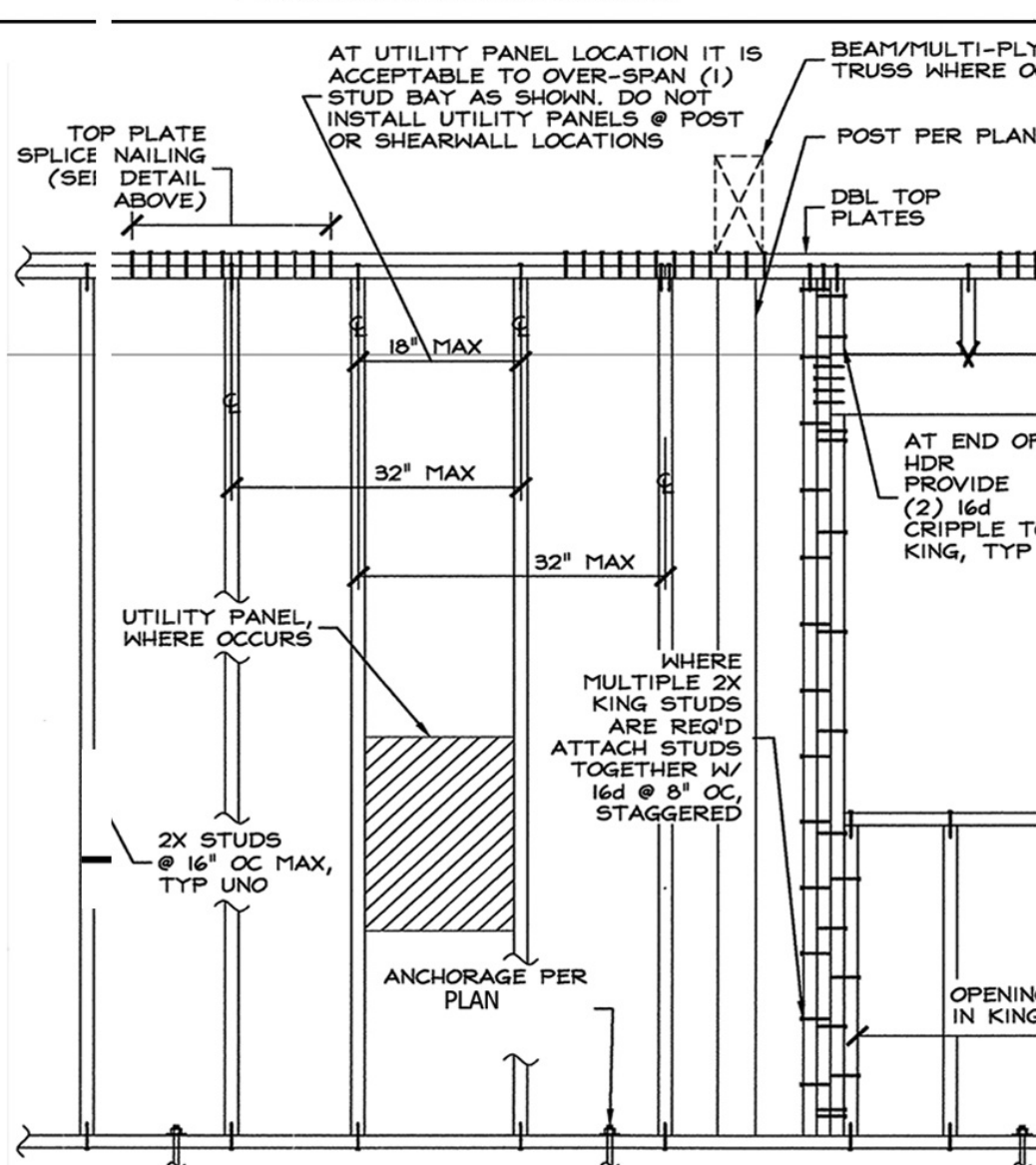
## TRUSSES OR RAFTERS AT INTERIOR WALLS



## TYPICAL DIAPHRAGM NAILING



## TYPICAL SHEARWALL NAILING







ENGINEER

NEW ADDITION FOR:  
**SASHA & ALONA GORER**  
**80 LILY CT**  
**BRISBANE, CA 94005**  
**APN: 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  
**CBC  
FASTENING  
SCHEDULE**

2022 CBC TABLE 2304.10.2 FASTENING SCHEDULE			2022 CBC TABLE 2304.10.2 FASTENING SCHEDULE			2022 CBC TABLE 2304.10.2 FASTENING SCHEDULE		
NOTE: THIS FASTENING SCHEDULE TO BE USED UNLESS NOTED OTHERWISE ON PLAN AND ENGINEERING SHEET(S).			NOTE: THIS FASTENING SCHEDULE TO BE USED UNLESS NOTED OTHERWISE ON PLAN AND ENGINEERING SHEET(S).			NOTE: THIS FASTENING SCHEDULE TO BE USED UNLESS NOTED OTHERWISE ON PLAN AND ENGINEERING SHEET(S).		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF			WALL			WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
1. 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 (3) 3" 14 GAGE STAPLES, 7/16" CROWN	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			EDGES (INCHES) 6 INTERMEDIATE SUPPORTS (INCHES) 12
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL, TOP PLATE, TO RAFTER OR TRUSS	(2) 8d COMMON (2-1/2" x 0.131") (2) 3" x 0.131" NAILS (2) 3" 14 GAGE STAPLES	EACH END, TOENAIL	19. 1" x 6" SHEATHING TO EACH BEARING	(2) 8d COMMON (2-1/2" x 0.131") ; OR (2) 10d BOX (3" x 0.128")	FACE NAIL	35. 3/4" AND LESS	8d COMMON (2-1/2" x 0.131") ; OR 6d DEFORMED (2" x 0.113")	6 12
	(2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (2) 3" 14 GAGE STAPLES	END NAIL	20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d COMMON (2-1/2" x 0.131") ; OR (3) 10d BOX (3" x 0.128")	FACE NAIL	36. 7/8" - 1"	8d COMMON (2-1/2" x 0.131") ; OR 8d DEFORMED (2-1/2" x 0.131")	6 12
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	FLOOR			PANEL SIDING TO FRAMING		
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 (3) 3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL	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 (3) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	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
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(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	FACE NAIL	22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2-1/2" x 0.131") ; OR 10d BOX (3" x 0.128") ; OR 3" x 0.131" NAILS ; OR 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOENAIL	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
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	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	INTERIOR PANELING		
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	24. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3-1/2" x 0.162")	FACE NAIL	40. 1/4"	4d CASING (1-1/2" x 0.080") ; OR 4d FINISH (1-1/2" x 0.072")	6 12
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	25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2) 16d COMMON (3-1/2" x 0.162")	EACH BEARING, FACE NAIL	41. 3/8"	6d CASING (1-1/2" x 0.099") ; OR 6d FINISH (PANEL SUPPORTS AT 24 INCHES)	6 12
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2-INCH RIDGE BEAM	(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  (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	END NAIL  TOENAIL	26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	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  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	32" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES  24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES  ENDS AND AT EACH SPLICE, FACE NAIL	FOR SE 1 INCH = 25.4 mm 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. 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. RSSRS-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.		
WALL			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 OR RAFTER, FACE NAIL			
			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			
			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, TOENAIL			
			WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING <sup>a</sup>					
8. STUD TO STUD (NOT BRACED WALL PANELS)	16d COMMON (3-1/2" x 0.162") ; 10d COMMON (2-1/2" x 0.128") ; OR 3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL  16" O.C. FACE NAIL	30. 3/8" - 1/2"		EDGES (INCHES) 6	INTERMEDIATE SUPPORTS (INCHES) 12		
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3-1/2" x 0.162") ; OR 16d BOX (3-1/2" x 0.135") ; OR 3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL  12" O.C. FACE NAIL  12" O.C. FACE NAIL		6d COMMON OR DEFORMED (2" x 0.113") OR 2-3/8" x 0.113" NAIL (SUBFLOOR AND WALL)	6	12		
	16d COMMON (3-1/2" x 0.162") ; OR 16d BOX (3-1/2" x 0.135")	16" O.C. EACH EDGE, FACE NAIL  12" O.C. EACH EDGE, FACE NAIL		8d COMMON OR DEFORMED (2-1/2" x 0.131" x 0.281" HEAD) (ROOF) OR RSSRS-01 (2-3/8" x 0.113") NAIL (ROOF) <sup>d</sup>	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 16d BOX (3-1/2" x 0.135")	16" O.C. EACH EDGE, FACE NAIL  12" O.C. EACH EDGE, FACE NAIL		2-3/8" x 0.113" x 0.266" HEAD NAIL (ROOF)	3 <sup>f</sup>	3 <sup>f</sup>		
11. CONTINUOUS HEADER TO STUD	(4) 8d COMMON (2-1/2" x 0.131") ; OR (4) 10d BOX (3" x 0.128") 16d COMMON (3-1/2" x 0.162") ; OR	TOENAIL  16" O.C. FACE NAIL		1-3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4	8		
12. TOP PLATE TO TOP PLATE	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	1-3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	3 <sup>f</sup>	3 <sup>f</sup>			
13. TOP PLATE TO TOP PLATE, AT END JOINTS	(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 (12) 3" 14 GAGE STAPLES, 7/16" CROWN 16d COMMON (3-1/2" x 0.162") ; OR	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 2" LAP SPLICE LENGTH EACH SIDE OF END JOINT)  16" O.C. FACE NAIL	31. 19/32" - 3/4"	8d COMMON (2-1/2" x 0.131") ; OR DEFORMED (2" x 0.113") (SUBFLOOR & WALL)  8d COMMON OR DEFORMED (2-1/2" x 0.131" x 0.281" HEAD) (ROOF) OR RSSRS-01 (2-3/8" x 0.113") NAIL (ROOF) <sup>d</sup>	6 6 <sup>e</sup>	12 6 <sup>e</sup>		
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR 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"	2-3/8" x 0.113" x 0.266" HEAD NAIL ; OR 2" 16 GAGE STAPLE, 7/16" CROWN 10d COMMON (3" x 0.148") ; OR 8d DEFORMED (2-1/2" x 0.131")	4 6	8 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	OTHER EXTERIOR WALL SHEATHING					
16. STUD TO TOP OR BOTTOM PLATE	(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 (4) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	33. 1/2" FIBERBOARD SHEATHING <sup>b</sup>	1-1/2" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER) ; OR 1-1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6		
	(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	END NAIL	34. 25/32" FIBERBOARD SHEATHING <sup>b</sup>	1-3/4" GALVANIZED ROOFING NAIL (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	(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	FACE NAIL						

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

## REVISIONS

NO	DESCRIPTION	DATE

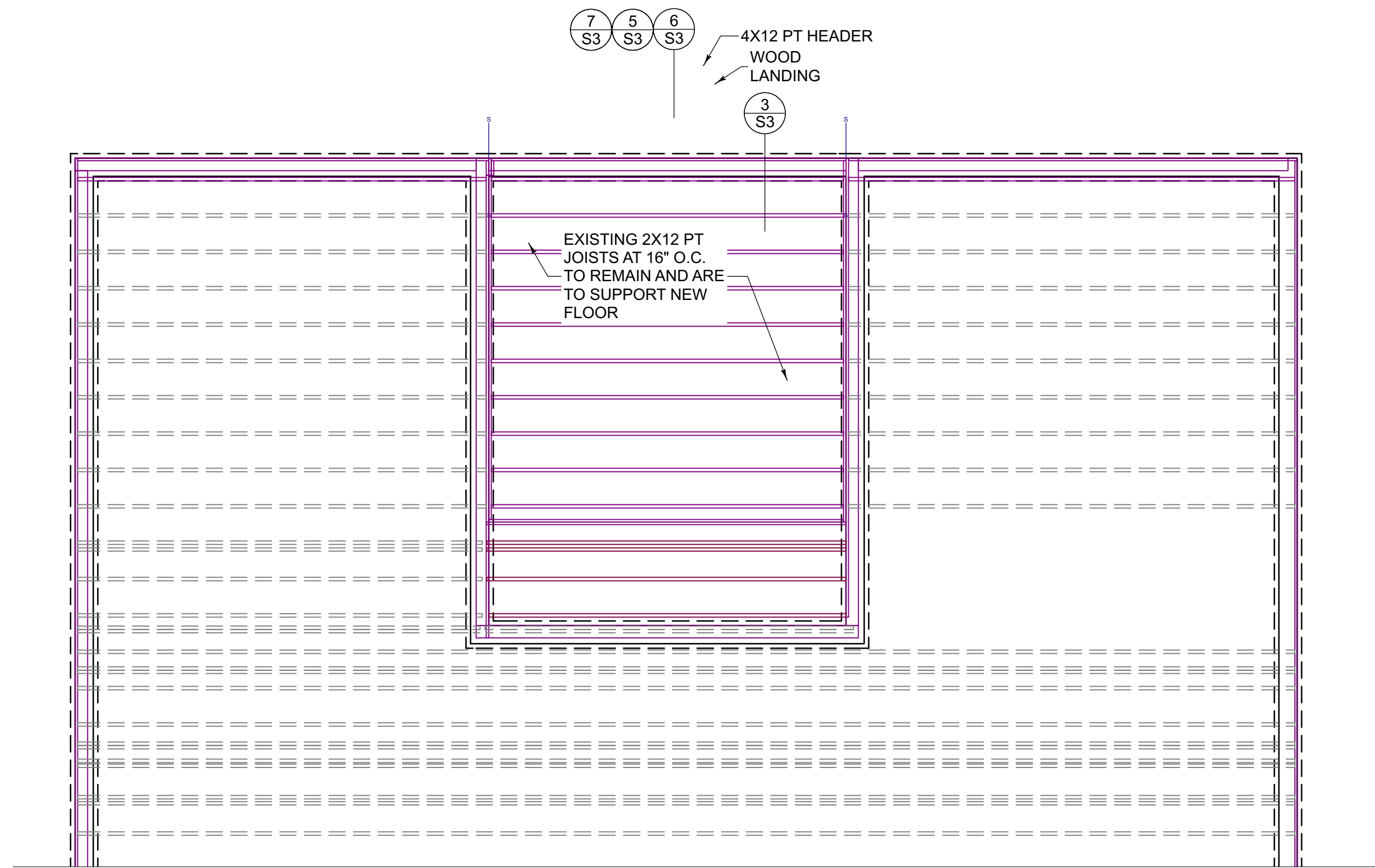
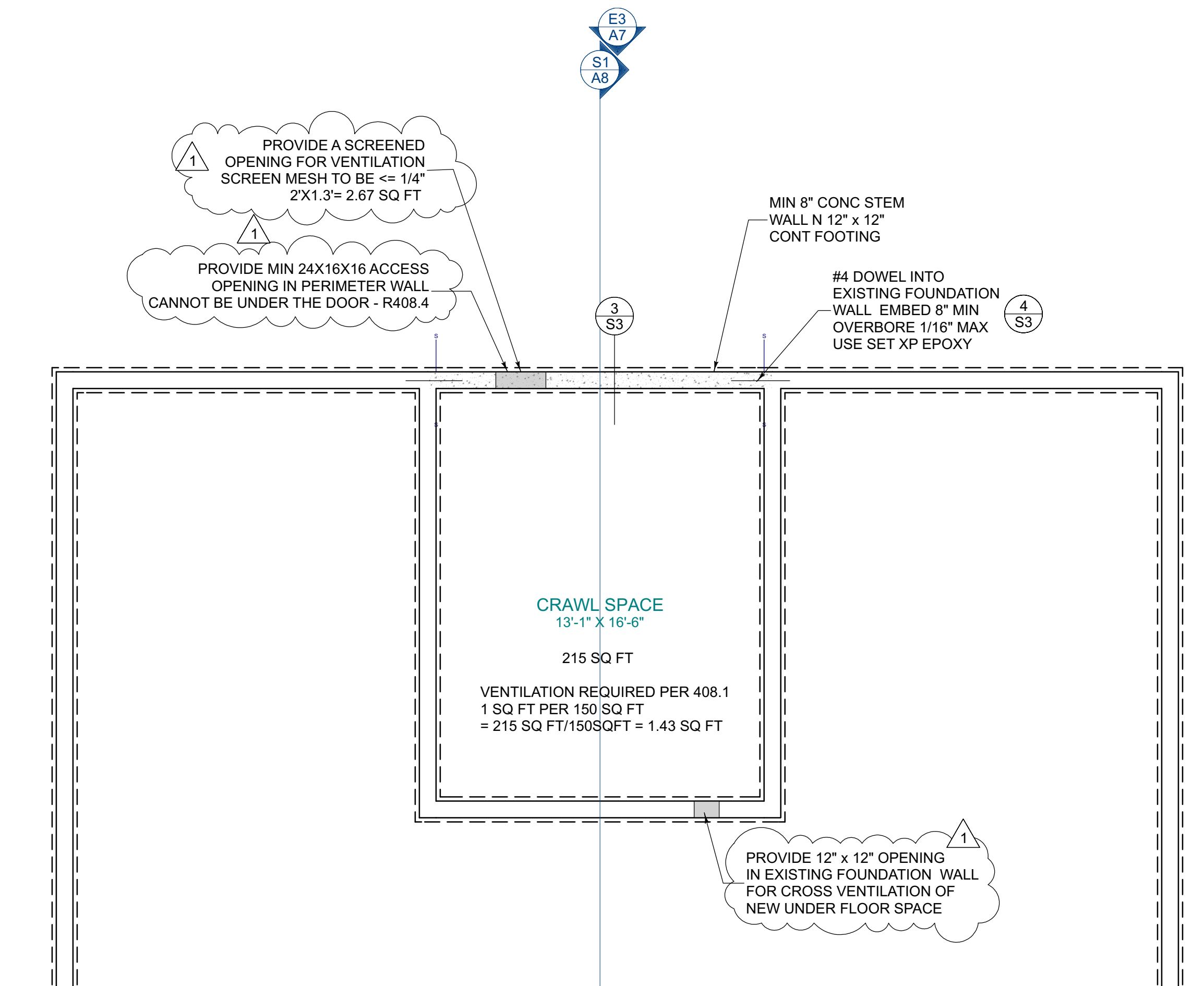
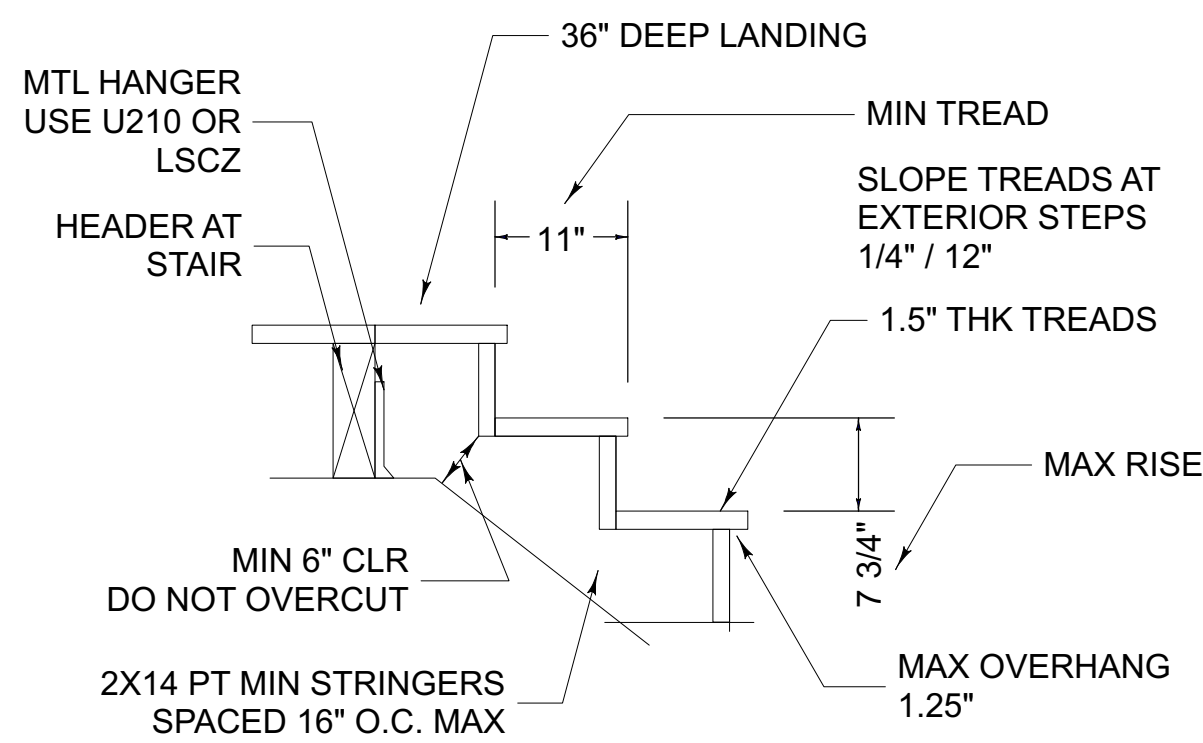
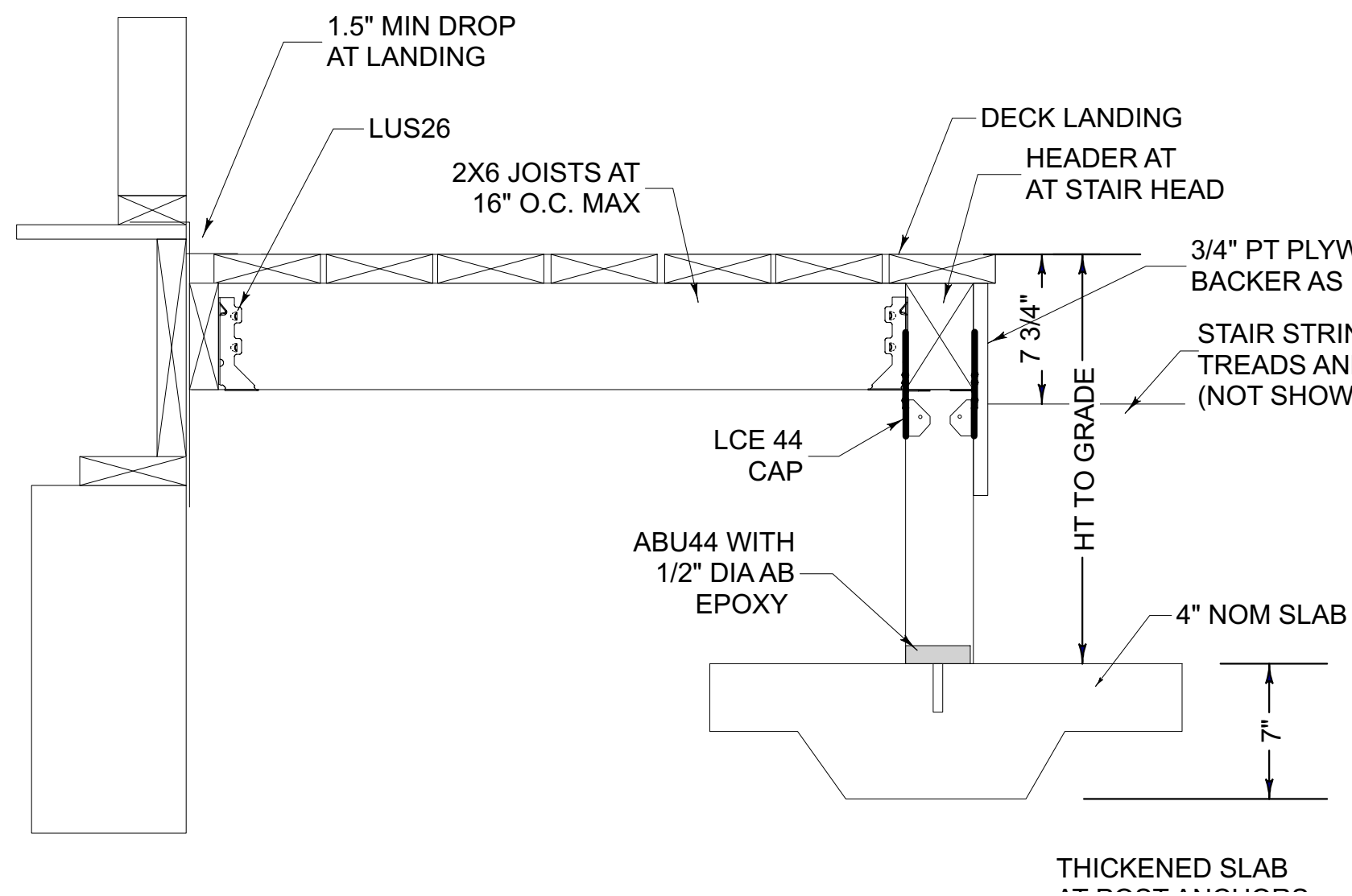
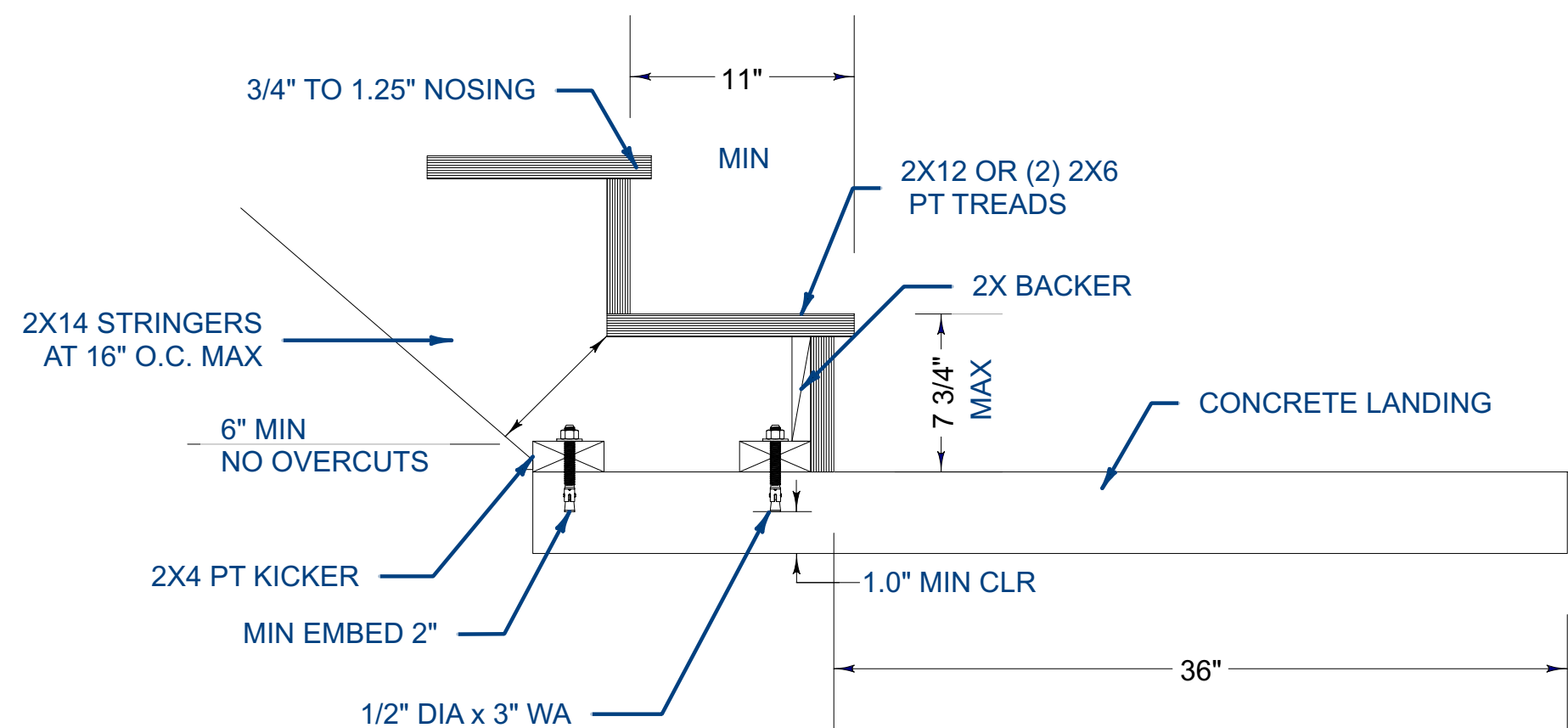
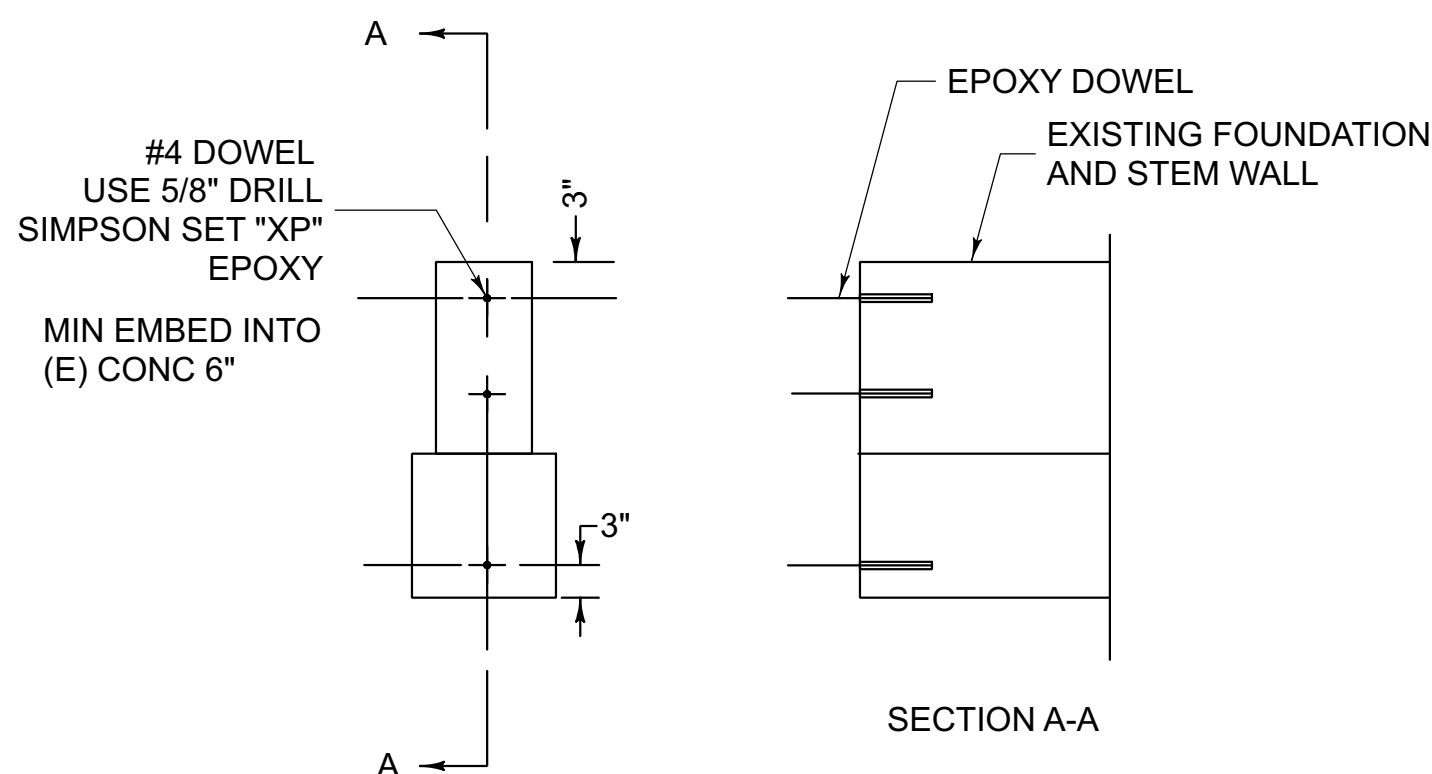
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CONCEPT

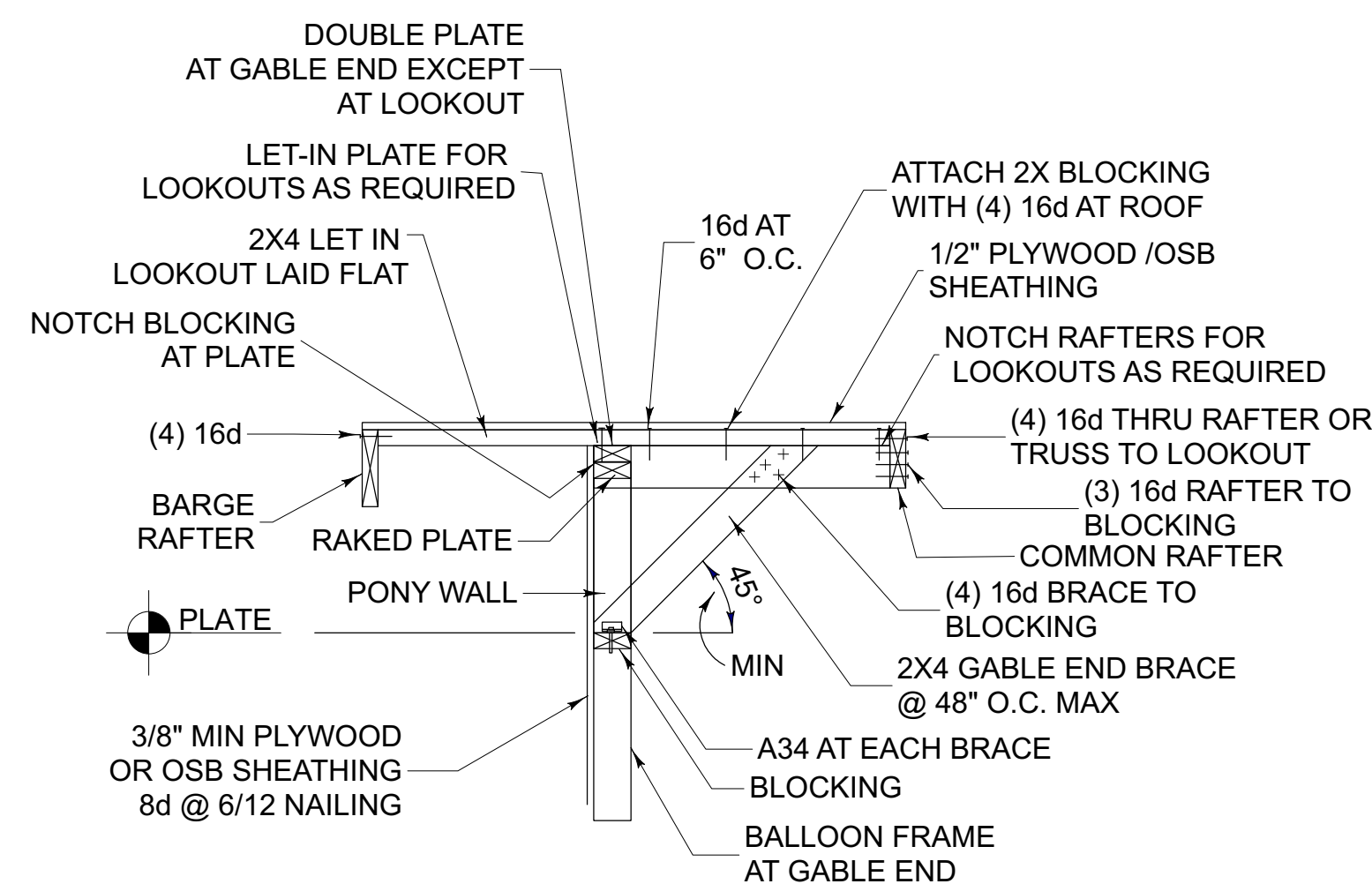
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PLAN**- S3 -**

12 OF 16

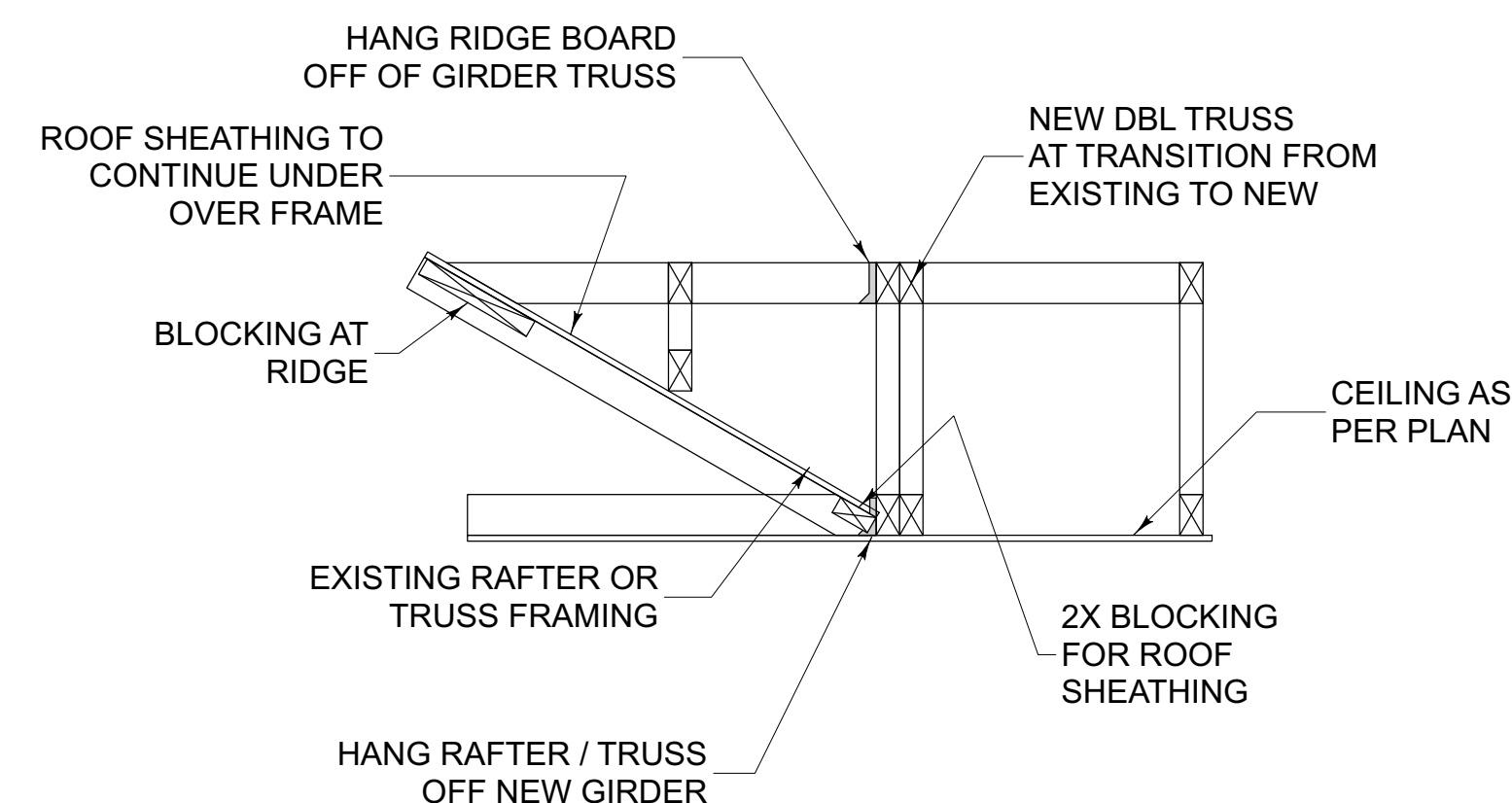
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**2 FLOOR FRAMING AT ADDITION**  
SCALE: 1/4"=1'-0"**1 FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"**6 STRINGER AT LANDING**  
SCALE: 3/4"=1'-0"**7 LANDING CONNECTION DETAIL**  
SCALE: 1.5"=1'-0"**5 STRINGERS TO SLAB**  
SCALE: 1.5"=1'-0"**4 EPOXY DOWELS**  
SCALE: 3/4"=1'-0"



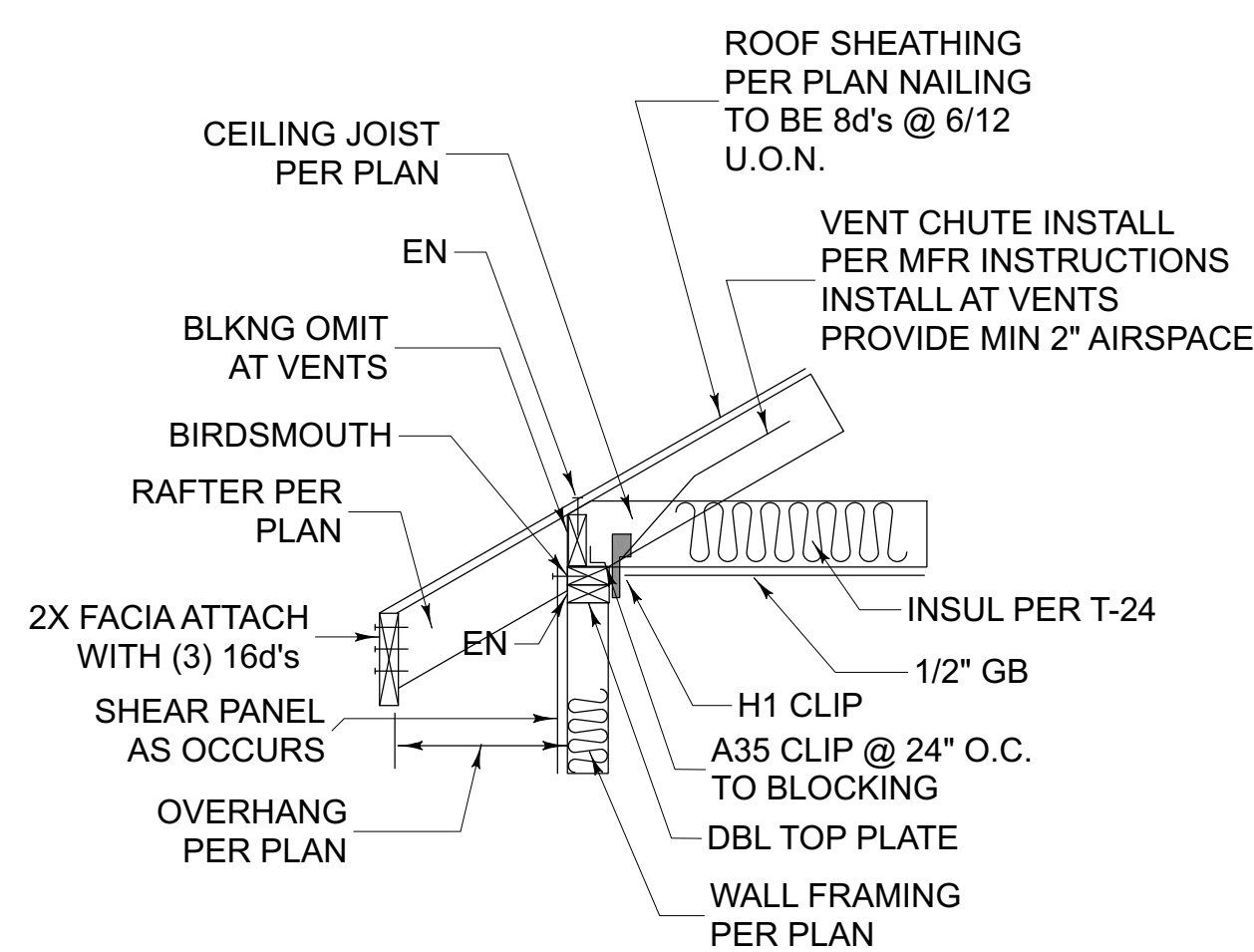


## 2 GABLE END FRAMING

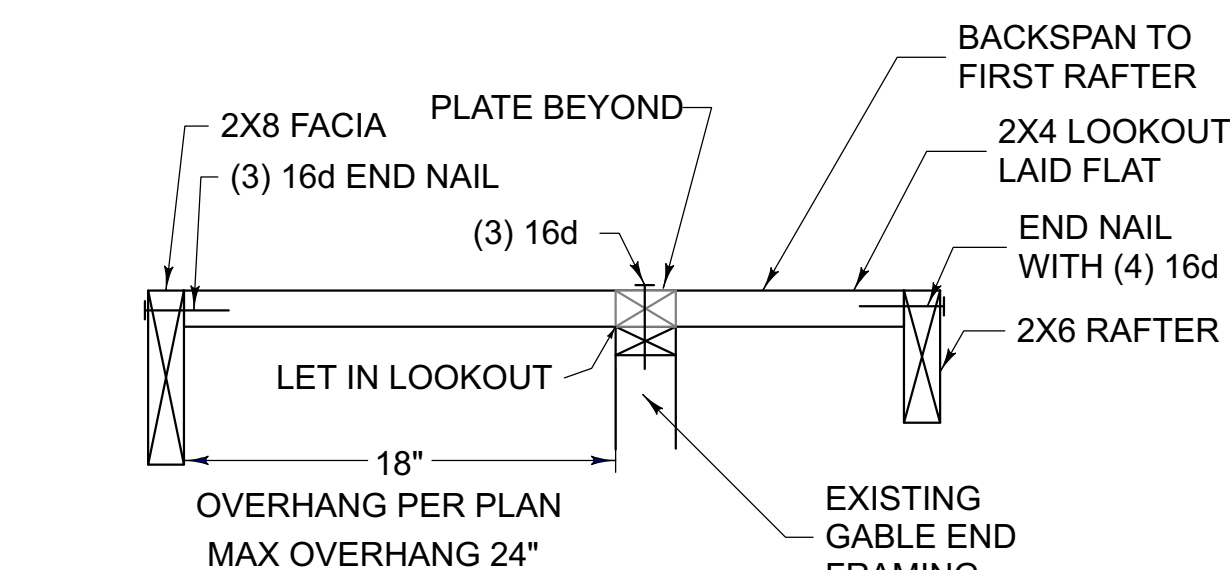


#### 4 OVERF RAME DETAIL

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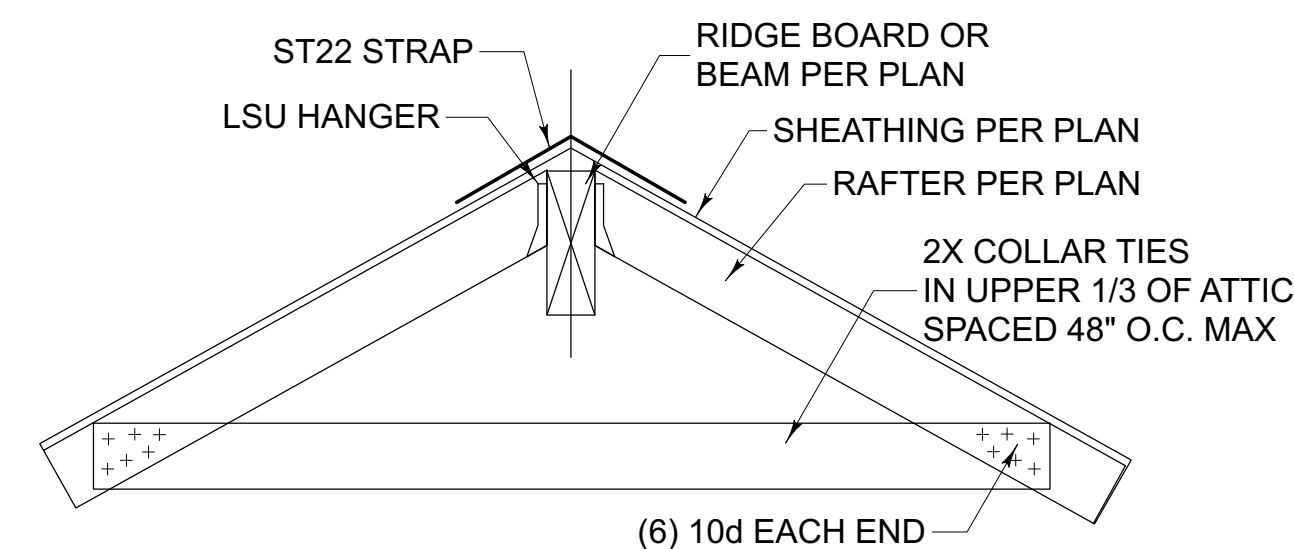


6 EAVE DETAIL  
SCALE: 3/4"=1'-0"



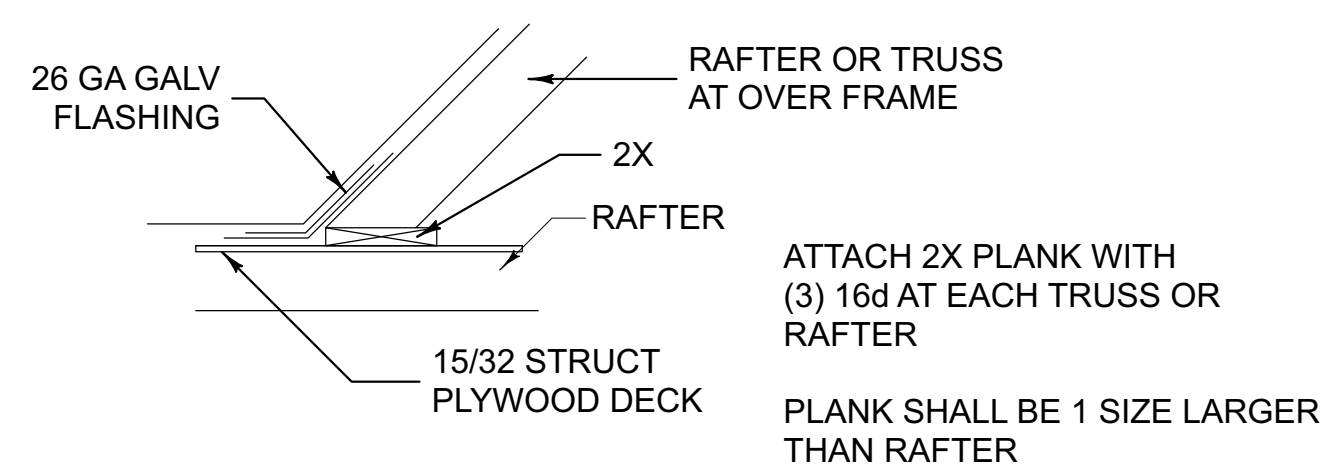
### 3 LOOKOUT DETAIL

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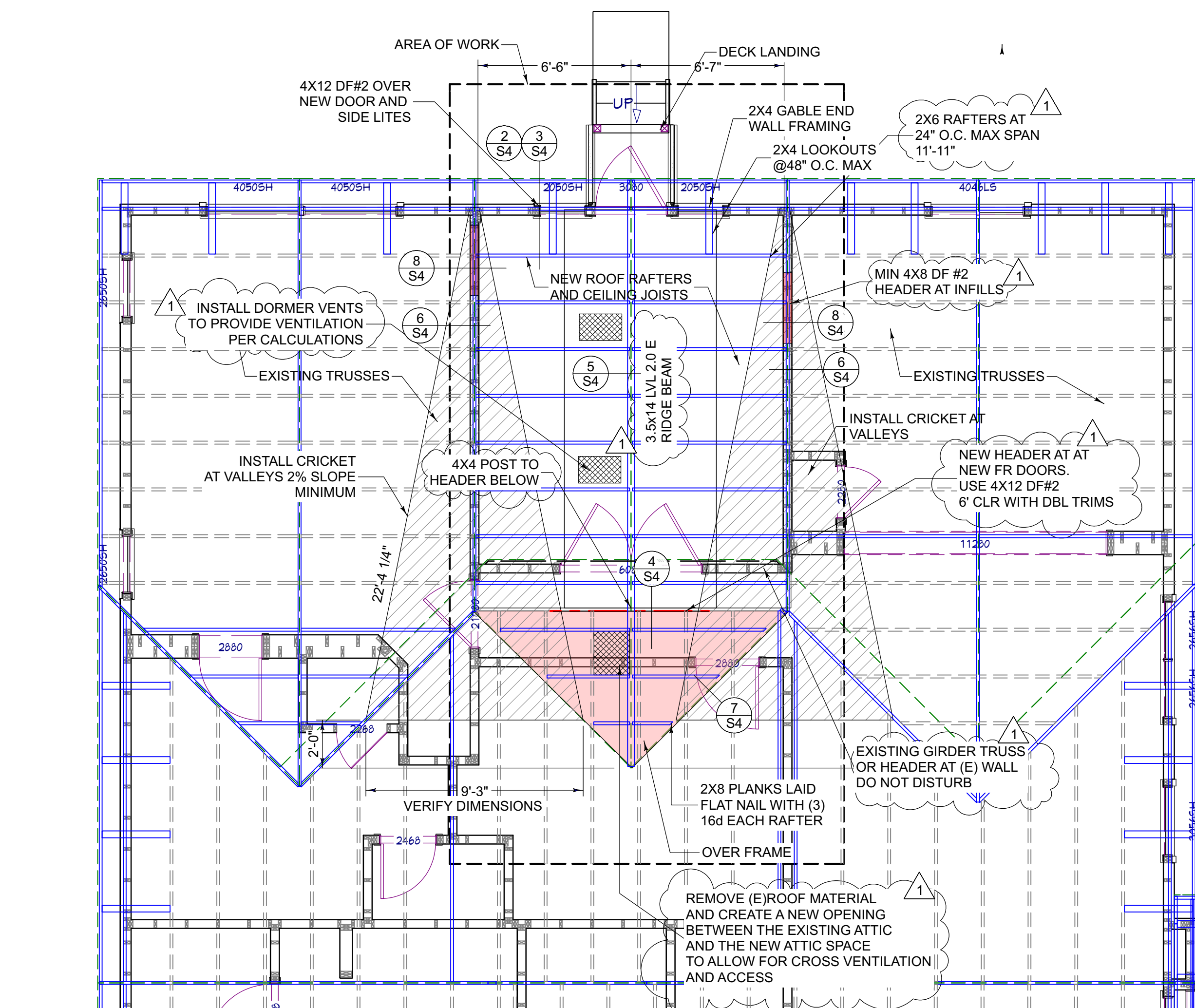


## 5 RIDGE RAFTER - COLLAR TIE DETAIL

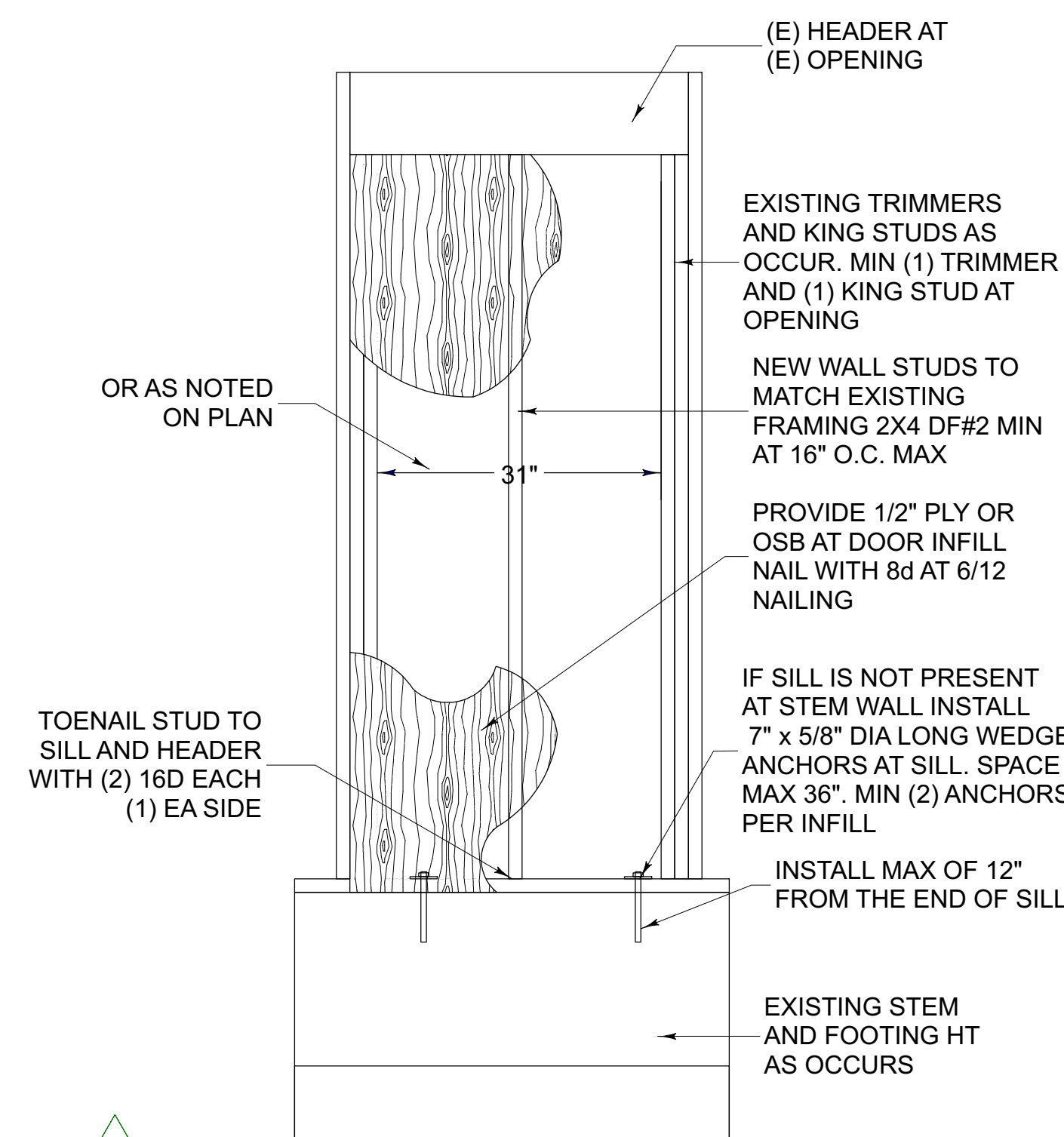
SCALE: 3/4"=1'-0"



7 OVER FRAME @ PLANK DETAIL  
SCALE: 3/4"=1'-0"



## 1 ROOF FRAMING AT ADDITION



8 INFILL AT OPENING  
SCALE: 3/4"=1'-0"

	RAFTER SPAN TABLE- (2022 CRC PART 2.5)					
	FROM TABLE - R802-.4.1(2)					
	SPECIES: DOUG FIR LARCH					
	ROOF LIVE LOAD: 20 PSF			DEAD LOAD: 10 PSF		
	CEILING ATTACHED TO RAFTERS (L/240)					
<b>SPACING</b>	<b>GRADE</b>	<b>2x4</b>	<b>2x6</b>	<b>2x8</b>	<b>2x10</b>	<b>2x12</b>
		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	9-10	15-6	20-5	26	>26
16	SS	9-6	14-11	19-7	25-0	>26
	DF #1	9-1	14-4	18-11	23-9	>26
	DF #2	8-11	14-1	18-5	22-6	26
19.2	SS	8-11	14-0	18-5	23-7	>26
	DF #1	8-7	13-6	17-9	21-8	25-2
	DF #2	8-5	13-3	16-10	20-7	23-10
24	SS	8-3	13-0	17-2	21-10	>26
	DF #1	8-0	12-6	15-10	19-5	22-6
	DF #2	7-10	11-11	15-1	18-5	21-4



## CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Lily Court Addition  
Calculation Date/Time: 2023-11-07T08:26:55-08:00  
Calculation Description: Title 24 Analysis  
Input File Name: Lily Court Addition (80).ribd22x

## CF1R-PRF-01E

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GENERAL INFORMATION										
01	Project Name Lily Court Addition									
02	Run Title Title 24 Analysis									
03	Project Location 80 Lily Court									
04	City	Brisbane	05	Standards Version 2022						
06	Zip code	94005	07	Software Version EnergyPro 9.2						
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal) 180						
10	Building Type	Single family	11	Number of Dwelling Units 1						
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms 3						
14	Addition Cond. Floor Area (ft <sup>2</sup> )	232	15	Number of Stories 1						
16	Existing Cond. Floor Area (ft <sup>2</sup> )	2120	17	Fenestration Average U-factor 0.3						
18	Total Cond. Floor Area (ft <sup>2</sup> )	2352	19	Glazing Percentage (%) 13.10%						
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area n/a						
22	Fuel Type	Natural gas	23	No Dwelling Unit: No						

## COMPLIANCE RESULTS

01	Building Complies with Computer Performance									
02	Building does not require field testing or HERS verification									
03	This building incorporates one or more Special Features shown below									

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

## CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

## CF1R-PRF-01E

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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 (ft <sup>2</sup> )	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 1	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  
Schema Version: rev 20220901

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

## CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Lily Court Addition  
Calculation Date/Time: 2023-11-07T08:26:55-08:00  
Calculation Description: Title 24 Analysis  
Input File Name: Lily Court Addition (80).ribd22x

## CF1R-PRF-01E

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> ·yr)	Standard Design TDV Energy (EDR2) (kTDU/ft <sup>2</sup> ·yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> ·yr)	Proposed Design TDV Energy (EDR2) (kTDU/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:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000  
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## CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

## CF1R-PRF-01E

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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 EUH <sup>1</sup>	22.15	21.75	0.4	1.81		
Net EUH <sup>2</sup>	22.15	21.75	0.4	1.81		
Notes 1. Gross EUH is Energy Use Total (not including PV) / Total Building Area. 2. Net EUH 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						
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 INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	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	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Status
Existing Living Area	Conditioned	HVAC System1	2120	10	DHW Sys 1	Existing Unchanged
New Living Area	Conditioned	HVAC System1	232	10	DHW Sys 1	New

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

## CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Lily Court Addition  
Calculation Date/Time: 2023-11-07T08:26:55-08:00  
Calculation Description: Title 24 Analysis  
Input File Name: Lily Court Addition (80).ribd22x

## CF1R-PRF-01E

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FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 11	Window	Right Wall	Right	90			1	14	0.3	NFRC	0.45	NFRC	Bug Screen	Existing	No
Window 12	Window	Right Wall	Right	90			1	12.5	0.3	NFRC	0.45	NFRC	Bug Screen	Existing	No
Window 13	Window	Right Wall	Right	90			1	12.5	0.3	NFRC	0.45	NFRC	Bug Screen	Existing	No
Window 14	Window	Right Wall	Right	90			1	16.5	0.3	NFRC	0.45	NFRC	Bug Screen	Existing	No
Window 15	Window	Right Wall	Right	90			1	6	0.3	NFRC	0.45	NFRC	Bug Screen	Existing	No
Window 16	Window	Rear Wall 2	Back	0			1	10	0.3	NFRC	0.45	NFRC	Bug Screen	New	NA
French Door 3	Window	Rear Wall 2	Back	0			1	24	0.3	NFRC	0.45	NFRC	Bug Screen	New	NA
Window 17	Window	Rear Wall 2	Back	0			1	10	0.3	NFRC	0.45	NFRC	Bug Screen	New	NA
OPAQUE DOORS															
01	02	03	04	05	06										
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition										
Door	Front Wall	22	0.5	Existing	No										
OPAQUE SURFACE CONSTRUCTIONS															
01	02	03	04	05	06	07	08								
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers								
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.101	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco								

Registration Number:

Registration Date/Time:

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
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	0.052	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

Registration Number:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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## CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

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BUILDING ENVELOPE - HERS VERIFICATION														
01		02			03			04		05				
Quality Insulation Installation (QII)		High R-value Spray Foam Insulation			Building Envelope Air Leakage			CFM50		CFM50				
Not Required		Not Required			N/A			n/a		n/a				
WATER HEATING SYSTEMS														
01	02	03	04	05	06	07	08	09	10	11	12			
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (R)	Status	Verified Existing Condition	Existing Water Heating System			
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA				
WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (In/Ex)	Standby Loss or Recovery Eff	1st Hc Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.95	Btu/Hr	200000	0	n/a	n/a		New	n/a
WATER HEATING - HERS VERIFICATION														
01		02		03			04		05		06		07	
Name		Pipe Insulation		Parallel Piping			Compact Distribution		Compact Distribution Type		Recirculation Control		Shower Drain Water Heat Recovery	
DHW Sys 1 - 1/1		Not Required		Not Required			Not Required		None		Not Required		Not Required	



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Calculation Date/Time: 2023-11-07T08:26:55-08:00  
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Input File Name: Lily Court Addition (80).rbd22x

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HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins.	Duct	Surface Area		Bypass Duct		Duct Leakage	HERS	Status	Verified	Existing	Existing	New Ducts
			R-value	Location	Supply	Return	Supply	Return	Supply	Return	Verification	Existing Condition	Distribution system	25 ft	
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-HERS-dist	Existing + New	No	No	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-HERS-fan

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

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: 2022-03-11 08:27:40  
HERS Provider: Report Version: 2022.0.000  
Scheme Version: rev 20220901

RESIDENTIAL MEASURES SUMMARY										RMS-1
Project Name: Lily Court Addition		Building Type: Single Family		Addition Alone		Date: 11/7/2023				
Project Address: 80 Lily Court Brisbane		California Energy Climate Zone 03		Total Cond. Floor Area 2,352		Addition 232		# of Units 1		

INSULATION	Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Wood Framed		R 15	96		New
Roof	Wood Framed Attic		R 30	232		New
Demising	Wood Framed		- no insulation	150		New

FENESTRATION	Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS	Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION	Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING	Qty.	Type	Gallons	Min. Eff	Distribution	Status

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Lily Court Addition  
Calculation Date/Time: 2023-11-07T08:26:55-08:00  
Calculation Description: Title 24 Analysis  
Input File Name: Lily Court Addition (80).rbd22x

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete:	
Documentation Author Name: Timothy Carstairs, CEA, HERS, GPR	Documentation Author Signature: [Signature]
Company: Carstairs Energy Inc.	Signature Date: 11/7/2023
Address: 2238 Bayview Heights Drive Suite E	CEA/HERS Certification Identification (if applicable): R19-06-30151
City/State/Zip: Los Osos, CA 93402	Phone: 805-904-9048

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.	
2. I certify that the energy features, and performance specifications, identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on the applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Kevin Szczepankowski	Responsible Designer Signature: [Signature]
Company:	Date Signed: 11-16-23
Address: 56 Highline Rd	License:
City/State/Zip: Lake Ozark, MO 65049	Phone: (916) 521-3263

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: 2022-03-11 08:27:40  
HERS Provider: Report Version: 2022.0.000  
Scheme Version: rev 20220901



### 2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

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 AIAA/WDMA/CSA 1011.S.2(A440-2011).
§ 110.6(a)(5):	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110-111(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 gasketed and/or weather-stopped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be gasketed, caulked, or weather-stopped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(h):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(h) and be labeled per §10-113 when the installation of a cool roof is specified on the CF 1R.
§ 110.8(i):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 5-16 area-weighted average U-factor not exceeding U-0.164. Ceiling and rafter roof 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. Or 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 0.2 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 unventilated 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(g):	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.
Fireplaces, Decorative Gas Appliances, and Gas Log:	
§ 110.5(a):	Pilot Lights. 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.
Space Conditioning, Water Heating, and Plumbing Systems:	
§ 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.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)(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):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

RESIDENTIAL MEASURES SUMMARY						RMS-1
Project Name: Lily Court Addition		Building Type: Single Family		Addition Alone		Date: 11/7/2023
Project Address: 80 Lily Court Brisbane		California Energy Climate Zone 03		Total Cond. Floor Area 2,352		Addition 232
						# of Units 1

INSULATION	Construction	Type	Cavity	Area (ft²)	Special Features	Status
Floor	Wood Framed w/Crawl Space		- no insulation	2,120		Existing
Wall	Wood Framed		R 13	356		Existing
Door	Opaque Door		- no insulation	22		Existing
Wall	Wood Framed		R 13	458		Existing
Wall	Wood Framed		R 13	252		Existing
Wall	Wood Framed		R 13	409		Existing
Roof	Wood Framed Attic		R 30	2,120		Existing
Floor	Wood Framed w/Crawl Space		R 19	232		New

FENESTRATION		Total Area: 308	Glazing Percentage: 13.1 %	New/Altered Average U-Factor: 0.30			
Orientation	Area(ft <sup>2</sup> )	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (S)	72.5	0.300	0.45	none	none	N/A	Existing
Left (W)	72.0	0.300	0.45	none	none	N/A	Existing
Rear (N)	58.0	0.300	0.45	none	none	N/A	Existing
Right (E)	61.5	0.300	0.45	none	none	N/A	Existing
Rear (N)	44.0	0.300	0.45	none	none	N/A	New

HVAC SYSTEMS	Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Gas Central Furnace	80% AFUE	Split Air Conditioner	14.0 SEER	Setback	Existing	Existing

HVAC DISTRIBUTION	Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ducted	Ducted	Attic		6.0	Altered

WATER HEATING	Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas		0	0.95	Standard	New

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### 2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool and spa heaters.
§ 150.0(h)(1):	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(g)(2).
§ 150.0(h)(3A):	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)(3B):	Liquid Line Driv. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i):	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.
§ 150.0(j)(1):	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-cushable casing or sleeve.
§ 150.0(j)(2):	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(j)(3):	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
Ducts and Fans:	
§ 110.8(d)(3):	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.3) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/2". 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.
§ 150.0(m)(1):	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth based rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)(2):	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)(3):	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)(4):	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)(5):	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(m)(6):	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)(7):	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 outer vapor barrier.
§ 150.0(m)(8):	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.
§ 150.0(m)(9):	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0.4-A. Clean-air 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 filter.
§ 150.0(m)(10):	
§ 150.0(m)(11):	
§ 150.0(m)(12):	

5/6/22

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HouseArte.com

(916) 521-3263

Kevin@housearte.com

ENGINEER

NEW ADDITION FOR:

SASHA & ALONA GORER  
80 LILY CT  
BRISBANE, CA 94005

APN: 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  
TITLE 24  
ENERGY REPORT  
SHEET 2 OF 3

- T2 -

15 OF 16

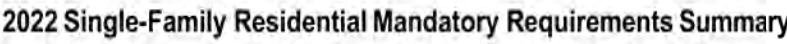




### Ventilation and Indoor Air Quality:

### Pool and Spa Systems and Equipment:

**Lighting:**

5/6/22

**Solar Readiness:**

5/6/22

\*Exceptions may apply.

\* Total includes ventilation load for zonal systems

**SASHA & ALONA GORER**

BRISBANE, CA 94005

**APN: 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

## TITLE 24 ENERGY REPORT

**- T3 -**