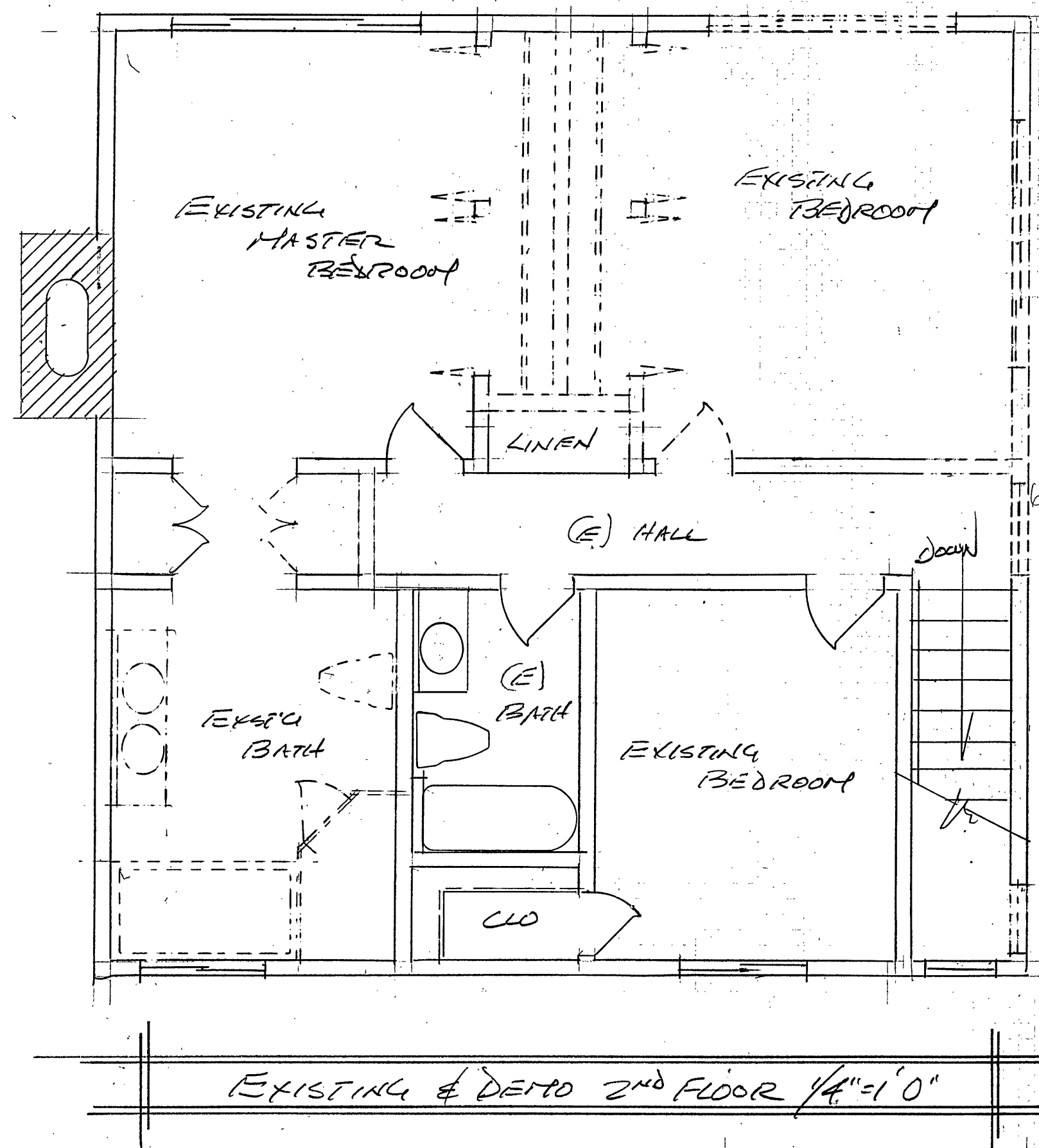




LEGEND

EXISTING TO REMAIN
TO BE DEMOLISHED
NEW CONSTRUCTION

VALUATION CALCULATION

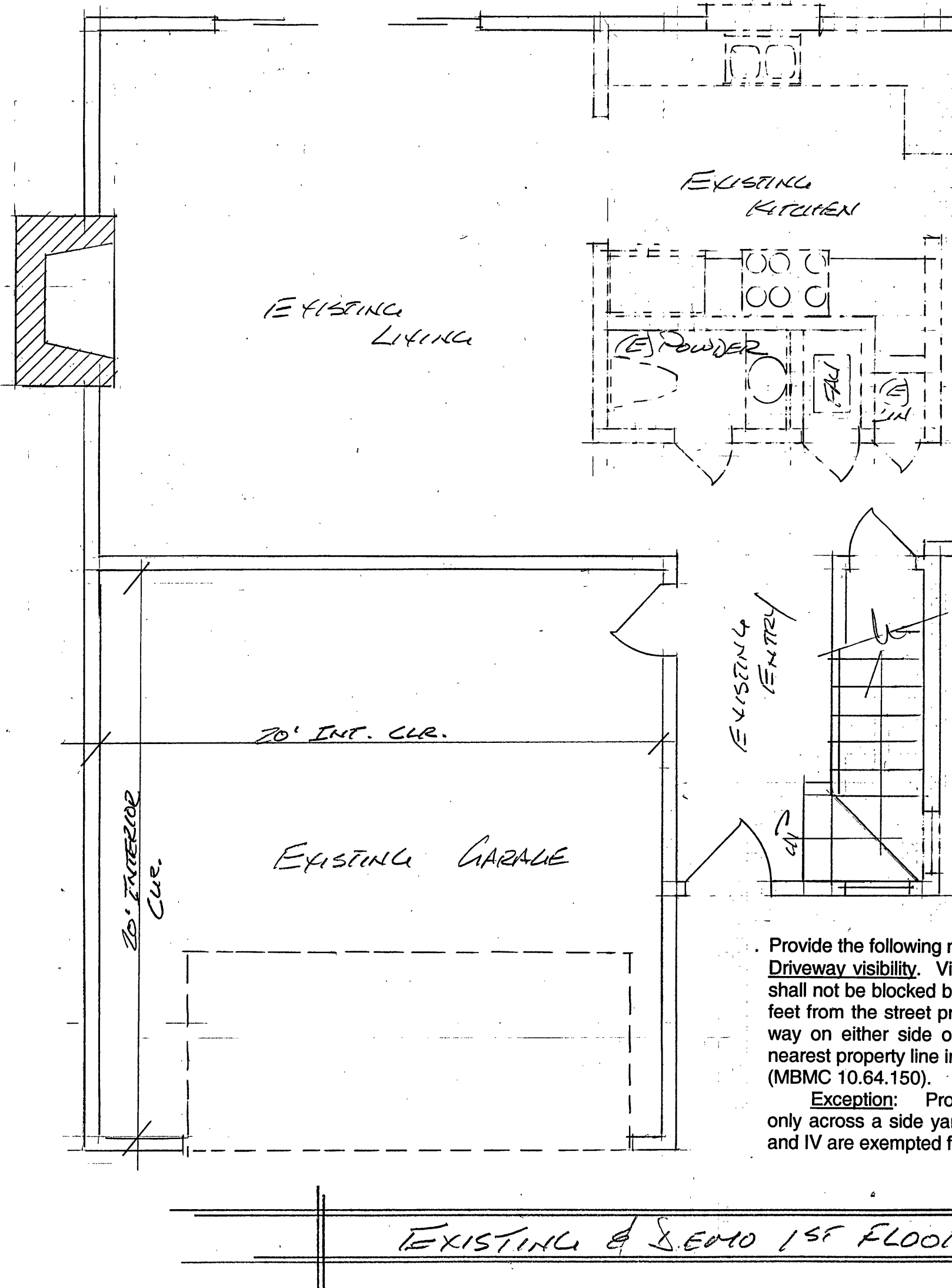
EXISTING LIVING AREA	1945' x 100' = \$194,500
EXISTING GARAGE	441' x 51' = \$22,451
TOTAL EXISTING VALUATION	\$216,951
PROPOSED ADDITION	788' x 100' = \$78,800
PROP. 1ST FLOOR MINOR REMOD	228' x 80' = \$18,240
PROP. 1ST FLOOR MAJOR REMOD	445' x 140' = \$62,300
TOTAL PROPOSED VALUATION	\$159,340
PERCENTAGE OF EXISTING	$\frac{206,620}{330,421} = 61.4\%$

SUPPLEMENTAL FRONT YARD SETBACK CALC

LOT AREA = 4492' x 60' = 269,520 SF REQUIRED
FRONT YARD SETBACK = 15'
REAR YARD SETBACK = (10' x 15') = 150'
BUILDABLE LOT DEPTH = 46' x 20' (200') = 9.2'
THEREFORE: ADDITIONAL 281.5' REQ'D WITH
9.2' IMMEDIATELY BEHIND FRONT 15' SETBACK
EXCLUDING 6'9" SIDEYARD
PROVIDED:
AT 2ND LEVEL 9.2' x 31' = 285.12' + 14' = 299.12' (SEE SHEET #3)

Separate permits and plans are required for spas, pools, solar systems, demolition and sewer cap of existing buildings. If such improvements or demolition is required as a condition of approval for discretionary actions or to commence building, then such permits must be obtained before or at the time this proposed Building Permit is issued.

- EXISTING NONCONFORMING AREAS**
- FRONT YARD SETBACK
 - WESTERLY SIDEYARD
 - CHIMNEY SETBACK
 - EXISTING REAR YARD SP.



PROJECT DATA

EXISTING GARAGE (N.C.)	441' x 51' = 22,451
EXISTING 1ST FLOOR LIVING	1015'
EXISTING 2ND FLOOR LIVING	930'
TOTAL EXISTING LIVING	1945'
PROPOSED 1ST FLOOR ADDN	228' x 80' = 18,240
PROPOSED 2ND FLOOR ADDN	530' x 140' = 74,200
TOTAL PROPOSED ADDITION	92,440
TOTAL LIVING (N.C.)	2733'

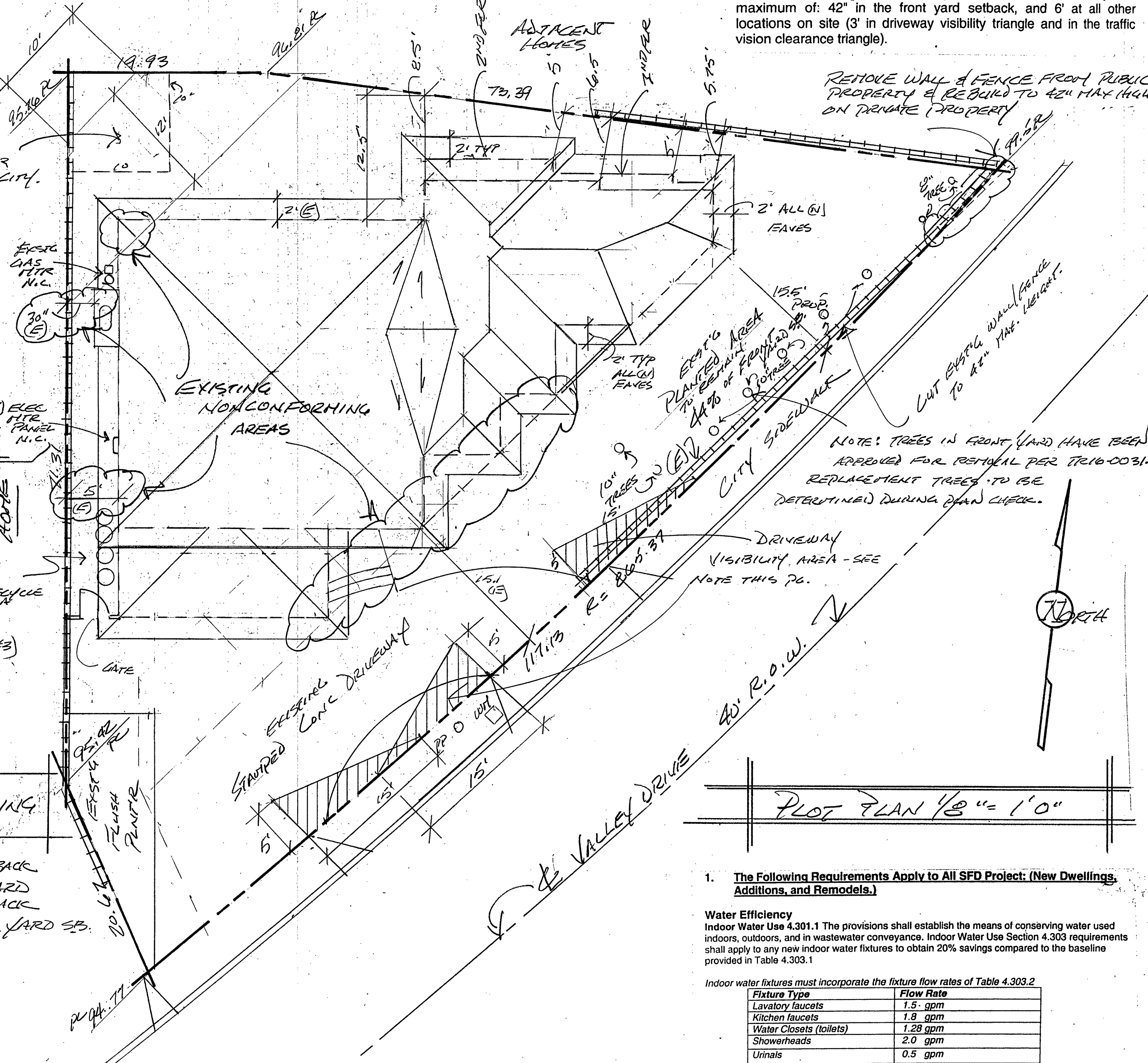
AREA DISTRICT II
ZONE RS
TYPE OF CONSTRUCTION I-B
OCCUPANCY GROUP R2B & 4

BFA CALCULATION

LOT AREA	4492' x 60' = 269,520
MAX BFA 4092' x 7' =	28,644
ACTUAL BFA 2733' x 41' =	112,453
2774 ÷ 3284 =	84.47% ALLOWABLE
2774 ÷ 4092 =	67.80% BFA

MAX HEIGHT CALCULATION

$94.774 - \frac{(92.92 + 94.57)}{2} - \frac{(95.76 + 96.81)}{2} + 99.5 = 96.38$
 $96.38 + 2.0 = 98.38$



- GENERAL NOTES**
- All work shall conform to the 2013 CRC, CBC, CMC, CPC, CEC, 2013 Energy Standards and all other applicable city and state codes.
 - Contractor to field verify all dimensions prior to beginning work and report any discrepancies to the designer.
 - All materials, colors, textures, etc. shall match existing wherever possible.
 - Provide pressure balanced, scald proof mixing valves at all showers and tubs.
 - All new toilets shall be 1.28 maximum gallons per flush type.
 - All concrete to reach 2500PSI @ 28 days with concrete for grade beams to reach 3000PSI at 28 days.
 - Consult owner for selection of any materials, colors, textures, appliances and fixture types and brands not specifically mentioned on plans.
 - Eaves must clear property lines by 30".
 - Pedestrian protection may be required, refer to CBC Table 33-A for requirements.
 - Basements in dwellings and sleeping rooms shall have at least one operable window or exterior door approved for emergency egress meeting requirements of section 310.4 CBC.
 - The dwelling must have at least one 36" x 60" exit with a minimum net clear opening of 32" and no locks requiring use of key, effort or special knowledge.
 - Stumps and roots shall be removed to a depth of 12" in the area to be occupied by the building.
 - Mixing, conveying, depositing and curing of concrete shall be in accordance with Section 1905, CBC.
 - Cripple walls exceeding 4' shall be framed of studs having the size required for an additional story.
 - Wall bracing shall conform to Table 23-C-1 CBC.
 - Plywood subfloor shall be tongue and groove or have edges blocked.
 - Nothing and boring of studs and joists shall conform to Sec. 2320.8.3, 2320.11.9 and 2320.11.1 CBC.
 - Fireblocks and draft stops shall conform to Section 707 CBC.
 - Cripple walls less than 14" in height shall be solid blocked or plywood sheathed per 2320.11.5 CBC.
 - All nailing shall conform to nailing schedule on Table 23-B-1 CBC.
 - Provide a 22" x 30" attic access with minimum 30" clear headroom above opening.
 - Provide 15F corrosion resistant ventilation per 1505F of underfloor and attic area on two opposite sides per Section 2308.7 CBC.
 - Asphalt shingles, wood shingles and shake shall be installed per Table 15-B 1&2 CBC.
 - Provide 28ga. corrosion resistant weep screed at the foundation plate line on all exterior walls 4" above earth and 2" above paved areas.
 - Showers to be finished with a smooth, hard, nonabsorbent surface to 70" above the drain and shower doors shall open outward.
 - Provide fluorescent lights in kitchens and bathrooms as primary lighting source, min. 40 lumens / watt.
 - Provide a 12" square tub trap access where traps are not glued ABS pipe.
 - Water heaters with non rigid connections shall be strapped for lateral support and equipped with temperature/pressure relief valves and accessible gas shut off within 3' of water heater.
 - Heat producing appliances to be elevated 18" above garage floors and protected from vehicle damage.
 - Provide approved backwater valves for all plumbing fixtures located below the elevation of the next upstream manhole cover per Section 710 CPC.
 - All hose bibs must have an approved, non-removable anti-siphon device per Section 606.3.2 CPC.
 - One switched light outlet or switch controlled plug shall be installed in every habitable room, bathroom, stairway, and hall attached garage and at outdoor entrances per Section 210-70(a) CEC.
 - Provide GFI protection to all 120 volt, 15 and 20 amp receptacles installed outdoors, in bathrooms, in basements, in garages, crawl spaces, at all kitchen counter top surfaces within 6' of wet bar or sink.
 - Exception: single outlet receptacles in garages utilized for a fixed or stationary appliance.
 - Walls 2" wide or greater shall have an electrical outlet. Outlets shall be spaced no more than 12' apart and a maximum of 8' from end of walls or openings per 210-52 CEC.
 - In kitchens and dining areas receptacles shall be provided for each counter space wider than 12" and at least ever 4 linear feet of counter space.
 - Clothes dryers shall be exhausted to outside with smooth interior ducts not greater than 14" in length with a maximum of 2 90 degree bends per 504.3.2 CPC.
 - Provide AFCI protected circuits for all receptacles in sleeping rooms.

1. The Following Requirements Apply to All SFD Project: (New Dwellings, Additions, and Remodels.)

Water Efficiency
Indoor Water Use 4.301.1 The provisions shall establish the means of conserving water used indoors, outdoors, and in wastewater conveyance, Indoor Water Use Section 4.303 requirements shall apply to any new indoor water fixtures to obtain 20% savings compared to the baseline provided in Table 4.303.1

Indoor water fixtures must incorporate the fixture flow rates of Table 4.303.2

Fixture Type	Flow Rate
Lavatory faucets	1.5 gpm
Kitchen faucets	1.8 gpm
Water Closets (toilets)	1.28 gpm
Showerheads	2.0 gpm
Urinals	0.5 gpm

Alternatively, the applicant can provide a water budget calculation that can demonstrate the 20% savings as per California Energy Code Section 4.301.

Outdoor Water Use 4.304.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection shall comply with the following:

- Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Environmental Quality
4.501.1 The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors. Requirements for adhesives, sealants, caulks, and finishes shall apply to any new construction. Fireplace Section 4.503 shall apply to any new gas fireplaces.

4.503.2 Fireplaces - General. Any installed gas fireplace shall be a direct-vent sealed-combustion type with a 65% thermal efficiency. Any installed woodstove or pellet stove shall comply with the U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

Pollution Control
4.504 Pollution control must be provided as follows:

- All duct and related distribution component openings must be covered with tape or other approved means to prevent dust accumulation.
- Adhesives, sealants, and caulks must meet minimum VOC limits (see VOC Limits Handout).
- Paints and coatings must meet minimum VOC limits (see VOC Limits Handout).
- Aerosol Paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94620.
- All carpet installed in the building interior shall meet the testing and product requirements of the following:
 - Carpet and Rug Institute's Green Label Plus Program.
 - California Department of Public Health Standard Practices for the testing of VOCs (Specification 01350).
 - NSF/ANSI 140 at the Gold Level.
 - Scientific Certification Systems Indoor Advantage Gold.
- All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.
- All carpet adhesive shall meet minimum VOC limits (see VOC Limits Handout).
- Where resilient flooring is installed, at least 50 percent of floor area receiving resilient flooring shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or certified under the Resilient Floor Covering Institute (RFCI) Floor Score program.
- Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93102 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

FORMALDEHYDE LIMITS IN PARTS PER MILLION

Product	Current Limit	January 1, 2012	July 1, 2012
Hardwood ply veneer core	.05		
Hardwood ply composite core	.08		.05
Particleboard	.09		
Medium Density Fiberboard	.11		
Thin med. density fiberboard	.21	.13	

Documentation for the items listed above must be made available to your inspector upon request.

REVISIONS	BY

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Drafting - Design - Consulting
RESIDENTIAL & COMMERCIAL
805.237.2202
677 Robie Ct.
Paso Robles, Ca. 93446 - 30 years experience

CLIENT INFORMATION:
CITY: PARKER OF G
BLOCK: 23
TRACT: 1032
ADJ: 4173 04 035

JOB ADDRESS:
2045 N. WILKEY DR
MOUNTAIN BEACH, CA
90264

DRAWN BY:
Kwong & Duyen Tran

Date: 10/18/15

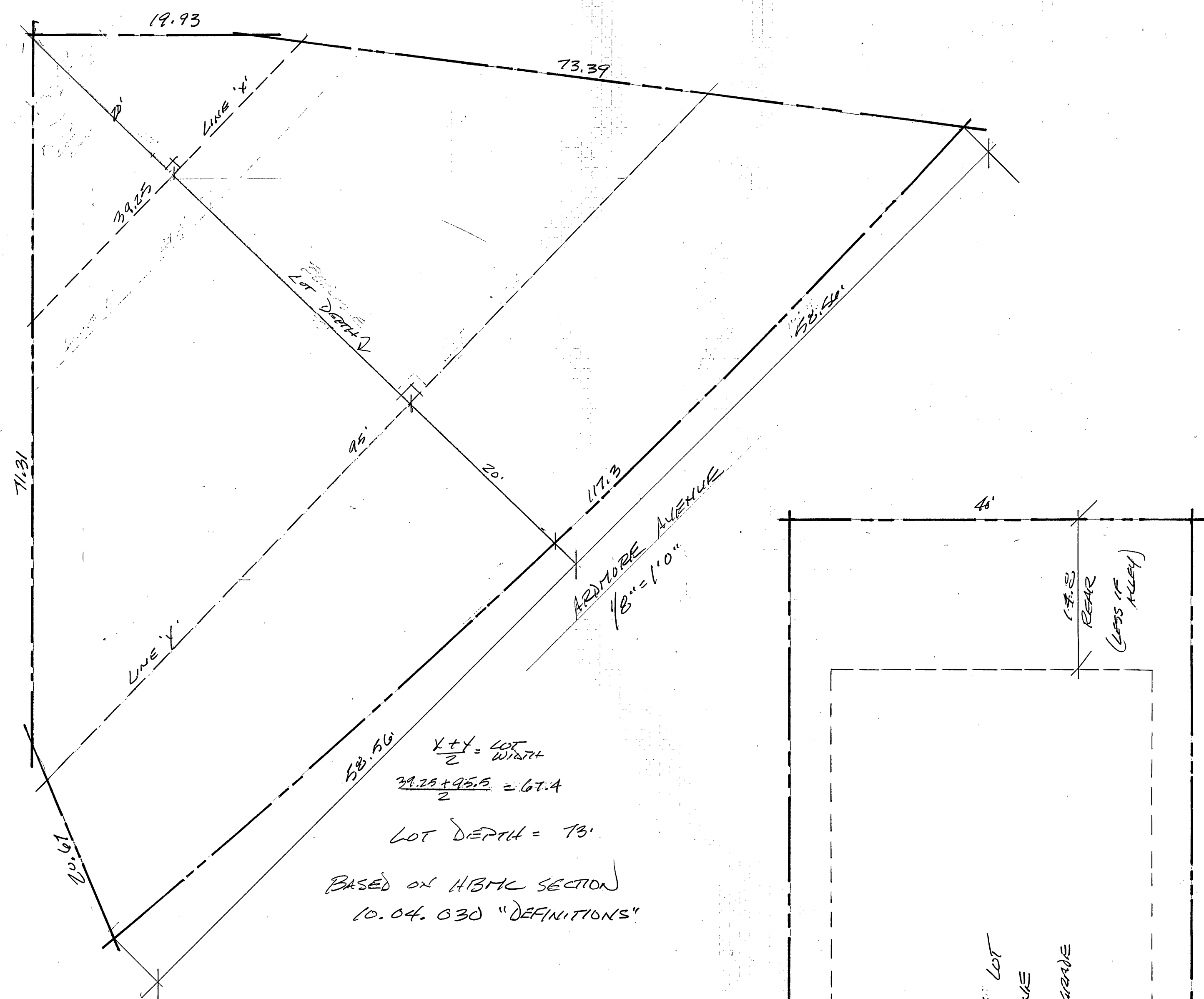
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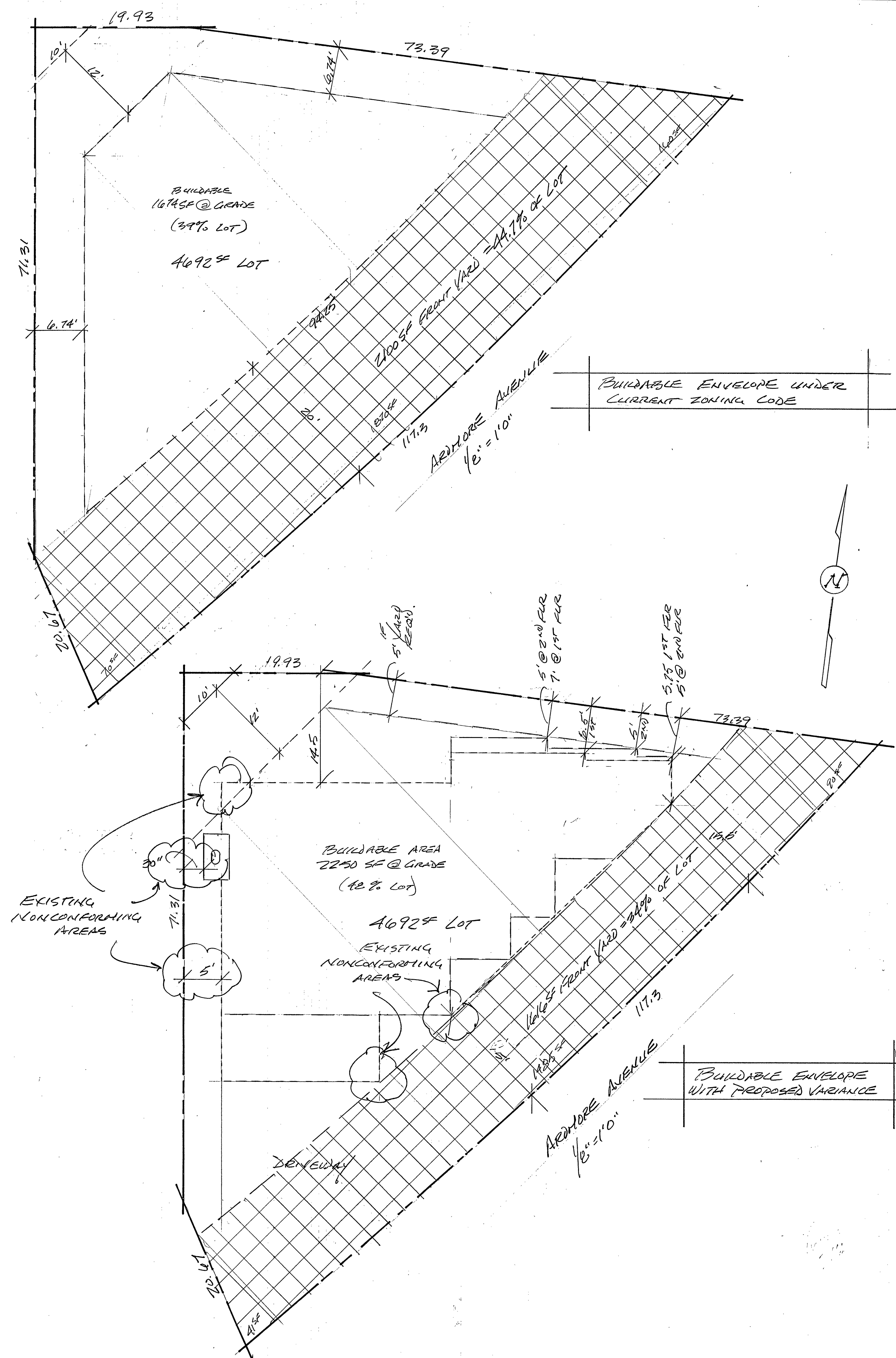
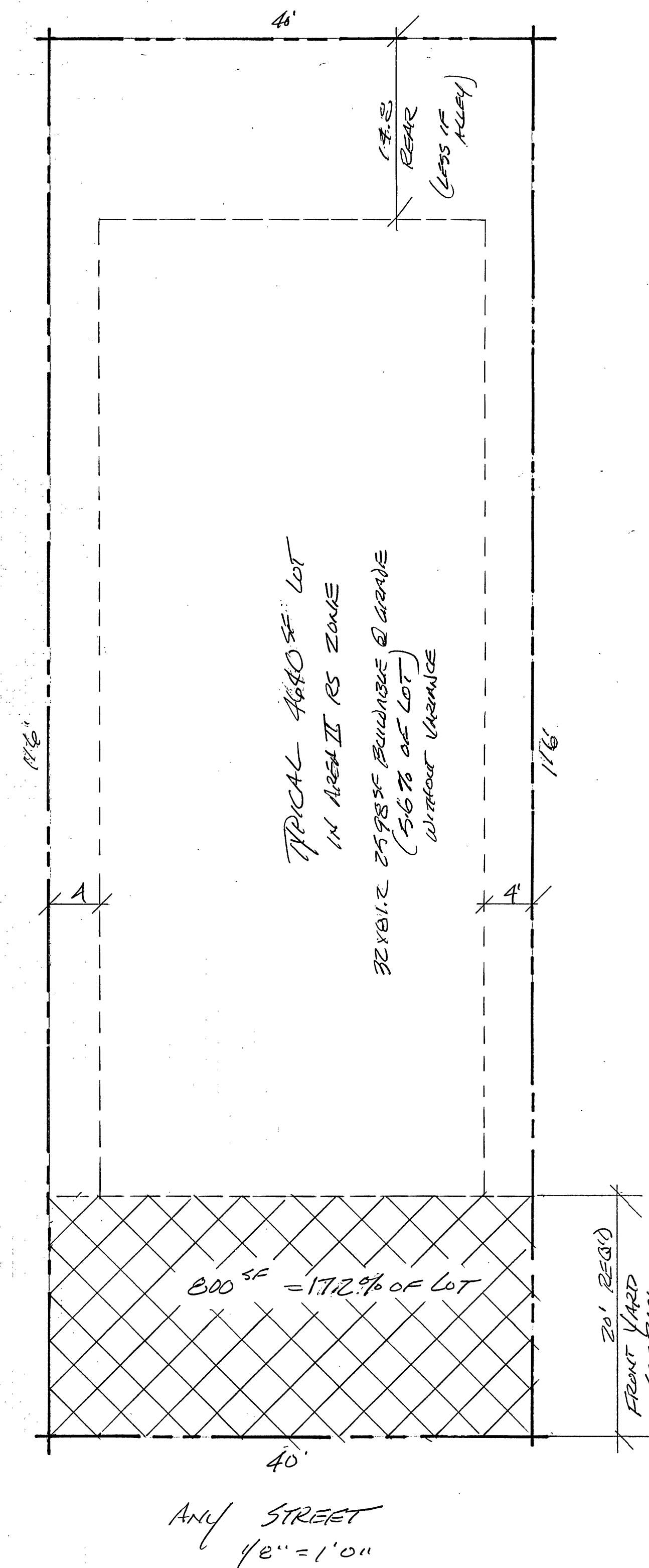


$$\frac{X+Y}{2} = \frac{LOT}{WIDTH}$$

$$\frac{29.25 + 95.5}{2} = \frac{LOT}{4}$$

$$LOT\ DEPTH = 73'$$

BASED ON HISTORIC SECTION
 10.04.030 "DEFINITIONS"



BUILDABLE ENVELOPE UNDER
CURRENT ZONING CODE

BUILDABLE ENVELOPE
WITH PROPOSED VARIANCE

EXISTING
NONCONFORMING
AREAS

BUILDABLE AREA
2250 SF @ GRADE
(42% LOT)

4692⁵ LOT
EXISTING

~~DRIVEWAY~~

[illegible]

M.E.P. LEGEND

- Duplex Receptacle
- 1/2 Hot Receptacle
- Ground Fault Int. Recept.
- Water Proof Receptacle
- Switch
- 3 Way Switch
- Dimmer Switch
- Light Fixture
- Recessed Can Light
- High Efficiency Fixture
- Vacancy Sensor Fixture
- 50 CFM Minimum, Energy Star Exhaust Fan *with 1/2" duct*
- Combo. Smoke/CO Detector Battery Backup/Intercon'd.
- Fuel Gas Outlet
- Hose Bib
- Cable TV Jack
- Telephone
- Supply Air Register

Note: Where no M.E.P. is shown, existing is to remain in use

Mechanical, Electrical and Plumbing Notes

- All lighting in bathrooms, utility and, laundry rooms, garage and powder rooms shall be fluorescent lighting fixtures unless controlled with motion sensor.
- All lighting in buildings, except closets less than 70 square feet in area, shall be fluorescent lighting fixtures unless controlled with motion sensors or dimmers.
- All exterior lighting fixtures shall be high efficiency unless those lighting fixtures are controlled by motion sensor and photo cell.
- Shower and tub/shower control valves shall be pressure balanced or thermostatic mixing valve type per UPC 420.0.
- Water heaters shall be strapped per UPC Section 510.5 within 1/3rd of the top and 1/3rd of the bottom of the water heater.
- All cooking equipment shall be listed for residential use.
- Provide two 20 Amp small appliance branch circuits serving the kitchen counter. Receptacles shall have no other outlets per CEC 210-52(B).
- All new receptacles shall be protected by arc-fault circuit interrupted listed to provide protection of the entire branch circuit per CEC 210-12(B).
- All new plumbing fixtures shall be certified low flow fixtures.
- All new receptacles shall be tamper resistant

Lighting Requirements

- The requirements apply only to permanently installed luminaires, i.e., luminaires that are part of the house, as opposed to portable luminaires such as torchieres or table lamps that are provided by the occupant. Permanently installed luminaires include ceiling luminaires, chandeliers, vanity lamps, wall sconces and any other type of luminaire that is a permanent part of the house.
- The new requirements may be summarized as follows:
- Kitchens. At least half the installed wattage of luminaires in kitchens shall be high efficacy and the ones that are not must be switched separately.
 - Lighting in Bathrooms, Garages, Laundry Rooms and Utility Rooms. All luminaires shall either be high efficacy or shall be controlled by an occupant sensor.
 - Other Rooms. All luminaires shall either be high efficacy or shall be controlled by an occupant sensor or dimmer. Closet that are less than 70 square foot are exempt from this requirements.
 - Outdoor Lighting. All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires or shall be controlled by a photocontrol/motion sensor combination.
 - Common Areas of Multifamily Buildings. All luminaires in the common areas of multifamily buildings shall either be high efficacy or shall be controlled by an occupant sensor.

Luminaires that are recessed into insulated ceilings are required to be rated for insulation contact ("IC-rated") so that insulation can be placed over them. The housing of the luminaire shall be airtight to prevent conditioned air escaping into the ceiling cavity or attic, unconditioned air infiltrating from the ceiling or attic into the conditioned space.

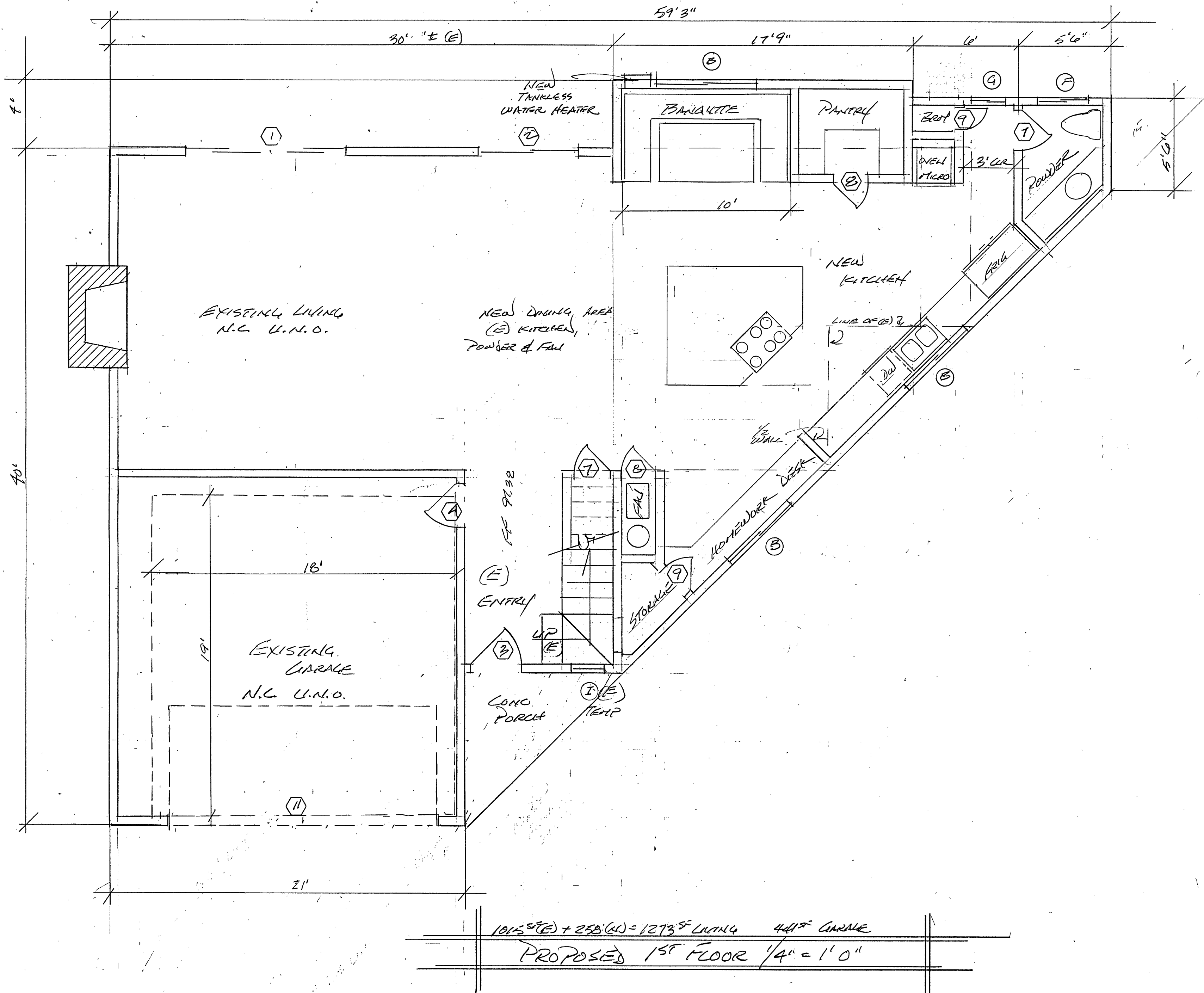
ABBREVIATIONS

ARCH.	Architectural	F.F.	Finish Floor	PTD.	Painted
B.O.	Bottom of	F.O.	Finish Grade	R	Rises
BLDG.	Building	F.L.	Floor	R.O.	Rough Opening
BLK.	Block	FT.	Foot	R.R.	Research Report
BM.	Beam	FTG.	Footing	REF.	Refrigerator
CL.	Clear	FTG.	Footing	REQ.	Required
CLG.	Ceiling	GALV.	Galvanized	REV.	Revision / Revised
COL.	Column	GYP. BD.	Gypsum wallboard	SHT.	Sheet
CONC.	Concrete	H.H.	Head height	SN.	Similar
CONT.	Continuous	HDR.	Header	STL.	Steel
D.	Diameter	HT.	Height	STRUT.	Structural
DIA.	Diameter	INT.	Interior	SQ.	Square
DW	Dimension(s)	L.T. WT.	Light Weight	T	Treads
DWG	Drawing	MIN.	Minimum	T&G	Tongue & groove
ELEV	Elevation	MAX.	Maximum	T.O.	Top of
EQ.	Equal	MECH.	Mechanical	TYP.	Typical
(S)	Existing	MFR.	Manufacturer	U.N.O.	Unless noted otherwise
EXT.	Exterior	MICRO	Microwave	V.I.F.	Verify in field
FIN.	Finish	MTL.	Metal	W	Water
		O.C.	On center	WD.	Wood
		PLYWD.	Plywood		

Provide the following note on the parking plan: "Required parking area is to be 18' x 19' clear of any obstructions not less than seven (7) feet above the finish floor to any ceiling, beam, pipe, vent, mechanical equipment or similar construction" (MBMC 10.64.100 C).

Exception: Automatic garage door opening equipment and the garage door entrance may be 6.67 feet.

Install on the cold water supply pipe at the top of the water heater a capped "T" fitting to plumb for future solar water heating.



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 677 Roble Ct.
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Known & Unknown
 2015 Unknow
 2015 Unknow
 2015 Unknow

Date	11-25-15
Scale	1/4"=1'0"
Drawn	SWARTZ
Job	TRM
Sheet	2
Of	Sheets

IMPORTANT ENERGY NOTE:

Please be advised that the State of California has adopted the new 2013 Energy Standards and that these standards are considerably more restrictive than previous standards. They will hugely effect property owners, contractors and subcontractors. Be prepared to spend considerably more time and money to comply with these standards and to insure that all persons involved with the project are fully versed in their responsibility(s) regarding these standards. Pay particular attention to the attached Title 24 calculations as they effect, along with other items, (and not limited to) the wall thickness, framing member sizes, insulation, lighting, plumbing, mechanical equipment and window and door glass within this building. Be further advised that considerable job delays may exist as HERS inspections by a certified HERS rater may be required prior to covering elements of the building and before final inspection.

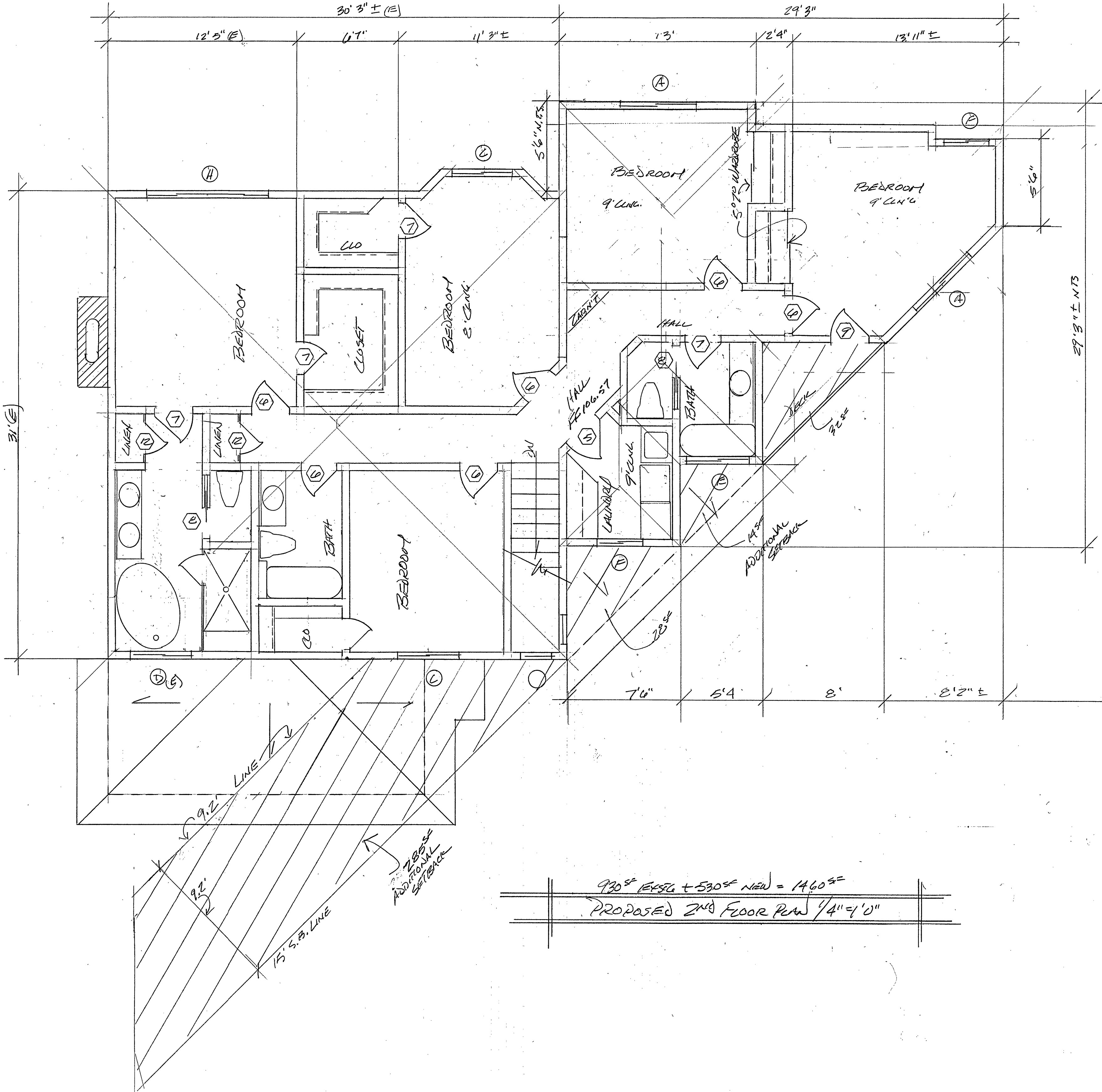
A. CERTIFICATE OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.

B. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPT. AND BUILDER.

DOOR & WINDOW SCHEDULE

DOORS	
①	10° 68 00X0 DUAL GLAZED VINYL SLIDER
②	68 68 40
③	30 68 13/4 ENTRY
④	24 68 1 3/8 SOLID CORE W/ SELF CLOSER
⑤	28 68 1 3/8 INTERIOR PANEL
⑥	24 68
⑦	24 68
⑧	20 68
⑨	26 68 1 3/8 1 LITE FRENCH
⑩	TEMPERED GLASS SHOWER DOOR
⑪	16° 70 GARAGE DOOR
⑫	FACE FRAME CABINET
WINDOWS	
Ⓐ	50 40 40 DUAL GLAZED WHITE VINYL 4-8 FT. SILL
Ⓑ	50 36
Ⓒ	40 40
Ⓓ	40 30
Ⓔ	40 20
Ⓕ	30 30
Ⓖ	20 30
Ⓗ	80 26 40 X 0
Ⓘ	20 50 FIF
Ⓚ	
Ⓛ	

- M.E.P. LEGEND
- Duplex Receptacle
 - 1/4 Hot Receptacle
 - Ground Fault Int. Recpt.
 - Water Proof Receptacle
 - Switch
 - 3 Way Switch
 - Dimmer Switch
 - Light Fixture
 - Recessed Can Light
 - High Efficiency Fixture
 - Vacancy Sensor Fixture
 - 50 CFM Minimum, Energy Star Exhaust Fan, WITH HUMIDISTAT
 - Combo. Smoke/CO Detector Battery Backup/Intercon'd.
 - Fuel Gas Outlet
 - Hose Bib
 - Cable TV Jack
 - Telephone
 - Supply Air Register
- Note: Where no M.E.P. is shown, existing is to remain in use



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Karlson & Dwyer TRAT 2405 VINEYARD DRIVE MILPITAS, CALIF. 95035	
Date	12.22.15
Scale	1/4\"=1'0"
Drawn	SWARTZ
Job	TRAT
Sheet	3
Of	Sheets

