

AGENDA CITY OF WATSONVILLE PLANNING COMMISSION MEETING

Working with our community to create positive impact through service with heart.

Values: Teamwork, Integrity, Honesty, Service and Respect

Chair, Ed Acosta, District 7 Vice-Chair, Peter Radin, District 5

Daniel Dodge, District 1 Brando Sencion, District 2 Jenni Veitch-Olson, District 3 Martha V. Vega, District 4 Lucy Rojas, District 6

Suzi Merriam, Secretary to Planning Commission Denise Bazzano, Assistant City Attorney Celia Castro, Recording Secretary

<u>Location:</u>
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Anyone addressing the Planning Commission is asked to fill out a yellow card and leave it at the podium for recording purposes

IF YOU CHALLENGE ANY ACTION APPEARING ON THIS AGENDA IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC MEETING DESCRIBED ON THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CLERK PRIOR TO, OR AT, THE PUBLIC MEETING.

SPANISH INTERPRETATION AVAILABLE INSIDE THE COUNCIL CHAMBERS

Americans with Disabilities Act



The Council Chambers is an accessible facility. If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the Community Development at least three (3) business days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

For more information regarding this agenda, please call the Community Development Department at (831) 768-3050



AGENDA CITY OF WATSONVILLE PLANNING COMMISSION MEETING

Opportunity Through Diversity; Unity Through Cooperation.

Working with our community to create positive impact through service with heart.

Location:
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Tuesday, July 2, 2024, 6:00 p.m.

Pages

FACE COVERINGS HIGHLY RECOMMENDED

- 1. ROLL CALL
 - 1.a Motion to excuse absent Planning Commissioners (If any)
 Pursuant to Charter Section 900, Paragraph 2.
- 2. PLEDGE OF ALLEGIANCE
- 3. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Planning Commission on any item not on the Agenda, which is within the subject matter jurisdiction of the Planning Commission. No action or discussion shall be taken on any item presented except that any Commissioner may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Planning Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Commissioner may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED ANNOUNCE THEIR NAME IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES

- 3.a ORAL COMMUNICATIONS FROM THE PUBLIC (3 MINUTES)
- 3.b ORAL COMMUNICATIONS FROM THE COMMISSION (3 MINUTES)
- 4. PUBLIC HEARINGS
 - 4.a RECOMMENDATION TO CITY COUNCIL TO ALLOW A MAJOR MODIFICATION TO SPECIAL USE PERMIT U-122-88 (PP2024-7115) TO ADD PODIATRY RELATED USES TO THE PAJARO HILL COMMERCIAL

CENTER MASTER USES LIST LOCATED AT 1051 SOUTH GREEN VALLEY RD (APN: 018-281-32)

(Item cancelled. Item will be considered by City Council on July 9, 2024)

4.b SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2023-6388) TO ESTABLISH A DUPLEX USE BY CONSTRUCTING A 406-SQUARE-FOOT SECOND UNIT ON AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 225 ELM STREET (APN: 017-201-23) AND FINDING THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITLY ACT (CEQA) AS A CLASS 1 CATEGORICAL EXEMPTION, PURSUANT TO SECTION 15301 OF THE STATE CEQA GUIDELINES

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation
- 4) Planning Commission Clarifying & Technical Questions
- 5) Public Hearing
- 6) Appropriate Motion(s)
- 7) Deliberation
- 8) Chair Calls for a Vote on Motion(s)

5. REPORT OF THE SECRETARY

ADJOURNMENT

The next Planning Commission meeting will be held on August 6, 2024.

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at https://www.cityofwatsonville.org/195/Planning-Commission

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department (250 Main Street) during normal business hours.

Such documents are also available on the City of Watsonville website at: https://www.cityofwatsonville.org/195/Planning-Commission subject to staff's ability to post the document before the meeting.

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Agenda Report



MEETING DATE: Tuesday, July 2, 2024

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM

ASSOCIATE PLANNER IVAN CARMONA

SUBJECT: SPECIAL USE PERMIT WITH DESIGN REVIEW AND

ENVIRONMENTAL REVIEW (PP2023-6388) TO ESTABLISH A DUPLEX USE BY CONSTRUCTING A 406-SQUARE-FOOT SECOND UNIT ON AN EXISTING SINGLE-FAMILY DWELLING

LOCATED AT 225 ELM STREET (APN: 017-201-23)

STATEMENT OF ISSUES:

The project involves the establishment of duplex use by constructing an attached, one-story, one-bedroom, 406-square-foot second unit for a property located within the RM-3 (Multiple Residential – High Density) Zoning District. The project entitlements consist of a Special Use Permit with Design Review and Environmental Review.

RECOMMENDED ACTION:

Staff recommends the Planning Commission adopt a resolution:

- 1) Approving Special Use Permit with Design Review and Environmental Review #PP2023-6388 to establish a duplex use by allowing construction of an attached, onestory, one-bedroom, 406-square-foot second unit and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage located at 225 Elm Street (APN: 017-201-23) based on the attached findings and conditions of approval; and
- 2) Finding the project is exempt from review under the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption, pursuant to Section 15301 of the State CEQA Guidelines.

BASIC PROJECT DATA

Application: PP2023-6388

Location: 225 Elm Street

Parcel Size: 0.1560± acres (6,795± SF)

General Plan: Residential High Density

Zoning: RM-3 (Multiple Residential-High Density)

Surrounding: Residential High Density in the RM-3 Zoning District to the south and

east, and Public/Quasi Public in the N Zoning District to the north and

west.

Existing Use: Single Family Residential

Surrounding: A mix of single and multi-family residential to the north and south, an

elementary school to the east, and a high school to the north.

Proposed: Multiple Family Residential

Flood Zone: AH

CEQA Review: The project is eligible for a Class 1 Categorical Exemption, in

accordance with the provisions of the California Environmental Quality

Act (CEQA) Guidelines.

Applicant: Soufyane Zatla with Inspired ADUs, 1940 Union Street, Suite 22,

Oakland, CA 94607

Property Owner: Juan Ortega, 225 Elm Street, Watsonville, CA 95076

BACKGROUND

According to the Santa Cruz County Assessor's Office, in 1930, the subject parcel was developed with a 1,232-square-foot single family dwelling with two detached garages totaling 748 square feet.

Proposal

On November 14, 2023, Soufyane Zatla with Inspired ADUs, on behalf of property owner, Juan Ortega, submitted an application for a Special Use Permit with Design Review and Environmental Review (PP2023-6388) requesting construction of an attached, one-story, one-bedroom, 406-square-foot second unit; a detached, 322-square-foot, one-car garage; and a detached, 446-square-foot, two-car garage located at 225 Elm Street (APN: 017-201-23).

PROCESS

Special Use Permit

Pursuant to <u>WMC Section 14-16.403(b)</u>, establishment of a duplex within the RM-3 Zoning District is subject to a Special Use Permit approved by the Planning Commission if the lot area allows more than two units.

The Planning Commission is authorized to approve Special Use Permits in accordance with the procedures set forth in WMC Sections <u>14-12.509</u> through <u>14-12.512</u> if it can make the findings required by <u>14-12.513</u>.

The purpose of the Special Use Permit is to ensure the proper integration of uses which, because of their special nature, may be suitable only in certain locations or zoning districts

or only provided that such uses are arranged or designed in a particular manner.¹ This special review shall be for the purpose of determining that the proposed use is, and will continue to be, compatible with surrounding, existing, or planned uses; and for the further purpose of establishing such special conditions as may be necessary to ensure the harmonious integration and compatibility of uses in the neighborhood and with the surrounding area.²

Design Review

Pursuant to <u>WMC Section 14-12.400</u>, construction of residential multi-family projects is subject to a Design Review Permit. No Building Permit shall be issued for a development subject to Design Review until a Design Review Permit has been approved. The Zoning Administrator is the final decision-maker for Design Review permits, but because the proposed project requires a Special Use Permit in addition to Design Review, it has been forwarded to the Planning Commission for review and approval per <u>WMC §14-12.402(b)</u>.

Environmental Review

The California Environmental Quality Act (CEQA) requires local and state governments to consider the potential environmental effects of a project before making a decision on it. CEQA's purpose is to disclose any potential impacts of a project and suggest methods to minimize identified impacts so that decision-makers will have full information upon which to base their decision. Certain classes of projects, however, have been identified that do not have a significant effect on the environment, and are considered categorically exempt from the requirement for the preparation of environmental documents. State CEQA Guidelines § 15300.

STANDARD OF REVIEW & APPEAL PROCESS

The decision whether to approve this Special Use Permit with Design Review and Environmental Review is adjudicative and requires environmental review. For more information on standard of review and process, see the <u>Standard of Review and Process</u> <u>Overview</u> on the City website.

DISCUSSION

Existing Site

The subject site is located within the RM-3 Zoning District with a General Plan Land Use designation of Residential High Density (RHD). According to the County of Santa Cruz Assessors Office, the existing 1,232-square-foot single-family residence was developed in 1930 on a 6,795-square-foot parcel. The single-family residence is situated at the front of the property, fronting Elm Street. The rear of the property contains the backyard with two detached garages totaling 748 square feet. Access at the front of the site is achieved via a 15-foot-wide driveway approach off Elm Street and at the rear of the site via an existing 20-foot-wide alleyway.

¹ WMC § 14-12.500

² WMC § 14-12.501

The surrounding uses consist of single and multi-family residential, Linscott Elementary, and Watsonville High School. Figure 1 provides an aerial of the subject site and surrounding uses.



FIGURE 1. Subject site and surrounding uses.

Source: Google Aerial 2024

Proposed Project

The project includes the construction of a one-story 406-square-foot second unit attached to the primary dwelling. This unit will feature one bedroom, one bathroom, a kitchen, and a living room (Attachment 1). The proposed project also includes demolition of the two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage.

Special Use Permit

When considering applications for a Special Use Permit, the Planning Commission shall evaluate the impact of the project on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the project at a particular location. This includes being able to make the finding that the proposed project is consistent with policies of the General Plan.

Design Review Permit

When considering applications for a Design Review Permit, the Zoning Administrator shall evaluate the design of the residential project to ensure the project is consistent with the City of Watsonville's Multi-Family Residential Development Standards. Due to the fact that this residential development requires a Special Use Permit in addition to Design Review, it has been forwarded to the Planning Commission for review and approval.

General Plan

The parcel is designated Residential High Density on the 2005 General Plan Land Use Diagram. The purpose of the Residential High-Density designation is to provide living environments through multi-story apartment and condominium type housing at densities equal to 14, up to and including 36.99 dwelling units per net acre (du/acre). This allows for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of the families and single persons living in the district.

The project proposes construction of a one-story 406-square-foot addition to the primary dwelling to create a new second unit with one bedroom, one bathroom, kitchen, and living room.

The proposed project is also consistent with the following General Plan goals, policies, and implementation measures:

- Goal 4.7 Land Use Suitability. Ensure the orderly development of land for the
 needs of the existing and projected population within the City limit and Sphere of
 Influence is based on the land's overall suitability, including; the accessibility of
 existing and proposed public facilities, services, utilities; physical and financial
 constraints; and/or growth inducing impacts.
- Policy 4.G Land Use Suitability. The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.
- Implementation Measure 4.A.2 Land Use Compatibility. The City shall monitor housing production to ensure compatibility with surrounding land uses.

The subject site, located in the RM-3 Zoning District, features a one-story, 1,232-square-foot, three-bedroom single-family residence on a 6,795-square-foot parcel. Approval of the second unit would create a duplex use. Therefore, the city is encouraging residential development on lands best suited for residential development.

Zoning

The purpose of the RM-3 Zoning District is to provide for the development of areas for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of families and single persons living in the district. WMC Section 14-16.400.

The proposed duplex is conditionally permitted use within the RM-3 Zoning District, requiring approval of a Special Use Permit by the Planning Commission.

Conformity with Multi-Family Residential Design Guidelines (Rentals)

The project is also consistent with all development regulations relating to the Multi-Family Residential Design Guidelines and the RM-3 Zoning District regulations.

Density. Table 1 below identifies the RM-3 Density requirements and how the project meets the density standards for the RM-3 Zoning District.

Table 1. Density

Lot Size (square feet)	Existing (E) and Proposed (P)	Minimum Net Land Area
6,795	(E) 3-bedroom unit	2,875
	(P) 1-bedroom unit	2,125
	Total	5,000
	6,795 – 5,000 = 1,795 net land remaining	Complies

Setbacks. Table 2 identifies the multi-family residential setback standards and how the project is consistent with those standards.

Table 2. Multi-Family Residential Setback standards

	FT	Project	Conformance
Front	15	15	Yes
Side(s)	5	5	Yes
Rear from alley	5	5	Yes

Building Height. Table 3 identifies the RM-3 building height standards.

Table 3.Building Height

Banang Hoight				
	FT	Project	Conformance	
RM-3 District Max Height	28	15	Yes	

Design. The existing primary single-family dwelling has a wood timber construction with artisan cement board for siding. The proposed second unit would provide the same finish materials, matching the existing single-family dwelling.

Pedestrian Circulation. The Muti-Family Residential Design Standards require a pedestrian circulation system accessed from the public right-of-way and internally throughout the

residential development. As shown on the site plan (Attachment 1, sheet A1.1), the project is providing the pedestrian circulation system accessed from the public right-of-way and throughout the residential development meeting the Multi-Family Residential Design Standards.

Landscaping. Table 4 identifies the multi-family residential design standards for landscaping.

Table 4.Multi-Family Residential Landscaping Standards

	SF /percentage	Project/SF	Conformance
		/percentage	
Landscaping 20	20 percent = 1,359	33 percent = 2,268	Yes
percent of lot size	SF	SF	

Private Open Space. Table 5 identifies the multi-family residential design standards for private open space.

Table 5.Multi-Family Residential Private Open Space Standards

	SF Standard	Project SF	Conformance
Unit 1	200 SF	220 SF	Yes
Unit 2	200 SF	132 SF	Yes
Common Open Space	104 SF	116 SF	Yes

Parking. Table 6 identifies the parking standards for the multi-family residential design standards.

Table 6.Multi-Family Residential Parking Standards

	Parking Standard	Project	Conformance	
Unit 1	2 spaces/1 covered	2 spaces/2 covered	Yes	
Unit 2	2 spaces/1 covered	2 space/1 covered	Yes	
Total	4 spaces/2 covered	4 spaces/3 covered	Yes	

Yard Storage. Table 7 identifies the yard storage standards for the multi-family residential design guidelines.

Table 7.Multi-Family Residential Yard Storage Standards

	Cubic Feet	Cubic Feet/Project	Conformance		
Unit 1	200 CF	726 CF	Yes		
Unit 2	200 CF	726 CF	Yes		

Trash Bin Area. The Multi-Family Residential Design Guidelines requires a trash bin area for the proposed residential development. As shown in the site plan (Attachment 1, sheet A1.1) the project is providing a trash bin area meeting the Multi-Family Residential Design Standards. The project will provide 2 bins per unit (recycle and trash) with a shared yard and food waste bin for a total of 10 bins.

Drainage. In 2014, the City adopted Ordinance No. 1299-14 (CM), amending WMC Section 6-3.535 to require that Resolution No. 4-14 (CM) be implemented for all applicable new development and redevelopment construction projects. Resolution No. 4-14 (CM) provides post-construction stormwater management requirements (PCRs) for applicable projects. The primary objective of the PCRs is to ensure the reduction of pollutant discharges to the maximum extent possible and prevent stormwater runoff from causing or contributing to a violation of water quality standards. The PCRs categorize projects into four primary tiers based primarily on the net increase in impervious surfaces that would result from a project (i.e., the amount of new and replaced impervious surfaces). Each PCR tier is linked to increasingly stringent performance requirements for stormwater management and treatment. Each PCR tier is subject to the performance requirements of that tier, plus the performance requirements of the lower tiers, as applicable.

The proposed project would create 736± square feet of new impervious surface area. The project does not exceed the minimum requirement of 2,500 square feet of new impervious surface. Therefore, the project is conditioned to meet the City of Watsonville's Erosion Control Measures for best management practices.

Flood Plain Development. The subject property is located within FEMA Special Flood Hazard Area (SFHA) AH. The SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. As shown in the plans (Attachment 1, sheet 1), the topographic map identifies the base flood elevation at 33 Feet above sea level. Pursuant to WMC Section 9-2.500(c), all new residential construction shall have the lowest floor of the entire structure, including basement, one foot above the base flood elevation. Therefore, the project is conditioned to submit a Flood Elevation Certificate prior to submittal of a building permit application, during construction, and at building permit final. The building permit plans shall also be stamped by a certified registered civil engineer or surveyor before submittal of a building permit application.

Environmental Review

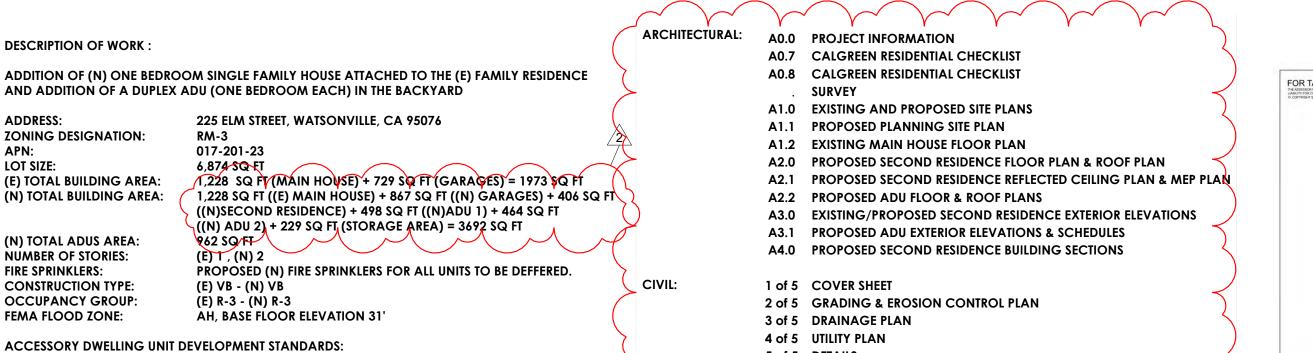
Categorical Exemption

A Categorical Exemption has been prepared for the construction of an attached 406-square-foot second unit. The subject site is 6,795± square feet in size located in an urbanized area where it can be adequately served by all required utilities and public services. This project is eligible for a Class 1 Categorical Exemption, pursuant to Section 15301 of the State CEQA Guidelines because the project involves an addition that will not result in an increase of more than 10,000 square feet. The project is consistent with the applicable general plan

designation and all application polices, as well as with applicable zoning designation and regulations. The proposed development is also located within city limits on a project site no more than five acres in size and substantially surrounded by urban uses and all public services and facilities are available to allow for maximum development permissible in the General Plan. The project site is not located in an area that is environmentally sensitive. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

ATTACHMENTS:

- 1. Plan Set (Dated March 28, 2024)
- 2. Site and vicinity map



FOR TAX PURPOSES ONLY CITY OF WATSONVILLE Tax Area Code 2-072 2-078 Assessor's Map No. 17-20 City of Watsonville County of Santa Cruz, Calif.

L. 4 PLANTING IMAGES & NOTES

5 of 5 DETAILS

JUAN ORTEGA 225 ELM ST WATSONVILLE CA 95076 TEL: 831.722.2606 EMAIL: arthurortega@msn.com

962 SQ FT

21'-4" MAX HEIGHT

5'-0" INTERIOR SIDE SETBACK

5'-0" REAR SETBACK (FROM ALLEY WAY)

PROJECT DESCRIPTION

ARCHITECT: **CARRIE SHORES DILLER** LARSON SHORES ARCHITECTURE +INTERIORS **1940 UNION STREET #22**

> OAKLAND, CA 94607 TEL: 510.444.9788; CELL: 510.725.9788 EMAIL: carrie@inspiredadus.com **ANTHONY B. SCHMID**

1000 SQ FT

28'-0"MAX HEIGHT

4'-0" INTERIOR SIDE SETBACK

5'-0" REAR SETBACK (FROM ALLEY WAY)

STRUCTURAL ENGINEER: MCNEIL ENGINEERING 8610 SANDY PARKWAY, SUITE 200 SANDY, UT 84070 **EMAIL: ANTHONY@MCNEILENG.COM**

TITLE 24 CONSULTANT: **ROY ASI DELTA T ENERGY CONSULTING** TEL: 707.827.0233 x403 EMAIL: roy@deltatenergyconsulting.com

CIVIL ENGINEER: AUSTIN PAYNE UPRIGHT ENGINEERING TEL: 925-275-5304

PROJECT TEAM

ANGLE, LESS THAN

POUND OR NUMBER

AIR CONDITIONING

ABOVE FINISHED FLOOR

AMERICAN WIRE GAGE

BOTTOM OF FOOTING

AMERICAN INSTITUTE OF ARCHITECTS

ANCHOR BOLT

AREA DRAIN

ADJUSTABLE

ALTERNATE

ALUMINUM

ASPHALT

BOARD

BETWEEN

BUILDING

BLOCKING

BOTTOM

CABINET

BUILT-UP ROOF

CATCH BASIN

CEILING JOIST

CAST IRON

CEILING

CLEANOUT

COLUMN

CONCRETE

CONNECTION

CONTINUOUS

CONTRACTOR

DOUGLAS FIR

COMPUTER

CUBIC

DOUBLE

DIAMETER

DISPOSAL

DOWN

ABBREVIATIONS

DIMENSION

DISTRIBUTION

DIVIDED OR DIVISION

CONSTRUCTION

COAXIAL CABLE

COMMUNICATION

COLD AIR RETURN

CEMENT COATED

CALIFORNIA ENERGY COMMISSION

CONCRETE MASONRY UNIT

CENTERLINE

BFAM

APPROXIMATELY

ARCHITECTURAL

ALUM

APPROX

ARCH

ASPH

AWG

BLDG

BLKG

CAR

CC

CEC

CLO

CLG

CMU

C.O.

COAX

COL

COMM

CONC

CON

CONST

CONT

CONTR

CPTR

ABOVE

EMAIL: info@uprightengineeringinc.com

ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES, AND THE **CODES LISTED BELOW:**

L. 1 EXISTING AND PROPOSED SITE PLANS

L. 2 PROPOSED PLANTING PLAN

L. 3 PROPOSED IRRIGATION PLAN

2022 CALIFORNIA CODE

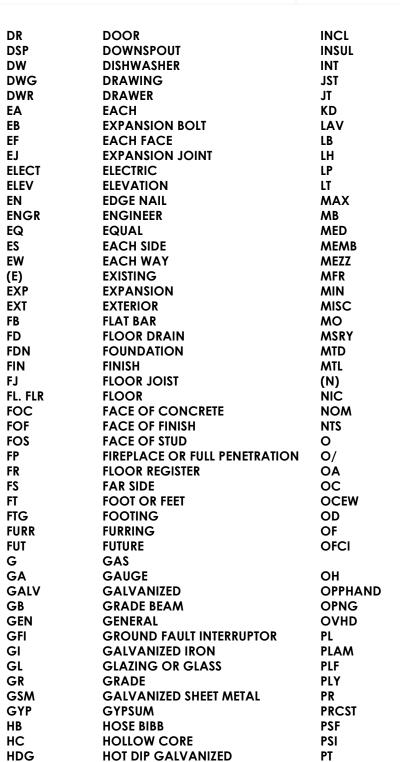
2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA EXISTING BUILDING CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

2022 CALIFORNIA FIRE CODE

CALGREEN RESIDENTIAL CHECKLIST, SEE A0.7 & A0.8



HEADER

HEIGHT

HEATER

HOT WATER

HOT WATER HEATER

INSIDE DIAMETER

INSIDE FACE

HORIZONTAL

REINE

REQ

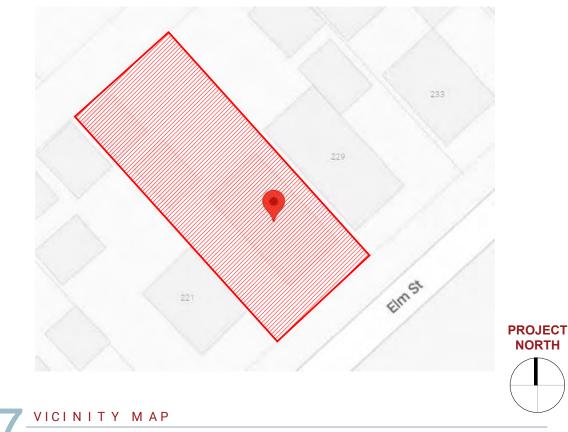
RESIL

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HORIZ

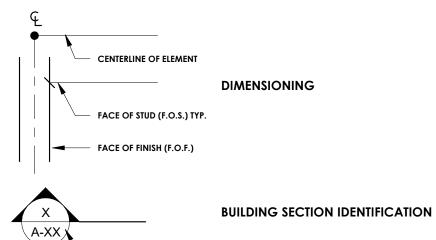
INCLUDE INSULATION RING SHANK REDWOOD JOIST RAIN WATER LEADER KILN-DRIED SOLID CORE LAVATORY **SCHED** SCHEDULE POUND **SMOKE DETECTOR** LEFT HAND SECT SECTION LOW POINT SED LIGHT MAXIMUM **MACHINE BOLT SIMILAR** MEDIUM SLD MEMBRANE SHEET METAL MEZZANINE **MANUFACTURER** SPD MINIMUM SPEC SPECIFICATION **MISCELLANEOUS** SPKR SPEAKER MASONRY OPENING SQ SQUARE MASONRY MOUNTED METAL SSD NFW STAGG'D **STAGGERED** NOT IN CONTRACT STANDARD NOMINAL STL STEEL NOT TO SCALE STRL **STRUCTURAL** DIAMETER SUSP SUSPEND (ED) OVER SYMMETRICAL OVERALL **TOP & BOTTOM** ON CENTER TOP OF CURB ON CENTER EACH WAY **TONGUE & GROOVE OUTSIDE DIAMETER TEMPERED OUTSIDE FACE** THK THICK OWNER FURNISH, TOB **TOP OF BEAM** CONTRACTOR INSTALL **TOP OF CONCRETE** OVERHANG **TOP OF FOOTING** OPPOSITE HAND TOP TOP OF PLATE OPENING TOS TOP OF STEEL OVERHEAD **TOILET PAPER HOLDER** PLATE TW, TOW **TOP OF WALL** PLASTIC LAMINATE **TYPICAL** POUNDS PER LINEAL FOOT UON PLYWOOD VERTICAL **PRECAST** (10 RING/IN. MIN.) POUNDS PER SQUARE FOOT VERIFY IN FIELD POUNDS PER SQUARE INCH PRESSURE TREATED WITH **WATER CLOSET PRESERVATIVE** WOOD ROOF DRAIN WINDOW WDW REINFORCEMENT WATERPROOF REQUIRED WATERPROOFING RESILIENT WALL REGISTER REVISION OR REVISED RIGHT HAND **ROOF JOIST** ROOM

ROUGH OPENING OR ROLL OUT SEE ARCHITECTURAL DRAWINGS SEE ELECTRICAL DRAWINGS SEE LANDSCAPE DRAWINGS **SEE MECHANICAL DRAWINGS** SEE PLUMBING DRAWINGS STAINLESS STEEL OR SANITARY SEE STRUCTURAL DRAWINGS **UNLESS OTHERWISE NOTED VERT. GRAIN DOUG. FIR**



NOT TO SCALE

ASSESSOR'S MAP NOT TO SCALE



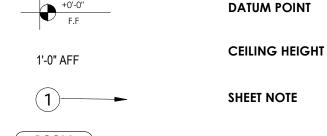
EXTERIOR ELEVATION IDENTIFICATION 1 / A10 🔨 DRAWING + SHEET NUMBER

DETAIL IDENTIFICATION DRAWING + SHEET NUMBER

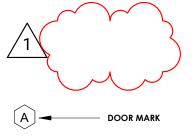
DRAWING + SHEET NUMBER



INTERIOR ELEVATION IDENTIFICATION



SHEET NOTE (SEE INTERIOR FINISH SCHEDULE FOR ALL FINISHES.)



DRAWING REVISION (MOST RECENT IS CLOUDED; PRIOR REVISIONS ARE PERMANENT)



(SEE DOOR/WINDOW SCHEDULE.) WINDOW TYPE (SEE DOOR/WINDOW SCHEDULE)

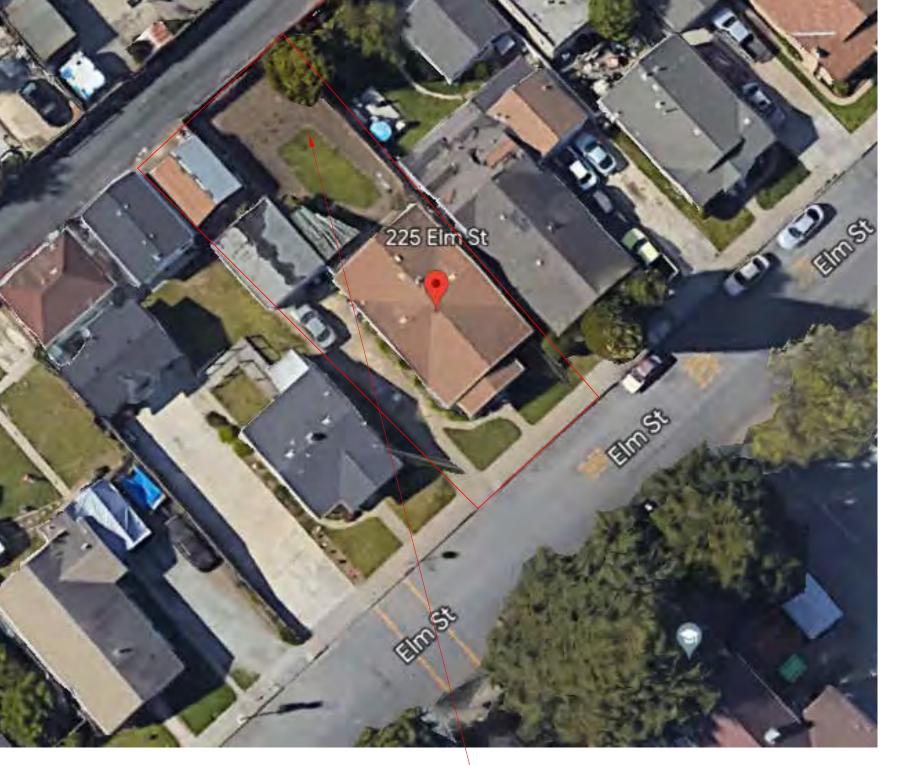
DOOR IDENTIFICATION



WALL/PARTITION TYPE (SEE WALL DETAILS)

APPLIANCES (SEE APPLIANCE SCHEDULE)

DRAWING SYMBOLS



RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

NEW DETACHED ACCESSORY

D W E L L I N G U N I T

225 ELM ST, WATSONVILLE

INSPIRED ADUS

OAKLAND, CA 94607

INSPIREDADUS.COM

1940 UNION STREET #22

PHONE/FAX: 510-444-9788

PROJECT ARCHITECT

CARRIE SHORES DILLER

INSPIRED ADUS

ELEVATING BACKYARD LIVING

IORES DILLER

NOT TO SCALE

ALL WORK SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY CODES AND REGULATIONS LISTED HEREIN AND AS REQUIRED BY THE STATE OF CALIFORNIA AND ALL RELEVANT REGULATORY BODIES.

AREA OF WORK

VERIFY LOCAL CODE AMENDMENTS ADOPTED BY AHJ RELATED TO ADU REQUIREMENTS

ALL EXISTING DIMENSIONS ARE BASED ON SURVEY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK AND NOTIFY ARCHITECT OF

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK. FOLLOW NUMERICAL DIMENSIONS: DO NOT SCALE.

ADU SHALL NOT BE PLACED ON TOP OF AN EXISTING EASEMENT.

SITE PLAN LAYOUT AND FIRE SEPARATION DISTANCE ASSUME ADU IS NOT EQUIPPED WITH A FIRE SPRINKLER SYSTEM.

FLOOR PLAN DIMENSIONS SHOWN ARE FACE OF FINISH AT NEW CONSTRUCTION. DIMENSIONS NOTED AS "CLEAR" ARE TO BE PRECISELY MAINTAINED.

BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE AND THROUGHOUT THE COURSE OF WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING THE WORK RELATED TO THAT BEING INSPECTED.

BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING SITE CONDITIONS AND DETERMINE THE EXTENT OF THE EXISTING FINISHES, SPECIALTIES, AND THER ITEMS WHICH MUST BE REMOVED AND INSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT. COORDINATE AND MAKE THIS INSPECTION WITH THE OWNER.

THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. SUCH WORK IS ALSO PART OF THIS CONTRACT.

DO NOT DRILL OR CUT JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENINGS.

WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, APPROPRIATE TO THE NOTE, SHALL MATCH TO THE SATISFACTION OF THE ARCHITECT.

"ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

"TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.

ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

BLOCKING TO BE PROVIDED BEHIND ALL WALL-MOUNTED ACCESSORIES.

GENERAL AND ACCESSIBILITY NOTES

AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.

SUBMITTAL

BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

2 03/28/2024 Planning Plan Check Comments I

* You may use these plans for the construction of one and only one house as

depicted by the plans. This license is non-transferable.

* You may change or modify the plans. By changing or modifying the plans, you relieve Inspired ADUs and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before

* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage

* CARRIE SHORES-DILLER retains copyright ownership of the original plans and

use of the plans does not transfer any right, title, or interest in the plans. * Unauthorized use or copying of the plans, or the design they depict, infringes upon

rights under the copyright act. Copyright infringement carries penalties of up to

companies and building officials may retain plans for their records.

PROJECT INFORMATION

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overcurrent protective device.

accordance with the California Electrical Code.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in

ocation shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.1.1 Identification. 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

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is

installed in close proximity to the location or the proposed location of the EV space, at the time of original

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the

electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required

raceways and related components that are planned to be installed underground, enclosed, inaccessible or in

location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide

information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and

installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

construction in accordance with the California Electrical Code.

concealed areas and spaces shall be installed at the time of original construction.



AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and

structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated

wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for

combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood,

cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

CHAPTER 3 installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code. .106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. **GREEN BUILDING** 4.304 OUTDOOR WATER USE When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest **SECTION 301 GENERAL** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Efficient Landscape Ordinance (MWELO), whichever is more stringent. space shall count as at least one standard automobile parking space only for the purpose of complying with any **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 4.106.4.2.5 Electric Vehicle Ready Space Signage. the application checklists contained in this code. Voluntary green building measures are also included in the Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans application checklists and may be included in the design and construction of structures covered by this code, Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are than 20 sleeping units or guest rooms. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to available at: https://www.water.ca.gov/ The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing additions or alterations of existing residential buildings where the addition or alteration increases the DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE building's conditioned area, volume, or size. The requirements shall apply only to and/or within the When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or **EFFICIENCY** of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all 4.106.4.3 for application 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in EVs at all required EV spaces at a minimum of 40 amperes. sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved lighting fixtures are not considered alterations for the purpose of this section. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. DIVISION 4.2 ENERGY EFFICIENCY **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate percent of the non-hazardous construction and demolition waste in accordance with either Section 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and management ordinance. 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy other important enactment dates. 2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable Commission will continue to adopt mandatory standards spaces, the number of EV capable spaces required may be reduced by a number equal to the number of 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 1. Excavated soil and land-clearing debris. individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential 2. Alternate waste reduction methods developed by working with local agencies if diversion or 4.303 INDOOR WATER USE buildings, or both. Individual sections will be designated by banners to indicate where the section applies recycle facilities capable of compliance with this item do not exist or are not located reasonably 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, high-rise buildings, no banner will be used. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or **SECTION 302 MIXED OCCUPANCY BUILDINGS** Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving I.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan EV chargers are installed for use. plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final in conformance with Items 1 through 5. The construction waste management plan shall be updated as **302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building completion, certificate of occupancy, or final permit approval by the local building department. See Civil necessary and shall be available during construction for examination by the enforcing agency. 2.EV Readv. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power shall comply with the specific green building measures applicable to each specific occupancy. Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per buildings affected and other important enactment dates. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, dwelling unit when more than one parking space is provided for use by a single dwelling unit. 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall reuse on the project or salvage for future use or sale. comply with Chapter 4 and Appendix A4, as applicable. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or Exception: Areas of parking facilities served by parking lifts. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Specification for Tank-type Toilets. 3. Identify diversion facilities where the construction and demolition waste material collected will be 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more Chapter 4 and Appendix A4, as applicable. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume 4. Identify construction methods employed to reduce the amount of construction and demolition waste DIVISION 4.1 PLANNING AND DESIGN The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to of two reduced flushes and one full flush. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated **ABBREVIATION DEFINITIONS:** 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. by weight or volume, but not by both. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types Department of Housing and Community Development The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 California Building Standards Commission **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical Division of the State Architect, Structural Safety 4.303.1.3 Showerheads. enforcing agency, which can provide verifiable documentation that the percentage of construction and system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all OSHPD Office of Statewide Health Planning and Development demolition waste material diverted from the landfill complies with Section 4.408.1. EVs at all required EV spaces at a minimum of 40 amperes. Low Rise 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 High Rise gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Note: The owner or contractor may make the determination if the construction and demolition waste The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved Additions and Alterations WaterSense Specification for Showerheads. materials will be diverted by a waste management company. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. **4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one .408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of CHAPTER 4 showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in **RESIDENTIAL MANDATORY MEASURES** reduced by a number equal to the number of EV chargers installed over the five (5) percent required. allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds **SECTION 4.102 DEFINITIONS** a. Construction documents shall show locations of future EV spaces. 4.303.1.4 Faucets. per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 The following terms are defined in Chapter 2 (and are included here for reference) b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar compliance with Section 4.408.2, items 1 through 5. Section 4.408.3 or Section 4.408.4... not be less than 0.8 gallons per minute at 20 psi. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power pervious material used to collect or channel drainage or runoff water. Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory **NATTLES.** Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials dwelling unit when more than one parking space is provided for use by a single dwelling unit faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also buildings shall not exceed 0.5 gallons per minute at 60 psi. 1. Sample forms found in "A Guide to the California Green Building Standards Code Exception: Areas of parking facilities served by parking lifts. (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in **4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver documenting compliance with this section. 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. more than 0.2 gallons per cycle. 2. Mixed construction and demolition debris (C & D) processors can be located at the California 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation Where common use parking is provided, at least one EV charger shall be located in the common use parking Department of Resources Recycling and Recovery (CalRecycle). and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, area and shall be available for use by all residents or guests. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons management of storm water drainage and erosion controls shall comply with this section. 4.410 BUILDING MAINTENANCE AND OPERATION per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required. to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less an automatic load management system (ALMS) may be used to reduce the maximum required electrical disc, web-based reference or other media acceptable to the enforcing agency which includes all of the than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers following shall be placed in the building: or more, shall manage storm water drainage during construction. In order to manage storm water drainage shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) Note: Where complying faucets are unavailable, aerators or other means may be used to achieve during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall 1. Directions to the owner or occupant that the manual shall remain with the building throughout the property, prevent erosion and retain soil runoff on the site. have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical life cycle of the structure. capacity to the required EV capable spaces. 4.303.1.4.5 Pre-rinse spray valves. 2. Operation and maintenance instructions for the following: Retention basins of sufficient size shall be utilized to retain storm water on the site. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance a. Equipment and appliances, including water-saving devices and systems, HVAC systems, 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 photovoltaic systems, electric vehicle chargers, water-heating systems and other major Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1 disposal method, water shall be filtered by use of a barrier system, wattle or other method approved (d)(7) and shall be equipped with an integral automatic shutoff. b. Roof and yard drainage, including gutters and downspouts. 3. Compliance with a lawfully enacted storm water management ordinance. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels FOR REFERENCE ONLY: The following table and code section have been reprinted from the California c. Space conditioning systems, including condensers and air filters. shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section d. Landscape irrigation systems. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or 1605.3 (h)(4)(A). e. Water reuse systems. are part of a larger common plan of development which in total disturbs one acre or more of soil. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) EVCS shall comply with at least one of the following options: TABLE H-2 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will 1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of and what methods an occupant may use to maintain the relative humidity level in that range. manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY 6. Information about water-conserving landscape and irrigation design and controllers which conserve water include, but are not limited to, the following: VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 2. The charging space shall be located on an accessible route, as defined in the California Building Code, 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 2. Water collection and disposal systems PRODUCT CLASS 8. Information on required routine maintenance measures, including, but not limited to, caulking, MAXIMUM FLOW RATE (gpm) Exception: Electric vehicle charging stations designed and constructed in compliance with the California 3. French drains [spray force in ounce force (ozf)] painting, grading around the building, etc. Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section Water retention gardens 9. Information about state solar energy and incentive programs available 5. Other water measures which keep surface water away from buildings and aid in groundwater 10. A copy of all special inspections verifications required by the enforcing agency or this code. Product Class 1 (≤ 5.0 ozf) 1.00 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. space around residential structures. **Exception**: Additions and alterations not altering the drainage path. The charging spaces shall be designed to comply with the following: Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 12. Information and/or drawings identifying the location of grab bar reinforcements. Product Class 3 (> 8.0 ozf) **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 1. The minimum length of each EV space shall be 18 feet (5486 mm). **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 2. The minimum width of each EV space shall be 9 feet (2743 mm). 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling 3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial ordinance, if more restrictive 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is infrastructure are not feasible based upon one or more of the following conditions: Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional **1.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in local utility infrastructure design requirements, directly related to the implementation of Section accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 4.106.4, may adversely impact the construction cost of the project. 4.106.4.2.2.1.3 Accessible EV spaces 1701.1 of the California Plumbing Code. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional **DIVISION 4.5 ENVIRONMENTAL QUALITY** comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready parking facilities. spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section **SECTION 4.501 GENERAL** THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway TABLE - MAXIMUM FIXTURE WATER USE irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall **FIXTURE TYPE** FLOW RATE **SECTION 4.502 DEFINITIONS** originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or 5.102.1 DEFINITIONS concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere proximity to the location or the proposed location of the EV space. Construction documents shall identify the SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI The following terms are defined in Chapter 2 (and are included here for reference) 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall

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C-29312 RENEWAL

NEW DETACHED ACCESSORY D W E L L I N G U N I T

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

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CALGREEN RESIDENTIAL CHECKLIST

Attachment 1: Page 2 of 22

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USE AREAS

KITCHEN FAUCETS

METERING FAUCETS

WATER CLOSET

LAVATORY FAUCETS (RESIDENTIAL)

LAVATORY FAUCETS IN COMMON & PUBLIC

MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20

0.5 GPM @ 60 PSI

1.8 GPM @ 60 PSI

0.2 GAL/CYCLE

1.28 GAL/FLUSH

0.125 GAL/FLUSH



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)





CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to Table 4.504.3 shall apply.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503.1 GENERAL. 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 Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves,

pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING

reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality

- 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
- 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

Manufacturer's product specification. Field verification of on-site product containers.

(Less Water and Less Exempt Compounds in Grams բ	per Liter)
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

(Less Water and Less Exempt Compounds in Gr	rams per Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

ARCHITECTURAL COATINGS2,3

ELAT COATINICS	F0
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
	340

THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS

SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS

AVAILABLE FROM THE AIR RESOURCES BOARD.

A-FLAT COATINGS 150 IFLAT-HIGH GLOSS COATINGS 150 IGIALTY COATINGS 150 IMINUM ROOF COATINGS 400 IMINUM ROOF COATINGS 500 IMINOUS ROOF PRIMERS 350 ID BREAKERS 350 ID BREAKERS 350 ICCRETE CURING COMPOUNDS 350 ICCRETE CURING COMPOUNDS 350 ICCRETE/MASONRY SEALERS 500 IC	COATING CATEGORY	VOC LIMIT
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### TREATMENT WASH PRIMERS ### 420 WERS, SEALERS, & UNDERCOATERS 100 WERS, SEALERS, & UNDERCOATERS 350 WERS, SEALERS, & UNDERCOATERS 350 WERS, SEALERS 3	TALLIC PIGMENTED COATINGS	500
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MMING POOL COATINGS 340 AFFIC MARKING COATINGS 420 TERPROOFING MEMBRANES 250 OD COATINGS 275 OD PRESERVATIVES 340 340	AINS	250
AFFIC MARKING COATINGS 3 & TILE REFINISH COATINGS 420 TERPROOFING MEMBRANES 250 OD COATINGS 275 OD PRESERVATIVES 350 C-RICH PRIMERS 340	ONE CONSOLIDANTS	450
3 & TILE REFINISH COATINGS 420 TERPROOFING MEMBRANES 250 OD COATINGS 275 OD PRESERVATIVES 350 C-RICH PRIMERS 340	/IMMING POOL COATINGS	340
TERPROOFING MEMBRANES 250 OD COATINGS 275 OD PRESERVATIVES 350 C-RICH PRIMERS 340	AFFIC MARKING COATINGS	100
OD COATINGS 275 OD PRESERVATIVES 350 C-RICH PRIMERS 340	B & TILE REFINISH COATINGS	420
OD PRESERVATIVES 350 C-RICH PRIMERS 340	TERPROOFING MEMBRANES	250
OD PRESERVATIVES 350 C-RICH PRIMERS 340	OOD COATINGS	275
	OOD PRESERVATIVES	1000
	IC-RICH PRIMERS	
TRAINS OF YOU FER LITER OF COATING, INCLUDING WATER	GRAMS OF VOC PER LITER OF COATING, INC	

Chain of custody certifications CCR, Title 17, Section 93120, et seq.). 5. Other methods acceptable to the enforcing agency. **4.505.1 General.** Buildings shall meet or exceed the provisions of the *California Building Standards Code*. **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the of each piece verified. nsulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of integral (i.e., built-in)

TABLE 4.504.5 - FORMALDEHYDE L	IMITS ₁			CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
MAXIMUM FORMALDEHYDE EMISSIONS IN PAR	RTS PER MILLION			
PRODUCT	CURRENT LIMIT	 -	,	702 QUALIFICATIONS
HARDWOOD PLYWOOD VENEER CORE	0.05	<u> </u>	1	702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or
HARDWOOD PLYWOOD COMPOSITE CORE	0.05			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.
PARTICLE BOARD	0.09			Examples of acceptable HVAC training and certification programs include but are not limited to the following:

THIN MEDIUM DENSITY FIBERBOARD2 0.13 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

MEDIUM DENSITY FIBERBOARD

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

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

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017

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

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

(Emission testing method for California Specification 01350)

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,

Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.

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

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

Product certifications and specifications.

3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see

Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered

Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

4.505 INTERIOR MOISTURE CONTROL

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by

California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

> 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,

Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements

found in Section 101.8 of this code 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end

3. At least three random moisture readings shall be performed on wall and floor framing with documentation

acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

4.506 INDOOR AIR QUALITY AND EXHAUST **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the

Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or

b. A humidity control may be a separate component to the exhaust fan and is not required to be

. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or

2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be

sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential

Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.

Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

State certified apprenticeship programs.

2. Public utility training programs.

3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations.

Other programs acceptable to the enforcing agency.

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

1. Certification by a national or regional green building program or standard publisher.

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.

3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.

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

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

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

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

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not

limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

INSPIRED ADUS **1940 UNION STREET #22** OAKLAND, CA 94607 CARRIE SHORES DILLER PHONE/FAX: 510-444-9788 C-29312

PROJECT ARCHITECT CARRIE SHORES DILLER

INSPIREDADUS.COM

NEW DETACHED ACCESSORY D W E L L I N G U N I T

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

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* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or

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deficiencies in any form by any party whatsoever.

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* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to

CALGREEN RESIDENTIAL CHECKLIST

Attachment 1: Page 3 of 22

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING VERIFICATION WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLE BUILDING STANDARDS (CALGREEN) C Page 14 of 53

Notes 1. DISTANCES ARE 2. BOUNDARY LINE THE COUNTY R WERE NOT FOU SET THE MISSIE AT THE COUNTY 3. NOT ALL EASEN A TITLE REPORT

- 1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2. BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM THE COUNTY RECORDS. THE FOUR CORNER MONUMENTS WERE NOT FOUND. A COMPLETE BOUNDARY SURVEY TO SET THE MISSING MONUMENTS AND RECORD THE SURVEY AT THE COUNTY IS RECOMMENDED.
- 3. NOT ALL EASEMENTS OR RIGHT OF WAYS MAY BE SHOWN. A TITLE REPORT WAS NOT PROVIDED.
- 4. ALL DATA POINTS REPRESENT GROUND ELEVATIONS UNLESS OTHERWISE LABELLED.
- 5. BUILDING LINES SHOWN ARE TRIM LINES (FOUNDATION MAY BE DIFFERENT)

Base Flood Elevation:

33 FEET NAVD88

Legend

AC ASPHALTIC CONCRETE

..... BACK OF CURB

BW BACK OF WALK

C CONCRETE

CONC CONCRETE

DS DROP SERVICE

DW DRIVEWAY

EP EDGE OF PAVEMENT

FF FINISH FLOOR

FL FLOW LINE

GM GAS METER

IHW INSTANT HOT WATER (WALL MOUNT)

INV INVERT

PC PRELIMINARY CALCULATION

SSMH SANITARY SEWER MANHOLE

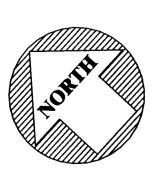
TC TOP OF CURB

TP TOP OF PORCH

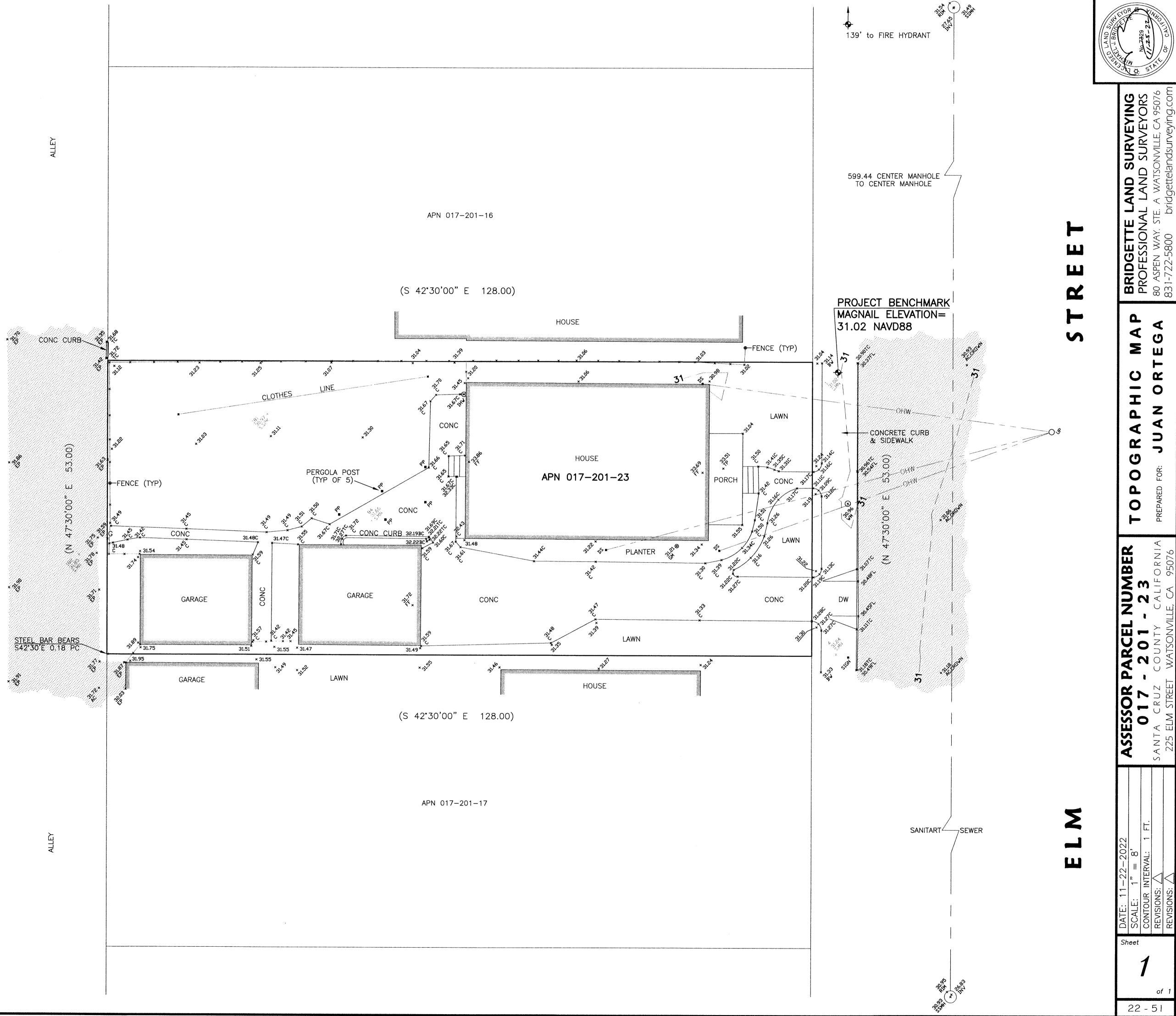
UP UTILITY POLE

WM WATER METER





Scale: 1" = 8'
Contour Interval: 1 FT.



SITE PLAN NOTES:

- 1. RAINWATER SHALL NOT BE PERMITTED TO FLOW INTO PUBLIC PROPERTY OR TO ADJOINING PROPERTIES. ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA AT LEAST 10 FEET FROM ANY PROPERTY LINE WHEREVER PRACTICAL.
- 2. THE GROUND IMMEDIATELY ADJACENT TO THE ADU FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM BUILDING
- 3. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY THE ADDRESS IDENTIFICATION SIGNS SHALL BE ILLUMINATED DURING ALL HOURS OF DARKNESS TO FACILITATE EMERGENCY RESPONDERS IDENTIFY THE BUILDING IN AN EVENT OF EMERGENCY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF PER R319.1
- 4. ADDRESS ASSIGNMENT IS REQUIRED PRIOR TO FINAL INSPECTION OF THE BUILDING PERMIT
- 5. PRIOR TO FOUNDATION INSPECTION AND POURING OF CONCRETE, PROVIDE A LETTER PREPARED BY A CALIFORNIA LICENSED LAND SURVEYOR STATING THAT "... THE NEW STRUCTURE IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS"
- 6. ALL EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND MEET REQUIREMENTS OF CALIFORNIA ENERGY CODE 150.0(K)(3).
- 7. CONTRACTOR TO VERIFY THAT THE SANITARY SEWER SERVING THE ADU WILL HAVE A MINIMUM SLOPE OF 2% FROM THE LOWEST PART OF THE SYSTEM IN THE ADU TO THE POINT IT CONNECTS TO THE SEWER SYSTEM OF THE MAIN HOUSE. IF EXISTING SLOPE IS LESS THAN 2%, A PUMP MAY BE USED.
- 8. PROVIDE 1" PVC CONDUIT WITH PULL STRING IN SAME TRENCH AS ELECTRICAL FOR FUTURE CABLE TV INSTALLATION.
- OUTDOOR BOLLARD LIHGTING SHOULD BE WITH ZERO DEGREE TILT AND/OR SHIELDING. ENSURE THE FOOTCANDLES DO NOT SPILL OVER ACROSS THE PROPERTY LINES. ALL LIGHTING SHALL NOT EXCEED 2.0 FOOTCANDLE THROUGHOUT THE RESIDENTIAL DEVELOPMENT AND SHALL NOT EXCEED 0.5 FOOTCANDLES AT ANY PROPERTY LINE

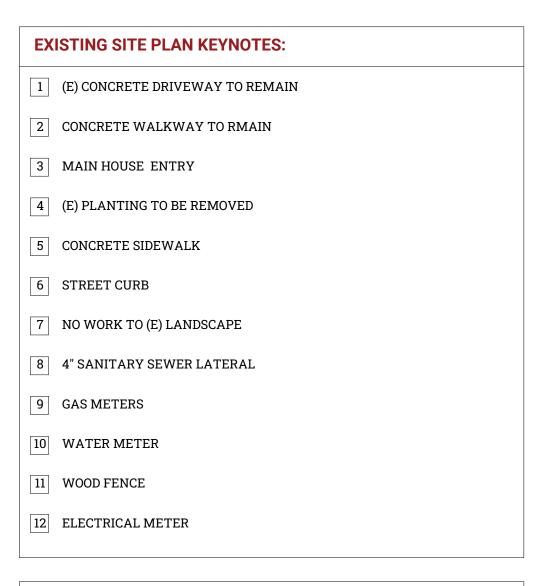
(N) ADU PLANTING CONCRETE PAVING AC PAVING 36" WIDE UNOBSTRUCTED FIRE ACCESS WALKWAY DRAINAGE AREA ELECTRICAL METER OR PANEL COND. CONDENSER OUTDOOR BOLLARD LIGHTING

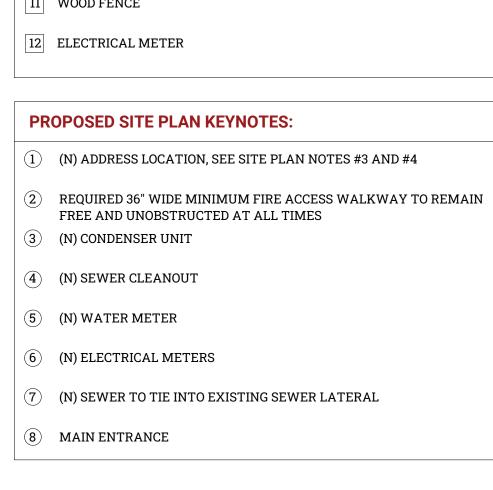
SITE PLAN LEGEND:

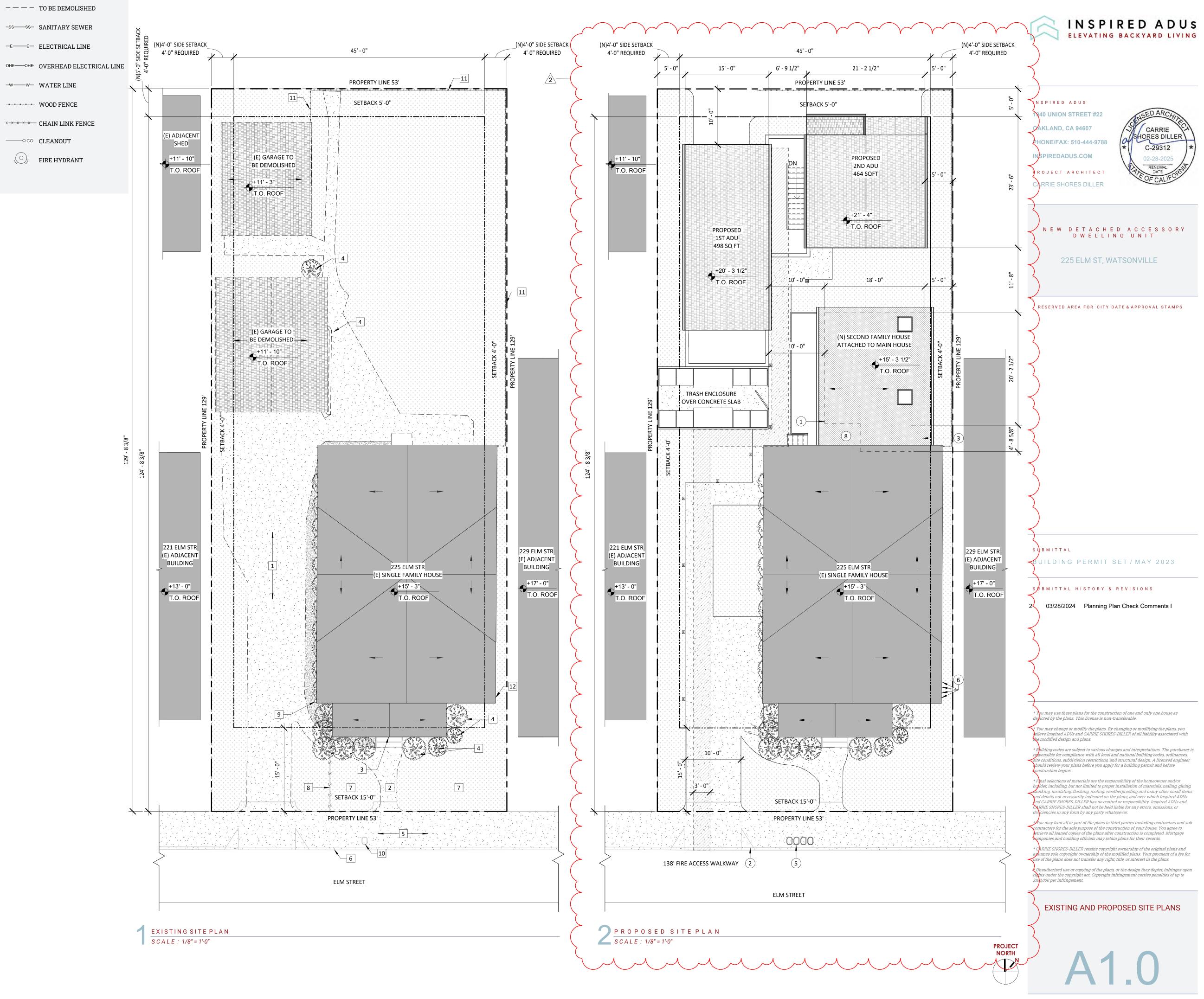
(E) BUILDING

-w---w- WATER LINE

----- WOOD FENCE







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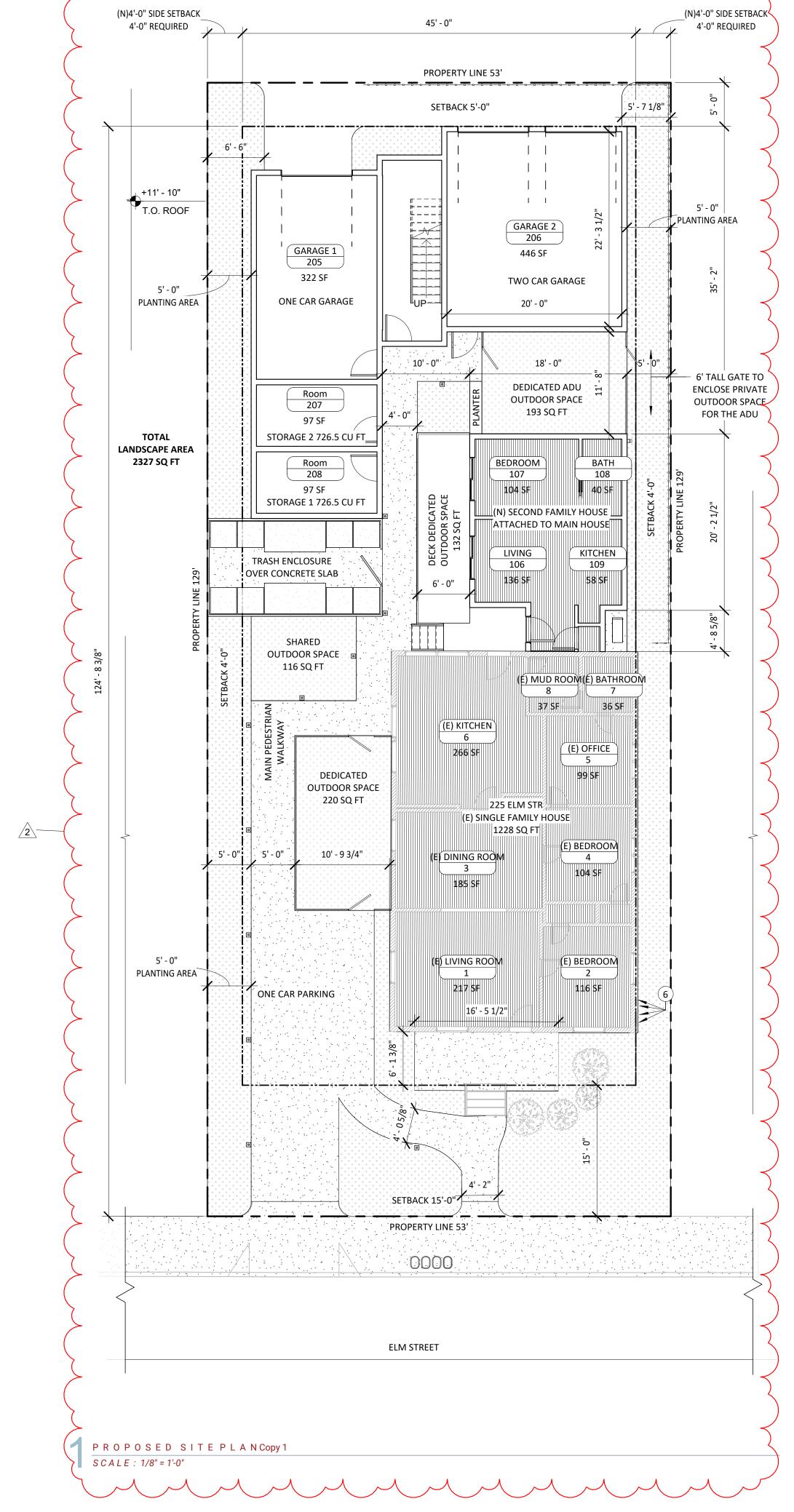
Attachment 1: Page 5 of 22

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	SITE PLA	N LEGEND :		
		(E) BUILDING		TO BE DEMOLISHED
		(N) ADU	-ssss-	SANITARY SEWER
	+ + + + + + + + + + + + + + + + + + +	PLANTING	—E———E—	ELECTRICAL LINE
•		CONCRETE PAVING	OHEOHE-	OVERHEAD ELECTRICAL LINE
		AC PAVING	-ww-	WATER LINE
		36" WIDE UNOBSTRUCTED FIRE ACCESS WALKWAY	-0-0-0-0-0-	WOOD FENCE
		DRAINAGE AREA	x -x-x-x	CHAIN LINK FENCE
		ELECTRICAL METER OR PANEL	——осо	CLEANOUT
	COND.	CONDENSER		FIRE HYDRANT
	0	OUTDOOR BOLLARD LIGHTING		

RM-3 DUPLEX DEVELOPMENT	STANDARDS:
REQUIRED	PROPOSED
4 FEET WALKWAY	PROVIDED
20% (1359 SQ FT) LANDSCAPED	2274 SQ FT LANDSCAPED
5 FEET PLANTING BETWEEN PARKING SPACES AND PROPERTY LINES	PROVIDED
DECK OR PATIO ADJOINING EACH UNIT	PROVIDED
STORAGE UNIT FOR EACH UNIT	PROVIDED
TWO PARKING SPACES FOR EACH UNIT	PROVIDED





1940 UNION STREET #22 OAKLAND, CA 94607

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INSPIRED ADUS

PROJECT ARCHITECT

CARRIE SHORES DILLER

CARRIE
SHORES DILLER

* C-29312

*

02-28-2025

RENEWAL
DATE
OF CALIFORNIA

NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

BUILDING PERMIT SET / MAY 2023

2 03/28/2024 Planning Plan Check Comments I

SUBMITTAL HISTORY & REVISIONS

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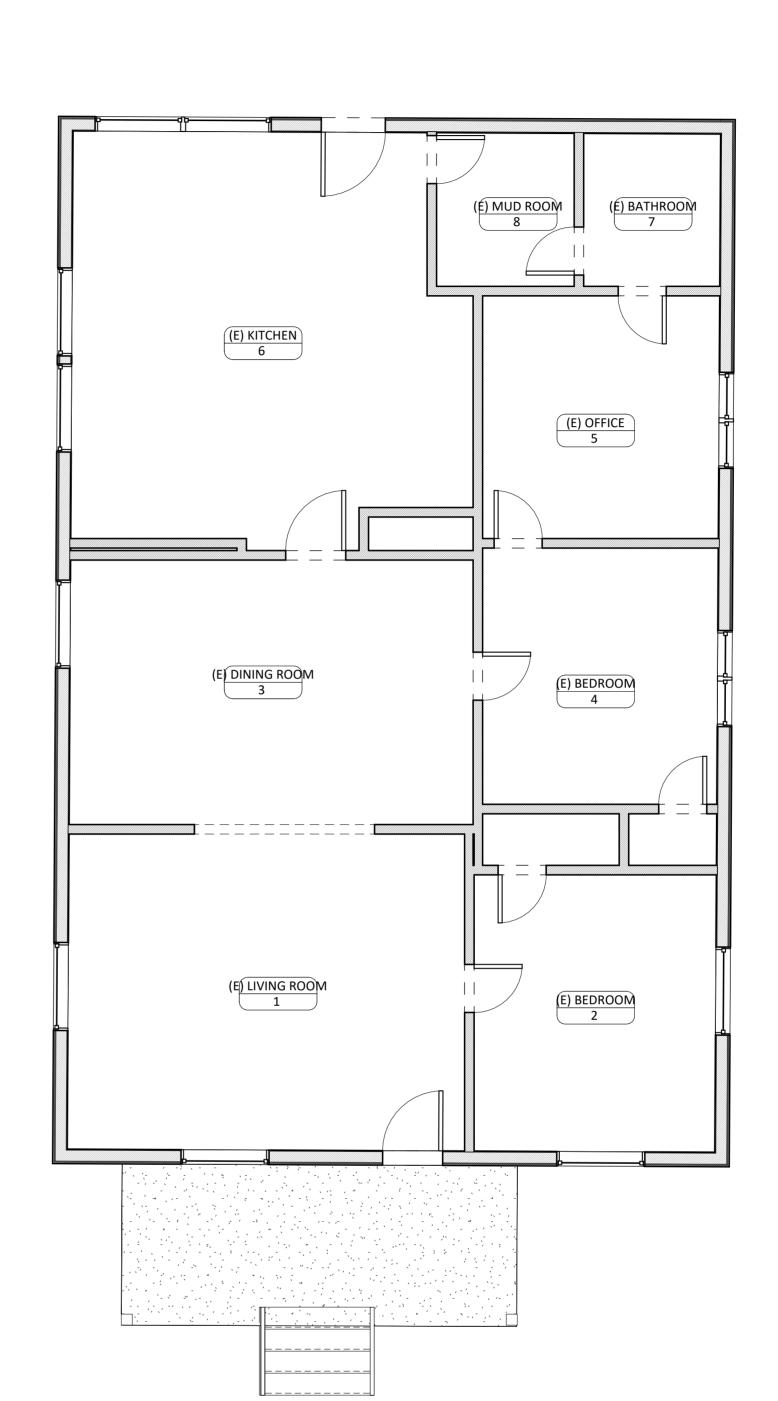
PROPOSED PLANNING SITE PLAN





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Attachment 1: Page 6 of 22



PROPOSED FLOR PLAN

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



INSPIRED ADUS

1940 UNION STREET #22

OAKLAND, CA 94607

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INSPIREDADUS.COM

CARRIE SHORES DILLER

PROJECT ARCHITECT

CARRIE
SHORES DILLER

* C-29312

*

RENEWAL DATE OF CALIFORNIE

NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

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EXISTING MAIN HOUSE FLOOR PLAN

A12

Page 18 of 53

FLOOR PLAN:

1. CONCRETE SLABS BELOW CONDITIONED SPACES SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6-MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6".

PLAN LEGEND:

EXISTING WALL

NEW WALL



ASPHALTIC SHINGLE ROOF



RADIANT HEAT MAT

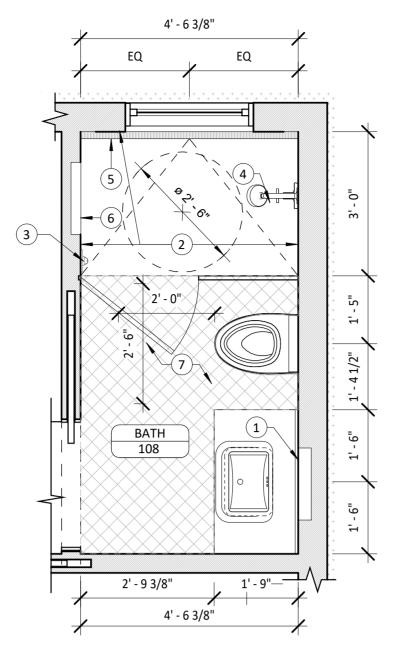
WALL TYPE TAG DOOR TAG

WINDOW TAG

___ • • ___ 1 HR RATED ASSEMBLY WALL

ENLARGED BATHROOM PLAN KEYNOTES:

- (1) MEDICINE CABINET
- 2 NON-ABSORBENT SURFACE AT SHOWER UP TO 72" MINIMUM PER CRC
- 3 SHOWER CONTROLS
- 4 SHOWER HEAD
- 5 LINEAR DRAIN
- 6 SHOWER NICHE
- 7 ELECTRIC HEAT MAT BELOW TILE FLOORING



ENLARGED BATHROOM PLAN SCALE: 1/2" = 1'-0"

SECOND RESIDENCE FIRST FLOOR PLAN

(1) EGRESS DOOR MIN. 32" CLEAR. 1/2" MAX THRESHOLD

- (N) ELECTRIC TANKLESS WATER HEATER
- (N) CONDENSER UNIT
- (A) (N) ELECTRICAL PANEL
- (5) MINI-SPLIT ABOVE
- (6) WOOD LANDING

SECOND RESIDENCE ROOF PLAN KEYNOTES:

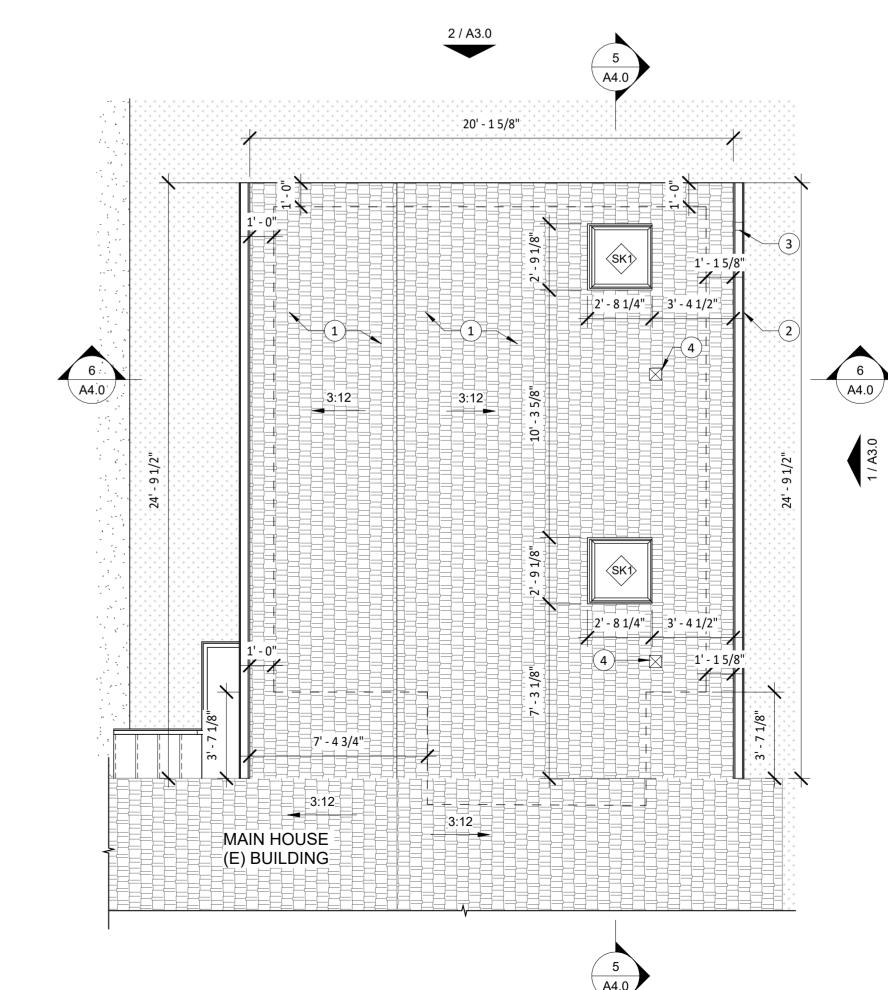
- ASPHALT SHINGLE ROOF
- 3 DOWNSPOUT

2 4" GUTTER 4 EXTERIOR VENT TERMINATION

7' - 0" 4' - 6 3/8" 4' - 10 3/8" KITCHEN CLOSET MAIN HOUSE 110 (E) BUILDING

PROPOSED SECOND RESIDENCE FLOOR PLAN

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



PROPOSED SECOND RESIDENCE ROOF PLAN

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

SUBMITTAL BUILDING PERMIT SET / MAY 2023

INSPIRED ADUS

1940 UNION STREET #22

PHONE/FAX: 510-444-9788

PROJECT ARCHITECT CARRIE SHORES DILLER

NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

HORES DILLER

OAKLAND, CA 94607

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PROJECT

NORTH

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> PROPOSED SECOND RESIDENCE FLOOR PLAN & ROOF PLAN

Page 19 of 53

MECHANICAL:

- 1. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER. STRAPPING SHALL BE AT THE POINTS WITHIN THE UPPER ONE THIRD AND LOWER ONE THIRD OF THE WATER HEATER. A MINIMUM DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING AT THE LOWER POINT.
- 2. PROVIDE BACKFLOW PREVENTERS ON ALL HOSE BIBS.
- 3. ALL ENVIRONMENTAL AIR DUCT EXHAUSTS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINES OR OPENINGS INTO BUILDINGS.
- 4. AUTOMATIC GAS SHUT-OFF VALVE REQUIRED.
- 5. CLOTHES DRYER EXHAUST DUCTS ARE NOT TO EXCEED A TOTAL COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14 FEET.

ELECTRICAL:

- 1. KITCHENS, DINING, LAUNDRY AND GARAGE AREAS MUST HAVE A MINIMUM OF 20 AMP CIRCUITS.
- 2. BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND
- CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. 3. ALL 120-VOLT 15 AND 20 AMP CIRCUITS IN DWELLING UNITS EXCEPT
- THOSE IN BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS SHALL HAVE AFCI PROTECTION. 4. BATH RECEPTACLE OUTLETS TO BE SUPPLIED BY DEDICATED 20 AMP
- ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. 5. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS OR DEVICES INSTALLED IN LOCATIONS LISTED UNDER 210.12(A) SHALL BE PROTECTED BY ANY

BRANCH CIRCUIT PER CEC 210.11(C)(3). THIS CIRCUIT CANNOT SUPPLY

- MEANS PER 210.12(A) (1) THROUGH (6). 6. ALL EXTERIOR OUTLETS SHALL BE IN WATERPROOF ENCLOSURES.
- 7. INSTALL 120V-POWERED SMOKE ALARM IN THE FOLLOWING
- LOCATIONS: A. IN EVERY SLEEPING ROOM
- B. OUTSIDE EACH SLEEPING ROOM
- C. ON EVERY STORY INCLUDING BASEMENTS AND HABITABLE ATTICS.
- 8. INSTALL CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS: A. IN EVERY SLEEPING ROOM WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED
- B. OUTSIDE OF EACH SLEEPING AREA
- C. ON EACH OCCUPIABLE LEVEL D. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE.
- E. WHEN MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE ALARM
- F. IS REQUIRED THE ALARM DEVICES SHALL BE INTERCONNECTED.
- G. ALARMS MUST BE HARD-WIRED AND INCORPORATED WITH A BATTERY
- H. BACK-UP IN THE EVENT OF A POWER FAILURE PER CRC R314 & R315. 9. ALL INDOOR AND OUTDOOR LIGHTING MUST BE HIGH EFFICACY.

INSTALLED IN CLOSETS LESS THAN 70 SQ. FT. OR ALONG HALLWAYS.

- 10. ALL LAMPS OR LUMINAIRES MUST BE CONTROLLED BY A DIMMER SWITCH OR VACANCY SENSOR, WITH THE EXCEPTION OF THOSE
- 11. ALL EXTERIOR OUTLETS TO BE IN WATERPROOF ENCLOSURES.

- 1. PLUMBING FIXTURE FLOW-RATE REQUIREMENTS:
- A. WATER CLOSETS: ≤1.28 GAL/FLUSH.
- B. SINGLE SHOWERHEADS: ≤1.8 GPM @ 80 PSI. C. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL
- SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
- D. RESIDENTIAL LAVATORY FAUCETS: <1.2 GPM @ 60 PSI AND ≥0.8 GPM @ 20 PSI.
- E. KITCHEN FAUCETS: ≤1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM @ 60 PSI.
- 2. SHOWER & TUB COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC OR COMBINATION MIXING VALVE TYPE PER CPC 408.3.

SYMBOLS LEGEND:

- TAMPER-RESISTANT DUPLEX OUTLET, ARC FAULT CIRCUIT INTERRUPTER, +15" A.F.F. OR AS INDICATED WET LOCATION DUPLEX OUTLET, +15" A.F.F. OR AS INDICATED
- WET LOCATION DUPLEX OUTLET, WATER-PROOF, +15"
- A.F.F. OR AS INDICATED
- TAMPER-RESISTANT DUPLEX FLOOR-MOUNT OUTLET
- WET LOCATION DUPLEX OUTLET FOR ON-DEMAND H20 HEATER 120V/60HZ
- DATA
- OUTLET CABLE
- OUTLET SWITCH, +48" A.F.F. OR AS INDICATED
- 3-WAY SWITCH, +48" A.F.F. OR AS
- INDICATED VACANCY SENSOR SWITCH, +48" A.F.F. OR AS INDICATED
- WALL MOUNTED LIGHT
- FIXTURE COVE LIGHT / UNDER CABINET
- RECESSED LED CEILING LIGHT, SINGLE LAMP
- RECESSED LED CEILING LIGHT, SINGLE LAMP WET OR DAMP LOCATION
- JUNCTION BOX, FIXTURE BY
- SURFACE MOUNTED FLUORESCENT, SINGLE LAMP
- FAN, FAN HEAT, OR FAN HEAT LIGHT, 50 CFM
- MINIMUM SMOKE & CARBON MONOXIDE ALARM
- THERMOSTA
- RANGE HOOD W/POWER

GAS LINE

- LINE
- WATER HOSE BIB

SECOND RESIDENCE MEP LEVEL 1 KEYNOTES:

- (1) SUBPANEL: MIN. 100 AMPERES, 3-WIRE PER CEC 230.79 (C).
- (2) TANKED WATER HEATER
- (3) CONDENSER UNIT

PLAN LEGEND:

NEW WALL

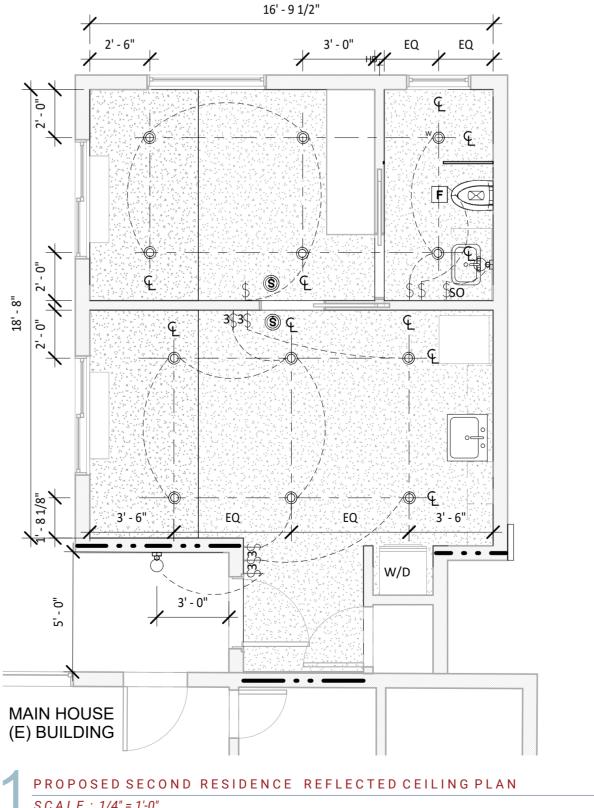
___ • • __ 1 HR RATED ASSEMBLY WALL

GYPSUM BOARD CEILING

- (4) MINI SPLIT
- (5) WALL-MOUNTED MINI SPLIT, +/- 7'-6" AFF

DEDICATED FOR MINI SPLIT DEDICATED FOR BIDET DEDICATED FOR MINI SPLIT MAIN HOUSE (E) BUILDING

PROPOSED SECOND RESIDENCE MECHANICAL, ELECTRICAL, & PLUMBING FLOOR PLAN SCALE: 1/4" = 1'-0"



PROPOSED SECOND RESIDENCE REFLECTED CEILING PLAN SCALE: 1/4" = 1'-0"



INSPIRED ADUS

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PROJECT ARCHITECT CARRIE SHORES DILLER

HORES DILLER

NEW DETACHED ACCESSORY D W E L L I N G U N I T

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

BUILDING PERMIT SET / MAY 2023

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> PROPOSED SECOND RESIDENCE REFLECTED CEILING PLAN & MEP PLAN

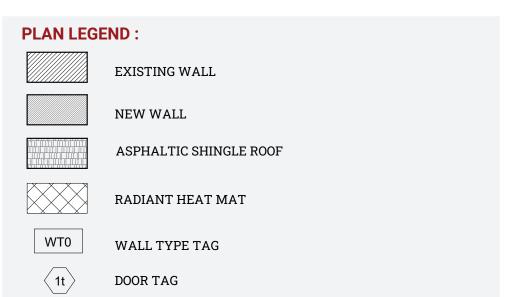


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Attachment 1: Page 9 of 22

FLOOR PLAN:

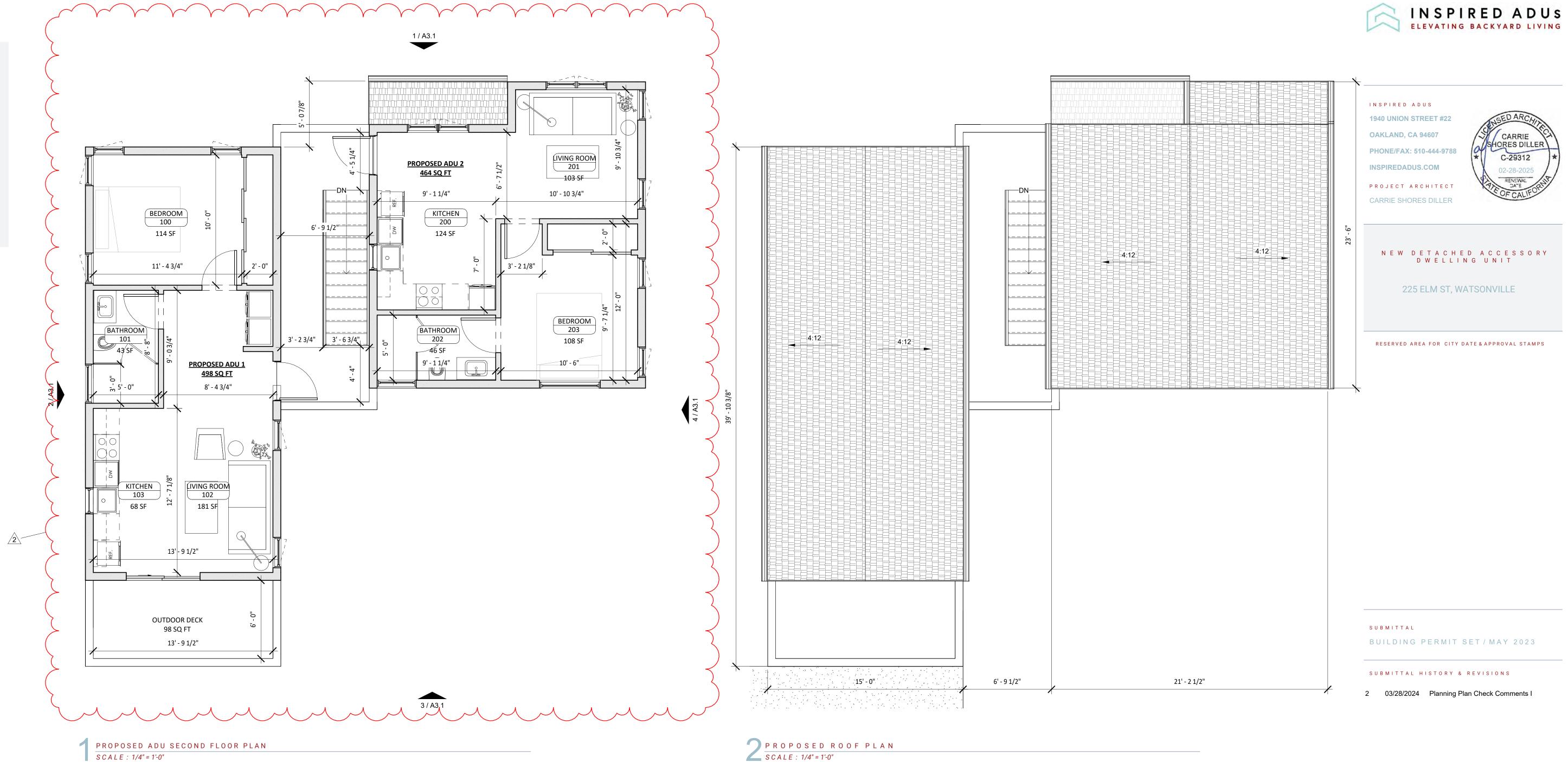
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WINDOW TAG

ASSEMBLY WALL

___ • • ___ 1 HR RATED



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PROPOSED ADU FLOOR & ROOF PLANS



A2.2

DOOR AND WINDOW NOTES:

- 1. ALL EXTERIOR WINDOWS AND DOORS TO BE THERMALLY-BROKEN ALUMINUM FRAME BY MARVIN WINDOWS AND DOORS.
- 2. WINDOW SIZES ARE ACTUAL. CONTRACTOR TO VERIFY ROUGH-IN DIMENSIONS IN FIELD AND WITH MANUFACTURER PRIOR TO
- 3. GLAZING SHALL BE SAFETY GLASS AT HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- A. GLASS DOORS AND WINDOWS WITHIN 18" OF FINISHED FLOOR; B. WITHIN 24" OF OPERABLE DOORS;
- C. WINDOWS LESS THAN 60" ABOVE STANDING SURFACE OR DRAIN INLET OF TUB, SHOWER, AND OTHER BATHING ENCLOSURES. U-VALUES TO BE PER TITLE 24 REPORT.
- 4. WINDOW & DOOR DIMENSIONS ARE FRAME SIZE. CONTRACTOR TO CALCULATE ROUGH OPENING.
- 5. COMBINED WINDOWS SHOWN AS ONE UNIT, CONTRACTOR TO VERIFY OPERATION PER ELEVATION.
- 6. GLAZING SHALL BE LABELED ACCORDING TO LOCAL CODES.

PROPOSED SECOND RESIDENCE ELEVATION KEYNOTES:

(1) GUTTER

(2) HOSE BIB

(3) DOWNSPOUT

(4) 'ARTISAN' CEMENT BOARD SIDING

(5) EGRESS WINDOW, 5.7 SQ FT MIN. OPENING SIZE, 24" MIN. CLEAR HEIGHT X 20" MIN. CLEAR WIDTH PER CRC R310.2

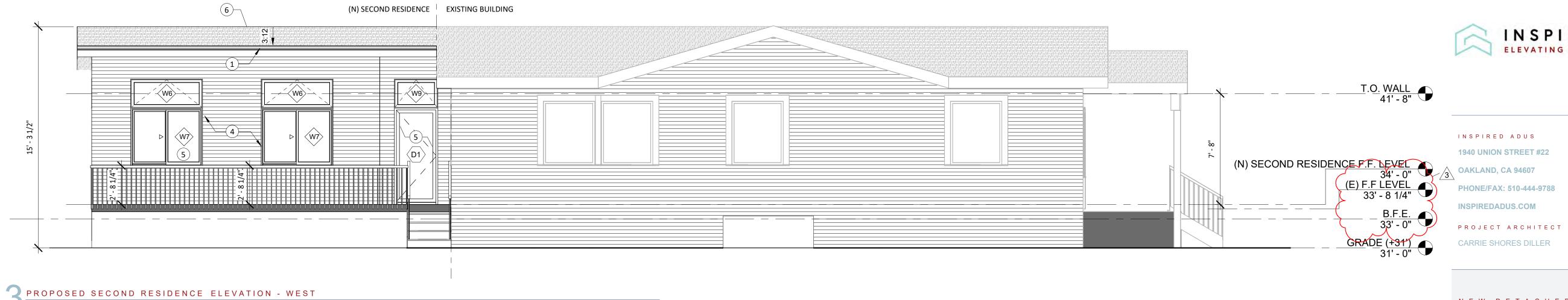
(6) (N) ASPHALTIC SHINGLE ROOF

7 SKYLIGHT

PROPOSED SECOND RESIDENCE ELEVATION

LEGEND: $\langle 1t \rangle$ (N) DOOR TAG

(N) WINDOW TAG

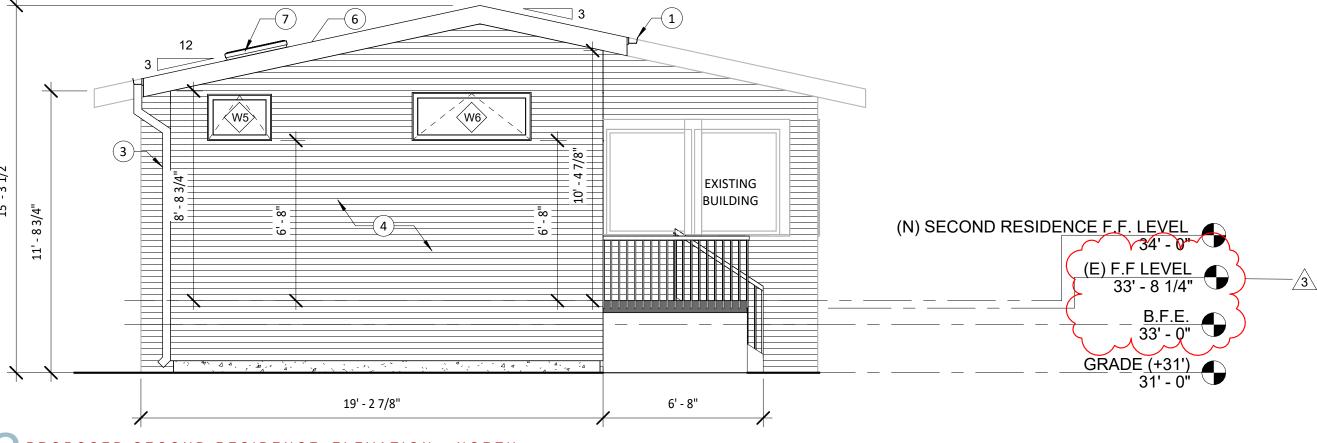




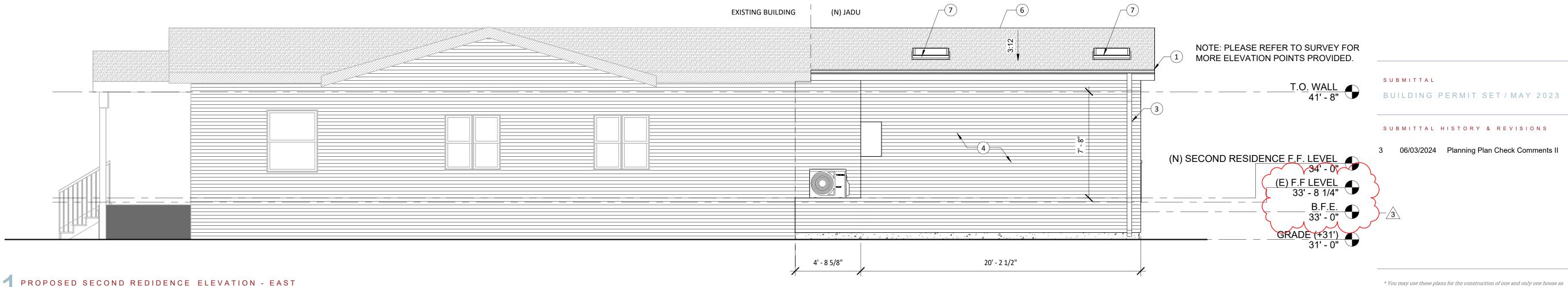
NEW DETACHED ACCESSORY DWELLING UNIT

RESERVED AREA FOR CITY DATE & APPROVAL STA

225 ELM ST, WATSONVILLE



PROPOSED SECOND RESIDENCE ELEVATION - NORTH S C A L E : 1/4" = 1'-0"



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EXISTING/PROPOSED SECOND RESIDENCE EXTERIOR ELEVATIONS

PROPOSED SECOND REDIDENCE ELEVATION - EAST

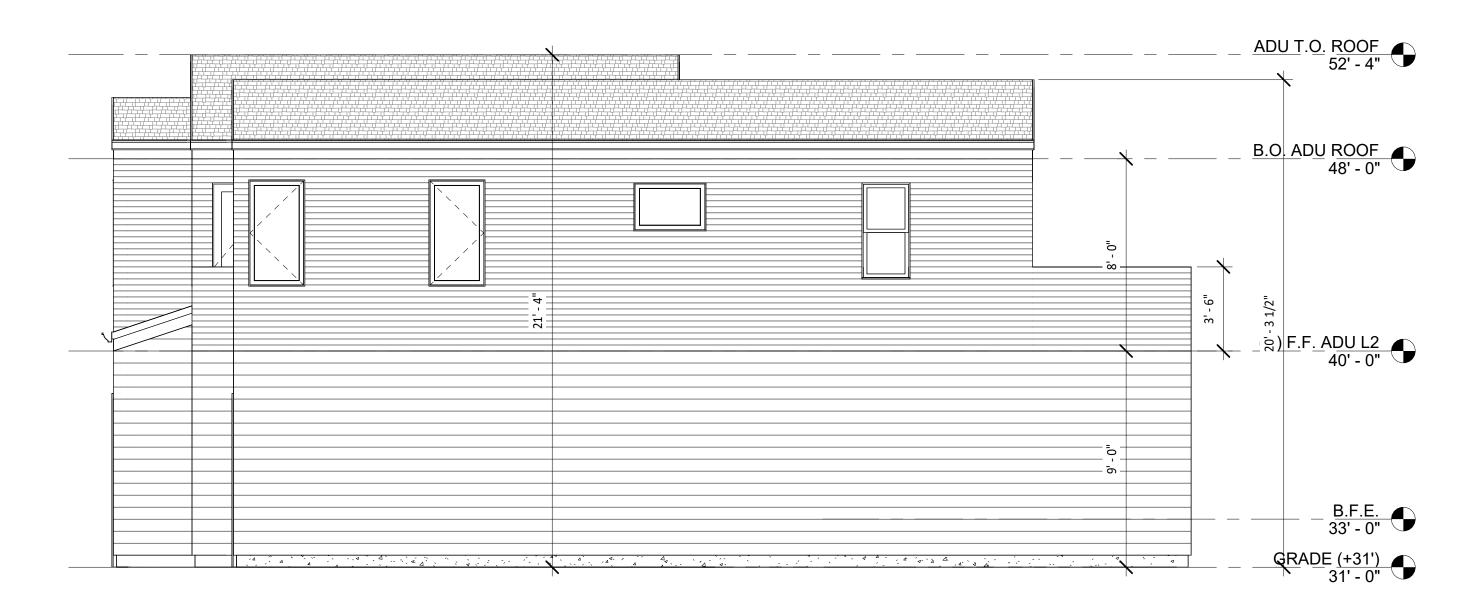
S C A L E : 1/4" = 1'-0"

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

WINDOW &	SKYLIGHT SCHEDULE ATTACHED UNIT											
TAG	ROOM	MANUFACTURER	WIDTH	HEIGHT	QNTY	OPERATION	TEMPERED	SILL HEIGHT	INSECT SCREEN	EXTERIOR FINISH	INTERIOR FINISH	REMARKS
SK1	BATH 107, KITCHEN 108	VELUX	2' - 7 1/2"	2' - 7 1/2"	2	SKYLIGHT						
W5	BATH 107	MARVIN	2' - 8"	1' - 11 1/8"	1	AWNING		6' - 8"				
W6	BEDROOM 106, LIVING 105	MARVIN	4' - 11 1/2"	2' - 0"	3	AWNING		6' - 8"				
W7	LIVING 105, BEDROOM 106	MARVIN	4' - 11 1/2"	3' - 11 3/4"	2	CASEMENT		2' - 8 1/4"				
W9	LIVING 105	MARVIN	3' - 0"	2' - 0"	1	AWNING		6' - 8"				

EXTERIO	OR DOOR SCHEDULE ATTACHED UNIT											
TAG	ROOM	MANUFACTURER	WIDTH	HEIGHT	QNTY	OPERATION	HARDWARE	TEMPERED	D-EXTERIOR FINISH	D-INTERIOR FINISH	REMARK	FUNCTION
D1	LIVING 106	MARVIN	3' - 0"	6' - 8"	1	SWING					3678 DOOR	Exterior

INTERIOR DOC	INTERIOR DOOR SCHEDULE ATTACHED UNIT										
TAG	ROOM	WIDTH	HEIGHT	QNTY	OPERATION	HARDWARE	EXTERIOR FINISH	EXTERIOR TRIM	INTERIOR FINISH	REMARK	
D1	LIVING 106	3' - 0"	6' - 8"	1	SWING	TI AROUNTE	EXTENSION		III III III III III III III III III II	3678 DOOR	
D2	BEDROOM 107, BATH 108	2' - 8"	6' - 8"	2	SINGLE POCKET					INTERIOR POCKET DOOR	
D3	LIVING 106	2' - 6"	6' - 8"	1	SWING						



PROPOSED ADU ELEVATION - WEST SCALE: 1/4" = 1'-0"

PROPOSED ADU ELEVATION - NORTH

S C A L E : 1/4" = 1'-0"



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RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

INSPIRED ADUS

BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

SUBMITTAL

3 06/03/2024 Planning Plan Check Comments II

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the modified design and plans.



PROPOSED ADU ELEVATION - SOUTH

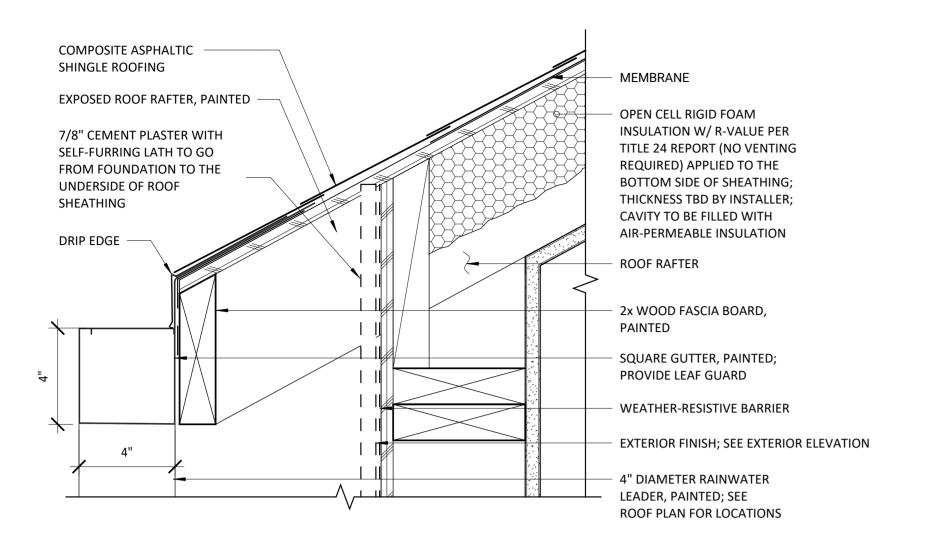
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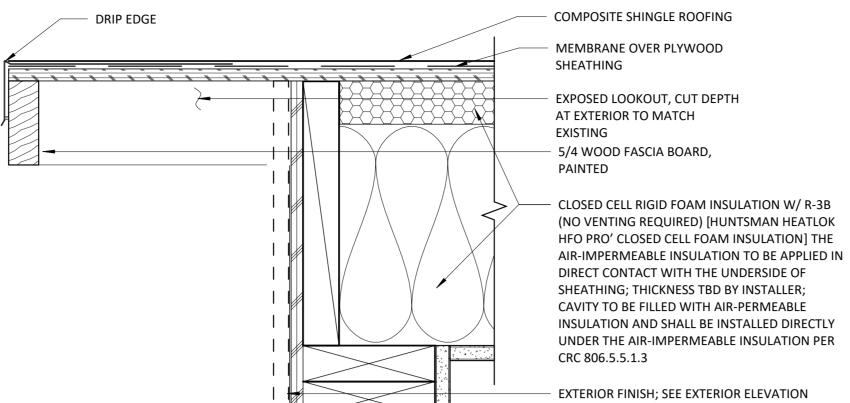
Page 23 of 53



PROPOSED ADU EXTERIOR ELEVATIONS & SCHEDULES

Attachment 1: Page 12 of 22



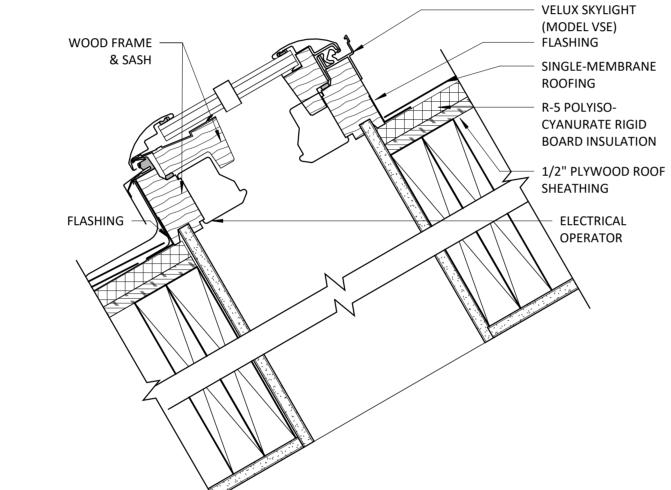


WEATHER-RESISTIVE BARRIER

PROJECT ARCHITECT **CARRIE SHORES DILLER** 11 A9.0 (W5)\ BATH



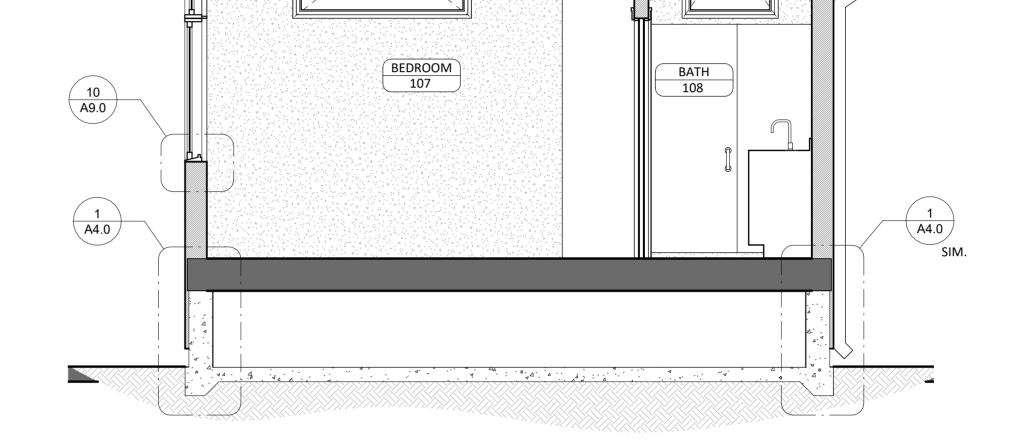
FOUNDATION SCALE: 3" = 1'-0"



DECK-MTD. SKYLIGHT @ PITCHED ROOF

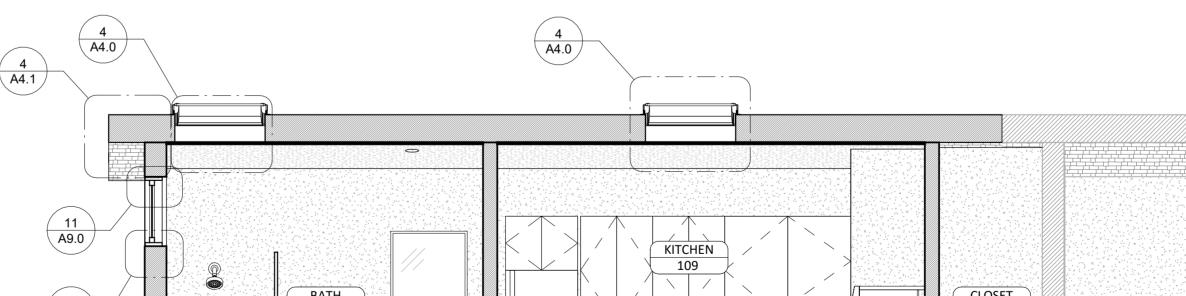
SCALE: 3" = 1'-0"

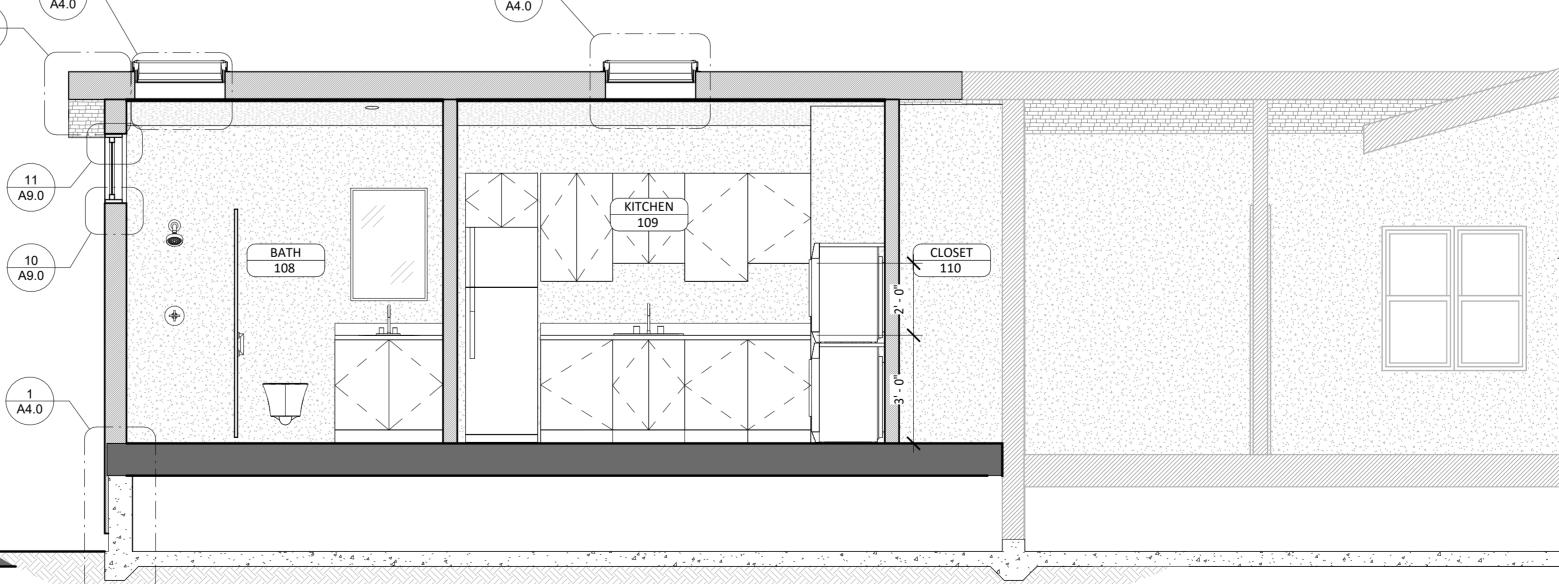
 $\frac{\text{RAKE AT GABLED END}}{\text{SCALE: 3" = 1'-0"}}$



SECOND RESIDENCE CROSS SECTION SCALE: 3/8" = 1'-0"

PRESSURE-TREATED SILL PLATE IF LESS THAN 6" FROM GRADE EXTERIOR FINISH; **RE:E EXTERIOR ELEVATIONS** 1X WOOD BASE, PAINTED WEATHER-RESISTIVE BARRIER FLOOR FINISH PER PLANS MIN. 15/32" THICK, 4' WIDE PLYWOOD SHEATHING APPLIED VERTICALLY, WITH VERTICAL JOINTS CENTERED OVER STUDS, S.S.D. STRUCTURAL JOIST, S.S.D. **BATT INSULATION** BACKER ROD & SEALANT 1/4" PER FOOT **SLOPE AWAY** FROM **FOUNDATION** BELOW GRADE BITUTHENE WATERPROOFING MEMBRANE - DRAIN BOARD GRADE BEAM VARIES, S.S.D. CLASS 2 FILTER MATERIAL OR DRAIN ROCK WRAPPED WITH FILTER FABRIC _4" PERFORATED DRAIN PIPE (ABS__ ${\widetilde{\otimes}}$ OR PVC) TO CONFORM WITH ${\preceq}$ GEOTECHNICAL REQUIREMENTS. PIPE SHALL BE PLACED WITH PERFORATIONS FACE DOWN. BASE TOF PIPE TO BE A MIN. OF 12" BELOW THE BOTTOM OF THE ADJACENT FOOTING OR VAPOR BARRIER SECTION





 $\frac{\text{SECOND RESIDENCE LONGITUDINAL SECTION}}{\text{SCALE: } 3/8" = 1'-0"}$



INSPIRED ADUS

1940 UNION STREET #22 OAKLAND, CA 94607

PHONE/FAX: 510-444-9788 **INSPIREDADUS.COM**

HORES DILLER

NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

st You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

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should review your plans before you apply for a building permit and before * Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items

and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever. * You may loan all or part of the plans to third parties including contractors and sub-

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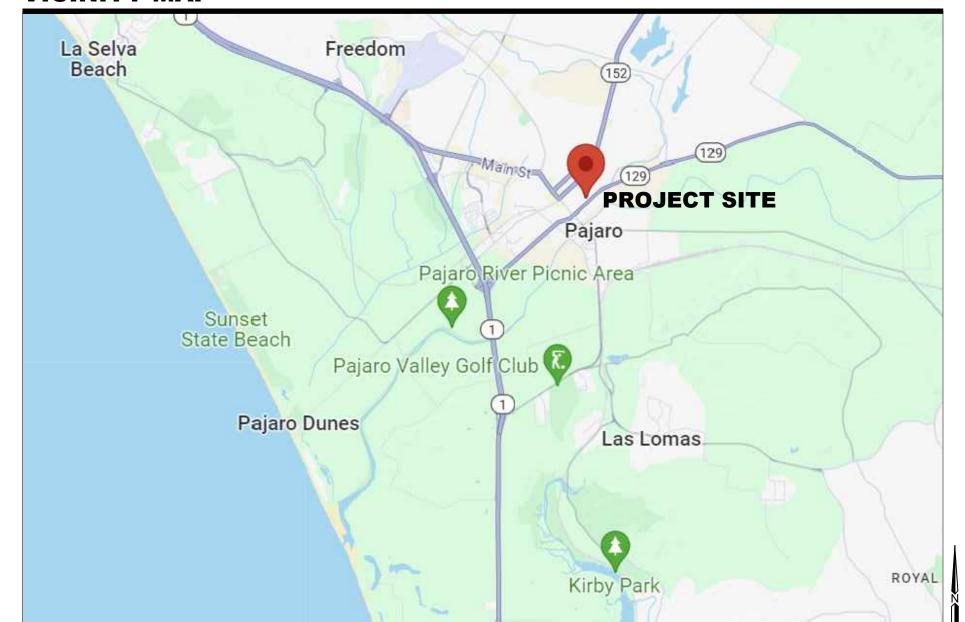
> PROPOSED SECOND RESIDENCE **BUILDING SECTIONS**

Page 24 of 53

Attachment 1: Page 13 of 22

NEW ADDITION & ADUS 225 ELM STREET WATSONVILLE, CA GRADING & DRAINAGE PLANS

VICINITY MAP



SURVEY DATUM

Topographic Survey provided by Bridgette Land Surveying dated 11/22/2022.

MAP DATA

Aerial Photo: None

Contour Interval: 1 Foot

SHEET INDEX

- 1 COVER SHEET
- 2 GRADING & EROSION CONTROL PLAN
- 3 DRAINAGE PLAN4 UTILITY PLAN
- 5 DETAILS

NOT TO SCALE

GENERAL NOTES

- THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
- 2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
- 3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
- 4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

- 1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
- DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
- INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
- 4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMENANT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR AL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINAGE PLAN OR AWAY FROM STRUCTURES.
- 5. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
- 6. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS <u>NOT</u> PERMITTED.
- 7. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.



Page 25 of 53

PERMIT SET

DESIGNED BY:

CHECKED BY: SHEET NO.

SURVEYED BY: WS

1 OF 5

DRAWN BY:

	REVISIONS			おりま! G.H.T ENG! NEEま! NG	DATE: 6/3/2024
V. NO.	DESCRIPTION	DATE	APPROVED	ENGINEERING	NEW ADDITION & ADUs
<u>/</u> 5					
4					225 ELM STREET
3					WATSONVILLE, CA
<u>^2</u>				3641 MT. DIABLO BLVD. #1841	COVER SHEET
<u>/1</u> \				LAFAYETTE, CA 94549 925-275-5304, info@uprightengineeringinc.com	OOVER SHEET

SAVE DATE: 3/26/2024 ~ PLOT DATE: 6/3/2024 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYior-Cdkctc2JBNXIqYmc_Upright__PROJECTS_COMPLETED\225 Elm\CAD\225 Elm - Grading Plan.dwg

Attachment 1: Page 14 of 22



METHOD.

- 1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE
- 2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
- 3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
- 4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ: VERT) 5. MAXIMUM CUT SLOPE SHALL BE 1.5:1
- (HORIZ: VERTICAL) 6. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR

LEGEND

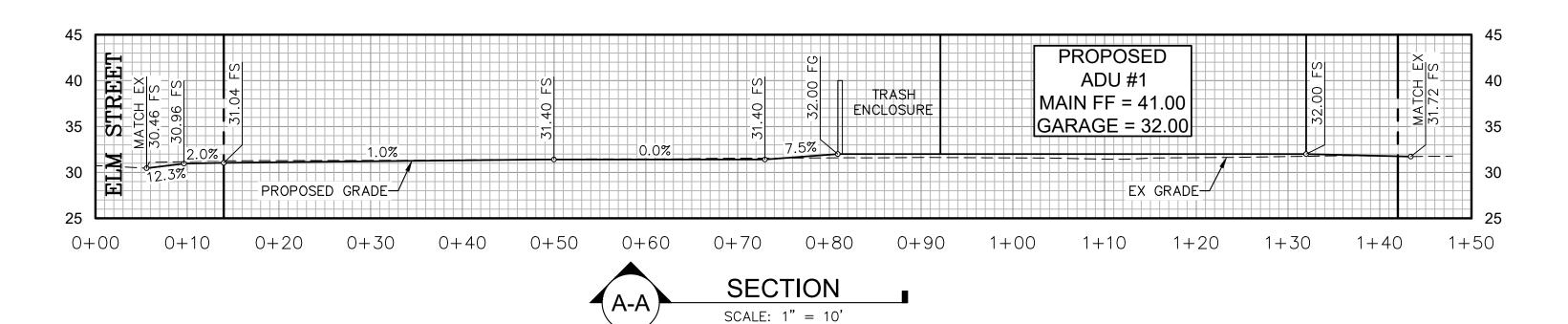
PROPOSED STRAW WATTLE SEE DETAIL 1 ON SHEET 5

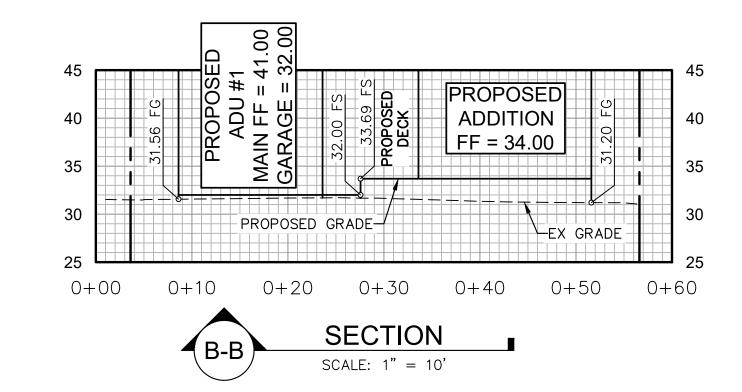
PROPERTY LINE

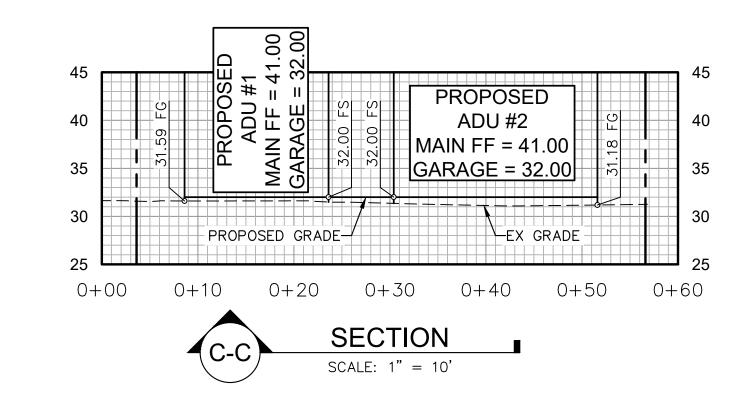
EXISTING PROPOSED

FS FINISH SURFACE

CUT/FILL TABLE							
ELEMENT	FILL (CY)	CUT (CY)	NET (CY)				
GRADING	40	10	30				
TOTAL	DISTURBED AR	REA: 3,300 SC	QFT				







ROFESSION (C71212) EXP. 06/30/25 OF CALLIFORNIA	2
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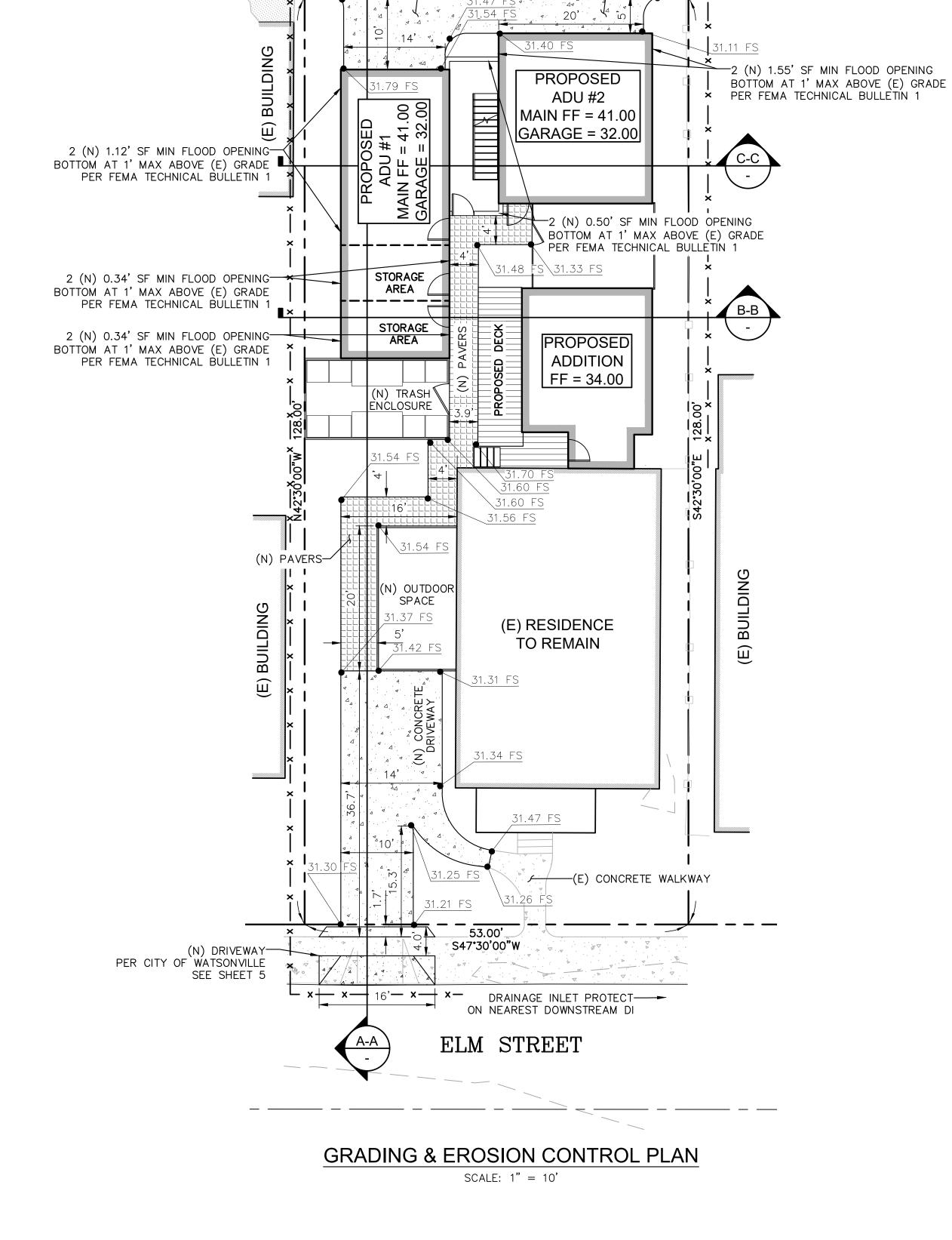
				_
REVISIONS			\$P表I@HT	_
RIPTION	DATE	APPROVED	ENGINEERING	_

ENGINEERING	
E	
3641 MT. DIABLO BLVD. #1841 LAFAYETTE, CA 94549 925-275-5304. info@uprightengineeringinc.co	

DATE: 6/3/2024 **NEW ADDITION & ADUS** 225 ELM STREET WATSONVILLE, CA

DRAWN BY: SURVEYED BY: WS CHECKED BY: GRADING & EROSION CONTROL PLAN 2 OF 5

DESIGNED BY:



SAVE DATE: 3/26/2024 ~ PLOT DATE: 6/3/2024 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYior-Cdkctc2JBNXIqYmc_Upright__PROJECTS_COMPLETED\225 Elm\CAD\225 Elm - Grading Plan.dwg

(N) CONCRETE DRIVEWAY

___x ___x ___x ___x ___x ___x

(N) CONCRETE DRIVEWAY

Page 26 of 53

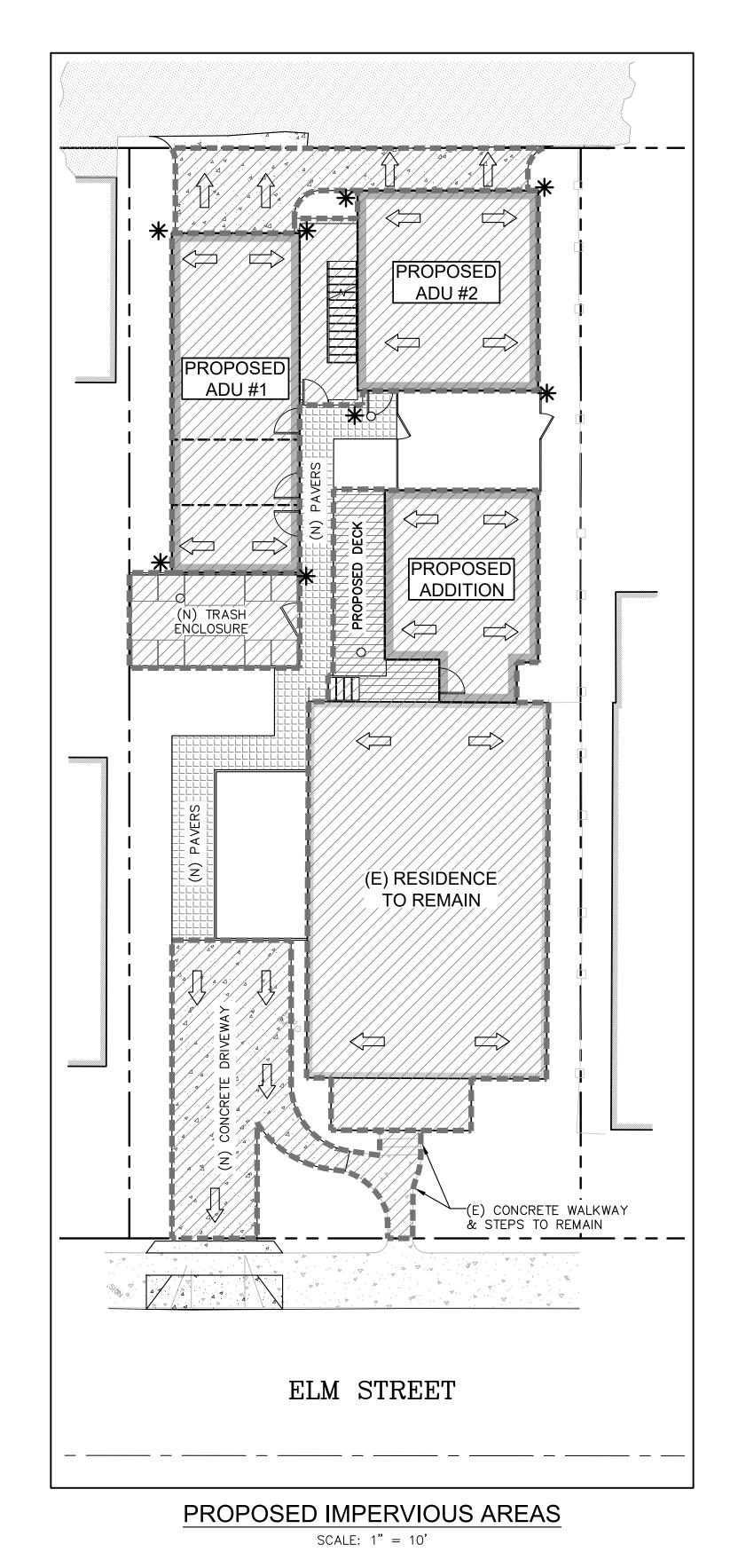
Attachment 1: Page 15 of 22

PERMIT SET

(E) CONCRETE DRIVEWAY TO BE REMOVED (E) RESIDENCE TO REMAIN -(E) CONCRETE WALKWAY & STEPS TO REMAIN ELM STREET **EXISTING IMPERVIOUS AREAS**

SCALE: 1" = 10'

SAVE DATE: 3/26/2024 ~ PLOT DATE: 6/3/2024 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYior-Cdkctc2JBNXIqYmc_Upright__PROJECTS_COMPLETED\225 Elm\CAD\225 Elm - Grading Plan.dwg



LEGEND

PROPERTY LINE



PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)



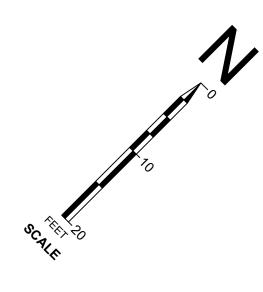
EXISTING IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)



PROPOSED DOWNSPOUT TO BE DIRECTED TOWARDS LANDSCAPING VIA SPLASHBLOCK

IMPERV	IOUS AREAS TABLE	
ELEMENT	PROPOSED AREA (SF)	EXISTING AREA (SF)
STRUCTURES	3181	2074
EXTERIOR HARDSCAPE	1036	1406
TOTAL	4217	3481

NET INCREASE IN IMPERVIOUS AREA: 736 SF





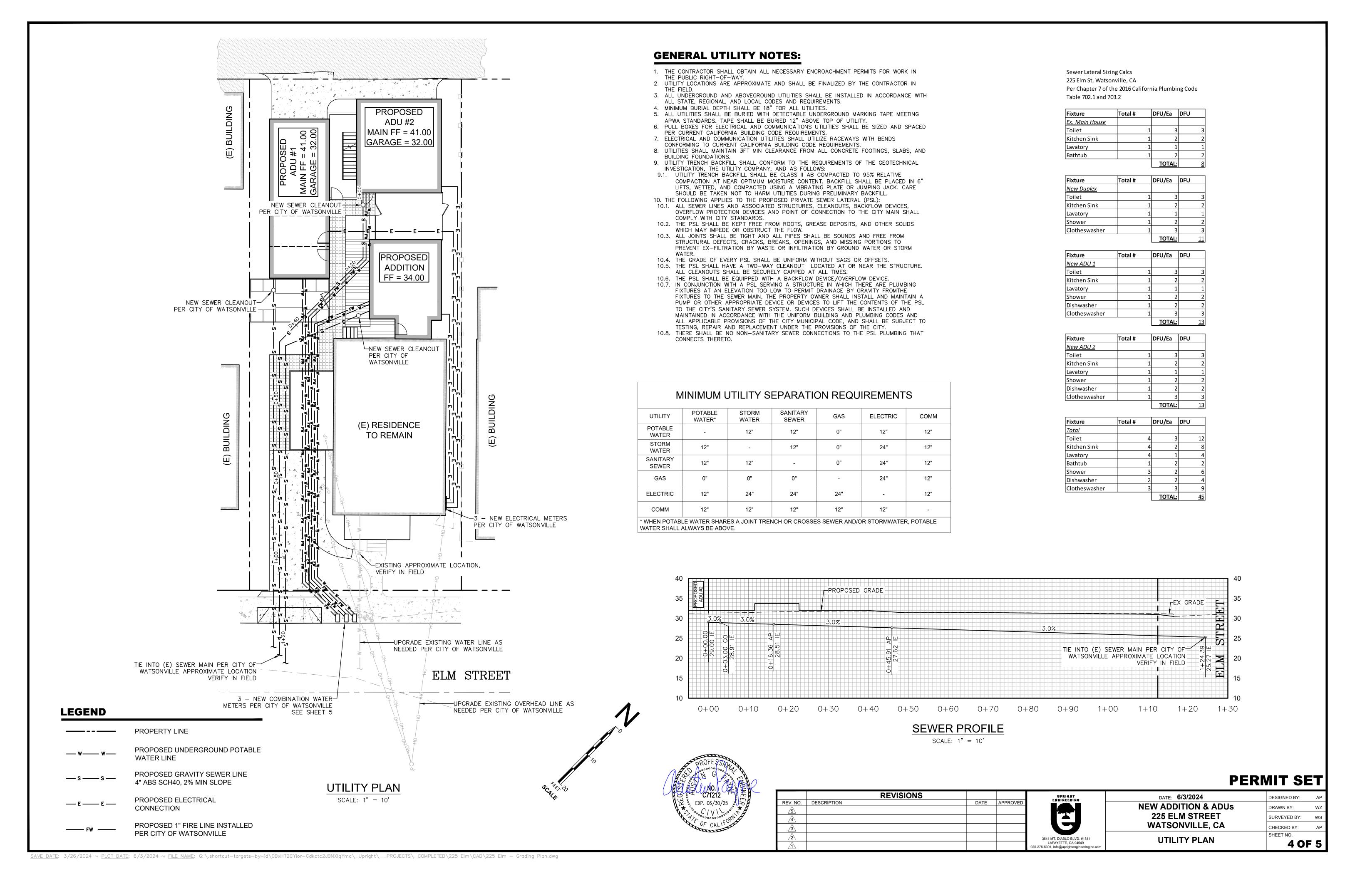
PERMIT SET

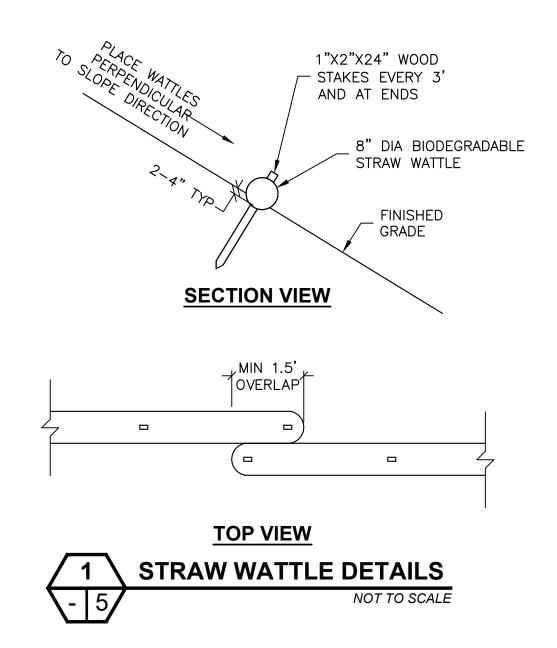
	REVISIONS			SPRIGHT	
REV. NO.	DESCRIPTION	DATE	APPROVED	ENGINEERING	NIEW
5					NEV
	1				2
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<u>/3</u> \					
2				3641 MT. DIABLO BLVD. #1841	F
	-			1 AFAVETTE CA 04540	

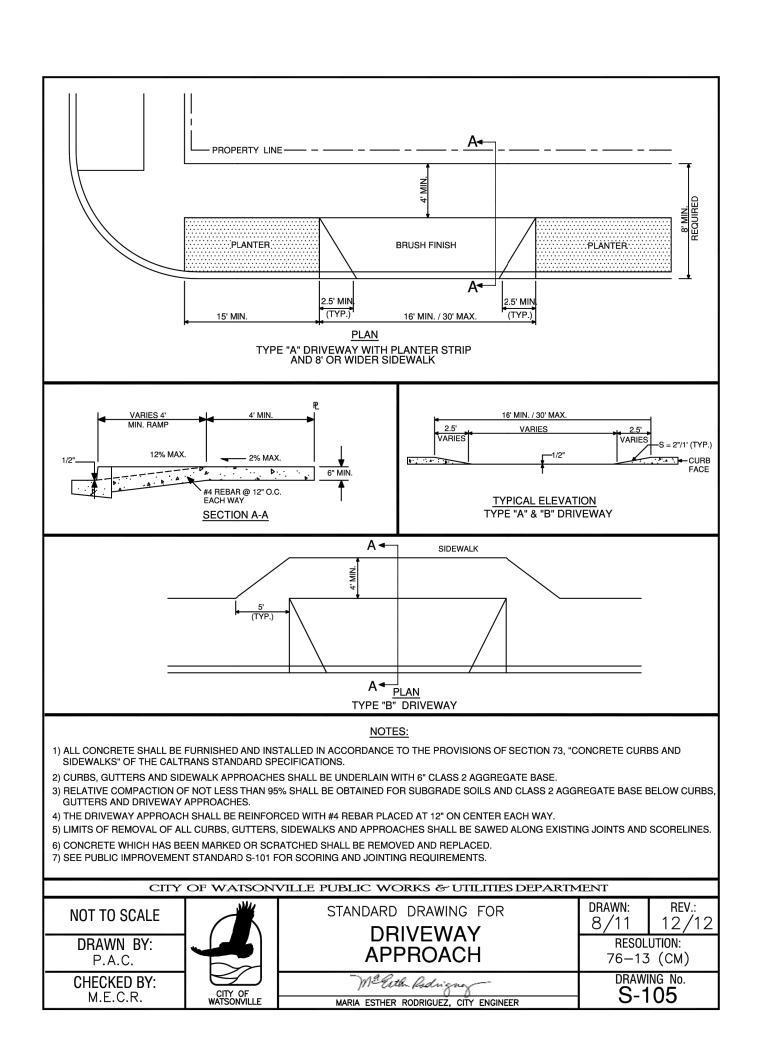
サP集 @ T ENG NEE乗 NG	
3641 MT. DIABLO BLVD. #1841 LAFAYETTE, CA 94549 925-275-5304, info@uprightengineeringinc.com	

DESIGNED BY: DRAWN BY: SURVEYED BY: WS CHECKED BY: 3 OF 5

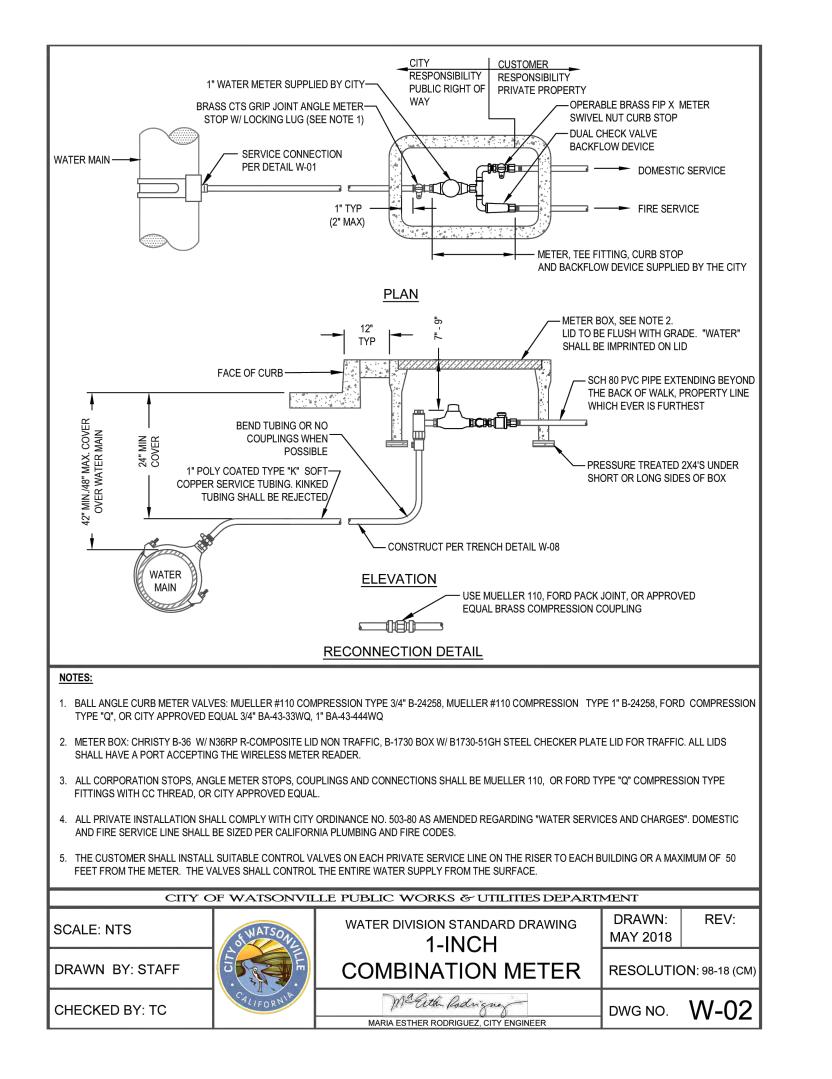
Page 27 of 53

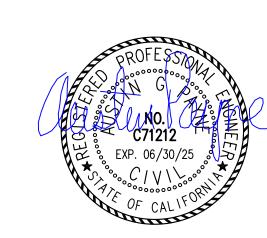






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PERMIT SET

	REVISIONS			SPRIGHT	DATE: 6/3/2024	DESIGNED BY:	AP
REV. NO.	DESCRIPTION	DATE	APPROVED	ENGINEERING	NEW ADDITION & ADUs	DRAWN BY:	WZ
<u>/5\</u>					225 ELM STREET	SURVEYED BY:	WS
<u></u>					WATSONVILLE, CA	CHECKED BY:	AP
2				3641 MT. DIABLO BLVD. #1841	DETAILS	SHEET NO.	
<u>1</u>				LAFAYETTE, CA 94549 925-275-5304, info@uprightengineeringinc.com	32174120	5 OI	F 5

Page 29 of 53

Attachment 1: Page 18 of 22



KEYNOTES:

1 (E) CONCRETE DRIVEWAY TO REMAIN

2 (E) CONCRETE WALKWAY TO REMAIN

3 MAIN HOUSE ENTRY

4 (E) PLANTING TO REMAIN

5 CONCRETE SIDEWALK

6 STREET CURB

7 NO WORK TO (E) LANDSCAPE

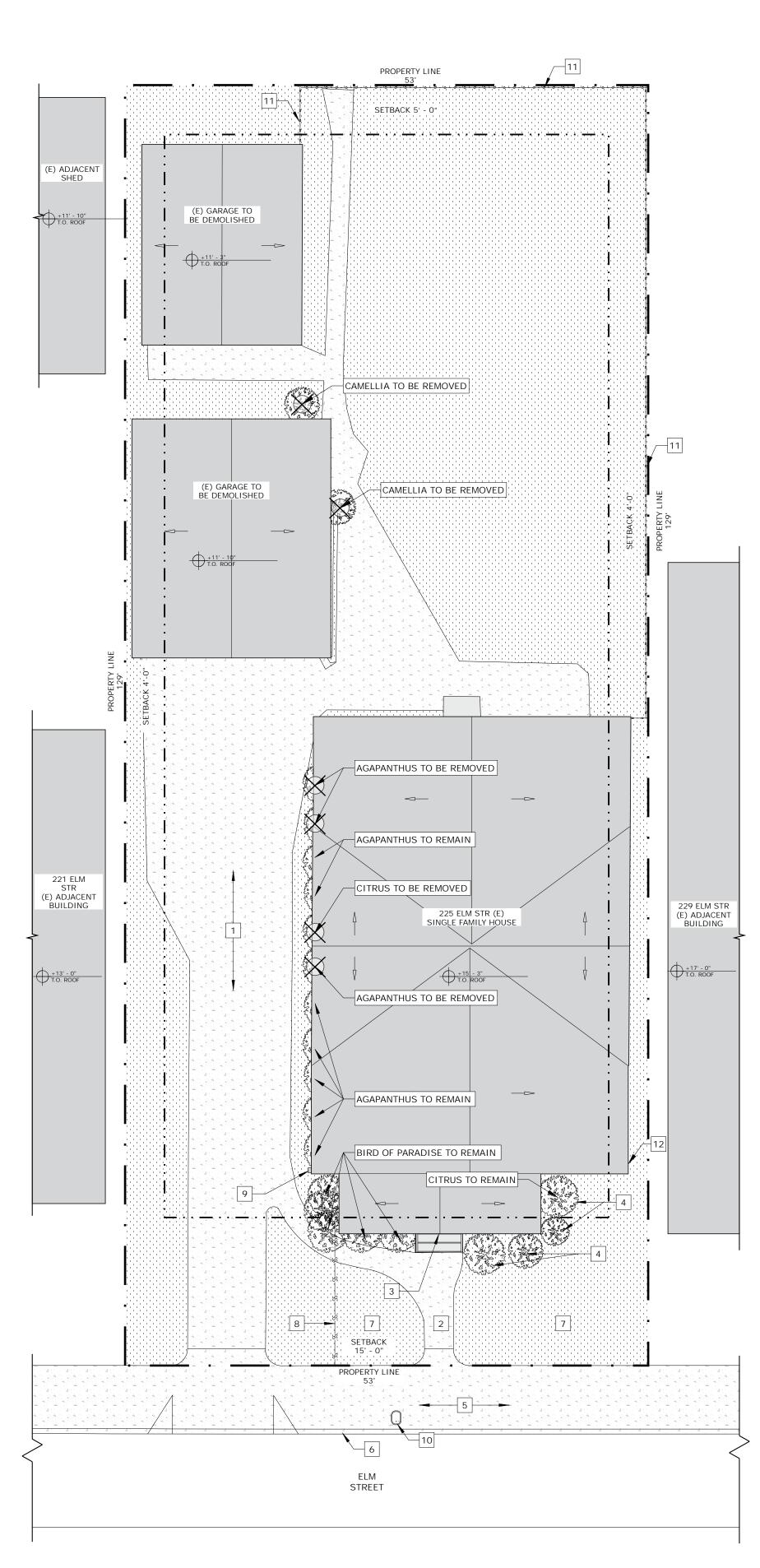
8 4" SANITARY SEWER LATERAL

9 GAS METERS

10 WATER METER

11 WOOD FENCE

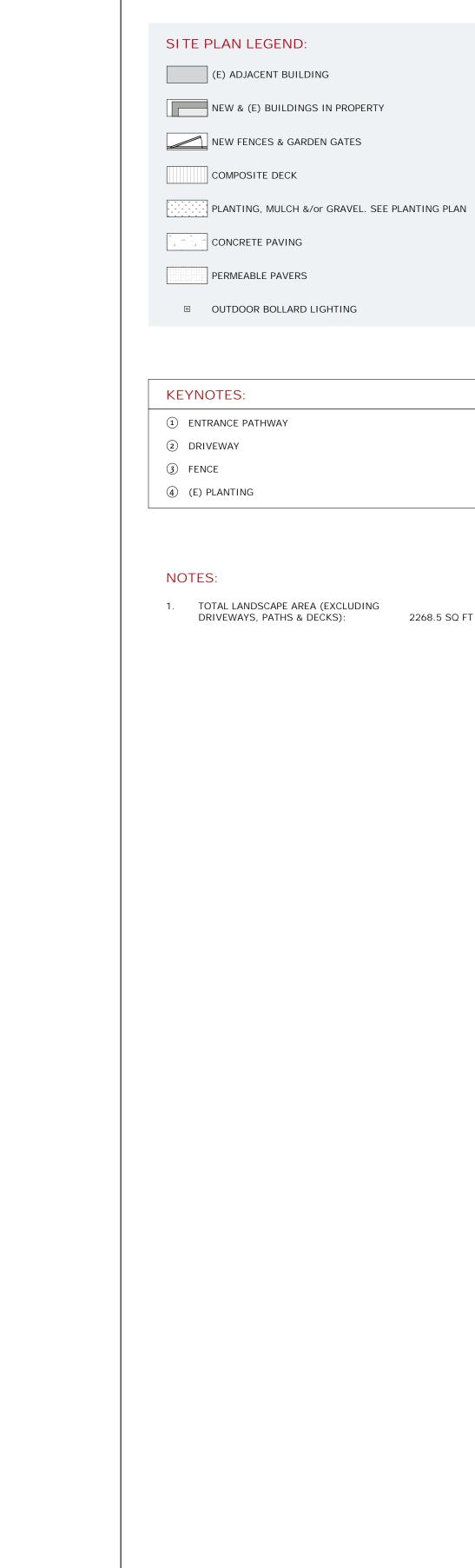
12 ELECTRICAL METER



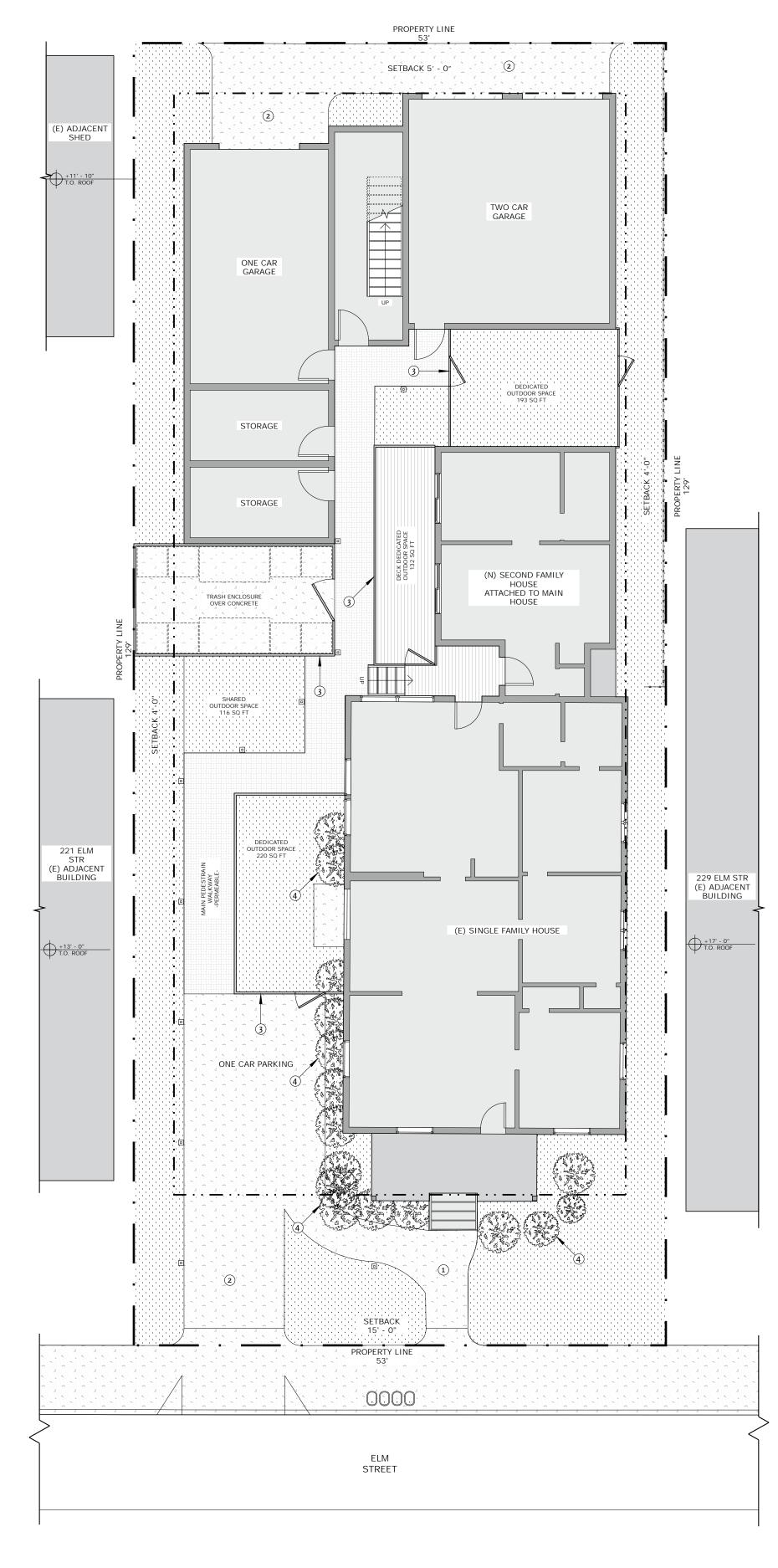
EXISTING SITE PLAN SCALE : 1/8" = 1'-0"



Page 30 of 53



2268.5 SQ FT



PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"



INSPIRED ADUS 1940 UNION STREET #22

OAKLAND, CA 94607

PHONE/FAX: 510-444-9788 INSPIREDADUS.COM

PROJECT ARCHITECT CARRIE SHORES DILLER

> NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

PLANNING PERMIT SET / MARCH 2024

SUBMITTAL HISTORY & REVISIONS 3\ 06/03/2024 PLANNING PLAN CHECK COMMENTS II

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EXISTING AND PROPOSED SITE PLANS

PROJECT NORTH

Attachment 1: Page 19 of 22

SITE PLAN LEGEND: (E) ADJACENT BUILDING NEW & (E) BUILDINGS IN PROPERTY NEW FENCES & GARDEN GATES COMPOSITE DECK CONCRETE PAVING PERMEABLE PAVERS OUTDOOR BOLLARD LIGHTING 4" LAYER OF MINI-MULCH 4" LAYER OF 3/8" PEA GRAVEL OVER WEED BARRIER LANDSCAPE EDGING (USE BETWEEN MINI-MULCH & PEA GRAVEL & BY ALL PROPERTY LINES)

NOTES:

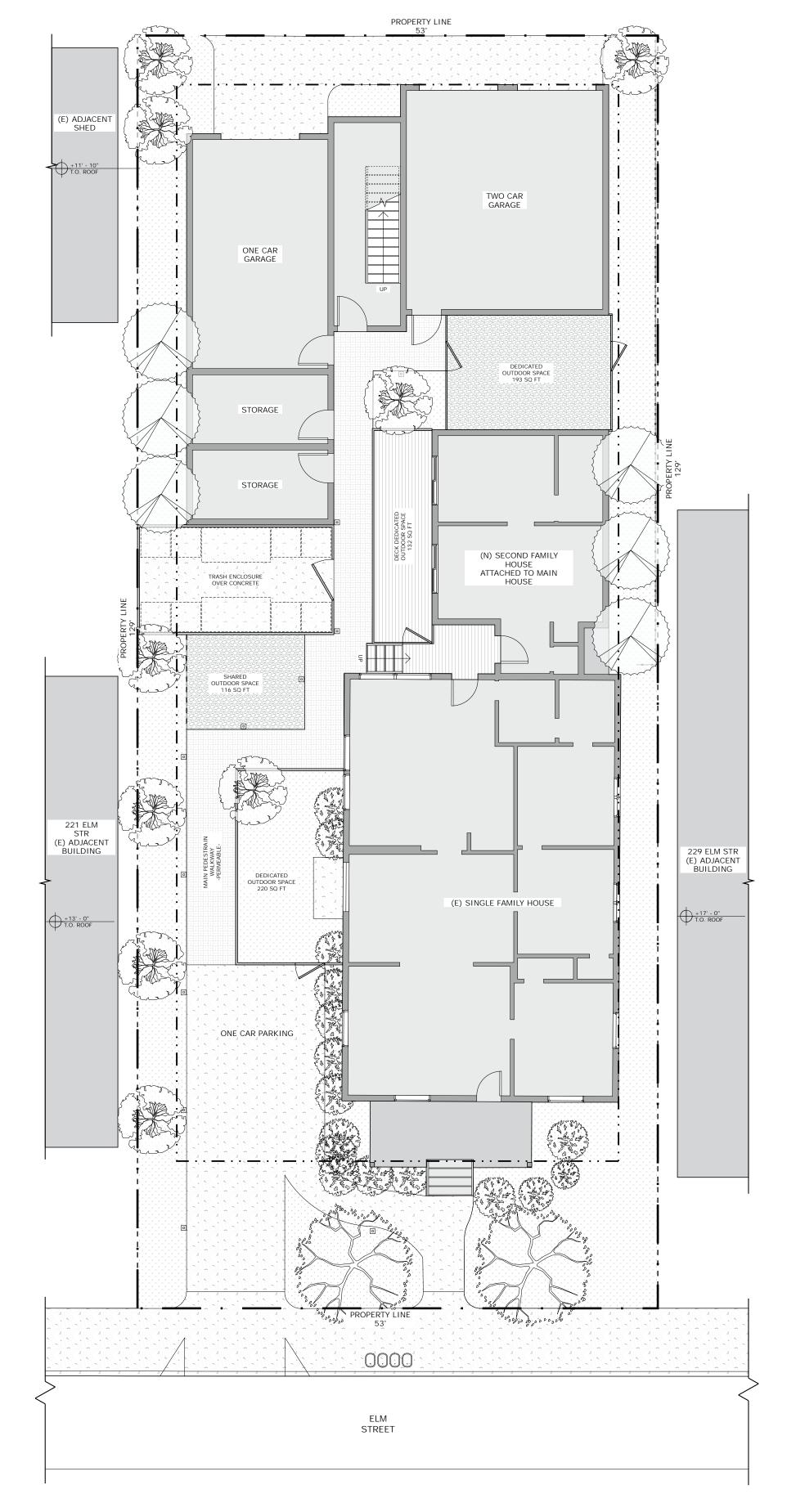
- 1. TOTAL LANDSCAPE AREA (EXCLUDING DRIVEWAYS, PATHS & DECKS):
- 2. TOTAL LANDSCAPE AREAS AS DEFINED BY THE CALIFORNIA CODE OF REGULATIONS MODEL WATER EFFICIENT LANDSCAPE ORDINANCE*: 1535.7 SQ FT

* 'LANDSCAPE AREA' MEANS ALL THE PLANTING AREAS, TURF AREAS, AND WATER FEATURES IN A LANDSCAPE DESIGN PLAN. THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS or STRUCTURES, SIDEWALKS DRIVEWAYS, PARKING LOTS, DECKS,
PATIOS, GRAVEL OR STONE WALKS, OTHER PERVIOUS OR NON-PERVIOUS
HARDSCAPES, AND OTHER NON-IRRIGATED AREAS DESIGNED
FOR NON-DEVELOPMENT

VERY LOW LOW MODERATE

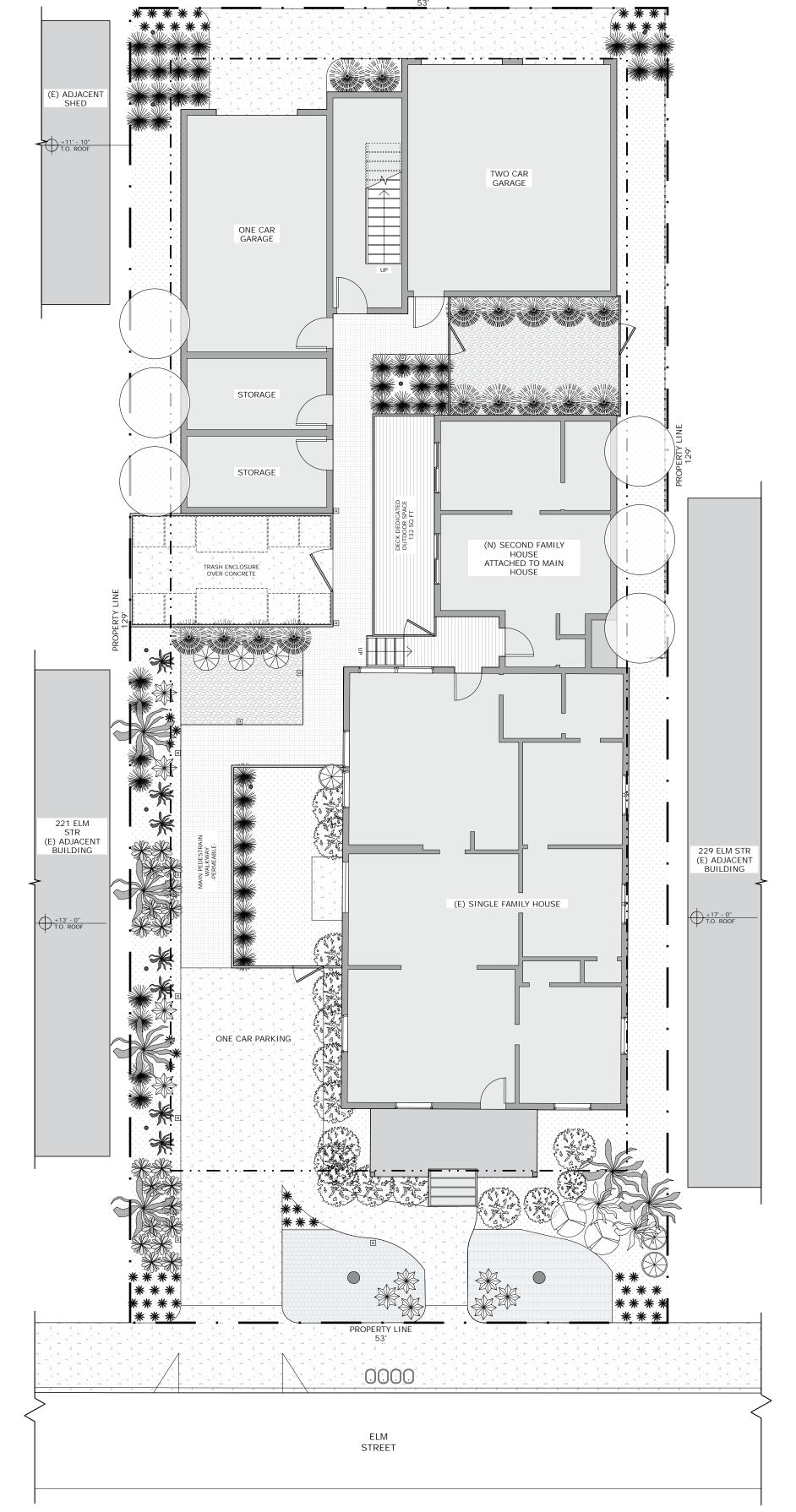
2268.5 SQ FT

	PLANT LIST	225 Elm St. Watsonvile, CA 95076						
	Туре	Scientific Name	Common Name	Mature Size	Size	Qty	USDA	WUCOLS
	Groundcover	Dymondia margaretae	Silver Carpet	2-3" H & 1-2' W	Mudflat	20	9-11	Low
*	Perennial/ Ornamental Grass	Libertia peregrinans	Orange New Zealand Iris	1-2' H & 1' W	4"	55	8-10	Low
* —	Groundcover/ Succulent	Senecio mandraliscae	Blue Chalk Sticks	1-2' H & 2-3' W	1 gal	20	9-11	Low
\	Succulent/ Perennial	Agave x 'Blue Glow'	Blue Glow Agave	1-2' H & 2-3' W	5 gal	10	9-11	Very Low
	Perennial/ Ornamental Grass	Lomandra longifolia 'Pom Pom'	Shorty Mat Rush	1-2' H & 2-3' W	1 gal	47	8-10	Low
	Shrub	Rosmarinus officinalis 'Roman Beauty'	Roman Beauty Rosemary	2-3' H & W	5 gal	3	8-11	Low
K -	Perennial	Phormium 'Black Rage'	Black Rage New Zealand Flax	2-3' H & W	5 gal	7	8-11	Low
<u>)</u> —	Shrub	Phlomis fruticosa	Jerusalem Sage	3-4' H & W	1 gal	2	7-10	Low
	Perennial	Chondropetlaum tectorum	Cape Rush	3-4' H & W	5 gal	16	8-10	Low
	Perennial	Phormium 'Golden Ray'	Golden Ray New Zealand Flax	4-5' H & W	5 gal	2	8-11	Low
	Shrub	Rosmarinus officinalis 'Blue Spires'	Blue Spires Rosemary	4-6' H & 2-3' W	5 gal	3	8-11	Low
7	Perennial	Phormium 'Sundowner'	Sundowner New Zealand Flax	5-6' H & 6-7' W	5 gal	6	8-11	Low
<u> </u>	Tree	Lagerstroemeria indica x fauriei 'Zuni' multirunk	Multi-trunk Zuni Crape Myrtle	8-10' H & 6-8' W	24" Box	9	6-9	Low
}-	Small Tree/ Hedge	Ligustrum ovafolium	California privet	8-15' H & 6-10' W	5 gal	6	5-9	Low
<u> </u>	Tree	Olea europaea multi-trunk	Multi-trunk Olive Tree	Kept at 14' H & 12' W	24" Box	2	8-11	Very Low



PROPOSED PLANTING PLAN - TALL VEGETATION ONLY (TREE & SMALL TREE/HEDGE) SCALE : 1/8" = 1'-0"

Page 31 of 53



PROPERTY LINE

PROPOSED PLANTING PLAN - MEDIUM & SHORT VEGETATION SCALE: 1/8" = 1'-0"



INSPIRED ADUS

1940 UNION STREET #22 OAKLAND, CA 94607 INSPIREDADUS.COM

PHONE/FAX: 510-444-9788 PROJECT ARCHITECT

CARRIE SHORES DILLER

SHORES DILLER C-29312

NEW DETACHED ACCESSORY DWELLING UNIT 225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

PLANNING PERMIT SET / MARCH 2024

SUBMITTAL HISTORY & REVISIONS 3 06/03/2024 PLANNING PLAN CHECK COMMENTS II

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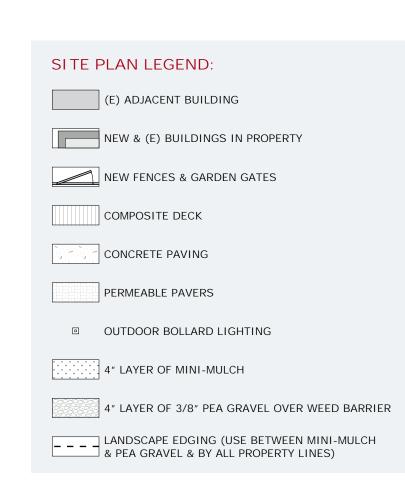
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PROJECT

PROPOSED PLANTING PLAN

Attachment 1: Page 20 of 22



IRRIGATION TYPE & NOTES:

5. IRRIGATION TYPE:

1.	WATER SUPPL:	CITY WATER
2.	TOTAL LANDSCAPE AREA (EXCLUDING DRIVEWAYS, PATHS & DECKS):	2268.5 SQ FT
3.	TOTAL LANDSCAPE AREAS AS DEFINED BY THE CALIFORNIA (MODEL WATER EFFICIENT LANDSCAPE ORDINANCE*:	CODE OF REGULATIONS 1535.7 SQ FT
4	SPECIAL LANDSCAPE AREA**	0.0 SO FT

* 'LANDSCAPE AREA' MEANS ALL THE PLANTING AREAS, TURF AREAS, AND WATER FEATURES IN A LANDSCAPE DESIGN PLAN. THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS or STRUCTURES, SIDEWALKS DRIVEWAYS, PARKING LOTS, DECKS, PATIOS, GRAVEL or STONE WALKS, OTHER PERVIOUS or NON-PERVIOUS HARDSCAPES, AND OTHER NON-IRRIGATED AREAS DESIGNED FOR NON-DEVELOPMENT

DRIP-LINE SOURCE 18" DRIP DISTANCE

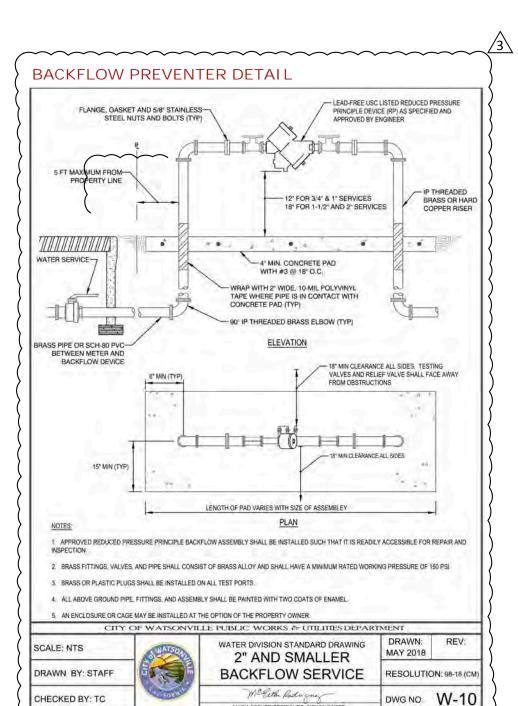
18" ROW SPACING

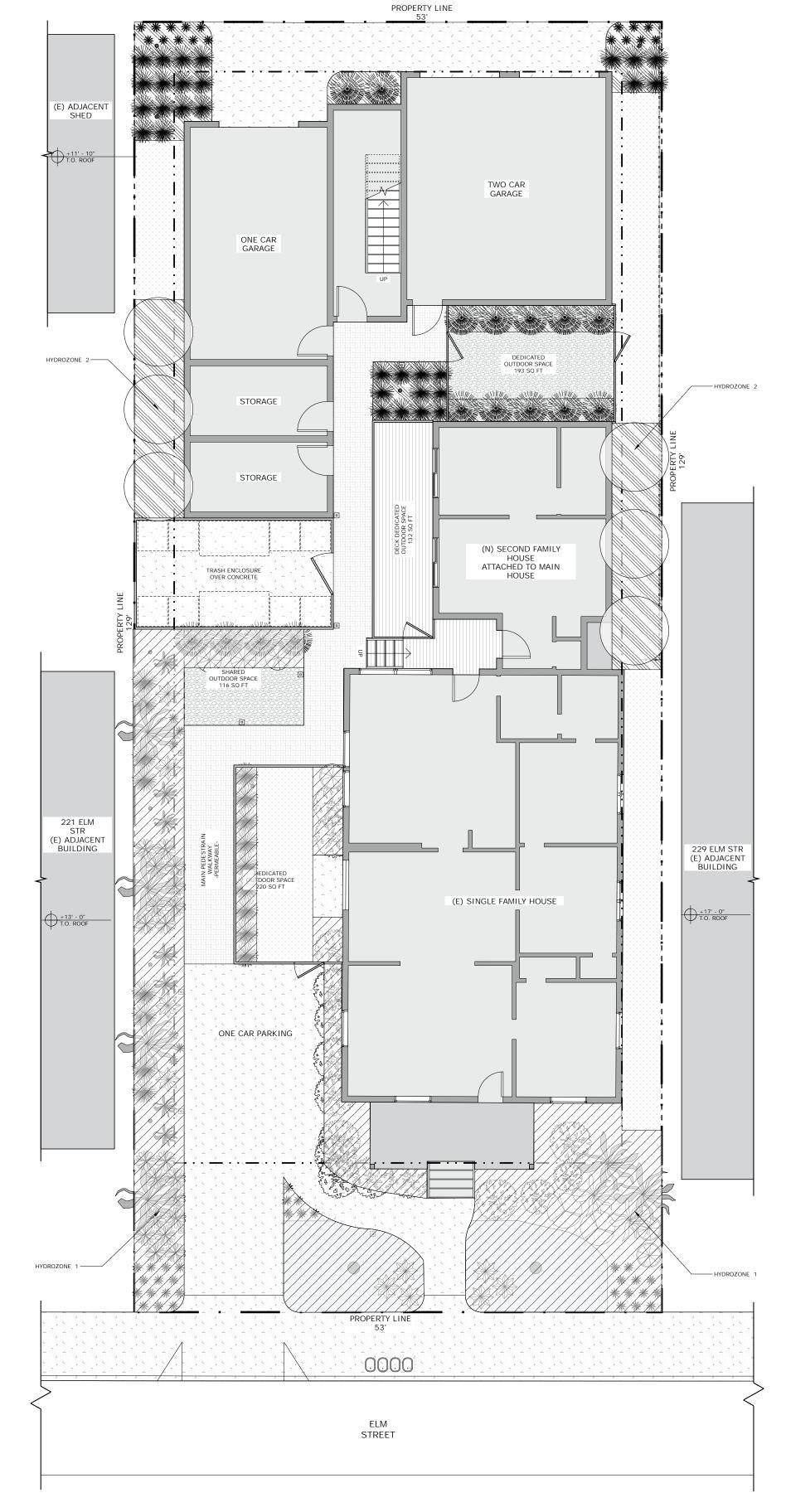
** 'SPECIAL LANDSCAPE AREA' MEANS AN AREA OF THE LANDSCAPE SOLELY TO EDIBLE PLANTS. RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER

HYDROZO	ONES							
ZONE NUMBER	SYMBOL	WATER USE	WATER USE FACTOR*	EMITTER FLOW RATE (gph)	EMITTER & ROW SPACING (emitter/row)	APPLICATION RATE (in/hr)	AREA (sq ft)	ZONE FLOW (gpm)
1		LOW	0.3	0.4	18 in / 18 in	0.30	1027.3	3.04
2		LOW	0.3	0.4	18 in / 18 in	0.30	508.4	1.51
LANDSCAPE	E AREA						1535.7	
SPECIAL LA	NDSCAPE AF	REA					0.0	
TOTAL LANI	DSCAPE ARE	A					1535.7	
							*WATE	ER USE FACTORS

	SHADE	PART SUN	SUN
LOW	0.1	0.2	0.3
MODERATE	0.4	0.5	0.6
HIGHT	0.7	0.8	0.9

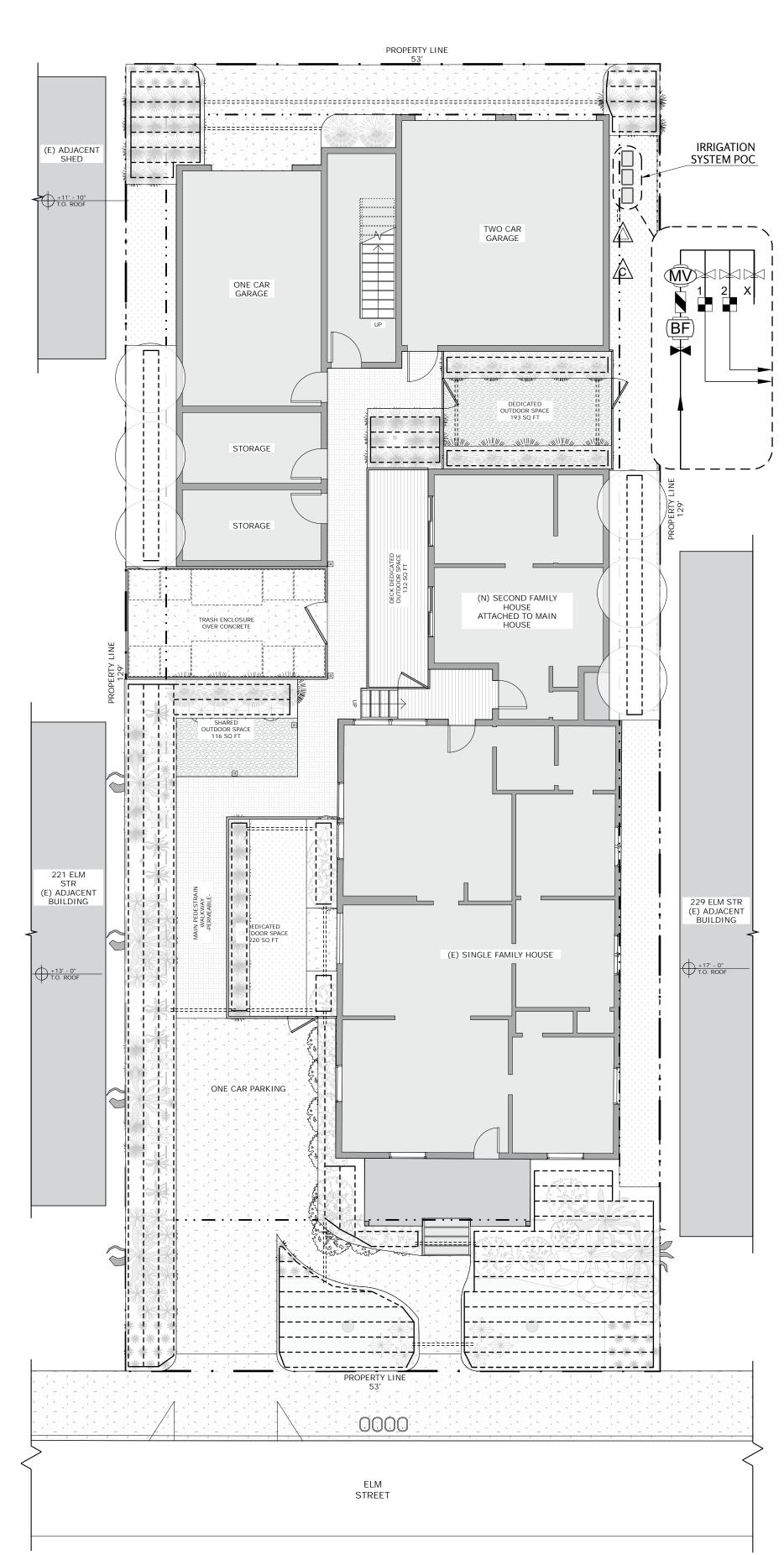
I RRI GAT	TION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
¥	ISOLATION VALVE NIBCO 1" TI-8	3
(BF)	BACKFLOW PREVENTER TO MEET THE REQUIRED CITY STANDARD DEATIL W-10. SEE DETAIL	1
	FLOW SENSOR HUNTER HC-100-FLOW	1
MV	MASTER VALVE HUNTER 1" PGV-101G	1
X	SHUT OFF VALVE NIBCO T-580-S6-R-66-LL	3
	CONTROL KIT, INCLUDES FILTER & PRESSURE REGULATOR HUNTER 1" PCZ-101 25 PSI	2
	MAIN PIPE & LATERAL LINE PIPE SCHEDULE 40 PVC	AS NEEDED
========	SLEEVES SLEEVE 2" CLASS-200 PVC	PROVIDE SLEEVES AS NEEDED
	FITTINGS USE RAINBIRD 'EASY FIT COMPRESSION SYSTEM'	AS NEEDED
Ē	FLUSH RAINBIRD MDCFCAP	AT THE END OF DRIP LINE
Ą	AIR RELIEF SYSTEM RAINBIRD ARV 050	AT THE END OF DRIP LINE
	DRIP LINE HUNTER PLD-CV-04-18 (0.4 GPH, 18" SPACING)	AS NEEDED
	DRIP LINE FITTINGS HUNTER PLD-FITTING-LOC	AS NEEDED
<u></u>	CONTROLLER HUNTER PHC-1200 (OUTDOOR)	1
	RAIN SENSOR HUNTER RAIN CLICK	1





PROPOSED IRRIGATION PLAN - HYDROZONES

SCALE: 1/8" = 1'-0"



PROPOSED IRRIGATION PLAN SCALE: 1/8" = 1'-0"



INSPIRED ADUS

1940 UNION STREET #22 OAKLAND, CA 94607 PHONE/FAX: 510-444-9788

INSPIREDADUS.COM

PROJECT ARCHITECT CARRIE SHORES DILLER

> NEW DETACHED ACCESSORY D W E L L I N G U N I T 225 ELM ST, WATSONVILLE

CARRIE

SHORES DILLER

C-29312

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

PLANNING PERMIT SET / MARCH 2024

SUBMITTAL HISTORY & REVISIONS 3\ 06/03/2024 PLANNING PLAN CHECK COMMENTS II

* You may use these plans for the construction of one and only one house as

depicted by the plans. This license is non-transferable. * You may change or modify the plans. By changing or modifying the plans, you the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

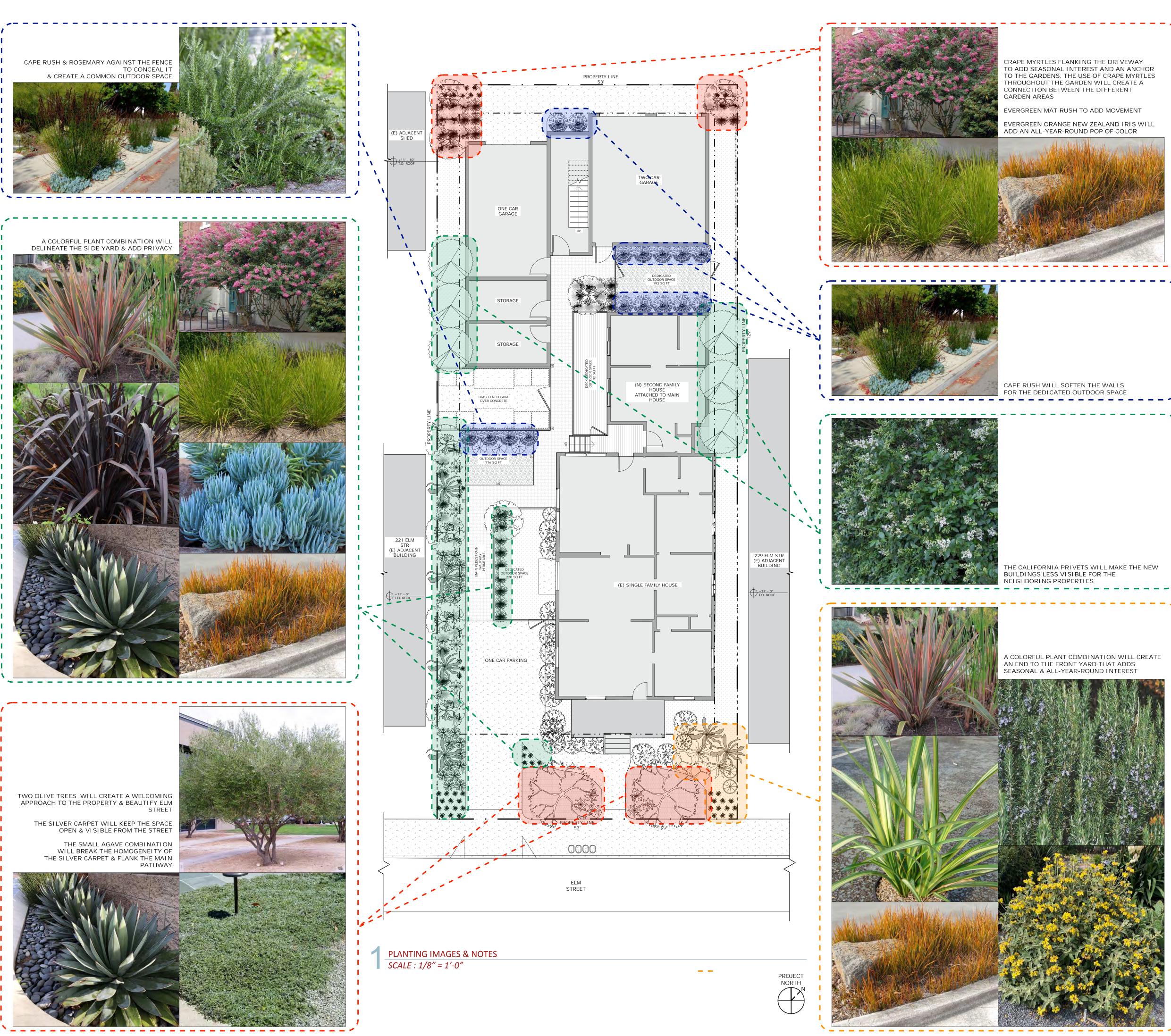
* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.

* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

PROJECT NORTH

PROPOSED IRRIGATION PLAN

Page 32 of 53 Attachment 1: Page 21 of 22





INSPIRED ADUS 1940 UNION STREET #22 OAKLAND, CA 94607

PHONE/FAX: 510-444-9788 INSPIREDADUS.COM

PROJECT ARCHITECT CARRIE SHORES DILLER

NEW DETACHED ACCESSORY
DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL

PLANNING PERMIT SET / MARCH 2024

SUBMITTAL HISTORY & REVISIONS 3 06/03/2024 PLANNING PLAN CHECK COMMENTS II

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

* You may change or modify the plans. By changing or modifying the plans, you relieve Inspired ADUs and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before

* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.

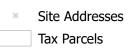
* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to

\$100,000 per infringement.

PLANTING IMAGES & NOTES

Page 33 of 53 Attachment 1: Page 22 of 22

225 Elm Street Site & Vicinity Map APN: 017-201-23 410 X onville School 240 225 X 221 X 234 232 217 X 228 B 301 224 228 D 239 237 228 E 224 A 220 B 246 216 240 212 236 240 206 232 202 236 B 228 232 A 241 224 205 222 D 229 B 220 201 21 B 225 212 129 206 221 X 159 217 101 Grantst 237 A 213 A 213 300 164 209 220 209 164 A 163 A 162 244 159 A 163 156 155 A 240 75 A 159 236 155 234 151 162 232 230 209 B 65 158 117 213 145 156



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136 A

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157 C2

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157 B2

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Management, EPA, NPS, US Census Bureau, USDA, USFWS, City of

Disclaimer: This information has been compiled from many sources

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RESOLUTION NO. _____(PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2023-6388) TO ESTABLISH A DUPLEX USE BY CONSTRUCTING A 406-SQUARE-FOOT SECOND UNIT ON AN EXISTING SINGLE-FAMILY DWELLING AND DEMOLITION OF TWO EXISTING DETACHED GARAGES AND CONSTRUCTION OF A NEW DETACHED, 322-SQUARE-FOOT, ONE-CAR GARAGE AND A NEW DETACHED, 446-SQUARE-FOOT, TWO-CAR GARAGE LOCATED AT 225 ELM STREET, WATSONVILLE, CALIFORNIA (APN 017-201-23); AND FINDING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES

Project: Duplex Use for 225 Elm Street APN: 017-201-23

WHEREAS, on November 14, 2023, an application for a Special Use Permit with Design Review and Environmental Review (PP2023-6388) to establish a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling located at 225 Elm Street, Watsonville, California, was filed by Soufyane Zatla with Inspired ADUs, on behalf of property owner and applicant, Juan Ortega; and

WHEREAS, the project site is designated Residential High Density on the General Plan Land Use Diagram and is within the Multiple Residential High Density (RM-3) Zoning District; and

WHEREAS, the project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the property is established with an existing 1,232± square foot onestory single-family residence consisting of three bedrooms and one bathroom; and

WHEREAS, notice of time and place of the hearing to consider approval of Special Use Permit with Design Review and Environmental Review (PP2023-6388) was given at the time and in the manner where appropriate public noticing procedures has been followed

and a public hearing was held according to Section 14-10.900 of the Watsonville Municipal

Code; and

WHEREAS, the Planning Commission has considered all evidence both oral and

documentary introduced and received, and the matter submitted for decision; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF

THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

Good cause appearing, and upon the Findings, attached hereto and incorporated

herein as Exhibit "A", the Planning Commission of the City of Watsonville does hereby

resolve as follows:

1) The project is exempt from review under CEQA pursuant to Section 15301 (Class

1) of the CEQA Guidelines. The subject site is 6,795± square feet in size located in an

urbanized area where it can be adequately served by all required utilities and public

services. This project is exempt because the project involves an addition that will not result

in an increase of more than 10,000 square feet. The project is consistent with the applicable

general plan designation and all application polices, as well as with applicable zoning

designation and regulations. The proposed development is also located within city limits on

a project site no more than five acres in size and substantially surrounded by urban uses

and all public services and facilities are available to allow for maximum development

permissible in the General Plan. The project site is not located in an area that is

environmentally sensitive. Approval of the project would not result in any significant effects

relating to traffic, noise, air quality, or water quality.

2) The Planning Commission hereby grants approval of Special Use Permit with

Design Review and Environmental Review (PP2023-6388), attached hereto and marked

as Exhibit "D," subject to the Conditions of Approval attached hereto and marked as Exhibit

"C," to allow establishment of a duplex use by constructing a 406-square-foot second unit

on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage located at 225 Elm Street (APN 017-201-23).

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 2nd day of July 2024, by Commissioner ______, who moved its adoption, which motion being duly seconded by Commissioner _____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Ed Acosta, Chairperson

Planning Commission

Planning Commission

CITY OF WATSONVILLE PLANNING COMMISSION

EXHIBIT "A"

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatla, Inspired ADUs

Hearing Date: July 2, 2024

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The purpose of the Special Use Permit is to allow the establishment of a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage ("Project") pursuant to Chapter 14-16 of the Watsonville Municipal Code (WMC).

1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

Supportive Evidence

The parcel is designated Residential High Density on the 2005 General Plan Land Use Diagram. The purpose of the Residential High-Density designation is to provide living environments through multi-story apartment and condominium type housing at densities equal to 14, up to and including 36.99 dwelling units per net acre (du/acre). This allows for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of the families and single persons living in the district.

The project will establish a duplex use by constructing a one-story 406-square-foot addition to the primary dwelling to create a new second unit with one bedroom, one bathroom, kitchen, and living room and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage.

The project is also consistent with the following General Plan goals, policies, and implementation measures:

- Goal 4.7 Land Use Suitability. Ensure the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including; the accessibility of existing and proposed public facilities, services, utilities; physical and financial constraints; and/or growth inducing impacts.
- Policy 4.G Land Use Suitability. The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.
- Implementation Measure 4.A.2 Land Use Compatibility. The City shall monitor housing production to ensure compatibility with surrounding land uses.

The subject site, located in the RM-3 Zoning District, features a one-story, 1,232-square-foot, three-bedroom single-family residence on a 6,795-square-foot parcel. The project will establish a duplex use on the parcel. Therefore, the city is encouraging residential development on lands best suited for residential development.

2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.

Supportive Evidence

Establishment of a duplex use within the RM-3 Zoning District is subject to a Special Use Permit with Design Review approved by the Planning Commission. The City of

Watsonville's Multi-Family Residential Design Standards requires multi-family residential development to meet the following standards: parking, landscaping, private open space, trash bin enclosure area, and a pedestrian circulation system.

The project is consistent with the Multi-Family Residential Design Standards and is compatible with and preserves the character and integrity of adjacent development and neighborhood. The project includes off-site improvements within the public rights-of-way and is subject to an off-site encroachment permit as well as issuance of a building permit. With issuance of a building permit and off-site encroachment permit, the project would not cause any related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. The project, as proposed, is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Supportive Evidence

The construction of a duplex use attached to an existing single-family dwelling is consistent with the RM-3 Zoning District and the surrounding neighborhood development. The proposed duplex use would not generate additional pedestrian or vehicular traffic above existing levels for the neighborhood.

4. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

Supportive Evidence

No additional traffic impacts are anticipated to occur as part of the establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling. Required parking can be accommodated in the existing driveway and in the two new garages that will replace the existing garages.

5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not pose adverse effects, including visual impacts and noise to the adjacent properties. The property is located within the RM-3 zoning district, where multi-family residential development is allowed and surrounds the subject site. As conditioned, the project would be required to comply with the current California Building Code for construction of the project.

6. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this

title applicable to the proposed special use and uses within the applicable base zoning district.

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot addition to an existing single-family residence is consistent with the RM-3 District Standards as well as the Multi-Family Residential Design Standards. The project is also conditioned to comply with the current California Building Code for construction of the project via issuance of a building permit.

7. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

Supportive Evidence

As conditioned, establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not be materially detrimental to the public health, safety, convenience and welfare, and would not result in material damage or prejudice to other property in the vicinity. The subject property is located within the RM-3 Zoning District and establishment of a duplex use is subject to a Special Use Permit approved by the Planning Commission. The surrounding uses are predominantly single and multi-family residential, and the proposed project is consistent with the adjacent land uses.

DESIGN REVIEW PERMIT FINDINGS (WMC § 14-12.403)

The purpose of the Design Review Permit is to evaluate the establishment of a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage ("Project") and the Project's compatibility with surrounding properties and neighborhoods and to ensure the appropriateness of the development, pursuant to Chapter 14-12 of the Watsonville Municipal Code (WMC).

1. The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

Supportive Evidence

The parcel is designated Residential High Density on the 2005 General Plan Land Use Diagram. The purpose of the Residential High-Density designation is to provide living environments through multi-story apartment and condominium type housing at densities equal to 14, up to and including 36.99 dwelling units per net acre (du/acre). This allows for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of the families and single persons living in the district.

The project proposes the establishment of a duplex use by constructing a onestory 406-square-foot addition to the primary dwelling to create a new second unit with one bedroom, one bathroom, kitchen, and living room and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage ("Project").

The project is also consistent with the following General Plan goals, policies, and implementation measures:

- Goal 4.7 Land Use Suitability. Ensure the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including; the accessibility of existing and proposed public facilities, services, utilities; physical and financial constraints; and/or growth inducing impacts.
- Policy 4.G Land Use Suitability. The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.
- Implementation Measure 4.A.2 Land Use Compatibility. The City shall monitor housing production to ensure compatibility with surrounding land uses.

The subject site, located in the RM-3 Zoning District, features a one-story, 1,232-square-foot, three-bedroom single-family residence on a 6,795-square-foot parcel. The project will establish a duplex use on the parcel. Therefore, the city is

encouraging residential development on lands best suited for residential development.

2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.

Supportive Evidence

Establishment of a duplex use within the RM-3 Zoning District is subject to a Special Use Permit with Design Review approved by the Planning Commission. The City of Watsonville's Multi-Family Residential Design Standards requires multi-family residential development to meet the following standards: parking, landscaping, private open space, trash bin enclosure area, and a pedestrian circulation system.

The project is consistent with the Multi-Family Residential Design Standards and is compatible with and preserves the character and integrity of adjacent development and neighborhood. The project includes off-site improvements within the public rights-of-way and is subject to an off-site encroachment permit as well as issuance of a building permit. With issuance of a building permit and off-site encroachment permit, the project would not cause any related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. The project, as proposed, is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

3. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Supportive Evidence

The construction of a duplex use attached to an existing single-family dwelling is consistent with the RM-3 Zoning District and the surrounding neighborhood development. The proposed duplex use would not generate additional pedestrian or vehicular traffic above existing levels for the neighborhood.

4. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

Supportive Evidence

No additional traffic impacts are anticipated to occur as part of the establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling. Required parking can be accommodated in the existing driveway and in the two new garages that will replace the existing garages.

5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not pose adverse effects, including visual impacts and noise to the adjacent properties. The property is located within the RM-3 zoning district, where multi-family residential development is allowed and surrounds the subject site. As conditioned, the project would be required to comply with the current California Building Code for construction of the project

6. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot addition to an existing single-family residence is consistent with the RM-3 District Standards as well as the Multi-Family Residential Design Standards. The project is also conditioned to comply with the current California Building Code for construction of the project via issuance of a building permit.

7. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other property in the vicinity.

Supportive Evidence

As conditioned, establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not be materially detrimental to the public health, safety, convenience and welfare, and would not result in material damage or prejudice to other property in the vicinity. The subject property is located within the RM-3 Zoning District and establishment of a duplex use is subject to a Special Use Permit with Design Review approved by the Planning Commission. The surrounding uses are predominantly single and multi-family residential, and the proposed project is consistent with the adjacent land uses.

NOTICE OF EXEMPTION

EXHIBIT "B"

TO:	\checkmark	Office of Planning and Research P.O. Box 3044, Room 113 Dept.		FROM:	City of Wat Community	sonville Development
		Sacramento, CA 95812-3044 Email: state.clearinghouse@opr.	ca.gov		250 Main S Watsonville	treet e, CA 95076
	V	Clerk of the Board Santa Cruz County 701 Ocean Street, Room 500 Santa Cruz, CA 95060		FILE NO).: PP2023-63	388
Proje	ct Ti	tle: 225 Elm Street - Duplex				
Proje	ct Lo	ocation - Specific: 225 Elm Street				
Proje	ct Lo	ocation - City: Watsonville		Project Loc	cation - Cour	nty: Santa Cruz
Environment of	onme on an	on of Nature, Purpose and Beneficental Review (PP2023-6388) to est existing single-family dwelling and etached, 322-square-foot, one-car	tablish a duplex	use by constructing of tacher	g a 406-squa ed garages a	are-foot second and construction
Name	e of F	Public Agency Approving Project	:: City of Watson	nville		
Name	e of F	Person or Agency Carrying Out F	'roject: Juan Or	tega, 225 Elm Stre	et, Watsonvil	le, CA 95076
Exen	npt S	tatus (check one):				
	De En Ca	nisterial (Sec. 21080(b)(1); 15268) eclared Emergency (Sec. 21080(b) nergency Project (Sec. 21080(b)(4) ategorical Exemption. State type ar atutory Exemptions. State code nu	(3); 15269(a));); 15269(b)(c)); nd section numbe	er: <u>Class 1, Sectior</u>	n 15301	
1530 area beca	1 of the where use the thick the thick the thick the	why project is exempt: This project is exempt: This project is State CEQA Guidelines. The state it can be adequately served by a he project involves a 406-square at will not result in an increase of management.	ubject site is 6,79 all required utiliti e-foot addition to	95± square feet in seles and public servor an existing 1,23	size located i ices. This pro 32-square-foo	n an urbanized oject is exemp ot single-family
Lead	Age	ncy Contact Person: Suzi Merriar	n	Telepho	ne: 831-768-	3074
If file	d by	applicant:				
		tach certified document of exemptions a Notice of Exemption been filed		gency approving the	e project?	□ Yes □ No
Signature:			_ Date: July 2	<u>, 2024</u>	Title: CDD Director	
		☑ Signed by Lead Agency	☐ Signed b	oy Applicant		
		d: Sections 21083 and 21110, Public Resor ections 21108, 21152, and 21152.1, Public			Date Received	d for filing at OPR:

CITY OF WATSONVILLE PLANNING COMMISSION

EXHIBIT "C"

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatla, Inspired ADUs

Hearing Date: July 2, 2024

SPECIAL USE PERMIT WITH DESIGN REVIEW CONDITIONS OF APPROVAL

General Conditions:

- 1. **Approval.** This approval applies to the application resubmitted on June 7, 2024, by Soufyane Zatla with Inspired ADUs on behalf of property owner, Juan Ortega, and identified as "Special Use Permit with Design Review" to establish a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage ("Project") . (CDD-P)
- 2. Conditional Approval Timeframe. This Special Use Permit (Application No. PP2023-6388) shall be null and void if not acted upon within 24 months from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
- 3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Section 14-10.1305. (CDD-P)
- 4. Compliance. The proposed use shall be in compliance with Use Permit Conditions of Approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Use Permit, pursuant to Part 13 of WMC Chapter 14-10. (CDD-P)
- 5. Grounds for Review. The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)
- 6. **Appeal Period/Effective Date.** This Special Use Permit shall not be effective until **14 days** after approval by the decision-making body or following final action on any appeal. (CDD-P)

- 7. **Necessary Revisions.** The applicant shall make and not all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)
- 8. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase. (CDD-P)
- 9. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7:00 PM to 7:00 AM Monday through Friday, nor prior to 8:00 AM or after 5:00 PM on Saturday. No work shall be performed on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone number of the Job superintendent. (CDD-P, B)
- 10. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become a condition of the building permit:

"I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final."

Signature of Building Contractor	Date

Project Specific Conditions:

10. Post Construction Stormwater Requirements. The applicant shall submit a Post Construction Storm Water Control Plan for the proposed ADU, as the project is categorized as a Tier 1 project. A Building Permit will not be issued until the Post Construction Stormwater plan is submitted and approved by the Community Development Department. All project that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site) are required to implement design strategies and design measures that demonstrate stormwater best management practices. Provide calculations documenting the amount of impervious surface created or replaced by the project. (CDD-P, PW)

- 11. **Erosion Control.** At time of building permit application submission, fill out and submit the erosion sediment control plan to the Community Development Department. A building permit will not be issued until the erosion and sediment control plan is submitted to the Community Development Department. (CDD-P, PW)
- 12. **On-Site Water Service.** Prior to issuance of a building permit, the applicant/property owner and/or contractor must confirm existing 3/4 inch water service is sufficiently sized for existing and proposed additional ADU water demand. At time of building permit application submission, submit calculations for the Community Development Department to review. If determined to be undersized, the water service line shall be replaced on private property to accommodate total water demand. (CDD-P,PW)
- 13. **Sewer Later Requirements.** Prior to issuance of a building permit, the applicant/property owner and/or contractor must confirm existing lateral size and slope is sufficient for proposed additional flow contributed from the proposed ADU. If undersized, replace later to sewer main in the street to accommodate flows. If the existing lateral is confirmed appropriately sized for the existing home and proposed ADU flows, submit calculations for City review.
- 14. **Sewer Lateral Video Inspection.** Prior to issuance of a certificate of occupancy, the applicant/property owner and/or contractor shall verify existing sewer lateral condition through video inspection and make necessary repairs (if any) per Municipal Code 6-3.506. The video inspection shall be submitted to the Community Development Department prior to issuance of a certificate of occupancy. (CDD-P, PW)
- 15. **Utilities Underground.** The project is required to underground all utilities and no over electrical lines are allowed for this project. Revise the plans to show all utilities to be underground. (CDD-P, PW)
- 16. **Landscaping.** Prior to issuance of a certificate of occupancy, all landscaping shall be installed as per the Landscaping Plan. As per plan, the minimum landscaping requirements are 20 percent of the lot size. Submittal of a landscaping and irrigation plan is required for this project. The landscaping plan shall identify all planting via common name, scientific name, size, and quantity of plantings. The landscaping plan shall be in compliance with all MWELO requirements. (CDD-P, PW)
- 17. **Parking.** Per the approved plans, the project is providing 4 parking spaces, 3 of them included within two new detached garages. Each parking space shall measure 9-feet in width by 19-feet in depth. (CDD-P)
- 18. **Address Assignment.** At building permit application submission, submit the address assignment request to the Community Development Department for the proposed residential development. No building permit shall be issued until an address is assigned to the proposed residential development. (CDD-P, PW)
- 19. **Open Space Requirement.** Per approved plan, the project is required to provide a minimum of 200 square feet of open space for the proposed duplex use. No certificate of occupancy shall be issued until the required 200 square feet of open space is verified via site inspection by project planner Ivan Carmona. (CDD-P, PW)

- 20. **Exterior Design.** As per plan, the design of the duplex shall be substantially similar as the primary single-family residence and compatible with the surrounding neighborhood. Building materials, color, roof form and pitch, shall be consistent with the primary single-family residence and surrounding neighborhood. (CDD-P)
- 21. **Encroachment Permit.** The applicant shall obtain an encroachment permit for all work proposed within the public right-of-way. (CDD-P,PW)

Building and Engineering-related Conditions:

- 22. **Required Permits.** The applicant shall obtain all required building permits for this project. (CDD-B, CDD-E)
- 23. **Flood Plain Development.** Before submitting a building permit application to the Community Development Department, be sure to include a FEMA Flood Elevation Certificate prior to constructing, during construction, and at time of certificate of occupancy. (CDD-P, PW)
- 24. **Building Code.** Project construction shall comply with California Building Code requirements as adopted by the City of Watsonville (CDD-B)
- 25. **Construction Plans.** Project construction drawings shall include the following information and shall be reviewed and approved by the City of Watsonville's Building Official. Plans shall be drafted by a Licensed Architect or Engineering Professional for Commercial Project and designers shall drafts plan for single family residential projects. (CDD-B, CDD-E)
- 26. **Accessibility.** The project shall conform with accessibility requirements to buildings and facilities by individuals with disabilities under the American Disabilities Act. (CDD-B)
- 27. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measure to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)
- 28. **Preconstruction Meeting.** Prior to issuance of a Building Permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)

<u>Prior to or concurrent with the issuance of a Building Permit, the following requirements shall be met:</u>

- 29. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region in landscaping the front yard, patio, planter and perimeter areas. The Irrigation Plan shall provide an automatic water system (e.g., drip system) to irrigate all landscape areas. (CDD-B-E-P)
 - A. Landscaping The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)
 - B. IRRIGATION SYSTEM Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)
 - C. WATER CONSERVATION The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)
 - D. NEW TREES The site plan shall be revised to indicate the number of trees to be installed. The new trees shall be planted in 25 each box containers as indicated on the site plan. All dead, dying and diseased trees shall be immediately replaced in kind, and there shall be no net loss of trees (CDD-P)
 - E. LANDSCAPE & IRRIGATION INSTALLATION All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)
 - F. Water Efficient Landscape Ordinance The applicant shall submit a landscape documentation package and demonstrate compliance with the California Model Water Efficient Landscape Ordinance, pursuant to WMC Section 6-3.801. (CDD-P, -E)
- 30. **Lighting.** A comprehensive photometric lighting plan shall be submitted at time of building permit review for the project development. All light fixtures or wall mounted lighting shall be screened so as to prevent glare and to prevent light shed on adjacent properties. A sufficient number of fixtures shall be installed to provide an

- adequate quality and quantity of light. The photometric lighting plan shall be subject to review by the Community Development Department. (CDD-P)
- 31. **Construction Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the Solid Waste Division. Applicant shall submit a Solid Waste Service Plan for review and approval by the Community Development Department. (CDD-P, -E)

Prior to the Final Inspection or Final Occupancy:

- 32. **Landscape Installation.** All landscaping and irrigation shall be installed and approved by the Community Development Department staff prior to final inspection or occupancy of the project. (CDD-E-P)
- 33. Letters from Design Professionals. Prior to final city acceptance of the project, all project design professionals who prepared improvement plans for the project (i.e., civil, geotechnical, electrical, and structural engineers) shall provide letters attesting that they have periodically monitored the construction and have reviewed the completed work and that it was constructed in substantial conformance with their plans and recommendations. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-E)

On-Going Conditions:

- 34. **Solid Waste Service.** All trash, recycling and green waste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The Applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and green waste materials. (PWD)
- 35. **Lighting and Landscaping Maintenance.** Lighting, landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation and trees shall be immediately replaced in kind. (CDD-P)

Indemnity Provision:

36. **Indemnity Provision.** If any Legal Challenge against the Project approvals is submitted to the City or filed in a court of law, Applicant will promptly honor and comply with its obligations under the Reimbursement Agreement executed by the Applicant, including but not limited to the "Indemnity" obligations in section 7, which requires the Applicant, to the greatest extent authorized by law, defend (with counsel approved by City, which approval shall not be unreasonably withheld), indemnify, and hold harmless the City, its officials, employees, volunteers and agents from and against any and all loss, liability, expenses, claims, costs (including reasonable attorneys' fees), suits and damages of every kind nature, and description, directly or indirectly arising from any third party legal challenge to the Project approvals, or the implementation of the Reimbursement Agreement.)

Key to Department Responsibility

CDD-B – Community Development Department (Building)
 CDD-P – Community Development Department (Planning)
 CDD-E – Community Development Department (Engineering)

PW – Public Works Department
WFD – Watsonville Fire Department
WPD – Watsonville Police Department

CA – City Attorney

CITY OF WATSONVILLE PLANNING COMMISSION

EXHIBIT "D"

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatla, Inspired ADUs

Hearing Date: July 2, 2024

Applicant: Soufyane Zatla, Inspired ADUs

Address: 1940 Union Street, Suite 22, Oakland, CA 94607

Project: Special Use Permit with Design Review
Location: 225 Elm Street, Watsonville, CA 95076

Purpose: Establish a duplex use by constructing a 406-square-foot second unit

attached to an existing single-family dwelling.

Property Owner: Juan Ortega

Address: 225 Elm Street, Watsonville, CA 95076

A Special Use Permit with Design Review (PP2023-6388) to establish a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage located at 225 Elm Street, Watsonville (APN 017-201-23), was reviewed by the Planning Commission at a public hearing on July 2, 2024, and was conditionally approved by adoption of Planning Commission Resolution No.______ (PC) together with findings and conditions of approval attached hereto and made a part of this permit.

Planning Commission

Suzi Merriam
Community Development Director

CITY OF WATSONVILLE