

GENERAL NOTES

- 1.1 JOB DESCRIPTION: ADD 220 SQF STORAGE AND 44 SQF COVERED PORCH TO EXISTING GARAGE. WITH CONDITIONAL USE PERMIT FOR MOTOR EXEMPTION TO SETBACK REGULATIONS TO MATCH EXISTING GARAGE SETBACK.
- 1.2 ZONING: R-L-5.5. APN: 002-641-010-000.
- 1.3 OCCUPANCY GROUP: U. SEISMIC DESIGN CATEGORY, "D2." CONSTRUCTION TYPE: VB, UNSPRINKLERED LIKE EXISTING HOUSE. SPECIAL INSPECTION: NONE. DEFERRED SUBMITTALS: CONSTRUCTION WASTE DIVERSION PLAN. SEE ALSO NOTE (3). AREA OF DISTURBANCE APPROXIMATELY 240 SQF. IMPERVIOUS AREA: ADDITION OF APPROX. 220 SQF. DO NOT SCALE THE DRAWINGS. DIMENSIONS APPROXIMATE.
- 1.4 CODES: WORK SHALL CONFORM TO MANUFACTURERS' INSTALLATION INSTRUCTIONS AND CODES AS AMENDED BY THE CITY OF SALINAS INCLUDING THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC) (BRACING PER "CONVENTIONAL BRACING," CS-WSP METHOD. SEE ALSO NOTE (3)). CAL ENERGY CODE (CEC), CAL PLUMBING (CPL), CAL MECHANICAL (CMC), CAL ELECTRICAL (CEC), CAL FIRE CODE (CFC), AND CALGREEN (CG). CONTRACTOR(S) SHALL CONFIRM THOSE AND SITE CONDITIONS.
- 1.5 ADHESIVES, BONDING PRIMERS, SEALANTS, CAULKS, PAINTS, OTHER COATINGS, AND CARPET SYSTEMS SHALL COMPLY WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CG 4.504.3), 2. AND 3. PARTICULATE BOARD, MDF AND OTHER TOXIC COMPOUND LUMBER IN INTERIOR FINISHES WILL COMPLY WITH LOW EMISSION STANDARDS (CG 4.504.5). VERIFICATION DOCUMENTS TO BE AVAILABLE TO INSPECTOR UPON REQUEST.
- 1.6 CONSTRUCTION WASTE MANAGEMENT: THE GENERAL CONTRACTOR (G.C.) SHALL DEVELOP A CONSTRUCTION AND DEMOLITION WASTE DIVERSION PLAN TO RECYCLE AND/OR SALVAGE FOR RE-USE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION MATERIALS PER CALGREEN REQUIREMENTS INCLUDING USE OF CITY FORM, WHICH ARE STARTED AND EMBEDDED ON SHEET 2. FORMS TO BE COMPLETED PRIOR TO PERMIT ISSUANCE (CG 4.408.1).
- 1.9 ABBREVIATIONS, SYMBOLS AND TERMS (SEE ALSO NOTES (3), AND (31)):
 - 1.9.1 "VERIFY" TYPICALLY MEANS "VERIFY WITH THE OWNER." (E) = EXISTING.
 - 1.9.2 "MATCH" TYPICALLY MEANS "MATCH (E) AS CLOSELY AS POSSIBLE (A.C.A.P.)."
 - 1.9.3 "O/C" OR "O.C." MEANS "ON CENTER." "U.O." = UNLESS NOTED OTHERWISE.
 - 1.9.4 "OSB" = ORIENTED STRAND BOARD PLYWOOD; "G.C." = GENERAL CONTRACTOR.
 - 1.9.5 "H.R." = HEAT REGISTER; "H.V.L." = HEAT-VENT-LIGHT;
 - 1.9.6 "A.I." = ARTIFICIAL INTELLIGENCE; "GPF" = GALLONS PER FLUSH; "GPM" = GALLONS PER MINUTE; "POC" = POCKET DOOR; "TD" = TUBULAR DAYLIGHTING DEVICES.
 - 1.9.7 "C.O." = CASED OPENING, WOOD OR GYP. BRD. AS TYPICAL. "T." = TEMPERED GLASS; S.H. = SINGLE HUNG.
 - 1.9.8 = MOTION/PHOTO SWITCHED LIGHT; = CEILING MOUNTED LIGHT;
 - 1.9.9 = 120V CONVENIENCE OUTLET.

GRADING AND SITE WORK

- 2.1 GRADING: NONE. THIS SITE IS ESSENTIALLY LEVEL. FINISH GRADE WHERE UNPAVED SHALL SLOPE AWAY FROM THE NEW FOUNDATION A MINIMUM 6" FOR THE NEAREST 10' OR ON WEST SIDE TO A SWALE CENTERED IN THE SIDE YARD AND SLOPED TO APPROVED VEGETATIVE PERCOLATION AREA TO THE REAR OF THE ADDITION. STORM WATER RUNOFF SHALL NOT BE INCREASED ONTO THE NEIGHBORS' PROPERTIES. → = DIRECTION OF FLOW.
- 2.2 DOWNSPOUTS SHALL TERMINATE AT SPLASH BLOCKS OR DRAINAGE SYSTEM INLETS, AND FROM THERE TO EROSION RESISTANT SWALE (VEGETATED OR COBBLE FILLED) AND/OR APPROVED PERCOLATION AREA/SYSTEM. SURFACE WATER SHALL BE DRAINED TO AN APPROVED POINT OF COLLECTION AND NOT CREATE A HAZARD.
- 2.3 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE, OR WASTEWATER GENERATED ON SITE SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM. REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT IN DESIGNATED AREA PER DETAIL (98)2 PLACE STRAW WATTLES DOWNSTREAM OF WORK PER SITE PLAN AND DETAIL (59A)2.
- 2.4 RECONSTRUCT ANY CURB, GUTTER &/OR SIDEWALK DAMAGED DURING CONSTRUCTION PER CITY STANDARDS & UNDER SEPARATE PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT.

CONCRETE AND FOUNDATION

- 3.1 CONCRETE STRENGTH MIN. 2,500 PSI AT 28 DAYS. REBAR TO BE NO. 4, SHALL BE CONTINUOUS OR LAPPED 20" AND TIED. SLAB FLOOR TO BE MIN 4.5" THICK, REINFORCED WITH #3 BARS AT 24" O.C. EACH WAY AND CENTERED IN SLAB OVER APPROVED MOISTURE BARRIER OVER MIN 2" WET SAND AND MINIMUM 4" PACKED, CLEAN BASE, AND DIVIDED WITH DEEP DUMMY JOINTS OR SIMILAR CRACK CONTROL DEVICES OVER EXISTING SLAB. OTHER FLATWORK/LANDSCAPING PER FIELD DESIGN.
- 3.2 ANCHOR BOLTS TO BE 1/2" x 10" EMBEDDED 7" INTO CONCRETE WITH 3" SQ. X 0.229" PLATE WASHERS. TYPICAL A-BOLTS PER PLAN AT MAX. 6' O.C. AND WITHIN 5'-12" OF ENDS OF SILL PIECES. FASTENERS IN CONCRETE TO BE TIED TO REBAR AND IN PLACE FOR INSPECTION. ANCHOR BOLTS TO BE PLACED AN EXTRA 1" FROM OUTSIDE EDGE AS WELL AS THE SILL PLATE SO THE EXTERIOR FINISH CAN BE ALLIGNED WITH THE EXISTING TO ACCOUNT FOR THE THICKNESS OF THE BRACING PLY AND GYP. BRD.

METALS

- 5.1 FLASH AND SEAL PER BEST PRACTICE WITH MIN. 28 GA. G.I. INCLUDING BETWEEN CONCRETE AND UNTREATED WOOD.
- 5.2 STRAPS, HANGERS, ETC. TO BE BY SIMPSON STRONG-TIE, INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

WOOD, FRAMING, FASTENERS

- 6.1 ALL FRAMING LUMBER IN CONTACT WITH CONCRETE OR WEATHER SHALL BE PRESSURE-TREATED (P.T.) DOUGLAS FIR, REDWOOD, OR OTHER WOOD, NATURALLY RESISTANT TO DECAY. MATCH (E) FINISHES AS APPROPRIATE. FIELD CUT P.T. LUMBER TO BE FIELD TREATED PER AWPA #4; NAILING PER CRC TABLES R602.3(1)-(3). TOP PLATE SPLICES MIN. 24" LAP, NAILED WITH MIN. 12-16d NAILS EACH SIDE OF SPLICE. LUMBER TO BE GRADE MARKED PER CODE WITH 2x HORIZONTAL FRAMING TO BE MIN. DOUG FIR #2. FASTENERS IN P.T. LUMBER TO BE HOT-DIPPED ZINC GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. LUMBER MOISTURE CONTENT NOT TO EXCEED 19% AND TO BE VERIFIED BY THE G.C. AT THE IN SPECTOR'S REQUEST (CG 4.505.3). "LVL" PSL, "TIMBERSTRAND," AND SIMILAR ARE MANUFACTURED LUMBER BY Weyerhaeuser Trusjoist, ICC ES ESR-1397. SEE ALSO FORTE ENGINEERING BY MANUFACTURER FOR BEAM SIZING CALCULATIONS.
- 6.2 RODENT PROOFING: AT NEW ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AND OTHER OPENINGS AT EXTERIOR WALLS TO BE CLOSED WITH CEMENT OR OTHER METHOD ACCEPTABLE TO THE CITY (CG 4.406.1).
- 6.3 PROVIDE AND INSTALL FOLD DOWN LADDER ACCESS TO NEW ATTIC.
- 6.4 ROOF SHEATHING MIN 5/8" OSB. EXTERIOR WALLS TO BE SHEATHED WITH MIN. 3/8" OSB. ALL PLYWOOD SHEATHING NAILED WITH 8d @ 6"16"12" O/C. EXCEPT ROOF SHEATHING WITHIN 4' OF GABLE END WHICH IS TO BE NAILED EVERYWHERE AT 6" O.C. BRACING IS PER CRC R602.10, "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL" METHOD (CS-WSP) FROM FOUNDATION TO ROOF.

THERMAL AND MOISTURE PROTECTION

- 7.1 INSULATION IS OPTIONAL. SIDING TO MATCH EXISTING A.C.A.P. AND BE PLACED OVER APPROVED BUILDING PAPER. ROOFING TO BE CLASS "B" ASSEMBLY, COMPOSITION SHINGLES.

FENESTRATIONS & GLAZING NOTES

- 8.1 NEW WINDOW AND REPLACEMENT FOR EXISTING GARAGE WINDOW TO BE VINYL FRAME, DUAL PANE OPTIONAL.

FINISH NOTES

- 9.1 INTERIOR WALLS AND CEILING FINISH OPTIONAL. INTERIOR AND EXTERIOR OF WEST SIDE OF ADDITION TO GET 5/8" GYP. BRD. OVER BRACING PLY. EXISTING GARAGE HAS GYP BRD FINISH.
- 9.2 MINIMUM 80% OF RESILIENT FLOORING (IF ANY) SHALL COMPLY WITH CG 4.504.4. SEE ALSO NOTE (5).

ELECTRICAL

- 10.1 VERIFY OR MIN. 100 AMP SERVICE. ALL 120-VOLT 15 AND 20 AMP OR BRANCH CIRCUITS SUPPLYING NEW OUTLETS EXCEPT THOSE OUTSIDE SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER AND BE TAMPER RESISTANT. EXTERIOR CONVENIENCE OUTLETS TO BE LOCATED PER OWNERS' DIRECTION. EXTERIOR DUPLEX RECEPTACLE OUTLETS SHALL BE G.F.C.I. PROTECTED AND PROVIDED WITH WEATHERPROOF COVERS THAT ARE EFFECTIVE EVEN IF THE ATTACHMENT PLUG CAP IS NOT INSERTED.
- 10.2 ALL LIGHTING TO BE HIGH EFFICACY AND SWITCHED TO CONFORM TO MANDATORY MEASURES SUMMARY AT SHEET 2.

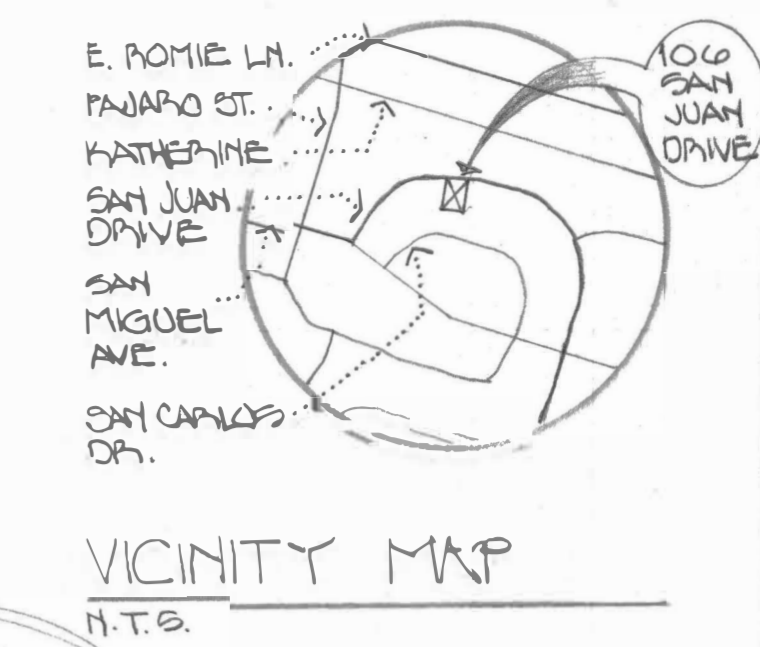
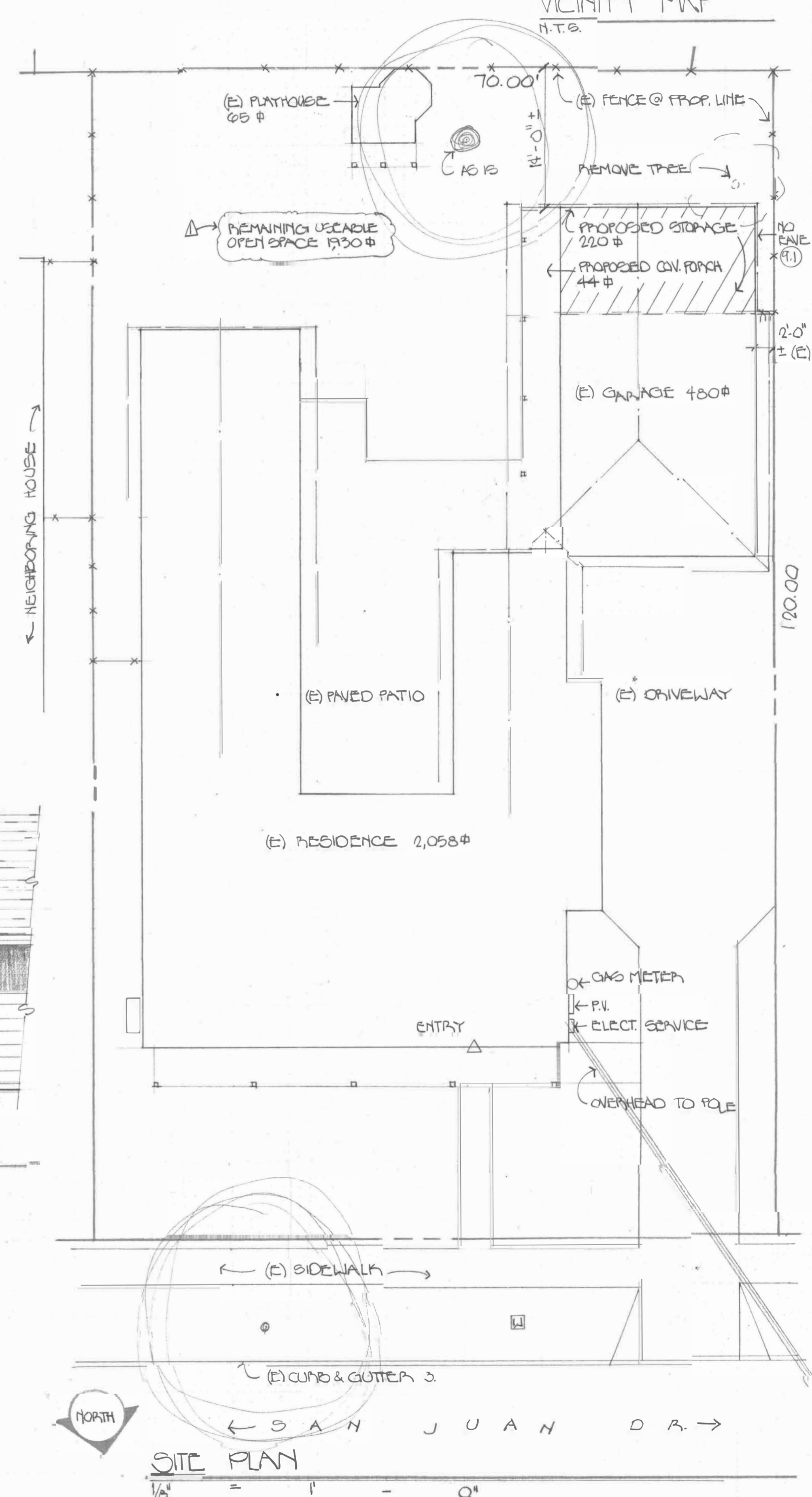
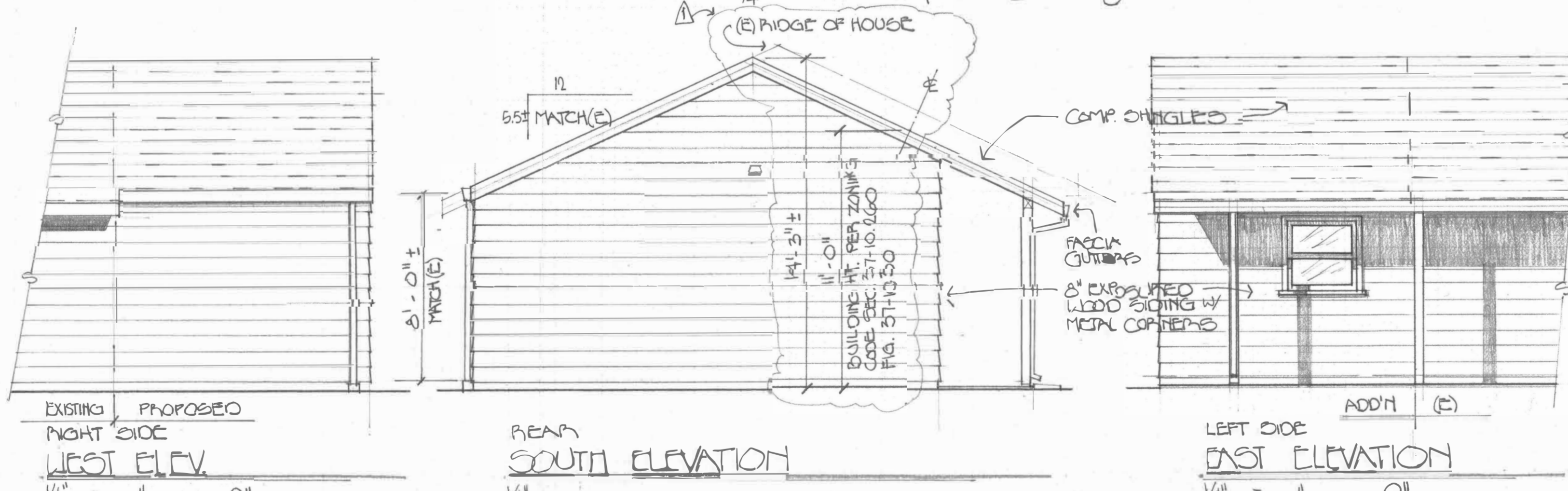
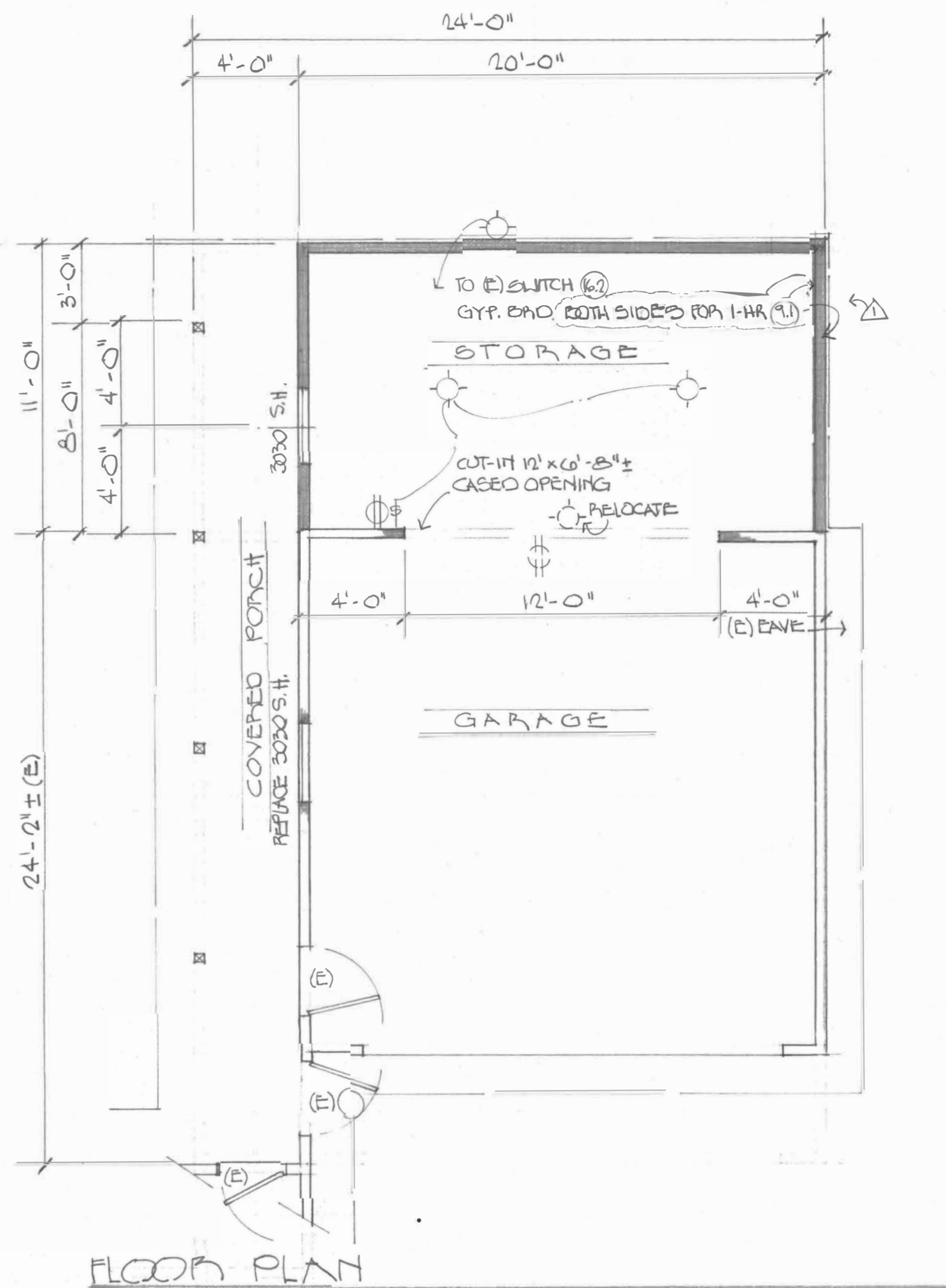


Exhibit B

DESIGN, DRAFTING & PERMIT EXPEDITORS
BLAKEMAN, JERRY & DOROTHY
 106 SAN JUAN DR. • SALINAS • 93901
 (509) 596-0758

MARK EDWIN MORRIS
 101 LIVE OAKS WAY • SALINAS • 93905
 (509) 444-1114 • MORRIS@GAMBERG.COM

PRINT: 10.30.21
 REVISION: 10.20.22
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