

# Schultz Building

Carmel-by-the-Sea, California

APN: 010-138-019  
BLOCK: 55 LOTS: 12



West Elevation

## PROJECT TEAM

<b>DESIGN:</b> CLAUDIO ORTIZ DESIGN GROUP INC. 26615 CARMEL CENTER PLACE #102 CARMEL, CA. 93923 TEL. (831) 626-4146 FAX. (831) 626-4544	<b>OWNER:</b> GREG SCHULTZ 875 14th STREET BOULDER, CO. 80302 TEL. (303) 956-2323
<b>STRUCTURAL ENGINEER:</b> CHRISTIAN LEE & ASSOCIATES, INC. 519 A HARTWELL ST. MONTEREY, CA. 93940 TEL. (831) 424-9000 STRUCTURALPLANS@GMAIL.COM	<b>MECHANICAL ENGINEER:</b> MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD. Suite 8 CARMEL, CA. 93923 TEL. (831) 372-8328 FAX. (831) 359-4173

## GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARD

1. All construction, workmanship and materials shall conform with the requirements of the 2019 California Code Edition, and any other governing code.
  2. The contractor shall verify all dimensions, elevations and site conditions and shall become completely familiar with the construction documents prior to starting construction.
  3. CODG, Inc. and Engineer shall be notified of any omissions or discrepancies in the working drawing and/or specifications before proceeding with any work so involved.
  4. All dimensions take precedence over scale shown on plans, sections and details.
  5. Specific notes and details take precedence over structural notes and typical details.
  6. Where specific details are not provided, construction can follow details for similar conditions, unless conflicts occur.
  7. The contractor shall be responsible for the design, installation and maintenance of all bracing and shoring required during construction until all construction is finalized.
  8. Job site safety is the sole responsibility of the contractor.
  9. See architectural drawings for the size and location of all door and window openings, location of nonbearing partitions, roof on floor elevations, roof slopes, architectural finishes, and other related information not indicated on the structural drawings.
  10. See mechanical, electrical and/or architectural drawing for the size and location of pipes, conduits, floor drains, vents, ducts, and other similar penetrations not indicated on the structural drawings.
- PROVIDE WATER PIPES & GAS PIPELINES & SCHEMATICS SHOWING THE SIZE OF DIFFERENT BRANCHES, VARIOUS LOAD DEMANDS, AND THE LOCATION OF POINT OF DELIVERY TO BUILDING DEPARTMENT PRIOR TO INSTALLATION & INSPECTION. Fire Sprinklers- Provide Sprinkler Drawings to the Fire Marshal for Review & Approval prior to installation.

## PROJECT DATA

FLOOR AREA	
FAR ALLOWED	5,400.0 SQ.FT.
EXISTING	
MAIN LEVEL	2,509.0 SQ.FT.
UPPER LEVEL	
APARTMENT ONE	819.0 SQ.FT.
STORAGE	48.0 SQ.FT.
RESTAURANT	1,140.0 SQ.FT.
UPPER LEVEL TOTAL	2,007.0 SQ.FT.
<b>TOTAL (E) GROSS FLOOR AREA:</b>	<b>4,516.0 SQ.FT.</b>
PROPOSED	
MAIN LEVEL	2,509.0 SQ.FT.
UPPER LEVEL	
APARTMENT ONE	819.0 SQ.FT.
STORAGE	48.0 SQ.FT.
APARTMENT TWO	1,104.0 SQ.FT.
NEW ADDITION	60.0 SQ.FT.
UPPER LEVEL TOTAL	2,031.0 SQ.FT.
<b>TOTAL (P) GROSS FLOOR AREA:</b>	<b>4,540.0 SQ.FT.</b>

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## PROJECT INFORMATION

LOT SIZE	4,000.0 SQ.FT.
A.P.N.	010-138-019-000
LEGAL DESCRIPTION	BLOCK: 55 LOT: 14
ZONING	A-2B (R-2)
CONST. TYPE	V-B
FIRE SPRINKLERS	YES EXISTING

## SCOPE OF WORK

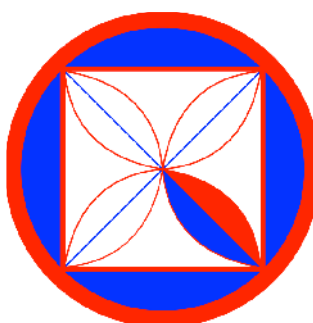
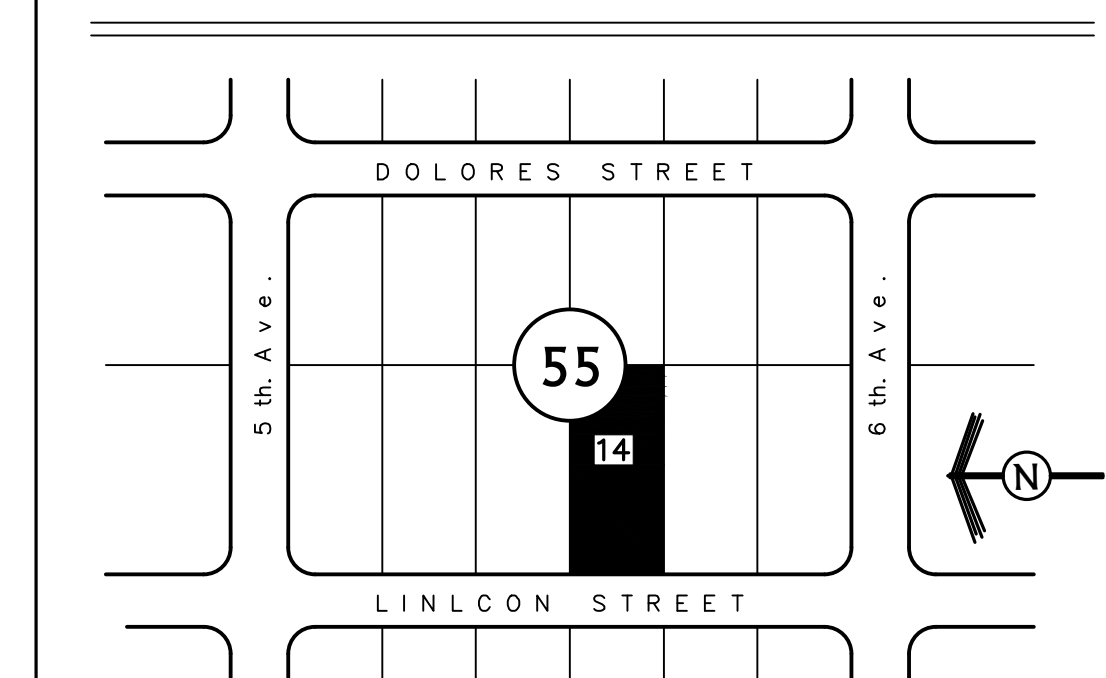
- INTERIOR WORK:**
1. EXISTING RESTAURANT TO BE REMOVED & REPLACED WITH NEW APARTMENT.
  2. NEW SMOOTH PLASTER OVER EXISTING PLASTER
  3. REMOVE (E) REAR STAIRS AND ADDING 60.0 SQ.FT. TO 2nd FLOOR APARTMENT
- EXTERIOR WORK:**
1. NEW WOOD WINDOWS AND DOORS.
  2. NEW SMOOTH PLASTER OVER EXISTING PLASTER
  3. NEW DORMERS WITH COPPER ROOF

## EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 9-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAN 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

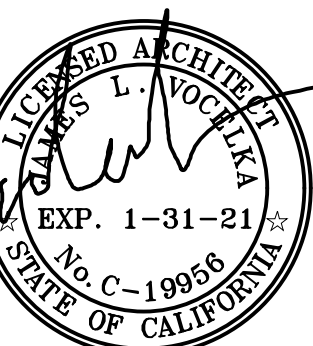
## VICINITY MAP

NOT TO SCALE



**CODG**  
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REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
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PHONE: 831-865-6644  
LICENSE NUMBER: C-19956



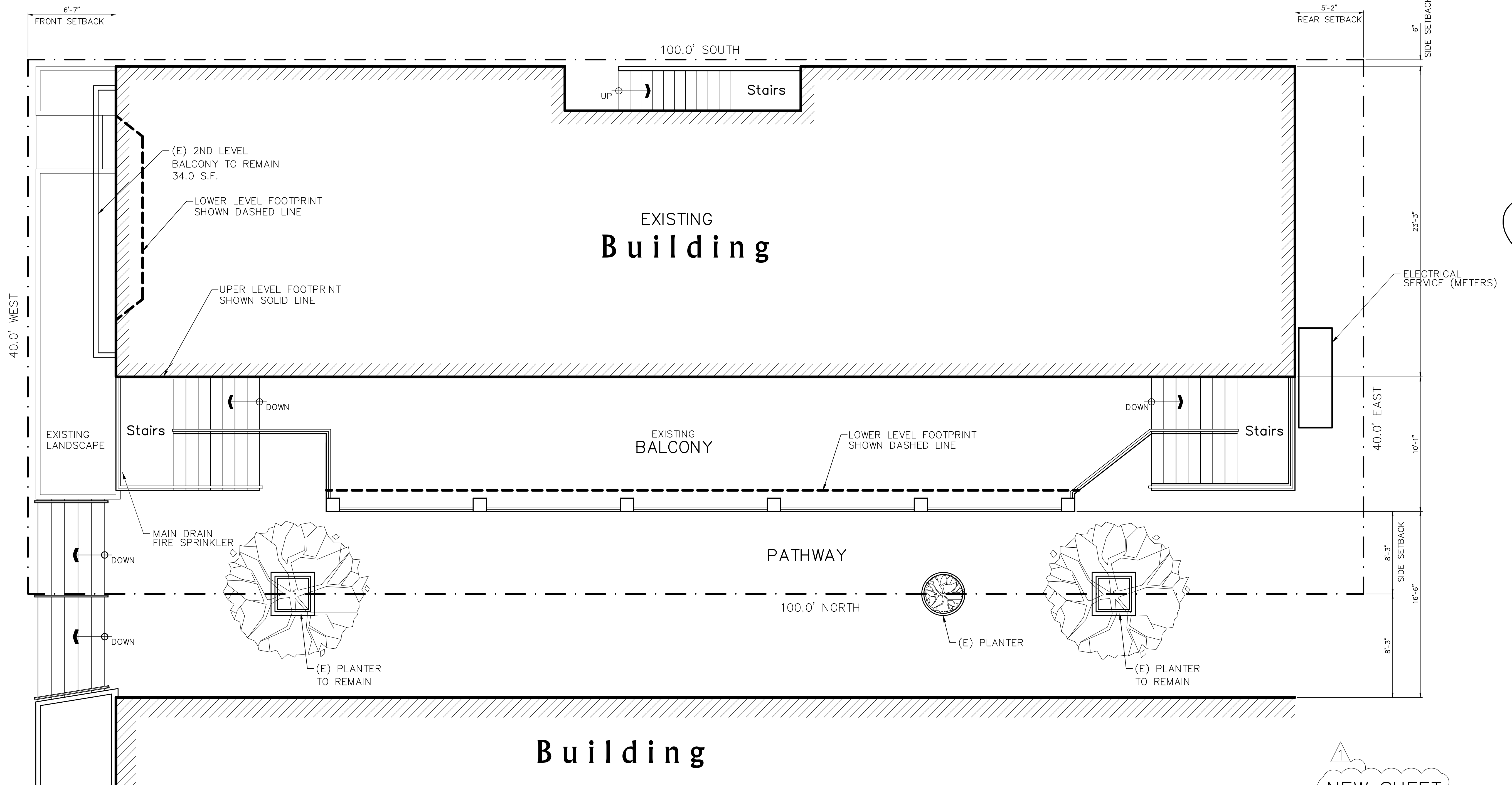
**REVISIONS:**  
PLN 01-15-21

**PROJECT:**  
Schultz Building  
S/e Lincoln St. Bet. 5th & 6th Ave.  
BLOCK: 55 LOTS: 10 & 12  
APN: 010-138-019  
**PROJECT NO.:**  
18-01

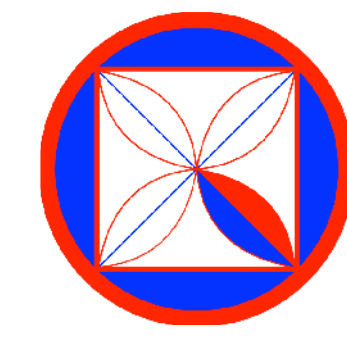
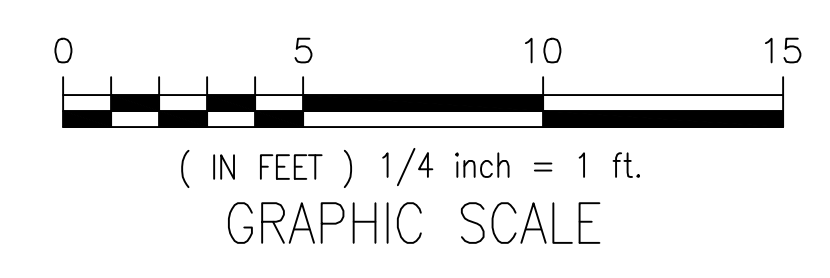
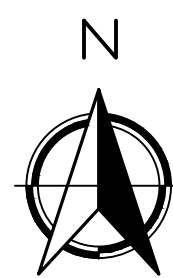
**ISSUE:**  
05-14-2020  
**DRAWN BY:**  
AJOrtiz

**COVER NOTES**  
SCALE: 1/4" = 1'  
**CN**

Lincoln Street

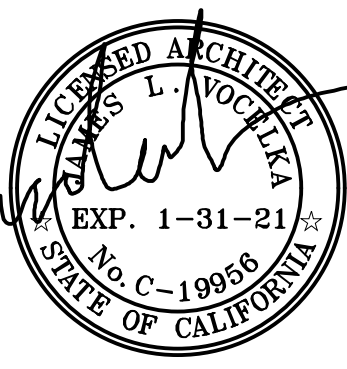


NEW SHEET



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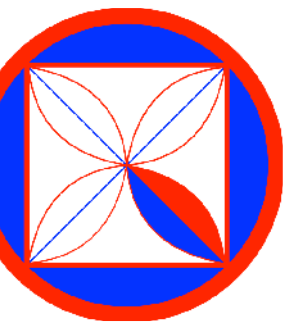
DRAWN BY:  
 AJOrtiz

SITE PLAN  
 EXISTING

SCALE: 1/4" = 1'

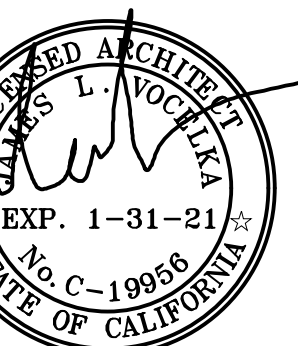
**A1.0**





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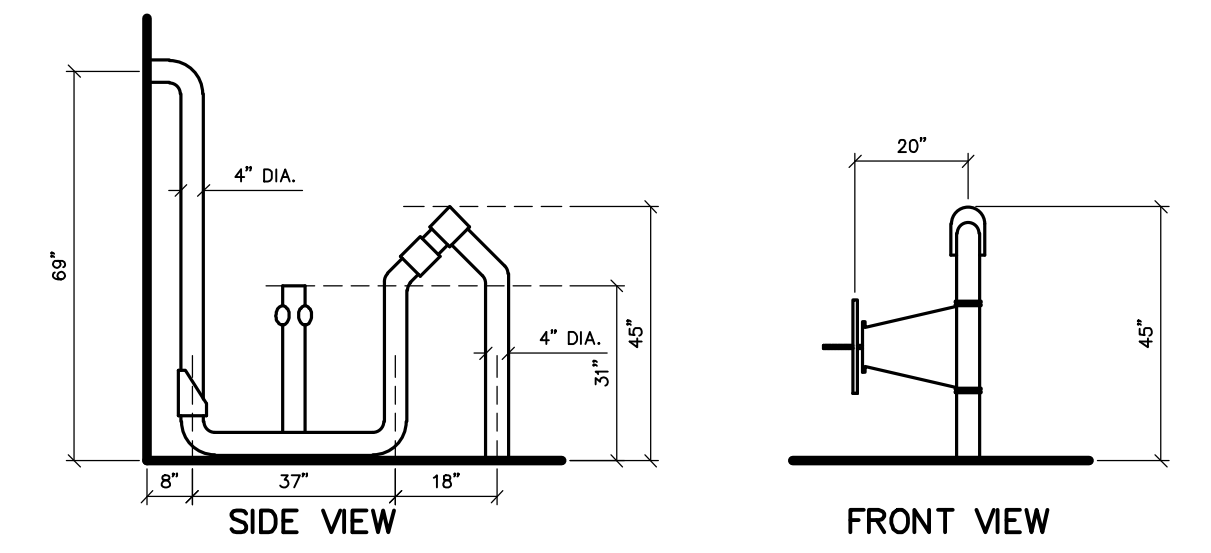
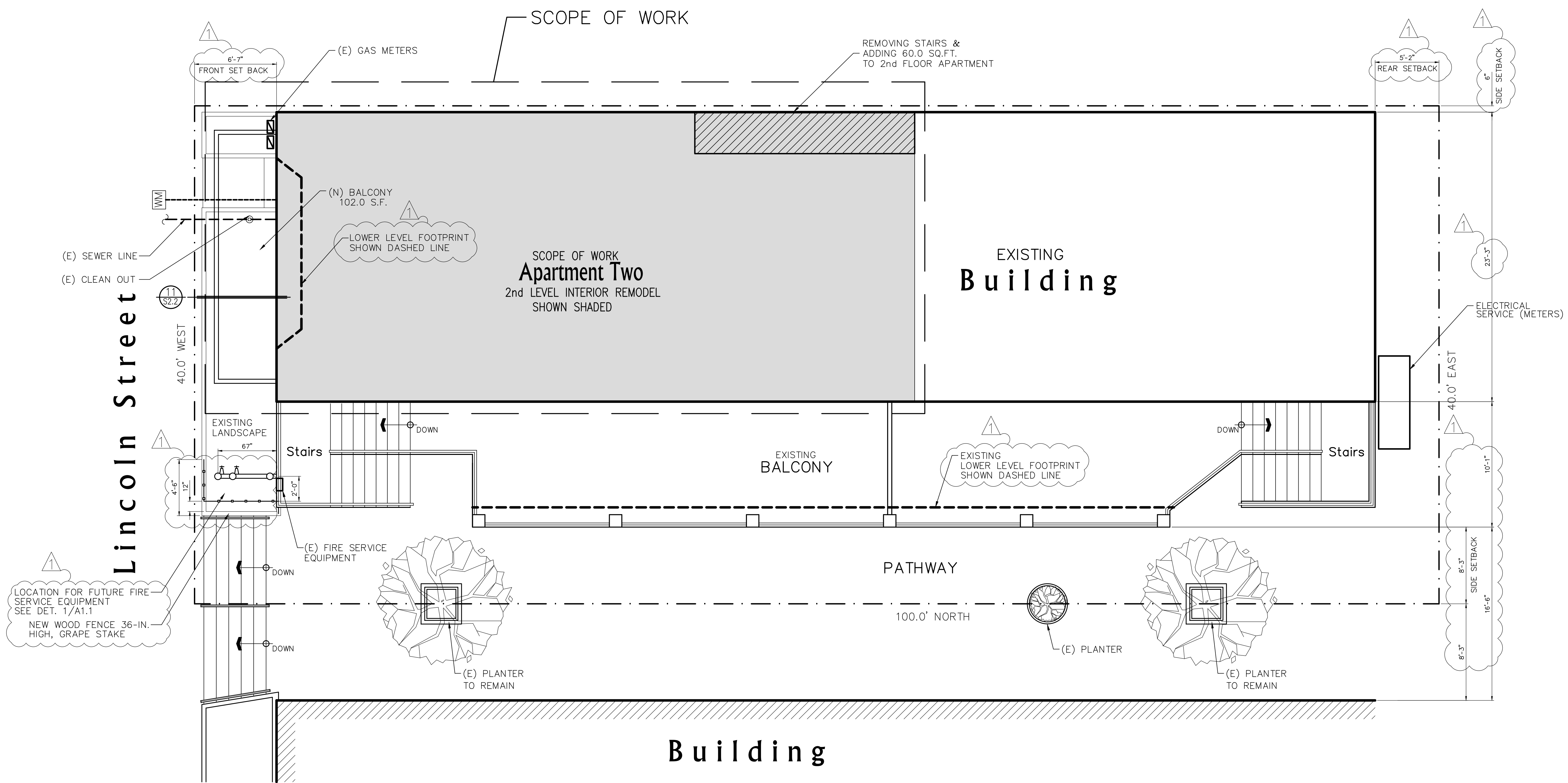
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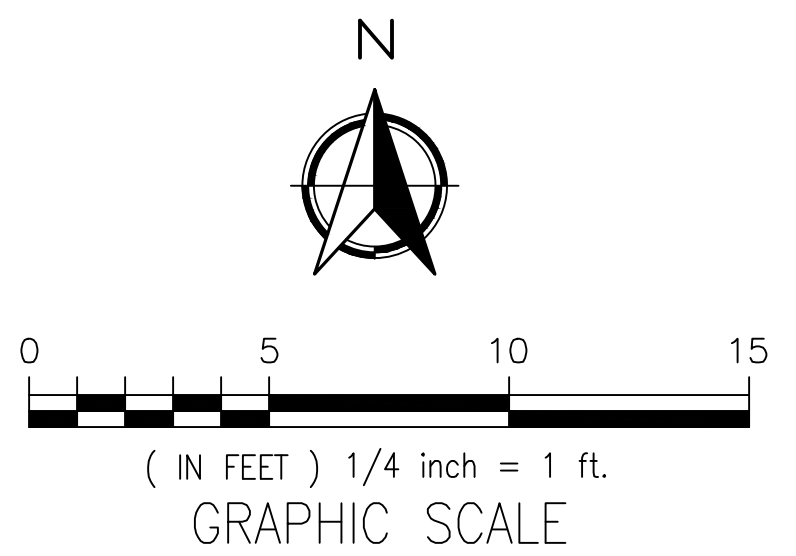
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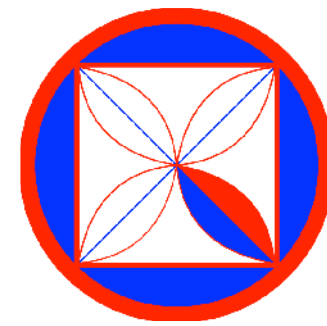
DRAWN BY:  
 AJOrtiz

SITE PLAN  
 PROPOSED  
 SCALE: 1/4" = 1'  
**A1.1**



FIRE SERVICE EQUIPMENT 1





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MAIN & UPPER LEVEL  
 DEMOLITION PLANS  
 (PROPOSED)

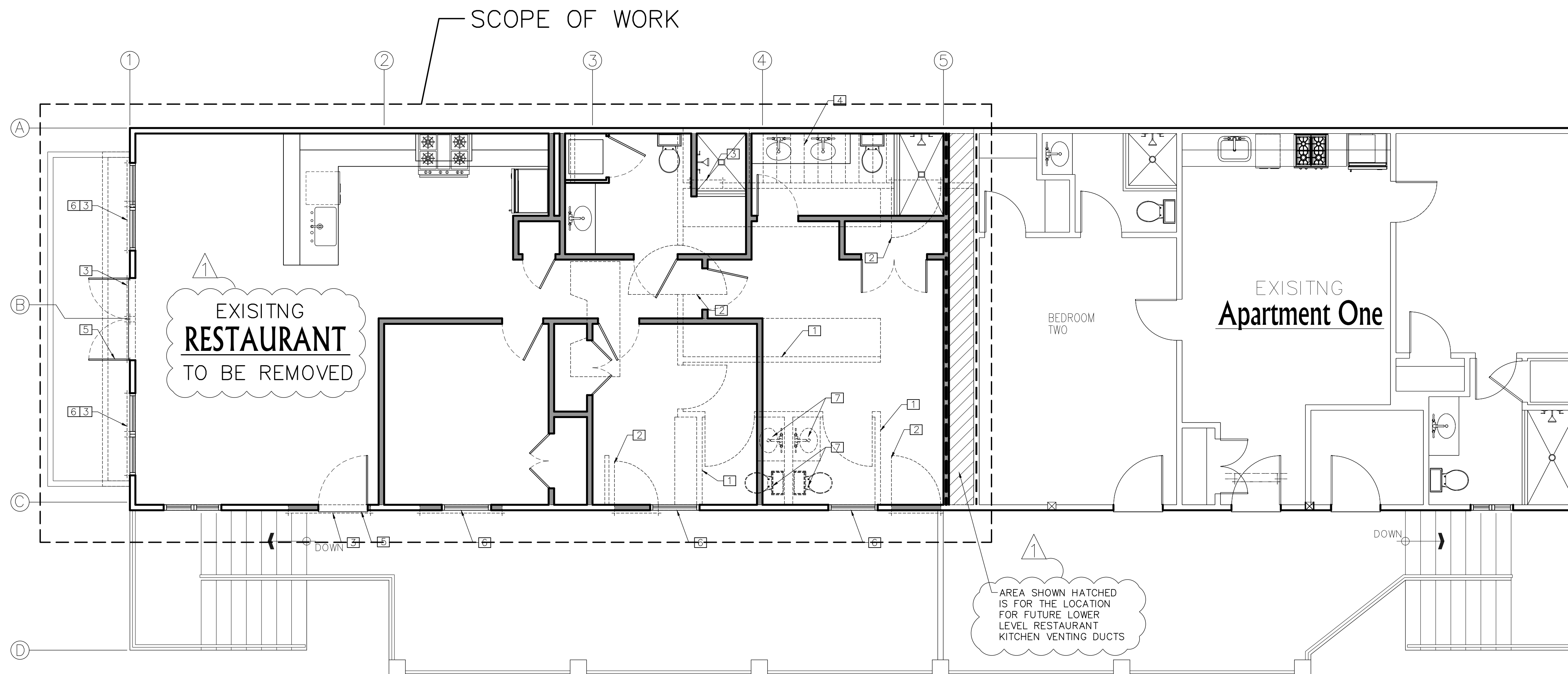
SCALE: 1/4" = 1'  
**A2.0**

**KEY NOTES**

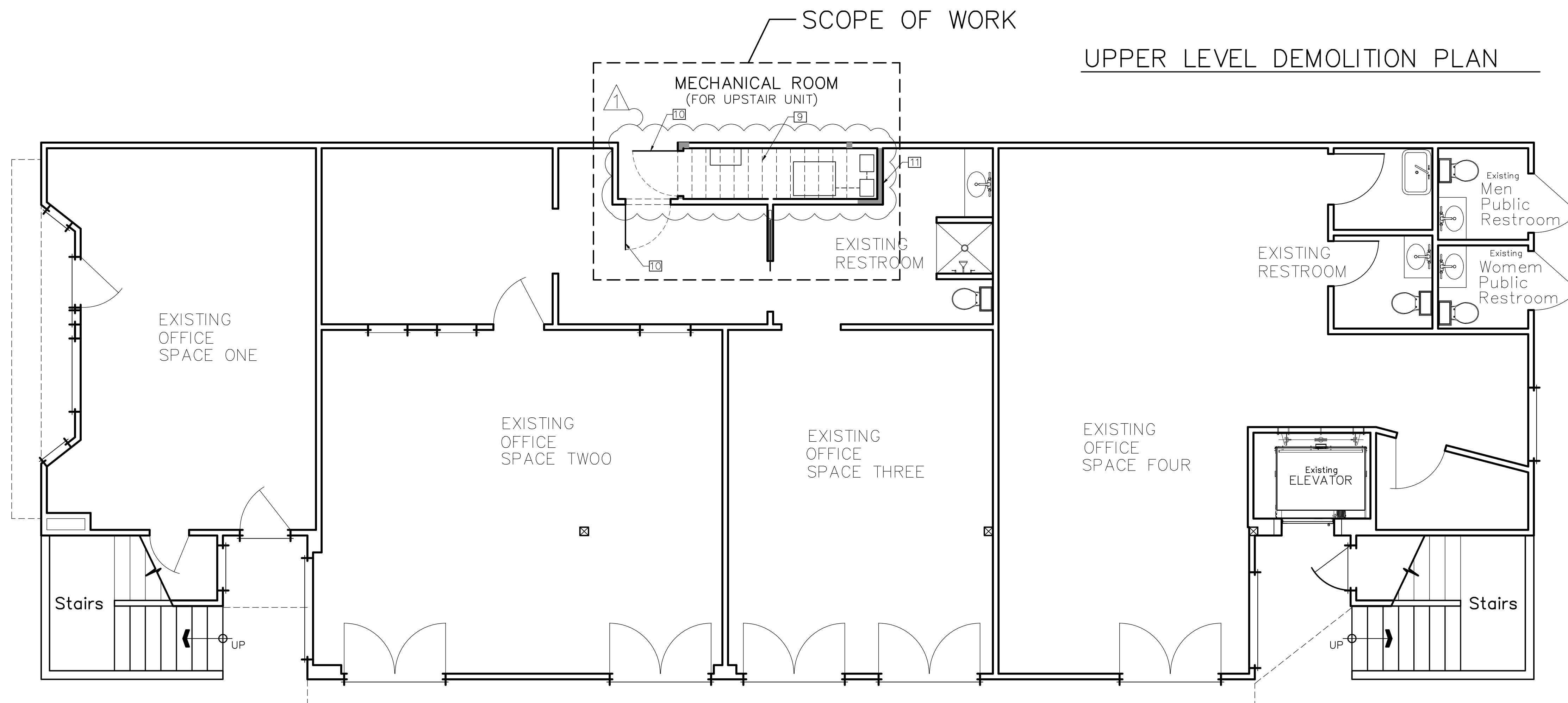
- 1 (E) WALLS TO BE REMOVED
- 2 (E) DOORS TO BE REMOVED
- 3 (E) WINDOWS TO BE REMOVED
- 4 (E) STAIRS TO BE REMOVED
- 5 PREPARE AREA FOR NEW DOORS
- 6 PREPARE AREA FOR NEW WINDOWS
- 7 (E) PLUMBING FIXTURES TO BE RELOCATED
- 8 (N) PLUMBING FIXTURES
- 9 (E) STAIRS TO BE REMOVED
- 10 PREPARE AREA FOR NEW DOORS
- 11 (N) WALL PER PLAN

**GENERAL NOTES:**

1. All interior and exterior walls to be 2x4 studs typ. u.n.o.
2. Attic ventilation openings shall be covered with corrosion resistant metal mesh w/ mesh openings of 1/4" in dimension.
3. Window adjacent to tubs, showers and tub/shower, stairways, or adjacent to and within 24 in. of either edge of door shall be fully tempered, laminated safety glass or approved plastic, per C.C.E. 2019.
4. Sleeping rooms shall have a window or exterior door for emergency escape. Sill height shall not exceed 44" above the floor. Windows must have an operable area of at least 5.7 SQ. FT. with the minimum operable width 20" and the minimum operable height 24". The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. C.C.E. 2019.
5. Appliance in confined spaces: provide two opening enclosures each having 1 SQ. IN. per 1000 BTU/H input freely communicating with other unconfined interior spaces. Minimum 100 SQ. IN. each opening, per 98 C.C.E. 2019.
6. Cementitious backer board to be used under all tile work at all showers and baths to a minimum height of 72" above drain inlet.
7. Toilet spaces shall be at least 30" wide, with at least 24" clear in front of water closet.
8. Base material beneath shower pans shall be sloped to drain per C.C.E. 2019.
9. All new glazing (fenestrations) will be installed with a certifying label attached, showing the U-Value.
10. Mechanical system to be design build-condenser
11. See title 24 energy calculations for min.BTU and FAU locations to be determined by design build contractor required for heating and cooling systems.
12. All openings around gas vents, ducts, pipes, chimneys, and fireplaces at the ceiling shall be fiber blocked with non-combustible material per C.C.E. 2019.
13. Provide fire blocking at 10 foot intervals in concealed spaces both horizontally and vertically per C.C.E. 2019.
14. Under floor spaces to be mechanically ventilated. Engineering to be design/build.
15. Anti-Siphon Devices required at all exterior hose bibs.
16. Upper cabinets shall be a minimum of 18" above finished deck or the hood is to be installed per manufacturer's requirements with clearances as required by the range/cooktop manufacturer's installation instructions. Provide minimum clearance to combustibles materials per C.C.E. 2019.
17. All stairs and risers shall be of uniform size and shape except that the largest tread run in any flight of stairs cannot exceed the smallest run in any flight of stairs cannot exceed by more than 3/8". Per C.C.E. 2019.



UPPER LEVEL DEMOLITION PLAN

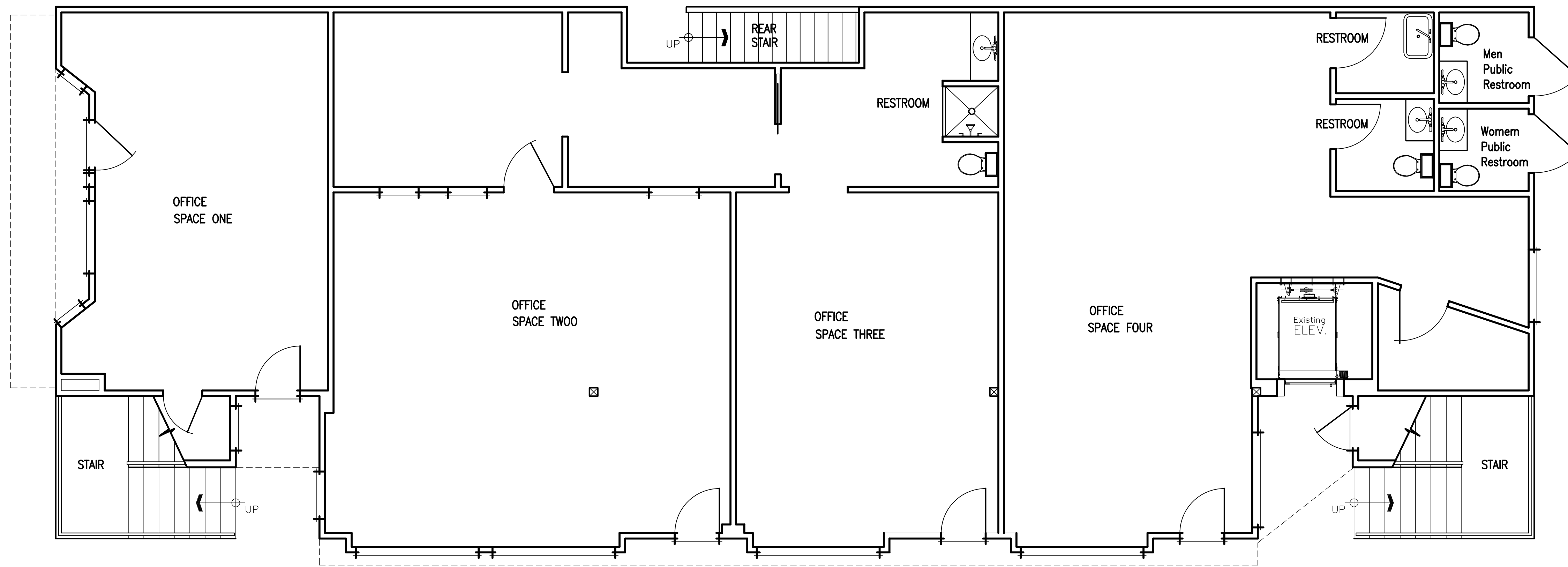


MAIN LEVEL DEMOLITION PLAN

**Wall Legend**

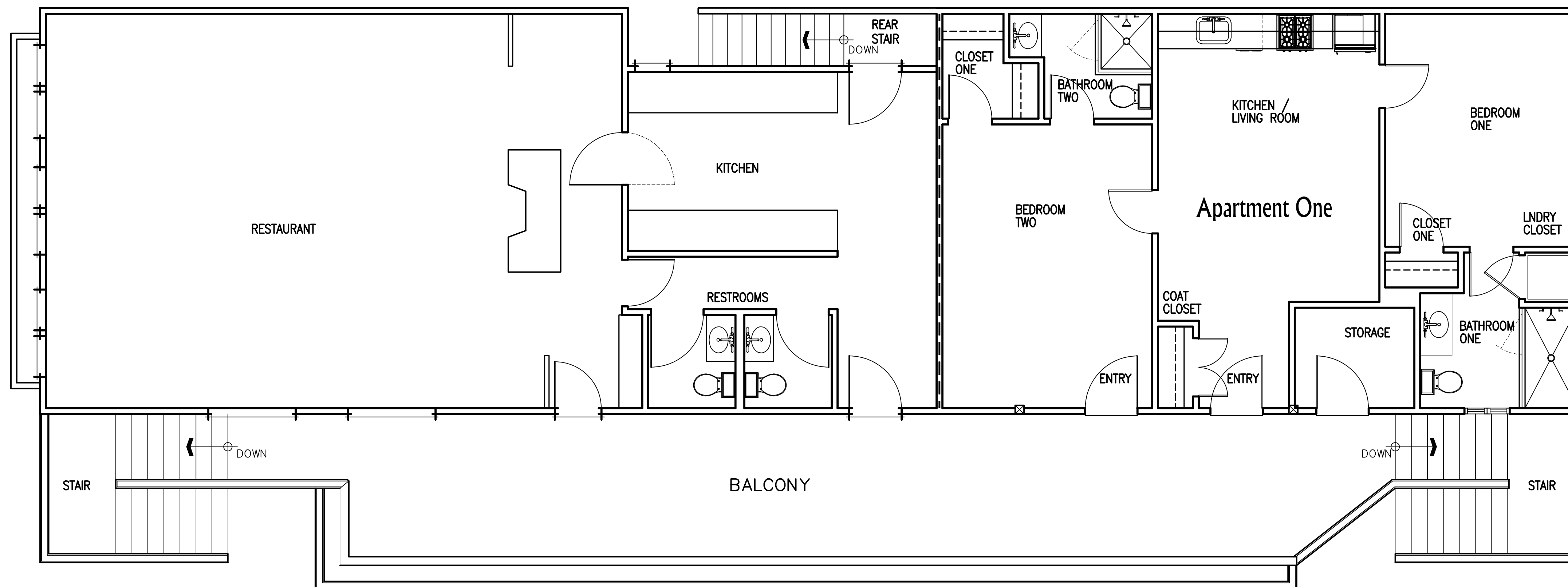
- 2x ALL INTERIOR WALLS
- EXISTING WALLS TO BE REMOVED
- NEW WALLS



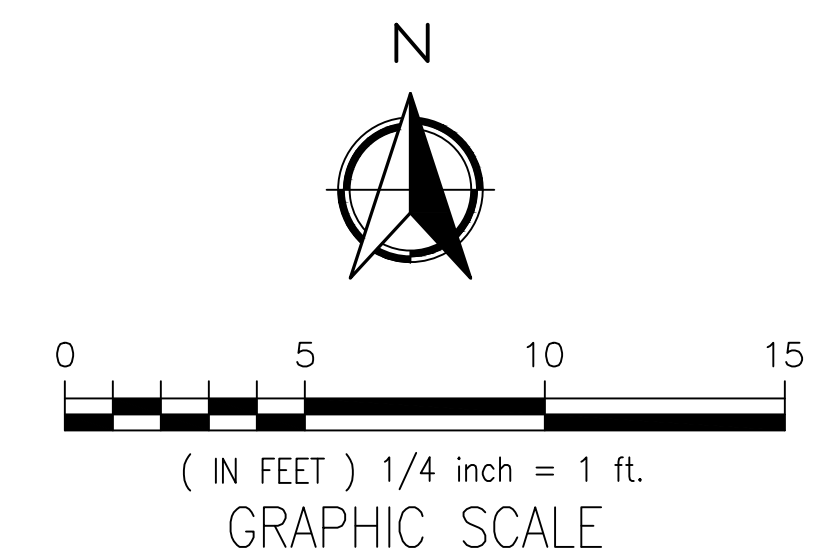


MAIN LEVEL

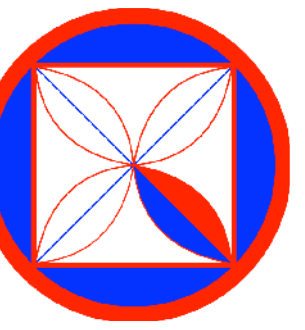
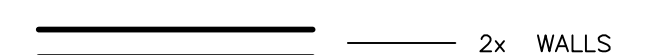
UPPER LEVEL DEMOLITION PLAN



MAIN LEVEL DEMOLITION PLAN

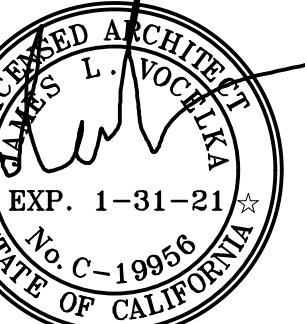


Wall Legend



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 LICENSE NUMBER: C-19956



REVISIONS:  
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ISSUE:  
 02-04-2021

DRAWN BY:  
 AJOrtiz

MAIN & UPPER  
 LEVEL PLANS  
 (EXISTING)

SCALE: 1/4" = 1'

**A2.1**

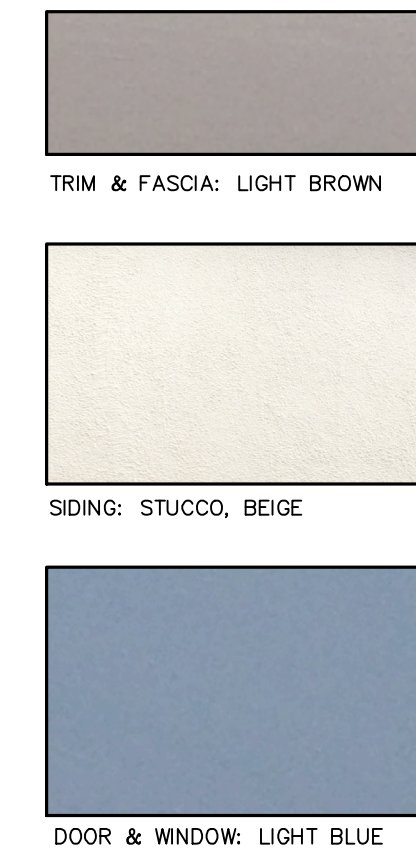
KEY NOTES THESE KEY NOTES ONLY APPLY TO THIS SHEET

GENERAL

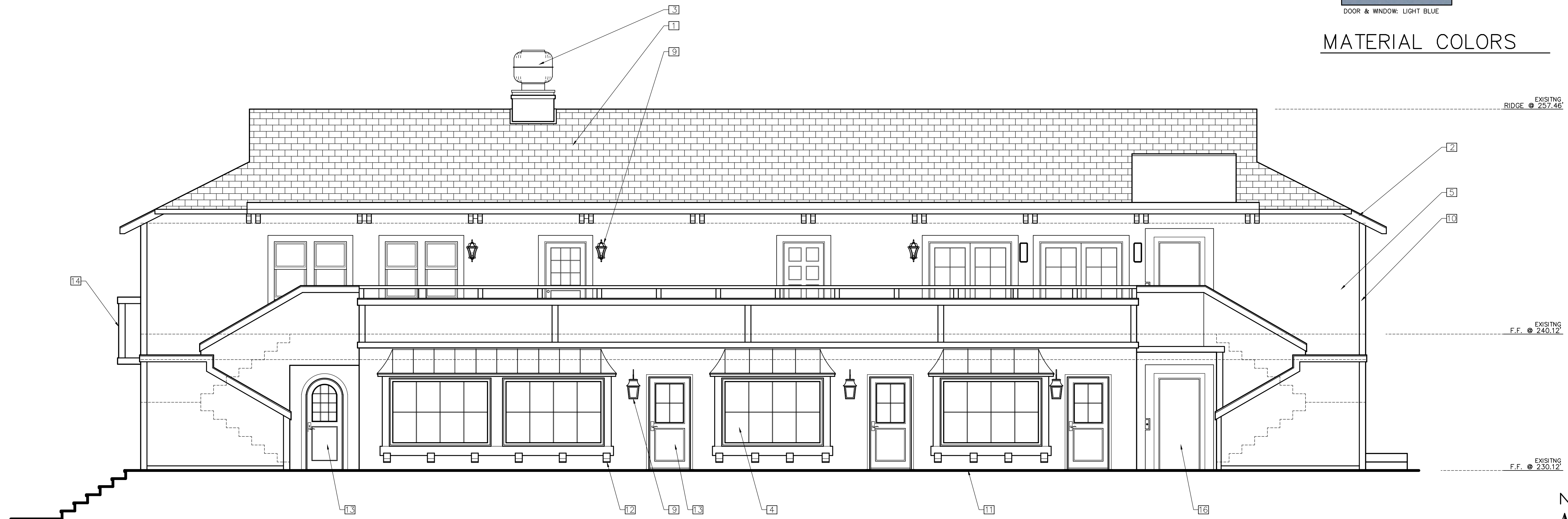
- 1 ROOF: ASPHALT SHINGLE ROOF CLASS "A" MIN. ROOF COVERING
- 2 FASCIA 2X, BROWN
- 3 VERTICAL DISCHARGE COVER
- 4 WOOD WINDOW, LIGHT BLUE COLOR
- 5 SIDING: STUCCO, BEIGE COLOR
- 6 BRICKS
- 7 WOOD DOORS, LIGHT BLUE COLOR
- 8 FIRE SERVICE EQUIPMENT
- 9 LIGHT FIXTURE: COPPER, 25 WATTS MAX.
- 10 TRIM: LIGHT BROWN
- 11 GRADE WHERE OCCURS
- 12 6X WOOD BEAMS, NATURAL W/LIGHT STAIN
- 13 WOOD DOOR, LIGHT BLUE COLOR
- 14 BALCONY
- 15 SHED ROOF
- 16 ELEVATOR DOOR, LIGHT BROWN COLOR



WEST ELEVATION



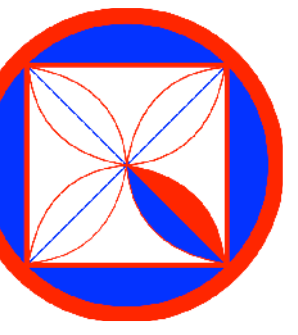
MATERIAL COLORS



SOUTH ELEVATION



( IN FEET ) 1/4" = 1' .  
GRAPHIC SCALE



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NO. C-19956  
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PHONE: 831-663-6644  
LICENSE NUMBER: C-19956



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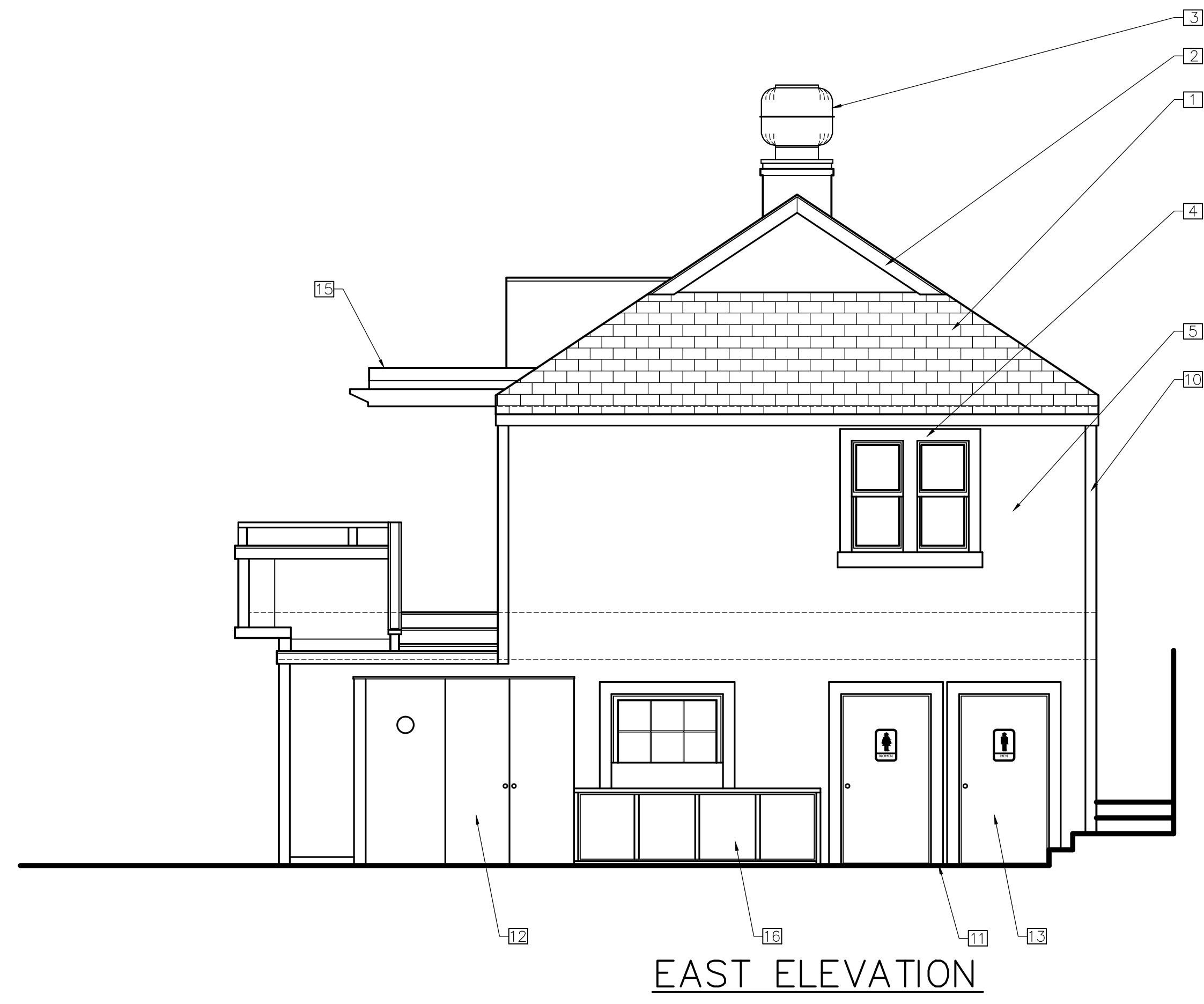
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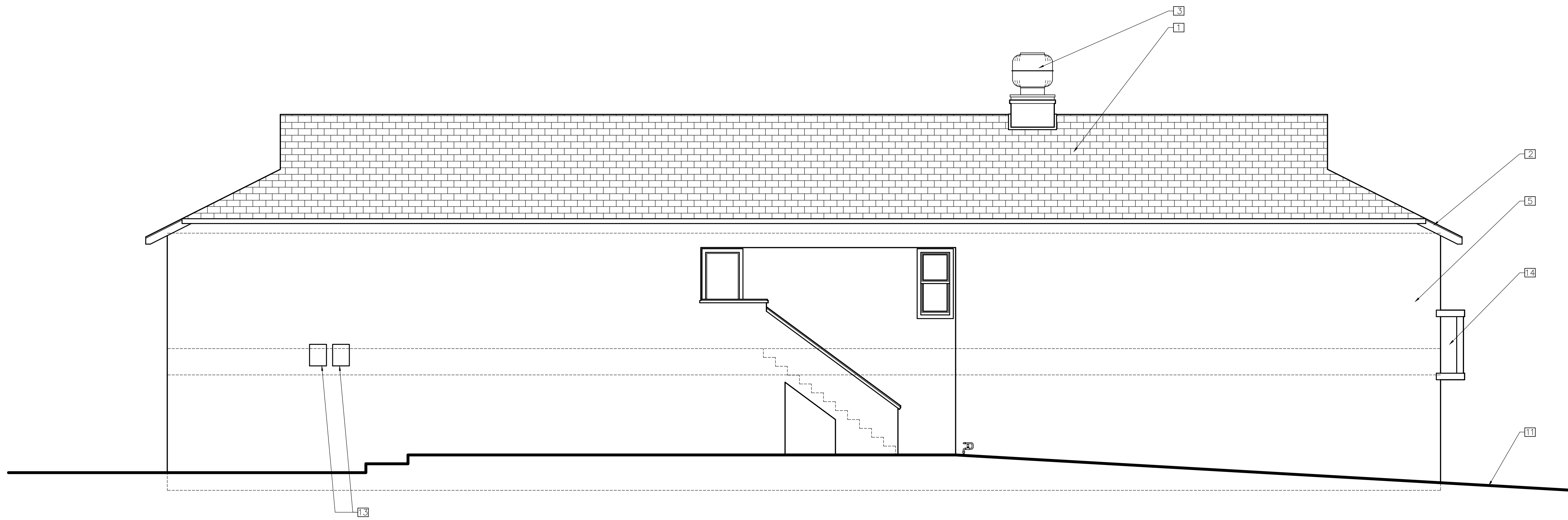
MAIN & UPPER  
LEVEL PLANS  
(EXISTING)

SCALE: 1/4" = 1'  
**A2.2**



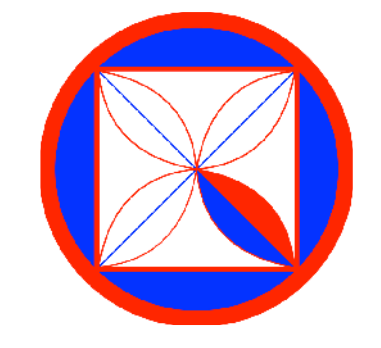
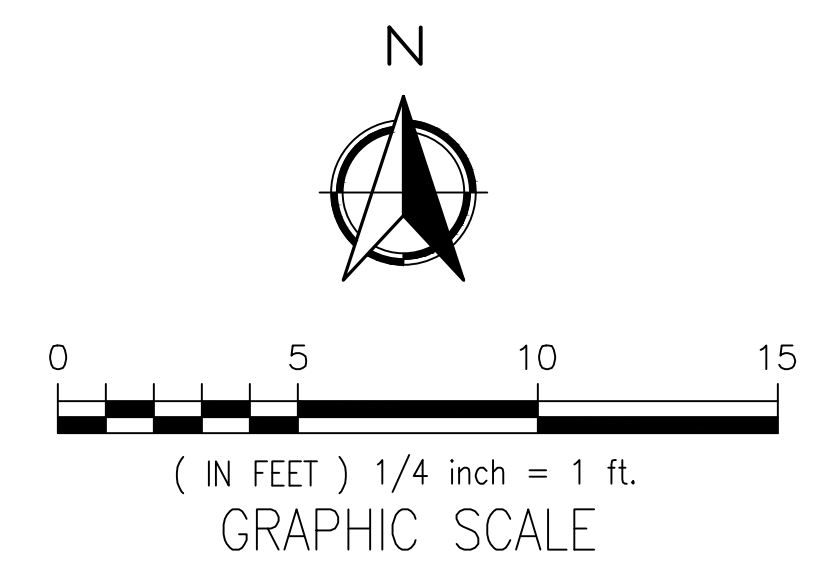


EAST ELEVATION



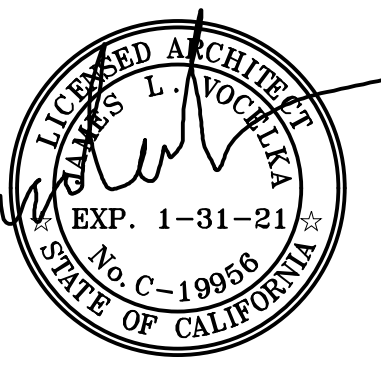
NORTH ELEVATION

- KEY NOTES THESE KEY NOTES ONLY APPLY TO THIS SHEET
- GENERAL**
- 1 ROOF: ASPHALT SHINGLE ROOF CLASS "A" MIN. ROOF COVERING
  - 2 FASCIA 2X, BROWN
  - 3 VERTICAL DISCHARGE COVER
  - 4 WOOD WINDOW, LIGHT BLUE COLOR
  - 5 SIDING: STUCCO, BEIGE COLOR
  - 6 -----
  - 7 WOOD DOORS, LIGHT BLUE COLOR
  - 8 -----
  - 9 TANKLESS WATER HEATERS
  - 10 TRIM: LIGHT BROWN
  - 11 GRADE WHERE OCCURS
  - 12 ELECTRICAL EQUIPMENT
  - 13 WOOD DOOR, LIGHT BLUE COLOR
  - 14 BALCONY
  - 15 SHED ROOF
  - 16 TRASH ENCLOSURE



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MAIN & UPPER  
 LEVEL PLANS  
 (EXISTING)

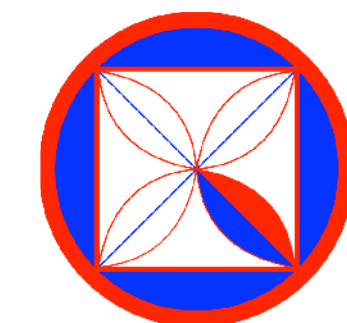
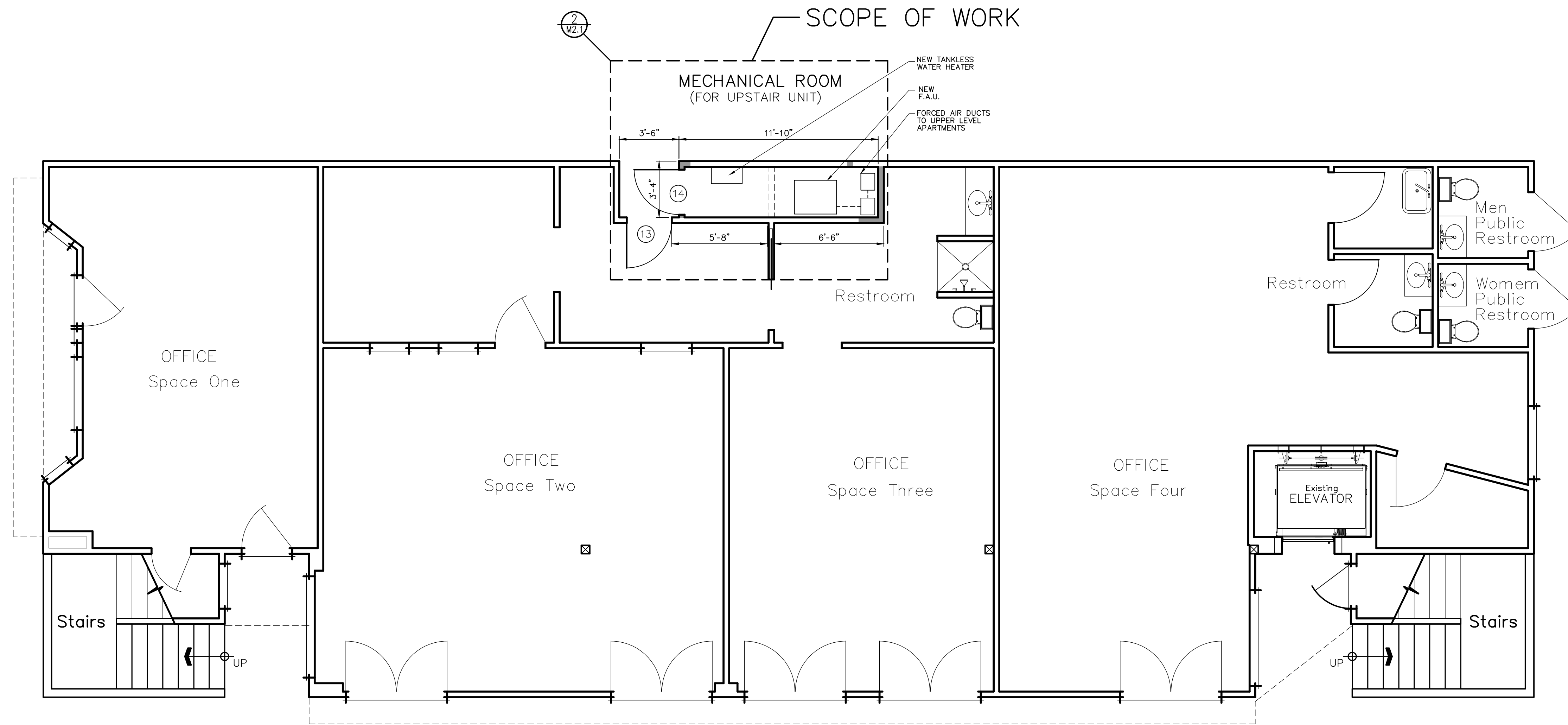
SCALE: 1/4" = 1'

**A2.3**

**GENERAL NOTES:**

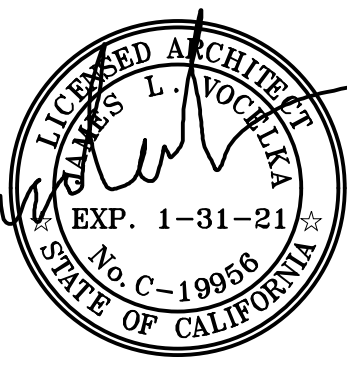
THIS PROJECT SHALL COMPLY WITH THE:  
 2019 CALIFORNIA BUILDING CODES  
 2019 CALIFORNIA PLUMBING CODES  
 2019 CALIFORNIA FIRE CODES  
 2019 CALIFORNIA ELECTRICAL CODES  
 2019 CALIFORNIA ENERGY CODES  
 2019 CALIFORNIA MECHANICAL CODES  
 2019 CALIFORNIA RESIDENTIAL CODES  
 2019 CALIFORNIA GREEN BUILDING CODES

- All construction shall meet the requirements of the C.B.C. 2019 edition.
- Insulation shall be installed in ceilings, all exterior walls, around water heaters, walls around air conditioning plenums and between floor joists. Insulation contractor shall post a copy of the "Certificate of Compliance". Insulation shall conform to flame spread rating and smoke density requirements of C.B.C. 2019 Edition.
- Insulate areas as follows:  
 Ceilings: R-19 over garage Floors: R-19  
 Walls: R-15 R-30 at cantilevered conditions
- All windows shall comply with the State of California energy conservation codes, Title 24. See Title 24 calculations included or attached to these plans.
- All interior wall finishes shall be rated flame spread, Class II.
- Water closet compartment shall be a minimum of 30" width with 24" clear in front.
- All gas burning equipment shall have combustion air within 12" of the floor and ceiling.
- All prefabricated fireplaces shall have tight-fitting doors. Outside combustion air intake (6 square, minimum) and a tight fitting damper, for further specifications, see Title 24 energy requirements.
- All attic access openings shall be not less than 22"x30" & 30" of clear headroom provides above the access openings.
- Provide water-resistant gypsum board behind all ceramic tile or other wall finishes as per requirements
- Garage to Dwelling Separation: The private garage shall be separated from the dwelling unit and its attic area by means gypsum board not less than 5/8" thick per city of Carmel Ordinance, applied to the garage side.  
 Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" inch type X gypsum board or equivalent. (CBC 406.3.4.1)  
 Doors from garage to dwelling units shall be either solid wood door or solid or honeycomb core steel door not less than 1-3/8" thick; or 20 minute rated door. The door shall be self-closing and self-latching.
- OMITTED
- For storage and laundry rooms have been established at 7'-0" the same as for kitchens and bathrooms. Ceiling heights for occupiable and spaces remains at 7'-6".
- All tub/shower combinations shall be fitted with brass ferrule overflow and drains. Provide an approved water-proof material (tile or fiberglass). A minimum of 6'-0" in height for water protection. All tub/shower shall be fitted with approved safety glass enclosure or a curtain rod.
- Per the California ed. of the CGBCS, in Sec. 4.303.1 For all building alterations or improvements to a single family residential property, existing plumbing in the entire house that do not meet current flow rates will need to be upgraded.  
 Water closet: ≤ 1.28 gal/flush  
 Single Water Heads: ≤ 1.8 gpm @ 80 psi  
 Multiple Shower heads: Shall have a combined flow rate of not more than 1.8 gmp in accordance with the current CGBCS 4.3030. or only one shower head outlet is to be operation at a time.  
 Lavatory Faucets: Max. Flow Rate ≤ 1.2 gpm @ 60 psi ;  
 Min. Flow Rate ≥ 0.8 gmp @ 20 psi  
 Kitchen Faucets: < 1.8 gpm @ 60 psi; temporary increase to - 2.2 gpm allowed but shall default to 1.8 gpm
- Primary approved smoke detectors, receiving their primary power from house wiring with a battery back-up, in each sleeping room, centrally located in the corridor/bedroom accessway, in a room with a 24" ceiling height difference leading to such corridor/accessway, and at each floor level.
- Final inspection and approval from Water District required prior to City final approval.
- Install no threshold greater than 3/4" in height Per CBC 1010.1.7.
- Anti-siphon devices at all exterior hose bibbs
- Gas system plans to be reviewed and approved by the building official prior to beginning work on the system, not prior to inspection.
- Shower compartments and wall above bathtubs with installed shower heads shall be finished with a smooth nonabsorbent surface to a height not less than 72-inches above drain inlet. (CBC 1210.2.3)
- Plumbing vents to terminate 6" above roof and 36" from any property line.
- N/A
- The Maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 F degrees by a device that is in accordance with ASSE 1070 or CSA B125.3. the water heater thermostat shall not considered a control for meeting this provision. (CPC 409.4)
- Through-the-wall vent termination will comply with the following. The vent terminal of direct-vent appliance with an input of 10,000 Btu/h or less shall be located at six (6) inches from any air opening into a building, and such an appliance with an input over 10,000Btu/h but not over 50,000 Btu/h shall be installed with nine (9) inches of vent termination clearance, and an appliance with an over 50,000 Btu/h shall have at least a twelve (12) inch vent termination clearance. The bottom of the vent terminal and the air intakes shall be located at least twelve (12) inches above grade (CMC 802.8.2).
- Provide makeup air for the clothes dryer. When a closet is designed for the installation of clothes dryer, a minimum opening of 100-inches shall be provided in the door. (CMC 504.4.1)
- Provide source of combustion air to furnace and water heater in compliance with 2019 CMC Chapter 7.
- OMITTED
- The first 5 feet of hot and cold water pipes from the storage tank for non-recirculating system shall be thermally insulated with a minimum of 1"(75") thick insulation for hot (cold) water pipes with a diameter less than or equal to 2-inches or 1.5"(1") for hot (cold) water pipes with a diameter greater than 2-inches. (150)(b)(2)(CenC)
- Fireplace Per California Energy Code 150(e)  
 A. Glosable doors covering the entire opening on one or two sides of the fireplace.  
 B. A Combustion air intake with damper directly into the firebox from the outside.  
 C. A flue damper with a readily accessible control.
- Provide (2) copies of the waste and vent, water pipes and gas pipe line Schematics/Isometrics showing the size of the different branches, the various load demands, and the location of the point of delivery.  
 [THE REFERENCE SCHEMATICS/ISOMETRICS SHALL BE INCLUDED IN THE DEFERRED PLUMBING PERMIT APPLICATION SUBMITTALS.]
- An approved CO alarm shall be provided on each floor and in all sleeping areas having fuel burning appliances or fireplaces in accordance with (CRC Sec.315.)



**CODG**  
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 WWW.CODGINC.COM

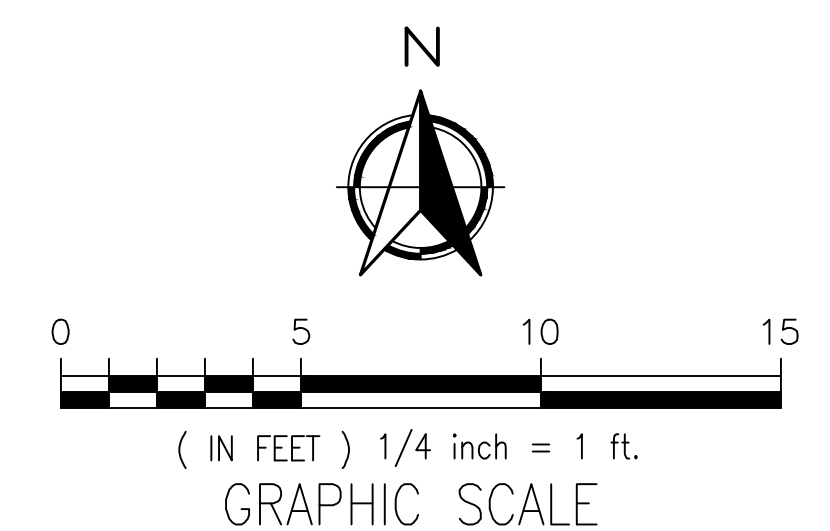
**JAMES "JIM" VOELKA ARCHITECT**  
 ARCHITECT  
 10000 RAYBURN AVENUE, SUITE 200  
 SAN JUAN CAPISTRANO, CA 92521  
 PHONE: 831-665-6644  
 LICENSE NUMBER: C-19956



REVISIONS:  
 06-14-2020

PROJECT:  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 10 & 12  
 APN: 010-138-019  
 PROJECT NO:  
 18-01

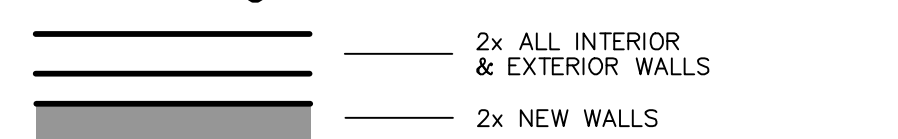
ISSUE:  
 05-14-2020  
 DRAWN BY:  
 AJOritz



**Interior Environment**

- Provide minimum required squared footage for escape and rescue window is reduced from 5.7 square feet to 5.0 square feet for grade floor opening, all other required demension are the same as current code.
- Unless an exterior door is provided, one window sill in each bedroom shall have a finished height of not more than 44" above the floor. Such window shall have a clear operable area of not less than 5.7 sq. ft. with no dimension less than 24" inches height or 20" inches width.

**Wall Legend**



**Proposed Floor Area**

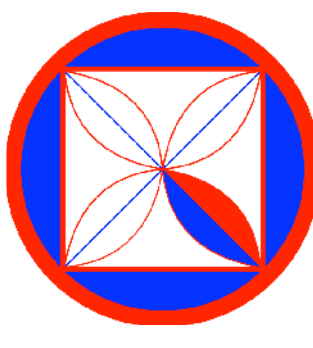
APARTMENT ONE	819.0 SQ.FT.
STORAGE ROOM	48.0 SQ.FT.
APARTMENT TWO	1,104.0 SQ.FT.
APARTMENT TWO (ADDITION)	60.0 SQ.FT.
TOTAL	2,031.0 SQ.FT.

MAIN LEVEL  
 FLOOR PLAN  
 (PROPOSED)

SCALE: 1/4" = 1'

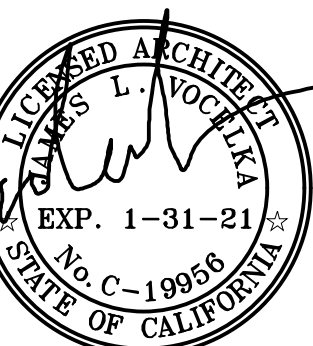
**A3.0**





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**JAMES "JIM" VOELKA ARCHITECT**  
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 OAKLAND, CA 94612  
 PHONE: 831-965-6644  
 LICENSE NUMBER: C-19956



REVISIONS:  
 PLN 01-15-21

PROJECT:  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 10 & 12  
 APN: 010-138-019  
 PROJECT NO:  
 18-01

ISSUE:  
 05-14-2020

DRAWN BY:  
 AJOritz

APARTMENT  
 UPPER LEVEL  
 FLOOR PLAN  
 (PROPOSED)

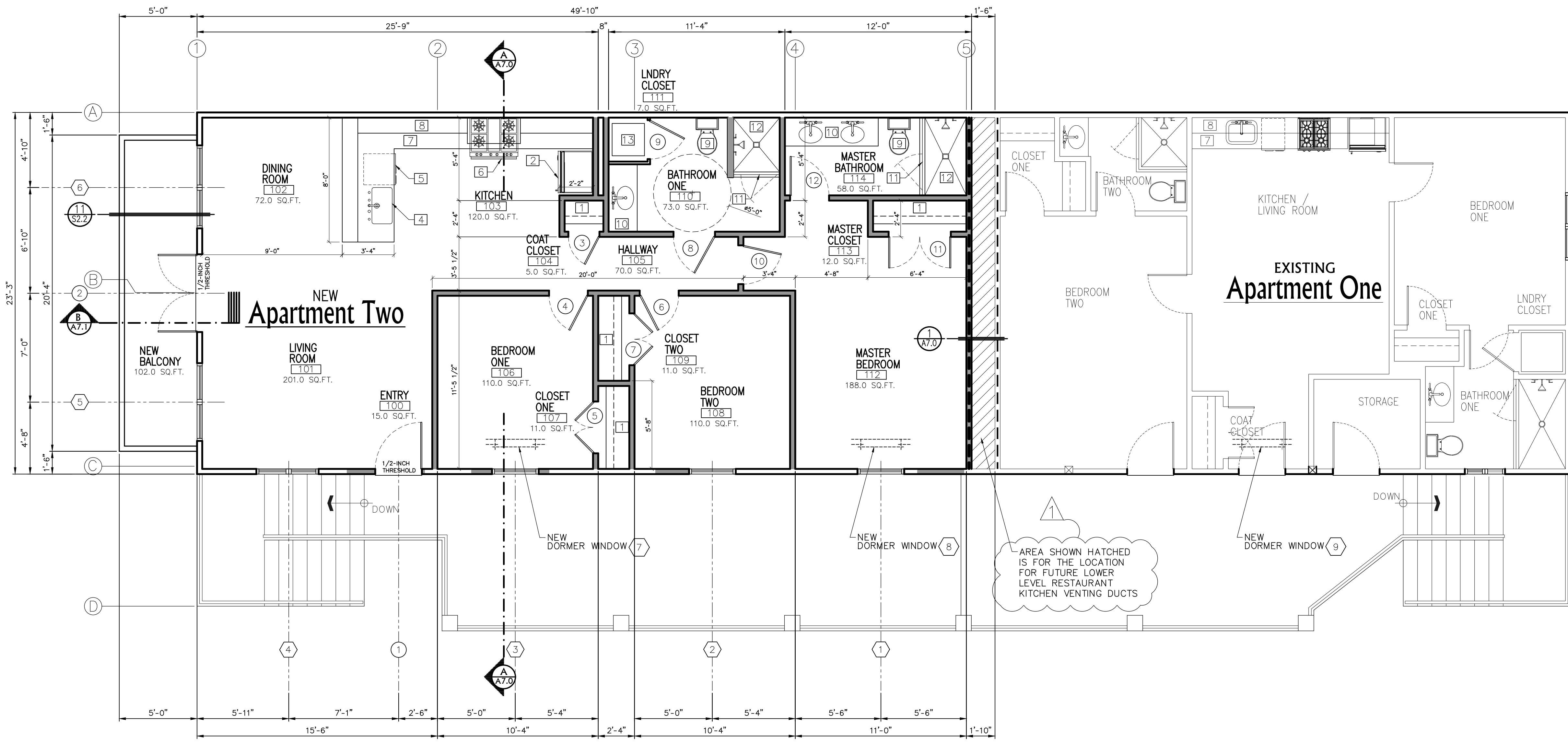
SCALE: 1/4" = 1'

**A3.1**

**GENERAL NOTES:**

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 2019 CALIFORNIA BUILDING CODES  
 2019 CALIFORNIA PLUMBING CODES  
 2019 CALIFORNIA FIRE CODES  
 2019 CALIFORNIA ELECTRICAL CODES  
 2019 CALIFORNIA ENERGY CODES  
 2019 CALIFORNIA MECHANICAL CODES  
 2019 CALIFORNIA RESIDENTIAL CODES  
 2019 CALIFORNIA GREEN BUILDING CODES

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- All gas burning equipment shall have combustion air within 12" of the floor and ceiling.
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- All attic access openings shall be 22"x30" & 30" of clear headroom provides above the access openings.
- Provide water-resistant gypsum board behind all ceramic tile or other wall finishes at requirements.
- Garage to Dwelling Separation: The private garage shall be separated from the dwelling unit and its attic area by means gypsum board not less than 5/8" thick per city of Carmel Ordinance, applied to the garage side.  
 Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" thick type X gypsum board or equivalent. (CBC 406.3.4.1)  
 Doors from garage to dwelling units shall be either solid wood door or solid or honeycomb core steel door not less than 1-3/8" thick; or 20 minute rated door. The door shall be self-closing and self-latching.
- OMITTED
- For storage and laundry rooms have been established at 7'-0" the same as for kitchens and bathrooms. Ceiling heights for occupiable and spaces remains at 7'-6".
- All tub/shower combinations shall be fitted with brass ferrule overflow and drains. Provide an approved water-proof material (tile or fiberglass). A minimum of 6'-0" in height for water protection. All tub/shower shall be fitted with approved safety glass enclosure or a curtain rod.
- Per The California ed. of the CGBCS, in Sec. 4.303.1 For all building alterations or improvements to a single family residential property, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded.  
 Water closet:  $\leq 1.28$  gpm/flush  
 Single Water Heads:  $\leq 1.8$  gpm @ 80 psi  
 Multiple Shower heads: Shall have a combined flow rate of not more than 1.8 gmp in accordance with the current CGBCS 4.303.0 or only one shower head outlet is to be operation at a time.  
 Lavatory Faucets: Max. Flow Rate  $\leq 1.2$  gpm @ 60 psi ;  
 Min. Flow Rate  $\geq 0.8$  gmp @ 20 psi  
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- Provide approved smoke detectors, receiving their primary power from house wiring with a battery back-up, in each sleeping room, centrally located in the corridor/bedroom accessway, in a room with a 24" ceiling height difference leading to such corridor/accessway, and at each floor level.
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- Install no threshold greater than 3/4" in height Per CBC 1010.1.7.
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- Gas system plans to be reviewed and approved by the building official prior to beginning work on the system, not prior to inspection.
- Shower compartments and wall above bathtubs with installed shower heads shall be finished with a smooth nonabsorbent surface to a height not less than 72-inches above drain inlet. (CBC 1210.2.3)
- Plumbing vents to terminate 6" above roof and 35' from any property line.
- N/A
- The Maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 F degrees by a device that is in accordance with ASSE 1070 or CSA B125.3. the water heater thermostat shall not considered a control for meeting this provision. (CPC 409.4)
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- Provide makeup air for the clothes dryer. When a closet is designed for the installation of clothes dryer, a minimum opening of 100-inches shall be provided in the door. (CMC 504.4.1)
- Provide source of combustion air to furnace and water heater in compliance with 2019 CMC Chapter 7.
- OMITTED
- The first 5 feet of hot and cold water pipes from the storage tank for non-recirculating systems shall be thermally insulated with a minimum of 1" (75%) thick insulation for hot (cold) water pipes with a diameter less than or equal to 2-inches or 1.5" (1") for hot (cold) water pipes with a diameter greater than 2-inches. (150)(1)(2)CEN(C)
- Fireplace Per California Energy Code 150(e)  
 A. Glosible doors covering the entire opening on one or two sides of the fireplace.  
 B. A Combustion air intake with damper directly into the firebox from the outside.  
 C. A flue damper with a readily accessible control.
- Provide (2) copies of the waste and vent, water pipes and gas pipe line Schematics/Isometrics showing the size of the different branches, the various load demands, and the location of the point of delivery.  
 [THE REFERENCE SCHEMATICS/ISOMETRICS SHALL BE INCLUDED IN THE DEFERRED PLUMBING PERMIT APPLICATION SUBMITTALS.]
- An approved CO alarm shall be provided on each floor and in all sleeping areas having fuel burning appliances or fireplaces in accordance with (CRC Sec.315.)



Effective January 1, 2010, the State of California Lead Free Plumbing Law, Health and Safety Code Section 116875 becomes effective.

A. IN PERT, THIS CODE SECTION STATES THAT NO PERSON SHALL USE ANY PIPE, PIPE OR PLUMBING FITTING OR FIXTURE, OR SOLDER OR FLUX THAT IS NOT LEAD FREE (0.25% LEAD) IN PLUMBING SYSTEMS CONVEYING POTABLE WATER FOR HUMAN CONSUMPTION (I.E. PIPING, FITTINGS AND FIXTURES TO A KITCHEN AND BATHROOM SINK).

B. PLUMBING CONTRACTOR SHALL PROVIDE THE TESTING AND LISTING DOCUMENTATION TO THE MONTEREY COUNTY INSPECTION STAFF FOR ALL PLUMBING PRODUCTS CONVEYING POTABLE WATER SHOWING THAT EACH MEETS THE LEAD FREE TESTING REQUIREMENTS OF NSF/ANSI 61 ANNEX G.

**ROOM NOTES**

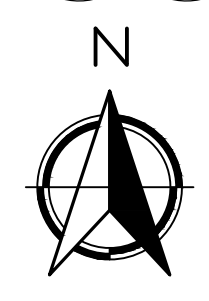
- APARTMENT ONE**
- 100 FOYER 5'-8" X 4'-0"
  - 101 LIVING ROOM 14'-7" X 14'-10"
  - 102 DINING ROOM 8'-0" X 9'-0"
  - 103 KITCHEN 16'-1" X 7'-8"
  - 104 COAT CLOSET 2'-0" X 2'-6"
  - 105 HALLWAY 3'-7" X 19'-8"
  - 106 BEDROOM ONE 10'-0" X 11'-0"
  - 107 CLOSET ONE 5'-4" X 2'-0"
  - 108 BEDROOM TWO 10'-0" X 11'-0"
  - 109 CLOSET TWO 5'-4" X 2'-0"
  - 110 BATHROOM ONE 11'-0" X 7'-4"
  - 111 LAUNDRY CLOSET 2'-10" X 2'-6"
  - 112 MASTER BEDROOM 14'-11" X 11'-0"
  - 113 MASTER CLOSET 6'-0" X 2'-0"
  - 114 MASTER BATHROOM 11'-0" X 5'-0"

**KEY NOTES**

- 1 NEW ONE 2" ROD W/ ONE SHELF
- 2 36" BUILT-IN ALL REFRIGERATOR W/GLASS DOOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
- 3 OMITTED
- 4 KITCHEN SINK W/CARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
- 5 DISH WASHER SPACE
- 6 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
- 7 42-INCH HIGH COUNTER TOP WITH BACKSLASH.
- 8 UPPER CABINETS
- 9 NEW WATER CLOSET. TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
- 10 NEW BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSLASH.
- 11 3/8" THK. SAFETY GLASS INSTALL GLAZING TEMPERED PER MANUFACTORY SPEC'S
- 12 NEW SHOWER PER PLAN
  - SHOWER HEAD TO BE 7'-0" FROM FISHED FLOOR
  - ANTI-SCALDING VALVE AT SHOWER
- 13 CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOSE NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9). SHOWER-CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTIC MIXING VALVE TYPE PER CPC 408.3.
- 14 WASHER SPACE. PROVIDE RECESSED WATER & DRAIN CONNECTIONS.  
 DRYER SPACE:  
 PROVIDE VENT TO EXTERIOR.  
 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACKDRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14-FEET WITH TWO ELBOWS. THIS SHALL BE REDUCED 2-FEET FOR EVERY ELBOW IN EXCESS OF TWO. SHOW MINIMUM 4-INCHES DIAMETER, SMOOTH METAL DUCT, AND SHOW DUCT ROUTE ON PLAN. (CMC 504.3.2)

**Window & Door Legend**

- DENOTES WINDOW NUMBER, SEE A6.0 WINDOW SCHEDULE
- DENOTES DOOR NUMBER, SEE A6.0 DOOR SCHEDULE



( IN FEET ) 1/4 inch = 1 ft.  
 GRAPHIC SCALE

**Interior Environment**

- Provide minimum required square footage for escape and rescue window is reduced from 5.7 square feet to 5.0 square feet for grade floor opening, all other required dimension are the same as current code.
- Unless an exterior door is provided, one window sill in each bedroom shall have a finished height of not more than 44" above the floor. Such window shall have a clear operable area of not less than 5.7 sq. ft. with no dimension less than 24" inches height or 20" inches width.

**Wall Legend**

- 2x ALL INTERIOR & EXTERIOR WALLS
- 2x NEW WALLS

**Proposed Floor Area**

APARTMENT ONE	819.0 SQ.FT.
STORAGE ROOM	48.0 SQ.FT.
APARTMENT TWO	1,104.0 SQ.FT.
APARTMENT TWO (ADDITION)	60.0 SQ.FT.
TOTAL	2,031.0 SQ.FT.





WEST ELEVATION

KEY NOTES THESE KEY NOTES ONLY APPLY TO THIS SHEET

GENERAL

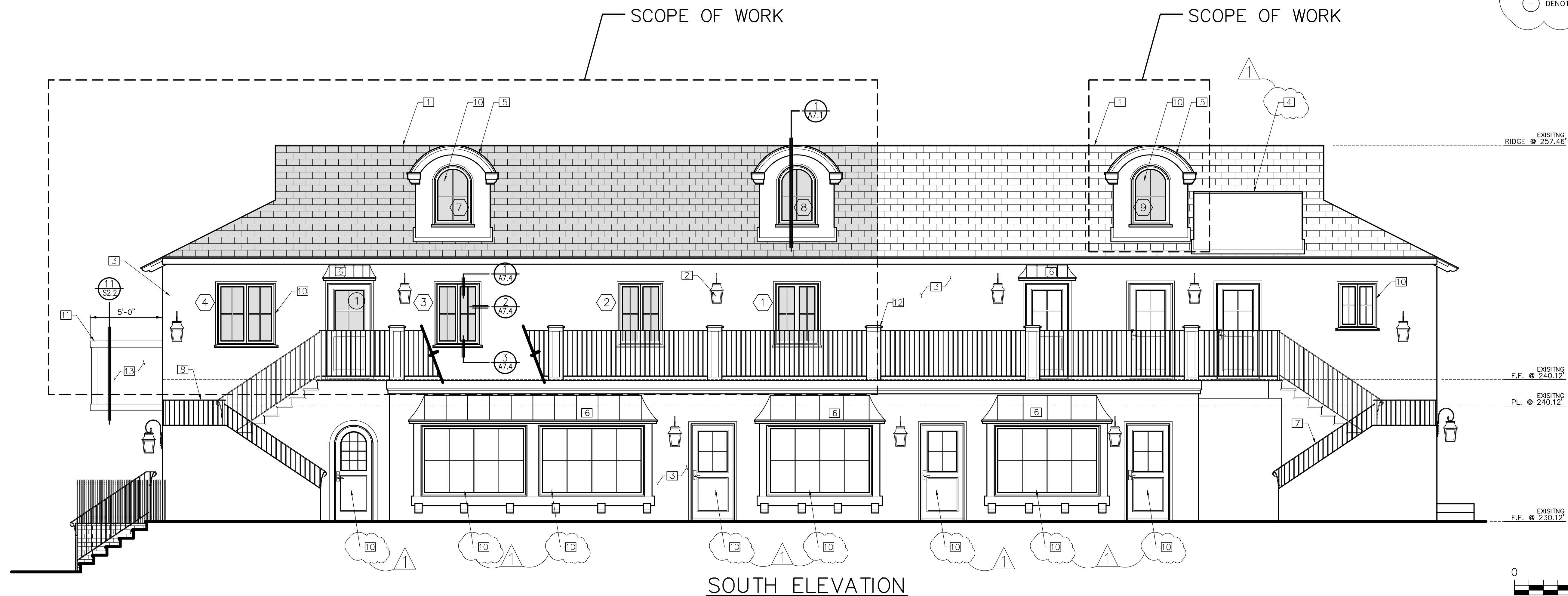
- 1 (E) ROOF: ASPHALT SHINGLE ROOF TO REMAIN CLASS "A" MIN. ROOF COVERING
- 2 (E) EXTERIOR LIGHT FIXTURE
- 3 (E) SIDING: SMOOTH CEMENT PLASTER
- 4 (E) ELEVATOR SHAT
- 5 (N) COPPER DORMER ROOF
- 6 (N) COPPER ROOF
- 7 (N) 36-INCH HIGH HANDRAIL, WROUGHT IRON BALUSTERS, AT 4 IN. O.C. W/ WROUGHT IRON HANDRAIL
- 8 (N) GUARDRAILS: ROLLED STEEL HANDRAIL OVER STEEL BALUSTRADES, POWDER COATED.
  - 1. GUARDRAILS AT BALCONY COULD RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED ON TOP OF RAIL IN ANY DIRECTION.
  - 2. GUARDRAILS MINIMUM OF 42-INCHES IN HEIGHT
  - 3. INTERMEDIATE RAILING SPACED SO THAT A 4-INCH SPHERE CANNOT PASS THROUGH
- 9 NOTE REMOVED
- 10 (E) DOORS & WINDOWS
- 11 REPLACE (E) BALCONY WITH NEW 5'-0" BALCONY
- 12 (E) COLUMNS 12"x12" BY 46"-HIGH
- 13 NEW SIDING: TO MATCHED EXISTING CEMENT PLASTER

Emergency Egress Notes

1. Provide minimum required squared footage for window is reduced from 5.7 square feet to 5.0 square feet for grade floor opening, all other required dimension are the same as current code.
2. Light and Natural Ventilation requirements are reduced- required light is now based on 8% of floor area; required natural ventilation is base on 4% of floor area. Mechanical ventilation is permitted in lieu of natural ventilation.
3. All bathrooms, laundry rooms, water closet compartments, etc. shall be provided with mechanical ventilation.
4. Unless an exterior door is provided, one window sill in each bedroom shall have a finished height of not more than 44" above the floor. Such window shall have a clear operable area of not less than 5.7 sq. ft. with no dimension less than 24" in height or 20" in width.

Window & Door Legend

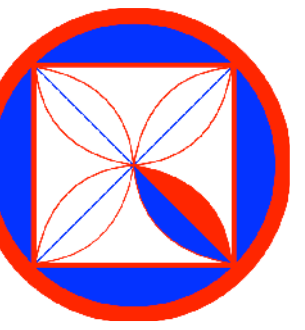
- ◻ DENOTES WINDOW NUMBER, SEE A6.0 WINDOW SCHEDULE
- ◻ DENOTES DOOR NUMBER, SEE A6.0 DOOR SCHEDULE



SOUTH ELEVATION



( IN FEET ) 1/4 inch = 1 ft.  
GRAPHIC SCALE



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WWW.CODG.COM

**JAMES "JIM" VOELKA ARCHITECT**  
REGISTERED ARCHITECT  
10000 S. DE SOTO AVE., SUITE 100  
DANA POINT, CA 92621  
OFFICE: 831.626.4146  
SAUNAS, CALIFORNIA  
PHONE: 831-863-6644  
LICENSE NUMBER: C-19956



REVISIONS:  
PLN 01-15-21

PROJECT:  
Schultz Building  
S/e Lincoln St. Bet. 5th & 6th Ave.  
BLOCK: 55 LOTS: 10 & 12  
APN: 010-138-019  
PROJECT NO.  
18-01

ISSUE:  
05-14-2020

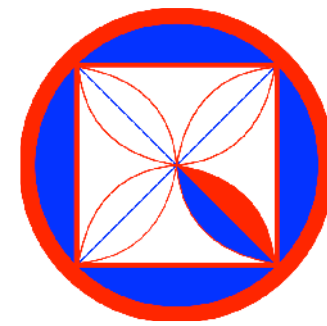
DRAWN BY:  
AJOrtiz

ELEVATION  
(PROPOSED)

SCALE: 1/4" = 1'

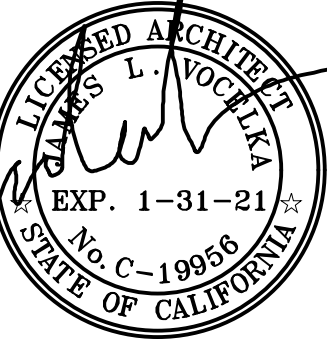
**A4.0**





**CODG**  
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**JAMES "JIM" VOELKA ARCHITECT**  
 ARCHITECT  
 10000 W. WOODBRIDGE BLVD., SUITE 100  
 SAUNAS, CALIFORNIA 94067  
 PHONE: 831-863-6644  
 LICENSE NUMBER: C-19956



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 18-01

ISSUE:  
 05-14-2020

DRAWN BY:  
 AJOrtiz

ELEVATIONS  
 (PROPOSED)

SCALE: 1/4" = 1'

**A4.1**

THESE KEY NOTES ONLY APPLY TO THIS SHEET

**GENERAL**

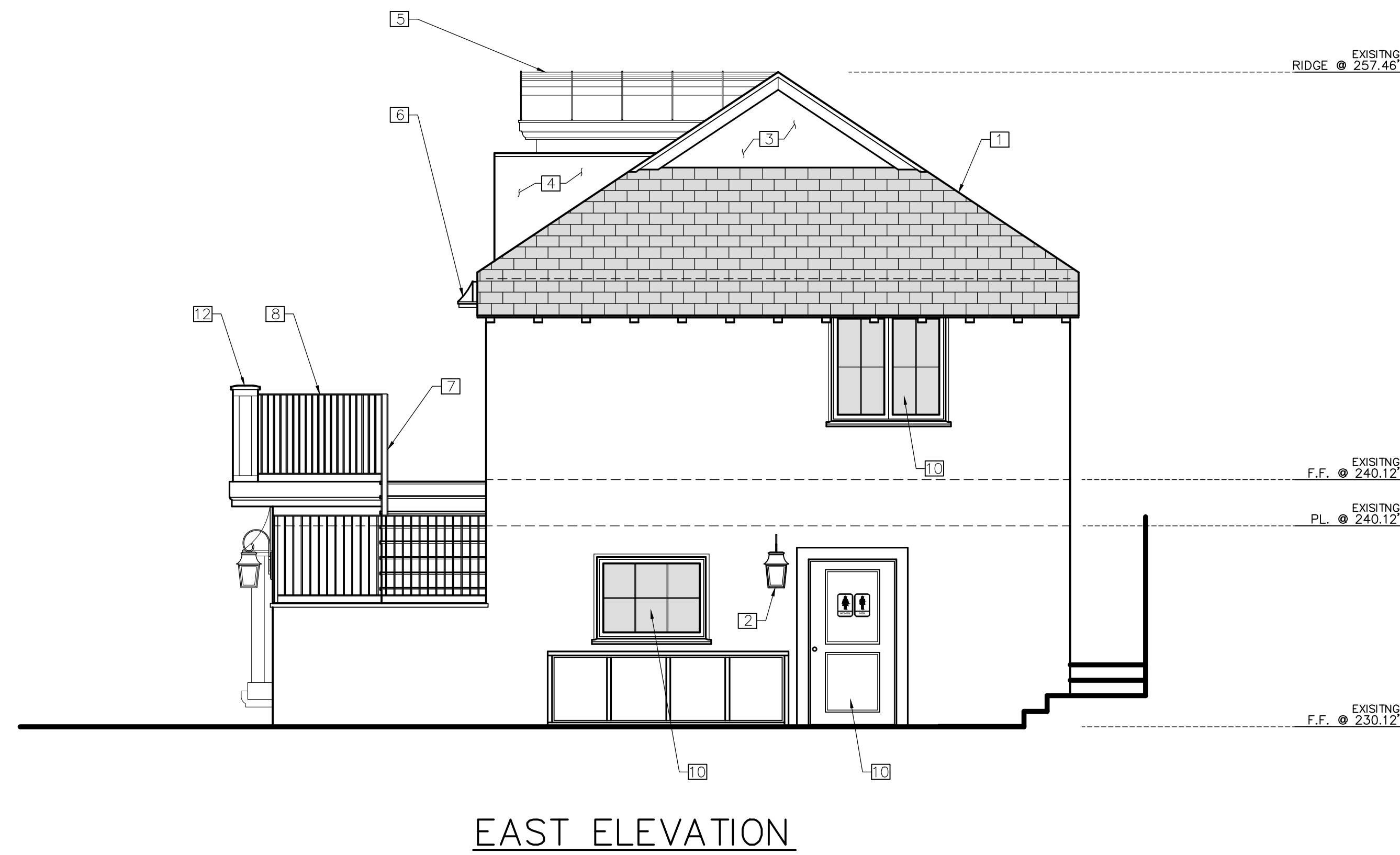
- 1 (E) ROOF: ASPHALT SHINGLE ROOF TO REMAIN CLASS "A" MIN. ROOF COVERING
- 2 (E) EXTERIOR LIGHT FIXTURE:
- 3 (E) SIDING: SMOOTH CEMENT PLASTER
- 4 NEW SIDING: TO MATCHED EXISTING CEMENT PLASTER
- 5 (N) COPPER DORMER ROOF
- 6 (N) COPPER ROOF
- 7 (N) 36-INCH HIGH HANDRAIL, WROUGHT IRON BALUSTERS, AT 4 IN. O.C. W/ WROUGHT IRON HANDRAIL
- 8 (N) GUARDRAILS: ROLLED STEEL HANDRAIL OVER STEEL BALUSTRADES, POWDER COATED.
- 9 NOTE REMOVED
- 10 (E) DOORS & WINDOWS
- 11 REPLACE (E) BALCONY WITH NEW 5'-0" BALCONY
- 12 (E) COLUMNS 12"x12" BY 46"-HIGH

**Emergency Egress Notes**

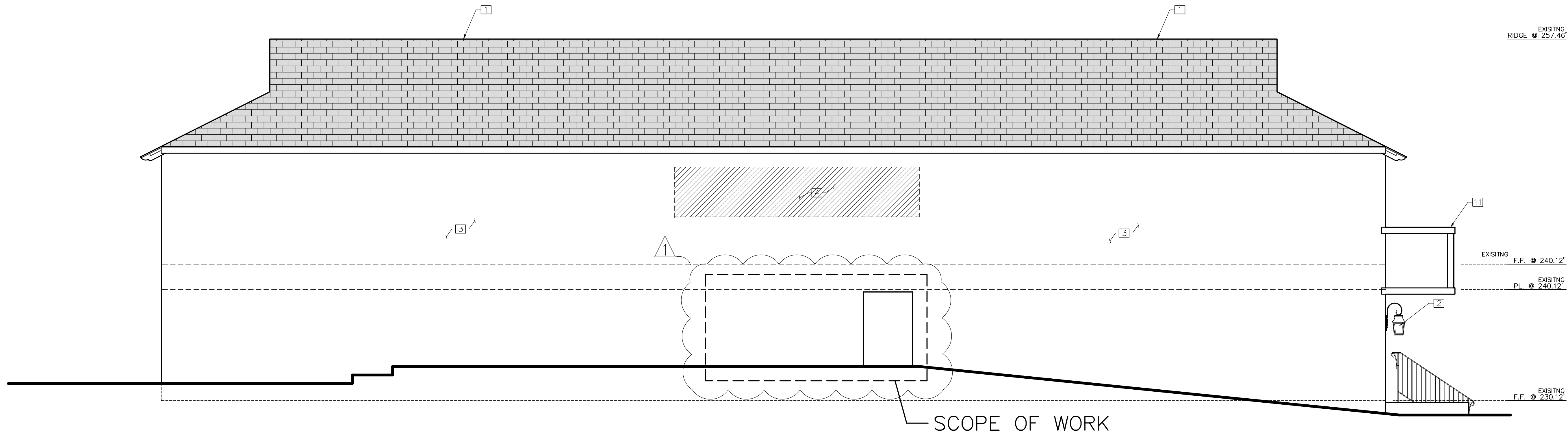
1. Provide minimum required squared footage for window is reduced from 5.7 square feet to 5.0 square feet for grade floor opening, all other required dimension are the same as current code.
2. Light and Natural Ventilation requirements are reduced- required light is now based on 8% of floor area; required natural ventilation is base on 4% of floor area. Mechanical ventilation is permitted in lieu of natural ventilation.
3. All bathrooms, laundry rooms, water closet compartments, etc. shall be provided with mechanical ventilation.
4. Unless an exterior door is provided, one window sill in each bedroom shall have a finished height of not more than 44" above the floor. Such window shall have a clear operable area of not less than 5.7 sq. ft. with no dimension less than 24" in height or 20" in width.

**Window & Door Legend**

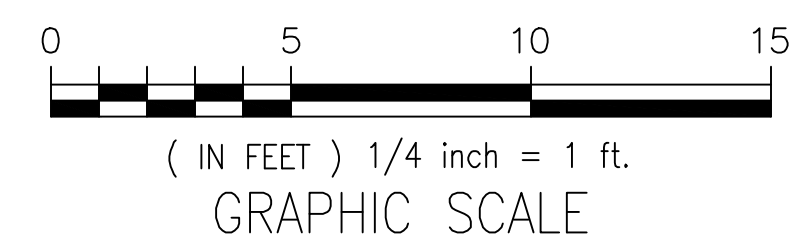
- ◻ DENOTES WINDOW NUMBER, SEE A6.0 WINDOW SCHEDULE
- DENOTES DOOR NUMBER, SEE A6.0 DOOR SCHEDULE

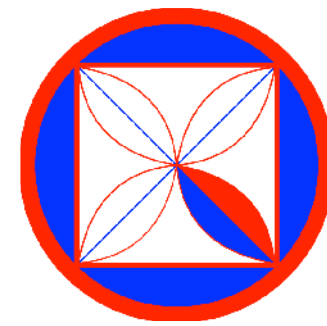


EAST ELEVATION



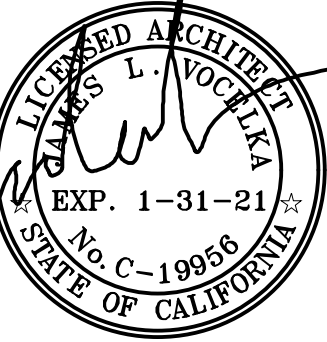
NORTH ELEVATION





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 LICENSE NUMBER: C-19956



REVISIONS:  
 PLN 01-15-21

PROJECT:  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 10 & 12  
 APN: 010-138-019  
 PROJECT NO:  
 18-01

ISSUE:  
 05-14-2020

DRAWN BY:  
 AJOritz

ROOF PLANS  
 (EXISTING & PROPOSED)

SCALE: 1/4" = 1'  
**A5.0**

**KEY NOTES**

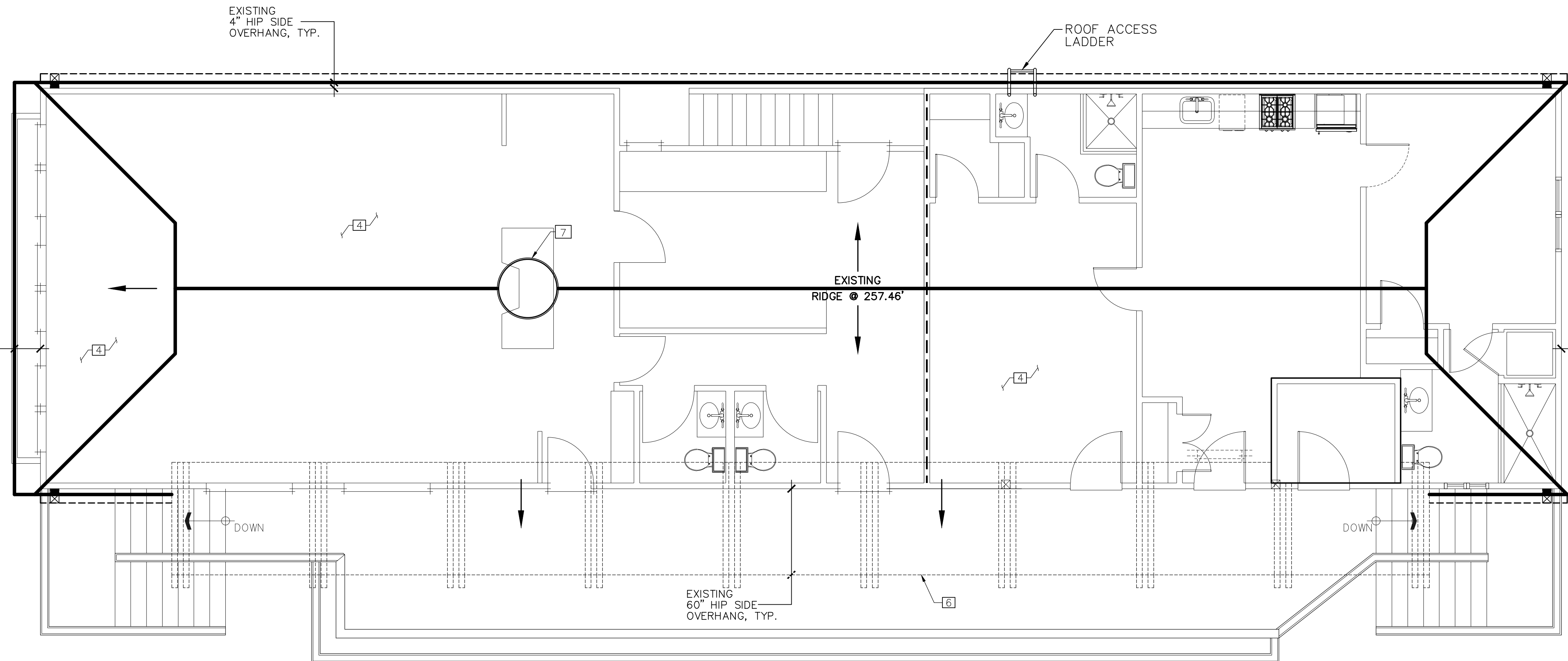
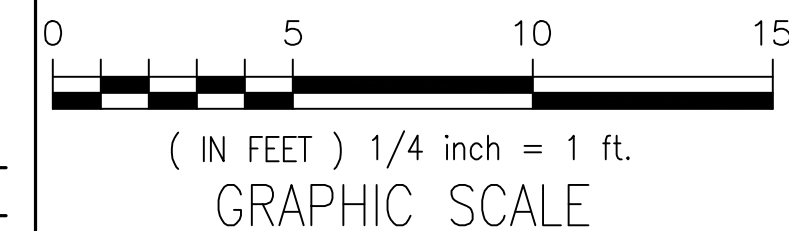
- 1 GUTTER: TO MATCH EXISTING
- 2 (E) DOWN SPOUT: TO MATCH EXISTING
- 3 (E) DORMERS WITH COPPER ROOF
- 4 (E) ROOF: ASPHALT SHINGLE ROOF TO REMAIN CLASS "A" MIN. ROOF COVERING
- 5 (N) DORMERS WITH COPPER ROOF
- 6 (E) SHED ROOF TO BE REMOVED
- 7 (E) RESTAURANT ROOF MOUNTED EQUIPMENT TO BE REMOVED

**GENERAL NOTES**

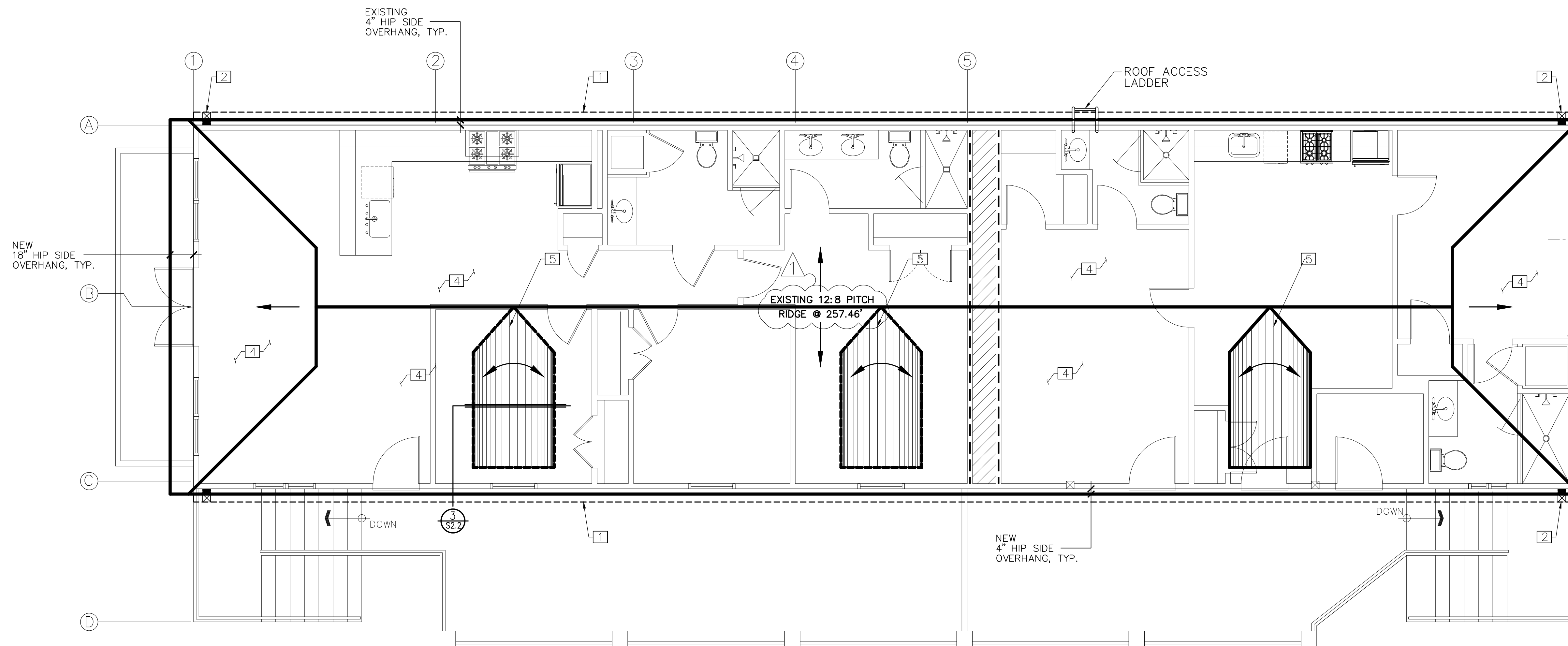
1. SEE PLAN FOR ROOF SLOPE.
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
3. CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER C.B.C.
4. IN "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"x30" ACCESS THROUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
5. ALL BOX COLUMNS AND "POP-OUTS" SHALL REMAIN OPEN AT TOP PALLET LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCCO WHERE WOOD SHEATHING.
6. PROVIDE DRAFT STOPS PER C.B.C.
7. ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION. (As shown in Figured R301.2(4)A.)
8. BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLY-SHEETS WITH TYPE III ASPHALT @ 25-30, CONSULT MANUFACTURE FOR SPECIFIC INSTALLATION REQUIREMENTS.
9. WHERE CEILING ARE APPLIE TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
10. 50% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3-FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE.

**LEGEND**

- SLOPE DIRECTION ARROW
- ROOF LINE: PROPOSED THICK SOLID LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE



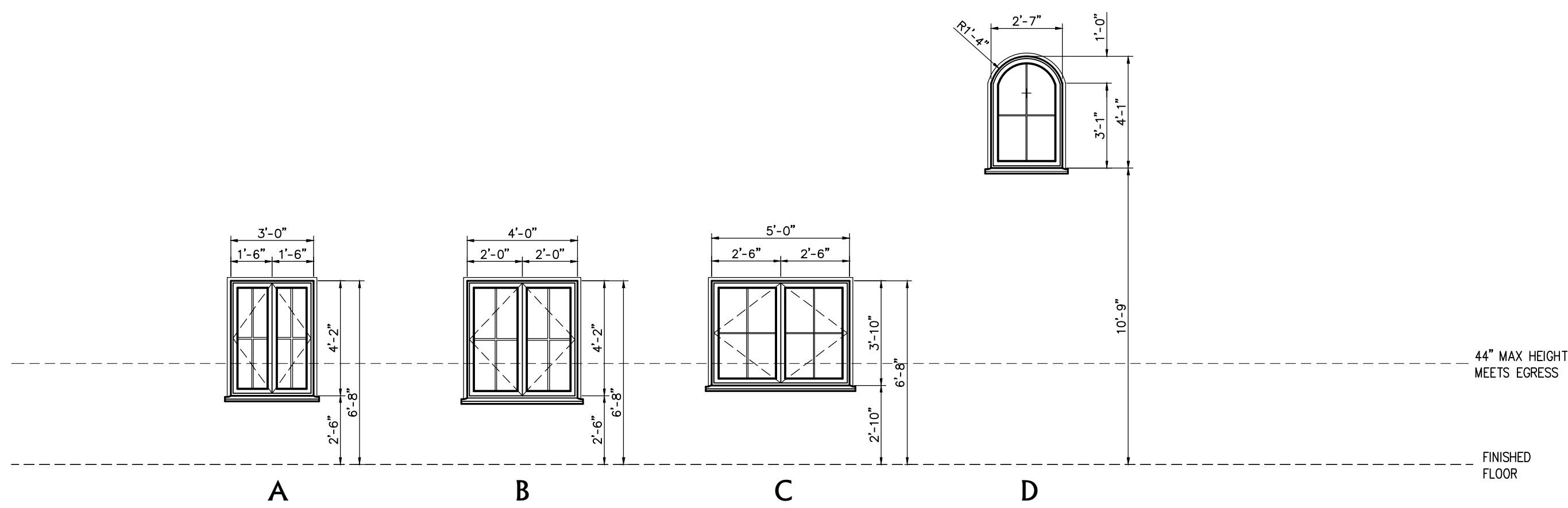
Existing Roof



Proposed Roof



### Window Elevation Types



### Window Schedule

NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
1	MASTER BEDROOM	A	3'-0" X 4'-2"	P	CASEMENT	WOOD-UNCLAD	YES	YES	YES	YES
2	BEDROOM TWO	A	3'-0" X 4'-2"	P	CASEMENT	WOOD-UNCLAD	YES	YES	YES	YES
3	BEDROOM ONE	A	3'-0" X 4'-2"	P	CASEMENT	WOOD-UNCLAD	YES	YES	NO	YES
4	LIVING ROOM	B	4'-0" X 4'-2"	P	CASEMENT	WOOD-UNCLAD	YES	YES	YES	YES
5	LIVING ROOM	C	5'-0" X 3'-10"	P	CASEMENT	WOOD-UNCLAD	YES	YES	YES	YES
6	DINING ROOM	C	5'-0" X 3'-10"	P	CASEMENT	WOOD-UNCLAD	YES	YES	YES	YES
7	BEDROOM ONE	D	2'-7" X 4'-1"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
8	MASTER BEDROOM	D	2'-7" X 4'-1"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
9	APART. ONE ENTRY	D	2'-7" X 4'-1"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO

### Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH PER CLIENT OR CODG, INC.
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

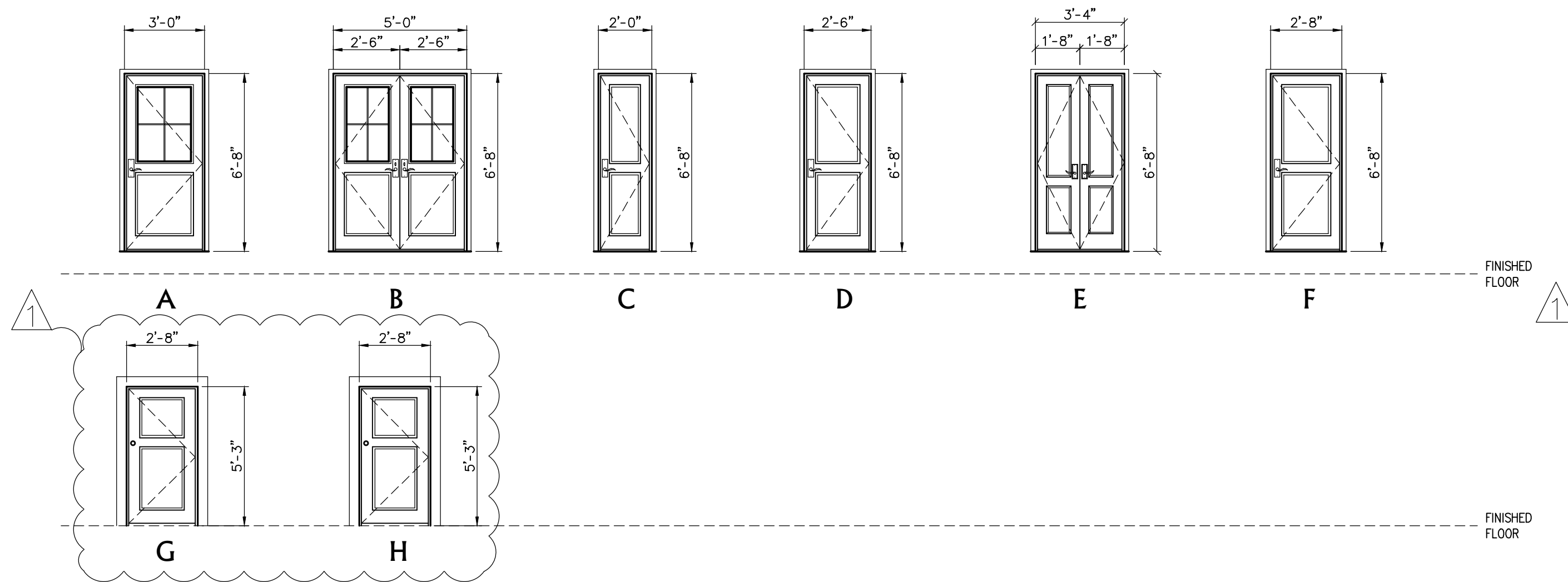
### Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FOR REVIEW BY CODG, INC.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS, AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

### Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

### Door Elevation Types



### Door Schedule

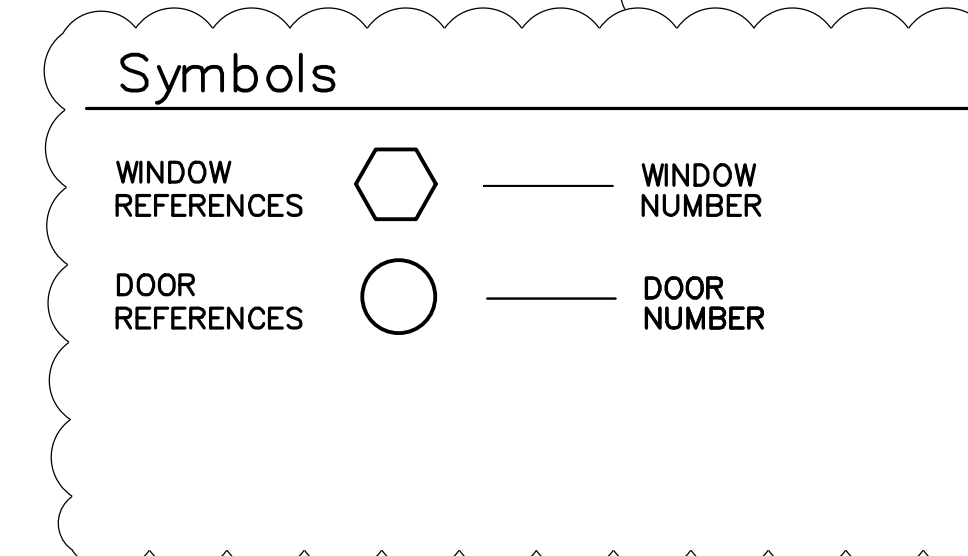
NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
1	ENTRY	A	3'-0" X 6'-8"	OUTSIDE	FLUSHED / GLASS / PANELED DOOR	WOOD	YES	YES
2	LIVING ROOM	B	PER 2'-6" X 6'-8"	OUTSIDE	FLUSHED / GLASS / PANELED DOOR	WOOD	YES	YES
3	COAT CLOSET	C	2'-0" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
4	BEDROOM ONE	D	2'-6" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
5	CLOSET ONE	E	PER 1'-8" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
6	BEDROOM TWO	D	2'-6" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
7	CLOSET TWO	E	PER 1'-8" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
8	BATHROOM ONE	F	2'-8" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
9	LAUNDRY CLOSET	D	2'-6" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
10	MASTER BEDROOM	D	2'-6" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
11	MASTER CLOSET	I	PER 2'-0" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
12	MASTER BATHROOM	D	2'-6" X 6'-8"	INSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
13	OFFICE	G	2'-8" X 5'-3"	OUTSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO
14	MECHANICAL ROOM	H	2'-8" X 5'-3"	OUTSIDE	FLUSHED / PANELED DOOR	WOOD	NO	NO

### Tempered Glass Note:

- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS. THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:
- A) GLAZING IN DOORS.
  - B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
  - C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
    1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
    2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
    3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
    4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
  - D) GLAZING IN GUARDS AND RAILINGS.
  - E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
  - F) GLAZING ADJACENT TO STAIRS AND RAMPS.

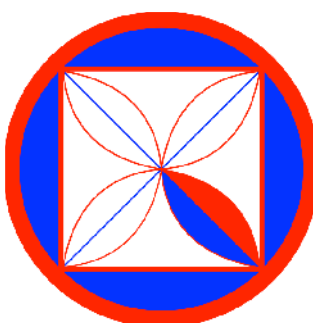
### Exterior Window & Door High Fire Hazard Note:

- 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE PANE MEETING THE REQUIREMENTS OF SEC.2406 SAFELY GLAZING OR
  2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
  3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
  4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.
- 708A.3 EXTERIOR DOOR. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
  2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THEN 1-3/8 INCH THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCH THICK, OR
  3. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252. EXCEPTION: SOLID DOORS HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES MAY HAVE UNTESTED GLAZING THAT COMPLIES WITH SECTION 708A.2.
  4. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF STANDARD SFM1 2-7A-1.



### Abbreviations

- N/A NOT APPLICABLE
- G.C. GENERAL CONTRACTOR
- P PAINT
- ST STAIN
- FF FACTORY FINISH
- I.D. INTERIOR DESIGN
- S SEALED
- MFR. MANUFACTURER
- FIN. FINISH
- NAT. NATURAL



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 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 10 & 12  
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WINDOW & DOOR  
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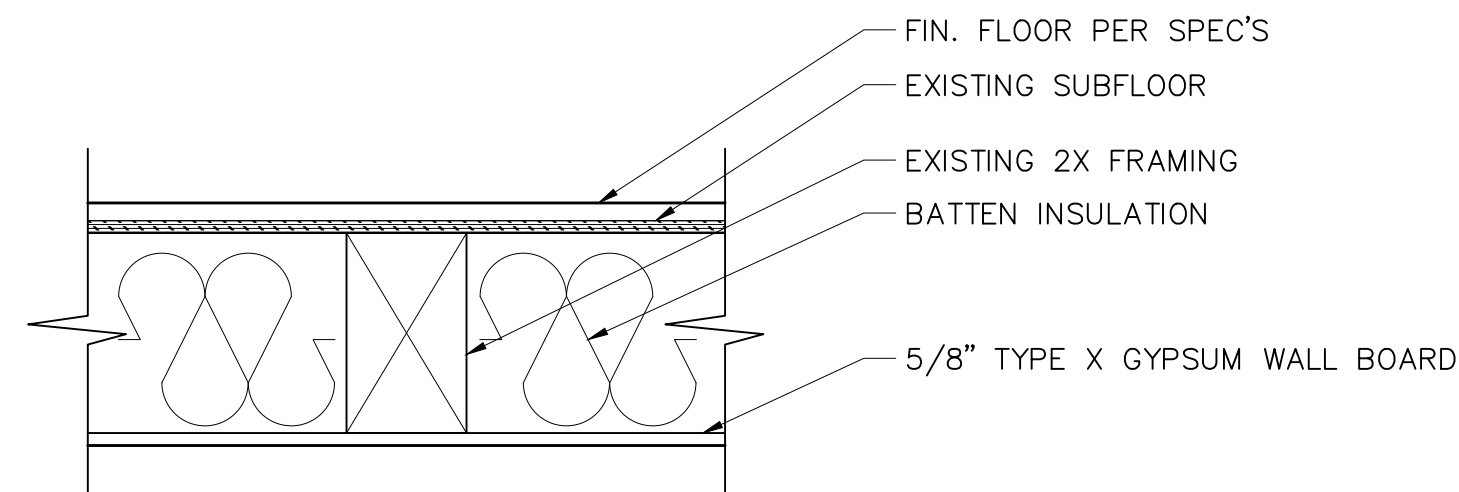
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**A6.0**

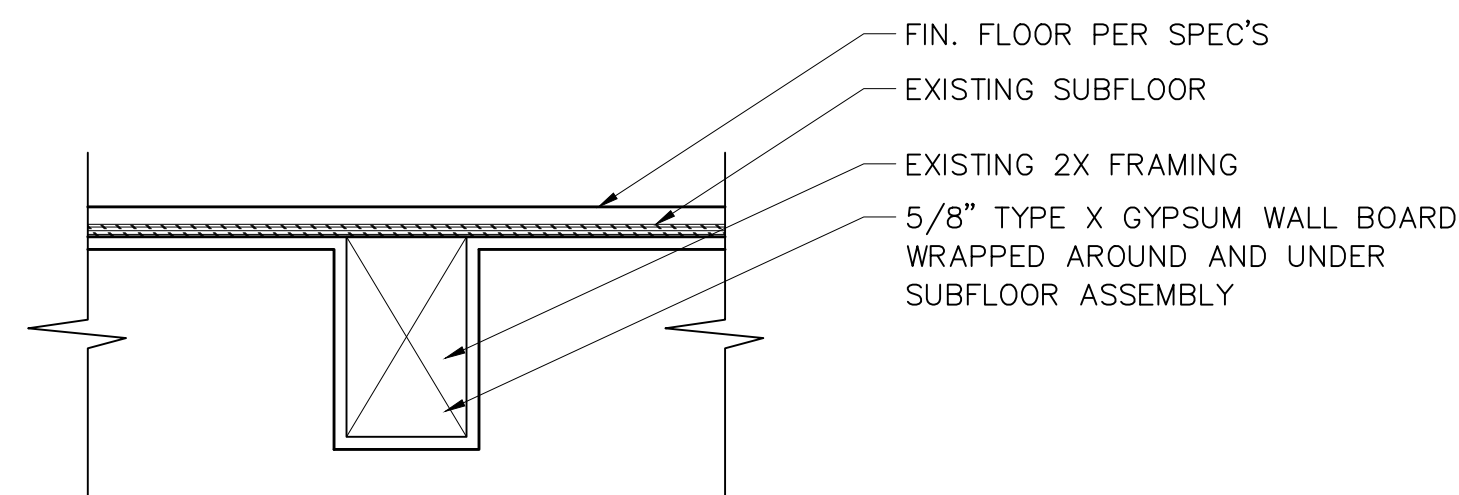


**ONE-HOUR COMBUSTIBLE FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES**

Some rated assemblies incorporate proprietary products. When designing and specifying, check the Underwriters Laboratories Inc. (U.L.) Fire Resistance Directory for complete details on a particular assembly. A change in details may affect the fire resistance of the assembly.



OPTION A

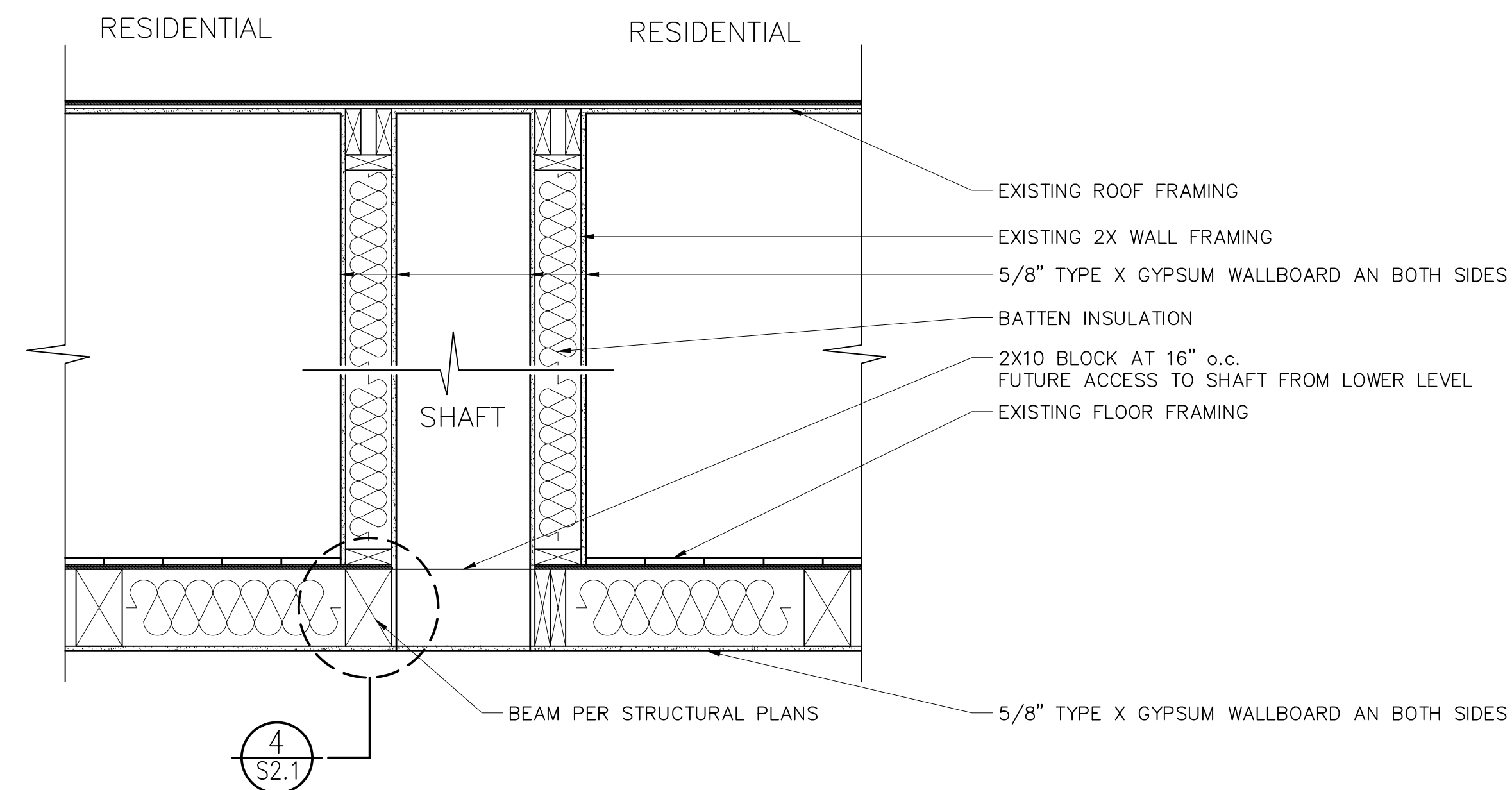


OPTION B

1-HR FLOOR ASSEMBLY

N.T.S.

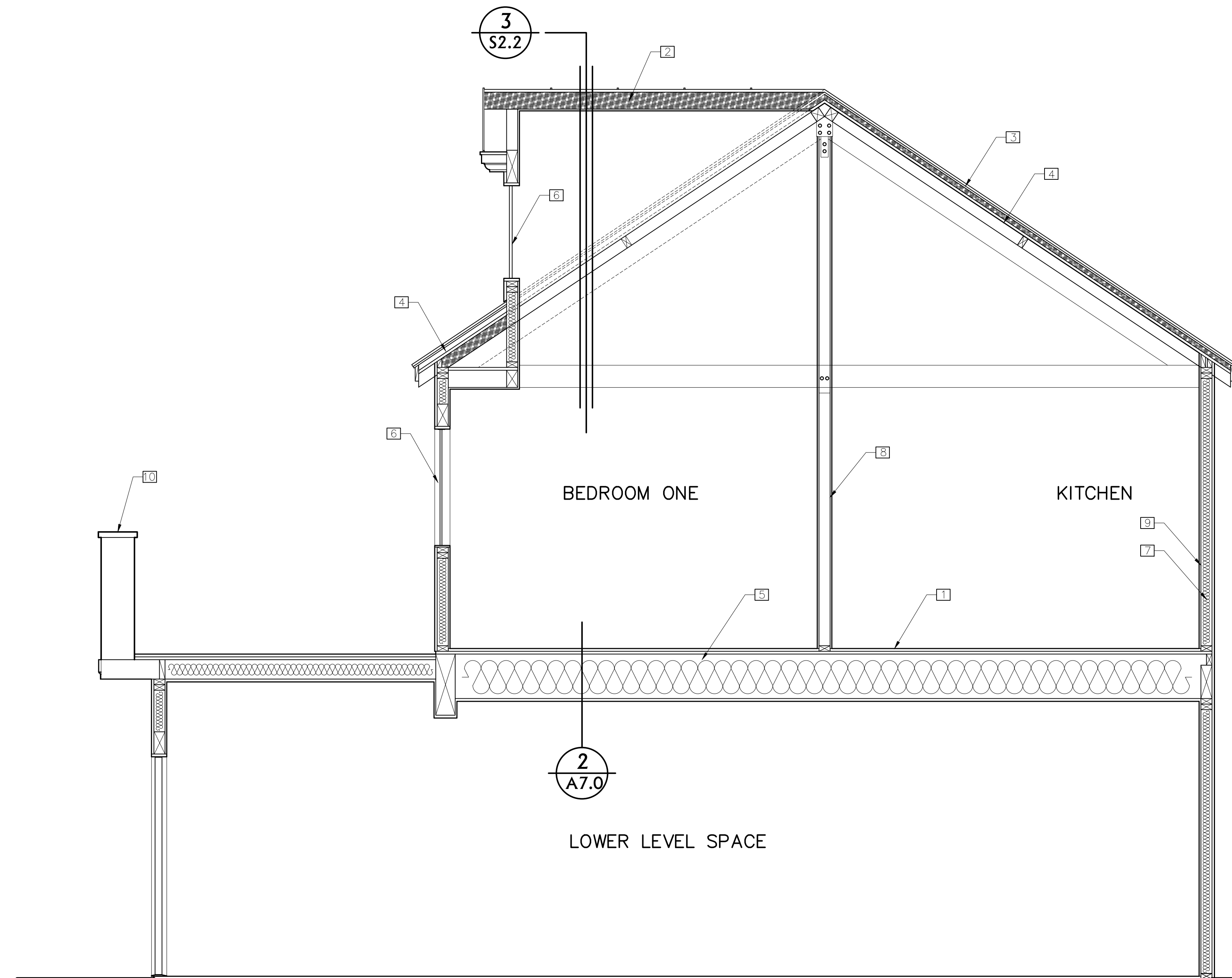
2



1-HR SHAFT ASSEMBLY

N.T.S.

1



SECTION A N.T.S.

**KEY NOTES** THESE KEY NOTES ONLY APPLY TO THIS SHEET

**GENERAL**

- 1 NEW FINISHED FLOOR 3/4" SOUND MAT. 3/4" PLYWOOD (E) 2X FLOOR JOIST @ 16" o.c. 5/8" TYPE "X" G.W.B.
- 2 NEW DORMER FRAMING PER STRUCTURAL
- 3 NEW ROOF OVER (E) ROOF FRAMING
- 4 EXISTING ROOF FRAMING
- 5 EXISTING 4X4 FLOOR JOIST FRAMING TO REMAIN
- 6 NEW WINDOWS : WOOD DIVIDED LIGHTS LAMINATED GLASS.
- 7 R19 BATT INSULATION MIN. ON WALLS, TYP. W/SOUND INSULATION.
- 8 NEW WALL FRAMING
- 9 EXISTING WALL FRAMING
- 10 (E) COLUMNS 12"x12" BY 46"-HIGH

**Fire Blocking Note:**

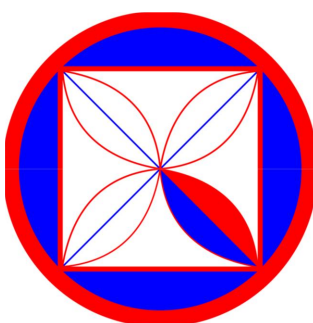
R302.11 Fire blocking. In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations:  
 In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:  
 Vertically at the ceiling and floor levels.  
 Horizontally at intervals not exceeding 10 feet (3048 mm).  
 At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.  
 In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.  
 At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E-136 requirements. For the fireblocking of chimneys and fireplaces, see Section R1003.19.  
 Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

**Weather Exposed Surfaces Notes**

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.  
 Exception: Omission of the water-resistive barrier is permitted in the following situations:

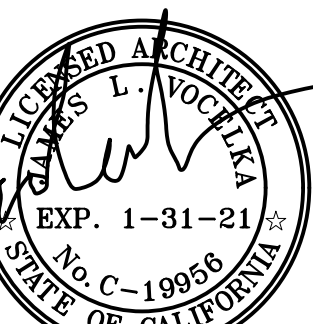
**Exterior Wall Requirements**

1. PROVIDE 1-HOUR RATED CONSTRUCTION FOR ALL WALLS LESS THAN 5- FEET FROM PROPERTY LINE. OPENINGS ARE PERMITTED LESS THAN 3- FEET FROM PROPERTY LINE AND NO MORE THAN OPENING IS PERMITTED BETWEEN 3- FEET TO 5- FEET FROM PROPERTY LINE.(SEC. 704.8)
  2. UNPROTECTED DWELLING EXTERIOR WALLS SHALL BE AT 5- FEET FROM PROPERTY LINE. (TABLE 602 FOOTNOTE (f))
  3. OPENINGS ARE NOT PERMITTED LESS THAN 3- FEET FROM PROPERTY LINE, TABLE R302.1(1) AND SEC. R302.1(2) CHAPTER 6 AND 7 )
  4. LEAVE PROJECTIONS ARE PROHIBITED CLOSER THAN 2- FEET FROM PROPERTY LINES, AND MUST BE PROTECTED IN ACCORDANCE WITH TABLE R302.1(1) AND SEC. R302.1(2) WHEN CLOSER THAN 3- FEET FROM PROPERTY LINES.
- CEMENT PLASTER:
5. Weather resistive barriers shall be installed as required in Section 1404.2, and, where applied over wood-base sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of grade "D" paper. (Sec. 2510.6)
  6. Plastering with cement plaster shall not be less than 3-coats when applied over metal lath or wire fabric lath. (Sec. 2512.1)
  7. A minimum 26 ga. galvanized corrosion-resistant weep screed with:
    - A) A minimum vertical attachment flange of 3-1/2 inches provided at or below the foundation plate line at all exterior walls.
    - B) The screed shall be placed a minimum of 4-in above earth or 2 inches above paved area. (Sec. 2512.1.2)



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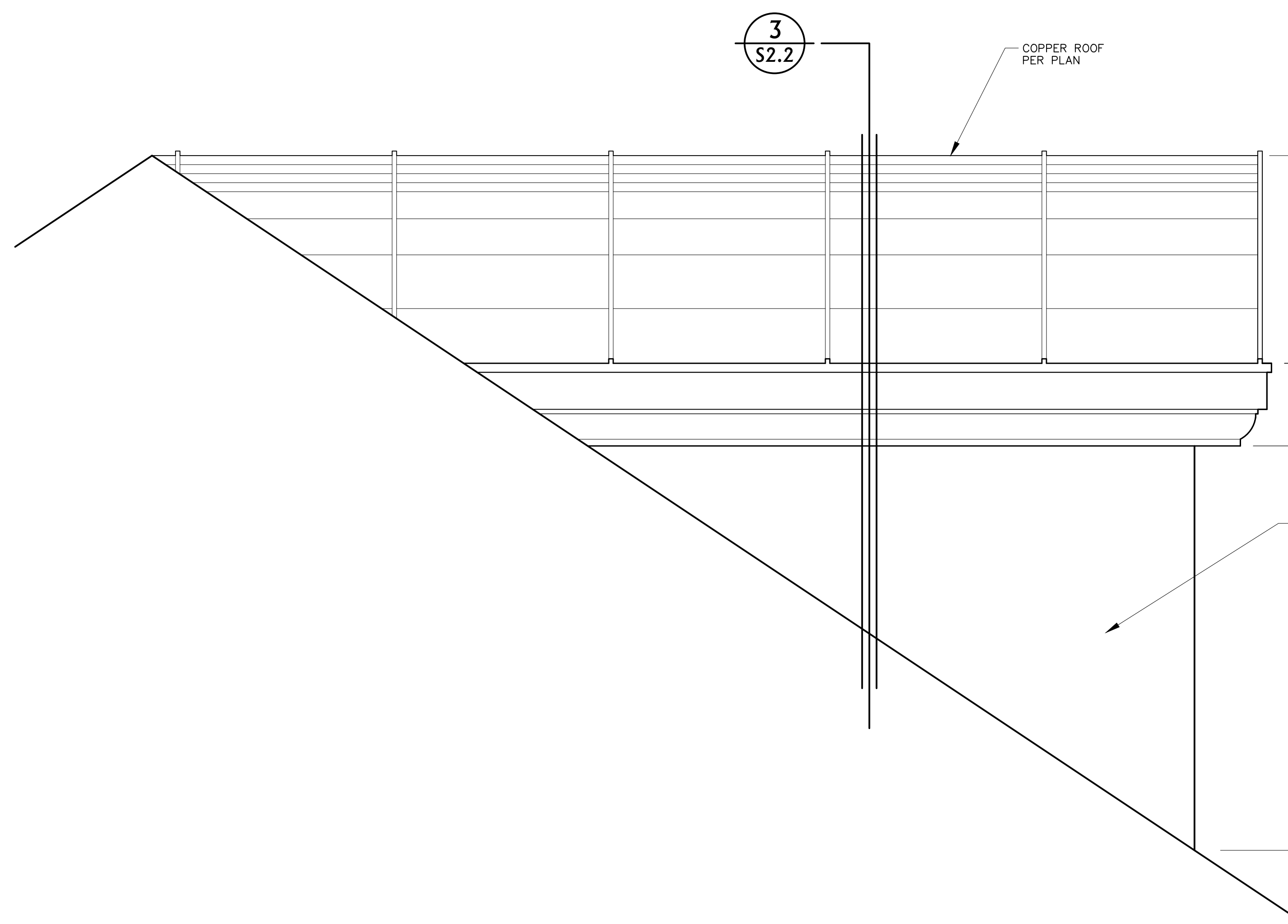
ISSUE:  
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 DRAWN BY:  
 AJOrtiz

SECTIONS A &  
 DETAIL  
 (PROPOSED)

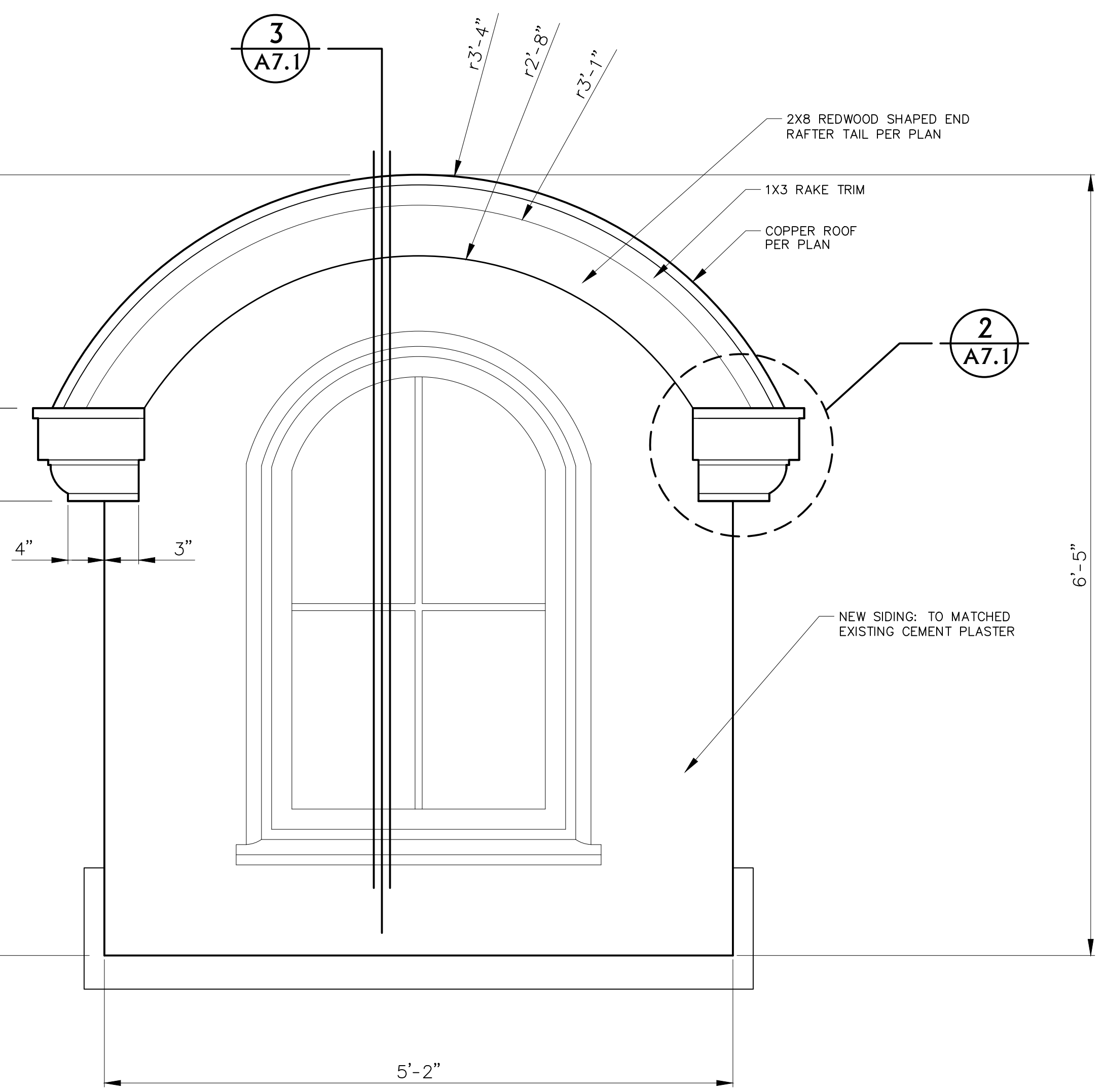
SCALE: 1/4" = 1'

**A7.0**





Side Elevation

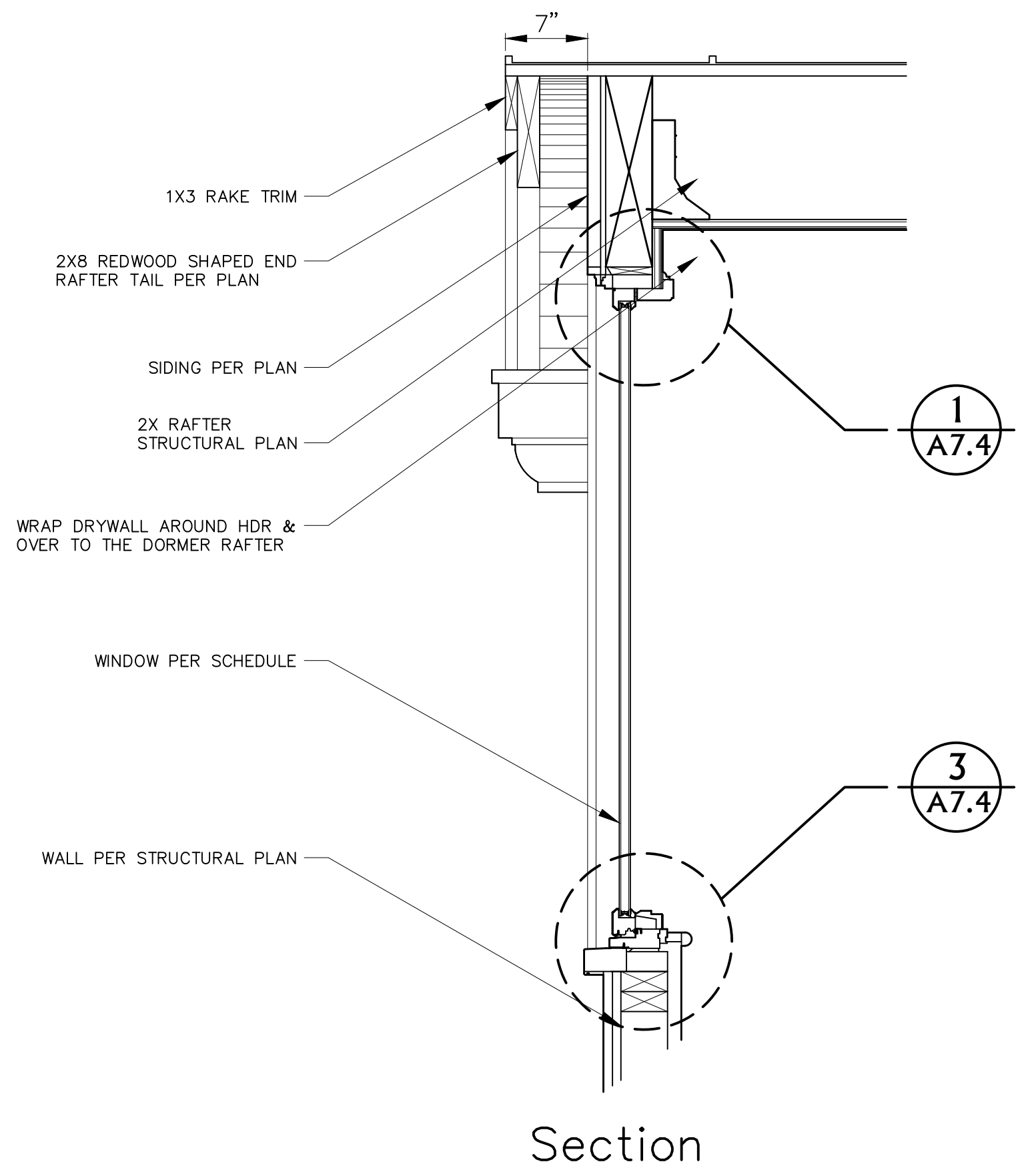


Front Elevation

Dormer Detail

N.T.S.

1

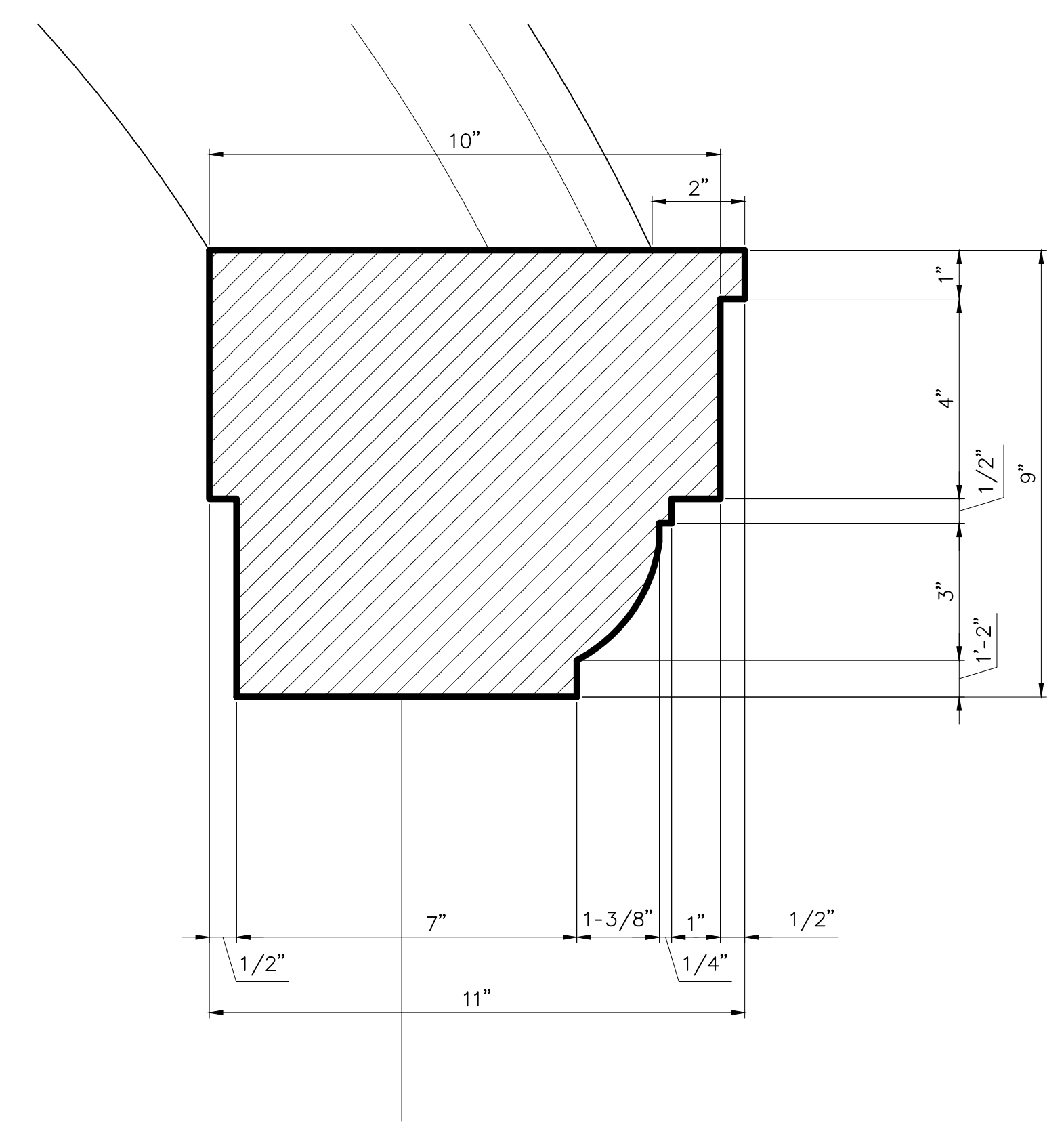


Section

Rake Detail

N.T.S.

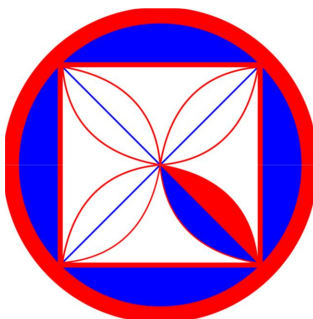
3



Detail

N.T.S.

2



**CODG**  
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 1000 S. GARDEN ST., SUITE 100  
 ANAHEIM, CA 92801  
 OFFICE: 831.626.4146  
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**JAMES "JIM" VOELKA ARCHITECT**  
 1000 S. GARDEN ST., SUITE 100  
 ANAHEIM, CA 92801  
 PHONE: 831-665-6644  
 LICENSE NUMBER: C-19956



REVISIONS:  
 06-14-2020

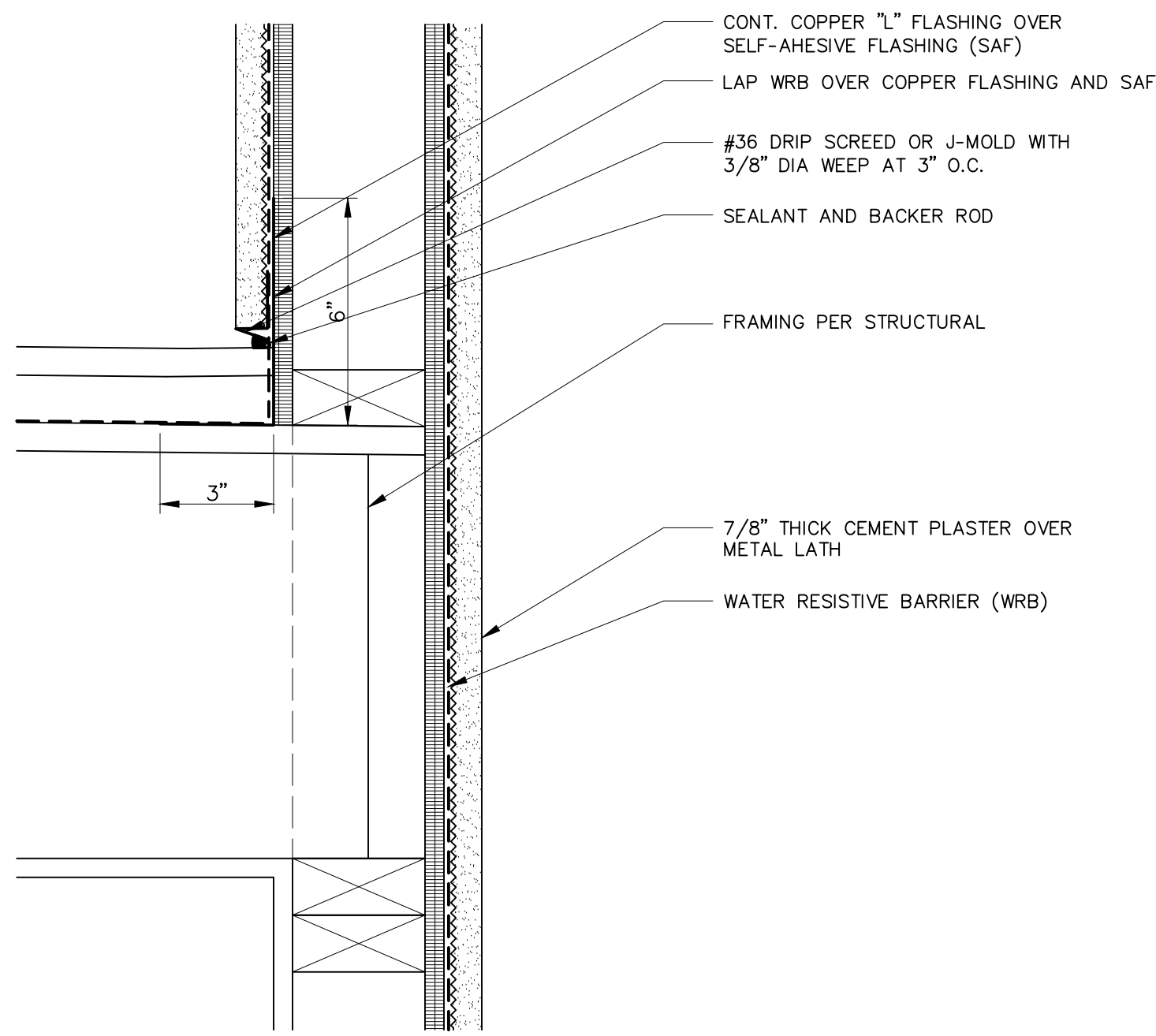
PROJECT:  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 10 & 12  
 APN: 010-138-019  
 PROJECT NO:  
 18-01

ISSUE:  
 05-14-2020  
 DRAWN BY:  
 AJOrtiz

ARCHITECTURAL  
 DORMER DETAILS  
 (PROPOSED)

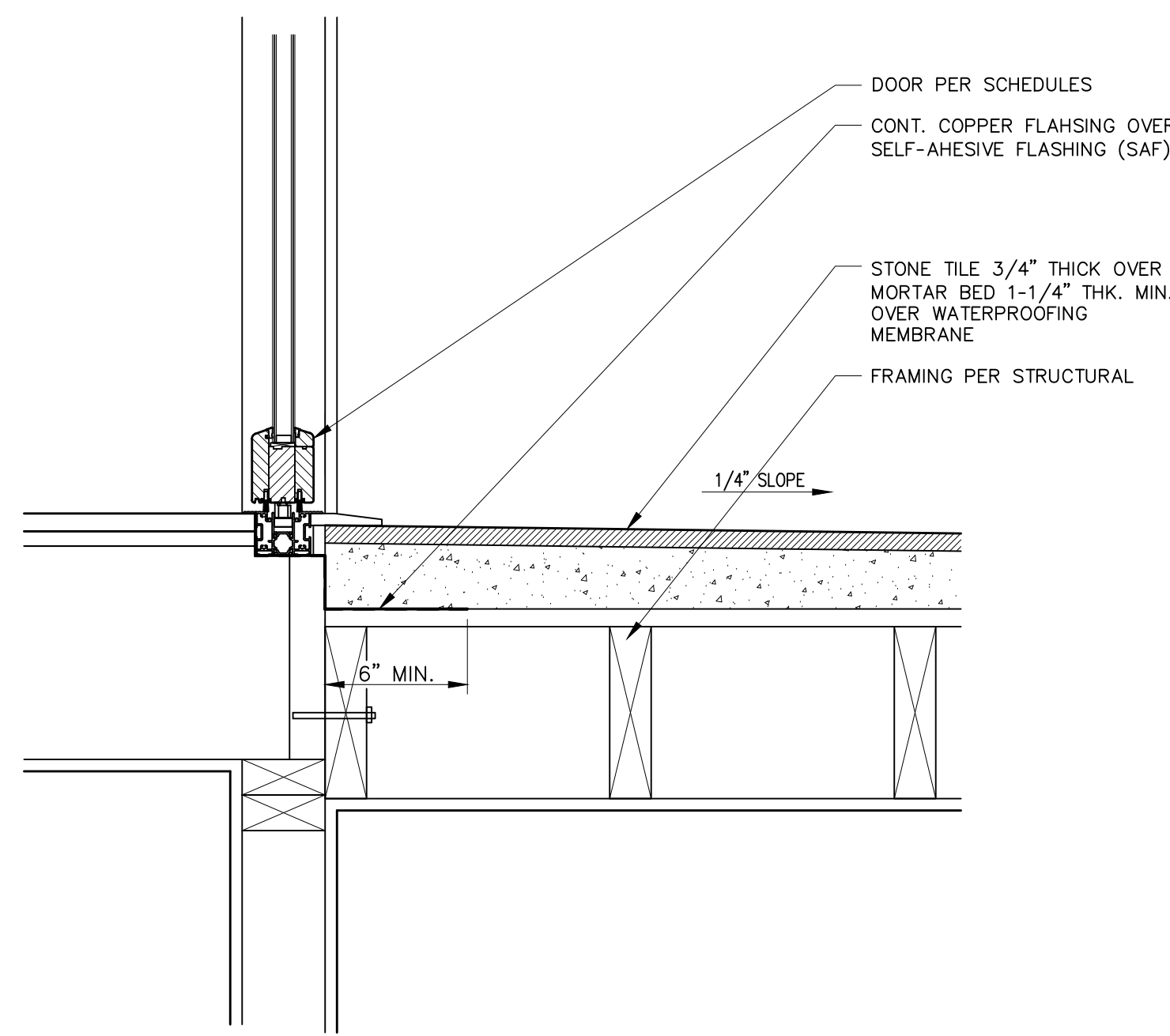
SCALE: 1/4" = 1'

**A7.1**



Balcony Flashing

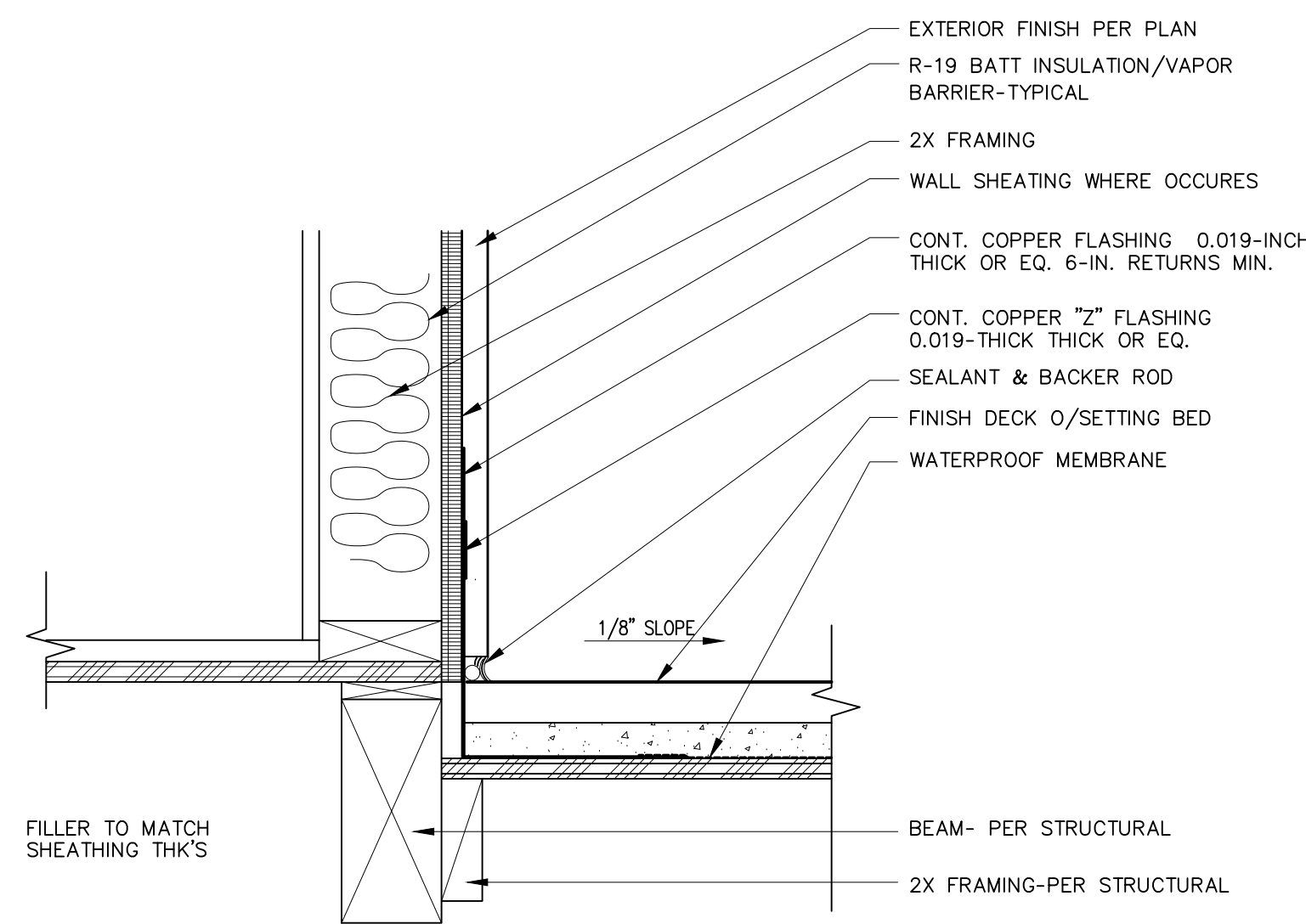
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Balcony Flashing at door

N.T.S.

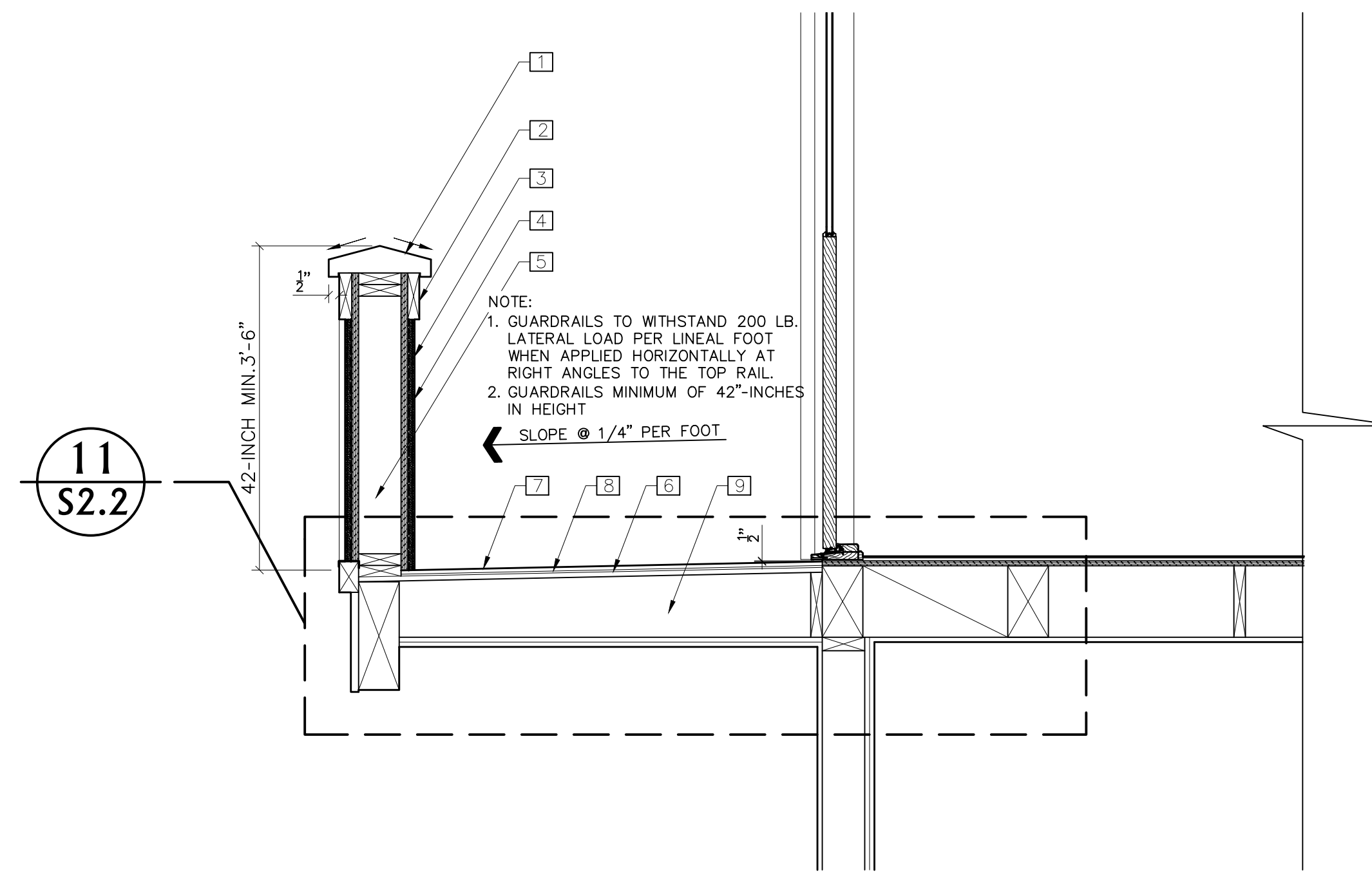
2



Balcony Flashing at Wall

N.T.S.

3



11  
S2.2

KEY NOTES

GENERAL

- 1 WOOD CAP W/ SLOPE EACH WAY
- 2 FRAMING PER PLAN
- 3 2X TRIM NOTCH @ PLASTER
- 4 FINISH PLASTER PER PLAN
- 5 2X STUD
- 6 1/2" THICK CEMENT OVER SUB-FLOOR
- 7 STONE PER PLAN PAVER Ø 1 1/2" MIN SETTING BED Ø WATERPROOF MEMBRANE. SLOPE 2% MIN.
- 8 TILE Ø 1-1/2" MIN. SETTING BED Ø "CIM" WATERPROOF MEMBRANE. SLOPE 2% MIN. TO CAST IRON DRAIN W/NICKEL BRONZE GREATE
- 9 BALCONY PER STRUCTURAL PLAN

Fire Blocking Note:

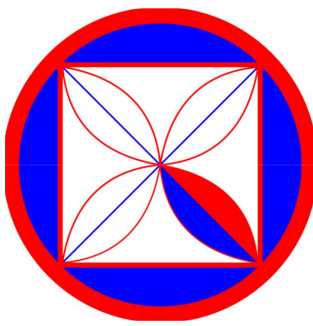
R302.11 Fire blocking. In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations:  
 In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:  
 Horizontally at intervals not exceeding 10 feet (3048 mm).  
 At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.  
 In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.  
 At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements. For the fireblocking of chimneys and fireplaces, see Section R1003.19.  
 Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

Weather Exposed Surfaces Notes

R703.2 Water-resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, the felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1. Exception: Omission of the water-resistive barrier is permitted in the following situations:

Exterior Wall Requirements

1. Provide 1-hour rated construction for all walls less than 5-ft from property line. No openings are permitted less than 3-ft from property line and no more than 25% opening is permitted between 3 ft to 5-ft from property lines. (Sec. 704.6)
2. Unprotected V&B dwelling exterior walls shall be at least 5-ft from property line. (Table 602 footnote (f))
- PLASTER/STUCCO:  
 3. Weather resistive barriers shall be installed as required in Section 1404.2, and, where applied over wood-base sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of grade "D" paper. (Sec. 2510.6)  
 4. Plastering with cement plaster shall not be less than 3-coats when applied over metal lath or wire fabric lath. (Sec. 2512.1)  
 5. A minimum 26 ga. galvanized corrosion-resistant weep screed with:  
 A) A minimum vertical attachment flange of 3-1/2 inches provided at or below the foundation plate line at all exterior walls.  
 B) The screed shall be placed a minimum of 4-in above earth or 2 inches above paved area. (Sec. 2512.1.2)



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**JAMES "JIM" VOELKA ARCHITECT**  
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 PHONE: 831-665-6644  
 LICENSE NUMBER: C-19956



REVISIONS:

PROJECT:  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 10 & 12  
 APN: 010-138-019  
 PROJECT NO.  
 18-01

ISSUE:  
 05-14-2020

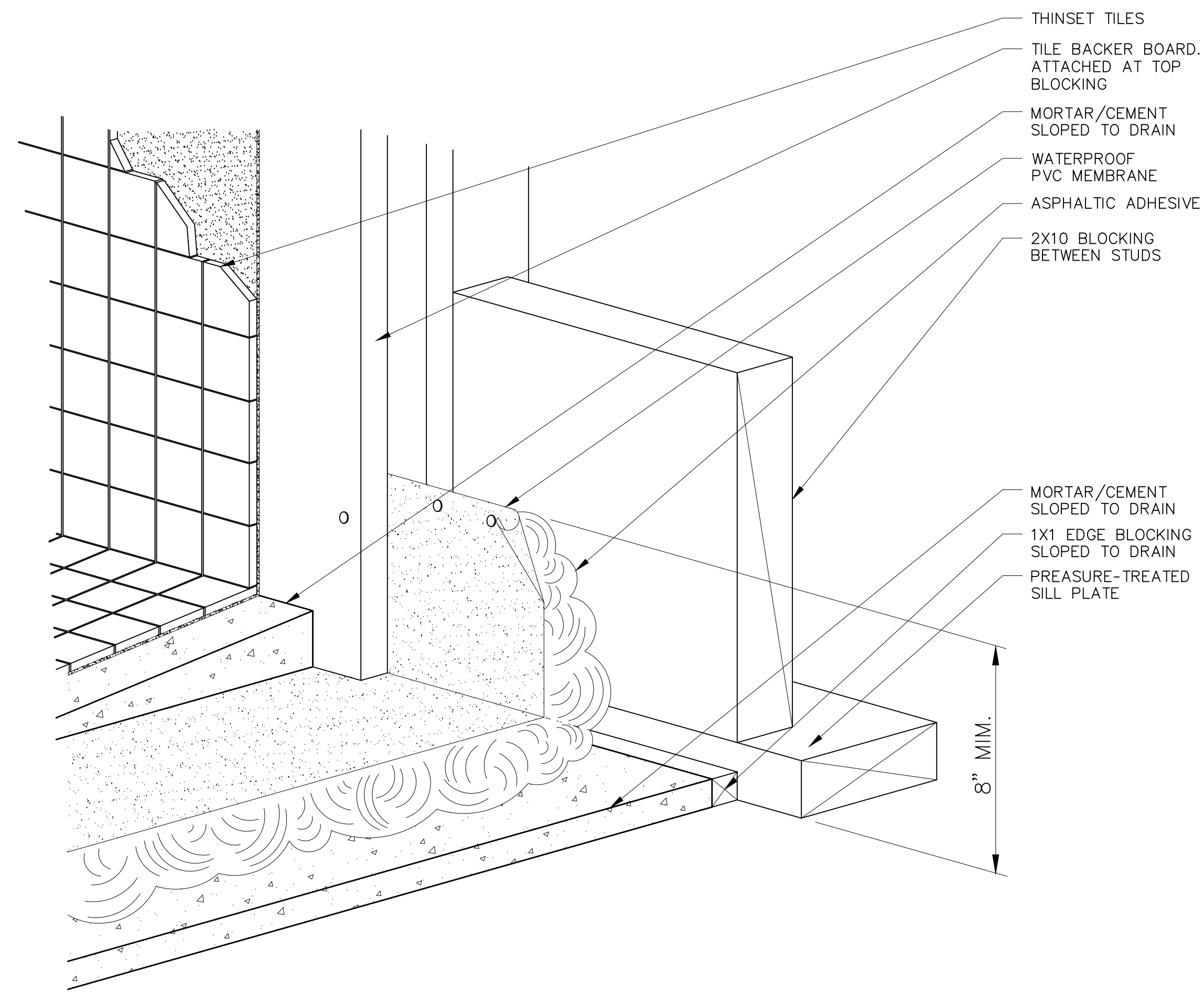
DRAWN BY:  
 AJOrtiz

ARCHITECTURAL  
 BALCONY DETAILS  
 (PROPOSED)

SCALE: 1" = 3/4"

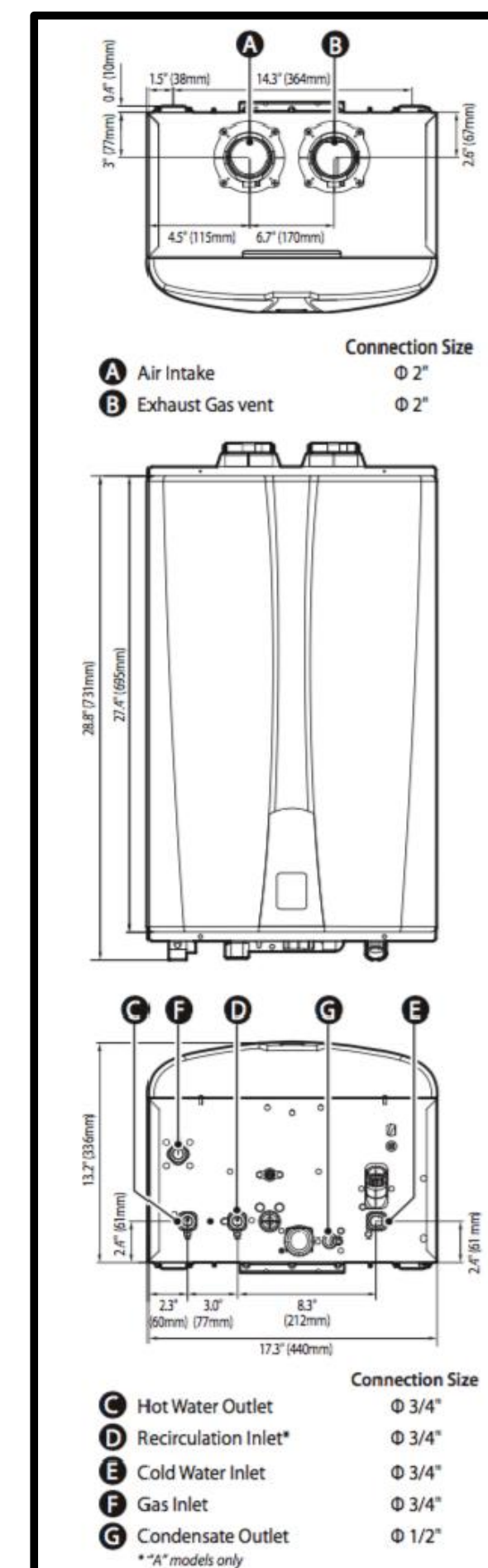
**A7.2**





Shower (Typ. Detail)

N.T.S. 3



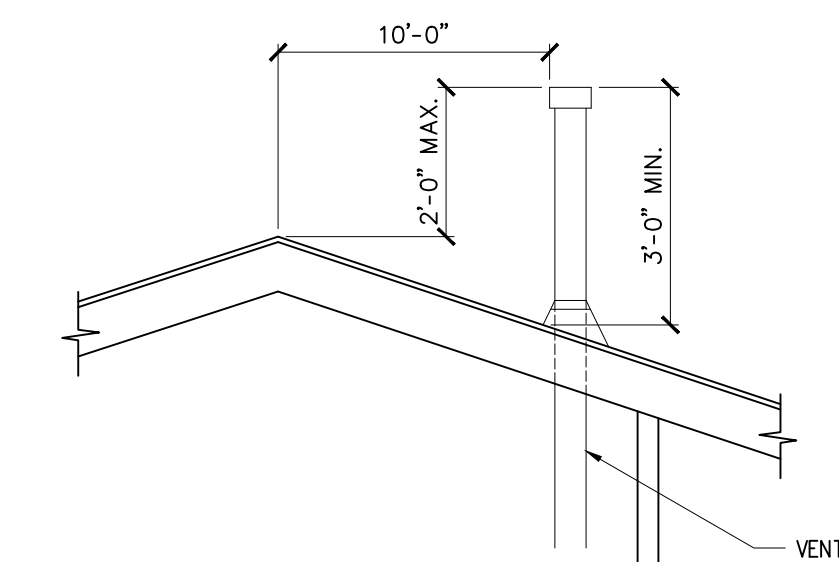
Specifications						
Item	NPE-180A	NPE-180S	NPE-210A	NPE-210S	NPE-240A	NPE-240S
Heat Capacity (Input)	Natural Gas 15,000-150,000 BTU/H Propane Gas 15,000-150,000 BTU/H	19,900-180,000 BTU/H	19,900-180,000 BTU/H	19,900-199,900 BTU/H	19,900-199,900 BTU/H	19,900-199,900 BTU/H
Flow Rate (DHW)	35°F(19°C) Temp Rise 8.4 GPM (32 L/m) 45°F(25°C) Temp Rise 6.5 GPM (25 L/m) 77°F(43°C) Temp Rise 3.8 GPM (14 L/m)	10.1 GPM (38 L/m)	7.8 GPM (30 L/m)	11.2 GPM (42 L/m)	8.7 GPM (33 L/m)	5.1 GPM (19 L/m)
Dimensions	17.3"(W) x 27.4"(H) x 13.2"(D)					
Weight	75 lbs (34kg)	67 lbs (30 kg)	82 lbs (37 kg)	75 lbs (34 kg)	82 lbs (37 kg)	75 lbs (34 kg)
Installation Type	Indoor or Outdoor Wall-Hung					
Venting Type	Forced Draft Direct Vent					
Ignition	Electronic Ignition					
Water Pressure	15-150 PSI					
Natural Gas Supply Pressure (from source)	3.5"-10.5" WC					
Propane Gas Supply Pressure (from source)	8.0"-13.0" WC					
Natural Gas Manifold Pressure (min to max)	-0.04" WC to -0.84" WC	-0.04" WC to -0.36" WC	-0.04" WC to -0.58" WC	-0.04" WC to -0.58" WC	-0.04" WC to -0.58" WC	-0.04" WC to -0.58" WC
Propane Gas Manifold Pressure (min to max)	-0.03" WC to -0.50" WC	-0.02" WC to -0.66" WC	-0.02" WC to -0.78" WC	-0.02" WC to -0.78" WC	-0.02" WC to -0.78" WC	-0.02" WC to -0.78" WC
Minimum Flow Rate	0 GPM (0 L/m) for "A" models / 0.5 GPM (1.9 L/m) for "S" models					
Connection Sizes	Cold Water Inlet 3/4" NPT Hot Water Outlet 3/4" NPT Recirculation Inlet 3/4" NPT (on "A" models only) Gas Inlet 3/4" NPT					
Power Supply	Main Supply 120V AC, 60Hz Maximum Power Consumption 200W (up to 2 amperes), 350W (up to 4 amperes) with external pump connected					
Materials	Casing Cold Rolled Carbon Steel Heat Exchangers Primary Heat Exchanger: Stainless Steel Secondary Heat Exchanger: Stainless Steel					
Venting	Exhaust 2" or 3" PVC, CPVC, Polypropylene Intake 2" or 3" Special Gas Vent Type BH (Class II, A/B/C) Vent Clearances 0" to Combustibles					
Safety Devices	Flame Rod, APS, Ignition Operation Detector, Water Temperature High Limit Switch, Exhaust Temperature High Limit Sensor, Power Surge Fuse					

Wall Attachment Per Manufactures Manual

1. Identify the installation location and confirm that the installation will meet all required clearances.
2. Securely attach the water heater to the wall using any of the holes in the wall installation brackets which are at the top and bottom of the water heater. Ensure that the attachment strength is sufficient to support the weight. Refer to the weight of the water heater in the Specifications section.

(Manufacture installation Typ. Detail)

N.T.S. 1



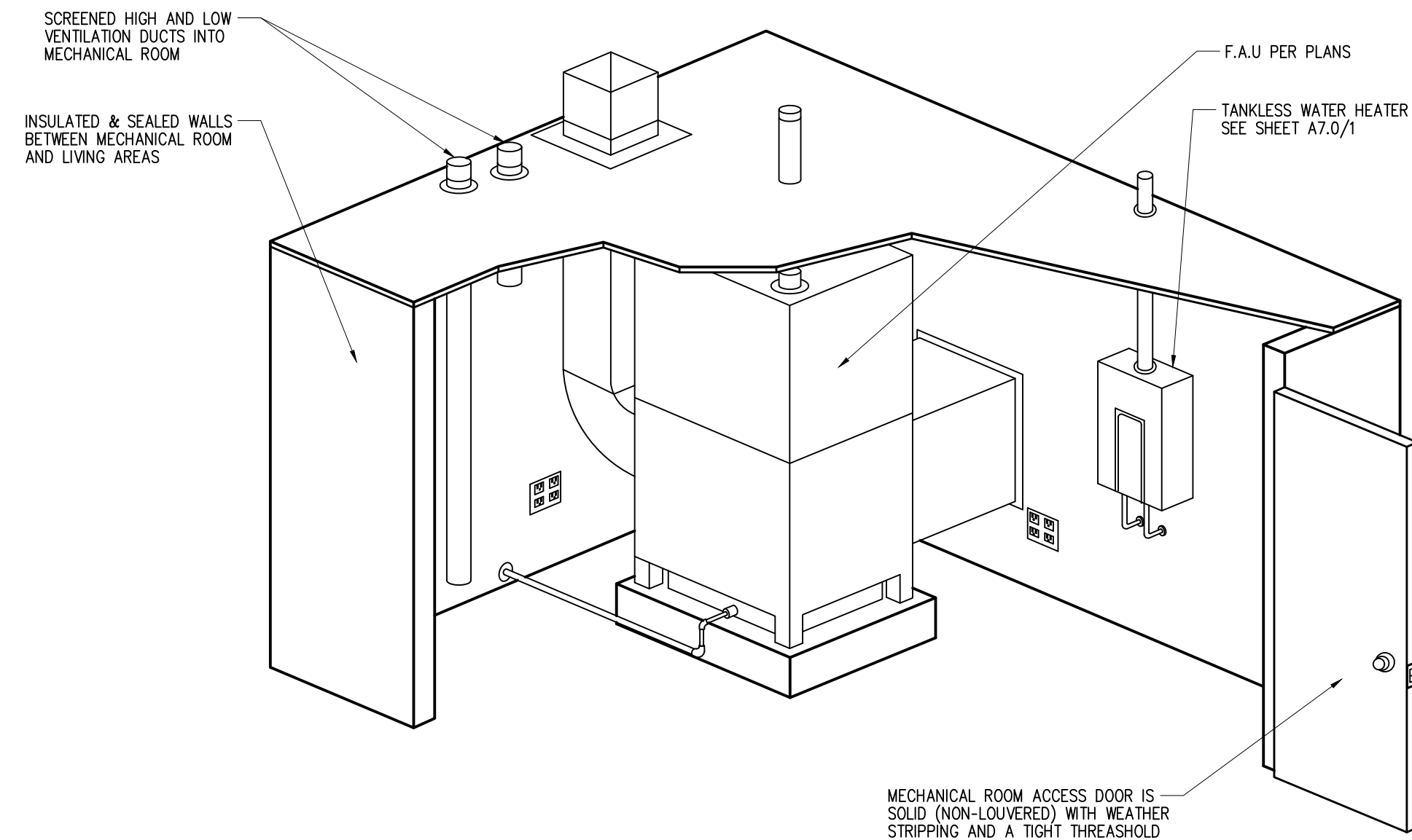
Exterior Vent Termination

**Furnace Installed in under-Floor space Shall Comply with 2019 California Mechanical Code Sec. 904.10**

1. Clearance from combustibles per Section 304.1.
2. An access opening and passageway of a height and width sufficient to permit removal of the furnace, but in no case less than 30"x30" shall be provided to the working space in front of the furnace. (CMC Section 932.2.)
3. The distance from the passageway access to the center line of the working space in front of the furnace burner shall not exceed 20-feet. (CMC Section 932.2.)
4. Furnace supported on the ground should rest on a concrete slab extending a minimum of 3-inches above the adjoining ground level. (CMC Section 932.3.)
5. A furnace suspended shall have a clearance at least 6-inches above grade, if excavated provide clearance of 6-inches below and 12-inches to all sides of the furnace, except the control side which shall have 30-inches. (CMC section 932.4.)
6. Provide a permanent electrical outlet and lighting fixture controlled by a switch located at the access opening shall be provided at or near the Furnace. CMC Section (932.5.)

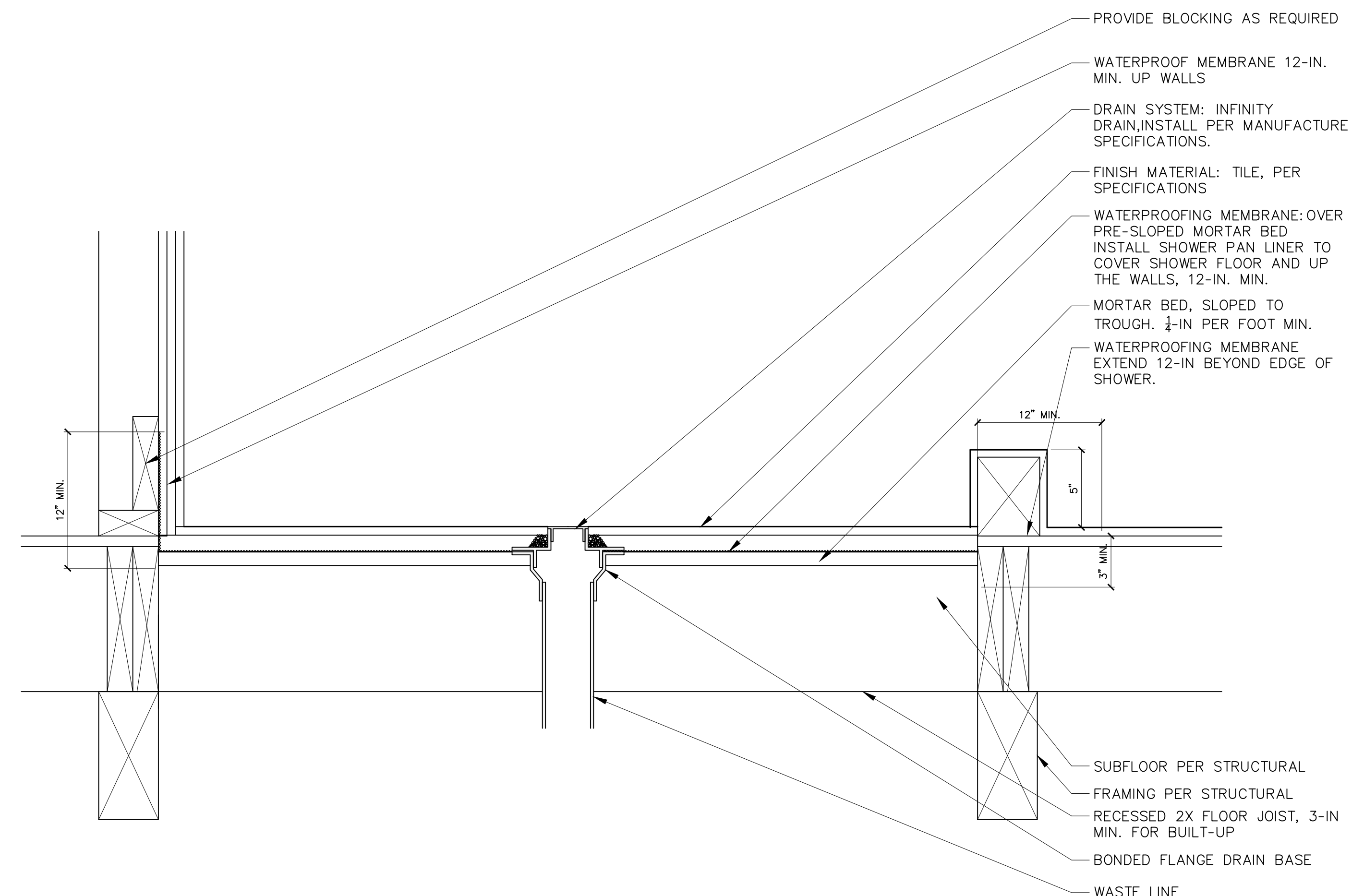
**ACCESS AND WORKING SPACE**

1. EQUIPMENT MUST BE ACCESSIBLE BY AN OPENING 22"x30" AND BIG ENOUGH TO REMOVE THE EQUIPMENT.
2. THE PASSAGEWAY FROM THE ACCESS OPENING TO THE EQUIPMENT MUST BE AT LEAST 30" WIDE AND 30" HIGH.
3. PROVIDE A LEVEL WORKING AREA AT LEAST 30" SQ. AT THE FRONT OR SERVICE SIDE OF THE EQUIPMENT.



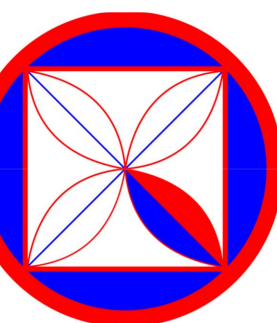
F.A.U. Typical Detail

N.T.S. 4



Shower Drain (Typ. Detail)

N.T.S. 2



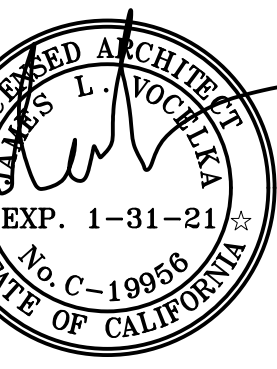
**Navien**  
Premium Condensing  
Tankless Gas Water Heater

NPE Series Tankless Water Heaters  
Specification Sheet

ANSI Z21.10.3/CSA 4.3-2011

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**JAMES "JIM" VOELKA ARCHITECT**  
REGISTERED ARCHITECT  
SALINAS, CALIFORNIA  
PHONE: 831-663-6644  
LICENSE NUMBER: C-19956



REVISIONS:  
06-14-2020

PROJECT:  
Schultz Building  
S/e Lincoln St. Bet. 5th & 6th Ave.  
BLOCK: 55 LOTS: 10 & 12  
APN: 010-138-019  
PROJECT NO.  
18-01

ISSUE:  
05-14-2020

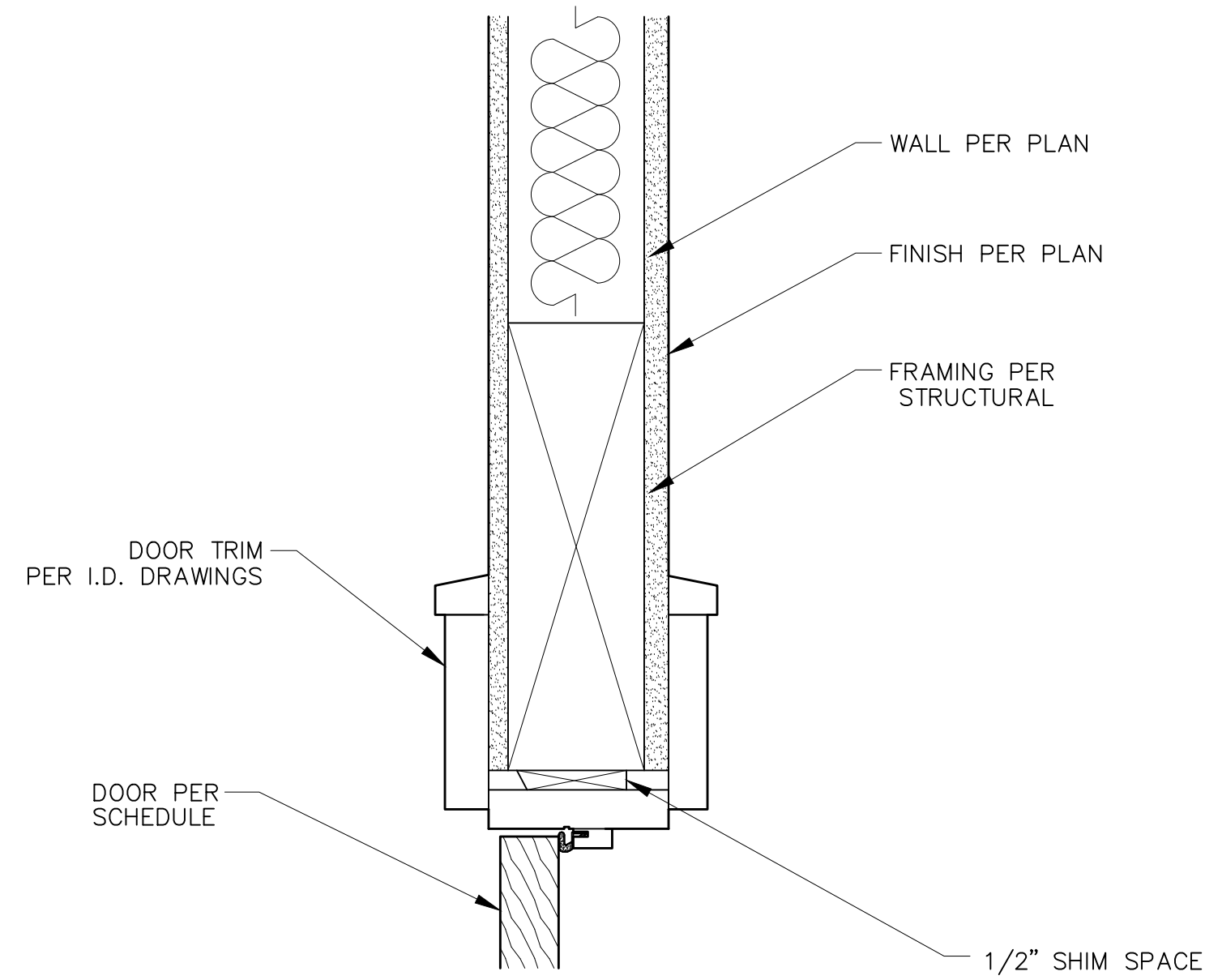
DRAWN BY:  
AJOrtiz

TYPICAL  
DETAILS  
(PROPOSED)

SCALE: 1/4" = 1'

**A7.3**

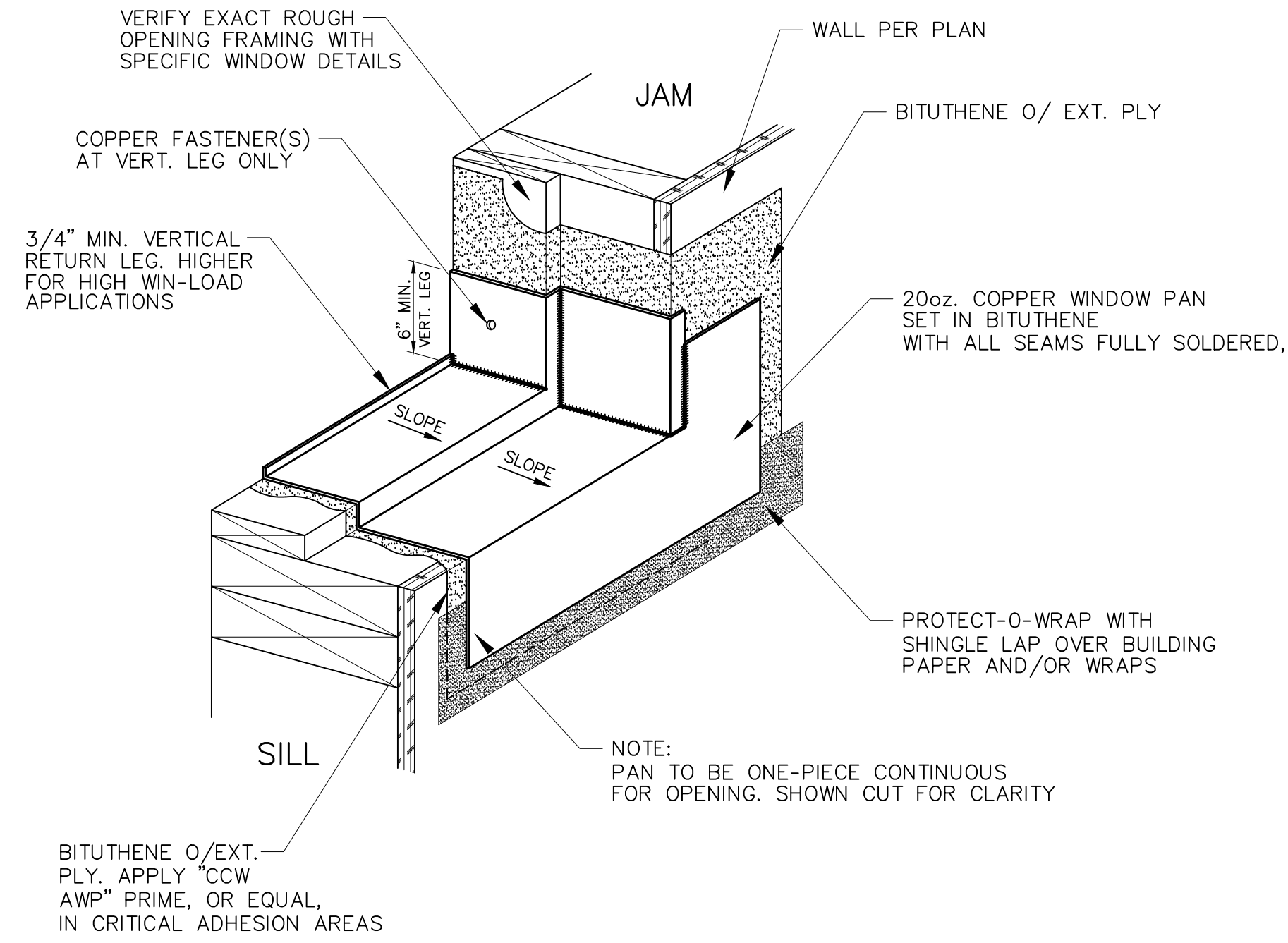




**NOTE:**  
PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED

Door Head (Interior)

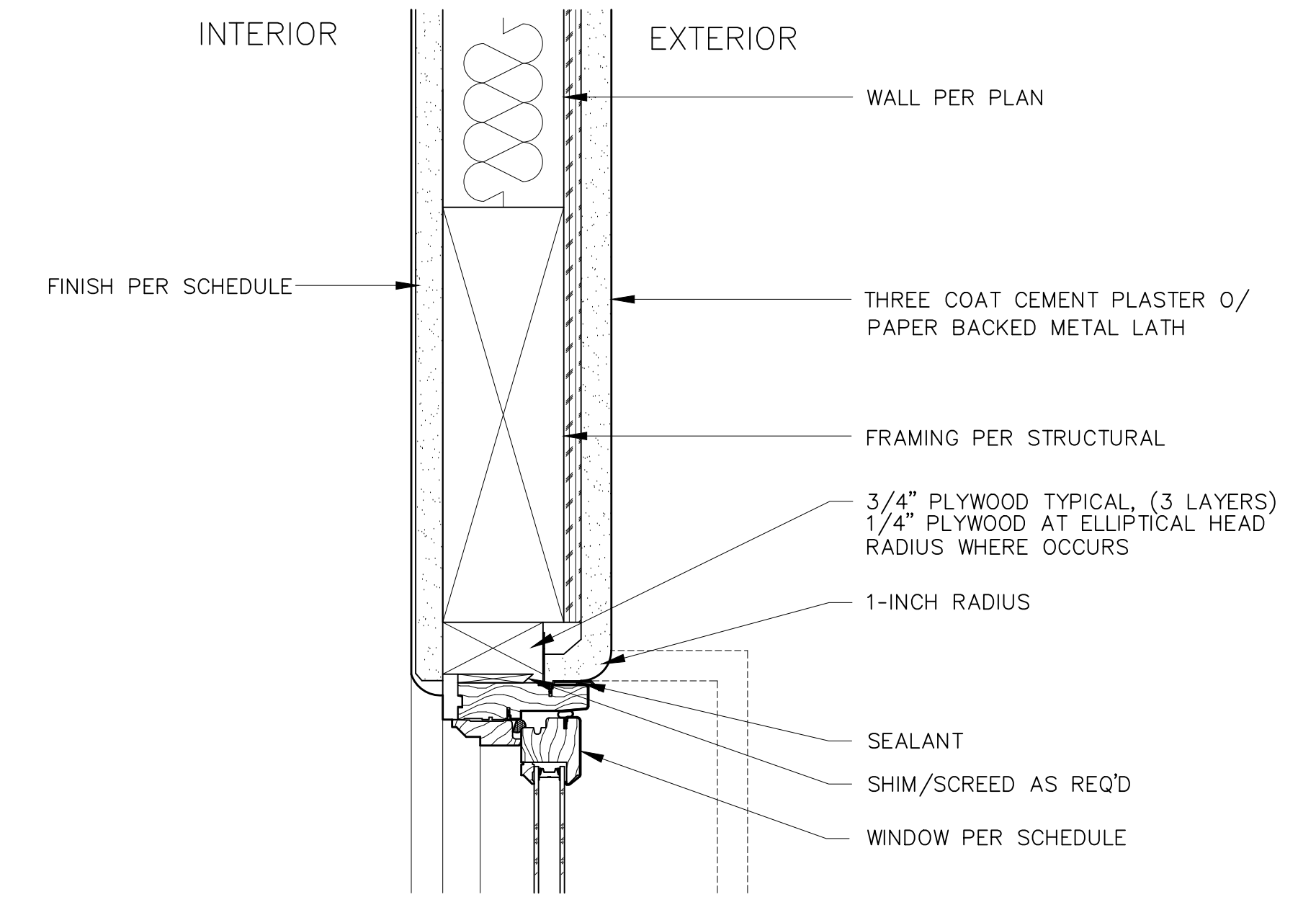
N.T.S. **7**



BITUTHENE O/EXT. PLY. APPLY "CCW AWP" PRIME, OR EQUAL, IN CRITICAL ADHESION AREAS

Window Pan Typ. Detail

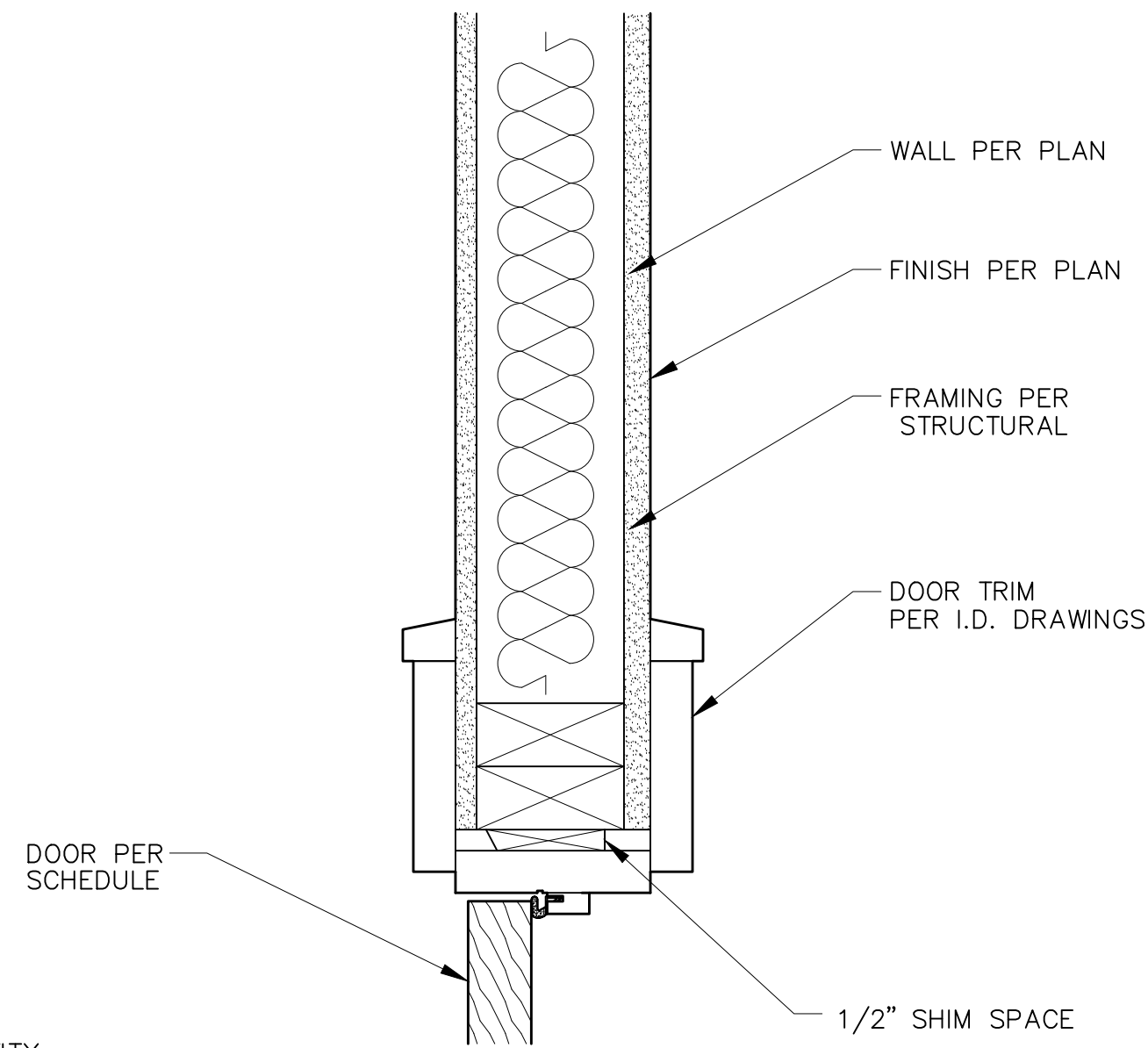
N.T.S. **4**



**NOTE:**  
PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED

Window Head (Plaster)

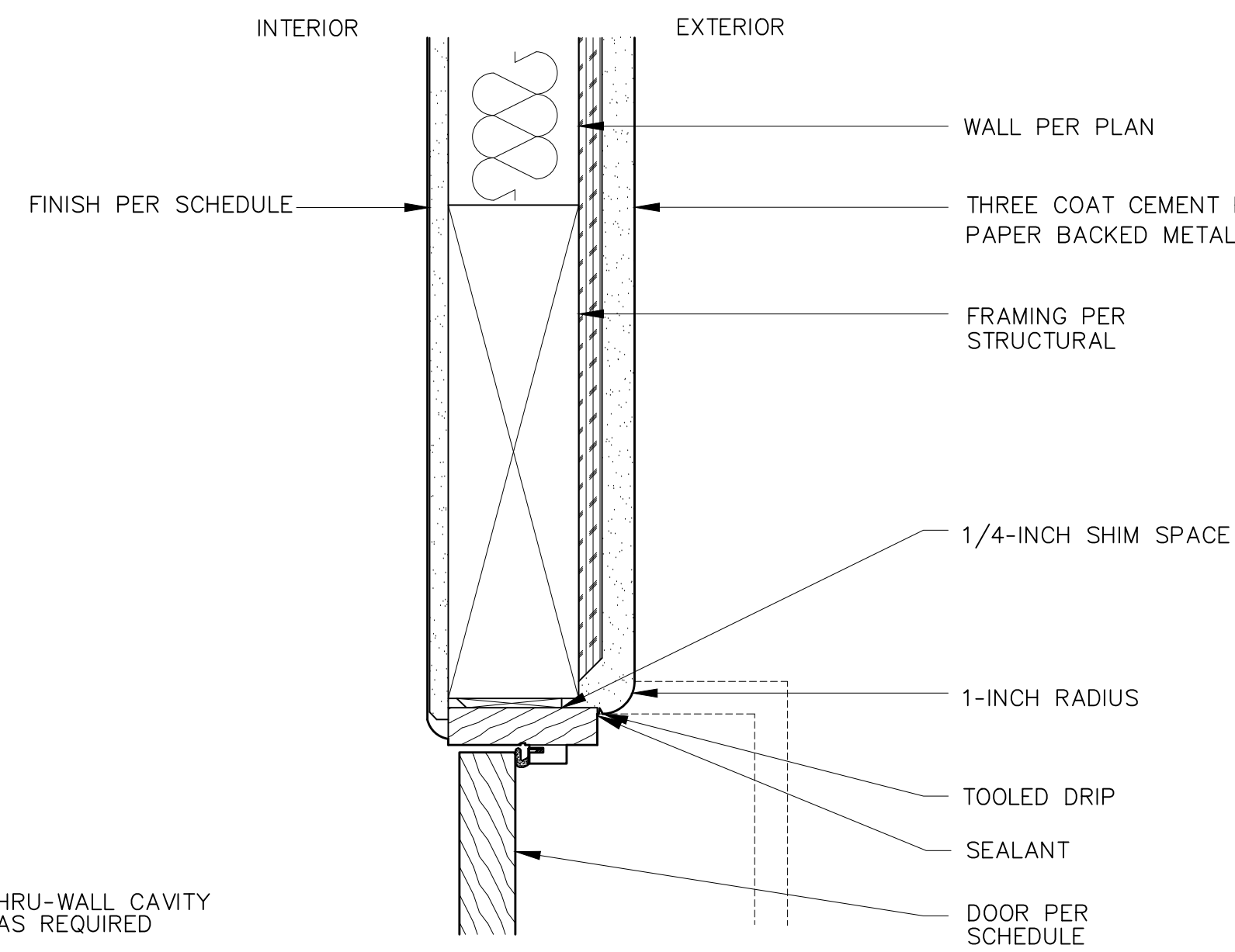
N.T.S. **1**



**NOTE:**  
PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED

Door Jam (Interior)

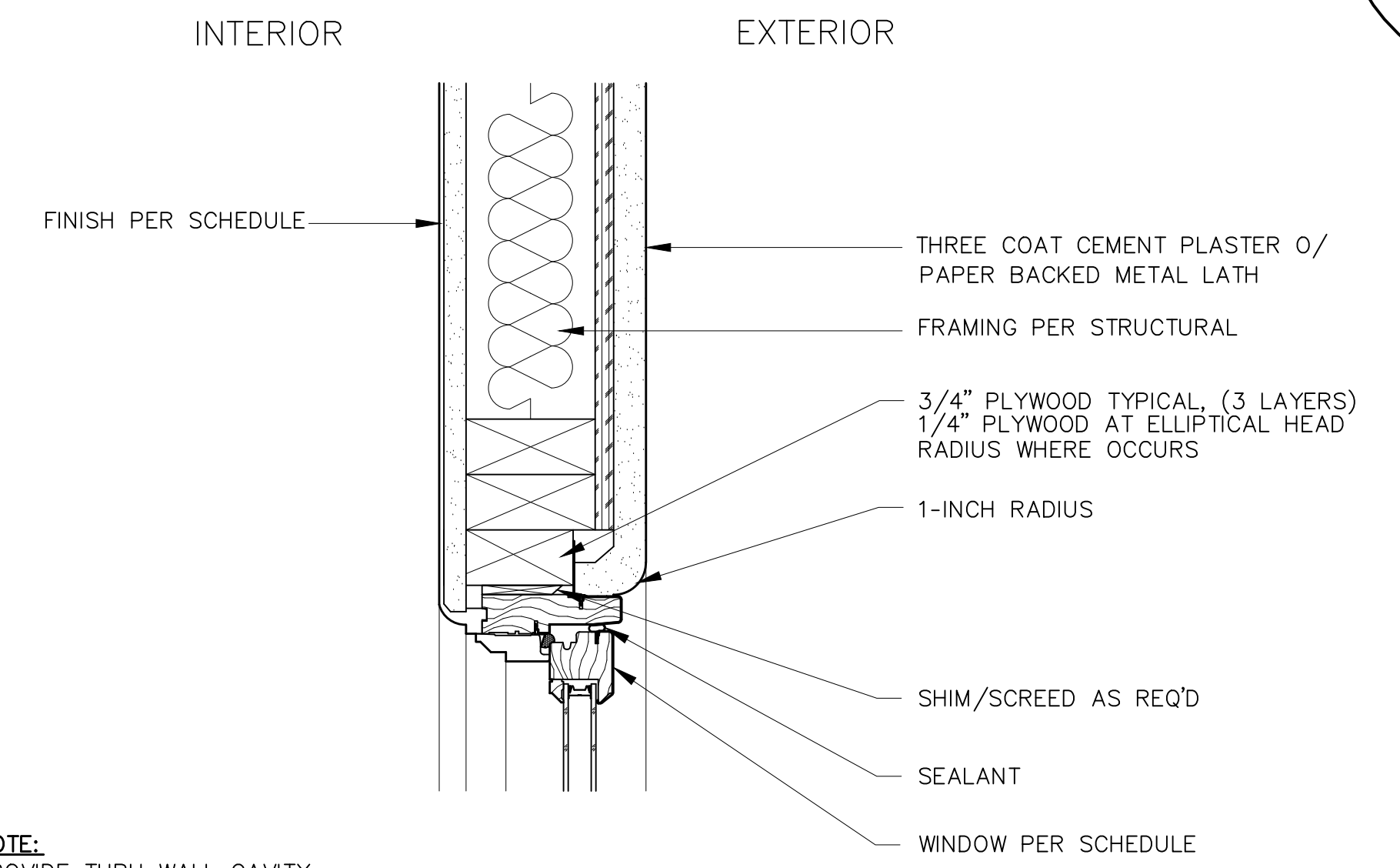
N.T.S. **8**



**NOTE:**  
PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED

Door Head (Plaster)

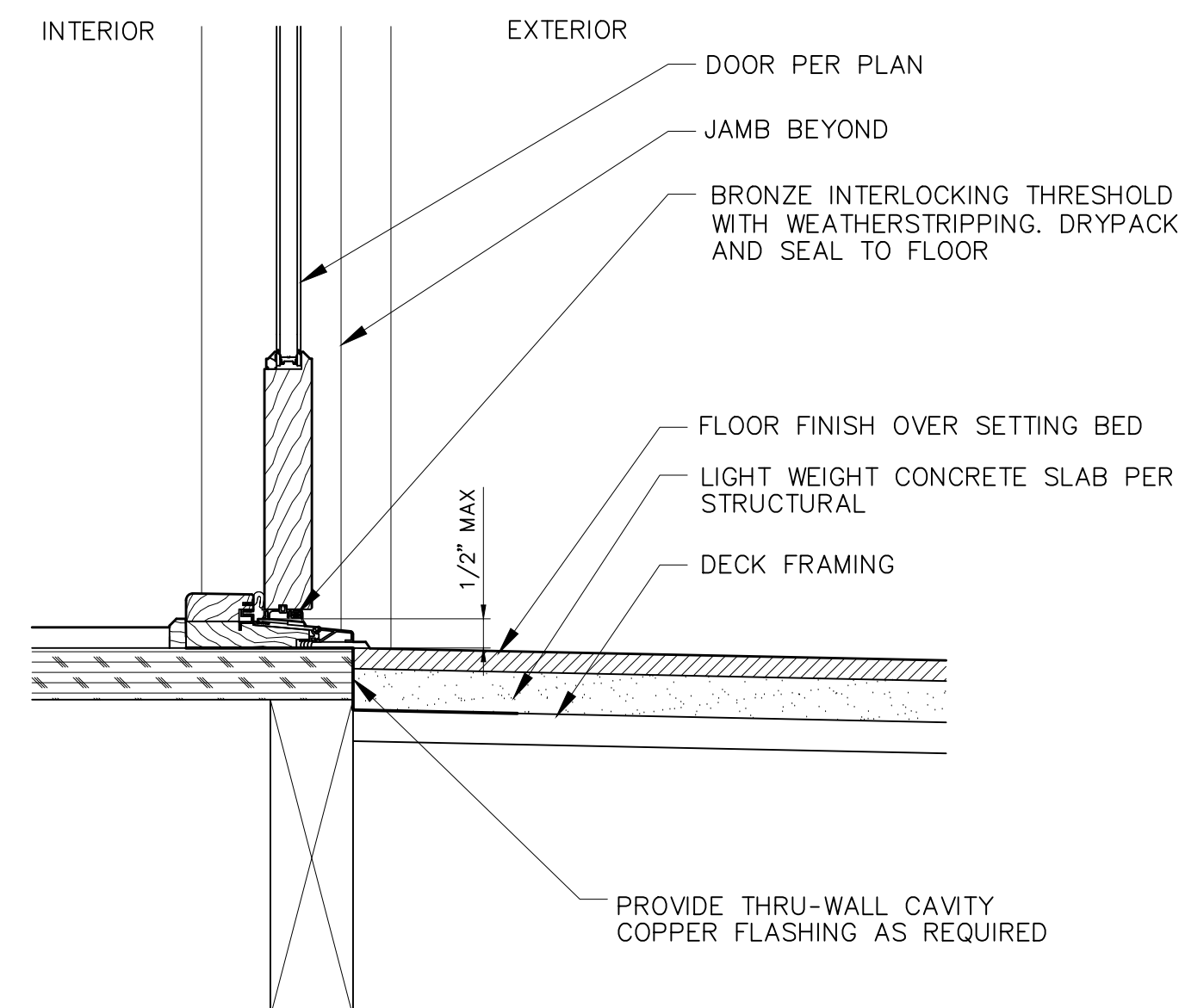
N.T.S. **5**



**NOTE:**  
PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED

Window Jam (Plaster)

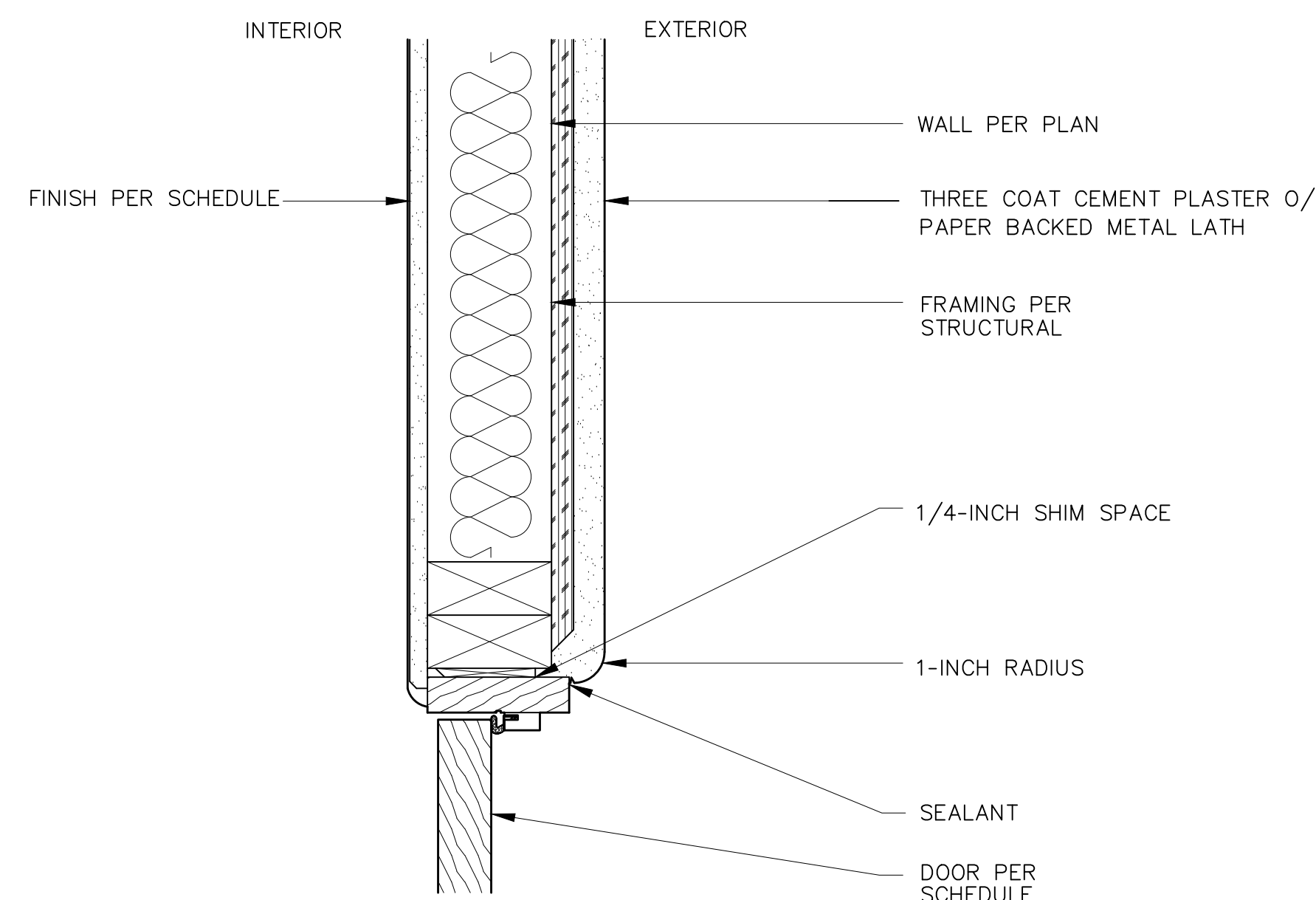
N.T.S. **2**



PROVIDE THRU-WALL CAVITY COPPER FLASHING AS REQUIRED

1/2-inch Door Threshold

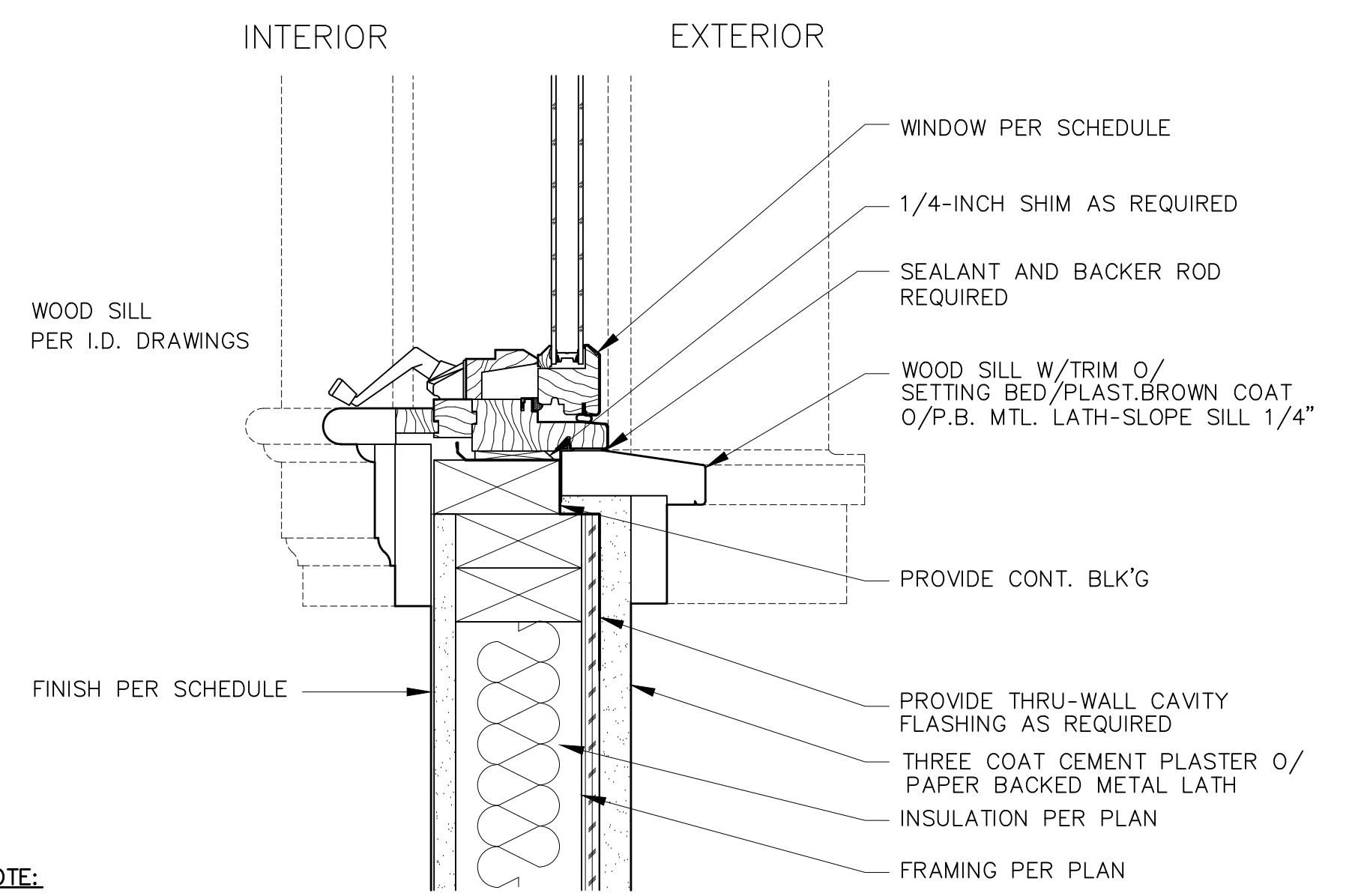
N.T.S. **9**



**NOTE:**  
PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED

Door Jam (Plaster)

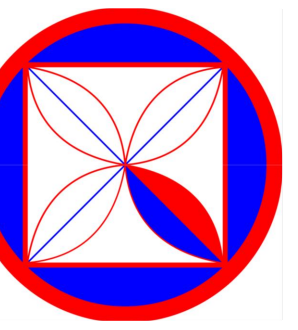
N.T.S. **6**



**NOTE:**  
PROVIDE THRU-WALL CAVITY FLASHING AS REQUIRED

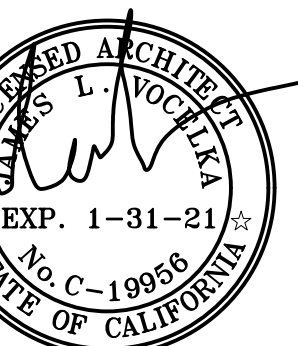
Window Sill (Plaster)

N.T.S. **3**



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**JAMES "JIM" VOELKA ARCHITECT**  
REGISTERED ARCHITECT  
CALIFORNIA STATE BOARD OF ARCHITECTURE  
NO. C-19956  
SAUNAS, CALIFORNIA  
PHONE: 831-863-6644  
LICENSE NUMBER: C-19956



REVISIONS:  
06-14-2020

PROJECT:  
Schultz Building  
S/e Lincoln St. Bet. 5th & 6th Ave.  
BLOCK: 55 LOTS: 10 & 12  
APN: 010-138-019  
PROJECT NO.  
18-01

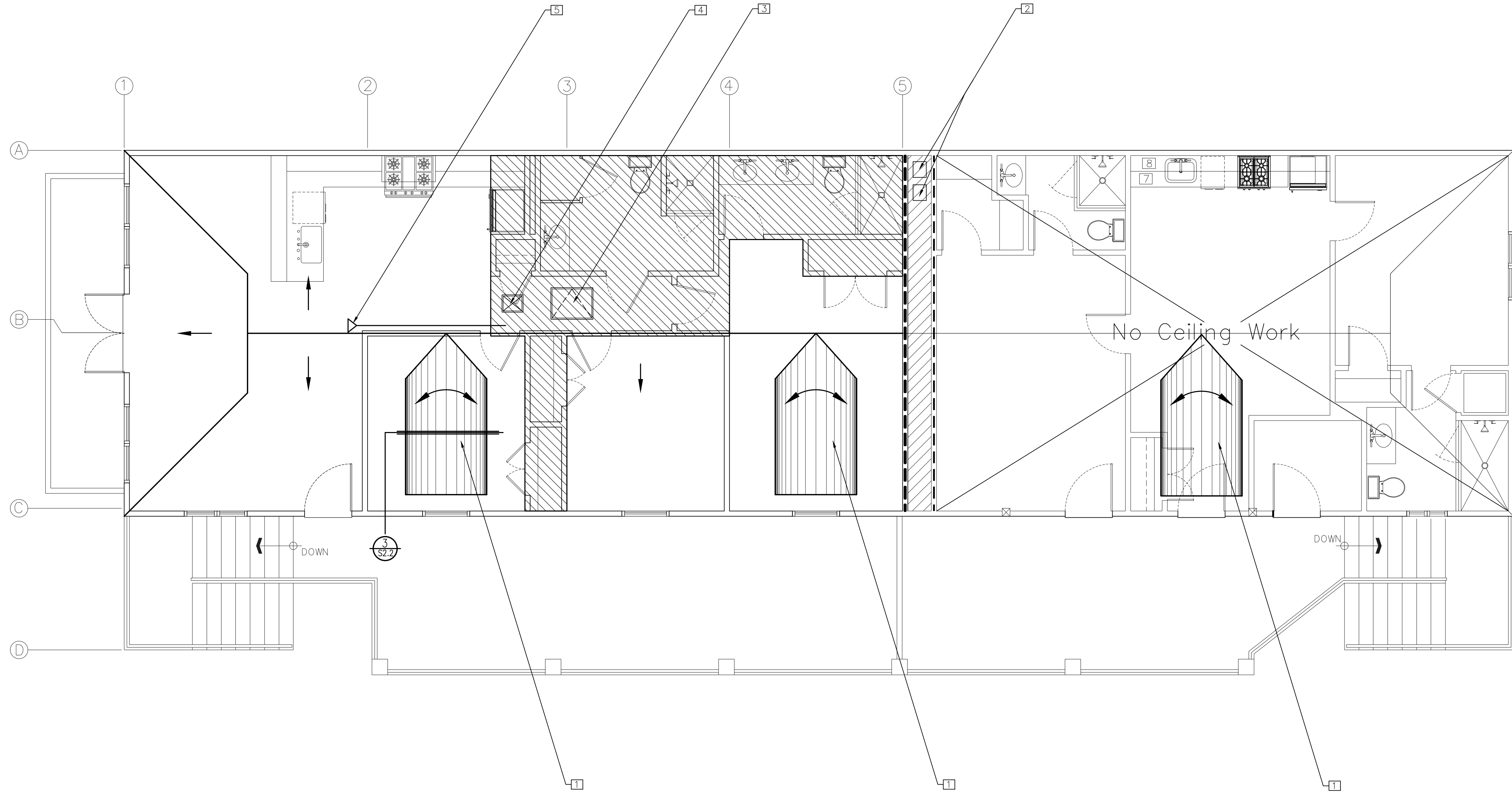
ISSUE:  
05-14-2020  
DRAWN BY:  
AJOrtiz

WINDOW & DOORS  
DETAILS  
(PROPOSED)

SCALE: 1/4" = 1'

**A7.4**



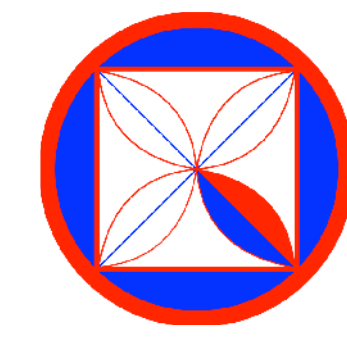


**KEY NOTES**

- 1 NEW DORMERS
- 2 FORCED AIR DUCTS
- 3 ACCESS DOOR TO ATTIC
- 4 AIR RETURN
- 5 EXPOSED HEATING DUCT

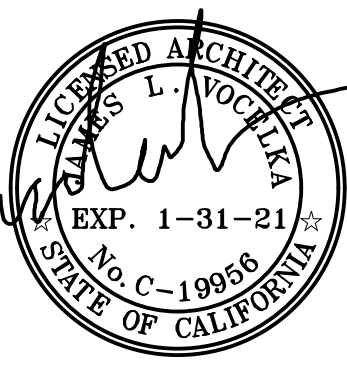
**LEGEND**

- SLOPED CEILING DIRECTION
- ATTIC ACCESS DOOR
- AIR RETURN
- FLAT PLASTER CEILING



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 1000 S. GARDEN ST., SUITE 100  
 OAKLAND, CA 94606  
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**JAMES "JIM" VOCELKA ARCHITECT**  
 ARCHITECT  
 1000 S. GARDEN ST., SUITE 100  
 OAKLAND, CA 94606  
 PHONE: 831-863-6644  
 LICENSE NUMBER: C-19956



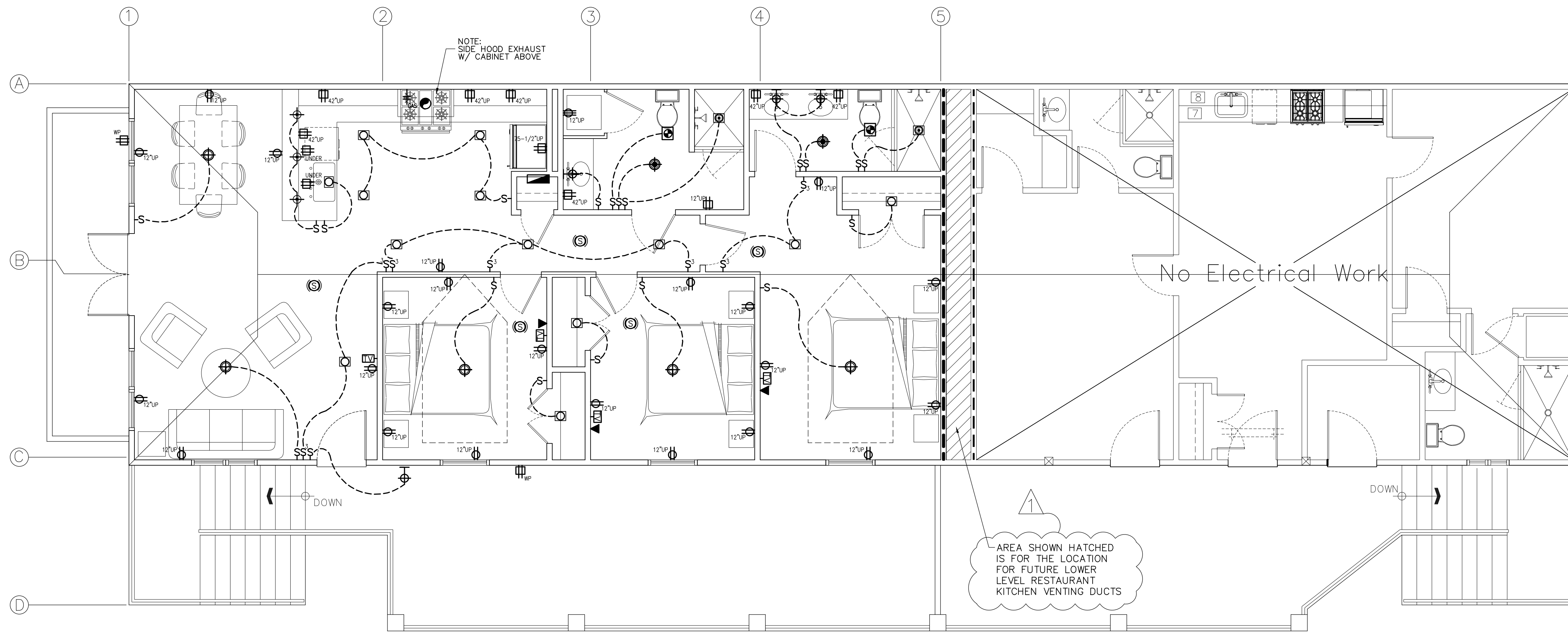
**REVISIONS:**  
 PLN 01-15-21

**PROJECT:**  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 10 & 12  
 APN: 010-138-019  
**PROJECT NO.:**  
 18-01

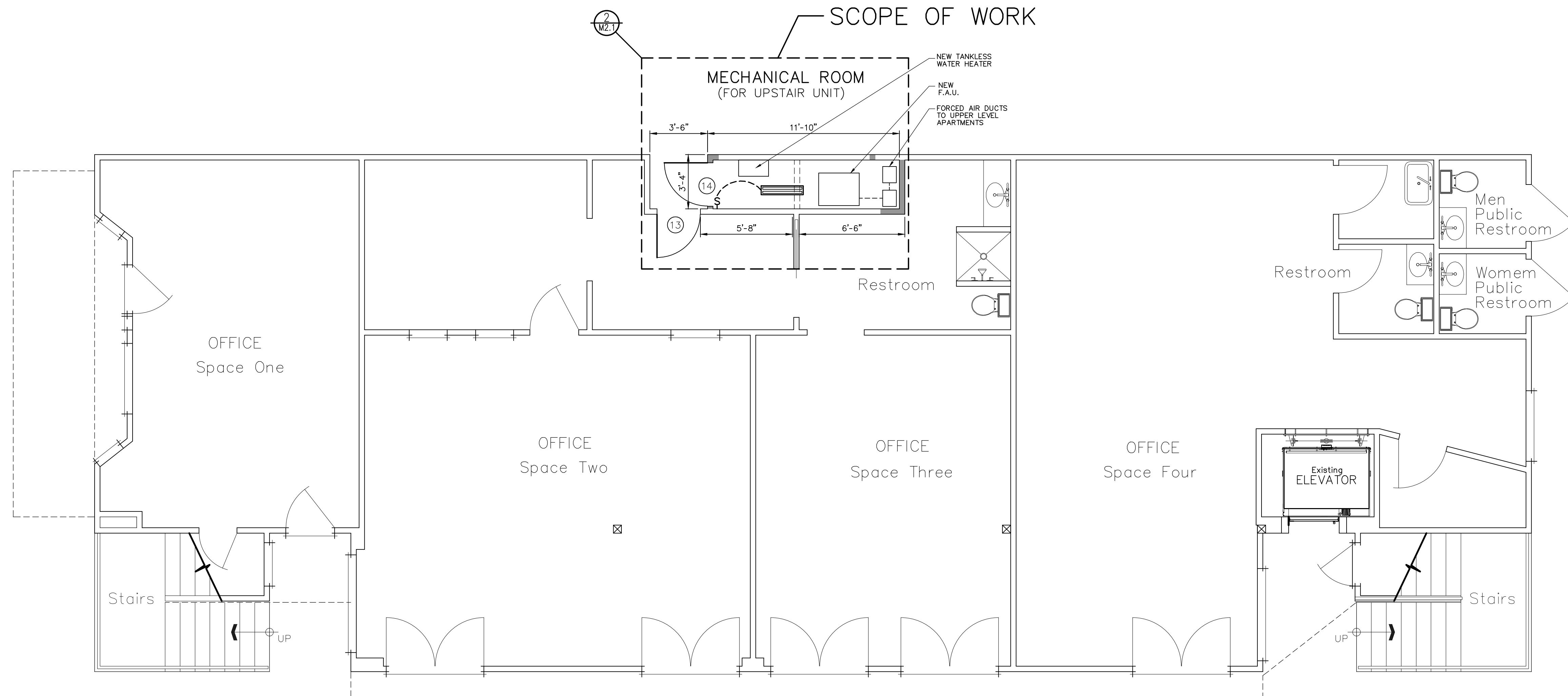
**ISSUE:**  
 05-14-2020  
**DRAWN BY:**  
 AJOrtiz

**UPPER APARTMENT  
 REFLECTED CEILING  
 PLAN  
 (PROPOSED)**

SCALE: 1/4" = 1'  
**A8.0**



UPPER LEVEL PLAN



MAIN LEVEL PLAN

Electrical Symbol Legend

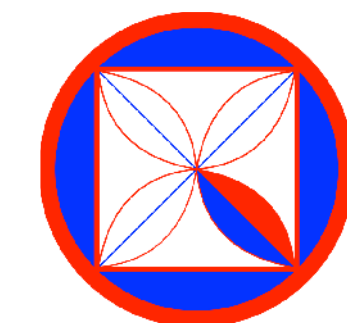
ALL INSULATED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2016 CERTIFIED LABELED.

ELECTRICAL OUTLET LEGEND	
	1/2 CONVENIENCE 110V RECEPICAL
	UNDER COUNTERS, SHELVES, DESKS, ETC RECEPICAL.
	110V RECEPICAL
	GROUND FAULT CURRENT INTERRUPTER RECEPICAL
	GFI AND WATER PROOF RECEPICAL
	GFI FLOOR RECEPICAL
	GFI CEILING RECEPICAL
	240V RECEPICAL

ELECTRICAL SWITCH LEGEND	
	LIGHT SWITCH
	DOUBLE LIGHT SWITCH
	3-WAY LIGHT SWITCH
	AUTOMATIC DOOR LIGHT SWITCH
	GARAGE DOOR LIGHT SWITCH
	VACANCY SENSOR LIGHT SWITCH
	DIMMER LIGHT SWITCH

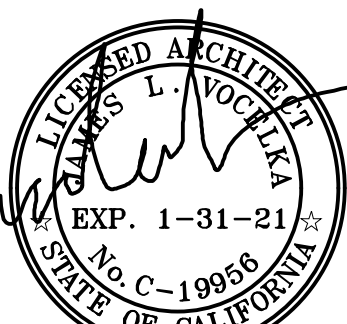
ELECTRICAL FIXTURES LEGEND	
	LED LIGHT STRIP
	EXTERIOR WALL FIXTURE WATER PROOF (HIGH EFFICACY LUMINAIRES)
	SURFACE MOUNT FLOURESCENT FIXTURE (18-INCHES LONG)
	LED STRIP LIGHT (UPPER CABINET TOP & BOTTOM)
	RECESSED INCANDESCENT (HIGH EFFICACY LUMINAIRES) (DIMMABLE)
	RECESSED INCANDESCENT (DIMMABLE) OR FLUOR DOWNLIGHT AS NOTED.
	RECESSED, LOW VOLTAGE ACCENT LIGHT.
	VAPOR-RESISTANT LIGHT FIXTURE
	MINIATURE LOW VOLTAGE DOWNLIGHT INTEGRATED INTO NICHE OR SHELF.
	RECESSED LOW VOLTAGE DOWNLIGHT W/ ADJUSTABLE TRIM.
	DECORATIVE CEILING FIXTURE (HIGH EFFICACY LUMINAIRES)
	DECORATIVE CEILING FIXTURE (DIMMABLE)
	WALL SCONCES (HIGH EFFICACY LUMINAIRES)
	RECESSED WALL MOUNTED LIGHTING

MISCELLANEOUS ELECTRICAL SYMBOL LEGEND	
	CABLE TV
	TELEPHONE
	ELECTRIC GARAGE DOOR OPENER
	EXHAUST FAN
	HOSE BIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
	ANTI-SYPHON DEVICES REQUIRED AT ALL EXTERIOR HOSE BIBBS.
	GAS VALVE
	200-AMP SUB PANEL
	ELECTRICAL METER
	EXHAUST FAN (ENERGY STAR) SEPARATE SWITCHES
	CARBON MONOXIDE ALARM - BATTERY AND HARDWIRED
	COMBO - SMOKE ALARM & CARBON MONOXIDE ALARM
	GAS METER
	FIRE ALARM



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REVISIONS:  
 PLN 01-15-21

PROJECT:  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 10 & 12  
 APN: 010-138-019  
 PROJECT NO.  
 18-01

ISSUE:  
 05-14-2020

DRAWN BY:  
 AJOritz

ELECTRICAL PLAN  
 UPPER APARTMENT &  
 LOWER LEVEL  
 (PROPOSED)

SCALE: 1/4" = 1'

E1.1



## Residential Lighting Measures:

### 2019 CALIFORNIA ENERGY CODES

- § 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
- § 150.0(k)1B: Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
- § 150.0(k)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in §150.0(k)1C.
- § 150.0(k)1D: Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
- § 150.0(k)1E: Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
- § 150.0(k)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of §150.0(k).
- § 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.\*
- § 150.0(k)1H: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
- § 150.0(k)1I: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
- § 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
- § 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.\*
- § 150.0(k)2C: Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.\*
- § 150.0(k)2D: Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
- § 150.0(k)2E: Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with §150.0(k).
- § 150.0(k)2F: Interior Switches and Controls. Lighting controls must comply with the applicable requirements of §110.9.
- § 150.0(k)2I: Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
- § 150.0(k)2J: Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
- § 150.0(k)2K: Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
- § 150.0(k)3A: Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item §150.0(k)3Aii (ON and OFF switch) and the requirements in either §150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or §150.0(k)3Aiii (astronomical time clock), or an EMCS.

## Arc-Fault Circuit Interrupter Protection Note:

All 120-volt, 15-and 20-ampere or branch circuits supplying outlets installed in dwelling unit family room, dining room, living room, parlors, libraries, dens, bedrooms, sun rooms, recreation room, closets, hallways or rooms or similar rooms or area shall be protected by a list arc-fault circuit interrupter combination-type. Guest room (210-18) and guest suites that are provided with permanent provisions for cooking shall have AFCI.[210-12(B)]

## Exterior lighting Notes:

All exterior lighting permanently mounted to the building are high efficacy luminaries or lights are controlled by a motion sensor with integral photo control. (lighting not attached to the building is exempt.)

## Receptacle Notes:

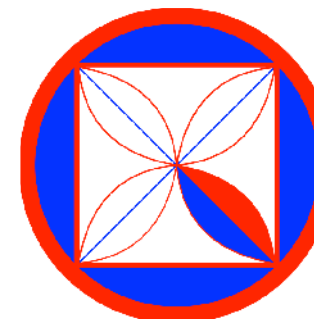
- In all areas specified in 210.52, Kitchen, Family Room, Dining room, Living Room, Parlor, Den, Closets, Bedroom, OR similar room area, all 125V 15AMP and 20AMP receptacles shall be listed tamper-resistant receptacles.
- Dwelling unit receptacle outlets. In every Kitchen, family Room, Dining Room, Living Room, Parlor, library, Den, Sunroom, bedroom, rec-Room OR similar rooms or area of dwelling units, receptacles shall be installed. Receptacles shall be installed such that no point measured horizontally along the floor line in any wall space is more than 6-feet from a receptacle outlet. any space 2-feet or more in width including space measured around corners and unbroken along the floor line by doorway, fireplace and similar openings. (210-52)A.
- Receptacles in kitchen to serve countertop surfaces shall be installed at each wall countertop spaces that is 12-inches or wider. No point along a wall line shall be more than 24-inches from a receptacle outlet in that pace. (210-52C-1). At least one receptacle shall be installed at each island countertop with long dimension of 24-inches or greater and short dimension of 12-inches or greater (210-52C-2). Countertop spaces separated by rangetops, sinks etc. Shall be considered as separate countertop spaces.
- GFCI Requirements: bathrooms, Garages, Outdoor crawl spaces, unfinished basement, kitchen, laundry, utility, and wet bars where the receptacle is within 6-FEET of the sink and all counters with sink. No Exceptions. (210.8).
- temper resistant receptacles are required in all locations except at outlets located more than 5-1/2- FEET above the floor, outlets that are a part of a luminaries, outlet dedicated to appliances that cannot be easily moved and at outlet located in attics.

## Fire Alarm Requirements

- Centrally located in corridor (or area) leading areas, and inside each each sleeping room.
- On ceiling of upper level i close proximity to the stairway when sleeping areas are on an upper level.
- On each floor level and in basement
- In the adjacent room (or area) where the ceiling height exceeds that of the hallway by 24 inches.
- Smoke alarms shall sound an alarm audible in all sleeping areas. (Sec.310.9.1.4)
- Note on plans that for existing buildings smoke alarms may be battery operated and shall be installed in locations as specified above. (Sec. 310.9.1.2 & 310.9.1)

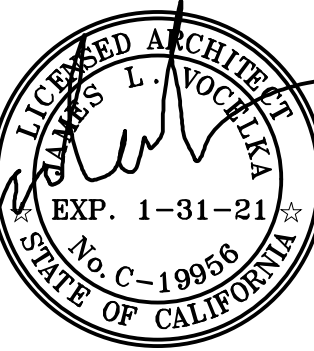
## General Electrical Notes:

- All work shall be in comply with 2019 California Electrical Code & 2019 California Energy Code.
- Provide Smoke Alarms & Carbon Monoxide Alarms  
Smoke Alarm Requirements:
  - Smoke alarms: be installed at each level, and in each sleeping room and outside each sleeping area in the immediate vicinity of the bedrooms.
  - Dual Sensor: (Photo/ion) alarm shall be used if located not less than 20-feet from a kitchen, fireplace or wood-burning stove.
  - SMOKE DETECTORS OVER 10 YEARS MUST BE REPLACE.  
If date is not indicated on existing smoke alarm it must be replaced. Carbon Monoxide (CO) Requirements:
- New Construction:CO alarms shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. CRC R315.1
- Existing Construction:CO alarms shall be installed where a permit is required for alterations, repairs or additions exceeding \$1,000, existing dwelling or sleeping units that have attached garages or fuel-burning appliances. CRC R315.2
- Alarm Location: Carbon monoxide detectors shall be installed in the location specified in Section 915.2 or NFPA 720
- Alarm Location: CO alarms shall be installed in the following locations:
  - Outside of each separate dwelling unit sleeping area in the immediate vicinity of the room(s).
  - on every level od a dwelling unit including basements.
- Alarm Power Supply: Smoke alarms to be hard-wired an provided with battery backup. interconnected all alarms.
  - Combination Alarms: Carbon monoxide/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarm shall be listed in accordance with UL2034 and UL 217. CRC [1] 915.4.3
- All fluorescent lighting fixtures must deliver a minimum of 40 lumens per watt. general lighting in kitchen and bathroom shall be fluorescent and provide sufficient light level for basic kitchen tasks with a uniform patten of illumination. The fixture shall be operated by the first switch upon entering the room.
- Lighting fixtures in clothes closets shall be installed per C.F.C.s: Surface-mounted fixtures installed on the wall above the door or on the ceiling must have a minimum clearance of 12" between the fixture and the nearest point of storage space. Provide a minimum clearance of 6" between the following fixture and the nearest point of storage space. surface-mounted fluorescent fixture installed on the wall above the door, recessed incandescent fixtures with a completely enclosed lamp installed on the wall, recessed fluorescent fixtures installed in the wall or on the ceiling.
- The H.V.A.C. equipment is to be provided with its own, dedicated branch circuit.
- Electrical fixtures located in wet/damp locations such as the exterior of the building, or showers must be labeled for damp location
- Minimum 100 amp electrical service for residential. Locate sub-panel 200 sq. in. in any firewall.
- Provide exterior underground service to main panel.
- Incandescent lighting fixtures recessed into ceilings shall be (IC) rated, Electricns Ballots and Air-tight (AT)
- All bedroom branch circuits outlets shall be (AFCI) (CEC 210.12.)
- A 4-Wire branch circuit is required for all 240 volt circuits serving cooking equipment and clothes dryers.
- Cord connected fixtures, hanging fixtures, track lighting, pendants or ceiling fans are not allowed within the area measured 3' horizontally or 8' vertically from the bathtub rim.
- In addition to other branch circuit requirements, at least one 20-amp branch circuit shall be provided to supply each, laundry, bathrrom, built in microwave ovens, and the two small appliance branch circuits serving the kitchen receptacle outlets required.
- One 20-amp branch circuit shall be provided to supply bathroom receptacle outlets required by (CEC 210-11(c)(3)). Other equipment (lighting, exhaust fan), within the same bathroom, may be supplied by the same branch circuit where the branch circuit supplies a single bathroom only.
- Provide switched lighting fixtures in attics containing mechanical equipment or water heaters. Required by C.E.C.
- A 15 Or 20 Amp receptacle shall be installed within 25' at an accessible location for the servicing of heating equipment. (210-63)
- ARC-Fault Circuit Interrupter protection is required for all BRANCH CIRCUITS that supply 125-volt, single-phase, 15-and 20-ampere fixtures.
- 125-AND 250-Volt receptacles installed outdoors on a wet location shall have an enclosure that is waterproof whether or not the attachment plug cap is inserted. (CEC Article 406.8(b)(1) )
- Prior to receiving a building final, a completed copy of the WS-5R form shall be given to the Owner and to the building inspector. per. (CEC Chapter 1, Sec. 1.4.6.&7)
- Exhaust fan with integral/combo lighting system shall be switched separately from lighting system OR have a lighting system that can be manually turned on & off while allowing the fan to continue to operate for an extended period of time lighting intergal to an exhaust fan must be high-efficacy. code 150
- All Lighting to be installd shall be florescent OR show how each incandescent light complies with the mandatory residential lighting measures listed on the MF-1R form or below. Indicate the installation of dimmers or occupant/motion sensors for all non-florescent lights.
- Bathroom exhaust fans shall comply with CGBS 4.506 and shall include the following: have a min. ventilation rate of 50 cmf and be Energy Star compliant unless functioning as a component of a whole house ventilation system fans must be controlled by a humidistat which shall be readily accessible. humidistat controls shall be capable of adjustment between a relative humidity of 50% to 80%. the control may be a separate component or integral to the exhaust fan.
- Screw based luminaires shall meet all the following:
  - Shall not be recessed downlight luminaires in ceiling; and
  - Shall contain lamps that comply with CEC Reference Joint Appendix JA8; and
  - The installed lamps shall be mark with JA8-2016-E.
- AFCI protection is required for all receptacles except for dose located outside in, bathrooms, garages, attics and basements.
- Provide automatic sensors for night-lights at stairs, bathrooms night-light and outdoor path lights. provide a master switch to power the system.
- Bring power to the medicine cabinets in the master bathroom.
- Provide a dedicated 30-AMP circuit serving dryer. (Per. CEC 220.54.)
- All lights to be of high efficacy lights, or on manual-on occupant sensor switches in all areas Dimmers are allowed in habitable room in lieu of high efficacy light). (Per. CEC 406.11.)



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