ATASCADERO PRE-DESIGNED ADU PROGRAM

In an effort to streamline the ADU-building process, the City of Atascadero has developed six Pre-Designed ADU plans, made available to homeowners for their use. In order for a building permit to be issued, these pre-designed plans shall be submitted to the City for each project, along with any required supplemental documents or applications. Projects utilizing these plans are subject to the City's Permit Review

The Pre-Designed ADU Program offers six floorplans and four exterior design styles Floorplans available are: Efficiency Studio (316 GSF); Standard Studio (445 GSF); One Bedroom (626 GSF); One Bedroom Plus (746 GSF); One Bedroom Plus Loft (927 GSF), and Two Bedroom Plus (998 GSF).

Included within this plan set are a range of pre-designed architectural styles and exterior materials options, allowing Atascadero homeowners to customize their ADU to fit their site requirements, functional needs, and design preferences.

Designed-in options include optional windows, exterior doors, interior walls dividing a portion of living space into a private sleeping area or bedrom, and the option for a curbless "roll-in" shower in the bathroom.

These plans contain two options for Mechanical systems- an All-Electric system or a Hybrid system (all-electric with the exception of an on-demand gas water heater). The Hybrid system includes a sub-option for a gas range in the kitchen.

This program was funded jointly by the cities of Arroyo Grande, Atascadero, Grover Beach, and Morro Bay using an SB2 Planning Grant, which provides funding and technical assistance to help local jurisdictions prepare, adopt, and implement plans and processes that streamline housing approvals and accelerate housing production.

HOW TO USE THIS PLAN SET

To complete the drawing set, project-specific information is required to be provided by the property owner. All owner-provided information will be entered on Sheets G0.0 and G0.1.

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. In order to receive a building permit, applicants will need to submit a full application for review by all necessary City Departments. This will include the Pre-Designed ADU Plan Set, a site survey, an Administrative Permit Application and a Building Permit Application, along with any supplementary application documents that may be required based on their specific property and project. Refer to the City of Atascadero Planning Department for your specific project and site requirements.

The Architectural and Electrical Plans for each exterior design option are self-contained within their own sheets. The contractor will reference the sheets for the chosen option during construction. Reference the Project Checklist on Sheet G0.0 for specific direction and to select options.

The Structural Plans, Architectural Details, Architectural Schedules (door, window, and fixture), Mechanical Plans, and Plumbing Plans are contained on specific sheets for these purposes. These sheets will be referenced for all exterior design options.

HOW TO ENTER PROJECT-SPECIFIC INFORMATION and APPLY FOR YOUR PERMIT 1. Enter PROJECT INFORMATION and a VICINTY MAP in the space provided on

- 2. Review the plan set. Choose your exterior style and mechanical system options. Mark your selected options on the PROJECT CHECKLIST on Sheet G0.0.
- Create your site plan showing where your ADU will be located on your property. Detailed instructions and space for your site plan are provided on Sheet G0.1. Civil Engineering may be required.
- If additional concurrent or deferred applications are necessary for your project, list the application type in the space provided on Sheet G0.0.
- Submit your application materials using the instructions on the City website.
- If you would like to modify this stock plan, submit your revisions for City Review. Building review fees will apply to revisions to standard plans.

ADDITIONAL NOTES - ATASCADERO

PLANNING DEPARTMENT

Sheet G0.0.

- 1. All submitted plan sets must be accompanied by a Building Permit Application.
- 2. All applications must include a site survey.

BUILDING DEPARTMENT

- 1. All applications must include a Construction Waste Management Plan.
- 2. The City will accept schematics for gas line revisions

DEFERRED SUBMITTALS - ATASCADERO

☐ PHOTOVOLTAIC SYSTEM (ALL PROJECTS)	
RESIDENTIAL FIRE SPRINKLER SYSTEM (WHERE REQUIRED))

BUILDING CODES USED - 2022

1A. Atascadero Municipal Code

1. California Building Code

4. California Plumbing Code

SO.1 TYPICAL DETAILS

MP0.1 GENERAL NOTES

1ECHANICAL

S2.0 FOUNDATION DETAILS

S2.1 ROOF FRAMING DETAILS

ENERGY COMPLIANCE/TITLE 24 T24.13B TITLE 24 FORMS- ELECTRIC

T24.14B TITLE 24 FORMS- ELECTRIC

T24.15B TITLE 24 FORMS - HYBRID T24.16B TITLE 24 FORMS - HYBRID

S2.2 ROOF FRAMING DETAILS (CONT.)

MP0.2 SCHEDULES & GAS DIAGRAM & PLUMBING

MP2.1E MECHANICAL & PLUMBING PLANS - ELECTRIC

MP2.1H MECHANICAL & PLUMBING PLANS - HYBRID

S1.0 ROOF/CEILING FRAMING & FOUNDATION PLAN

- 2. California Residential Code
- 3. California Electrical Code
- 5. California Mechanical Code 6. California Fire Code

7. California Green Building Standards Code 8. California Energy Efficiency Standards Code

PROJECT INFORMATION PARCEL INFORMATION APN STREET ADDRESS CITY, STATE, ZIP LOT SIZE (in SF) **EXISTING HOME SIZE (in SF)** PROJECTS ON GREATER THAN 10% SLOPE SHALL REQUIRE A PARCEL OVER 10% SLOPE GEOTECHNICAL REPORT WITHIN THEIR APPLICATION FOLINDATION YES APPLICABLE SRA FIRE HAZARD PROJECTS LOCATED WITHIN SRA ZONES ARE SUBJECT TO CBC 7A, UNFORM CODE REQUIREMENTS DEVELOPED BY THE SEVERITY ZONE (WUI) OFFICE OF THE STATE FIRE MARSHAL (OSFM). REFER TO LOCAL JURISDICTION TO CONFIRM REQUIREMENTS. PROJECT INFORMATION NUMBER OF STORIES ONE (1) OCCUPANCY GROUP - R3 TYPE OF CONSTRUCTION - STANDARD/TYPE VB MAIN RESIDENCE HAS YES NO FIRE SPRINKLERS SERVED BY SEPTIC SYSTEM **PROPERTY OWNER** NAME BACKYARD CRAFTSMAN CITY, STATE, ZIP PHONE/EMAIL DRAWING INDEX CHECK BOXES FOR THE OPTIONS SELECTED ON THE PROJECT CHECKLIST GO.0 COVER SHEET & PROJECT INFORMATION G0.1 OWNER PROVIDED SITE PLAN G1.0 GENERAL NOTES G2.0 CAL GREEN/GREEN BUILDING REQUIREMENTS STUCCO G2.1 CAL GREEN/GREEN BUILDING REQUIREMENTS ARCHITECTURAL A1.0 RANCH - FLOORPLANS & ELEVATIONS A1.1 RANCH - LOFT FLOOR PLAN, ROOF PLAN & RCP A1.2 RANCH - SECTIONS A2.0 CRAFTSMAN - FLOORPLANS & ELEVATIONS A2.1 CRAFTSMAN - LOFT FLOOR PLAN, ROOF PLAN & RCP A2.2 CRAFTSMAN - SECTIONS A3.0 MODERN - FLOORPLANS & ELEVATIONS A3.1 MODERN - LOFT FLOOR PLAN, ROOF PLAN & RCP A3.2 MODERN - SECTIONS A4.0 BUNGALOW - FLOORPLANS & ELEVATIONS A4.1 BUNGALOW - LOFT FLOOR PLAN, ROOF PLAN, & RCP A4.2 BUNGALOW - SECTIONS A5.0 EXTERIOR WALL ASSEMBLY DETAILS A5.1 EXTERIOR WALL ASSEMBLY DETAILS A5.2 EXTERIOR DETAILS A5.3 INTERIOR DETAILS & WALL PARTITIONS A6.0 SCHEDULES - ONE BEDROOM PLUS LOFT STRUCTURAL SO.0 STRUCTURAL NOTES



CENTRAL COAST PRE-DESIGNED ADU

PROJECT DIRECTORY

ARCHITECT OF RECORD	CONSULTING ARCHITECT
WORKBENCH 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	RYAN BROCKETT ARCHITECT INC. 104 S. Main St. Unit B Templeton, CA 93565 805.400.3025 info@brockitecture.com
STRUCTURAL ENGINEER	MECHANICAL & PLUMBING ENGINE

CM TAYLOR STRUCTURAL ENGINEERING, INC ZAL ENGINEERING

4245 Capitola Rd, Suite #204 Capitola, CA 95010 99 Pacific St, Suite #375G Monterey, CA 93940 831.854.2484 831.641.7739 contact@cmtaylorse.com contact@zalengineering.com

SCOPE OF WORK

CONSTRUCTION OF A NEW, ONE-STORY, DETACHED 927 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF ONE BEDROOM, ONE BATHROOM, LAUNDRY AREA, A GREAT ROOM WITH A KITCHEN, AND A 181 GSF HABITABLE LOFT. THE GREAT ROOM MAY BE DIVIDED TO CREATE A SECOND BEDROOM. REFER TO THE PROJECT CHECKLIST FOR SELECTED OPTIONS.

PROJECT CHECKLIST

ROJECT CHECKLIST	CLEARLY MARK THE BOX FOR EACH SELECTION
CHITECTURAL STYLE (SELECT ONE)	
COASTAL RANCH	For this option, use the listed sheets and details: A1.0, A1.1, A5.0 or A5.1, A5.2, A5.3, A6.0/1

CALIFORNIA MODERN

D D T A GY D L M G A L G A L		
BEACH BUNGALOW		
7		
COEING NATERIAL (CEI	FOT ONE	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
4	ECT ONE	

ASPHALT SHINGLE	For this o
METAL STANDING SEAM	For this o

APPLICANT REVISION PRIMARY SIDING MATERIAL (SELECT ONE)

VERTICAL PLANK FIBER CEMENT
BOARD & BATTEN FIBER CEMENT

HORIZONTAL LAP FIBER CEMENT

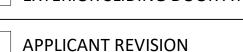
SHINGLE FIBER CEMENT

APPLICANT REVISION

	CURBLESS SHOWER
WALL AT GREAT ROOM/DEN	



WALL AT GREAT ROUNT/DEN



MECHANICAL SYSTEM (SELECT ONE)



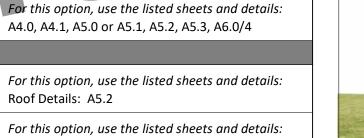
	GAS RANGE
REQLURE	D COMPLIAN

WUI/SRA ZONE



EXTERIOR WALL CLOSER THAN 5' TO PROPERTY LINE
SITE PLAN (REQUIRED)

Complete Sheet G0.1, Owner-Provided Site Plan OWNER PROVIDED SITE PLAN COMPLETE



Roof Details: A5.2

For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E1 For this option, use the listed sheets and details:

Wall Assembly Details: A5.0 or A5.1 - TYPE E2 For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E3

For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E4 For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E5

DESIGN OPTIONS (SELECT IF DESIRED) Requires foundation coordination. See detail 4/A5.3

Requires framing coordination. See detail 6/A5.3

EXTERIOR SLIDING DOOR AT DEN Requires framing coordination

For this option, use the listed sheets and details: ALL-ELECTRIC SYSTEM Mechanical and Plumbing: MP0.1, MP0.2, MP2.1E For this option, use the listed sheets and details: HYBRID (ELECTRIC W/ GAS H20 HEATER Mechanical and Plumbing: MP0.1, MP0.2, MP2.1H

CE (CHECK IF APPLICABLE)

PARCELS WITHIN THE WUI/SRA ZONE MUST USE FIRE-RESISTANT CONSTRUCTION ASSEMBLIES AND MATERIALS IN COMPLIANCE WITH CBC 7A. REFERENCE G1.0 "WUI NOTES"; A6.0 SCHEDULES; **USE A5.1 "EXTERIOR DETAILS - WUI ZONES"**

WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA. REFERENCE A5.0 "FIRE RATING NOTES"

CITY REVIEW SET

A CALCULATIONS - ONE BEDROOM PLUS LOFT DWELLING UNIT TOTAL - 927 GSF (MAIN FLOOR= 746 GSF; LOFT = 181 GSF)

EXT. COVERED PORCHES - 59 GSF





ALIFORNIA MODERN - PERSPECTIVE VIEW



EACH BUNGALOW EXTERIOR - PERSPECTIVE VIEW



BROCKETT /ARCHITECT

104 S. MAIN ST UNIT B TEMPLETON, CA 93465 BROCKITECTURE.COM

workbench

189 WALNUT AVENUE

SANTA CRUZ, CA 95060

WORKBENCHBUILT.COM

Y USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS

SEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSON

ARE SUBJECT TO COPYRIGHT PROTECTION, IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND TH

COVER SHEET & PROJECT INFORMATION -ATASCADERO

LOCATION TO NEAREST FIRE HYDRANT

3d, kalled sile plan contarping the Berlow Tinformation. This checklist is provided to help guide applicants through the creation of their project's stile above to A Sita Plan" document published by the Community Development Department for sample site plans and records.

	aining the below information. This checklist is provided to help guide applicants through the creation of their project's site plan. Iment published by the Community Development Department for sample site plans and required elements. Highlight all buildings and improvements.
SITE PLAN INFORMATION	EXPLANATION
NORTH ARROW AND DRAWING SCALE	SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.
PROPERTY LINES - DIMENSIONED	SHOW OUTLINE OF PROPERTY USING DASHED LINE. LABEL EACH LINE WITH ITS RESPECTIVE LENGTH
LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPE AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU
SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADU SHOULD BE LOCATED 5'-0" FROM ANY SIDE/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE FIRE RATED THE ADU MAY BE LOCATED 4'-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
EASEMENTS (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
LOCATION OF EXISTING/PROPOSED UTILITY LINES AND METERS	NOTE AND LABEL THE LOCATION OF ANY UTILITIES E.G. WATER, GAS, ELECTRIC, PLUMBING, OR SEWERS. INCLUDE LINES, DRAINS/CLEANOUTS, ELECTRICAL PANELS, PHOTOVOLTAIC CONTROLS, EQUIPMENT AND METERS INCLUDE PROPANE TANK IF APPLICABLE.
LABELED STREETS SHOWING WIDTH	SITE PLAN SHOULD SHOW THE STREET EDGE, STREET WIDTH (INCLUDING REQUIRED WIDENING) AND STREET NAME. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
LOCATION OF EXISTING/PROPOSED ADU ADDRESS NUMBERS OR SIGNS	NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL HAVE THE SAME ADDRESS NUMBER AS THE PRIMARY DWELLING, BUT BE DESIGNATED AS UNIT B.
FOOTPRINT OF EXISTING BUILDINGS, STRUCTURES, FENCES, WALLS, OR TANKS	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE FOOTPRINT OF ALL EXISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES. INDICATE STRUCTURES THAT WILL BE RETAINED AND ANY STRUCTURES TO BE REMOVED.
FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR OUTBUILDINGS. REQUIRED SEPARATION BETWEEN BUILDINGS IS: a) 6'-0" MINIMUM: ADU WALL FACING MAIN HOUSE MUST HAVE 1 HOUR FIRE RATING AND NO OPENINGS (WINDOWS OR DOORS). IF ADU HAS AN OVERHANG, IT MUST BE FIRE RATED. MAIN HOUSE WALL NOT NEED TO BE FIRE RATED. b) 8'-0": 25% OPENINGS ALLOWED (WINDOWS OR DOORS) c) 10'-0": NO ADDITIONAL FIRE REQUIREMENTS
UTILITY DISCONNECT SHUTOFFS	ALL UTILITY DISCONNECT SHUTOFFS MUST BE LOCATED ON THE BUILDING EXTERIOR
REQUIRED INFORMATION - ATASCADERO	
LOCATION AND SETBACK OF EXISTING SEPTIC TANK AND LEACH FIELDS	
VEHICLE AND PEDESTRIAN ACCESS	Including length, width, and slope of driveway
PARKING SPACES, TRAFFIC FLOW DIRECTION	
PLANTED AREAS AND OUTDOOR USE AREAS	
LOCATION OF ALL EXISTING TREES	List type, trunk size, canopy diameter, and status (to be removed, saved, tree protection, or other).
NAME, LOCATION, AND WIDTH OF ALL WATERCOURSES, BLUE-LINE CREEKS, ETC	
LOCATION AND USE OF NEAREST STRUCTURES ON ADJACENT PROPERTIES	

SITE PLAN LEGEND Use these symbols to draw and annotate your site plan									
N	NORTH ARROW (INDICATES LOCATION OF NORTH)								
6' - 0"	DIMENSION LINE (SHOWS MEASUREMENT BETWEEN 2 PLANES LABEL WITH MEASUREMENT IN FEET AND INCHES								
	PROPERTY LINE (SHOWS OUTLINE OF PROPERTY)								
	DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS								
	SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXTENTS OF DRIVEWAYS OR PATIOS								
MAIN ST.	TEXT LABEL - USE TO LABEL DRAWING AS NEEDED								
	ARROW - USE TO POINT TO DRAWING AS NEEDED								

FIRE RATING NOTES

WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA. CBC TABLE 721.1(2), ITEM #15-1.129

workbench

189 WALNUT AVENUE SANTA CRUZ, CA 95060 WORKBENCHBUILT.COM

BROCKETT /ARCHITECT

104 S. MAIN ST UNIT B TEMPLETON, CA 93465 BROCKITECTURE.COM

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR (THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA). THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THERON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BUY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF CAPITOLA HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

PRE-DESIGNED ADU

PRINT DATE XX.XX.XXXX

OWNER PROVIDED SITE PLAN -ATASCADERO

G0.1

SCALE : AS NOTED

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
- NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND **SPECIFICATIONS**
- CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE OWNER FOR DIRECTION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- THE STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. CONTRACTOR TO REVIEW STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND PLUMBING WORK. SHOULD THERE BE A CONFLICT OR DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS IT SHALL BE BROUGHT TO THE OWNER'S ATTENTION FOR DIRECTION PRIOR TO INSTALLATION OF SAID WORK, ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS, GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT SITE PRIOR TO COMMENCING THE
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CONCRETE BLOCK WALLS AND FACE OF SCHEDULED PARTITION, UNLESS OTHERWISE NOTED
- DIMENSIONS ARE TO FRAMING OR STRUCTURAL MEMBERS, UNLESS OTHERWISE
- WHERE A TYPICAL DETAIL IS SHOWN, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR **DETAILED OTHERWISE**
- CONTRACTOR TO COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK
- 11. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR TRENCHES OR EXCAVATIONS GREATER THAN 5'-0" DEEP INTO WHICH A PERSON IS REQUIRED TO DESCEND FOR CONSTRUCTION PURPOSES.
- 12. CONTRACTOR TO MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- 13. CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT THE AREA OF WORK AND ADJACENT AREAS FROM DAMAGE
- CONTRACTOR SHALL COORDINATE TRASH REMOVAL ACCESS PER MUNICIPALITY
- MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK BY OWNER.
- 17. CONTRACTOR SHALL PROTECT STORED ON-SITE AND INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE AND MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF THEIR OPERATIONS.
- 18. CONTRACTOR TO MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.
- 19. FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE MAINTAINED AND PROVIDED DURING THE CONSTRUCTION PERIOD.
- 20. PUBLIC IMPROVEMENTS AND SERVICES ADJACENT TO THE SITE SHALL BE MAINTAINED DURING CONSTRUCTION. APPROVAL OF THE APPROPRIATE GOVERNING BODY IS REQUIRED BEFORE ANY WORK IS COMMENCED.
- 21. CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM.
- 22. CLIENT WILL PROVIDE WORK NOTED "BY OTHERS" OR "N.I.C." UNDER A SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- 23. EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, OR AS REQUIRED BY CODE, THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING AND FITTING ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- 24. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH MECHANICAL EQUIPMENT MANUFACTURERS.
- 26. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.
- CONTRACTOR TO COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- 28. CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.

- 29. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES OF CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS THEY SHALL HAVE ASKED FOR AND OBTAINED ANY WRITTEN DECISIONS FROM THE OWNER AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
- ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/NUMBER. ANY EQUIPMENT NOT LISTED WILL REQUIRE FIELD TESTING & CERTIFICATION BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER & THEIR DESIGN/CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD-TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE LOCAL CITY BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION SHALL BE SUBMITTED & APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM OF THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THE AGREEMENT
- 32. PER CRC, R327.1.1 (1), REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
- 33. PER CRC, R327.1.1 (4), SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

WUI NOTES

THE FOLLOWING ARE MINIMUM REQUIREMENTS PER THE MOST RECENT VERSION OF THE CALIFORNIA BUILDING CODE, CHAPTER 7A, AND THE CALIFORNIA RESIDENTIAL CODE.

NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND-URBAN INTERFACE (WUI) FIRE AREA DESIGNATED BY THE ENFORCING AGENCY CONSTRUCTED AFTER THE APPLICATION DATE SHALL COMPLY WITH THE PROVISIONS OF THESE SECTIONS.

VEGETATION MANAGEMENT COMPLIANCE. R3371.5

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906 AND 4907, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182.

ROOFS AND ROOF EDGES. CBC 705A / CRC R337.5

ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CBC 705A AND SECTIONS CRC337 AND CRC902. NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING (CLASS A ASPHALT SHINGLES) ASSEMBLY IS REQUIRED IN SRA - VERY HIGH FIRE HAZARD SEVERITY ZONES. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.

OFF RIDGE AND RIDGE VENTS. R337.6.2.1

VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:

- 1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 INCH (1.6 MM) AND SHALL NOT EXCEED 1/8 INCH (3.2 MM) IN DIAMETER. 2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
- 3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

EXTERIOR WALLS/SIDING. CBC 707A.3 /CRC R337.7.1/CRC R337.7.3

WALLS SHALL BE A NONCOMBUSTIBLE MATERIAL, LISTED IGNITION-RESISTANT MATERIALS, OR FIRE-RETARDANT TREATED WOOD. HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES THAT MEET THE PREFORMANCE CRITERIA IN SECTION R337.7.11 AND SFM STANDARD 12-71-3. EXTERIOR PORTION OF 1-HR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

EAVES AND PORCH CEILINGS CBC 707A.4, A.6 / CRC 337.7.4. R337.7.6

THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, FIRE-RETARDANT-TREATED WOOD, MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING. SOLID WOOD RAFTER TAILS SHALL BE PROTECTED WITH AN APPROVED METHOD, AND NOT EXPOSED.

VENTS. CBC 706A / CRC R337.6

VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES UNLESS THE VENTS ARE WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. VENTS THAT ARE INSTALLED ON A SLOPE SHALL COMPLY WITH CBC 706A2.1.

WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8

WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES STHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE 5 RATING.

EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9

WALKING SURFACES OF DECKS, PORCHES. BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE 7. MATERIALS CAN BE USED IF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8

EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES. CBC 710A

GROUP U OCCUPANCY ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES THAT HAVE THE POTENTIAL TO POSE A SIGNIFICANT EXTERIOR FIRE EXPOSURE HAZARD DURING WILDFIRES SHALL BE CONSTRUCTED TO CONFORM TO THE IGNITION-RESISTANCE REQUIREMENTS OF THIS SECTION.

LIGHTING NOTES

- 1. ALL LIGHTING SHALL BE HIGH EFFICACY (I.E., PIN-BASED CFL; PULSE START MH, HPS, GU-24 SOCKETS OTHER THAN LED'S, LED LUMINARIES WITH INTEGRAL SOURCE, ETC.) CEC TABLE 150.0-A.
- SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016" OR "JA8-2016-E" ("JA8-2016-E" LUMINARIES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINARIES), CEC150.0(K)G
- ALL JAS COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION: CLOSETS LESS THAN 70 SQ. FT. AND HALLWAYS). CEC 150.0(K)(2K)
 - CEILING RECESSED DOWNLIGHT LUMINARIES
 - LED LUMINARIES WITH INTEGRAL SOURCES
 - PIN-BASED LED LAMPS (I.E. MR-16, AR-111, ETC.)
- **GU-24 BASED LED LIGHT SOURCES**
- THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE BOXES SHALL BE CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL CEC 150.0(K)8.
- EXHAUST FANS (EXCLUDING KITCHEN EXHAUST HOOD) SHALL BE SWITCHED SEPARATE FROM LIGHTING (OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE FAN IS RUNNING).
- PROVIDE SEPARATE SWITCHING FOR ANY UNDER CABINET LIGHTING FROM OTHER LIGHTING SYSTEMS CEC150.0(K)2L.
- 7. ALL RECESSED DOWNLIGHT LUMINARIES IN CEILINGS SHALL MEET ALL OF THE **FOLLOWING REQUIREMENTS:**
 - A. BE LISTED, AS DEFINED ON SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT(IC) BY UNDERWRITERS LABORATORY OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND
 - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. ANY EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
 - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OUR CAULK; AND
 - FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; AND
 - SHALL NOT CONTAIN SCREW-BASED SOCKETS; AND
 - SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA8, INCLUDING THE ELEVATED TEMPERATURE REQUIREMENTS, AND THAT ARE MARKED "JAS-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
- IN BATHROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY
- ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH
- AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC 150.0(K)3
- PHOTOCONTROL AND MOTION SENSOR PHOTOCONTROL AND AUTO TIME SWITCH CONTROL
- ASTRONOMICAL TIME SWITCH CONTROL
- **ENERGY MANAGEMENT CONTROL SYSTEMS** 10. ALL LIGHT FIXTURES LOCATED IN TUB OR SHOWER ENCLOSURE SHALL BE LABELLED
- "SUITABLE FOR WET LOCATIONS" CEC 410.10A 11. ALL EXTERIOR LIGHTING TO COMPLY WITH THE DARK SKY REGULATION; FIXTURES MUST HAVE A FULLY SHIELDED TOP DIRECTING THE LIGHT DOWNWARD AND A
 - COLOR TEMPERATURE OF 3000K OR LESS.

ELECTRICAL NOTES

- PROVIDE GFCI PROTECTED OUTLETS AT ALL KITCHEN COUNTERTOPS, BATHROOM COUNTERTOPS, OUTDOOR LAUNDRY AREAS, DISHWASHERS, OUTDOOR LOCATIONS, AND **REQUIRED LOCATIONS PER CEC 210.8.**
- KITCHEN COUNTERTOP RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET.
- PROVIDE (2) TWO 20 AMP SMALL APPLIANCE CIRCUITS IN KITCHEN.
- PROVIDE SEPARATE CIRCUIT FOR ELECTRIC RANGE AS REQUIRED BY CEC 210.19. PROVIDE SEPARATE CIRCUIT FOR RANGE HOOD
- OR MICROWAVE/HOOD UNIT PROVIDE SEPARATE CIRCUIT FOR DISWASHER. DISHWASHER RECEPTACLE MUST BE ACCESSIBLE AND GFCI PROTECTED.
- PROVIDE SEPARATE CIRCUIT FOR GARBAGE DISPOSAL.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF **ELECTRIC DRYERS PER CEC 220.54.**
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC WATER HEATERS PER CEC 422.13.
- 10. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER W/ BATTERY BACKUP.

11. ALL SMOKE DETECTORS OR CARBON MONOXIDE DETECTORS TO BE 110V, ARC-FAULT CIRCUIT INTERRUPTER INTERCONNECTED, W/ BATTERY BACKUP

ABBREVIATIONS

ANCHOR BOLT

AREA DRAIN

ADJACENT

ALUMINUM

ALTERNATE

AVERAGE

BUILDING

BLOCKING

BOTTOM

BETWEEN

BOTH WAYS

CATCH BASIN

CUBIC FEET

CAULKING

CLEANOUT

COLUMN

CONCRETE

CENTER

DOUBLE

CONTINUOUS

CERAMIC TILE

COLD WATER

DEPARTMENT

DIAMETER

DIAGONAL

DIMENSION

DEAD LOAD

DRAWING

EXISTING

DISHWASHER

EXPANSION BOLT

EXPANSION JOINT

EDGE NAILING

ELECTRICAL PANEL

ENCLOSURE

EQUIPMENT

FLOOR DRAIN

FINISH FLOOR

FLOW LINE

FLASHING

FACE OF CONCRETE FACE OF STUD

FACE OF WALL

FRAMING FOOT

FOOTING

GAUGE

GALVANIZED

HOSE BIB

HOLDOWN

HEADER

HANGER

HOLLOW METAL

HORIZONTAL

HOT WATER

GENERAL CONTRACTOR

GYPSUM WALL BOARD

HEAT/VENTILATION/AIR COND.

FLOOR

FINISH

EXTERIOR

ELECTRIC/ELECTRICAL

ELEVATOR/ELEVATION

DOWN

DOOR

CEILING

CLEAR

CONTROL JOINT

CLEANOUT TO GRADE

BUILT-UP ROOFING

BOARD

ASPHALT CONCRETE

ABOVE FINISH FLOOR

ARCHITECT/ARCHITECTURAL

- 12. ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLES IN THE DWELLING SHALL BE TAMPER RESISTANT. CEC406.12.
- 13. ONLY NEW ELECTRICAL SHOWN ON PLAN. CONTRACTOR TO VERIFY CONDITION AND COMPLIANCE OF EXISTING ELECTRICAL AND REPAIR OR REPLACE TO COMPLY WITH MIN. CEC REQUIREMENTS.
- 14. KITCHEN RECEPTACLES SHALL BE SPACED AND INSTALLED PER CEC 210.52.
- 15. ALL NEW, MODIFIED, REPLACED OR EXTENDED 120 VOLT BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR AREAS MUST HAVE ARC-FAULT CIRCUIT INTERRUPTION (AFCI) PROTECTION. SEE CEC 210.12[A] 16. GANG SWITCHES AND ALIGN OUTLETS TO SWITCH VERTICALLY.
- 17. PROVIDE BATTERY-READY INFRASTRUCTURE PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS FOR
- 18. PER CEC 230.67, ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD). THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD. WHERE SERVICE EQUIPMENT IS REPLACED, ALL OF THE REQUIREMENTS OF THIS SECTION SHALL APPLY.
- FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32 KG (70 LB). PER 445.18 (D), EMERGENCY SHUTDOWN IN ONE- AND TWO-FAMILY DWELLING UNITS TO BE PROVIDED:
- DEVICE SHALL BE LOCATED OUTSIDE THE DWELLING UNIT AT A READILY ACCESSIBLE LOCATION.
- CIRCUIT TO THE LOCATION OF GAS WATER HEATERS IS A CURRENT REQUIREMENT. SECTION 150.0(S) ENERGY STORAGE SYSTEMS READY: ESS (ENERGY STORAGE SYSTEM) READY INTERCONNECTION EQUIPMENT OR A SEPARATE PANELBOARD WITH A MINIMUM OF 4 BRANCH CIRCUITS WITH AT LEAST ONE CIRCUIT SUPPLYING THE REFRIGERATOR, LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS AND A SLEEPING ROOM RECEPTACLE OUTLET.
- 22. PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION FOR PERSONNEL.



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PROJECT FOR WHICH IT WAS PREPARED FOR (THE PRE-DESIGNED AD REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND A NEORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKET ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL N

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ARE SUBJECT TO COPYRIGHT PROTECTION, IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS

U

SEE ELECTRICAL DRAWINGS SEE PLUMBING DRAWINGS SEE STRUCTURAL DRAWINGS

SUSPENDED **TEMPERED** TOP OF CURB

INCH/INCHES

INFORMATION

INSULATION

INTERIOR

KITCHEN

LAG BOLT

POUNDS

LINEAR FOOT

LIVE LOAD

LAG SCREW

MAXIMUM

MACHINE BOLT

MANUFACTURED

MANUFACTURE

MISCELLANEOUS

NOT IN CONTRACT

NOT APPLICABLE

NOT TO SCALE

ON CENTER

OPENING

PLYWOOD

PAVEMENT

RETURN AIR

ROOF DRAIN

REFERENCE

REQUIRED

REVISION

SCHEDULE

SECTION

STORM DRAIN

SQUARE FOOT

SPECIFICATION

SOLID SURFACE

STANDARD

STRUCTURAL

REFRIGERATOR

ROUGH OPENING

PAINTED

OVERHEAD/OVERHANG

POUNDS PER LINEAL FOOT

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

REFLECTED CEILING PLAN

PRESSURE TREATED

MECHANICAL

MICROWAVE

MINIMUM

MOUNTED

METAL

NEW

OVER

INSUL

MB

MFR

MTL

REQD

STRUCT

UON

TYPICAL UNLESS OTHERWISE NOTED **VENTILATION/VENTILATOR VERTICAL VERIFY IN FIELD** WITH WATER CLOSET WOOD

WATER HEATER WINDOW WITHOUT WATERPROOF

SINGLE FAMILY RESIDENTIAL (150.0(s)).

19. PER CEC 314.27 (C), OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE

FOR OTHER THAN CORD-AND-PLUG-CONNECTED PORTABLE GENERATORS, AN EMERGENCY SHUTDOWN

21. PER SECTION 150.0(T)(V)(U), ELECTRIC READY: BRANCH CIRCUITS MUST BE INSTALLED TO THE LOCATION OF GAS FURNACES, COOKTOPS, AND CLOTHES DRYERS (ALREADY TYPICAL TRADE PRACTICE). A BRANCH

GENERAL NOTES

PRINT DATE XX.XX.XXXX

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

NOT APPLICABLE
RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,

CHAPTER 3 **GREEN BUILDING SECTION 301 GENERAL** 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. **301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1 et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development Low Rise Additions and Alterations **CHAPTER 4** RESIDENTIAL MANDATORY MEASURES **SECTION 4.102 DEFINITIONS** 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) NCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106 SITE DEVELOPMENT
 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. . Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: Water collection and disposal systems French drains Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater **Exception**: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 1. The minimum length of each EV space shall be 18 feet (5486 mm). 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional percent slope) in any direction local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready parking facilities. spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway 4.106.4.2.3 EV space requirements. shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main 1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere proximity to the location or the proposed location of the EV space. Construction documents shall identify the

208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit

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

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

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent

protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination

overcurrent protective device.

accordance with the California Electrical Code.

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511. 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to **1.EV Capable**. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all all required EV spaces at a minimum of 40 amperes. ne service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved r future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. eption: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be by a number equal to the number of EV chargers installed over the five (5) percent required a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV EV chargers are installed for use. **2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1 Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable 4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: 1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall

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

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

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

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

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

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

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

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

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

construction in accordance with the California Electrical Code.

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

4.106.4.2.4 Identification. 1605.3 (h)(4)(A). TABLE H-2 California Plumbing Code. 1701.1 of the California Plumbing Code.

installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its 1.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. DIVISION 4.2 ENERGY EFFICIENCY **4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. gallons per minute at 80 psi. Showerheads shall be certified to the perfo WaterSense Specification for Showerheads. **4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. A hand-held shower shall be considered a showerhead. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. **4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per **Note**: Where complying faucets are unavailable, aerators or other means may be used to achieve 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 MAXIMUM FLOW RATE (gpm) [spray force in ounce force (ozf)] Product Class 1 (≤ 5.0 ozf) Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 Product Class 3 (> 8.0 ozf) 1.28 Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the **1.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A

FLOW RATE

1.8 GMP @ 80 PSI

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

0.5 GPM @ 60 PSI

1.8 GPM @ 60 PSI

0.2 GAL/CYCLE

1.28 GAL/FLUSH

0.125 GAL/FLUSH

CONVENIENCE FOR THE USER.

SHOWER HEADS (RESIDENTIAL)

LAVATORY FAUCETS (RESIDENTIAL)

LAVATORY FAUCETS IN COMMON & PUBLIC

FIXTURE TYPE

USE AREAS

KITCHEN FAUCETS

METERING FAUCETS

WATER CLOSET

URINALS

TABLE - MAXIMUM FIXTURE WATER USE

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE **EFFICIENCY** 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing 1.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING I.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. I.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be Identify construction methods employed to reduce the amount of construction and demolition waste Specify that the amount of construction and demolition waste materials diverted shall be calculated weight or volume, but not by both. .408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and tion waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. I.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction I.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in

documenting compliance with this section 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the

following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems,

photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts c. Space conditioning systems, including condensers and air filters.

d. Landscape irrigation systems. e. Water reuse systems 3. Information from local utility, water and waste recovery providers on methods to further reduce

resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5

11. Information from the Department of Forestry and Fire Protection on maintenance of defensible

feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code.

12. Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling

ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section

42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of

DIVISION 4.5 ENVIRONMENTAL QUALITY

space around residential structures.

SECTION 4.501 GENERAL

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

workbench

189 WALNUT AVENUE

SANTA CRUZ, CA 95060

WORKBENCHBUILT.COM

BROCKETT

/ARCHITECT

104 S. MAIN ST UNIT B

TEMPLETON, CA 93465

BROCKITECTURE.COM

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS

CKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL

PROJECT FOR WHICH IT WAS PREPARED FOR (THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER

BEACH, AND MORRO BAY CALIFORNIA). THIS DOES NOT ELIMINATE OF

ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF

THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY

LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED

INFORMATION CONTAINED THERON, ANY USE, REUSE, OR ALTERATION

RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, TH

NDEMNIFY AND HOLD WORKBENCH AND THE CITY OF CAPITOLA

HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS,

ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS

JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM

THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND

ARE SUBJECT TO COPYRIGHT PROTECTION, IF THE RECIPIENT DOES NOT

AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS

OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE

ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR

IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE

REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL

INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND

RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT

E RESPONSIBLE FOR TRANSLATION ERRORS.

9

PRINT DATE XX.XX.XXXX

CAL GREEN/GREEN

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



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

NOT APPLICABLE PONSIBLE PARTY (ie: ARCHITECT, ENGINEER,

TABLE 4.504.2 - SEALANT VOC LIMIT TABLE 4.504.5 - FORMALDEHYDE LIMITS MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to (Less Water and Less Exempt Compounds in Grams per Liter) MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION hundredths of a gram (g O3/g ROC). **702 QUALIFICATIONS** SEALANTS **VOC LIMIT** PRODUCT **CURRENT LIMIT** Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper HARDWOOD PLYWOOD VENEER CORE **ARCHITECTURAL** 250 installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. certification program. Uncertified persons may perform HVAC installations when under the direct supervision and MARINE DECK HARDWOOD PLYWOOD COMPOSITE CORE 0.05 responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this NONMEMBRANE ROOF 300 PARTICLE BOARD 0.09 article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of ROADWAY 250 MEDIUM DENSITY FIBERBOARD 0.11 product (excluding container and packaging). State certified apprenticeship programs. Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). Public utility training programs. SINGLE-PLY ROOF MEMBRANE 450 THIN MEDIUM DENSITY FIBERBOARD2 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to 4. Programs sponsored by manufacturing organizations. 420 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED ozone formation in the troposphere. 5. Other programs acceptable to the enforcing agency. BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL SEALANT PRIMERS MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. **ARCHITECTURAL** responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence NON-POROUS 250 to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to 4.503 FIREPLACES other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be 775 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM POROUS considered by the enforcing agency when evaluating the qualifications of a special inspector: 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed THICKNESS OF 5/16" (8 MM). 500 MODIFIED BITUMINOUS woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as Certification by a national or regional green building program or standard publisher. applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, 760 MARINE DECK 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building pellet stoves and fireplaces shall also comply with applicable local ordinances. **DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)** performance contractors, and home energy auditors. OTHER 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California 4.504 POLLUTANT CONTROL Successful completion of a third party apprentice training program in the appropriate trade. Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING 4. Other programs acceptable to the enforcing agency. from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for **CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final California Specification 01350) startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to 1. Special inspectors shall be independent entities with no financial interest in the materials or the See California Department of Public Health's website for certification programs and testing labs. project they are inspecting for compliance with this code. reduce the amount of water, dust or debris which may enter the system. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. homes in California according to the Home Energy Rating System (HERS). TABLE 4.504.3 - VOC CONTENT LIMITS FOR 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall ARCHITECTURAL COATINGS23 California Department of Public Health. "Standard Method for the Testing and Evaluation of Volatile Organic requirements of the following standards unless more stringent local or regional air pollution or air quality employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 management district rules apply: this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT (Emission testing method for California Specification 01350) particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a COMPOUNDS 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks recognized state, national or international association, as determined by the local agency. The area of certification See California Department of Public Health's website for certification programs and testing labs. COATING CATEGORY VOC LIMIT shall comply with local or regional air pollution control or air quality management district rules where shall be closely related to the primary job function, as determined by the local agency. applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. FLAT COATINGS https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic Note: Special inspectors shall be independent entities with no financial interest in the materials or the compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and project they are inspecting for compliance with this code. NON-FLAT COATINGS 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. tricloroethylene), except for aerosol products, as specified in Subsection 2 below. NONFLAT-HIGH GLOSS COATINGS 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving 703 VERIFICATIONS 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in esilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the SPECIALTY COATINGS units of product, less packaging, which do not weigh more than 1 pound and do not consist of more 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not esting and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including LUMINUM ROOF COATINGS /ersion 1.2, January 2017 (Emission testing method for California Specification 01350) limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. SEMENT SPECIALTY COATINGS 400 documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist. **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of TUMINOUS ROOF COATINGS the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits ITUMINOUS ROOF PRIMERS apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss 350 OMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources nposite wood products used on the interior or exterior of the buildings shall meet the requirements for Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in ONCRETE CURING COMPOUNDS 350 Idehvde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), r before the dates specified in those sections, as shown in Table 4.504.5 ONCRETE/MASONRY SEALERS 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR 504.5.1 Documentation. Verification of compliance with this section shall be provided as requested DRIVEWAY SEALERS Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic by the enforcing agency. Documentation shall include at least one of the following: compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of DRY FOG COATINGS Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Product certifications and specifications. Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation AUX FINISHING COATINGS Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered enforcing agency. Documentation may include, but is not limited to, the following: Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Manufacturer's product specification 5. Other methods acceptable to the enforcing agency. RTS COATINGS (SIGN PAINTS) Field verification of on-site product containers TEMPERATURE COATINGS 420 4.505 INTERIOR MOISTURE CONTROL 250 INDUSTRIAL MAINTENANCE COATINGS **4.505.1 General.** Buildings shall meet or exceed the provisions of the California Building Standards Code. .OW SOLIDS COATINGS1 120 (Less Water and Less Exempt Compounds in Grams per Liter) **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by MAGNESITE CEMENT COATINGS California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the ARCHITECTURAL APPLICATIONS California Residential Code, Chapter 5, shall also comply with this section. MASTIC TEXTURE COATINGS 100 METALLIC PIGMENTED COATINGS 500 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the CARPET PAD ADHESIVES MULTICOLOR COATINGS 250 OUTDOOR CARPET ADHESIVES 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with PRETREATMENT WASH PRIMERS a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, WOOD FLOORING ADHESIVES shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, PRIMERS, SEALERS, & UNDERCOATERS 100 RUBBER FLOOR ADHESIVES REACTIVE PENETRATING SEALERS 350 2. Other equivalent methods approved by the enforcing agency. SUBFLOOR ADHESIVES 3. A slab design specified by a licensed design professional. RECYCLED COATINGS 250 CERAMIC TILE ADHESIVES 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage ROOF COATINGS shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent VCT & ASPHALT TILE ADHESIVES moisture content. Moisture content shall be verified in compliance with the following: RUST PREVENTATIVE COATINGS 250 DRYWALL & PANEL ADHESIVES SHELLACS Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent COVE BASE ADHESIVES moisture verification methods may be approved by the enforcing agency and shall satisfy requirements 730 found in Section 101.8 of this code. MULTIPURPOSE CONSTRUCTION ADHESIVE 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end 550 of each piece verified. STRUCTURAL GLAZING ADHESIVES 3. At least three random moisture readings shall be performed on wall and floor framing with documentation SPECIALTY PRIMERS, SEALERS & SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. UNDERCOATERS 250 OTHER ADHESIVES NOT LISTED nsulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying STONE CONSOLIDANTS 450 SPECIALTY APPLICATIONS 510 SWIMMING POOL COATINGS PVC WELDING 4.506 INDOOR AIR QUALITY AND EXHAUST 490 TRAFFIC MARKING COATINGS 100 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the CPVC WELDING 325 420 TUB & TILE REFINISH COATINGS ABS WELDING 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 250 WATERPROOFING MEMBRANES 250 PLASTIC CEMENT WELDING 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a WOOD COATINGS 275 ADHESIVE PRIMER FOR PLASTIC WOOD PRESERVATIVES 350 a. Humidity controls shall be capable of adjustment between a relative humidity range less than or CONTACT ADHESIVE equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of 250 ZINC-RICH PRIMERS SPECIAL PURPOSE CONTACT ADHESIVE b. A humidity control may be a separate component to the exhaust fan and is not required to be 140 GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & STRUCTURAL WOOD MEMBER ADHESIVE integral (i.e., built-in) EXEMPT COMPOUNDS **TOP & TRIM ADHESIVE** 250 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS SUBSTRATE SPECIFIC APPLICATIONS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY METAL TO METAL THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. PLASTIC FOAMS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD. 4.507 ENVIRONMENTAL COMFORT POROUS MATERIAL (EXCEPT WOOD)

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FIBERGLASS

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,

THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

QUALITY MANAGEMENT DISTRICT RULE 1168.

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

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

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

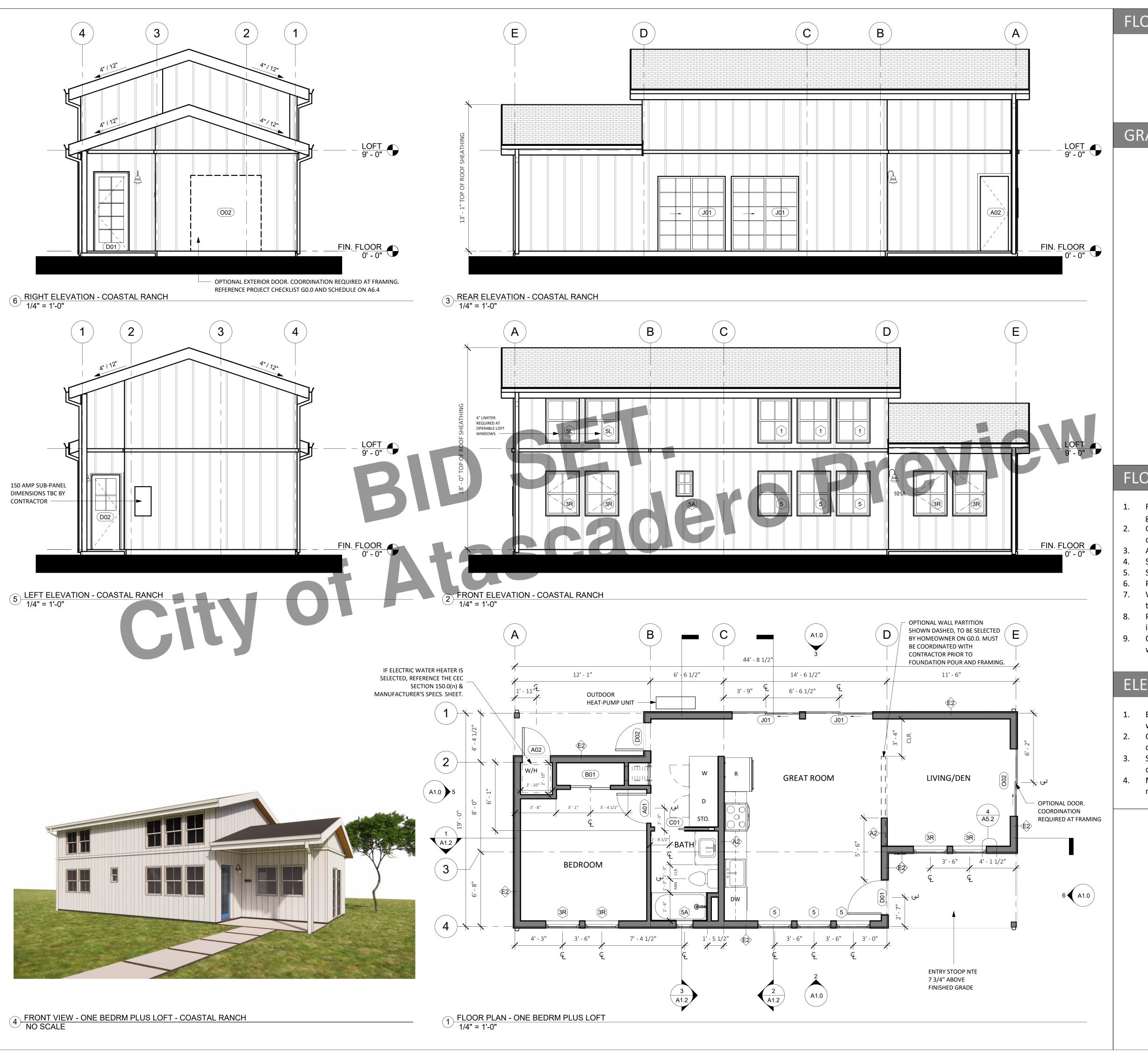
Exception: Use of alternate design temperatures necessary to ensure the system functions are

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),

sized, designed and have their equipment selected using the following methods:

ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

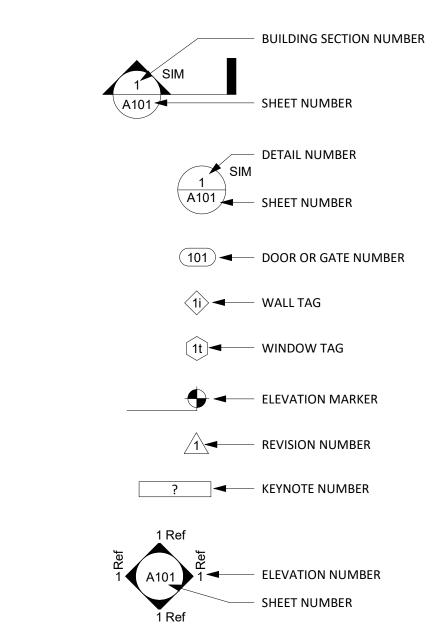


FLOORPLAN LEGEND

(N) PARTITION CONCRETE SLAB (ARCHITECTURAL) (N) OUTLET AT 18", U.O.N

—**✓**—(N) LIGHT SWITCH

GRAPHIC LEGEND



FLOOR PLAN NOTES

- 1. Floor Plan dimensions are to face of scheduled partition or
- centerline of structural elements, unless otherwise noted.
- All INTERIOR walls are Type A1 unless otherwise noted. See Sheet A5.0 & A5.1 for EXTERIOR wall types and details.
- See elevations for transom window types and locations.
- 7. Where thresholds are required, provide accessible
- thresholds with maximum 1/2" elevation change.

- with owner's final interior doors and finish selections.

ELEVATION NOTES

- 1. Elevation dimensions are to gridline or centerline of windows, unless otherwise noted.
- details.

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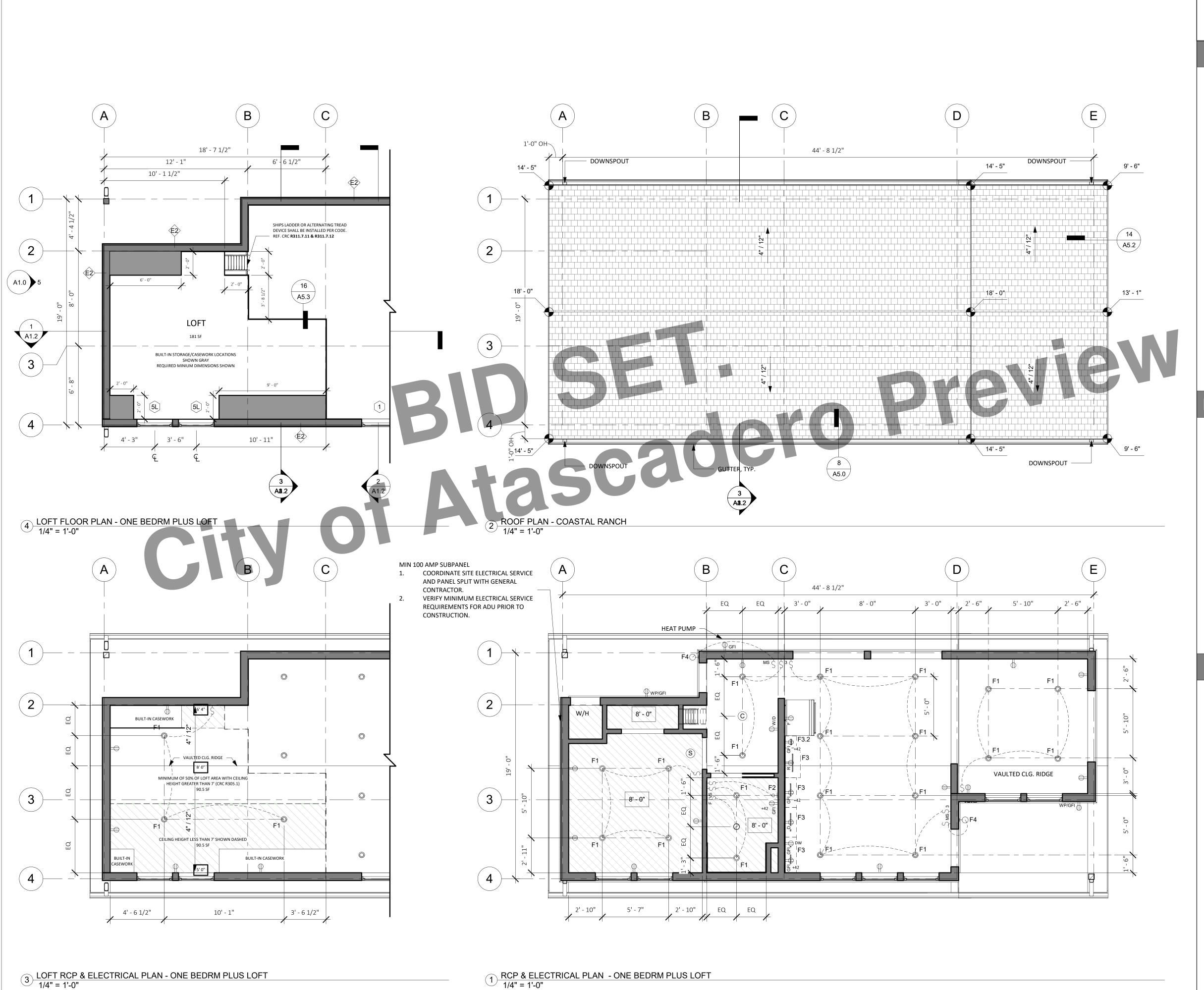
- gridline, unless otherwise noted.
- 2. Gridlines are to edge of concrete, centerline of footing, or
- Provide hanger rod and shelf at wardrobe closet.
- 8. Provide structural backing in walls to facilitate future installation of grab bars at toilet and shower.
- 9. Contractor to verify layout, rough framing and finish dims

- 2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted. 3. See Sheet A5.0 & A5.1 for EXTERIOR wall types and
- 4. Materials indicated are shown generically. Actual materials are as selected by the Owner.

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RANCH -FLOORPLANS & **ELEVATIONS**



ROOF PLAN NOTES

- ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
- ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL. WOOD SHINGLES SHALL NOT BE USED.
- ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT
- ACCUMULATION OF LEAVES AND DEBRI IN THE GUTTER. PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS.
 - GANG VENTS WHENEVER POSSIBLE.
- SEE DETAIL 7/A5.2 FOR ROOF PENETRATION DETAIL.
- ROOFER AND SOLAR INSTALLER TO COORDINATE INSTALLATION OF PVS AND PV ROOF CLIPS.

ELECTRICAL LEGEND

- CEILING-MOUNTED EXHAUST UNIT
- DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- ☐ GFCI RECEPTACLE
- ⇒ 220 VOLT RECEPTACLE OUTLET
- DEDICATED OUTLET
 - RECESSED LED DOWN LIGHT
- WALL MOUNT LIGHT
- LED STRIP LIGHT
- SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- \$MS MOTION-SENSOR SWITCH
- ∜vs VACANCY SWITCH
- FAN SWITCH/HUMIDITY SENSOR
- > SWITCH LEG
- WHOLE HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S **SPECIFICATIONS**

REFLECTED CEILING PLAN LEGEND

GYP. BD. CLG., PTD.

8'-0" FRAMED CEILING HEIGHT A.F.F.

- CEILING MOUNTED SMOKE DETECTOR. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ALL SMOKE DETECTORS SHALL COMPLY WITH 2016 C.R.C. SECTION R314 AND SHALL BE 120V STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING.
- CARBON MONOXIDE DETECTOR COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR TO BE CEILING MOUNTED. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH 2019 C.R.C. SECTION 315.2, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTINGS AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL.

REFLECTED CEILING PLAN NOTES

- 1. LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE, AND F.O. FINISH AT WALL
- PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL
- TOTALS TO BE VERIFIED BY CONTRACTOR. SEPARATE SWITCH IN BATHROOM TO CONTROL IAQ FAN. LEAVE ON UNLESS
- OUTDOOR AIR QUALITY IS VERY POOR. 4. ALL RECEPTACLES LOCATED WITHIN BATHROOMS ARE REQUIRED TO BE GFCI
- PER CALIFORNIA ELECTRICAL CODE, ARTICLE 406.9(C), RECEPTACLES SHALL NOT BE INSTALLED WITHIN A ZONE MEASURED 900 MM (3 FT) HORIZONTALLY AND 2.5 M (8 FT) VERTICALLY FROM THE TOP OF THE
- BATHTUB RIM OR SHOWER STALL THRESHOLD. PER CRC, R327.1.2, ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE
- THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION FOR PERSONNEL

OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM

workbench

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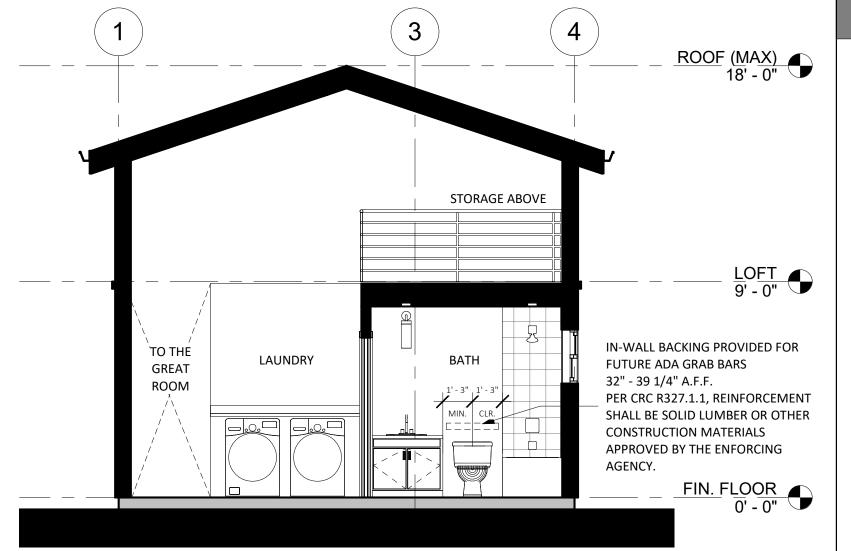
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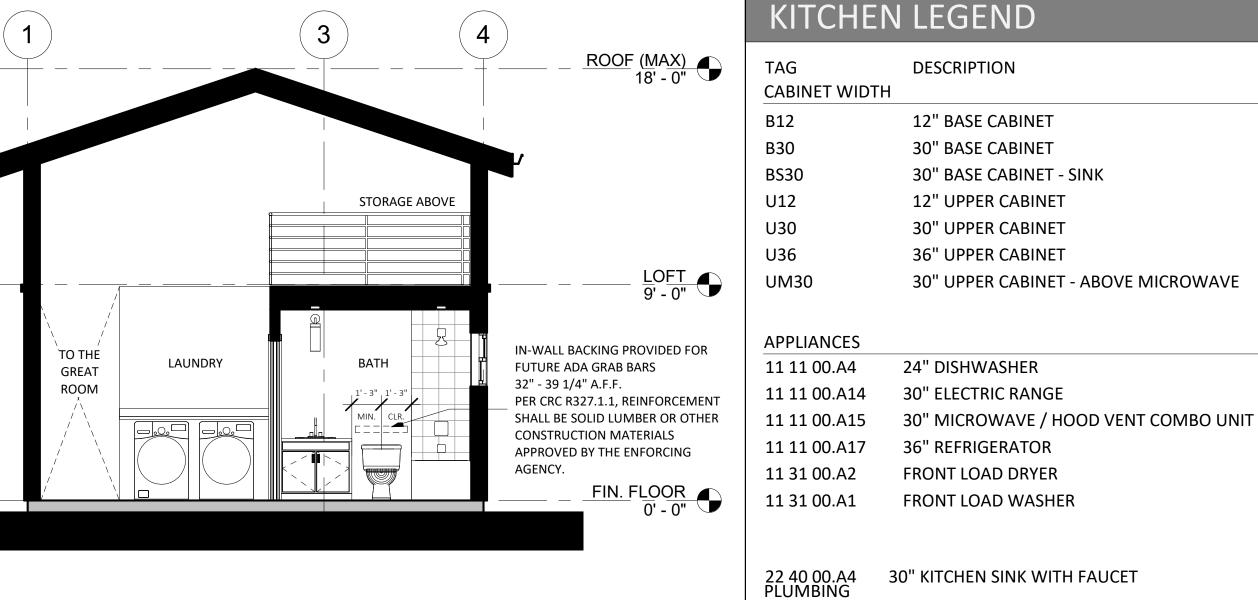
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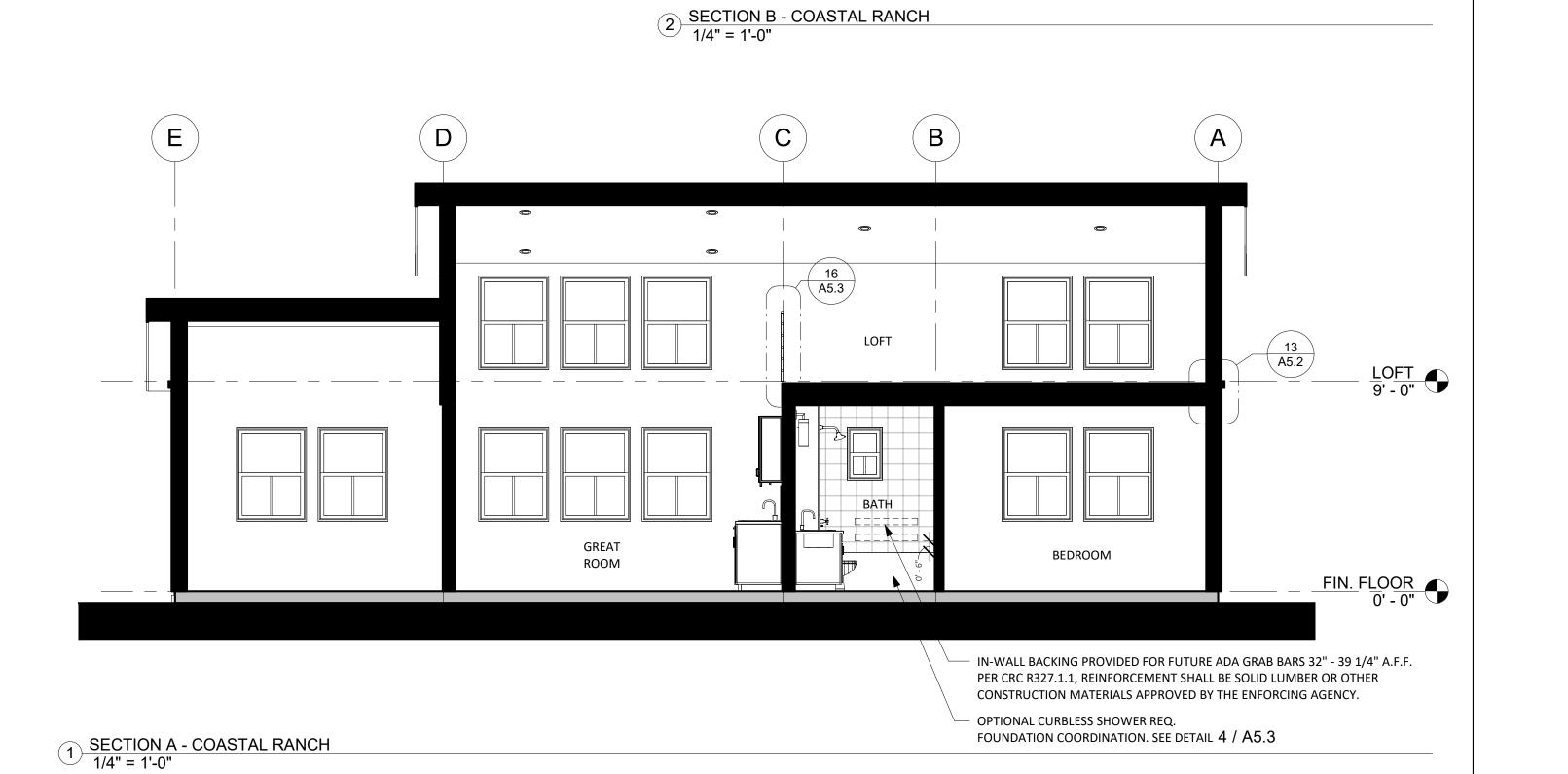
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RANCH - LOFT FLOOR PLAN, ROOF PLAN &





City of Atascade TO BACK PATIO FIN. FLOOR 0' - 0" ____<u>11 11 00.A14</u>



3 SECTION C - COASTAL RANCH 1/4" = 1'-0"

workbench

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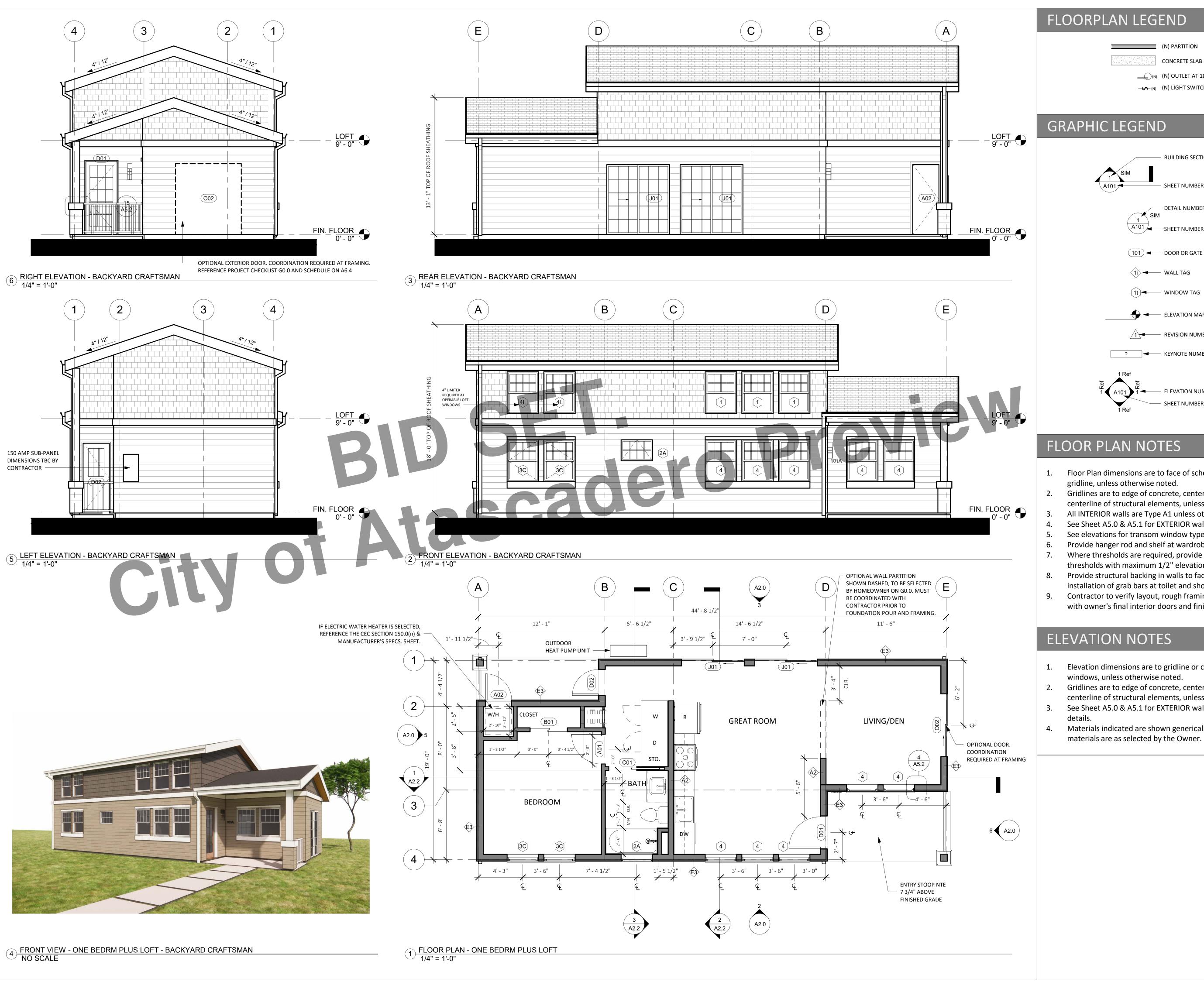
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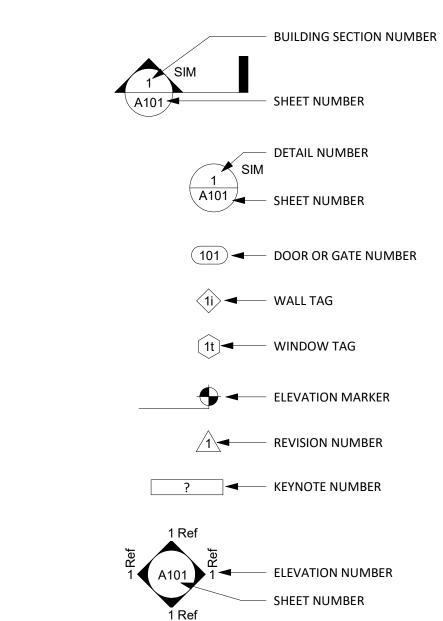
RANCH - SECTIONS



FLOORPLAN LEGEND

(N) PARTITION CONCRETE SLAB (ARCHITECTURAL) (N) OUTLET AT 18", U.O.N —**✓**—(N) LIGHT SWITCH

GRAPHIC LEGEND



FLOOR PLAN NOTES

- 1. Floor Plan dimensions are to face of scheduled partition or gridline, unless otherwise noted.
- 2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
- All INTERIOR walls are Type A1 unless otherwise noted. See Sheet A5.0 & A5.1 for EXTERIOR wall types and details.
- See elevations for transom window types and locations.
- Provide hanger rod and shelf at wardrobe closet.
- 7. Where thresholds are required, provide accessible
- thresholds with maximum 1/2" elevation change. 8. Provide structural backing in walls to facilitate future
- installation of grab bars at toilet and shower.
- 9. Contractor to verify layout, rough framing and finish dims
- with owner's final interior doors and finish selections.

ELEVATION NOTES

- 1. Elevation dimensions are to gridline or centerline of windows, unless otherwise noted.
- 2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted. 3. See Sheet A5.0 & A5.1 for EXTERIOR wall types and
- details. 4. Materials indicated are shown generically. Actual

workbench

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BROCKETT /ARCHITECT

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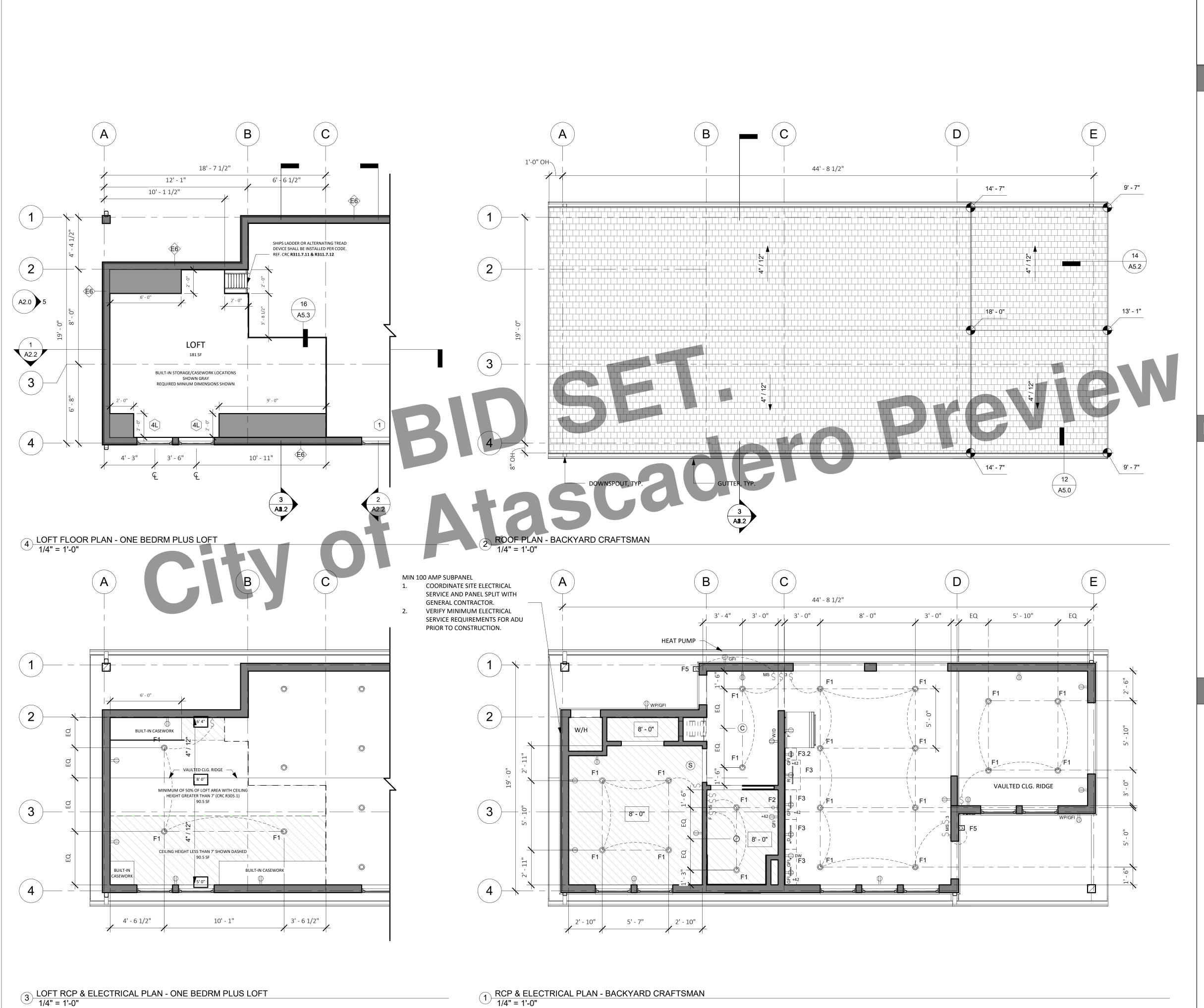
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PRINT DATE XX.XX.XXXX

CRAFTSMAN -FLOORPLANS & **ELEVATIONS**

A2.0



ROOF PLAN NOTES

- ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
- ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL. WOOD SHINGLES SHALL NOT BE USED.
- ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT
- ACCUMULATION OF LEAVES AND DEBRI IN THE GUTTER. PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS.
- GANG VENTS WHENEVER POSSIBLE.
- SEE DETAIL 7/A5.2 FOR ROOF PENETRATION DETAIL.
- ROOFER AND SOLAR INSTALLER TO COORDINATE INSTALLATION OF PVS AND PV ROOF CLIPS.

ELECTRICAL LEGEND

- CEILING-MOUNTED EXHAUST UNIT
- DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- GFCI RECEPTACLE
- DEDICATED OUTLET
 - RECESSED LED DOWN LIGHT
- WALL MOUNT LIGHT
- LED STRIP LIGHT SWITCH
- DIMMER SWITCH 3-WAY SWITCH
- \$_{MS} MOTION-SENSOR SWITCH
- ∜vs VACANCY SWITCH
- F FAN SWITCH/HUMIDITY SENSOR
- > SWITCH LEG
- WHOLE HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S **SPECIFICATIONS**

REFLECTED CEILING PLAN LEGEND

GYP. BD. CLG., PTD.

8'-0" FRAMED CEILING HEIGHT A.F.F.

- CEILING MOUNTED SMOKE DETECTOR. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ALL SMOKE DETECTORS SHALL COMPLY WITH 2016 C.R.C. SECTION R314 AND SHALL BE 120V STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING.
- CARBON MONOXIDE DETECTOR COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR TO BE CEILING MOUNTED. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH 2019 C.R.C. SECTION 315.2, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTINGS AND APPROVAL BY THE OFFICE OF THE STATE

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE, AND F.O. FINISH AT WALL

FIRE MARSHAL.

- PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL
- TOTALS TO BE VERIFIED BY CONTRACTOR. SEPARATE SWITCH IN BATHROOM TO CONTROL IAQ FAN. LEAVE ON UNLESS
- OUTDOOR AIR QUALITY IS VERY POOR.
- 4. ALL RECEPTACLES LOCATED WITHIN BATHROOMS ARE REQUIRED TO BE GFCI
- PER CALIFORNIA ELECTRICAL CODE, ARTICLE 406.9(C), RECEPTACLES SHALL NOT BE INSTALLED WITHIN A ZONE MEASURED 900 MM (3 FT) HORIZONTALLY AND 2.5 M (8 FT) VERTICALLY FROM THE TOP OF THE
- BATHTUB RIM OR SHOWER STALL THRESHOLD. PER CRC, R327.1.2, ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE
- THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION FOR PERSONNEL

OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM

workbench

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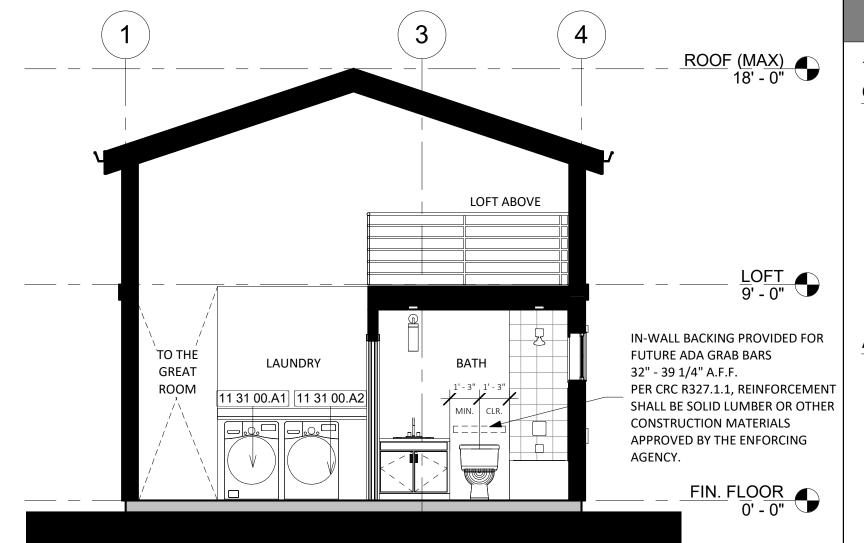
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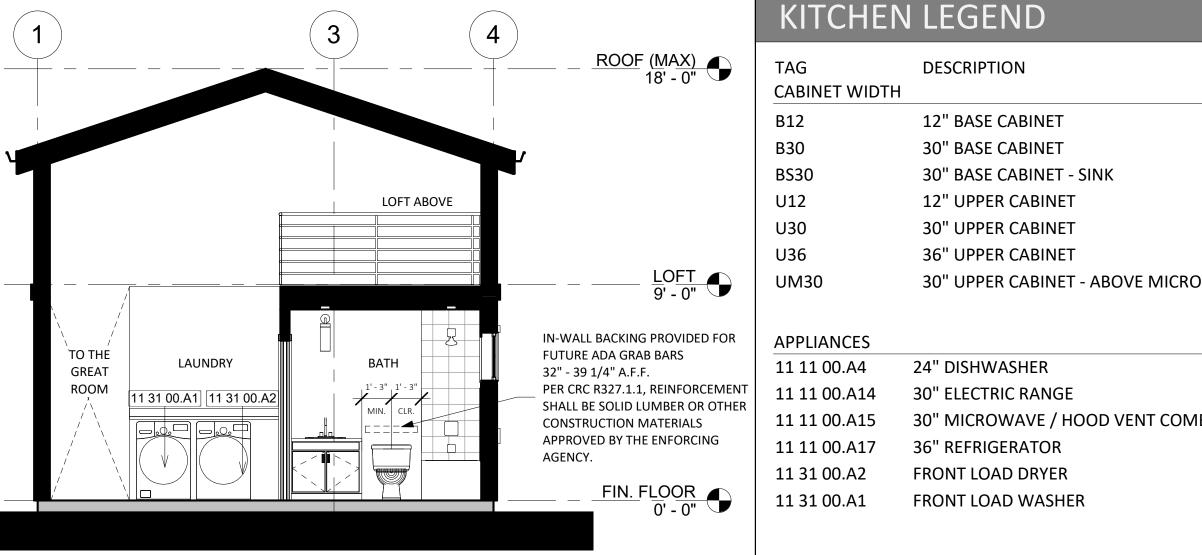
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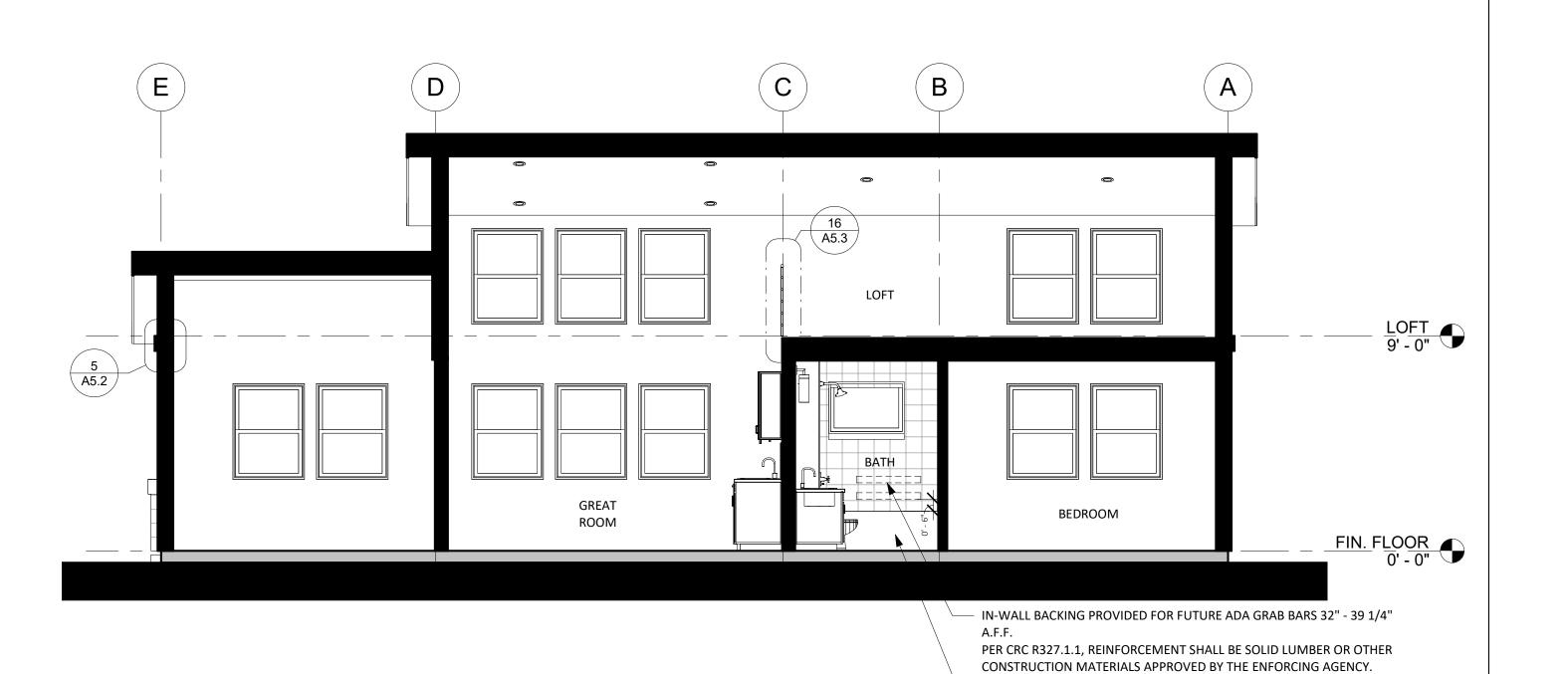
CRAFTSMAN - LOFT FLOOR PLAN, ROOF PLAN & RCP







1 SECTION A - BACKYARD CRAFTSMAN 1/4" = 1'-0"



OPTIONAL CURBLESS SHOWER REQ.

FOUNDATION COORDINATION. SEE DETAIL 4 / A5.3

3 SECTION C - BACKYARD CRAFTSMAN 1/4" = 1'-0"

EBEDROOM + DEN + 946 GSF

workbench

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BROCKETT

/ARCHITECT

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TEMPLETON, CA 93465

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DISCLAIMER.

PRINT DATE XX.XX.XXXX CRAFTSMAN -

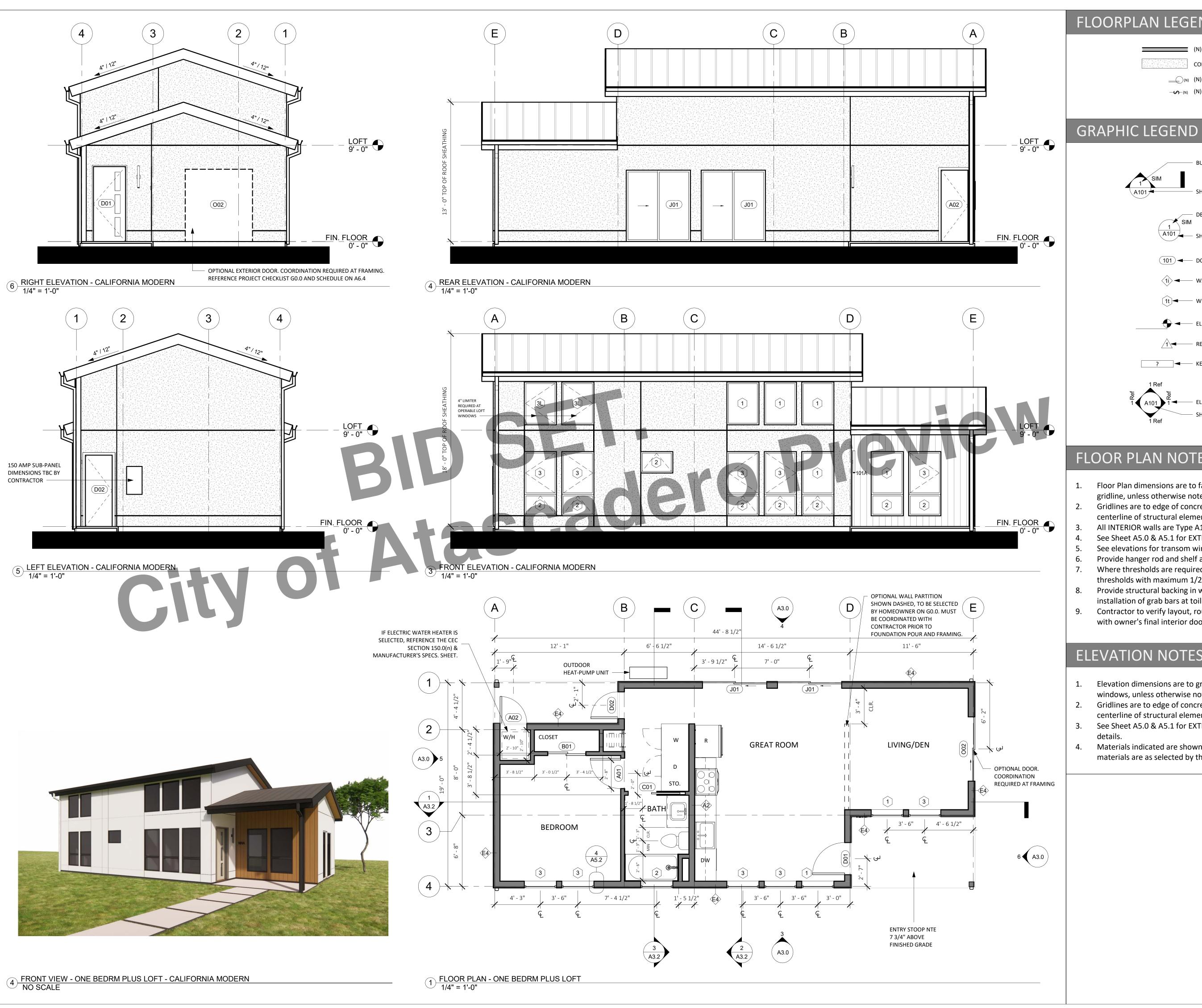
A2.2

SECTIONS

30" UPPER CABINET - ABOVE MICROWAVE

30" MICROWAVE / HOOD VENT COMBO UNIT

22 40 00.A4 PLUMBING 30" KITCHEN SINK WITH FAUCET



FLOORPLAN LEGEND

(N) PARTITION CONCRETE SLAB (ARCHITECTURAL) (N) (N) OUTLET AT 18", U.O.N —**✓**—(N) LIGHT SWITCH

BUILDING SECTION NUMBER

DETAIL NUMBER

101 → DOOR OR GATE NUMBER

A101 SHEET NUMBER

⟨1i⟩ ■ WALL TAG

1t WINDOW TAG

← ELEVATION MARKER

/1 **←** REVISION NUMBER

— ELEVATION NUMBER

SHEET NUMBER

? **≺** KEYNOTE NUMBER

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workbench

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FLOOR PLAN NOTES

- 1. Floor Plan dimensions are to face of scheduled partition or gridline, unless otherwise noted.
- 2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
- All INTERIOR walls are Type A1 unless otherwise noted.
- See Sheet A5.0 & A5.1 for EXTERIOR wall types and details.
- See elevations for transom window types and locations.
- Provide hanger rod and shelf at wardrobe closet. Where thresholds are required, provide accessible
- thresholds with maximum 1/2" elevation change.
- 8. Provide structural backing in walls to facilitate future installation of grab bars at toilet and shower.
- 9. Contractor to verify layout, rough framing and finish dims with owner's final interior doors and finish selections.

ELEVATION NOTES

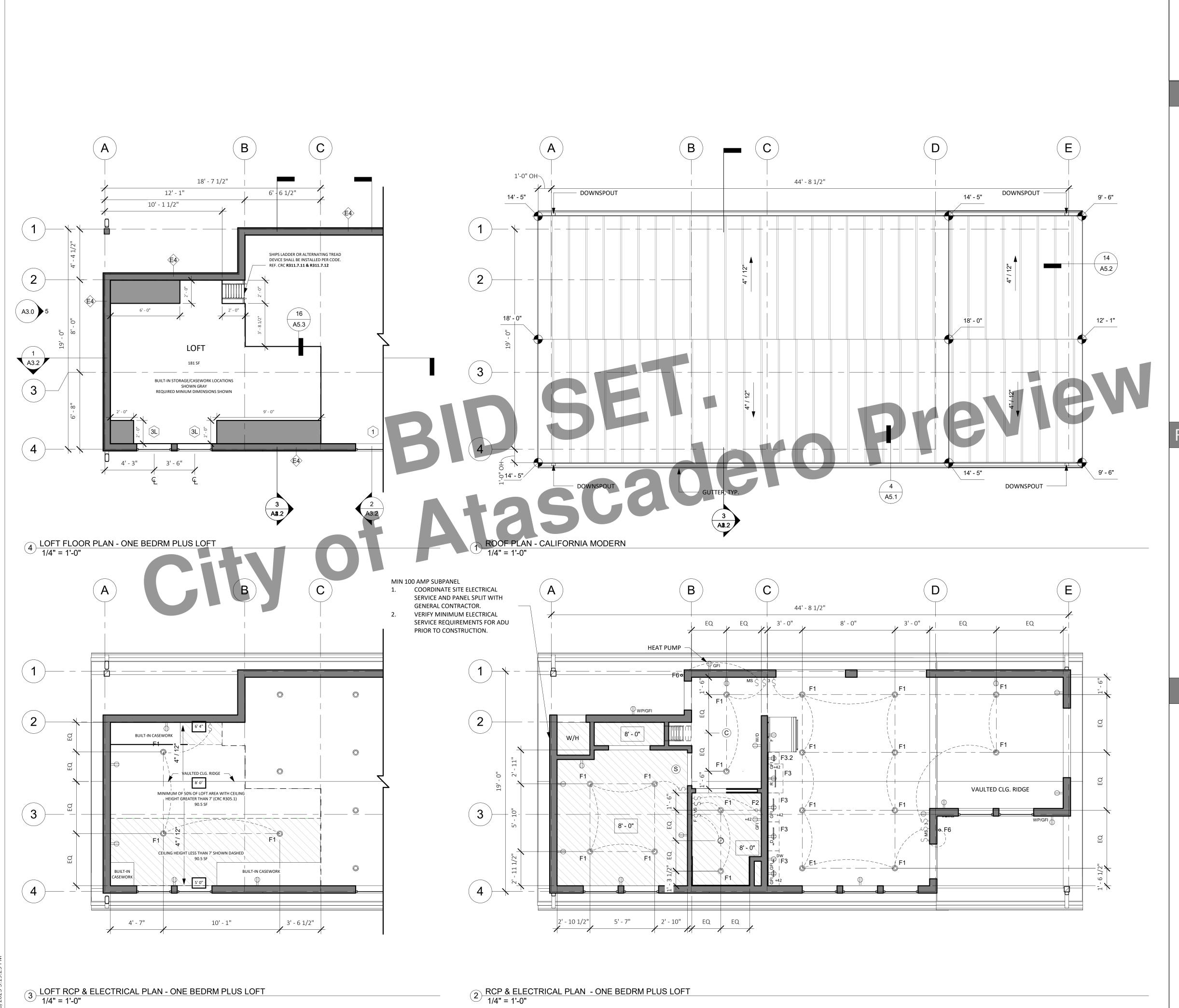
- 1. Elevation dimensions are to gridline or centerline of windows, unless otherwise noted.
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- See Sheet A5.0 & A5.1 for EXTERIOR wall types and details.
- 4. Materials indicated are shown generically. Actual materials are as selected by the Owner.

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MODERN -FLOORPLANS & **ELEVATIONS**

A3.0



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REFLECTED CEILING PLAN LEGEND

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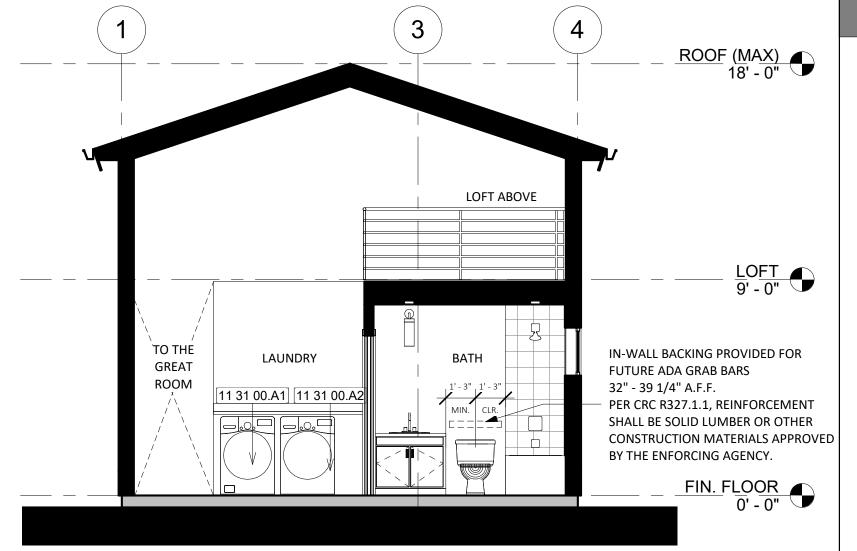
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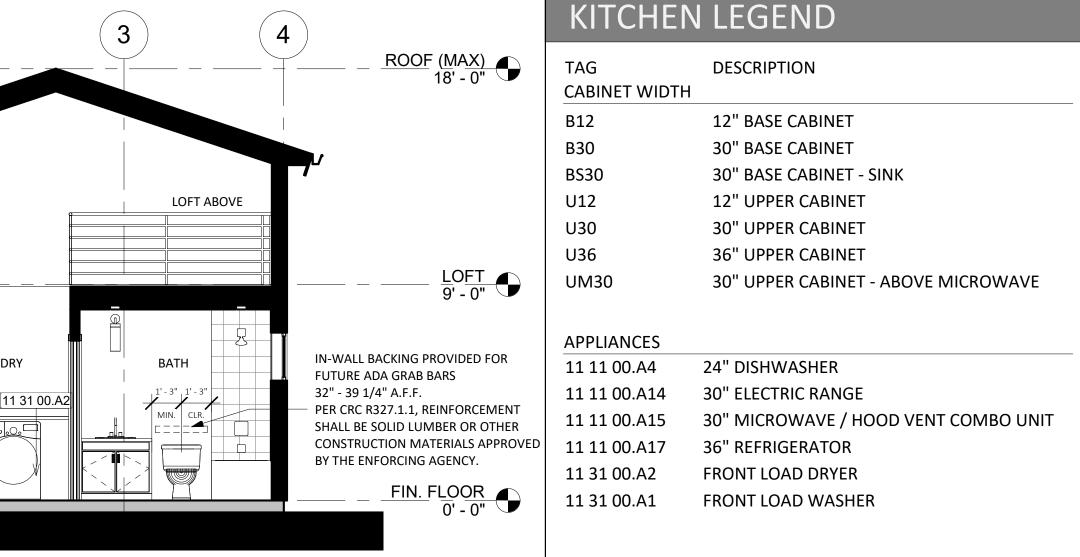
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MODERN - LOFT FLOOR PLAN, ROOF PLAN & RCP



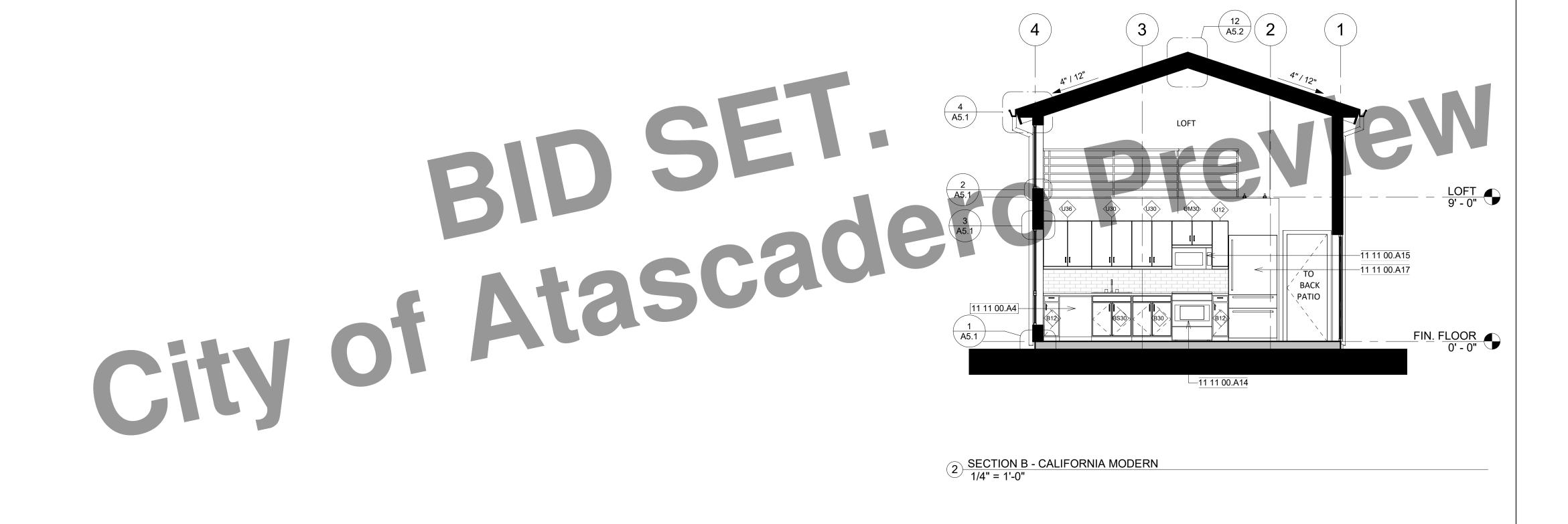
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FOUNDATION COORDINATION. SEE DETAIL 4 / A5.3

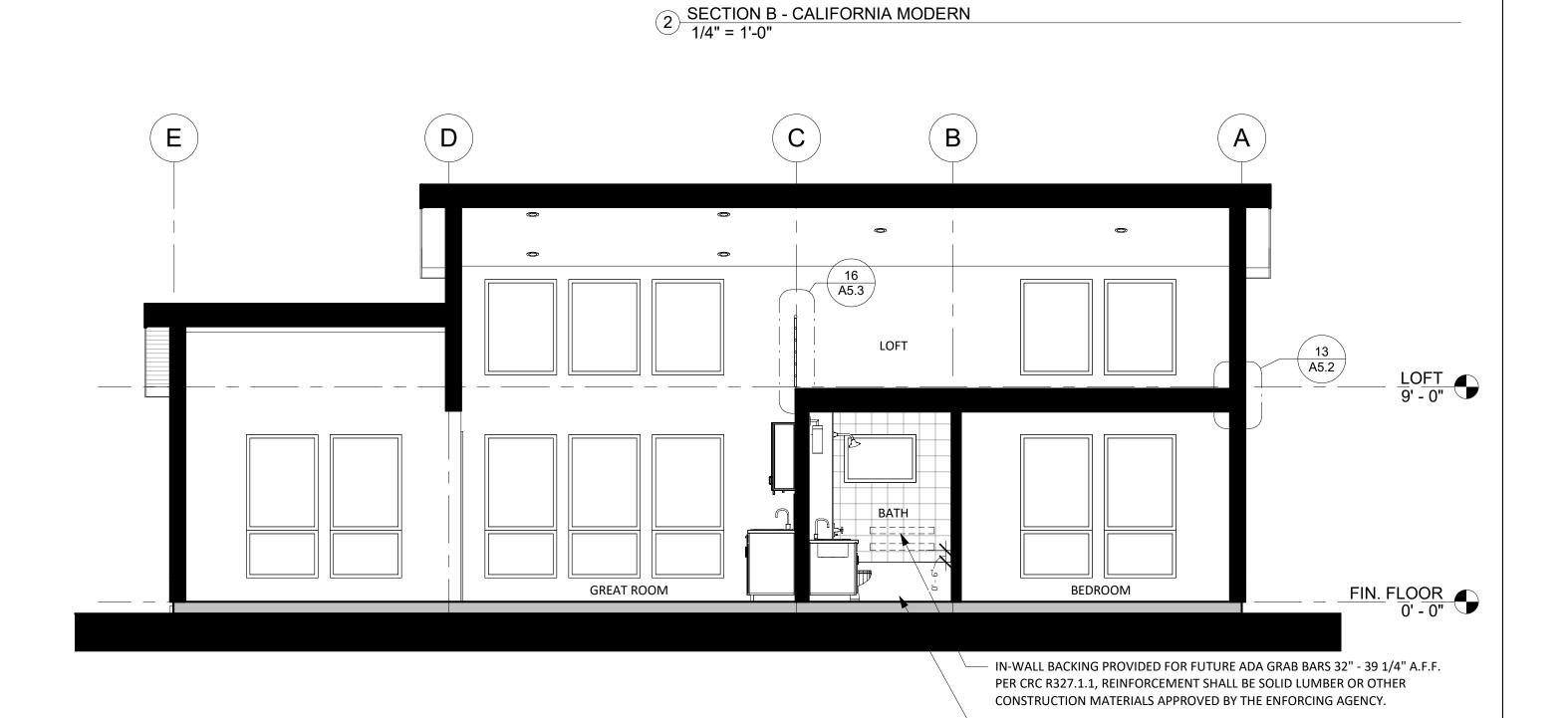


22 40 00.A4 PLUMBING

30" KITCHEN SINK WITH FAUCET



1 SECTION A - CALIFORNIA MODERN 1/4" = 1'-0"



3 SECTION B - CALIFORNIA MODERN 1/4" = 1'-0"

workbench

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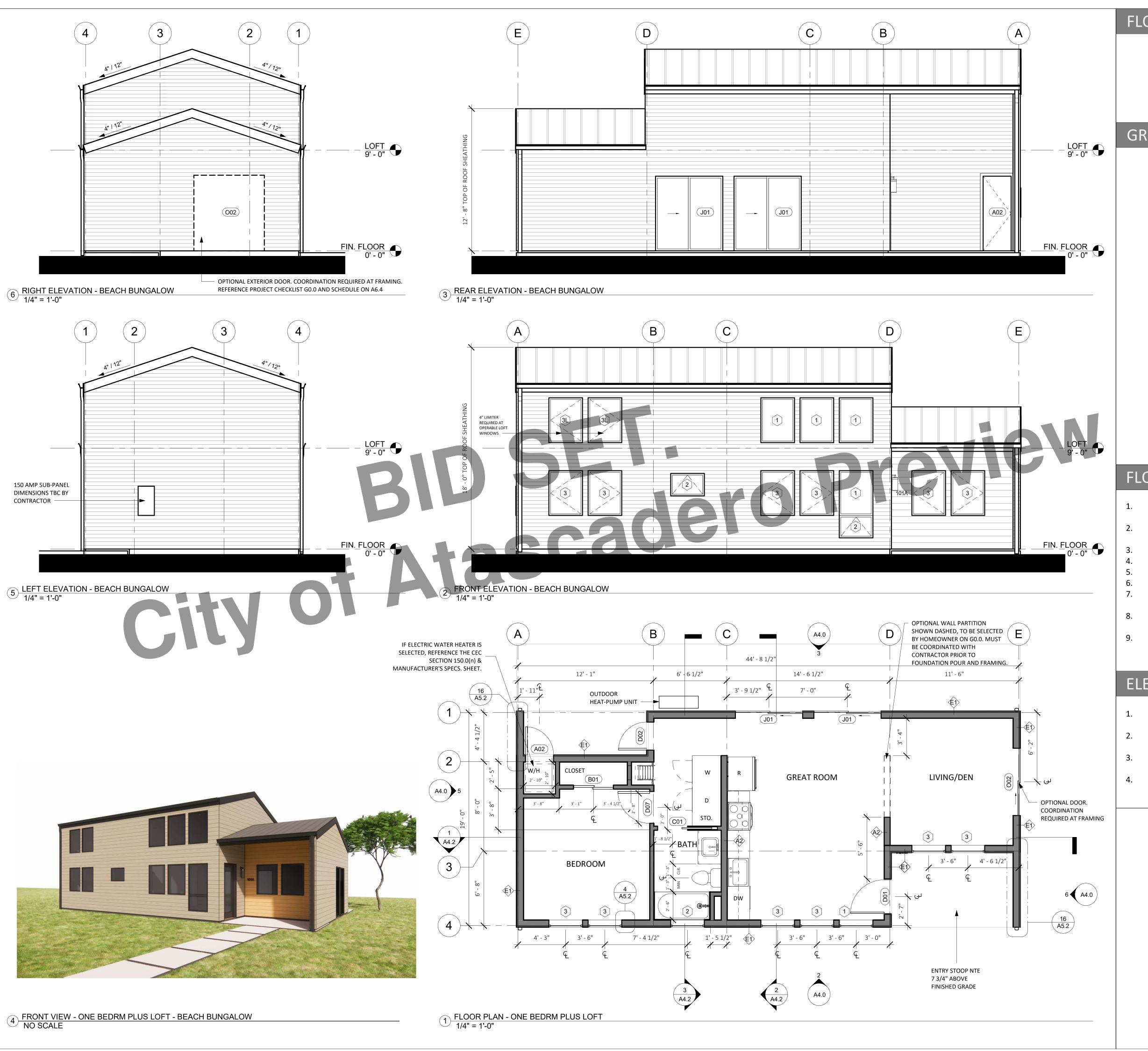
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EBEDROOM + DEN + 946 GSF

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MODERN - SECTIONS

A3.2

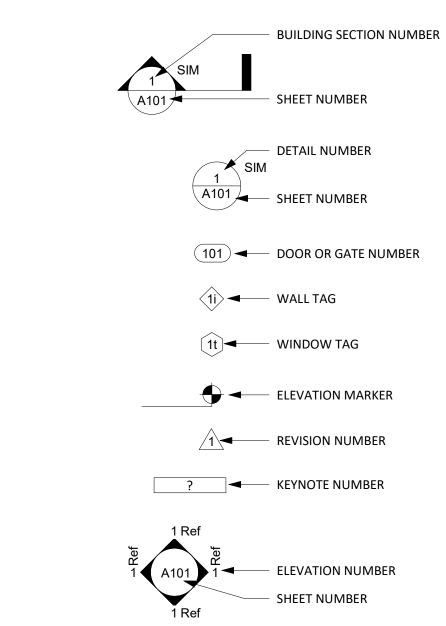


FLOORPLAN LEGEND

(N) PARTITION CONCRETE SLAB (ARCHITECTURAL) (N) OUTLET AT 18", U.O.N

—**✓**—(N) LIGHT SWITCH

GRAPHIC LEGEND



- 1. Floor Plan dimensions are to face of scheduled partition or
- centerline of structural elements, unless otherwise noted.
- See Sheet A5.0 & A5.1 for EXTERIOR wall types and details.
- See elevations for transom window types and locations.
- thresholds with maximum 1/2" elevation change.

- 3. See Sheet A5.0 & A5.1 for EXTERIOR wall types and
- 4. Materials indicated are shown generically. Actual materials are as selected by the Owner.



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FLOOR PLAN NOTES

- gridline, unless otherwise noted.
- 2. Gridlines are to edge of concrete, centerline of footing, or
- All INTERIOR walls are Type A1 unless otherwise noted.
- Provide hanger rod and shelf at wardrobe closet.
- Where thresholds are required, provide accessible
- 8. Provide structural backing in walls to facilitate future installation of grab bars at toilet and shower.
- 9. Contractor to verify layout, rough framing and finish dims with owner's final interior doors and finish selections.

ELEVATION NOTES

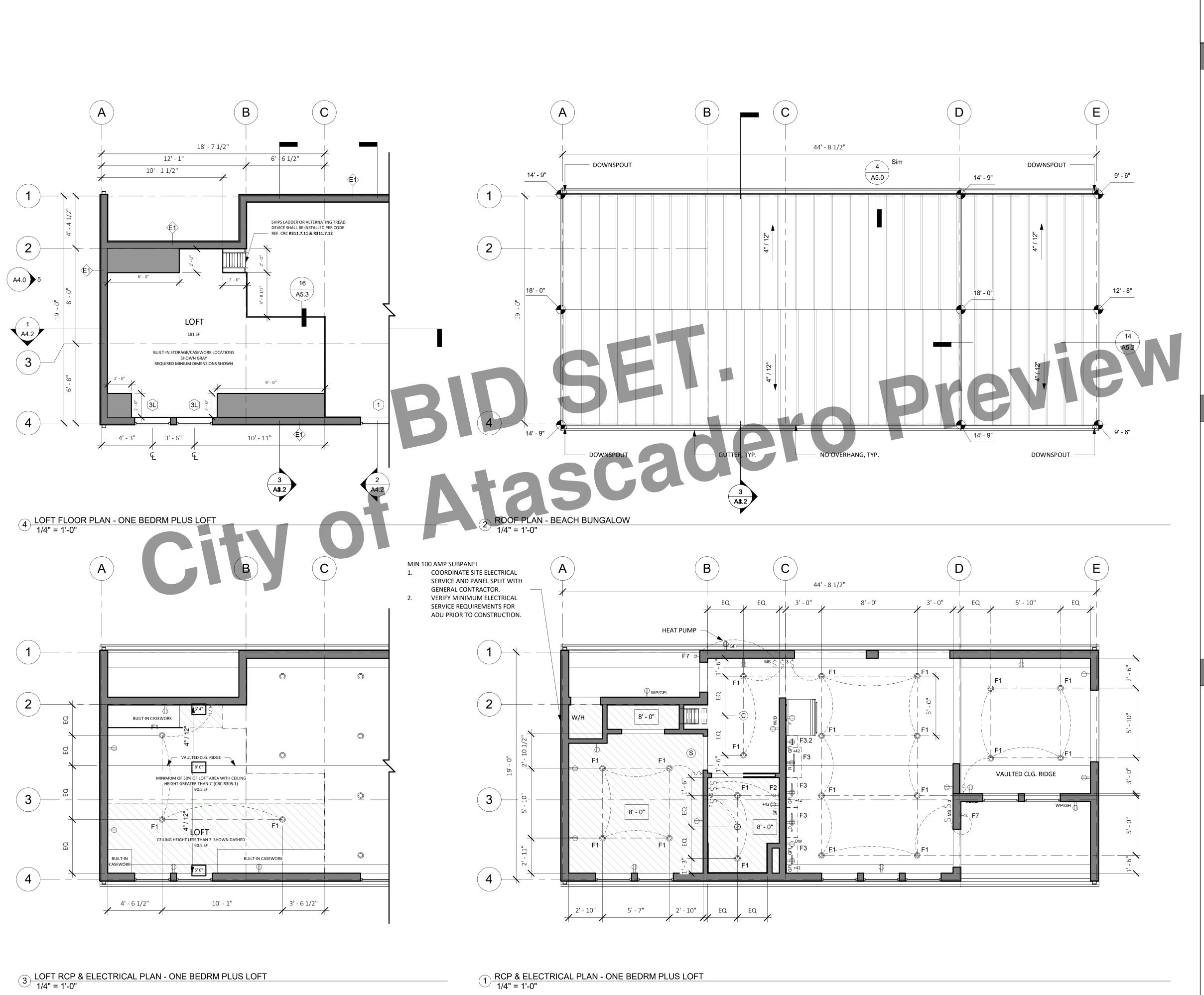
- 1. Elevation dimensions are to gridline or centerline of windows, unless otherwise noted.
- 2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
- details.

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BUNGALOW -FLOORPLANS & **ELEVATIONS**

A4.0



ROOF PLAN NOTES

ROOF CLIPS.

- ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
- ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL. WOOD SHINGLES SHALL NOT BE USED.
- ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT
- ACCUMULATION OF LEAVES AND DEBRI IN THE GUTTER. PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS.
- GANG VENTS WHENEVER POSSIBLE.
- SEE DETAIL 7/A5.2 FOR ROOF PENETRATION DETAIL. ROOFER AND SOLAR INSTALLER TO COORDINATE INSTALLATION OF PVS AND PV

ELECTRICAL LEGEND

- CEILING-MOUNTED EXHAUST UNIT
- DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- ☐ GFCI RECEPTACLE
- DEDICATED OUTLET
- RECESSED LED DOWN LIGHT
- WALL MOUNT LIGHT
- LED STRIP LIGHT
 - SWITCH
 - DIMMER SWITCH
 - 3-WAY SWITCH
- \$MS MOTION-SENSOR SWITCH
- ∜vs VACANCY SWITCH
- FAN SWITCH/HUMIDITY SENSOR > SWITCH LEG
- WHOLE HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S **SPECIFICATIONS**

REFLECTED CEILING PLAN LEGEND

GYP. BD. CLG., PTD.

8'-0" FRAMED CEILING HEIGHT A.F.F.

CEILING MOUNTED SMOKE DETECTOR. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ALL SMOKE DETECTORS SHALL COMPLY WITH 2016 C.R.C. SECTION R314 AND SHALL BE 120V STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN

CARBON MONOXIDE DETECTOR COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR TO BE CEILING MOUNTED. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH 2019 C.R.C. SECTION 315.2, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTINGS AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL.

REFLECTED CEILING PLAN NOTES

- TOTALS TO BE VERIFIED BY CONTRACTOR.
- OUTDOOR AIR QUALITY IS VERY POOR.
- PER CALIFORNIA ELECTRICAL CODE, ARTICLE 406.9(C), RECEPTACLES SHALL NOT BE INSTALLED WITHIN A ZONE MEASURED 900 MM (3 FT) HORIZONTALLY AND 2.5 M (8 FT) VERTICALLY FROM THE TOP OF THE
- PER CRC, R327.1.2, ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR
- THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION

workbench

189 WALNUT AVENUE SANTA CRUZ, CA 95060 WORKBENCHBUILT.COM

BROCKETT /ARCHITECT

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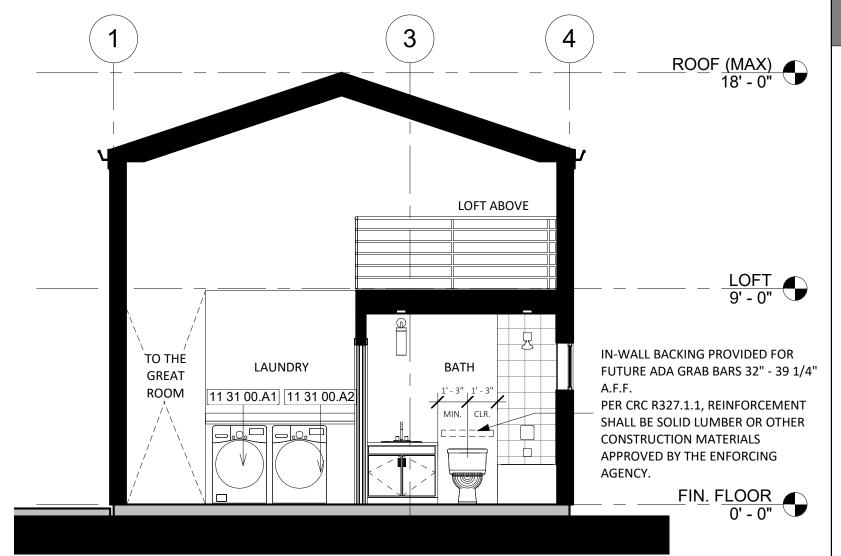
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ACCORDANCE WITH THEIR LISTING.

- 1. LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE, AND F.O. FINISH AT WALL
- PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL
- SEPARATE SWITCH IN BATHROOM TO CONTROL IAQ FAN. LEAVE ON UNLESS
- 4. ALL RECEPTACLES LOCATED WITHIN BATHROOMS ARE REQUIRED TO BE GFCI
- BATHTUB RIM OR SHOWER STALL THRESHOLD.
- CONDITIONING) INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM
- FOR PERSONNEL

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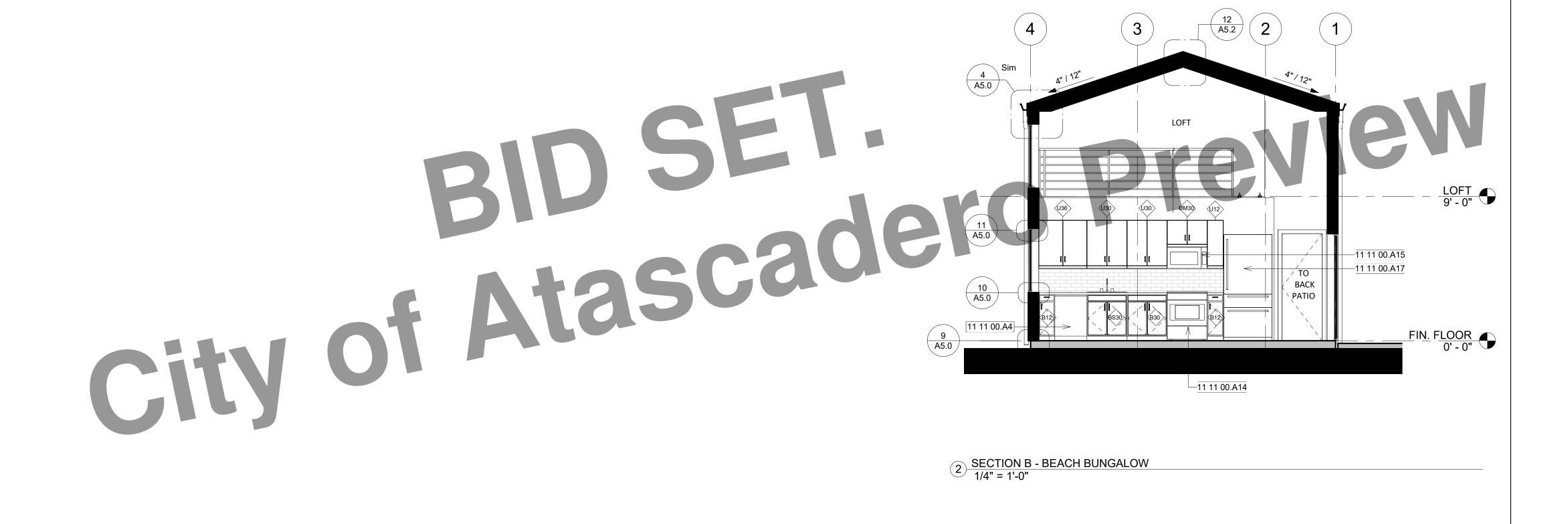
BUNGALOW - LOFT FLOOR PLAN, ROOF PLAN, & RCP



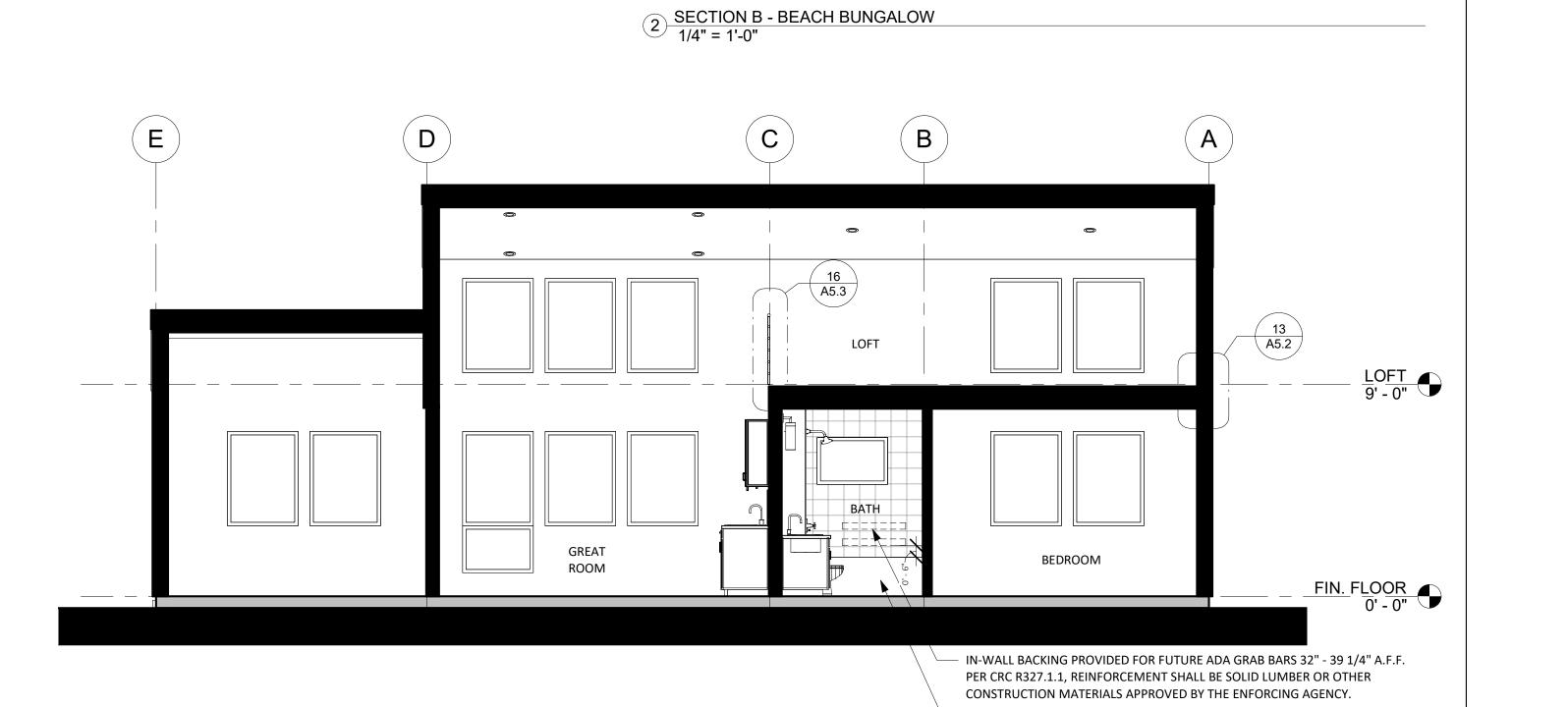


30" KITCHEN SINK WITH FAUCET

22 40 00.A4 PLUMBING



1 SECTION A - BEACH BUNGALOW 1/4" = 1'-0"



OPTIONAL CURBLESS SHOWER REQ.

FOUNDATION COORDINATION. SEE DETAIL 4 / A5.3

3 SECTION C - COASTAL BUNGALOW 1/4" = 1'-0"

workbench

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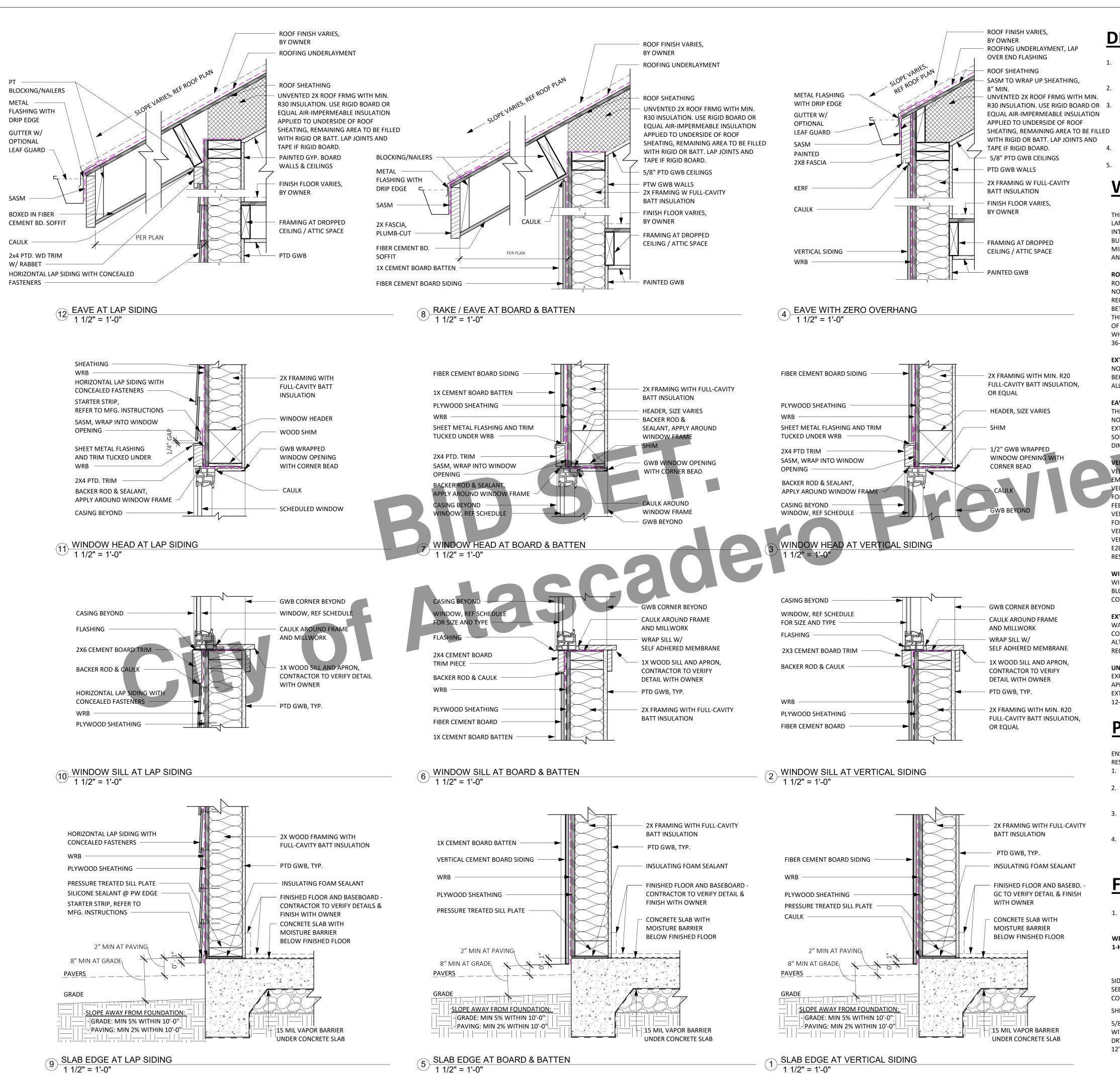
CENTRAL COAST RE-DESIGNED ADU ONE BEDROOM + DEN + LOFT 946 GSF

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BUNGALOW -SECTIONS

A4.2

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<E2>BOARD & BATTEN SIDING

<E3>FIBER CEMENT HORIZONTAL LAP SIDING

1 1/2" = 1'-0"

(E1) FIBER CEMENT VERTICAL SIDING

DETAIL GENERAL NOTES

- BASIS OF OPAQUE WALL DESIGN IS HARDIE PANEL SIDING. FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTION AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE, AND MAY AFFECT WARRANTY COVERAGE.
- BASIS OF WINDOW DESIGN IS ANDERSEN 100 SERIES COMPOSITE WINDOWS, COMPLYING WITH THE PERFORMANCE REQUIREMENTS INDICATED BY TITLE 24/MECHANICAL SHEETS AND TESTED ACCORDING TO NAFS. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS AWPA U1 LISTED PRESERVATIVE-TREATED FOR WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND OR LESS THAN 2-INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER [CRC R317.1.5]
- REFERENCE STRUCTURAL DETAILS, DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL RELATED MEMBER SIZES, CONNECTION DETAILS, REBAR REQUIREMENTS AND SPACING, HARDWARE AND SPECIFICATIONS.
- REFER TO TITLE 24/MECHANICAL SHEETS FOR MINIMUM INSULATION VALUES.

WUI NOTES

THE WILDLAND-URBAN INTERFACE (WUI) IS A ZONE OF TRANSITION BETWEEN WILDERNESS (UNOCCUPIED LAND) AND LAND DEVELOPED BY HUMAN ACTIVITY – AN AREA WHERE A BUILT ENVIRONMENT MEETS OR INTERMINGLES WITH A NATURAL ENVIRONMENT. HOMEOWNERS SHOULD VERIFY WITH THEIR JURISDICTION'S BUILDING DEPARTMENT TO SEE IF THEIR PROPERTY IS LOCATED WITHIN A WUI ZONE. THE FOLLOWING ARE MINIMUM REQUIREMENTS PER THE MOST RECENT VERSION OF THE CALIFORNIA BUILDING CODE, CHAPTER 7A, AND CALIFORNIA RESIDENTIAL CODE.

ROOFS AND ROOF EDGES. CBC 705A / CRC R337.5

ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CBC 705A AND SECTIONS CRC337 AND CRC902. NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING (CLASS A ASPHALT SHINGLES) ASSEMBLY IS REQUIRED IN SRA - VERY HIGH FIRE HAZARD SEVERITY ZONES. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL: BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS: BE FIRESTOPPED WITH APPROVED MATERIALS: OR HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.

WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36-INCH WIDE NO. 72 ASTM CAP SHEET.

EXTERIOR WALLS/SIDING. CBC 707A.3 /CRC R337.7.3

NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED. THE OSFM WEBSITE LISTS MANY TYPES OF EXTERIOR WALL COVERINGS THAT ARE APPROVED.

EAVES AND PORCH CEILINGS CBC 707A.4, A.6 / CRC 337.7.4. R337.7.6

THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING.

SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE UNPROTECTED.

VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES UNLESS THE VENTS ARE WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI TO ASTM E2886. AN EXCEPTION ALLOWS VENTS TO BE INSTALLED ON THE UNDERSIDE OF EAVES FOR VENTILATED ATTIC SPACES PROTECTED WITH FIRE SPRINKLERS, AND VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. AN EXCEPTION ALLOWS VENT 1/8" OPENINGS ON TOP OF SLOPED ROOFS THAT ARE CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT

WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8

WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9

WALKING SURFACES OF DECKS, PORCHES. BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED OF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL

UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8

EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

PERFORMANCE NOTES

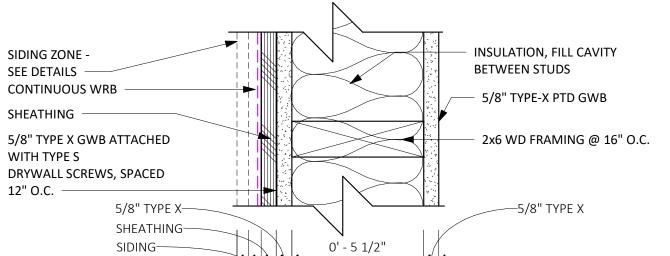
ENSURE THAT MANDATORY MINIMUM REQUIREMENTS ARE MET, PER BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS / TITLE 24, PART 6, INCLUDING BUT NOT LIMITED TO:

- SECTION 110.6: MANDATORY REQUIREMENTS FOR FENESTRATION PRODUCTS AND EXTERIOR DOORS, I.E. CERTIFICATION OF AIR LEAKAGE, U-FACTOR, SHGC, VISIBLE LIGHT TRANSMITTANCE, ETC.
- SECTION 110.7: LIMITING AIR LEAKAGE, I.E. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION OR EXFILTRATION.
- SECTION 110.8: MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS AND RADIANT BARRIERS, INCLUDING REQUIREMENTS FOR FLAME SPREAD RATING OF INSULATION AND APPLICABLE SLAB INSULATION
- SECTION 150.0: MANDATORY FEATURES AND DEVICES AND SECTION 150.1 PERFORMANCE AND PRESCRIPTIVE COMPLIANCE APPROACHES FOR LOW-RISE RESIDENTIAL BUILDINGS (AS APPLICABLE)

FIRE RATING NOTES

WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA.

WB STANDARD: 1-HR RATED WALL PER CBC TABLE 721.1(2), ITEM #15-1.129



0' - 8 3/8"

workbench

189 WALNUT AVENUE SANTA CRUZ, CA 95060 WORKBENCHBUILT.COM

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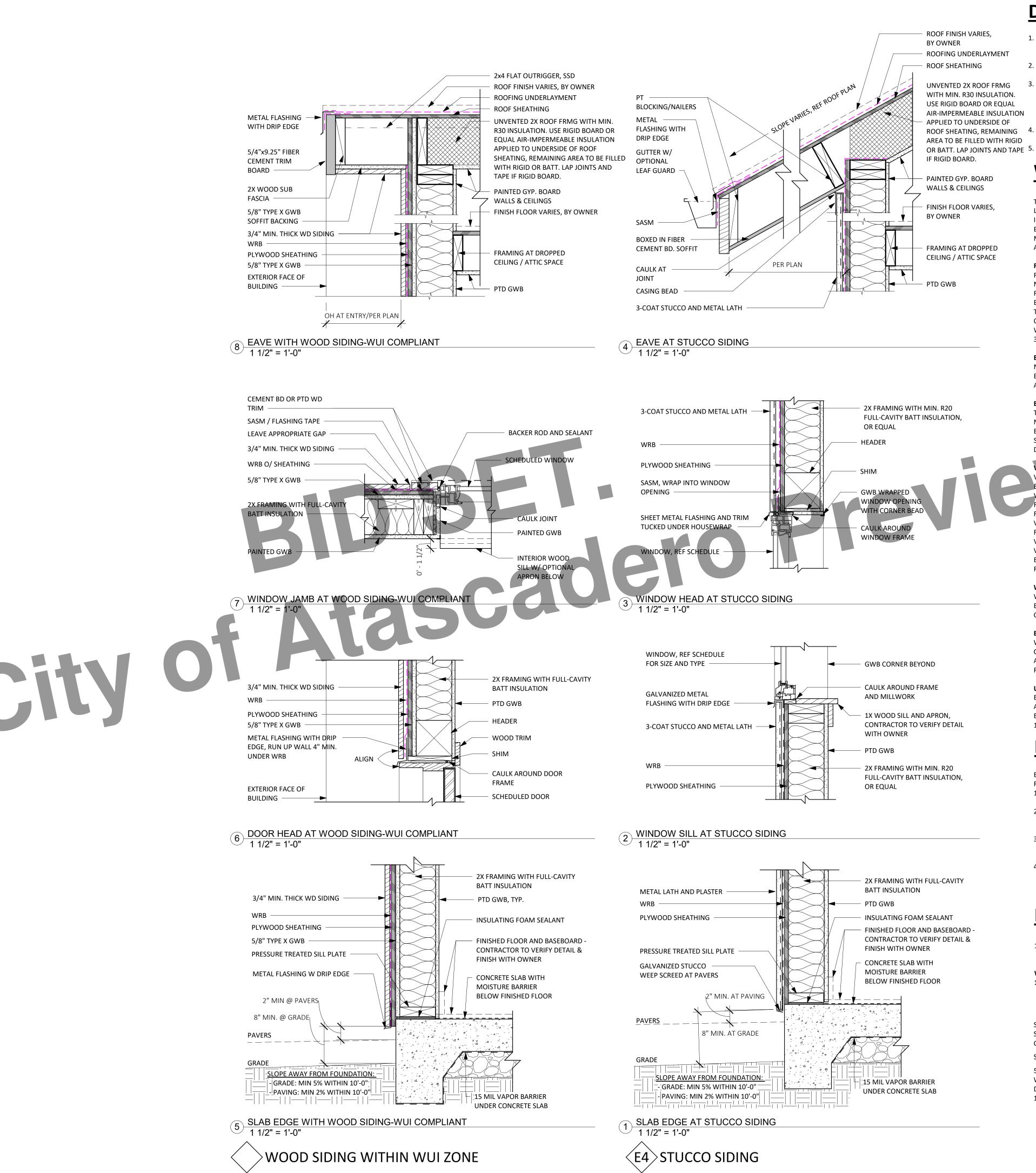
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EXTERIOR WALL ASSEMBLY DETAILS



DETAIL GENERAL NOTES

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EXTERIOR WALLS/SIDING. CBC 707A.3 /CRC R337.7.3

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SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE UNPROTECTED.

VENTS, CBC 706A / CRC R337.

VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES UNLESS THE VENTS ARE WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. AN EXCEPTION ALLOWS VENTS TO BE INSTALLED ON THE UNDERSIDE OF EAVES FOR VENTILATED ATTIC SPACES PROTECTED WITH FIRE SPRINKLERS, AND VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. AN EXCEPTION ALLOWS VENT 1/8" OPENINGS ON TOP OF SLOPED ROOFS THAT ARE CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT.

WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8 WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM O

WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9

WALKING SURFACES OF DECKS, PORCHES. BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED OF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8

EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

PERFORMANCE NOTES

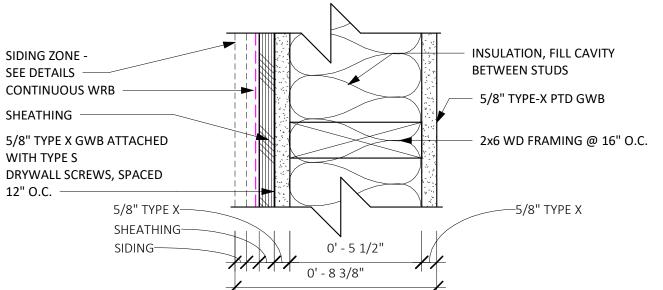
ENSURE THAT MANDATORY MINIMUM REQUIREMENTS ARE MET, PER BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS / TITLE 24, PART 6, INCLUDING BUT NOT LIMITED TO:

- SECTION 110.6: MANDATORY REQUIREMENTS FOR FENESTRATION PRODUCTS AND EXTERIOR DOORS, I.E. CERTIFICATION OF AIR LEAKAGE, U-FACTOR, SHGC, VISIBLE LIGHT TRANSMITTANCE, ETC.
- 2. SECTION 110.7: LIMITING AIR LEAKAGE, I.E. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION OR EXFILTRATION.
- SECTION 110.8: MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS AND RADIANT BARRIERS, INCLUDING REQUIREMENTS FOR FLAME SPREAD RATING OF INSULATION AND APPLICABLE SLAB INSULATION REQUIREMENTS.
- SECTION 150.0: MANDATORY FEATURES AND DEVICES AND SECTION 150.1 PERFORMANCE AND PRESCRIPTIVE COMPLIANCE APPROACHES FOR LOW-RISE RESIDENTIAL BUILDINGS (AS APPLICABLE).

FIRE RATING NOTES

1. WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA.

WB STANDARD: 1-HR RATED WALL PER CBC TABLE 721.1(2), ITEM #15-1.12^q



NOT TO SCALE

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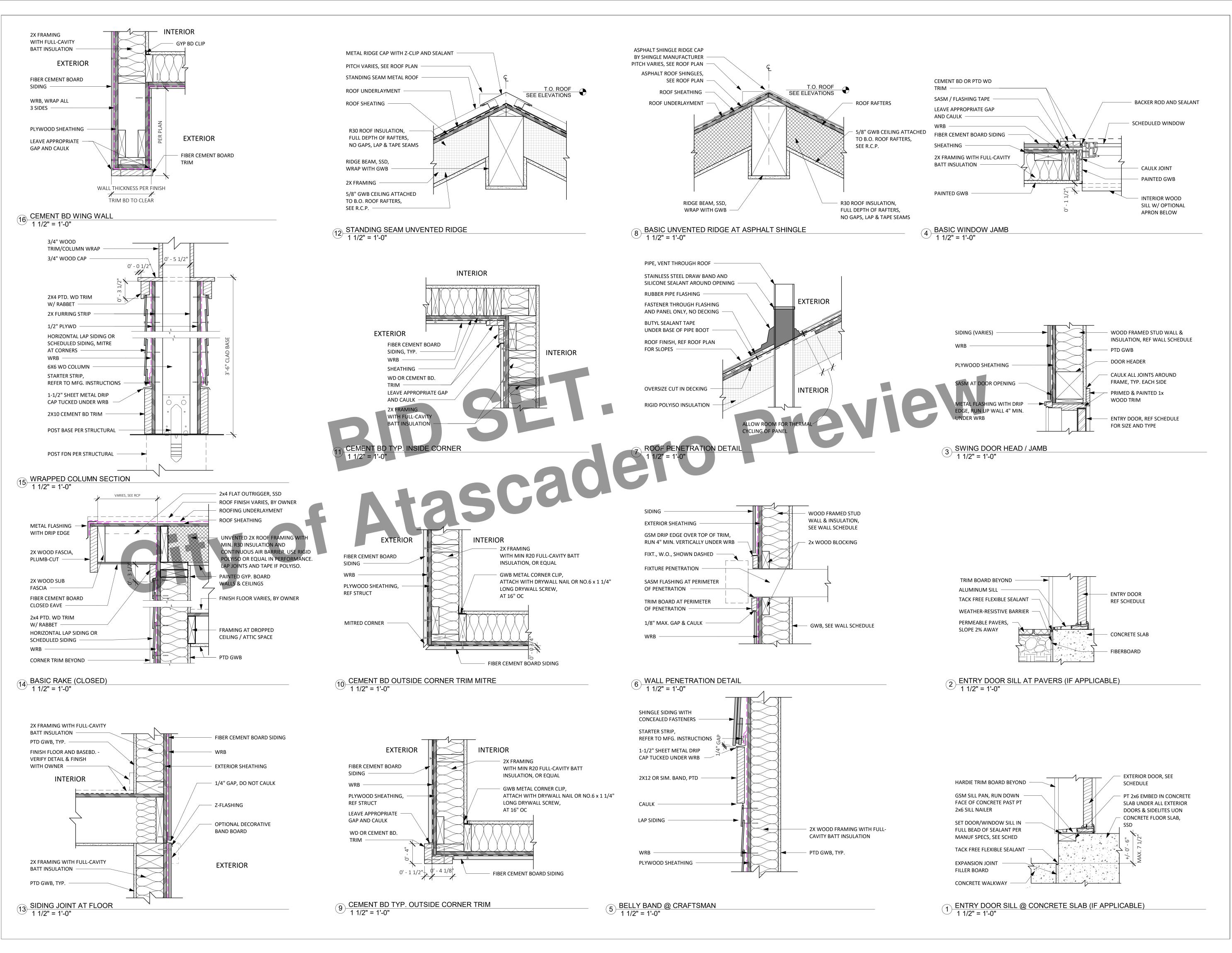
CENTRAL COAST PREPROMEDED ADU

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EXTERIOR WALL ASSEMBLY DETAILS

A5.1

: AS NOTED



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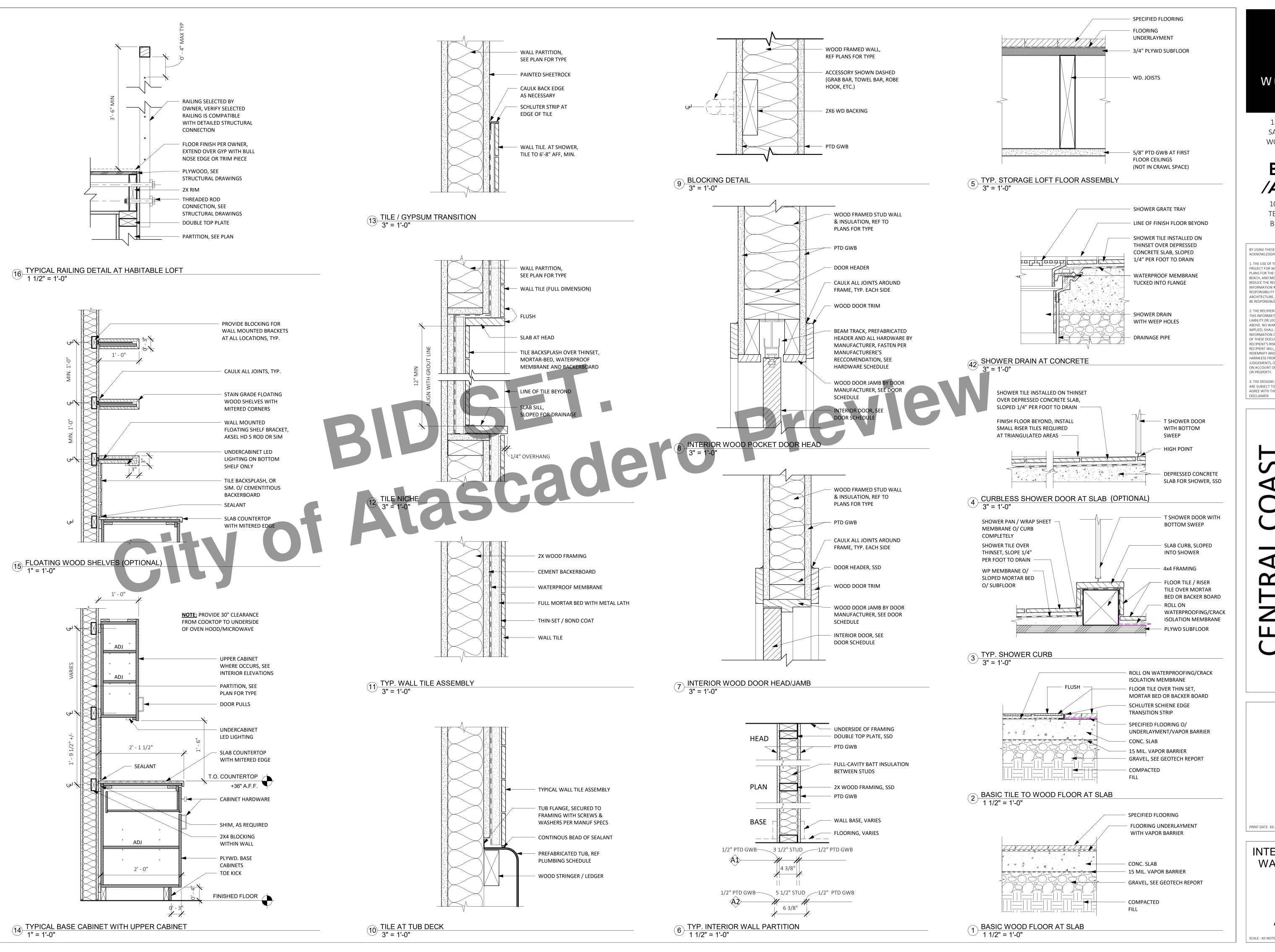
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EXTERIOR DETAILS



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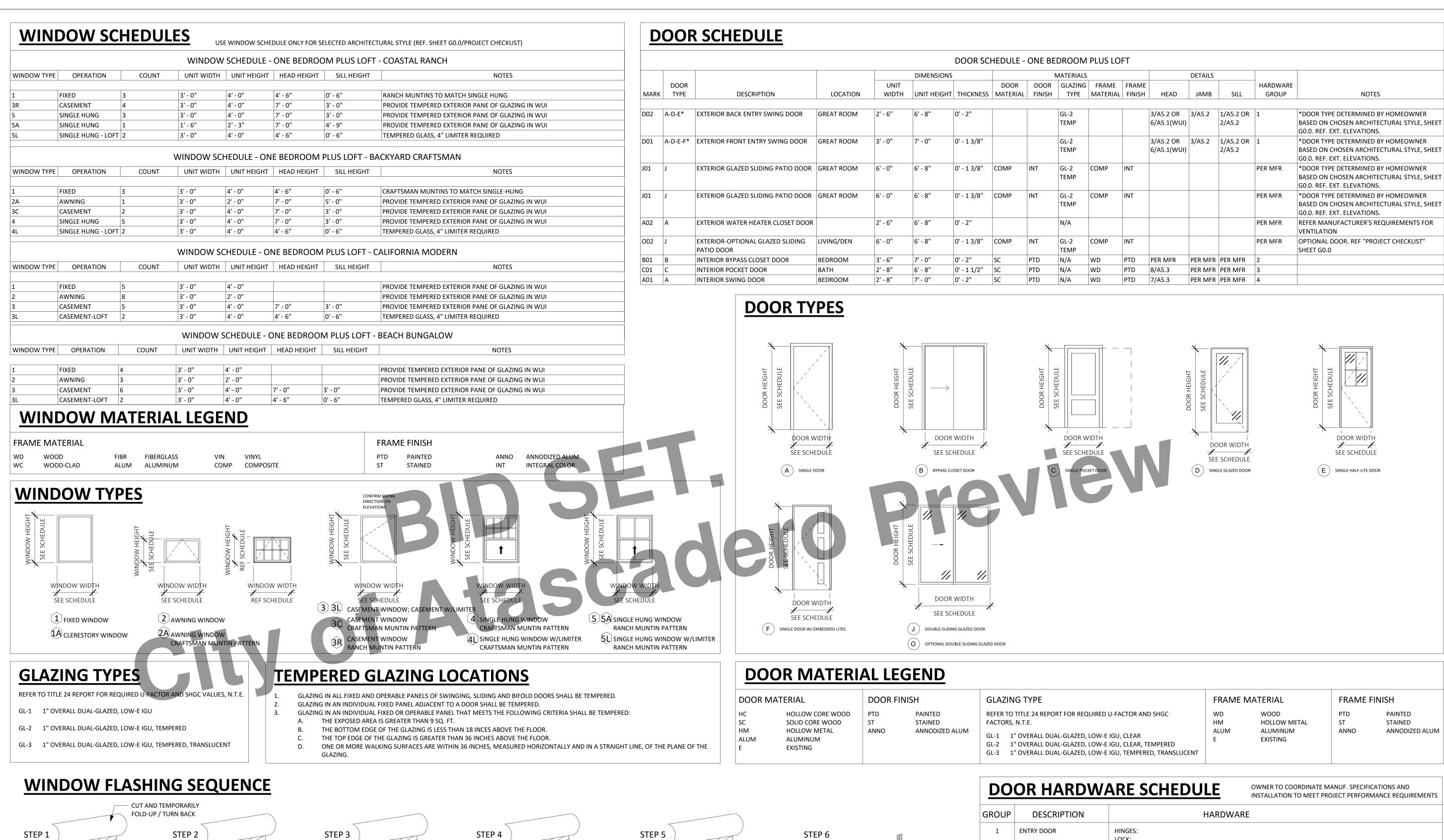
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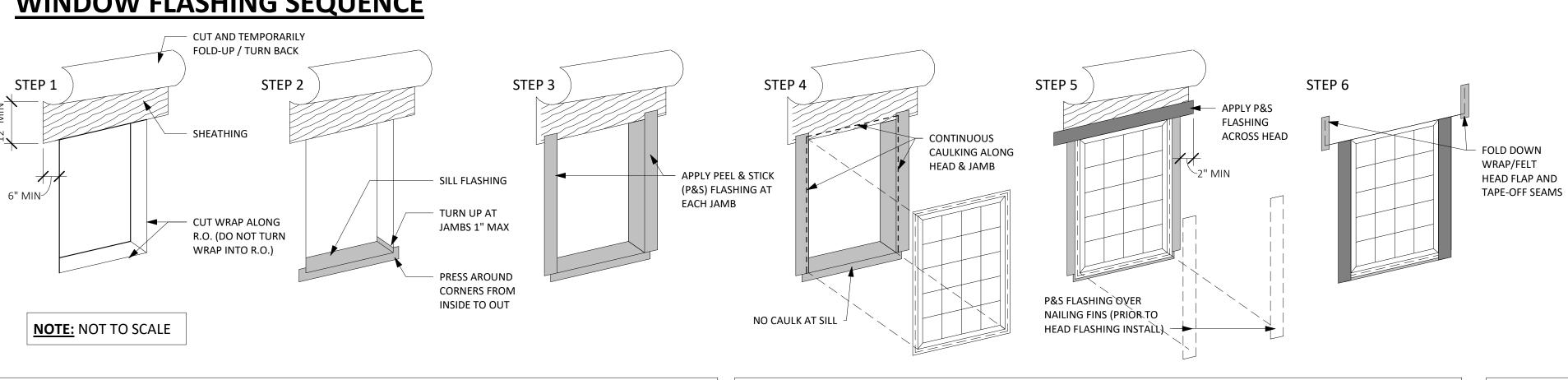
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INTERIOR DETAILS & WALL PARTITIONS

A5.3





GROUP	DESCRIPTION	ARE SCHEDULE HARDW	INSTALLATION TO MEET PROJECT PERFORMANCE REQUIREMENTS				
GROOP	DESCRIPTION	HANDW	/ANE				
1	ENTRY DOOR	HINGES: LOCK: HANDLE: THRESHOLD:					
2	TYP. INTERIOR DOOR	HINGES: LOCK: HANDLE: THRESHOLD:					
3	BATHROOM POCKET DOOR	HINGES: LOCK: HANDLE: THRESHOLD:					
4	CLOSET BYPASS DOOR	HINGES: LOCK: HANDLE: THRESHOLD:					

	APPLIANCE SCHEDULE - ONE	BEDROOM PLUS LOFT			LIGHTING FIXTU	IRE SCHEDULE - ONE BED PLUS LOF	·T		
KEYNOTE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	ТҮРЕ	DESCRIPTION	MANUFACTURER	MODEL	COUNT
11 11 00.A4	24" DISHWASHER				F1	LED DOWNLIGHT (LOW PROFILE)			17
11 11 00.A14	30" ELECTRIC RANGE				F2	WALL SCONCE			1
11 11 00.A15	30" MICROWAVE / HOOD VENT COMBO UNIT				F3	UNDERCABINET LED LIGHT			4
11 11 00.A17	36" REFRIGERATOR				F4	EXTERIOR WALL SCONCE			2

KEYNOTE	DESCRIPTION	MANUFACTURER	MODEL	FINISH
22 40 00.B7	SHOWER OR TUB/SHOWER COMBO CONTROLS, FAUCET, HEAD, DRAIN			
22 40 00.A4	30" KITCHEN SINK/FAUCET			
	VANITY WITH SINK/FAUCET			
	TOILET			
	SHOWER OR SHOWER/TUB COMBO			



NOTES

FRAME FINISH

PAINTED

STAINED

ANNODIZED ALUM

PTD

ST

ANNO

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BEDROOM 946 G

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SCHEDULES - ONE **BEDROOM PLUS** LOFT

11 31 00.A2

11 31 00.A1

FRONT LOAD DRYER

FRONT LOAD WASHER

	PLYWOOD SHEAR WALL SCHEDULE											
MARK	MATERIAL	NAILING OF FI		TOP PLATE	MINIMUM FND PLATE	BOTTOM PLATE	ANC	HOR BOLTS	/ABLE ? (plf)			
IVIARK	IVIATERIAL	COLLECTORS AND TIES (EN)	NAILING (FN)	CONNECTION	THICKNESS	CONNECTION	SIZE	SPACING (O.C.)	ALLOWABLE SHEAR (plf)			
\triangle	1/2" CDX	10d @ 6"	10d @ 12"	A35 at 18"	2x	16d @ 6"	5/8"	48"	260			
2	1/2" CDX	10d @ 4"	10d @ 12"	A35 at 12"	2x	16d @ 4"	5/8"	42"	380			
3	1/2" CDX	10d @ 3"	10d @ 12"	A35 at 10"	2x	16d @ 3"	5/8"	30"	490			

NOTES

- 1. NAIL SIZE NOTED IN TABLE IS FOR COMMON OR GALVANIZED BOX NAILS. IF BOX OR SINKER NAILS ARE USED, THEN THE NEXT LARGER SHEAR MARK THAN THAT WHICH IS SHOWN ON PLANS, SHALL BE USED.
- WHERE NAILS ARE SPACED LESS THAN 4 INCHES ON CENTER, FRAMING MEMBER AND/OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND STAGGERED NAILING. OR USE DOUBLE FRAMING MEMBERS THAT ARE AT LEAST 2" IN NOMINAL THICKNESS.
- 3. A35 FRAMING CLIPS SHALL BE BY SIMPSON STRONG-TIE CO., INC.
- 4. STAGGER VERTICAL JOINTS WHERE PLYWOOD IS APPLIED TO BOTH SIDES OF THE WALL.
- 5. ALL FASTENERS (BOLTS, NAILS, WASHERS, FRAMING CLIPS, ETC.) EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED ZINC COATED OR STAINLESS STEEL.
- ALL PANEL EDGES SHALL BE BACKED WITH 2x NOMINAL OR WIDER FRAMING.
 ALL ANCHOR BOLTS SHALL BE 5/8" DIAMETER EMBEDDED AT LEAST 7 INCHES INTO CONCRETE WITH 3x3x1/4" STEEL PLATE WASHERS, UNO. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH
- SHEATHING

 8. OSB OF THE SAME THICKNESS MAY BE SUBSTITUTED FOR CDX PLYWD SCHEDULED ABOVE.
- 9. PLYWOOD MAY BE INSTALLED OVER 5/8" GYPSUM WALL BOARD WHERE 1-HR FIRE RATING IS REQUIRED. SEE ARCHITECTURAL DWGS FOR FIRE RATING NOTES

	Α	BBR	REVIATION	SNC	5	
AB ABV ACI ALT APA	Anchor Bolt Above American Concrete Institute Alternate American Plywood	(E) EA EN ENGR EXT FLR FND	Existing Each Edge Nailing Engineer Exterior Floor Foundation	PLY PSF PSI PTDF RDWD REINF	Plywood Pounds per Square Foot Pounds per Square Inch Preservative Treated Douglas Fir Redwood Reinforcement	1
ARCH BD BLK(G) BLW BM BN BP BRG BTWN CBC CL CCONC CONC CONT CONT CNTR CRC	Association Architect Board Block(ing) Below Beam Boundary Nailing Base Plate Bearing Between CA Building Code Center Line Ceiling Clear, Clearance Column Concrete Connection Continuous Center CA Residential Code	FOC FOS FRMG FT FTG GALV GL GYP HDR HORIZ HT INT JST(S) MB MIN (N) OC OH OPNG	Face of Concrete Face of Stud Framing Foot or Feet Footing Galvanized Glued Laminated Gypsum Holdown Header Horizontal Height Interior Joist(s) Machine Bolt Malleable Iron Minimum New On Center Opposite Hand Opening	REQD RF RM RTW SAD SB SF SIM SPEC SQ SS STD STL SKYLT T&B T&G TOC TOW TR TYP UNO	Required Roof Room Retaining Wall See Architectural Drawings Solid Blocking Square Foot Similar Specifications Square Stainless Steel Standard Steel Skylight Top and Bottom Tongue and Groove Top of Concrete Top of Wall Threaded Rod Typical Unless Noted Otherwise	
DBL DF DIA DTL DWG	Double Douglas Fir Diameter Detail Drawing	PAF PL	Powder Acctuated Fastener Plate or Property Line	VIF Ø	Verify In Field Diameter	

STRUCTURAL NOTES AND SPECIFICATIONS

A. DESIGN CRITERIA

- 1. CODE = 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA BUILDING CODE (ÇBC)
- 2. FLOOR LIVE LOAD = 40 PSF 3. ROOF LIVE LOAD = 20 PSF
- WIND DESIGN DATA:
 V_{ULT} = 91 MPH (V_{ASD} = 71 MPH), EXPOSURE D
- SEISMIC DESIGN DATA: SITE CLASS = D (DEFAULT)
- S_8 =1.096, S_1 =0.403 SEISMIC DESIGN CATEGORY = D
- SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED WOOD SHEAR WALLS, R = 6.5

B. GENERAL

- 1. ALL PROJECTS SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND/OR 2022 CALIFORNIA BUILDING CODE (CBC).
- THE CONTRACTOR SHALL EXAMINE CAREFULLY THE SITE OF WORK CONTEMPLATED, THE PLANS, AND SPECIFICATIONS; THEREFORE, THE SUBMISSION OF A BID SHALL BE CONCLUSIVE EVIDENCE THAT THE CONTRACTOR HAS INVESTIGATED AND IS SATISFIED AS TO THE CONDITIONS TO BE ENCOUNTERED, THE CHARACTER, QUALITY, AND SCOPE OF WORK TO BE PERFORMED, THE QUANTITIES OF MATERIALS TO BE FURNISHED, AND AS TO THE REQUIREMENTS OF THE PLANS AND THESE SPECIFICATIONS.
- 3. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA BUILDING CODE STANDARDS, AND LOCALLY ENFORCED CODES AND AUTHORITIES. ALL ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, APPLIED, AND CONNECTED AS DIRECTED BY THE MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS EXCEPT WHERE OTHERWISE NOTED. MATERIAL NOTES ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS.
- 4. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN, THEIR CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR FEATURES. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS.
- 5. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.
- 6. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS, AND MATERIALS AND NOTIFY THE OWNER, ARCHITECT, OR ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS, THAT AFFECT ANY WORK, THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED AT ONCE FOR INSTRUCTIONS ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED, WITHOUT INSTRUCTIONS FROM THE ARCHITECT OR ENGINEER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT OR ENGINEER. SHOULD A CONFLICT OCCUR IN, OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION OF THE ARCHITECT OR ENGINEER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
- ALL MATERIAL STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIAL MAY BE CAUSE FOR REJECTION OF WORK.
- 8. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY, AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, OR OTHERWISE ALTERING, THE TOTAL WORK OR ANY PART OF IT. CONTRACTOR SHALL EXERCISE CARE TO PROTECT ANY EXISTING CONSTRUCTION SO THAT INTEGRITY AND FINISH ARE NOT IMPAIRED. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPROPRIATE MATERIALS SO THAT THE SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- 9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, TOILET ROOM ACCESSORIES, HEATING EQUIPMENT, AND ALL OTHER ITEMS REQUIRING SUPPORT.

C. EARTHWORK

- FOOTINGS SHALL BE PLACED ON FIRM NATIVE SOIL OR COMPACTED ENGINEERED FILL. FOR UNITS UNDER 500 SQUARE FEET (STUDIOS) FOOTINGS SHALL BE EMBEDDED AT LEAST 18 INCHES BELOW THE LOWER OF FINISH OR NATURAL GRADE. FOR UNITS 500 SQUARE FEET OR GREATER (1 BEDROOM AND TWO BEDROOM UNITS), FOOTINGS SHALL BE EMBEDDED AT LEAST 27" INCHES BELOW THE LOWER OF FINISH OR NATURAL GRADE. FOOTINGS ARE PROPORTIONED PER CBC TABLE 1806.2 AND CRC TABLE R401.4.1 FOR AN ALLOWABLE VERTICAL FOUNDATION PRESSURE OF 1500 PSF.
- 2. CONTRACTOR SHALL CAREFULLY EXCAVATE ALL MATERIALS NECESSARY OF WHATEVER NATURE, FOR CONSTRUCTION OF THE WORK. ANY MATERIAL OF AN UNSUITABLE OR DELETERIOUS NATURE DISCOVERED BELOW THE BOTTOMS OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 3. THE INCLUDED FOUNDATION DESIGN IS BASED ON CBC PRESUMPTIVE LOAD BEARING VALUES. SOME SITES MAY REQUIRE A GEOTECHNICAL INVESTIGATION REPORT. AN ALTERNATIVE FOUNDATION DESIGN MAY BE REQUIRED TO CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT. THE ALTERNATIVE FOUNDATION DESIGN SHALL BE PREPARED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER AND SHALL BE APPROVED BY THE CITY. IN THIS CASE, THE ALTERNATIVE FOUNDATION DESIGN SUPERSEDES THE FOUNDATION PLAN AND DETAILS SHOWN ON THESE DRAWINGS.

D. CONCRET

- 1. POURED IN PLACE CONCRETE WORK SHALL BE CONSTRUCTED OF NORMAL WEIGHT, PORTLAND CEMENT CONCRETE, HAVING A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI (DESIGN BASED ON 2500 PSI). ALL PORTLAND CEMENT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION. MAXIMUM CONCRETE SLUMP SHALL BE 4 INCHES. THE USE OF ANY ADMIXTURE IN THE CONCRETE MUST BE APPROVED BY THE ENGINEER
- 2. CONCRETE MIX DESIGN MAY SUBSTITUTE A MAXIMUM OF 25% OF THE REQUIRED CEMENT CONTENT WITH RECYCLED FLY ASH.
- 3. ALL NEWLY PLACED CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE PROVISIONS IN ACI 308, "STANDARD PRACTICE FOR CURING CONCRETE," LATEST EDITION. METHOD OF CURING SHALL BE AT THE OPTION OF THE CONTRACTOR WITH APPROVAL OF THE OWNER.
- 4. ALL METAL ANCHORAGE DEVICES, ANCHOR BOLTS, ETC. SHALL BE SECURED IN PLACE AND INSPECTED BY ENGINEER PRIOR TO PLACING CONCRETE.
- 5. ALL WORK DONE UNDER THIS SECTION SHALL CONFORM WITH THE APPLICABLE PORTIONS OF ACI 318, LATEST EDITION.

E. REINFORCEMENT

- 1. USE GRADE 40 DEFORMED REINFORCING FOR #4 AND SMALLER BARS AND GRADE 60 FOR #5 AND LARGER BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615. STAGGERED REINFORCING BAR CONTACT SPLICES SHALL LAP 40 DIAMETERS. SUPPORT HORIZONTAL STEEL AT BOTTOM ON MORTAR BLOCKS. MINIMUM CLEARANCE SHALL BE 3 INCHES FOR SURFACES POURED AGAINST EARTH AND 1.5 INCHES ELSEWHERE U.N.O.
- 2. ALL REINFORCING SHALL BE SECURED IN PLACE AND INSPECTED BY THE ENGINEER PRIOR TO PLACING ANY CONCRETE OR GROUT.
- 3. ALL WORK DONE UNDER THIS SECTION SHALL CONFORM WITH THE APPLICABLE PORTIONS OF ACI 318, LATEST EDITION

F. WOOD FRAMING

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS", THE "CONVENTIONAL CONSTRUCTION PROVISIONS", AND ANY OTHER APPLICABLE SECTION OF CHAPTER 23 OF THE CBC UNLESS NOTED OTHERWISE IN THE PLANS OR THESE SPECIFICATIONS.
- 2. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER. HOLES IN WOOD SILLS OR PLATES OF SHEAR OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE PIECE. HOLES IN EXCESS OF 1 INCH DIAMETER ARE NOT PERMITTED IN ANY MEMBER OF A SHEAR WALL, NOR IN ANY TWO-BY-FOUR DOUBLE TOP PLATES. TWO-BY-SIX DOUBLE TOP PLATES MAY HAVE UP TO TWO-INCH DIAMETER HOLES UNLESS NOTED OTHERWISE. HOLES LARGER THAN NOTED ABOVE MAY BE BORED IN SILLS PROVIDING THE SILL IS CONSIDERED CUT IN TWO AND ANCHOR BOLTS PLACED ACCORDINGLY.
- 3. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED.

F. WOOD FRAMING (CONTINUED)

- 4. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING.
- ALL WOOD FRAMING SHALL BE OF DOUGLAS FIR AND SHALL BE OF THE GRADE SPECIFIED IN THESE SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE PLANS, AND SHALL BE MANUFACTURED AND GRADED PER WWPA GRADING RULES, LATEST EDITION.

SILLS	PTDF NO. 2 OR BETTER
JOISTS, RAFTERS, BEAMS, HEADER	SUP TO 4x - DF NO. 2
, , , , , ,	6x - DF NO. 1
STUDS AND BLOCKING	DF STANDARD, NO. 2 OR BETTE
POSTS AND DOUBLE TOP PLATES	DF NO. 1
GLULAM BEAMS	DF 24F-V4

- 6. ALL PLYWOOD SHEATHING SHALL BE APA RATED SHEATHING, EXTERIOR EXPOSURE, CONFORMING TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD. ALL PLIES SHALL BE GROUP 1 OR 2 SPECIES. SPACE PANEL ENDS AND EDGES 1/8" MINIMUM. WHERE WET OR HUMID CONDITIONS PREVAIL, DOUBLE THIS SPACING. MINIMUM SIZE OF PLYWOOD PANELS SHALL BE 2' x 4'.
- 7. FOR SHEAR WALL NAILING, ANCHOR BOLTS, AND SHEAR TRANSFER DEVICES, SEE SHEAR WALL SCHEDULE AND DETAILS.
- 8. STUD WALLS SUPPORTING BEAMS SHALL HAVE POSTS WITH A MINIMUM WIDTH EQUAL TO THE WIDTH OF THE BEAM LOCATED BELOW THE BEAM, UNLESS NOTED OTHERWISE.
- 9. ALL METAL FRAMING DEVICES SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL, AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ONLY SIMPSON "N" TYPE FASTENERS SHALL BE USED. ALL SUCH FASTENERS SHALL BE OF THE LARGEST SIZE AND QUANTITY SPECIFIED IN THE MANUFACTURER'S PUBLISHED SCHEDULES, U.N.O.
- 10. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN THE NOMINAL SIZE OF THE BOLT. CUT FLAT WASHERS SHALL BE PROVIDED AT ALL HEADS AND NUTS WHICH WOULD OTHERWISE BEAR DIRECTLY ON WOOD. ALL BOLTS SHALL BE TIGHTENED TO A SNUG CONDITION AND RETIGHTENED UPON JOB COMPLETION OR IMMEDIATELY BEFORE CONSTRUCTING WORK WHICH WILL MAKE THEM INACCESSIBLE.
- 11. USE COMMON TYPE NAILS U.N.O. WHERE NOT SPECIFIED OTHERWISE, THE NAILING REQUIREMENTS OF CBC TABLE 2304.9.1 OR CRC TABLE R602.3(1) SHALL APPLY.
- 12. ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED OR NATURAL DURABLE WOOD ACCORDING TO CRC R317.1.
- 13. ALL FASTENERS (NAILS, BOLTS, CONNECTORS, ETC.) EXPOSED TO WEATHER OR IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED ZINC COATED, Z-MAX, OR STAINLESS STEEL. SEE THE RECOMMENDATIONS IN THE CORROSION INFORMATION SECTION OF THE SIMPSON WOOD CONSTRUCTION CONNECTORS CATALOG TO DETERMINE WHICH TYPE OF COATING IS APPROPRIATE FOR THE CONNECTOR APPLICATION, BASED ON THE TYPE OF PRESERVATIVE USED TO TREAT THE WOOD AND THE ENVIRONMENT. WHEN STAINLESS STEEL CONNECTORS ARE USED STAINLESS STEEL FASTENERS SHOULD BE USED. WHEN HOT-DIPPED GALVANIZED OR Z-MAX CONNECTORS ARE USED, FASTENERS SHALL BE GALVANIZED PER ASTM A153.
- 14. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS.
- 15. TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH A MINIMUM OF (8) 16D NAILS ON EACH SIDE OF SPLICE. MINIMUM LAP SHALL BE 4 FEET LONG NAILED WITH (2) 16D AT 16 INCHES CENTER-TO-CENTER. NAILS AND CUTS IN PLATES SHALL OCCUR OVER STUDS.
- 16. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH.
- 17. WALL PLATES OR SILLS SHALL BE ANCHORED TO FOOTINGS WITH 5/8" DIA STEEL ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE AND SPACED NOT MORE THAN 4'-0" O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS (4 1/2") FROM THE END OF THE PIECE. ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS AND NUTS. ANCHOR BOLT SPACING ON SHEAR SCHEDULE SHALL TAKE PRECEDENCE.

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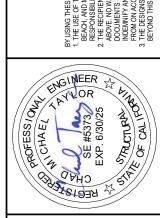
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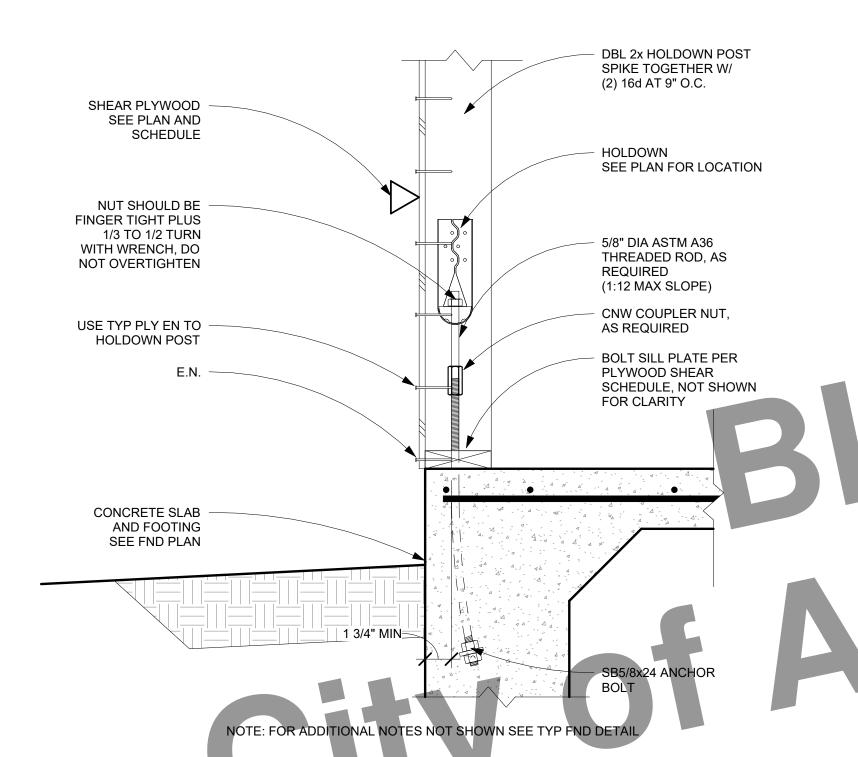
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NON BEARING AND NON BRACED/SHEAR INTERIOR WALLS AT CONCRETE SLAB



STUD PANEL EDGES

BLOCKING AT OPENING

EN AROUND ALL **OPENINGS**

WINDOW OPENING

EN: TYP STAGGER

NAILS AROUND

PANEL EDGES

BLOCKING AT

HORIZONTAL

EDGES; TYP

SILL PLATE

2x STUDS TYP

1. INDIVIDUAL PLYWOOD PIECES SHALL NOT BE LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8 SQ. FT.

FRAMING

FULL HT EN AT ALL

HOLDOWNS POSTS

HOLDOWN ANCHORS AND POST WHERE OCCURS; SEE

FOUNDATION PLAN SHEET

FINISH FLOOR

2. (2) SILL BOLTS MINIMUM PER PANEL W/ 4" MIN. AND 8" MAX. FROM EACH END. HOLDOWN ANCHOR BOLT DOES NOTCOUNT AS A SILL BOLT.

STUD 1/2" MIN

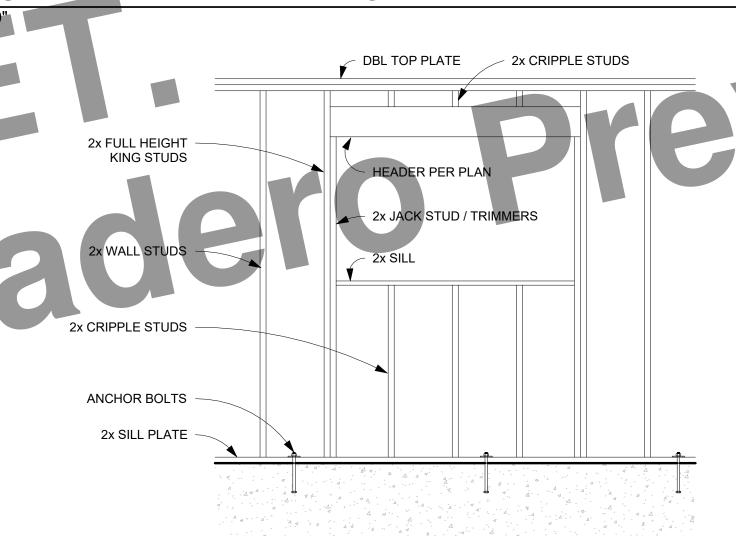
- 3. WHERE NAILS ARE SPACED LESS THAN 4 INCHES ON CENTER, FRAMING MEMBER AND/OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND STAGGERED NAILING. OR USE DOUBLE FRAMING MEMBERS THAT ARE AT LEAST 2" IN NOMINAL
- 4. SEE TYP. STUD WALL FRAMING DETAIL FOR INFORMATION NOT SHOWN.

OR NAILING SEE

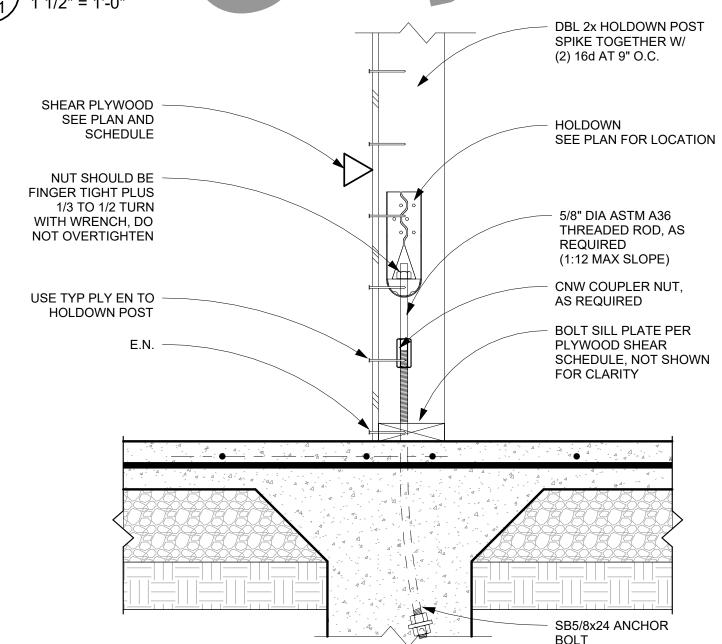
SHEAR SCHEDULE

- 5. SEE PLAN FOR SHEARWALL SCHEDULE.
- 6. THIS DETAIL REPRESENTS TYP. SHEARWALL CONSTRUCTION. ACTUAL PROJECT CONDITIONS MAY VARY

TYP SHEAR WALL FRAMING



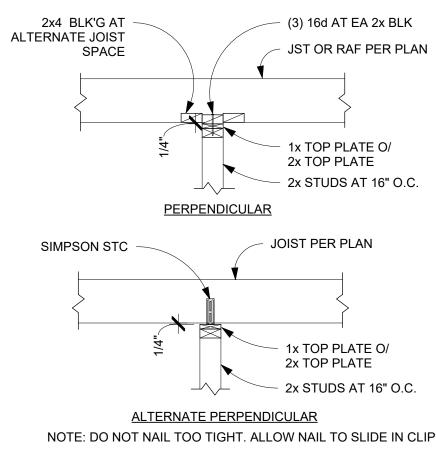
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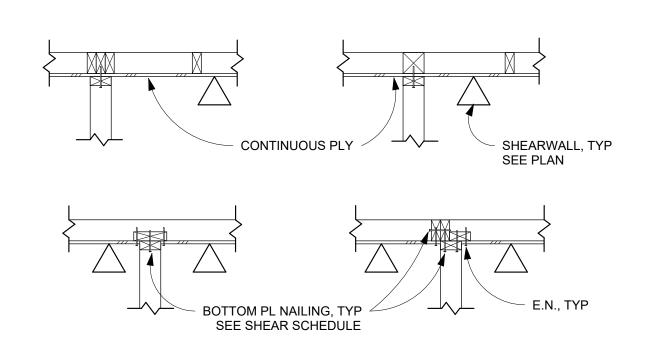
NOTE: FOR ADDITIONAL NOTES NOT SHOWN SEE INTERIOR FOUNDATION DTL

TYP HOLDOWN AT INTERIOR FOOTING S_{0.1} 1 1/2" = 1'-0"

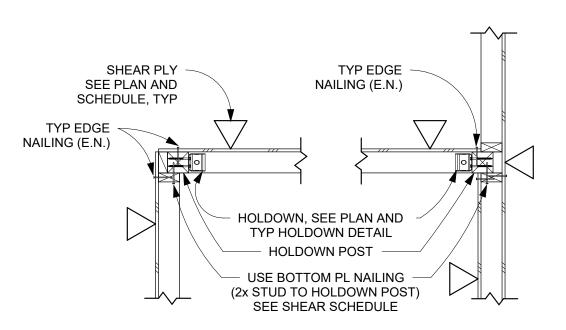




NON BEARING AND NON BRACED/SHEAR INTERIOR WALLS AT TOP S_{0.1} 3/4" = 1'-0"

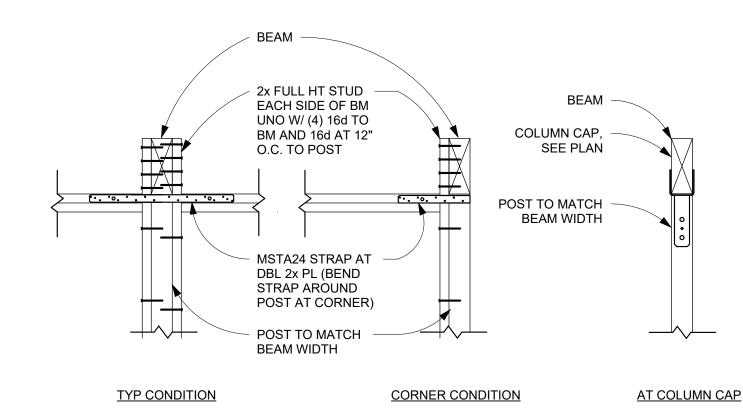


CONT SHEAR WALL PLAN DETAIL

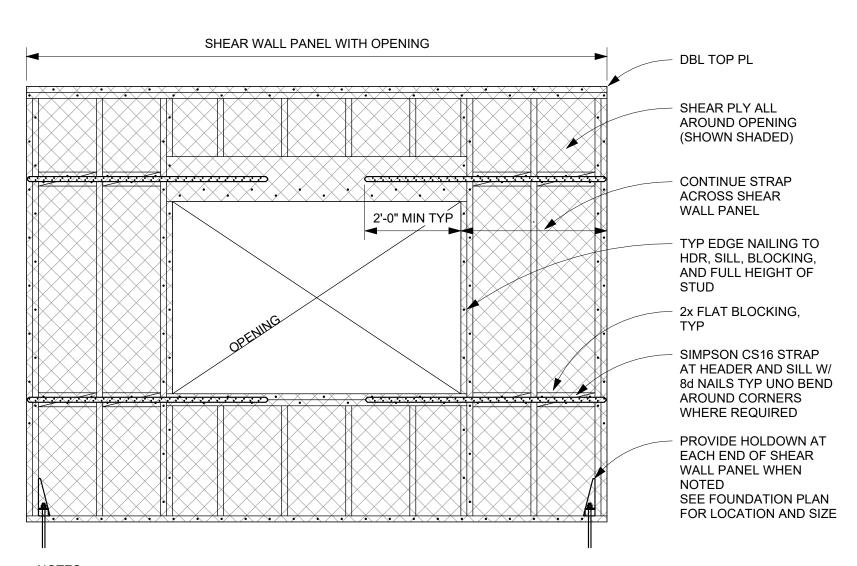


INTERSECTING SHEAR WALL AND HOLDOWN POST DETAIL

3/4" = 1'-0"



TYPICAL POST TO BEAM CONN



 PLACE STRAPS OVER PLYWOOD 2. HOLDOWN AT END OF SHEARWALL PANEL MAY NOT BE REQUIRED, SEE FRAMING PLAN

STRAP AROUND OPENING

REVISION SCHEDULE DATE 7-14-23

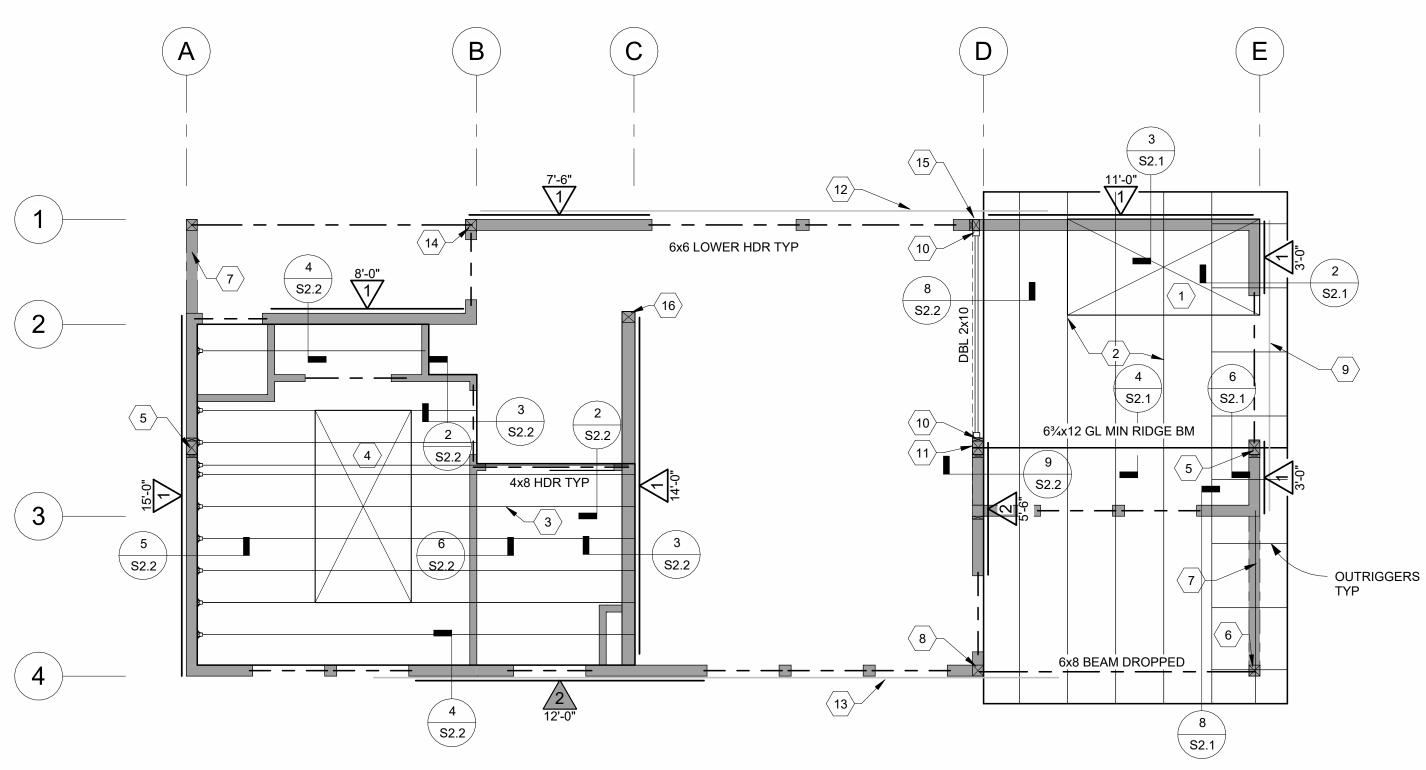
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ONE BEDROOM PLUS LOFT STUDIO LOFT & LOWER ROOF FRAMING PLAN

o Preview

ROOF AND CEILING/LOFT FRAMING NOTES

- 2. ROOF PLYWOOD SHALL BE 15/32" APA RATED SHEATHING C-D GRADE OR BETTER WITH PANEL SPAN RATING OF 24/16 FASTEN WITH 8d AT 6" O.C. EDGE NAILING (E.N.) AND BOUNDARY NAILING (B.N.) AND 12" O.C. AT INTERMEDIATE SUPPORTS (F.N.) PLACE PLYWOOD PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER END

- 6. CEILING/LOFT PLYWOOD SHALL BE 23/32" OR THICKER APA SHEATHING, C-D GRADE OR BETTER WITH PANEL SPAN RATING OF 48/24. FASTEN WITH 10d AT 6" O.C. EDGE NAILING (E.N.) AND BOUNDARY NAILING (B.N.) AT 10" O.C. AT INTERMEDIATE SUPPORTS (F.N.). PLACE PLYWOOD PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

FOUNDATION PLAN NOTES

- 1. SEE STRUCTURAL NOTES SHEET S0.0 AND TYPICAL FRAMING DETAILS SHEETS S0.1.
- 2. DIMENSIONS ARE TO FACE OF CONCRETE, CENTERLINE FOOTING AND POSTS, ETC., UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY DISCREPANCIES. VERIFY ALL DIMENSIONS WITH ARCHITECT'S PLANS BEFORE BEGINNING WORK
- 3. HDU2 ETC., SPECIFIES MODEL NUMBER OF FRAMING CONNECTORS MANUFACTURED BY SIMPSON

LEGEND

HOLDOWN TAG, SEE HOLDOWN SCHEDULE

DETAIL

9/S0.1 9/S0.1

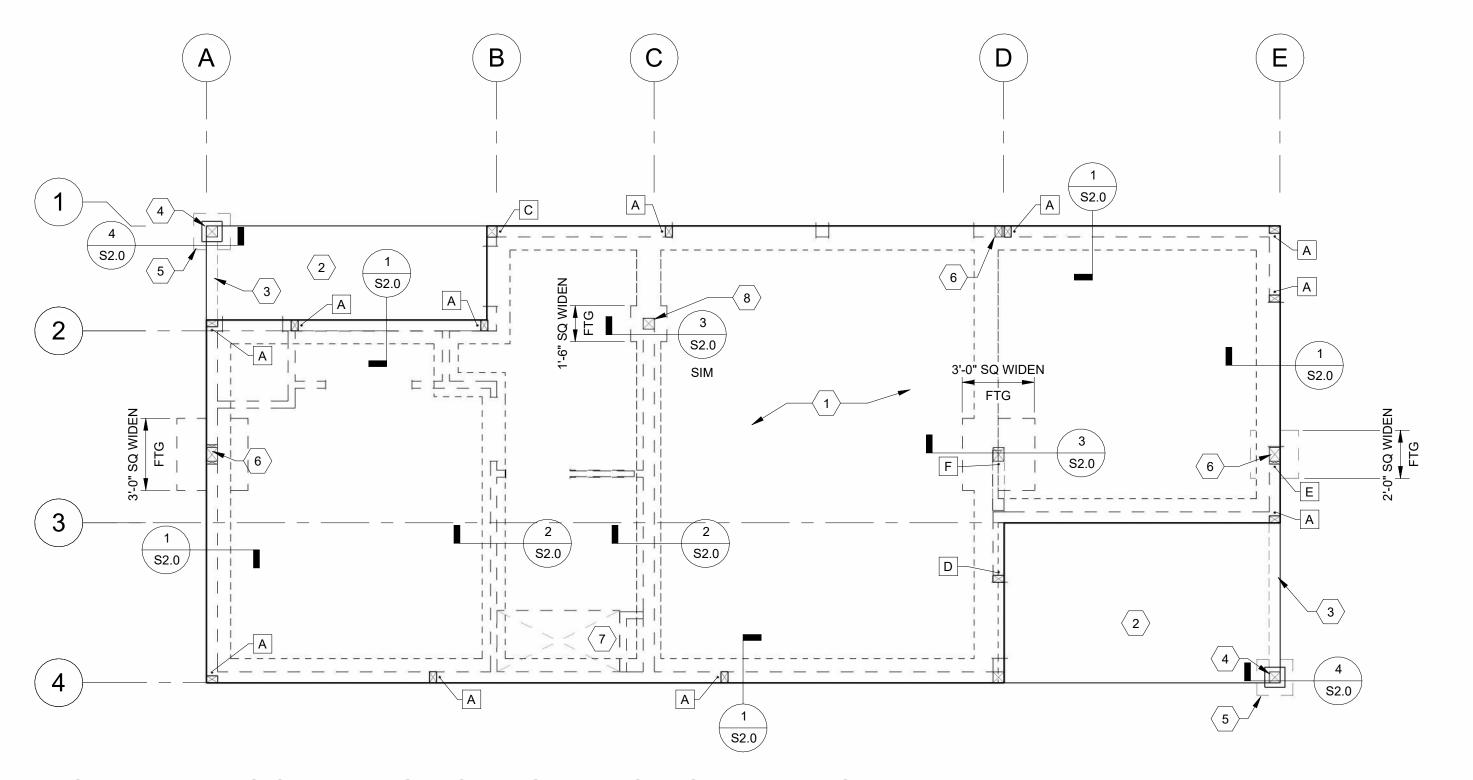
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SHEARWALL TAG

- 1/3 THE SLAB THICKNESS. JOINTS MAY BE TOOLED OR SAWCUT. SAWCUT JOINTS SHALL BE PLACED AS SOON AS POSSIBLE AFTER FINISHING SLAB

○ ONE BEDROOM PLUS LOFT FOUNDATION PLAN KEYNOTES NOTE NUMBER 4" CONC. SLAB W/ #4 BARS AT 16" O.C. EA WAY, AT CENTER OF SLAB, OVER 15 ONE BEDROOM PLUS LOFT MIL VAPOR BARRIER, OVER 4" CLEAN 3/4" DIA. CRUSHED ROCK, TYP. ARCHITECTURAL PATIO CONCRETE SLAB ON GRADE, NON STRUCTURAL SEE DETAIL 5/S2.0 WALL AT BEACH BUNGALOW ROOF & CEILING FRAMING PLAN KEYNOTES 6x6 POST WITH PBS66 OR CBS66 ISOLATED PEDESTAL AND FOOTING OPTIONAL CONCRETE SLAB DEPRESSION (1-1/2" MAX) SAD 6x6 POST WITH MPB66Z POST BASE

		HOL	.DOWN	N SCHEDULI
	MARK	HOLDOWN MODEL	POST SIZE	ANCHOR TYPE
	Α	HDU2	DBL 2x6	SB5/8x24
	В	HDU4	DBL 2x6	SB5/8x24
	С	HDU2	6x6 FULL HEIGHT POST	SB5/8x24
ATE	D	HDU5	DBL 2x6	SB5/8x24
	E	HDU2	6x8 RIPPED	SB5/8x24
	F	HDU5	6x8 RIPPED	SB5/8x24



ONE BEDROOM PLUS LOFT STUDIO FOUNDATION PLAN

REVISION SCHEDULE

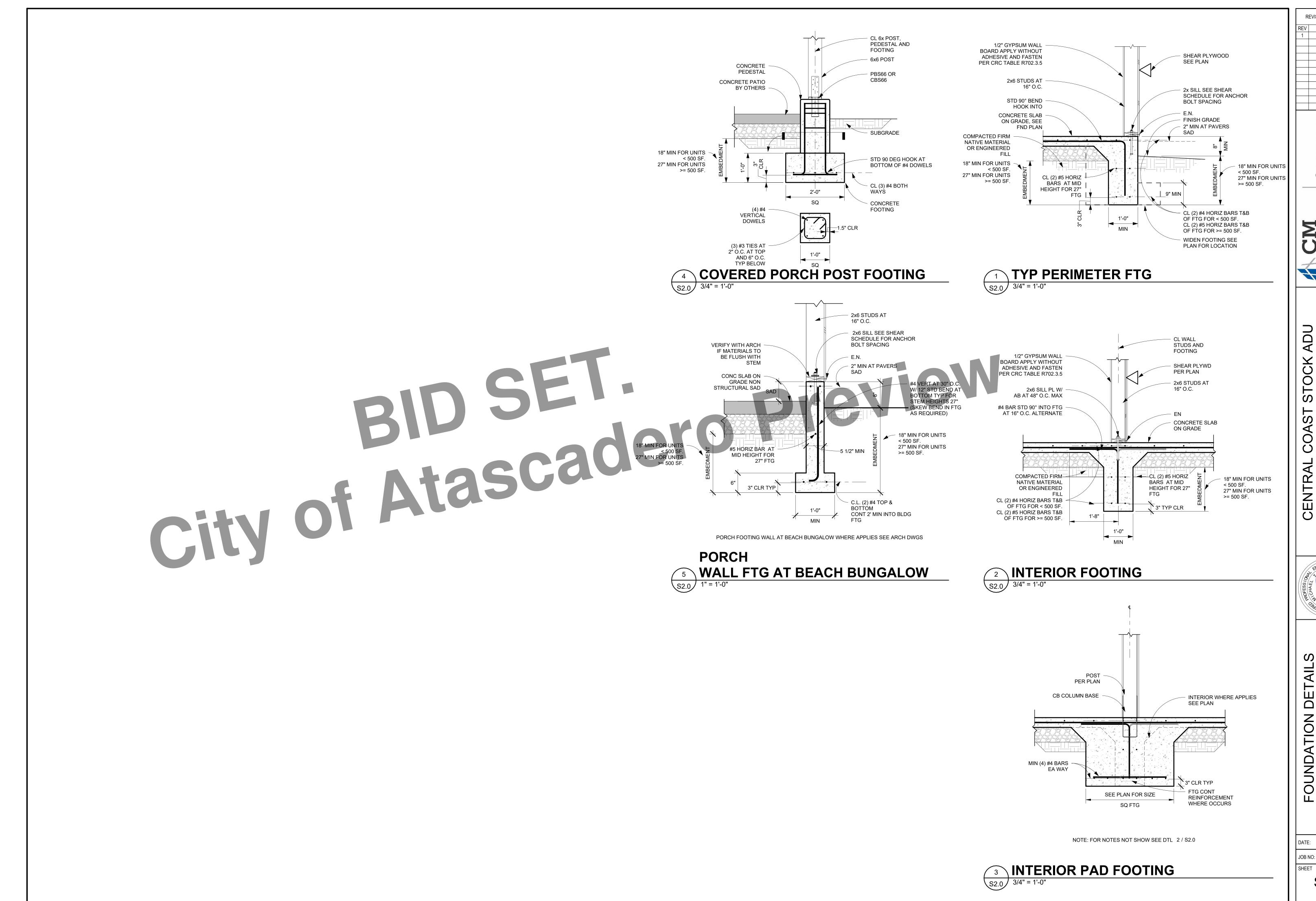
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NOTE	
NUMBER	NOTE TEXT
1	ROOF PLYWOOD, SEE ROOF FRAMING AND CEILING/LOFT FRAMING NOTES
2	2x10 RAFTERS AT 24" O.C.
3	2x8 LOFT JOIST AT 16" O.C.
4	LOFT PLYWOOD SEE ROOF AND CELING FRAMING NOTES
5	6x8 RIPPED RIDGE POST
6	6x6 POST WITH EPC6Z OR ECC66 POST CAP
7	WALL WHERE OCCURS AT BEACH BUNGALOW DESIGN
8	BEAM POCKET 6x6 POST SEE DETAIL 3/S0.1
9	CS16 STRAP ACROSS HEADER
10	HUC28-2 HANGER
11	6x8 RIPPED RIDGE POST W/ FULL HEIGHT 2x KING STUD
12	CS16 STRAP FROM DOUBLE TOP PLATE TO BLOCKING INSIDE WALL LAP DBL TOP PLATE 24" MIN
13	CS16 STRAP FROM PORCH BEAM TO BLOCKING IN WALL. LAP BEAM 24" MIN
14	BEAM POCKET 6x6 POST SEE DETAIL 3/S0.1 OK TO NOTCH TOP OF 6x BEAM UNDER DBL TOP PLATE
15	4x6 POST FULL HEIGHT
16	6x6 POST WITH A35 TO DOUBLE TOP PLATE



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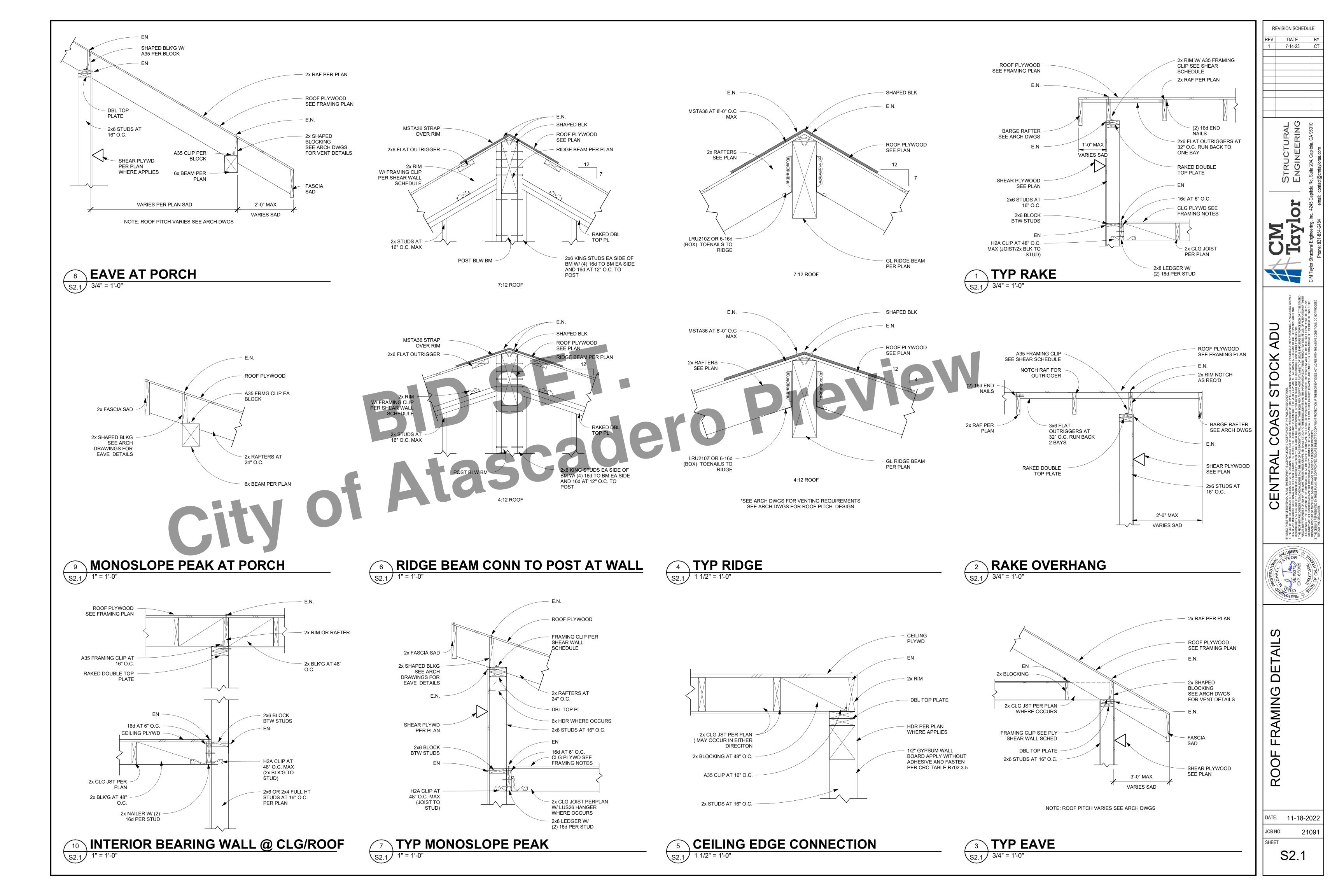
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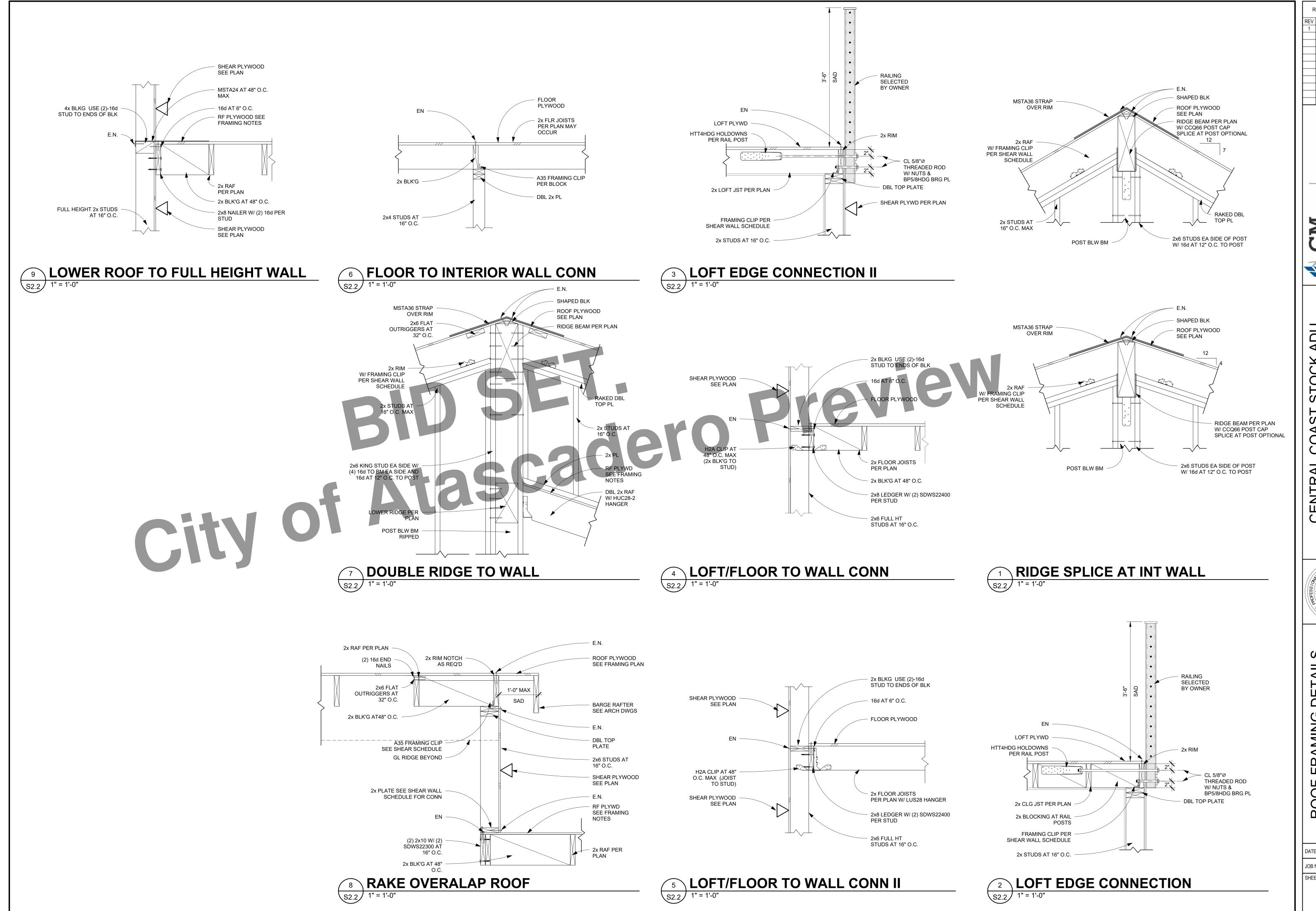
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Bitola CA 95010

STRUCTURAL ENGINEERING ENGING, Inc., 4245 Capitola Rd, Suite 204, Capitola, CA 95010

CM Taylor Structural Engineering, Inc., 4245 Capitola Rd

ENTRAL COARDON SERVICE STATES AND GRAND GRANDED THE FOLLOWING CONDITIONS.

FERSICIED TO THE ORIGINAL PROJECT FRANKHOLI THY WAS REPEARED FOR THE PELESIONED ADD PLANS FOR THE CITIES OF ARROYO GRANDE, A TASCADERO, CAN FORENCE PROCEST ARCHITECTURE, ANDOR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION RELEGAL, FROSURED TO THE WASHINGTON THE FORENCE ANDOR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION REPRORES AND AND THE PROSENTED WHATCH THE PROSENTE TO WORKERED HON FOR CITIES AND THE THE PROSENTE TO WORKERED HON FOR CITIES AND THE LIBERT SHALL ATTACH TO THESE DOCUMENTS AND THE MORPHAMINED THERROL ANY USE, REUSE, OR ALTERATION OF THE PRAZING AND THE PROSENTED SHALL ATTACH TO THESE DOCUMENTS AND THE MORPHAMINED THERROL ANY USE, REUSE, OR ALTERATION OF

PROFESSION TO SEE #5373 SO SEE

F FRAMING DETAILS (CONTINUED)

DATE: 11-18-2022

JOB NO: 21091

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JOB NO: 21091
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SYMBOLS & ABBREVIATIONS (MECHANICAL) ∕ВТ BYPASS TIMER EC ELECTRICAL CONTRACTOR EDB ENTERING DRY BULB CENTER LINE EOD EXTENT OF DEMOLITION ———CD—— CONDENSATE DRAIN ETR EXISTING TO REMAIN EWB ENTERING WET BULB DIAMETER EWT ENTERING WATER TEMPERATURE EXHAUST, RETURN, SUPPLY DEGREES FAHRENHEIT AIR DUCT (EXISTING) FLEXIBLE CONNECTION EXHAUST, RETURN, SUPPLY FD FIRE DAMPER AIR DUCT (NEW) FLA FULL LOAD AMPS FSD FIRE SMOKE DAMPER EXTENT OF DEMOLITION FT.HD. FEET HEAD FTR FLUE THRU ROOF UP, DOWN, PENE & DEMO GC GENERAL CONTRACTOR FIRE/SMOKE DAMPER GPM GALLONS PER MINUTE HORSE POWER FIRE DAMPER KW KILOWATTS POINT OF CONNECTION LBS POUNDS LWT LEAVING WATER TEMPERATURE P/T PLUG MBH 1,000 BTU/HR RETURN OR EXHAUST AIR _____ MC MECHANICAL CONTRACTOR RETURN DUCT (N) NEW UP, DOWN, PENE & DEMO NIC NOT IN CONTRACT NTS NOT TO SCALE SPEED CONTROL SWITCH OBD OPPOSED BLADE DAMPER SPIN-IN EXTRACTOR/DAMPER OSA OUTSIDE AIR SUPPLY DUCT PC PLUMBING CONTRACTOR UP, DOWN, PENE \$ DEMO PENE PENETRATION SUPPLY OR OUTSIDE AIR PD PRESSURE DROP PH PHASE T THERMOSTAT at + 48" POC POINT OF CONNECTION X X X TO BE REMOVED P/N PART NUMBER ____ TRANSFER AIR PRV PRESSURE REDUCING VALVE PSI POUNDS PER SQUARE INCH \leftarrow TURNING VANES P/T PRESSURE / TEMPERATURE VOLUME DAMPER RA RETURN AIR RAD RETURN AIR DUCT (RL) RELOCATE RPM REVOLUTIONS PER MINUTE SUPPLY AIR ACCESS DOOR SAD SUPPLY AIR DUCT ABOVE FINISH FLOOR SD SUPPLY DIFFUSER ACOUSTICALLY LINED SP STATIC PRESSURE ACCESS PANEL 55 STAINLESS STEEL BD BALANCING DAMPER STD STANDARD BDD BACKDRAFT DAMPER TV TURNING VANES BHP BRAKE HORSE POWER TYP TYPICAL BETWEEN JOIST UCD UNDERCUT DOOR BTU BRITISH THERMAL UNIT UON UNLESS OTHERWISE NOTED CONDUIT VOLT CA COMBUSTION AIR VD VOLUME DAMPER CD CONDENSATE DRAIN VIF VERIFY IN FIELD CFM CUBIC FEET PER MINUTE W/ WITH DEMO DEMOLITION WC WATER COLUMN DOOR LOUVER WEIGHT **EXISTING** (E) W/O WITH OUT EAD EXHAUST AIR DUCT

GENERAL MECHANICAL NOTES

- I. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE PROTECTION CODES, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
- 2. LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLAN AND ROOM ELEVATIONS.
- 3. LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
- 4. PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
- 5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 6. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE APPLICABLE SMACNA STANDARDS.
- 7. DUCTWORK SHALL BE INSULATED WITH 2" FIBERGLASS INSULATION AND ALL SERVICE JACKET. PROVIDE I" ACOUSTICAL LINER WHERE SHOWN ON PLANS. DUCT DIMENSIONS ON PLANS ARE NET CLEAR INTERIOR
- 8. MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
- 9. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
- I O. PIPES AND DUCTWORK SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
- I I. EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
- I 2. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
- 13. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS
- PRESCRIBED IN CBC SECTION 714.

 14. REFER TO STRUCTURAL DRAWING FOR LOCATIONS OF BEAMS, SHEAR WALLS AND MEMBERS, ALL DRILLING OF STRUCTURAL BEAMS AND MEMBERS TO BE COORDINATED WITH THE STRUCTURAL
- 15. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO
- 16. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. BOLTS SHALL CONFORM TO ASTM A-307. FABRICATION, ERECTION, WELDING AND PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

ENGINEER. ALL HOLES SHALL BE MINIMUM SIZE AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO

- 17. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE PRE-DESIGN TO BUILD ACCESSORY DWELLING UNITS IN ACCORDANCE WITH THE 2019 EDITION OF THE TITLE 24 CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24 CCR, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY THE DESIGN TEAM BEFORE PROCEEDING WITH THE WORK.
- 18. ATTACHMENTS OF EQUIPMENT WEIGHING LESS THAN 400 LBS. AND SUPPORTED DIRECTLY FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVEABLE EQUIPMENT WEIGHING LESS THAN 20 LBS. THAT IS SUPPORTED BY VIBRATION ISOLATOR DEVICES SUSPENDED FROM THE ROOF, WALL OR FLOOR NEED NOT BE DETAILED ON THE PLANS (CCR TITLE 24, PART 2, SECTION 7.125 EXCEPTION). HOWEVER, SUCH EQUIPMENT MUST BE SUPPORTED AND ANCHORED TO RESIST THE FORCES PRESCRIBED PER ASCE-7, CHAPTER 13 AS MODIFIED BY CBC 1613/1615 AND THE ANCHORAGE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. THE INSPECTOR OF RECORD SHALL ASSURE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.
- 9. DUCTWORK VISIBLE THROUGH DIFFUSERS AND REGISTERS SHALL BE PAINTED FLAT BLACK.
- 20. INSULATION MATERIAL SHALL MEET THE STATE QUALITY STANDARD PER SECTION 118 CALIFORNIA ENERGY CODE (CEC).
- 21. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 118 CEC.
- 22. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTION 118, 123, 124 CEC. AND TABLE E 503.7.1 (9)(10)(11) OF MECHANICAL CODE.
- 23. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 112 AND 122 CEC.
- 24. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTIONS 111-113, 115, AND 120-129 CEC.

SYMBOLS & ABBREVIATIONS (PLUMBING)

SYMBO	LS & ABBREVIAT	IONS	(PLUMBING)
——————————————————————————————————————	BALANCING COCK	AFF AP	ABOVE FINISH FLOOR ACCESS PANEL
─	BALL VALVE	BV	BALL VALVE
<u> </u>	CAP	CA	COMPRESSED AIR PIPING
	CHECK VALVE	СВ	CATCH BASIN
•	CLEANOUT	CD	CONDENSATE
V	DOMESTIC COLD	CFH	CUBIC FEET PER HOUR
	WATER (EXISTING)	Cl	CAST IRON
	DOMESTIC COLD	CP	CHROME PLATED
	WATER (NEW)	DCW	DOMESTIC COLD WATER
	DOMESTIC HOT WATER	DHW DHWR	DOMESTIC HOT WATER DOMESTIC HOT WATER RETU
	(EXISTING)	DCV	DETECTOR CHECK VALVE
	DOMESTIC HOT WATER (NEW)	DN	DOWN
	DOMESTIC HOT WATER RETURN	DS	DOWN SPOUT
	(EXISTING)	DSP	DRY STAND PIPE
	DOMESTIC HOT WATER RETURN (NEW)	(E)	EXISTING
	DIRECTION OF FLOW	EC	ELECTRICAL CONTRACTOR
		EL	ELEVATION
——— DSP ———	DRY STANDPIPE	(F) FC	FIRE SPRINKLER PIPING FLEX CONNECTOR
——— FL———	FIRE SPRINKLER PIPING	FCO	FLOOR CLEANOUT
	FLANGED UNION	FD	FLOOR DRAIN
	FLOOR DRAIN	FL	FIRE LINE
	FLOOR SINK	FM EG	FORCE MAIN
FM	FORCE MAIN	FS FSC	FLOOR SINK FIRE SPRINKLER CONTRACTO
G	GAS PIPING (EXISTING)	GC	GENERAL CONTRACTOR
G	GAS PIPING (NEW)	GCO	GROUND CLEANOUT
	GAS COCK	GPM	GALLONS PER MINUTE
V		HB HWS	HOSE BIBB HOT WATER SUPPLY
. T .	GATE VALVE	IE:	INVERT ELEVATION
	GLOBE VALVE	LAV	LAVATORY
	HOSE BIBB (3/4" MIN.)	МС	MECHANICAL CONTRACTOR
	PETES PLUG	NPW	NON POTABLE WATER
	PIPE (ABOVE THE CEILING)	(N) OFD	NEW OVERFLOW DRAIN
\times	PIPE HANGER	PC	PLUMBING CONTRACTOR
<u> </u>	PIPE TURNING UP (RISE)	PIV	POST INDICATION VALVE
<u></u>	PIPE TURNING DOWN (DROP)	POC POD	POINT OF CONNECTION POINT OF DEMOLITION
$\frac{1}{2} = \frac{1}{2} = \frac{1}$	PIPE TEE DOWN	PP	PETES PLUG
—DOJ—	PRESSURE REDUCING VALVE	PRV	PRESSURE REDUCING VALVE
^ -	I & PRV RELIEF VALVE	PVC RD	POLYVINYL CHLORIDE PIPE ROOF DRAIN
	POINT OF CONNECTION TO EXISTING	RPBFP	BACKFLOW PREVENTOR REDUCED PRESSURE
RWL—	RAIN WATER LEADER (EXISTING)	RWL	RAIN WATER LEADER
	DAIL WATER LEADER	SD.	STOPM DPAIN

REDUCER

STRAINER

UNDERGROUND (NEW)

WATERHAMMER ARRESTOR

TRAP PRIMER (TP)

UNION

---- VENT PIPING (EXISTING)

— — — — — WASTE PIPING (EXISTING)
— — — — — — (N) WASTE PIPING (NEW)

STORM DRAIN (EXISTING)

STORM DRAIN (NEW)

— — — — — SUB-SOIL PIPING

----- VENT PIPING (NEW)

——II——

ROOF DRAIN

STORM DRAIN

TRAP PRIMER

VALVE BOX

VTR VENT THRU ROOF

WASTE

VERIFY IN FIELD

WATER CLOSET

WALL CLEANOUT

WATER HEATER

WATER METER

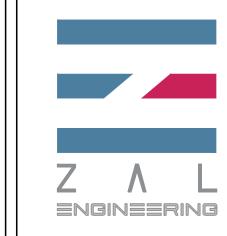
WATER HAMMER ARRESTOR

SHUTOFF VALVE

SANITARY SEWER

GENERAL PLUMBING NOTES

- I. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA PLUMBING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
- 2. LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
- 3. PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
- 4. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 5. ALL EQUIPMENT, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
- 6. PIPES SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
- 7. COORDINATE PLUMBING SYSTEMS WITH WORK OF OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 8. EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
- 9. MAINTENANCE LABEL SHALL BE AFFIXED TO ALL PLUMBING EQUIPMENT.
- I O. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
- II. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
- I 2. REFER TO STRUCTURAL DRAWING FOR LOCATIONS OF BEAMS, SHEAR WALLS AND MEMBERS. ALL DRILLING OF STRUCTURAL BEAMS AND MEMBERS TO BE COORDINATED WITH THE STRUCTURAL ENGINEER. ALL HOLES SHALL BE MINIMUM SIZE AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO
- 13. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
- 14. ALL WATER CLOSETS CONTROLS SHALL BE ON THE SIDE OF THE FIXTURE AWAY FROM THE WALL.
- 15. ALL FAUCET CONTROLS SHALL BE OPERABLE WITH THE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - SHALL PROVIDE CONCRETE INSERTS FOR HANGING PLUMBING EQUIPMENT, COORD. W/ GC.



A L
NGINEERING

Z

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FLEPHONE (831) 641-7739



PRE-DESIGNED ADL CENTRAL COAST, CALIFORNIA

GENERAL NOTES MECHANICAL & PLUMBING

NO.	DESCRIPTION	DATE
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ACCEPTANCE OF THESE PERSIPCTIONS

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OU	OUTDOOR UNIT												
	CODE	MFR.	MODEL	EFFICIENCY	REFR	V/PH	MCA	MOCP	WT.	HT. W/O	CRTS.	EQUIP.	COMMENTS
				SEER					(LBS)	LEVELING		SERVED	
	OU-I	MITSUBISHI	MXZ-2C2ONA2	20	R410A	208/1	17.2	20	126	27-15/16	TSTAT.	IU-I	
	OU-2	MITSUBISHI	MXZ-3C24NA2	20	R410A	208/1	22.1	25	135	31-11/32	TSTAT.	IU-1,2	
	OU-3	MITSUBISHI	MXZ-4C36NAHZ	19.1	R410A	208/1	42	45	278	52-11/16	TSTAT.	IU-1,2	

INDOOF	R UNIT SCH	EDULE																		
CODE	MFR	MODEL		SUPPLY FAN	1	E	LECTRICA	L			COOLII	NG COIL		HE	EATING CC	DIL				COMMENTS
			CFM	ESP (ın)	ВНР	V/PH	MCA	MOCP	EAT		LAT	CAPACITY (MBH)		EAT	LAT	CAP	HT W/O	WEIGHT	AREAS SERVED/	
									°F DB	°F WB	°F DB	TOTAL	SENS	°F DB	°F DB	MBH	LEVELING	(LBS)	FLOOR	
IU-I	MITSUBISHI	MSZ-GLO9NA	240		30W	208/1	1	15	78	69	55	9.0	7.4	68	105	10.9	11-5/8	22	MULTIPLE	
IU-2	MITSUBISHI	MSZ-GLOGNA	240		30W	208/1	1	15	78	69	55	6.0	4.9	68	105	7.2	11-5/8	22	MULTIPLE	1
NOTES:	I. PROVIDE CON	DENSATE PUMP. RU	JN CD \$ D	ISCHARGE IN	N APPROV	ED LOCATIO	DN.		•	•	•	•								

EXHAUST	FAN SCHEDUL	_E											
CODE	MFR	MODEL	CFM	ESP (ın)	RPM	ВНР	MOTOR	V/PH	HT. W/O	WEIGHT	AREAS SERVED	SONES	COMMENTS
							HP		ISOLATORS	(LBS)			
EF- I	PANASONIC	FV-0511VFC1	80	0.25	1142	9.4W	IOW	115/1	7	9.5	BATHROOMS	0.8	1
NOTES:	I. CONTROLLED BY	HUMIDISTAT. ADD OVER	RRIDE SWITCH;	COORDINATE LO	CATION W/ ARC	HITECT.							

CODE	DESCRIPTION	ACCESSIBLE		MOUNTING TYPE			MIN. ROUGH	-IN CONN (IN)		LOCATION	REMARKS
			FLOOR	COUNTER TOP	WALL	W	V	CW	HW		
L- I	LAVATORY	_	_	_	•	2	11/2	1/2	1/2	BATHROOMS	I.2 GPM
BT-1	BATHTUB	_	•	_	_	2	11/2	1/2	1/2	BATHROOMS	1.8 GPM SHOWERHEAD
WC-I	WATER CLOSET	_	_	•	_	3	2	1/2	-	BATHROOMS	1.28 GPF
SK-I	KITCHEN SINK	_	_	•	_	2	11/2	1/2	1/2	KITCHENS	I.8 GPM
CWB- I	WASHER	_	_	-	•	2	11/2	1/2	1/2	CLOSETS	W/ WHA
HB-I	HOSE BIB	_	_	_	•			1/2		EXTERIOR WALLS	

WATER HE	EATER SCHEDU	LE													
CODE	LOCATION	SERVICE	FUEL TYPE	CAPACITY	TANK	GPH @ F		ELECTRICAL		WEIGHT	HEIGHT	PART	MFG	REMARKS	
				INPUT	CAPACITY	RISE	H.P.	VOLT	PH	(LBS)	(IN)	NO.			
WH-I	EXT. CLOSET	DHW	GAS	199 MBH	TANKLESS	6.5 GPM @ 60		120	I	64	26.4	RU199e	RINNAI	UEF: 0.93	
EWH-I	MULTIPLE	DHW	HYBRID HEAT PUMP	4.5 KW + 4.2 MBH	40	26 @ 90		120		157	63	XE4OT OHS45	RHEEM	DUCT HEAT REJECTION	N TO OUTSIDE

REMARKS

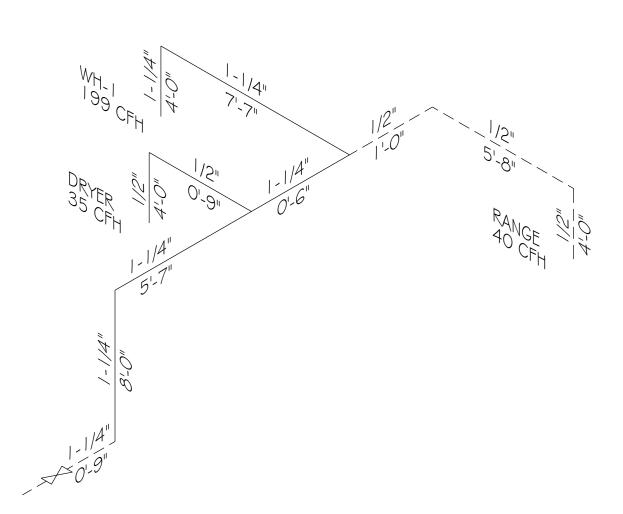
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DUCT HEAT REJECTION TO OUTSIDE

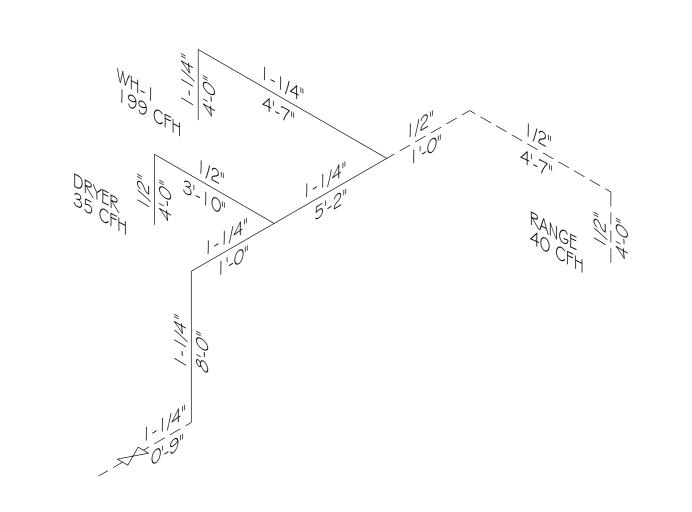
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GAS ISOMETRIC DIAGRAM - ONE & TWO BEDROOMS

MPO.2 NO SCALE







GAS ISOMETRIC DIAGRAM - EFFICIENCY

MPO.2 NO SCALE

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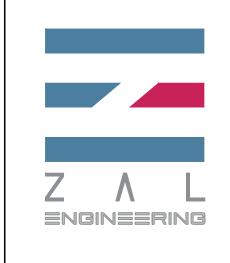
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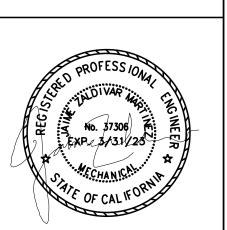
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NGIN EERICAL CONSULTANTS

PACIFIC ST, STE 375G

NTEREY, CA 93940



CENTRAL COAST
RE-DESIGNED ADU
ENTRAL COAST, CALIFORNIA

SCHEDULES & GAS DIAGRAMS MECHANICAL & PLUMBING

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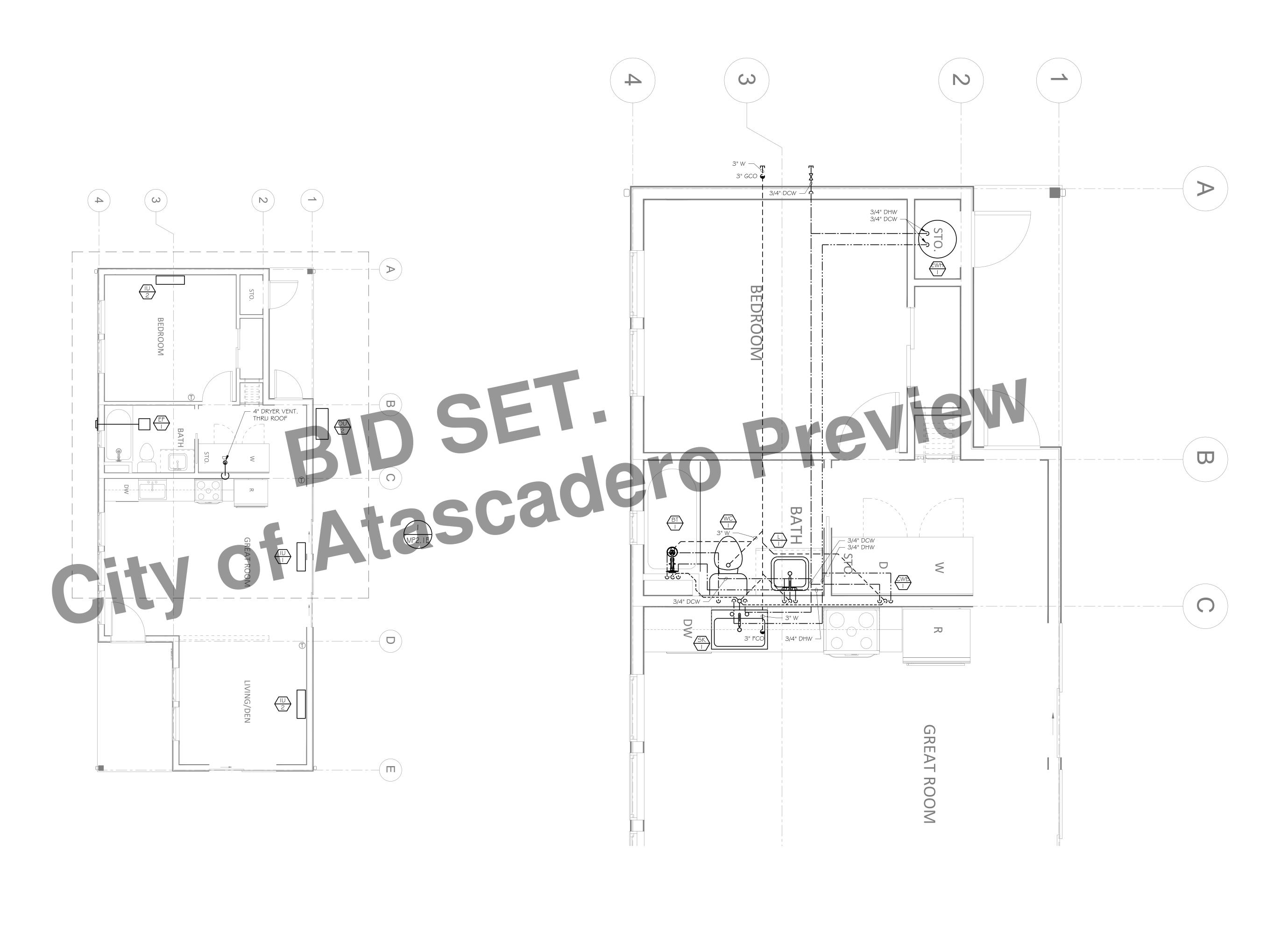
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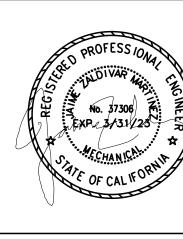
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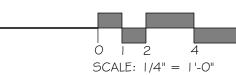


ONE BED PLUS MECHANICAL \$ PLUMBING PLANS - E DESCRIPTION

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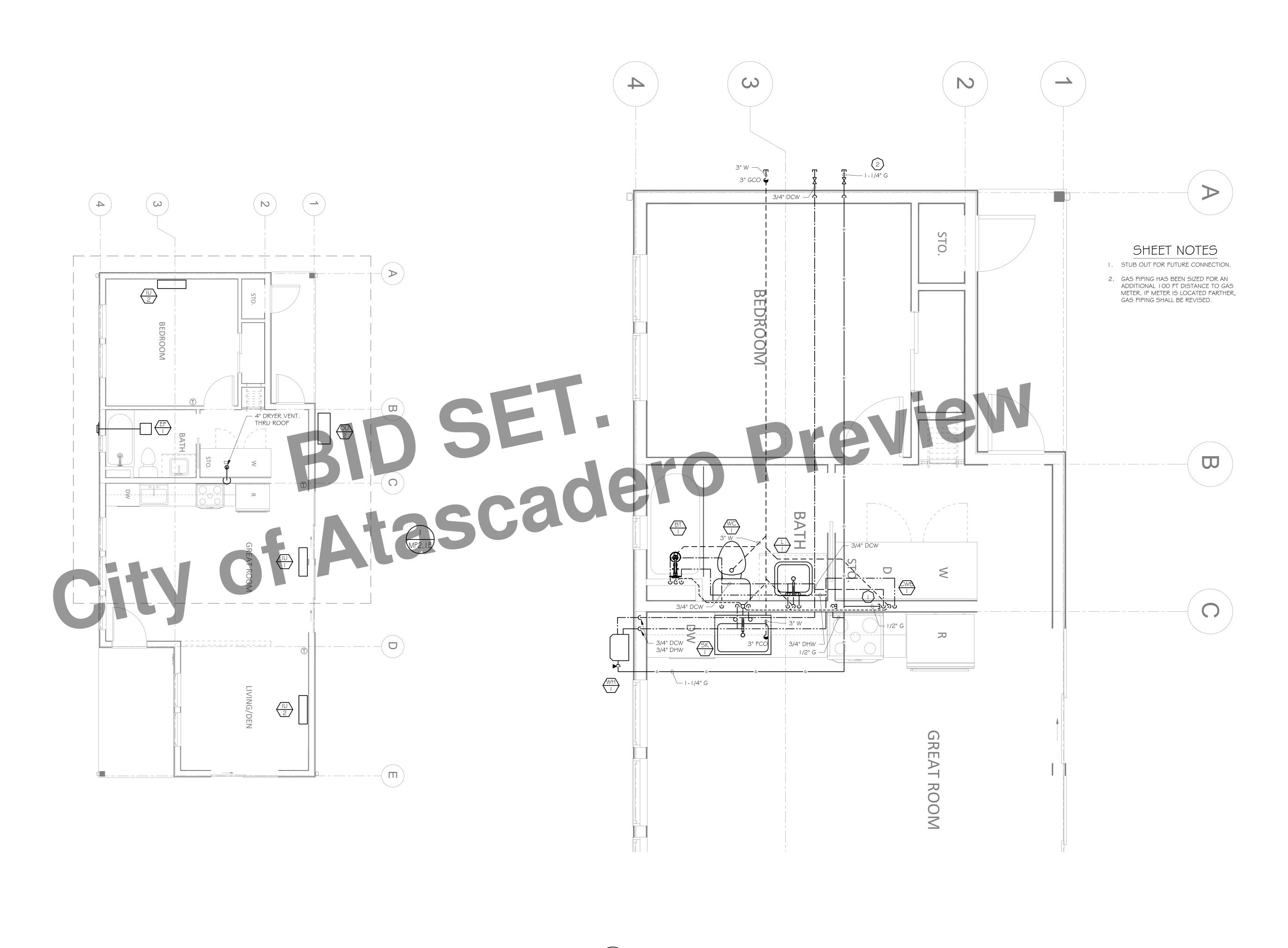
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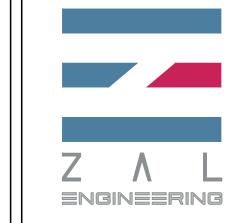
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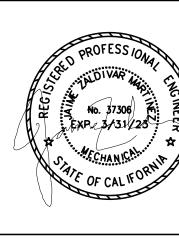
0 1/2 1

SCALE: 1/2" = 1'-0"







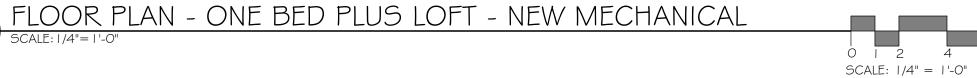


ONE BED PLUS MECHANICAL \$ PLUMBING PLANS - H

DESCRIPTION ENGINEER BY:

CHECKED BY:

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ENLARGED FLOOR PLAN - ONE BED PLUS LOFT - NEW PLUMBING

0 1/2 1

SCALE: 1/2" = 1'-0"

Homeowners should contact ZAL to run Energy Compliance Documents for each project so that it has a unique registration number for each address. Contact Jaime Zaldivar, P.E. for your individual registration number and Energy Code Documents.

CF1R-PRF-01-E

Status

New

Tilt (deg)

90

Yes

CalCERTS inc.

CF1R-PRF-01-E

Margin (EDR:

6.61

7.34

2.36

10.53

26.84

6.78

1.18

10.59

20.91

CF1R-PRF-01-E

(Page 1 of 14)

(Page 4 of 14)

Roof Emittance Cool Roof

0.85

0.85

Report Generated: 2023-08-25 12:24:51

Margin (EDR1)

1.17

0.27

0.22

1.21

2.87

1.15

0.11

1.21

2.69

(Page 7 of 14)

Calculation Date/Time: 2023-08-25T14:24:10-05:00

Avg. Ceiling Height

Gross Area (ft²)

86.75

52.33

26.25

42.99

93.66

12)

Water Heating System 1

DHW Sys 1

Window and Door

Area (ft2)

17.5

Reflectance

0.75

0.75

Proposed Design TDV Energy Compliance

(EDR2) (kTDV/ft²-yr)

20.84

7.49

63.26

23.61

69.19

Input File Name: 4_OBP_E_CZ4.ribd22x

Zone Floor Area (ft²)

631.65

225

135

n/a

06

251.85

130.33

Report Version: 2022.0.000

Schema Version: rev 20220901

n/a

n/a

n/a___

n/a

n/a

n/a

07

(ft²)

0

2023-08-25 17:19:50

Input File Name: 4 OBP E CZ4.ribd22x

Skylight Area Roof Rise (x in

Calculation Date/Time: 2023-08-25T14:24:10-05:00

n/a

contact@zalengineering.com ZAL (zalengineering.com)

Jaime Zaldıvar, P.E. 831-641-7739

Z A L ENGINEERING

DESCRIPTION ENGINEER BY:

DRAWN BY:

CHECKED BY:

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CERTIFICATE OF	COMPLIANC	E - RESIDENTIAL I	PERFORMAN	ICE COMPLI	ANCE ME	THOD								CF1R-PRF-01-E
Project Name: (Central Coast	ADU OBP					Calculat	tion Date	e/Time: 2	023-08-2	5T14:	24:10-05:00		(Page 8 of 14)
Calculation Des	cription: Title	24 Analysis					Input Fi	le Name	: 4_OBP_	E_CZ4.ri	od22x			
OPAQUE SURFAC	ES - CATHEDRA	L CEILINGS												
01	02	03	04		05	0	16	07	7	08		09	10	11
Name	Zone	Construction	Azimut	h Orie	entation	Area	(ft ²)	Skyligh (ft		Roof Rise 12)	(x in	Roof Reflectance	Roof Emittance	Cool Roof
Roof 3	One Bed Plus	R-38 Roof No Attic	135		n/a	59	.49	0		3		0.75	0.85	Yes
Roof 4	One Bed Plus	R-38 Roof No Attic	135		n/a	45	5.5	0		3		0.75	0.85	Yes
Roof 5	One Bed Plus	R-38 Roof No Attic	135		n/a	144	1.48	0		3		0.75	0.85	Yes
FENESTRATION /	GLAZING		\											
01	02	03	04	05	06	07	08	09	10		11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-facto	r I	factor ource	SHGC	SHGC Source	Exterior Shading
Window	Window	Lateral 1 Wall		45	3	4	1	12	0.28		IFRC	0.35	NFRC	Bug Screen
Window 2	Window	Lateral 1 Wall		45	3	4	1	12	0.28		IFRC	0.35	NFRC	Bug Screen
Window 3	Window	Lateral 1 Wall		45	3	4	1	12	0.28	N	IFRC	0.35	NFRC	Bug Screen
Window OP	Window	Lateral 2 Wall		225	6	7	1	42	0.28	N	IFRC	0.35	NFRC	Bug Screen
Window OP 2	Window	Lateral 2 Wall		225	6	7	1	42	0.28	N	IFRC	0.35	NFRC	Bug Screen
Window OP 3	Window	Front Wall 2		315	6	7	1	42	0.28	ı	IFRC	0.35	NFRC	Bug Screen

1 12 0.28 NFRC 0.35

NFRC

0.35

0.28

Window 7 Window Lateral 1 Wall 4 0.28 NFRC 0.35 NFRC Bug Screen Window 8 Window Lateral 1 Wall 4 0.28 0.35 Registration Number: 223-P010107156A-000-000-000000-0000 2023-08-25 17:19:50 CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-25 12:24:51

Window 4 Window Lateral 1 Wall 2

Window 5 Window Lateral 1 Wall 2

Window 6 Window Lateral 1 Wall 3

2. Net EUI is Energy Use Total (including PV) / Total Building Area.

Registration Number: 223-P010107156A-000-000-0000000-0000

Project Name: Central Coast ADU OBP

Calculation Description: Title 24 Analysis

Standard Design

North Facing

East Facing

South Facing

ENERGY DESIGN RATINGS

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Schema Version: rev 20220901 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Calculation Date/Time: 2023-08-25T14:24:10-05:00 (Page 5 of 14) Project Name: Central Coast ADU OBP Input File Name: 4_OBP_E_CZ4.ribd22x Calculation Description: Title 24 Analysis

ENERGY USE INTENSITY dard Design (kBtu/ft² - yr) Proposed Design (kBtu/ft² - yr) Compliance Margin (kBtu/ft² - yr) 26.24 3.12 8.37 26.24 11.49 Net EUI² 12.84 3.25 12.39 8.24 3.25 28.29 . Gross EUI is Energy Use Total (not including PV) / Total Building Area.

Registration Date/Time:

Energy Design Ratings

Efficiency¹ EDR

(EDR2efficiency)

31.7

24.6

24.8

22.3

Report Version: 2022.0.000

Schema Version: rev 20220901

Total² EDR

(EDR2total)

30.6

26.4

26.4

25

2023-08-25 17:19:50

Input File Name: 4_OBP_E_CZ4.ribd22x

Calculation Date/Time: 2023-08-25T14:24:10-05:00

Source Energy

(EDR1)

4.8

4.2

5.1

HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 12:24:51

CF1R-PRF-01-E

(Page 2 of 14)

(EDR2total)

4.2

4.2

5.6

4.4

Compliance Margins

Efficiency¹ EDR

7.1

6.9

9.4

7.3

NFRC Bug Screen

NFRC

Bug Screen

Bug Screen

Registration Number: 223-P010107156A-000-000-0000000-0000 Registration Date/Time: CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Zone Type

Conditioned

One Bed Plus

R-38 Roof No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Standard Design Source Standard Design TDV Energy

17.87

34.2

223-P010107156A-000-000-0000000-0000

Energy (EDR1) (kBtu/ft2 -v

2.63

3.17

CA Building Energy Efficiency Standards - 2022 Residential Compliance

03

HVAC System Name

OU-11

R-21 Wall

Project Name: Central Coast ADU OBP

ZONE INFORMATION

Zone Name

One Bed Plus

Front Wall

Lateral 1 Wall

Lateral 2 Wall

Front Wall 2

Lateral 2 Wall 2

Lateral 2 Wall 3

Back Wall

Lateral 1 Wall 3

Lateral 2 Wall 4

Back Wall 2

Roof

OPAQUE SURFACES - CATHEDRAL CEILINGS

One Bed Plus

One Bed Plus

Project Name: Central Coast ADU OBP

ENERGY USE SUMMARY

South Facing

fficiency Complianc Total

Space Heating

Space Cooling

Water Heating

Utilization/Flexibilit Credit

West Facing Efficiency

Compliance Total

Project Name: Central Coast ADU OBP

Calculation Description: Title 24 Analysis

Calculation Description: Title 24 Analysis

OPAQUE SURFACES

Calculation Description: Title 24 Analysis

HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 12:24:51

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2023-08-25T14:24:10-05:00 Input File Name: 4_OBP_E_CZ4.ribd22x

0.54

1.96

4.68

2023-08-25 17:19:50

GENER	AL INFORMATION				
01	Project Name	Central Coast ADU OBP			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Atascadero	05	Standards Version	2022
06	Zip code	93423	07	Software Version	EnergyPro 9.0
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.28
18	Total Cond. Floor Area (ft²)	631.65	19	Glazing Percentage (%)	34.00%
20	ADU Bedroom Count	n/8			

01 Building Complies with Computer Performance 02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider. 03 This building incorporates one or more Special Features shown below

Registration Number: 223-P010107156A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 12:24:51

RESULT³: PASS Efficiency EDR includes improvements like a better building envelope and more efficient equipment ²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries Standard Design PV Capacity: 1.72 kWdc Proposed PV Capacity Scaling: North (1.72 kWdc) East (1.72 kWdc) South (1.72 kWdc) West (1.72 kWdc)

Registration Number: 223-P010107156A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

West Facing 25.9 24.4 26.2 4.7 Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

(EDR1)

30.6

26.4

25.5

Registration Date/Time: 2023-08-25 17:19:50 Report Version: 2022.0.000 Schema Version: rev 20220901

26.74 Space Cooling 0.65 28.18 0.5 0.15 1.44 9.85 0.7 7.49 0.22 2.36 Water Heating 3.17 34.2 1.96 23.66 1.21 10.54 Self Credit North Facing 90.1 Space Heating 2.63 17.87 1.93 14.41 0.7 3.46 Space Cooling 0.65 28.18 0.43 24.64 0.22 3.54 IAQ Ventilation 0.7 0.22 0.92 9.85 7.49 2.36 34.2 1.97 23.78 1.2 10.42 Water Heating

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

2.8 0.8

2.8 0.8

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

03

Standard (14-17%)

Array Type

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional

umber of Bedrooms

Registration Date/Time:

Report Version: 2022.0.000

Proposed Design Source

Energy (EDR1) (kBtu/ft² -yr)

1.5

IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual

detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Registration Number: 223-P010107156A-000-000-0000000-0000

Project Name: Central Coast ADU OBP

REQUIRED PV SYSTEMS

DC System Size

(kWdc)

1.72

REQUIRED SPECIAL FEATURES

ERS FEATURE SUMMARY

Kitchen range hood

Verified Refrigerant Charg

Indoor air quality, balanced fan

Window overhangs and/or fins

Quality insulation installation (QII) Indoor air quality ventilation

Verified heat pump rated heating ca

Project Name: Central Coast ADU OBP

ENERGY USE SUMMARY

Energy Use

Space Heating

Compliance Total

Calculation Description: Title 24 Analysis

Calculation Description: Title 24 Analysis

02

IAQ Ventilation System: as low as 0.30303 W/CFM

IAQ Ventilation System: fault indicator display

Compact distribution system basic credit

IAQ Ventilation System Heat Recovery: minimum 80 SRE and 83 ASRE

Recirculating with demand control, occupancy/motion sensor

010107156A-000-000-0000000-0000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Energy (EDR1) (kBtu/ft² -yr)

7.37

Standard Design Source Standard Design TDV Energy

(EDR2) (kTDV/ft² -yr)

90.1

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Side of Building

Front Wall

Back Wall

5 0.75 0

0.75

0.75

Project Name: Central Coast ADU OBP

OPAQUE DOORS

OVERHANGS AND FINS

Window

Window 2

Window OP

Window OP 2

Window OP 3

Window 4

Window 7

Window 8

Calculation Description: Title 24 Analysis

Name

Door B

Utilization/Flexibility Efficiency Compliance Utilization/Flexibility East Facing Efficiency

5.03

Registration Number: 223-P010107156A-000-000-000000-0000 Registration Date/Time: HERS Provider: 2023-08-25 17:19:50 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CalCERTS inc. Report Generated: 2023-08-25 12:24:51

2.34

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(Page 9 of 14)

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CF1R-PRF-01-E

(Page 6 of 14)

Report Generated: 2023-08-25 12:24:51

Number of Ventilation

HERS Provider:

Report Generated: 2023-08-25 12:24:51

Compliance

1.13

Margin (EDR1) Margin (EDR2)

Cooling Systems

Number of Water

Heating Systems

CalCERTS inc.

CF1R-PRF-01-E

(Page 3 of 14)

5.82

19.78

U-factor

Calculation Date/Time: 2023-08-25T14:24:10-05:00

Dist L Bot Up

Input File Name: 4_OBP_E_CZ4.ribd22x

Area (ft²)

02 03 04 05 06 07 08 09 10 11 12 13 14

Registration Date/Time: 2023-08-25 17:19:50

Calculation Date/Time: 2023-08-25T14:24:10-05:00

Number of Zones

Calculation Date/Time: 2023-08-25T14:24:10-05:00

Proposed Design TDV Energy

(EDR2) (kTDV/ft² -yr)

12.05

70.32

2023-08-25 17:19:50

Input File Name: 4_OBP_E_CZ4.ribd22x

Input File Name: 4_OBP_E_CZ4.ribd22x

Report Version: 2022.0.000

Schema Version: rev 20220901

Registration Date/Time: Report Version: 2022.0.000

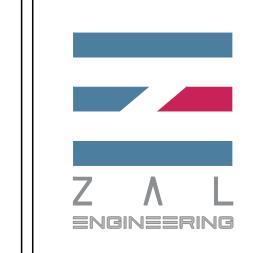
HERS Provider:

2023-08-25 17:19:50 Schema Version: rev 20220901

CalCERTS inc. Report Generated: 2023-08-25 12:24:51

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> Jaime Zaldıvar, P.E. contact@zalengineering.com 831-641-7739 ZAL (zalengineering.com)



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: Central Coast ADU OBP Calculation Date/Time: 2023-08-25T14:24:10-05:00 (Page 14 of 14) Input File Name: 4_OBP_E_CZ4.ribd22x Calculation Description: Title 24 Analysis 2023-08-25 17:19:50 A/ HERS Certification Identification (If applicable) M37306 831-641-7739 ONSIBLE PERSON'S DECLARATION STATEMENT the following under penalty of perjury, under the laws of the State of California I am eligible under Division 3 of the Business and Professions Code to accept r

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information. Registration Number: 223-P010107156A-000-000-0000000-0000 Registration Date/Time: 2023-08-25 17:19:50 HERS Provider:

Report Version: 2022.0.000

Schema Version: rev 20220901

Input File Name: 4_OBP_E_CZ4.ribd22x

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E (Page 11 of 14) Calculation Date/Time: 2023-08-25T14:24:10-05:00 Project Name: Central Coast ADU OBP

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYS	TEMS							
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Sensor Controls	DHW Heater 1	1	n/a	Basic	n/a	DHW Heater 1 (1)
				82 12 57				
WATER HEATERS - NI	EEA HEAT PUMP			يطرم الصالة				
				2 000		THE COURT OF THE C		

Name # of Units Tank Vol. (gall) NEEA Heat Pump NEEA Heat Pump Model Tank Location Duct Inlet Air Source Duct Outlet Air Source DHW Heater 1 1 40 Rheem RheemXE40T10H22U One Bed Plus One Bed Plus One Bed Plus	WATER HEATERS - NEEA	HEAT PUMP						
Name # of Units Tank Vol. (gal) Brand Model Tank Location Duct Inlet Air Source Duct Outlet Air Source	01	02	03	04	05	06	07	08
DHW Heater 1 1 40 Rheem Rheem RheemXE40T10H22U One Bed Plus One Bed Plus One Bed Plus	Name	# of Units	Tank Vol. (gal)		BANKY 181 181 (8/00)	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
	DHW Heater 1	1	40	Rheem	RheemXE40T10H22U 0	One Bed Plus	One Bed Plus	One Bed Plus

Diffy fiedeer 2	•	40	raicein	0	One bearing	One oca mas	One Bearias
RECIRCULATION LOOPS							
01		02	0)3	04		05
Water Heating Syst	em Name Nu	mber of Recirculation Loops	Loop Insulation	n Thickness (in)	Recirculation Loop Loca	tion Recirculat	ion Pump Power (W)
DHW Sys 1	L	1	1	5	Conditioned		0
	_	_		_	_		

Registration Number: 223-P010107156A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Calculation Description: Title 24 Analysis

Registration Date/Time: 2023-08-25 17:19:50 Report Version: 2022.0.000 Schema Version: rev 20220901

Project Name: Central Coast ADU OBP Calculation Date/Time: 2023-08-25T14:24:10-05:00 (Page 13 of 14) Calculation Description: Title 24 Analysis Input File Name: 4_OBP_E_CZ4.ribd22x HVAC HEAT PUMPS - HERS VERIFICATION Verified Heating Cap 47 Verified Heating Cap 17 Includes Heat/Energy Recovery? Fan Efficacy (W/CFM) IAQ Recovery Includes Fault Effectiveness - SRE | Indicator Display? SFam IAQVentRpt 0.30303 66

Registration Number: 223-P010107156A-000-000-000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2023-08-25 17:19:50 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 12:24:51

CF1R-PRF-01-E

(Page 10 of 14)

CF1R-PRF-01-E

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Calculation Date/Time: 2023-08-25T14:24:10-05:00 Project Name: Central Coast ADU OBP Input File Name: 4_OBP_E_CZ4.ribd22x Calculation Description: Title 24 Analysis

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	One Bed Plus	251.85	0.1	none	0	100%	No
Slab-on-Grade 2	One Bed Plus	130.33	0.1	none	0	100%	No
Slab-on-Grade 3	One Bed Plus	59.49	0.1	none	0	100%	No
Slab-on-Grade 4	One Bed Plus	45.5	0.1	none	0	100%	No
Slab-on-Grade 5	One Bed Plus	144.48	0.1	none	0	100%	No

	144						
OPAQUE SURFACE CONSTR	UCTIONS						
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 24 in. O. C.	R-23	5 / None	0.045	Inside Finish: Gypsum Board Sheathing / Insulation: R-5 Sheathing Cavity / Frame: R-23 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O. C.	R-40	None / None	0.026	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Radiant Barrier Cavity / Frame: R-40 / 2x12 Inside Finish: Gypsum Board

Registration Number: 223-P010107156A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2023-08-25 17:19:50 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 12:24:51

ONE BED PLUS ONE BED PLUS LOFT T24 FORMS ELECTRIC

1		·	
	NO.	DESCRIPTION	DA ⁻
	I	·	
	2		
	3		
	4		
	ENGINE	EER BY:	

DRAWN BY: CHECKED BY:

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	OMPLIANCE - I		N IIAL PERF	ORMANCE C	OMPLIAN	E METH						Γ14:24:10-05			CF1R-PRF-01-
Project Name: Ce	ntral Coast ADU	OBP						(Page 12 of 1							
Calculation Descri	ption: Title 24	Analys	is				Inpu	it File Na	me:	4_OBP_E_	CZ4.ribd	22x			
WATER HEATING - C	OMPACT DISTRI	UTION	٧												
01		02	I	0:	3		04			05			06		07
Dwelling Unit type Wate		Heatin Name	g System e	Master Bath distance of furthest fixture to Water Heater (ft)			Kitchen distance of furthest fixture to Water Heater (ft)		Furthest Third furthest fixture to Water Heater (ft)		Compactness Factor		н	ERS Verification	
Dwelling DHW Sys 3			/s 1	n/a			n/a			n/a			0.7		n/a
WATER HEATING - H	IERS VERIFICATION	N													
01 02				0:	3		04			05		06		07	
Name	Pi	e Insul	ation	Parallel	Comp	Compact Distribution			mpact Dist Type		Recircula	tion Control	Show	er Drain Water Hea Recovery	
DHW Sys 1 - 1,	′1 N	ot Requ	uired	Not Re	quired	N	lot Require	d		Basic		Not F	Required		Not Required
SPACE CONDITIONI	NG SYSTEMS	× -				5									
01	02		03		04		05			06		07	08		09
Name	System Ty	е	Heating Uni	nit Name Heating Equipmen		ent Coo	nt Cooling Unit Name		Cooling Equipment Fai		n Name	Distribution N	lame	Required Thermostat Type	
OU-11	Heat pum heating coo		Heat Pump	System	1	Неа	Heat Pump System 1		VIDER		n/a	n/a		Setback	
HVAC - HEAT PUMP	s						+								
01	02		03	04	05	06	07	08		09	10	11	12		13
					Heati	ng			C	Cooling					
Name	System Typ	2	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficien Type		SEER / EER / SEER2 CEER		Zonally Controlled	Compressor Type	HERS Verification	
Heat Pump	Ductless Mini HP	plit	1	HSPF	11.8	14200	9400	EEDCEE	RSEER 24.6		15.4	Not Zonal	Single	Heat Pump System 1-hers-htpump	

Registration Date/Time: 2023-08-25 17:19:50 Registration Number: 223-P010107156A-000-000-0000000-0000 HERS Provider: CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CalCERTS inc. Report Generated: 2023-08-25 12:24:51

HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 12:24:51

Easy to Verify at CalCERTS.com

Report Generated: 2023-08-25 12:24:51

CalCERTS inc.

Homeowners should contact ZAL to run Energy Compliance Documents for each project so that it has a unique registration number for each address. Contact Jaime Zaldivar, P.E. for your individual registration number and Energy (

CF1R-PRF-01-E

Compliance

5.65

3.6

2.36

16.09

7.83

0.35

4.48

15.02

CalCERTS inc.

CF1R-PRF-01-E

(Page 1 of 14)

CalCERTS inc.

Margin (EDR2)

(Page 4 of 14)

Calculation Date/Time: 2023-08-25T15:10:25-05:00

Proposed Design TDV Energy Compliance

22.89

81.69

44.44

82.76

Standards Version 2022

Front Orientation (deg/ Cardinal) All orientations

Number of Dwelling Units

Fenestration Average U-factor 0.28

Number of Bedrooms 1

Number of Stories

Glazing Percentage (%) 34.00%

Software Version EnergyPro 9.0

HERS Provider:

Report Generated: 2023-08-25 13:11:01

(EDR2) (kTDV/ft² -yr) Margin (EDR1)

0.74

0.09

0.22

1.27

2.32

1.05

1.27

2.54

Report Generated: 2023-08-25 13:11:01

HERS Provider:

Input File Name: 4_OBP_H CZ4.ribd22x

12.52

0.56

10.41

Registration Date/Time: 2023-08-25 17:28:18

Calculation Date/Time: 2023-08-25T15:10:25-05:00

Input File Name: 4_OBP_H_CZ4.ribd22x

Report Version: 2022.0.000

07

09

17

Registration Date/Time: 2023-08-25 17:28:18

Report Version: 2022.0.000 Schema Version: rev 20220901

02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

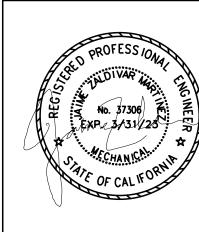
Schema Version: rev 20220901

contact@ ZAL

y Code Documents.	
Jaime Zaldivar, P.E. @zalengineering.com 831-641-7739 L (zalengineering.com)	
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	ENGINEERING

Z A L ENGINEERING





ONE BED PLUS ONE BED PLUS LOFT T24 FORMS HYBRID

NO.		DESCRIPTION	D,
I			
2			
3			
4			
ENGI	NE	ER BY:	

DRAWN BY:

CHECKED BY:

SHEET OF THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, RE-USE, REPRODUCTION OR TO SUCH USE, RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

		DI ODD	PERFORMA						/	2 00 25745	40.25.05.00		CF1R-PRF-01-E			- RESIDENTIAL P				· · · · · · · · · · · · · · · · · · ·	2022 00 2574	. 40.25.05.00		CF1R-PRF-0
•	Central Coast /								-		10:25-05:00		(Page 8 of 14)	Project Name:						-	:: 2023-08-25T1!			(Page 7 of
alculation Des							Input F	File Name	: 4_OBP_H	_CZ4.ribd22x				Calculation Des	scription: Title 2	4 Analysis			Input I	File Name: 4_OE	3P_H_CZ4.ribd22	2x		
PAQUE SURFAC														ZONE INFORMAT	TION									
01	02	03	04		05		06	0		08	09	10	11	01	1	02	03	Т	04		05	06		07
Name	Zone	Construction	Azimu	th (Orientation	An	ea (ft²)	Skyligh (ft		of Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof		Zone Name Zone Type HVAC System Nai		n Name	Zone Floor Area (f	t ²) Avg. Co	eiling Height	Water Heating Sy	stem 1	Status	
Roof 3	One Bed Plus	R-38 Roof No Attic	0		Front		9.49	0		3	0.75	0.85	Yes	One Bed P	Plus	Conditioned	OU-1	1	631.65		8	DHW Sys 1		New
Roof 4	One Bed Plus	R-38 Roof No Attic	0		Front	-	45.5	0	,	3	0.75	0.85	Yes	OPAQUE SURFAC	CES									
		R-38 Roof No				-				-				01		02	03		04	05	06	07		08
Roof 5	One Bed Plus	Attic	0		Front	1	44.48	0		3	0.75	0.85	Yes	Name		Zone	Construction		Azimuth C	Prientation	Gross Area (ft ²)	Window a		Tilt (deg)
NESTRATION /	GLAZING		\			•								Front Wal	l One	e Bed Plus	R-21 Wall		0	Front	48	21		90
01	02	03	04	05	06	07	08	09	10	11	12	13	14	Lateral 1 Wa	all One	e Bed Plus	R-21 Wall		180	Back	112	36		90
					_	-				_				Lateral 2 Wa	all One	e Bed Plus	R-21 Wall		270	Right	112	84		90
Name	Туре	Surface	Orientation	Azimut	h Widt	h Heigh (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Front Wall	2 One	e Bed Plus	R-21 Wall		0	Front	90.67	42		90
Window	Window	Lateral 1 Wall	Back	180	1/3	4		12	0.28	NFRC	0.35	NFRC	Pug Caroon	Lateral 1 Wa	II 2 One	e Bed Plus	R-21 Wall		180	Back	86.75	24		90
Williaow	Willdow	Lateral I Wall	Dack	100		-		12	0.28	NE	0.33	NFRC	Bug Screen	Lateral 2 Wa	II 2 One	e Bed Plus	R-21 Wall	0	270	Right	92	0		90
Window 2	Window	Lateral 1 Wall	Back	180	3	4	T	12	0.28	NFRC	0.35	NFRC	Bug Screen	Lateral 2 Wa	II 3 One	e Bed Plus	R-21 Wall		270	Right	52.33	0		90
Window 3	Window	Lateral 1 Wall	Back	180	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	Back Wall	One	e Bed Plus	R-21 Wall		180	Back	26.25	17.	5	90
Window OP	Window	Lateral 2 Wall	Right	270	6	7	1	42	0.28	NFRC	0.35	NFRC	Bug Screen	Lateral 1 Wa	ll 3 One	e Bed Plus	R-21 Wall		90	Left	40	4.5	i	90
	**************************************	Edicial 2 Wall			Ť	- ' -	*			1	_		bug sereem	Lateral 1 Wa	II 4 One	e Bed Plus	R-21 Wall		90	Left	90	24		90
Window OP 2	Window	Lateral 2 Wall	Right	270	6	7	1	42	0.28	NFRC	0.35	NFRC	Bug Screen	Lateral 2 Wa		e Bed Plus	R-21 Wall		0	Front	42.99	0		90
Window OP 3	Window	Front Wall 2	Front	0	6	7	1	42	0.28	NFRC	0.35	NFRC	Bug Screen	Back Wall 2	2 One	e Bed Plus	R-21 Wall		180	Back	93.66	0		90
Window 4	Window	Lateral 1 Wall 2	Back	180	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	OPAQUE SURFAC	CES - CATHEDRAL	CEILINGS								
Window 5	Window	Lateral 1 Wall 2	Back	180	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	01	02	03	04	05	06	07	08	09	10	11
Window 6	Window	Lateral 1 Wall 3	Left	90	1.5	3	1	4.5	0.28	NFRC	0.35	NFRC	Bug Screen	Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roo
Window 7	Window	Lateral 1 Wall 4	Left	90	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	Roof	One Bed Plus	R-38 Roof No Attic	0	Front	251.85	0	3	0.75	0.85	Yes
Window 8	Window	Lateral 1 Wall 4	Left	90	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	Roof 2	One Bed Plus	R-38 Roof No Attic	0	Front	130.33	0	3	0.75	0.85	Yes
egistration Nur						Regist	ration Dat				HERS Prov	ider:	0.1000000	Registration Nur		1			Registration Dat			HERS Provi	der:	
A Building Ener		7162A-000-000-000 andards - 2022 Res		pliance				2023- 2022.0.000 rev 20220 :			Report Ge	nerated: 2023-08-	CalCERTS inc. 25 13:11:01	CA Building Ene		162A-000-000-00000 ndards - 2022 Resid	00-0000 lential Compliance		Report Version: Schema Version		7:28:18	Report Ger	nerated: 2023-08-2	CalCERT 25 13:11:01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Energy (EDR1) (kBtu/ft²-yr

1.68

11.68

Registration Number: 223-P010107162A-000-000-0000000-0000

Project Name: Central Coast ADU OBP

GENERAL INFORMATION

Registration Number:

Calculation Description: Title 24 Analysis

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Location _

Climate Zone 4

Existing Cond. Floor Area (ft²) n/a

Total Cond. Floor Area (ft²) 631.65

03 This building incorporates one or more Special Features shown below

223-P010107162A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name | Central Coast ADU OBP

Run Title Title 24 Analysis

City Atascadero

Project Scope Newly Constructed

01 Building Complies with Computer Performance

Zip code 93423

Building Type Single family

Standard Design Source Standard Design TDV Energy

12.52

48.92

Project Name: Central Coast ADU OBP

ENERGY USE SUMMARY

South Facing

fficiency Complianc Total Space Heating

Space Cooling

Water Heating

Utilization/Flexibilit Credit West Facing Efficiency

Compliance Total

Calculation Description: Title 24 Analysis

CERTIFICATE OF C	COMPLIANCE - RES	SIDENTIAL PERFORMA	NCE COMPLIANO	E METHOD							CF1R-PRF-01-E		CERTIFICAT	E OF COMPLIANCE - I	RESIDENTIAL PERFORMANCE COMPL	ANCE METHOD		CF1R-PRF-01-
Project Name: Ce	entral Coast ADU O	BP		Calcula	tion Date	/Time: 2023	3-08-25T:	15:10:25-05:0	00		(Page 6 of 14)		Project Na	me: Central Coast ADI	U OBP	Calculation Date	(Page 5 of 14	
Calculation Desc	ription: Title 24 An	alysis		Input F	ile Name:	4_OBP_H_	CZ4.ribd2	22x					Calculation Description: Title 24 Analysis Input File Name: 4_OBP_H_CZ4.ribd22x					
REQUIRED PV SYST	TEMS										_		ENERGY US	INTENSITY				
01	02	03	04	05	06	07	08	09	10	11	12				Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff (%)	f. Annual Solar Access (%)		North Faci					
1.72	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98		\	Gross EUI ¹	33.85	31.47	2.38	7.03
		5.01.001.0 (2.7.27.5)	T Incu	l liente	i de	250 270	1,74	1.74						Net EUI ²	19.1	16.72	2.38	12.46
REQUIRED SPECIAL													East Facing					
	eatures that must be uality, balanced fan	installed as condition for	meeting the mod	eled energy performano	e for this co	omputer anal	lysis.							Gross EUI ¹	33.85	31.59	2,26	6.68
 IAQ Ventilati 		s 0.30303 <mark>W/</mark> CFM overy: minimum 80 SRE a utside air inlet, filter, and		cible ner RACM Referen	ce Manual									Net EUI ²	19.1	16.85	2.25	11.78
	ion System: fault indi		Try Env cores acces	Sible per RACIVI Referen	ce manda					'			South Faci	ng				
 Window ove 	erhangs and/or fins tribution system bas	ic credit	Cal	(TER)	TC									Gross EUI ¹	33.85	31.4	2.45	7.24
 Recirculating 	g with demand contro	ol, occupancy/motion ser						10			_			Net EUI ²	19,1	16.66	2.44	12.77
HERS FEATURE SUM													West Facin	g				
		res that must be field-ver below. Registered CF2Rs					eled ener	gy performanc	e for this com	puter analysi	is. Additional			Gross EUI ¹	33.85	31.27	2.58	7.62
 Indoor air qu 	lation installation (QI uality ventilation	II)												Net EUI ²	19.1	16.52	2.58	13.51
 Kitchen rang Verified Refr 	ge hood rigerant Charge											_ 1	Notes					
	t pump rated heating	g capacity													not including PV) / Total Building Area. cluding PV) / Total Building Area.			
BUILDING - FEATU	RES INFORMATION														-	+		

CF1R-PRF-01-E

(Page 9 of 14)

CalCERTS inc.

Number of Water

Heating Systems

CalCERTS inc.

Cooling Systems

HERS Provider:

Report Generated: 2023-08-25 13:11:01

Report Generated: 2023-08-25 13:11:01

U-factor

Calculation Date/Time: 2023-08-25T15:10:25-05:00

Input File Name: 4_OBP_H_CZ4.ribd22x

Area (ft²)

02 03 04 05 06 07 08 09 10 11 12 13 14

Depth Dist Up Left Extent Right Extent Flap Ht. Depth Top Up Dist L Bot Up Depth Top Up Dist R

5 0.75 0

0.75

0.75 0

0.75 0

Registration Date/Time: 2023-08-25 17:28:18

Report Version: 2022.0.000

Registration Date/Time:

Report Version: 2022.0.000

Proposed Design Source

Energy (EDR1) (kBtu/ft² -yr)

0.79

0.67

0.7

10.41

2023-08-25 17:28:18

Input File Name: 4_OBP_H_CZ4.ribd22x

Calculation Date/Time: 2023-08-25T15:10:25-05:00

Proposed Design TDV Energy

(EDR2) (kTDV/ft² -yr)

5.82

31.61

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

2.8 0.8

10107162A-000-000-0000000-0000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Energy (EDR1) (kBtu/ft² -yr)

0.56

11.68

1.68

0.56

0.92

11.68

14.84

Registration Number: 223-P010107162A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Standard Design Source Standard Design TDV Energy

(EDR2) (kTDV/ft² -yr)

26.49

9.85

48.92

12.52

26.49

9.85

48.92

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Central Coast ADU OBP Calculation Description: Title 24 Analysis

ENERGY USE SUMMARY

Energy Use

Space Heating

Space Cooling

Water Heating

Self

Utilization/Flexibility

Credit

North Facing **Efficiency Compliance**

Space Heating

Space Cooling

IAQ Ventilation

Water Heating

Utilization/Flexibility

East Facing Efficiency

Compliance Total

Registration Number: 223-P010107162A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

2.8 0.8 5

Side of Building

Front Wall

Back Wall

Project Name: Central Coast ADU OBP

OPAQUE DOORS

OVERHANGS AND FINS

Window Window 2

Window OP Window OP 2

Window OP 3 Window 4

Window 7

Window 8

Calculation Description: Title 24 Analysis

Name

Door B

	CF1R-PRF-01-E (Page 3 of 14)		Project Name: Central Coast ADU OBP	Calculation Description: Title 24 Analysis Input File Name: 4_OBP_H_CZ4.ribd22x											
Compliance Margin (EDR1)	Compliance Margin (EDR2)				Compliance Margins										
0.89	6.7			Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)						
-0.11	-5.12	.12	Standard Design	48	50.3	42.3									
0.22	2.36	36		Proposed Design											
1.27	4.48	48	North Facing	43.6	46	40.1	4.4	4.3	2.2						

Proposed Design												
North Facing	43.6	46	40.1	4.4	4.3	2.2						
East Facing 44 45 39.5 4 5.3 2.8												
South Facing 43.5 42.1 37.9 4.5 8.2 4.4												
West Facing 43.1 42.6 38.3 4.9 7.7 4												
¹ Efficiency EDR includes improvements like a be	tter building envelope ar		r³: PASS	Inc.								
² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³ Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded												
 Standard Design PV Capacity: 1.72 kWdc Proposed PV Capacity Scaling: North (1.72 kWdc) East (1.72 kWdc) South (1.72 kWdc) West (1.72 kWdc) 												

Registration Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220901

2023-08-25 17:28:18

HERS Provider:

Report Generated: 2023-08-25 13:11:01

CalCERTS inc.

CalCERTS inc.

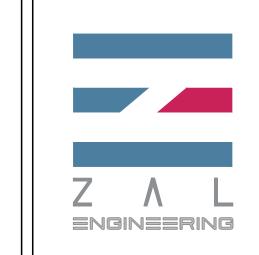
						South Facing	43.5	42.1	37.9	4.5	8.2	4.4
	12,57	89.36	2,27	8.42		West Facing	43.1	42.6	38.3	4.9	7.7	4
			2,2,	0.42				RESU	LT ³ : PASS			
	1.16	8.52	0.52	4		¹ Efficiency EDR includes improvements like a be	The second second	risk file factoris printers, reliefs file	les, plantes, personnes, tils attitute file			
5	F K 0.55 V I I	27.01	0.01	-0.52		² Total EDR includes efficiency and demand resp ³ Building complies when source energy, efficier				net load hour limits are n	ot exceeded	
	0.7	7.49	0.22	2.36		Standard Design PV Capacity: 1.72 kWdc						
	10.41	44.44	1.27	4.48		Proposed PV Capacity Scaling: North (1.72)	2 kWdc) East (1.72	2 kWdc) South (1.72 kWdc) We	t (1.72 kWdc)			
		0		0								
	12.82	87.46	2.02	10.32								
Registration Date/Time: HERS Provider: 2023-08-25 17:28:18		ovider:	er: CalCERTS inc.		Registration Number: 223-P010107162A-000-000-0	000000-0000	Regist	ration Date/Time: 2023-08-25	17:28:18	HERS Provider:	CalCERTS inc	
Report Version: 2022.0.000 Report Generated: 2023-0 Schema Version: rev 20220901		Generated: 2023-08	-25 13:11:01		CA Building Energy Efficiency Standards - 2022	Residential Comp		Report Version: 2022.0.000 Report General Version: rev 20220901		Report Generated: 2023	rated: 2023-08-25 13:11:01	

Registration Number: 223-P010107162A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Homeowners should contact ZAL to run Energy Compliance Documents for each project so that it has a unique registration number for each address. Contact Jaime Zaldıvar, P.E. for your individual registration number and Energy Code Documents.

> Jaime Zaldıvar, P.E. contact@zalengineering.com 831-641-7739 ZAL (zalengineering.com)



Jaime Zaldivar Company: ZAL Engineering Address: 99 Pacific Str. Ste-375G City/Stete/Zp: Monterey. CA 93940

Calculation Date/Time: 2023-08-25T15:10:25-05:00

(ft)

05

Compact Distribution

Type

Compactness Factor

Not Required

HERS Provider:

Report Generated: 2023-08-25 13:11:01

Distribution Name

Fan Name

Input File Name: 4_OBP_H_CZ4.ribd22x

Master Bath distance of Kitchen distance of Furthest Third furthest

Heater (ft)

furthest fixture to Water | furthest fixture to Water | fixture to Water Heater

Compact Distribution

04 05 06

Heat Pump System

04 05 06 07 08 09 10 11 12

HSPF 11.8 14200 9400 EERSEER 24.6 15.4 Not Zonal

Registration Date/Time: 2023-08-25 17:28:18

Report Version: 2022.0.000

Schema Version: rev 20220901

Heating Unit Name Heating Equipment Cooling Unit Name Count Count

Heater (ft)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Water Heating System

Name

02

Pipe Insulation

Heat pump Heat Pump System

Number of Units

DHW Sys 1 - 1/1 Not Required

heating cooling

Heat Pump Ductless MiniSplit

Registration Number: 223-P010107162A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Central Coast ADU OBP

Calculation Description: Title 24 Analysis

WATER HEATING - COMPACT DISTRIBUTION

Dwelling Unit type

Dwelling

SPACE CONDITIONING SYSTEMS

OU-11

HVAC - HEAT PUMPS

WATER HEATING - HERS VERIFICATION

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: Central Coast ADU OBP Calculation Date/Time: 2023-08-25T15:10:25-05:00 (Page 14 of 14) Input File Name: 4_OBP_H_CZ4.ribd22x Calculation Description: Title 24 Analysis 2023-08-25 17:28:18 A/ HERS Certification Identification (If applicable) M37306 831-641-7739 ONSIBLE PERSON'S DECLARATION STATEMENT he following under penalty of perjury, under <mark>the la</mark>ws of the State of California I am eligible under Division 3 of the Business and Professions Code to accept

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

Registration Number: 223-P010107162A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

CF1R-PRF-01-E

(Page 12 of 14)

HERS Verification

Shower Drain Water Heat

Recovery

Thermostat Type

Heat Pump System

CalCERTS inc.

Registration Date/Time: 2023-08-25 17:28:18 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 13:11:01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD	
Project Name: Central Coast ADU OBP	Calculat
Calculation Description: Title 24 Analysis	Input Fil

CF1R-PRF-01-E llation Date/Time: 2023-08-25T15:10:25-05:00 (Page 11 of 14) t File Name: 4_OBP_H_CZ4.ribd22x

BUILDING ENVELOPE	- HERS VERIFICAT	TION							
01 02				03		04		05	
Quality Insulation I	nstallation (QII)	High R-value Spray Foam	n Insulation Bui	lding Envelope Air Leal	kage	CFM50		CFM50	
Required		Not Required		N/A		n/a		n/a	
WATER HEATING SYSTEMS 01 02 03 04 05 06 07 08									

WATER HEATING SYSTEMS										
01	02	03	04	05	06	07	08	09		
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)		
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Sensor Controls	DHW Heater 1	1	n/a	Basic	n/a	DHW Heater 1 (1)		
WATER HEATERS										

Name Heating Element Type Tank Type # of Units Tank Vol. (gal) Heating Efficiency Type Efficiency Type Efficiency Type Standby Loss or Recovery Eff Standby Loss	01	02	03	04	05	06	07	08	09	10	11	12	13
DHW Gas Instantaneo 1 0 UEF 0.93 Btu/Hr 200000 0 n/a n/a	Name	Element	Tank Type	# of Units		Efficiency	, a [] [] [] [] []	Rated Input	Input Rating	Insulation R-value	or Recovery	1st Hr. Rating	
	I	Gas	Instantaneo	1	0	UEF	0.93	Btu/Hr	200000	0	n/a	n/a	

RECIRCULATION LOOPS										
01	02	03	04	05						
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculation Loop Location	Recirculation Pump Power (W)						
DHW Sys 1	1	1.5	Conditioned	0						

Registration Number: 223-P010107162A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-08-25 17:28:18 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 13:11:01

Report Version: 2022.0.000 Schema Version: rev 20220901 HERS Provider: CalCERTS inc. Report Generated: 2023-08-25 13:11:01

CERTIFICATE OF CO	MPLIANCE - RESIDE	ENTIAL PERFORMAN	NCE COMPLIANCE M	ETHOD				CF1R-PRF-01-
Project Name: Central Coast ADU OBP Calculation Date/Time: 2023-08-25T15:10:25-05:00								(Page 13 of 14
Calculation Descrip	otion: Title 24 Analy	sis		Input Fil	e Name: 4_OBP_H_0	CZ4.ribd22x		
HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes
INDOOR AIR QUALIT	Y (IAQ) FANS							
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	66	0.30303	Balanced	Yes	83	No	Yes	

HERS Provider:

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CalCERTS inc.

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Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Registration Number: 223-P010107162A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Calculation Date/Time: 2023-08-25T15:10:25-05:00 Project Name: Central Coast ADU OBP Calculation Description: Title 24 Analysis Input File Name: 4_OBP_H_CZ4.ribd22x

SLAB FLOORS										
01	02	03	04	05	06	07	08			
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated			
Slab-on-Grade	One Bed Plus	251.85	0.1	none	0	80%	No			
Slab-on-Grade 2	One Bed Plus	130.33	0.1	none	0	80%	No			
Slab-on-Grade 3	One Bed Plus	59.49	0.1	none	0	80%	No			
Slab-on-Grade 4	One Bed Plus	45.5	0.1	none	0	80%	No			
Slab-on-Grade 5	One Bed Plus	144.48	0.1	none	0	80%	No			

	<i>f</i> 3	T Q					
OPAQUE SURFACE CONST	RUCTIONS						
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 24 in. O. C.	R-22	8 / None	0.039	Inside Finish: Gypsum Board Sheathing / Insulation: R-8 Sheathin Cavity / Frame: R-22 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-40	None / None	0.028	Roofing: Light Roof (Asphalt Shingle Roof Deck: Wood Siding/sheathing/decking Radiant Barrier Cavity / Frame: R-40 / 2x12 Inside Finish: Gypsum Board

Registration Number: 223-P010107162A-000-000-000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2023-08-25 17:28:18





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		3							
		4							
	ENGINEER BY:								

DRAWN BY:

CHECKED BY:

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