

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 Process.

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 bedroom, 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

- Enter PROJECT INFORMATION and a VICINITY MAP in the space provided on Sheet G0.0.
- 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

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

BUILDING DEPARTMENT

- All applications must include a Construction Waste Management Plan.
- 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 | 5. California Mechanical Code |
| | 2. California Residential Code | 6. California Fire Code |
| | 3. California Electrical Code | 7. California Green Building Standards Code |
| | 4. California Plumbing Code | 8. California Energy Efficiency Standards Code |

PROJECT INFORMATION

OWNER/APPLICANT: ENTER INFORMATION IN THE PROVIDED SPACE

PARCEL INFORMATION	
APN	
STREET ADDRESS	
CITY, STATE, ZIP	
LOT SIZE (in SF)	
EXISTING HOME SIZE (in SF)	
PARCEL OVER 10% SLOPE	<input type="checkbox"/> YES <input type="checkbox"/> NO <small>PROJECTS ON GREATER THAN 10% SLOPE SHALL REQUIRE A GEOTECHNICAL REPORT WITHIN THEIR APPLICATION. FOUNDATION ENGINEERING MAY BE REQUIRED. REFER TO PLANNING DEPT FOR INFO.</small>
SRA FIRE HAZARD SEVERITY ZONE (WUI)	<input type="checkbox"/> APPLICABLE <input type="checkbox"/> NOT APPLICABLE <small>PROJECTS LOCATED WITHIN SRA ZONES ARE SUBJECT TO CBC 7A, UNIFORM CODE REQUIREMENTS DEVELOPED BY THE OFFICE OF THE STATE FIRE MARSHAL (OSFM). REFER TO LOCAL JURISDICTION TO CONFIRM REQUIREMENTS.</small>

PROJECT INFORMATION	
NUMBER OF STORIES	ONE (1)
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE VB
MAIN RESIDENCE HAS FIRE SPRINKLERS	<input type="checkbox"/> YES <input type="checkbox"/> NO
SERVED BY SEPTIC SYSTEM	<input type="checkbox"/> YES <input type="checkbox"/> NO <small>SEPTIC DESIGN BY A QUALIFIED PROFESSIONAL MUST BE INCLUDED WITH PERMIT SUBMITTAL</small>

PROPERTY OWNER	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	
PROJECT CONTRACTOR	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	

DRAWING INDEX

CHECK BOXES FOR THE OPTIONS SELECTED ON THE PROJECT CHECKLIST

GENERAL SHEETS	
G0.0	COVER SHEET & PROJECT INFORMATION
G0.1	OWNER PROVIDED SITE PLAN
G1.0	GENERAL NOTES
G2.0	CAL GREEN/GREEN BUILDING REQUIREMENTS
G2.1	CAL GREEN/GREEN BUILDING REQUIREMENTS
ARCHITECTURAL	
<input type="checkbox"/>	A1.0 RANCH - FLOORPLANS & ELEVATIONS
<input type="checkbox"/>	A1.1 RANCH - LOFT FLOOR PLAN, ROOF PLAN & RCP
<input type="checkbox"/>	A1.2 RANCH - SECTIONS
<input type="checkbox"/>	A2.0 CRAFTSMAN - FLOORPLANS & ELEVATIONS
<input type="checkbox"/>	A2.1 CRAFTSMAN - LOFT FLOOR PLAN, ROOF PLAN & RCP
<input type="checkbox"/>	A2.2 CRAFTSMAN - SECTIONS
<input type="checkbox"/>	A3.0 MODERN - FLOORPLANS & ELEVATIONS
<input type="checkbox"/>	A3.1 MODERN - LOFT FLOOR PLAN, ROOF PLAN & RCP
<input type="checkbox"/>	A3.2 MODERN - SECTIONS
<input type="checkbox"/>	A4.0 BUNGALOW - FLOORPLANS & ELEVATIONS
<input type="checkbox"/>	A4.1 BUNGALOW - LOFT FLOOR PLAN, ROOF PLAN, & RCP
<input type="checkbox"/>	A4.2 BUNGALOW - SECTIONS
<input type="checkbox"/>	A5.0 EXTERIOR WALL ASSEMBLY DETAILS
<input type="checkbox"/>	A5.1 EXTERIOR WALL ASSEMBLY DETAILS
<input type="checkbox"/>	A5.2 EXTERIOR DETAILS
<input type="checkbox"/>	A5.3 INTERIOR DETAILS & WALL PARTITIONS
<input type="checkbox"/>	A6.0 SCHEDULES - ONE BEDROOM PLUS LOFT
STRUCTURAL	
S0.0	STRUCTURAL NOTES
S0.1	TYPICAL DETAILS
S1.0	ROOF/CEILING FRAMING & FOUNDATION PLAN
S2.0	FOUNDATION DETAILS
S2.1	ROOF FRAMING DETAILS
S2.2	ROOF FRAMING DETAILS (CONT.)
MECHANICAL	
MP0.1	GENERAL NOTES
MP0.2	SCHEDULES & GAS DIAGRAM & PLUMBING
MP2.1E	MECHANICAL & PLUMBING PLANS - ELECTRIC
MP2.1H	MECHANICAL & PLUMBING PLANS - HYBRID
ENERGY COMPLIANCE/TITLE 24	
<input type="checkbox"/>	T24.13B TITLE 24 FORMS- ELECTRIC
<input type="checkbox"/>	T24.14B TITLE 24 FORMS- ELECTRIC
<input type="checkbox"/>	T24.15B TITLE 24 FORMS- HYBRID
<input type="checkbox"/>	T24.16B TITLE 24 FORMS- HYBRID



CENTRAL COAST PRE-DESIGNED ADU

CITY REVIEW SET

PROJECT DIRECTORY

ARCHITECT OF RECORD WORKBENCH 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	CONSULTING ARCHITECT RYAN BROCKETT ARCHITECT INC. 104 S. Main St. Unit B Templeton, CA 93565 805.400.3025 info@brockitecture.com
STRUCTURAL ENGINEER CM TAYLOR STRUCTURAL ENGINEERING, INC 4245 Capitola Rd, Suite #204 Capitola, CA 95010 831.854.2484 contact@cmaylorse.com	MECHANICAL & PLUMBING ENGINEER ZAL ENGINEERING 99 Pacific St, Suite #375G Monterey, CA 93940 831.641.7739 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

CLEARLY MARK THE BOX FOR EACH SELECTION

ARCHITECTURAL STYLE (SELECT ONE)	
<input type="checkbox"/> 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
<input type="checkbox"/> BACKYARD CRAFTSMAN	For this option, use the listed sheets and details: A2.0, A2.1, A5.0 or A5.1, A5.2, A5.3, A6.0/2
<input type="checkbox"/> CALIFORNIA MODERN	For this option, use the listed sheets and details: A3.0, A3.1, A5.0 or A5.1, A5.2, A5.3, A6.0/3
<input type="checkbox"/> BEACH BUNGALOW	For this option, use the listed sheets and details: A4.0, A4.1, A5.0 or A5.1, A5.2, A5.3, A6.0/4
ROOFING MATERIAL (SELECT ONE)	
<input type="checkbox"/> ASPHALT SHINGLE	For this option, use the listed sheets and details: Roof Details: A5.2
<input type="checkbox"/> METAL STANDING SEAM	For this option, use the listed sheets and details: Roof Details: A5.2
<input type="checkbox"/> APPLICANT REVISION	
PRIMARY SIDING MATERIAL (SELECT ONE)	
<input type="checkbox"/> VERTICAL PLANK FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E1
<input type="checkbox"/> BOARD & BATTEN FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E2
<input type="checkbox"/> HORIZONTAL LAP FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E3
<input type="checkbox"/> SHINGLE FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E4
<input type="checkbox"/> STUCCO	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E5
<input type="checkbox"/> APPLICANT REVISION	
DESIGN OPTIONS (SELECT IF DESIRED)	
<input type="checkbox"/> CURBLESS SHOWER	Requires foundation coordination. See detail 4/A5.3
<input type="checkbox"/> WALL AT GREAT ROOM/DEN	Requires framing coordination. See detail 6/A5.3
<input type="checkbox"/> EXTERIOR SLIDING DOOR AT DEN	Requires framing coordination.
<input type="checkbox"/> APPLICANT REVISION	
MECHANICAL SYSTEM (SELECT ONE)	
<input type="checkbox"/> ALL-ELECTRIC SYSTEM	For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.1E
<input type="checkbox"/> HYBRID (ELECTRIC W/ GAS H2O HEATER)	For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.1H
<input type="checkbox"/> GAS RANGE	
REQUIRED COMPLIANCE (CHECK IF APPLICABLE)	
<input type="checkbox"/> PARCEL LOCATED WITHIN WILDLAND URBAN INTERFACE WUI/SRA ZONE	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"
<input type="checkbox"/> EXTERIOR WALL CLOSER THAN 5' TO PROPERTY LINE	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"
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	Complete Sheet G0.1, Owner-Provided Site Plan

AREA CALCULATIONS - ONE BEDROOM PLUS LOFT
DWELLING UNIT TOTAL - 927 GSF (MAIN FLOOR- 746 GSF; LOFT - 181 GSF)
EXT. COVERED PORCHES - 59 GSF

COASTAL RANCH EXTERIOR - PERSPECTIVE VIEW



BACKYARD CRAFTSMAN EXTERIOR - PERSPECTIVE VIEW



CALIFORNIA MODERN - PERSPECTIVE VIEW



BEACH BUNGALOW EXTERIOR - PERSPECTIVE VIEW



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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.

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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.

CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN + LOFT
927 GSF

PRINT DATE: XX.XX.XXXX

COVER SHEET & PROJECT INFORMATION - ATASCADERO

GO.0

SCALE: AS NOTED

HOMEOWNER PROVIDED SITE PLAN

INSERT A DIMENSIONED AND SCALED SITE PLAN FOR THE PROJECT PROPERTY INTO THE BLANK SPACE ON THIS SHEET. USE THE CHECKLIST BELOW TO ENSURE ALL REQUIRED INFORMATION IS INCLUDED. ADDITIONAL INFORMATION MAY BE REQUIRED PER JURISDICTION OR PROJECT- APPLICANT TO CONFIRM SITE PLAN REQUIREMENTS WITH THEIR PLANNING DEPARTMENT.



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BID SET.
City of Atascadero Preview

SITE PLAN CHECKLIST

The applicant shall provide a dimensioned, scaled site plan containing the below information. This checklist is provided to help guide applicants through the creation of their project's site plan. Atascadero Residents - reference "Elements of A Site Plan" document published by the Community Development Department for sample site plans and required elements. Highlight all buildings and improvements.

SITE PLAN INFORMATION	EXPLANATION
<input type="checkbox"/> 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.
<input type="checkbox"/> PROPERTY LINES - DIMENSIONED	SHOW OUTLINE OF PROPERTY USING DASHED LINE. LABEL EACH LINE WITH ITS RESPECTIVE LENGTH
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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"
<input type="checkbox"/> 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 ALSO 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
<input type="checkbox"/> UTILITY DISCONNECT SHUTOFFS	ALL UTILITY DISCONNECT SHUTOFFS MUST BE LOCATED ON THE BUILDING EXTERIOR
REQUIRED INFORMATION - ATASCADERO	
<input type="checkbox"/> LOCATION AND SETBACK OF EXISTING SEPTIC TANK AND LEACH FIELDS	
<input type="checkbox"/> VEHICLE AND PEDESTRIAN ACCESS	Including length, width, and slope of driveway
<input type="checkbox"/> PARKING SPACES, TRAFFIC FLOW DIRECTION	
<input type="checkbox"/> PLANTED AREAS AND OUTDOOR USE AREAS	
<input type="checkbox"/> LOCATION OF ALL EXISTING TREES	List type, trunk size, canopy diameter, and status (to be removed, saved, tree protection, or other).
<input type="checkbox"/> NAME, LOCATION, AND WIDTH OF ALL WATERCOURSES, BLUE-LINE CREEKS, ETC	
<input type="checkbox"/> LOCATION AND USE OF NEAREST STRUCTURES ON ADJACENT PROPERTIES	
<input type="checkbox"/> LOCATION TO NEAREST FIRE HYDRANT	

SITE PLAN LEGEND

Use these symbols to draw and annotate your site plan

	NORTH ARROW (INDICATES LOCATION OF NORTH)
	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
	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 #15-1.12¹

CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN + LOFT
927 GSF

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 WORK.
- 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 NOTED.
- 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.
- 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.
- CONTRACTOR TO MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- 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 REQUIREMENTS.
- 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.
- CONTRACTOR SHALL PROTECT STORED ON-SITE AND INSTALLED ABSORBITIVE 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.
- CONTRACTOR TO MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.
- FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE MAINTAINED AND PROVIDED DURING THE CONSTRUCTION PERIOD.
- 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.
- CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM.
- 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.
- 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.
- 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.
- 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.
- 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.

- SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON 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.
- PER CRC, R327.1.1 (1), REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
- 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 MUDDIED 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:

- 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.
- THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
- 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 PERFORMACE 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 SHALL 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 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 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

- 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 JA8 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.
 - ALL RECESSED DOWNLIGHT LUMINARIES IN CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - 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 LUMINARIES 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 SENSOR.
 - 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
 - ALL LIGHT FIXTURES LOCATED IN TUB OR SHOWER ENCLOSURE SHALL BE LABELLED "SUITABLE FOR WET LOCATIONS" CEC 410.10A
 - 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 DISHWASHER. 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.
- 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.
- ALL SMOKE DETECTORS OR CARBON MONOXIDE DETECTORS TO BE 110V, ARC-FAULT CIRCUIT INTERRUPTER INTERCONNECTED, W/ BATTERY BACKUP.
- ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLES IN THE DWELLING SHALL BE TAMPER RESISTANT. CEC406.12.
- 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.
- KITCHEN RECEPTACLES SHALL BE SPACED AND INSTALLED PER CEC 210.52.
- 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] GANG SWITCHES AND ALIGN OUTLETS TO SWITCH VERTICALLY.
- PROVIDE BATTERY-READY INFRASTRUCTURE PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS FOR SINGLE FAMILY RESIDENTIAL (150.0(s)).
- 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.
- 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 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: FOR OTHER THAN CORD-AND-PLUG-CONNECTED PORTABLE GENERATORS, AN EMERGENCY SHUTDOWN DEVICE SHALL BE LOCATED OUTSIDE THE DWELLING UNIT AT A READILY ACCESSIBLE LOCATION.
- 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 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.
- PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION FOR PERSONNEL.

ABBREVIATIONS

AB	ANCHOR BOLT	IN	INCH/INCHES
AC	ASPHALT CONCRETE	INFO	INFORMATION
AD	AREA DRAIN	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	JT	JOINT
AL	ALIGN	KIT	KITCHEN
ALUM	ALUMINUM		
ALT	ALTERNATE	LB	LAG BOLT
ARCH	ARCHITECT/ARCHITECTURAL	LBS	POUNDS
AVG	AVERAGE	LF	LINEAR FOOT
BD	BOARD	LL	LIVE LOAD
BLDG	BUILDING	LS	LAG SCREW
BLKG	BLOCKING		
BTM	BOTTOM	MAX	MAXIMUM
BTWN	BETWEEN	MB	MACHINE BOLT
BUR	BUILT-UP ROOFING	MECH	MECHANICAL
BW	BOTH WAYS	MFD	MANUFACTURED
		MFR	MANUFACTURER
CB	CATCH BASIN	MICRO	MICROWAVE
CF	CUBIC FEET	MIN	MINIMUM
CJ	CONTROL JOINT	MISC	MISCELLANEOUS
CLKG	CAULKING	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CLR	CLEAR		
CO	CLEANOUT	(N)	NEW
COTG	CLEANOUT TO GRADE	NIC	NOT IN CONTRACT
COL	COLUMN	NA	NOT APPLICABLE
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS		
CT	CERAMIC TILE	O/	OVER
CTR	CENTER	OC	ON CENTER
CW	COLD WATER	OH	OVERHEAD/OVERHANG
		OPNG	OPENING
DBL	DOUBLE	PL	PLATE
DEPT	DEPARTMENT	PLF	POUNDS PER LINEAL FOOT
DIA	DIAMETER	PLYVD	PLYWOOD
DIAG	DIAGONAL	PTD	PAINTED
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DL	DEAD LOAD	PSI	POUNDS PER SQUARE INCH
DN	DOWN	PT	PRESSURE TREATED
DR	DOOR	PVMT	PAVEMENT
DWG	DRAWING		
DW	DISHWASHER	RA	RETURN AIR
		RCP	REFLECTED CEILING PLAN
(E)	EXISTING	RD	ROOF DRAIN
EA	EACH	REF	REFERENCE
EB	EXPANSION JOINT	REFR	REFRIGERATOR
EJ	EXPANSION BOLT	REQD	REQUIRED
ELEC	ELECTRIC/ELECTRICAL	REV	REVISION
ELEV	ELEVATOR/ELEVATION	RM	ROOM
EN	EDGE NAILING	RO	ROUGH OPENING
ENCL	ENCLOSURE	SCHED	SCHEDULE
EP	ELECTRICAL PANEL	SD	STORM DRAIN
EQUIP	EQUIPMENT	SEC	SECTION
EXT	EXTERIOR	SED	SEE ELECTRICAL DRAWINGS
		SF	SQUARE FOOT
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FF	FINISH FLOOR	SPD	SEE PLUMBING DRAWINGS
FIN	FINISH	SSD	SEE STRUCTURAL DRAWINGS
FL	FLOW LINE	SS	SOLID SURFACE
FLSHG	FLASHING	STD	STANDARD
FLR	FLOOR	STL	STEEL
FOC	FACE OF CONCRETE	STRUCT	STRUCTURAL
FOS	FACE OF STUD	SUSP	SUSPENDED
FOW	FACE OF WALL	SYS	SYSTEM
FRMG	FRAMING	T	TEMPERED
FT	FOOT	TOC	TOP OF CURB
FTG	FOOTING	TPP	TYPICAL
		UON	UNLESS OTHERWISE NOTED
GA	GAUGE	VERT	VENTILATION/VENTILATOR
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VIF	VERIFY IN FIELD
GWB	GYPSUM WALL BOARD	W/	WITH
HB	HOSE BIB	WC	WATER CLOSET
HD	HOLDOWN	WD	WOOD
HDR	HEADER	WH	WATER HEATER
HGR	HANGER	WDW	WINDOW
HM	HOLLOW METAL	W/O	WITHOUT
HORIZ	HORIZONTAL	WP	WATERPROOF
HT	HEIGHT	WT	WEIGHT
HVAC	HEAT/VENTILATION/AIR COND.		
HW	HOT WATER		



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CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN + LOFT
927 GSF

PRINT DATE: XX.XX.XXXX

GENERAL NOTES

G1.0

SCALE: AS NOTED

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Table with 4 columns: Y, N/A, RESPON, PARTY. Contains sections: CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL, SECTION 302 MIXED OCCUPANCY BUILDINGS, DIVISION 4.1 PLANNING AND DESIGN, CHAPTER 4 RESIDENTIAL MANDATORY MEASURES, SECTION 4.102 DEFINITIONS, SECTION 4.103 GRADING AND PAVING, SECTION 4.104 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION.

Table with 4 columns: Y, N/A, RESPON, PARTY. Contains sections: 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities, 4.106.4.2.1 Multifamily development projects with less than 20 dwelling units, 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, 4.106.4.2.3 Electric vehicle charging stations (EVCS), 4.106.4.2.4 Electric vehicle (EV) charging for new construction.

Table with 4 columns: Y, N/A, RESPON, PARTY. Contains sections: 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities, DIVISION 4.2 ENERGY EFFICIENCY, DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION, 4.303 INDOOR WATER USE, 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.303.1.1 Water Closets, 4.303.1.2 Urinals, 4.303.1.3 Showerheads, 4.303.1.3.1 Single Showerhead, 4.303.1.3.2 Multiple showerheads serving one shower, 4.303.1.4 Faucets, 4.303.1.4.1 Residential Lavatory Faucets, 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas, 4.303.1.4.3 Metering Faucets, 4.303.1.4.4 Kitchen Faucets, 4.303.1.4.5 Pre-rinse spray valves, TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES, 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings, 4.303.3 Standards for plumbing fixtures and fittings.

Table with 4 columns: Y, N/A, RESPON, PARTY. Contains sections: 4.304 OUTDOOR WATER USE, 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS, DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY, 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE, 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING, 4.408.1 CONSTRUCTION WASTE MANAGEMENT, 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN, 4.408.3 WASTE MANAGEMENT COMPANY, 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR], 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE, 4.408.5 DOCUMENTATION, 4.410 BUILDING MAINTENANCE AND OPERATION, 4.410.1 OPERATION AND MAINTENANCE MANUAL, 4.410.2 RECYCLING BY OCCUPANTS, DIVISION 4.5 ENVIRONMENTAL QUALITY, SECTION 4.501 GENERAL, SECTION 4.502 DEFINITIONS, AGRIFIBER PRODUCTS, COMPOSITE WOOD PRODUCTS, DIRECT-VENT APPLIANCE.

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CENTRAL COAST PRE-DESIGNED ADU ONE BEDROOM + DEN + LOFT 927 GSF

PRINT DATE: XXXX.XXXX CAL GREEN/GREEN BUILDING REQUIREMENTS

G2.0 SCALE: AS NOTED

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Table with columns for compliance status (Y/N/A) and response party. Contains sections for Maximum Incremental Reactivity (MIR), Moisture Content, Product-Weighted MIR (PWMIR), Reactive Organic Compound (ROC), Fireplaces, Pollutant Control, and Adhesives/Sealants/Caulks.

Table 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter). Table 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS. Table 4.504.4 - ADHESIVE VOC LIMITS (Less Water and Less Exempt Compounds in Grams per Liter).

Table 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION. Division 4.5 ENVIRONMENTAL QUALITY (continued). Section 4.505 INTERIOR MOISTURE CONTROL. Section 4.506 INDOOR AIR QUALITY AND EXHAUST.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS. 702 QUALIFICATIONS. 702.1 INSTALLER TRAINING. 702.2 SPECIAL INSPECTION [HCO]. 703 VERIFICATIONS. 703.1 DOCUMENTATION.

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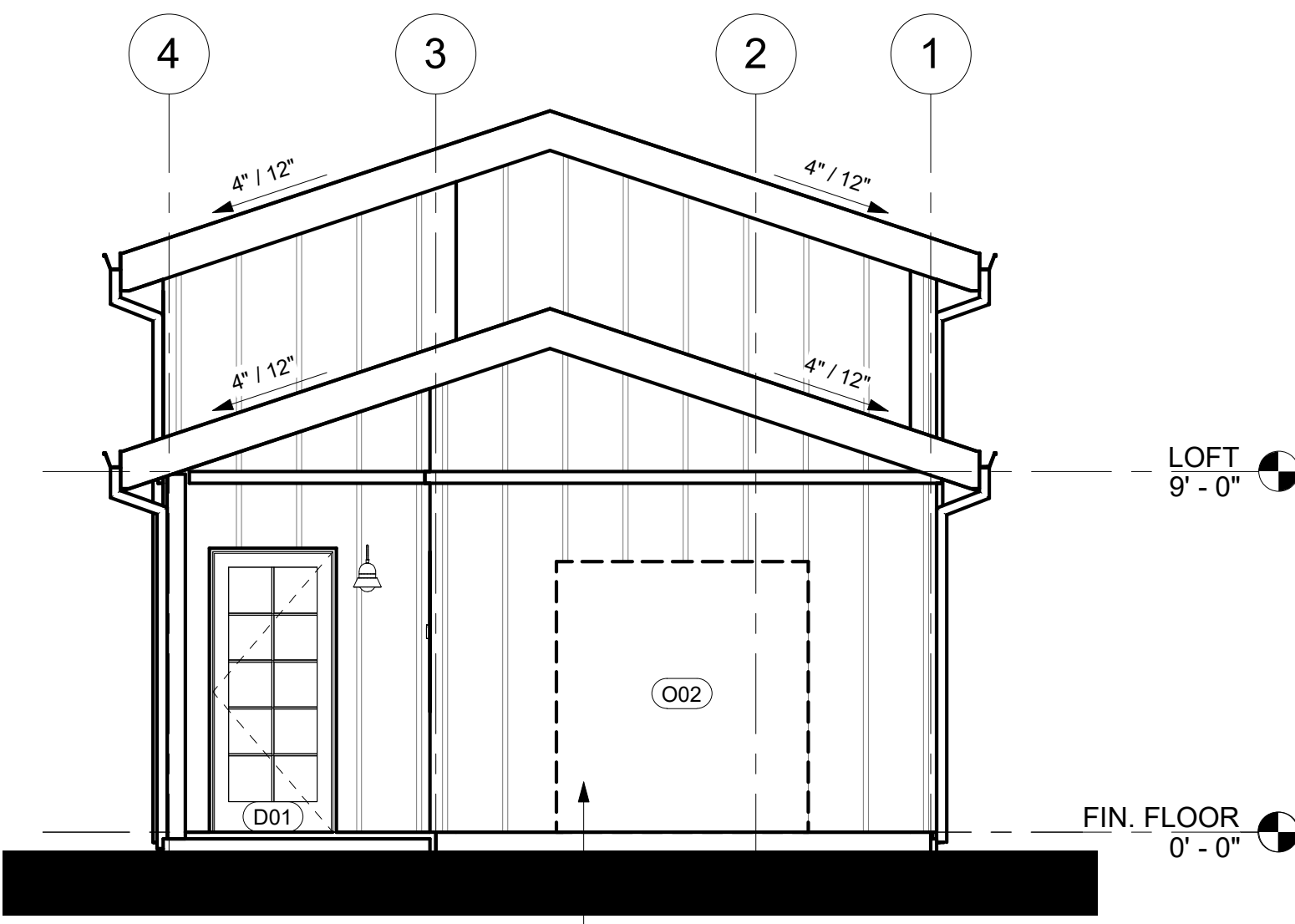
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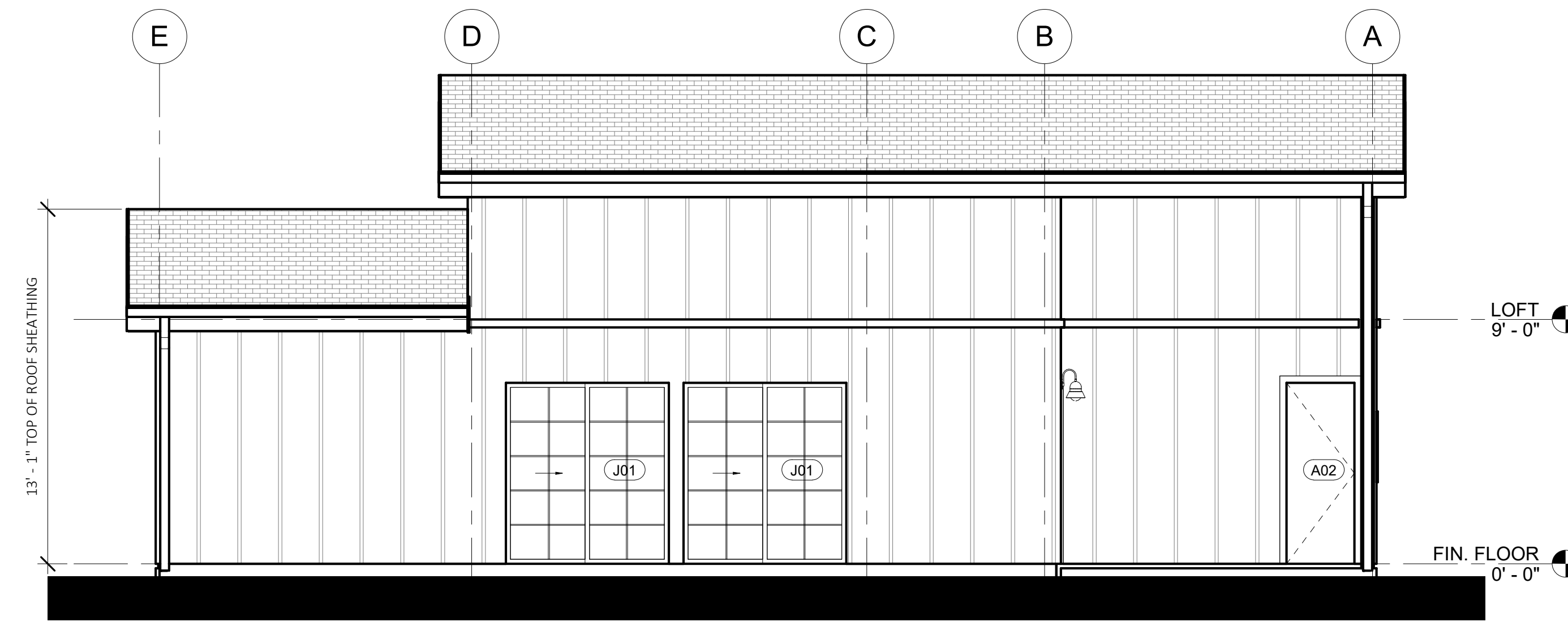
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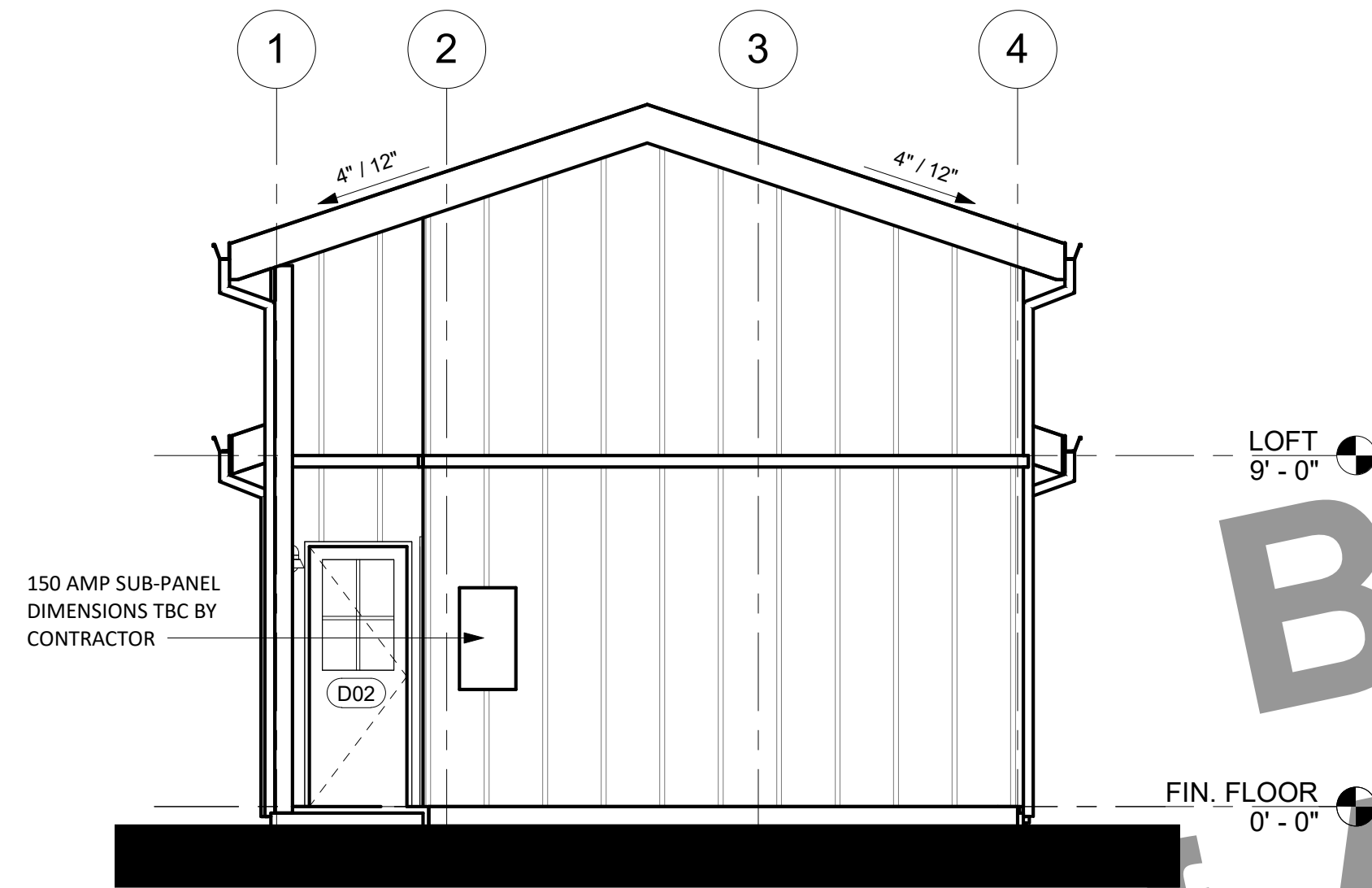
G2.1 SCALE: AS NOTED



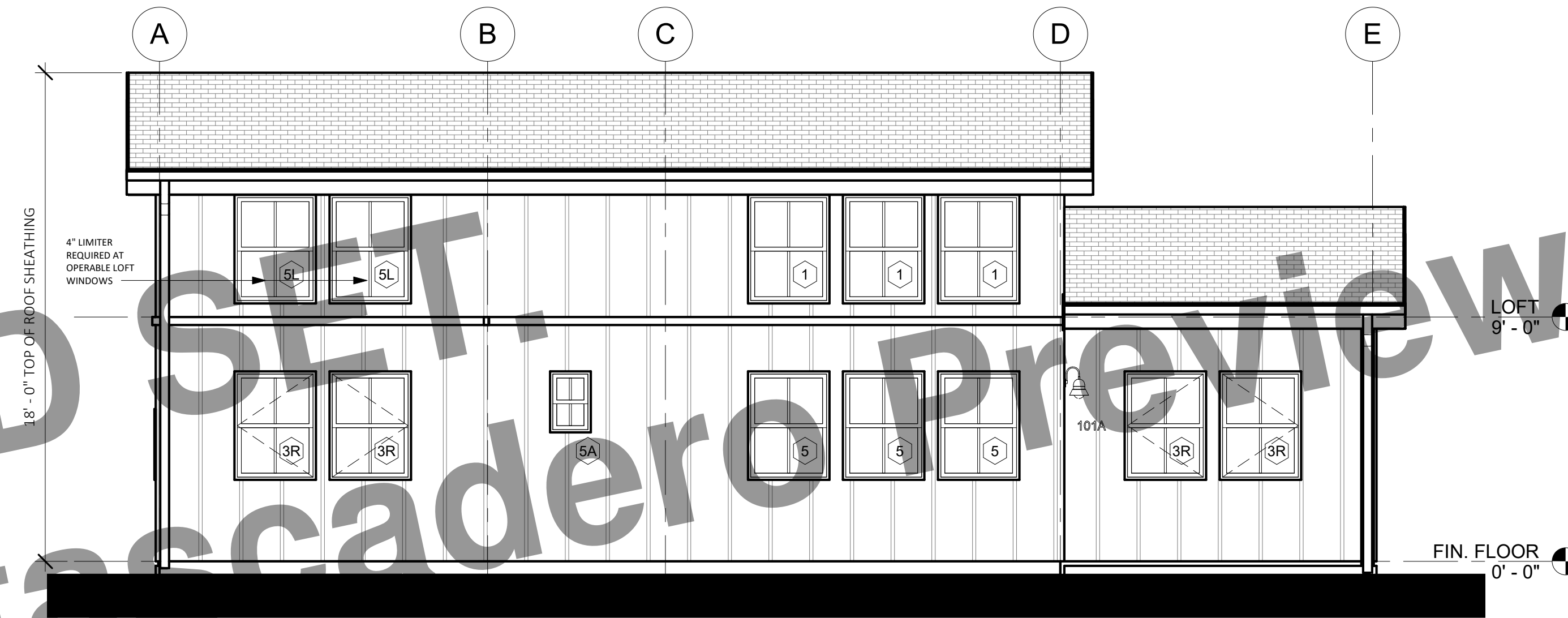
6 RIGHT ELEVATION - COASTAL RANCH
1/4" = 1'-0"



3 REAR ELEVATION - COASTAL RANCH
1/4" = 1'-0"



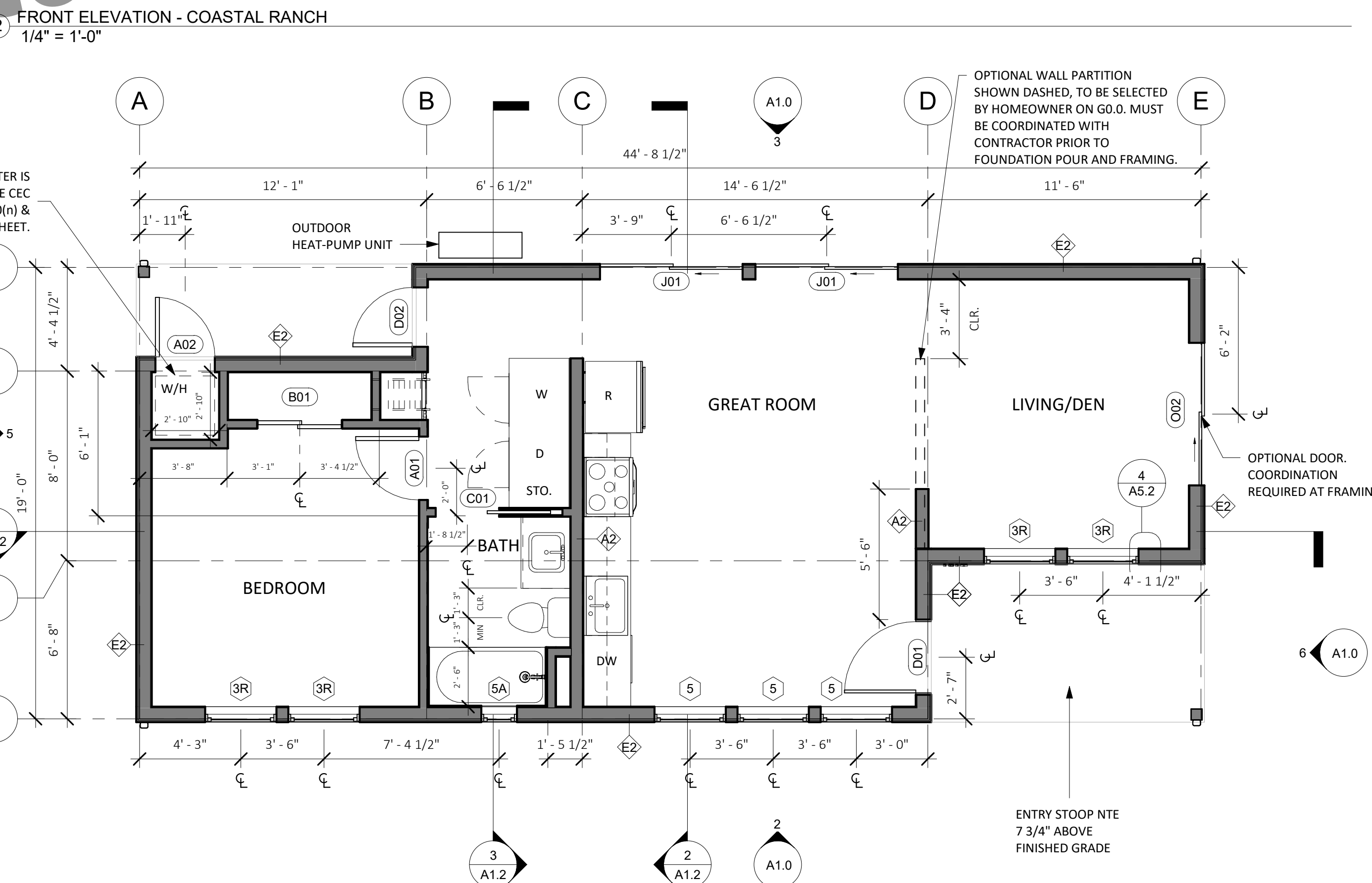
5 LEFT ELEVATION - COASTAL RANCH
1/4" = 1'-0"



2 FRONT ELEVATION - COASTAL RANCH
1/4" = 1'-0"



4 FRONT VIEW - ONE BEDRM PLUS LOFT - COASTAL RANCH
NO SCALE



1 FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

FLOORPLAN LEGEND

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

GRAPHIC LEGEND

- BUILDING SECTION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- DOOR OR GATE NUMBER
- WALL TAG
- WINDOW TAG
- ELEVATION MARKER
- REVISION NUMBER
- KEYNOTE NUMBER
- ELEVATION NUMBER
- SHEET NUMBER

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5. See elevations for transom window types and locations.
6. 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.

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

PRINT DATE: XX.XX.XXXX

**RANCH -
FLOORPLANS &
ELEVATIONS**
A1.0
SCALE: AS NOTED



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ROOF PLAN NOTES

1. ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
2. ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL. WOOD SHINGLES SHALL NOT BE USED.
3. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRI IN THE GUTTER.
4. PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS.
5. GANG VENTS WHENEVER POSSIBLE.
6. SEE DETAIL 7/AS.2 FOR ROOF PENETRATION DETAIL.
7. 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.
2. PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL TOTALS TO BE VERIFIED BY CONTRACTOR.
3. 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 PROTECTED.
5. 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.
6. 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 OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
7. PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION FOR PERSONNEL

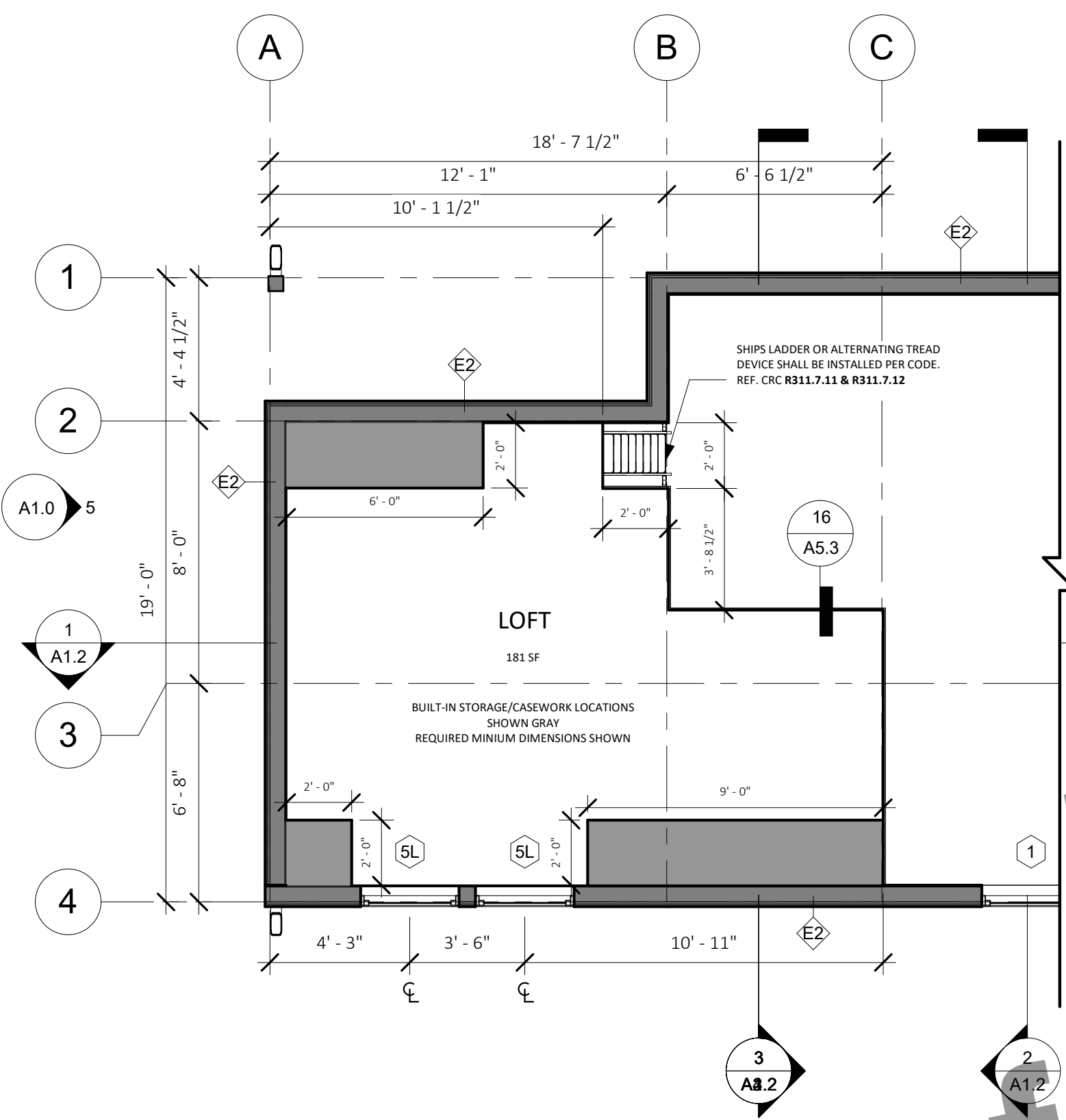
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PRE-DESIGNED ADU**
ONE BEDROOM + DEN + LOFT
946 GSF

PRINT DATE: XX.XX.XXXX

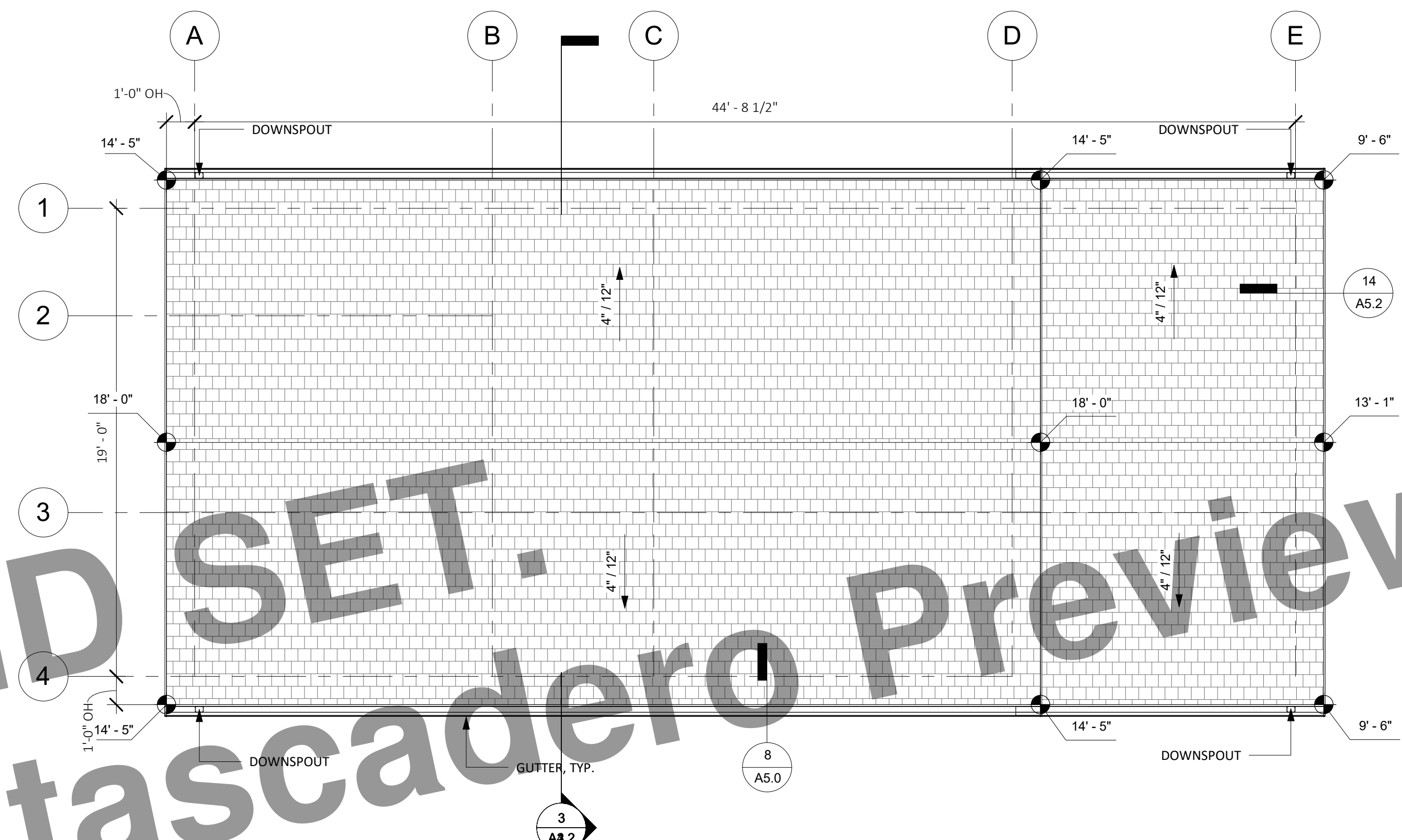
RANCH - LOFT FLOOR PLAN, ROOF PLAN & RCP

A1.1

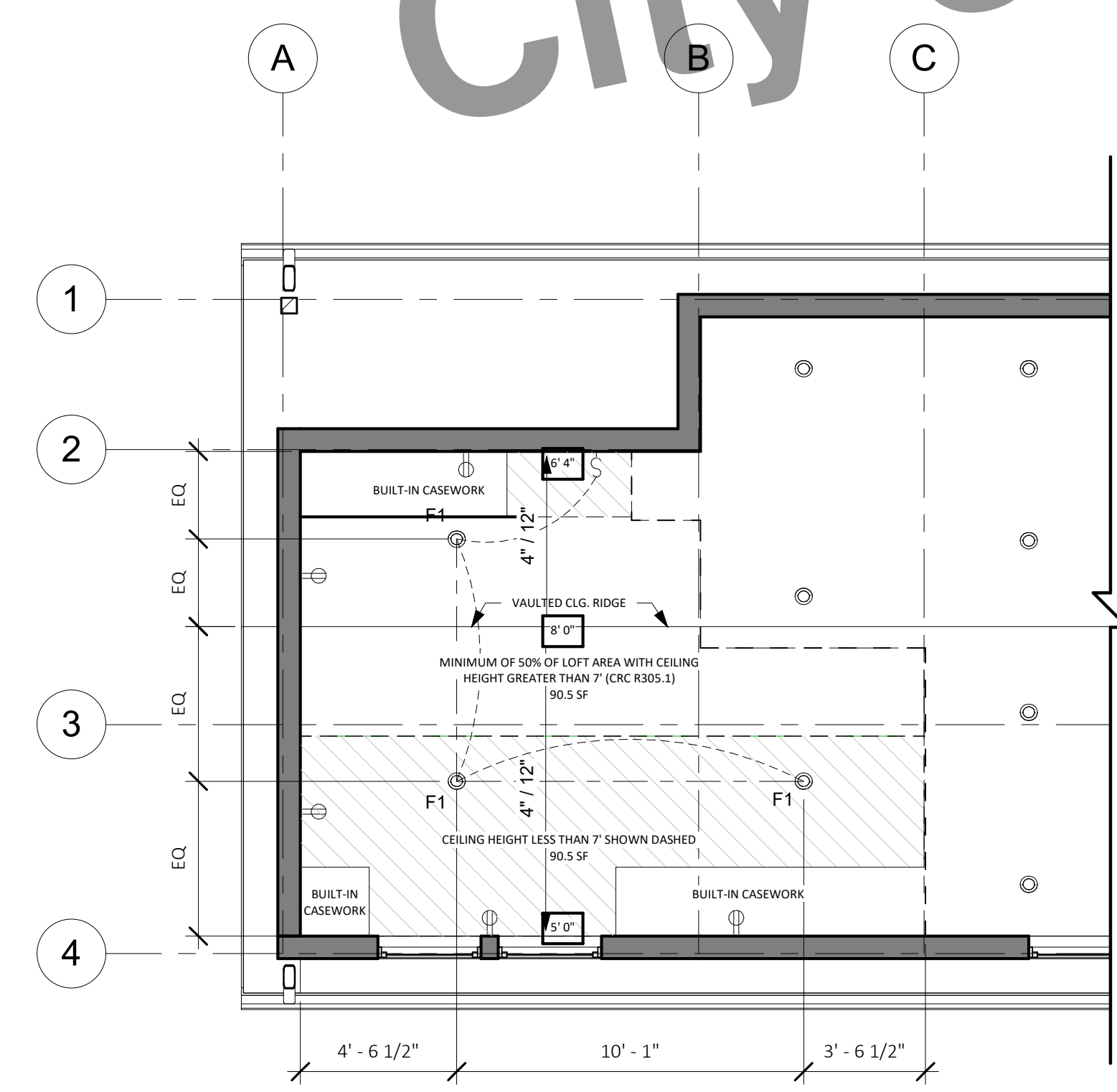
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4 LOFT FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

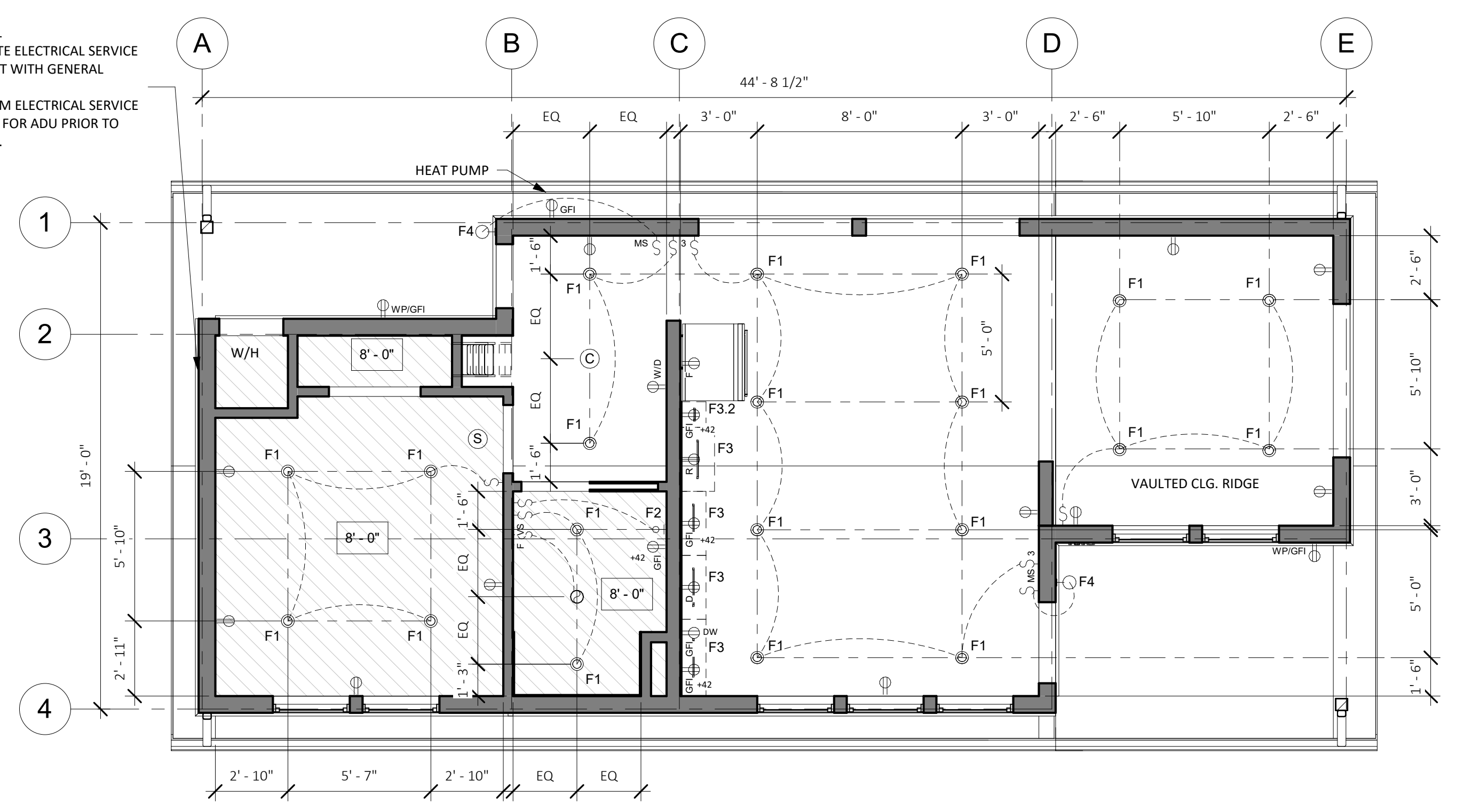


2 ROOF PLAN - COASTAL RANCH
1/4" = 1'-0"



3 LOFT RCP & ELECTRICAL PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

MIN 100 AMP SUBPANEL
1. COORDINATE SITE ELECTRICAL SERVICE AND PANEL SPLIT WITH GENERAL CONTRACTOR.
2. VERIFY MINIMUM ELECTRICAL SERVICE REQUIREMENTS FOR ADU PRIOR TO CONSTRUCTION.

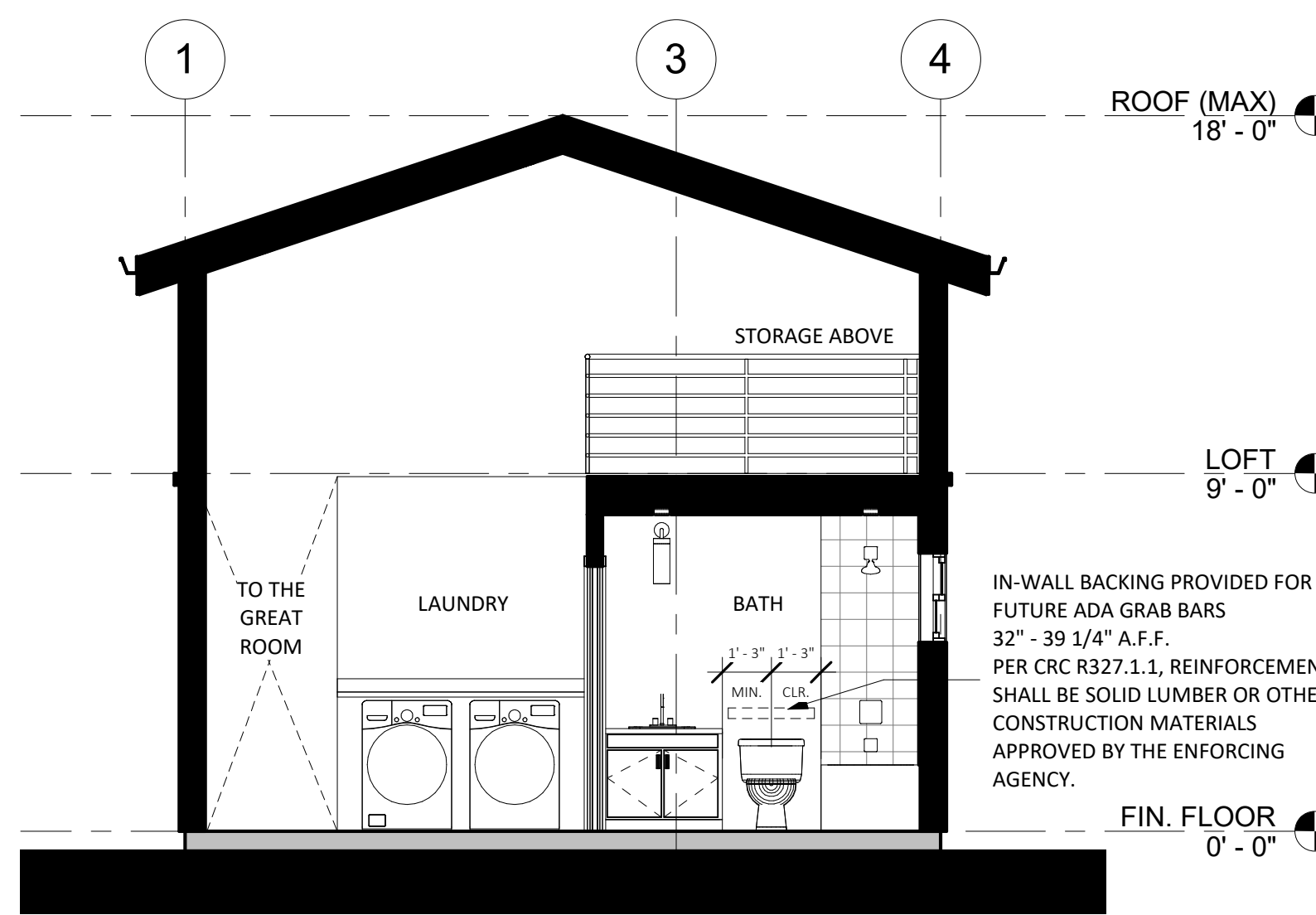


1 RCP & ELECTRICAL PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

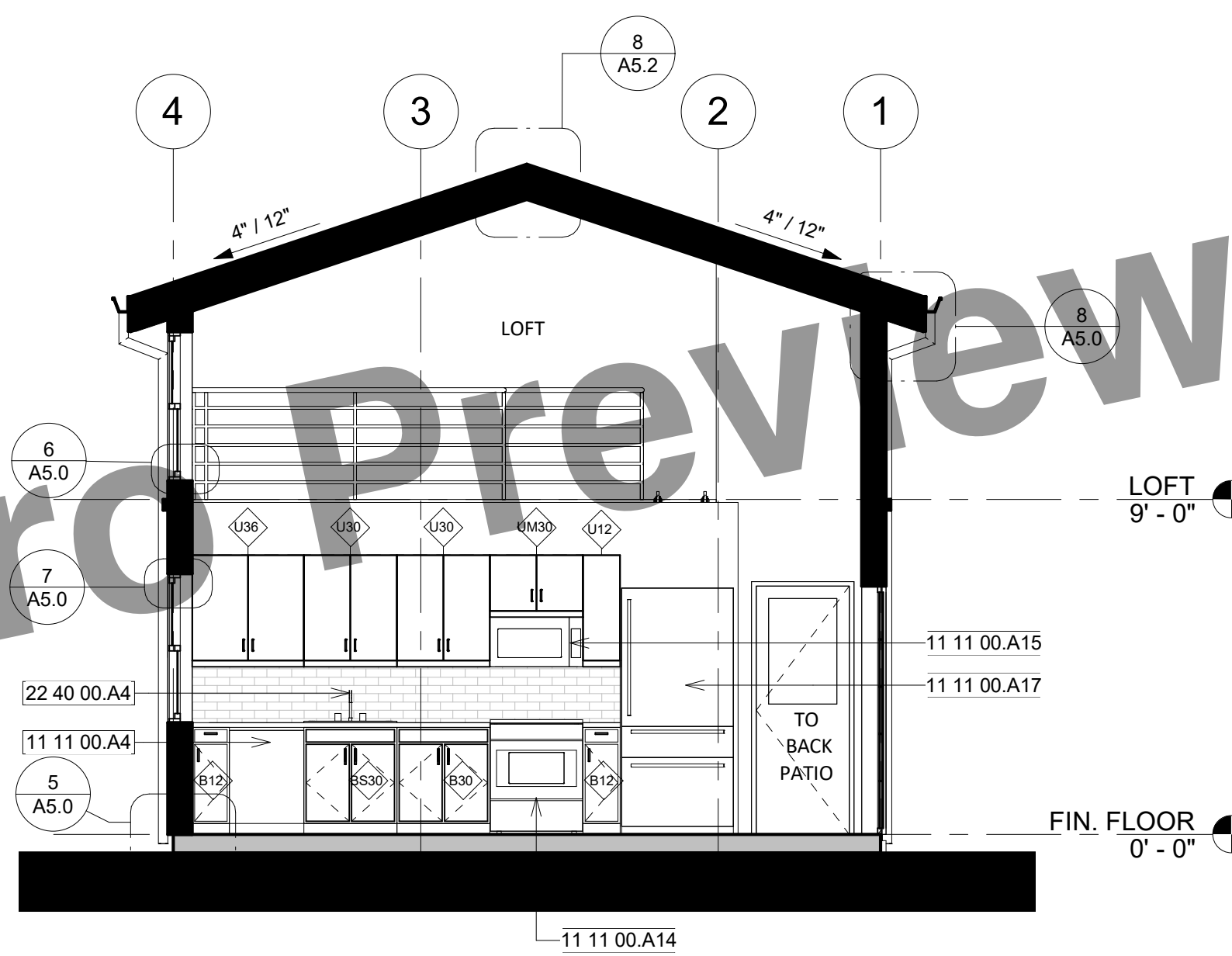
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BID SET.
City of Atascadero

Preview



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



2 SECTION B - COASTAL RANCH
1/4" = 1'-0"



1 SECTION A - COASTAL RANCH
1/4" = 1'-0"

KITCHEN LEGEND

TAG	DESCRIPTION
CABINET WIDTH	
B12	12" BASE CABINET
B30	30" BASE CABINET
B530	30" BASE CABINET - SINK
U12	12" UPPER CABINET
U30	30" UPPER CABINET
U36	36" UPPER CABINET
UM30	30" UPPER CABINET - ABOVE MICROWAVE
APPLIANCES	
11 11 00.A4	24" DISHWASHER
11 11 00.A14	30" ELECTRIC RANGE
11 11 00.A15	30" MICROWAVE / HOOD VENT COMBO UNIT
11 11 00.A17	36" REFRIGERATOR
11 31 00.A2	FRONT LOAD DRYER
11 31 00.A1	FRONT LOAD WASHER
22 40 00.A4	30" KITCHEN SINK WITH FAUCET



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

PRINT DATE: XX.XX.XXXX

RANCH - SECTIONS

A1.2

SCALE: AS NOTED



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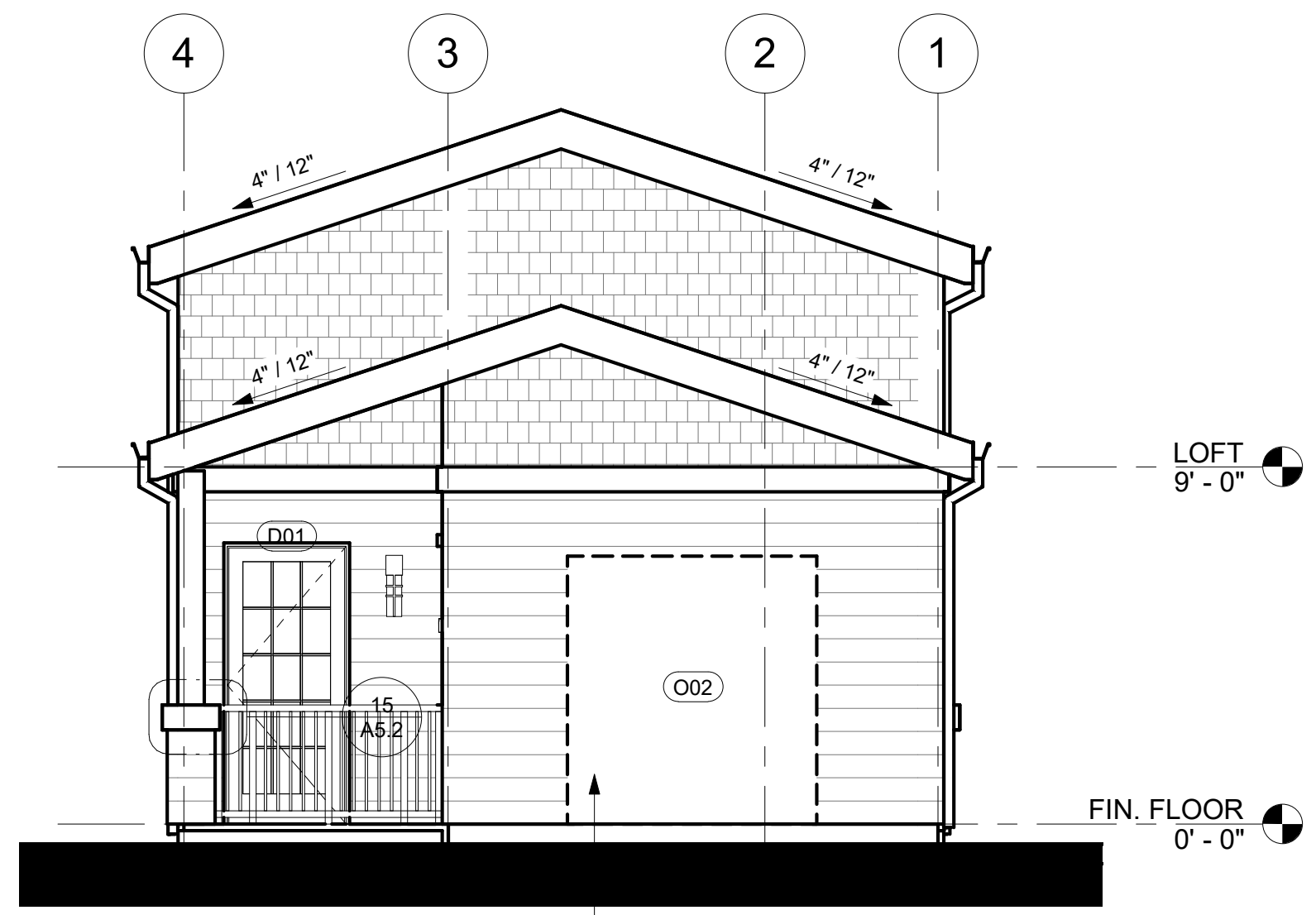
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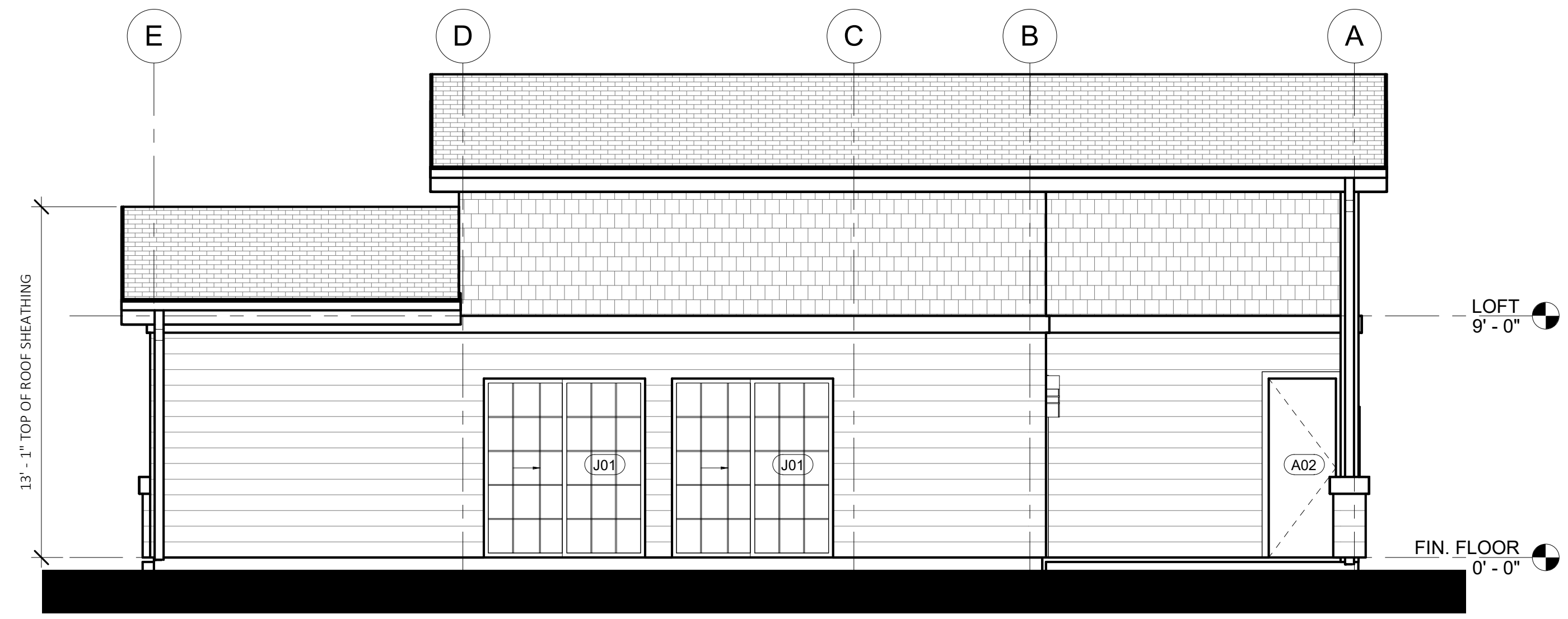
**CRAFTSMAN -
FLOORPLANS &
ELEVATIONS**

A2.0

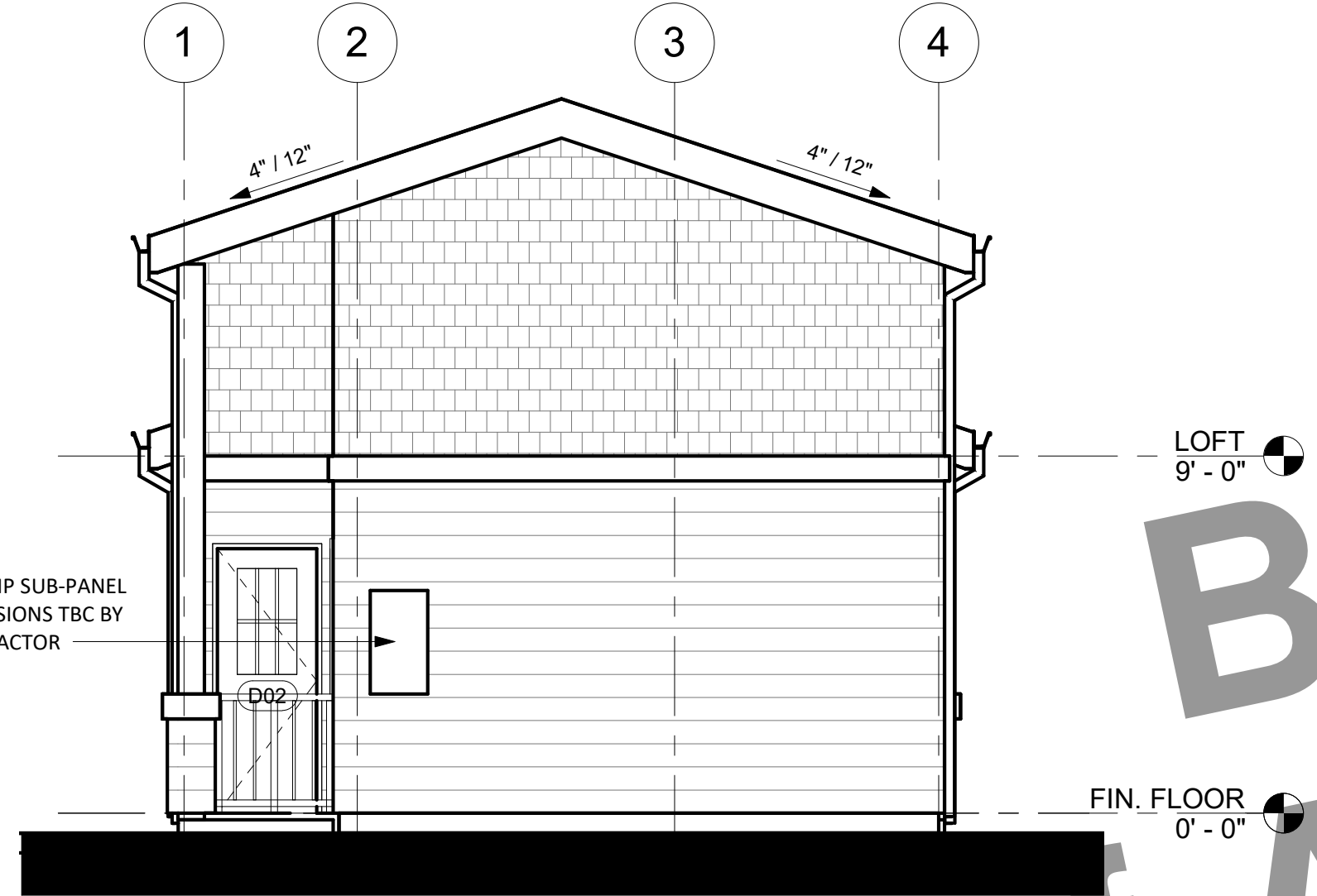
SCALE: AS NOTED



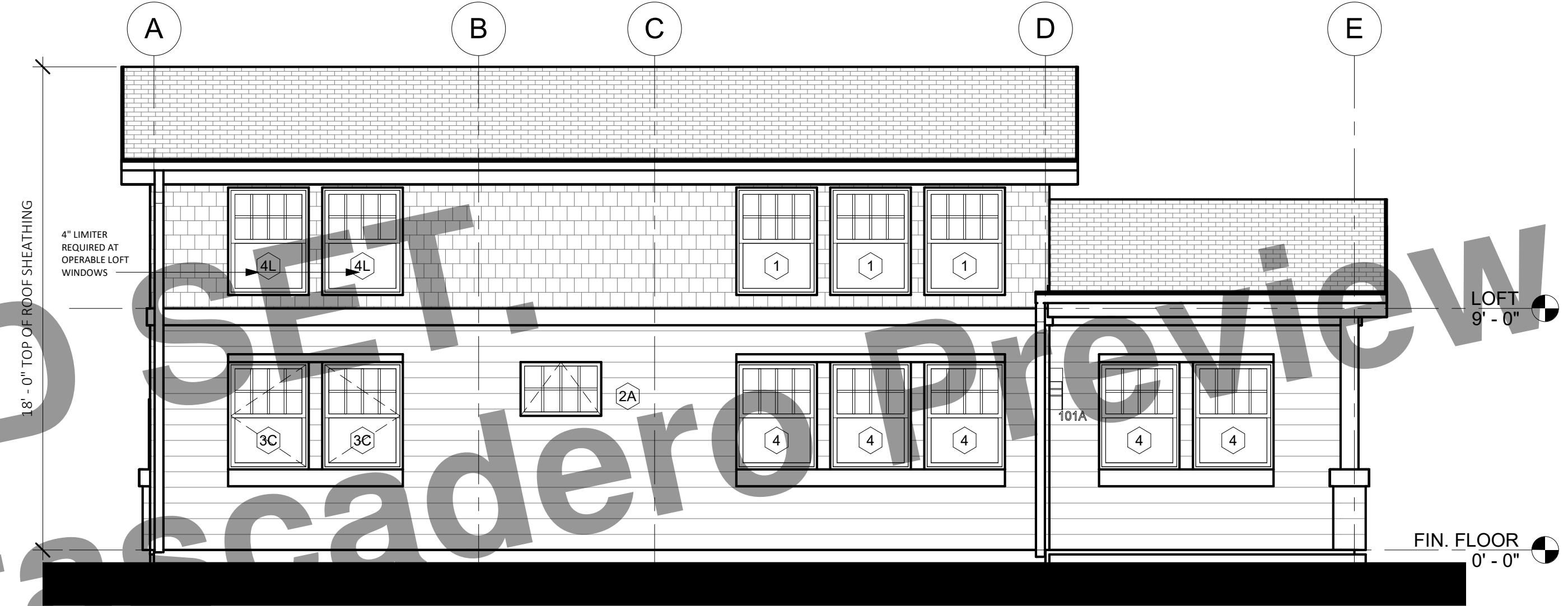
6 RIGHT ELEVATION - BACKYARD CRAFTSMAN
1/4" = 1'-0"



3 REAR ELEVATION - BACKYARD CRAFTSMAN
1/4" = 1'-0"



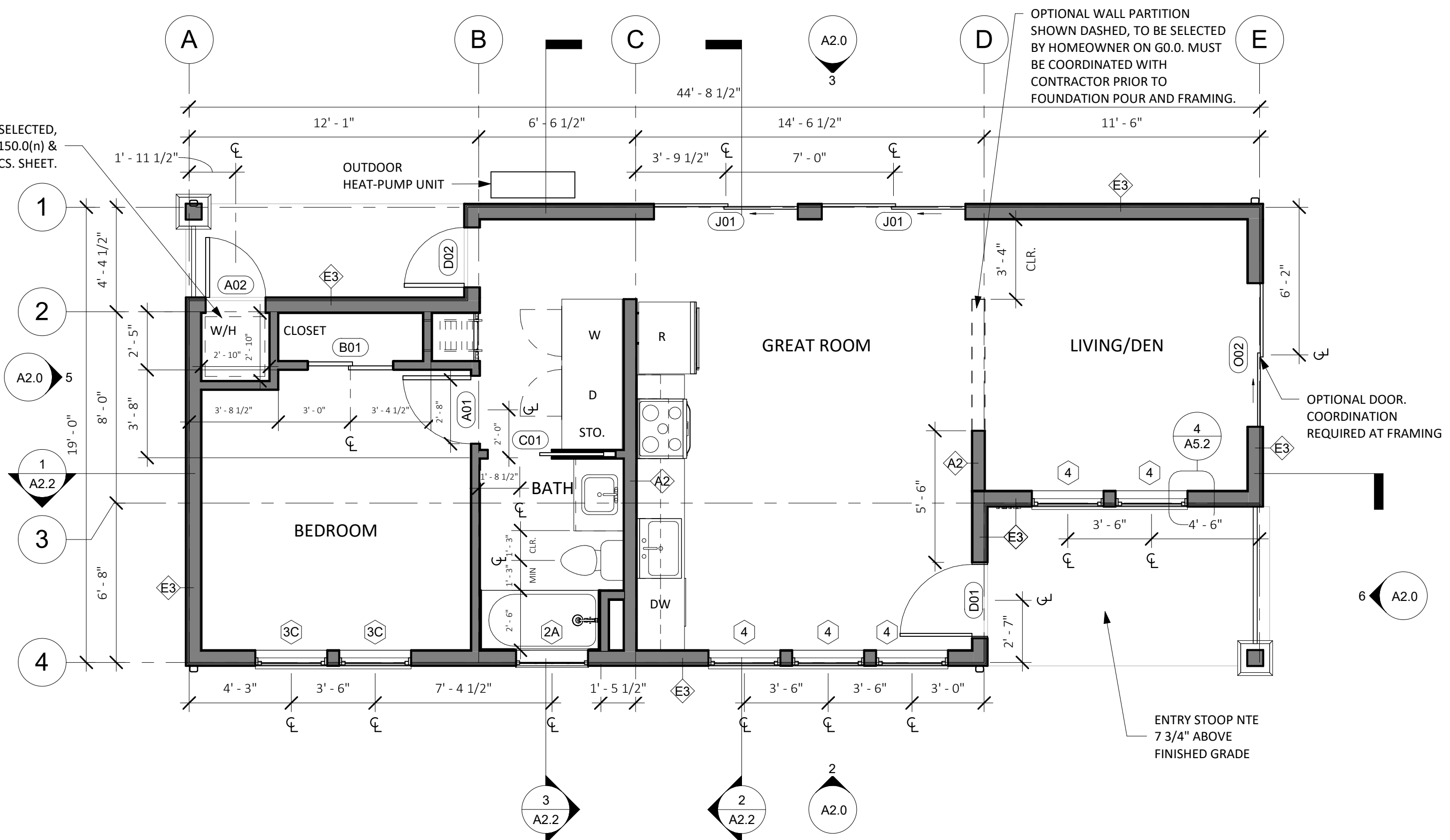
5 LEFT ELEVATION - BACKYARD CRAFTSMAN
1/4" = 1'-0"



2 FRONT ELEVATION - BACKYARD CRAFTSMAN
1/4" = 1'-0"



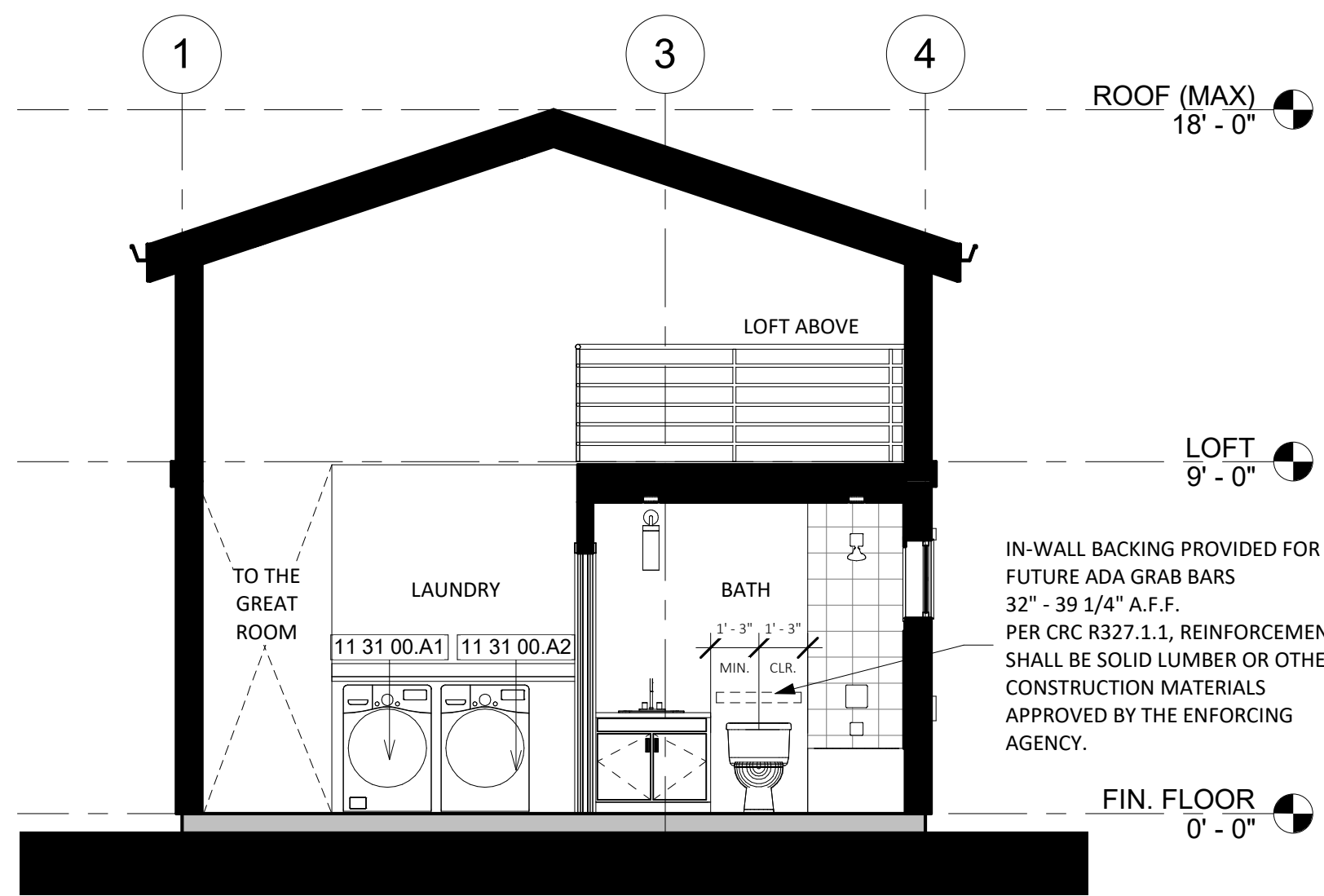
4 FRONT VIEW - ONE BEDRM PLUS LOFT - BACKYARD CRAFTSMAN
NO SCALE



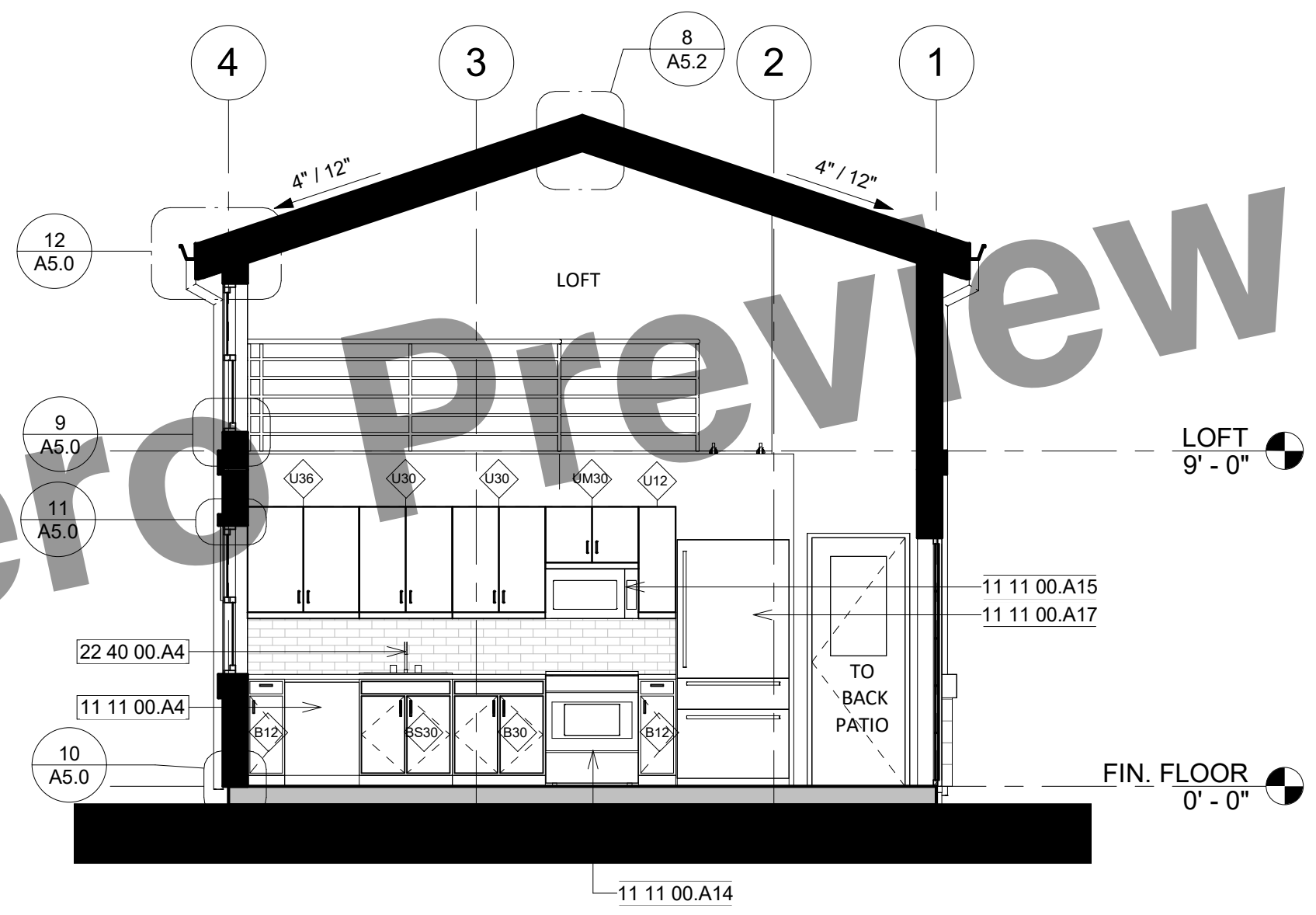
1 FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

BID SET.
City of Atascadero

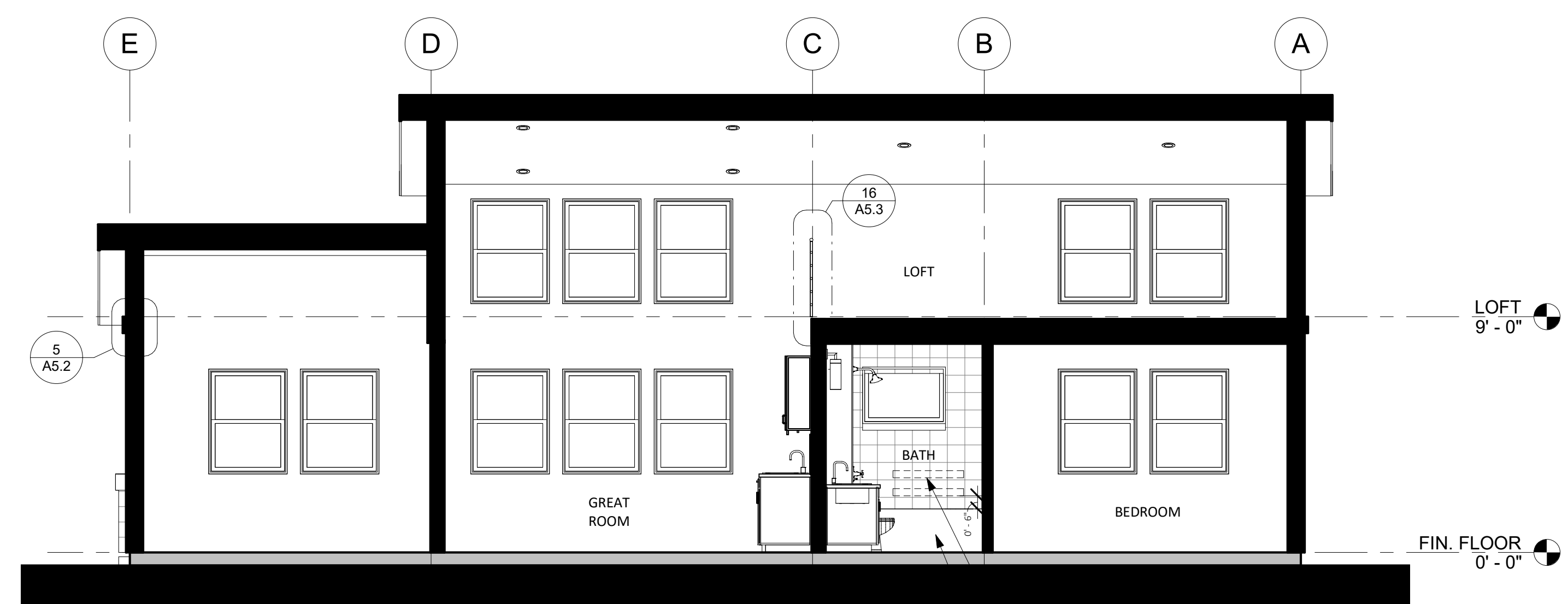
Preview



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



2 SECTION B - BACKYARD CRAFTSMAN
1/4" = 1'-0"



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

KITCHEN LEGEND

TAG	DESCRIPTION
CABINET WIDTH	
B12	12" BASE CABINET
B30	30" BASE CABINET
B530	30" BASE CABINET - SINK
U12	12" UPPER CABINET
U30	30" UPPER CABINET
U36	36" UPPER CABINET
UM30	30" UPPER CABINET - ABOVE MICROWAVE
APPLIANCES	
11 11 00.A4	24" DISHWASHER
11 11 00.A15	30" ELECTRIC RANGE
11 11 00.A14	30" MICROWAVE / HOOD VENT COMBO UNIT
11 11 00.A17	36" REFRIGERATOR
11 31 00.A2	FRONT LOAD DRYER
11 31 00.A1	FRONT LOAD WASHER
22 40 00.A4	30" KITCHEN SINK WITH FAUCET



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

PRINT DATE: XX.XX.XXXX

CRAFTSMAN - SECTIONS

A2.2

SCALE: AS NOTED



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FLOORPLAN LEGEND

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

GRAPHIC LEGEND

- BUILDING SECTION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- DOOR OR GATE NUMBER
- WALL TAG
- WINDOW TAG
- ELEVATION MARKER
- REVISION NUMBER
- KEYNOTE NUMBER
- ELEVATION NUMBER
- SHEET NUMBER

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.
3. All INTERIOR walls are Type A1 unless otherwise noted.
4. See Sheet A5.0 & A5.1 for EXTERIOR wall types and details.
5. See elevations for transom window types and locations.
6. 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 materials are as selected by the Owner.

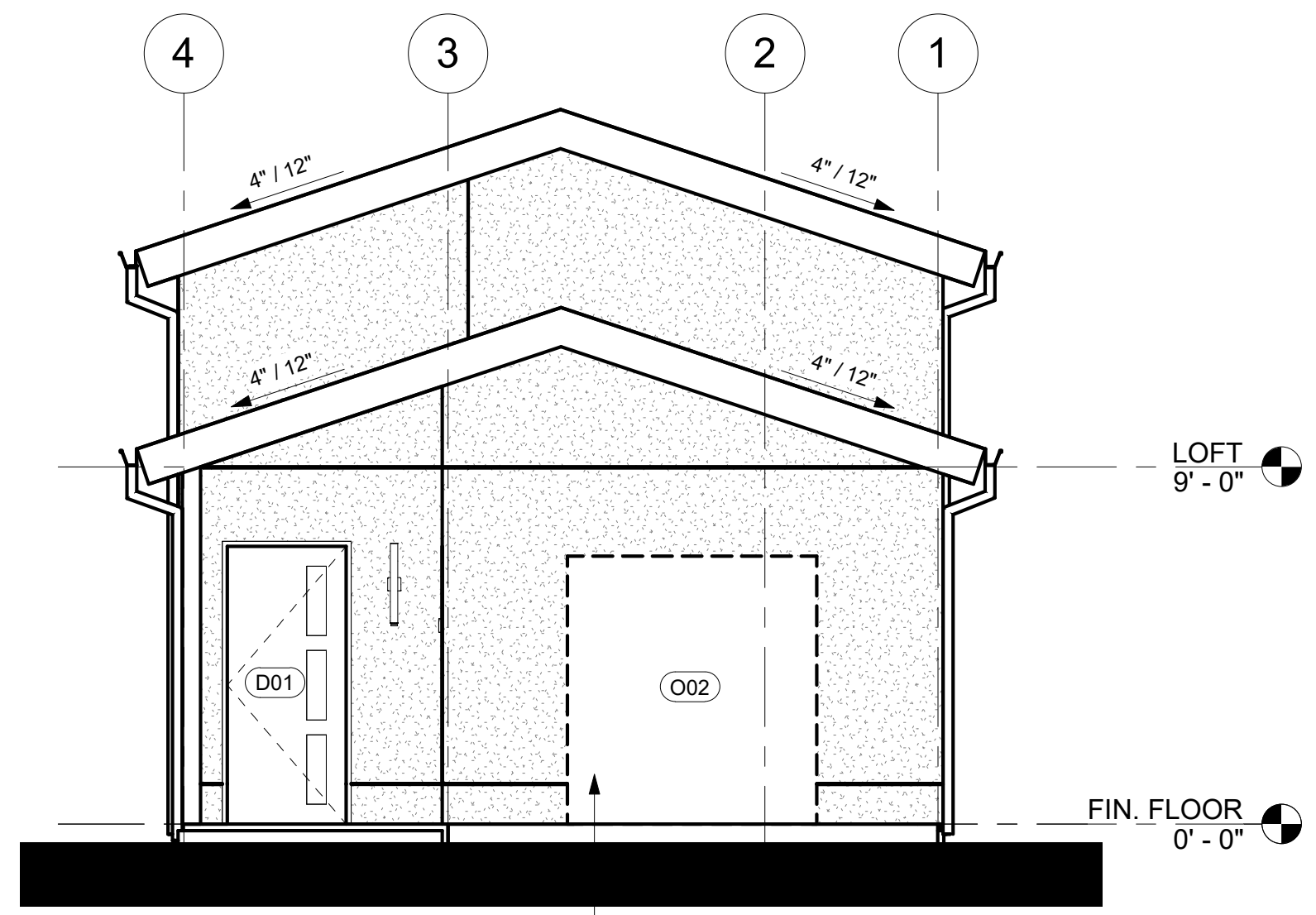
**CENTRAL COAST
PRE-DESIGNED ADU**
 ONE BEDROOM + DEN + LOFT
 946 GSF

PRINT DATE: XX.XX.XXXX

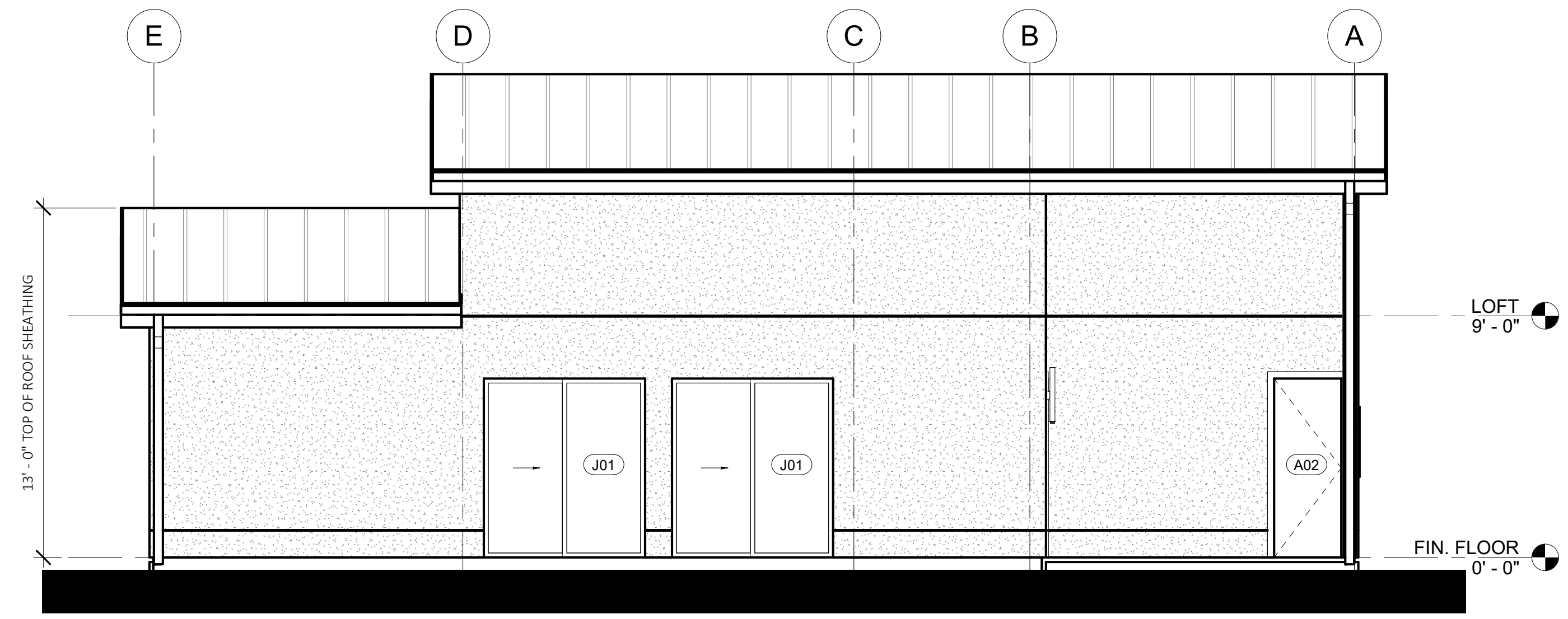
MODERN -
FLOORPLANS &
ELEVATIONS

A3.0

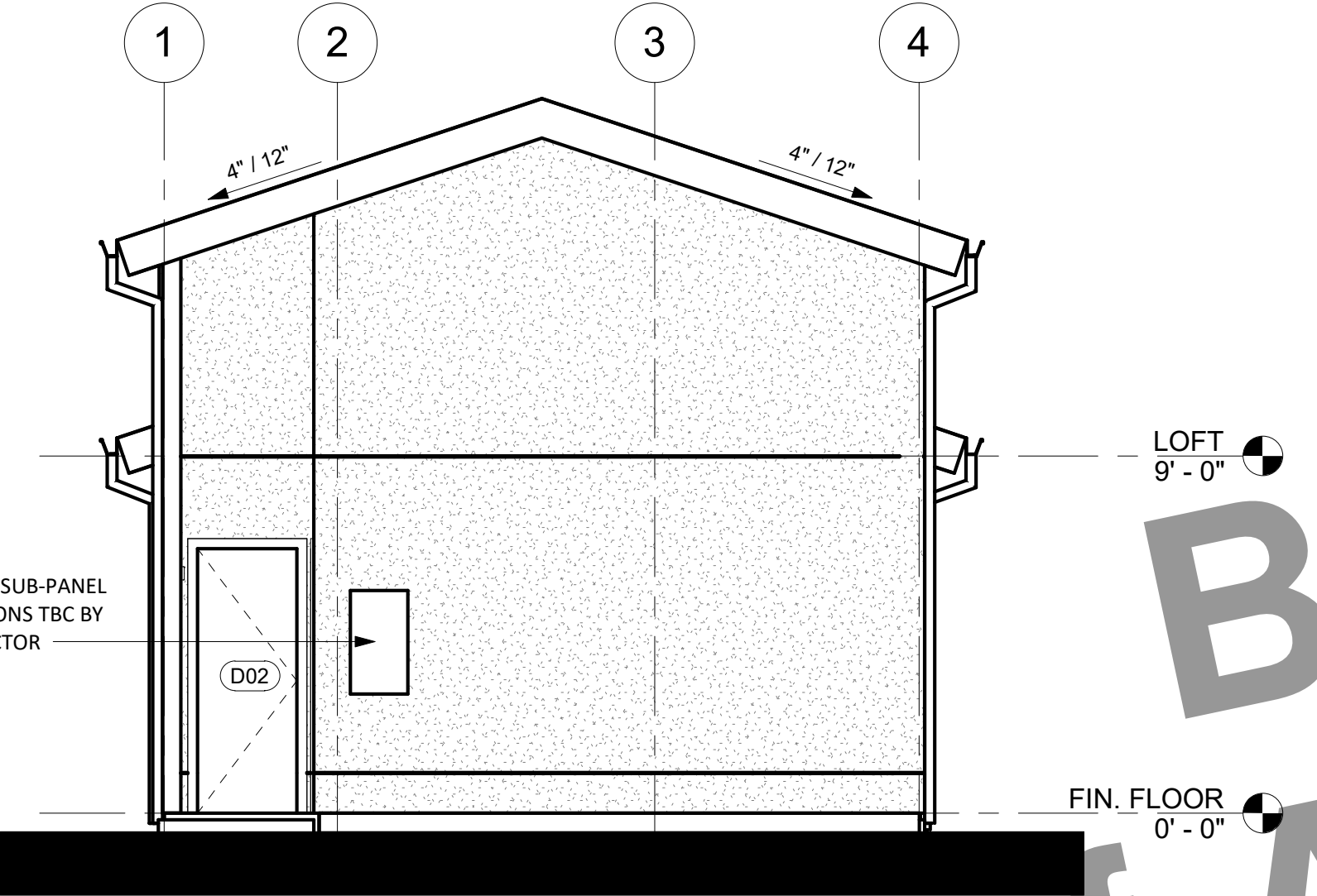
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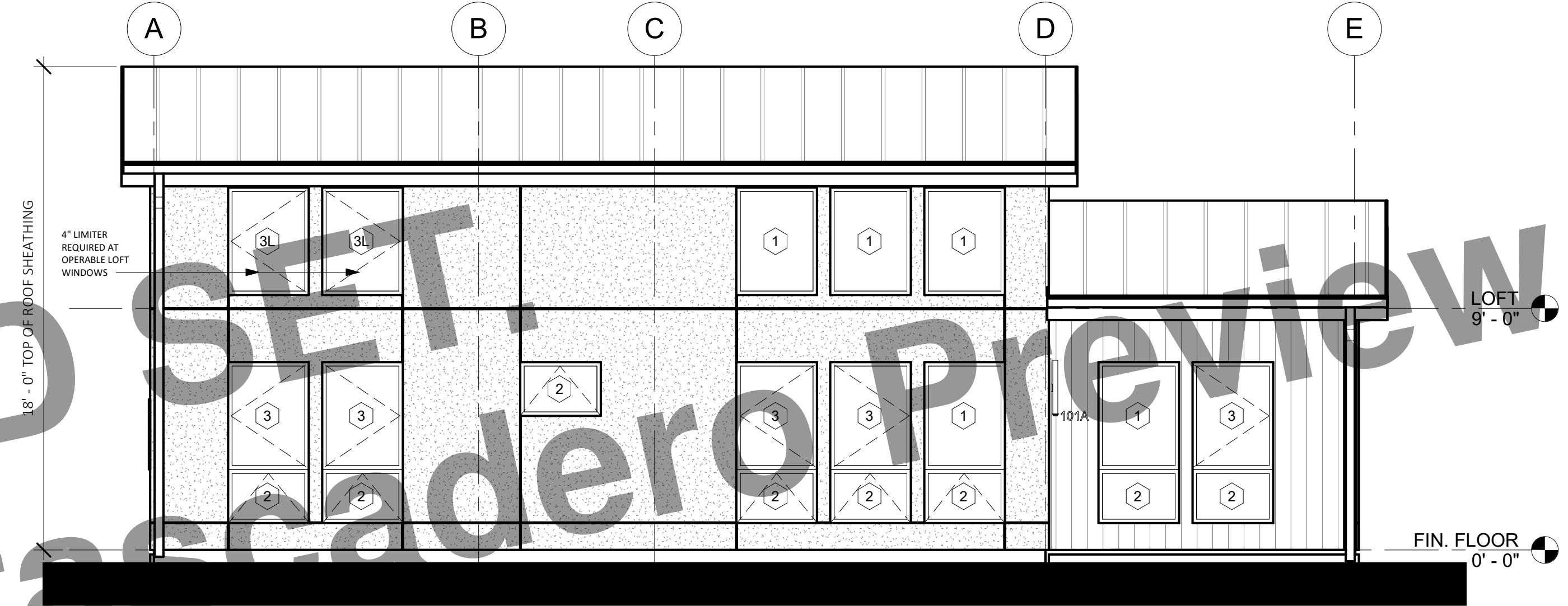
6 RIGHT ELEVATION - CALIFORNIA MODERN
1/4" = 1'-0"



4 REAR ELEVATION - CALIFORNIA MODERN
1/4" = 1'-0"



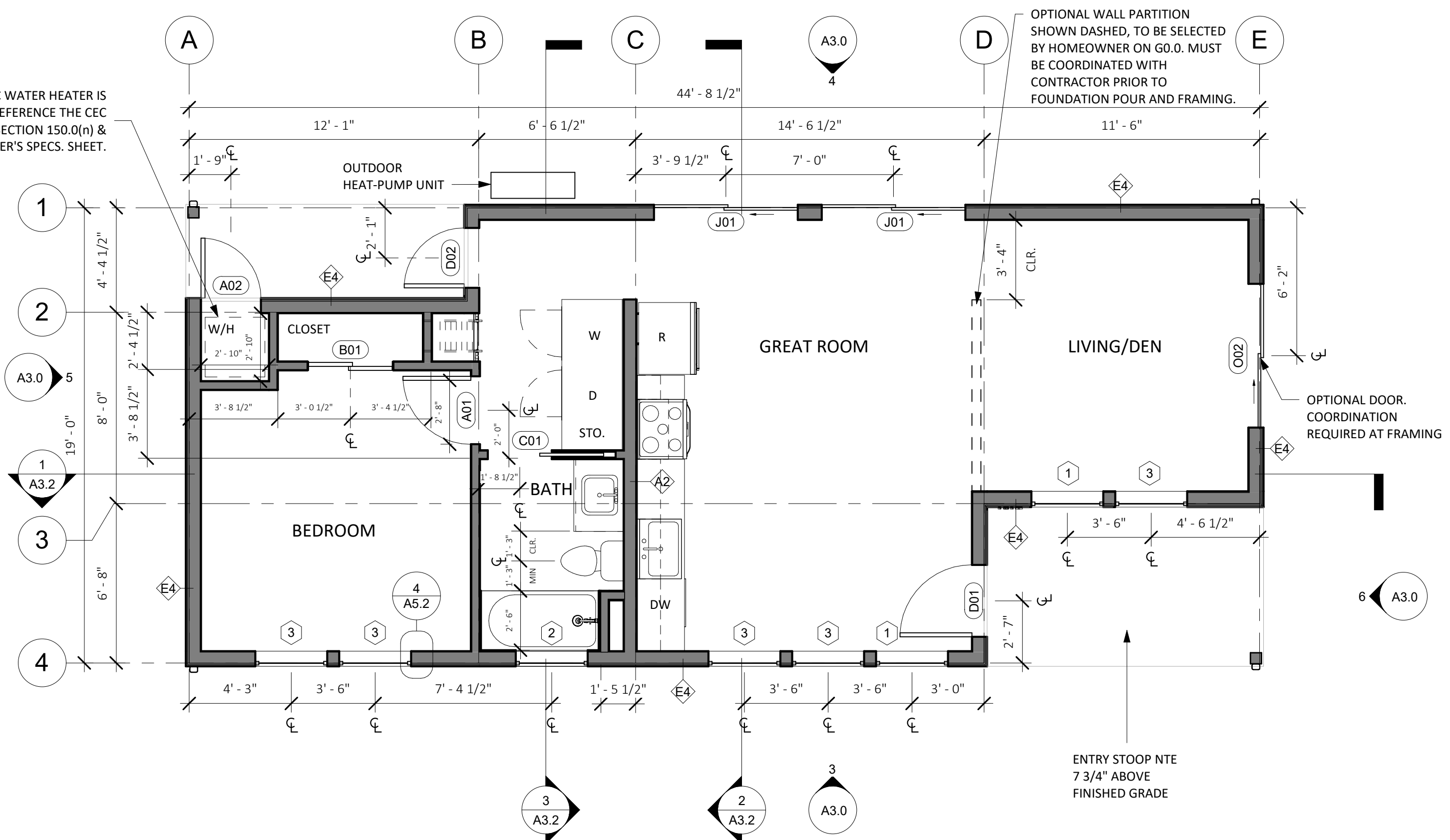
5 LEFT ELEVATION - CALIFORNIA MODERN
1/4" = 1'-0"



3 FRONT ELEVATION - CALIFORNIA MODERN
1/4" = 1'-0"



4 FRONT VIEW - ONE BEDRM PLUS LOFT - CALIFORNIA MODERN
NO SCALE



1 FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"



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ROOF PLAN NOTES

1. ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
2. ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL.
3. WOOD SHINGLES SHALL NOT BE USED.
4. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRI IN THE GUTTER.
5. PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS.
6. GANG VENTS WHENEVER POSSIBLE.
7. SEE DETAIL 7/AS.2 FOR ROOF PENETRATION DETAIL.
8. 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
- ⊕ MOTION-SENSOR SWITCH
- ⊕ 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

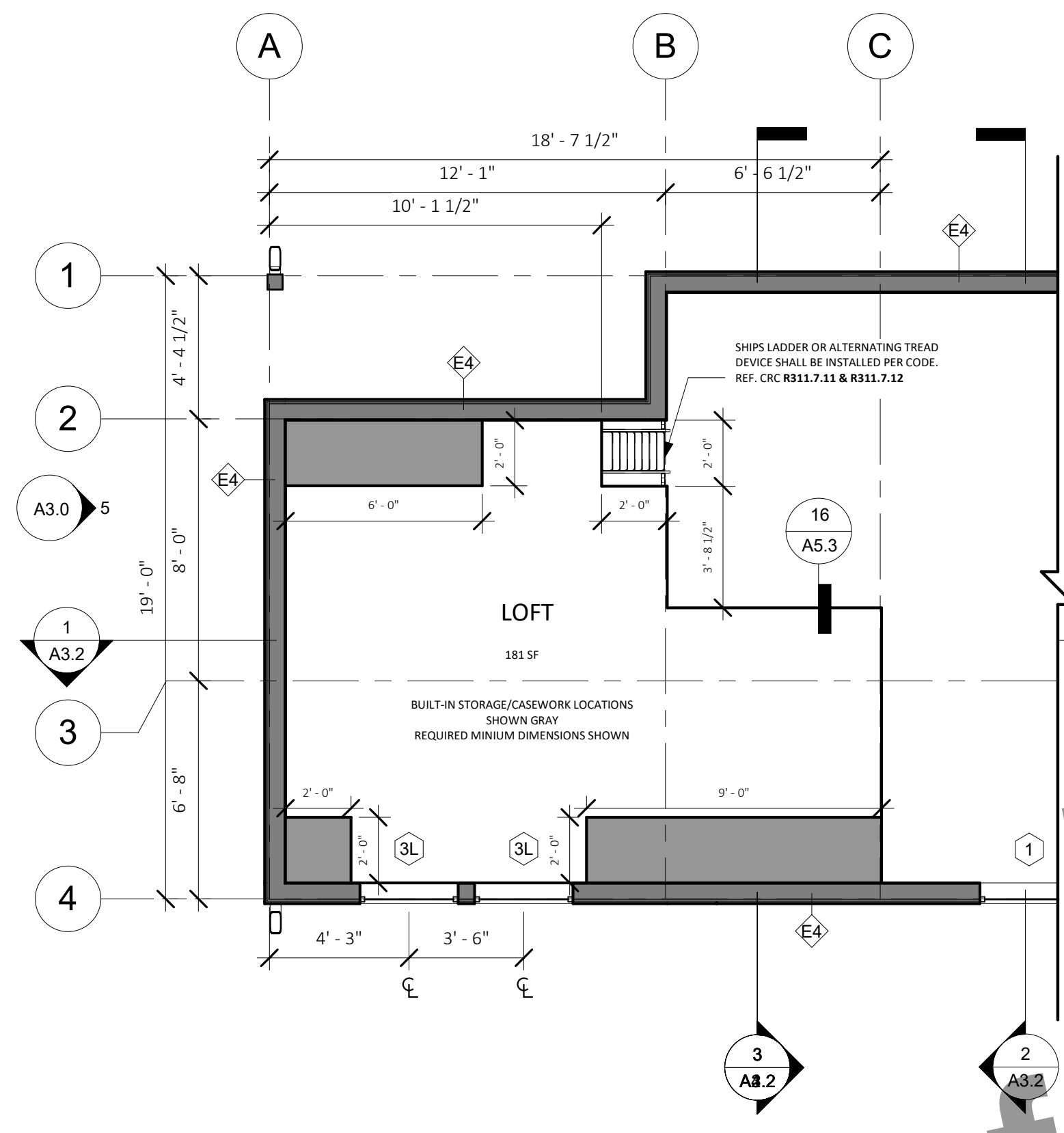
1. LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE, AND F.O. FINISH AT WALL.
2. PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL TOTALS TO BE VERIFIED BY CONTRACTOR.
3. SEPARATE SWITCH IN BATHROOM TO CONTROL IAQ FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR.
4. ALL RECEPTACLES LOCATED WITHIN BATHROOMS ARE REQUIRED TO BE GFCI PROTECTED.
5. 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.
6. 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 OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
7. PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION FOR PERSONNEL

PRINT DATE: XX.XX.XXXX

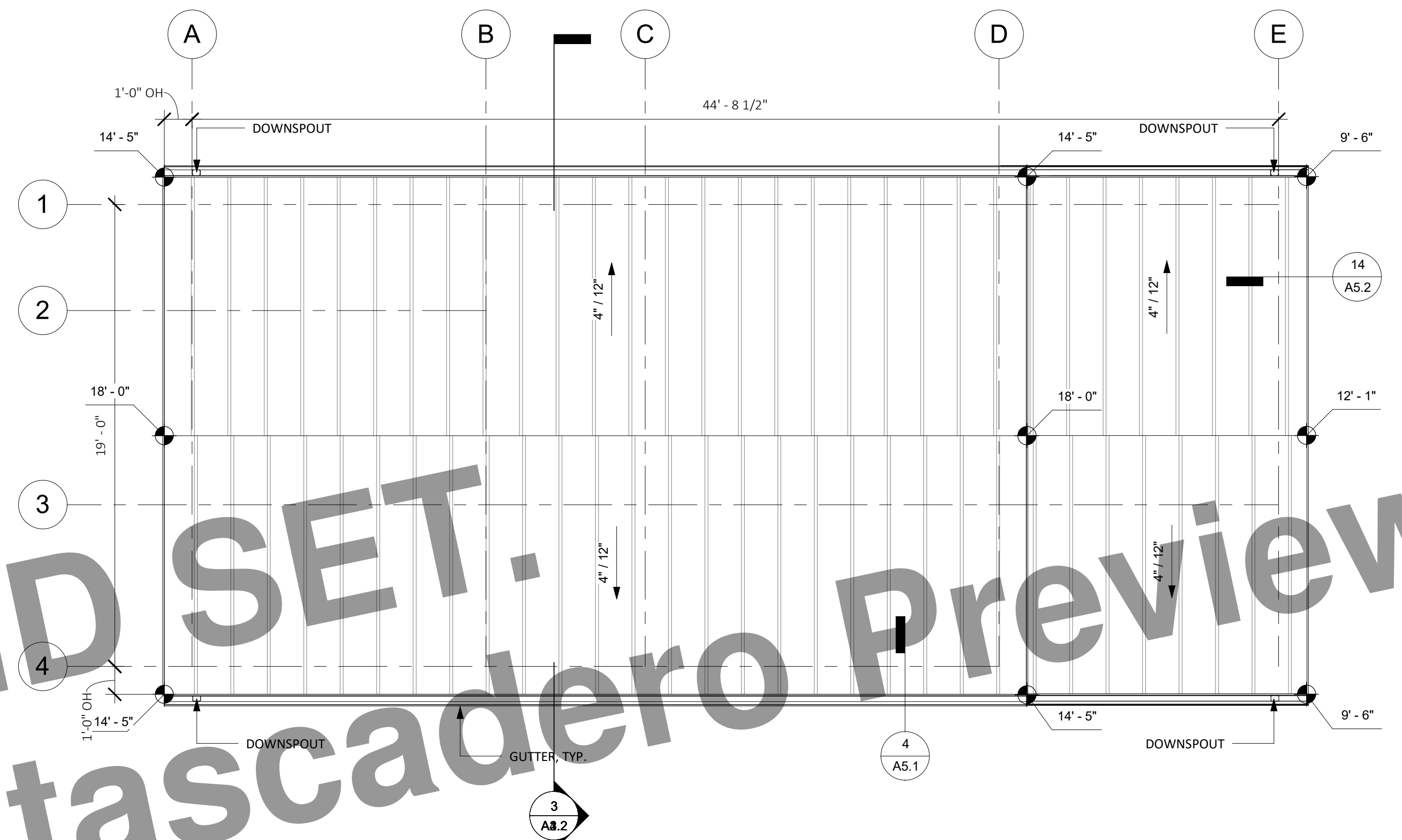
MODERN - LOFT
FLOOR PLAN, ROOF
PLAN & RCP

A3.1

SCALE: AS NOTED



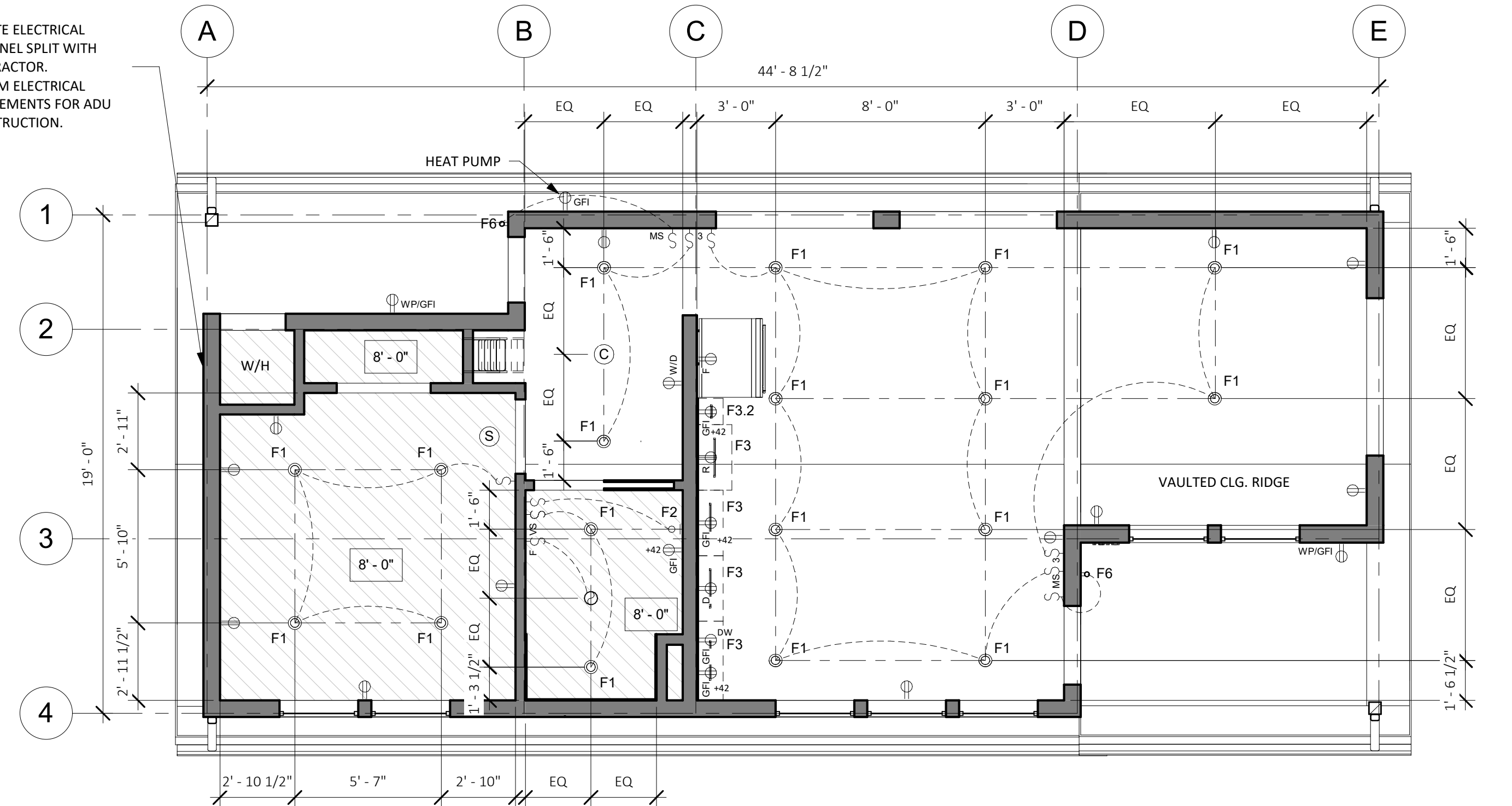
4 LOFT FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"



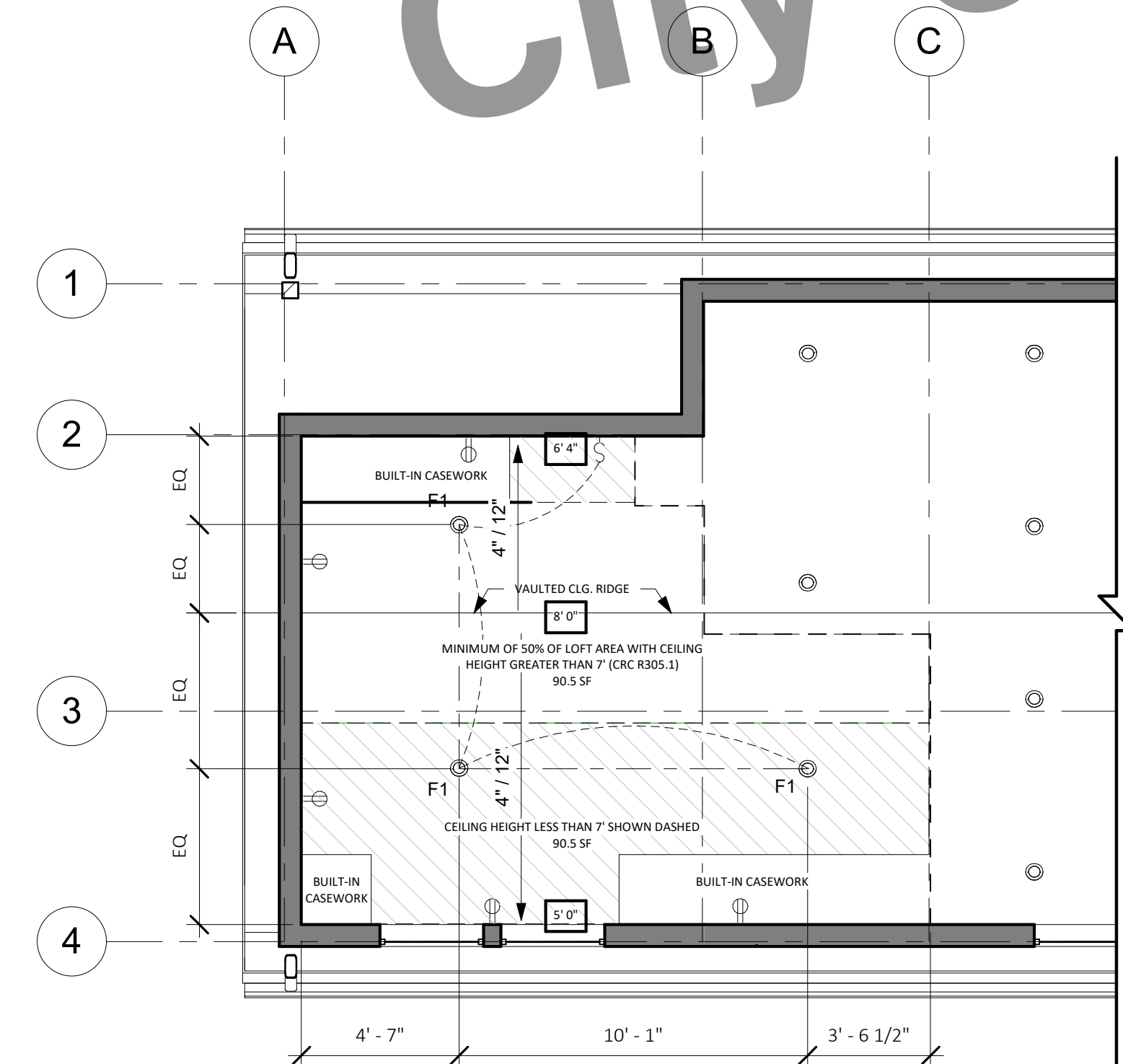
1 ROOF PLAN - CALIFORNIA MODERN
1/4" = 1'-0"

MIN 100 AMP SUBPANEL

1. COORDINATE SITE ELECTRICAL SERVICE AND PANEL SPLIT WITH GENERAL CONTRACTOR.
2. VERIFY MINIMUM ELECTRICAL SERVICE REQUIREMENTS FOR ADU PRIOR TO CONSTRUCTION.



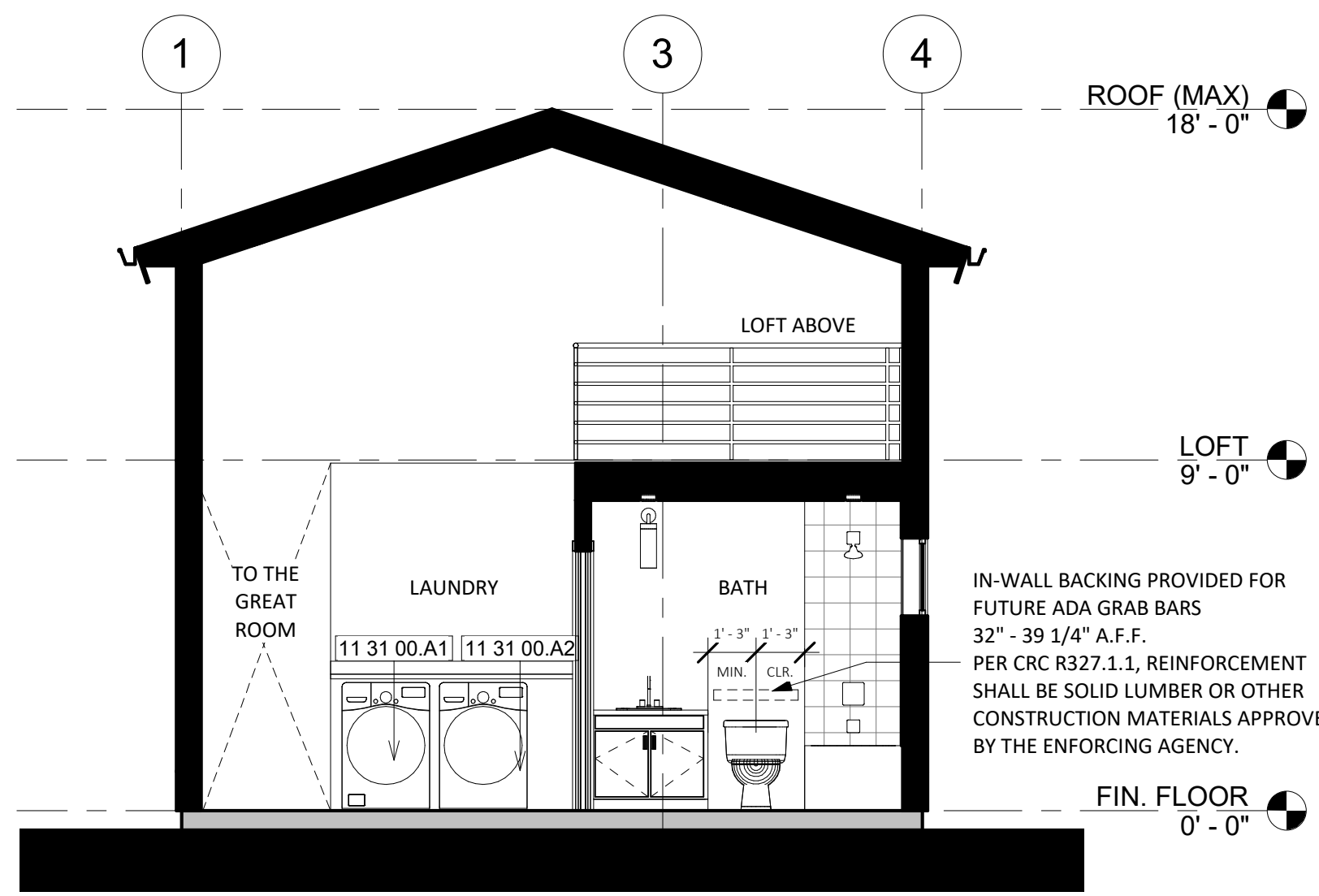
2 RCP & ELECTRICAL PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"



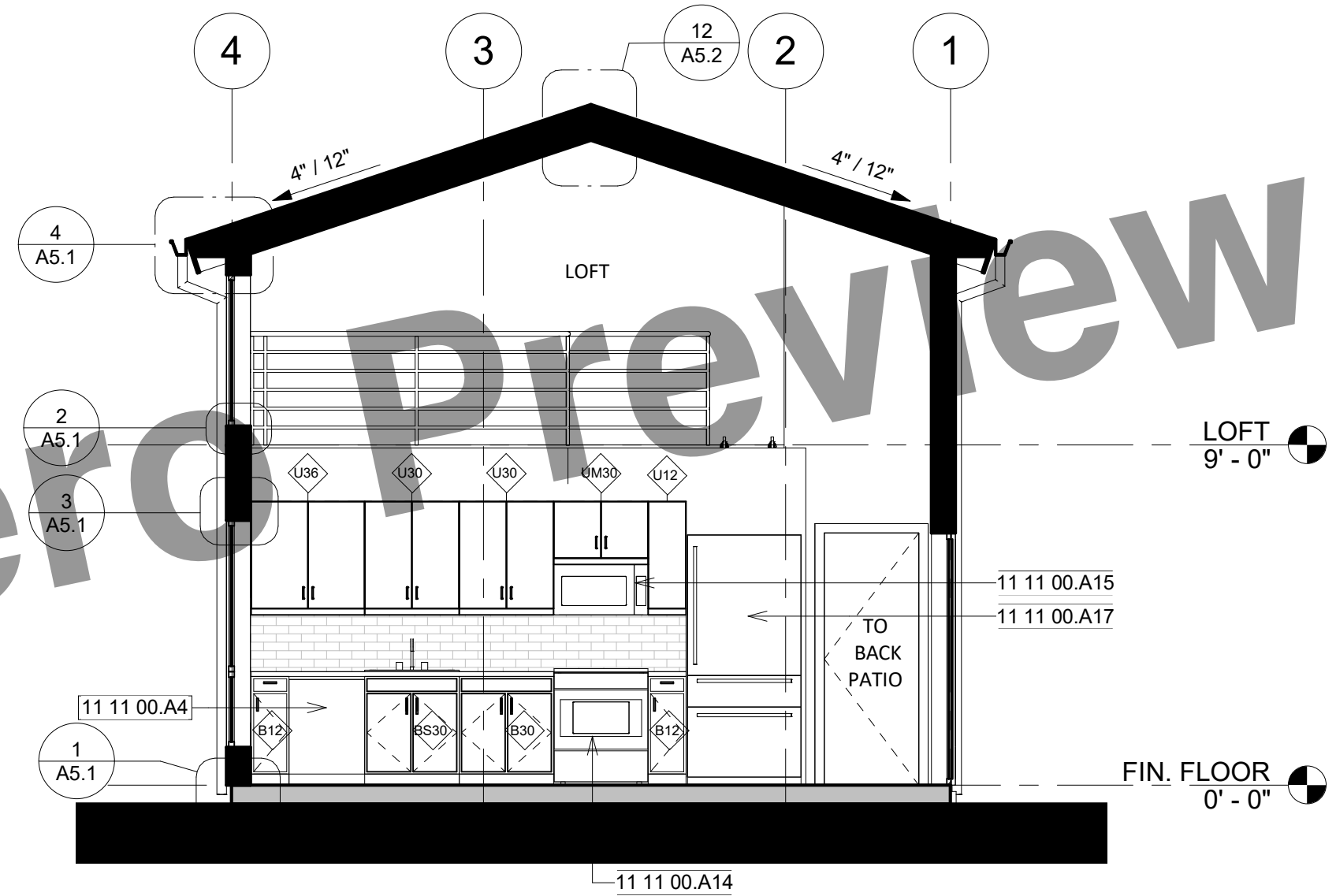
3 LOFT RCP & ELECTRICAL PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

8/30/2023 3:19:29 PM

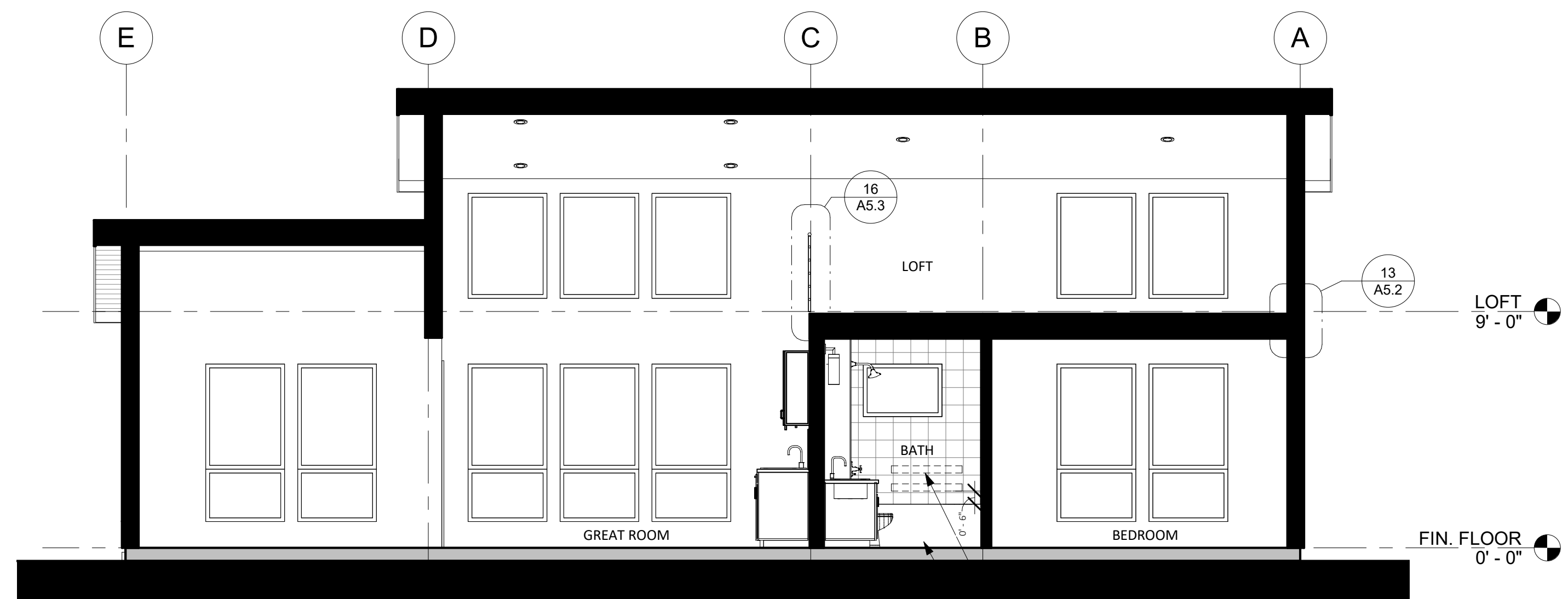
BID SET.
City of Atascadero



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



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1/4" = 1'-0"



1 SECTION A - CALIFORNIA MODERN
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KITCHEN LEGEND

TAG	DESCRIPTION
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CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN + LOFT
946 GSF

PRINT DATE: XX.XX.XXXX

MODERN - SECTIONS

A3.2

SCALE: AS NOTED



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- (N) LIGHT SWITCH

GRAPHIC LEGEND

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- SHEET NUMBER
- DETAIL NUMBER
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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 materials are as selected by the Owner.

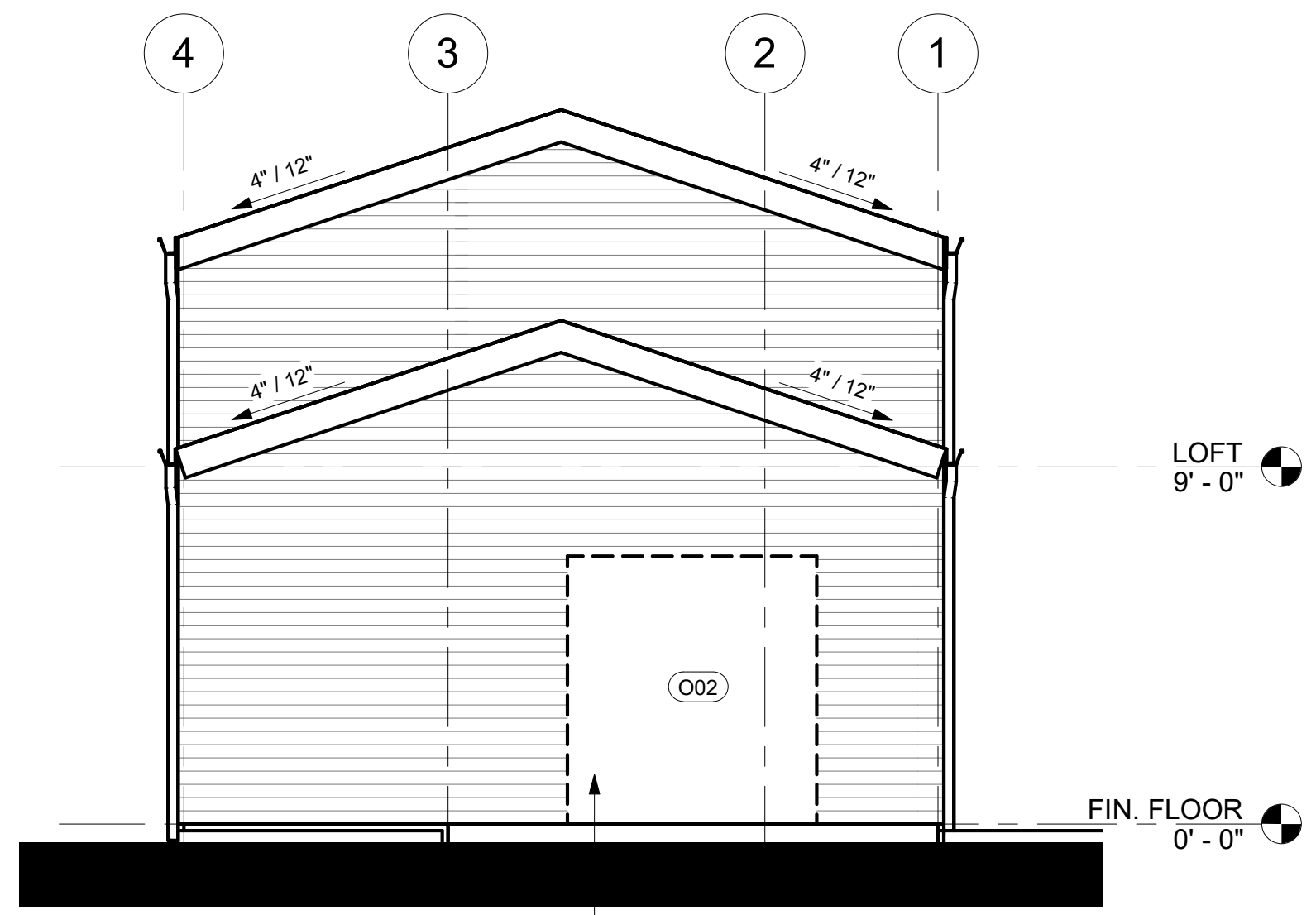
**CENTRAL COAST
PRE-DESIGNED ADU**
ONE BEDROOM + DEN + LOFT
946 GSF

PRINT DATE: XX.XX.XXXX

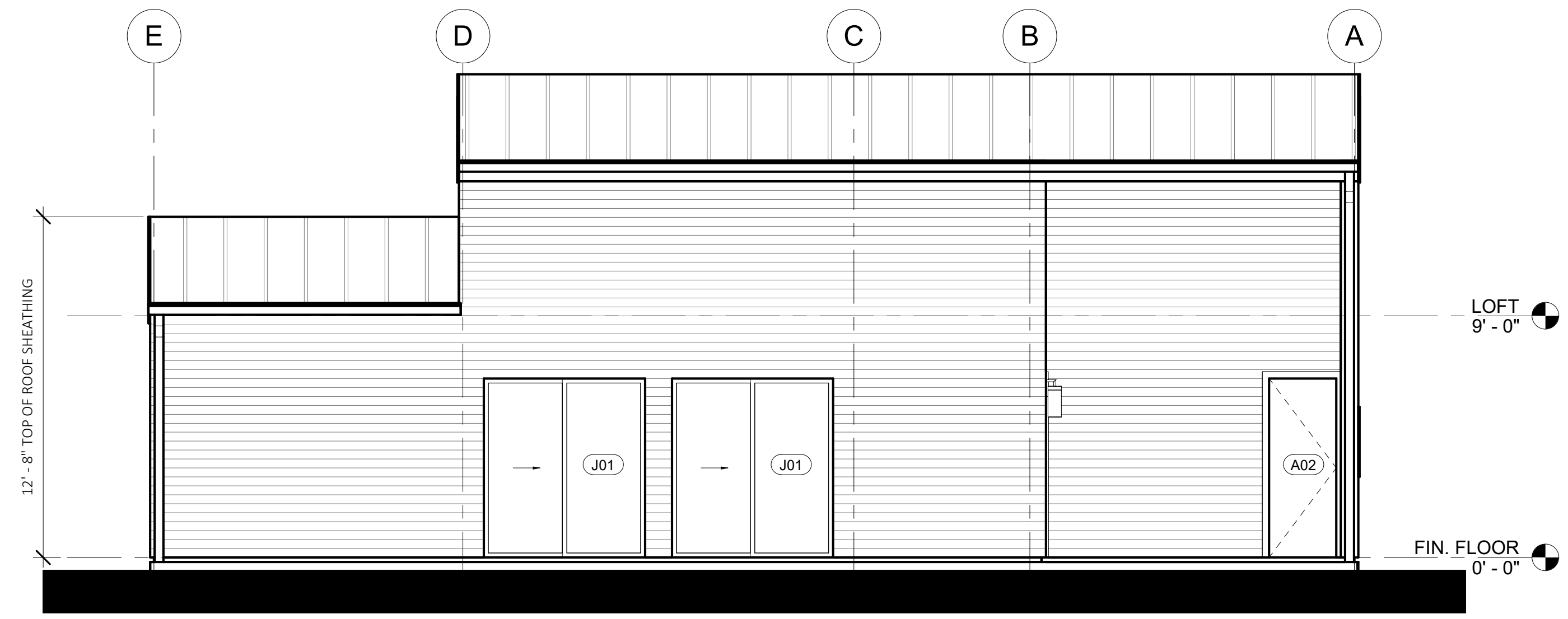
**BUNGALOW -
FLOORPLANS &
ELEVATIONS**

A4.0

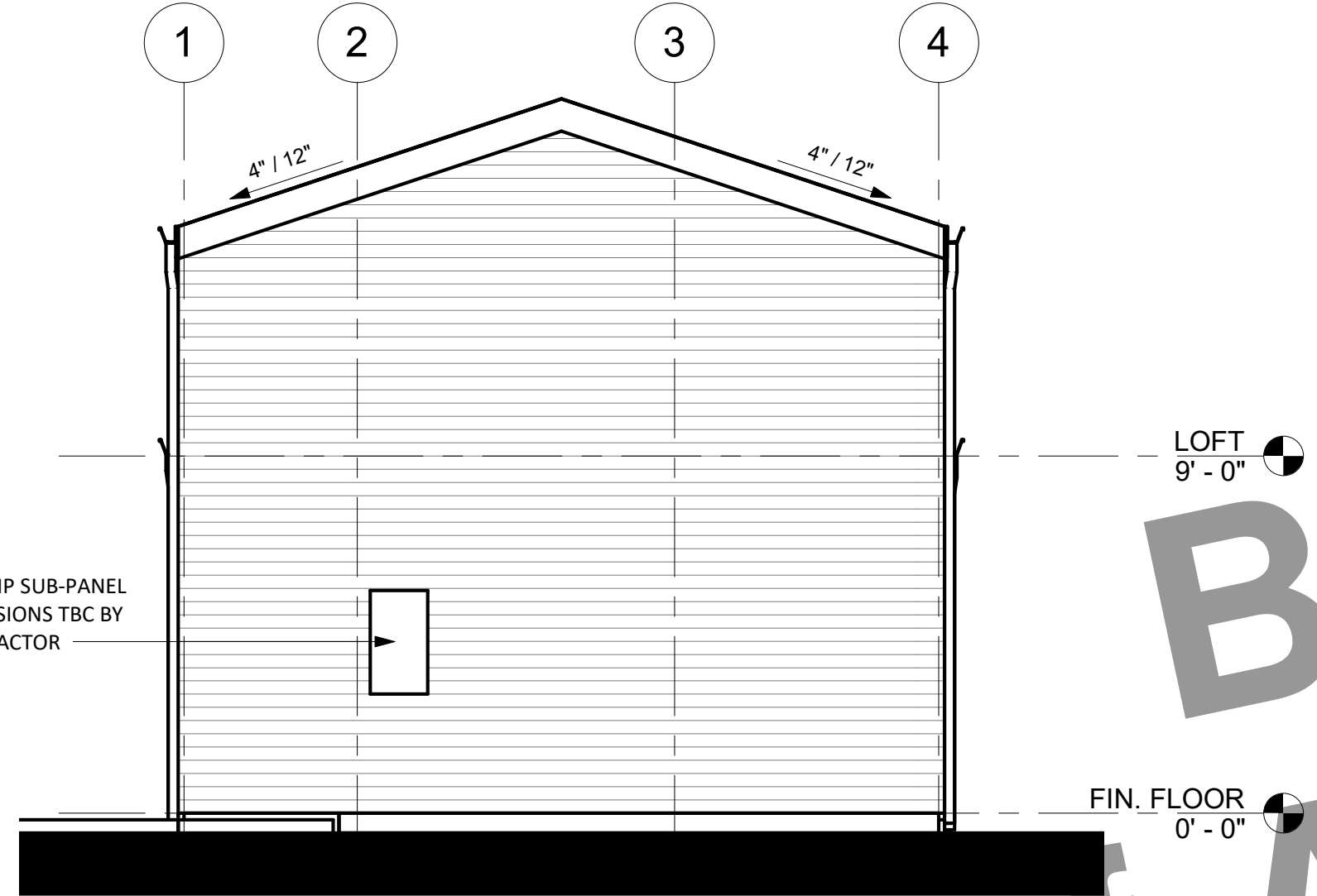
SCALE: AS NOTED



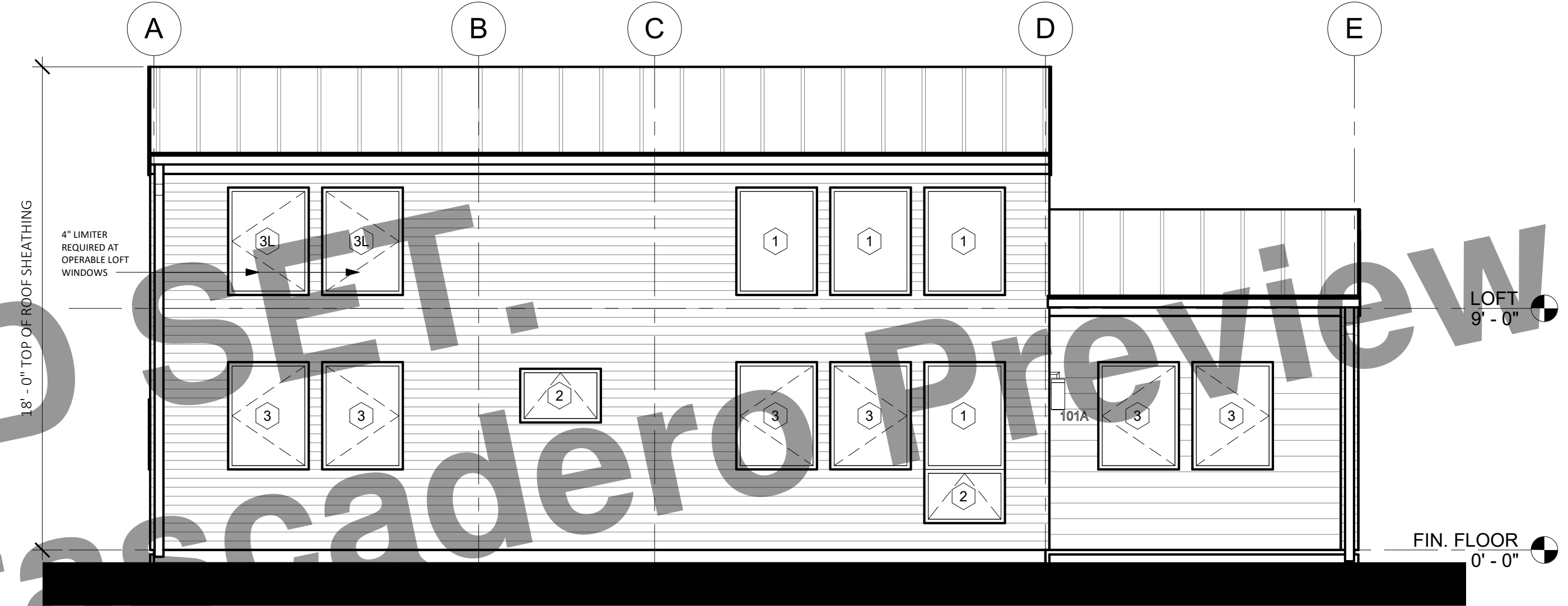
6 RIGHT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



3 REAR ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



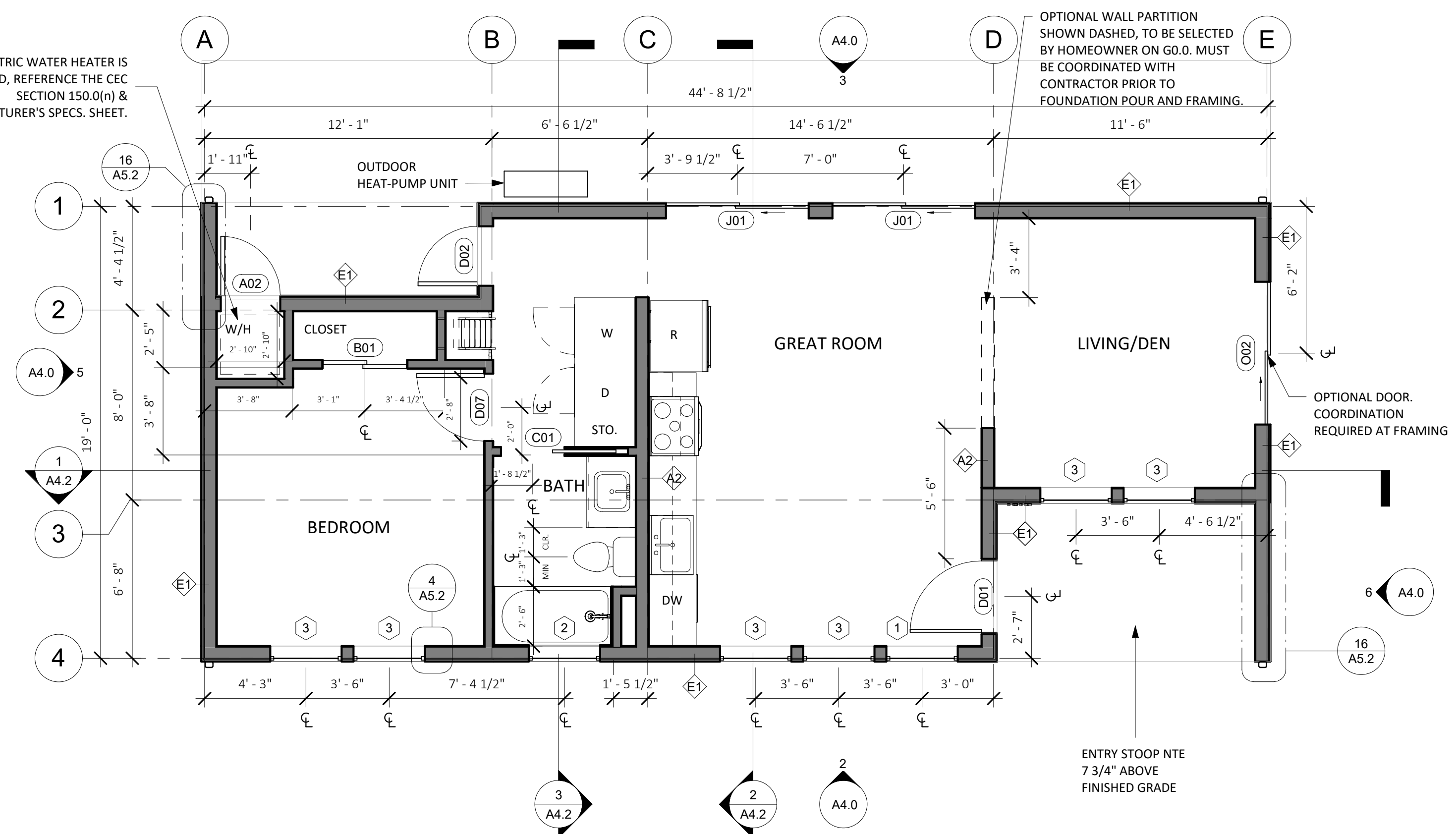
5 LEFT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



2 FRONT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



4 FRONT VIEW - ONE BEDRM PLUS LOFT - BEACH BUNGALOW
NO SCALE



1 FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"



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ROOF PLAN NOTES

1. ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
2. ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL.
3. WOOD SHINGLES SHALL NOT BE USED.
4. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRI IN THE GUTTER.
5. PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS.
6. GANG VENTS WHENEVER POSSIBLE.
7. SEE DETAIL 7/AS.2 FOR ROOF PENETRATION DETAIL.
8. 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
- ⊕ MOTION-SENSOR SWITCH
- ⊕ 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

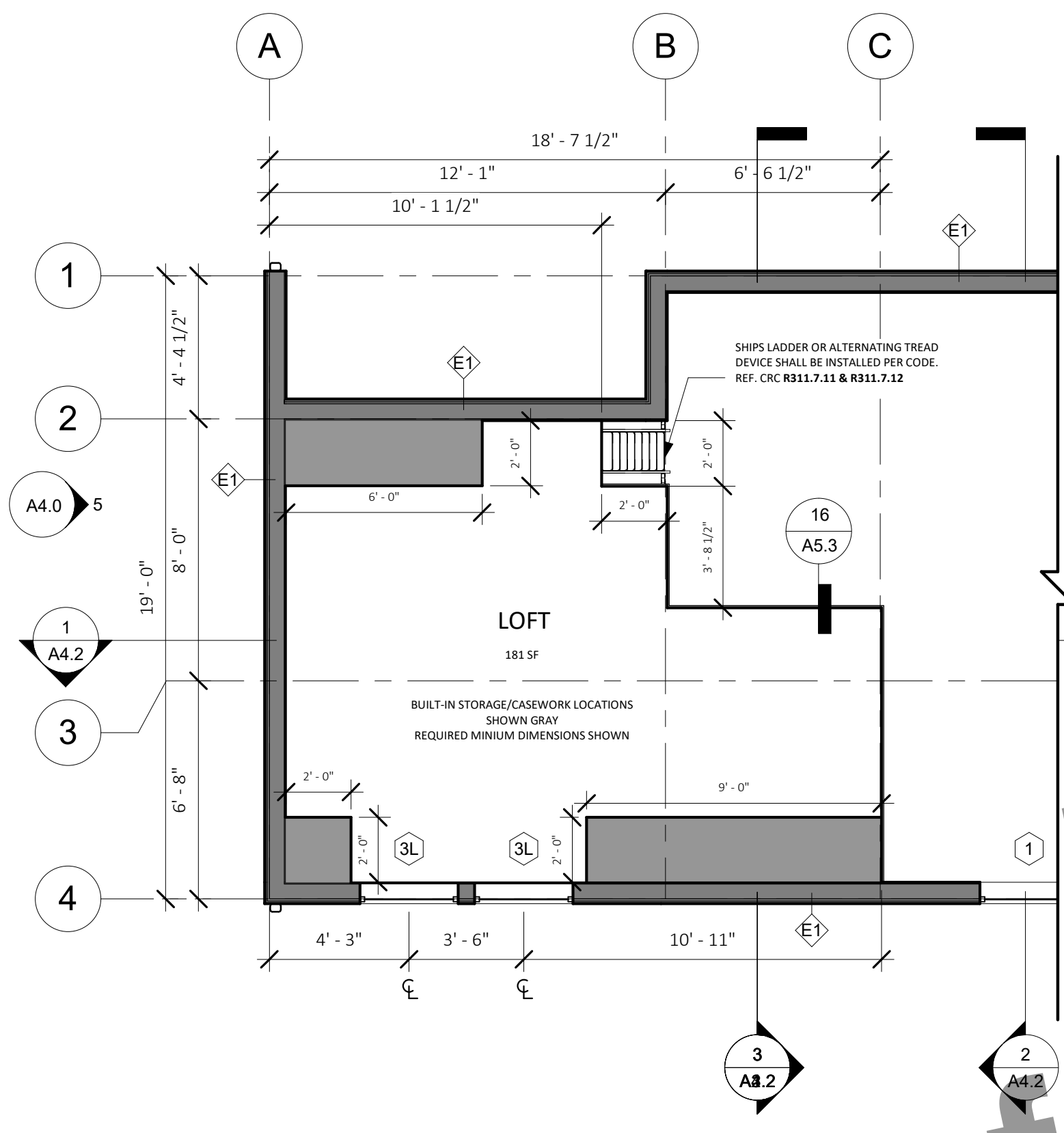
1. LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE, AND F.O. FINISH AT WALL.
2. PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL TOTALS TO BE VERIFIED BY CONTRACTOR.
3. SEPARATE SWITCH IN BATHROOM TO CONTROL IAQ FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR.
4. ALL RECEPTACLES LOCATED WITHIN BATHROOMS ARE REQUIRED TO BE GFCI PROTECTED.
5. 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.
6. 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 OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
7. PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION FOR PERSONNEL

PRINT DATE: XX.XX.XXXX

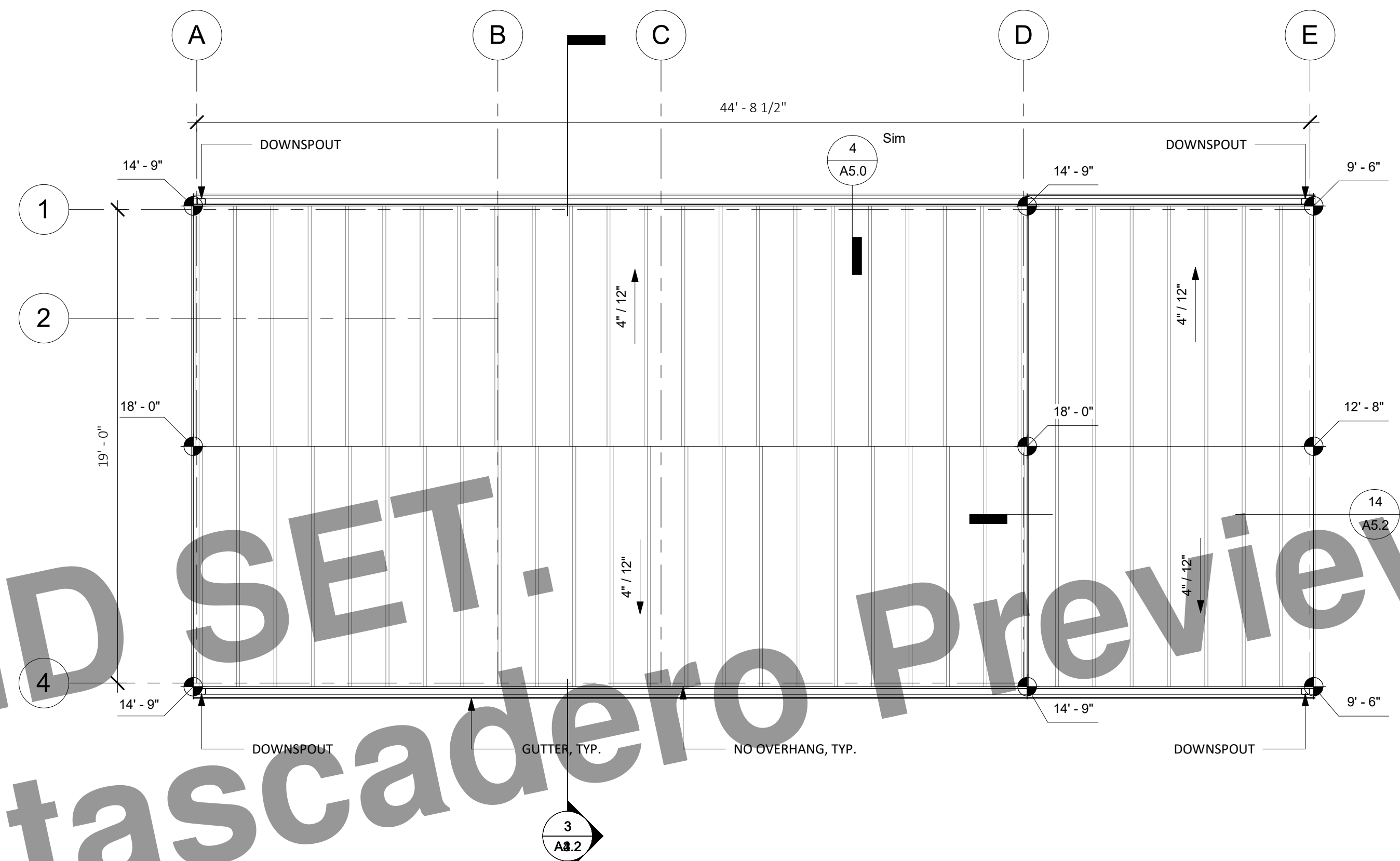
BUNGALOW - LOFT FLOOR PLAN, ROOF PLAN, & RCP

A4.1

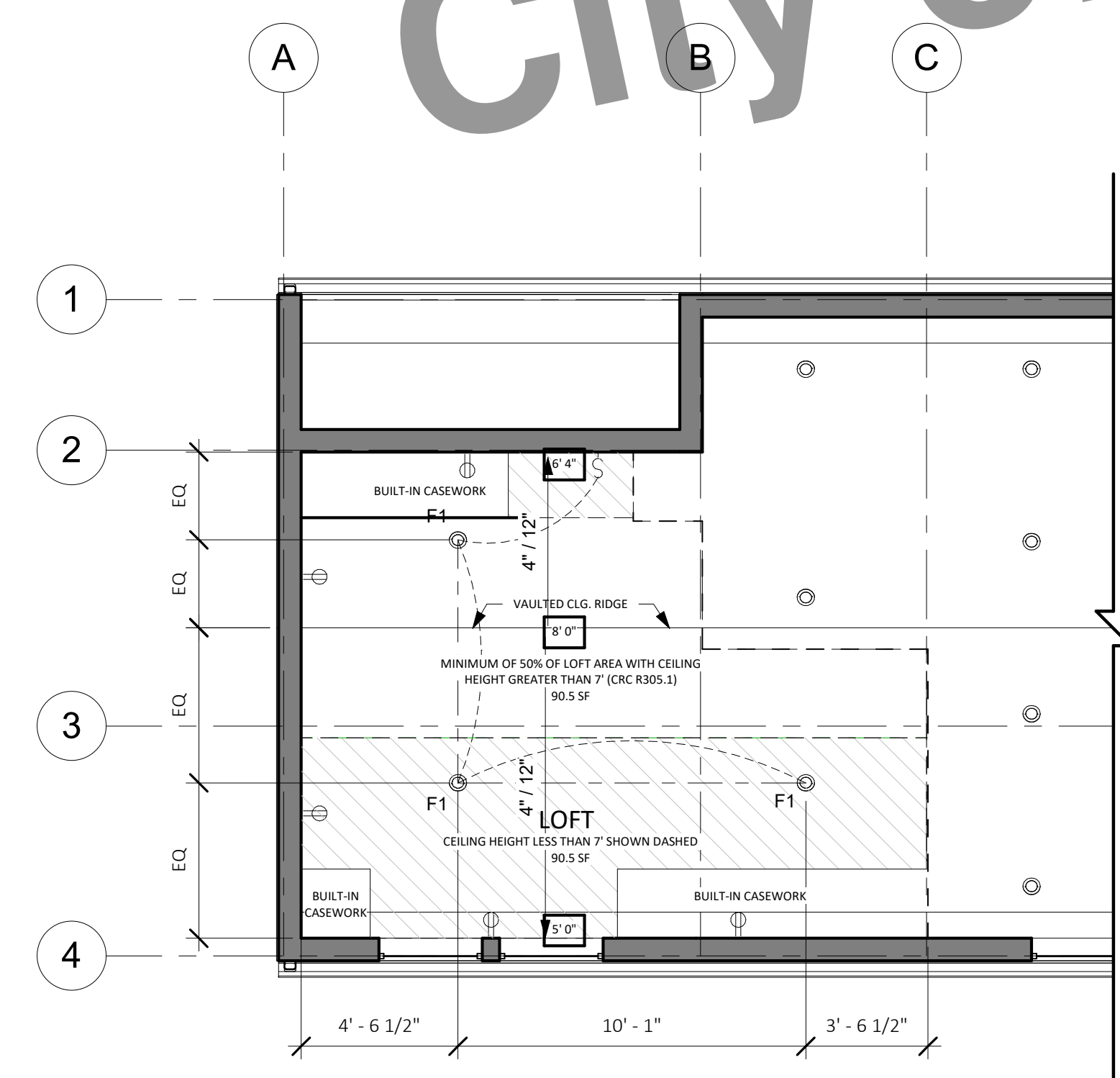
SCALE: AS NOTED



4 LOFT FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

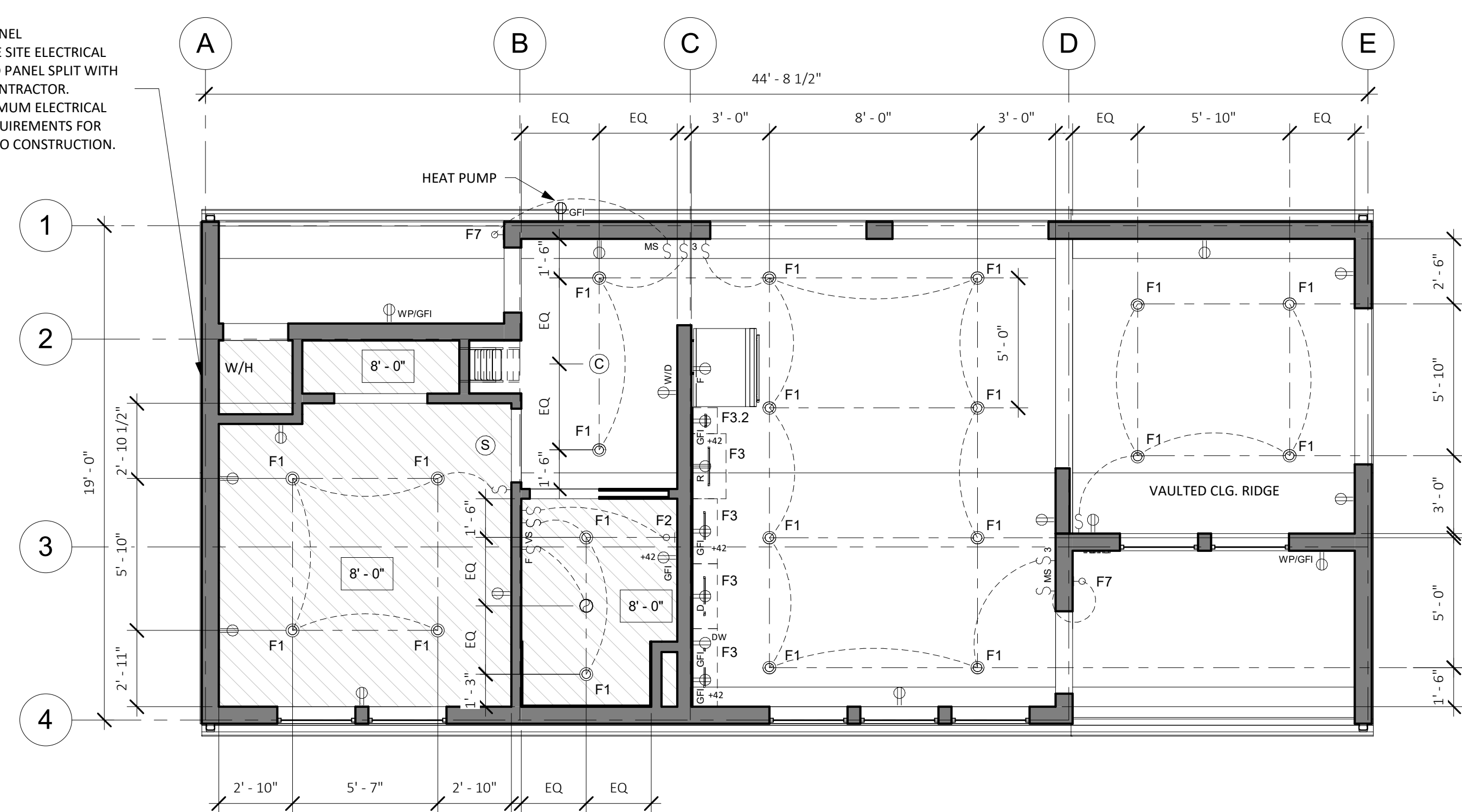


2 ROOF PLAN - BEACH BUNGALOW
1/4" = 1'-0"



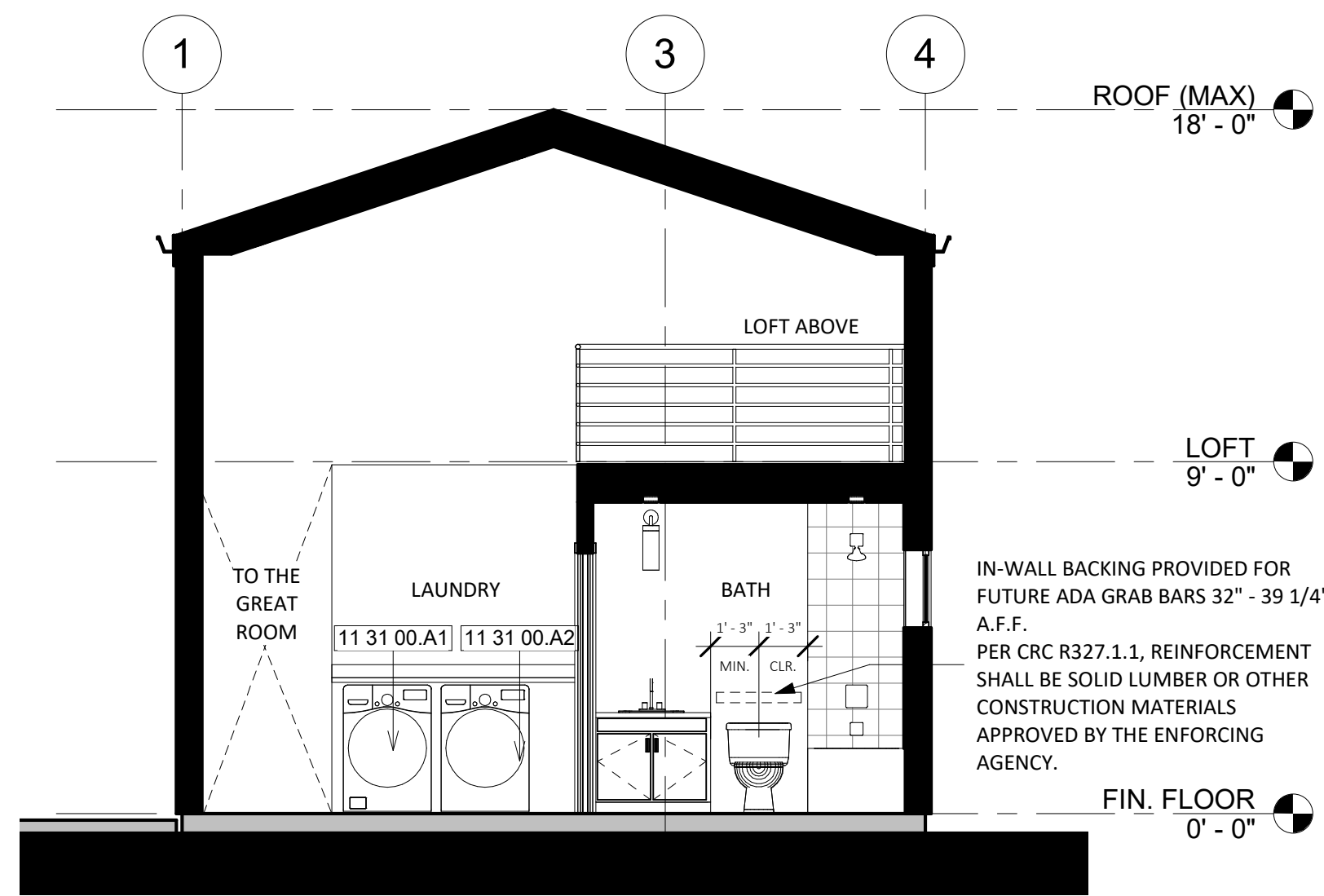
3 LOFT RCP & ELECTRICAL PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

- MIN 100 AMP SUBPANEL
1. COORDINATE SITE ELECTRICAL SERVICE AND PANEL SPLIT WITH GENERAL CONTRACTOR.
 2. VERIFY MINIMUM ELECTRICAL SERVICE REQUIREMENTS FOR ADU PRIOR TO CONSTRUCTION.

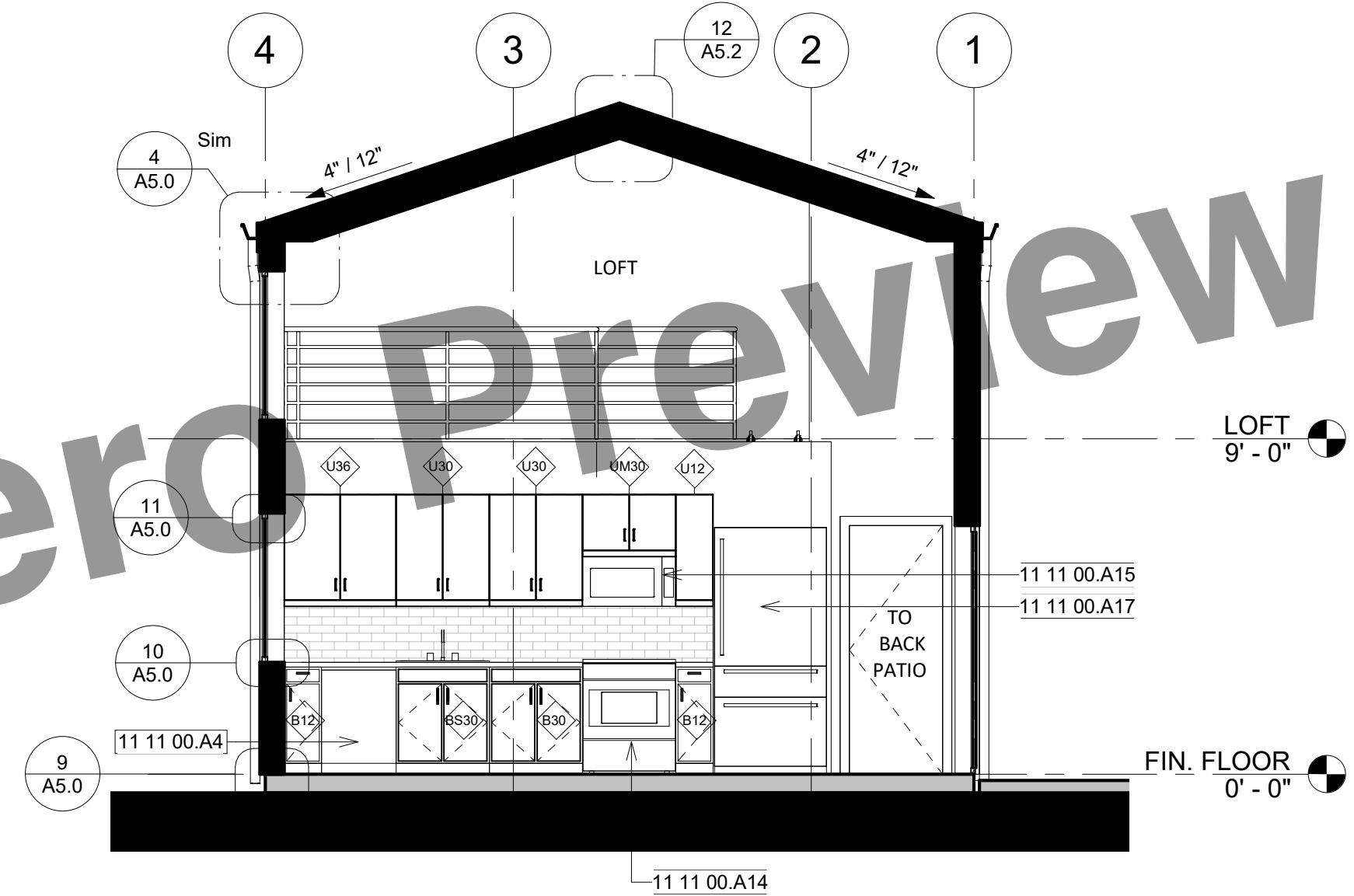


1 RCP & ELECTRICAL PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

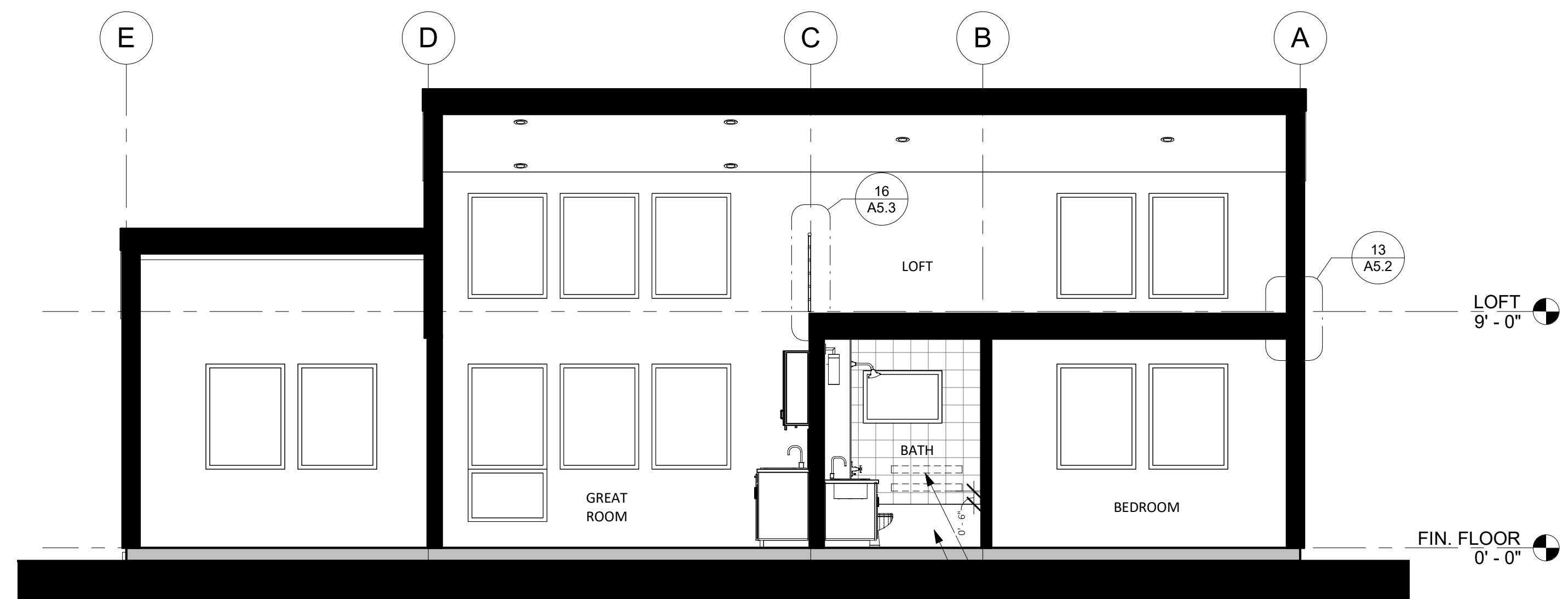
BID SET.
City of Atascadero Preview



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



2 SECTION B - BEACH BUNGALOW
1/4" = 1'-0"



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

KITCHEN LEGEND

TAG	DESCRIPTION
CABINET WIDTH	
B12	12" BASE CABINET
B30	30" BASE CABINET
B530	30" BASE CABINET - SINK
U12	12" UPPER CABINET
U30	30" UPPER CABINET
U36	36" UPPER CABINET
UM30	30" UPPER CABINET - ABOVE MICROWAVE

APPLIANCES	
11 11 00.A4	24" DISHWASHER
11 11 00.A14	30" ELECTRIC RANGE
11 11 00.A15	30" MICROWAVE / HOOD VENT COMBO UNIT
11 11 00.A17	36" REFRIGERATOR
11 31 00.A2	FRONT LOAD DRYER
11 31 00.A1	FRONT LOAD WASHER

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



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

PRINT DATE: XX.XX.XXXX

**BUNGALOW -
SECTIONS**

A4.2

SCALE: AS NOTED



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CENTRAL COAST PRE-DESIGNED ADU

ONE BEDROOM + DEN + LOFT
927 GSF

EXTERIOR WALL ASSEMBLY DETAILS

A5.0

SCALE: AS NOTED

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 GAP 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 UNEXPOSED 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. 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. 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 UNDERLOOR 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 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.

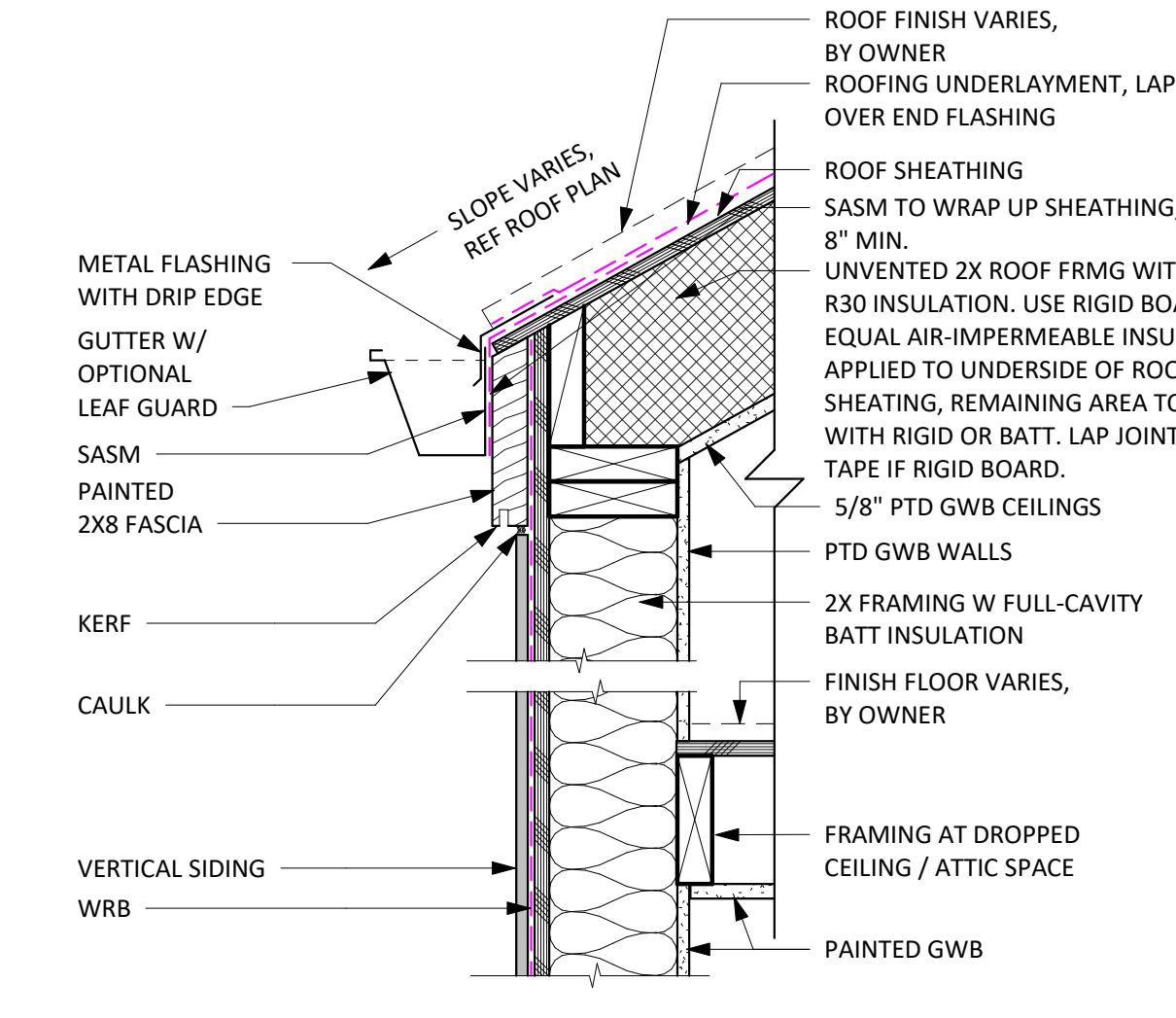
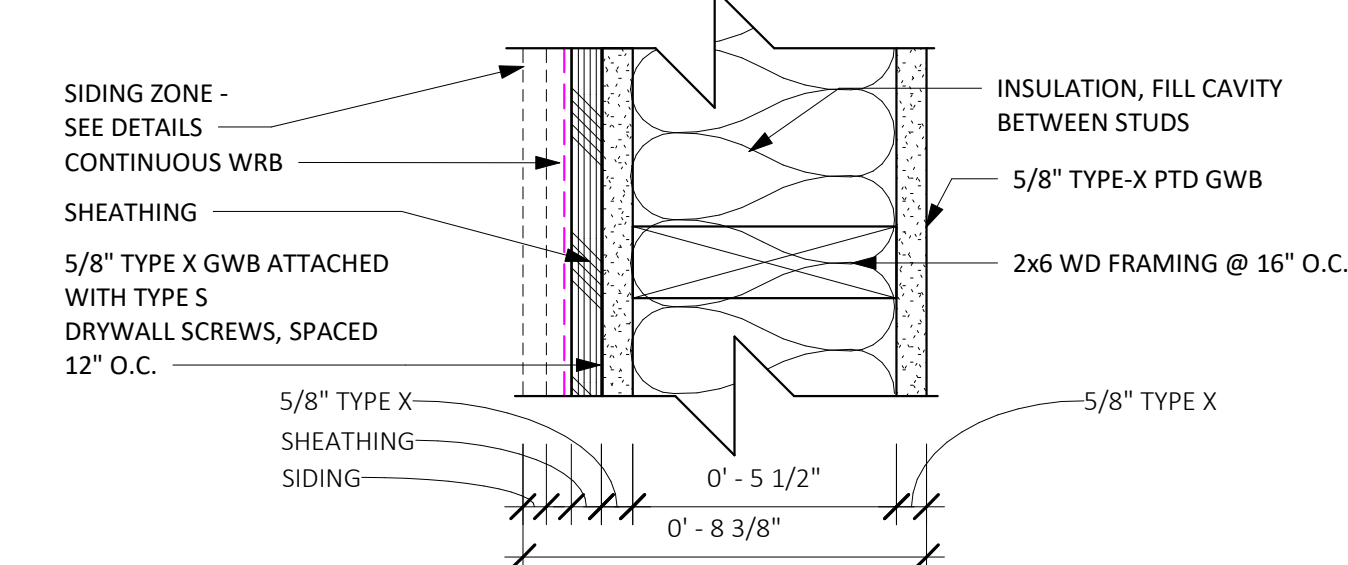
PERFORMANCE NOTES

- 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 REQUIREMENTS.
 - SECTION 150.0: MANDATORY FEATURES AND DEVICES AND SECTION 150.1 - PERFORMANCE AND PRESCRIPTIVE COMPLIANCE APPROACHES FOR LOW-RISE RESIDENTIAL BUILDINGS (AS APPLICABLE).

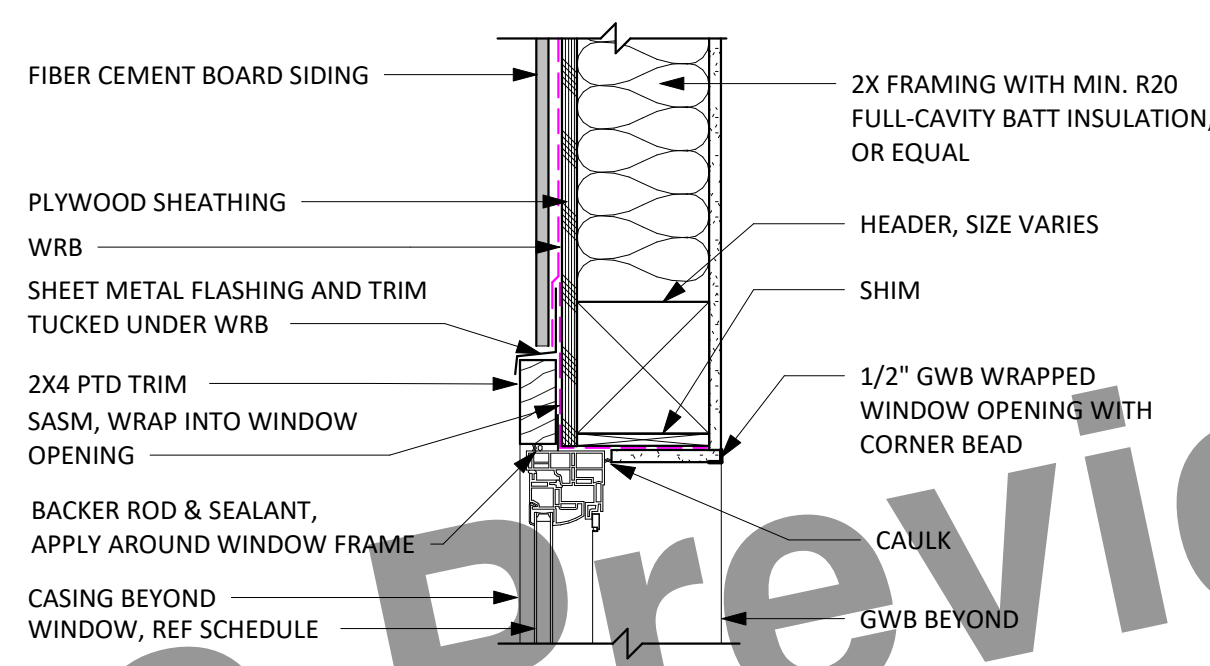
FIRE RATING NOTES

- 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.

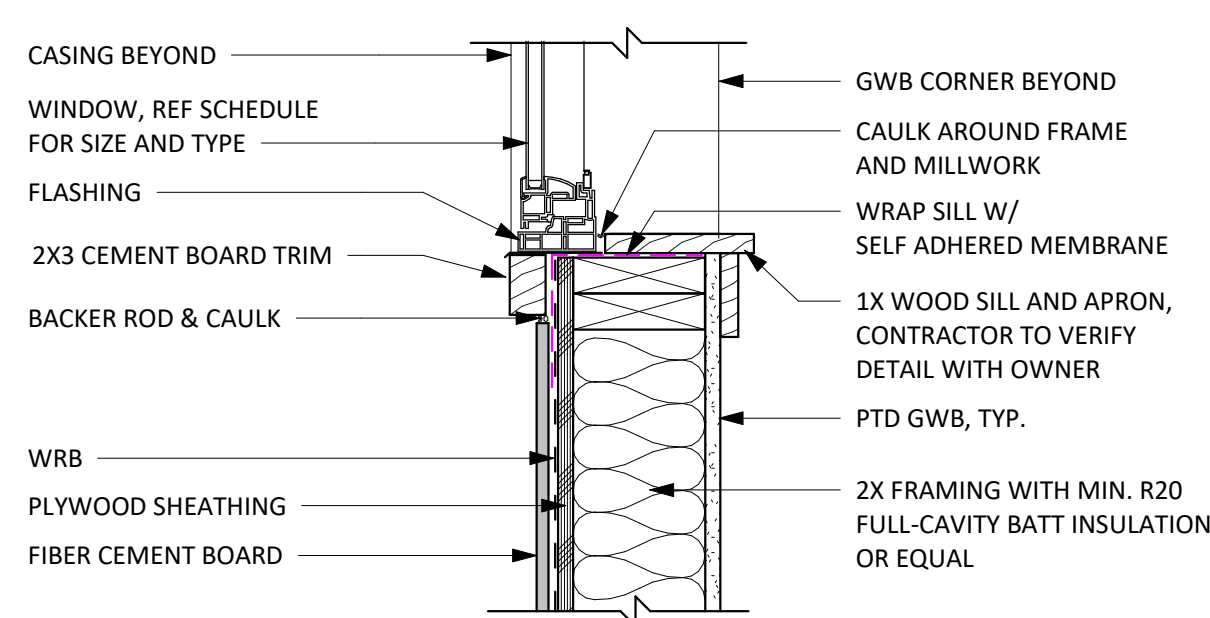
WB STANDARD:
1-HR RATED WALL PER CBC TABLE 721.1(2), ITEM #15-1.12*



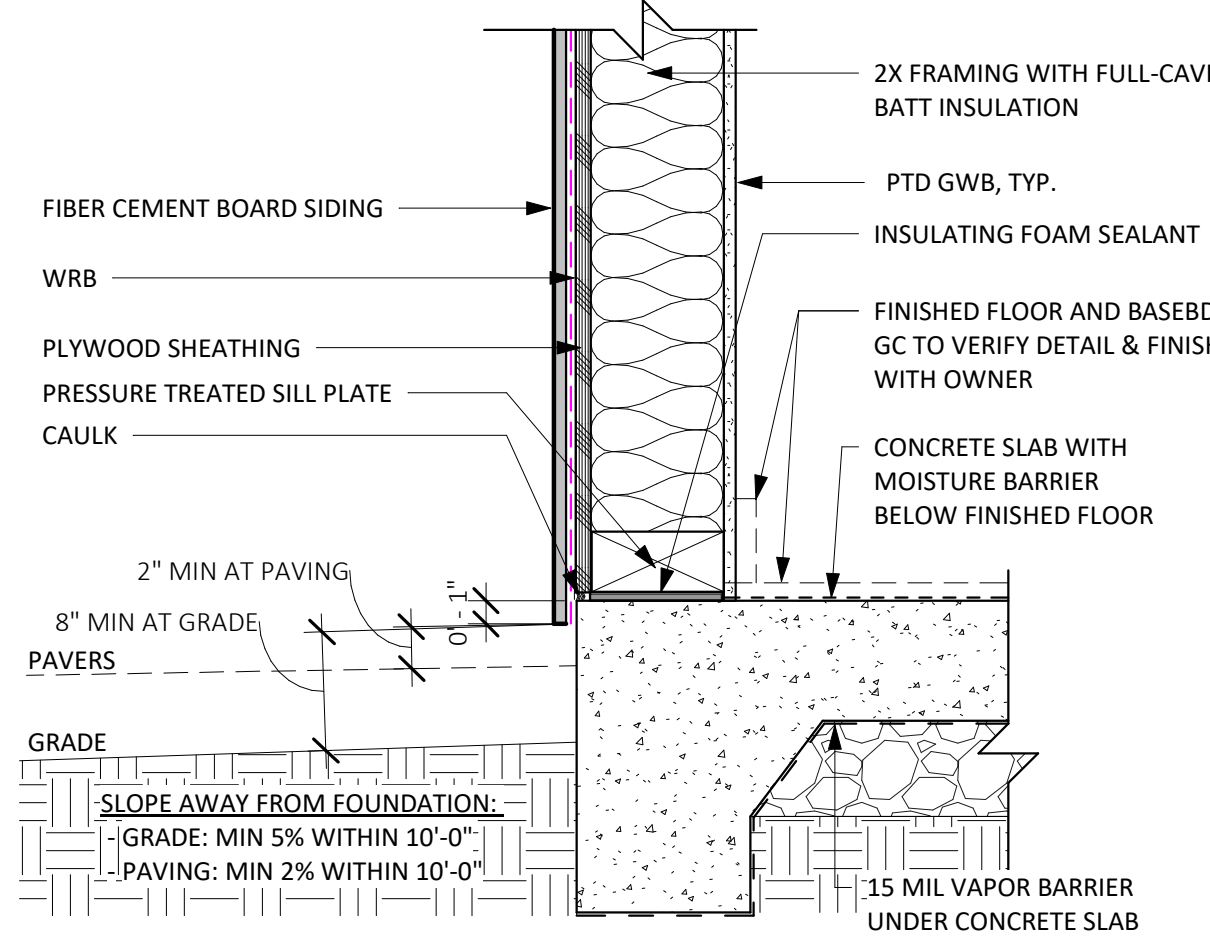
4 EAVE WITH ZERO OVERHANG
1 1/2" = 1'-0"



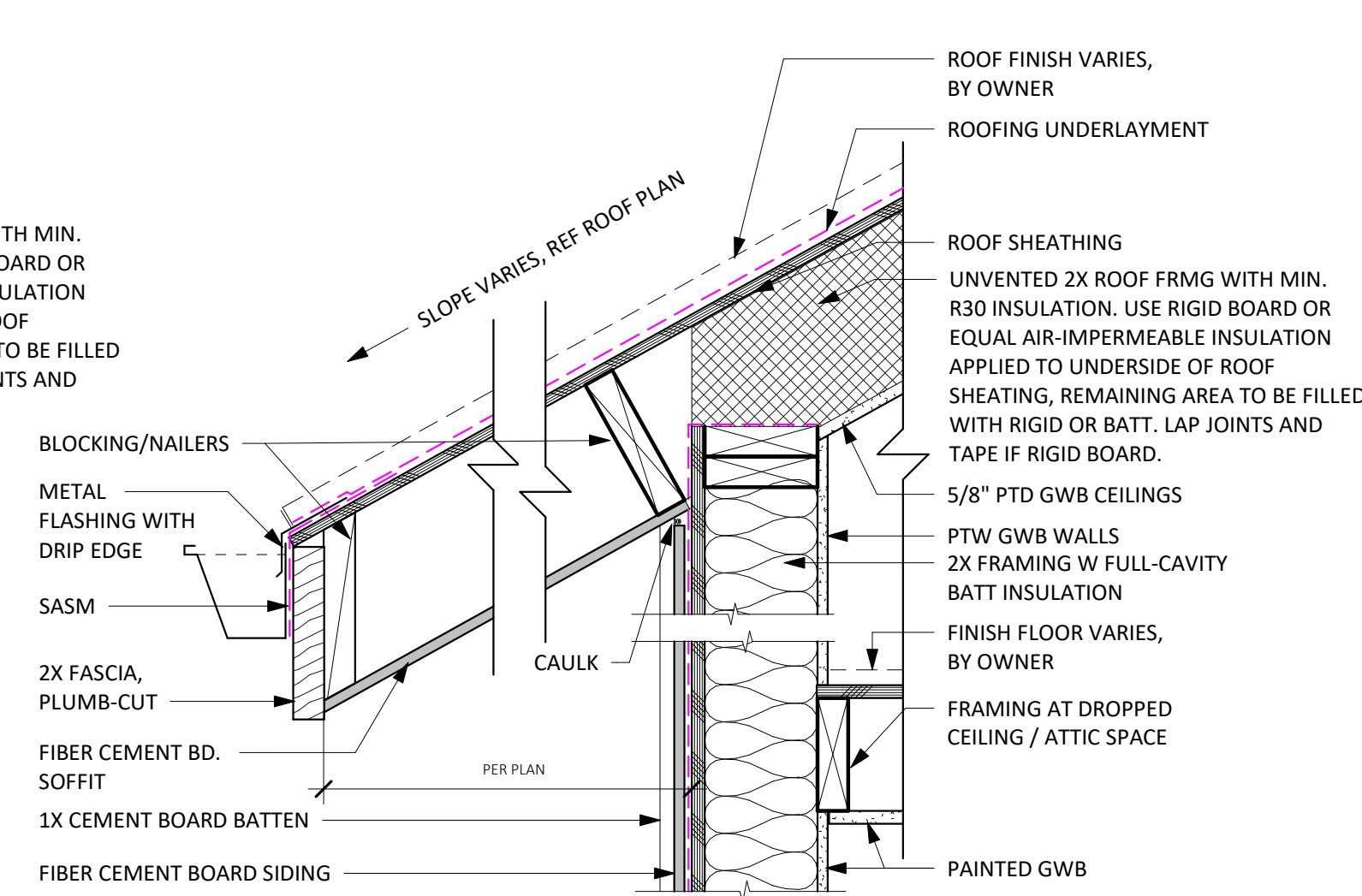
3 WINDOW HEAD AT VERTICAL SIDING
1 1/2" = 1'-0"



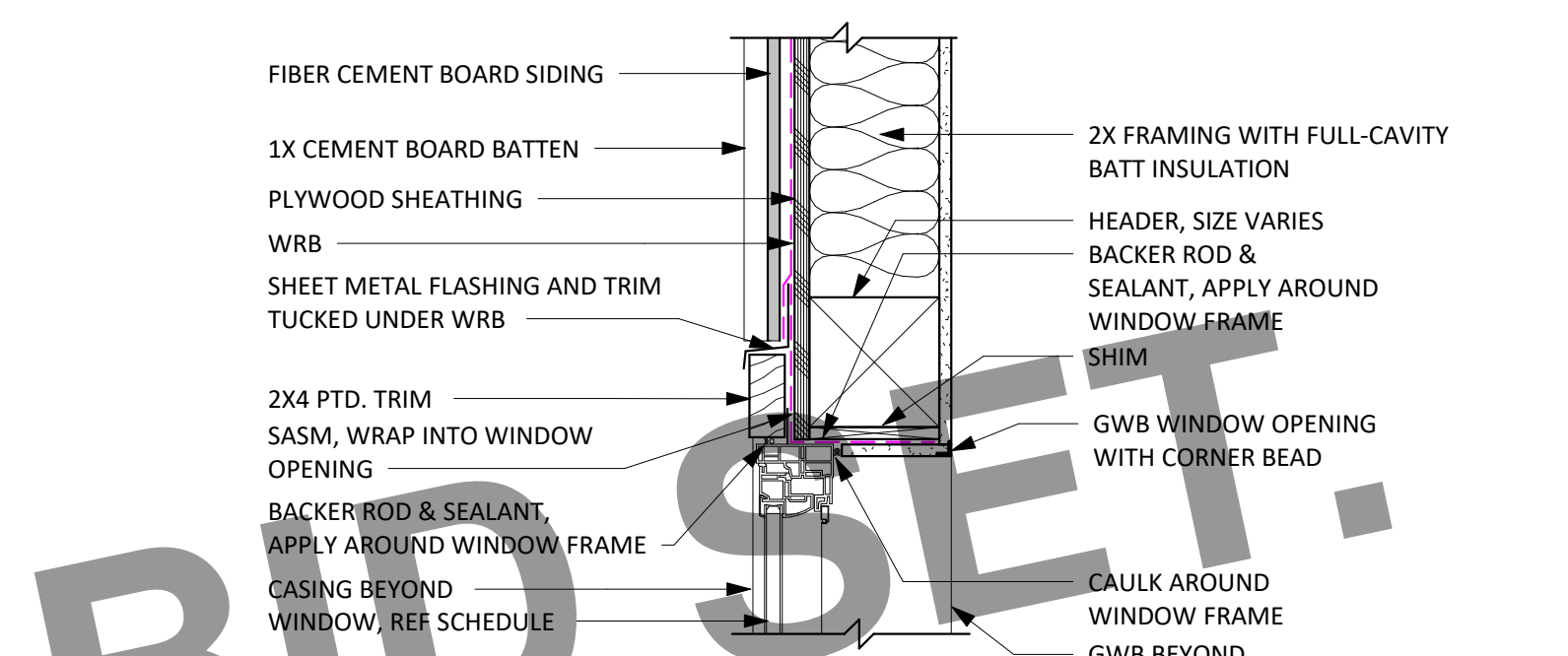
2 WINDOW SILL AT VERTICAL SIDING
1 1/2" = 1'-0"



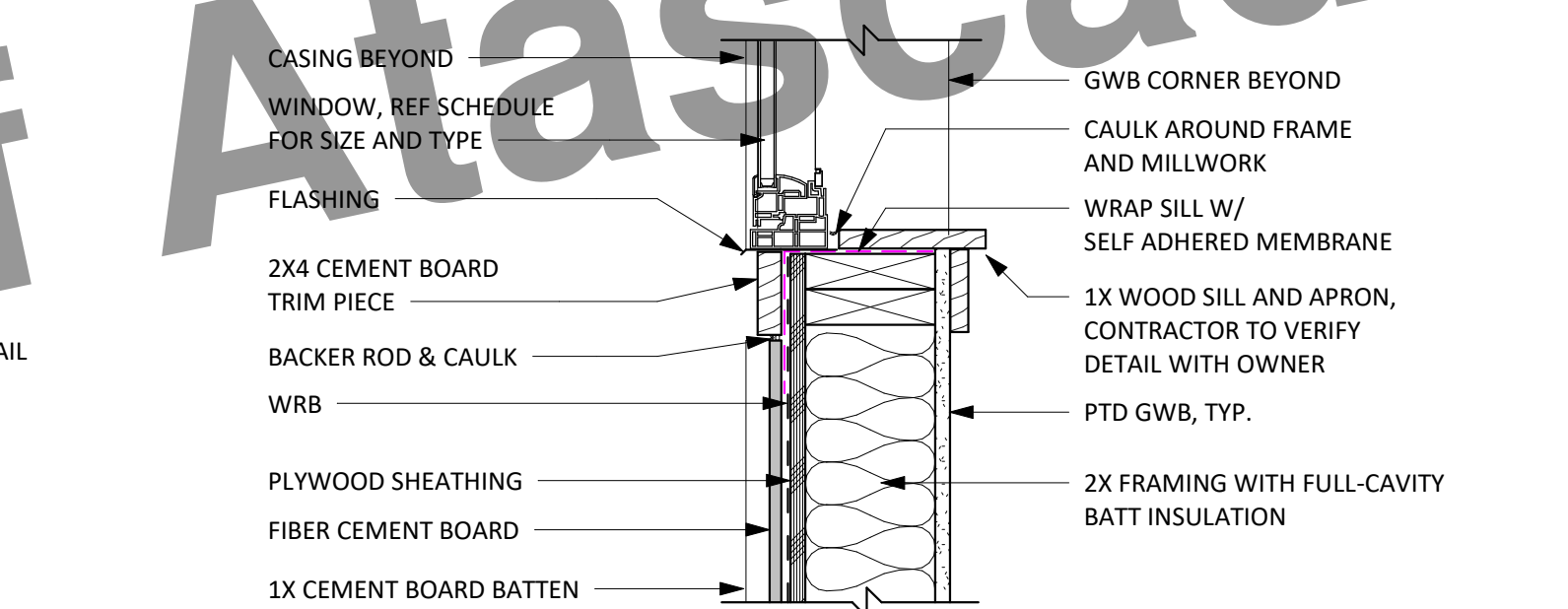
1 SLAB EDGE AT VERTICAL SIDING
1 1/2" = 1'-0"



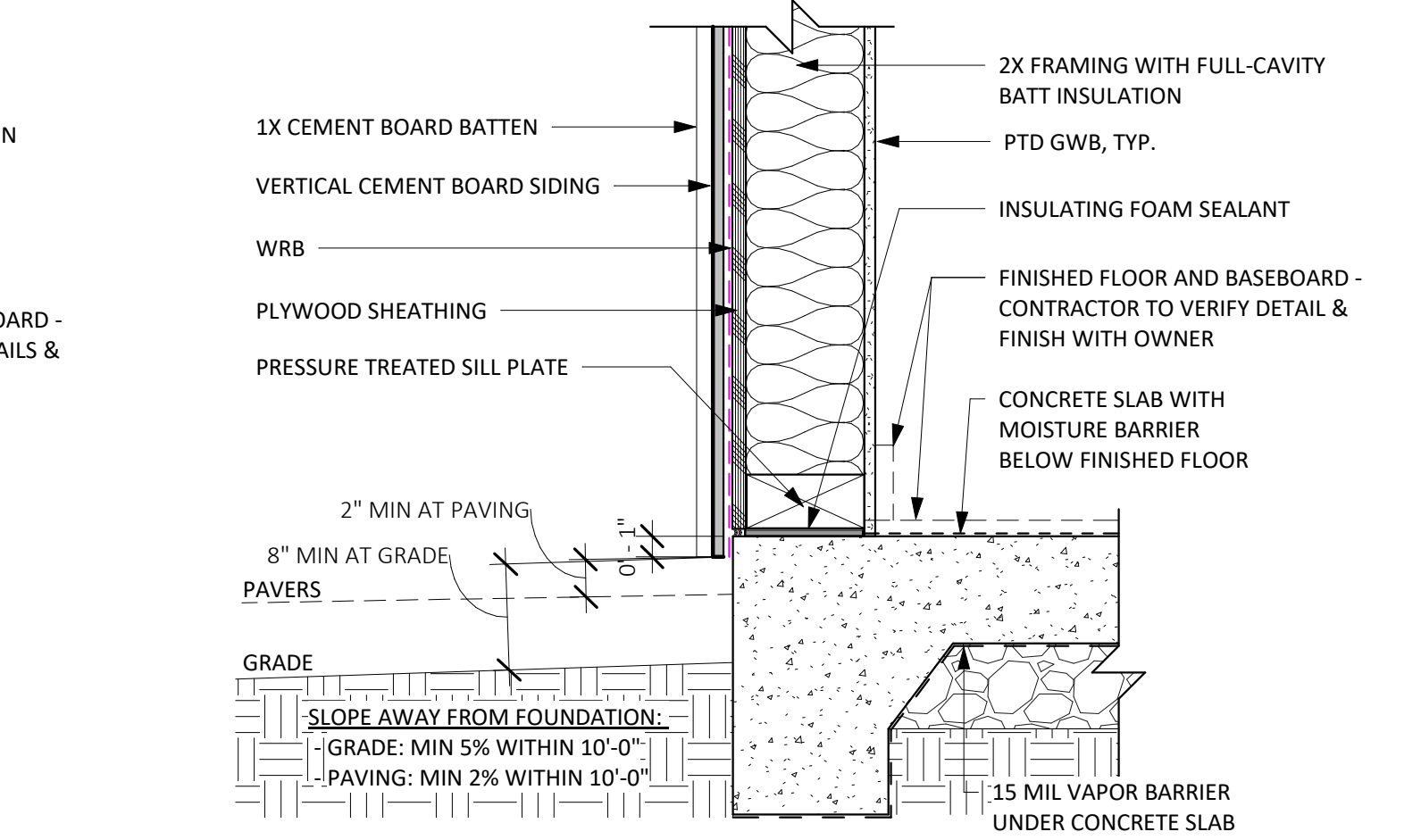
8 RAKE / EAVE AT BOARD & BATTEN
1 1/2" = 1'-0"



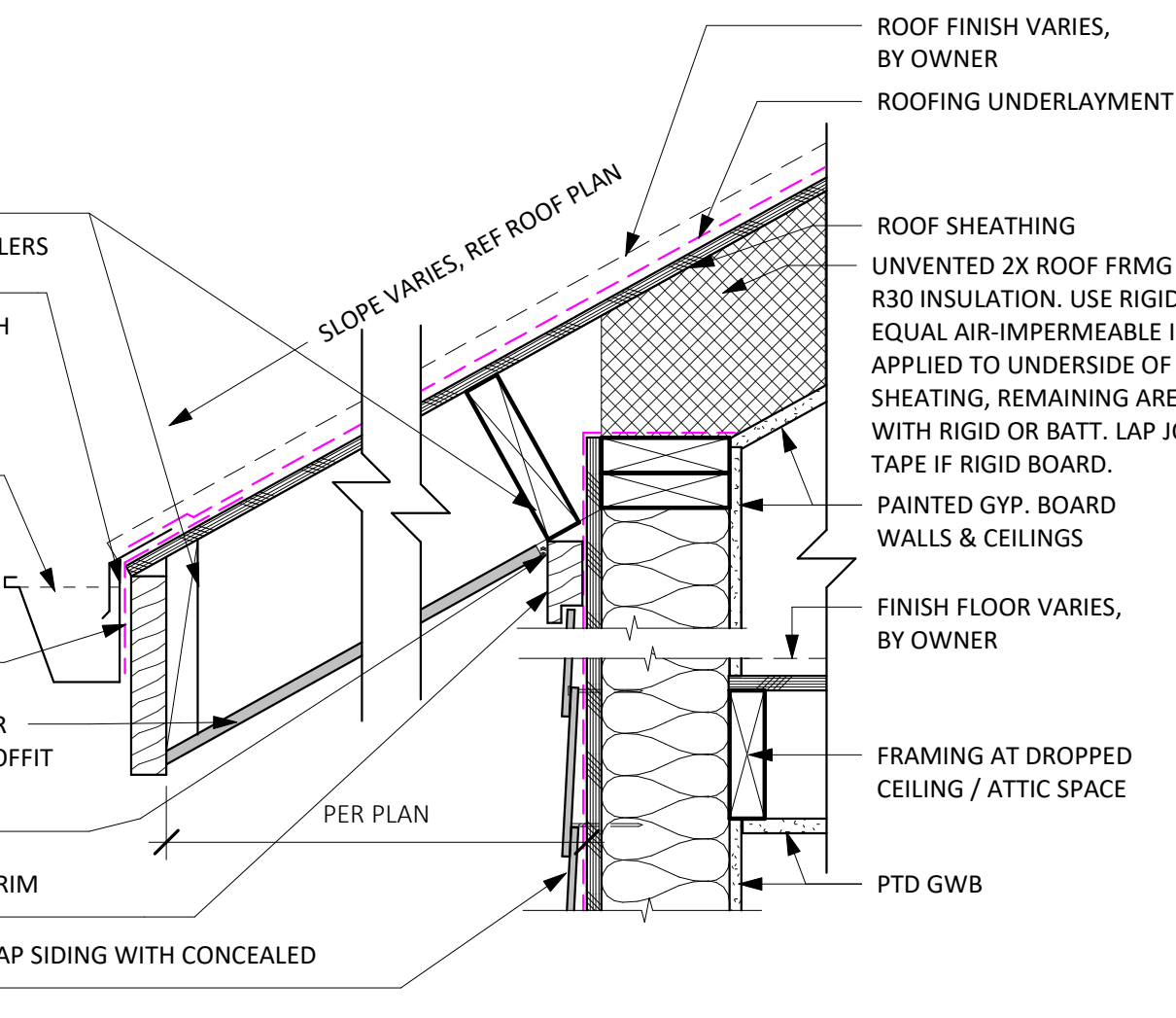
7 WINDOW HEAD AT BOARD & BATTEN
1 1/2" = 1'-0"



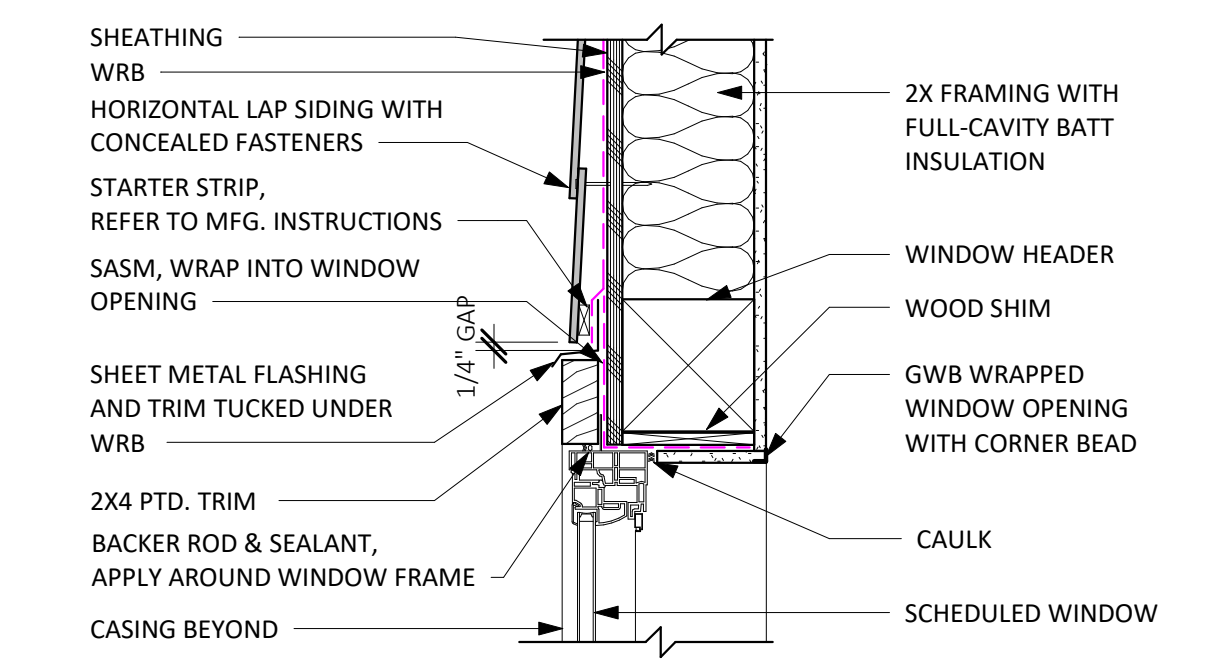
6 WINDOW SILL AT BOARD & BATTEN
1 1/2" = 1'-0"



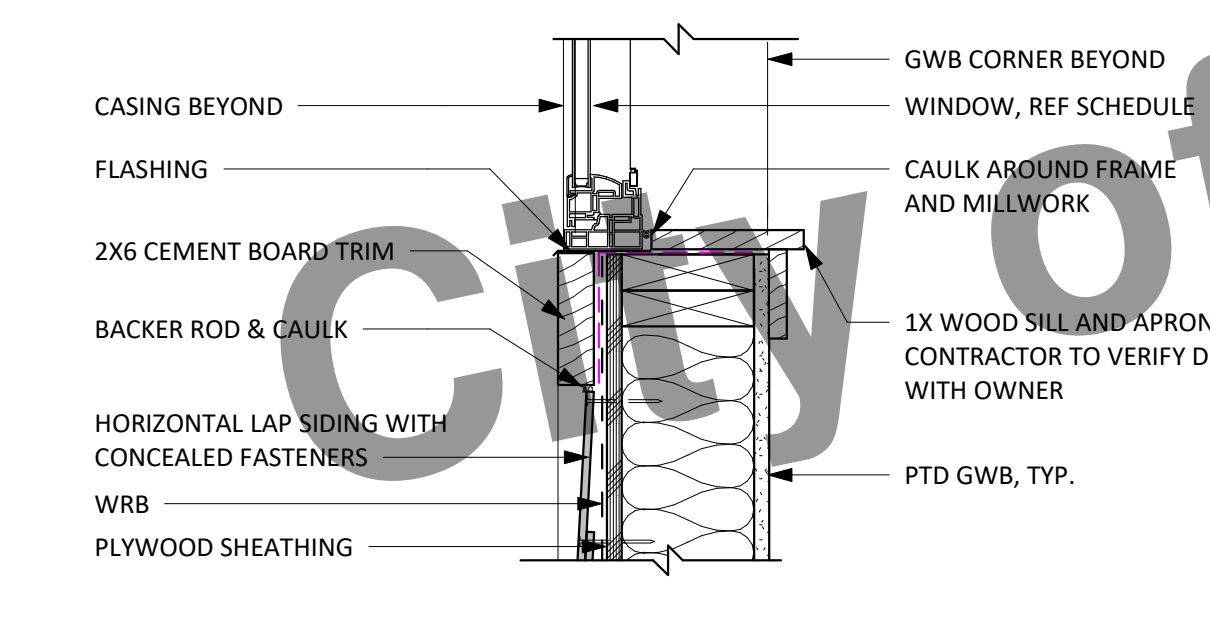
5 SLAB EDGE AT BOARD & BATTEN
1 1/2" = 1'-0"



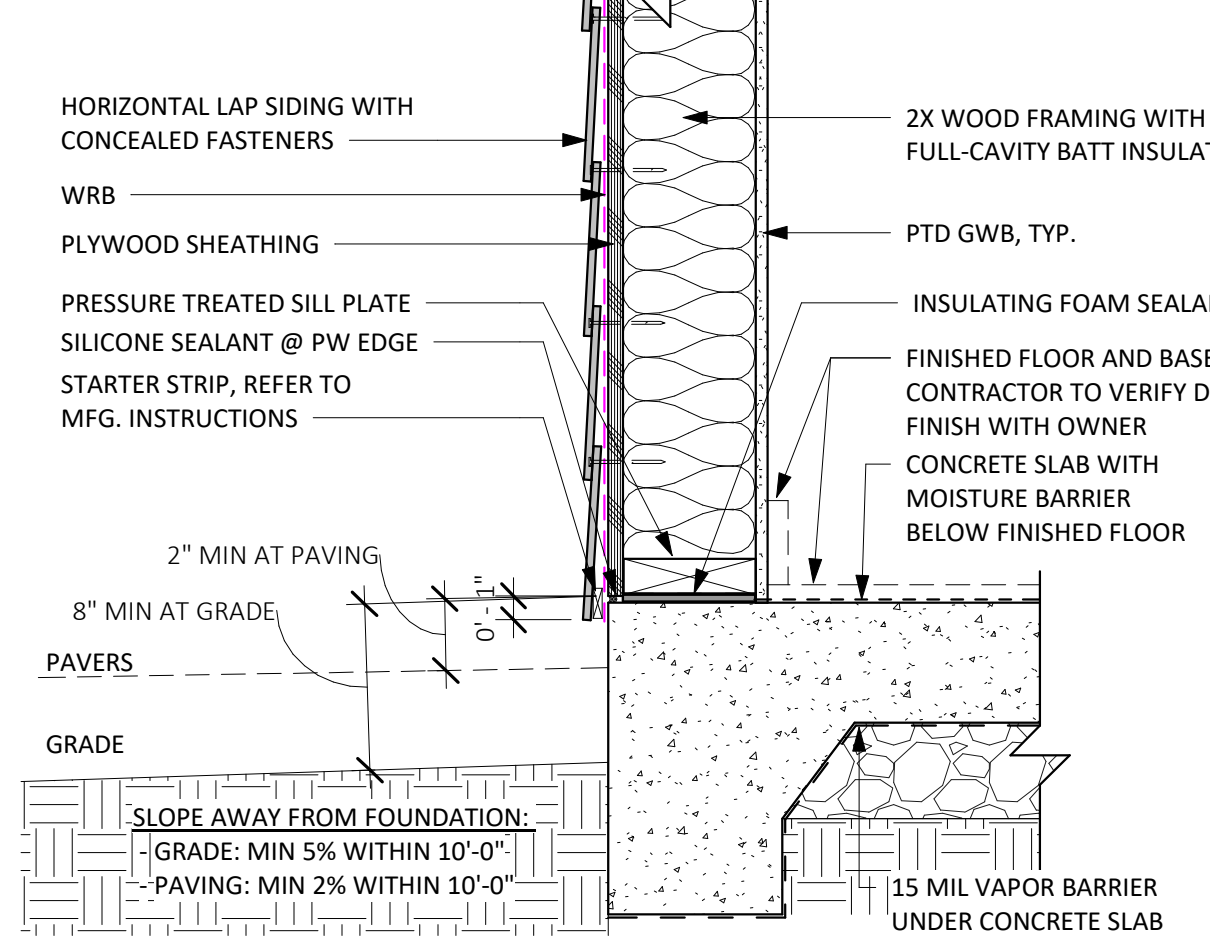
12 EAVE AT LAP SIDING
1 1/2" = 1'-0"



11 WINDOW HEAD AT LAP SIDING
1 1/2" = 1'-0"



10 WINDOW SILL AT LAP SIDING
1 1/2" = 1'-0"



9 SLAB EDGE AT LAP SIDING
1 1/2" = 1'-0"

E3 FIBER CEMENT HORIZONTAL LAP SIDING

E2 BOARD & BATTEN SIDING

E1 FIBER CEMENT VERTICAL SIDING

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PRINT DATE: XX.XX.XXXX

EXTERIOR WALL ASSEMBLY DETAILS

A5.1

SCALE: AS NOTED

DETAIL GENERAL NOTES

1. 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.
2. 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]
3. 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 GAP 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. 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. 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 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.

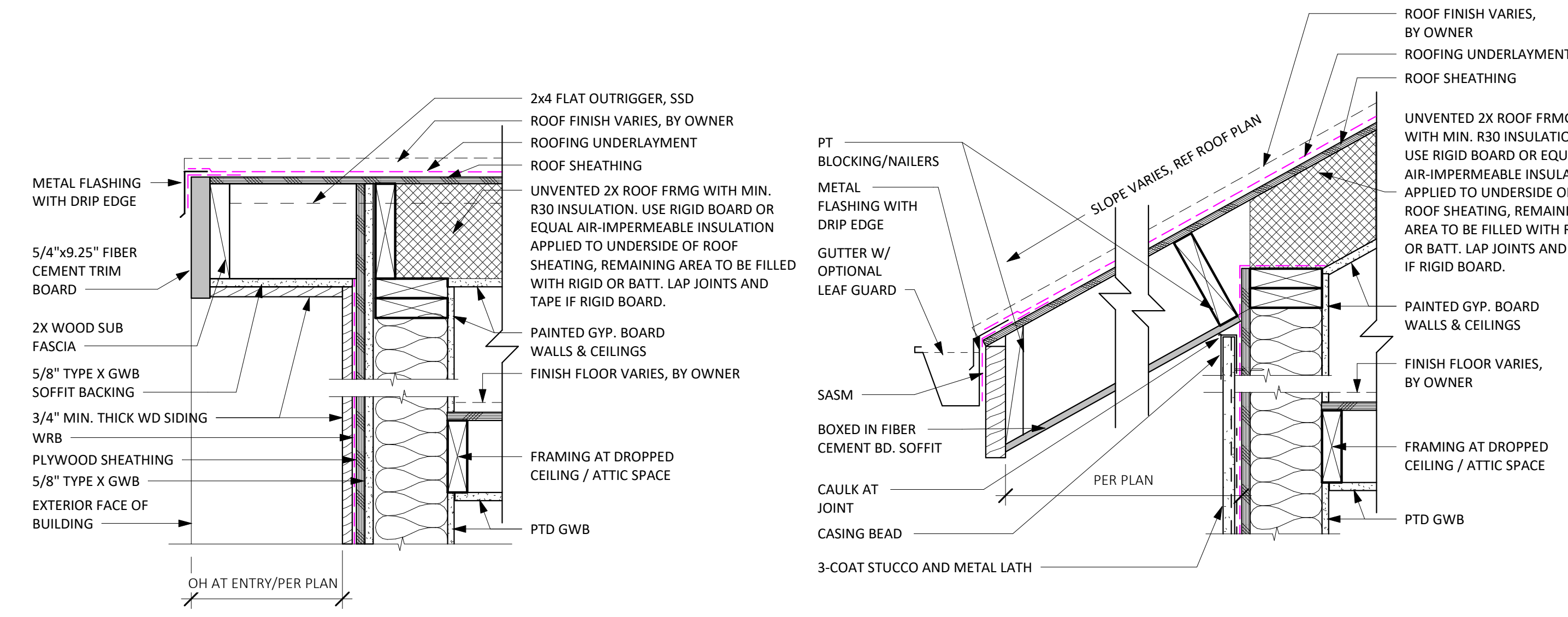
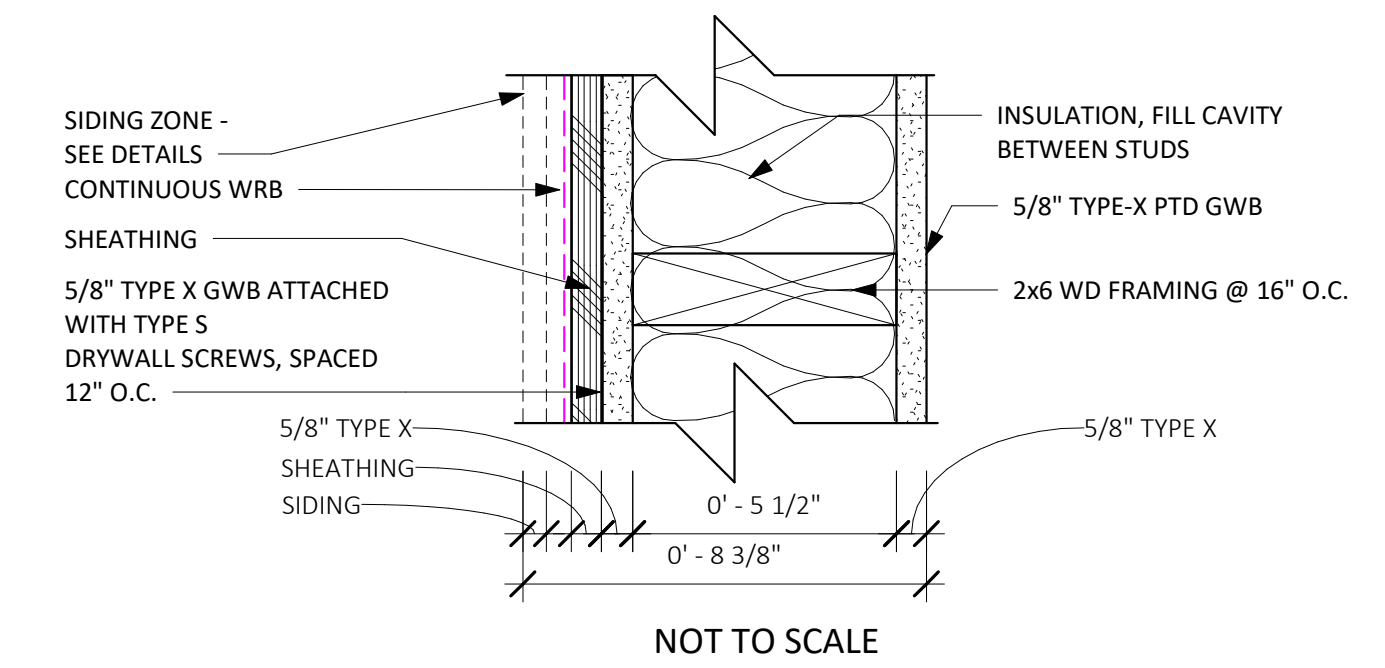
PERFORMANCE NOTES

- ENSURE THAT MANDATORY MINIMUM REQUIREMENTS ARE MET, PER BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS / TITLE 24, PART 6, INCLUDING BUT NOT LIMITED TO:
1. 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.
 3. 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.
 4. 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

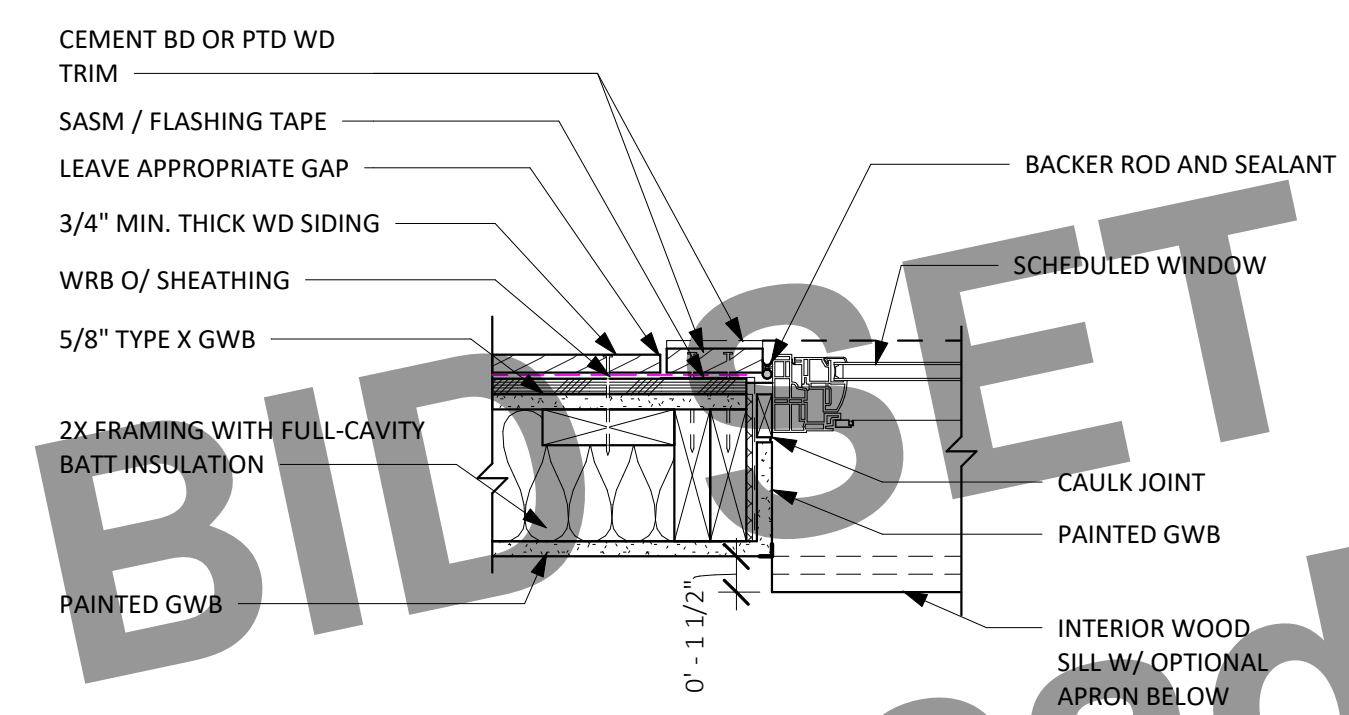
1. WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA.

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

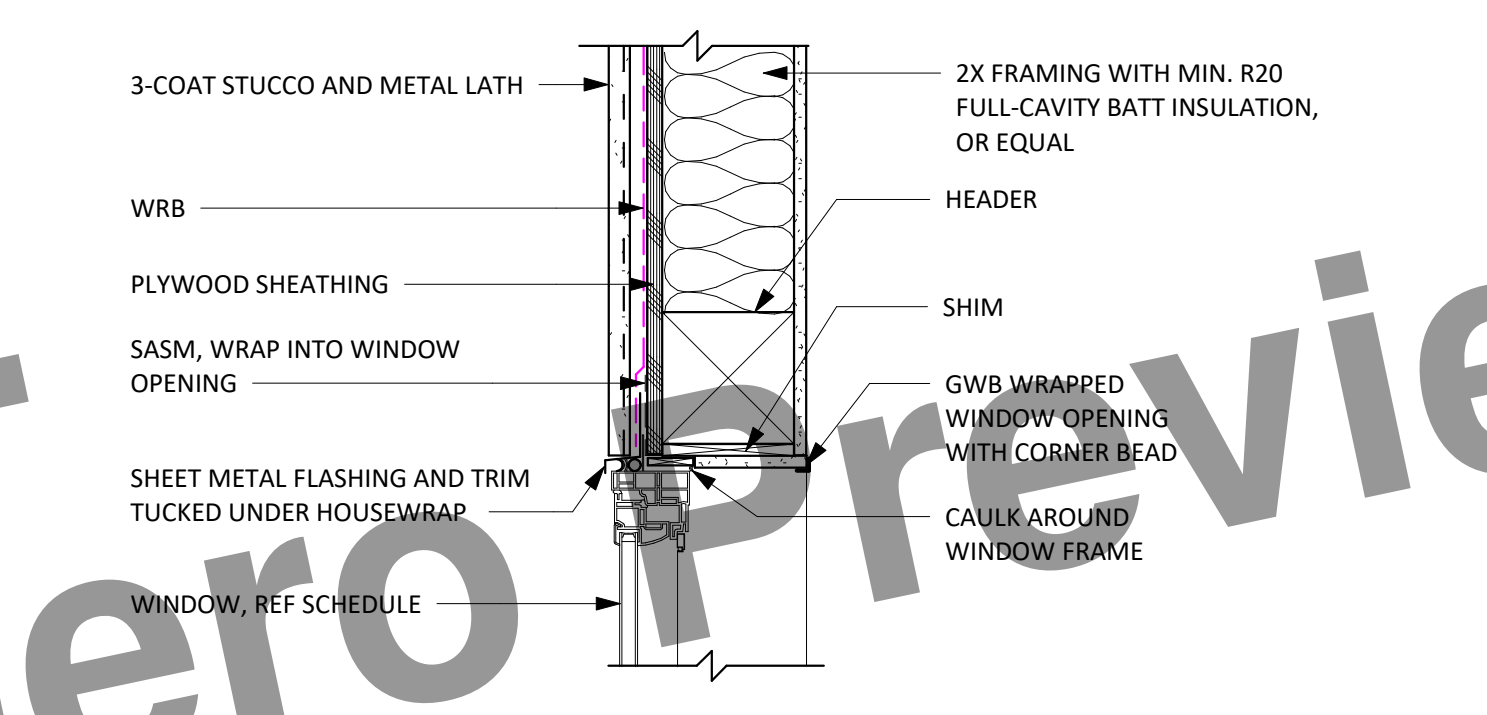


8 EAVE WITH WOOD SIDING-WUI COMPLIANT
1 1/2" = 1'-0"

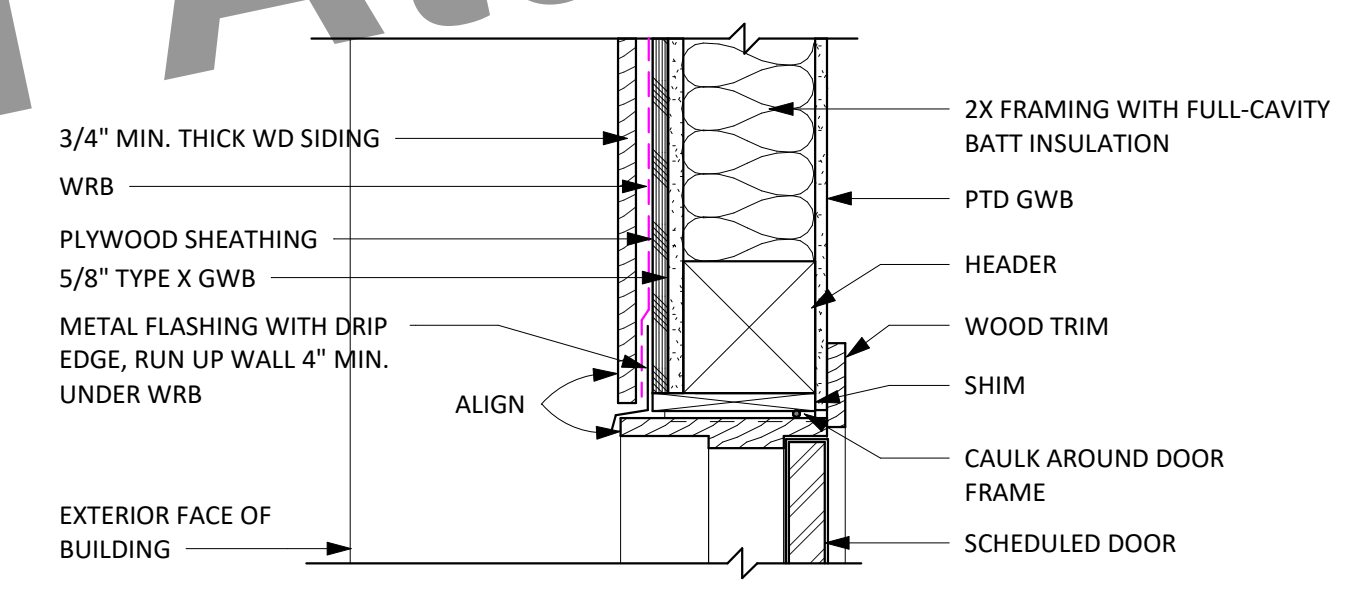
4 EAVE AT STUCCO SIDING
1 1/2" = 1'-0"



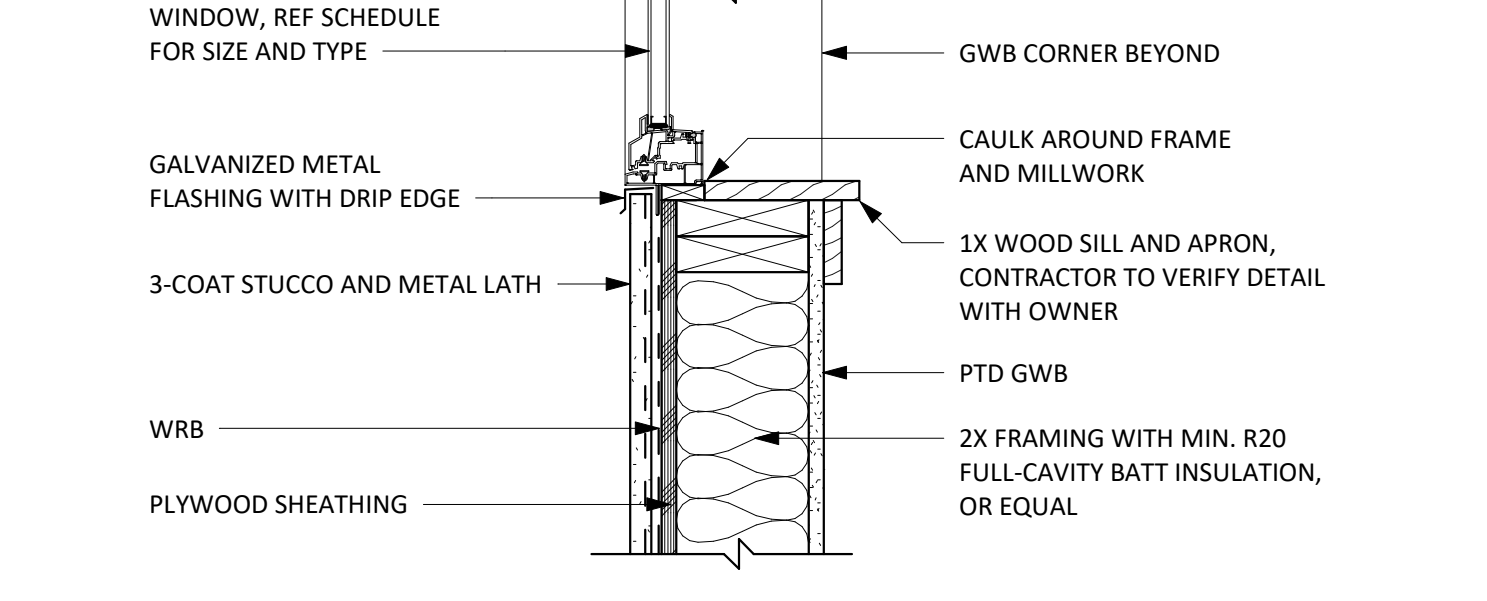
7 WINDOW JAMB AT WOOD SIDING-WUI COMPLIANT
1 1/2" = 1'-0"



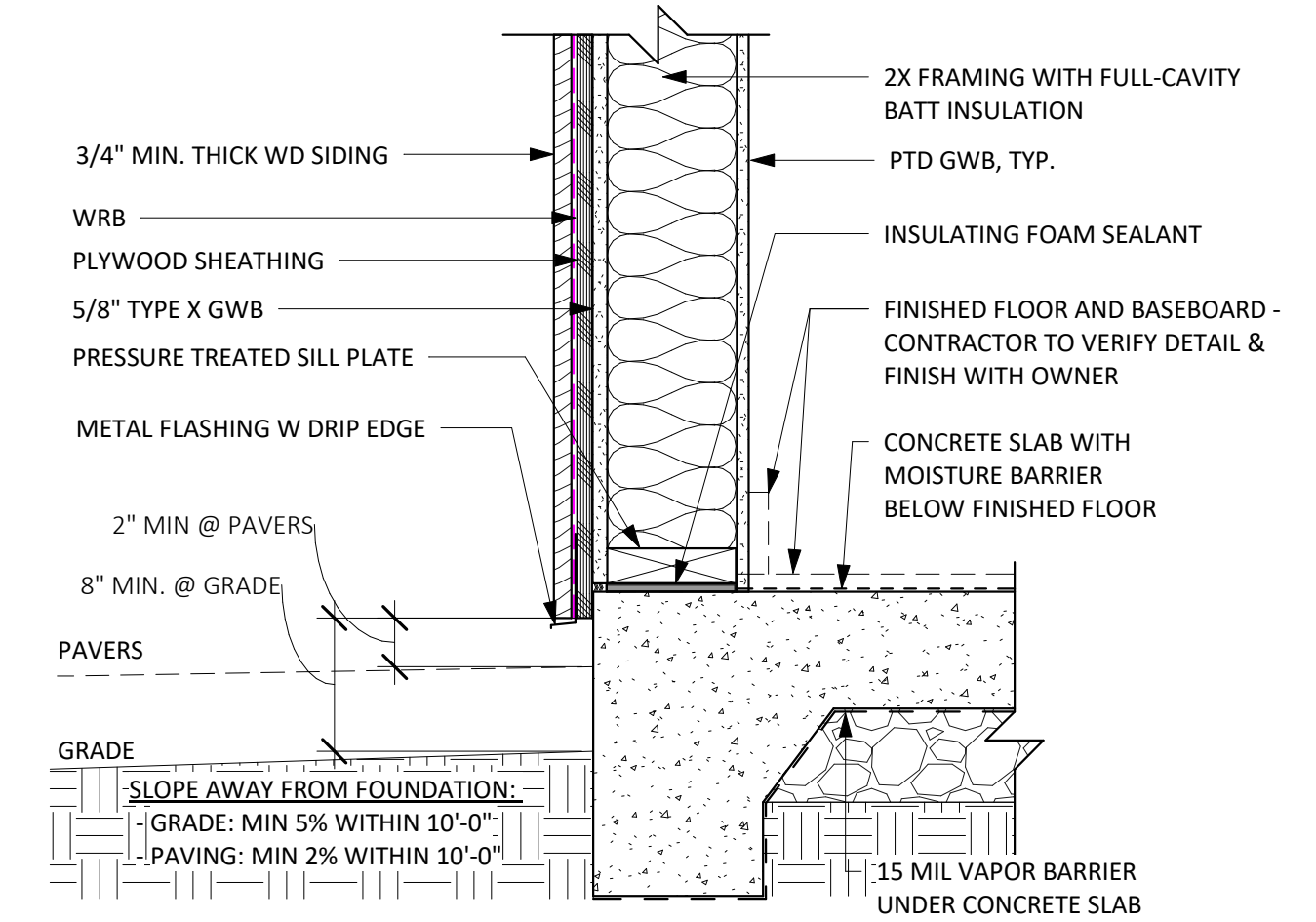
3 WINDOW HEAD AT STUCCO SIDING
1 1/2" = 1'-0"



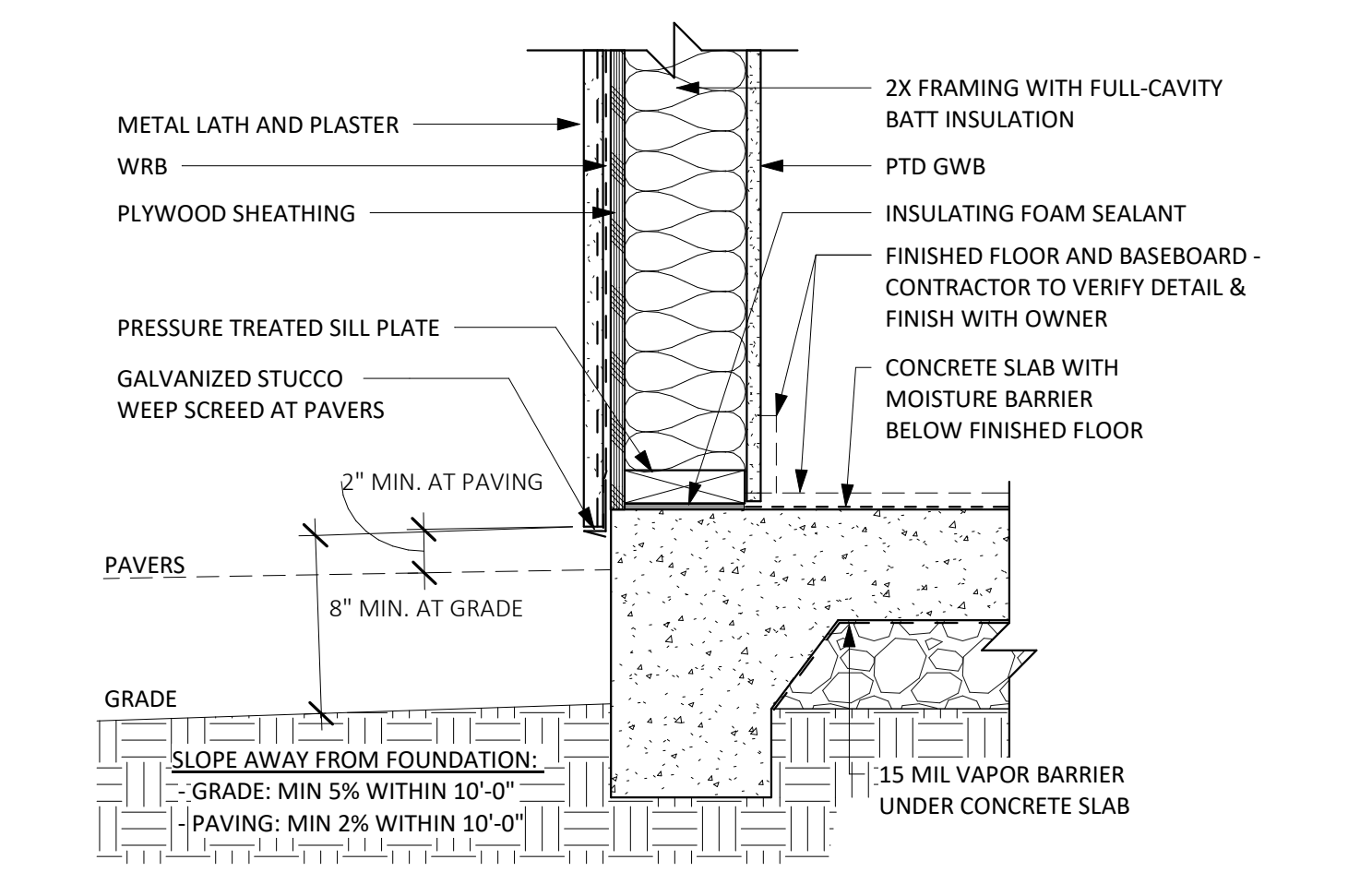
6 DOOR HEAD AT WOOD SIDING-WUI COMPLIANT
1 1/2" = 1'-0"



2 WINDOW SILL AT STUCCO SIDING
1 1/2" = 1'-0"



5 SLAB EDGE WITH WOOD SIDING-WUI COMPLIANT
1 1/2" = 1'-0"



1 SLAB EDGE AT STUCCO SIDING
1 1/2" = 1'-0"

WOOD SIDING WITHIN WUI ZONE

E4 STUCCO SIDING

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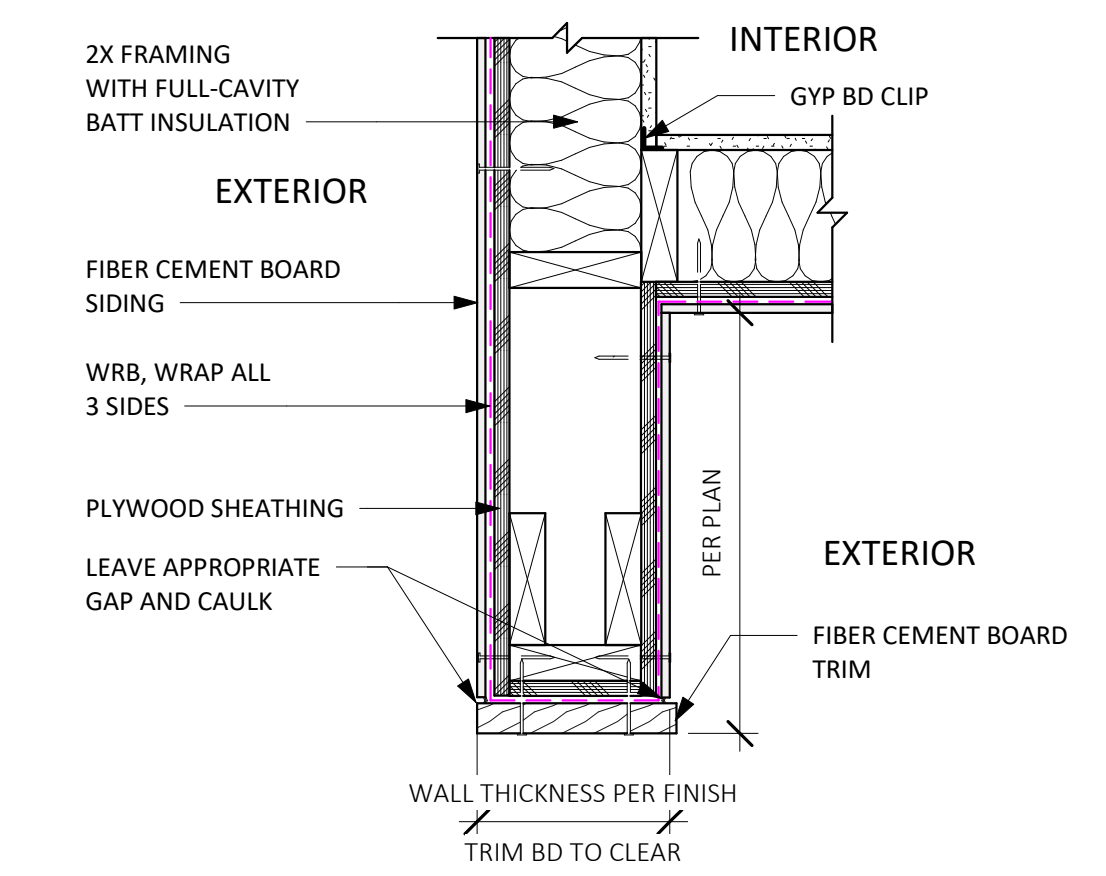
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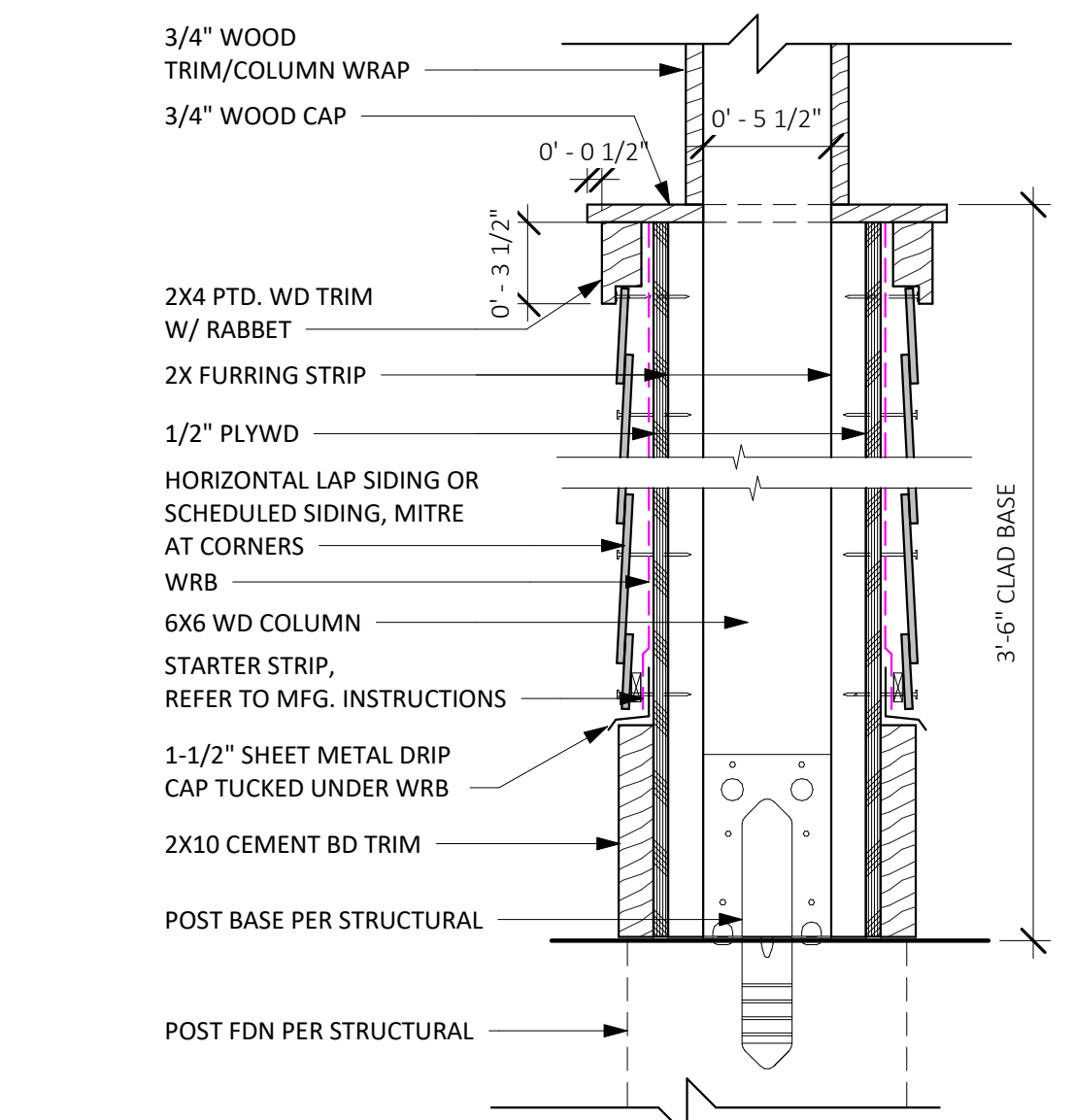
EXTERIOR DETAILS

SCALE: AS NOTED

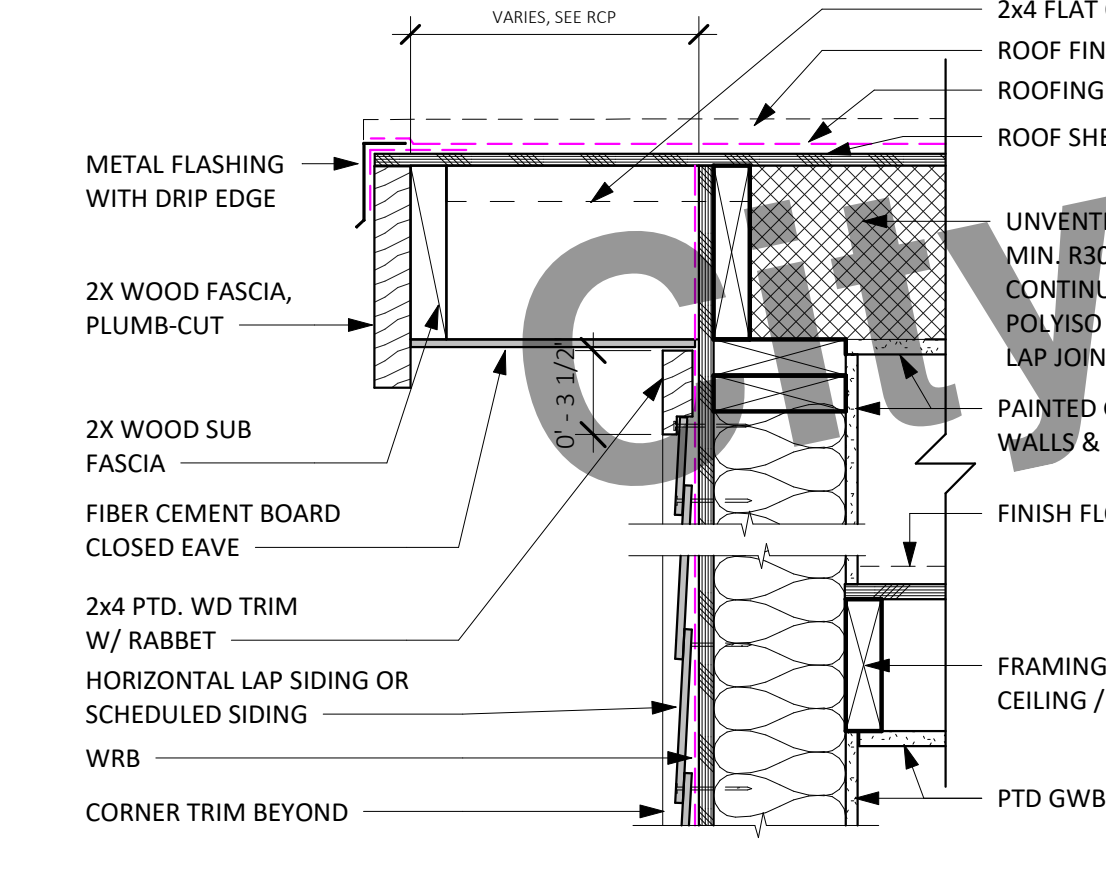
A5.2



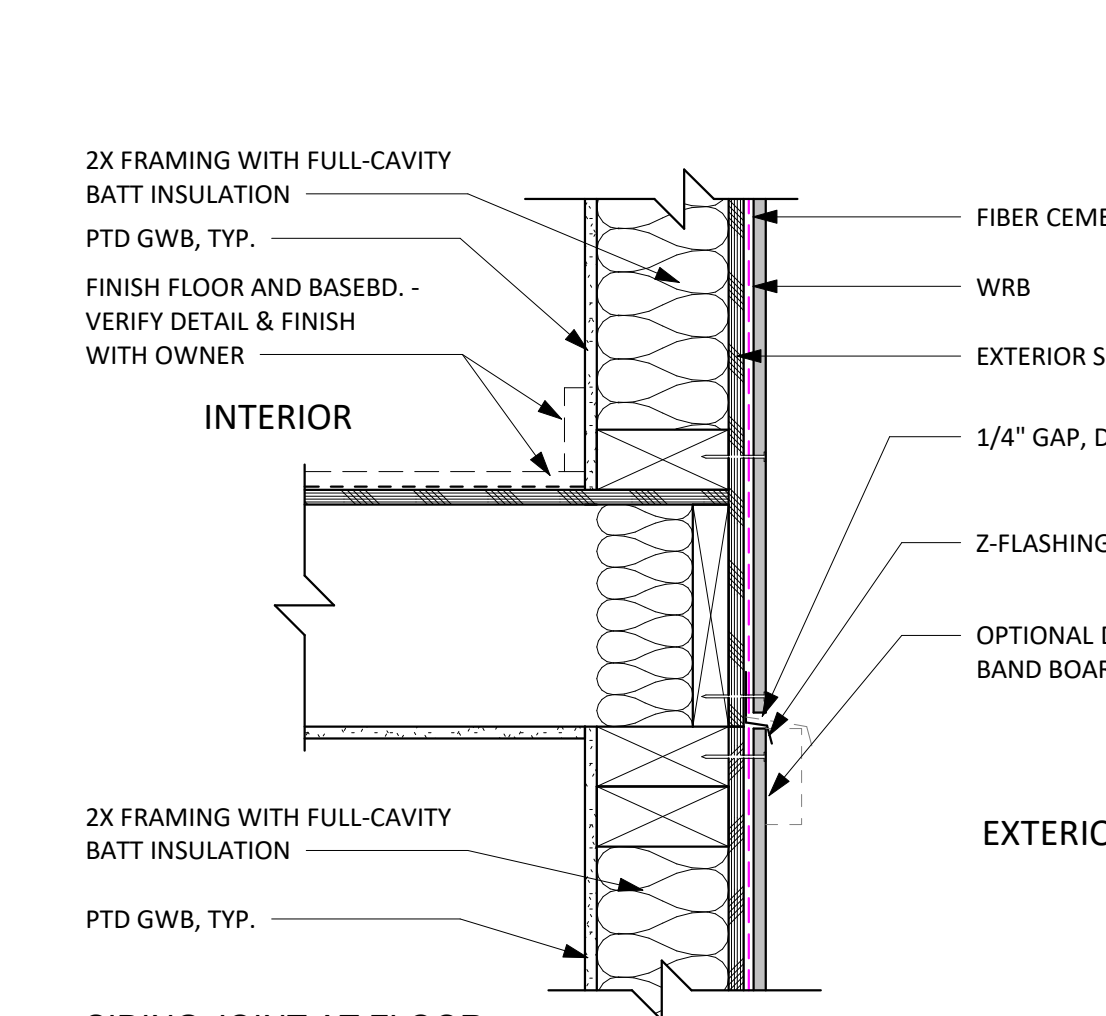
16 CEMENT BD WING WALL
1 1/2" = 1'-0"



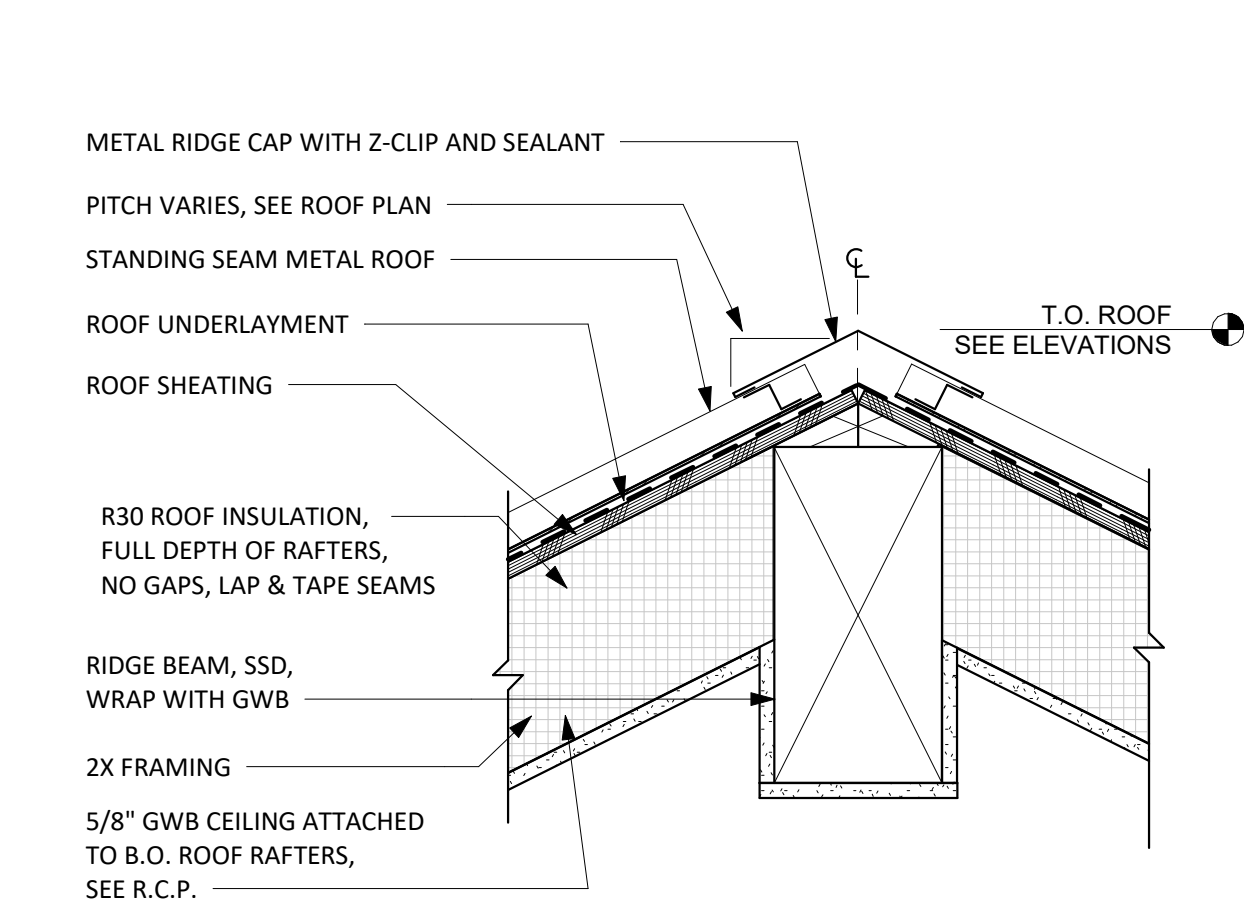
15 WRAPPED COLUMN SECTION
1 1/2" = 1'-0"



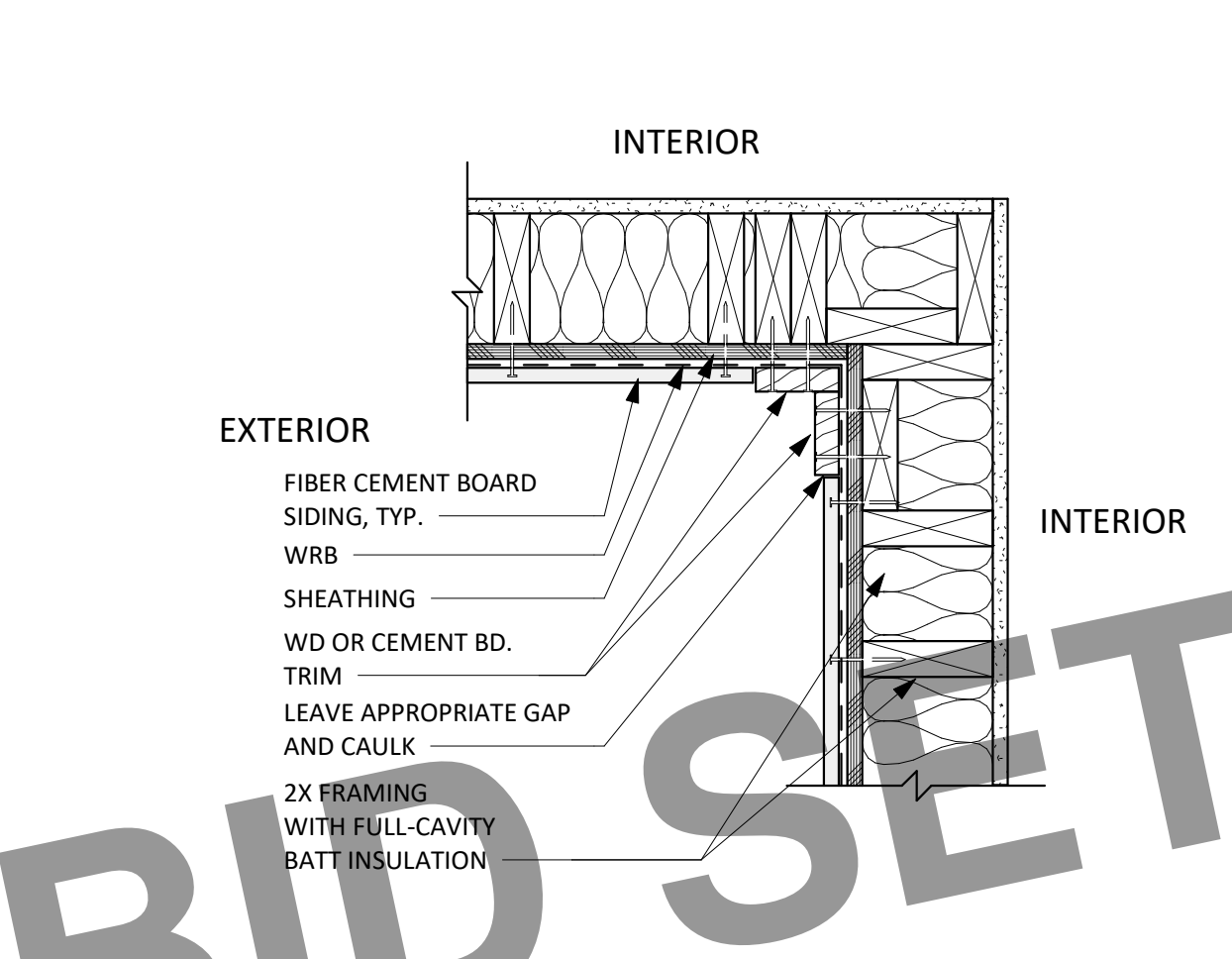
14 BASIC RAKE (CLOSED)
1 1/2" = 1'-0"



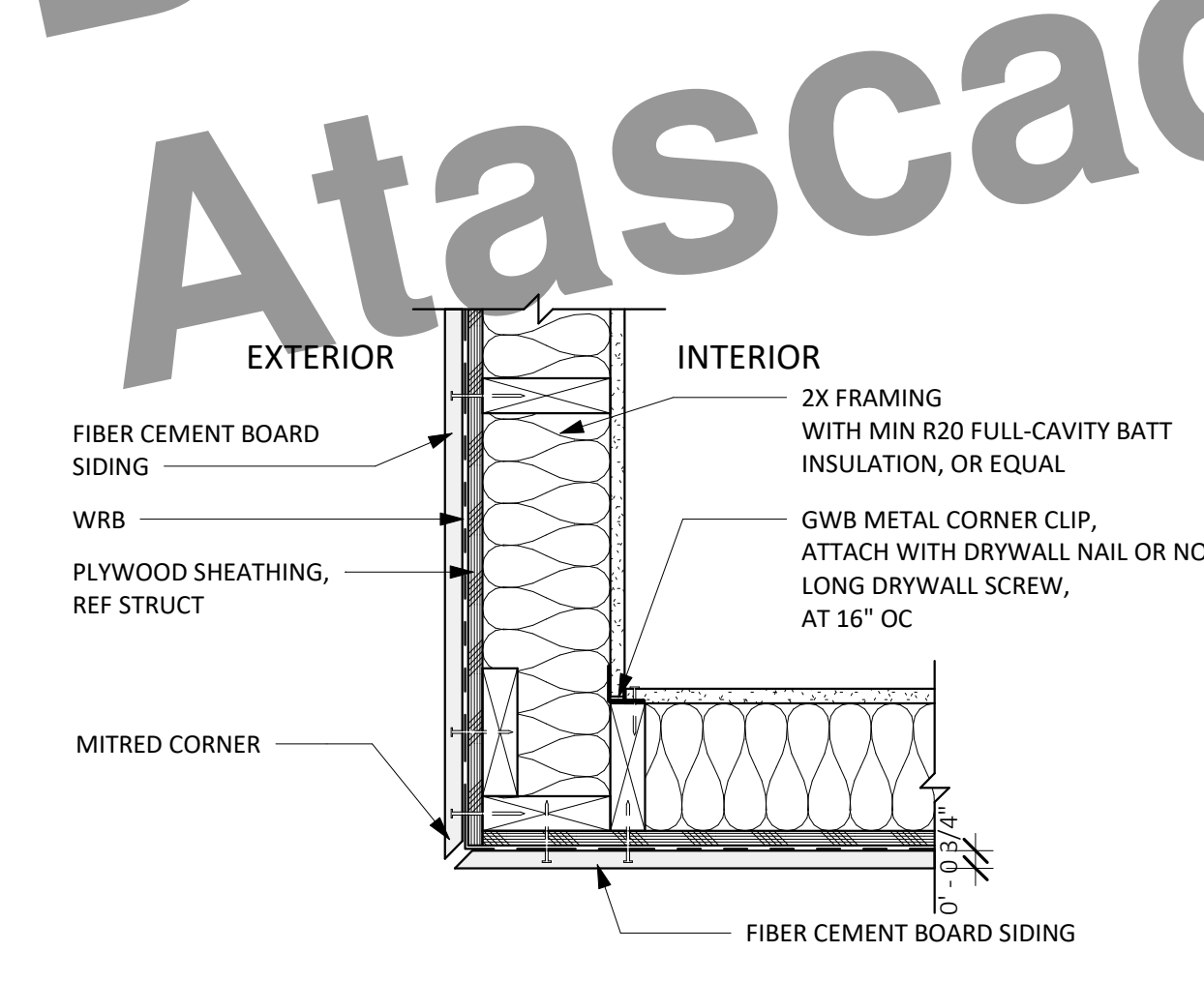
13 SIDING JOINT AT FLOOR
1 1/2" = 1'-0"



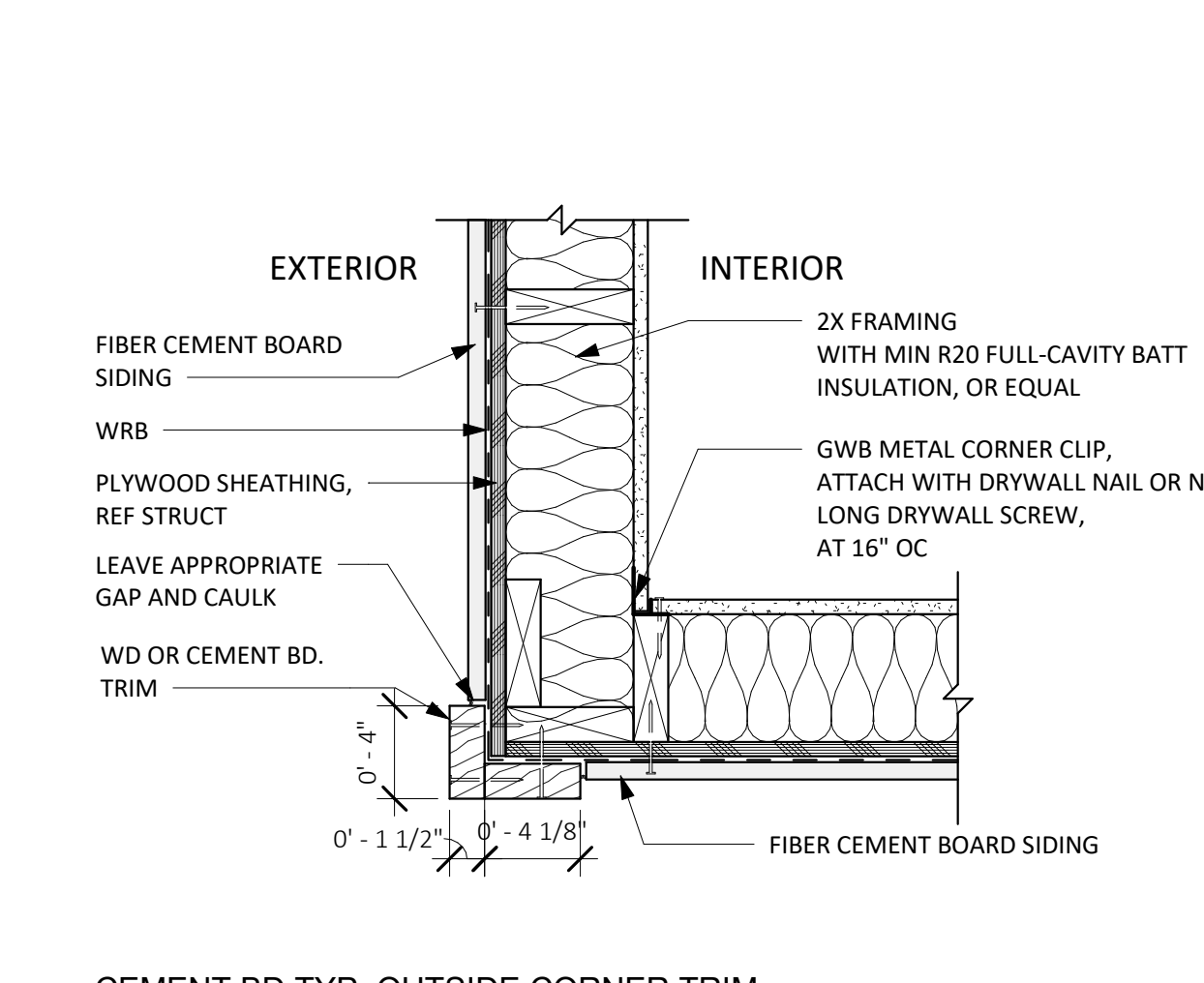
12 STANDING SEAM UNVENTED RIDGE
1 1/2" = 1'-0"



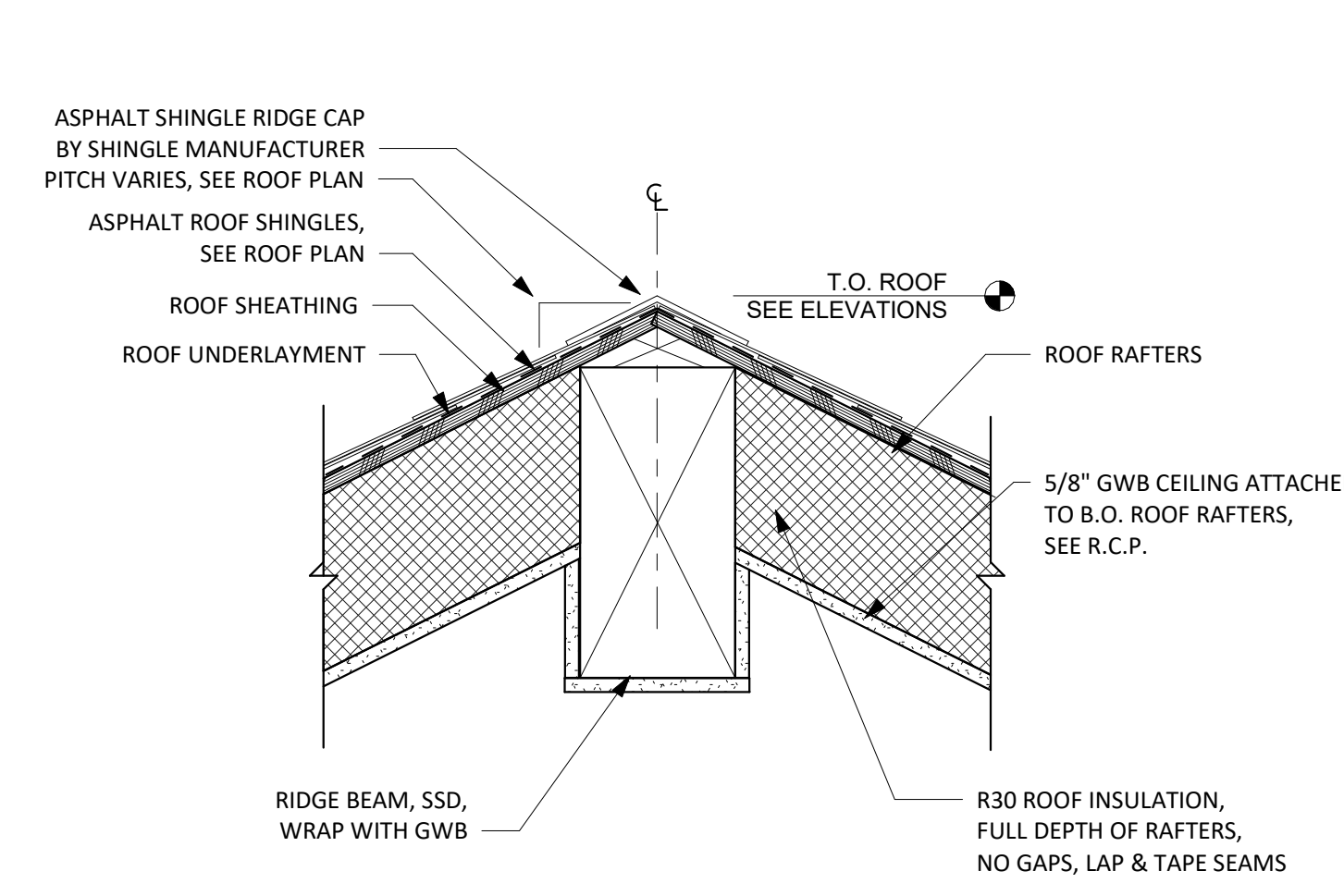
11 CEMENT BD TYP. INSIDE CORNER
1 1/2" = 1'-0"



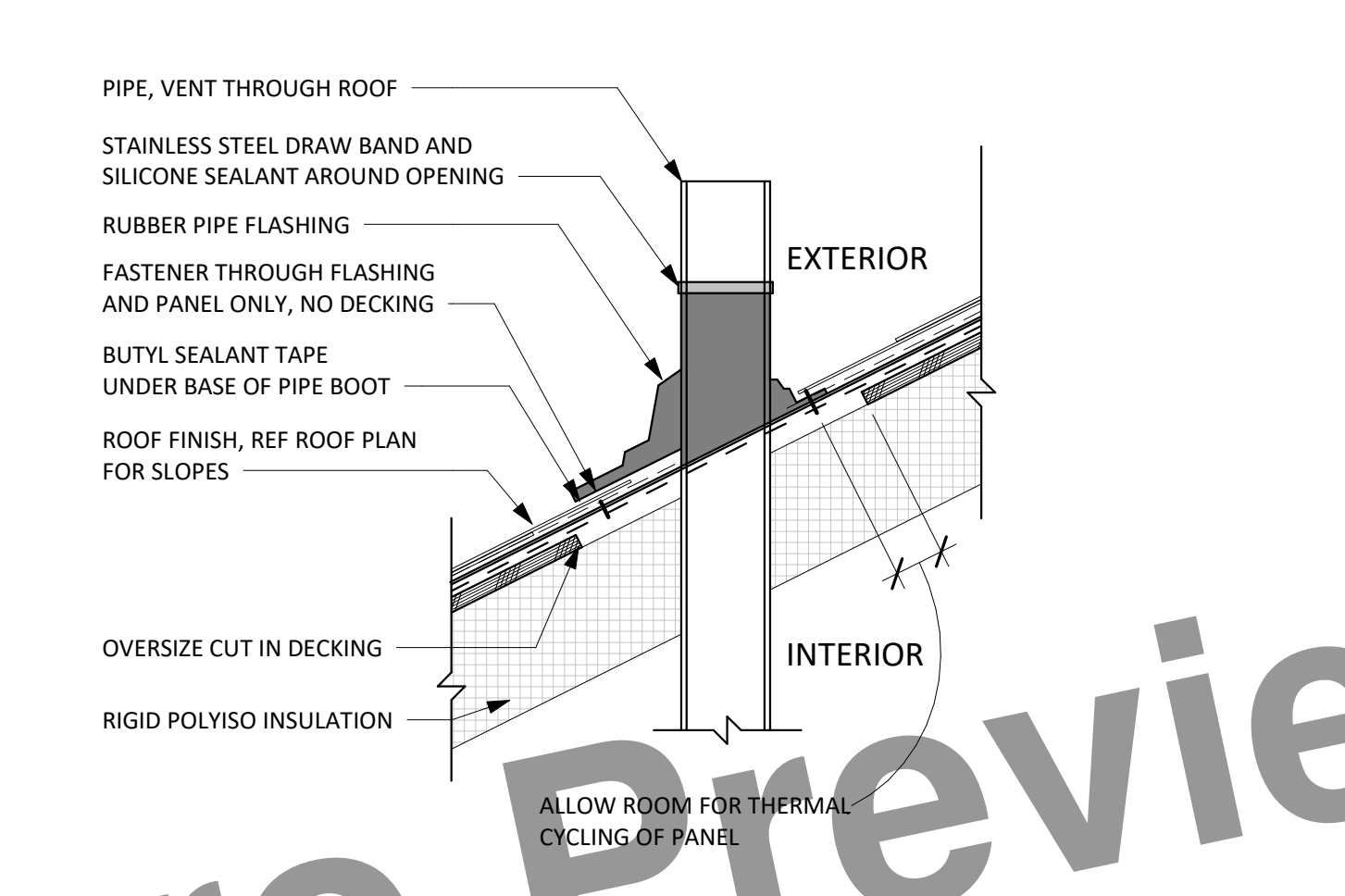
10 CEMENT BD OUTSIDE CORNER TRIM MITRE
1 1/2" = 1'-0"



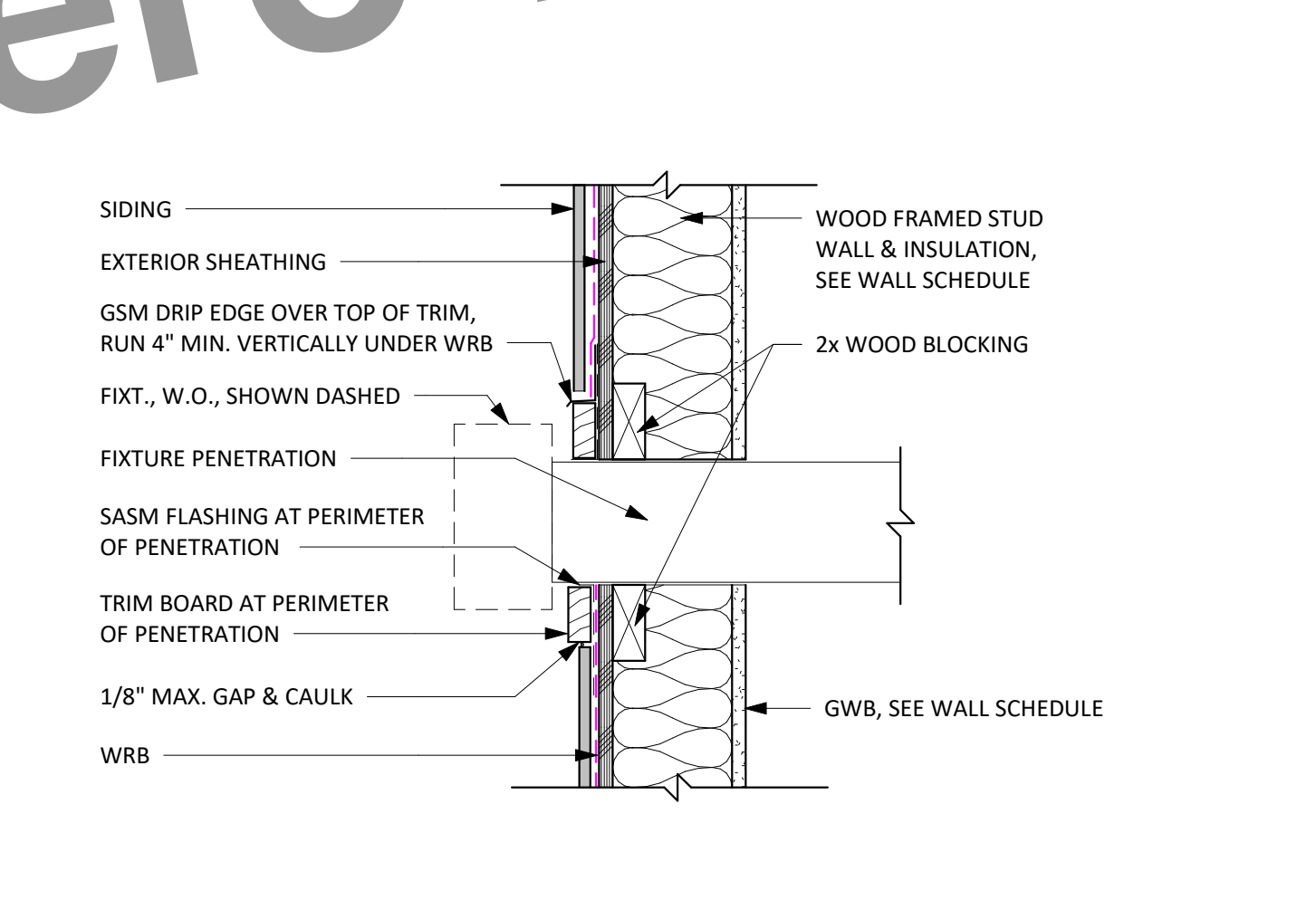
9 CEMENT BD TYP. OUTSIDE CORNER TRIM
1 1/2" = 1'-0"



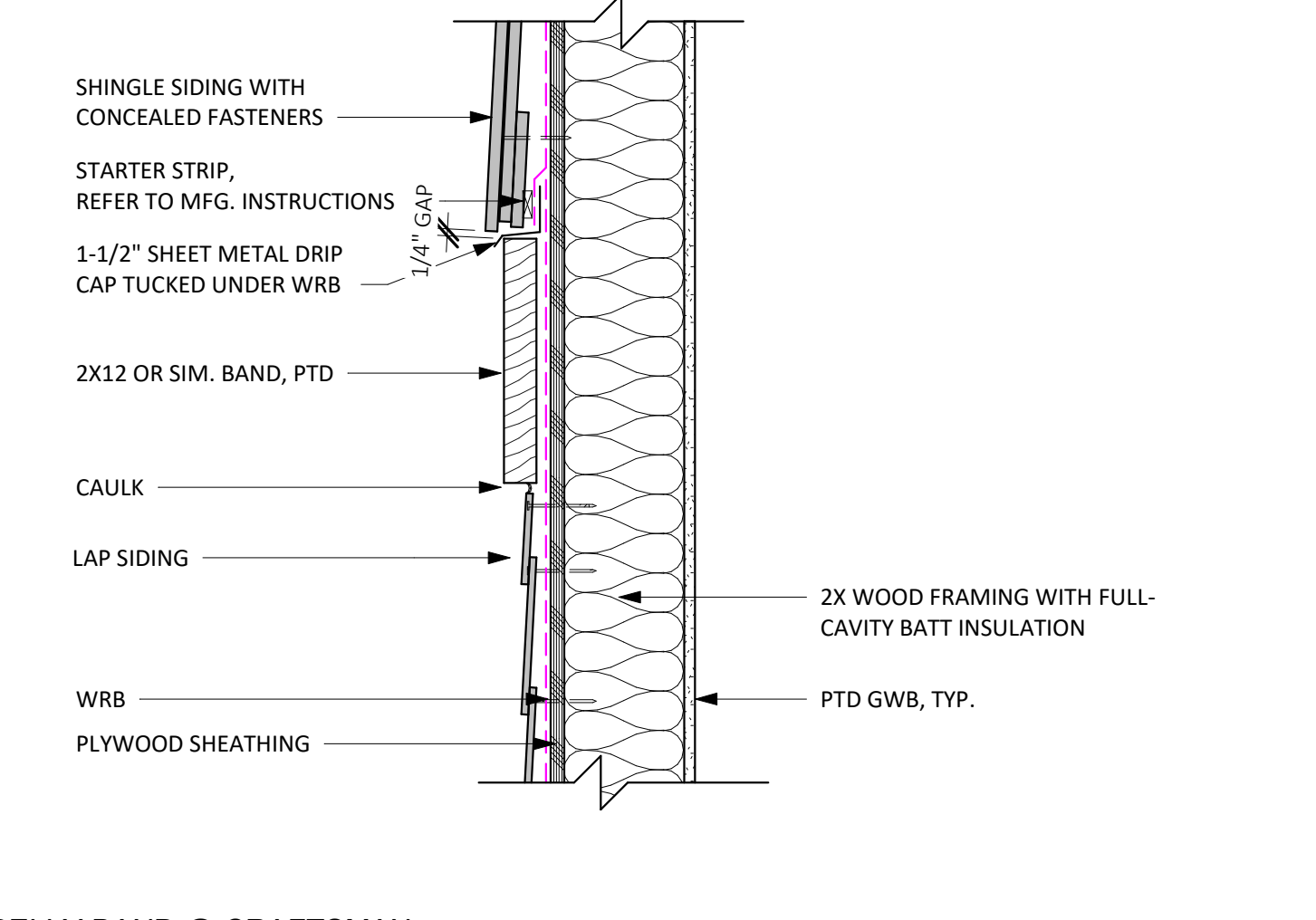
8 BASIC UNVENTED RIDGE AT ASPHALT SHINGLE
1 1/2" = 1'-0"



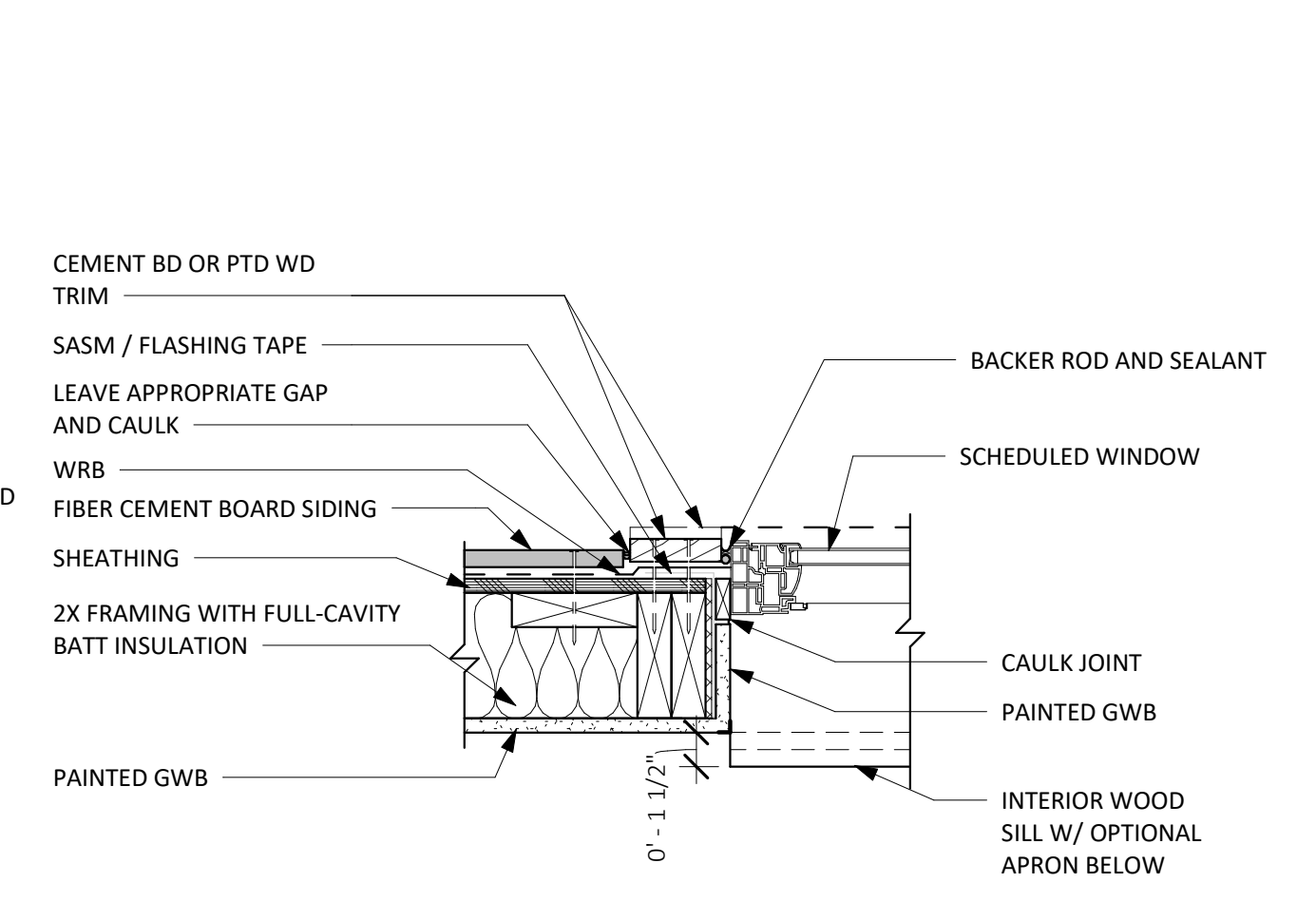
7 ROOF PENETRATION DETAIL
1 1/2" = 1'-0"



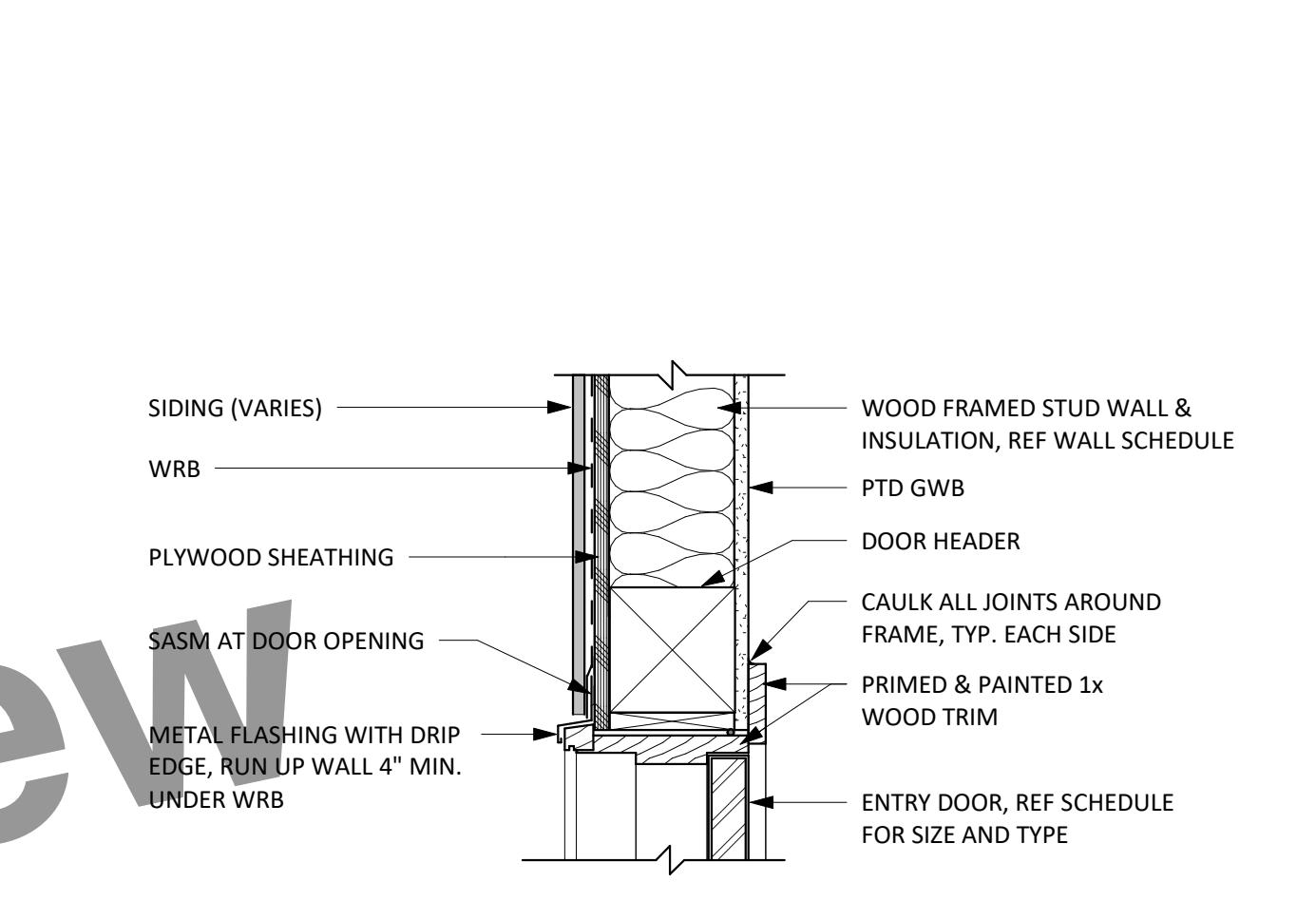
6 WALL PENETRATION DETAIL
1 1/2" = 1'-0"



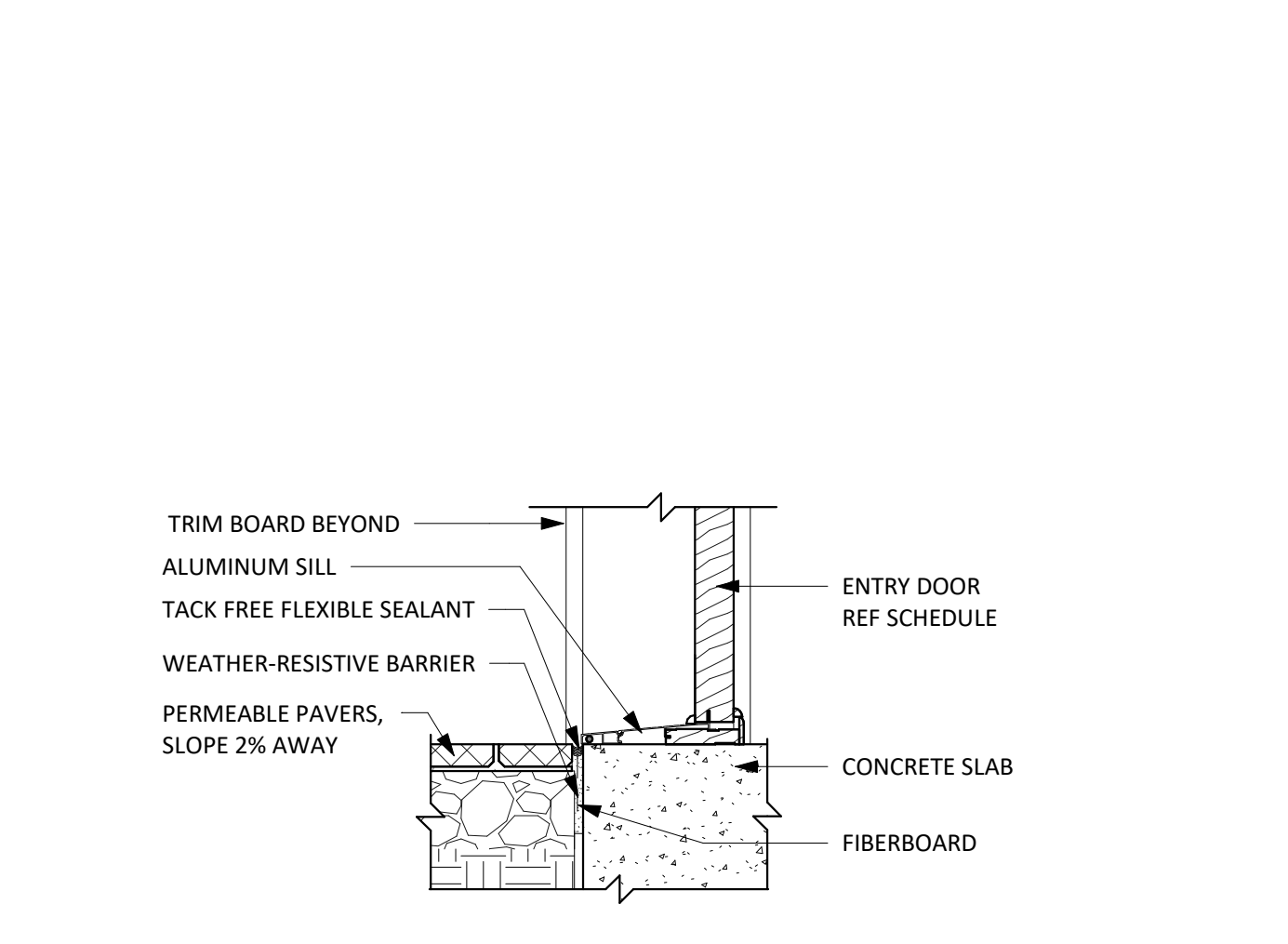
5 BELLY BAND @ CRAFTSMAN
1 1/2" = 1'-0"



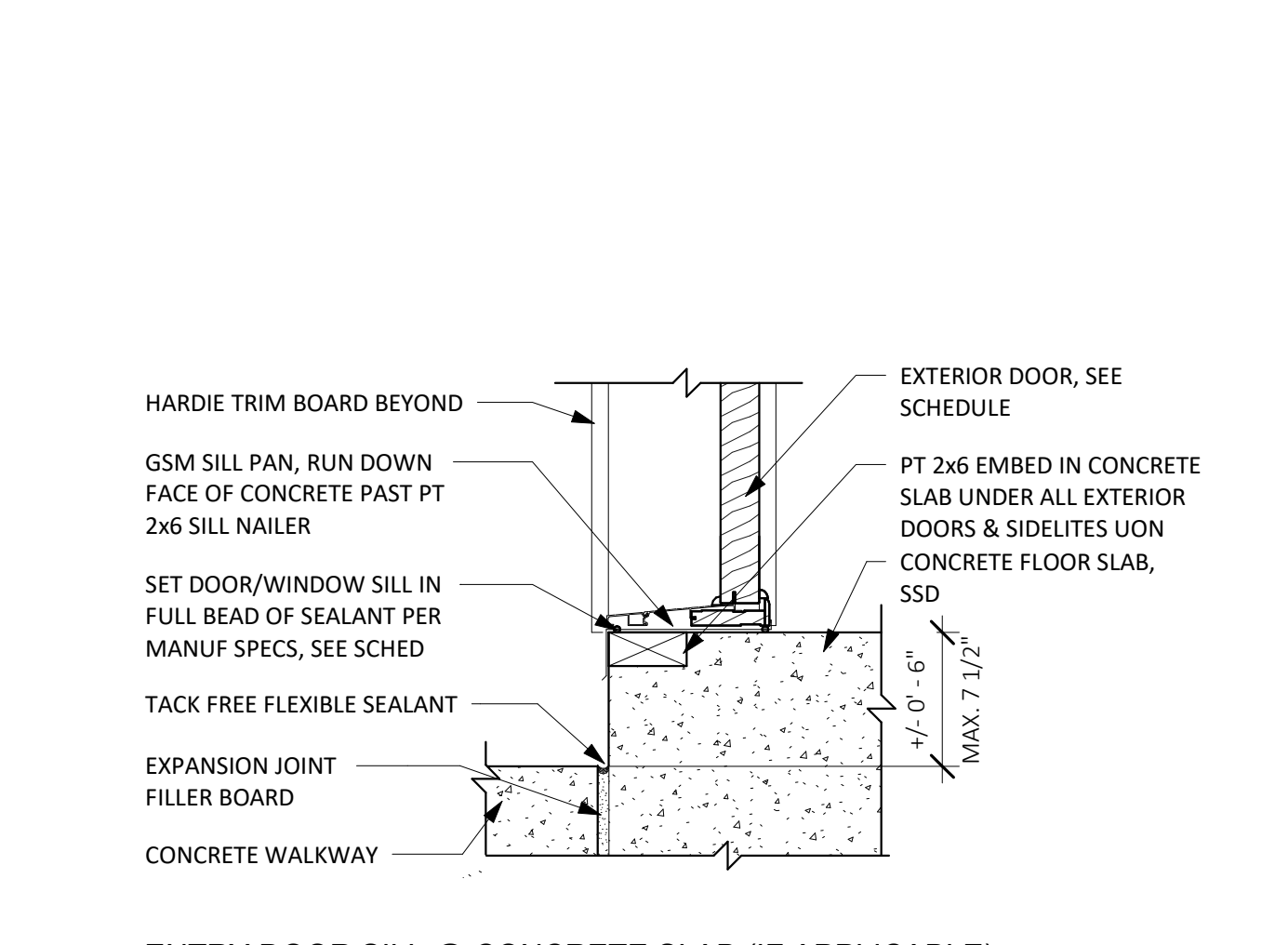
4 BASIC WINDOW JAMB
1 1/2" = 1'-0"



3 SWING DOOR HEAD / JAMB
1 1/2" = 1'-0"



2 ENTRY DOOR SILL AT PAVERS (IF APPLICABLE)
1 1/2" = 1'-0"



1 ENTRY DOOR SILL @ CONCRETE SLAB (IF APPLICABLE)
1 1/2" = 1'-0"

BID SET. of Atascadero Preview



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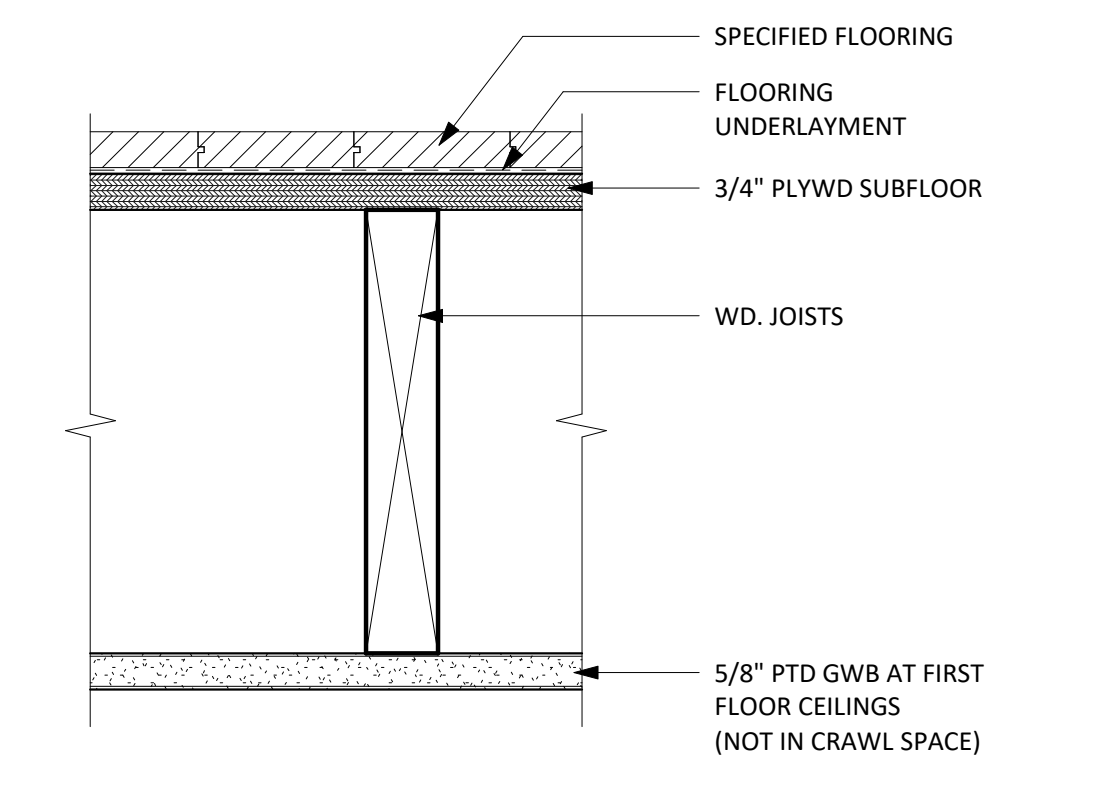
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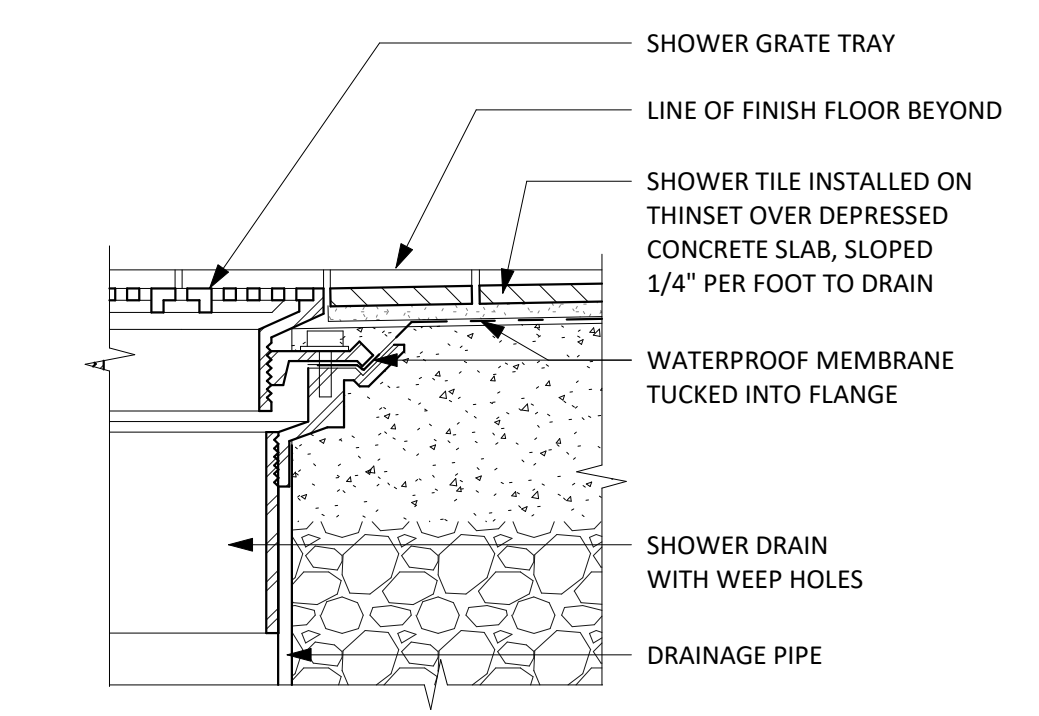
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**INTERIOR DETAILS &
WALL PARTITIONS**

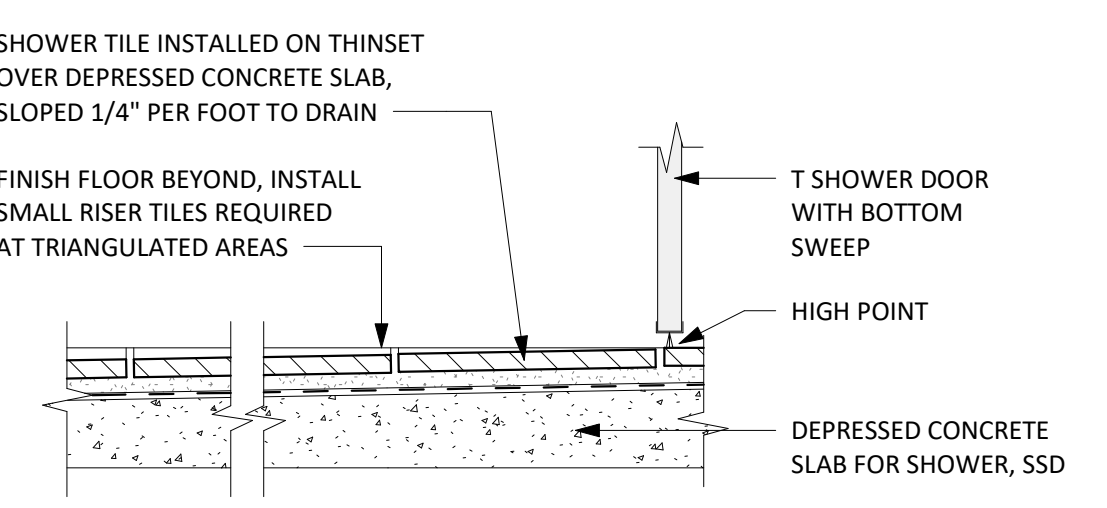
A5.3
SCALE: AS NOTED



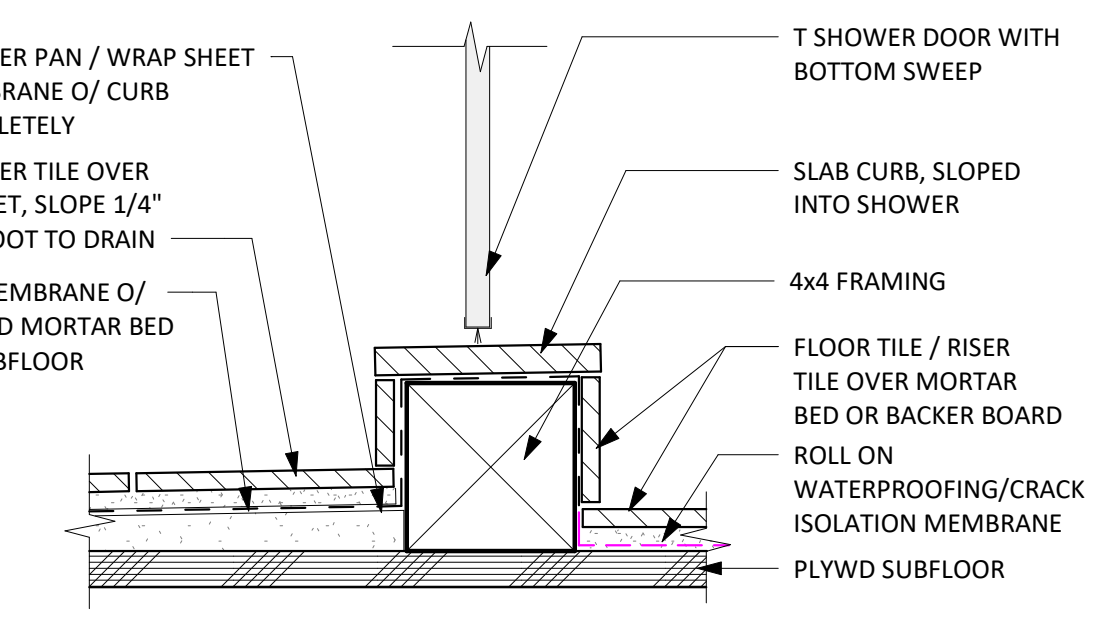
5 TYP. STORAGE LOFT FLOOR ASSEMBLY
3" = 1'-0"



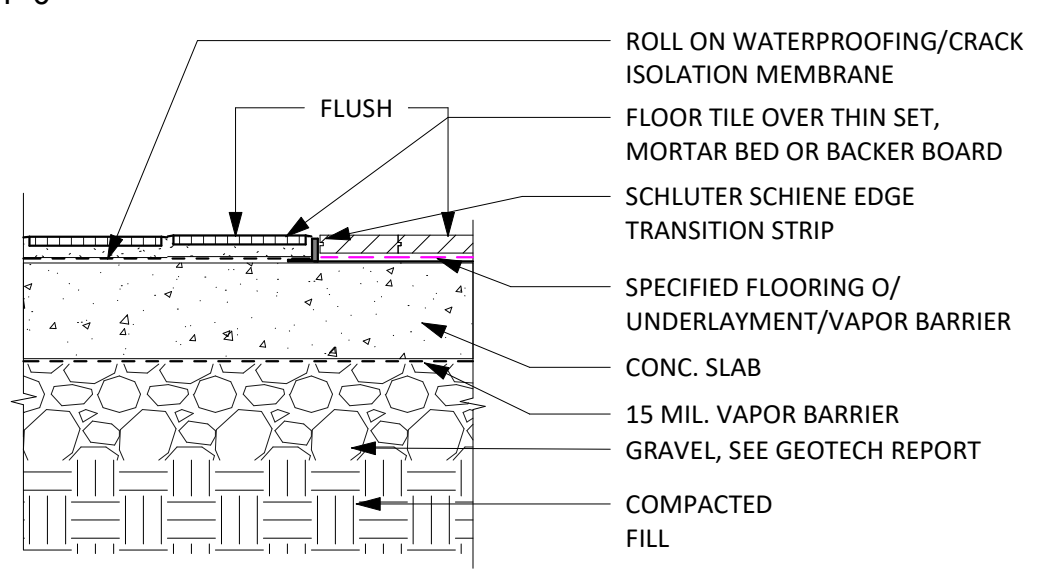
42 SHOWER DRAIN AT CONCRETE
3" = 1'-0"



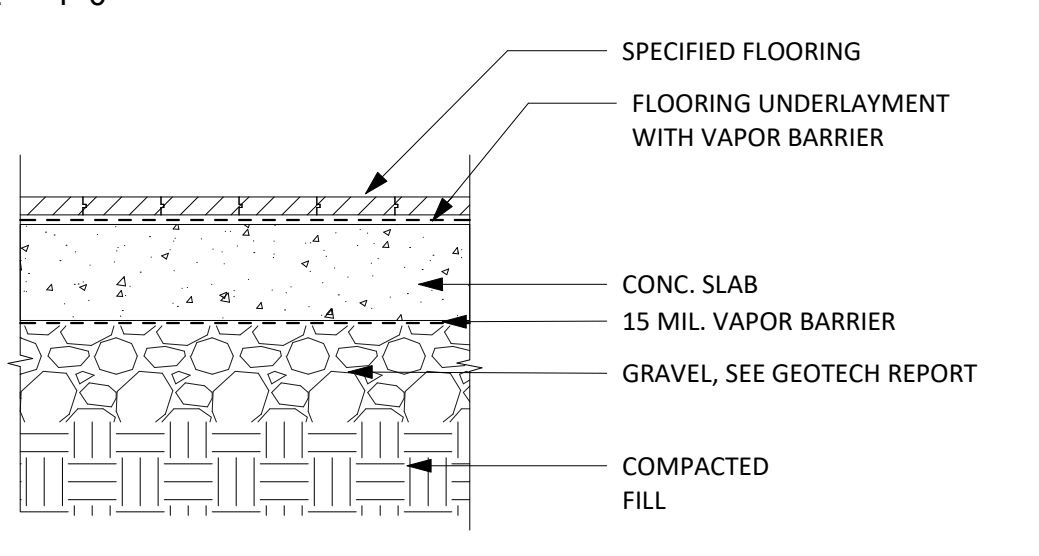
4 CURBLESS SHOWER DOOR AT SLAB (OPTIONAL)
3" = 1'-0"



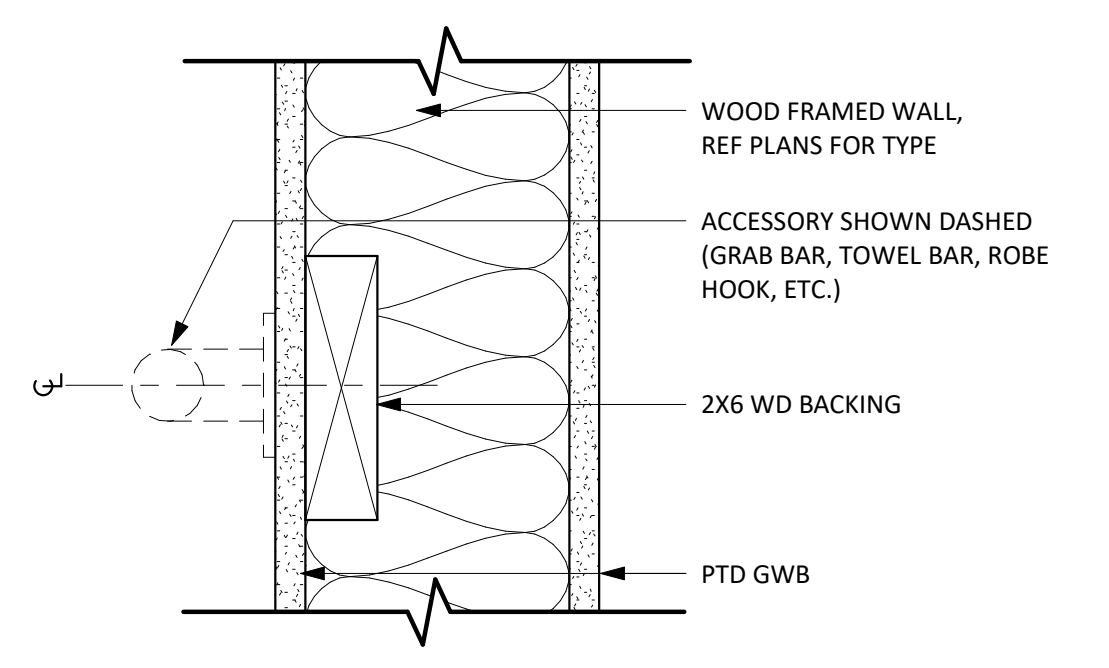
3 TYP. SHOWER CURB
3" = 1'-0"



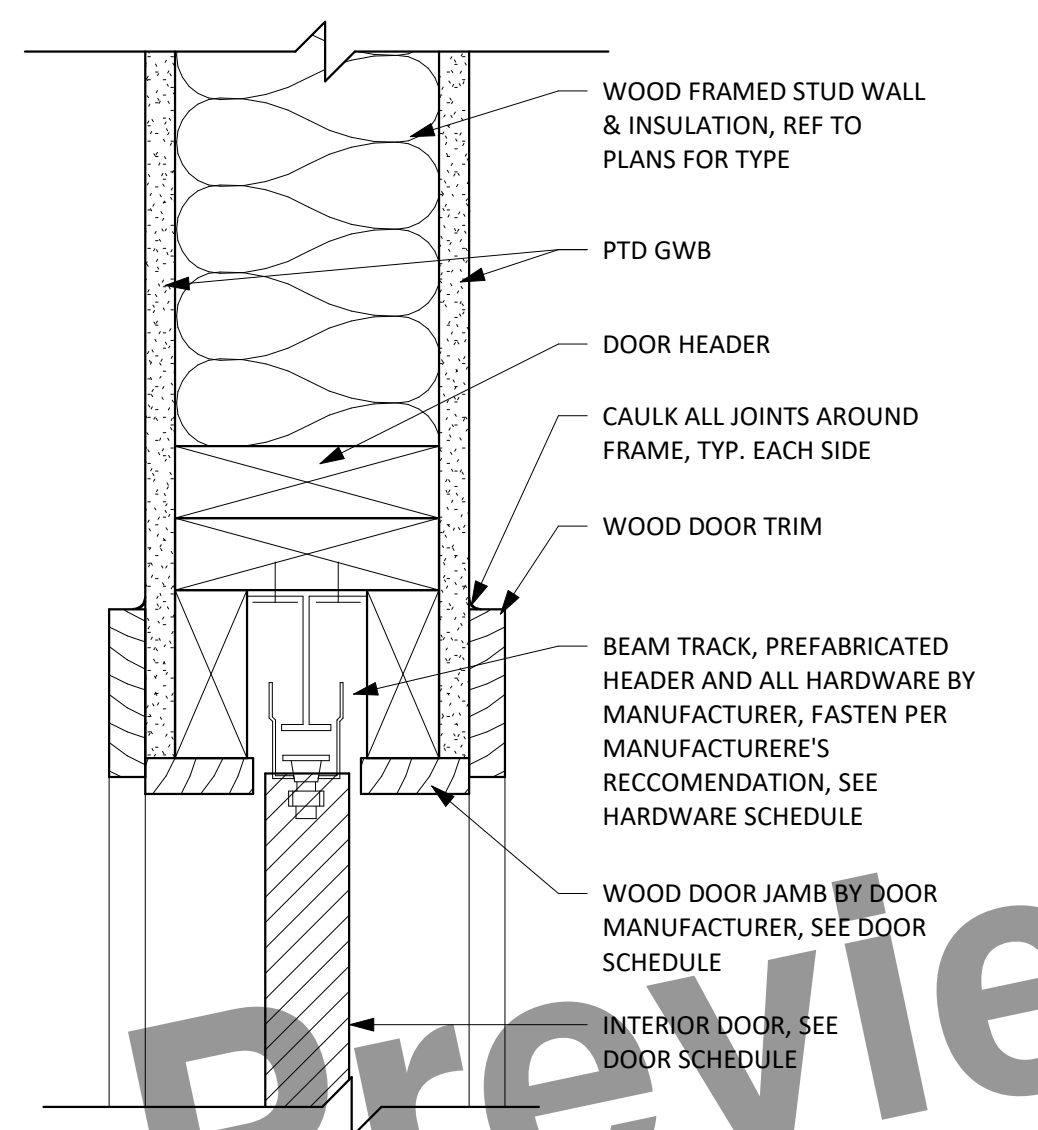
2 BASIC TILE TO WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



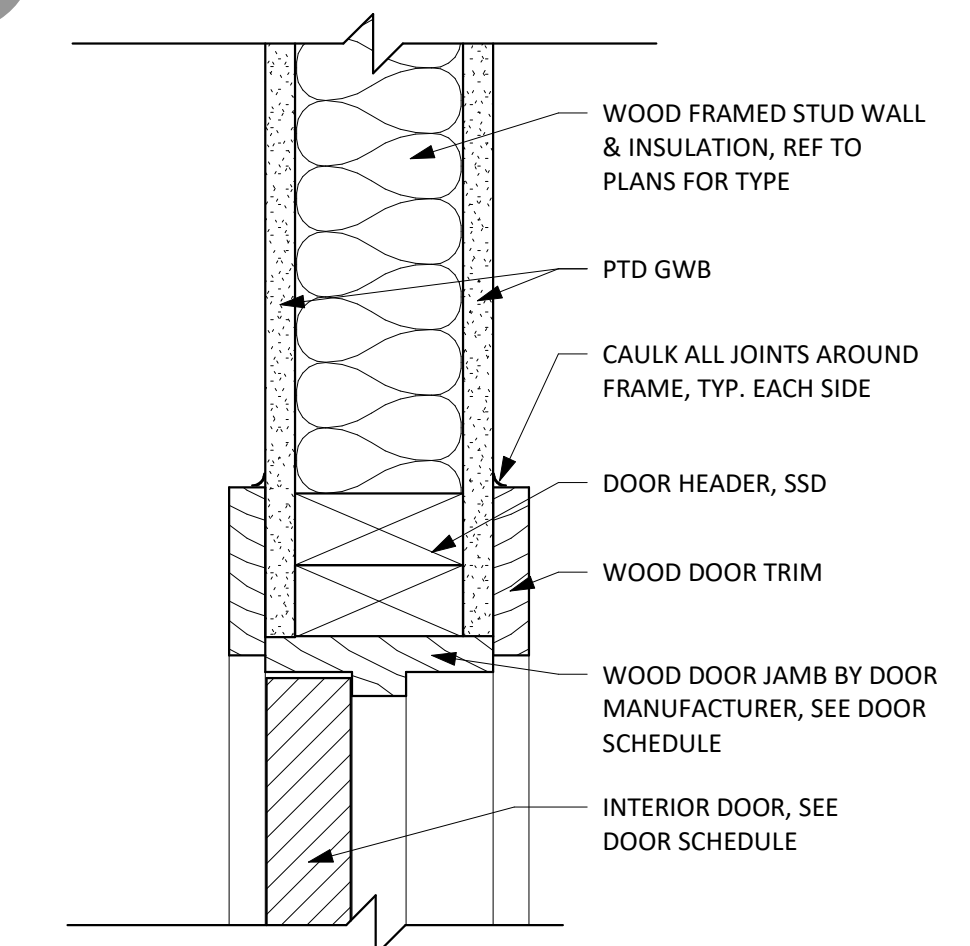
1 BASIC WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



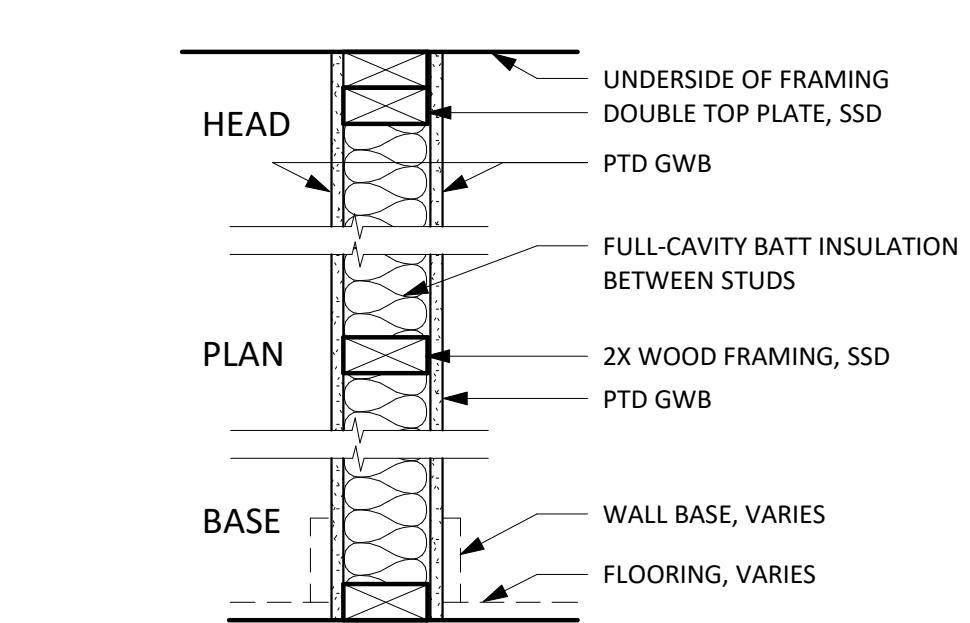
9 BLOCKING DETAIL
3" = 1'-0"



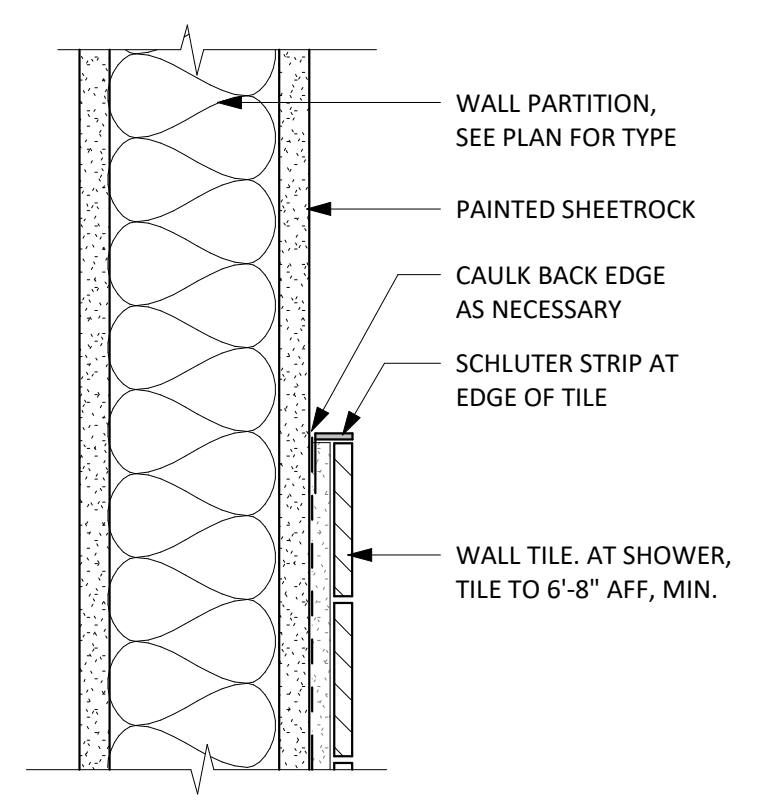
8 INTERIOR WOOD POCKET DOOR HEAD
3" = 1'-0"



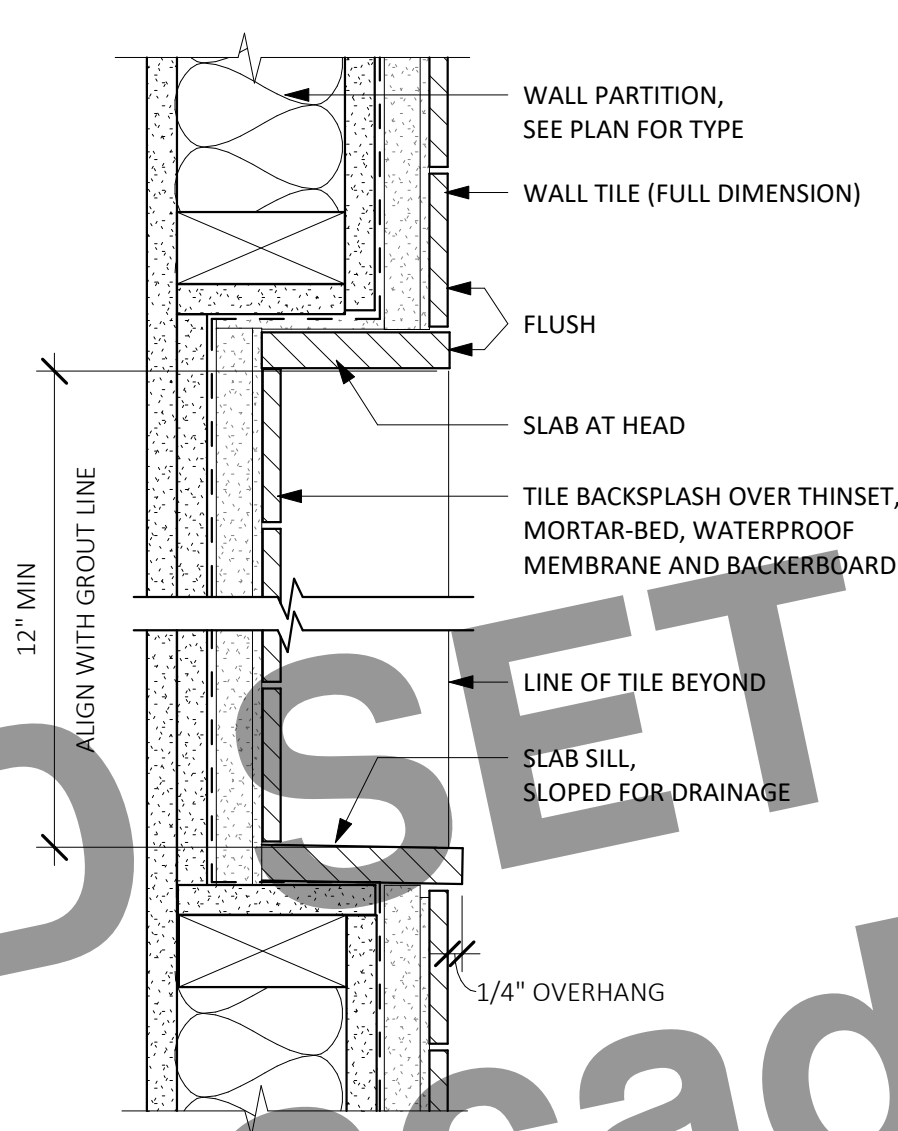
7 INTERIOR WOOD DOOR HEAD/JAMB
3" = 1'-0"



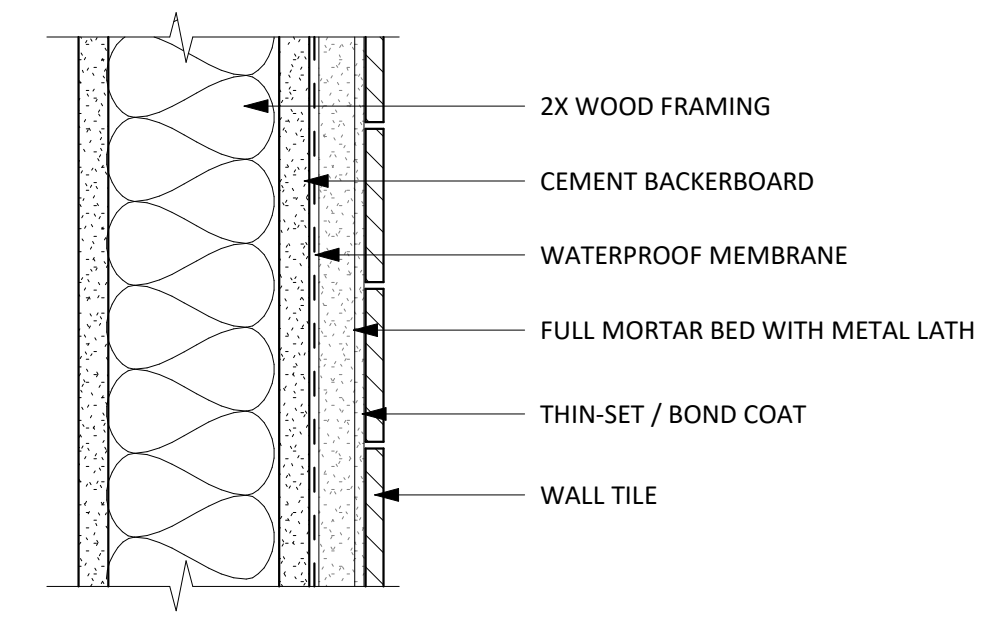
6 TYP. INTERIOR WALL PARTITION
1 1/2" = 1'-0"



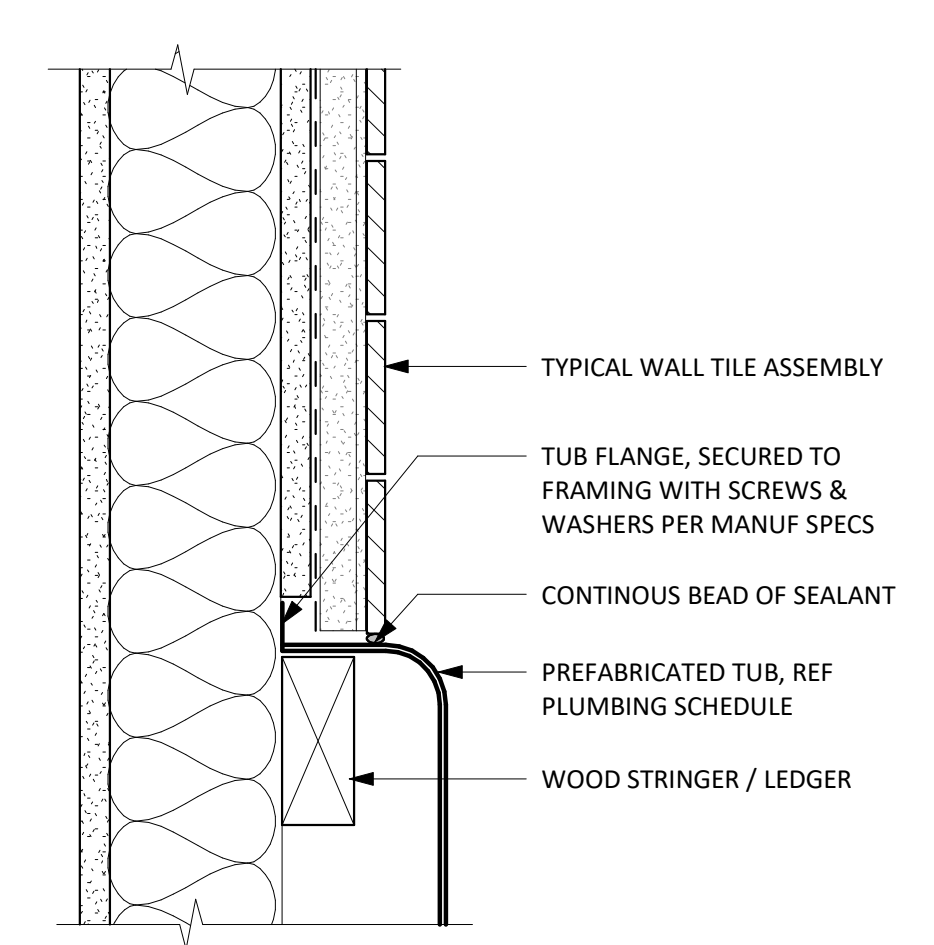
13 TILE / GYPSUM TRANSITION
3" = 1'-0"



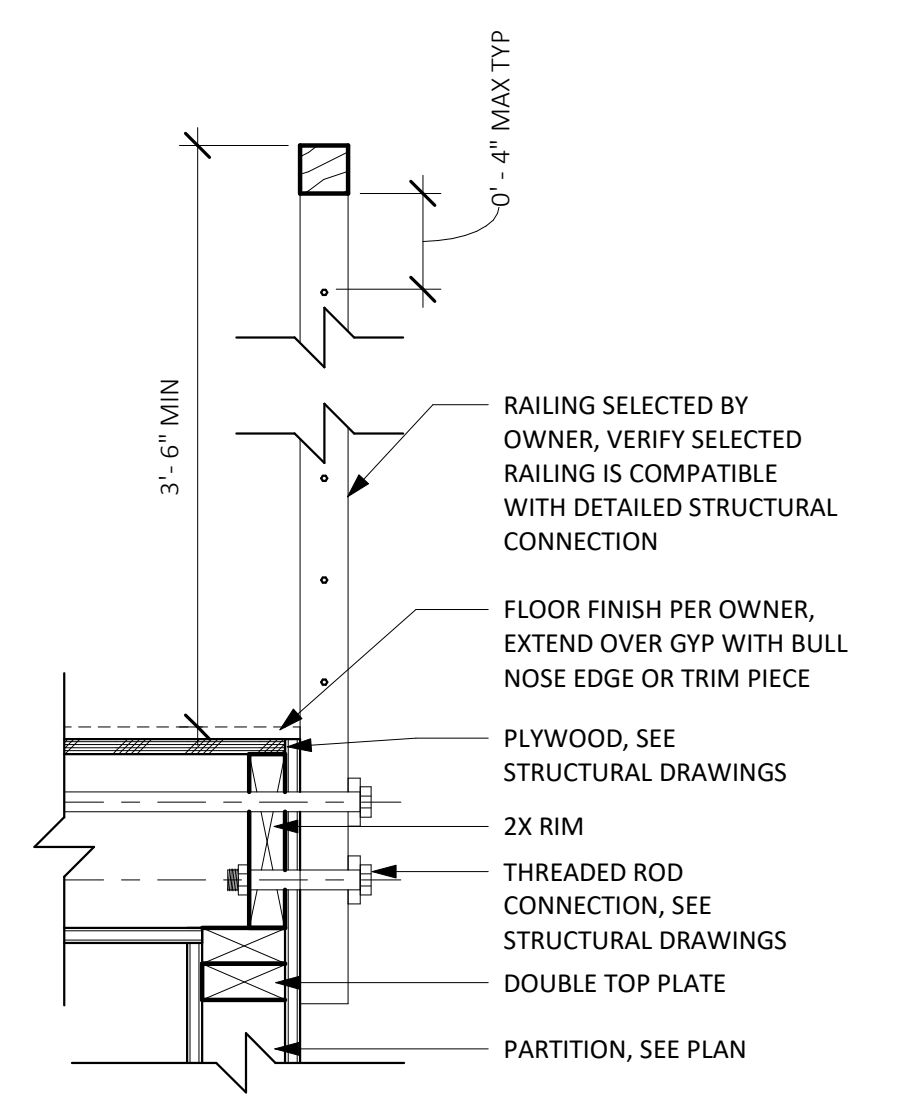
12 TILE NICHE
3" = 1'-0"



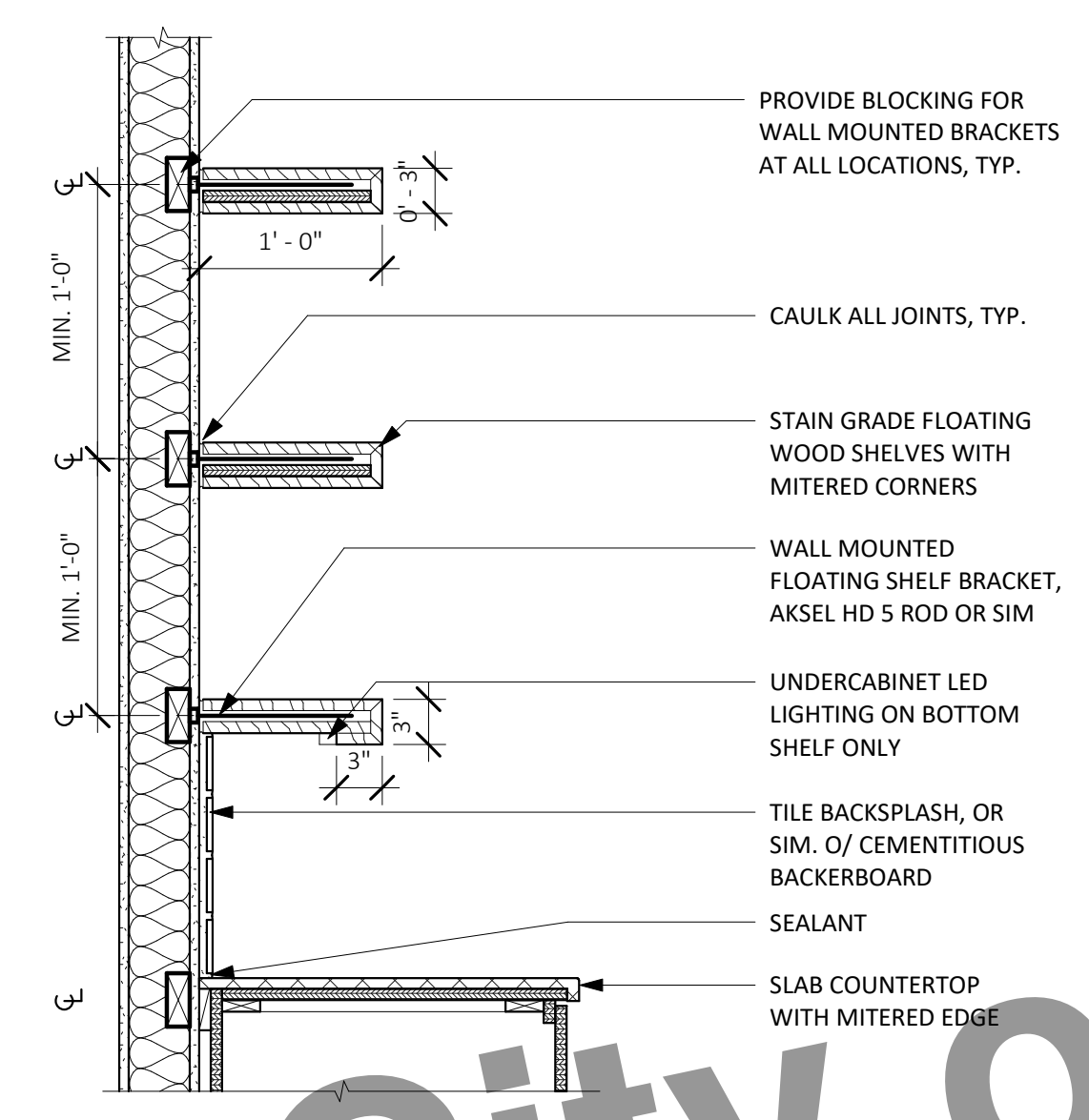
11 TYP. WALL TILE ASSEMBLY
3" = 1'-0"



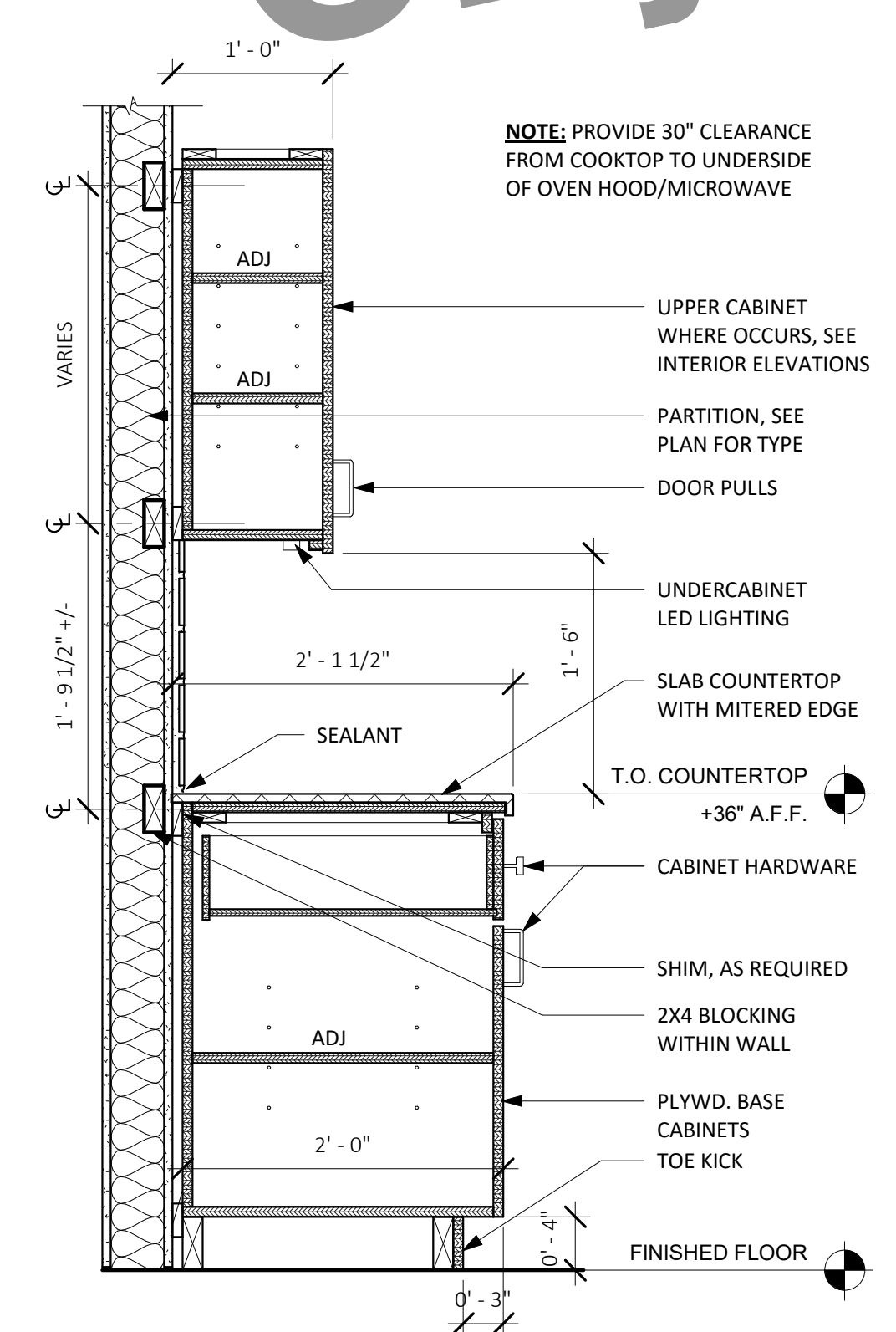
10 TILE AT TUB DECK
3" = 1'-0"



16 TYPICAL RAILING DETAIL AT HABITABLE LOFT
1 1/2" = 1'-0"



15 FLOATING WOOD SHELVES (OPTIONAL)
1" = 1'-0"



14 TYPICAL BASE CABINET WITH UPPER CABINET
1" = 1'-0"

BID SET.
City of Atascadero
Preview

WINDOW SCHEDULES

USE WINDOW SCHEDULE ONLY FOR SELECTED ARCHITECTURAL STYLE (REF. SHEET GO.0/PROJECT CHECKLIST)

WINDOW SCHEDULE - ONE BEDROOM PLUS LOFT - COASTAL RANCH							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
1	FIXED	3	3'-0"	4'-0"	4'-6"	0'-6"	RANCH MUNTINS TO MATCH SINGLE HUNG
3R	CASEMENT	4	3'-0"	4'-0"	7'-0"	3'-0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
5	SINGLE HUNG	3	3'-0"	4'-0"	7'-0"	3'-0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
5A	SINGLE HUNG	1	1'-6"	2'-3"	7'-0"	4'-9"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
5L	SINGLE HUNG - LOFT	2	3'-0"	4'-0"	4'-6"	0'-6"	TEMPERED GLASS, 4" LIMITER REQUIRED

WINDOW SCHEDULE - ONE BEDROOM PLUS LOFT - BACKYARD CRAFTSMAN							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
1	FIXED	3	3'-0"	4'-0"	4'-6"	0'-6"	CRAFTSMAN MUNTINS TO MATCH SINGLE-HUNG
2A	AWNING	1	3'-0"	2'-0"	7'-0"	5'-0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
3C	CASEMENT	2	3'-0"	4'-0"	7'-0"	3'-0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
4	SINGLE HUNG	5	3'-0"	4'-0"	7'-0"	3'-0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
4L	SINGLE HUNG - LOFT	2	3'-0"	4'-0"	4'-6"	0'-6"	TEMPERED GLASS, 4" LIMITER REQUIRED

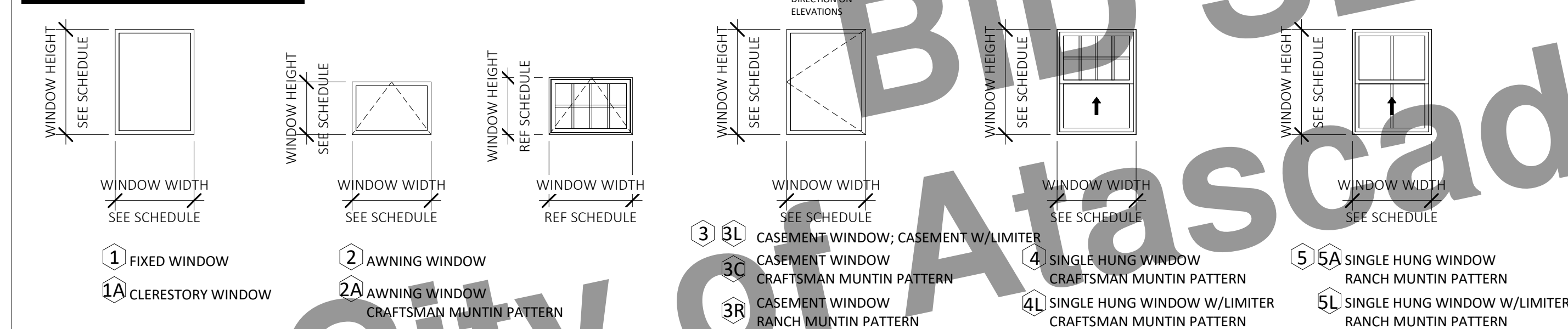
WINDOW SCHEDULE - ONE BEDROOM PLUS LOFT - CALIFORNIA MODERN							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
1	FIXED	5	3'-0"	4'-0"			PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
2	AWNING	8	3'-0"	2'-0"			PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
3	CASEMENT	5	3'-0"	4'-0"	7'-0"	3'-0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
3L	CASEMENT-LOFT	2	3'-0"	4'-0"	4'-6"	0'-6"	TEMPERED GLASS, 4" LIMITER REQUIRED

WINDOW SCHEDULE - ONE BEDROOM PLUS LOFT - BEACH BUNGALOW							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
1	FIXED	4	3'-0"	4'-0"			PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
2	AWNING	3	3'-0"	2'-0"			PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
3	CASEMENT	6	3'-0"	4'-0"	7'-0"	3'-0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
3L	CASEMENT-LOFT	2	3'-0"	4'-0"	4'-6"	0'-6"	TEMPERED GLASS, 4" LIMITER REQUIRED

WINDOW MATERIAL LEGEND

FRAME MATERIAL				FRAME FINISH			
WD	WOOD	FIBR	FIBERGLASS	PTD	PAINTED	ANNO	ANNODIZED ALUM
WC	WOOD-CLAD	ALUM	ALUMINUM	ST	STAINED	INT	INTEGRAL COLOR
		VIN	VINYL				
		COMP	COMPOSITE				

WINDOW TYPES



GLAZING TYPES

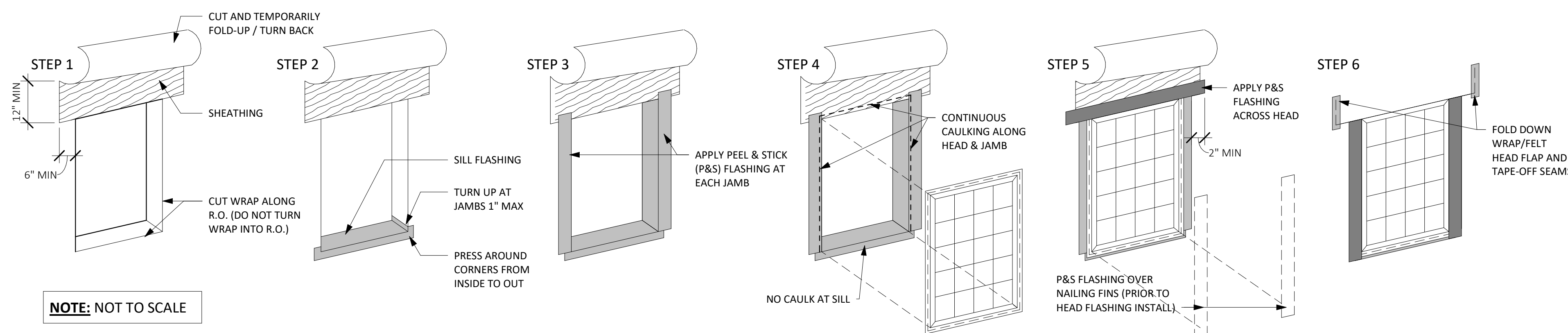
REFER TO TITLE 24 REPORT FOR REQUIRED U-FACTOR AND SHGC VALUES, N.T.E.

GL-1	1" OVERALL DUAL-GLAZED, LOW-E IGU
GL-2	1" OVERALL DUAL-GLAZED, LOW-E IGU, TEMPERED
GL-3	1" OVERALL DUAL-GLAZED, LOW-E IGU, TEMPERED, TRANSLUCENT

TEMPERED GLAZING LOCATIONS

- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE TEMPERED.
- GLAZING IN AN INDIVIDUAL FIXED PANEL ADJACENT TO A DOOR SHALL BE TEMPERED.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS THE FOLLOWING CRITERIA SHALL BE TEMPERED:
 - THE EXPOSED AREA IS GREATER THAN 9 SQ. FT.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.

WINDOW FLASHING SEQUENCE



NOTE: NOT TO SCALE

APPLIANCE SCHEDULE - ONE BEDROOM PLUS LOFT

KEYNOTE	DESCRIPTION	MANUFACTURER	MODEL	FINISH
11 11 00.A4	24" DISHWASHER			
11 11 00.A14	30" ELECTRIC RANGE			
11 11 00.A15	30" MICROWAVE / HOOD VENT COMBO UNIT			
11 11 00.A17	36" REFRIGERATOR			
11 31 00.A2	FRONT LOAD DRYER			
11 31 00.A1	FRONT LOAD WASHER			

LIGHTING FIXTURE SCHEDULE - ONE BED PLUS LOFT

TYPE	DESCRIPTION	MANUFACTURER	MODEL	COUNT
F1	LED DOWNLIGHT (LOW PROFILE)			17
F2	WALL SCNCE			1
F3	UNDERCABINET LED LIGHT			4
F4	EXTERIOR WALL SCNCE			2

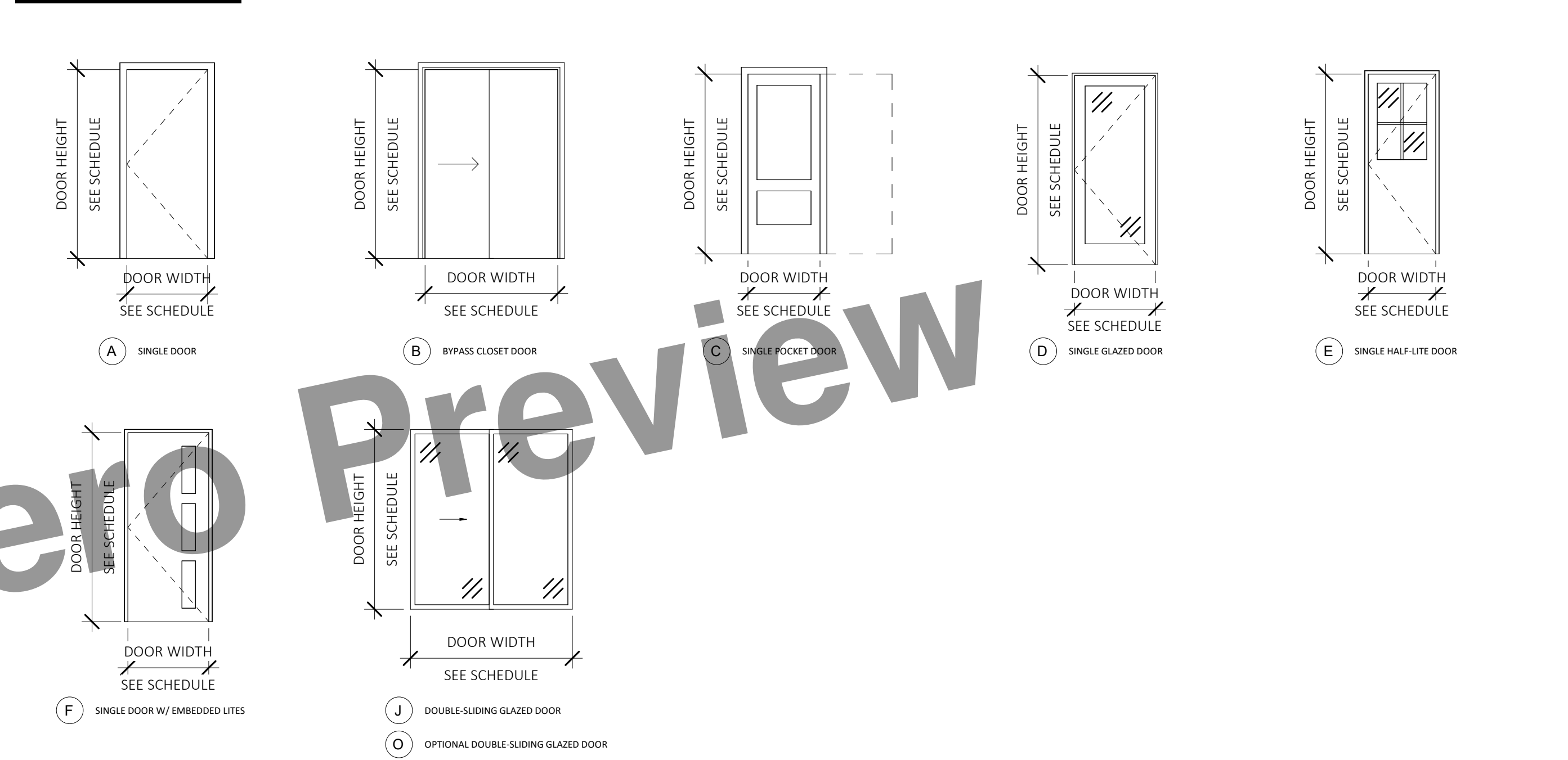
PLUMBING FIXTURE SCHEDULE - ONE BEDROOM PLUS LOFT

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			

DOOR SCHEDULE

DOOR SCHEDULE - ONE BEDROOM PLUS LOFT																	
MARK	DOOR TYPE	DESCRIPTION	LOCATION	DIMENSIONS			MATERIALS				DETAILS			HARDWARE GROUP	NOTES		
				UNIT WIDTH	UNIT HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	GLAZING TYPE	FRAME MATERIAL	FRAME FINISH	HEAD	JAMB			SILL	
D02	A-D-E*	EXTERIOR BACK ENTRY SWING DOOR	GREAT ROOM	2'-6"	6'-8"	0'-2"			GL-2 TEMP			3/AS.2 OR 6/AS.1(WUI)	3/AS.2	1/AS.2 OR 2/AS.2	1	*DOOR TYPE DETERMINED BY HOMEOWNER BASED ON CHOSEN ARCHITECTURAL STYLE, SHEET GO.0. REF. EXT. ELEVATIONS.	
D01	A-D-E-F*	EXTERIOR FRONT ENTRY SWING DOOR	GREAT ROOM	3'-0"	7'-0"	0'-1 3/8"			GL-2 TEMP			3/AS.2 OR 6/AS.1(WUI)	3/AS.2	1/AS.2 OR 2/AS.2	1	*DOOR TYPE DETERMINED BY HOMEOWNER BASED ON CHOSEN ARCHITECTURAL STYLE, SHEET GO.0. REF. EXT. ELEVATIONS.	
J01	J	EXTERIOR GLAZED SLIDING PATIO DOOR	GREAT ROOM	6'-0"	6'-8"	0'-1 3/8"	COMP	INT	GL-2 TEMP	COMP	INT				PER MFR	*DOOR TYPE DETERMINED BY HOMEOWNER BASED ON CHOSEN ARCHITECTURAL STYLE, SHEET GO.0. REF. EXT. ELEVATIONS.	
J01	J	EXTERIOR GLAZED SLIDING PATIO DOOR	GREAT ROOM	6'-0"	6'-8"	0'-1 3/8"	COMP	INT	GL-2 TEMP	COMP	INT				PER MFR	*DOOR TYPE DETERMINED BY HOMEOWNER BASED ON CHOSEN ARCHITECTURAL STYLE, SHEET GO.0. REF. EXT. ELEVATIONS.	
A02	A	EXTERIOR WATER HEATER CLOSET DOOR		2'-6"	6'-8"	0'-2"			N/A						PER MFR	REFER MANUFACTURER'S REQUIREMENTS FOR VENTILATION	
O02	J	EXTERIOR-OPTIONAL GLAZED SLIDING PATIO DOOR	LIVING/DEN	6'-0"	6'-8"	0'-1 3/8"	COMP	INT	GL-2 TEMP	COMP	INT				PER MFR	OPTIONAL DOOR. REF "PROJECT CHECKLIST" SHEET GO.0	
B01	B	INTERIOR BYPASS CLOSET DOOR	BEDROOM	3'-6"	7'-0"	0'-2"	SC	PTD	N/A	WD	PTD	PER MFR	PER MFR	PER MFR	2		
C01	C	INTERIOR POCKET DOOR	BATH	2'-8"	6'-8"	0'-1 1/2"	SC	PTD	N/A	WD	PTD	8/AS.3	PER MFR	PER MFR	3		
A01	A	INTERIOR SWING DOOR	BEDROOM	2'-8"	7'-0"	0'-2"	SC	PTD	N/A	WD	PTD	7/AS.3	PER MFR	PER MFR	4		

DOOR TYPES



DOOR MATERIAL LEGEND

DOOR MATERIAL		DOOR FINISH		GLAZING TYPE		FRAME MATERIAL		FRAME FINISH	
HC	HOLLOW CORE WOOD	PTD	PAINTED	REFER TO TITLE 24 REPORT FOR REQUIRED U-FACTOR AND SHGC FACTORS, N.T.E.		WD	WOOD	PTD	PAINTED
SC	SOLID CORE WOOD	ST	STAINED			HM	HOLLOW METAL	ST	STAINED
HM	HOLLOW METAL	ANNO	ANNODIZED ALUM			ALUM	ALUMINUM	ANNO	ANNODIZED ALUM
ALUM	ALUMINUM			GL-1	1" OVERALL DUAL-GLAZED, LOW-E IGU, CLEAR	E	EXISTING		
E	EXISTING			GL-2	1" OVERALL DUAL-GLAZED, LOW-E IGU, CLEAR, TEMPERED				
				GL-3	1" OVERALL DUAL-GLAZED, LOW-E IGU, TEMPERED, TRANSLUCENT				

DOOR HARDWARE SCHEDULE

OWNER TO COORDINATE MANUF. SPECIFICATIONS AND INSTALLATION TO MEET PROJECT PERFORMANCE REQUIREMENTS

GROUP	DESCRIPTION	HARDWARE
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:



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

BROCKETT ARCHITECT

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

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CENTRAL COAST PRE-DESIGNED ADU

ONE BEDROOM + DEN + LOFT
946 GSF

PRINT DATE: XX.XX.XXXX

SCHEDULES - ONE BEDROOM PLUS LOFT

A6.0

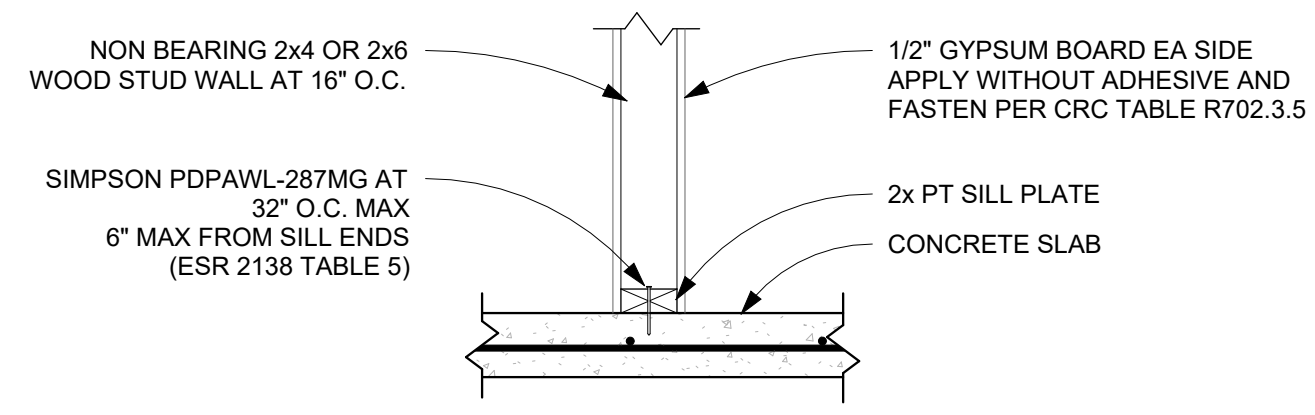
SCALE: AS NOTED

REV	DATE	BY
1	7-14-23	CT

STRUCTURAL ENGINEERING
CM Taylor
 C.M. Taylor Structural Engineering, Inc. 7426 Capitola Rd., Suite 204, Capitola, CA 95010
 Phone: 831-854-2484
 email: contact@cmtylors.com

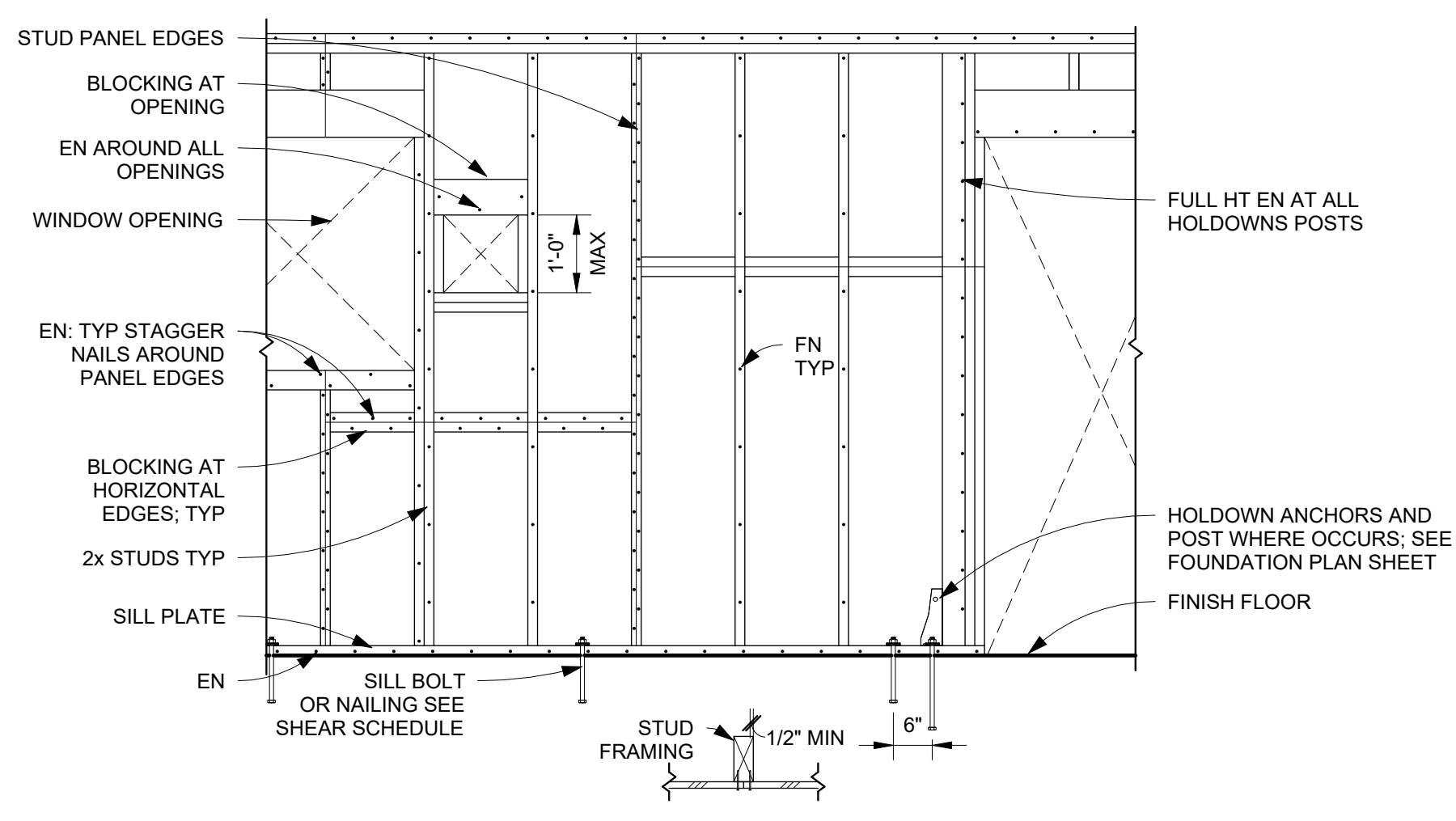
CENTRAL COAST STOCK ADU
 PROJECT NO. 21091
 DATE: 11-18-2022
 JOB NO: 21091
 SHEET: S0.1

TYPICAL DETAILS
 DATE: 11-18-2022
 JOB NO: 21091
 SHEET: S0.1



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

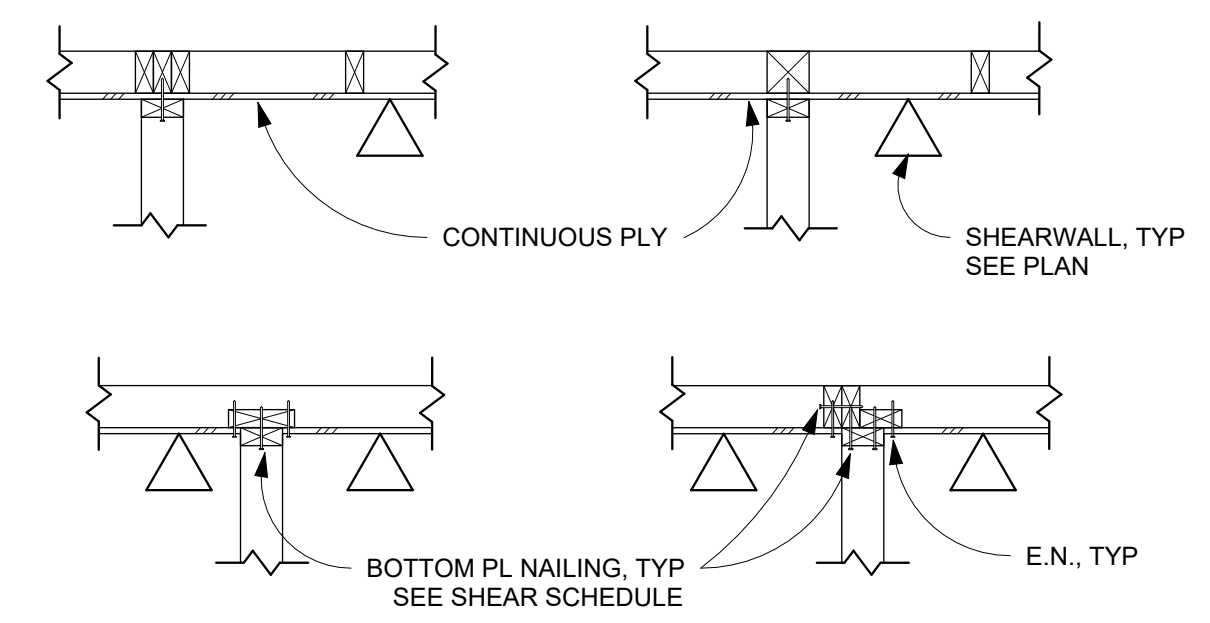
8
 S0.1 1" = 1'-0"



- NOTES:
- INDIVIDUAL PLYWOOD PIECES SHALL NOT BE LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8 SQ. FT.
 - (2) SILL BOLTS MINIMUM PER PANEL W/ 4" MIN. AND 8" MAX. FROM EACH END. HOLD DOWN ANCHOR BOLT DOES NOT COUNT AS A SILL BOLT.
 - 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.
 - SEE TYP. STUD WALL FRAMING DETAIL FOR INFORMATION NOT SHOWN.
 - SEE PLAN FOR SHEARWALL SCHEDULE.
 - THIS DETAIL REPRESENTS TYP. SHEARWALL CONSTRUCTION. ACTUAL PROJECT CONDITIONS MAY VARY.

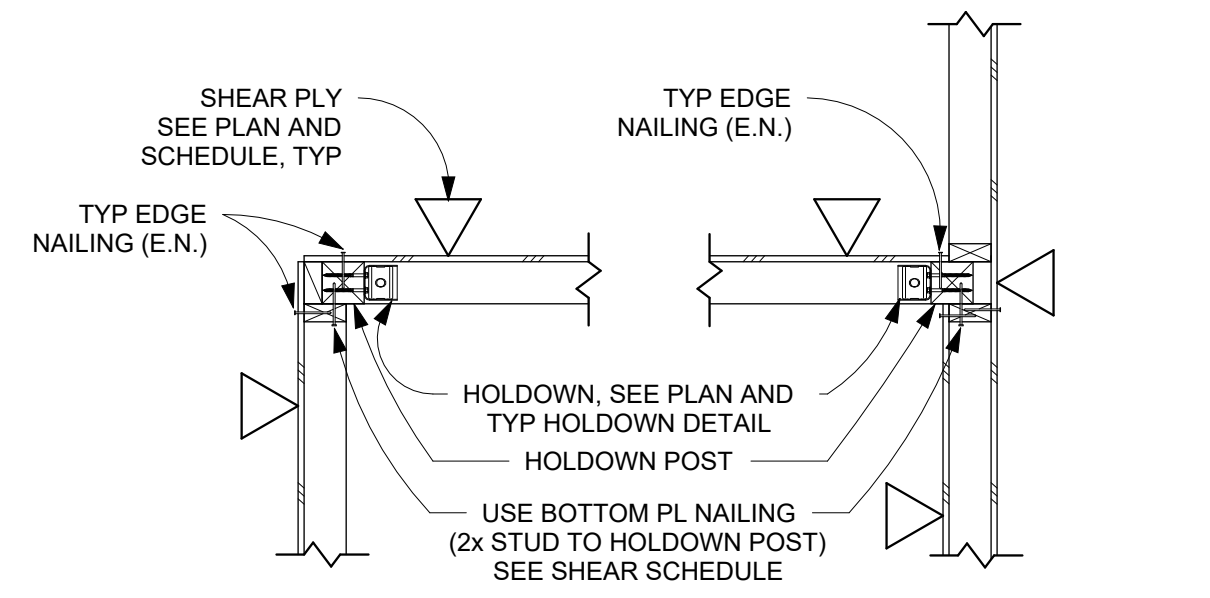
5 TYP SHEAR WALL FRAMING

5
 S0.1 1/2" = 1'-0"



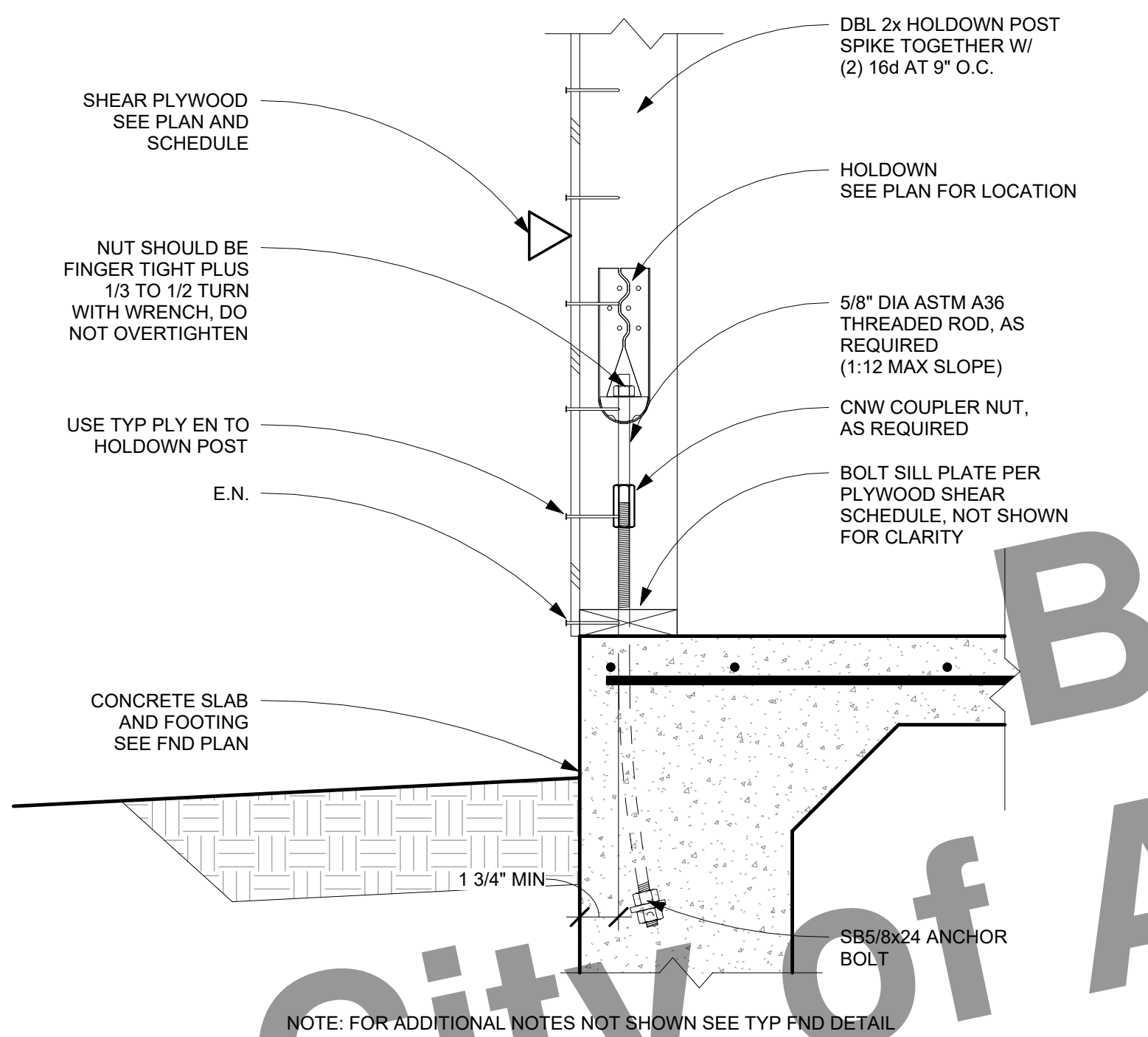
1 CONT SHEAR WALL PLAN DETAIL

1
 S0.1 3/4" = 1'-0"



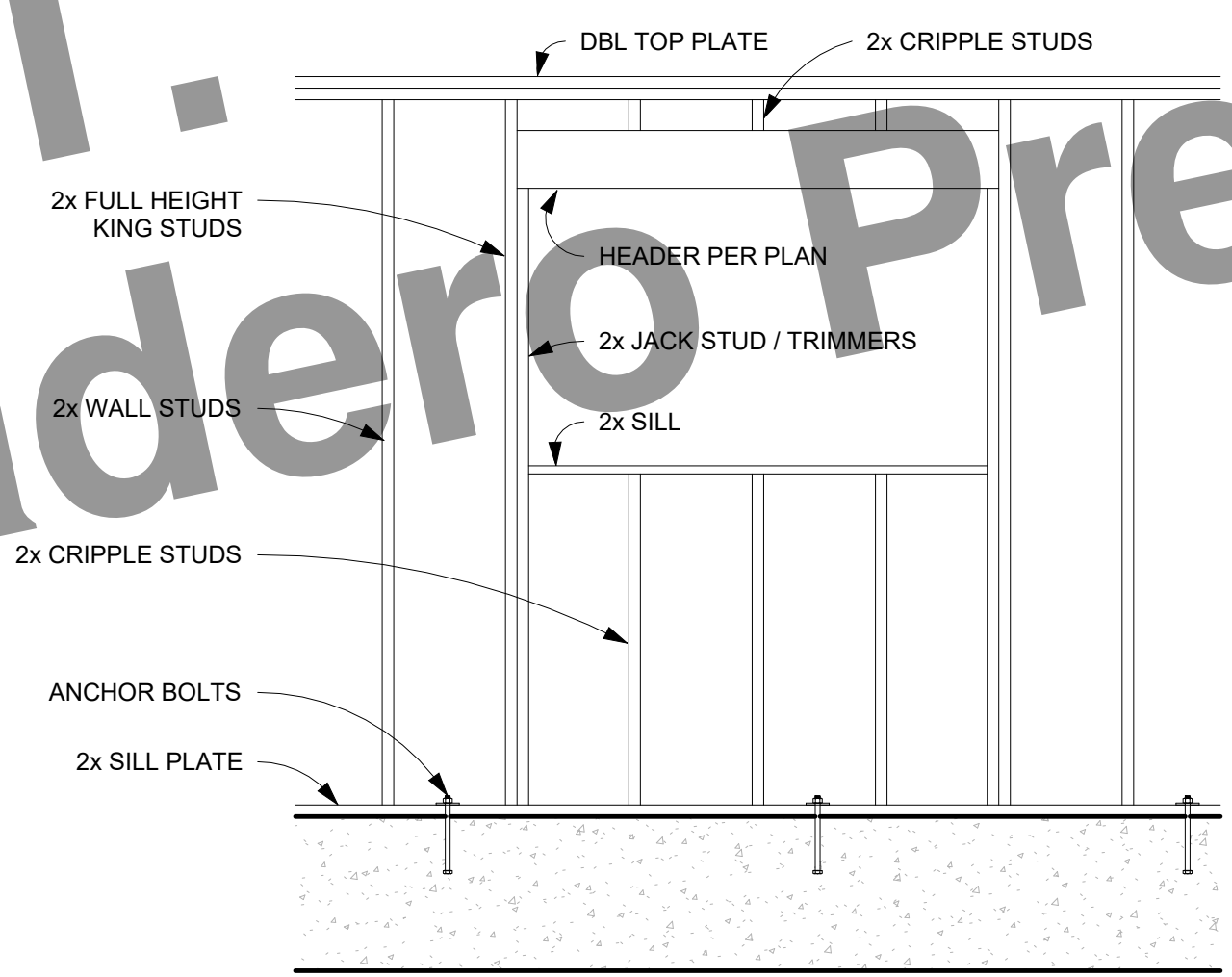
2 INTERSECTING SHEAR WALL AND HOLDOWN POST DETAIL

2
 S0.1 3/4" = 1'-0"



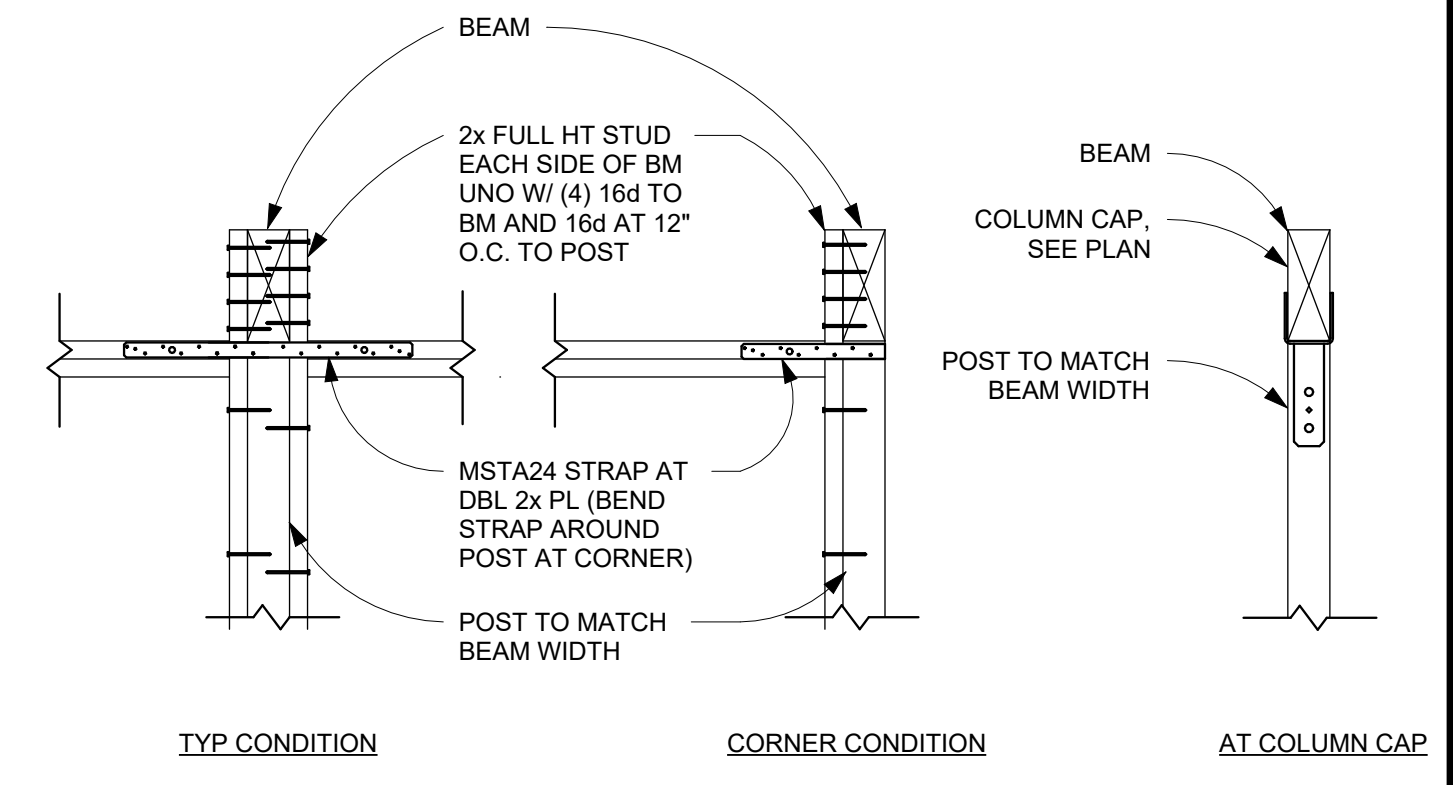
9 TYP HOLD DOWN AT PERIM FTG

9
 S0.1 1 1/2" = 1'-0"



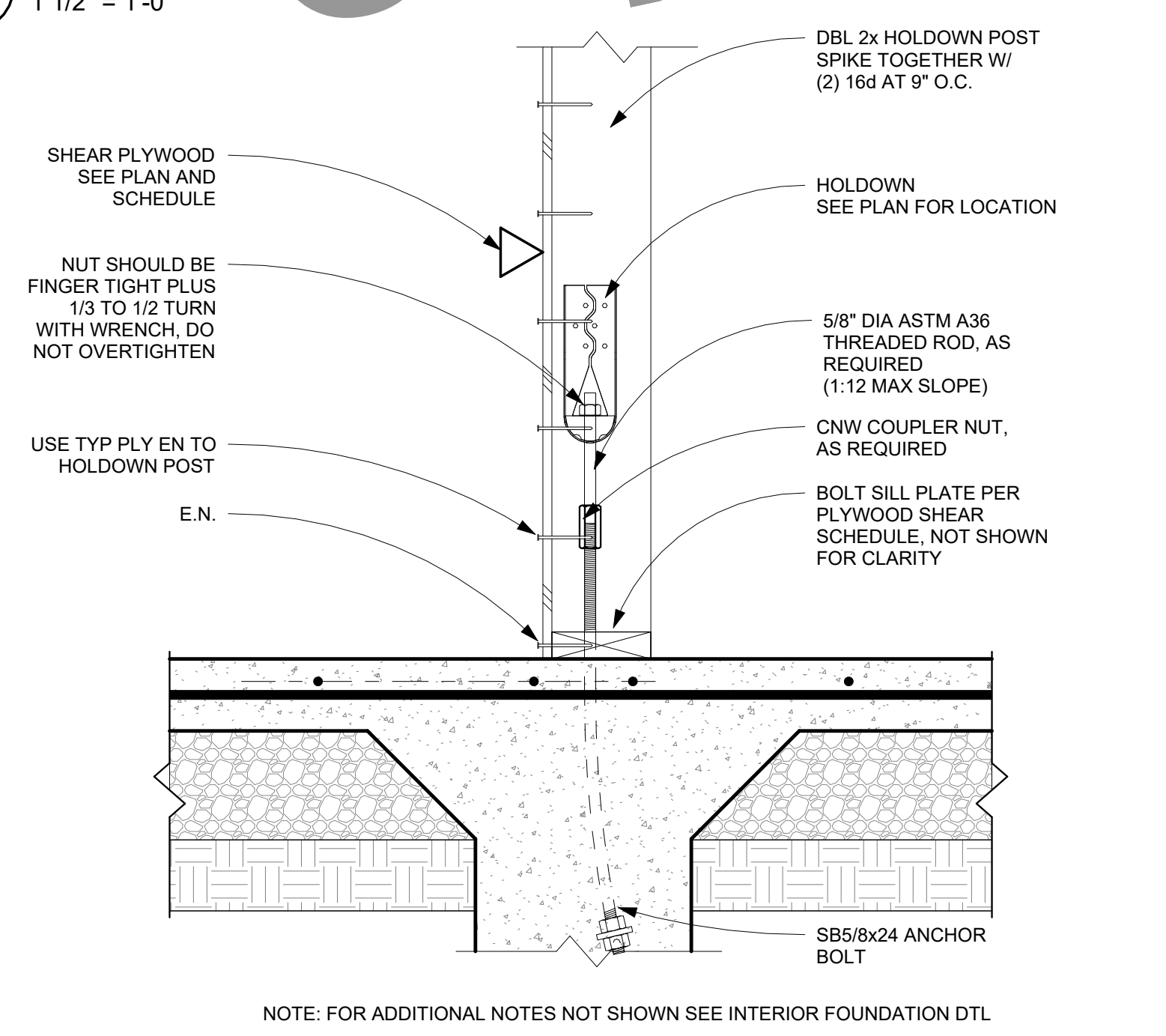
6 TYP WALL FRAMING

6
 S0.1 1/2" = 1'-0"



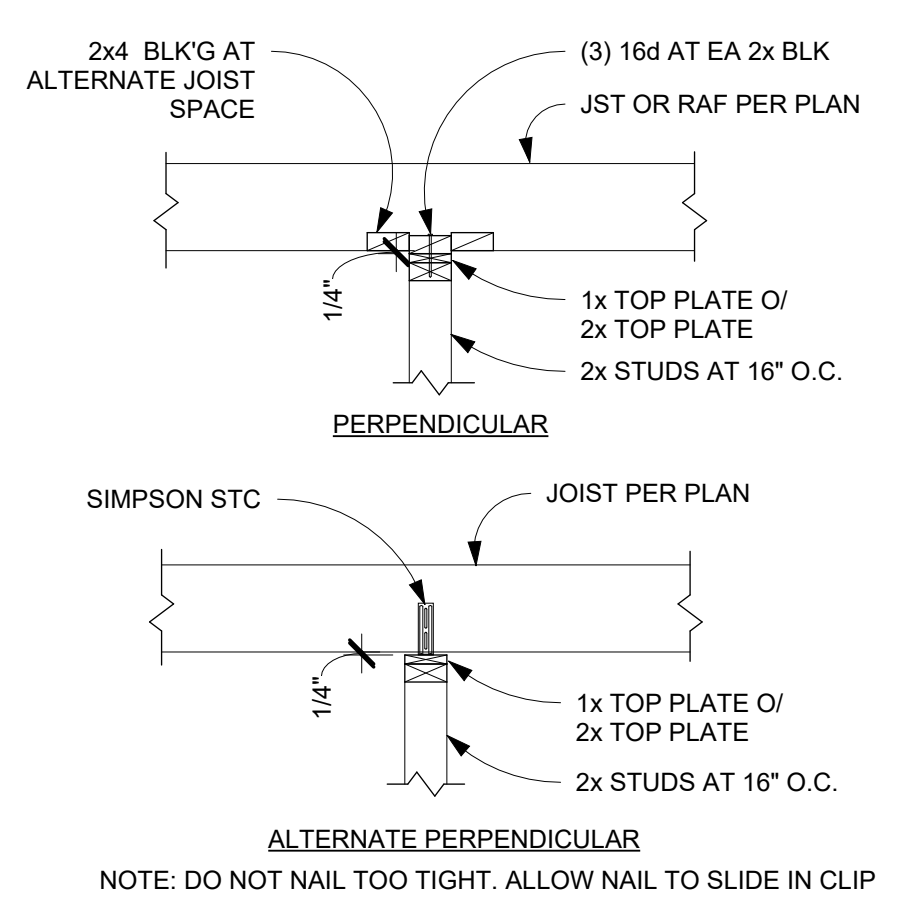
3 TYPICAL POST TO BEAM CONN

3
 S0.1 3/4" = 1'-0"



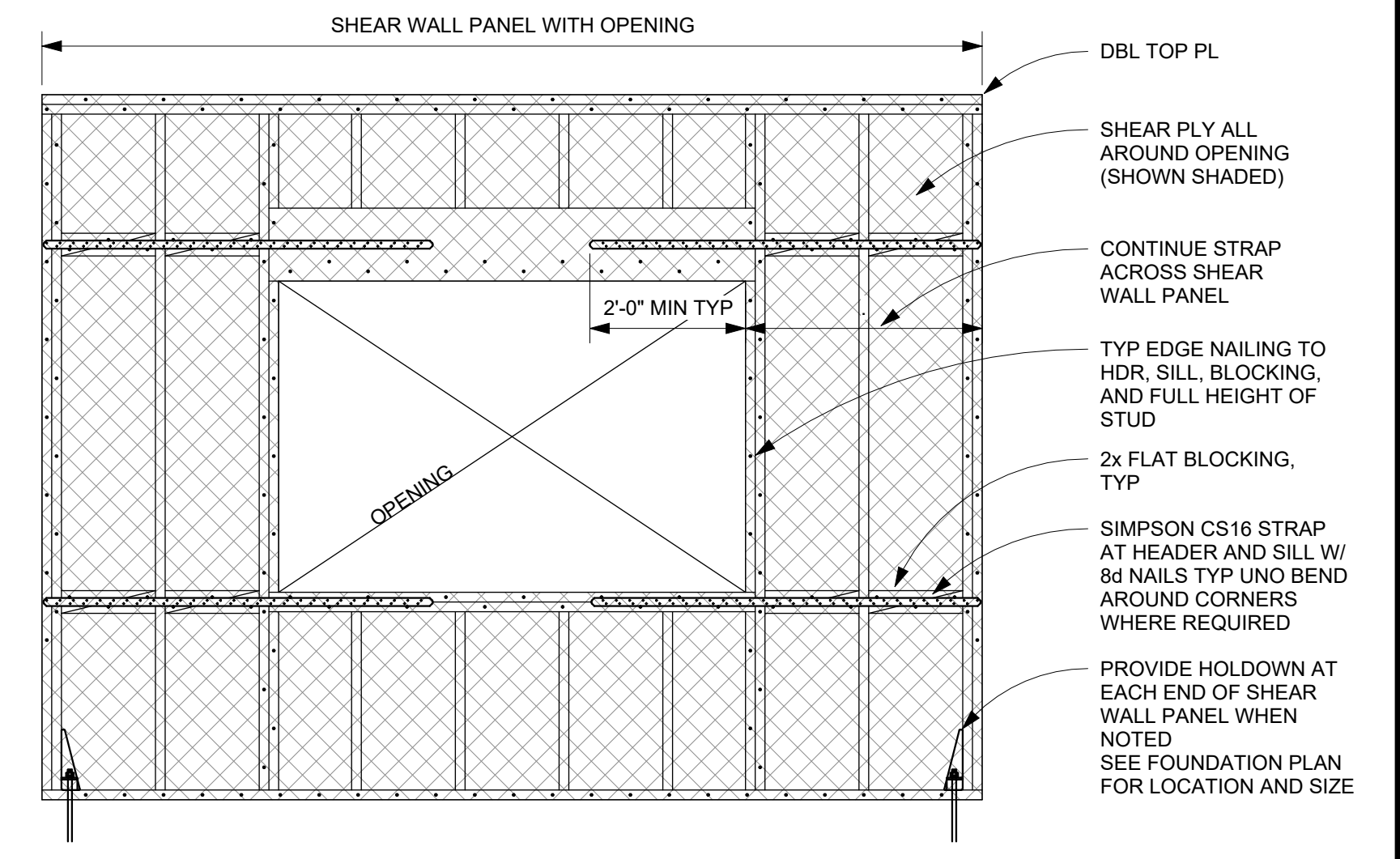
10 TYP HOLD DOWN AT INTERIOR FOOTING

10
 S0.1 1 1/2" = 1'-0"



7 NON BEARING AND NON BRACED/SHEAR INTERIOR WALLS AT TOP

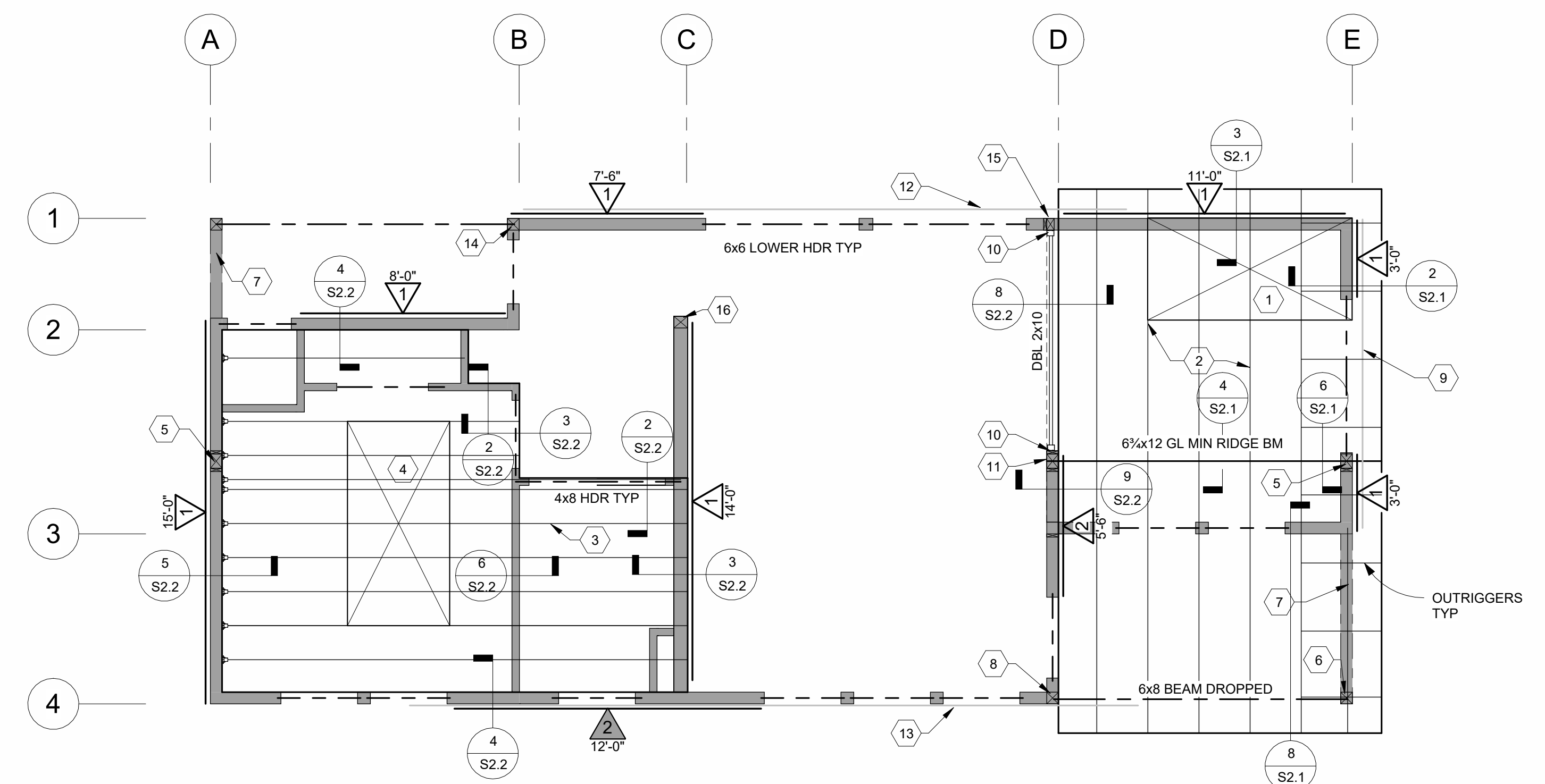
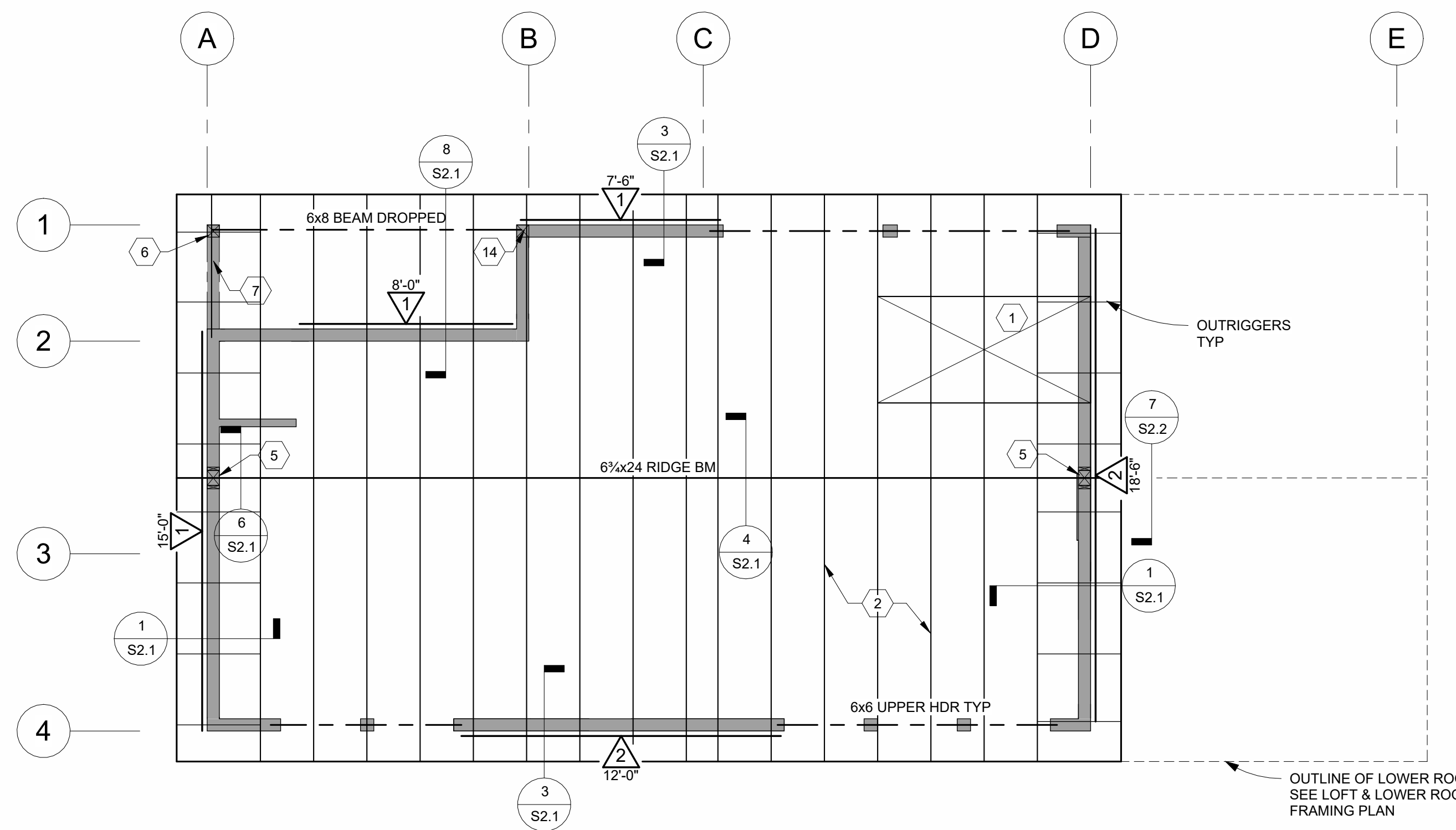
7
 S0.1 3/4" = 1'-0"



4 STRAP AROUND OPENING

4
 S0.1 1/2" = 1'-0"

- NOTES:
- PLACE STRAPS OVER PLYWOOD
 - HOLD DOWN AT END OF SHEARWALL PANEL MAY NOT BE REQUIRED. SEE FRAMING PLAN



ONE BEDROOM PLUS LOFT STUDIO UPPER ROOF FRAMING PLAN

ONE BEDROOM PLUS LOFT STUDIO LOFT & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

1/4" = 1'-0"

LEGEND

- 1 KEYNOTE TAG, SEE KEYNOTE TABLES
- A HOLDOWN TAG, SEE HOLDOWN SCHEDULE
- 1'-0" SHEARWALL TAG
- 1'-0" PERFORATED SHEARWALL TAG SEE DETAIL 4 / S0.1
- 6- POST HOLDDOWN POST
- WALL ABOVE
- WALL BELOW

ROOF AND CEILING/LOFT FRAMING NOTES

- SEE STRUCTURAL NOTES SHEET S0.0, TYPICAL FRAMING DETAILS SHEET S0.1 AND FOUNDATION NOTES.
- 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 PANEL JOINTS.
- ALL "TIE" RAFTERS TO HAVE EDGE NAILING (E.N.) FROM ROOF PLYWOOD TO RAFTER.
- SHEAR WALLS ARE INDICATED BY ETC. ON THE FRAMING PLANS. SEE PLYWOOD SHEAR SCHEDULE.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS SHALL BE SHEAR WALL TYPE .
- 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

- SEE STRUCTURAL NOTES SHEET S0.0 AND TYPICAL FRAMING DETAILS SHEETS S0.1.
- 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.
- HDU2 ETC., SPECIFIES MODEL NUMBER OF FRAMING CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND THESE DRAWINGS.
- INDICATES HOLDDOWN AND POST, SEE FOUNDATION AND FRAMING PLANS FOR SIZE AND LOCATION AND TYPICAL DETAIL SHEET S0.1.
- CONTRACTOR MAY USE CRACK CONTROL JOINTS IN CONCRETE SLAB TO CONTROL CRACKING. JOINTS SHALL BE SPACED NO FURTHER APART THAN 12 FEET ON CENTER AND HAVE A MIN. DEPTH EQUAL TO 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 ROOF & CEILING FRAMING PLAN KEYNOTES

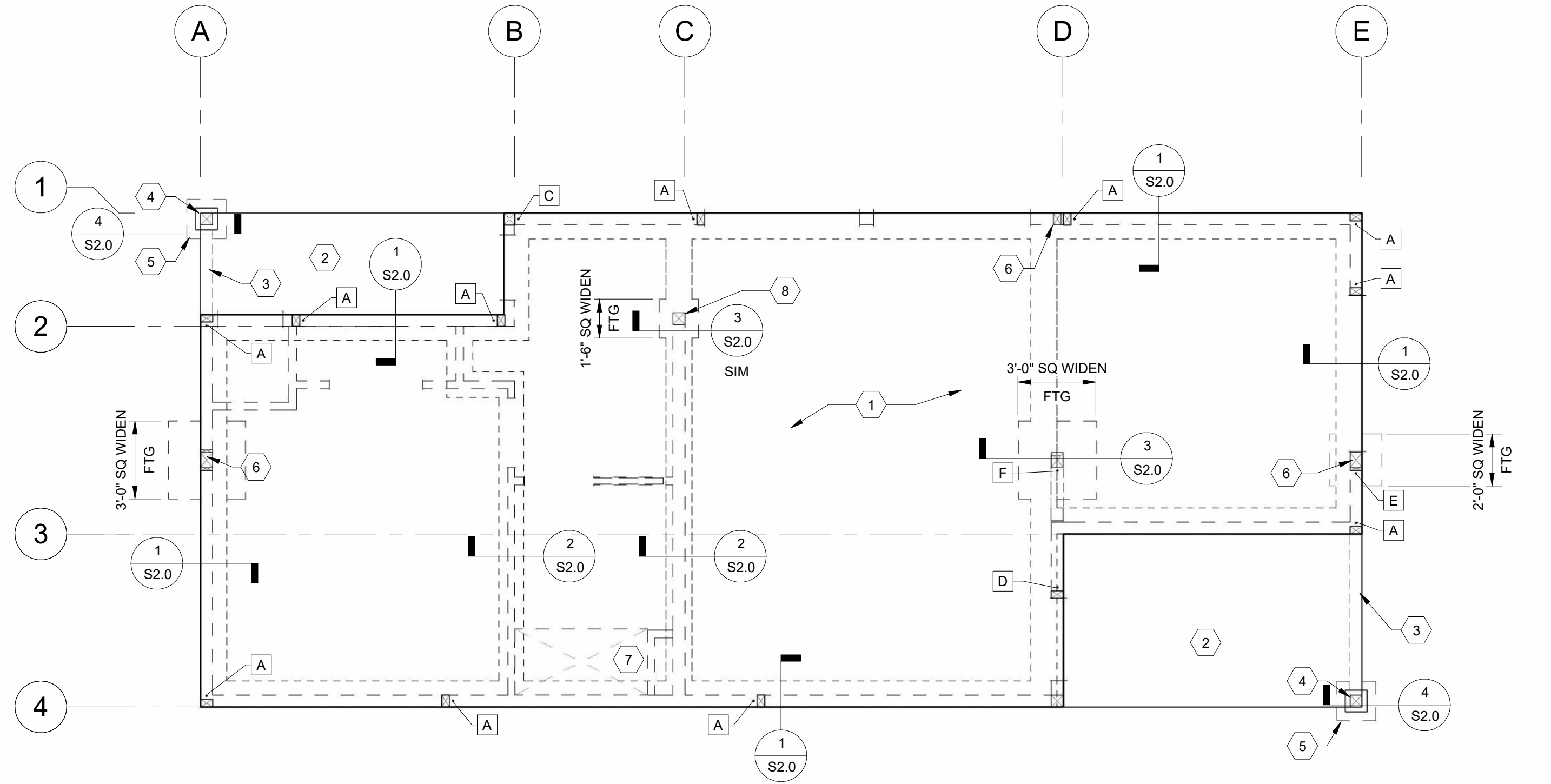
NOTE NUMBER	NOTE TEXT
1	ROOF PLYWOOD, SEE ROOF FRAMING AND CEILING/LOFT FRAMING NOTES
2	2x10 RAFTERS AT 24" O.C.
3	2x8 LOFT JOIST AT 16" O.C.
4	LOFT PLYWOOD SEE ROOF AND CEILING FRAMING NOTES
5	6x8 RIPPED RIDGE POST
6	6x6 POST WITH EPC6Z OR ECC66 POST CAP
7	WALL WHERE OCCURS AT BEACH BUNGALOW DESIGN
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

ONE BEDROOM PLUS LOFT FOUNDATION PLAN KEYNOTES

NOTE NUMBER	NOTE TEXT
1	4" CONC. SLAB W/ #4 BARS AT 16" O.C. EA WAY, AT CENTER OF SLAB, OVER 15 MIL VAPOR BARRIER, OVER 4" CLEAN 3/4" DIA. CRUSHED ROCK, TYP.
2	ARCHITECTURAL PATIO CONCRETE SLAB ON GRADE, NON STRUCTURAL
3	SEE DETAIL 5/S2.0 WALL AT BEACH BUNGALOW
4	6x6 POST WITH PBS66 OR CBS66
5	ISOLATED PEDESTAL AND FOOTING
6	POST ABOVE
7	OPTIONAL CONCRETE SLAB DEPRESSION (1-1/2" MAX) SAD
8	6x6 POST WITH MPB66Z POST BASE

HOLDOWN SCHEDULE

MARK	HOLDOWN MODEL	POST SIZE	ANCHOR TYPE	DETAIL
A	HDU2	DBL 2x6	SB5/8x24	9/S0.1
B	HDU4	DBL 2x6	SB5/8x24	9/S0.1
C	HDU2	6x6 FULL HEIGHT POST	SB5/8x24	9/S0.1
D	HDU5	DBL 2x6	SB5/8x24	9/S0.1
E	HDU2	6x8 RIPPED	SB5/8x24	9/S0.1
F	HDU5	6x8 RIPPED	SB5/8x24	10/S0.1



ONE BEDROOM PLUS LOFT STUDIO FOUNDATION PLAN

1/4" = 1'-0"

REVISION SCHEDULE

REV	DATE	BY
1	7-14-23	CT

STRUCTURAL ENGINEERING

CM Taylor

CM Taylor Structural Engineering, Inc. 12416 Capitola Rd., Suite 204, Capitola, CA 95010
 Phone: 831-854-2484
 email: contact@cmtyl.com

CENTRAL COAST STOCK ADU

THESE PLANS ARE PREPARED AND DRAWN BY THE ENGINEER AND/OR ARCHITECT IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS. THE ENGINEER AND/OR ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS AND HAS NOT CONDUCTED A DETAILED CHECK OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS. THE ENGINEER AND/OR ARCHITECT HAS NOT CONDUCTED A DETAILED CHECK OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS. THE ENGINEER AND/OR ARCHITECT HAS NOT CONDUCTED A DETAILED CHECK OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS. THE ENGINEER AND/OR ARCHITECT HAS NOT CONDUCTED A DETAILED CHECK OF THE INFORMATION PROVIDED TO THEM BY OTHER PROFESSIONALS.

REGISTERED PROFESSIONAL ENGINEER

CM TAYLOR

12416 CAPITOLA RD., SUITE 204, CAPITOLA, CA 95010
 EXP. 03/31/25

ONE BEDROOM PLUS LOFT ROOF/CEILING FRAMING AND FOUNDATION PLAN

DATE: 11-18-2022

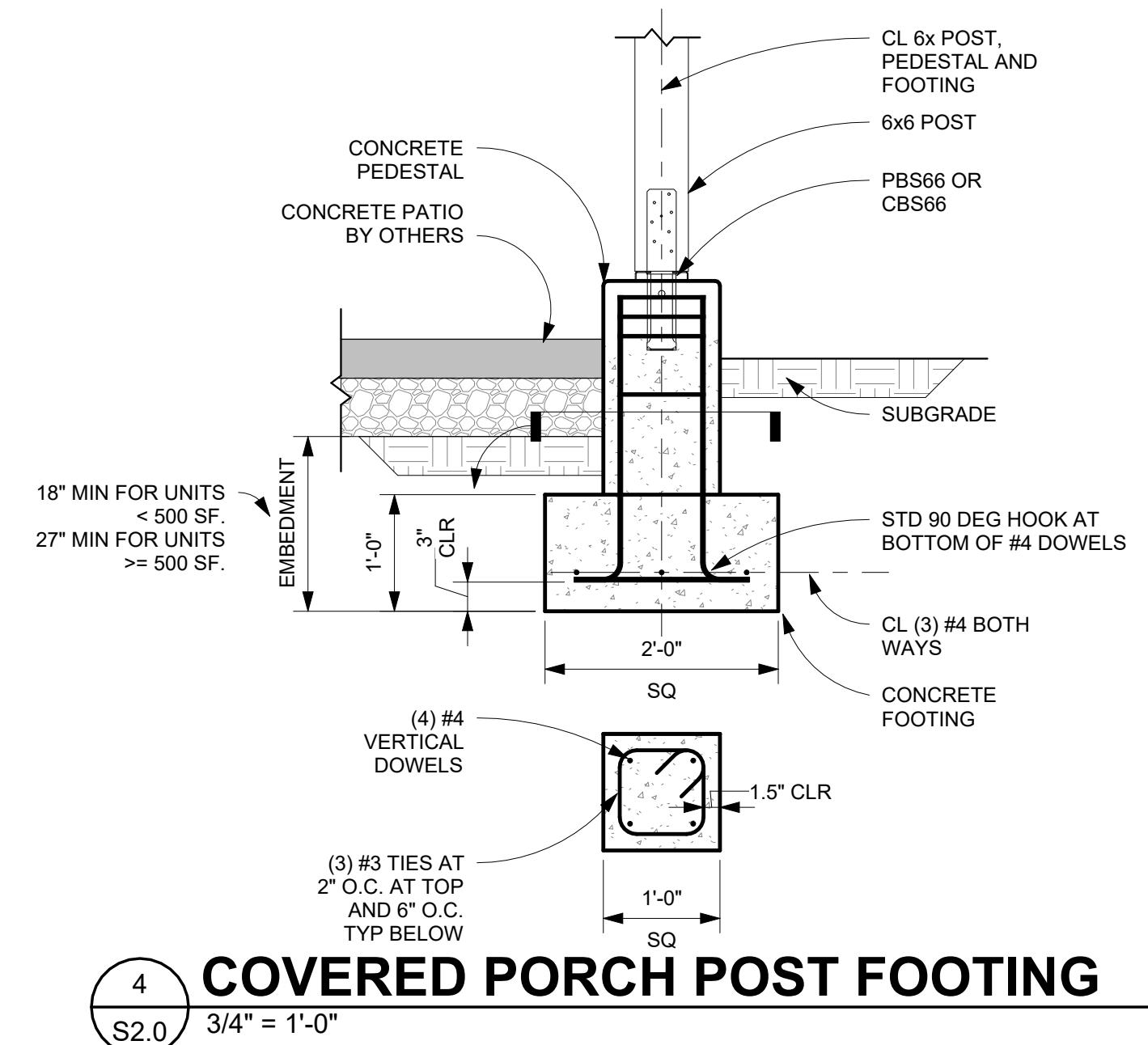
JOB NO: 21091

SHEET

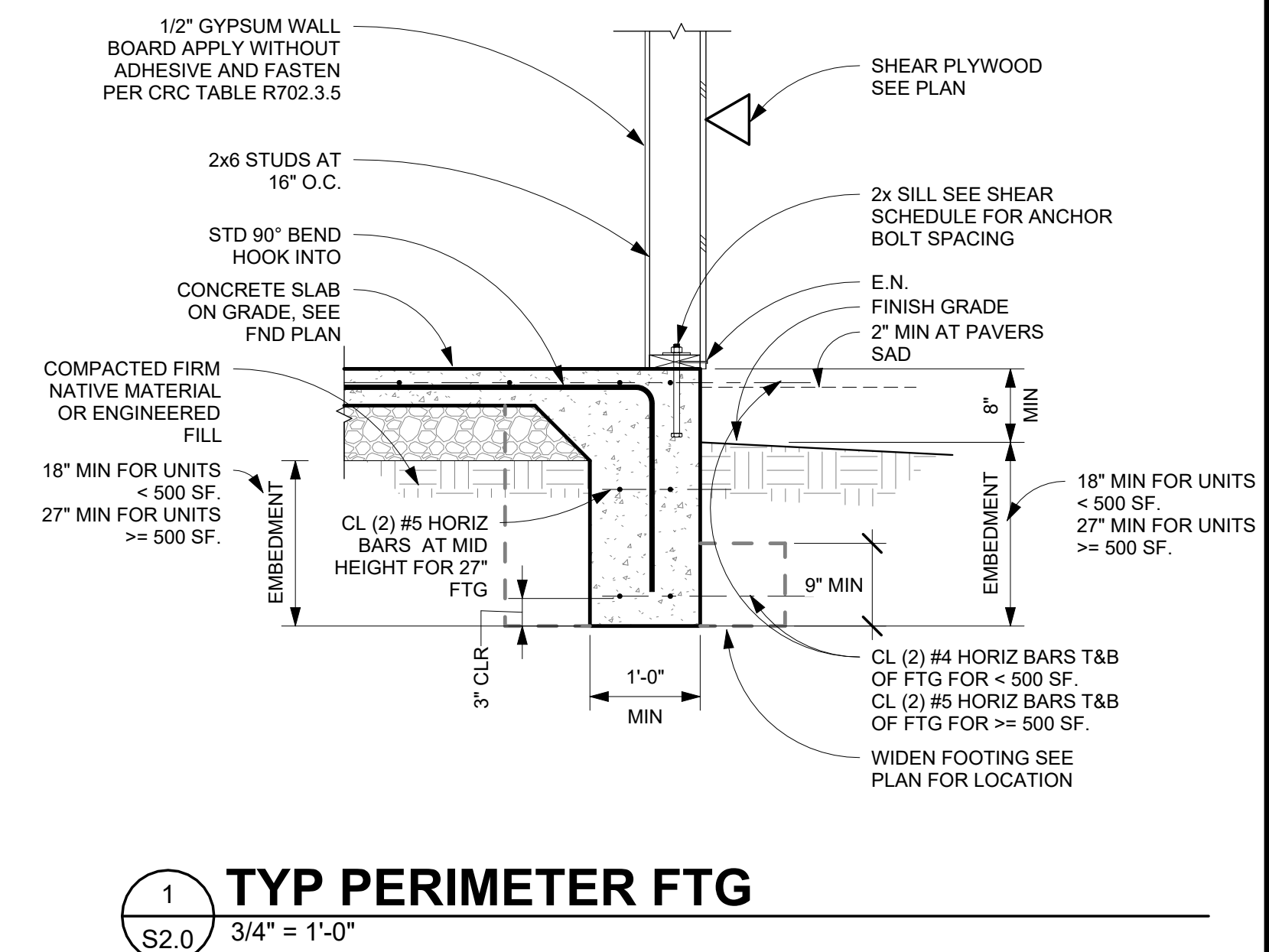
S1.0

City of Atascadero

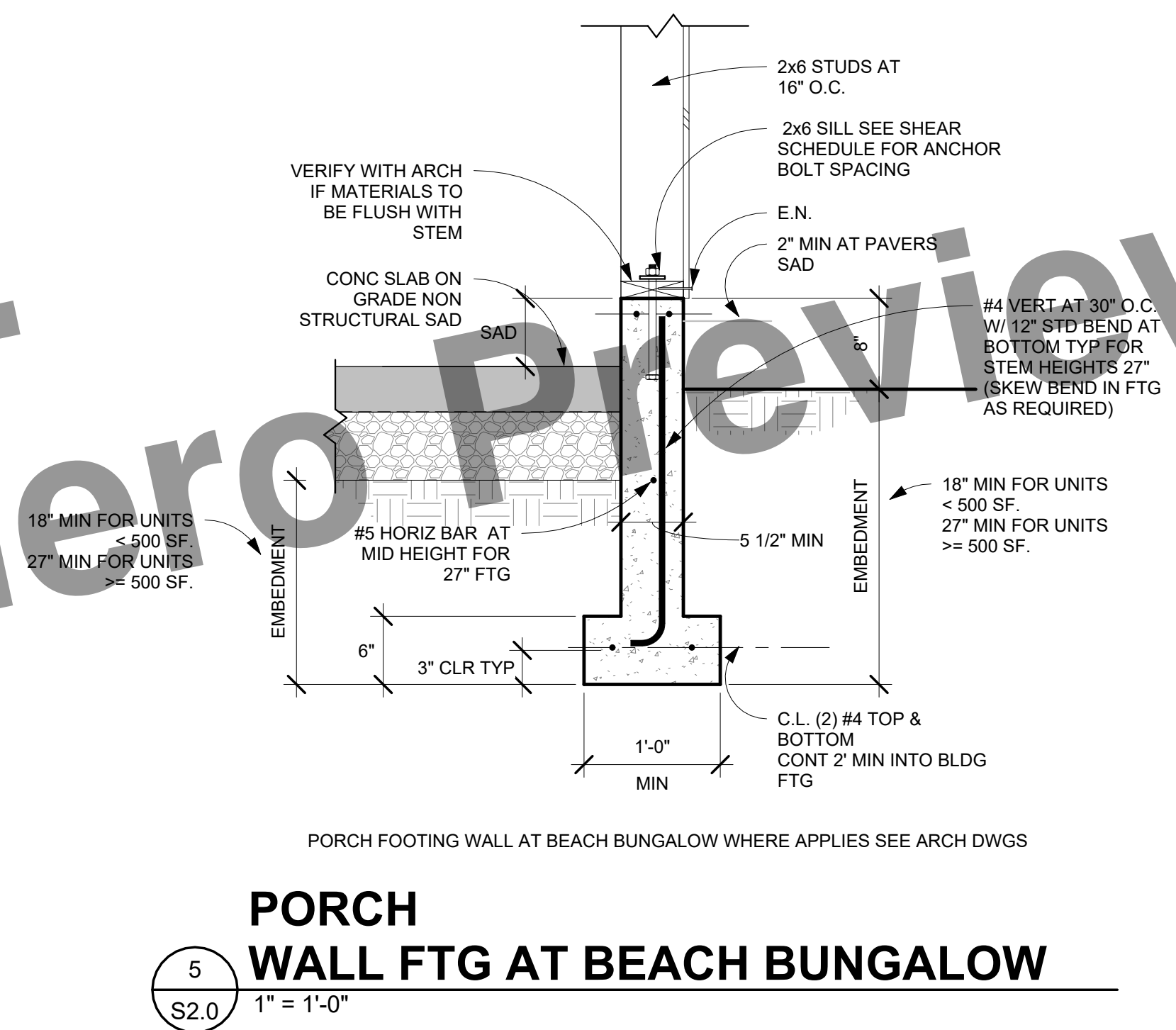
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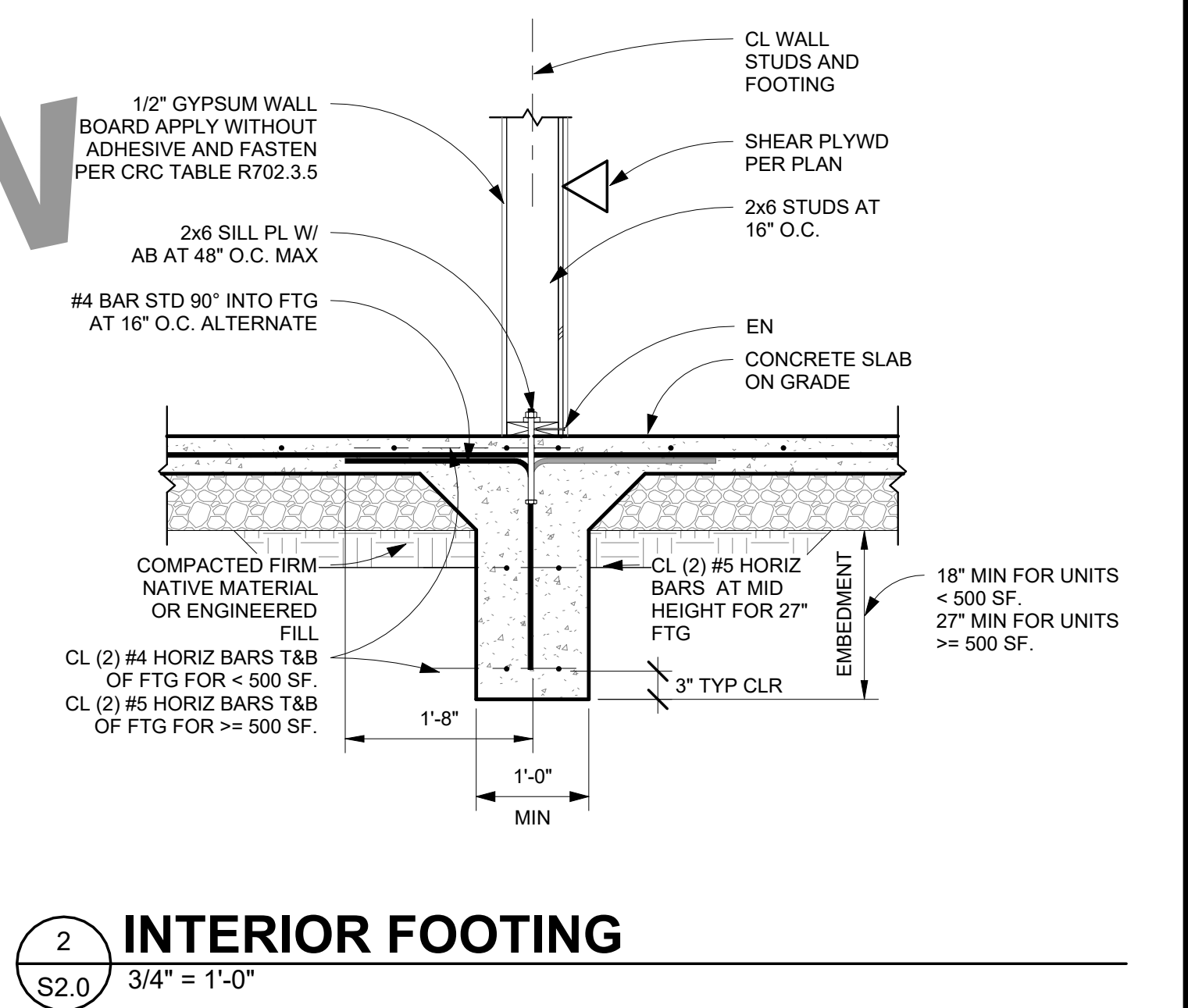
4 COVERED PORCH POST FOOTING
 S2.0 3/4" = 1'-0"



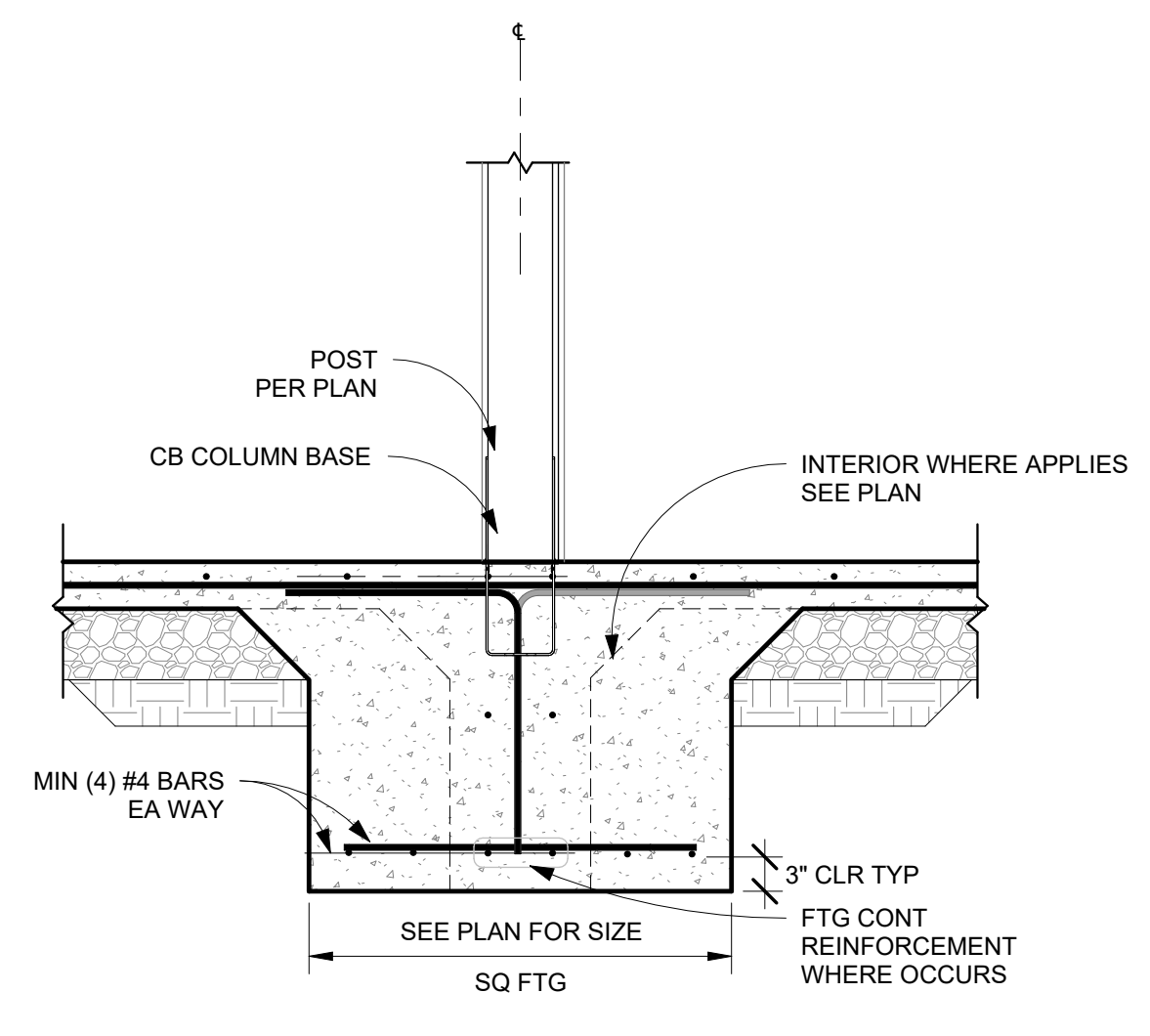
1 TYP PERIMETER FTG
 S2.0 3/4" = 1'-0"



5 PORCH WALL FTG AT BEACH BUNGALOW
 S2.0 1" = 1'-0"



2 INTERIOR FOOTING
 S2.0 3/4" = 1'-0"



3 INTERIOR PAD FOOTING
 S2.0 3/4" = 1'-0"

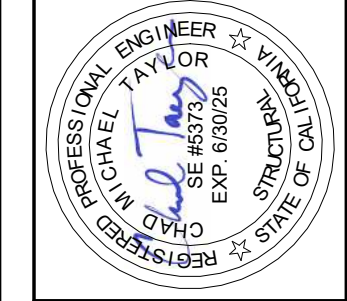
NOTE: FOR NOTES NOT SHOW SEE DTL 2 / S2.0

REV	DATE	BY
1	7-14-23	CT

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 STRUCTURAL ENGINEERING
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 email: contact@cmtylors.com
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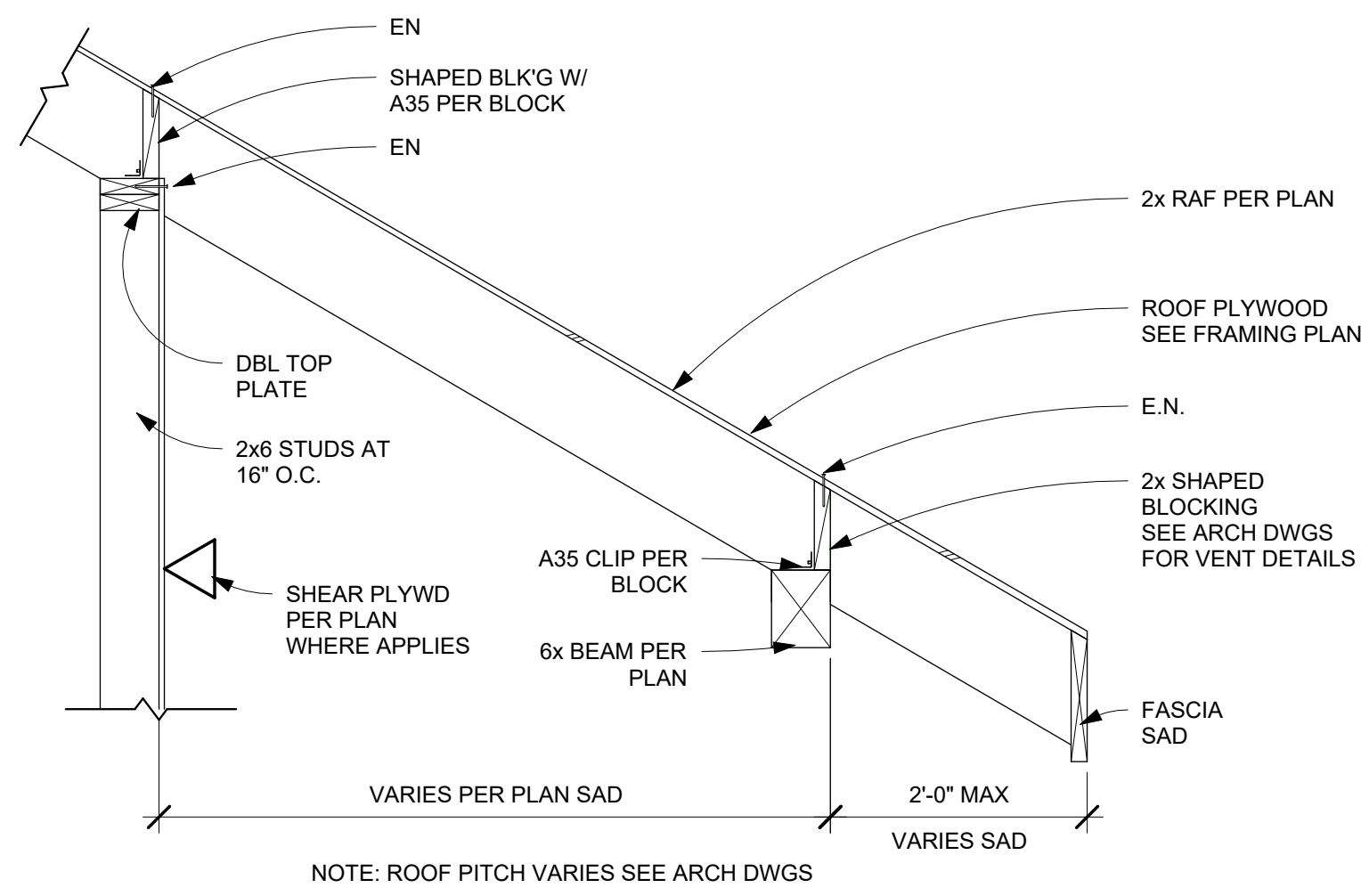
CENTRAL COAST STOCK ADU

BY USING THESE SPECIFICATIONS AND DRAWINGS, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE FOLLOWING CONDITIONS:
 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS PRIOR TO THE START OF WORK.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS PRIOR TO THE START OF WORK.
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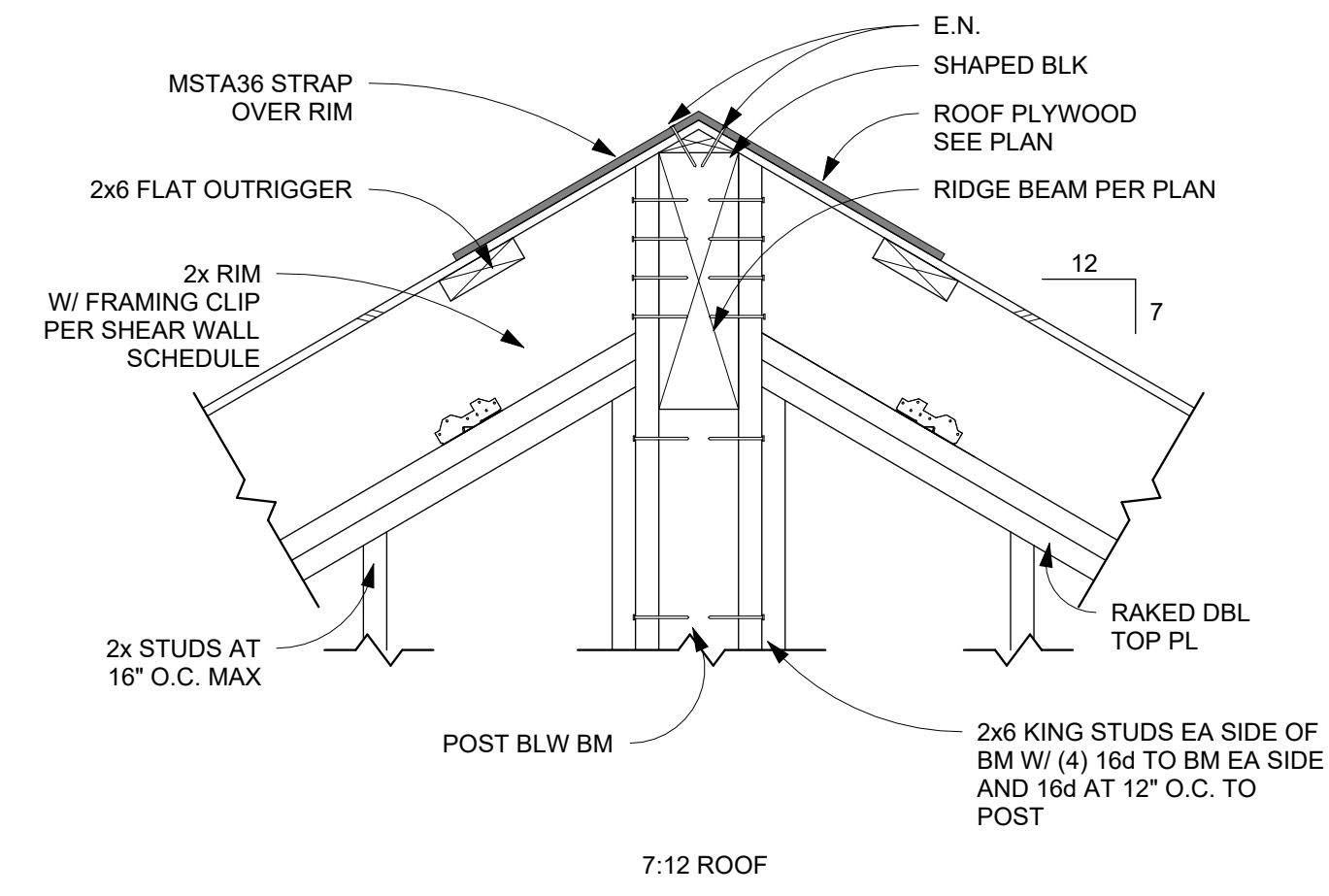


FOUNDATION DETAILS

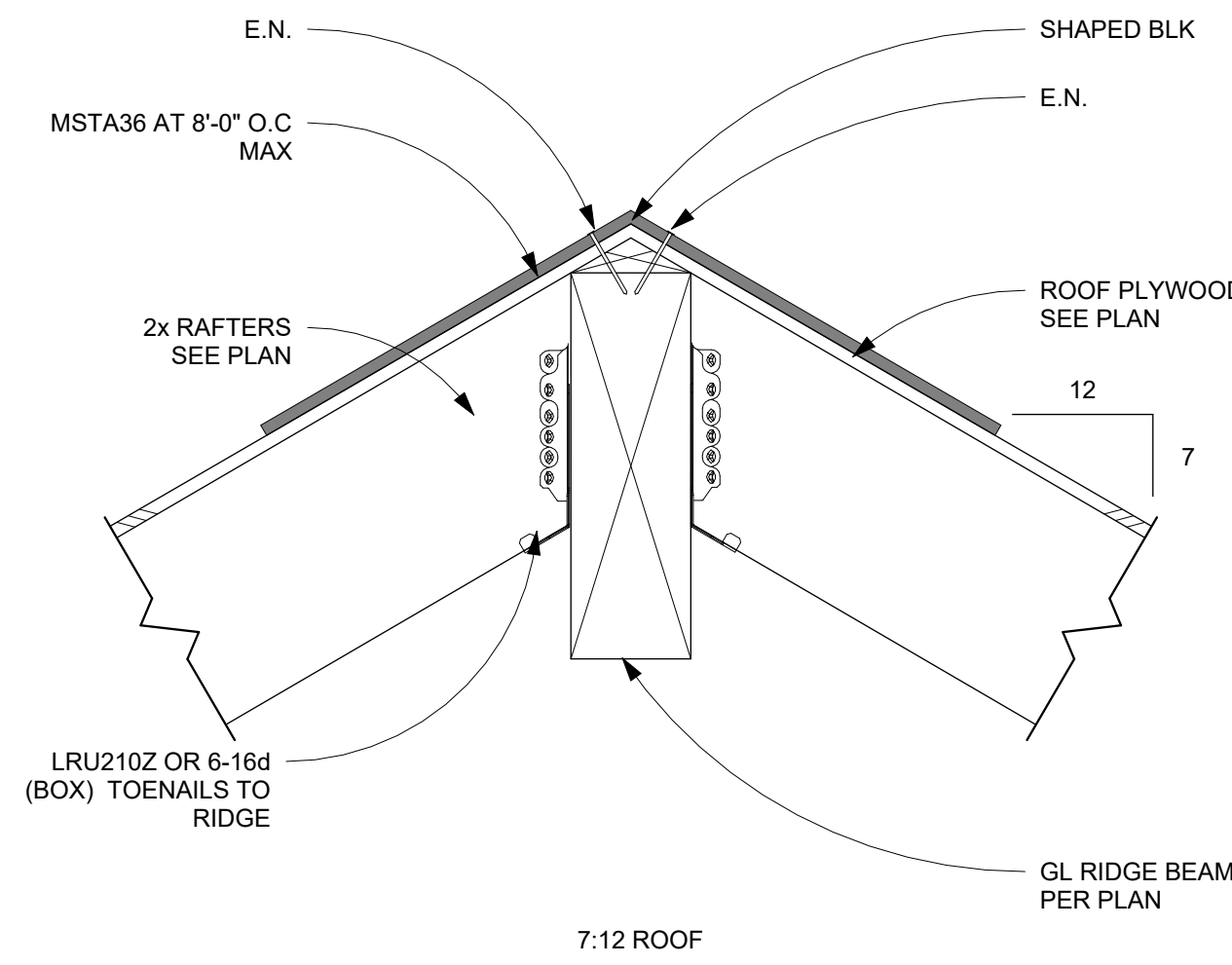
DATE: 11-18-2022
 JOB NO: 21091
 SHEET: S2.0



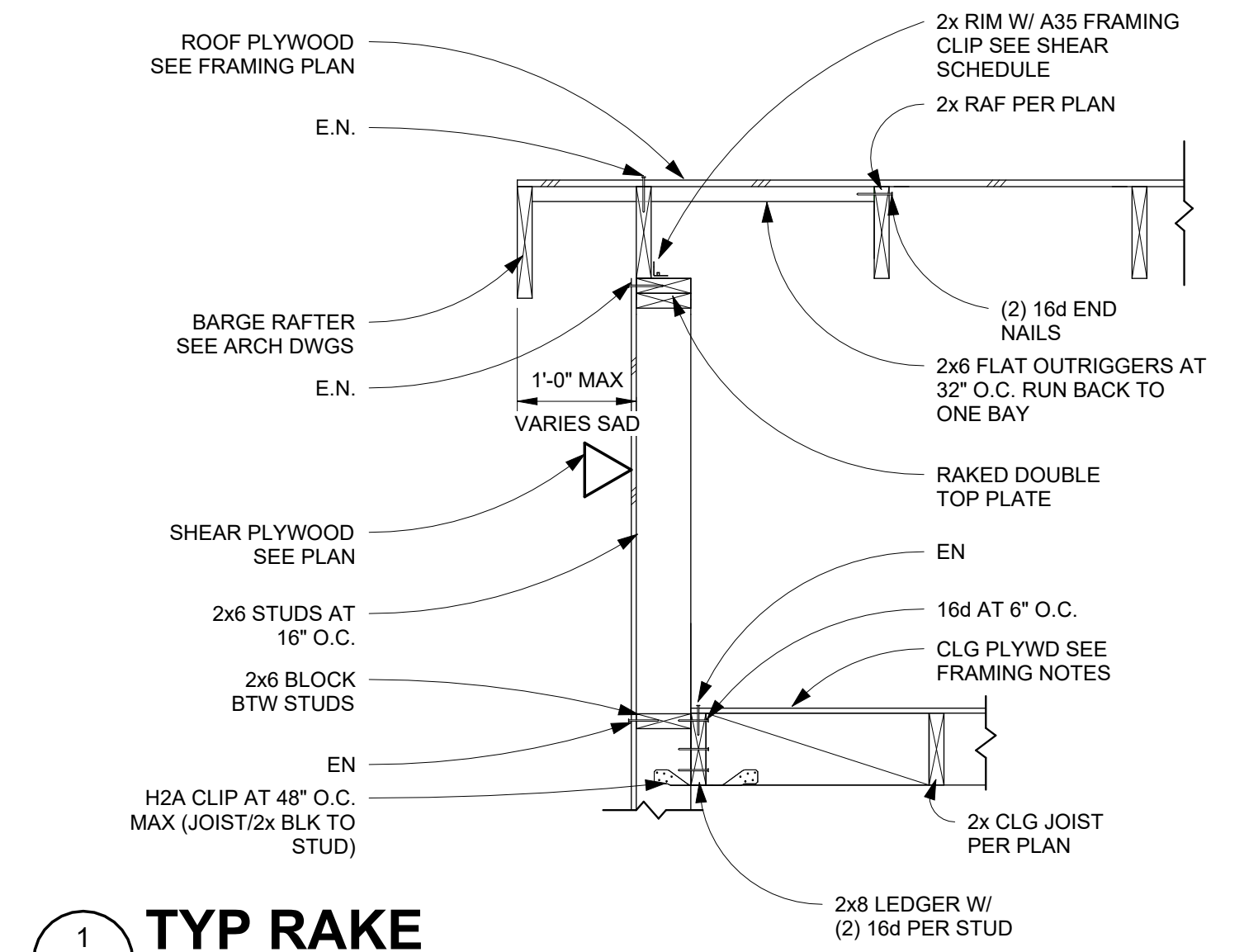
8 EAVE AT PORCH
S2.1 3/4" = 1'-0"



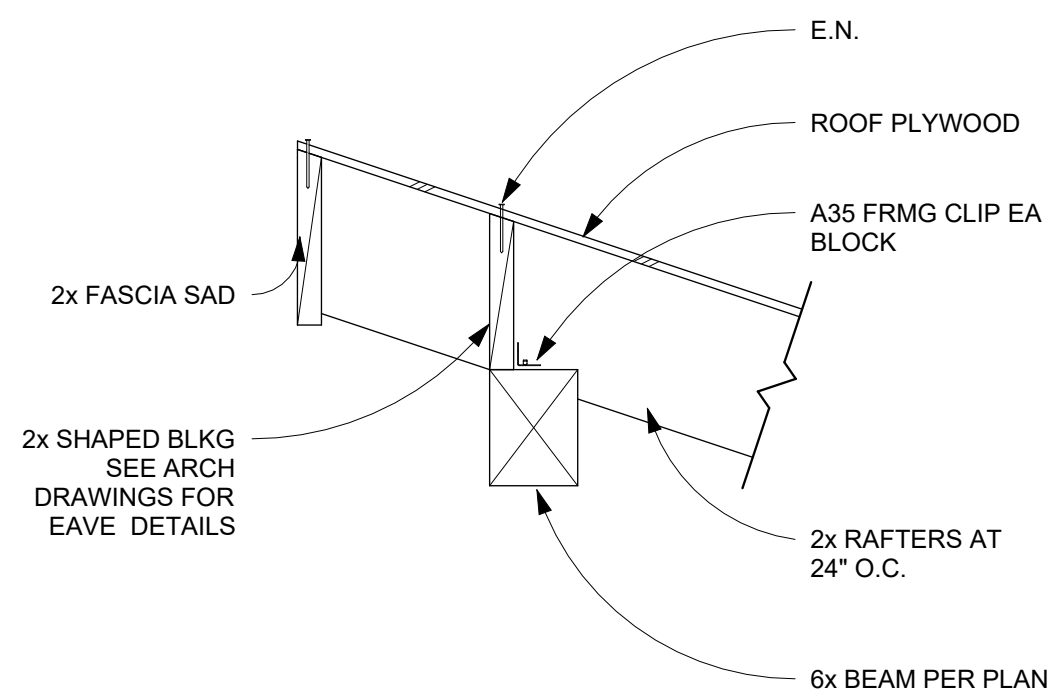
7:12 ROOF



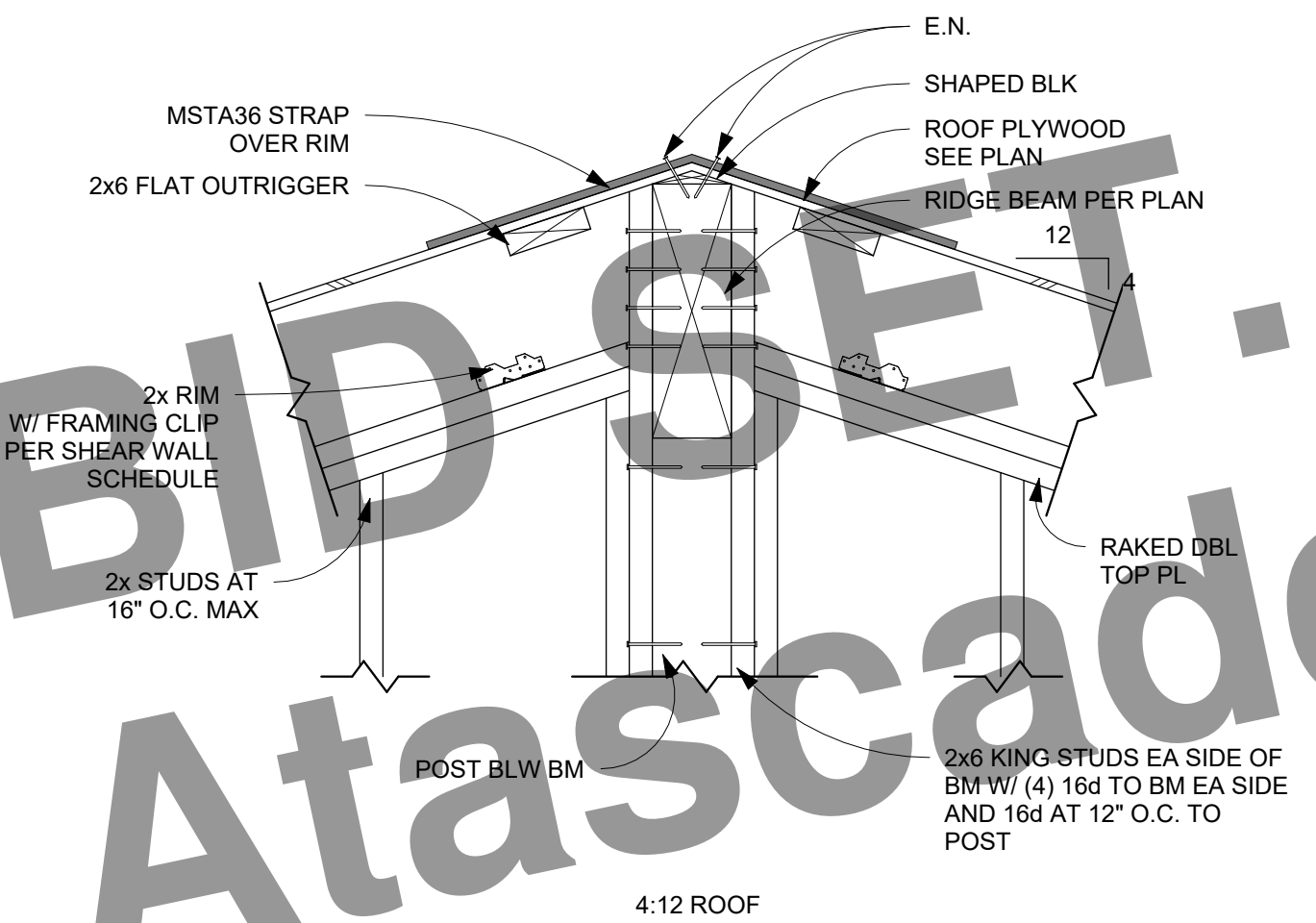
7:12 ROOF



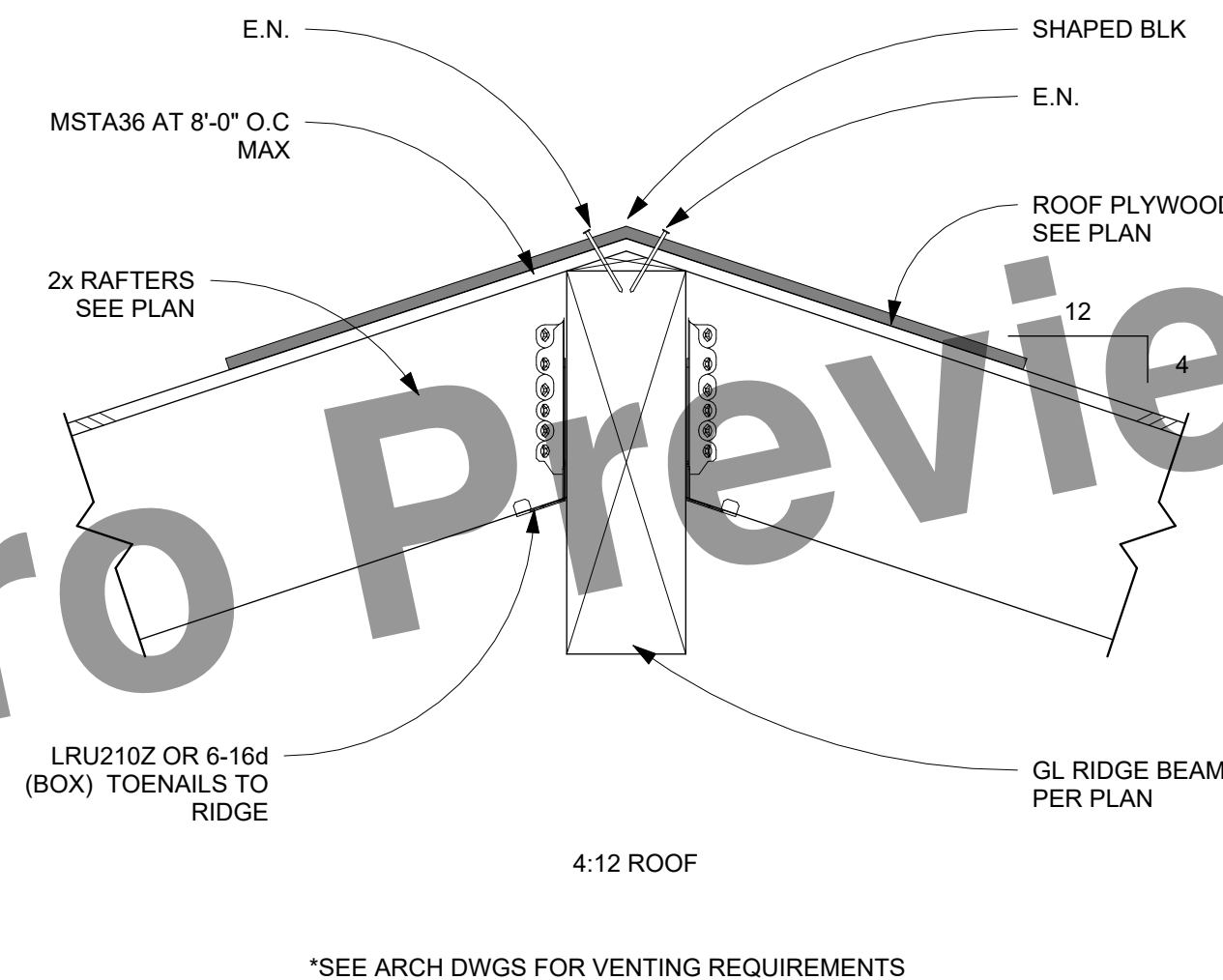
1 TYP RAKE
S2.1 3/4" = 1'-0"



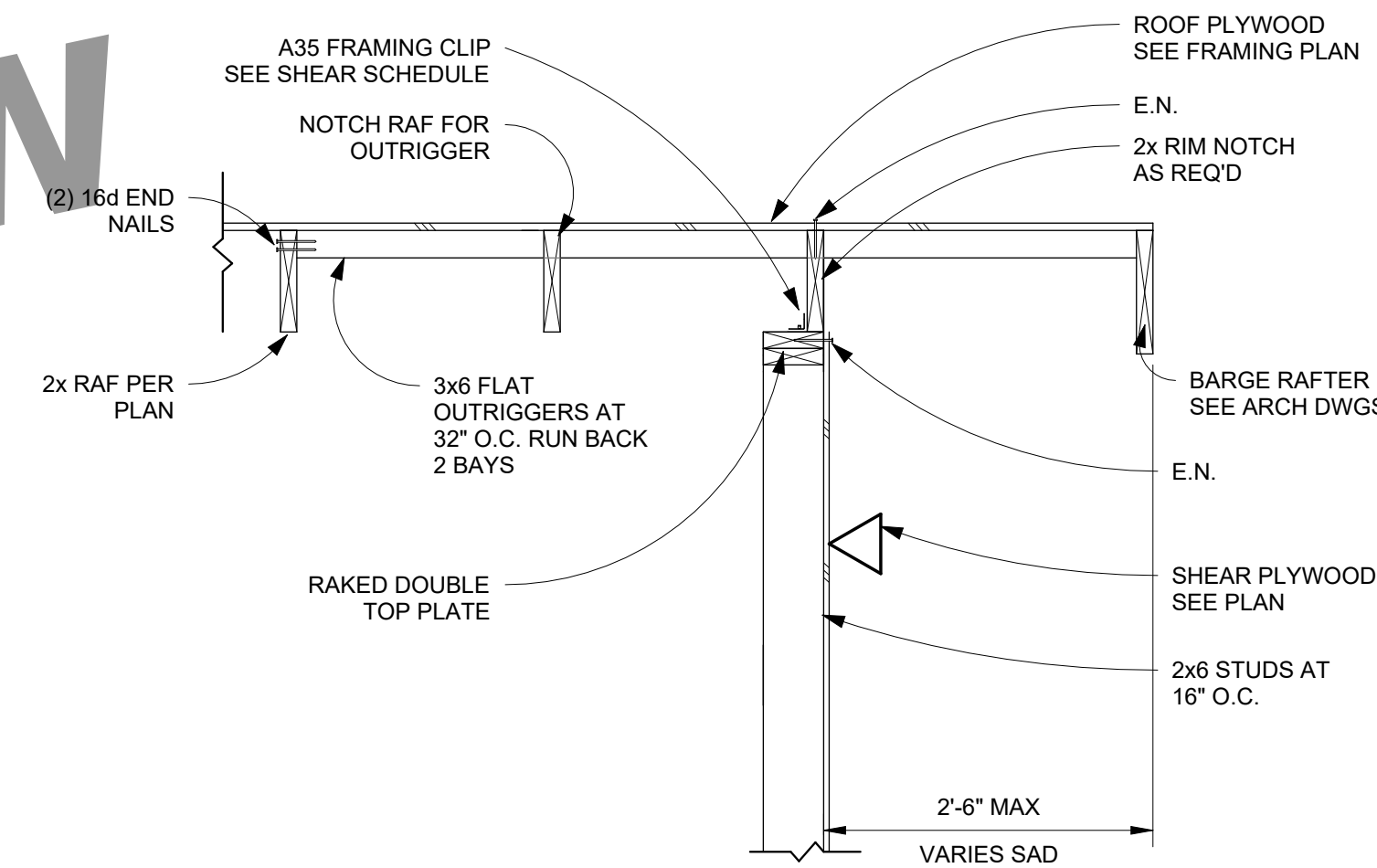
9 MONOSLOPE PEAK AT PORCH
S2.1 1" = 1'-0"



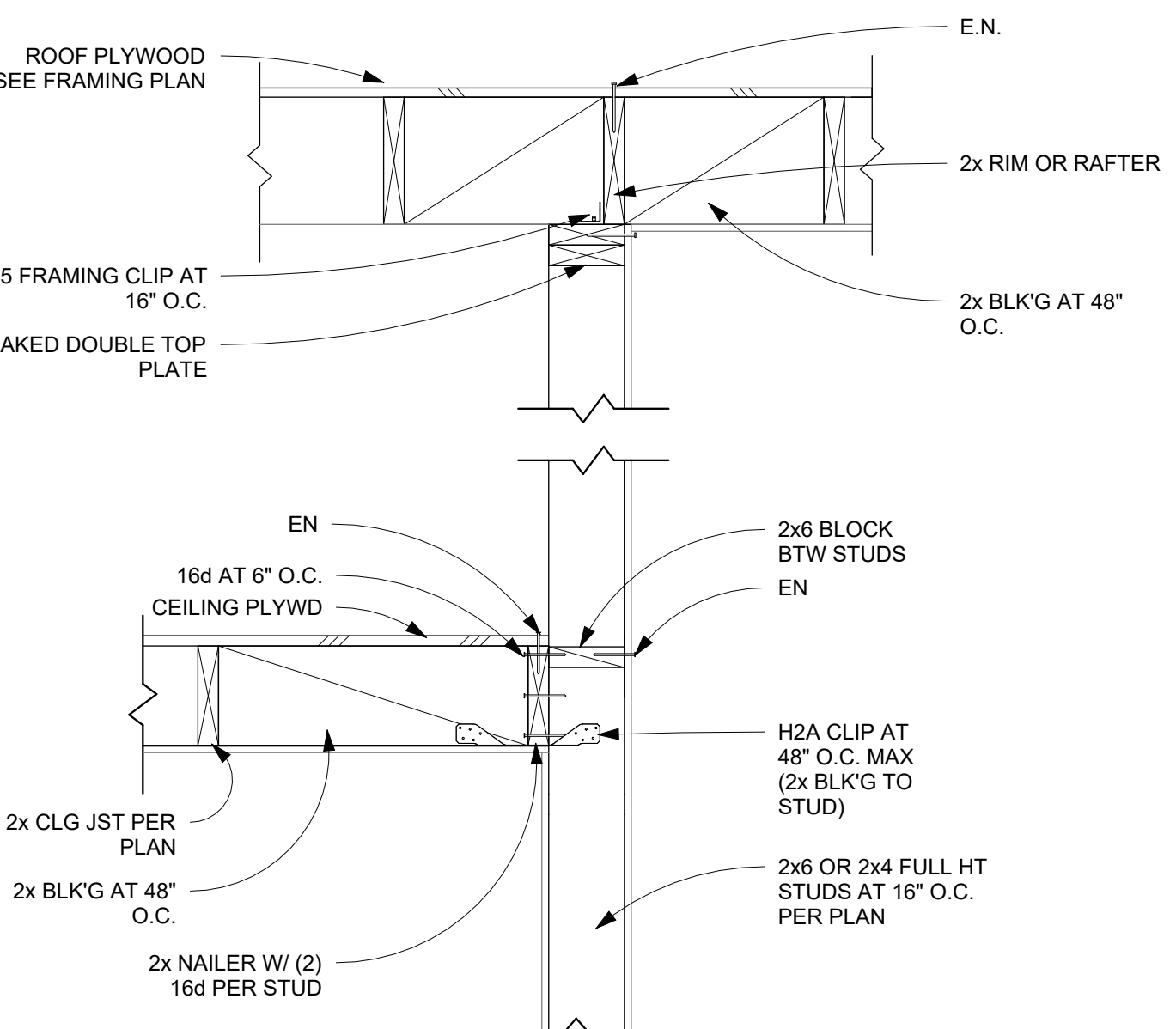
4:12 ROOF



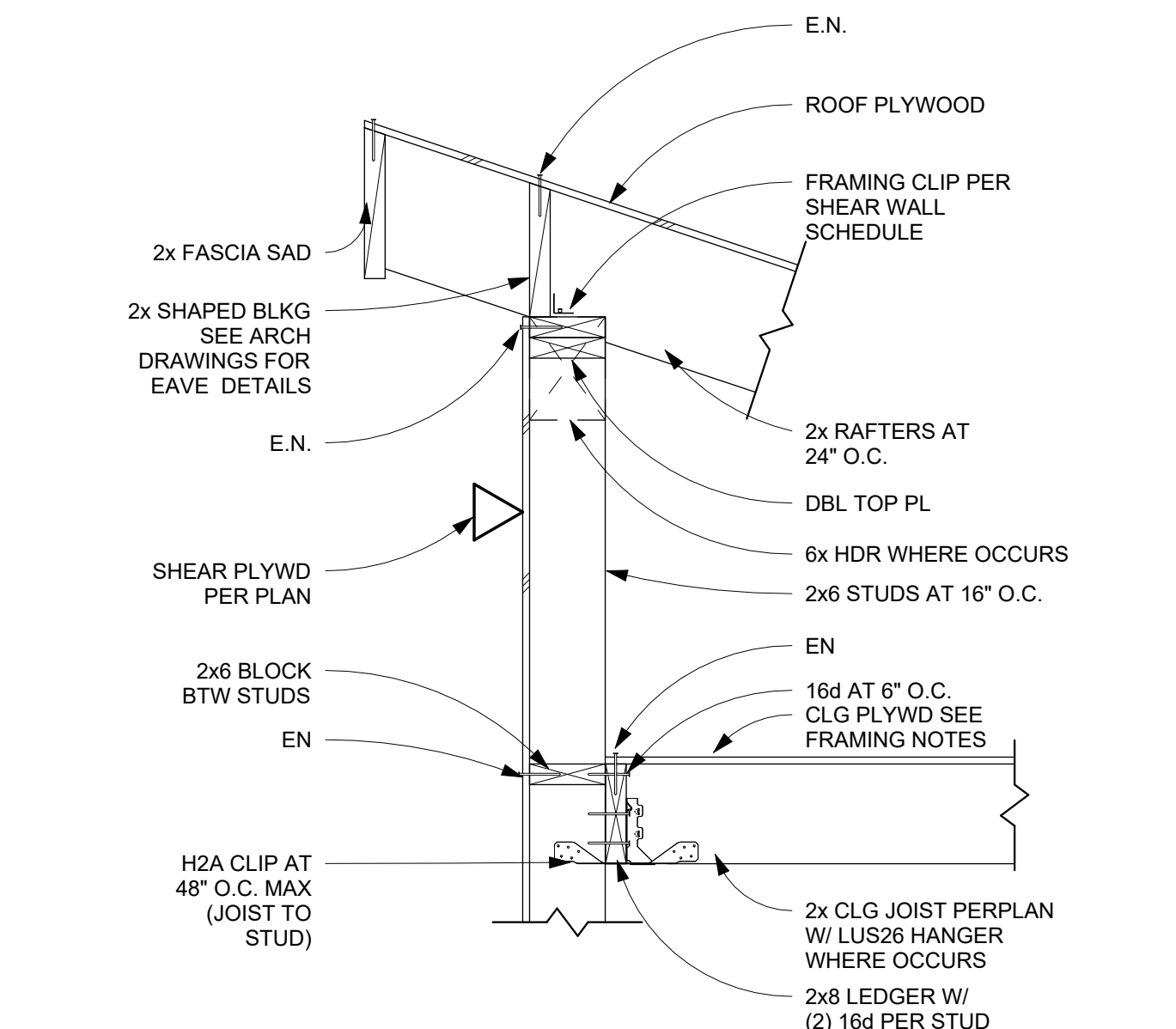
4:12 ROOF



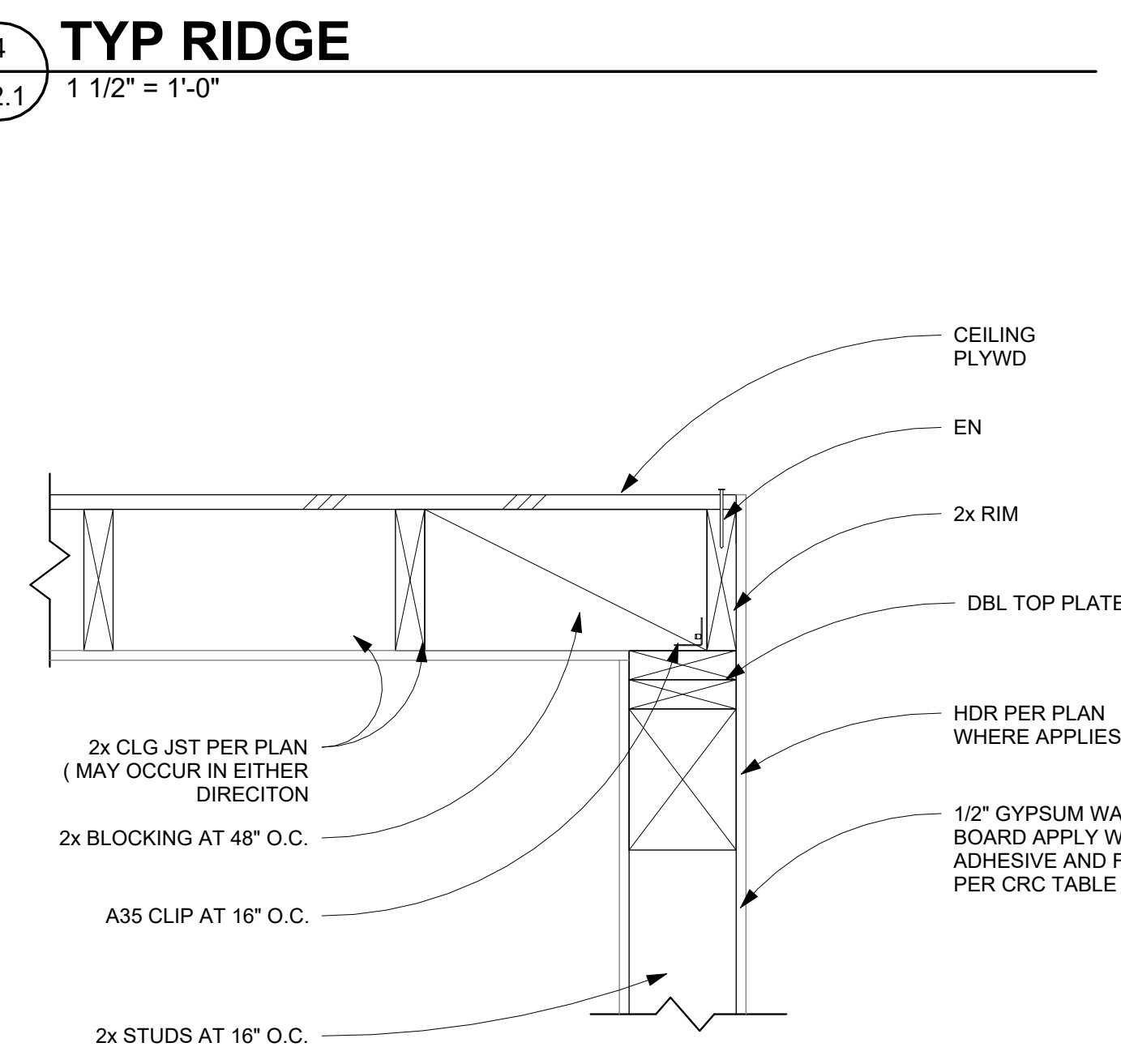
2 RAKE OVERHANG
S2.1 3/4" = 1'-0"



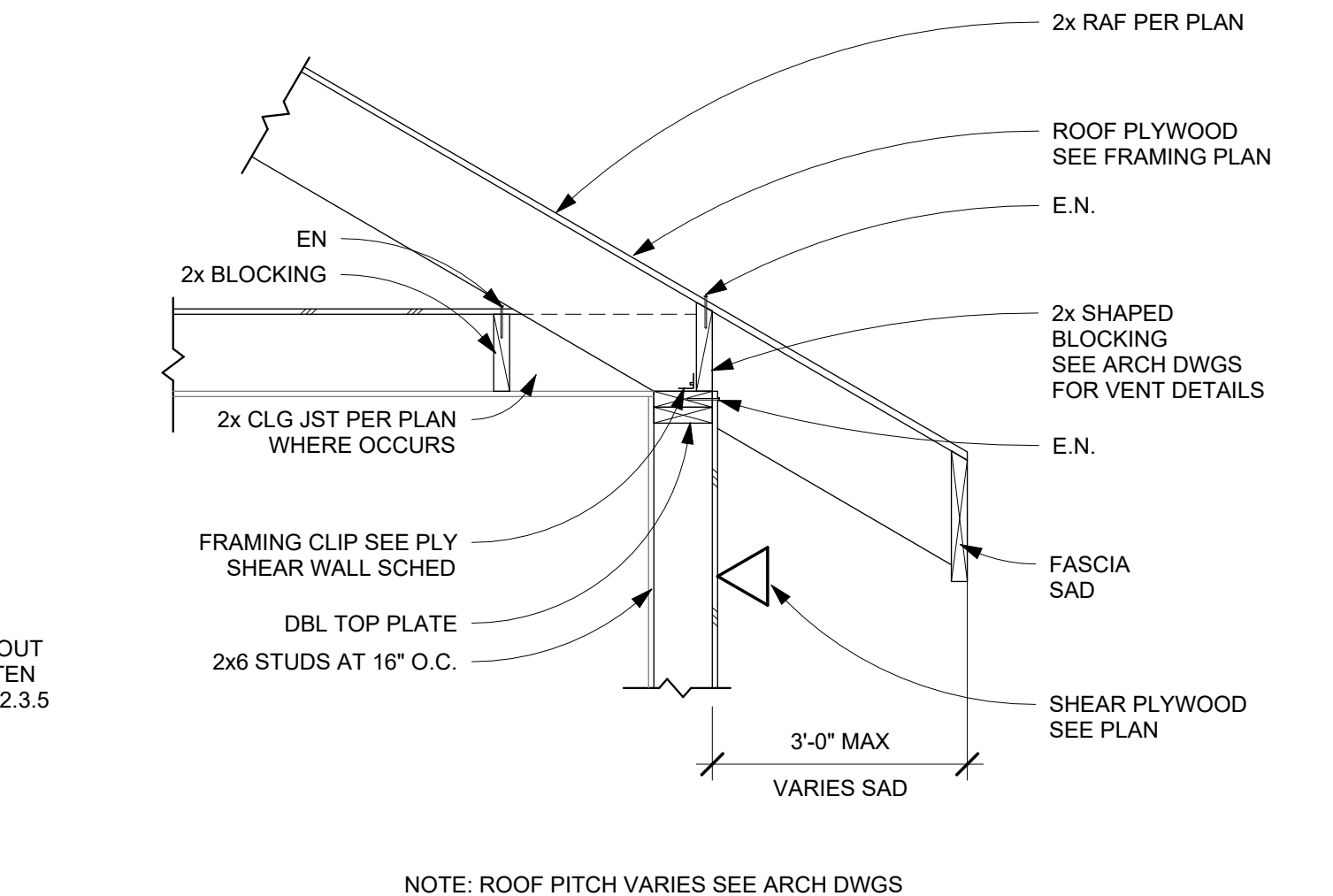
10 INTERIOR BEARING WALL @ CLG/ROOF
S2.1 1" = 1'-0"



7 TYP MONOSLOPE PEAK
S2.1 1" = 1'-0"



5 CEILING EDGE CONNECTION
S2.1 1 1/2" = 1'-0"



3 TYP EAVE
S2.1 3/4" = 1'-0"

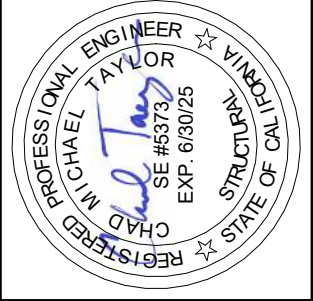
BID SET.
 City of Atascadero Preview

REV	DATE	BY
1	7-14-23	CT

STRUCTURAL ENGINEERING
CM Taylor
 C.M. Taylor Structural Engineering, Inc. 4246 Capitola Rd., Suite 204, Capitola, CA 95010
 Phone: 831-854-2484 email: contact@cmtyaylor.com

CENTRAL COAST STOCK ADU

 THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.



ROOF FRAMING DETAILS

DATE: 11-18-2022
 JOB NO: 21091
 SHEET: S2.1

REV	DATE	BY
1	7-14-23	CT

STRUCTURAL
ENGINEERING

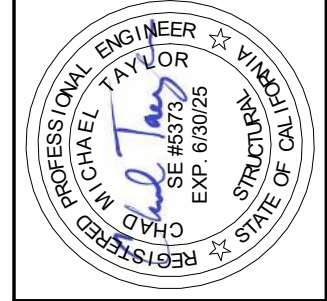
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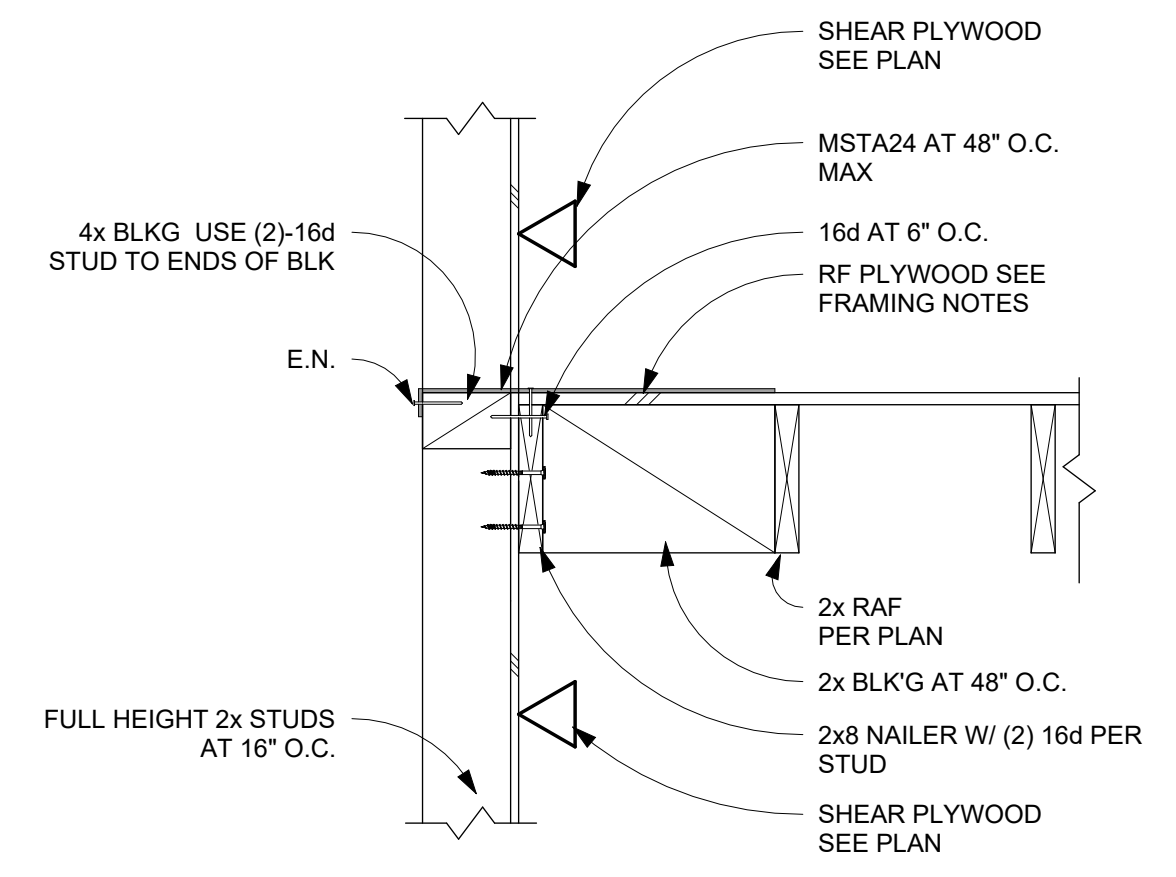
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City of Atascadero Preview

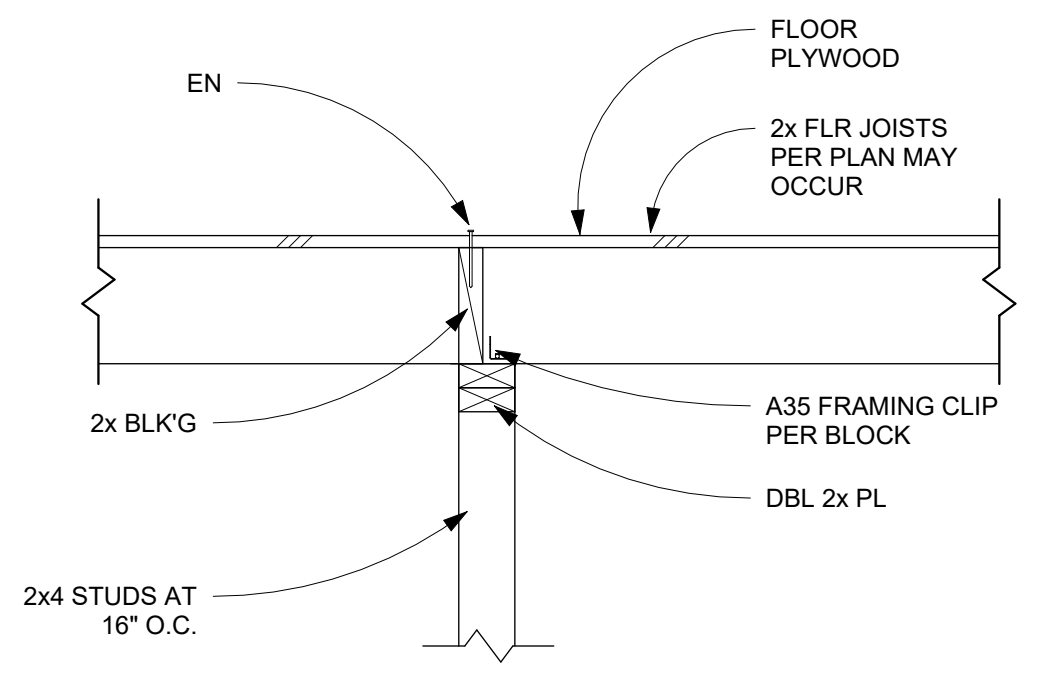


ROOF FRAMING DETAILS
(CONTINUED)

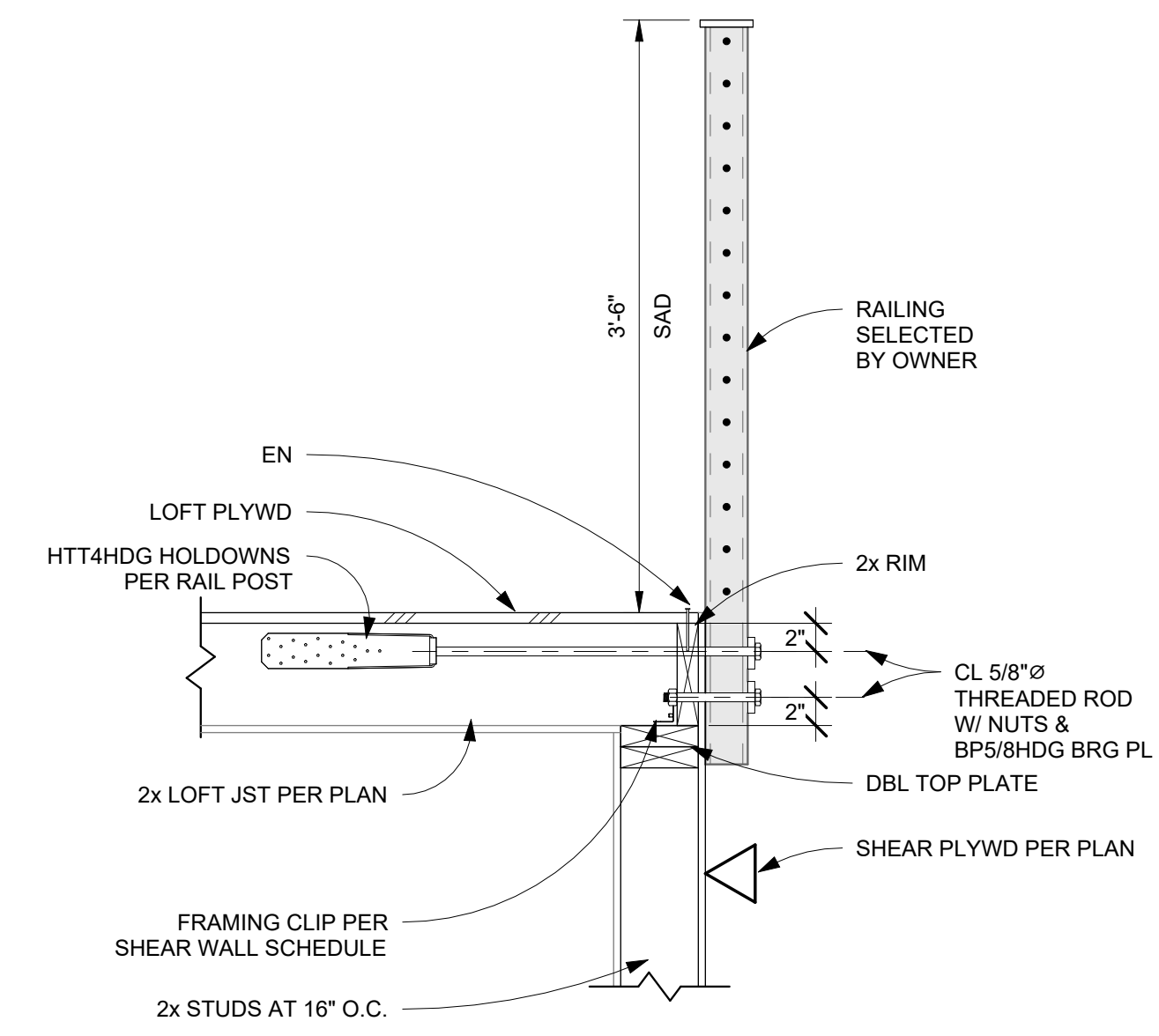
DATE: 11-18-2022
JOB NO: 21091
SHEET
S2.2



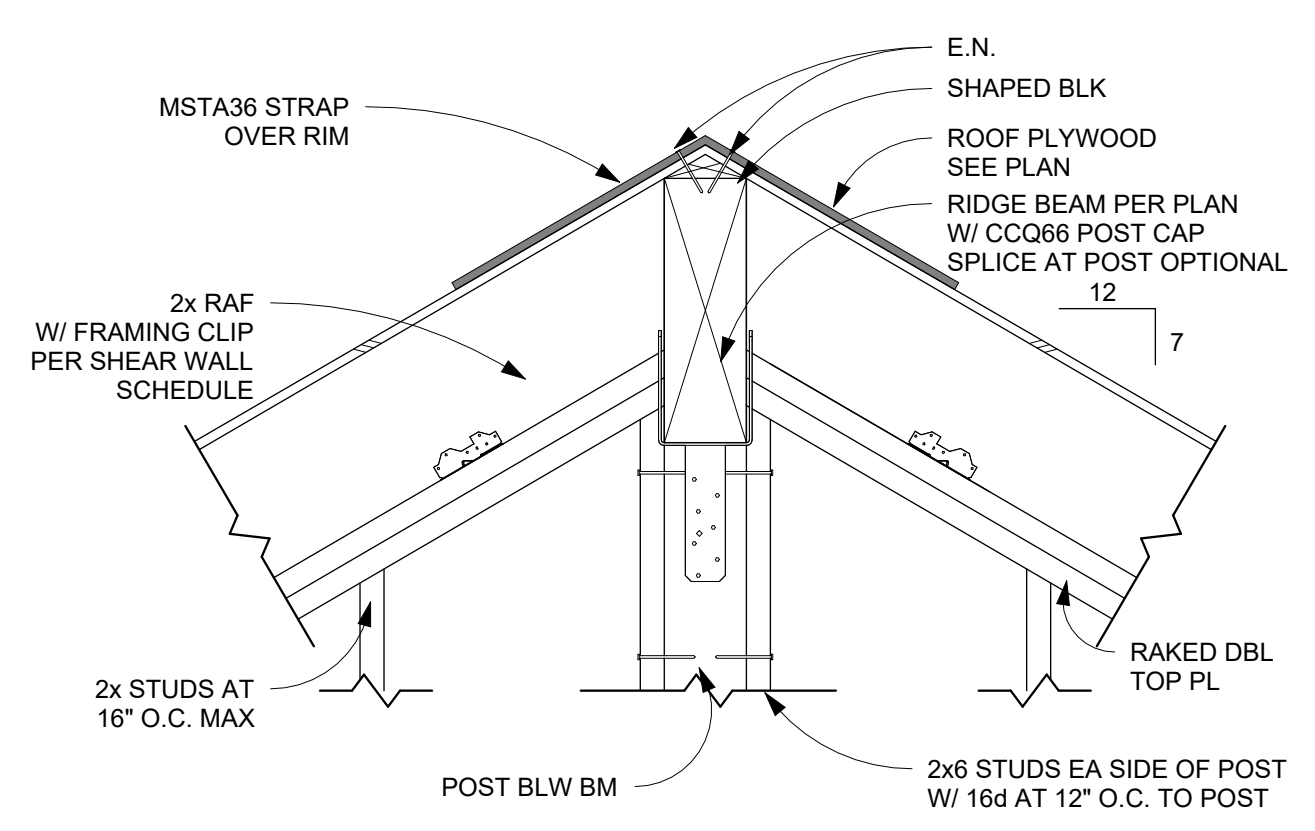
9 LOWER ROOF TO FULL HEIGHT WALL
S2.2 1" = 1'-0"



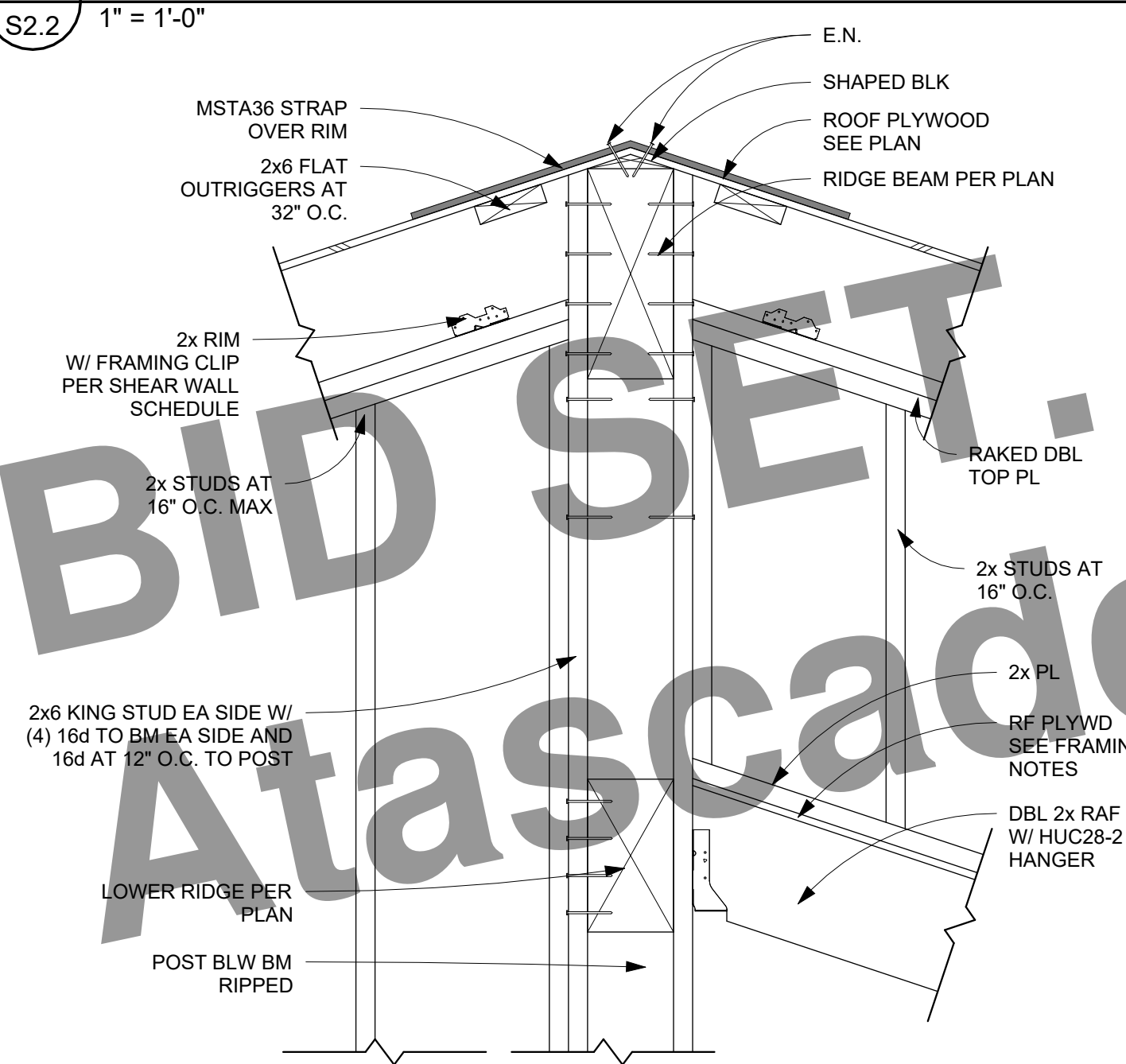
6 FLOOR TO INTERIOR WALL CONN
S2.2 1" = 1'-0"



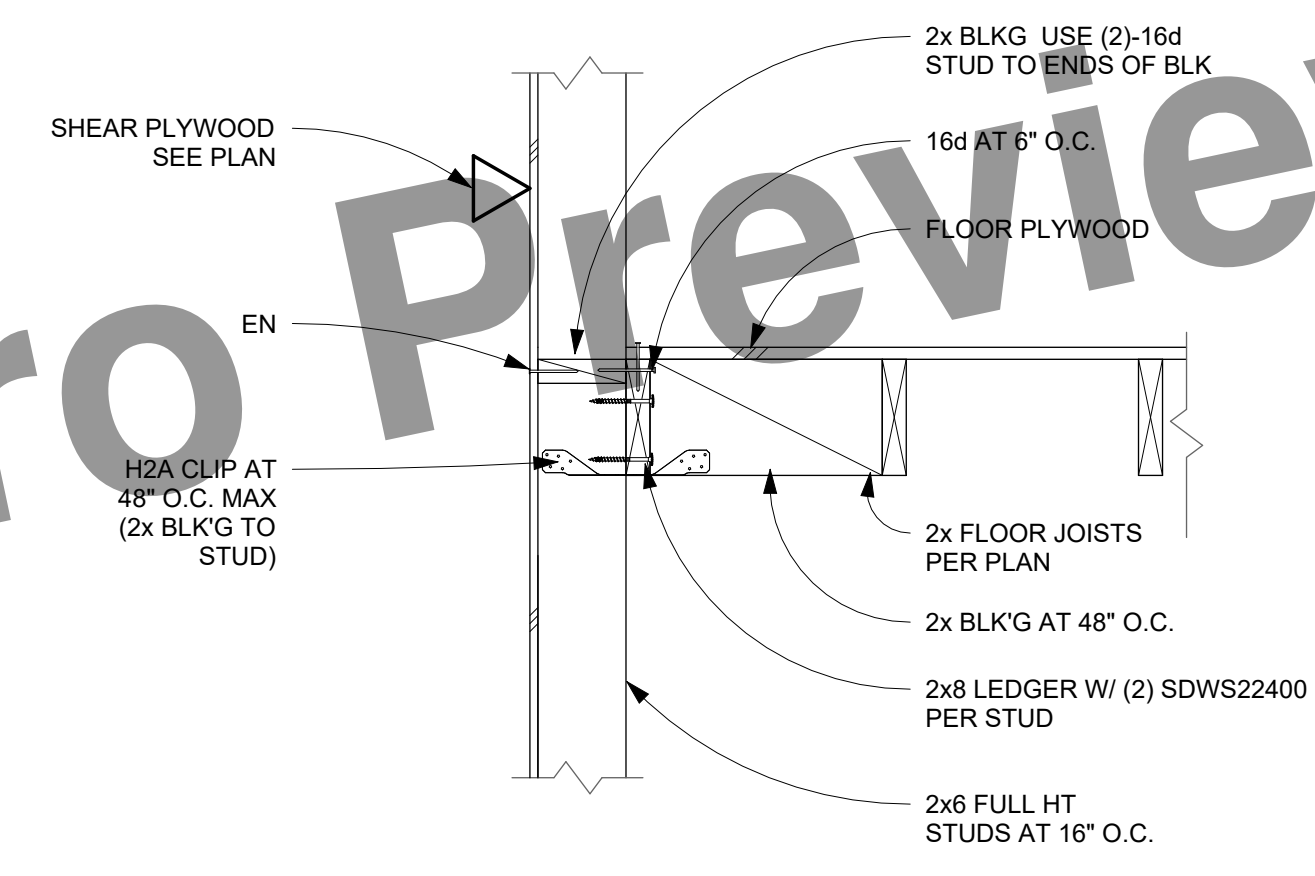
3 LOFT EDGE CONNECTION II
S2.2 1" = 1'-0"



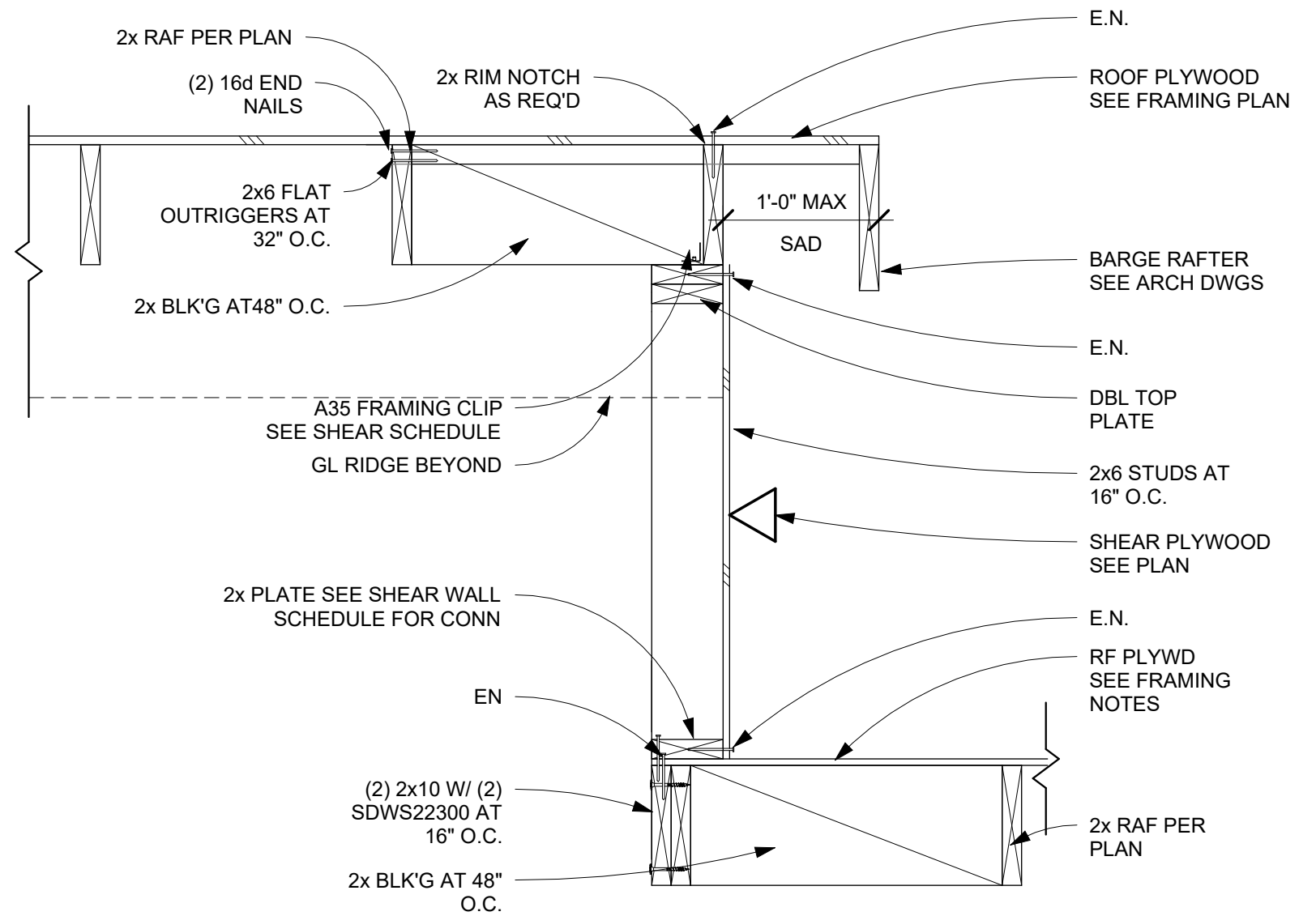
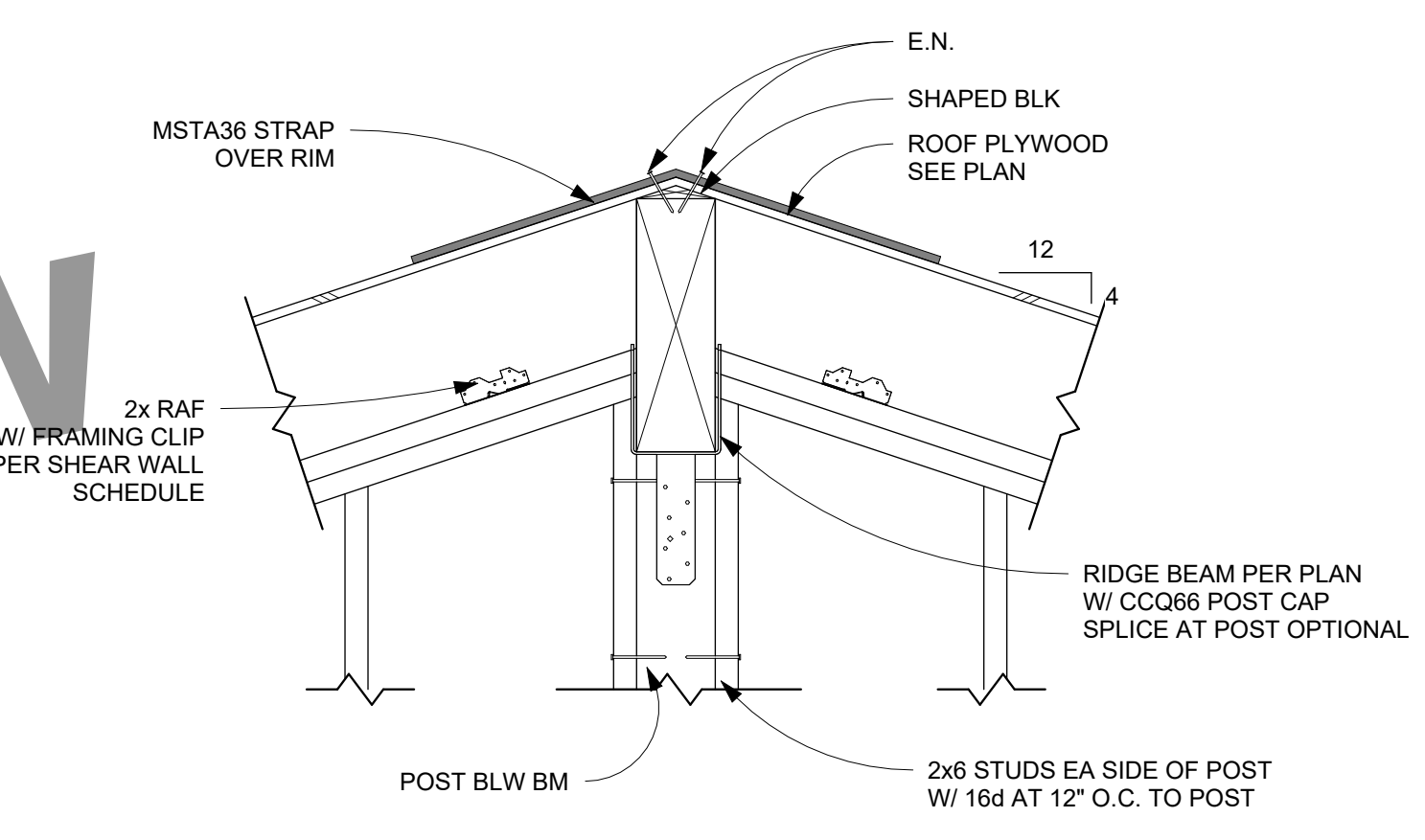
1 RIDGE SPLICE AT INT WALL
S2.2 1" = 1'-0"



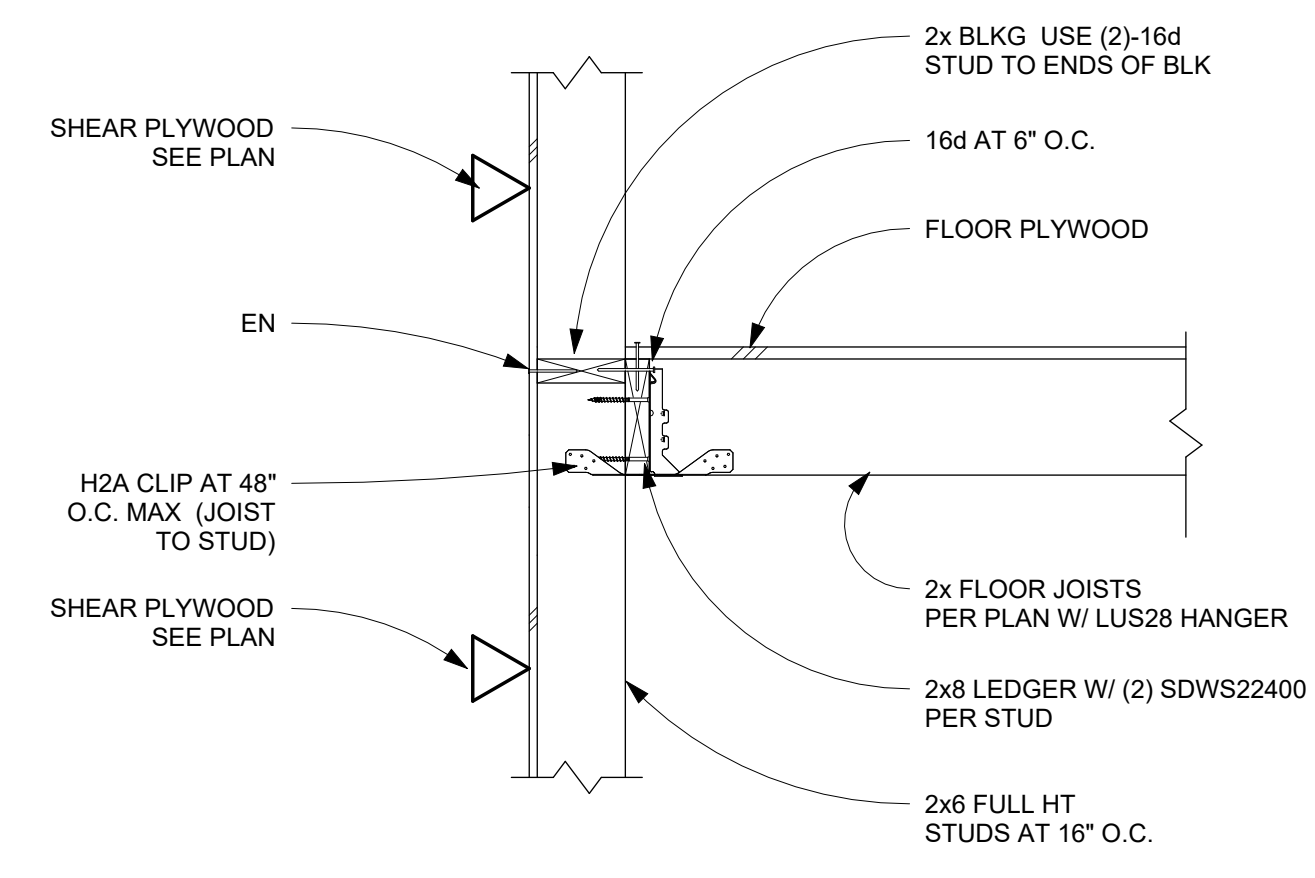
7 DOUBLE RIDGE TO WALL
S2.2 1" = 1'-0"



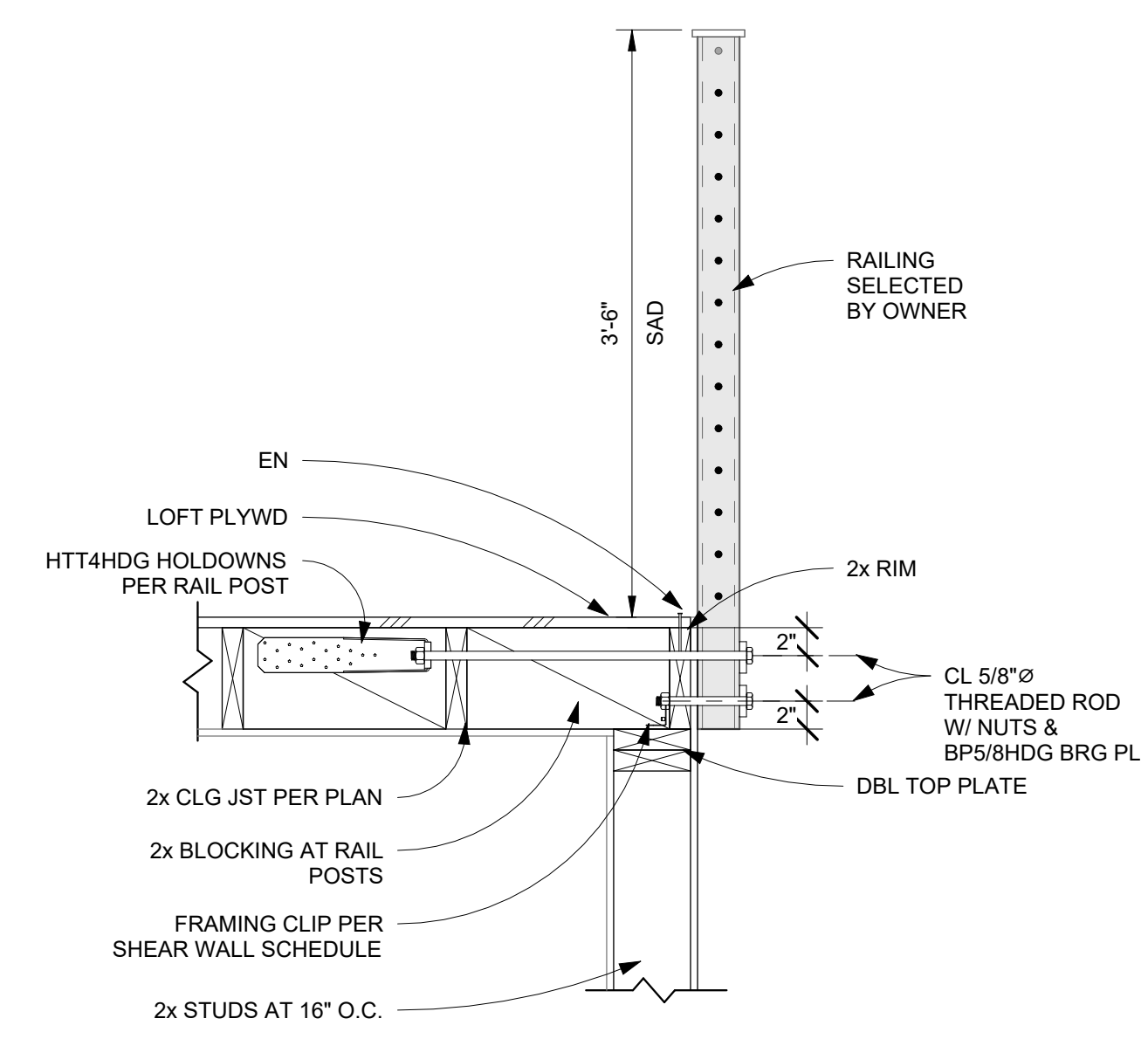
4 LOFT/FLOOR TO WALL CONN
S2.2 1" = 1'-0"



8 RAKE OVERLAP ROOF
S2.2 1" = 1'-0"



5 LOFT/FLOOR TO WALL CONN II
S2.2 1" = 1'-0"



2 LOFT EDGE CONNECTION
S2.2 1" = 1'-0"

SYMBOLS & ABBREVIATIONS (MECHANICAL)

	BT	BYPASS TIMER		EC	ELECTRICAL CONTRACTOR
	CL	CENTER LINE		EDB	ENTERING DRY BULB
	CD	CONDENSATE DRAIN		EOD	EXTENT OF DEMOLITION
	D	DIAMETER		ETR	EXISTING TO REMAIN
	E	EXHAUST, RETURN, SUPPLY AIR DUCT (EXISTING)		EWB	ENTERING WET BULB
	N	EXHAUST, RETURN, SUPPLY AIR DUCT (NEW)		EWT	ENTERING WATER TEMPERATURE
	D	EXTENT OF DEMOLITION		F	DEGREES FAHRENHEIT
	E	EXHAUST DUCT UP, DOWN, FENE # DEMO		FC	FLEXIBLE CONNECTION
	FSD	FIRE/SMOKE DAMPER		FD	FIRE DAMPER
	F	FIRE DAMPER		FLA	FULL LOAD AMPS
	POC	POINT OF CONNECTION		FSD	FIRE SMOKE DAMPER
	P/T	P/T PLUG		FT.HD.	FEET HEAD
	R	RETURN OR EXHAUST AIR		FTR	FLUE THRU ROOF
	R	RETURN DUCT UP, DOWN, FENE # DEMO		GC	GENERAL CONTRACTOR
	S	SPEED CONTROL SWITCH		GPM	GALLONS PER MINUTE
	S	SPIN-IN EXTRACTOR/DAMPER		HP	HORSE POWER
	S	SUPPLY DUCT UP, DOWN, FENE # DEMO		KW	KILOWATTS
	S	SUPPLY OR OUTSIDE AIR		LBS	POUNDS
	T	THERMOSTAT at + 48°		LWT	LEAVING WATER TEMPERATURE
	X	TO BE REMOVED		MC	MECHANICAL CONTRACTOR
	T	TRANSFER AIR		N	NEW
	T	TURNING VANES		NIC	NOT IN CONTRACT
	V	VOLUME DAMPER		NTS	NOT TO SCALE
	AD	ACCESS DOOR		OBD	OPPOSED BLADE DAMPER
	AFF	ABOVE FINISH FLOOR		OSA	OUTSIDE AIR
	AL	ACOUSTICALLY LINED		PC	PLUMBING CONTRACTOR
	AP	ACCESS PANEL		PENE	PENETRATION
	BD	BALANCING DAMPER		PD	PRESSURE DROP
	BDD	BACKDRAFT DAMPER		PH	PHASE
	BHP	BRAKE HORSE POWER		POC	POINT OF CONNECTION
	BJ	BETWEEN JOIST		P/N	PART NUMBER
	BTU	BRITISH THERMAL UNIT		PRV	PRESSURE REDUCING VALVE
	C	CONDUIT		PSI	POUNDS PER SQUARE INCH
	CA	COMBUSTION AIR		P/T	PRESSURE / TEMPERATURE
	CD	CONDENSATE DRAIN		RA	RETURN AIR
	CFM	CUBIC FEET PER MINUTE		RAD	RETURN AIR DUCT
	D	DEMOLITION		RL	RELOCATE
	DL	DOOR LOUVER		RPM	REVOLUTIONS PER MINUTE
	E	EXISTING		SA	SUPPLY AIR
	EAD	EXHAUST AIR DUCT		SAD	SUPPLY AIR DUCT
				SD	SUPPLY DIFFUSER
				SP	STATIC PRESSURE
				SS	STAINLESS STEEL
				STD	STANDARD
				TV	TURNING VANES
				TYP	TYPICAL
				UCD	UNDERCUT DOOR
				UON	UNLESS OTHERWISE NOTED
				V	VOLT
				VD	VOLUME DAMPER
				VIF	VERIFY IN FIELD
				W	WITH
				WC	WATER COLUMN
				WT	WEIGHT
				W/O	WITH OUT

GENERAL MECHANICAL NOTES

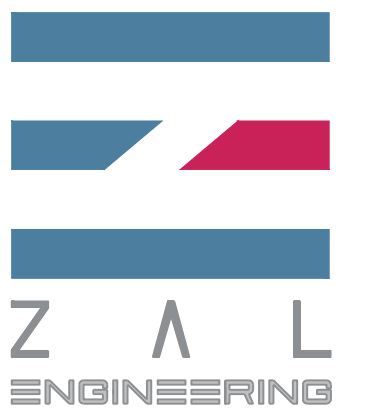
- ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE PROTECTION CODES, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
- LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLAN AND ROOM ELEVATIONS.
- LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
- 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.
- 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.
- ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE APPLICABLE SMACNA STANDARDS.
- DUCTWORK SHALL BE INSULATED WITH 2" FIBERGLASS INSULATION AND ALL SERVICE JACKET. PROVIDE 1" ACOUSTICAL LINER WHERE SHOWN ON PLANS. DUCT DIMENSIONS ON PLANS ARE NET CLEAR INTERIOR.
- MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
- ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
- PIPES AND DUCTWORK SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
- EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
- PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
- PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
- FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. BOLTS SHALL CONFORM TO ASTM A307. 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.
- 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.
- ATTACHMENTS OF EQUIPMENT WEIGHING LESS THAN 400 LBS. AND SUPPORTED DIRECTLY FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVABLE 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 (SEE TITLE 24, PART 2, SECTION 7.1.25 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.
- DUCTWORK VISIBLE THROUGH DIFFUSERS AND REGISTERS SHALL BE PAINTED FLAT BLACK.
- INSULATION MATERIAL SHALL MEET THE STATE QUALITY STANDARD PER SECTION 118 CALIFORNIA ENERGY CODE (CEC).
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 118 CEC.
- 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.
- ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 112 AND 122 CEC.
- ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTIONS 111-113, 115, AND 120-129 CEC.

SYMBOLS & ABBREVIATIONS (PLUMBING)

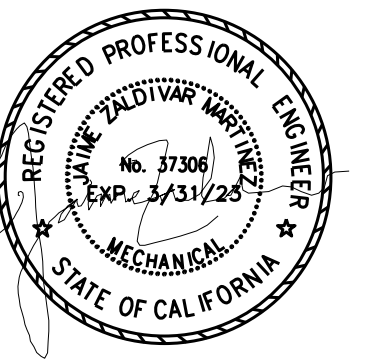
	B	BALANCING COCK		AFF	ABOVE FINISH FLOOR
	BV	BALL VALVE		AP	ACCESS PANEL
	CA	CAP		BV	BALL VALVE
	C	CHECK VALVE		CA	COMPRESSED AIR PIPING
	CO	CLEANOUT		CB	CATCH BASIN
	DCW	DOMESTIC COLD WATER (EXISTING)		CD	CONDENSATE
	DCW	DOMESTIC COLD WATER (NEW)		CFH	CUBIC FEET PER HOUR
	DHW	DOMESTIC HOT WATER (EXISTING)		CI	CAST IRON
	DHW	DOMESTIC HOT WATER (NEW)		CP	CHROME PLATED
	DHW	DOMESTIC HOT WATER RETURN (EXISTING)		DCW	DOMESTIC COLD WATER
	DHW	DOMESTIC HOT WATER RETURN (NEW)		DHW	DOMESTIC HOT WATER
	DHW	DOMESTIC HOT WATER RETURN (NEW)		DHW	DOMESTIC HOT WATER RETURN
	D	DIRECTION OF FLOW		DCV	DETECTOR CHECK VALVE
	DSP	DRY STANDPIPE		DN	DOWN
	FL	FIRE SPRINKLER PIPING		DS	DOWN SPOUT
	FU	FLANGED UNION		DSP	DRY STAND PIPE
	FD	FLOOR DRAIN		E	EXISTING
	FS	FLOOR SINK		EC	ELECTRICAL CONTRACTOR
	FM	FORCE MAIN		EL	ELEVATION
	G	GAS PIPING (EXISTING)		F	FIRE SPRINKLER PIPING
	G	GAS PIPING (NEW)		FC	FLEX CONNECTOR
	G	GAS COCK		FCO	FLOOR CLEANOUT
	G	GATE VALVE		FD	FLOOR DRAIN
	G	GLOBE VALVE		FL	FIRE LINE
	G	HOSE BIBB (3/4" MIN.)		FM	FORCE MAIN
	G	PETES PLUG		FS	FLOOR SINK
	P	PIPE (ABOVE THE CEILING)		FSC	FIRE SPRINKLER CONTRACTOR
	P	PIPE HANGER		GC	GENERAL CONTRACTOR
	P	PIPE TURNING UP (RISE)		GCO	GROUND CLEANOUT
	P	PIPE TURNING DOWN (DROP)		GPM	GALLONS PER MINUTE
	P	PIPE TEE DOWN		HB	HOSE BIBB
	PRV	PRESSURE REDUCING VALVE		HWS	HOT WATER SUPPLY
	PRV	T & P RELIEF VALVE		IE	INVERT ELEVATION
	POC	POINT OF CONNECTION TO EXISTING		LAV	LAVATORY
	RWL	RAIN WATER LEADER (EXISTING)		MC	MECHANICAL CONTRACTOR
	RWL	RAIN WATER LEADER		NPW	NON POTABLE WATER
	R	REDUCER		N	NEW
	RD	ROOF DRAIN		OFD	OVERFLOW DRAIN
	SD	STORM DRAIN (EXISTING)		PC	PLUMBING CONTRACTOR
	SD	STORM DRAIN (NEW)		PIV	POST INDICATION VALVE
	S	STRAINER		POC	POINT OF CONNECTION
	S	SUB-SOIL PIPING		PP	PETES PLUG
	U	UNION		PRV	PRESSURE REDUCING VALVE
	V	VENT PIPING (EXISTING)		PVC	POLYVINYL CHLORIDE PIPE
	V	VENT PIPING (NEW)		RD	ROOF DRAIN
	W	WASTE PIPING (EXISTING)		RPBP	BACKFLOW PREVENTOR
	W	(N) WASTE PIPING (NEW)		RP	REDUCED PRESSURE
	W	WASTE PIPING - UNDERGROUND (NEW)		RWL	RAIN WATER LEADER
	WSP	WET STANDPIPE (EXISTING)		SD	STORM DRAIN
	WSP	WET STANDPIPE (NEW)		SOV	SHUTOFF VALVE
	WHA	WATERHAMMER ARRESTOR (WHA)		SS	SANITARY SEWER
	TP	TRAP PRIMER (TP)		TP	TRAP PRIMER
				V	VENT
				VB	VALVE BOX
				VIF	VERIFY IN FIELD
				VTR	VENT THRU ROOF
				W	WASTE
				WC	WATER CLOSET
				WCO	WALL CLEANOUT
				WH	WATER HEATER
				WHA	WATER HAMMER ARRESTOR
				WM	WATER METER

GENERAL PLUMBING NOTES

- 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.
- LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
- 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.
- 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.
- ALL EQUIPMENT, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
- PIPES SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
- 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.
- EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
- MAINTENANCE LABEL SHALL BE AFFIXED TO ALL PLUMBING EQUIPMENT.
- PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
- PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
- 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 DRILLING.
- FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
- ALL WATER CLOSETS CONTROLS SHALL BE ON THE SIDE OF THE FIXTURE AWAY FROM THE WALL.
- ALL FAUCET CONTROLS SHALL BE OPERABLE WITH THE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- PC SHALL PROVIDE CONCRETE INSERTS FOR HANGING PLUMBING EQUIPMENT, COORD. W/ GC.



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**CENTRAL COAST
PRE-DESIGNED ADU**
CENTRAL COAST, CALIFORNIA

**GENERAL NOTES
MECHANICAL
& PLUMBING**

NO.	DESCRIPTION	DATE
1		
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ENGINEER BY:

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SHEET NUMBER

MPO. 1

SHEET OF

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OUTDOOR UNIT												
CODE	MFR.	MODEL	EFFICIENCY SEER	REFR	V/PH	MCA	MOCP	WT. (LBS)	HT. W/O LEVELING	CRTS.	EQUIP. SERVED	COMMENTS
OU-1	MITSUBISHI	MXZ-2C20NA2	20	R410A	208/1	17.2	20	126	27-1/5/16	TSTAT.	IU-1	
OU-2	MITSUBISHI	MXZ-3C24NA2	20	R410A	208/1	22.1	25	135	31-1/1/32	TSTAT.	IU-1,2	
OU-3	MITSUBISHI	MXZ-4C36NAH2	19.1	R410A	208/1	42	45	278	52-1/1/16	TSTAT.	IU-1,2	

INDOOR UNIT SCHEDULE																				
CODE	MFR.	MODEL	SUPPLY FAN			ELECTRICAL				COOLING COIL				HEATING COIL			HT W/O LEVELING	WEIGHT (LBS)	AREAS SERVED/ FLOOR	COMMENTS
			CFM	ESP (in)	BHP	V/PH	MCA	MOCP	EAT °F DB	°F WB	LAT	CAPACITY (MBH)	SENS	EAT °F DB	LAT	CAP				
IU-1	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-GLO6NA	240	--	30W	208/1	1	15	78	69	55	6.0	4.9	68	105	7.2	11-5/8	22	MULTIPLE	1

NOTES: 1. PROVIDE CONDENSATE PUMP. RUN CD # DISCHARGE IN APPROVED LOCATION.

EXHAUST FAN SCHEDULE													
CODE	MFR.	MODEL	CFM	ESP (in)	RPM	BHP	MOTOR HP	V/PH	HT. W/O ISOLATORS	WEIGHT (LBS)	AREAS SERVED	SONES	COMMENTS
EF-1	PANASONIC	FV-051VFC1	80	0.25	1142	9.4W	10W	115/1	7	9.5	BATHROOMS	0.8	1

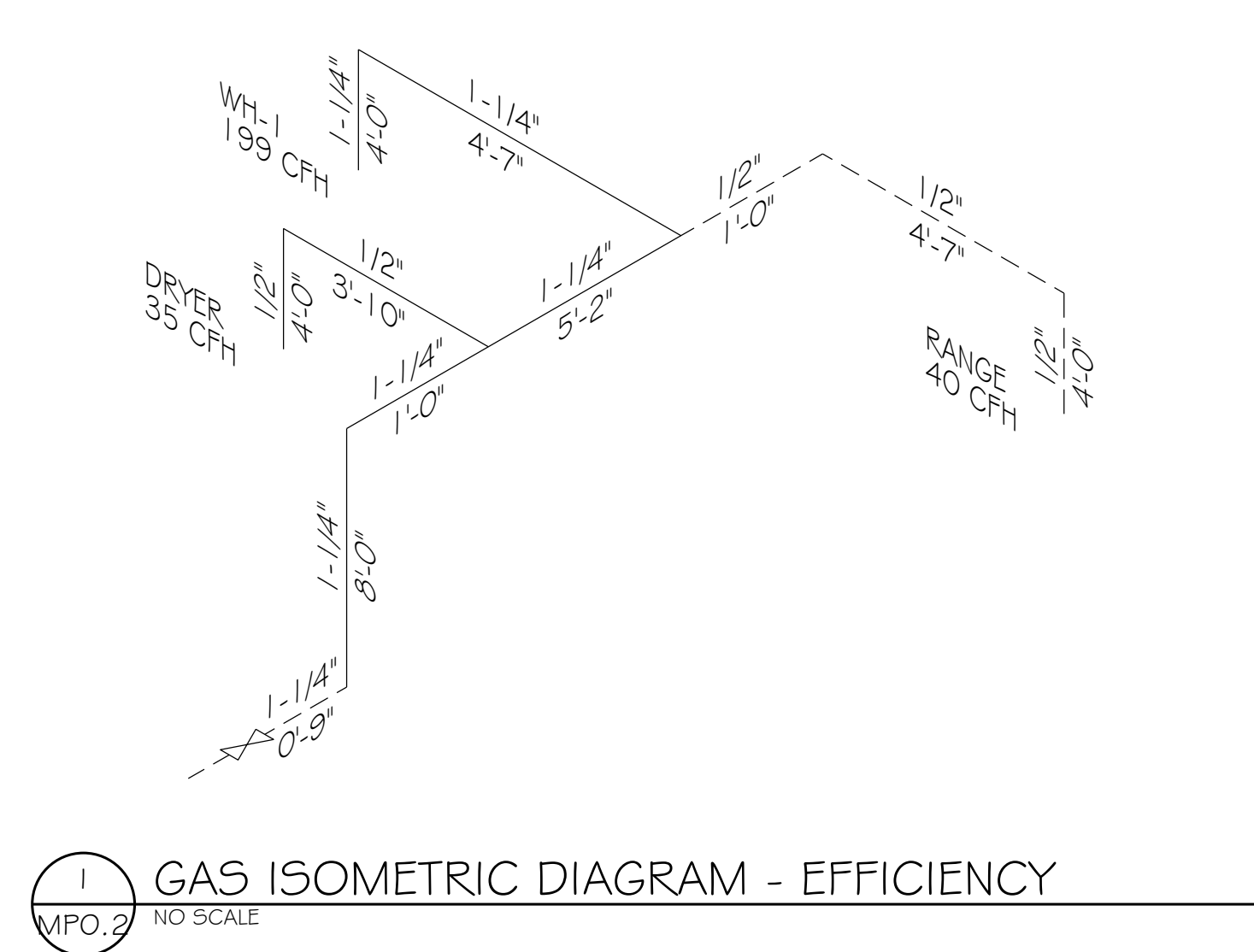
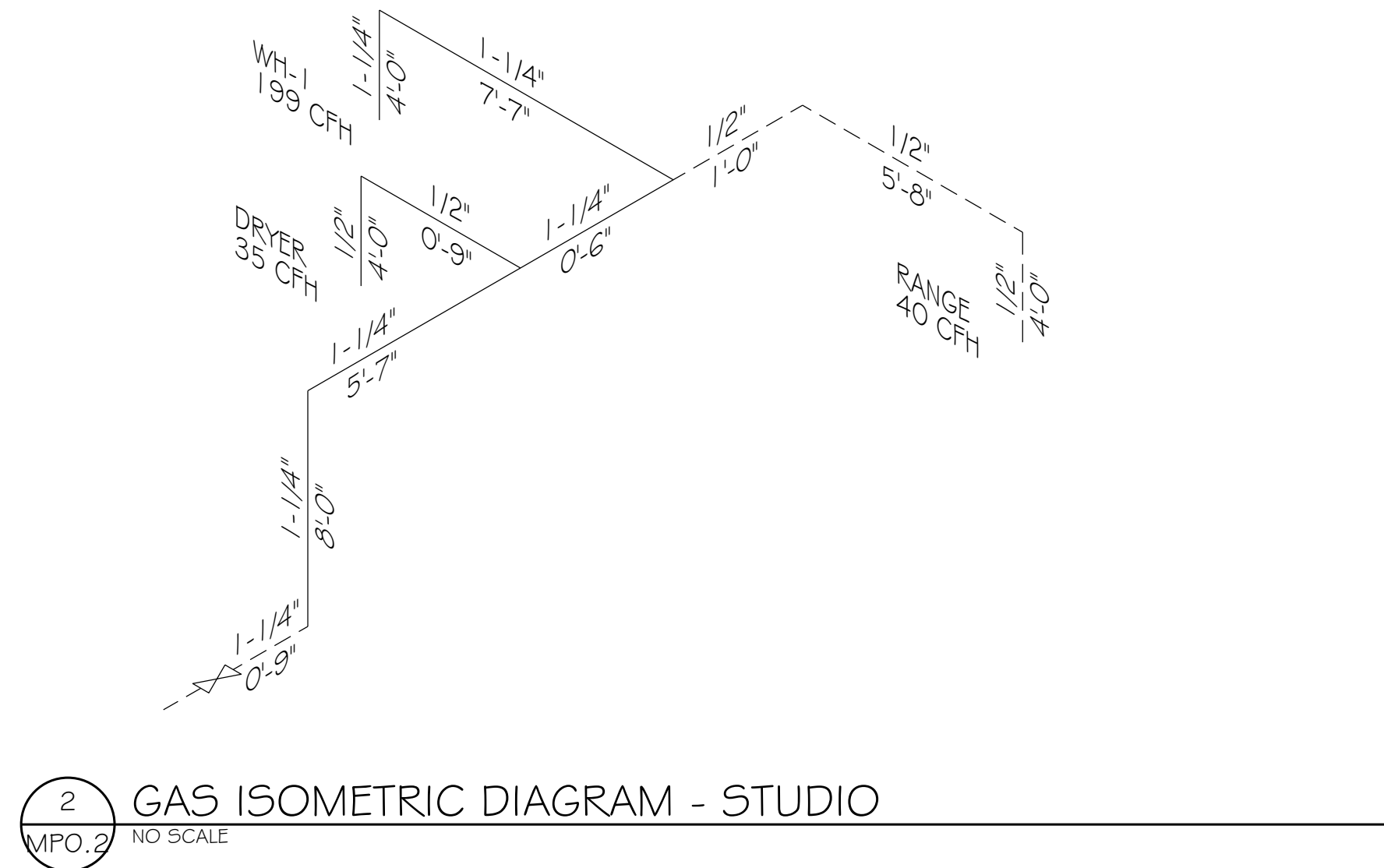
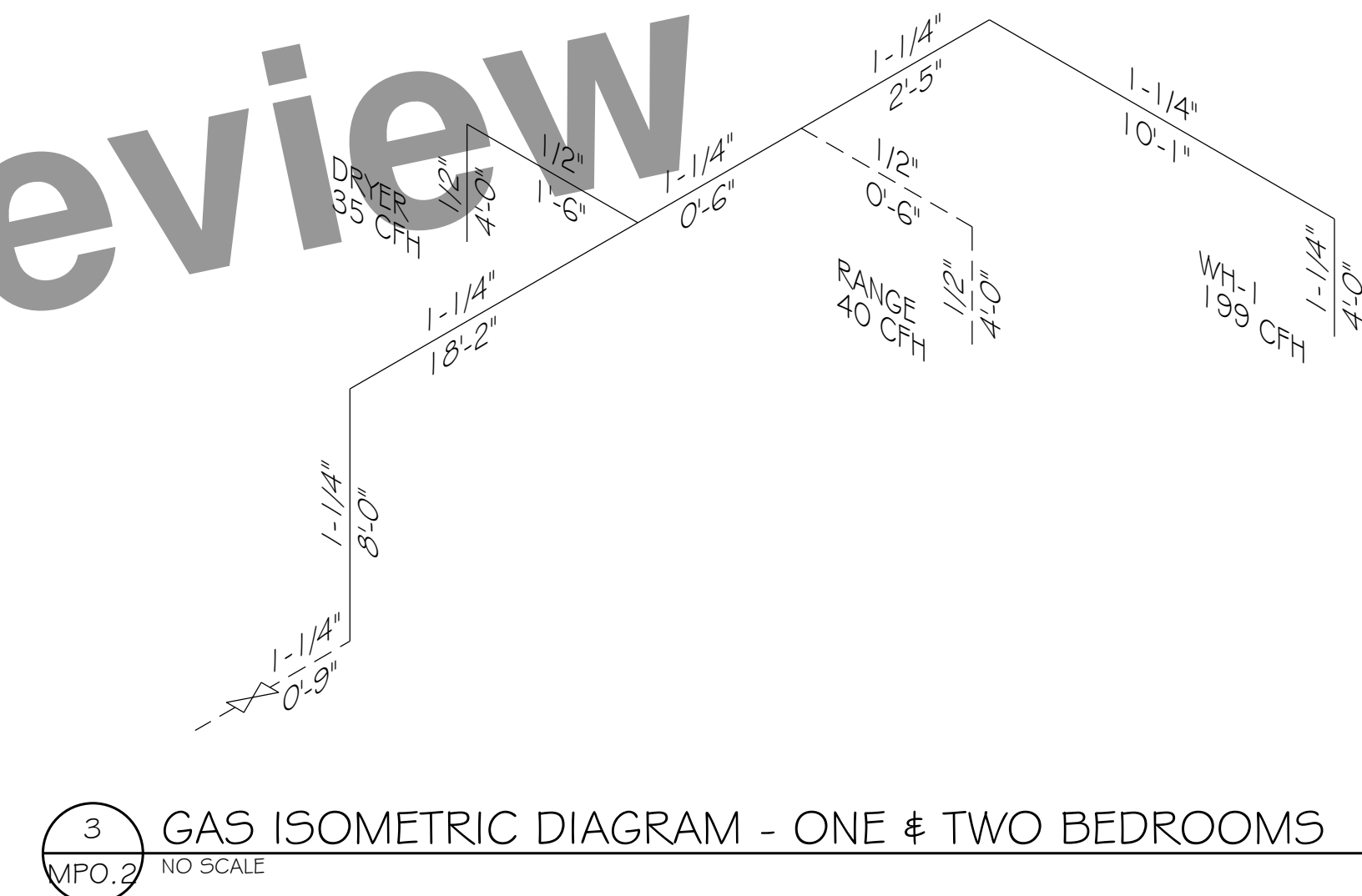
NOTES: 1. CONTROLLED BY HUMIDISTAT. ADD OVERRIDE SWITCH; COORDINATE LOCATION W/ ARCHITECT.

PLUMBING FIXTURE SCHEDULE												
CODE	DESCRIPTION	ACCESSIBLE	MOUNTING TYPE			MIN. ROUGH-IN CONN (IN)				LOCATION	REMARKS	
			FLOOR	COUNTER TOP	WALL	W	V	CW	HW			
L-1	LAVATORY	--	--	--	•	2	1 1/2	1/2	1/2	BATHROOMS	1.2 GPM	
BT-1	BATHTUB	--	--	--	•	2	1 1/2	1/2	1/2	BATHROOMS	1.8 GPM SHOWERHEAD	
WC-1	WATER CLOSET	--	--	--	•	3	2	1/2	--	BATHROOMS	1.28 GPF	
SK-1	KITCHEN SINK	--	--	--	•	2	1 1/2	1/2	1/2	KITCHENS	1.8 GPM	
CWB-1	WASHER	--	--	--	•	2	1 1/2	1/2	1/2	CLOSETS	W/ WHA	
HB-1	HOSE BIB	--	--	--	•	--	--	--	1/2	EXTERIOR WALLS		

WATER HEATER SCHEDULE														
CODE	LOCATION	SERVICE	FUEL TYPE	CAPACITY INPUT	TANK CAPACITY	GPH @ FRISE	ELECTRICAL			WEIGHT (LBS)	HEIGHT (IN)	PART NO.	MFG	REMARKS
							H.P.	VOLT	PH					
WH-1	EXT. CLOSET	DHW	GAS	199 MBH	TANKLESS	6.5 GPM @ 60	--	120	1	64	26.4	EU199	RINNAI	DEF: 0.93
EW-1	MULTIPLE	DHW	HYBRID HEAT PUMP	4.5 KW + 4.2 MBH	40	26 @ 90	--	120	1	157	68	XE40T (OHS45) UO	RHEEM	DUCT HEAT REJECTION TO OUTSIDE

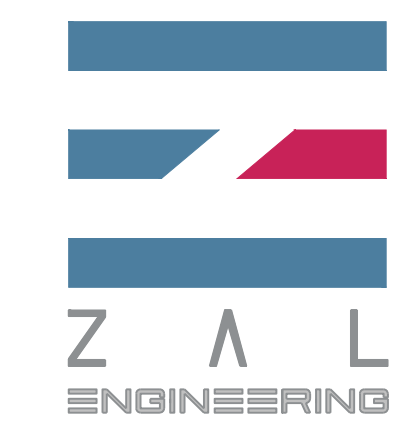
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City of Atascadero



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**CENTRAL COAST
PRE-DESIGNED ADU**
CENTRAL COAST, CALIFORNIA

SCHEDULES
& GAS
DIAGRAMS
MECHANICAL
& PLUMBING

NO.	DESCRIPTION	DATE
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**CENTRAL COAST
PRE-DESIGNED ADU**
CENTRAL COAST, CALIFORNIA

**ONE BED PLUS
LOFT
MECHANICAL
& PLUMBING
PLANS - E**

NO.	DESCRIPTION	DATE
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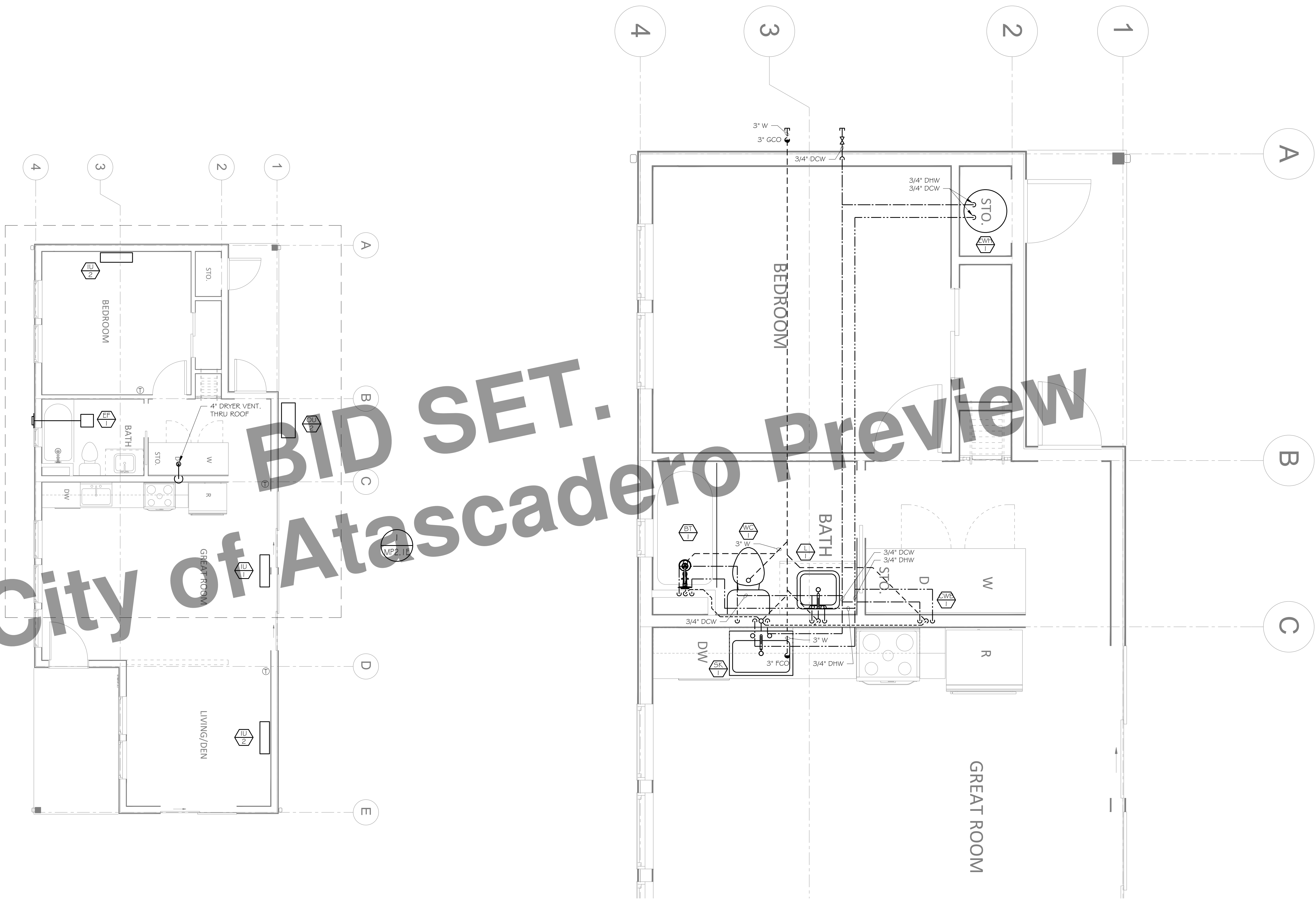
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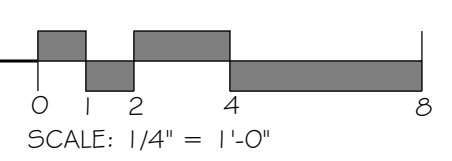
MP2.1E

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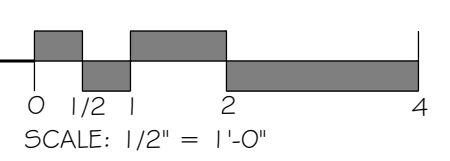


BID SET.
City of Atascadero Preview

2 FLOOR PLAN - ONE BED PLUS LOFT - NEW MECHANICAL
MP2.1E SCALE: 1/4" = 1'-0"



1 ENLARGED FLOOR PLAN - ONE BED PLUS LOFT - NEW PLUMBING
MP2.1E SCALE: 1/2" = 1'-0"





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**CENTRAL COAST
PRE-DESIGNED ADU**
CENTRAL COAST, CALIFORNIA

**ONE BED PLUS
LOFT
MECHANICAL
& PLUMBING
PLANS - H**

NO.	DESCRIPTION	DATE
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ENGINEER BY:

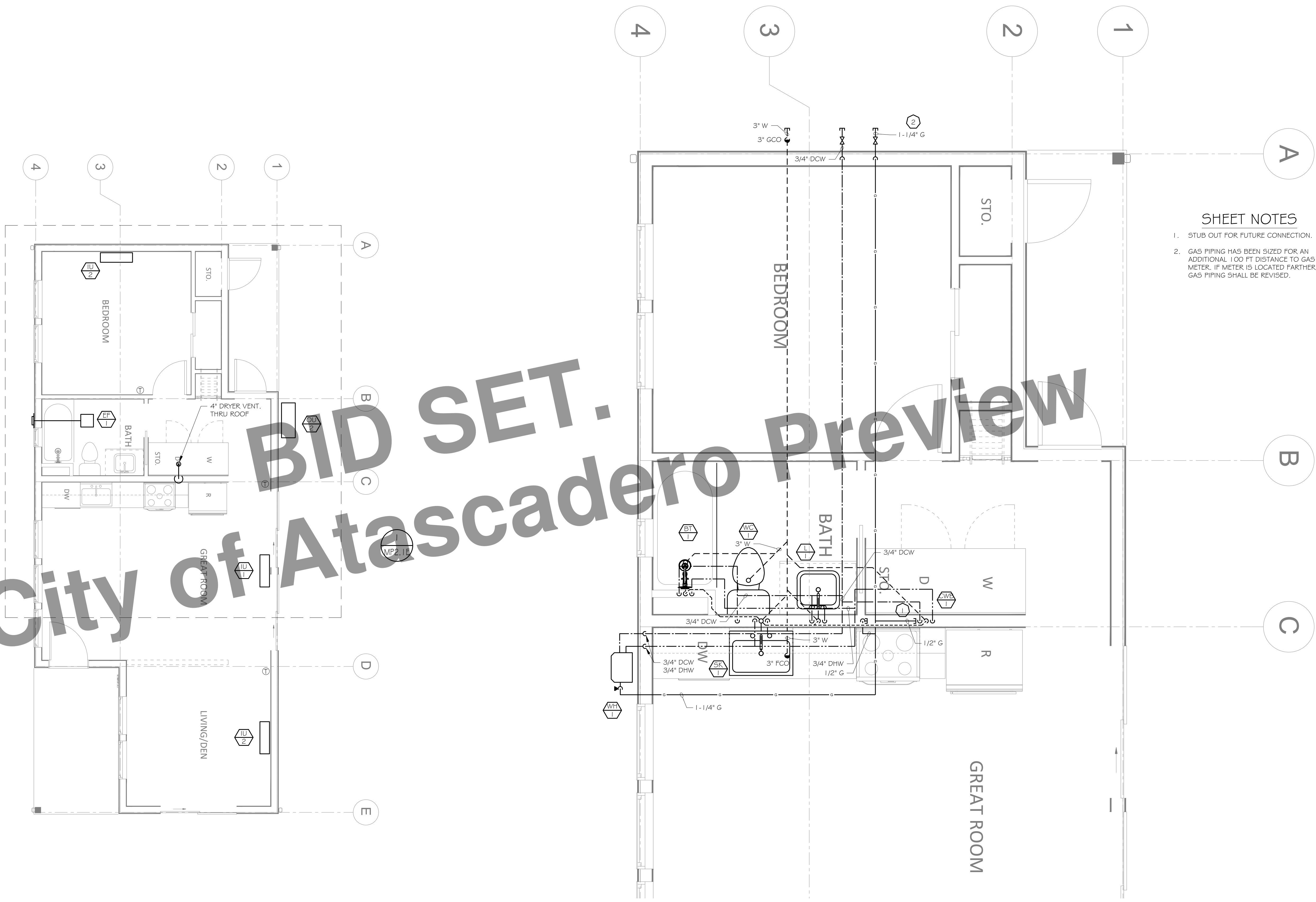
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SHEET NUMBER

MP2.1H

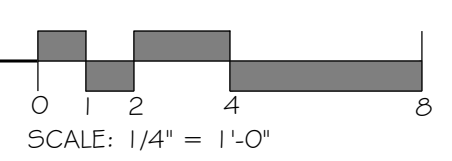
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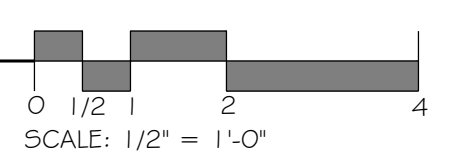
- SHEET NOTES**
1. STUB OUT FOR FUTURE CONNECTION.
 2. GAS PIPING HAS BEEN SIZED FOR AN ADDITIONAL 100 FT DISTANCE TO GAS METER. IF METER IS LOCATED FARTHER, GAS PIPING SHALL BE REVISED.

BID SET.
City of Atascadero Preview

2 FLOOR PLAN - ONE BED PLUS LOFT - NEW MECHANICAL
MP2.1E SCALE: 1/4" = 1'-0"

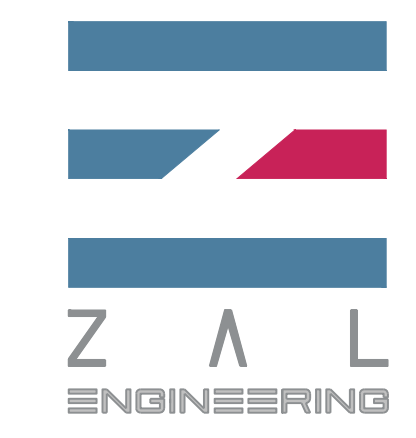


1 ENLARGED FLOOR PLAN - ONE BED PLUS LOFT - NEW PLUMBING
MP2.1E SCALE: 1/2" = 1'-0"



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.

Jaime Zaldivar, P.E.
contact@zalengineering.com
831-G41-7739
ZAL (zalengineering.com)



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CENTRAL COAST
PRE-DESIGNED ADU
CENTRAL COAST, CALIFORNIA

ONE BED PLUS
ONE BED PLUS
LOFT
T24 FORMS
ELECTRIC

NO.	DESCRIPTION	DATE
1		
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Date/Time: 2023-08-25T14:24:10-05:00
Input File Name: 4_OBP_E_C24_rbd22x
CF1R-PRF-01-E (Page 9 of 14)

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door	Front Wall	21	0.2
Door B	Back Wall	17.5	0.2

OVERHANGS AND FINNS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Bot Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Window	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 2	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 3	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window OP	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window OP 2	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window OP 3	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 4	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 5	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 6	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 7	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 8	2.8	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0

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OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Area (ft ²)	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	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	0	3	0.75	0.85	Yes
Roof 5	One Bed Plus	R-38 Roof No Attic	135	n/a	144.48	0	3	0.75	0.85	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Area (ft ²)	U-factor	SHGC	SHGC Source	Exterior Shading	U-factor	SHGC	SHGC Source	Exterior Shading	Exterior Shading
Window	Window	Lateral 1 Wall	45	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	
Window 2	Window	Lateral 1 Wall	45	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	
Window 3	Window	Lateral 1 Wall	45	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	
Window OP	Window	Lateral 2 Wall	225	6	7	1	42	0.28	NFRC	0.35	NFRC	Bug Screen	
Window OP 2	Window	Lateral 2 Wall	225	6	7	1	42	0.28	NFRC	0.35	NFRC	Bug Screen	
Window OP 3	Window	Front Wall 2	315	6	7	1	42	0.28	NFRC	0.35	NFRC	Bug Screen	
Window 4	Window	Lateral 1 Wall 2	45	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	
Window 5	Window	Lateral 1 Wall 2	45	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	
Window 6	Window	Lateral 1 Wall 3	45	1.5	3	1	4.5	0.28	NFRC	0.35	NFRC	Bug Screen	
Window 7	Window	Lateral 1 Wall 4	45	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	
Window 8	Window	Lateral 1 Wall 4	45	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen	

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ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
One Bed Plus	Conditioned	OU-11	631.65	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Area (ft ²)	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	One Bed Plus	R-21 Wall	315	n/a	48	21	90
Lateral 1 Wall	One Bed Plus	R-21 Wall	45	n/a	112	36	90
Lateral 2 Wall	One Bed Plus	R-21 Wall	225	n/a	112	84	90
Front Wall 2	One Bed Plus	R-21 Wall	315	n/a	90.67	42	90
Lateral 1 Wall 2	One Bed Plus	R-21 Wall	45	n/a	86.75	24	90
Lateral 2 Wall 2	One Bed Plus	R-21 Wall	225	n/a	93	0	90
Lateral 1 Wall 3	One Bed Plus	R-21 Wall	45	n/a	52.5	0	90
Back Wall	One Bed Plus	R-21 Wall	135	n/a	26.25	17.5	90
Lateral 1 Wall 3	One Bed Plus	R-21 Wall	45	n/a	40	4.5	90
Lateral 1 Wall 4	One Bed Plus	R-21 Wall	45	n/a	90	24	90
Lateral 2 Wall 4	One Bed Plus	R-21 Wall	225	n/a	42.99	0	90
Back Wall 2	One Bed Plus	R-21 Wall	135	n/a	93.66	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Area (ft ²)	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	One Bed Plus	R-38 Roof No Attic	135	n/a	251.85	0	3	0.75	0.85	Yes
Roof 2	One Bed Plus	R-38 Roof No Attic	135	n/a	130.33	0	3	0.75	0.85	Yes

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REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)	Annual Solar Access (%)
1.72	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	96	96	96

REQUIRED SPECIAL FEATURES

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

- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.30303 W/CFM
- IAQ Ventilation System: Heat Recovery: minimum 80 SRE and 83 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Cool roof
- Window overhangs and/or fins
- Compact distribution system: basic credit
- Recirculating with demand control, occupancy/motion sensor
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed.

HERS FEATURE SUMMARY

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

- Quality Insulation Installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Central Coast ADU OBP	631.65	1	1	1	0	1

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ENERGY USE INTENSITY

Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage	
North Facing	25.24	23.23	3.12	11.89
Gross EU ¹	25.24	23.23	3.12	11.89
Net EU ²	11.49	8.37	3.12	27.15
East Facing	25.24	23.23	3.04	11.47
Gross EU ¹	25.24	23.23	3.04	11.47
Net EU ²	11.49	8.49	3	26.11
South Facing	25.24	22.87	3.37	12.84
Gross EU ¹	25.24	22.87	3.37	12.84
Net EU ²	11.49	8.12	3.37	29.33
West Facing	25.24	22.99	3.25	12.39
Gross EU ¹	25.24	22.99	3.25	12.39
Net EU ²	11.49	8.24	3.25	28.29

Notes:
1. Gross EU is Energy Use Total (not including PV) / Total Building Area.
2. Net EU is Energy Use Total (including PV) / Total Building Area.

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kWh/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kWh/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.63	17.87	1.5	11.26	1.13	6.61
Space Cooling	0.65	28.18	0.49	20.84	0.27	7.34
IAQ Ventilation	0.92	9.85	0.7	7.49	0.22	2.36
Water Heating	3.17	34.2	1.96	23.67	1.21	10.53
Self Utilization/Flexibility Credit					0	0
South Facing Efficiency Compliance Total	7.37	90.1	4.5	63.26	2.87	26.84
Space Heating	2.63	17.87	1.48	11.09	1.15	6.78
Space Cooling	0.65	28.18	0.54	27	0.11	1.18
IAQ Ventilation	0.92	9.85	0.7	7.49	0.22	2.36
Water Heating	3.17	34.2	1.96	23.61	1.21	10.59
Self Utilization/Flexibility Credit					0	0
West Facing Efficiency Compliance Total	7.37	90.1	4.68	69.19	2.69	20.91

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kWh/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kWh/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.63	17.87	1.5	12.05	1.13	5.82
Space Cooling	0.65	28.18	0.5	26.74	0.15	1.44
IAQ Ventilation	0.92	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 Utilization/Flexibility Credit					0	0
North Facing Efficiency Compliance Total	7.37	90.1	4.66	69.94	2.71	20.16
Space Heating	2.63	17.87	1.53	14.81	0.7	3.46
Space Cooling	0.65	28.18	0.49	24.64	0.22	3.54
IAQ Ventilation	0.92	9.85	0.7	7.49	0.22	2.36
Water Heating	3.17	34.2	1.97	23.78	1.2	10.42
Self Utilization/Flexibility Credit					0	0
East Facing Efficiency Compliance Total	7.37	90.1	5.03	70.32	2.34	19.78

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ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	30.6	31.7	30.6			
Proposed Design						
North Facing	25.8	24.5	26.4	4.8	7.1	4.2
East Facing	26.4	24.8	26.4	4.2	6.9	4.2
South Facing	25.5	22.3	25	5.1	9.4	5.6
West Facing	25.9	24.4	26.2	4.7	7.3	4.4

RESULT: PASS

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
²Total EDR includes efficiency and demand response measures such as plug-in hybrid (PHEV) system and batteries.
³Building 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)

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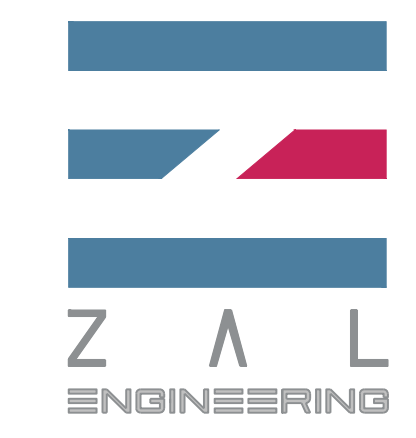
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GENERAL INFORMATION

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	
Project Name	Run Title	Project Location	City	Zip code	Climate Zone	Building Type	Project Scope	Addition Cond. Floor Area (ft ²)	Existing Cond. Floor Area (ft ²)	Total Cond. Floor Area (ft ²)	ADU Bedroom Count	Standards Version	Software Version	Front Orientation (deg/ Cardinal)	All Orientations	Number of Dwelling Units	Number of Bedrooms	Number of Stories	Fenestration Average U-factor	Glazing Percentage (%)
Central Coast ADU OBP	Title 24 Analysis	Atascadero	Atascadero	93423	4	Single Family</														

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.

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



ZAL ENGINEERING
MECHANICAL CONSULTANTS
99 PACIFIC ST. STE. 375G
MONTEREY, CA 93940
TELEPHONE (831) 641-7739
JOB NO. 22002.00



**CENTRAL COAST
PRE-DESIGNED ADU**
CENTRAL COAST, CALIFORNIA

**ONE BED PLUS
ONE BED PLUS
LOFT
T24 FORMS
ELECTRIC**

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:
DRAWN BY:
CHECKED BY:
SHEET NUMBER
T24.14B

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. REUSE, 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 VIOLATION OF THESE RESTRICTIONS.

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance document is accurate and complete.

Documentation Author Name: Jaime Zaldivar
Signature Date: 2023-08-25 17:19:50
Company: ZAL Engineering
Address: 99 Pacific St, Ste 375G, Monterey, CA 93940
City/State/City: Monterey, CA 93940
Phone: 831-641-7739

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify 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 responsibility for the building design submitted on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the applicable authority for approval with building permit application.

Responsible Designer Name: Jaime Zaldivar
Company: ZAL Engineering
Address: 99 Pacific St, Ste 375G, Monterey, CA 93940
City/State/City: Monterey, CA 93940
Phone: 831-641-7739

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.

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HVAC HEAT PUMPS - HERS VERIFICATION

Name	Verified Airflow	Airflow Target	Verified EER/SEER	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 QUALITY (IAQ) FANS

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	0.32003	Balanced	Yes	83	No	Yes	

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BUILDING ENVELOPE - HERS VERIFICATION

Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

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 - NEEA HEAT PUMP

Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	RheemXE40T10H22U0	One Bed Plus	One Bed Plus	One Bed Plus

RECIRCULATION LOOPS

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

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SLAB FLOORS

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

OPAQUE SURFACE CONSTRUCTIONS

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

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E (Page 12 of 14)

Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2023-08-25T14:24:10-05:00
Input File Name: 4_OBP_E_C24.rbd22x

WATER HEATING - COMPACT DISTRIBUTION

Dwelling Unit Type	Water Heating System Name	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	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.7	n/a

WATER HEATING - HERS VERIFICATION

Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	Basic	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
OJ-11	Heat pump heating/cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS

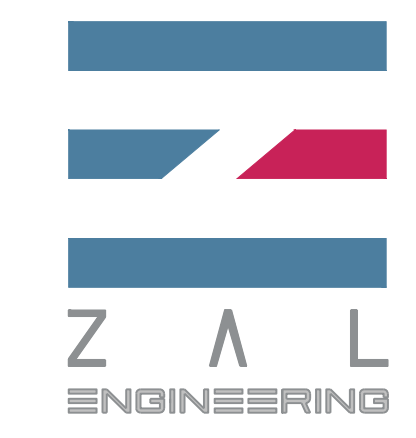
Name	System Type	Number of Units	Efficiency Type	Heating HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	EER / SEER / SEER2	CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF	11.8	14200	5400	EEERSEER	24.6	15.4	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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

BID SET
City of Atascadero
CALIFORNIA
CalCERTS, Inc.
HERS PROVIDER

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.

Jaime Zaldivar, P.E.
contact@zalengineering.com
831-G41-7739
ZAL (zalengineering.com)



ZAL ENGINEERING
MECHANICAL CONSULTANTS
990 PACIFIC ST. STE. 375G
MONTEBELO, CA 90640
TELEPHONE (831) 641-7739
JOB NO. 22002.00



CENTRAL COAST ADU
PRE-DESIGNED ADU
CENTRAL COAST, CALIFORNIA

ONE BED PLUS
ONE BED PLUS
LOFT
T24 FORMS
HYBRID

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

CHECKED BY:

SHEET NUMBER
T24.15B

SHEET OF
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2023-08-25T15:10:25-05:00
Input File Name: 4_OBP_H_C24_rbd22x
CF1R-PRF-01-E (Page 9 of 14)

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door	Front Wall	21	0.2
Door B	Back Wall	17.5	0.2

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang			Left Fin				Right Fin					
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Bot Up	Depth	Top Up	Dist R	Bot Up	
	Window	2.8	0.8	5	5	0.75	0	0	0	0	0	0	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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2023-08-25T15:10:25-05:00
Input File Name: 4_OBP_H_C24_rbd22x
CF1R-PRF-01-E (Page 8 of 14)

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skyight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof 3	One Bed Plus	R-38 Roof No Attic	0	Front	59.49	0	3	0.75	0.85	Yes

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Window	Lateral 1 Wall	Back	180	3	4	1	12	0.28	NFRC	0.35	NFRC	Bug Screen

Registration Number: 223-P010107162A-000-000-0000000-0000
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Input File Name: 4_OBP_H_C24_rbd22x
CF1R-PRF-01-E (Page 7 of 14)

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
One Bed Plus	Conditioned	OU-11	631.65	8	DHW Sys 1	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	One Bed Plus	R-21 Wall	0	Front	48	21	90

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skyight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	One Bed Plus	R-38 Roof No Attic	0	Front	251.85	0	3	0.75	0.85	Yes

Registration Number: 223-P010107162A-000-000-0000000-0000
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Registration Date/Time: 2023-08-25 17:28:18
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Input File Name: 4_OBP_H_C24_rbd22x
CF1R-PRF-01-E (Page 6 of 14)

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)	
1.72	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	96.2	96	98

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Indoor air quality, balanced fan
• IAQ Ventilation System: as low as 0.30303 W/CFM
• IAQ Ventilation System Heat Recovery: minimum 80 SRE and 83 ASRE
• IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
• IAQ Ventilation System: fault indicator display
• Cool roof
• Window overhangs and/or fins
• Compact distribution system basic credit
• Recirculating with demand control, occupancy/motion sensor

HERS FEATURE SUMMARY
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 detail is provided in the building tables below. Registered CF2Bs and CF3Rs are required to be completed in the HERS Registry
• Quality insulation installation (QII)
• Indoor air quality ventilation
• Kitchen range hood
• Verified Refrigerant Charge
• Verified heat pump rated heating capacity

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Central Coast ADU OBP	631.65	1	1	1	0	1

Registration Number: 223-P010107162A-000-000-0000000-0000
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Input File Name: 4_OBP_H_C24_rbd22x
CF1R-PRF-01-E (Page 5 of 14)

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skyight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	
Roof 3	One Bed Plus	R-38 Roof No Attic	0	Front	59.49	0	3	0.75	0.85	Yes	

1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

Registration Number: 223-P010107162A-000-000-0000000-0000
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Input File Name: 4_OBP_H_C24_rbd22x
CF1R-PRF-01-E (Page 4 of 14)

01	02	03	04	05	06	07	08	09	10	11	12
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kWh/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kWh/ft ² -yr)	Compliance Margin (EDR1) (kBtu/ft ² -yr)	Compliance Margin (EDR2) (kWh/ft ² -yr)					
Space Heating	1.68	12.52	0.79	5.82	0.89	6.7					

Registration Number: 223-P010107162A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
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CF1R-PRF-01-E (Page 3 of 14)

01	02	03	04	05	06	07	08	09	10	11	12
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kWh/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kWh/ft ² -yr)	Compliance Margin (EDR1) (kBtu/ft ² -yr)	Compliance Margin (EDR2) (kWh/ft ² -yr)					
Space Heating	1.68	12.52	0.79	5.82	0.89	6.7					

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Input File Name: 4_OBP_H_C24_rbd22x
CF1R-PRF-01-E (Page 2 of 14)

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skyight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	
Roof 3	One Bed Plus	R-38 Roof No Attic	0	Front	59.49	0	3	0.75	0.85	Yes	

1. Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
2. Total EDR includes efficiency and demand response measures such as plug-in hybrid (PHEV) 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 Number: 223-P010107162A-000-000-0000000-0000
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Input File Name: 4_OBP_H_C24_rbd22x
CF1R-PRF-01-E (Page 1 of 14)

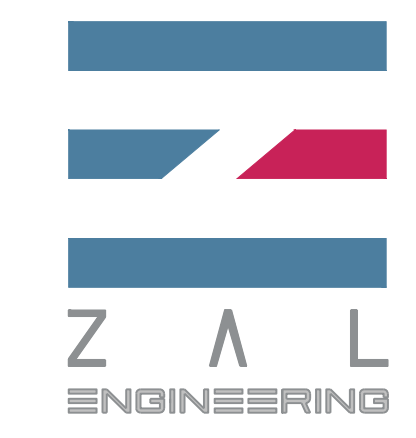
01	02	03	04	05	06	07	08	09	10	11	12
Project Name	Run Title	Project Location	City	Zip code	Climate Zone	Building Type	Project Scope	Addition Cond. Floor Area (ft ²)	Existing Cond. Floor Area (ft ²)	Total Cond. Floor Area (ft ²)	ADU Bedroom Count
Central Coast ADU OBP	Title 24 Analysis	Atascadero	Atascadero	93423	4	Single Family	Newly Constructed	0	n/a	631.65	n/a

Compliance Results
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 CE-approved HERS provider.
03 This building incorporates one or more Special Features shown below

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



ZAL ENGINEERING
 MECHANICAL CONSULTANTS
 99 PACIFIC ST. STE. 375G
 MONTEREY, CA 93940
 TELEPHONE (831) 641-7739
 JOB NO. 22002.00



**CENTRAL COAST ADU
 PRE-DESIGNED ADU**
 CENTRAL COAST, CALIFORNIA

ONE BED PLUS ONE BED PLUS LOFT T24 FORMS HYBRID

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

CHECKED BY:

SHEET NUMBER
T24.16B

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. REUSE, 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 VIOLATION OF THESE RESTRICTIONS.

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)
 Calculation Description: Title 24 Analysis Input File Name: 4_OBP_H_C24.rbd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance document is accurate and complete.

Documentation Author Name: Jaime Zaldivar
 Signature Date: 2023-08-25 17:28:18
 Company: ZAL Engineering
 Address: 99 Pacific St, Ste 375G, Monterey, CA 93940
 Phone: 831-641-7739

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design submitted on this Certificate of Compliance.
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 6 of the California Code of Regulations.
 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the jurisdiction's authority having jurisdiction.

Responsible Designer Name: Jaime Zaldivar
 Signature Date: 2023-08-25 17:28:18
 Company: ZAL Engineering
 Address: 99 Pacific St, Ste 375G, Monterey, CA 93940
 Phone: 831-641-7739

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-P010107162A-000-0000000-0000 Registration Date/Time: 2023-08-25 17:28:18 HERS Provider: CalCERTS, Inc.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-08-25 13:11:01

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 Project Name: Central Coast ADU OBP Calculation Date/Time: 2023-08-25T15:10:25-05:00 (Page 13 of 14)
 Calculation Description: Title 24 Analysis Input File Name: 4_OBP_H_C24.rbd22x

HVAC HEAT PUMPS - HERS VERIFICATION

Name	Verified Airflow	Airflow Target	Verified EER/SEER	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 QUALITY (IAQ) FANS

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 IAQVentiRpt 1-1	66	0.32033	Balanced	Yes	83	No	Yes	

Registration Number: 223-P010107162A-000-0000000-0000 Registration Date/Time: 2023-08-25 17:28:18 HERS Provider: CalCERTS, Inc.
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 Calculation Description: Title 24 Analysis Input File Name: 4_OBP_H_C24.rbd22x

WATER HEATING - COMPACT DISTRIBUTION

Dwelling Unit Type	Water Heating System Name	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	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.7	n/a

WATER HEATING - HERS VERIFICATION

Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	Basic	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
OJ-11	Heat pump heating/cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS

Name	System Type	Number of Units	Efficiency Type	Heating HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	EER / SEER / SEER2	Zonally Controlled	Compressor Type	HERS Verification	
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF	11.8	14200	5400	EESEER	24.6	15.4	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

Registration Number: 223-P010107162A-000-0000000-0000 Registration Date/Time: 2023-08-25 17:28:18 HERS Provider: CalCERTS, Inc.
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 Project Name: Central Coast ADU OBP Calculation Date/Time: 2023-08-25T15:10:25-05:00 (Page 11 of 14)
 Calculation Description: Title 24 Analysis Input File Name: 4_OBP_H_C24.rbd22x

BUILDING ENVELOPE - HERS VERIFICATION

Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (ft)
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	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (In/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.93	Btu/hr	200000	0	n/a	n/a	

RECIRCULATION LOOPS

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-000-0000000-0000 Registration Date/Time: 2023-08-25 17:28:18 HERS Provider: CalCERTS, Inc.
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 Calculation Description: Title 24 Analysis Input File Name: 4_OBP_H_C24.rbd22x

SLAB FLOORS

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

OPAQUE SURFACE CONSTRUCTIONS

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: 8.8 Sheathing 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

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