

MORRO BAY PRE-DESIGNED ADU PROGRAM

In an effort to streamline the ADU-building process, the City of Morro Bay 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 (1007 GSF).

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

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

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

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

HOW TO USE THIS PLAN SET

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

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. In order to receive a building permit, applicants will need to submit a full application for review by the Planning and Building Divisions. 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 Morro Bay Planning Division 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 (doors, windows, and fixture), Mechanical Plans, and Plumbing Plans are contained on specific sheets for these purposes. These sheets will be referenced for exterior design options.

- HOW TO ENTER PROJECT-SPECIFIC INFORMATION AND APPLY FOR YOUR PERMIT
- Enter PROJECT INFORMATION and a site plan on the space provided on Sheet G0.0.
 - Review the plan set. Choose your exterior design 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.
 - 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.
 - A City employee will contact you to discuss fees and project requirements. Building review fees will apply to changes to standard plans.

ADDITIONAL NOTES - MORRO BAY

PLANNING DIVISION

- All submitted plan sets must be accompanied by the Planning Permit Application.
- All applications must include a site survey.
- Additional information on Stormwater Management may be required.

BUILDING DIVISION

- All applications must include a Construction Waste Management Plan.
- A soils report will be required for those floorplans over 500 sf. A completed soils waiver request may be submitted for ADU floorplans under 500sf.
- A sanitary sewer video may be required.

DEFERRED SUBMITTALS - MORRO BAY

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

BUILDING CODES USED - 2022

- | | |
|--------------------------------|--|
| 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	☐ YES ☐ NO 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.
LOCATED IN COASTAL ZONE	☐ YES ☐ NO
SRA FIRE HAZARD SEVERITY ZONE (WUI)	☐ APPLICABLE ☐ NOT APPLICABLE 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.
PROJECT INFORMATION	
NUMBER OF STORIES	ONE (1)
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE VB
MAIN RESIDENCE HAS FIRE SPRINKLERS	☐ YES ☐ NO
SERVED BY SEPTIC SYSTEM	☐ YES ☐ NO PROJECTS ON SEPTIC SYSTEMS MAY BE SUBJECT TO ADDITIONAL REPORTS OR PERMIT APPLICATIONS. REFER TO PLANNING DEPARTMENT TO DETERMINE SPECIFIC REQUIREMENTS PER PARCEL/PROJECT.
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

- | | |
|--------------------------|--|
| ☐ | A1.0 RANCH - FLOORPLANS & ELEVATIONS |
| ☐ | A1.1 RANCH - ROOF PLAN & RCP |
| ☐ | A1.2 RANCH - SECTIONS |
| ☐ | A2.0 CRAFTSMAN - FLOORPLANS & ELEVATIONS |
| ☐ | A2.1 CRAFTSMAN - ROOF PLAN & RCP |
| ☐ | A2.2 CRAFTSMAN - SECTIONS |
| ☐ | A3.0 MODERN - FLOORPLANS & ELEVATIONS |
| ☐ | A3.1 MODERN - ROOF PLAN & RCP |
| ☐ | A3.2 MODERN - SECTIONS |
| ☐ | A4.0 BUNGALOW - FLOORPLANS & ELEVATIONS |
| ☐ | A4.1 BUNGALOW - ROOF PLAN & RCP |
| ☐ | A4.2 BUNGALOW - SECTIONS |
| ☐ | A5.0 EXTERIOR WALL ASSEMBLY DETAILS |
| ☐ | A5.1 EXTERIOR WALL ASSEMBLY DETAILS |
| ☐ | A5.2 EXTERIOR DETAILS |
| ☐ | A5.3 INTERIOR DETAILS & WALL PARTITIONS |
| ☐ | A6.0 SCHEDULES - ONE BEDROOM PLUS |

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- MECHANICAL AND PLUMBING |
| MP0.2 | SCHEDULES & GAS DIAGRAM |
| MP2.1E | MECHANICAL & PLUMBING PLANS - ELECTRIC |

ENERGY COMPLIANCE/TITLE 24

- | | |
|--------|--------------------------|
| T24.13 | TITLE 24 FORMS- ELECTRIC |
| T24.14 | TITLE 24 FORMS- ELECTRIC |



CENTRAL COAST PRE-DESIGNED ADU

CITY REVIEW SET

PROJECT DIRECTORY

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

SCOPE OF WORK

CONSTRUCTION OF A NEW, DETACHED, ONE-STORY 746 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF ONE BEDROOM, ONE BATHROOM, LAUNDRY AREA, AND A GREAT ROOM WITH A KITCHEN. 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)	
☐ COASTAL RANCH	For this option, use the listed sheets and details: A1.0, A1.1, A5.0 or A5.1, A5.2, A5.3, A6.0/4
☐ BACKYARD CRAFTSMAN	For this option, use the listed sheets and details: A2.0, A2.1, A5.0 or A5.1, A5.2, A5.3, A6.0/4
☐ CALIFORNIA MODERN	For this option, use the listed sheets and details: A3.0, A3.1, A5.0 or A5.1, A5.2, A5.3, A6.0/4
☐ 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)	
☐ COMPOSITION SHINGLES	For this option, use the listed sheets and details: Roof Details: A5.2
☐ METAL STANDING SEAM	For this option, use the listed sheets and details: Roof Details: A5.2
☐ APPLICANT REVISION	
PRIMARY SIDING MATERIAL (SELECT ONE)	
☐ VERTICAL PLANK FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E1
☐ BOARD & BATTEN FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E2
☐ HORIZONTAL LAP FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E3
☐ SHINGLE FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E4
☐ STUCCO	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E5
☐ APPLICANT REVISION	
DESIGN OPTIONS (SELECT IF DESIRED)	
☐ CURBLESS SHOWER	Requires foundation coordination. See detail 4/A5.3
☐ WALL AT GREAT ROOM/DEN	Requires framing coordination. See detail 6/A5.3
☐ EXTERIOR SLIDING DOOR AT DEN	Requires framing coordination.
☐ APPLICANT REVISION	
MECHANICAL SYSTEM (SELECT ONE)	
☐ ALL-ELECTRIC SYSTEM	For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.1E
☐ HYBRID (ELECTRIC W/ GAS H2O HEATER)	For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.1H
☐ GAS RANGE	
REQUIRED COMPLIANCE (CHECK IF APPLICABLE)	
☐ 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"
☐ 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)	
☐ OWNER PROVIDED SITE PLAN COMPLETE	Complete Sheet G0.1, Owner-Provided Site Plan

AREA CALCULATIONS - ONE BEDROOM PLUS

DWELLING UNIT - 746 GSF
EXT. COVERED PORCHES - 122.5 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 746 GSF

NOT FOR CONSTRUCTION

PRINT DATE: XX.XX.XXXX

COVER SHEET & PROJECT INFORMATION - MORRO BAY

G0.0

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.

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 #15-1.12⁸



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CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

OWNER PROVIDED
SITE PLAN

G0.1

SCALE: AS NOTED

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.

SITE PLAN INFORMATION	EXPLANATION
☐ DRAWING SCALE	SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.
☐ PROPERTY LINES	SHOW OUTLINE OF PROPERTY USING DASHED LINE. LABEL EACH LINE WITH ITS RESPECTIVE LENGTH
☐ LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPE AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU
☐ SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADU SHOULD BE LOCATED 5'-0" FROM ANY SIDE/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE FIRE RATED THE ADU MAY BE LOCATED 4'-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
☐ EASEMENTS (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
☐ LOCATION AND SIZES OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES	NOTE AND LABEL THE LOCATION OF ANY UTILITY POLES, SEWER DRAINS/CLEANOUTS, ELECTRICAL PANELS, PHOTOVOLTAIC CONTROLS, AND GAS METERS/LINES WHICH EXIST ON THE PROPERTY OR ARE PROPOSED.
☐ SHOW IF ADU TO BE SUPPLIED WITH ELECTRICITY BY SEPARATE PG&E METER or MAIN RESIDENCE	IF ADU IS TO BE SUPPLIED FROM EXISTING MAIN RESIDENCE PANEL, ELECTRICAL LOAD CALCULATIONS WILL BE REQUIRED TO SHOW THE MINIMUM REQUIRED SERVICE SIZE NEEDED TO SUPPLY BOTH DWELLING UNITS. A 100-AMP SERVICE IS REQUIRED FOR EACH DWELLING. ELECTRICAL SERVICE UPGRADE MAY BE REQUIRED.
☐ LABELED STREETS	SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
☐ PROPOSED LOCATION OF ADU ADDRESS NUMBERS	NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL HAVE THE SAME ADDRESS NUMBER AS THE PRIMARY DWELLING, BUT BE DESIGNATED AS UNIT B.
☐ FOOTPRINT OF EXISTING BUILDINGS	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE FOOTPRINT OF ALL EXISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES.
☐ FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
☐ DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR OUTBUILDINGS. REQUIRED SEPARATION BETWEEN BUILDINGS IS: a) 6'-0" MINIMUM: ADU WALL FACING MAIN HOUSE MUST HAVE 1 HOUR FIRE RATING AND NO OPENINGS (WINDOWS OR DOORS). IF ADU HAS AN OVERHANG, IT MUST 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
☐ UTILITY DISCONNECT SHUTOFFS	ALL UTILITY DISCONNECT SHUTOFFS MUST BE LOCATED ON THE BUILDING EXTERIOR

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
MAIN ST.	TEXT LABEL - USE TO LABEL DRAWING AS NEEDED
	ARROW - USE TO POINT TO DRAWING AS NEEDED

GENERAL NOTES

1.
- 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.
2.
- NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER.
3.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
4.
- 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.
5.
- 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.
6.
- 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.
7.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CONCRETE BLOCK WALLS AND FACE OF SCHEDULED PARTITION, UNLESS OTHERWISE NOTED.
8.
- DIMENSIONS ARE TO FRAMING OR STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED.
9.
- 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.
10.
- CONTRACTOR TO COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
11.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR TRENCHES OR EXCAVATIONS GREATER THAN 5'-0" DEEP INTO WHICH A PERSON IS REQUIRED TO DESCEND FOR CONSTRUCTION PURPOSES.
12.
- CONTRACTOR TO MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
13.
- CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
14.
- CONTRACTOR SHALL PROTECT THE AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
15.
- CONTRACTOR SHALL COORDINATE TRASH REMOVAL ACCESS PER MUNICIPALITY REQUIREMENTS.
16.
- MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK BY OWNER.
17.
- CONTRACTOR SHALL PROTECT STORED ON-SITE AND INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE AND MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THE WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF THEIR OPERATIONS.
18.
- CONTRACTOR TO MAINTAIN WORK AREAS SECURE AND LOCKED DURING CONSTRUCTION.
19.
- FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE MAINTAINED AND PROVIDED DURING THE CONSTRUCTION PERIOD.
20.
- PUBLIC IMPROVEMENTS AND SERVICE ACCESS MUST BE MAINTAINED TO THE PUBLIC AND SHALL BE MAINTAINED DURING CONSTRUCTION. APPROVAL OF THE APPROPRIATE GOVERNING BODY IS REQUIRED BEFORE ANY WORK IS COMMENCED.
21.
- CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM.
22.
- CLIENT WILL PROVIDE WORK NOTED "BY OTHERS" OR "N.I.C." UNDER A SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
23.
- EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, OR AS REQUIRED BY CODE, THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING AND FITTING ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
24.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST.
25.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH MECHANICAL EQUIPMENT MANUFACTURERS.
26.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.
27.
- CONTRACTOR TO COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
28.
- CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.

29.
- SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES 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.
30.
- 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.
31.
- HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM OF THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THE AGREEMENT.
32.
- PER CRC, R327.1.1 (1), REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
33.
- PER CRC, R327.1.1 (4), SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

WUI NOTES

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

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

VEGETATION MANAGEMENT COMPLIANCE. R3371.5
PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906 AND 4907, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182.

ROOFS AND ROOF EDGES. CBC 705A / CRC R337.5
ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CBC 705A AND SECTIONS CRC337 AND CRC902. NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING (CLASS A ASPHALT SHINGLES) ASSEMBLY IS REQUIRED IN SRA - VERY HIGH FIRE HAZARD SEVERITY ZONES. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE 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:

1.

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

2.

THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.

3.

THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

EXTERIOR WALLS/SIDING. CBC 707A.3 / CRC R337.7.3
WALLS SHALL BE A NONCOMBUSTIBLE MATERIAL, LISTED IGNITION-RESISTANT MATERIAL, OR FIRE-RETARDANT TREATED WOOD. HEAVY-TIMBER TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, BOXED-IN ROOF EAVE SOFFIT, OR COMBUSTIBLE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 AND SFM STANDARD 12-71-3. EXTERIOR PORTION OF 1-HR ASSEMBLY OR 2-HR WALL CONSTRUCTION IS ALLOWED. EXTERIOR WALL COVERING SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL THICK WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

EAVES AND PORCH CEILINGS CBC 707A.4, A.6 / CRC 337.7.4. R337.7.6
THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, FIRE-RETARDANT-TREATED WOOD, MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING. SOLID WOOD RAFTER TAILS SHALL BE PROTECTED WITH AN APPROVED METHOD, AND NOT EXPOSED.

VENTS. CBC 706A / CRC R337.6
VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES UNLESS THE VENTS ARE WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. VENTS THAT ARE INSTALLED ON A SLOPE SHALL COMPLY WITH **CBC 706A2.1**.

WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8
WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES STHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE 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

1.
- ALL LIGHTING SHALL BE HIGH EFFICACY (I.E., PIN-BASED CFL; PULSE START MH, HPS, GU-24 SOCKETS OTHER THAN LED'S, LED LUMINARIES WITH INTEGRAL SOURCE, ETC.) CEC TABLE 150.0-A.
2.
- 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
3.
- 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)
- A.
- CEILING RECESSED DOWNLIGHT LUMINARIES
- B.
- LED LUMINARIES WITH INTEGRAL SOURCES
- C.
- PIN-BASED LED LAMPS (I.E. MR-16, AR-111, ETC.)
- D.
- GU-24 BASED LED LIGHT SOURCES
4.
- 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.
5.
- 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).
6.
- PROVIDE SEPARATE SWITCHING FOR ANY UNDER CABINET LIGHTING FROM OTHER LIGHTING SYSTEMS CEC150.0(K)2L.
7.
- ALL RECESSED DOWNLIGHT LUMINARIES IN CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
- A.
- BE LISTED, AS DEFINED ON SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT(IC) BY UNDERWRITERS LABORATORY OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND
- B.
- 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
- C.
- 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
- D.
- 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
- E.
- SHALL NOT COMPLY WITH BALL SOCKET AND
- F.
- SHALL HAVE LIGHT SOURCES THAT COMPLY WITH THE SEES JOINT APPENDIX JA8, INCLUDING THE ELATED TEMPERATURE REQUIREMENTS, AND THAT ARE MARKED "JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
- G.
- IN THROOFS AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
- H.
- OUTDOOR LIGHTING SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC 150.0(K)3
- A.
- PHOTOCONTROL AND MOTION SENSOR
- B.
- PHOTOCONTROL AND AUTO TIME SWITCH CONTROL
- C.
- ASTRONOMICAL TIME SWITCH CONTROL
- D.
- ENERGY MANAGEMENT CONTROL SYSTEMS
10.
- ALL LIGHT FIXTURES LOCATED IN TUB OR SHOWER ENCLOSURE SHALL BE LABELLED "SUITABLE FOR WET LOCATIONS" CEC 410.10A
11.
- ALL EXTERIOR LIGHTING TO COMPLY WITH THE DARK SKY REGULATION; FIXTURES MUST HAVE A FULLY SHIELDED TOP DIRECTING THE LIGHT DOWNWARD AND A COLOR TEMPERATURE OF 3000K OR LESS.

ELECTRICAL NOTES

1.
- PROVIDE GFCI PROTECTED OUTLETS AT ALL KITCHEN COUNTERTOPS, BATHROOM COUNTERTOPS, OUTDOOR LAUNDRY AREAS, DISHWASHERS, OUTDOOR LOCATIONS, AND REQUIRED LOCATIONS PER CEC 210.8.
2.
- KITCHEN COUNTERTOP RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET.
3.
- PROVIDE (2) TWO 20 AMP SMALL APPLIANCE CIRCUITS IN KITCHEN.
4.
- PROVIDE SEPARATE CIRCUIT FOR ELECTRIC RANGE AS REQUIRED BY CEC 210.19.
5.
- PROVIDE SEPARATE CIRCUIT FOR RANGE HOOD OR MICROWAVE/HOOD UNIT.
6.
- PROVIDE SEPARATE CIRCUIT FOR DISHWASHER. DISHWASHER RECEPTACLE MUST BE ACCESSIBLE AND GFCI PROTECTED.
7.
- PROVIDE SEPARATE CIRCUIT FOR GARBAGE DISPOSAL.
8.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC DRYERS PER CEC 220.54.
9.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC WATER HEATERS PER CEC 422.13.
10.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER W/ BATTERY BACKUP.
11.
- ALL SMOKE DETECTORS OR CARBON MONOXIDE DETECTORS TO BE 110V, ARC-FAULT CIRCUIT INTERRUPTER INTERCONNECTED, W/ BATTERY BACKUP.
12.
- ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLES IN THE DWELLING SHALL BE TAMPER RESISTANT. CEC406.12.
13.
- ONLY NEW ELECTRICAL SHOWN ON PLAN. CONTRACTOR TO VERIFY CONDITION AND COMPLIANCE OF EXISTING ELECTRICAL AND REPAIR OR REPLACE TO COMPLY WITH MIN. CEC REQUIREMENTS.
14.
- KITCHEN RECEPTACLES SHALL BE SPACED AND INSTALLED PER CEC 210.52.
15.
- ALL NEW, MODIFIED, REPLACED OR EXTENDED 120 VOLT BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR AREAS MUST HAVE ARC-FAULT CIRCUIT INTERRUPTION (AFCI) PROTECTION. SEE CEC 210.12[A]
16.
- GANG SWITCHES AND ALIGN OUTLETS TO SWITCH VERTICALLY.
17.
- PROVIDE BATTERY-READY INFRASTRUCTURE PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS FOR SINGLE FAMILY RESIDENTIAL (150.0{s}).
18.
- PER CEC 230.67, ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD). THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD. WHERE SERVICE EQUIPMENT IS REPLACED, ALL OF THE REQUIREMENTS OF THIS SECTION SHALL APPLY.
19.
- PER CEC 314.27 (C), OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32 KG (70 LB).
20.
- 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.
21.
- PER SECTION 150.0(T)(V)(U), ELECTRIC READY: BRANCH CIRCUITS MUST BE INSTALLED TO THE LOCATION OF GAS FURNACES, COOKTOPS, AND CLOTHES DRYERS (ALREADY TYPICAL TRADE PRACTICE). A BRANCH CIRCUIT TO THE LOCATION OF GAS WATER HEATERS IS A CURRENT REQUIREMENT. SECTION 150.0(S) ENERGY STORAGE SYSTEMS READY: ESS (ENERGY STORAGE SYSTEM) READY INTERCONNECTION EQUIPMENT OR A SEPARATE PANELBOARD WITH A MINIMUM OF 4 BRANCH CIRCUITS WITH AT LEAST ONE CIRCUIT SUPPLYING THE REFRIGERATOR, LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS AND A SLEEPING ROOM RECEPTACLE OUTLET.
22.
- PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI's FOR PROTECTION FOR PERSONNEL.

ABBREVIATIONS

AB	ANCHOR BOLT	IN	INFO	INCH/INCHES
AC	ASPHALT CONCRETE	INSUL	INSULATION	INSULATION
AD	AREA DRAIN	INT	INTERIOR	INTERIOR
ADJ	ADJACENT	JT	JOINT	JOINT
AFF	ABOVE FINISH FLOOR			
AL	ALIGN	KIT	KITCHEN	KITCHEN
ALUM	ALUMINUM			
ALT	ALTERNATE	LB	LAG BOLT	LAG BOLT
ARCH	ARCHITECT/ARCHITECTURAL	LBS	POUNDS	POUNDS
AVG	AVERAGE	LF	LINEAR FOOT	LINEAR FOOT
BD	BOARD	LL	LIVE LOAD	LIVE LOAD
BLDG	BUILDING	LS	LAG SCREW	LAG SCREW
BLKG	BLOCKING			
BTM	BOTTOM	MAX	MAXIMUM	MAXIMUM
BTWN	BETWEEN	MB	MACHINE BOLT	MACHINE BOLT
BUR	BUILT-UP ROOFING	MECH	MECHANICAL	MECHANICAL
BW	BOTH WAYS	MFD	MANUFACTURED	MANUFACTURED
CB	CATCH BASIN	MFR	MANUFACTURER	MANUFACTURER
CF	CUBIC FEET	MICRO	MICROWAVE	MICROWAVE
CJ	CONTROL JOINT	MIN	MINIMUM	MINIMUM
CLKG	CAULKING	MISC	MISCELLANEOUS	MISCELLANEOUS
CLG	CEILING	MTD	MOUNTED	MOUNTED
CLR	CLEAR	MTL	METAL	METAL
CO	CLEANOUT	(N)	NEW	NEW
COTG	CLEANOUT TO GRADE	NIC	NOT IN CONTRACT	NOT IN CONTRACT
COL	COLUMN	NA	NOT APPLICABLE	NOT APPLICABLE
CONC	CONCRETE	NTS	NOT TO SCALE	NOT TO SCALE
CONT	CONTINUOUS			
CT	CERAMIC TILE	O/	OVER	OVER
CTR	CENTER	OC	ON CENTER	ON CENTER
CW	COLD WATER	OH	OVERHEAD/OVERHANG	OVERHEAD/OVERHANG
		OPNG	OPENING	OPENING
DBL	DOUBLE	PL	PLATE	PLATE
DEPT	DEPARTMENT	PLF	POUNDS PER LINEAL FOOT	POUNDS PER LINEAL FOOT
DIA	DIAMETER	PLYVD	PLYWOOD	PLYWOOD
DIAG	DIAGONAL	PTD	PAINTED	PAINTED
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT	POUNDS PER SQUARE FOOT
DL	DEAD LOAD	PSI	POUNDS PER SQUARE INCH	POUNDS PER SQUARE INCH
DN	DOWN	PT	PRESSURE TREATED	PRESSURE TREATED
DR	DOOR	PVMT	PAVEMENT	PAVEMENT
DWG	DRAWING			
DW	DISHWASHER	RA	RETURN AIR	RETURN AIR
(E)	EXISTING	RCP	REFLECTED CEILING PLAN	REFLECTED CEILING PLAN
EA	EXPANSION JOINT	RD	ROOF DRAIN	ROOF DRAIN
EB	EXPANSION JOINT	REF	REFERENCE	REFERENCE
EC	ELECTRICAL	RFR	REFRIGERATOR	REFRIGERATOR
EL	ELEVATOR	REQD	REQUIRED	REQUIRED
ENCL	ENCLOSURE	REV	REVISION	REVISION
EQ	EQUIPMENT	ROOM	ROOM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING	ROUGH OPENING
		SCHED	SCHEDULE	SCHEDULE
		SD	STORM DRAIN	STORM DRAIN
		SEC	SECTION	SECTION
		SED	SEE ELECTRICAL DRAWINGS	SEE ELECTRICAL DRAWINGS
		SF	SQUARE FOOT	SQUARE FOOT
		SPEC	SPECIFICATION	SPECIFICATION
		SPD	SEE PLUMBING DRAWINGS	SEE PLUMBING DRAWINGS
		SSD	SEE STRUCTURAL DRAWINGS	SEE STRUCTURAL DRAWINGS
		SS	SOLID SURFACE	SOLID SURFACE
		STD	STANDARD	STANDARD
		STL	STEEL	STEEL
		STRUCT	STRUCTURAL	STRUCTURAL
		SUSP	SUSPENDED	SUSPENDED
		SYS	SYSTEM	SYSTEM
		T	TEMPERED	TEMPERED
		TOC	TOP OF CURB	TOP OF CURB
		TYP	TYPICAL	TYPICAL
		UON	UNLESS OTHERWISE NOTED	UNLESS OTHERWISE NOTED
		ENT	VENTILATION/VENTILATOR	VENTILATION/VENTILATOR
		VERT	VERTICAL	VERTICAL
		VIF	VERIFY IN FIELD	VERIFY IN FIELD
		W/	WITH	WITH
		WC	WATER CLOSET	WATER CLOSET
		WD	WOOD	WOOD
		WH	WATER HEATER	WATER HEATER
		WDW	WINDOW	WINDOW
		W/O	WITHOUT	WITHOUT
		WP	WATERPROOF	WATERPROOF
		WT	WEIGHT	WEIGHT



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CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

GENERAL NOTES

G1.0

SCALE: AS NOTED



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



workbench

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CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

PRINT DATE: XXXX-XXXX

CAL GREEN/GREEN
BUILDING
REQUIREMENTS

G2.0

SCALE: AS NOTED

Y N/A RESPON. PARTY Y N/A RESPON. PARTY Y N/A RESPON. PARTY Y N/A RESPON. PARTY CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the <i>California Building Code</i>, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SR Division of the State Architect, Structural Safety OSH/PD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLETS. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Construction activities shall disturb less than one acre of soil and are not part of a larger common plan of development which will disturb one acre or more, shall manage storm water drainage during construction to prevent erosion and prevent disturbance of adjacent property, prevent erosion and retain soil runoff from the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is directed to a collection system, collection point, gutter, similar disposal method, water filter, or other barrier system, the site or other runoff shall be approved by the enforcing agency. 3. Compliance with a local ordinance for water management. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which will disturb one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i>, Article 625. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i>. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. 4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i>. Exceptions: 1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. Notes: a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i>. Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required. Notes: a.Construction documents shall show locations of future EV spaces. b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. EV chargers. (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking spaces are provided, at least one EV charger shall be provided in the common use parking area and shall be accessible to all tenants or guests. When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each EV charging station (EVCS). The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, hotels and motels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements. 4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: 1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. Chapter 2, to the building. 2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3. 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: 1.The minimum length of each EV space shall be 18 feet (5486 mm). 2.The minimum width of each EV space shall be 9 feet (2743 mm). 3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. 4.106.4.2.3 EV space requirements. 1.Designated EV spaces shall be provided to accommodate a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the <i>California Electrical Code</i>. 2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway methods(s), wiring schematics and electrical load calculations, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.2.4 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Notes: 1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple Showerheads. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other water outlets controlled by the same valve shall not exceed 1.8 gallons per minute at 80 psi, or the showerhead shall be designed to only allow one shower outlet to be in operation at any one time. A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the <i>California Code of Regulations</i>, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (g)(7) and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations</i>, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A). <table><tr><td colspan="2">TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019</td></tr><tr><td>PRODUCT CLASS [spray force in ounce force (ozf)]</td><td>MAXIMUM FLOW RATE (gpm)</td></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table> Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force(gf)] 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i>. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i>, and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>. NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. <table><tr><td colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</td></tr><tr><td>FIXTURE TYPE</td><td>FLOW RATE</td></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table> 4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i>, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 ROOFING PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in sole/top/plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycling facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or hauled, mixed (single stream) and then sorted at a recycling facility. 3. Identify diversion facilities with which construction and demolition waste material collected will be delivered. 4. Identify construction methods intended to reduce the amount of construction and demolition waste generated. 5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by the number of items. 4.408.3 WASTE MANAGEMENT PLAN. Utilize a waste management company, approved by the enforcing agency, which shall provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.. NOTES: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section. DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include bamboo, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere. 4/26/2024 11:16:30 PM DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN CODE). DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.	TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y
N/A
RESPON: PARTY

• YES
• NOT APPLICABLE
RESPONSIBLE PARTY (w/ ARCHITECT, ENGINEER,
OWNER, CONTRACTOR, INSPECTOR ETC.)



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

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

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

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

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
746 GSF

NOT FOR
CONSTRUCTION

PRINT DATE: 2024-06-04

CAL GREEN/GREEN
BUILDING
REQUIREMENTS

G2.1

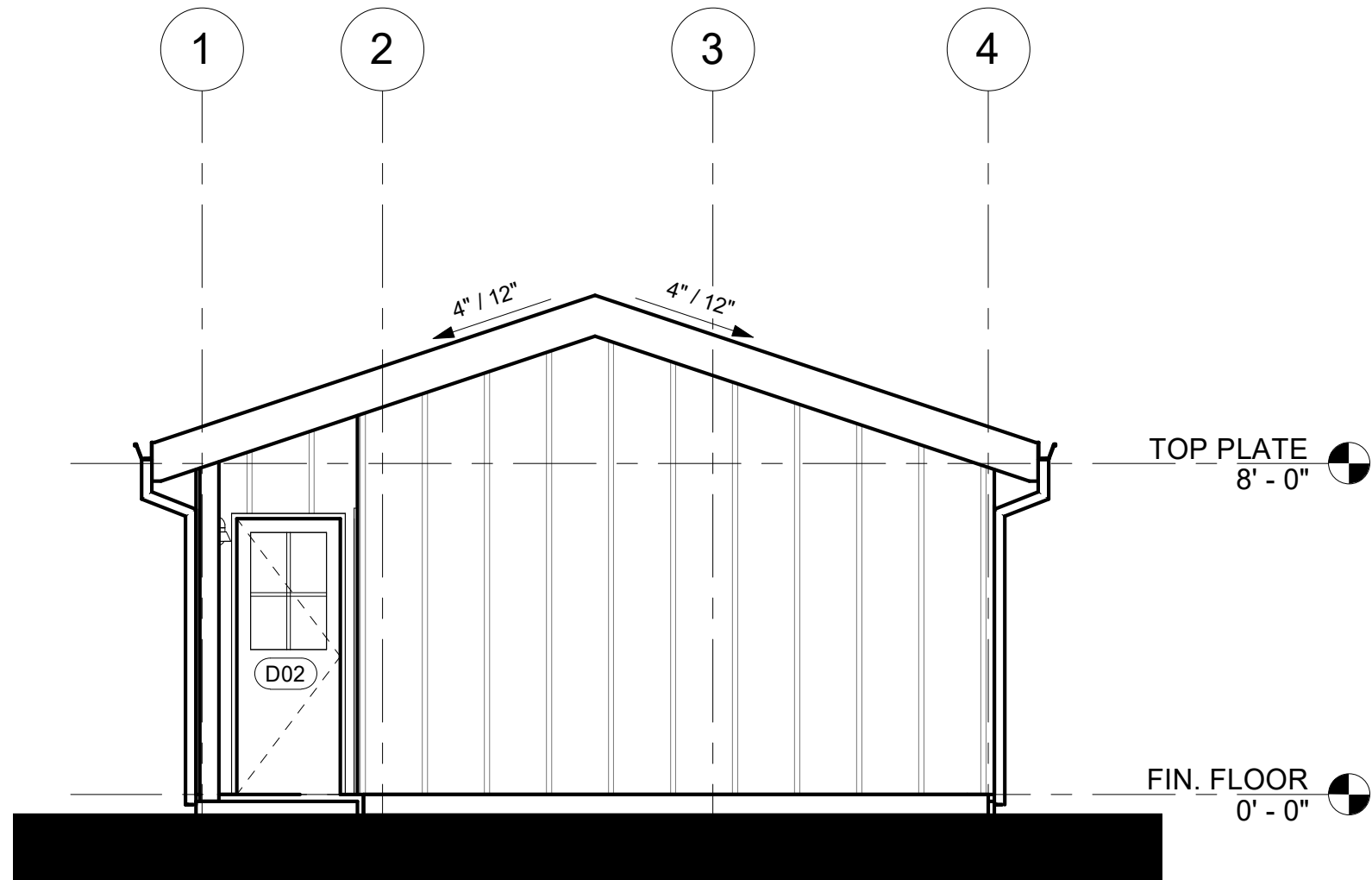
SCALE: AS NOTED

Y N/A RESPON: PARTY MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: - Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. - Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i>, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROG in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i>, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: - Manufacturer's product specification. - Field verification of on-site product containers.	Y N/A RESPON: PARTY TABLE 4.504.1 - ADHESIVE VOC LIMIT^{1,2} (Less Water and Less Exempt Compounds in Grams per Liter) <table><tr><th>ADHESIVE</th><th>VOC LIMIT</th></tr><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>50</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>50</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><td>SPECIALTY APPLICATIONS</td><td></td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr><tr><td>SUBSTRATE SPECIFIC APPLICATIONS</td><td></td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></table> 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.	ADHESIVE	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	50	WOOD FLOORING ADHESIVES	50	RUBBER FLOOR ADHESIVES	50	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80	Y N/A RESPON: PARTY TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter) <table><tr><th>SEALANTS</th><th>VOC LIMIT</th></tr><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr><tr><td>SEALANT PRIMERS</td><td></td></tr><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>NON-POROUS</td><td>250</td></tr><tr><td>POROUS</td><td>775</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>OTHER</td><td>750</td></tr></table>	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	SEALANT PRIMERS		ARCHITECTURAL		NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750	Y N/A RESPON: PARTY TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3} GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS <table><tr><th>COATING CATEGORY</th><th>VOC LIMIT</th></tr><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NON-FLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr><tr><td>SPECIALTY COATINGS</td><td></td></tr><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>50</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ART COATINGS (IN PAINTS)</td><td>500</td></tr><tr><td>HIGH-IMPERMEABLE FINISHES</td><td>50</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr><tr><td>MAGNETIC CEMENT COATINGS</td><td>450</td></tr><tr><td>METAL TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACS</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></table> 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.	COATING CATEGORY	VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	SPECIALTY COATINGS		ALUMINUM ROOF COATINGS	400	BASEMENT SPECIALTY COATINGS	400	BITUMINOUS ROOF COATINGS	50	BITUMINOUS ROOF PRIMERS	350	BOND BREAKERS	350	CONCRETE CURING COMPOUNDS	350	CONCRETE/MASONRY SEALERS	100	DRIVEWAY SEALERS	50	DRY FOG COATINGS	150	FAUX FINISHING COATINGS	350	FIRE RESISTIVE COATINGS	50	FLOOR COATINGS	100	FORM-RELEASE COMPOUNDS	250	GRAPHIC ART COATINGS (IN PAINTS)	500	HIGH-IMPERMEABLE FINISHES	50	INDUSTRIAL MAINTENANCE COATINGS	250	LOW SOLIDS COATINGS	120	MAGNETIC CEMENT COATINGS	450	METAL TEXTURE COATINGS	100	METALLIC PIGMENTED COATINGS	500	MULTICOLOR COATINGS	250	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	250	SHELLACS		CLEAR	730	OPAQUE	550	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	STAINS	250	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	Y N/A RESPON: PARTY TABLE 4.504.5 - FORMALDEHYDE LIMITS: <table><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD²</td><td>0.13</td></tr></table> 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD ²	0.13	Y N/A RESPON: PARTY CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: - State certified apprenticeship programs. - Public utility training programs. - Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. - Programs sponsored by manufacturing organizations. - Other programs acceptable to the enforcing agency. 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: - Certification by a national or regional green building program or standard publisher. - Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. - Successful completion of a third party apprentice training program in the appropriate trade. - Other programs acceptable to the enforcing agency. Notes: - Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. - HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the type of inspection or task to be performed by the local agency. Notes: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, specifications, builder or installer certification, inspection reports, or other documents acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.
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PLASTIC CEMENT WELDING	250																																																																																																																																																																																																				
ADHESIVE PRIMER FOR PLASTIC	550																																																																																																																																																																																																				
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NONMEMBRANE ROOF	300																																																																																																																																																																																																				
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BITUMINOUS ROOF PRIMERS	350																																																																																																																																																																																																				
BOND BREAKERS	350																																																																																																																																																																																																				
CONCRETE CURING COMPOUNDS	350																																																																																																																																																																																																				
CONCRETE/MASONRY SEALERS	100																																																																																																																																																																																																				
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FAUX FINISHING COATINGS	350																																																																																																																																																																																																				
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GRAPHIC ART COATINGS (IN PAINTS)	500																																																																																																																																																																																																				
HIGH-IMPERMEABLE FINISHES	50																																																																																																																																																																																																				
INDUSTRIAL MAINTENANCE COATINGS	250																																																																																																																																																																																																				
LOW SOLIDS COATINGS	120																																																																																																																																																																																																				
MAGNETIC CEMENT COATINGS	450																																																																																																																																																																																																				
METAL TEXTURE COATINGS	100																																																																																																																																																																																																				
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PRETREATMENT WASH PRIMERS	420																																																																																																																																																																																																				
PRIMERS, SEALERS, & UNDERCOATERS	100																																																																																																																																																																																																				
REACTIVE PENETRATING SEALERS	350																																																																																																																																																																																																				
RECYCLED COATINGS	250																																																																																																																																																																																																				
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RUST PREVENTATIVE COATINGS	250																																																																																																																																																																																																				
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SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100																																																																																																																																																																																																				
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STONE CONSOLIDANTS	450																																																																																																																																																																																																				
SWIMMING POOL COATINGS	340																																																																																																																																																																																																				
TRAFFIC MARKING COATINGS	100																																																																																																																																																																																																				
TUB & TILE REFINISH COATINGS	420																																																																																																																																																																																																				
WATERPROOFING MEMBRANES	250																																																																																																																																																																																																				
WOOD COATINGS	275																																																																																																																																																																																																				
WOOD PRESERVATIVES	350																																																																																																																																																																																																				
ZINC-RICH PRIMERS	340																																																																																																																																																																																																				
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HARDWOOD PLYWOOD COMPOSITE CORE	0.05																																																																																																																																																																																																				
PARTICLE BOARD	0.09																																																																																																																																																																																																				
MEDIUM DENSITY FIBERBOARD	0.11																																																																																																																																																																																																				
THIN MEDIUM DENSITY FIBERBOARD ²	0.13																																																																																																																																																																																																				

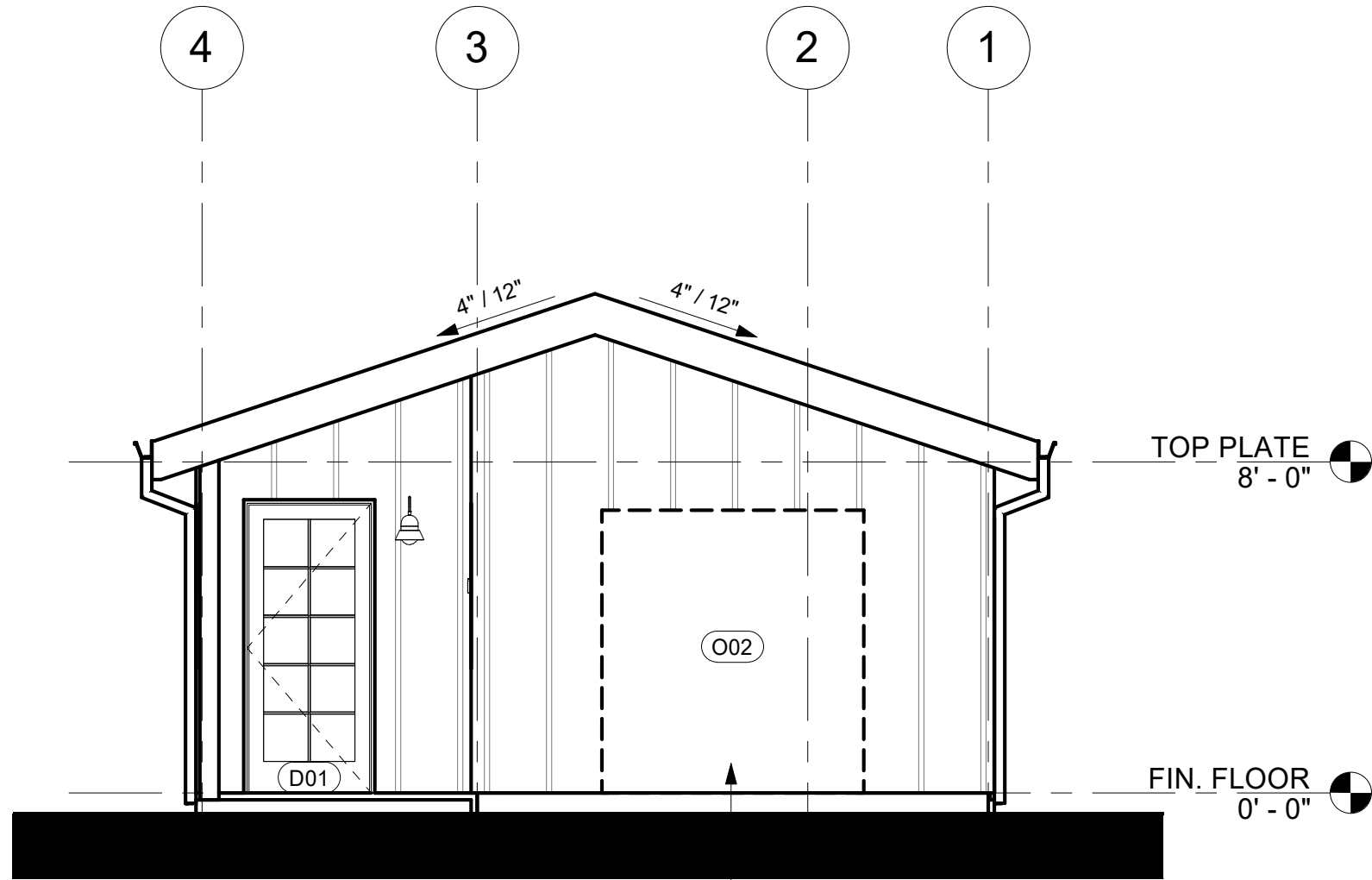
DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



4 FRONT VIEW - ONE BEDROOM PLUS - COASTAL RANCH
NO SCALE

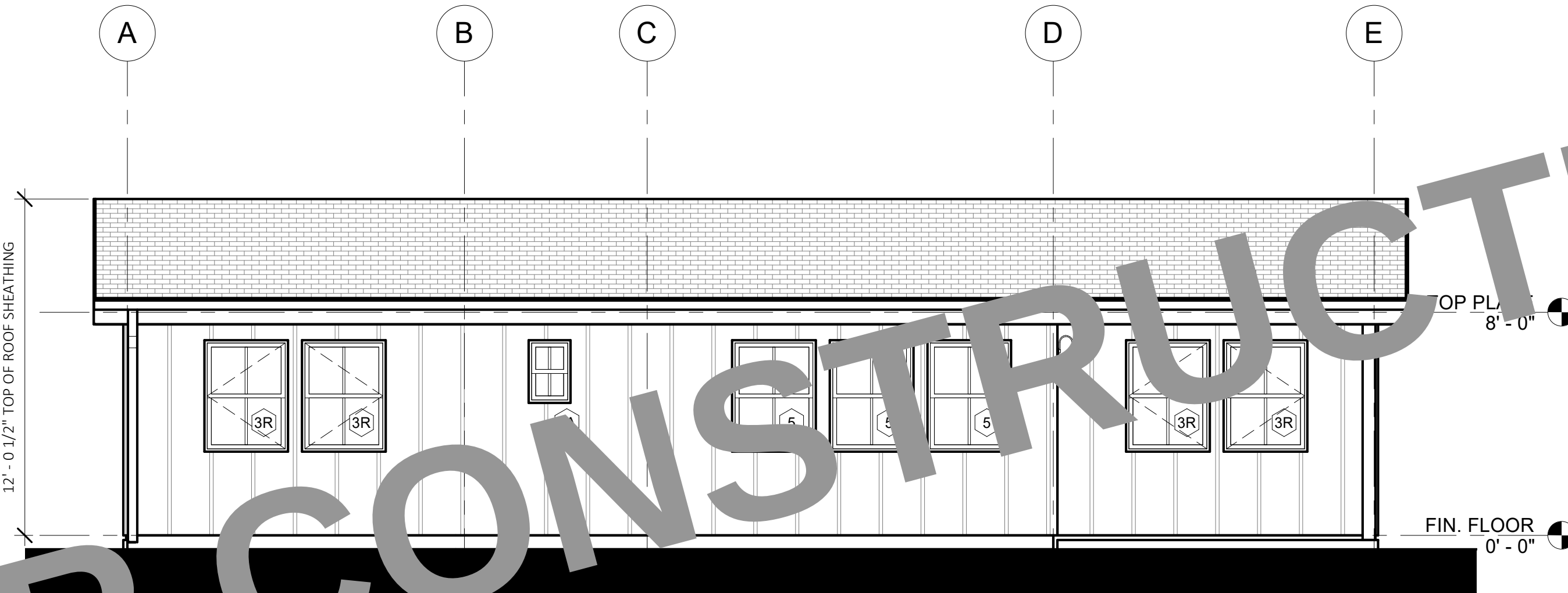


5 LEFT ELEVATION - COASTAL RANCH
1/4" = 1'-0"



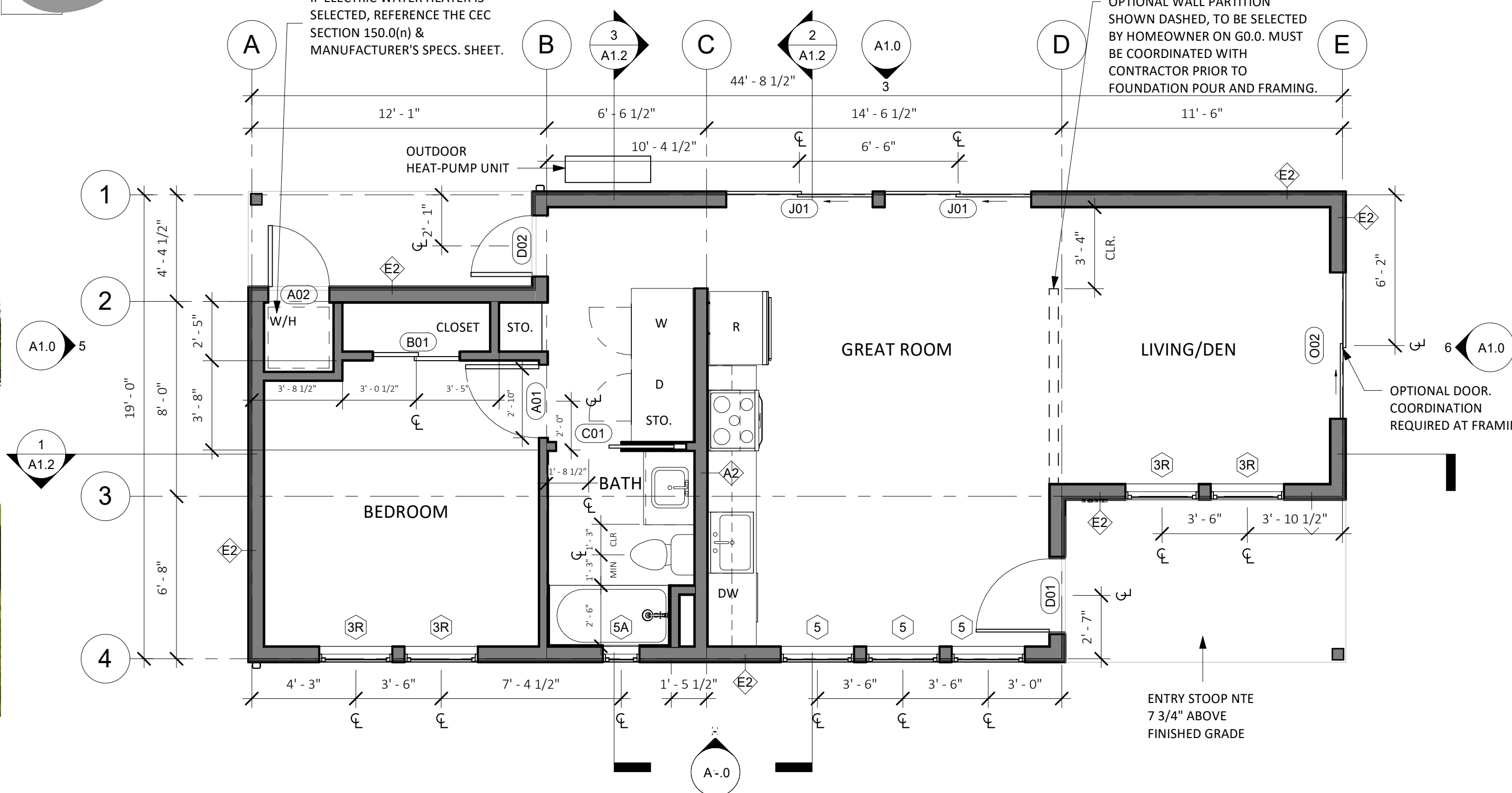
6 RIGHT ELEVATION - COASTAL RANCH
1/4" = 1'-0"

OPTIONAL EXTERIOR DOOR. COORDINATION
REQUIRED AT FRAMING. REFERENCE PROJECT
CHECKLIST G0.0 AND SCHEDULE ON A6.3

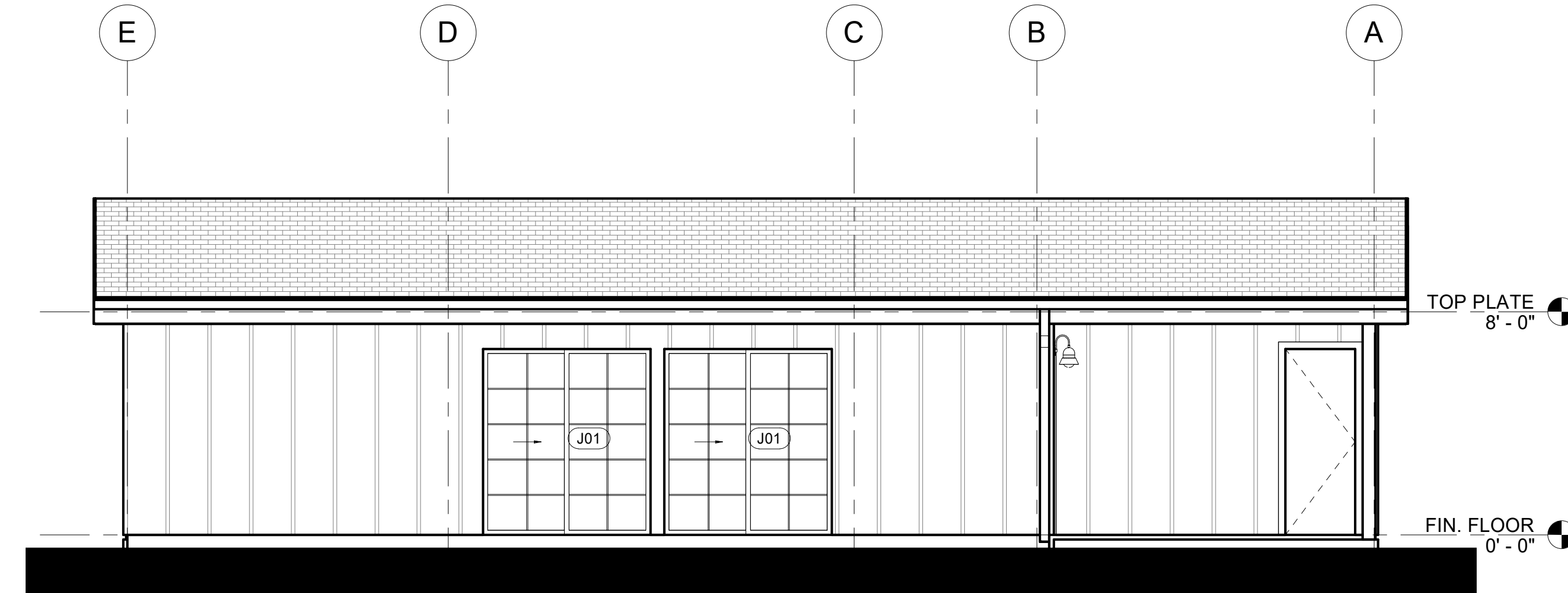


3 FRONT ELEVATION - COASTAL RANCH
1/4" = 1'-0"

IF ELECTRIC WATER HEATER IS
SELECTED, REFERENCE THE CEC
SECTION 150.0(n) &
MANUFACTURER'S SPECS. SHEET.



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



2 REAR ELEVATION - COASTAL RANCH
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

FLOOR PLAN NOTES

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

ELEVATION NOTES

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



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

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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
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THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY
LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED
ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR
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INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF CAPITOLA
HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS,
JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM
ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS
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AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS
DISCLAIMER.

**CENTRAL COAST
PRE-DESIGNED ADU**

ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

**RANCH -
FLOORPLANS &
ELEVATIONS**

A1.0

SCALE: AS NOTED



**BROCKETT
/ARCHITECT**

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2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY GUARANTEE OF ACCURACY. THE RECIPIENT AGREES TO HOLD WORKBENCH, BROCKETT, AND/OR ANY OTHER PARTY HARMLESS FROM ANY CLAIMS, DAMAGES, LOSSES, OR WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE RECIPIENT'S USE OF THIS INFORMATION. THE RECIPIENT'S ALLOCATION OF THESE DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THEIR OWN RISK. THE RECIPIENT RELEASES, DEFENDS, AND INDemnifies THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, WORKBENCH AND HOLD WORKBENCH AND THE CITY OF CAPITOLA, CALIFORNIA, HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM ON ACCOUNT OF ANY INJURY, DAMAGE, LOSS OR LOSS TO PERSONS OR PROPERTY.

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 PAGE.

CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

RANCH - ROOF PLAN
& RCP

A1.1

SCALE : AS NOTED

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 DEBR 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/A5.2 FOR PUF PENETRATION DETAIL.
8. ROOFER AND SOLAR INSTALLER TO COORDINATE INSTALLATION OF PVS AND PV ROOF CLIPS.

- 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
- SENSITIVITY SWITCH
- HUMIDITY SENSOR
- SWITCH L
- SWITCH R
- WHOLE HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S SPECIFICATIONS

 GYP. BD. CLG., PTD.

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

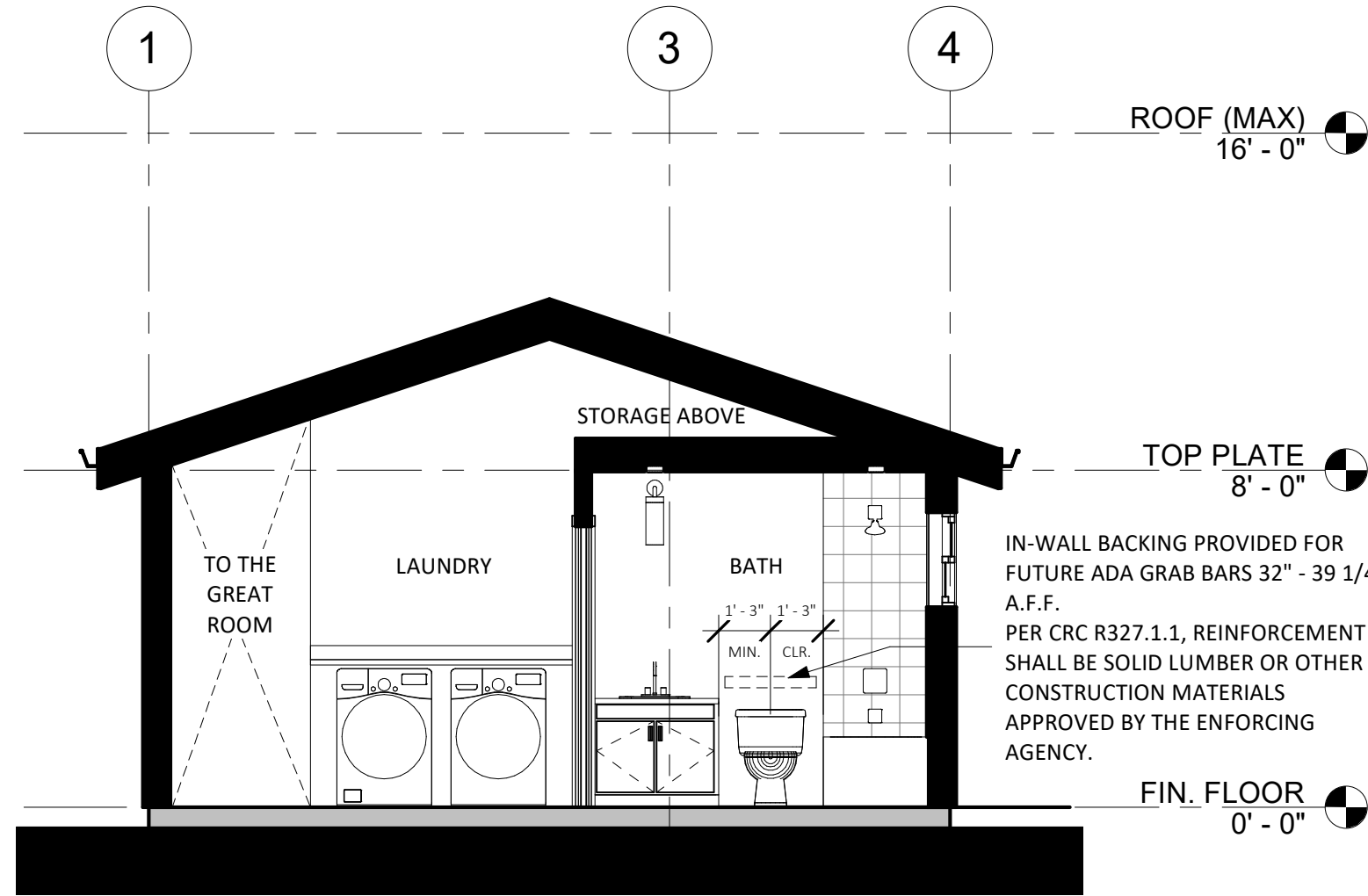
(S) CEILING MOUNTED SMOKE DETECTOR. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ALL SMOKE DETECTORS SHALL COMPLY WITH 2016 C.R.C. SECTION R314 AND SHALL BE 120V STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING.

Ⓒ 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.

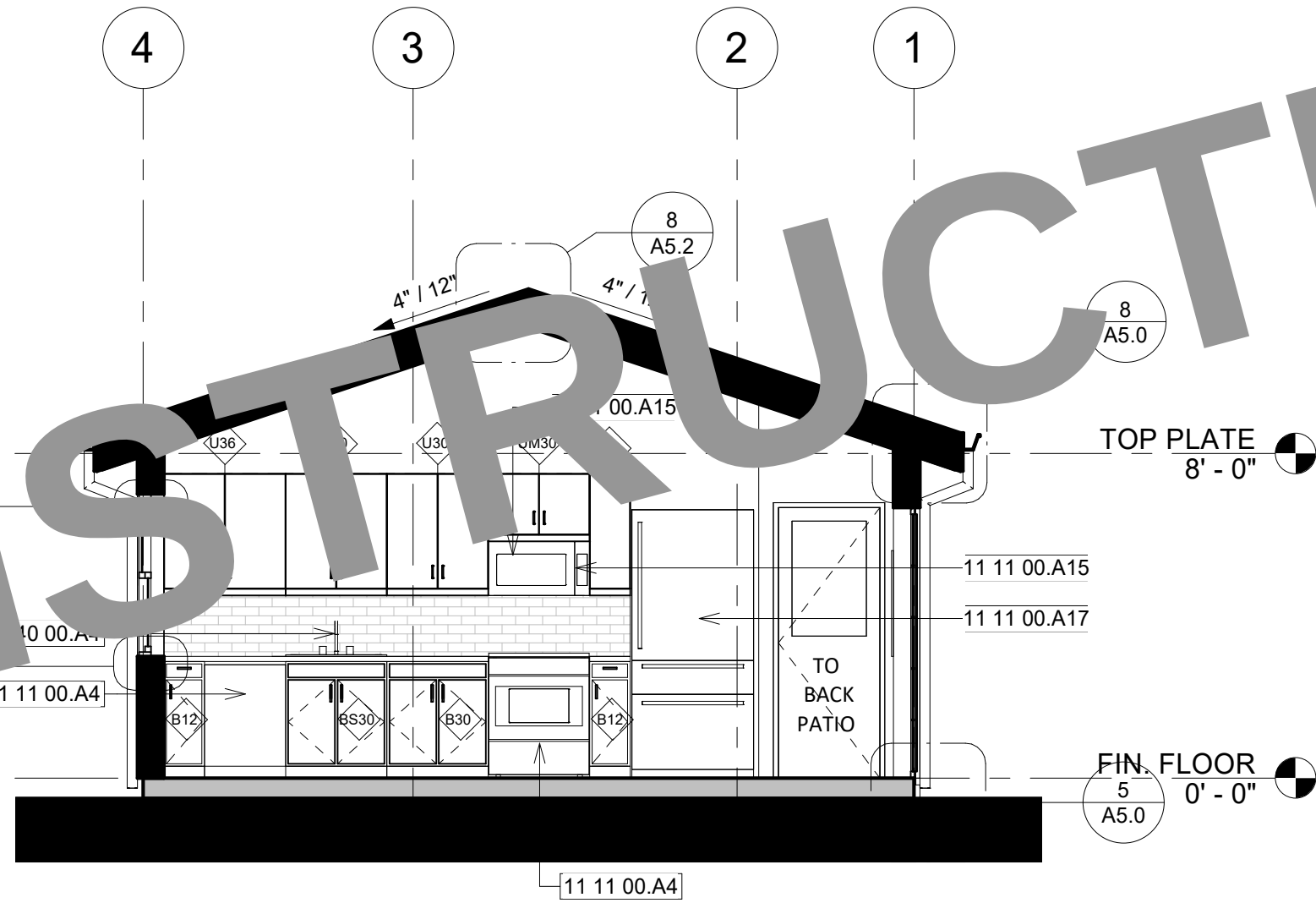
1. LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE, AND F.O. FINISH AT WALL
2. PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL TOTALS TO BE VERIFIED BY CONTRACTOR.
3. SEPARATE SWITCH IN BATHROOM TO CONTROL IAQ FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR.
4. ALL RECEPTACLES 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 SLAT THRESHOLD.
6. PER CRC, R327.1.2, ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEATING, 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.



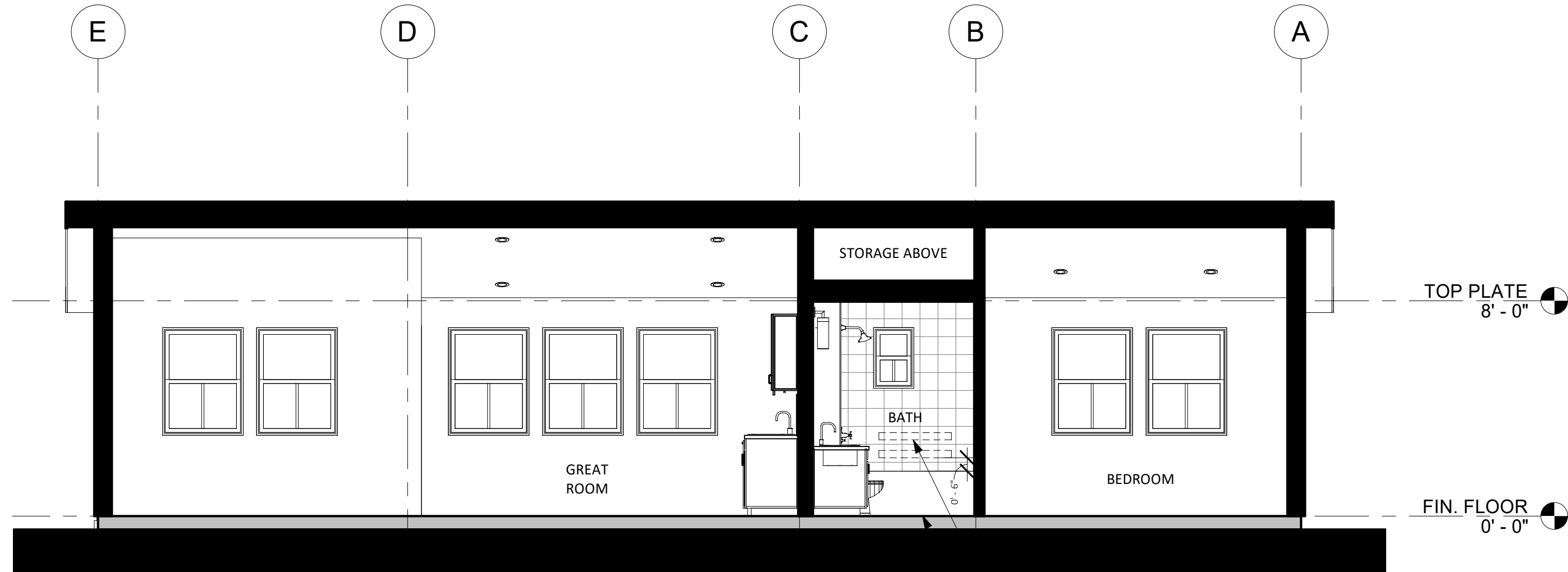
NOT FOR CONSTRUCTION



3 SECTION B - 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
BS30	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

PLUMBING

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



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

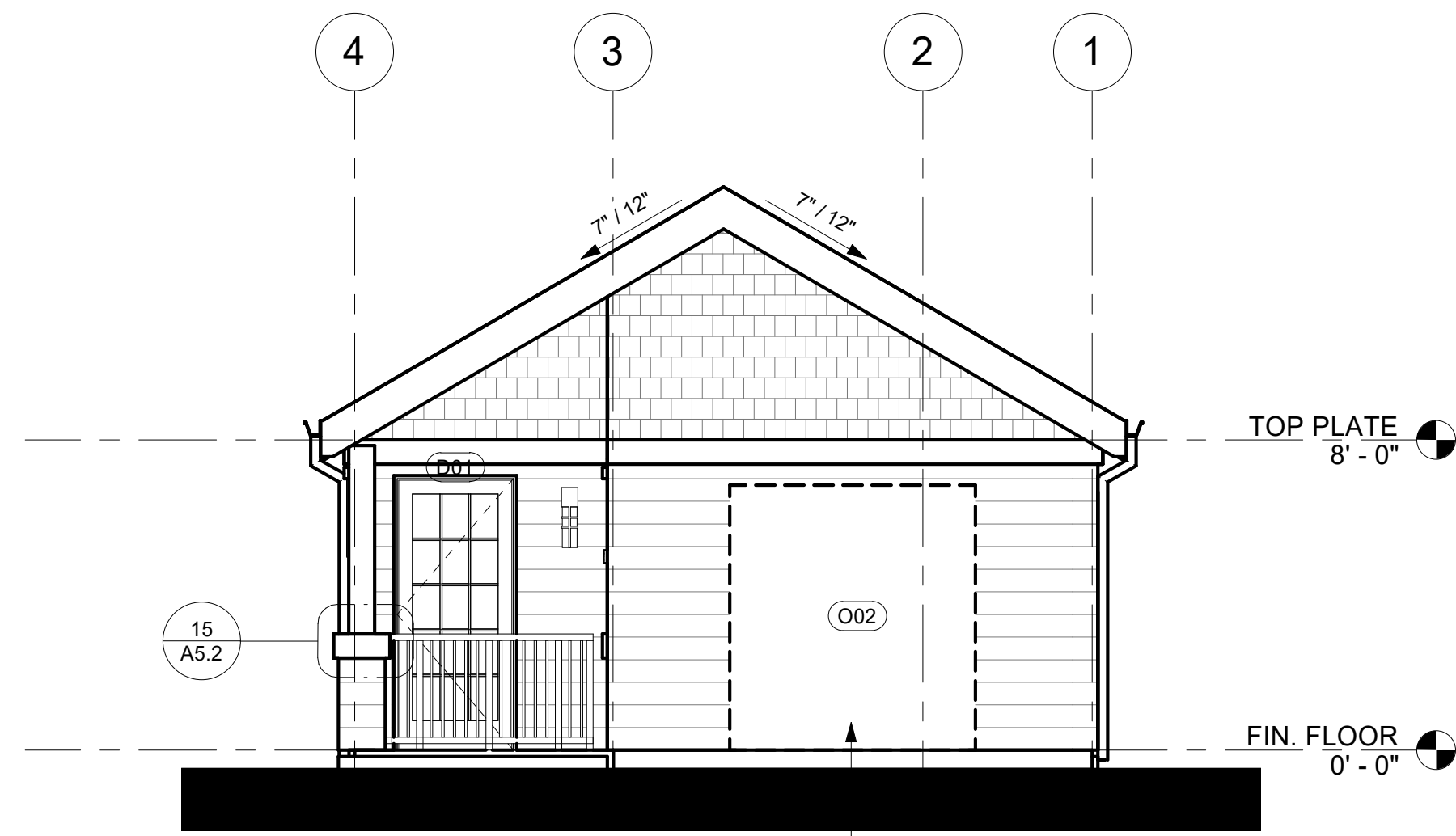
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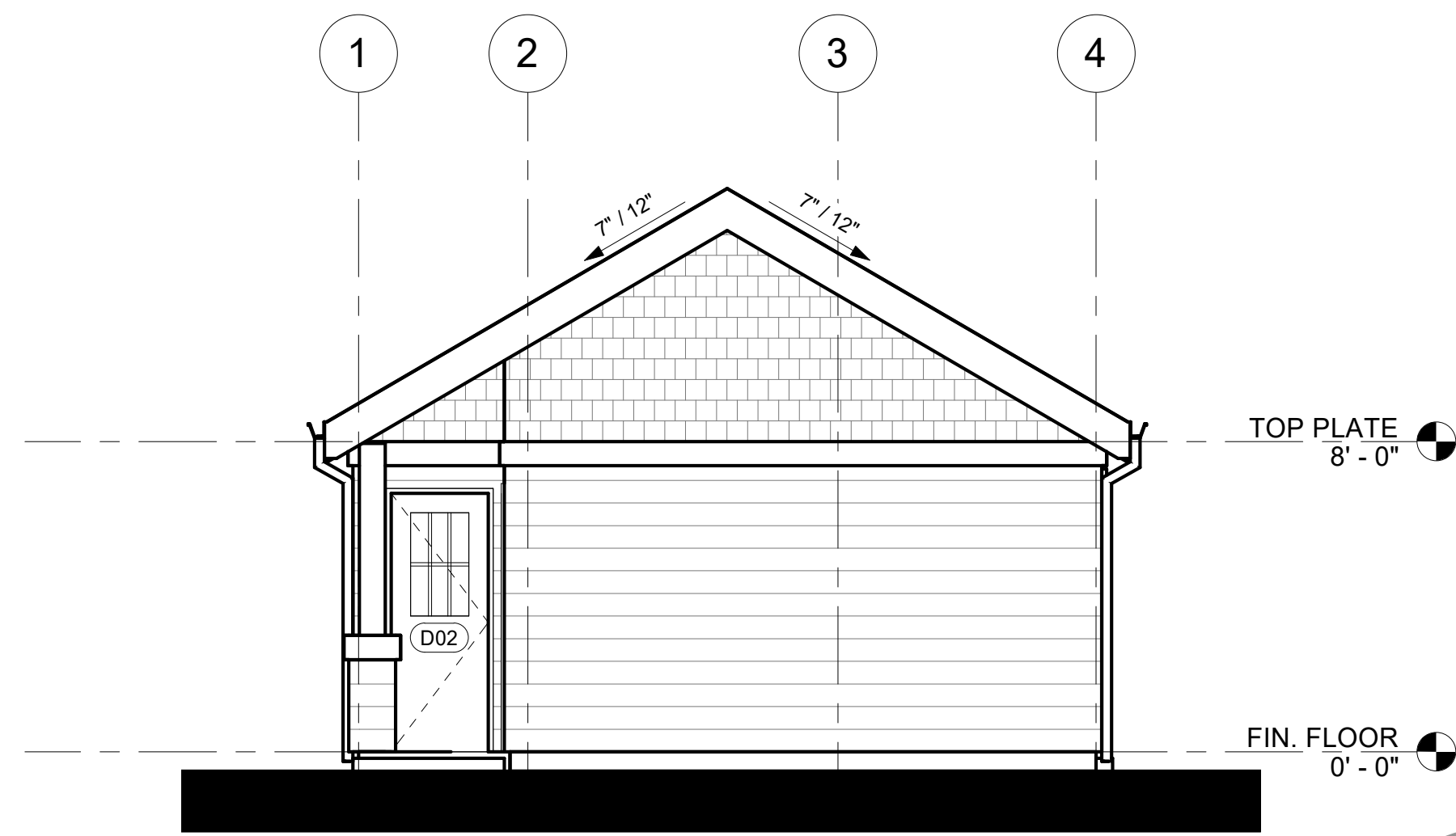
RANCH - SECTIONS

A1.2

SCALE: AS NOTED



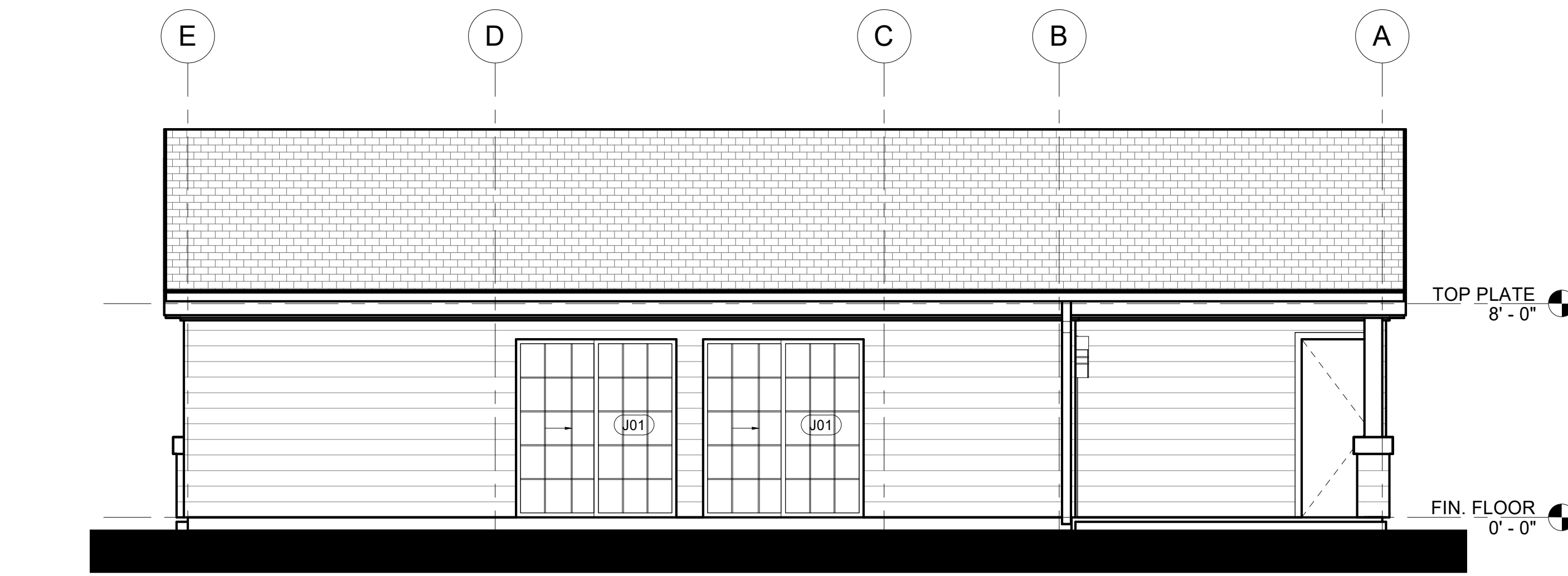
6 RIGHT ELEVATION - BACKYARD CRAFTSMAN
1/4" = 1'-0"



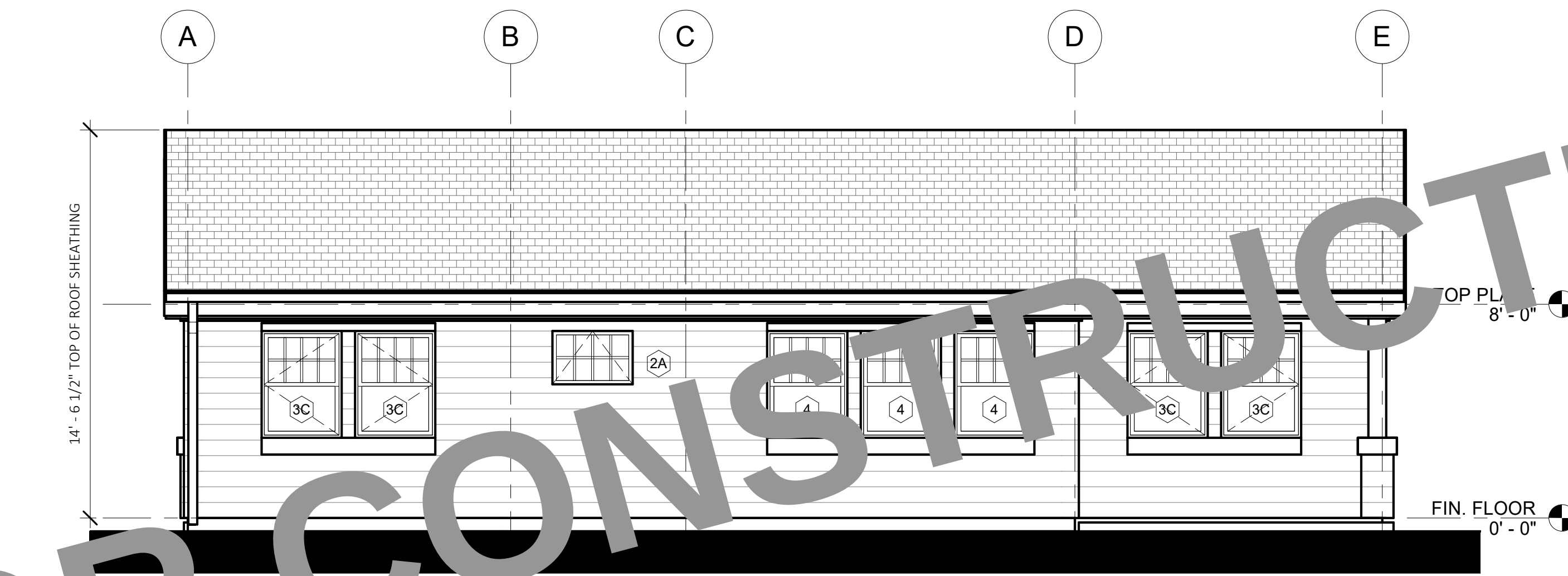
5 LEFT ELEVATION - BACKYARD CRAFTSMAN
1/4" = 1'-0"



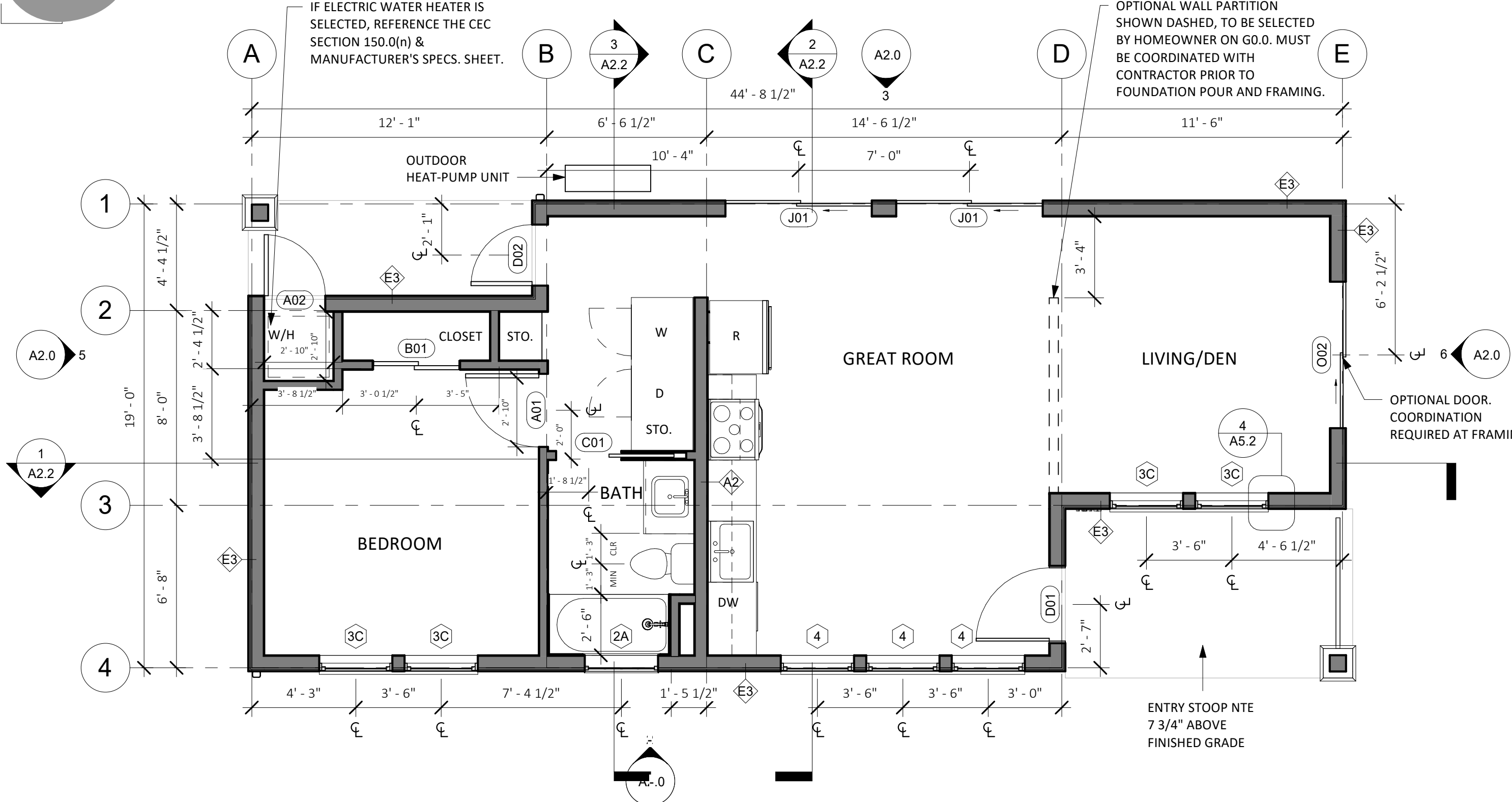
4 FRONT VIEW - ONE BEDROOM PLUS - BACKYARD CRAFTSMAN
NO SCALE



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



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



1 FLOOR PLAN - ONE BEDROOM PLUS
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

FLOOR PLAN NOTES

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

ELEVATION NOTES

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



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

FLOOR PLAN NOTES

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

ELEVATION NOTES

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

NOT FOR
CONSTRUCTION

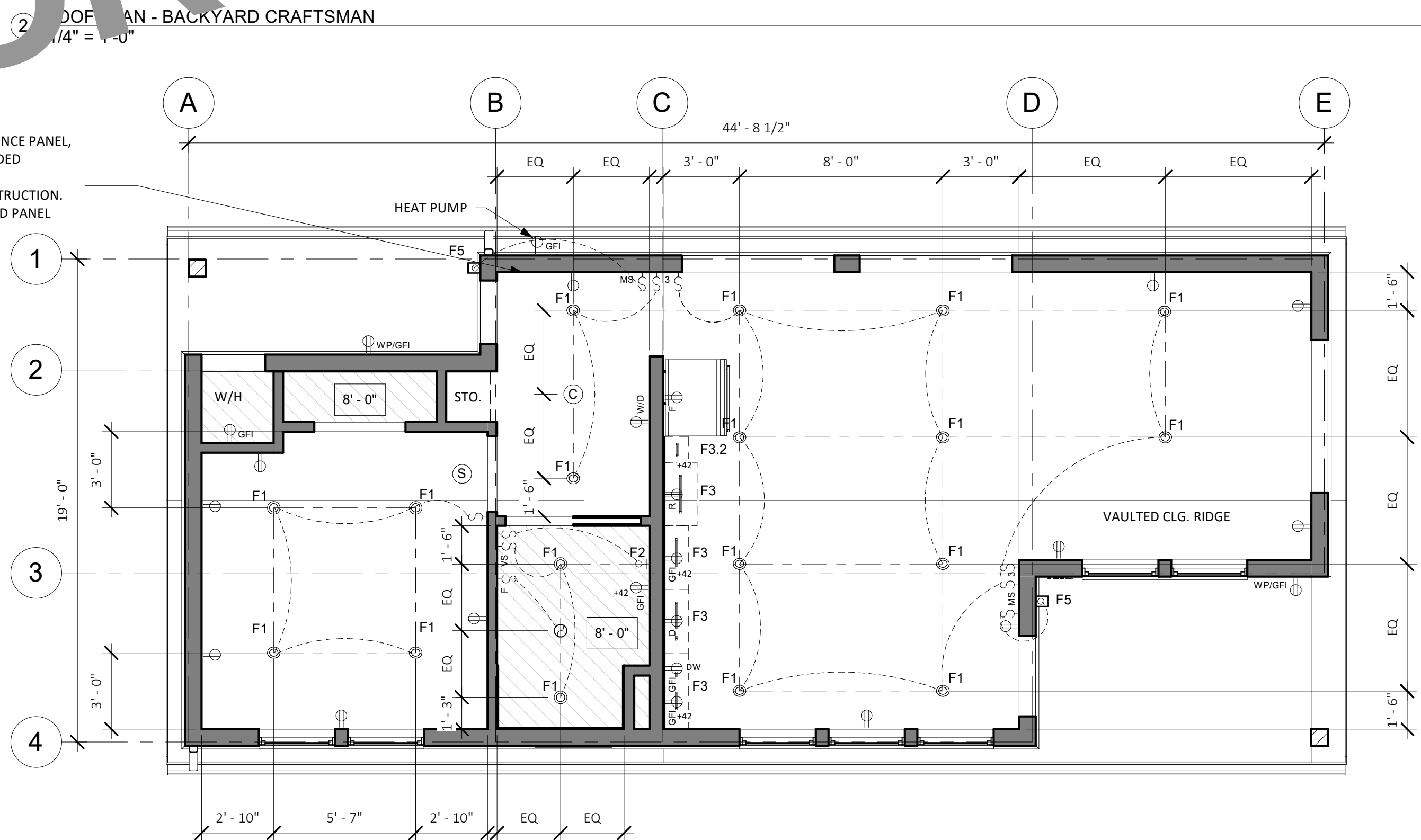
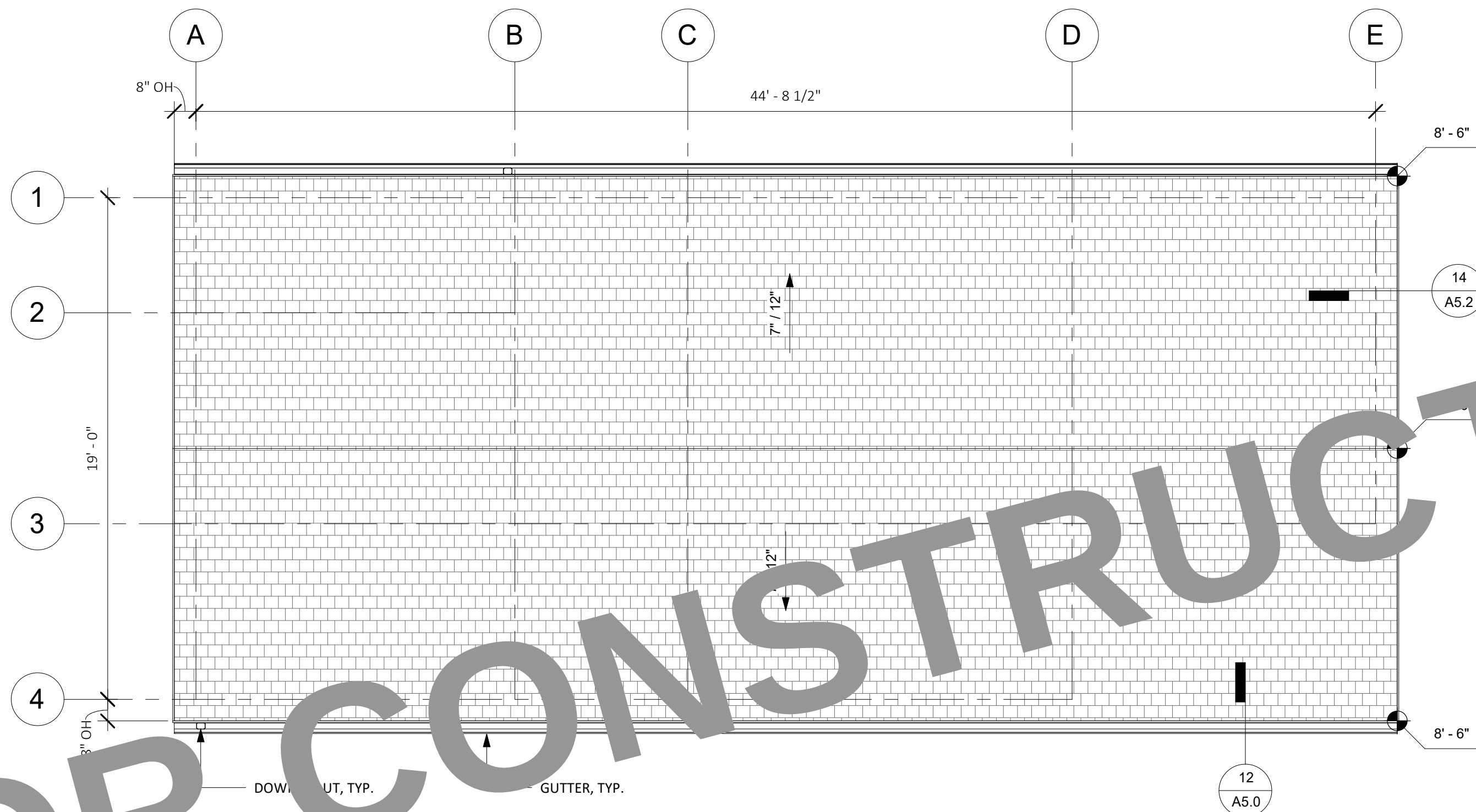
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CRAFTSMAN -
FLOORPLANS &
ELEVATIONS

A2.0

SCALE: AS NOTED

NOT FOR CONSTRUCTION



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

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 DEBRIS 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/A5.2 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
- SCENE SWITCH
- FAN SWITCH
- TEMPERATURE HUMIDITY SENSOR
- SWITCH CONTROL
- 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.



workbench

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**BROCKETT
/ARCHITECT**

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CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

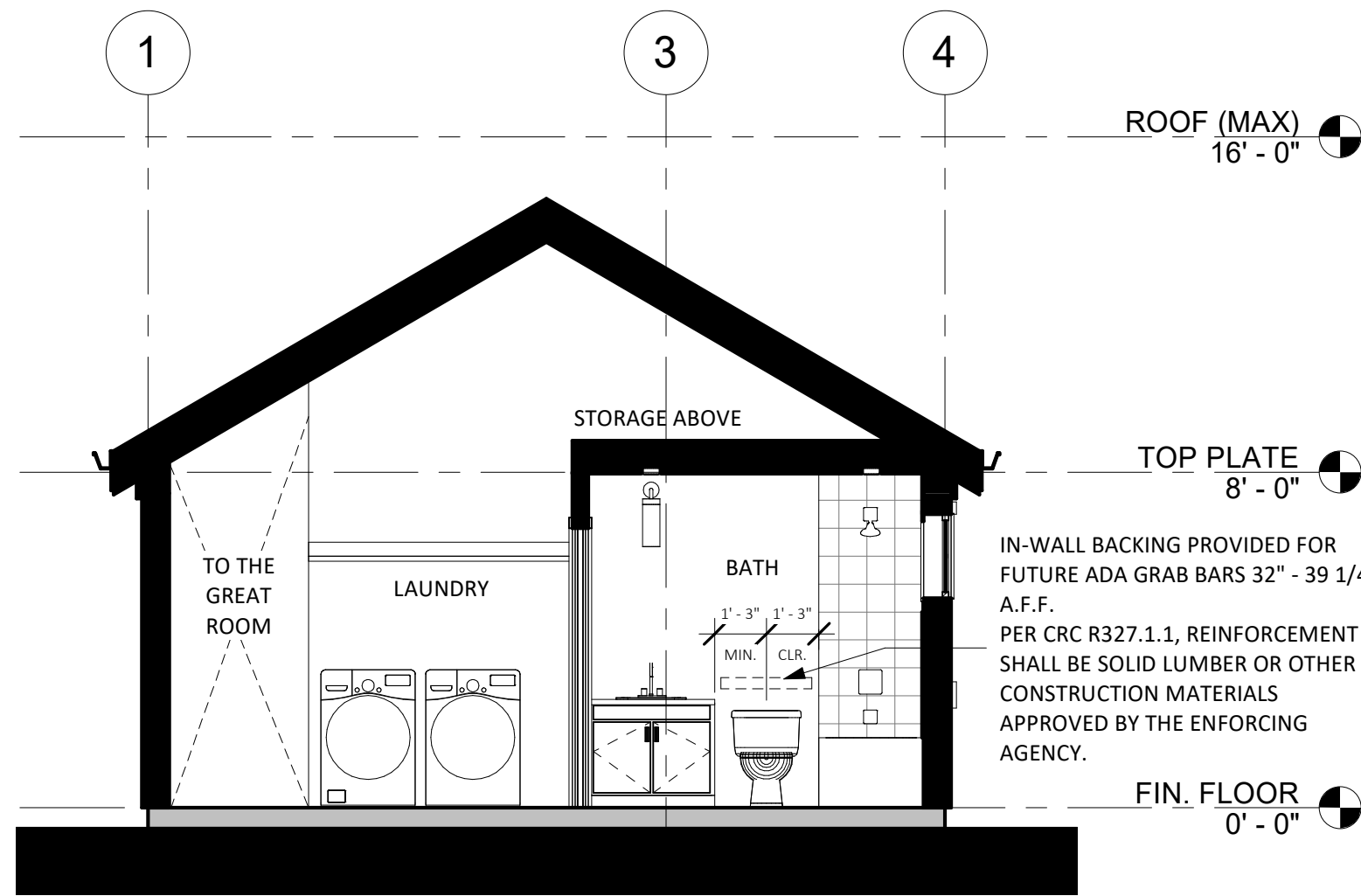
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CRAFTSMAN - ROOF
PLAN & RCP

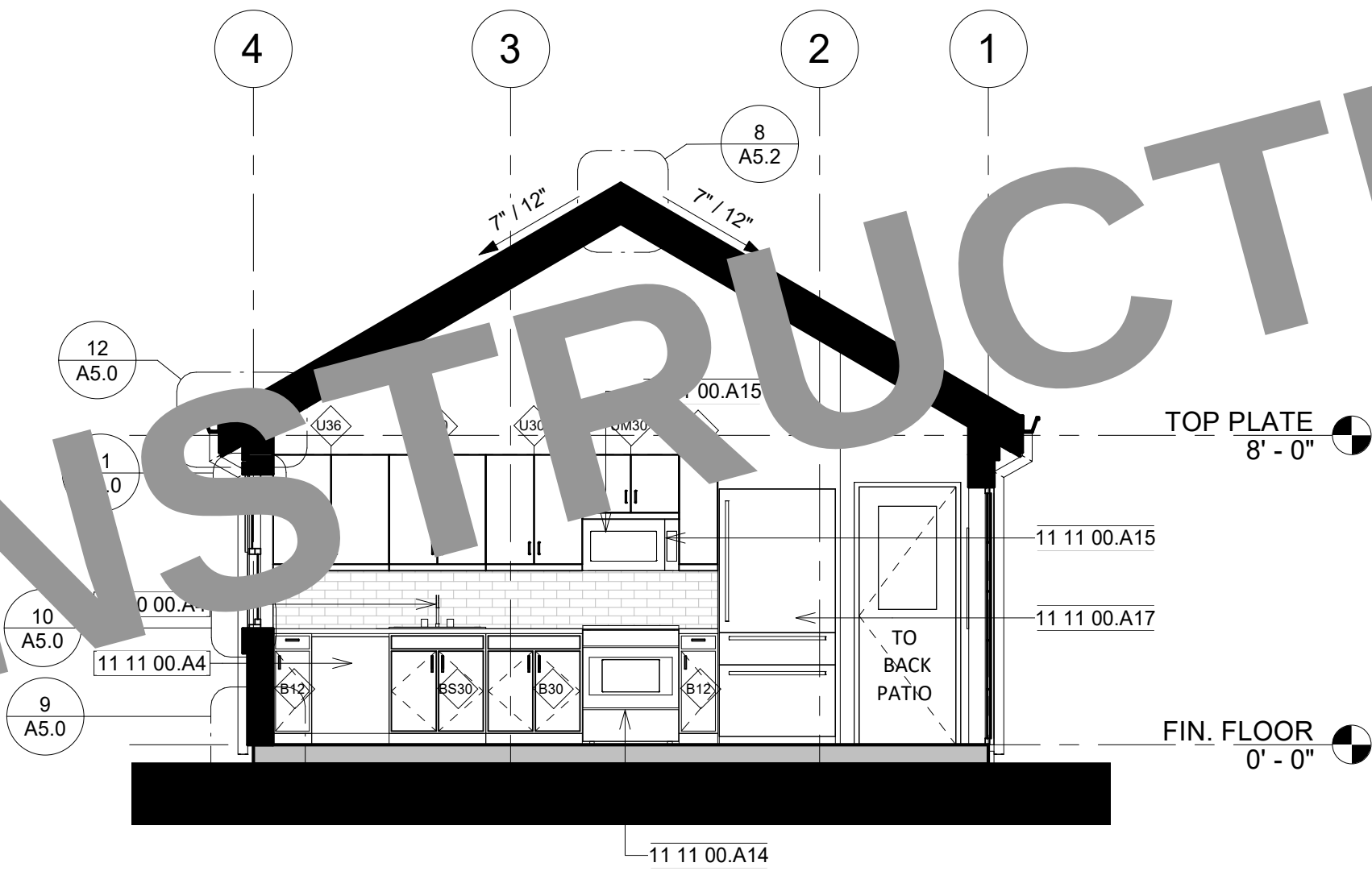
A2.1

SCALE: AS NOTED

NOT FOR CONSTRUCTION



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
BS30	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

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



workbench

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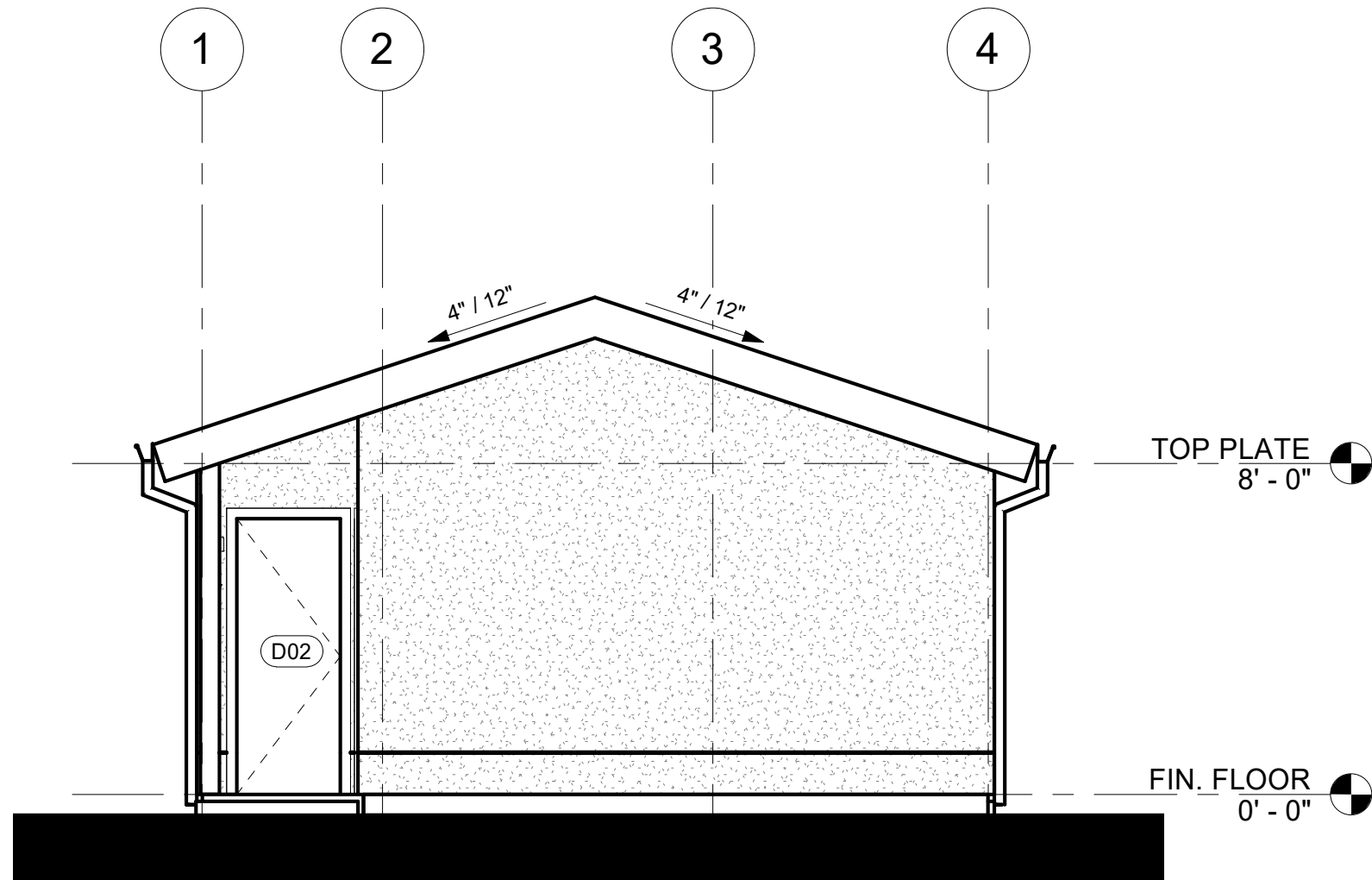
CRAFTSMAN -
SECTIONS

A2.2

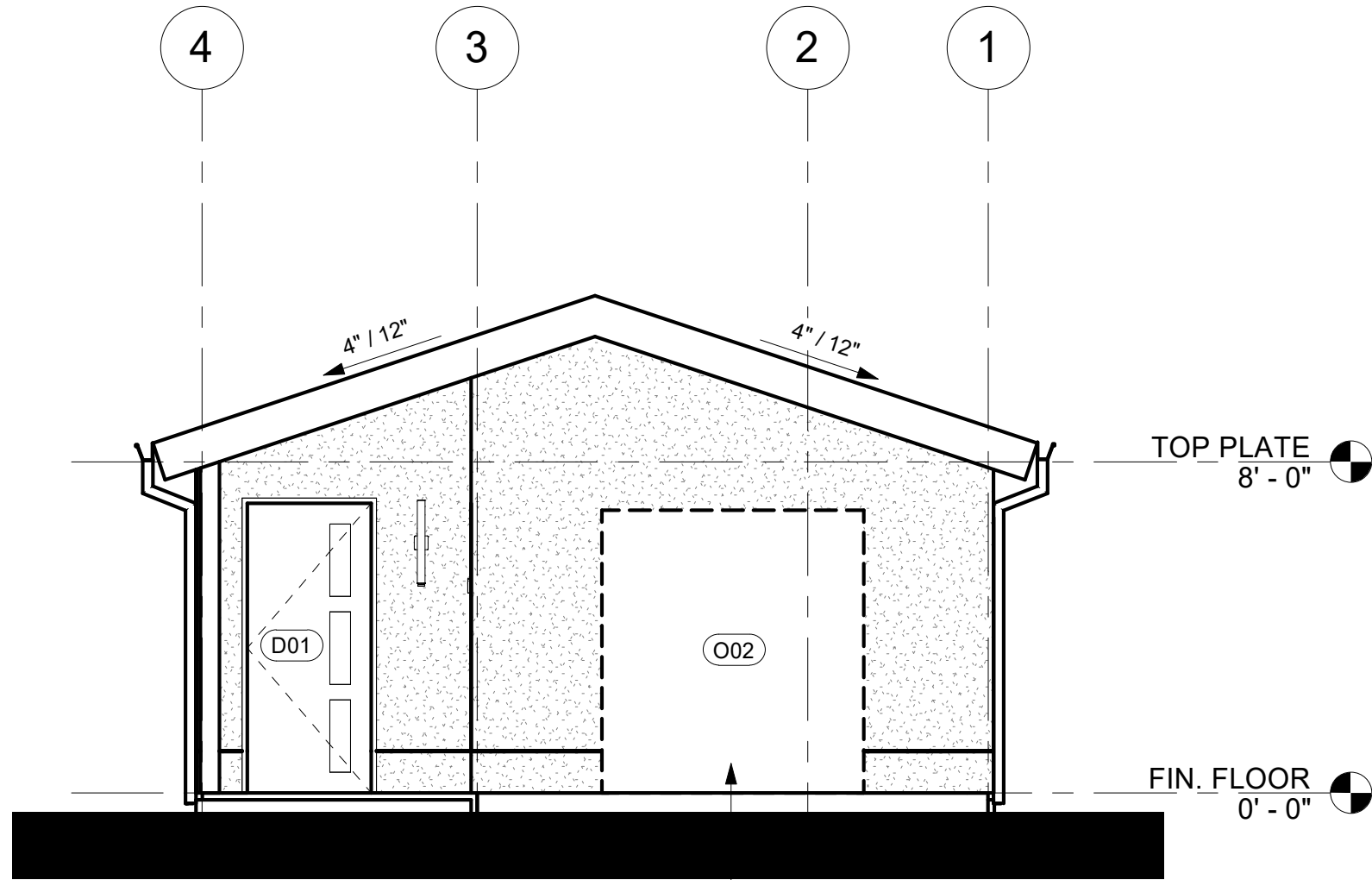
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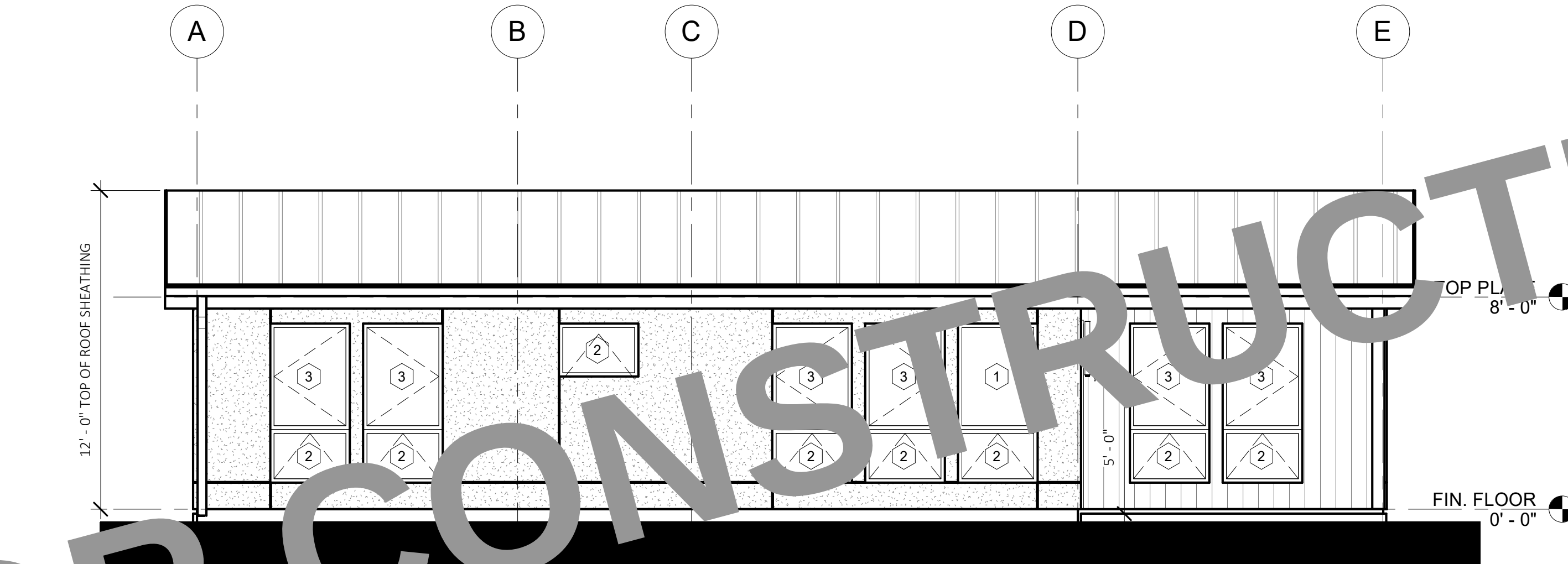
4 FRONT VIEW - ONE BEDROOM PLUS - CALIFORNIA MODERN
NO SCALE



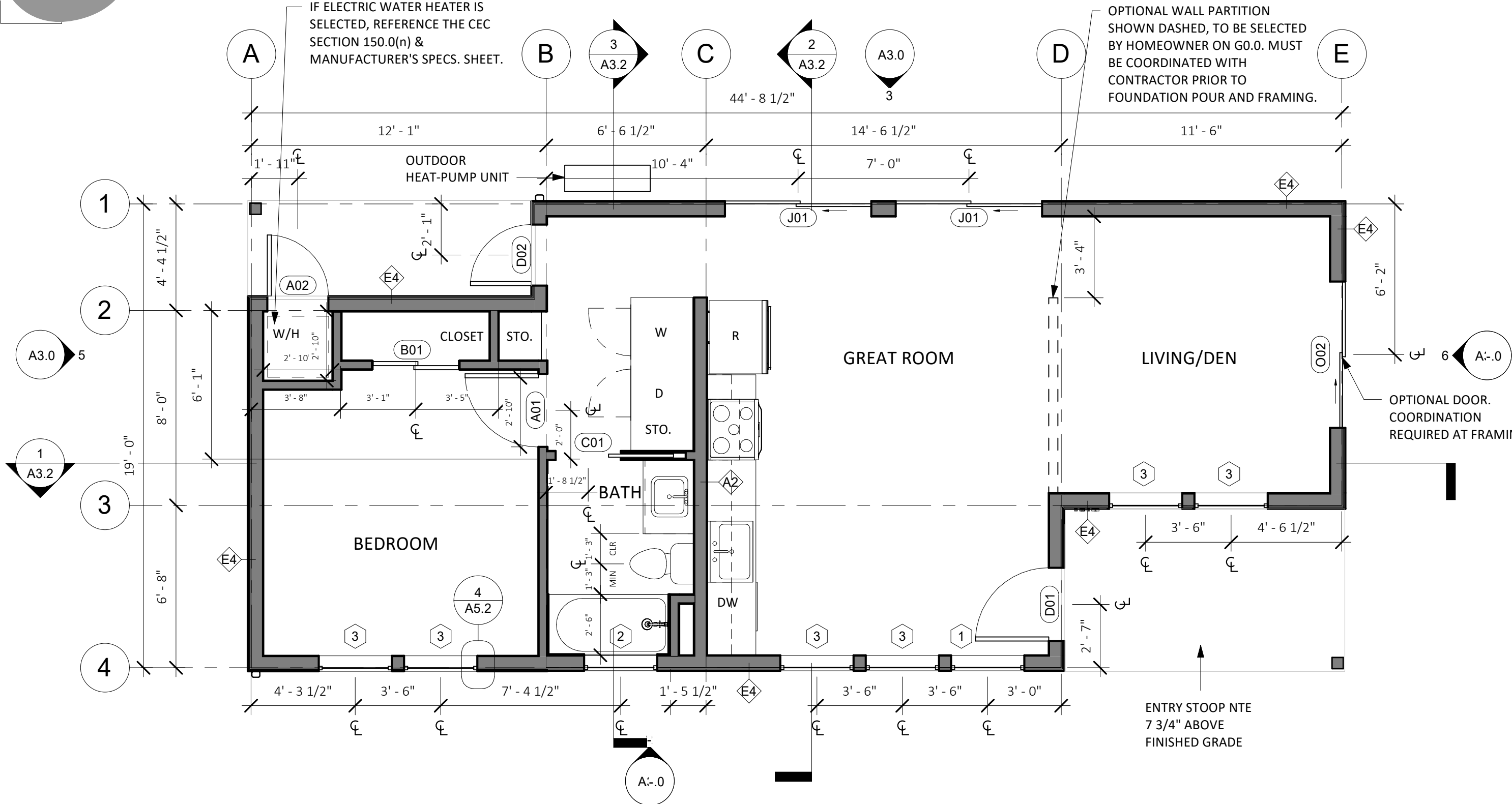
5 LEFT ELEVATION - CALIFORNIA MODERN
1/4" = 1'-0"



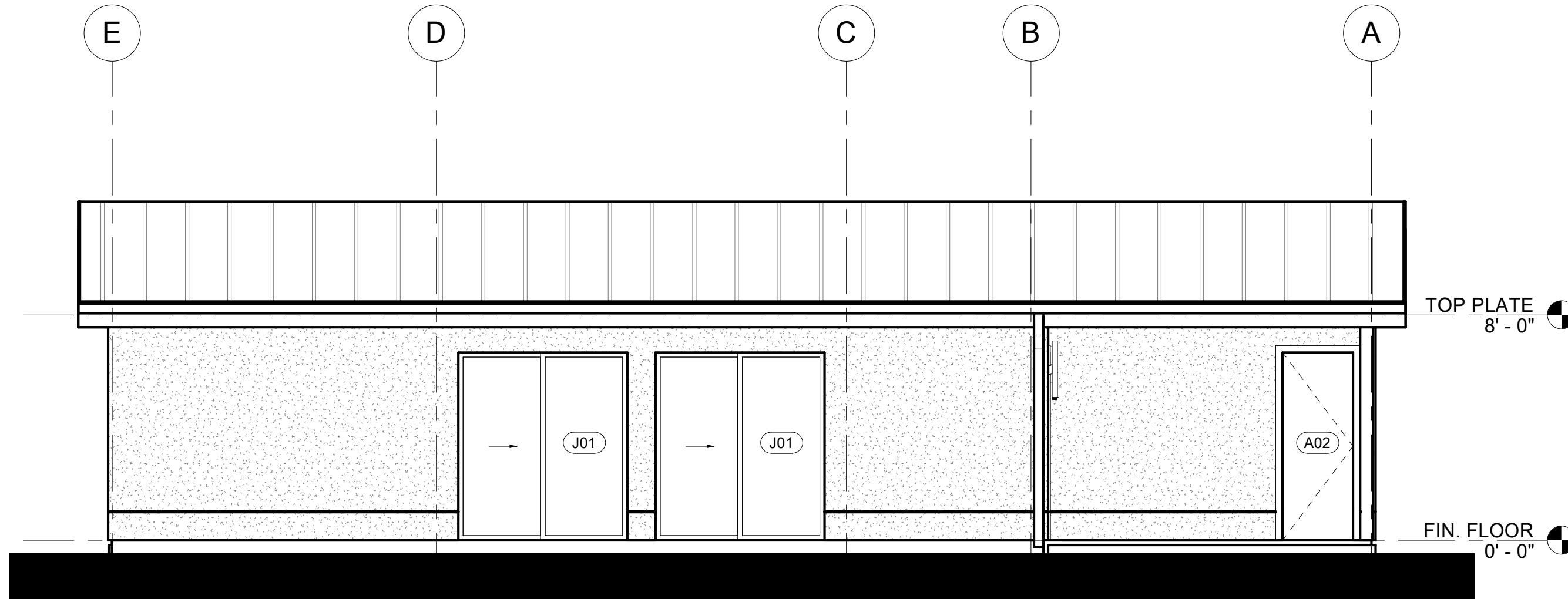
6 RIGHT ELEVATION - CALIFORNIA MODERN
1/4" = 1'-0"



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



3 REAR ELEVATION - CALIFORNIA MODERN
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
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FLOOR PLAN NOTES

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

ELEVATION NOTES

- Elevation dimensions are to gridline or centerline of windows, unless otherwise noted.
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- Materials indicated are shown generically. Actual materials are as selected by the Owner.



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**CENTRAL COAST
PRE-DESIGNED ADU**

ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

MODERN -
FLOORPLANS &
ELEVATIONS

A3.0

SCALE: AS NOTED



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/ARCHITECT**

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1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR SINGLE-FAMILY RESIDENCES IN THE CITY OF LOS ANGELES, LOS ANGELES, CALIFORNIA. IT DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES. THE INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PROJECT OR INFORMATION RELEVANT TO THE RECIPIENT'S OWNERSHIP RESPONSIBILITY ON THIS PROJECT. WORK-BORROW, BROCKETT OR ANY OTHER PARTY THAT HAS BEEN ASSIGNED TO THIS PROJECT SHALL NOT BE RESPONSIBLE FOR TRANSACTION ERRORS.

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PRE-DESIGNED ADU
ONE BEDROOM + DEN
746 GSF

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CONSTRUCTION

PRINT DATE XX.XX.XXXX

A3.1

SCALE : AS NOTED

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 DEBR 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/A5.2 FOR PUF PENETRATION DETAIL.
8. ROOFER AND SOLAR INSTALLER TO COORDINATE INSTALLATION OF PVS AND PV ROOF CLIPS.

	CEILING-MOUNTED EXHAUST UNIT
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
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	220 VOLT RECEPTACLE OUTLET
	DEDICATED OUTLET
	RECESSED LED DOWN LIGHT
	WALL MOUNT LIGHT
	LED STRIP LIGHT
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
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	SENSITIVITY SWITCH
	HUMIDITY SENSOR
	SWITCH LABEL
	WHOLE HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S SPECIFICATIONS

 GYP. BD. CLG., PTD.

 FRAMED CEILING HEIGHT A.F.F.

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

(C) 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 ALARM SHALL COMPLY WITH 2019 C.F.R. SECTION 315.2, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTINGS AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL.

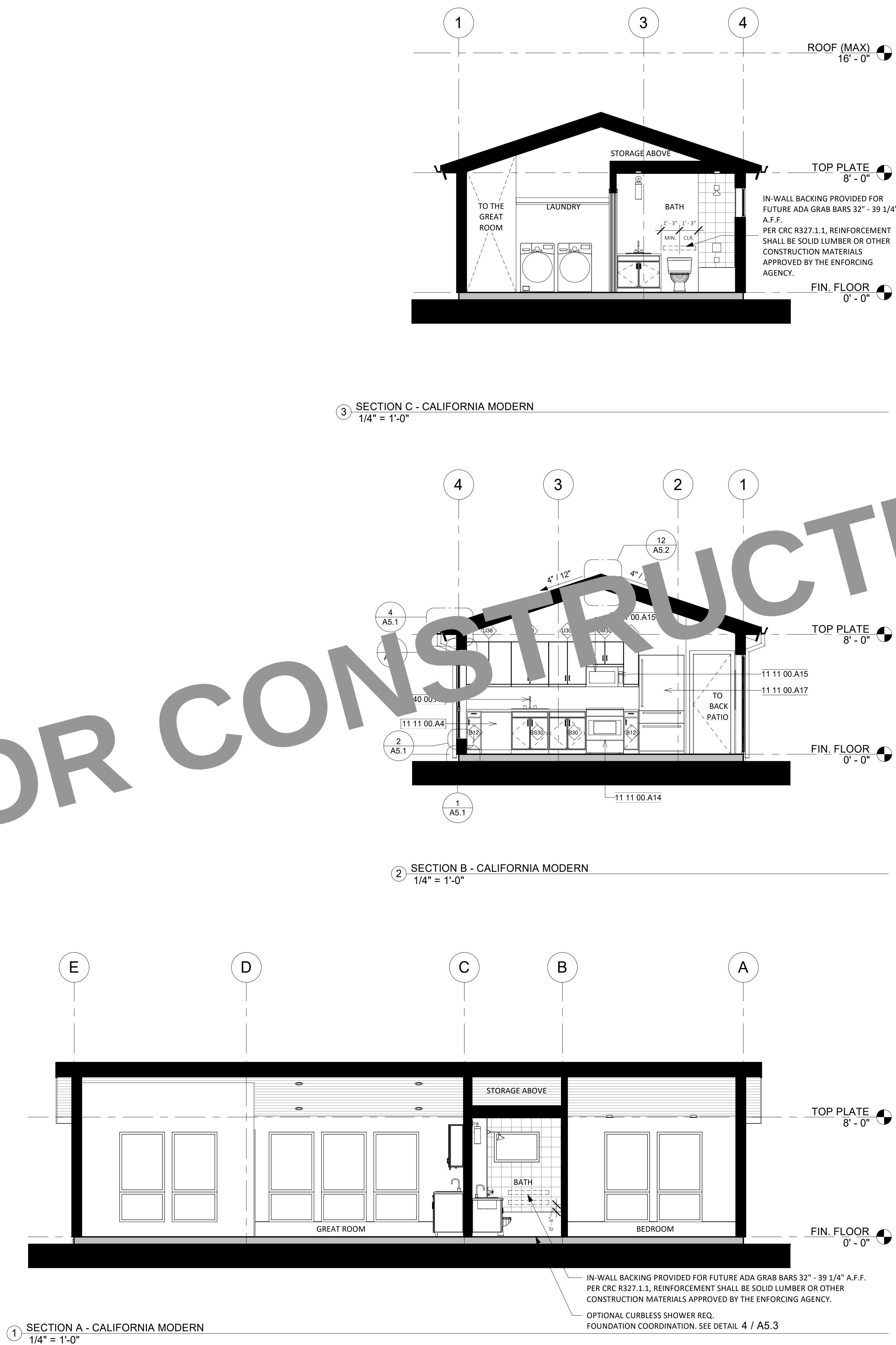
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2. PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL TOTALS TO BE VERIFIED BY CONTRACTOR.
3. SEPARATE SWITCH IN BATHROOM TO CONTROL IAQ FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR.
4. ALL RECEPTACLES LOCATED WITHIN BATHROOMS 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 SLAT 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 CCC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI's FOR PROTECTION FOR PERSONNEL



N 100 AMP SUBPANEL REQ'D PER CEC. **NOTE:**
IF ADU SERVICE IS FED FROM MAIN RESIDENCE PANEL
HIGHER CAPACITY SUBPANEL MAY BE NEEDED
2. VERIFY MINIMUM ELECTRICAL SERVICE
REQUIREMENTS FOR ADU PRIOR TO CONSTRUCTION.
3. COORDINATE SITE ELECTRICAL SERVICE AND PANEL
SPLIT WITH GENERAL CONTRACTOR.

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KITCHEN LEGEND

TAG	DESCRIPTION
CABINET WIDTH	
B12	12" BASE CABINET
B30	30" BASE CABINET
BS30	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

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



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

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

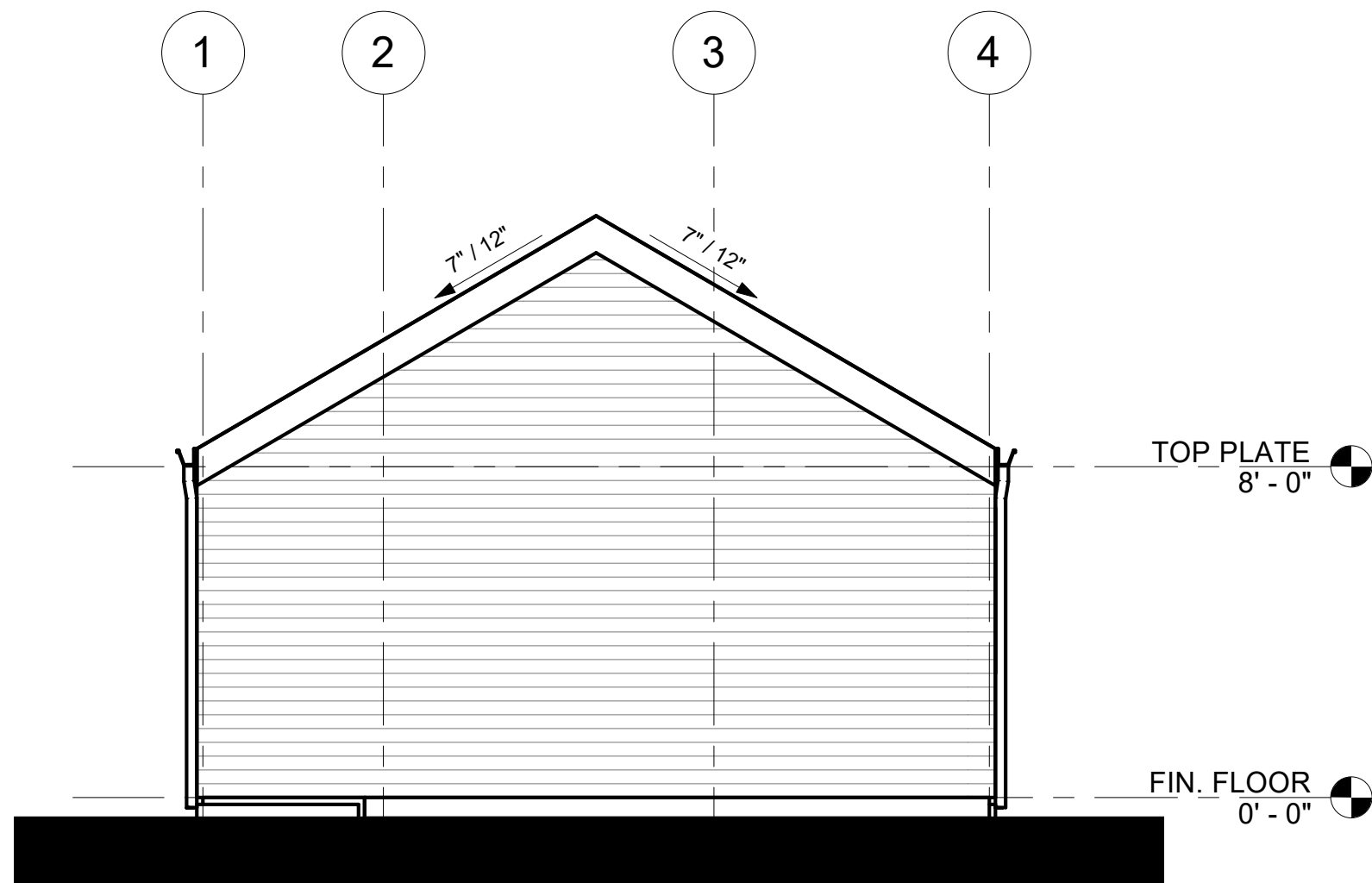
MODERN - SECTIONS

A3.2

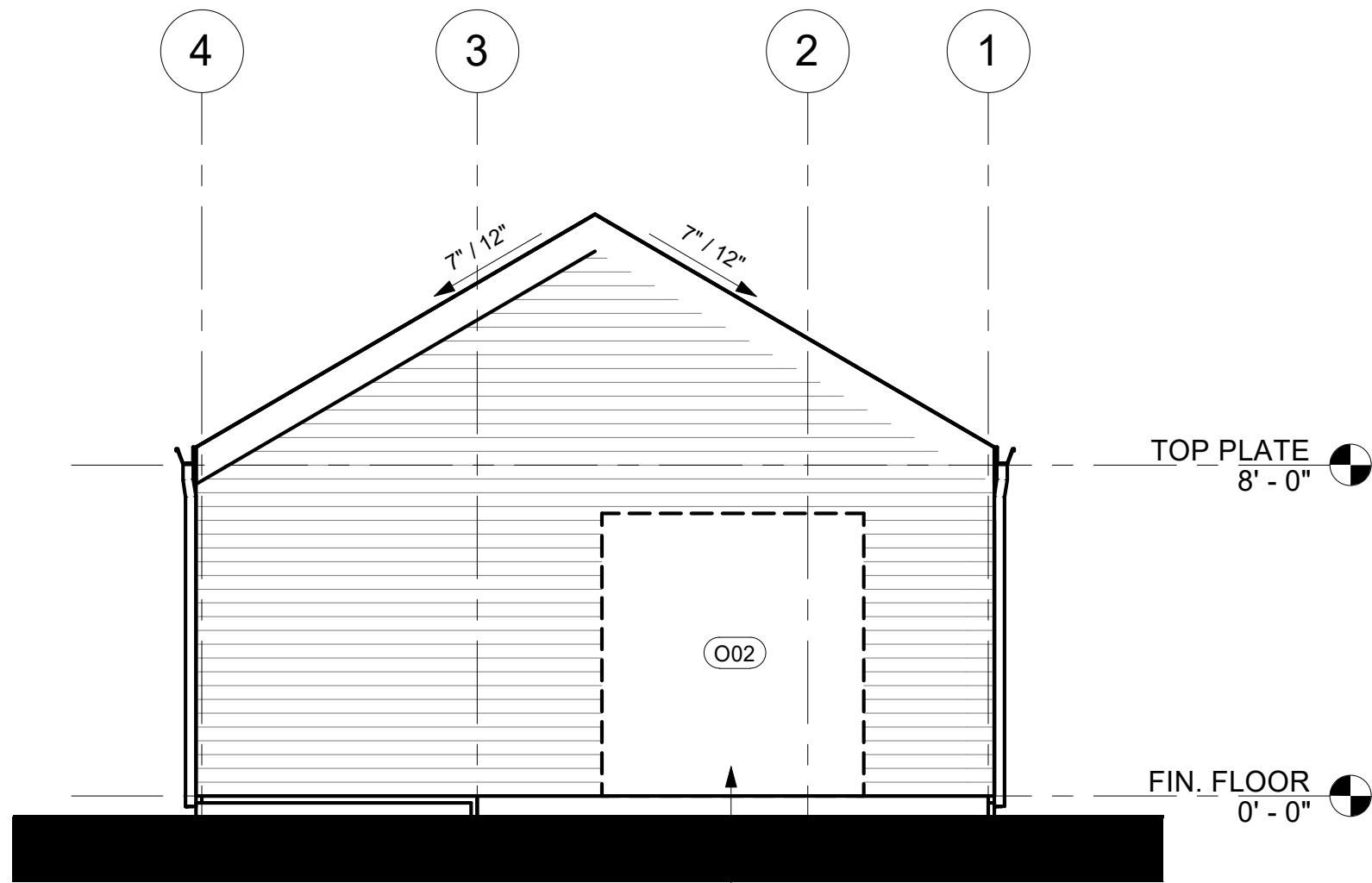
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4 FRONT VIEW - ONE BEDROOM PLUS - BEACH BUNGALOW
NO SCALE

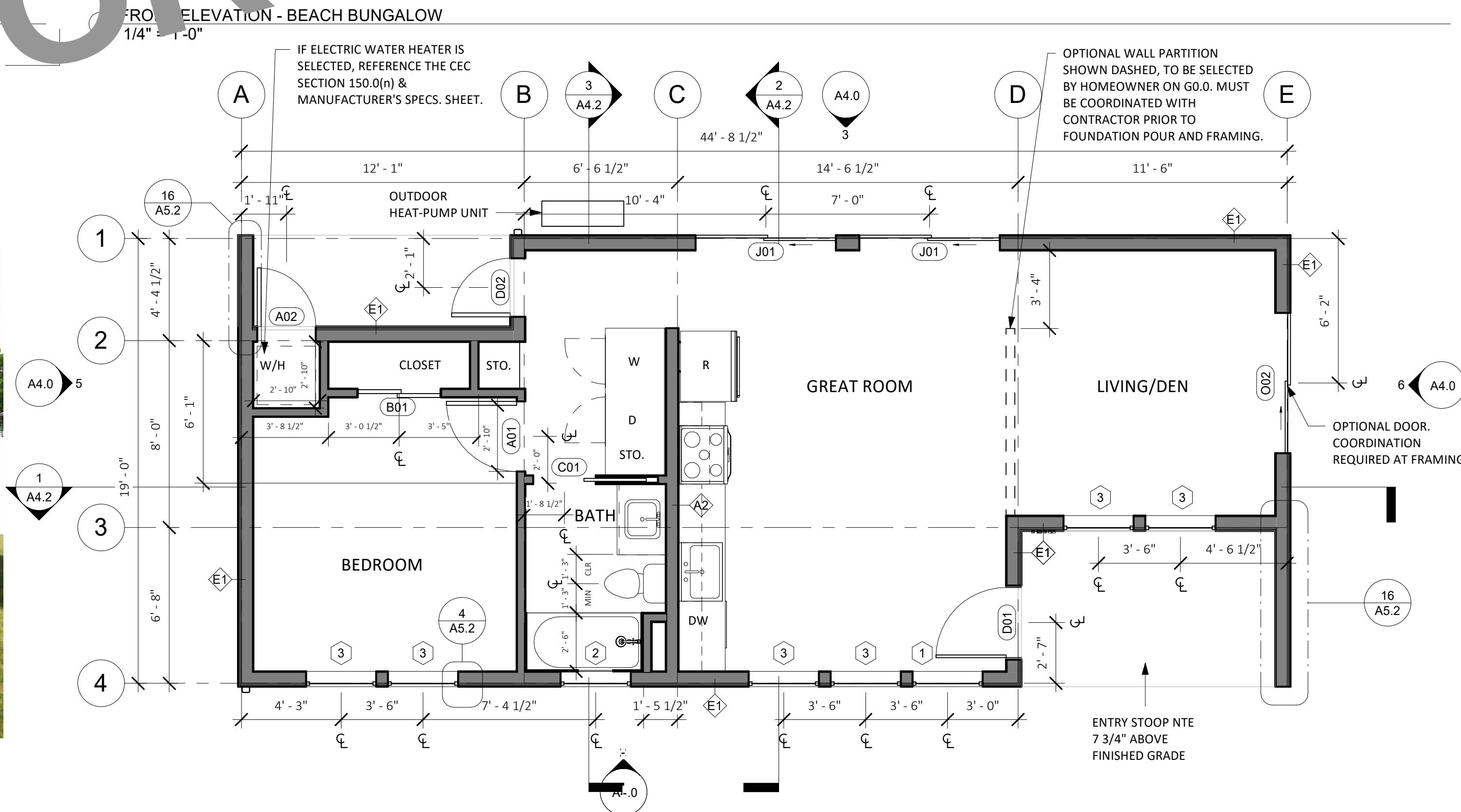


5 LEFT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"

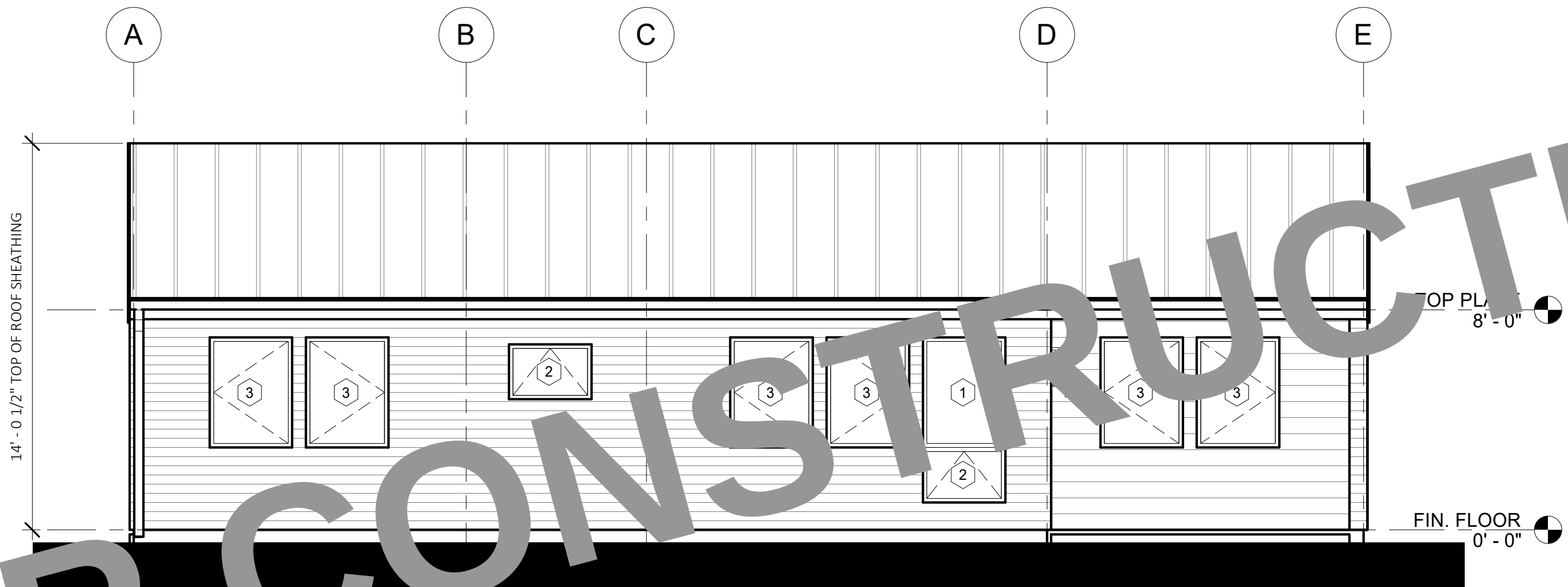


6 RIGHT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"

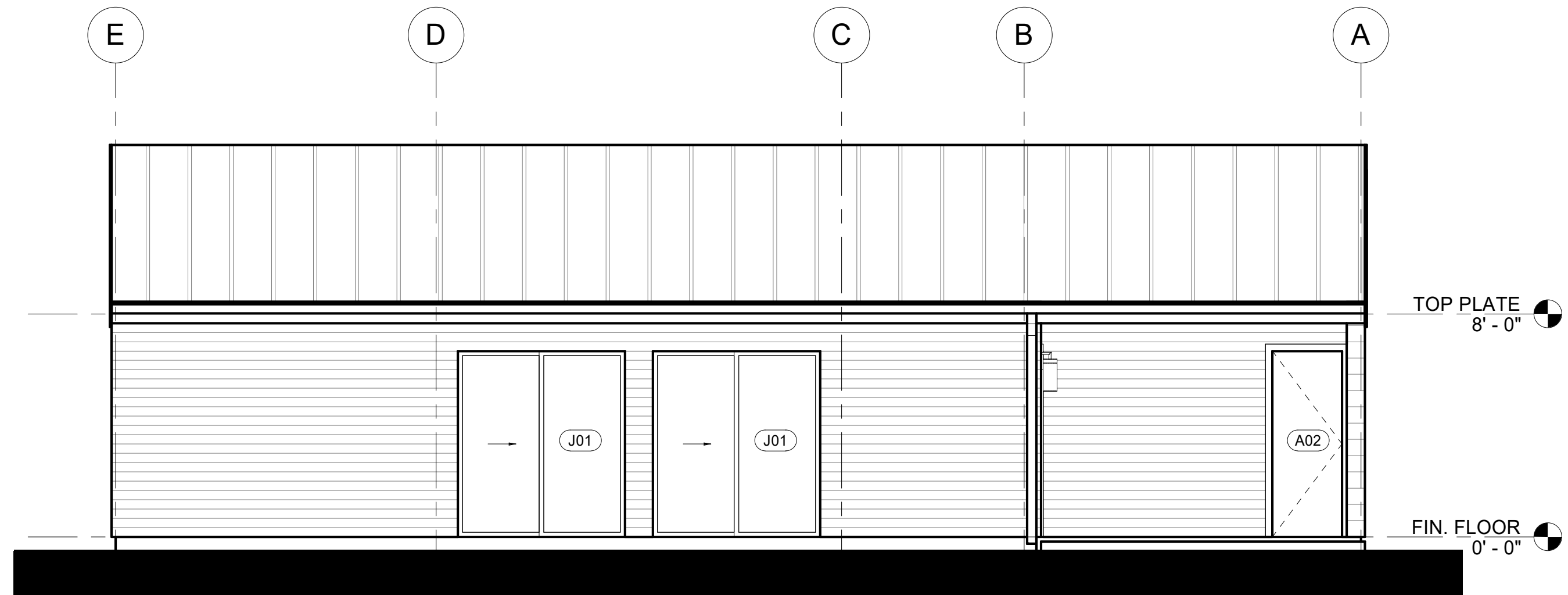
OPTIONAL EXTERIOR DOOR. COORDINATION
REQUIRED AT FRAMING. REFERENCE PROJECT
CHECKLIST G0.0 AND SCHEDULE ON A6.3



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



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



3 REAR ELEVATION - BEACH BUNGALOW
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

FLOOR PLAN NOTES

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

ELEVATION NOTES

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



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**CENTRAL COAST
PRE-DESIGNED ADU**

ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

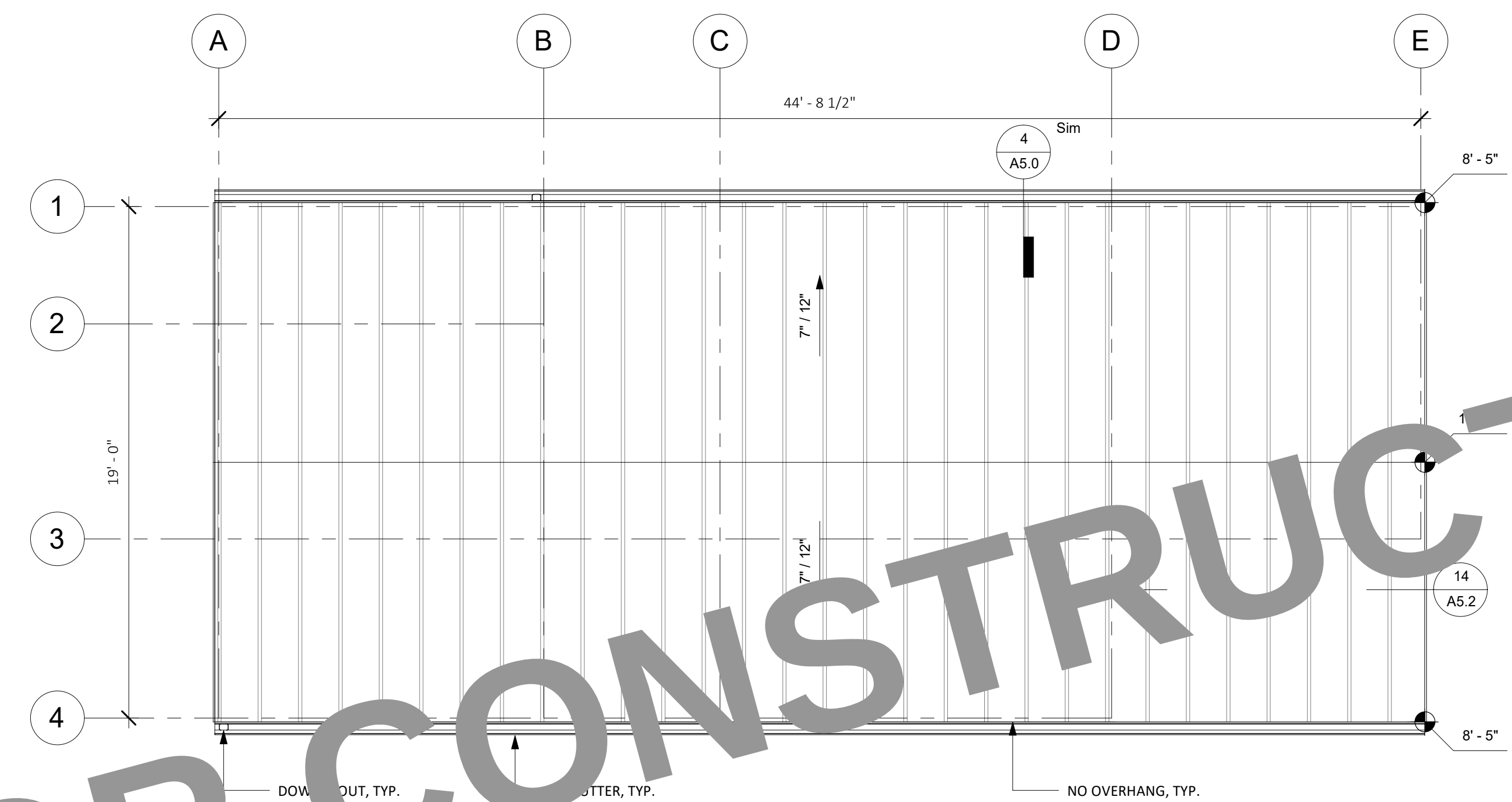
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**BUNGALOW -
FLOORPLANS &
ELEVATIONS**

A4.0

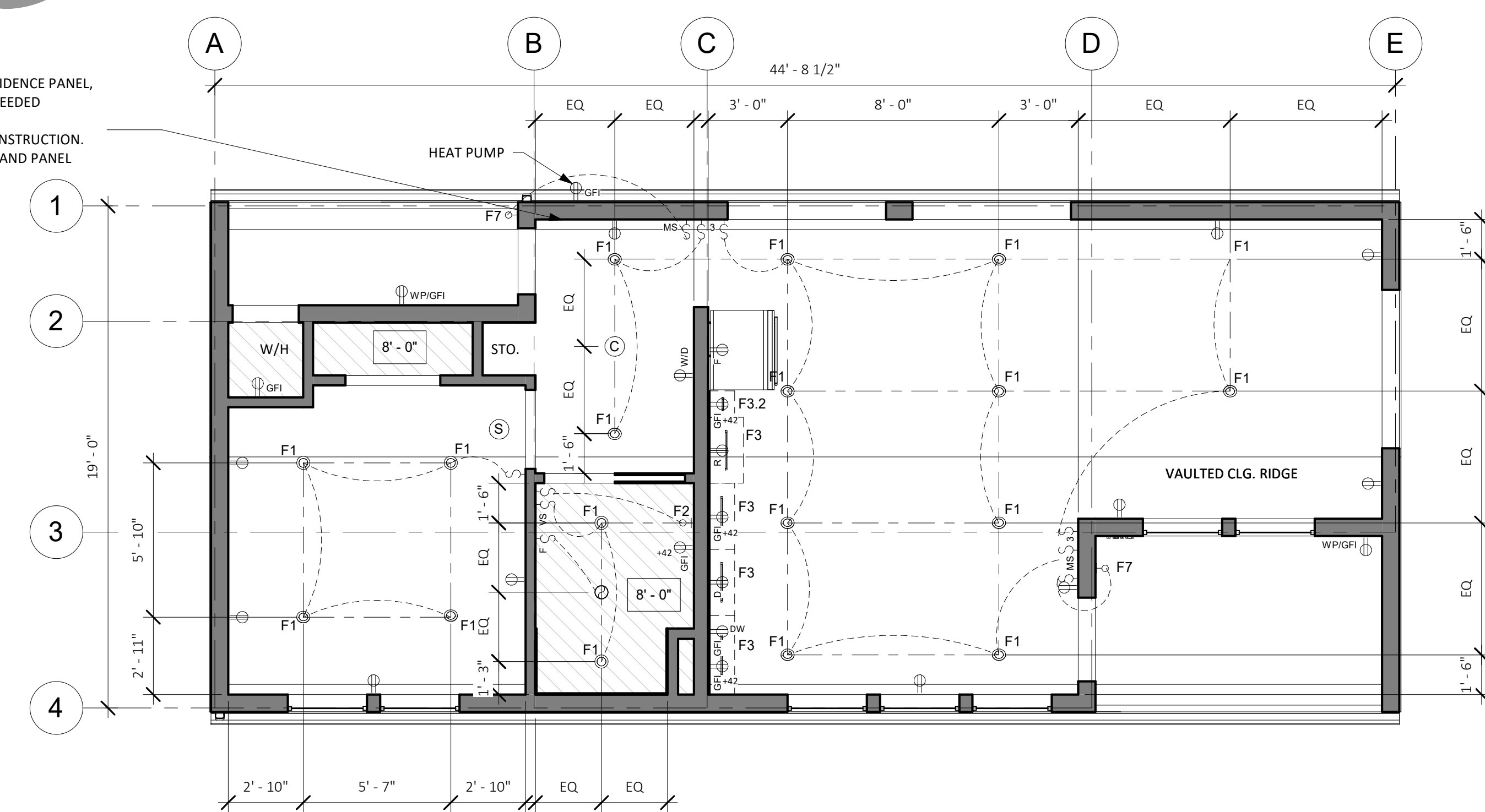
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2) ROOF PLAN - BEACH BUNGALOW
1/4" = 1'-0"

1. 100 AMP SUBPANEL REQ'D PER CEC. NOTE:
IF ADU SERVICE IS FED FROM MAIN RESIDENCE PANEL,
HIGHER CAPACITY SUBPANEL MAY BE NEEDED
2. VERIFY MINIMUM ELECTRICAL SERVICE
REQUIREMENTS FOR ADU PRIOR TO CONSTRUCTION.
3. COORDINATE SITE ELECTRICAL SERVICE AND PANEL
SPLIT WITH GENERAL CONTRACTOR.



1) RCP & ELECTRICAL PLAN - ONE BEDROOM PLUS
1/4" = 1'-0"

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 DEBR 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/A5.2 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
- SCENE SWITCH
- FAN SWITCH
- TEMPERATURE SENSITIVITY SENSOR
- SWITCH CONTROL
- 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



workbench

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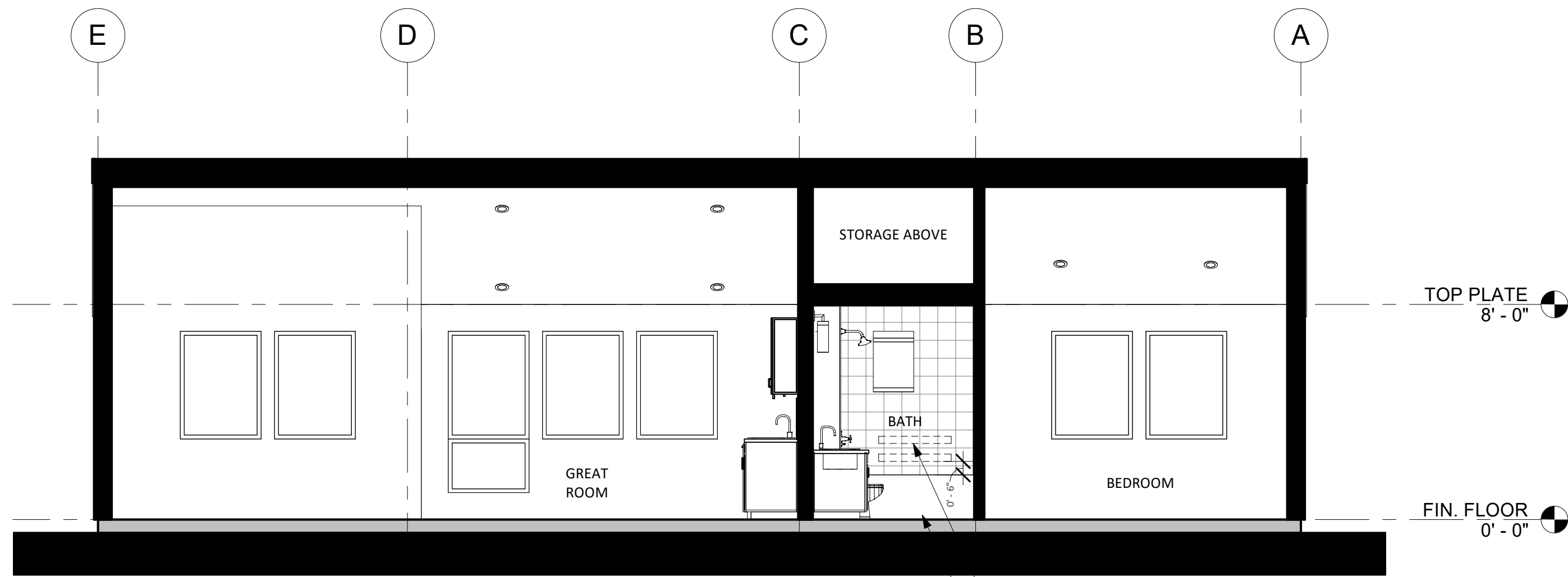
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**BUNGALOW - ROOF
PLAN & RCP**

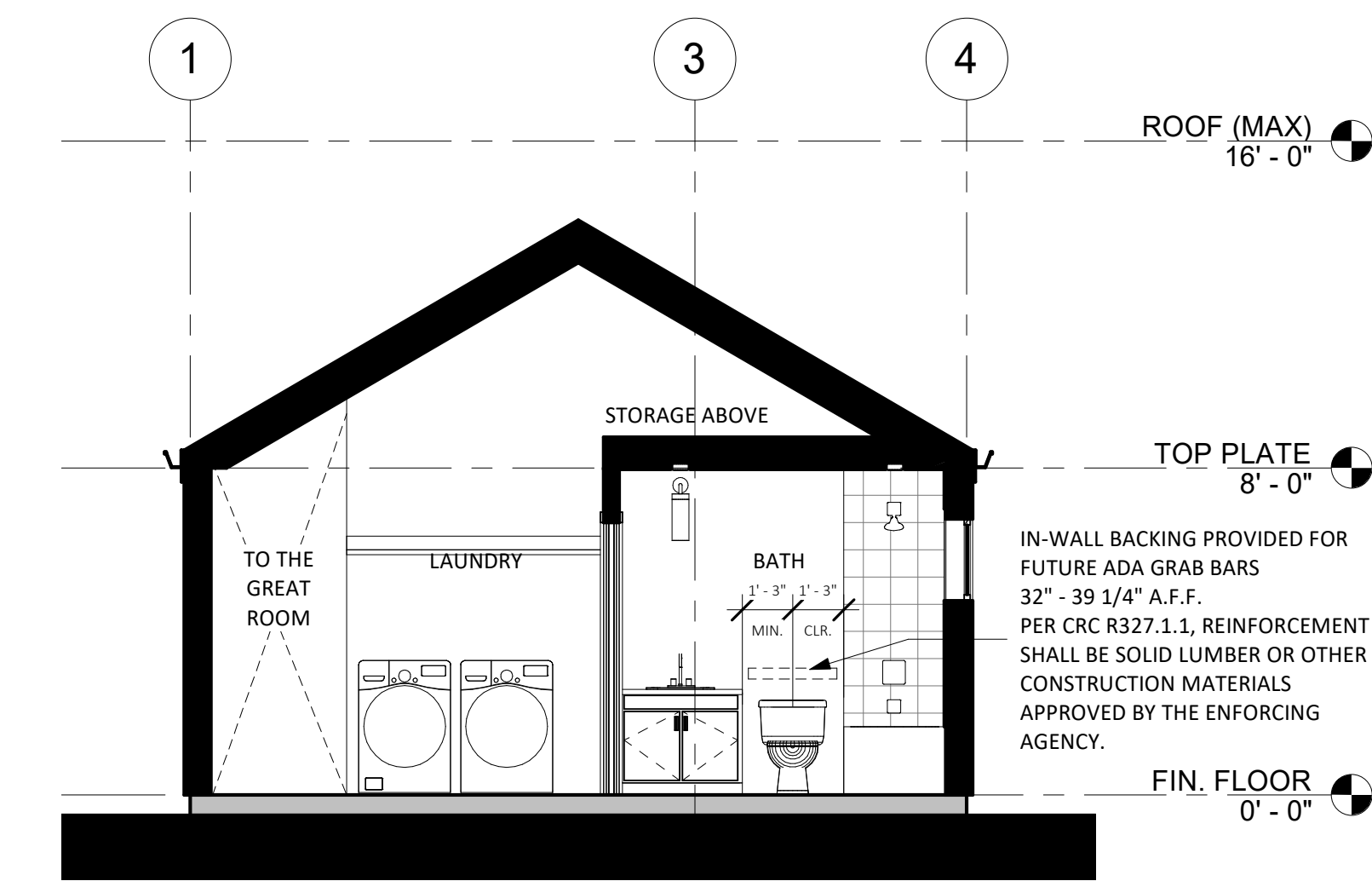
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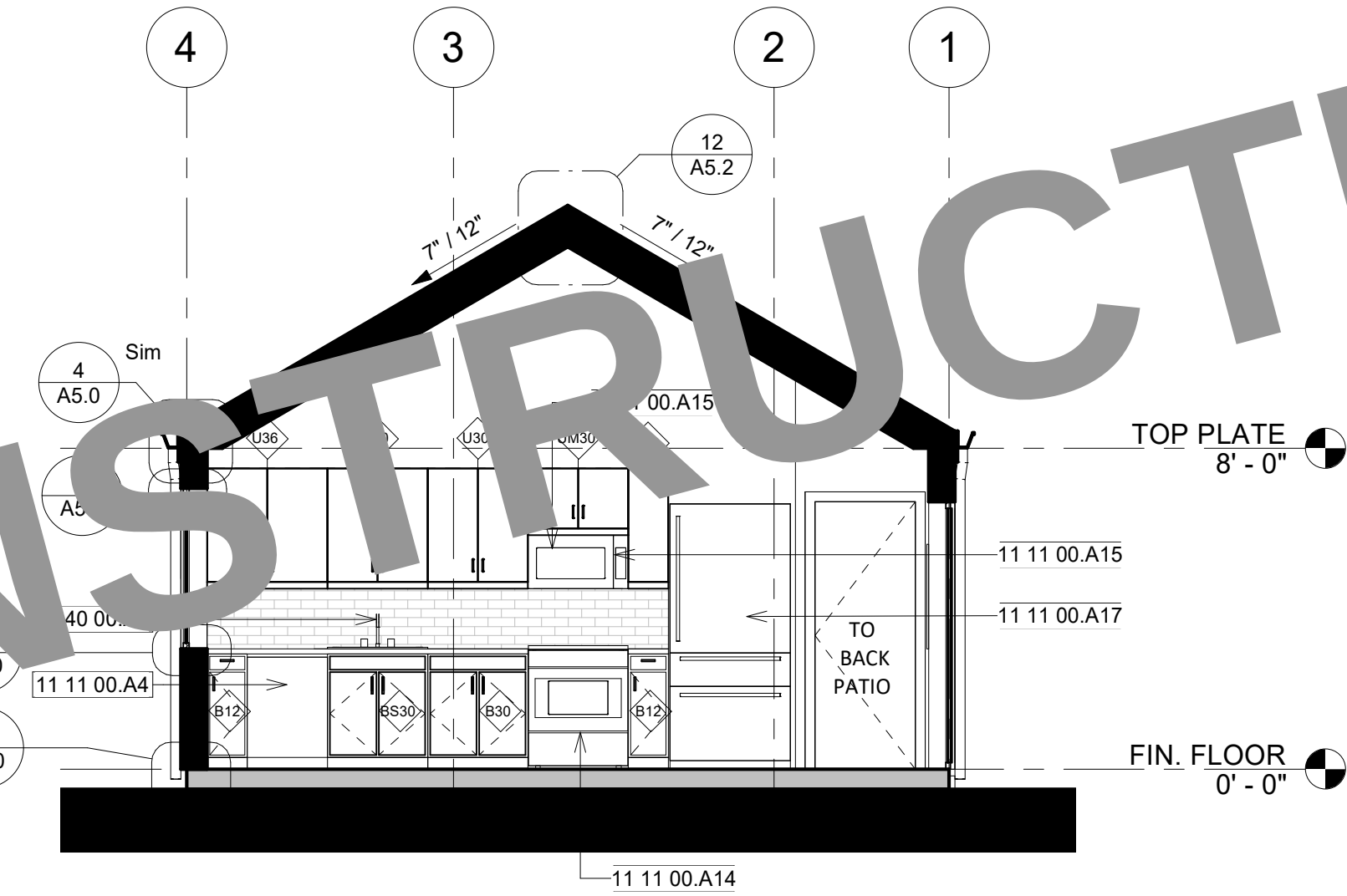
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1 SECTION A - BEACH BUNGALOW
1/4" = 1'-0"



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



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

KITCHEN LEGEND

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**BUNGALOW -
SECTIONS**

A4.2

SCALE: AS NOTED



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

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

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

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

THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES / UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING. SOLID WOOD RAFTERS OR JOISTS ON EXPOSED UNDERSIDE OF ROOFS SHALL HAVE A MINIMUM 2" NOMINAL DIMENSION. SEE DETAIL A5.0.

VENTS. CBC 706A / CRC 337.7.6
VENTS SHALL NOT BE INSTALLED UNDER 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 VENTS TO ATTIC SPACES PROTECTED WITH FIRE SPRINKLERS, AND VENTS ARE LOCATED MORE THAN 12 FEET FROM 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

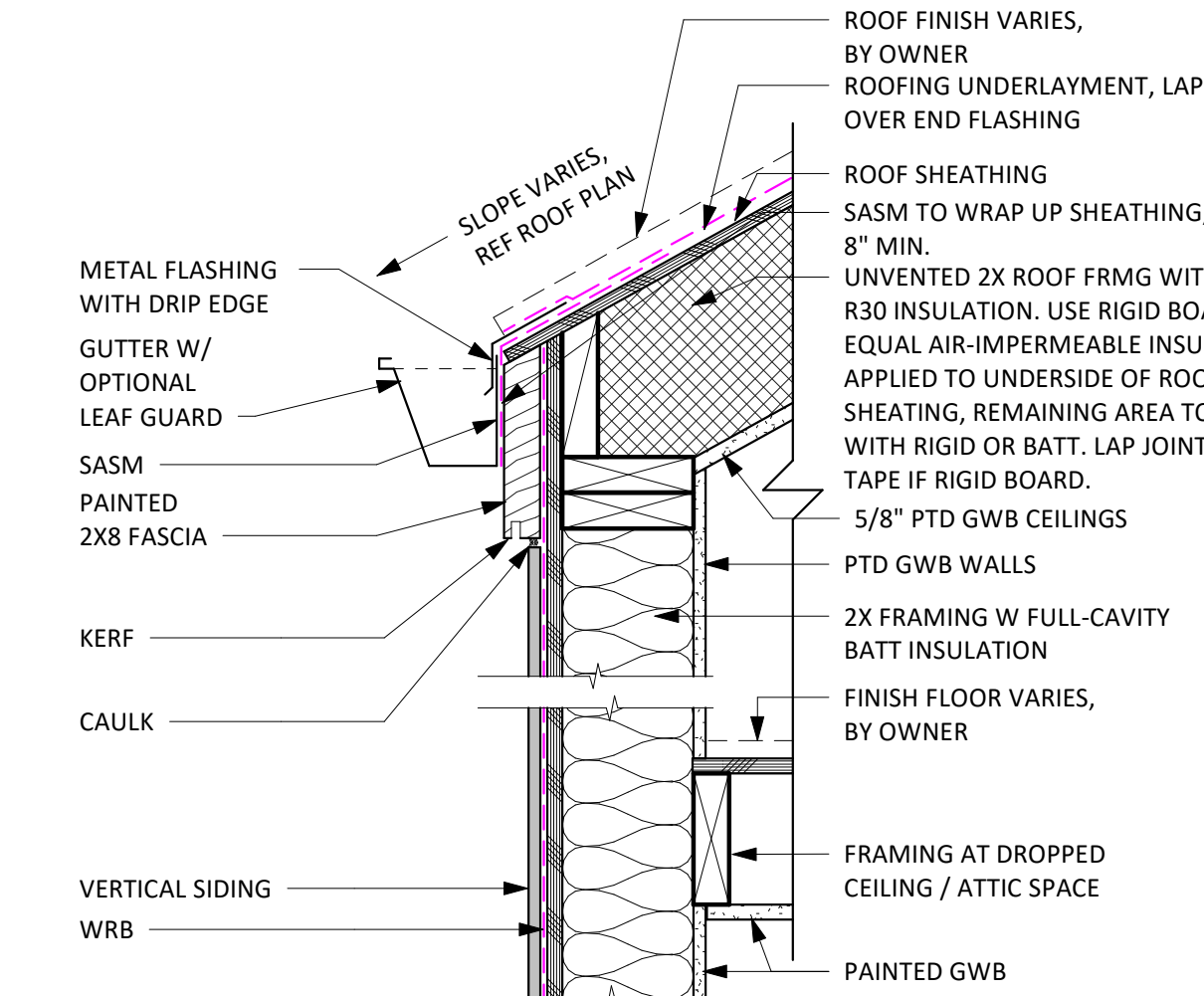
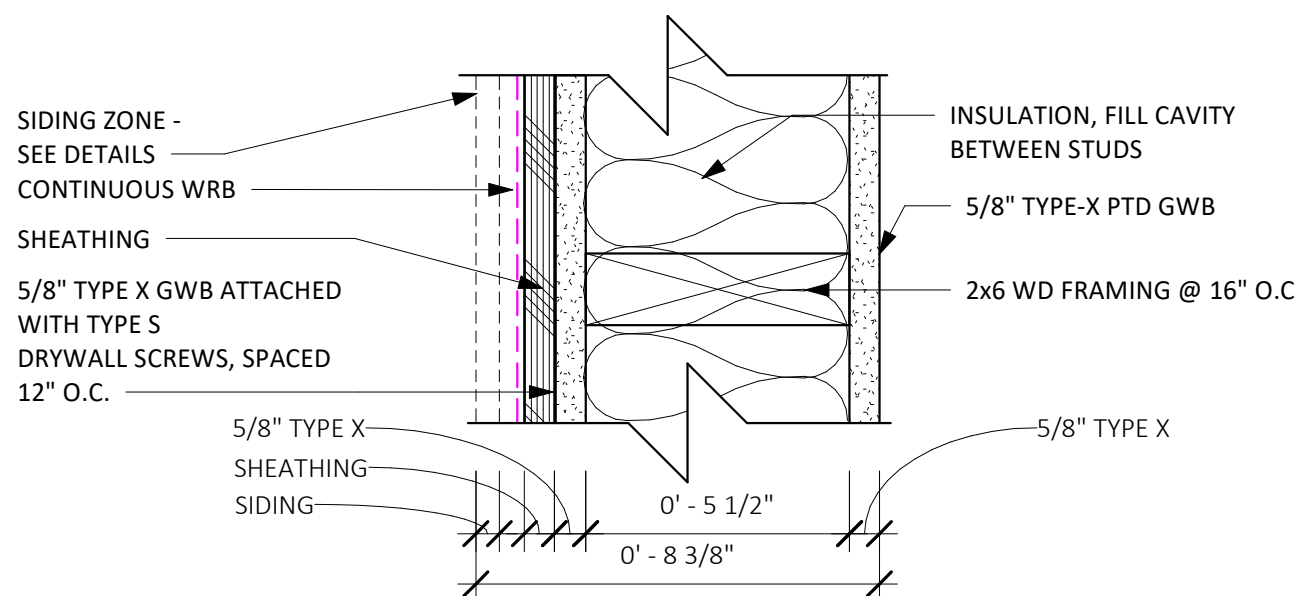
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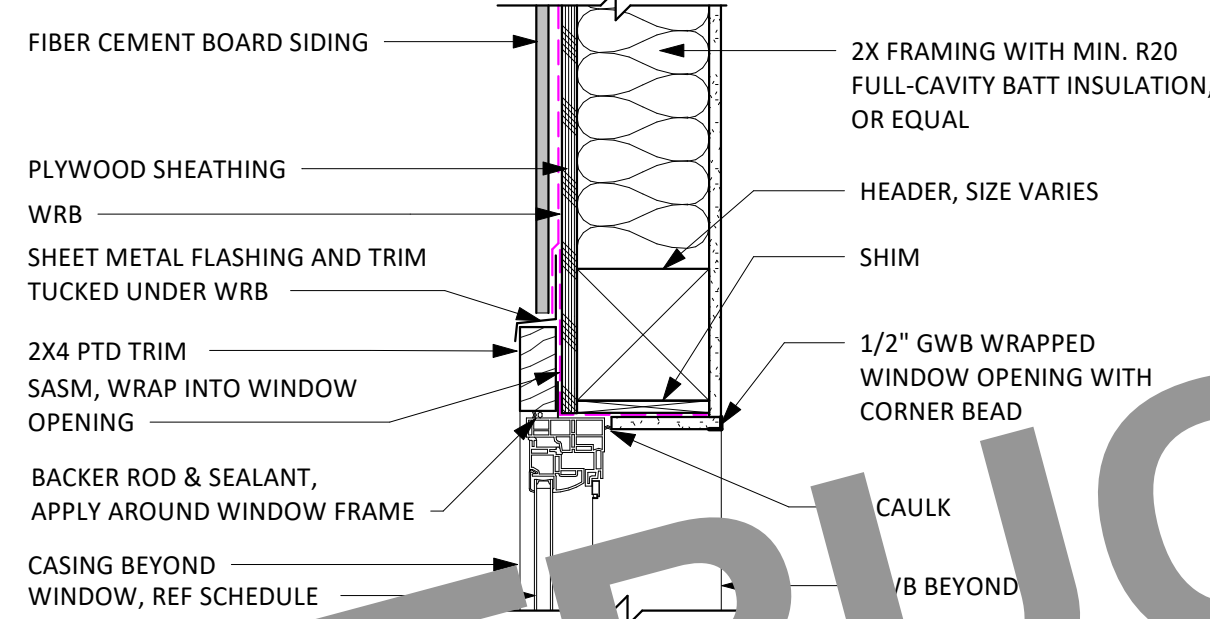
FIRE RATING NOTES

- 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.

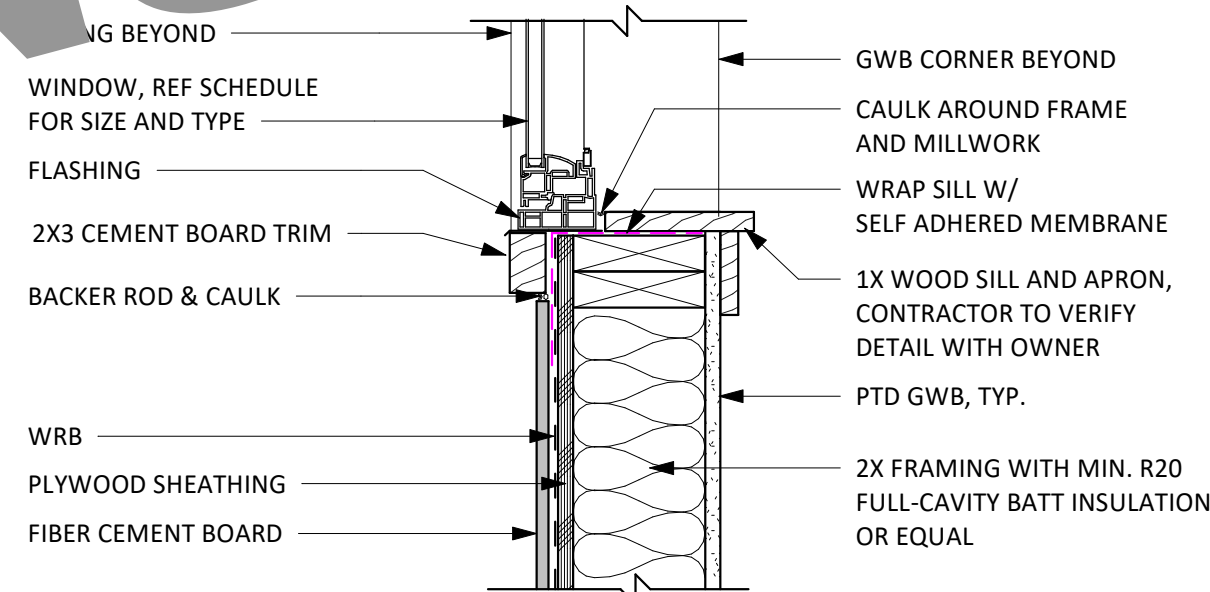
WB STANDARD:
1-HR RATED WALL PER CBC TABLE 721.1(2), ITEM #15-1.12*



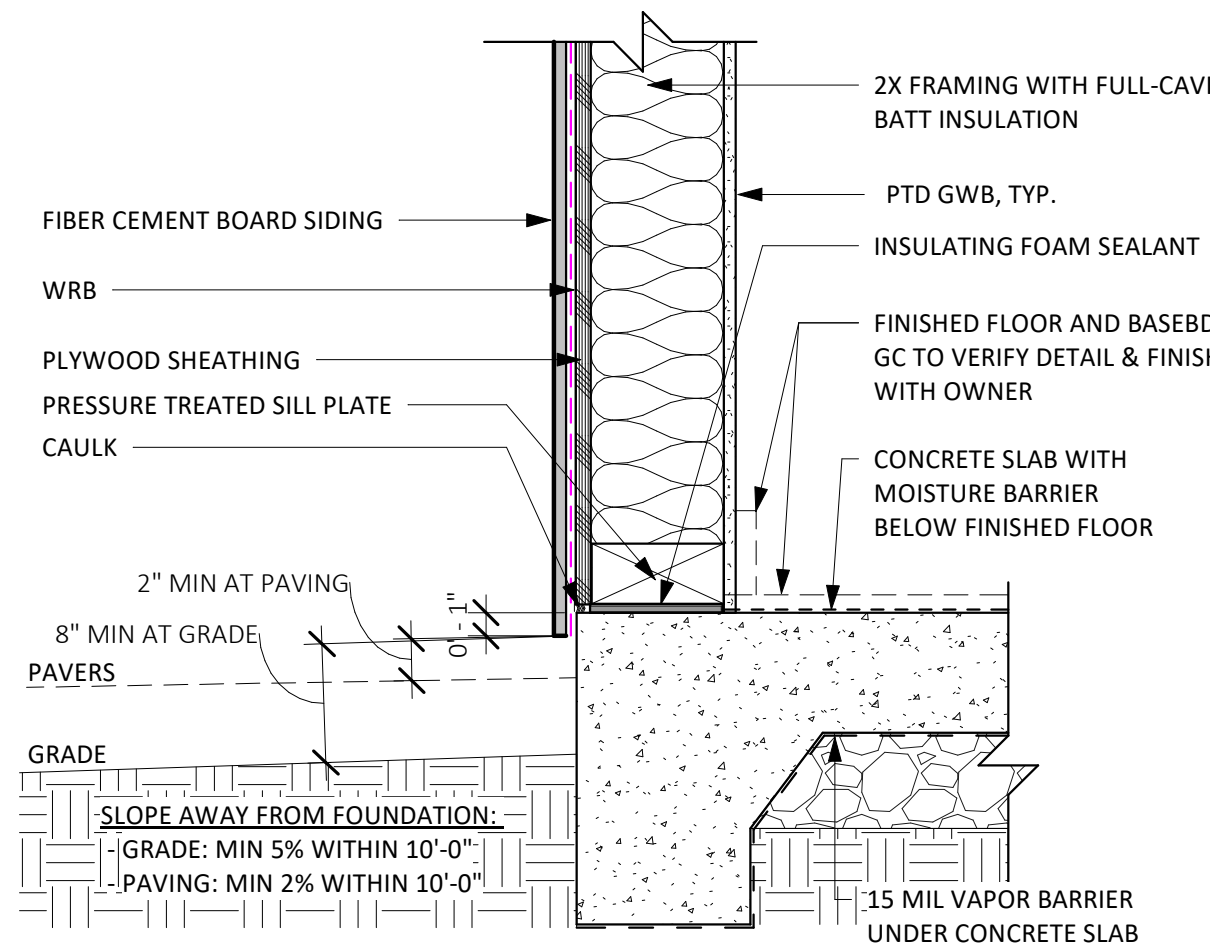
4 EAVE WITH ZERO OVERHANG
1 1/2" = 1'-0"



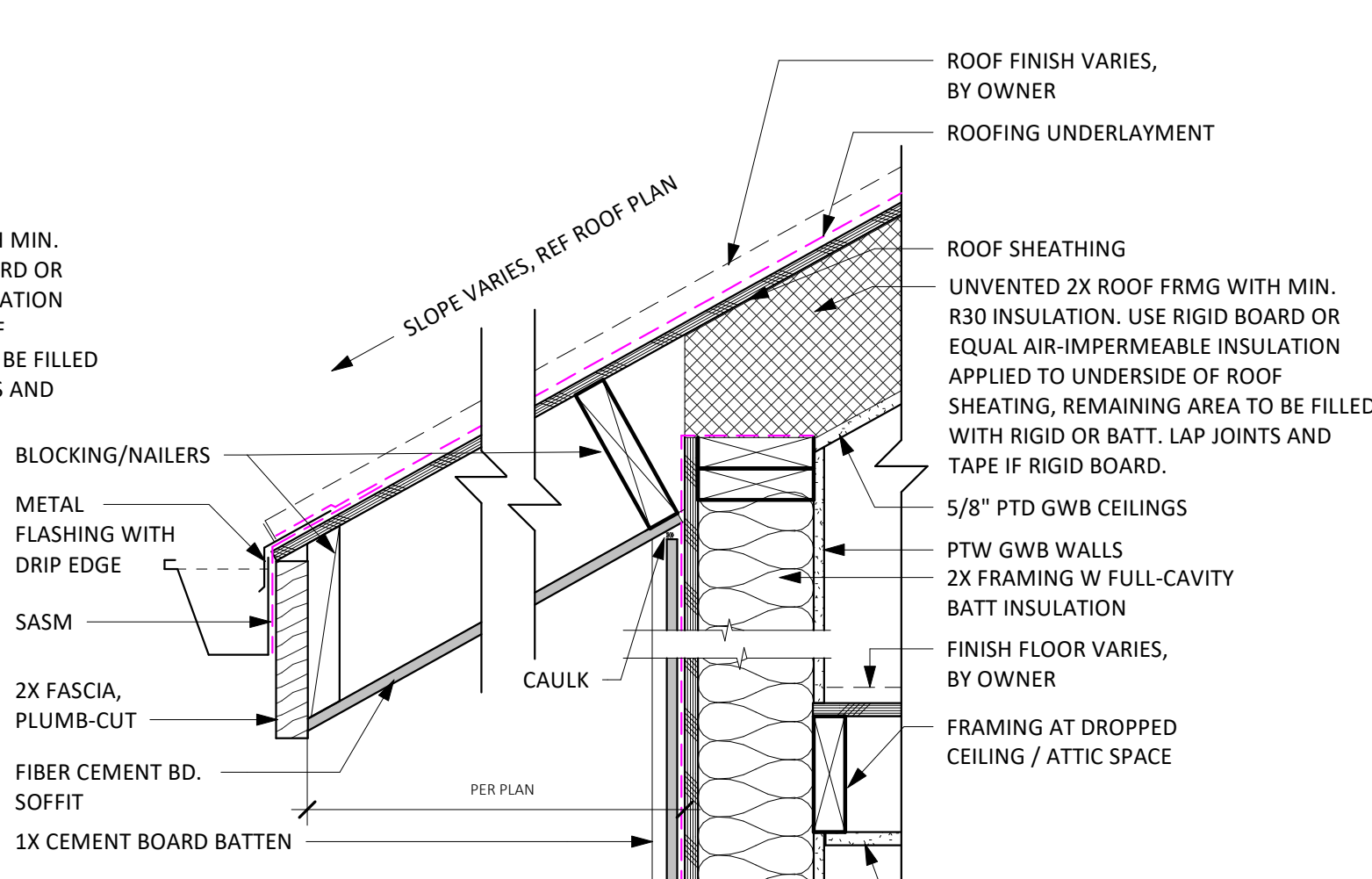
2 WINDOW HEAD AT VERTICAL SIDING
1 1/2" = 1'-0"



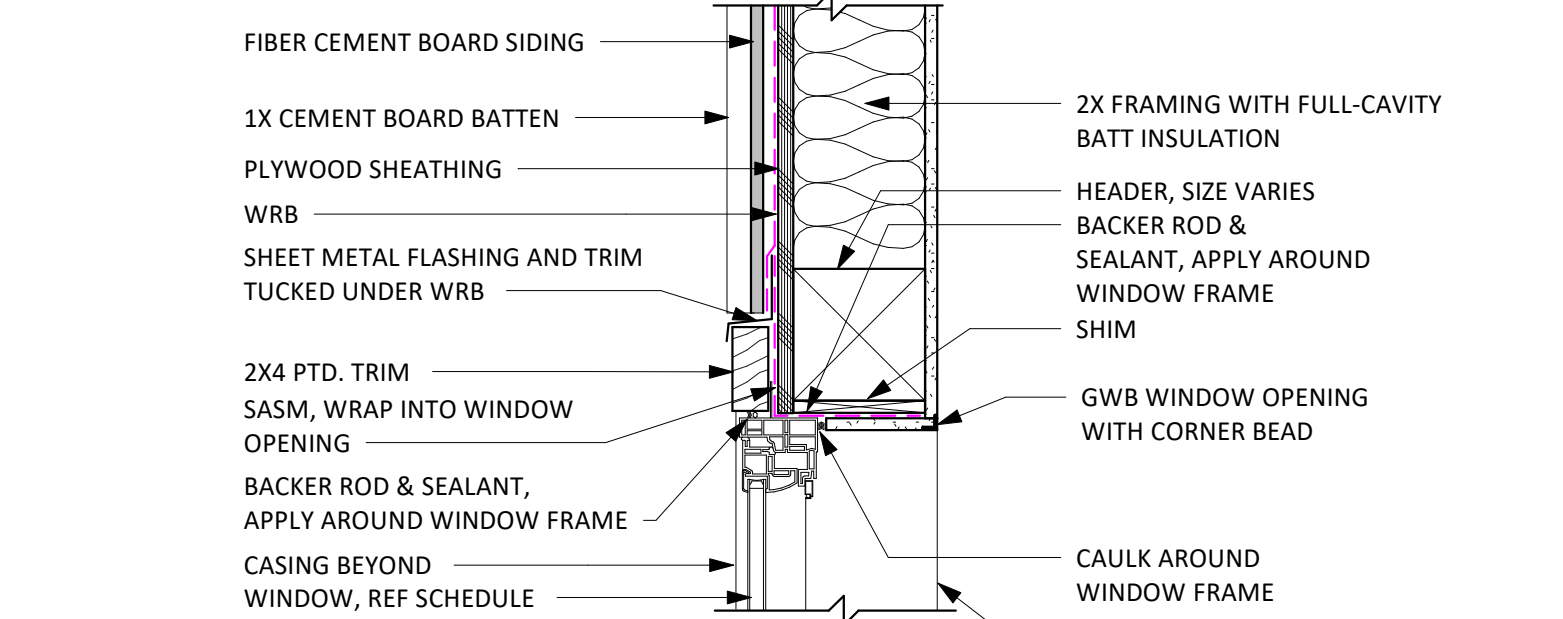
2 WINDOW SILL AT VERTICAL SIDING
1 1/2" = 1'-0"



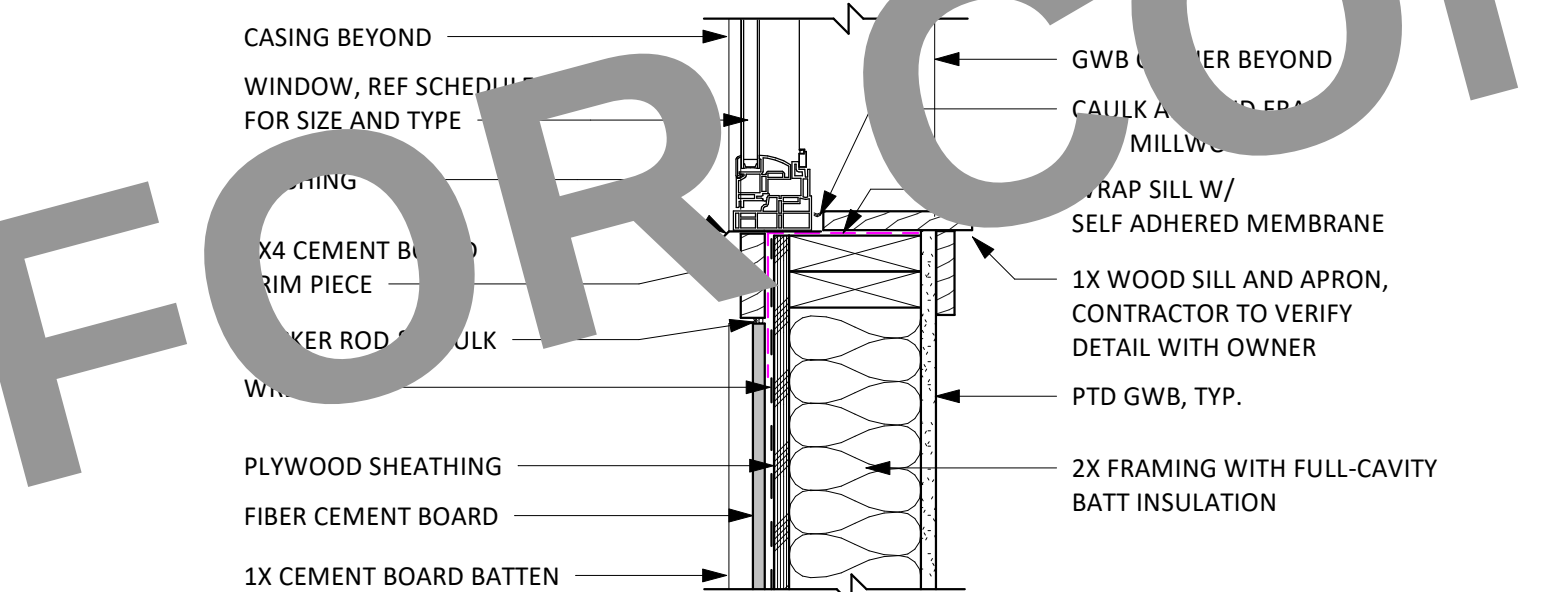
1 SLAB EDGE AT VERTICAL SIDING
1 1/2" = 1'-0"



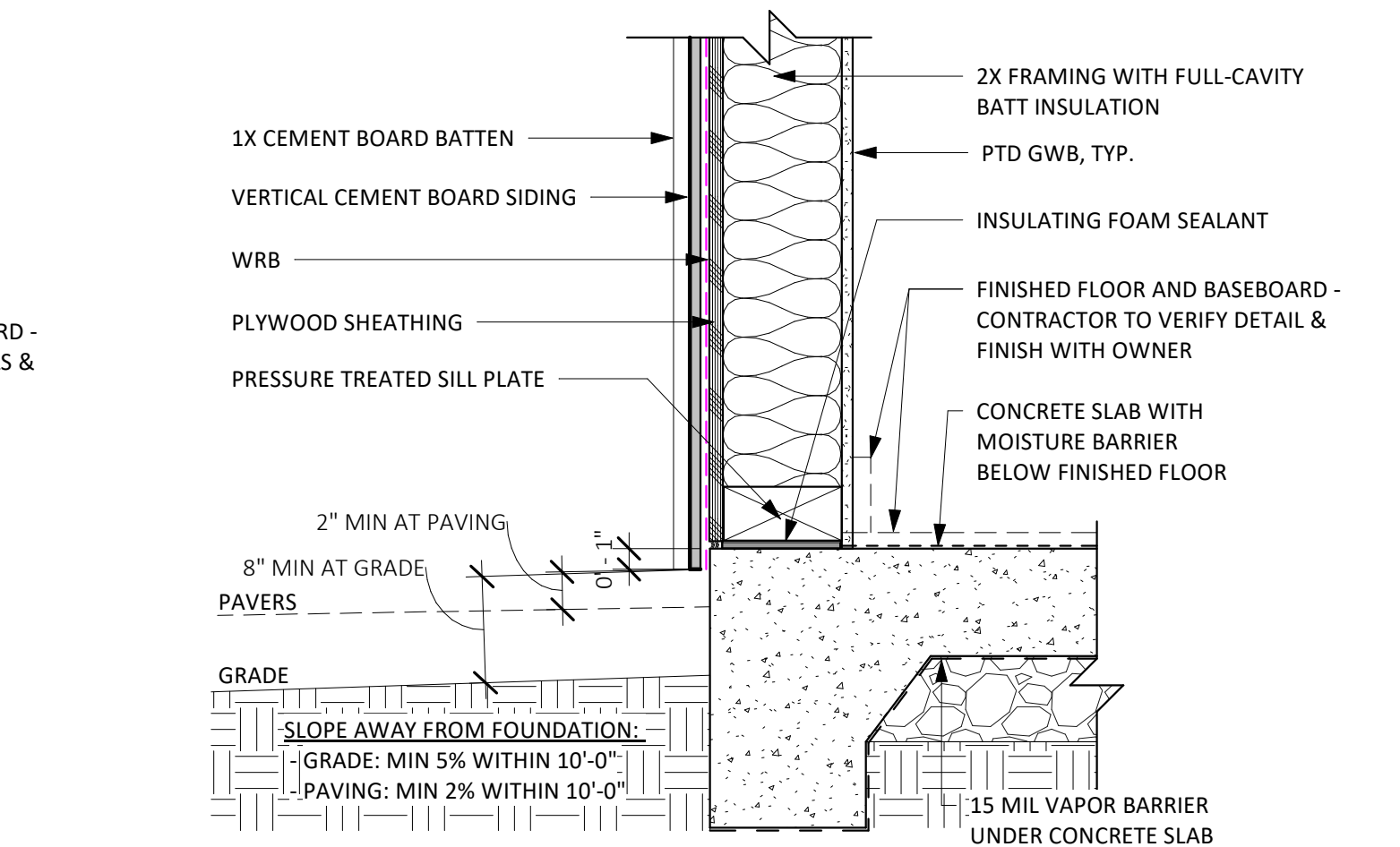
8 RAKE / EAVE AT BOARD & BATTEN
1 1/2" = 1'-0"



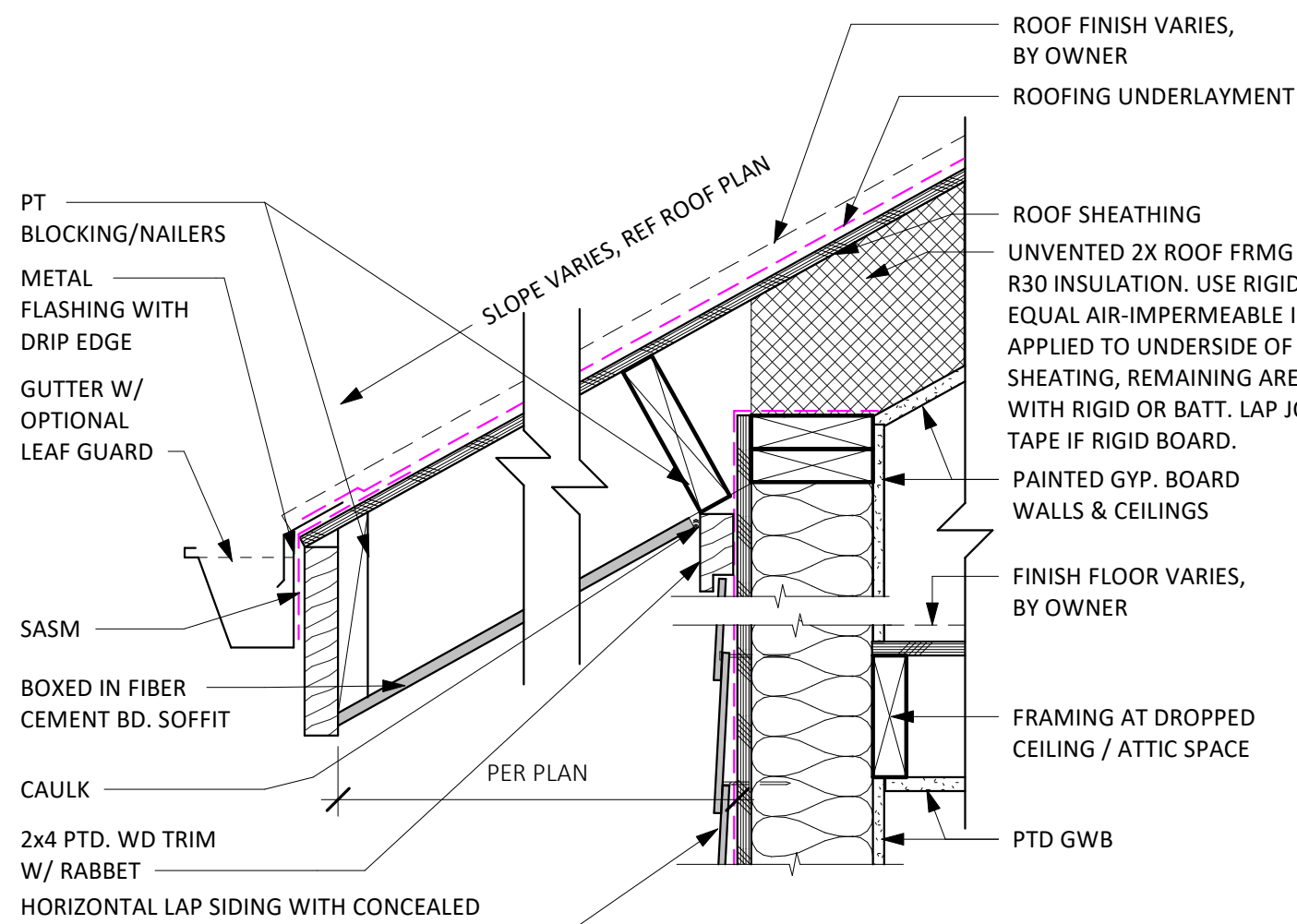
7 WINDOW HEAD AT BOARD & BATTEN
1 1/2" = 1'-0"



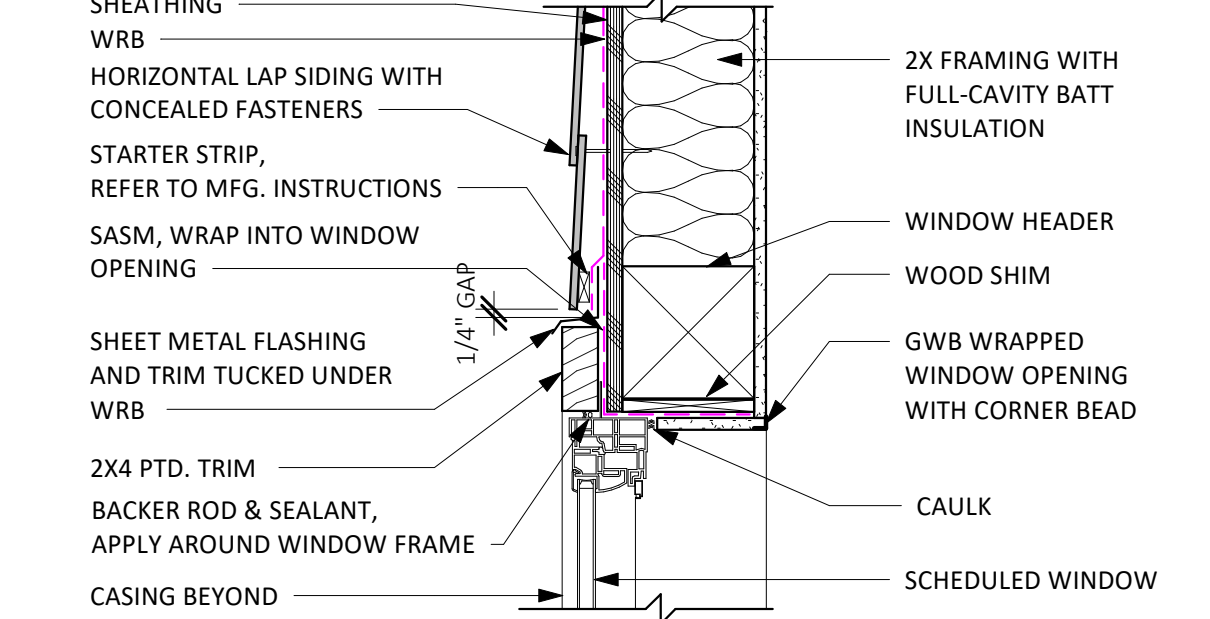
6 WINDOW SILL AT BOARD & BATTEN
1 1/2" = 1'-0"



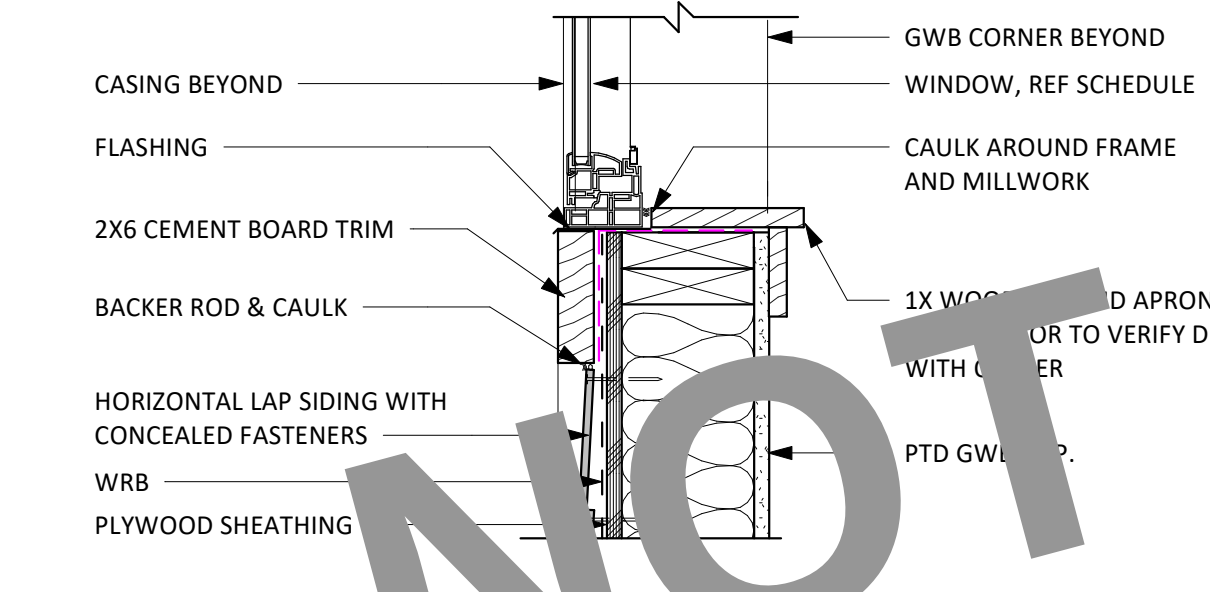
5 SLAB EDGE AT BOARD & BATTEN
1 1/2" = 1'-0"



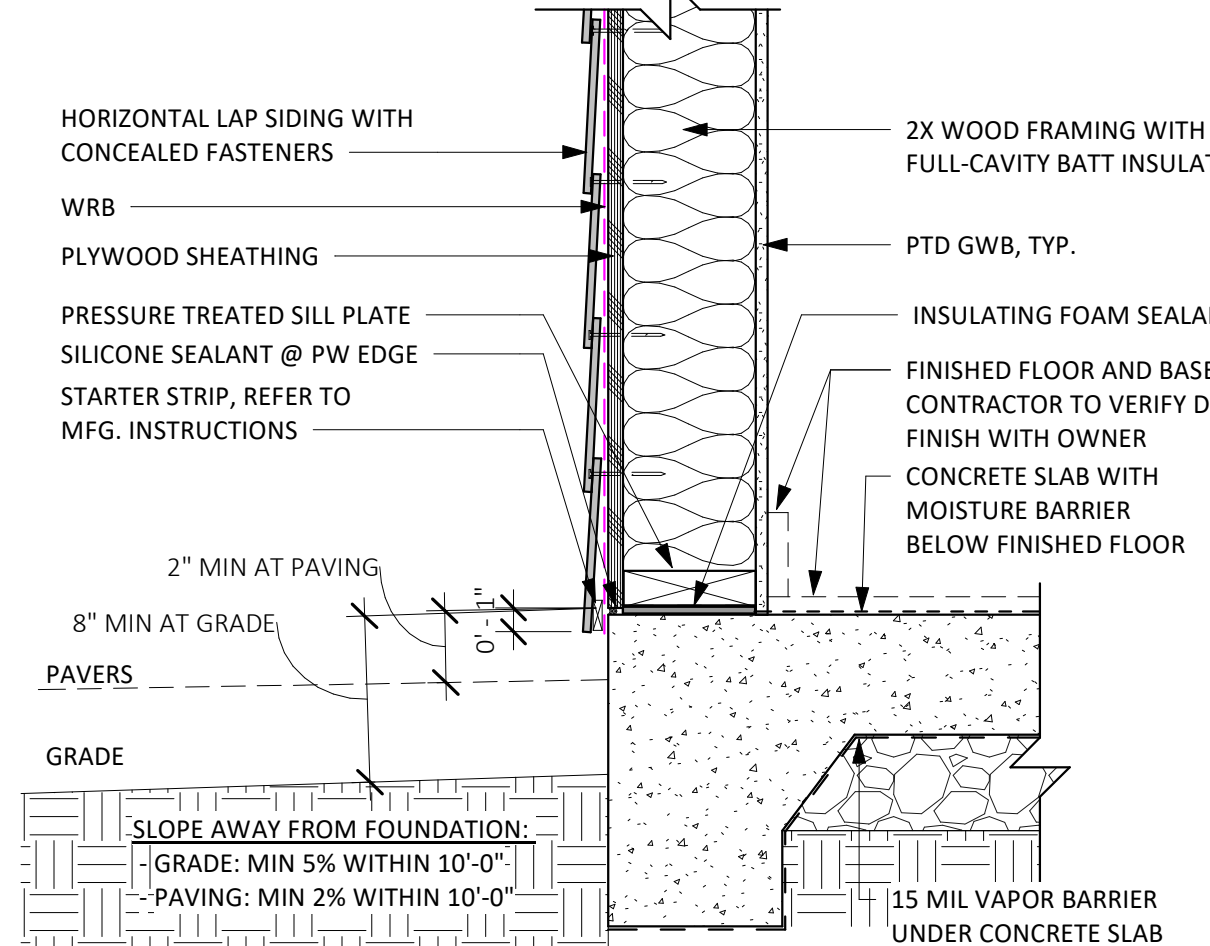
12 EAVE AT LAP SIDING
1 1/2" = 1'-0"



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



**BROCKETT
/ARCHITECT**

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2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY WARRANTY. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE RECIPIENT AGREES TO HOLD WORKBENCH, BROCKETT AND ITS AFFILIATES HARMLESS FROM AND AGAINST ALL LIABILITY, DAMAGES, LOSSES AND EXPENSES OF ANY KIND, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THEIR USE OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK. THE RECIPIENT AGREES TO HOLD WORKBENCH, BROCKETT AND ITS AFFILIATES HARMLESS FROM AND AGAINST ALL LIABILITY, DAMAGES AND LOSSES OF ANY KIND, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THEIR NEGLIGENCE OR OTHER INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
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CONSTRUCTION

PRINT DATE XX.XX.XXXX

A5.1

SCALE : AS NOTED

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.
3. 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, AND FINISHING, AND THE USE OF A MINIMUM OF A 1/2" CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 3 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER [CRC 317.1.5].
4. REFERENCE STRUCTURAL DETAILS, DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL RELATED MEMBER SIZES, CONNECTION DETAILS, REBAR REQUIREMENTS AND SPACING, HARDWARE AND SPECIFICATIONS.
5. REFER TO TITLE 24/MECHANICAL SHEETS FOR MINIMUM INSULATION VALUES.

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.

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 OSMF WEBSITE LISTS MANY TYPES OF EXTERIOR WALL COVERINGS THAT ARE APPROVED.

VENTS. **706A / CRO** **7.6**

VENTS SHALL NOT BE INSTALLED UNDER THE UNDERSIDE OF EAVES UNLESS THE VENTS ARE WILDLAND FLAME AND EMBER RESISTANT (WUI). VENTS ARE REQUIRED TO BE 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.

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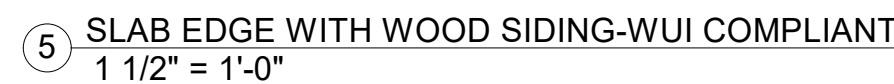
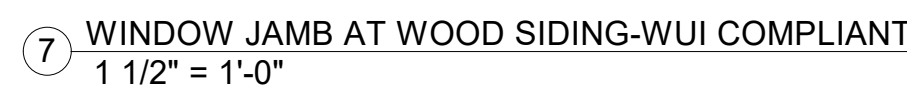
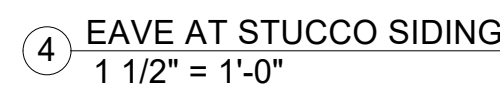
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Diagram illustrating the cross-section of a wall assembly, showing various layers and components:

- SIDING ZONE - SEE DETAILS
- CONTINUOUS WRB
- SHEATHING
- 5/8" TYPE X GWB ATTACHED WITH TYPE S DRYWALL SCREWS, SPACED 12" O.C.
- INSULATION, FILL CAVITY BETWEEN STUDS
- 5/8" TYPE-X PTD GWB
- 2x6 WD FRAMING @ 16" O.C.
- 5/8" TYPE X SHEATHING
- SIDING
- 0' - 5 1/2"
- 0' - 8 3/8"
- NOT TO SCALE



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

E4 STUCCO SIDING



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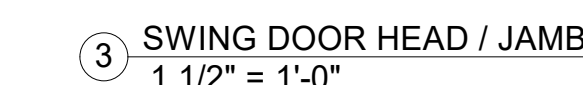
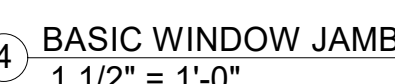
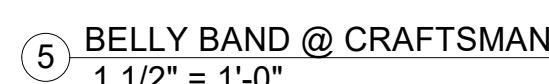
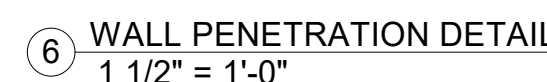
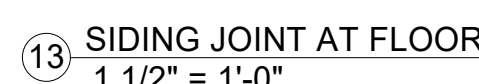
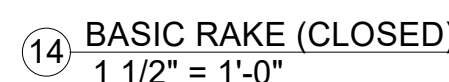
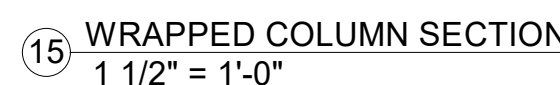
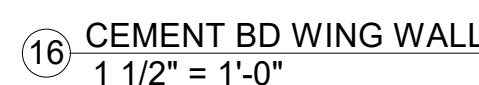
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A5.2

SCALE : AS NOTED



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PRE-DESIGNED ADU**
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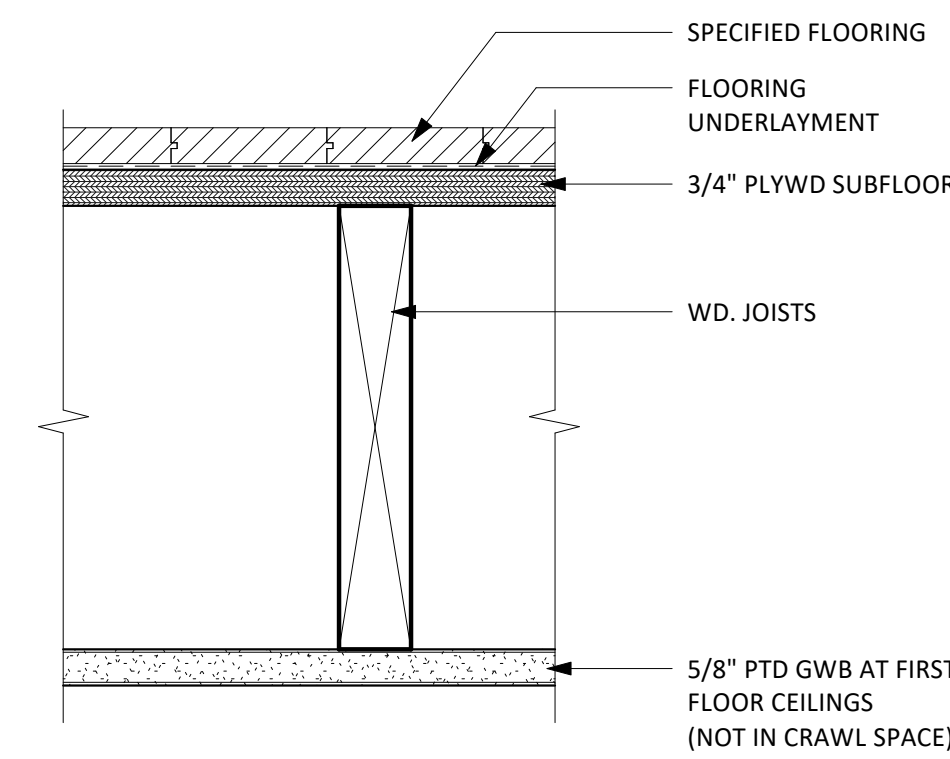
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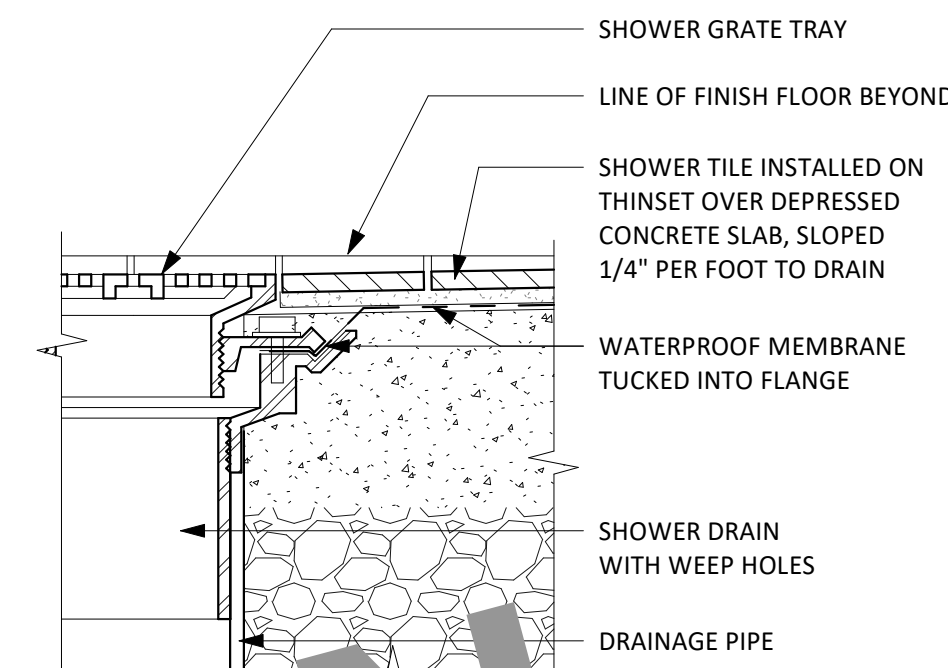
INTERIOR DETAILS &
WALL PARTITIONS

A5.3

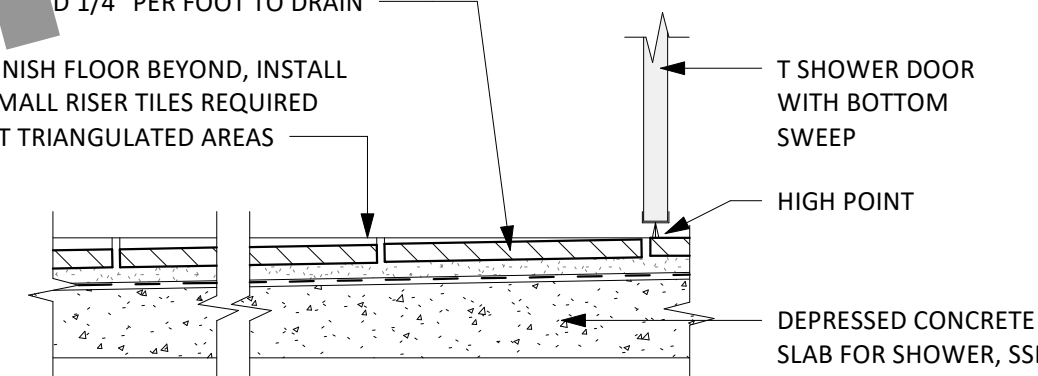
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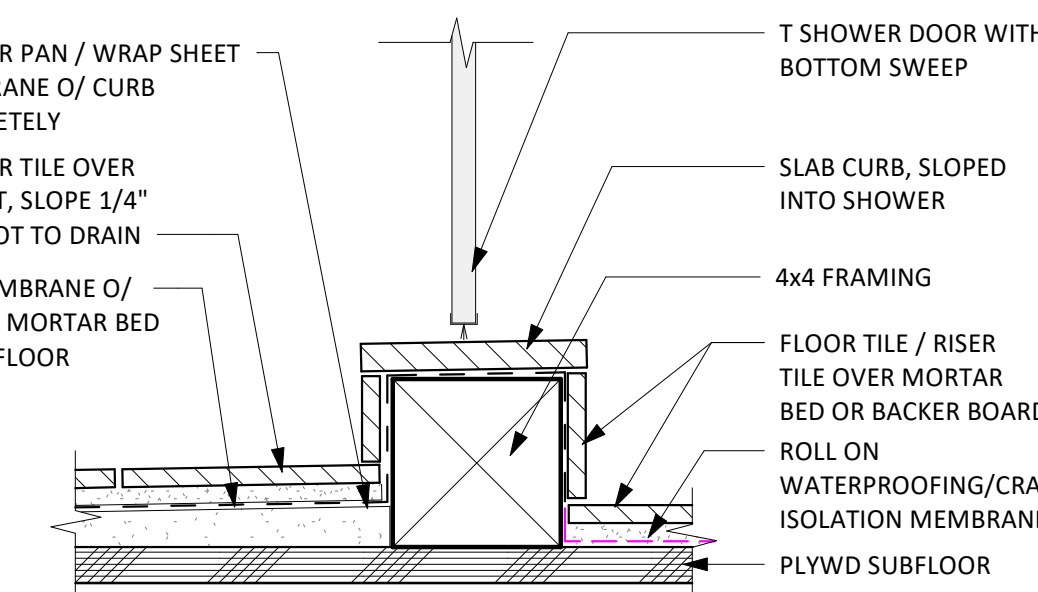
5 TYP. STORAGE LOFT FLOOR ASSEMBLY
3" = 1'-0"



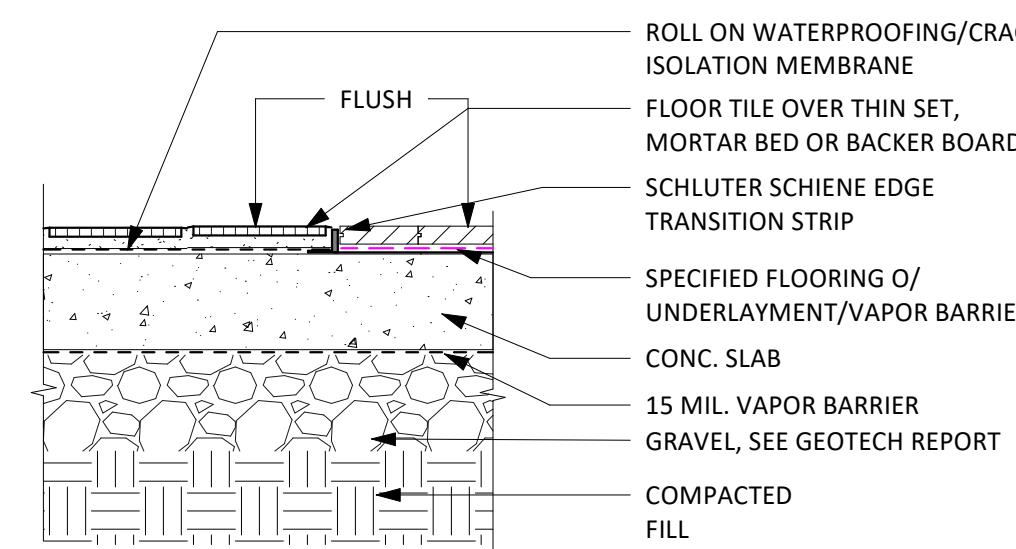
42 SHOWER DRAIN AT CONCRETE SLAB
3" = 1'-0"



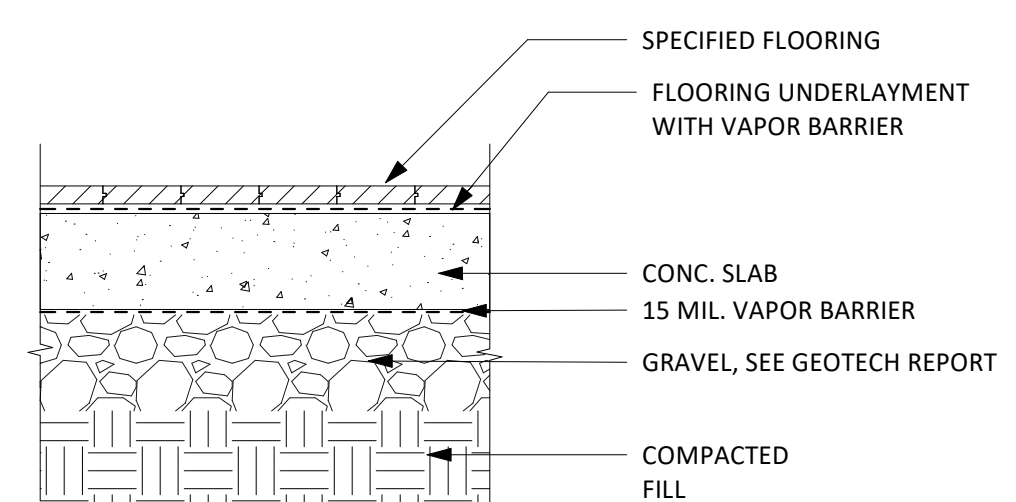
4 CURBLESS SHOWER DOOR AT SLAB (OPTIONAL)
3" = 1'-0"



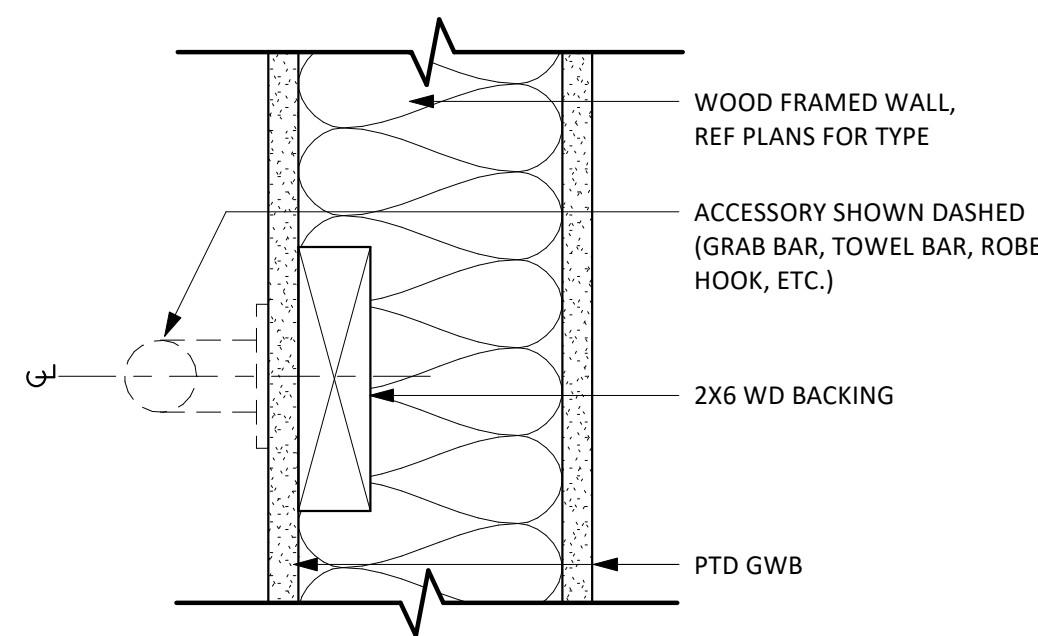
3 TYP. SHOWER CURB
3" = 1'-0"



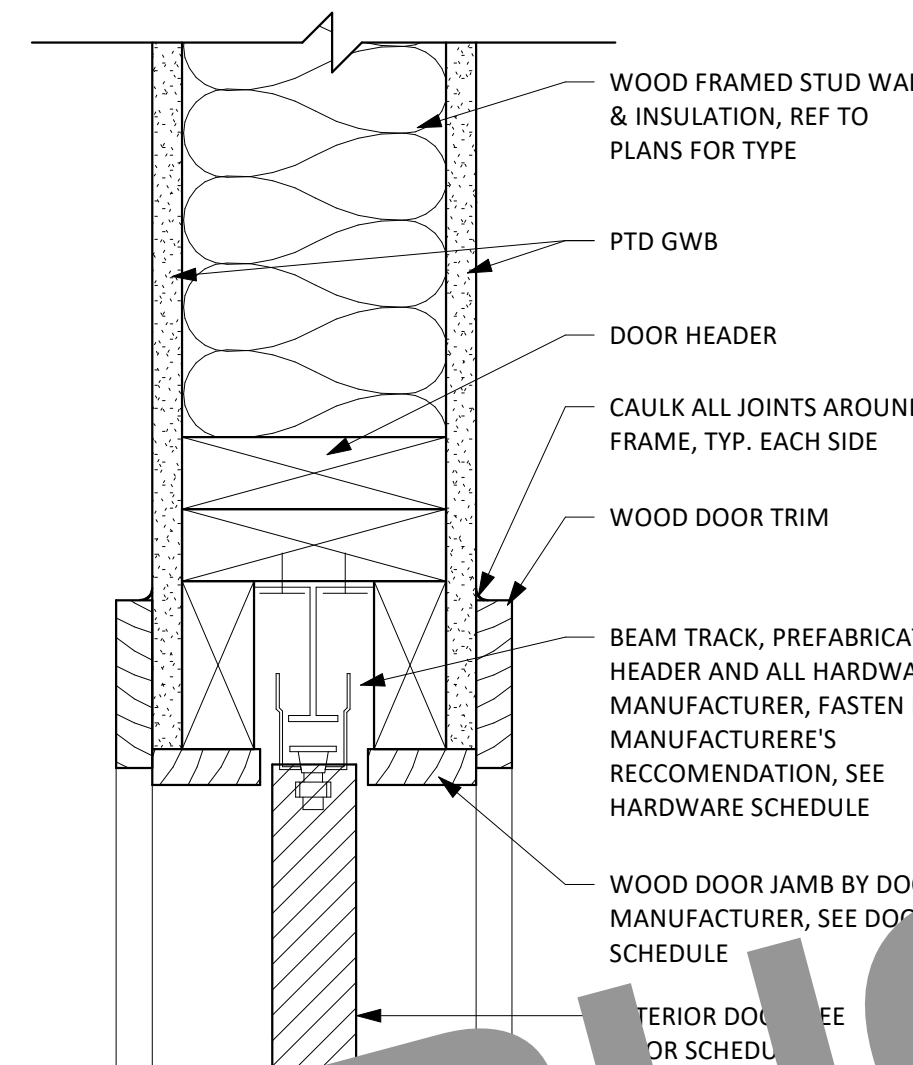
2 BASIC TILE TO WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



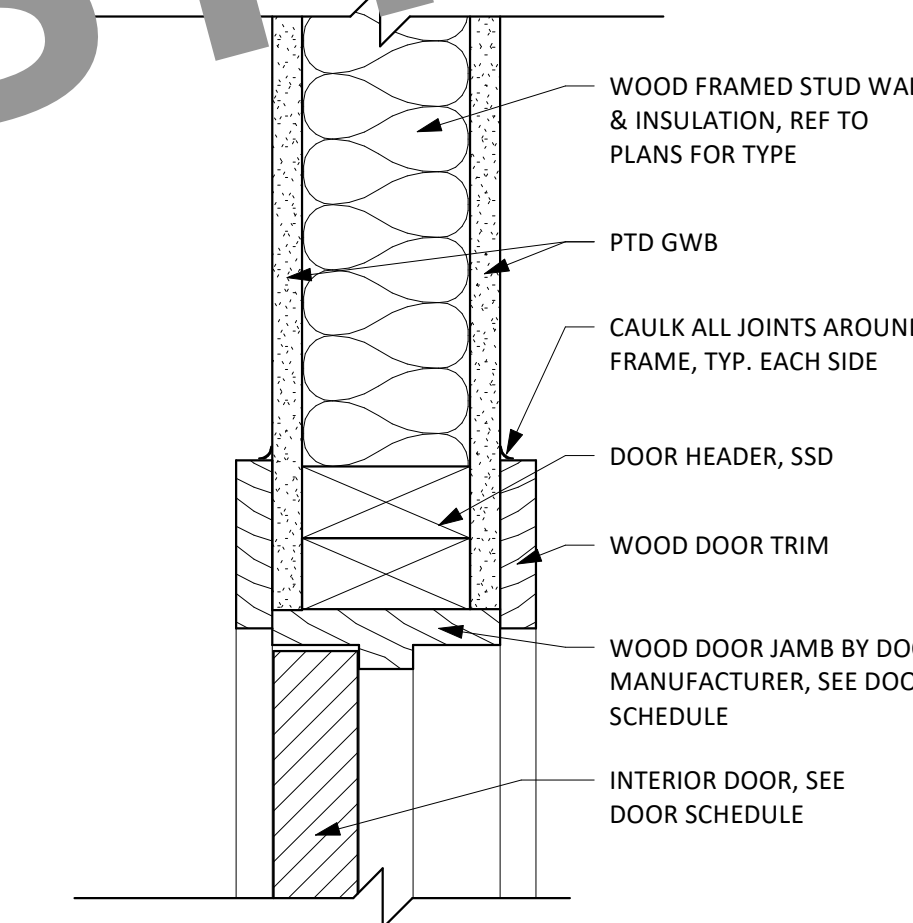
1 BASIC WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



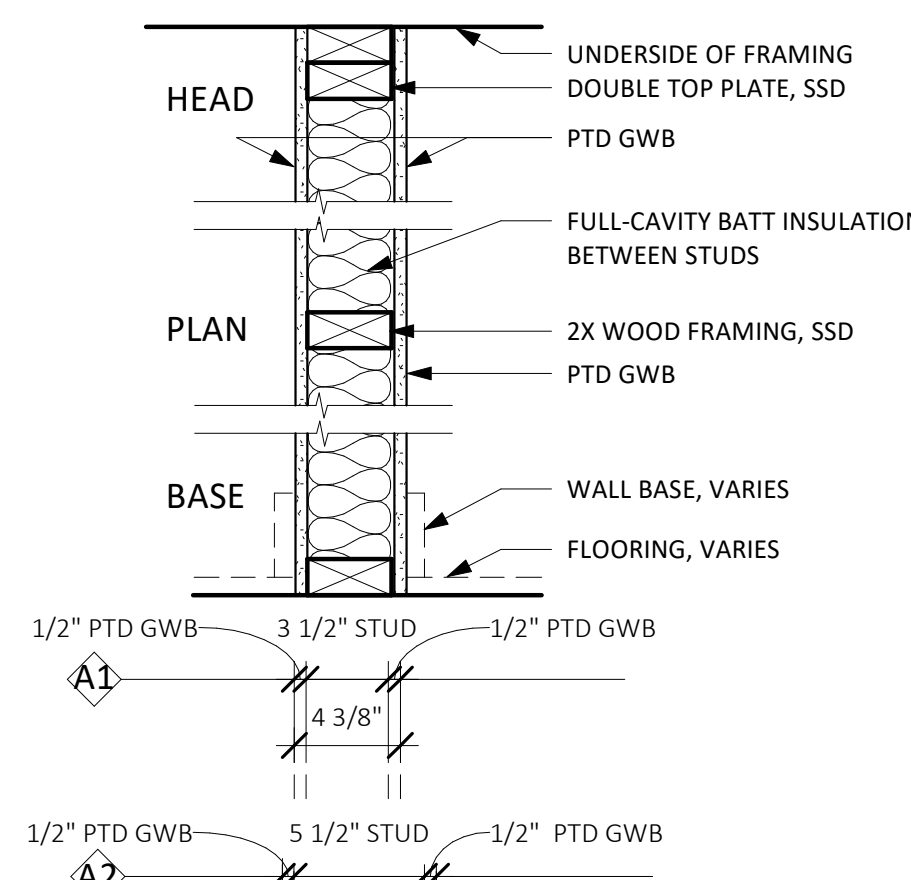
9 BLOCKING DETAIL
3" = 1'-0"



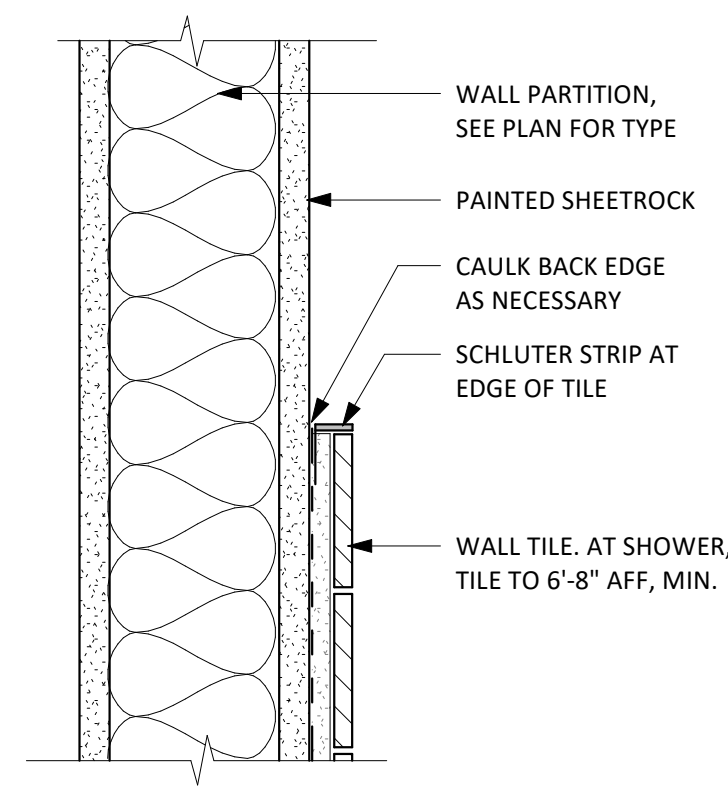
8 WOOD DOOR WOOD SOCKET
3" = 1'-0"



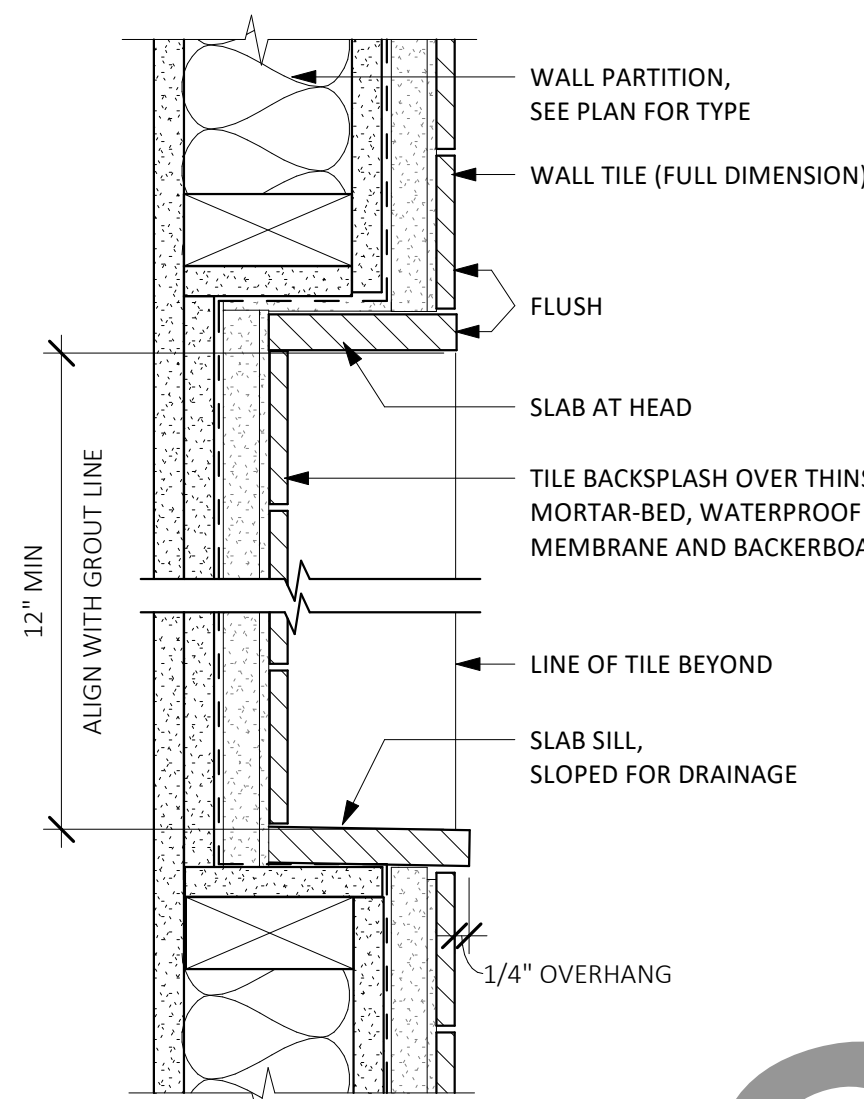
7 INTERIOR WOOD DOOR HEAD/JAMB
3" = 1'-0"



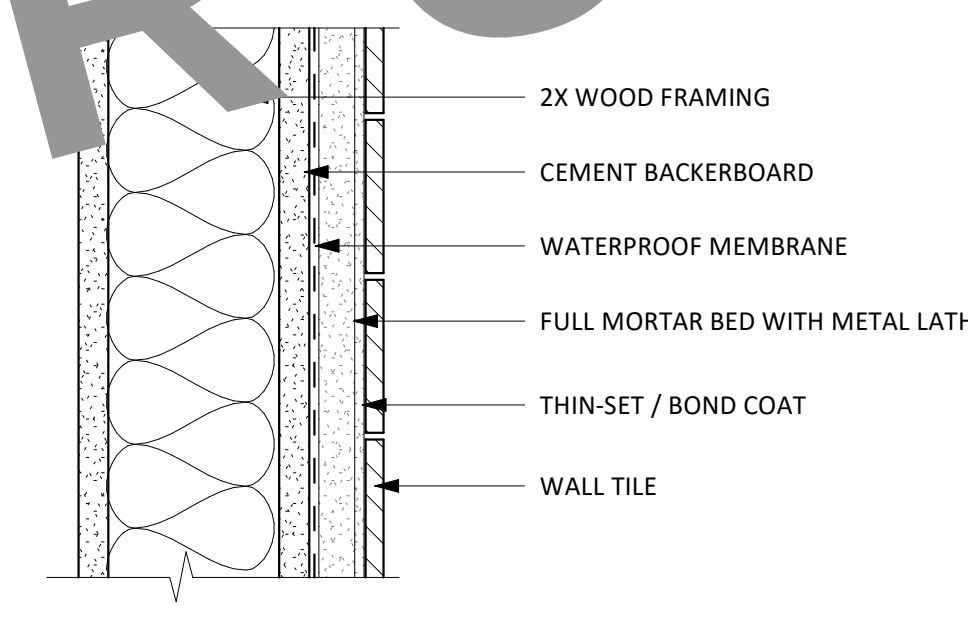
6 TYP. INTERIOR WALL PARTITION
1 1/2" = 1'-0"



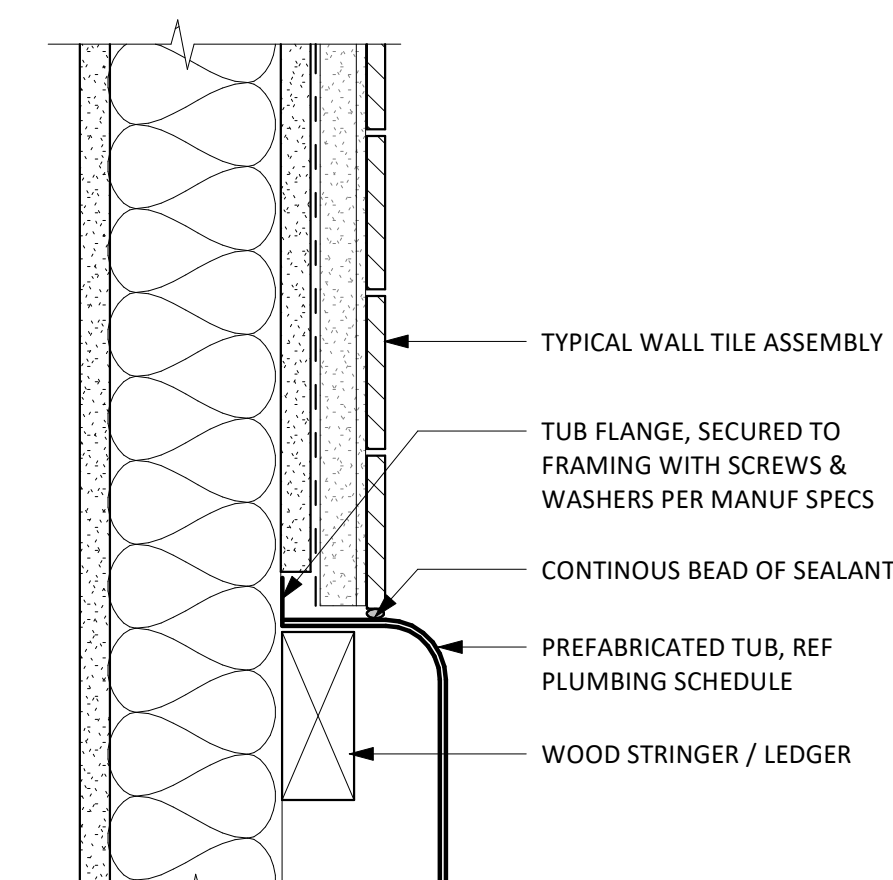
13 TILE / GYPSUM TRANSITION
3" = 1'-0"



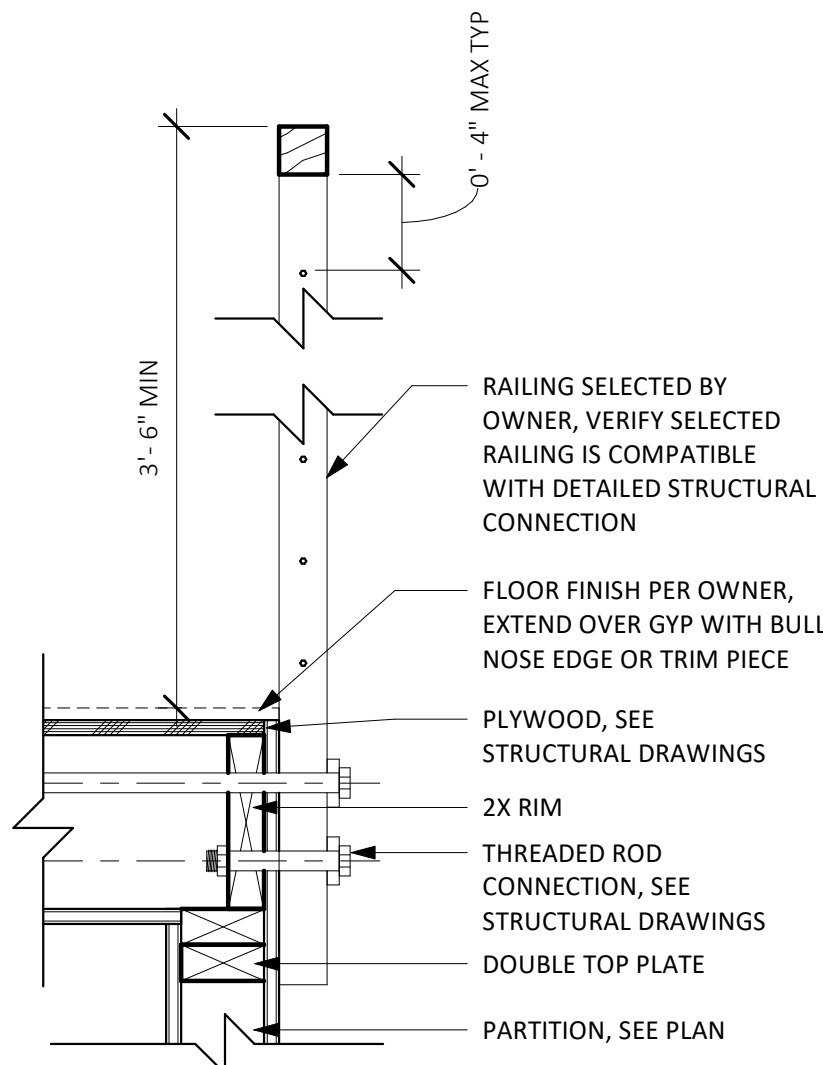
12 TILE NICHE
3" = 1'-0"



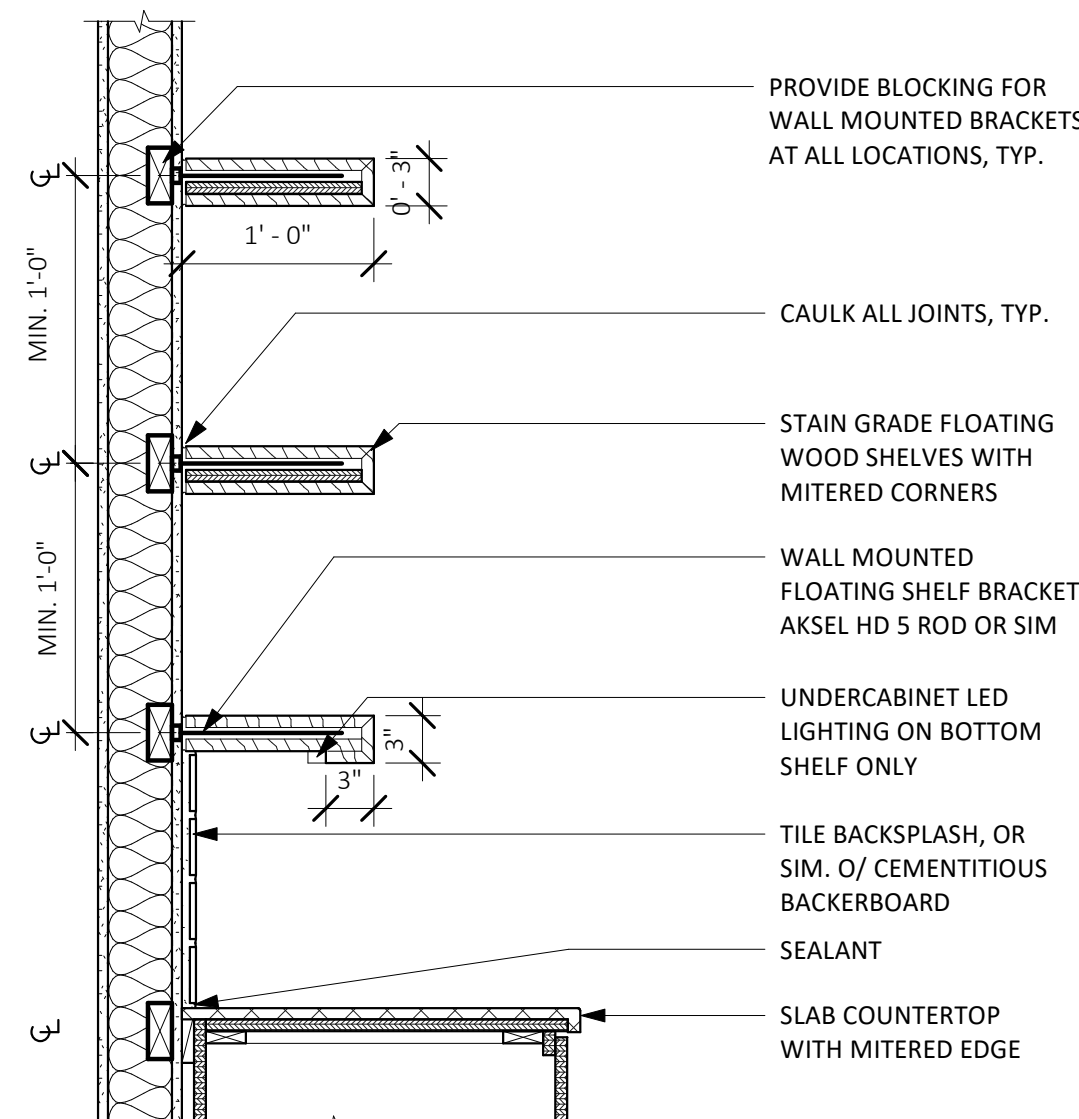
11 TYP. WALL TILE ASSEMBLY
3" = 1'-0"



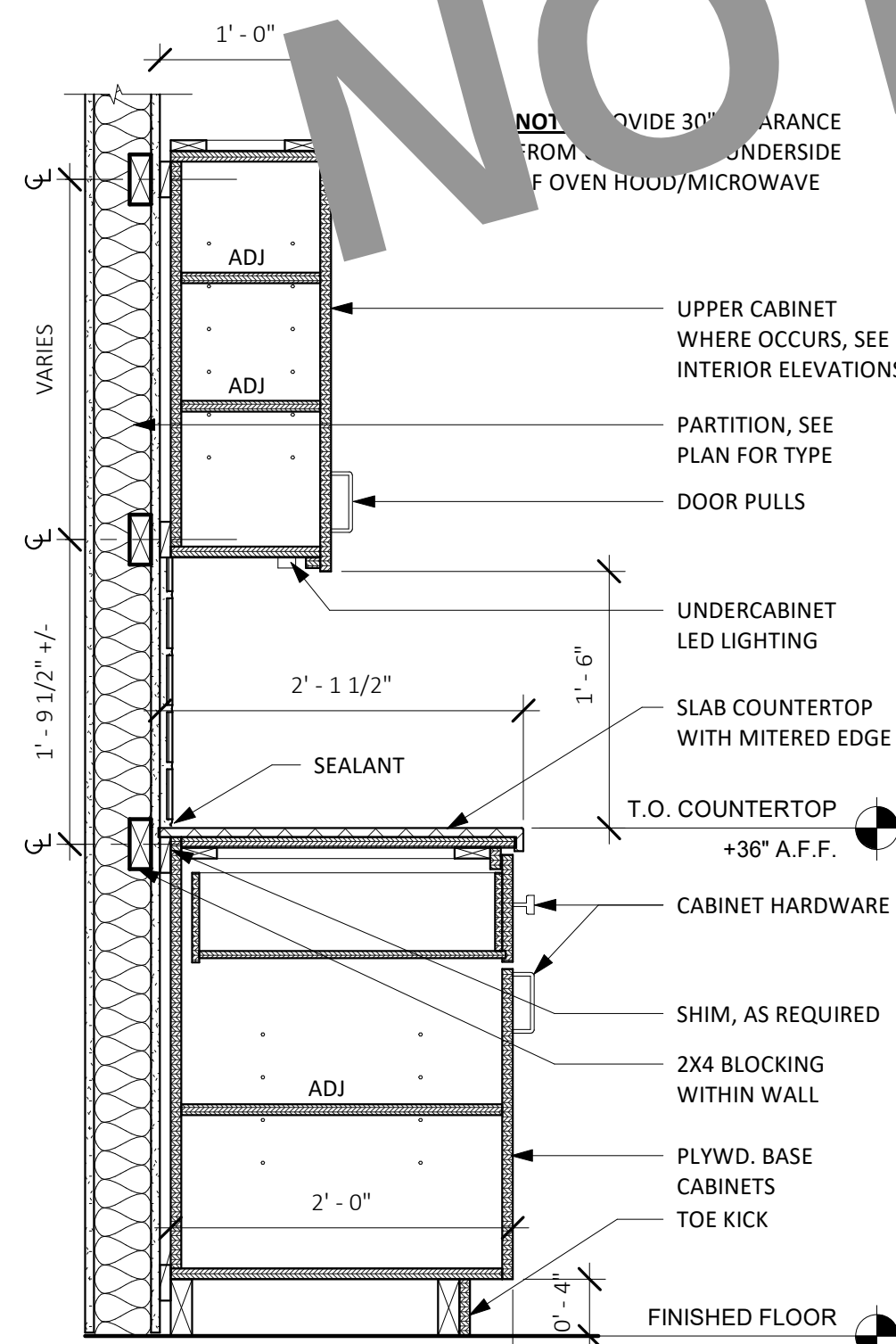
10 TILE AT TUB DECK
3" = 1'-0"



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"

WINDOW SCHEDULES

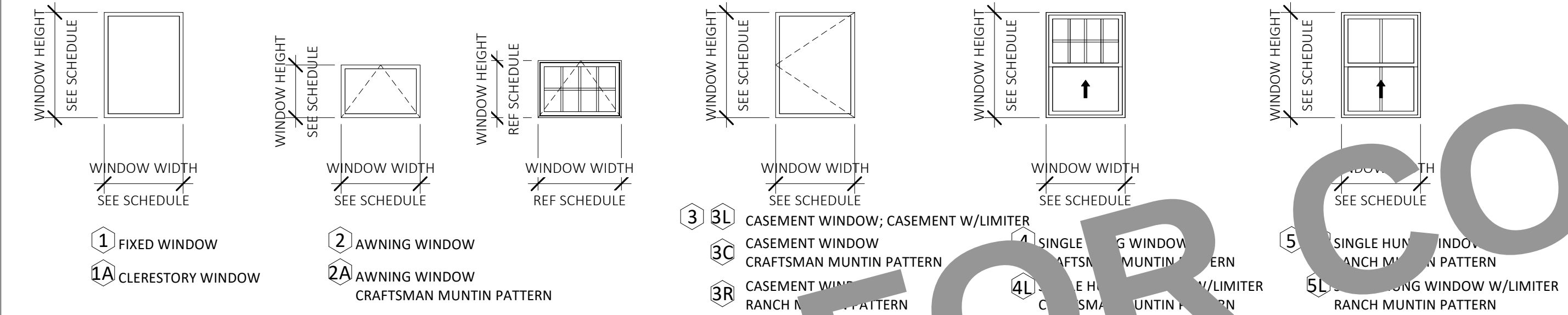
USE WINDOW SCHEDULE ONLY FOR SELECTED ARCHITECTURAL STYLE (REF. SHEET G0.0/PROJECT CHECKLIST)

WINDOW SCHEDULE - ONE BEDROOM PLUS - COASTAL RANCH							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
3R	CASEMENT	4	3' - 0"	4' - 0"	7' - 0"	3' - 0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
5A	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
WINDOW SCHEDULE - ONE BEDROOM PLUS - BACKYARD CRAFTSMAN							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
2A	AWNING	1	3' - 0"	2' - 0"	7' - 0"	5' - 0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
3C	CASEMENT	4	3' - 0"	4' - 0"	7' - 0"	3' - 0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
4	SINGLE HUNG	3	3' - 0"	4' - 0"	7' - 0"	3' - 0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
WINDOW SCHEDULE - ONE BEDROOM PLUS - CALIFORNIA MODERN							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
1	FIXED	1	3' - 0"	4' - 0"	7' - 0"	3' - 0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
2	AWNING	8	3' - 0"	2' - 0"	7' - 0"	3' - 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
WINDOW SCHEDULE - ONE BEDROOM PLUS - BEACH BUNGALOW							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
1	FIXED	1	3' - 0"	4' - 0"	7' - 0"	3' - 0"	PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
2	AWNING	3	3' - 0"	2' - 0"	7' - 0"	3' - 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

WINDOW MATERIAL LEGEND

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

WINDOW TYPES



GLAZING TYPES

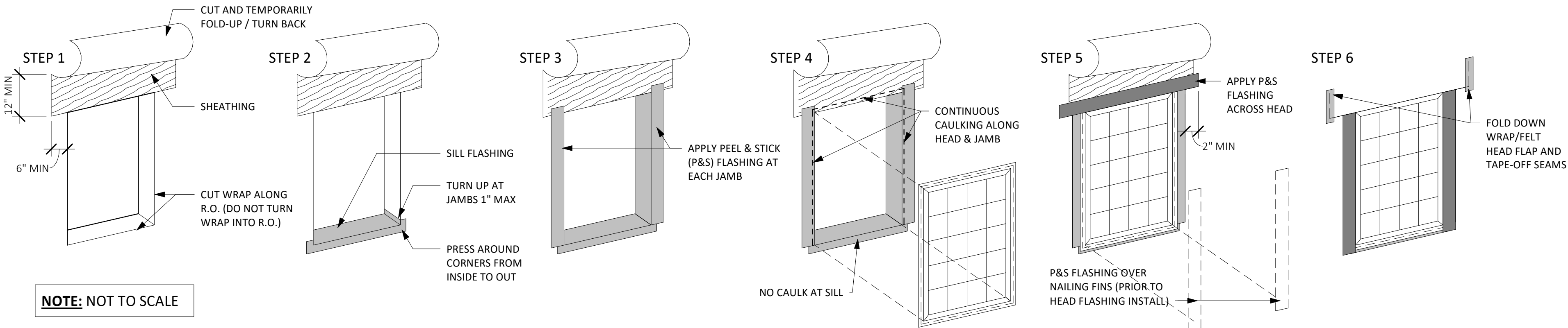
REFER TO TITLE 24 REPORT FOR REQUIRED U-FACTOR AND SHGC VALUES, N.T.E.	
GL-1	1" OVERALL DUAL-GLAZED, LOW-E IGU, CLEAR
GL-2	1" OVERALL DUAL-GLAZED, LOW-E IGU, CLEAR, TEMPERED
GL-3	1" OVERALL DUAL-GLAZED, LOW-E IGU, TEMPERED, TRANSLUCENT

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:

- 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



APPLIANCE SCHEDULE - ONE BEDROOM PLUS				
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			

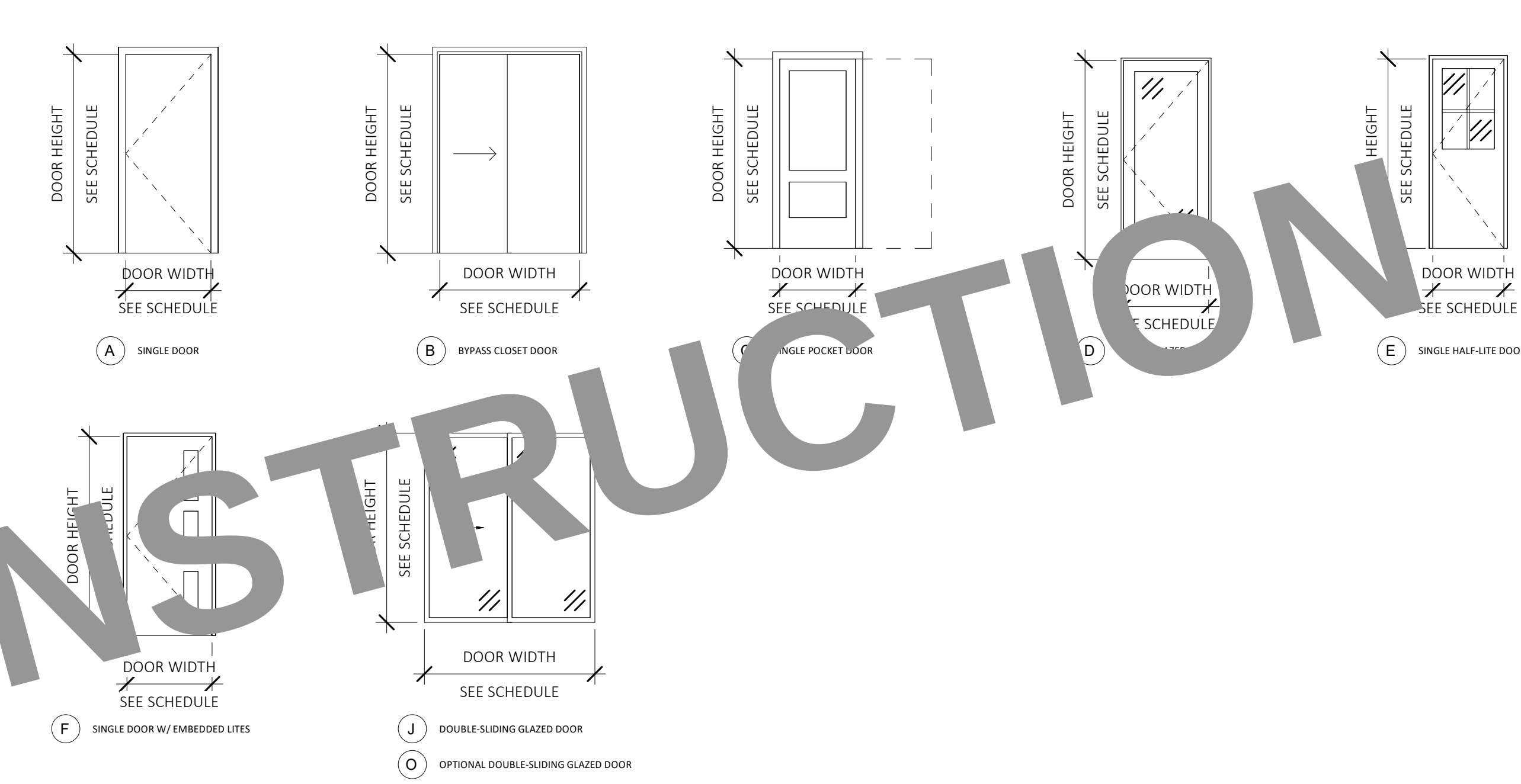
LIGHTING FIXTURE SCHEDULE - ONE BED PLUS				
TYPE	DESCRIPTION	MANUFACTURER	MODEL	COUNT
F1	LED DOWNLIGHT (LOW PROFILE)			18
F2	WALL SCONCE			1
F3	UNDERCABINET LED LIGHT			4
F3.2	UNDERCABINET LED LIGHT			1
F4	EXTERIOR WALL SCONCE			2

PLUMBING FIXTURE SCHEDULE - ONE BEDROOM PLUS				
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																	
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			
A01	M		BEDROOM	3' - 0"	7' - 0"	0' - 2"	SC	PTD	N/A	WD	PTD	7/A5.3	PER MFR	PER MFR	4		
D02	A-D-E*	EXTERIOR BACK ENTRY SWING DOOR	GREAT ROOM	2' - 6"	6' - 8"	0' - 2"			GL-2 TEMP			3/A5.2 OR 6/A5.1(WUI)	3/A5.2	1/A5.2 OR 2/A5.2	1	*DOOR TYPE DETERMINED BY HOMEOWNER BASED ON CHOSEN ARCHITECTURAL STYLE, SHEET G0.0. 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/A5.2 OR 6/A5.1(WUI)	3/A5.2	1/A5.2 OR 2/A5.2	1	*DOOR TYPE DETERMINED BY HOMEOWNER BASED ON CHOSEN ARCHITECTURAL STYLE, SHEET G0.0. 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 G0.0. 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 G0.0. 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 G0.0	
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/A5.3	PER MFR	PER MFR	3		

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					E	EXISTING		
E	EXISTING								

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:



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SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

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/ARCHITECT

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CENTRAL COAST
PRE-DESIGNED ADU
ONE BEDROOM + DEN
746 GSF

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

SCHEDULES - ONE
BEDROOM PLUS

A6.0

SCALE: AS NOTED

8
S0.1

NOTE: FOR ADDITIONAL NOTES NOT SHOWN SEE TYP FND DETAIL

NOTE: FOR ADDITIONAL NOTES NOT SHOWN SEE INTERIOR FOUNDATION DTL

TYP HOLDOWN AT INTERIOR FOOTING

NOTES

1. INDIVIDUAL PLYWOOD PIECES SHALL NOT BE LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8 SQ. FT.
2. (2) SILL BOLTS MINIMUM PER PANEL W/ 4" MIN. AND 8" MAX. FROM EACH END. HOLDOWN ANCHOR BOLT DOES NOTCOUNT AS A SILL BOLT.
3. WHERE NAILS ARE SPACED LESS THAN 4 INCHES ON CENTER, FRAMING MEMBER AND/OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND STAGGERED NAILING. OR USE DOUBLE FRAMING MEMBERS THAT ARE AT LEAST 2" IN NOMINAL THICKNESS.
4. SEE TYP. STUD WALL FRAMING DETAIL FOR INFORMATION NOT SHOWN.
5. SEE PLAN FOR SHEARWALL SCHEDULE.
6. THIS DETAIL REPRESENTS TYP. SHEARWALL CONSTRUCTION. ACTUAL PROJECT CONDITIONS MAY VARY

5
S0.1

1/2" = 1'-0"

DBL TOP PLATE

2x CRIPPLE STUDS

2x FULL HEIGHT KING STUDS

HEADER PLATE

2x JACK STUD / TRIMMERS

2x SILL

CRIPPLE STUD

ANCHOR BOLTS

2x SILL PLATE

CONSTRUCTION

6

S0.1

TYP WALL FRAMING

$1/2" = 1'-0"$

PERPENDICULAR

ALTERNATE PERPENDICULAR

NOTE: DO NOT NAIL TOO TIGHT. ALLOW NAIL TO SLIDE IN CLIP

NON BEARING AND NON BRACED/SHEAR INTERIOR WALLS AT TOP

The diagrams illustrate various reinforcement methods for a concrete slab:

- CONTINUOUS PLY:** Shows a slab with a continuous reinforcement ply across multiple supports.
- SHEARWALL, TYP SEE PLAN:** Shows a slab with a shearwall section, where the reinforcement is detailed according to the plan view.
- BOTTOM PL NAILING, TYP SEE SHEAR SCHEDULE:** Shows a slab with bottom reinforcement bars secured by nailing, with details specified in the shear schedule.
- E.N., TYP:** Shows a slab with end nailing (E.N.) at the supports, where the reinforcement is secured by nailing.

1 CONT SHEAR WALL PLAN DETAIL
S0.1 $\frac{3}{4}" = 1'-0"$

The image contains two technical drawings illustrating hold-down details for shear walls and edge connections. The left drawing shows a cross-section of a wall with a hold-down post and a shear ply. The right drawing shows a cross-section of a wall with a hold-down post and a shear ply, with a note indicating the bottom of the wall is to be finished down to the hold-down post.

Labels for the left drawing:

- SHEAR PLY SEE PLAN AND SCHEDULE, TYP
- TYP EDGE NAILING (E.N.)
- HOLDOWN, SEE PLAN AND TYP HOLDOWN DETAIL
- HOLDOWN POST
- USE BOTTOM OF WALL TO FINISH DOWN TO HOLDOWN POST

Labels for the right drawing:

- TYP EDGE NAILING (E.N.)
- HOLDOWN, SEE PLAN AND TYP HOLDOWN DETAIL
- HOLDOWN POST
- USE BOTTOM OF WALL TO FINISH DOWN TO HOLDOWN POST

INTERSECTING SHEAR WALL AND HOLDOWN POST DETAIL

The image contains three technical drawings of beam-column connections, labeled 'TYP. CONDITION', 'CORNER CONDITION', and 'AT COLUMN CAP'. The drawings show cross-sections of a beam and column with reinforcement details. Labels include: 'BEAM', '2x FULL HT STUD EACH SIDE OF BM UNO W/ (4) 16d to BM and 16d AT 12" O.C. TO POST', 'MSTA24 STRAP AT DBL 2x PL (BEND STRAP AROUND POST AT CORNER)', 'POST TO MATCH BEAM WIDTH', 'COLUMN CAP. SEE PLAN', and 'POST TO MATCH BEAM WIDTH'.

TYPICAL POST TO BEAM CONN

Diagram illustrating the elevation view of a shear wall panel with an opening. The wall is shown with a central rectangular opening. The wall is reinforced with vertical and horizontal bars, and the opening is reinforced with diagonal bars. The diagram includes the following annotations:

- SHEAR WALL PANEL WITH OPENING
- DBL TOP PL
- SHEAR PLY ALL AROUND OPENING (SHOWN SHADED)
- CONTINUE STRAP ACROSS SHEAR WALL PANEL
- TYP EDGE NAILING TO HDR, SILL, BLOCKING, AND FULL HEIGHT OF STUD
- 2x FLAT BLOCKING, TYP
- SIMPSON CS16 STRAP AT HEADER AND SILL W/ 8d NAILS TYP UNO BEND AROUND CORNERS WHERE REQUIRED
- PROVIDE HOLDOWN AT EACH END OF SHEAR WALL PANEL WHEN NOTED
- SEE FOUNDATION PLAN FOR LOCATION AND SIZE
- 2'-0" MIN TYP
- OPENING

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

STRAP AROUND OPENING

REVISION SCHEDULE		
REV	DATE	BY
1	7-14-23	CT

CM Taylor
STRUCTURAL
ENGINEERING

CM Taylor Structural Engineering, Inc. 4245 Capitola Rd. Suite 204, Capitola, CA 95010
Phone: 831-854-2484
email: contact@cmtailorve.com

CENTRAL COAST STOCK ADU

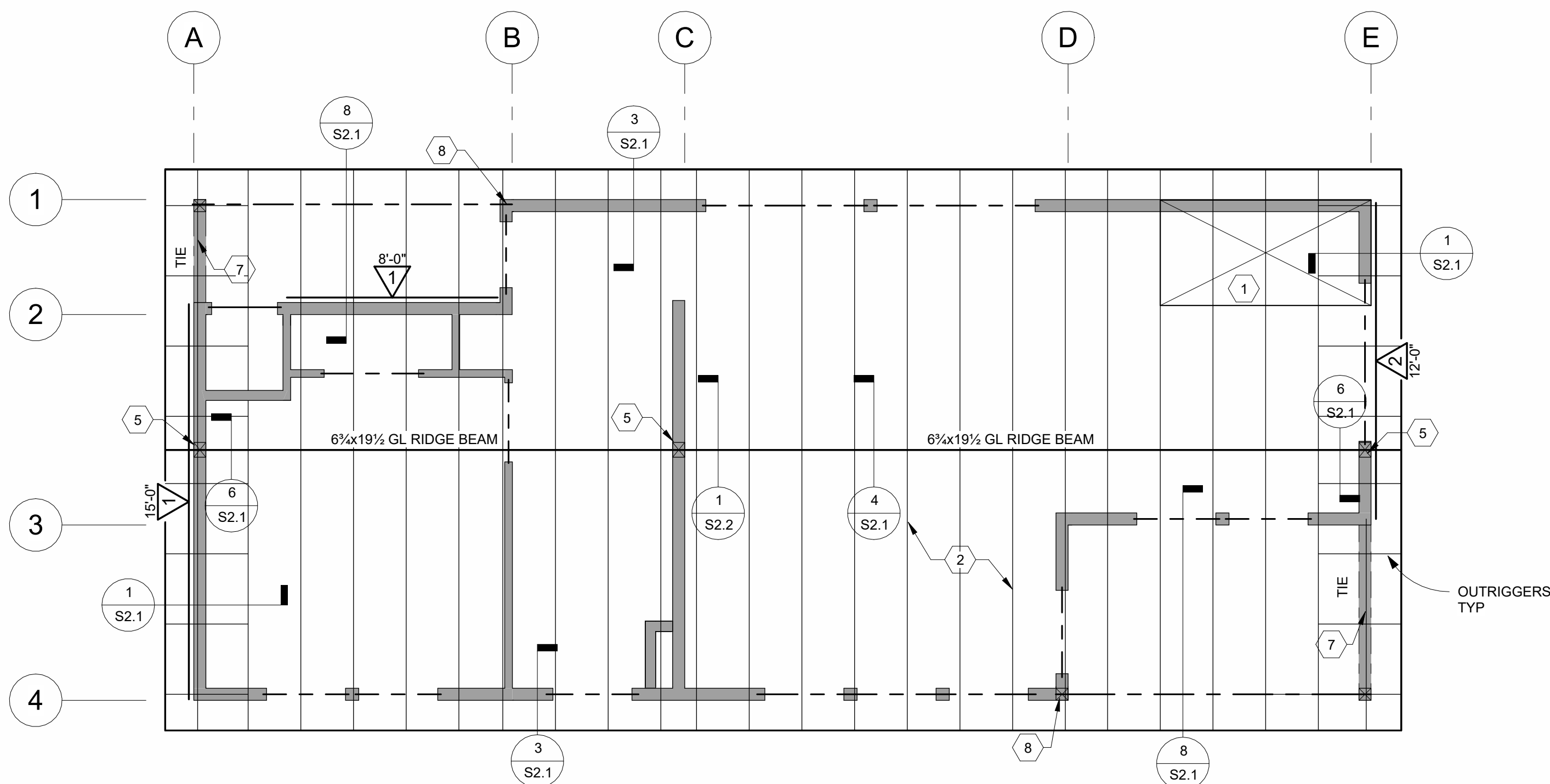
TYPICAL DETAILS

DATE: 11-18-2022

JOB NO: 21091

SHEET

S0.1



ONE BEDROOM PLUS STUDIO ROOF FRAMING PLAN

1/4" = 1'-0"

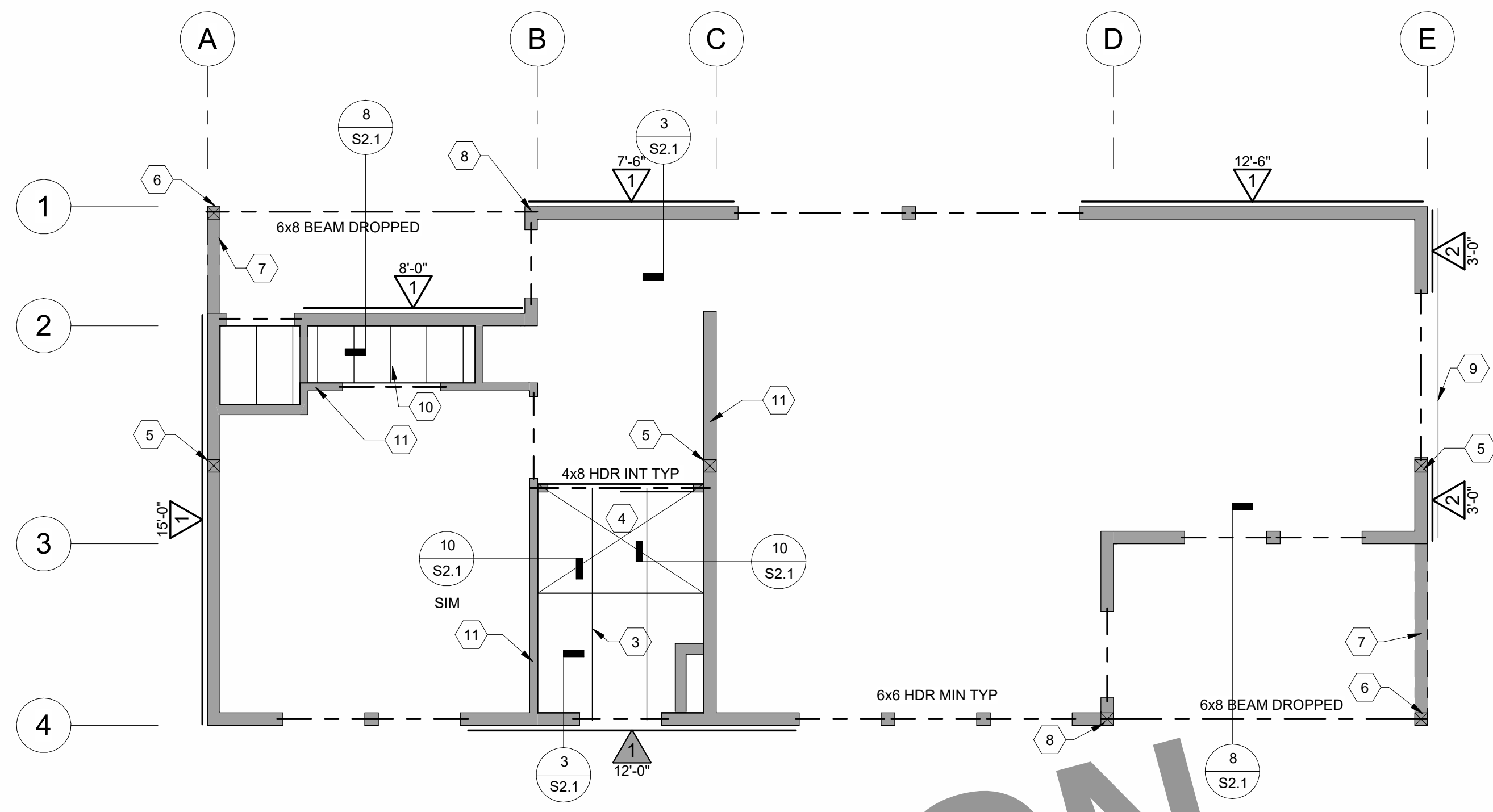
ONE BEDROOM PLUS ROOF & CEILING FRAMING PLAN KEYNOTES	
NOTE NUMBER	NOTE TEXT
1	ROOF PLYWOOD, SEE ROOF FRAMING AND CEILING/LOFT FRAMING NOTES
2	2x10 RAFTERS AT 24" O.C.
3	2x8 CEILING JOIST AT 16" O.C.
4	CEILING PLYWOOD SEE ROOF AND CELING FRAMING NOTES
5	6x8 RIPPED RIDGE POST
6	6x6 POST WITH EPC62 OR ECC66 POST CAP
7	WALL WHERE OCCURS AT BEACH BUNGALOW DESIGN
8	6x6 FULL HEIGHT POST
9	BEAM POCKET 6x6 POST SEE DETAIL 3/S0.1 OK TO NOTCH TOP OF 6x BEAM UNDER E
10	STRAP ACROSS HEADER WITH CS16 HEADER PROVIDE BLOCKING SEE DETAIL 4/S0.1
11	2x6 CEILING JOIST AT 16" O.C. BETWEEN FULL HEIGHT STUDS
12	FULLT HEIGHT WALLS

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 HOLDOWN 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 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	POST ABOVE
4	SEE DETAIL 5/S2.0 WALL AT BEACH BUNGALOW
5	6x6 POST WITH PBS66 OR CBS66
6	ISOLATED PEDESTAL AND FOOTING
7	OPTIONAL CONCRETE SLAB DEPRESSION (1-1/2" MAX) SAD

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

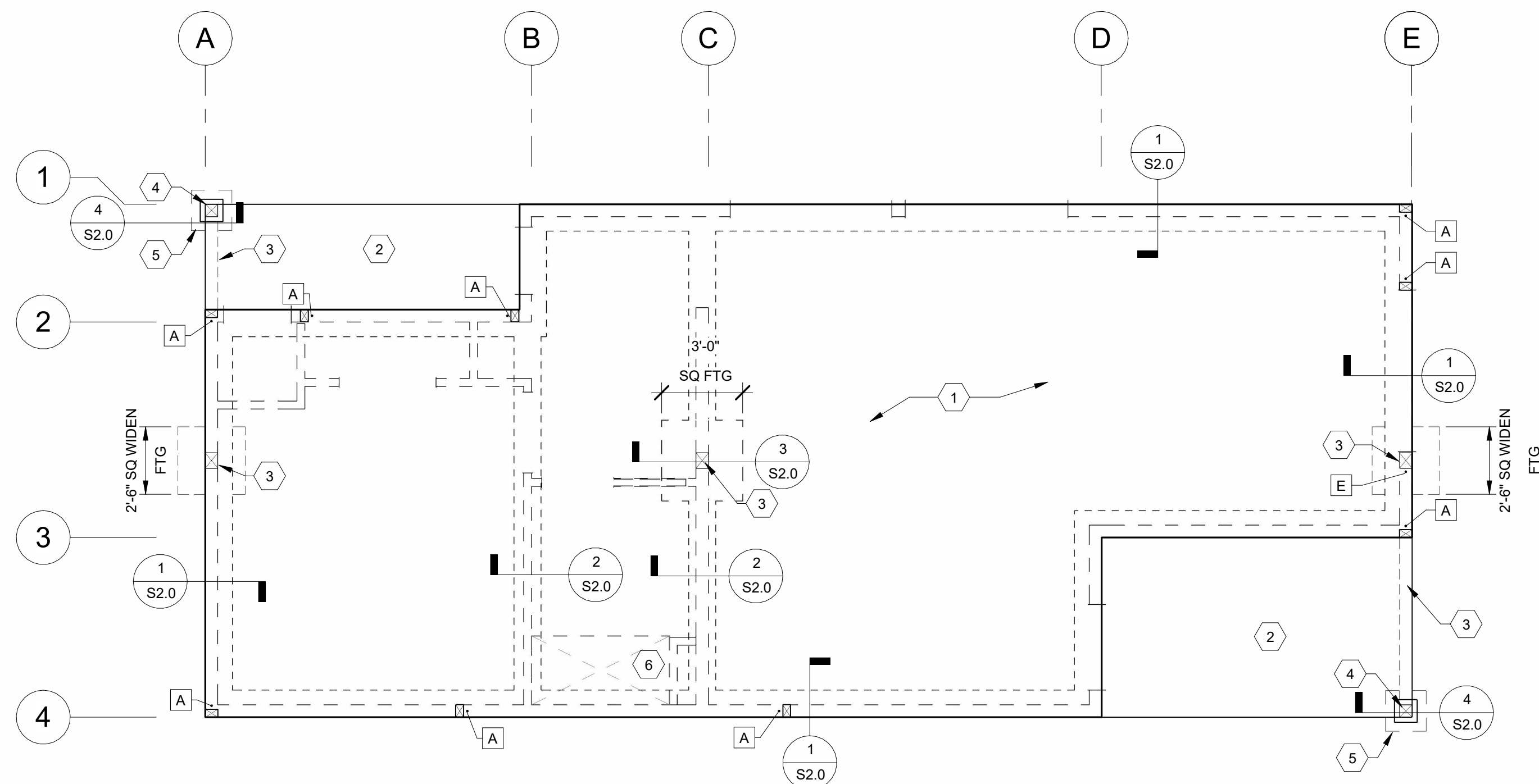


ONE BEDROOM PLUS STUDIO CEILING/LOFT FRAMING PLAN

1/4" = 1'-0"

ROOF AND CEILING/LOFT FRAMING NOTES

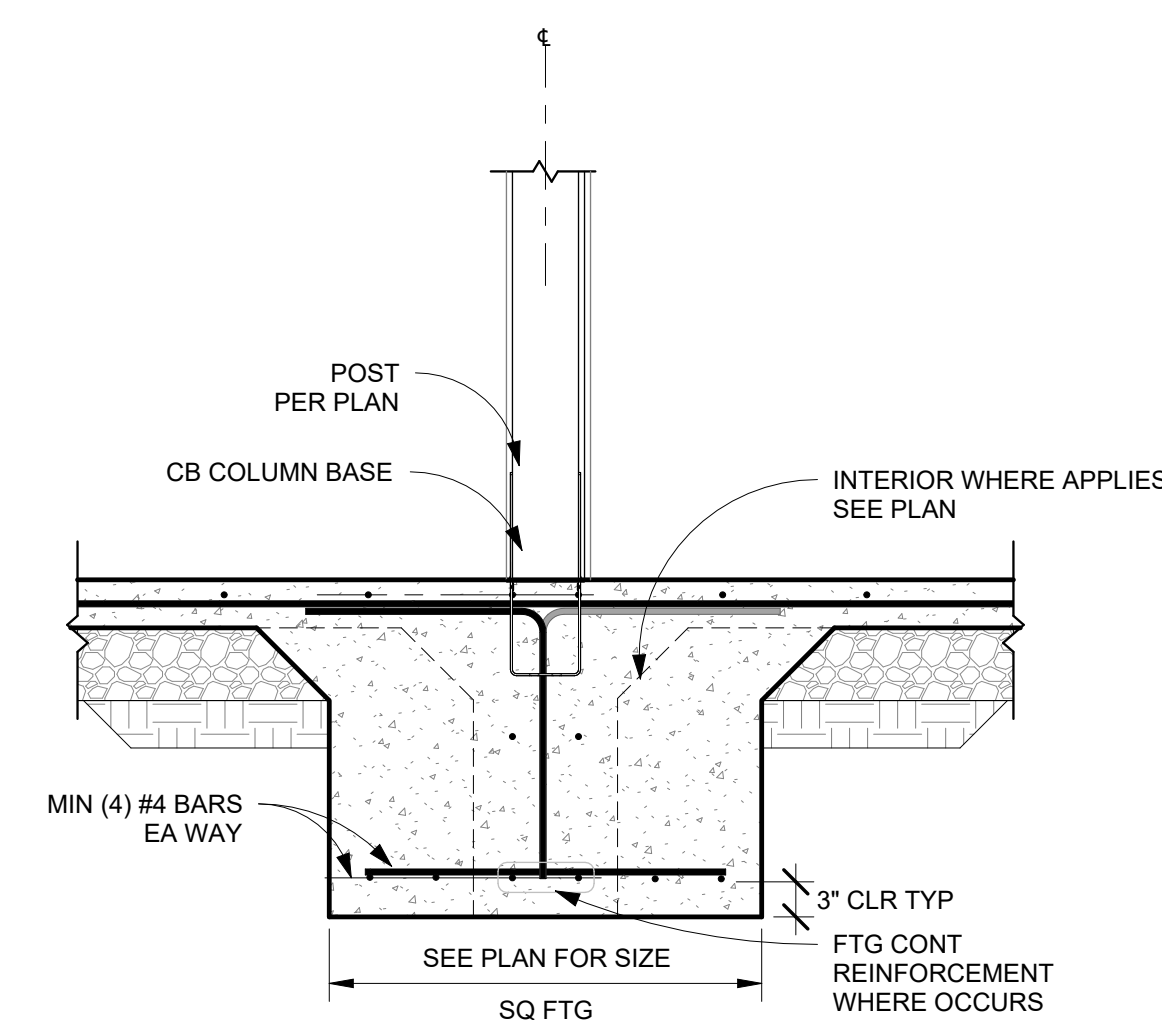
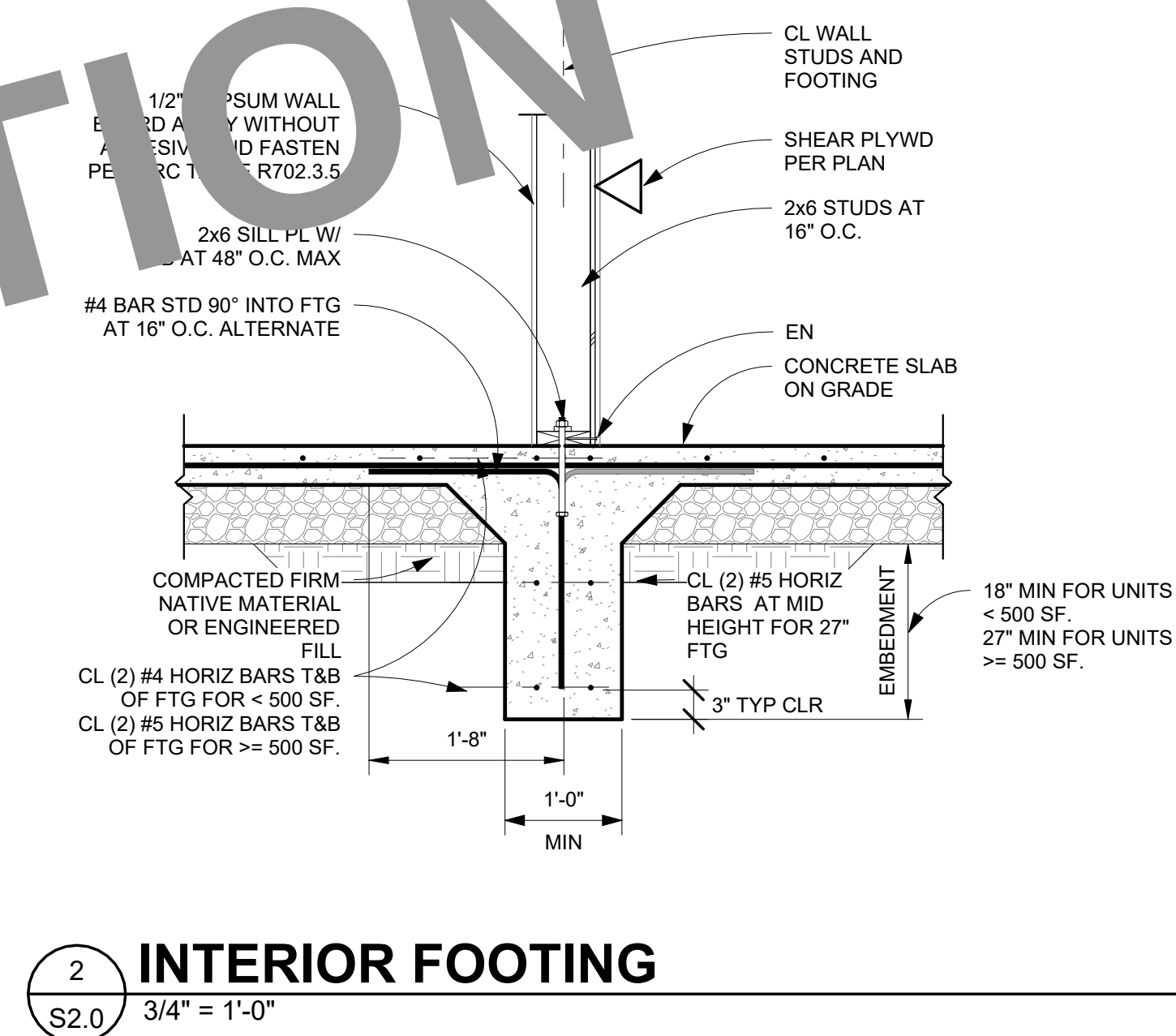
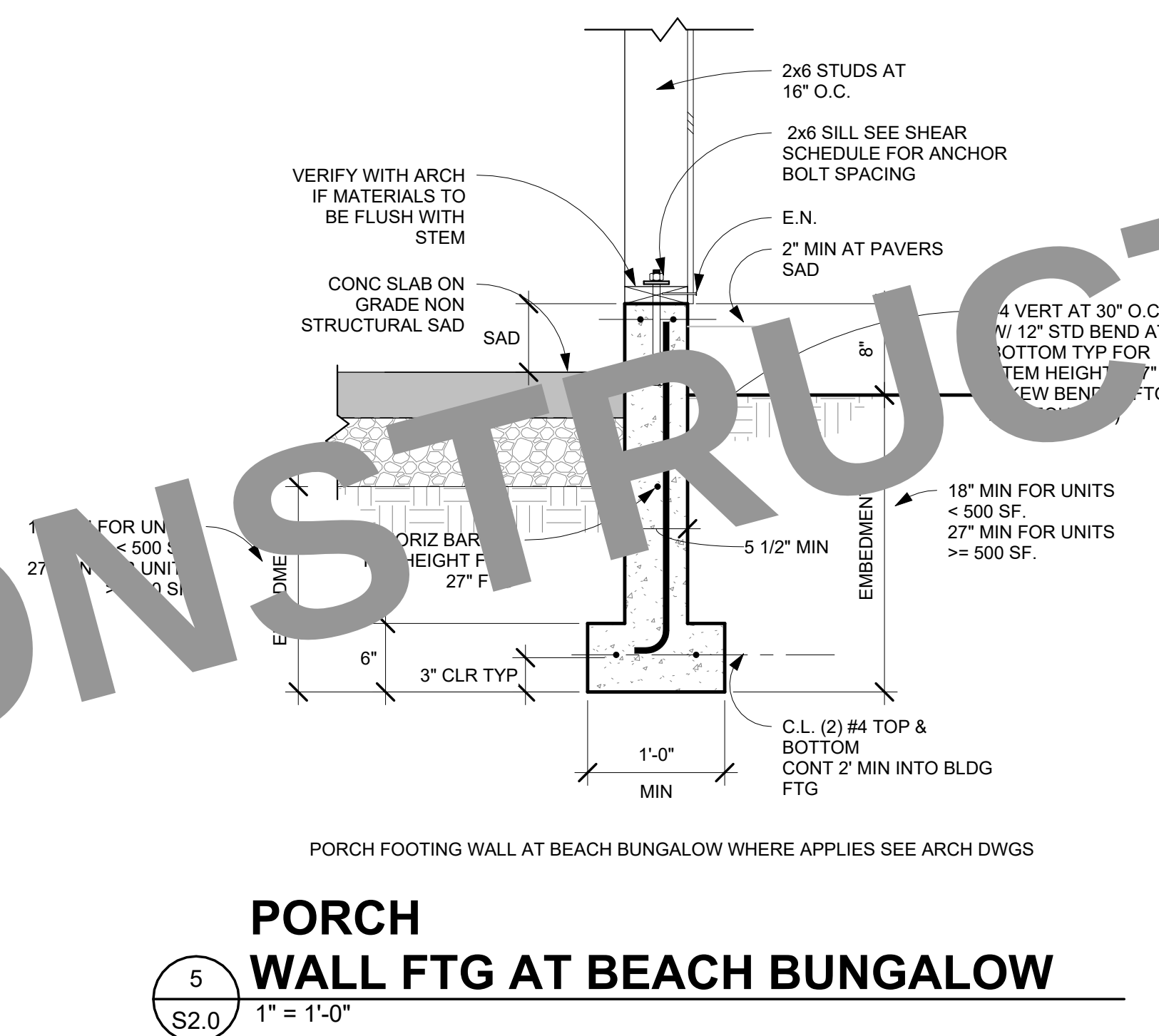
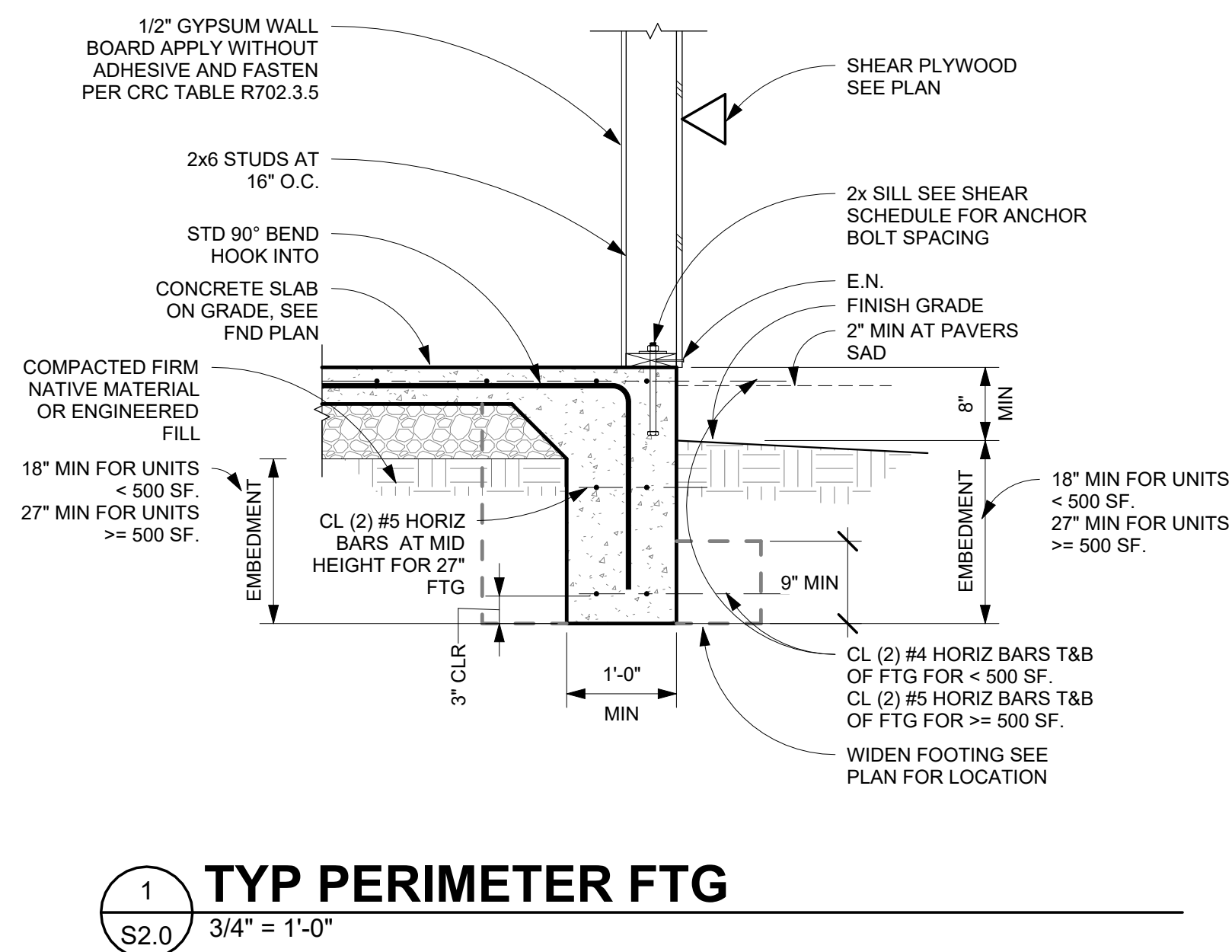
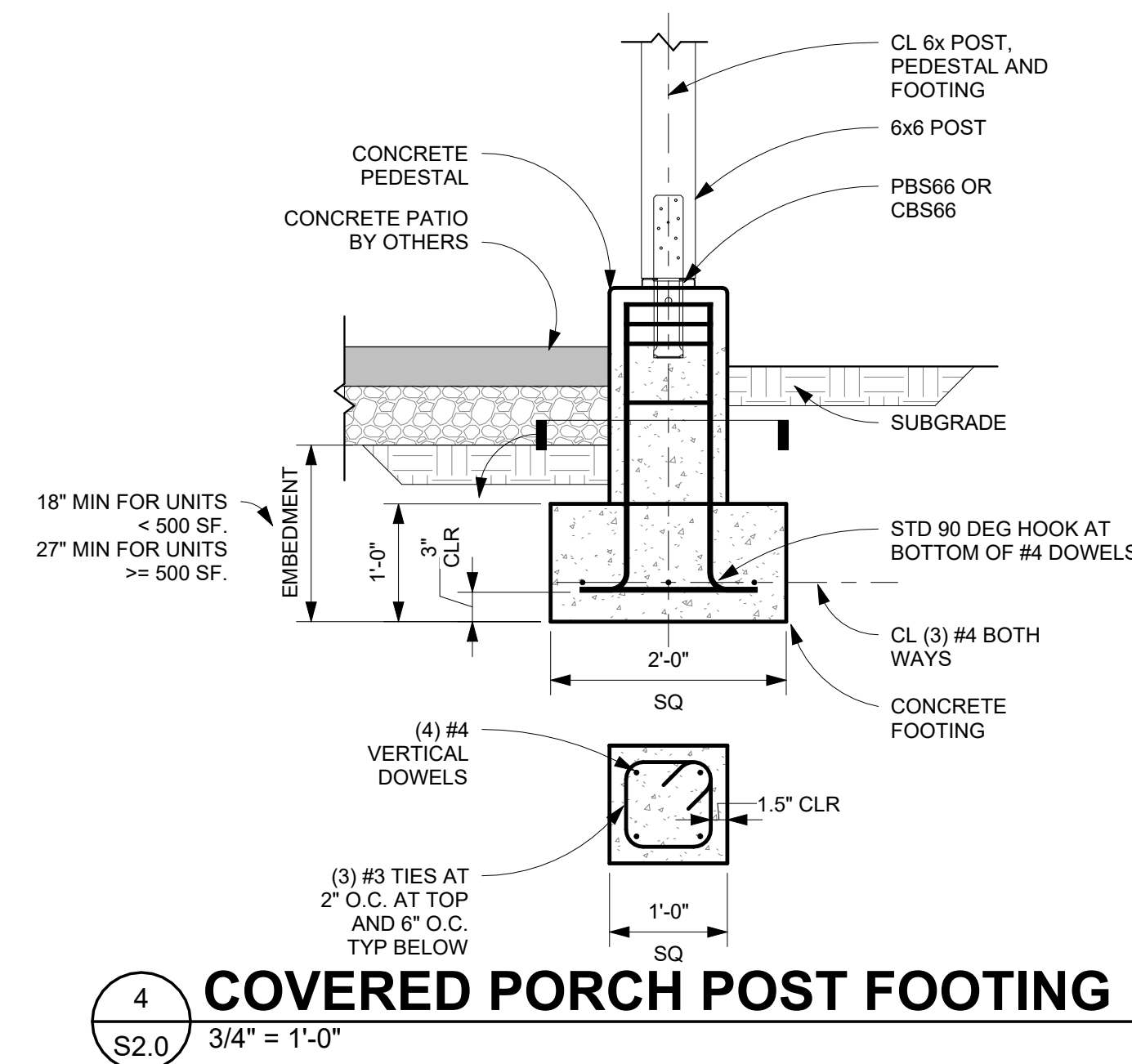
- SEE STRUCTURAL NOTES SHEET S0.0, TYPICAL FRAMING DETAILS SHEET S0.1 AND FOUNDATION NOTES.
- ROOF PLYWOOD SHALL BE 15/32" THICK C-D GRADE OR BETTER WITH PANEL SPAN RATING OF 24/16. FASTEN WITH 8d AT 6" O.C. EDGE NAILING (E.N.) AND BOUNDARY NAILING (B.N.) AND 12" O.C. AT INTERMEDIATE SUPPORTS. CEILING 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 ETC.
- 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.



ONE BEDROOM PLUS STUDIO FOUNDATION PLAN

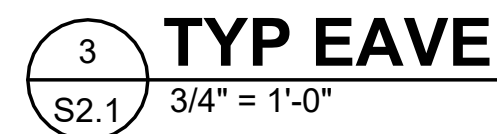
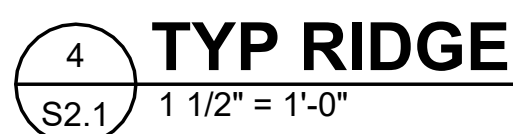
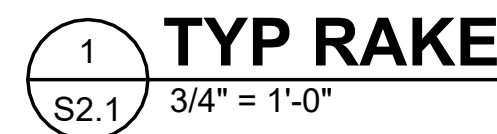
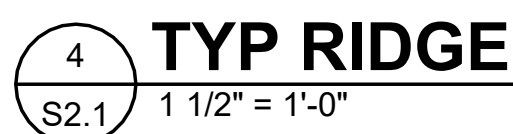
1/4" = 1'-0"

REVISION SCHEDULE		
REV	DATE	BY
1	7-14-23	CT



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

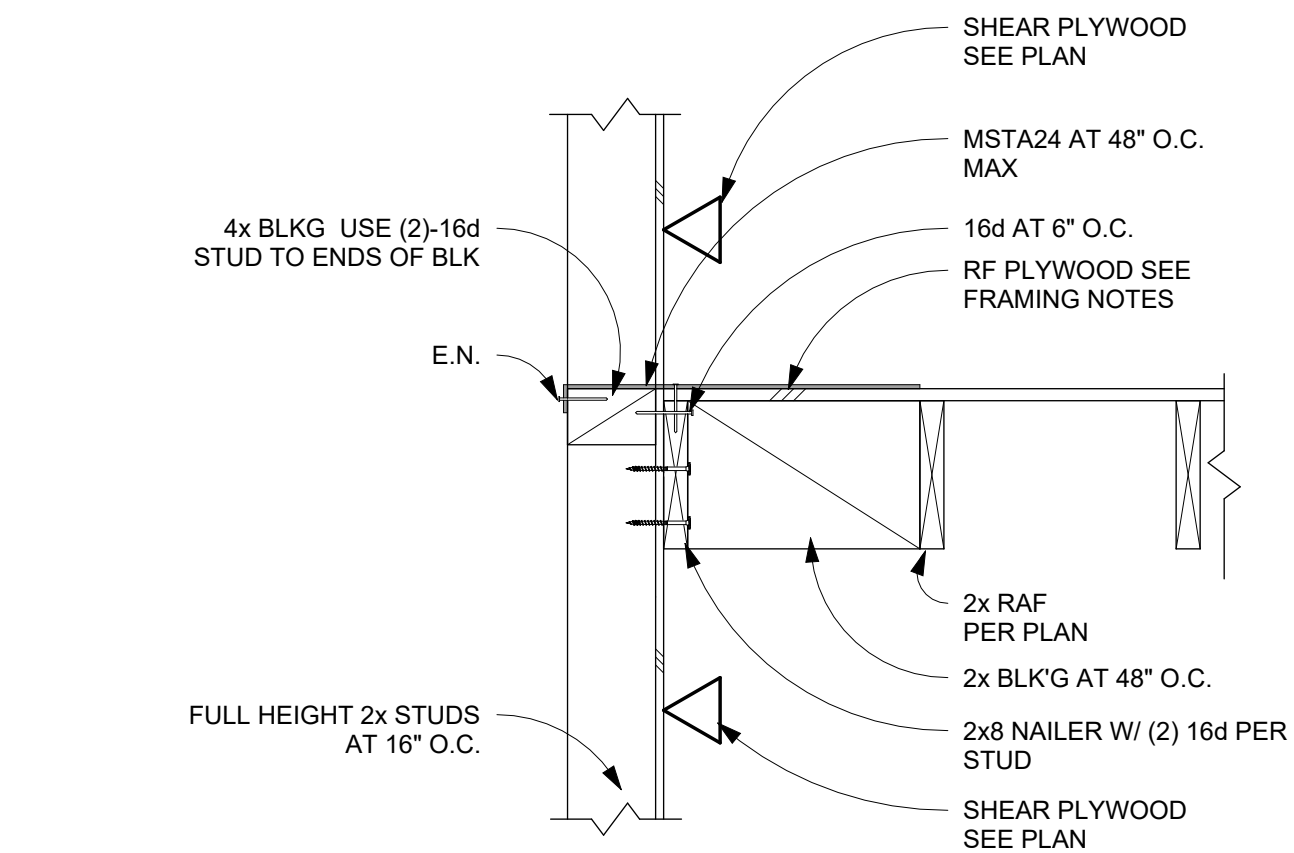
REVISION SCHEDULE		
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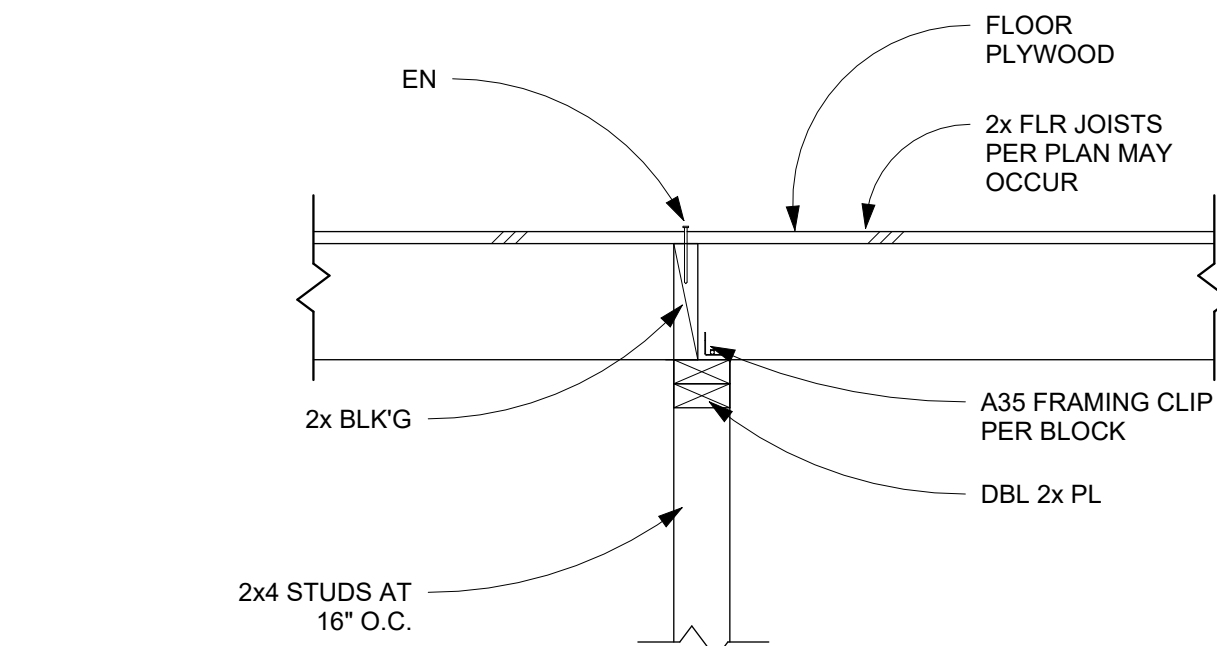
CENTRAL COAST STOCK ADU

ROOF FRAMING DETAILS

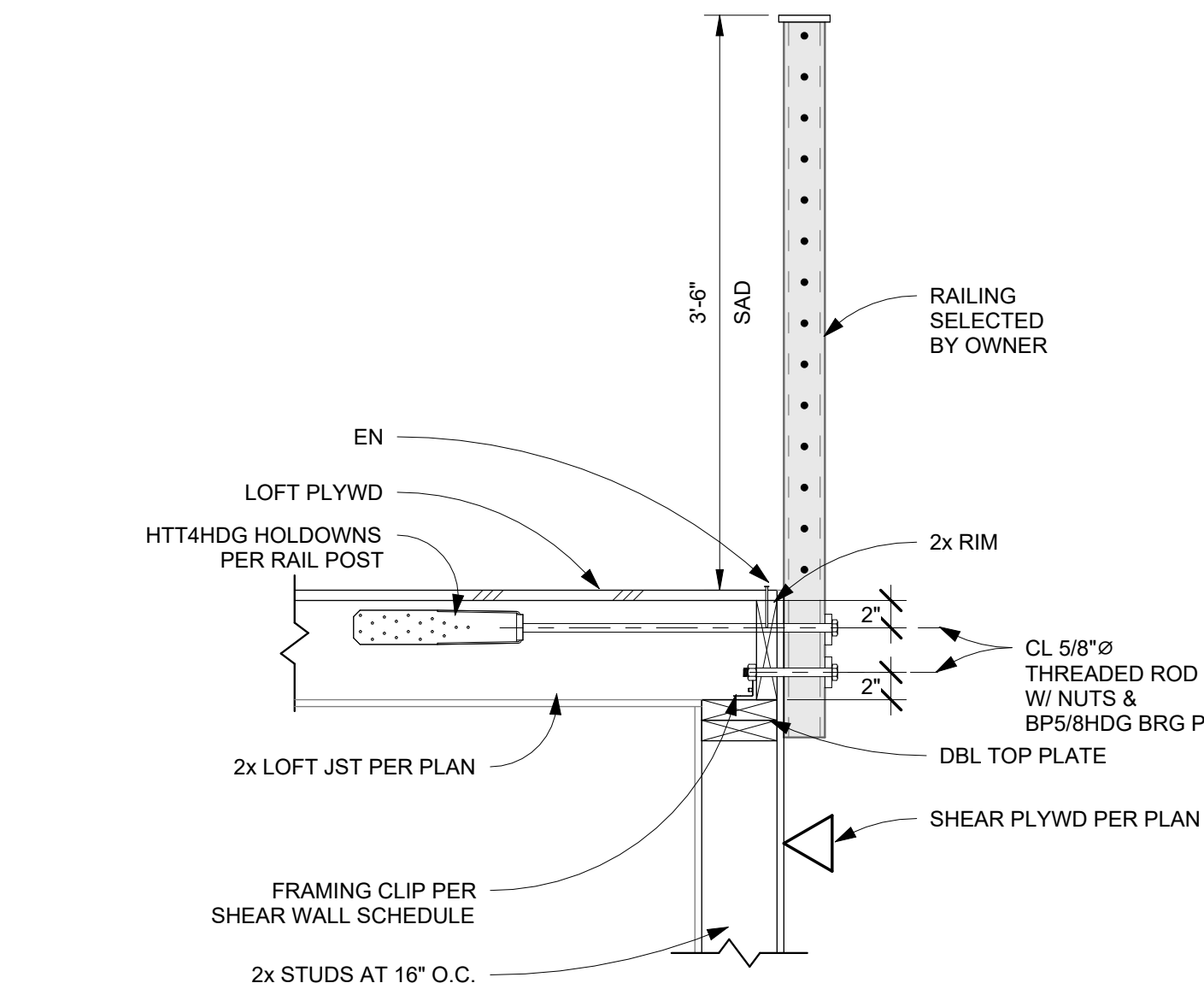
DATE:	11-18-2022
LAB NO:	21091
SHEET	
S2.1	



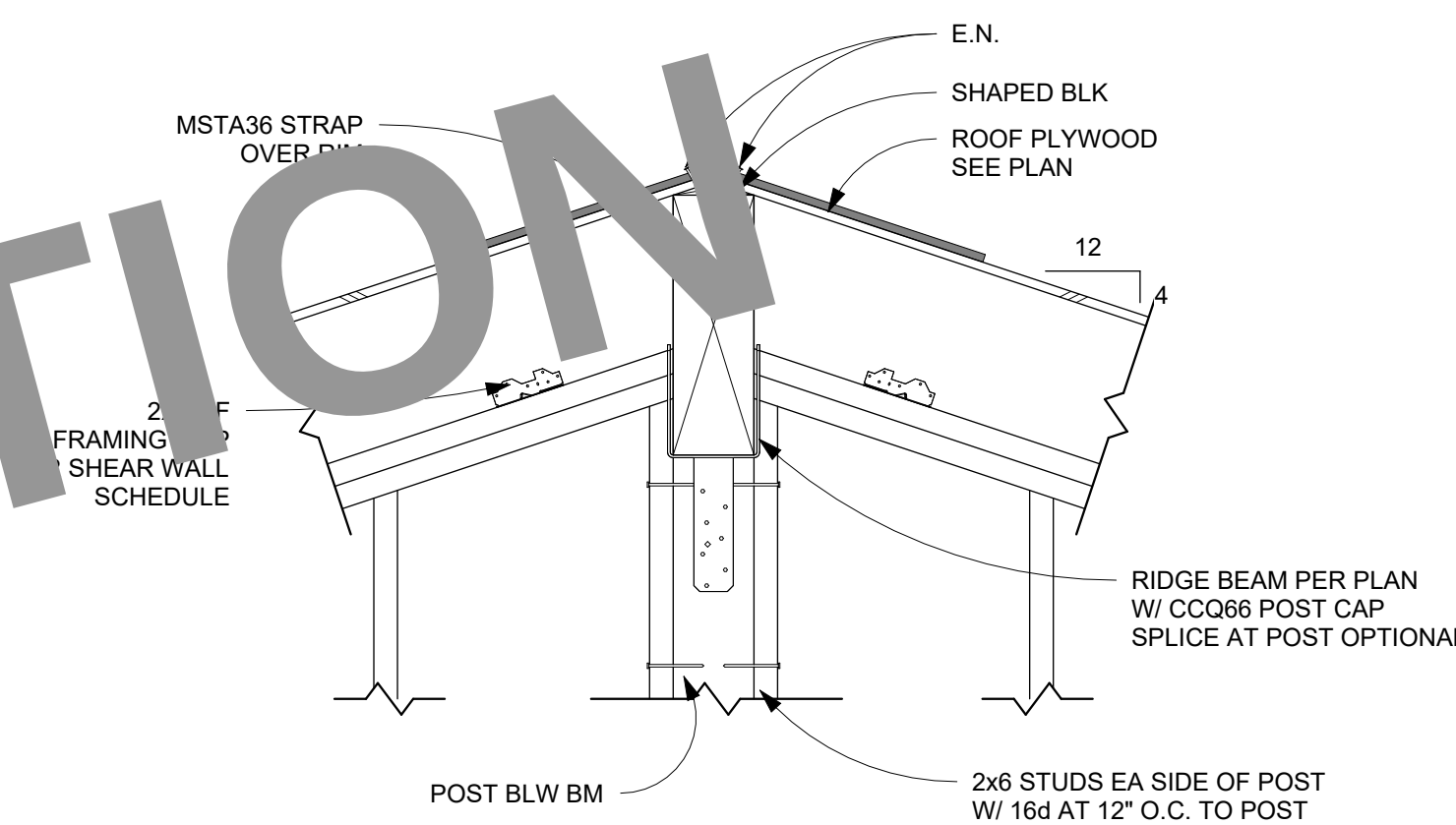
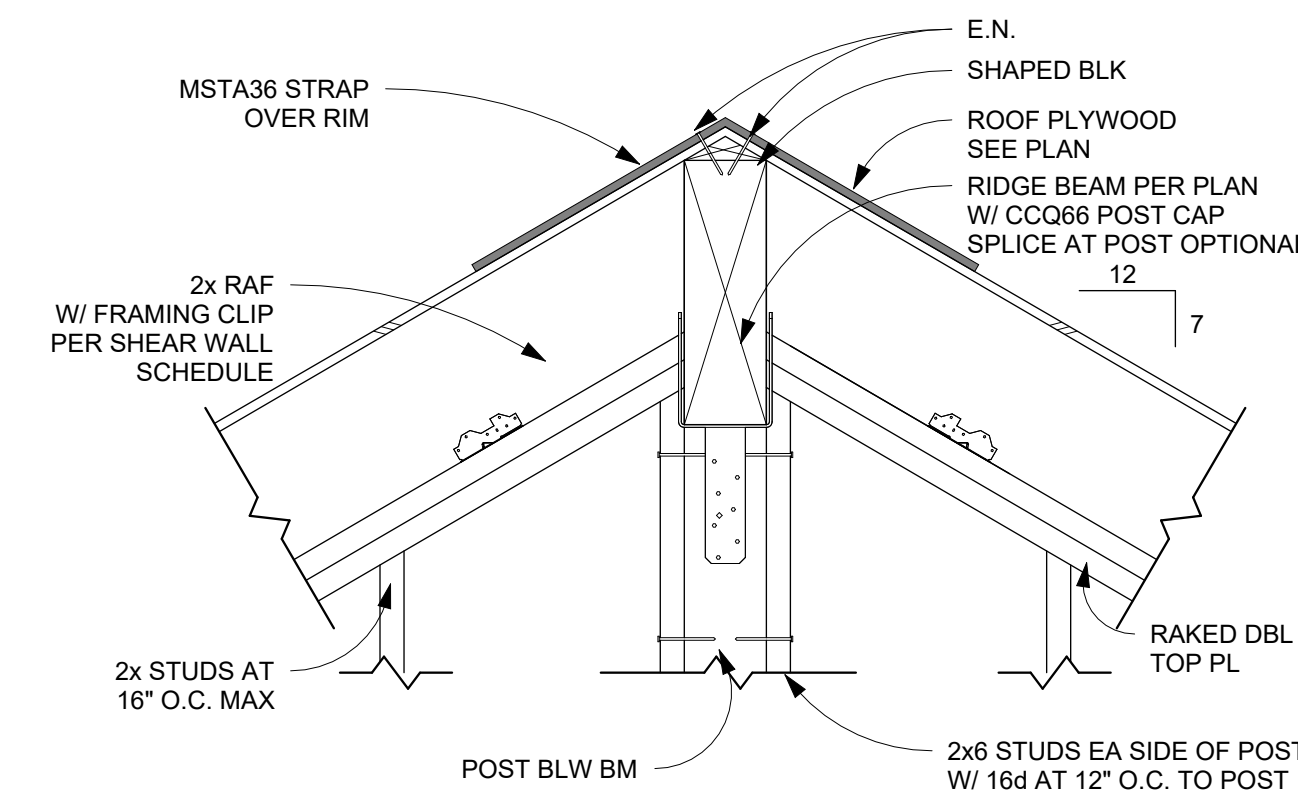
9 LOWER ROOF TO FULL HEIGHT WALL
S2.2 1" = 1'-0"



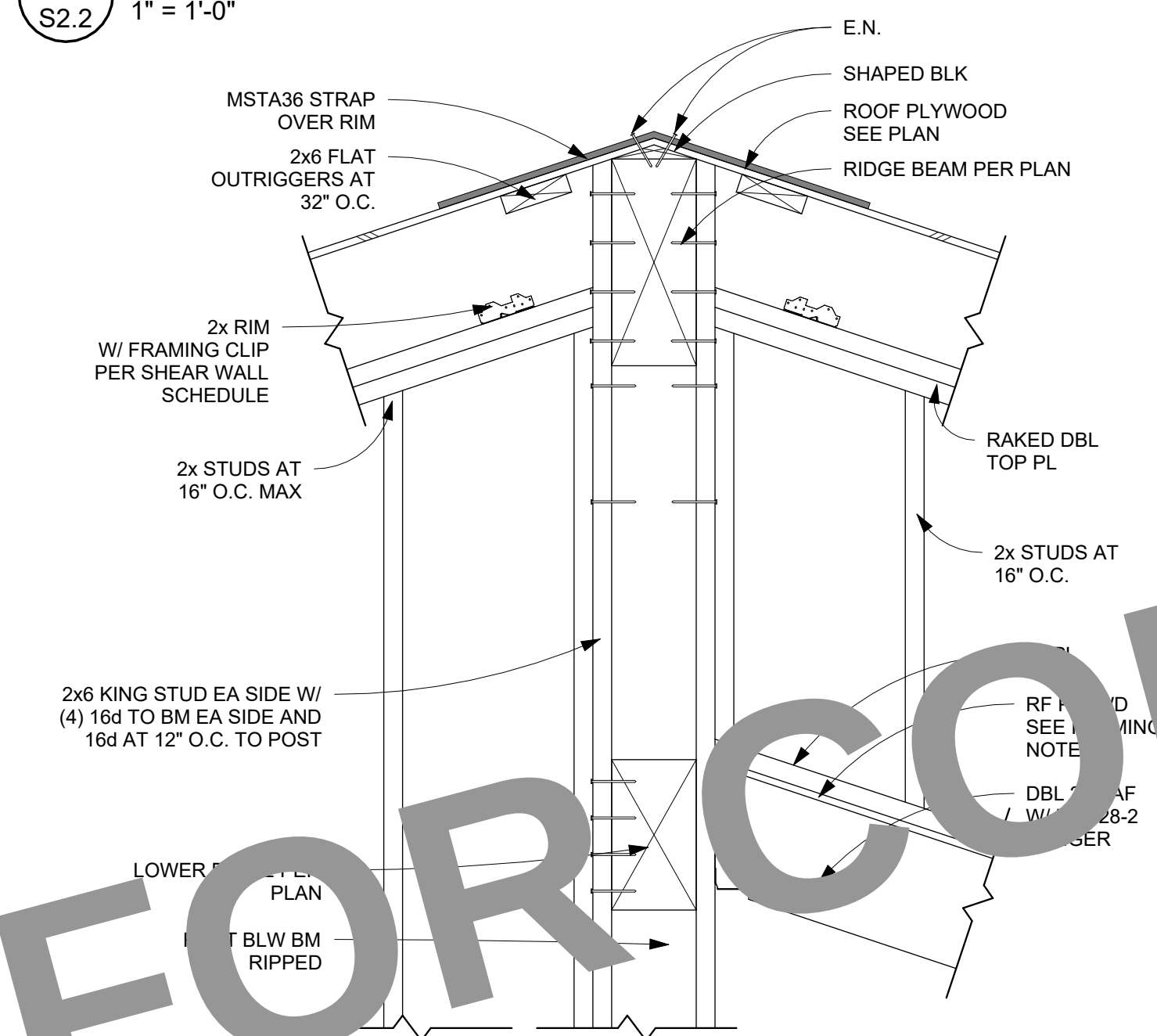
6 FLOOR TO INTERIOR WALL CONN
S2.2 1" = 1'-0"



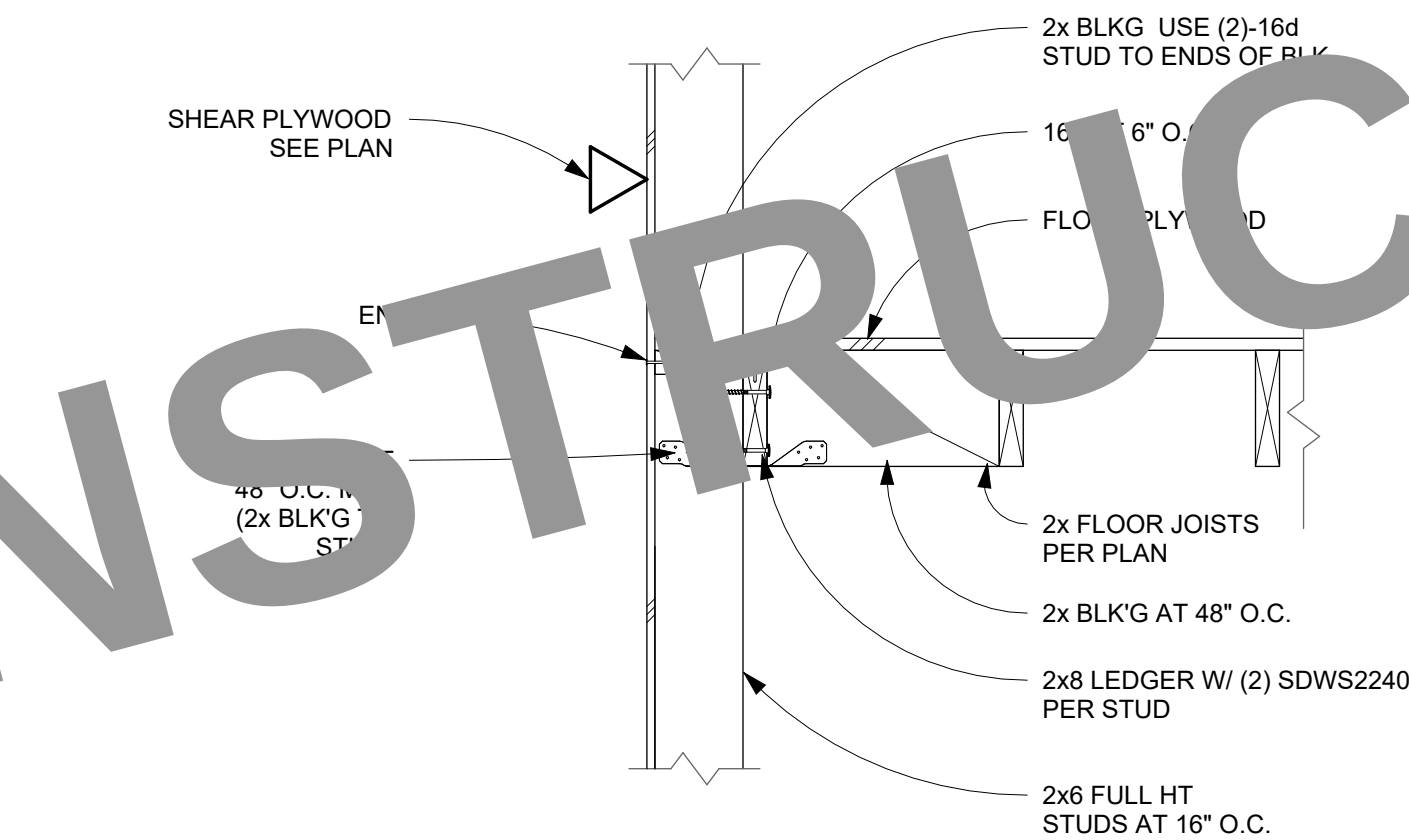
3 LOFT EDGE CONNECTION II
S2.2 1" = 1'-0"



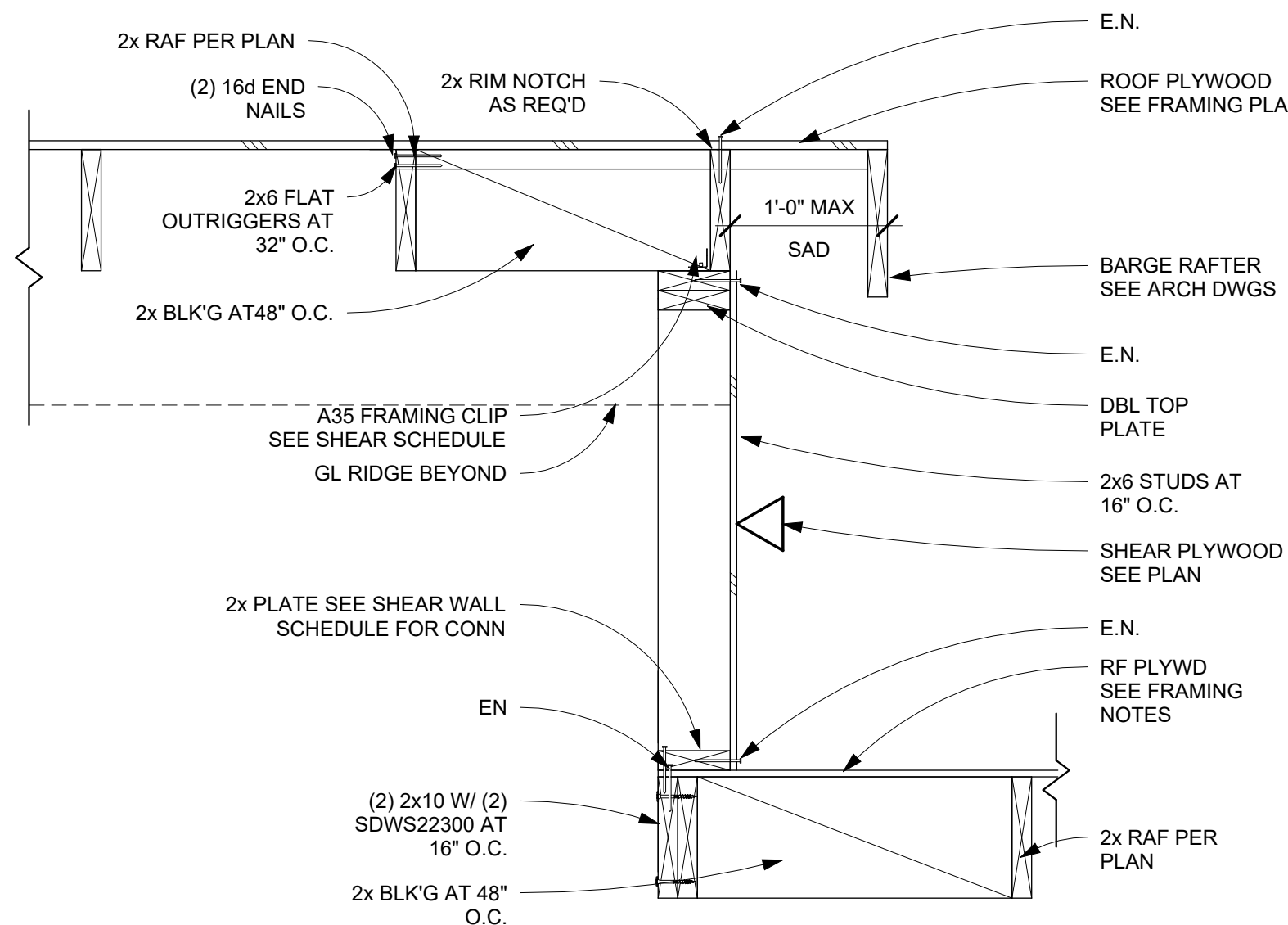
1 RIDGE SPLICE AT INT WALL
S2.2 1" = 1'-0"



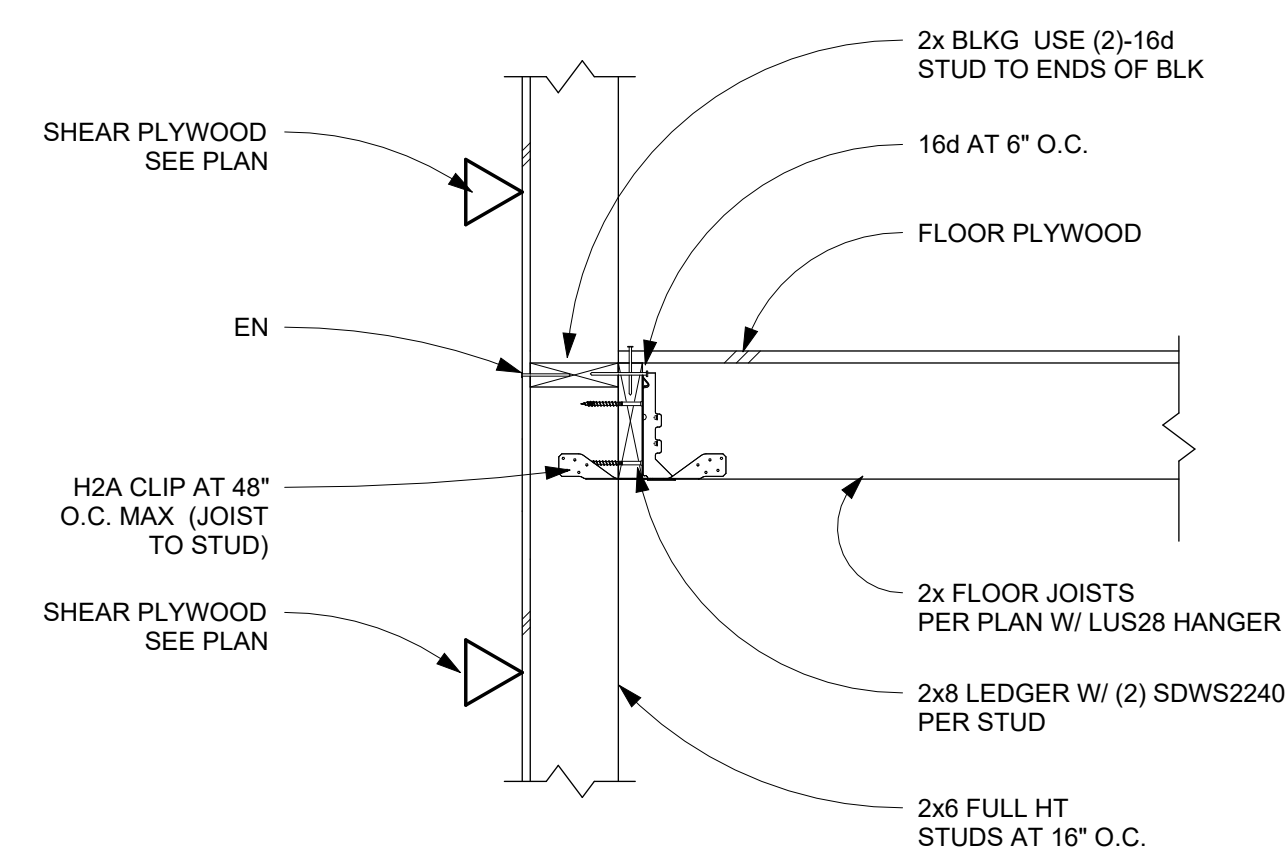
DOUBLE RIDGE TO WALL
S2.2 1" = 1'-0"



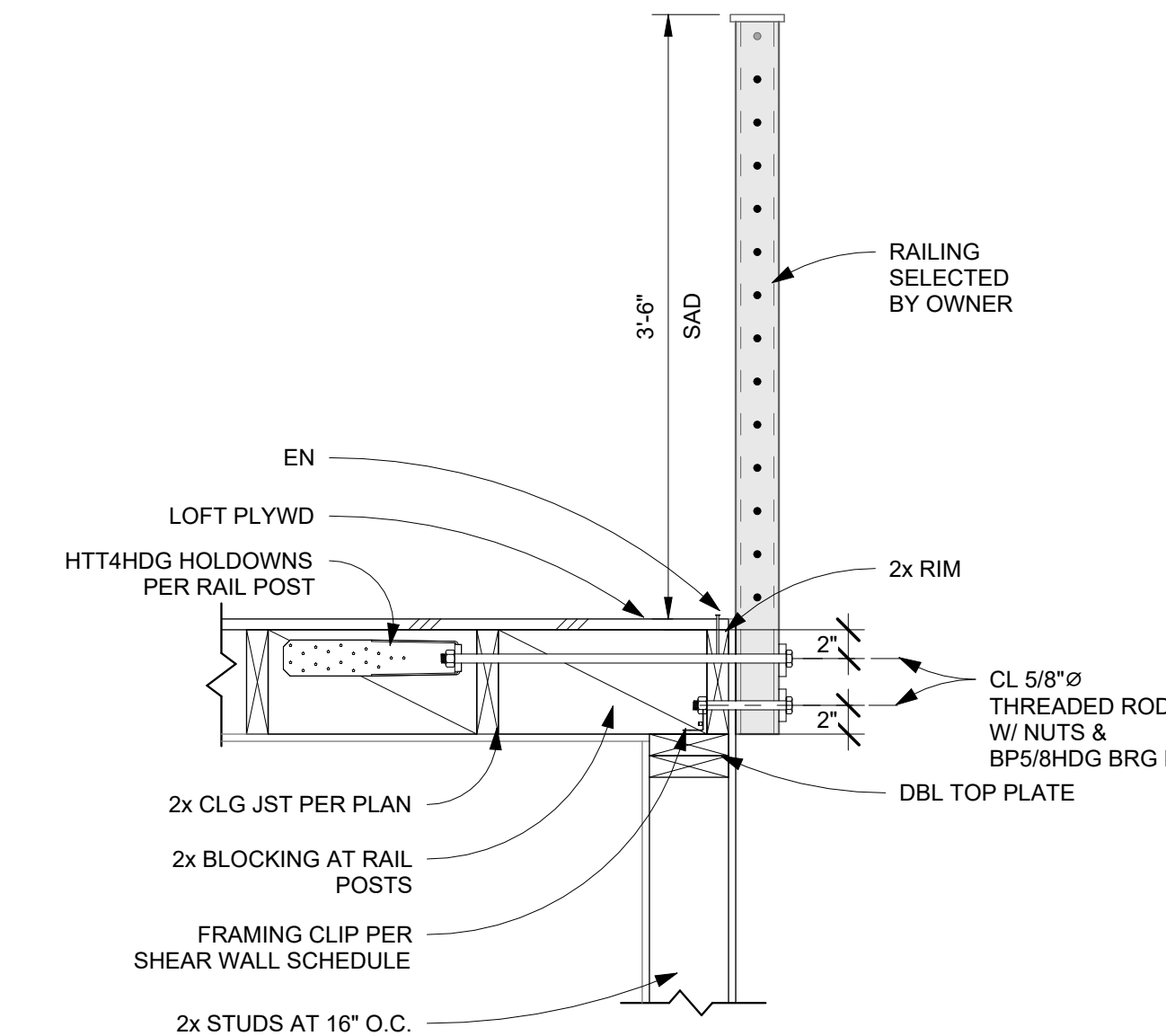
4 LOFT/FLOOR TO WALL CONN
S2.2 1" = 1'-0"



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"

REVISION SCHEDULE		
REV	DATE	BY
1	7-14-23	CT

SYMBOLS & ABBREVIATIONS (MECHANICAL)			
	BT	BYPASS TIMER	EC
	CL	CENTER LINE	EDB
	CD	CONDENSATE DRAIN	EOD
	Ø	DIAMETER	ETR
		EXHAUST, RETURN, SUPPLY AIR DUCT (EXISTING)	EWB
		EXHAUST, RETURN, SUPPLY AIR DUCT (NEW)	EWT
		EXTENT OF DEMOLITION	°F
		EXHAUST DUCT UP, DOWN, FENE # DEMO	FC
		FIRE/SMOKE DAMPER	FD
		FIRE DAMPER	FLA
		POINT OF CONNECTION	FSD
		P/T PLUG	FT.HD.
		RETURN OR EXHAUST AIR	FTR
		RETURN DUCT UP, DOWN, FENE # DEMO	GC
		SPEED CONTROL SWITCH	GPM
		SPIN-IN EXTRACTOR/DAMPER	HP
		SUPPLY DUCT UP, DOWN, FENE # DEMO	KW
		SUPPLY OR OUTSIDE AIR	LBS
		THERMOSTAT at + 48°	LWT
		TO BE REMOVED	MBH
		TRANSFER AIR	MC
		TURNING VANES	MC
		VOLUME DAMPER	(N)
			NIC
			NTS
			OBD
			OSA
			PC
			PENE
			PD
			PH
			POC
			P/N
			PRV
			PSI
			P/T
			RA
			RAD
			(RL)
			RPM
			SA
			SAD
			SD
			SP
			SS
			STD
			TV
			TYP
			UCD
			UON
			V
			VD
			VIF
			W
			WC
			WT
			W/O
AD		ACCESS DOOR	
AFF		ABOVE FINISH FLOOR	
AL		ACOUSTICALLY LINED	
AP		ACCESS PANEL	
BD		BALANCING DAMPER	
BDD		BACKDRAFT DAMPER	
BHP		BRAKE HORSE POWER	
BJ		BETWEEN JOIST	
BTU		BRITISH THERMAL UNIT	
C.		CONDUIT	
CA		COMBUSTION AIR	
CD		CONDENSATE DRAIN	
CFM		CUBIC FEET PER MINUTE	
DEMO		DEMOLITION	
DL		DOOR LOUVER	
(E)		EXISTING	
EAD		EXHAUST AIR DUCT	

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.
- 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.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. BOLTS SHALL CONFORM TO ASTM A-307. FABRICATION, ERECTION, WELDING AND PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
- 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 SUPPORTS DETACHED FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVEABLE EQUIPMENT WEIGHING LESS THAN 20 LBS. THAT IS SUPPORTED BY VIBRATION ISOLATOR DEVICES SUPPLIED FROM THE ROOM WALL OR FLOOR NEED NOT BE DETAILED ON TITLE 24, PART 2, SECTION 7.1.25 (EXCEPTION). HOWEVER, SUCH EQUIPMENT MUST BE SUPPORTED AND ANCHORED TO RESIST THE FORCES PRESCRIBED PER CHAPTER 17 AS MODIFIED BY CBC 17.04.01.5 AND THE ANCHORAGE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. THE INTENT OF RECORD IS TO ASSURE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.
- DUCTWORK VISIBLE THROUGH DIFFUSERS AND REGISTERS SHALL BE PAINTED FLAT BLACK.
- INSTALLATION MATERIALS SHALL MEET THE STATE QUALITY STANDARD PER SECTION 118 CALIFORNIA ENGINEERING 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)			
		BALANCING COCK	AFF
		BALL VALVE	AP
		CAP	BV
		CHECK VALVE	CA
		CLEANOUT	CB
		DOMESTIC COLD WATER (EXISTING)	CD
		DOMESTIC COLD WATER (NEW)	CFH
		DOMESTIC HOT WATER (EXISTING)	CI
		DOMESTIC HOT WATER (NEW)	CP
		DOMESTIC HOT WATER RETURN (EXISTING)	DCW
		DOMESTIC HOT WATER RETURN (NEW)	DHW
		DIRECTION OF FLOW	DHW/R
		DRY STANDPIPE	DCV
		FIRE SPRINKLER PIPING	DN
		FLANGED UNION	DS
		FLOOR DRAIN	DSP
		FLOOR SINK	(E)
		FORCE MAIN	EC
		GAS PIPING (EXISTING)	EL
		GAS PIPING (NEW)	(F)
		GAS COCK	FC
		GATE VALVE	FCO
		GLOBE VALVE	FD
		HOSE BIBB (3/4" MIN.)	FL
		PETES PLUG	FM
		PIPE (ABOVE THE CEILING)	FS
		PIPE HANGER	FSC
		PIPE TURNING UP (RISE)	GC
		PIPE TURNING DOWN (DROP)	GCO
		PIPE TEE DOWN	GPM
		PRESSURE REDUCING VALVE	HB
		T & PRV RELIEF VALVE	HWS
		POSITIVE CONNECTION	IE
		RAIN WATER LEADER (EXISTING)	LAV
		RAIN WATER LEADER	MC
		REDUCER	NPW
		STORM DRAIN (EXISTING)	(N)
		STORM DRAIN (NEW)	OFD
		STRAINER	PC
		SUB-SOIL PIPING	PCV
		UNION	POC
		VENT PIPING (EXISTING)	POD
		VENT PIPING (NEW)	PP
		WASTE PIPING (EXISTING)	PRV
		WASTE PIPING (NEW)	PS
		WASTE PIPING - UNDERGROUND (NEW)	PS
		WET STANDPIPE (EXISTING)	PS
		WET STANDPIPE (NEW)	PS
		WATERHAMMER ARRESTOR (WHA)	PS
		TRAP PRIMER (TP)	PS

GENERAL PLUMBING NOTES

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- 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 AND TOILETS SHALL BE THE SIZE OF THE FIXTURE AWAY FROM THE WALL.
- ALL TOILETS AND SINKS SHALL BE OPERABLE WITH THE FLOOD AND SHALL NOT REQUIRE TIGHT PACKING OR PINCHING AT JOINTS OF THE WORK.
- PC SHALL PROVIDE COMPLETE INSTRUCTIONS FOR INSTALLING PLUMBING EQUIPMENT, COORD. W/ GC.



ZAL
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MONTEREY, CA 93940
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JOB NO. 22002.00

CENTRAL COAST
PRE-DESIGNED ADU
CENTRAL COAST, CALIFORNIA

GENERAL NOTES MECHANICAL & PLUMBING

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

CHECKED BY:

SHEET NUMBER

MPO.1

SHEET OF

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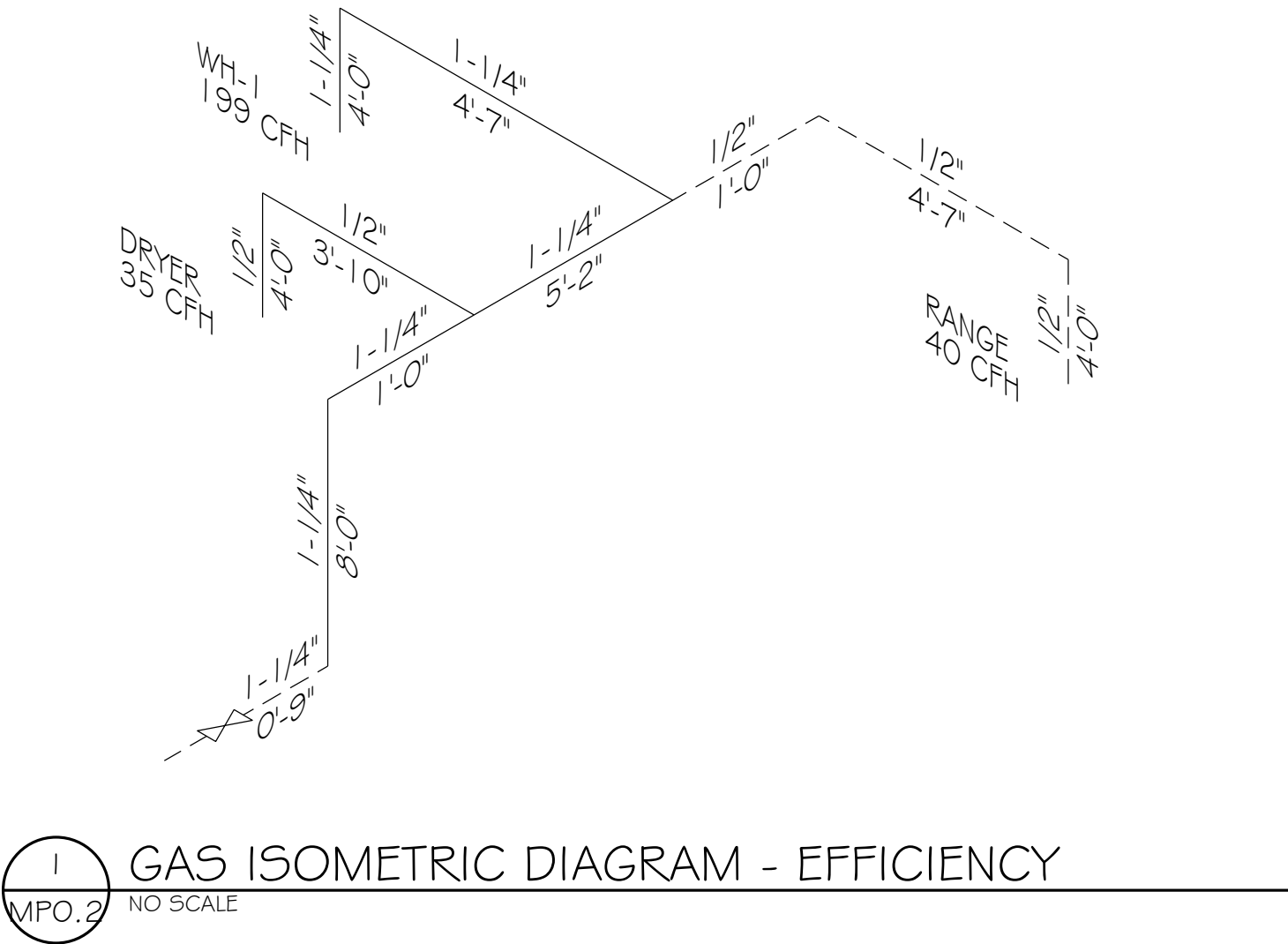
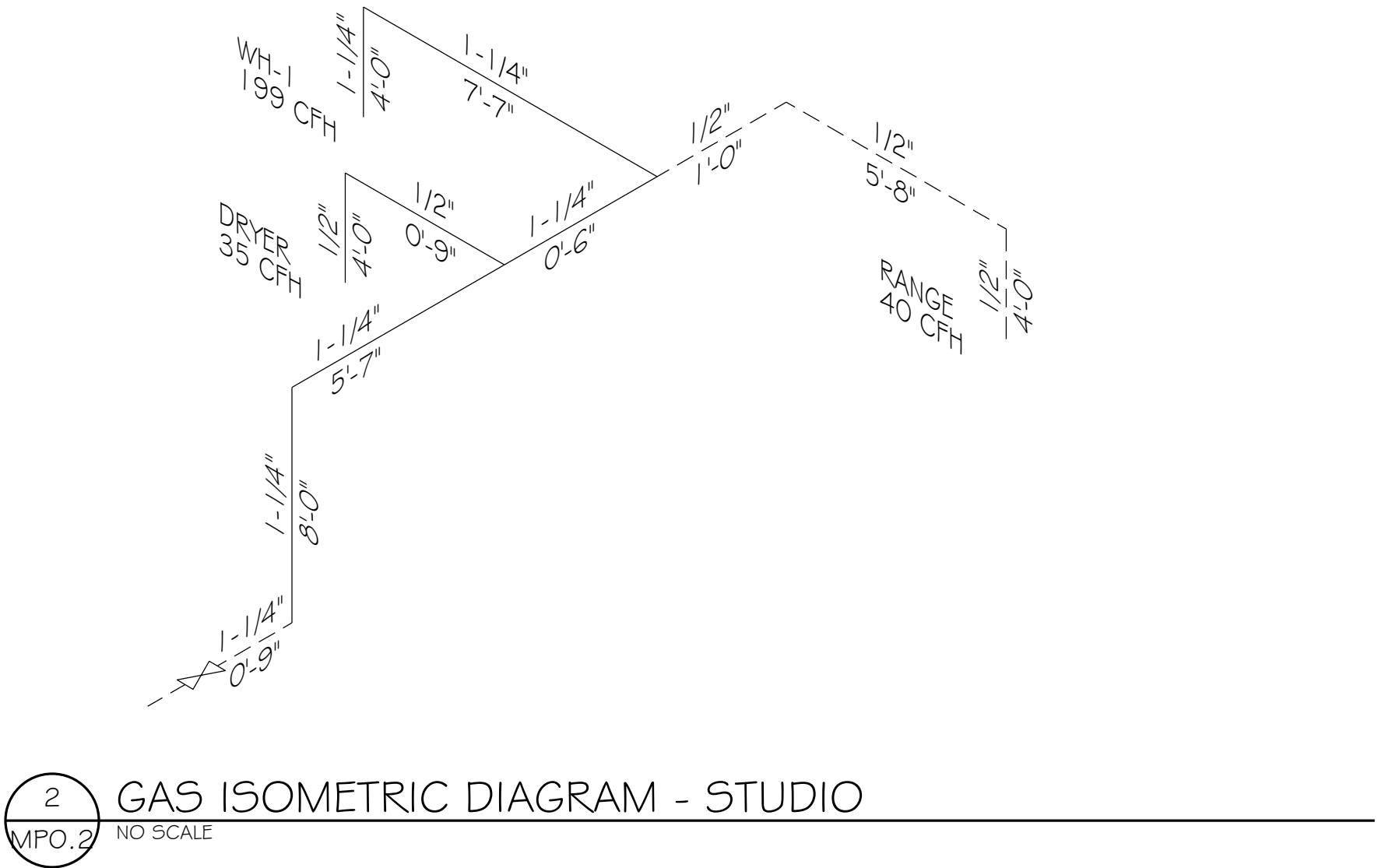
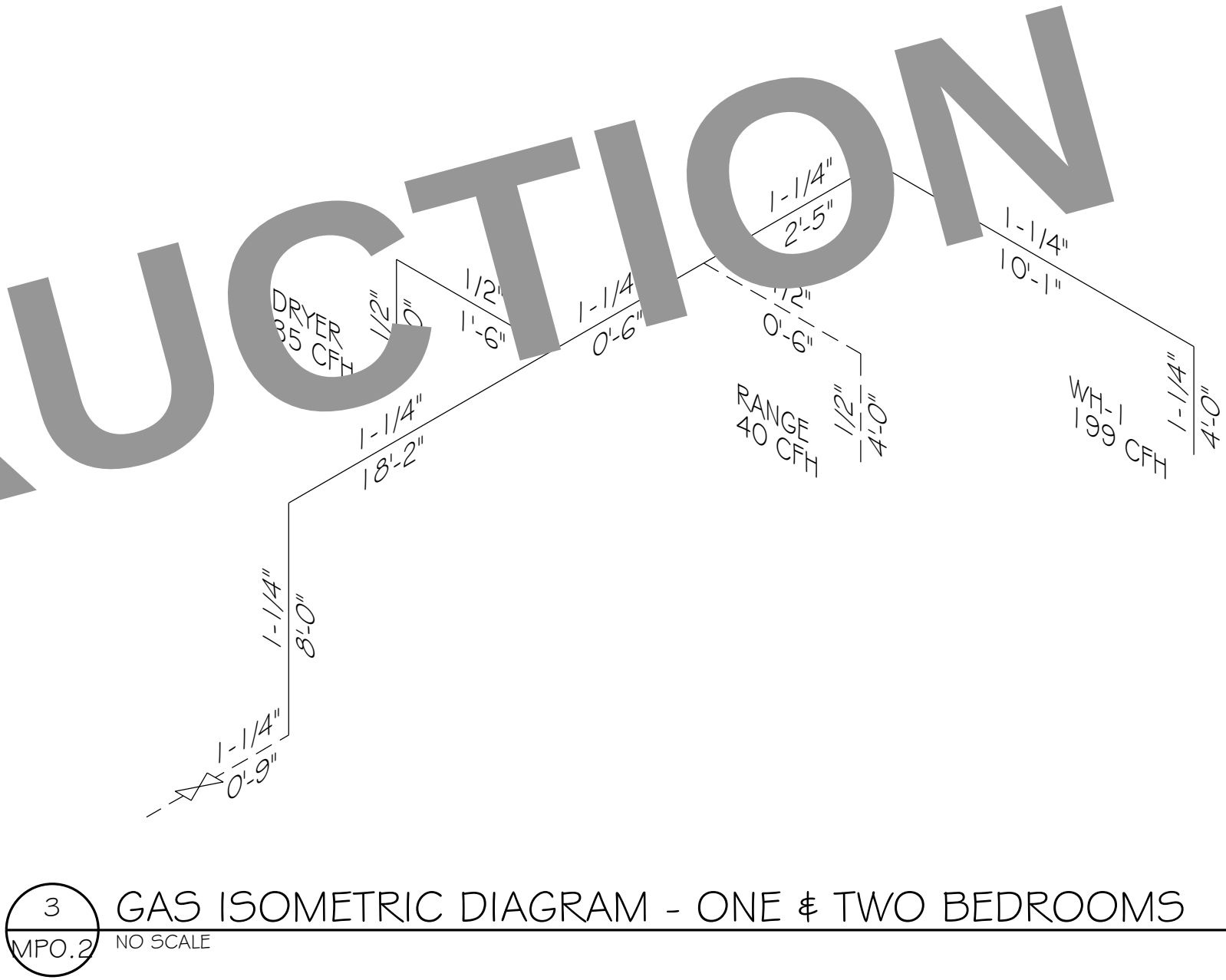
OUTDOOR UNIT												
CODE	MFR.	MODEL	EFFICIENCY SEER	REFR	V/PH	MCA	MOCP	WT. (LBS)	HT. W/O LEVELING	CRTS.	EQUIP. SERVED	COMMENTS
OU-1	mitsubishi	MXZ-2C20NA2	20	R410A	208/1	17.2	20	126	27-1 5/16	TSTAT.	IU-1	
OU-2	mitsubishi	MXZ-3C24NA2	20	R410A	208/1	22.1	25	135	31-1 1/32	TSTAT.	IU-1,2	
OU-3	mitsubishi	MXZ-4C36NAHZ	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	WEIGHT	AREAS SERVED/	COMMENTS
			CFM	ESP (in)	BHP	V/PH	MCA	MOCP	EAT	°F WB	LAT	CAPACITY (MBH)	SENS	°F DB	°F DB	MBH	LEVELING				
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-0511VFC1	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	TANK	GPH @ F	ELECTRICAL			WEIGHT (LBS)	HEIGHT (IN)	PART NO.	MFG
				INPUT	CAPACITY	RISE	H.P.	VOLT	PH				
WH-1	EXT. CLOSET	DHW	GAS	199 MBH	TANKLESS	6.5 GPM @ 60	--	120	1	64	26.4	RU199e	RHEEM
EWH-1	MULTIPLE	DHW	HYBRID HEAT PUMP	4.5 KW + 4.2 MBH	40	26 @ 90	--	120	1	157	63	DC1645	RHEEM



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MECHANICAL CONSULTANTS
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MONTEREY, CA 93940
TELEPHONE (831) 641-7739
JOB NO. 22002.00

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

**SCHEDULES
& GAS
DIAGRAMS
MECHANICAL
& PLUMBING**

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

CHECKED BY:

SHEET NUMBER

MPO.2

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

ONE BED PLUS
MECHANICAL
& PLUMBING
PLANS - E

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

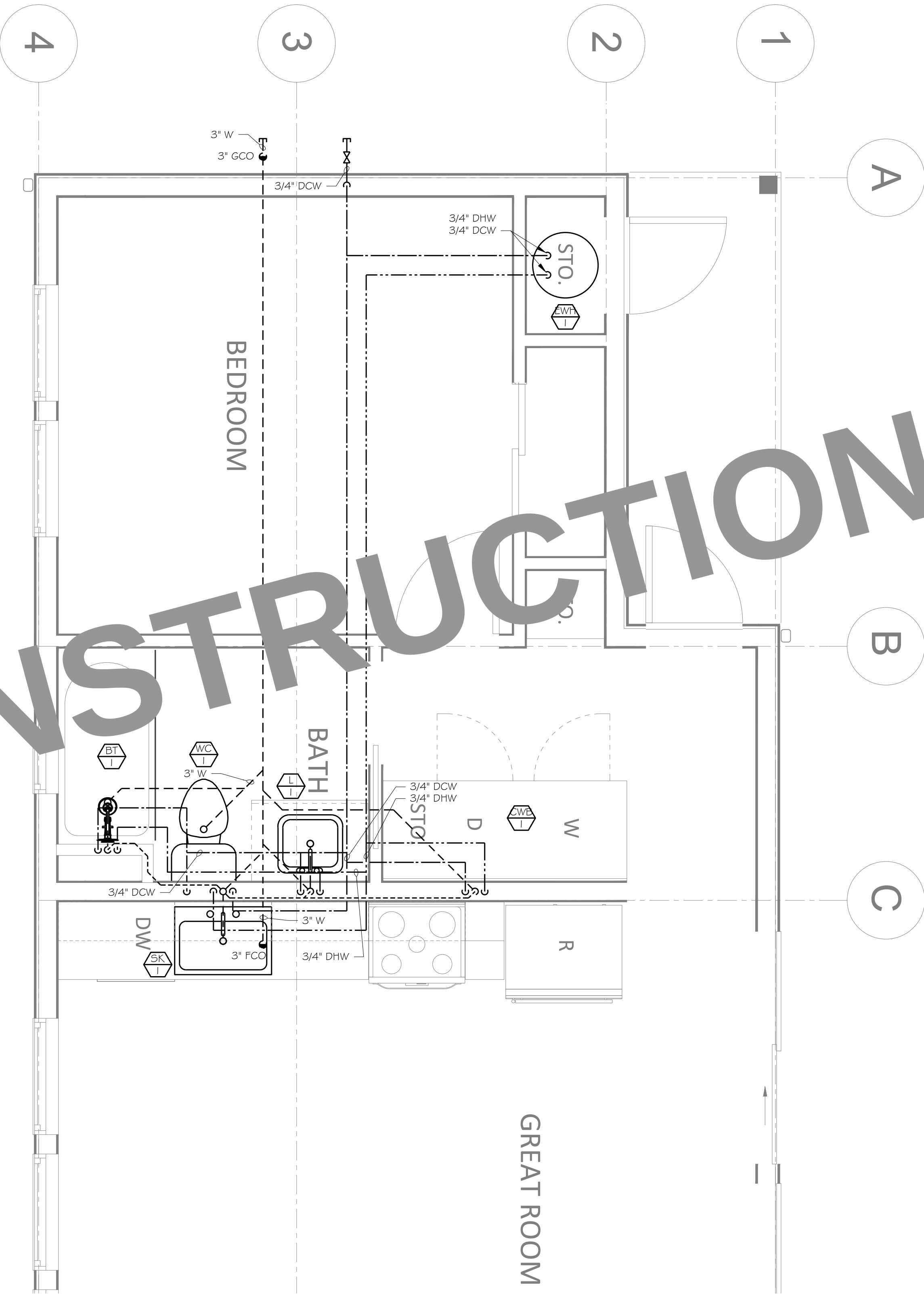
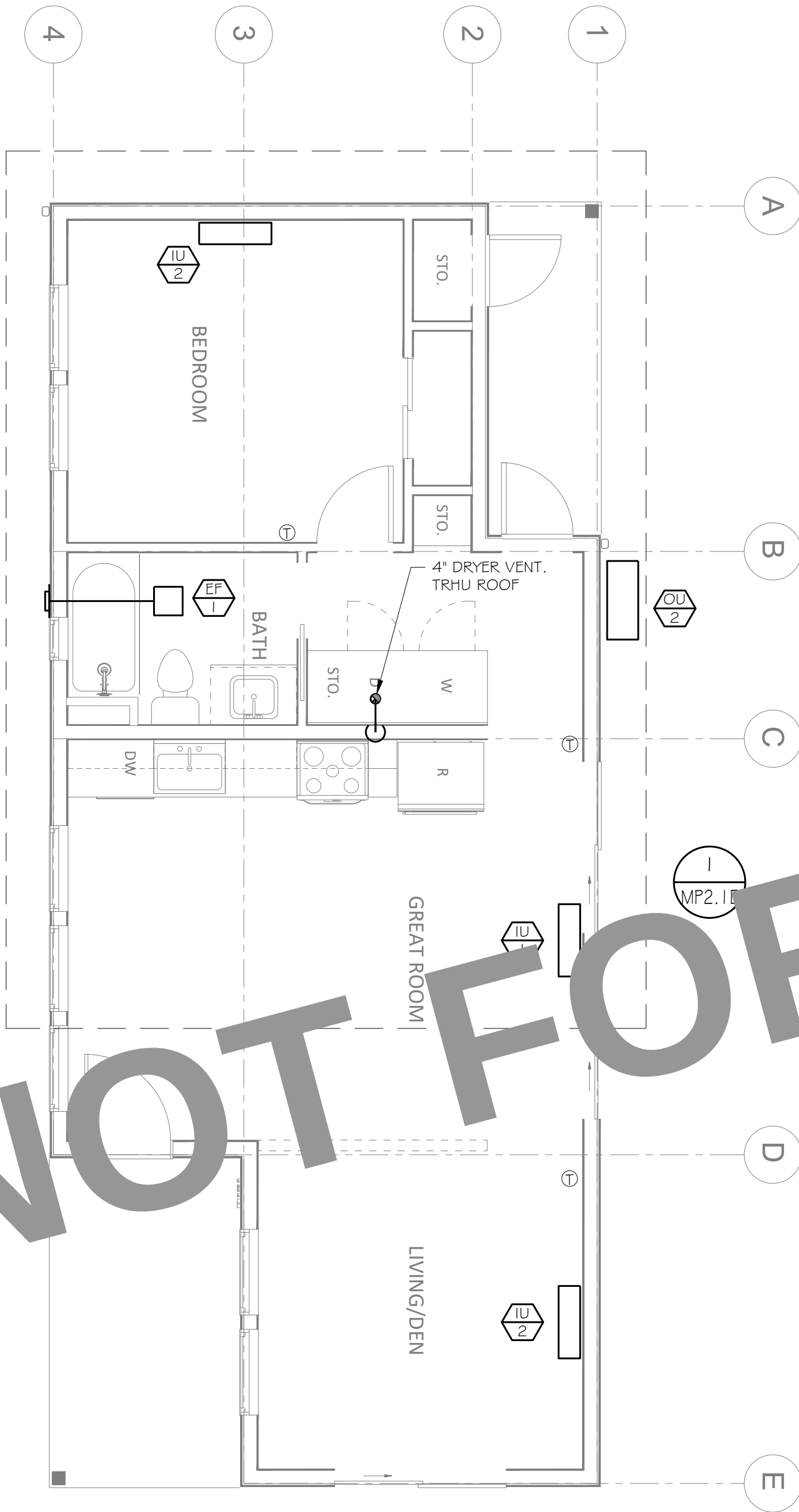
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Homeowners should contact ZAL to run Energy Compliance Documents for each project so that it has a unique registration number for each address.

Contact Jaime Zaldivar, P.E. for your individual registration number and Energy Code Documents.

Jaime Zaldivar, P.E.
contact@zsalengineering.com
831-641-7739
ZAL (zsalengineering.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		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

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SHEET NUMBER

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Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	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	0.4	NFRC	Bug Screen
Window 2	Window	Lateral 1 Wall	Back	180	3	4	1	12	0.28	NFRC	0.4	NFRC	Bug Screen
Window 3	Window	Lateral 1 Wall	Back	180	3	4	1	12	0.28	NFRC	0.4	NFRC	Bug Screen
Window OP	Window	Lateral 2 Wall	Right	270	6	7	1	42	0.28	NFRC	0.4	NFRC	Bug Screen
Window OP 2	Window	Lateral 2 Wall	Right	270	6	7	1	42	0.28	NFRC	0.4	NFRC	Bug Screen
Window OP 3	Window	Front Wall 2	Front	0	6	7	1	42	0.28	NFRC	0.4	NFRC	Bug Screen
Window 4	Window	Lateral 1 Wall 2	Back	180	3	4	1	12	0.28	NFRC	0.4	NFRC	Bug Screen
Window 5	Window	Lateral 1 Wall 2	Back	180	3	4	1	12	0.28	NFRC	0.4	NFRC	Bug Screen
Window 6	Window	Lateral 1 Wall 3	Left	90	1.5	3	1	4.5	0.28	NFRC	0.4	NFRC	Bug Screen
Window 7	Window	Lateral 1 Wall 4	Left	90	3	4	1	12	0.28	NFRC	0.4	NFRC	Bug Screen
Window 8	Window	Lateral 1 Wall 4	Left	90	3	4	1	12	0.28	NFRC	0.4	NFRC	Bug Screen

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door	Front Wall	21	0.5
Door B	Back Wall	17.5	0.5

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01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
1.56	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7.12	96	98

REQUIRED SPECIAL FEATURES
The following are features that must be installed as required for meeting the modeled energy performance for this computer analysis.
• Indoor air quality, balanced fan
• IAQ Ventilation System: as low as 0.30393 W/CFM
• IAQ Ventilation System Heat Recovery: minimum 80 SRE and 43 ASRE
• IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
• IAQ Ventilation System: built-in indicator display
• Ducts with high level of insulation
• Cool roof
• Window overhangs and/or fins
• Non-standard duct location (any location other than attic)
• 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

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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	4.2	28.47	3.79	33.71	2.41	14.76
Space Cooling	0.02	0.85	0	0.32	0.02	0.53
IAQ Ventilation	0.9	9.76	0.7	7.56	0.2	2.2
Water Heating	3.66	40.6	2.13	24.76	1.53	15.84
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	8.78	79.68	4.62	46.35	4.16	33.33
Space Heating	4.2	28.47	2.32	17.57	1.88	10.9
Space Cooling	0.02	0.85	0	0.1	0.02	0.75
IAQ Ventilation	0.9	9.76	0.7	7.56	0.2	2.2
Water Heating	3.66	40.6	2.14	24.87	1.52	15.73
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	8.78	79.68	5.16	50.1	3.62	29.58

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01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Lateral 2 Wall	One Bed Plus	R-21 Wall	270	Right	112	84	90
Front Wall 2	One Bed Plus	R-21 Wall	0	Front	90.67	42	90
Lateral 1 Wall 2	One Bed Plus	R-21 Wall	180	Back	86.75	24	90
Lateral 2 Wall 2	One Bed Plus	R-21 Wall	270	Right	92	0	90
Lateral 2 Wall 3	One Bed Plus	R-21 Wall	270	Right	52.33	0	90
Back Wall	One Bed Plus	R-21 Wall	180	Back	26.25	17.5	90
Lateral 1 Wall 3	One Bed Plus	R-21 Wall	90	Left	40	4.5	90
Lateral 1 Wall 4	One Bed Plus	R-21 Wall	90	Left	90	24	90
Lateral 2 Wall 4	One Bed Plus	R-21 Wall	0	Front	42.99	0	90
Back Wall 2	One Bed Plus	R-21 Wall	180	Back	93.66	0	90

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	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	0	Front	251.85	0	3	0.65	0.85	Yes
Roof 2	One Bed Plus	R-38 Roof No Attic	0	Front	130.33	0	3	0.65	0.85	Yes
Roof 3	One Bed Plus	R-38 Roof No Attic	0	Front	59.49	0	3	0.65	0.85	Yes
Roof 4	One Bed Plus	R-38 Roof No Attic	0	Front	45.5	0	3	0.65	0.85	Yes
Roof 5	One Bed Plus	R-38 Roof No Attic	0	Front	144.48	0	3	0.65	0.85	Yes

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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				
Gross EU ¹	27.34	22.84	4.5	16.46
Net EU ²	13.39	8.89	4.5	33.61
East Facing				
Gross EU ¹	27.34	23.27	4.07	
Net EU ²	13.39	9.31	4.08	30.47
South Facing				
Gross EU ¹	27.34	22.84	4.5	16.09
Net EU ²	13.39			32.86
West Facing				
Gross EU ¹	27.34	22.5	4.84	17.56
Net EU ²	13.39	8.4	4.91	35.92
Notes	1. Gross Energy Use Total (not including PV) / Total Building Area. 2. Net Energy Use Total (including PV) / Total Building Area.			

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ENERGY DESIGN RATINGS	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	30.5	31.1	32.8			
Proposed Design						
North Facing	23.6	18.1	25.5	6.9	13	7.3
East Facing	24.4	19.5	26.2	6.1	11.6	6.6
South Facing	23.9	18.5	25.7	6.6	12.6	7.1
West Facing	23	17.1	24.9	7.5	14	7.9
RESULTS: PASS						
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 photovoltaic (PV) system and batteries. ³ Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load four limits are not exceeded.						
• Standard Design PV Capacity: 1.56 kWdc • Proposed PV Capacity Scaling: North (1.56 kWdc) East (1.56 kWdc) South (1.56 kWdc) West (1.56 kWdc)						

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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
• Minimum Airflow
• Verified SEER/SEER2
• Verified Refrigerant Charge
• Fan Efficiency Wats/CFM
• Verified HSPF
• Verified heat pump rated heating capacity
• Duct leakage testing
• Ducts located entirely in conditioned space confirmed by duct leakage testing

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

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	Asimuth	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
Lateral 1 Wall	One Bed Plus	R-21 Wall	180	Back	112	36	90

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ENERGY USE SUMMARY	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)
Energy Use						
Space Heating	28.47	28.47	2.23	13.67		
Space Cooling	0.02	0.85	0.02	0.64		
IAQ Ventilation	0.9	9.76	0.2	2.2		
Water Heating	3.66	40.6	2.13	15.8		
Self Utilization/Flexibility Credit			0	0		
South Facing Efficiency Compliance Total	8.78	79.68	4.8	47.37	3.98	32.31
Space Heating	4.2	28.47	2.45	11.04	2.75	17.43
Space Cooling	0.02	0.85	0.01	0.44	0.01	0.41
IAQ Ventilation	0.9	9.76	0.7	7.56	0.2	2.2
Water Heating	3.66	40.6	2.12	24.68	1.54	15.92
Self Utilization/Flexibility Credit			0	0		
West Facing Efficiency Compliance Total	8.78	79.68	4.28	43.72	4.5	35.96

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GENERAL INFORMATION									
01	Project Name		Central Coast ADU OBP						
02	Run Title		Title 24 Analysis						
03	Project Location								
04	City	Morro Bay	05	Standards Version		2022			
06	Zip code	93442	07	Software Version		EnergyPro 9.2			
08	Climate Zone	5	09	Front Orientation (deg/ Cardinal)		All orientations			
10	Building Type	Single family	11	Number of Dwelling Units		1			
12	Project Scope	Newly Constructed	13	Number of Bedrooms		1			
14	Addition Cond. Floor Area (ft²)		15	Number of Stories		1			
16	Existing Cond. Floor Area (ft²)		17	Penetration Average U-Factor		0.28			
18	Total Cond. Floor Area (ft²)		18	Glazing Percentage (%)		93.96%			
20	ADU Bedroom Count		21	ADU Conditioned Floor Area		n/a			
22	Fuel Type		23	No Dwelling Unit:		No			
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 CEC-approved HERS provider.								
03	This building incorporates one or more Special Features shown below								

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@zsalengineering.com
831-641-7739
ZAL (zsalengineering.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

T24.8C

SHEET OF

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

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HVAC DISTRIBUTION - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
HVAC - FAN SYSTEMS								
01	02		03		04			
Name	Type	Fan Power (Watts/CFM)	Name		Name			
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan		HVAC Fan 1-hers-fan			
HVAC FAN SYSTEMS - HERS VERIFICATION								
01	02		03					
Name	Verified Fan Power (Watts/CFM)	Required	Name					
HVAC Fan 1-hers-fan	0.58		HVAC Fan 1-hers-fan					
HVAC QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Duct Leakage	Airflow (CFM)	Fan Efficiency	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfarn IAQV 1-1	66	0.30303	Balanced	Yes	80 / 83	Yes	Yes	

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SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade 3	One Bed Plus	59.49	9.79	none	0	100%	No
Slab-on-Grade 4	One Bed Plus	45.5	5	none	0	100%	No
Slab-on-Grade 5	One Bed Plus	144.48	28.33	none	0	100%	No
OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 24 in. O. C.	R-21	5 / None	0.047	Inside Finish: Gypsum Board Sheathing / Insulation: R-5 Sheathing Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.029	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Jacking Radiant Barrier Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
BUILDING ENVELOPE - HERS VERIFICATION							
01	02	03	04	05			
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			

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SPACE CONDITIONING SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Heating Units	Heating Equipment Count	Cooling Units	Cooling Equipment Count	Heating Distribution Name	Required Thermostat Type					
OU-11	Heat pump using cooling	Pump 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback				
HVAC - HERS VERIFICATION												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/SEER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF	11.8	14200	9400	EER/SEER	14.6	15.4	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
HVAC HEAT PUMPS - HERS VERIFICATION												
01	02	03	04	05	06	07	08	09				
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17				
Heat Pump System 1-hers-htpump	Required	350	Required	Required	Yes	Yes	Yes	Yes				
HVAC - DISTRIBUTION SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	Type	Design Type	Duct Ins. R-value Supply	Duct Location Return	Surface Area Supply	Return	Bypass Duct	Duct Leakage	HERS Verification			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	

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OVERHANGS AND FINs														
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	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up	
Window	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 2	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 3	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window OP	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window OP 2	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window OP 3	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 4	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 5	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 6	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 7	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
Window 8	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0	0
SLAB FLOORS														
01	02	03		04	05		06	07		08				
Name	Zone	Area (ft²)		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		34	none		0	100%		No				
Slab-on-Grade 2	One Bed Plus	130.33		33.74	none		0	100%		No				

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WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (R)
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								
01	02	03	04	05	06	07	08	
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	XE40T1DH22U0 (40 gal) JA13	TankZone	One Bed Plus	One Bed Plus	
WATER HEATING - COMPACT DISTRIBUTION								
01	02	03	04	05	06	07		
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								
01	02	03	04	05	06	07		
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		

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