

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 bedroom, and the option for a curbless "roll-in" shower in the bathroom.

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

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

HOW TO USE THIS PLAN SET

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

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. In order to receive a building permit, applicants will need to submit a full application for review by 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

1. Enter PROJECT INFORMATION and APPLICANT INFORMATION in the space provided on Sheet G0.0.
2. Review the plan set. Choose your exterior design and mechanical system options. Mark your selected options on the PROJECT CHECKLIST on Sheet G0.0.
3. 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.
4. If additional concurrent or deferred applications are necessary for your project, list the application type in the space provided on Sheet G0.0.
5. Submit your application materials using the instructions on the City website.
6. 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

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

BUILDING DIVISION

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

PROJECT INFORMATION

OWNER/APPLICANT:
ENTER INFORMATION IN THE PROVIDED SPACE

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

PROJECT INFORMATION	
NUMBER OF STORIES	ONE (1)
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE VB
MAIN RESIDENCE HAS FIRE SPRINKLERS	<input type="checkbox"/> YES <input type="checkbox"/> NO
SERVED BY SEPTIC SYSTEM	<input type="checkbox"/> YES <input type="checkbox"/> NO <small>PROJECTS ON SEPTIC SYSTEMS MAY BE SUBJECT TO ADDITIONAL REPORTS OR PERMIT APPLICATIONS. REFER TO PLANNING DEPARTMENT TO DETERMINE SPECIFIC REQUIREMENTS PER PARCEL/PROJECT.</small>
PROPERTY OWNER	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	
PROJECT CONTRACTOR	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	

DRAWING INDEX

CHECK BOXES FOR THE OPTIONS SELECTED ON THE PROJECT CHECKLIST

GENERAL SHEETS	
G0.0	COVER SHEET & PROJECT INFORMATION
G0.1	OWNER PROVIDED SITE PLAN
G1.0	GENERAL NOTES
G2.0	CAL GREEN/GREEN BUILDING REQUIREMENTS
G2.1	CAL GREEN/GREEN BUILDING REQUIREMENTS

ARCHITECTURAL	
<input type="checkbox"/> A1.0	RANCH - FLOORPLANS & ELEVATIONS
<input type="checkbox"/> A1.1	RANCH - LOFT FLOOR PLAN, ROOF PLAN & RCP
<input type="checkbox"/> A1.2	RANCH - SECTIONS
<input type="checkbox"/> A2.0	CRAFTSMAN - FLOORPLANS & ELEVATIONS
<input type="checkbox"/> A2.1	CRAFTSMAN - LOFT FLOOR PLAN, ROOF PLAN & RCP
<input type="checkbox"/> A2.2	CRAFTSMAN - SECTIONS
<input type="checkbox"/> A3.0	MODERN - FLOORPLANS & ELEVATIONS
<input type="checkbox"/> A3.1	MODERN - LOFT FLOOR PLAN, ROOF PLAN & RCP
<input type="checkbox"/> A3.2	MODERN - SECTIONS
<input type="checkbox"/> A4.0	BUNGALOW - FLOORPLANS & ELEVATIONS
<input type="checkbox"/> A4.1	BUNGALOW - LOFT FLOOR PLAN, ROOF PLAN, & RCP
<input type="checkbox"/> A4.2	BUNGALOW - SECTIONS
<input type="checkbox"/> A5.0	EXTERIOR WALL ASSEMBLY DETAILS
<input type="checkbox"/> A5.1	EXTERIOR WALL ASSEMBLY DETAILS
<input type="checkbox"/> A5.2	EXTERIOR DETAILS
<input type="checkbox"/> A5.3	INTERIOR DETAILS & WALL PARTITIONS
<input type="checkbox"/> A6.0	SCHEDULES - ONE BEDROOM PLUS LOFT

STRUCTURAL	
S0.0	STRUCTURAL NOTES
S0.1	TYPICAL DETAILS
S1.0	ROOF/CEILING FRAMING & FOUNDATION PLAN
S2.0	FOUNDATION DETAILS
S2.1	ROOF FRAMING DETAILS
S2.2	ROOF FRAMING DETAILS (CONT.)

MECHANICAL	
MP0.1	GENERAL NOTES
MP0.2	SCHEDULES & GAS DIAGRAM & PLUMBING
MP2.1E	MECHANICAL & PLUMBING PLANS - ELECTRIC

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

PROJECT CHECKLIST

CLEARLY MARK THE BOX FOR EACH SELECTION

ARCHITECTURAL STYLE (SELECT ONE)	
<input type="checkbox"/> COASTAL RANCH	For this option, use the listed sheets and details: A1.0, A1.1, A5.0 or A5.1, A5.2, A5.3, A6.0
<input type="checkbox"/> BACKYARD CRAFTSMAN	For this option, use the listed sheets and details: A1.0, A5.0 or A5.1, A5.2, A5.3, A6.0
<input type="checkbox"/> CALIFORNIA MODERN	For this option, use the listed sheets and details: A3.0, A3.1, A5.0 or A5.1, A5.2, A5.3, A6.0/3
<input type="checkbox"/> BEACH BUNGALOW	For this option, use the listed sheets and details: A4.0, A4.1, A5.0 or A5.1, A5.2, A5.3, A6.0/4
ROOFING MATERIAL (SELECT ONE)	
<input type="checkbox"/> SHINGLE	For this option, use the listed sheets and details: Roof Details: A5.2
<input type="checkbox"/> METAL STANDING SEAM	For this option, use the listed sheets and details: Roof Details: A5.2
<input type="checkbox"/> APPLICANT REVISION	
PRIMARY SIDING MATERIAL (SELECT ONE)	
<input type="checkbox"/> VERTICAL PLANK FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E1
<input type="checkbox"/> BOARD & BATTEN FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E2
<input type="checkbox"/> HORIZONTAL LAP FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E3
<input type="checkbox"/> SHINGLE FIBER CEMENT	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E4
<input type="checkbox"/> STUCCO	For this option, use the listed sheets and details: Wall Assembly Details: A5.0 or A5.1 - TYPE E5
<input type="checkbox"/> APPLICANT REVISION	
DESIGN OPTIONS (SELECT IF DESIRED)	
<input type="checkbox"/> CURBLESS SHOWER	Requires foundation coordination. See detail 4/A5.3
<input type="checkbox"/> WALL AT GREAT ROOM/DEN	Requires framing coordination. See detail 6/A5.3
<input type="checkbox"/> EXTERIOR SLIDING DOOR AT DEN	Requires framing coordination.
<input type="checkbox"/> APPLICANT REVISION	
MECHANICAL SYSTEM (SELECT ONE)	
<input type="checkbox"/> ALL-ELECTRIC SYSTEM	For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.1E
<input type="checkbox"/> HYBRID (ELECTRIC W/ GAS H2O HEATER)	For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.1H
<input type="checkbox"/> GAS RANGE	
REQUIRED COMPLIANCE (CHECK IF APPLICABLE)	
<input type="checkbox"/> PARCEL LOCATED WITHIN WILDLAND URBAN INTERFACE WUI/SRA ZONE	PARCELS WITHIN THE WUI/SRA ZONE MUST USE FIRE-RESISTANT CONSTRUCTION ASSEMBLIES AND MATERIALS IN COMPLIANCE WITH CBC 7A. REFERENCE G1.0 "WUI NOTES"; A6.0 SCHEDULES; USE A5.1 "EXTERIOR DETAILS - WUI ZONES"
<input type="checkbox"/> EXTERIOR WALL CLOSER THAN 5' TO PROPERTY LINE	WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA. REFERENCE A5.0 "FIRE RATING NOTES"
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	Complete Sheet G0.1, Owner-Provided Site Plan

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

COASTAL RANCH EXTERIOR - PERSPECTIVE VIEW



CRAFTSMAN RANCH EXTERIOR - PERSPECTIVE VIEW



CALIFORNIA MODERN - PERSPECTIVE VIEW



BEACH BUNGALOW EXTERIOR - PERSPECTIVE VIEW



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

BROCKETT ARCHITECT

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

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY, CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED 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, JUDGMENTS, 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 DECLARATION.

CENTRAL COAST PRE-DESIGNED ADU

ONE BEDROOM + DEN + LOFT
927 GSF

NOT FOR CONSTRUCTION

PRINT DATE: XX.XX.XXXX

COVER SHEET & PROJECT INFORMATION - MORRO BAY

GO.0

SCALE: AS NOTED

HOMEOWNER PROVIDED SITE PLAN

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

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 #15-1.12*



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

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

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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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.

NOT FOR CONSTRUCTION

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
<input type="checkbox"/> DRAWING SCALE	SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.
<input type="checkbox"/> PROPERTY LINES	SHOW OUTLINE OF PROPERTY USING DASHED LINE. LABEL EACH LINE WITH ITS RESPECTIVE LENGTH
<input type="checkbox"/> LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPE AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU
<input type="checkbox"/> SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADU SHOULD BE LOCATED 5'-0" FROM ANY SIDE/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE FIRE RATED THE ADU MAY BE LOCATED 4'-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
<input type="checkbox"/> EASEMENTS (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
<input type="checkbox"/> LOCATION 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> LABELED STREETS	SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
<input type="checkbox"/> DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR OUTBUILDINGS. REQUIRED SEPARATION BETWEEN BUILDINGS IS: a) 6'-0" MINIMUM: ADU WALL FACING MAIN HOUSE MUST HAVE 1 HOUR FIRE RATING AND NO OPENINGS (WINDOWS OR DOORS). IF ADU HAS AN OVERHANG, IT MUST ALSO BE FIRE RATED. MAIN HOUSE WALL NOT NEED TO BE FIRE RATED. b) 8'-0": 25% OPENINGS ALLOWED (WINDOWS OR DOORS) c) 10'-0": NO ADDITIONAL FIRE REQUIREMENTS
<input type="checkbox"/> UTILITY DISCONNECT SHUTOFFS	ALL UTILITY DISCONNECT SHUTOFFS MUST BE LOCATED ON THE BUILDING EXTERIOR

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

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

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

OWNER PROVIDED
SITE PLAN

GO.1

SCALE: AS NOTED

GENERAL NOTES

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

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

WUI NOTES

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

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

VEGETATION MANAGEMENT COMPLIANCE. R3371.5

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

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

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

OFF RIDGE AND RIDGE VENTS. R337.6.2.1

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

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

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

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

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

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

VENTS. CBC 706A / CRC R337.6

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

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

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

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

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

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

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

ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES. CBC 710A

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

LIGHTING NOTES

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

ELECTRICAL NOTES

- PROVIDE GFCI PROTECTED OUTLETS AT ALL KITCHEN COUNTERTOPS, BATHROOM COUNTERTOPS, OUTDOOR LAUNDRY AREAS, DISHWASHERS, OUTDOOR LOCATIONS, AND REQUIRED LOCATIONS PER CEC 210.8.
- KITCHEN COUNTERTOP RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET.
- PROVIDE (2) TWO 20 AMP SMALL APPLIANCE CIRCUITS IN KITCHEN.
- PROVIDE SEPARATE CIRCUIT FOR ELECTRIC RANGE AS REQUIRED BY CEC 210.19.
- PROVIDE SEPARATE CIRCUIT FOR RANGE HOOD OR MICROWAVE/HOOD UNIT.
- PROVIDE SEPARATE CIRCUIT FOR DISHWASHER. DISHWASHER RECEPTACLE MUST BE ACCESSIBLE AND GFCI PROTECTED.
- PROVIDE SEPARATE CIRCUIT FOR GARBAGE DISPOSAL.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC DRYERS PER CEC 220.54.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC WATER HEATERS PER CEC 422.13.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER W/ BATTERY BACKUP.
- ALL SMOKE DETECTORS OR CARBON MONOXIDE DETECTORS TO BE 110V, ARC-FAULT CIRCUIT INTERRUPTER INTERCONNECTED, W/ BATTERY BACKUP.
- ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLES IN THE DWELLING SHALL BE TAMPER RESISTANT. CEC406.12.
- ONLY NEW ELECTRICAL SHOWN ON PLAN. CONTRACTOR TO VERIFY CONDITION AND COMPLIANCE OF EXISTING ELECTRICAL AND REPAIR OR REPLACE TO COMPLY WITH MIN. CEC REQUIREMENTS.
- KITCHEN RECEPTACLES SHALL BE SPACED AND INSTALLED PER CEC 210.52.
- ALL NEW, MODIFIED, REPLACED OR EXTENDED 120 VOLT BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENs, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR AREAS MUST HAVE ARC-FAULT CIRCUIT INTERRUPTION (AFCI) PROTECTION. SEE CEC 210.12[A] GANG SWITCHES AND ALIGN OUTLETS TO SWITCH VERTICALLY.
- PROVIDE BATTERY-READY INFRASTRUCTURE PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS FOR SINGLE FAMILY RESIDENTIAL (150.0(s)).
- PER CEC 230.67, ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD). THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD. WHERE SERVICE EQUIPMENT IS REPLACED, ALL OF THE REQUIREMENTS OF THIS SECTION SHALL APPLY.
- PER CEC 314.27 (C), OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32 KG (70 LB).
- PER 445.18 (D), EMERGENCY SHUTDOWN IN ONE- AND TWO-FAMILY DWELLING UNITS TO BE PROVIDED: FOR OTHER THAN CORD-AND-PLUG-CONNECTED PORTABLE GENERATORS, AN EMERGENCY SHUTDOWN DEVICE SHALL BE LOCATED OUTSIDE THE DWELLING UNIT AT A READILY ACCESSIBLE LOCATION.
- PER SECTION 150.0(T)(V)(U), ELECTRIC READY: BRANCH CIRCUITS MUST BE INSTALLED TO THE LOCATION OF GAS FURNACES, COOKTOPS, AND CLOTHES DRYERS (ALREADY TYPICAL TRADE PRACTICE). A BRANCH CIRCUIT TO THE LOCATION OF GAS WATER HEATERS IS A CURRENT REQUIREMENT. SECTION 150.0(S) ENERGY STORAGE SYSTEMS READY: ESS (ENERGY STORAGE SYSTEM) READY INTERCONNECTION EQUIPMENT OR A SEPARATE PANELBOARD WITH A MINIMUM OF 4 BRANCH CIRCUITS WITH AT LEAST ONE CIRCUIT SUPPLYING THE REFRIGERATOR, LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS AND A SLEEPING ROOM RECEPTACLE OUTLET.
- PER CEC ARTICLE 210.8, ALL EXTERIOR OUTLETS ARE GFCI'S FOR PROTECTION FOR PERSONNEL.

ABBREVIATIONS

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



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

BROCKETT /ARCHITECT

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

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

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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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 DECLARATION.

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

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

GENERAL NOTES

G1.0

SCALE: AS NOTED

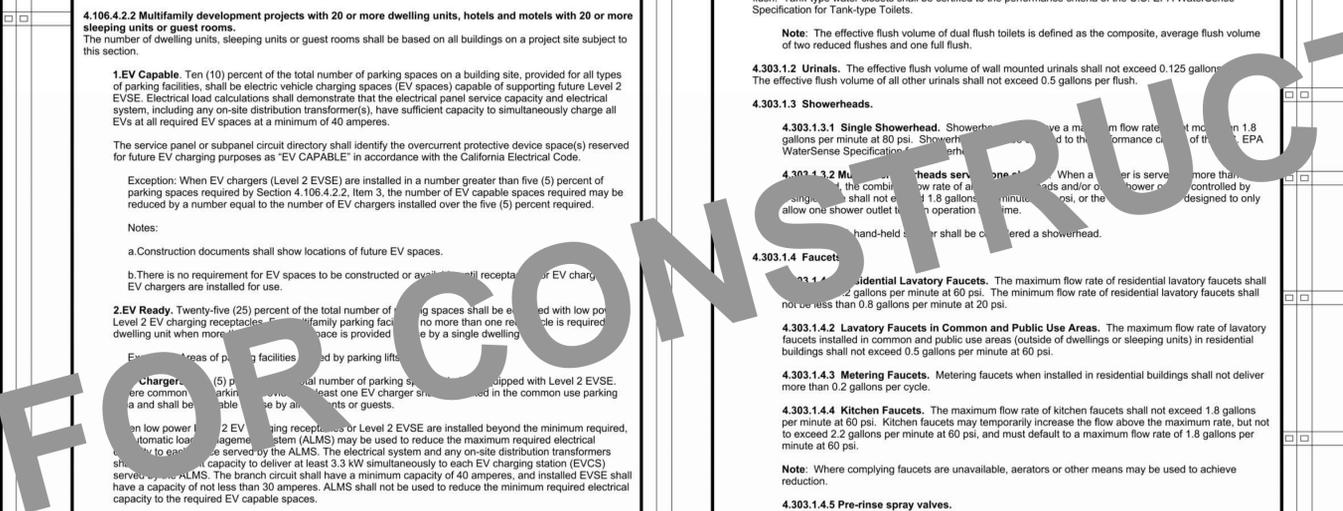
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Table with 2 columns: Y, N/A, RESPON. PARTY. Contains sections for CHAPTER 3 GREEN BUILDING, SECTION 301 GENERAL, SECTION 302 MIXED OCCUPANCY BUILDINGS, DIVISION 4.1 PLANNING AND DESIGN, CHAPTER 4 RESIDENTIAL MANDATORY MEASURES, SECTION 4.102 DEFINITIONS, SECTION 4.103 GRADING AND PAVING, and SECTION 4.104.1 IDENTIFICATION.

Table with 2 columns: Y, N/A, RESPON. PARTY. Contains sections for 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities, 4.106.4.2.1 Multifamily development projects with less than 20 dwelling units, and 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units.

Table with 2 columns: Y, N/A, RESPON. PARTY. Contains sections for 4.106.4.2.3 Electric vehicle charging for additions and alterations of parking facilities, DIVISION 4.2 ENERGY EFFICIENCY, DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION, and TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES.

Table with 2 columns: Y, N/A, RESPON. PARTY. Contains sections for 4.304 OUTDOOR WATER USE, DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY, DIVISION 4.5 ENVIRONMENTAL QUALITY, and SECTION 4.501 GENERAL.



189 WALNUT AVENUE SANTA CRUZ, CA 95060 WORKBENCHBUILT.COM

BROCKETT /ARCHITECT 104 S. MAIN ST UNIT B TEMPLETON, CA 93465 BROCKETTCTURE.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...

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

NOT FOR CONSTRUCTION

CAL GREEN/GREEN BUILDING REQUIREMENTS

G2.0

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

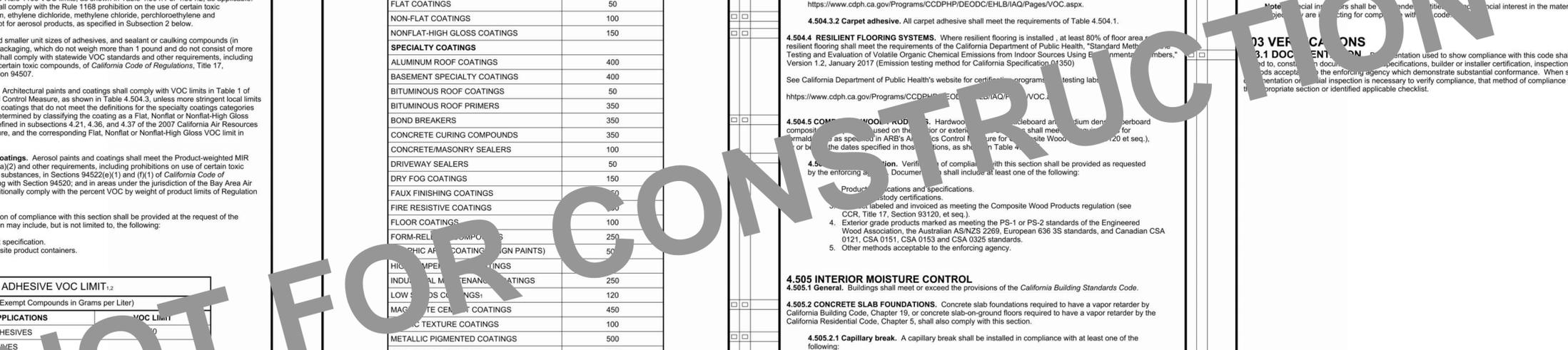
Y = YES, NA = NOT APPLICABLE, RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Table with columns for compliance status (Y/NA) and response party. Contains text for Maximum Incremental Reactivity (MIR), Moisture Content, Product-Weighted MIR (PWMIR), Reactive Organic Compound (ROC), 4.503 Fireplaces, 4.504 Pollutant Control, and 4.504.2 Finish Material Pollutant Control.

Table 4.504.2 - Sealant VOC Limit (Less Water and Less Exempt Compounds in Grams per Liter). Table 4.504.3 - VOC Content Limits for Architectural Coatings. Table 4.504.1 - Adhesive VOC Limit. Table 4.504.4 - Adhesive VOC Limit (Less Water and Less Exempt Compounds in Grams per Liter).

Table 4.504.5 - Formaldehyde Limits: Maximum Formaldehyde Emissions in Parts per Million. Division 4.5 Environmental Quality (continued). 4.504.3 Carpet Systems. 4.504.3.1 Carpet Cushion. 4.504.3.2 Carpet Adhesive. 4.504.3.3 Carpet Cushion. 4.504.3.4 Resilient Flooring Systems. 4.504.4 Composite Wood Products. 4.505 Interior Moisture Control. 4.505.1 General. 4.505.2 Concrete Slab Foundations. 4.505.2.1 Capillary Break. 4.505.3 Moisture Content of Building Materials. 4.505.3.1 Moisture Content of Building Materials. 4.505.3.2 Moisture Content of Building Materials. 4.506 Indoor Air Quality and Exhaust. 4.506.1 Bathroom Exhaust Fans. 4.507 Environmental Comfort. 4.507.2 Heating and Air Conditioning System Design.

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



189 WALNUT AVENUE SANTA CRUZ, CA 95060 WORKBENCHBUILT.COM

BROCKETT /ARCHITECT 104 S. MAIN ST UNIT B TEMPLETON, CA 93465 BROCKETTCTURE.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... 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... 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION...

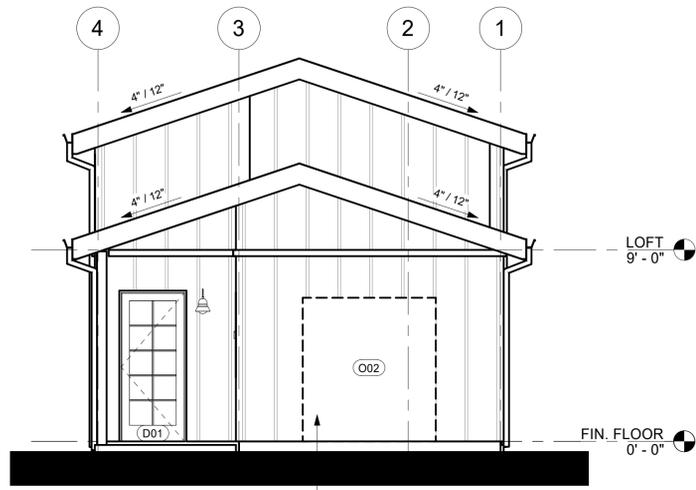
CENTRAL COAST PRE-DESIGNED ADU ONE BEDROOM + DEN + LOFT 927 GSF

NOT FOR CONSTRUCTION

CAL GREEN/GREEN BUILDING REQUIREMENTS

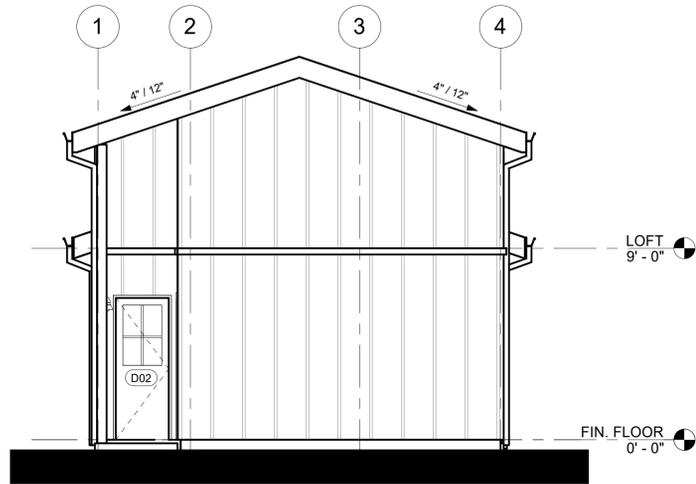
G2.1

SCALE: AS NOTED

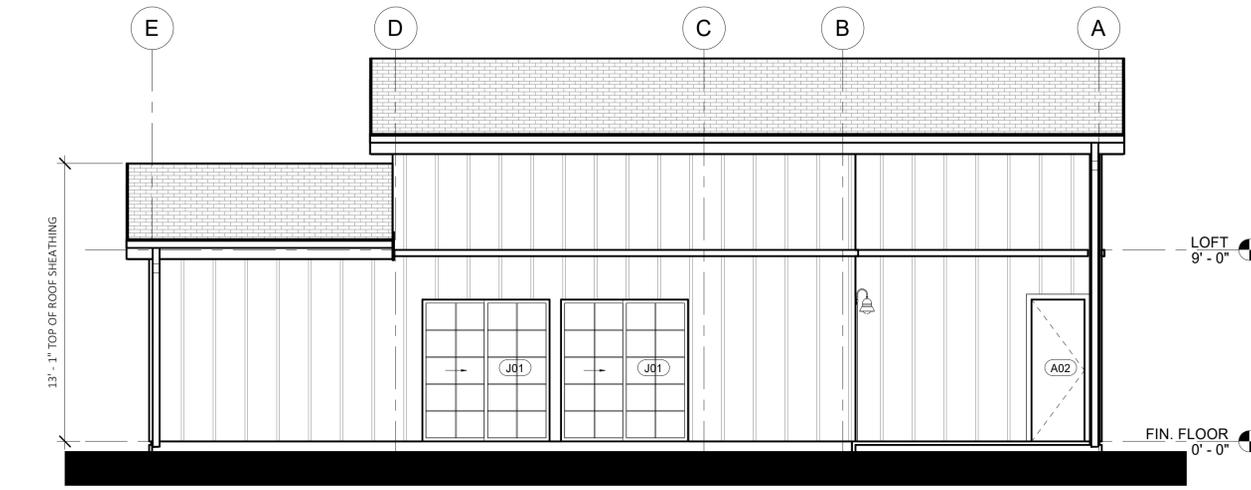


6 RIGHT ELEVATION - COASTAL RANCH
1/4" = 1'-0"

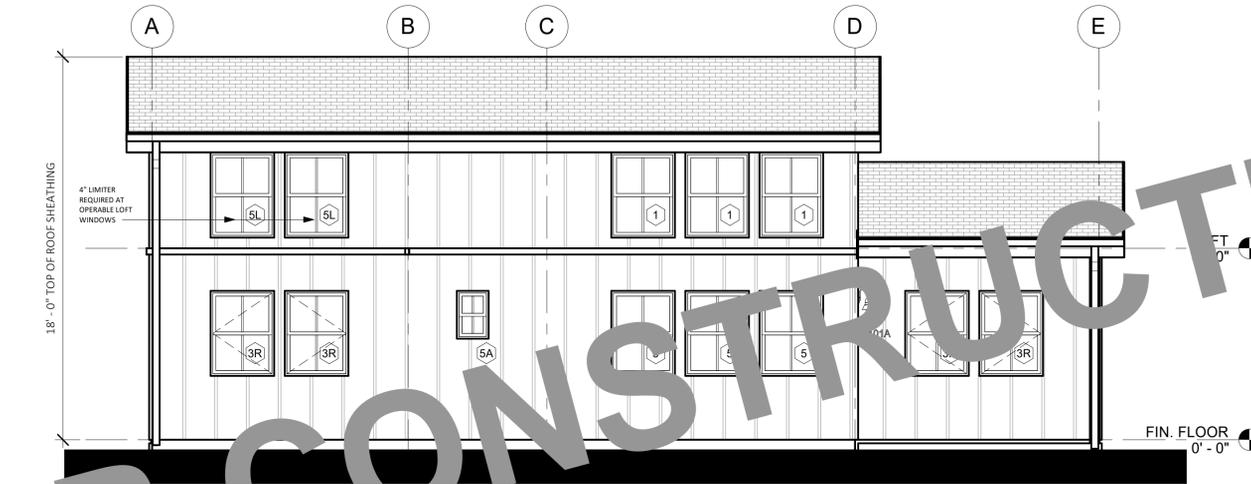
OPTIONAL EXTERIOR DOOR. COORDINATION REQUIRED AT FRAMING.
REFERENCE PROJECT CHECKLIST GO.0 AND SCHEDULE ON A6.4



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



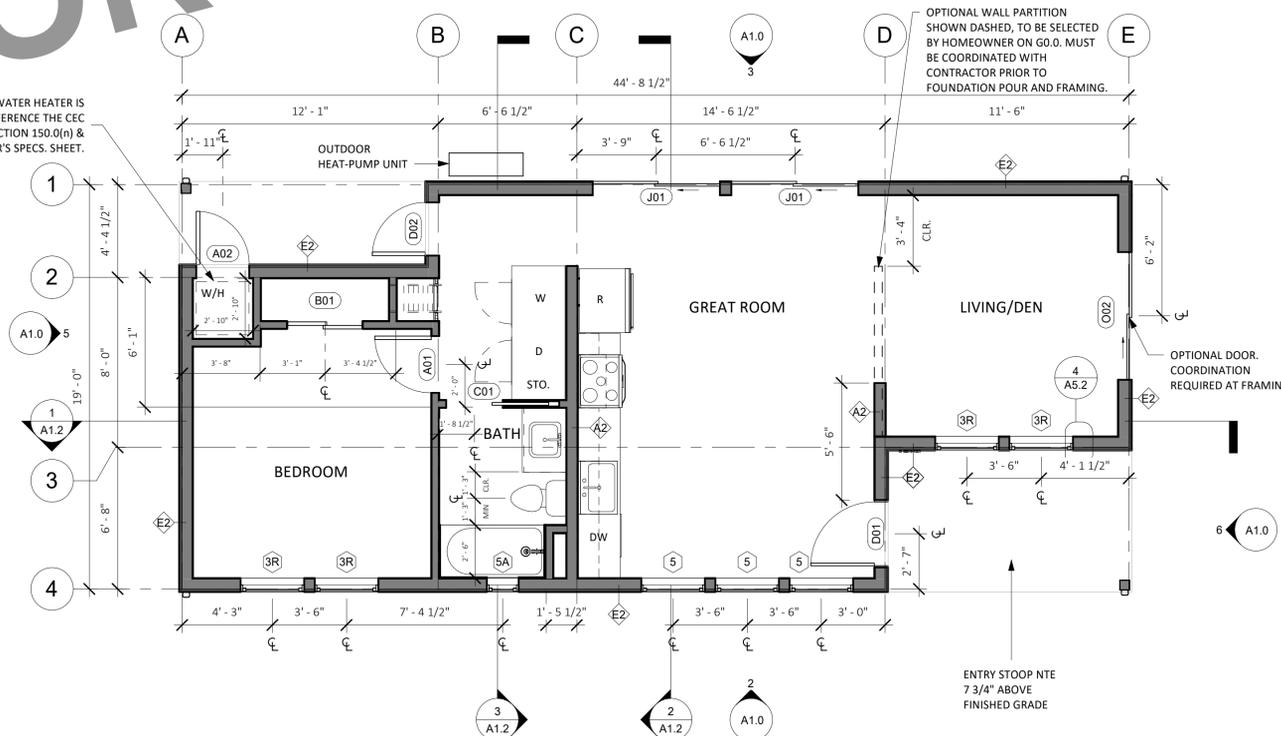
3 REAR ELEVATION - COASTAL RANCH
1/4" = 1'-0"



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



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



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

FLOORPLAN LEGEND

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

GRAPHIC LEGEND

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

FLOOR PLAN NOTES

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

ELEVATION NOTES

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



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

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

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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED 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 + LOFT
946 GSF

NOT FOR
CONSTRUCTION

RANCH -
FLOORPLANS &
ELEVATIONS

A1.0

SCALE - AS NOTED



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, 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.

ROOF PLAN NOTES

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

ELECTRICAL LEGEND

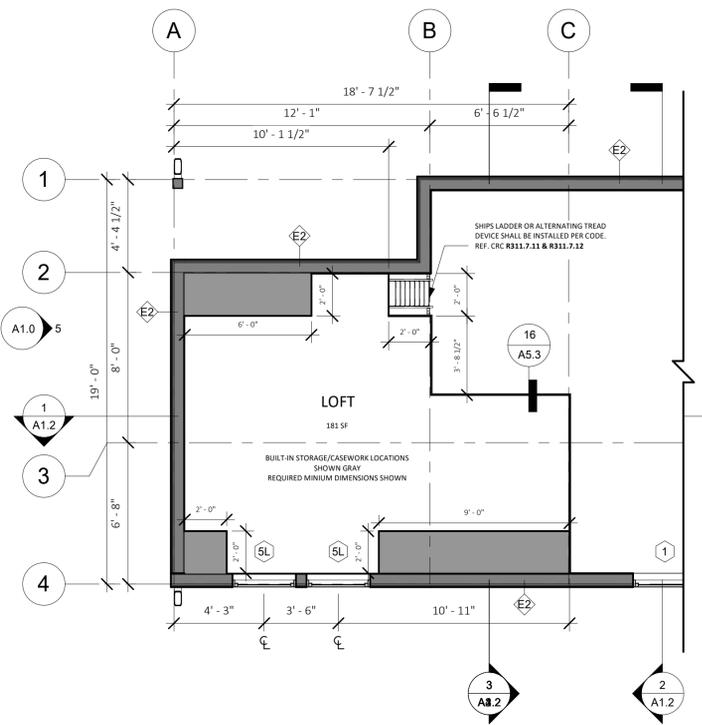
- ⊙ CEILING-MOUNTED EXHAUST UNIT
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ⊕ GFCI RECEPTACLE
- ⊕ 220 VOLT RECEPTACLE OUTLET
- ⊕ DEDICATED OUTLET
- ⊙ RECESSED LED DOWN LIGHT
- ⊕ WALL MOUNT LIGHT
- LED STRIP LIGHT
- ⊕ SWITCH
- ⊕ DIMMER SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ MOTION SENSOR SWITCH
- ⊕ GANGLY SWITCH
- ⊕ FAN SWITCH
- ⊕ MIDTIDY SENSOR
- ⊕ SWITCH
- ⊕ HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S SPECIFICATIONS

REFLECTED CEILING PLAN LEGEND

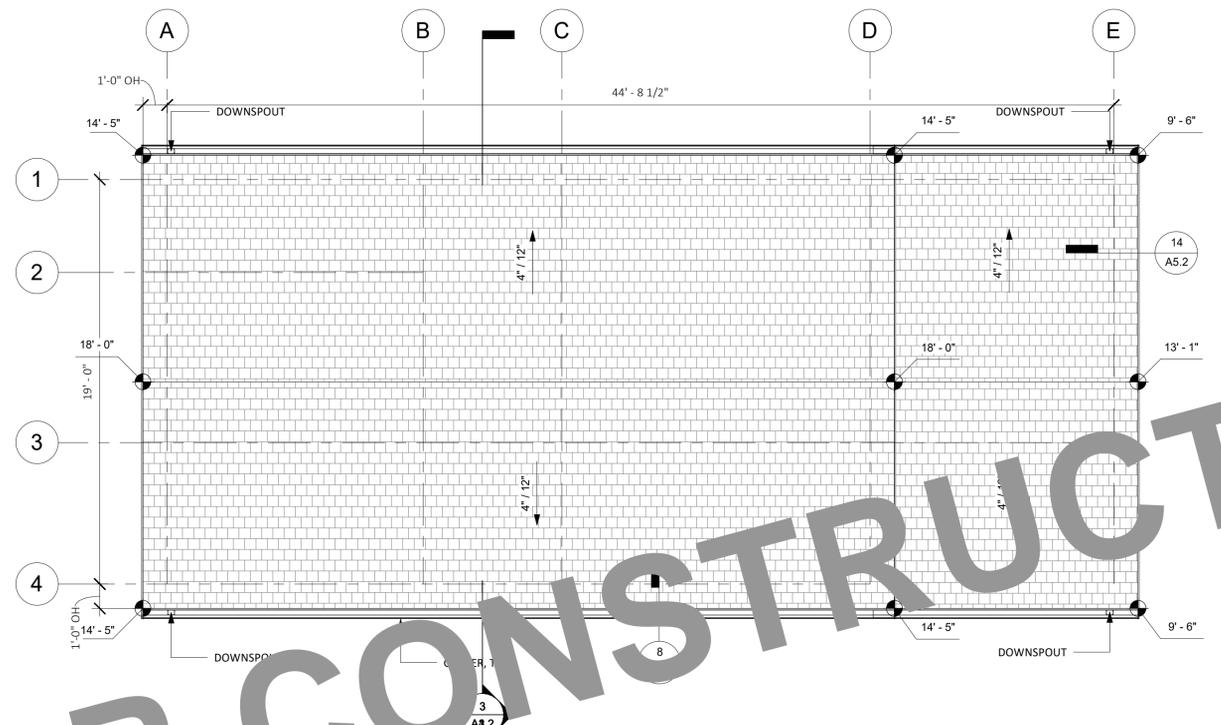
- GYP. BD. CLG., PTD.
- ▨ 8'-0" FRAMED CEILING HEIGHT A.F.F.
- ⊙ CEILING MOUNTED SMOKE DETECTOR. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ALL SMOKE DETECTORS SHALL COMPLY WITH 2016 C.R.C. SECTION R314 AND SHALL BE 120V STATE FIRE MARSHAL APPROVED DEVICES INSTALLED 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

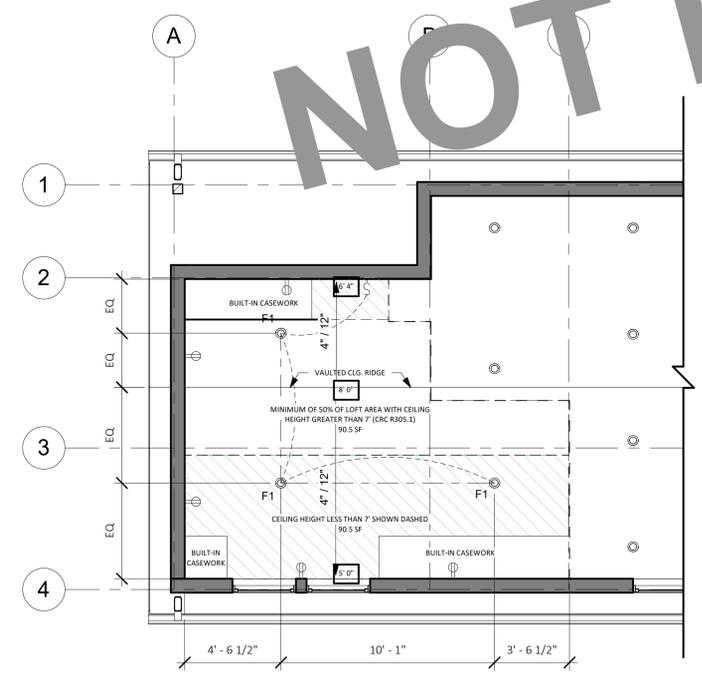
1. LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE, AND F.O. FINISH AT WALL.
2. PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL TOTALS TO BE VERIFIED BY CONTRACTOR.
3. SEPARATE SWITCH IN BATHROOM TO CONTROL IAQ FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR.
4. ALL RECEPTACLES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



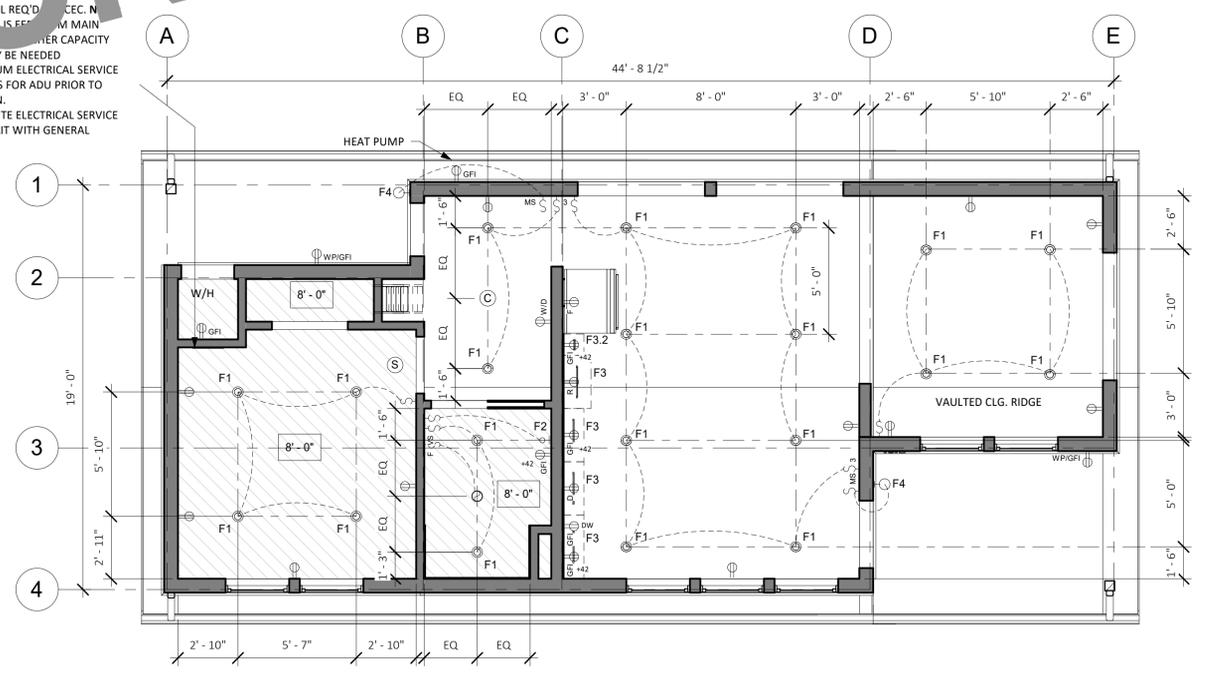
4 LOFT FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"



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



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



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

NOT FOR CONSTRUCTION

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

**NOT FOR
CONSTRUCTION**

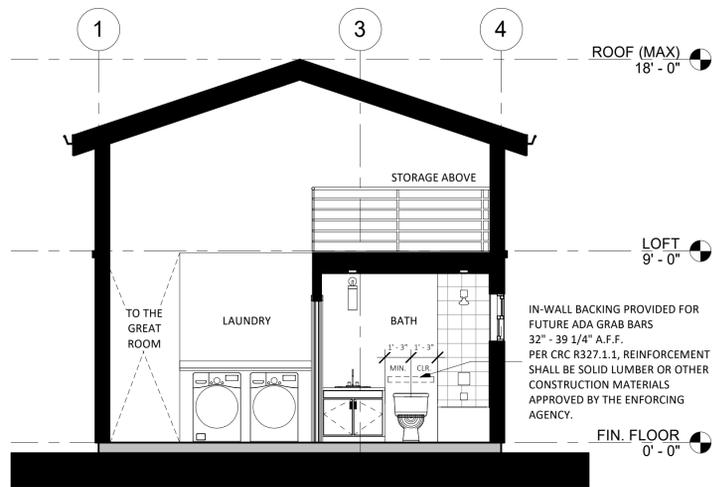
PRINT DATE: XX.XX.XXXX

RANCH - LOFT FLOOR
PLAN, ROOF PLAN &
RCP

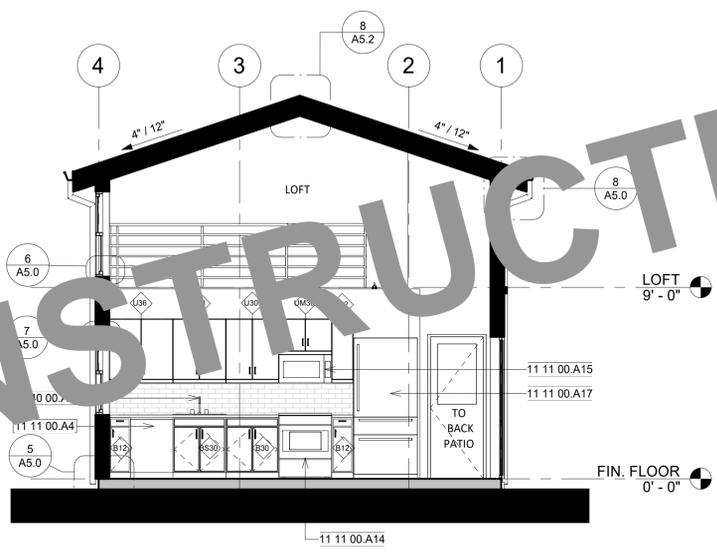
A1.1

SCALE: AS NOTED

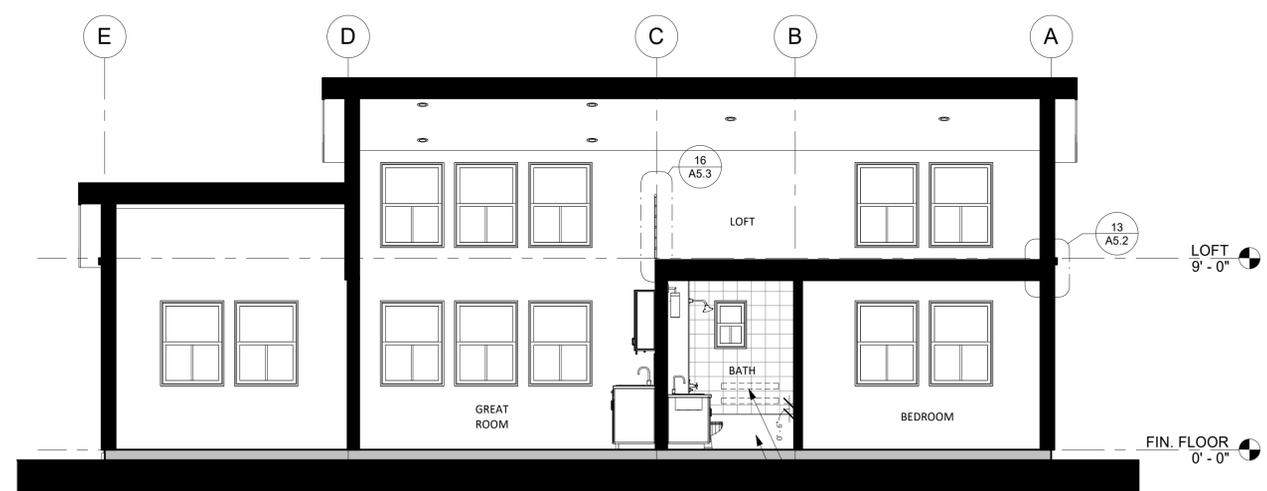
NOT FOR CONSTRUCTION



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



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



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

KITCHEN LEGEND

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



workbench
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

BROCKETT ARCHITECT

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

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

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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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 + LOFT
946 GSF

NOT FOR CONSTRUCTION
PRINT DATE: XX.XX.XXXX

RANCH - SECTIONS
A1.2
SCALE: AS NOTED



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, 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.

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

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

ELEVATION NOTES

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

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

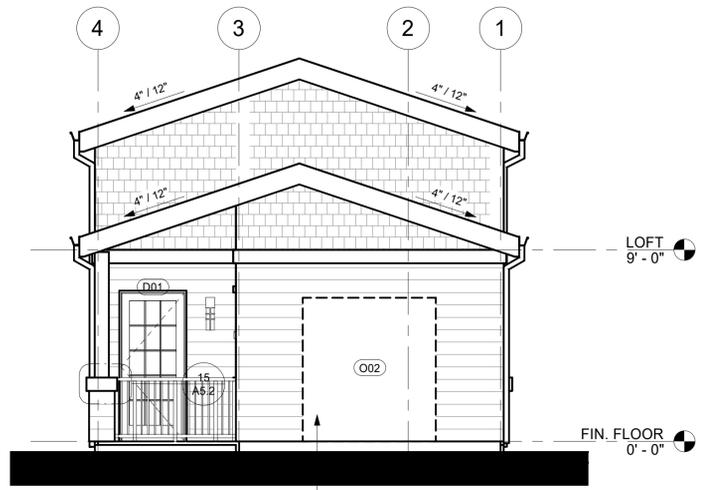
NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

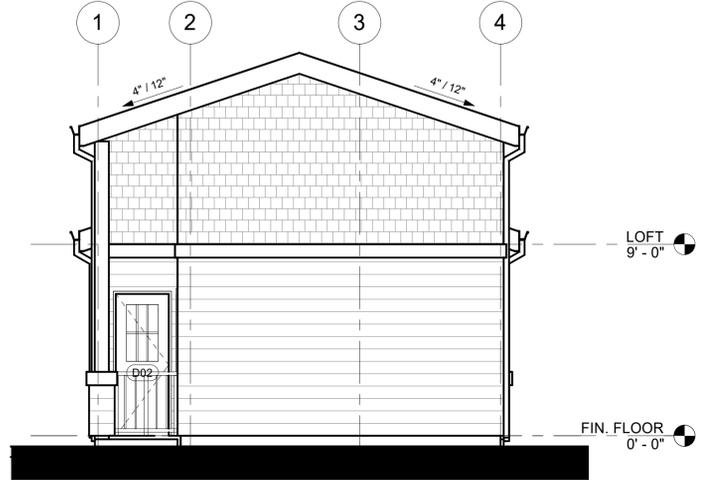
CRAFTSMAN -
FLOORPLANS &
ELEVATIONS

A2.0

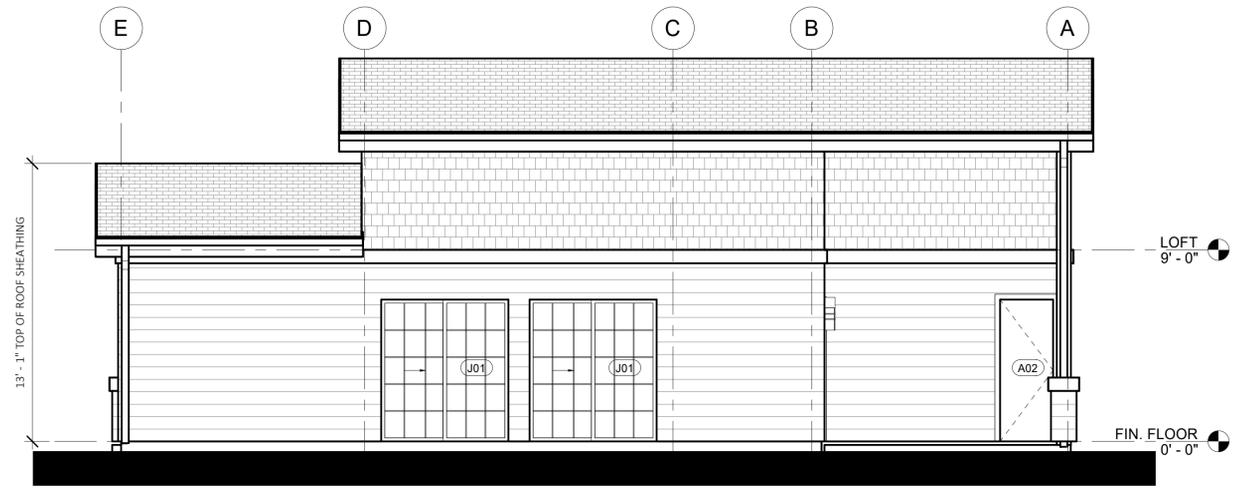
SCALE: AS NOTED



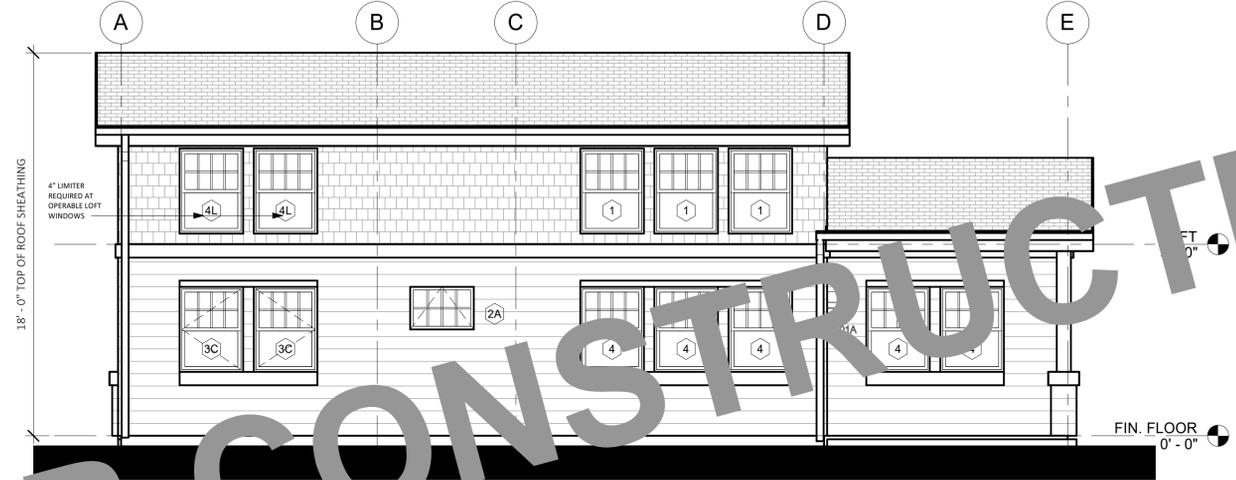
6 RIGHT ELEVATION - BACKYARD CRAFTSMAN
1/4" = 1'-0"



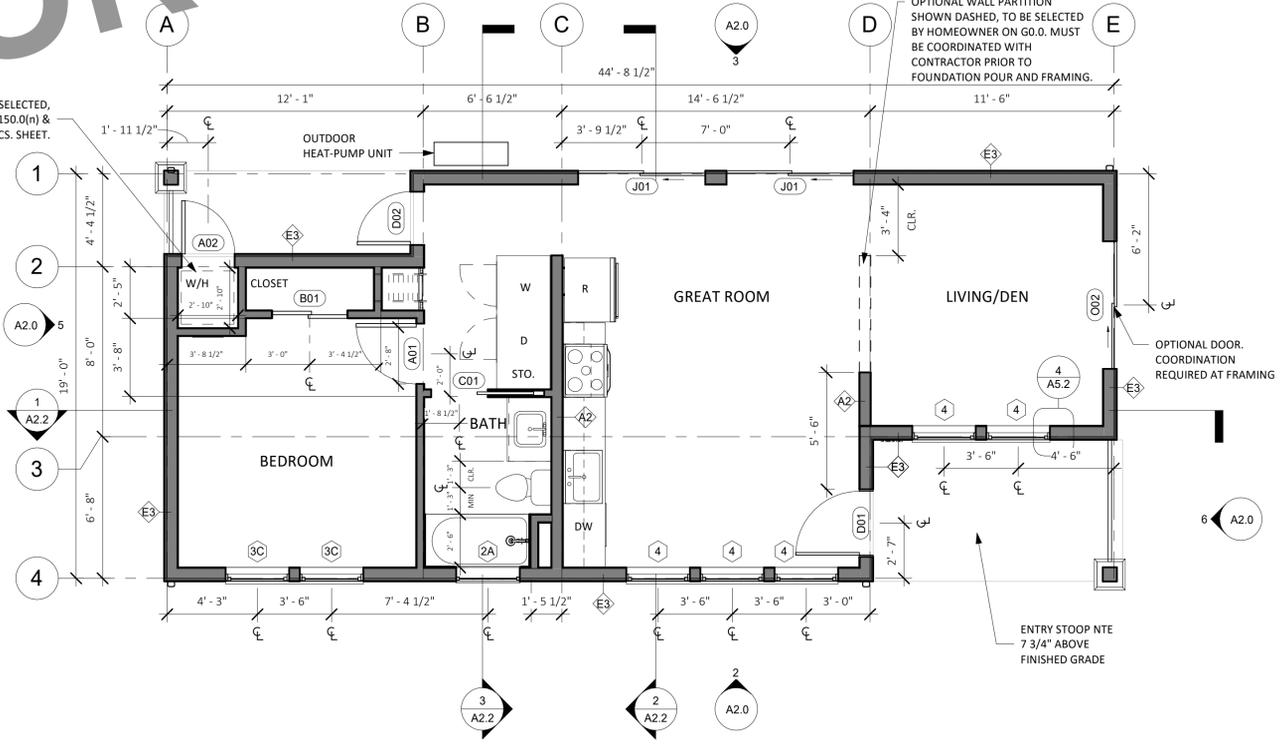
5 LEFT ELEVATION - BACKYARD CRAFTSMAN
1/4" = 1'-0"



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



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



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



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

NOT FOR CONSTRUCTION



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, 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 DOCUMENT.

ROOF PLAN NOTES

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

ELECTRICAL LEGEND

- ⊙ CEILING-MOUNTED EXHAUST UNIT
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ⊕ GFCI RECEPTACLE
- ⊕ 220 VOLT RECEPTACLE OUTLET
- ⊕ DEDICATED OUTLET
- RECESSED LED DOWN LIGHT
- WALL MOUNT LIGHT
- LED STRIP LIGHT
- ⊕ SWITCH
- ⊕ DIMMER SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ MOTION SENSOR SWITCH
- ⊕ GANGLY SWITCH
- ⊕ SMART SWITCH
- ⊕ MIDTIDY SENSOR
- ⊕ SWITCH
- ⊕ 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

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

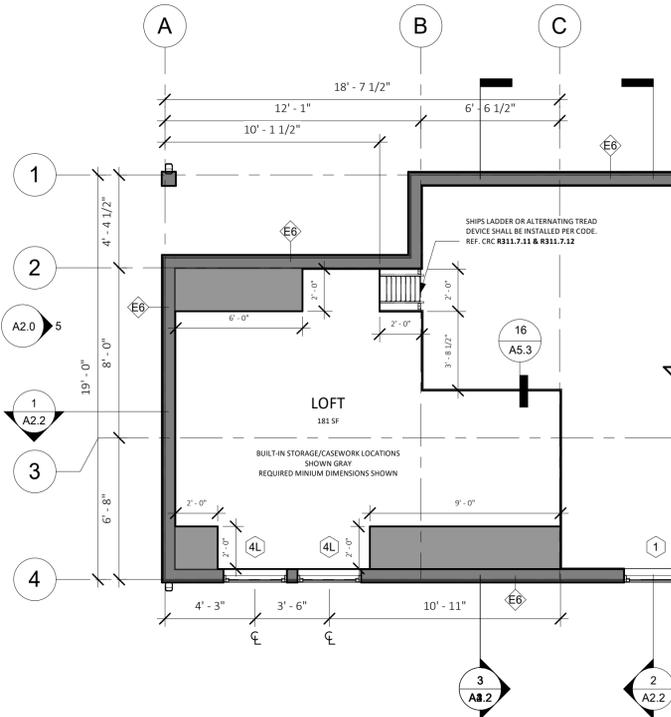
NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

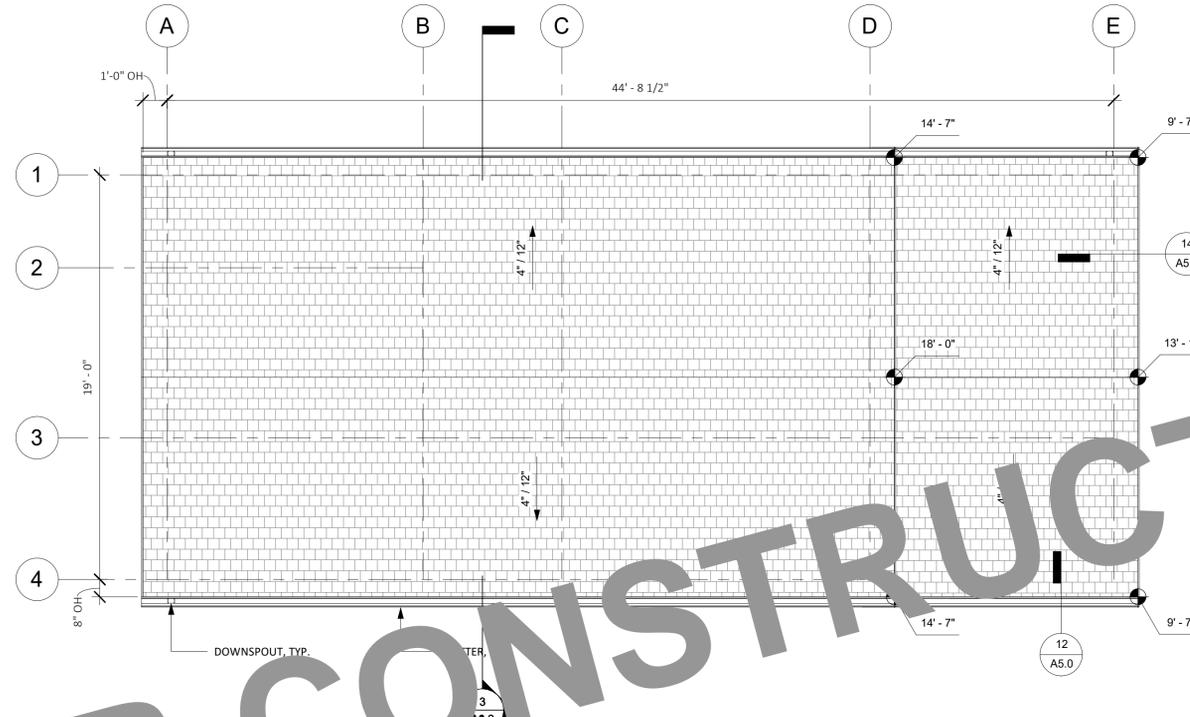
CRAFTSMAN - LOFT
FLOOR PLAN, ROOF
PLAN & RCP

A2.1

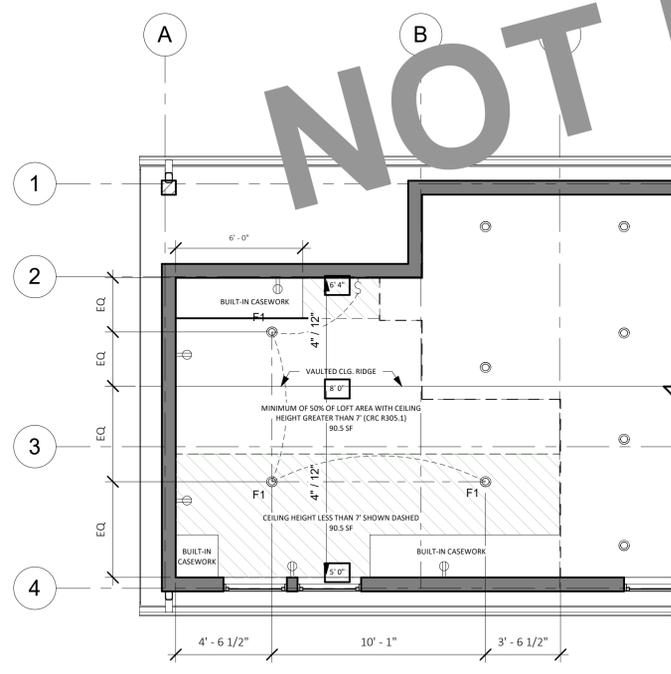
SCALE: AS NOTED



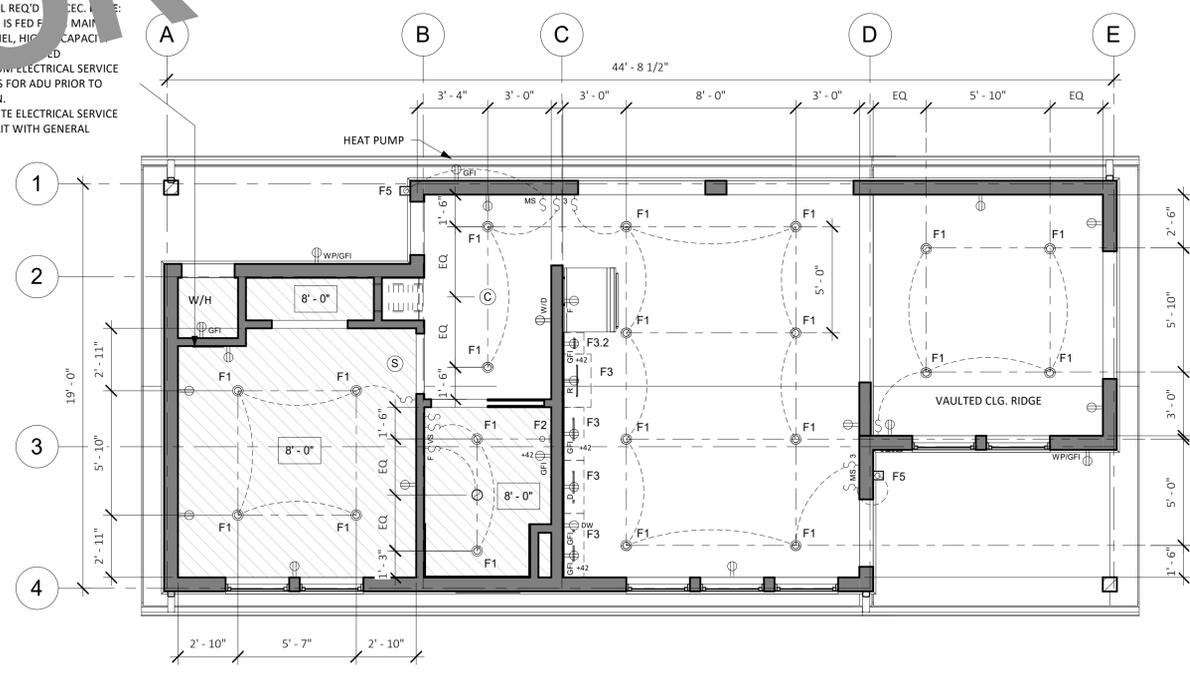
4 LOFT FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"



1 ROOF PLAN - BACKYARD CRAFTSMAN
1/4" = 1'-0"



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



1 RCP & ELECTRICAL PLAN - BACKYARD CRAFTSMAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

KITCHEN LEGEND

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

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

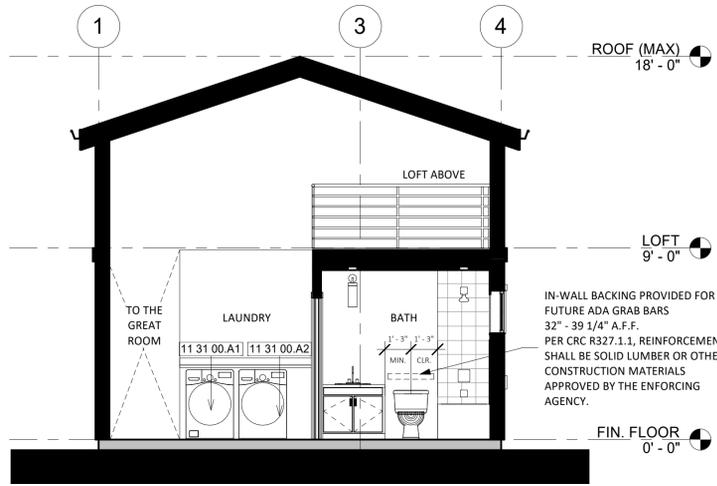
22 40 00.A4 PLUMBING 30" KITCHEN SINK WITH FAUCET

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

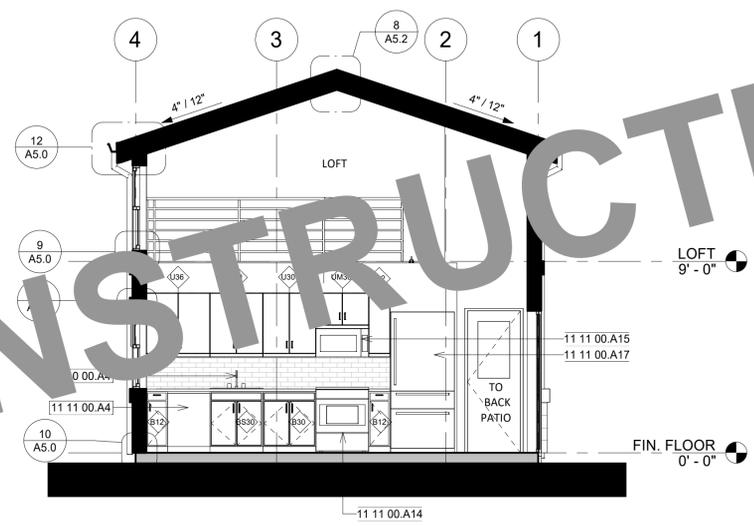
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.

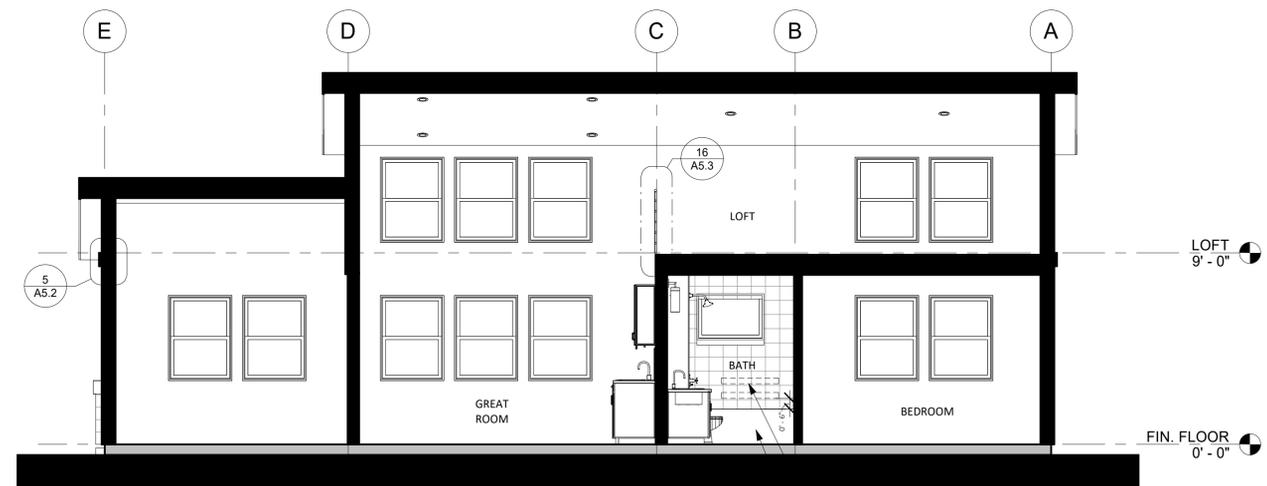
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.



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"

NOT FOR CONSTRUCTION

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

NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

CRAFTSMAN -
SECTIONS

A2.2

SCALE: AS NOTED



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

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

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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED 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.

FLOORPLAN LEGEND

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

GRAPHIC LEGEND

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

FLOOR PLAN NOTES

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

ELEVATION NOTES

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

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

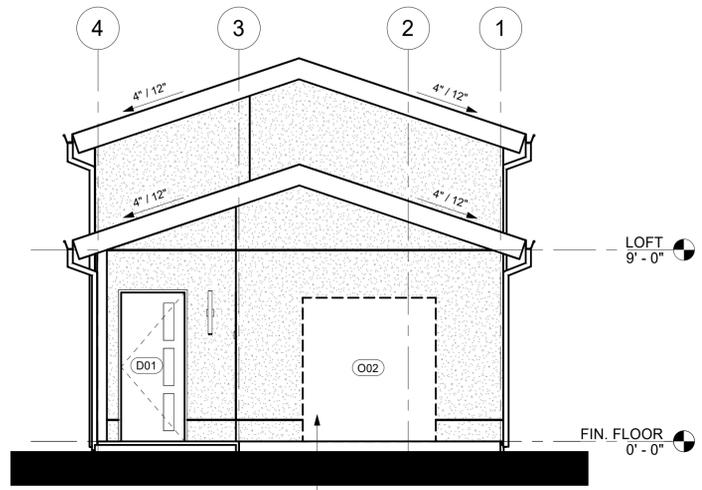
NOT FOR
CONSTRUCTION

PRINT DATE: XX.XX.XXXX

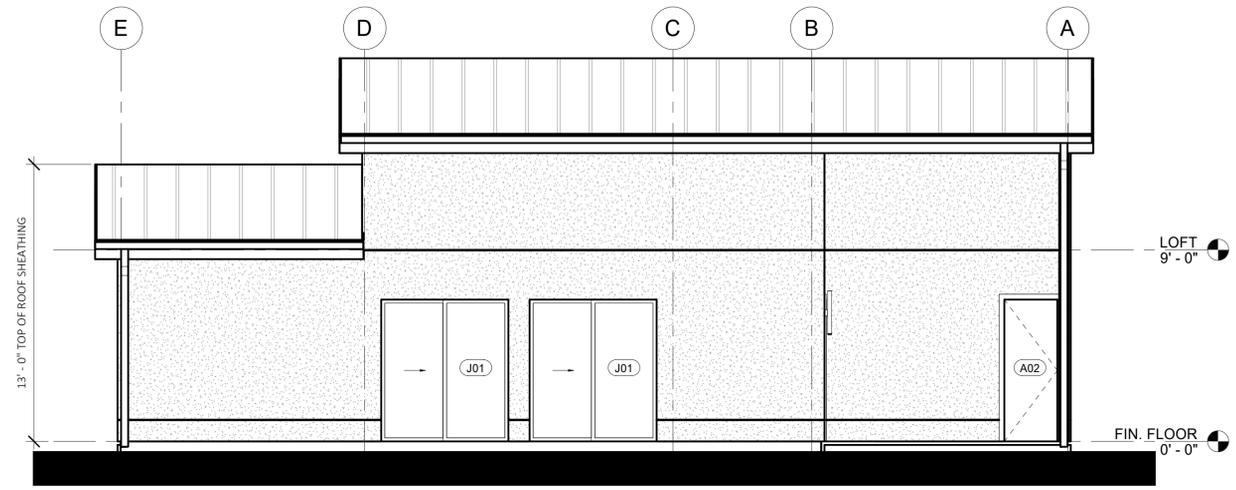
MODERN -
FLOORPLANS &
ELEVATIONS

A3.0

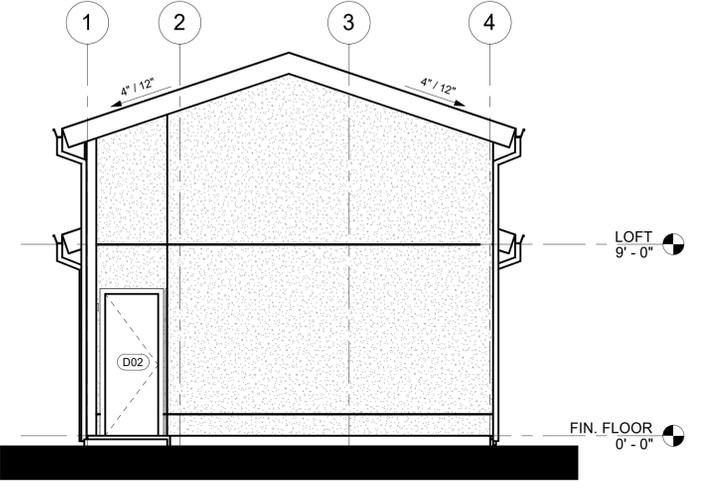
SCALE: AS NOTED



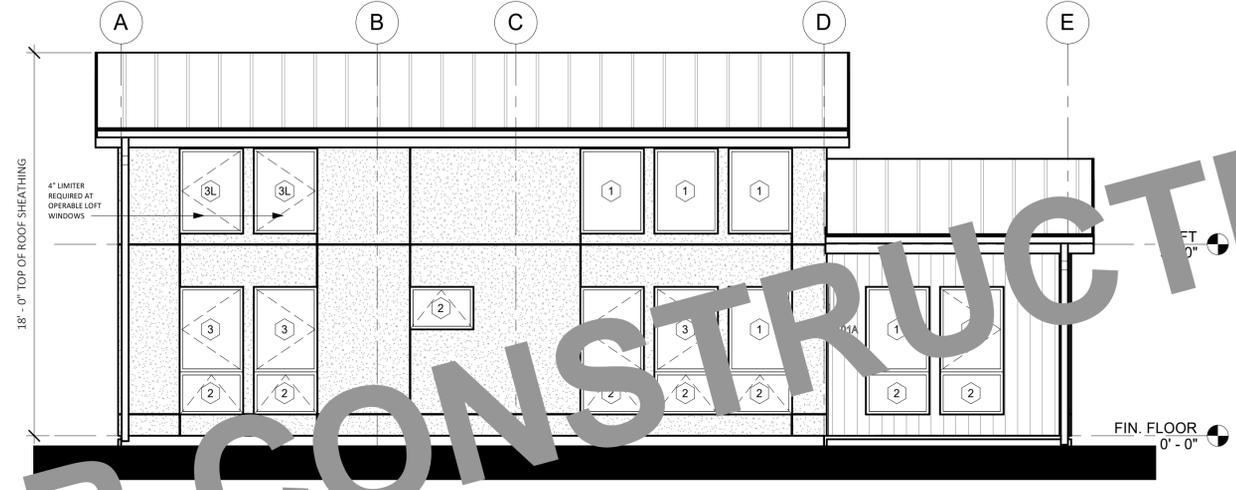
6 RIGHT ELEVATION - CALIFORNIA MODERN
1/4" = 1'-0"



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



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

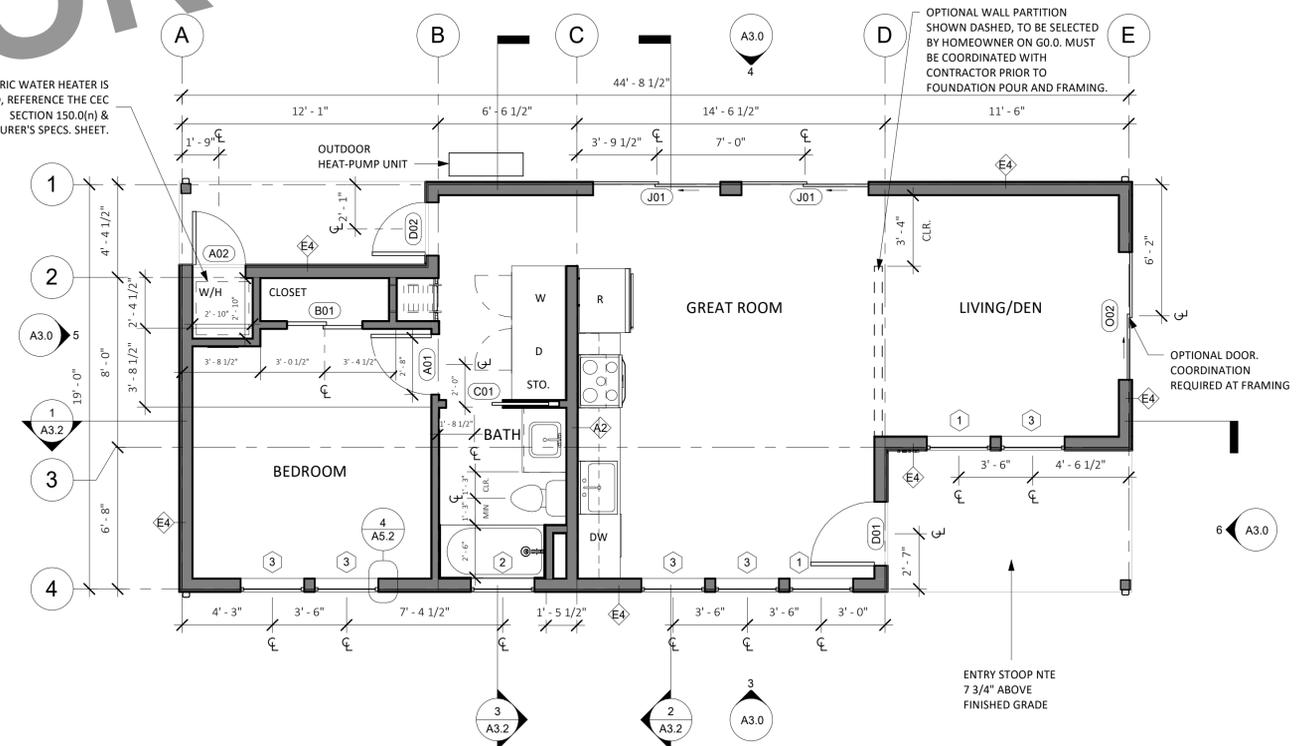


FRONT ELEVATION - CALIFORNIA MODERN
1/4" = 1'-0"

NOT FOR CONSTRUCTION



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



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



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, 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.

ROOF PLAN NOTES

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

ELECTRICAL LEGEND

- ⊙ CEILING-MOUNTED EXHAUST UNIT
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ⊕ GFCI RECEPTACLE
- ⊕ 220 VOLT RECEPTACLE OUTLET
- ⊕ DEDICATED OUTLET
- RECESSED LED DOWN LIGHT
- WALL MOUNT LIGHT
- LED STRIP LIGHT
- ⊕ SWITCH
- ⊕ DIMMER SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ MOTION SENSOR SWITCH
- ⊕ GANGLY SWITCH
- ⊕ HUMIDITY SENSOR
- ⊕ SWITCH
- ⊕ 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

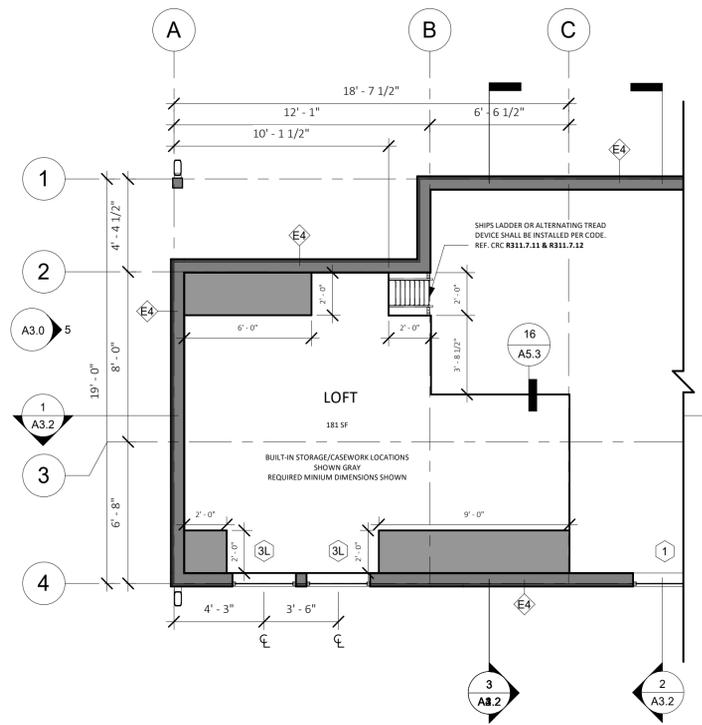
**CENTRAL COAST
PRE-DESIGNED ADU**
ONE BEDROOM + DEN + LOFT
946 GSF

NOT FOR
CONSTRUCTION

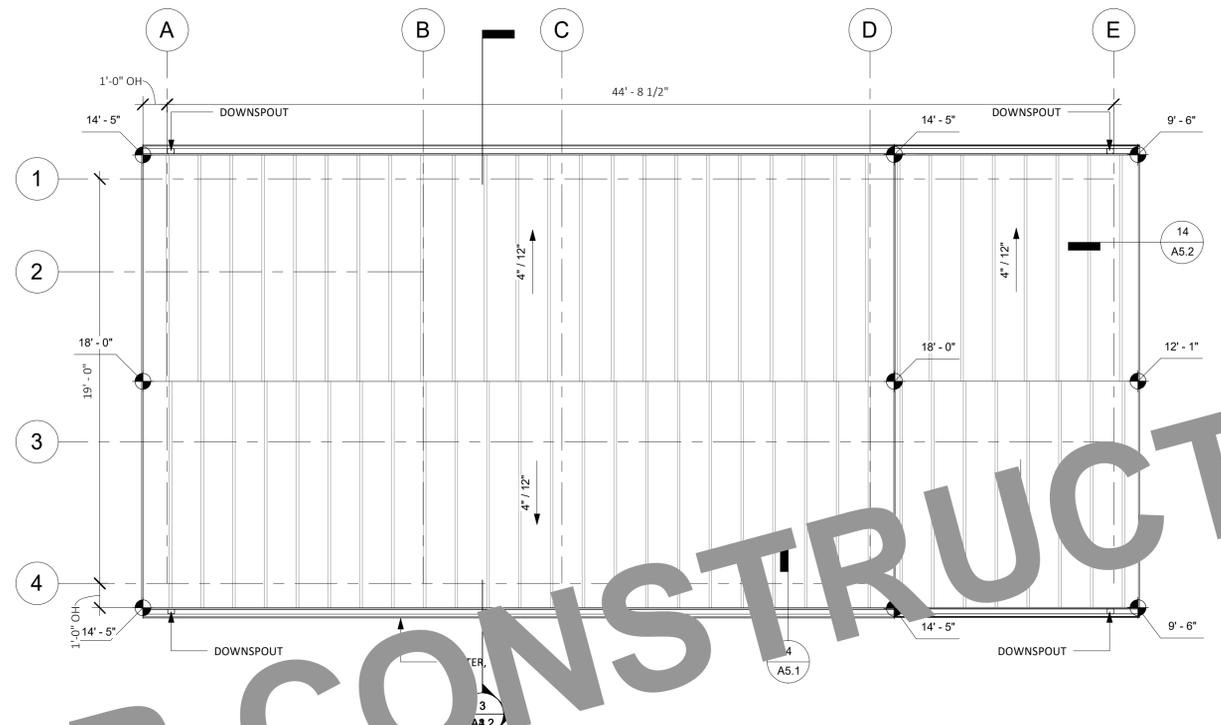
MODERN - LOFT
FLOOR PLAN, ROOF
PLAN & RCP

A3.1

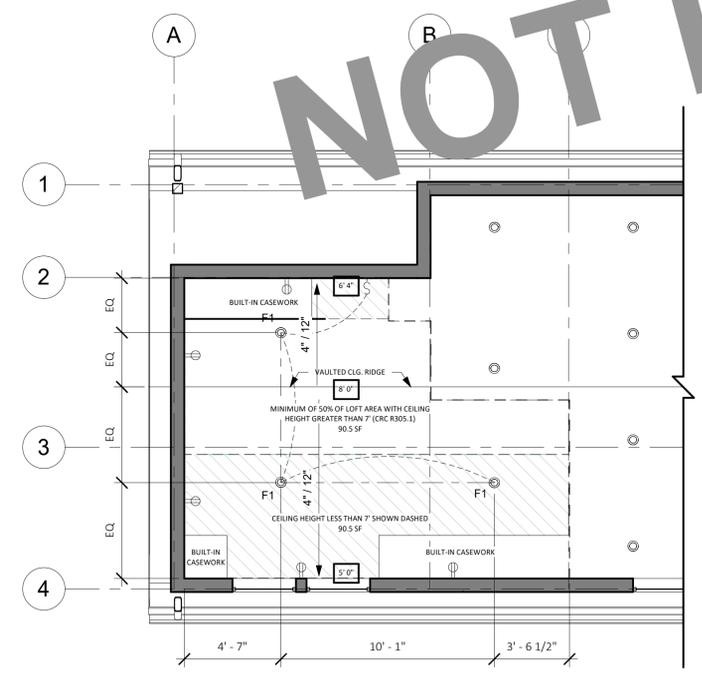
SCALE: AS NOTED



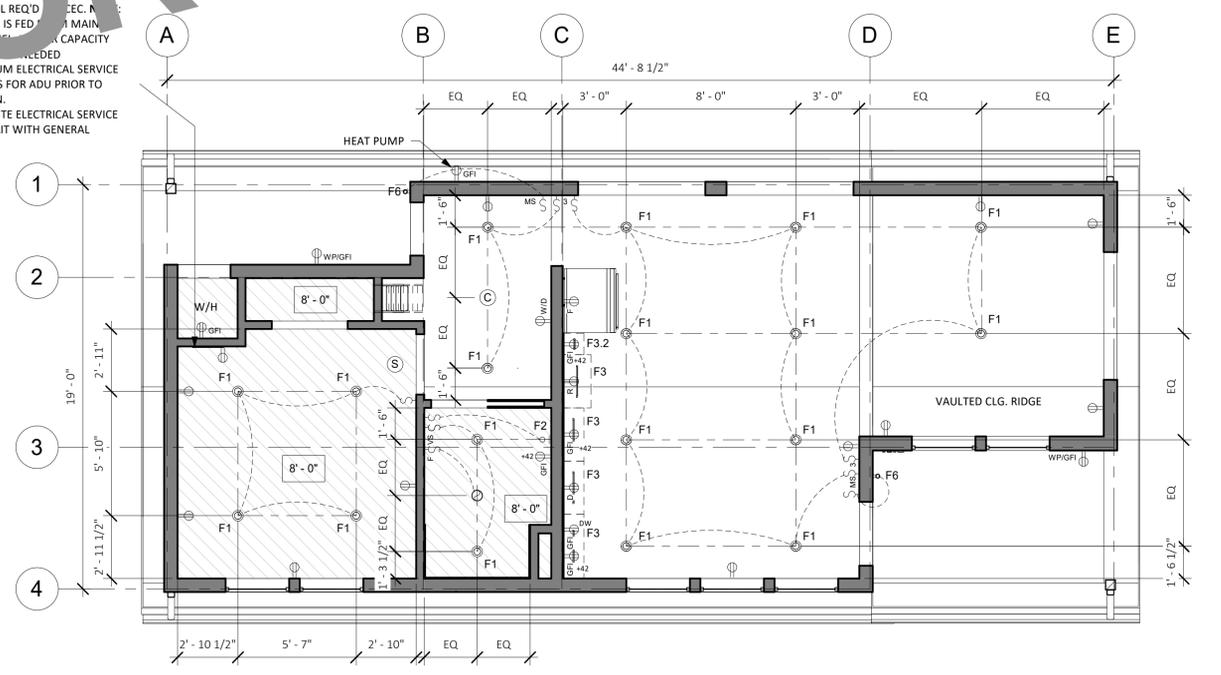
4 LOFT FLOOR PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"



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



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

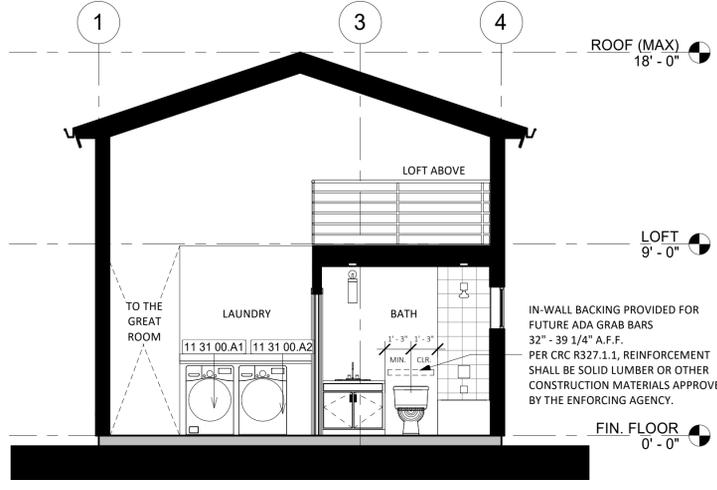


2 RCP & ELECTRICAL PLAN - ONE BEDRM PLUS LOFT
1/4" = 1'-0"

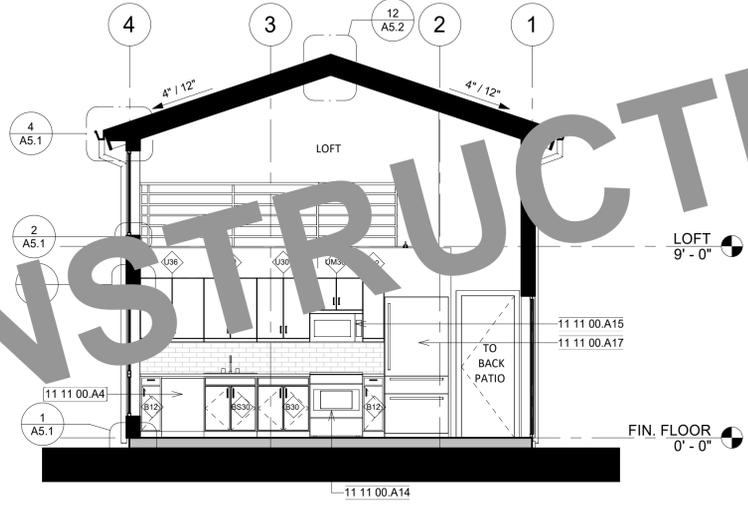
NOT FOR CONSTRUCTION

4/26/2024 1:08:24 PM

NOT FOR CONSTRUCTION



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



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



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

KITCHEN LEGEND

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



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

BROCKETT ARCHITECT

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

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

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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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 + LOFT
946 GSF

NOT FOR CONSTRUCTION

PRINT DATE: XX.XX.XXXX

MODERN - SECTIONS

A3.2

SCALE: AS NOTED



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

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

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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.

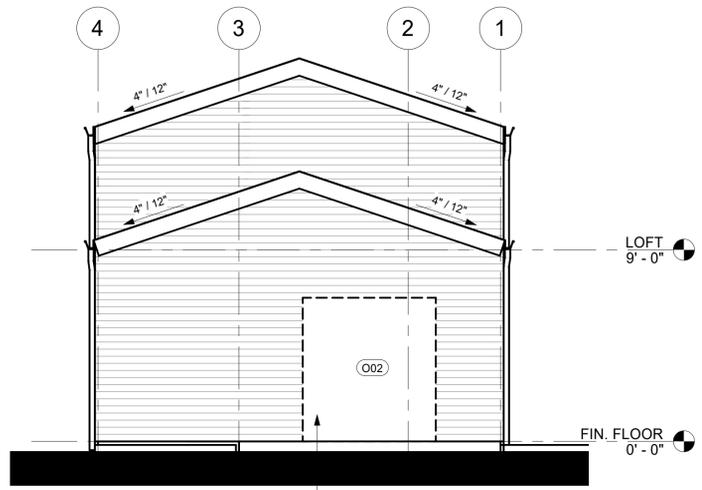
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

FLOORPLAN LEGEND

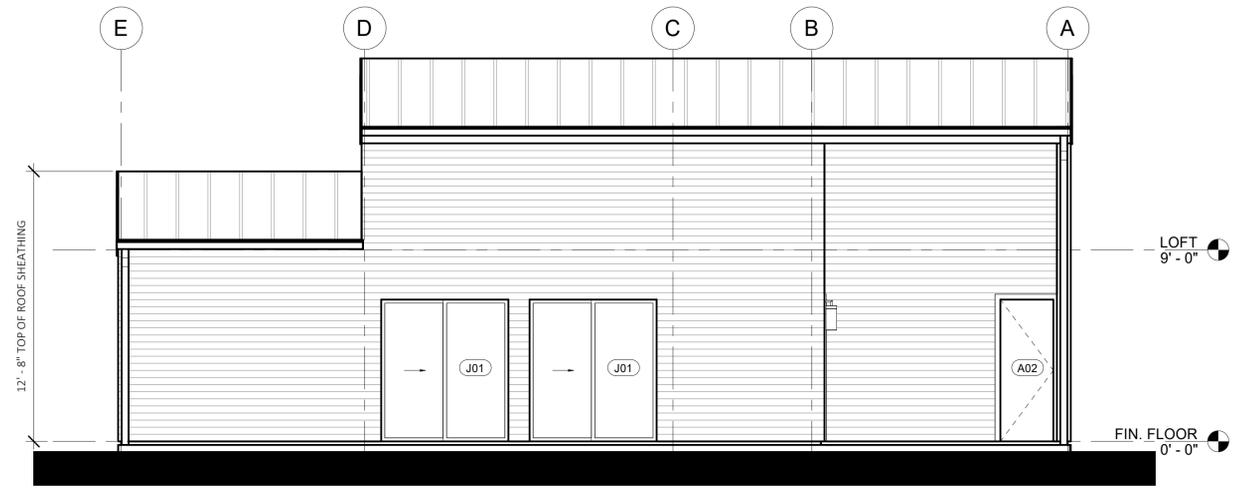
- (N) PARTITION
- CONCRETE SLAB (ARCHITECTURAL)
- (N) OUTLET AT 18", U.O.N
- (N) LIGHT SWITCH

GRAPHIC LEGEND

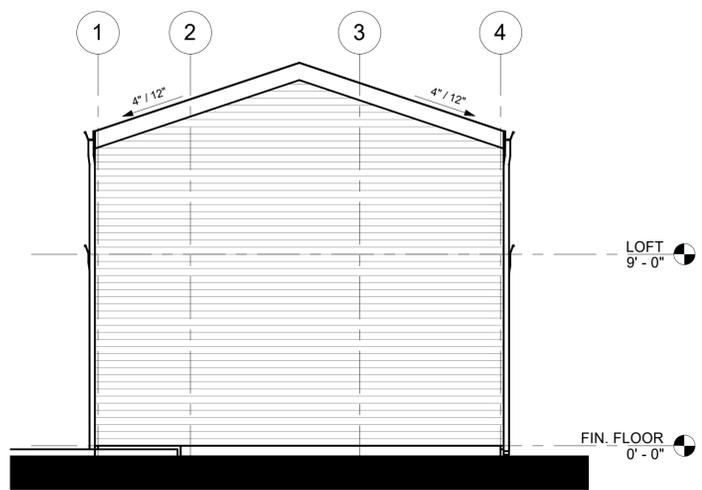
- BUILDING SECTION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- DOOR OR GATE NUMBER
- WALL TAG
- WINDOW TAG
- ELEVATION MARKER
- REVISION NUMBER
- KEYNOTE NUMBER
- ELEVATION NUMBER
- SHEET NUMBER



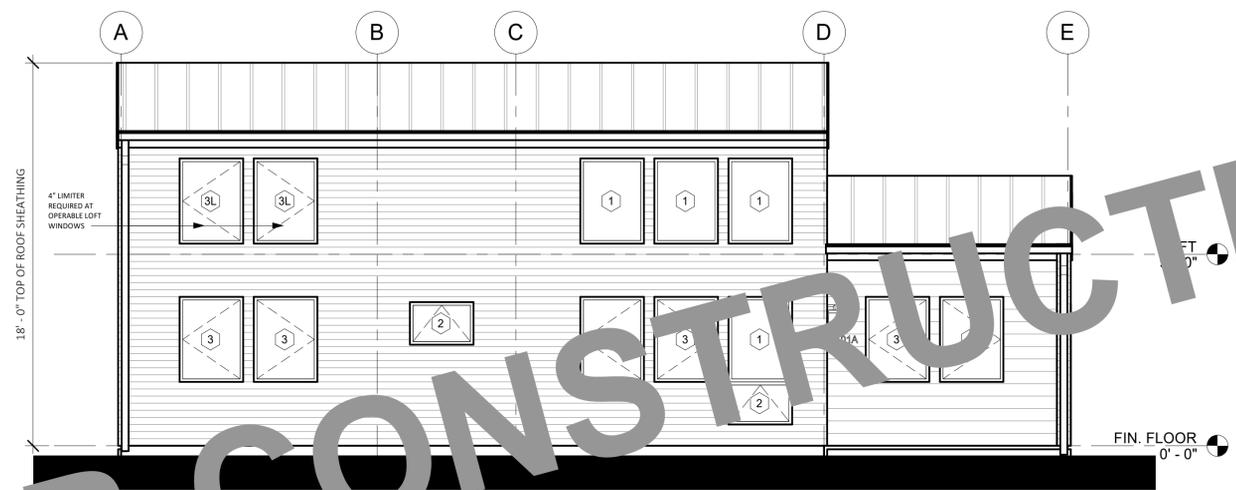
6 RIGHT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



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



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



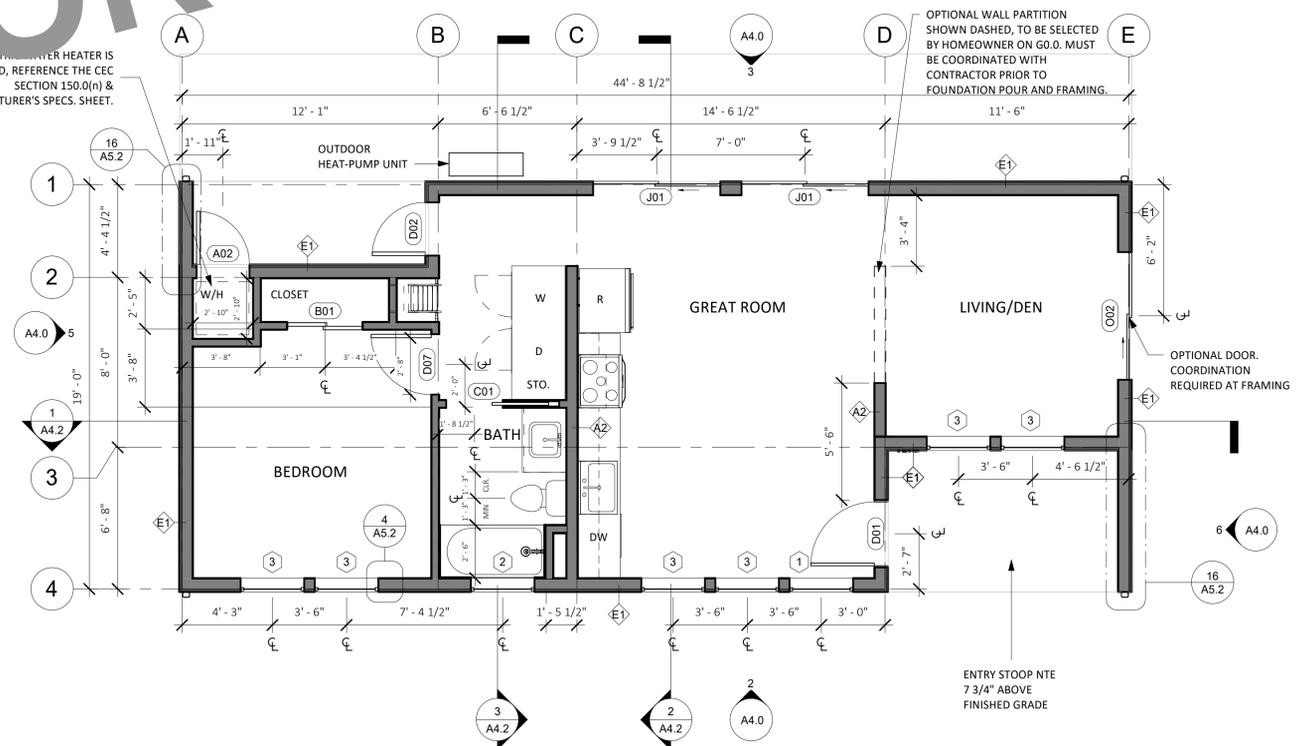
4 FRONT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"

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

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



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



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

NOT FOR CONSTRUCTION

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

NOT FOR
CONSTRUCTION

BUNGALOW -
FLOORPLANS &
ELEVATIONS
A4.0

KITCHEN LEGEND

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

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

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



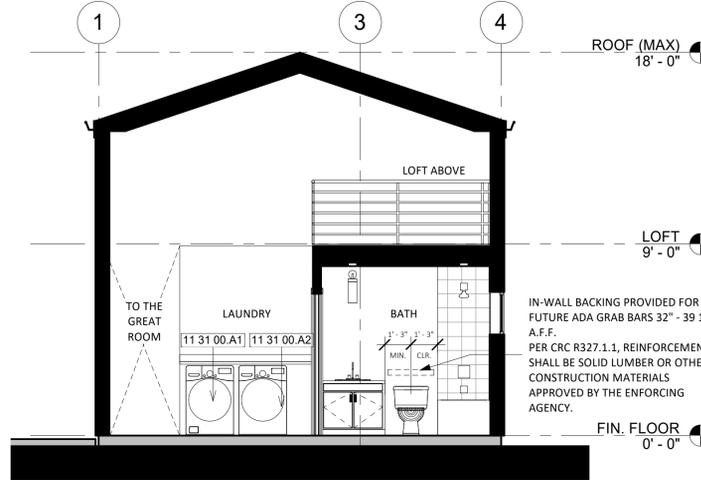
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

BROCKETT ARCHITECT

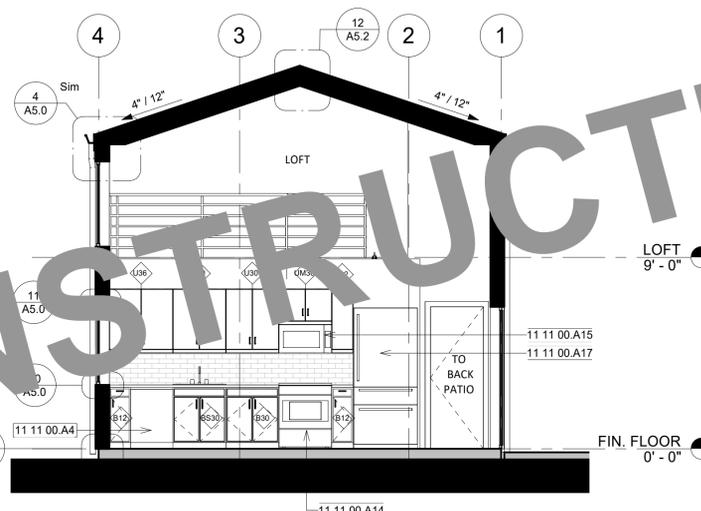
104 S. MAIN ST UNIT B
TEMPLETON, CA 93465
BROCKETTARCHITECTURE.COM

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, 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.



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



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



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

IN-WALL BACKING PROVIDED FOR FUTURE ADA GRAB BARS 32" - 39 1/4" A.F.F. PER CRC R327.1.1, REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.

OPTIONAL CURBLESS SHOWER REQ.

FOUNDATION COORDINATION. SEE DETAIL 4 / A5.3

NOT FOR CONSTRUCTION

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

NOT FOR CONSTRUCTION

PRINT DATE: XX.XX.XXXX

BUNGALOW - SECTIONS

A4.2

SCALE: AS NOTED



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

104 S. MAIN ST UNIT B
TEMPLETON, CA 93465
BROCKETTURE.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 SARDO GORGE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, 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 + LOFT
927 GSF

NOT FOR
CONSTRUCTION

EXTERIOR WALL
ASSEMBLY DETAILS

A5.0

SCALE: AS NOTED

DETAIL GENERAL NOTES

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

WUI NOTES

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

ROOFS AND ROOF EDGES. CBC 705A / CRC R337.5
ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CBC 705A AND SECTIONS CRC337 AND CRC902. NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING (CLASS A ASPHALT SHINGLES) ASSEMBLY IS REQUIRED IN SRA - VERY HIGH FIRE HAZARD SEVERITY ZONES. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL: BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS; BE FIRESTOPPED WITH APPROVED MATERIALS; OR HAVE ONE LAYER OF NO. 72 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 337.7.1, R337.7.6
THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDER PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS. 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING.
SOLID WOOD CEILING IS ONLY ALLOWED UNDER UNENCLOSED EAVES HAVING A MINIMUM 2" NOMINAL DEPTH. CEILING SHALL BE FIRE STOPPED.

VENTS. CBC 706A / CRC 706.6
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 E1996. AN EXCEPTION ALLOWS VENTS TO BE INSTALLED ON THE UNDERSIDE OF EAVES OR VENTS TO ATTIC SPACES PROTECTED WITH FIRE SPRINKLERS, AND VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.
VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. AN EXCEPTION ALLOWS VENT 1/8" OPENINGS ON TOP OF SLOPED ROOFS THAT ARE CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT.

WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8
WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9
WALKING SURFACES OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED IF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8
EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

PERFORMANCE NOTES

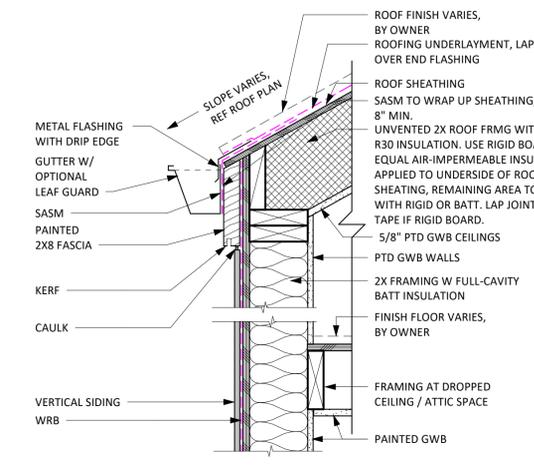
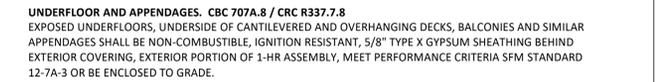
ENSURE THAT MANDATORY MINIMUM REQUIREMENTS ARE MET, PER BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS / TITLE 24, PART 6, INCLUDING BUT NOT LIMITED TO:

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

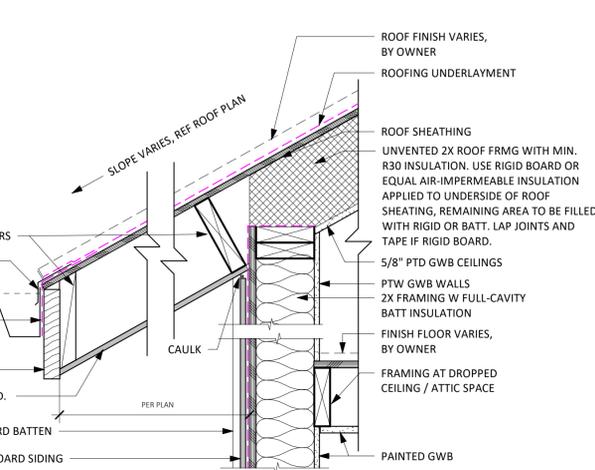
FIRE RATING NOTES

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

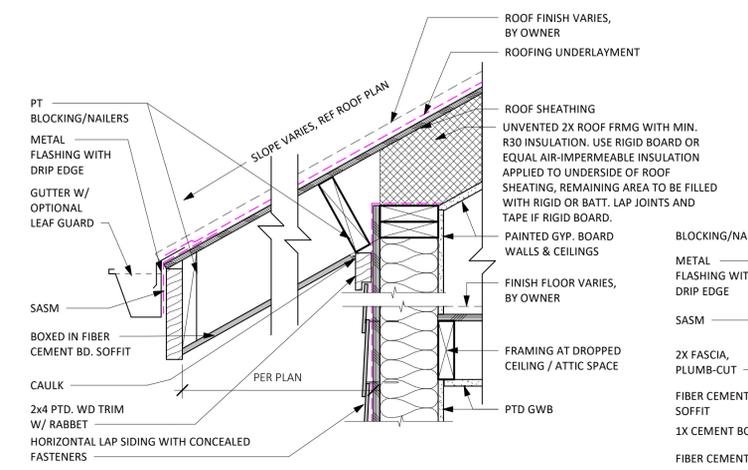
**WB STANDARD:
1-HR RATED WALL PER CBC TABLE 721.1(2), ITEM #15-1.12***



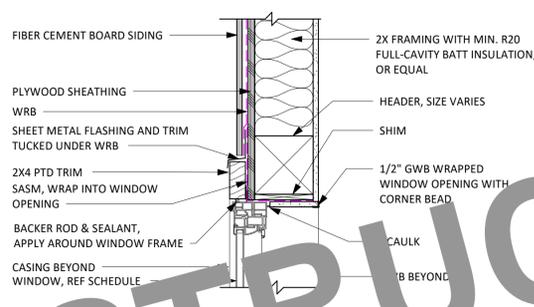
4 EAVE WITH ZERO OVERHANG
1 1/2" = 1'-0"



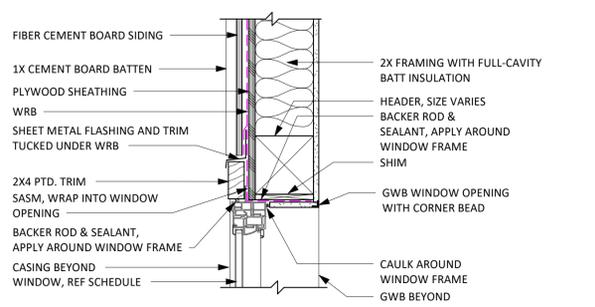
8 RAKE / EAVE AT BOARD & BATTEN
1 1/2" = 1'-0"



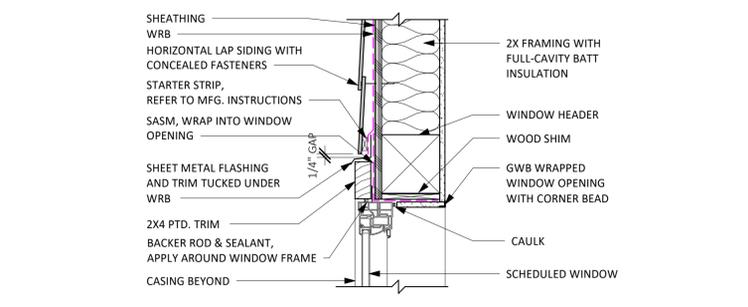
12 EAVE AT LAP SIDING
1 1/2" = 1'-0"



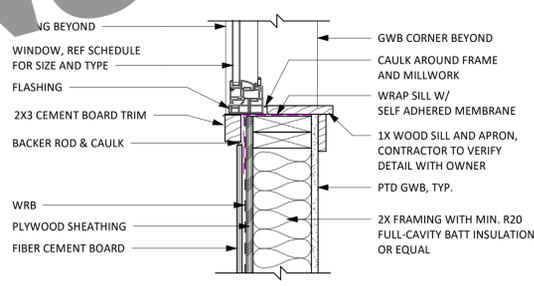
4 WINDOW HEAD AT VERTICAL SIDING
1 1/2" = 1'-0"



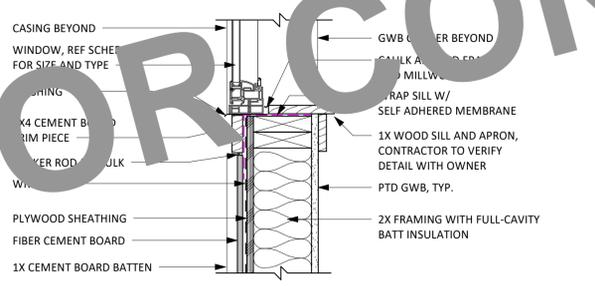
7 WINDOW HEAD AT BOARD & BATTEN
1 1/2" = 1'-0"



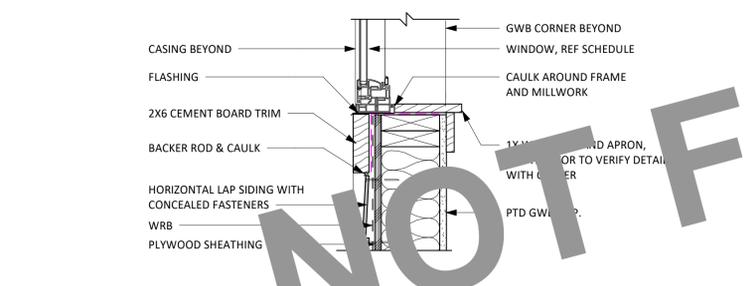
11 WINDOW HEAD AT LAP SIDING
1 1/2" = 1'-0"



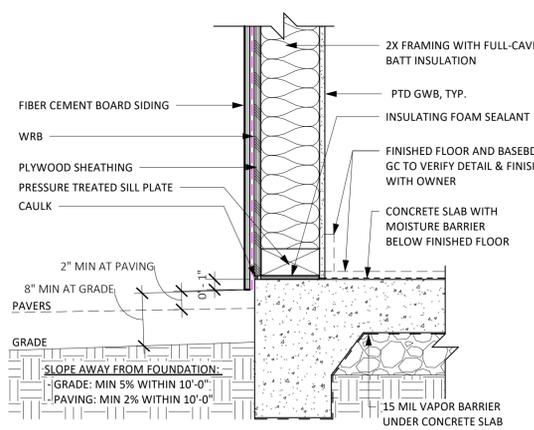
2 WINDOW SILL AT VERTICAL SIDING
1 1/2" = 1'-0"



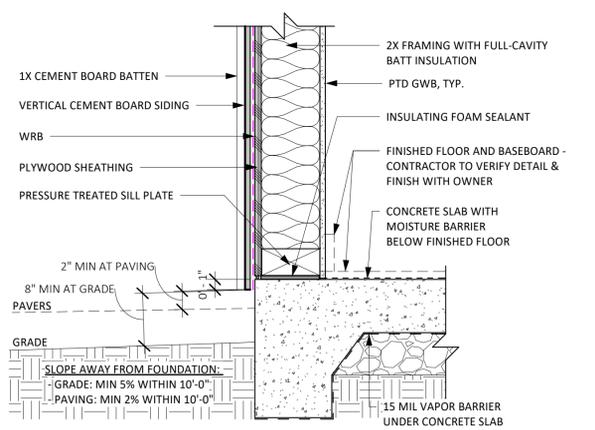
6 WINDOW SILL AT BOARD & BATTEN
1 1/2" = 1'-0"



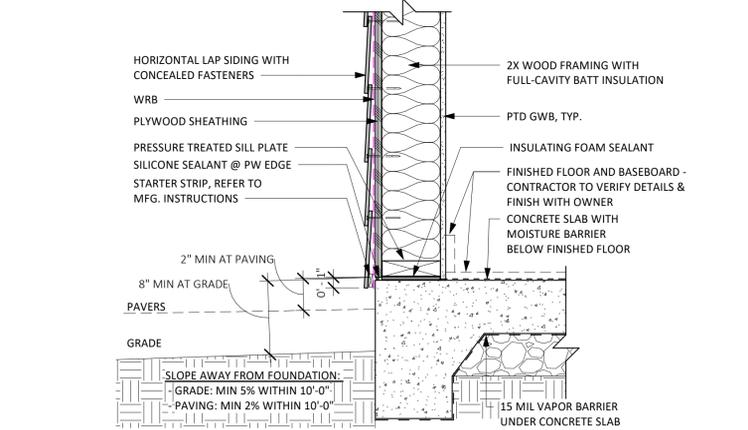
10 WINDOW SILL AT LAP SIDING
1 1/2" = 1'-0"



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



5 SLAB EDGE AT BOARD & BATTEN
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



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

**BROCKETT
/ARCHITECT**

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

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, 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 + LOFT
927 GSF

NOT FOR
CONSTRUCTION

EXTERIOR WALL
ASSEMBLY DETAILS

A5.1
SCALE: AS NOTED

DETAIL GENERAL NOTES

1. BASIS OF OPAQUE WALL DESIGN IS HARDIE PANEL SIDING. FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTION AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE, AND MAY AFFECT WARRANTY COVERAGE.
2. BASIS OF WINDOW DESIGN IS ANDERSEN 100 SERIES COMPOSITE WINDOWS, COMPLYING WITH THE PERFORMANCE REQUIREMENTS INDICATED BY TITLE 24/MECHANICAL SHEETS AND TESTED ACCORDING TO NAFS.
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, 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]
4. 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 337.7.1, R337.7.1.1
THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDER SIDE PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING. SOLID WOOD CEILING IS ONLY ALLOWED UNDER EAVES HAVING A MINIMUM 2" NOMINAL OVERHANG. THIS SHALL BE NOTED.

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 BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E1996. AN EXCEPTION ALLOWS VENTS TO BE INSTALLED ON THE UNDERSIDE OF EAVES OR 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 UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. AN EXCEPTION ALLOWS VENT 1/8" OPENINGS ON TOP OF SLOPED ROOFS THAT ARE CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT.

WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8
WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9
WALKING SURFACES OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED IF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8
EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

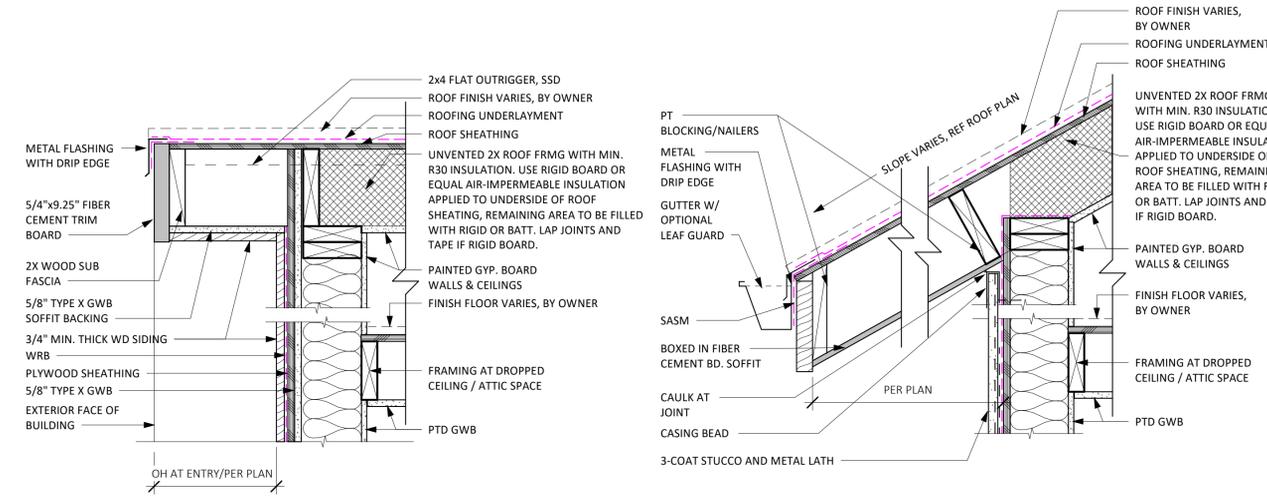
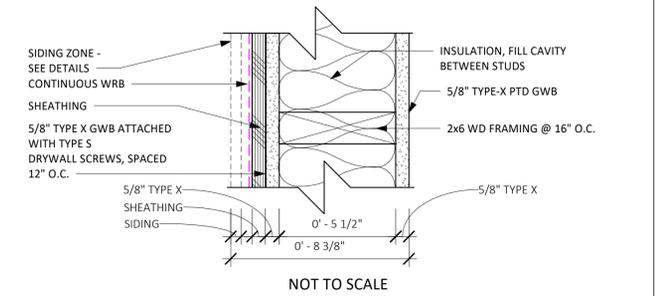
PERFORMANCE NOTES

- ENSURE THAT MANDATORY MINIMUM REQUIREMENTS ARE MET, PER BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS / TITLE 24, PART 6, INCLUDING BUT NOT LIMITED TO:
1. SECTION 110.6: MANDATORY REQUIREMENTS FOR FENESTRATION PRODUCTS AND EXTERIOR DOORS, I.E. CERTIFICATION OF AIR LEAKAGE, U-FACTOR, SHGC, VISIBLE LIGHT TRANSMITTANCE, ETC.
 2. SECTION 110.7: LIMITING AIR LEAKAGE, I.E. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION OR EXFILTRATION.
 3. SECTION 110.8: MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS AND RADIANT BARRIERS, INCLUDING REQUIREMENTS FOR FLAME SPREAD RATING OF INSULATION AND APPLICABLE SLAB INSULATION REQUIREMENTS.
 4. SECTION 150.0: MANDATORY FEATURES AND DEVICES AND SECTION 150.1 - PERFORMANCE AND PRESCRIPTIVE COMPLIANCE APPROACHES FOR LOW-RISE RESIDENTIAL BUILDINGS (AS APPLICABLE).

FIRE RATING NOTES

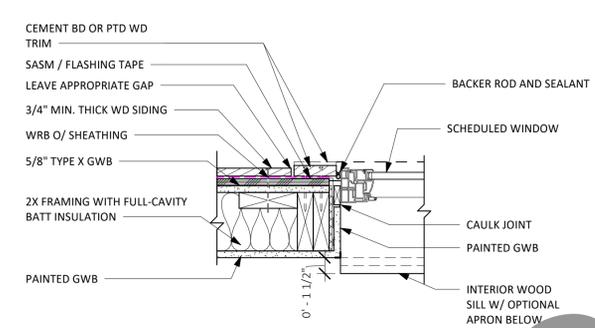
1. WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA.

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

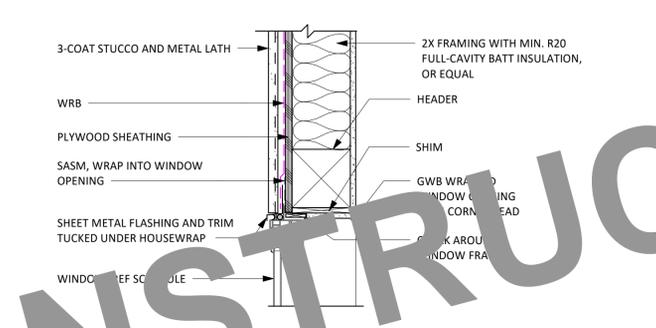


8 EAVE WITH WOOD SIDING-WUI COMPLIANT
1 1/2" = 1'-0"

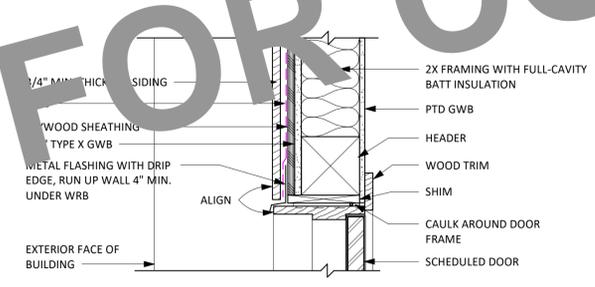
4 EAVE AT STUCCO SIDING
1 1/2" = 1'-0"



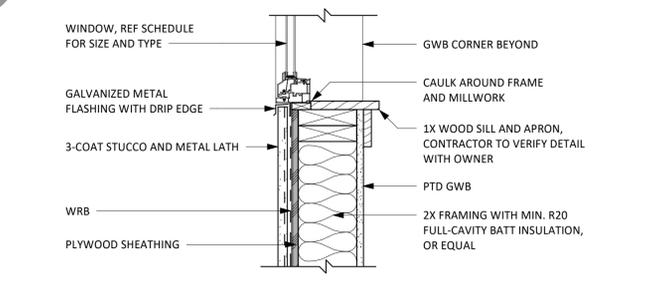
7 WINDOW JAMB AT WOOD SIDING-WUI COMPLIANT
1 1/2" = 1'-0"



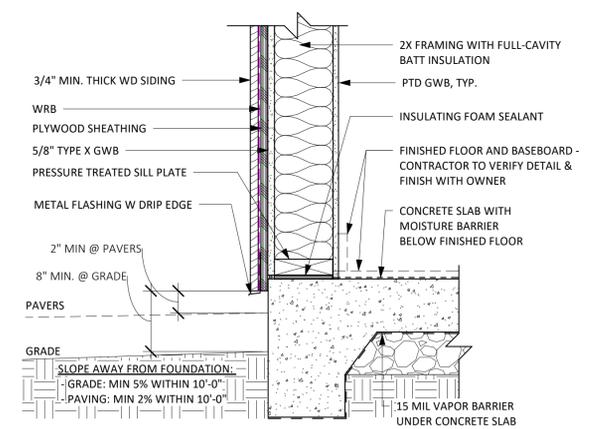
3 WINDOW HEAD AT WOOD SIDING
1 1/2" = 1'-0"



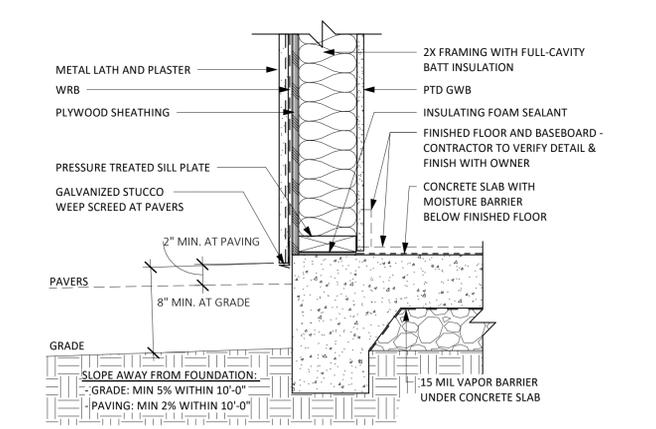
6 DOOR HEAD AT WOOD SIDING-WUI COMPLIANT
1 1/2" = 1'-0"



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



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



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

WOOD SIDING WITHIN WUI ZONE

E4 STUCCO SIDING

NOT FOR CONSTRUCTION

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

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

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED 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, JUDGMENTS, 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 DECLARATION.

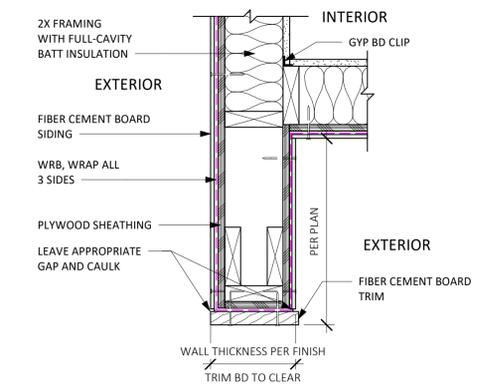
**CENTRAL COAST
PRE-DESIGNED ADU**
ONE BEDROOM + DEN + LOFT
927 GSF

NOT FOR
CONSTRUCTION

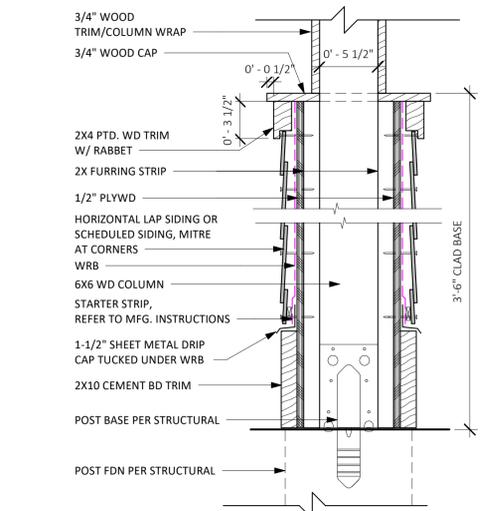
PRINT DATE: XX.XX.XXXX

EXTERIOR DETAILS

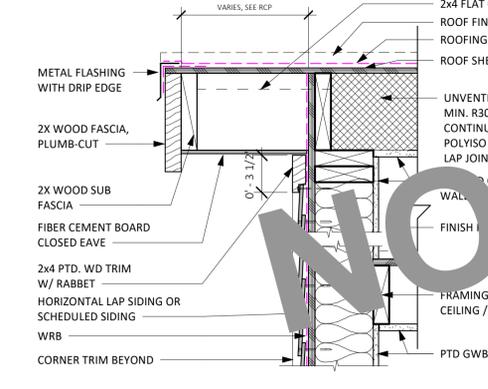
A5.2
SCALE: AS NOTED



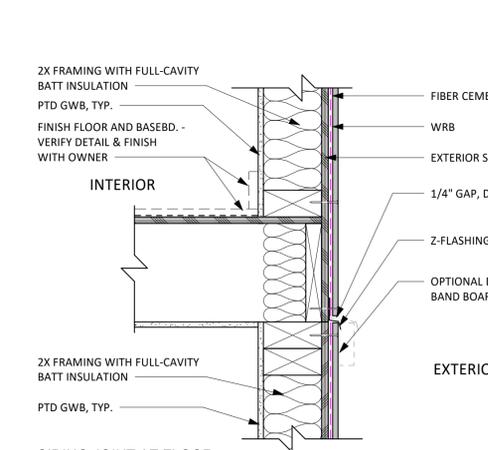
16 CEMENT BD WING WALL
1 1/2" = 1'-0"



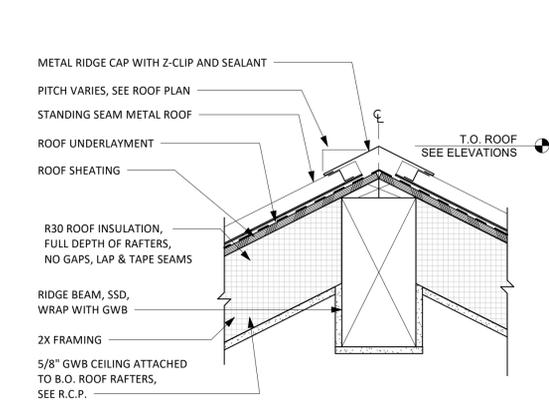
15 WRAPPED COLUMN SECTION
1 1/2" = 1'-0"



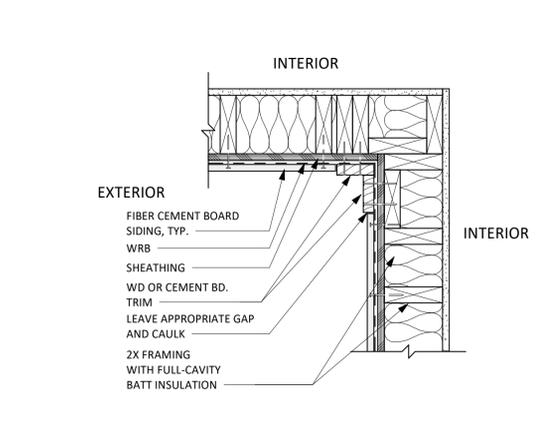
14 BASIC RAKE (CLOSED)
1 1/2" = 1'-0"



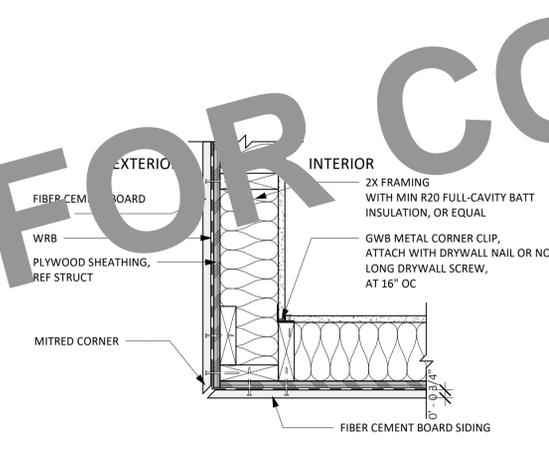
13 SIDING JOINT AT FLOOR
1 1/2" = 1'-0"



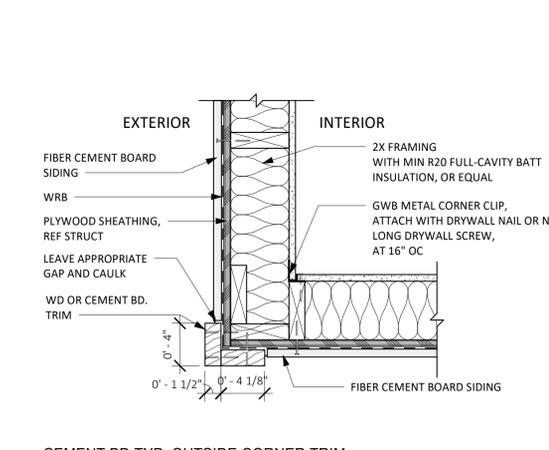
12 STANDING SEAM UNVENTED RIDGE
1 1/2" = 1'-0"



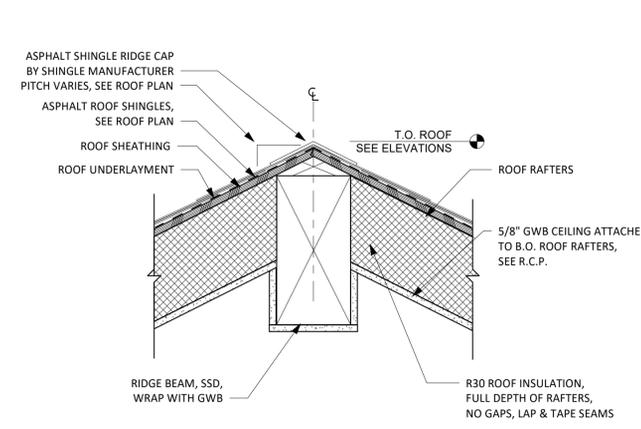
11 CEMENT BD TYP. INSIDE CORNER
1 1/2" = 1'-0"



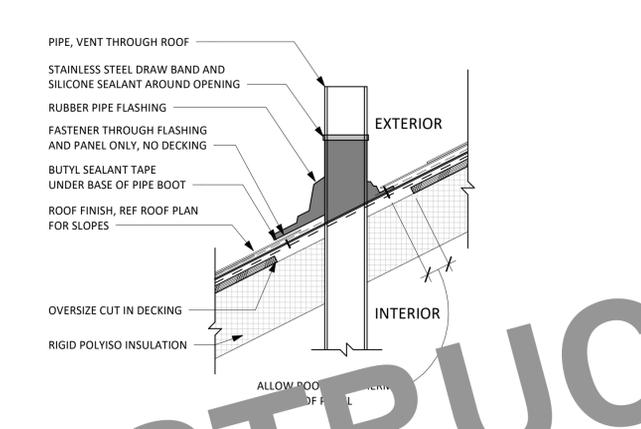
10 CEMENT BD OUTSIDE CORNER TRIM MITRE
1 1/2" = 1'-0"



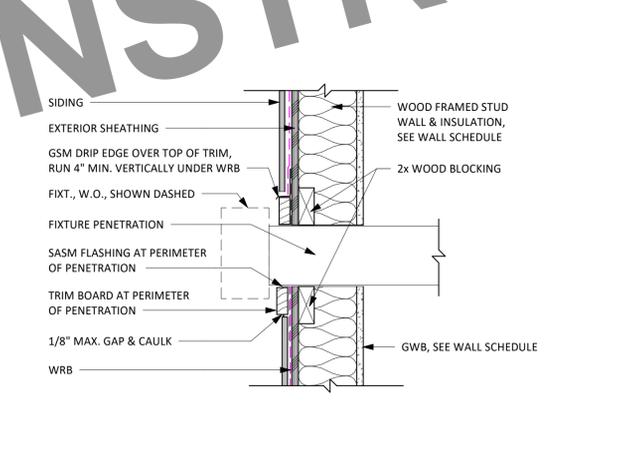
9 CEMENT BD TYP. OUTSIDE CORNER TRIM
1 1/2" = 1'-0"



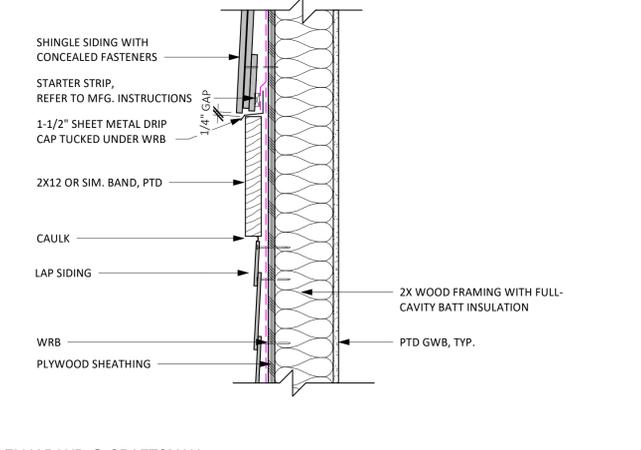
8 BASIC UNVENTED RIDGE AT ASPHALT SHINGLE
1 1/2" = 1'-0"



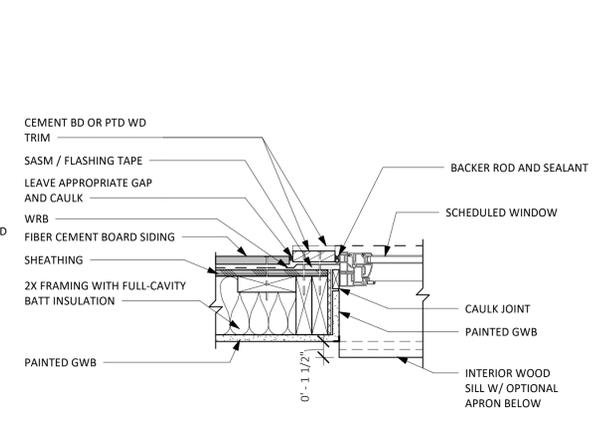
7 ROOF PENETRATION DETAIL
1 1/2" = 1'-0"



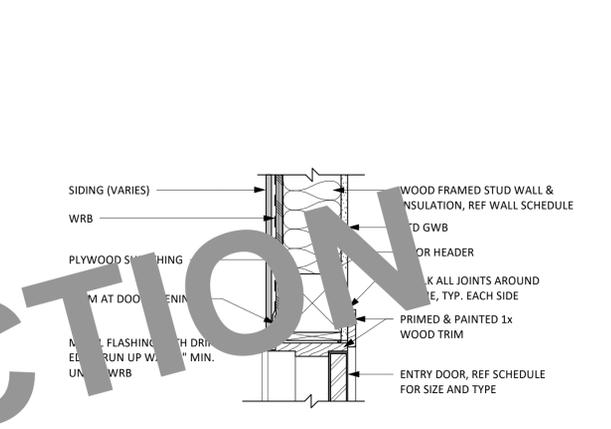
6 WALL PENETRATION DETAIL
1 1/2" = 1'-0"



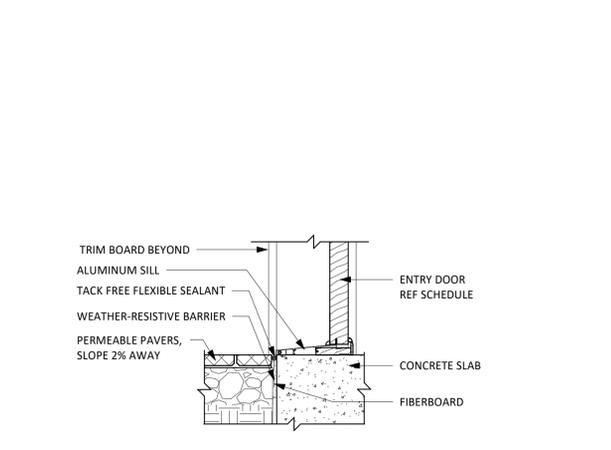
5 BELLY BAND @ CRAFTSMAN
1 1/2" = 1'-0"



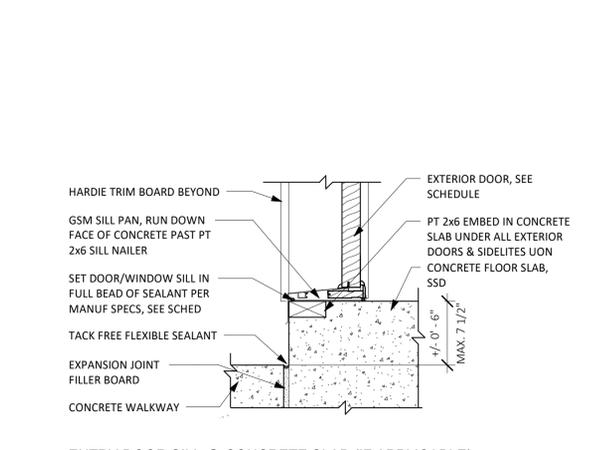
4 BASIC WINDOW JAMB
1 1/2" = 1'-0"



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



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



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

NOT FOR CONSTRUCTION

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-DESIGNED ADU PLANS FOR THE CITIES OF ARROYO GRANDE, ATASCADERO, GROVER BEACH, AND MORRO BAY CALIFORNIA. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH, BROCKETT ARCHITECTURE, AND/OR THE JURISDICTIONS LISTED ABOVE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR CITIES STATED ABOVE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESSED 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 DECLARATION.

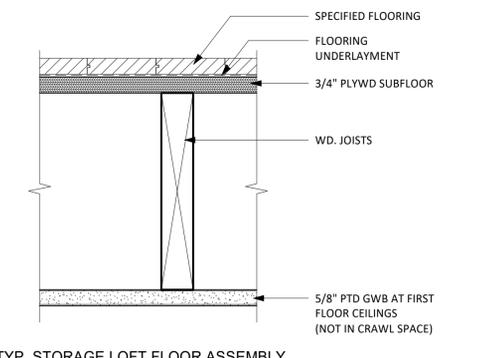
**CENTRAL COAST
PRE-DESIGNED ADU**
ONE BEDROOM + DEN + LOFT
927 GSF

NOT FOR
CONSTRUCTION

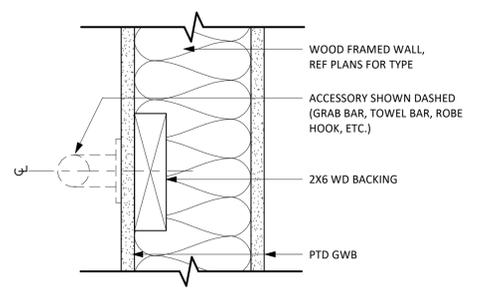
PRINT DATE: XX.XX.XXXX

**INTERIOR DETAILS &
WALL PARTITIONS**

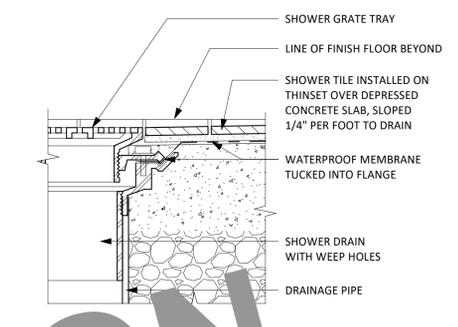
A5.3
SCALE: AS NOTED



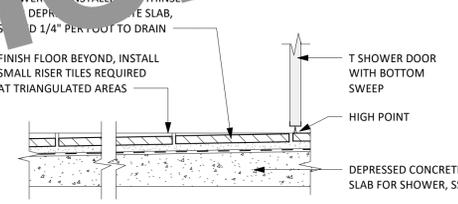
5 TYP. STORAGE LOFT FLOOR ASSEMBLY
3" = 1'-0"



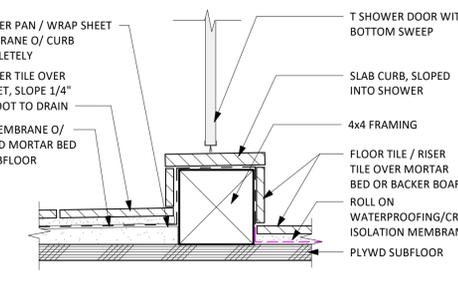
9 BLOCKING DETAIL
3" = 1'-0"



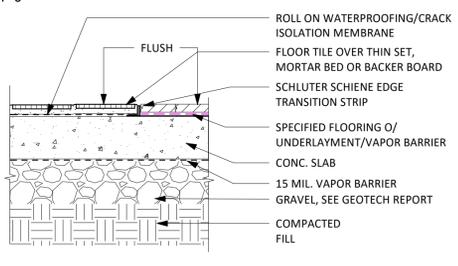
10 SHOWER PAN AT CONCRETE SLAB
3" = 1'-0"



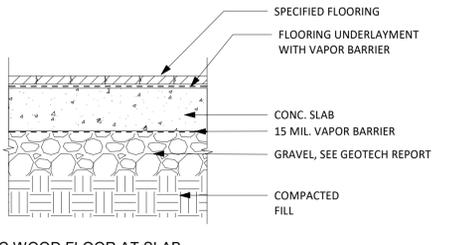
4 CURBLESS SHOWER DOOR AT SLAB (OPTIONAL)
3" = 1'-0"



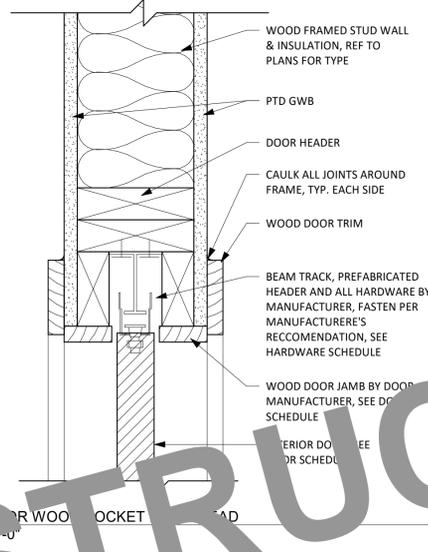
3 TYP. SHOWER CURB
3" = 1'-0"



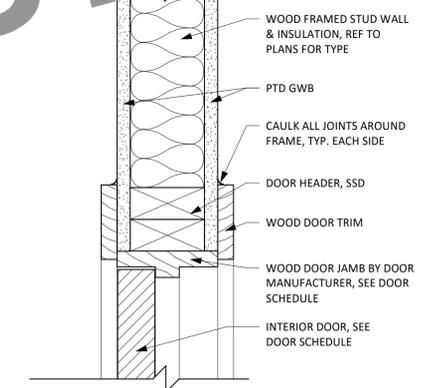
2 BASIC TILE TO WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



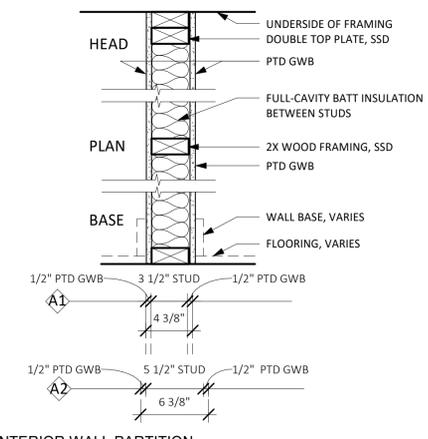
1 BASIC WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



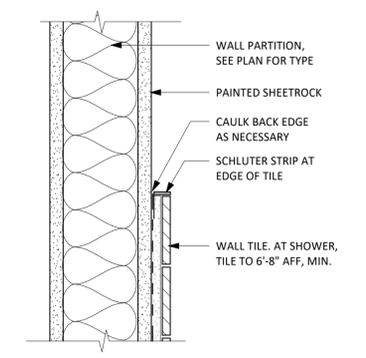
7 INTERIOR WOOD DOOR HEAD/JAMB
3" = 1'-0"



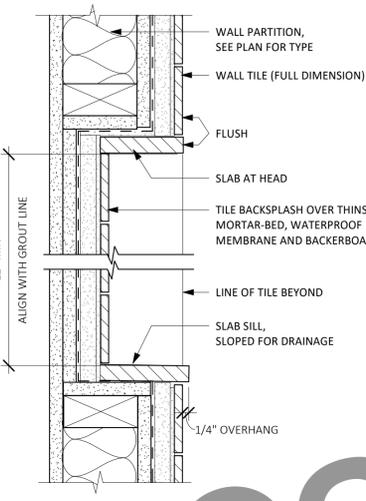
11 TYP. WALL TILE ASSEMBLY
3" = 1'-0"



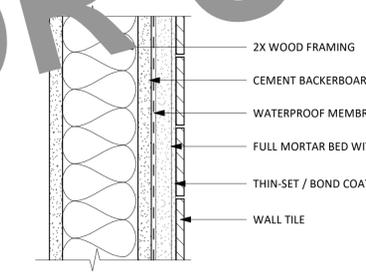
6 TYP. INTERIOR WALL PARTITION
1 1/2" = 1'-0"



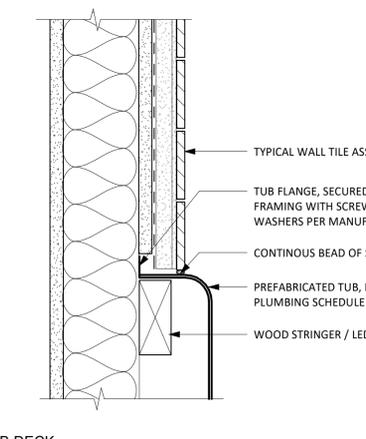
13 TILE / GYPSUM TRANSITION
3" = 1'-0"



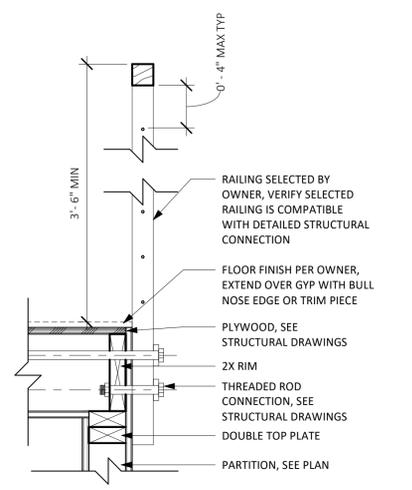
12 TILE NICHE
3" = 1'-0"



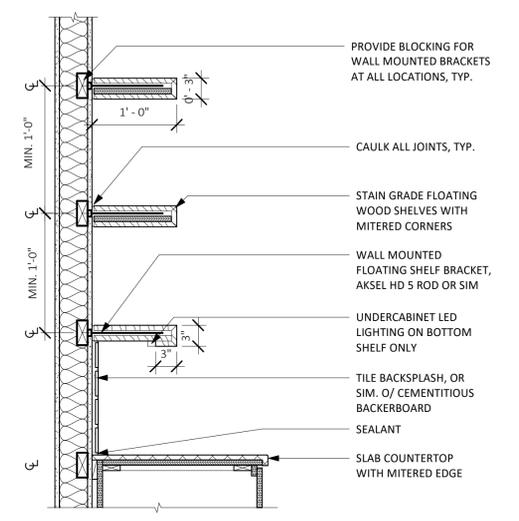
11 TYP. WALL TILE ASSEMBLY
3" = 1'-0"



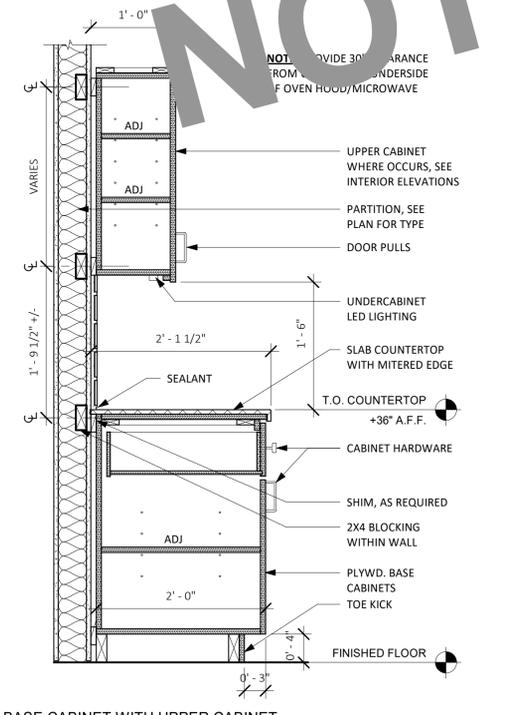
10 TILE AT TUB DECK
3" = 1'-0"



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 GO.0/PROJECT CHECKLIST)

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

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

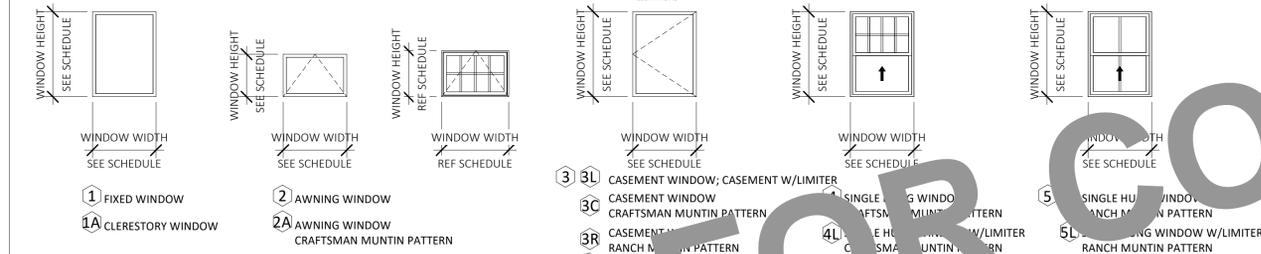
WINDOW SCHEDULE - ONE BEDROOM PLUS LOFT - CALIFORNIA MODERN							
WINDOW TYPE	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
1	FIXED	5	3'-0"	4'-0"			PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
2	AWNING	8	3'-0"	2'-0"			PROVIDE TEMPERED EXTERIOR PANE OF GLAZING IN WUI
3	CASEMENT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

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

WINDOW MATERIAL LEGEND

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

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

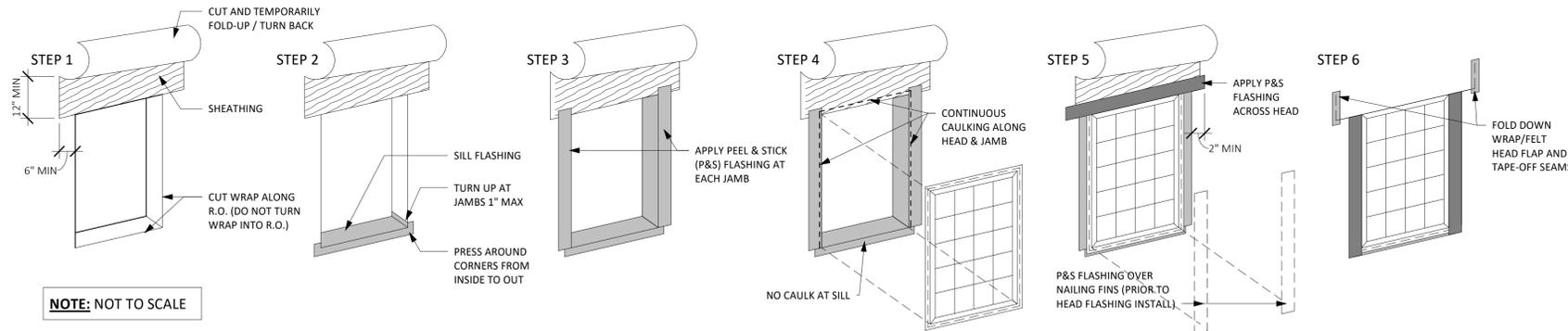
TEMPERED GLAZING LOCATIONS

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



NOTE: NOT TO SCALE

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

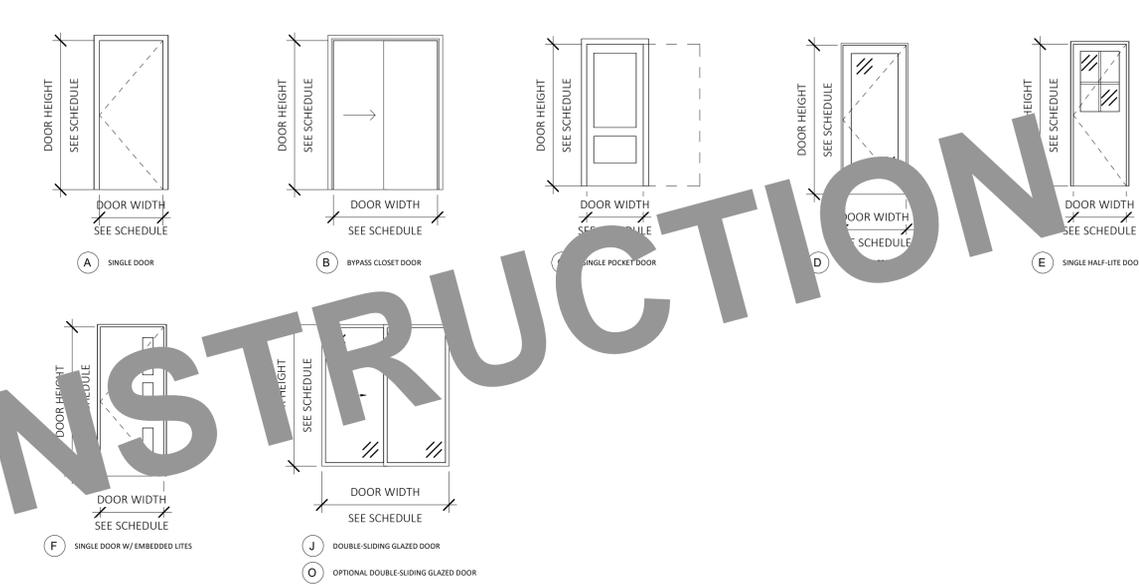
LIGHTING FIXTURE SCHEDULE - ONE BED PLUS LOFT				
TYPE	DESCRIPTION	MANUFACTURER	MODEL	COUNT
F1	LED DOWNLIGHT (LOW PROFILE)			17
F2	WALL SCONCE			1
F3	UNDERCABINET LED LIGHT			4
F4	EXTERIOR WALL SCONCE			2

PLUMBING FIXTURE SCHEDULE - ONE BEDROOM PLUS LOFT				
KEYNOTE	DESCRIPTION	MANUFACTURER	MODEL	FINISH
22 40 00.B7	SHOWER OR TUB/SHOWER COMBO CONTROLS, FAUCET, HEAD, DRAIN			
22 40 00.A4	30" KITCHEN SINK/FAUCET			
	VANITY WITH SINK/FAUCET			
	TOILET			
	SHOWER OR SHOWER/TUB COMBO			

DOOR SCHEDULE

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

DOOR TYPES



DOOR MATERIAL LEGEND

DOOR MATERIAL		DOOR FINISH		GLAZING TYPE		FRAME MATERIAL		FRAME FINISH	
HC	HOLLOW CORE WOOD	PTD	PAINTED	REFER TO TITLE 24 REPORT FOR REQUIRED U-FACTOR AND SHGC FACTORS, N.T.E.		WD	WOOD	PTD	PAINTED
SC	SOLID CORE WOOD	ST	STAINED			HM	HOLLOW METAL	ST	STAINED
HM	HOLLOW METAL	ANNO	ANNODIZED ALUM			ALUM	ALUMINUM	ANNO	ANNODIZED ALUM
ALUM	ALUMINUM					E	EXISTING		
E	EXISTING								
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								

DOOR HARDWARE SCHEDULE

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

GROUP	DESCRIPTION	HARDWARE
1	ENTRY DOOR	HINGES: LOCK: HANDLE: THRESHOLD:
2	TYP. INTERIOR DOOR	HINGES: LOCK: HANDLE: THRESHOLD:
3	BATHROOM POCKET DOOR	HINGES: LOCK: HANDLE: THRESHOLD:
4	CLOSET BYPASS DOOR	HINGES: LOCK: HANDLE: THRESHOLD:



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM

BROCKETT ARCHITECT

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

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

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

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

NOT FOR CONSTRUCTION

SCHEDULES - ONE BEDROOM PLUS LOFT

A6.0

SCALE: AS NOTED

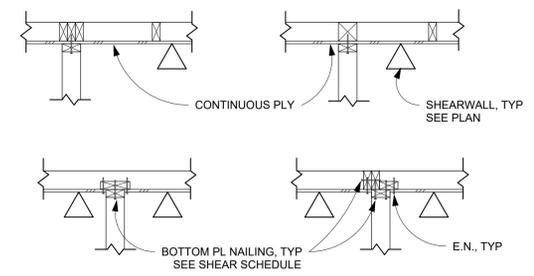
REV	DATE	BY
1	7-14-23	CT

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

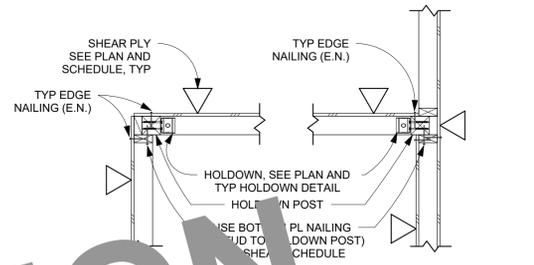
CENTRAL COAST STOCK ADU
THESE DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CALIFORNIA BUILDING DEPARTMENT AND THE CALIFORNIA STRUCTURAL ENGINEERING BOARD. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DRAWINGS AND APPROVES THE GENERAL CONSTRUCTION OF THE WORK SHOWN HEREON. THE ENGINEER HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE DRAWINGS FOR THE PORTION OF THE PROJECT WHICH IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURE SHOWN ON THESE DRAWINGS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURE SHOWN ON THESE DRAWINGS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED TO THE ENGINEER.

TYPICAL DETAILS

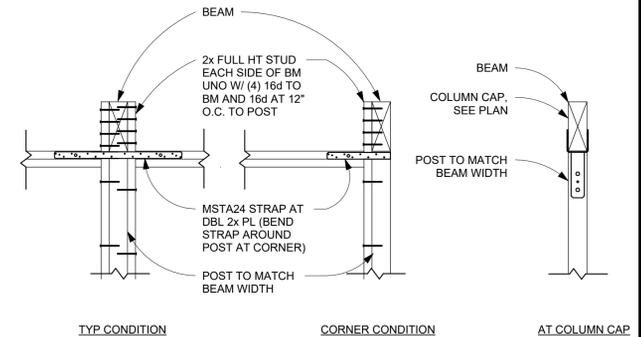
DATE:	11-18-2022
JOB NO:	21091
SHEET	S0.1



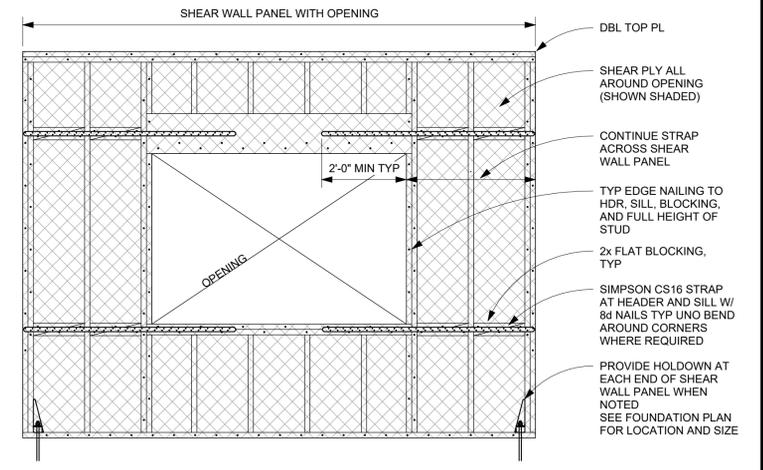
1 CONT SHEAR WALL PLAN DETAIL
 S0.1 3/4" = 1'-0"



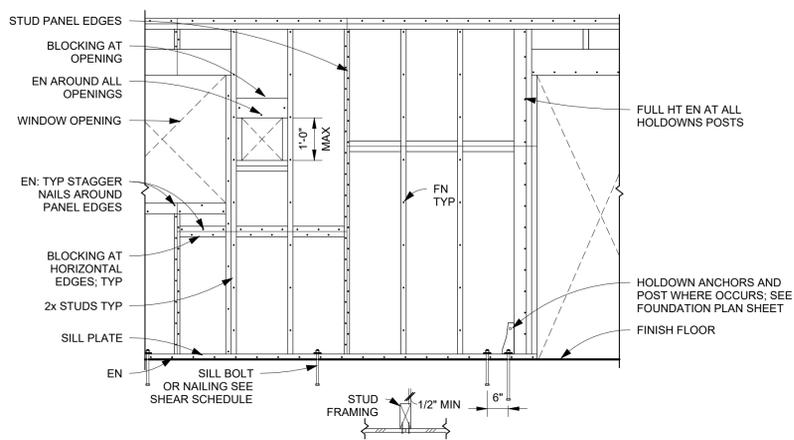
5 TYP SHEAR WALL FRAMING
 S0.1 1/2" = 1'-0"



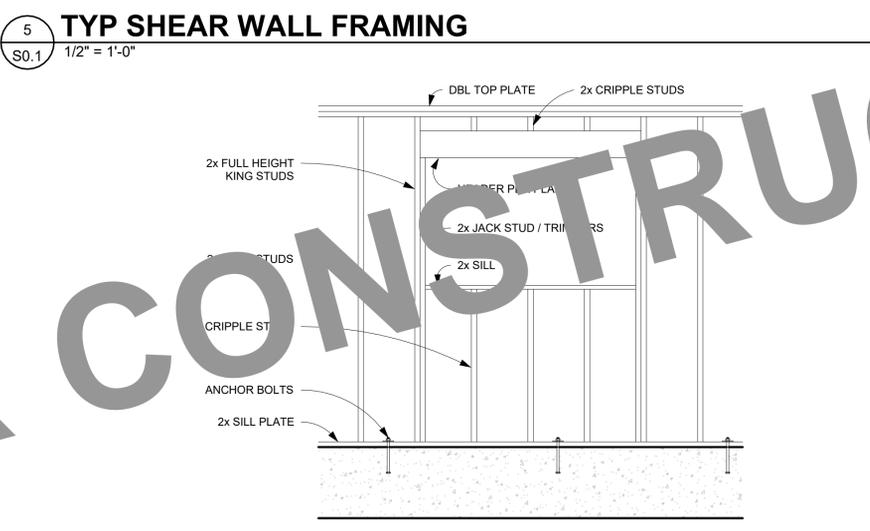
3 TYPICAL POST TO BEAM CONN
 S0.1 3/4" = 1'-0"



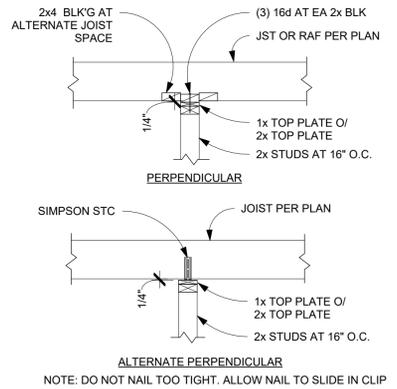
4 STRAP AROUND OPENING
 S0.1 1/2" = 1'-0"



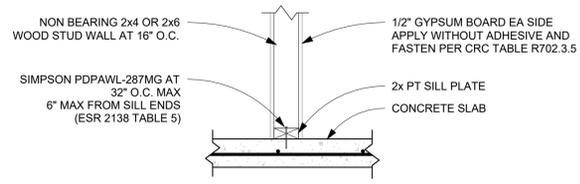
- NOTES:
- INDIVIDUAL PLYWOOD PIECES SHALL NOT BE LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8 SQ. FT.
 - (2) SILL BOLTS MINIMUM PER PANEL W/ 4" MIN. AND 8" MAX. FROM EACH END. HOLD-DOWN ANCHOR BOLT DOES NOT COUNT AS A SILL BOLT.
 - WHERE NAILS ARE SPACED LESS THAN 4 INCHES ON CENTER, FRAMING MEMBER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



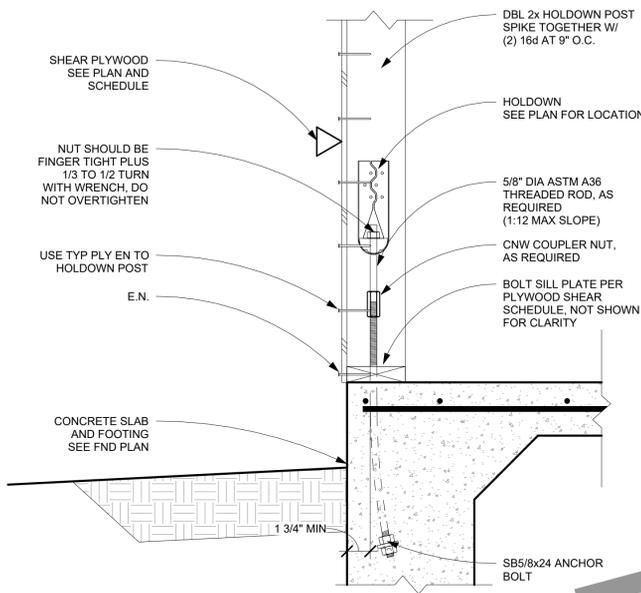
6 TYP WALL FRAMING
 S0.1 1/2" = 1'-0"



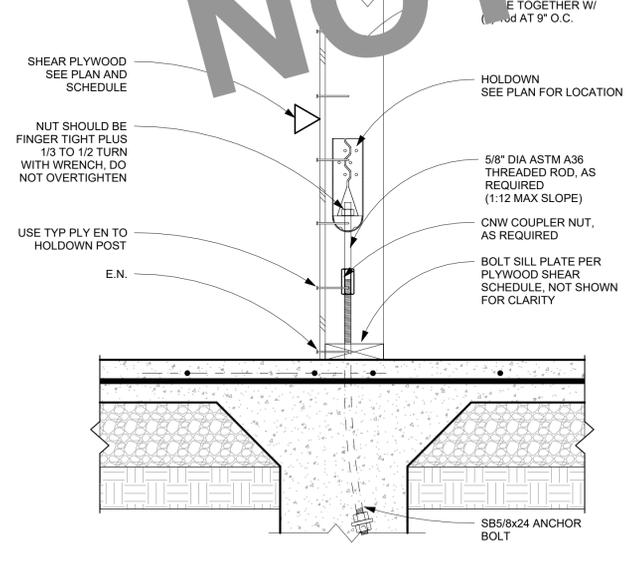
7 NON BEARING AND NON BRACED/SHEAR INTERIOR WALLS AT TOP
 S0.1 3/4" = 1'-0"



8 NON BEARING AND NON BRACED/SHEAR INTERIOR WALLS AT CONCRETE SLAB
 S0.1 1" = 1'-0"

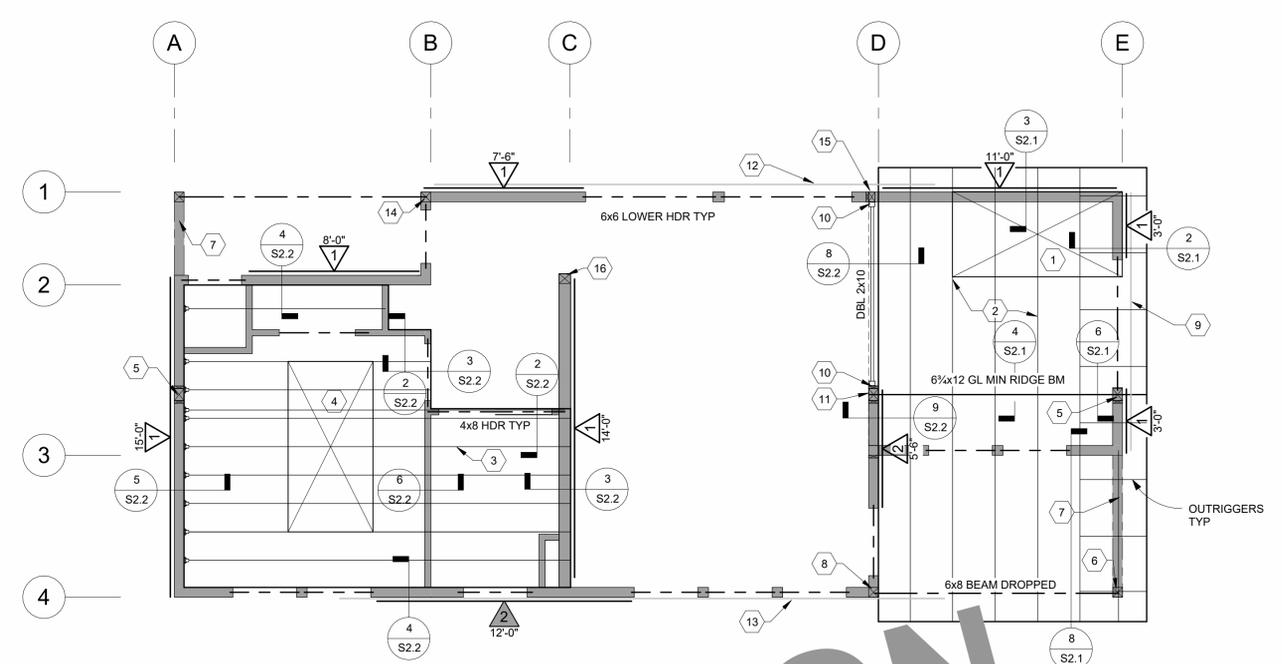
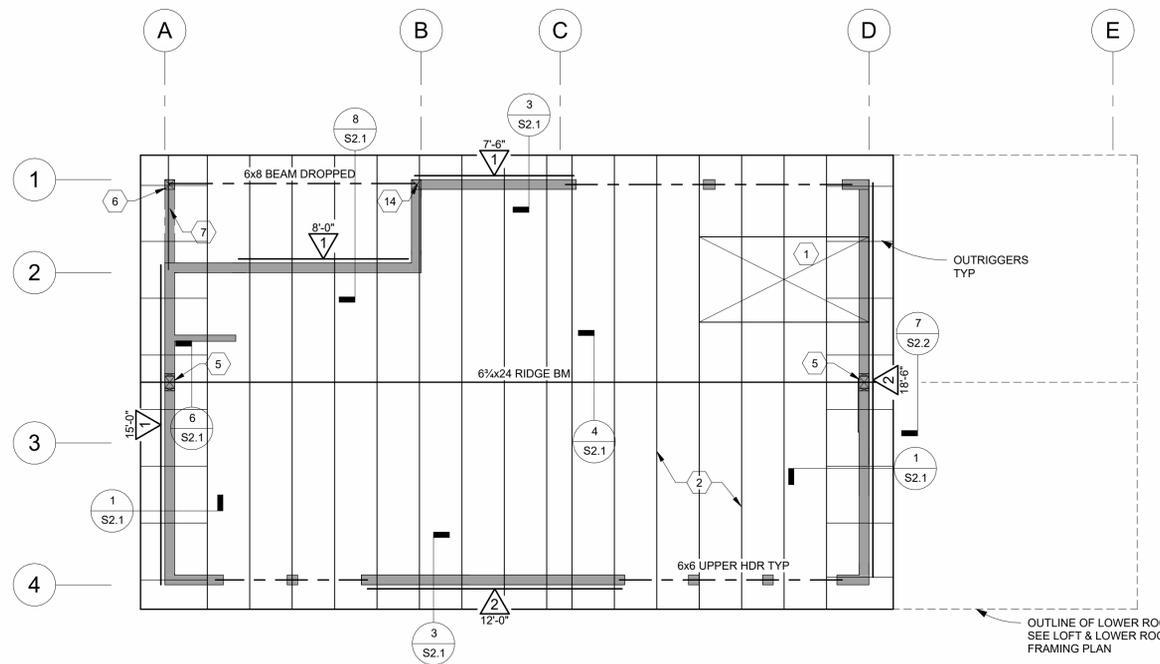


9 TYP HOLDOWN AT PERP. FTG
 S0.1 1 1/2" = 1'-0"



10 TYP HOLDOWN AT INTERIOR FOOTING
 S0.1 1 1/2" = 1'-0"

NOT FOR CONSTRUCTION



ONE BEDROOM PLUS LOFT STUDIO UPPER ROOF FRAMING PLAN
1/4" = 1'-0"

ONE BEDROOM PLUS LOFT STUDIO LOFT & LOWER ROOF FRAMING PLAN
1/4" = 1'-0"

LEGEND

- ① KEYNOTE TAG, SEE KEYNOTE TABLES
- [A] HOLDOWN TAG, SEE HOLDOWN SCHEDULE
- ▽ SHEARWALL TAG
- ▽ PERFORATED SHEARWALL TAG SEE DETAIL 4 / S0.1
- ABOVE
- BELOW

ROOF AND CEILING/LOFT FRAMING NOTES

1. SEE STRUCTURAL NOTES SHEET S0.0, TYPICAL FRAMING DETAILS SHEET S0.1 AND FOUNDATION PLAN NOTES.
2. ROOF PLYWOOD SHALL BE 15/32" APA RATED SHEATHING C-D GRADE OR BETTER WITH PANEL SPAN RATING OF 24/16 FASTEN WITH 8d AT 6" O.C. EDGE NAILING (E.N.) AND BOUNDARY NAILING (B.N.) AT 10" O.C. AT INTERMEDIATE SUPPORTS (F.N.) PLACE PLYWOOD PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER END PANEL JOINTS.
3. ALL "TIE" RAFTERS TO HAVE EDGE NAILING (E.N.) FROM RIDGE PLYWOOD TO RAFTER.
4. SHEAR WALLS ARE INDICATED BY ▽ ETC. ON THE FRAMING PLANS. SEE STRUCTURAL SHEAR SCHEDULE.
5. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS SHALL BE SHEAR WALL TYPE 1.
6. CEILING/LOFT PLYWOOD SHALL BE 23/32" OR THICKER APA SHEATHING, C-D GRADE OR BETTER WITH PANEL SPAN RATING OF 48/24. FASTEN WITH 10d AT 6" O.C. EDGE NAILING (E.N.) AND BOUNDARY NAILING (B.N.) AT 10" O.C. AT INTERMEDIATE SUPPORTS (F.N.) PLACE PLYWOOD PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

FOUNDATION PLAN NOTES

1. SEE STRUCTURAL NOTES SHEET S0.0 AND TYPICAL FRAMING DETAILS SHEETS S0.1.
2. DIMENSIONS ARE TO FACE OF CONCRETE, CENTERLINE FOOTING AND POSTS, ETC., UNLESS NOTED OTHERWISE, NOTIFY ARCHITECT OF ANY DISCREPANCIES. VERIFY ALL DIMENSIONS WITH ARCHITECT'S PLANS BEFORE BEGINNING WORK.
3. HDU2, ETC., SPECIFIES MODEL NUMBER OF FRAMING CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND THESE DRAWINGS.
4. □ INDICATES HOLDOWN AND POST, SEE FOUNDATION AND FRAMING PLANS FOR SIZE AND LOCATION AND TYPICAL DETAIL SHEET S0.1.
5. CONTRACTOR MAY USE CRACK CONTROL JOINTS IN CONCRETE SLAB TO CONTROL CRACKING. JOINTS SHALL BE SPACED NO FURTHER APART THAN 12 FEET ON CENTER AND HAVE A MIN. DEPTH EQUAL TO 1/3 THE SLAB THICKNESS. JOINTS MAY BE TOOLED OR SAWCUT. SAWCUT JOINTS SHALL BE PLACED AS SOON AS POSSIBLE AFTER FINISHING SLAB.

ONE BEDROOM PLUS LOFT ROOF & CEILING FRAMING PLAN KEYNOTES

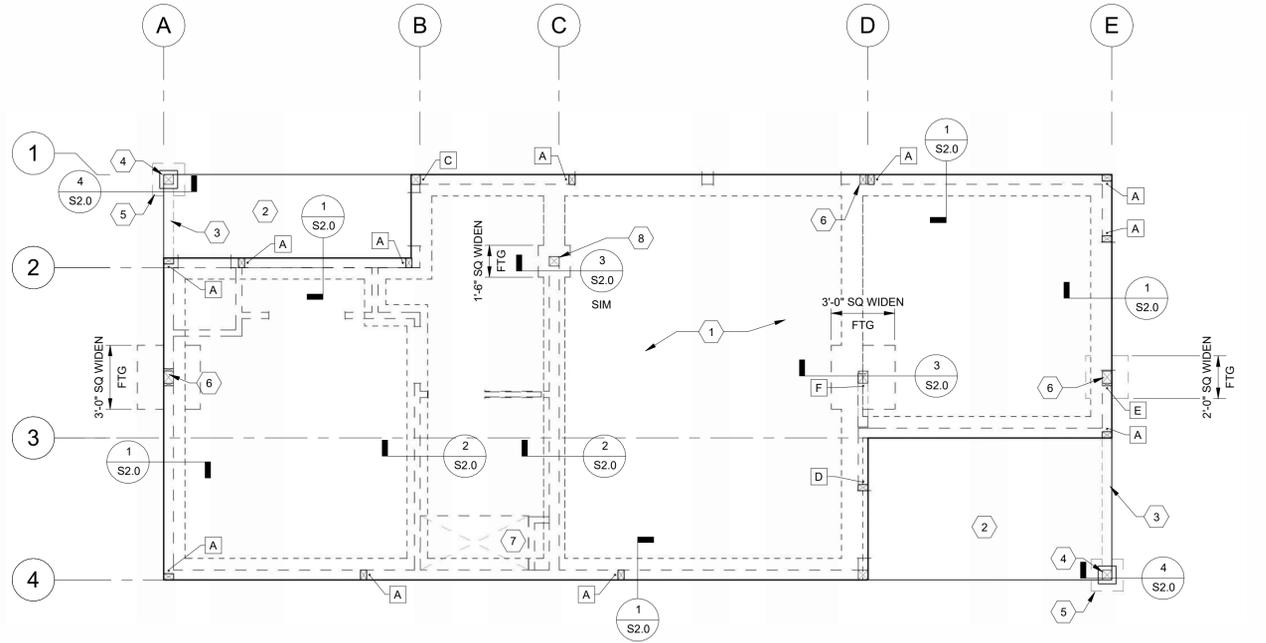
NOTE NUMBER	NOTE TEXT
1	ROOF PLYWOOD, SEE ROOF FRAMING AND CEILING/LOFT FRAMING NOTES
2	2x10 RAFTERS AT 24" O.C.
3	2x8 LOFT JOIST AT 16" O.C.
4	LOFT PLYWOOD SEE ROOF AND CEILING FRAMING NOTES
5	6x8 RIPPED RIDGE POST
6	6x6 POST WITH EPC6Z OR ECC66 POST CAP
7	WALL WHERE OCCURS AT BEACH BUNGALOW DESIGN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

ONE BEDROOM PLUS LOFT FOUNDATION PLAN KEYNOTES

NOTE NUMBER	NOTE TEXT
1	4" CONC. SLAB W/ #4 BARS AT 18" O.C. EA WAY, AT CENTER OF SLAB, OVER 15 MIL VAPOR BARRIER, OVER 4" CLEAN 3/4" DIA. CRUSHED ROCK, TYP.
2	ARCHITECTURAL PATIO CONCRETE SLAB ON GRADE, NON STRUCTURAL
3	SEE DETAIL 5/S2.0 WALL AT BEACH BUNGALOW
4	6x6 POST WITH PBS66 OR CBS66
5	ISOLATED PEDESTAL AND FOOTING
6	POST ABOVE
7	OPTIONAL CONCRETE SLAB DEPRESSION (1-1/2" MAX) SAD
8	6x6 POST WITH MPB66Z POST BASE

HOLDOWN SCHEDULE

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



ONE BEDROOM PLUS LOFT STUDIO FOUNDATION PLAN
1/4" = 1'-0"

REVISION SCHEDULE

REV	DATE	BY
1	7-14-23	CT

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

CENTRAL COAST STOCK ADU

ONE BEDROOM PLUS LOFT ROOF/CEILING FRAMING AND FOUNDATION PLAN

DATE: 11-18-2022
JOB NO: 21091
SHEET
S1.0

REV	DATE	BY
1	7-14-23	CT

STRUCTURAL
ENGINEERING

CM Taylor

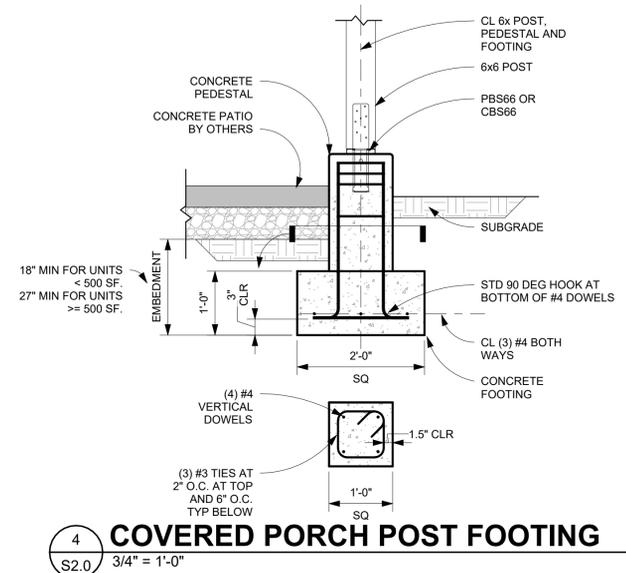
C.M. Taylor Structural Engineering, Inc. • 7426 Capitola Rd. Suite 204, Capitola, CA 95010
 Phone: 831-854-2484
 email: contact@cmtyaylor.com

CENTRAL COAST STOCK ADU

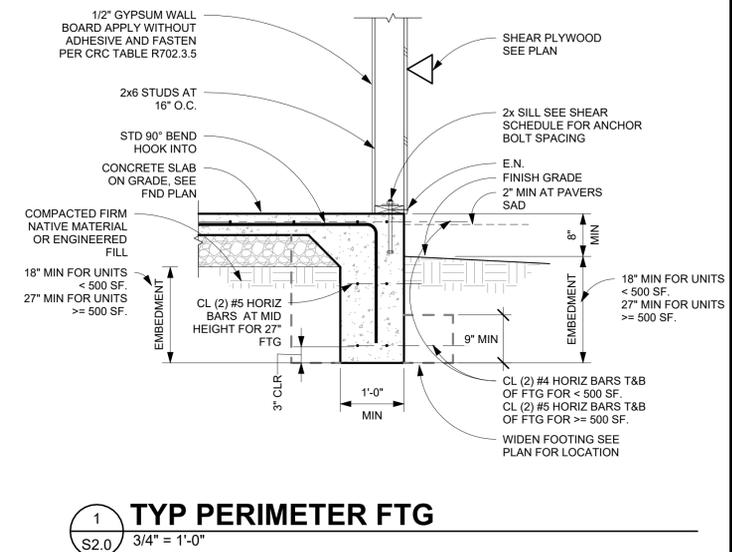
FOUNDATION DETAILS

DATE: 11-18-2022
 JOB NO: 21091
 SHEET

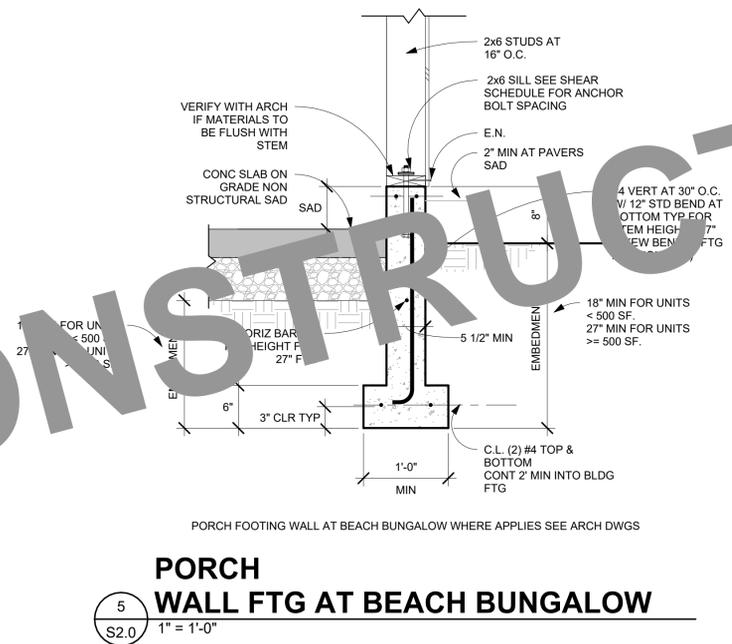
S2.0



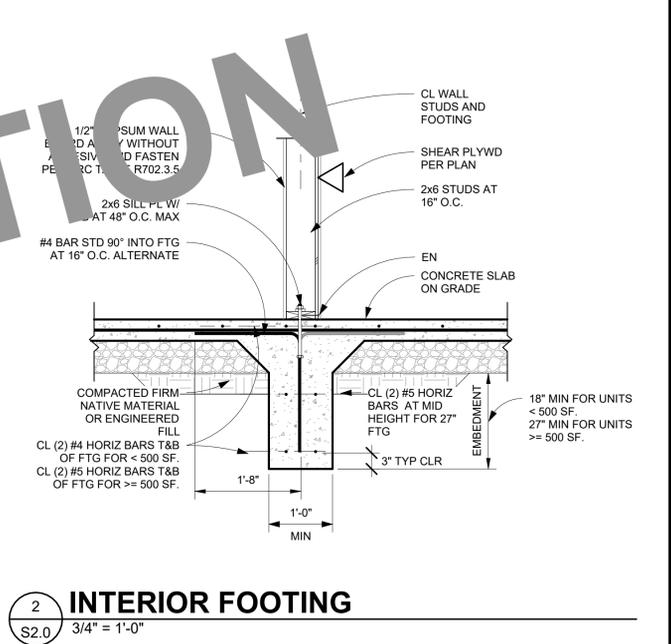
4 COVERED PORCH POST FOOTING
 S2.0 3/4" = 1'-0"



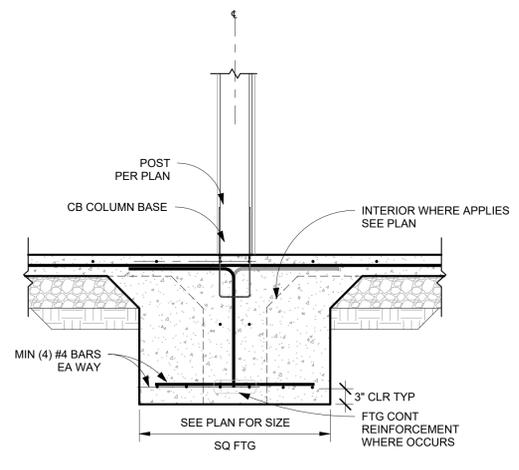
1 TYP PERIMETER FTG
 S2.0 3/4" = 1'-0"



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



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

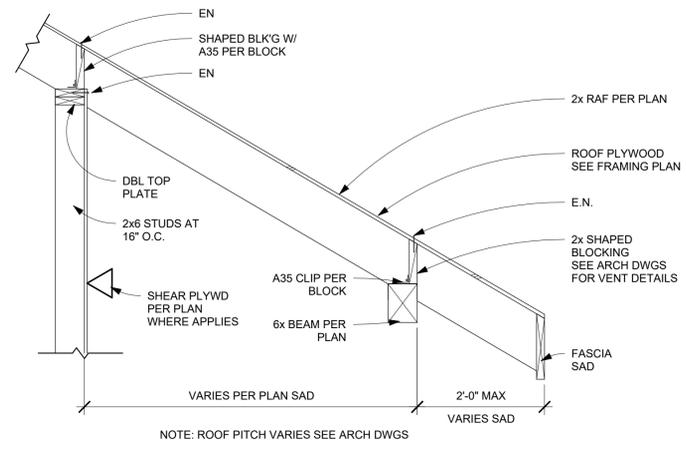


3 INTERIOR PAD FOOTING
 S2.0 3/4" = 1'-0"

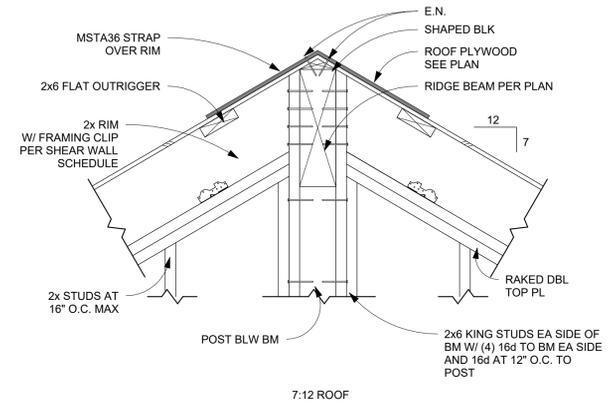
NOTE: FOR NOTES NOT SHOW SEE DTL 2 / S2.0

NOT FOR CONSTRUCTION

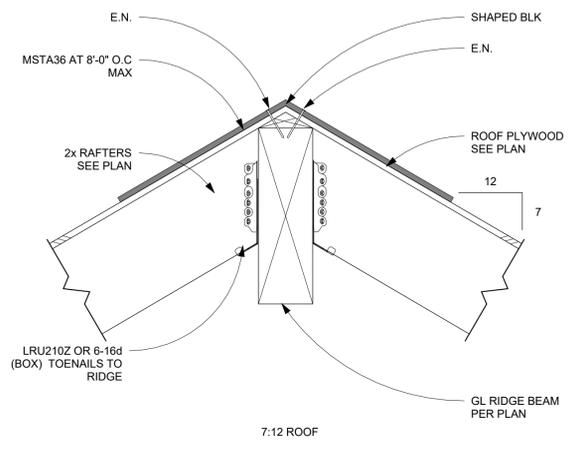
REV	DATE	BY
1	7-14-23	CT



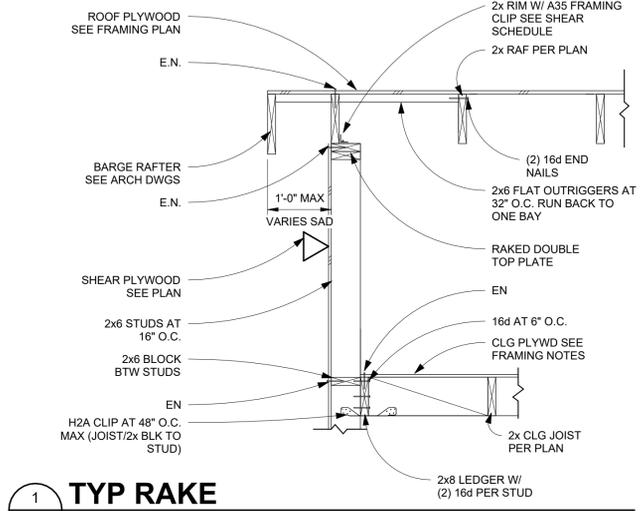
8 EAVE AT PORCH
 S2.1 3/4" = 1'-0"



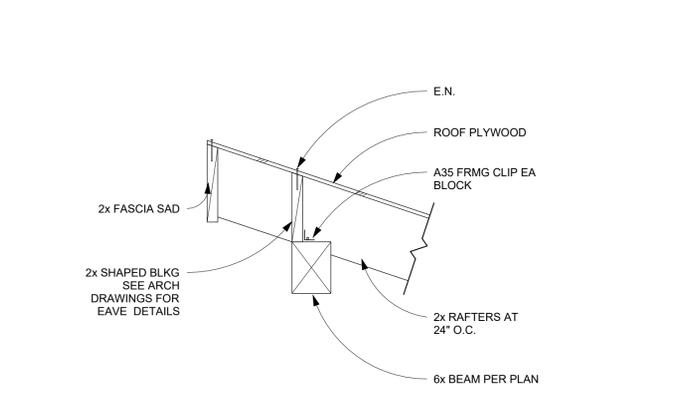
7:12 ROOF



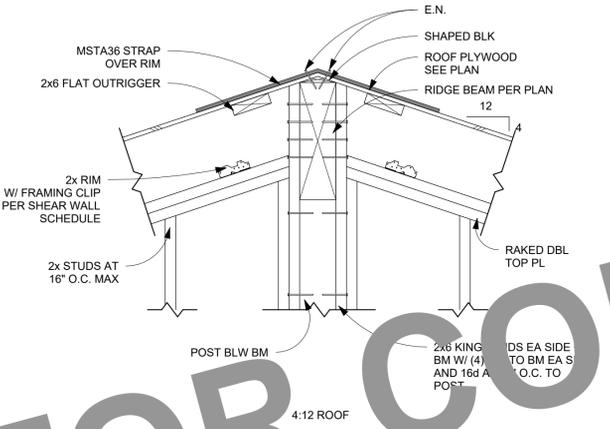
7:12 ROOF



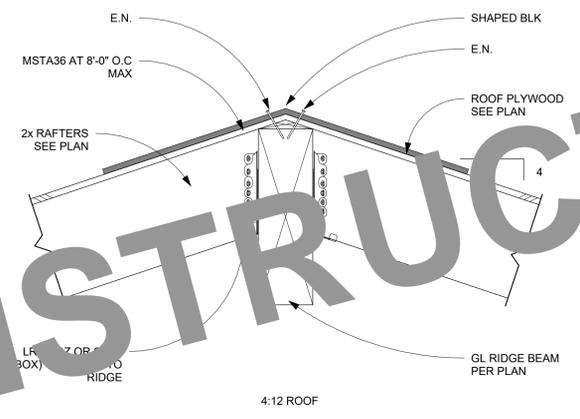
1 TYP RAKE
 S2.1 3/4" = 1'-0"



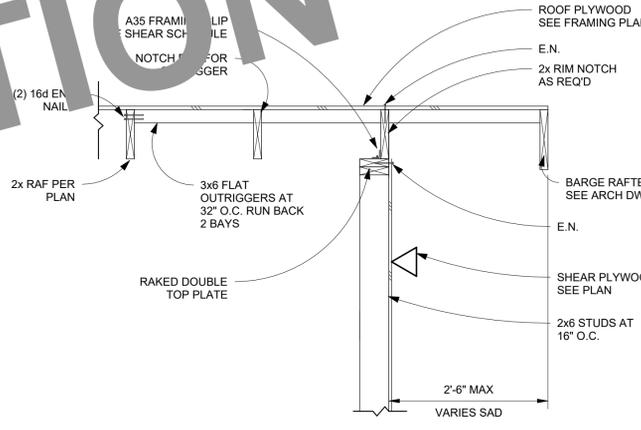
9 MONOSLOPE PEAK AT PORCH
 S2.1 1" = 1'-0"



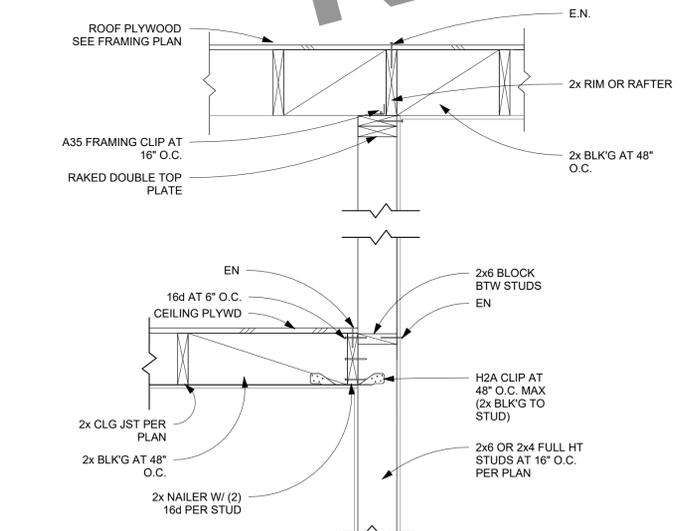
6 RIDGE BEAM CONN TO POST AT WALL
 S2.1 1" = 1'-0"



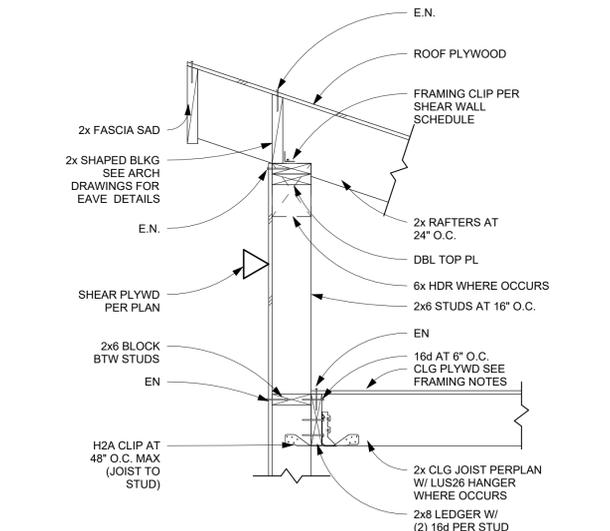
4 TYP RIDGE
 S2.1 1 1/2" = 1'-0"



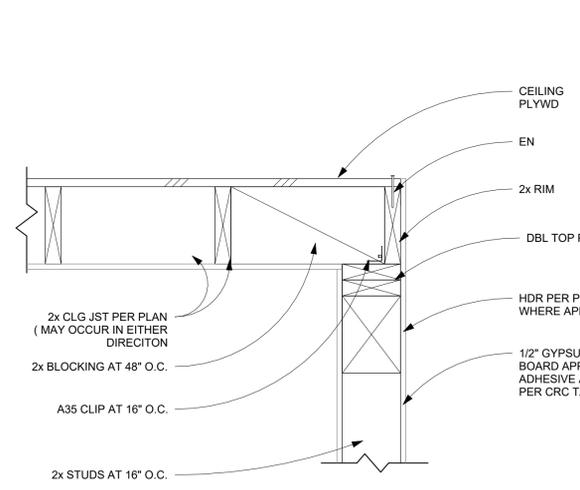
2 RAKE OVERHANG
 S2.1 3/4" = 1'-0"



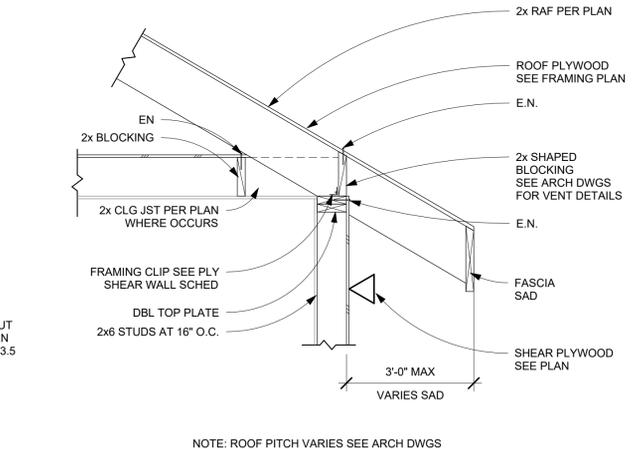
10 INTERIOR BEARING WALL @ CLG/ROOF
 S2.1 1" = 1'-0"



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



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

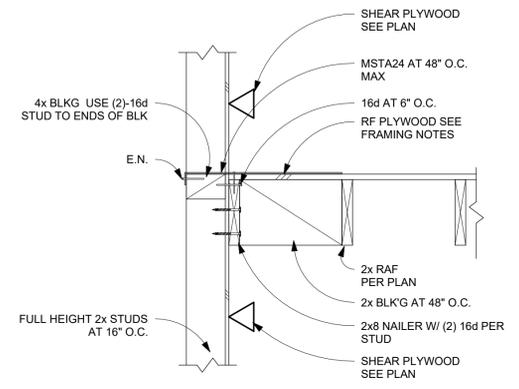


3 TYP EAVE
 S2.1 3/4" = 1'-0"

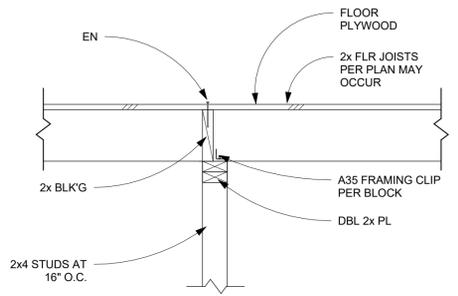
NOT FOR CONSTRUCTION

BY USING THESE DRAWINGS YOU AGREE TO THE FOLLOWING CONDITIONS:
 1. THESE DRAWINGS ARE PREPARED BY AN ENGINEER AND ARE TO BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

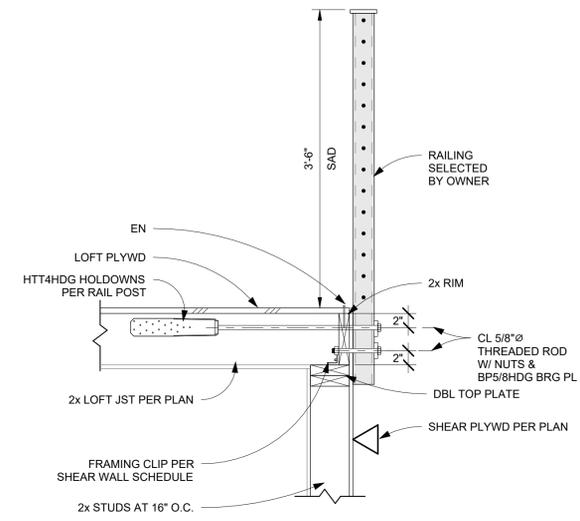
REV	DATE	BY
1	7-14-23	CT



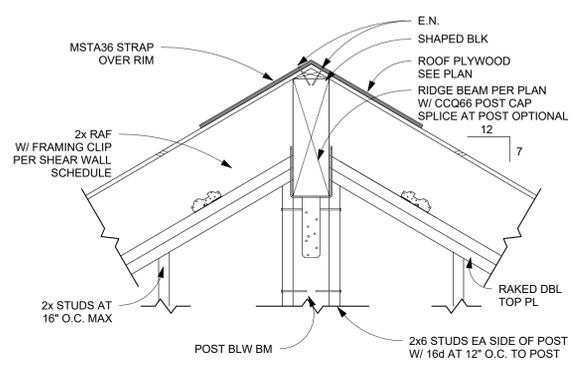
9 LOWER ROOF TO FULL HEIGHT WALL
 S2.2 1" = 1'-0"



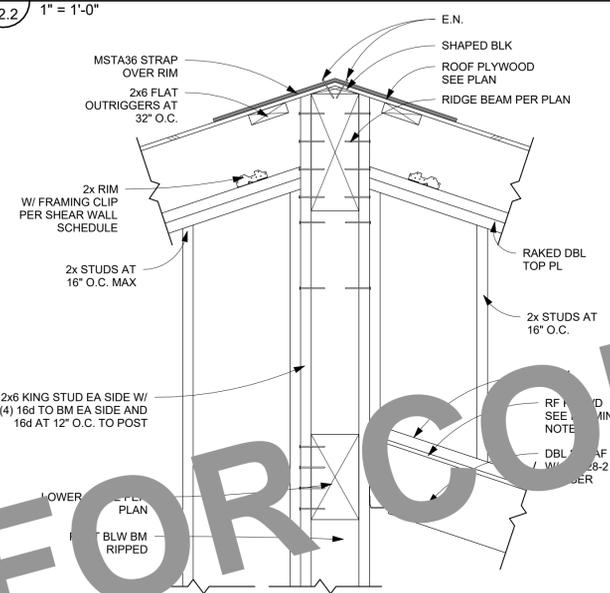
6 FLOOR TO INTERIOR WALL CONN
 S2.2 1" = 1'-0"



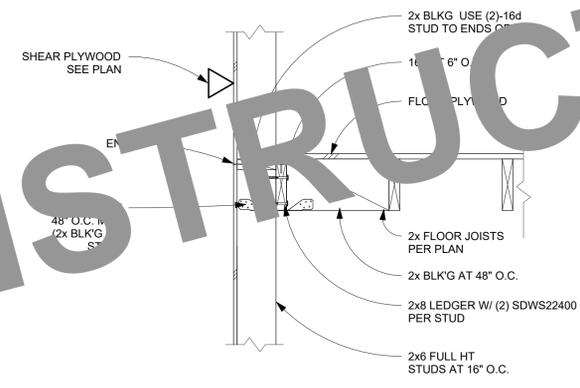
3 LOFT EDGE CONNECTION II
 S2.2 1" = 1'-0"



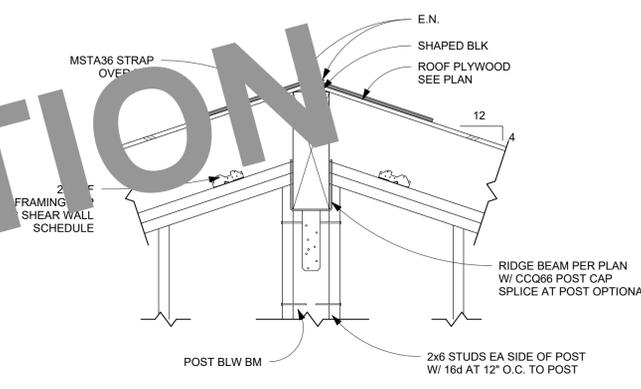
7 RIDGE SPLICE AT INT WALL
 S2.2 1" = 1'-0"



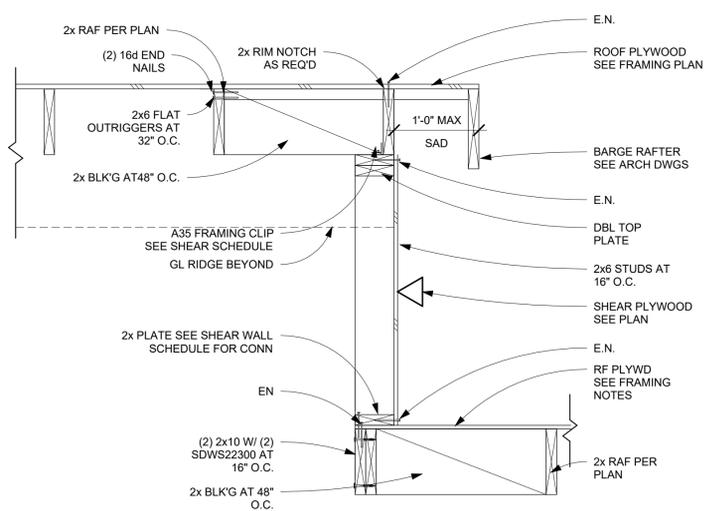
6 DOUBLE RIDGE TO WALL
 S2.2 1" = 1'-0"



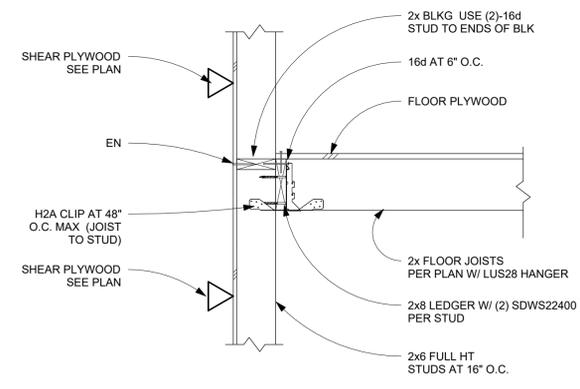
4 LOFT/FLOOR TO WALL CONN
 S2.2 1" = 1'-0"



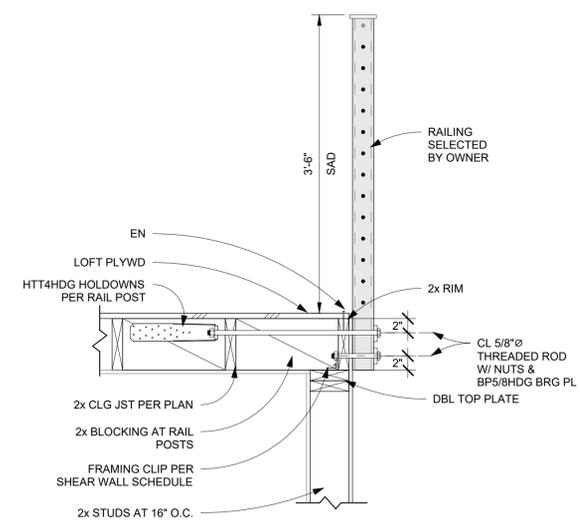
1 RIDGE SPLICE AT INT WALL
 S2.2 1" = 1'-0"



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"

NOT FOR CONSTRUCTION

SYMBOLS & ABBREVIATIONS (MECHANICAL)	
	BT BYPASS TIMER
	CL CENTER LINE
	CD CONDENSATE DRAIN
	Ø DIAMETER
	EXHAUST, RETURN, SUPPLY AIR DUCT (EXISTING)
	EXHAUST, RETURN, SUPPLY AIR DUCT (NEW)
	EXTENT OF DEMOLITION
	EXHAUST DUCT UP, DOWN, FENE # DEMO
	FIRE/SMOKE DAMPER
	FIRE DAMPER
	POINT OF CONNECTION
	P/T PLUG
	RETURN OR EXHAUST AIR
	RETURN DUCT UP, DOWN, FENE # DEMO
	OPPOSED BLADE DAMPER
	SPIN-IN EXTRACTOR/DAMPER
	SUPPLY DUCT UP, DOWN, FENE # DEMO
	SUPPLY OR OUTSIDE AIR
	THERMOSTAT at + 48°
	TO BE REMOVED
	TRANSFER AIR
	TURNING VANES
	VOLUME DAMPER
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
EC	ELECTRICAL CONTRACTOR
EDB	ENTERING DRY BULB
EOD	EXTENT OF DEMOLITION
ETR	EXISTING TO REMAIN
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
FC	FLEXIBLE CONNECTION
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FSD	FIRE SMOKE DAMPER
FT.HD.	FEET HEAD
FTR	FLUE THRU ROOF
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HP	HORSE POWER
KW	KILOWATTS
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MBH	1,000 BTU/HR
MC	MECHANICAL CONTRACTOR
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OBD	OPPOSED BLADE DAMPER
OSA	OUTSIDE AIR
PC	PLUMBING CONTRACTOR
PENE	PENETRATION
PR	PRESSURE DROP
PH	PHASE
POC	POINT OF CONNECTION
P/N	PART NUMBER
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
P/T	PRESSURE / TEMPERATURE
RA	RETURN AIR
RAD	RETURN AIR DUCT
(RL)	RELOCATE
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SAD	SUPPLY AIR DUCT
SD	SUPPLY DIFFUSER
SP	STATIC PRESSURE
SS	STAINLESS STEEL
STD	STANDARD
TV	TURNING VANES
TYP	TYPICAL
UCD	UNDERCUT DOOR
UON	UNLESS OTHERWISE NOTED
V	VOLT
VD	VOLUME DAMPER
VIF	VERIFY IN FIELD
W	WITH
WC	WATER COLUMN
WT	WEIGHT
W/O	WITH OUT

GENERAL MECHANICAL NOTES

- ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE PROTECTION CODES, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
- LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLAN AND ROOM ELEVATIONS.
- LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
- PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
- ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE APPLICABLE SMACNA STANDARDS.
- DUCTWORK SHALL BE INSULATED WITH 2" FIBERGLASS INSULATION AND ALL SERVICE JACKET. PROVIDE 1" ACOUSTICAL LINER WHERE SHOWN ON PLANS. DUCT DIMENSIONS ON PLANS ARE NET CLEAR INTERIOR.
- MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
- ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
- PIPES AND DUCTWORK SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
- EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
- PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
- PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
- 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 SUPPORTED DIRECTLY FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVEABLE EQUIPMENT WEIGHING LESS THAN 20 LBS. THAT IS SUPPORTED BY VIBRATION ISOLATORS OR DEVICES SCHEDULED FROM THE REFLECTED CEILING PLAN OR FLOOR NEED NOT BE DETAILED ON THE REFLECTED CEILING PLAN OR FLOOR (EXCEPTION: HOWEVER, SUCH EQUIPMENT MUST BE SUBMITTED AND APPROVED TO RESIST THE FORCES PRESCRIBED FOR EQUIPMENT AS MOVED BY CBC 101.05.05.15 AND 101.05.05.15 AND ANCHORAGE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.
- DUCTWORK VISIBLE THROUGH DIFFUSERS AND REGISTERS SHALL BE PAINTED FLAT BLACK.
- INSULATION MATERIAL SHALL MEET THE STATE QUALITY STANDARD PER SECTION 1108 CALIFORNIA ENERGY CODE (CEC).
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 1108 CEC.
- ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTION 1108, 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	ABOVE FINISH FLOOR
	BALL VALVE	AP	ACCESS PANEL
	CAP	BV	BALL VALVE
	CHECK VALVE	CA	COMPRESSED AIR PIPING
	CLEANOUT	CB	CATCH BASIN
	DOMESTIC COLD WATER (EXISTING)	CD	CONDENSATE
	DOMESTIC COLD WATER (NEW)	CFH	CUBIC FEET PER HOUR
	DOMESTIC HOT WATER (EXISTING)	CI	CAST IRON
	DOMESTIC HOT WATER (NEW)	CP	CHROME PLATED
	DOMESTIC HOT WATER RETURN (EXISTING)	DCW	DOMESTIC COLD WATER
	DOMESTIC HOT WATER RETURN (NEW)	DHW	DOMESTIC HOT WATER
	DIRECTION OF FLOW	DHW/R	DOMESTIC HOT WATER RETURN
	DRY STANDPIPE	DCV	DETECTOR CHECK VALVE
	FIRE SPRINKLER PIPING	DN	DOWN
	FLANGED UNION	DS	DOWN SPOUT
	FLOOR DRAIN	DSP	DRY STAND PIPE
	FLOOR SINK	(E)	EXISTING
	FORCE MAIN	EC	ELECTRICAL CONTRACTOR
	GAS PIPING (EXISTING)	EL	ELEVATION
	GAS PIPING (NEW)	(F)	FIRE SPRINKLER PIPING
	GAS COCK	FC	FLEX CONNECTOR
	GATE VALVE	FCO	FLOOR CLEANOUT
	GLOBE VALVE	FD	FLOOR DRAIN
	HOSE BIBB (3/4" MIN.)	FL	FIRE LINE
	PETES PLUG	FM	FORCE MAIN
	PIPE (ABOVE THE CEILING)	FS	FLOOR SINK
	PIPE HANGER	FSC	FIRE SPRINKLER CONTRACTOR
	PIPE TURNING UP (RISE)	GC	GENERAL CONTRACTOR
	PIPE TURNING DOWN (DROP)	GCO	GROUND CLEANOUT
	PIPE TEE DOWN	GPM	GALLONS PER MINUTE
	PRESSURE REDUCING VALVE	HB	HOSE BIBB
	P-TRAP	HWS	HOT WATER SUPPLY
	RAIN WATER LEADER (EXISTING)	IE:	INVERT ELEVATION
	RAIN WATER LEADER (NEW)	LAV	LAVATORY
	REDUCER	MC	MECHANICAL CONTRACTOR
	STORM DRAIN (EXISTING)	NPW	NON POTABLE WATER
	STORM DRAIN (NEW)	(N)	NEW
	STRAINER	OFD	OVERFLOW DRAIN
	SUB-SOIL PIPING	PC	PLUMBING CONTRACTOR
	UNION	PIV	POST INDICATION VALVE
	VENT PIPING (EXISTING)	POC	POINT OF CONNECTION
	VENT PIPING (NEW)	POD	POINT OF DEMOLITION
	WASTE PIPING (EXISTING)	PP	PIPE PIPES
	WASTE PIPING (NEW)	PRV	PRESSURE REDUCING VALVE
	WASTE PIPING - UNDERGROUND (NEW)	PRV	PRESSURE REDUCING VALVE
	WET STANDPIPE (EXISTING)	PRV	PRESSURE REDUCING VALVE
	WET STANDPIPE (NEW)	PRV	PRESSURE REDUCING VALVE
	WATERHAMMER ARRESTOR (WHA)	PRV	PRESSURE REDUCING VALVE
	TRAP PRIMER (TP)	PRV	PRESSURE REDUCING VALVE

GENERAL PLUMBING NOTES

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

NOT FOR CONSTRUCTION



ZAL ENGINEERING
MECHANICAL CONSULTANTS
99 PACIFIC ST. STE 375G
MONTEREY, CA 93940
TELEPHONE (831) 641-7799
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

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

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

- THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR (THE PRE-DESIGNED ADU PLANS FOR THE CITY 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.
- 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 THEREON. 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 CITIES STATED ABOVE HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
- 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.



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
LOFT
MECHANICAL
& PLUMBING
PLANS - E**

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

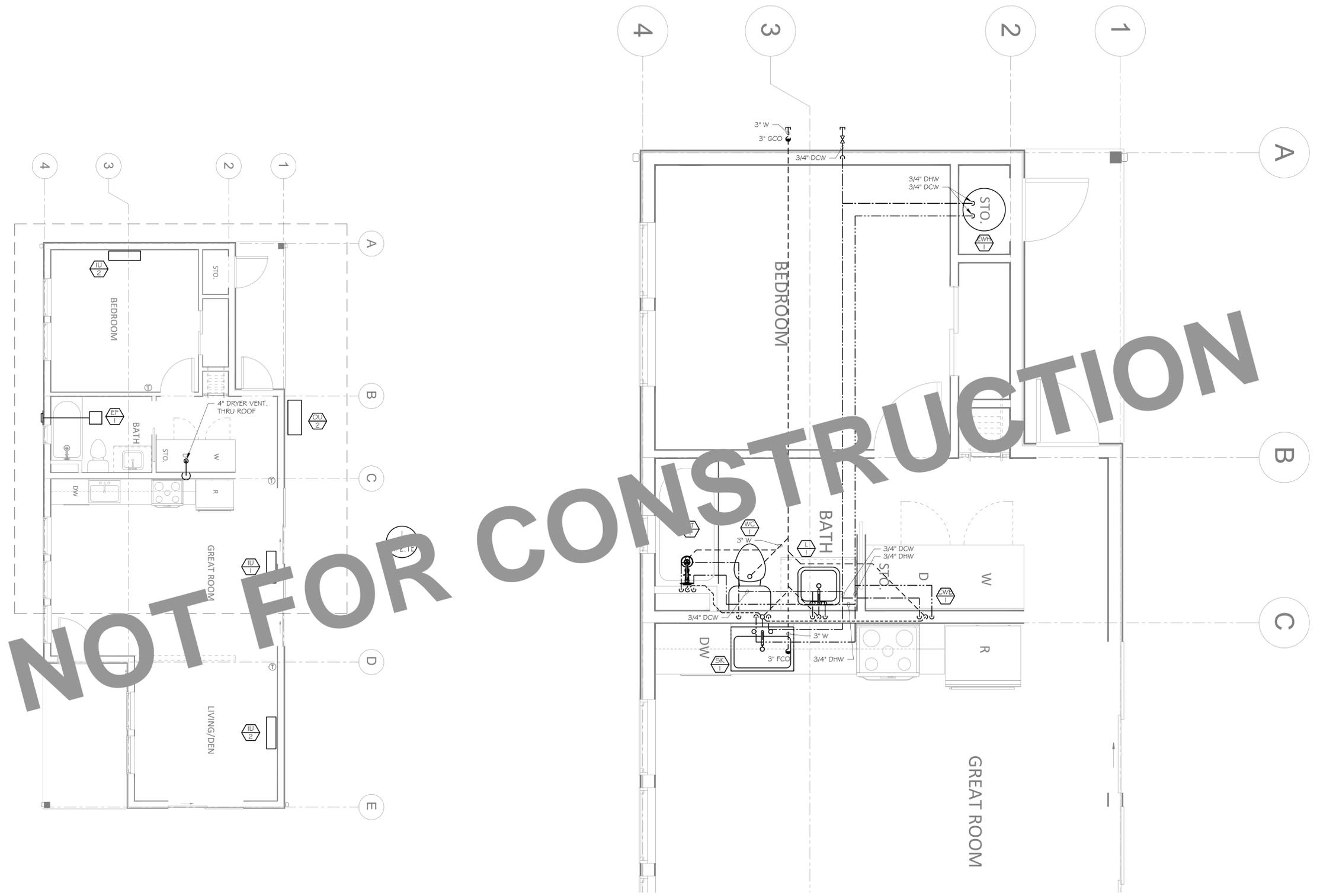
DRAWN BY:

CHECKED BY:

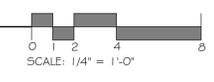
SHEET NUMBER

MP2.1E

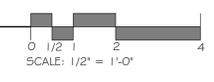
SHEET OF
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS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



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



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



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

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



ZAL ENGINEERING
MECHANICAL CONSULTANTS
900 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
T24.7C
SHEET OF
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

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	8	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

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

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	330	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

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

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 SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficiency Warts/QM
- 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

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

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 condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.30/303 W/CFM
- IAQ Ventilation System: Heat Recovery: minimum 80 SE and 43 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACHA 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

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

Standard Design (kWhU/ft ² -yr)	Proposed Design (kWhU/ft ² -yr)	Compliance Margin (kWhU/ft ² -yr)	Margin Percentage
27.34	22.84	4.5	16.46
13.39	8.89	4.5	33.61
27.34	23.27	4.07	14.90
13.39	9.31	4.08	30.47
27.34	22.94	4.4	16.09
13.39	8.86	4.53	32.86
27.34	22.5	4.84	17.56
13.39	8.81	4.58	35.92

Notes:
1. Compliance Margin is the difference between the Standard Design Energy Use Total (not including PV) and the Proposed Design Energy Use Total (including PV) for the building.

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kWhU/ft ² -yr)	Standard Design TDV Energy (EDR1) (kWhU/ft ² -yr)	Proposed Design Source Energy (EDR2) (kWhU/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kWhU/ft ² -yr)	Compliance Margin (EDR1) (kWhU/ft ² -yr)	Compliance Margin (EDR2) (kWhU/ft ² -yr)
Space Heating	28.47	28.47	2.23	2.23	2.23	13.67
Space Cooling	0.02	0.85	0.02	0.02	0.02	0.64
IAQ Ventilation	0.9	9.76	0.2	7.56	0.2	2.2
Water Heating	3.66	40.6	2.13	24.8	1.53	15.8
Self Utilization/Flexibility Credit	0	0	0	0	0	0
North Facing Efficiency Compliance Total	8.78	79.68	4.8	47.97	3.98	32.31
Space Heating	4.2	28.47	1.45	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	0	0	0	0
West Facing Efficiency Compliance Total	8.78	79.68	4.28	43.72	4.5	35.96

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

Energy Use	Standard Design Source Energy (EDR1) (kWhU/ft ² -yr)	Standard Design TDV Energy (EDR1) (kWhU/ft ² -yr)	Proposed Design Source Energy (EDR2) (kWhU/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kWhU/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	4.2	28.47	1.79	17.57	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	0	0	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	0.3	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	0	0	0	0
East Facing Efficiency Compliance Total	8.78	79.68	5.16	50.1	3.62	29.58

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

Standard Design	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2)efficiency	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

RESULT: PASS

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

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x

01	02	03	04	05	06	07	08	09	10	11	12	13	14			
Project Name	Run Title	Project Location	City	Zip code	Software Version	EnergyPro 9.2	Climate Zone	Building Type	Project Scope	Number of Dwelling Units	Number of Bedrooms	Number of Stories	Penetration Average U-factor	Glazing Percentage (%)	ADU Conditioned Floor Area	ADU Dwelling Unit
Central Coast ADU OBP	Title 24 Analysis	Morro Bay	93442	EnergyPro 9.2	All orientations	1	1	1	0	0	0	0.28	33.96%	n/a	0	
Total Cond. Floor Area (ft ²)	631.65															
ADU Bedroom Count	n/a															
Fuel Type	All electric															

COMPLIANCE RESULTS

01	02	03
Building Complies with Computer Performance	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.	This building incorporates one or more Special Features shown below

Registration Number: 424-PO10223190A-000-000-0000000-0000
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 09/23/2024 16:10
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CHEERS
Report Generated: 2024-09-23 14:07:40

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

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



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

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

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

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

CHECKED BY:

SHEET NUMBER

T24.8C

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. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x
(Page 14 of 15)

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

01	02	03	04
Name	Type	Fan Watts/CFM	Name
HVAC Fan 1	HVAC Fan		HVAC Fan 1-hers-fan

01	02	03	04	05	06	07	08	09
Name	Verified Fan	Draw	Reqd	U.S.S				
HVAC Fan 1-hers-fan	Required			U.S.S				

01	02	03	04	05	06	07	08	09
Unit	Airflow (CFM)	Energy Efficiency	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQ 1-1	66	0.3033	Balanced	Yes	80 / 83	Yes	Yes	

Registration Number: 424-P010223190A-000-000-0000000-0000
Registration Date/Time: 09/23/2024 16:10
HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x
(Page 15 of 15)

01	02	03	04	05	06	07	08	09
Name	System Type	Rating Units	Heating Equipment Count	Cooling Units	Cooling Equipment Count	Fan Name	Control Name	Required Thermostat Type
OU-11	Heat pump long cooling	Pump	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2/ER2	EEER/EEER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF	11.8	14200	9400	SEER	14.6	15.4	Not Zonal	Single Speed	Heat Pump System 1-hers-hpump

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-hpump	Required	350	Required	Yes	Yes	Yes	Yes	Yes

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	Surface Area 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

Registration Number: 424-P010223190A-000-000-0000000-0000
Registration Date/Time: 09/23/2024 16:10
HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x
(Page 12 of 15)

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)

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	XE40T10H21U0 (40 gal, JA13)	TankZone	One Bed Plus	One Bed Plus

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

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

Registration Number: 424-P010223190A-000-000-0000000-0000
Registration Date/Time: 09/23/2024 16:10
HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x
(Page 11 of 15)

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

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuity 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/Insulating Radiant Barrier Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board

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

Registration Number: 424-P010223190A-000-000-0000000-0000
Registration Date/Time: 09/23/2024 16:10
HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2024-09-23 14:07:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Central Coast ADU OBP
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2024-09-23T14:06:25-07:00
Input File Name: 4_OBP_E_MB_rbd22x
(Page 10 of 15)

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang		Left Fin	Right Fin	Flag Ht.	Depth	Top Up	Dist 1	Bot Up	Depth	Top Up	Dist R	Bot Up
	Depth	Dist Up											
Window	2.5	0.8	5	5	0.75	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
Window 3	2.5	0.8	5	5	0.75	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
Window OP 2	2.5	0.8	5	5	0.75	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
Window 4	2.5	0.8	5	5	0.75	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
Window 6	2.5	0.8	5	5	0.75	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
Window 8	2.5	0.8	5	5	0.75	0	0	0	0	0	0	0	0

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

Registration Number: 424-P010223190A-000-000-0000000-0000
Registration Date/Time: 09/23/2024 16:10
HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2024-09-23 14:07:40