

A NEW ACCESSORY DWELLING UNIT PROJECT FOR:

SACRAMENTO COUNTY PERMIT READY ADU (ACCESSORY DWELLING UNIT) PLANS MODEL B **REDWOOD**

SCOPE OF WORK:

CONSTRUCT NEW 870 S.F. ACCESSORY DWELLING UNIT.

- SLAB FOUNDATION
- 2X6 EXTERIOR WALLS W/ STUCCO OR FIBER CEMENT LAP SIDING EXTERIOR FINISH
- PRE-FABRICATED TRUSS ROOF WITH ASPHALT SHINGLE ROOFING
- VINYL WINDOWS
- HYBRID ELECTRIC WATER HEATER

UTILITY NOTES:

- NO GAS TO BE INSTALLED IN ADU
- PROPOSED ADU TO TIE INTO (E) MAIN WATER LINE
- PROPOSED ADU TO TIE INTO (E) S.F.R. SEWER SERVICE. NOTE: SEWER TIE-IN MUST BE OUTSIDE OF ADU FOOTPRINT
- ELECTRICAL SERVICE TO TIE INTO (E) S.F.R. OR CUSTOMER TO COORDINATE W/ UTILITY COMPANY TO OBTAIN (N) ELECTRICAL SERVICE AND METER

PROJECT SPECIFIC NOTES:

MODIFICATIONS TO THIS PLAN SET ARE NOT ALLOWED; THESE PLANS MAY BE USED FOR CONSTRUCTION ON LOTS WITHIN THE UNINCORPORATED COUNTY OF SACRAMENTO AND ONLY IF THE PROPERTY OWNER EXECUTES A HOLD HARMLESS AGREEMENT TO THE SATISFACTION OF THE COUNTY OF SACRAMENTO.

DEFERRED SUBMITTALS:

- FIRE SPRINKLERS (AS NEEDED)
- PHOTOVOLTAIC SYSTEM

PHOTOVOLTAIC REQUIREMENTS:

PER CA ENERGY CODE SUBCHAPTER 8 SECTION 150.1(C)14 ALL LOW-RISE RESIDENTIAL BUILDINGS SHALL HAVE A PHOTOVOLTAIC (PV) SYSTEM MEETING THE MINIMUM QUALIFICATION REQUIREMENTS AS SPECIFIED IN JOINT APPENDIX JA1

CUSTOMER TO SUPPLY PV PLANS AS A DEFERRED SUBMITTAL OR UTILIZE SMUD'S SOLAR SHARES PROGRAM

PV INSTALLATION REQUIRED UNDER SEPARATE PERMIT; PER ENERGY T24, Standard Design PV Capacity: 2.11 kWdc min. **NOTE: PV system permit must be approved and issued prior to "104 Frame Inspection" of this dwelling permit. A "Final Hold" Condition will be placed on dwelling permit requiring Final of PV installation prior to or at time of Final Inspection of this permit.

NOTE: APPLICANT IS REQUIRED TO PROVIDE A SITE PLAN (INCLUDING ALL EXISTING AND PROPOSED STRUCTURES, SIZES, LOCATIONS, USES, PLANNING DEPT SETBACKS AND ANY PUBLIC UTILITY EASEMENT(S) LOCATIONS, MAIN DWELLING ELECTRICAL PANEL LOCATION FOR A.D.U. SUB-PANEL SITUATIONS, SEWER LINE SIZE AND LOCATION ON SITE WITH CONNECTION LOCATION OF PRIMARY DWELLING SEWER MAIN, WATER SUPPLY LINE SIZE, LOCATION AND CONNECTION) AND INCORPORATE IT INTO THIS PLAN SET PRIOR TO SUBMITTING PLANS

SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION/REQUIREMENTS TO PROVIDE DWELLING ADDRESS PER 2022 CRC R319

FIRE SPRINKLER REQUIREMENTS:

PER R313.2 AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED IN ACCESSORY DWELLING UNITS, PROVIDED ALL OF THE FOLLOWING ARE MET:

- THE UNIT MEETS THE DEFINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE SECTION 65852.2.
- THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE AUTOMATIC FIRE SPRINKLERS.
- THE ACCESSORY DETACHED DWELLING UNIT DOES NOT EXCEED 1,200 SQUARE FEET IN SIZE.
- THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE.

FINAL DETERMINATION OF FIRE SPRINKLER REQUIREMENT WILL BE MADE BY LOCAL FIRE JURISDICTION

SHEET INDEX:

Sheet Number	Sheet Name
A-0.0	TITLE SHEET
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A-1.1	ROOF PLAN
A-1.2	POWER PLAN
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
A-3.0	STUCCO SECTION DETAILS
A-3.1	STUCCO PLAN DETAILS
A-3.2	LAP SIDING SECTION DETAILS
A-3.3	LAP SIDING PLAN DETAILS
A-3.4	FIRE DETAILS
S1.0	FOUNDATION, SHEARWALL, & ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
T24-1	ENERGY CODE
T24-2	ENERGY CODE
T24-3	ENERGY CODE

PROJECT DATA:

CUSTOMER ADDRESS: _____

APN: _____

JURISDICTION: SACRAMENTO COUNTY

S.F. OF PROPOSED ADU: 870 S.F.

COVERED PORCH: 107 S.F.

FOUNDATION: SLAB

OCCUPANCY: R-3

CONSTRUCTION: TYPE V-B

CODES: 2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE

PROJECT CONTACTS:

OWNER/CONTRACTOR: _____
ADDRESS AND CONTACT INFORMATION: _____

ARCHITECT: LAURA MILLER DESIGN
CONTACT: LAURA MILLER
889 EMBARCADERO DRIVE, STE 104
EL DORADO HILLS, CA 95762
916.607.3321

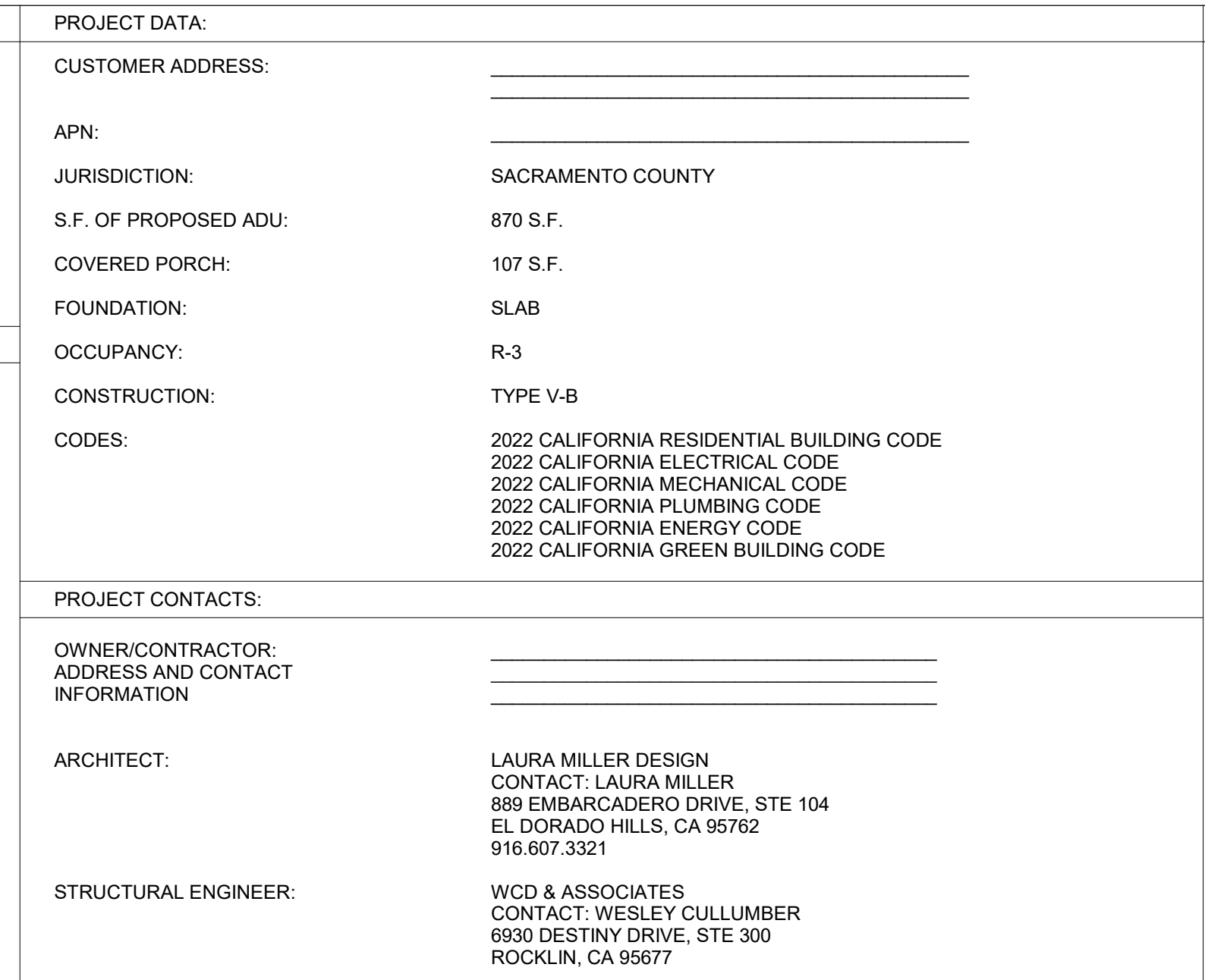
STRUCTURAL ENGINEER: WCD & ASSOCIATES
CONTACT: WESLEY CULLUMBER
6930 DESTINY DRIVE, STE 300
ROCKLIN, CA 95677

GENERAL NOTES:

- THE INFORMATION ON THIS SET OF CONSTRUCTION DOCUMENTS IS RELATED TO THE BASIC DESIGN INTENT OF THE PROJECT. THEY ARE INTENDED AS A CONSTRUCTION AID, NOT A SUBSTITUTE FOR GENERALLY ACCEPTED GOOD BUILDING PRACTICES AND COMPLIANCE WITH CURRENT CALIFORNIA STATE BUILDING CODES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A PROFESSIONALLY FINISHED, STRUCTURALLY SOUND, AND WEATHERPROOF COMPLETED PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.)
- THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

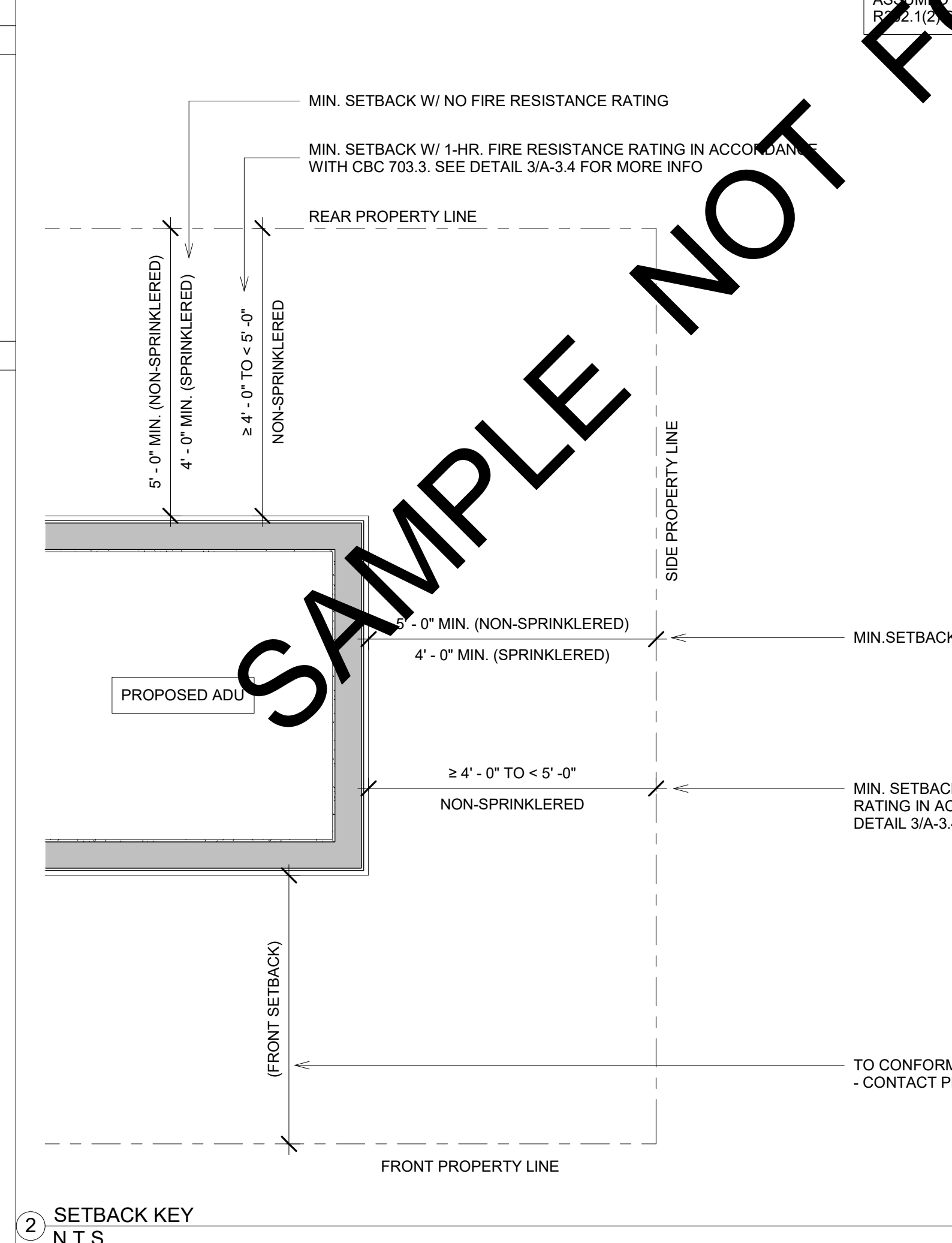
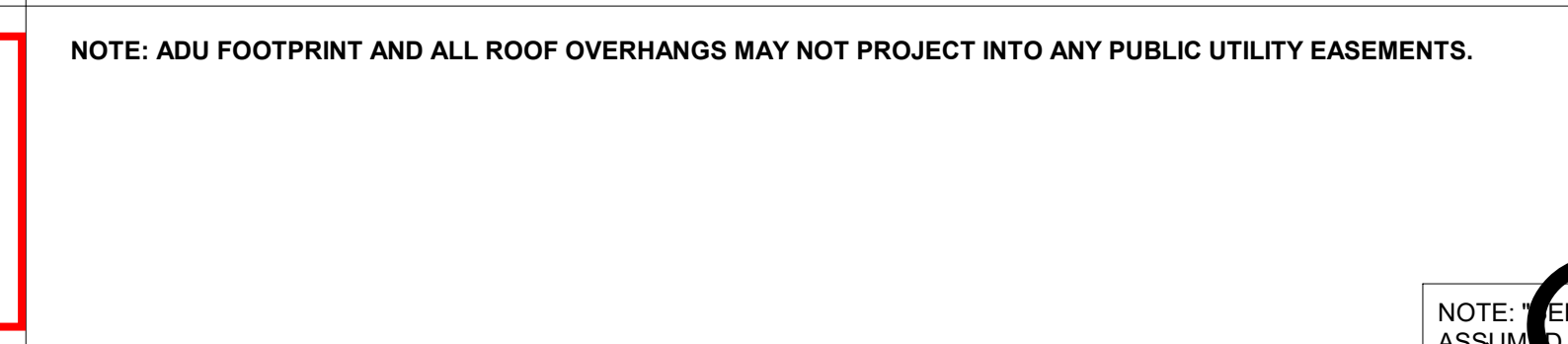
SETBACK REQUIREMENTS:

NOTE: ADU FOOTPRINT AND ALL ROOF OVERHANGS MAY NOT PROJECT INTO ANY PUBLIC UTILITY EASEMENTS.



GRADING & DRAINAGE NOTES:

- GRADE SHALL FALL A MINIMUM OF 6" IN THE FIRST 10 FEET AWAY FROM NEW FOUNDATION WALLS WHERE THERE IS NO PAVING PER CRC 401.3. WHERE DISTANCE IS LESS THAN 10' WATER SHALL SLOPE AWAY FROM FOUNDATION
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.



MODEL B - REDWOOD

ROOF OVERHANG REQUIREMENTS:

FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FIREBLOCKING MATERIALS SHALL COMPLY WITH R302.11.1

NOTE: SEE SHEETS A-3.4 FOR FIRE SEPARATION (TO REAL AND ASSUMED PROPERTY LINES) REQUIREMENTS TABLE R302.1(1) AND R302.1(2) BETWEEN A.D.U. AND DWELLING / OR PROPERTY LINES.

TO CONFORM W LOCAL SETBACK ORDINANCE - CONTACT PLANNING DEPARTMENT

TO CONFORM W LOCAL OVERHANG SETBACK ORDINANCE - CONTACT PLANNING DEPARTMENT

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STATE OF CALIFORNIA

Miller

SACRAMENTO COUNTY
PERMIT READY ADU (ACCESSORY DWELLING UNIT) PLANS
MODEL B

No.	Date	Description

Sheet Name:
TITLE SHEET

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

Date:
MAR 2024

Drawn By:
IS

Approved By:
LM

Sheet Number:
A-0.0

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

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

LAURA MILLER DESIGN logo and contact information

Table with 2 columns: YES/NO, RESPON. PARTY

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings...

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both.

SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.

2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS:

- HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of State Architect, Structural Safety
OSHDP Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
AN New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and assessment to minimize negative effects on the site and adjacent areas.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.

1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers.

Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit.

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

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.

When the parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes: a. Construction documents shall show locations of future EV spaces.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, hotels and motels shall not be required to comply with this section.

4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations serving public accommodations, public housing, hotels and motels shall not be required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: 1. The minimum length of a charging space shall be 18 feet (5486 mm).

2. The minimum width of a charging space shall be 9 feet (2743 mm).

3. One in every three charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 12-foot (3658 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements. 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.

When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.

Plumbing fixtures and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department.

4.303.1.1 Water Closures. The effective flush volume of all flush valves shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified by the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of a flush valve is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple Showerheads serving one shower. When a shower is served by more than one showerhead, the maximum flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

Table with 2 columns: PRODUCT CLASS (spray force in ounce force (ozf)) and MAXIMUM FLOW RATE (gpm)

Title 20, Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) (113 grams-force/gf)

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual residential dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE Table with 2 columns: FIXTURE TYPE and FLOW RATE

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.

Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in soffit/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.

2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).

3. Identify diversion facilities where the construction and demolition waste material collected will be taken.

4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs/sq ft of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycles).

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

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.

b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

4.410.2 RECYCLING BY OCCUPANTS. Where 6 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a locally enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) at seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope.

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

SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

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

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), Title 17, Section 9320.1.

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

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

SACRAMENTO COUNTY PERMIT READY ADU (ACCESSORY DWELLING UNIT) PLANS MODEL B

Checklist table with columns: No., Date, Description



Table 4.504.1 - Adhesive VOC Limit. Table with columns for Architectural Applications and VOC Limit. Includes sections for Specialty Applications and Substrate Specific Applications.

Table 4.504.2 - Sealant VOC Limit. Table with columns for Sealants and VOC Limit. Includes sections for Sealant Primers and Table 4.504.3 - VOC Content Limits for Architectural Coatings.

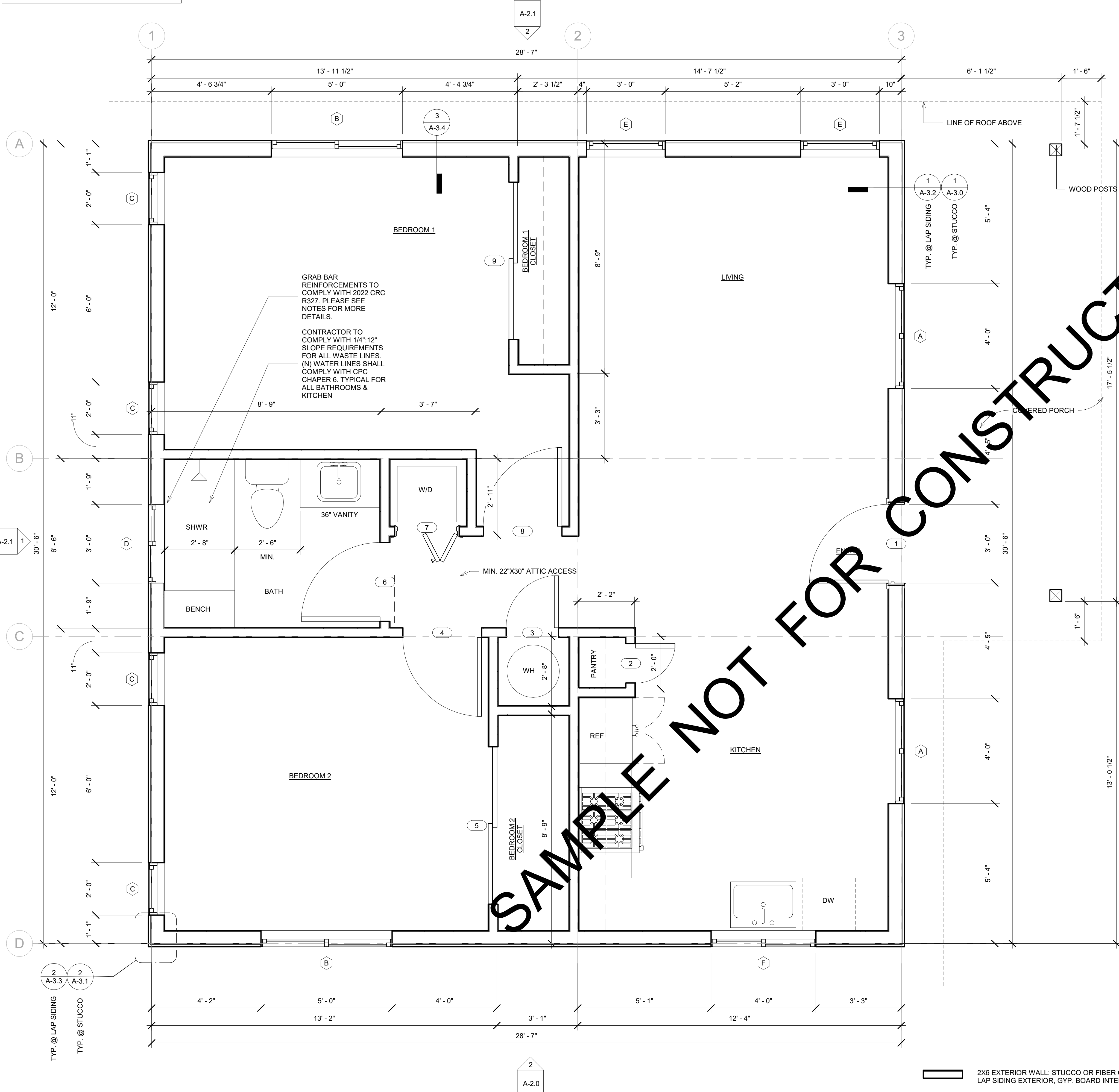
Table 4.504.5 - Formaldehyde Limits. Table with columns for Product and Current Limit. Includes Division 4.5 Environmental Quality (continued) and Table 4.506 In-Door Air Quality and Exhaust.

Chapter 7 Installer & Special Inspector Qualifications. 702 Qualifications, 703 Verifications, and 703.1 Documentation. Includes detailed requirements for installer training, inspection, and documentation.

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

Table with columns: No., Date, Description. Includes fields for Sheet Name (CAL GREEN CHECKLIST (CONT.)), Date (MAR 2024), and other project details.

NOTE: ALL DIMENSIONS TO FACE OF STUD U.N.O.



Door Schedule							
Mark	Width	Height	Description	Location	Application	Finish	Hardware
1	3' - 0"	6' - 8"	HALF LITE DOOR	ENTRY	EXTERIOR	PRIMED	ENTRY LOCKSET
2	1' - 6"	6' - 8"	FLAT PANEL	KITCHEN	INTERIOR	PRIMED	PASSAGE
3	2' - 0"	6' - 8"	FLAT PANEL	UTILITY CLOSET	INTERIOR	PRIMED	PASSAGE
4	3' - 0"	6' - 8"	FLAT PANEL	BEDROOM 1	INTERIOR	PRIMED	PRIVACY
5	6' - 0"	6' - 8"	DOUBLE SLIDING	BEDROOM 1	INTERIOR		
6	3' - 0"	6' - 8"	FLAT PANEL	BATHROOM	INTERIOR	PRIMED	PRIVACY
7	2' - 4"	6' - 8"	LOUVERED BI-FOLD DOOR	BATHROOM	INTERIOR	PRIMED	PASSAGE
8	3' - 0"	6' - 8"	FLAT PANEL	BEDROOM 2	INTERIOR	PRIMED	PRIVACY
9	6' - 0"	6' - 8"	DOUBLE SLIDING	BEDROOM 2	INTERIOR		

- WASHER/DRYER CLOSET DOOR NOTE: A MINIMUM OF ONE SQUARE INCH OF OPENING SHALL BE PROVIDED PER 1,000 BTU'S OF EQUIPMENT INPUT. A MINIMUM OF ONE 100 S.I. OPENING WITHIN 12 INCHES OF THE FLOOR AND WITHIN 12 INCHES FROM THE TOP OF THE DOOR SHALL BE PROVIDED. (CMC 701.5)

Window Schedule						
Type	Mark	Width	Height	Sill Height	Operation	Count
A		4' - 0"	4' - 0"	3' - 0"	DOUBLE SINGLE HUNG WINDOW	2
B		5' - 0"	4' - 0"	3' - 0"	SLIDER	2
C		2' - 0"	4' - 0"	3' - 0"	SINGLE HUNG	4
D		3' - 0"	2' - 0"	5' - 0"	SLIDER, TEMP. GLAZING	1
E		3' - 0"	4' - 0"	3' - 0"	SINGLE HUNG	2
F		4' - 0"	3' - 6"	3' - 6"	SLIDER	1

Grand total: 12
LIGHT & VENTILATION CALCULATIONS
 - ALL HABITABLE ROOMS ARE REQUIRED TO HAVE NATURAL LIGHT SIZED TO A MIN. OF 8% OF THE FLOOR AREA AND VENTILATION SIZED TO A MIN OF 4% OF THE FLOOR AREA.
 WINDOW INFORMATION:
 FRAME: VINYL
 U VALUE: .3
 SHGC: .23
 ENERGY STAR CERTIFIED: YES
 LOW E GLASS: YES

BEDROOM 1:
 163 S.F. X .08 = 13.04 S.F. NATURAL LIGHT AREA REQ'D ; 36 S.F. PROVIDED
 163 S.F. X .04 = 6.52 S.F. VENTILATION AREA REQ'D ; 18 S.F. PROVIDED

BEDROOM 2:
 138 S.F. X .08 = 11.04 S.F. NATURAL LIGHT AREA REQ'D ; 36 S.F. PROVIDED
 138 S.F. X .04 = 5.52 S.F. VENTILATION AREA REQ'D ; 18 S.F. PROVIDED VIA OPERATIONAL WINDOW

EXTERIOR DOOR NOTES:
 - ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD (CRC311.3.1)
 - THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED.
 - EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL (CRC311.3)

WINDOW NOTES:
 - ALL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING FLASHING
 - WINDOWS IN BEDROOMS SHALL MEET ALL OF THE FOLLOWING EMERGENCY ESCAPE AND RESCUE REQUIREMENTS (CRC310.1):
 MIN 5.7 S.F. OF OPENABLE AREA (5.0 S.F. FOR GRADE LEVEL BEDROOMS)
 MIN 20" CLEAR WIDTH AND 24" CLEAR HEIGHT WHEN OPEN
 MAX SILL HEIGHT OF 44" FROM FINISHED FLOOR TO BOTTOM OF THE CLEAR OPENING

BATH & KITCHEN NOTES:
 - PROVIDE AN APPROVED DISHWASHER AIR GAP FITTING AS PER CPC 807.4
 - MAX FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MIN AT 60 PSI (CAL GREEN 4.303.1.4.4)
 - WHERE A FIXTURE COMES IN CONTACT WITH THE WALL OR FLOOR, THE JOINT BETWEEN THE FIXTURE AND THE WALL OR FLOOR SHALL BE MADE WATER TIGHT AS PER CPC 402.2
 - THE INSTALLATION OF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN OVER A LISTED COOKING APPLIANCE SHALL CONFORM TO THE CONDITIONS OF THE UPPER APPLIANCE'S LISTING AND THE MANUF. INSTALLATION INSTRUCTIONS.
 - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
 - NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES.
 - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FURNISHED WITH A NONABSORBENT SURFACE. SUCH SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR (CRC 307.2).

WATER HEATER NOTES:
 - MANUFACTURE'S INSTALLATION INSTRUCTIONS FOR THE WATER HEATER AND ALL OTHER LISTED APPLIANCES SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTIONS PER 2022 CRC SEC. R106.
 - PER CF1R: WATER HEATER HEAT PUMP MODEL, RHEEM PROPH 40T2R H37515

AGING IN PLACE DESIGN AND FALL PROTECTION (2022 CRC R327.1)
 1. INTERIOR DOORS
 - AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREE FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL, PER 2022 CRC R327.1.3

2. DOORBELL BUTTONS
 - DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NO EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL, PER 2022 CRC R327.1.4

3. ELECTRICAL RECEPTACLE OUTLET, SWITCH, AND CONTROL HEIGHTS
 - ALL ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS TO BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES ABOVE THE FINISH FLOOR, PER 2022 CRC R327.1.2

4. REINFORCEMENT FOR GRAB BARS
 - AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH HIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

A. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
 B. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
 C. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE OR ONE SIDE WALL AND THE BACK WALL.
 D. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 E. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM

1 2 BED/1 BATH FLOOR PLAN
 1/2" = 1'-0"

- 2x6 EXTERIOR WALL: STUCCO OR FIBER CEMENT LAP SIDING EXTERIOR, GYP. BOARD INTERIOR.
- 2x4 INTERIOR WALL: GYP. BOARD BOTH SIDES.
- WALL LEGEND
 1/4" = 1'-0"

No.	Date	Description

Sheet Name:
 FLOOR PLAN

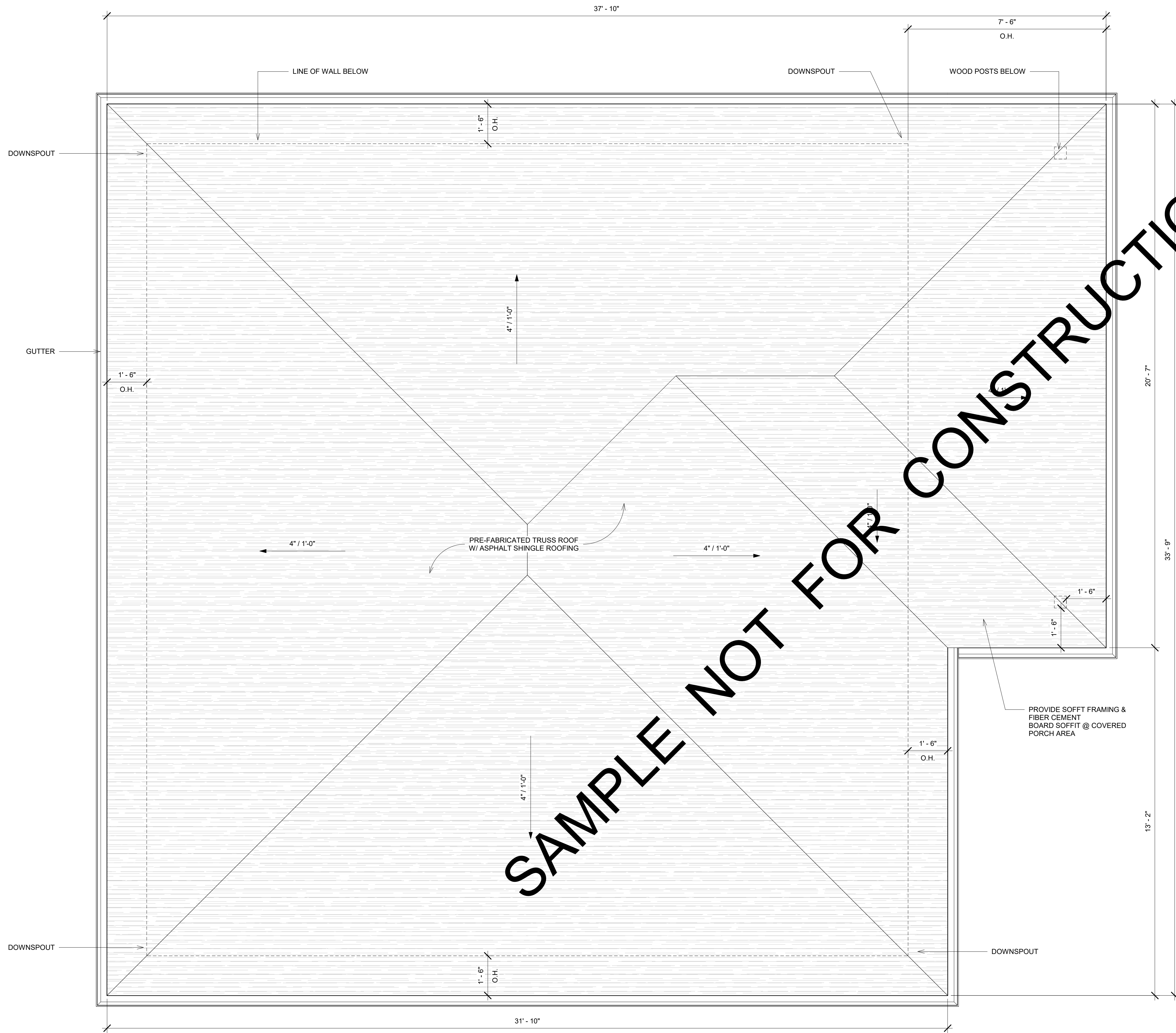
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 MAR 2024

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 IS

Approved By:
 LM

Sheet Number:



ROOF PLAN NOTES:

- THE MIN. NET FREE VENTILATION AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE.

ENCLOSED RAFTER AREA:
 $979 \text{ S.F.} / 300 = 3.26 \text{ S.F.} = 469.44 \text{ S.I. NET FREE VENTILATION AREA REQUIRED}$

ROOF VENTILATION PROVIDED

UPPER VENTILATION
 MINIMUM UPPER VENTILATION NEEDED: $0.40 \times 469.44 = 187.77$
 MAXIMUM UPPER VENTILATION NEEDED: $0.50 \times 469.44 = 234.72$
 72 S.I. OF VENTILATION PROVIDED FROM 1 O'HAGIN LOW PROFILE ROOF VENTS
 72 S.I. X 3 = 216 S.I. OF VENTILATION FROM 3 O'HAGIN ROOF VENTS
 UPPER VENTILATION PROVIDED = 216 S.I. / 504 S.I. = 42.86%

LOWER VENTILATION
 469.44 S.I. - 216 S.I. = 253.44 S.I.
 $253.44 / 72 = 3.52 = 4 \text{ O'HAGIN LOW PROFILE ROOF VENTS}$
 72 S.I. X 4 VENTS = 288 S.I. OF VENTILATION FROM 4 O'HAGIN ROOF VENTS
 LOWER VENTILATION PROVIDED = 288 S.I. / 504 S.I. = 0.5714 = 57.14%

TOTAL VENTILATION PROVIDED = 504 S.I. OF NET FREE VENTILATION

ROOFING NOTES:

- NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3FT BELOW THE RIDGE OR HIGHEST POINTS OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE (CRC 806.2)

- ROOFING MATERIAL TO BE ASPHALT SHINGLE. THE INSTALLATION OF ASPHALT SHINGLE ROOFING SHALL COMPLY WITH THE PROVISIONS OF R905.2

- ASPHALT SHINGLE UNDERLAYMENT TYPE SHALL BE ONE OF THE FOLLOWING:

- ASTM D226 TYPE I
- ASTM D4869 TYPE I
- ASTM D6757

- UPPER ROOF VENTILATION TO BE PROVIDED BY O'HAGIN LOW PROFILE ROOF VENTS OR APPROVED EQUAL.

- LOWER ROOF VENTILATION TO BE PROVIDED BY O'HAGIN LOW PROFILE ROOF VENTS OR APPROVED EQUAL.

- ATTIC ACCESS OPENINGS TO ATTIC AREAS SHALL HAVE A VERTICAL UNOBSTRUCTED HEAD HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH.

- NOTE: PROVIDE VENT MANUFACTURERS LISTED INSTALLATION INSTRUCTIONS AND SPECIFICATIONS INDICATING "FREE VENT AREA" TO THE INSPECTOR AT TIME OF INSPECTION.

SAMPLE NOT FOR CONSTRUCTION

1 ROOF PLAN
 1/2" = 1'-0"

No.	Date	Description

Sheet Name:
 ROOF PLAN

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

Date:
 MAR 2024

Drawn By:
 IS

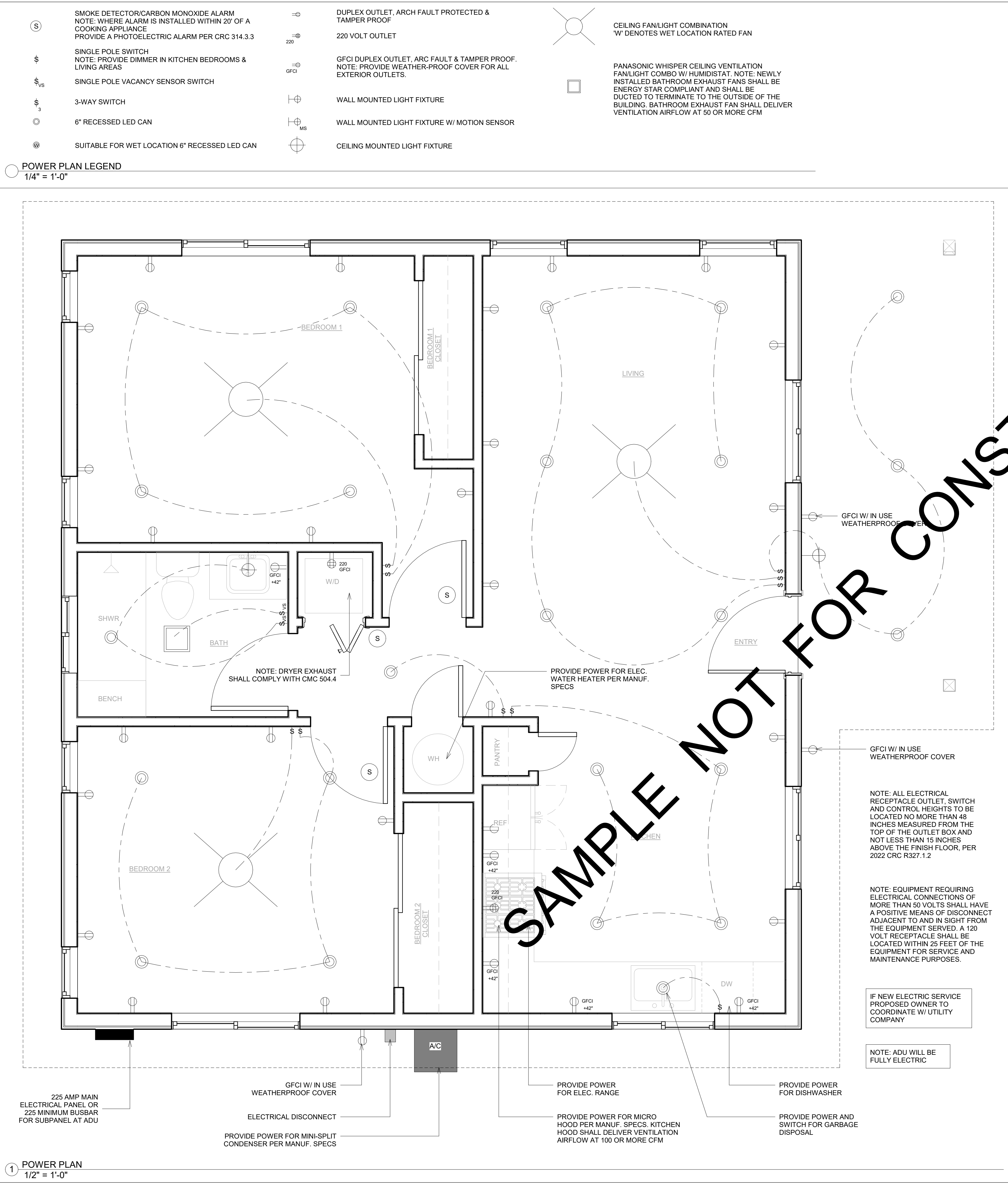
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 LM

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No.	Date	Description

Sheet Name:
POWER PLAN

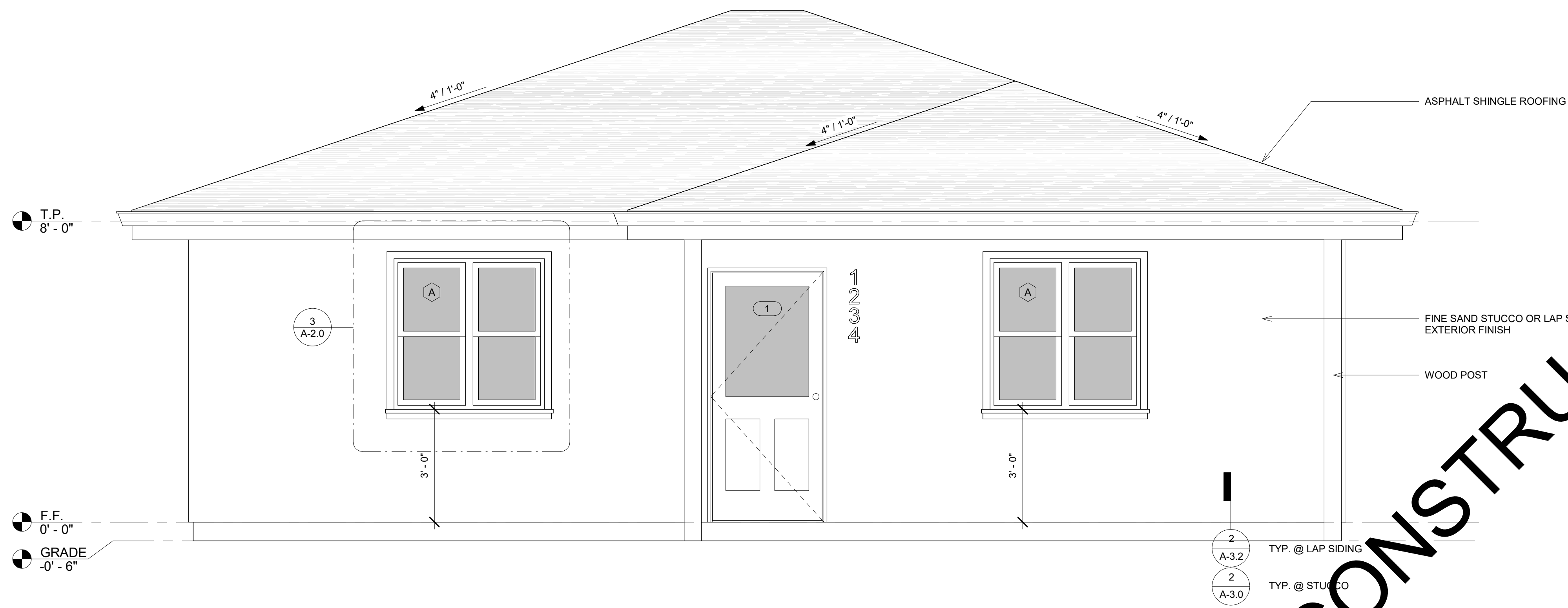
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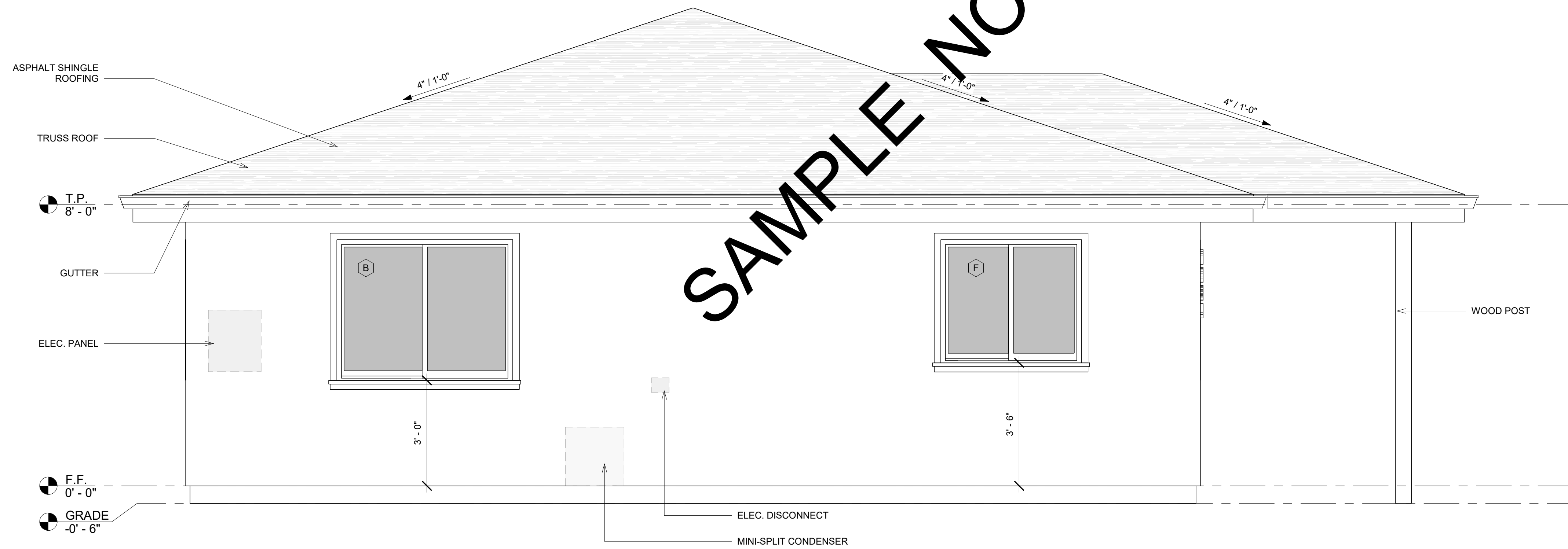
POWER PLAN LEGEND
1/4" = 1'-0"

POWER PLAN
1/2" = 1'-0"

- ELECTRICAL NOTES:**
- PROVIDE 2 OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS TO SERVE ALL COUNTERTOP, WALL AND FLOOR RECEPTACLES IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH WALL, ISLAND, AND PENINSULA COUNTER SPACE IN KITCHENS AND DINING ROOMS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 - PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, WITHIN 6 FEET OF LAUNDRY, UTILITY AND WET BAR SINKS, IN BATHROOMS, GARAGES AND ACCESSORY BUILDINGS, CRAWL SPACES, UNFINISHED BASEMENTS AND BOATHOUSES.
 - RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY. FROM AN OUTLET IN THAT SPACE, RECEPTACLE OUTLETS ARE REQUIRED IN WALLS 2 FEET OR GREATER. HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET.
 - NEW 120-VOLT, SINGLE PHASE, 15- AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. REFERENCE CEC ART. 210.12(A).
 - DWELLINGS WITH DIRECT GRADE LEVEL ACCESS SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET WITHIN 6.5 FEET OF GRADE LEVEL AT THE FRONT AND BACK OF THE DWELLING. ALL 125 VOLT, 15 AND 20 AMP, RECEPTACLES INSTALLED OUTDOORS SHALL BE GFCI PROTECTED. RECEPTACLES INSTALLED OUTDOORS IN AN EXTERIOR WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
 - AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND AT OUTDOOR ENTRANCES OR EXITS.
 - LOCATION AND INSTALLATION REQUIREMENTS FOR LUMINAIRES SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2022 CALIFORNIA ELECTRICAL CODE ARTICLE 410. FIXTURES SHALL BE SECURELY SUPPORTED.
 - A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER.
 - OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED FAN SHALL BE LISTED AND MARKED BY THE MANUF. AS SUITABLE FOR THIS PURPOSE. THE REQUIRED MARKING SHALL INDICATE THE MAX. WEIGHT TO BE SUPPORTED FOR CEILING FANS THAT WEIGH MORE THAN 35 LBS.
 - TYPE NM AND NMS CABLES SHALL NOT BE PERMITTED IN WET OR DAMP LOCATIONS.
 - FLEXIBLE METAL CONDUIT (FMC) IS NOT PERMITTED IN A WET LOCATION.
 - LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."
 - ALL 15 AND 20 AMPERE, 125 AND 125 VOLT EXTERIOR RECEPTACLES SHALL BE PROTECTED BY AN "IN-USE" WEATHERPROOF COVER.
 - BATHROOM RECEPTACLES WILL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUITS.
 - ALL NEW NON-FIXING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES
 - COUNTERTOP RECEPTACLES IN THE KITCHEN, NOOK PANTRIES, DINING ROOMS AND SIMILAR AREAS SHALL BE SPACED SUCH THAT ANY POINT ALONG THE WALL AT THE COUNTERTOP LEVEL IS NOT MORE THAN 2 FEET FROM A RECEPTACLE. ANY COUNTERTOP SPACE MORE THAN 12" WIDE SHALL BE PROVIDED WITH A RECEPTACLE. PENINSULA OR ISLAND COUNTERTOP SHALL BE PROVIDED WITH AT LEAST ONE RECEPTACLE, WHERE A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK IS INSTALLED IN THE ISLAND WITH LESS THAN 12" OF COUNTER SPACE BEHIND THE FIXTURES, THE ISLAND OR PENINSULAR IS CONSIDERED AS TWO COUNTER SPACES. THESE RECEPTACLES ARE TO BE LOCATED NO MORE THAN 6" BELOW THE COUNTERTOP WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6" BEYOND ITS SUPPORT BASE. COUNTERTOPS INTERRUPTED BY RANGES, SINKS, AND OTHER APPLIANCES SHALL BE CONSIDERED SEPARATE COUNTERS.
 - GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS PER 2019 CEC ART 210.8(A)
 - SINKS - GFCI PROTECTION FOR RECEPTACLES IN REQUIRED WITHIN AN ARC MEASUREMENT OF 6FT. FROM THE OUTSIDE EDGE OF A SINK.
 - BATH TUBS OR SHOWER STALLS - GFCI PROTECTION IS REQUIRED FOR RECEPTACLES LOCATED WITHIN 6FT. OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL.
 - LAUNDRY AREAS - RECEPTACLES INSTALLED IN LAUNDRY AREAS OF A DWELLING UNIT SHALL BE GFCI PROTECTED.
 - DWELLING UNIT DISHWASHERS - OUTLETS (NOT REQUIRED FOR A HARDWIRED APPLIANCE) SUPPLYING DISHWASHERS IN A DWELLING UNIT MUST BE GFCI PROTECTED PER 2019 CEC ART. CEC 210.8
 - ALL PERMANENTLY INSTALLED LUMINAIRES IN DWELLING UNITS SHALL BE HIGH EFFICACY AND HAVE MANUAL ON/OFF CONTROLS AND VACANCY SENSORS OR DIMMERS EXCEPT FOR HALLWAYS & CLOSETS LESS THAN 70 SQ. FT.
 - EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING. EXCLUDES KITCHEN EXHAUST HOODS.
 - UNDER CABINET MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.
 - PERMANENTLY INSTALLED LIGHTING IN CABINETS MUST BE HIGH EFFICACY.
 - LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST HAVE AT LEAST ONE LUMINAIR CONTROLLED BY VACANCY SENSORS.
 - PERMANENTLY INSTALLED OUTDOOR LIGHTING ATTACHED TO RESIDENCE OR OTHER BUILDING MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THESE CONTROL TYPES:
 - PHOTO-CONTROL AND MOTION SENSOR OR
 - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR
 - ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK.
- SMOKE ALARM NOTES:**
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH CODE SECTION R314 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
 - SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
 - SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BACKUP BATTERY.
- CARBON MONOXIDE ALARM NOTES:**
- SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2075. CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH R315, THE CURRENT EDITION OF NFPA 720, AND THE MANUF. INSTALLATION INSTRUCTIONS.
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
 - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
 - CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BACKUP BATTERY.
 - CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION R315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHALL, FOR SMOKE ALARMS.
- ENERGY COMPLIANCE:**
- SOLAR READY BUILDINGS, SHALL MEET THE REQUIREMENTS OF SECTION 110.10 APPLICABLE TO THE BUILDING PROJECT
 - ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
 - AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
 - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL" SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS.
 - A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THERE SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
 - THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS
 - SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:**
- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."



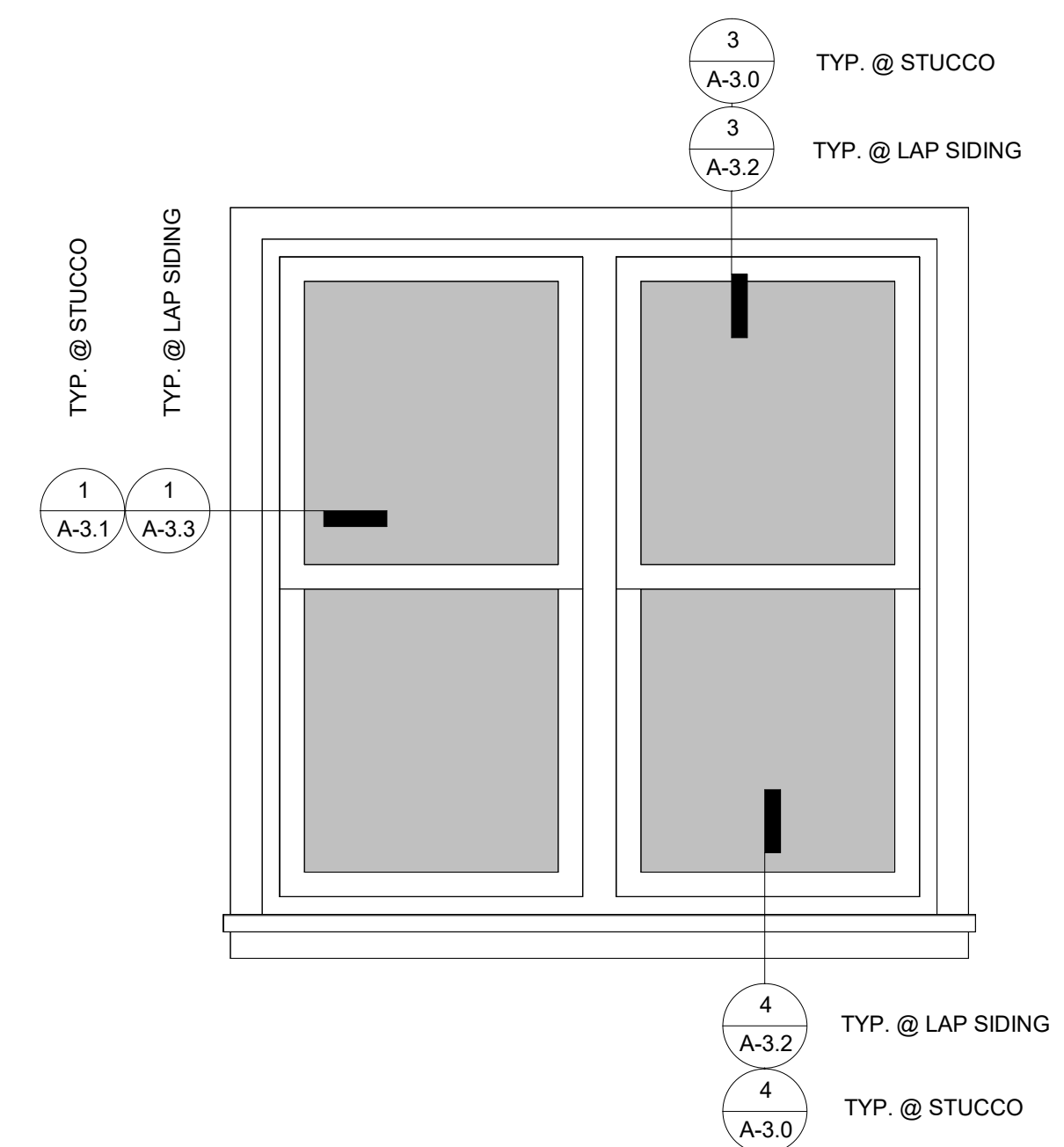
1 FRONT ELEVATION
1/2" = 1'-0"



2 LEFT (SIDE) ELEVATION
1/2" = 1'-0"

ADDRESS NUMBER NOTES:

- THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
- ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT.
- EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH.
- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE.
- WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. CRC 2022 R319



3 WINDOW DETAIL KEY
1" = 1'-0"

No.	Date	Description

Sheet Name:
ELEVATIONS

Scale:
As indicated
Date:
MAR 2024
Drawn By:
IS
Approved By:
LM
Sheet Number:

No.	Date	Description

Sheet Name:
ELEVATIONS

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

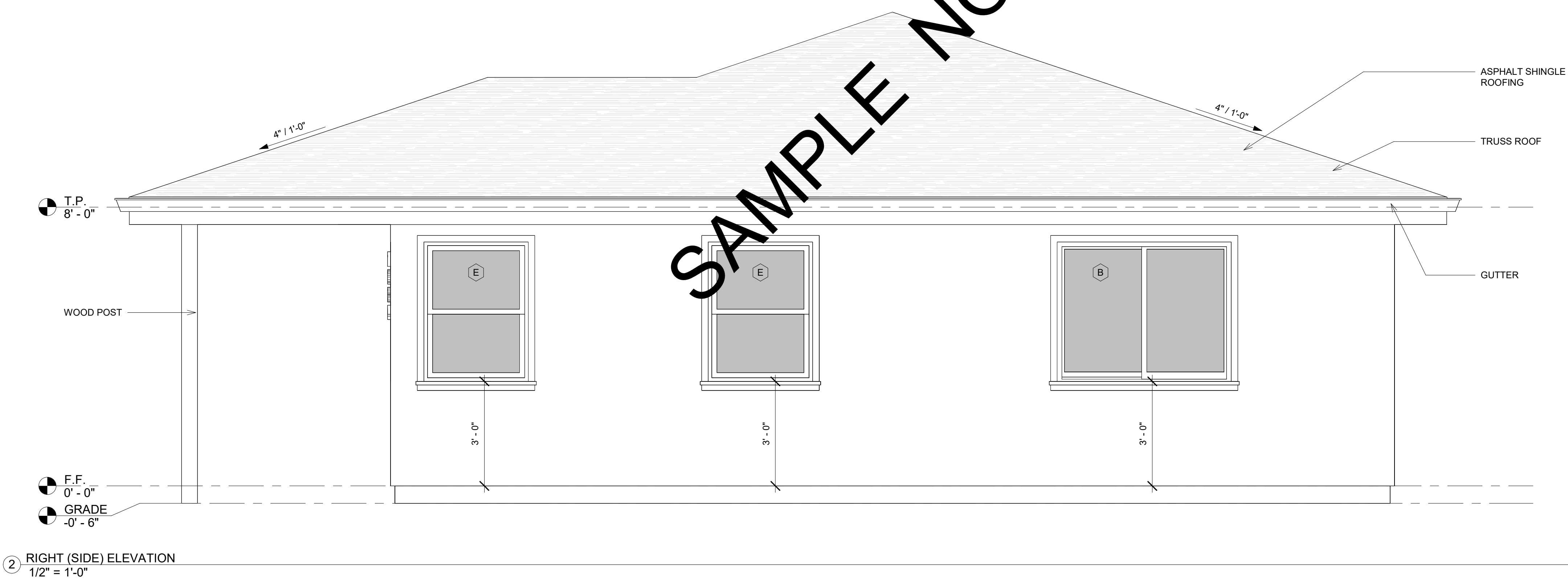
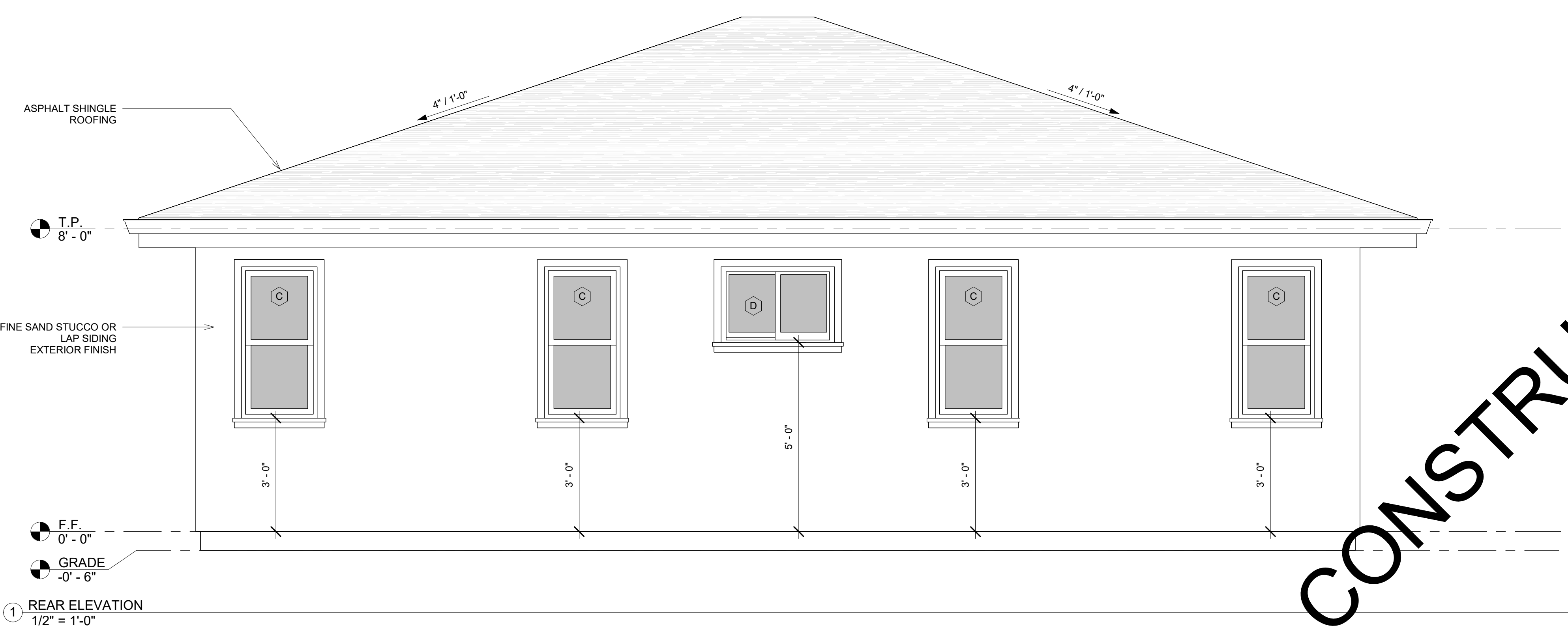
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MAR 2024

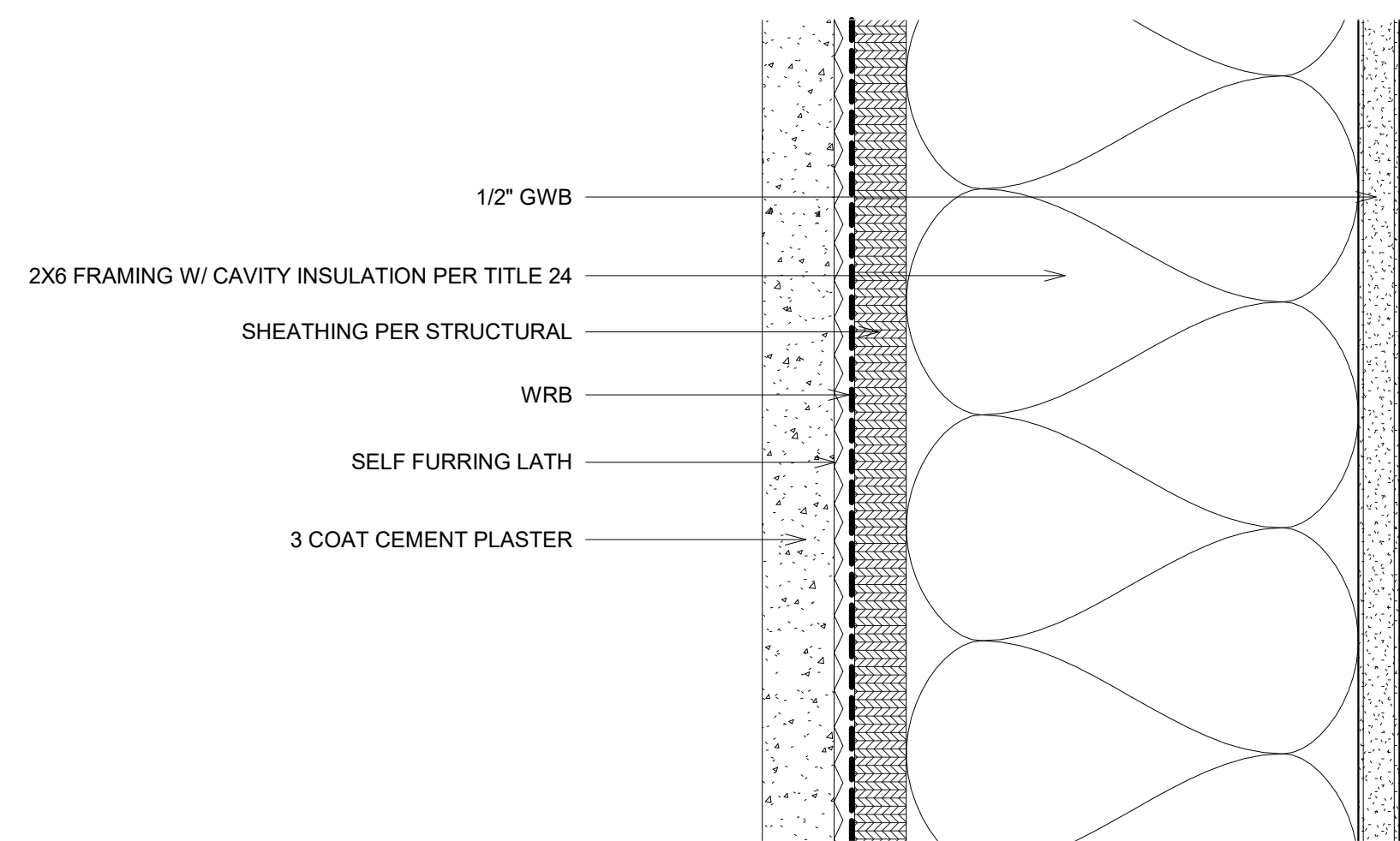
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LS

Approved By:
LM

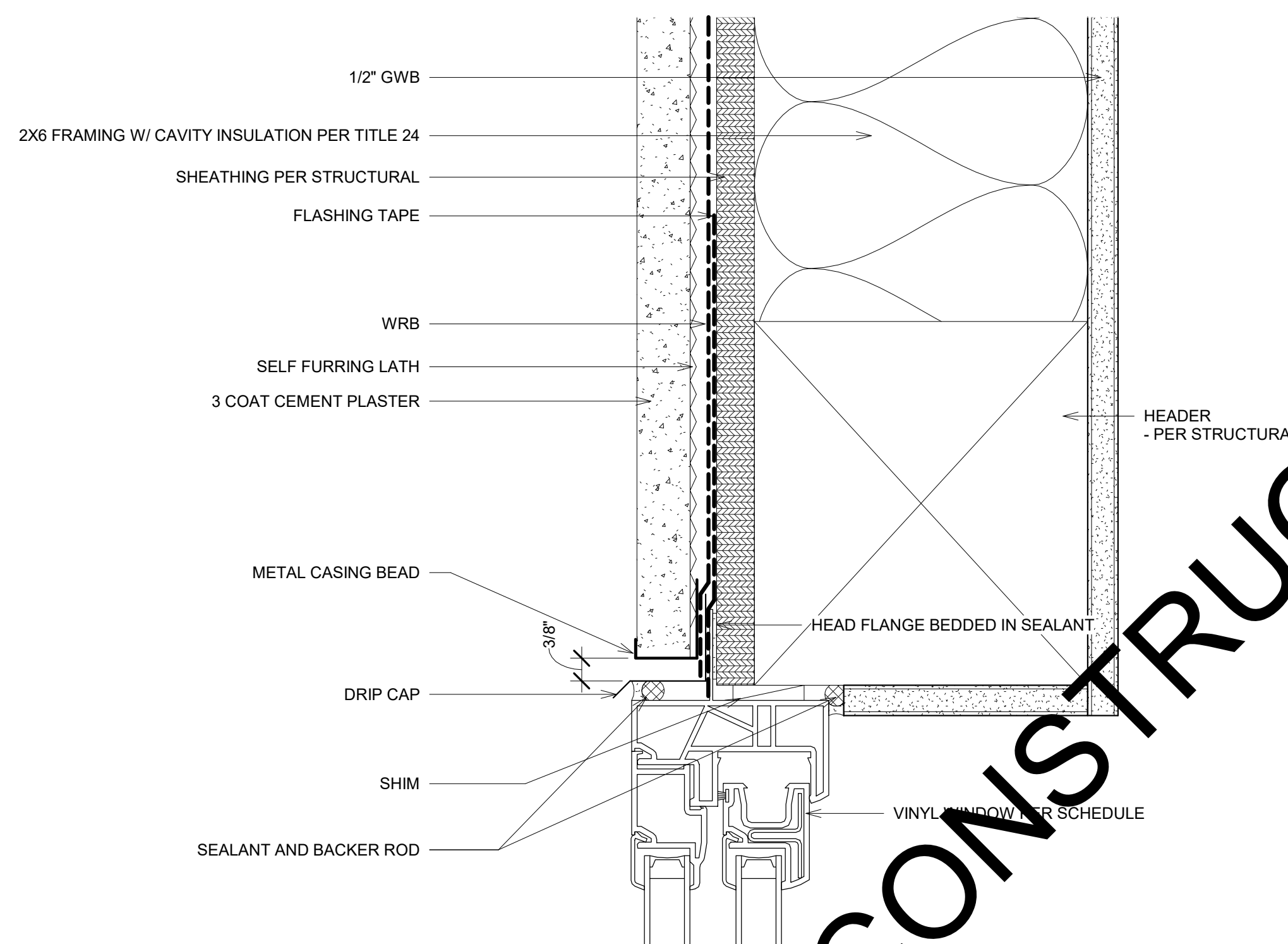
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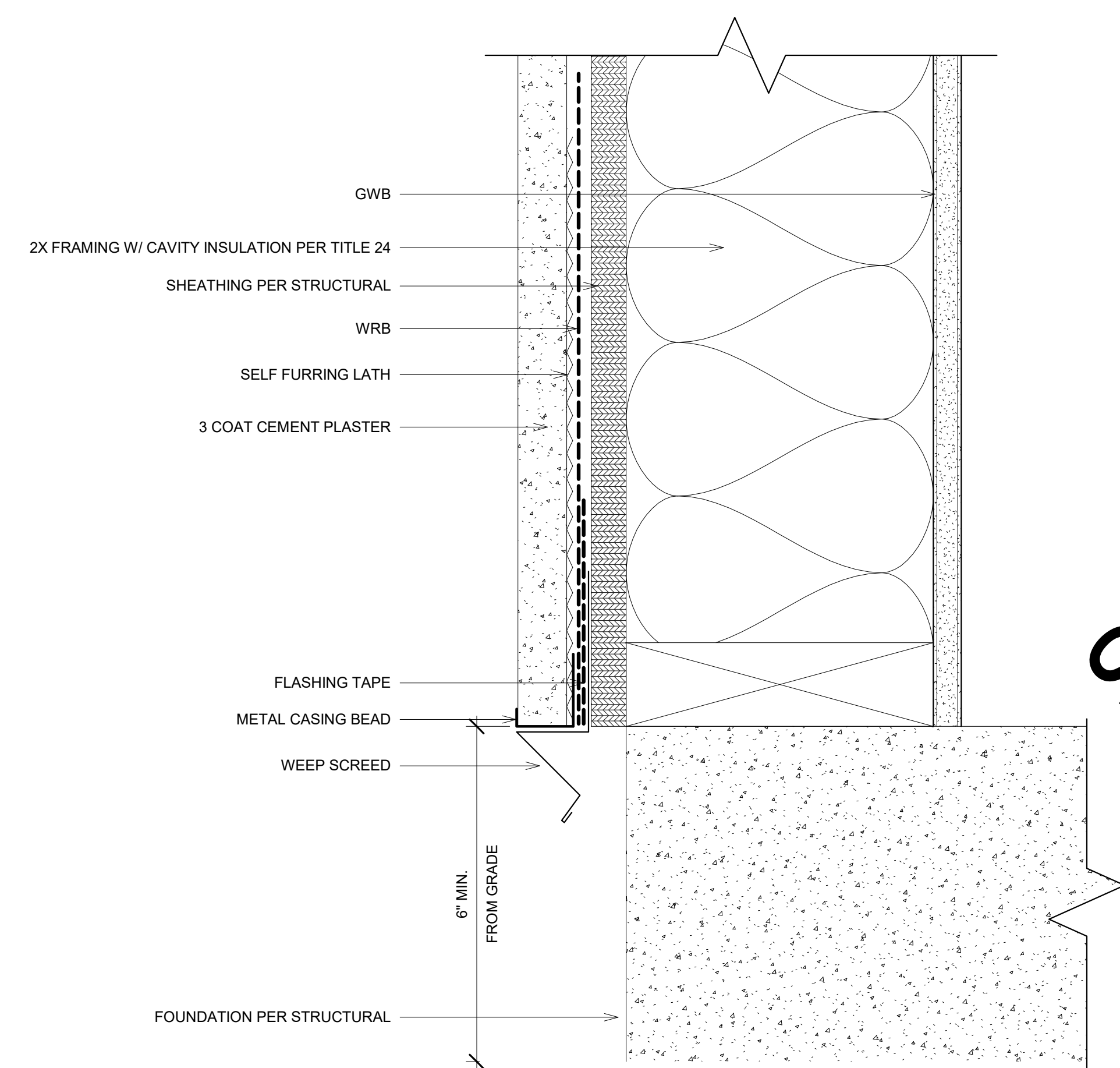




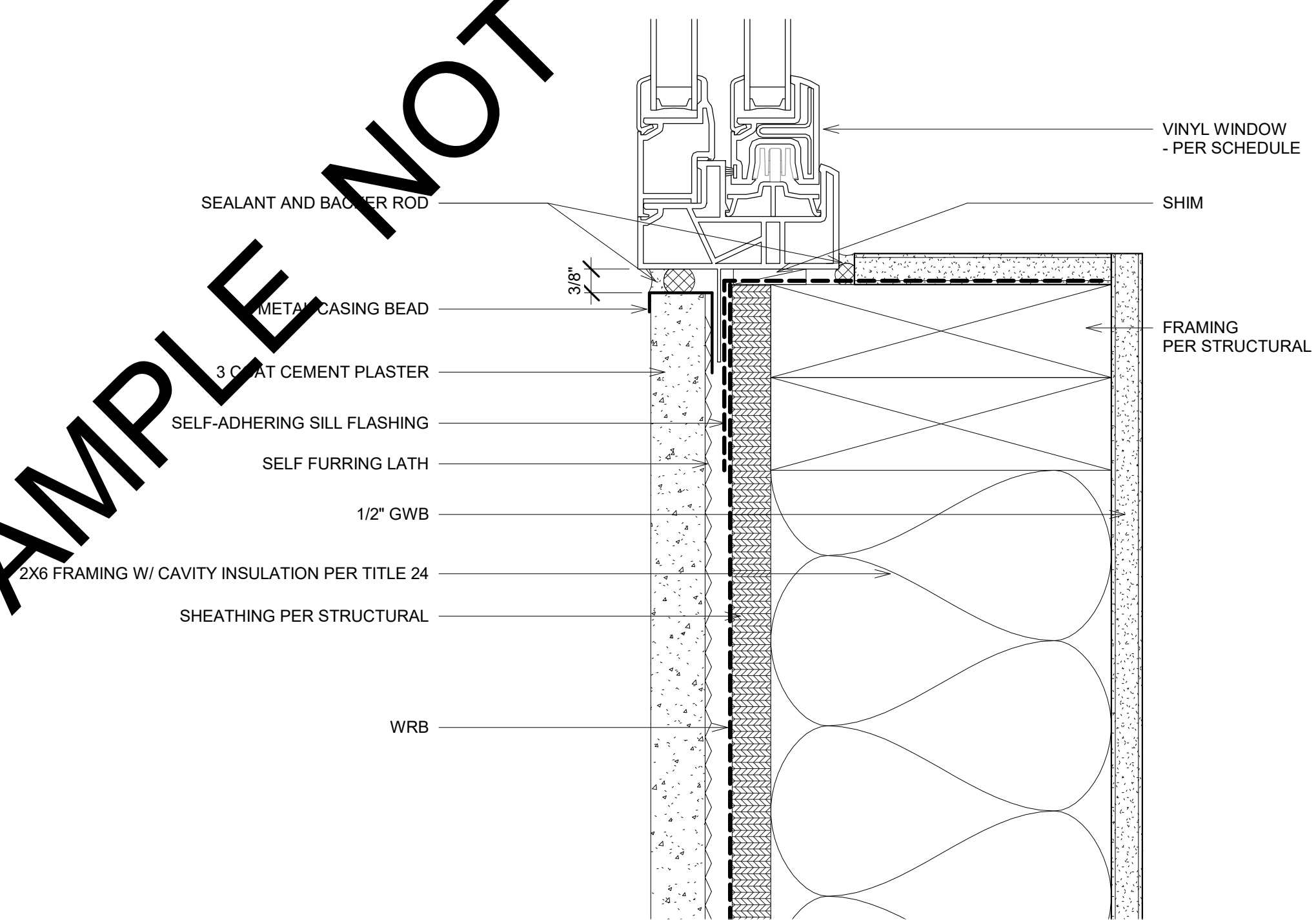
1 STUCCO WALL SECTION
6" = 1'-0"



3 STUCCO @ VINYL WINDOW HEAD
6" = 1'-0"



2 STUCCO @ WALL BASE
6" = 1'-0"



4 STUCCO @ VINYL WINDOW SILL
6" = 1'-0"

SAMPLE NOT FOR CONSTRUCTION

No.	Date	Description

Sheet Name:
STUCCO
SECTION
DETAILS

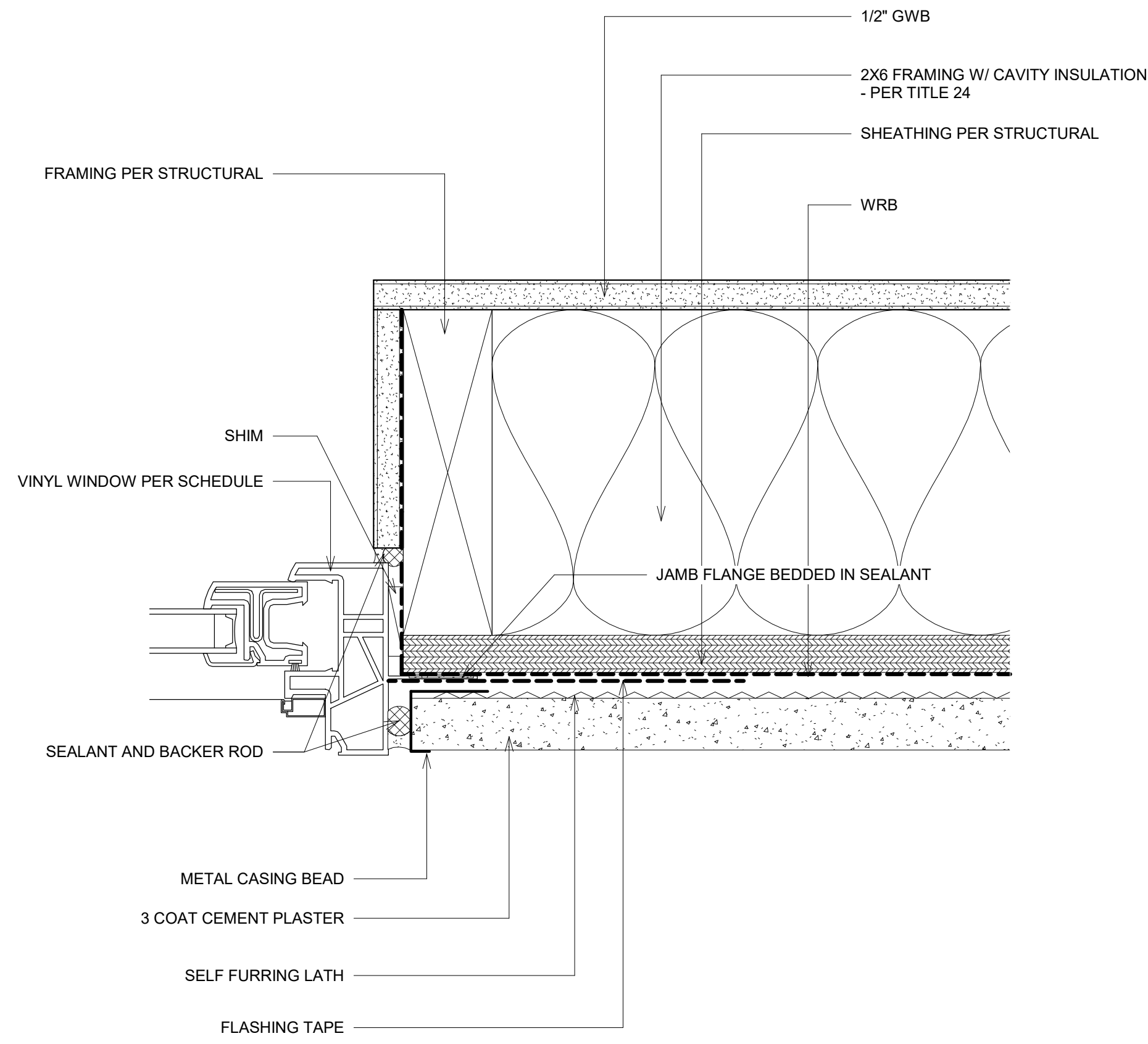
Scale:
6" = 1'-0"

Date:
MAR 2024

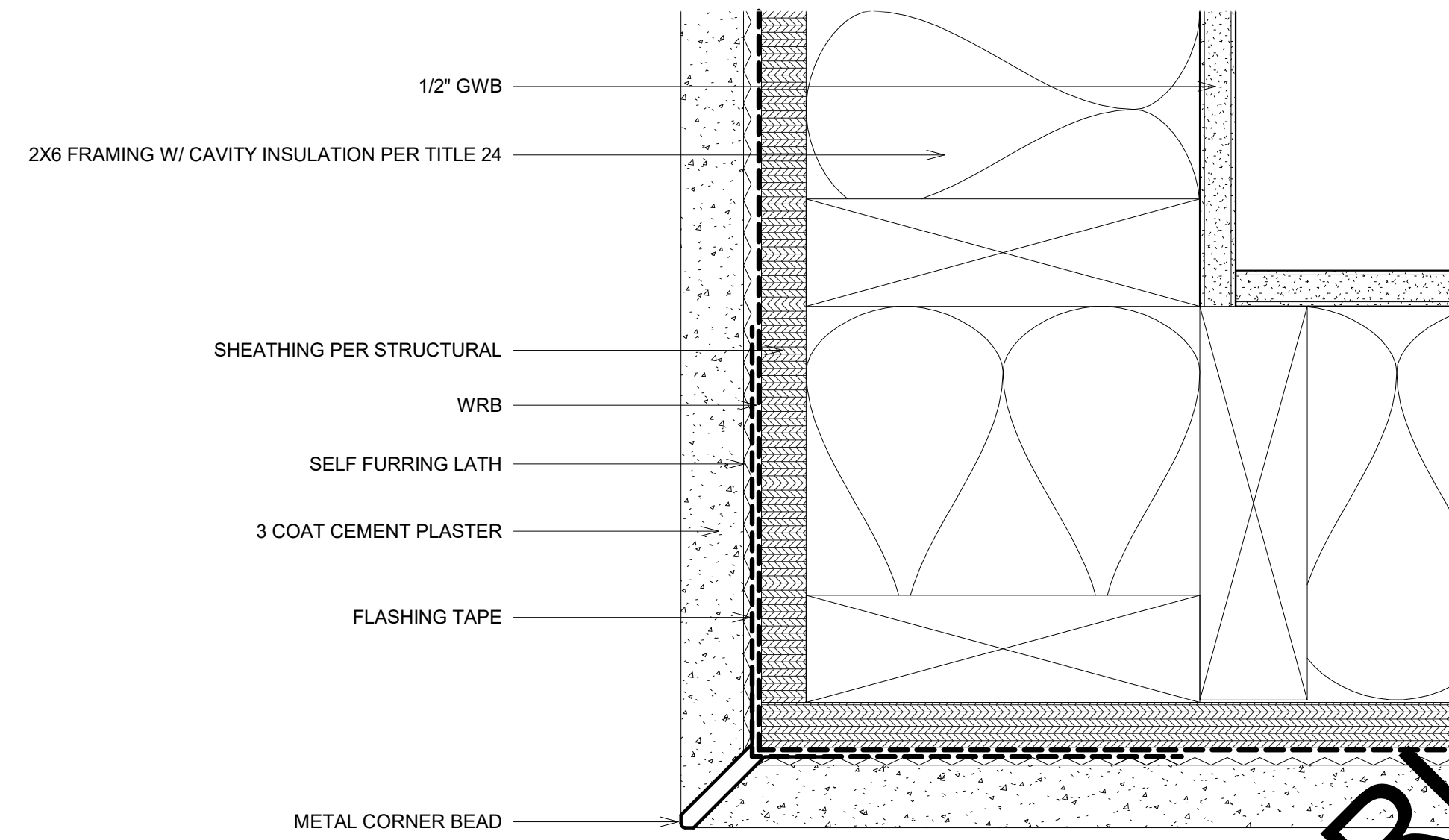
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Approved By:
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Sheet Number:



① STUCCO @ VINYL WINDOW JAMB
6" = 1'-0"



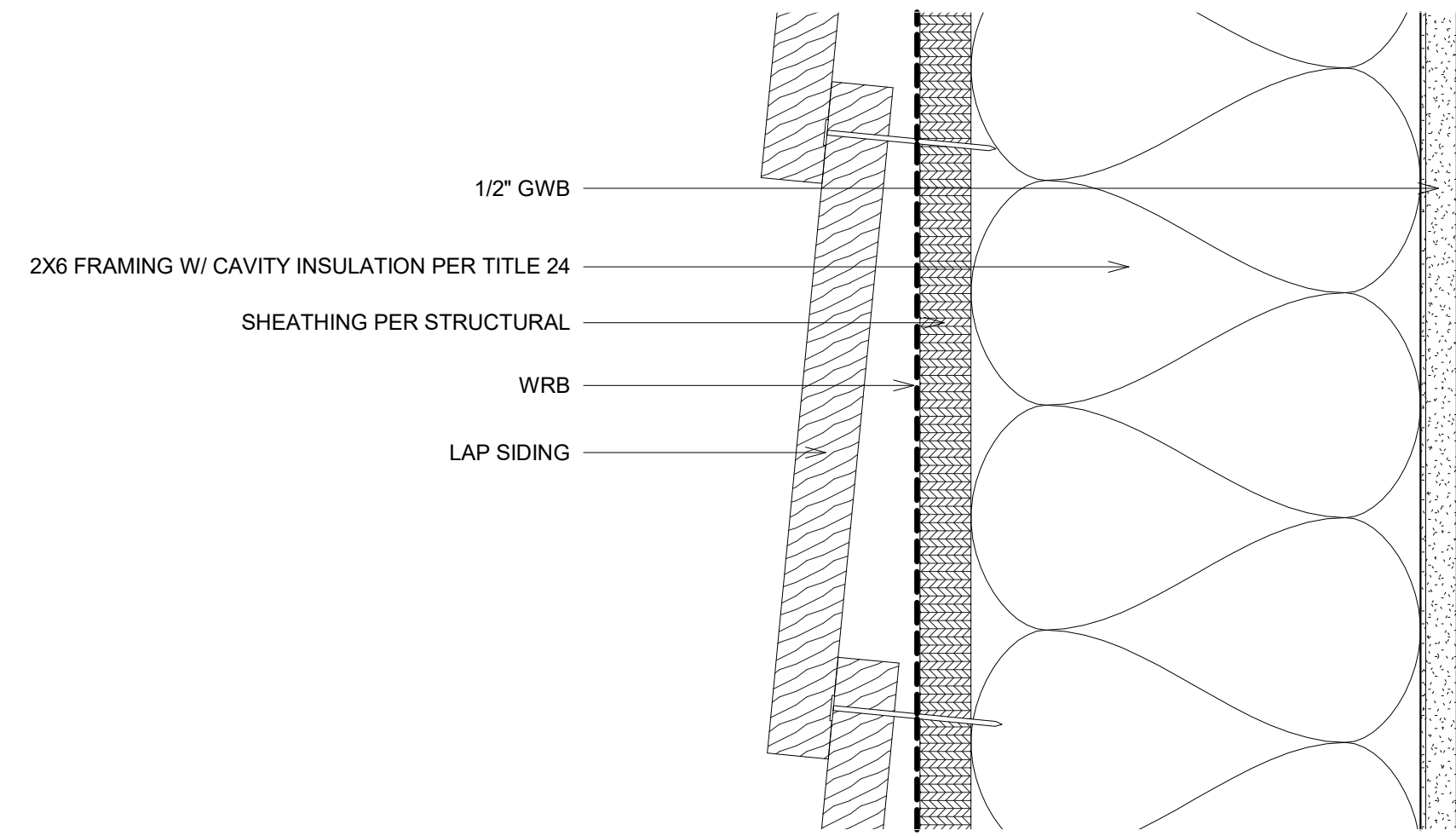
② STUCCO @ OUTSIDE CORNER
6" = 1'-0"

SAMPLE NOT FOR CONSTRUCTION

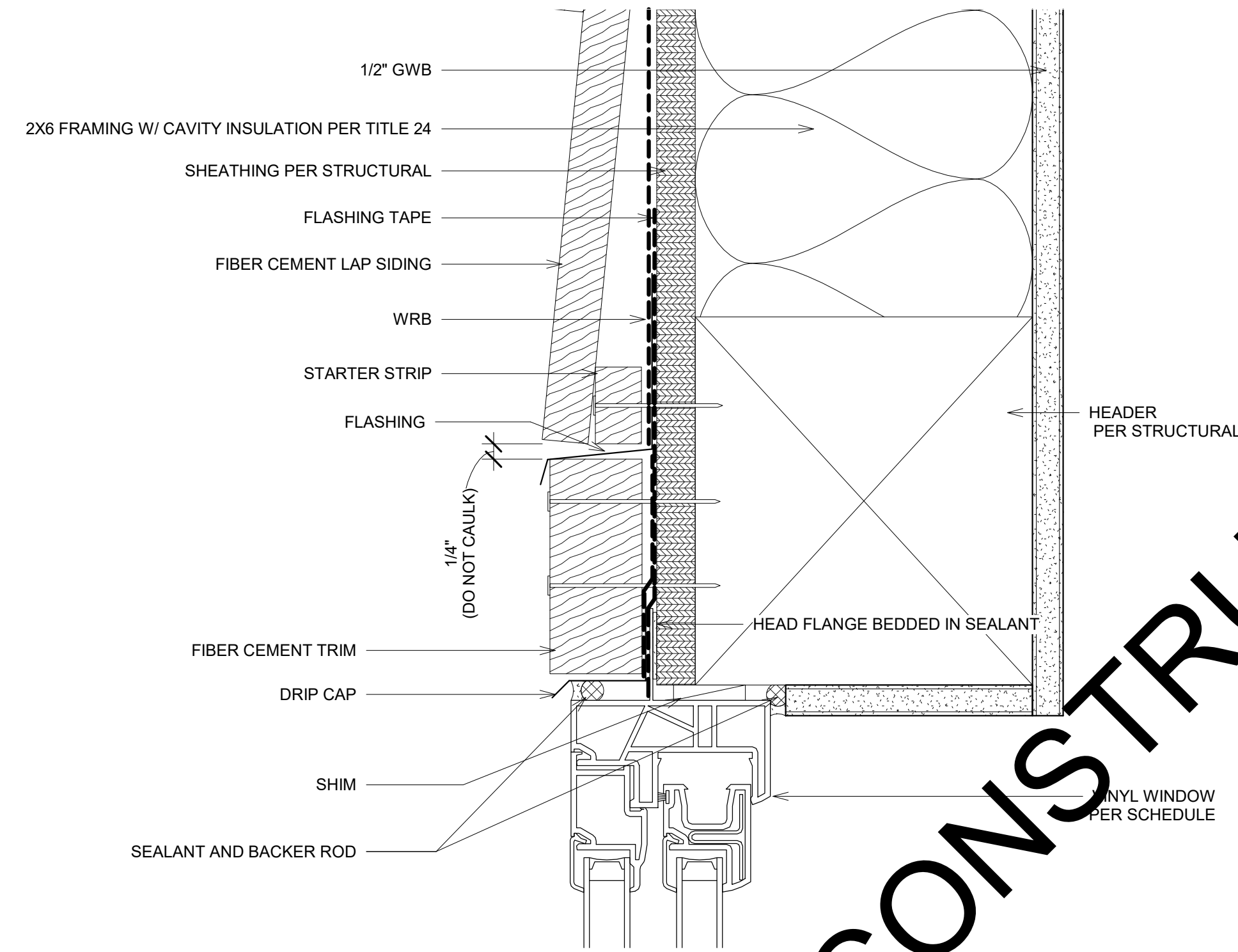
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Sheet Name:
STUCCO PLAN
DETAILS

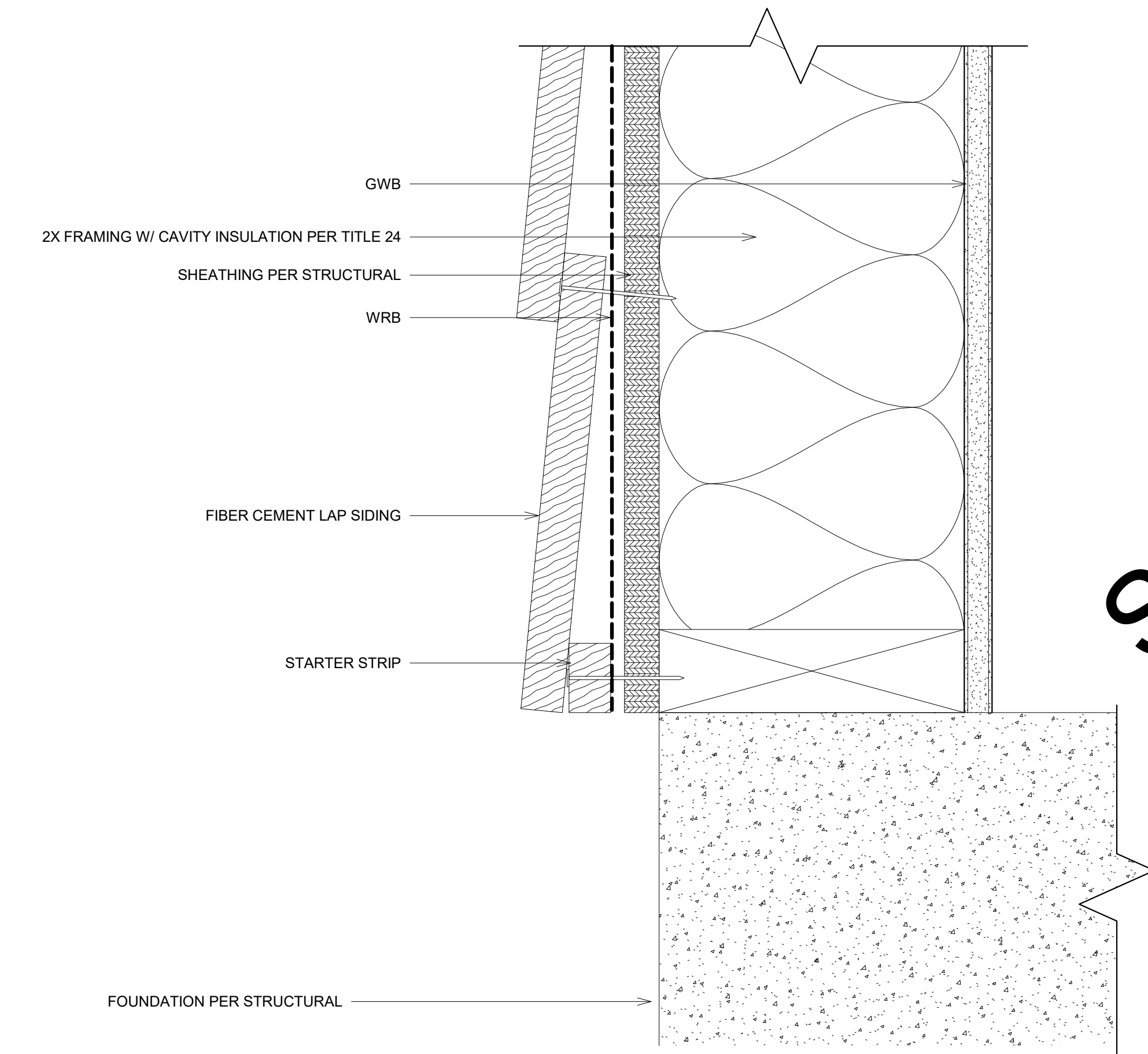
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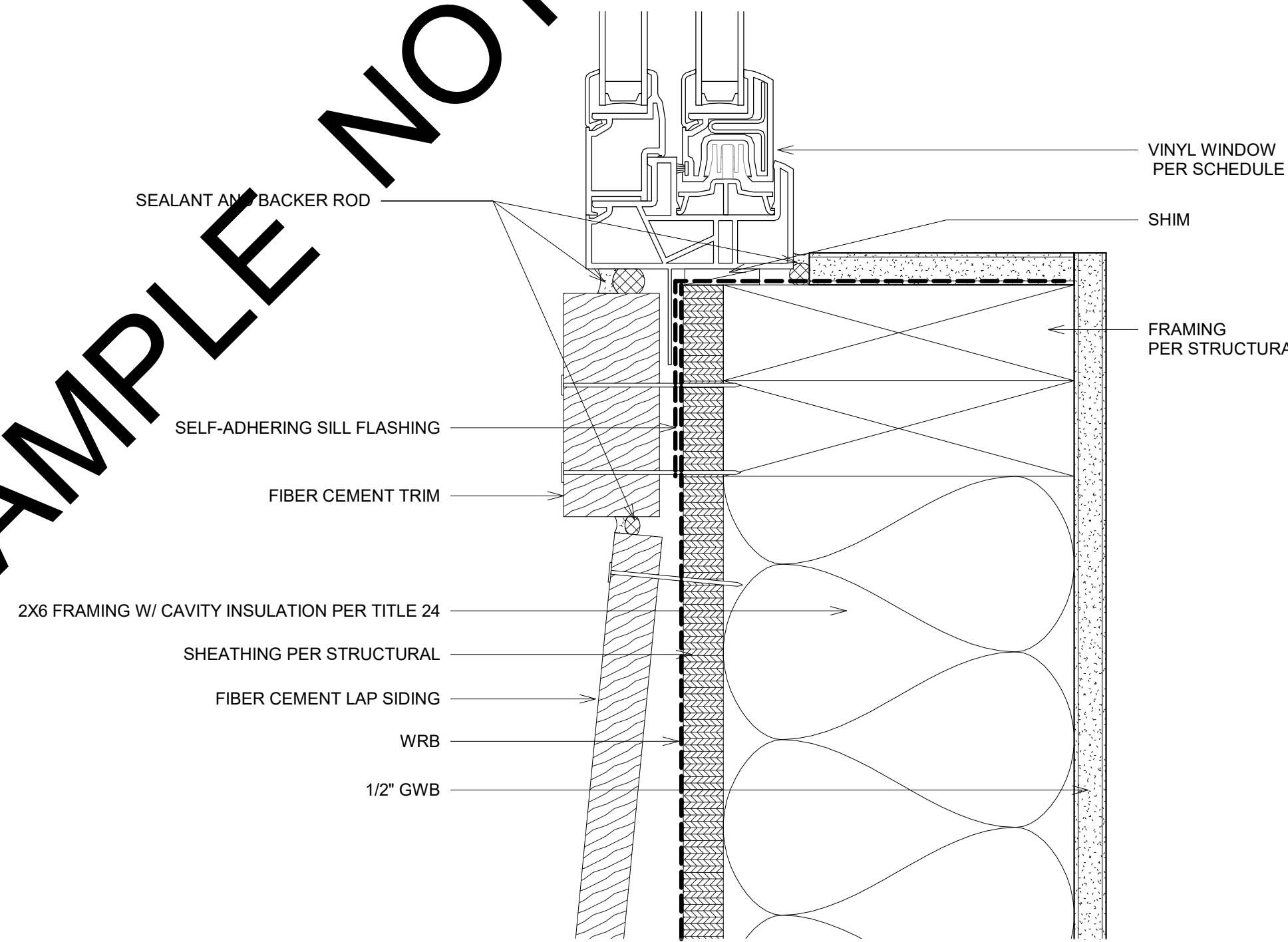
① LAP SIDING WALL SECTION
6" = 1'-0"



③ LAP SIDING @ VINYL WINDOW HEAD
6" = 1'-0"



② LAP SIDING @ WALL BASE
6" = 1'-0"



④ LAP SIDING @ VINYL WINDOW SILL
6" = 1'-0"

LAP SIDING NOTES:

- FIBER-CEMENT LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II OR ISO 8336, CATEGORY A, MINIMUM CLASS 2. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1 1/4 INCHES (32 MM) AND LAP SIDING NOT HAVING TONGUE AND-GROOVE END JOINTS SHALL HAVE THE ENDS PROTECTED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING, OR SHALL BE DESIGNED TO COMPLY WITH SECTION R703.1. LAP SIDING COURSES SHALL BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, IN ACCORDANCE WITH TABLE R703.3(1) OR APPROVED MANUFACTURER'S INSTRUCTIONS.

SAMPLE NOT FOR CONSTRUCTION

No.	Date	Description

Sheet Name:
LAP SIDING SECTION DETAILS

Scale:
6" = 1'-0"

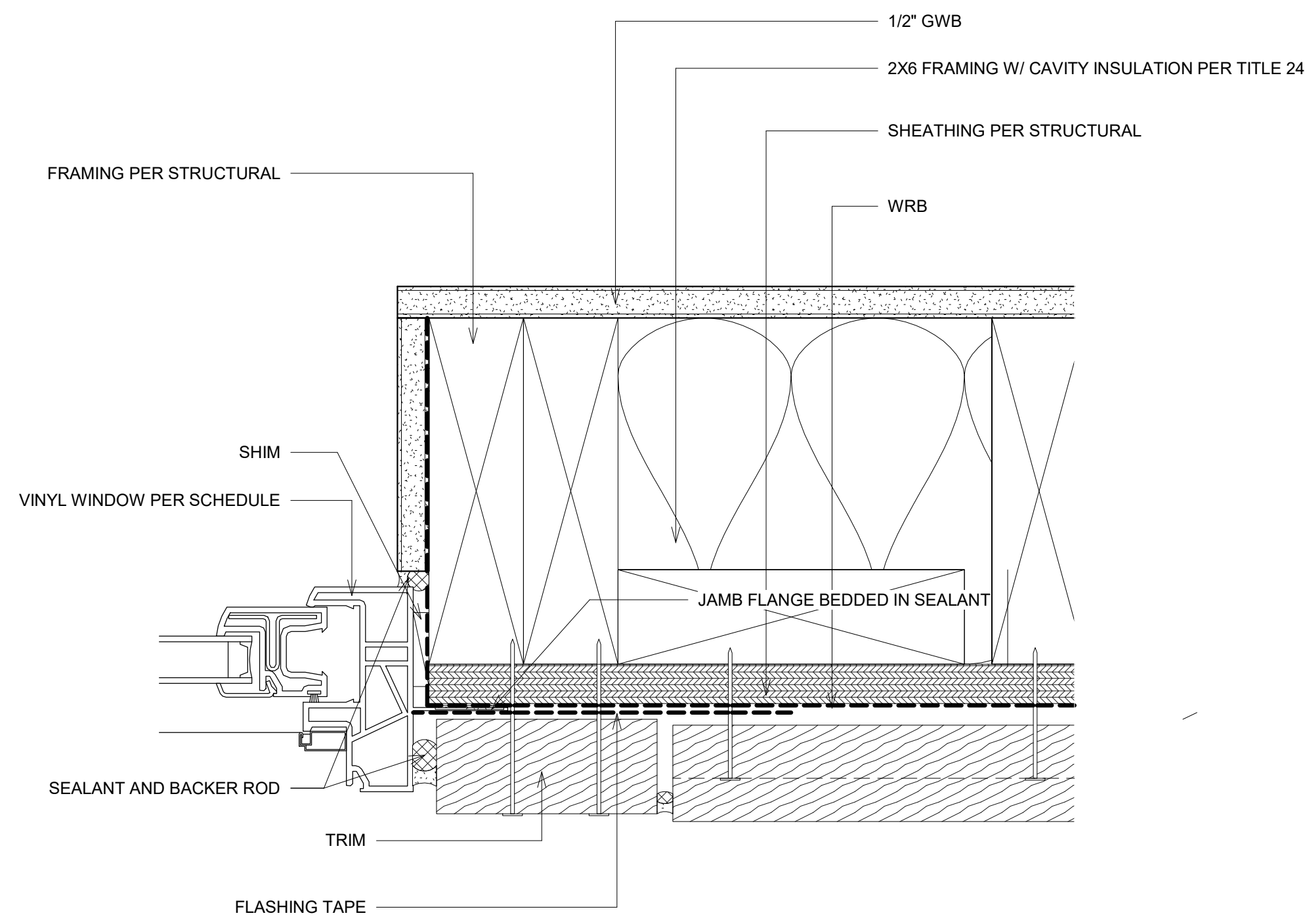
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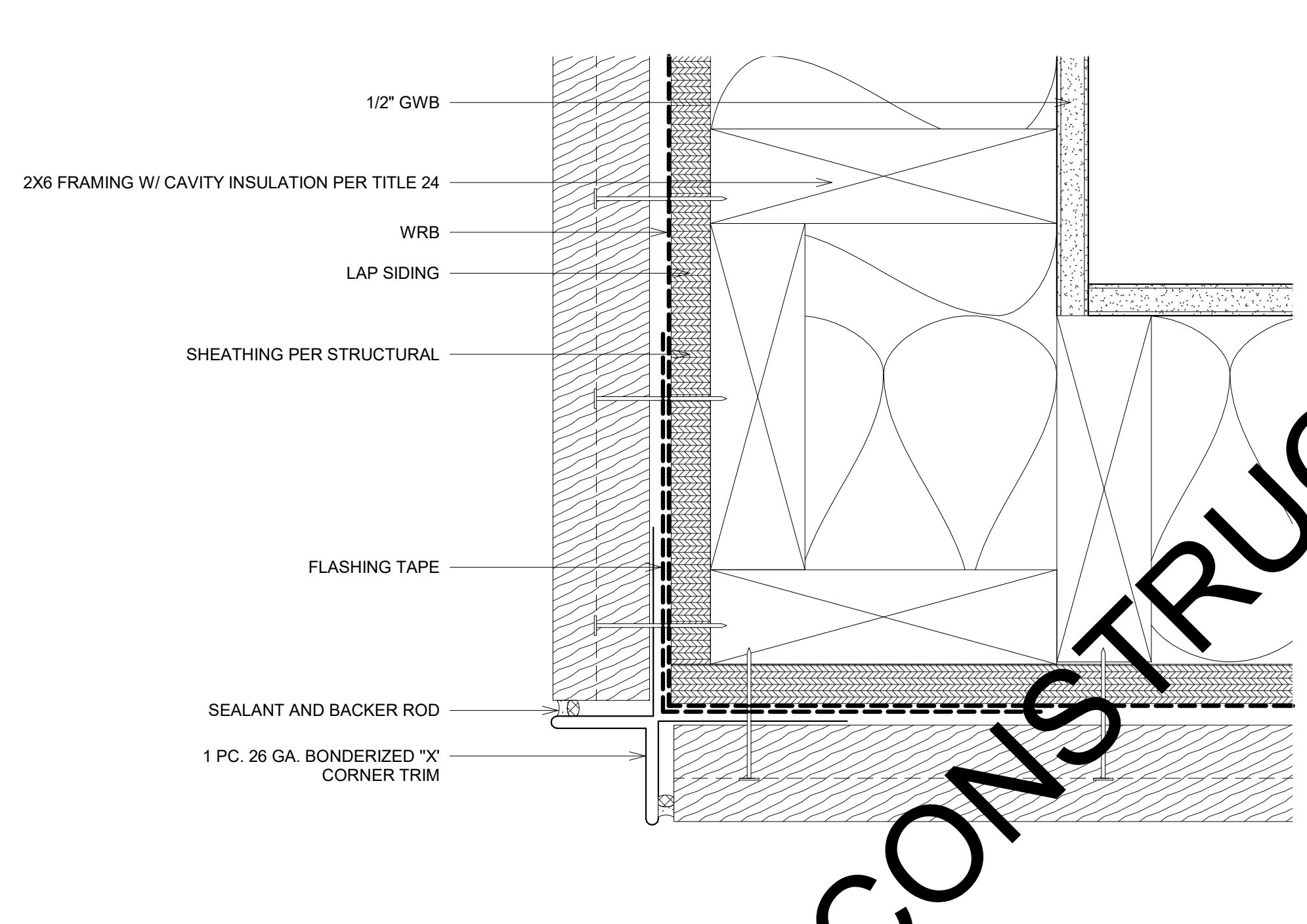
Approved By:
LM

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SAMPLE NOT FOR CONSTRUCTION



① LAP SIDING @ VINYL WINDOW JAMB
6" = 1'-0"



② LAP SIDING @ OUTSIDE CORNER
6" = 1'-0"

No.	Date	Description

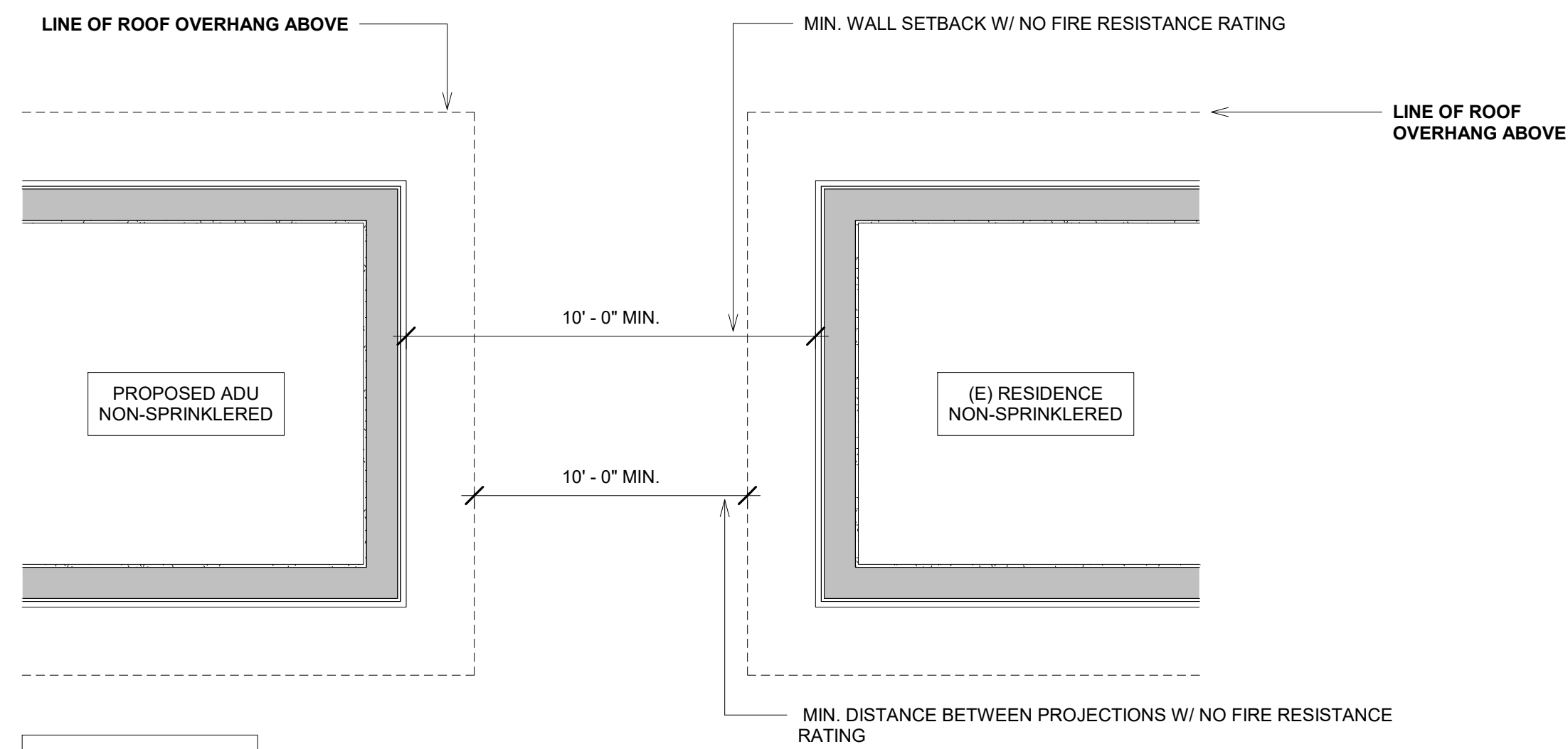
Sheet Name:
LAP SIDING
PLAN DETAILS

Scale:
6" = 1'-0"
Date:
MAR 2024
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LM
Sheet Number:

NOTE: DEVIATIONS FROM THE SHOWN MINIMUM REQUIRED FIRE SEPARATION DISTANCES WILL REQUIRE APPLICANT TO PROVIDE/SHOW THE ASSUMED PROPERTY LINE BETWEEN THE PRIMARY DWELLING AND PROPOSED A.D.U. AND TO COMPLY WITH THE FIRE SEPARATION REQUIREMENTS OF CRC 2022 TABLES R302.1(1) AND R302.1(2) FOR THE WALLS, PROJECTIONS, ETC.

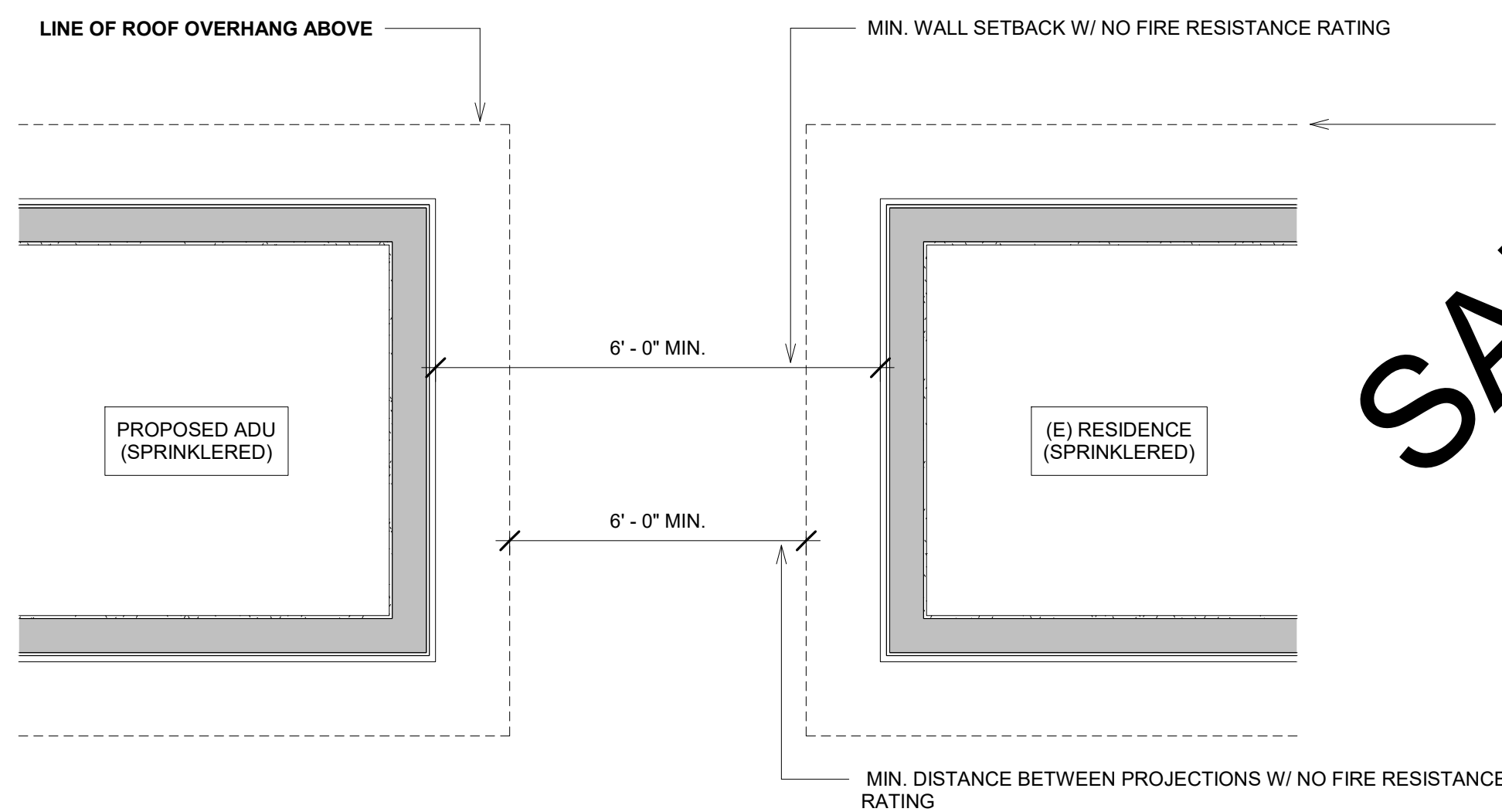
FIREBLOCKING NOTES (IF REQUIRED):

- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FIREBLOCKING MATERIALS SHALL COMPLY WITH R302.11.1



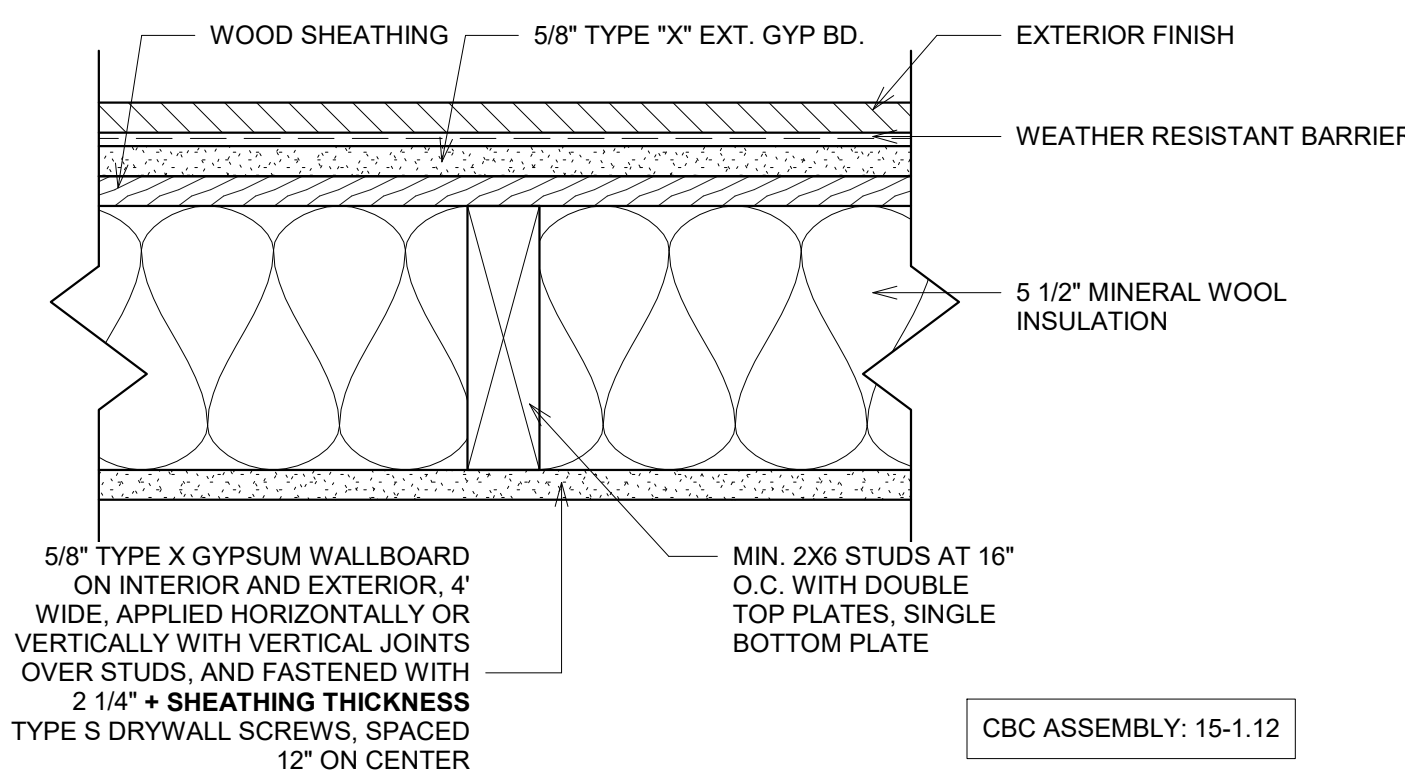
CRC2022 TABLE 302.1(1)

NON SPRINKLERED FIRE SEPARATION KEY
1/2" = 1'-0"



CRC2022 TABLE 302.1(2)

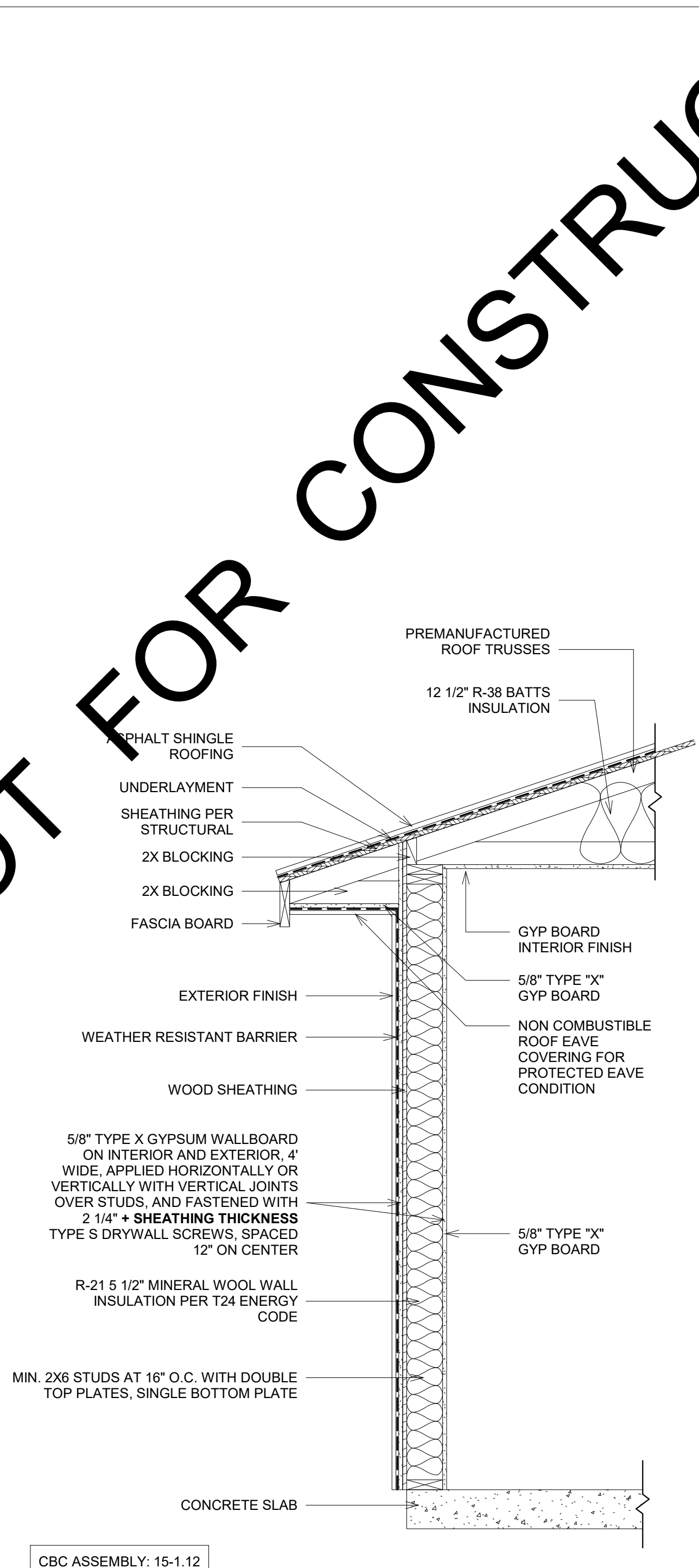
SPRINKLERED FIRE SEPARATION KEY
1/2" = 1'-0"



NOTE: NO EAVE AND/OR BLOCKING VENTING ALLOWED OVER 1-HOUR RATED WALLS, TYP.

CBC ASSEMBLY: 15-1.12

1 HOUR EXTERIOR WALL
3/4" = 1'-0"



CBC ASSEMBLY: 15-1.12

TYP. HIPPED 1 HOUR EXTERIOR WALL SECTION
3/4" = 1'-0"

TABLE R302.1(1) EXTERIOR WALLS

EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the California Building Code with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
Openings in walls	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	NA	< 3 feet
Penetrations	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
All	Comply with Section R302.4	Comply with Section R302.4	< 3 feet
	None required	None required	3 feet

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

TABLE R302.1(2) EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the California Building Code with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, c}	2 feet ^a
Openings in walls	Not fire-resistance rated	0 hours	3 feet
	Not allowed	NA	< 3 feet
Penetrations	Unlimited	0 hours	3 feet ^a
	All	Comply with Section R302.4	< 3 feet
	None required	None required	3 feet ^a

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, the fire separation distance for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

No.	Date	Description

Sheet Name:
FIRE DETAILS

Scale:
As indicated
Date:
MAR 2024
Drawn By:
IS
Approved By:
LM
Sheet Number:

TRUSS NOTES

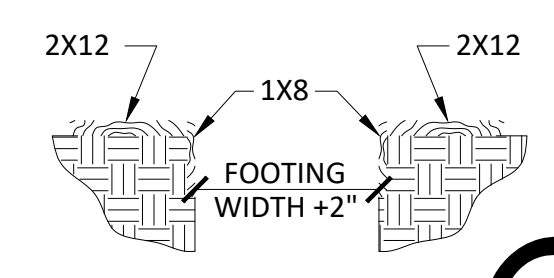
- DESIGN LOADS: TOP CHORD 12 PSF DL 20 PSF LL (REDUCIBLE) BOTTOM CHORD 8 PSF DL 10 PSF LL (NON-CONCURRENT W/ TOP CHORD LL) 1. TOP CHORD TO BE MINIMUM 2X4 TYPICAL - 2X4 ALL OTHER MEMBERS (U.N.O.)...

CONCRETE

- 1. CONCRETE 28 DAY COMPRESSIVE STRENGTH, F'c = 2500PSI, U.N.O. 2. WATER TO CEMENT RATIO SHALL NOT EXCEED 0.50. 3. MOIST CURE SLABS FOR A MINIMUM OF 3 DAYS. 4. CONCRETE MIX DESIGN SHALL BE PREPARED BY A 3RD PARTY INDEPENDENT LABORATORY...

FOUNDATIONS

- 1. BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL. CHANGES IN BOTTOM OF FOUNDATION ELEVATION SHALL BE MADE ACCORDING TO STEPPED FOOTING DETAIL ON THE TYPICAL DETAIL SHEET. 2. ALL PILE CAPS, GRADE BEAMS, TIE BEAMS & OTHER FOOTINGS SHALL BE FORMED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD...



SHEARWALL

- 1. MIN 2X FRAMING MEMBERS OR BLOCKING REQUIRED AT ALL PANEL EDGES IN SHEAR WALL. TABLE VALUES ARE BASED ON 16" O.C. STUD SPACING. 2. ALL ANCHOR BOLTS IN WALLS INCLUDING SHEARWALLS REQUIRE 3"x3"x.229" THICK PLATE WASHERS...

NAILING SCHEDULE

Table with 2 columns: Nail Size (e.g., 8D, 10D, 10D SHORTS, 16D, 20D) and Nail Dimensions (e.g., 0.131" Ø X 2 1/2", 0.148" Ø X 3", 0.148" Ø X 1 5/8" PLUS THICKNESS OF S.P., 0.162" Ø X 3 1/2", 0.192" Ø X 4")

HOLES SHALL BE SUB-DRILLED WHERE NECESSARY TO PREVENT SPLITTING. NAILING NOT NOTED BELOW OR ON PLANS SHALL BE MINIMUM OF NAILS AT EACH CONTACT. 8D NAILS FOR 1" MATERIAL AND 16D NAILS FOR 2" MATERIAL.

- 1. BLOCKING BTWN CEILING JSTS, RAFTER OR TRUSS TO TOP PLATE OR FRAMING BELOW; EACH END, TOENAIL 3-8D 2. BLOCKING BTWN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS; EACH END, TOENAIL 2-8D 3. FLAT BLOCKING TO TRUSS AND WEB FILLER; FACE NAIL 16D 4. CEILING JST TO TOP PLATE; EACH JST, TOENAIL 3-8D...

WOOD

- 1. ALL WOOD IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR. BEARING AND SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT WALL AND PARTITION INTERSECTION WITH 3-16D NAILS. 2. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. 3. PROVIDE BLOCKING AT ALL CEILING LEVELS. 4. PROVIDE BLOCKING AT ALL CEILING LEVELS. 5. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATION: DOUGLAS FIR - COAST REGION - WCLIB GRADING RULES NO.17 DF NO.2, U.N.O. REDWOOD - CALIFORNIA REDWOOD ASSOCIATION GRADING RULES, LATEST EDITION...

Table with 3 columns: BOLT DIAMETER, MI WASHER, STEEL WASHER. Rows include 1/2" DIA., 3/8" DIA., 3/4" DIA., 7/8" DIA., and 1" DIA.

- 11. ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED ON INSTALLATION AND RETIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB. 12. BLOCK SP JOINTS WITH 2X4 FLAT BLOCKING WHERE NOTED ON ROOF OR FLOOR FRAMING PLANS AND WITH BLOCKING SAME AS STUDS AT WALLS. 13. LAY ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORT UNLESS NOTED OTHERWISE. 14. CONNECTOR HARDWARE MODEL NUMBER ARE THOSE FOR SIMPSON STRONG-TIE COMPANY. EQUIVALENT CONNECTORS WITH ICC ACCEPTANCE MAY BE SUBSTITUTED WITH WRITTEN APPROVAL FROM THE ENGINEER OF RECORD...

ABBREVIATIONS

Table with 4 columns: Abbreviation (e.g., AB, BTWN, CC, CJ, CJT, CLR, CONC, CONT, CP, DF, DL, EJ, E), Full Name (e.g., ANCHOR BOLT BETWEEN, CENTER TO CENTER CONSTRUCTION JOINT, CONTROL JOINT, CLEAR, CONCRETE, CONTINUOUS COMPLETE PENETRATION), and other abbreviations (e.g., MI, (N), PTFD, PSL, NTS, OH, PC, PP, PW, RDWD, SCH, SC, SDSTS, SP, SPEN, STFNR, STGGRD, T&B, TN, TOF, TOS, UNO, W/O, WP, WS, WWF, C, R, #, □, ∅, ⊠, ⊡).

GENERAL CONSTRUCTION NOTES

- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN. 2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.) 3. THE ENGINEER HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS. 4. REFER TO ARCHITECTURAL SHEETS FOR FLOOR PLANS, EXTERIOR ELEVATIONS, AND WINDOW AND DOOR SIZES AND TYPES.

DESIGN CRITERIA

Table with 3 columns: Criteria (e.g., SEISMIC CRITERIA, SITE CLASS, RISK CATEGORY, SEISMIC IMPORTANCE FACTOR, RESPONSE MODIFICATION FACTOR, SEISMIC FORCE RESISTING SYSTEM, LIGHT FRAME WOOD SHEAR WALL), Values (e.g., D, II, 1.00, 6.5, 3.0, 3.5, EQUIVALENT LATERAL FORCE), and other criteria (e.g., GRAVITY LOADING, WIND CRITERIA, SOIL BEARING).

STRUCTURAL INDEX

Table with 2 columns: Index (e.g., SN1, S1.0, SD1, SD2, SD3) and Description (e.g., STRUCTURAL NOTES AND SPECIFICATIONS, FOUNDATION, SHEARWALL, & ROOF FRAMING PLAN, STRUCTURAL DETAILS).



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STRUCTURAL NOTES AND SPECIFICATIONS PERMIT READY ACCESSORY DWELLING UNIT PLANS - MODEL B

TITLE: ADDRESS:

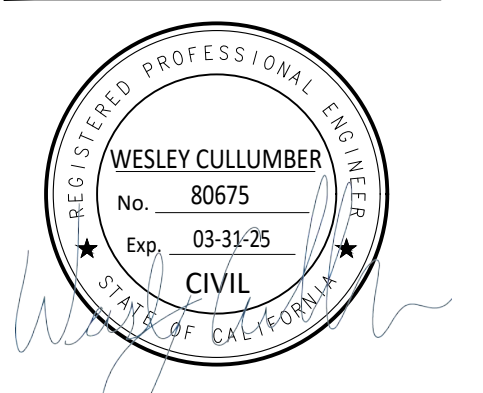
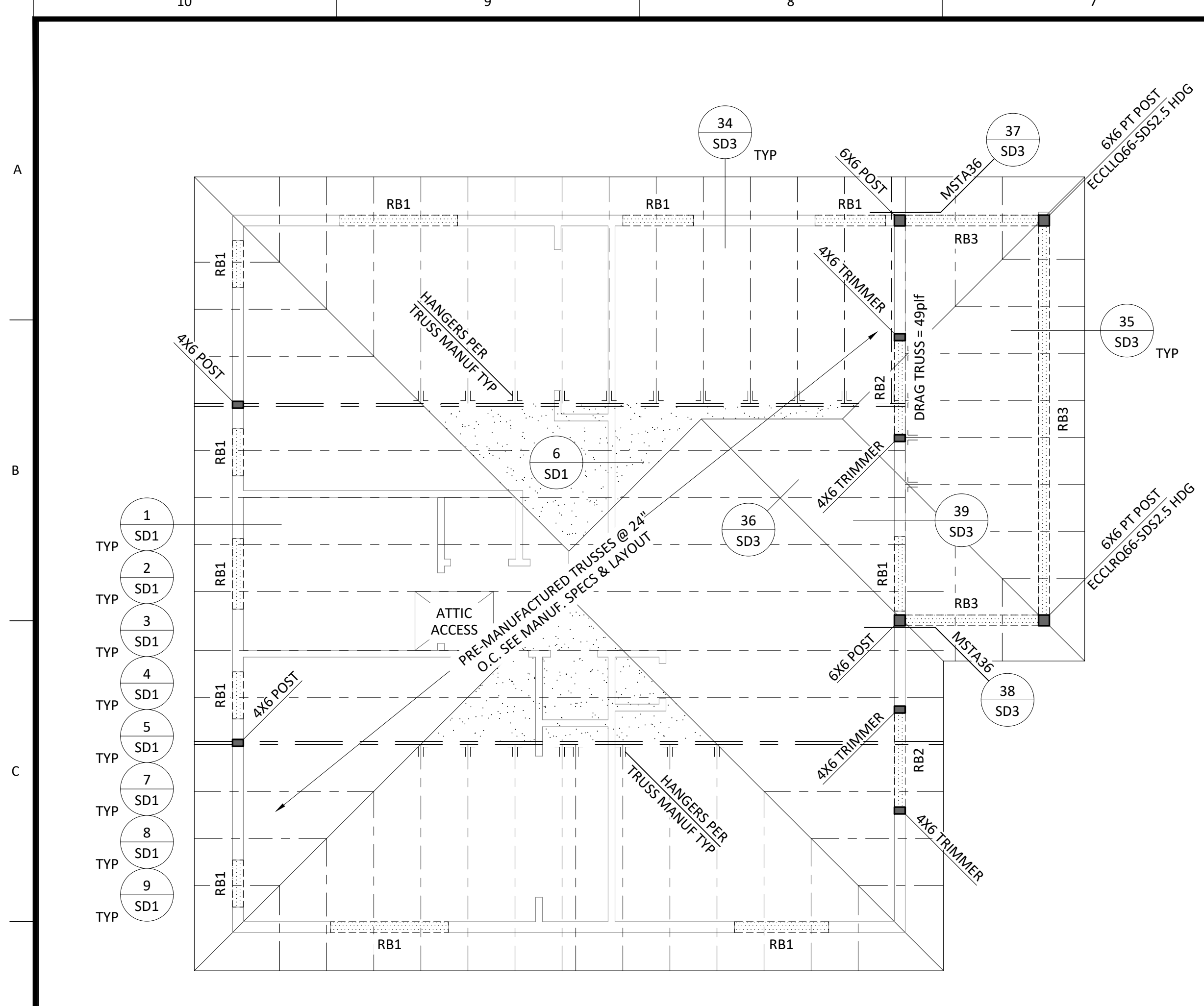


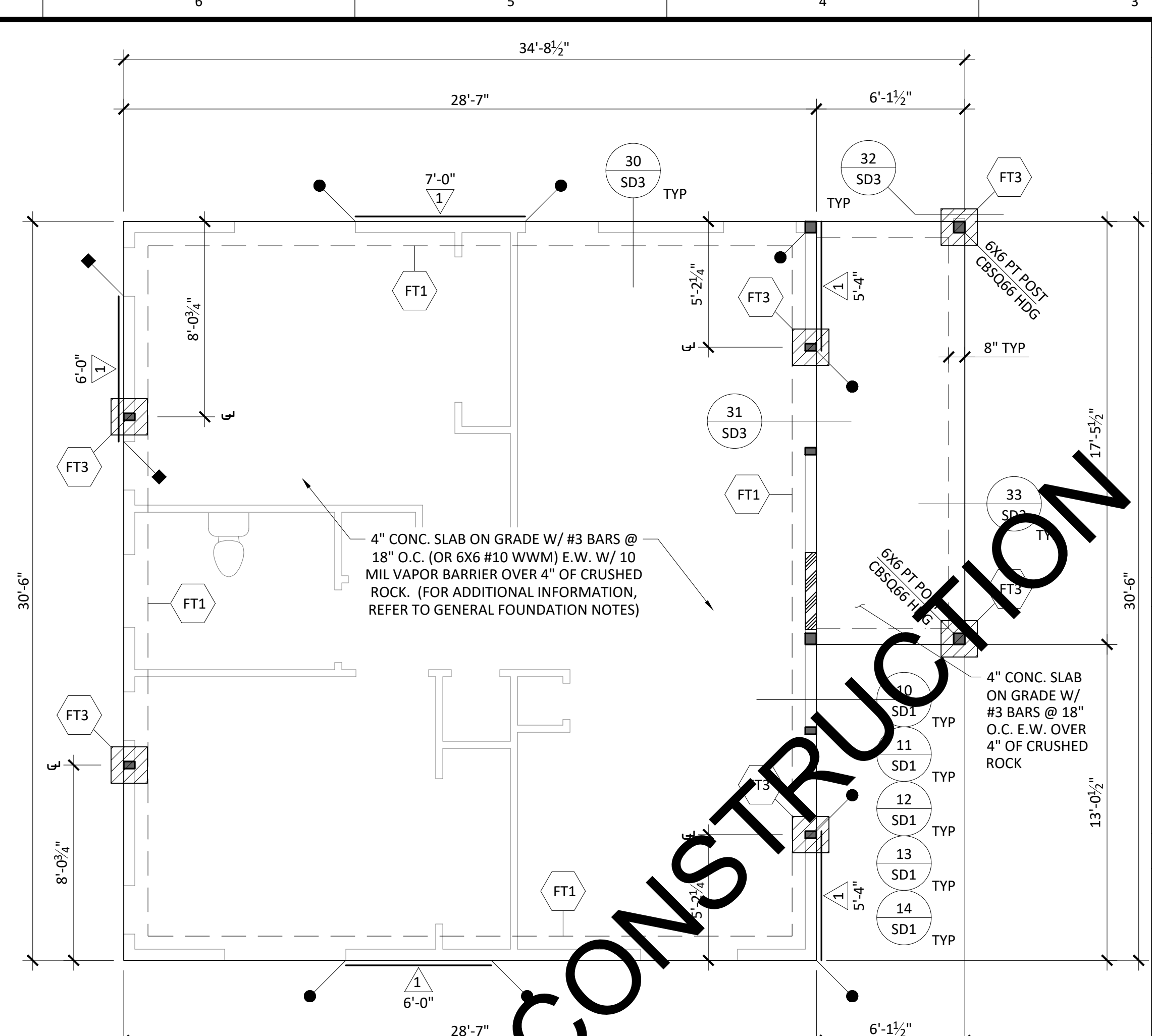
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SN1



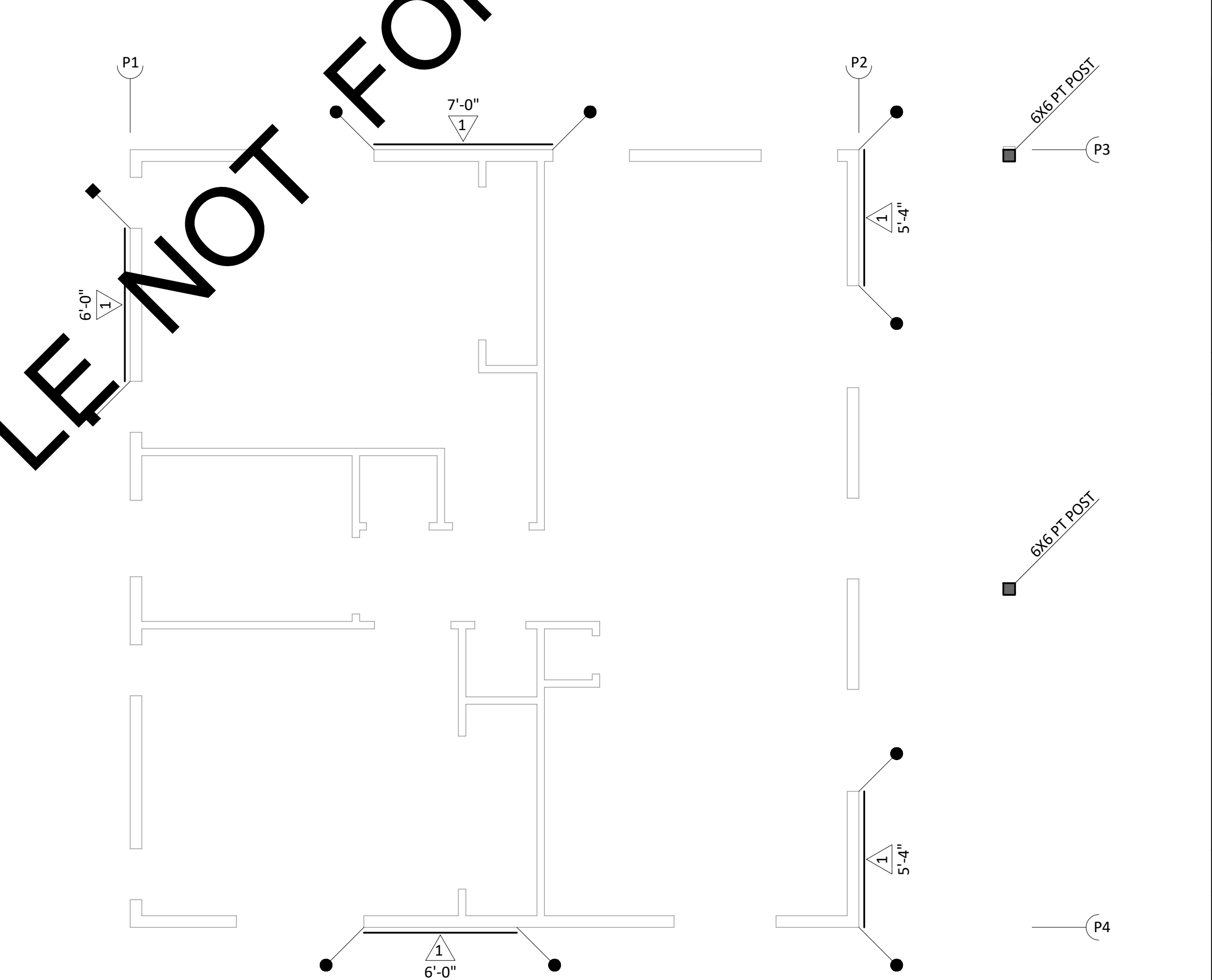
ROOF FRAMING PLAN

SCALE: 3/4" = 1'-0"



FOUNDATION AND SHEARWALL PLAN

SCALE: 3/4" = 1'-0"



SHEARWALL PLAN

SCALE: 3/4" = 1'-0"

FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT			MAX. CAPACITY	NOTES			
	LENGTH	WIDTH	DEPTH	NO.	SIZE	LENGTH			NO.	SIZE	LENGTH
FT1	CONT.	12"	12"	2	#4	CONT.	-	-	-	1,500 PLF	(1) TOP, (1) BOT
FT3	18"	18"	12"	3	#4	12"	3	#4	12"	3,375 LBS	

GENERAL FOUNDATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR REFERRING TO THE PLANS TO VERIFY HOLDOWN LOCATIONS, STRUCTURAL PLYWOOD SHEATHING SPECIFICATIONS AND NAILING SCHEDULE.
- POSTS SHOWN ON THE FOUNDATION PLAN ARE THOSE DIRECTLY CONNECTED TO THE FOUNDATION WITH A HOLDOWN OR POST BASE CONNECTOR.
- TYPICAL ONE STORY FOUNDATION, U.N.O. - 12" WIDE X 12" DEEP FOOTING WITH (1) #4 REBAR TOP AND BOTTOM (TOT. 2).
- PROVIDE 3/4"x10" ANCHOR BOLTS @ 4'-0" O.C. AND 12" FROM ALL EDGES AT THE BEARING WALLS AND EXTERIOR NON-SHEAR WALLS W/ 7" MIN. EMBEDMENT. FASTEN TO BOTTOM PLATE USING 3"x3"x1/4" STEEL WASHERS.
- PROVIDE 2X PTDF SLEEPER EMBEDDED IN SLAB AT DOORS LEADING TO EXTERIOR AND GARAGE. EXTEND 6" PAST DOOR CASING. (2) 20d @ EA END & 24" O.C.
- ALL FOOTINGS, FOUNDATIONS, EXCAVATIONS, GRADING, AND FILL SHALL COMPLY TO THE PROVISIONS OF THE CALIFORNIA BUILDING CODE.
- SLAB REINFORCEMENT SHALL BE PROVIDED EACH WAY, AS INDICATED ON THE PLANS, IN THE MIDDLE THIRD OF SLAB. WHERE VAPOR BARRIER IS REQUIRED, VAPOR RETARDER BARRIER SHALL BE SEALED AT ALL PENETRATIONS AND SHALL CONFORM TO CLASS A VAPOR RETARDER IN ACCORDANCE WITH THE MOST CURRENT VERSION OF ASTM E 1745, "STANDARD SPECIFICATIONS FOR PLASTIC WATER VAPOR RETARDERS USED IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS". VAPOR BARRIER SHALL BE UNDERLAIN WITH 4" DEEP 3/4" CRUSHED ROCK WITH 100% PASSING THE 3/4" SIEVE AND LESS THAN 5% PASSING THE NO. 4 SIEVE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AGAINST THE ARCHITECTURAL PLAN SET. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR AND DESIGNER BEFORE FORMING AND/OR POURING CONCRETE.

FOUNDATION LEGEND

- (N) FOOTING - SEE FOOTING SCHEDULE FOR DIMENSIONS AND REINFORCEMENT.
- DOOR SLEEPER PER FOUNDATION NOTE #5.
- POST SIZE
- POST - SEE IN VIEW FOR POST SIZE AND TYPE.

SHEARWALL SCHEDULE

#	PLF	SHEATHING/NAILING	MUD SILL	ANCHOR BOLTS	VERT. MEMBER @ ADJ. PANEL EDGES	SOLE PLATE TO RIM	RIM TO SILL PLATE (A35 CLIPS)
1	260	3/8" APA RATED ONE FACE W/8d COMMONS @ 6" O.C. EDGE & 12" O.C. FIELD. 8" O.C. FIELD AT FIRE RATED WALLS ONLY	2x	3/8" @ 48" O.C.	2x	SDWS22500DB @ 12" O.C.	@ 24" C.C.

- REFER TO "SHEARWALL NOTES" ON SHEET SN1 FOR ADDITIONAL INFORMATION.

HOLDOWN SCHEDULE

1,435 LBS	STHD10/10RJ HOLDOWN (MAY SUBSTITUTE W/ HDU2 AS DESIRED) INSTALL PER DETAIL 17/SD2 & 18/SD2
2,685 LBS	STHD14/14RJ HOLDOWN (MAY SUBSTITUTE W/ HDU2 AS DESIRED) INSTALL PER DETAIL 17/SD2 & 18/SD2

- ALL HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO ENCLOSURE.
- CONTRACTOR SHALL PLACE ALL HOLDOWNS IN THE CORRECT LOCATION TO TIE INTO HD POST.
- REFER TO DETAIL 18/SD2 FOR HD PLACEMENT AT WINDOW OR DOOR OPENING.

ROOF BEAM SCHEDULE

NAME	PLY	SIZE	TYPE	LOCATION
RB1	1	6X6	DF-L#2	HEADER
RB2	1	6X8	DF-L#2	HEADER
RB3	1	6X10	PTDF-L#2	DROP

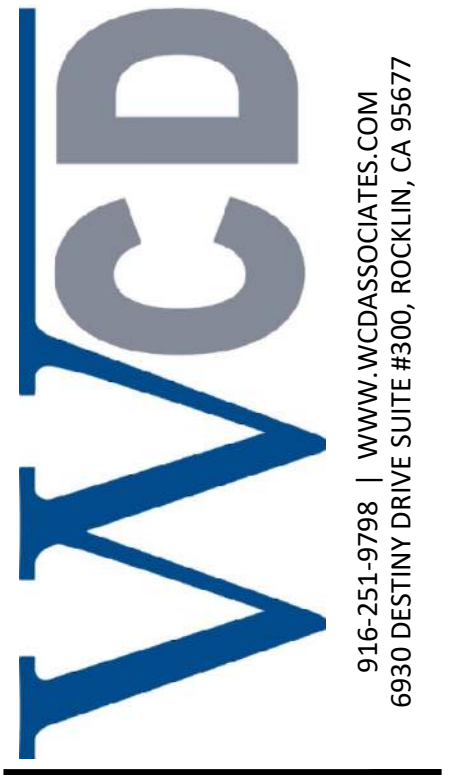
- BEAMS SPECIFICATIONS:
- PSL 2900Fb, 290Fv, 2.2E
 - LVL 2600Fb, 285Fv, 1.8E
 - LSL 2300Fb, 285Fv, 1.55E
 - GLB 2400Fb, 265Fv, 1.9E

ROOF FRAMING NOTES

- SEE SHEET SD1 AND SD2 FOR ADDITIONAL FRAMING DETAILS.
- SEE "WOOD NOTES" ON SHEET SN1.
- ALL BEAM SUPPORTING POSTS ARE TO BE AT LEAST THE WIDTH OF THE BEAM BEING SUPPORTED.
- ROOF SHEATHING SHALL BE 1/2" STRUCT GRADE I WITH 8D @ 6" OC EN & 6" OC FIELD NAILING, U.N.O. 6" EDGE & 6" INTERMEDIATE AT EAVE END & OVERHANGS. 3/16" SPAN RATING.
- NO EDGE BLOCKING REQUIRED, U.N.O.
- TOP PLATE SPLICE AT INTERIOR AND EXTERIOR WALLS SHALL BE 48" MIN. LENGTH AND NAILED WITH (16) 16d NAILS.
- ROOF OVERFRAME - 2x DF-L#2 @ 24" O.C. (ONE NOMINAL SIZE SMALLER THAN RIDGE BOARD) OVERFRAME AREA PROVIDE OPENINGS THROUGH ROOF SHEATHING BELOW INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IN AREAS OF HEAD ROOM OF MORE THAN 30" HIGH PROVIDE A 22" x 30" ACCESS THROUGH MAIN ROOF SHEATHING (TYP).
- FOR BUILT-UP COLUMNS, PROVIDE (2) 10d NAILS @ 8" O.C. TO PROVIDE SOLID CONNECTION.
- EXTERIOR STUD WALLS SHALL BE 2X6 DF-L#2 @ 16" O.C. U.N.O.. WALL SIZES SHALL BE VERIFIED TO MATCH THE ARCHITECTURAL PLAN SET.
- BEAMS MAY BE SUBSTITUTED FOR LARGER WIDTHS AND/OR DEPTH OF EQUAL SPECIFICATIONS TO ACCOMMODATE WALL FRAMING. POSTS SHALL BE EQUAL OR LARGE SIZE THAN BEAM WIDTH.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL TRUSS DIMENSIONS AND LOCATIONS BEFORE ORDERING TRUSSES. ENGINEER HAS ONLY VERIFIED SPECIFIC TRUSS MEMBERS FOR INTEGRATION WITH THE BUILDING DESIGN. NO DIMENSIONS HAVE BEEN CHECKED BY THE ENGINEER.
- ALL WOOD EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION TO BE PRESSURE TREATED.
- PROVIDE 2X4 LADDER BLOCKING @ 24" O.C. AT TOP AND BOTTOM CHORD AT BAY WHERE 30"x30" ATTIC ACCESS IS PROVIDED.
- MAX GABLE END RAKE OVERHANG TO BE HALF THE TRUSS SPACING.

ROOF LEGEND

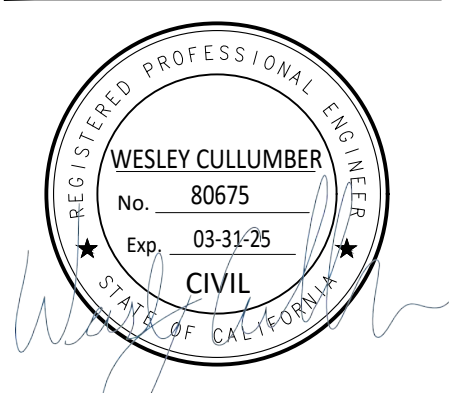
- BEAM PER BEAM SCHEDULE
- INTERIOR NON-BEARING WALL
- *NOTE: ALL EXTERIOR WALLS SHALL BE BEARING WALLS
- POST SIZE
- POST - SEE IN VIEW FOR POST SIZE AND TYPE.
- OVERFRAME



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FOUNDATION, SHEARWALL, & ROOF FRAMING PLAN
 PERMIT READY
 ACCESSORY DWELLING UNIT PLANS - MODEL B

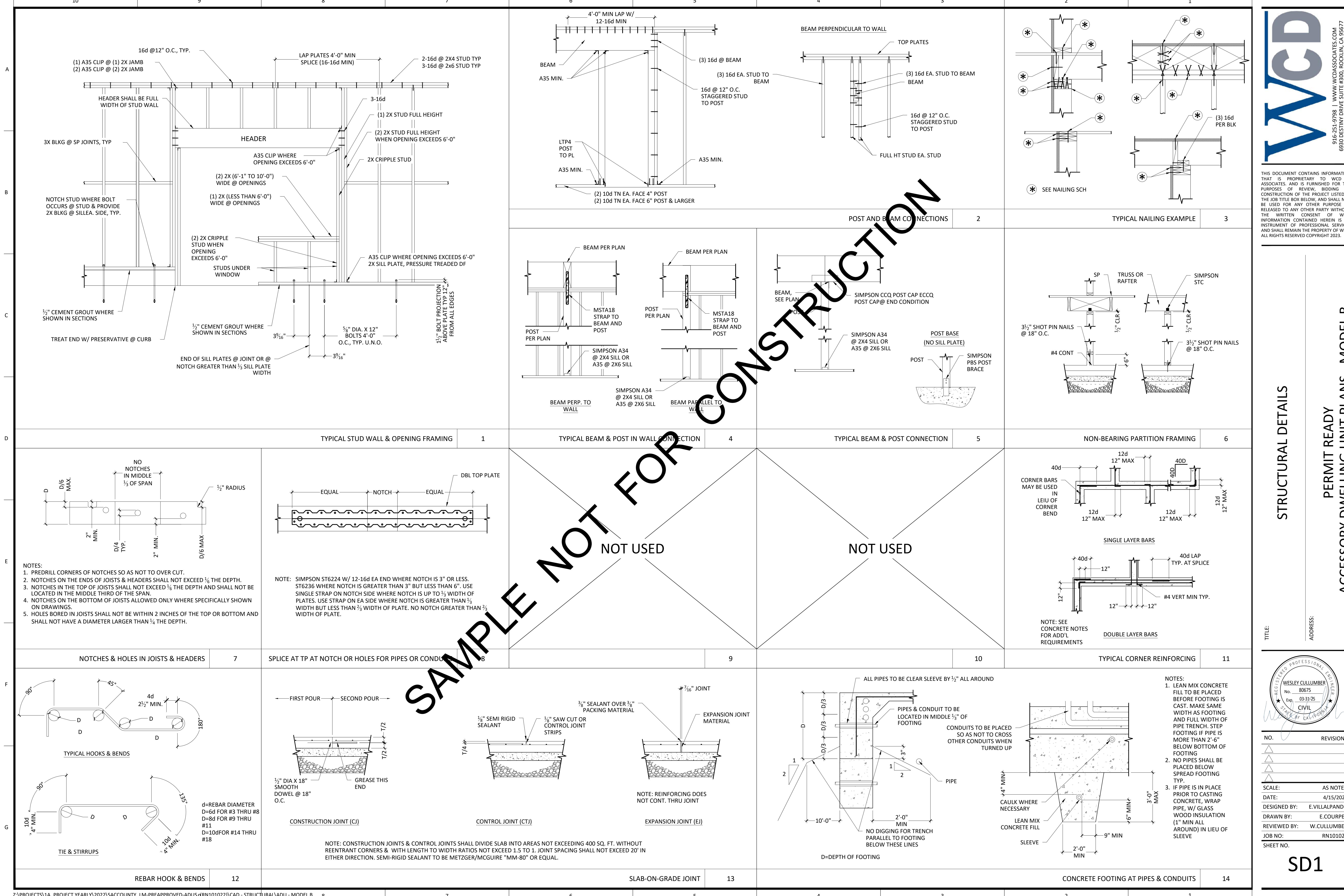
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NO.	REVISIONS

SCALE: AS NOTED
 DATE: 4/15/2024
 DESIGNED BY: E.VILLALPANDO
 DRAWN BY: E.COURPET
 REVIEWED BY: W.CULLUMBER
 JOB NO: RN101022
 SHEET NO.

S1.0

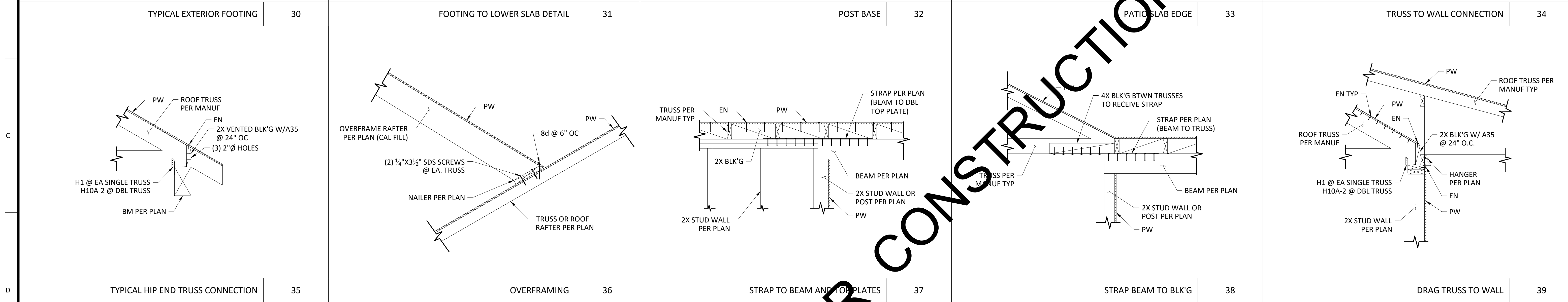
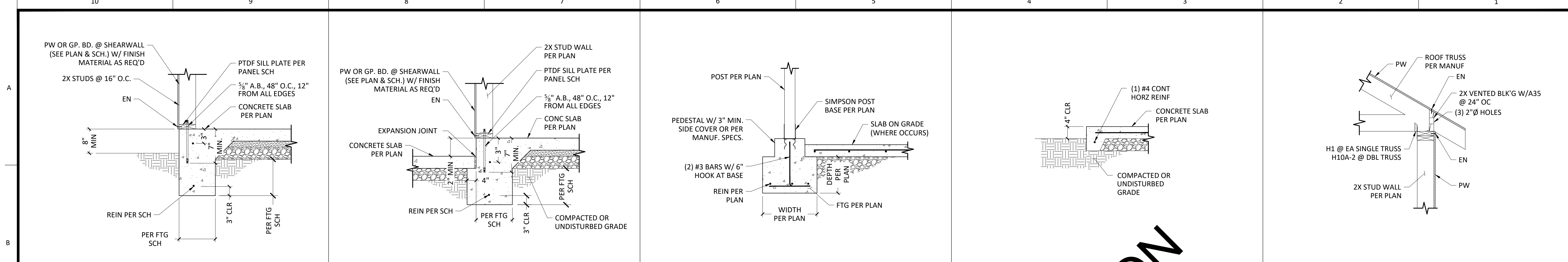


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STRUCTURAL DETAILS
 PERMIT READY
 ACCESSORY DWELLING UNIT PLANS - MODEL B

NO.	REVISIONS
SCALE:	AS NOTED
DATE:	4/15/2024
DESIGNED BY:	E.VILLALPANDO
DRAWN BY:	E.COURPET
REVIEWED BY:	W.CULLUMBER
JOB NO.:	RN101022
SHEET NO.	SD1



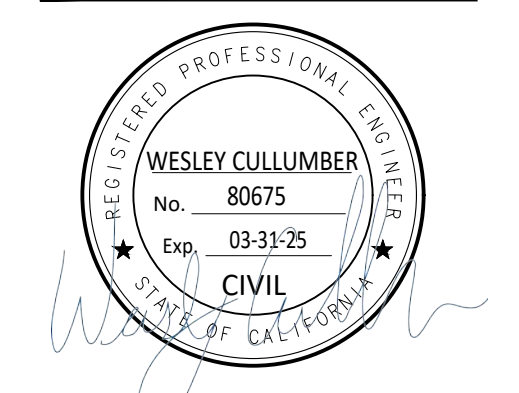
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STRUCTURAL DETAILS
 PERMIT READY
 ACCESSORY DWELLING UNIT PLANS - MODEL B

TITLE:
 ADDRESS:



NO.	REVISIONS

SCALE: AS NOTED
 DATE: 4/15/2024
 DESIGNED BY: E.VILLALPANDO
 DRAWN BY: E.COURPET
 REVIEWED BY: W.CULLUMBER
 JOB NO: RN101022
 SHEET NO.

SD3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model B ADU
 Calculation Date/Time: 2023-09-01T15:16:46-07:00
 Calculation Description: Title 24 Analysis
 Input File Name: Model B ADU with Sacramento Project.rbd22x

CF1R-PRF-01E
 (Page 1 of 12)

GENERAL INFORMATION			
01	Project Name	Model B ADU	
02	Run Title	Title 24 Analysis	
03	Project Location	Sacramento Project	
04	City	Sacramento County	05 Standards Version
06	Zip code	90000	07 Software Version
08	Climate Zone	12	09 Front Orientation (deg/ Cardinal)
10	Building Type	Single family	11 Number of Dwelling Units
12	Project Scope	Newly Constructed	13 Number of Bedrooms
14	Addition Cond. Floor Area (ft ²)	0	15 Number of Stories
16	Existing Cond. Floor Area (ft ²)	n/a	17 Fenestration Average U-factor
18	Total Cond. Floor Area (ft ²)	870	19 Glazing Percentage (%)
20	ADU Bedroom Count	n/a	21 ADU Conditioned Floor Area
22	Fuel Type	Allelectric	23 Occupancy U

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

Registration Number: 223-P016682807A-000-000-0000000-0000
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Registration Date/Time: 2023-09-05 15:15:26
 Report Version: 2022.0.000
 Schema Version: rev 20220901
 HERS Provider: CalCERTS Inc.
 Report Generated: 2023-09-01 15:17:36

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model B ADU
 Calculation Date/Time: 2023-09-01T15:16:46-07:00
 Calculation Description: Title 24 Analysis
 Input File Name: Model B ADU with Sacramento Project.rbd22x

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ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	34.3	34.4	32.7			
Proposed Design						
North Facing	28.8	28.4	28.9	5.5	6	3.8
East Facing	28.8	28.4	28.9	5.5	6	3.8
South Facing	28.7	28	28.7	5.6	6.4	4
West Facing	28.8	28.6	29	5.5	5.8	3.7
RESULT: PASS						
¹ Efficiency EDR includes improvements like a better building envelope and more efficient equipment. ² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries. * Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded. • Standard Design PV Capacity: 2.11 kWdc • Proposed PV Capacity Scaling: North (2.11 kWdc) East (2.11 kWdc) South (2.11 kWdc) West (2.11 kWdc)						

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 (Page 3 of 12)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDU/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDU/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.2	35.3	3.4	26.03	1.8	9.27
Space Cooling	0.98	28.1	0.84	27.57	0.14	0.53
IAQ Ventilation	0.43	4.57	0.43	4.57	0	0
Water Heating	3.01	30.59	2.04	23.35	0.97	7.24
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	9.62	98.56	6.71	81.52	2.91	17.04
Space Heating	5.2	35.3	3.41	26.05	1.79	9.25
Space Cooling	0.98	28.1	0.84	27.46	0.14	0.64
IAQ Ventilation	0.43	4.57	0.43	4.57	0	0
Water Heating	3.01	30.59	2.04	23.35	0.97	7.24
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	9.62	98.56	6.72	81.43	2.9	17.13

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CF1R-PRF-01E
 (Page 4 of 12)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDU/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDU/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.2	35.3	3.35	25.53	1.85	9.77
Space Cooling	0.98	28.1	0.83	26.98	0.15	1.12
IAQ Ventilation	0.43	4.57	0.43	4.57	0	0
Water Heating	3.01	30.59	2.04	23.34	0.97	7.25
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	9.62	98.56	6.65	80.42	2.97	18.14
Space Heating	5.2	35.3	3.36	25.65	1.84	9.65
Space Cooling	0.98	28.1	0.88	28.48	0.1	-0.38
IAQ Ventilation	0.43	4.57	0.43	4.57	0	0
Water Heating	3.01	30.59	2.04	23.34	0.97	7.25
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	9.62	98.56	6.71	82.04	2.91	16.52

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CF1R-PRF-01E
 (Page 5 of 12)

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
North Facing				
Gross EU1 ¹	25.55	22.35	3.2	12.52
Net EU2 ²	12.6	9.4	3.2	25.4
East Facing				
Gross EU1 ¹	25.55	22.37	3.18	12.45
Net EU2 ²	12.6	9.43	3.17	25.16
South Facing				
Gross EU1 ¹	25.55	22.28	3.27	12.8
Net EU2 ²	12.6	9.33	3.27	25.95
West Facing				
Gross EU1 ¹	25.55	22.37	3.18	12.45
Net EU2 ²	12.6	9.43	3.17	25.16
Notes				
1. Gross EU1 is Energy Use Total (not including PV) / Total Building Area.				
2. Net EU2 is Energy Use Total (including PV) / Total Building Area.				

Registration Number: 223-P016682807A-000-000-0000000-0000
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
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 Report Version: 2022.0.000
 Schema Version: rev 20220901
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CF1R-PRF-01E
 (Page 6 of 12)

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.11	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.											
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3) • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed											
HERS FEATURE SUMMARY											
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.											
• Indoor air quality ventilation • Kitchen range hood • Verified Refrigerant Charge • Airflow in habitable rooms (SC3.1.4.1.7) • Verified heat pump rated heating capacity • Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) • Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)											
BUILDING - FEATURES INFORMATION											
01	02	03	04	05	06	07					
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems					
Model B ADU	870	1	2	1	0	1					

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 HERS Provider: CalCERTS Inc.
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2022 Title 24 Part 6
 Energy Code

Sheet:
 T24-1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU	Conditioned	Res HVAC1	870	8	DHW Sys 1	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	ADU	R-21 Wall	0	Front	245	52.1	90
Back Wall	ADU	R-21 Wall	180	Back	245	38	90
Right Wall	ADU	R-21 Wall	270	Right	230	44	90
Left Wall	ADU	R-21 Wall	90	Left	230	34	90
Attic	ADU	R-38 Roof Attic	n/a	n/a	870	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (k in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic ADU	Attic Roof ADU	Ventilated	4	0.1	0.85	No	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
F1 WA	Window	Front Wall	Front	0			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
F2 D1	Window	Front Wall	Front	0			1	20.1	0.3	NFRC	0.23	NFRC	Bug Screen
F3 WA	Window	Front Wall	Front	0			1	16	0.3	NFRC	0.23	NFRC	Bug Screen

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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
B1 WC	Window	Back Wall	Back	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
B2 WC	Window	Back Wall	Back	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
B3 WD	Window	Back Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
B4 WC	Window	Back Wall	Back	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
B5 WC	Window	Back Wall	Back	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
R1 WE	Window	Right Wall	Right	270			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
R2 WE	Window	Right Wall	Right	270			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
R3 WB	Window	Right Wall	Right	270			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
L1 WF	Window	Left Wall	Left	90			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
L2 WB	Window	Left Wall	Left	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

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	ADU	870	119	none	0	80%	No

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: All Other Siding
Attic Roof ADU	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no Insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

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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	Generic	Tier3Generic40	Outside	ADU	ADU

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	None	Not Required	Not Required

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Res HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification	
			Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2				EER / EER / CEER
Heat Pump System 1	VCHP-ductless	1	HSPF2	7.5	10900	6700	EER2SEER2	14.3	9	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Flow Restricted Return	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.4.1.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVent		0.35	Exhaust	No	n/a / n/a	No	Yes	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Jeff Travis	Documentation Author Signature: <i>Jeff Travis</i>
Company: CompuCalc	Signature Date: 2023-09-05 12:53:02
Address: 5201 Coventry Dr., Riverside, CA 92506	CEA/HERS Certification Identification (if applicable): R19-22-30127
City/State/Zip: Riverside, CA 92506	Phone: 951-902-2660
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 3 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Laura Miller	Responsible Designer Signature: <i>Laura Miller</i>
Company: Miller Design Studio	Date Signed: 2023-09-05 15:15:26
Address: 2656 Harkness Street	License: NA
City/State/Zip: Sacramento, CA 95818	Phone: 916-607-3321

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



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