

A NEW ACCESSORY DWELLING UNIT PROJECT FOR:

SACRAMENTO COUNTY PERMIT READY ADU (ACCESSORY DWELLING UNIT) PLANS MODEL D **MAGNOLIA**

SCOPE OF WORK:

CONSTRUCT NEW 1,184 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:

MODIFICATION TO THIS PLAN SET ARE NOT ALLOWED. THESE PLANS MAY BE USED ONLY 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

SEE ALSO FIRE SPRINKLER INFORMATION BLOCK NOTE @ RIGHT OF THIS SHEET.

DEFERRED SUBMITTALS:

- FIRE SPRINKLERS (AS NEEDED)
- PHOTOVOLTAIC SYSTEM

PV INSTALLATION REQUIRED UNDER SEPARATE PERMIT; PER ENERGY T24, Standard Design PV Capacity: 2.47 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.

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

SITE PLAN REQUIREMENTS:

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 Number	Sheet Name
A-0.0	TITLE SHEET
A-0.1	CALGREEN CHECKLIST
A-0.2	CALGREEN CHECKLIST CONT.
A-1.0	FLOOR PLAN
A-1.1	ROOF PLAN
A-1.2	POWER PLAN
A-2.0	EXTERIOR 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 & SHEAR WALL PLAN
S2.0	SHEARWALL PLAN
S3.0	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SN1	STRUCTURAL NOTES & SPECIFICATIONS
T24-1	2019 TITLE 24 PART 6 ENERGY CODE
T24-2	2019 TITLE 24 PART 6 ENERGY CODE
T24-3	2019 TITLE 24 PART 6 ENERGY CODE

PROJECT DATA:

CUSTOMER ADDRESS: _____

APN: _____

JURISDICTION: SACRAMENTO COUNTY

S.F. OF PROPOSED ADU: 1,184 S.F.

PORCH AREA: 70 S.F.

PATIO AREA: 134 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 CALGREEN 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

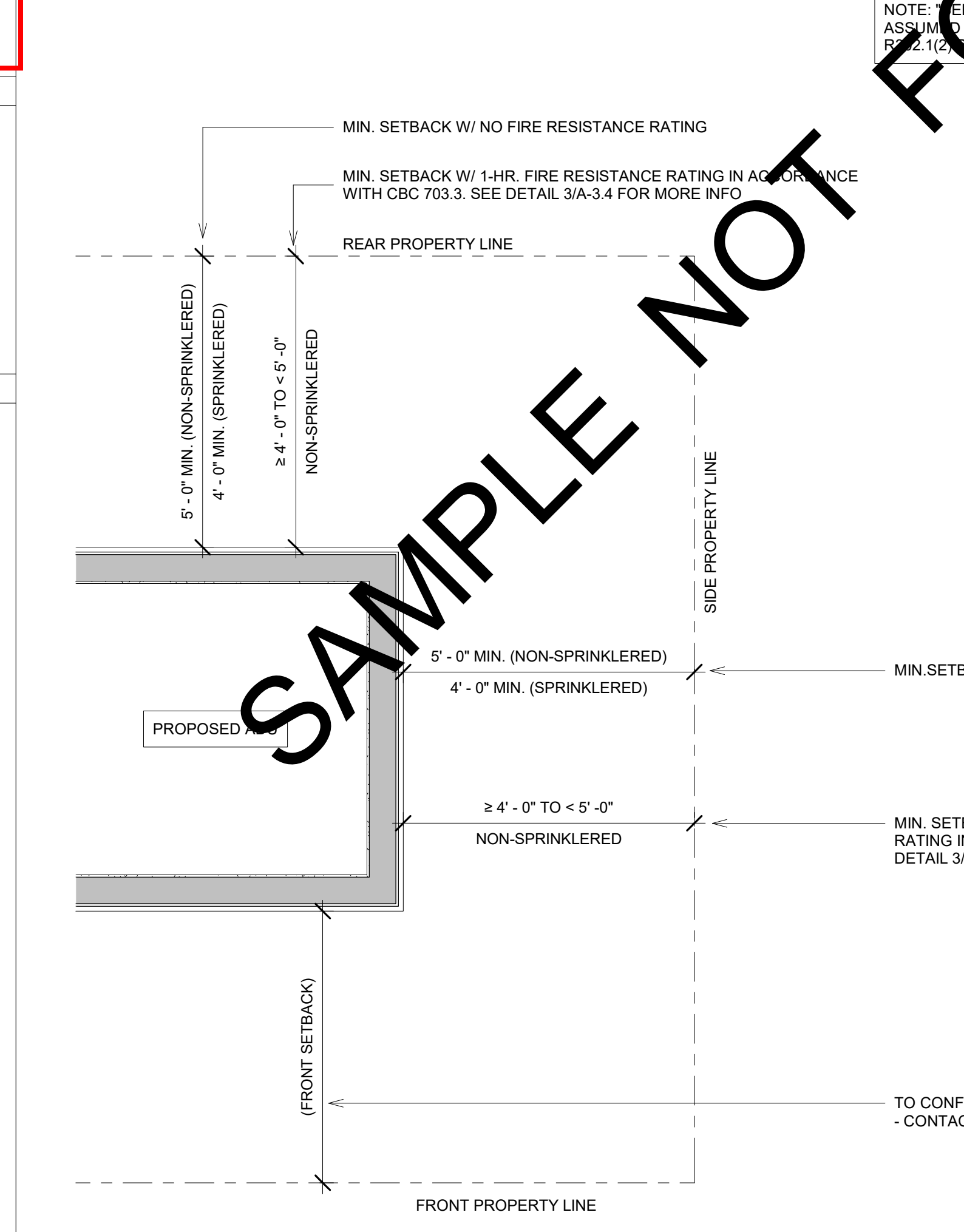
STRUCTURAL ENGINEER: WCD & ASSOCIATES
CONTACT: WESLEY CULLUMBER
6930 DESTINY DRIVE, STE 300
ROCKLIN, CA 95677

GENERAL NOTES:

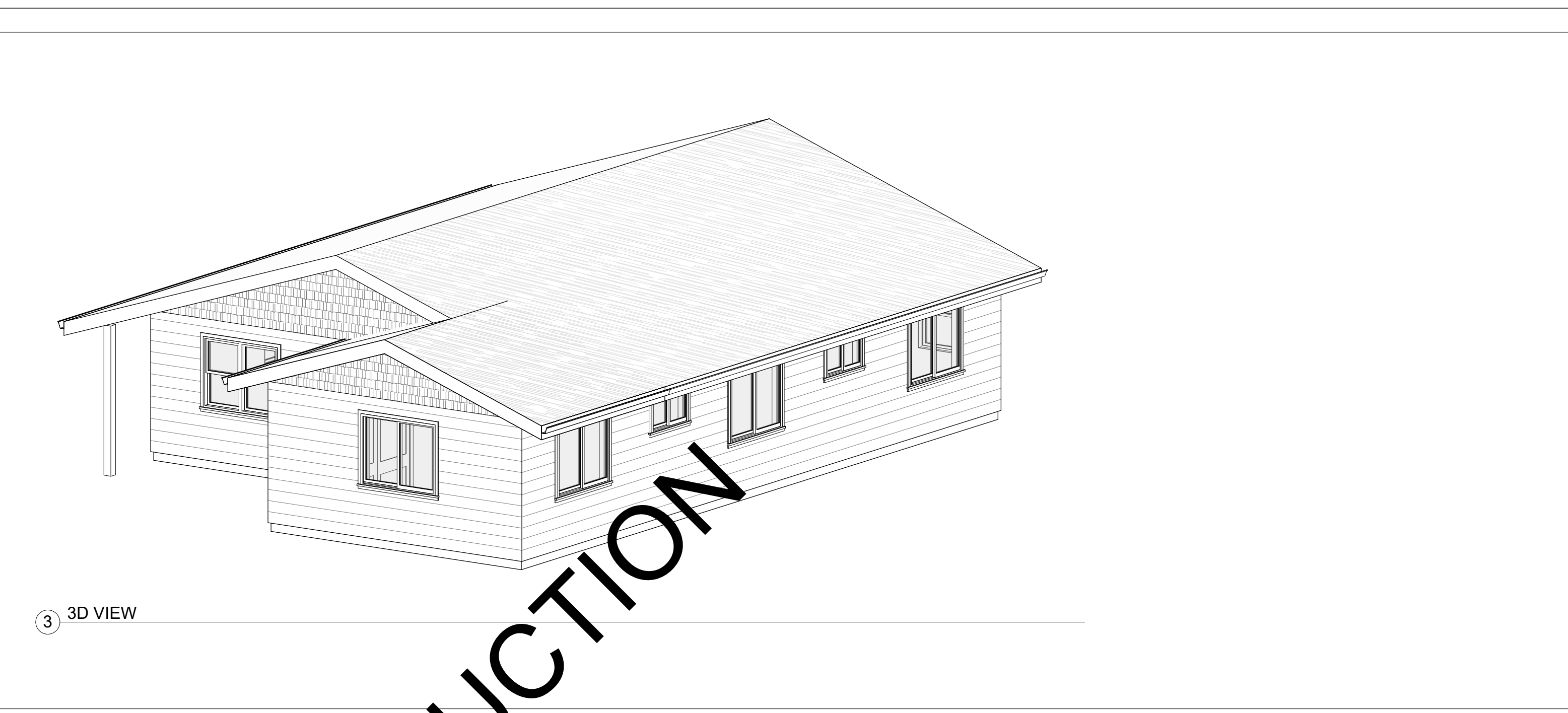
- THE INFORMATION ON THIS SET OF CONSTRUCTION DOCUMENTS IS RELATED TO THE BASIC DESIGN INTENT OF THE PROJECT. THEY ARE INTENDED AS A CONSTRUCTION AID, NOT A SUBSTITUTE FOR GENERALLY ACCEPTED GOOD BUILDING PRACTICES AND COMPLIANCE WITH CURRENT CALIFORNIA STATE BUILDING CODES. THE GENERAL CONTRACTOR IS 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.



② SETBACK KEY
N.T.S.



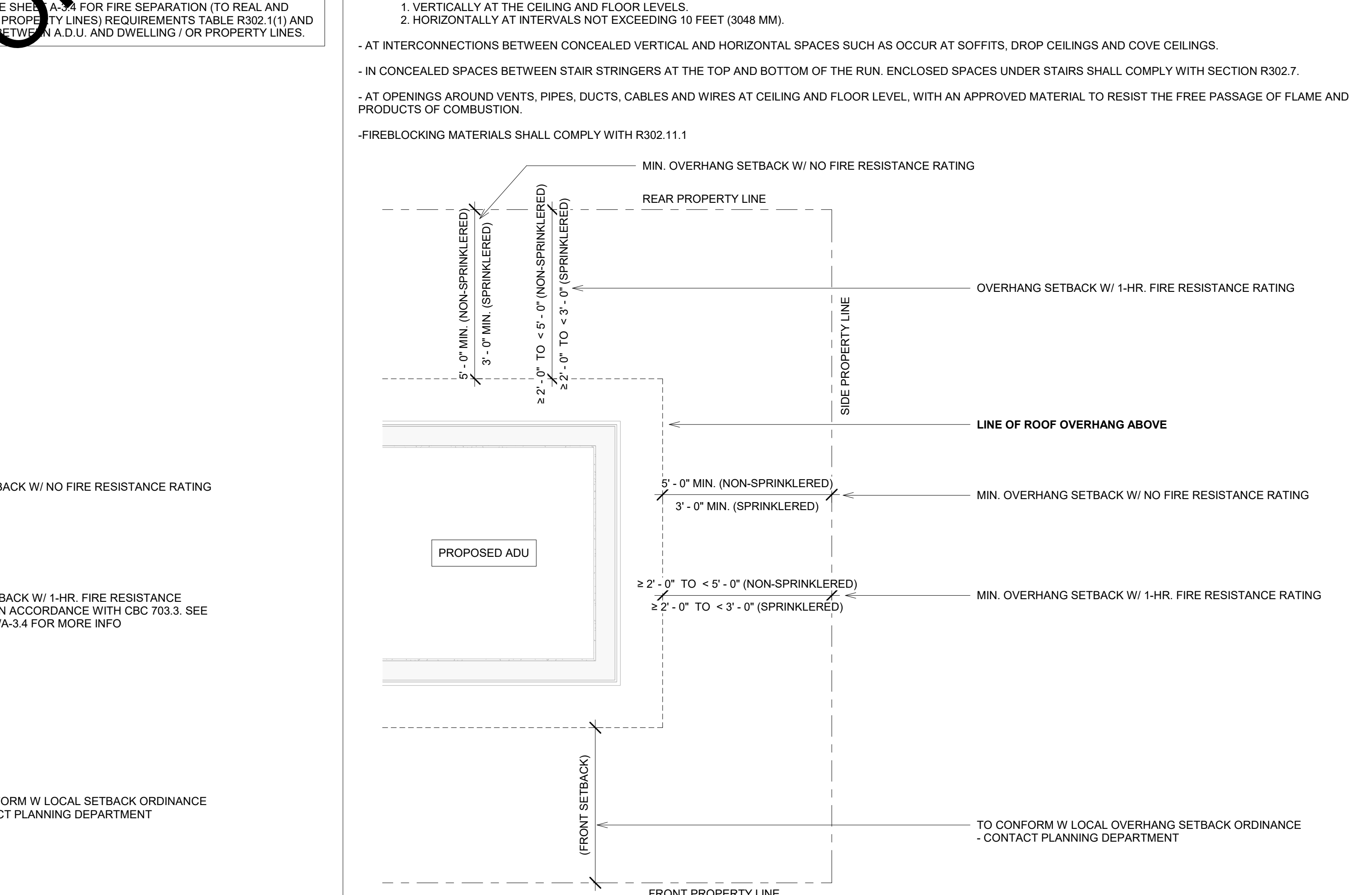
GRADING & DRAINAGE NOTES:

- 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.

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:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 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



① OVERHANG KEY
N.T.S.

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STATE OF CALIFORNIA

Miller

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

No.	Date	Description

Sheet Name:
TITLE SHEET

Scale:
N.T.S.

Date:
MAR 2024

Drawn By:
LM

Approved By:
OWNERS

Sheet Number:



Signature of Laura Miller

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 Grams of VOC per Liter of Coating.

Table 4.504.3 - VOC Content Limits for Architectural Coatings. Table with columns for Coating Category and VOC Limit. Includes sections for Resilient Flooring Systems and Composite Wood Products.

Table 4.504.5 - Formaldehyde Limits. Table with columns for Product and Current Limit. Includes sections for Division 4.5 Environmental Quality and Chapter 7 Installer & Special Inspector Qualifications.

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.

Checklist table with columns for No., Date, and Description. Includes fields for Sheet Name, Scale, Date, and Approved By.

Door Schedule							
Mark	Width	Height	Location	Description	Application	Finish	Hardware
1	3'-0"	6'-8"	LIVING ROOM	HALF LITE	EXTERIOR	PRIMED	ENTRY LOCKSET
2	2'-0"	6'-8"	UTILITY CLOSET	FLAT PANEL	INTERIOR	PRIMED	PASSAGE
3	3'-0"	6'-8"	BATH 2	FLAT PANEL	INTERIOR	PRIMED	PRIVACY
4	3'-0"	6'-8"	BEDROOM 2	FLAT PANEL	INTERIOR	PRIMED	PRIVACY
5	4'-0"	6'-8"	BEDROOM 2 CLOSET	DOUBLE SLIDING	INTERIOR	PRIMED	
6	2'-4"	6'-8"	LAUNDRY CLOSET	LOUVERED BI-FOLD DOOR	INTERIOR	PRIMED	
7	3'-0"	6'-8"	PRIMARY BEDROOM	FLAT PANEL	INTERIOR	PRIMED	PRIVACY
8	3'-0"	6'-8"	PRIMARY BATHROOM	FLAT PANEL	INTERIOR	PRIMED	PRIVACY
9	6'-0"	6'-8"	PRIMARY BEDROOM CLOSET	DOUBLE SLIDING	INTERIOR	PRIMED	
10	3'-0"	6'-8"	KITCHEN	FULL LITE	EXTERIOR	PRIMED	ENTRY LOCKSET
11	2'-6"	6'-8"	CLOSET	FLAT PANEL	INTERIOR	PRIMED	PASSAGE
12	3'-0"	6'-8"	BEDROOM 3	FLAT PANEL	INTERIOR	PRIMED	PRIVACY
13	6'-0"	6'-8"	BEDROOM 3 CLOSET	DOUBLE SLIDING	INTERIOR	PRIMED	

- 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	5'-0"	4'-0"	3'-0"	DOUBLE SINGLE HUNG	2
B	3'-0"	4'-0"	3'-0"	SINGLE HUNG	2
C	3'-0"	2'-0"	5'-0"	SLIDER, TEMP GLAZING	2
D	5'-0"	4'-0"	3'-0"	SLIDER	4
E	3'-6"	3'-6"	3'-6"	SINGLE HUNG	1
Grand Total: 1					

WINDOW INFORMATION:
 FRAME: VINYL
 U VALUE: .3
 SHGC: .23
 ENERGY STAR CERTIFIED: YES
 LOW E GLASS: YES

LIGHT & VENTILATION CALCULATIONS

PERMITS: ALL 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.

BEDROOM 1:
 128 S.F. X .08 = 10.24 S.F. NATURAL LIGHT AREA REQ'D ; 44 S.F. PROVIDED
 128 S.F. X .04 = 5.12 S.F. VENTILATION AREA REQ'D ; 22 S.F. PROVIDED

BEDROOM 2:
 128 S.F. X .08 = 10.24 S.F. NATURAL LIGHT AREA REQ'D ; 20 S.F. PROVIDED
 128 S.F. X .04 = 5.12 S.F. VENTILATION AREA REQ'D ; 10 S.F. PROVIDED VIA OPERATIONAL WINDOW

BEDROOM 3:
 127 S.F. X .08 = 10.16 S.F. NATURAL LIGHT AREA REQ'D ; 40 S.F. PROVIDED
 127 S.F. X .04 = 5.08 S.F. VENTILATION AREA REQ'D ; 20 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:

- MANUFACTURER'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. R108.
- PER CF1R: WATER HEATER HEAT PUMP MODEL, RHEEM PROPH 40T2R H37515

AGING IN PLACE DESIGN AND FALL PROTECTION (2022 CRC R327):

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 THIS 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.

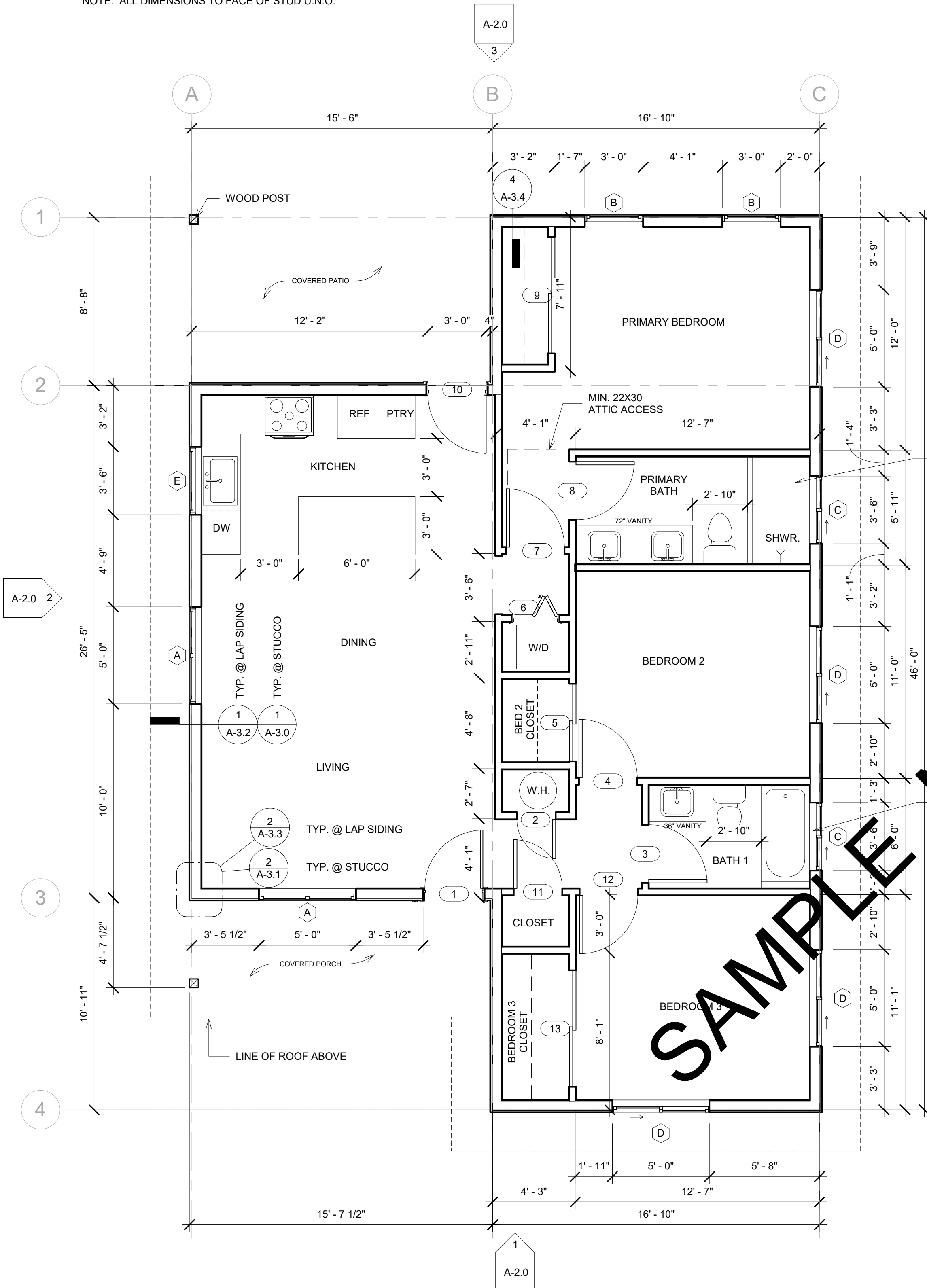
- A. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
- B. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 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

2X8 EXTERIOR WALL: 3 COAT STUCCO OR FIBER CEMENT LAP SIDING EXTERIOR FINISH. GYP. BOARD INTERIOR FINISH.

2X4 INTERIOR WALL: GYP. BOARD BOTH SIDES.

WALL LEGEND
 1/4" = 1'-0"

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



CONTRACTOR TO COMPLY WITH 1/4":12" SLOPE REQUIREMENTS FOR ALL WASTE LINES. (N) WATER LINES SHALL COMPLY WITH CPC CHAPTER 6. TYPICAL FOR ALL BATHROOMS & KITCHEN

GRAB BAR REINFORCEMENTS TO COMPLY WITH 2022 CRC R327. PLEASE SEE NOTES FOR MORE DETAILS.

FLOOR PLAN
 1/4" = 1'-0"

SAMPLE NOT FOR CONSTRUCTION

No.	Date	Description
Sheet Name: ROOF PLAN		
Scale: 1/4" = 1'-0"		
Date: MAR 2024		
Drawn By: L.M.		
Approved By: OWNERS		
Sheet Number:		

ROOF PLAN NOTES:

- THE MIN. NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

ENCLOSED RAFTER AREA:
1,388 S.F./150 = 9.25 S.F. = 1,332 S.I. NET FREE VENTILATION AREA REQUIRED

ROOF VENTILATION PROVIDED:

RIDGE VENT
44'-9" (44.75') LINEAR FEET OF RIDGE VENT
VENT AREA OF RIDGE VENT: 12.5 S.I. PER LINEAR FOOT
44.75' X 12.5 = 559.4 S.I. VENTILATION FROM A 44'-9" LONG RIDGE VENT

ROOF VENTS
772.6 S.I./72 S.I. PER VENT = 10.7 = 11 ROOF VENTS NEEDED
792 S.I. VENTILATION FROM 11 ROOF VENTS

TOTAL VENTILATION PROVIDED = 1,351.4 S.I. OF NET FREE VENTILATION

ROOFING NOTES:

- 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:

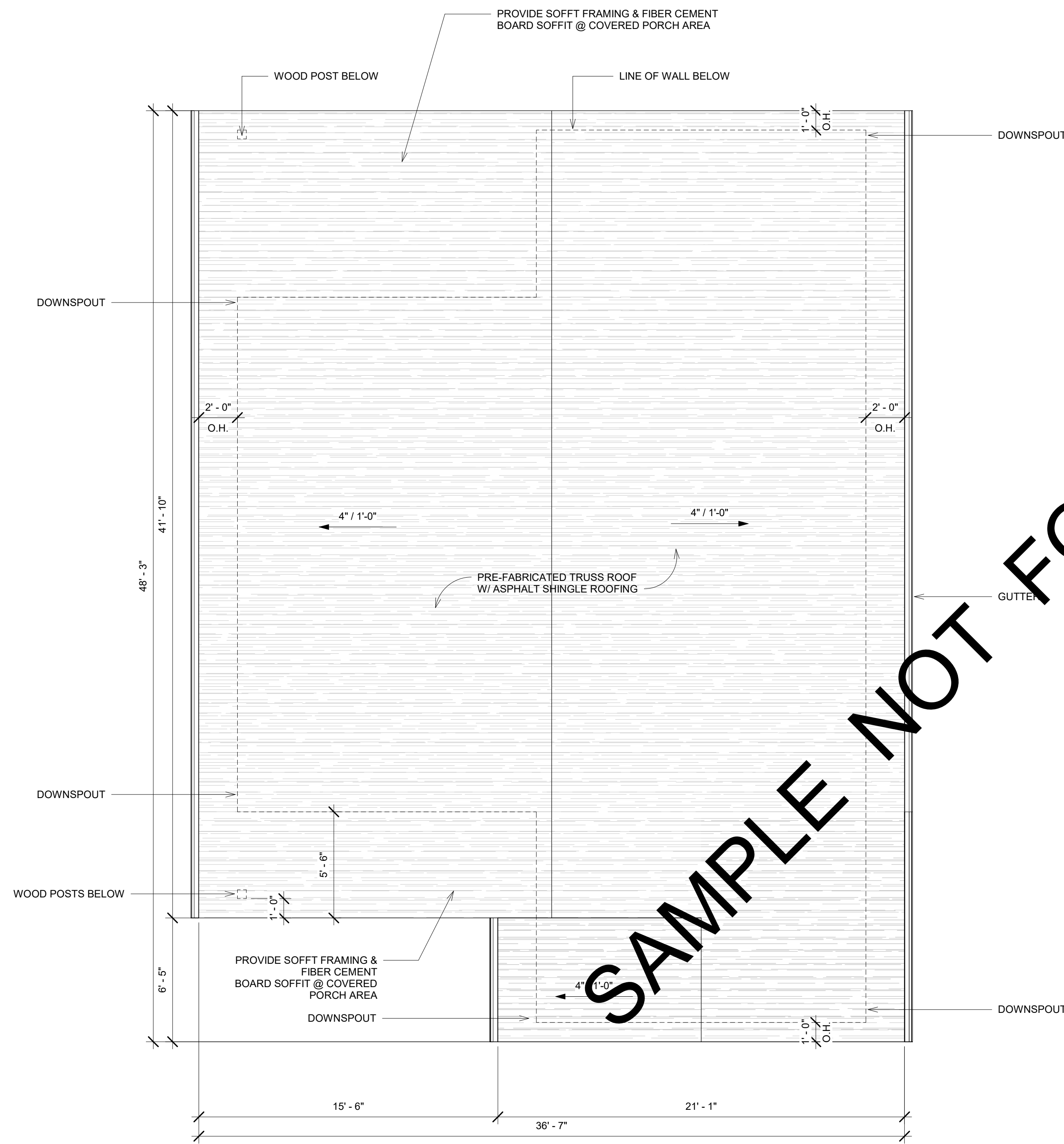
- ASTM D226 TYPE I
- ASTM D4889 TYPE I
- ASTM D6757

- UPPER ROOF VENTILATION TO BE PROVIDED BY OWENS CORNING VENTSURE RIDGE VENT RIGID ROLL WITH WEATHER PROTECTOR MOISTURE BARRIER OR APPROVED EQUAL.

- LOWER ROOF VENTILATION TO BE PROVIDED BY HAGIN LOW PROFILE ROOF VENTS.

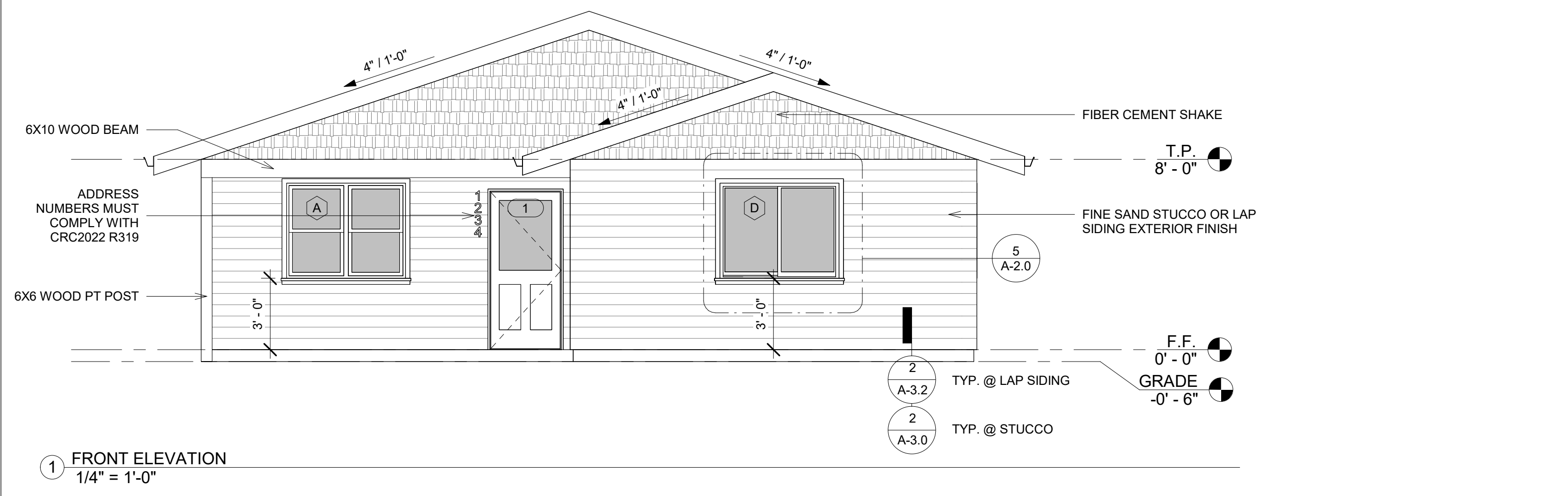
- ATTIC ACCESS OPENINGS TO ATTIC AREAS SHALL HAVE A VERTICAL UNOBSTRUCTED HEAD HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMED OPENING 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 18 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



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

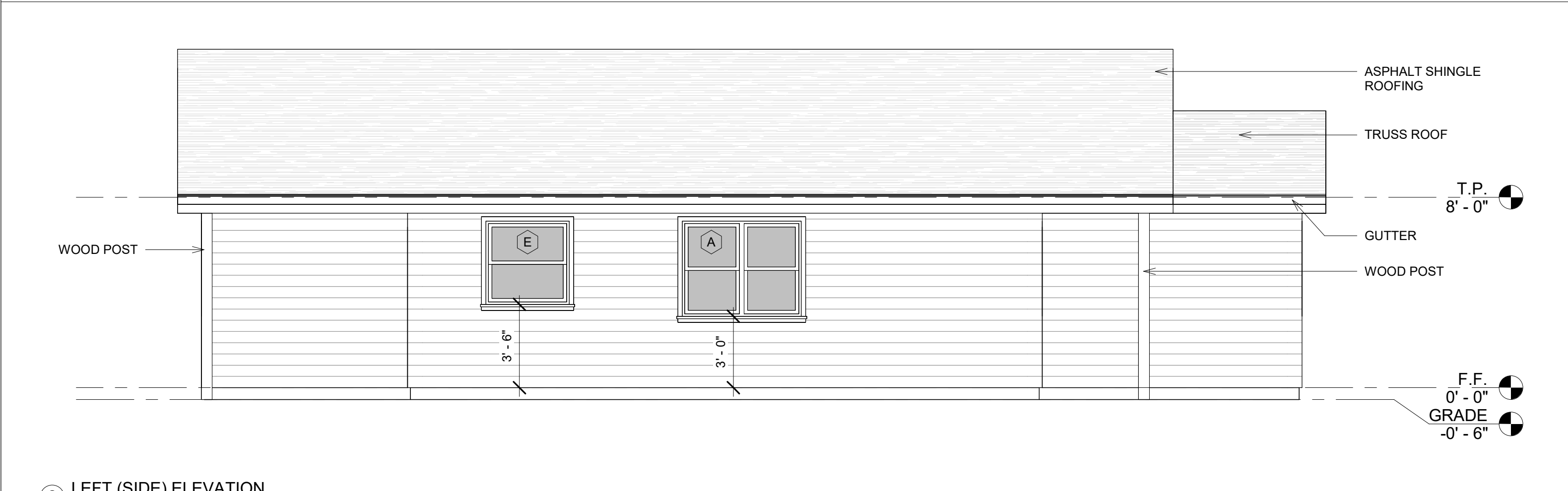
SAMPLE NOT FOR CONSTRUCTION



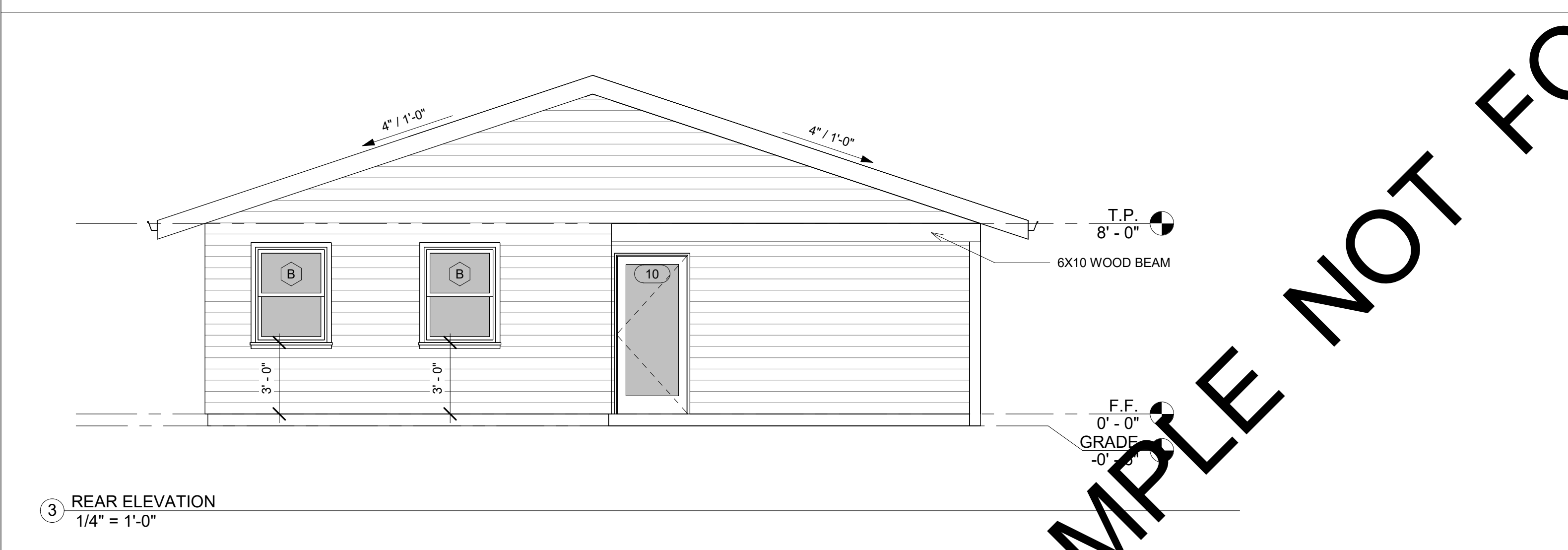
1 FRONT ELEVATION
1/4" = 1'-0"

ADDRESS NUMBER NOTES:

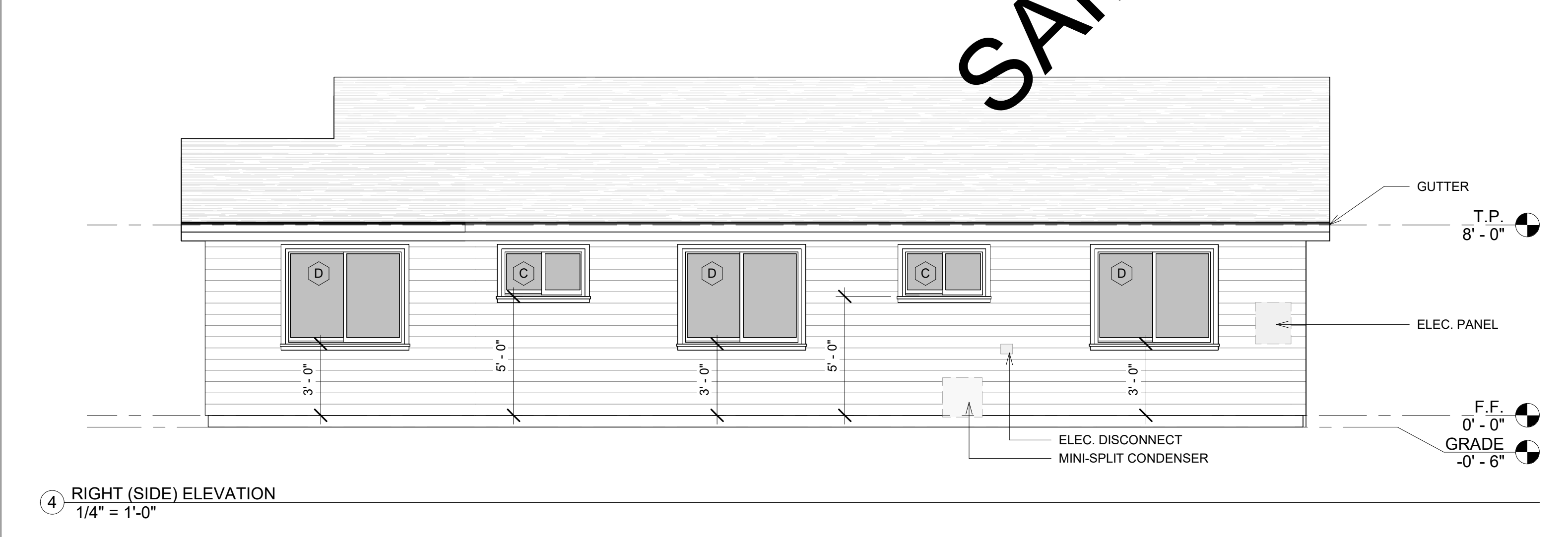
- THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
- ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED 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



2 LEFT (SIDE) ELEVATION
1/4" = 1'-0"

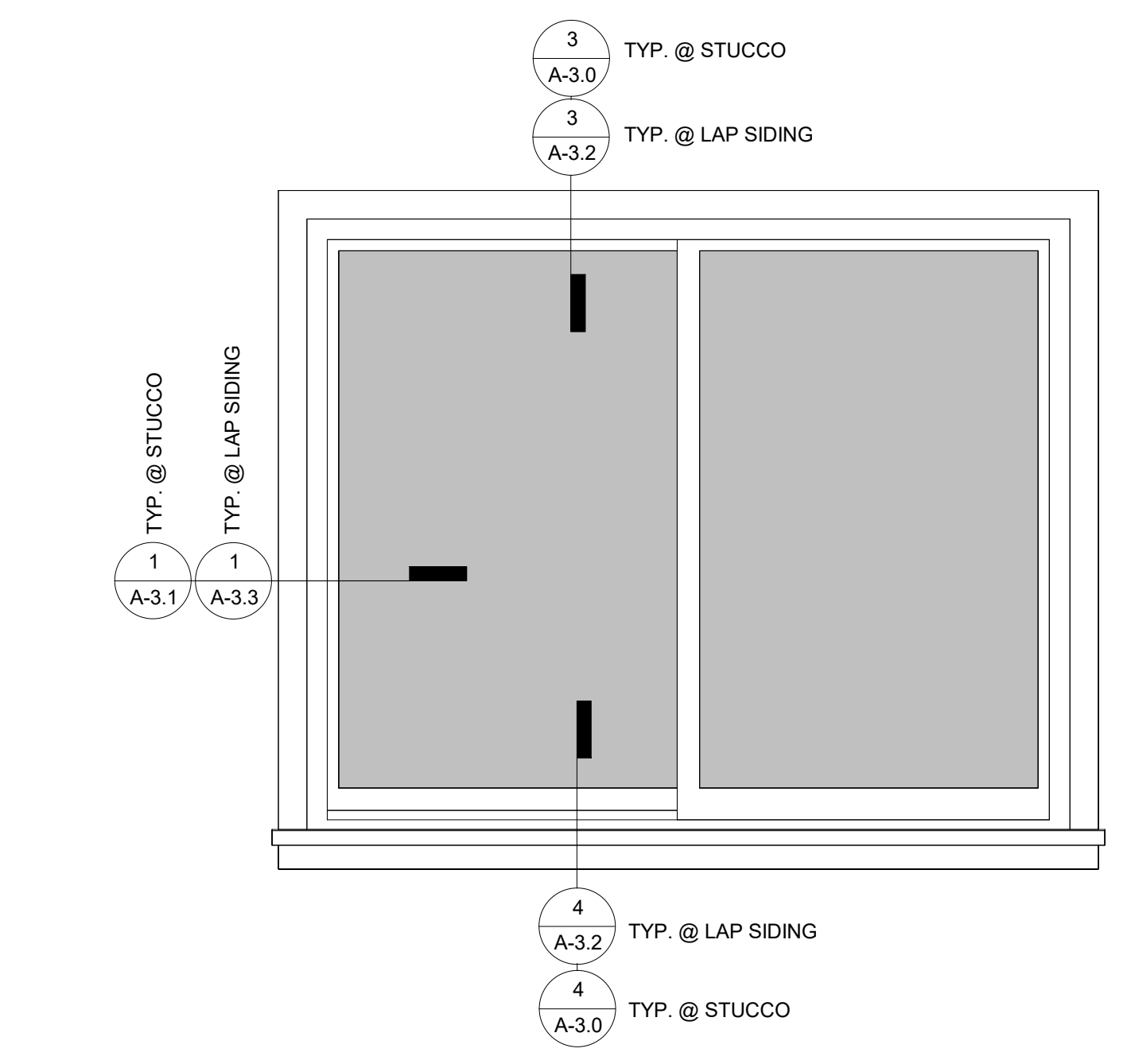


3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT (SIDE) ELEVATION
1/4" = 1'-0"

SAMPLE NOT FOR CONSTRUCTION



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

No.	Date	Description

Sheet Name:
EXTERIOR ELEVATIONS

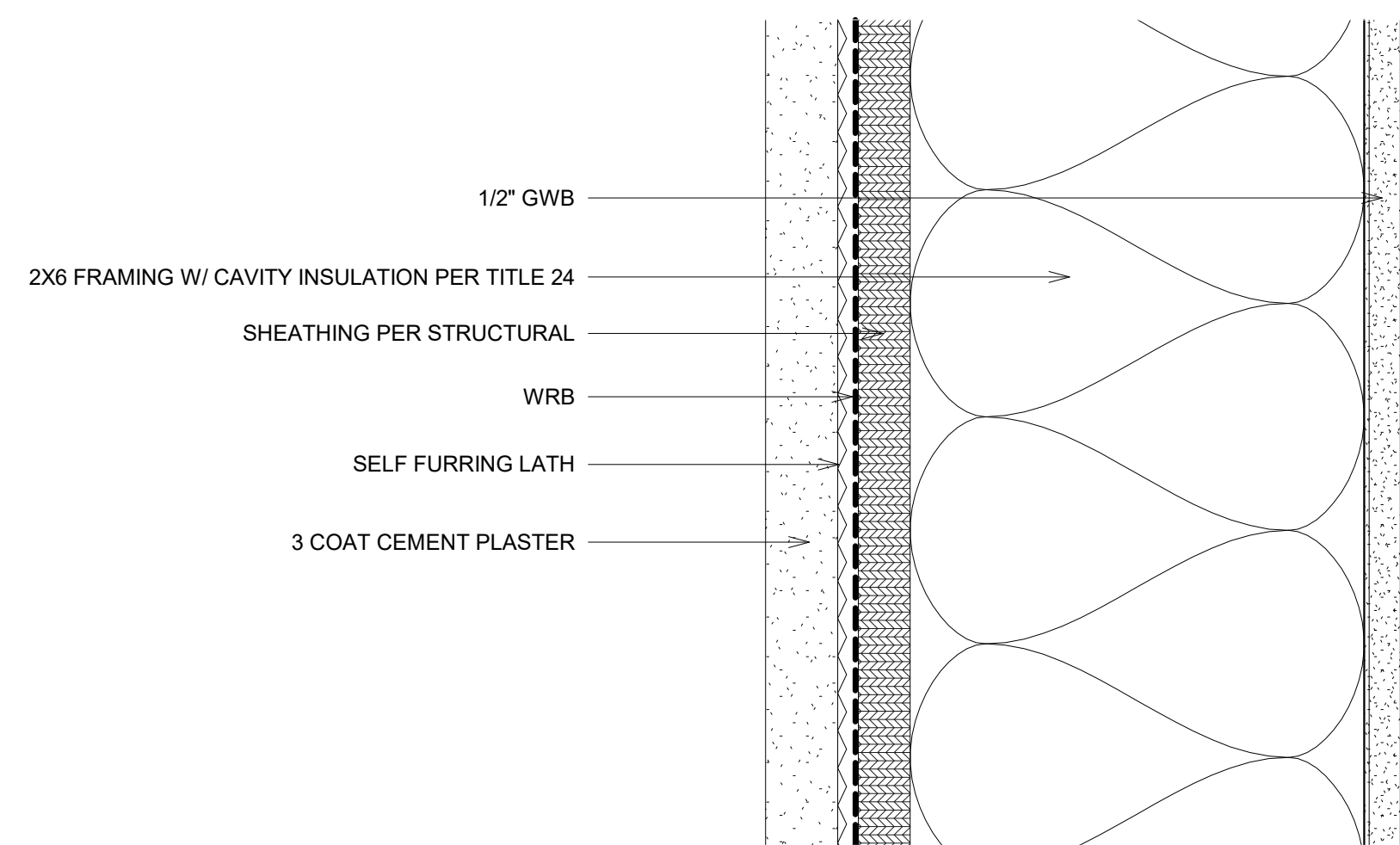
Scale:
 As indicated

Date:
 MAR 2024

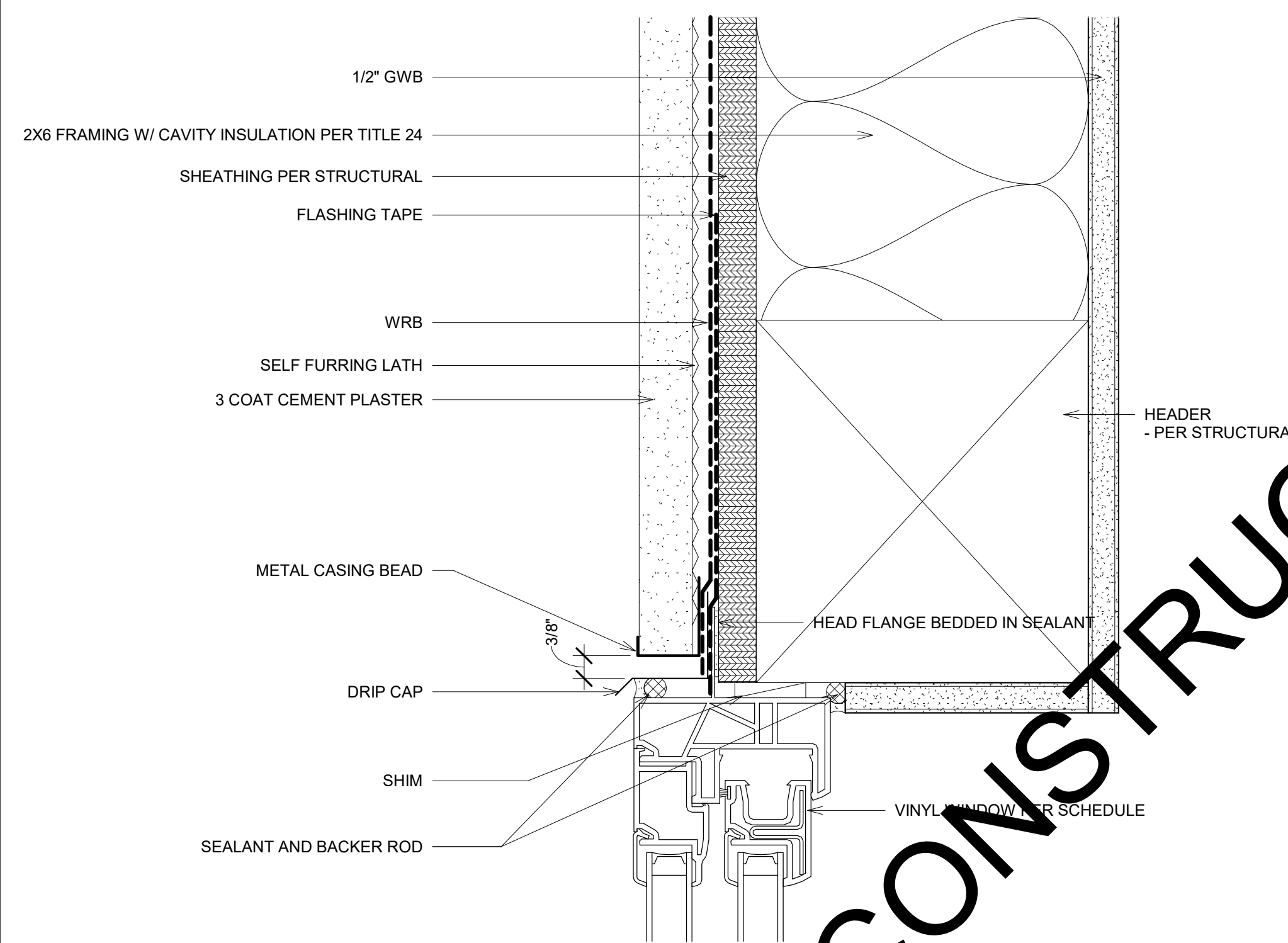
Drawn By:
 LM

Approved By:
 OWNERS

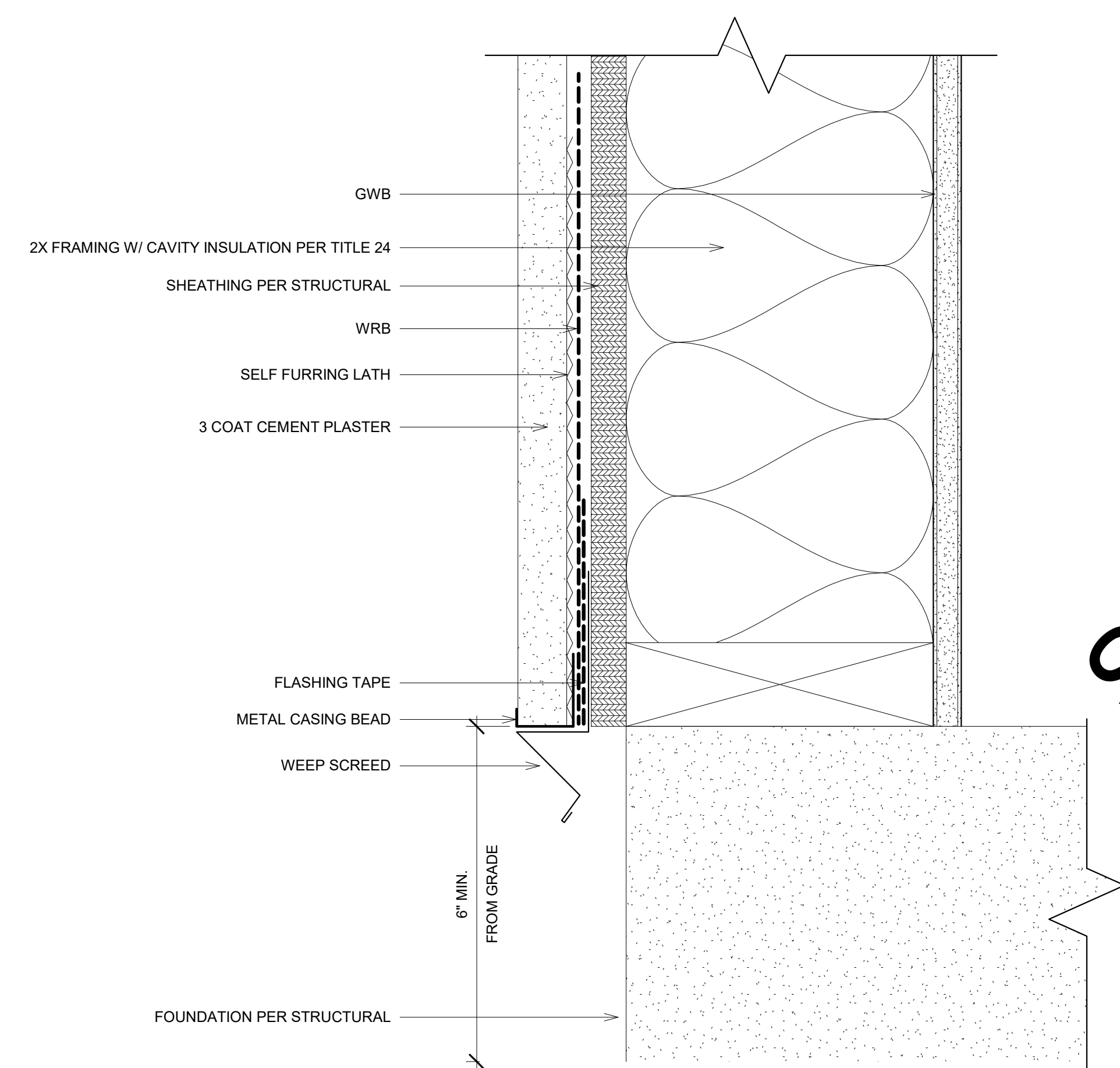
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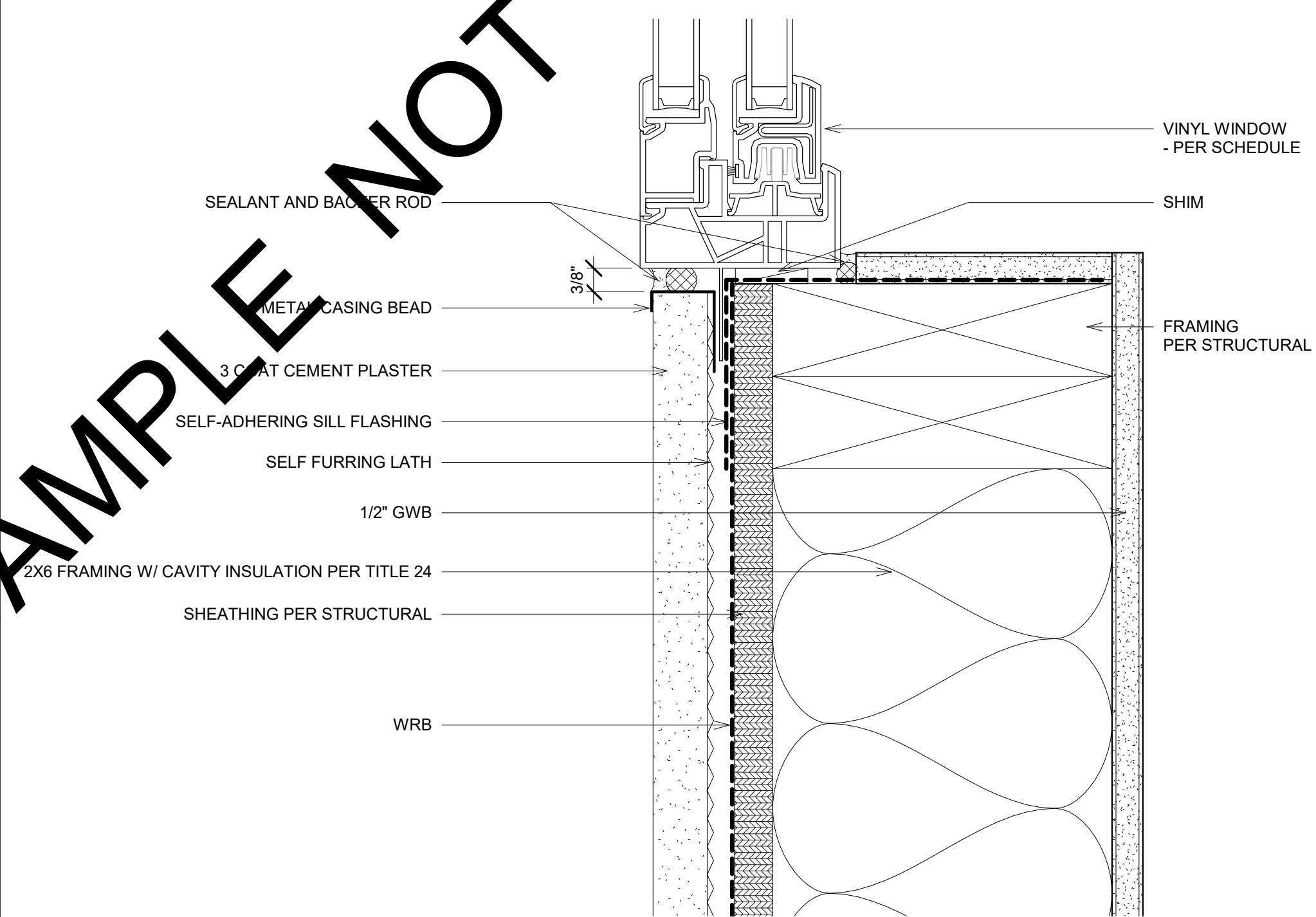
1 STUCCO WALL SECTION
6" = 1'-0"



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

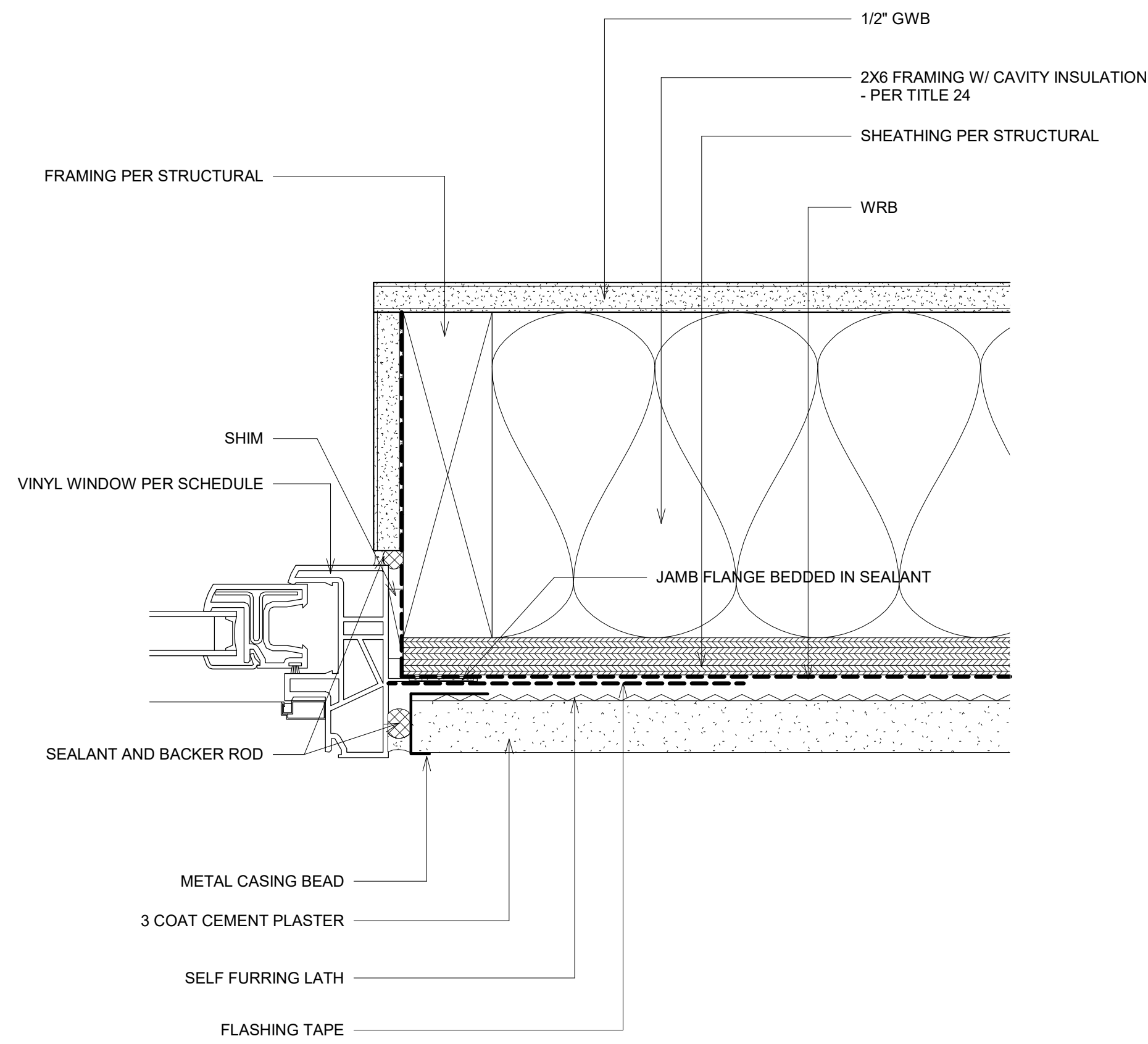


2 STUCCO @ WALL BASE
6" = 1'-0"

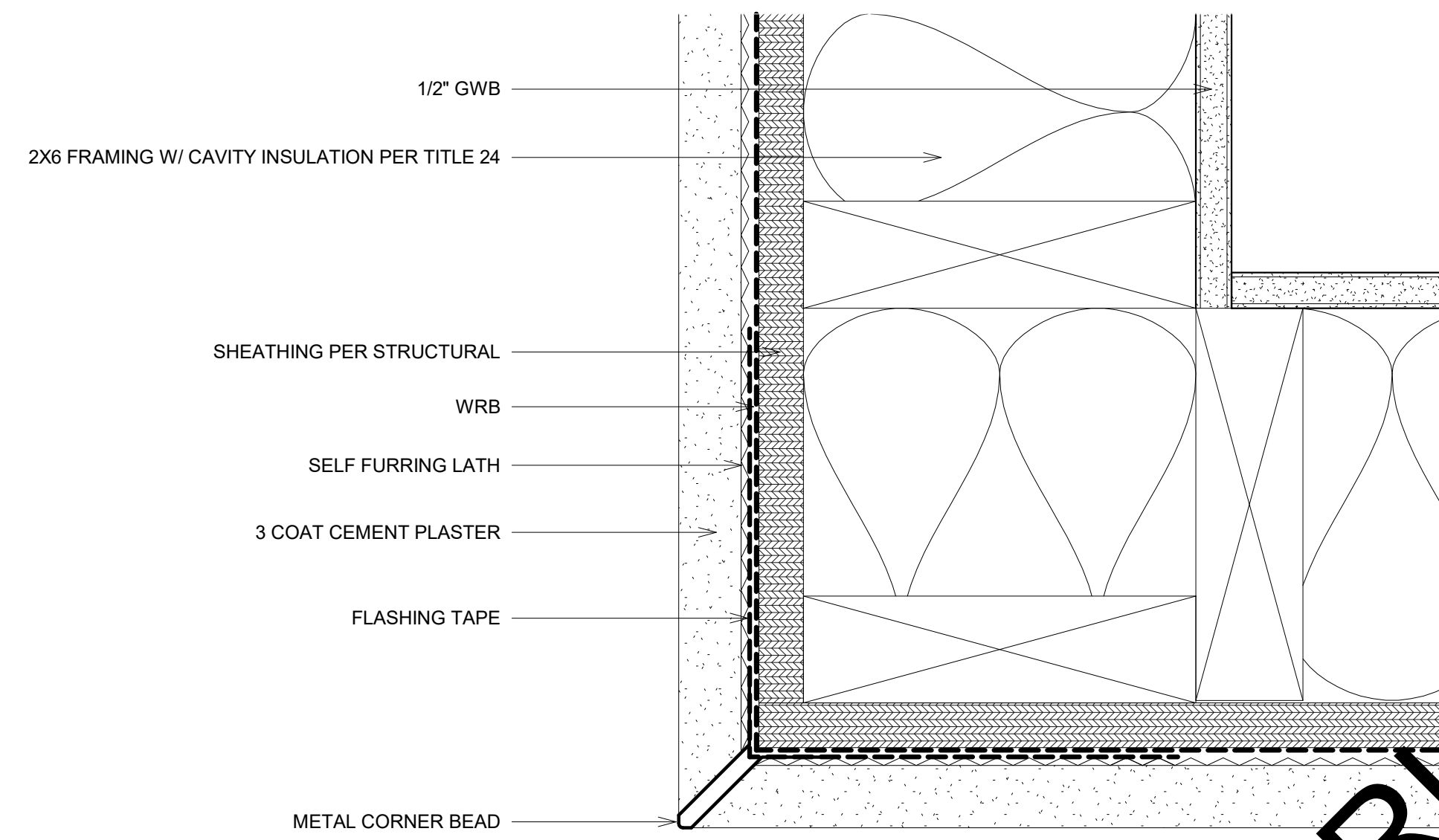


4 STUCCO @ VINYL WINDOW SILL
6" = 1'-0"

SAMPLE NOT FOR CONSTRUCTION



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



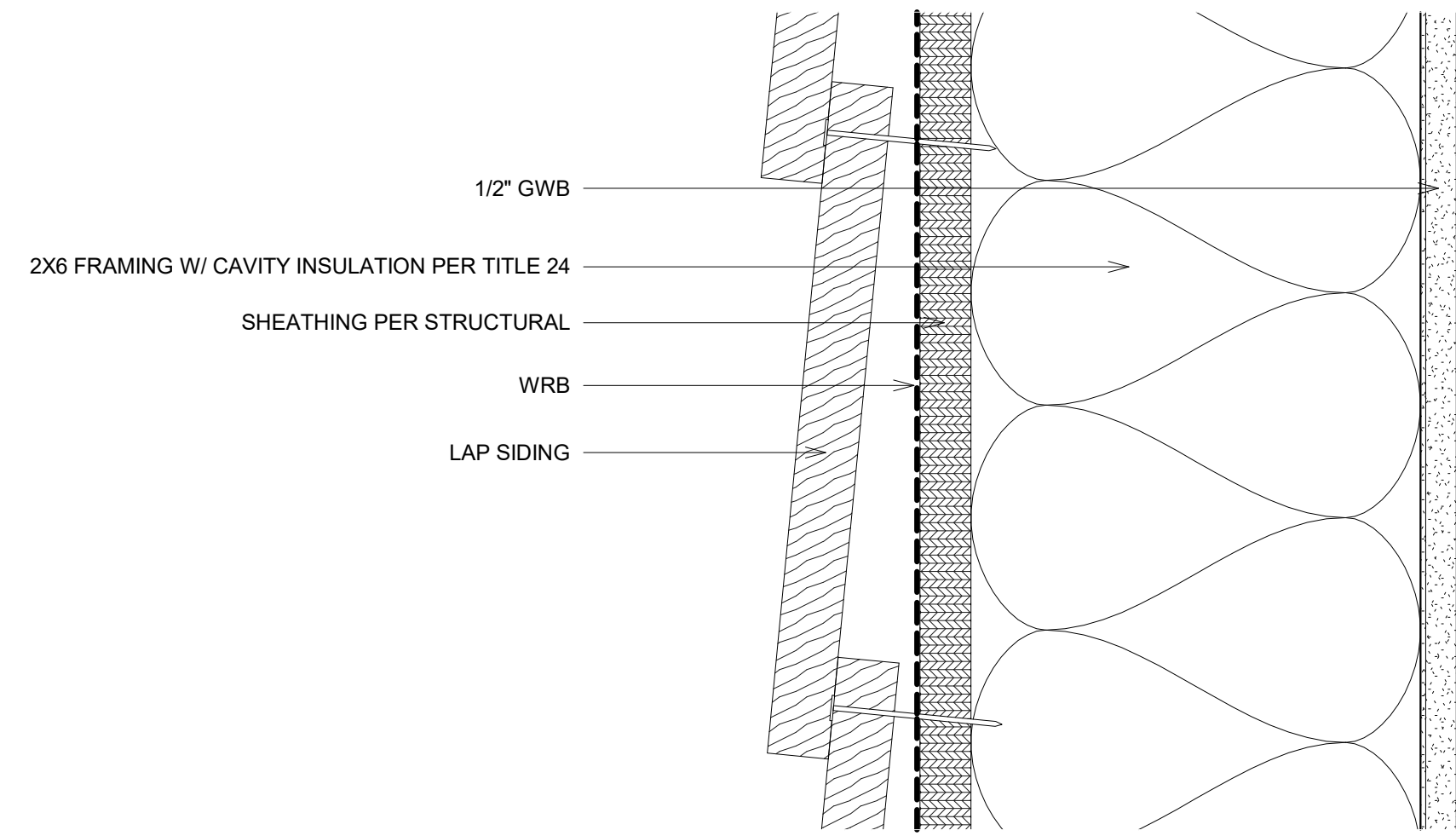
② STUCCO @ OUTSIDE CORNER
6" = 1'-0"

SAMPLE NOT FOR CONSTRUCTION

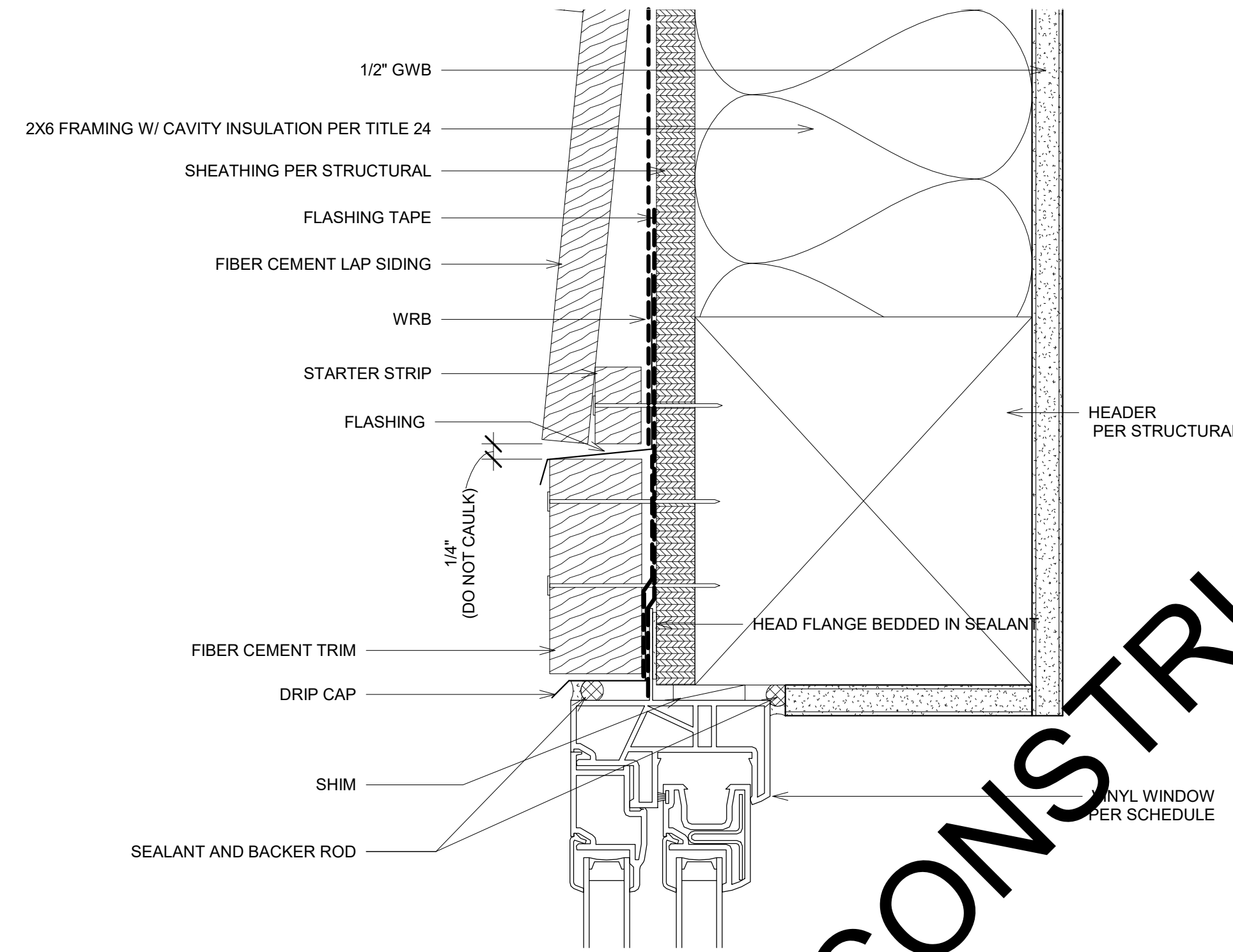
No.	Date	Description

Sheet Name:
STUCCO PLAN
DETAILS

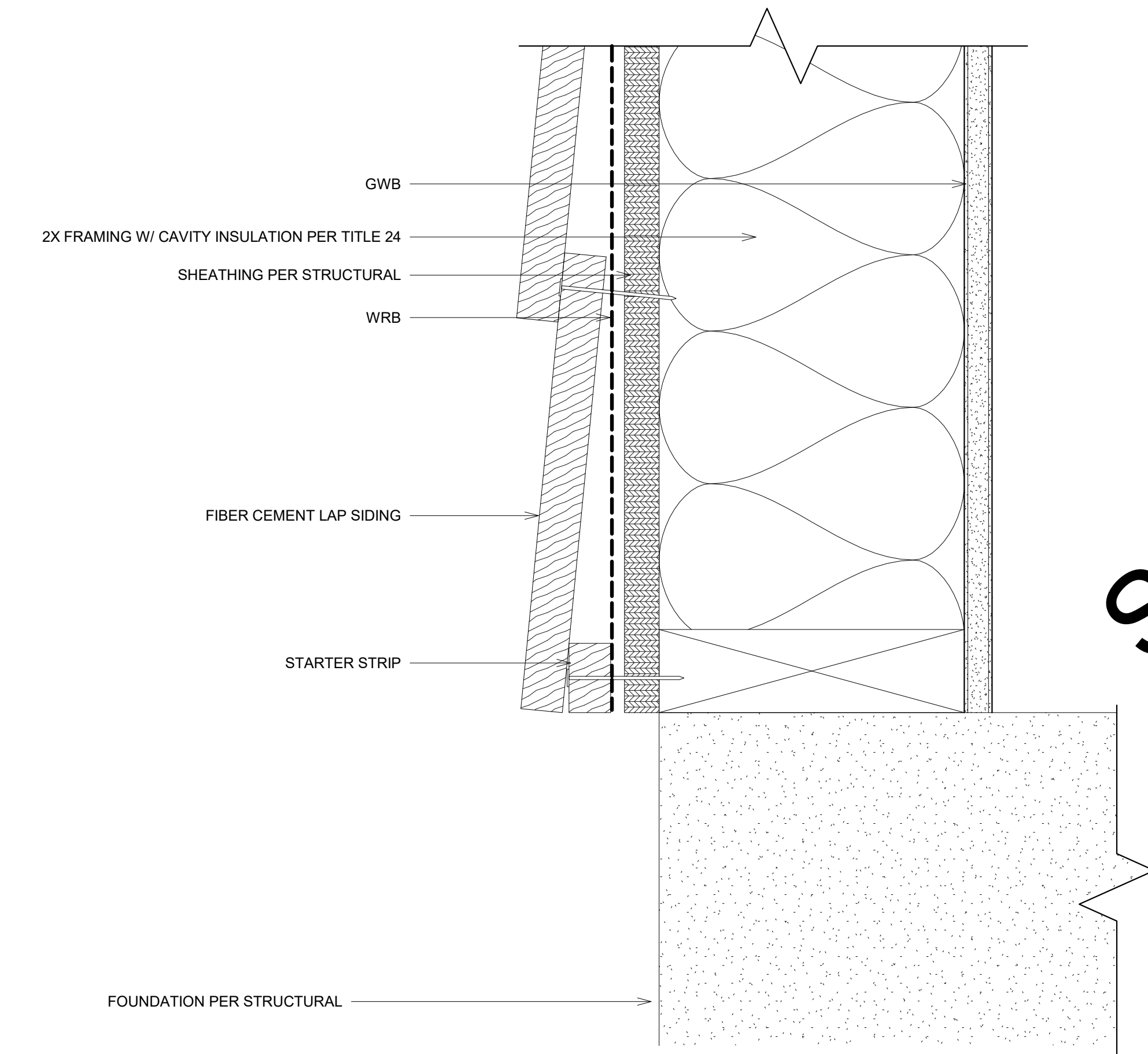
Scale:
6" = 1'-0"
Date:
MAR 2024
Drawn By:
LM
Approved By:
OWNERS
Sheet Number:



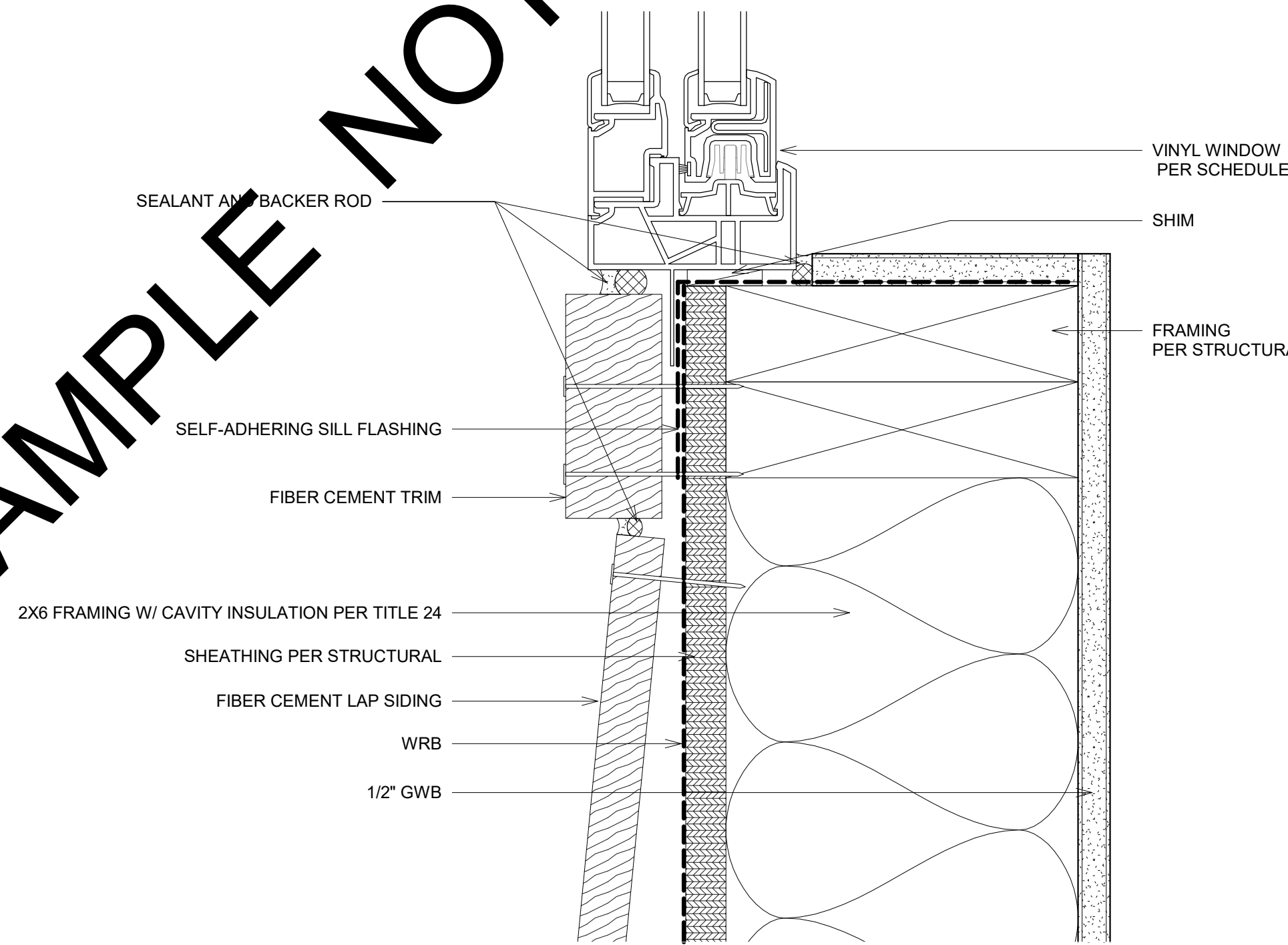
① LAP SIDING WALL SECTION
6" = 1'-0"



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"

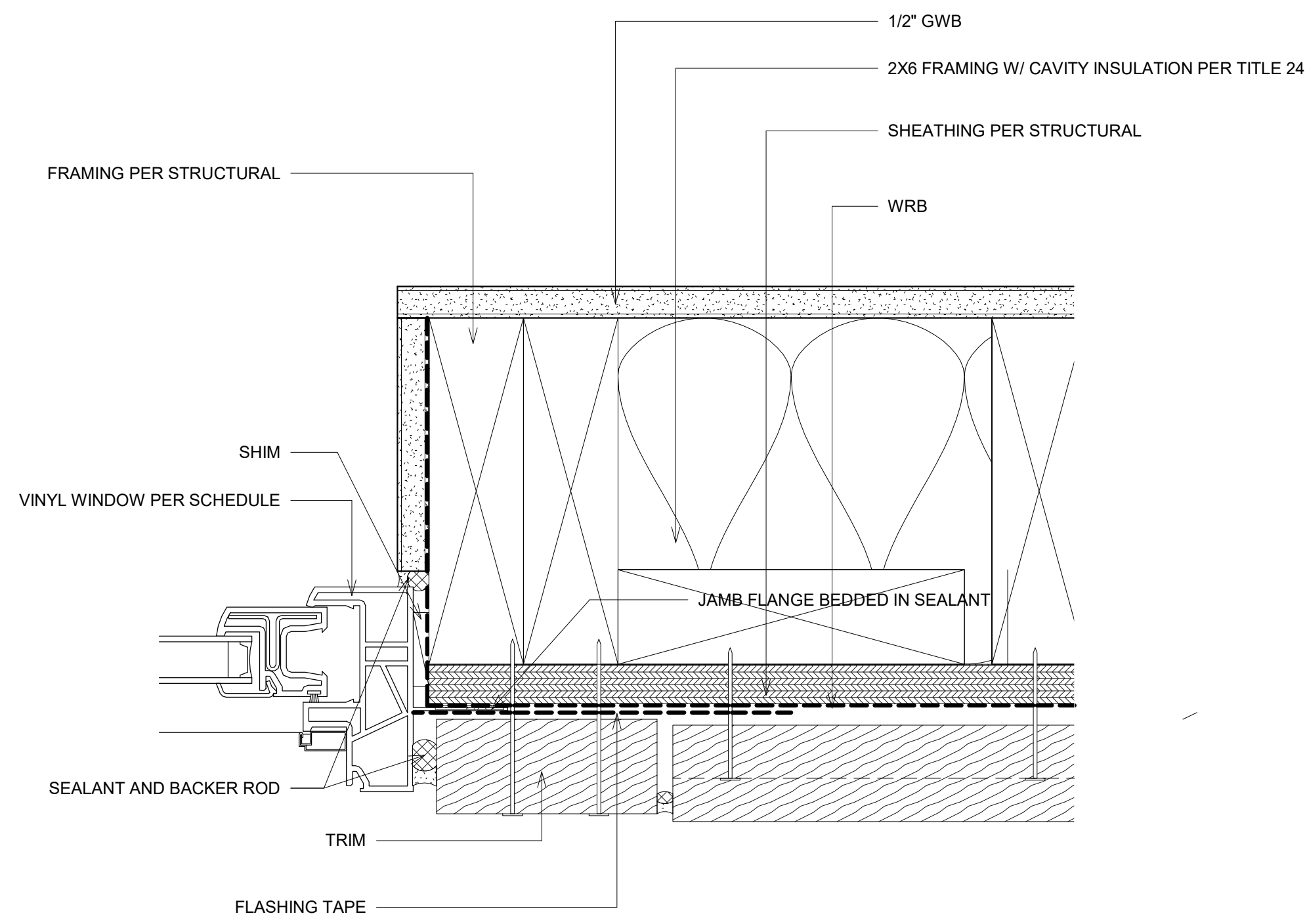
Date:
MAR 2024

Drawn By:
LM

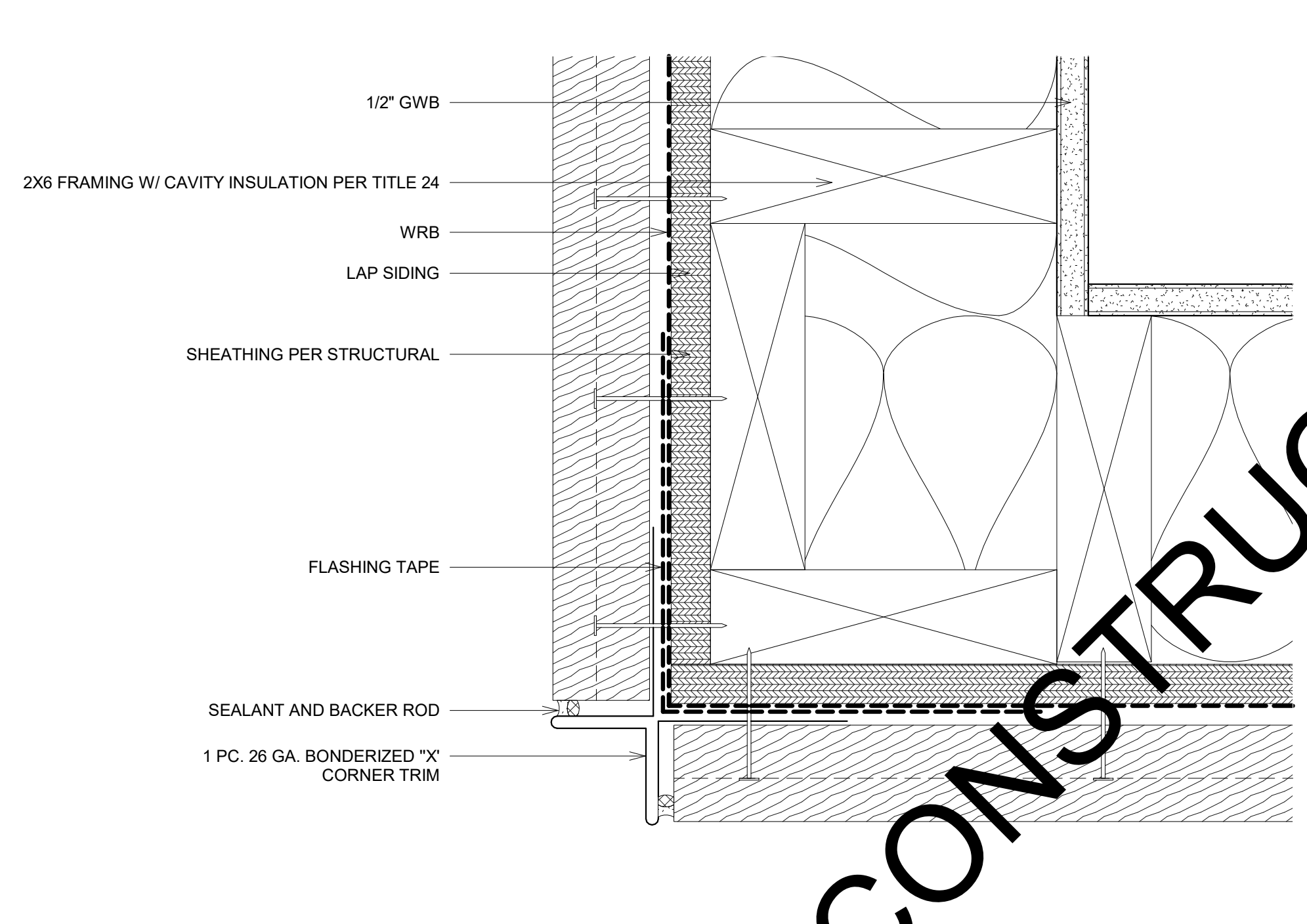
Approved By:
OWNERS

Sheet Number:

SAMPLE NOT FOR CONSTRUCTION



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



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

No.	Date	Description

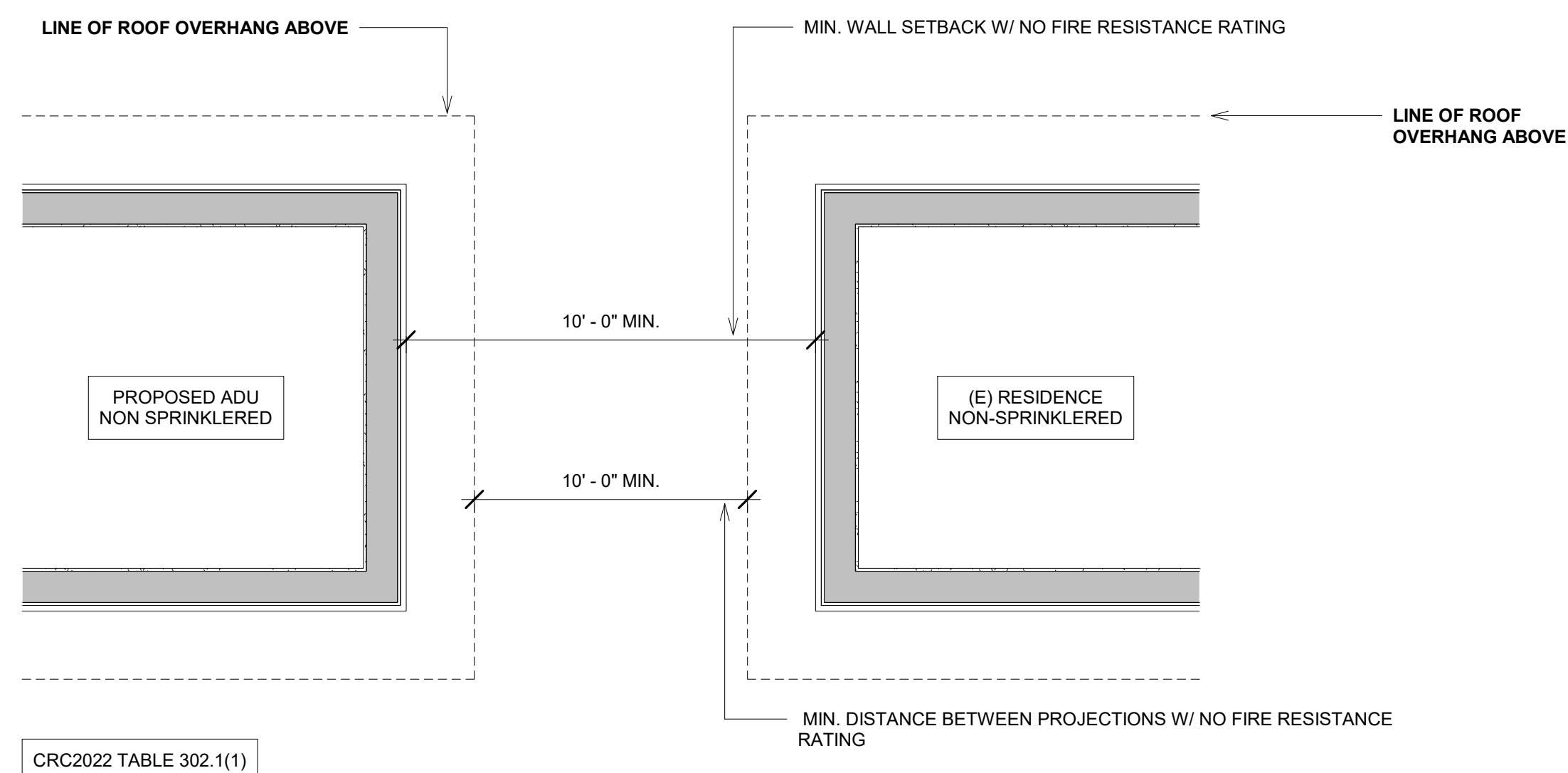
Sheet Name:
**LAP SIDING
 PLAN DETAILS**

Scale:
 6" = 1'-0"
 Date:
MAR 2024
 Drawn By:
 LM
 Approved By:
OWNERS
 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.

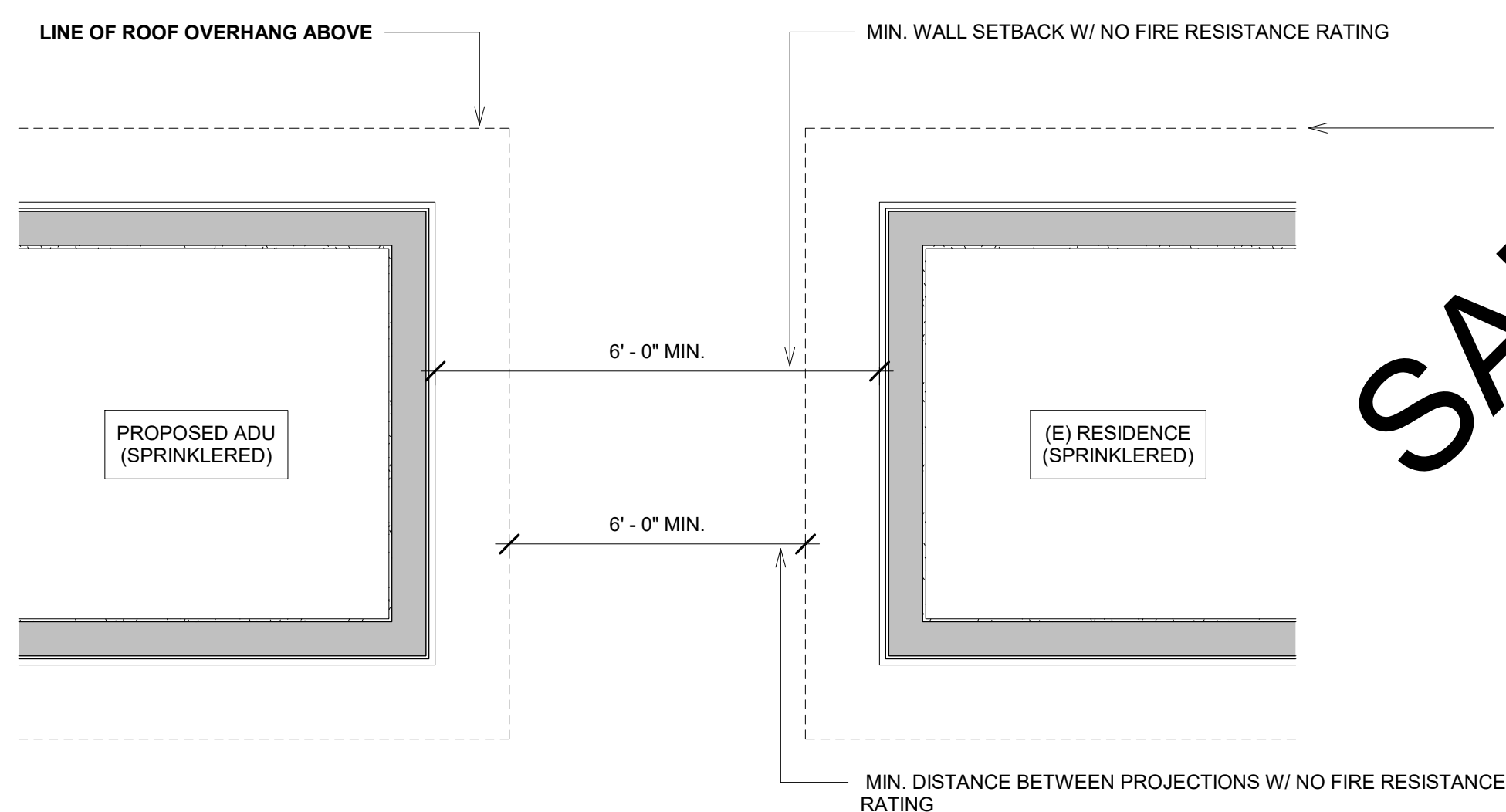
FIREBLOCKING NOTES (IF REQUIRED):

- 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



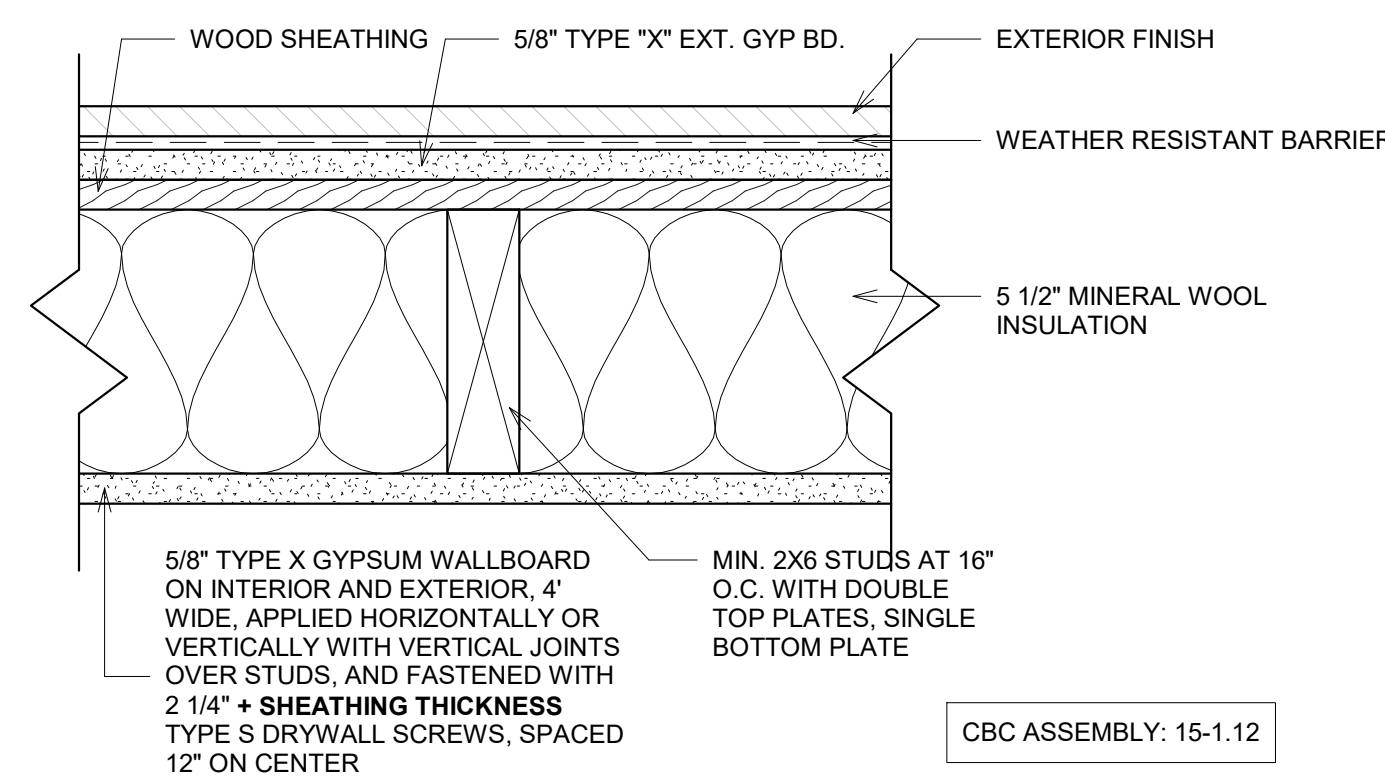
CRC2022 TABLE 302.1(1)

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



CRC2022 TABLE 302.1(2)

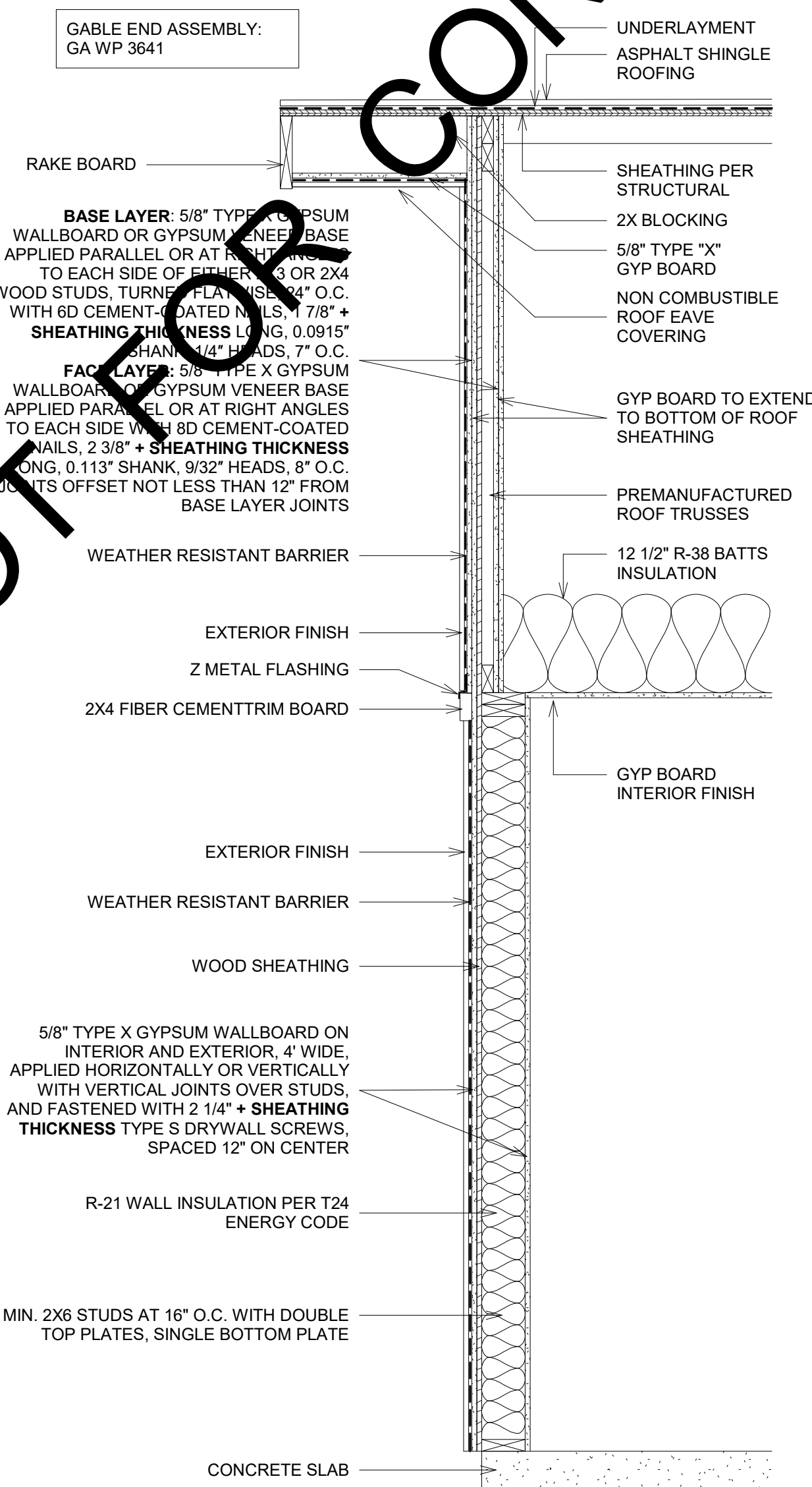
SPRINKLERED FIRE SEPARATION KEY
1/2" = 1'-0"



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

CBC ASSEMBLY: 15-1.12

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



CBC ASSEMBLY: 15-1.12

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
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		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
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section R302.4	< 3 feet
		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.

TRUSS NOTES

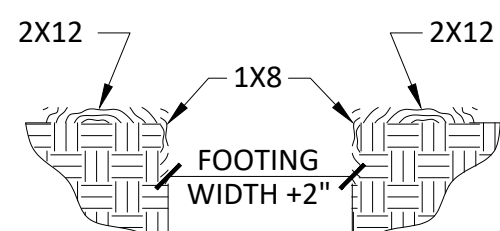
- DESIGN LOADS:
TOP CHORD PER TRUSS CALCS = 12PSF
BOTTOM CHORD PER TRUSS CALCS = 8PSF
1. TOP CHORD TO BE MINIMUM 2X4 TYPICAL - 2X4 ALL OTHER MEMBERS (U.N.O.)...

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...

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 columns: NAIL SIZE, NAIL TYPE, and NAILING LOCATION. Includes entries like 8D, 10D, 16D, 20D for various truss and framing members.

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.

- 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...

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.

Table with columns: BOLT DIAMETER, MI WASHER, STEEL WASHER. Lists sizes for 1/2", 3/8", 3/4", 7/8", and 1" diameters.

- 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.

ABBREVIATIONS

Table listing abbreviations for materials and components: ANCHOR BOLT, BETWEEN, CENTER TO CENTER, CONSTRUCTION JOINT, CONTROL JOINT, CLEAR, CONCRETE, CONTINUOUS COMPLETE PENETRATION, DOUGLAS FIR, DEAD LOAD, EXISTING, EXPANSION JOINT, EDGE NAILING, FACE OF BLOCK, FACE OF CONCRETE, FINISH FLOOR, FLOOR, FACE OF STUD, FOOTING, GAUGE, GLUED-LAMINATED BEAM, HEADER, HIGH STRENGTH BOLT (A-325), HEIGHT, JOIST HANGER (SIMPSON), LIVE LOAD, LAG SCREW, LAMINATED STRAND LUMBER, LIGHT WEIGHT, LAMINATED VENEER LUMBER, MANUFACTURER.

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.

DESIGN CRITERIA

Table with columns: CRITERION, VALUE, and REFERENCE. Includes seismic criteria (SDC, Risk Category, etc.), gravity loading (Roof Live, Roof Dead, Wall Dead), wind criteria (Ultimate Wind, Basic Wind, etc.), and soil bearing.

STRUCTURAL INDEX

Table listing structural notes and specifications: SN1 STRUCTURAL NOTES AND SPECIFICATIONS, S1.0 FOUNDATION AND SHEARWALL PLAN, S2.0 SHEARWALL PLAN, S3.0 ROOF FRAMING PLAN, SD1 STRUCTURAL DETAILS, SD2 STRUCTURAL DETAILS, SD3 STRUCTURAL DETAILS.



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STRUCTURAL NOTES AND SPECIFICATIONS

PERMIT READY

ACCESSORY DWELLING UNIT PLANS - MODEL D

TITLE:

ADDRESS:

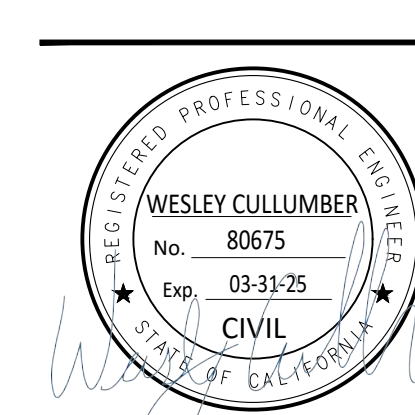
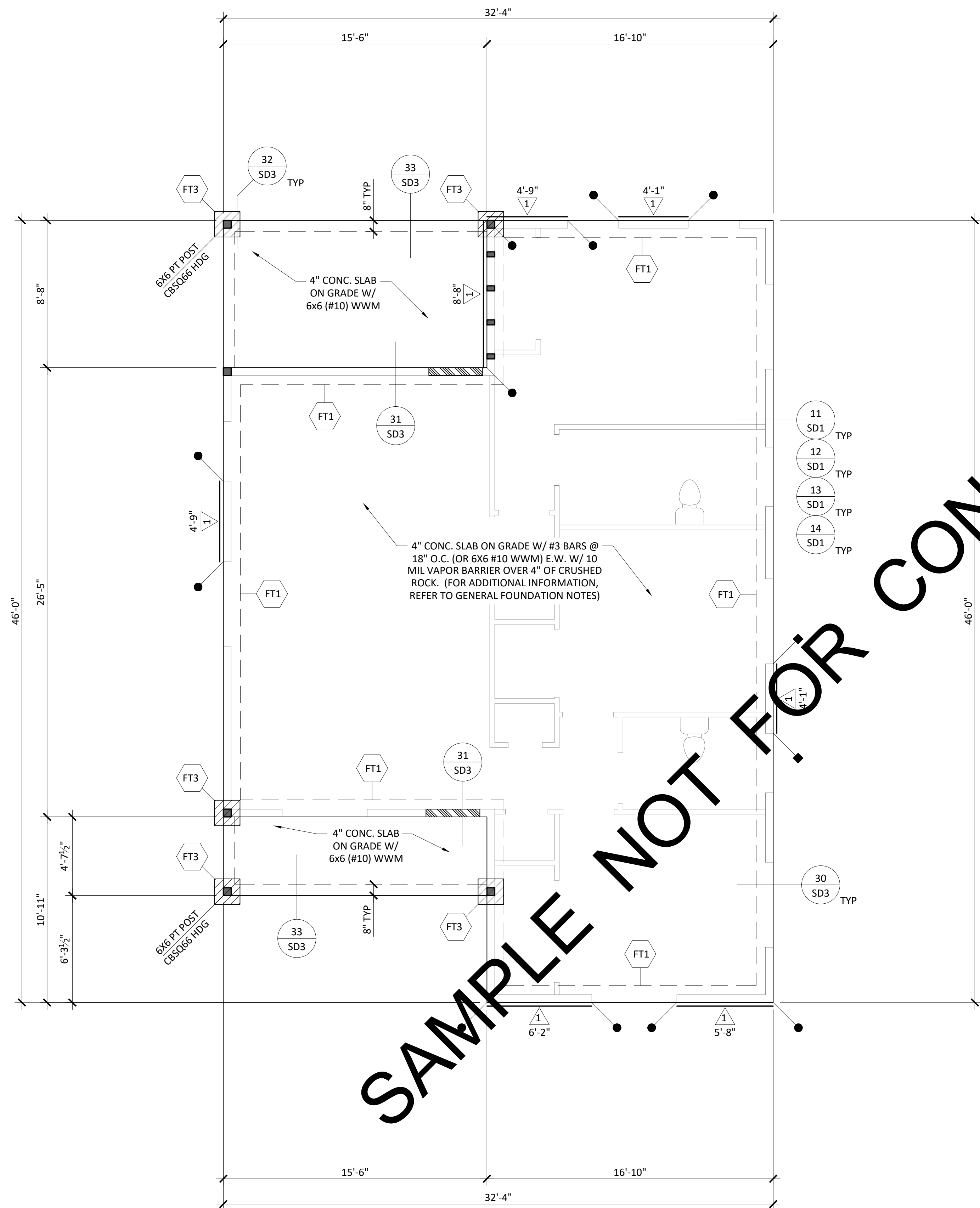


Table with columns: NO., REVISIONS. Includes a scale bar and revision log.

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

SN1



FOUNDATION AND SHEARWALL PLAN
SCALE: 1/4" = 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 3/8"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"x1/2" 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 RETARD 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 SIZE
- POST - SEE IN VIEW FOR POST SIZE AND TYPE.

SHEARWALL SCHEDULE

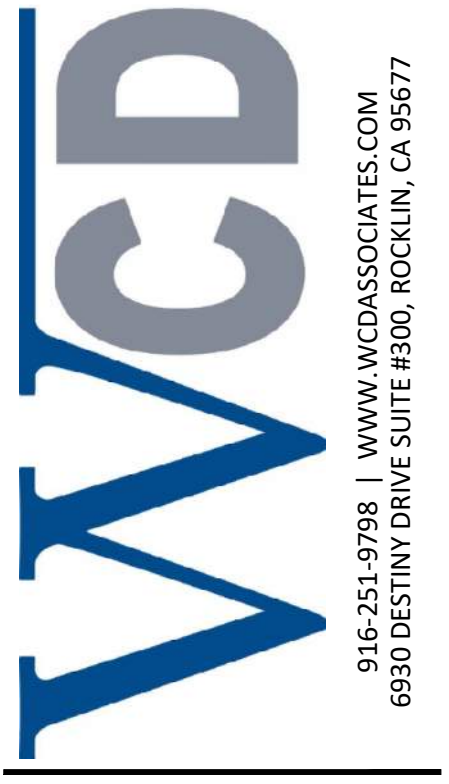
#	PLF	SHEATHING/NAILING	MUD SILL	ANCHOR BOLTS	VERT. MEMBER @ ADJ. PANEL EDGES	SOLE PLATE TO RIM	RIM TO SILL PLATE (A35 CLIPS)
260	PLF	3/8" APA RATED ONE FACE w/8d COMMONS @ 6" O.C. EDGE & 12" O.C. FIELD. 8" O.C. FIELD AT FIRE RATED WALLS ONLY	2x	5/8" @ 48" O.C.	2x	SDWS22500DB @ 12" O.C.	@ 24" C.C.

- 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.



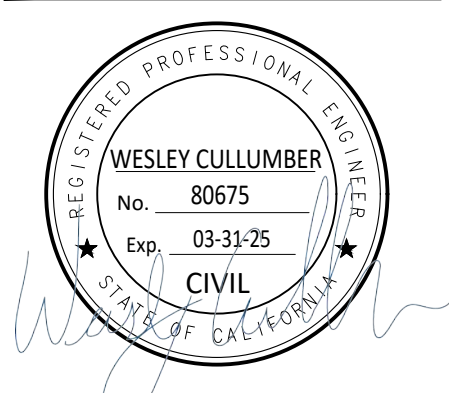
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FOUNDATION AND SHEARWALL PLAN

PERMIT READY

ACCESSORY DWELLING UNIT PLANS - MODEL D

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.

S1.0

SHEARWALL SCHEDULE

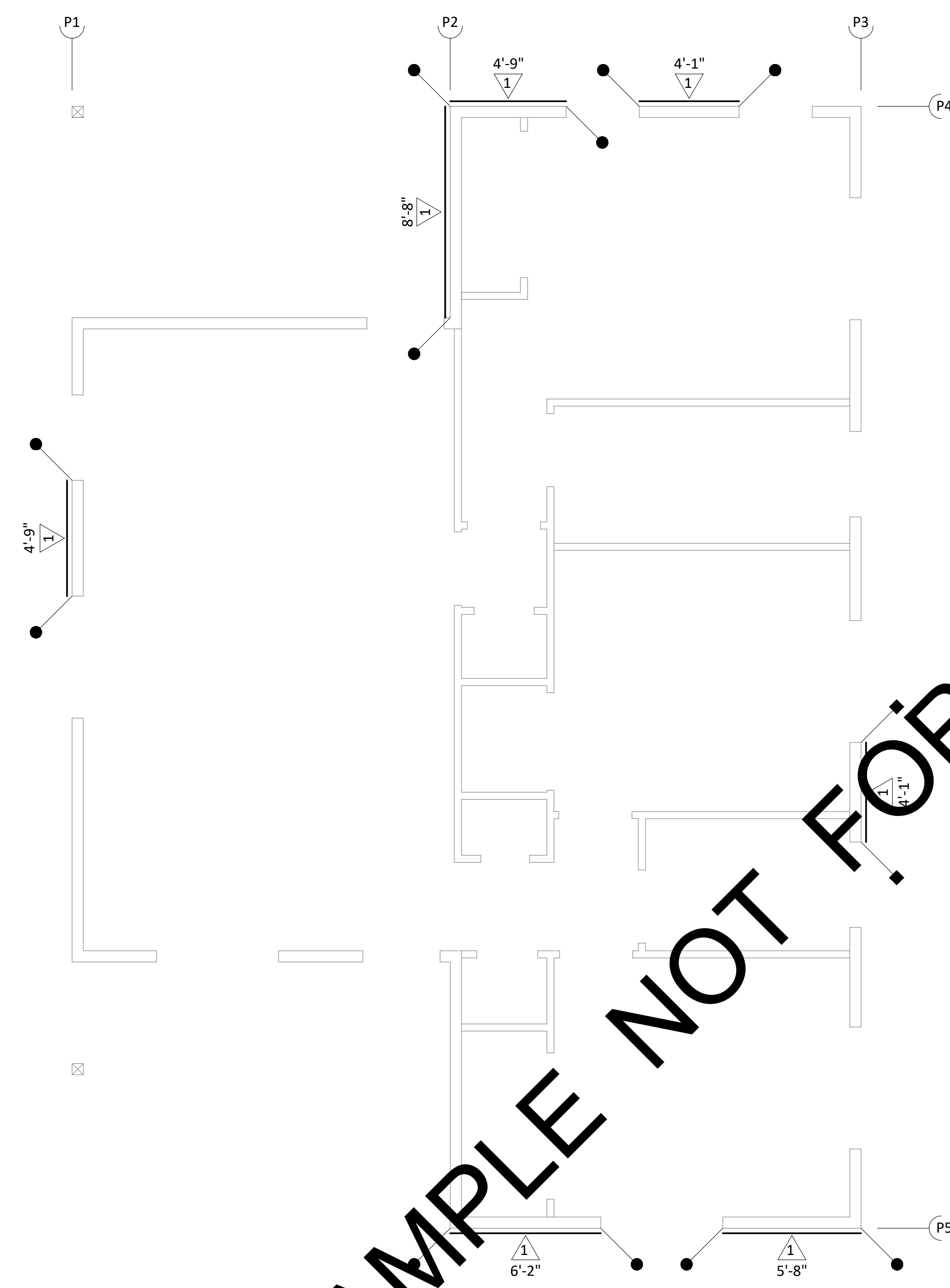
#	##### PLF	SHEATHING/NAILING	MUD SILL	ANCHOR BOLTS	VERT. MEMBER @ ADJ. PANEL EDGES	SOLE PLATE TO RIM	RIM TO SILL PLATE (A35 CLIPS)
1	260 PLF	3/8" APA RATED ONE FACE w/8d COMMONS @ 6" O.C. EDGE & 12" O.C. FIELD. 8" O.C. FIELD AT FIRE RATED WALLS ONLY	2x	3/8" @ 48" O.C.	2x	SDWS22500DB @ 12" O.C.	@ 24"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

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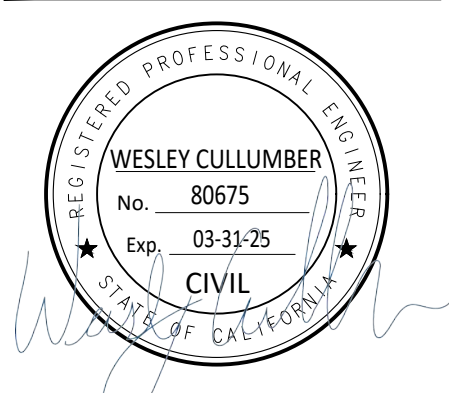
SHEARWALL PLAN
SCALE: 3/4" = 1'-0"



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TITLE: SHEARWALL PLAN
ADDRESS: PERMIT READY
ACCESSORY DWELLING UNIT PLANS - MODEL D

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.

S2.0

ROOF BEAM SCHEDULE

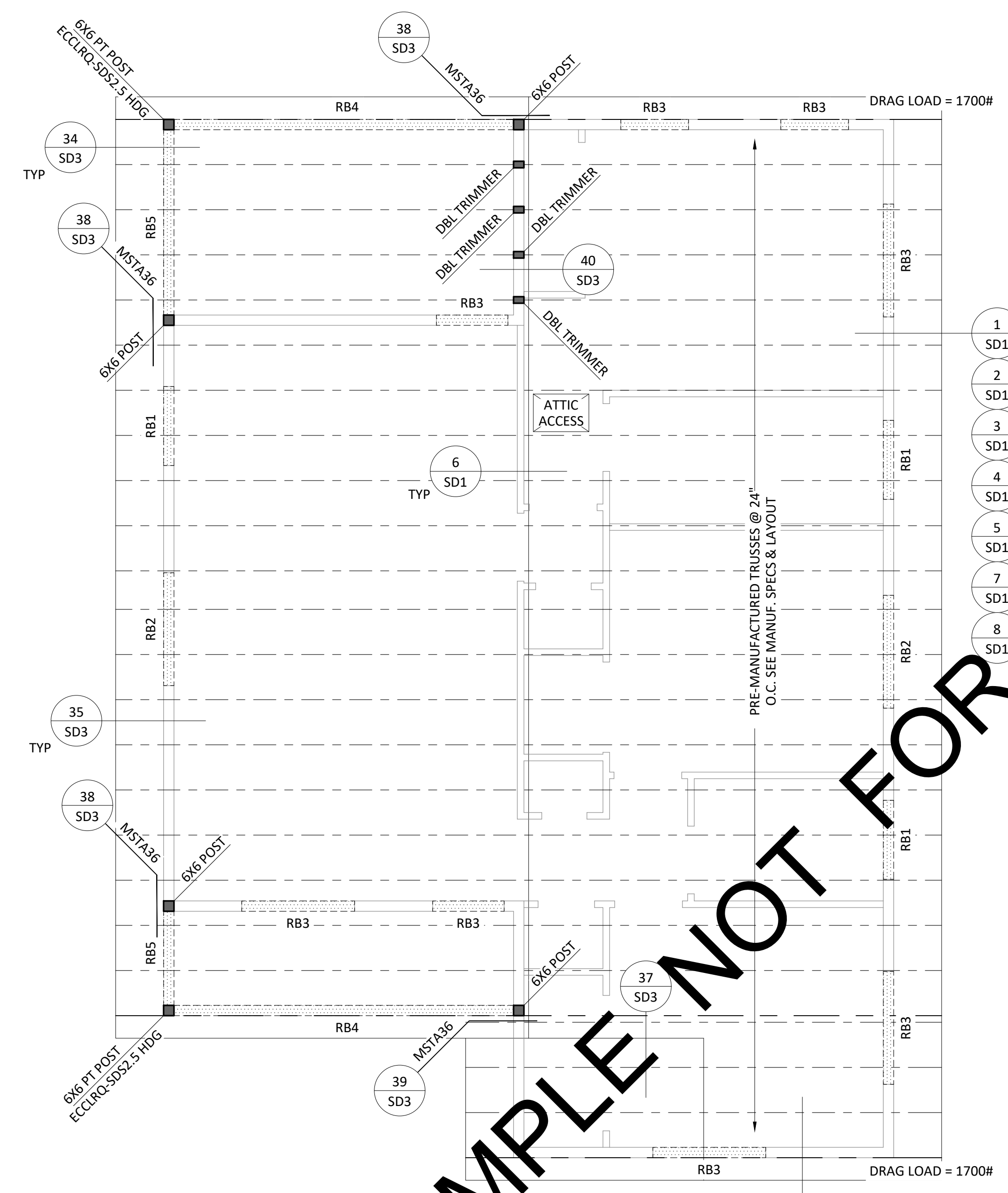
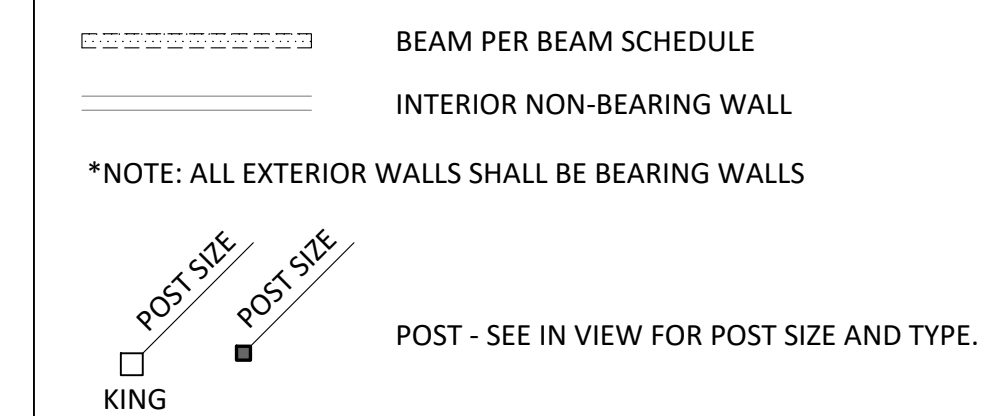
NAME	PLY	SIZE	TYPE	LOCATION
RB1	1	6X6	DF-L#2	HEADER
RB2	1	6X8	DF-L#2	HEADER
RB3	1	6X6	DF-L#2	HEADER
RB4	1	6X10	PTDF-L#2	DROP
RB5	1	6X10	PTDF-L#2	DROP

- 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 3/4" STRUCT GRADE I WITH 8D @ 6" OC EN & 6" OC FIELD NAILING, U.N.O. 6" EDGE & 6" INTERMEDIATE AT EAVE END & OVERHANGS. 3/2" 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.
- MAX RAKE AT GABLE END OVERHANG TO BE HALF OF THE TRUSS SPACING.

ROOF LEGEND



SAMPLE NOT FOR CONSTRUCTION

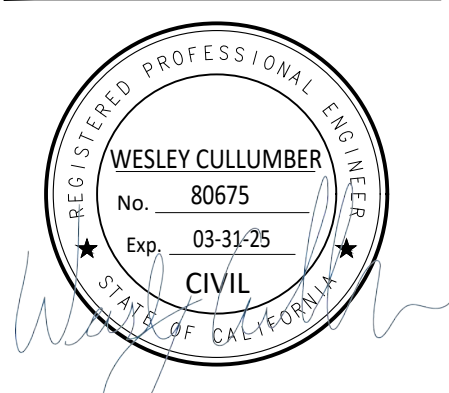
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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TITLE: ROOF FRAMING PLAN
 ADDRESS: PERMIT READY
 ACCESSORY DWELLING UNIT PLANS - MODEL D

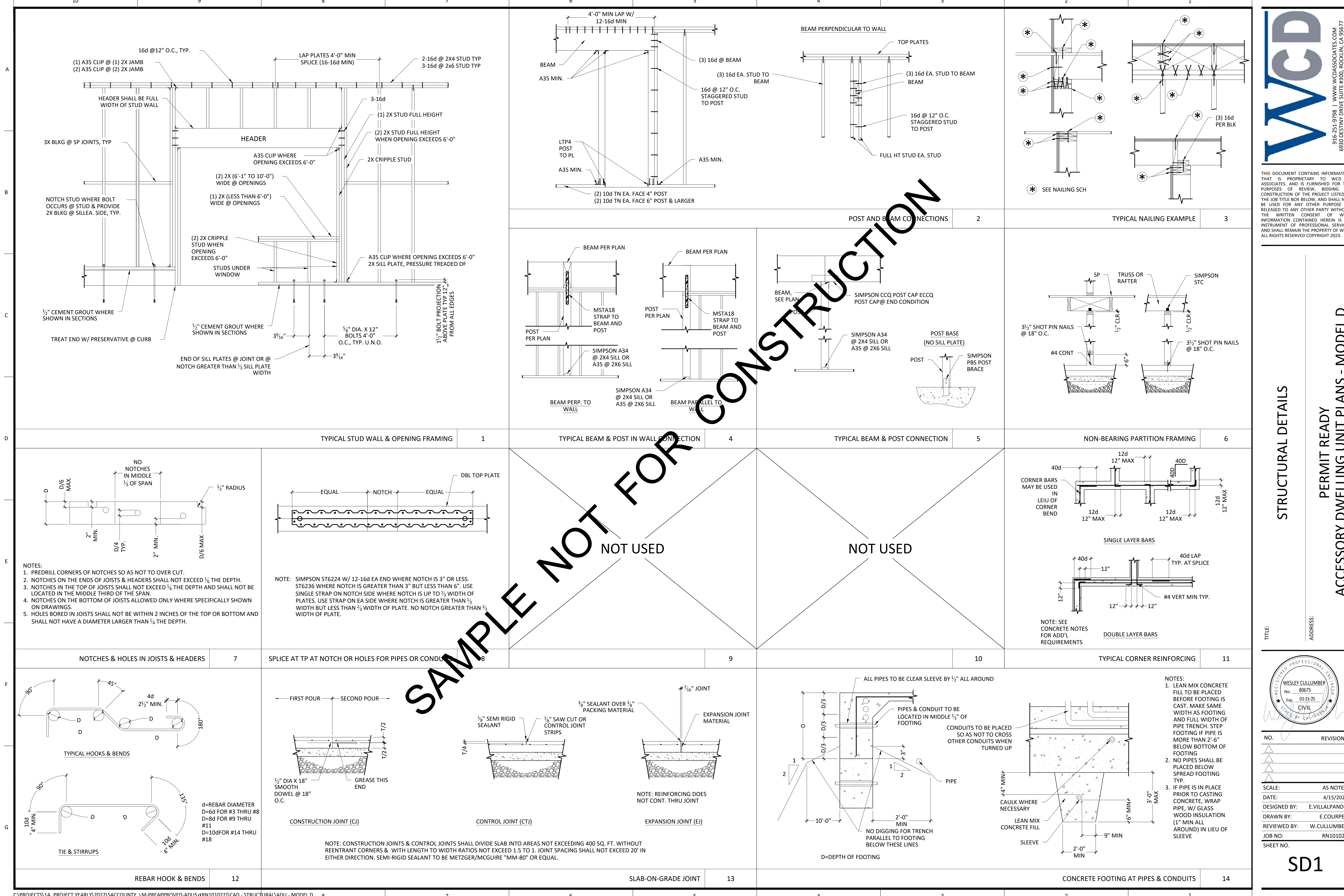
TITLE:
ADDRESS:



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.

S3.0



SAMPLE NOT FOR CONSTRUCTION

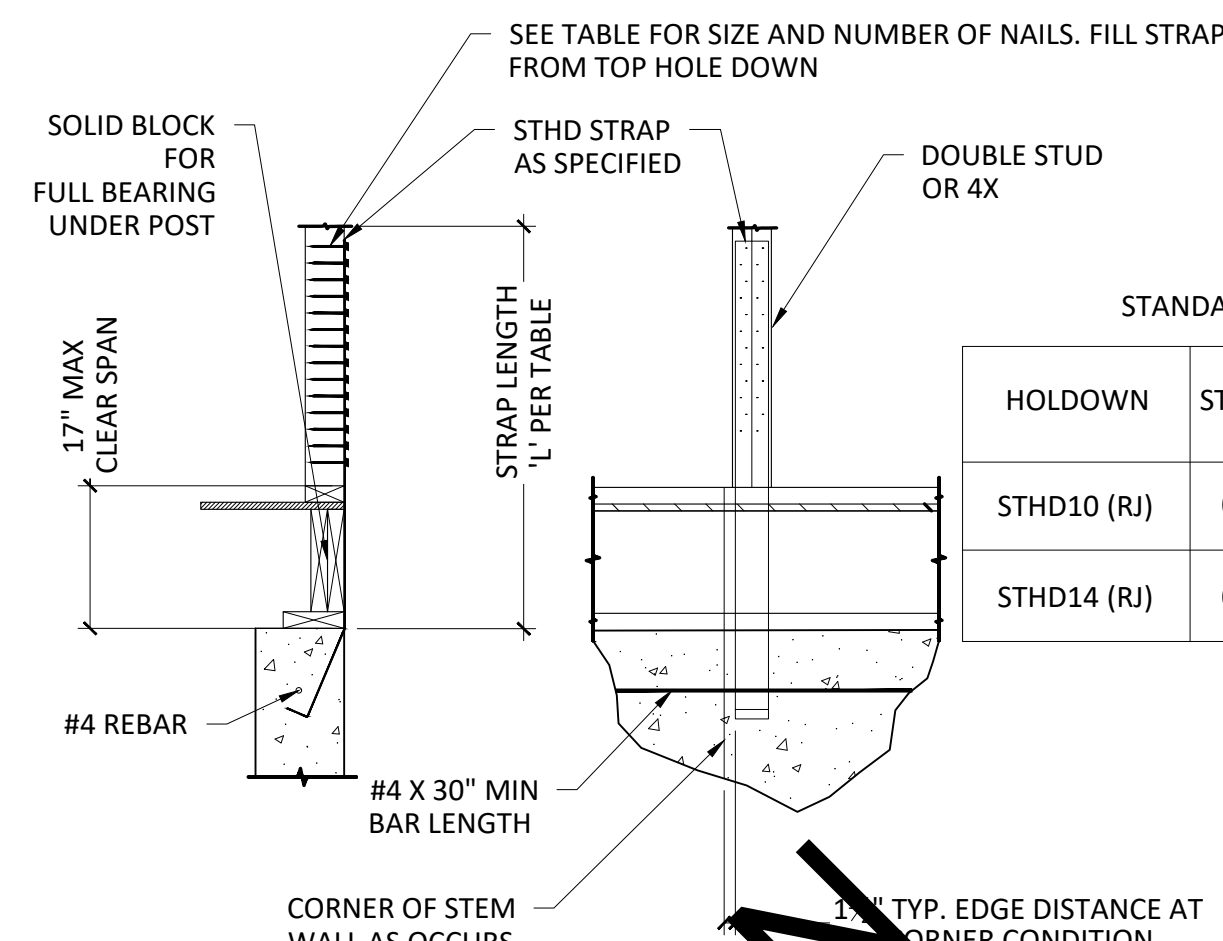
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STRUCTURAL DETAILS
 PERMIT READY
 ACCESSORY DWELLING UNIT PLANS - MODEL D

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

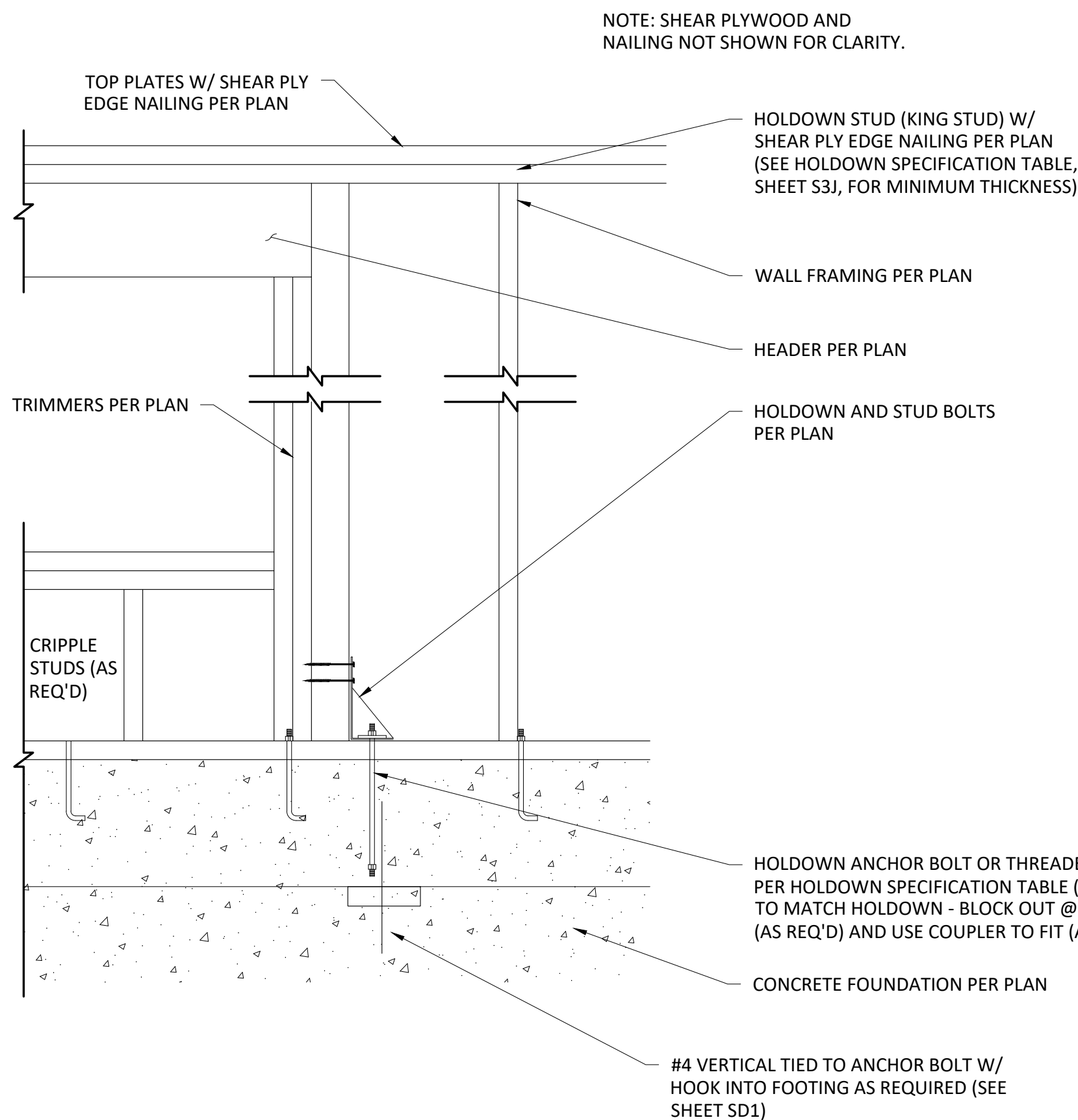
NOT USED

NOT USED



STANDARD INSTALLATION						
HOLDOWN	STEM WALL	STRAP LENGTH (L)	STRAP LENGTH (R) (L)	MIN REBAR IN FOOTING	HD POST	HD TO POST CONNECTION
STHD10 (RJ)	6" OR 8"	24 3/8"	38 1/2"	(1) #4 TOP/BOT	(2) 2x OR 4x	(24) 16d SINKERS
STHD14 (RJ)	6" OR 8"	26 1/8"	39 3/8"	(1) #4 TOP/BOT	(2) 2x OR 4x	(30) 16d SINKERS

STHD INSTALLATION & DETAILS



TYPICAL HOLDOWN AT WINDOW/DOOR

EDGE NAILING (EN) AS CALLED FOR ON PLANS & SECTIONS APPLIES TO EDGES OF ALL SHEETS & AT ALL INTERIOR LINES AS FOLLOWS:

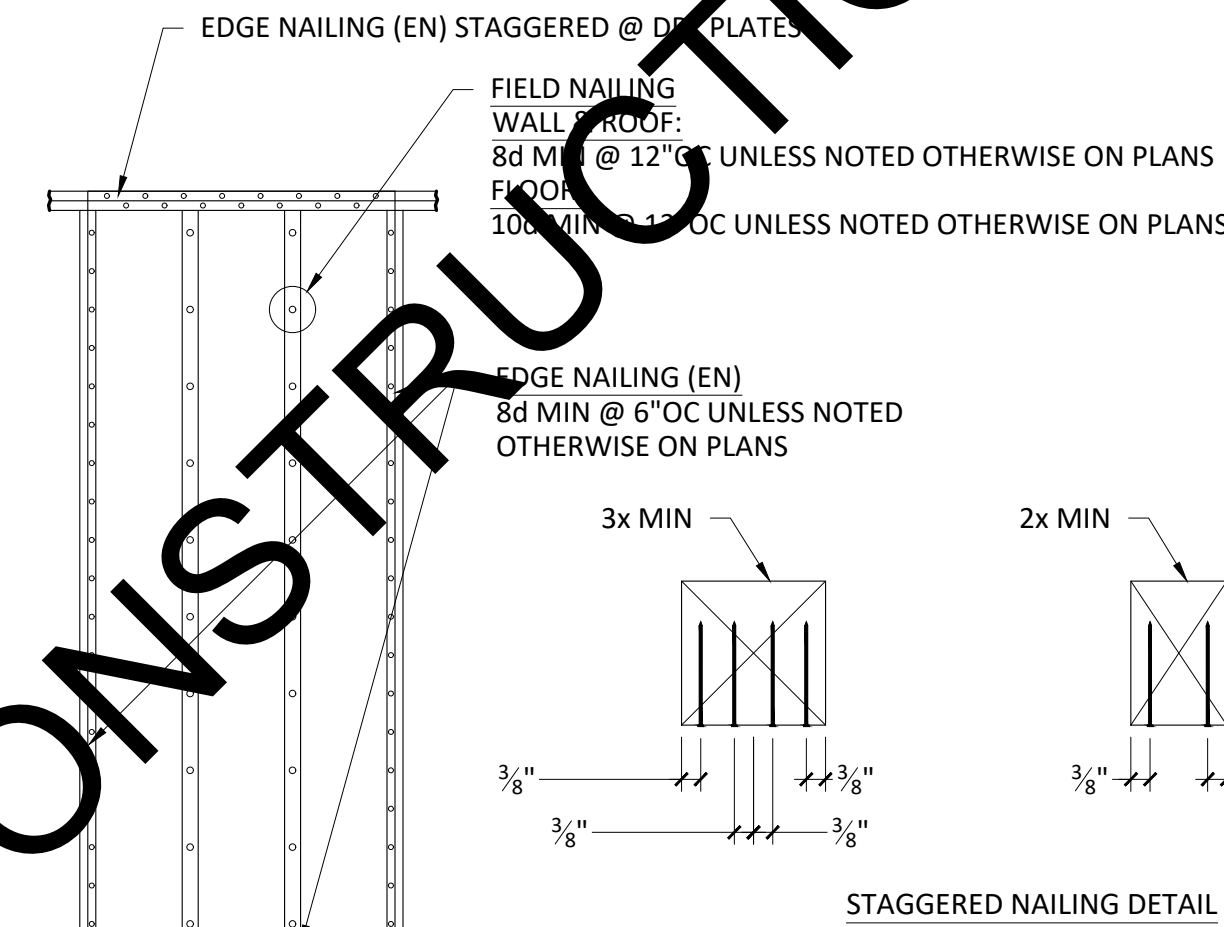
AT SHEAR WALLS

- WHERE SP CONTACTS WALL PLATES & SOLID BLOCKING OVER WALL CONSTRUCTION. SEE DETAILS ON THIS SHEET.
- AT 4X STUD ADJACENT TO HOLDOWN STRAP SEE DETAIL ON THIS SHEET.

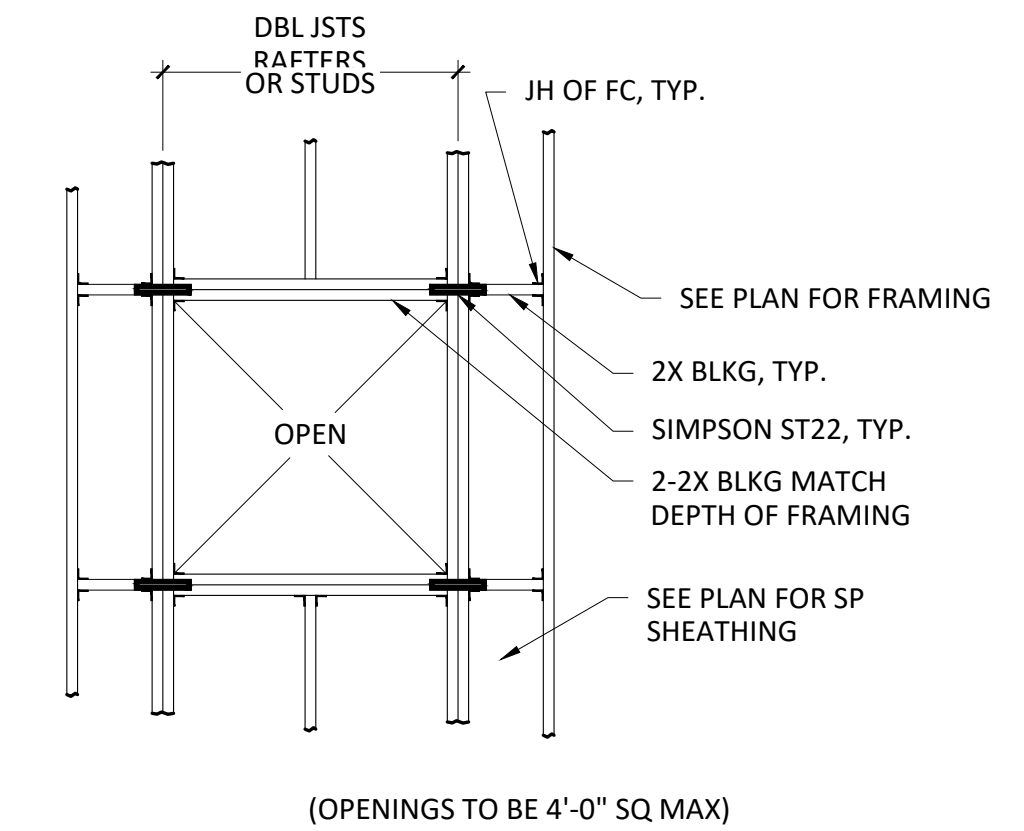
AT ROOF & FLOOR - DIAPHRAGMS

- AT BLOCKING OR TOP P'S OVER SHEAR WALLS.
- AT TIES & BEAM IN LINE WITH SHEAR WALLS.
- ADDITIONAL NAILINGS AS NOTED ON DRAWINGS.

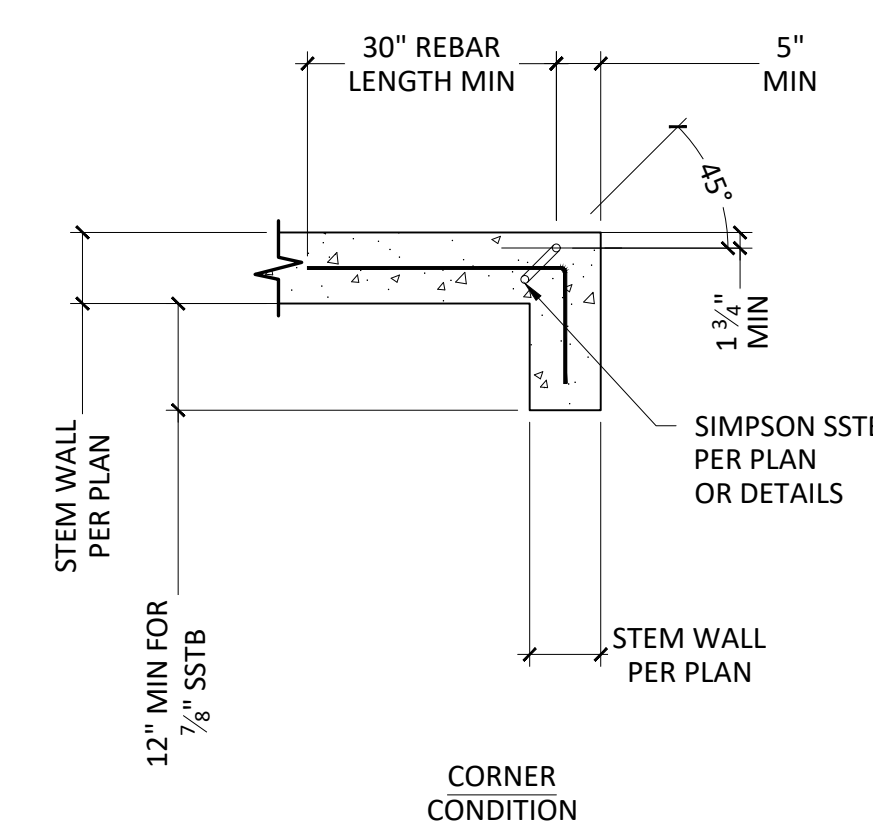
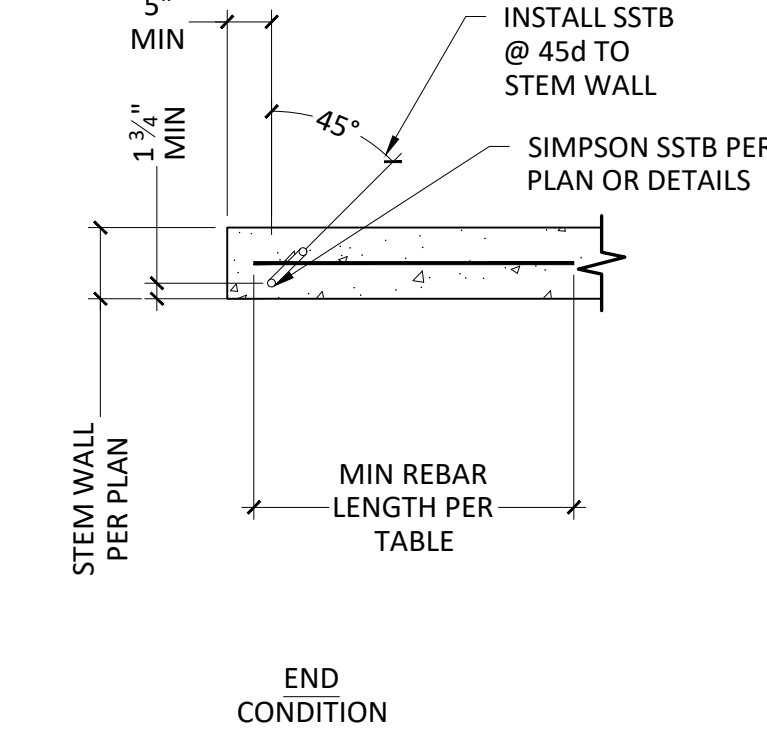
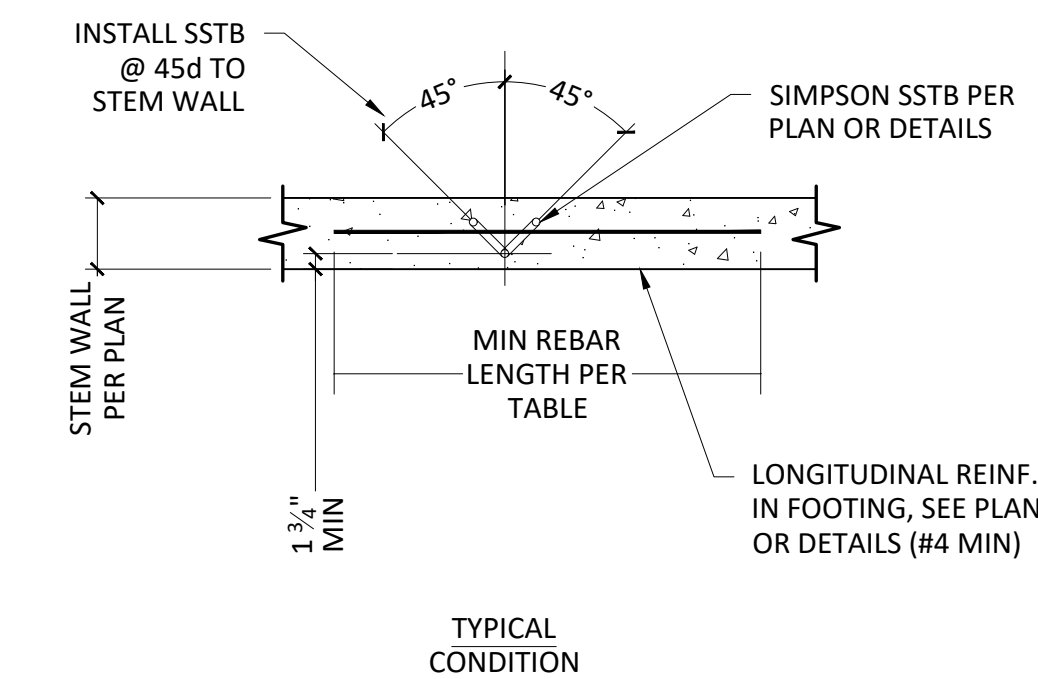
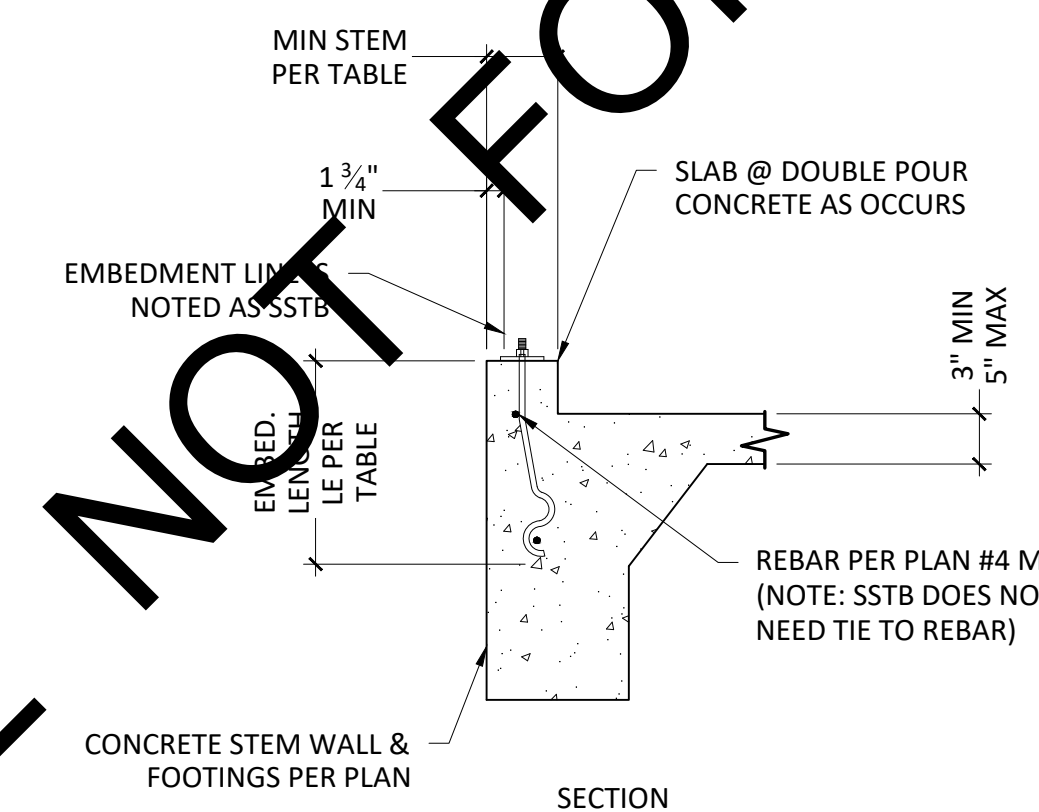
- NOTES:
- WHERE 8d NAILS ARE SPACED @ 2 1/2" OC OR LESS OR 10d NAILS @ 3" OC OR LESS, NAILS SHALL BE STAGGERED & FRAMING SP JOINTS SHALL BE 3X OR LARGER. SEE DETAIL AT RIGHT.
 - WHERE 10d NAILS ARE SPACED @ 3" OC OR LESS, NAILS SHALL BE 10d SHORTS. SEE TYP NAILING SCHEDULE.
 - STAGGER SP JOINTS WHERE SHEAR WALL IS MORE THAN ONE VERTICAL PANEL IN HEIGHT.



STRUCTURAL PLYWOOD & PLYWOOD SIDING NAILING



TYPICAL OPENING IN ROOF OR WALL PLYWOOD DIAPHRAGM



HOLDOWN	APPLICABLE SIMPSON MODEL NO.		DIA	MIN STEM	MIN EMBED Le	MIN REBAR IN FOOTING	HD POST	HD TO POST CONNECTION
	SINGLE POUR	DOUBLE POUR						
HDU2 ¹	SSTB20 ²	SSTB20 ²	5/8"	6"	12"	(1) #4 TOP, 4'-0" EA. DIR.	(2) 2x	(6) SDS 1/4"x2 1/2"

- FOR RETROFIT APPLICATION, OMIT SSTB. REFER TO DETAIL 21/SD2.
- PROVIDE SSTBXXL ANCHOR BOLT FOR 3x MUD SILLS.
- SEE ADDITIONAL DETAILS AS APPLICABLE FOR ALTERNATIVE HOLDOWN REQUIREMENTS.
- ALL HARDWARE TO BE SIMPSON OR EQUAL.
- PROVIDE 8" DIA. OR 8" SQ DEEPENED AREA AROUND HOLDOWN ANCHOR TO ACHIEVE 3" CLEAR COVER BELOW BOTTOM OF HOLDOWN ANCHORS AS REQUIRED.
- ALL HOLDOWN NAILS TO BE COMMON WIRE NAILS U.N.O.
- CONNECT DOUBLE HOLDOWN STUDS TOGETHER WITH (24) 16d SINKER NAILS MINIMUM.
- WHEN USING STAINLESS STEEL OR HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE OF THE SAME MATERIAL.
- HDU14 REQUIRES HEAVY HEX NUT.
- CONTINUE HD POST TO MUDSILL OR PROVIDE SOLID BLOCKING.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH IS 2500psi. FOR 2000psi ALLOWABLE LOADS ARE 0.89x THE TABLE ALLOWABLE LOADS. FOR CORNER CONDITIONS, ALLOWABLE LOADS BASED ON 2000psi CONCRETE.
- 16d SINKER OR 10d COMMON NAILS MAY BE SUBSTITUTED FOR SPECIFIED 16d COMMON NAILS AT 0.85x THE ALLOWABLE TABLE LOADS.
- CALCULATE ALLOWABLE LOADS USING STRAIGHT LINE INTERPOLATION FOR CORNER DISTANCES BETWEEN 1/2" AND 8".
- SEE CURRENT SIMPSON CATALOG FOR ADDITIONAL DESIGN REQUIREMENTS.

SSTB INSTALLATION AND DETAILS



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STRUCTURAL DETAILS

PERMIT READY

ACCESSORY DWELLING UNIT PLANS - MODEL D

TITLE:

ADDRESS:



NO.	REVISIONS

SCALE: AS NOTED

DATE: 4/15/2024

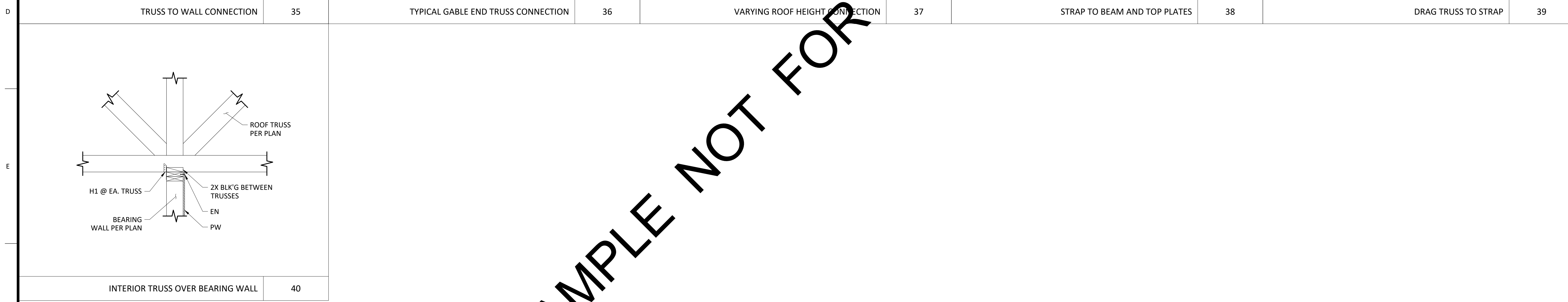
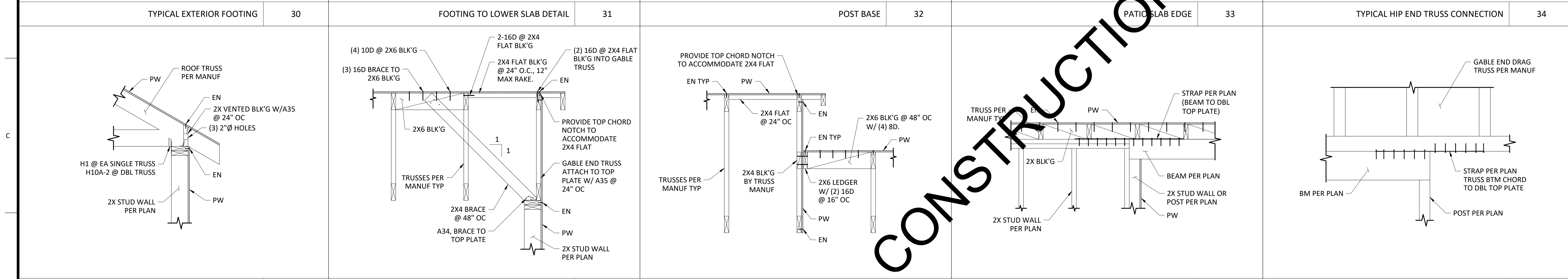
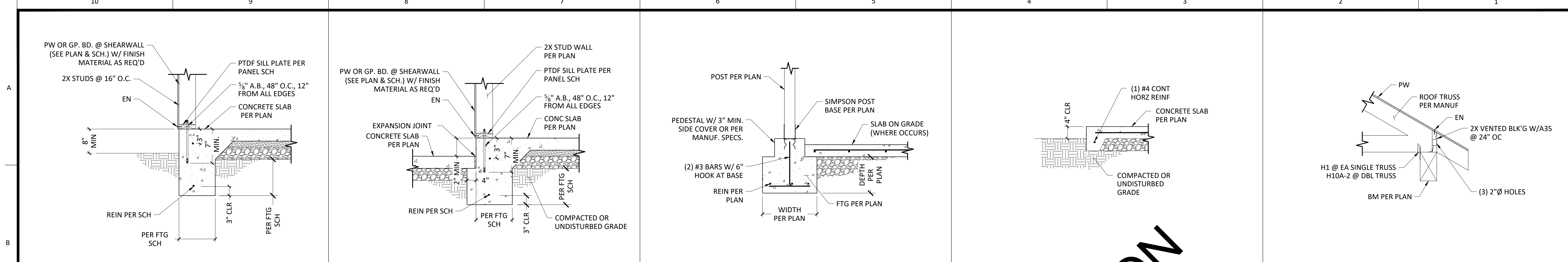
DESIGNED BY: E.VILLALPANDO

DRAWN BY: E.COURPET

REVIEWED BY: W.CULLUMBER

JOB NO: RN101022

SHEET NO.



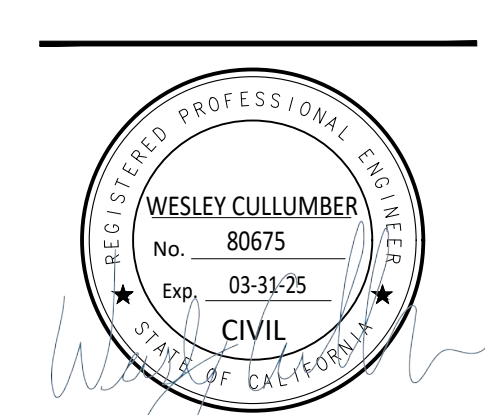
SAMPLE NOT FOR CONSTRUCTION

WCD
 916-251-9788 | WWW.WCDASSOCIATES.COM
 6930 DESTINY DRIVE SUITE #300, ROCKLIN, CA 95677

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STRUCTURAL DETAILS
 PERMIT READY
 ACCESSORY DWELLING UNIT PLANS - MODEL D

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 D ADU
Calculation Date/Time: 2023-09-06T09:13:06-07:00
Calculation Description: Title 24 Analysis

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

Table with columns for Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area (ft²), Existing Cond. Floor Area (ft²), Total Cond. Floor Area (ft²), ADU Bedroom Count, Fuel Type, Standards Version, Software Version, Front Orientation (deg/ Cardinal), Number of Dwelling Units, Number of Bedrooms, Number of Stories, Fenestration Average U-factor, Glazing Percentage (%), ADU Conditioned Floor Area, Occupancy U.

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Date/Time: 2023-09-06T09:13:06-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E
(Page 2 of 12)

Table with columns for Energy Design Ratings (Source Energy (EDR1), Efficiency³ EDR (EDR2efficiency), Total² EDR (EDR2total)) and Compliance Margins (Source Energy (EDR1), Efficiency³ EDR (EDR2efficiency), Total² EDR (EDR2total)). Includes Proposed Design and RESULT: PASS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Date/Time: 2023-09-06T09:13:06-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E
(Page 3 of 12)

Table with columns for Energy Use (Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, North Facing Efficiency Compliance Total) and Compliance Margin (EDR1, EDR2).

Registration Number: 223-P0166828128-000-000-000000-0000
Registration Date/Time: 2023-09-06 11:38:49
HERS Provider: CalCERTS inc.

Registration Number: 223-P0166828128-000-000-000000-0000
Registration Date/Time: 2023-09-06 11:38:49
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Registration Date/Time: 2023-09-06 11:38:49
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Date/Time: 2023-09-06T09:13:06-07:00
Calculation Description: Title 24 Analysis

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

Table with columns for Energy Use (Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, South Facing Efficiency Compliance Total) and Compliance Margin (EDR1, EDR2).

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Date/Time: 2023-09-06T09:13:06-07:00
Calculation Description: Title 24 Analysis

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

Table with columns for Energy Use Intensity (Standard Design (kBtu/ft² - yr), Proposed Design (kBtu/ft² - yr), Compliance Margin (kBtu/ft² - yr), Margin Percentage) for North Facing, East Facing, South Facing, and West Facing.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Date/Time: 2023-09-06T09:13:06-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E
(Page 6 of 12)

Table with columns for 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 (%).

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)

Table with columns for Project Name, Conditioned Floor Area (ft²), Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

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Registration Date/Time: 2023-09-06 11:38:49
HERS Provider: CalCERTS inc.

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(530) 268-8722

CompuCalc
Title 24 Compliance
Jeff Tanaka
Certified Energy Analyst
R19-22-34127

2022 Title 24 Part 6
Energy Code

Sheet:
T24-1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-09-06T09:13:06-07:00
Input File Name: Model D ADU with Sacramento Project.ribd22x

CF1R-PRF-01E
(Page 7 of 12)

Table with 7 columns: Zone Name, Zone Type, HVAC System Name, Zone Floor Area (ft²), Avg. Ceiling Height, Water Heating System 1, Status. Row 1: ADU, Conditioned, Res HVAC1, 1184, 8, DHW Sys 1, New.

Table with 8 columns: Name, Zone, Construction, Azimuth, Orientation, Gross Area (ft²), Window and Door Area (ft²), Tilt (deg). Rows include Front Wall, Back Wall, Right Wall, Left Wall, Attic.

Table with 8 columns: Name, Construction, Type, Roof Rise (k in 12), Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof. Row 1: Attic ADU, Attic Roof ADU, Ventilated, 4, 0.1, 0.85, No, No.

Table with 14 columns: Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Mult., Area (ft²), U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading. Rows include F1 WA, F2 D1, F3 WD.

Registration Number: 223-P016682812B-000-000-0000000-0000
Registration Date/Time: 2023-09-06 11:38:49
HERS Provider: CalCERTS Inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-09-06T09:13:06-07:00
Input File Name: Model D ADU with Sacramento Project.ribd22x

CF1R-PRF-01E
(Page 8 of 12)

Table with 14 columns: Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Mult., Area (ft²), U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading. Rows include B1 D10, B2 WB, B3 WB, R1 WD, R2 WC, R3 WD, R4 WC, R5 WD, L1 WA, L2 WE.

Table with 8 columns: Name, Zone, Area (ft²), Perimeter (ft), Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated. Row 1: Slab-on-Grade, ADU, 1184, 157, none, 0, 80%, No.

Registration Number: 223-P016682812B-000-000-0000000-0000
Registration Date/Time: 2023-09-06 11:38:49
HERS Provider: CalCERTS Inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-09-06T09:13:06-07:00
Input File Name: Model D ADU with Sacramento Project.ribd22x

CF1R-PRF-01E
(Page 9 of 12)

Table with 8 columns: Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers. Rows include R-21 Wall, Attic Roof ADU, R-38 Roof Attic.

Table with 5 columns: Quality, Installation (QI), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFM50. Row 1: Not Required, Not Required, N/A, n/a, n/a.

Table with 9 columns: Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (#). Row 1: DHW Sys 1, Domestic Hot Water (DHW), Standard, DHW Heater 1, 1, n/a, None, n/a, DHW Heater 1 (1).

Registration Number: 223-P016682812B-000-000-0000000-0000
Registration Date/Time: 2023-09-06 11:38:49
HERS Provider: CalCERTS Inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-09-06T09:13:06-07:00
Input File Name: Model D ADU with Sacramento Project.ribd22x

CF1R-PRF-01E
(Page 10 of 12)

Table with 8 columns: Name, # of Units, Tank Vol. (gal), NEEA Heat Pump Brand, NEEA Heat Pump Model, Tank Location, Duct Inlet Air Source, Duct Outlet Air Source. Row 1: DHW Heater 1, 1, 40, Generic, Tier3Generic40, Outside, ADU, ADU.

Table with 7 columns: Name, Pipe Insulation, Parallel Piping, Compact Distribution, Compact Distribution Type, Recirculation Control, Shower Drain Water Heat Recovery. Row 1: DHW Sys 1 - 1/1, Not Required, Not Required, Not Required, None, Not Required, Not Required.

Table with 9 columns: Name, System Type, Heating Unit Name, Heating Equipment Count, Cooling Unit Name, Cooling Equipment Count, Fan Name, Distribution Name, Required Thermostat Type. Row 1: Res HVAC1, Heat pump heating cooling, Heat Pump System 1, 1, Heat Pump System 1, 1, n/a, n/a, Setback.

Table with 13 columns: Name, System Type, Number of Units, Heating Efficiency Type, Heating HSPF2 / COP, Heating Cap 47, Heating Cap 17, Cooling Efficiency Type, Cooling SEER / SEER2, Cooling EER / CEER, Zonally Controlled, Compressor Type, HERS Verification. Row 1: 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.

Registration Number: 223-P016682812B-000-000-0000000-0000
Registration Date/Time: 2023-09-06 11:38:49
HERS Provider: CalCERTS Inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model D ADU
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-09-06T09:13:06-07:00
Input File Name: Model D ADU with Sacramento Project.ribd22x

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Table with 9 columns: 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. Row 1: Heat Pump System 1-hers-htpump, Not Required, 0, Not Required, Not Required, Yes, No, Yes, Yes.

Table with 10 columns: Name, Certified Low-Static VCHP System, Flow Restricted, Ductless Units, Wall Mount Thermostat, Air Filter Sizing & 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. Row 1: Heat Pump System 1, Not required, Required, Required, Required, Not required, Not required, Not required, Not required, Not required.

Table with 9 columns: 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. Row 1: SFam IAQVent, n/a, 0.35, Exhaust, No, n/a / n/a, No, Yes, No.

Registration Number: 223-P016682812B-000-000-0000000-0000
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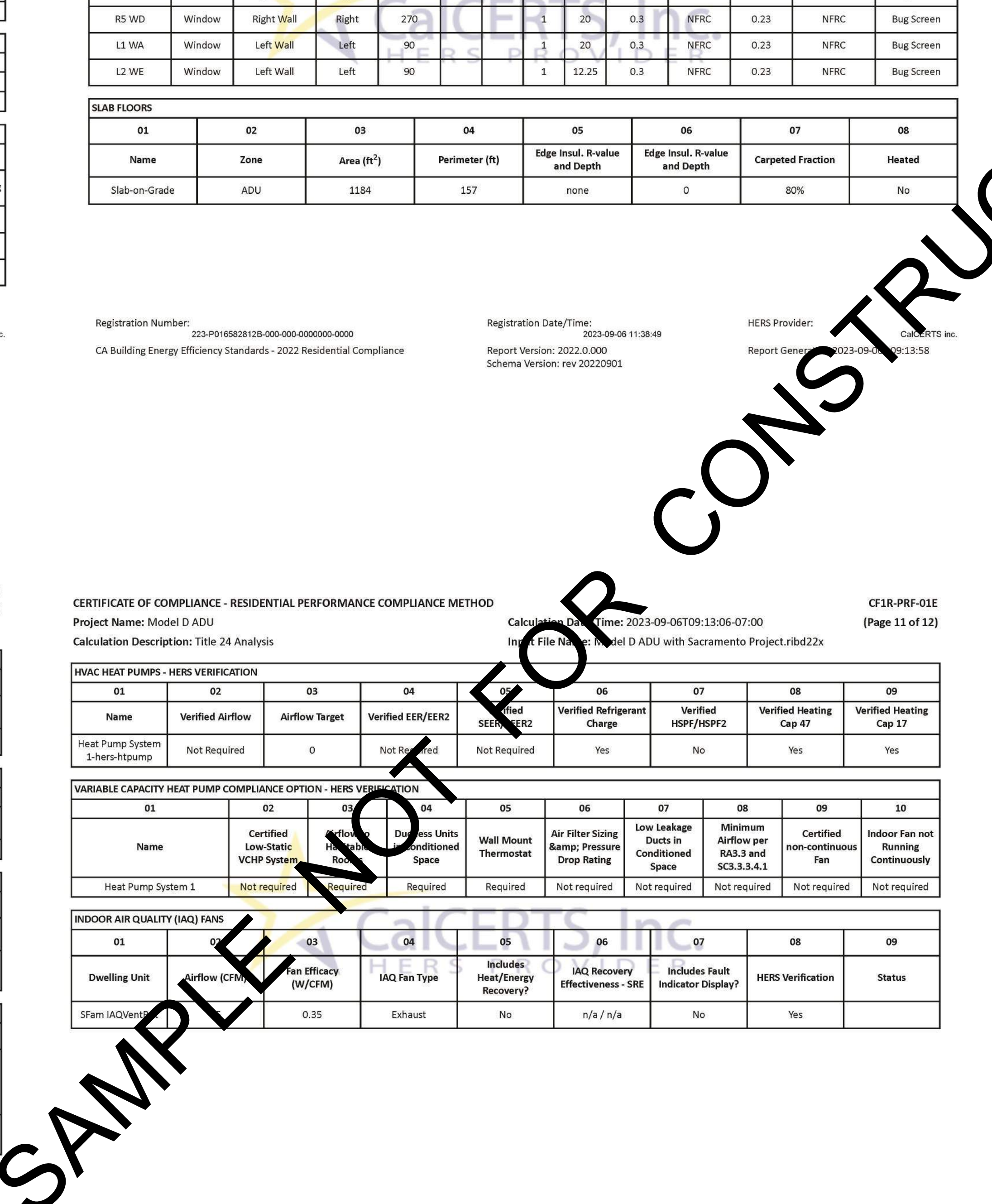
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Documentation form with sections: DOCUMENTATION AUTHOR'S DECLARATION STATEMENT, RESPONSIBLE PERSON'S DECLARATION STATEMENT, Documentation Author Signature (Jeff Travis), Responsible Designer Signature (Laura Miller).

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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