

# MODERN ACCESSORY DWELLING UNIT - PLAN 1B

SAN LUIS OBISPO COUNTY, CA

#### **PROJECT GENERAL NOTES** THESE NOTES APPLY TO ALL PORTIONS, PHASES AND SUBCONTRACTORS OF THIS PROJECT. APPLICABLE CODES AND STANDARDS: 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS. 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS. 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS. 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICIES AND STANDARDS. CURRENT COUNTY OF SAN LUIS OBISPO MUNICIPAL CODE. PROJECT DIRECTORY \*FOR PLANNING STAFF ONLY INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS **APPLICANT** (TO BE PROVIDED BY OWNER/APPLICANT) **PROJECT ADDRESS:** CONTACT: ADDRESS: 3765 S HIGUERA ST, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: RANDY RUSSOM EMAIL: RWRUSSOM@RRMDESIGN.COM PHONE: P:(805) 543-1794 SUPPORTING DOCUMENTS \*FOR PLANNING STAFF ONLY INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS UTILITY, GRADING, AND DRAINAGE PLAN TO BE PROVIDED BY OTHERS. PLEASE PROVIDE THE WASTE RECYCLE FORM FILLED OUT AND SIGNED PRIOR

TO ISSUANCE. THE OWNER/APPLICANT/CONTRACTOR/PERSON DOING THE WORK IS REQUIRED TO RECYCLE 75% OF ALL PROJECT CONSTRUCTION AND DEMOLITION DEBRIS.

**ENERGY COMPLIANCE** DATE PREPARED

JOB NUMBER:

IN BALANCE GREEN CONSULTING **SEPTEMBER 27, 2023** CF1R-PRF-01E

HERS VCHP: HERS RATER WILL NEED TO FOLLOW THE VERIFICATION AND TESTING PROTOCOL FOR THE VARIABLE CAPACITY HEAT PUMP CREDIT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, VERIFIED REFRIGERAN CHARGE, VERIFIED MINIMUM HSPF AND EER/SEER, AND CAPACITY; DUCTLESS INDOOR UNITS AND THE COMPONENTS ARE WITHIN THE CONDITIONED ENVELOPE; AND AIRFLOW PROVIDED TO ALL HABITABLE SPACES (BDRMS AND

#### **SOILS & FOUNDATIONS**

\*FOR PLANNING STAFF ONLY INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS\_

NOTE: THESE PRE-APPROVED PLANS ARE INTENDED FOR FLAT LOTS, WITHOUT THE PRESENCE OF EXPANSIVE OR LIQUEFIABLE SOILS. THE BUILDING OFFICIAL SHALL MAKE THIS DETERMINATION PRIOR TO ISSUING THE PERMIT. A NOTE HAS BEEN ADDED TO THE FOUNDATION PLAN AND FOUNDATION NOTES TO CLEARLY OUTLINE THIS REQUIREMENT. PLEASE REFER TO GENERAL FOUNDATION NOTE 11 ON S-102 AND FOUNDATION PLAN NOTE 17 ON S-201.

# PROJECT INFORMATION

# \*FOR PLANNING STAFF ONLY INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:

1. CONSTRUCTION OF A NEW DETACHED ONE STORY 1,200 SF ACCESSORY DWELLING UNIT WITH 4 BEDROOMS AND 2 BATHS.

2. ALL SITE WORK WITHIN THE PROPERTY LINE. 3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

SITE INFORMATION (TO BE PROVIDED BY COUNTY OF SAN LUIS OBISPO):

STREET ADDRESS

ZONING: LOT SIZE: LAND USE:

**EXISTING USE:** PROPOSED USE: FLOOR AREA RATIO (TO BE PROVIDED BY COUNTY OF SAN LUIS OBISPO)

MAXIMUM FAR: PROPOSED FAR:

LOT COVERAGE (TO BE PROVIDED BY OWNER / APPLICANT) BUILDING:

SETBACKS (TO BE PROVIDED BY COUNTY OF SAN LUIS OBISPO)

FRONT 4' - 0" (A.B. NO. 86) SIDES 4' - 0" (A.B. NO. 86)

**BUILDING INFORMATION:** 

LANDSCAPE:

HARDSACPE/PAVING:

NUMBER OF STORIES OCCUPANCY GROUP: R-3 1 & 2 FAMILY DWELLINGS CONSTRUCTION TYPE: SPRINKLERED: SEE FIRE SPRINKLER SECTION ON SHEET IF YES, A SEPARATE REVIEW/PERMIT IS REQUIRED FOR AUTO SPRINKLER SYSTEM DESIGN [CRC R313.3] MAX. HEIGHT ALLOWED:(PER CBC TABLE 504.3) MAX. HEIGHT ALLOWED: (PER CALIFORNIA ASSEMBLY BILL NO. 86) 16' - 0" MAX. HEIGHT PROPOSED:

**ROOF RATING:** REFER TO 'WILDLAND-URBAN INTERFACE FIRE HIGH FIRE ZONE: AREA' AND 'FIRE HAZARD SEVERITY ZONE LEVEL

#### **UTILITIES**

WATER AND SEWER SERVICE **ELECTRICAL SERVICE GAS SERVICE TELEPHONE SERVICE GARBAGE SERVICE** CABLE SERVICE

COUNTY OF SAN LUIS OBISPO UTILITIES PACIFIC GAS & ELECTRIC PACIFIC GAS & ELECTRIC

# **BUILDING AREAS**

**AREAS - PLAN 1** PLAN 1 - GROUND FLOOR 1200 SF 77 SF FRONT PORCH OPTION (EXTERIOR)

#### PROJECT CHECKLIST

\*FOR PLANNING STAFF ONLY INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:

WASTE WATER 

SEWER 

SEPTIC - \*A SEPARATE REVIEW & PERMIT IS REQUIRED FOR SEPTIC

#### FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

NO YES \*IF YES, A SEPARATE REVIEW & PERMIT IS REQUIRED FOR AUTOMATIC SPRINKLER SYSTEM DESIGN (CRC R313.3)

REQUIRED AT PROPOSED ADU: COUNTY OF SAN LUIS OBISPO FIRE SPRINKLERS SYSTEM REQUIREMENTS FOR ADU BLD-3044

NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED)

YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED)

# FIRE SPRINKLERS NOTES

1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.

AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.

SECTION 903.2.1 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 9033 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.

. SECTION 903.2.1.1 ADDITIONS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3 MAY BE REQUIRED TO BE INSTALLED THROUGHOUT STRUCTURES WHEN THE ADDITION IS MORE THAN 50% OF THE EXISTING BUILDING OR WHEN THE ALTERED BUILDING WILL EXCEED A FIRE FLOW OF 1,500 GALLONS PER MINUTE AS CALCULATED PER SECTION 507.3. THE FIRE CODE OFFICIAL MAY REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BE INSTALLED IN BUILDINGS WHERE NO WATER MAIN EXISTS TO PROVIDE THE REQUIRED FIRE FLOW OR WHERE A SPECIAL HAZARD EXISTS SUCH AS: POOR ACCESS ROADS. GRADE, BLUFFS AND CANYON RIMS, HAZARDOUS BRUSH AND RESPONSE TIMES GREATER THAN 5 MINUTES BY A FIRE DEPARTMENT.

SECTION 903.2.1.2 REMODELS OR RECONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 MAY BE REQUIRED IF THE SCOPE OF WORK INCLUDES SIGNIFICANT MODIFICATION TO THE INTERIOR AND/OR ROOF OF THE BUILDING, AND THE COST OF THE INSTALLATION DOES NOT EXCEED 15 PERCENT OF THE CONSTRUCTION COSTS OF THE REMODEL.

6. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.

7. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.

8. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

#### ONSITE PARKING REQUIRED

TWO PARKING SPACES (2-BEDROOM ADU)

NONE, EXCEPTION USED:

THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.

OFF STREET PARKING PERMITS ARE REQUIRED BUT NOT OFFERED TO THE OCCUPANT OF THE ADU.

WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU. ONE PARKING SPACE (STUDIO OR 1-BEDROOM ADU)

PORTIONS OF THE COUNTY OF SAN LUIS OBISPO COUNTY ARE LOCATED IN WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA (AS DEFINED BY CRC

WILDLAND-URBAN INTERFACE FIRE AREA

a. AREA DEFINED BY STATE AS A "FIRE HAZARD SEVERITY ZONE" (FHSZ). AREA DESIGNATED BY ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK

MORE INFORMATION ABOUT FIRE HAZARD SEVERITY ZONES. INCLUDING AN INTERACITVE MAP, BUILDING MATERIALS LISTINGS, AND WUI REQUIREMENTS CAN BE FOUND ON THE OFFICE OF THE STATE FIRE MARSHAL WEBSITE

(HTTPS://OSFM.FIRE.CA.GOV) AN ADU WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPL'

WITH THE CRC SECTION R337. THIS PROTOTYPE PLAN PROVIDES DESIGNS THAT COMPLY WITH THE

PROVISIONS REQUIRED BY THE CRC SECTION R337.

#### FIRE HAZARD SEVERITY ZONE LEVEL

■ NONE ☐ MODERATE ☐ HIGH

1. IN ACCORDANCE WITH THE CFC SECTION 4904, STRUCTURES LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING

# **OPTIONS SELECTIONS**

\*OWNER OR APPLICANT REQUIRED TO PROVIDE SELECTIONS FOR EACH OF THE FOLLOWING CATAGORIES. ADDITIONALLY. OWNER/APPLICANT TO PROVIDE MANUFACTURER, COLOR/FINISH SPECIFICATIONS, & W.U.I. PRODUCT LISTING (WHEN APPLICABLE) IN THE MATERIALS LEGEND. **NOTE**: OWNER/APPLICANT TO STRIKE THROUGH UNSELECTED OPTIONS THROUGHOUT

TRUSS SELECTION (SELECT ONE)

A) RAISED CEILING TRUSS PACKAGE REF: 313067

THE PLAN SET WHEN APPLICABLE FOR CLARITY.

B) FLAT CEILING

MAP, AND BUILDING PLANS.

FRONT PORCH (SELECT ONE) A) FRONT (COVERED) PORCH B) NO FRONT PORCH

TRUSS PACKAGE REF: 313058

RAKE & EAVE DETAILS (SELECT ONE) B) OPEN EXPOSED

EXTERIOR RAKES, EAVES, & PORCH/OVERHANG SOFFIT MATERIALS (MARK ALL THAT APPLY) 

B) FIBER CEMENT SOFFIT PANELS

C) HARDBOARD SOFFIT PANELS

**D)** EXT. GRADE FIRE RETARDANT TREATED SHEATHING

#### WALL COVERINGS (MARK ALL THAT APPLY)

**DOOR MATERIAL** (SELECT ONE)

NOTE: WALL COVERINGS TO MEET ALL REQUIREMENTS OF CRC R703.3. SEE CRC TABLE R703.3(1) FOR MIN. ATTACHMENT AND MIN. THICKNESS REQUIREMENTS.

☐ **E**) FIBER CEMENT HORIZONTAL LAP SIDING

F) EXT. GRADE WOOD HORIZONTAL LAP SIDING

EXTERIOR TRIM ELEMENTS (SELECT ONE) A) FIBER CEMENT B) EXT. GRADE WOOD

BASE TRIM 24/A-901 (SELECT ONE)

□ A) VINYL
□ B) FIBERGLASS
□ C) WOOD
□ D) ALUMINUM CLAD WOOD

**EXTERIOR LIGHT** (SELECT ONE) A) HAMPTON BAY B) ROBERT STEVENSON ATTIC VENTING METHOD (SELECT ONE)

□ A) RIDGE & SOFFIT ATTIC VENTING; SEE: 24/A-922 34/A-922 43/A-922 ☐ B) DORMER VENTS; SEE: 44/A-922 13/A-922

□ C) WOOD □ D) ALUMINUM CLAD WOOD ☐ A) VINYL ☐ B) FIBERGLASS WINDOW MATERIAL (SELECT ONE)

**VICINITY MAP** 

\*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:

**USER LICENSE AGREEMENT** 

BY USING THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS. THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF SAN LUIS OBISPO, ITS ELECTED OFFICIALS AND EMPLOYEES, RRM.

DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE

OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

GROUP AND THE APPROVING JURISDICTION IF REQUIRED.

SHEET INDEX

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G-202

A1-202

A-922

A-941

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Grand total: 36

TITLE SHEET - PLAN 1B

INDEX, ABBREVIATIONS, & SYMBOLS

CAL GREEN RESIDENTIAL REQUIREMENTS

CAL GREEN RESIDENTIAL REQUIREMENTS

FINISH, MECHANICAL, & ELECTRICAL PLANS ROOF PLAN & REFLECTED CEILING PLAN

**ELEVATIONS & BUILDING SECTIONS** 

ARCHITECTURAL DETAILS - ROOF

FOUNDATION PLAN - MODERN

TYPICAL CONCRETE DETAILS

**ROOF FRAMING PLAN - MODERN** 

METAL ROOF DETAIL REFERENCES

SHEET INDEX, ABBREVIATIONS & SYMBOLS

GENERAL NOTES, SPECIAL INSPECTION & TESTS

SPECIAL INSTRUCTIONS REQUIRED

SEE SHEET S-103 FOR REQUIRED SPECIAL INSPECTIONS

FOR THE SPECIAL INSPECTION ELEMENT(S). FURTHER INSTRUCTIONS ARE

IDENTIFIED IN THE STATEMENT OF SPECIAL INSPECTION AGREEMENT (FORM

A REGISTERED DESIGN PROFESSIONAL SHALL COMPLETE THE COUNTY OF SAN

LUIS OBISPO STATEMENT OF REQUIRED SPECIAL INSPECTIONS CERTIFICATE (FORM

SPECIAL INSPECTIONS IN THE PLANS AND THE INDIVIDUALS OR FIRMS RESPONSIBLE

BLD-1032) PRIOR TO PERMIT ISSUANCE. IDENTIFY THE TYPE OF WORK REQUIRING

OWNER/APPLICANT HAS COMPLETED SPECIAL INSPECTION FORM

ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS

GENERAL NOTES

CONCRETE DETAILS

CONCRETE DETAILS

TYPICAL WOOD DETAILS

TYPICAL WOOD DETAILS

TYPICAL WOOD DETAILS

TYPICAL WOOD DETAILS

ROOF FRAMING DETAILS

ROOF FRAMING DETAILS

T24 - 105 ENERGY COMPLIANCE - PLAN 1

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T24 - 107 ENERGY COMPLIANCE - PLAN 1B

T24 - 108 ENERGY COMPLIANCE - PLAN 1B

T24 - 113 ENERGY COMPLIANCE - PLAN 1

OWNER/APPLICANT SIGNATURE:

**GENERAL NOTES** 

CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR

PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT

THE PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN SAN LUIS OBISPO

2022 SINGLE-FAMILY RESIDENTIAL MANDATORY REQUIREMENTS

ARCHITECTURAL SITE PLAN (EXAMPLE & INSTRUCTIONS)

APPROVAL BY THE ISSUING JURISDICTION AND CHIEF BUILDING OFFICIAL. ANY UNAPPROVED PLAN MODIFICATIONS MAY BE DEVELOPED THROUGH RRM DESIGN

COUNTY. NO DEVIATIONS, ALTERATIONS, OR OPTIONS BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR

(TO BE PROVIDED BY OWNER/APPLICANT)

COUNTY ថ**SAN LUIS** OBISPO THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN

LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. AL ALTERATIONS MUST BE DONE UNDER A SEPARATE HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

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09/28/2023

G-012

#### PROJECT GENERAL NOTES

- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS, ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
- FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
- SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP. THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
- 11.1. TV/DVD SYSTEMS 11.2 ICE MACHINE
- 11.3 VENDING MACHINE
- 11.4 REFRIGERATOR
- 11.5 MICROWAVE 12. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
- 13. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION **BEFORE EXCAVATION BEGINS**
- 14. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS. AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
- 15 CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
- A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING
- PROVIDE FIRE ALARM SYSTEM. FIRE ALARM SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER SYSTEM OPERATION

#### SHE NOTES

- CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10-FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
- NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT

LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL

- RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY/COUNTY.

#### **FLOOR PLAN NOTES**

- 1. WATER HEATER (REFER TO BUILDING ENERGY ANALYSIS REPORT): a. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC
- PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2) PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL

THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)

- **EXCEPTIONS:** 1. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
- 2. HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- a. PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2' MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- . COMBUSTION AIR PER MANUFACTURE REQUIREMENTS. c. CLEARANCES PER MANUFACTURE REQUIREMENTS.
- INSULATION FOR PIPING AND TANKS (2022 CEC 105.0(j)): A. WATER PIPING, SOLAR WATER-HEATING SYSTEM PIPING, AND SPACE-
- CONDITIONING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY. PIPING SHALL BE INSULATED AS FOLLOWS: a. DOMESTIC HOT WATER PIPING, SEE NOTES ABOVE.
- b. PIPING FOR SPACE-CONDITIONING SYSTMES, SOLAR WATERHEATER SYSTEM COLLECTOR LOOP, SEE 2022 CEC SECTION 120.3(c). **EXCEPTION:**

A. INSULATION PROTECTION. PIPE INSULATION SHALL BE PROTECTED

FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT

- 1. PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
- MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(B)): PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL
- ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION. b. PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
- c. PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.
- WEATHER BARRIERS. A. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
- B. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3) DOMESTIC RANGE VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR
- SURFACES. (2022 CMC 504.3) CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4", SMOOTH, METAL DUCT.(2022
- CMC 504.4) ALL MANUFACTURED EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATIONS: CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0.)
- 6. WET-ROOM GLAZING. PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS BATHTUBS SAUNAS STEAM ROOMS HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN
- 60-INCHES ABOVE A STANDING SURFACE. (2022 CRC R308.4.5) HEATING AND AIR-CONDITIONING SYSTEM DESIGN SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- 8. WATER CLOSETS. a. CLEARANCES: 24" MIN. FRONT. 30" MIN COMPARTMENT WIDTH.
- b. PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS. DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3)
- NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE,
- SECTION 17921.3(B). 9. BATH ACCESSORIES: PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
- 0. WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM PER ASHRAE STANDARD 62.2. PROVIDE THE COUNTY INSPECTOR THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION: a. CALCULATIONS FOR REQUIRED VENTING RATES
- b. CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF
- c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE
- d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05
- e. FANS SHALL BE A MAXIMUM OF 1 SONE.
- f. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF. 11. ATTIC ACCESS:
- a. PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2019 CRC R807.1) b. IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND IT'S CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL
- AIR CONDITIONING. c. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
- d. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022
- e. PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.

#### **ELECTRICAL NOTES**

- 1. CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS. 2. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81. 3. ALL MATERIALS TO BE U.L. LABELED.
- 4. METER: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL. 5. ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE. 100 AMP. 6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER
- CIRCUITS. . LAMPS: FOR GENERAL LIGHTING IN KITCHENS AND BATH SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS/ WATT. ALL SOCKETS FILLED WITH SOFT-WHITE, 55 WATT FLUORESCENT: COOL WHITE, RS, SOUND
- RATING "A", 40 WATT (U.O.N.). 8. ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES. BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER
- PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES. 9. ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL
- THAN ONE BATHROOM. (2022 CEC 210.11(C)) 10. PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER (INCLUDE OPENER)
- 11. THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR FQUAL.

HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE

- 12. RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- 13. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) (2022 CEC 422.18).
- 14. ALL LUMINARIES, LAMPHOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- 15. ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE
- PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)). 16. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMNETS AS PERMITTED IN
- CEC 406.4(D)(2)(A) 17. HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- 18. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAT 20 kHz.
- 19. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTEED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR
- REGISTERS 20. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARAMS SHALL BE INTERCONNECTEED.
- 21. LIGHTS IN OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED.
- 22. EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (CEngC 150.0(k)(2)). 23. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND MUST MEET THE REQUIREMENTS IN ITEM I AND THE REQUIREMENTS IN
- EITHER ITEM ii OR ITEM iii: i) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
- ii) CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL' OR
- NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

iii) CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.

- 1. AT LEAST ONE LUMINAIRE EACH BATHROOM, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY
- . EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER. VACANCY SENSOR OR FAN SPEED CONTROL.

#### **PLUMBING NOTES**

EACH FIXTURE.

- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- a. DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE OR
- APPROVED EQUAL. b. GAS, EXPOSED TO WEATHER: GALVANIZED c. AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO
- d. DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS. e. WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED, PROVIDE WITH 2 GATE
- VALVES. 3. WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE
- JURISDICTION. 4. WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE) 5. SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSC SECTION
- 6. PIPE INSULATION: REFER TO TITLE 24 MANDATORY MEASURES "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES" 7. STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE
- INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS. ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES. 9. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND
- SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3. 10. WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER [2022 CPC 505.2] THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE
- OUTSIDE OF THE BUILDING. PER [2022 608.5 CPC] 11. PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTATCHMENTS. POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUMM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN

INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

#### **MECHANICAL NOTES**

- 1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACCNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACCNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED
- GRILLES AND REGISTERS, DIFFUSERS, ETC: SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS: DIRECTLY VENTED TO OUTSIDE, BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
- THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILINGS, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS.
- LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE
- FOLLOWING (2022 CGBSC SEC. 4.506.1): a. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
- b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY
- HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
- A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN) 7. BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST
- RATE (2022 CMC TABLE 403.7). 8. KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE (2022 CMC TABLE 403.7)
- 9. PER 2022 CEnC 150(m) PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS PLENUMS SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 (OR ANY LEVEL HIGHER LEVEL REQUIRED BY 2022 CMC SECTION 605) OR BE

# **TITLE 24 COMPLIANCE**

**ENCLOSED ENTIRELY IN CONDITIONED SPACE.** 

- ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY. 2. THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN BASED LINEAR FLUORESCENT, PIN BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINAIRES (SSL'S) INSTALLED OUTDOORS OR INSEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR
- DECORATIVE LIGHTING PURPOSES. (2022 CEnC TABLE 150.0-A) THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY IF THEY ARE JOINT APPENDIX JA8-CERTIFIED. JA-8 CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS "JA8-2016" OR "JA8-2016-E". THESE FIXTURES INCLUDE: LED LUMINAIRES WITH INTEGRAL SOURCES THAT ARE CERRTIFIED TO THE ENERGY COMMISION, SCREW-BASED LED LAMPS (A-LAMPS, PAR LAMPS, ETC.), PIN BASED LED LAMPS (MR-16, AR-111, ETC.), GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINAIRES. (2022 CEnC TABLE 150.0-A) LISTING OF CA CERTIFIED FIXTURES IS LOCATED ON THE CALIFORNIA ENERGY COMMISSION WEBSITE AT:
- HTTP://APPLIANCES.ENERGY.CA.GOV/ADVANCEDSEARCH/ASPX RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT 5. ADDITIONAL REQUIREMENTS FOR ANY RECESSED DOWNLIGHTS IN CEILINGS
- ARE AS FOLLOWS. THEY a. SHALL NOT HAVE SCREW BASED SOCKETS, b. SHALL CONTAIN JA8-CERTIFIED LIGHT SOURCES AND
- c. SHALL MEET PERFORMANCE REQUIREMENTS OF 2022 CEnC SECTION 150.0(K)1C THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN ALUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. (2022
- CEnC SECTION 150(K)1(B)) UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER
- LIGHTING. 8. ALL LIGHTING MUST HAVE READILY ACCESSIBLE MANUAL CONTROLS 9. EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE
- 10. FOR ALL SPACE TYPES EXCEPT HALLWAYS AND CLOSETS THAT ARE 70 SF OR SMALLER. VANCANY SENSORS OR DIMMERS ARE REQUIRED WHEN USING A SOURCE REGULATED BY JA8.

A DEVICE WHERE LIGTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING.

- 11. IN KITCHENS, IF THE LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE YOU MUST USE A DIMMER OR VACANY SENSOR.
- 12. AT LEAST ONE LUMINAIRE IN THE BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM MUST BE CONTROLLED BY A VACANY SENSOR. 13. THE BUILDER MUST PROVIDE NEW HOMEWONERS WITH A LUMINAIRE
- SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINARIES. 14. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO
- LIMIT INFILTRATION AND EXFILTRATION (2022 CEnC 110.7). 15. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 CEnC 150.0(a)2)
- 16. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEnC TABLE 150.0-A. (2022 CEnC 150(k)1A). 17. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. (2022 CEnC 150(k)1B).

#### **SOLAR READY NOTES**

SOLAR READY REQUIREMENTS PER CeNC 110.10(b) THROUGH 110.10(e)

#### **SOLAR ZONE:**

- MINIMUM AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION.
- THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
- A. SINGLE FAMILY RESIDENCES. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.

**EXCEPTION 1** TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA4 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.

**EXCEPTION 5** TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET AND WHERE ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS AND COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY

**EXCEPTION 6** TO SECTION 110.10(B)1A: SINGLE-FAMILY RESIDENCES

- MEETING THE FOLLOWING CONDITIONS: A. ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
- B. COMPLY WITH ONE OF THE FOLLOWING MEASURES: a. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR® PROGRAM REQUIREMENTS WITH A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS, A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR, OR AN SAE J1772 LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE OR EV CHARGER) WITH A MINIMUM OF 40 AMPERES; OR
- b. INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS;
- c. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR d. INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO

COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY

APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER

FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF

# WILDLAND-URBAN INTERFACE

- ROOF COVERING SHALL COMPLY WITH 2022 CRC R337.5.2.UNDERLAYMENT SHALL BE ONE LAYER OF OF MINUMIM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING, ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL
- BE PERMITTED TO BE USED. ROOF VALLEYS SHALL COMPLY WITH 2022 CRC R337.5.3. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSIVE RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINUMIM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE
- FULL LENGTH OF THE VALLEY. ROOF GUTTERS SHALL COMPLY WITH 2022 CRC R337.5.4. ROOF GUTTERS SHALL BE PROVIDE WITH THE MEANS TO PREVENT THE ACCUMULATION OF
- LEAVES AND DEBRIS IN THE GUTTER 4. VENTILATION OPENINGS SHALL COMPLY WITH 2022 CRC R337.6 -VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATEIALS, OR OTHER DEVICES. REFER
- TO **SECTIONS R337.6.1** THROUGH **R337.6.3** FOR ADDITIONAL INFORMATION. EXTERIOR COVERINGS SHALL COMPLY WITH 2022CRC R337.7 EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER EXTERIOR WALL ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1. REFER TO **SECTIONS R337.7.1** THROUGH **R337.7.9** FOR ADDITIONAL INFORMATION.

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# FIRE-RESISTANT CONSTRUCTION

**SELECT THE APPROPRIATE BOX BELOW (ONLY 1):** NOTE: EXTERIOR WALLS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 4'-0" FROM PROPERTY LINE. ALL ROOF EAVES ARE 1'-0"

	NON-SPRINKLERED	
	FIRE SEPARATION DISTANCE: ≥5'-0" (EXTERIOR WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS)	NO FIRE-RESISTANCE RATING REQUIRED
	FIRE SEPARATION DISTANCE: 4'-0" - 5'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS) PROJECTION SEPARATION DIST.: ≥3'-0"	
	OPENINGS, AND PENETRATIONS	NO FIRE-RESISTANCE RATING REQUIRED

#### **SPRINKLERED**

FIRE SEPARATION DISTANCE: ≥4'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS)

EXTERIOR WALLS AND PROJECTIONS

NO FIRE-RESISTANCE RATING REQUIRED

1-HR FIRE-RESISTANCE

COUNTY ਰ SAN LUIS OBISPO

LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN

SISPO LUIS (BELLIN)  $\mathbf{Z} \geq \frac{\mathbb{R}}{\mathbb{R}}$ 400 · **>** ≥ ட ்∠ ⊃ 0 0 =

> 09/28/2023 SHEET

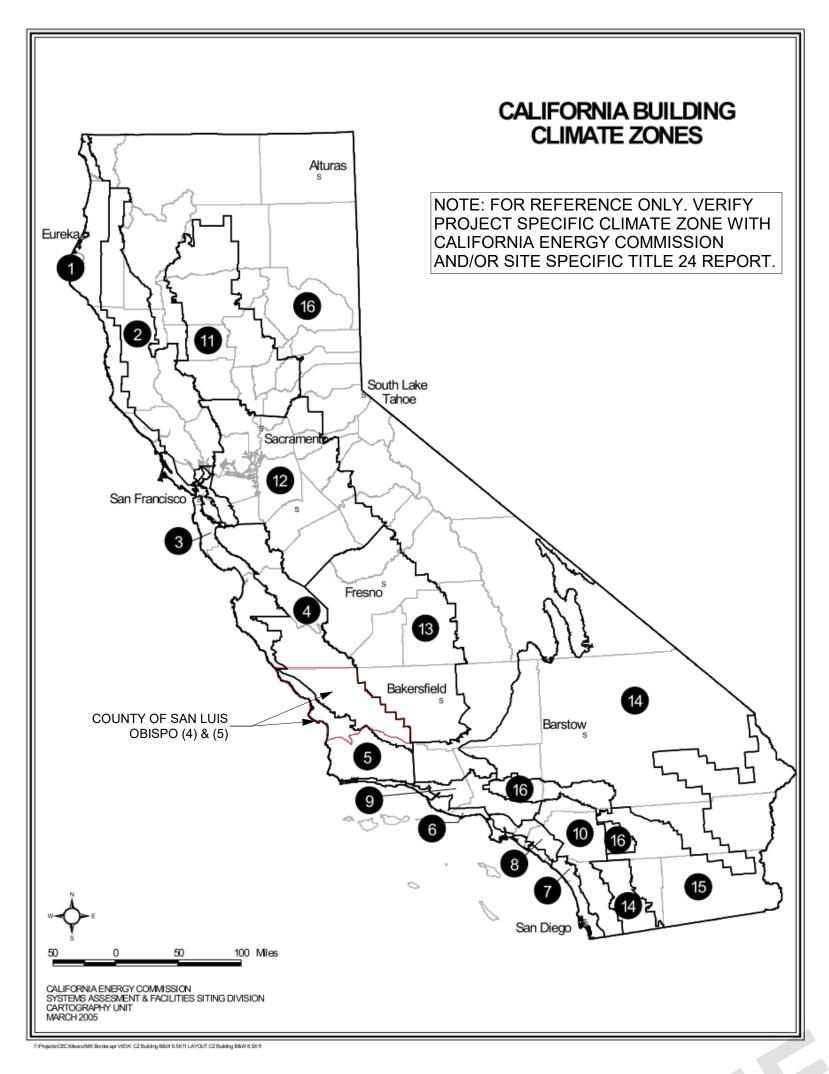


FIGURE 100.1-A—CALIFORNIA CLIMATE ZONES

Climate Zones for Residential and Nonresidential Occupancies

SECTION 100.1 – DEFINITIONS AND RULES OF CONSTRUCTION

### **ABBREVIATIONS**

A/C	AIR CONDITIONING	EXT	EXTERIOR	MAX
ABV	ABOVE	FACP	FIRE ALARM CONTROL PANEL	MDF
	ACOUSTICAL	FAU	FORCED AIR UNIT	MECH
ACT	ACOUSTICAL CEILING TILE	FAWP	FLUID APPLIED WATERPROOFING	MEMB
ADA	AMERICANS WITH DISABILITIES ACT	FD	FLOOR DRAIN	MEP
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FDC	FIRE DEPARTMENT CONNECTION	MFR
AFF	ABOVE FINISH FLOOR	FE	FIRE EXTINGUISHER	MIN
AL	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET	MISC
ALT	ALTERNATE	FF	FINISHED FLOOR ELEVATION	MO
ARCH	ARCHITECT(URAL)	FG	FINISHED GRADE	MTD
BD	BOARD	FH	FIRE HYDRANT	MTL
BDRM	BEDROOM	FHC	FIRE HOSE CABINET	N
BET	BETWEEN	FIN	FINISH	NIC
BIT	BITUMINOUS	FIXT	FIXTURE	NO
BLDG	BUILDNG	FLR	FLOOR	NOM
BLKG	BLOCKING	FLUOR	FLOURESCENT	NTS
BLW	BELOW	FND	FOUNDATION	O.P.
BM	BEAM	FO	FACE OF	OC
ВОТ	BOTTOM	FOC	FACE OF CONCRETE	OD
BUR	BUILT UP ROOF	FOF	FACE OF FINISH	OFF
СВ	CATCH BASIN	FOIC	FURNISHED BY OWNER INSTALLED BY	OH
CBC	CALIFORNIA BUILDING CODE		CONTRACTOR	OPG
CEM	CEMENT	FOM	FACE OF MASONRY	OPP
CFM	CUBIC FEET PER MINUTE	FOS	FACE OF STUD	(P)
CIP	CAST IN PLACE	FRP	FIBERGLASS REINFORCED PANELS	PERM
CJ	CONTROL JOINT	FT	FOOT OR FEET	PERP
CL	CENTER LINE	FTG	FOOTING	PG
CLG	CEILING	GA	GAUGE, GAGE	PL
CLO	CLOSET	GALV	GALVANIZED	PLAM
CLR	CLEAR	GB	GRAB BAR	PLBG
CMU	CONCRETE MASONRY UNIT	GC	GENERAL CONTRACTOR	PLYW
CO	CLEAN OUT	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PNL
COL	COLUMN	GWB	GYPSUM BOARD	PP
CONC	CONCRETE	GYP	GYPSUM HOSE BIRB	PR
CONST	CONSTRUCTION	HB HC	HOSE BIBB HOLLOW CORE	PRTN
CONT	CONTINUOUS	HDWD		PSF
CONTR	CONTRACTOR	HDWR	HARDWOOD HARDWARE	PSI
CPT	CARPET	HGT	HEIGHT	PSL
CT	CERAMIC TILE	HM	HOLLOW METAL	PT
CTR	CENTER	HORIZ	HORIZONTAL	PTD
DBL	DOUBLE DRINKING FOUNTAIN	HVAC	HEATING, VENTILATION, A/C	PV
DF	DRINKING FOUNTAIN	ID	INSIDE DIAMETER	PVC
DIA	DIAMETER, DIAPHRAGM	IIC	IMPACT INSULATION CLASS	PVMT
DIM	DIMENSION DOWN	IN	INCH	QTY
DN DB	DOOR	INCAND		R RB
DR DS	DOWN SPOUT	INSUL	INSULATION, INSULATED	RCP
DS DTL	DETAIL	INT	INTERIOR	RD
DVL	DISHWASHER	JC	JANITORS CLOSET	REF
DWG	DRAWING	JT	JOINT	REINF
	EXISTING	LAM	LAMINATE	REQD
(E) E	EAST	LAV	LAVATORY	RH
EA	EACH	LBS	POUNDS	RM
EJ	EXPANSION JOINT	LEED	LEADERSHIP IN ENERGY AND	RO
EL,	ELEVATION		ENVIRONMENTAL DESIGN	RTU
ELEV	LLEVATION	LF	LINEAR FEET	S
ELEC	ELECTRIC	LIN	LINEN CLOSET	SAFB
ENCL	ENCLOSURE	LINO	LINOLEUM	SAWP
EQ	EQUAL	LT(G)	LIGHT(ING)	SC
EQUIP	EQUIPMENT	LVĹ	LAMINATED VENEER LUMBER	SCHE
EXH	EXHAUST	LVT	LUXURY VINYL TILE	SEAL
EXP	EXPANSION	LW	LIGHTWEIGHT	SECT

EXT	EXTERIOR	MAX	MAXIMUM
FACP	FIRE ALARM CONTROL PANEL	MDF	MEDIUM DENSITY FIBERBOARD
FAU	FORCED AIR UNIT	MECH	MECHANICAL
FAWP	FLUID APPLIED WATERPROOFING	MEMB	MEMBRANE
FD	FLOOR DRAIN	MEP	MECHANICAL, ELECTRICAL, PLUM
FDC FE	FIRE DEPARTMENT CONNECTION	MFR MIN	MANUFACTURER
FEC	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	MISC	MINIMUM MISCELLANEOUS
FF	FINISHED FLOOR ELEVATION	MO	MASONRY OPENING
FG	FINISHED GRADE	MTD	MOUNTED
FH	FIRE HYDRANT	MTL	METAL
FHC	FIRE HOSE CABINET	N	NORTH
FIN	FINISH	NIC	NOT IN CONTRACT
FIXT	FIXTURE	NO	NUMBER
FLR	FLOOR	NOM	NOMINAL
FLUOR	FLOURESCENT	NTS	NOT TO SCALE
FND	FOUNDATION	O.P.	OVERFLOW PIPE
FO	FACE OF	OC	ON CENTER
FOC	FACE OF CONCRETE	OD	OVERFLOW DRAIN
FOF	FACE OF FINISH	OFF	OFFICE
FOIC	FURNISHED BY OWNER INSTALLED BY	OH	OPPOSITE HAND
E014	CONTRACTOR	OPG	OPENING
FOM	FACE OF MASONRY	OPP	OPPOSITE
FOS FRP	FACE OF STUD FIBERGLASS REINFORCED PANELS	(P)	PROPOSED
FT	FOOT OR FEET	PERM	PERIMETER
FTG	FOOTING	PERP	PERPENDICULAR
GA	GAUGE, GAGE	PG PL	PAINT GRADE PLATE, PROPERTY LINE
GALV	GAI VANIZED	PLAM	PLASTIC LAMINATE
GB	GRAB BAR	PLBG	PLUMBING
GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PNL	PANEL
GWB	GYPSUM BOARD	PP	POWER POLE
GYP	GYPSUM	PR	PAIR
HB	HOSE BIBB	PRTN	PARTITION
HC	HOLLOW CORE	PSF	POUNDS PER SQUARE FOOT
HDWD	HARDWOOD	PSI	POUNDS PER SQUARE INCH
HDWR	HARDWARE	PSL	PARALLEL STRAND LUMBER
HGT	HEIGHT	PT	PRESSURE TREATED
HM	HOLLOW METAL	PTD	PAINTED
HORIZ HVAC	HORIZONTAL HEATING, VENTILATION, A/C	PV	PHOTO VOLTAIC
ID	INSIDE DIAMETER	PVC	POLYVINYL CHLORIDE
IIC	IMPACT INSULATION CLASS	PVMT QTY	PAVEMENT QUANTITY
IN	INCH	R	RADIUS, RISER
	INCANDESCENT	RB	RUBBER BASE
INSUL	INSULATION, INSULATED	RCP	REFLECTED CEILING PLAN
INT	INTERIOR	RD	ROOF DRAIN
JC	JANITORS CLOSET	REF	REFRIGERATOR
JT	JOINT	REINF	REINFORCED
LAM	LAMINATE	REQD	REQUIRED
LAV	LAVATORY	RH	RIGHT HAND
LBS	POUNDS	RM	ROOM
LEED	LEADERSHIP IN ENERGY AND	RO	ROUGH OPENING
LF	ENVIRONMENTAL DESIGN	RTU	ROOF TOP UNIT (MECH)
LF LIN	LINEAR FEET LINEN CLOSET	S	SOUTH
LINO	LINOLEUM	SAFB	SOUND ATTENUATION FIBER BAT
LINO LT(G)	LIGHT(ING)	SAWP	SELF ADHEREING WATERPROOF
LVL	LAMINATED VENEER LUMBER	SC	SCUPPER/SOLID CORE
LVT	LUXURY VINYL TILE	SCHED	SCHEDULE
LW	LIGHTWEIGHT	SEAL SECT	SEALANT SECTION
		JEC1	SECTION

BOARD	SF SHT	SQUARE FOOT SHEET
	SHTHG	SHEATHING
AL DILIMBING	SIM	SIMILAR
AL, PLUMBING	SM SPEC	SHEET METAL SPECIFICATION
	SQ	SQURE
	SS	SOLID SURFACE
	SSTL	STAINLESS STEEL
	STC	SOUND TRANSMISSION CLASS
	STD	STANDARD
	STL	STEEL
	STOR	STORAGE
		STRUCTURAL
	SUSP	SUPSPENDED
	SV	SHEET VINYL
	SYM T	SYMMMETRICAL TREAD
	T&G	TONGUE & GROOVE
	TEL	TELEPHONE
	TEMP	TEMPERED
	TER	TERRAZZO
	THK	THICK
	THR	THRESHOLD
	TJI	TRUSS JOIST I-JOIST
	TO	TOP OF
	TOS	TOP OF SLAB
	TOW	TOP OF WALL
	TRANS TV	TRANSFORMER TELEVISION
	TYP	TYPICAL
	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
	UG	UNDERGROUND
		UNFINISHED
DOT		ULNESS NOTED OTHERWISE
ICH	_	UTRAVIOLET
BER		VINYL COMPOSITION TILE VERTICAL
		VERIFY IN FIELD
		VENT TERMINATION PIPE
	W	WEST
	W/	WITH
		WASHER DRYER
		WITHOUT
.N		WATERCLOSET
		WOOD WINDOW
		WATER HEATER
		WROUGHT IRON
		WINDOW
	WP	WATERPROOF(ING)
	WR	WEATHER RESISTIVE
	WRB	WATER RESISTIVE BARRIER
	WSCT	WAINSCOT
BER BATT	WT	WEIGHT
RPROOFING		WELDED WIRE FABRIC
	YD	YARD



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COUNTY OF SAN LUIS OBISPO ACCESSORY DWELLING UNIT SAN LUIS OBISPO, CA



**DOOR W/CLOSER** 

**DOOR TAG** 

**WINDOW TAG** 

WALL TAG

**BUILDING LEVELS** 

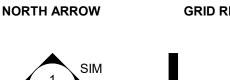
LEVEL— DESIGNATION

ELEVATION

**GRID REFERENCE** 

-VIEW SHEET LOCATION

-REFERENCE SHEET LOCATION



**View Name** 

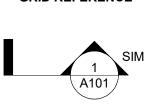
**SYMBOLS** 

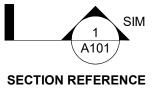
A-101 A-202 SCALE: 1/8" = 1'-0"

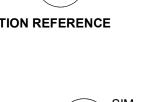
**BUILDING ELEVATION** 

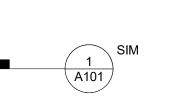
**INTERIOR ELEVATIONS** 

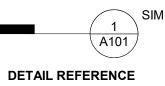
**REVISION TAG** 

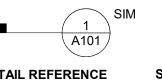














CENTERLINE

STOREFRONT TAG

P1 **MATERIAL TAG** 

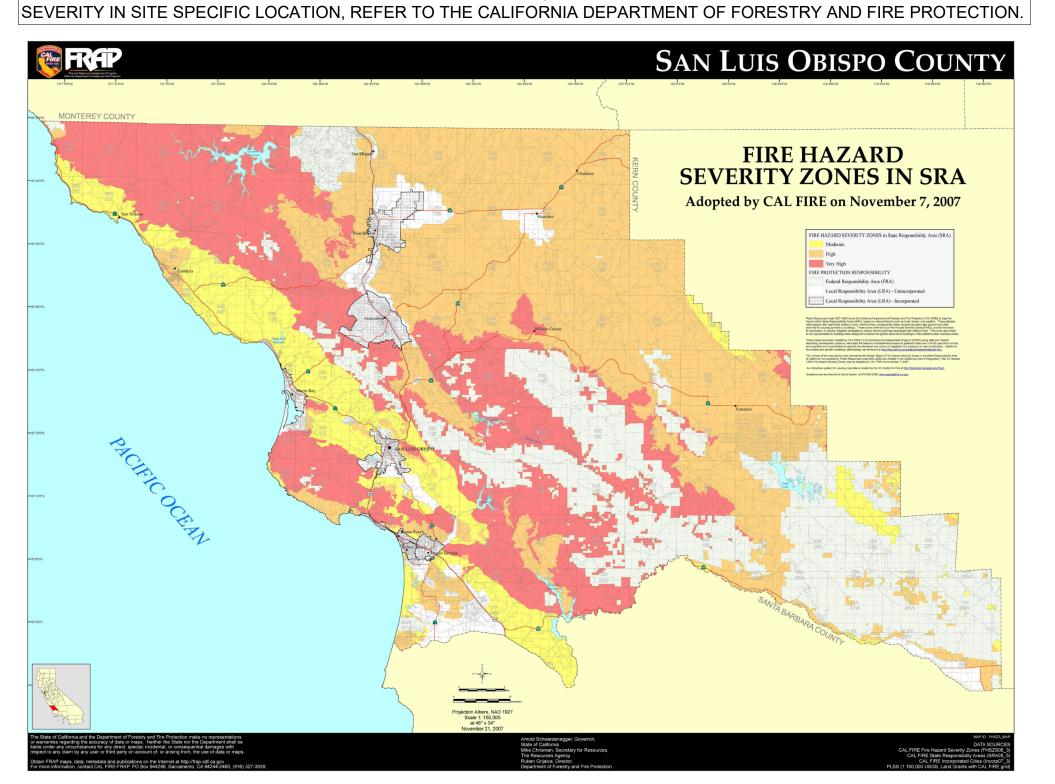
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SHEET

G-102

# FIRE HAZARD SEVERITY ZONES

DISCLAIMER: MAP IS FOR GENERAL REFERENCE ONLY. TO ACQUIRE ACCURATE INFORMATION FOR FIRE HAZARD



2022 Single-Family Residential Mandatory Requirements Summary	2022 Single-Family Residential Mandatory Requirements Summary
Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool a spa heaters. *
handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.  Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.  Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any
Ventilation and Indoor Air Quality:	dryer.  Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *  Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per \$150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *  Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (n.
dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.	adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(o)1G: Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
§ 150.0(o)1H&I: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the	Ducts and Fans:  Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
minimum airflow rate required by §150.0(o)1C.  Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be
must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G  Pool and Spa Systems and Equipment:	§ 150.0(m)1: sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or
Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *	flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.   Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive
Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.  Solution 10.4(b)2: Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time	duct tapes unless such tape is used in combination with mastic and draw bands.  Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 110.4(b)3: Switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.  Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.  Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump	§ 150.0(m)7:  Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.  Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(p): sizing, flow rate, piping, filters, and valves. *  Lighting:  Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable	Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind.  § 150.0(m)9: Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 110.9: requirements of § 110.9. *  § 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen	§ 150.0(m)10: Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.  Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to are occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in
closets with an efficacy of at least 45 lumens per watt.  § 150.0(k)1B:  Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.  Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be scaled with a goaled to graph. Cellifornia Floriting! Code § 410.116 must also be met	accordance with Reference Residential Appendix RA3.1.  Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter
Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.  Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a	racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *
luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.  Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust	
§ 150.0(k)1F: hoods) must meet the applicable requirements of § 150.0(k).*  5/6/22	5/6/22
	2022 Single-Family Residential Mandatory Requirements Summary
	§ 150.0(s) Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, <u>or</u> a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their
	source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the map panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
	§ 150.0(t) Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank covidentified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker
	permanently marked as "For Future 240V use."    \$ 150.0(u)
	marked as "For Future 240V use."  Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps w the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole
	circuit breaker permanently marked as "For Future 240V use."  *Exceptions may apply.



§ 150.0(k)1I:

#### 2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or § 110.6(a)1: less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. \* § 110.6(a)5: Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a). Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from § 110.6(b): Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be § 110.7: caulked, gasketed, or weather stripped. Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household § 110.8(a): Goods and Services (BHGS). Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g). Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the § 110.8(i):

roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access

as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value. Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood § 150.0(c): framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.10

Masonry walls must meet Tables 150.1-A or B. \* § 150.0(d): Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. \* Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g). Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II § 150.0(g)1: vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to

Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation. Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have § 150.0(q): a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. \*

Fireplaces, Decorative Gas Appliances, and Gas Log: **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. § 150.0(e)1: Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in § 150.0(e)2: area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.

§ 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. Space Conditioning, Water Heating, and Plumbing System: Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. § 110.2(a): Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a § 110.2(c): setback thermostat. \* Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank

Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with

hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. § 150.0(k)1H: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required

to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of

power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or

linen closet is closed. § 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.

§ 150.0(k)2A: Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed § 150.0(k)2B: to comply with § 150.0(k).

Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned

Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9. Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, § 150.0(k)2D: occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified

Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed. Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-

sources in these spaces must comply with NEMA SSL 7A. Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to § 150.0(k)3A: other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.

mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light

Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 § 150.0(k)4: Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the § 150.0(k)5: applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the § 110.10(a)1: application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e). Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 §110.10(b)1A: square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be

located on the roof or overhang of the building and have a total area no less than 250 square feet. ^ § 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof

§ 110.10(b)3A: mounted equipment.

Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the § 110.10(b)3B: horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.\*

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family

residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant. Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

**Electric and Energy Storage Ready:** 

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THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to CANNOT BE A CHARGE TO PROVIDE THESE PLANS. prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO

CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS,

IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO

FURTHER INFORMATION OR DETAILS AND BUILDING

INSPECTORS WILL NOT PROVIDE STEP BY STEP

INSTRUCTIONS IN THE FIELD.

DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE

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09/28/2023

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

# RESIDENTIAL MANDATORY MEASURES (SHEET 1)

# **CHAPTER 1 - ADMINISTRATION SECTION 101 GENERAL**

THESE REGULATIONS SHALL BE KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND MAY BE CITED AS SUCH AND WILL BE REFERRED TO HEREIN AS "THIS CODE." IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE. THE CALIFORNIA GREEN BUILDING STANDARDS CODE IS PART 11 OF THIRTEEN PARTS OF THE OFFICIAL COMPILATION AND PUBLICATION OF THE ADOPTION, AMENDMENT AND REPEAL OF BUILDING REGULATIONS TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALSO REFERRED TO AS THE CALIFORNIA BUILDING STANDARDS CODE.

THE PURPOSE OF THIS CODE IS TO IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY ENHANCING THE DESIGN AND CONSTRUCTION OF BUILDINGS THROUGH THE USE OF BUILDING CONCEPTS HAVING A REDUCED NEGATIVE IMPACT OR POSITIVE ENVIRONMENTAL IMPACT AND ENCOURAGING SUSTAINABLE CONSTRUCTION PRACTICES IN THE **FOLLOWING CATEGORIES:** 

- . PLANNING AND DESIGN 2. ENERGY EFFICIENCY.
- 3. WATER EFFICIENCY AND CONSERVATION. 4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY.
- ENVIRONMENTAL QUALITY.

#### 101.3 SCOPE.

THE PROVISIONS OF THIS CODE SHALL APPLY TO THE PLANNING, DESIGN, OPERATION, CONSTRUCTION, USE AND OCCUPANCY OF EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE, UNLESS OTHERWISE INDICATED IN THIS CODE, THROUGHOUT THE STATE OF CALIFORNIA.

IT IS NOT THE INTENT THAT THIS CODE SUBSTITUTE OR BE IDENTIFIED AS MEETING THE CERTIFICATION REQUIREMENTS OF ANY GREEN BUILDING

#### **SECTION 102 CONSTRUCTION DOCUMENTS AND INSTALLATION VERIFICATION**

CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL BE SUBMITTED IN ONE OR MORE SETS WITH EACH APPLICATION FOR A PERMIT. WHERE SPECIAL CONDITIONS EXIST, THE ENFORCING AGENCY IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL AND MAY BE SUBMITTED SEPARATELY.

**EXCEPTION:** THE ENFORCING AGENCY IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL.

#### 102.2 INFORMATION ON CONSTRUCTION DOCUMENTS.

CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURE AND SHOW THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE CALIFORNIA BUILDING STANDARDS CODE AND OTHER RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AS DETERMINED BY THE ENFORCING AGENCY.

DOCUMENTATION OF CONFORMANCE FOR APPLICABLE GREEN BUILDING MEASURES SHALL BE PROVIDED TO THE ENFORCING AGENCY. ALTERNATE METHODS OF DOCUMENTATION SHALL BE ACCEPTABLE WHEN THE ENFORCING AGENCY FINDS THAT THE PROPOSED ALTERNATE DOCUMENTATION IS SATISFACTORY TO DEMONSTRATE SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE PROPOSED GREEN BUILDING

#### **CHAPTER 3 - GREEN BUILDING**

#### **SECTION 301 GENERAL**

BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ARE ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS. [HCD] THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

THE MANDATORY PROVISIONS OF SECTION 4.106.4.2 MAY APPLY TO ADDITIONS OR ALTERATIONS OF EXISTING PARKING FACILITIES OR THE ADDITION OF NEW PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. SEE SECTION 4.106.4.3 FOR APPLICATION.

NOTE: REPAIRS INCLUDING, BUT NOT LIMITED TO, RESURFACING. RESTRIPING, AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS [HCD]. THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY TO EITHER LOW-RISE RESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS, OR BOTH. INDIVIDUAL SECTIONS WILL BE DESIGNATED BY BANNERS TO INDICATE WHERE THE SECTION APPLIES SPECIFICALLY TO LOW-RISE ONLY (LR) OR HIGH-RISE ONLY (HR). WHEN THE SECTION APPLIES TO BOTH LOW-RISE AND HIGH-RISE BUILDINGS, NO BANNER WILL BE USED.

#### **SECTION 302 MIXED OCCUPANCY BUILDINGS**

IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

# **CHAPTER 4 - RESIDENTIAL** MANDATORY MEASURES

#### **DIVISION 4.1 PLANNING AND DESIGN** 4.106 SITE DEVELOPMENT

#### 4.106.1 GENERAL.

PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

#### 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION 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. IN ORDER TO MANAGE STORM WATER DRAINAGE

SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY. PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE. 1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN

DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES

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.

#### 3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- 1. SWALES 2. WATER COLLECTION AND DISPOSAL SYSTEMS
- FRENCH DRAINS
- 4. WATER RETENTION GARDENS
- 5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE. **EXCEPTIONS:** ADDITIONS AND ALTERATIONS NOT ALTERING THE

#### 4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1, 4.106.4.2, OR 4.106.4.3, TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN

ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

1. ON A CASE-BY-CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS: 1.1. WHERE THERE IS NO LOCAL UTILITY POWER SUPPLY OR THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.

1.2. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 4.106.4, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.

2. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

#### 4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH

ATTACHED PRIVATE GARAGES FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMTER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET. BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE.

#### 4.106.4.1.1 IDENTIFICATION

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

#### 4.106.4.2 NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS AND NEW RESIDENTIAL PARKING FACILITIES

WHEN PARKING IS PROVIDED, PARKING SPACES FOR NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS SHALL MEET THE REQUIREMENTS OF SECTIONS 4.106.4.2.1 AND 4.106.4.2.2. CALCULATIONS FOR SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS A FUTURE EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION. SEE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETAILS.

#### 4.106.4.2.1 MULTIFAMILY DEVELOPMENT PROJECTS WITH LESS THAN 20 DWELLING UNITS; AND HOTELS AND MOTELS WITH LESS THAN 20 SLEEPING

**UNITS OR GUEST ROOMS** THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS

EV CAPABLE. TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE 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

- 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.
- a. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.
- b. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE INSTALLED FOR USE.

2. EV READY. TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT. **EXCEPTION:** AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS.

#### 4.106.4.2.2 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR

**GUEST ROOMS** THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS

1. EV CAPABLE. TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES. SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLÉ" 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.

CONSTRUCTION DOCUMENTS SHALL SHOW LOCATIONS OF FUTURE EV THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE

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. THE ELECTRICAL SYSTEM AND ANY ON-SITE DISTRIBUTION TRANSFORMERS SHALL HAVE SUFFICIENT CAPACITY TO DELIVER AT LEAST 3.3 KW SIMULTANEOUSLY TO EACH EV CHARGING STATION (EVCS) SERVED BY THE ALMS. THE BRANCH CIRCUIT SHALL HAVE A MINIMUM CAPACITY OF 40 AMPERES, AND INSTALLED EVSE SHALL HAVE A CAPACITY OF NOT LESS THAN 30 AMPERES, ALMS SHALL NOT BE USED TO REDUCE THE MINIMUM REQUIRED ELECTRICAL CAPACITY TO THE REQUIRED EV CAPABLE SPACES.

#### 4.106.4.2.2.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED BY SECTION 4.106.4.2.2,

ITEM 3, SHALL COMPLY WITH SECTION 4.106.4.2.2.1.

**EXCEPTION:** ELECTRIC VEHICLE CHARGING STATIONS SERVING PUBLIC ACCOMMODATIONS, PUBLIC HOUSING, MOTELS AND HOTELS SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION, SEE CALIFORNIA BUILDING CODE, CHAPTER 11B, FOR APPLICABLE REQUIREMENTS.

#### 4.106.4.2.2.1.1 LOCATION

EVCS SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS: 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.

THE CHARGING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, AS DEFINED IN THE CALIFORNIA BUILDING CODE, CHAPTER 2, TO THE BUILDING.

**EXCEPTION:** ELECTRIC VEHICLE CHARGING STATIONS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, CHAPTER 11B, ARE NOT REQUIRED TO COMPLY WITH SECTION 4.106.4.2.2.1.1 AND SECTION 4.106.4.2.2.1.2, ITEM 3.

#### 4.106.4.2.2.1.2 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) DIMENSIONS THE CHARGING SPACES SHALL BE DESIGNED TO COMPLY WITH THE

- 1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET. 2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET.
- 3. ONE IN EVERY 25 CHARGING SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET.
- a. SURFACE SLOPE FOR THIS EV SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.

#### 4.106.4.2.2.1.3 ACCESSIBLE EV SPACES

IN ADDITION TO THE REQUIREMENTS IN SECTIONS 4.106.4.2.2.1.1 AND 4.106.4.2.2.1.2, ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B. EV READY SPACES AND EVCS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.

#### 4.106.4.2.3 EV SPACE REQUIREMENTS

SINGLE EV SPACE REQUIRED. INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT, RECEPTACLE OR CHARGER LOCATION, AS APPLICABLE. THE SERVICE PANEL AND/ OR SUBPANEL SHALL HAVE A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT, INCLUDING BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE INSTALLED, OR SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT

**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.

MULTIPLE EV SPACES REQUIRED. CONSTRUCTION DOCUMENTS SHALL INDICATE THE RACEWAY TERMINATION POINT AND THE LOCATION OF INSTALLED OR FUTURE EV SPACES, RECEPTACLES OR EV CHARGERS. CONSTRUCTION DOCUMENTS SHALL ALSO PROVIDE INFORMATION ON AMPERAGE OF INSTALLED OR FUTURE RECEPTACLES OR EVSE, RACEWAY METHOD(S). WIRING SCHEMATICS AND ELECTRICAL LOAD CALCULATIONS. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. REQUIRED RACEWAYS AND RELATED COMPONENTS THAT ARE PLANNED TO BE INSTALLED UNDERGROUND, ENCLOSED, INACCESSIBLE OR IN CONCEALED AREAS AND SPACES SHALL BE INSTALLED AT THE TIME OF ORIGINAL CONSTRUCTION.

**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.

1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING **FUTURE EV CHARGING.** 

2. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.

#### **DIVISION 4.2 ENERGY EFFICIENCY**

#### 4.201 GENERAL

4.201.1 SCOPE.

FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

#### **DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION**

#### 4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

#### 4.303.1.1 WATER CLOSETS

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK TYPE TOILET.

#### NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

#### 4.303.1.2 URINALS

THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER

#### **4.303.1.3 SHOWERHEADS**

4.303.1.3.1 SINGLE SHOWERHEAD SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA

#### 4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD. THE COMBINED FLOW RATE OF ALL 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 ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

**NOTE:** A HAND HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

WATERSENSE SPECIFICATION FOR SHOWERHEADS.

#### 4.303.1.4 FAUCETS

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

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

SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE. AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

#### 4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS

SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS

SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL 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

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

#### TABLE - MAXIMUM FIXTURE WATER USE **FIXTURE TYPE** FLOW RATE SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI LAVATORY FAUCETS MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI USE AREAS KITCHEN FAUCETS 1.8 GPM @ 60 PSI METERING FAUCETS 0.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH URINALS 0.125 GAL/FLUSH

#### 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.

1. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2.

MWELO AND SUPPORTING DOCUMENTS, INCLUDING A 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

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY LCOSING 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 NONHAZARDOUS 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.

 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 ACCEPTIONS 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 COMFORMANCE 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 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 MATERIAL 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 POUNDS PER SQUARE FOOT OF THE BUILDING AREA SHALL MEET THE MINIMUM 65 PERCENT 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-PERCENT CONSTRUCTION WASTE **REDUCTION REQUIREMENT IN SECTION 4.408.1** 

#### DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THOUGH 5,

SECTION 4.408.3 OR SECTION 4.408.4

1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN

DOCUMENTING COMPLIANCE WITH THIS SECTION. 2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

**ರ SAN LUIS** OBISPO THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN

CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. AL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

LUIS OBISPO AS PART OF THE PRE-APPROVED ADU

PROGRAM AND ARE PUBLIC DOMAIN. THERE

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09/28/2023

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

# **RESIDENTIAL MANDATORY MEASURES (SHEET 2)**

#### 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

- 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
- 4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA. 5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR

CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

- RELATIVE HUMIDITY BETWEEN 30–60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
- 6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. 7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND
- THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION 8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES. INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING
- AROUND THE BUILDING, ETC. 9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE
- PROGRAMS AVAILABLE. 10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY
- THE ENFORCING AGENCY OR THIS CODE. 11. INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE
- SPACE AROUND RESIDENTIAL STRUCTURES.
- 12. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENTS.

#### 4.410.2 RECYCLING BY OCCUPANTS.

WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND IS 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 MEEL A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE SECTION 42649.82 (A)(2)(A) ET SEQ. ARE NOT REQUIRED TO COMPLY WITH THE ORGANIC WASTE PORTION OF THIS

#### **DIVISION 4.5 ENVIROMENTAL QUALITY**

#### **4.501 GENERAL**

#### 4.501.1 SCOPE

THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

## 4.503 FIREPLACES

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE, ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

#### 4.504 POLLUTANT CONTROL

#### 4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL **EQUIPMENT DURING CONSTRUCTION**

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC. SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

#### 4.504.2 FINISH MATERIAL POLLUTANT CONTROL

#### FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS. SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2. AS APPLICABLE, SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS
- SPECIFIED IN SUBSECTION 2 BELOW. 2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

#### 4.504.2.2 PAINTS AND COATINGS

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3. UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT. NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL

#### 4.504.2.3 AEROSOL PAINTS AND COATINGS

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

#### 4.504.2.4 VERIFICATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING: . MANUFACTURER'S PRODUCT SPECIFICATION.

2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

#### 4.504.3 CARPET SYSTEMS

#### 4.504.3.1 CARPET CUSHION

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH. "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAG ES/VOC.ASPX

#### 4.504.3.2 CARPET ADHESIVE

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE

#### 4.504.4 RESILIENT FLOORING SYSTEMS

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION 1.2. JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAG ES/VOC.ASPX

#### 4.504.5 COMPOSITE WOOD PRODUCTS

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) AS SHOWN IN TABLE 4.504.5.

#### 4.504.5.1 DOCUMENTATION

TABLE 4.504.1 - ADHESIVE VOC LIMIT

METAL TO METAL

POROUS MATERIAL (EXCEPT WOOD)

PLASTIC FOAMS

FIBERGLASS

- VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL
- INCLUDE AT LEAST ONE OF THE FOLLOWING PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION
- 4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325
- 5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

#### ARCHITECTURAL APPLICATIONS **CURRENT VOC LIMIT** INDOOR CARPET ADHESIVES CARPET PAD ADHÉSIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES 100 RUBBER FLOORING ADHESIVES SUBFLOOR ADHESIVES **CERAMIC TILE ADHESIVES** VCT AND ASPHALT TILE ADHESIVES DRYWALL AND PANEL ADHESIVES **COVE BASE ADHESIVES** MULTIPURPOSE CONSTRUCTION ADHESIVES STRUCTURAL GLAZING ADHESIVES 100 SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 OTHER ADHESIVES NOT SPECIFICALLY SPECIALTY APPLICATIONS **CURRENT VOC LIMIT** PVC WELDING CPVC WELDING ABD WELDING 325 PLASTIC CEMENT WELDING 250 ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE 250 STRUCTURAL WOOD MEMBER ADHESIVE TOP AND TRIM ADHESIVES SUBSTRATE SPECIFIC APPLICATIONS **CURRENT VOC LIMIT**

- 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL
- 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

#### TABLE 4.504.2 - SEALANT VOC LIMIT **CURRENT VOC LIMIT** SEALANTS ARCHITECTURAL MARINE DECK 760

NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	CURRENT VOC LIMIT
ARCHITECTURAL	
NONPOROUS	250
POROUS	250
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

#### TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>2, 3</sup>

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	CURRENT VOC LIMIT
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
IDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sup>1</sup>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS AND	100
UNDERCOATERS	
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND
- INCLUDING EXEMPT COMPOUNDS. THE SPECIFIED LIMITS REMAIN IN EFFECT ENLESS REVISED LIMITS
- ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

#### TABLE 4.504.5 - FORMALDEHYDE LIMITS<sup>1</sup> (MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION)

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

- 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120
- 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

#### **DIVISION 4.5 ENVIORNMENTAL QUALITY** CONTINUED

#### 4.505 INTERIOR MOISTURE CONTROL

BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA

#### 4.505.2 CONCRETE SLAB FOUNDATIONS

CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH

#### 4.505.2.1 CAPILLARY BREAK

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT

- LEAST ONE OF THE FOLLOWING: 1. A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI
- 2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING
- 3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN

#### 4.505.3 MOISTURE CONTENT OF A BUILDING

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE

- FOLLOWING: MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION
- 101.8 OF THIS CODE. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- 3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

#### 4.506 INDOOR AIR QUALITY AND EXHAUST

#### 4.506.1 BATHROOM EXHAUST FANS

- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING.
- 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO
- TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY
- a. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE
- MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. b. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

- 1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/ SHOWER
- 2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

#### 4.507 ENVIROMENTAL COMFORT

#### 4.507.1 RESERVED

#### 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND

- HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: 1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2016 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR

#### **EXCEPTION:** USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE

# **CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS**

#### **702.1 INSTALLER TRAINING**

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- STATE CERTIFIED APPRENTICESHIP PROGRAMS
- PUBLIC UTILITY TRAINING PROGRAMS. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
- 4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS. 5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

#### 702.2 SPECIAL INSPECTION [HCD]

WHEN REQUIRED BY THE ENFORCING AGENCY. THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

- 1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING
- PROGRAM OR STANDARD PUBLISHER. 2. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
- 3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE. 4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY

- 1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
- 2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM

BSC] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE

INSPECTING FOR COMPLIANCE WITH THIS CODE

#### **703 VERIFICATIONS**

#### 703.1 DOCUMENTATION.

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.

COUNTY **ರ SAN LUIS** OBISPO

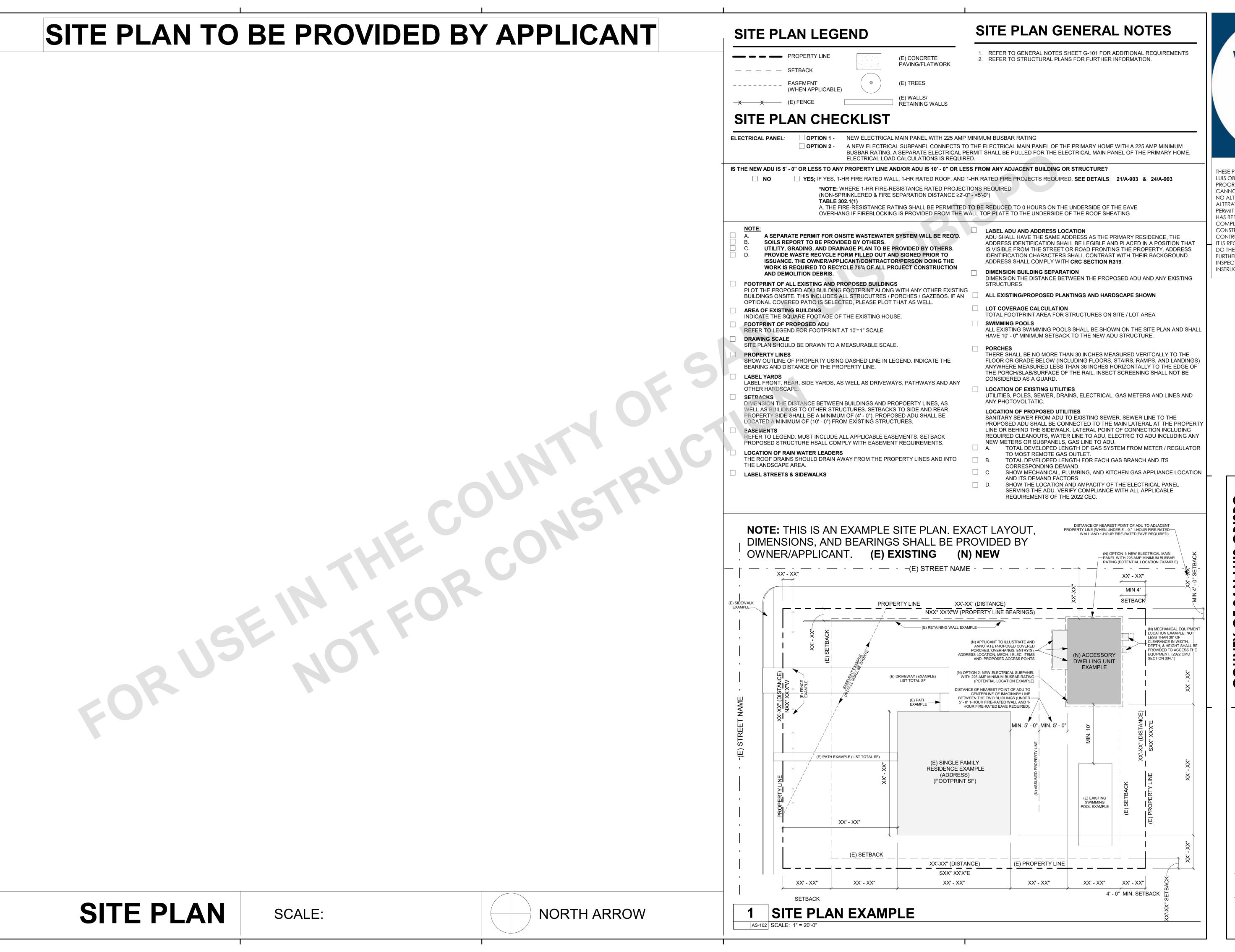
THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

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09/28/2023



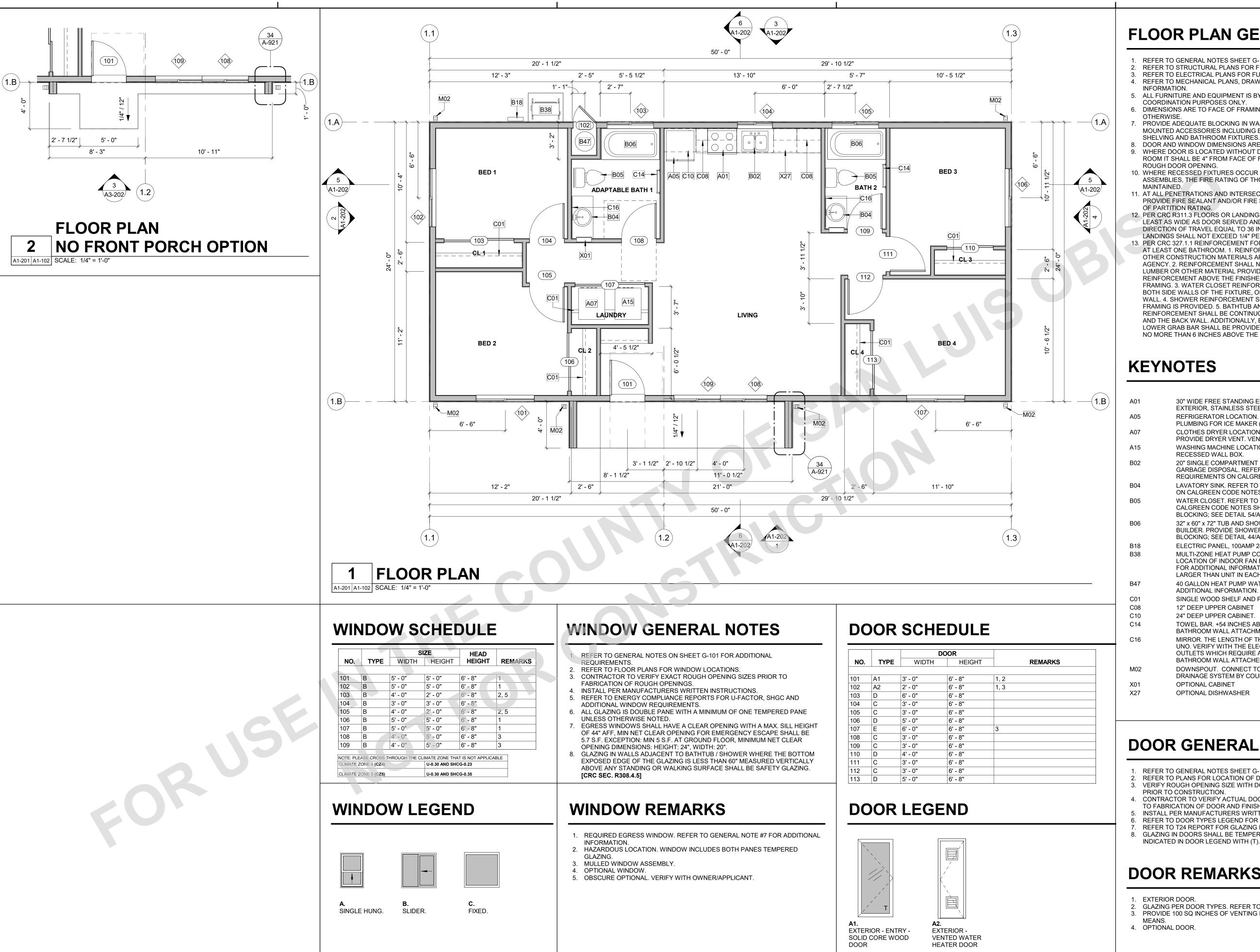
COUNTY
SAN LUIS
OBISPO

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ACCESSORY DWELLING UNIT
SAN LUIS OBISPO, CA
ARCHITECTURAL SITE PLAN
(EXAMPLE & INSTRUCTIONS)

**DATE** 09/28/2023

AS-102



#### **FLOOR PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- 4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER
  - 5. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- 6. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS,
- SHELVING AND BATHROOM FIXTURES. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO
- ROUGH DOOR OPENING. 10. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE
- 11. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY
- OF PARTITION RATING. 12. PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR
- LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE). 13. PER CRC 327.1.1 REINFORCEMENT FOR GRAB BARS SHALL BE PROVIDED IN AT LEAST ONE BATHROOM. 1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. 2. REINFORCEMENT SHALL NOT BE LESS THAN 2X8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQ. HT. AND CAPACITY. REINFORCEMENT ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. 3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. 4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. 5. 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.

#### **KEYNOTES**

- 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- WASHING MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX.
- 20" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- LAVATORY SINK, REFER TO WATER EFFICIENCY REQUIREMENTS
- ON CALGREEN CODE NOTES SHEETS. WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS. REQ. AGING-IN-PLACE
- BLOCKING: SEE DETAIL 54/A-901. 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD. REQ. AGING-IN-PLACE
- BLOCKING; SEE DETAIL 44/A-901.
- ELECTRIC PANEL, 100AMP 240V. MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6'
- LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR
- ADDITIONAL INFORMATION. SINGLE WOOD SHELF AND POLE.
- 12" DEEP UPPER CABINET
- 24" DEEP UPPER CABINET.
- TOWEL BAR. +54 INCHES ABOVE FLOOR, PROVIDE 2X6 BACKING AT BATHROOM WALL ATTACHMENTS MIRROR. THE LENGTH OF THE VANITY OR PEDESTAL X 80" AFS.
- UNO. VERIFY WITH THE ELECTRICAL PLAN FOR LOCATION OF OUTLETS WHICH REQUIRE A CUT-OUT., PROVIDE 2X6 BACKING AT BATHROOM WALL ATTACHEMENTS
- DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM OR APPROVED DRAINAGE SYSTEM BY COUNTY.
- OPTIONAL CABINET
- OPTIONAL DISHWASHER

#### **DOOR GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS REFER TO PLANS FOR LOCATION OF DOORS. 3. VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS
- PRIOR TO CONSTRUCTION. 4. CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR
- TO FABRICATION OF DOOR AND FINISH OPENING.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO DOOR TYPES LEGEND FOR GLAZING. REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS. GLAZING IN DOORS SHALL BE TEMPERED PER **SECTION R308.4.1**. PANES

#### DOOR REMARKS

- 2. GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #8 3. PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED
- 4. OPTIONAL DOOR.

**INTERIOR** -

**HOLLOW CORE** 

WOOD DOOR

**INTERIOR - HOLLOW** 

CORE BI-PASS

CLOSET DOOR

**INTERIOR - VENTED** 

**HOLLOW CORE WOOD** 

DOOR (WITH MIN. 100

# **WALL LEGEND**

EXTERIOR - 5 1/2" WOOD STUD W/ SHEATHING AND EXTERIOR FINISH (REFER TO ELEVATIONS), ONE LAYER GYPSUM WALL BOARD

> **EXTERIOR** - DOUBLE 5 1/2" WOOD STUD W/ SHEATHING AND EXTERIOR FINISH (REFER TO ELEVATIONS)

INTERIOR - 3 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.

NOTE: SEE MANUFACTURER'S PRODUCT LISTINGS FOR IMPROVED SOUND AND/OR MOISTURE/MOLD/MILDEW-RESISTANT PERFORMANCE. VISIT GYPSUM.ORG FOR MORE INFORMATION.

OBISPO IG UNIT DWELLINOBISPO, CA  $\bigcirc$ OR Z OUNTY ACCESSO

COUNTY

ਰ SAN LUIS

THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN

LUIS OBISPO AS PART OF THE PRE-APPROVED ADU

CANNOT BE A CHARGE TO PROVIDE THESE PLANS.

ALTERATIONS MUST BE DONE UNDER A SEPARATE

PERMIT ONCE THE BUILDING PERMIT FOR THE ADU

CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO

CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS,

IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO

FURTHER INFORMATION OR DETAILS AND BUILDING

INSPECTORS WILL NOT PROVIDE STEP BY STEP

DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE

NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL

PROGRAM AND ARE PUBLIC DOMAIN. THERE

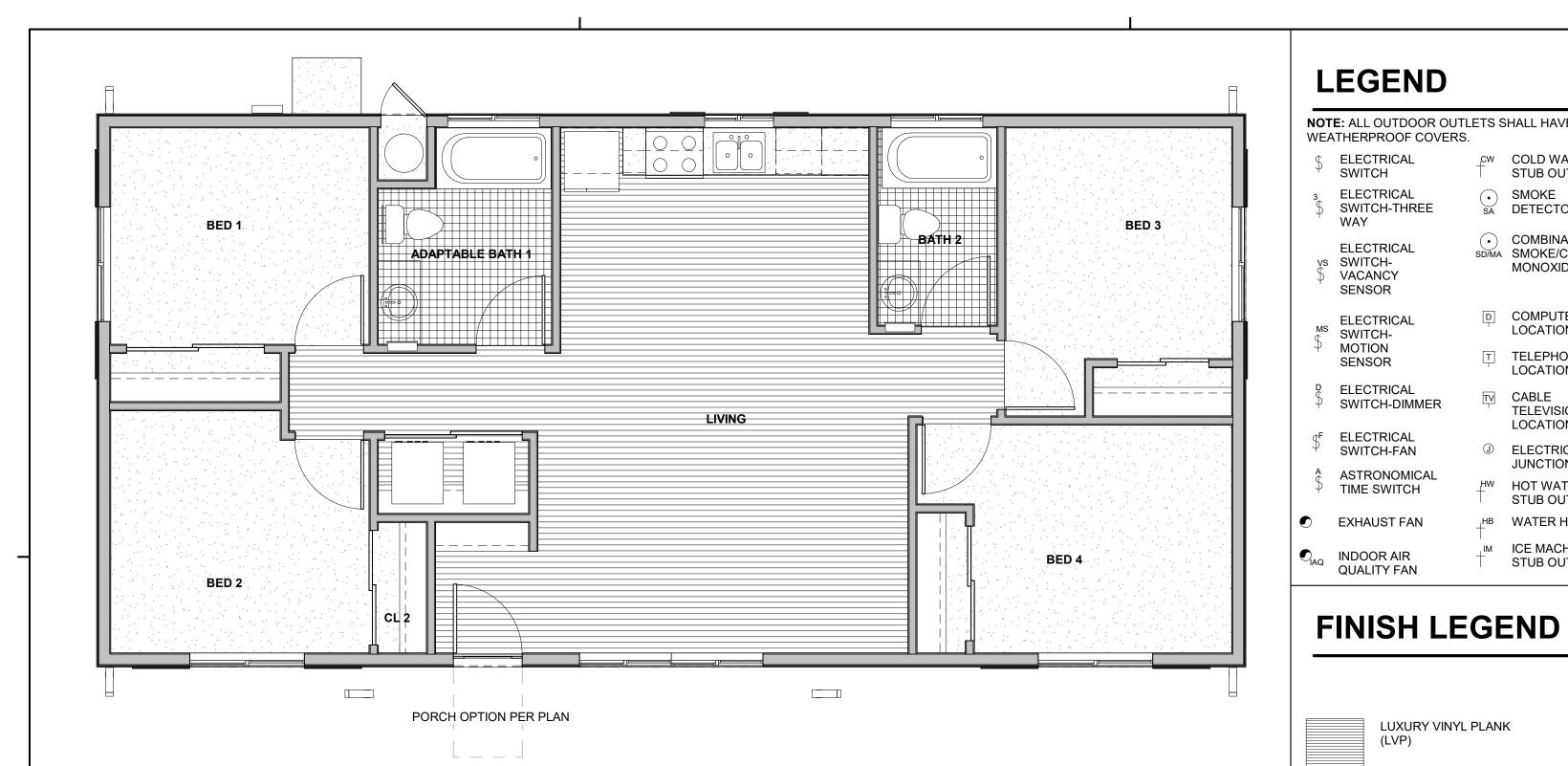
HAS BEEN ISSUED AND FINAL INSPECTION

COMPLETED. IF YOU DO NOT HAVE THE

INSTRUCTIONS IN THE FIELD.

OBISPO

09/28/2023



# FINISH PLAN

A1-201 A1-111 SCALE: 1/4" = 1'-0"

	FINISH SCHEDULE PLAN 1										
NAME	FLOOR	WALL	CEILING	NOTES							
LIVING	LVP	GWB	GWB	WR GWB BEHIND KITCHEN COUNTER							
ADAPTABLE BATH 1	СТ	WR GWB	WR GWB	AT CERAMIC TILE IN TUB/SHOWER AREAS, PROVIDE BACKER BOARD PER CRC TABLE R702.4.2							
BATH 2	СТ	WR GWB	WR GWB	AT CERAMIC TILE IN TUB/SHOWER AREAS, PROVIDE BACKER BOARD PER CRC TABLE R702.4.2							
W/D	LVP	GWB	GWB								
BED 2	LVP	GWB	GWB								

MECHANICAL PLAN

A1-201 A1-111 SCALE: 1/4" = 1'-0"

NAME FLOOR WALL CEILING NOTES									
IVAIVIE	FLOOR	VVALL	CEILING	NOTES					
CL 2	CPT	GWB	GWB						
BED 1	CPT	GWB	GWB						
CL 1	CPT	GWB	GWB						
BED 3	CPT	GWB	GWB						
CL 3	CPT	GWB	GWB						
BED 4	CPT	GWB	GWB						
CL 4	CPT	GWB	GWB						
WH									

# **LEGEND**

QUALITY FAN

LUXURY VINYL PLANK

CERAMIC TILE

(LVP)

(CT)

CARPET (CPT)

CONCRETE

#### **NOTE**: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS. COLD WATER STUB OUT ELECTRICAL SWITCH ELECTRICAL SMOKE DUPLEX OUTLET → PENDANT LIGHT SA DETECTOR/ALARM SWITCH-THREE CIRCUIT **INTERRUPTER** • COMBINATION **ELECTRICAL** WALL MOUNTED SD/MA SMOKE/CARBON DUPLEX OUTLET SWITCH-HIGH-EFFICACY MONOXIDE ALARM VACANCY 240 VOLTS LIGHT SENSOR **EXTERIOR DUPLEX OUTLET** D COMPUTER DATA WALL MOUNTED **ELECTRICAL GROUND FAULT** HIGH-EFFICACY LOCATION SWITCH-INTERRUPTER LIGHT **CEILING FAN OPTIONAL** MOTION

VALVE

) LOCAL EXHAUST VENTILATION

BATHROOM FAN FLOW (cfm)

KITCHEN FAN FLOW (cfm).

MAX. ALLOWABLE DUCT LENGTH (ft) ..

MAX. ALLOWABLE DUCT LENGTH (ft) ..

PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B

BATHROOM

**KITCHEN** 

DUCT TYPE ...

DUCT SIZE (in) ...

DUCT TYPE .

DUCT SIZE (in) ...

2) WHOLE BUILDING VENTILATION

BUILDING FAN FLOW (cfm).

T TELEPHONE **DUPLEX OUTLET** SENSOR LOCATION WATERPROOF **GROUND FAULT** ELECTRICAL CABLE INTERRUPTER SWITCH-DIMMER **TELEVISION** LOCATION ELECTRICAL ELECTRICAL SWITCH-FAN

DUPLEX OUTLET AFCI-HALF HOT **DUPLEX OUTLET** JUNCTION BOX DISH WASHER ASTRONOMICAL **HOT WATER** TIME SWITCH STUB OUT **DUPLEX OUTLET** RANGE HOOD \_HB WATER HOSE BIBB **EXHAUST FAN** sov WATER HOSE BIBB ICE MACHINE O<sub>IAQ</sub> INDOOR AIR WITH SHUT OF STUB OUT

 $\bigcirc$ RECESSED FAN ONLY) HIGH-EFFICACY

DOWNLIGHT RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF ELECTRICAL WIRING

HIGH-EFFICACY LIGHT 22"X30" MIN. PANEL

**OPTION A** 

. FLEX DUCT

**OPTION A** 

FLEX DUCT

**OPTION A** 

80 CFM

. 0 CFM

50 CFM

THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.

THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.

(PRE WIRE FOR CEILING

─ UNDER CABINET

**CEILING ACCESS** 

AIR HANDLER UNIT, PROVIDE

DEDICATED OUTLET

OPTION B

OPTION B

OPTION B

SMOOTH DUCT

SMOOTH DUCT

50 CFM

# **VENTILATION SUMMARIES**

B18

B38

ELECTRIC PANEL, 100AMP 240V. MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.

FAN COIL. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE OUTLET. DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM OR APPROVED

DRAINAGE SYSTEM BY COUNTY. OPTIONAL DISHWASHER

NOTE: SIZE, DESIGN, AND SELECTION OF HVAC EQUIPMENT SHALL BE PROVIDED FOR PROJECT BY ONE OF THE FOLLOWING:

A. HEAT LOSS AN GAIN PER "RESIDENTIAL LOAD CALCULATION" [ANSI/ACCA 2 MANUAL J - 2011, ASHRAE]

B. DUCT SIZING PER "RESIDENTIAL DUCT SYSTEMS" [ANSI/ACCA 1 MANUAL D - 2014, ASHRAE] C. SELECTION PER "RESIDENTIAL EQUIPMENT SELECTION" [ANSI/ACCA 3 MANUAL S - 2014]

**GENERAL MEP NOTES** 

REFER TO ELECTRICAL NOTES ON SHEET G-101.

REFER TO PLUMBING NOTES ON SHEET G-101.

THEY ARE VISIBLE FROM A PUBLIC STREET.

CLEARLY AUDIBLE IN ALL BEDROOMS.

FRICTION (DCOF).

**KEYNOTES** 

REFER TO MECHANICAL NOTES ON SHEET G-101.

REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.

EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF

SMOKE ALARMS MUST BE INTERCONNECTED AND SOUND AN ALARM

ALL CARBON MONOXIDE ALARMS TO BE HARD-WIRED WITH A BATTERY

FINISH PLAN GENERAL NOTES

REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.

4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES AND INTERIOR FINISH

5. ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE

ALL FLOORING MATERIALS SHALL COMPLY WITH CBC SEC. 804.1.

FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

ANSI A326.3 STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF

ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC TABLE 803.13

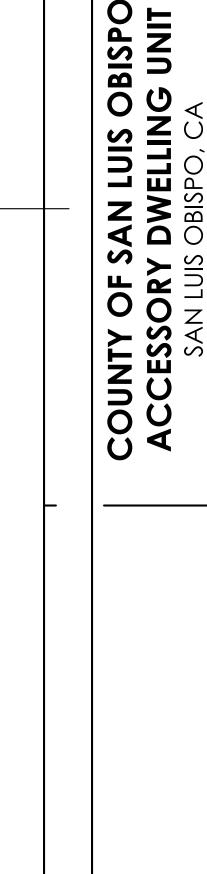
AND SOUND AN ALARM CLEARLY AUDIBLE IN ALL BEDROOMS..

REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.

REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.

COUNTY ਰ SAN LUIS OBISPO 6. ALL SMOKE ALARMS TO BE HARD-WIRED WITH A BATTERY BACK-UP. AND ALL BACK-UP. AND ALL CARBON MONOXIDE ALARMS MUST BE INTERCONNECTED

> THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



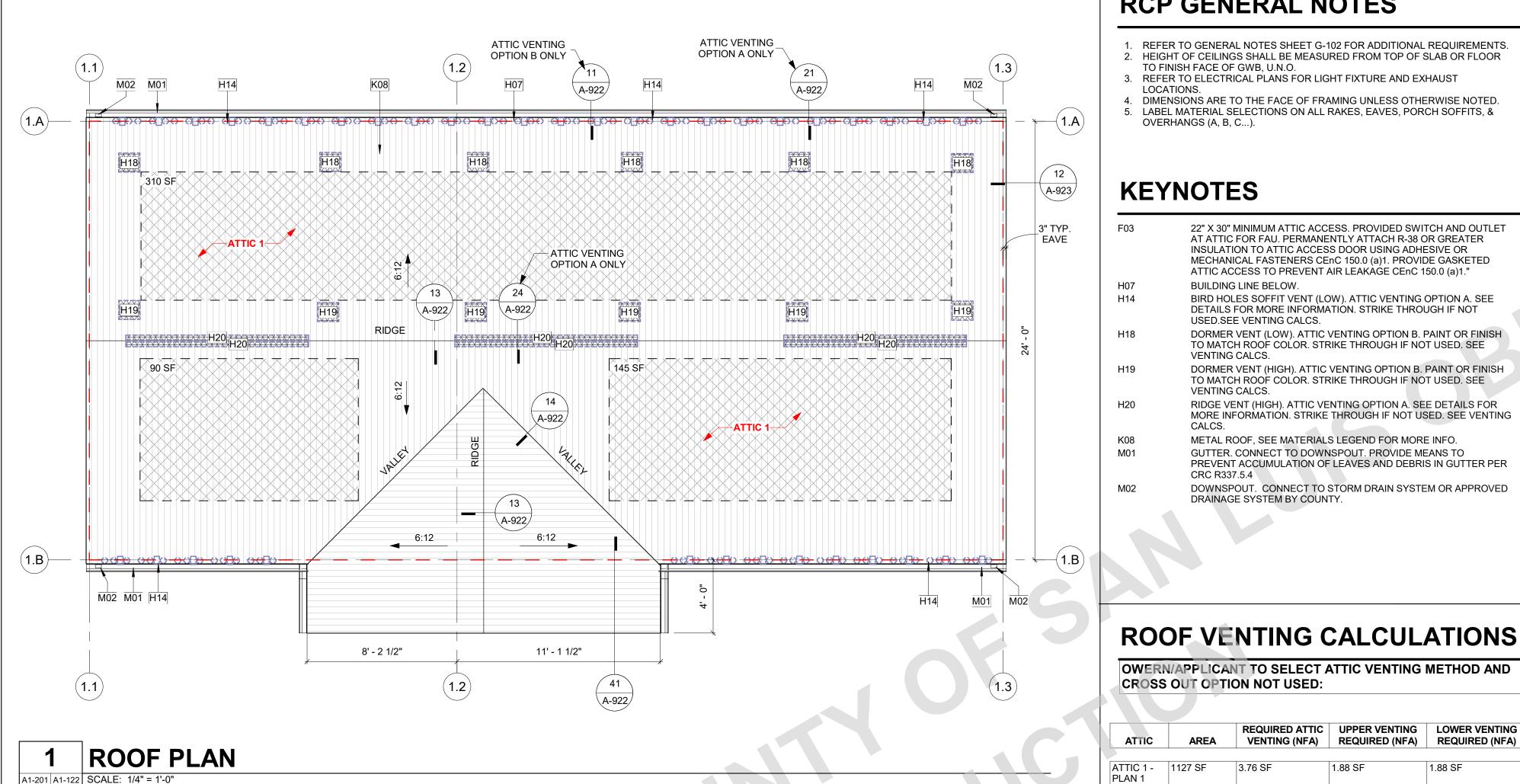
**ADAPTABLE BATH** CL 3 PORCH OPTION PER PLAN

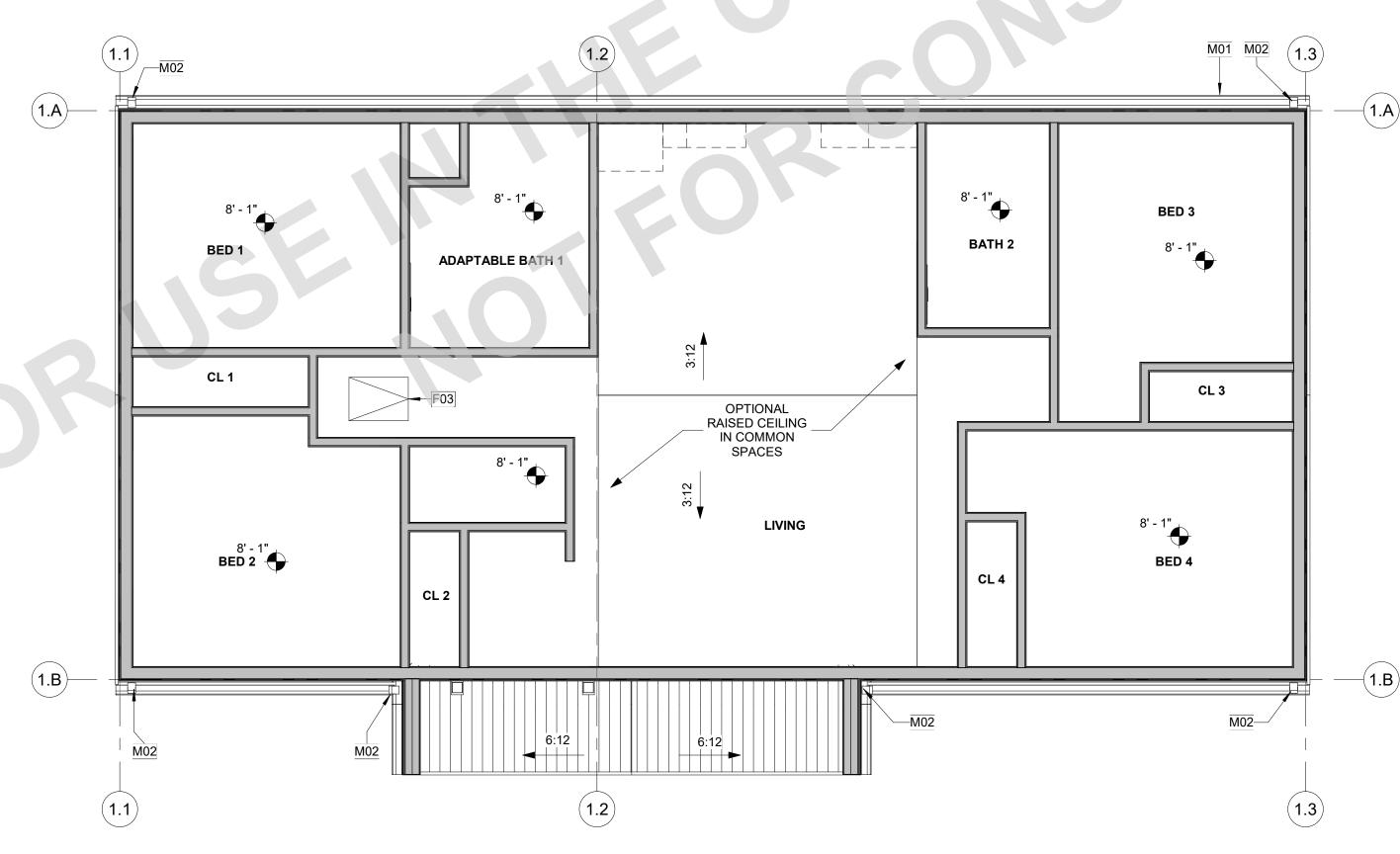
PORCH OPTION PER PLAN

DUCT TYPE .. . FLEX DUCT SMOOTH DUCT DUCT SIZE (in) .. MAX. ALLOWABLE DUCT LENGTH (ft) ... THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 1 SONE. THIS EXHAUST FAN IS REQUIRED TO OPERATE CONTINUOUSLY TO ENSURE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY. WHOLE DWELLING UNIT MECHANICAL VENTILATION PER SECTION 150.0(O)(C)(i) [ASHRAE 62.2:4.1.2] 4 BED - MINIUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B) .03(1200 sf) + 7.5 (5) = 73.5 CFM < 80 CFM EFFECTIVE ANNUAL AVERAGE INFILTRATION RATE PER SECTION 150.0(O)(C)(ii) Q50 = Vdu (x) 2 ACH50 / 60minutes a. 2. (Equation 150.0-D) Q50 = Vdu (x) Verified ACH50 / 60minutes b. (Equation 150.0-E) Qtot = 0.052 (x) Q50 x wsf x [H/Hr] $^2$  [ASHRAE 62.2:4.1.2.1] REQUIRED MECHANICAL VENTILATION RATE
AND REQUIRED MECHANICAL VENTILATION RATE PER 150.0(O)(C)(iii) [ASHRAE 62.2:4.1.2]
(Equation 150.0-F) Qfan = Qtot (-) φ (Qinf (x) Aext)

2 ELECTRICAL PLAN A1-201 A1-111 SCALE: 1/4" = 1'-0"

09/28/2023 SHEET A1-111





#### RCP GENERAL NOTES

- 1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB. U.N.O.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED. LABEL MATERIAL SELECTIONS ON ALL RAKES, EAVES, PORCH SOFFITS, & OVERHANGS (A, B, C...).

#### **KEYNOTES**

- 22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEnC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEnC 150.0 (a)1."
- **BUILDING LINE BELOW** H14 BIRD HOLES SOFFIT VENT (LOW). ATTIC VENTING OPTION A. SEE DETAILS FOR MORE INFORMATION. STRIKE THROUGH IF NOT
- USED.SEE VENTING CALCS. H18 DORMER VENT (LOW). ATTIC VENTING OPTION B. PAINT OR FINISH TO MATCH ROOF COLOR. STRIKE THROUGH IF NOT USED. SEE
- H19 DORMER VENT (HIGH). ATTIC VENTING OPTION B. PAINT OR FINISH TO MATCH ROOF COLOR. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
- H20 RIDGE VENT (HIGH). ATTIC VENTING OPTION A. SEE DETAILS FOR MORE INFORMATIÓN. STRIKE THROUGH IF NOT USED. SEE VENTING
- K08 METAL ROOF, SEE MATERIALS LEGEND FOR MORE INFO. M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER

OWERN/APPLICANT TO SELECT ATTIC VENTING METHOD AND

REQUIRED ATTIC UPPER VENTING LOWER VENTING VENTING (NFA) REQUIRED (NFA) REQUIRED (NFA)

**CROSS OUT OPTION NOT USED:** 

**AREA** 

**OPTION A** 

RIDGE AND SOFFIT VENTS

**UPPER & LOWER VENTS (RECOMMENDED)** 

FINISH TO MATCH ROOF

VENTS SHALL MEET REQ. OF CRC R806 & CRC 337

\*NOTE: WHEN 1-HR FIRE RATING REQ. ON EAVES, OPTION A SHALL NOT BE USED.

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.35 SF)

VULCAN 120" CONTINUOUS RIDGE VENT - SEE DETAIL: 34/A-922

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.35 SF)

USE EAVE DETAIL: 21/A-922

50.0 SQ.IN OF AIR MOVEMENT PER VENT = 50.0 SQ.IN. / 144 = 0.35 SF

50.0 SQ.IN OF AIR MOVEMENT PER VENT = 50.0 SQ.IN. / 144 = 0.35 SF

VULCAN VER2M 2" ROUND MESH FACE FIRE VENT - SEE DETAIL 43 / A-922

COUNT VENT LENGTH VENT

0.35 SF

0.05 SF

0' - 3 1/2"

0' - 3 1/2"

ATTIC

DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM OR APPROVED DRAINAGE SYSTEM BY COUNTY.

# **ROOF PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- REFERE TO MECHANCIAL/ELECTRICAL SHEETS FOR ROOF PENETRATION LOCATIONS.
- 4. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- 6. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE
- 8. ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH (CRC R905), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS 10. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURERS SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS
- LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS. . ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY
- VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
- 12. THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC
- 13. IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. CRC R806.2.
- 14. FOR VENTED ROOF ASSEMBLIES: PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- 15. FOR UN-VENTED ROOF ASSEMBLIES: ROOF ASSEMBLY TO MEET CODE REQUIREMENTS OF CRC R806.5. PROVIDE MINIMUM 2" HIGH DENSITY CLOSE CELL INSULATION. PROVIDE ADDTIONAL INSULATION AS NEEDED TO MEET MINIMUM ROOF ASSEMBLY R-VALUE REQUIRED BY TITLE-24.
- 16. ALL ROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 17. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE

#### **MATERIALS LEGEND**

OWNER/APP. TO PROVIDE MANUFACTURER, COLOR/FINISH GRAPHICS LEGEND: SPECIFICATIONS, & WUI (WHEN REQ.) PRODUCT LISTINGS:

ROOFING; SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION. CLASS A ROOF REQ. BY WUI.

INTERIOR CEILING FINISH, TYP. 5/8" GYP. INSTALL PER MFR RECOMMENDATIONS **NOTE: SEE MANUFACTURER'S PRODUCT** LISTINGS FOR IMPROVED SOUND AND/OR MOISTURE/MOLD/MILDEW-RESISTANT **PERFORMANCE** PRODUCTS. VISIT GYPSUM.ORG FOR MORE INFORMATION.

**EXTERIOR EAVES, PORCH SOFFITS, &** 

A) 2X TOUNGE & GROOVED (SOLID SAWN LUMBER) B) FIBER CEMENT SOFFIT PANELS

C) HARDBOARD SOFFIT PANELS

D) EXT. GRADE FIRE RETARDANT TREATED SHEATHING

LABEL SELECTION ON REFLECTED CEILING PLAN)

AREA PER NET FREE

AREA

2.08 SF

2.08 SF

1.90 SF

1.90 SF

- SOFFIT MATERIALS TO MEET REQ. OF CRC 337 & CRC 704.
- INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
- INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT
- REQUIREMENTS PER CRC TABLE R702.3.5 A PROJECT SITE WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL
- COMPLY WITH THE CRC SECTION R337. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.

#### **ROOF PLAN & RCP LEGEND**

CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS) ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE) CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE) 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)

**VENTING OPTION A** RIDGE VENT, MARK WITH "X" IF NOT USED. SEE ROOF VENTING CALCS.

VENTING OPTION A SOFFIT VENT, MARK WITH "X" IF NOT USED. SEE ROOF VENTING CALCS.

VENTING OPTION B DORMER VENT, MARK WITH "X" IF NOT USED. SEE ROOF VENTING CALCS.

OUTLINE OF WALL BELOW

GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL: 12/A-901

-APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS:

XX SF AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPERATE PERMIT. SEE TITLE 24 REPORT FOR MORE

AREA OF ATTIC WITH 30" HEIGHT OR GREATER, 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1

OBISPO VG UNIT DWELLIN OBISPO, CA OF S. ORY I OUNTY ACCESS(

COUNTY

ਰ SAN LUIS

THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN

LUIS OBISPO AS PART OF THE PRE-APPROVED ADU

CANNOT BE A CHARGE TO PROVIDE THESE PLANS.

ALTERATIONS MUST BE DONE UNDER A SEPARATE

PERMIT ONCE THE BUILDING PERMIT FOR THE ADU

CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO

CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS,

IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO

FURTHER INFORMATION OR DETAILS AND BUILDING

INSPECTORS WILL NOT PROVIDE STEP BY STEP

DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE

HAS BEEN ISSUED AND FINAL INSPECTION

COMPLETED. IF YOU DO NOT HAVE THE

INSTRUCTIONS IN THE FIELD.

NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL

PROGRAM AND ARE PUBLIC DOMAIN. THERE

OBISPO

09/28/2023 SHEET

**OPTION B** 

**VENT TYPE** 

Vulcan Ridge Vent - High

(3) 3" HOLES (LOWER)

**UPPER AND LOWER DORMER VENTS** VENTS SHALL MEET REQ. OF CRC R806 & CRC 337

UPPER & LOWER VENTS (RECOMMENDED): VULCAN VENT VDLR419 13" X 19" - SEE DETAIL: 44/ A-922

52.0 SQ. IN OF AIR MOVEMENT PER VENT = 52.0 SQ. IN. / 144 = 0.36 SF (TOTAL ATTIC AREA/300) \* (0.5) / (0.36 SF) "UPPER VENTS PROVIDED"

"LOWER VENTS PROVIDED" (TOTAL ATTIC AREA/300) \* (0.5) / (0.36 SF)

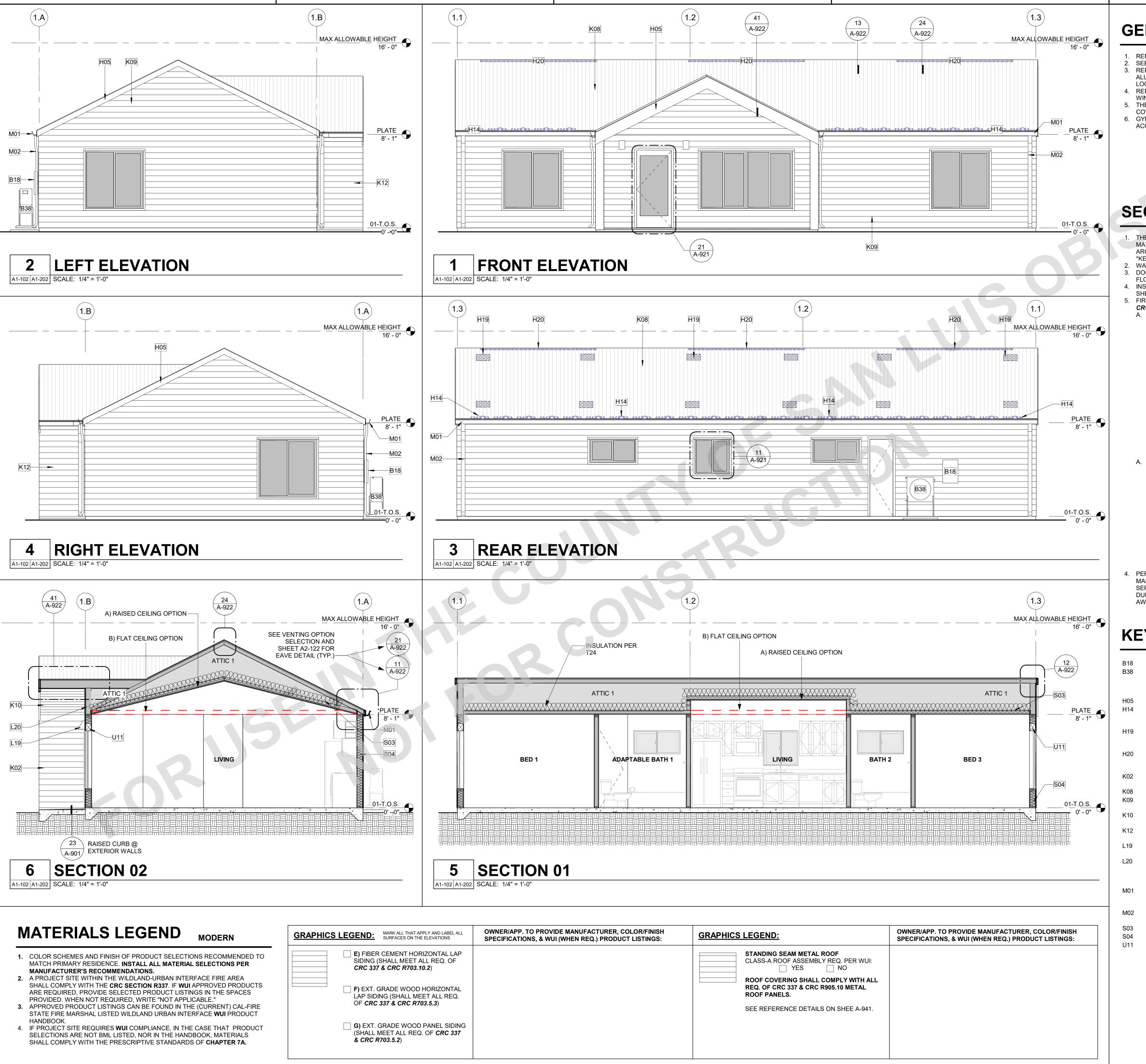
USE EAVE DETAIL: 11 / A-923

NET FREE PROVIDED AREA PER NET FREE **VENT TYPE** COUNT VENT LENGTH VENT **AREA** Vulcan Roof Vent - High 0.36 SF 2.17 SF 1' - 2" 2.17 SF

2 REFLECTED CEILING PLAN

A1-201 A1-122 SCALE: 1/4" = 1'-0"

Vulcan Roof Vent - Low 1' - 2" 0.36 SF 2.17 SF 2.17 SF



#### **GENERAL ELEVATION NOTES**

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS 2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- 4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL
- COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1). 6. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.

# **SECTIONS GENERAL NOTES**

- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. \*KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO
- FLOOR PLANS FOR IDENTIFICATION. 4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON
- SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION. FIREBLOCKING TO BE LOACATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11:
- A. **SECTION R302.11** -1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: 1. VERTICALLY AT CEILING AND FLOOR LEVELS 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- 2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE
- 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**.
- 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
- 5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **SECTION R1003.19**.
- . FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION. . **SECTION R302.11.1** - FIREBLOCKING MATERIALS SHALL CONSIST OF
- 1. TWO-INCH NOMINAL LUMBER
- 2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN
- 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
- THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
- ONE-HALF-INCH GYPSUM BOARD ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
- BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE
- SECURELY RETAINED IN PLACE CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
- 4. PER 2022 CRC SECION R317 SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH

#### **KEYNOTES**

- ELECTRIC PANEL, 100AMP 240V.
- MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6"
- LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. ROOF EDGE/FASCIA. SEE DETAILS FOR FASCIA TYPE. BIRD HOLES SOFFIT VENT (LOW). ATTIC VENTING OPTION A. SEE

MORE INFORMATION. STRIKE THROUGH IF NOT USED. SEE VENTING

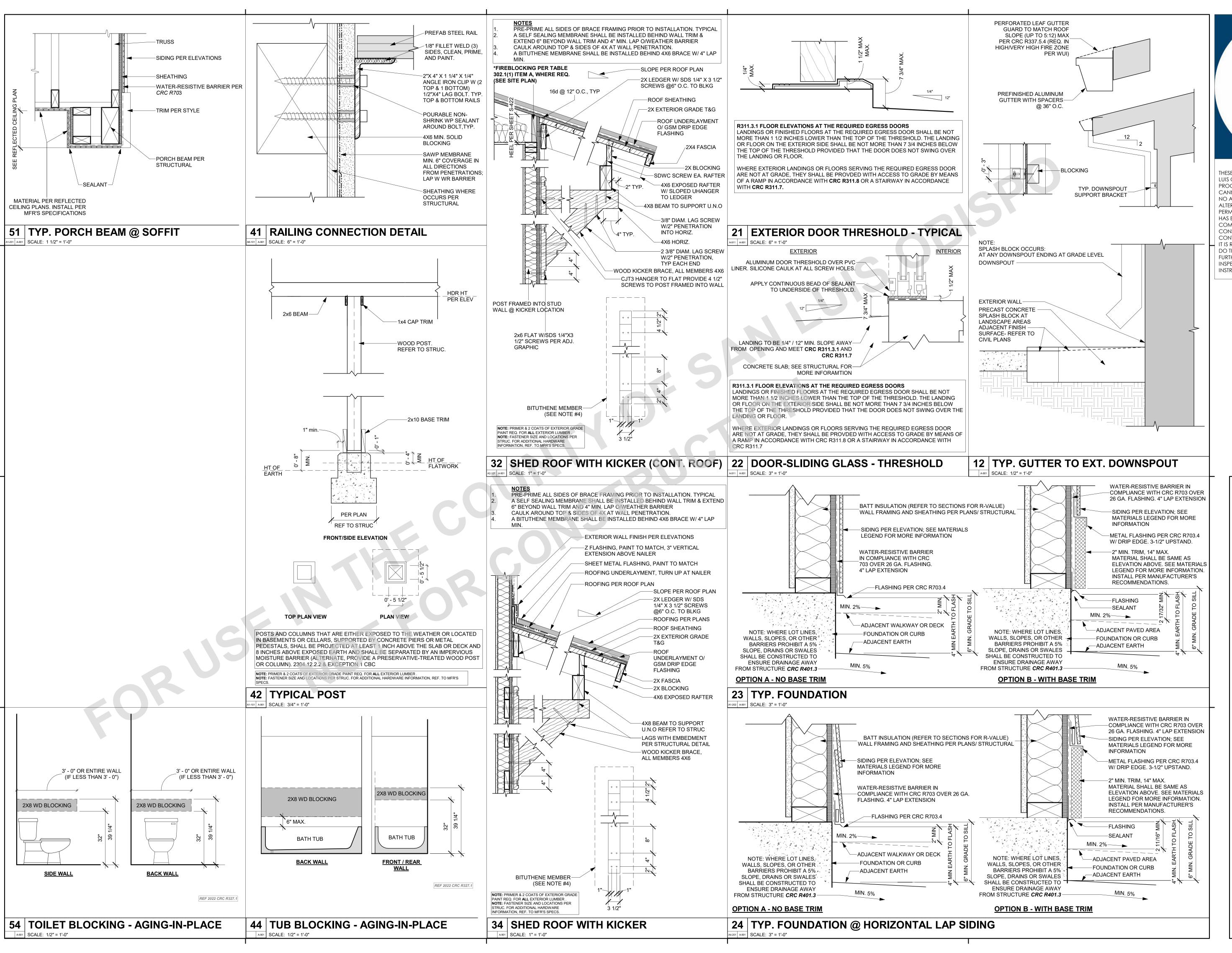
- DETAILS FOR MORE INFORMATION. STRIKE THROUGH IF NOT USED.SEE VENTING CALCS. DORMER VENT (HIGH). ATTIC VENTING OPTION B. PAINT OR FINISH
- TO MATCH ROOF COLOR. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS. RIDGE VENT (HIGH). ATTIC VENTING OPTION A. SEE DETAILS FOR
- EXTERIOR GRADE WOOD SIDING, SEE TITLE SHEET & MATERIALS LEGEND FOR SELECTIONS & MORE INFO.
- METAL ROOF, SEE MATERIALS LEGEND FOR MORE INFO. EXTERIOR WALL COVERING, SEE TITLE SHEET & MATERIALS LEGEND FOR SELECTIONS & MORE INFO.
- SOFFIT, SEE REFLECTED CEILING PLAN AND RCP MATERIALS LEGEND FOR MORE INFO. EXTERIOR WALL COVERING, SEE TITLE SHEET & MATERIALS
- LEGEND FOR SELECTIONS & MORE INFO. LIGHT FIXTURE LOCATION, SEE DETAILS & ELECTRIC PLAN FOR
- BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM STREET, MINIMUM OF 4" HIGH WITH A MIN. STROKE OF 1/2" (EXACT LOCATION PER
- OWNER/APPLICANT). GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO
- PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4
- DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM OR APPROVED DRAINAGE SYSTEM BY COUNTY.
- ROOF INSULATION. R-38 MIN.
- 2X6 WALL INSULATION. R-19 MIN.
  - WOOD BEAM / HEADER, REFER TO STRUCTURAL.

COUNTY ਰ SAN LUIS OBISPO

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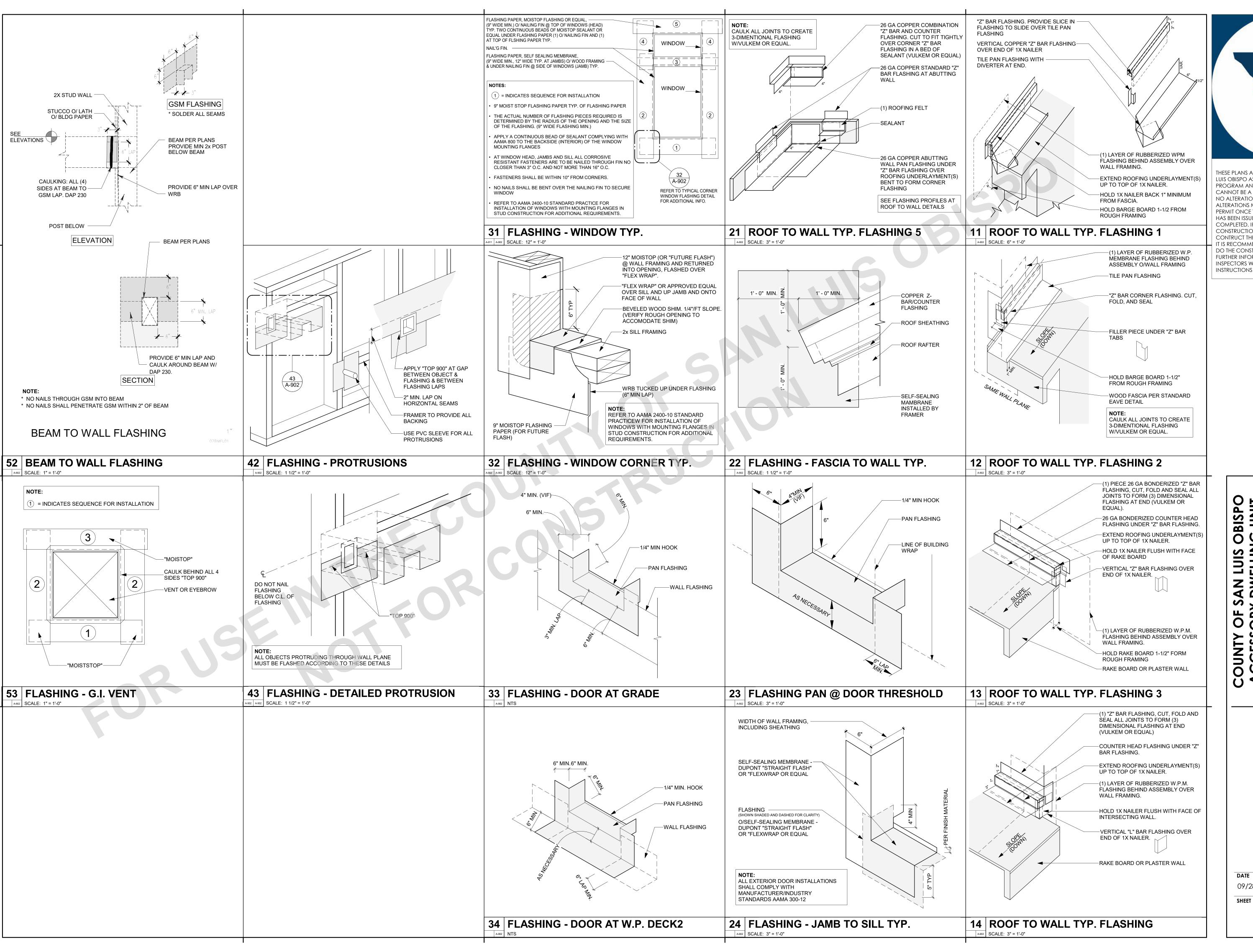
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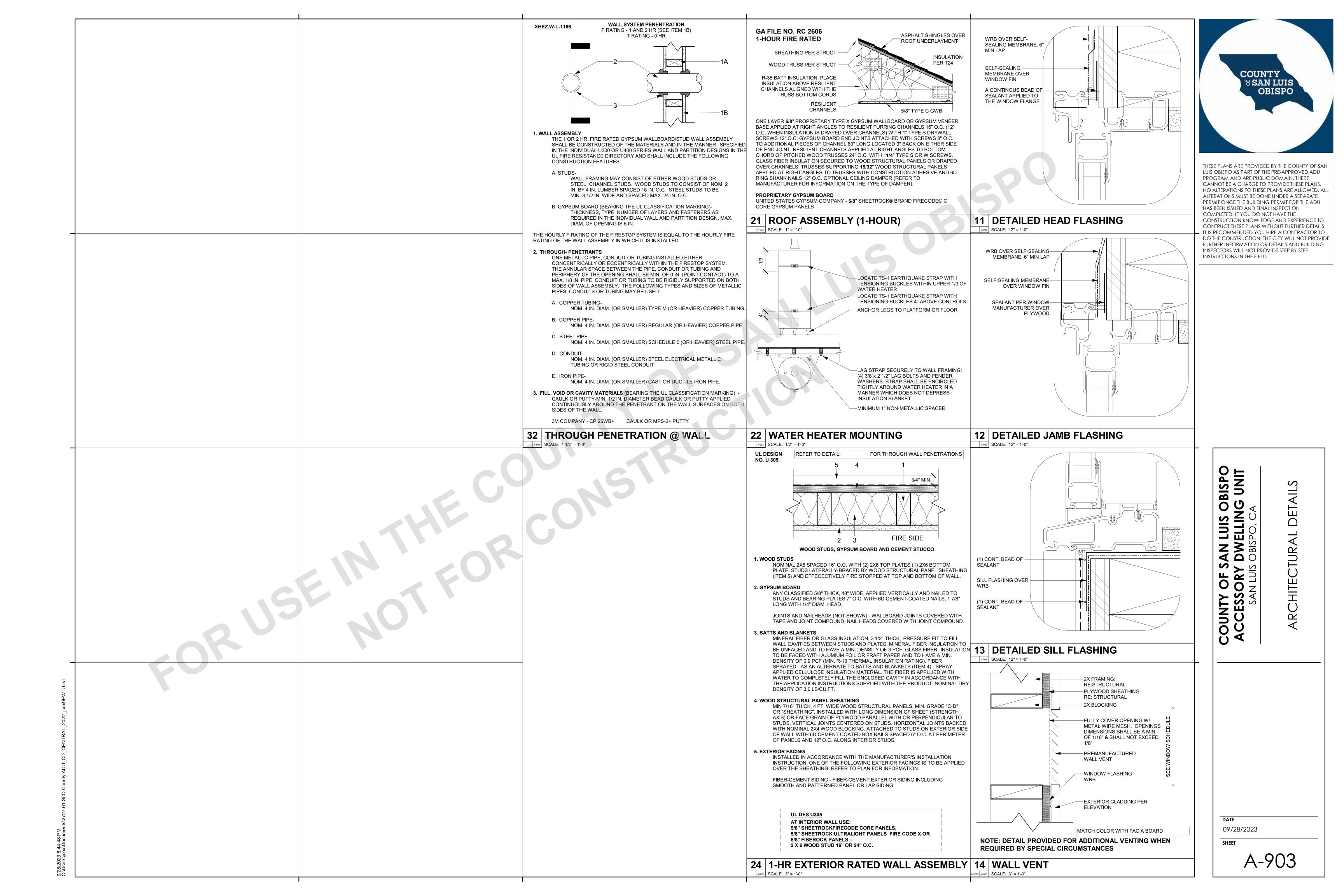
COUNTY SAN LUIS OBISPO

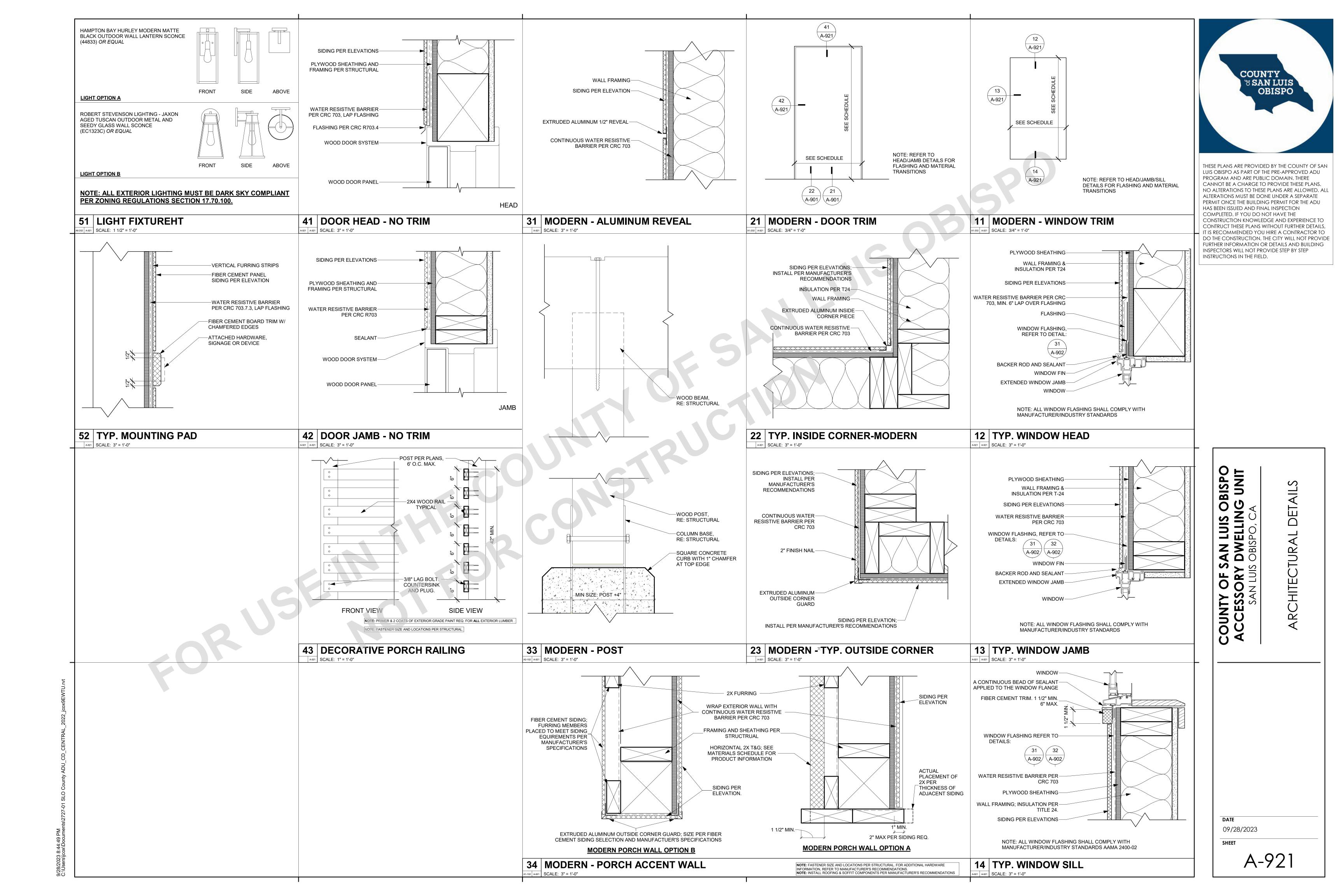
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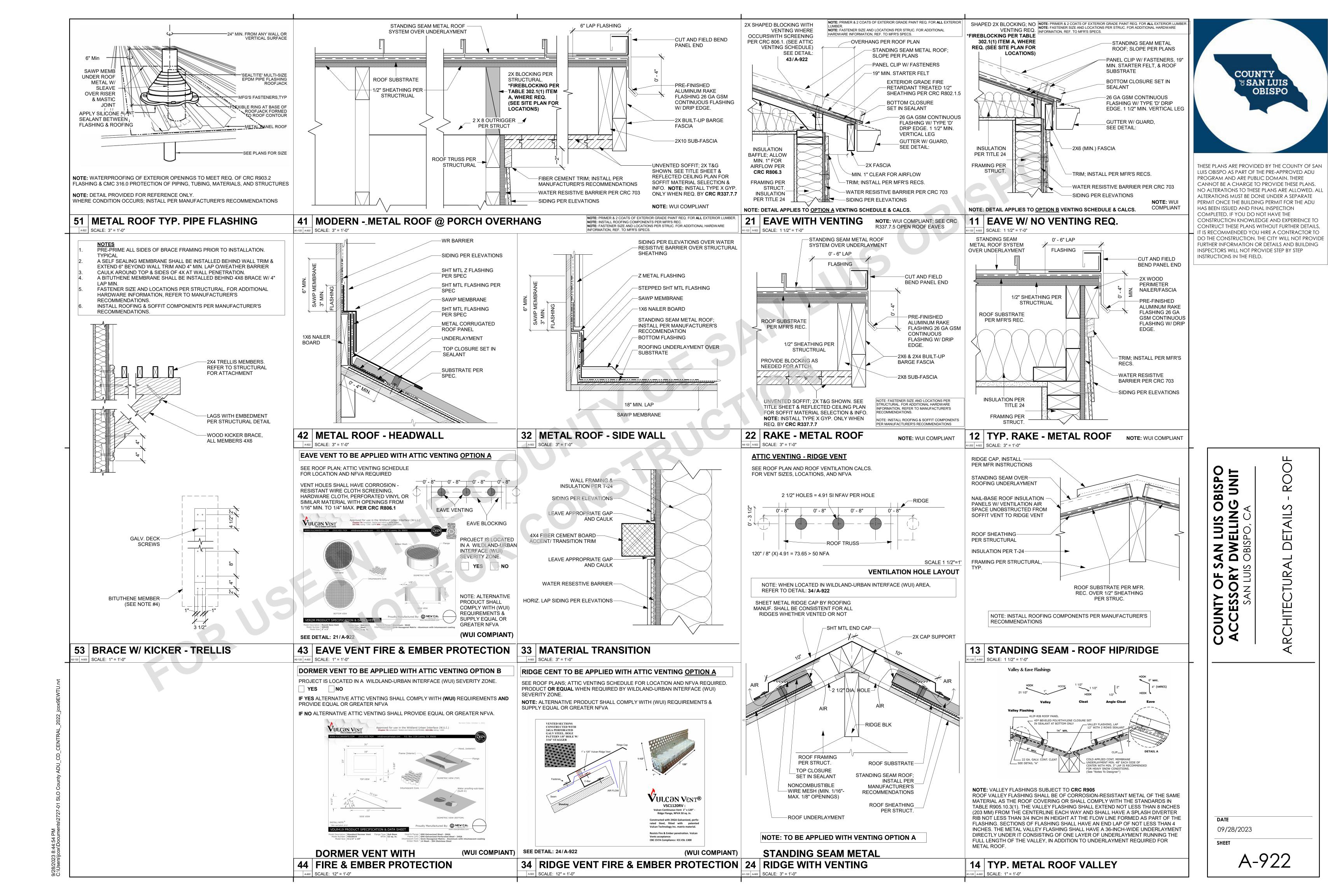
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SAN LUIS OBISPO, CA
ARCHITECTURAL DETAILS

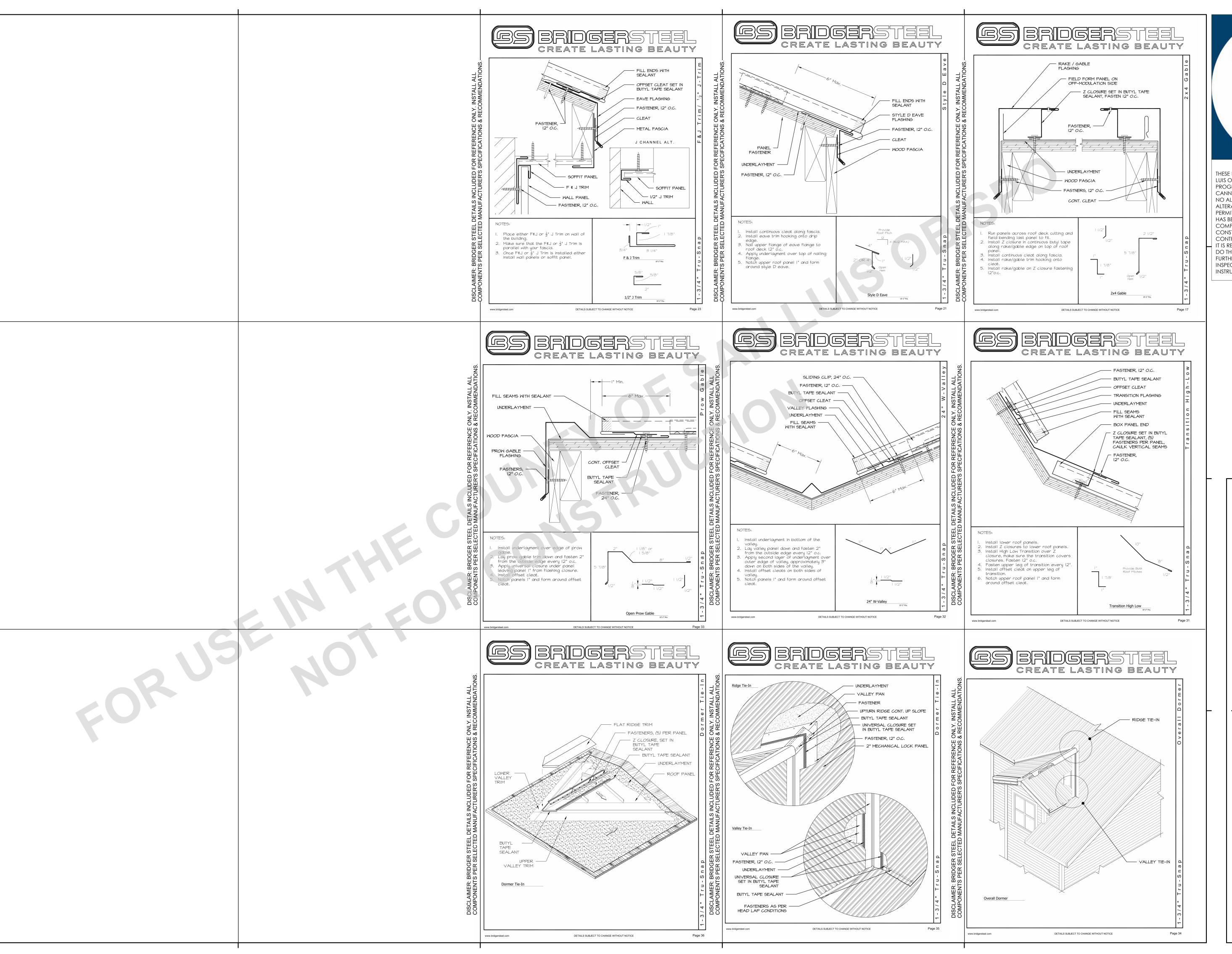
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COUNTY SAN LUIS OBISPO

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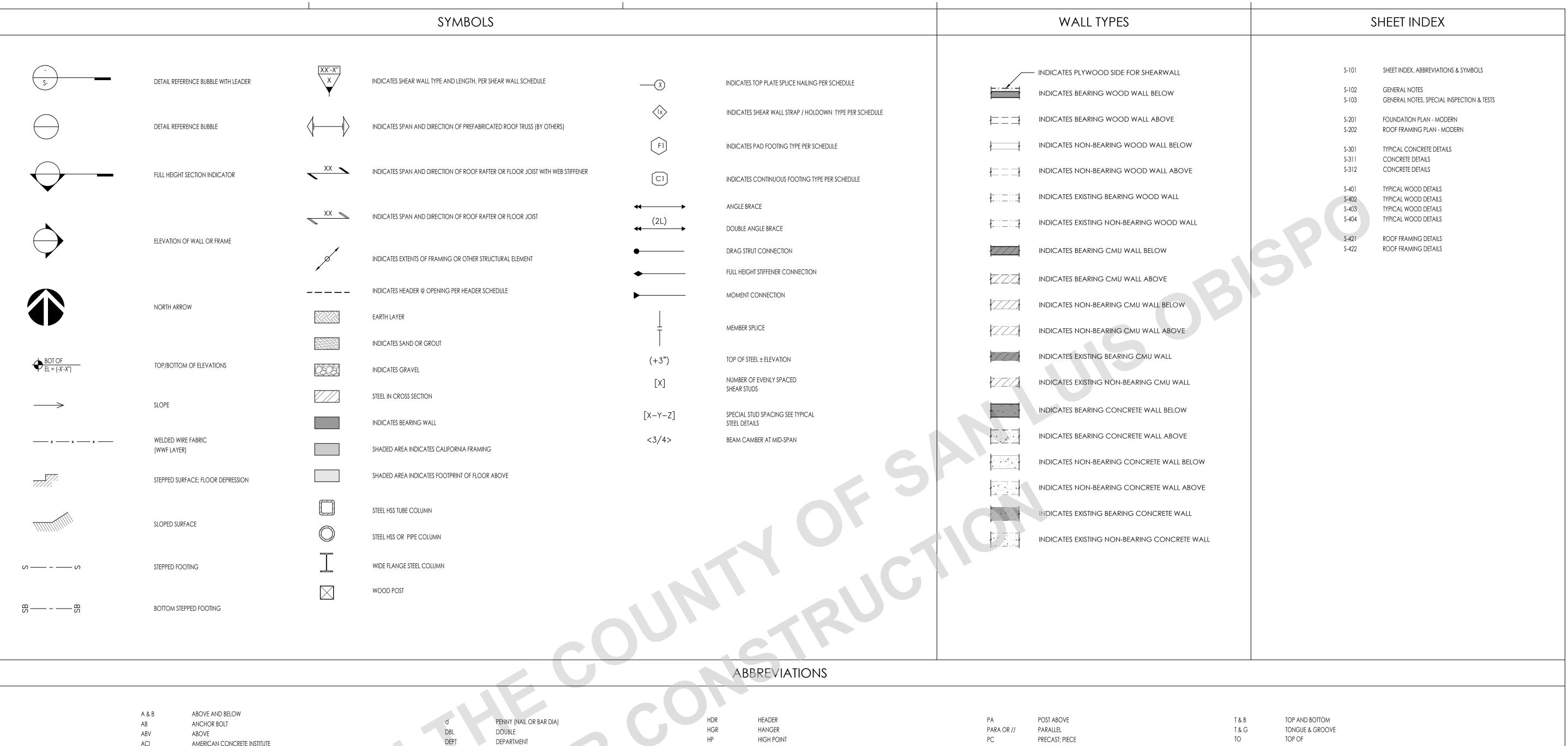
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A & B	ABOVE AND BELOW								
AB	ANCHOR BOLT	d	PENNY (NAIL OR BAR DIA)	HDR	HEADER	PA	POST ABOVE	T & B	TOP AND BOTTOM
ABV	ABOVE	DBL	DOUBLE	HGR	HANGER	PARA OR //	PARALLEL	T & G	TONGUE & GROOVE
ACI	AMERICAN CONCRETE INSTITUTE	DEPT	DEPARTMENT	HP	HIGH POINT	PC	PRECAST; PIECE	TO	TOP OF
ADDL	ADDITIONAL	DET	DETAIL	HSH	HORIZONTALLY SLOTTED HOLES	PERP	PERPENDICULAR	TOC	TOP OF CURB; TOP OF CONCRETE
ADJ	ADJACENT	DF	DOUGLAS FIR/LARCH	HT	HEIGHT	PI	PLYWOOD INDEX	TOF	TOP OF FOOTING
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	DIA OR Ø	DIAMETER	ID	INSIDE DIAMETER	PLOR PL.	PLATE	TEMP	TEMPERATURE; TEMPORARY
		DIAG	DIAGONAL	IF	INSIDE FACE	PL	PROPERTY LINE	THRU	THROUGH
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DIAPH	DIAPHRAGM	I-JST	I-JOIST	PLF	PONDS PER LINEAL FOOT	THK	THICKNESS/THICK
ALT	ALTERNATE	DIM	DIMENSION	IN	INCH	PLCS	PLACES	THR	THREADED
ALUM	ALUMINUM	DN	DOWN	INCL	INCLUDE	PLY	PLYWOOD	TOP or T	TOP
ANCH	ANCHOR	DO	DO OVER	INFO	INFORMATION	PROP	PROPERTY	TOS	TOP OF STEEL/TOP OF SLAB
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DWG	DRAWING	INSP	INSPECTION	PT	PRESSURE TREATED	TOW	TOP OF WALL
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)	DWL	DOWEL	INT	INTERIOR	PW	PLATE WASHER	TS	TRIMMER STUD
APPVD	APPROVED	FA		JST	JOIST	РЈР	PARTIAL JOINT PENETRATION WELD	TYP	TYPICAL
APPROX	APPROXIMATE	EA	EACH	JT	JOINT	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE
ARCH	ARCHITECTURAL; ARCHITECT	Er .	EACH FACE	K	KIPS	PSF	POUNDS PER SQUARE FOOT	IIT	ULTRA-SONIC TEST
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	EJ	EXPANSION JOINT	K\$	KING STUD	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
AWS	AMERICAN WELDING SOCIETY	EL	ELEVATION	KP	KING POST	PSI	PARALLEL STRAND LUMBER	VSH	VERTICAL SLOTTED HOLES
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	ELEC	ELECTRICAL	KSI	KIPS PER SQUARE INCH	PVMT	PAVEMENT	V311 \\\/	WITH
	AMERICAN SOCIETY FOR TESTING MATERIALS	ELEV	ELEVATOR	LB(S) OR #	POUND(S)	F <b>V</b> /V(1	POUND; NUMBER	W/O	WITHOUT
ASTM		EMBED	EMBEDMENT	LB(3) OK II	LINEAL FOOT	# RFF	REFERENCE	WO WO	WHERE OCCURS
BLDG	BUILDING	EN	EDGE NAIL	LI I IN	LINEAL; LINEAR	IVE!	REINFORCE; REINFORCING	WD	
DLK	BLOCK	ENGR	ENGINEER	LLH	LONG LEG HORIZONTAL	REINF		WD	WOOD WORK POINT; WATERPROOF
BLKG	BLOCKING BEAM	EQ	EQUAL OR EQUIVALENT	LLV	LONG LEG HONZONIAL LONG LEG VERTICAL	REQD	REQUIRED ROOF	WP WWF	WELDED WIRE FABRIC
BM		EQUIP	EQUIPMENT	LL V I P	LONG LEG VERTICAL LOW POINT	KF DD	ROOF ROOF RAFTER		
BN BOT OR B	BOUNDARY NAIL	ES	EACH SIDE	Li	LONG SLOTTED HOLES	Ø	ROUND; DIAMETER	STRUCTURAL STE	
	BOTTOM	EW	EACH WAY	LSH		SCHED	SCHEDULE SCHEDULE	W	W SHAPE
BRC	BRACE	EXIST or (E)	EXISTING	LSL	LAMINATED STRAND LUMBER	SECT	SECTION	С	AMERICAN STD CHANNEL SHAPE
BRG BTWN	BEARING BETWEEN	EXT	EXTERIOR	LT WT	LIGHTWEIGHT	SEP	SEPARATION	MC	MISC CHANNEL SHAPE
CANT	CANTILEVER	FDN	FOUNDATION	LVL	LEVEL OR LAMINATED VENEER LUMBER	SHT	SHEET	L	ANGLE SHAPE
CAM OR C	CAMBER	FIN	FINISH	MAS	MASONRY	SHTG	SHEATHING	WT, ST, MT	STRUCT TEE SHAPE
CC	CENTER TO CENTER	FJ Fi O	FLOOR JOIST	MATL	MATERIAL	SIM	SIMILAR	PIPE	STANDARD PIPE SHAPE EXTRA STRONG PIPE SHAPE
CG	CENTER TO CENTER  CENTER OF GRAVITY	FLG	FLANGE	MAX	MAXIMUM	SOG	SLAB ON GRADE	PIPE-X PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
CIP	CAST-IN-PLACE	FLR	FLOOR	MB	MACHINE BOLT	SN		HSS	HOLLOW STRUCTURAL SECTION
	CONSTRUCTION JOINT; CONTROL JOINT	FOC	FIELD NAIL FACE OF CONCRETE	MECH	MECHANICAL		SHEAR NAIL	1100	HOLLOW STRUCTURAL SECTION
CJ	CENTER LINE	FOM	FACE OF MASONARY	MFR	MANUFACTURER	SPCG	SPACING SPECIFICATIONS		
CL		FOS	FACE OF MIASONAKT	MIN	MINIMUM; MINUTE	SPECS	SPECIFICATIONS SOLARE		
CLR	CLEARANCE; CLEAR	FOW	FACE OF WALL	MISC	MISCELLANEOUS	20	SQUARE		
CMU	CONCRETE MASONRY UNIT	FRMG	FRAMING	(N)	NEW	22	STAINLESS STEEL		
COL	COLUMN	FT	FOOT; FEET	N	NORTH	22F	SHORT SLOTTED HOLES		
COMP	COMPRESSION	FTA	FLOOR TIE ABOVE	NO or #	NUMBER	STD	STANDARD		
CONC	CONCRETE	FTG	FOOTING	NTS	NOT TO SCALE	STGR	STAGGER		
CONN	CONNECTION; CONNECT	GA	GAUGE	OC	ON CENTER	STIFF	STIFFENERS		
CONSTR	CONSTRUCTION	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	STIRR	STIRRUP		
CONT	CONTINUE; CONTINUOUS	GB	GRADE BEAM	OF	OUTSIDE FACE	STL	STEEL		
CONTR	CONTRACTOR	GLB	GLUED LAMINATED BEAM	OH	OPPOSITE HAND	STRUCT	STRUCTURAL		
CJP	COMPLETE JOINT PENETRATION WELD	GR	GRADE	OPNG	OPENING	SW	SHEAR WALL		
CTR	CENTER	GRND	GROUND	OPP	OPPOSITE	SYM	SYMMETRICAL		
CTSK	COUNTERSINK; COUNTERSUNK	H or HORIZ	HORIZONTAL	ORIG	ORIGINAL	TB	TIE BEAM		
CU FT	CUBIC FOOT	3		OSB	ORIENTED STRAND BOARD				



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# COUNTY OF SAN LUIS OBISPO ACCESSORY DWELLING UNIT SAN LUIS OBISPO, CA

SAN LUIS OBISPO, CA
SHEET INDEX,
ABBREVIATIONS & SYMBOLS

DATE 09/28/2023

#### SAWN LUMBER

ALL OTHER FRAMING LUMBER,

FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES									
USE	SIZE	SPECIES	GRADE	REFERENCE					
	2 X 4	D.F.	STANDARD OR BETTER PRESSURE TREATED						
MUDSILLS	2 X 6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	2022 CBC 2303.1.9					
	2 X	REDWOOD	FOUNDATION GRADE	]					
	HORIZONTAL FRA	AMING LUMBE	ER .	1					
ROOF JOISTS AND RAFTERS	2 x	D.F.	NO. 2						
FLOOR JOISTS	2 X	D.F.	NO. 2	]					
HEADERS AND BEAMS	4 X	X D.F. NO. 2		WCLIB & WWPA					
ANNY OTHER HORIZONITAL	4 X 4 AND SMALLER		NO. 2	]					
ANY OTHER HORIZONTAL	6 X 6 AND LARGER		NO. 1	1					
	VERTICAL FRAM	NING LUMBER		•					
TOP PLATES	2 X	D.F.	NO. 2						
STUDS	2 X 4 & 3 X 4	D.F.	STUD	WCLIB &					
31003	2 X 6 & 2 X 8	D.F.	NO. 2	WWPA					
POSTS	4 X 4 & 4 X 6 POSTS		NO. 2	]					
1 0010	6 X 6 & LARGER POSTS	D.F.	NO. 1						
ALL OTHER FRAMING LUMBER									

2. FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING

ANDARD & BETTER

- 3. ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT.
- 4. STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL, UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS, SEE PLANS AND ARCHITECTURAL DRAWINGS. UNLESS OTHERWISE NOTED.
- MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. PREDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPILT WOOD.
- 6. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4'-O" O.C. BEGINNING AT 9" O.C. MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. (POWDER DRIVEN PINS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY).
- 7. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBX). ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.
- 8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER. UNLESS OTHERWISE NOTED. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL.
- PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE: 2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
- 10. DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE. NAIL DOUBLED JOISTS WITH 16D AT 12" O.C., STAGGERED.

2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS

- 11. BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS: ROOF JOISTS MORE THAN 10" DEPTH, 8'-O" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT. FLOOR JOISTS MORE THAN 10" DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.
- 12. JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURE WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED.
- 13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

#### HARDWARE AND CONNECTORS

USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

- HOLDOWNS:

  1. DO NOT OVER TIGHTEN NUTS ON TIE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS
- ONE-THIRD TO ONE HALF TURN BEYOND FINGER TIGHT INSTALL ALL HOLDOWNS TIGHT TO END STUDS/POST, DO NOT USE FILLER BLOCKS. FOR MISALIGNED ANCHOR BOLTS, EXTEND THE ANCHOR ROD AT A 1:6 (HORIZ/VERT) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLDOWN HIGHER ON END STUD / POST
- FOR HOLDOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET, INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS
- TIE DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
- INSTALL TIE DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS

#### CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
- 2. CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II) <sup>A</sup>	C150
CONCRETE AGGREGATES (HARDROCK)	C33
WATER <sup>B</sup>	C1602
COAL FLY ASH OR POZOLLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

- A. FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
- B. WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT
- 3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-10 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 301-10 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

L	OCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN±1)	MAX WATER/CEMENT RATIO	FLY ASH <sup>A</sup> (MAX)
FC	ONCRETE DUNDATIONS, GRADE EAMS, TIE BEAMS	2,500	150	4	0.5	0.15
- 1	ONCRETE SLAB ON RADE	2,500	150	4	0.45	0.15

- A. AS MEASURED BY CEMENTITIOUS WEIGHT
- 4. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
- 5. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
- 6. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT, CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
- 8. PIPES EMBEDDED IN CONCRETE:
- A. CONCRETE a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOTE BE EMBEDDED IN STRUCTURAL CONCRETE
  - EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR. b. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
  - C. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
  - d. DO NOT STACK CONDUITS, SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

#### REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19, ASTM A706, GRADE 60 UNO. ASTM A615 GR 60 STEEL MAY BE SUBSTITUTED FOR ASTM A706 GR60 STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
- A. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY
- B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN
- C. WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19.
- 2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- REINFORCING BAR LAP SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS, LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
- A. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
- 5. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRSI MANUAL OF STANDARD PRACTICE", LATEST
- ED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.

#### CONCRETE PROTECTION FOR REINFORCEMENT

	FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR FORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
Α.	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
В.	CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	2 1½"
C.	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO.14 AND NO.18 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1½" ¾" 1½"

#### WOOD (GENERAL)

#### PRESERVATIVE TREATMENT:

- A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN
- a. UC1 INTERIOR CONSTRUCTION, ABOVE GROUND, DRY NO PRESERVATIVE TREATMENT REQUIRED b. UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.
- c. UC3 EXTERIOR CONSTRUCTION ABOVE GROUND PRESERVATIVE TREATMENT REQUIRED. B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES AND INJURIES SUCH AS ABRASIONS OR HOLES FROM removal of nails and spikes which may penetrate the treated zone shall be field treated in
- ACCORDANCE WITH AWPA M4-06. THE FOLLOWING FIELD TREATMENTS SHALL BE USED: a. BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE
- b. EXTERIOR: COPPER NAPHTHENATE c. Interior: Inorganic Boron Preservatives Limited to use in Applications not in Contact with GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER

#### FOUNDATION

- 1. GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING: DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1610.1 ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH
- 2. SPREAD OR CONTINUOUS FOOTINGS:

2022 CBC TABLE 1806.2

SEKEAD OK COMIINOO03	FOOTINGS.			
		ALLOWABLE LATERAL RESISTANCE B		
ELEMENT	ALLOWABLE BEARING CAPACITY (PSF) <sup>A</sup>	PASSIVE RESISTANCE (PSF/FT BELOW GRADE) <sup>E</sup>	COHESION (PSF)	
SHALLOW FOUNDATION	1,500	100	130	

- A. THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
- B. THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.
- C. THE UPPER 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
- D. COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED, COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.6)
- 4. WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- 5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
- 6. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
- 7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
- 8. EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
- 9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
- 10. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
- 11. THIS PLAN IS INTENDED FOR FLAT LOTS, WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS. IF THE PROJECT SITE IS DETERMINED TO HAVE ANY OF THESE QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THESE PRE APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.

#### EXISTING CONDITIONS

- ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
- WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

## EXISTING UNDERGROUND UTILITIES

- 1. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
- 3. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
- A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133. B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

#### DEMOLITION

- ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.
- 2. ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE, IN ORDER TO MITIGATE DAMAGE.
- 3. CONTRACTOR IS REPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.
- 4. WHERE EXISTING PARTITION WALLS ARE TO BE DEMOLISHED, CONTRACTOR SHALL VERIFY WALLS ARE NON-BEARING PRIOR TO DEMOLITION. IF WALLS ARE FOUND TO BE BEARING, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY

#### DESIGN INFORMATION

FLOOR LIVE LOADS: (2022 CBC SECTION 1603.1.1)

FLOOR LIVE LO	ADS		
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
RESIDENTIAL ONE- AND TWO- FAMILY DWELLINGS UNINHABITABLE ATTICS WITHOUT STORAGE UNINHABITABLE ATTICS WITH STORAGE HABITABLE ATTICS AND SLEEPING AREAS ALL OTHER AREAS	10 20 30 40	_	2022 CBC TABLE 1607.1

2. ROOF LIVE LOADS (2022 CBC SECTION 1603.1.2)

ROOF LIVE LOADS				
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE	
ROOF ORDINARY FLAT, PITCHED AND CURVED ROOFS (THAT ARE NOT OCCUPIABLE)	20		2022 CBC TABLE 1607.1	

3. ROOF SNOW LOADS (2022 CBC SECTION 1603.1.3):

#### SNOW DESIGN DATA REFERENCE VALUE Pg = 0 PSFGROUND SNOW LOAD ASCE 7-16 7.2

4. WIND DESIGN DATA (2022 CBC SECTION 1603.1.4):

## WIND DESIGN DATA

PARAMETER	VALUE	REFERENCE
ULTIMATE DESIGN WIND SPEED (3-SEC GUST)	V <sub>ULT</sub> = 92 MPH	2022 CBC FIG. 1609.3
NOMINAL DESIGN WIND SPEED (3-SEC GUST)	V <sub>ASD</sub> = 72 MPH	2022 CBC 1609.3.1
EXPOSURE CATEGORY	С	2022 CBC 1609.4.3
INTERNAL PRESSURE COEFFICIENT:	GCpi = ± 0.18	ASCE 7-16 TABLE 26.13-1

LOCATIO	261	COMPONENT TRIBUTARY AREA (SQ FT)		
LOCATIO	JIN	10	100	500
	ZONE 1	-31.0	-16.0	-16.0
	ZONE 2e	-31.0	-16.0	-16.0
	ZONE 2n	-34.1	-21.6	-18.4
ROOF	ZONE 2r	-31.0	-16.0	-16.0
	ZONE 3e	-41.9	-26.3	-18.4
	ZONE 3r	-34.1	-21.6	-18.4
	ALL ZONES	16.9	16.0	16.0
	ZONE 1	-43.5	-27.8	-27.8
	ZONE 2e	-43.5	-27.8	-27.8
OVERHANG	ZONE 2n	-46.6	-34.1	-31.0
JVEKHANG	ZONE 2r	-43.5	-27.8	-27.8
	ZONE 3e	-54.4	-38.8	-31.0
	ZONE 3r	-46.6	-34.1	-31.0
	ZONE 4	-20.0	-17.4	-16.0
WALL	ZONE 5	-24.7	-19.2	-16.0
	POSITIVE	18.4	16.0	16.0

5. EARTHQUAKE DESIGN DATA (2022 CBC SECTION 1603.1.5):

#### SITE AND OCCUPANCY DADAMETEDS

SITE AND OCCUPANCY PARAMETERS					
DADAMETED	VA	LUE	- REFERENCE		
PARAMETER	OPT 1	OPT 2			
RISK CATEGORY	II	II	2022 CBC TABLE 1604.5		
SEISMIC IMPORTANCE FACTOR	I = 1.0	I = 1.0	ASCE 7-16 TABLE 1.5-2		
	Ss = 1.25 g	$S_S = 2.47 g$			
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S 1 = 0.434 g	Sı = 1.05 g	2022 CBC 1613.2.1		
SITE CLASS	D (DF)	D (DF)	2022 CBC 1613.2.2		
SPECTRAL RESPONSE COEFFICIENTS:	S DS = 1.00 g	S DS = 1.97 g	2022 CBC 1613.2.4		
SELCINAL KLSEONSL COEFFICIENTS.	S DI = 0.54 g	S DI = 1.19 g	2022 CDC 1013.2.4		

BU	IILDING PARAME	TERS		
DADAMETED	VALUE		DECEDENCE	
PARAMETER	OPT 1	OPT 2	REFERENCE	
SEISMIC DESIGN CATEGORY	SDC = D	SDC = D	2022 CBC 1613.2.5	
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD WITH WOOD STRUCTL FOR SHEAR RESISTANC	IRAL PANELS RATED		
RESPONSE MODIFICATION FACTOR	$R = 6\frac{1}{2}$		ASCE 7-16 TABLE 12.2-1	
SYSTEM OVERSTRENGTH FACTOR	Ωο = 3			
DEFLECTION AMPLIFICATION FACTOR	Cd = 4			
DESIGN BASE SHEAR	V = 7.7 k	V = 15.9 k	ASCE 7-16 12.8.1	
SEISMIC RESPONSE COEFFICIENTS	Cs = 0.154	Cs = 0.304	ASCE 7-16 12.8.1.1	
analysis procedure used	EQUIVALENT LATERAL FORCE PROCEDURE		ASCE 7-16 12.8	

6. GEOTECHNICAL INFORMATION (2022 CBC SECTION 1603.1.6): REFER TO FOUNDATION GENERAL NOTES

#### GENERAL

- 1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
- A. 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND

B. ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK,

LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE".

INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).

- C. CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
- 5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
- A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
- SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
- C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS,
- SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC
- D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN E. FLOOR AND ROOF FINISHES
- F. MISCELLANEOUS DRAINAGE AND WATERPROOFING
- G. ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
- H. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
- 6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
- A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
- B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
- C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
- D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
- 7. SEE CIVIL DRAWINGS FOR THE FOLLOWING:
- A. HEIGHT AND/OR ELEVATION OF: a. FINISHED SURFACE
- b. TOP OF WALL
- c. TOP OF GRADE
- d. FINISHED GRADE
- e. SLOPE B. SITE CONCRETE WALKWAYS, CURBS & PAVING
- 8. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, SUCH MEASURES SHALL INCLUDE. BU NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION
- 9. BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS. BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED, AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH.
- 10. THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC..
- 11. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- 12. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
- 13. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED
- 14. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- 15. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING
- 16. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT. A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
- B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600. 17. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO

# DIMENSIONS

- 1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS
- 2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- 3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS. 4. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- 5. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
- 6. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

COUNTY ∜ SAN LUIS OBISPO

THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

> LUIS (ELLIN) **Z S S S S 4 0 0** DE S. LUIS

BISPO UNIT

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09/28/2023

#### REQUIRED VERIFICATION AND INSPECTIONS

WOOD  CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2015				
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	CBC REFERENCE	
1. HIGH LOAD DIAPHRAGM WOOD STRUCTURAL PANELS - VERIFY THE FOLLOWING: - GRADE - THICKNESS - NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES - NAIL OR STAPLE DIAMETER AND LENGTH - NUMBER OF FASTENER LINES - SPACING BETWEEN FASTENERS IN EACH LINE - SPACING BETWEEN FASTENERS AT EDGE MARGINS		X	1705.5.1 2306.2	
2. FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE RESISTING SYSTEM.	X		1705.13.2	
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4" OC.  - WOOD SHEAR WALLS  - WOOD DIPHRAGMS  - DRAG STRUTS  - SHEAR PANELS  - HOLD-DOWNS		Х	1705.13.2	
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" OC (NOT REQUIRED)  - WOOD SHEAR WALLS  - WOOD DIAPHRAGMS  - DRAG STRUTS  - SHEAR PANELS  - HOLD-DOWNS			1705.13.2	
5. METAL PLATE CONNECTED WOOD TRUSSES SPANNING 60 FEET OR GREATER - TEMPORARY INSTALLATION RESTRAINT/BRACING - PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING IN ACCORDANCE WITH APPROVED TRUSS SUBMITTAL PACKAGE		Х	1705.5.2	

<b>SOILS</b> CODE TABLE 1705.6		
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		Х
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		Х
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		Х
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	Х	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		Х

#### **CONCRETE CONSTRUCTION**

CODE TABLE 1705.3								
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	referenced Standard	CBC REFERENCE				
3. INSPECT ANCHORS CAST IN CONCRETE		Х	ACI 318: 26.7					
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS (b)  (a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS  (b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X	X	ACI 318: 26.7.1 ACI 318: 26.7.1					

#### STATEMENT OF SPECIAL INSPECTIONS

1. THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:

a. Structural verifications, inspections and tests shall be performed in accordance WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.

#### B. OWNER REQUIREMENTS:

a. THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.

C. SPECIAL INSPECTOR QUALIFICATIONS: a. THE SPECIAL INSPECTIONS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.

#### D. CONTRACTOR REQUIREMENTS:

- a. SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL
- b. THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
- c. ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

#### E. SPECIAL INSPECTOR REPORT REQUIREMENTS:

- a. THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
- b. THE SPECIAL INPSECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
- C. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN
- CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR
- e. IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
- f. A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

#### SHOP FABRICATION

- SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION: A. STEEL BUILDINGS (OR STEEL ELEMENTS IN OTHER BUILDINGS)
  - a. FOR GENERAL STEEL BUILDINGS OR ELEMENTS THE FABRICATOR SHALL BE AN AISC CERTIFIED FABRICATOR IN ACCORDANCE WITH THE AISC CERTIFICATION PROGRAM FOR STRUCTURAL STEEL FABRICATORS (AISC 201-06).
  - b. OTHER ACCREDITATION DEEMED ACCEPTABLE BY THE AUTHORITY HAVING JURISDICTION.
  - C. IF FABRICATION IS PERFORMED BY AN APPROVED FABRICATOR A CERTIFICATE OF COMPLIANCE MUST BE PROVIDED TO THE BUILDING INSPECTOR THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE FABRICATOR ARE IN CONFORMANCE WITH THE CONSTRUCTION
  - d. IF FABRICATION IS NOT PERFORMED BY AN APPROVED FABRICATOR WELDING INSPECTION REPORTS MUST BE SUBMITTED TO THE BUILDING OFFICIAL BY AN APPROVED TESTING AGENCY. e.a. NONDESTRUCTIVE TESTING (NDT) MAY BE PERFORMED BY THE FABRICATOR, HOWEVER THE QA AGENCY SHALL REVIEW THE FABRICATOR'S NDT REPORTS.

a. WOOD STRUCTURAL PANELS (SHEATHING) SHALL BE IDENTIFIED BY THE APA TRADEMARK.

#### PRE-FABRICATED WOOD TRUSS NOTES

- 1. THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING A. CODES AND STANDARDS:
  - a. THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
  - b. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
  - c. NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
  - d. SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2015)
  - e. THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)

a. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTIC MECHANICAL UNITS, ETC.)

ROOF TRUSS LOADING: ASPHALT SHINGLE W/ GYP CEILING: TOP-CHORD DEAD LOAD: 13.0 PSF \* (11.9 PSF SUPERIMPOSED) BOT CHORD DEAD LOAD: 8.3 PSF (6.7 PSF SUPERIMPOSED) ROOF - LIVE LOAD: 20 PSF ASPHALT SHINGLE W/ STUCCO CEILING:

TOP-CHORD DEAD LOAD: 13.0 PSF \* (11.9 PSF SUPERIMPOSED) BOT CHORD DEAD LOAD: 12.7 PSF (11.1 PSF SUPERIMPOSED) ROOF - LIVE LOAD: 20 PSF

L/240

#### DEFLECTION CRITERIA: DEAD + LIVE LOAD

CHORDS THROUGH THE WEB.

L/360 LIVE LOAD ONLY \*INCLUDES 4 PSF ALLOWANCE FOR PV PANELS

b. ( ) INDICATES HORIZONTAL SEISMIC/WIND LOAD ON COLLECTOR TRUSSES. THE TRUSS DESIGNER SHALL DESIGN FOR THE TRUSSES FOR THE INDICATED HORIZONTAL LOAD ACTING IN

BOTH THE TOP AND BOTTOM TRUSS CHORDS AND FOR THE TRANSFER OF THE FORCE TO THE

#### CONTRACTOR REQUIREMENTS:

- A. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
- a. MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH THE RECEIPT, STORAGE, HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF THE TRUSSES. REFER TO THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI-B1)
- b. TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION TOLERANCES SHOWN IN BCSI-B1
- C. TEMPORARY INSTALLATION RESTRAINT/BRACING FOR THE TRUSS SYSTEM AND THE PERMANENT TRUSS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BCSI-B2.
- d. CONSTRUCTION LOADING ON TRUSSES SHALL BE DONE IN ACCORDANCE WITH BCSI-B4.
- e. TRUSS DAMAGE, JOBSITE MODIFICATIONS & INSTALLATION ERRORS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE EOR AND THE TRUSS DESIGNER, REFERENCE BCSI-B5.
  - . SUBMIT THE DRAWINGS FROM THE TRUSS DESIGNER/MANUFACTURER TO THE BUILDING DEPARTMENT PRIOR TO FABRICATION FOR APPROVAL. A COPY OF THIS SUBMITTAL SHALL BE PROVIDED TO TEH ENGINEER OF RECORD FOR REVIEW OF GENERAL CONFORMANCE TO THE DESIGN INTENT. THE CONTRACTOR SHALL INCORPORATE THE TIME REQUIRED FOR THE SUBMITTAL TO BE REVIEWED, STAMPED AND APPROVED BY ALL PARTIES AND SHALL HAVE THE APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION.

#### 3. TRUSS DESIGNER REQUIREMENTS:

- A. THE TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
  - a. TRUSS DESIGNER SHALL SUPERVISE THE PREPARATION OF THE TRUSS DESIGN DRAWINGS WHICH SHALL CONTAIN THE INFORMATION LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014. THIS INCLUDES ALL TRUSS TO TRUSS CONNECTIONS, AND DETAILS FOR THE "CALIFORNIA FILL" AREAS.
  - b. TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
  - c. Truss designer shall show all hangers, bracing and restraints as well as method OF RESTRAINT/BRACING ON THE TRUSS PLANS TO MEET ANY SEISMIC AND WIND REQUIREMENTS
  - d. SUBMIT TRUSS DESIGN DRAWINGS INCLUDING ALL RELEVANT DETAILS FOR THE FABRICATION OF THE TRUSSES AND PREPARE CALCULATIONS. ALL PLANS, DETAILS AND CALCULATIONS FOR THE TRUSSES SHALL BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL), LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA.

#### WOOD STRUCTURAL PANELS (SHEATHING)

WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

WOOD STRUCTURAL PANEL PROPERTIES									
USE	PLY	BOND CLASSIFICATION <sup>C</sup>	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING <sup>B</sup>	REFERENCI		
ROOF	5	EXPOSURE 1	REFER TO TY	APA	2022 CB0 2303.1.5				
FLOOR	5	EXPOSURE 1		APA	(DOC P\$ 1- OR P\$ 2-1				
WALL D	5	EXPOSURE 1	REFER TO TY	REFER TO TYPICAL SHEAR WALL SCHEDULE					

#### TABLE NOTES:

- A. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (APA):
- a. VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
- b. VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10
- B. WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD
- C. WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDTIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
- a. EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
- b. WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRP-210.
- D. ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.
- 2. TRANSPORTATION, STORAGE, AND HANDLING:

a. IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.

#### B. STORAGE

- a. ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
- b. WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
- c. NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
- d. COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
- e. IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
- f. KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS

- a. ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
- b. ACCLIMATIZE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.

#### PLYWOOD ORIENTATION

- A. ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS, SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/2" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
- B. PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS

#### BE JOINED OVER FRAMING AND STAGGERED. 4. BLOCKING:

- A. ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS. WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
- B. ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS. WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
- C. WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.

#### FASTENERS

- A. USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS
- B. EQUIVALENT PNEUMATIC DRIVE NAILS OR STAPLES MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED US. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
- C. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE T HAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
- D. TYPICAL NAILING SHALL BE 10D AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED, SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.



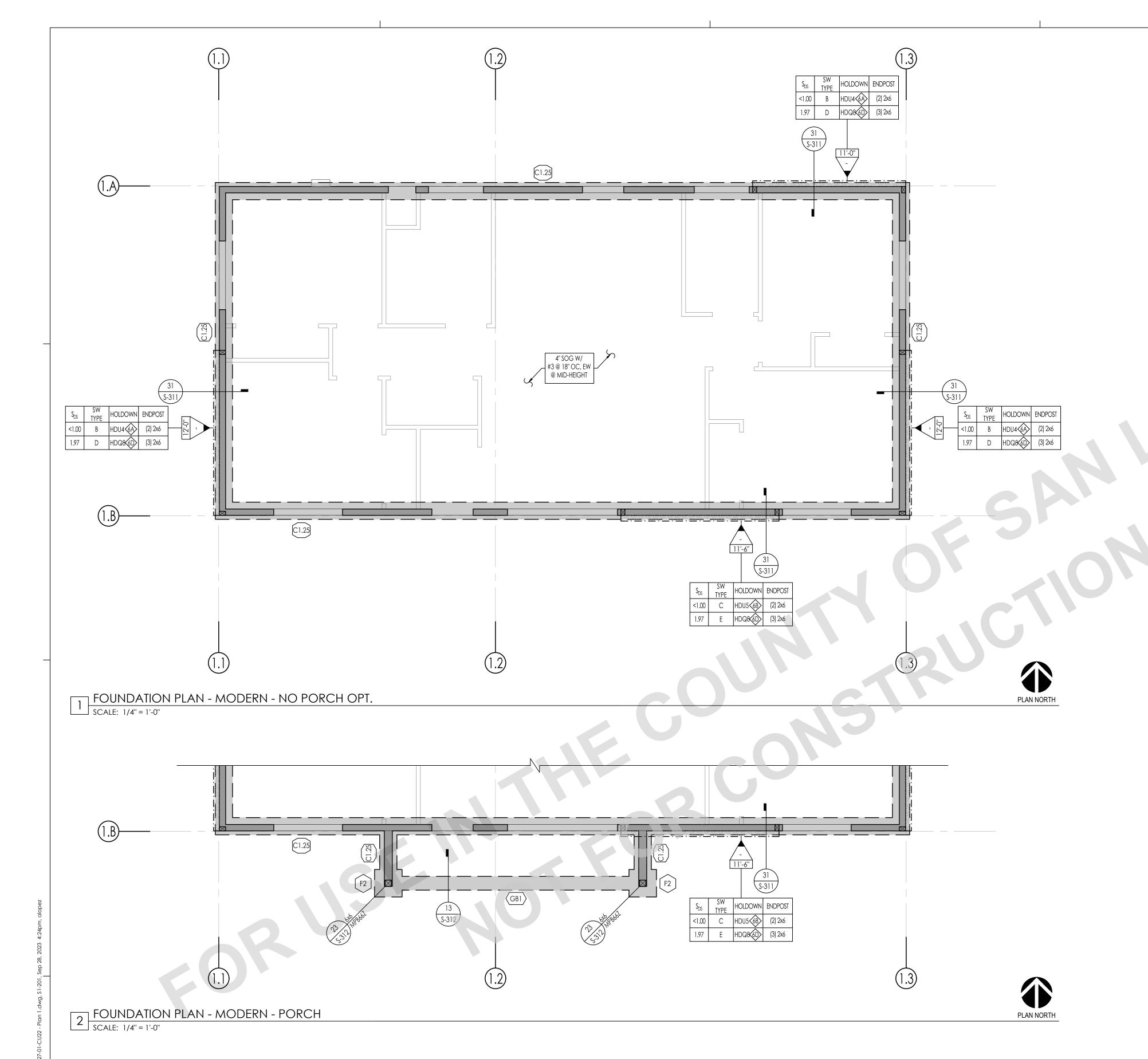
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09/28/2023



#### FOUNDATION PLAN NOTES

1. REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-405

- 2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- 3. ALL DIMENSIONS SHOWN ARE FROM FACE OF CONCRETE/MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. ALL COLUMNS ARE CENTERED IN STUD WALLS, UNO.
- 4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- 5. SEE ARCHITECTURAL DRAWINGS FOR ANY EMBEDDED ITEMS AND ALL EXTERIOR CONCRETE PAVING.
- 6. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE
- SEE ARCHIECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- 10. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- 11. ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE
- 12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS. REFER TO 34/S-402 FOR PLATE WASHER REQUIREMENTS AT SHEAR WALLS.
- 13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
- 15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL 53/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
- 16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING
- A. 21" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO.
   B. 21" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO.
   NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS.
- 17. ALL THIS PLAN IS INTENDED FOR FLAT LOTS, WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS. IF THE PROJECT SITE IS DETERMINED TO HAVE ANY OF THESE QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THESE PRE APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.

SYMBOL LEGEND



INDICATES SHEAR WALL TYPE AND LENGTH, SEE SCHEDULE ON 13/S-402

SCHEDULES

HOLDOWN SCHEDULE				
SPECIFIES HOLE STRAP DETAIL	DOWN/ 1x INDICATES HOLDOWN/ STRAP TYPE	DETAIL		
<del>6x</del>	INDICATES SIMPSON SSTB HOLDOWN TO: CONC FOUNDATION:	12/S-311		

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311

	GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL	
(GB1)	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/\$-312	

	PAD FOOTING SCHEDULE						
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5 @, EW	11/S-312

NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLDOWN EMBED DEPTHS

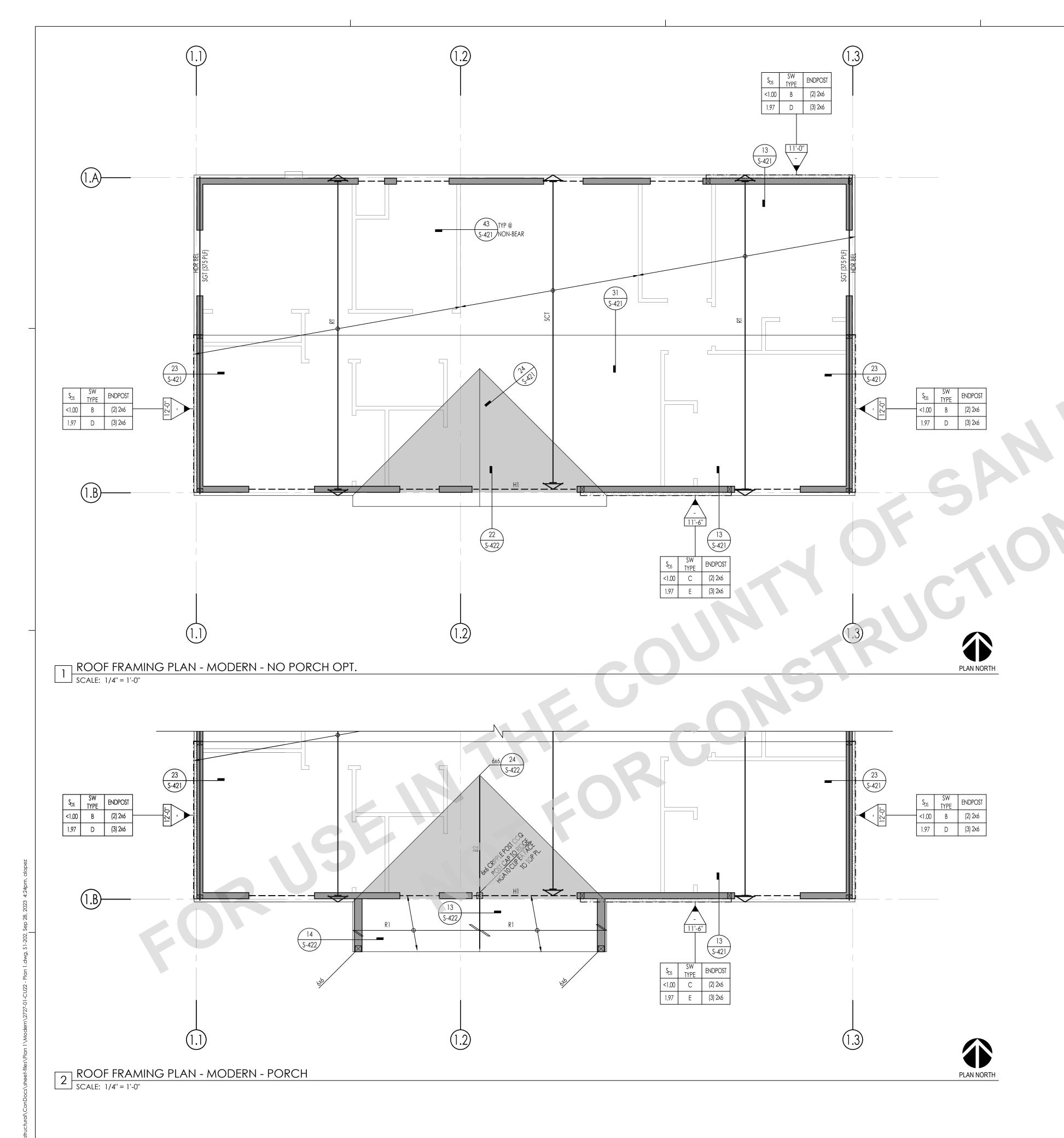


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# COUNTY OF SAN LUIS OBISPO ACCESSORY DWELLING UNIT SAN LUIS OBISPO, CA FOUNDATION PLAN -

**DATE** 09/28/2023

SHEET



#### ROOF FRAMING NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
   A. GRID DIMENSIONS AND HORIZONTAL CONTROL
- B. ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
- C. LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
- D. ALL NON STRUCTURAL WALLS

2.	REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:					
	DESCRIPTION	SHEET (S)				
	SYMBOLS AND ABBREVIATIONS	S-101				
	STRUCTURAL GENERAL NOTES	S-102 - S-103				
	TESTING AND INSPECTION	S-103				
	TYPICAL CONCRETE DETAILS	S-301				
	TYPICAL WOOD DETAILS	S-401 - S-405				

- 3. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- 4. SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS, UNO.
- ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

TYPICAL WALL FRAMING SHALL BE:
2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
2x4 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO

- 6. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PORTION WALL DETAIL 43/S-401, UNO.
- 7. DIAPHRAGM TYPES:
- ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO REFER TO 12/S-403
- 8. ALL LINES AND/OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STGR.
- 9. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- 10. ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

#### SYMBOL LEGEND



INDICATES SHEAR WALL TYPE AND LENGTH, SEE SCHEDULE ON 13/S-402

\*

INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402

INDICATES HEADER @ OPENING. REFER TO 32/S-401

INDIC NOTE

FOR HEADER SIZE, UNO ON PLANS
INDICATES TOP PLATE SPLICE NAILING PER 33/S-403
NOTE THAT NAILING APPLIES TO ENTIRE LENGTH OF TOP

PLATE. PROVIDE TYPE (C) SPLICE, UNO

#### SCHEDULES

		HOLDOWN SCHEDULE	
	ifies hold P detail	DOWN/ 1x INDICATES HOLDOWN/ STRAP TYPE	DETAIL
<	6x>	INDICATES SIMPSON SSTB HOLDOWN TO: CONC FOUNDATION:	22/\$-311

	ROOF BEAM SCHEDULE	
MARK	SIZE	REMARKS
B1	4x6 SELECT STRUCTURAL	
B2	4x10	
В3	6x10	

	ROOF RAFTER SCHEDULE	
1ARK	SIZE	REMARKS
R1	2x8 @ 16" OC	

	HEADER SCHEDULE	
MARK	SIZE	REMARK
H1	6x8	
H2	4x10	

#### PREFABRICATED ROOF TRUSS

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

	ROOF TRUSS SCHEDU	LE
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGT	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SCT	SCISSOR TRUSS	24" OC MAX, CEILING SLOPE PER ARCH

(#\*) - EQUALS DRAG FORCE IN LBS, DRAG FORCE IS AT A FACTORED LEVEL (0.7E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

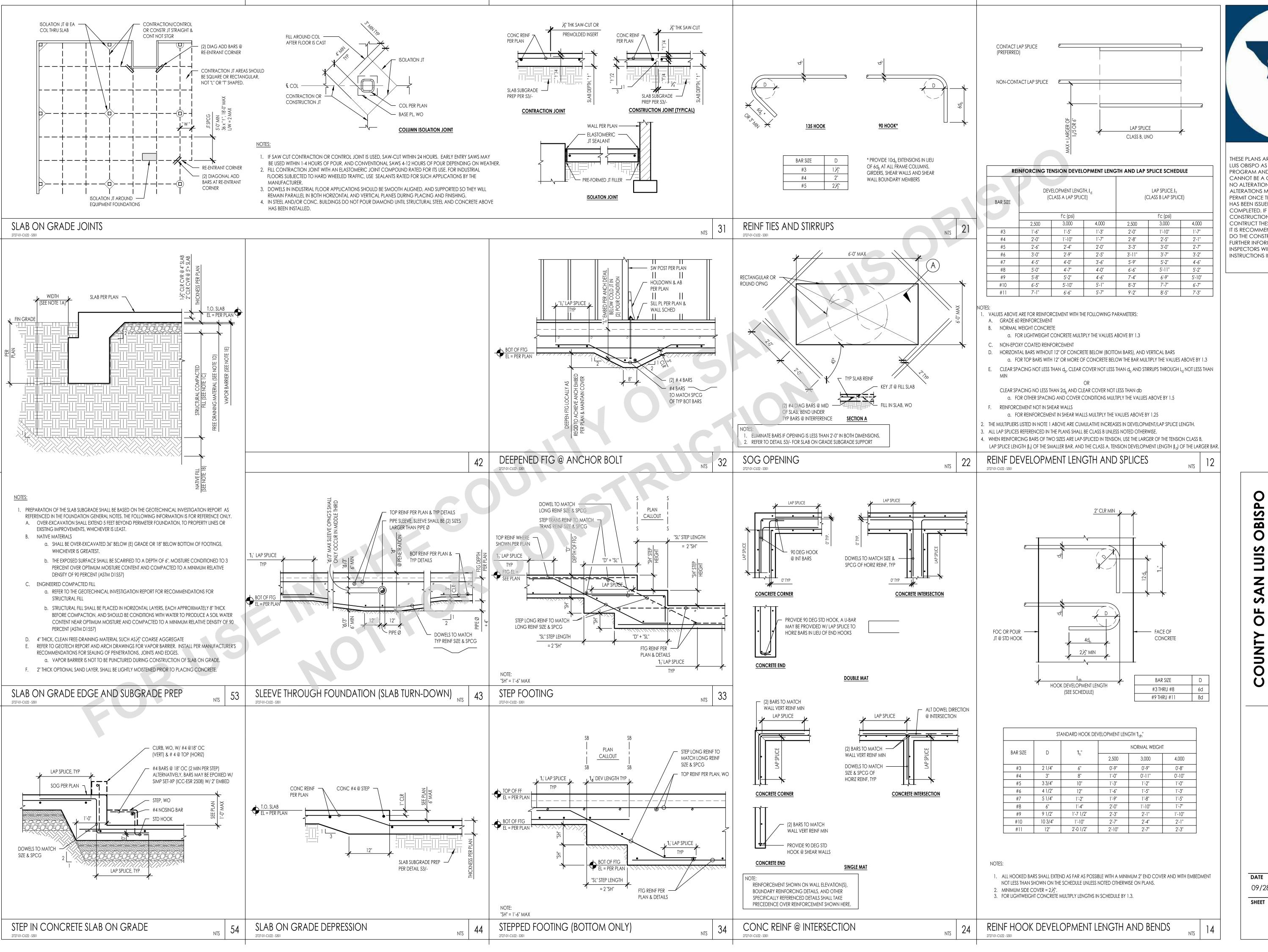


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# COUNTY OF SAN LUIS OBISPO ACCESSORY DWELLING UNIT SAN LUIS OBISPO, CA ROOF FRAMING PLAN-

**DATE** 09/28/2023

SHEET



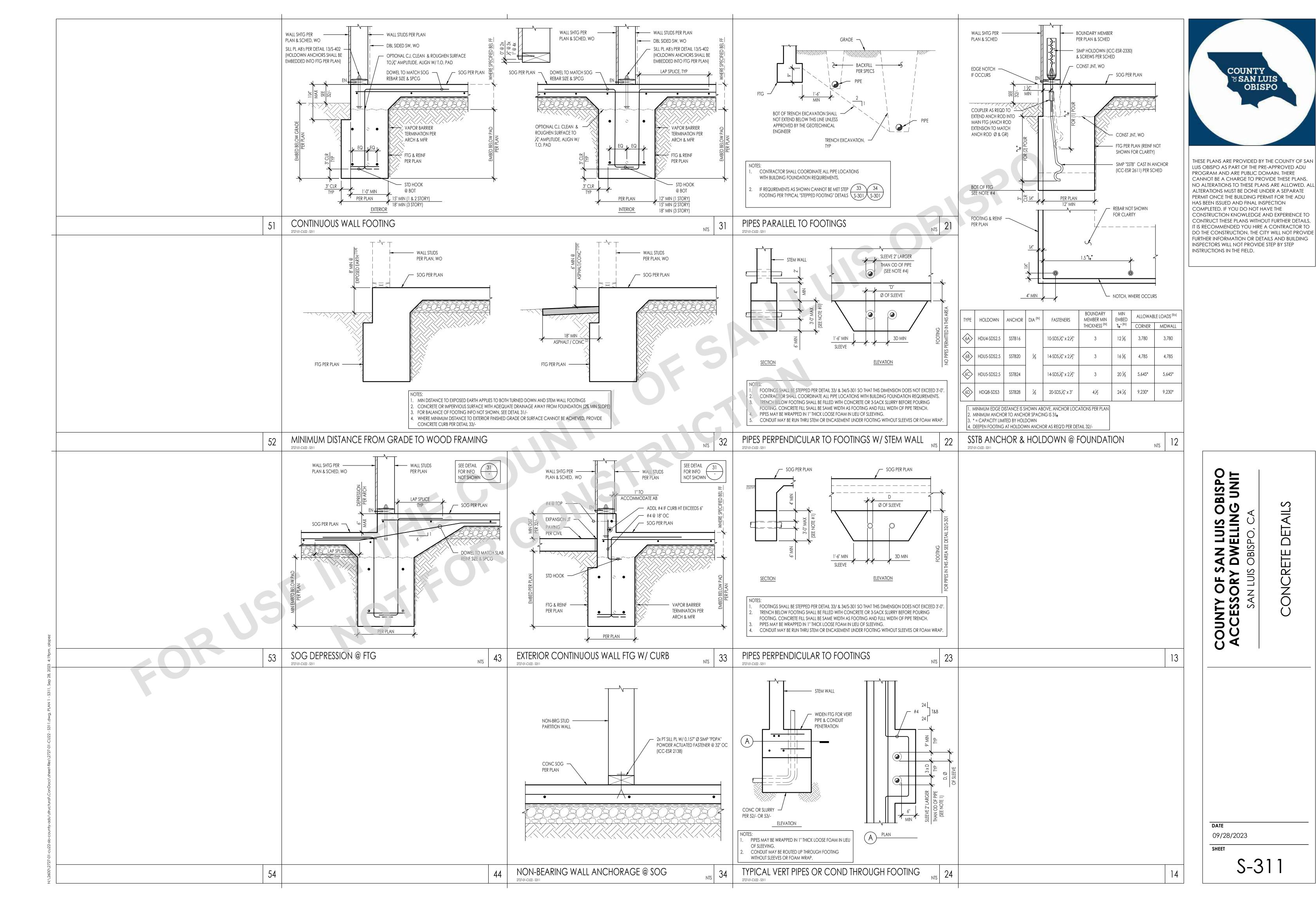
COUNTY ਰ SAN LUIS OBISPO

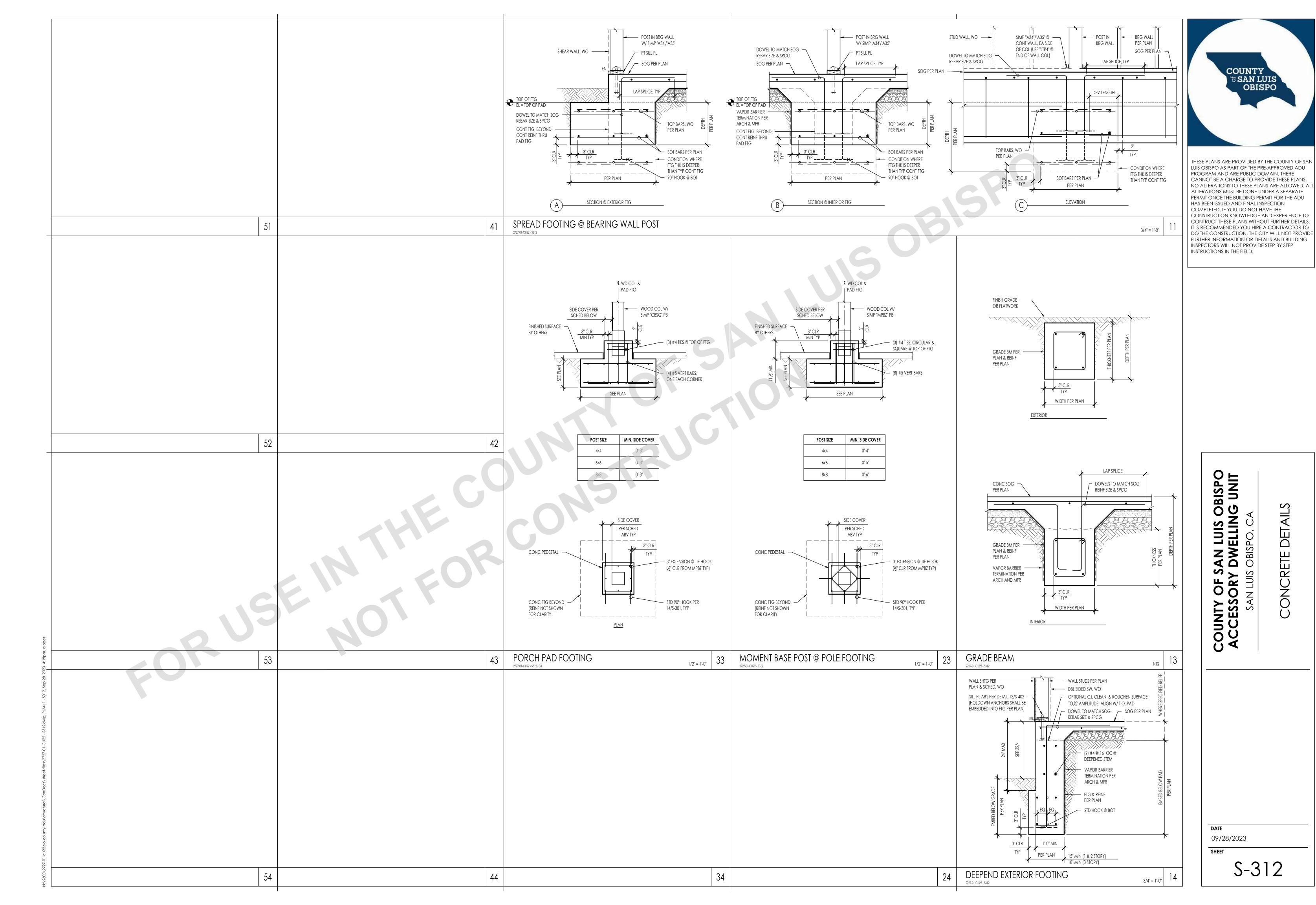
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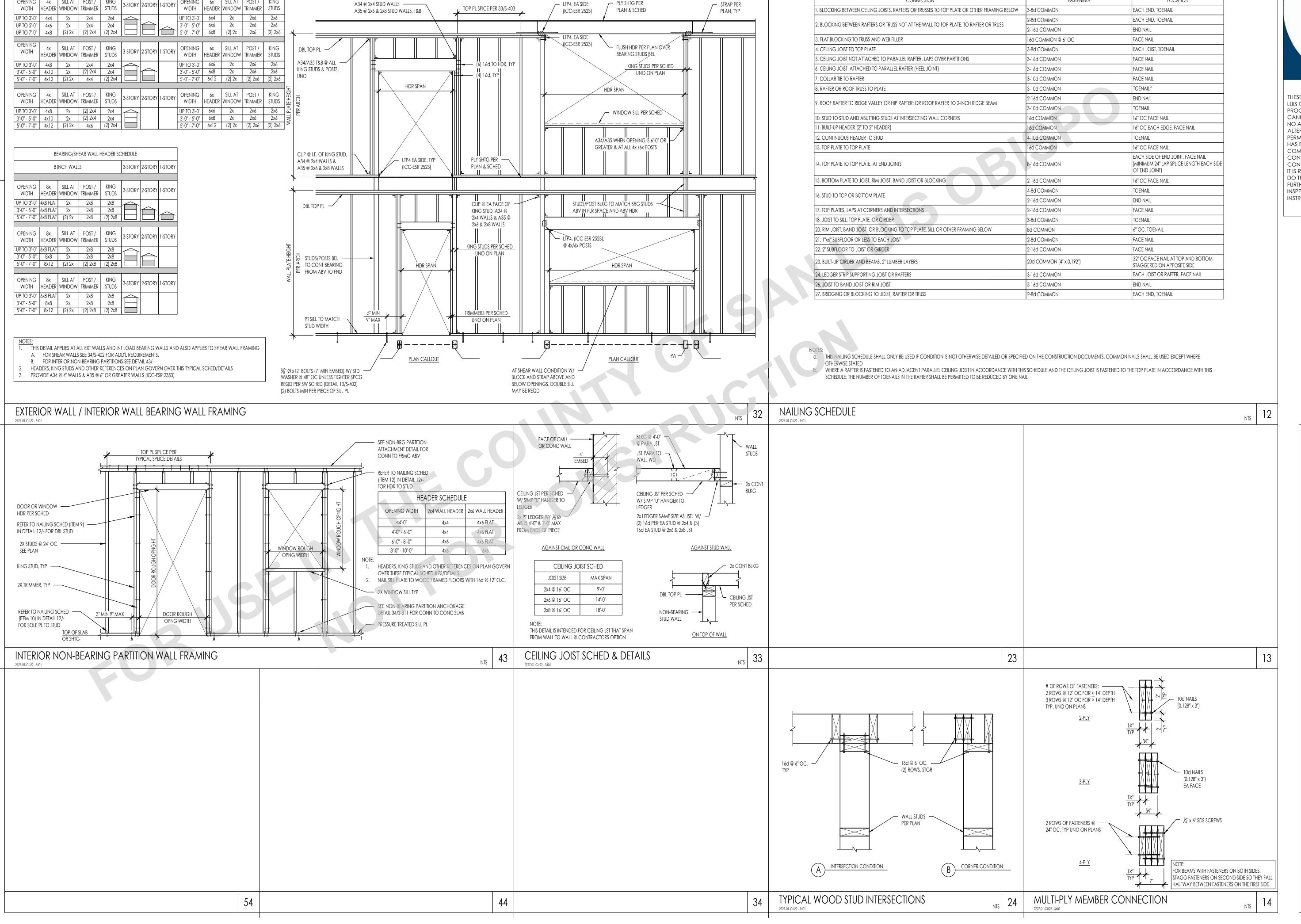
COUNTY ACCESS

09/28/2023





CONCRETE DETAILS



PLAN CALLOUT

BEARING/SHEAR WALL HEADER SCHEDULE

3-STORY 2-STORY 1-STORY

6 INCH WALLS

OPENING 6x SILL AT POST / KING

PLAN CALLOUT

4 INCH WALLS

OPENING 4x SILL AT POST / KING



FASTENING SCHEDULE

PER 2022 CBC 2304.10.1

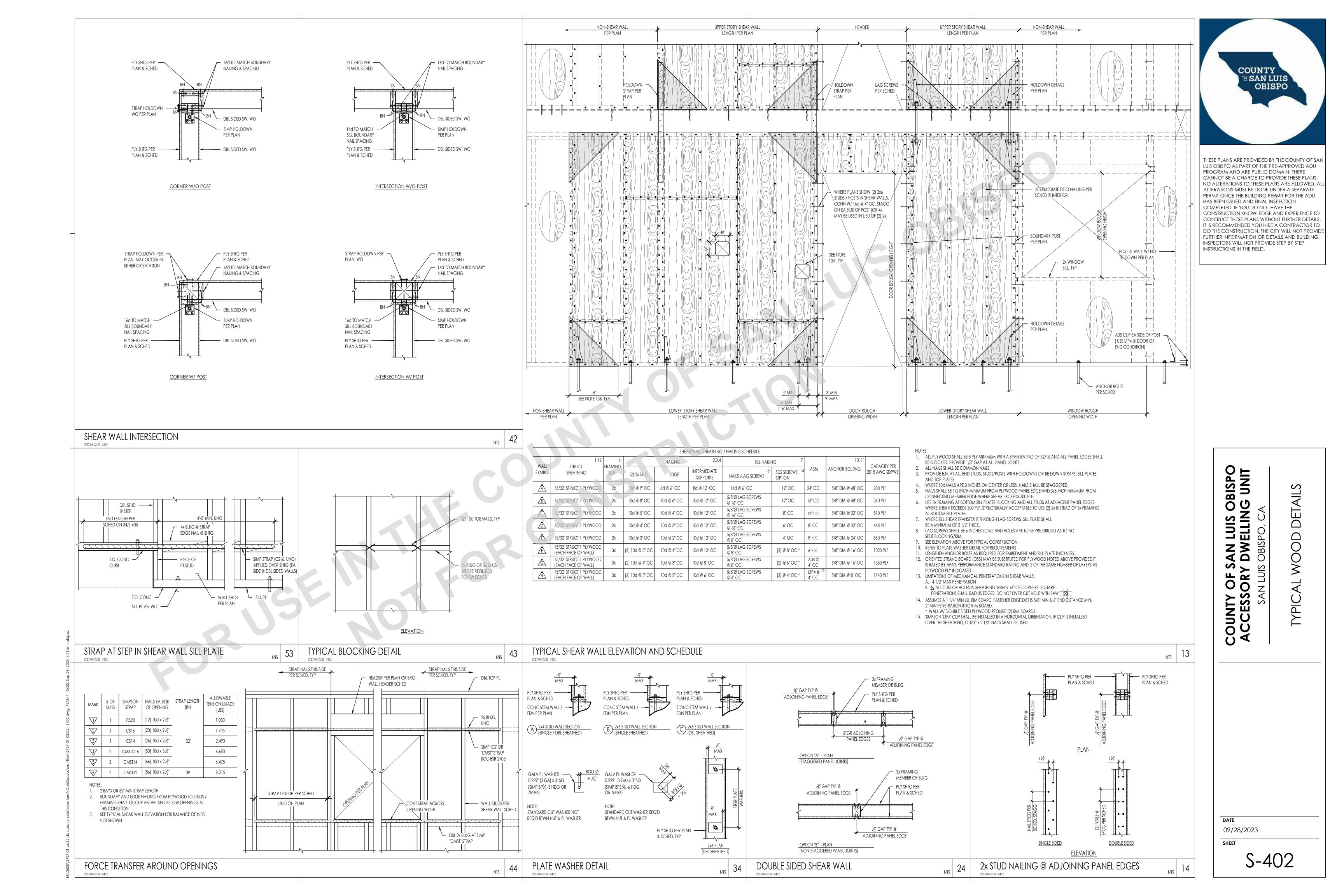
CONNECTION

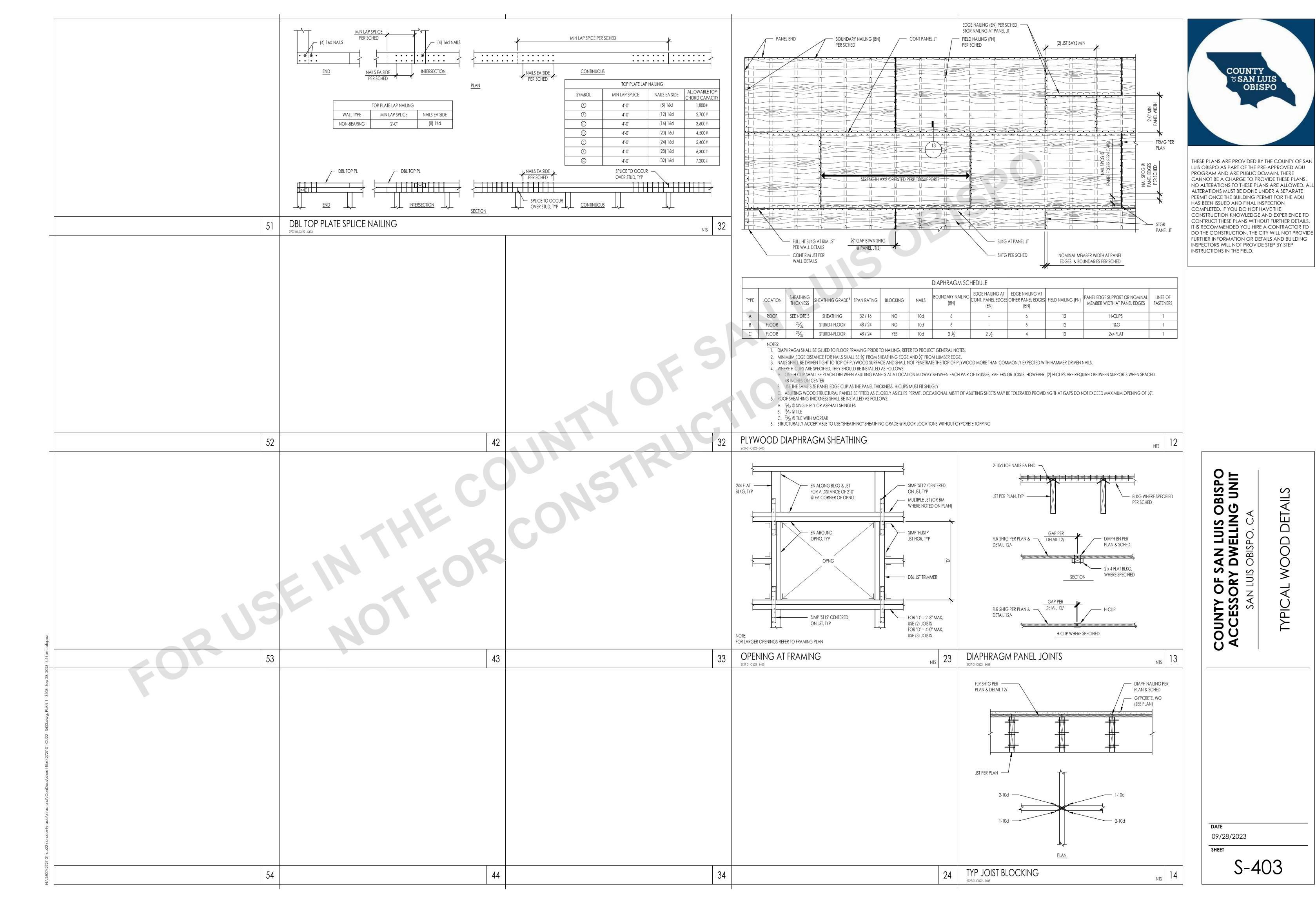
FASTENING

LOCATION

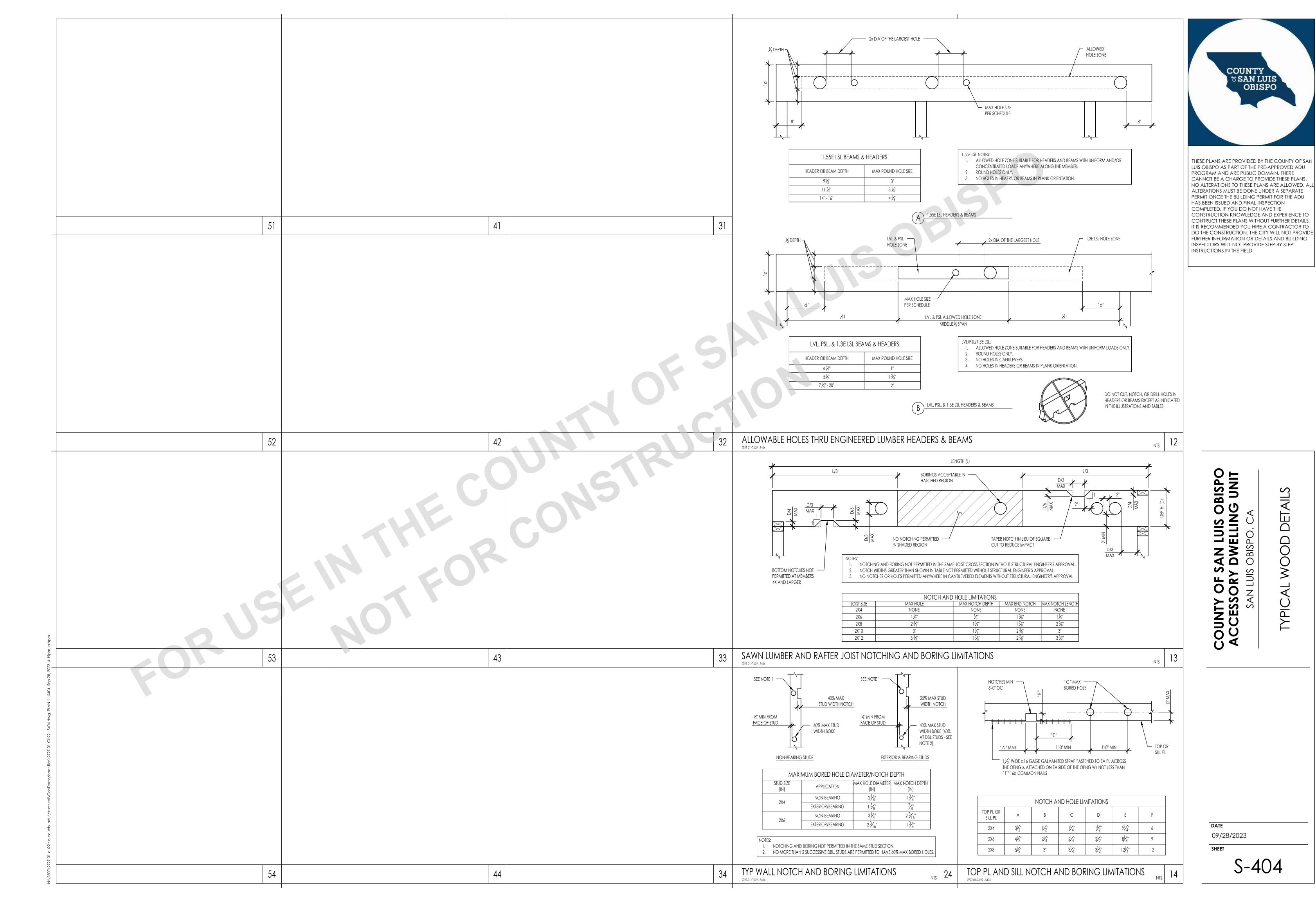
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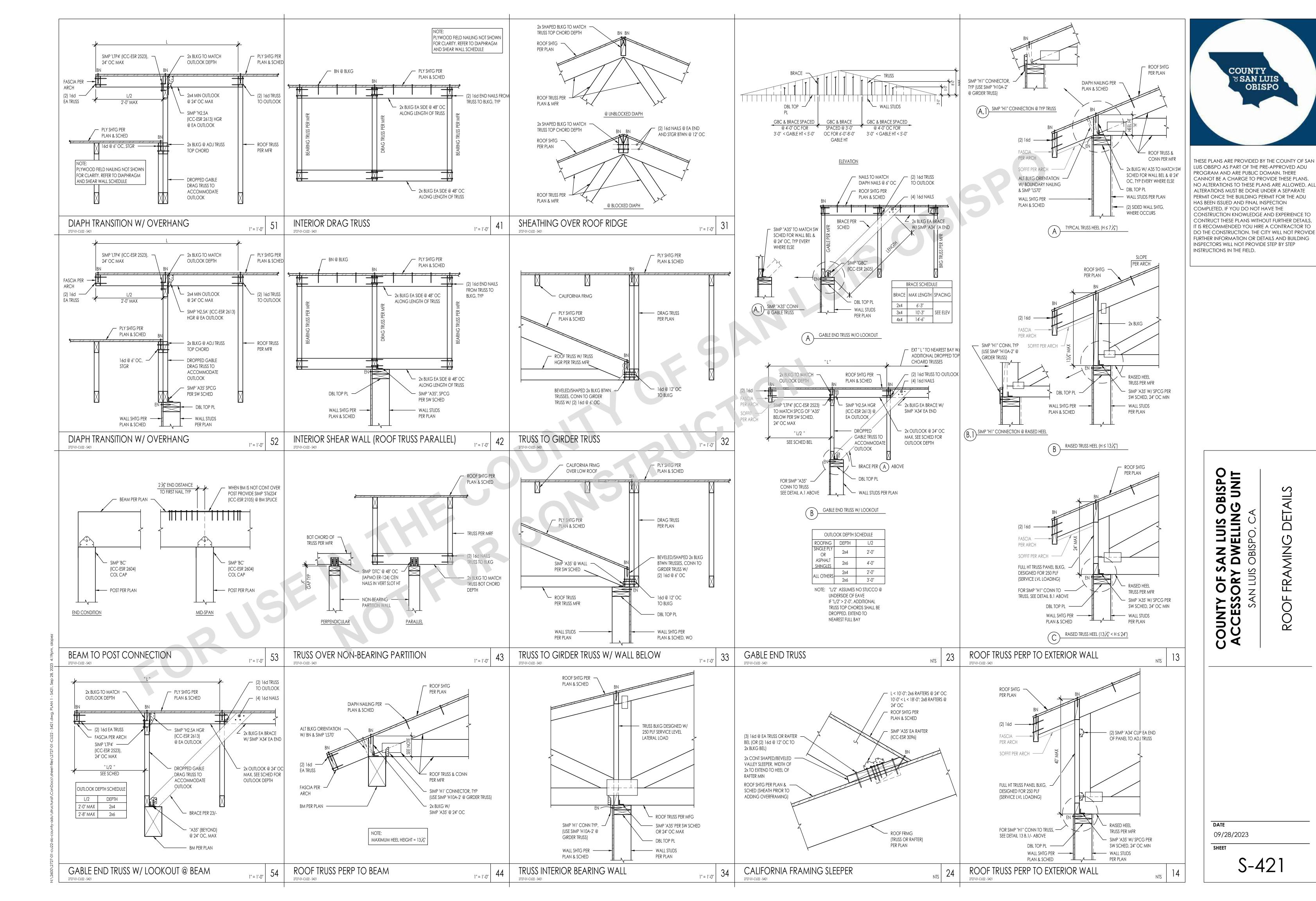
OBISPO IG UNIT S COUNTY ACCESS 09/28/2023 SHEET S-401





TYPICAL WOOD DETAILS

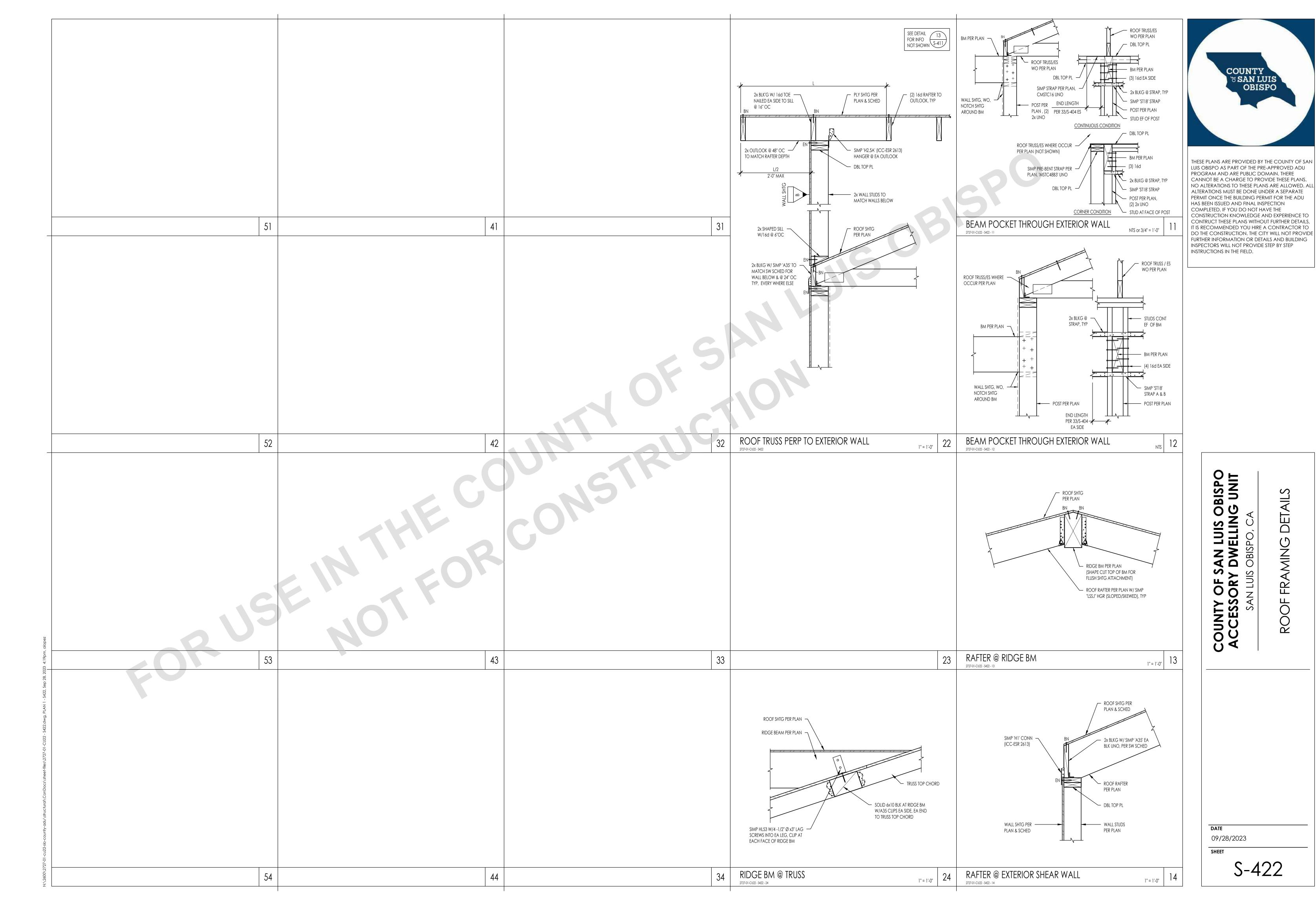


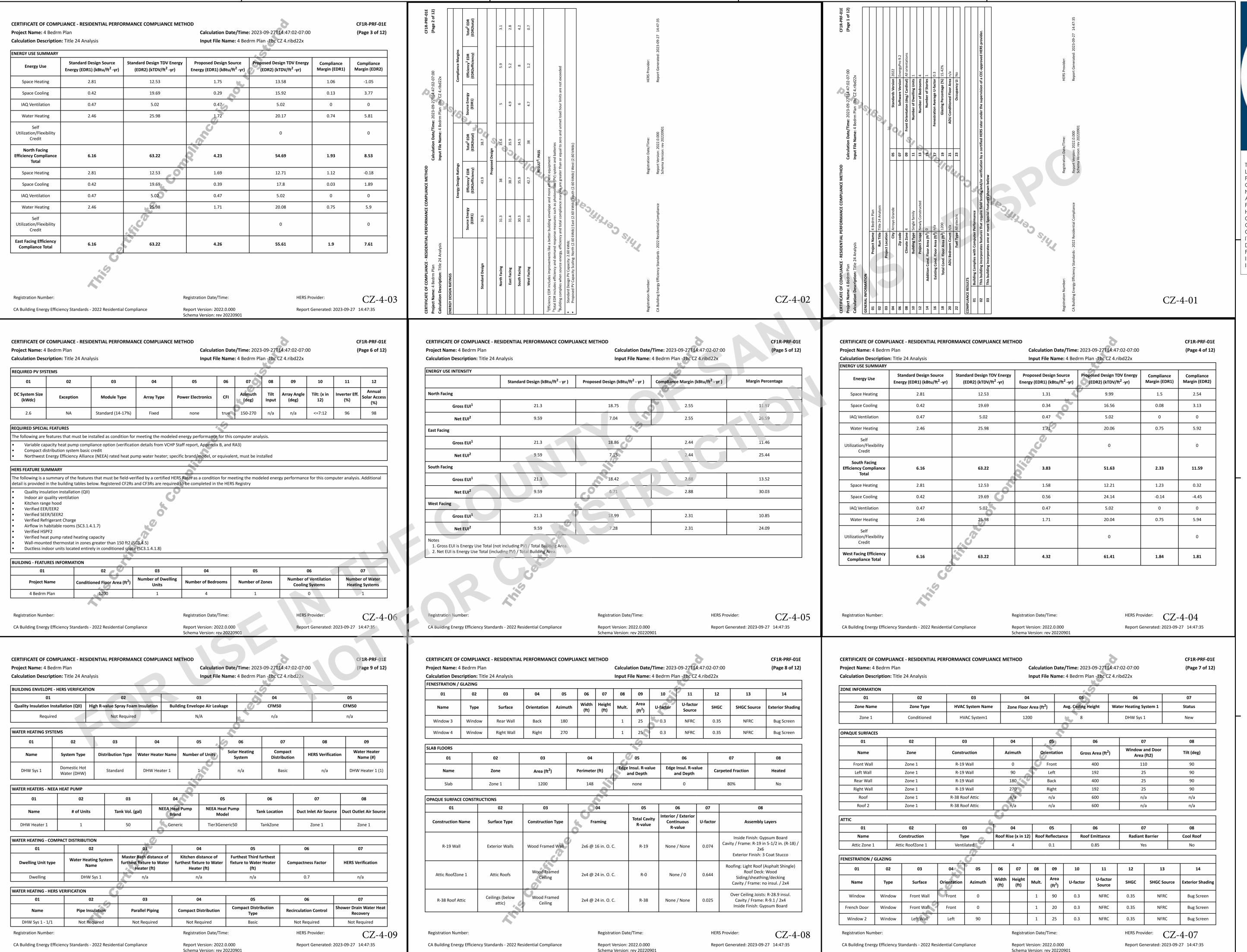


**DETAILS** 

**FRAMING** 

ROOF





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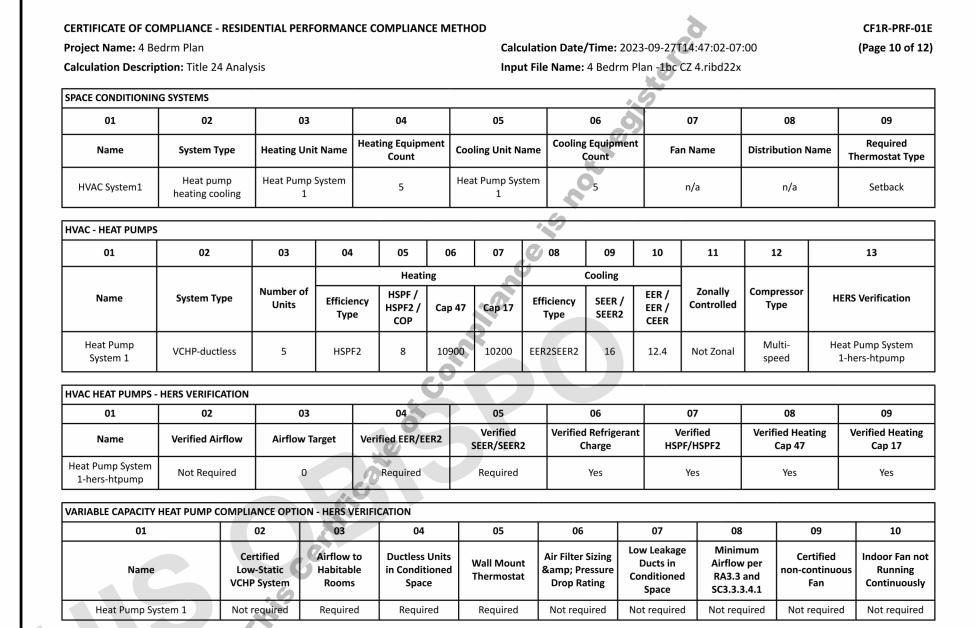
**DATE** 09/28/2023

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE	E METHOD	0	CF1R-PRF-01E
Project Name: 4 Bedrm Plan	Calcul	lation Date/Time: 2023-09-27T14:47:02-07:00	(Page 12 of 12)
Calculation Description: Title 24 Analysis	Input	File Name: 4 Bedrm Plan -1bc CZ 4.ribd22x	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		.6	
1. I certify that this Certificate of Compliance documentation is accurate and comple	ete.		
Documentation Author Name:	Docume	entation Author Signature:	
Jennifer Rennick			
Company:	Signatur	ure Date: 9/27/2023	
In Balance Green Consulting			
Address:	CEA/ HE	ERS Certification Identification (If applicable):	
		,6	
City/State/Zip:	Phone:		
1			
RESPONSIBLE PERSON'S DECLARATION STATEMENT	20		
Responsible Designer Name:  Company:	Date Sig	nsible Designer Signature:	
Company:	Date Sig	gnea:	
Address:	License:	::	
City/State/Zip:	Phone:		

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CERTIFICATE OF COI		THALFERI ORIVIAITE	LE COMPLIANCE IVI								
Project Name: 4 Bed				Calculation Date/Time: 2023-09-27T14:47:02-07:00							
Calculation Descript	<b>ion:</b> Title 24 Analysi	S		Input File	e Name: 4 Bedrm Pla	n -1bc CZ 4.ribd22x	(				
NDOOR AIR QUALITY	(IAQ) FANS				4,6	2					
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 IAQVentRpt	73	0.35	Exhaust	No	n/a / n/a	No	Yes				
		Colinia									
Registration Number:		0.35		Registration Date/	Γime:	HER	RS Provider:	CZ-4			

Schema Version: rev 20220901



Registration Date/Time:

Report Version: 2022.0.000

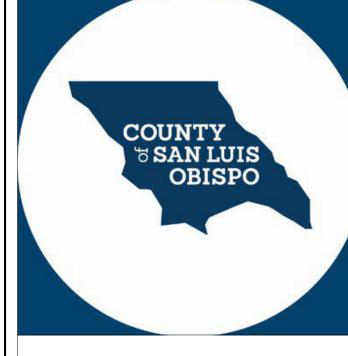
Schema Version: rev 20220901

Registration Number

CA Building Energy Efficiency Standards - 2022 Residential Compliance

HERS Provider: CZ-4-10

Report Generated: 2023-09-27 14:47:35

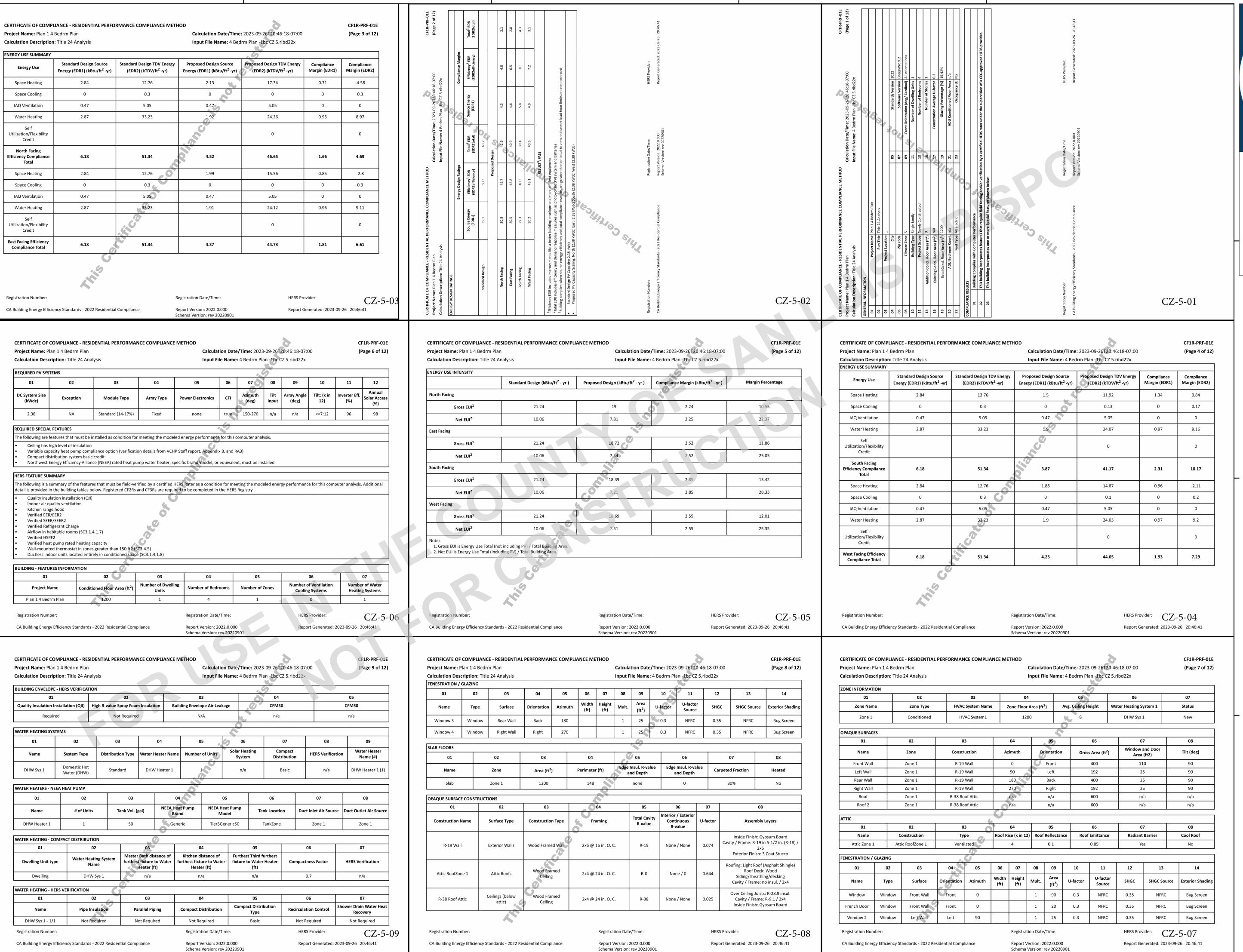


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> COUNTY OF SAN LUIS OBISPO ACCESSORY DWELLING UNIT SAN LUIS OBISPO, CA ENERGY COMPLIANCE - PLAN 1

**DATE** 09/28/2023

SHEET



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ENERGY COMPL

**DATE** 09/28/2023

	Calculation Date/Time: 2023-09-26						
Project Name: Plan 1 4 Bedrm Plan		Calculation Date/Time: 2023-09-26T20:46:18-07:00 (Page 2					
Calculation Description: Title 24 Analysis	Input File Name: 4 Bedrm Plan -1b	Input File Name: 4 Bedrm Plan -1bc CZ 5.ribd22x					
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	. 6						
1. I certify that this Certificate of Compliance documentation is accurate and comple	ete.						
Documentation Author Name:	Documentation Author Signature:						
Jennifer Rennick							
Company:  In Balance Green Consulting	Signature Date: 9/26/2023						
Address:	CEA/ HERS Certification Identification (If app	licable):					
	.60						
City/State/Zip:	Phone:						
RESPONSIBLE PERSON'S DECLARATION STATEMENT	6						
Responsible Designer Name:	Responsible Designer Signature:						
Company:	Date Signed:						
Address:	License:						
C/A							
City/State/Zip:	Phone:						
,							
Colific Co.							
	Registration Date/Time:	HERS Provider:	07				
Colific Co.	Registration Date/Time:	HERS Provider:	CZ-5-				

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ERTIFICATE OF CO Project Name: Plan		ENTIAL PERFORMAN	CE COMPLIANCE N		on Date/Time: 2023	3-09-26 <b>T2</b> 0:46:18-07					
alculation Descrip	tion: Title 24 Analys	sis		Input File Name: 4 Bedrm Plan -1bc CZ 5.ribd22x							
NDOOR AIR QUALITY	(IAQ) FANS			4.0							
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 IAQVentRpt	73	0.35	Exhaust	No	n/a / n/a	No	Yes				
		0.35									
Registration Number	:			Registration Date/	Гime:	HER	RS Provider:	CZ-5			
CA Building Energy E	fficiency Standards - 2	2022 Residential Comp	liance	Report Version: 20 Schema Version: re		Rep	oort Generated: 2023-09	9-26 20:46:41			

Calculation Descrip	tion: Title 24 Analy	sis .					Input	File I	Name: 4	Bedrm Pl	an -1bc (	CZ 5.ribd22x				
SPACE CONDITIONING	G SYSTEMS	T				_					7		I		1	
01	02	Heating Unit Name Heat Pump System		04		04 05		05		06		07		08	Required Thermostat Type Setback	
Name	System Type			_	ating Equipment Count		Cooling Unit Name  Heat Pump System  1		Cooling Equipment Count		Fan Name		Distribution Name			
HVAC System1	Heat pump heating cooling			tem 5		He										
HVAC - HEAT PUMPS								1	2						,	
01	02	03	04		05	06	07	<b>7</b> 0	8	09	10	11	12		13	
				Heating					Co	oling						
Name	System Type	Number of Units			HSPF / HSPF2 / Cap COP		p 47 Cap 17			SEER / SEER / CEER		Controlled	Compressor Type		HERS Verification	
Heat Pump System 1	VCHP-ductless	5 HSPI		SPF2 8 60		000	00 5400		SEER2	ER2 16 12.	12.4 Not Zonal	Multi- H speed	leat Pump System 1-hers-htpump			
HVAC HEAT PUMPS -	HEDS VEDICICATION			'	-6									'		
01	02	03		(	)4		05	$\top$	00	6	Π	07		08	09	
Name	Verified Airflow	Airflow Target		0			Verified SEER/SEER2		Verified Refrigerant Charge H		Verified HSPF/HSPF2		Verified Heating Cap 47		Verified Heating Cap 17	
Name	1	0		Required			Required		Yes Yes		Yes	Yes		Yes		
Heat Pump System 1-hers-htpump	Not Required	0		Req	uired		Required		16	:5						
Heat Pump System 1-hers-htpump	·		- HERS V				Required		re							
Heat Pump System 1-hers-htpump  VARIABLE CAPACITY I	HEAT PUMP COMPLIA	ANCE OPTION			ON						07	30	<u> </u>	09	10	
Heat Pump System 1-hers-htpump	HEAT PUMP COMPLIA	ANCE OPTION 02	- HERS V 03 Airflow Habitab Rooms	to Du		'd	05 Wall Mount Thermostat	&a	06 r Filter Siz imp; Press Orop Ratir	ing Lov	07 W Leakage Ducts in Inditioned Space	Airflov	num v per and	09 Certified ion-continu Fan		

Registration Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220901

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

HERS Provider: CZ-5-10

Report Generated: 2023-09-26 20:46:41

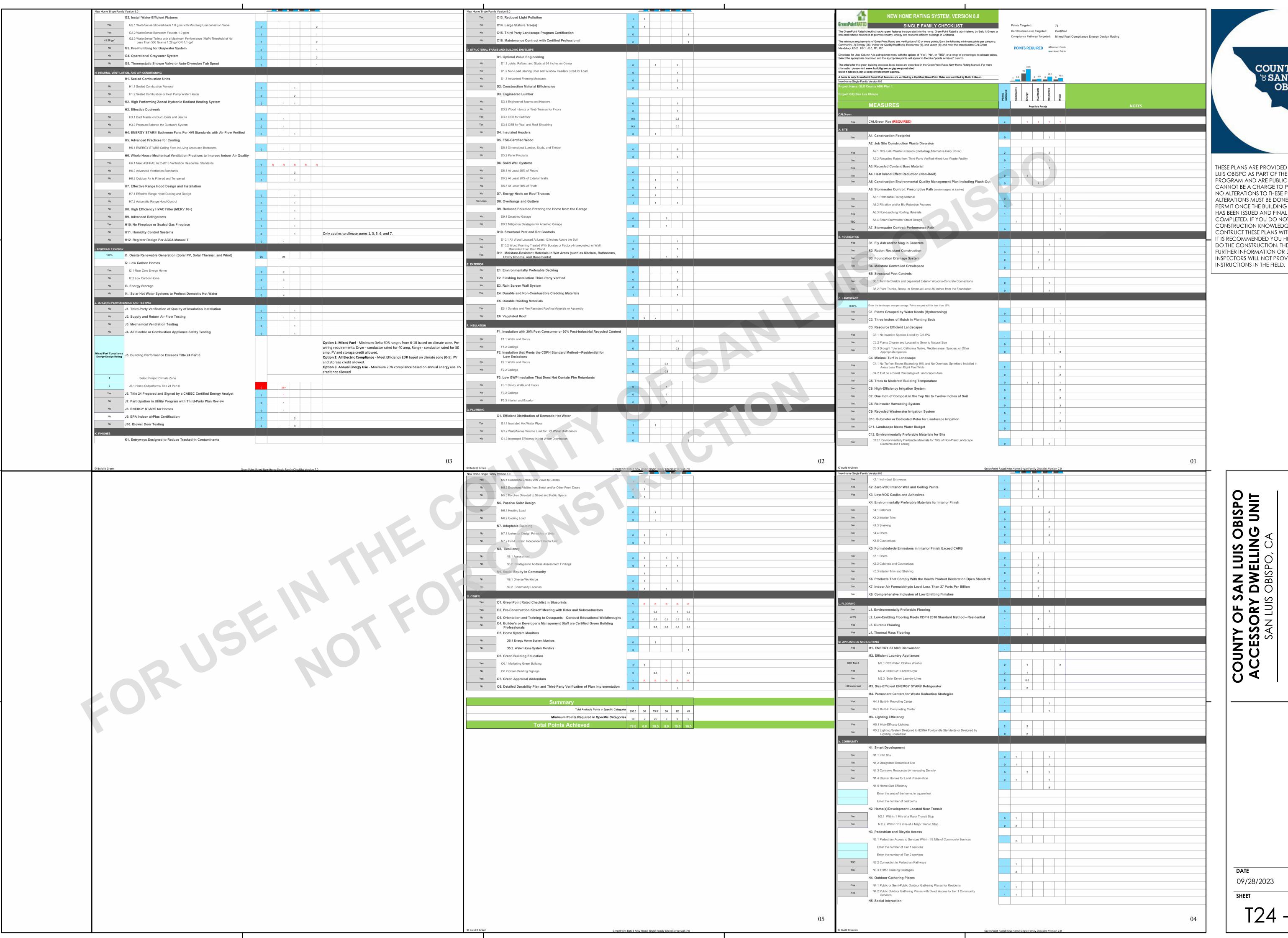


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> COUNTY OF SAN LUIS OBISPO ACCESSORY DWELLING UNIT SAN LUIS OBISPO, CA ENERGY COMPLIANCE - PLAN 1

**DATE** 09/28/2023

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