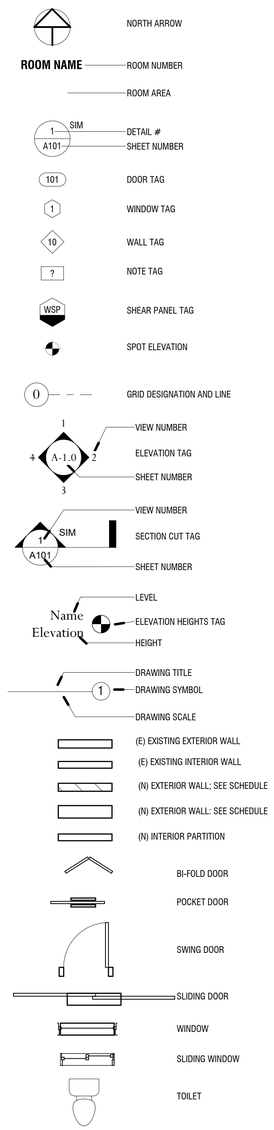
DRAWING SYMBOLS



ABBREVIATIONS

AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
CBC	CALIFORNIA BUILDING CODE
UBC	UNIFORM BUILDING CODE
WCLIB	WEST COAST LUMBER INSPECTION BUREAU
WWPA	WESTERN WOOD PRODUCTS ASSOCIATION

AB	ANCHOR BOLT
ABV	ABOVE
ADJ	ADJACENT
ALT	ALTERNATE
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURAL
@	AT
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BRG	BEARING
BTM (B)	BOTTOM
BTWN	BETWEEN
C	CAMBER(ED)
CANT	CANTILEVER
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CTR	CENTER(ED)
D	PENNY (NAILS)
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DIA ( )	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DO	DITTO (REPEAT)
DP	DEEP (DEPTH)
DWG	DRAWING
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EMBD	EMBED(MENT)
EN	EDGE NAILING
EW	EACH WAY
EXSTG (E)	EXISTING
EXT	EXTERIOR
FF	FINISHED FLOOR
FIN	FINISH(ED)
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAILING
FND	FOUNDATION
FRM'G	FRAME(ING)
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE(D)
GB	GRADE BEAM
GLB	GLUE LAMINATED BEAM
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HT	HEIGHT
IN (")	INCHES
INT	INTERIOR
JST	JOISTS
K	KIPS (1000)
KSI	KIPS PER SQUARE INCH
L	ANGLE

LB	LAG BOLT
LB (#)	POUND(S)
LDGR	LEDGER
LG	LONG(ITUDINAL)
LTWT	LIGHT WEIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW
NO. (#)	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OWJ	OPEN WEB JOISTS
P/C	PRECAST CONCRETE
PERP(I)	PERPENDICULAR
PCF	POUNDS PER
PL	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE
PSI	POUNDS PER
PT	PRESSURE TREATED
P/T	POST-TENSIONED
QTY	QUANTITY
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RJ	ROOF JOISTS
RO	ROUGH OPENING
RR	ROOF RAFTER
SCH	SCHEDULE
SW	SHEAR WALL
SHT	SHEET
SIM	SIMILAR
SIMP	SIMPSON
SKWD	SKEW(ED)
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	SELECT STRUCTURAL
STD	STANDARD
STRG	STAGGER(ED)
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREAD(ED)
TN	TOE NAIL
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT (V)	VERTICAL
VIF	VERIFY IN FIELD
W	STEEL WIDE FLANGE
W/	WITH
WD	WOOD
WT	WEIGHT
WWF	WELDED WIRE FABRIC

ADU PROTOTYPE (468 SF)

PROJECT TEAM

DESIGNER **GATHERADU**
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SIDING FINISH OPTION

CODE COMPLIANCE

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS, INCLUDING THE FOLLOWING:
   - 2022 CALIFORNIA BUILDING CODE
   - 2022 CALIFORNIA RESIDENTIAL CODE
   - 2022 CALIFORNIA ELECTRICAL CODE
   - 2022 CALIFORNIA MECHANICAL CODE
   - 2022 CALIFORNIA PLUMBING CODE
   - 2022 CALIFORNIA ENERGY CODE
   - 2022 CALIFORNIA HISTORICAL BUILDING CODE
   - 2022 CALIFORNIA FIRE CODE
   - 2022 CALIFORNIA EXISTING BUILDING CODE
   - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2. CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
5. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
6. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
8. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS, AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND SHALL OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
9. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS. SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR THE ARCHITECT'S APPROVAL.
10. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS NOTED OTHERWISE.
11. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

STUCCO FINISH OPTION

SHEET INDEX

AREA

FLOOR AREA CALCULATION

ADU	468 SF

gatherADU

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

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REVISION HISTORY

NO.	DATE	DESCRIPTION

DATE

SCALE
AS NOTED

SHEET
A1.0
TITLE SHEET

2022 RESIDENTIAL - CALIFORNIA GREEN BUILDING STANDARDS CODE

ELECTRIC VEHICLE CHARGING

- FOR EACH NEW DWELLING AND TOWNHOUSE, PROVIDE A LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER), 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. THE PANEL 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 PROTECTIVE DEVICE. 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□. FOR THE EXCEPTION OF ADU AND JADU WITHOUT ADDITIONAL PARKING.

GENERAL NOTES

- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN CALGREEN SECTION 4.303.1.
- 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 CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. [CALGREEN 4.406.1].
- BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING. A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE. THE MANUAL SHOULD INCLUDE THE ITEMS LISTED IN 2023 CALGREEN 4.410.1.
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING, AND VENTILATION EQUIPMENT. [CALGREEN 4.504.1].
- PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2023 CALGREEN SECTION 4.504.2.
- THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.
- ALL CARPET AND 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). [CALGREEN 4.504.3]
- 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). [CALGREEN 4.504.4]
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2023 CALGREEN TABLE 4.504.5.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. [CALGREEN 4.505.3].
- NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT. [CALGREEN 4.506.1].
- HEATING AND AIR CONDITIONERS 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 - 2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD.

OUTDOOR SHOWERS

- OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. COLD WATER CONNECTION ONLY.
- STORM/RAINWATER IS NOT PERMITTED IN THE PUBLIC SEWER CONVEYANCE SYSTEM

2023 RESIDENTIAL - CALIFORNIA ENERGY CODE

MANUFACTURE, CONSTRUCTION AND INSTALLATION OF SYSTEMS, EQUIPMENT AND BUILDING COMPONENTS

- ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.2 AND 120.2 E.E.S.
- ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTION 110.1-110.3, 110.5, 120.1-120.4 TITLE 24 ENERGY STANDARDS.
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTIONS 110.6 AND 110.7 E.E.S.
- INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 ENERGY EFFICIENCY STANDARDS (E.E.S.).

POOL AND SPA SYSTEMS AND EQUIPMENT

- ANY POOL OR SPACE HEATING SYSTEM OR EQUIPMENT SHALL HAVE ALL THE FOLLOWING:
  1. LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT SHOWING COMPLIANCE WITH APPLICABLE STANDARDS
  2. A READILY ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.
  3. A PERMANENT, EASILY READABLE AND WEATHERPROOF PLATE OR CARD THAT GIVES INSTRUCTION FOR THE ENERGY EFFICIENT OPERATION OF THE POOL OR SPA HEATER AND FOR THE PROPER CARE OF POOL OR SPA WATER WHEN A COVER IS USED
  4. NO ELECTRIC RESISTANCE HEATING UNLESS COMPLYING WITH EXEMPTION 1 OR 2 OF CEC SECTION 110.4(A)4.
- ANY POOL OR SPA SYSTEM OR EQUIPMENT SHALL BE INSTALLED WITH THE FOLLOWING;
  1. THE PIPING SYSTEM SHALL HAVE 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 SHALL BE INSTALLED TO ALLOW FOR FUTURE ADDITION OF SOLAR HEATING EQUIPMENT,
  2. A COVER FOR OUTDOOR POOLS OR OUTDOOR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER, AND A
  3. DIRECTIONAL INLETS AND TIME SWITCHES FOR POOLS.

SPACE-CONDITIONING EQUIPMENT

- INSTALLED AIR CONDITIONER AND HEAT PUMP OUTDOOR CONDENSING UNITS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET (1.5 METERS) FROM THE OUTLET OF ANY DRYER VENT.
- ALL HEATING OR COOLING SYSTEMS, INCLUDING HEAT PUMPS, NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL HAVE A SETBACK THERMOSTAT, AS SPECIFIED IN SECTION 110.2(C).
- ALL WATER PIPING, SOLAR WATER-HEATING SYSTEMS PIPING, AND SPACE-CONDITIONING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY SHALL COMPLY WITH CEC SECTION150.0(J).

RESIDENTIAL LIGHTING

- ALL LIGHTING SHALL BE HIGH EFFICACY AND HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
- FOR LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
- ALL THE INSTALLED WATTAGE OF LUMINAIRES IN HABITABLE SPACE SUCH AS LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS SHALL BE HIGH EFFICACY AND SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN UNLESS EXEMPTED BY CEC SECTION 150.0(K)2F.
- INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. UNDER CABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS OR SWITCHED OUTLETS LIGHTING SHALL BE SWITCHED SEPARATELY.
- ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR AUTOMATIC TIME SWITCH CONTROL, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
- INTERNALLY ILLUMINATED ADDRESS SIGNED SHALL CONSUME NO MORE THAN 5 WATTS OF POWER OR COMPLY WITH CEC SECTION 140.8
- PROVIDE AN EXTERIOR LIGHT AT NEW EXTERIOR EXITS. FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT. EXCEPTION: REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING SHALL BE PERMITTED.

AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS

- DUCTS NOT LOCATED IN ENTIRELY CONDITIONED SPACE SHALL HAVE A MINIMUM INSTALLED LEVEL OF R-6.0 UNLESS EXEMPTED BY CEC SECTION 150.0(M)1BI.
- DUCTS INSTALLED IN CAVITIES AND SUPPORT PLATFORMS SHALL NOT BE COMPRESSED TO CAUSE REDUCTIONS IN THE CROSS-SECTIONAL AREA OF THE DUCTS.
- ALL FAN SYSTEMS, REGARDLESS OF VOLUMETRIC CAPACITY, THAT EXCHANGE AIR BETWEEN THE BUILDING CONDITIONED SPACE AND THE OUTSIDE OF THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT UNINTENDED AIR LEAKAGE THROUGH THE FAN SYSTEM WHEN THE FAN SYSTEM IS NOT OPERATING.
- DUCT SYSTEM SEALING AND LEAKAGE TESTING MUST COMPLY WITH CEC SECTION 150.0(M)11.

WATER HEATING SYSTEM:

- SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER CALGREEN SECTION 150.0(N)1 A OR B BELOW. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:
- INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.8 KBTU/HR (2KW) SHALL MEET THE REQUIREMENTS OF SECTION 110.3(C)6.

SOLAR READINESS

- SOLAR READINESS SHALL BE PROVIDED MEETING THE REQUIREMENTS OF CEC SECTION 110.10.
- THE RESIDENCY SHALL HAVE A MINIMUM SOLAR READY ZONE IN COMPLIANCE WITH CEC SECTION 110.10(B)1A.
- INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.

ENERGY STORAGE SYSTEMS (ESS) READY:

- ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
  1. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
  2. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

HEAT PUMP SPACE HEATER READY:

- SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

ELECTRIC COOKTOP READY:

- SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

ELECTRIC CLOTHES DRYER READY:

- CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

2022 RESIDENTIAL -MECHANICAL/PLUMBING

MECHANICAL NOTES

- ·ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
- ·WHEN A WATER HEATER COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A BEDROOM OR BATHROOM, FUEL BURNING WATER HEATERS SHALL BE SEPARATED IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY INSTALLED WITH A THRESHOLD/BOTTOM SEAL COMPLYING WITH SECTION 504.1.1 AND 504.1.2 OF THE CALIFORNIA PLUMBING CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC & THE WATER HEATER SHALL BE DIRECT VENTING. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE WATER HEATER. CPC 504.1
- ·WHEN A CENTRAL HEATING FURNACE COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A SLEEPING ROOM SUCH AS A BEDROOM OR A BATHROOM THEY SHALL BE SEPARATED FROM BEDROOM IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY COMPLYING WITH SECTION 904.1.1 AND 904.1.2 OF THE CALIFORNIA MECHANICAL CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE FURNACE. THE FURNACE SHALL BE OF THE DIRECT VENT TYPE. CMC 904.1

WATER METER/RESIDENTIAL FIRE SPRINKLER

- WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
- AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT:

  OWNER SIGNATURE: _____

2022 RESIDENTIAL - STRUCTURAL

GENERAL/ SPECIAL SUBJECTS

PROP D/ COASTAL HEIGHT LIMITATION OVERLAY ZONE (IF APPLICABLE TO PROJECT)

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). [SDMC SECTION 132.0505]
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D).

FAA PART 77 NOTIFICATION (IF APPLICABLE TO PROJECT)

- FAA SELF CERTIFICATION OPTION:
- THE CITY WILL NOT REQUIRE NOTIFICATION TO THE FAA IF A PROFESSIONAL, LICENSED BY THE STATE OF CALIFORNIA TO PREPARE CONSTRUCTION DOCUMENTS, PROVIDES THE FOLLOWING CERTIFICATION ON THEIR PLANS, ALONG WITH THEIR SIGNATURE AND REGISTRATION STAMP:
- "I _____ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

DEFERRED SUBMITTAL (GENERAL)

- PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. [SDMC §129.0205]
- THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. [SDMC §129.0205].

DEFERRED SUBMITTAL (NFPA 13D FIRE SPRINKLER)

- THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED.
- TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.

SPECIAL INSPECTIONS (IF APPLICABLE TO PROJECT)

- NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- THE SPECIAL INSPECTOR MUST BE REGISTERED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
- THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
- THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENT.
- OFFSITE FABRICATOR MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
- OFFSITE FABRICATOR SHALL SUBMIT AN 'APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
- OFFSITE FABRICATOR SHALL SUBMIT A 'CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.

SOILS AND FOUNDATION

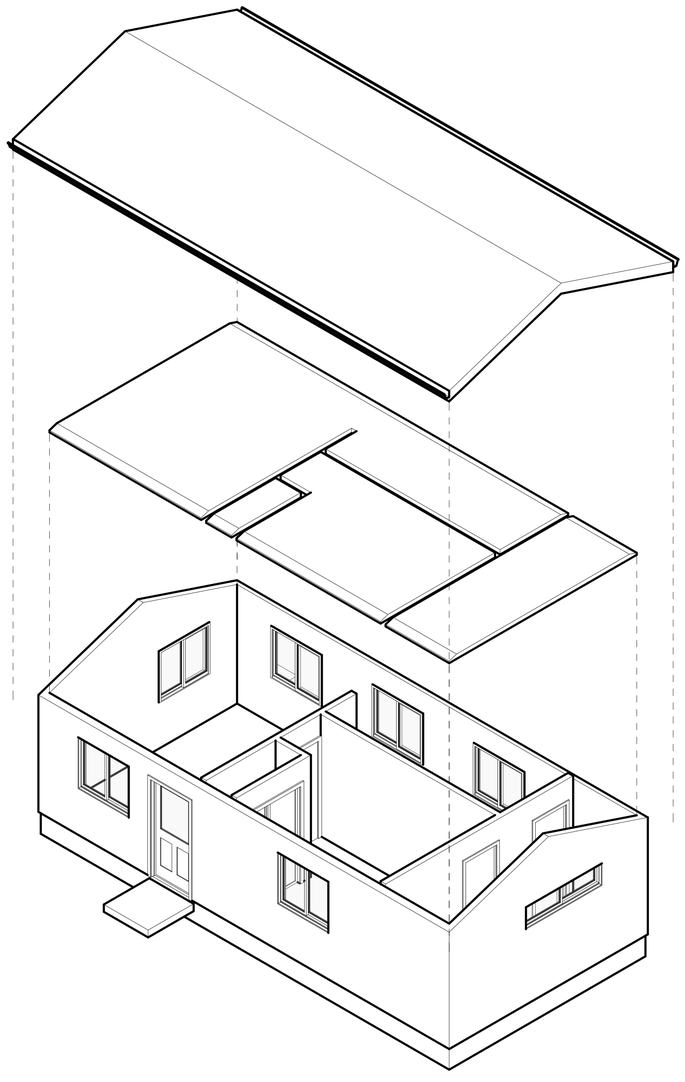
- WHEN NO GEOTECHNICAL INVESTIGATION REPORT IS PROVIDED:
- THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.
- SIGNATURE _____OWNER/LICENSED ENGINEER OR ARCHITECT
- ·WHEN NO GEOTECHNICAL INVESTIGATION REPORT IS PROVIDED:
- AS A CALIFORNIA LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE _____ AND PER TABLE 1806.2 OF THE 2019 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF _____ PSF. FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.
- SIGNATURE _____OF LICENSED ARCHITECT/ENGINEER
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

FIRE NOTES

- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 33156.1.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

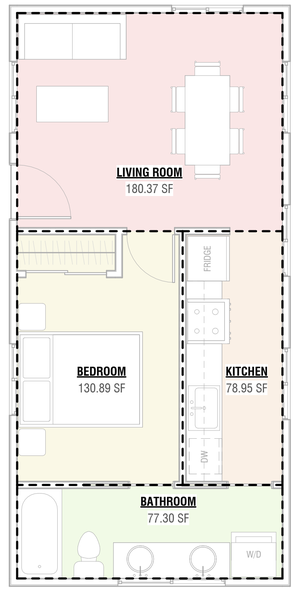
2022 CALIFORNIA RESIDENTIAL CODE

- DUCTS IN THE GARAGE AND DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. [CRC R302.5.2].
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [CRC R307.2].
- SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS



2 EXPLODED SCHEMATIC VIEW

SUMMARY OF AREAS	
SPACE	AREA (SF)
BATHROOM	77.30
BEDROOM	130.89
KITCHEN	78.95
LIVING ROOM	180.37
	467.52



1 AREAS FLOOR PLAN

1/4" = 1'-0"

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PROJECT INFORMATION

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REVISION HISTORY

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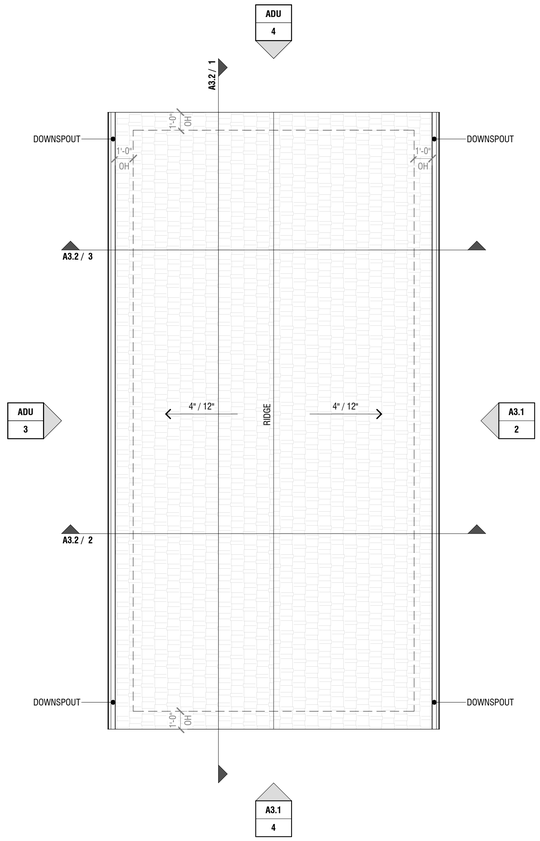
PROJECT SUMMARY

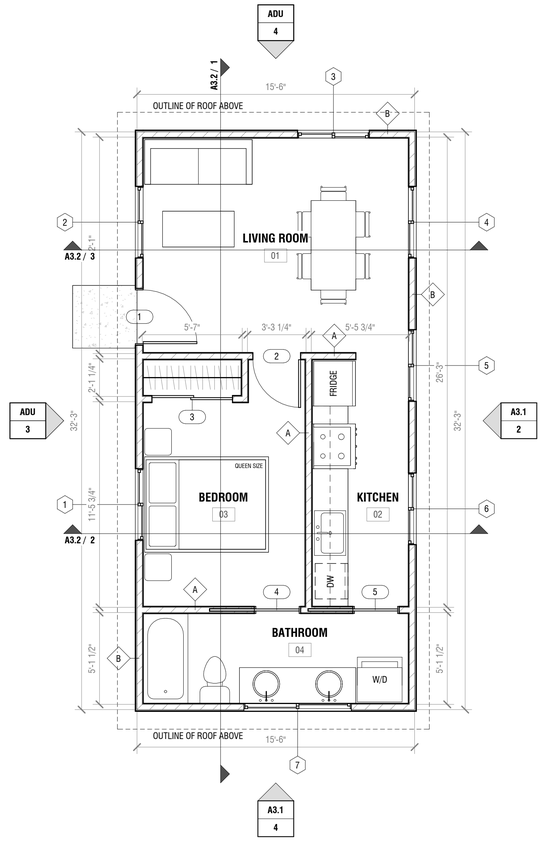


2 ROOF PLAN

1/4" = 1'-0"

ROOF PLAN NOTES

1. ROOF VENTING AREA SHALL BE NOT LESS 1/150 OF THE AREA OF THE SPACE VENTILATED. PROVIDE MIN 1" CLEAR SPACE BETWEEN UNDERSIDE OF SHEATHING AND BATT INSULATION.
2. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. SDMC 149.0327
3. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE , STOVE , BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. SDMC 149.0327
4. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY SHALL NO FREE SPIN IN BOTH DIRECTIONS. SDMC 149.0327
5. FOR PLUMBING AND/OR DUCTING VENTS, IF APPLICABLE, INSTALL GALVANIZED IRON ROOF JACKS, AS REQUIRED.
6. EXISTING ROOF STRUCTURE AND EXISTING ROOF VENTS TO REMAIN.
7. FASCIA AND GUTTER COLOR TO MATCH THE MAIN HOUSE. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION. USE DIA 5" GUTTER AND DOWNSPOUTS, 26 GA. GALV. AS REQUIRED.



1 FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL INTERIOR WALLS TO BE TYPE A , UNO.
2. PROVIDE SHELVING IN ALL CLOSETS PER OWNER'S DIRECTION.
3. ALL FINISHES AND MATERIALS TO BE SELECTED AND APPROVED BY THE OWNERS.
4. ROOF DRAINS TO RUN DOWN EXTERIOR WALLS AND EXIT WALL 6" ABOVE GRADE.
5. SHEAR WALLS CAN BE INSTALLED FROM INSIDE OF THE WALLS FOR THE ADU.

WALL TYPE LEGEND

- A — INT. 2x4,TYP UNO SEE DETAIL **1 / A4.1**
- B — EXT. 2x4 STUCCO SEE DETAIL **3 / A4.1**

FIRE PROTECTION NOTES

1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALFWAY OR AREA GIVING BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL (R314)
2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL -BURNING APPLIANCES ARE INSTALLED AND SWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDE OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A SWELLING UNIT INCLUDING BASEMENTS. (R315)
3. AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED PER NFPA-13 STANDARDS AND REQUIREMENTS. DEFERRED APPROVAL

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FLOOR PLANS

ELECTRICAL NOTES

1. CONTRACTOR TO COORDINATE FLOOR/ROOF JOIST SPACING WITH LIGHT FIXTURE LOCATIONS, DUCTING, PIPING, ETC. BEFORE INSTALLATION. NOTIFY THE ARCHITECT OF ANY CONFLICT PRIOR TO COMMENCEMENT OF WORK.
2. VERIFY ALL EXISTING ELECTRICAL WITH OWNERS. MODIFY LAYOUT AND ADD OUTLETS, SWITCHES, FIXTURES AND EQUIPMENT PER OWNERS REQUEST.
3. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PER MANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC.
4. REQUIRED FOR ALL NEW LOCATIONS , PROVIDE TAMPER RESISTANT RECEPTACLES.
5. REQUIRED FOR ALL NEW LOCATIONS, PROVIDE WEATHER RESISTANT TYPE RECEPTACLES IN DAMP OR WET LOCATIONS (OUTSIDE).
6. REQUIRED FOR ALL NEW LOCATIONS. PROVIDE GFCI PROTECTED RECEPTACLES IN KITCHENS , BATHROOMS, GARAGES ,OUTDOORS, AND WITH 6' OF ANY SINK NEC210.8.
7. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS ,PARLORS, LIBRARIES, DENS ,BEDROOMS, SUNROOMS,RECREATION ROOMS, CLOSETS, HALLWAYS,OR SIMILAR ROOMS , OR AREAS SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT IN INTERRUPTER, COMBINATION -TYPE. (CEC 210.12)
8. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4.
9. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

LIGHTING NOTES

1. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
2. ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
3. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
4. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
5. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
6. PROVIDE AN EXTERIOR LIGHT AT NEW EXTERIOR EXITS. FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT. EXCEPTION: REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING SHALL BE PERMITTED.

PLUMBING NOTES

1. PROVIDE 2 HOSE BIBS AT FIRST FLOOR LOCATED PER OWNER'S DIRECTION.
2. SEE SPECIFICATION SECTION 22 00 00 - PLUMBING FOR INFORMATION ON THE TANKLESS HOT WATER HEATER.

MECHANICAL NOTES

1. SEE SPECIFICATION SECTION 23 00 00 - HVAC FOR INFORMATION ON THE FAU AND AC EQUIPMENT.
2. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
3. WHEN A WATER HEATER COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A BEDROOM OR BATHROOM, FUEL BURNING WATER HEATERS SHALL BE SEPARATED IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY INSTALLED WITH A THRESHOLD/BOTTOM SEAL COMPLYING WITH SECTION 504.1.1 AND 504.1.2 OF THE CALIFORNIA PLUMBING CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC & THE WATER HEATER SHALL BE DIRECT VENTING. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE WATER HEATER. CPC 504.1.
4. WHEN A CENTRAL HEATING FURNACE COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A SLEEPING ROOM SUCH AS A BEDROOM OR A BATHROOM THEY SHALL BE SEPARATED FROM BEDROOM IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY COMPLYING WITH SECTION 904.1.1 AND 904.1.2 OF THE CALIFORNIA MECHANICAL CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE FURNACE. THE FURNACE SHALL BE OF THE DIRECT VENT TYPE. CMC 904.1
5. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
6. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FEET FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING.
7. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE ATTIC OPENING.
8. VENTILATION REQUIRED FOR INDOOR AIR QUALITY WILL BE PROVIDED BY EXHAUST FAN AT A RATE OF 80 CFM. SEE EXHAUST FAN SCHEDULE FOR MORE INFORMATION.

KEYNOTES

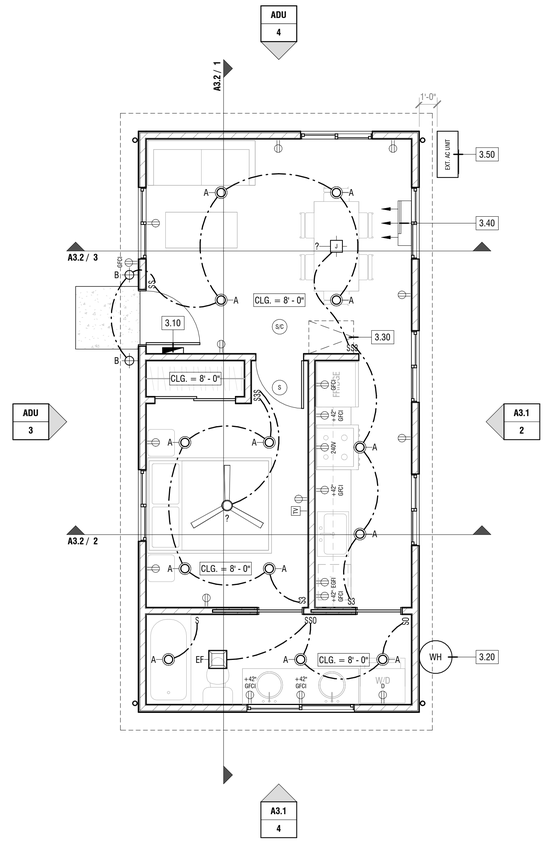
NUMBER	DESCRIPTION
3.10	MIN. 100 AMP ELECTRICAL SUBPANEL
3.20	TANKED ELECTRICAL WATER HEATER
3.30	22" X 30" ATTIC ACCESS WITH MIN. 30" VERTICAL CLEARANCE ABOVE. THE LARGEST PIECE OF THE EQUIPMENT CAN BE MOVED THROUGH THE OPENING
3.40	DUCTLESS MINI-SPLIT
3.50	EXTERIOR AC UNIT

NEW LIGHTING FIXTURES SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	COUNT
A	4" RECESSED LED FIXTURE			13
B	WALL LIGHTING			2

NEW EXHAUST FANS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	AIR VOLUME	COUNT
EF	EXHAUST FAN				1



1 ELECTRICAL FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

A	LIGHT FIXTURE AND TAG	EF1	EXHAUST FAN AND TAG
	DUPLEX OUTLET		ELECTRICAL SUBPANEL
GFCI	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER	S	SWITCH
EGFI	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AND WATERPROOF COVER	S3	3 WAY SWITCH
D	DRYER OUTLET	SO	SWITCH WITH OCCUPANT SENSOR
S/C	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR	TV	CABLE / INTERNET CONNECTION
S	SMOKE DETECTOR, INTERCONNECTED WITH BATTERY BACKUP		

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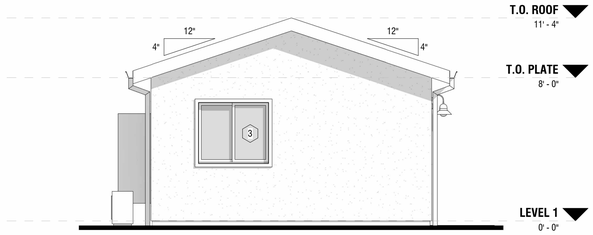
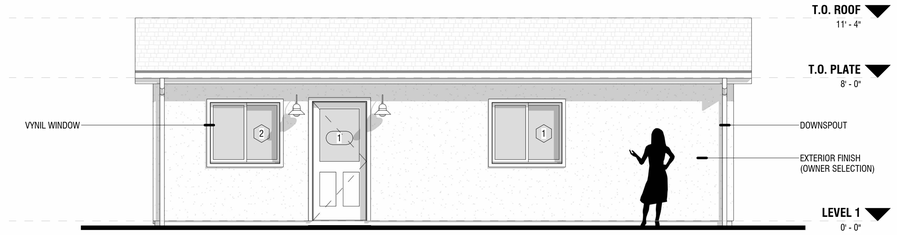
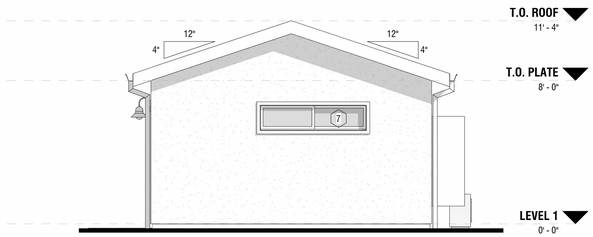
ELECTRICAL FLOOR PLAN



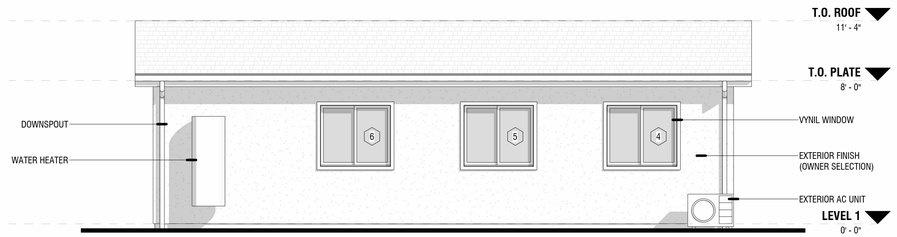
3 LEFT ELEVATION
1/4" = 1'-0"



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



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



2 REAR ELEVATION
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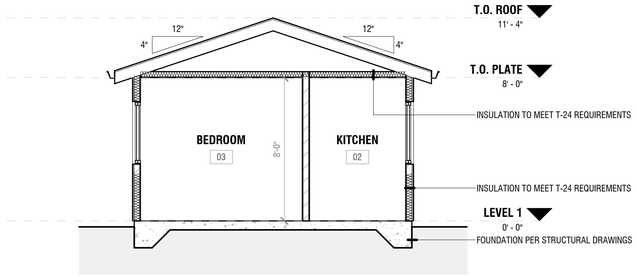
A3.1
EXTERIOR ELEVATIONS

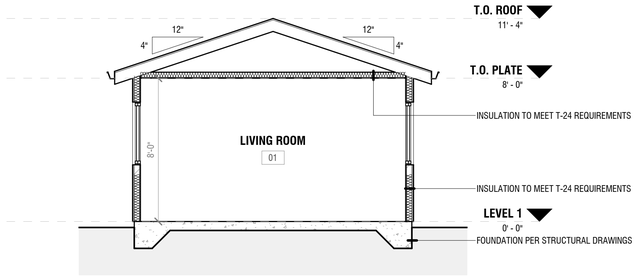


2 BUILDING SECTION 2

1/4" = 1'-0"

1 BUILDING SECTION 1

1/4" = 1'-0"

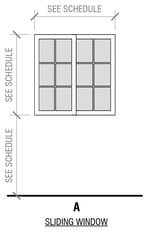


3 BUILDING SECTION 3

1/4" = 1'-0"

DOOR AND WINDOW NOTES

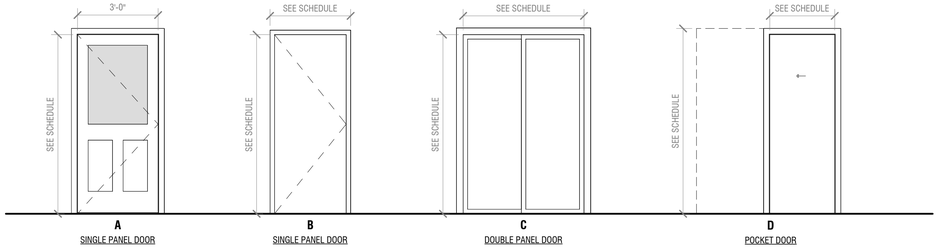
1. ALL DOOR AND WINDOW DIMENSIONS TO BE VERIFIED IN FIELD.
2. ALL EXTERIOR DOORS AND WINDOWS TO BE VINYL, UNO. SEE SPECIFICATIONS FOR MORE INFORMATION.
3. ALL GLAZING TO BE LOW-E INSULATED GLAZING, UNO.
4. SEE ELEVATIONS FOR SPECIFIC MULLION DESIGN.
5. IF WINDOWS OTHER THAN THOSE SPECIFIED ARE TO BE USED, WALL FRAMING MUST BE ADJUSTED ACCORDINGLY.
6. ALL DOOR / WINDOW OPENINGS TO BE WATERPROOFED PER DETAIL.
7. ALL GLASS SHALL BE CLEAR VISION UNLESS OTHERWISE NOTED.
8. PROVIDE DOORS STOPS WHERE NECESSARY.
9. FINAL FINISH SELECTION FOR DOOR AND WINDOWS BY OWNER.
10. DOOR AND WINDOW SAMPLES TO BE APPROVED BY OWNER BEFORE PLACING ORDER.
11. REFER TO THE PLANS FOR SWING DIRECTION OF THE DOORS. SWING ALSO INDICATED ON EXTERIOR ELEVATIONS.



WINDOW TYPES

NEW WINDOWS SCHEDULE

NO.	OPERATION	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	U-FACTOR	SHGC	GLAZING	REMARKS
1	SLIDING	A	4' - 0"	3' - 6"	6' - 8"	3' - 2"				
2	SLIDING	A	4' - 0"	3' - 6"	6' - 8"	3' - 2"				
3	SLIDING	A	4' - 0"	3' - 6"	6' - 8"	3' - 2"				
4	SLIDING	A	4' - 0"	3' - 6"	6' - 8"	3' - 2"				
5	SLIDING	A	4' - 0"	3' - 6"	6' - 8"	3' - 2"				
6	SLIDING	A	4' - 0"	3' - 6"	6' - 8"	3' - 2"				
7	SLIDING	A	6' - 0"	1' - 6"	6' - 8"	5' - 2"				



DOOR TYPES

NEW DOORS SCHEDULE

NO.	OPERATION	TYPE	LOCATION	DOOR				FINISH	U-FACTOR	SHGC	GLAZING	REMARKS
				WIDTH	HEIGHT	THICKNESS	MATERIAL					
1	SWING	A	LIVING ROOM	3' - 0"	6' - 8"	1 3/8"						
2	SWING	B	LIVING ROOM	2' - 8"	6' - 8"	1 3/8"						
3	SLIDING	C	BEDROOM	4' - 6"	6' - 8"	1 3/8"						
4	POCKET	D	BATHROOM	2' - 6"	6' - 8"	1 3/8"						
5	POCKET	D	KITCHEN	2' - 6"	6' - 8"	1 3/8"						

gatherADU

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

DESIGNER
GATHERADU
ARGISHTI AVETISYAN
22238 FLANCO RD,
WOODLAND HILLS, CA 91364
(323) 591-3717
ARGISHTIAVETIS@GMAIL.COM

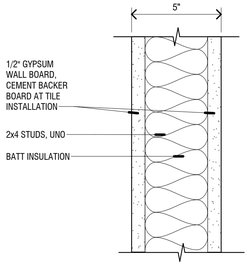
REVISION HISTORY

NO.	DATE	DESCRIPTION

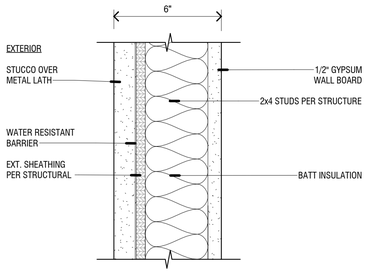
DATE

SCALE
AS NOTED

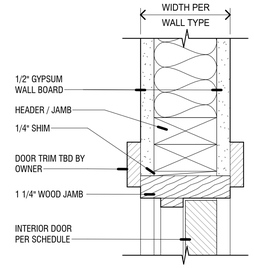
SHEET
A3.2
BUILDING SECTIONS



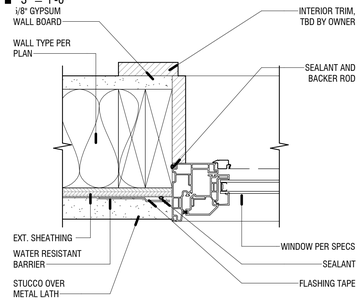
1 WALL TYPE A - INT. 2X4
3" = 1'-0"



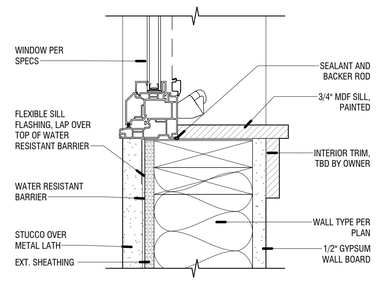
3 WALL TYPE B - EXT. STUCCO 2x4
3" = 1'-0"



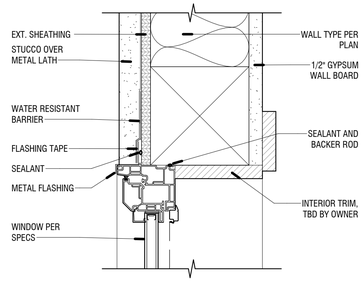
4 INTERIOR DOOR HEADER / JAMB
3" = 1'-0"



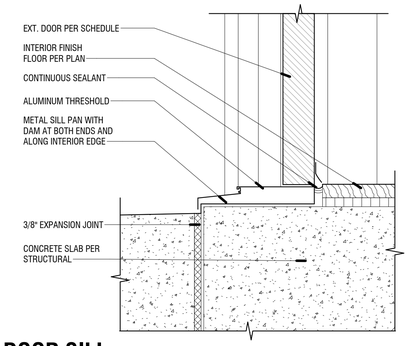
5 WINDOW JAMB
3" = 1'-0"



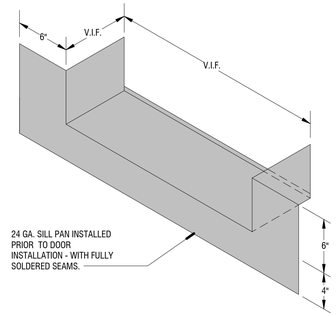
6 WINDOW SILL
3" = 1'-0"



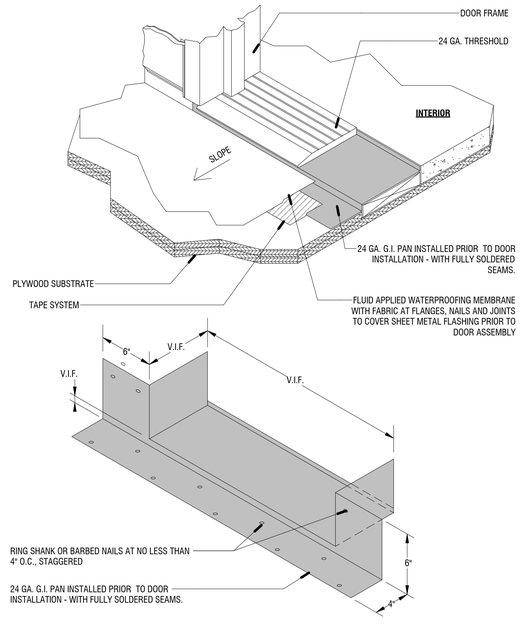
7 WINDOW HEADER AT STUCCO
3" = 1'-0"



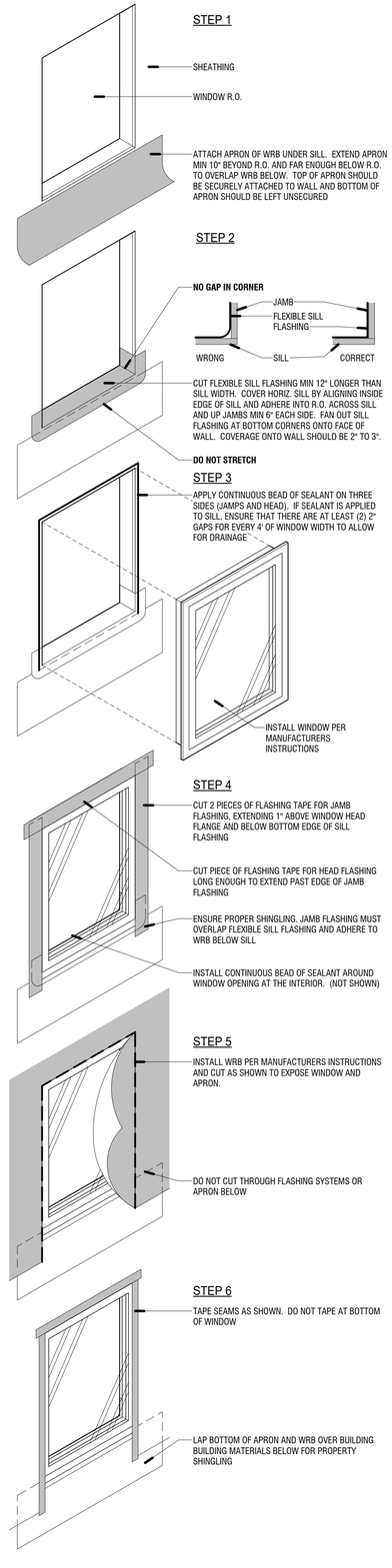
8 ENTRY DOOR SILL
3" = 1'-0"



9 TYPICAL DOOR PAN DETAIL
1 1/2" = 1'-0"



10 DOOR - ENTRY THRESHOLD
1 1/2" = 1'-0"



11 TYPICAL WINDOW FLASHING
1/2" = 1'-0"

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

ADDRESS

CLIENT

REVISION HISTORY

NO.	DATE	DESCRIPTION

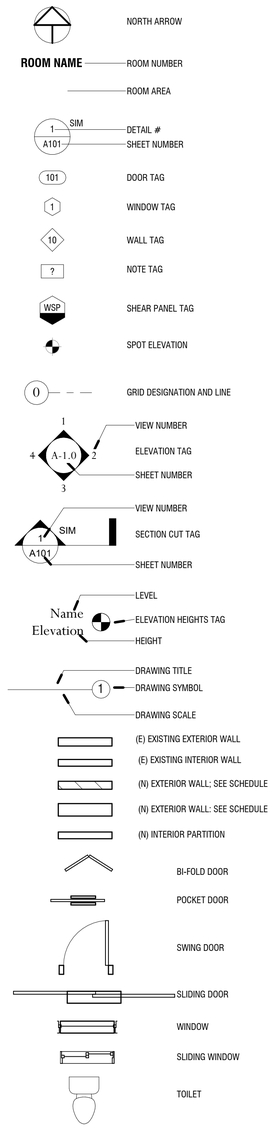
DATE

SCALE
AS NOTED

DRAWN BY / CHECKED BY

SHEET
A4.1
DETAILS

DRAWING SYMBOLS



ABBREVIATIONS

AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
CBC	CALIFORNIA BUILDING CODE
UBC	UNIFORM BUILDING CODE
WCLIB	WEST COAST LUMBER INSPECTION BUREAU
WWPA	WESTERN WOOD PRODUCTS ASSOCIATION

AB	ANCHOR BOLT
ABV	ABOVE
ADJ	ADJACENT
ALT	ALTERNATE
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURAL
@	AT
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BRG	BEARING
BTM (B)	BOTTOM
BTWN	BETWEEN
C	CAMBER(ED)
CANT	CANTILEVER
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CTR	CENTER(ED)
D	PENNY (NAILS)
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DIA ( )	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DO	DITTO (REPEAT)
DP	DEEP (DEPTH)
DWG	DRAWING
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EMBD	EMBED(MENT)
EN	EDGE NAILING
EW	EACH WAY
EXSTG (E)	EXISTING
EXT	EXTERIOR
FF	FINISHED FLOOR
FIN	FINISH(ED)
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAILING
FND	FOUNDATION
FRM'G	FRAME(ING)
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE(D)
GB	GRADE BEAM
GLB	GLUE LAMINATED BEAM
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HORZ	HORIZONTAL
HT	HEIGHT
IN (")	INCHES
INT	INTERIOR
JST	JOISTS
K	KIPS (1000)
KSI	KIPS PER SQUARE INCH
L	ANGLE

LB	LAG BOLT
LB (#)	POUND(S)
LDGR	LEDGER
LG	LONG(ITUDINAL)
LTWT	LIGHT WEIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW
NO. (#)	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OWJ	OPEN WEB JOISTS
P/C	PRECAST CONCRETE
PERP(I)	PERPENDICULAR
PCF	POUNDS PER
PL	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE
PSI	POUNDS PER
PT	PRESSURE TREATED
P/T	POST-TENSIONED
QTY	QUANTITY
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RJ	ROOF JOISTS
RO	ROUGH OPENING
RR	ROOF RAFTER
SCH	SCHEDULE
SW	SHEAR WALL
SHT	SHEET
SIM	SIMILAR
SIMP	SIMPSON
SKWD	SKEW(ED)
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	SELECT STRUCTURAL
STD	STANDARD
STRG	STAGGER(ED)
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREAD(ED)
TN	TOE NAIL
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT (V)	VERTICAL
VIF	VERIFY IN FIELD
W	STEEL WIDE FLANGE
W/	WITH
WD	WOOD
WT	WEIGHT
WWF	WELDED WIRE FABRIC

ADU PROTOTYPE (468 SF)

PROJECT TEAM

DESIGNER **GATHERADU**

SIDING FINISH OPTION

CODE COMPLIANCE

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS, INCLUDING THE FOLLOWING:
   - 2022 CALIFORNIA BUILDING CODE
   - 2022 CALIFORNIA RESIDENTIAL CODE
   - 2022 CALIFORNIA ELECTRICAL CODE
   - 2022 CALIFORNIA MECHANICAL CODE
   - 2022 CALIFORNIA PLUMBING CODE
   - 2022 CALIFORNIA ENERGY CODE
   - 2022 CALIFORNIA HISTORICAL BUILDING CODE
   - 2022 CALIFORNIA FIRE CODE
   - 2022 CALIFORNIA EXISTING BUILDING CODE
   - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2. CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
5. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
6. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
8. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS, AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND SHALL OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
9. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS. SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR THE ARCHITECT'S APPROVAL.
10. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS NOTED OTHERWISE.
11. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

STUCCO FINISH OPTION

SHEET INDEX

AREA

FLOOR AREA CALCULATION

ADU	468 SF

gatherADU

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

DESIGNER
GATHERADU

REVISION HISTORY

NO.	DATE	DESCRIPTION

DATE

SCALE
AS NOTED

SHEET
A1.0
TITLE SHEET

2022 RESIDENTIAL - CALIFORNIA GREEN BUILDING STANDARDS CODE

ELECTRIC VEHICLE CHARGING

- FOR EACH NEW DWELLING AND TOWNHOUSE, PROVIDE A LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER), 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. THE PANEL 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 PROTECTIVE DEVICE. 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□:. FOR THE EXCEPTION OF ADU AND JADU WITHOUT ADDITIONAL PARKING.

GENERAL NOTES

- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN CALGREEN SECTION 4.303.1.
- 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 CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. [CALGREEN 4.406.1].
- BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING. A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE. THE MANUAL SHOULD INCLUDE THE ITEMS LISTED IN 2023 CALGREEN 4.410.1.
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING, AND VENTILATION EQUIPMENT. [CALGREEN 4.504.1].
- PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2023 CALGREEN SECTION 4.504.2.
- THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.
- ALL CARPET AND 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). [CALGREEN 4.504.3]
- 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). [CALGREEN 4.504.4]
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2023 CALGREEN TABLE 4.504.5.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. [CALGREEN 4.505.3].
- NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT. [CALGREEN 4.506.1].
- HEATING AND AIR CONDITIONERS 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 - 2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD.

OUTDOOR SHOWERS

- OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. COLD WATER CONNECTION ONLY.
- STORM/RAINWATER IS NOT PERMITTED IN THE PUBLIC SEWER CONVEYANCE SYSTEM

2023 RESIDENTIAL - CALIFORNIA ENERGY CODE

MANUFACTURE, CONSTRUCTION AND INSTALLATION OF SYSTEMS, EQUIPMENT AND BUILDING COMPONENTS

- ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.2 AND 120.2 E.E.S.
- ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTION 110.1-110.3, 110.5, 120.1-120.4 TITLE 24 ENERGY STANDARDS.
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTIONS 110.6 AND 110.7 E.E.S.
- INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 ENERGY EFFICIENCY STANDARDS (E.E.S.).

POOL AND SPA SYSTEMS AND EQUIPMENT

- ANY POOL OR SPACE HEATING SYSTEM OR EQUIPMENT SHALL HAVE ALL THE FOLLOWING:
  1. LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT SHOWING COMPLIANCE WITH APPLICABLE STANDARDS
  2. A READILY ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.
  3. A PERMANENT, EASILY READABLE AND WEATHERPROOF PLATE OR CARD THAT GIVES INSTRUCTION FOR THE ENERGY EFFICIENT OPERATION OF THE POOL OR SPA HEATER AND FOR THE PROPER CARE OF POOL OR SPA WATER WHEN A COVER IS USED
  4. NO ELECTRIC RESISTANCE HEATING UNLESS COMPLYING WITH EXEMPTION 1 OR 2 OF CEC SECTION 110.4(A)4.
- ANY POOL OR SPA SYSTEM OR EQUIPMENT SHALL BE INSTALLED WITH THE FOLLOWING;
  1. THE PIPING SYSTEM SHALL HAVE 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 SHALL BE INSTALLED TO ALLOW FOR FUTURE ADDITION OF SOLAR HEATING EQUIPMENT,
  2. A COVER FOR OUTDOOR POOLS OR OUTDOOR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER, AND A
  3. DIRECTIONAL INLETS AND TIME SWITCHES FOR POOLS.

SPACE-CONDITIONING EQUIPMENT

- INSTALLED AIR CONDITIONER AND HEAT PUMP OUTDOOR CONDENSING UNITS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET (1.5 METERS) FROM THE OUTLET OF ANY DRYER VENT.
- ALL HEATING OR COOLING SYSTEMS, INCLUDING HEAT PUMPS, NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL HAVE A SETBACK THERMOSTAT, AS SPECIFIED IN SECTION 110.2(C).
- ALL WATER PIPING, SOLAR WATER-HEATING SYSTEMS PIPING, AND SPACE-CONDITIONING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY SHALL COMPLY WITH CEC SECTION150.0(J).

RESIDENTIAL LIGHTING

- ALL LIGHTING SHALL BE HIGH EFFICACY AND HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
- FOR LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
- ALL THE INSTALLED WATTAGE OF LUMINAIRES IN HABITABLE SPACE SUCH AS LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS SHALL BE HIGH EFFICACY AND SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN UNLESS EXEMPTED BY CEC SECTION 150.0(K)2F.
- INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. UNDER CABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS OR SWITCHED OUTLETS LIGHTING SHALL BE SWITCHED SEPARATELY.
- ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR AUTOMATIC TIME SWITCH CONTROL, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
- INTERNALLY ILLUMINATED ADDRESS SIGNED SHALL CONSUME NO MORE THAN 5 WATTS OF POWER OR COMPLY WITH CEC SECTION 140.8
- PROVIDE AN EXTERIOR LIGHT AT NEW EXTERIOR EXITS. FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT. EXCEPTION: REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING SHALL BE PERMITTED.

AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS

- DUCTS NOT LOCATED IN ENTIRELY CONDITIONED SPACE SHALL HAVE A MINIMUM INSTALLED LEVEL OF R-6.0 UNLESS EXEMPTED BY CEC SECTION 150.0(M)1BI.
- DUCTS INSTALLED IN CAVITIES AND SUPPORT PLATFORMS SHALL NOT BE COMPRESSED TO CAUSE REDUCTIONS IN THE CROSS-SECTIONAL AREA OF THE DUCTS.
- ALL FAN SYSTEMS, REGARDLESS OF VOLUMETRIC CAPACITY, THAT EXCHANGE AIR BETWEEN THE BUILDING CONDITIONED SPACE AND THE OUTSIDE OF THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT UNINTENDED AIR LEAKAGE THROUGH THE FAN SYSTEM WHEN THE FAN SYSTEM IS NOT OPERATING.
- DUCT SYSTEM SEALING AND LEAKAGE TESTING MUST COMPLY WITH CEC SECTION 150.0(M)11.

WATER HEATING SYSTEM:

- SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER CALGREEN SECTION 150.0(N)1 A OR B BELOW. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:
- INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.8 KBTU/HR (2KW) SHALL MEET THE REQUIREMENTS OF SECTION 110.3(C)6.

SOLAR READINESS

- SOLAR READINESS SHALL BE PROVIDED MEETING THE REQUIREMENTS OF CEC SECTION 110.10.
- THE RESIDENCY SHALL HAVE A MINIMUM SOLAR READY ZONE IN COMPLIANCE WITH CEC SECTION 110.10(B)1A.
- INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.

ENERGY STORAGE SYSTEMS (ESS) READY:

- ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
  1. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
  2. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

HEAT PUMP SPACE HEATER READY:

- SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

ELECTRIC COOKTOP READY:

- SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

ELECTRIC CLOTHES DRYER READY:

- CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

2022 RESIDENTIAL -MECHANICAL/PLUMBING

MECHANICAL NOTES

- ·ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
- ·WHEN A WATER HEATER COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A BEDROOM OR BATHROOM, FUEL BURNING WATER HEATERS SHALL BE SEPARATED IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY INSTALLED WITH A THRESHOLD/BOTTOM SEAL COMPLYING WITH SECTION 504.1.1 AND 504.1.2 OF THE CALIFORNIA PLUMBING CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC & THE WATER HEATER SHALL BE DIRECT VENTING. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE WATER HEATER. CPC 504.1
- ·WHEN A CENTRAL HEATING FURNACE COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A SLEEPING ROOM SUCH AS A BEDROOM OR A BATHROOM THEY SHALL BE SEPARATED FROM BEDROOM IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY COMPLYING WITH SECTION 904.1.1 AND 904.1.2 OF THE CALIFORNIA MECHANICAL CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE FURNACE. THE FURNACE SHALL BE OF THE DIRECT VENT TYPE. CMC 904.1

WATER METER/RESIDENTIAL FIRE SPRINKLER

- WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
- AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT:

  OWNER SIGNATURE: _____

2022 RESIDENTIAL - STRUCTURAL

GENERAL/ SPECIAL SUBJECTS

PROP D/ COASTAL HEIGHT LIMITATION OVERLAY ZONE (IF APPLICABLE TO PROJECT)

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). [SDMC SECTION 132.0505]
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D).

FAA PART 77 NOTIFICATION (IF APPLICABLE TO PROJECT)

- FAA SELF CERTIFICATION OPTION:
- THE CITY WILL NOT REQUIRE NOTIFICATION TO THE FAA IF A PROFESSIONAL, LICENSED BY THE STATE OF CALIFORNIA TO PREPARE CONSTRUCTION DOCUMENTS, PROVIDES THE FOLLOWING CERTIFICATION ON THEIR PLANS, ALONG WITH THEIR SIGNATURE AND REGISTRATION STAMP:
- "I _____ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

DEFERRED SUBMITTAL (GENERAL)

- PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. [SDMC §129.0205]
- THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. [SDMC §129.0205].

DEFERRED SUBMITTAL (NFPA 13D FIRE SPRINKLER)

- THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED.
- TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.

SPECIAL INSPECTIONS (IF APPLICABLE TO PROJECT)

- NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- THE SPECIAL INSPECTOR MUST BE REGISTERED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
- THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
- THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENT.
- OFFSITE FABRICATOR MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
- OFFSITE FABRICATOR SHALL SUBMIT AN 'APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
- OFFSITE FABRICATOR SHALL SUBMIT A 'CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.

SOILS AND FOUNDATION

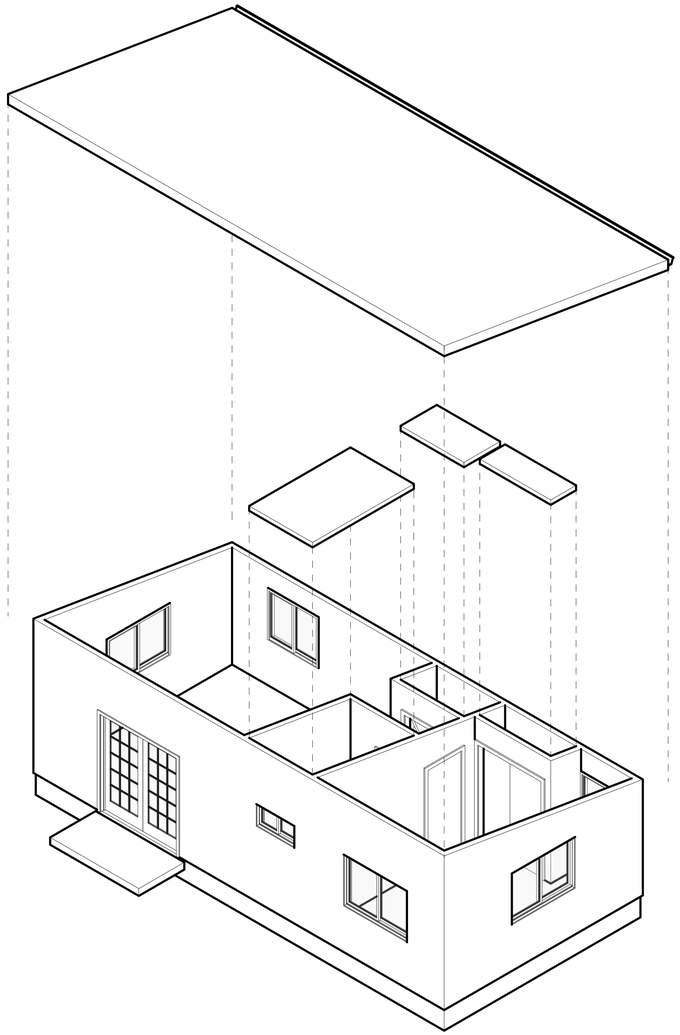
- WHEN NO GEOTECHNICAL INVESTIGATION REPORT IS PROVIDED:
- THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.
- SIGNATURE _____OWNER/LICENSED ENGINEER OR ARCHITECT
- ·WHEN NO GEOTECHNICAL INVESTIGATION REPORT IS PROVIDED:
- AS A CALIFORNIA LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE _____ AND PER TABLE 1806.2 OF THE 2019 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF _____ PSF. FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.
- SIGNATURE _____OF LICENSED ARCHITECT/ENGINEER
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

FIRE NOTES

- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 33156.1.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

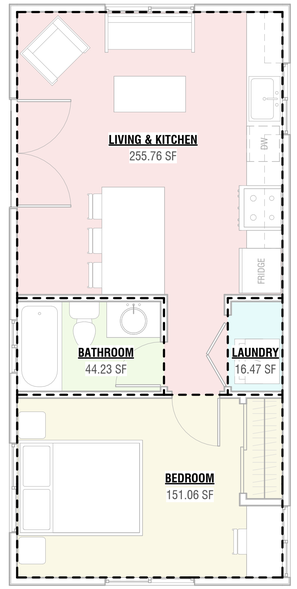
2022 CALIFORNIA RESIDENTIAL CODE

- DUCTS IN THE GARAGE AND DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. [CRC R302.5.2].
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [CRC R307.2].
- SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGIS



2 EXPLODED SCHEMATIC VIEW

SUMMARY OF AREAS	
SPACE	AREA (SF)
BATHROOM	44.23
BEDROOM	151.06
LAUNDRY	16.47
LIVING & KITCHEN	255.76
	467.52



1 AREAS FLOOR PLAN

1/4" = 1'-0"

gatherADU

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

DESIGNER
GATHERADU

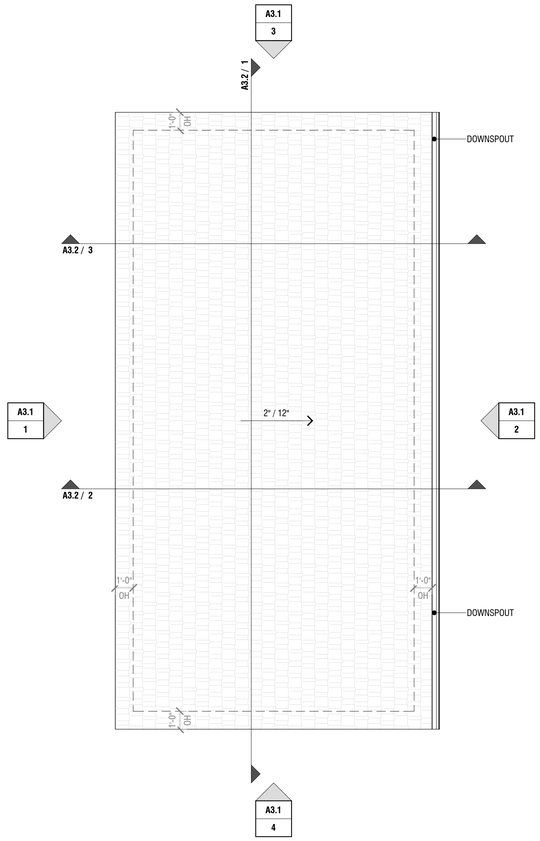
REVISION HISTORY

NO.	DATE	DESCRIPTION

DATE

SCALE
AS NOTED

SHEET
A2.0
PROJECT SUMMARY

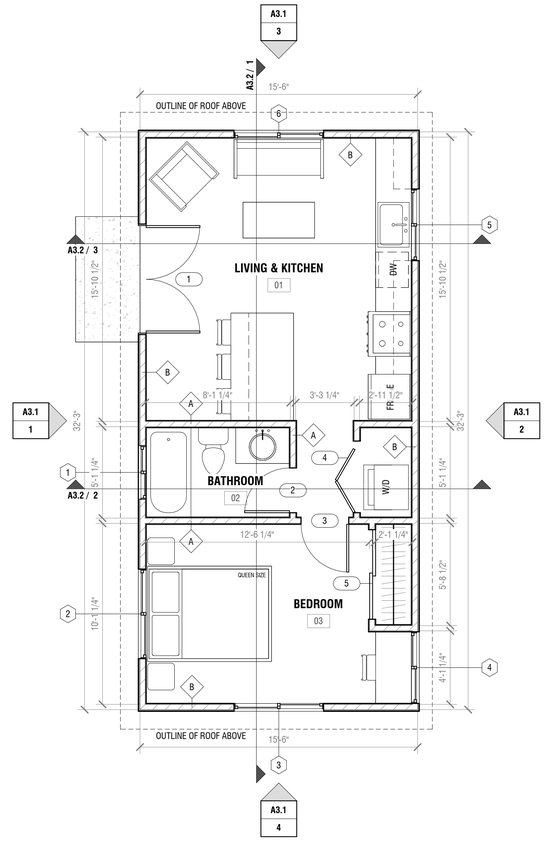


2 ROOF PLAN

1/4" = 1'-0"

ROOF PLAN NOTES

1. ROOF VENTING AREA SHALL BE NOT LESS 1/150 OF THE AREA OF THE SPACE VENTILATED. PROVIDE MIN 1" CLEAR SPACE BETWEEN UNDERSIDE OF SHEATHING AND BATT INSULATION.
2. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. SDMC 149.0327
3. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE , STOVE , BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. SDMC 149.0327
4. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY SHALL NO FREE SPIN IN BOTH DIRECTIONS. SDMC 149.0327
5. FOR PLUMBING AND/OR DUCTING VENTS, IF APPLICABLE, INSTALL GALVANIZED IRON ROOF JACKS, AS REQUIRED.
6. EXISTING ROOF STRUCTURE AND EXISTING ROOF VENTS TO REMAIN.
7. FASCIA AND GUTTER COLOR TO MATCH THE MAIN HOUSE. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION. USE DIA 5" GUTTER AND DOWNSPOUTS, 26 GA. GALV. AS REQUIRED.



1 FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL INTERIOR WALLS TO BE TYPE A , UNO.
2. PROVIDE SHELVING IN ALL CLOSETS PER OWNER'S DIRECTION.
3. ALL FINISHES AND MATERIALS TO BE SELECTED AND APPROVED BY THE OWNERS.
4. ROOF DRAINS TO RUN DOWN EXTERIOR WALLS AND EXIT WALL 6" ABOVE GRADE.
5. SHEAR WALLS CAN BE INSTALLED FROM INSIDE OF THE WALLS FOR THE ADU.

WALL TYPE LEGEND

- A — INT. 2x4,TYP UNO SEE DETAIL **1 / A4.1**
- B — EXT. 2x4 STUCCO SEE DETAIL **3 / A4.1**

FIRE PROTECTION NOTES

1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALFWAY OR AREA GIVING BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL (R314)
2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL -BURNING APPLIANCES ARE INSTALLED AND SWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDE OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A SWELLING UNIT INCLUDING BASEMENTS. (R315)
3. AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED PER NFPA-13 STANDARDS AND REQUIREMENTS. DEFERRED APPROVAL

gatherADU

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

DESIGNER
GATHERADU

REVISION HISTORY

NO.	DATE	DESCRIPTION

DATE

SCALE
AS NOTED

SHEET
A2.1
FLOOR PLANS

ELECTRICAL NOTES

1. CONTRACTOR TO COORDINATE FLOOR/ROOF JOIST SPACING WITH LIGHT FIXTURE LOCATIONS, DUCTING, PIPING, ETC. BEFORE INSTALLATION. NOTIFY THE ARCHITECT OF ANY CONFLICT PRIOR TO COMMENCEMENT OF WORK.
2. VERIFY ALL EXISTING ELECTRICAL WITH OWNERS. MODIFY LAYOUT AND ADD OUTLETS, SWITCHES, FIXTURES AND EQUIPMENT PER OWNERS REQUEST.
3. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PER MANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC.
4. REQUIRED FOR ALL NEW LOCATIONS , PROVIDE TAMPER RESISTANT RECEPTACLES.
5. REQUIRED FOR ALL NEW LOCATIONS, PROVIDE WEATHER RESISTANT TYPE RECEPTACLES IN DAMP OR WET LOCATIONS (OUTSIDE).
6. REQUIRED FOR ALL NEW LOCATIONS. PROVIDE GFCI PROTECTED RECEPTACLES IN KITCHENS , BATHROOMS, GARAGES ,OUTDOORS, AND WITH 6' OF ANY SINK NEC210.8.
7. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS ,PARLORS, LIBRARIES, DENS ,BEDROOMS, SUNROOMS,RECREATION ROOMS, CLOSETS, HALLWAYS,OR SIMILAR ROOMS , OR AREAS SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT IN INTERRUPTER, COMBINATION -TYPE. (CEC 210.12)
8. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4.
9. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

LIGHTING NOTES

1. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
2. ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
3. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
4. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
5. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
6. PROVIDE AN EXTERIOR LIGHT AT NEW EXTERIOR EXITS. FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT. EXCEPTION: REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING SHALL BE PERMITTED.

PLUMBING NOTES

1. PROVIDE 2 HOSE BIBS AT FIRST FLOOR LOCATED PER OWNER'S DIRECTION.
2. SEE SPECIFICATION SECTION 22 00 00 - PLUMBING FOR INFORMATION ON THE TANKLESS HOT WATER HEATER.

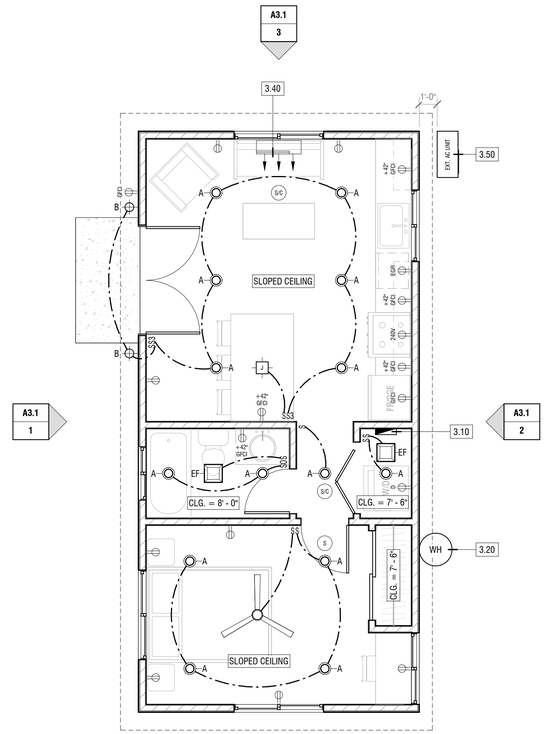
MECHANICAL NOTES

1. SEE SPECIFICATION SECTION 23 00 00 - HVAC FOR INFORMATION ON THE FAU AND AC EQUIPMENT.
2. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
3. WHEN A WATER HEATER COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A BEDROOM OR BATHROOM, FUEL BURNING WATER HEATERS SHALL BE SEPARATED IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY INSTALLED WITH A THRESHOLD/BOTTOM SEAL COMPLYING WITH SECTION 504.1.1 AND 504.1.2 OF THE CALIFORNIA PLUMBING CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC & THE WATER HEATER SHALL BE DIRECT VENTING. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE WATER HEATER. CPC 504.1.
4. WHEN A CENTRAL HEATING FURNACE COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A SLEEPING ROOM SUCH AS A BEDROOM OR A BATHROOM THEY SHALL BE SEPARATED FROM BEDROOM IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY COMPLYING WITH SECTION 904.1.1 AND 904.1.2 OF THE CALIFORNIA MECHANICAL CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE FURNACE. THE FURNACE SHALL BE OF THE DIRECT VENT TYPE. CMC 904.1
5. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
6. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FEET FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING.
7. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE ATTIC OPENING.
8. VENTILATION REQUIRED FOR INDOOR AIR QUALITY WILL BE PROVIDED BY EXHAUST FAN AT A RATE OF 80 CFM. SEE EXHAUST FAN SCHEDULE FOR MORE INFORMATION.

KEYNOTES	
NUMBER	DESCRIPTION
3.10	MIN. 100 AMP ELECTRICAL SUBPANEL
3.20	TANKED ELECTRICAL WATER HEATER
3.40	DUCTLESS MINI-SPLIT
3.50	EXTERIOR AC UNIT

NEW LIGHTING FIXTURES SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	MODEL	COUNT
A	4" RECESSED LED FIXTURE			14
B	WALL LIGHTING			2

NEW EXHAUST FANS SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	MODEL	AIR VOLUME	COUNT
EF	EXHAUST FAN				2



1 ELECTRICAL FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

A	LIGHT FIXTURE AND TAG	EF1	EXHAUST FAN AND TAG
	DUPLEX OUTLET		ELECTRICAL SUBPANEL
GFCI	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER	S	SWITCH
EGFI	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AND WATERPROOF COVER	S3	3 WAY SWITCH
D	DRYER OUTLET	SO	SWITCH WITH OCCUPANT SENSOR
S/C	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR	TV	CABLE / INTERNET CONNECTION
S	SMOKE DETECTOR, INTERCONNECTED WITH BATTERY BACKUP		

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PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

DESIGNER
GATHERADU

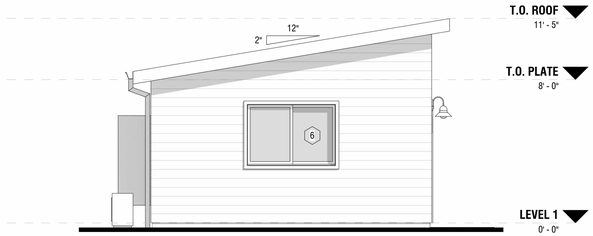
REVISION HISTORY

NO.	DATE	DESCRIPTION

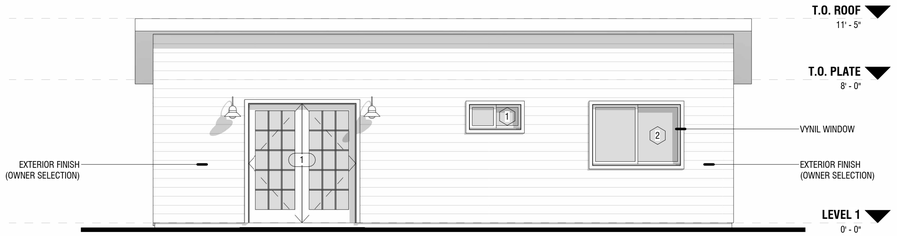
DATE

SCALE
AS NOTED

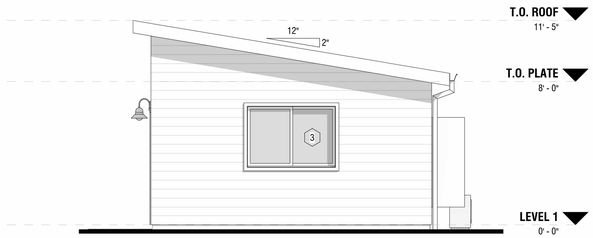
SHEET
A2.2
ELECTRICAL FLOOR PLAN



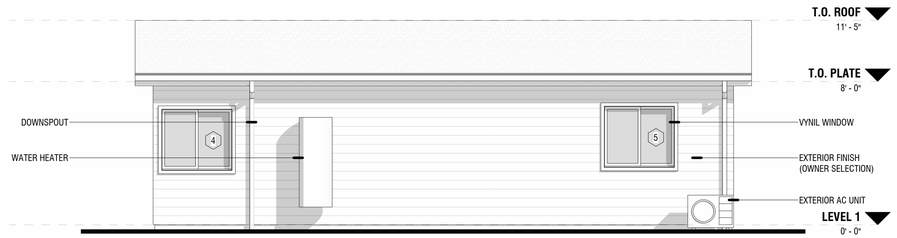
3 LEFT ELEVATION
1/4" = 1'-0"



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



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



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

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PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

DESIGNER
GATHERADU

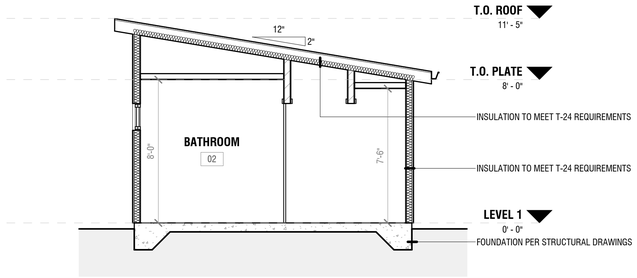
REVISION HISTORY

NO.	DATE	DESCRIPTION

DATE

SCALE
AS NOTED

SHEET
A3.1
EXTERIOR ELEVATIONS

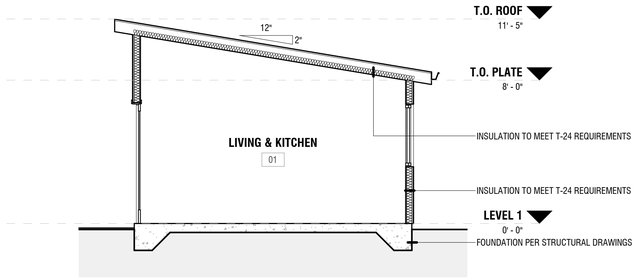


2 BUILDING SECTION 2

1/4" = 1'-0"

1 BUILDING SECTION 1

1/4" = 1'-0"

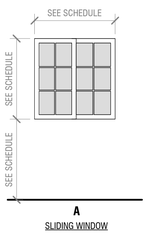


3 BUILDING SECTION 3

1/4" = 1'-0"

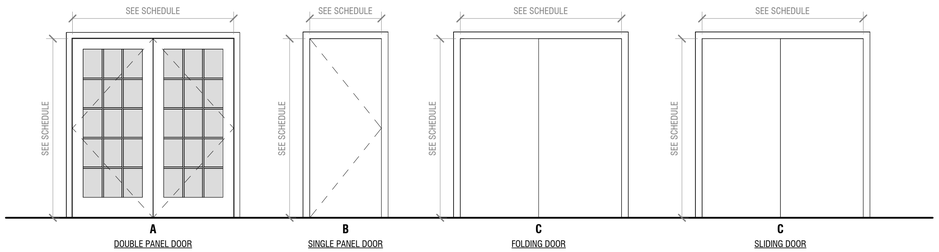
DOOR AND WINDOW NOTES

1. ALL DOOR AND WINDOW DIMENSIONS TO BE VERIFIED IN FIELD.
2. ALL EXTERIOR DOORS AND WINDOWS TO BE VINYL, UNO. SEE SPECIFICATIONS FOR MORE INFORMATION.
3. ALL GLAZING TO BE LOW-E INSULATED GLAZING, UNO.
4. SEE ELEVATIONS FOR SPECIFIC MULLION DESIGN.
5. IF WINDOWS OTHER THAN THOSE SPECIFIED ARE TO BE USED, WALL FRAMING MUST BE ADJUSTED ACCORDINIGLY.
6. ALL DOOR / WINDOW OPENINGS TO BE WATERPROOFED PER DETAIL.
7. ALL GLASS SHALL BE CLEAR VISION UNLESS OTHERWISE NOTED.
8. PROVIDE DOORS STOPS WHERE NECESSARY.
9. FINAL FINISH SELECTION FOR DOOR AND WINDOWS BY OWNER.
10. DOOR AND WINDOW SAMPLES TO BE APPROVED BY OWNER BEFORE PLACING ORDER.
11. REFER TO THE PLANS FOR SWING DIRECTION OF THE DOORS. SWING ALSO INDICATED ON EXTERIOR ELEVATIONS.



WINDOW TYPES

NEW WINDOWS SCHEDULE										
NO.	OPERATION	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	U-FACTOR	SHGC	GLAZING	REMARKS
1	SLIDING	A	3' - 0"	1' - 6"	6' - 8"	5' - 2"				
2	SLIDING	A	5' - 0"	3' - 6"	6' - 8"	3' - 2"				
3	SLIDING	A	5' - 0"	3' - 6"	6' - 8"	3' - 2"				
4	SLIDING	A	4' - 0"	3' - 6"	6' - 6"	3' - 0"				
5	SLIDING	A	4' - 0"	3' - 6"	6' - 8"	3' - 2"				
6	SLIDING	A	5' - 0"	3' - 6"	6' - 8"	3' - 2"				



DOOR TYPES

NEW DOORS SCHEDULE													
NO.	OPERATION	TYPE	LOCATION	DOOR				FINISH	U-FACTOR	SHGC	GLAZING	REMARKS
				WIDTH	HEIGHT	THICKNESS	MATERIAL					
1	SWING	A	LIVING & KITCHEN	6' - 0"	6' - 8"	1 3/8"						
2	SWING	B	BATHROOM	2' - 6"	6' - 8"	1 3/8"						
3	SWING	B	BEDROOM	2' - 8"	6' - 8"	1 3/8"						
4	FOLDING	C		4' - 0"	6' - 8"	1 3/8"						
5	SLIDING	D	BEDROOM	5' - 0"	6' - 8"	1 3/8"						

gatherADU

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

DESIGNER
GATHERADU

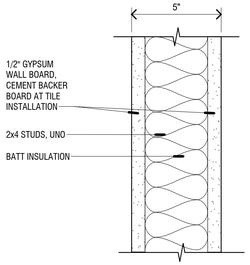
REVISION HISTORY

NO.	DATE	DESCRIPTION

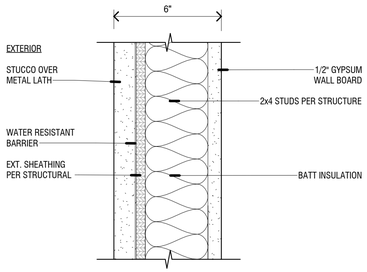
DATE

SCALE
AS NOTED

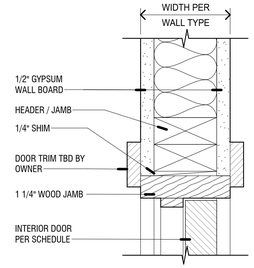
SHEET
A3.2
BUILDING SECTIONS



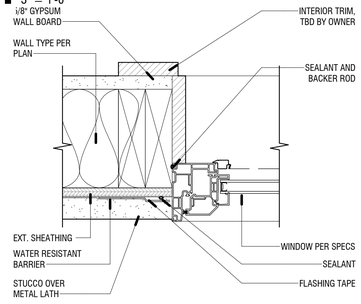
1 WALL TYPE A - INT. 2X4
3" = 1'-0"



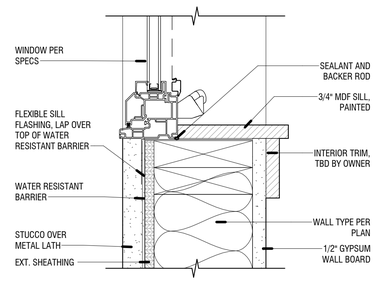
3 WALL TYPE B - EXT. STUCCO 2x4
3" = 1'-0"



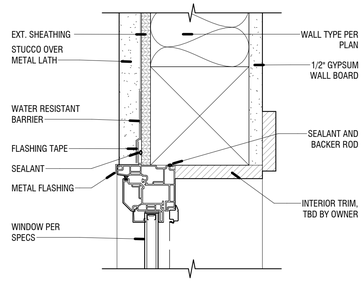
4 INTERIOR DOOR HEADER / JAMB
3" = 1'-0"



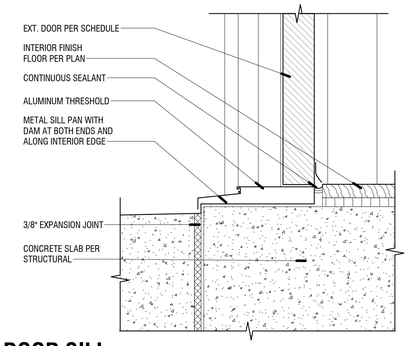
5 WINDOW JAMB
3" = 1'-0"



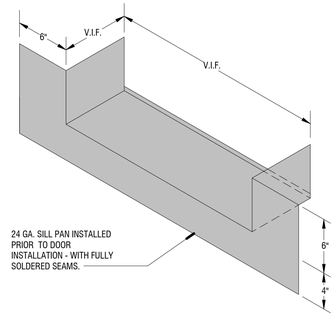
6 WINDOW SILL
3" = 1'-0"



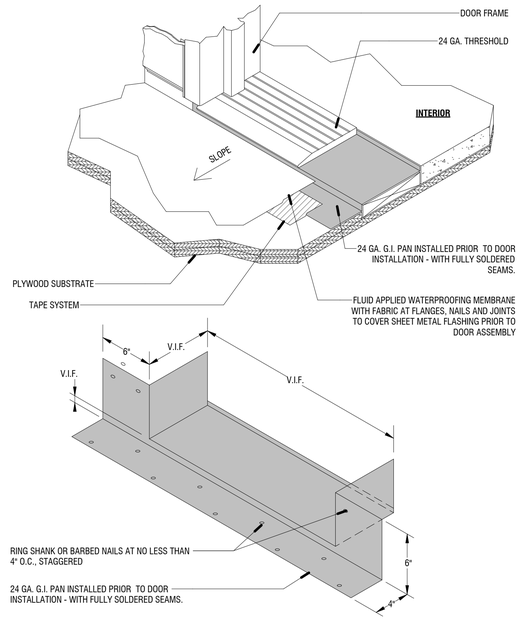
7 WINDOW HEADER AT STUCCO
3" = 1'-0"



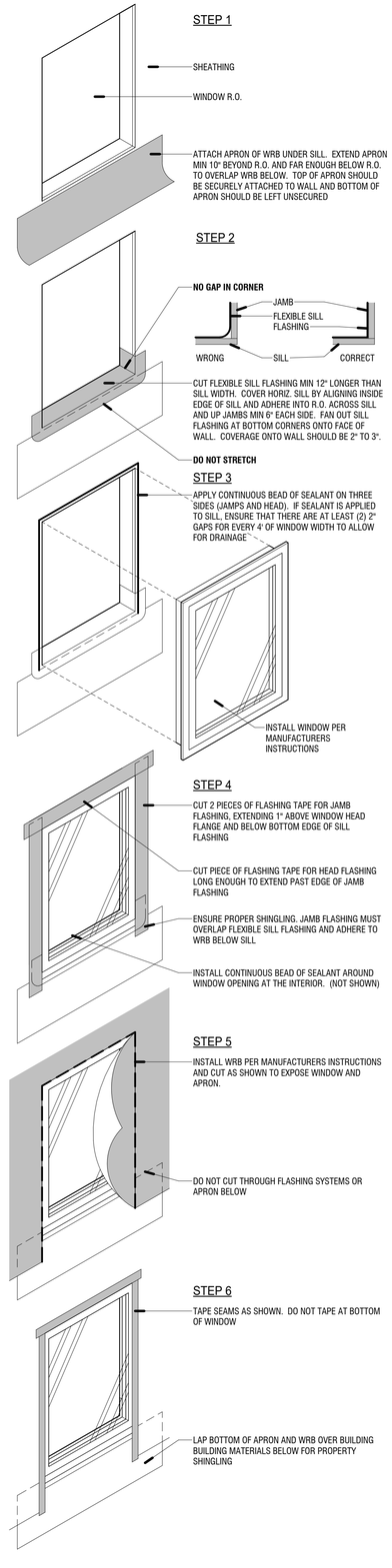
8 ENTRY DOOR SILL
3" = 1'-0"



9 TYPICAL DOOR PAN DETAIL
1 1/2" = 1'-0"



10 DOOR - ENTRY THRESHOLD
1 1/2" = 1'-0"



11 TYPICAL WINDOW FLASHING
1/2" = 1'-0"

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

ADDRESS

CLIENT

REVISION HISTORY

NO.	DATE	DESCRIPTION

DATE

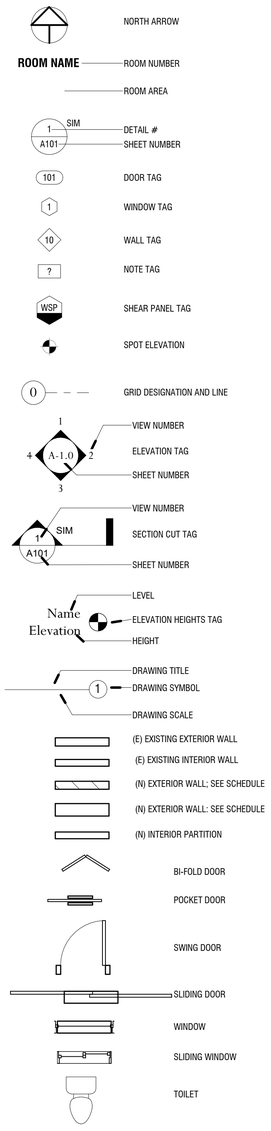
SCALE
AS NOTED

DRAWN BY / CHECKED BY

SHEET
A4.1
DETAILS

ADU PROTOTYPE (468 SF)

DRAWING SYMBOLS



ABBREVIATIONS

AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
CBC	CALIFORNIA BUILDING CODE
UBC	UNIFORM BUILDING CODE
WCLIB	WEST COAST LUMBER INSPECTION BUREAU
WWPA	WESTERN WOOD PRODUCTS ASSOCIATION

AB	ANCHOR BOLT
ABV	ABOVE
ADJ	ADJACENT
ALT	ALTERNATE
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURAL
@	AT
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BRG	BEARING
BTM (B)	BOTTOM
BTWN	BETWEEN
C	CAMBER(ED)
CANT	CANTILEVER
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CTR	CENTER(ED)
D	PENNY (NAILS)
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DIA ( )	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DO	DITTO (REPEAT)
DP	DEEP (DEPTH)
DWG	DRAWING
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EMBD	EMBED(MENT)
EN	EDGE NAILING
EW	EACH WAY
EXSTG (E)	EXISTING
EXT	EXTERIOR
FF	FINISHED FLOOR
FIN	FINISH(ED)
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAILING
FND	FOUNDATION
FRM'G	FRAME(ING)
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE(D)
GB	GRADE BEAM
GLB	GLUE LAMINATED BEAM
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HORZ	HORIZONTAL
HT	HEIGHT
IN (")	INCHES
INT	INTERIOR
JST	JOISTS
K	KIPS (1000)
KSI	KIPS PER SQUARE INCH
L	ANGLE

LB	LAG BOLT
LB (#)	POUND(S)
LDGR	LEDGER
LG	LONG(ITUDINAL)
LTWT	LIGHT WEIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW
NO. (#)	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OWJ	OPEN WEB JOISTS
P/C	PRECAST CONCRETE
PERP(I)	PERPENDICULAR
PCF	POUNDS PER
PL	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE
PSI	POUNDS PER
PT	PRESSURE TREATED
P/T	POST-TENSIONED
QTY	QUANTITY
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RJ	ROOF JOISTS
RO	ROUGH OPENING
RR	ROOF RAFTER
SCH	SCHEDULE
SW	SHEAR WALL
SHT	SHEET
SIM	SIMILAR
SIMP	SIMPSON
SKWD	SKEW(ED)
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	SELECT STRUCTURAL
STD	STANDARD
STRG	STAGGER(ED)
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREAD(ED)
TN	TOE NAIL
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT (V)	VERTICAL
VIF	VERIFY IN FIELD
W	STEEL WIDE FLANGE
W/	WITH
WD	WOOD
WT	WEIGHT
WWF	WELDED WIRE FABRIC

PROJECT TEAM

DESIGNER **GATHERADU**

SIDING FINISH OPTION

CODE COMPLIANCE

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS, INCLUDING THE FOLLOWING:
   - 2022 CALIFORNIA BUILDING CODE
   - 2022 CALIFORNIA RESIDENTIAL CODE
   - 2022 CALIFORNIA ELECTRICAL CODE
   - 2022 CALIFORNIA MECHANICAL CODE
   - 2022 CALIFORNIA PLUMBING CODE
   - 2022 CALIFORNIA ENERGY CODE
   - 2022 CALIFORNIA HISTORICAL BUILDING CODE
   - 2022 CALIFORNIA FIRE CODE
   - 2022 CALIFORNIA EXISTING BUILDING CODE
   - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2. CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
5. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
6. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
8. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS, AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND SHALL OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
9. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS. SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR THE ARCHITECT'S APPROVAL.
10. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS NOTED OTHERWISE.
11. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

STUCCO FINISH OPTION

SHEET INDEX

AREA

FLOOR AREA CALCULATION

ADU	468 SF

gatherADU

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

DESIGNER
GATHERADU

REVISION HISTORY

NO.	DATE	DESCRIPTION

DATE

SCALE
AS NOTED

SHEET
A1.0
TITLE SHEET

2022 RESIDENTIAL - CALIFORNIA GREEN BUILDING STANDARDS CODE

ELECTRIC VEHICLE CHARGING

- FOR EACH NEW DWELLING AND TOWNHOUSE, PROVIDE A LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER), 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. THE PANEL 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 PROTECTIVE DEVICE. 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□:. FOR THE EXCEPTION OF ADU AND JADU WITHOUT ADDITIONAL PARKING.

GENERAL NOTES

- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN CALGREEN SECTION 4.303.1.
- 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 CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. [CALGREEN 4.406.1].
- BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING. A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE. THE MANUAL SHOULD INCLUDE THE ITEMS LISTED IN 2023 CALGREEN 4.410.1.
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING, AND VENTILATION EQUIPMENT. [CALGREEN 4.504.1].
- PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2023 CALGREEN SECTION 4.504.2.
- THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.
- ALL CARPET AND 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). [CALGREEN 4.504.3]
- 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). [CALGREEN 4.504.4]
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2023 CALGREEN TABLE 4.504.5.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. [CALGREEN 4.505.3].
- NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT. [CALGREEN 4.506.1].
- HEATING AND AIR CONDITIONERS 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 - 2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD.

OUTDOOR SHOWERS

- OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. COLD WATER CONNECTION ONLY.
- STORM/RAINWATER IS NOT PERMITTED IN THE PUBLIC SEWER CONVEYANCE SYSTEM

2023 RESIDENTIAL - CALIFORNIA ENERGY CODE

MANUFACTURE, CONSTRUCTION AND INSTALLATION OF SYSTEMS, EQUIPMENT AND BUILDING COMPONENTS

- ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.2 AND 120.2 E.E.S.
- ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTION 110.1-110.3, 110.5, 120.1-120.4 TITLE 24 ENERGY STANDARDS.
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTIONS 110.6 AND 110.7 E.E.S.
- INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 ENERGY EFFICIENCY STANDARDS (E.E.S.).

POOL AND SPA SYSTEMS AND EQUIPMENT

- ANY POOL OR SPACE HEATING SYSTEM OR EQUIPMENT SHALL HAVE ALL THE FOLLOWING:
  1. LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT SHOWING COMPLIANCE WITH APPLICABLE STANDARDS
  2. A READILY ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.
  3. A PERMANENT, EASILY READABLE AND WEATHERPROOF PLATE OR CARD THAT GIVES INSTRUCTION FOR THE ENERGY EFFICIENT OPERATION OF THE POOL OR SPA HEATER AND FOR THE PROPER CARE OF POOL OR SPA WATER WHEN A COVER IS USED
  4. NO ELECTRIC RESISTANCE HEATING UNLESS COMPLYING WITH EXEMPTION 1 OR 2 OF CEC SECTION 110.4(A)4.
- ANY POOL OR SPA SYSTEM OR EQUIPMENT SHALL BE INSTALLED WITH THE FOLLOWING;
  1. THE PIPING SYSTEM SHALL HAVE 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 SHALL BE INSTALLED TO ALLOW FOR FUTURE ADDITION OF SOLAR HEATING EQUIPMENT,
  2. A COVER FOR OUTDOOR POOLS OR OUTDOOR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER, AND A
  3. DIRECTIONAL INLETS AND TIME SWITCHES FOR POOLS.

SPACE-CONDITIONING EQUIPMENT

- INSTALLED AIR CONDITIONER AND HEAT PUMP OUTDOOR CONDENSING UNITS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET (1.5 METERS) FROM THE OUTLET OF ANY DRYER VENT.
- ALL HEATING OR COOLING SYSTEMS, INCLUDING HEAT PUMPS, NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL HAVE A SETBACK THERMOSTAT, AS SPECIFIED IN SECTION 110.2(C).
- ALL WATER PIPING, SOLAR WATER-HEATING SYSTEMS PIPING, AND SPACE-CONDITIONING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY SHALL COMPLY WITH CEC SECTION150.0(J).

RESIDENTIAL LIGHTING

- ALL LIGHTING SHALL BE HIGH EFFICACY AND HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
- FOR LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
- ALL THE INSTALLED WATTAGE OF LUMINAIRES IN HABITABLE SPACE SUCH AS LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS SHALL BE HIGH EFFICACY AND SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN UNLESS EXEMPTED BY CEC SECTION 150.0(K)2F.
- INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. UNDER CABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS OR SWITCHED OUTLETS LIGHTING SHALL BE SWITCHED SEPARATELY.
- ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR AUTOMATIC TIME SWITCH CONTROL, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
- INTERNALLY ILLUMINATED ADDRESS SIGNED SHALL CONSUME NO MORE THAN 5 WATTS OF POWER OR COMPLY WITH CEC SECTION 140.8
- PROVIDE AN EXTERIOR LIGHT AT NEW EXTERIOR EXITS. FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT. EXCEPTION: REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING SHALL BE PERMITTED.

AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS

- DUCTS NOT LOCATED IN ENTIRELY CONDITIONED SPACE SHALL HAVE A MINIMUM INSTALLED LEVEL OF R-6.0 UNLESS EXEMPTED BY CEC SECTION 150.0(M)1BI.
- DUCTS INSTALLED IN CAVITIES AND SUPPORT PLATFORMS SHALL NOT BE COMPRESSED TO CAUSE REDUCTIONS IN THE CROSS-SECTIONAL AREA OF THE DUCTS.
- ALL FAN SYSTEMS, REGARDLESS OF VOLUMETRIC CAPACITY, THAT EXCHANGE AIR BETWEEN THE BUILDING CONDITIONED SPACE AND THE OUTSIDE OF THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT UNINTENDED AIR LEAKAGE THROUGH THE FAN SYSTEM WHEN THE FAN SYSTEM IS NOT OPERATING.
- DUCT SYSTEM SEALING AND LEAKAGE TESTING MUST COMPLY WITH CEC SECTION 150.0(M)11.

WATER HEATING SYSTEM:

- SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER CALGREEN SECTION 150.0(N)1 A OR B BELOW. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:
- INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.8 KBTU/HR (2KW) SHALL MEET THE REQUIREMENTS OF SECTION 110.3(C)6.

SOLAR READINESS

- SOLAR READINESS SHALL BE PROVIDED MEETING THE REQUIREMENTS OF CEC SECTION 110.10.
- THE RESIDENCY SHALL HAVE A MINIMUM SOLAR READY ZONE IN COMPLIANCE WITH CEC SECTION 110.10(B)1A.
- INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.

ENERGY STORAGE SYSTEMS (ESS) READY:

- ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
  1. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
  2. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

HEAT PUMP SPACE HEATER READY:

- SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

ELECTRIC COOKTOP READY:

- SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

ELECTRIC CLOTHES DRYER READY:

- CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.□

2022 RESIDENTIAL -MECHANICAL/PLUMBING

MECHANICAL NOTES

- ·ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
- ·WHEN A WATER HEATER COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A BEDROOM OR BATHROOM, FUEL BURNING WATER HEATERS SHALL BE SEPARATED IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY INSTALLED WITH A THRESHOLD/BOTTOM SEAL COMPLYING WITH SECTION 504.1.1 AND 504.1.2 OF THE CALIFORNIA PLUMBING CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC & THE WATER HEATER SHALL BE DIRECT VENTING. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE WATER HEATER. CPC 504.1
- ·WHEN A CENTRAL HEATING FURNACE COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A SLEEPING ROOM SUCH AS A BEDROOM OR A BATHROOM THEY SHALL BE SEPARATED FROM BEDROOM IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY COMPLYING WITH SECTION 904.1.1 AND 904.1.2 OF THE CALIFORNIA MECHANICAL CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE FURNACE. THE FURNACE SHALL BE OF THE DIRECT VENT TYPE. CMC 904.1

WATER METER/RESIDENTIAL FIRE SPRINKLER

- WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
- AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT:

  OWNER SIGNATURE: _____

2022 RESIDENTIAL - STRUCTURAL

GENERAL/ SPECIAL SUBJECTS

PROP D/ COASTAL HEIGHT LIMITATION OVERLAY ZONE (IF APPLICABLE TO PROJECT)

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). [SDMC SECTION 132.0505]
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D).

FAA PART 77 NOTIFICATION (IF APPLICABLE TO PROJECT)

- FAA SELF CERTIFICATION OPTION:
- THE CITY WILL NOT REQUIRE NOTIFICATION TO THE FAA IF A PROFESSIONAL, LICENSED BY THE STATE OF CALIFORNIA TO PREPARE CONSTRUCTION DOCUMENTS, PROVIDES THE FOLLOWING CERTIFICATION ON THEIR PLANS, ALONG WITH THEIR SIGNATURE AND REGISTRATION STAMP:
- "I _____ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

DEFERRED SUBMITTAL (GENERAL)

- PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. [SDMC §129.0205]
- THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. [SDMC §129.0205].

DEFERRED SUBMITTAL (NFPA 13D FIRE SPRINKLER)

- THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED.
- TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.

SPECIAL INSPECTIONS (IF APPLICABLE TO PROJECT)

- NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- THE SPECIAL INSPECTOR MUST BE REGISTERED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
- THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
- THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENT.
- OFFSITE FABRICATOR MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
- OFFSITE FABRICATOR SHALL SUBMIT AN 'APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
- OFFSITE FABRICATOR SHALL SUBMIT A 'CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.

SOILS AND FOUNDATION

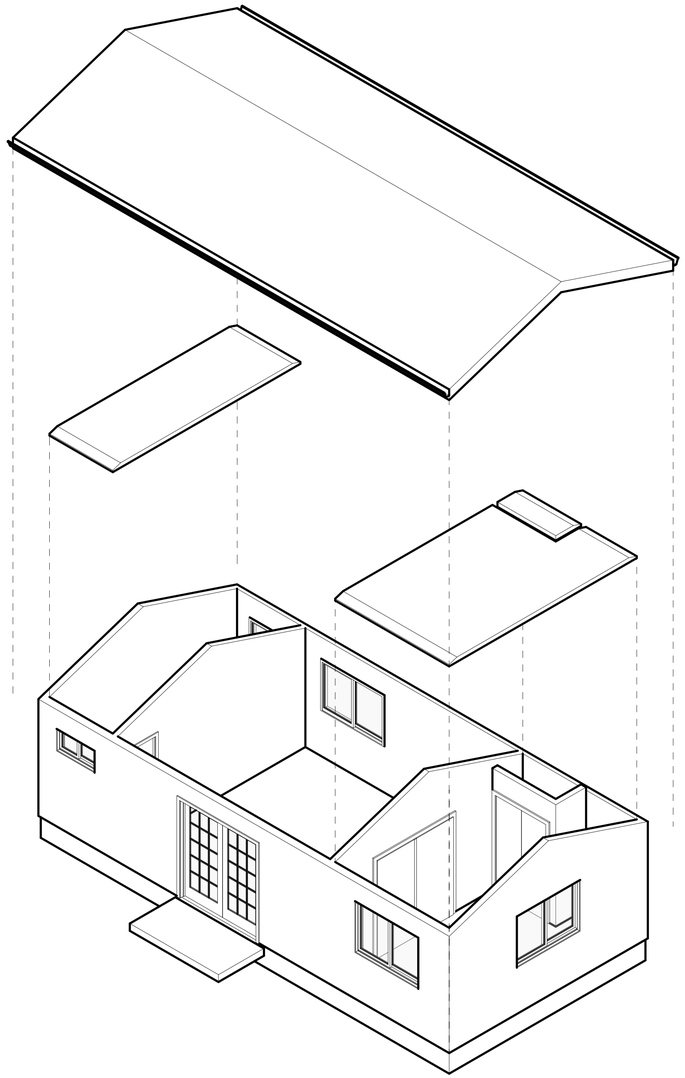
- WHEN NO GEOTECHNICAL INVESTIGATION REPORT IS PROVIDED:
- THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.
- SIGNATURE _____OWNER/LICENSED ENGINEER OR ARCHITECT
- ·WHEN NO GEOTECHNICAL INVESTIGATION REPORT IS PROVIDED:
- AS A CALIFORNIA LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE _____ AND PER TABLE 1806.2 OF THE 2019 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF _____ PSF. FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.
- SIGNATURE _____OF LICENSED ARCHITECT/ENGINEER
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

FIRE NOTES

- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 33156.1.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

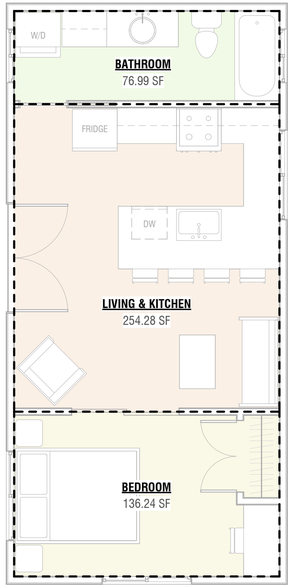
2022 CALIFORNIA RESIDENTIAL CODE

- DUCTS IN THE GARAGE AND DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. [CRC R302.5.2].
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [CRC R307.2].
- SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGIS



2 EXPLODED SCHEMATIC VIEW

SUMMARY OF AREAS	
SPACE	AREA (SF)
BATHROOM	76.99
BEDROOM	136.24
LIVING & KITCHEN	254.28
	467.52



1 AREAS FLOOR PLAN

1/4" = 1'-0"

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ADU PROTOTYPE

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REVISION HISTORY

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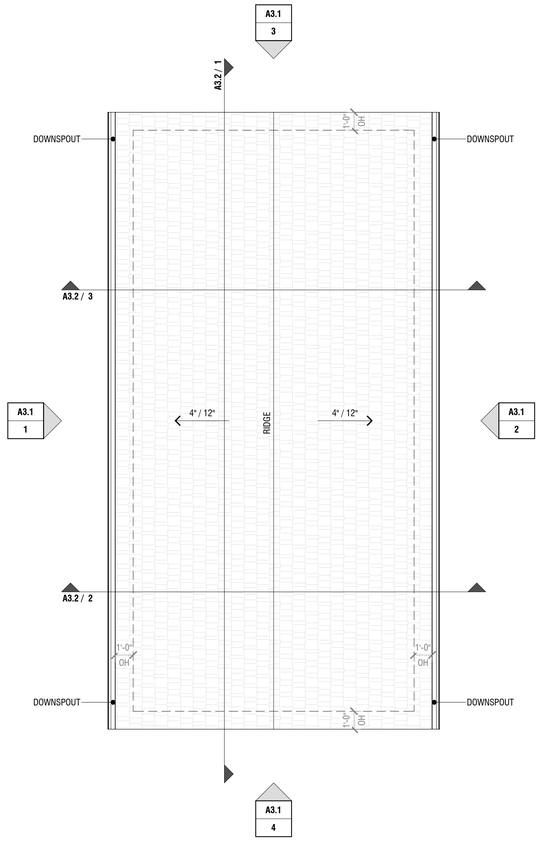
PROJECT SUMMARY

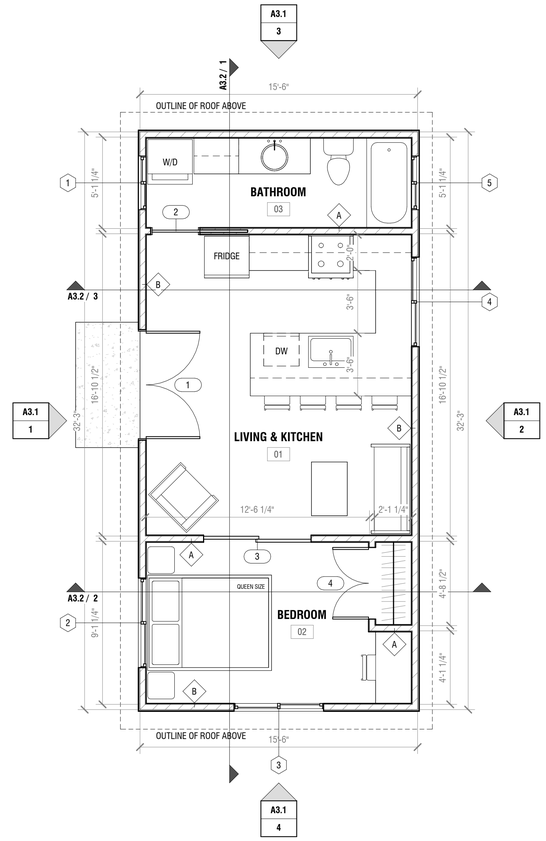


2 ROOF PLAN

1/4" = 1'-0"

ROOF PLAN NOTES

1. ROOF VENTING AREA SHALL BE NOT LESS 1/150 OF THE AREA OF THE SPACE VENTILATED. PROVIDE MIN 1" CLEAR SPACE BETWEEN UNDERSIDE OF SHEATHING AND BATT INSULATION.
2. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. SDMC 149.0327
3. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE , STOVE , BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. SDMC 149.0327
4. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY SHALL NO FREE SPIN IN BOTH DIRECTIONS. SDMC 149.0327
5. FOR PLUMBING AND/OR DUCTING VENTS, IF APPLICABLE, INSTALL GALVANIZED IRON ROOF JACKS, AS REQUIRED.
6. EXISTING ROOF STRUCTURE AND EXISTING ROOF VENTS TO REMAIN.
7. FASCIA AND GUTTER COLOR TO MATCH THE MAIN HOUSE. THE EXACT COLOR SELECTION TO BE CONFIRMED WITH PROJECT CONTACT DURING CONSTRUCTION. USE DIA 5" GUTTER AND DOWNSPOUTS, 26 GA. GALV. AS REQUIRED.



1 FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL INTERIOR WALLS TO BE TYPE A , UNO.
2. PROVIDE SHELVING IN ALL CLOSETS PER OWNER'S DIRECTION.
3. ALL FINISHES AND MATERIALS TO BE SELECTED AND APPROVED BY THE OWNERS.
4. ROOF DRAINS TO RUN DOWN EXTERIOR WALLS AND EXIT WALL 6" ABOVE GRADE.
5. SHEAR WALLS CAN BE INSTALLED FROM INSIDE OF THE WALLS FOR THE ADU.

WALL TYPE LEGEND

- A — INT. 2x4,TYP UNO SEE DETAIL **1 / A4.1**
- B — EXT. 2x4 STUCCO SEE DETAIL **3 / A4.1**

FIRE PROTECTION NOTES

1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALFWAY OR AREA GIVING BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL (R314)
2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL -BURNING APPLIANCES ARE INSTALLED AND SWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDE OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A SWELLING UNIT INCLUDING BASEMENTS. (R315)
3. AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED PER NFPA-13 STANDARDS AND REQUIREMENTS. DEFERRED APPROVAL

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FLOOR PLANS

ELECTRICAL NOTES

1. CONTRACTOR TO COORDINATE FLOOR/ROOF JOIST SPACING WITH LIGHT FIXTURE LOCATIONS, DUCTING, PIPING, ETC. BEFORE INSTALLATION. NOTIFY THE ARCHITECT OF ANY CONFLICT PRIOR TO COMMENCEMENT OF WORK.
2. VERIFY ALL EXISTING ELECTRICAL WITH OWNERS. MODIFY LAYOUT AND ADD OUTLETS, SWITCHES, FIXTURES AND EQUIPMENT PER OWNERS REQUEST.
3. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PER MANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC.
4. REQUIRED FOR ALL NEW LOCATIONS , PROVIDE TAMPER RESISTANT RECEPTACLES.
5. REQUIRED FOR ALL NEW LOCATIONS, PROVIDE WEATHER RESISTANT TYPE RECEPTACLES IN DAMP OR WET LOCATIONS (OUTSIDE).
6. REQUIRED FOR ALL NEW LOCATIONS. PROVIDE GFCI PROTECTED RECEPTACLES IN KITCHENS , BATHROOMS, GARAGES ,OUTDOORS, AND WITH 6' OF ANY SINK NEC210.8.
7. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS ,PARLORS, LIBRARIES, DENS ,BEDROOMS, SUNROOMS,RECREATION ROOMS, CLOSETS, HALLWAYS,OR SIMILAR ROOMS , OR AREAS SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT IN INTERRUPTER, COMBINATION -TYPE. (CEC 210.12)
8. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4.
9. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

LIGHTING NOTES

1. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
2. ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
3. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
4. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
5. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
6. PROVIDE AN EXTERIOR LIGHT AT NEW EXTERIOR EXITS. FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT. EXCEPTION: REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING SHALL BE PERMITTED.

PLUMBING NOTES

1. PROVIDE 2 HOSE BIBS AT FIRST FLOOR LOCATED PER OWNER'S DIRECTION.
2. SEE SPECIFICATION SECTION 22 00 00 - PLUMBING FOR INFORMATION ON THE TANKLESS HOT WATER HEATER.

MECHANICAL NOTES

1. SEE SPECIFICATION SECTION 23 00 00 - HVAC FOR INFORMATION ON THE FAU AND AC EQUIPMENT.
2. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
3. WHEN A WATER HEATER COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A BEDROOM OR BATHROOM, FUEL BURNING WATER HEATERS SHALL BE SEPARATED IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY INSTALLED WITH A THRESHOLD/BOTTOM SEAL COMPLYING WITH SECTION 504.1.1 AND 504.1.2 OF THE CALIFORNIA PLUMBING CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC & THE WATER HEATER SHALL BE DIRECT VENTING. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE WATER HEATER. CPC 504.1.
4. WHEN A CENTRAL HEATING FURNACE COMPARTMENT IS OPENABLE TO AND IS ACCESSIBLE FROM A SLEEPING ROOM SUCH AS A BEDROOM OR A BATHROOM THEY SHALL BE SEPARATED FROM BEDROOM IN A CLOSET PROTECTED WITH A LISTED, GASKETED SELF-CLOSING DOOR ASSEMBLY COMPLYING WITH SECTION 904.1.1 AND 904.1.2 OF THE CALIFORNIA MECHANICAL CODE. COMBUSTION AIR SHALL BE SUPPLIED TO THE CLOSET FROM THE EXTERIOR IN ACCORDANCE WITH SECTION 506.4 OF THE CPC. THE CLOSET SHALL BE USED EXCLUSIVELY FOR THE FURNACE. THE FURNACE SHALL BE OF THE DIRECT VENT TYPE. CMC 904.1
5. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
6. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FEET FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING.
7. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE ATTIC OPENING.
8. VENTILATION REQUIRED FOR INDOOR AIR QUALITY WILL BE PROVIDED BY EXHAUST FAN AT A RATE OF 80 CFM. SEE EXHAUST FAN SCHEDULE FOR MORE INFORMATION.

KEYNOTES

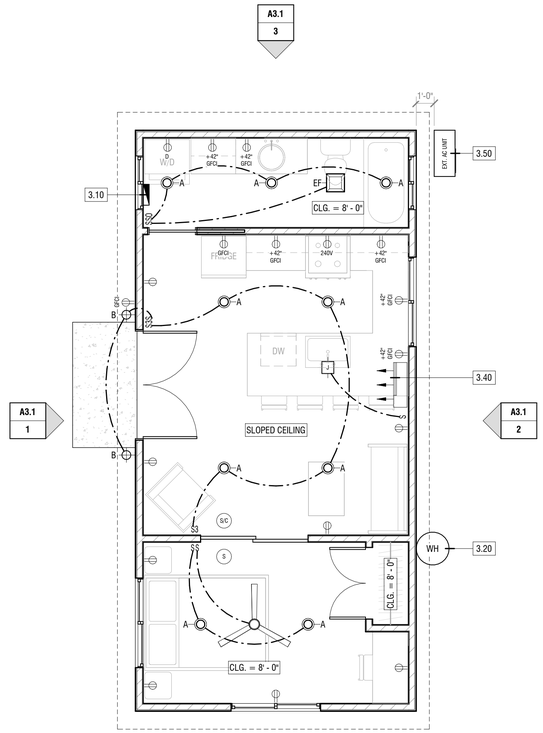
NUMBER	DESCRIPTION
3.10	MIN. 100 AMP ELECTRICAL SUBPANEL
3.20	TANKED ELECTRICAL WATER HEATER
3.40	DUCTLESS MINI-SPLIT
3.50	EXTERIOR AC UNIT

NEW LIGHTING FIXTURES SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	COUNT
A	4" RECESSED LED FIXTURE			9
B	WALL LIGHTING			2

NEW EXHAUST FANS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	AIR VOLUME	COUNT
EF	EXHAUST FAN				1



1 ELECTRICAL FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

A	LIGHT FIXTURE AND TAG	EF1	EXHAUST FAN AND TAG
	DUPLEX OUTLET		ELECTRICAL SUBPANEL
GFCI	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER	S	SWITCH
EGFI	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AND WATERPROOF COVER	S3	3 WAY SWITCH
D	DRYER OUTLET	SO	SWITCH WITH OCCUPANT SENSOR
S/C	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR	TV	CABLE / INTERNET CONNECTION
S	SMOKE DETECTOR, INTERCONNECTED WITH BATTERY BACKUP		

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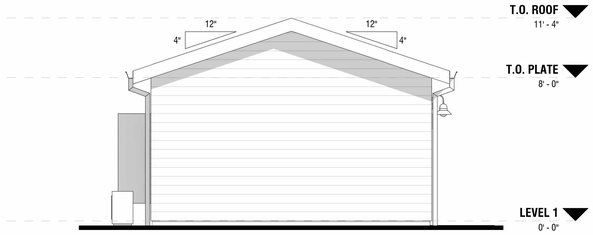
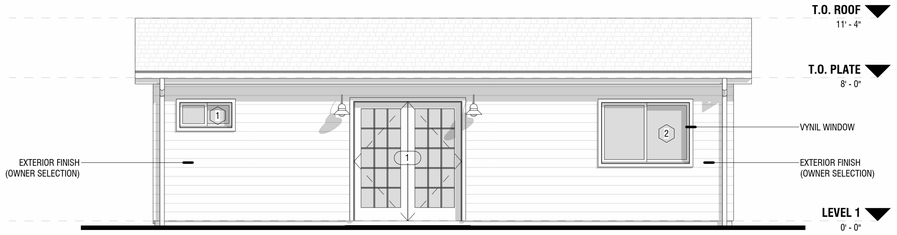
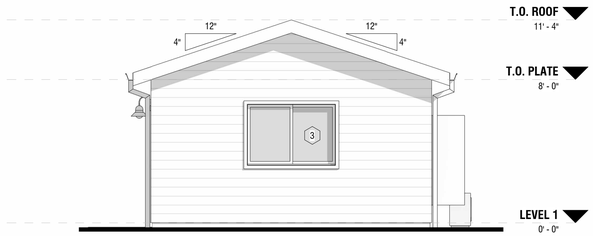
A2.2
ELECTRICAL FLOOR PLAN



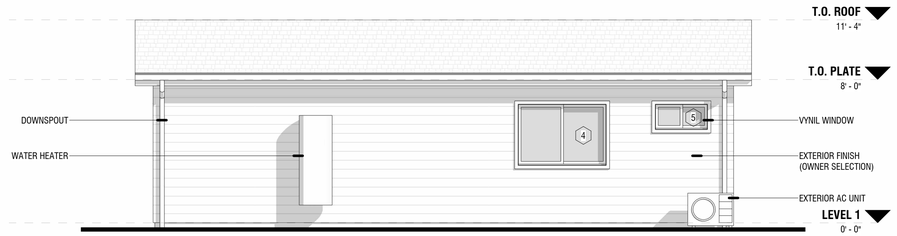
3 LEFT ELEVATION
1/4" = 1'-0"



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



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



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

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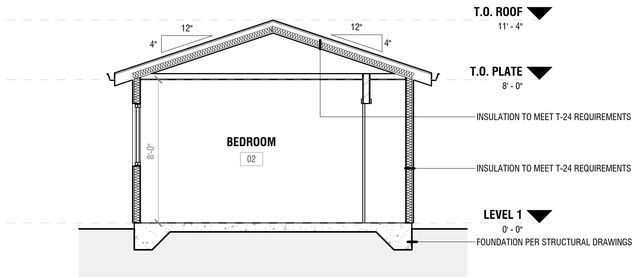
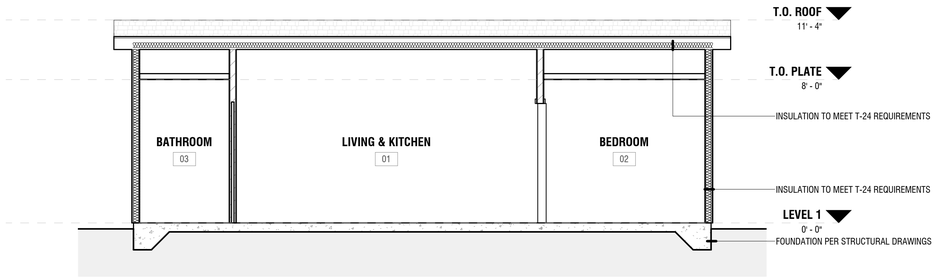
EXTERIOR ELEVATIONS



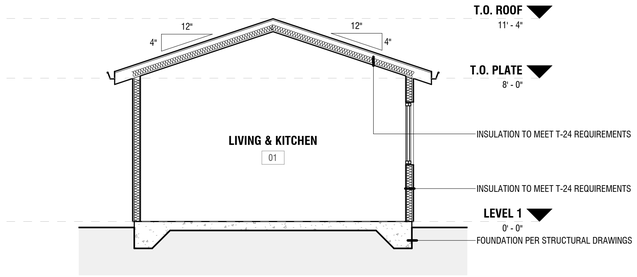
2 BUILDING SECTION 2

1/4" = 1'-0"



1 BUILDING SECTION 1

1/4" = 1'-0"

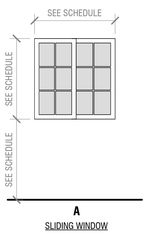


3 BUILDING SECTION 3

1/4" = 1'-0"

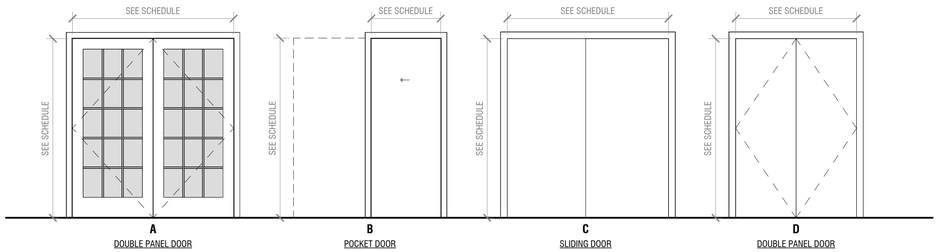
DOOR AND WINDOW NOTES

1. ALL DOOR AND WINDOW DIMENSIONS TO BE VERIFIED IN FIELD.
2. ALL EXTERIOR DOORS AND WINDOWS TO BE VINYL, UNO. SEE SPECIFICATIONS FOR MORE INFORMATION.
3. ALL GLAZING TO BE LOW-E INSULATED GLAZING, UNO.
4. SEE ELEVATIONS FOR SPECIFIC MULLION DESIGN.
5. IF WINDOWS OTHER THAN THOSE SPECIFIED ARE TO BE USED, WALL FRAMING MUST BE ADJUSTED ACCORDINIGLY.
6. ALL DOOR / WINDOW OPENINGS TO BE WATERPROOFED PER DETAIL.
7. ALL GLASS SHALL BE CLEAR VISION UNLESS OTHERWISE NOTED.
8. PROVIDE DOORS STOPS WHERE NECESSARY.
9. FINAL FINISH SELECTION FOR DOOR AND WINDOWS BY OWNER.
10. DOOR AND WINDOW SAMPLES TO BE APPROVED BY OWNER BEFORE PLACING ORDER.
11. REFER TO THE PLANS FOR SWING DIRECTION OF THE DOORS. SWING ALSO INDICATED ON EXTERIOR ELEVATIONS.



WINDOW TYPES

NEW WINDOWS SCHEDULE										
NO.	OPERATION	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	U-FACTOR	SHGC	GLAZING	REMARKS
1	SLIDING	A	3' - 0"	1' - 6"	6' - 8"	5' - 2"				
2	SLIDING	A	5' - 0"	3' - 6"	6' - 8"	3' - 2"				
3	SLIDING	A	5' - 0"	3' - 6"	6' - 8"	3' - 2"				
4	SLIDING	A	5' - 0"	3' - 6"	6' - 8"	3' - 2"				
5	SLIDING	A	3' - 0"	1' - 6"	6' - 8"	5' - 2"				



DOOR TYPES

NEW DOORS SCHEDULE													
NO.	OPERATION	TYPE	LOCATION	DOOR				FINISH	U-FACTOR	SHGC	GLAZING	REMARKS
				WIDTH	HEIGHT	THICKNESS	MATERIAL					
1	SWING	A	LIVING & KITCHEN	6' - 0"	6' - 8"	1 3/8"						
2	POCKET	B	BATHROOM	2' - 8"	6' - 8"	1 3/8"						
3	SLIDING	C	LIVING & KITCHEN	6' - 0"	6' - 8"	1 3/8"						
4	SWING	D	BEDROOM	4' - 0"	6' - 8"	1 3/8"						

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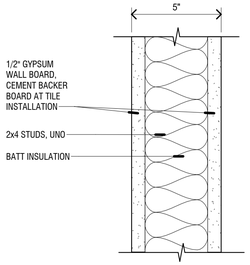
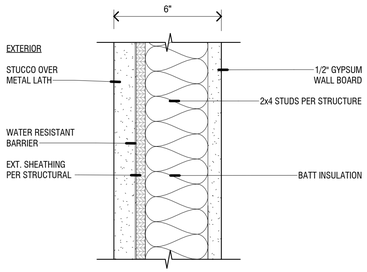
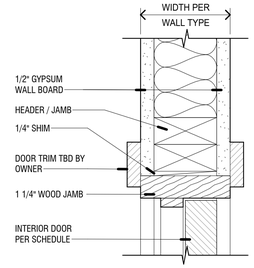
BUILDING SECTIONS



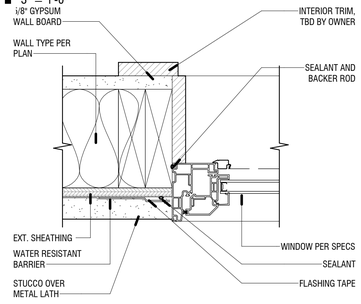
1 WALL TYPE A - INT. 2X4
3" = 1'-0"



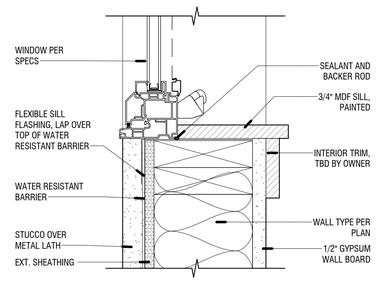
3 WALL TYPE B - EXT. STUCCO 2x4
3" = 1'-0"



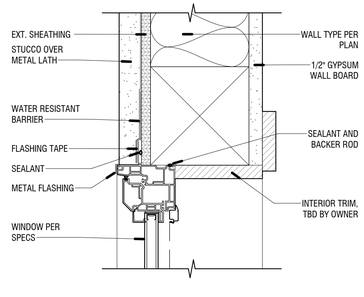
4 INTERIOR DOOR HEADER / JAMB
3" = 1'-0"



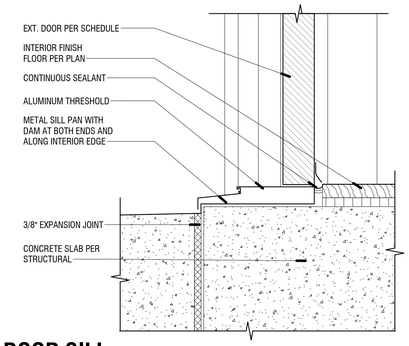
5 WINDOW JAMB
3" = 1'-0"



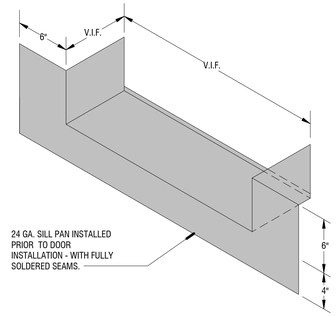
6 WINDOW SILL
3" = 1'-0"



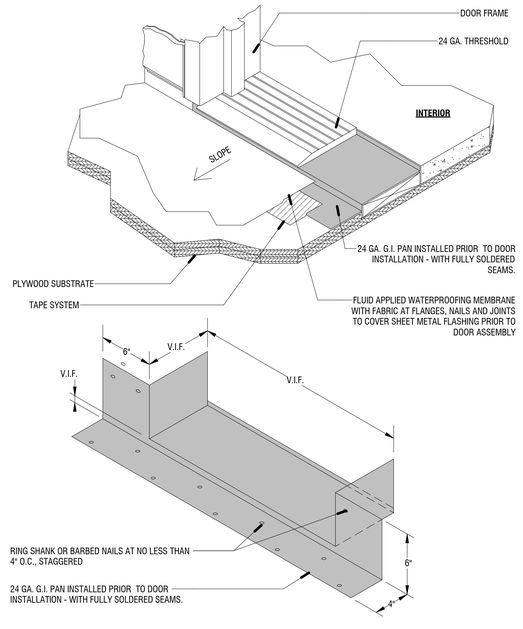
7 WINDOW HEADER AT STUCCO
3" = 1'-0"



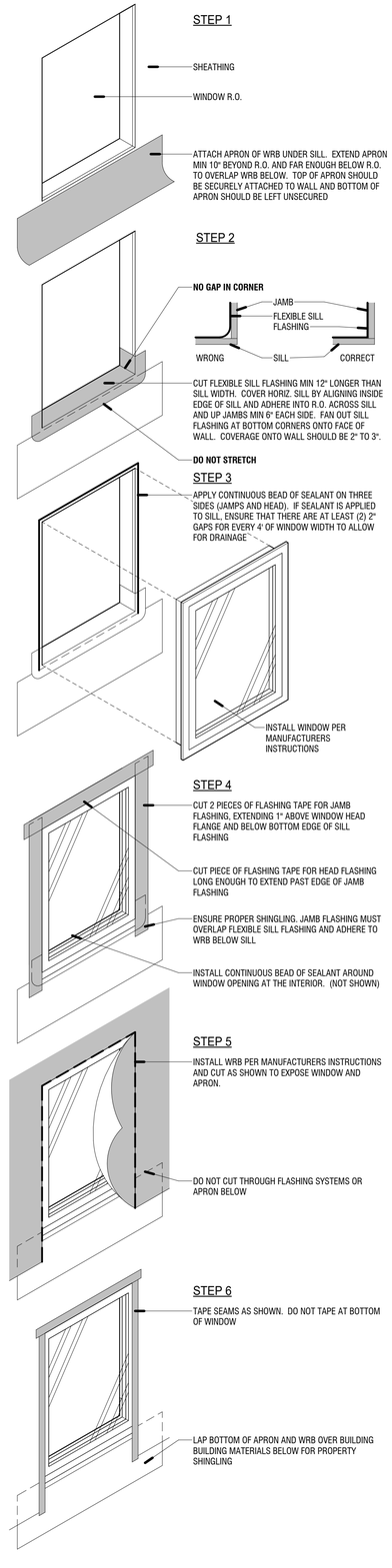
8 ENTRY DOOR SILL
3" = 1'-0"



9 TYPICAL DOOR PAN DETAIL
1 1/2" = 1'-0"



10 DOOR - ENTRY THRESHOLD
1 1/2" = 1'-0"



11 TYPICAL WINDOW FLASHING
1/2" = 1'-0"

PROJECT INFORMATION

PROJECT
ADU PROTOTYPE

ADDRESS

CLIENT

REVISION HISTORY

NO.	DATE	DESCRIPTION

DATE

SCALE
AS NOTED

DRAWN BY / CHECKED BY

SHEET
A4.1
DETAILS