CHINO HILLS, CA 91709

SCOPE OF WORK: (P) ONE STORY TYPE V-B, NOT SPRINKLERED DETACHED ADU 497.3 SF WITH (P) PERGOLA 146.3 SF

PROPERTY OWNER:

DESIGNER:

Dana Volianiuk

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A2 - Existing Plot plan
A3 - Proposed Plot Plan
A4 - Visualizations
A5 - Proposed Floor Plan
A6 - Door-Window Schedule
A7 - Proposed Elevations
A8 - Proposed Cross-Sections, Proposed Electrical Layout
A9 - Proposed Roof Plan, Proposed Ceiling Plan
A10 - Architectural details
A11.1 - Green Building Notes
A11.2 - Green Building Notes
A11.3 - Green Building Notes

SHEET INDEX (STRUCTURAL):

S1.0 - Structural notes
S1.1 - Typical details
S1.2 - Typical details
S1.3 - Typical details
S1.4 - Typical details
S2.0 - Foundation Plan
S2.2 - Roof Framing Plan
S3.0 - Foundation Details
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A12.1 - Mechanical specs.
A12.2 - Mechanical specs.
T24-1 - Energy Forms
T24-2 - Energy Forms
T24-3 - Energy Forms

LOT CALCULATIONS:

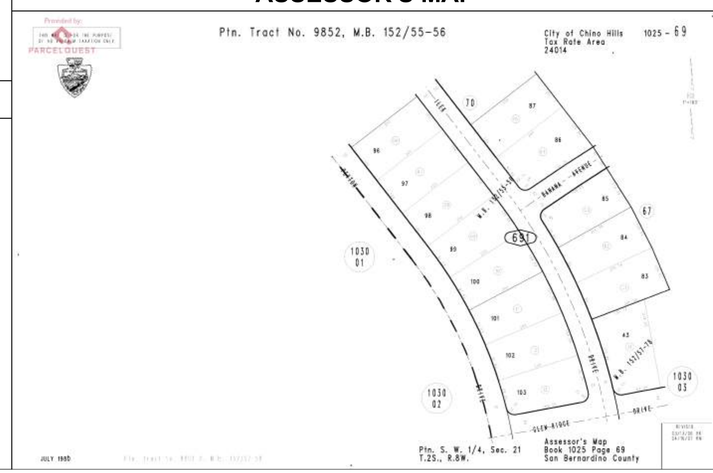
Lot Area = 20,000 SF
(E) SFD = 1,979 SF
(E) 3 Car Garage = 912 SF
(E) Covered Patio = 956.9 SF
(P) Pergola = 146.3 SF
(P) ADU = 497.3 SF
(P) Conc. Landing = 44.6 SF
(P) Conc. Landing = 66 SF

Total (E) + (P) = 1,979 + 912 + 956.9 + 146.3 + 497.3 + +44.6 + 66 = 4,602.1 SF
Total Sq.Ft. (Living Area) = 1,979 + 497.3 = 2,476.3 SF

Lot Coverage = 4,602.1/20,000 = 23.01 %
FAR = 2,476.3/20,000 = 12.38 %

VICINITY MAP/BUS STOP MAP

ASSESSOR'S MAP



T-24 CONDITION OF COMPLIANCE SUMMARY:

Envelope:
Wall:2x6 with R-21
Roof: Rafter 2x10 with R-30
Floor:slab on grade
Window: U=0.30 and SHGC=0.23

AIR CONDITION:
Ductless heatpump system

Water heater:
Heatpump water heater

PV system:
Size per T-24 report

*DISCLAIMER: THIS SUMMARY INTEND TO HIGHLIGHT THE T-24 REQUIREMENTS ON THE BUILDING,HOWEVER VERIFY ALL VALUES WITH T-24 REPORT

NOTES:

1.The proposed building is to be constructed by a contractor and architectural plans are based on site plans, exterior elevation, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the contractor of any necessary clarifications or modifications.
2.All work connected with this projects shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the California Building Code (CBC), California Mechanical Code (CMC), California Fire Code (CFC), California Electrical Code (CEC), American Concrete Institute Code (ACI), California Plumbing Code (CPC) and all applicable local codes and/or legislation.
3.The design adequacy and safety of the erection, bracing, shoring and the temporary supports is the sole responsibility of the contractor. The contractor is responsible for the stability of the structure prior to the application of shear walls, roof and floor diaphragms, and finish materials.
4.The contractor shall be responsible for notifying the designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plan before proceeding with the work involved; otherwise they will be considered adequate for proper completion of the project. The contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
5.In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted. Larger scale details take precedence over smaller scale.
6.Layout all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings, work detail dimensions from controlling surface.
7.Slope finish exterior surface away from foundation at min. of 2% slope.
8.Subcontractors always check and recheck the material and discuss the conflicts of notation/material between details, plans and sections with the general contractor or designer. Owner or designer shall not be hold responsible for the mistakes/errors made by sub or general contractors.
9.Project will follow construction waste management plan in conformance with calgreen 4.408.
10.Do not scale the drawing, use the dimensions only. If a discrepancy is found to exist, notify the owner.
11.These plans/specifications and all work shall comply with current edition of state of California Title 24 CCR and current UPC, UMC and NEC codes.
12.Details are intended to show method and manner of accomplishing work. Minor modifications may be required to suit the job dimensions or conditions and is to be reviewed and approved by the city.
13.Verify all dimensions and conditions at the site and stake out structure for owner's approval prior to starting any work.
14.All weather-exposed surfaces is to have a weather-resistive barrier to protect the interior wall covering and that exterior openings are to be flashed in such a manner as to make them weatherproof.

BUILDING CODES:

2022 California Building Code (Volume 1 & Volume 2)
2022California Residential Code
2022California Electrical Code
2022California Mechanical Code
2022 California Plumbing Code
2022 California Energy Code
2022 California Green Building Standards Code
Chino Hills Municipal Code

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

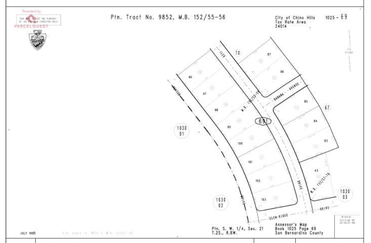
THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

LOT #: 96
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
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4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

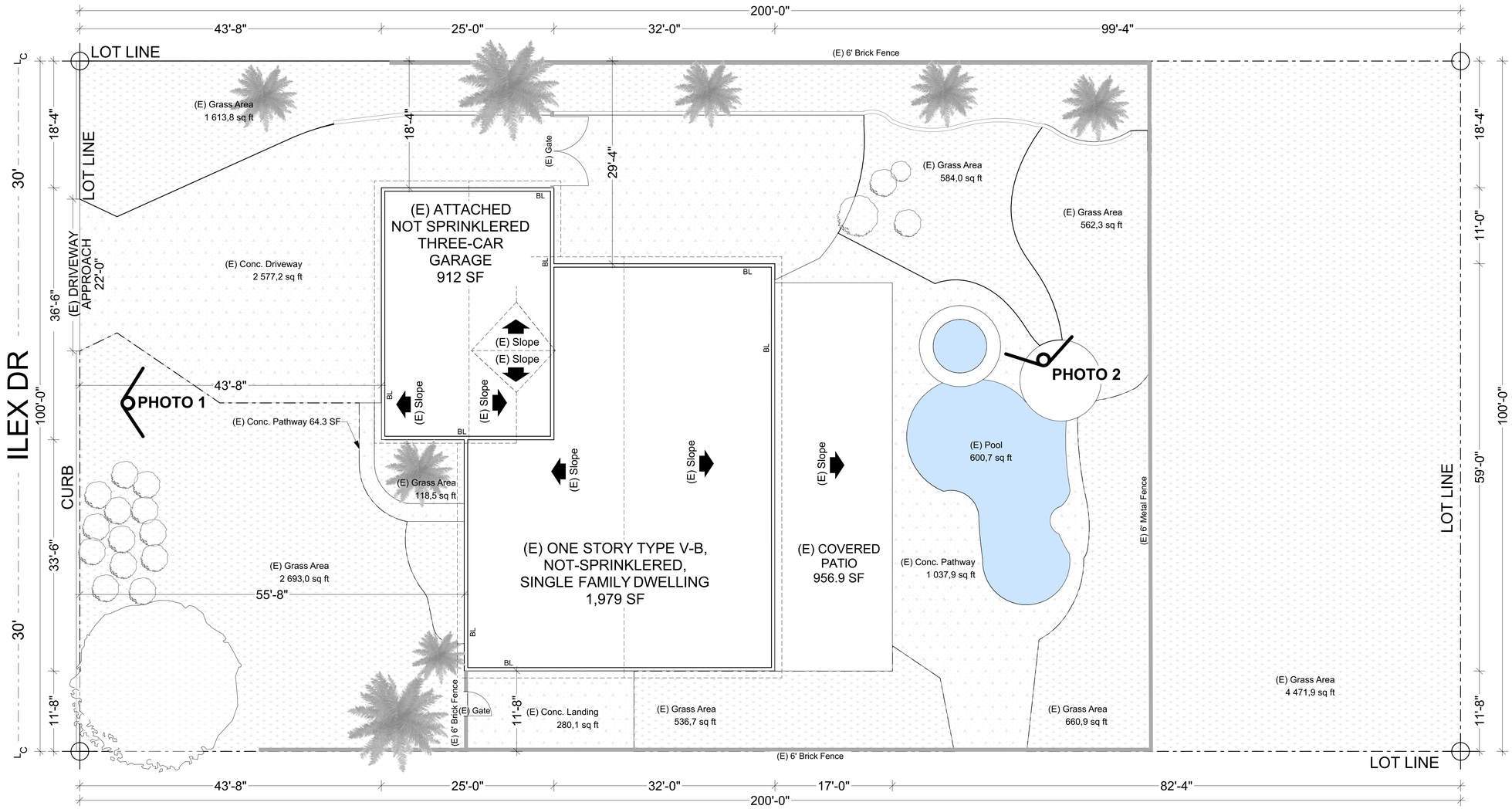
TITLE PAGE

SCALE AT ARCH D:

DATE: 01/23/2025

PROJECT NO:

DRAWING NO: A1



EXISTING PLOT PLAN

SCALE: 1/8" = 1'-0"

PHOTO 1

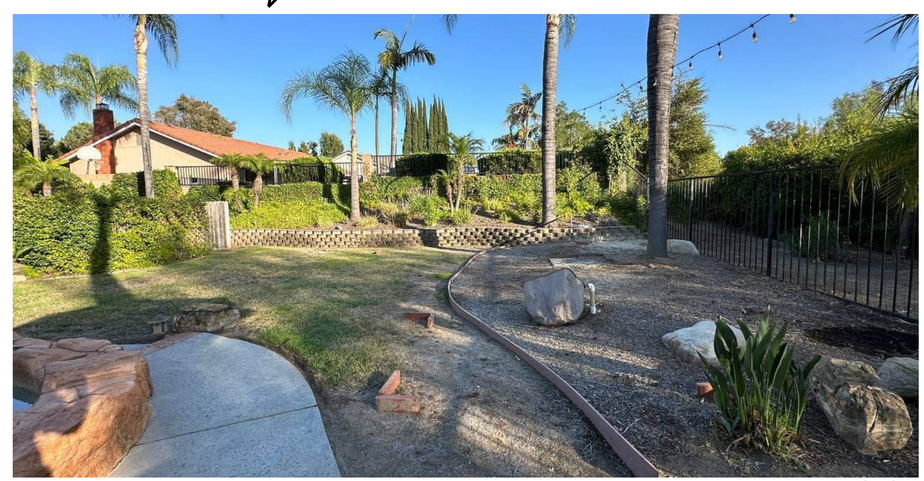


PHOTO 2

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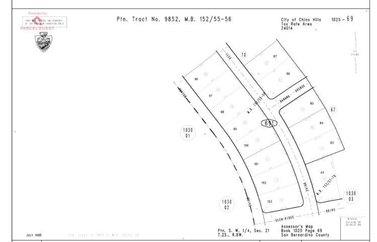

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STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

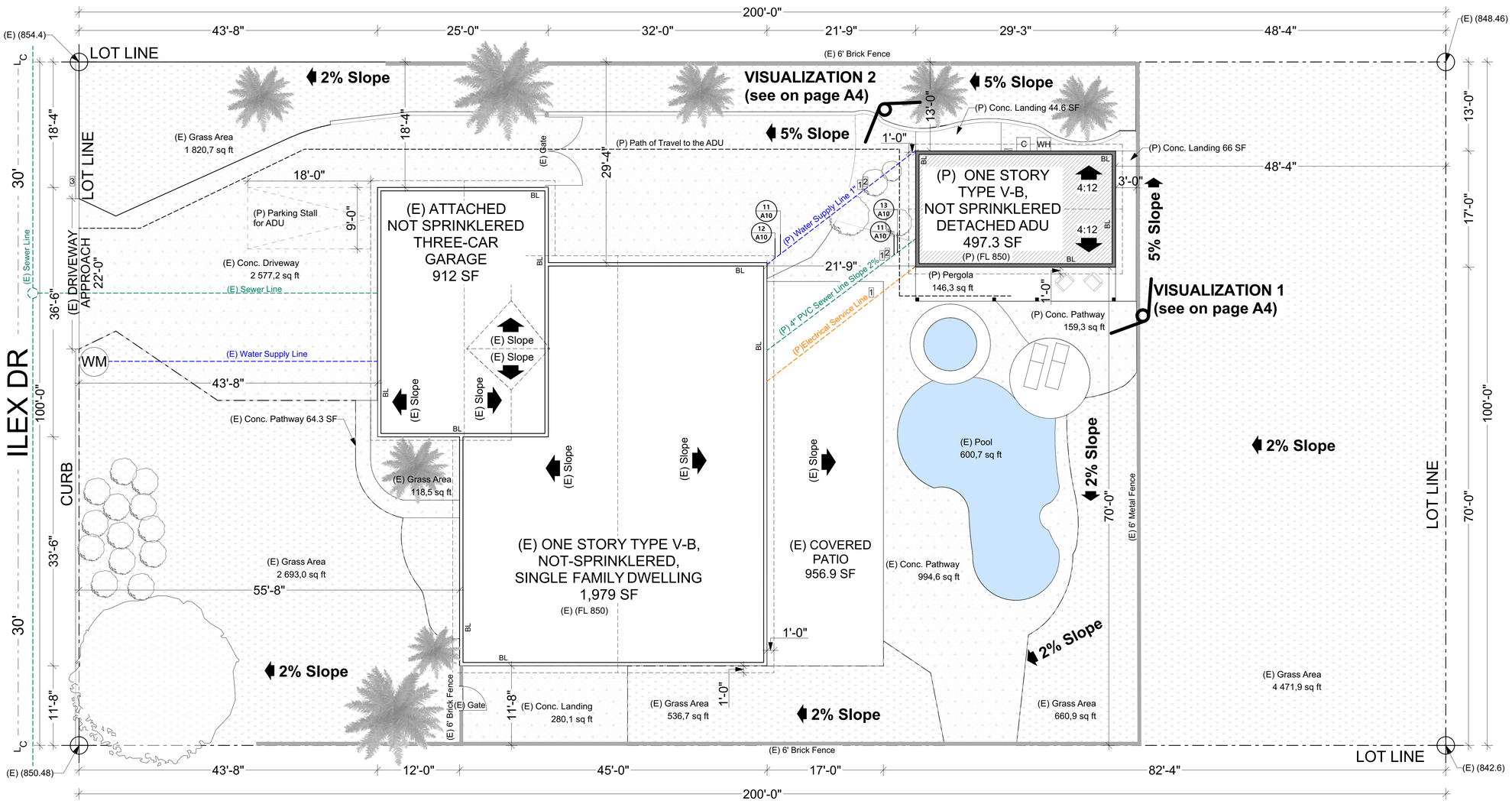
EXISTING PLOT PLAN

SCALE AT ARCH D: 1/8"-1'-0"

DATE: 01/23/2025

PROJECT NO:

DRAWING NO: A2



PROPOSED PLOT PLAN

SCALE: 1/8" = 1'-0"

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APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

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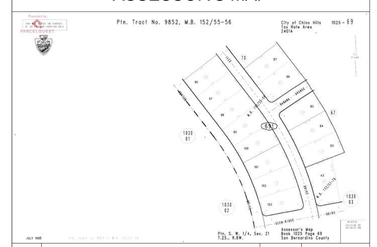
ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
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STATUS: DESIGN STAGE

DESIGNER: **DANA VOLIANIUK**

CLIENT:

LOT INFORMATION:

ADDRESS:

CHINO HILLS, CA 91709

LEGAL DESCRIPTION:
Lot #: 96
Tract: 9852
Zonning: RS

Lot area: 20,000 SF (0.459 ac)
Total (E) Building Area: 2,891 SF

PLOT PLAN CALC.:

Lot Area = 20,000 SF
(E) SFD = 1,979 SF
(E) 3 Car Garage = 912 SF
(E) Covered Patio = 956.9 SF
(P) Pergola = 146.3 SF
(P) ADU = 497.3 SF
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Total Sq.Ft. (Living Area) = 1,979 + 497.3 = 2,476.3 SF

Lot Coverage = 4,602.1/20,000 = 23.01 %
FAR = 2,476.3/20,000 = 12.38 %

LEGEND:

2% Slope — Drainage Slope
BL — Building line
Grass area
Concrete area
Proposed area
(E) Tree

WM — Water Meter
WH — (P) Water Heater
C — (P) Condenser
(P) Electrical Panel

WALL TYPES:
Proposed Walls
(E) Fences
Existing Walls

KEYNOTES:

1. The proposed ADU's utility lines will connect to the existing water meter, electrical meter, and sewer system through the main house infrastructure.
2. Water lateral installation shall comply with the City Standard Plans and the current state of California, Department of Health Services Criteria for the separation of water and sanitary sewer laterals. Water and Sewer service line must be separated at a minimum 1-foot vertically, and 10-feet horizontally.
3. ADU address shall be shown on curb adjacent to primary address.

TITLE: (P) ONE STORY TYPE V-B, NOT SPRINKLERED DETACHED ADU 497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE: **PROPOSED PLOT PLAN**

SCALE AT ARCH D: 1/8"-1'-0"
DATE: 01/23/2025
PROJECT NO:
DRAWING NO: A3

VISUALIZATION 1

VISUALIZATION 2

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

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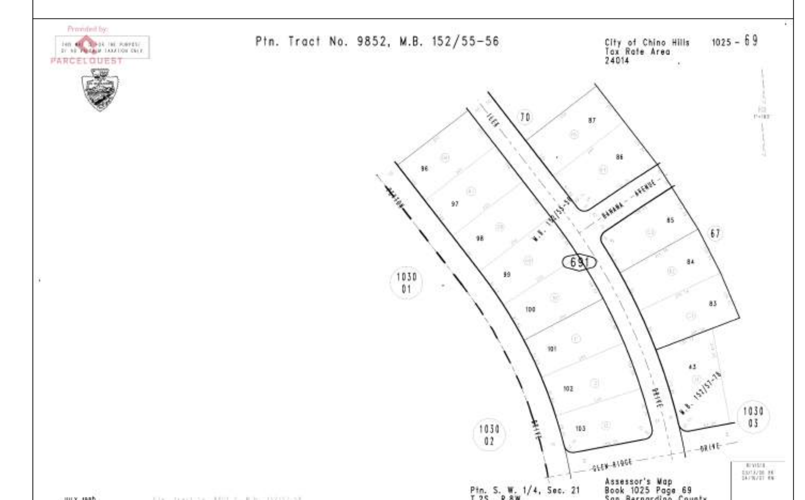

REV:	DESCRIPTION:	BY:	DATE:
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DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

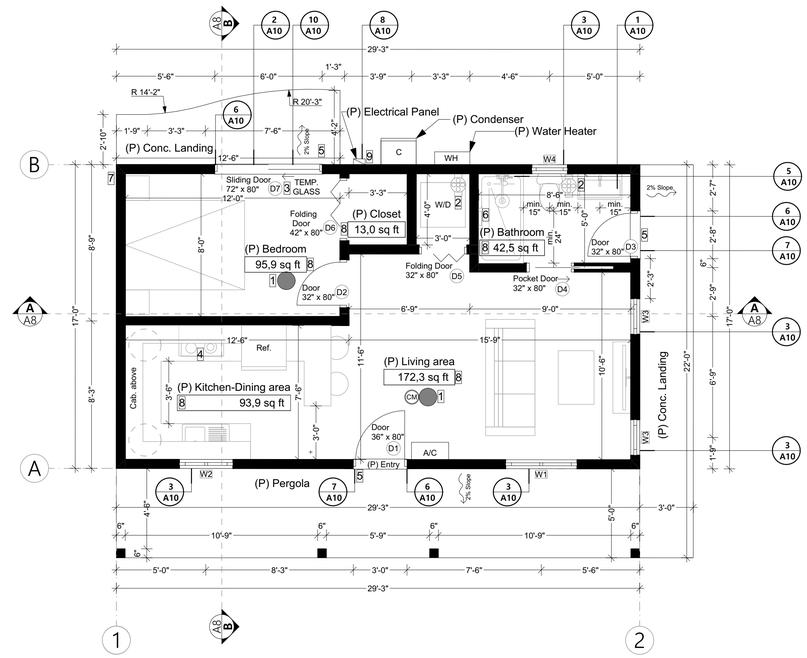
VISUALIZATIONS

SCALE AT ARCH D:

DATE: 01/23/2025

PROJECT NO:

DRAWING NO: A4



PROPOSED FLOOR PLAN

PROPOSED FLOOR MODEL

LEGEND:

- 1 KEYNOTE
- XX DOOR SYMBOL
- XX WINDOW SYMBOL
- CM CARBON MONOXIDE ALARM
- SMOKE DETECTOR HARD WIRE
- EXHAUST FAN
- WH (P) WATER HEATER
- C (P) CONDENSER
- (P) ELECTRICAL PANEL
- XX/XX SECTION CALLOUT

WALL TYPES:

- PROPOSED WALLS

KEYNOTES:

1. R314.3 Location
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally 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 this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.
R315.3 Location
Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:
1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
Smoke detector UL217 . Carbon monoxide detectorUL2034/2075

2. Provide Mechanical ventilation providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building

3. R310.2.1 Minimum Size
Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2).
Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet (0.465 m2).
R310.2.2 Minimum Dimensions
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
R310.2.3 Maximum Height From Floor
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. See detail 10 on page A10.

4. Kitchen hood with 100 CFM over the stove.

5. 3-3/4 in. x 36 in. & 3-3/4 in. x 32 in. & 3-3/4 in. x 72 in. Aluminum Silver Low-Rug Threshold. Seals gaps up to 5/8 in. H between the bottom of a door and the floor. See detail 6 on page A10.

6. Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

TABLE R702.4.2
BACKER BOARD MATERIALS

MATERIAL	STANDARD
Glass mat gypsum backing panel	ASTM C1178
Fiber-reinforced gypsum panels	ASTM C1278
Nonasbestos fiber-cement backer board	ASTM C1288 or ISO 8336, Category C
Nonasbestos fiber mat reinforced cementitious backer units	ASTM C1325

7. Approved building address numbers shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be illuminated Arabic numerals, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. CFC Chapter.5, Section 505.1.
The address on the accessory unit shall be a minimum 4" in height, illuminated during the hours of darkness, and placed on the elevation adjacent to ADU's main entry door. The ADU address will also be required on the main house with an arrow directing emergency personnel to the ADU in the rear. The ADU address on the main house will be placed adjacent to the access path of ADU, be easily visible from the street, and be a minimum of 4" in height. Any gate leading to ADU must remain accessible, if locked: homeowner(s) will be required to install a Knox Box/padlock for Police and Fire Department access.
The 2nd dwelling unit requires an independent address, such address shall be posted on the front of the property (by the entry gate) in addition to the unit.

8. Net Floor Area (without walls)

9. For a one-family dwelling, the service disconnecting means shall have a rating of not less than 100 amperes, 3-wire. CEC 230.79 (C)

GENERAL NOTES:

1. All dimensions to face of stud, U.O.N.
2. All doors should be 3 1/2" from nearest intersectiong wall at hinged side, U.O.N.
3. Written dimensions to prevail over scaling of drawings. contractor to verify all dim. prior to construction and immediately notify owner of any discrepancies.
4. Transition of floor materials occuring in openings with doors to be located under the center of the door in closed position. transition of floor material occuring with no door to be located to align with the face of the partition, U.O.N.
5. Floor finish to continue under millwork where floor is visible (i.e. trash. recycling, ect.).
All finish material must meet all application fire, life safety, and building codes.
6. Operation and maintenance manual; the builder is to provide an operation manual (containing information for the maintaining appliances, etc.) for the owner at the time of final inspection.

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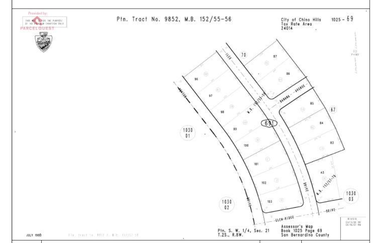
LEGAL DESCRIPTION:

LOT #: 96
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
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STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

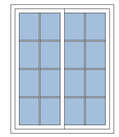
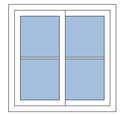
(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

PROPOSED FLOOR PLAN

SCALE AT ARCH D: 1/4"-1'-0"
DATE: 01/23/2025
PROJECT NO:
DRAWING NO: A5

WINDOW SCHEDULE

SYM.	W x H SIZE	Sq. Ft	TYPE	U-Factor	SHGC	DRAWING	QUANTITY
W1	4'-0"×5'-0"	20.0	SLIDING	0.3	0.23		1
W2	3'-0"×3'-0"	9.00	SLIDING	0.3	0.23		1
W3	2'-0"×5'-0"	10.00	DOUBLE-HANG	0.3	0.23		2
W4	2'-0"×2'-0"	4.00	AWNING	0.3	0.23		1

WINDOWS NOTES:

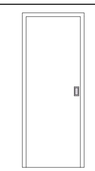
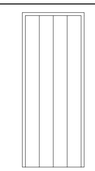
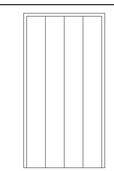
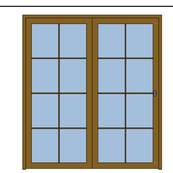
1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
4. ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
8. ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
9. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
10. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303

A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2

B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4

11. EXTERIOR WALLS, WINDOW WALLS, GLAZED OPENING WITH EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM TEMPERED PANE
12. FIRE-EXISTING RATED GLAZING TESTED AS A PART OF FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
13. GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC (CRC R308.4)
14. USE DOUBLE GLASS-LOW-E.
15. WINDOWS SUPPOSED TO BE DOUBLE PAN. WINDOW FRAME - DLB. CLR.
16. FINISH IS ANOD/ALUM. U-FACTOR = 0.3; SHGC = 0.23.

DOOR SCHEDULE

SYM.	W x H SIZE	THICK	TYPE	U - FACTOR	SHGC	DRAWING	QUANTITY
D1	3'-0"×6'-8"	1-3/4"	WD FLUSH/ HG (PAINT)	--	--		1
D2	2'-8"×6'-8"	1-5/8"	WD FLUSH/ HG (PAINT)	--	--		1
D3	2'-8"×6'-8"	1-3/4"	WD FLUSH/ HG (PAINT)	--	--		1
D4	2'-8"×6'-8"	1-5/8"	POCKET DOOR (PAINT)	--	--		1
D5	2'-8"×6'-8"	1-5/8"	FOLDING DOOR (PAINT)	--	--		1
D6	3'-6"×6'-8"	1-5/8"	FOLDING DOOR (PAINT)	--	--		1
D7	6'-0"×6'-8"	1-3/4"	SLIDING DOOR (TEMP. GLASS)	0.3	0.23		1

DOOR NOTES:

1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
6. ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
7. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
8. GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE,
9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MIN WHEN TESTED ACCORDING TO NPA 257.
10. 1-3/8 INCH MINIMUM SOLID CORE OR 20-MINUTE RATED DOOR THAT IS SELF CLOSING AND SELF LATCHING AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. CRC R302.5.1. NOTE EXCEPTION WHEN PRIVATE GARAGE AND RESIDENCE ARE BOTH EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND RESIDENCE NEED ONLY BE SELF CLOSING AND SELF LATCHING. CRC R302.5.1.
11. ALL EXTERIOR DOORS OTHER THAN VEHICULAR ACCESS DOORS TO GARAGES SHALL BE SOLID-CORE, NOT LESS THAN 1-3/8 INCHES THICK OR UTILIZE MULTIPLE-GLAZED PANELS CONSISTING OF NOT LESS THAN DUAL PANE GLAZING, WITH AT LEAST ONE TEMPERED GLASS PANE. (CRC R337)
12. DOOR FRAME - WOOD.

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

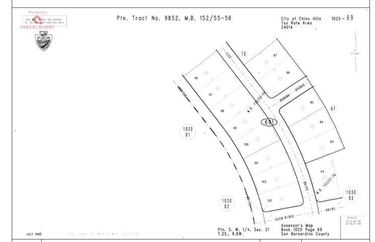
THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

LOT #: 96
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

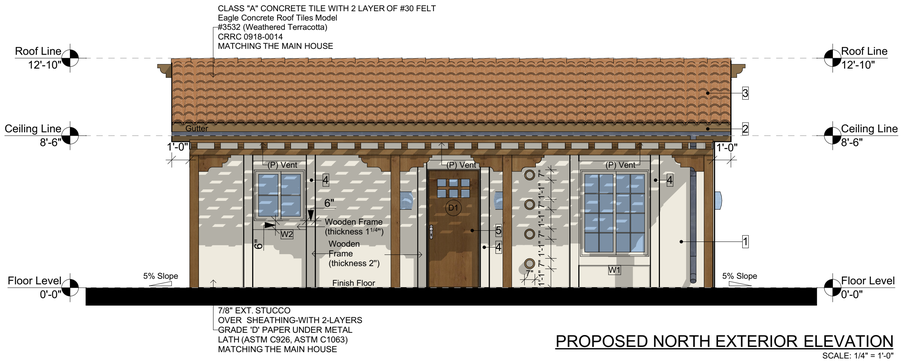
DOOR-WINDOW SCHEDULE

SCALE AT ARCH D: 1/4"-1'-0"

DATE: 01/23/2025

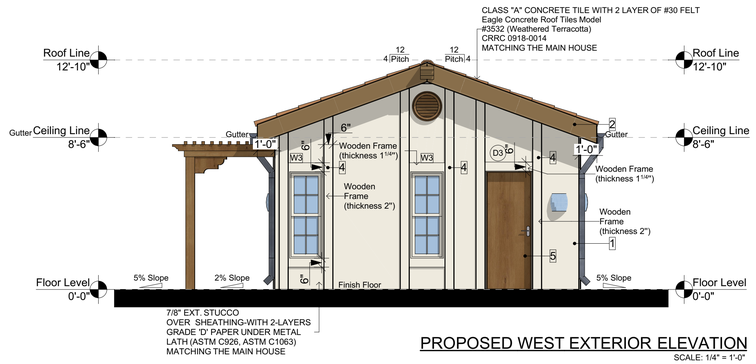
PROJECT NO:

DRAWING NO: A6



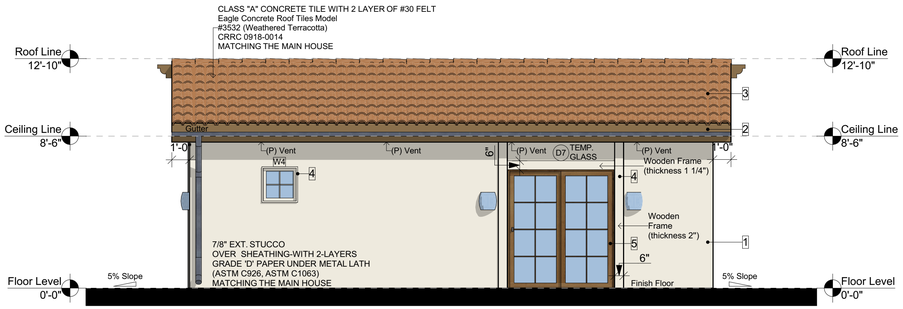
PROPOSED NORTH EXTERIOR ELEVATION

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



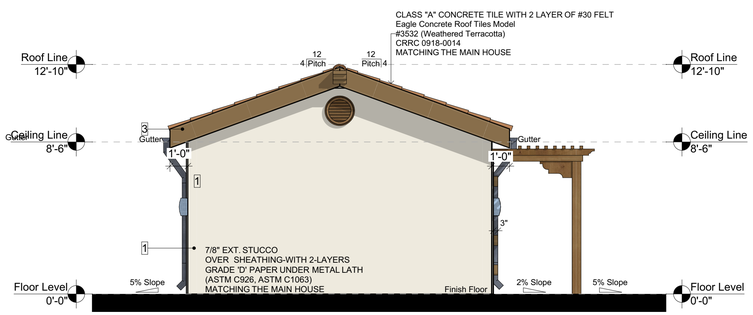
PROPOSED WEST EXTERIOR ELEVATION

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



PROPOSED SOUTH EXTERIOR ELEVATION

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



PROPOSED EAST EXTERIOR ELEVATION

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

LEGEND:

ROOF TILES	EXTERIOR LIGHT
DOOR SYMBOL	HIGH LEVEL
WINDOW SYMBOL	ELEVATION COLOR BOARD CALLOUT

ELEVATION COLOR BOARD:

№	Finish Material	Color Sample	Code
1	Exterior wall paint		Glidden Premium PPG1086-1 Horseradish Flat Exterior Latex Paint
2	Exterior wall paint		Glidden Premium PPG1094-7 Molasses Cookie Flat Exterior Latex Paint
3	Roof finishing		Eagle Concrete Roof Tiles Model #3532 (Weathered Terracotta) CRRC 0918-0014
4	Windows and door frame paint		Behr Premium #HDC-MD-11 Exclusive Ivory Semi-Gloss Enamel Interior/Exterior Cabinet, Door & Trim Paint
5	Door paint		Behr Premium #MQ2-9 Clockworks Flat Exterior Paint & Primer

The proposed ADU stucco color and texture to match the Existing Single Family Dwelling exterior stucco color and texture. The proposed ADU roofing material and color to match Existing Single Family Dwelling roofing material and color. All roof vents/dormers color to match the roofing color.

GENERAL NOTES:

Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier. CRC R317.1, item 3
The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends. CRC R317.1, item 4
Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4. CRC R317.1.1
Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground. CRC R317.1, item 2

Wood in contact with conc. or masonry must be pressure treated.

R703.7 Exterior Plaster
Installation of these materials shall be in compliance with ASTM C926, ASTM C1063 and the provisions of this code.
ASTM C 926, Standard Specification for Application of Portland Cement-Based Plaster.
ASTM C 1063, Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.

Lathing and plastering materials shall conform to the standards listed in Table 2507.2 and Chapter 35 and, where required for fire protection, shall also conform to the provisions of Chapter 7.

Gypsum board and gypsum panel products shall conform to the appropriate standards listed in Table 2506.2 and Chapter 35 and, where required for fire protection, shall conform to the provisions of Chapter 7.

All finish material must meet all application fire, life safety, and building codes.

1 Approved building address numbers shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be illuminated Arabic numerals, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. CFC Chapter.5, Section 505.1.
The address on the accessory unit shall be a minimum 4" in height, illuminated during the hours of darkness, and placed on the elevation adjacent to ADU's main entry door. The ADU address will also be required on the main house with an arrow directing emergency personnel to the ADU in the rear. The ADU address on the main house will be placed adjacent to the access path of ADU, be easily visible from the street, and be a minimum of 4" in height. Any gate leading to ADU must remain accessible, if locked: homeowner(s) will be required to install a Knox Box/padlock for Police and Fire Department access.
The 2nd dwelling unit requires an independent address, such address shall be posted on the front of the property (by the entry gate) in addition to the unit.

TABLE 2507.2
LATH, PLASTERING MATERIALS AND ACCESSORIES

MATERIAL	STANDARD
Accessories for gypsum veneer base	ASTMC1047
Blended cement	ASTM C595
Cold-formed steel studs and track,structural	AISI S240
Cold-formed steel studs and track, nonslructural	AISI S220
Exterior plaster tending compounds	ASTM C932
Hydraulic cement	ASTMC1157; C1600
Gypsum casting and molding plaster	ASTM C59
Gypsum Keene's cement	ASTM C61
Gypsum plaster	ASTM C28
Gypsum veneer plaster	ASTM C587
Interior bonding compounds,gypsum	ASTM C631
Lime plasters	ASTM C5, C206
Masonry cement	ASTM C91
Metal lath	ASTM C847
Plaster aggregates	ASTM C35;C897
Sand	ASTM C35
Perlite	ASTM C35
Vermiculite	ASTM C35
Plastic cement	ASTM C1328
Portland cement	ASTM C150
Steel screws	ASTM C1002; C954
Welded wire lath	ASTM C933
Woven wire plaster base	ASTM C1032

TABLE 2506.2
GYPSUM BOARD AND GYPSUM PANEL PRODUCTS MATERIALS AND ACCESSORIES

MATERIAL	STANDARD
Accessories for gypsum board	ASTM C1047
Adhesives for fastening gypsum board	ASTM C557
Cold-formed steel studs and track, structural	AISI S200 and ASTM C955, Section8
Cold-formed steel studs and track, non structural	AISI S220 and ASTM C645, Section10
Elastomeric joint sealants	ASTM C920
Expandable foam adhesives for fastening gypsum wallboard	ASTM D6464
Factory-laminated gypsum panel products	ASTM C1766
Fiber-re inforced gypsum panels	ASTM C1278
Glass mat gypsum backing panel	ASTM C1178
Glass mat gypsum panel 5	ASTM C1658
Glass mat gypsum substrate	ASTM C1177
Joint reinforcing tape and compound	ASTM C474; C475
Nails for gypsum boards	ASTM C514,F547, F1667
Steel screws	ASTM C954;C1002
Standard specification for gypsum board	ASTM C1396
Testing gypsum and gypsum products	ASTM C22, C472; C473

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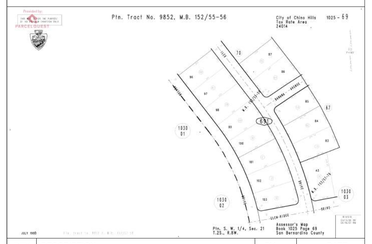
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
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3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

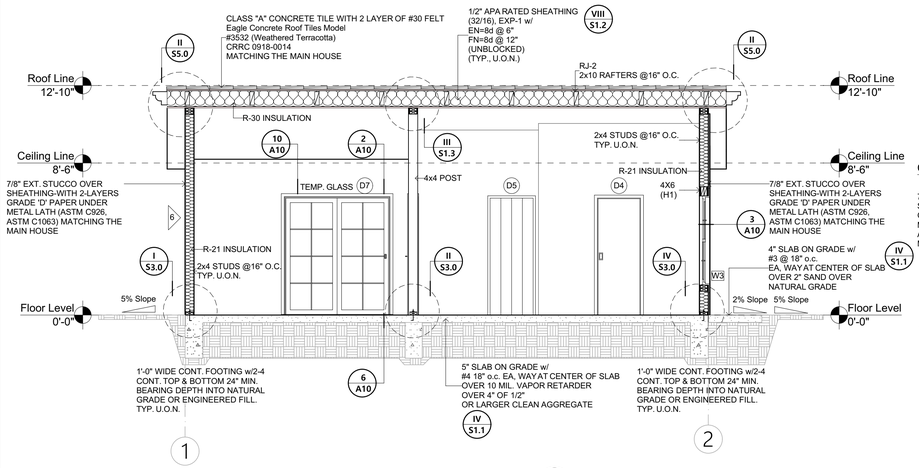
PROPOSED ELEVATIONS

SCALE AT ARCH D: 1/4"-1'-0"

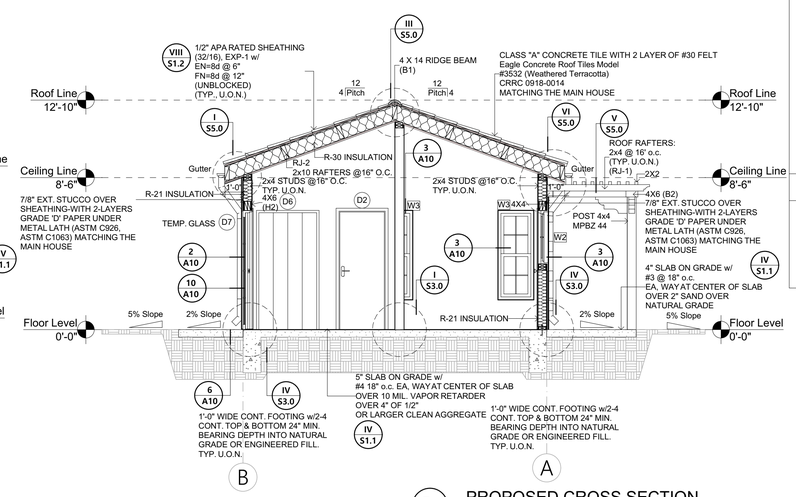
DATE: 01/23/2025

PROJECT NO:

DRAWING NO: A7



A PROPOSED CROSS SECTION
SCALE: 1/4" = 1'-0"



B PROPOSED CROSS SECTION
SCALE: 1/4" = 1'-0"

LEGEND:

6	SHEARWALL PER SCHEDULE ON ENGINEERING SHEET S2.0
XX	DOOR SYMBOL
XX	WINDOW SYMBOL
	HEIGHT LEVEL
	INSULATION
X / XX	DETAIL CALLOUT

VENT NOTES:

Enclosed rafter spaces at vaulted ceilings must have ventilation at each rafter space/bay. Insulation shall not block the free flow of air where eave or cornice vents are installed. A minimum of a (1) one inch space shall be provided between the insulation and the roof sheathing at the location of the vent. (CRC R806.3). See detail 9 on page A10.

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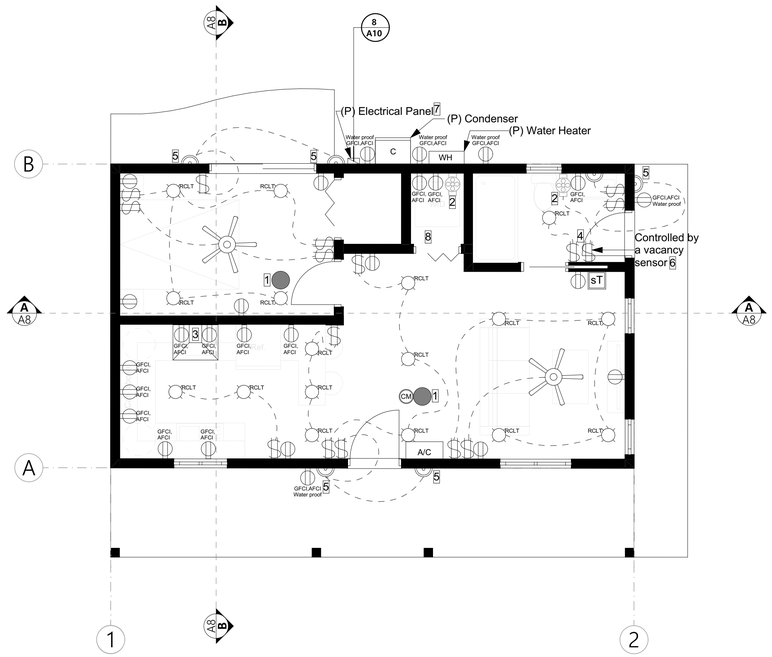


PROPOSED ELECTRICAL LAYOUT
ADU AREA: 497.3 SF
SCALE: 1/4" = 1'-0"

LEGEND:

CM	SMOKE/CARBON MONOXIDE DETECTOR (STATE APPROVED) HARD WIRED STATE FIRE MARSHALL APPROVED WITH BATTERY BACKUP W/LOW BATTERY SIGNAL.
	EXHAUST FAN 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 2. FANS, NOT FUNCTIONING AS A COMPONENT OF THE BUILDING HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
RCLT	RECESSED LIGHT
	WALL MOUNTED LIGHT
	FAN LIGHT
	DOUPLEX RECEPTACLE OUTLET
GFCI,AFCI	GFCI, AFCI RECEPTABLE
	SWITCH WITH DIMMING CONTROL (ALL EXCEPT LIGHTING CONTROLLED BY OCCUPANCY OR VACANCY SENSOR)
sT	Smart Thermostat Ecobee3 Lite US (V2) Model: EB-STATE3LT-02

KEYNOTES:

1 R314.3 Location
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally 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 this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.
R315.3 Location
Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:
1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
Smoke detector UL217 . Carbon monoxide detectorUL2034/2075

2 Provide Mechanical ventilation providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building

3 Kitchen hood with 100 CFM over the stove.

4 This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air
quality is very poor. (ASHRAE 62.2 Section 4.4)

5 Exterior lighting shall be controlled by;
a. A manual ON and OFF switch that does not override to on the automatic actions of the following
control systems
b. A motion sensor and photocell.; or (CEnrgC 150.0(k)(3)(A)(ii)) i. Photo control and automatic
time switch control
ii. Astronomical time clock; or
iii. Energy management control system

6 In bathrooms, garages, and laundry rooms, at least one luminaire in each of these spaces must be
controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an
occupant sensor is installed, it must be initially configured to manual-on operation using the manual
control required under Section 150.0(k)2I. All new lighting installed in residential units is required to be rated as high efficacy as required by section
150.0(k)

7 For a one-family dwelling, the service disconnecting means shall have a rating of not less than 100 amperes, 3-wire. CEC 230.79 (C)

8 A dryer compartment shall be provided with a minimum opening of 100 square inches for
makeup air in the door or by other approved means. CMC 504.3.1

GENERAL NOTES:

All sections reference the 2020 National Electrical Code unless otherwise note.

Require an exterior service disconnect for one- and two-family dwelling units per section 230.85

New services require the installation of a grounding electrode system. The main service panel shall be connected to any and all available grounding electrodes present at the ADU or main dwelling per section 250.50.
Overhead service entrance conductors feeding the new panel shall be sized per section 310.15(B)(7) and be protected from physical damage per section 300.4.
Main service panels shall be rated appropriately for the environment where they will be installed. Outdoor panelboards need to be rated for wet or damp locations per section 408.37.

If installing a subpanel in a detached ADU, a grounding electrode system for the new subpanel will be required. If there are more than six circuits breakers installed in the new subpanel, a main circuit breaker is required per section 225.33(A). The minimum rating for the main circuit breaker shall be 60 amperes per section 230.79(D).

Per section 210.12(A), AFCI protection is required for all new branch circuits rated 120 volts, 15- or 20-amperes installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar areas. This includes kitchens, bedrooms, and living rooms, amongst the locations specified. Circuits in these areas that are modified, replaced, or extended shall have AFCI protection as well per section 210.12(B).

Per section 210.8(A), GFCI protection is required for all new receptacles rated 120 volts, 15- or 20-amperes installed in bathrooms, garages, outdoors, crawl spaces, unfinished basements, kitchens, within 6 ft. of a sink, bathtub, or shower stall's outside edge, boathouses, and laundry areas.

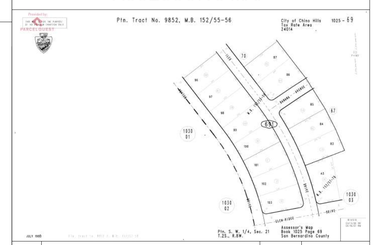
One receptacle is required at both the front and back of the dwelling per section 210.52(E)(1). These receptacles shall have a weatherproof enclosure, be listed as weather-resistant, and be GFCI protected per sections 406.9(B) and 210.8(B)(4)

All new lighting installed in residential units is required to be rated as high efficacy as required by section 150.0(k), Table 150.0-A. At least one luminaire installed in bathrooms, laundry rooms, and utility rooms shall be controlled by a vacancy sensor per 150.0(k)(2)(J)

Provided one laundry circuit (if providing a laundry area), and one bathroom circuit are all required to be installed per sections 210.11(C)(1), (2), and (3). A lighting circuit in habitable rooms and bathrooms is required per section 210.70(A)(1). A general receptacle outlet circuit shall be installed per section 210.52(A).

UFER GEC is required and a main bonding jumper shall not be installed in the subpanel.

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
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DANA VOLIANIUK

CLIENT:

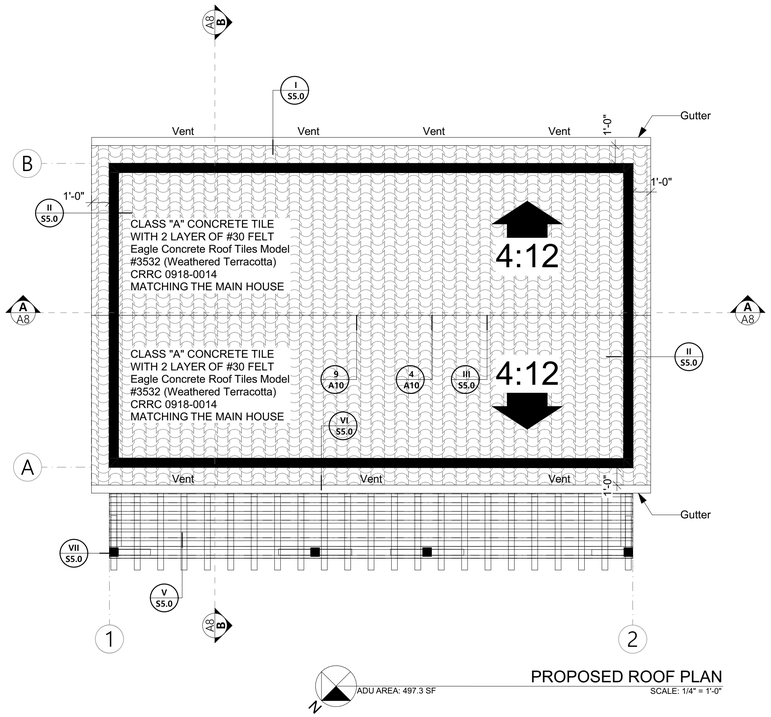
TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

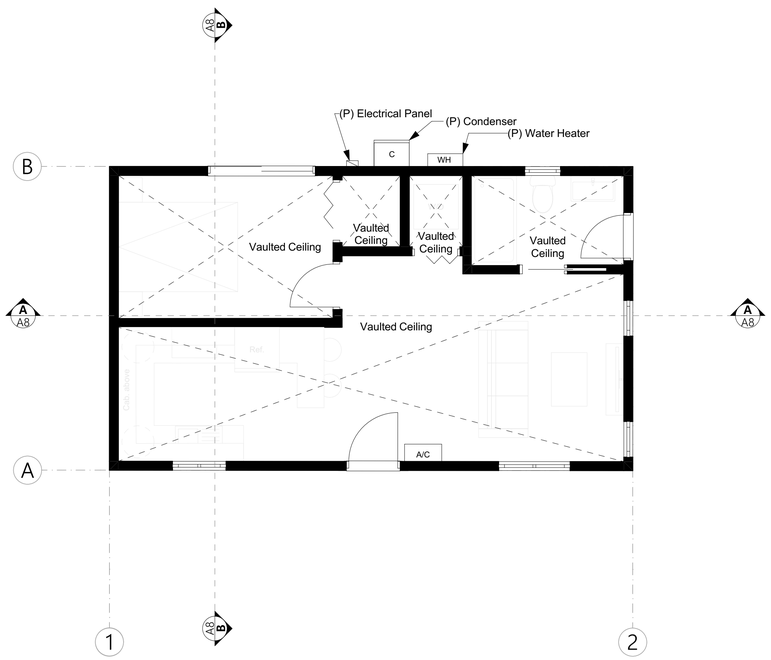
DRAWING TITLE:

PROPOSED CROSS SECTIONS, PROPOSED ELECTRICAL LAYOUT

SCALE AT ARCH D: 1/4"-1'-0"
DATE: 01/23/2025
PROJECT NO:
DRAWING NO: A8



PROPOSED ROOF PLAN
ADU AREA: 497.3 SF
SCALE: 1/4" = 1'-0"



PROPOSED CEILING PLAN
ADU AREA: 497.3 SF
SCALE: 1/4" = 1'-0"

LEGEND:

- 4:12 — ROOF SLOPE
- ROOF TILES
- DETAIL CALLOUT

ROOF COVERING:

1. 1/2" APA RATED SHEATHING (32/16), EXP-1 w/
   EN=8d @ 6"
   FN=8d @ 12"
   (UNBLOCKED)

2. CLASS "A" CONCRETE TILE WITH 2 LAYER OF #30 FELT
   Eagle Concrete Roof Tiles Model
   #3532 (Weathered Terracotta)
   CRRC 0918-0014
   MATCHING THE MAIN HOUSE

SIMPLE. elegant. SOLUTIONS.
from a company you can trust

EAGLE ROOFING PRODUCTS

Eagle Tile Product Specifications

www.eagleroofing.com

3532 Weathered Terracotta

Profile	Weight	Description	Category
Capistrano	Conventional	Hues of Terracotta, Gold Flashed	Conventional

Regions Available

California, Hawaii, Intermountain, Northwest, Western Canada

Ref	Aged Ref. (3 yr)	EMI	Aged EMI. (3 yr)	SRI	Aged SRI (3 yr)	CRRC
0.24	0.26	0.88	0.88	23	26	0918-0014

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

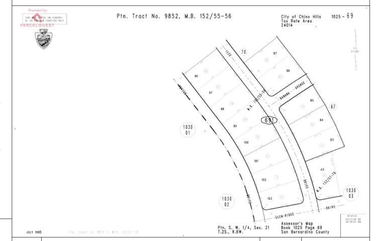
THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

LOT #: 96
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

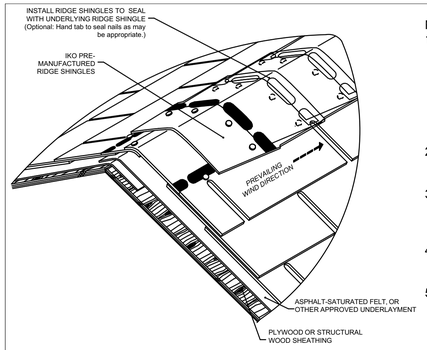
PROPOSED ROOF PLAN,
PROPOSED CEILING PLAN

SCALE AT ARCH D: 1/4"-1'-0"

DATE: 01/23/2025

PROJECT NO:

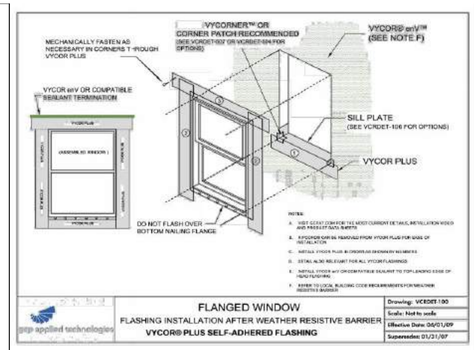
DRAWING NO: A9



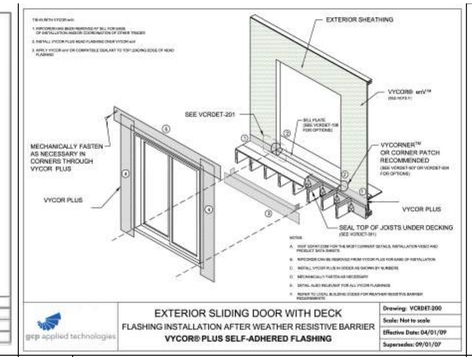
NOTES:

1. In cold climates, where snow and ice are common,an Ice & Water Protector membrane, such as IKOArmourguard or Stormshield, is recommended asan ice-dam protection membrane at all potential icedamming locations such as downslope eaves,valleys, crickets, around penetrations, and rakeedges. Consult local Building Code requirements.
2. To determine need for airflow and/or ventilation,including vent sizes/needs, refer to local buildingcodes.
3. Consider specifying hip and ridge shingles to befield-cut from full width 3-tab shingles, as they mayprovide for more coverage or overlap of theunderlying field course of shingles.
4. Dimensions shown are recommended minimumsand are intended to be approximate to allow forreasonable tolerances due to field conditions.
5. The profile of specific components, theirconfiguration or sequencing, can vary with the roofsystem, with climatic differences, and regional orarea practices.

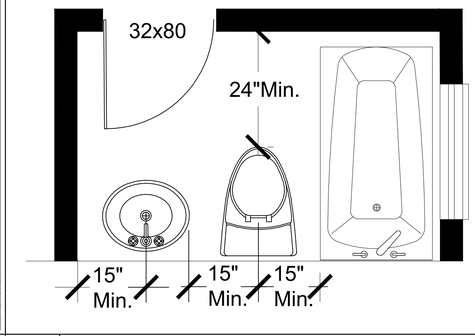
4 ROOF VENT DETAIL (TYP)



3 TYPICAL DETAIL



2 TYPICAL DETAIL



1 MINIMUM BATHROOM CLEARANCE

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

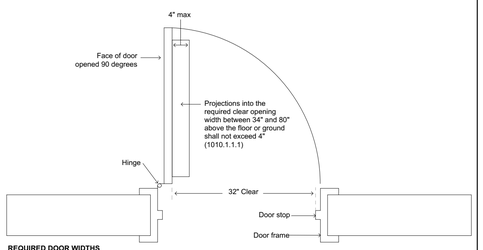
PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

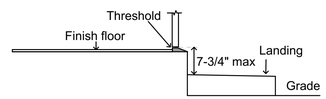
LOT #: 96
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

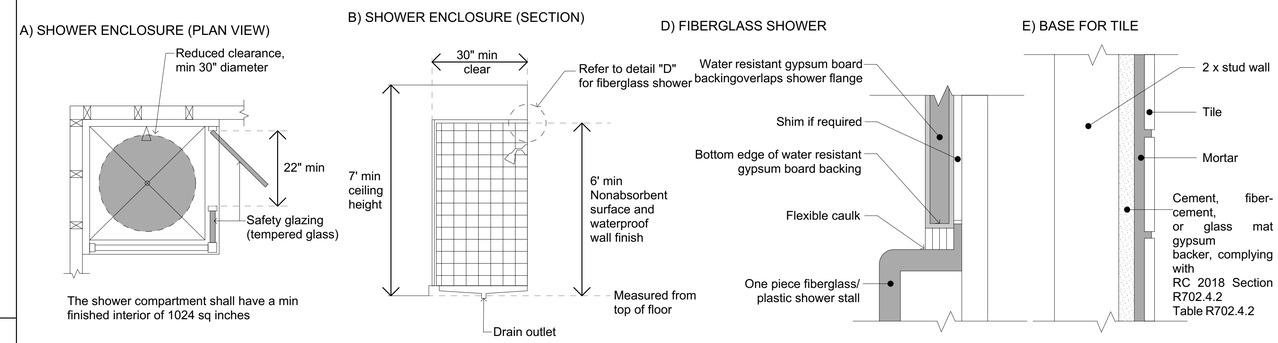


REQUIRED DOOR WIDTHS
32" clear + 1/2" (approx.) door stop + 1-7/8" door + 5/8: from center of hinge to face of door = 35" min. Typically, use 36" wide door.

7 DOOR CLEAR WIDTHS

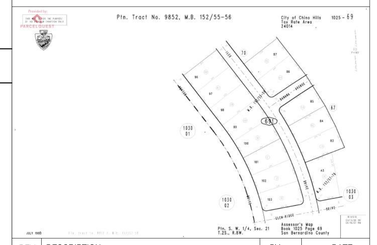


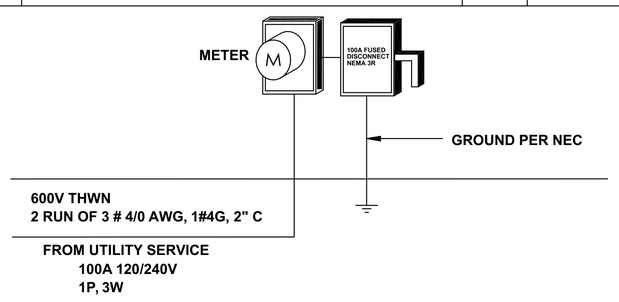
6 THRESHOLD AT EXTERIOR DOORS



5 SHOWER COMPARTMENT (UPC)

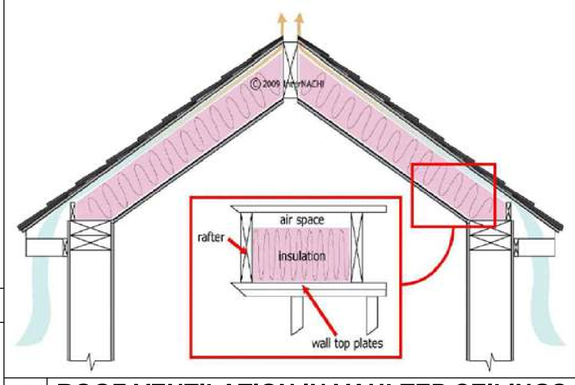
ASSESSOR'S MAP



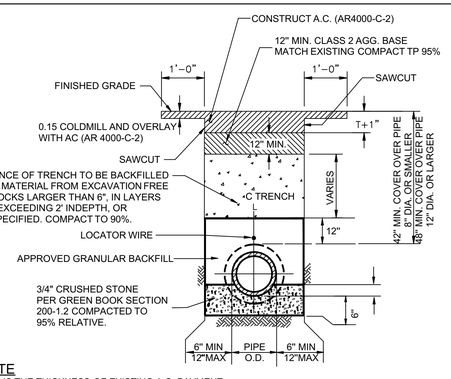


A metal underground water pipe in direct contact with the earth for 3.0 m (10 ft) or more (including any metal well casing bonded to the pipe) and electrically continuous (or made electrically continuous by bonding around insulating joints or insulating pipe) to the points of connection of the grounding electrode conductor and the bonding conductor(s) or jumper(s), if installed. CEC 250.52 (A) (1)
Rod and pipe electrodes shall not be less than 2.44 m (8 ft) in length and shall consist of the following materials.
(a) Grounding electrodes of pipe or conduit shall not be smaller than metric designator 21 (trade size 3/4) and, where of steel, shall have the outer surface galvanized or otherwise metal-coated for corrosion protection.
(b) Rod-type grounding electrodes of stainless steel and copper or zinc coated steel shall be at least 15.87 mm (5/8 in.) in diameter, unless listed. CEC 250.52 (A) (5)

8 GROUNDING ELECTRODES SCHEMATIC



9 ROOF VENTILATION IN VAULTED CEILINGS

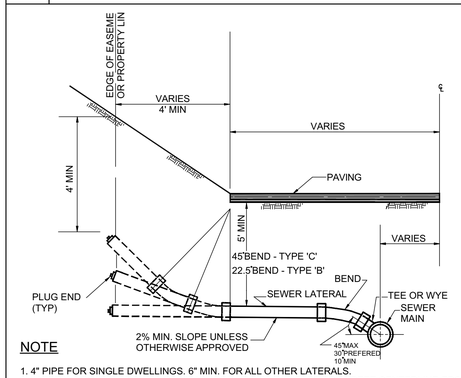


NOTE
1. "T" IS THE THICKNESS OF EXISTING A.C. PAYMENT.

11 TYPICAL TRENCH DETAIL

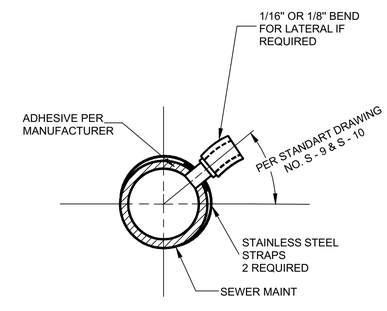
All Emergency Escape and Rescue Openings require a minimum 5.7 SQ.FT. of clear opening area, except grade-floor openings are permitted to be a minimum of 5 SQ.FT. in area.

10 EMERGENCY EGRESS FROM BEDROOM



NOTE
1. 4" PIPE FOR SINGLE DWELLINGS. 6" MIN. FOR ALL OTHER LATERALS.
2. LATERAL LOCATIONS SHALL BE MEASURED AT RIGHT ANGLES TO STREET CENTERLINE FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE COVER
3. WHENEVER DEPTH OF COVER OVER LATERAL IS LESS THAN 4'-0", SPECIAL BEDDING OR CONCRETE CRADLE PER STANDARD DRAWING NO. S-3 SHALL BE USED.

13 SEVER LATERAL



NOTE
1. ALL HOLES SHALL BE MACHINE DRILLED
2. MATERIAL TYPE OF SADDLE SAME AS SEWER MAIN.
3. INSTALLATION OF SADDLE PER MANUFACTURERS RECOMMENDATION.

12 MACHINE TAPPING CONNECTION

REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

ARCHITECTURAL DETAILS

SCALE AT ARCH D:

DATE: 01/23/2025

PROJECT NO:

DRAWING NO: A10

CONSTRUCTION REQUIREMENTS

2. Notching of studs in exterior or bearing walls shall not exceed 25% of its width. Notching of studs in nonbearing walls shall not exceed 40% of its width. Bored holes in studs shall not exceed 60% of its width, shall not be closer than 5/8" to the edge of the stud, and shall not be located in the same section as a cut or notch. Studs located in exterior or bearing walls shall be doubled if bored over 40% and up to 60% of its width. (R 602.6)

3. Wall and Ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450. Insulation materials shall have a flame spread index not to exceed 25, and a smoke-developed index not to exceed 450. (R 302.9, 302.10)

4. Provide fire blocking in concealed spaces of combustible stud walls, partitions, including furred spaces, at the ceiling and floor level, at 10-foot intervals both vertical and horizontal, and between stair stringers at the top and bottom. (R 302.11)

5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1)

6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R 903.2.1)

7. Roof diaphragm nailing to be inspected before covering. Wood structural panel sheathing shall comply with Section R803.2. (R 803)

8. End joints in lumber used as subflooring shall occur over supports, unless end-matched lumber is used, in which case each piece shall bear on not less than two joists. Wood structural panel sheathing used for structural purposes shall comply with Section R503.2. (R 503)

GLAZING REQUIREMENTS

9. The following shall be considered specific hazardous locations requiring safety glazing per Section R308:
a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.

b. Glazing in fixed or operable panels adjacent to a door where the bottom exposed edge of the glazing is less than 60 inches above the walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side on an in-swinging door.

c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge is less than 18 inches above the floor.
3. The top edge is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.

d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.

e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:
1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
2. The glazing is within 60 inches, measured horizontally and in a straight line, from the water's edge of a hot of a shower tub, spa, whirlpool, bathtub, or swimming pool, or from the edge , sauna or steam room.

f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is 36 inches or more measured horizontally from the walking surface, or a rail is designed per Section R308.4.6.

g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60-inch horizontal arc less than 180 degrees from the bottom tread nosing, unless the glazing is more than 18 inches from a protective guard per Section R312.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

10. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from exterior walls. (R303.9)

11. The following are required for central heating furnaces and low-pressure boilers in a compartment:
a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 904.2(1))
b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions. (MC 904.2(2))
c. When combustion air is taken from inside, the free area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One Opening shall be within 12 inches of the top of the enclosure and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1))
d. Not less than 1/4 of an inch screen mesh is required at openings where combustion air is taken from the outside. (MC 701.10(1)) e. Separate ducts shall be used for upper and lower combustion air openings, and maintained to the source of combustion air. (MC 701.11(4))

12. The following are required for appliances installed in an attic:
a. An opening and passageway shall not be less than 22 inches by 30 inches, and not less than the size of the largest component of the appliance. (MC 304.4)
b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 304.4.1)
c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 304.4.2)
d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 304.4.3)
e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 304.4.4)
f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1)
g. Appliance installation shall meet all listed clearances. (MC 303.1)

13. Clothes dryer exhaust duct shall terminate on the outside of the building in accordance with Section 502.2.1 and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. (MC 504.4)

14. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and is limited to a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for each 90 degree elbow in excess of two.(MC 504.4.2)

15. Appliances (water heater, furnace, etc.) located in the garage shall be installed so that burners and burnerignition devices are located not less than 18 inches above the floor, unless listed as flammable vapor ignition resistant. (MC 305.1)

16. Ducts shall be sized per Chapter 6 of the Mechanical Code.

17. Flush volumes of plumbing fixtures and flow rates of plumbing fittings shall comply with Section 4.303 of the Green Code.

18. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.2(2))

19. All showers and tub-showers shall have a pressure balance, thermostatic, or combination pressure balance/thermostatic mixing type valve. (PC 408.3)

20. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (PC 507.2)

21. Plumbing plan check and approval is required for2 inch and larger water lines, 2 inch and larger gas lines, or any gas line with a pressure of 2psi and higher.

22. Ground-fault circuit-interruption (GFCI) for personnel shall be provided in bathrooms, garages, non-habitable accessory structures at or below grade level, outdoor locations, crawl spaces at or below grade level, nonhabitable basements, kitchens where the receptacles serve countertop surfaces, locations within 6ft of the outside edge of sinks/bathtubs/showers, boathouses, and laundry areas. The GFCI shall be installed in a readily accessible location. (EC 210.8(A))

23. Arc-fault circuit-interruption (AFCI) protection shall be provided in all 120-volt, single phase, 15- and 20ampere branch circuits supplying outlets or devices installed in kitchens, habitable rooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas, by any means described in 210.12(A). (EC 210.12(A))

24. In any of the areas specified in item 23, where existing branch-circuit wiring is modified, replaced, or extended by more than 6ft and/or adds any outlet or device, the branch circuit shall be protected by one of the following:
a. A listed combination-type AFCI located at the origin of the branch circuit.
b. A listed outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit. (EC 210.12(B))

25. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamperresistant receptacles. (EC 406.12)

26. Where NM cable (Romex) is run across the top of joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided.
(EC 334.23, 320.23(A))

GREEN BUILDING STANDARD CODE

GENERAL REQUIREMENTS

1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
a. Water Closets – 1.28 GPF
b. Urinals – 0.5 GPF
c. Wall-mounted urinal – 0.125 GPF
d. Single showerhead – 2.0 GPM at 80psi
e. Multiple showerheads – 2.0 GPM at 80psi for all combined showerheads
f. Lavatory faucets – 1.2 GPM at 60psi
g. Lavatory faucets in public use areas – 0.5 GPM at 60psi
h. Metering faucets - .25 gallons per cycle
i. Kitchen faucets – 1.8 GPM at 60psi (4.303.1)

2. Annular spaces around pipes, electrical 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. (4.406.1)

3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)

4. At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)

5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)

6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)

7. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)

8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)

9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3) 10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
a. Carpet and Rug Institute's Green Label Plus Program OR
b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
c. NSF/ANSI 140 at the Gold Level OR
d. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)

11. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)

12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
c. RFCI FloorScore program, OR
d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (4.504.4)

13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

TABLE 4.504.3/TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATING[2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT	COATING CATEGORY	VOC LIMIT
Flat coatings	50	Magnesite cement coatings	450
Nonflat coatings	100	Mastic texture coatings	100
Nonflat high-gloss coatings	150	Metallic pigmented coatings	500
SPECIALTY COATINGS		Multi-color coatings	250
Aluminum roof coating	400	Pretreatment wash primers	420
Basement specialty coatings	400	Primers, sealers, and undercoaters	100
Bituminous roof coatings	50	Reactive penetrating sealers	350
Bituminous roof primers	350	Recycled coatings	250
Bond breakers	350	Roof coatings	50
Concrete curing compounds	350	Rust preventative coatings	250
Concrete/masonry sealers	100	Shellacs: Clear Opaque	 730 550
Driveway sealers	50	Specialty primers, sealers and undercoaters	100
Dry fog coatings	150	Stains	250
Faux finishing coatings	350	Stone consolidants	450
Fire resistive coatings	350	Swimming pool coatings	340
Floor coatings	100	Traffic marking coatings	100
Form-release compounds	250	Tub and tile refinish coatings	420
Graphic arts coatings (sign paints)	500	Waterproofing membranes	250
High-temperature coatings	420	Wood coatings	275
Industrial maintenance coatings	250	Wood preservatives	350
Low solids coatings[1]	120	Zinc-rich primer	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5/TABLE 5.504.4.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see *California Code of Regulations*, Title 17, Section 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness 5/16 inch (8mm).

TABLE 4.504.2/TABLE 5.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams Per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.1/TABLE 5.504.4.1
ADHESIVE VOC LIMIT[1,2]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet pad adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives	50
SPECIALITY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

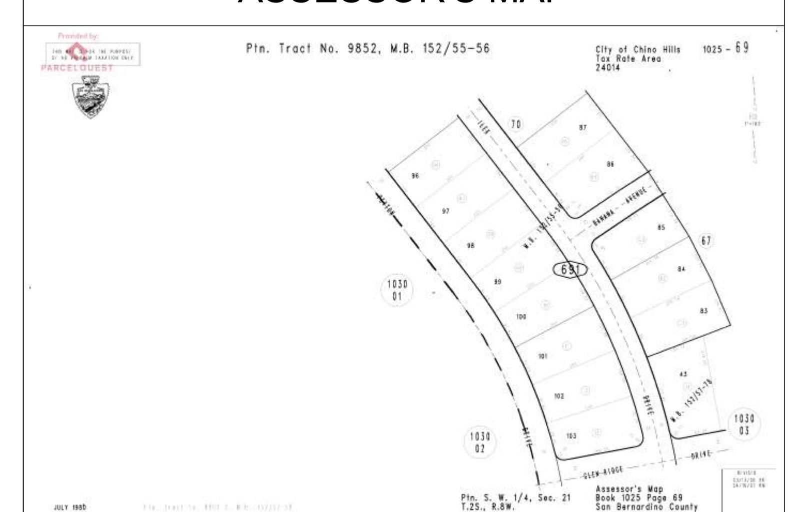
THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

LOT #: 96
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

GREEN BUILDING NOTES

SCALE AT ARCH D:

DATE: 01/23/2025

PROJECT NO:

DRAWING NO: A11.1

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

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

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

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

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

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

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

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

Exceptions:

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

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

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

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

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

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

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

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

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. 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.

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

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

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

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

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

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

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

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

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

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

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

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

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

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

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

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

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

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

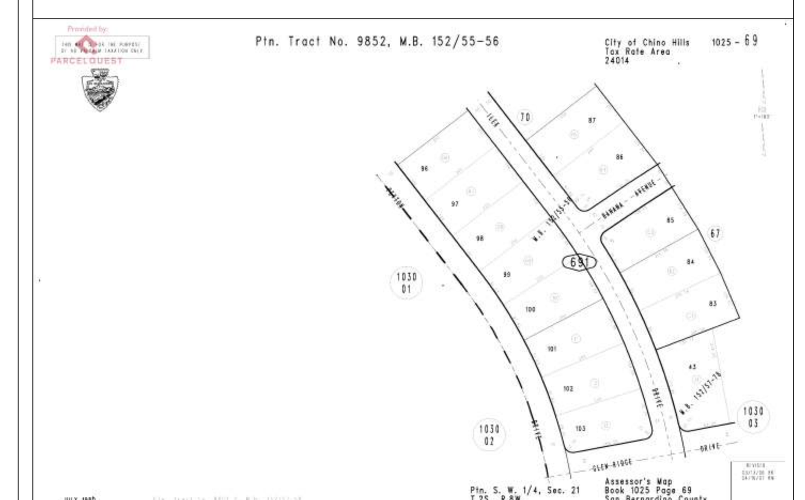
THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

LOT #: 96
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:
DANA VOLIANIUK

CLIENT:

TITLE:
(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:
GREEN BUILDING NOTES

SCALE AT ARCH D:
DATE: 01/23/2025
PROJECT NO:
DRAWING NO: A11.2

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT [1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS [1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD [2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (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 methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

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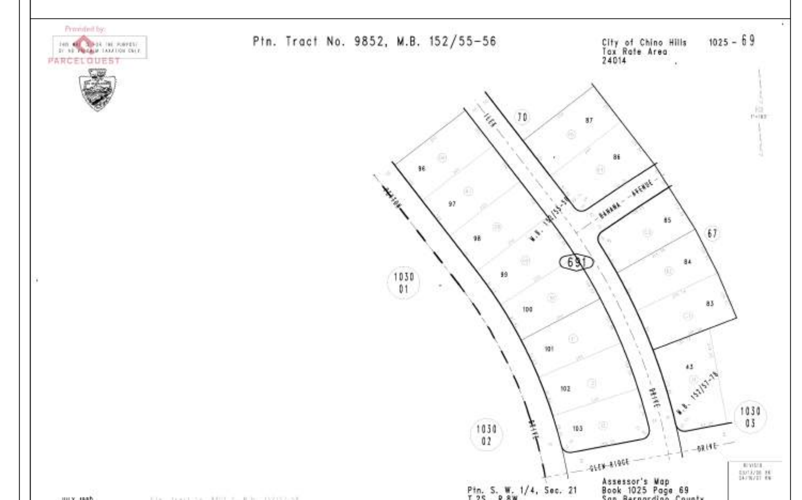
LEGAL DESCRIPTION:

LOT #: 96
APN #: 1025-691-06-0000
ZONNING: RS
TRACT: 9852
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENT:

TITLE:

(P) ONE STORY TYPE V-B,
NOT SPRINKLERED DETACHED ADU
497.3 SF WITH (P) PERGOLA 146.3 SF

DRAWING TITLE:

GREEN BUILDING NOTES

SCALE AT ARCH D:

DATE: 01/23/2025

PROJECT NO:

DRAWING NO: A11.3