### **GENERAL NOTES:**

1. GENERAL CONDITIONS OF THE CONTRACT (AIA DOCUMENT A-201) SHALL APPLY TO THIS

2. ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY STANDARDS, AND THE BEST TRADE PRACTICES.

3. THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A

4. ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ARCHITECT FOR THEIR RECORDS.

5. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE ARCHITECT OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.

6. THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.

7. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.

8. THE CONSTRUCTION MANAGER SHALL MAKE THE PREMISES SECURE FROM THE ELEMENTS AND TRESPASS ON A DAILY BASIS.

THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.

10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE

11. NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT

12. ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALI EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EEQUIPMENT SHALL BE

13. MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFEC AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND

14. WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED

15. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BY NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.

16. ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR

7. NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.

18. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK, ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

19. ALL DIMENSIONS ARE TO FACE OF FINISH STUD OR CENTERLINE OF STRUCTURE UNLESS

OTHERWISE NOTED. 20. FLOOR LIVE LOADS:

UNINHABITABLE ATTICS WITH LIMITED STORAGE..20PSF SLEEPING AREAS.. ALL OTHER AREAS. ..40PSF

ROOF LIVE LOADS: 20 PSF FLOOD ZONE: X= OUTSIDE A KNOWN FLOOD HAZARD ZONE

# **DEMOLITION NOTES:**

1. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

2. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND ARCHITECT PRIOR TO PROCEEDING.

3. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.

4. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL.

5. NOTIFY DESIGNER AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.

6. PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES OR LANDSCAPING TO

7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

8. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.

9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.

10. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.

11. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHERE EVER FEASIBLE.

EVENT OF ANY CONFLICTS OR DISCREPANCIES.

12. OWNER TO RETAIN POSSESSION OF ALL DOORS, WINDOWS, BATHROOM MIRRORS, AND BATHROOM MEDICINE CABINET.

13. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLAN FOR ACTUAL DEMOLITION REQUIREMENTS, PRIOR TO FINALIZING BID. CONTACT DESIGNER IN THE

# **NEW ADU**

# 4850 GASTMAN WAY, FAIR OAKS, CA 95628 APN: 242-0440-016 JURISDICTION: SACRAMENTO COUNTY

PROJECT SCOPE:

CONSTRUCT A NEW DETACHED 737 SF ADU WITH 2 BEDROOMS AND 2 BATHROOMS AT THE SIDE YARD OF THE PROPERTY/ EXISTING MAIN HOUSE

### PROJECT INFORMATION: ITEM PROPOSED ADU (E) MAIN HOUSE APN 242-0440-016 CONSTRUCTION TYPE VΒ VΒ NO SPRINKLERED **RD-5 RESIDENTIAL RD-5 RESIDENTIAL** ZONING JURISDICTION SAC COUNTY SAC COUNTY **OCCUPANCY** R3 R3 ONE ONE 2024 YEAR BUIL1 1958 **BEDROOMS BATHROOMS** 2 **BUILDING HEIGHT NO CHANGE**

PARCEL AREA: 14,375 SF / 0.33 ACRES

# PROJECT DIRECTORY:

**PROJECT DESIGNER:** 

MANUEL J. HERNANDEZ 1802 Egret Lane Hayward, CA 94545 510.600.7926 manuelh10@live.com

STRUCTURAL ENGINEER:

Imad Abu-Markhieh Civil & Structrual Engineering markhieh@gmx.com

**GENERAL CONTRACTOR:** 

**REDWOOD ADU** 2635 57th St Sacramento, CA 95817 916.905.4710 max@redwoodadu.com

**BUILDING DATA:** 

EXISTING RESIDENCE (NOT IN SCOPE) = +/- 1,462 SF

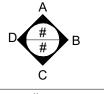
ADU COVERED PORCH = 68 SF

## **SYMBOLS:**

| ###  | DETAIL NUMBER SHEET NUMBER |  |
|------|----------------------------|--|
| # #/ | SECTION                    |  |

**DETAIL CALL OUT** 

INTERIOR ELEVATION





(#)

SEE DOOR SCHEDULE

# **CODE COMPLIANCE:**

2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

2022 CALIFORNIA FIRE CODE ALL SACRAMENTO COUNTY ORDINANCES

Sheet Name

TITLE 24

TITLE 24

# **DRAWING INDEX:**

PROPOSED DETACHED ADU (SPRINKLERED) = 737 SF

Sheet Number

T24

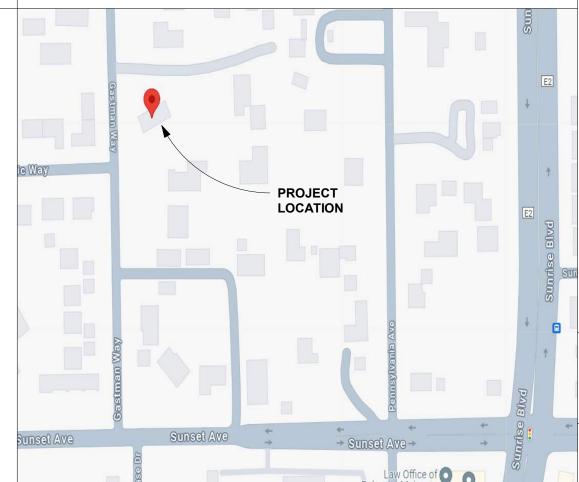
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| A0.1 | TITLE SHEET                 |
|------|-----------------------------|
| A0.2 | EXISTING SITE PLAN          |
| A0.3 | PROPOSED SITE PLAN          |
| A2.1 | LEVEL 1 PROPOSED            |
| A2.2 | LIGHTING AND ROOF PLAN      |
| A2.3 | FOUNDATION AND ROOF FRAMING |
| A4.0 | EXTERIOR ELEVATIONS         |
| A5.0 | SECTIONS                    |
| A6.0 | SCHEDULES                   |
| A9.0 | DETAILS                     |
| SD1  | STRUCTURAL DETAILS          |
| SN   | STRUCTURAL NOTES            |

## DEFERRED SUBMITTALS

FIRE SPRINKLER SYSTEM DESIGN AND ENGINEERING SHALL BE SUBMITTED FOR APPROVALS PRIOR TO INSTALLATION.

## **VICINITY MAP:**



### HERS FEATURE SUMMARY:

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING TABLES BELOW. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY

- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- FT2 (SC3.4.5)
- CONDITIONED SPACE (SC3.1.4.1.8)

- INDOOR AIR QUALITY VENTILATION KITCHEN RANGE HOOD
- VERIFIED HEAT PUMP RATED HEATING CAPACITY • WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN

# & FALL PREVENTION:

AGING-IN-PLACE DESIGN

SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1

**CENTERLINE** 

**ADJUSTABLI** 

AGGREGATE

MUNIMU IA

BITUMINOUS

BUILDING

BLOCKING

CERAMIC

CEILING

COLUMN CONCRETI

CONTINOUS

CORRIDOR

DIAMETER

**DRAWING** 

**ELEVATION** 

ELECTRICAL EQUAL EXTERIOR

FLOOR DRAIN

FLUORESCENT

FACE OF STUDS

FOOT OR FEET

FOOTING

**FURRING** 

GALVANIZED

GAUGE

GA. GALV.

FACE OF CONCRETE FACE OF FINISH

FLOOR

EXPANSION JOIN

DIMENSION

ASPHAL

BOARD

APPROXIMATI

POUND OR NUMBER

**REINFORCEMENT FOR GRAB BARS** (R327.1.1) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.

2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER. [11/2 INCH BY 71/4 INCH (38 MM BY 184 MM) ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 391/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.

4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS

5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.

**DOCUMENTATION FOR GRAB BAR REINFORCEMENT** (R327.1.1.1) INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4,

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS (R327.1.2) ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR

1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON

2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES (381 MM).

**INTERIOR DOORS** (R327.1.3) EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

**DOORBELL BUTTONS** (R327.1.)

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOÓRBELL BUTTON OR CONTROL.

**ABBREVIATIONS:** H.B. H.C. HR. HGT **HOLLOW CORE** HEIGHT HARDWOOD **INSULATION** INTERIOR **KITCHEN LAMINATE** LAV. LAVATORY MAX MAXIMUM **MECHANICAI** MINIMUM **MASONRY OPENING NOT IN CONTRACT** NO. N.T.S. NOT TO SCALE ON CENTER OPENING OPPOSITE PLATE **PLYWOOD** PROVIDED BY OWNER ROOF DRAIN REFRIGERATOR REINF REQ. RM. R.O. REINFORCED REQUIRED

**ROUGH OPENING** RAIN WATER LEADER SOLID CORE SIMILAR SPECIFICATION SQUARE SLAB ON GRADE

R.W.L

S.S

STOR. SUSP. SYM. T.O. T.O.C

T.O.W.

TYP. U.O.N.

SEE STRUCTURAL DRAWINGS STAINLESS STEEL SUSPENDED

SYMBOL TOP OF TOP OF CURB TELEPHONE TONGUE AND GROOVE TOP OF WALL TYPICAL UNLESS OTHERWISE NOTED

**VESTIBULE** WATER CLOSET

< Ш Z

SIGNATURE

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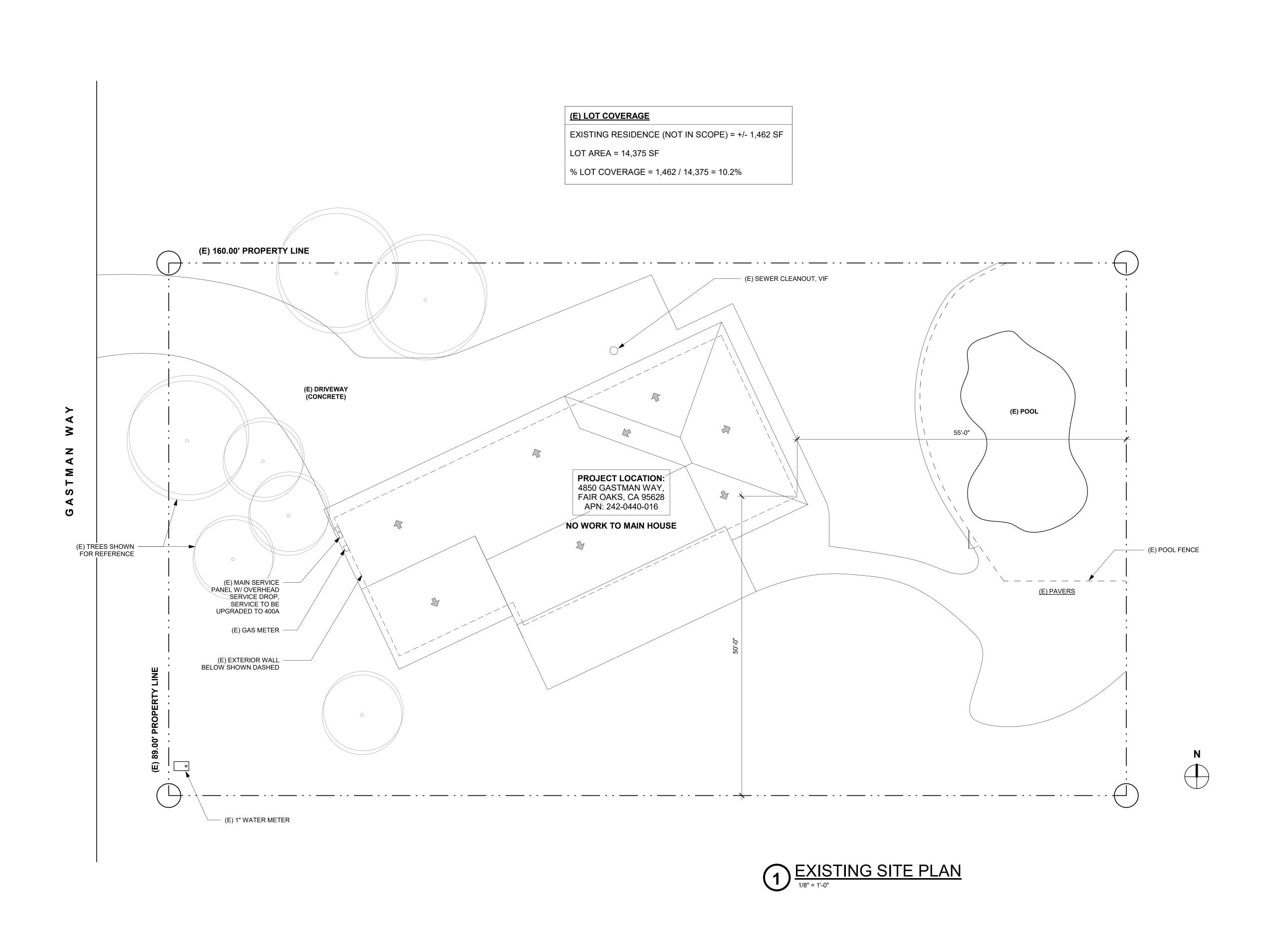
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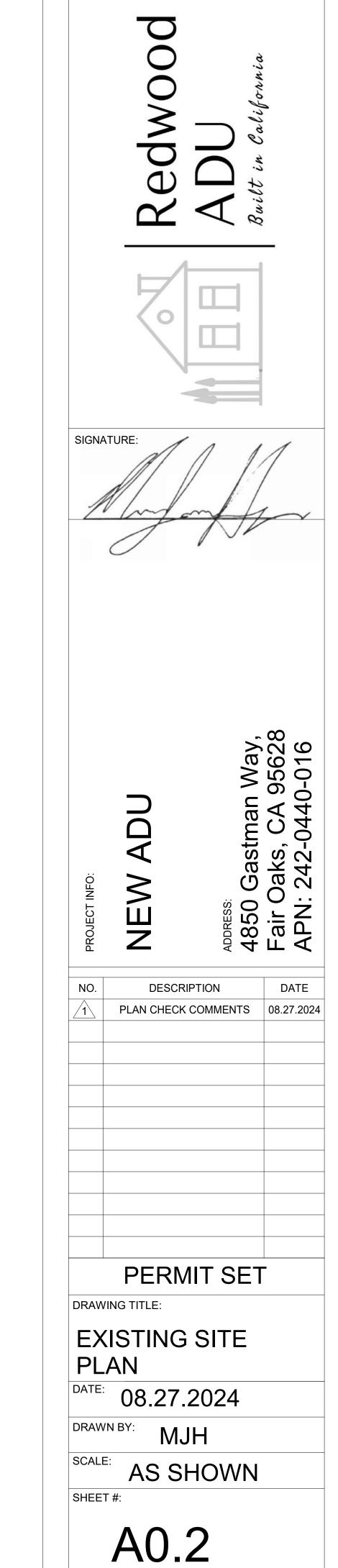
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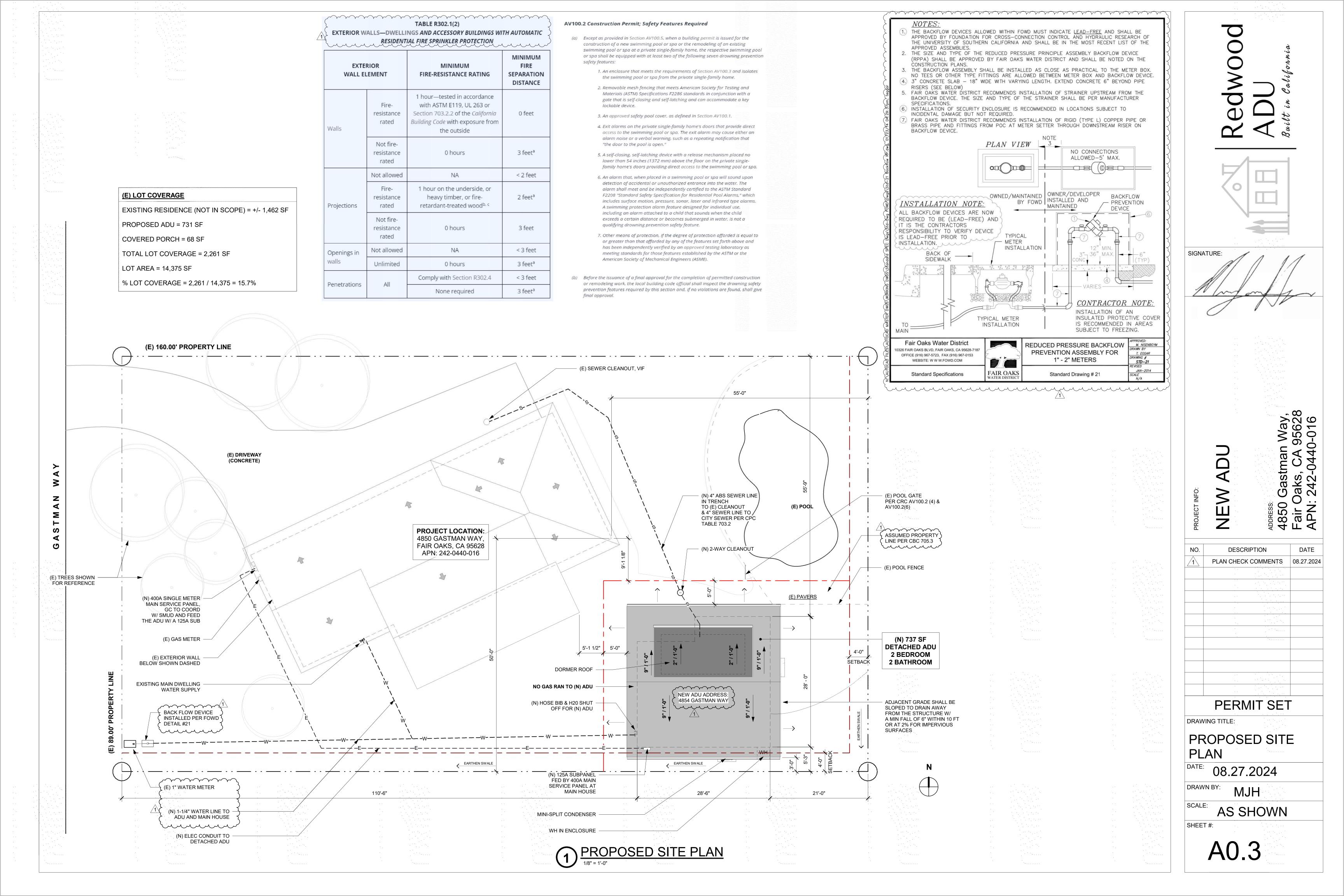
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### **FLOOR PLAN NOTES**

- THERE SHALL BE A LANDING AT EACH SIDE OF ALL DOORS NOT MORE THAN 1 1/2 INCHES LOWER THAN THE THRESHOLD AT THE REQUIRED EGRESS DOOR, AND NOT MORE THAN 7 3/4 INCHES FOR OTHER EXTERIOR DOORS. THE LANDING SHALL BE AT LEAST AS WIDE AS THE DOOR SERVED AND 36 INCHES MINIMUM LENGTH MEASURED IN THE DIRECTION OF TRAVEL. A LANDING IS NOT REQUIRED AT DOORS OTHER THEN THE REQUIRED EGRESS DOOR WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR OF THE DOOR, AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. CRC R311.3
- STAIRWAY RISE SHALL BE 4 INCHES MINIMUM AND 7 3/4 INCHES MAXIMUM. RUN SHALL BE 10 INCHES MINIMUM, HEADROOM SHALL BE 80 INCHES MINIMUM, WIDTH SHALL BE 36 INCHES MINIMUM, HANDRAILS SHALL PROVIDE GRASPABILITY AND BE 34 TO 38 INCHES ABOVE TREAD NOSING WITHOUT OPENINGS LESS THAN 4 3/8 INCHES CLEAR EXCEPT OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GUARD MAY BE 6 INCHES MAXIMIM DIAMETER. CRC R311.7 & R312.1.3
- GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- REQUIRED EGRESS DOOR SHALL BE SIDE HINGED AND HAVE A MINIMUM NET CLEAR WIDTH OF 32 INCHES AND A MINIMUM HEIGHT OF 78 INCHES PER CRC R311.2
- ALL WINDOWS SHALL BE DUAL PANE
- ALL NEW DOORS TO BE SOLID CORE SINGLE PANEL WOOD DOORS
- ALL BEDROOMS AND HALL AREAS THAT ACCESS HABITABLE ROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRED WITH BATTERY BACK UP
- SMOKE DETECTORS ARE REQUIRED IN EACH ROOM USED FOR SLEEPING, CENTRALLY LOCATED IN THE WALL OR CEILING, IN CORRIDORS PROVIDING ACCESS TO EACH SEPARATE SLEEPING AREA, AT EACH FLOOR OR BASEMENT LEVEL AND IN CLOSE PROXIMITY TO THE STAIRWAY.
- ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE US CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
- BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC R307.2
- 11. PROVIDE 30"x22" ATTIC ACCESS W/ SWITCH AND LIGHT AND RECP
- THERE SHALL BE A MINIMUM 5% GRADE AWAY FROM ALL FOUNDATION WALLS. CRC
- 13. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY A) WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET, WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24".
  - B) THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. DO NOT MEASURE TO THE WINDOW SILL. THIS GENERALLY APPLIES TO WINDOWS THAT HAVE A HEIGHT OF 3' OR LESS.
  - C) SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR A COURT THAT OPENS TO A PUBLIC WAY (4-SIDED COURTS ARE PROHIBITED).
  - D) IF SUCH OPENINGS OCCUR AT A PATIO, THE PATIO MAY NOT BE ENCLOSED. APPENDIX H, SECTION AH103.2.
  - E) THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF ANY KEYS OR TOOLS.
  - F) FOR EGRESS OPENINGS AT WINDOW WELLS OR AREA WELLS, REFER TO SECTION R310.2 OR R310.3 FOR REQUIREMENTS

### WATER CLOSET REQUIREMENTS

- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
- WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (2022 CPC 402.2)
- EACH BATHROOM CONTAINING A BATHING FACILITY SHALL BE MECHANICALLY VENTILATED FOR THE PURPOSES OF HUMIDITY CONTROL. (CRC R303.3.1)
- BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL HAVE WINDOW AT LEAST 3 SQUARE FEET IN AREA, HALF OF WHICH MUST BE OPENABLE, OR MECHANICAL VENTILATION MUST BE PROVIDED. (R303.3) PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC 802.0)
- TEMPERED GLAZING (2022 CBC 2406.4, 2403.1 AND CRC R308.1, R308.4) TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).
  - a) WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALING SURFACE.
  - b) WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
  - c) GLAZING ON THE HING-SIDE OF AN IN-SWING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE

### **GREEN BUILDING NOTES**

- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. (CGBSC SEC.4.303.1.1 AND CPC SEC.403.2.1)
- SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. (CGBSC SEC.4.303.1.3.1 AND CPC SEC.408.2) WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE
- OPERATION AT A TIME. (CGBSC SEC.4.303.1.3.2) THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI AND SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. (CGBSC SEC.4.303.1.4.1 AND CPC SEC.403.7)

SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN

- 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 RATE 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. (CGBSC SEC.4.303.1.4.4 AND CPC SEC.403.6)
- COMBINATION SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR COMPLIANT FAN AND, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, CONTROLLED BY A HUMIDITY CONTROL. (CRC SEC.R303.3.1, CMC SEC.402.5 AND CGBSC SEC.4.506.1)

EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER

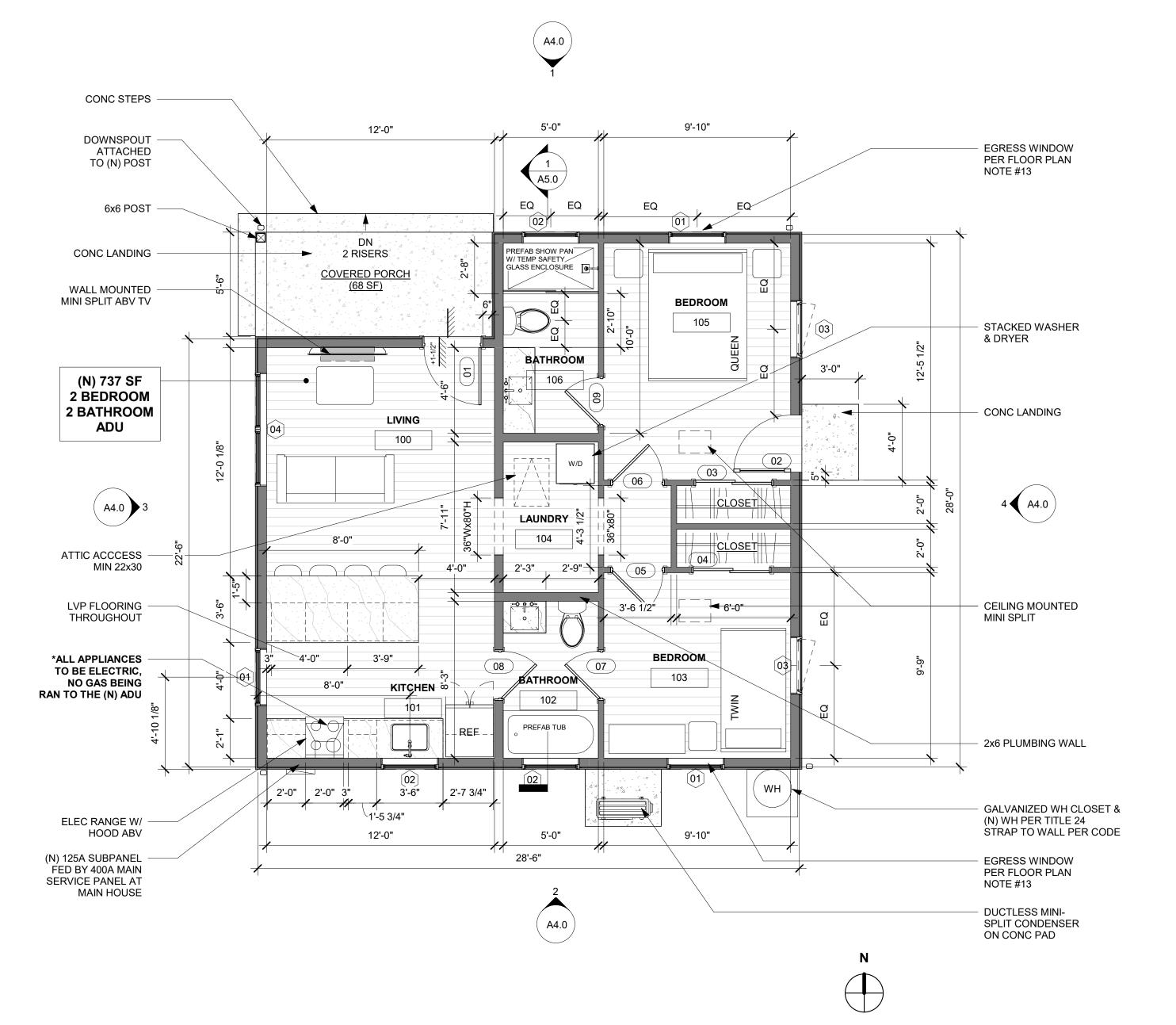
- HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT OR LESS TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
- (CGBSC SEC.4.506.1(A)) À HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT-IN). (CGBSC SEC.4.506.1(B))

### WALL LEGEND

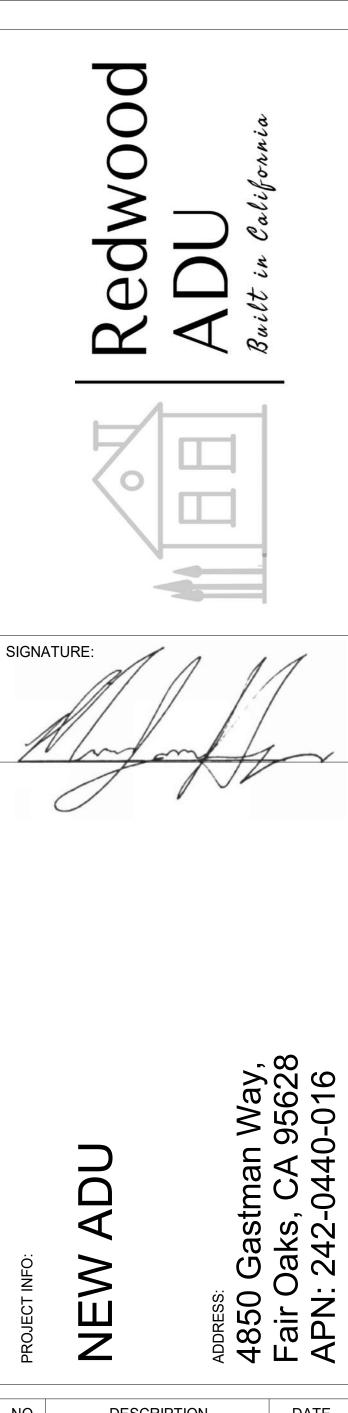
**NEW WALL: EXTERIOR:** 2x6 STUD WALL, SEE A4.0 & A4.1 FOR EXTERIOR **FINISHES** 

INTERIOR

INTERIOR WALLS: 2x4 STUD WALL AT 16" W/ 1/2" GYP BD EA SIDE ALL DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD







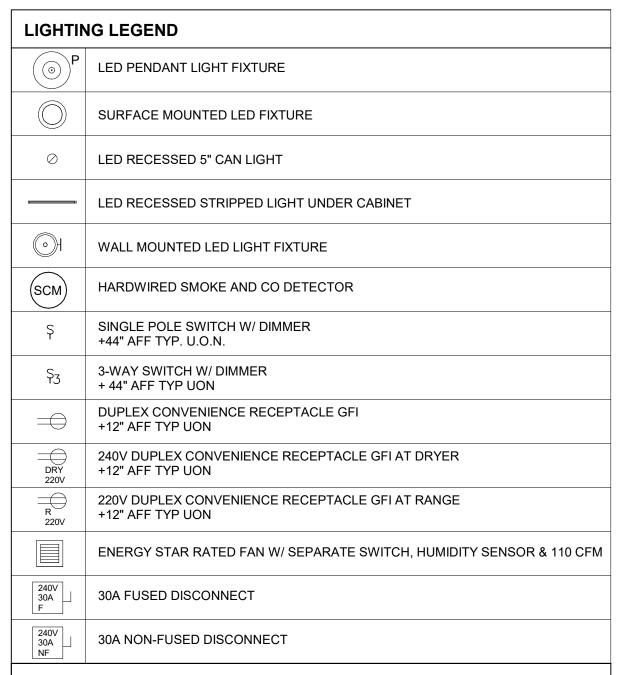
DESCRIPTION DATE PLAN CHECK COMMENTS 08.27.2024 PERMIT SET

DRAWING TITLE:

LEVEL 1 **PROPOSED** 

DRAWN BY:

**AS SHOWN** 

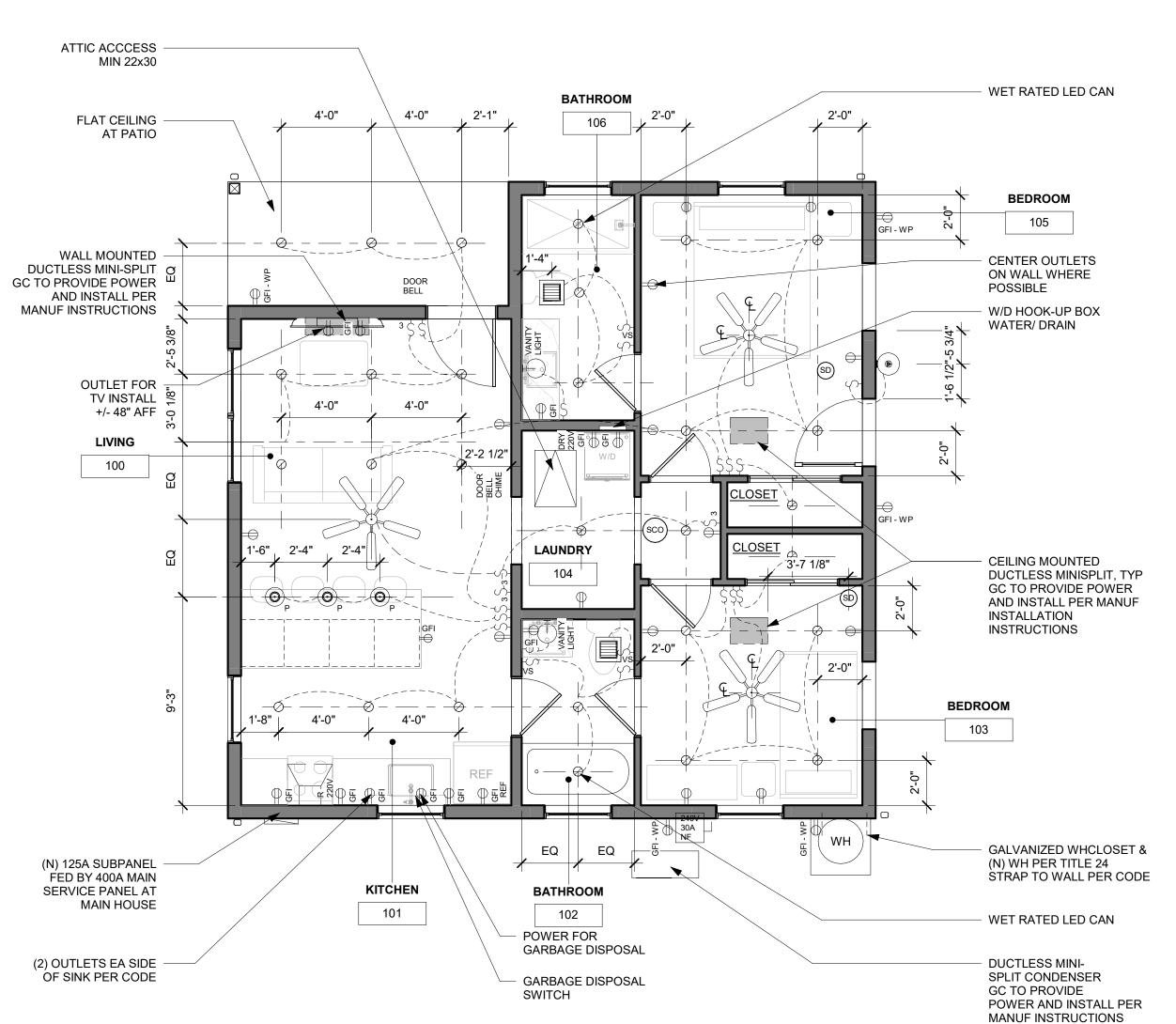


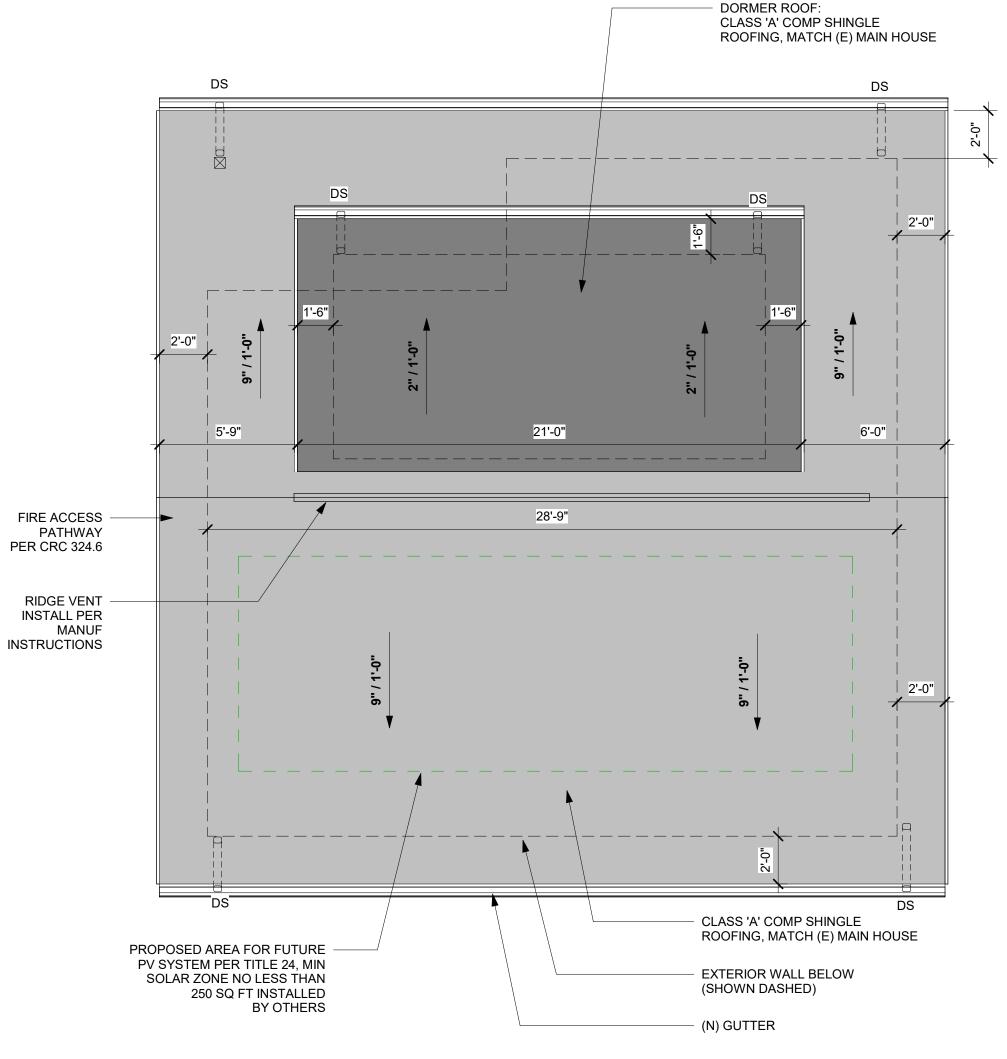
### **ELECTRICAL NOTES**

- 1. ALL SWITCHES TO BE DIMMABLE WITH ON/OFF FUNCTION U.O.N.
- 2. RECESSED LUMINAIRES TO BE ASTM E283 CERTIFIED AND IC RATED.
- 3. BATHROOM LIGHT FIXTURES TO BE ON VACANCY SENSOR, PER CODE
- 4. ALL LIGHT FIXTURES TO BE HIGH EFFICACY
- 5. ELECTRICAL CONVENIENCE OUTLETS SHALL BE LOCATED AT 12' MAX. APART, AND NO MORE THAN 6'-0" FROM THE EDGE OF ANY WALL SURFACE.
- 6. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1
- 7. LIGHTING PER CEC 150 0(K) AND CEC TABLE 150.0-A
- 8. AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES IS TO BE CONTROLLED BY A VACANCY SENSOR IN ADDITION TO HAVING ALL OF THE LIGHTS IN THESE SPACES TO BE HIGH EFFICACY. CA ENERGY CODE SEC. 150.0(K)2J
- 9. OUTDOOR LIGHTING IS TO BE HIGH EFFICACY THAT IS CONTROLLED BY AN ON AND OFF SWITCH IN ADDITION TO ONE OF THE FOLLOWING PER CA ENERGY CODE SEC. 150.0(K)3A:
  - . PHOTOCONTROL AND MOTION SENSOR
    . PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
  - ASTRONOMICAL TIME SWITCH CONTROL ENERGY MANAGEMENT CONTROL SYSTEM
- 10. NEW ELECTRICAL RECEPTACLES TO BE TAMPER RESISTANT. CEC ARTICLE 406.12 E2. PLEASE INDICATE THAT ALL BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, LAUNDRY ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS/SPACES SHALL HAVE A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI). CEC ARTICLE 210.12
- 11. PROVIDE A MINIMUM OF (2) 20 AMP DEDICATED BRANCH CIRCUITS FOR THE KITCHEN. CEC ART. 210.11(C)(1)
- 12. PROVIDE ONE 20 AMP DEDICATED BRANCH CIRCUITS TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS CEC ART. 210.11(C)(2)
- 13. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S) AND SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC ARTICLE 210.11(C)(3)
- 14. LAUNDRY RECEPTACLE OUTLET TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCTUI PER CEC 210.11(C)(2)
- 15. PROVIDE A 30 AMP CIRCUIT FOR THE ELECTRIC CLOTHES DRYER. CEC 220.54  $\,$
- 16. RECEPTACLES MUST BE INSTALLED AT 12 FOOT ON CENTER MAXIMUM IN WALLS. WALLS LONGER THAN 2 FEET AND HALLS LONGER THAN 10 FEET MUST HAVE A RECEPTACLE. A RECEPTACLE MUST BE PROVIDED WITHIN 3 FEET OF BATHROOM SINKS CEC 210.52
- 17. SMOKE ALARMS SHALL BE LISTED AS COMPLYING W/ UL 217 & BE INSTALLED AND MAINTAINED IN ACCORDANCE W/ NFPA 720 & THE ANUFACTURER'S INSTRUCTIONS
- 18. GC TO COORDINATE ALL OUTLET AND SWITCH LOCATION W/ THE OWNER
- 19. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIREWALLS. GARAGE TO DWELLING UNIT SEPARATION IS NOT A RATED FIREWALL. (R302.4.2). NEVER INSTALL ELECTRICAL PANELS IN A CLOSET. MAINTAIN A CLEARANCE OF 36 INCHES IN FRONT OF THE PANELS (CEC110.26).

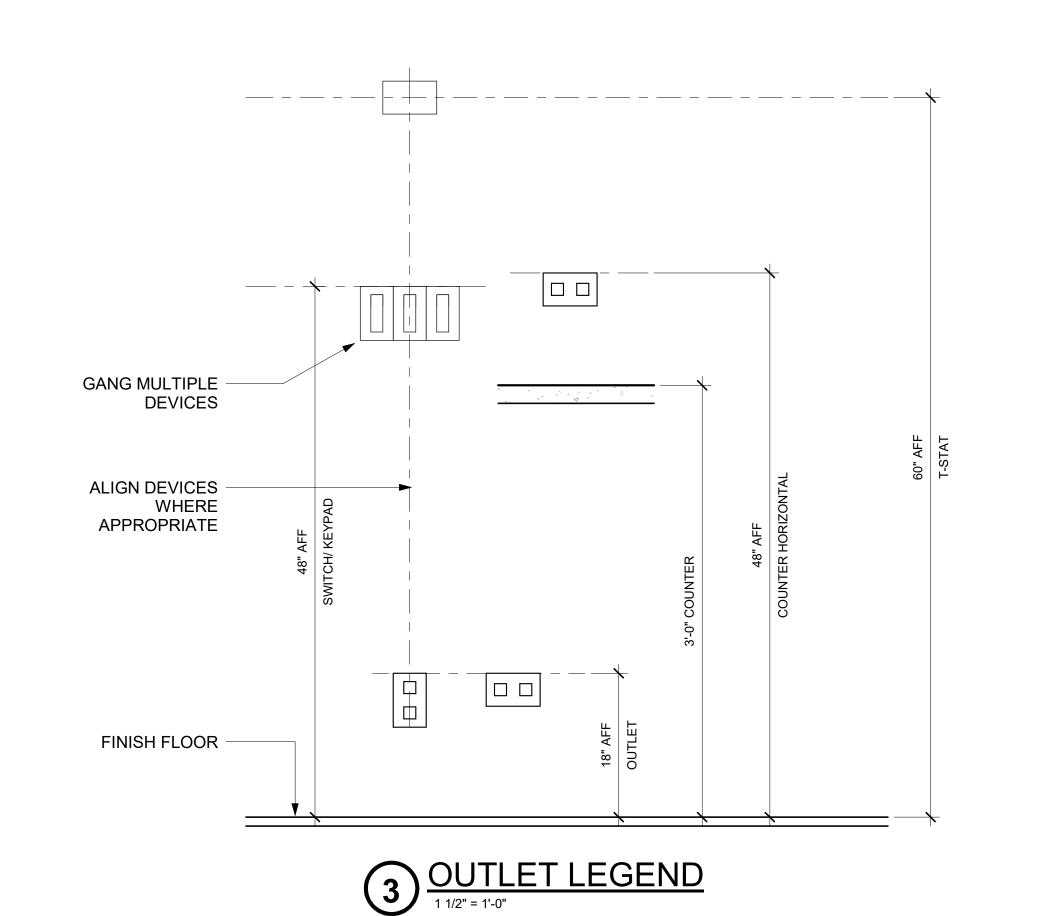
### SMOKE & CARBON MONOXIDE DETECTOR NOTES:

- 1. ALL SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT PER 2022 CRC. BATTERY OPERATED SMOKE DETECTORS ARE PERMITTED FOR RETROFITTING IN EXISTING CONSTRUCTION.
- 2. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.
- 3. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED FAN.
- 4. SMOKE ALARMS & CARBON MONOXIDE ALARMS ARE HARDWIRED AND INTERCONNECTED.
- 5. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034 & CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075.
- 6. SMOKE ALARMS SHALL BE PERMANENTLY WIRED WITH A BATTERY BACKUP AND SHALL BE LOCATED IN EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING. SMOKE ALARMS SHALL BE INTERCONNECTED.
- 7. CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOM(S) AND ON EVERY LEVEL OF THE DWFLLING
- 8. INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD-WATER SUPPLY AND THE HOT-WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER.

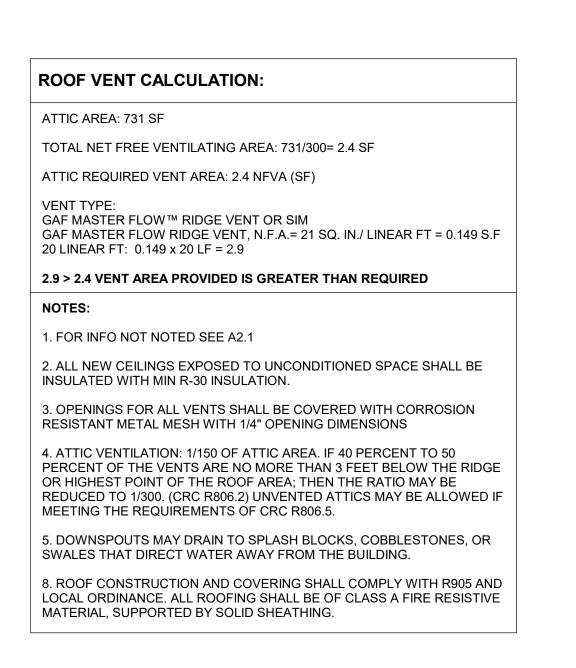




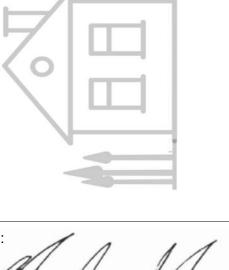


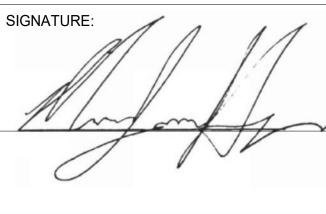












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NO. DESCRIPTION DATE
PLAN CHECK COMMENTS 08.27.2024

PERMIT SET

18tr (S, 2-0

LIGHTING AND

ROOF PLAN

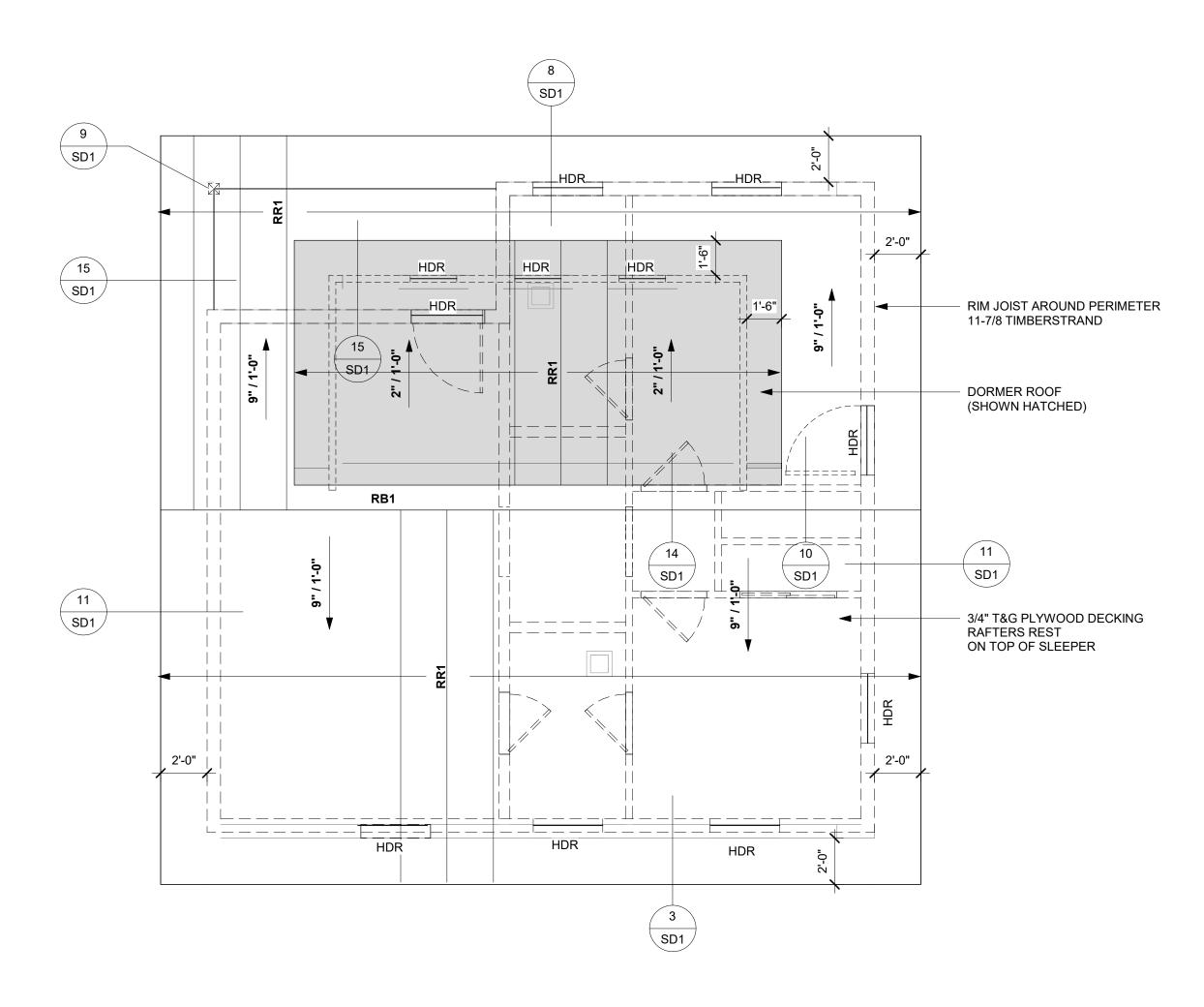
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AS SHOWN

SHEET #:

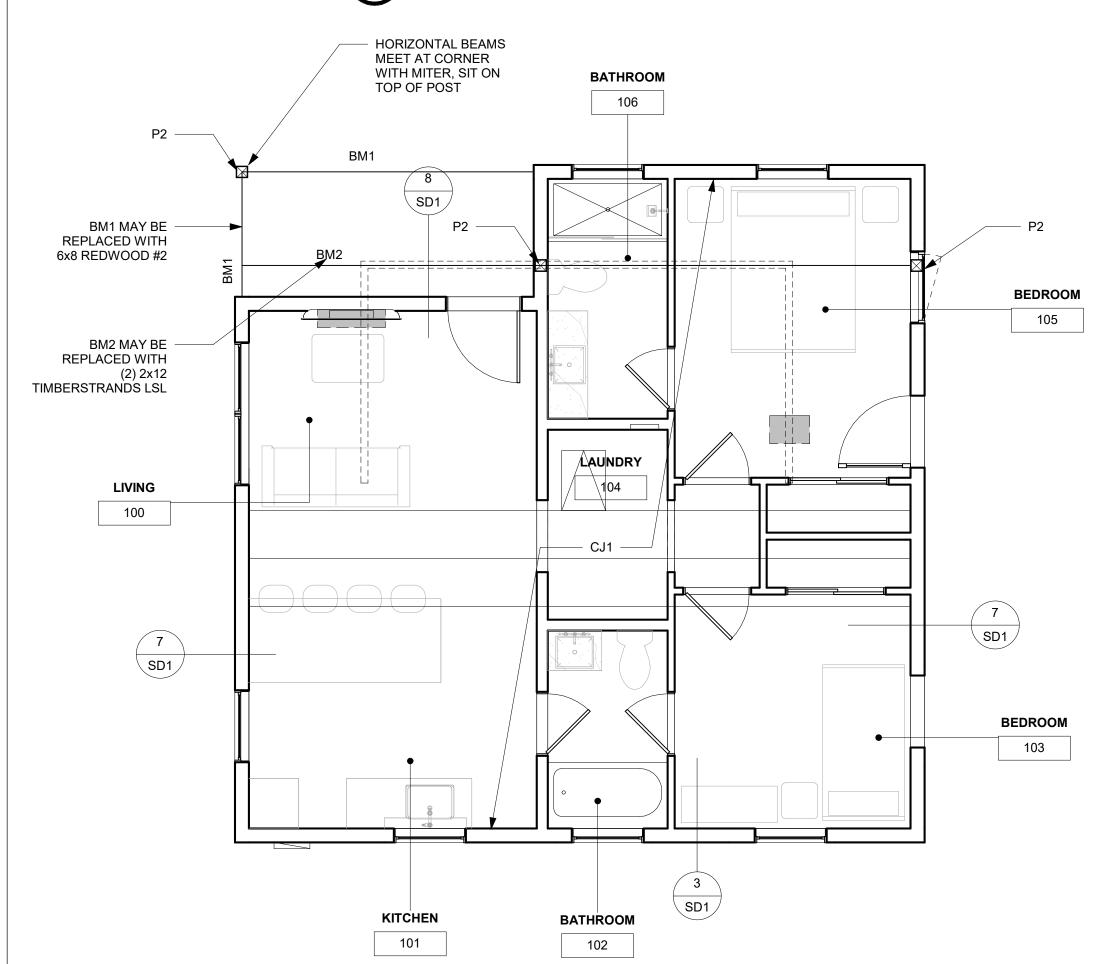
A2.2



# 28'-6" 12'-5 1/2" 16'-0 1/2" 5'-3 1/2" 10'-3 1/2" 2'-11 1/2" 5'-4 1/2" SD1 \**---**\---SD1 SD1 SLAB A <u>ا</u> \ 4'-0" HD -12'-11" 5'-3 1/2" 10'-3 1/2" 28'-6"

# FOUNDATION PLAN 1/4" = 1'-0"

# 2 ROOF FRAMING PLAN 1/4" = 1'-0"



3 CEILING JOIST PLAN

1/4" = 1'-0"

| CHEVD | VA/AII | CCHEDII | ı c |
|-------|--------|---------|-----|

| SHEA      | RWALL NAILING & TRANS        | All Values Con | All Values Conforming to the CBC |      |                   |                 |                                                          |                          |         |
|-----------|------------------------------|----------------|----------------------------------|------|-------------------|-----------------|----------------------------------------------------------|--------------------------|---------|
|           | DESCRIPT                     |                | NAII INCA                        |      | ANCHOR<br>BOLTS 2 | SHEAR TRANSFERS |                                                          |                          |         |
| SW<br>No. | MATERIALS <sub>5</sub>       | BOTH<br>SIDES  | HOLD<br>DOWN<br>POST             | SIZE | SPACING<br>EN-FN  | SPACING         | TOP PLATE<br>CONNECTOR <sub>3</sub> ,<br>RBC, LPT or A35 | SILL<br>PLATE<br>NAILS 4 | STRAP 6 |
| 1         | 3/8" OSB OR CDX PLY-<br>WOOD | N              | (2)2x<br>or 4x                   | 8d   | 6"-12"            | 5/8" @ 48"      | @24" o /c                                                | 16d @<br>9" o/c          |         |

- FOOTNOTES:

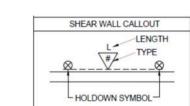
  1- ALL SHEAR WALLS TO BE FULLY BLOCKE
- 1- ALL SHEAR WALLS TO BE FULLY BLOCKED.
  2- PROVIDE 0.229" THICK X 3" SQUARE, FLAT PLATE WASHERS AT ALL ANCHOR BOLTS.
- 3- FOR WALLS WHICH BEAR TRUSSES; H-1 CLIP, FROM TRUSS TO TOP PLATE, MAY BE USED IN PLACE OF A35 TOP PLATE CONNECTOR.
- 4- USE RBC @ 3X SILL PLATE TO RIM JOIST OR SOLID BLOCKING WITH SPACING PER "TOP PLATE CON-
- NECTOR". 5- 5/8" T1-11 MAY SUBSTITUTE FOR 3/8" PLYWOOD OR OSB.
- 6- **N/A**

### HOLDOWN KEY:

Imad Abu-Markhieh

**H** = HDU2 W/ SSTB16 ANCHOR.

AT CORNERS WITH TWO HOLDOWNS SHARING A SINGLE POST, THE HOLDOWN WITH LOWER CAPACITY MAY BE ELIMINATED.



### ANCHOR BOLT NOTE:

- 1- ALL PARAMETER FOOTING SILL PLATES SHALL HAVE 5/8" ANCHOR BOLTS EMBEDDED 7" MINIMUM AND SPACED AT 6 FEET O.C. MAX UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE.
- 2- BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE.
- 3- USE 3" X 3" X 0.229" THICK FLAT PLATE WASHERS WITH  $1\!\!/_2$ " MAXIMUM EDGE DISTANCE FROM SHEATHING AT EACH ANCHOR BOLT.
- 4- IF THE FOUNDATION WAS NOT POURED MONOLITHICALL, MINIMUM EMBEDMENT RE-QUIREMENT SHOULD BE APPLIED TO THE FIRST POUR OR PLACE VERTICAL #4 DOWELS AT 16" OC WITH 12" MINIMUM EMBEDMENT.

| Imad Abu-Markhieh | 7/2/24 |
|-------------------|--------|

| FOOTING SCHEDULE |                |                        |               |               |  |  |  |  |  |
|------------------|----------------|------------------------|---------------|---------------|--|--|--|--|--|
| FOOTING<br>#     | SIZE           | REINFORCING            | DISCRIBTION   | POINT CAPCITY |  |  |  |  |  |
| F1               | 12" CONTUNIOUS | #4 TOP & #4 BOTTOM     | STRIP FOOTING | 5,000 lb.     |  |  |  |  |  |
| F2               | 12" SQUARE     | #4 BARS @ 8" OC EA WAY | PAD FOOTING   | 1,500 lb.     |  |  |  |  |  |

- 1. UNO, ALL PERIMETER AND INTERIOR STRP FOOTINGS ARE TYPE F1
- 2. REINFORCEMENT SHALL HAVE MIN 3" CLEARANCE WHEN POURED AGAINST SOIL
- FOOTINGS FOR BOXED COLUMNS MAY BE ENLARGED TO FIT THECOLUMN BOX PER 8/SD1
   FOOTING DEPTH: UNO, ALL STRIP FOOTINGS SHALL BE POURED MIN 12" BELOW LOWEST FINISH GRADE ON COMPETENT ORIGINAL GROUND.
- 5. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED ORIGINAL SOIL. IF FILL IS NEEDED PRO-VIDE STRUCTURAL FILL COMPOSED OF CRUSHED ROCK OR SAND/GRAVEL MIX COMPACTED TO 90% RELATIVE COMPACTION PER ASTM D-1557 TEST. EXTEND FILL FROM LOWER COR-
- NER OF FOOTING OUTWARD AT 1:1 SLOPE FOR DEPTH OF FILL.

  6. DESIGN SOIL PRESSURE =1500 PSF

## CONCRETE SLAB NOTES

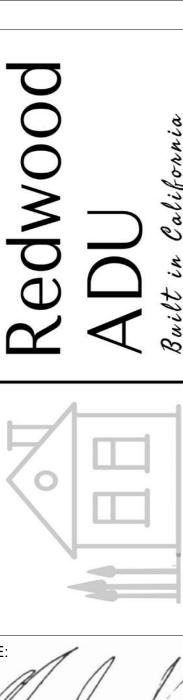
- A. FOR INTERIOR SLABS, USE 4" CONCRETE SLAB W/ MIN. 6x6 W1.4xW1.4 WWR FLAT SHEETS OR /#3 BARS @ 24" OC EA WAY, CENTERED IN SLAB, OVER OPTIONAL 1"-2" PEA-GRAVEL LAYER, OVER MINIMUM 10 MIL VAPOR RETARDER, OVER 4" GRAVEL BASE, OVER PREPARED SUB-GRADE
- B. FOR GARAGE SLABS, USE 4" CONCRETE SLAB W/ MIN. 6x6 W1.4xW1.4 WWR FLAT SHEETS OR /#3 BARS @ 24" OC EA WAY, CENTERED IN SLAB, OVER OPTIONAL 10MIL POLYETHYLENE VAPOR BARRIER OVER 4" GRAVEL BASE, OVER PREPARED SUB-GRADE.
- C. FOR EXTERIOR CONCRETE FLAT WORK, USE MIN. 4" THICK CONCRETE SLAB W/ MIN. 6x6
  W1.4xW1.4 WWR FLAT SHEETS OR /#3 BARS @ 24" OC EA WAY, CENTERED IN SLAB, SLOPED ¼"
  PER I'-0 " AWAY FROM STRUCTURE.

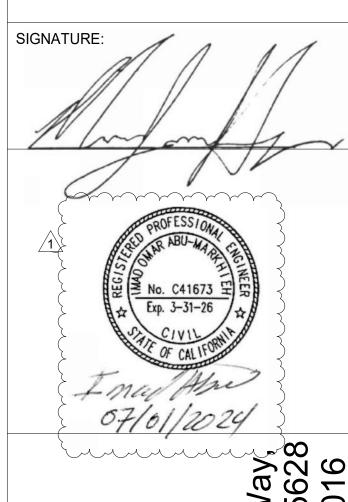
| BEAM SCHEDULE           |                                                     |  |  |  |
|-------------------------|-----------------------------------------------------|--|--|--|
| MEMBER                  | SPECIFICATIONS                                      |  |  |  |
| Roof: Ridge Beam RB1    | 2 piece(s) 1 3/4" x 18" 2.0E LVL                    |  |  |  |
| Roof: Rafter RR1        | 1 piece(s) 2 x 10 DF No.2 @ 24" OC                  |  |  |  |
| Attic: Joist CJ1        | 11 7/8" TJI 110 @ 24" OC OR 2 x 12 DF No.2 @ 24" OC |  |  |  |
| Roof: Drop Beam BM1     | 1 piece(s) 4 x 8 DF No.2                            |  |  |  |
| Ceiling: Flush Beam BM2 | 1 piece(s) 4 x 12 DF No.1                           |  |  |  |
| Headers up to 6ft HDR   | 1 piece(s) 4 x 6 DF No.2                            |  |  |  |

### NOTES:

THE SPECIFICATIONS ARE MINIMUM STRUCTURAL REQUIREMENT, THE CONTRACTOR IS FREE TO USE LARGE SIZES OR HIGHER QUALITY ENGINEERED WOOD OF SAME SIZE FOR ARCHITECTURAL OR OTHER PRACTICAL REASONS.

 $\mbox{P2} - \mbox{2-2x}$  or 4x TRIMMER POST. FOR EXTERIOR POSTS USE PT. 4x4 POST W/SIMPSON CAP AND BASE TO SUIT.





4850 Gastman Wa Fair Oaks, CA 956 APN: 242-0440-01

NO. DESCRIPTION DATE

PLAN CHECK COMMENTS 08.27.2024

NEW

PERMIT SET

DRAWING TITLE:

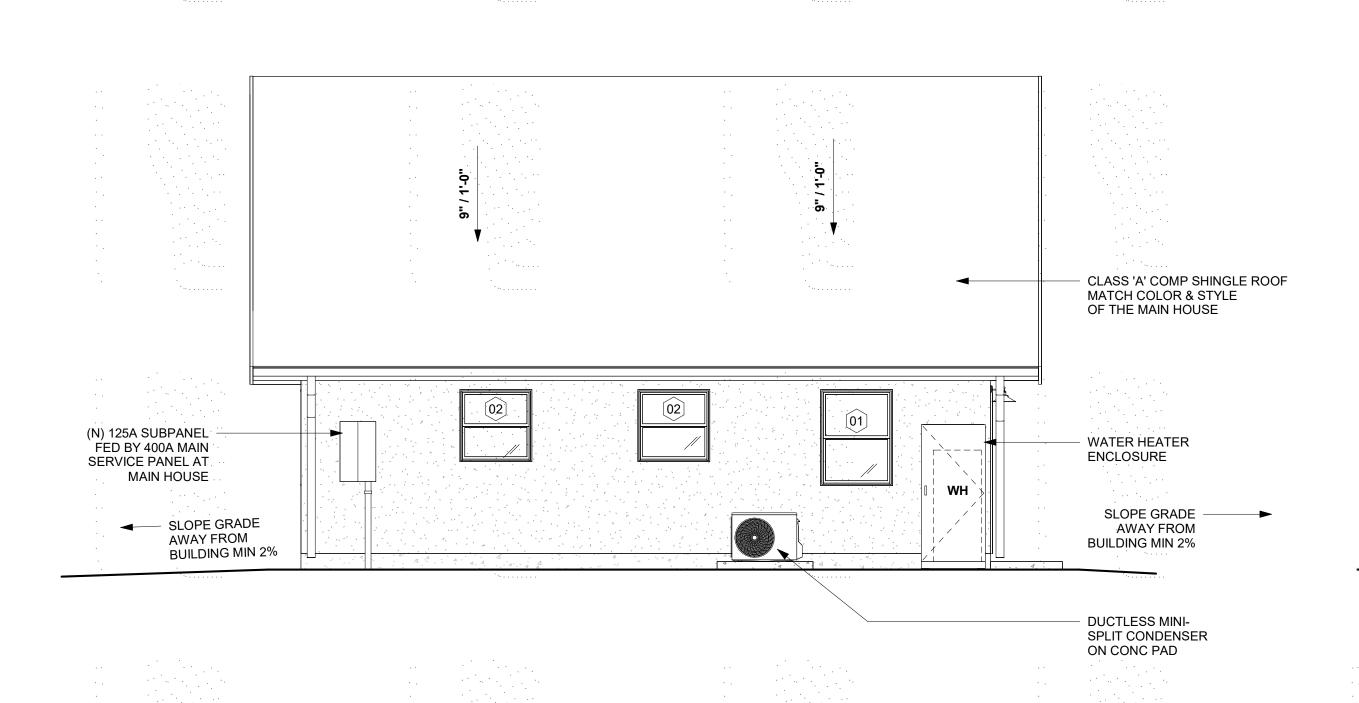
FOUNDATION AND ROOF FRAMING

DATE: 08.27.2024

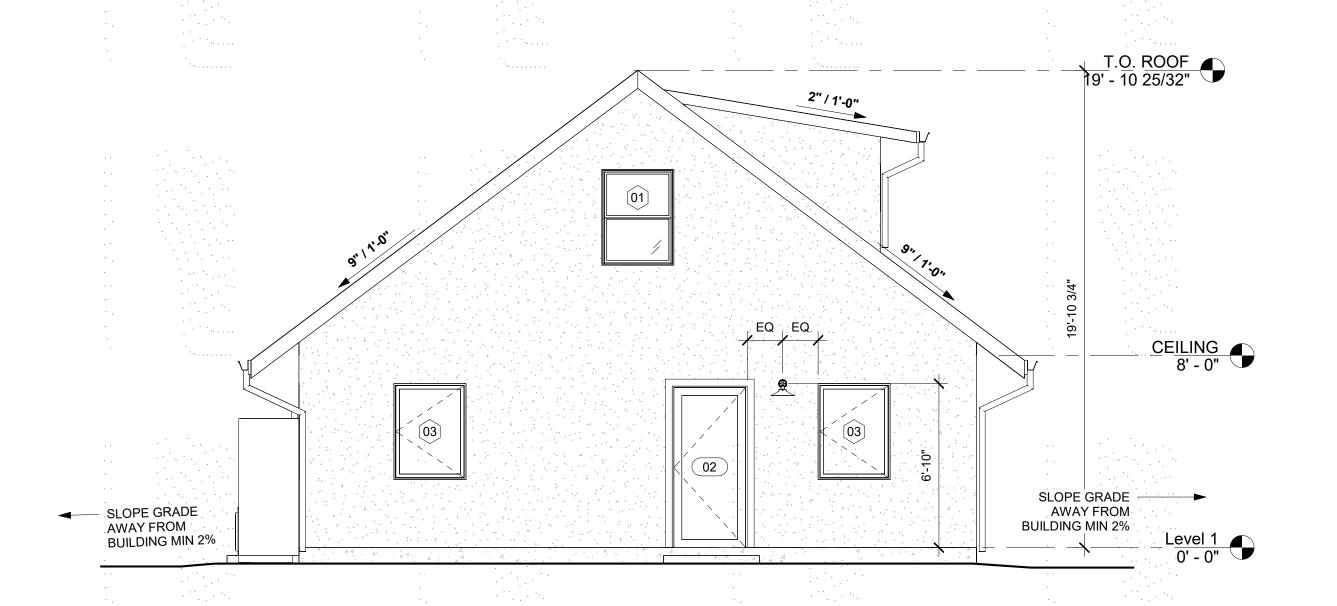
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A2.3

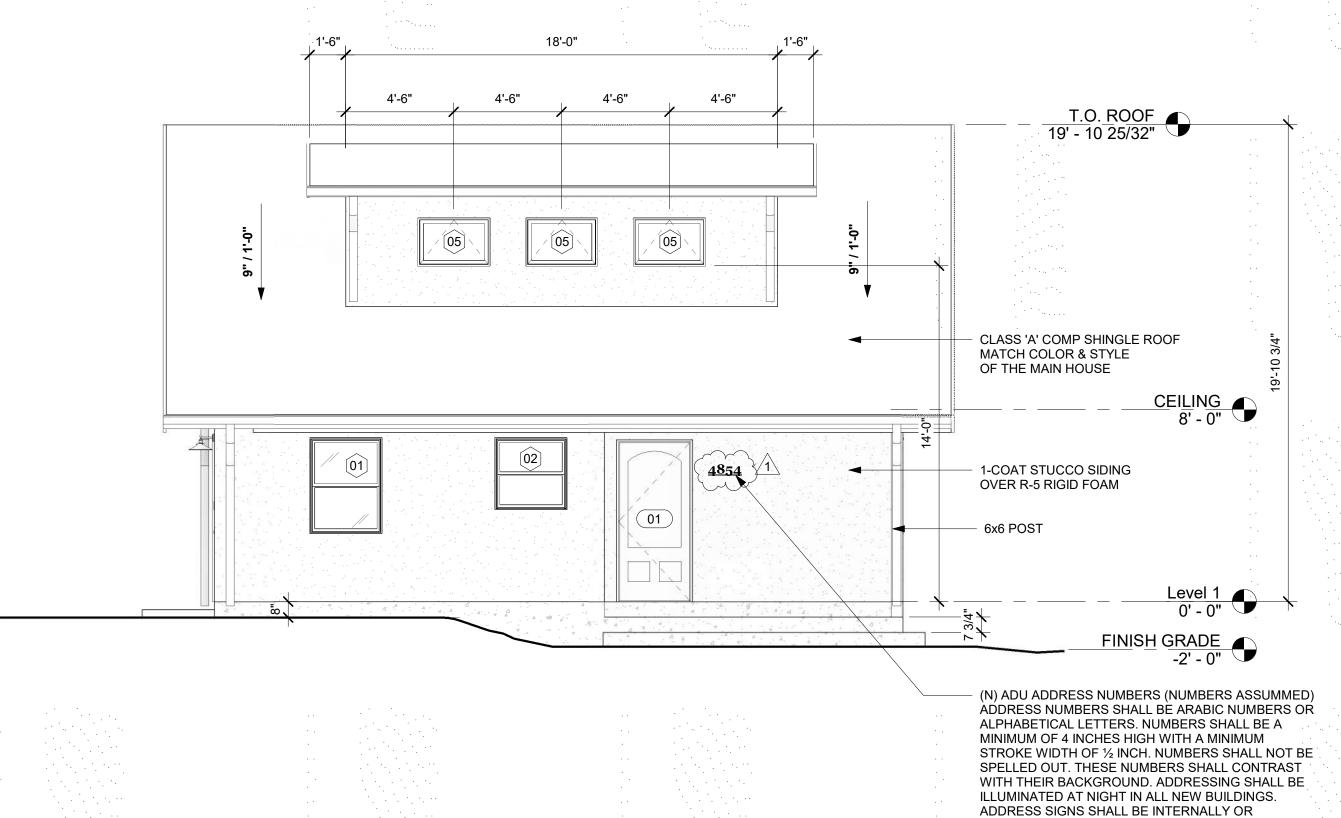


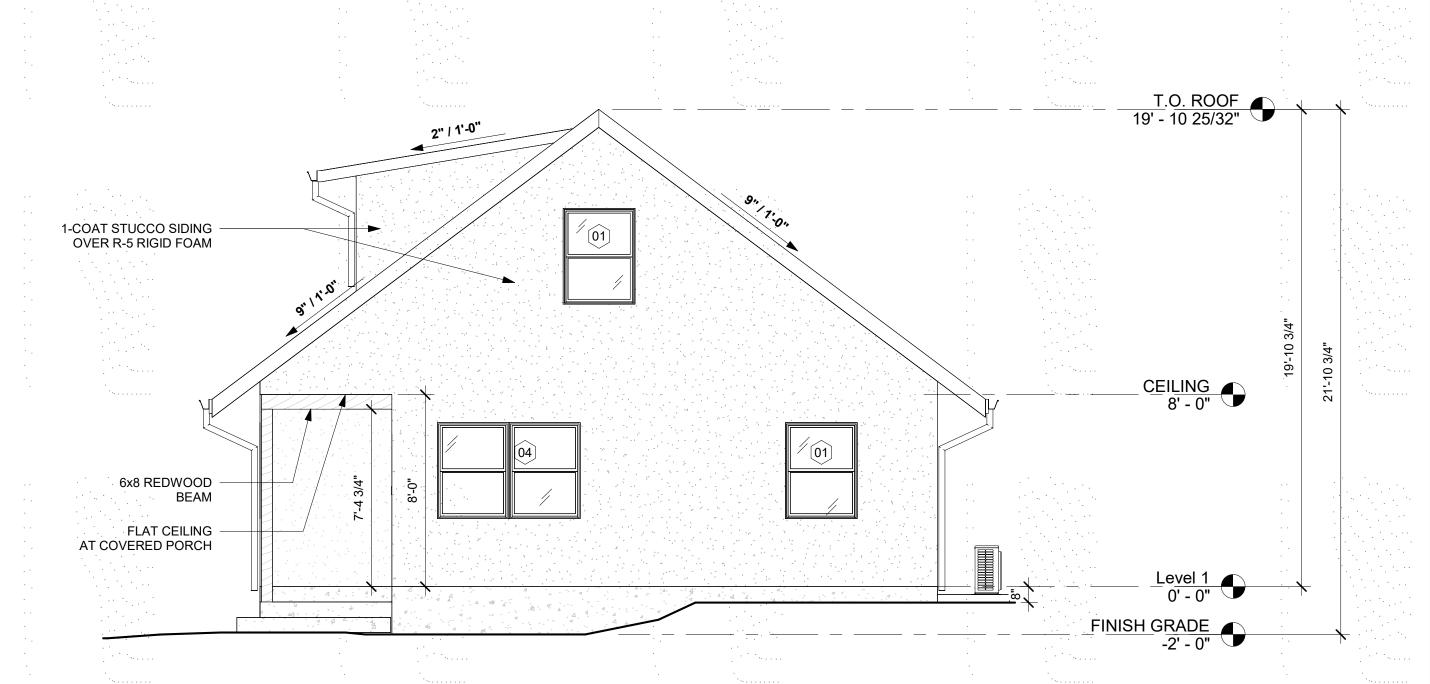




EXTERIOR EAST ELEV

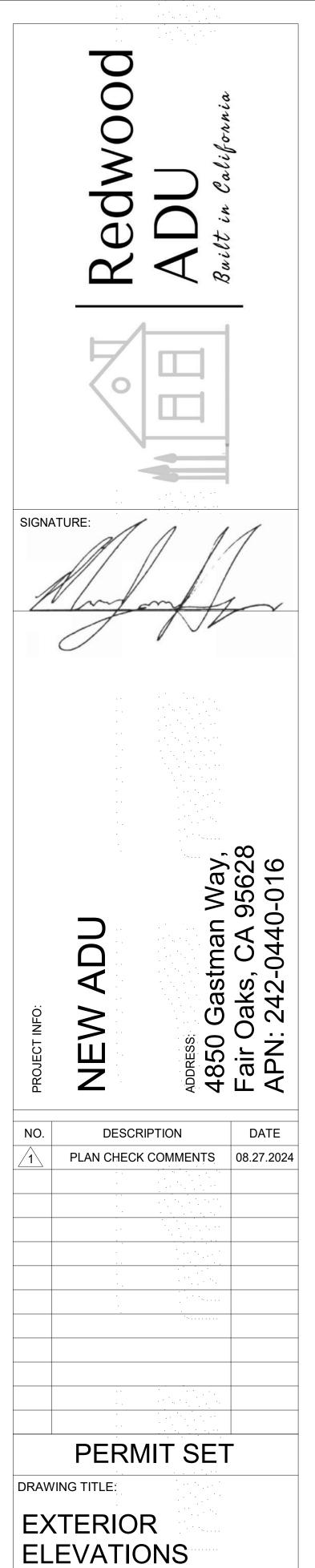
1/4" = 1'-0"





3 EXTERIOR WEST ELEV

1/4" = 1'-0"



DATE: 08.27.2024

A4.0

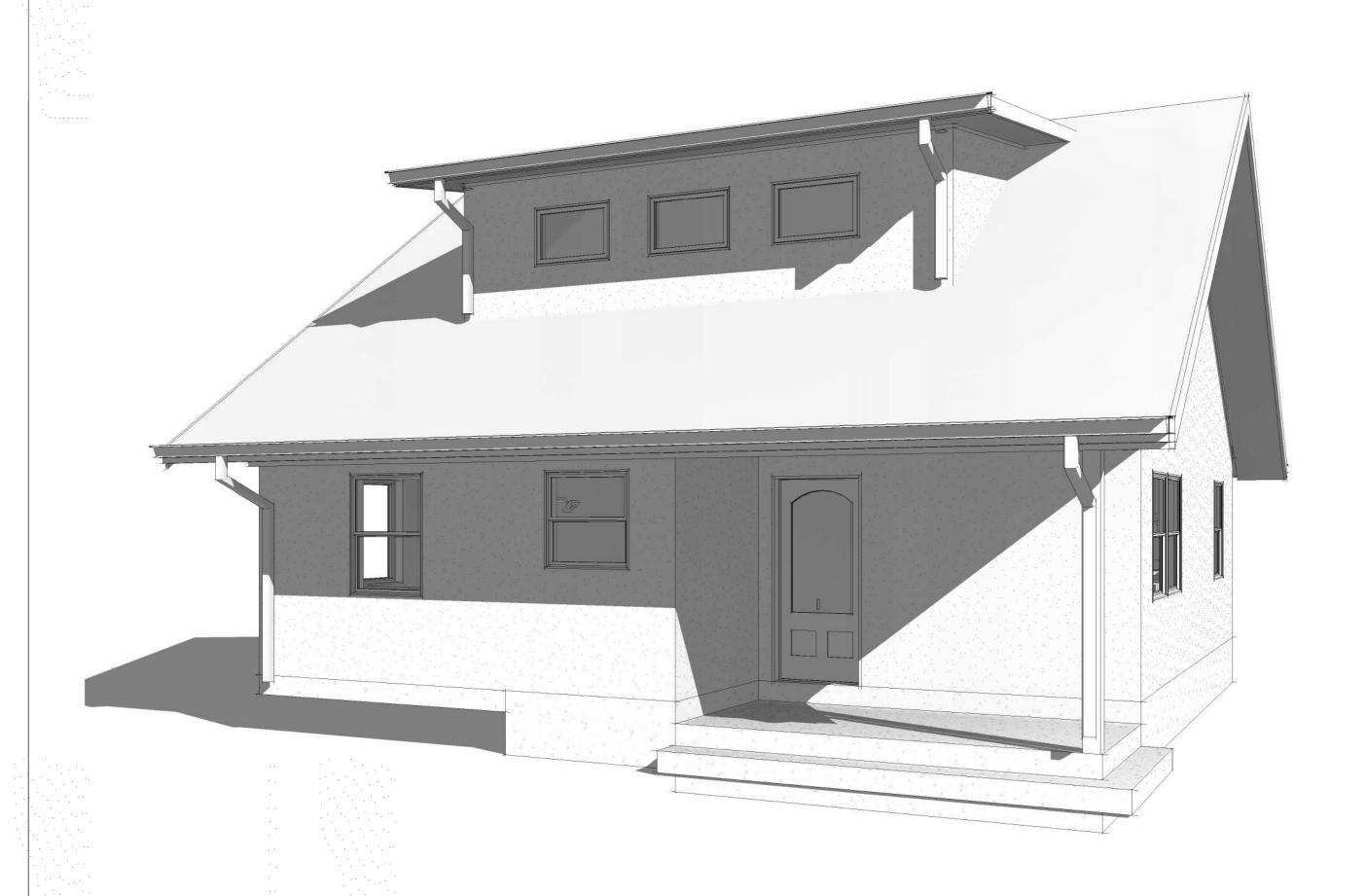
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MJH

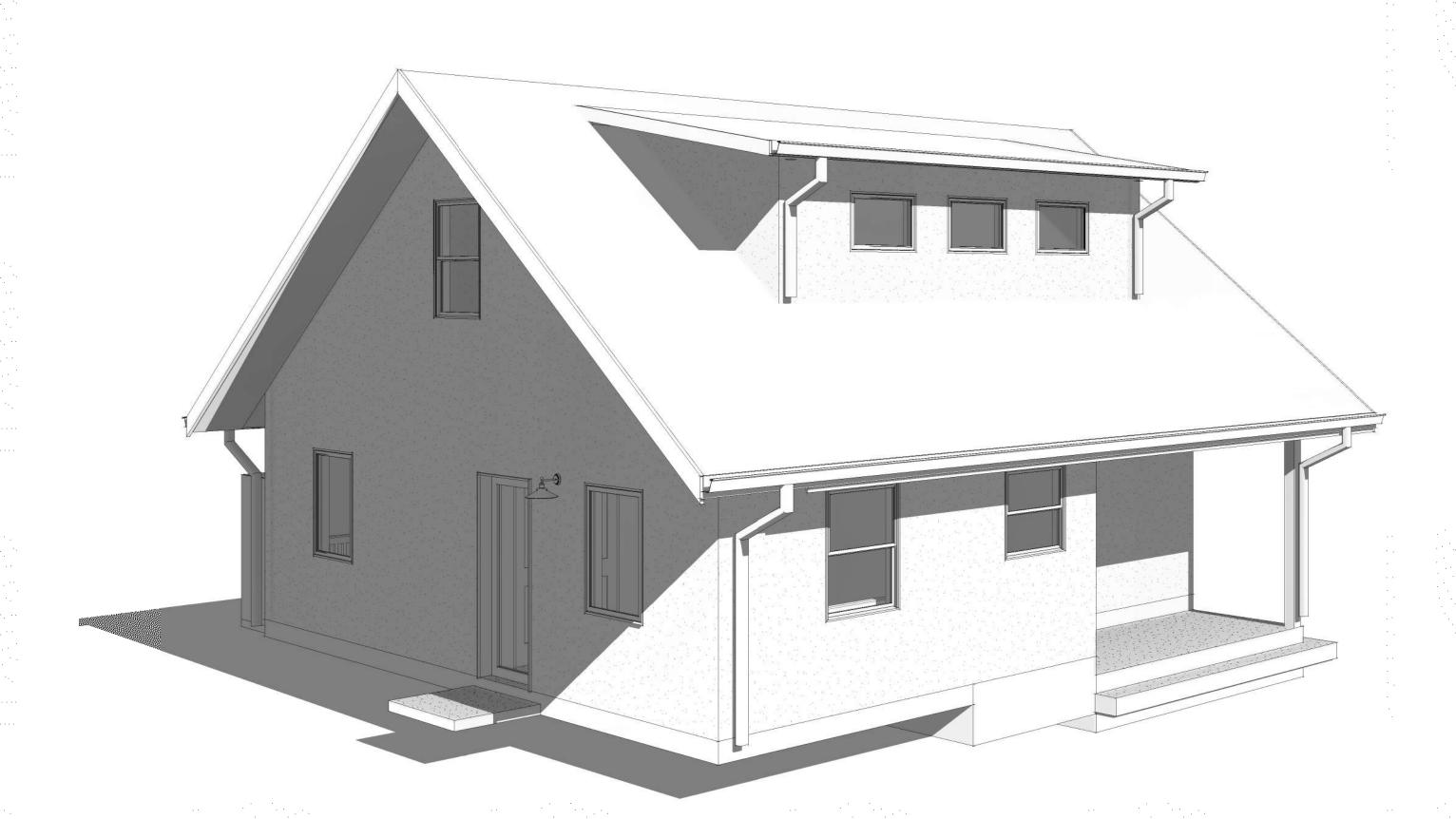
AS SHOWN

EXTERNALLY ILLUMINATED. WHEN THE LUMINANCE OR THE FACE OF A SIGN IS FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOTCANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE.

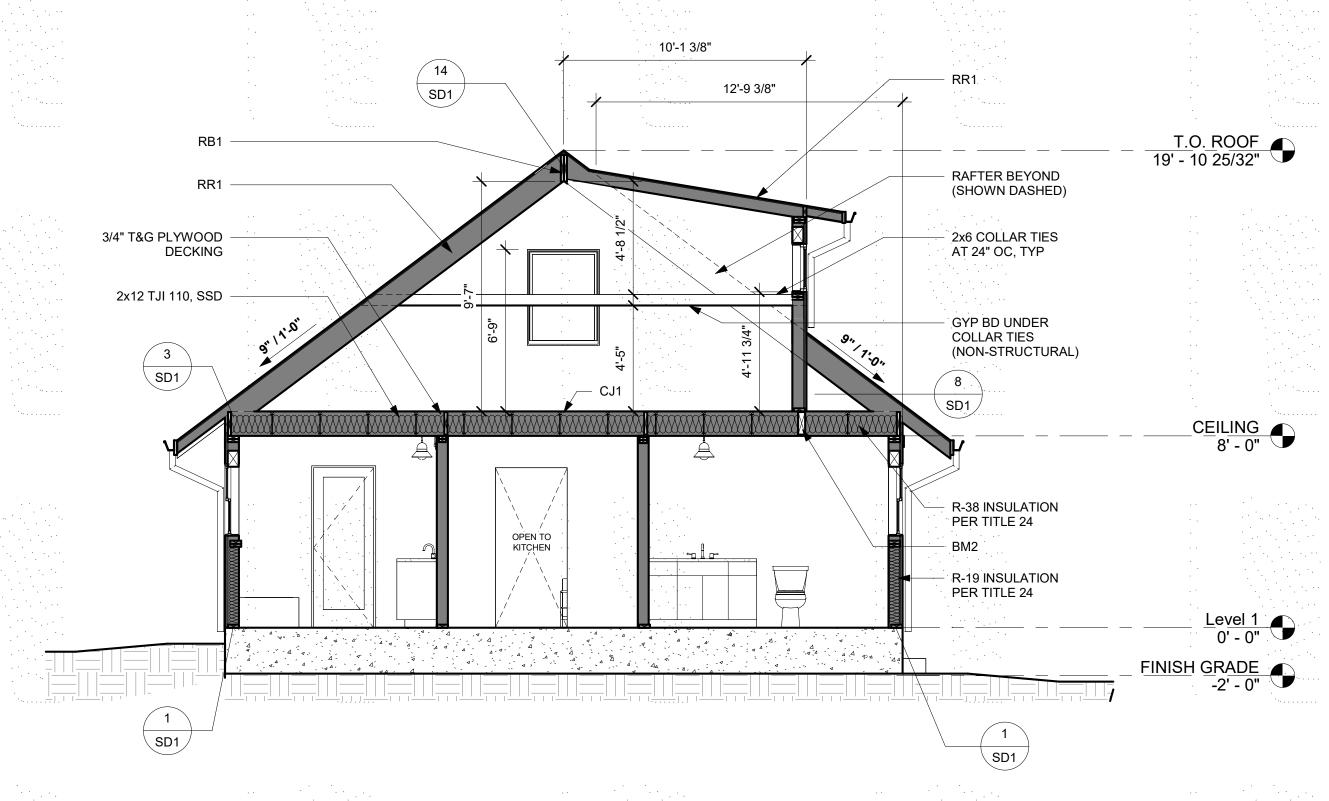
[R319.1 & 15.20.030 CITY OF SAC AMENDMENT]



# 2 EXTERIOR VIEW 01



3 EXTERIOR VIEW 02



1 LATITUDINAL SECTION A



NO. DESCRIPTION DATE
PLAN CHECK COMMENTS 08.27.2024

PERMIT SET

DRAWING TITLE:

SECTIONS

DATE: 08.27.2024

DRAWN BY: MJH

AS SHOWN

A5.0

|      |             |         |       |              |         | WINDO       | DW SH      | IEDULE                                  |          |        |        |        |          |       |
|------|-------------|---------|-------|--------------|---------|-------------|------------|-----------------------------------------|----------|--------|--------|--------|----------|-------|
| TYPE | OPERATION   | MFG     | Model | Width        | Height  | Head Height | SHGC (MAX) | HEAT TRANSFER<br>COEFFICIENT ( U MAX) H | HARDWARE | FINISH | SCREEN | EGRESS | TEMPERED | NOTES |
| 01   | SINGLE HUNG | MILGARD | TBD   | 3' - 0"      | 4' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 01   | SINGLE HUNG | MILGARD | TBD   | 3' - 0"      | 4' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 01   | SINGLE HUNG | MILGARD | TBD   | 3' - 0"      | 4' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 01   | SINGLE HUNG | MILGARD | TBD   | 3' - 0"      | 4' - 0" | 5' - 9 1/4" | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 01   | SINGLE HUNG | MILGARD | TBD   | 3' - 0"      | 4' - 0" | 5' - 9 1/4" | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 02   | SINGLE HUNG | MILGARD | TBD   | 3' - 0"      | 3' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 02   | SINGLE HUNG | MILGARD | TBD   | 3' - 0"      | 3' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 02   | SINGLE HUNG | MILGARD | TBD   | 3' - 0"      | 3' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 03   | CASEMENT    | MILGARD | TBD   | 3' - 0"      | 4' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 03   | CASEMENT    | MILGARD | TBD   | 3' - 0"      | 4' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 04   | DOUBLE HUNG | MILGARD | TBD   | 5' - 11 1/2" | 4' - 0" | 6' - 10"    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        | Yes    |          |       |
| 05   | AWNING      | MILGARD | TBD   | 3' - 0"      | 2' - 0" | SEE A5.0    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        |        |          |       |
| 05   | AWNING      | MILGARD | TBD   | 3' - 0"      | 2' - 0" | SEE A5.0    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        |        |          |       |
| 05   | AWNING      | MILGARD | TBD   | 3' - 0"      | 2' - 0" | SEE A5.0    | 0.23       | 0.3000 BTU/(h·ft²·°F)                   |          |        |        |        |          |       |

### WINDOW SCHEDULE NOTES

DOORS, FLOOR-LEVEL WINDOWS, TRANSOM WINDOWS AND SKYLIGHTS ARE TAGGED IN PLANS
 ALL GLAZING IN DOORS AND WINDOWS TO MEET THE SAFETY REQUIREMENTS AS LISTED IN CBC SECTION 2406: SAFETY GLAZING

3. VERIFY ALL DIMENSIONS IN FIELD

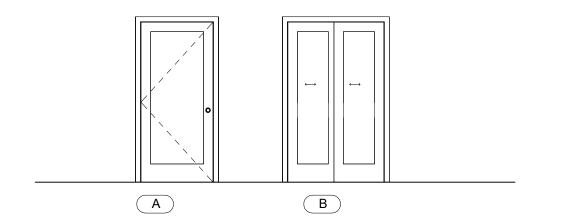
4.SEE TYPICAL WINDOW DETAILS

5.. ALL DIMENSIONS ON THIS SCHEDULE ARE TAKEN TO THE "WINDOW DIMENSION POINT"

6. WINDOW SUPPLIER AND GC TO COORDINATE THE ROUGH OPENING TO THE ROUGH FRAMING DIMENSIONS IN THE FIELD

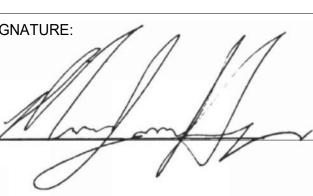
|      |           | E   | XTERI   | OR DC   | OR SC    | HEDUL        | E.     |          |
|------|-----------|-----|---------|---------|----------|--------------|--------|----------|
| MARK | OPERATION | MFG | WIDTH   | HEIGHT  | GLASS    | HARDWAR<br>E | FINISH | COMMENTS |
| 01   | SWING     | TBD | 3' - 0" | 6' - 8" |          |              |        |          |
| 02   | SWING     | TBD | 3' - 0" | 6' - 8" | TEMPERED |              |        |          |

|      | INTERIOR DOOR SCHEDULE |          |           |     |         |         |       |          |        |          |  |
|------|------------------------|----------|-----------|-----|---------|---------|-------|----------|--------|----------|--|
| MARK | TYPE MARK              | LOCATION | OPERATION | MFG | WIDTH   | HEIGHT  | GLASS | HARDWARE | FINISH | COMMENTS |  |
|      |                        |          |           |     |         |         |       |          |        |          |  |
| 03   | Α                      |          | BY-PASS   | TBD | 4' - 0" | 6' - 8" |       |          |        |          |  |
| 04   | A                      |          | BY-PASS   | TBD | 4' - 0" | 6' - 8" |       |          |        |          |  |
| 05   | В                      |          | SWING     | TBD | 2' - 8" | 6' - 8" |       |          |        |          |  |
| 06   | В                      |          | SWING     | TBD | 2' - 8" | 6' - 8" |       |          |        |          |  |
| 07   | J                      |          | SWING     | TBD | 2' - 6" | 6' - 8" |       |          |        |          |  |
| 08   | J                      |          | SWING     | TBD | 2' - 6" | 6' - 8" |       |          |        |          |  |
| 09   | J                      |          | SWING     | TBD | 2' - 6" | 6' - 8" |       |          |        |          |  |









NEW ADU

NO. DESCRIPTION DATE
PLAN CHECK COMMENTS 08.27.2024

PERMIT SET

DRAWING TITLE:

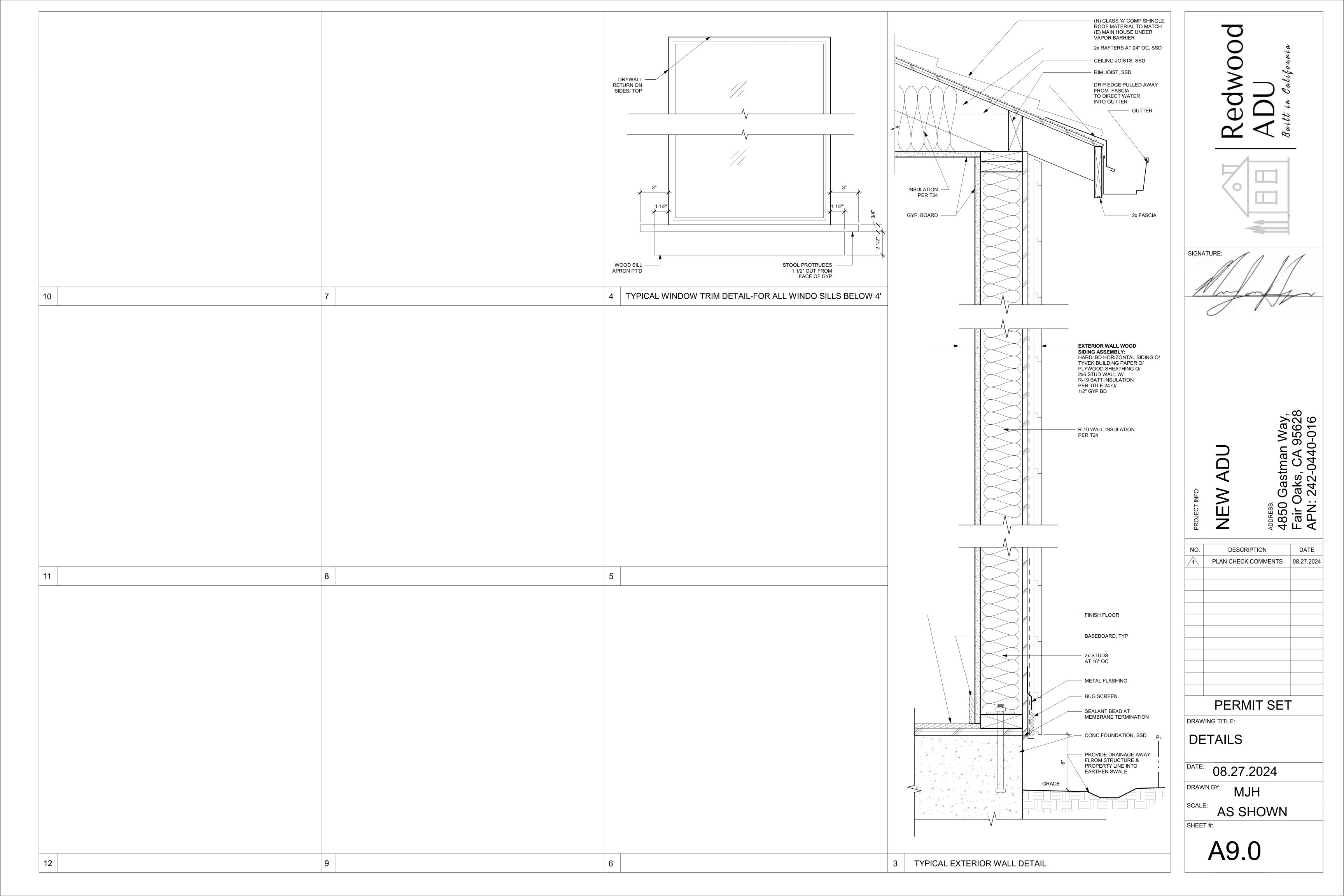
SCHEDULES

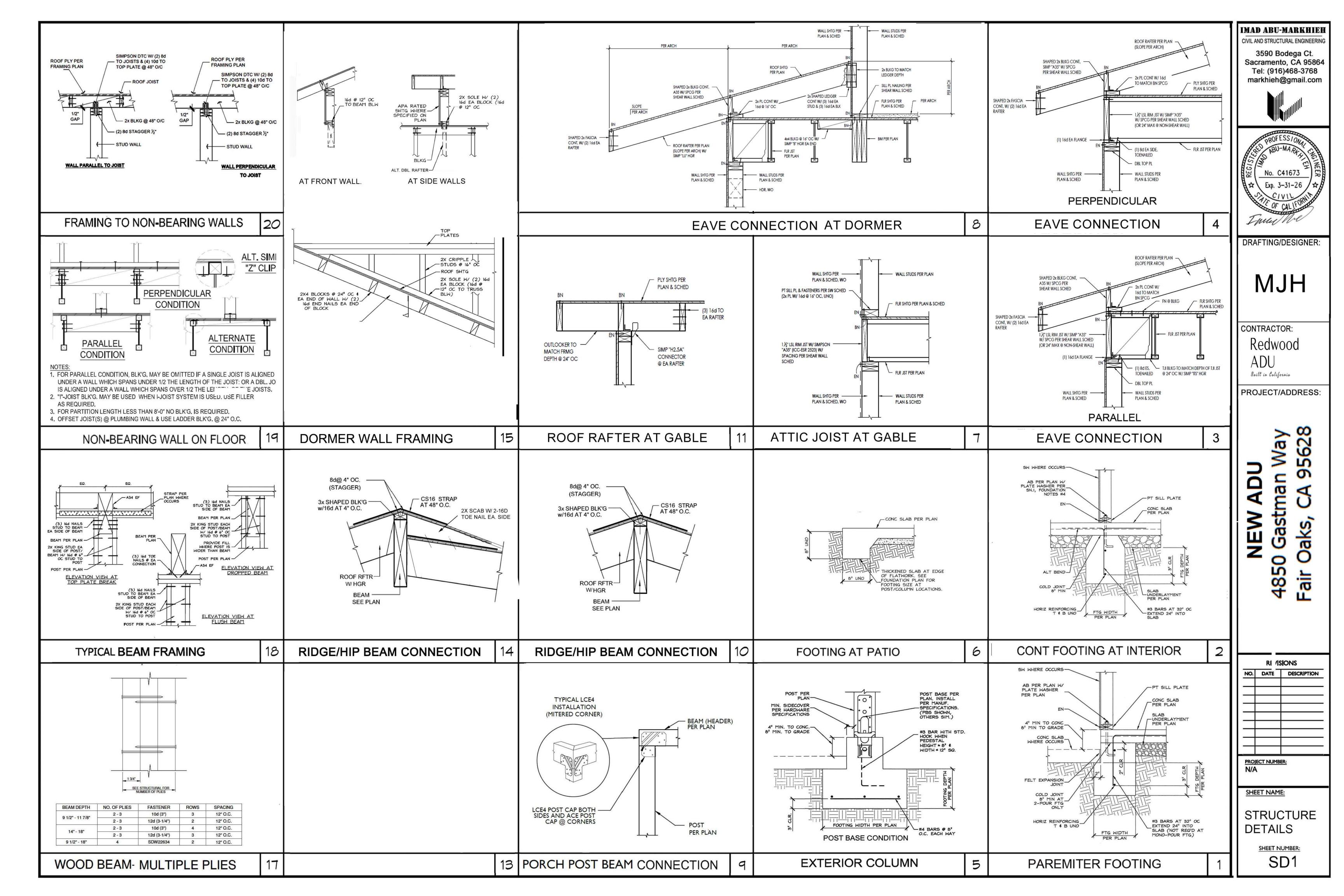
DATE: 08.27.2024

PRAWN BY: MJH

SCALE: AS SHOWN
SHEET #:

A6.0





### **GENERAL REQUIREMENTS**

- Work performed shall comply with the following
- These General Requirements unless otherwise noted on plans or specifications.
- 3. Building Code CBC 2022
- All applicable local, State and Federal Codes, Ordinances, Laws, regulations and Protective Covenants governing the site of work.
- 5. Standard Specifications of ASTM as noted herein and as required by the Building Code.
- 6. All work needs to be performed by qualified and experienced contractors familiar with this type of project.
- In case of conflict, the more stringent requirement shall govern.
- 8. On site verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedence over scale of drawings.
- 9. Engineer or architect of record is to be notified immediately by the contractor should any question arise or any discrepancy be found pertaining to the working drawings and/or specifications.
- 10. No deviations from these requirements and structural details shall be made without the written approval of E.O.R.. Approval by the inspector does not constitute authority to deviate from plans or specifications.
- 11. The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the architect or engineer. The contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms, and finish materials. The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility in this regard.
- Upon completion of above by the engineer & prior to start of construction, contractor is responsib to check all dimensions, coordinate with the work of other consultants & other trades to ensure compliance with his/her requirements.
- 13. E.O.R. shall have no liability for waterproofing or moisture transmission issues, whether related to concrete slabs, footings, foundations, or otherwise. The General Contractor/ Owner shall be responsible for the proper installation of the waterproofing and moisture protection specified by other.
- 14. Special inspection per Building Code Sec.1704 is required & applies to the types of work indicated the plans

THIS STRUCTURE DOESN'T REQUIRE SPECIAL INSPECTION

### **FOUNDATION**

- All continuous footings to have 1/2" dia. x min. 12" anchor bolts, min. 7" embedment into concrete footing at 72" o.c. unless noted otherwise on plans. One anchor bolt should be located max. 12" away and min. 9 1/2" from the end of the sill plates. min. (2) A.Bs. per sill plate/shear panel. Sill plate under shear walls of up to 4'-0" in length must be continuous.
- For interior non-shear walls use Simpson PHNW series 0.145Ø pins with a penetration of 1 1/4" into slab at 16" O.C. to be installed in accordance with ICC ESR-2138. Actual slab thickness to be minimum 4". All interior shear walls to have A.Bs. per foundation plan.
- All holdowns and post anchors to be installed according to most current Simpson Strong Tie specifications and requirements of ICC-ER reports & shall be tied in place prior to foundation inspection. Dimensions are not furnished to Simpson holdowns. It is the responsibility of the contractor's superintendent, the framing contractor and the concrete contractor to locate these anchors in the exact location. Refer to details for proper installation.
- Provide min. (1) #4 reinforcing for electrical ground, location to be verified with the electrical contractor.
- Concrete shall be to the strength and slump as specified per structural design, and consist of Portland cement ASTM C-150 Type V per soils engineer's recommendations and Building Code section 1904.3 (ACI 318 section 4.3) when exposed to sulfate containing solutions. Aggregates shall be per ASTM C-33. Water to be clean and potable.
- Placement shall be in one continuous operation unless otherwise specified. Slab surface shall be cured with 'Hunts' compound or equal or cured with other methods in accordance with good construction practice at contractor's option.
- Contractor shall dampen slab underlayment of sand/membrane just prior to concrete placement to assist uniform concrete curing. Slabs must not be poured during or immediately after rainstorms. The specified sand over visqueen should not be saturated at the time of the concrete pour. Any free water trapped in the sand layer must be removed prior to the concrete pour.
- The bottoms of footing excavations shall be level, clean and free of loose material or water when concrete is placed. Over excavation shall be filled with concrete or properly compacted fill that has been tested and approved by the soils engineer. Backfill shall not be placed until supporting foundations, walls and slab have attained sufficient strength to support lateral soil pressure.
- Concrete placement shall be monolithic in one continuous operation uniformly placed and must be vibrated and well consolidated unless shown otherwise on plans. Dual pour is defined by ACI as to when 1st. & 2nd. pour can not be vibrated together.
- 10. Floor slab shall be poured level to 1/8" in 10'.

### REINFORCED CONCRETE

- GENERAL
- All reinforced concrete materials and construction shall conform to Building Code, chapter 19. MATERIALS
- Cement shall conform to Section 1903 of Building Code and shall correspond to that on which the selection of concrete proportions were based.
- Concrete aggregates shall conform to Building Code Section 1903.
- Portland cement shall be Type I or II conforming to ASTM C150. For concrete in contact with soil containing sulfate So<sub>4</sub> ≥ 0.1% by weight use Type II cement, containing sulfate So<sub>4</sub> ≥ 0.2% by weight useType V cement. Weight percentage of So<sub>4</sub> shall be per soils report. Refer to Section 1904 of the Building Code for special exposure conditions as required by soils engineer & see corrosion
- engineer's recommendations for concrete exposed to corrosive elements. Reinforcing steel shall conform to ASTM A615, Grade 60 for all sizes.
- Dowels shall be equal in size and spacing.
- STRENGTH The (28 days) concrete compressive strength, f'c, shall be min 2500 psi U.N.O.
- Special inspection is required for concrete with f'c > 2500 psi
- 9. All reinforcing, dowels, holdowns, and other inserts shall be secured in position and approved by the local building official prior to the pouring of any concrete.
- Min. concrete cover for reinforcing:
- b- Concrete formed or troweled c- Walls and curbs
- d- Slab on grade

## STRUCTURAL WOOD

a- Concrete, placed against earth not formed

MINIMUM QUALITY All structural wood shall be of Douglas Fir Larch species, (19% maximum moisture content at the time of construction U.N.O.).

- 1 1/2"

at center

- All machine bolts shall conform to ASTM A307. Holes for bolts should be drilled 1/16" larger than . For non-shear wall applications, round washers shall be used on all bolts and should conform with
- ANSI/ASME B 18.22.1. Use min. 1 3/8" Ø x 7/64" thick washer for 1/2" Ø bolt, 1 3/4" Ø x 9/64" thick washer for 5/8" Ø bolt and 2 1/2" Ø x 11/64" thick washer for 1" Ø bolt. U.N.O. All nails shall be sinker nails and staggered U.N.O., except as shown in Nailing Schedule.
- Adhesive used to attach floor sheathing to framing elements shall conform with APA specification
- Manufactured hardware specified on the drawings are to be Simpson Strong Tie (Unless specifically authorized in writing by E.O.R., Follow all manufacturer's requirements & recommendations for installation & handling of the product.

- LUMBER GRADES (U.N.O.)
- 6x & 8x posts / beams / headers: DFL #1 4x posts / beams / headers: DFL #2
- 2x joists / rafters: DFL #2 Studs: D.F.L. Stud Grade (up to 9'-0"), DFL #2 (taller than 9'-0")
- Top plates & Mud sills: DFL construction grade or better
- See structural wood note #11 for additional mud sill requirements
- The following beams/headers/rims can be from any manufacturer with current approved icc es evaluation report with the following mechanical properties: a. GLUED LAMINATED MEMBERS COMBINATION 24F-V4 DF/DF 35001 RADIUS.
- b. LSL BEAMS DOUGLAS FIR 1.55E, SG=.50, E=1550000 PSI, Fb=2325 PSI, Fv=310 PSI c. LVL BEAMS DOUGLAS FIR 2.0E, SG=.50, E=2000000 PSI, Fb=2600 PSI, Fv=285 PSI d. PSL BEAMS DOUGLAS FIR 2.2E, SG=.50, E=2200000 PSI, Fb=2900 PSI, Fv=290 PSI
- 8. TYPICAL FLOOR SHEATHING 23/32" APA rated Sturd-I-Floor T&G Exp I with min. span rating of 24"
- o.c. Refer to NER 108 for installation and conditions of use
- B.N.:10d common nails at 6" o.c. E.N.:10d common nails at 6" o.c.
- F.N.:10d common nails at 12" o.c Use ring or screw shank nails and glue sheathing to framing using adhesives meeting APA specification AFG-01 or ASTM D3498. Apply glue in accordance with manufacturer's
- recommendations.
- TYPICAL ROOF SHEATHING 15/32" APA rated sheathing Exp 1 with a min. panel index of 32/16.
- Refer to NER 108 for installation and conditions of use.
- B.N.:8d common nail at 6" o.c. E.N.:8d common nail at 6" o.c.
- F.N.:8d common nail at 12" o.c. \*Note: All structural rated panels must be stamped by one of the following approved agencies, APA, PFS/TECO or Pittsburg.

### FRAMING

- All framing, bracing, nailing, notching, drilling or boring shall be in accordance with Building Code unless more stringent requirements are specified or required by the local Jurisdiction.
- 0. Fabrication and handling of Glue-lam beams shall be per ANSI/AITC A 190.1 . Standard beams to bear legible APA-ENS or AITC grade stamp. An APA- EWS CRAN AITC Certificate of conformance for glued-laminated members should be submitted to the field inspector prior to installation and Glue-lam members shall be 24F-V4, DF/DF with standard camber on roof beams except cantilever end (U.N.O.). All cantilever ends and floor beams shall have zero camber u.n.o. All beams shall be fabricated using waterproof glue.
- 11. Fasteners in contact with preservative treated lumber and fire retardant treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Exception: Plain carbon steel fasteners in sbx/dot and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
- 12. All wood exposed to weather conditions must be pressure treated with hot dipped galvanized connectors as specified in note 11
- 13. Provide post/multiple studs at lower floor under post/multiple studs above. Provide full width and depth compression block between floors at such location
- All joist hangers shall be Simpson U hanger, all beam hangers shall be Simpson HU hangers U.N.O. on plan or detail. Follow manufacturer's recommendations for installation.

|                                              |           |                             | SIZE, H              | HEIGHT AND SPA             | CING OF WOOD                | STUDS    |             |          |  |  |  |
|----------------------------------------------|-----------|-----------------------------|----------------------|----------------------------|-----------------------------|----------|-------------|----------|--|--|--|
|                                              |           | BEARING WALLS NON-BEARING V |                      |                            |                             |          |             |          |  |  |  |
| Bearing walls<br>exceeding<br>10'-0" must be |           | STUD HEIGHT                 | MAX                  | IMUM SPACING               | TING                        |          | MAXIMUN     |          |  |  |  |
|                                              | STUD SIZE |                             | ROOF &<br>CLN'G ONLY | ONE FLOOR,<br>ROOF & CLN'G | TWO FLOORS,<br>ROOF & CLN'G |          | STUD HEIGHT | SPACING  |  |  |  |
| designed case                                |           |                             | (inches)             | (inches)                   | (inches)                    | (inches) | (feet)      | (inches) |  |  |  |
| by case.                                     | 2X4       | 10                          | 24                   | 16                         | NOT ALLOWED                 | 24       | 14          | 24       |  |  |  |
| by case.                                     | 2X6       | 10                          | 24                   | 24                         | 16                          | 24       | 20          | 24       |  |  |  |

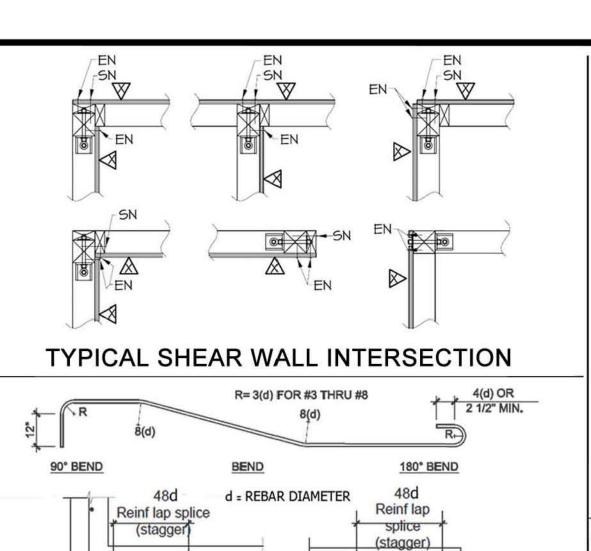
- 6. Wood truss manufacturer shall supply to the engineer and the building department calculations and shop drawings for approval of design loads, configuration (2 or 3 point bearing), and shear transfer, prior to fabrication. It shall be the responsibility of the manufacturer to obtain building department approval of calculations and shop drawings prior to fabrication.
- 7. Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
- 18. All connections involving trusses shall be ICC approved and of adequate strength to resist stresses
- due to the loadings involved and shall be designed and specified by the truss manufacturer. 19. Truss members and engineered wood products (i.e. prefabricated wood I-joist, structural gluedlaminated timber and structural composite lumber) cannot be cut, notched, drilled, spliced o otherwise altered in any way without the approval of a registered design professional (CRC
- O. Cross bridging and/or bracing shall be provided and detailed by the truss manufacturer as required to adequately brace all trusses.
- Truss manufacturer to provide details which allow for normal deflection without imposing lateral loads on their supports (i.e., scissors trusses).
- 2. Truss manufacturer is responsible for: a. providing additional shear and drag trusses as shown on the framing plans. b. reviewing framing plans and details prior to fabrication of trusses and specifying hangers. c. meet the profile as indicated in the architectural and structural drawings.
- d. design trusses for deflection compatibility of the system to avoid hump and sag in roof or ceiling. 23. All trusses designed by truss manufacturer shall be designed to sustain all vertical, lateral and other pertinent loads, including bracing of top and bottom chords, in addition to any connections related to trusses. Contractor to coordinate with truss manufacturer.

### Protection of wood against decay.

- Naturally durable or preservative-treated wood shall be provided in the following locations:
- a. All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather b. Wood joists within 18 inches and wood girders within 12 inches of the exposed ground in crawl spaces
- shall be of naturally durable or preservative-treated wood Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative- treated wood
- Wood framing, sheathing, and siding on the exterior of the building and having clearance less than 6 inches from the exposed ground or less than 2 inches vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surface exposed to weather
- e. Sills and sleepers on concrete or masonry slab in direct contact with ground unless separated from such slab by impervious moisture barrier
- Ends of wood girders entering masonry or concrete walls with clearances less than 1/2 inch on tops, sides, and ends Wood structural members supporting moisture-permeable floors or roofs exposed to weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture
- Wood furring strips or other wood framing members attached directly to interior of exterior concrete or masonry walls below grade except where vapor retarder applied between wall and furring strips

### NAILING SCHEDULE

| CONN             | ECTION                                                                                          | NAILING                                |         |
|------------------|-------------------------------------------------------------------------------------------------|----------------------------------------|---------|
| 1. JOIS          | T TO SILL OR GIRDER, TOENAIL                                                                    | 3-8d                                   |         |
| 2. BRII          | OGING TO JOIST, TOENAIL EACH END                                                                | 2-8d                                   |         |
| 3. 1" X          | 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL                                                    | 2-8d                                   |         |
| 4. WID           | DER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL                                              | 3-8d                                   |         |
| 5. 2" S          | UBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL                                                 | 2-16d                                  | _       |
| 6. SOL<br>SOL    | E PLATE TO JOIST OR BLOCKING, FACE NAIL<br>E PLATE TO JOIST, AT BRACED WALL PANEL               |                                        | 1       |
| 7. TOP           | PLATE TO STUD, END NAIL                                                                         |                                        |         |
| 8. STU<br>9. DOL | D TO SOLE PLATE<br>JBLE STUDS, FACE NAIL                                                        | 4-8d, TOENAIL<br>16d (BOX) AT 24" O.C. | 20.5.20 |
|                  | CKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL                                            |                                        | LOW     |
| 11. RIM          | JOIST TO TOP PLATE, TOE NAIL                                                                    | 8d AT 6" O.C.                          |         |
| 12. TOP          | PLATES, LAPS AND INTERSECTIONS, FACE NAIL                                                       | 2-16d                                  |         |
| 13. CEIL         | ING JOISTS TO PLATE, TOENAIL                                                                    | 3-8d                                   |         |
| F-14-2-1-1-2     | NTINUOUS HEADER TO STUD, TOENAIL                                                                |                                        |         |
| 15. CEIL         | ING JOISTS, LAPS OVER PARTITIONS, FACE NAIL                                                     | 3-16d                                  |         |
| 16. CEIL         | ING JOISTS TO PARALLEL RAFTERS, FACE NAIL                                                       | 3-16d                                  |         |
| 17. RAF          | TER TO PLATE, TOENAIL                                                                           | 3-8d                                   |         |
|                  | LT-UP CORNER STUDS                                                                              |                                        |         |
| 19. 2" P         | LANKS                                                                                           | 2-16d AT EACH BEARING                  |         |
| NOTES:           | COMMON NAILS SHALL BE USED (U.N.O.)     JOIST CAN BE EITHER SAWN LUMBER OR I-JOIST PER PLANTAGE | AN                                     |         |
|                  | 2. JOIST CAN DE ETTER SAWIN LOWIDER OR FJOIST PER PL                                            | niv .                                  |         |



## STANDARD HOOKS & LAP SPLICES

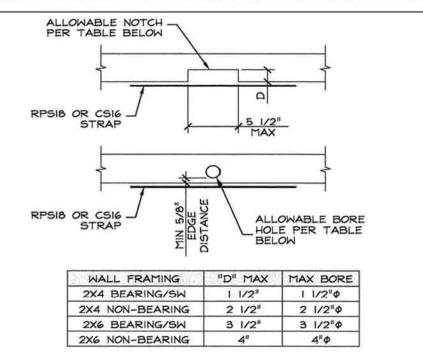
bar Typ

at walls

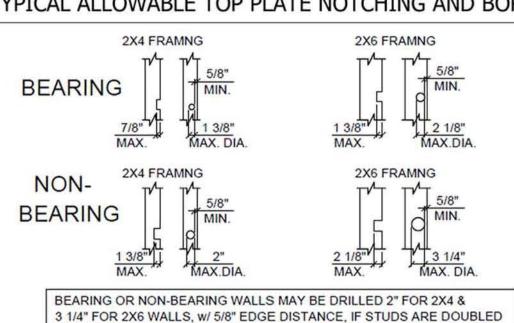
— 1 vert

bar Typ

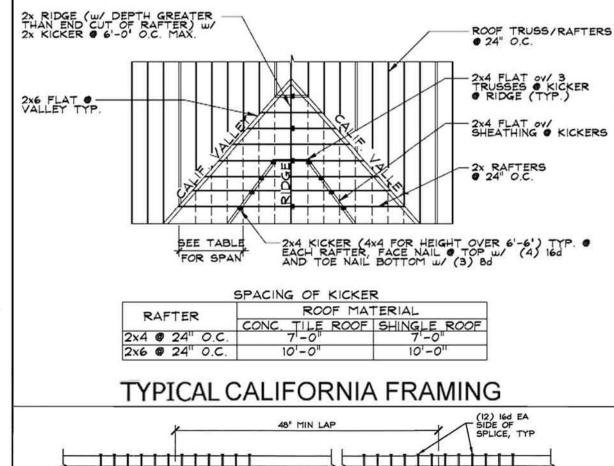
at walls

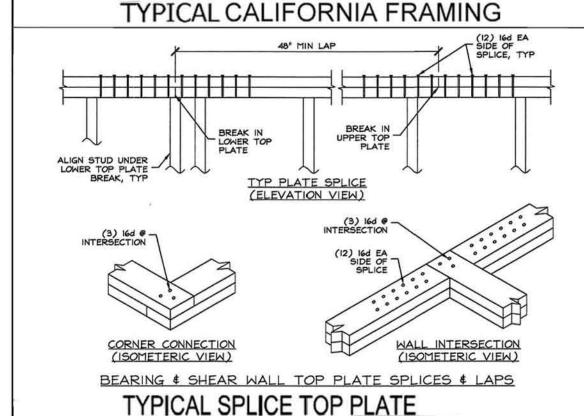


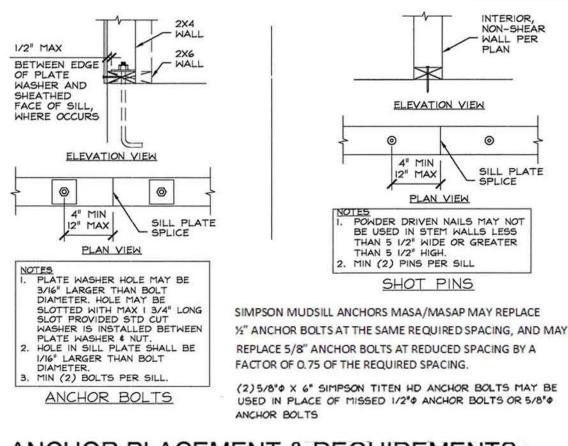
### TYPICAL ALLOWABLE TOP PLATE NOTCHING AND BORING



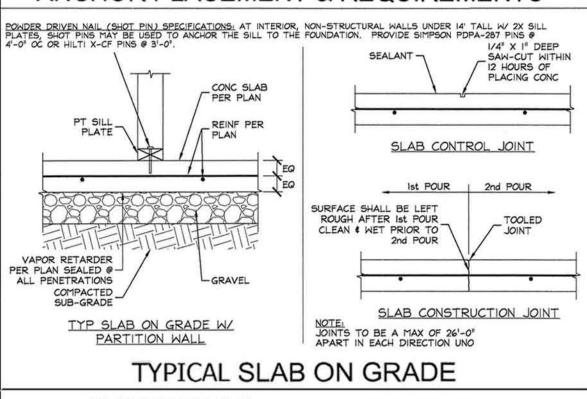
### TYPICAL ALLOWABLE STUD NOTCHING AND BORING

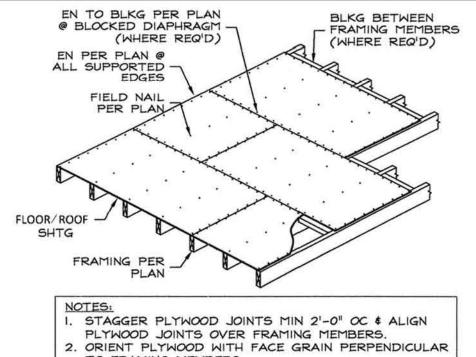




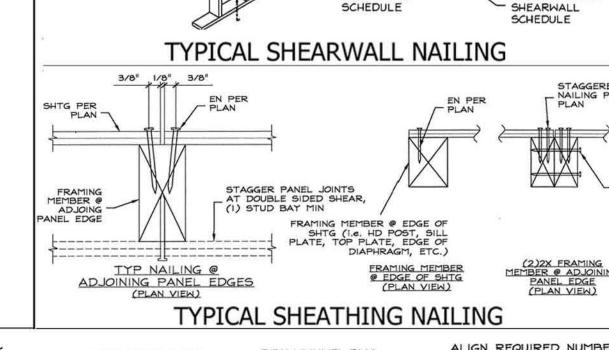


# ANCHOR PLACEMENT & REQUIREMENTS





TO FRAMING MEMBERS MIN PANEL SIZE TO BE 2'-0" X 2'-0" UNLESS ALL EDGES ARE BLOCKED.



A.FLOOR AND ROOF LOADS.

1. THE GROUND SNOW (Pg)

DESIGN WND SPEED.

2. WND EXPOSURE

3. RISK CATEGORY

2. THE FLAT ROOF SNOW (Pf) .

4. INTERNAL PRESSURE COEFFICIENT

 $S_1 = 0.221g$ 

 $S_{ms} = 0.839g$ 

1. SEISMIC DESIGN CATEGORY

1. ROOF LL

2. FLOOR LL

3. FLOOR DL

B. SNOW LOAD.

C. WIND LOAD

D. SEISMIC LOAD.

 $S_s = 0.442q$ 

 $S_{ds} = 0.426g$ 

3. IMPORTANCE

5. ANALYSIS

E. FOUNDATION.

NAILING PER

SHEARWALL

CLIPS @ SOLE

PLATE TO RIM

WHERE OCCURS -

SCHEDULE

PER PLAN

FLOOR JOIST

FIELD NAILING .

HOLDOWN WHERE

OCCURS PER

PLAN (HPAHD

PER PLAN

PER SHEARWALL

SCHEDULE

2. SITE SOIL CLASS

4. RISK CATEGORY

RESISTING SYSTEM(S)...

JOIST

1. NO FOUNDATION REPORT

2. LOAD BEARING CAPACITY= 1,500 PSF

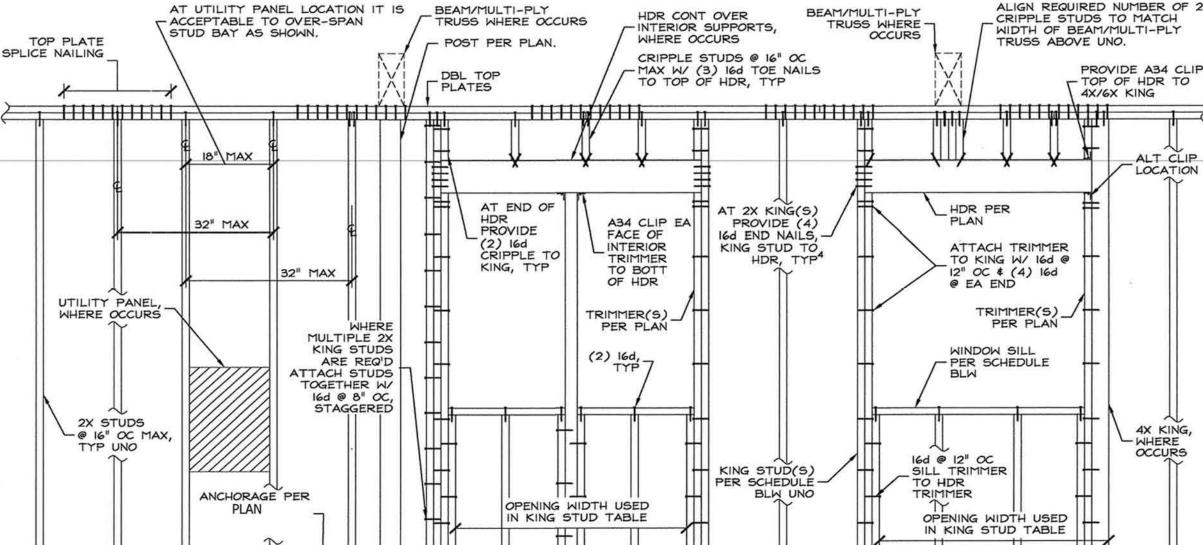
UPPER FLOOR

HOLDOWN PER

PLAN WHERE

OCCURS

# TYPICAL DIAPHRAGM NAILING



STANDARD KING STUDS AT EXTERIOR WALLS NON-BEARING WALL HEADER SCHEDULE 6 10'-0" | 12'-0" | 16'-0" 4X8 4X10 4X6 (2) 2X44X6 FLAT 6" WALL 2X6 6X8 6X6 6X6 10' 1 1/2" (2) 2X (3) 2X OR 4X4 FRAMING NOTES: FOR BACK TO BACK OPENINGS W/ A FULL-HEIGHT CENTER KING, SIZE FOR SUM OF OPENING 2X (2) 2X (2) 2X WIDTHS. (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING) 2X (2) 2X (2) 2X (3) 2X (4) 2X OR 4X6 OR 6X6 PROVIDE (1) 2X TRIMMER ¢ (2) 2X KING STUDS MIN @ GARAGE DOOR ¢ PORCH HEADERS, UNO

4. AT NON-BEARING WALLS PROVIDE (1) 2X TRIMMER EACH END OF OPENINGS UP TO 12' \$ (2) 2X TRIMMERS UP TO 16', UNO. TYPICAL WALL FRAMING

DESIGN CRITERIA IMAD ABU-MARKHIEH CIVIL AND STRUCTURAL ENGINEERING 20 PSF 2. ROOF DL (W/MAX. SOLAR PANEL = 2.5 PSF) .... 15 PSF 40 PSF

10 PSF

0 PSF

0 PSF

. 0.18

R = 6.5

Cs = 0.070

EQUIVALENT LATERAL ANALYSIS

..WOOD DIAPHRAM & SHEARWALLS

95 MPH

.CATEGORY C

.CATEGORY II

CATEGORY D

SQUASH BLOCK (PER

LTP4 @ 24" OC RIM

EN PER SHEARWALL

TO TOP PLATE UNO

DETAIL J) @ HD

LOCATION

SCHEDULE

SHEARWALL

PER PLAN

MIN 1/8" SPACE

BETWEEN PANELS

HOLDOWN POST

AT ADJOINING

ALIGN POST W/

HOLDOWN WHERE

(HD SHOWN)

WINDOW SILLS

6" WALL

AT INTERIOR & GARAGE/HOUSE WALLS PROVIDE (1) 2X KING STUD AT OPENINGS UP TO 121 & (2) 2X KINGS OPENINGS UP TO 16', UNO, W/ (2) 16d END NAILS KING STUD TO HEADER.

PENING 6'-0" 8'-0"

2X

2X 2X

OCCURS PER PLAN

ANCHOR BOLTS PER

HOLDOWN ABOVE \$

EN PER SHEARWALL

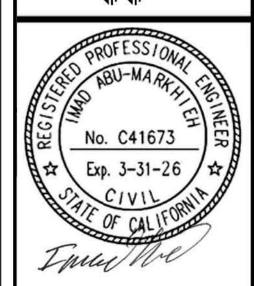
PANEL EDGE

FRAMING MEMBER

CLASS D

3590 Bodega Ct. Sacramento, CA 95864 Tel: (916)468-3768 markhieh@gmail.com





DRAFTING/DESIGNER:

CONTRACTOR: Built in California

PROJECT/ADDRESS:

g Œ 0 ഥ

| NO.      | DATE | DESCRIPTION |
|----------|------|-------------|
| $\dashv$ |      |             |
| $\equiv$ |      |             |
| _        |      |             |
| $\dashv$ |      |             |
| $\neg$   |      |             |

PROJECT NUMBER:

SHEET NAME:

STRUCTURE NOTES

> SHEET NUMBER: SN

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 4850 Gastman ADU Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-07-02T17:15:56-07:00 Input File Name: Redwood-ADU\_4850-Gastman\_ADU.ribd22x

CF1R-PRF-01-E (Page 2 of 10)

|                 |                         | <b>Energy Design Ratings</b>                    |                                       |                         | <b>Compliance Margins</b>                       |                                       |
|-----------------|-------------------------|-------------------------------------------------|---------------------------------------|-------------------------|-------------------------------------------------|---------------------------------------|
|                 | Source Energy<br>(EDR1) | Efficiency <sup>1</sup> EDR<br>(EDR2efficiency) | Total <sup>2</sup> EDR<br>(EDR2total) | Source Energy<br>(EDR1) | Efficiency <sup>1</sup> EDR<br>(EDR2efficiency) | Total <sup>2</sup> EDR<br>(EDR2total) |
| Standard Design | 35.8                    | 41.4                                            | 37.2                                  |                         |                                                 |                                       |
| Proposed Design | 30.6                    | 39.3                                            | 36                                    | 5.2                     | 2.1                                             | 1.2                                   |

<sup>2</sup>Total EDR includes efficiency and demand resp<mark>onse</mark> measures such as photovoltaic (PV) system and batteries <sup>3</sup>Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

<sup>1</sup>Efficiency EDR includes improvements like a better building envelope and more efficient equipment

PV System sized at 1.34 kWdc for Community Solar project 'SMUD Neighborhood SolarShares - Wildflower'

Registration Number: 224-P010084347A-000-000-0000000-0000

Registration Date/Time: 2024-07-08 08:10:48 CA Building Energy Efficiency Standards - 2022 Residential Compliance

HERS Provider: CalCERTS inc.

Registration Number: 224-P010084347A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2024-07-08 08:10:48 Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider: CalCERTS inc.

Report Generated: 2024-07-02 17:16:41

CF1R-PRF-01-E

(Page 5 of 10)

Registration Number: 224-P010084347A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2024-07-02 17:16:41

HERS Provider: CalCERTS inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Report Version: 2022.0.000 Schema Version: rev 20220901

Report Generated: 2024-07-02 17:16:41

CF1R-PRF-01-E

Project Name: 4850 Gastman ADU Calculation Date/Time: 2024-07-02T17:15:56-07:00 (Page 4 of 10) Calculation Description: Title 24 Analysis Input File Name: Redwood-ADU\_4850-Gastman\_ADU.ribd22x

| IERGY USE INTENSITY    | Standard Design (kBtu/ft <sup>2</sup> - yr ) | Proposed Design (kBtu/ft <sup>2</sup> - yr ) | Compliance Margin (kBtu/ft² - yr ) | Margin Percentage |
|------------------------|----------------------------------------------|----------------------------------------------|------------------------------------|-------------------|
| Gross EUI <sup>1</sup> | 28.56                                        | 25.3                                         | 3.26                               | 11.41             |
| Net EUI <sup>2</sup>   | 13.5                                         | 12.08                                        | 1.42                               | 10.52             |

1. Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

| REQUIRED PV SYS          | TEMS           | A                 |                    |                   | 5   | -11              |               |                      |                    |                      |                               |
|--------------------------|----------------|-------------------|--------------------|-------------------|-----|------------------|---------------|----------------------|--------------------|----------------------|-------------------------------|
| 01                       | 02             | 03                | 04                 | 05                | 06  | 07               | 08            | 09                   | 10                 | 11                   | 12                            |
| DC System Size<br>(kWdc) | Exception      | Module Type       | Array Type         | Power Electronics | CFI | Azimuth<br>(deg) | Tilt<br>Input | Array Angle<br>(deg) | Tilt: (x in<br>12) | Inverter Eff.<br>(%) | Annual<br>Solar Access<br>(%) |
| 1.34                     | CommunitySolar | SMUD Neighborhood | SolarShares - Wild | flower            | 0   | , 11             | IC            |                      |                    |                      | ,                             |

### REQUIRED SPECIAL FEATURES

- HERS PROVIDER The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
- Community Solar: 1.34 kWdc of SMUD Neighborhood SolarShares Wildflower. Require SMUD's Attestation of Premise Registration in Neighborhood Solarshares for final inspection
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3) Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

## HERS FEATURE SUMMARY

- The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
- Indoor air quality ventilation
- Kitchen range hood Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7) Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

Registration Number: 224-P010084347A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2024-07-08 08:10:48 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2024-07-02 17:16:41 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 4850 Gastman ADU

Calculation Date/Time: 2024-07-02T17:15:56-07:00 Calculation Description: Title 24 Analysis Input File Name: Redwood-ADU\_4850-Gastman\_ADU.ribd22x

BUILDING - FEATURES INFORMATION 02 03 05 07 **Number of Dwelling** Number of Ventilation Number of Water **Project Name** Number of Bedrooms Number of Zones onditioned Floor Area (ft<sup>2</sup> Units Cooling Systems **Heating Systems** 4850 Gastman ADU 737

| ZONE INFORMATION |
|------------------|
|                  |

| ZONE INFORMATION |             |                  |                                    |                     |                        |        |
|------------------|-------------|------------------|------------------------------------|---------------------|------------------------|--------|
| 01               | 02          | 03               | 04                                 | 05                  | 06                     | 07     |
| Zone Name        | Zone Type   | HVAC System Name | Zone Floor Area (ft <sup>2</sup> ) | Avg. Ceiling Height | Water Heating System 1 | Status |
| ADU              | Conditioned | Mini-Split1      | 737                                | 8                   | DHW Sys 1              | New    |

| OPAQUE SURFACES | PAQUE SURFACES |              |         |             |                               |                               |            |  |  |  |  |
|-----------------|----------------|--------------|---------|-------------|-------------------------------|-------------------------------|------------|--|--|--|--|
| 01              | 02             | 03           | 04      | 05          | 06                            | 07                            | 08         |  |  |  |  |
| Name            | Zone           | Construction | Azimuth | Orientation | Gross Area (ft <sup>2</sup> ) | Window and Door<br>Area (ft2) | Tilt (deg) |  |  |  |  |
| Front           | ADU            | R-19 Wall    | 0       | Front       | 224                           | 41                            | 90         |  |  |  |  |
| Left            | ADU            | R-19 Wall    | R S 90  | R Left V    | 224                           | 44                            | 90         |  |  |  |  |
| Back            | ADU            | R-19 Wall    | 180     | Back        | 224                           | 30                            | 90         |  |  |  |  |
| Right           | ADU            | R-19 Wall    | 270     | Right       | 224                           | 36                            | 90         |  |  |  |  |

| Attic     | ADU           | K-38 KOOT ATTIC | n/a                 | n/a              | /3/            | n/a             | n/a       |
|-----------|---------------|-----------------|---------------------|------------------|----------------|-----------------|-----------|
| TTIC      |               |                 |                     |                  |                |                 | 0         |
| 01        | 02            | 03              | 04                  | 05               | 06             | 07              | 08        |
| Name      | Construction  | Туре            | Roof Rise (x in 12) | Roof Reflectance | Roof Emittance | Radiant Barrier | Cool Roof |
| Attic ADU | Attic RoofADU | Ventilated      | 9                   | 0.1              | 0.85           | No              | No        |

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HERS Provider: CalCERTS inc.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 4850 Gastman ADU

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Standard Design TDV Energy

(EDR2) (kTDV/ft<sup>2</sup> -yr)

31.32

4.96

36.16

-86.04

62.79

64.02

1.93

143.57

Standard Design Source

Energy (EDR1) (kBtu/ft<sup>2</sup>-yr)

4.19

1.15

0.46

3.52

9.32

-2.3

0.97

5.02

6.13

0.21

19.35

Project Name: 4850 Gastman ADU

**ENERGY USE SUMMARY** 

**Energy Use** 

**Space Heating** 

Space Cooling

**IAQ Ventilation** 

**Water Heating** 

Utilization/Flexibility

Credit

**Efficiency Compliance** 

**Photovoltaics Battery** 

Flexibility

Indoor Lighting

Appl. & Cooking

Plug Loads

**Outdoor Lighting** 

TOTAL COMPLIANCE

Calculation Description: Title 24 Analysis

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Calculation Date/Time: 2024-07-02T17:15:56-07:00 Input File Name: Redwood-ADU\_4850-Gastman\_ADU.ribd22x

Calculation Date/Time: 2024-07-02T17:15:56-07:00

Proposed Design Source

Energy (EDR1) (kBtu/ft<sup>2</sup> -yr)

1.04

0.46

1.88

-2.92

P O V

0.97

5.01

6.13

0.21

16.53

Registration Date/Time: 2024-07-08 08:10:48

Input File Name: Redwood-ADU\_4850-Gastman\_ADU.ribd22x

Proposed Design TDV Energy

(EDR2) (kTDV/ft<sup>2</sup> -yr)

28.98

31.43

4.96

21.16

86.53

-86.04

9.66

62.61

64.02

1.93

138.71

E D O

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Compliance

Margin (EDR2)

-10.21

-0.11

0

15

4.68

Compliance

Margin (EDR1)

0.11

1.64

2.19

| 01       | 02     | 03      | 04          | 05      | 06            | 07             | 08    | 09                         | 10       | 11                 | 12   | 13          | 14               |
|----------|--------|---------|-------------|---------|---------------|----------------|-------|----------------------------|----------|--------------------|------|-------------|------------------|
| Name     | Туре   | Surface | Orientation | Azimuth | Width<br>(ft) | Height<br>(ft) | Mult. | Area<br>(ft <sup>2</sup> ) | U-factor | U-factor<br>Source | SHGC | SHGC Source | Exterior Shading |
| Win 01   | Window | Front   | Front       | 0       |               |                | 1     | 12                         | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Win 02   | Window | Front   | Front       | 0       |               |                | 1     | 9                          | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Win 03   | Window | Left    | Left        | 90      |               |                | 1     | 12                         | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Door 02  | Window | Left    | Left        | 90      |               |                | 1     | 20                         | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Win 03 2 | Window | Left    | Left        | 90      |               |                | 1     | 12                         | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Win 02 2 | Window | Back    | Back        | 180     |               |                | 1     | 9                          | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Win 02 3 | Window | Back    | Back        | 180     |               |                | 1     | 9                          | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Win 01 2 | Window | Back    | Back        | 180     |               |                | 1     | 12                         | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Win 04   | Window | Right   | Right       | 270     | RS            | P              | R     | 24                         | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |
| Win 01 3 | Window | Right   | Right       | 270     |               |                | 1     | 12                         | 0.3      | NFRC               | 0.23 | NFRC        | Bug Screen       |

| OPAQUE | DOORS |
|--------|-------|

| AQUE DOORS |                  |                         |          |
|------------|------------------|-------------------------|----------|
| 01         | 02               | 03                      | 04       |
| Name       | Side of Building | Area (ft <sup>2</sup> ) | U-factor |
| Door 01    | Front            | 20                      | 0.2      |

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HERS Provider: CalCERTS inc. Report Generated: 2024-07-02 17:16:41



SIGNATURE

NEW

stn (s, ( 2-0

DESCRIPTION DATE PLAN CHECK COMMENTS 08.27.2024

PERMIT SET

DRAWING TITLE:

TITLE 24

DRAWN BY:

# CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4850 Gastman ADU **Calculation Date** Calculation Description: Title 24 Analysis Input File Name

|                                          | CF1R-PRF-01-E  |
|------------------------------------------|----------------|
| te/Time: 2024-07-02T17:15:56-07:00       | (Page 7 of 10) |
| ne: Redwood-ADU_4850-Gastman_ADU.ribd22x |                |

|               |      |            |                |                                  |                                  |                   | 3      |
|---------------|------|------------|----------------|----------------------------------|----------------------------------|-------------------|--------|
| SLAB FLOORS   |      |            |                |                                  |                                  |                   |        |
| 01            | 02   | 03         | 04             | 05                               | 06                               | 07                | 08     |
| Name          | Zone | Area (ft²) | Perimeter (ft) | Edge Insul. R-value<br>and Depth | Edge Insul. R-value<br>and Depth | Carpeted Fraction | Heated |
| Slab-on-Grade | ADU  | 737        | 112            | none                             | 0                                | 80%               | No     |

| 01                | 02                         | 03                     | 04                 | 05                      | 06                                           | 07       | 08                                                                                                                      |
|-------------------|----------------------------|------------------------|--------------------|-------------------------|----------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------|
| Construction Name | Surface Type               | Construction Type      | Framing            | Total Cavity<br>R-value | Interior / Exterior<br>Continuous<br>R-value | U-factor | Assembly Layers                                                                                                         |
| R-19 Wall         | Exterior Walls             | Wood Framed Wall       | 2x6 @ 16 in. O. C. | R-19                    | None / None                                  | 0.074    | Inside Finish: Gypsum Board<br>Cavity / Frame: R-19 in 5-1/2 in. (R-18) /<br>2x6<br>Exterior Finish: 3 Coat Stucco      |
| Attic RoofADU     | Attic R <mark>oof</mark> s | Wood Framed<br>Ceiling | 2x4 @ 24 in. O. C. | R-0                     | None / 0                                     | 0.644    | Roofing: Light Roof (Asphalt Shingle)<br>Roof Deck: Wood<br>Siding/sheathing/decking<br>Cavity / Frame: no insul. / 2x4 |
| R-38 Roof Attic   | Ceilings (below<br>attic)  | Wood Framed<br>Ceiling | 2x4 @ 24 in. O. C. | R-38                    | None / None                                  | 0.025    | Over Ceiling Joists: R-28.9 insul.<br>Cavity / Frame: R-9.1 / 2x4<br>Inside Finish: Gypsum Board                        |

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

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 4850 Gastman ADU

Calculation Description: Title 24 Analysis

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

| ATER HEATERS - NEEA | HEAT PUMP  |                 |                         |                                |               |                       |                        |
|---------------------|------------|-----------------|-------------------------|--------------------------------|---------------|-----------------------|------------------------|
| 01                  | 02         | 03              | 04                      | 05                             | 06            | 07                    | 08                     |
| Name                | # of Units | Tank Vol. (gal) | NEEA Heat Pump<br>Brand | NEEA Heat Pump<br>Model        | Tank Location | Duct Inlet Air Source | Duct Outlet Air Source |
| DHW Heater 1        | 1          | 50              | Rheem                   | XE50T10H45U0 (50<br>gal, JA13) | Outside       | ADU                   | ADU                    |

| VATER HEATING - HERS VI | ERIFICATION     | (al             | ( FRT                | Sinc                         |                       |                                     |
|-------------------------|-----------------|-----------------|----------------------|------------------------------|-----------------------|-------------------------------------|
| 01                      | 02              | 03              | 04                   | 05                           | 06                    | 07                                  |
| Name                    | Pipe Insulation | Parallel Piping | Compact Distribution | Compact Distribution<br>Type | Recirculation Control | Shower Drain Water Heat<br>Recovery |
| DHW Sys 1 - 1/1         | Not Required    | Not Required    | Not Required         | None                         | Not Required          | Not Required                        |

| SPACE CONDITIONING SYSTEMS |                              |                   |                            |                   |                            |          |                   |                             |  |  |  |
|----------------------------|------------------------------|-------------------|----------------------------|-------------------|----------------------------|----------|-------------------|-----------------------------|--|--|--|
| 01                         | 02                           | 03                | 04                         | 05                | 06                         | 07       | 08                | 09                          |  |  |  |
| Name                       | System Type                  | Heating Unit Name | Heating Equipment<br>Count | Cooling Unit Name | Cooling Equipment<br>Count | Fan Name | Distribution Name | Required<br>Thermostat Type |  |  |  |
| Mini-Split1                | Heat pump<br>heating cooling | Heat Pump System  | 1                          | Heat Pump System  | 1                          | n/a      | n/a               | Setback                     |  |  |  |

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4850 Gastman ADU Calculation Description: Title 24 Analysis Calculation Date/Time: 2024-07-02T17:15:56-07:00 Input File Name: Redwood-ADU\_4850-Gastman\_ADU.ribd22x CF1R-PRF-01-E (Page 9 of 10)

| HVAC - HEAT PUMPS     | i             |                    |                               |                    |       |        |                               |                |                   |                       |                    |                                   |
|-----------------------|---------------|--------------------|-------------------------------|--------------------|-------|--------|-------------------------------|----------------|-------------------|-----------------------|--------------------|-----------------------------------|
| 01                    | 02            | 03                 | 04                            | 05                 | 06    | 07     | 08                            | 09             | 10                | 11                    | 12                 | 13                                |
|                       |               |                    |                               | Heati              | ng    | •      |                               | Cooling        |                   |                       |                    |                                   |
| Name                  | System Type   | Number of<br>Units | Heating<br>Efficiency<br>Type | HSPF/HS<br>PF2/COP |       | Cap 17 | Cooling<br>Efficiency<br>Type | SEER/SE<br>ER2 | EER/EER<br>2/CEER | Zonally<br>Controlled | Compressor<br>Type | HERS Verification                 |
| Heat Pump<br>System 1 | VCHP-ductless | 1                  | HSPF2                         | 7.5                | 12000 | 7800   | EER2SEER2                     | 14.3           | 11.7              | Not Zonal             | Single<br>Speed    | Heat Pump System<br>1-hers-htpump |

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

| 01                 | 02                                     | 03                               | 04                                        | 05                       | 06                                 | 07                                              | 08                                                 | 09                                 | 10                                     |
|--------------------|----------------------------------------|----------------------------------|-------------------------------------------|--------------------------|------------------------------------|-------------------------------------------------|----------------------------------------------------|------------------------------------|----------------------------------------|
| Name               | Certified<br>Low-Static<br>VCHP System | Airflow to<br>Habitable<br>Rooms | Ductless Units<br>in Conditioned<br>Space | Wall Mount<br>Thermostat | Air Filter Sizing<br>& Drop Rating | Low Leakage<br>Ducts in<br>Conditioned<br>Space | Minimum<br>Airflow per<br>RA3.3 and<br>SC3.3.3.4.1 | Certified<br>non-continuous<br>Fan | Indoor Fan n<br>Running<br>Continuousl |
| Heat Pump System 1 | Not required                           | Required                         | Required                                  | Required                 | Not required                       | Not required                                    | Not required                                       | Not required                       | Not required                           |

| INDOOR AIR QUALITY | (IAQ) FANS    |                         |              |                                      |                                             |                                      |                   |        |
|--------------------|---------------|-------------------------|--------------|--------------------------------------|---------------------------------------------|--------------------------------------|-------------------|--------|
| 01                 | 02            | 03                      | 04           | 05                                   | 06                                          | 07                                   | 08                | 09     |
| Dwelling Unit      | Airflow (CFM) | Fan Efficacy<br>(W/CFM) | IAQ Fan Type | Includes<br>Heat/Energy<br>Recovery? | IAQ Recovery<br>Effectiveness -<br>SRE/ASRE | Includes Fault<br>Indicator Display? | HERS Verification | Status |
| SFam IAQVentRpt    | 44            | 0.35                    | Exhaust      | No                                   | n/a / n/a                                   | No                                   | Yes               |        |

Registration Number: 224-P010084347A-000-000-0000000-0000

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| DOCUMENTATION AUTHOR'S DECLARATION STATEMENT                                                                                                          |                                                                                                                  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--|
| 1. I certify that this Certificate of Compliance documentation is accur                                                                               | ate and complete.                                                                                                |  |
| Documentation Author Name:                                                                                                                            | Documentation Author Signature:                                                                                  |  |
| Melinda Wollny                                                                                                                                        | Melinda Wollny                                                                                                   |  |
| Company:                                                                                                                                              | Signature Date:                                                                                                  |  |
| ResCom Energy                                                                                                                                         | 2024-07-02 17:22:38                                                                                              |  |
| Address:                                                                                                                                              | CEA/ HERS Certification Identification (If applicable):                                                          |  |
| 3166 Suisun Bay Rd                                                                                                                                    |                                                                                                                  |  |
| City/State/Zip:                                                                                                                                       | Phone:                                                                                                           |  |
| West Sacramento, CA 95691                                                                                                                             | 916-373-1383                                                                                                     |  |
| RESPONSIBLE PERSON'S DECLARATION STATEMENT                                                                                                            |                                                                                                                  |  |
| certify the following under penalty of perjury, under the laws of the State of  1. I am eligible under Division 3 of the Business and Professions Cod | California:<br>le to accept responsibility for the building design identified on this Certificate of Compliance. |  |

2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. Responsible Designer Name: Responsible Designer Signature: Max Kellogg Max Kellogg HERS Date Signed: 2024-07-08 08:10:48

KELLOGG CONSTRUCTION N/A 2635 57TH STREET City/State/Zip: SACRAMENTO, CA 95817 Phone: 916-619-9585

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

Easy to Verify at CalCERTS.com

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PERMIT SET

DESCRIPTION

PLAN CHECK COMMENTS 08.27.2024

Gastr Daks, ( 242-0

DATE

TITLE 24

DRAWING TITLE:

NEW

NO.

SIGNATURE:

DATE: 08.27.2024

DRAWN BY: