GENERAL NOTES:

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

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 CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.

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 EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE BEGINNING WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT BE GUARANTEED BY THE ARCHITECT. DRAWINGS MAY BE 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.

9. THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY LEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE 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 ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EEQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.

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

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 MOST STRINGENT SHALL BE USED.

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 BY ALL

17. NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE arsigmaMADE 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.

UNINHABITABLE ATTICS WITH LIMITED STORAGE..20PSF 20. FLOOR LIVE LOADS: SLEEPING AREAS30PSF ALL OTHER AREAS40PSF

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 REMAIN.

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.

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 EVENT OF ANY CONFLICTS OR DISCREPANCIES.

PROJECT SCOPE:

PARITALLY CONVERT (E) WORKSHOP INTO AN ADU, CONSTRUCT A NEW ADDITION TO THE (E) WORKSHOP FOR A NEW ADU AND TEAR OFF EXISTING ROOF TO ADD A SECOND LEVEL FOR A NEW ADU. ALL APPLIANCES TO BE ELECTRIC

***NO WORK TO MAIN HOUSE**

PROJECT INFORMATION:

CONSTRUCTION TYPE: V-B

BUILDING EXISTING & UNSPRINKLERED

ZONING: R1: STANDARD SINGLE FAMILY

OCCUPANCY: R3

STORIES: 1-STORY

YEAR BUILT: 1941

EXISTING UNITS: 1

PROPOSED UNITS: 3 ((E)MAIN HOUSE + 2 ADU UNITS)

PROPOSED CHANGE IN DENSITY: NONE

PARCEL AREA: 6,500 SF

(E) MAIN RESIDENCE: 1,249 SF

(E) WORKSHOP: 272 SF

LOT COVERAGE: 6,500 SF

% LOT COVERAGE: 26.6%

NEW FOUNDATION ADDITION: 417 SF

NEW FIRST FLOOR ADU "A" = 546 SF (338 SF FROM ADDITION + 208 SF FROM EXISTING WORKSHOP)

NEW SECOND FLOOR ADU "B" = 640 SF

ADU TOTAL: 1,186 SF

SYMBOLS:

\### /~__ # A#.# SECTION DETAIL CALL OUT 、# 丿 INTERIOR ELEVATION ELEVATIONS (**A.##**) (#) WINDOW SYMBOL, SEE WINDOW SCHEDULE

DOOR SYMBOL, 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 CITY ORDINANCES
- Ć CÍTY OF SÁCŘAMENTÓ ĽOČAĽ AĎU ÓRDINANCE (ČITÝ CODE SECTION 17.228.105(A)-(F))

NEW ADU's 2528 53RD ST SACRAMENTO, CA 95817 APN# 011-0223-002

DEPARTMENT	APPROV City of Sacramento F DEPARTMENT OF	Plan Review
Michelle Wrig	ght 09/27/202	3
SACRAMENTO City of Sa	PROVED cramento Plan Review ANNING	4LEAF, INC. Building

	PROJECT DIR	ECTORY:	VICINITY MAP:	
	PROJECT DESIGNER:	MJH DESIGN MANUEL J. HERNANDEZ 1802 Egret Lane Hayward, CA 94545 510.600.7926 <i>manuelh10@live.com</i>	Sar a Aver Divine Mercy For All Sar a Aver Constrained and Sar a Aver Tal Sapper West Tal Sapper West Tal Sapper West Tal Sar a Aver Unit Tal Sapper West	2.00
	STRUCTURAL ENGINEER:	Imad Abu-Markhieh Civil & Structrual Engineering 916.468.3768 <i>markhieh@gmx.com</i>	V Sa Vista Park Sa	*
	GENERAL CONTRACTOR:	REDWOOD ADU 2635 57th St Sacramento, CA 95817 916.905.4710 <i>max</i> @ <i>redwoodadu.com</i>	Ve 2nd Are 2nd	598 SR
	DRAWING IND	EX:	HERS FEATURE SUMMARY:	
OP)	- Sheet Number Sheet Na	me	THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIE BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDNG TABLES BELOW. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY	ΞD

	A0.1	TITLE SHEET
	A0.2	SITE PLAN
	A2.0	LEVEL 1 PLANS
	A2.1	PROPOSED PLANS
	A2.2	LIGHTING PLAN
	A2.3	ROOF PLAN
	A2.4	FOUNDATION AND ROOF FRAMING
	A2.5	RLUMBING FIXT LOCATION
<u>1</u> {	A3D	3D VIEWS
	A4.0	EXTERIOR ELEVATIONS
	A4.1	EXTERIOR ELEVATIONS
	A5.0	SECTIONS
	A5.1	SECTIONS
	A6.0	SCHEDULES
	A6.1,	CALGREEN
	A9.0	DETAILS
	A9.1	DETAILS
	SD1	STRUCTURAL DETAILS
	SN	STRUCTURAL NOTES
	T24	TITLE 24
	T24.0	TITLE 24

BUILDING-LEVEL VERIFICATIONS: • QUALITY INSULATION INSTALLATION (QII) INDOOR AIR QUALITY VENTILATION KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATIONS: VERIFIED REFRIGERANT CHARGE • AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)

HEATING SYSTEM VERIFICATIONS:

• 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)

HVAC DISTRIBUTION SYSTEM VERIFICATIONS: • -- NONE --

DOMESTIC HOT WATER SYSTEM VERIFICATIONS: • -- NONE --

ABBREVIATIONS:

H.C

INT

KIT

LAM

LAV.

MAX

MIN.

M.O.

N.I.C

NO. N.T.S.

0.C.

OPNG

PLYWD

OPP.

PR.

PT.

R.D REF

RM

R.O.

S.C. SHT

SIM.

SPEC. SQ.

S.O.G. S.S.D.

STOR.

SUSP

SYM.

T.O. T.O.C

TEL. T.& G.

T.O.W.

TYP. U.O.N.

VEST.

W/ W.C.

WD. W/O

S.S

R.W.L

PART

P.B.O.

REINF REQ.

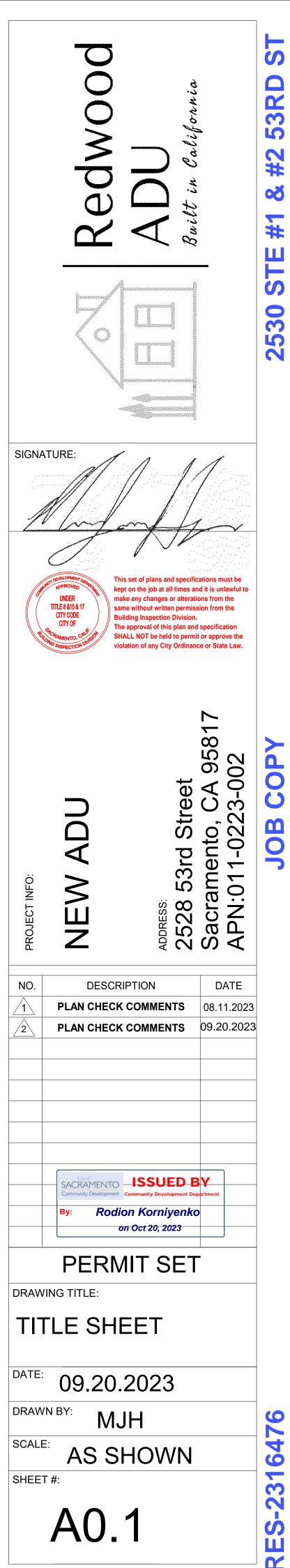
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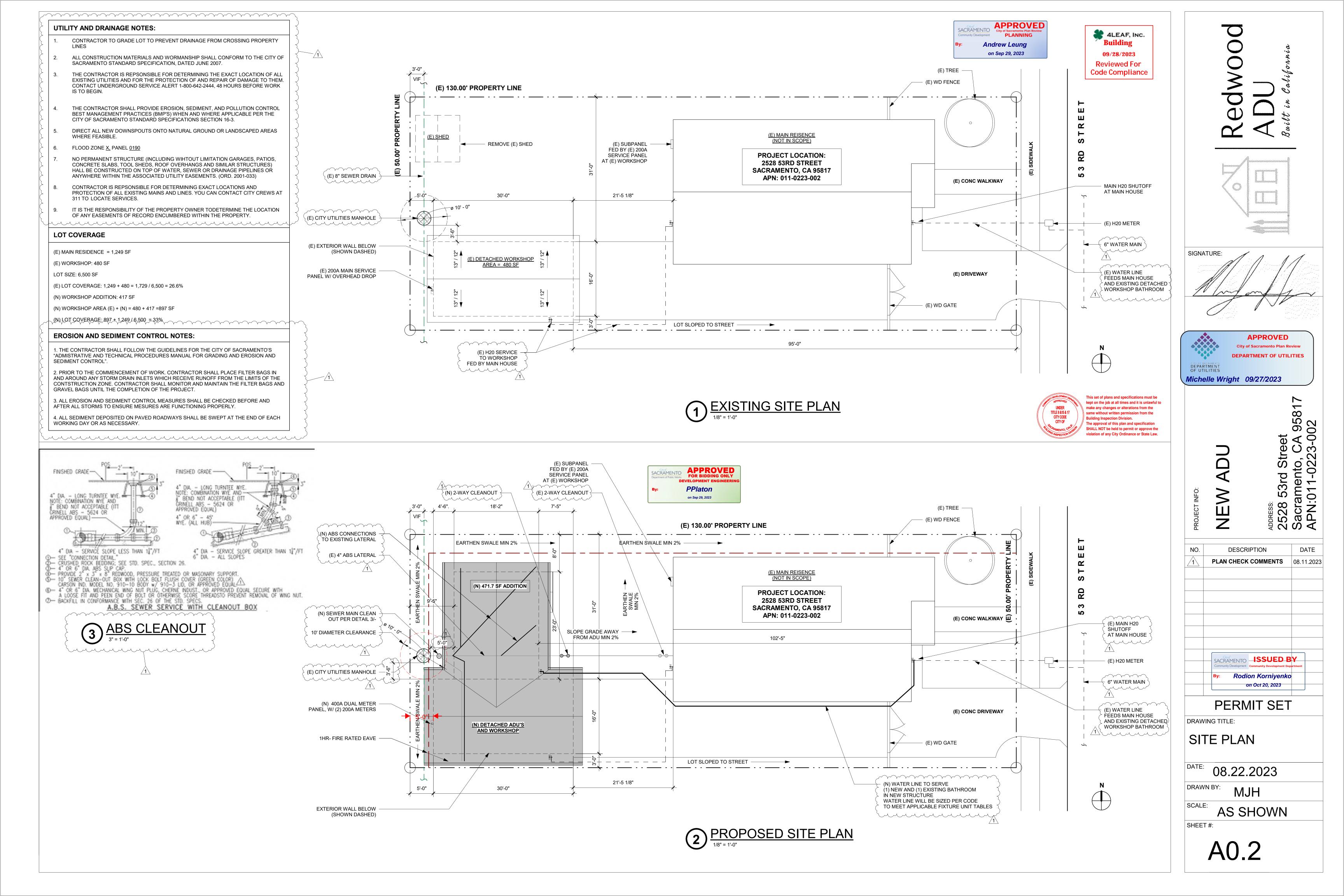
HR. HGT HWD INSUL

& $\langle @ \mathbf{C} \\ \#$ (E) (N) ADJ. AGGR. ALUM. APPROX. ARCH. ASPH. BITUM. BLDG. BLKG. BM. CLG. CLMN. CONT. CONT. CONT. CONT. CONT. DIA. DN DR. DR. DR. ELEC. EQ. EXT. F. D. FLN. FLUOR. F. O. S. FT. FLUOR. F. O. S. FT. FURR. GALV. GL. GYP.	AND ANGLE AT CENTERLINE POUND OR NUMBER EXISTING NEW ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASPHALT BOARD BITUMINOUS BUILDING BLOCKING BEAM CERAMIC CEILING CLOSET COLUMN CONCRETE CONTINOUS CORRIDOR CARPET DETAIL DIAMETER DIMENSION DOWN DOOR DRAWING EACH EXPANSION JOINT ELECTRICAL EQUAL EXTERIOR FLOOR DRAIN FINISH FLOOR FLOOR DRAIN FINISH FLOOR FLOOR SCENT FACE OF FINISH FACE OF FINISH FACE OF FINISH FACE OF STUDS FOOT OR FEET FOOT OR FEET

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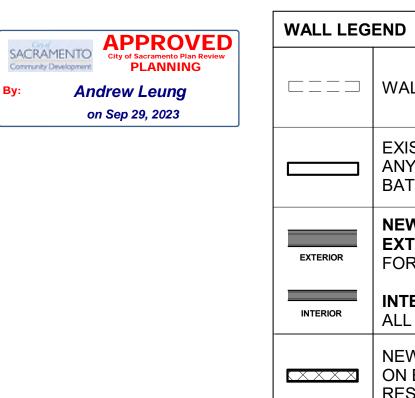
HOSE BIBB HOLLOW CORE HOUR HEIGHT HARDWOOD INSULATION INTERIOR KITCHEN LAMINATE LAVATORY MAXIMUM MECHANICAL MINIMUM MASONRY OPENING NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OPENING OPPOSITE PLATE PLYWOOD PAIR POINT PARTITION PROVIDED BY OWNER RADIUS ROOF DRAIN REFRIGERATO REINFORCED REQUIRED ROOM ROUGH OPENING RAIN WATER LEADER SOLID CORE SHEFT SIMILAR SPECIFICATION SQUARE SLAB ON GRADE SEE STRUCTURAL DRAWINGS STAINLESS STEEL STORAGE SUSPENDED SYMBOL TOP OF TOP OF CURB TELEPHONE TONGUE AND GROOVE TOP OF WALL TYPICAL UNLESS OTHERWISE NOTED VESTIBULE WITH WATER CLOSET WOOD WITHOUT



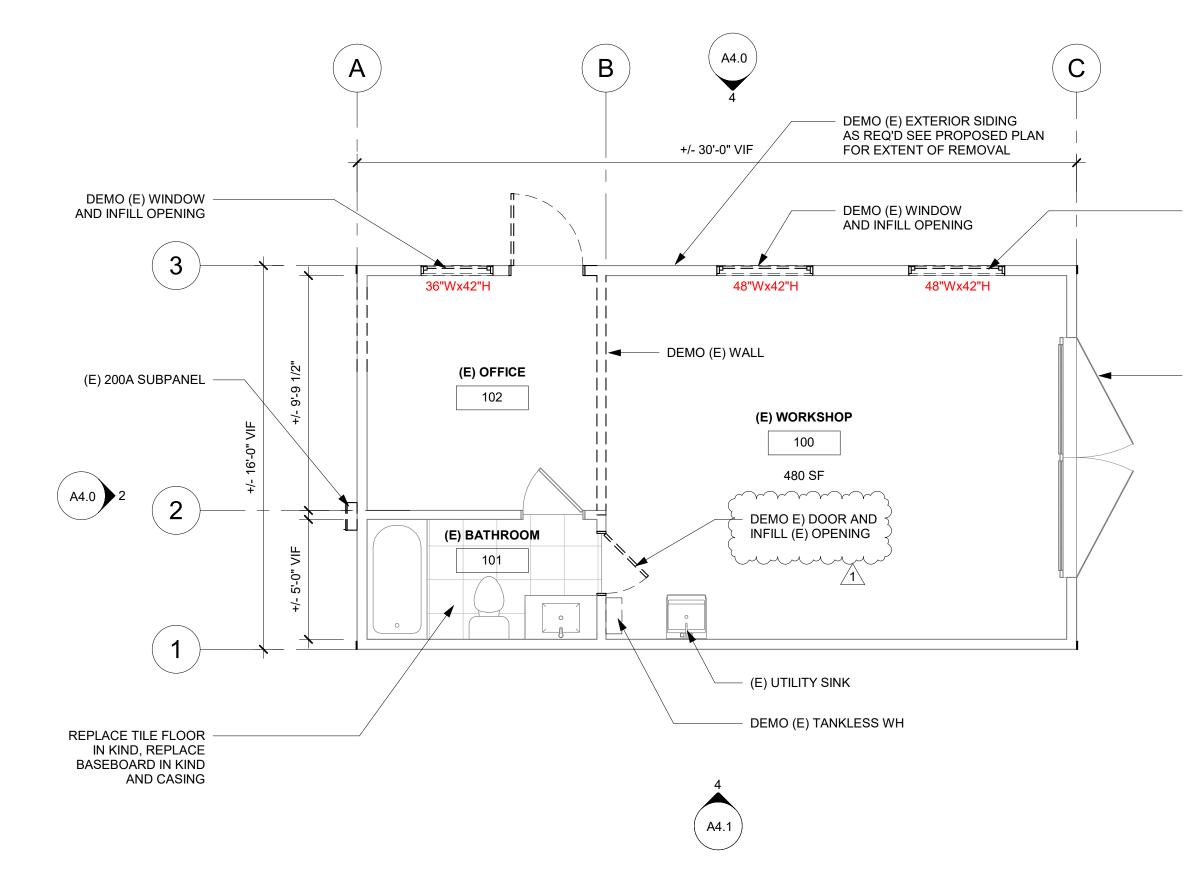


1.	THERE SHALL BE A LANDING AT EACH SIDE OF ALL DOORS NOT MORE THAN 1 1/2
	INCHES LOWER THAN THE THRESHOLD AT THE REQUIRED EGRESS DOOR, AND NOT MORE THAN 7 3/4 INCHES FOR OTHER EXTERIOR DOORS. THE LANDING SHALL BE AT LEAST AS WIDE AS THE DOOR SERVED AND 36 INCHES MINIMUM LENGTH MEASURED IN THE DIRECTION 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
2.	STAIRWAY RISE SHALL BE 4 INCHES MINIMUM AND 7 3/4 INCHES MAXIMUM. RUN SHAL 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 GUAR MAY BE 6 INCHES MAXIMIM DIAMETER. CRC R311.7 & R312.1.3
3.	GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
4. 5.	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
б. б.	ALL NEW DOORS TO BE SOLID CORE SINGLE PANEL WOOD DOORS
7.	ALL BEDROOMS AND HALL AREAS THAT ACCESS HABITABLE ROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRED WITH BATTERY BACK UP
3.	SMOKE DETECTORS ARE REQUIRED IN EACH ROOM USED FOR SLEEPING, CENTRALL 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 AND MEET THE REQUIREMENTS OF CRC 30 & ALL APPLICABLE BUILDING CODES AS WELL AS THE US CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
10.	BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWE 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
1. 2.	PROVIDE 30"x22" ATTIC ACCESS W/ SWITCH AND LIGHT AND RECP THERE SHALL BE A MINIMUM 5% GRADE AWAY FROM ALL FOUNDATION WALLS. CRC R401.3
13.	SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SECTION R310. 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 <i>DO NOT MEASURE TO THE WINDOW SILL</i> . 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 <i>THAT</i> 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
14.	CAULK ALL DOORS, WINDOWS, JOINTS AND AREAS REQUIRED TO PROVIDE A WEATHERPROOF SEAL
NA ⁻	TER 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)
2. 3.	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)
4.	VENTILATED FOR THE PURPOSES OF HUMIDITY CONTROL. (CRC R303.3.1)
5.	BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL HAVE WINDOW AT LEAST 3 SQUARE FEET IN AREA, HALF OF WHICH MUST BE OPENABLE, O MECHANICAL VENTILATION MUST BE PROVIDED. (R303.3) PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC 802.0)
δ.	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 DOOR.
	EEN BUILDING NOTES
GR	
	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
1. 2.	GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHE 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
1. 2. 3.	GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHE 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 CONTROLLE BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBSC SEC.4.303.1.3.2)
1. 2. 3. 4.	 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHE 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 CONTROLLE BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (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)
GR 1. 2. 3. 4. 5.	 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHER 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 CONTROLLE BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (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

- 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) HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE 7. 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)) A 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)) 8.



By:



1 <u>LEVEL 1 EXISTING/ DEMO PLAN</u>

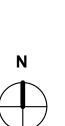
	WALL TO BE DEMOLISHED
	EXISTING INTERIOR AND EXTERIOR WALL TO REMAIN AS IS. ANY EXTERIOR WALL THAT IS BEING OPENED, INSTALL R21 BATT INSULATION
	NEW WALL: EXTERIOR: 2x6 STUD WALL 1-HR RATED WALL, SEE A4.0 & A4.1 FOR EXTERIOR FINISHES
	INTERIOR WALLS : 2x4 STUD WALL AT 16" W/ 1/2" GYP BD EA SIDE ALL DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD
X	NEW 1 HR RATED FIREWALL 5/8" TYPE X GYP BOARD ON EITHER SIDE OF 2x4 STUDS. PER WS4-1.1 ONE HOUR FIRE RESISTIVE WOOD FRAME WALL ASSEMBLY (ASTM E119/NFPA 251).



- REPLACE WINDOW IN KIND

- (E) DOORS TO REMAIN AS IS





	Redwood	ADC	Built in California	
SIGNA				
	UNDER TTLE 88/158/17 CTTY CODE CTTY OF CTTY OF	This set of plans and tept on the job at all nake any changes of same without writter Building Inspection The approval of this SHALL NOT be held riolation of any City	times and it is or alterations front permission front Division. plan and speci- to permit or ap	unlawful to om the om the fication prove the
PROJECT INFO:	NEW ADU	ADDRESS:	2528 53rd Street Sacramento CA 95817	0223-00
NO.	DESC PLAN CHEC	RIPTION K COMMEN		DATE .11.2023
	By: Roa	Community Develo	renko 23	nt
	PERN NG TITLE: VEL 1			
DATE: DRAWN SCALE SHEET	M AS S	.2023 JH SHOW		
	A2.	0		

FLOOR PLAN NOTES

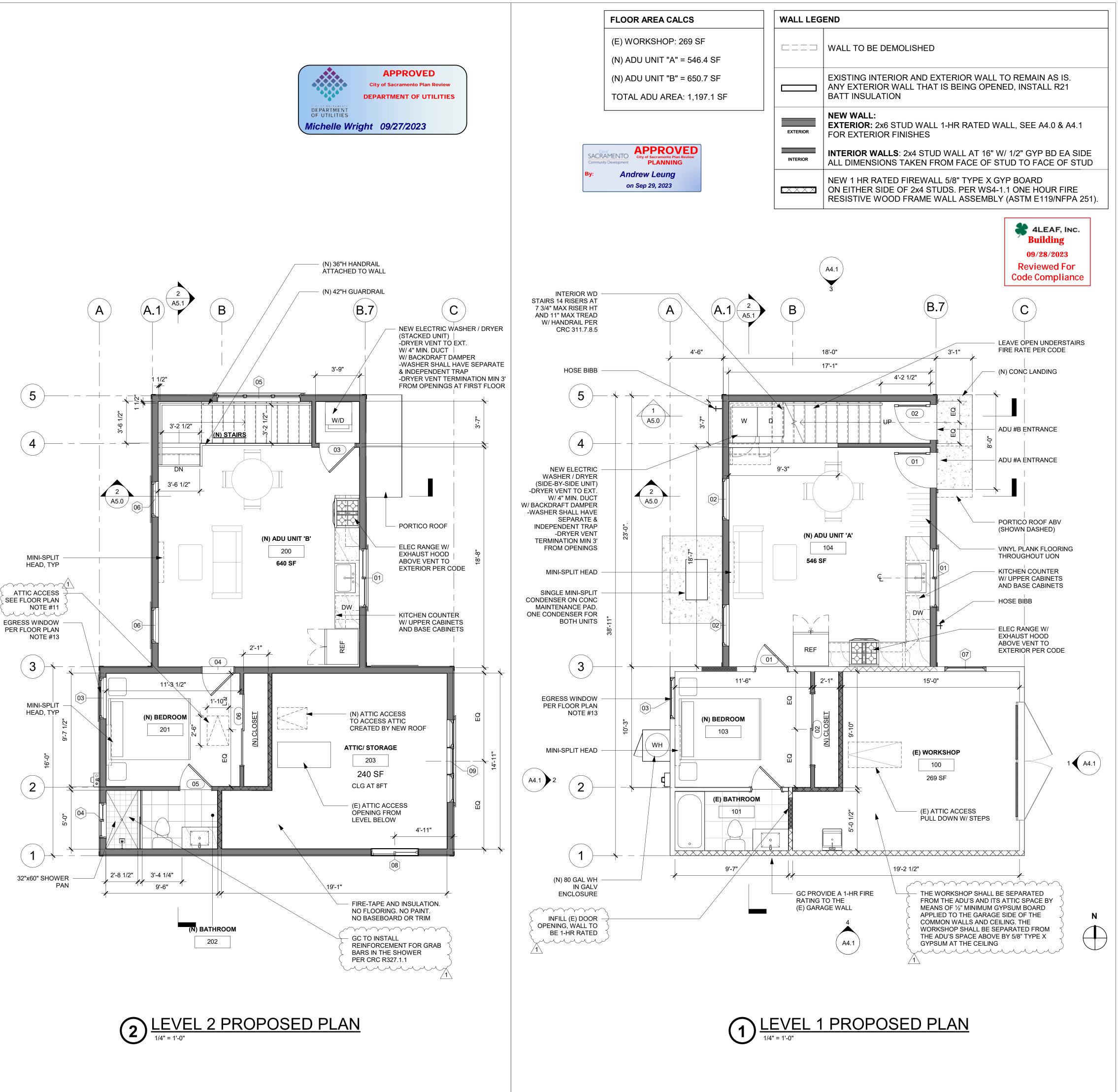
- THERE SHALL BE A LANDING AT EACH SIDE OF ALL DOORS NOT MORE THAN 1 1/2 INCHES LOWER THAN THE THRESHOLD AT THE REQUIRED EGRESS DOOR, AND NOT MORE THAN 7 3/4 INCHES FOR OTHER EXTERIOR DOORS. THE LANDING SHALL BE AT LEAST AS WIDE AS THE DOOR SERVED AND 36 INCHES MINIMUM LENGTH MEASURED IN THE DIRECTION 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 2 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 AND MEET THE REQUIREMENTS OF CRC 308 9 & 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 10. 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 12. R401.3
- SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY 13. ESCAPE. SECTION R310. 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
- 14 CAULK ALL DOORS, WINDOWS, JOINTS AND AREAS REQUIRED TO PROVIDE A WEATHERPROOF SEAL.

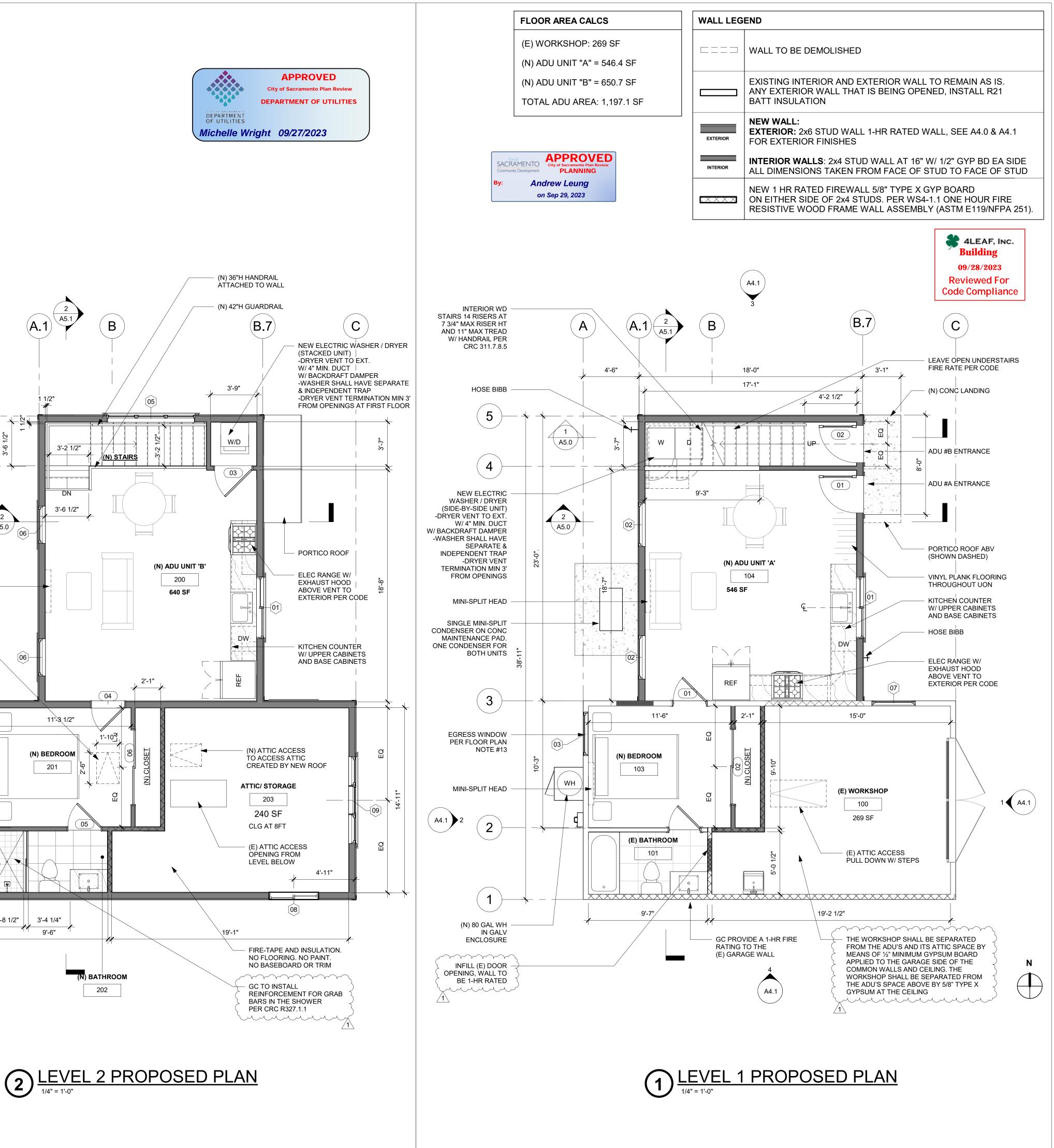
WATER CLOSET REQUIREMENTS

- 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)/1
- 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 DOOR.

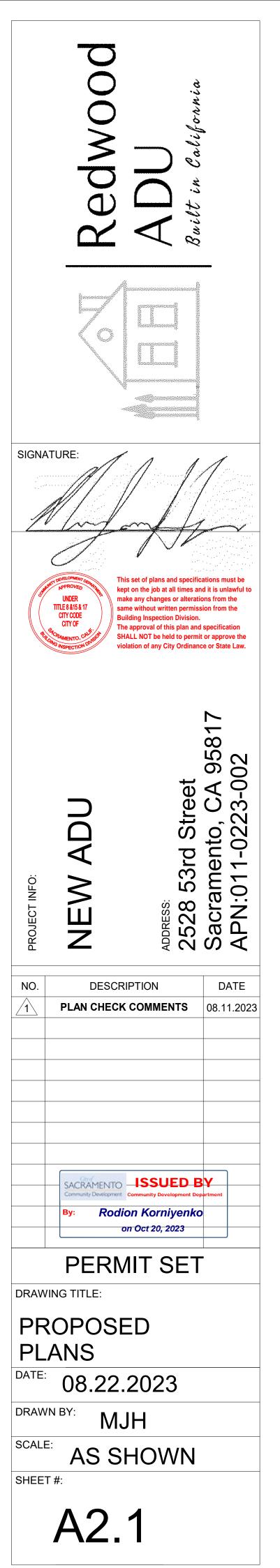
GREEN BUILDING NOTES

- 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 SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN 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)
- 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)
- EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER 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)
- 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 CONTRÒL 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))









LIGHTING	LIGHTING LEGEND		
() P	LED PENDANT LIGHT FIXTURE		
\bigcirc	SURFACE MOUNTED LED FIXTURE		
0	LED RECESSED 5" CAN LIGHT		
	12V DC UNDER CAB LIGHTING		
\bigcirc	WALL MOUNTED LED LIGHT FIXTURE		
SCM	HARDWIRED SMOKE AND C02 DETECTOR		
Ş	SINGLE POLE SWITCH W/ DIMMER +44" AFF TYP. U.O.N.		
S ₃	3-WAY SWITCH W/ DIMMER		
GFI	DUPLEX CONVENIENCE RECEPTACLE GFI		
WP	DUPLEX CONVENIENCE RECEPTACLE GFI, WATER PROOF FOR EXTERIOR LOCATIONS, +12" AFF TYP UON		
	ENERGY STAR RATED FAN W/ SEPARATE SWITCH, HUMIDITY SENSOR & 110 CFM		

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 OCCUPANCY 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. SMOKE ALARMS SHALL BE LISTED AS COMPLYING W/ UL 217 & BE INSTALLED AND MAINTAINED IN ACCORDANCE W/ NFPA 720 & THE MANUFACTURER'S INSTRUCTIONS

15. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING W/ UL 2034 & BE INSTALLED AND MAINTAINED IN ACCORDANCE W/ NFPA 720 & THE MANUFACTURER'S INSTRUCTIONS

16. LAUNDRY RECEPTACLE OUTLET TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCTUI PER CEC 210.11(C)(2)

17. PROVIDE A 30 AMP CIRCUIT FOR THE ELECTRIC CLOTHES DRYER. CEC 220.54

18. 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)

19. SMOKE ALARMS SHALL BE LISTED AS COMPLYING W/ UL 217 & BE INSTALLED AND MAINTAINED IN ACCORDANCE W/ NFPA 720 & THE ANUFACTURER'S INSTRUCTIONS

20. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING W/ UL 2034 & BE INSTALLED AND MAINTAINED IN ACCORDANCE W/ NFPA 720 & THE MANUFACTURER'S INSTRUCTIONS

21. GC TO COORDINATE ALL OUTLET AND SWITCH LOCATION W/ THE OWNER

22. 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).

MECHANICAL NOTES

- ALL INTERIOR SPACES TO BE PROVIDED WITH SPACE HEATING PER CBC 1204.1 GAS VENTS OF WATER HEATER AND FURNACE SHALL TERMINATE 4'-0" FROM PROPERTY LINE. THEY SHALL NOT TERMINATE ADJACENT TO THE WALL PER CMC 802.6.2.3. WALL TERMINATION SHALL COMPLY WITH CMC 802.8.6
- FURNACES INSTALLED IN ATTICS AND CRAWL SPACES MUST HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT, LIGHT SWITCH, AND RECEPTACLE IN THE SPACE. (CMC 904.10)
- DRYER EXHAUST SHALL BE A MIN 4". TERMINATE TO THE OUTSIDE OF THE BUILDING. EQUP WITH BACK-DRAFT DAMPER,
- CONTINUOUS FAN IN (N) BATH 2 WITH MINIMUM 110 CFM AND 0.5 SONNES
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7. ENV AIR DUCTS SHALL TERMINATE 3' FROM THE PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING PER CMC 504.5. PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1
- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2 THROUGH WAL VENT TERMINATION PER FMC 802.8 COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3'-0" FROM THE PROPERTY LINE AND BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE
- ONTO A PUBLIC WALKWAY DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.3 AND COMPLY CMC TABLE 403.7
- 11. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1 GC TO CONFIRM EXISTING HEATING IS CODE
- COMPLIANT
- DIRECT EVENT APPLIANCES PER CMC 802.2.4 (PER MFG'S INSTALLATION 12. INSTRUCTIONS) AND SFMC 802.6.2
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 13 PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 714.4 & 717.6

PLUMBING NOTES

1. PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTIN FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2

2. THE GRADE OF HORIZONTAL DRAINAGE PIPE SHALL NOT BE LESS THAN 1/4" PER FOOT CPC 708.1 3. DOMESTIC CLOTHES WASHER STANDPIPE SIZE SHALL BE 2" MIN DIA. CPC TABLE 7-3

4. EACH DOMESTIC CLOTHES WASHER AND EACH LAUNDRY TUB SHALL BE CONNECTED TO A SEPARATE AND INDEPENDENT TRAP, EXCEPT THAT A TRAP SERVING A LAUNDRY TUB SHALL BE PERMITTED TO ALSO RECEIVE THE WASE FROM A CLOTHES WASHER SET ADJACENT THERE TO. NO CLOTHES WASHER OR LAUNDRY TUB SHALL BE CONNECTED TO ANY TRAP FOR A KITCHEN SINK. CPC 1001.3

7. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS (7.5L) PER MINUTE

8. WHERE A FIXTURE COMES IN CONTACT WITH THE WALL OR FLOOR, THE JOINT BETWEEN THE FIXTURE AND THE WALL FOOR OR SHALL BE MADE WATERTIGHT.

9. INSTALL ENERGY STAR BATH FANS VENTED TO THE OUTSIDE.

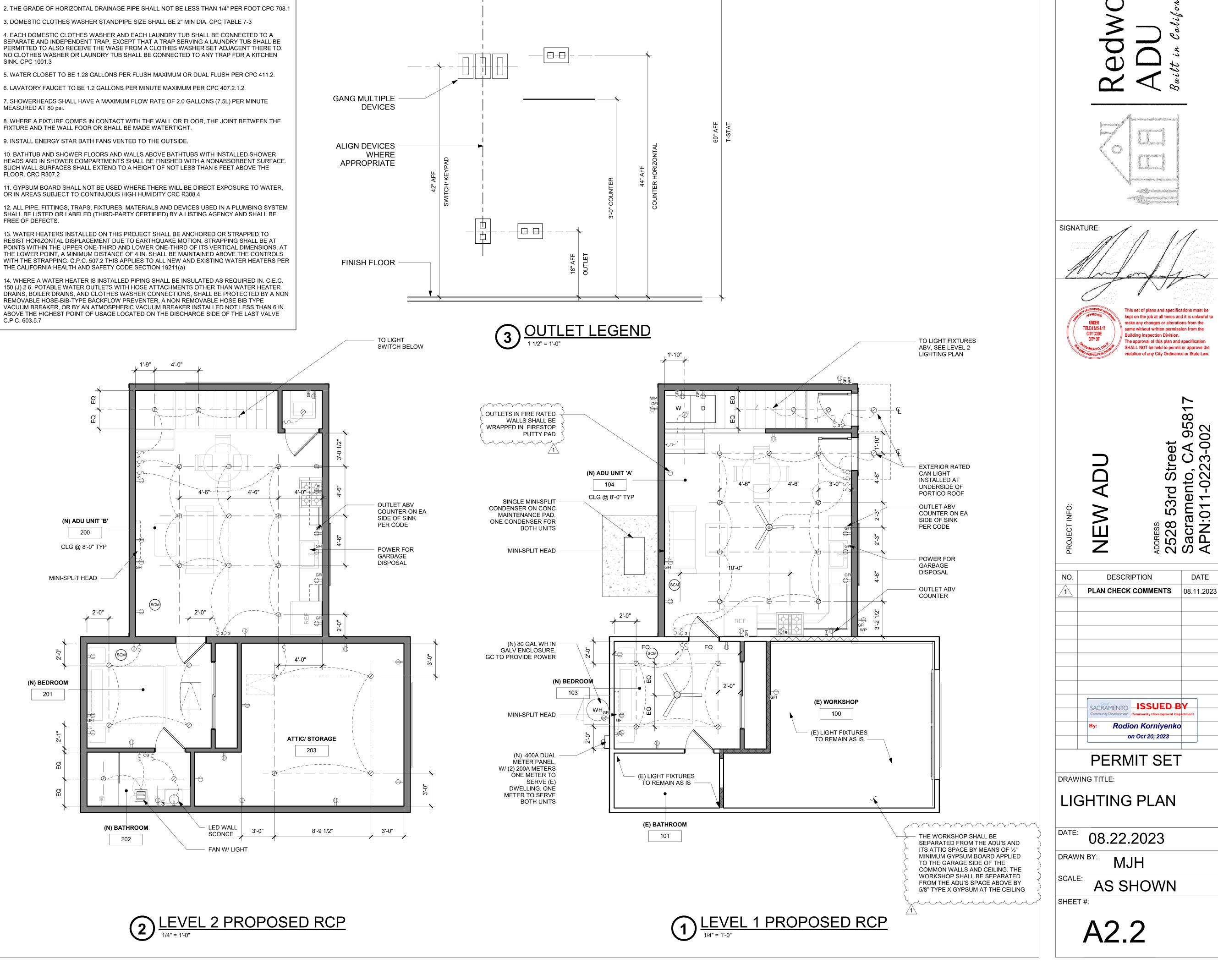
10. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2

OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY CRC R308.4

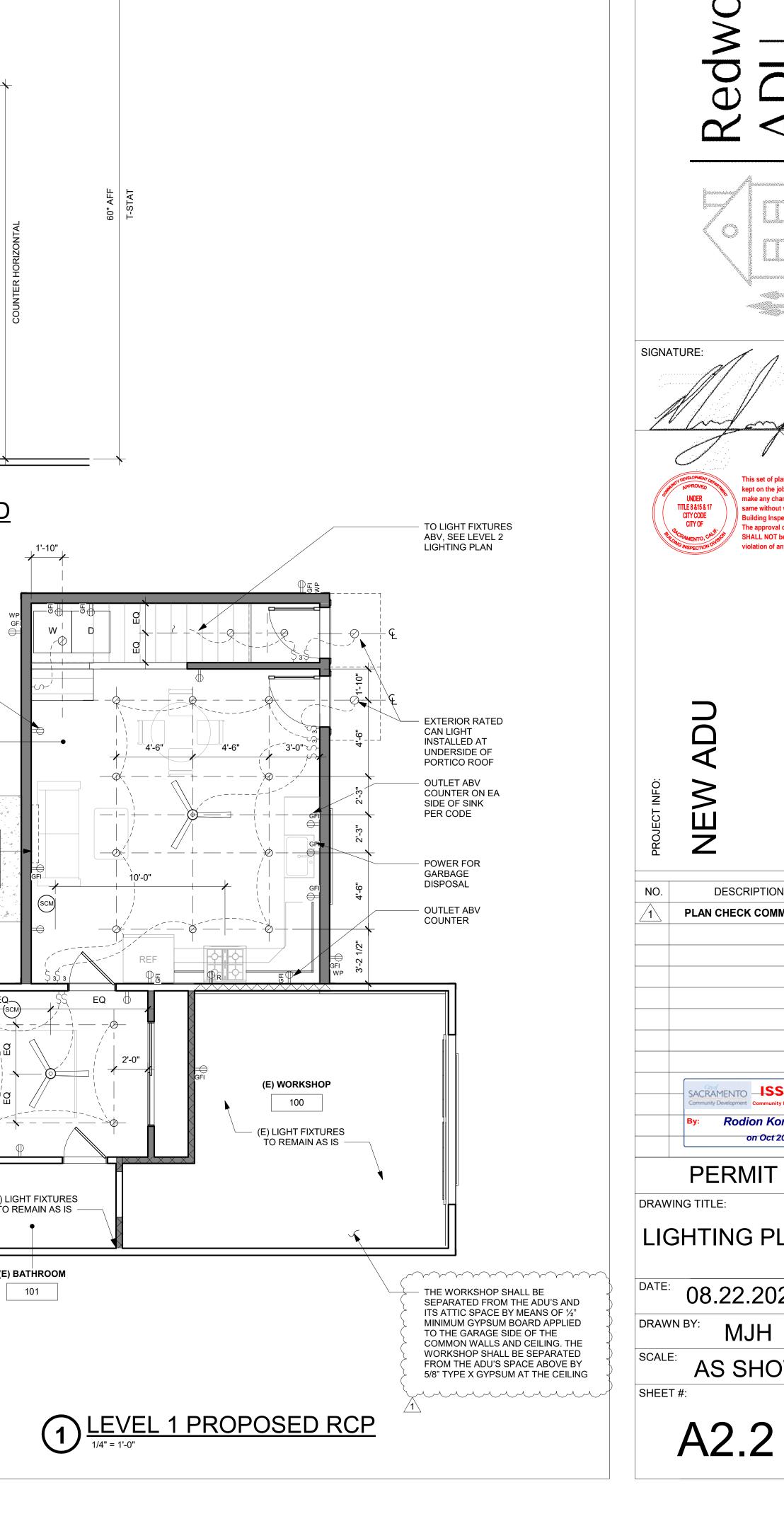
FREE OF DEFECTS.

13. WATER HEATERS INSTALLED ON THIS PROJECT SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT. A MINIMUM DISTANCE OF 4 IN. SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. C.P.C. 507.2 THIS APPLIES TO ALL NEW AND EXISTING WATER HEATERS PER

14. WHERE A WATER HEATER IS INSTALLED PIPING SHALL BE INSULATED AS REQUIRED IN. C.E.C. 150 (J) 2 6. POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NON REMOVABLE HOSE-BIB-TYPE BACKFLOW PREVENTER, A NON REMOVABLE HOSE BIB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 IN. ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE C.P.C. 603.5.7







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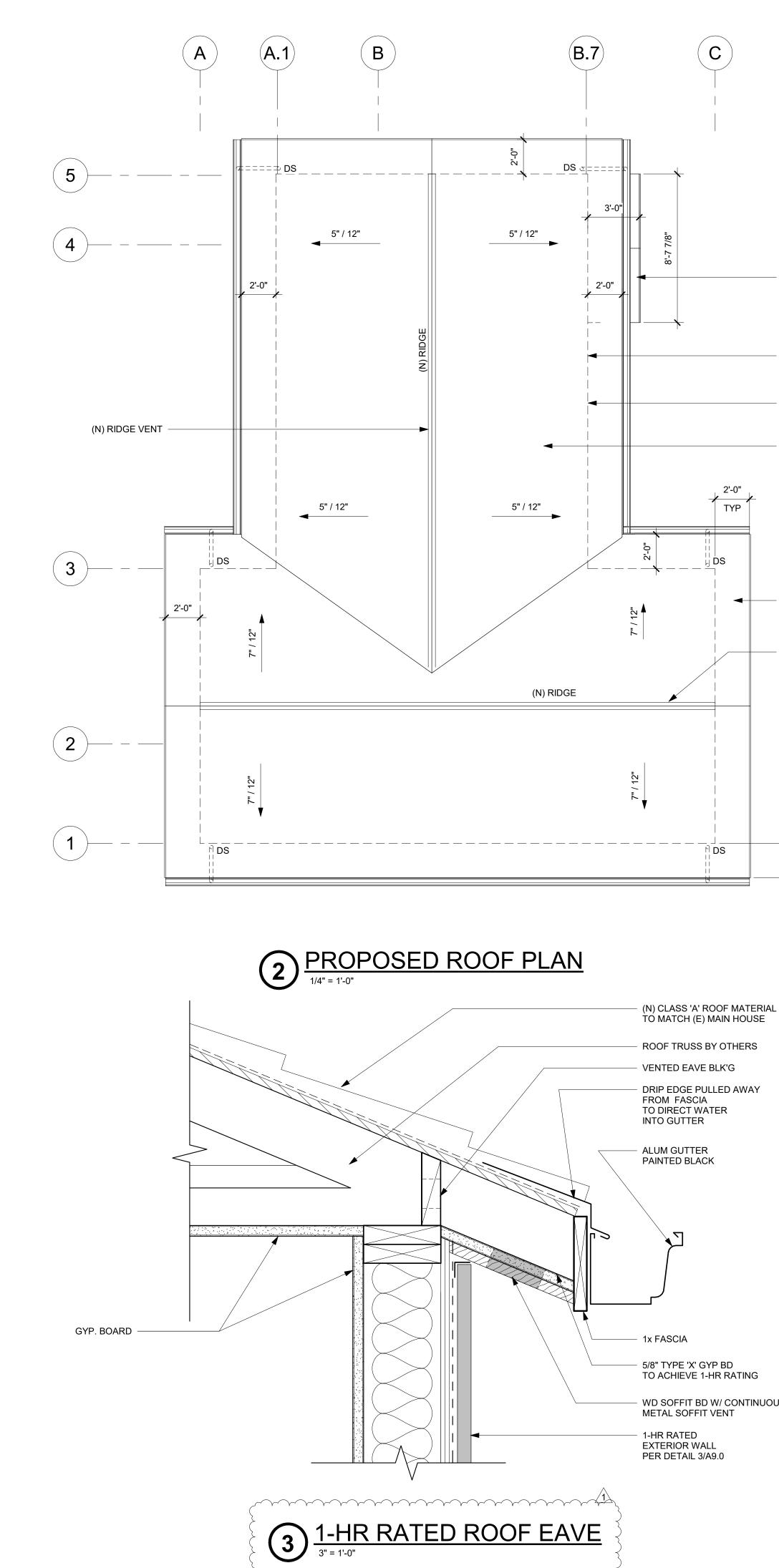
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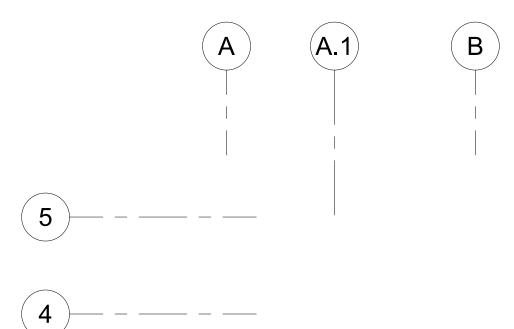
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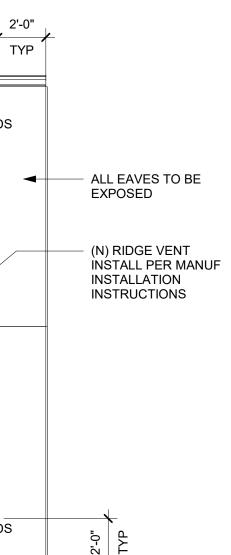


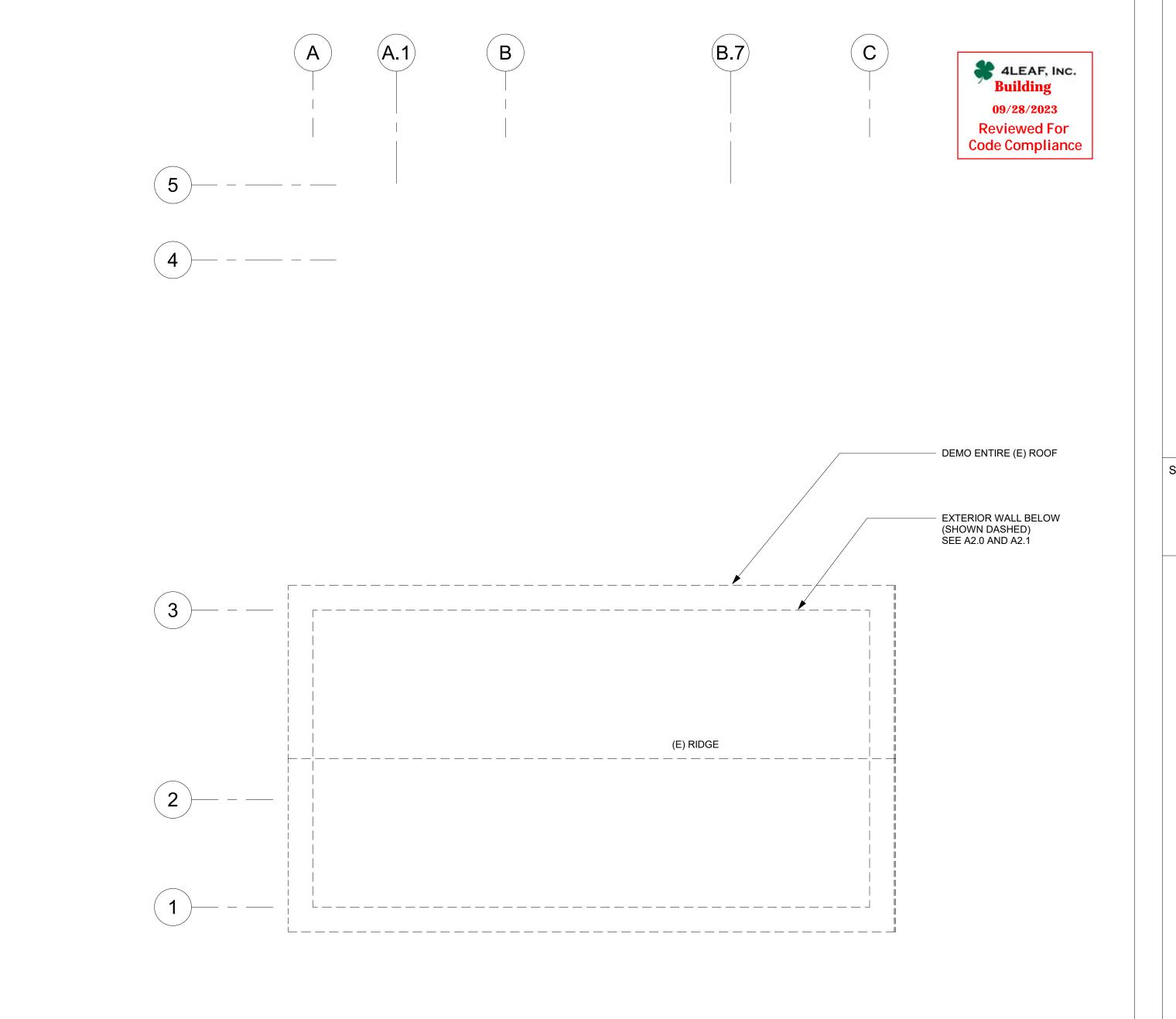




VENTED EAVE BLOCKS ON ALL EAVES

- EXTERIOR WALL BELOW (SHOWN DASHED)
- (N) CLASS 'A' COMP SHINGLE ROOF TO MATCH (E) MAIN HOUSE

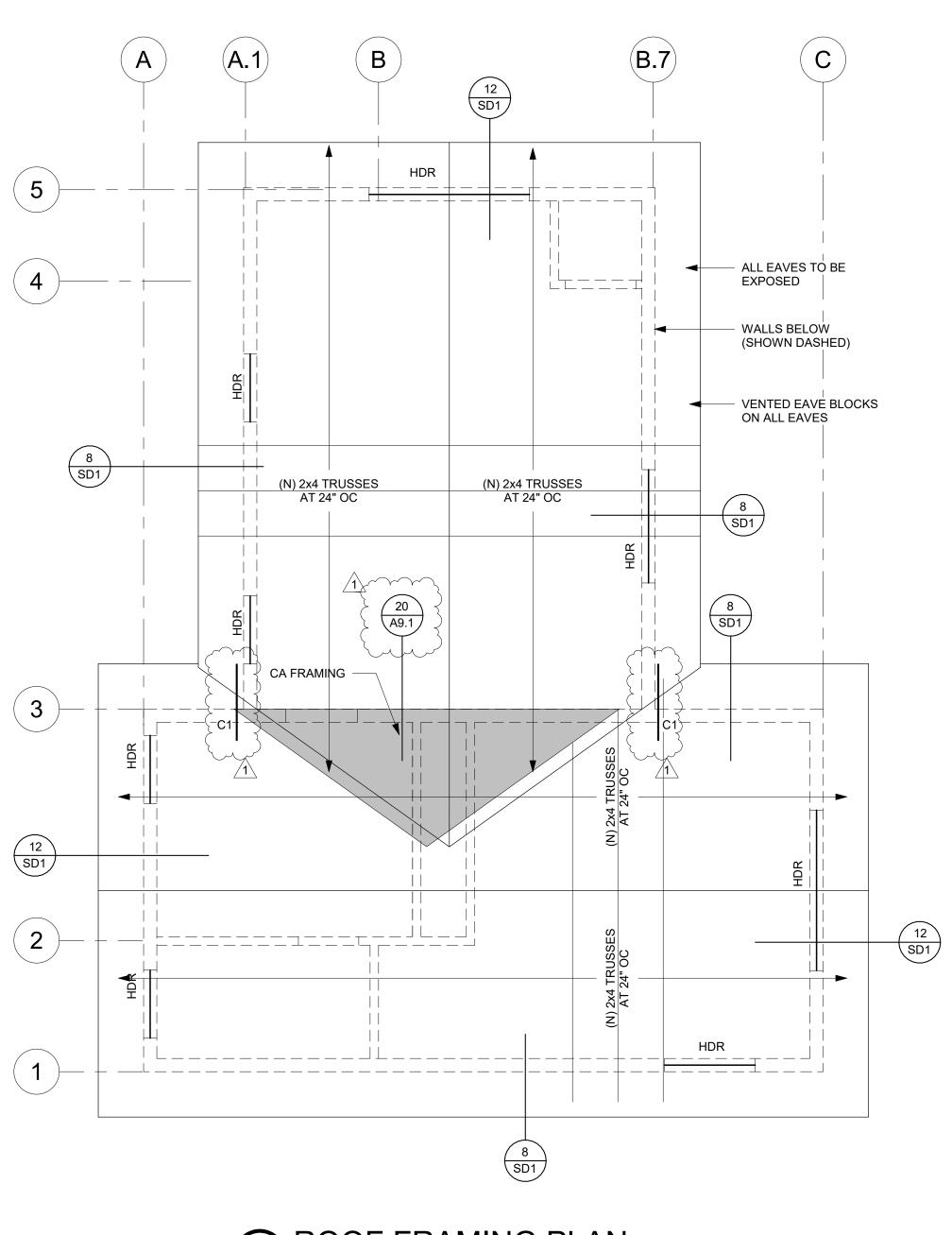




K'G	
ED AWAY	ROOF AREA: 897.3 SQ FT
R	TOTAL NET FREE VENTILATING AREA: 897.3/150= 5.9 SQ FT
	ROOF REQUIRED VENT AREA: 5.9 SQ FT
	VENT TYPE: RIDGE VENT, N.F.A.= 18 SQ. IN./ LINEAR FT = 0.125 S.F 58 LINEAR FT x = 0.125 x 58 = 7.25
	7.25 > 5.9 VENT AREA PROVIDED IS GREATER THAN REQUIRED
	NOTES:
	1. FOR INFO NOT NOTED SEE A2.1
	2. ALL NEW CEILINGS EXPOSED TO UNCONDITIONED SPACE SHALL BE INSULATED WITH MIN R-30 INSULATION.
	3. OPENINGS FOR ALL VENTS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH 1/4" OPENING DIMENSIONS
	4. ATTIC VENTILATION: 1/150 OF ATTIC AREA. IF 40 PERCENT TO 50 PERCENT OF THE VENTS ARE NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF AREA; THEN THE RATIO MAY BE REDUCED TO 1/300. (CRC R806.2) UNVENTED ATTICS MAY BE ALLOWED IF MEETING THE REQUIREMENTS OF CRC R806.5.
BD RATING / CONTINUOUS ENT	5. EXPOSED ROOF DECK ON THE UNDERSIDE OF UNINCLOSED ROOF EAVES SHALL CONSIST ONE LAYER OF 5/8" TYPE 'X' APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF ROOF DECK. (CRC 337.7.4)
	6. DOWNSPOUTS MAY DRAIN TO SPLASH BLOCKS, COBBLESTONES, OR SWALES THAT DIRECT WATER AWAY FROM THE BUILDING
0	7. ENCLOSED RAFTER SPACES SHALL HAVE A MINIMUM 1 INCH SPACE BETWEEN THE INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF ALL EAVE AND CORNICE VENTS. (CRC R806.3)
	8. ROOF CONSTRUCTION AND COVERING SHALL COMPLY WITH R905 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE OF CLASS A FIRE RESISTIVE MATERIAL, SUPPORTED BY SOLID SHEATHING.
	9. ALL ROOF EAVES TO BE 24"

1 EXISTING ROOF PLAN

	Redwood	ADU Built in California
	UNDER UNDER TITLE 8 & 15 & 17 CITY CODE CITY OF CITY OF Structure CITY OF CITY OF Structure CITY OF Structure CITY OF CITY OF	set of plans and specifications must be on the job at all times and it is unlawful to e any changes or alterations from the e without written permission from the ling Inspection Division. approval of this plan and specification LL NOT be held to permit or approve the tion of any City Ordinance or State Law.
PROJECT INFO:	NEW ADU	ADRESS: 2528 53rd Street Sacramento, CA 95817 APN:011-0223-002
NO.	DESCRIF PLAN CHECK (
	By: Rodio	ISSUED BY munity Development Department n Korniyenko Oct 20, 2023 IT SET
	DOF PLA	N
DATE	[:] 08.22.2	
SCALI	E AS SH	IOWN
SHEE	A2.	3



(2)	<u>ROOF</u>	FRAMING PL	<u>_AN</u>
3	1/4" = 1'-0"		

MEMBER	SPECIFICATION	
Floor: Joist FJ1	11 7/8" TJI® 110 @ 16" OC	
Floor: Flush Beam BM1	1 3/4" x 11 7/8" 2.0E LVL	
All Headers HDR	4 x 8 DF No.2	

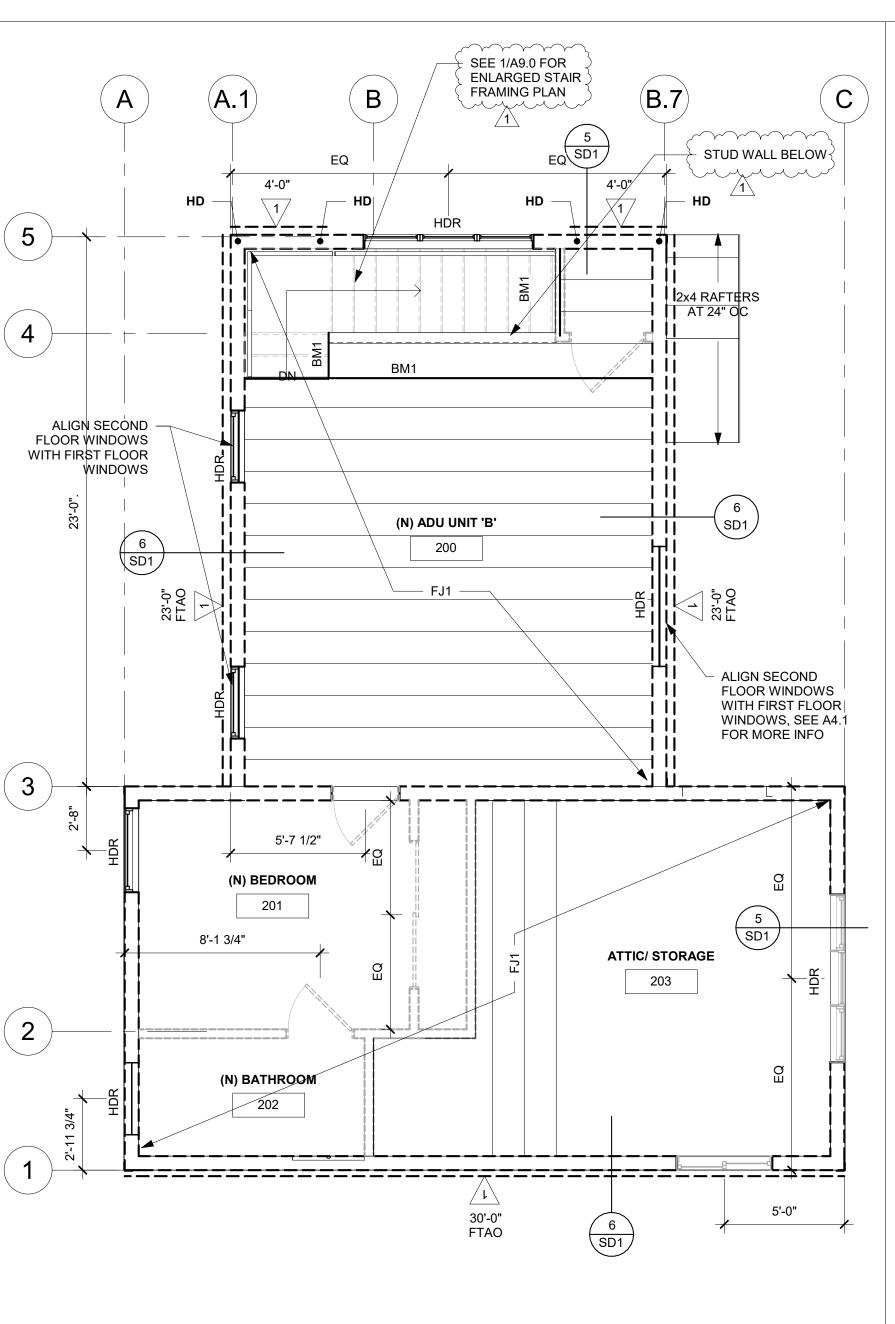
TRUSS NOTES

- A. ALL SINGLE-PLY TRUSSES TO HAVE SIMPSON HI OR H2.5A CLIPS @ ALL TOP PLATE OR DROPPED BEAM BEARING POINTS.
- B. ALL MULT I-PLY TRUSSES TO HAVE SIMPSON LGT CLIPS TO FIT NO. OF PLYS @ ALL TOP PLATE OR DROPPED BEAM BEARING POINTS.
- C. ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM PROVIDE 2x LADDER FRAMING @ 24' OC BETWEEN TRUSS TOP CHORDS AT 30 " TRUSS BAY, WHERE ACCESS IS TO BE CENTERED IN ROOM/HALL, TRUSS MFR TO PROVIDE ADDITIONAL TRUSSES AS REQ'D TO MAINTAIN MAX TRUSS SPACING.
- D. ALL TRUSS CONNECTIONS ARE AS FOLLOWS UNO ON PLAN OR TRUSS MFR LAYOUTS: TRUSS TYPE CONNECTION

SINGLE PLY NON-GIRDER W/ MAX SPAN OF 8' - 0"	
SINGLE PLY W/SPAN GREATER THAN 8'-0"	
SINGLE PLY GIRDER	
TWO PLY GIRDERS	
THREE PLY GIRDERS	

LUS24, HANGER HUS26, HANGER HUS26, HANGER HGUS26-2 HANGER HGUS28-3 HANGER

C1: 24" CS16 STRAP TOP PLATE TO BOTTOM CHORD OF PARALLEL TRUSS



2 FLOOR FRAMING PLAN

SHEAR WALL SCHEDULE

SHEAR	SHEARWALL NAILING & TRANSFERS							forming to t	he CBC
	DESCRIPTION			NAILING1 ANCHOR BOLTS 2		SHEAR TRANSFERS			
SW No.	MATERIALS₅	BOTH SIDES	HOLD DOWN POST	SIZE	SPACING EN-FN	SPACING	TOP PLATE CONNECTOR3, RBC, LPT or A35	SILL PLATE NAILS 4	STRAP 6
	7/16" OSB OR CDX PLYWOOD	Ν	(2)2x or 4x	8d	6"-12"	5/8" @ 48"	@24" o /c	16d @ 9" o/c	CS16
	7/16" OSB OR CDX PLYWOOD	Ν	(2)2x or 4x	8d	4"-12"	5/8" @ 36"	@18" o /c	16d @ 6" o/c	CS16

FOOTNOTES 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 CONNECTOR".

5- 5/8" T1-11 OR 3/8" PLYWOOD OR OSB MAY SUBSTITUTE FOR 7/16" PLYWOOD. 6- FOR FTAO SHEAR WALLS (SHEAR WALLS WITH OPENINGS), STRAP TO BE PLACE TOP AND BOTTOM OF WINDOW OPENINGS PER DETAIL 12/SD1

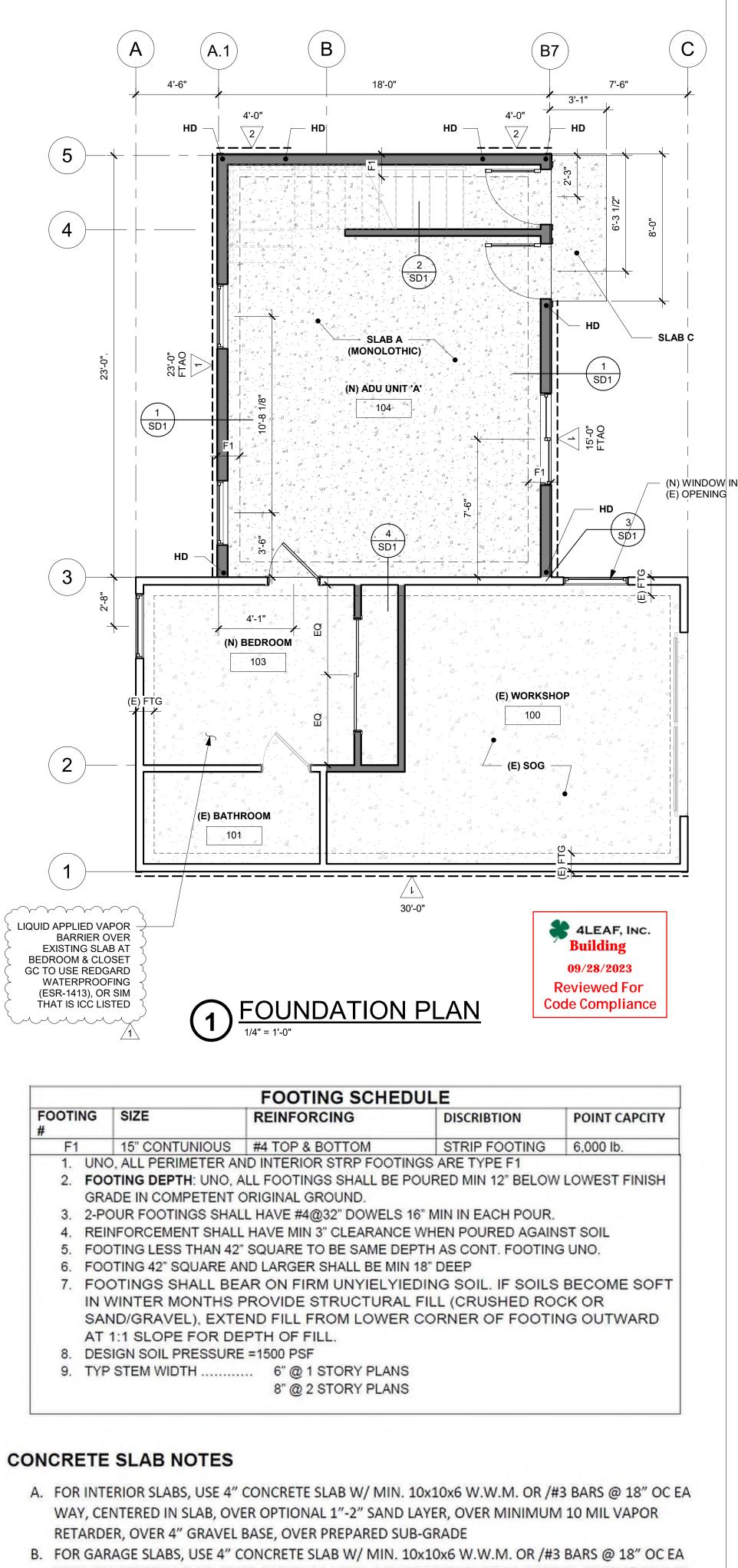
HOLDOWN KEY:

H = HDU2 W/ SSTB20 ANCHOR. FOR ELEVATED FLOORS, THE CONTRACTOR MAY USE CS16 STRAPS W/ 13" END SPAN (MINIMUM 11-10d NAILS) ABOVE AND BELOW FLOOR FRAMING, SEE DETAIL 9/SD1

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

ANCHOR BOLT NOTE:

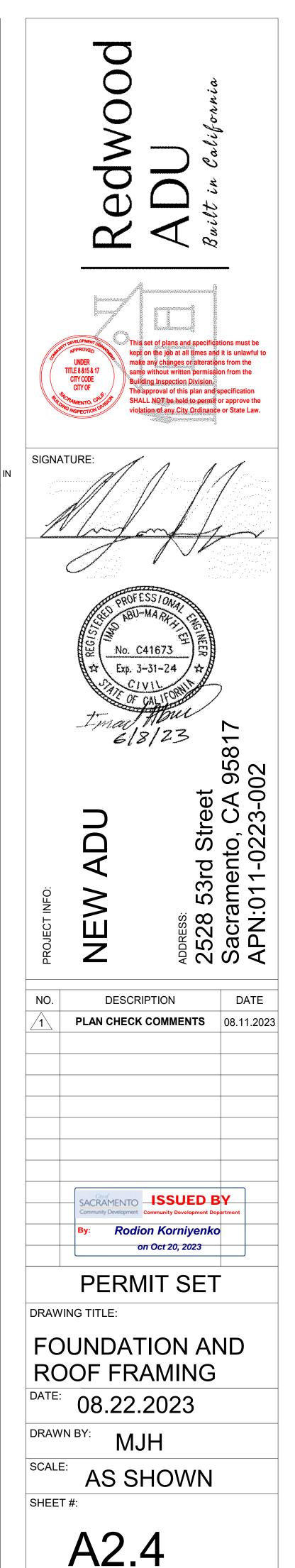
- 1- ALL PARAMETER FOOTING SILL PLATES SHALL HAVE 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM AND SPACED AT 6 FEET O.C. MAX UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE.
- 2- BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE.
- 3- USE 3" X 3" X 0.229" THICK FLAT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

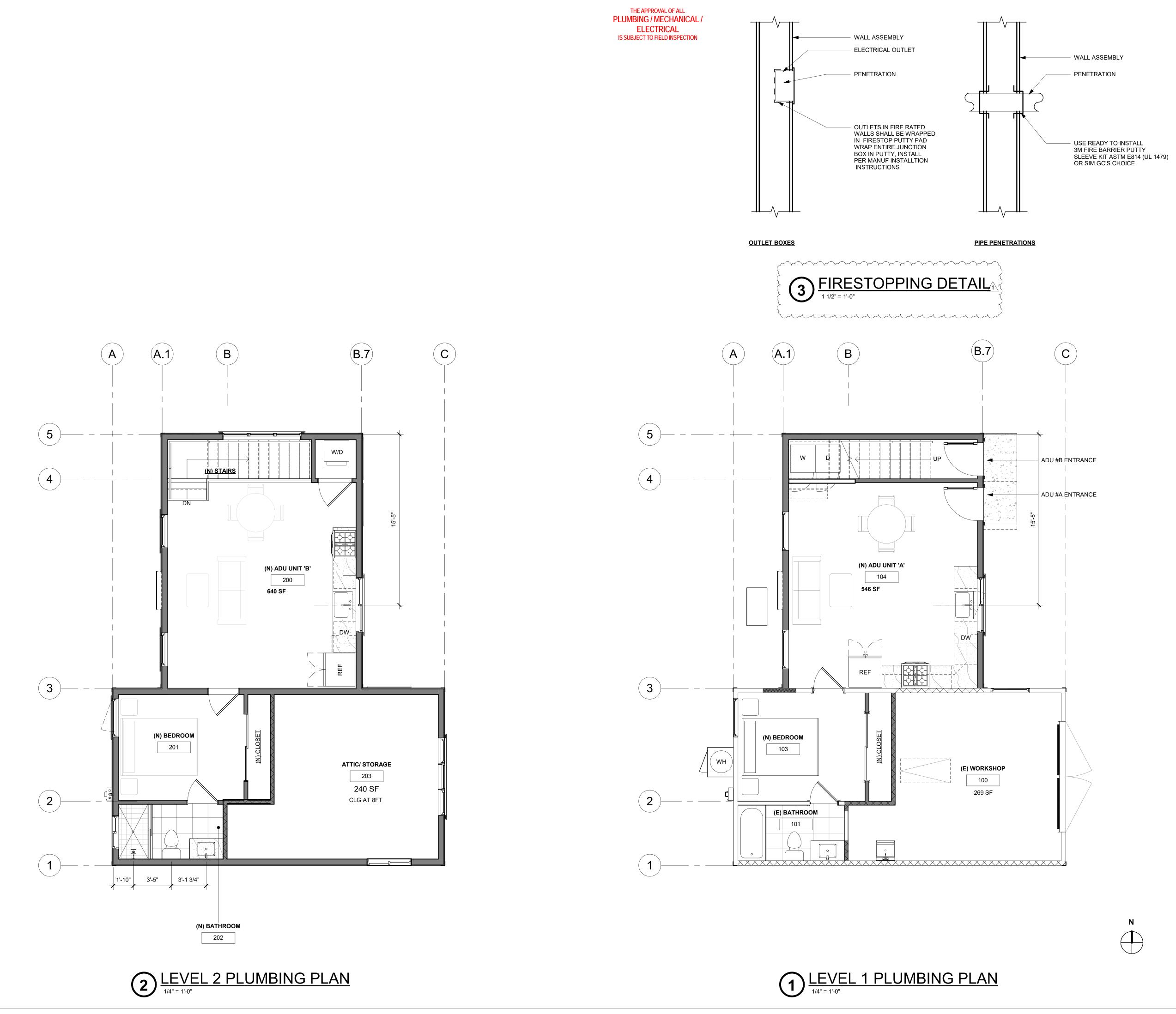


FOOTING #	SIZE	R
F1	15" CONTUNIOUS	#4
1. UNC	D, ALL PERIMETER A	ND I
2. FOC	DTING DEPTH: UNO,	ALL F
GR	ADE IN COMPETENT	ORIC
3. 2-P	OUR FOOTINGS SHA	LL H
4. REI	NFORCEMENT SHAL	L HA
5. FOO	DTING LESS THAN 42	2" SQ
6. FOO	DTING 42" SQUARE A	AND L
7. FO	OTINGS SHALL BE	EAR
IN	WINTER MONTHS	PRO
SAI	ND/GRAVEL), EXT	END
AT	1:1 SLOPE FOR D	EPTH
8. DES	SIGN SOIL PRESSUR	E =15
9. TYP	STEM WIDTH	

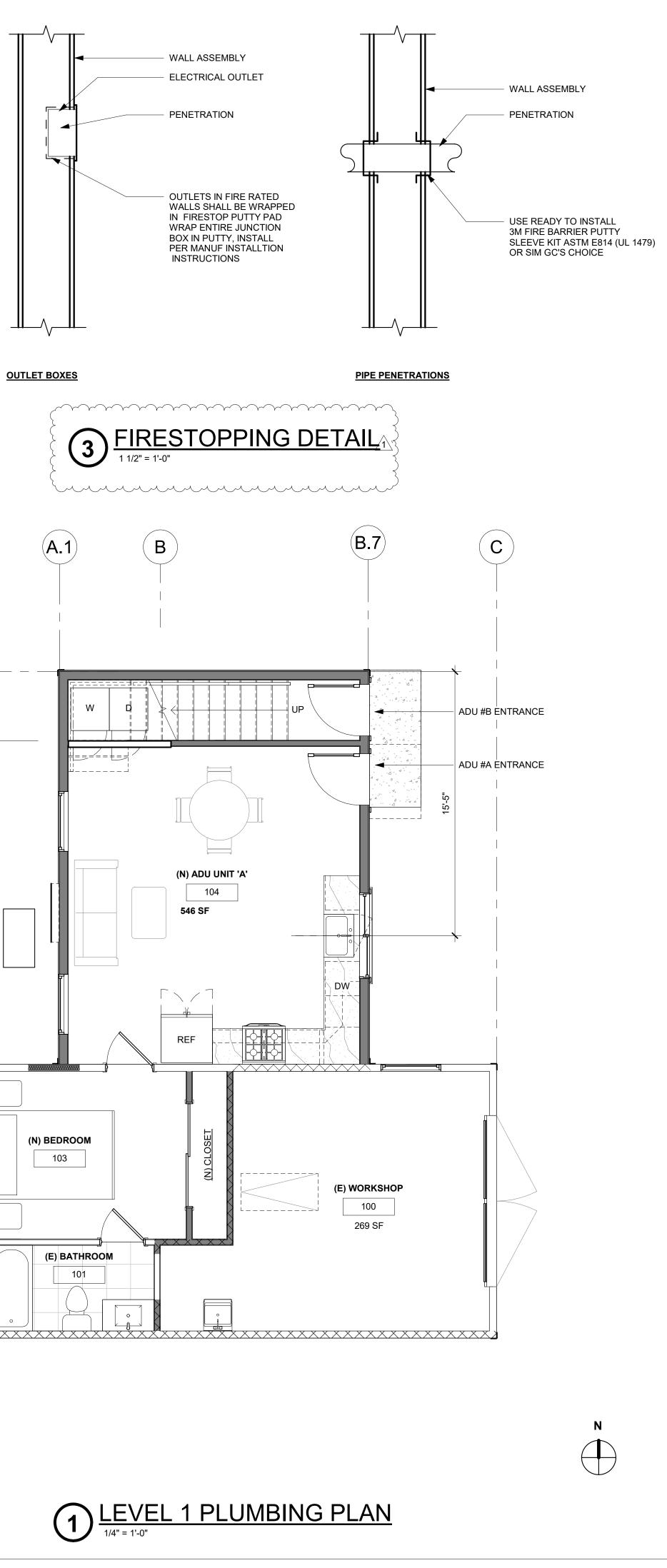
- WAY, CENTERED IN SLAB, OVER OPTIONAL 10MIL POLYETHYLENE VAPOR BARRIER OVER 4" GRAVEL BASE, OVER PREPARED SUB-GRADE.

C. FOR EXTERIOR CONCRETE FLAT WORK, USE MIN. 4" THICK CONCRETE SLAB W/ MIN. 10x10x6 W.W.M. OR /#3 BARS @ 18" OC EA WAY, CENTERED IN SLAB, SLOPED ¼" PER I'-0 " AWAY FROM STRUCTURE.











Y	

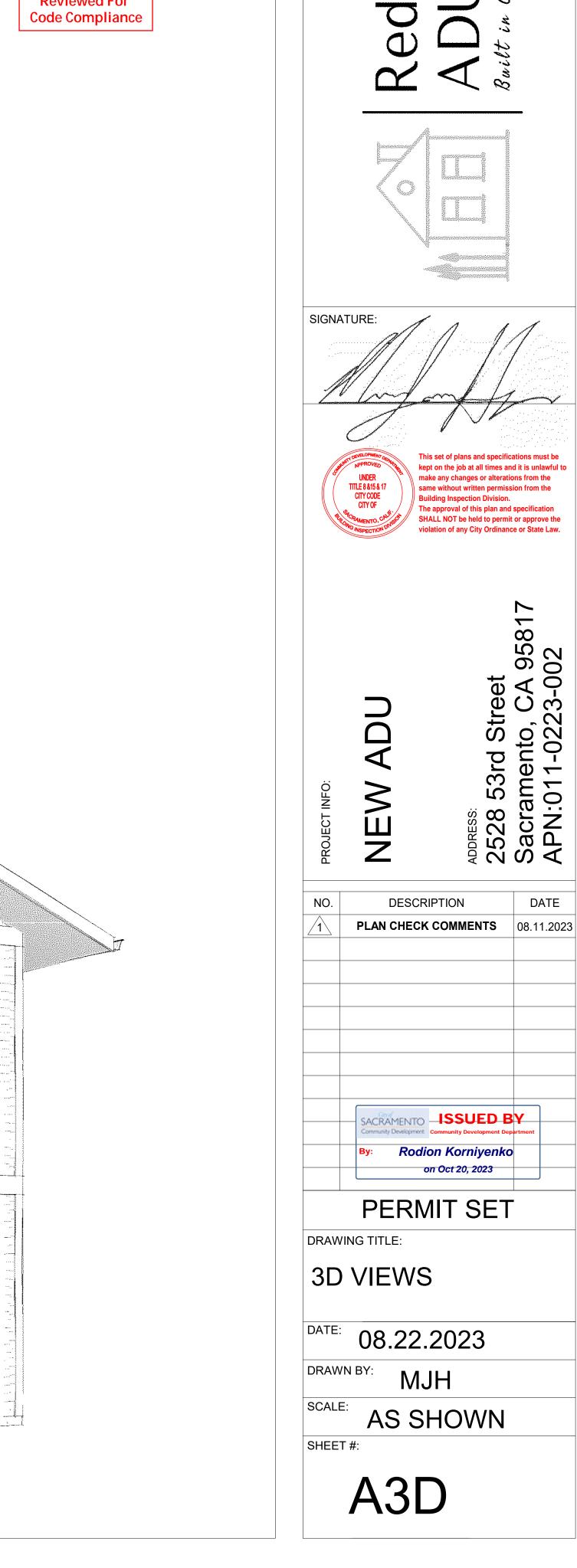
	MENTO Development PLA
By:	Andrew Le
	on Sep 29,





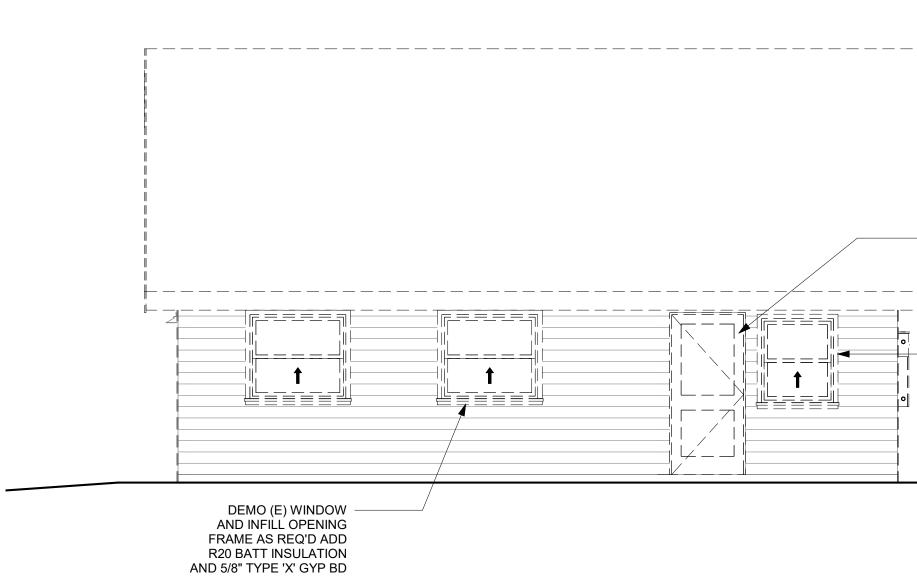




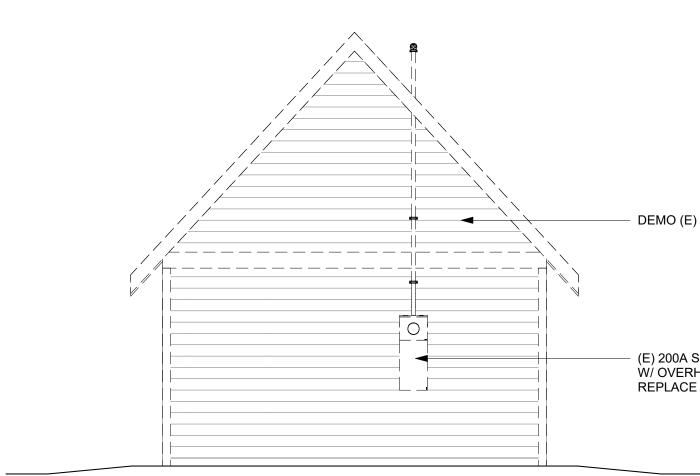


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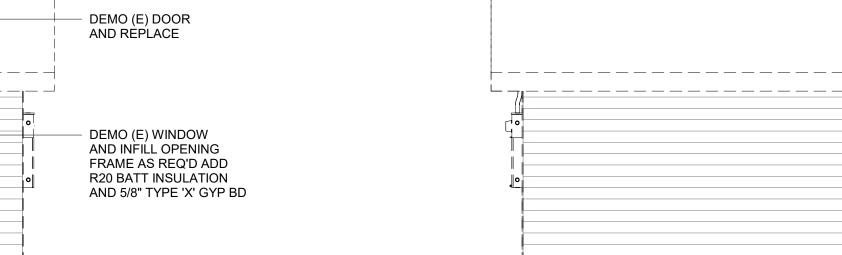


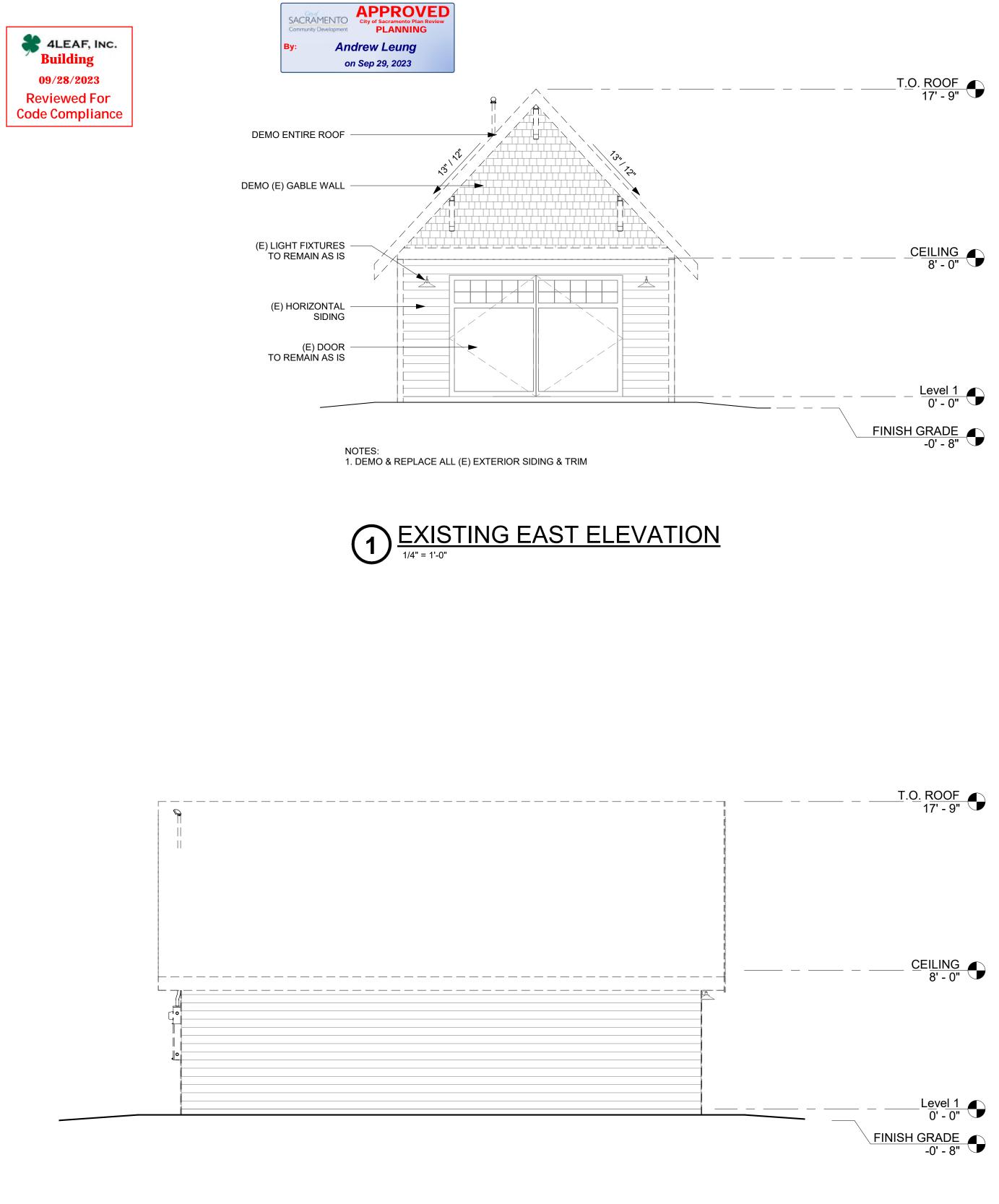












(E) 200A SERVICE PANEL
 W/ OVERHEAD SERVICE DROP
 REPLACE W/ TRIPLE METER PANEL

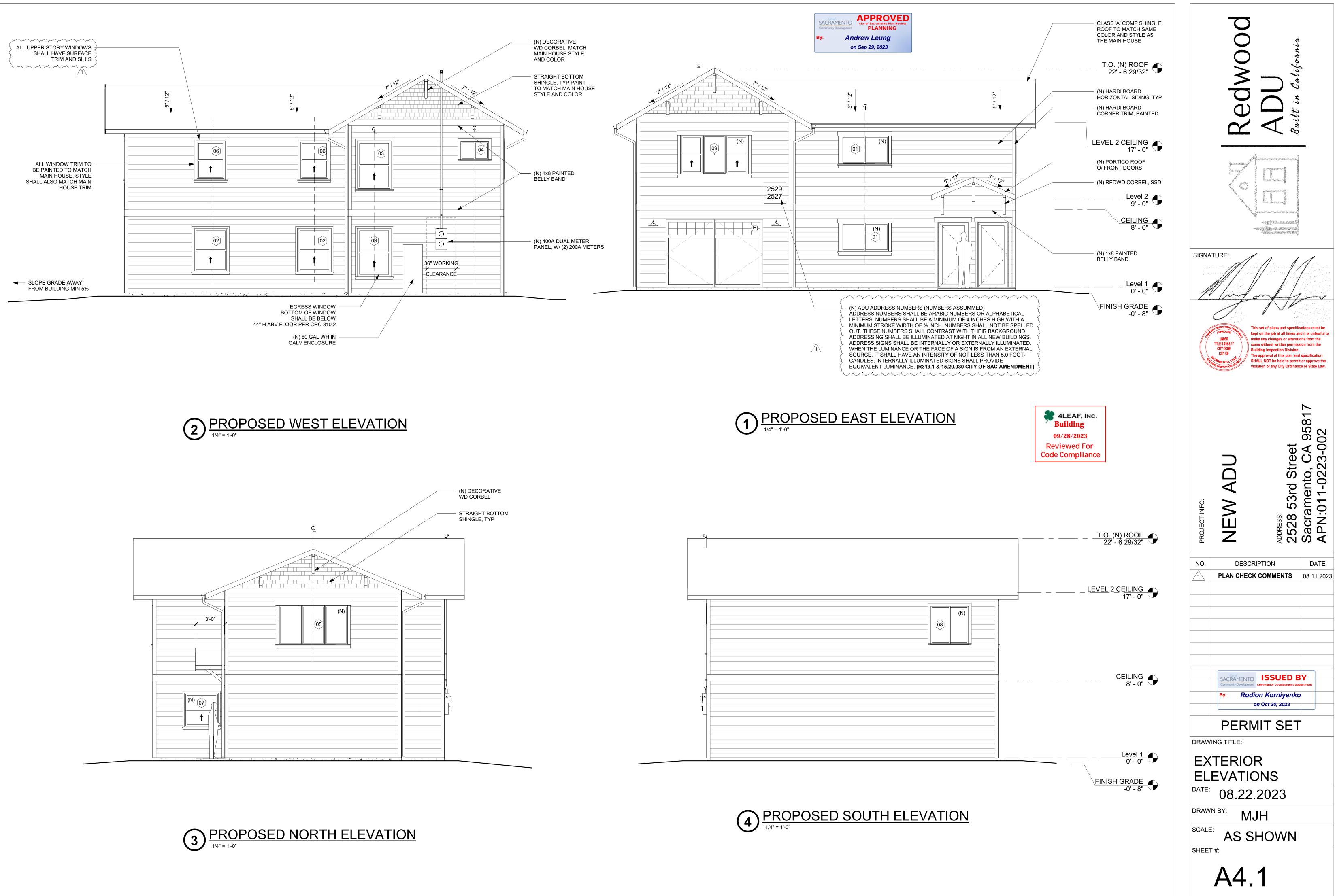
DEMO (E) GABLE WALL

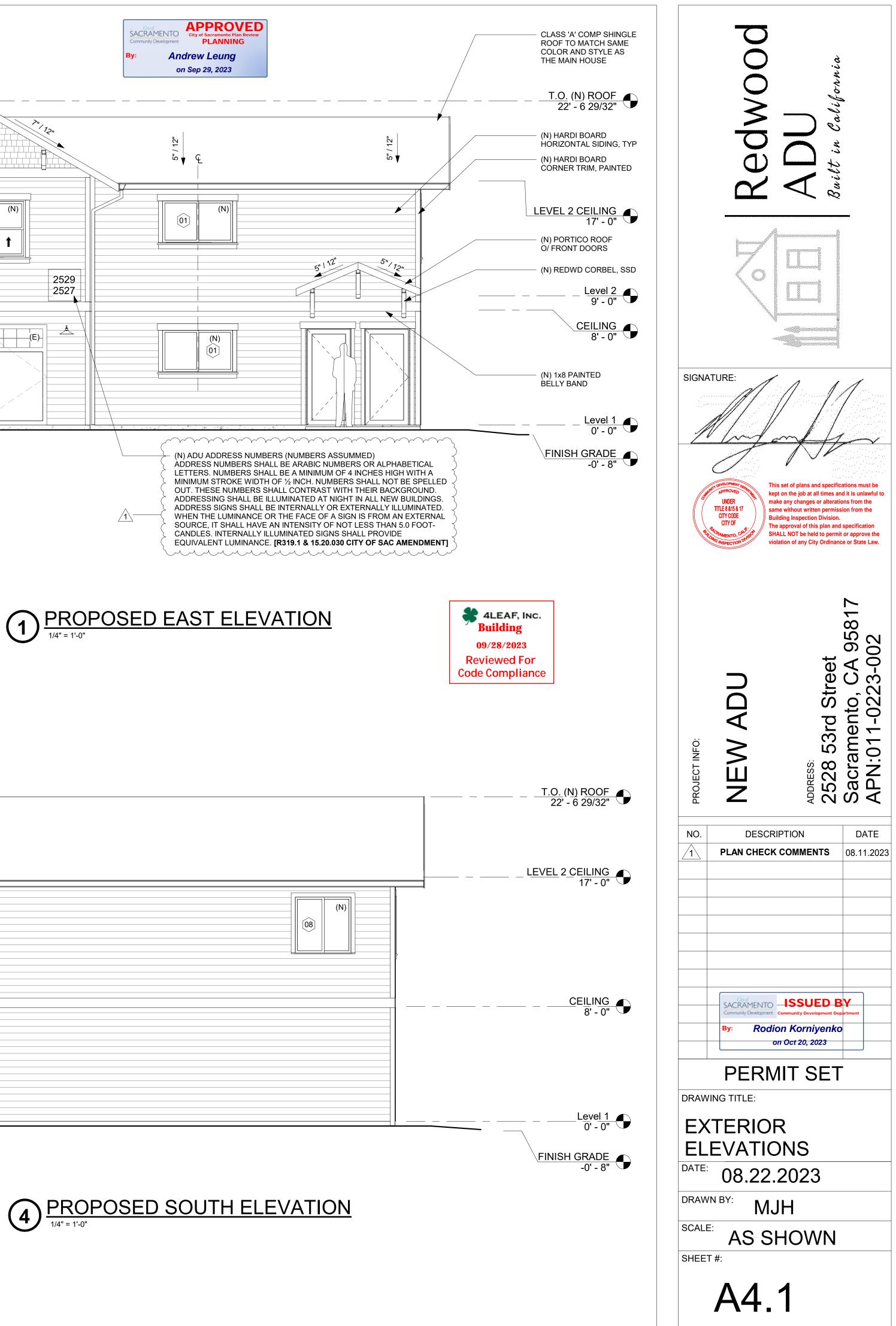
09/28/2023

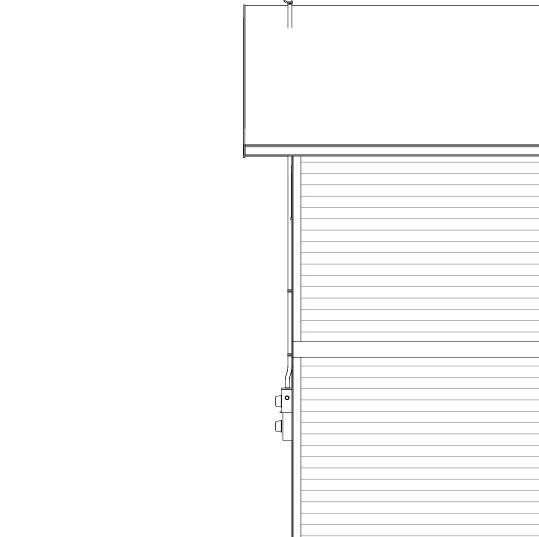
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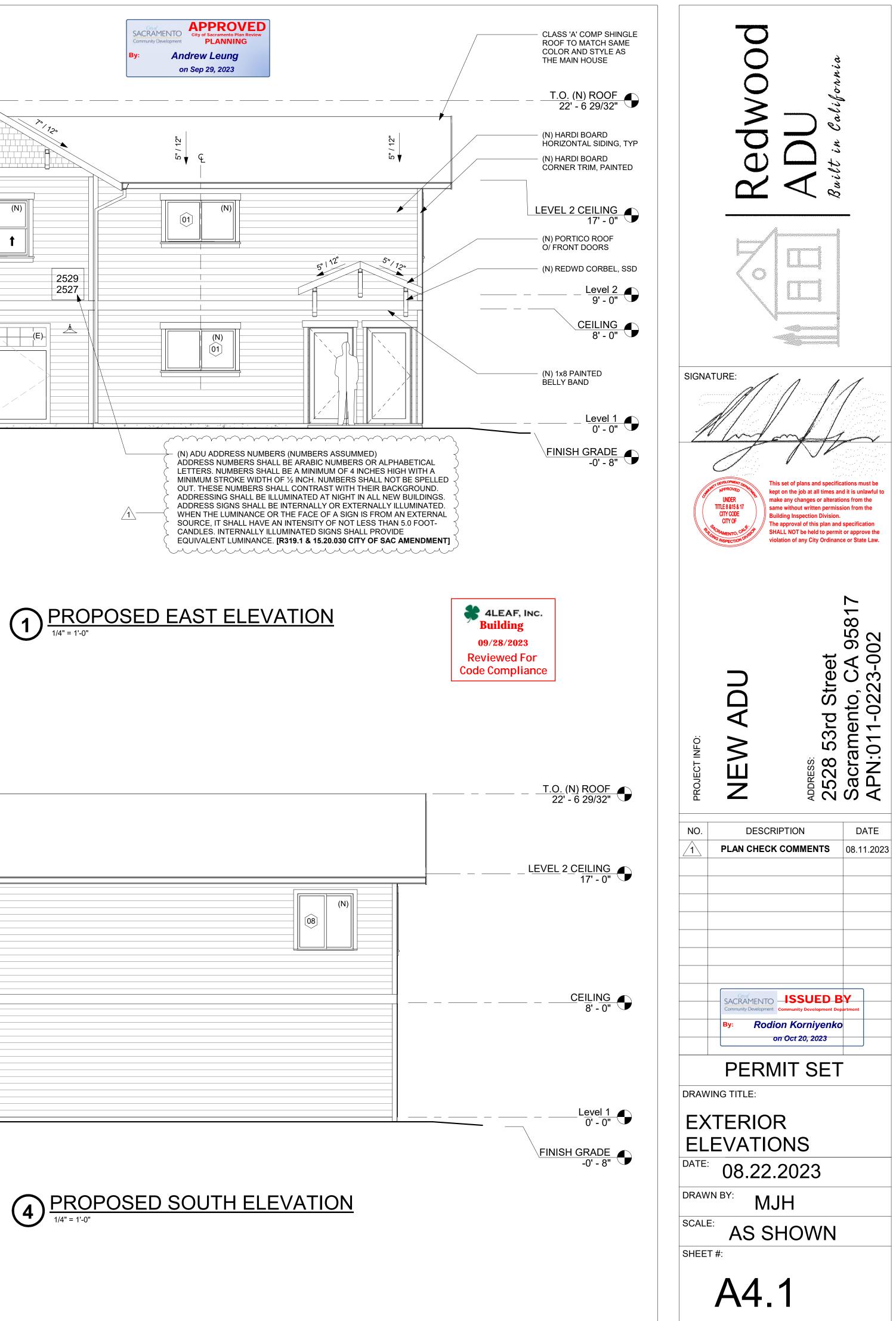


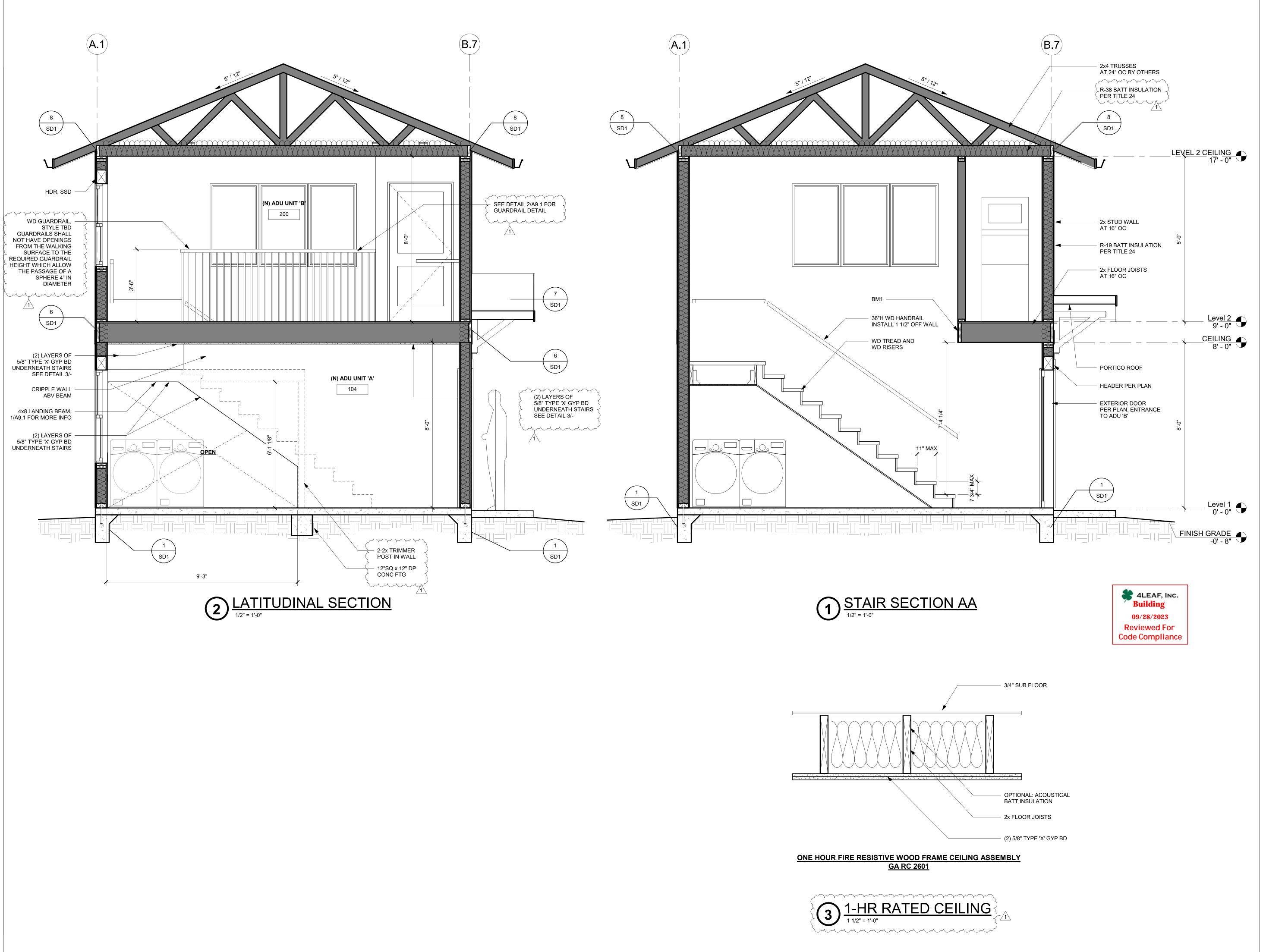
	Redwood	ADU Built in Collign	2
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	DESCR PLAN CHECK	IPTION	Sacramento, CA 95817 DALE APN:011-0223-002
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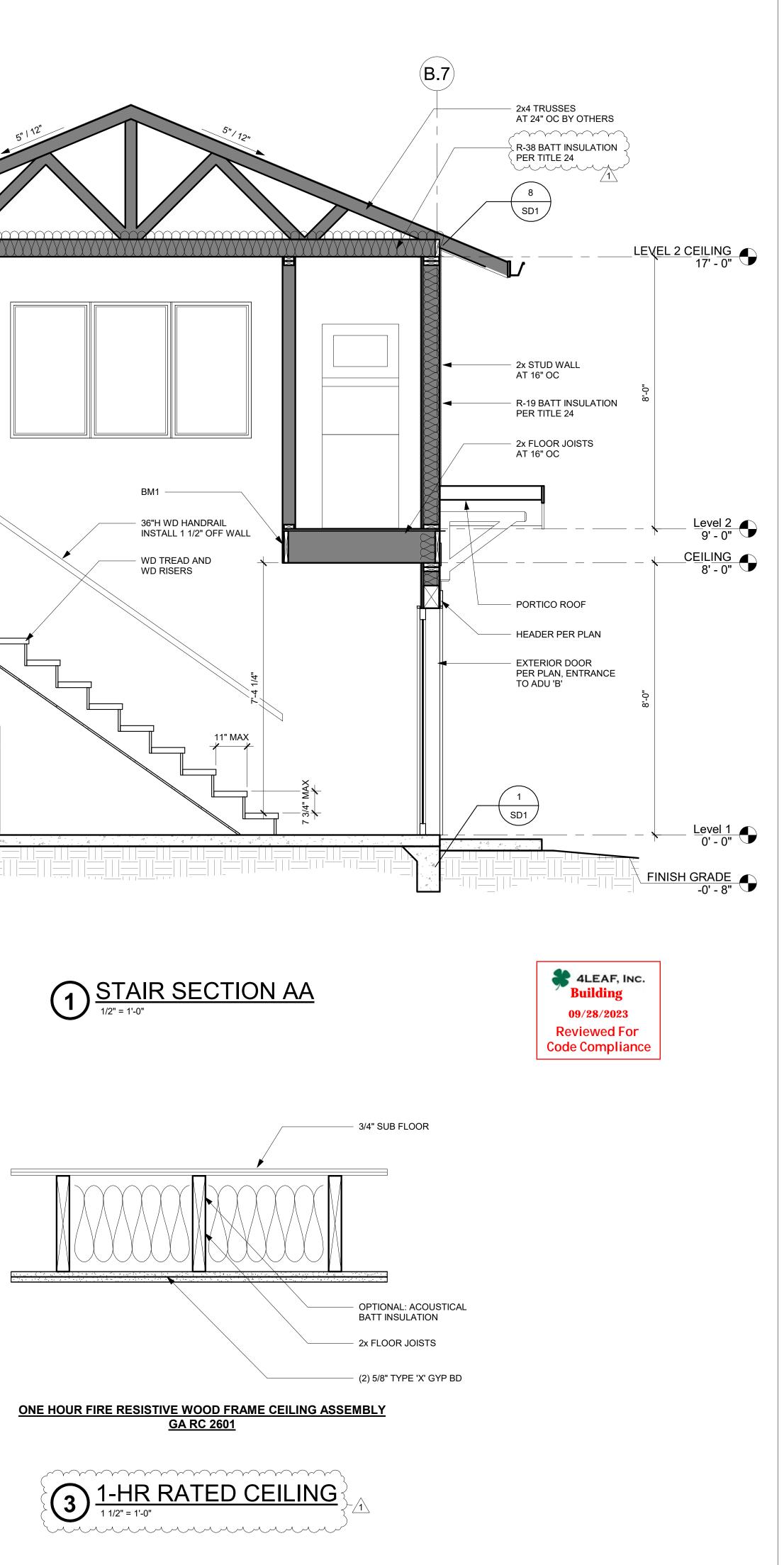


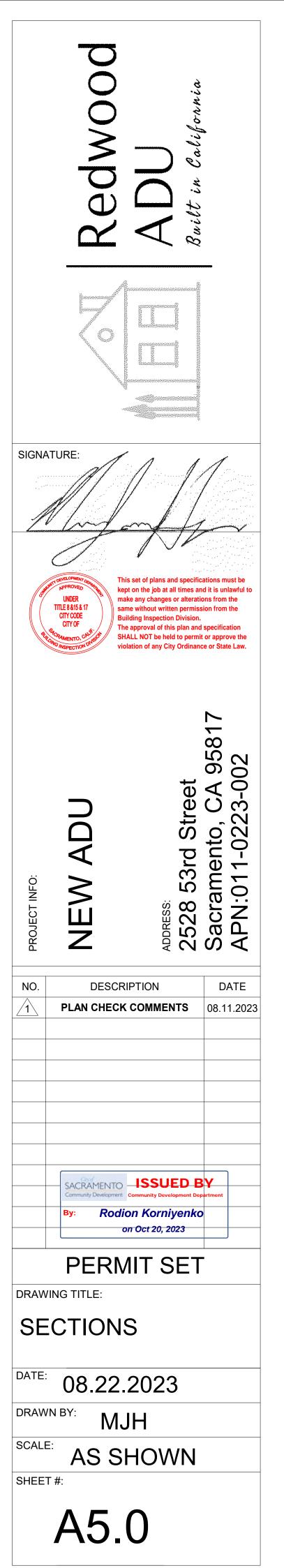


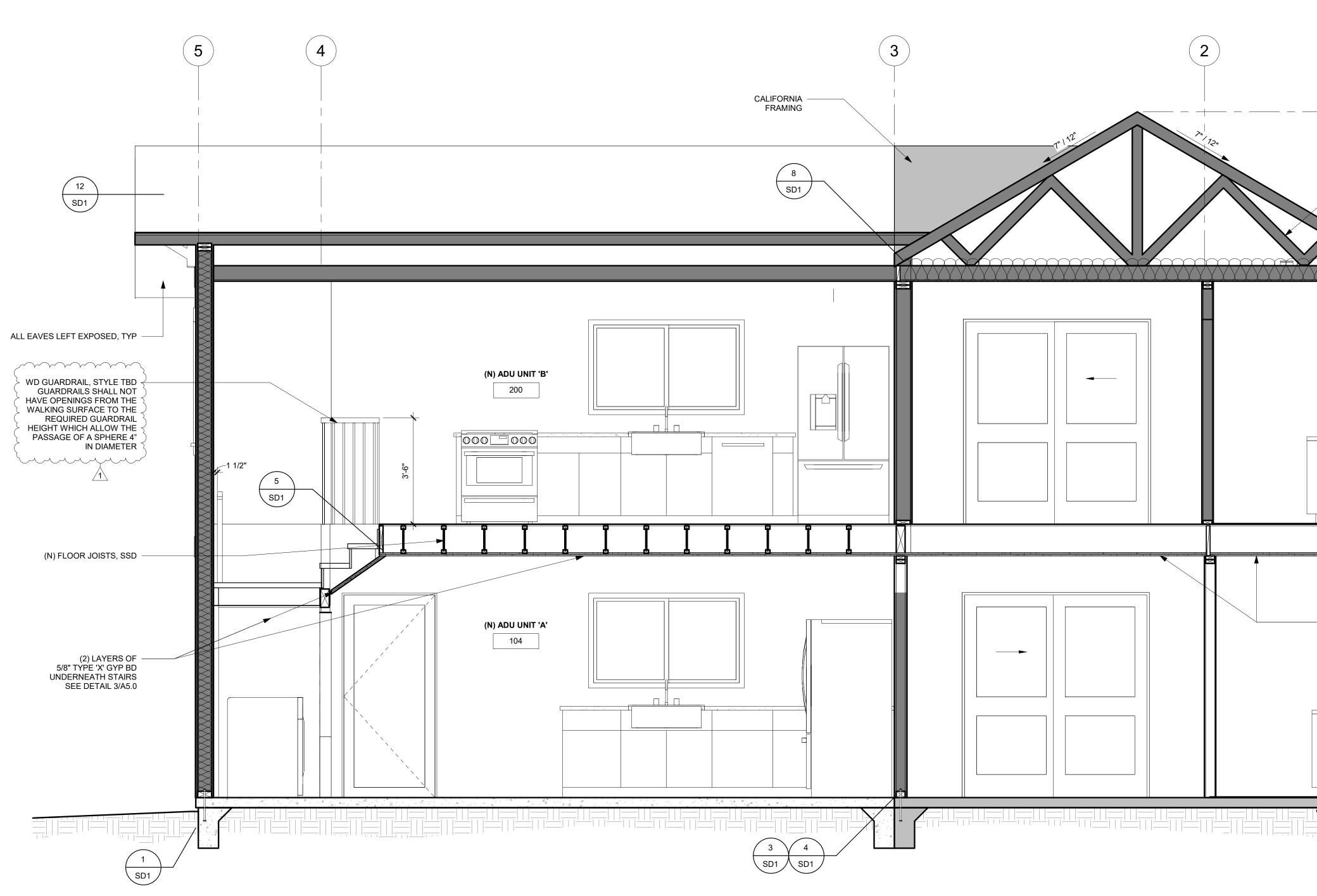




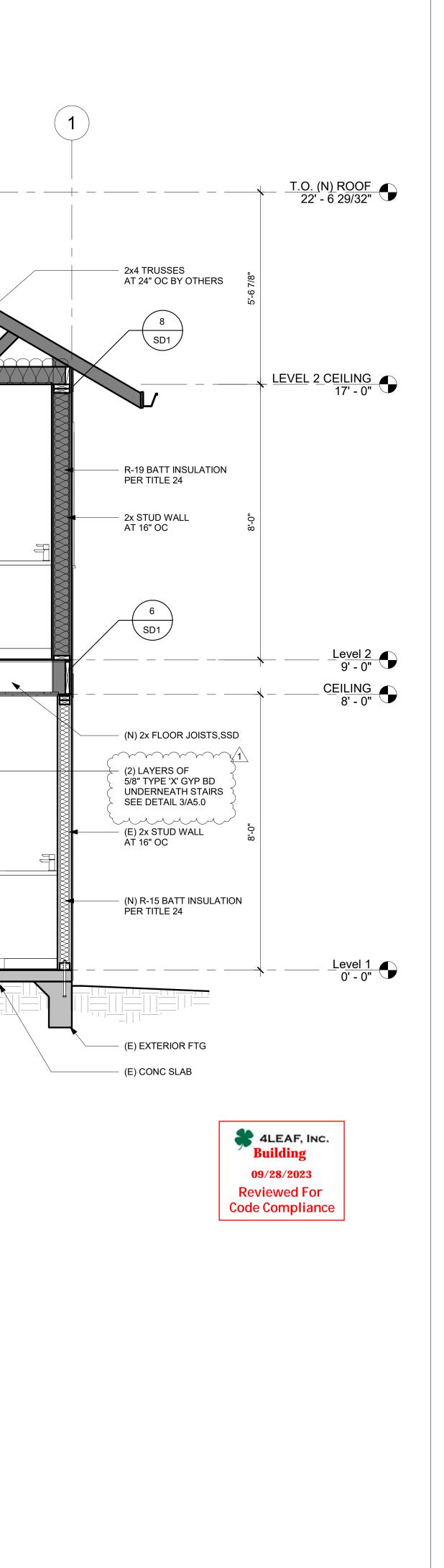












	Redwood	Put in Collifornia	2
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PROJECT INFO:	NEW ADU	ADDRESS: 2528 53rd Street	Sacramento, CA 95817 APN:011-0223-002
NO.	DESCR PLAN CHECK		DATE 08.11.2023
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SE	CTION	S	
DATE: DRAW SCALE	08.22. ^{/N BY:} М.	JH	
SHEE	AS S	HOWN	
	A5.	1	

						11VV	NDOW	SHEDULE					
Type Mark	OPERATION	MFG	Width	Height	SILL HEIGHT	Head Height	SHGC (MAX)	HEAT TRANSFER COEFFICIENT (U MAX)	HARDWARE	FINISH	SCREEN	TEMPERED	NOTES
01	SLIDER	TBD	5' - 0"	3' - 0"	3' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft².°F)	STANDARD		Yes		
)1	SLIDER	TBD	5' - 0"	3' - 0"	3' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes		
)2	SINGLE HUNG	TBD	3' - 6"	4' - 6"	2' - 2"	6' - 8"	0.23	0.3000 BTU/(h·ft².°F)	STANDARD		Yes		
)2	SINGLE HUNG	TBD	3' - 6"	4' - 6"	2' - 2"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes		
)3	SINGLE HUNG	TBD	3' - 6"	5' - 0"	1' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes		
)3	SINGLE HUNG	TBD	3' - 6"	5' - 0"	1' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes		
)4	SLIDER	TBD	3' - 0"	2' - 0"	4' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes	Yes	
)5	FIXED	TBD	7' - 1"	4' - 0"	2' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD				
)6	SINGLE HUNG	TBD	3' - 0"	4' - 0"	2' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes		
)6	SINGLE HUNG	TBD	3' - 0"	4' - 0"	2' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes		
)7	SINGLE HUNG	TBD	3' - 6"	3' - 6"	3' - 2"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes		
)8	SLIDER	TBD	4' - 0"	4' - 0"	2' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft ^{2.} °F)	STANDARD		Yes	Yes	
)9	FIXED/ SINGLE HUNG	TBD	7' - 1"	4' - 0"	2' - 8"	6' - 8"	0.23	0.3000 BTU/(h·ft².°F)	STANDARD		Yes	N	1ULLED

WINDOW SCHEDULE NOTES

1. DOORS, FLOOR-LEVEL WINDOWS, TRANSOM WINDOWS AND SKYLIGHTS ARE TAGGED IN PLANS

2. 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 SCI	HEDULE		
MARK	OPERATION	MFG	WIDTH	HEIGHT	GLASS	HARDWARE	FINISH	COMMENTS
						1		
01			3' - 0"	6' - 8"				
02			3' - 0"	6' - 8"				

INTERIOR DOOR SCHEDULE								
MARK	OPERATION	MFG	WIDTH	HEIGHT	GLASS	HARDWARE	FINISH	COMMENTS
01	SWING		2' - 8"	6' - 8"				
02	BYPASS SLIDING		6' - 0"	6' - 8"				
03	SWING		3' - 0"	6' - 8"				
04	SWING		2' - 8"	6' - 8"				
05	SWING		2' - 8"	6' - 8"				
06	BYPASS SLIDING		6' - 0"	6' - 8"				



		Burth in California
	ATURE: M	ifications must be and it is unlawful to rations from the mission from the on. and specification rmit or approve the
PROJECT INFO:	ADRESS: 2528 53rd Street	
NO.	DESCRIPTION PLAN CHECK COMMENTS	DATE 08.11.2023
	By: Rodion Korniyen on Oct 20, 2023	Department
	08.22.2023 ^{(N BY:} MJH ^{E:} AS SHOWN	
	A6.0	



300 Richards Blvd., 3rd Floor Sacramento, CA 95811

Help Line: 916-264-5011 CityofSacramento.org/dsd

2022 California Green Code Residential VOC and Formaldehyde Limits (INCORPORATE THIS FORM INTO THE BUILDING PLANS)

Table 4.504.4.5 FORMALDEHYDE LIMITS ¹ Maximum Formaldehyde Emissions in Parts per Million					
Current Limit					
0.05					
0.05					
0.09					
0.11					
0.13					

tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.

2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

Table 4.504.4 SEALANT VOC	
Less Water and Less Exempt Comp	ounds in Grams per Liter
Sealants	VOC Limit
Architectural	250
Marine deck	760
Non-membrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural: Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

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

Table 5.504.4.1 ADHESIVE VOC LIM Less Water and Less Exempt Compound	
Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
Specialty Applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
 For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168. <u>https://ww2.arb.ca.gov/resources</u>

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Revised 01-01-2023

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CDD-0180

table.

Grams of VOC Per Liter of Coating, Less Water & L	ess Exempt Compounds
Coating Category	
Flat coatings	50
Non-flat coatings	100
Non-flat high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High-temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoats	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs: Clear	730
Opaque	550
Specialty primers, sealers & undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinishing coatings	420
Waterproofing membranes	250
Wood coatings	235
Wood preservatives	350
Zinc-rich primers	340



Pro	oject Addre	ss:	Date:				
ITEM#	CODE SECTION	REQUIREMENTS	MEASURE SUMMARY				
		PLANNING AND DESI	GN				
1	4.106.2	Storm Water Drainage and Retention	Prevention of Erosion and Runoff on Site				
2	4.106.3	Grading and Paving	Prevention of Water from Entering Buildings				
		WATER EFFICIENCY & CONSI	RVATION				
3	4.106.4	Electric Vehicle (EV) charging station (New Dwellings Only)	Facilitate Future EV Charging Station				
4	4.303	Indoor Water Use Reduction Fixture Schedules	CA Plumbing Code				
5	4.304.1	Landscape area over 500 sq. ft. (New Dwellings Only)	MWELO Landscape Budget Required				
		MATERIAL CONSERVATION & RESO	URCE EFFICIENCY				
6	4.406.1	Rodent Proofing	Seal Plates with Mortar, Concrete or Other				
7	4.408	Construction Waste Reduction, Disposal & Recycling	Recycle/Reuse 65% of Demolition Mater Waste Management Plan				
8	4.410.1	Operation and Maintenance Manual	Owner Manual for Measures Used				
		ENVIRONMENTAL QUA	LITY				
9	4.503.1	Fireplaces and Woodstoves	Gas Direct Vent, Wood EPA Phase II				
10	4.504.1	Covering of Duct Opening/Protection of Equipment	Plastic, Sheet-Metal, Tape or Other				
11	4.504.2	Finish Material Pollutant Control	Adhesives, Sealants, State VOC Limits				
12	4.504.2.4	Verification/Certification of Compliance	City Form CDD-0179 Required at Final Inspection				
13	4.504.3	Carpet Systems	Carpet and Rug Institutes' Green Label, Scientific Certifications System Indoor				
14	4.504.3.1	Carpet Cushion	Advantage Gold				
15	4.504.4	Resilient Flooring Systems	80% of Flooring VOC Limits				
16	4.504.5	Composite Wood Products	Formaldehyde Limits Table 4.504.5				
17	4.505.2.1	Capillary Break	Under Slab Vapor Barrier, No Sand				
18	4.505.3	Moisture Content of Building Materials	Building Materials 19% Max.				
19	4.506.1	Bathroom Exhaust Fans ≤ 50% to Max 80%	Humidity Control				
20	4.507.2	Heating and Air-Conditioning System Design	ACCA Manuals J (heat load), D (duct sizing), and S (equipment sizing)				

CDD-0183

Revised 01-01-2023

2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the

3. Values in this table are derived from those specified by the California Air Resources Board.

Page 2 of 2

300 Richards Blvd., 3rd Floor Sacramento, CA 95811

Help Line: 916-264-5011 CityofSacramento.org/dsd

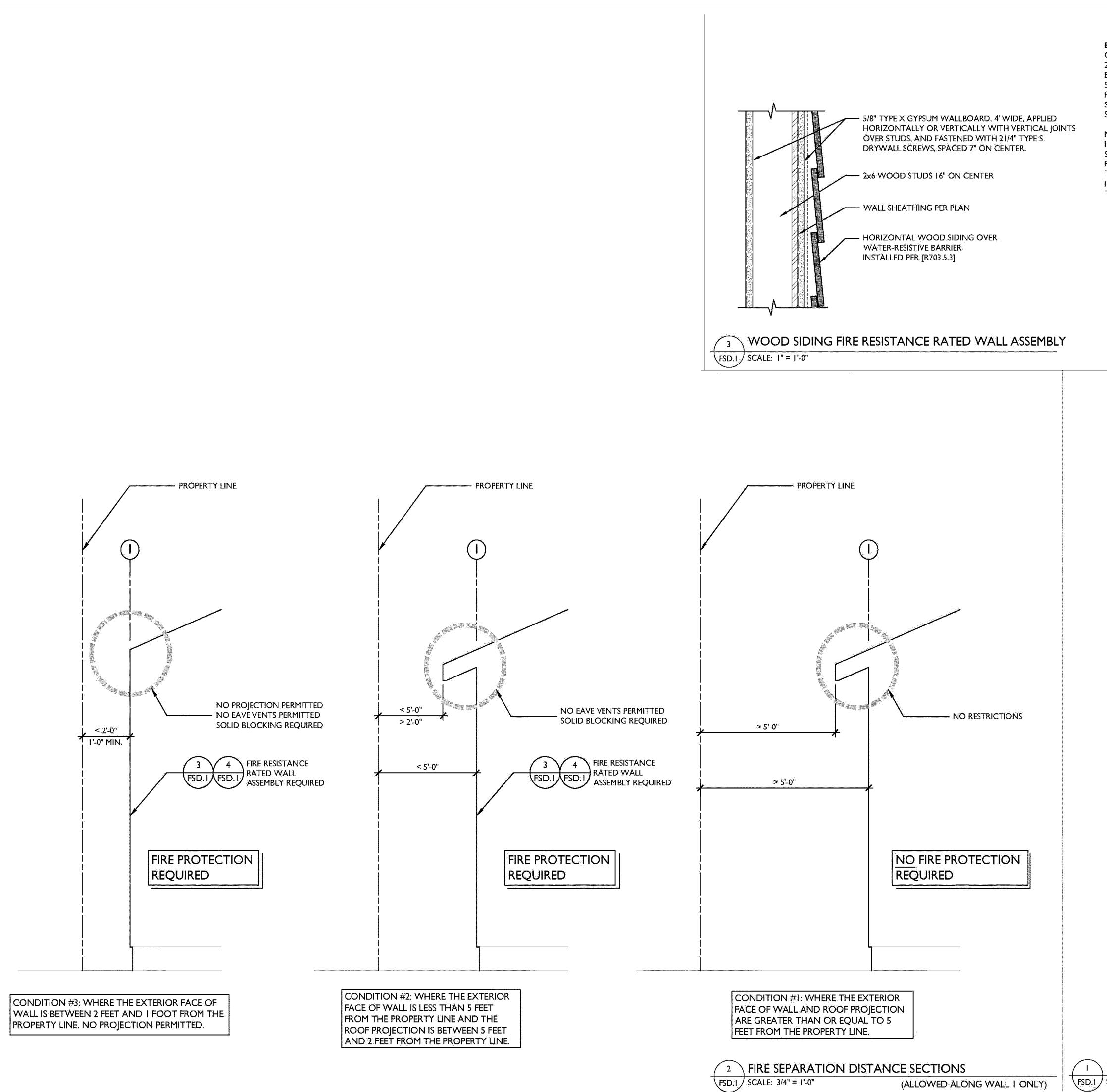
Mandatory Requirements 2022 California Green Building Standard Code for Residential Building Permits

Revised 03-13-2023

Page 1 of 1



	Redwood	Ruitt in Calibornia	
	ANDER LE 8 & 15 & 17 CITY CODE CITY OF AMENTO, CHANGE AMENTO, CHANGE SHI	is set of plans and specific to on the job at all times a ke any changes or alterat me without written permis ilding Inspection Division e approval of this plan an ALL NOT be held to perm lation of any City Ordinar	nd it is unlawful to tions from the ssion from the h. d specification hit or approve the
PROJECT INFO:	NEW ADU	ADDRESS: 2528 53rd Street	Sacramento, CA 95817 APN:011-0223-002
NO.	DESCR PLAN CHECK		DATE 08.11.2023
	By: Rodia	Community Development De Con Korniyenke Con Oct 20, 2023	
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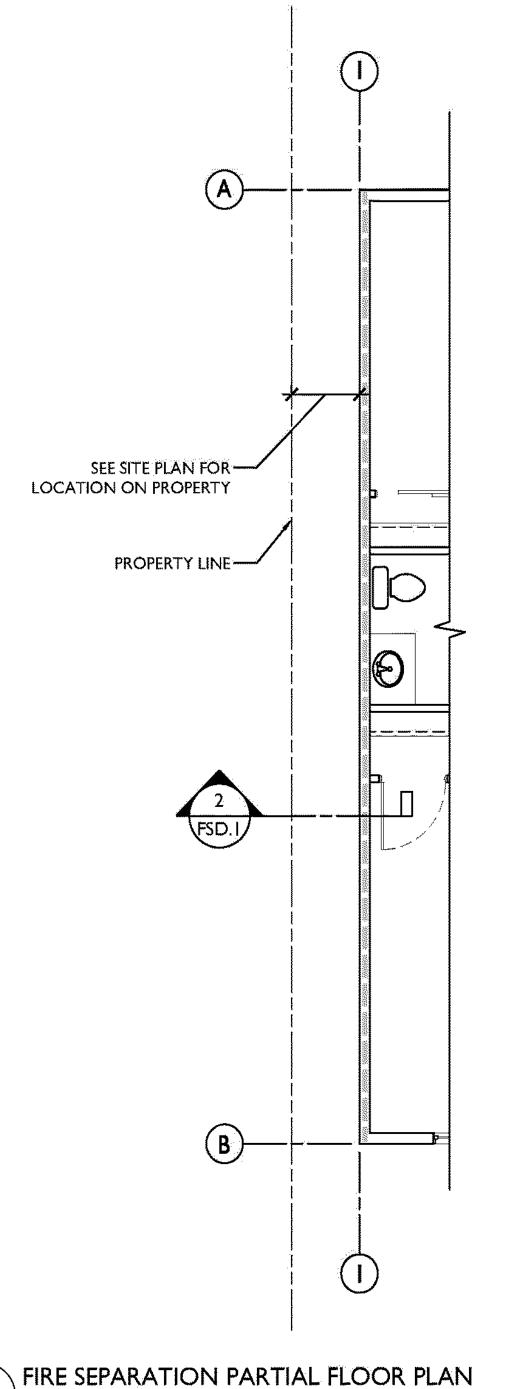
FSD.1 SCALE: 1/4" = 1'-0"

EXTERIOR AND INTERIORS SIDES: CBC TABLE 721.1(2), ITEM 15-1.14

2" × 6" WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE: INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TYPE X GYPSUM WALLBOARD, 4' WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 21/4" TYPE S DRYWALL SCREWS, SPACED 7" ON CENTER.

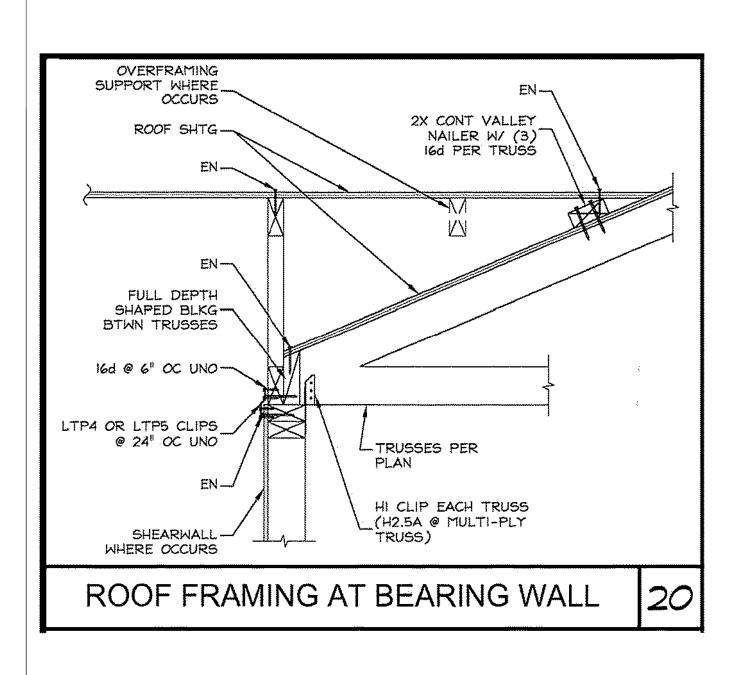
NOTE: WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS ON EITHER THE INTERIOR OR EXTERIOR SIDE OF THE WOOD FRAME ASSEMBLIES IN THIS TABLE, PROVIDED THAT THE LENGTH OF THE FASTENERS USED TO ATTACH THE FIRE PROTECTION IS INCREASED BY AN AMOUNT NOT LESS THAN THE THICKNESS OF THE WOOD STRUCTURAL PANEL.

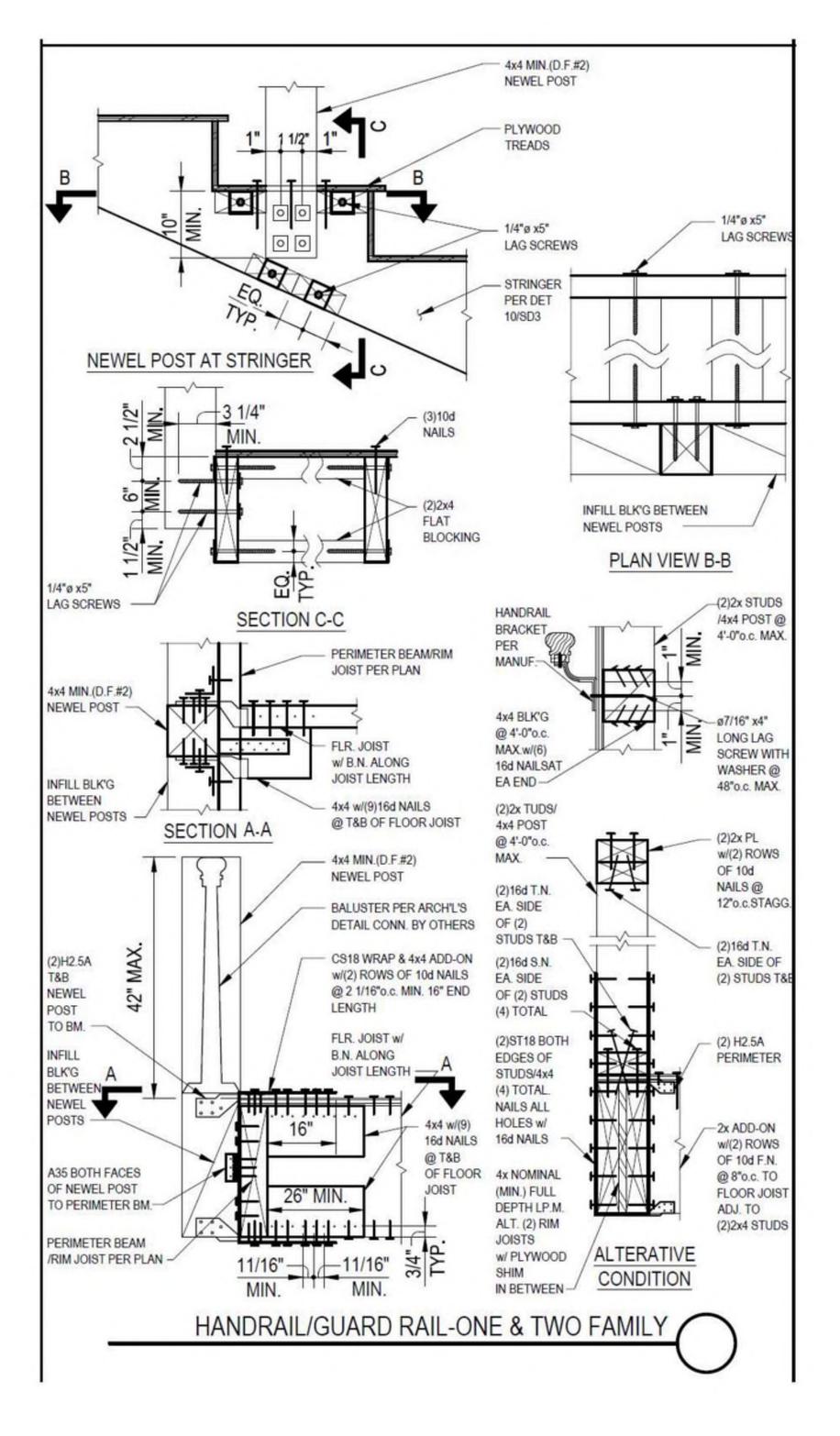




	Redwood	Built in California	
	OPMENT OF THIS ROVED NDER 8815817 YCODE TY OF	set of plans and specific on the job at all times an e any changes or alteratic e without written permiss ding Inspection Division. approval of this plan and LL NOT be held to permit ation of any City Ordinand	d it is unlawful to ons from the ion from the specification or approve the
PROJECT INFO:	NEW ADU	Street	Sacramento, CA 95817 APN:011-0223-002
NO.	DESCRII		DATE 08.11.2023
	y: Rodio or	ISSUED B Community Development Dep On Korniyenko T Oct 20, 2023	artment
DRAWING			
DATE: (DRAWN B SCALE: SHEET #:)8.22.2 ^{Y:} MJ	H HOWN	

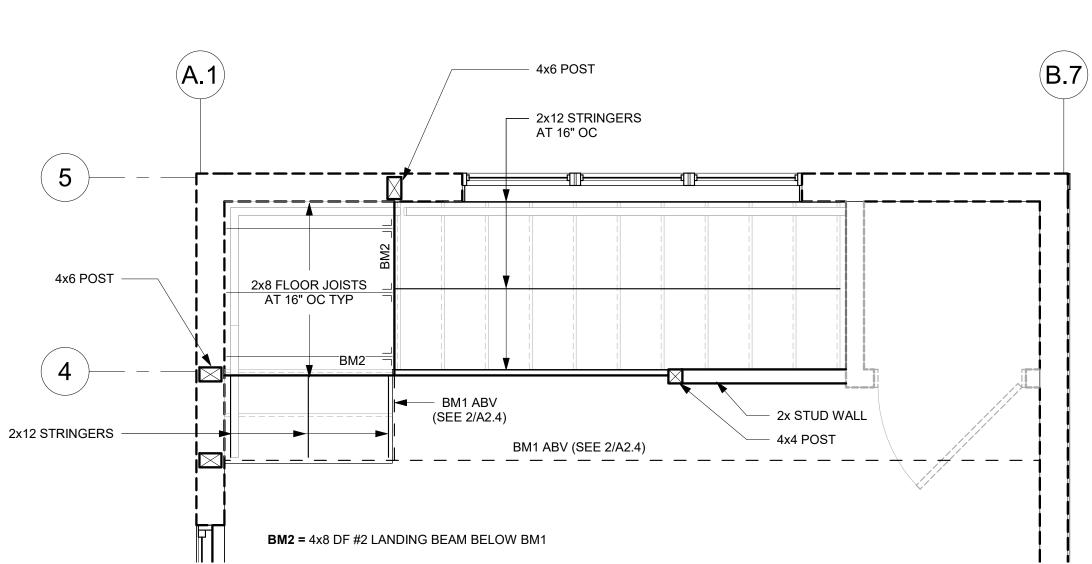
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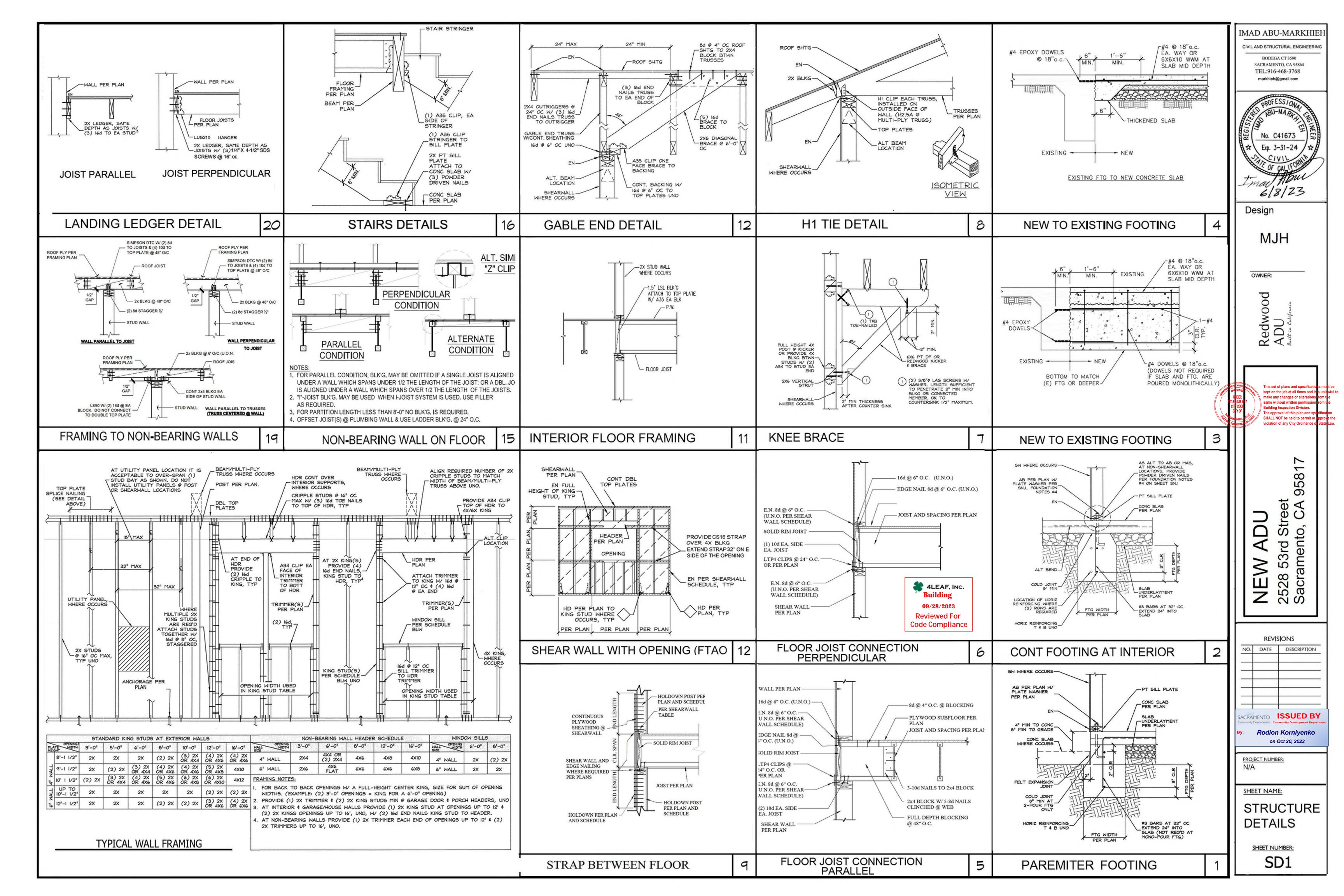








	Redwood	ADU	Built in California	
		AND STORES		
	UNDER E & & 15 & 17 TY CODE CITY OF	his set of plans and ept on the job at all lake any changes of ame without written uilding Inspection he approval of this HALL NOT be held olation of any City	l times an or alteration permiss Division. plan and to permit	d it is unlawful to ons from the sion from the specification t or approve the
PROJECT INFO:	NEW ADU	ADDRESS:	2528 53rd Street	Sacramento, CA 95817 APN:011-0223-002
NO.	DESCF	RIPTION K COMMEN	TS	DATE 08.11.2023
DRAWING	PERN	ion Korniy on Oct 20, 20	pment Dep /enkc 23	aartment
DATE: DRAWN E SCALE: SHEET #:	M. AS S	JH		



GENERAL REQUIREMENTS

- Work performed shall comply with the following:
- 2. These General Requirements unless otherwise noted on plans or specifications.
- Building Code CBC 2022.
- 4. 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 gualified and experienced contractors familiar with this type of project.
- In case of conflict, the more stringent requirement shall govern.
- 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.
- 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.
- 12. Special inspection per Building Code Sec.1704 is required & applies to the types of work indicated the plans (Note: Special inspectors qualification and responsibilities should comply with Building Code Section 1701 Requirements.)
- 13. Structural analysis for this project is done per applicable Building Code at the time of design considering standard of care.
- 14. Upon completion of above by the engineer & prior to start of construction, contractor is responsible to check all dimensions, coordinate with the work of other consultants & other trades to ensure compliance with his/her requirements
- 15. 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.

STRUCTURAL DESIGN CRITERIA

DESIGN IS IN CONFORMANCE WITH THE 2022 CBC.

1. ROOF		20 PSF
2. FLOOR		40 PSF
3. BALCINIES AND DEC	скѕ	60 PSF
B. SNOW LOAD.		
1. THE GROUND SNO	W (PG)	0 PSF
C. WIND LOAD		
1. DESIGN WIND SPEE	D, VULT	95 MPH
2. ASD DESIGN WIND S	SPEED,	73.6 MPH
3. WIND EXPOSURE		CATEGORY (
4. RISK CATEGORY		CATEGORY II
D.SEISMIC LOAD.		
1. SEISMIC DESIGN CA	TEGORY	CATEGORY D
Ss = 0.542g	S1 = 0.246g	R = 6.5
Sds = 0.494g	Sms = 0.741g	Cs = 0.077
2. SITE CLASS		CLASS D
3. IMPORTANCE		1
E. FOUNDATION.		
1 NO FOUNDATION R	FPORT	

- 1. NO FOUNDATION REPORT
- 2. DESIGN LOAD-BEARING VALUES OF SOILS = 1500 PSF

FOUNDATION

- All continuous footings to have 5/8"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. See note 2 for sill plate fasteners at interior non-shear walls.
- 1a. Anchor bolts at shear walls shall be installed with plate washers of min. 3" sq. x 0.229" thick between sill plate and nut. Edge(s) of plate washers shall be 1/2" max, from inside face of shear panel(s) per conditions shown below.
- 1b. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16 inch larger than the bolt diameter and a slot length not to exeed 1 3/4 inches, provided a standard cut washer is placed between the plate washer and the nut.
- Por interior non-shear walls use Simpson PHNW series 0.1450 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.
- Min. concrete width to be 8" for receiving PA, HPA & STHD's. Verify locations of holdowns and anchor bolts with rough framing to assure accurate installation.
- Provide #3 X 24" dowel at 24" o.c. and 12" from the corner at all concrete stoops and porches.
- 6. Provide min. (1) #4 reinforcing for electrical ground, location to be verified with the electrical contractor.
- 7. Verify min. foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if more stringent, they shall supersede the above minimum requirements. See note #7 under reinforced concrete for concrete strength.
- 8. Admixtures in concrete mix. containing calcium chlorides shall not be used.
- Footings shall be examined and certified in writing by the project soil/geology engineer prior to inspection and placement of concrete.
- 10. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. Floor slab shall be poured level to 1/8" in 10'.

STRUCTURAL WOOD

- MINIMUM QUALITY
- time of construction U.N.O.). All machine bolts shall conform to ASTM A307. Holes for bolts should be drilled 1/16" larger than
- bolt diameter.
- 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 AFG-01.
- 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 3500' 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
- 3. 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.

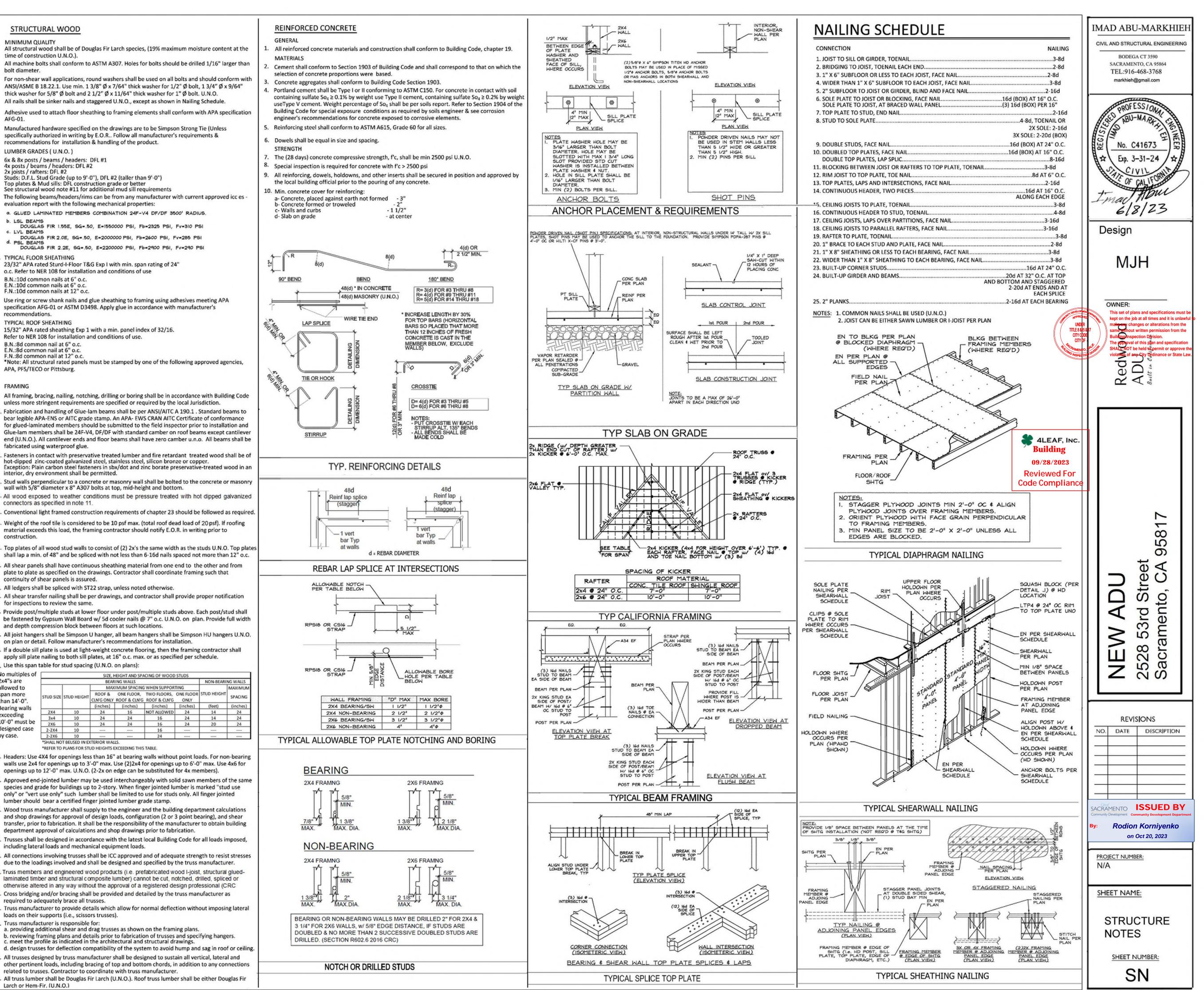
*Note: All structural rated panels must be stamped by one of the following approved agencies, APA, PFS/TECO or Pittsburg.

- 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.
- 10. 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.
- 1. 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.
- Stud walls perpendicular to a concrete or masonry wall shall be bolted to the concrete or masonry wall with 5/8" diameter x 8" A307 bolts at top, mid-height and bottom. All wood exposed to weather conditions must be pressure treated with hot dipped galvanized
- connectors as specified in note 11. Conventional light framed construction requirements of chapter 23 should be followed as required.
- L5. Weight of the roof tile is considered to be 10 psf max. (total roof dead load of 20 psf). If roofing material exceeds this load, the framing contractor should notify E.O.R. in writing prior to construction.
- 16. Top plates of all wood stud walls to consist of (2) 2x's the same width as the studs U.N.O. Top plates shall lap a min. of 48" and be spliced with not less than 6-16d nails spaced not more than 12" o.c.
- 17. All shear panels shall have continuous sheathing material from one end to the other and from plate to plate as specified on the drawings. Contractor shall coordinate framing such that continuity of shear panels is assured.
- 18. All ledgers shall be spliced with ST22 strap, unless noted otherwise. 19. All shear transfer nailing shall be per drawings, and contractor shall provide proper notification for inspections to review the same.
- 0. Provide post/multiple studs at lower floor under post/multiple studs above. Each post/stud shall be fastened by Gypsum Wall Board w/ 5d cooler nails @ 7" o.c. U.N.O. on plan. Provide full width and depth compression block between floors at such locations
- 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.
- 2. If a double sill plate is used at light-weight concrete flooring, then the framing contractor shall apply sill plate nailing to both sill plates, at 16" o.c. max. or as specified per schedule.
- 23. Use this span table for stud spacing (U.N.O. on plans):

No multiples of		SIZE, HEIGHT AND SPACING OF WOOD STUDS												
2x4"s are			BEAR	ING WALLS			NC							
allowed to			MAX	IMUM SPACING	WHEN SUPPOR	TING								
span more than 14'-0".	STUD SIZE	STUD HEIGHT	ROOF & CLN'G ONLY		TWO FLOORS, ROOF & CLN'G		STUD							
than 14'-0". Bearing walls exceeding			(inches)	(inches)	(inches)	(inches)	(
	2X4	10	24	16	NOT ALLOWED	24								
~	3x4	10	24	24	16	24								
10'-0" must be	2X6	10	24	24	16	24								
designed case	2-2X4	10			16									
by case.	2-2X6	10			24									
	*SHALL NO	T BEUSED IN EX	TERIOR WAL	LS.	1									

*REFER TO PLANS FOR STUD HEIGHTS EXCEEDING THIS TABLE.

- Headers: Use 4X4 for openings less than 16" at bearing walls without point loads. For non-bearing walls use 2x4 for openings up to 3'-0" max. Use (2)2x4 for openings up to 6'-0" max. Use 4x6 for openings up to 12'-0" max. U.N.O. (2-2x on edge can be substituted for 4x members).
- Approved end-jointed lumber may be used interchangeably with solid sawn members of the same species and grade for buildings up to 2-story. When finger jointed lumber is marked "stud use only" or "vert use only" such lumber shall be limited to use for studs only. All finger jointed lumber should bear a certified finger jointed lumber grade stamp.
- 5. 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.
- Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
- 8. 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.
- 29. 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 or
- otherwise altered in any way without the approval of a registered design professional (CRC 80. Cross bridging and/or bracing shall be provided and detailed by the truss manufacturer as required to adequately brace all trusses.
- 1. 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.
- 3. 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. 34. All truss lumber shall be Douglas Fir Larch (U.N.O.). Roof truss lumber shall be either Douglas Fir
- Larch or Hem-Fir. (U.N.O.)



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 2528 53rd ADU

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-06-07T18:24:23-07:00 Input File Name: Redwood-ADU_2528-53rd_ADU.ribd22x CF1R-PRF-01E (Page 1 of 10)

Project Name: 2528 53rd ADU Calculation Description: Title 24 Analysis

ENERGY USE SUMMARY

Energy Use

Space Heating Space Cooling IAQ Ventilation Water Heating Self Utilization/Flexibility Credit **Efficiency Compliance** Total Photovoltaics Battery Flexibility Indoor Lighting Appl. & Cooking Plug Loads **Outdoor Lighting** TOTAL COMPLIANCE

ENERAL IN	NFORMATION									
01		Project Name	2528 53rd ADU							
02		Run Title	Title 24 Analysis							
03	Pro	ject Location	2528 53rd Street							
04		City	Sacramento		0	5	5	Standards Version	2022	
06		Zip code	95817		0	7		Software Version	CBECC-Res 20	22.2.1 SP1
08		Climate Zone	12		0	9	Front Orientatio	on (deg/ Cardinal)	90	
10	Building Type Single fam				1	1	Number	of Dwelling Units	1	
12	Project Scope Newly Cons			d Addition	1	3	Nun	nber of Bedrooms	2	
14	Addition Cond. Fl	1186			5		Number of Stories	2		
16	Existing Cond. Floor Area (ft ²)				1	7	Fenestration Average U-factor		0.28	
18	Total Cond. Fl	1186			9	Glazir	ng Percentage (%)	13.03%		
20		droom Count		10						
			. (21			10	<u> </u>		
ADDITION A	ALONE - Project Analysis P	arameters 🔌		arc			,	10.		
	01	/	02	F R 03	PF	ROV		R 05		06
Existing A	irea (excl. new addition) (ft2)	and the second se	a (excl. existing) ft2) Total Area (ft2)		ft2)	Existing	Existing Bedrooms Addition		n Bedrooms Total Bed	
	0	1	186	1186		0		2	2	
OMPLIANC	CE RESULTS									
01	Building Complies w	ith Computer I	Performance							
02	This building incorp	orates features	that require field	testing and/or ver	ification by	a certified HER	S rater under th	he supervision of a	CEC-approved	HERS provider.
03	This building incorp	orates one or n	nore Special Featu	res shown below						

Registration Number: 223-P010067615A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: 2528 53rd ADU

OPAQUE SURFACES

01

Name

Front

Front Ex 2x4

Left

Left Ex 2x4

Right

Front 2

Right 2

Attic

01

Name

Attic ADU 2nd Floor

Back

Calculation Description: Title 24 Analysis

02

Zone

ADU 1st Floor

ADU 2nd Floor

ADU 2nd Floor

02

Construction

Attic RoofADU 2nd

Floor

Back Ex 2x4 ADU 1st Floor

Right Ex 2x4 ADU 1st Floor

Left 2 ADU 2nd Floor

Back 2 ADU 2nd Floor

Interior Floor ADU 2nd Floor

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

03

Construction

R-19 Wall

R-15 Wall

R-19 Wall

R-15 Wall

R-19 Wall

R-15 Wall

R-19 Wall

R-15 Wall

R-19 Wall

R-19 Wall

ADU 2nd Floor R-38 Roof Attic + R-13 n/a

R-19 Wall

R-19 Wall

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

03

Construction Type

Wood Framed Floor

02

03

Standard

03

Tank Vol. (gal)

80

Not Required

02

Surface Type

Interior Floors

Quality Insulation Installation (QII) High R-value Spray Foam Insulation

02

System Type

Domestic Hot

Water (DHW)

02

of Units

1

Int Floor n/a

03

Type

Ventilated

04

Azimuth

90

90

180

180

270

270

0

0

90

270

0

05

Orientation

Front

Front

Left

Left

Back

Back

Right

Right

Front

Right

-n/a

n/a

04

4

180 Left

06

Gross Area (ft²)

272

40

88

84

128

144

32

304

240

240

640

640

05

0.1

Back 304

Roof Rise (x in 12) Roof Reflectance

04

Framing

2x6 @ 16 in. O. C.

03

Building Envelope Air Leakage

N/A

05

SICEDTO

04

Distribution Type Water Heater Name Number of Units

DHW Heater 1

04

NEEA Heat Pump

Brand

Rheem

184

Registration Date/Time: 2023-06-09 18:38:40 HERS Provider: Report Version: 2022.0.000 Schema Version: rev 20220901

Calculation Date/Time: 2023-06-07T18:24:23-07:00

07

Window and Door

Area (ft2)

55

0

0

0

31.5

17.5

0

0

0

28

n/a

n/a

06

Roof Emittance

0.85

Calculation Date/Time: 2023-06-07T18:24:23-07:00

05

Total Cavity

R-value

R-0

Input File Name: Redwood-ADU_2528-53rd_ADU.ribd22x

Interior / Exterior

None / None

06 07

0.199

Continuous U-factor R-value

04

CFM50

n/a

07

Compact Distribution

None

06

Tank Location

Outside

10.0

06

Solar Heating

System

n/a

15

47.5

Input File Name: Redwood-ADU_2528-53rd_ADU.ribd22x

08

Tilt (deg)

90

90

90

90

90

90

90

90

90

90

90

90

n/a

n/a

09

Wall Exceptions

none

Ex. w/ Siding

none

Ex. w/ Siding

none

Ex. w/ Siding

none

Ex. w/ Siding

none

none

none

none

07

Radiant Barrier

No

CalCERTS inc. Report Generated: 2023-06-07 18:24:48

CF1R-PRF-01E

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10

Status

New

New New

08

Cool Roof

No

CF1R-PRF-01E

(Page 7 of 10)

08

Assembly Layers

Floor Surface: Carpeted

Floor Deck: Wood

Siding/sheathing/decking

Cavity / Frame: no insul. / 2x6 Ceiling Below Finish: Gypsum Board

05

CFM50

n/a

09

Water Heater

DHW Heater 1 (1)

08

ADU 2nd Floor

Name (#)

08

HERS Verification

n/a

07

ADU 2nd Floor

Registration Number:

Project Name: 2528 53rd ADU Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08	09	10	11	12	13	14	
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shadin	
Win 01	Window	Front	Front	90			1	15	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 02	Window	Back	Back	270			1	15.75	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 02 2	Window	Back	Back	270			1	15.75	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 03	Window	Back Ex 2x4	Back	270			1	17.5	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 01 2	Window	Front 2	Front	90			1	15	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 06	Window	Back 2	Back	270			1	12	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 06 2	Window	Back 2	Back	270	10		1	12	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 03 2	Window	Back 2	Back	270	C		1	17.5	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 04	Window	Back 2	Back	270	RS	P	R	D6V	0.28	NFRC	0.22	NFRC	Bug Screen	
Win 05	Window	Right 2	Right	0			1	28	0.28	NFRC	0.22	NFRC	Bug Screen	
PAQUE DOORS														
	01			02					03			04		
	Name			Side of Buildi	ng				Area (ft ²)			U-factor		
	Door 01			Front					20			0.2		

Door 01 Door 02

Registration Number: 223-P010067615A-000-000-000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: 2528 53rd ADU

01

Construction Name

Int Floor

OPAQUE SURFACE CONSTRUCTIONS

Calculation Description: Title 24 Analysis

BUILDING ENVELOPE - HERS VERIFICATION

01

Not Required

WATER HEATERS - NEEA HEAT PUMP

WATER HEATING SYSTEMS

01

Name

DHW Sys 1

01

Name

DHW Heater 1

Registration Date/Time: 2023-06-09 18:38:40 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS Inc. Report Generated: 2023-06-07 18:24:48

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

ERTIFICATE OF Co Project Name: 252	OMPLIANCE - RESID	ENTIAL PERF	ORMAN	ICE COMPLIA	NCE M		louisti	on Data	Time: 202	2.05.07	18:24:23-07	-00		CF1R-PRF-01 (Page 8 of 10
	ption: Title 24 Anal		In		(rage o or it									
WATER HEATING - H	ERS VERIFICATION													
01 02 03					04			05			06		07	
Name	Pipe Ins	ulation	Pa	rallel Piping		Compact Dist	ribution	, Ca	ompact Dist Type	ribution	Recircula	Recirculation Control		er Drain Water Hea Recovery
DHW Sys 1 - 1/	1 Not Re	quired	No	ot Required		Not Requ	red		None		Not P	equired		Not Required
PACE CONDITIONI	NG SYSTEMS													
01	02	03		04		05		06			07	08		09
Name	System Type	Heating Unit	Name	Heating Equip Count	ment	Cooling Unit Name			Cooling Equipment Count		n Name	Distribution Nam		Required Thermostat Type
Mini-Split1	Heat pump heating cooling	Heat Pump 9	öystem	1		Heat Pump S	lystem	1			n/a n/a			Setback
IVAC - HEAT PUMP	s			~	-	-	-							
01	02	03	04	05	0	6 07		08	09	10	11	12		13
				Hea	ting			~~~	Cooling	- 0				
Name	System Type	Number of Units	Efficie Typ	I PISPEZ /	Cap	47 Cap 17		iciency Type	SEER / SEER2	EER / EER / CEER	Zonally Controlled	Compressor Type	н	ERS Verification
Heat Pump System 1	VCHP-ductless	1	HSP	2 7.5	120	00 7800	EER	2SEER2	14.3	11.7	Not Zonal	Single Speed		at Pump System 1-hers-htpump

Heat Pump System 1 HVAC HEAT PUMPS - H

01 Name Heat Pump System 1-hers-htpump

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Number: 223-P010067615A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-06-09 18:38:40 Report Version: 2022.0.000 Schema Version: rev 20220901

05

NEEA Heat Pump

heemXE80T10H45U

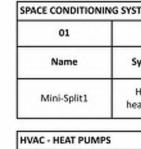
0

Model

HERS Provider: CalCERTS inc. Report Generated: 2023-06-07 18:24:48

Duct Inlet Air Source Duct Outlet Air Source

CERTIFICATE OF COMPLIANCE, DECIDENTIAL DEPENDINGS COMPLIANCE METHOD



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Calculation Date/Time: 2023-06-07T18:24:23-07:00 Input File Name: Redwood-ADU_2528-53rd_ADU.ribd22x CF1R-PRF-01E (Page 2 of 10)

Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
0	16.36	0	23.36	0	-7
0	24.23	0	25.56	0	-1.33
0	1.35	0	1.35	0	0
0	23.17	0	14.51	0	8.66
0	65.11		64.78	0	0.33
	0	-KIS	0		
	HERS	PROVI	DER		
0	8.08	0	8.08		
0	39.15	0	38.89		
0	39.78	0	39.78		
0	1.8	0	1.8		
0	153.92	0	153.33		

223-P010057615A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-09 18:38:40 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2023-06-07 18:24:48

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Calculation Date/Time: 2023-06-07T18:24:23-07:00 Input File Name: Redwood-ADU_2528-53rd_ADU.ribd22x (Page 5 of 10)

CF1R-PRF-01E

223-P010067615A-000-000-0000000-0000

Front

Registration Date/Time: 2023-06-09 18:38:40 Report Version: 2022.0.000 Schema Version: rev 20220901

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HERS Provider: CalCERTS inc. Report Generated: 2023-06-07 18:24:48

0.2

l							opeco	X nero nepomp
-	HERS VERIFICATION							
	02	03	04	05	06	07	08	09
	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

223-P010057615A-000-000-0000000-0000

Registration Date/Time: 2023-06-09 18:38:40 Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CalCERTS inc. Report Generated: 2023-06-07 18:24:48

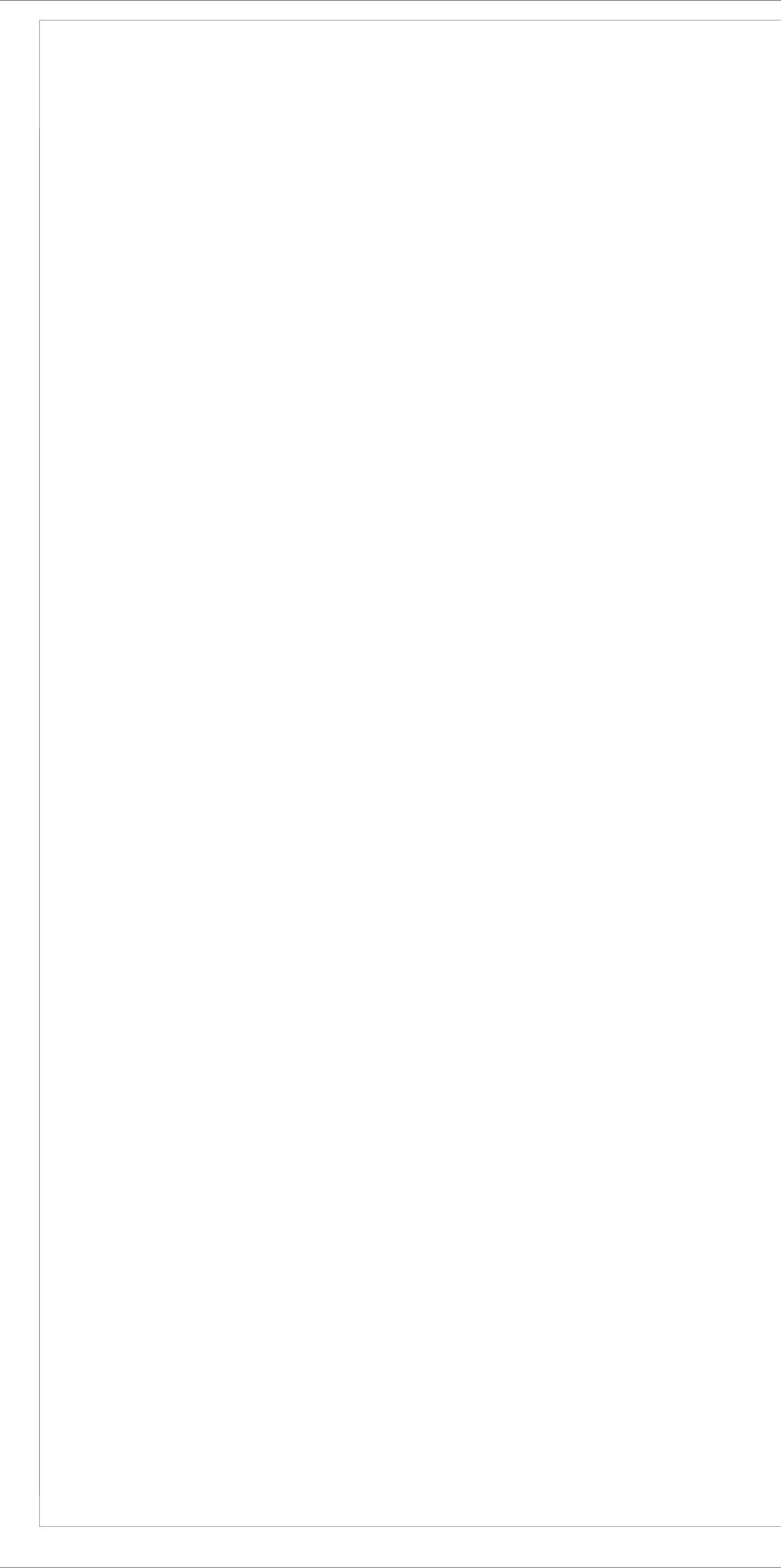
	Standard I	Design (kBtu/ft ² - yr
Gross EUI ¹		17.15
Net EUI ²		17.15
	e Total (not including PV) Total (including PV) / Tota	
EQUIRED SPECIAL FEATUR	ES	
he following are features t	hat must be installed as o	ondition for meeting
the second s	f deck it pump compliance optio ficiency Alliance (NEEA) ra	
IERS FEATURE SUMMARY		
he following is a summary letail is provided in the bui		
Wall-mounted therm	harge	
ONE INFORMATION		
01	02	03
Zone Name	Zone Type	HVAC System
ADU 1st Floor	Conditioned	Mini-Spli

ERGY USE INTEN												ADU.ribd22x		
	ISITY	St	andard Desig	n (kBtu/ft²	-yr) Pro	oposed De	esign (kB	tu/ft ² - yr)	Compl	iance Marg	n (kBtu/ft	2 - yr }	Mar	gin Percentage
Gross	EUI1		17	.15			16.83			0.3	2			1.87
Net	EUI ²		17	.15			16.83			0.3	2			1.87
Gross EUI is E		e Total (not inclu Total (including P			irea.									
UIRED SPECIAL	FEATURE	ES .	4											
following are following are following are following are following and the following are following are following		hat must be insta deck	lied as condit	ion for mee	ting the model	ed energy	perform	ance for this o	omputer	analysis.				
		t pump complian iciency Alliance (e installed				
S FEATURE SUM					al		K	15	,	nc				
ail is provided in	the buik	dng tables below								nodeled en	rgy perfor	mance for this	comput	er analysis. Additiona
Indoor air qu Kitchen rang Verified Refr	e hood igerant C		n											
Verified hea Wall-mount	t pump ra	ited heating capa ostat in zones gro	city ater than 150											
Ductless ind		located entirely	n conditioner	i space (SC3	5.1.4.1.8)									
01		02		0	-		04		0	-		06		07
Zone Name		Zone Ty Condition		HVAC Syst	tem Name Solit1	Zone F	loor Area	a (ft ²) /	Avg. Ceilin	ng Height	-	Heating System	m 1	Status
ADU 2nd Flo		Condition		Mini-			640		8		-	DHW Sys 1	+	New
gistration Numb						Real		Date/Time:				HERS Provider		
ct Name: 252	28 53rd A	NCE - RESIDENT ADU tle 24 Analysis	IAL PERFOR	MANCE CO	MPLIANCE M	ETHOD		ation Date/Ti file Name: Re						CF1R-PRF-01E (Page 6 of 10)
01		02	1	03	04		1	05	1	06		07	-	08
Name	+	Zone	-	a (ft ²)	Perimete			Insul. R-value		Insul. R-val	ue Ca	rpeted Fractio	n	Heated
Slab-on-Grade		ADU 1st Floor	5	46	120)	-	none		0		80%		No
QUE SURFACE C	ONSTRU	CTIONS												
01		02		03		04		05 Total Cavity	Interior	06 / Exterior	07		08	
onstruction Na	ne	Surface Type	Constr	uction Type	F	raming		R-value		tinuous value	U-factor	^	ssembly	Layers
R-19 Wall		Exterior Walls	Wood P	ramed Wall	2×6 @	16 in. O.	R	15 ,	None		0.066	Cavity / Fram Sheathi Siding Exte	ne: R-19 i 2xt ing / Insu (/sheathi prior Fini	ypsum Board in 5-1/2 in. (R-18) / 5 ilation: Wood ing/decking sh: Wood ing/decking
R-15 Wall		Exterior Walls	Wood F	ramed Wall	2x4 @	9 16 in. O.	с.	R-15	None	: / None	0.083	Cavity Sheathi Siding Exte	/ Frame ing / Insu (/sheathi prior Fini	ypsum Board :: R-15 / 2x4 ulation: Wood ing/decking sh: Wood ing/decking
tic RoofADU 2nd	Floor	Attic Roofs		d Framed iciling	2x4 @	24 in. O.	с.	R-13	No	ne/0	0.078	R Siding Cavity Under F	oof Deck (/sheathi / Frame: toof Joist	ing/decking R-13.0 / 2x4 ts: R-0.0 insul.
-38 Roof Attic + I	8-13	Ceilings (below attic)		d Framed Ceiling	2x4 @	24 in. O.	c.	R-38	None	/ None	0.025	Cavity	/ Frame	s: R-28.9 insul. : R-9.1 / 2x4 ypsum Board
	223-P01 Efficiency MPLIAN		Residential C		MPLIANCE ME	Report Schema	Version: Calcula	e/Time: 2023-08-0 2022.0.000 : rev 20220901 tion Date/Tir ile Name: Re	ne: 2023		Rep :24:23-07		2023-06	CMCERTS inc. 5-07 18:24:48 CF1R-PRF-01E (Page 9 of 10)
IABLE CAPACITY I 01	HEAT PUN	MP COMPLIANCE	_	RS VERIFICA	TION 04	0	15	06		07	08		09	10
Name		Certifie Low-Stat	ic Hab		Ductless Units in Conditioned		Mount	Air Filter Sizi & Press	ng (v Leakage Ducts in nditioned	Minim Airflow RA3.3	per ce	rtified	
Heat Pump Sys	tem 1	VCHP Syst		uired	Space Required		uired	Drop Ratin	E	Space t required	SC3.3.3 Not req	3.4.1	Fan	Continuously Not required
OR AIR QUALITY														
01		02	03		04		15 urles	06		07	,	08		09
welling Unit	Airflo	w (CFM)	Fan Efficacy (W/CFM)	IAQ	Fan Type	Heat/I	udes Energy very?	IAQ Rec Effectivent		Include Indicator		HERS Verifica	ation	Status
n IAQVentRpt		56	0.35	E	xhaust		lo	n/a /	n/a	N	,	Yes		
			V	Ч	ERS	P	R	0 V1		IC.				4LEAF, Building 09/28/202 Reviewed
													C	ode Compl

SLAB FLOORS			
01	02	03	
Name	Zone	Area (ft ²)	
Slab-on-Grade	ADU 1st Floor	546	
OPAQUE SURFACE CONSTR	UCTIONS		-
01	02	03	
Construction Name	Surface Type	Construction Type	
R-19 Wall	Exterior Walls	Wood Framed Wall	
R+15 Wall	Exterior Walls	Wood Framed Wall	
Attic RoofADU 2nd Floor	Attic Roofs	Wood Framed Ceiling	
R-38 Roof Attic + R-13	Ceilings (below attic)	Wood Framed Ceiling	

	Y			,									
	"1	Stand	ard Design (kBtu	/ft ² -yr) P	roposed Des		ı/ft ² · yr)	Compl	iance Marg		² - yr }	Mar	gin Percentage
Gross EU Net EUI			17.15			16.83			0.3				1.87
Notes 1. Gross EUI is Ener		I (not including		ing Area.		10.00							2.07
2. Net EUI is Energy		including PV) /	Total Building Ar	23.									
QUIRED SPECIAL FE	ures that me	ust be installed	as condition for	meeting the mode	eled energy p	performa	nce for this co	mputer a	analysis.				
	y heat pum			n details from VCI np water heater; s					e installed				
ERS FEATURE SUMM			1	Lal		K	15	.	n				
etail is provided in th	e buildng ta	bles below. Re							nodeled en	ergy perfor	mance for th	iis comput	er analysis. Addition
Indoor air quali Kitchen range h Verified Refrige Airflow in habit Verified heat pu Wall-mounted t Ductless indoor	ood rant Charge able rooms imp rated h hermostat i	(SC3.1.4.1.7) eating capacity n zones greater	r than 150 ft2 (Si										
ONE INFORMATION	_									,			
01 Zone Name		02 Zone Type	HVAC	03 System Name	Zone Flo	04 oor Area	(ft ²) A	09 wg. Ceilin	5 ng Height	Water	06 Heating Syst	tem 1	07 Status
ADU 1st Floor		Conditioned		Aini-Split1		546		8	<u></u>	-	DHW Sys 1	_	New
ADU 2nd Floor		Conditioned	,	Aini-Split1		640		8			DHW Sys 1	_	New
RTIFICATE OF COM oject Name: 2528 ! iculation Descriptio	3rd ADU		PERFORMANC	E COMPLIANCE N			ion Date/Tir le Name: Rec						CF1R-PRF-01E (Page 6 of 10)
AB FLOORS 01		02	03	0	4		05		06		07		08
Name	Z	one	Area (ft ²)	Perime	ter (ft)		nsul. R-value d Depth		Insul. R-val and Depth	ve Ca	rpeted Fract	ion	Heated
Slab-on-Grade	ADU 1	st Floor	546	12	20		none		0		80%		No
PAQUE SURFACE CON 01	STRUCTION	5 02	03		04		05		06	07		08	1
Construction Name	Sur	face Type	Construction	Type	Framing		Total Cavity R-value	Cont	/ Exterior inuous value	U-factor		Assembly	/ Layers
													ypsum Board in 5-1/2 in. (R-18) /
R-19 Wall	Ext	erior Walls	Wood Framed		9 16 in. O. C	R	5,	None		0.066	Sheat Sidi E Sidi	2xi thing / Insu ng/sheath xterior Fini ing/sheath	6 ulation: Wood ing/decking ish: Wood ing/decking
R-15 Wall	Ext	erior Walls	Wood Framed	Wall 2x4 (@ 16 in. O. C		R-15	None	/ None	0.083	Cav Sheat Sidi E	ity / Frame thing / Insu ing/sheath sterior Fini	ypsum Board 2: R-15 / 2x4 Jlation: Wood ing/decking ish: Wood ing/decking
Attic RoofADU 2nd Flo	or At	tic Roofs	Wood Fram Ceiling	ed 2x4 (@ 24 in. O. C		R-13	No	ne/0	0.078	Sidi Cavit Unde	Roof Deck ing/sheath ty / Frame: r Roof Joist	ing/decking : R-13.0 / 2x4 ts: R-0.0 insul.
R-38 Roof Attic + R-13	Ceili	ngs (below attic)	Wood Fram Ceiling	ed 2x4 (@ 24 in. O. C		R-38	None	/ None	0.025	Cavi	ty / Frame	ts: R-28.9 insul. :: R-9.1 / 2x4 ypsum Board
REGISTRATION Number: 2 2 A Building Energy Effi RTIFICATE OF COMP ject Name: 2528 53 culation Description	ciency Stand LIANCE - R Ird ADU	ESIDENTIAL P	sidential Complia		Report V Schema 1	Version: r Calculati	(Time: 2023-08-09 322.0.000 ev 20220901 on Date/Tim e Name: Red	ne: 2023		Rep :24:23-07	00	d: 2023-06	CHCERTS inc. 5-07 18:24:48 CF1R-PRF-01E (Page 9 of 10)
NABLE CAPACITY HEA	T PUMP CO	MPLIANCE OPT 02	TION - HERS VER	FICATION 04	05		06		07	08		09	10
Name		Certified Low-Static	Airflow to Habitable	Ductless Units	I WAILM	ount 1	Air Filter Sizir & Pressu	re Co	v Leakage Ducts in Inditioned	Minim Airflow RA3.3	per non	Certified -continuo	
Heat Pump System	1	VCHP System Not required	Rooms	Space Required	Requi		Drop Rating		Space t required	SC3.3.3 Not req	.4.1	Fan st required	Continuously Not required
OOR AIR QUALITY (IA		1											
01	02	En	03 Efficacy	04	05 Inclui	des	06 IAQ Reco	werv	0 Include		08		09
	Airflow (CF	^{m)} (M	//CFM)	IAQ Fan Type	Heat/En Recove	ery?	Effectivene	ss - SRE	Indicator	Display?	HERS Verif		Status
am IAQVentRpt	56		0.35	Exhaust	No	21	n/a / r	v/a	N	D	Yes		
				HERS	5 P	RC		DI	ER				4LEAF Buildin 09/28/20 Reviewed ode Comp
pistration Number:					Registrati	ico Dato/				HED	5 Provider:		oue comp





Project Name: 2528 53rd ADU	Calc
Calculation Description: Title 24 Analysis	Inpu
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Docu
Melinda Wollny	
Company:	Signat
ResCom Energy	202
Address:	CEA/
3166 Suisun Bay Rd	
City/State/Zip: West Sacramento, CA 95691	Phone 916
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: I am eligible under Division 3 of the Business and Professions Code to accept responsibility for I certify that the energy features and performance specifications identified on this Certificate The building design features or system design features identified on this Certificate of Compl calculations, plans and specifications submitted to the enforcement agency for approval with	of Complianiance are co
Responsible Designer Name: Max Kellogg	Respo
Company: KELLOGG CONSTRUCTION	P Date 202
Address: 2635 57TH STREET	Licens N/A
City/State/Zip: SACRAMENTO, CA 95817	Phone 916

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.

Registration Number: 223-P010067615A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Registration Date/Time: 2023 Report Version: 2022.0.00 Scheme Version: 2022.0.00

	CF1R-PRF-01E
culation Date/Time: 2023-06-07T18:24:23-07:00	(Page 10 of 10)
	(Fage 10 01 10)
ut File Name: Redwood-ADU_2528-53rd_ADU.ribd22x	
umentation Author Signature:	
Melinda Wollny	
ature Date:	
023-06-07 18:25:49	
/ HERS Certification Identification (If applicable):	
ne: 16-373-1383	
10-07-0-1000	
ling design identified on this Certificate of Compliance. ance conform to the requirements of Title 24, Part 1 and Part 6 of the California Cod consistent with the information provided on other applicable compliance documents ing permit application.	
ponsible Designer Signature: Max Kellogg	
e Signed: D23-06-09 18:38:40	
nse:	
/A	
^{ne:} 16-619-9585	



HERS Provider:

Report Version: 2022.0.000 Schema Version: rev 20220901

2023-06-09 18:38:40

CalCERTS inc. Report Generated: 2023-06-07 18:24:48



	Redwood	Built in California	
	VPPROVED WRAN UNDER ITTLE 8 & 15 & 17 CITY CODE CITY OF CITY OF SHALL		from the from the ecification approve the
PROJECT INFO:	NEW ADU	ADDRESS: 2528 53rd Street	Sacramento, CA 95817 APN:011-0223-002
NO.	DESCR PLAN CHECK		DATE 08.11.2023
DRAW	By: Rodion I on Oc	SSUED BY unity Development Department Korniyenko ext 20, 2023	-
DATE: DRAW SCALE	08.22. ^{(N BY:} М. ^{E:} AS SI		
SHEE	T24	0	