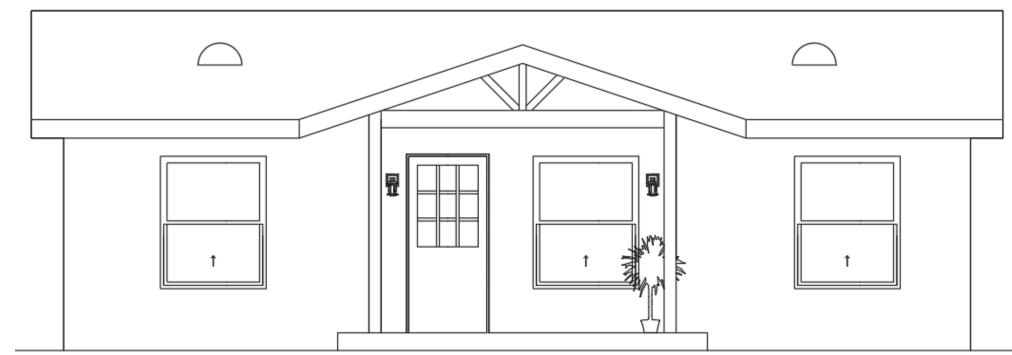
NEW CONSTRUCTION 750 S.F. DEATACHED ACCESSORY DWELLING UNIT (ADU)



PROJECT SCOPE OF WORK	SHEET INDEX	PROJECT I	DETAILS		VICINITY MAP		
CONSTRUCTION OF A NEW ACCESSORY	T1 TITLE SHEET	LEGAL DESCRIPTION			IN THE SPACE BELOW, PLEASE PROVIDE A MAP SHOWING THE WALKING DISTANCE FROM SUBJECT PROPERTY TO THE NEAREST TRANSIT STOP.		
DWELLING UNIT; 743.89SQFT; 2 BR/ 2BA; SLAB ON GRADE FOUNDATION	GN1 GENERAL NOTES	ADDRESS:			SUBJECT FROFERTT TO THE NEARLST TRANSITISTOF.		
	A1.0 SITE PLAN / ROOF PLAN A2.0 FLOOR PLAN	APN:			TRANSIT WITHIN 1/2 MILE: YES NO		
	A3.0 EXTERIOR ELEVATIONS	TRACT:	BLOCK:	LOT:			
	A4.0 SECTIONS	ZONE:	OCC TYPE:	CONST TYPE:			
	A5.0 DOOR AND WINDOW SCHEDULE GB1 GREEN BUILDING	LOT SIZE:	YEAR BUILT:				
	GB2 GREEN BUILDING	# OF EXISTING DWEL	LING UNITS:				
	S STRUCTURAL TITLE SHEET*	ANIAI VOIC	OF EVICTING &	PROPOSED ADU			
DO IECT DIDECTORY	SN STRUCTURAL NOTES*	ANALTSIS	OF EXISTING &	PROPOSED ADO			
ROJECT DIRECTORY	S1 FOUNDATION/ROOF FRAMING PLAN*	MAIN DWELLING SF:					
OWNER INFORMATION:	SD1 STRUCTURAL DETAILS*	GARAGE SF:					
NAME:	SD2 STRUCTURAL DETAILS*						
ADDRESS:	T24-1 ENERGY CALCULATIONS**	NEW ADU SF: 743.89s	of				
	T24-2 ENERGY CALCULATIONS**	TOTAL NEW FLOOR A	AREA:				
EMAIL:	*Must be created by licensed structural or civil engineer for						
HONE:	site-specific conditions. **Prepared by an energy engineer.	ADU COVERED PORC	CH SF: 59.29SF				
		ADU HEIGHT: 12' 10F7	Γ				
REPARER:							
AME:		EXISTING PARKING SPACES:					
DDRESS:		ADU QUALIFIES FOR	PARKING EXEMPTION: YES	10			
MAIL:		EXISTING FIRE SPRIN	NKLERS: YES NO				
HONE:		FIRE SPRINKLERS RE	EQUIRED FOR ADU:* YES NO				
		PV SYSTEM REQUIRE	ED:*YES NO				
ARCHITECTURAL DESIGNER:		*Permit application to be submitte	ed separately as a deferred submittal.				
SIDEKICK HOMES, LLC	GOVERNING CODES	ADDITIONA	AL PROPERTY [DETAILS			
859 WEST SLAUSON AVE, #130		PLEASE ANSWER ALL	OF THE FOLLOWING: VHFHSZ (V	'ERY HIGH			
LOS ANGELES, CA 90056 DESIGN@SIDEKICK.HOMES	PROJECT SHALL COMPLY WITH	FIRE HAZARD SEVERI	TY ZONE): YES NO				
310-359-1842	THE FOLLOWING CODES (2022):	HILLSIDE: YES NO					
		SPECIAL GRADING: YE	S NO				
STRUCTURAL ENGINEER:	CALIFORNIABUILDING CODE (CBC)	GEOLOGICAL HAZARD	ZONES: YES NO				
NAME:	CALIFORNIA RESIDENTIAL CODE (CRC)	FAULT SEISMICALLY INDUCED	D LANDSLIDE				
ADDRESS:	CALIFORNIA MECHANICAL CODE (CMC)	LIQUEFACTION	SIVE SOIL SEISMIC DESIGN				
ADDITESS.	CALIFORNIA PLUMBING CODE (CPC)	CATEGORY:					
EMAIL:	CALIFORNIA ELECTRICAL CODE (CEC)	SEISMIC RISK CATEGO FLOOD PLAIN: YES					
PHONE:	CALIFORNIA ENERGY CODE (CEC)	METHANE GAS HAZARD	OS: YES NO				
	CALIFORNIA GREEN BUILDING CODE (CGBC)	WIND EXPOSURE: B					
	CALIFORNIA GOVERNMENT CODE LOCAL MUNICIPAL CODE	WIND RISK CATEGORY	′: I II III IV				
Γ-24 REPORT:		RESTRICTED USE ARE					
NAME:		HIGHWAY DEDICATION					
ADDRESS:				D	BY USING THESE STANDARD CONSTRUCTION DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS:		
-MAII -		WASTEWATER: PUBLIC		ĸ	1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE STANDARD PLAN ADU PROGRAMS FOR THE CITIES OF BUENA PARK, COMPTON, GARDEN GROVE, PARAMOUNT AND SANTA FE SPRINGS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. SIDEKICK HOMES LLC SHALL NOT BE RESPONSIBLE FOR		
EMAIL:		OPEN CODE ENFORCE OTHER:	MENT CASE: YES NO		TRANSLATION ERRORS. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL		
PHONE:		- · · · - · · ·			EXPOSURE TO SIDEKICK HOMES LLC. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD SIDEKICK HOMES LLC HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.		

*If yes to any of these items, then standard plans mmight not be use to this property. Further review may be required by the plan checker.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

4. STANDARD PLANS ARE SUBJECTED TO RENEW AT EVERY CA BUILDING STANDARD CODE CYCLE.



05.31.24 PROJECT NUMBER:

-ALL WORK SHALL CONFORM TO THE CITY OF GARDEN GROVE PLANNING AND BUILDING & SAFETY DIVISION, SO LONG AS THEY ARE COMPLIANT WITH STATE CODE REGULATING ACCESSORY DWELLING UNIT.

- 2. OBTAIN SEPARATE APPLICATION FOR THE FOLLOWING ITEMS IF APPLICABLE:
 - I. RETAINING WALLS OR BLOCK FENCE WALLS
 - II. GRADING WORK
 - III. SWIMMING POOLS
 - IV. A SEPARATE STRUCTURE
 - V. SHORING
 - VI. DEMOLITION
 - VII. SOLAR PV SYSTEM
 - VIII. NEW WATER METER
 - IX. FIRE SRINKLER
- 3. PLAN CHECK/PERMIT APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION PER SECTION 107.4 CBC.
- 4. CONTRACTORS AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOTE BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- 5. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT 1-800-422-4133, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATIONS.
- 6. THE TYPE, LOCATION, AND SIZE OF ADU'S ADDRESS WHICH MUST BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET, ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF $\frac{1}{2}$ INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. CRC R319.1

BUILDING ENVELOPE

- 7. GLAZING HAZARDOUS LOCATIONS AS DEFINED IN CBC SECTION 2406.4 SHALL BE TEMPERED GLASS INCLUDING:
 - I. SWINGING AND SLIDING DOORS
 - II. SHOWER AND TUB ENCLOSURES, INCLUDING EXTERIOR WINDOW GLAZING
 - III. GLAZING WITHIN 24" OF DOORS AND WITHIN 60" OF WALKING SURFACE.
- 8. PROVIDE WINDOWS THAT ARE PROPERLY RATED AND CERTIFIED FOR THE WIND LOAD FOR THIS CLIMATE ZONE.
- 9. PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.
- 10. PROVIDE BITCHUTHANE AT OTHER NEEDED LOCATIONS SUCH AS INTERSECTING EXTERIOR CONSTRUCTION SURFACES, SMALL EXTERIOR SHELVES AND AT EXTERIOR PENETRATIONS.
- 11. EXTERIOR STUCCO SHALL COMPLY WITH CHAPTER 25 CBC. PROVIDE SEPARATE INSPECTIONS FOR EACH INSPECTION AT PHASES OF EXTERIOR PLASTER AS FOLLOWS: SCRATCH COAT AND BROWN COAT. PROVIDE 60-MINUTE BUILDING PAPER MINIMUM FOR EXTERIOR STUCCO. PROVIDE ONLY FURRING NAILS AT ALL ALL WIRE LATH THAT SUPPORTS STUCCO.
- 12. PROVIDE A MINIMUM CLASS A ROOFING MATERIAL WITH AN ICBO OR UL LISTING. ROOFING MATERIAL SHALL BE INSTALLED TO MEET HIGH WIND EXPOSURE "C" CONSTRUCTION REQUIREMENTS. ALL ROOFING MATERIALS MUST OVERHANG THE EDGE OF THE ROOF SURFACE. PLYWOOD ROOF SHEATHING IS REQUIRED UNDER ALL ROOFS
- 13. MINIMUM GRADE PLYWOOD AT OVERHANGS TO BE 1X T & G SHEETING.

- 14. PLYWOOD SHEAR WALL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- 15. PROVIDE TWO LAYERS OF GRADE "D" PAPER AT ALL EXTERIOR WALLS WITH WOOD BASE SHEATHING AND STUCCO COVERING PER SECTION 2506.4 CBC
- 16. RADIANT BARRIER INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
 - I. BE INSTALLED ON VERTICAL ATTIC SURFACES AND GABLE ENDS.
 - II. PROVIDE AN INSTALLATION METHOD DETAIL.
 - III. F.A.U. IN ATTIC SPACE PROVIDE LIGHT FUEL GAS, AND RECEPTACLE AND 24" WIDE MIN. CATWALK.
- 17. PROVIDE FOR A 4" OR 2" CLEARANCE FROM WEEP SCREED TO GRADE OR PAVED SURFACE RESPECTIVELY.
- 18. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OFF THE WALL.
- 19. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING THE CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

ELECTRICAL

- 20. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLET INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOM, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12
- 21. PROVIDE AT LEAST ONE WALL SWITCHED-CONTROLLED LIGHTING OUTLET IN THE FOLLOWING LOCATION PER CE 210.70(A).
 - I. HABITABLE ROOMS
 - II. BATHROOM
 - III. HALLWAYS
 - IV. OUTSIDE AT THE EXTERIOR SIDE OF EXTERIOR DOOR
 - V. ATTIC SPACE
- 22. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED TO DEMONSTRATE COMPLIANCE WITH ENERGY STORAGE SYSTEM READY DWELLINGS. CEnC SECTION 150.0(S)1:
 - I. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRACH CIRCUITS, OR;
 - II. THE FUTURE LOCATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH AND ENSURE A CLEAR SPACE BE RESERVED TO ALLOW INSTALLATION WITHIN 3 FEET OF THE MAIN PANEL BOARD.
- 23. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANEL BOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
- 24. SYSTEM USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING TO BE HEAT PUMP SPACE HEATER READY PER CEnC SECTION 150.0(T):
 - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY".

II. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE".

- 25. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURE FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15-INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. [CRC R327.1.2]
- 26. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48-INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. [CRC R327.1.4]
- 27. RECESSED LIGHTS AT INSULATED CEILINGS SHALL BE UL LISTED FOR DIRECT CONTACT WITH INSULATION (ITC FIXTURES).
- 28. IN ALL HABITABLE ROOMS PROVIDE RECEPTACLE OUTLETS SUCH THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET ANY WALL SPACE 2' OR WIDER SHALL HAVE AN OUTLET. CEC SECTION 210-52(A).
- 29. ALL RECEPTACLES SHALL BE ON ARC-FAULTED CIRCUIT INTERRUPTERS.
- 30. LUMINARIES MUST MEET SECTION 150(K) OF CEC T24 PART 6.

MECHANICAL

- 31. EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2: I. 3 FEET FROM A PROPERTY LINE
 - II. 10 FEET FROM A FORCED AIR INLET, AND III. 3 FEET FROM OPENINGS INTO THE BUILDING
- 32. EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
- 33. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUSTS DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 504.4.2.
- 34. MINI SPLIT SYSTEM MUST MAINTAIN THE CODE COMPLIANCE PER R106.1.1. PROVIDE HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 D.F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN THE NEW ADU. CRC R303.10
- 35. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL SIMPLY WITH THE FOLLOWING:
 - I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DEDUCTED TO TERMINATE OUTSIDE OF THE BUILDING.

 II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE VENTILATION SYSTEM (4.506.1)
- 36. ALL NEW LOW-RISE RESIDENTIAL BUILDINGS MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ. FT, OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE.

ADDU Program

PROPOSED 750 S.F. DETACHED ACCESSARY DWELLING UNIT

GENERAL NOTES

DATE:

05.31.24

PROJECT NUMBER:

SHEET NO.

- 37. DUCT SYSTEM OPENINGS MUST BE SEALED WITH MASTIC, TAPE, AEROSOL SEALANT OR OTHER DUCT CLOSURE SYSTEM THAT MEETS THE APPLICABLE REQUIREMENTS OF UL 181, UL 181A OR UL 181B. THE DUCT TAPES AND MASTIC MUST BE LABELED UL 181. THE USE OF CLOTH RUBBER ADHESIVE DUCT TAPE IS NOT ALLOWED.
- 38. DUCTS MUST BE INSTALLED; THE USE OF BUILDING CAVITIES AS DUCTS IS NOT ALLOWED.
- 39. ATTIC FURNACES AND COOLING EQUIPMENT SHALL COMPLY WITH THE FOLLOWING:
 - I. HAVE A 30' X 30" MINIMUM ATTIC ACCESS OPENING WITHIN 20' OF THE EQUIPMENT.
 - II. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO.
 - III. HAVE A 30" DEEP WORKING PLATFORM AT CONTROL SIDE.
 IV . HAVE AN ELECTRIC OUTLET AND A LIGHT FIXTURE (CONTROLLED BY SWITCH AT THE FURNACE).
- 40. MEASURES REQUIRING FIELD VERIFICATIONS AND/OR DIAGNOSTIC TESTING; DUCT SEALING, SUPPLY DUCT LOCATION, SURFACE AREA, AND R-FACTOR, REFRIGERANT CHARGE IN SPLIT SYSTEM AIR CONDITIONS AND HEAT PUMPS, INSTALLATION OF TXV, ADEQUATE AIR FLOW, AIR HANDLER FAN POWER, HIGH ENERGY EFFICIENCY RATIO (EER). MAXIMUM COOLING CAPACITY, BUILDING ENVELOPE SEALING, HIGH QUALITY INSULATION INSTALLATION.
- 41. DOOR SHALL BE LOUVERED CMC 701.4

PLUMBING

- 42. DUAL WASTE WATER PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM/RESTROOM WASH BASINS TO BE USED FOR GRAYWATER IRRIGATION SYSTEM. (PC 304.1), EXCEPT FOR PROJECTS WHERE GRAYWATER SYSTEMS ARE NOT PERMITTED DUE TO GEOLOGICAL CONDITIONS.
- 43. WATER CLOSET TO BE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
- 44 PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:
 - I. STORAGE TANKS FOR A NON-RECIRCULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE THERE IS NO EXCEPTION FOR WATER HEATER PIPING IN THE CONDITIONED SPACE.
 - II. RE-CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED (THE ENTIRE LENGTH OF PIPING, HEATHER BURIED OR EXPOSED)
 - III. INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK. SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING TO THE STORAGE TANK. SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING.
- 45. ALL NEW, REPLACEMENET AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS. (PC 507.2)

FIRE & SAFETY

- 46. AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3 SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS OR TOWNHOUSES INCLUDING ATTACHED GARAGES. (R309.6, R313.1, R313.2, R313.3); ADU'S MAY BE EXEMPTS FROM THIS REQUIREMENT IF THE MAIN HOUSE IS NOT SPRINKELED)
- 47. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED.
- 48. INSTALL SMOKE DETECTORS IN ALL SLEEPING AREAS AND HALLWAYS SERVING SLEEPING AREAS.
- 49. CARBON MONOXIDE ALARMS IS REQUIRED PER (SEC 420.6, R315)

BUILDING MATERIALS

47. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARD OUTLINED 48. IN SECTION 4.504.2.3.

AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3.

- 49. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

 I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR RESIDENTIAL 2023 GBSC PLAN REVIEW LIST 01-01-2023 PAGE 5 OF 7

 III. NSF/ANSI 140 AT THE GOLD LEVEL OR IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)
- 50. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 g/L. (4.504.3.1, 4.504.3.2)
- 51. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

 I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR

 II. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOL PROGRAM). OR

 III. CERTIFICATION UNDER THE RCCFI FLOORSCORE PROGRAM OR MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350)(4.504.5)
- 52. TILE MUST BE APPLIED OVER CEMENT PLASTER BACKING AT SURFACES SUBJECT TO WATER SPLASH. (SHOWERS, TUBS AND COMMERCIAL REST ROOMS,
 - PROVIDE (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)
- 53. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.
- 54. COMPOSITE WOOD PRODUCTS INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (ICC 4.504.5)

UTILITIES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- 6. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPARATE PLUMBING PERMIT IS REQUIRED. FOR EACH 100 SQ. FT, OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE.



ROPOSED 750 S.F. DETACHED ACCESSARY DWELLING UNIT

GENERAL NOTES

05.31.24PROJECT NUMBER

GN2

B. ADU MUST BE LOCATED AT LEAST 5 FEET FROM THE PROPERTY LINE

- DIMENSIONS AND AREA (SF) OF PROPOSED ADU

- C. OPENINGS, SUCH AS DOORS, WINDOWS, VENTS, ETC. IN EXTERIOR WALLS MUST BE MORE THAN 5 FEET ON THE PROPERTY LINES AND ANY OTHER STRUCTURES IN THE PROPERTY.
- D. SPECIFY MAX EAVE PROJECTION DISTANCES FOR BOTH EXISTING AND PROPOSED ADU AS ALLOWED PER CRC TABLE R302.1(1) AND R302.1(2). EAVES MUST BE MORE THAN 5' SETBACK FROM PROPERTY LINES AND OTHER STRUCTURES ON THE PROPERTY.
- E. THERE SHALL BE NO PROJECTIONS FROM THE ADU WITHIN 5 FEET OF THE PROPERTY LINE OR ANY STRUCTURE ON THE PROPERTY.
- F. UTILITY PLAN IS REQUIRED. PLEASE SHOW LOCATIONS OF GAS LINE, ELECTRIC LINE, SEWER LATERAL, ELECTRICAL PANEL, ETC. ON PLAN.
- G. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10 FEET. CRC R401.3
- H. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.

SITE PLAN NOTES:

UTILITY EASEMENTS AND CLEARANCES DISCLAIMER

PLEASE BE ADVISED, THE APPLICANT/PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONFIRMING ALL UTILITY EASEMENTS ON-SITE THAT MAY AFFECT THE PROJECT, AND ENSURING THAT NO PROPOSED IMPROVEMENTS (INCLUDING OVERHANGING ROOF EAVES), AS APPLICABLE, ENCROACH ANY UTILITY EASEMENT AREA(S). THE SITE PLAN SHALL REFLECT ALL UTILITY EASEMENTS AND SHOW ALL EXISTING ABOVE-GROUND UTILITIES, SUCH AS POWER POLES AND POWER LINES, THAT EXIST ON/OR CROSS OVER THE SUBJECT PROPERTY. ALL UTILITY EASEMENT AREAS SHALL BE PROPERLY DIMENSIONED AND LABELS ON PLANS. PLEASE NOTE, UTILITY EASEMENTS MAY NOT BE RECORDED ON THE PROPERTY TITLE REPORT, BUT MAY NONEHTELESS STILL EXIST AND BE APPLICABLE TO THE PROPERTY (e.g., MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM EXISTING POWER POLES AND POWER LINES).

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INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THA ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

4. STANDARD PLANS ARE SUBJECTED TO RENEW AT EVERY CA BUILDING STANDARD CODE CYCLE.

SITE PL/

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2

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DATE: **05.31.24** PROJECT NUMBER:

SHEET NO.

A1.0



MINIMUM SEPARATION OF 6 FEET IS REQUIRED BETWEEN A DETACHED ADU AND THE PRIMARY

DWELLING UNIT. MINIMUM SEPARATION OF 6 FEET IS REQUIRED BETWEEN AN ATTACHED OR

DETACHED ADU AND ALL OTHER STRUCTURES NOT ATTACHED TO THE ADU, INCLUDING

CONVERTED ADUS THAT DO NOT INCLUDE AN EXPANSION OF THE FLOOR AREA OF THE

J. THE ADU STRUCTURE, INCLUDING ANY OVERHANGING ROOF EAVES, SHALL NOT ENCROACH

UTILITIES. SEE UTILITY EASEMENTS AND CLEARANCES DISCLAIMER BELOW.

INTO ANY UTILITY EASEMENTS AND SHALL MAINTAIN MINIMUM CLEARANCES REQUIRED TO

EXISTING STRUCTURE.

GARAGES, ON THE PROPERTY. BUILDING SEPARATION REQUIREMENTS DO NOT APPLY TO

FLOOR PLAN KEYNOTES:

01 FOR RANGE REQUIREMENTS, PLEASE SEE T-24

- 02 KITCHEN SINK WITH FAUCET NOT TO EXCEED 1.8 GALLONS PER MINUTE
- 03 LAVATORY FAUCET. FAUCET SHALL NOT EXCEED 1.2 GALLONS PER MINUTE.

04 NEW WATER-SAVER WATER CLOSET WITH FLUSH VOLUMES FOR LOW CONSUMPTION AND A MAXIMUM OF 1.28 GALLONS PER FLUSH.

05 36"X60" SHOWER. INSTALL PER MANUFACTURER SPECS.

06 PROVIDE SHOWER HEAD WHICH SHALL NOT EXCEED 1.8 GALLONS PER MINUTE. SHOWERHEADS SHALL BE PROVIDED WITH CONTROLS OF THE PRESSURE BALANCE TYPE OR THERMOSTATIC MIXING VALVE.

07 MAIN ENTRY FOR UNIT.

08 PROVIDE 2" X 6" STUD WALL FOR PLUMBING.

09 EXHAUST FAN AT BATHROOMS. MINIMUM VENTILATION RATE SHALL BE 25 CFM FOR CONTINUOUS

VENTILATION AND 50 CFM FOR INTERMITTENT VENTILATION.

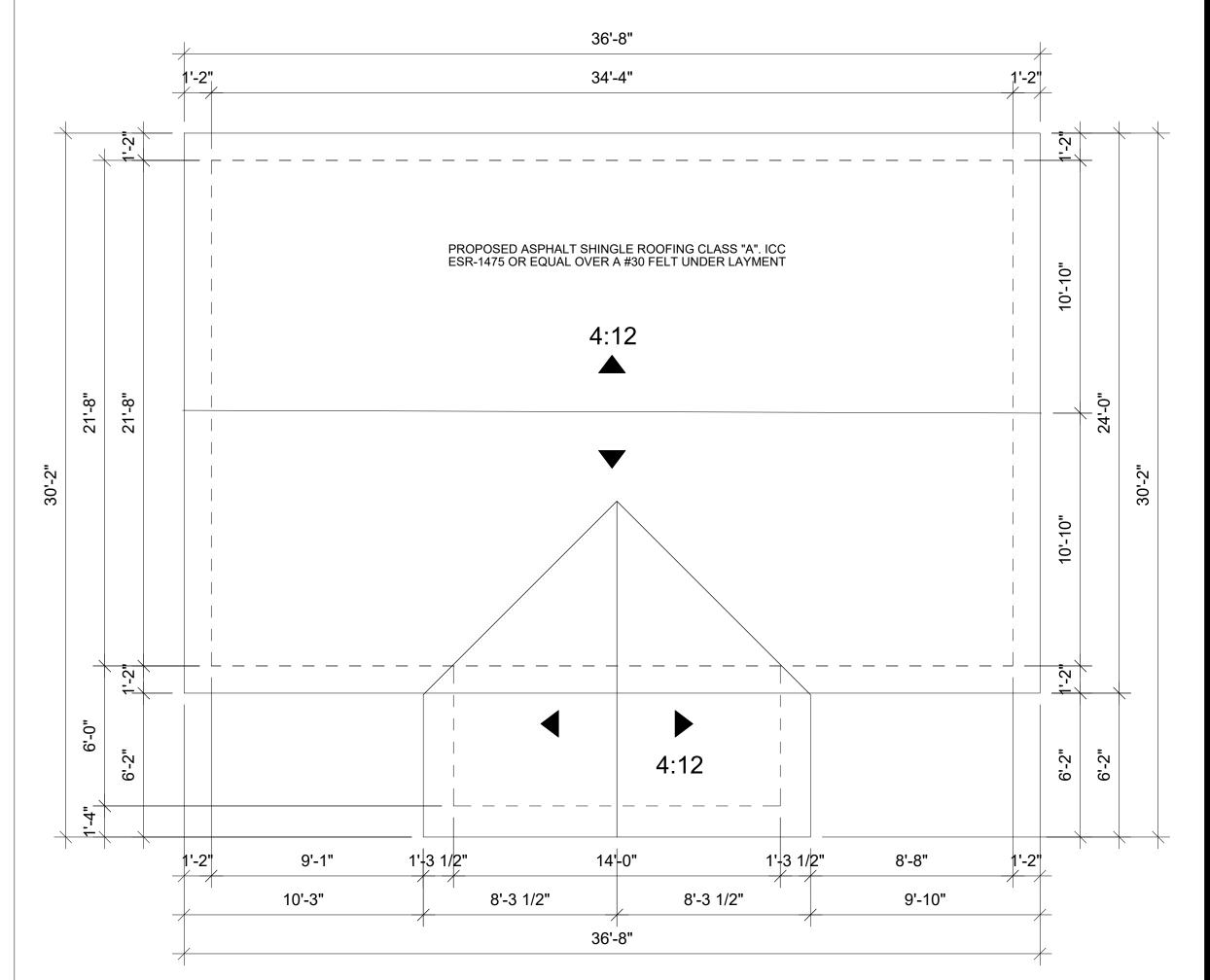
10 GRAB BAR BLOCKING. SEE BLOCKING DETAIL ON SHEET A5.0

FLOOR PLAN NOTES:

- 01 PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER
- 02 PROVIDE (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)

10.2.0, 2400.4.0, 1000.2, 1000.4)

- 03 SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- 04 AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)
- 05 GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC 8702 3.7.1
- 06 ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC408.3)



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'0"

e-Approved ADU Prograi

LAN ID: ADUGO-CP-

PROPOSED

DATE: **05.31.24**PROJECT NUMBER:

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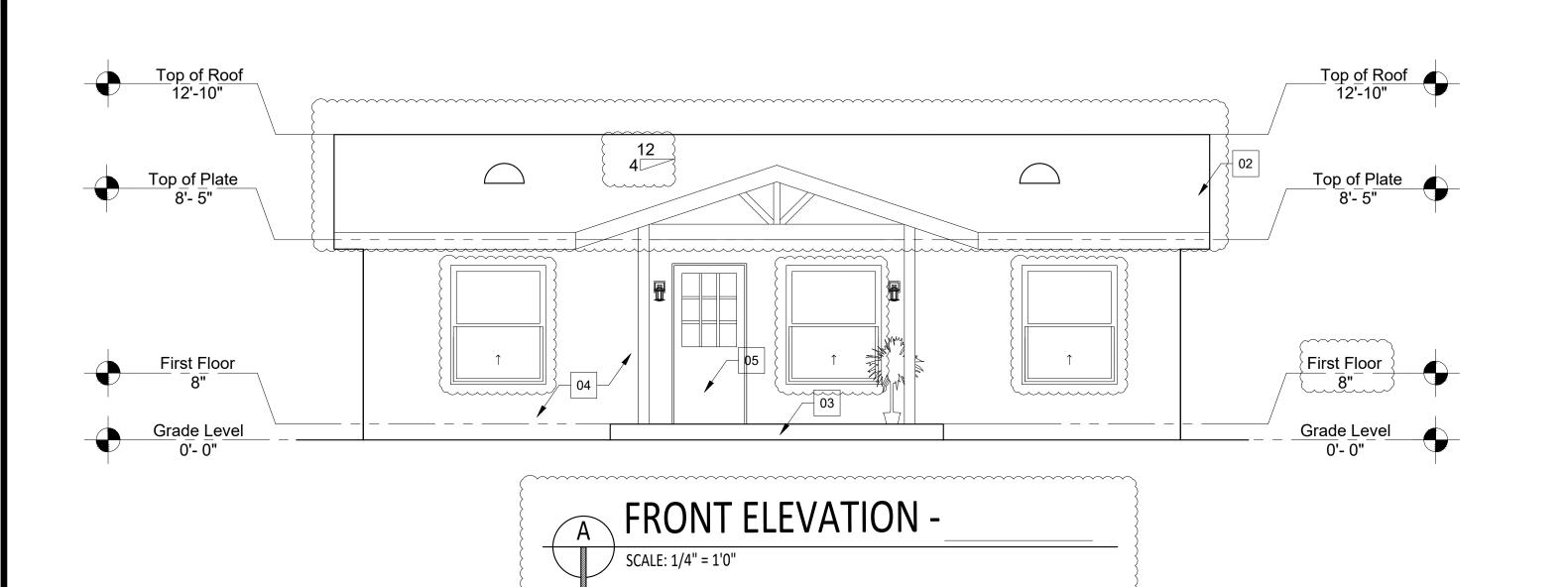
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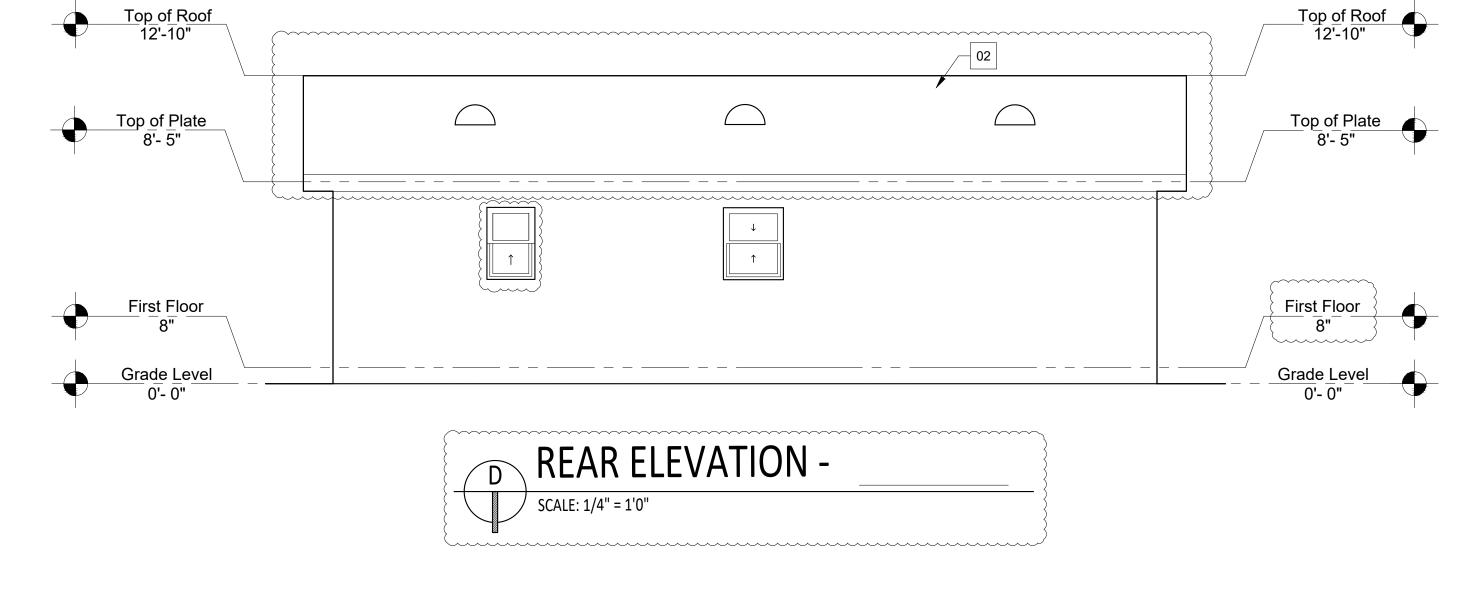
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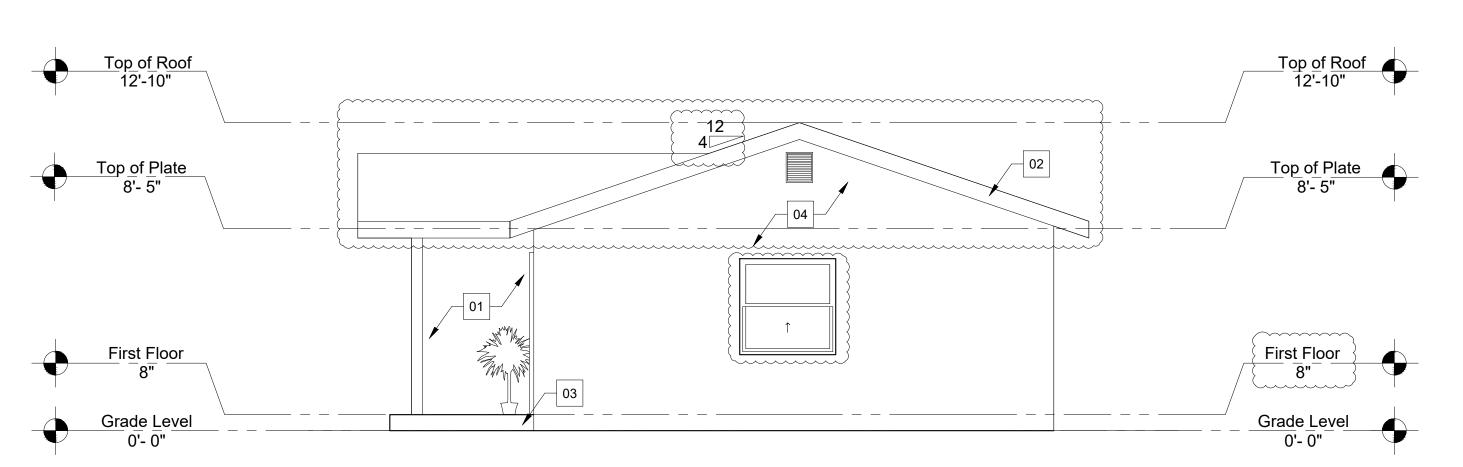
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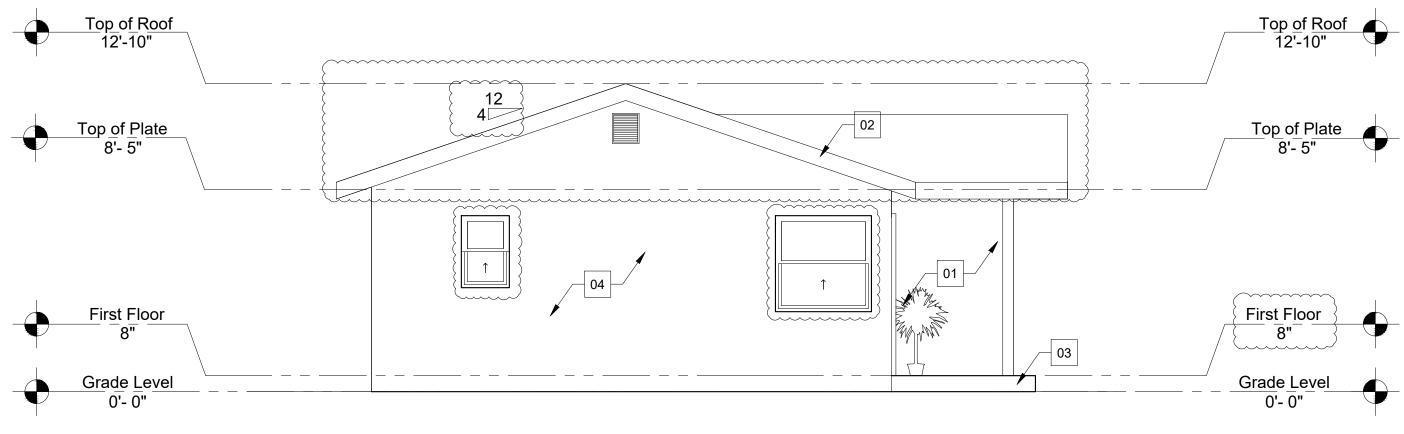
4. STANDARD PLANS ARE SUBJECTED TO RENEW AT EVERY CA BUILDING STANDARD CODE CYCLE.

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C LEFT ELEVATION -



ELEVATION KEYNOTES:

01 COVERED FRONT PORCH AREA

02 PROPOSED ASPHALT SHINGLE ROOFING CLASS "A". ICC ESR-1475 OR EQUAL OVER A #30 FELT UNDER LAYMENT

03 CONCRETE LANDING

04STUCCO

05 ADU ENTRY DOOR

ATTIC VENTILATION:

ATTIC VENTILATION:
ATTIC VENTILATION.
ATTIC VENTILATION NEEDS TO BE AT LEAST 1/150 OF THE AREA WITH 50%
REQUIRED VENTING LOCATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH
THE BALANCE OF REQUIRED VENTING PROVIDED BY EAVES OF CORNICE VENTS
AND SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. THE AREA
OF VENTILATION MAY BE REDUCED TO 1/300 PROVIDED A VAPOR RETARDER IS
INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION (2022 CBC 1203.2).
OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER
APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.
A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND
ROOF SHEATHING. (R806.3)
UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION

CALCULATION

447 SF/150 X 144 = 429.12 SQ. IN.
18 IN. X 7 IN. GALVANIZED STEEL LOW PROFILE DORMER VENT
81 SQ. IN. x 6 = 486 SQ. IN.
REQUIRED < PROVIDED
429.12 SQ. IN. < 486 SQ. IN

NOTE: MAKE SITE SPECIFIC MODIFICATIONS AS REQUIRED.

ELEVATION GENERAL NOTES:

1. ALL EXPOSED TRIM AND PLYWOOD TO BE RESAWN

2. OPENINGS SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16 " MIN TO 1/4" MIN OPENING.

3. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. TO ACCOMMODATE THE THICKNESS OF INSULATION PLUS THE REQUIRED 1" CLEARANCE, MEMBER SIZES MAY HAVE TO BE INCREASED FOR RAFTER-CEILING JOISTS

4. INSULATION SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO PROVIDE ADEQUATE AIR FLOW.

5. PROVIDE AIR PATHS EQUAL TO 1/2 THE FREE AIR REQUIRED FOR VENTILATION FROM EXTERIOR UNDER FOOT UNIT LINE TO OPPOSITE EXTERIOR UNDER FLOOR UNIT LINE PASSING THROUGH INTERIOR STEM WALL/FLOOR JOIST BLOCKING.

6. THE SIZE AND PLACEMENT OF SOLAR PANELS SHALL BE SITE SPECIFIC. (DEFERRED SUBMITTAL FOR SOLAR PLAN)

7. THE EXTERIOR STUCCO: 1) 3-COAT, 7/8 INCH MINIMUM THICK, 2) HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS A 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) PER 2022 CALIFORNIA RESIDENTIAL CODE§703.6.

8. MAINTAIN MORE THAN 5 FEET EAVE-TO-EAVE DISTANCE BETWEEN STRUCTURES AND/OR PROPERTY LINE.

9. FOR DOOR AND WINDOW INFORMATION AND WIDTH X HEIGHT, REFER TO SCHEDULE ON SHEET A5.0

10. WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. ALL DIMENSIONS TO BE FIELD VERIFIED AND PLAN PREPARER/DESIGNER TO BE IMMEDIATELY NOTIFIED IN CASE OF DISCREPANCIES.

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FOLLOWING CONDITIONS:

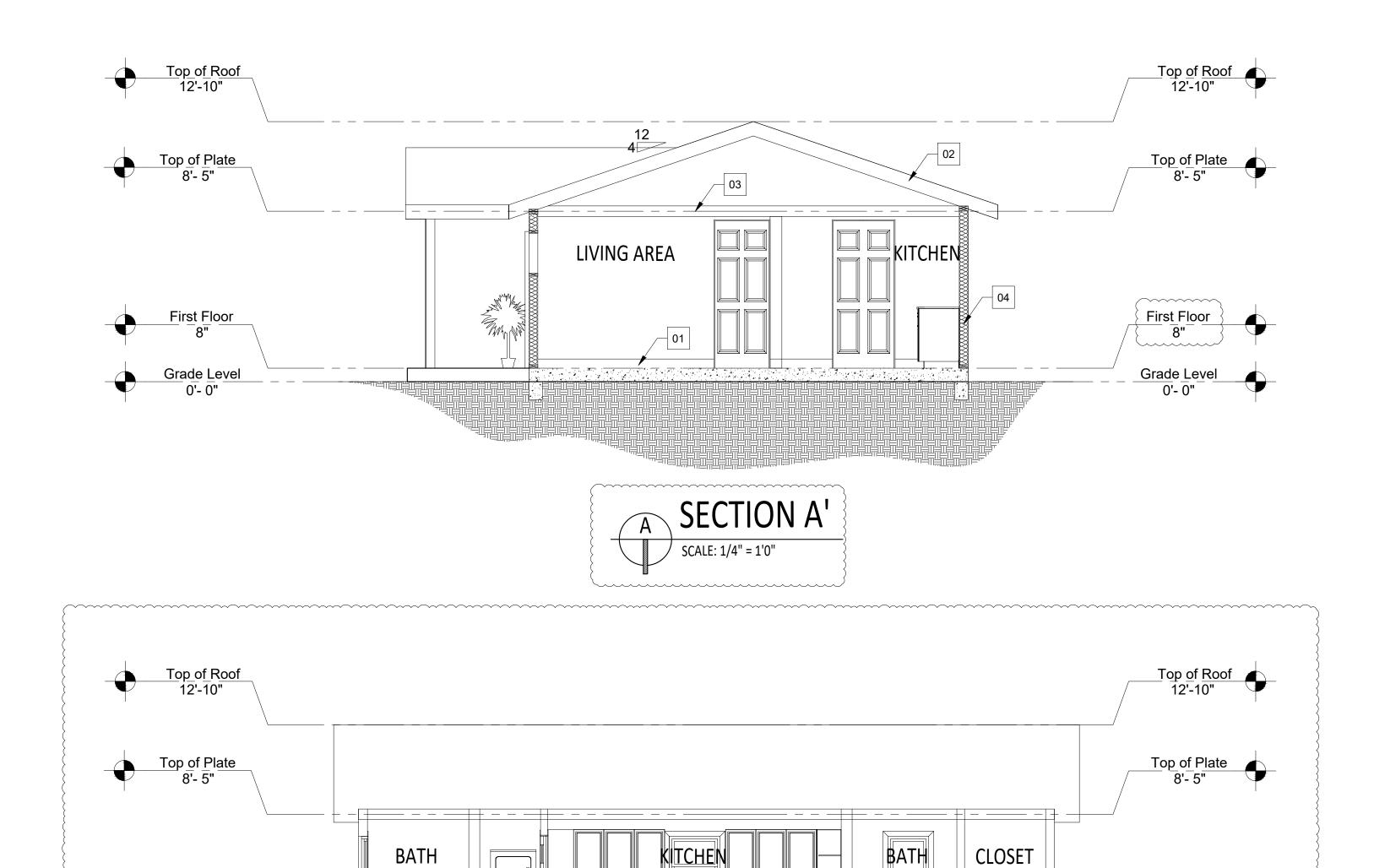
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LOSS TO PERSONS OR PROPERTY.



SECTION B'

Grade Level

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First Floor

Grade Level

4. STANDARD PLANS ARE SUBJECTED TO RENEW AT EVERY CA BUILDING STANDARD CODE CYCLE.

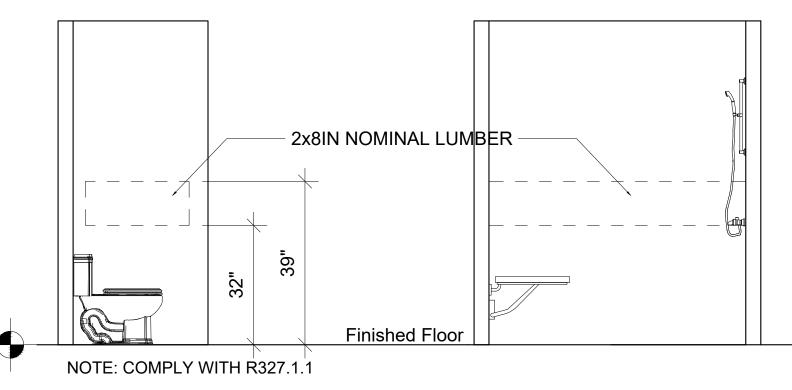
SECTION KEYNOTES:

01 SLAB ON GRADE FOUNDATION

02 PROPOSED ASPHALT SHINGLE ROOFING CLASS "A". ICCESR-1475 OR EQUAL OVER A #30 FELT UNDER LAYMENT

03 CEILING. CEILING INSULATION PER TILE 24 ENERGY CALCULATIONS

04 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS





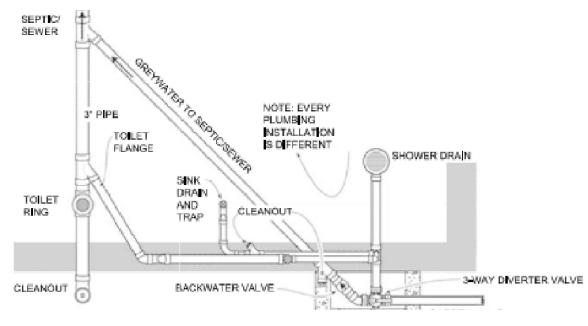
GREYWATER:

THIS NEWLY CONSTRUCTED SINGLE-FAMILY DWELLING UNIT SHALL BE PRE -PLUMBED FOR A GRAYWATER SYSTEM PERMITTED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE AND INCLUDING A STUB -OUT IN A GRAYWATER FROM ALL SOURCES PERMISSIBLE IN CONFORMANCE WITH THE DEFINITION OF GRAYWATER AS PER SECTION 14876 OF THE CALIFORNIA WATER CODE.A GRAYWATER SYSTEM SHALL NOT BE PERMITTED WHERE A QUALIFIED SOILS ENGINEER DETERMINES IN A WRITTEN, STAMPED REPORT, OR A PERCOLATION TEST SHOWS, THAT THE ABSORPTION CAPACITY OF THE SOIL AT THE PROJECT SITE IS UNABLE TO ACCOMMODATE THE DISCHARGE OF A GRAYWATER IRRIGATION SYSTEM.

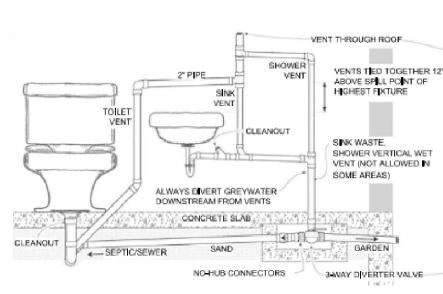
WHILE PRE-PLUMBING IS REQUIRED FOR THIS PRE-APPROVED ADU, AN ACTUAL GRAYWATER SYSTEM IS OPTIONAL.

DUAL WASTE PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM/RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM.

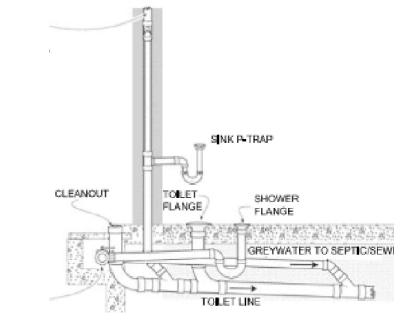
GREYWATER GENERAL DETAILS













			WINI	DOW SCHEE	DULE				
	WINDOW NUMBER	WINDOW SIZE (Width X Height)	OPER.	QUANTITY	FRAME	HEAD HEIGHT	NOTES	U-FACTOR	SHGC
	1	4'-0" X 4'-0"	Single Hung	2	Vinyl	6'- 8"	Bedroom 1 and 2		
	2	{ 4'-0" X 5'-0" }	Glazed Tempered Hung	1	Vinyl	6'- 8"	Living Room		
Ī	3	2'-0" X 3'-0"	Glazed Tempered Hung	2	Vinyl	6'- 8"	Both Bathrooms	SEE	T-24
	4	2'-6" X 3'-0"	Hung	1	Vinyl	6'- 8"	Kitchen		
	5	4'-0" X 5'-0"	Single Hung	2	Vinyl	6'- 8"	Bedroom 1 and 2		

WINDOW/DOOR NOTES:

01 ALL WINDOWS SHALL BE DOUBLE PANEL LOW "E" WINDOWS. CERTIFIED U-VALUE LABEL FOR ALL GLAZING.

02 ALL CASEMENT WINDOWS SHALL HAVE A MINIMUM 20" WIDTH CLEARANCE AND 41" HEIGHT CLEARANCE WITH A 5.7 SQFT OPENABLE AREA PER ESCAPE GUIDELINES.

03 ALL SLIDING WINDOWS SHALL HAVE A MINIMUM 34" WIDTH CLEARANCE AND 24" HEIGHT CLEARANCE WITH A 5.7 SQFT OPENABLE AREA PER ESCAPE GUIDELINES.

04 ALL OPERABLE WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" FROM FINISH FLOOR UNLESS THE ROOM HAS AN EXTERIOR FIRE EXIT.

05. DOORS WITH GLAZING SHALL HAVE TEMPERED GLASS.GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATNG-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANEL

06.GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (2406.4)

a. INGRESS AND EGRESS DOORS.

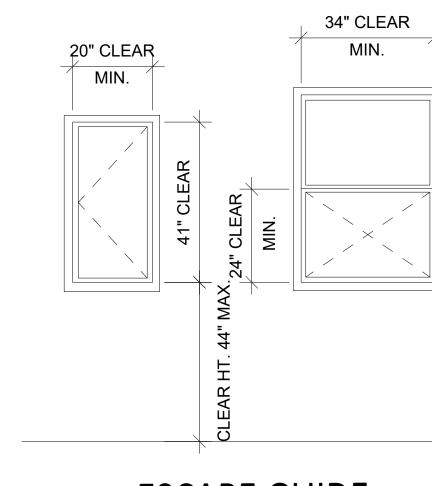
a. INGRESS AND EGRESS DOORS.
b. PANELS IN SLIDING OR SWINGING DOORS.

c. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE

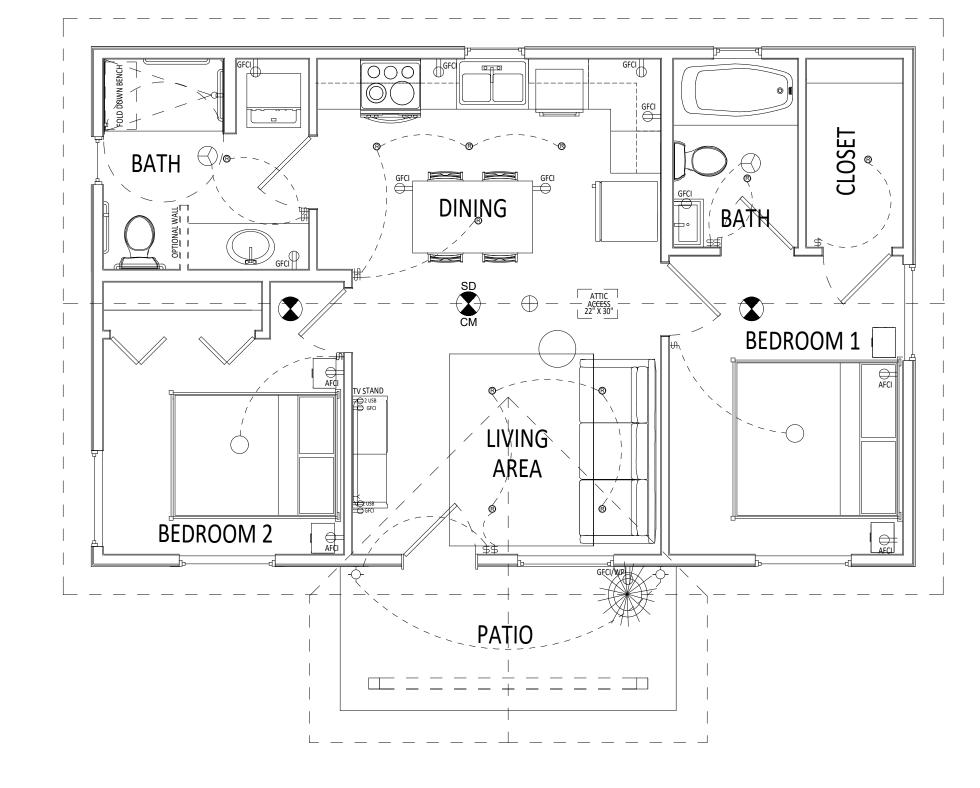
07. PROVIDE WINDOWS THAT ARE PROPERLY RATED AND CERTIFIED FOR THE WIND LOAD FOR THIS CLIMATE ZONE.

- COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
- d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.

08. PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.









ELECTRICAL PLAN:

- GFCI RECEPTACLE OUTLET
- SWITCH WITH DIMMER
- WALL MOUNTED INDOOR LIGHT
- EXHAUST FAN. WHITE 150 CFM SINGLE SPEED, HUMIDITY SENSING 0.6 SONE CEILING EXHAUST BATH FAN, ENERGY STAR* DUCTED TO OUTSIDE
- INTERCONNECTED HARD-WIRED COMBINATION CARBON MONOXIDE / SMOKE DETECTOR IN WITH BATTERY BACK-UP
- RECESSED CEILING LIGHT
- CEILING LIGHT FIXTURE

ADDUGO = L
Pre-Approved ADU Progra

PLAN ID: ADUGO-CP-3 ROPOSED 750 S.F. DETACHE ACCESSARY DWELLING UNI

OOR & WINDOW

05.31.24
PROJECT NUMBER:

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. **PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). **REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES **4.503.1 GENERAL**. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. **4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

(Less Water and Less Exempt Compounds in Grams per Liter) SEALANTS **VOC LIMIT** 250 ARCHITECTURAL MARINE DECK 300 NONMEMBRANE ROOF ROADWAY 450 SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS ARCHITECTURAL

ARCHITECTURAL COATINGS _{2,3} GRAMS OF VOC PER LITER OF COATING, LESS COMPOUNDS	WATER & LESS EXEMP
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	100
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ₁	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350

TABLE 4.504.5 - FORMALDEHYDE LIMITS ₁
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION
PRODUCT CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE 0.05
HARDWOOD PLYWOOD COMPOSITE CORE 0.05
PARTICLE BOARD 0.09
MEDIUM DENSITY FIBERBOARD 0.11
THIN MEDIUM DENSITY FIBERBOARD2 0.13
 VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).
DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emission from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.
4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5
 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
 Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency.
4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.
4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.
4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:
 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency.
A slab design specified by a licensed design professional.
4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:
 Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped er of each piece verified. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.
4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:
 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in) Notes:
 For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.
4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

acceptable.

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ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

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

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

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

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS

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

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

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

- 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.
- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

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

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

703 VERIFICATIONS

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

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05.31.24 PROJECT NUMBER:

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} (Less Water and Less Exempt Compounds in Grams per Liter) ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES 50 CARPET PAD ADHESIVES 150 OUTDOOR CARPET ADHESIVES 100 WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES 50 SUBFLOOR ADHESIVES 65 CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES 50 50 DRYWALL & PANEL ADHESIVES COVE BASE ADHESIVES 70 MULTIPURPOSE CONSTRUCTION ADHESIVE 100 STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 50 OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS 510 PVC WELDING 490 CPVC WELDING 325 ABS WELDING PLASTIC CEMENT WELDING 550 ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE 80 250 SPECIAL PURPOSE CONTACT ADHESIVE 140 STRUCTURAL WOOD MEMBER ADHESIVE 250 TOP & TRIM ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL 50 PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD)

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

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

enforcing agency. Documentation may include, but is not limited to, the following:

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

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

80

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

FIBERGLASS

TABLE 4.504.2 - SEALANT VOC LIMIT NON-POROUS 775 **POROUS** MODIFIED BITUMINOUS MARINE DECK OTHER

EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS

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

protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination

location shall be permanently and visibly marked as "EV CAPABLE".

wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for

combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DATE: **05.31.24**PROJECT NUMBER:

GB1

Y N/A RESPON. CHAPTER 3 **DIVISION 4.2 ENERGY EFFICIENCY** 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. **GREEN BUILDING** 4.304 OUTDOOR WATER USE When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A **4.201 GENERAL SECTION 301 GENERAL** a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Efficient Landscape Ordinance (MWELO), whichever is more stringent. least one standard automobile parking space only for the purpose of complying with any applicable minimum parking Commission will continue to adopt mandatory standards. **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.106.4.2.1 Reserved 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are 4.303 INDOOR WATER USE 4.106.4.2.2 Multifamily dwellings, hotels and motels **301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to available at: https://www.water.ca.gov/ **4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and additions or alterations of existing residential buildings where the addition or alteration increases the urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 1. EV ready parking spaces with receptacles building's conditioned area, volume, or size. The requirements shall apply only to and/or within the DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE specific area of the addition or alteration. a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped **EFFICIENCY** Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving with low power Level 2 EV charging receptacles. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE facilities or the addition of new parking facilities serving existing multifamily buildings. See Section completion, certificate of occupancy, or final permit approval by the local building department. See Civil b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential **4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by buildings affected and other important enactment dates. sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such this section shall be located in at least one assigned parking space per dwelling unit where Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing assigned parking is provided but need not exceed forty (40) percent of the total number of assigned lighting fixtures are not considered alterations for the purpose of this section. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per parking spaces provided on the site. flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or 4.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING Specification for Tank-type Toilets **Exception:** Areas of parking facilities served by parking lifts, including but not limited to improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 automated mechanical-access open parking garages as defined in the California Building Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume percent of the non-hazardous construction and demolition waste in accordance with either Section Code; or parking facilities otherwise incapable of supporting electric vehicle charging. of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, of two reduced flushes and one full flush. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and management ordinance. c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be other important enactment dates. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. determined as infeasible by the project builder or designer and subject to concurrence of the local 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of 1. Excavated soil and land-clearing debris. individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential 2. Alternate waste reduction methods developed by working with local agencies if diversion or **Exception:** Areas of parking facilities served by parking lifts, including but not limited to **4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 buildings, or both. Individual sections will be designated by banners to indicate where the section applies recycle facilities capable of compliance with this item do not exist or are not located reasonably automated mechanical-access open parking garages as defined in the California Building specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Code; or parking facilities otherwise incapable of supporting electric vehicle charging. high-rise buildings, no banner will be used. WaterSense Specification for Showerheads. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of **4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one the following configurations: **SECTION 302 MIXED OCCUPANCY BUILDINGS 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN**. Submit a construction waste management plan showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only in conformance with Items 1 through 5. The construction waste management plan shall be updated as 1. For 20-ampere receptacles, NEMA 6-20R **302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building allow one shower outlet to be in operation at a time. necessary and shall be available during construction for examination by the enforcing agency. 2. For 30-ampere receptacles, NEMA 14-30R shall comply with the specific green building measures applicable to each specific occupancy. 3. For 50-ampere receptacles, NEMA 14-50R 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, Note: A hand-held shower shall be considered a showerhead 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall reuse on the project or salvage for future use or sale. 2. EV ready parking spaces with EV chargers. comply with Chapter 4 and Appendix A4, as applicable. 4.303.1.4 Faucets. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall 3. Identify diversion facilities where the construction and demolition waste material collected will be with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped Chapter 4 and Appendix A4, as applicable. not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4. Identify construction methods employed to reduce the amount of construction and demolition waste DIVISION 4.1 PLANNING AND DESIGN b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory . Specify that the amount of construction and demolition waste materials diverted shall be calculated **ABBREVIATION DEFINITIONS:** equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential by weight or volume, but not by both. equipped with J1772 connectors. Where common use parking or unassigned parking is provided, Department of Housing and Community Development buildings shall not exceed 0.5 gallons per minute at 60 psi. EV chargers shall be located in common use or unassigned parking areas and shall be available California Building Standards Commission **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the for use by all residents or guests. Division of the State Architect, Structural Safety 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver enforcing agency, which can provide verifiable documentation that the percentage of construction and OSHPD Office of Statewide Health Planning and Development demolition waste material diverted from the landfill complies with Section 4.408.1. more than 0.2 gallons per cycle. Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed bevond Low Rise the minimum required, an automatic load management system (ALMS) may be used to reduce 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons Note: The owner or contractor may make the determination if the construction and demolition waste the maximum required electrical capacity to each space served by the ALMS. The electrical system Additions and Alterations per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not materials will be diverted by a waste management company. and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not CHAPTER 4 weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 less than 30 amperes. lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Note: Where complying faucets are unavailable, aerators or other means may be used to achieve RESIDENTIAL MANDATORY MEASURES 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall 4.303.1.4.5 Pre-rinse spray valves. **4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds **SECTION 4.102 DEFINITIONS** Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 per square foot of the building area, shall meet the minimum 65% construction waste reduction 4.102.1 DEFINITIONS **Exception:** Electric vehicle charging stations serving public accommodations, public housing, motels and hotels (d)(7) and shall be equipped with an integral automatic shutoff. requirement in Section 4.408.1 The following terms are defined in Chapter 2 (and are included here for reference) shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable FOR REFERENCE ONLY: The following table and code section have been reprinted from the California **4.408.5 DOCUMENTATION**. Documentation shall be provided to the enforcing agency which demonstrates FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.. Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also EVCS spaces shall be designed to comply with the following: Sample forms found in "A Guide to the California Green Building Standards Code TABLE H-2 used for perimeter and inlet controls. (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in The minimum length of each EVCS space shall be 18 feet (5486 mm). documenting compliance with this section. 4.106 SITE DEVELOPMENT The minimum width of each EVCS space shall be 9 feet (2743 mm). STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY 2. Mixed construction and demolition debris (C & D) processors can be located at the California 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum Department of Resources Recycling and Recovery (CalRecycle). and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes. aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 management of storm water drainage and erosion controls shall comply with this section. 4.410 BUILDING MAINTENANCE AND OPERATION unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also PRODUCT CLASS **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less comply with at least one of the following: MAXIMUM FLOW RATE (gpm) [spray force in ounce force (ozf)] disc, web-based reference or other media acceptable to the enforcing agency which includes all of the than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre following shall be placed in the building: or more, shall manage storm water drainage during construction. In order to manage storm water drainage a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements Product Class 1 (≤ 5.0 ozf) 1.00 during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking 1. Directions to the owner or occupant that the manual shall remain with the building throughout the property, prevent erosion and retain soil runoff on the site. life cycle of the structure. b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) 1.20 2. Operation and maintenance instructions for the following: 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. Chapter 2, to the building. a. Equipment and appliances, including water-saving devices and systems, HVAC systems, 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar Product Class 3 (> 8.0 ozf) Exception: Electric vehicle charging stations designed and constructed in compliance with the California photovoltaic systems, electric vehicle chargers, water-heating systems and other major Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1. disposal method, water shall be filtered by use of a barrier system, wattle or other method approved Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January appliances and equipment. 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] b. Roof and yard drainage, including gutters and downspouts 3. Compliance with a lawfully enacted storm water management ordinance. 4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. Space conditioning systems, including condensers and air filters. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial d. Landscape irrigation systems. accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or e. Water reuse systems. are part of a larger common plan of development which in total disturbs one acre or more of soil. EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the 3. Information from local utility, water and waste recovery providers on methods to further reduce California Plumbing Code. resource consumption, including recycle programs and locations. (Website: https://www.waterboards.ca.gov/water issues/programs/stormwater/construction.html) 4.106.4.2.3 Reserved. 4. Public transportation and/or carpool options available in the area. **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will 4.106.4.2.4 Reserved. accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table and what methods an occupant may use to maintain the relative humidity level in that range. manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface 1701.1 of the California Plumbing Code. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water include, but are not limited to, the following: 4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A feet away from the foundation. Water collection and disposal systems CONVENIENCE FOR THE USER. 8. Information on required routine maintenance measures, including, but not limited to, caulking, French drains painting, grading around the building, etc. 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing Water retention gardens TABLE - MAXIMUM FIXTURE WATER USE 9. Information about state solar energy and incentive programs available. 5. Other water measures which keep surface water away from buildings and aid in groundwater multi-family buildings. 10. A copy of all special inspections verifications required by the enforcing agency or this code. Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or FIXTURE TYPE FLOW RATE 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or space around residential structures. **Exception**: Additions and alterations not altering the drainage path. altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI 12. Information and/or drawings identifying the location of grab bar reinforcements. or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Section 4.106.4.1 future EV charging purposes as "EV CAPABLE." 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. LAVATORY FAUCETS (RESIDENTIAL) building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, LAVATORY FAUCETS IN COMMON & PUBLIC corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future 0.5 GPM @ 60 PSI ordinance, if more restrictive. USF ARFAS infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate KITCHEN FAUCETS 1.8 GPM @ 60 PSI **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional METERING FAUCETS 0.2 GAL/CYCLE local utility infrastructure design requirements, directly related to the implementation of Section WATER CLOSET 1.28 GAL/FLUSH 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional URINALS 0.125 GAL/FLUSH **DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL** 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or SECTION 4.502 DEFINITIONS concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit The following terms are defined in Chapter 2 (and are included here for reference) overcurrent protective device. **AGRIFIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substrates and door Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, **4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated

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