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APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY

DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL

# Accessory Dwelling Unit

| SHEET INDEX  T1.1 TITLE SHEET T1.2 EXTERIOR MATERIAL OPTIONS AS.1 SITE INFORMATION AS.2 SITE PLAN (PROVIDED BY OWNER) A0.1 SCHEDULES G0.1 CAL GREEN CHECKLIST G0.2 GENERAL NOTES   | CONTACT LOCAL UTILITY COMPANIES RESEE EXAMPLE SITE PLAN, SHEET AS.2, FOR ADU MAY BE SUBJECT TO IMPACT FEES,  | INCLUDING , BUT NOT LIMITED TO SCHOOL, ROAD<br>ORT TERM RENTALS: ADUs CAN BE RENTED/LEASE   | 48 s.f. A  S DETACHED ADU.  D, AND PARK FEES.                                    | SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT.  BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.  SIGNATURE:  DATE:  DATE:  WORK PHONE:  HOME PHONE:  CELL PHONE:  |
|--|--|---|--|--|
| GO.3 GENERAL NOTES  A1.1 FLOOR PLAN/ ROOF PLAN CRAFTSMAN  A1.2 FLOOR PLAN/ ROOF PLAN RANCH  A1.3 FLOOR PLAN/ ROOF PLAN SPANISH   | ZONING INFORMATION   | DIRECTORY   | VICINITY MAP   | HERS NOTES   |
| A2.1 MECHANICAL/PLUMBING/ELECTRICAL PLANS A3.1 EXTERIOR ELEVATIONS CRAFTSMAN A3.2 EXTERIOR ELEVATIONS SPANISH A3.3 EXTERIOR ELEVATIONS SPANISH A4.1 BUILDING SECTIONS CRAFTSMAN A4.2 BUILDING SECTIONS CRAFTSMAN A4.2 BUILDING SECTIONS SPANISH A5.1 ARCHITECTURAL EXTERIOR WALL DETAILS A5.2 ARCHITECTURAL EXTERIOR WALL DETAILS A5.2 ARCHITECTURAL ROTES S.1 STRUCTURAL NOTES S.2 FOUNDATION PLANS S.3 FRAMING PLANS S.4 STRUCTURAL DETAILS S.5 STRUCTURAL DETAILS T24.1 ENERGY CALC. T24.2 ENERGY CALC. T24.3 ENERGY CALC. T24.3 ENERGY CALC. T24.3 ENERGY CALC. T24.4 ENERGY CALC. T24.5 ENERGY CALC. T24.6 ENERGY CALC. T24.7 ENERGY CALC. T24.8 ENERGY CALC. T24.9 ENERGY CALC. T24.9 ENERGY CALC. T24.1 ENERGY CALC. T24.3 ENERGY CALC. T24.4 ENERGY CALC. T24.5 ENERGY CALC. T24.5 ENERGY CALC. T24.5 ENERGY CALC. T24.6 ENERGY CALC. T24.7 ENERGY CAL | CONTACT THE COUNTY OF ORANGE FOR THE INFORMATION BELOW https://myoceservices.ocgov.com/ PHONE: (714)573–6100  ZONING:  OVERLAY:  SCHOOL DISTRICT:  LOT SIZE:  EXISTING HABITABLE SQ. FT.:  EXISTING FAR:  MAX. ALLOWABLE FAR:  PROPOSED FAR:  FLOOR AREA OF GARAGE:  EXISTING LOT COVERAGE:  ALLOWABLE LOT COVERAGE:  ALLOWABLE LOT COVERAGE:  LOT SLOPE:  ADU SETBACKS FROM PROPERTY LINE  ALLOWED: FRONT— PROPOSED: FRONT—  REAR— REAR—  SIDE— SIDE—  STREET SIDE—  STREET SIDE—  STREET SIDE— | SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:  COMPANY CONTACT PERSON ADDRESS CITY STATE ZIP PHONE: EMAIL:  PROPERTY OWNER:  NAME ADDRESS CITY STATE ZIP PHONE: EMAIL:  BUILDING DEPARTMENT:  ORANGE COUNTY PUBLIC WORKS 601 N. ROSS ST. SANTA ANA, CA 92701 P. (714)667–8800  PROJECT DESCRIPTION  NEW CONSTRUCTION OF A ONE STORY, 2 BEDROOM, 1 BATH, DETACHED 748 S.F. ACCESSORY DWELLING UNIT WITH PORCH AREAS USED BELOW:  CRAFTSMAN PORCH: 29 S.F. SPANISH PORCH: 29 S.F. SPANISH PORCH: 29 S.F. | PROVIDED BY OWNER  | 1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS – EES 10-103(A)3, 10-103(B)1.A – BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGITS WILL MATCH THE REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM.  CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.  2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED & REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFICATE HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(A)3, 10-103(B)1.A.  3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. A WATER-MARK AND REGISTRATION NUMBER WILL BE WISIBLE.  4. HERS TESTS REQUIRED FOR THIS PROJECT ARE:  QUALITY INSULATION INSTALLATION (GII), INDOOR AIR QUALITY VENTILATION, KITCHEN RANGE HOOD, VERIFIED REFRIGERANT CHARGE, AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7), VERIFIED HEAT PUMP RATED HEATING CAPACITY, WALL—MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5, DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)  KITCHEN RANGE HOOD CFM VERIFICATION(100 CFM & < 3 SONES, CEC LISTED) IAQ MECHANICAL VENTILATION —STUDIO-26, 1BED-32 CFM, 2BED1BATH-45 CFM, 2BED2BATH-46 CFM, 3BEDA-59 CFM, 3BED6-6 CFM  5. FOR IAQ FROM PROVIDED FOR REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A S |
|  | ADU SETBACKS FROM MAIN RESIDENCE   | LEGAL DESCRIPTION   | APN  | ARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION  (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3)  NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC   |
| VERNING AGENCY: COUNTY OF ORANGE, CA. CUPANCY GROUP: R3 ORIES: 1 PE OF CONSTRUCTION: VB  | ALLOWED : PROPOSED :  OFF STREET PARKING REQUIRED: PROVIDED:   |   |  | BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED  |
| <del>_</del>   | REQUIRED SUPPLE  | MENTAL INFORMATION - TO BE CON  | JPLETED BY OWNER   | _ 1  |
| provided by applicant: per   | ferred submittals - separate frmit to be obtained by   | ire sprinkler information:  Sew  X SEL SEL  | ver waste water information:  LECTION  TO HAVE NEW CONNECTION TO CITY SEWER MAIN | EXAMPLE GAS PIPE DIAGRAM  TO BE UPDATED FOR SITE SPECIFIC CONDITIONS  NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY  |
| x completed ap   | olicant: permit to be obtained by ————   |   | TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL                                   | HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE, CFH & BTUS PROVIDED AS SUGGESTED  |

| RNING AGENCY: COUNTY OF ORANGE, CA. PANCY GROUP: R3 IES: 1  | ALLOWED .   |   |   | Siving, mostly, on Equivalent, most self-neural   |
|---|---|---|---|---|
| OF CONSTRUCTION: VB   | OFF STREET PARKING REQUIRED: PROVIDED:  |   |   |   |
|   | REQUIRED SUP  | PLEMENTAL INFORMATION - TO BE   | E COMPLETED BY OWNER  |   |
| dditional plan information  | deferred submittals - separate  | fire sprinkler information:   | sewer waste water information:  | EXAMPLE GAS PIPE DIAGRAM  |
| rovided by applicant:   | permit to be obtained by  |   | X SELECTION   | TO BE UPDATED FOR SITE SPECIFIC CONDITIONS  |
| COMPLETED   | applicant:  | X SELECTION   | ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN   | NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY  |
| TITLE SHEET (T1.1) INFORMATION FILLED OUT   | X TO BE COMPLETED   | EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS  | ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL  *IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN,  | DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.  GAS PIPES BELOW GRADE SHALL BE POLYETHYLENE.                            |
| FILL OUT TITLEBLOCK WITH OWNER NAME, ADDRESS, APN, AND LEGAL DESCRIPTION ON EACH SHEET  | FIRE SPRINKLERS (WHEN REQUIRED)   | EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS  | A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS SHOW LOCATION AND SIZE OF EXISTING MAIN HOUSE SEWER LINE, 2% SLOPE REQUIRED FOR ALL NEW SEWER LINES. LIST NUMBER OF BATHROOMS IN EXITING HOME | CPC TABLES FOR SIZING GAS PIPING SYSTEMS.  TABLE 1215.2(1) THROUGH TABLE 1215.2(36) SHALL BE USED TO SIZE  GAS PIPING IN CONJUNCTION WITH ONE OF THE METHODS DESCRIBED IN               |
| SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW   | roof material:  | PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE  PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHSF2)  | SEPTIC - REQUIRES REGIONAL WATER BOARD APPROVAL NEW SEPTIC TANKS WILL REQUIRE SEPARATE PLUMBING PERMIT AND SOILS REPORT.  | SECTION 1215.1.1 THROUGH SECTION 1215.1.3   |
| <u>UPDATED</u> TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT. | X SELECTION   | NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHFSZ. SEE NOTES ON A0.1 AND FIRE RATED DETAIL CHECKLIST ON THIS SHEET   | DISTANCE TO CONNECTION  | ALLOWABLE GAS PIPING MATERIALS ABOVE GRADE  1208.6.3 METALLIC PIPE — CAST—IRON PIPE SHALL NOT BE USED.  1208.6.3.1 STEEL AND WROUGHT—IRON PIPE  1208.6.3.2 COPPER AND COPPER ALLOY PIPE |
| CONSTRUCTION AND DEMOLITION FORM  | ROOF COLOR OF PRINCIPAL DWELLING UNIT   | fire rated details:   | electrical service information:   | 1208.6.3.3 ALUMINUM ALLOY PIPE  |
| HOLD HARMLESS AGREEMENT   | TRIM GOLOR OF PRINCIPAL RIVELLING   | X SELECTION   | x SELECTION   | 1208.6.4 METALLIC TUBING — SEAMLESS COPPER, ALUMINUM ALLOY, OR<br>STEEL TUBING SHALL NOT BE USED WITH GASES CORROSIVE TO SUCH<br>MATERIAL<br>1208 & 4.1 STEEL TUBING                    |
| PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. (WHEN REQUIRED) *IF THERE IS AN EXISTING PHOTOVOLTAIC SYSTEM OF SUFFICIENT SIZE                         | TRIM COLOR OF PRINCIPAL DWELLING (TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT TRIM)                              | ROOF EAVE DETAIL 1,2,3,5,6,7/A5.2   | UPGRADED SERVICE  | 1208.6.4.1 STEEL TUBING 1208.6.4.2 COPPER AND COPPER ALLOY TUBING 1208.6.4.3 ALUMINUM ALLOY TUBING 1208.6.4.4 CORRUGATED STAINLESS STEEL TUBING   |
| ON THE MAIN HOUSE TO ACCOMMODATE THE NEW ADU THEN HOMEOWNER IS TO PROVIDE A REPORT STATING THE EXISTING SIZE OF THE PV PANEL  | CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC IAMPO UES-ER 1900 MINIMUM 2-1/2:12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF | WALL FINISH DETAIL 9B,12B,15B/ A5.1   | EXISTING SERVICE TO REMAIN  | 1210.1.7 PLASTIC PIPING PLASTIC PIPING SHALL BE INSTALLED OUTDOORS, UNDERGROUND ONLY.   |
| MEP PERMIT REQUIRED FOR ADUS OVER 500SF   | ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES ESR-3537   | FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN THE PROPERTY IS LOCATED IN THE VERY HIGH FIRE SEVERITY ZONE (VHFSZ) OR WHEN WALLS AND ROOF EAVES ARE LESS  | NEW SERVICE   | (E)GAS METER -" PIPE  |
| terior style selection:   | MINIMUM 2:12 ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES  | THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT | SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE  | BY PG&E<br>CFH (-' LENGTH)  |
| SELECTION - SEE SHEET T1.2 FOR EXTERIOR RENDERING   | OTHER ROOF MATERIAL / COLOR / ICC / UL:   | FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.   | gas service information:  | —" PIPE (N)DRYER (–' LENGTH) 35 CFH   |
| CRAFTSMAN   |   | window and trim color:  | X SELECTION   |   |
| RANCH   |   | X SELECTION   | UPGRADED SERVICE  | GAS CALCULATIONS  APPLIANCE QTY CFH TOTAL CFH  APPLIANCE QTY CFH TOTAL CFH  65 CFH  |
| SPANISH   | lot size and impervious area:   | WINDOW COLOR OF PRINCIPAL DWELLING UNIT   | EXISTING SERVICE TO REMAIN  | (NEW) DRYER 1 35 35<br>(NEW) OVEN & RANGE 1 65 65   |
| terior wall material:   | Total Lot Size =  | ÙNIT WINDOW COLOR)  | NEW SERVICE   | (NEW) WATER HEATER 1 199 199 —" PIPE (—' LENGTH)  |
| SELECTION(S)  | (Existing building footprint, patios, decks, hardscape, etc.)   | WHITE   |   | (- LENGTH) L  |
| TUCCO / COLOR   | Total Area of Existing Impervious Surfaces =(Existing building footprint, patios, decks, hardscape, etc.)               | TAN   | SIZE OF EXISTING SERVICE SIZE OF NEW SERVICE  | TOTAL GAS LOAD FOR HOUSEHOLD USE OF PROPANE TANKS REC   |
|   | Total Area of New Impervious Surfaces =   |   | off site work   | APPLIANCES = 299,000 BTU/h 299 CFH OCFA APPROVAL.   |
| STONE VENEER / COLOR  | (Increase to building footprint, patios, decks, hardscape, etc.)  | DARK BRONZE   | X SELECTION   | SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO COUNTY OF ORANGE   |
| FIBER CEMENT - SIDING / COLOR   | Total Area of Replaced Impervious Surfaces =  | OTHER WINDOW COLOR  | A SELECTION   | BUILDING INSPECTOR  |
| WOOD SIDING / COLOR   | (Replacement to building footprint, patios, decks, hardscape, etc.)   |   | NO  |   |
|   |   |   | YES   |   |
| UTHEK   |   |   | IF YES, AN ENCROACHMENT PERMIT WILL BE REQUIRED FROM OC PUBLIC WORKS  |   |

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COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

County of Orange Pre-Approved ADU Program

OWNER NAME:

ADDRESS:

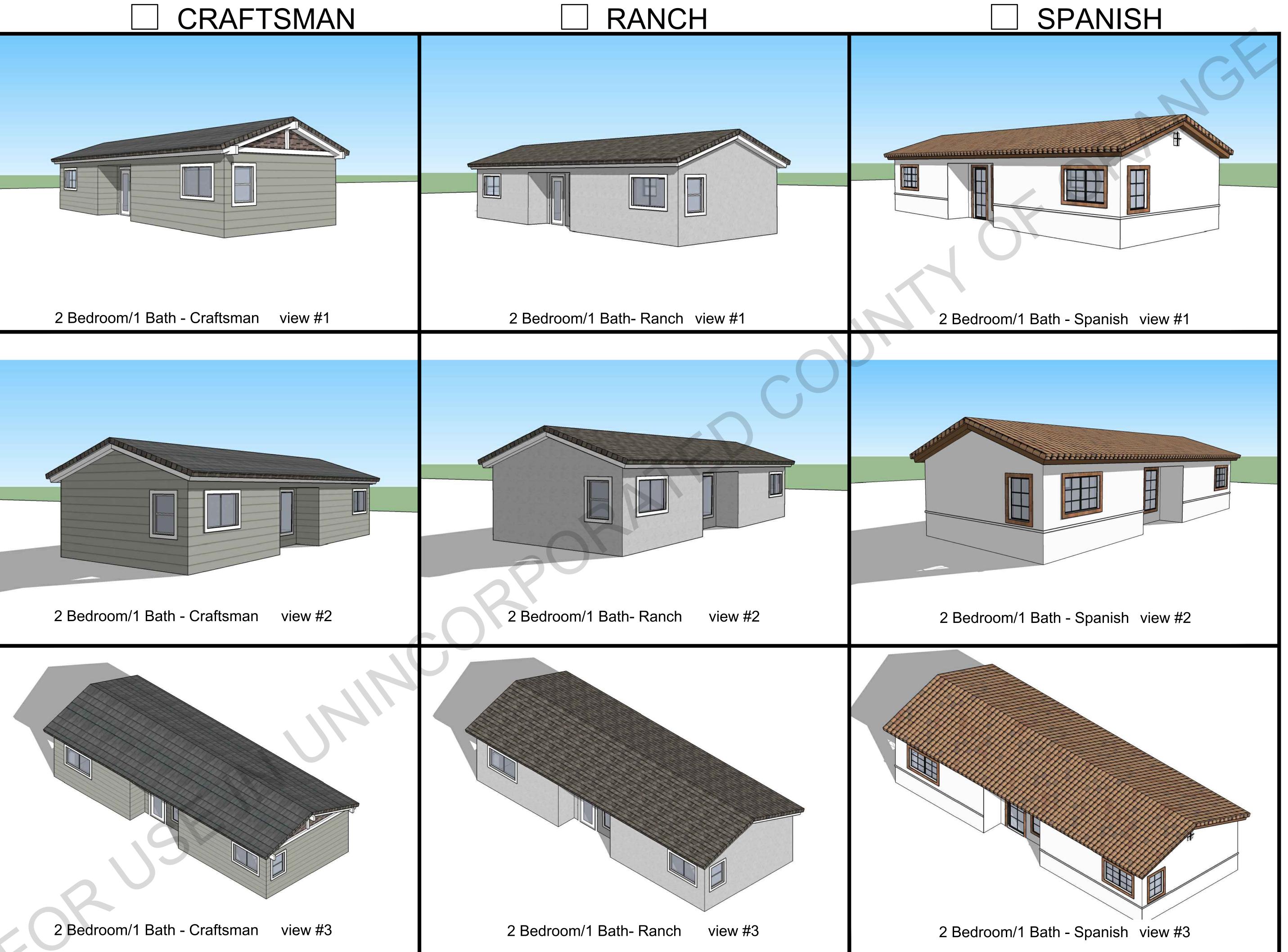
APN: LEGAL DESCRIPTION:

revisions

description

Title Sheet 2 Bedroom 1 Bath

project no.



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DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE
FOR TRANSLATION ERRORS. DO NOT USE THESE
CONSTRUCTION DOCUMENTS IF THE PERMIT HAS
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PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD
DESIGN PATH STUDIO AND ITS ARCHITECTS
HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

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project

County of Orange

Pre-Approved ADU Program

OWNER NAME:

ADDRESS:

LEGAL DESCRIPTION:

revisions

 $\triangle$ 

Exterior
Style Option:

Select one option

late 202

project no.

drawn by DESIGN PATH STUL

no. T1 9

- A. Pollution prevention where appropriate.
- B. Development and implementation of a site specific run-off management plan.
- C. Minimization of areas that are cleared and graded to only the portion of the site that is necessary for construction.
- D. Minimization of exposure time of disturbed soil areas.
- Minimization of grading during the wet season and correlation of grading with seasonal dry weather periods to the extent feasible.
- F. Limitation of grading to a maximum disturbed area as determined by the County / city before either temporary or permanent erosion controls are implemented to prevent stormwater pollution. The County / city has the option of temporarily increasing the size of disturbed soil areas by a set amount beyond the maximum, if the individual site is in compliance with applicable stormwater regulations and the site has adequate control practices implemented to prevent stormwater pollution.
- G. Temporary stabilization and reseeding of disturbed soil areas as rapidly as feasible.
- H. Non-stormwater management measures to prevent illicit discharges and control stormwater pollution sources.
- Erosion Control BMPs shall be implemented.
- Wind erosion control BMPs (dust control) shall be implemented.
- Sediment control BMPs shall be implemented at all appropriate locations along the site perimeter, at all operational storm drain inlets and at all non-active slopes.
- L. Tracking control BMPs to control off-site sediment tracking shall be implemented and
- M. Waste management and materials pollution control BMPs shall be implemented to prevent the contamination of stormwater by construction wastes and materials.
- N. Non-stormwater BMPs shall be implemented to reduce or prevent the contamination of stormwater from construction activities.
- O. Weather tracking: projects shall monitor the National Weather Service (www.weather.gov) probability of precipitation. When a rain event is predicted (forecast predicts a greater than 50% probability of precipitation), the project must be inspected and BMPs must be maintained or deployed as needed to protect the project from discharging pollutants. (CGP projects only)
- P. BMP failures must be repaired or replaced with an acceptable alternate as soon as it is safe to do so. Repairs or replacements must result in an adequate BMP, or additional BMPs should be installed to provide adequate protection.

December 2012 Construction Runoff Guidance Manual

### **EXISTING SWIMMING POOL REQUIREMENTS**

WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA OR THE REMODELING OF AN EXISTING SWIMMING POOL OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES:

(1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME. (2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.

(3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921. (4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN." (5) A SELF-CLOSING. SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA.

(6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.

(7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS

(B) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL

Q. Active exposed areas: Sufficient materials needed to install standby erosion and sediment control BMPs necessary to protect all active exposed areas from erosion and to reduce or prevent sediment discharges shall be stored on site. The total active exposed area shall not exceed that which can be adequately protected by deploying standby erosion control and sediment control BMPs prior to a predicted rain event.

- Inactive exposed areas: All exposed areas not being actively worked in shall be protected from erosion with temporary or permanent BMPs (erosion and sediment control). The ability to deploy standby BMP materials is not sufficient for these areas; erosion and sediment control BMPs must actually be deployed.
- S. Completed areas: Areas that have already been protected from erosion using permanent erosion control BMPs (physical or vegetation) are not considered "exposed". Deployment of permanent erosion control BMPs should commence as soon as practical on completed areas.
- Preservation of natural hydrologic features where feasible.
- U. Preservation of riparian buffers and corridors where feasible.
- V. Evaluation and maintenance of all BMPs, until removed.
- W. Retention, reduction, and proper management of all stormwater pollutant discharges on site to the Maximum Extent Practicable (MEP) standard.

### NPDES NOTES

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND
- APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE
- OR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE

MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS

- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS: FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND
- 10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON- CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- 11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- 12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- 13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL
- DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED. 15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY

SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM

- DEVICES WHEN RAIN IS IMMINENT. 16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA
- RUNOFF, VEHICLE TRACKING, OR WIND. 18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

### Best Management Practices for Construction Sites Concrete Trucks/Pumpers Dumpsters and Portable Toilets **Earthmoving Equipment** Pumpers must be surrounded by perimeter controls, such as All earthmoving equipment must be stored onsite. Drip Dumpsters must be covered with a tarp at the end of each gravel bags, sandbags, and straw wattles. Tarps also must be work day and area around dumpster must be kept clean. pans must be placed under equipment not in use, and maintenance must be conducted onsite instead of in the placed beneath concrete pumpers at all times to prevent spills Dumpsters must be located onsite unless an Encroachment street. Any leaks should be cleaned up and repaired into the street and sidewalk. Residual materials must be cleaned Permit is obtained for placement in street. Portable toilets up as well. Trucks and pumpers are required to clean out in the must have drip pans and be placed onsite so that any spills washout area, not in the street, catch basin or a wheelbarrow. do not discharge offsite Building Materials/Staging Areas Construction materials (including landscape materials) must be stored onsite. Building materials must be covered when not in use to prevent runoff caused by wind **Washout Areas** \*\*\*\* Disposal of "wet" construction materials should be han dled in the washout area. This includes paint, stucco, **Perimeter Controls** and concrete. Use a plastic-lined pit to collect and con-Gravel bags, silt fences and straw wattles are acceptable tain liquids and prevent runoff into the street and gutter perimeter controls and must be used to control site run-or The washout area must be checked and maintained and runoff. Avoid running over perimeter controls with daily to ensure compliance. Washout material must be vehicles or heavy equipment, as they can damage the isposed of properly. materials. Keep extra absorbent materials and/or a wet/dry vacuum onsite to quickly pick up spills. Sites **Liquid Storage** just be checked and maintained daily Dirt and Grading Paints, solvents, fuel and other liquids stored onsite must Stockpiled dirt and gravel must be stored onsite and be contained and covered. It is illegal for contractors to Tracking Controls covered. Dust control shall be maintained throughou wash out or dump liquid waste or residue in the street, All entrances/exits on the site must have coarse gravel (1" to 3' all phases of construction. During the rainy season storm drain or sewer. Use washouts or hazardous material angular material) and/or steel shaker plates to limit offsite sedi (October 1 – April 30) additional gravel, bags, tarps, drums to contain liquid waste and residue and dispose of ment tracking. Hand or mechanical sweeping must also be used and visqueen must be stored onsite for emergency this material properly. as needed to clean up any material that gets tracked offsite.

Figure 2: Typical Construction Site BMPs (Graphic provided by the City of San Clemente)

December 2023 Construction Runoff Guidance Manual

County of Orange Pre-Approved **ADU Program** 

**OWNER NAME:** 

工

FOLLOWING CONDITIONS:

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES,

RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH

ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR

SPECIFICATIONS APPROVED BY THE COUNTY OF

DO CHANGE OVER TIME AND RECIPIENT SHALL

THEN IN EFFECT AT THE TIME OF THE SUBJECT

PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THI

RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND

DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES

HAT THE USE OF THIS INFORMATION WILL BE AT

THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR

WARRANTIES OF ANY NATURE, WHETHER EXPRESS

OR IMPLIED. SHALL ATTACH TO THESE DOCUMENTS

AND THE INFORMATION CONTAINED THEREON, ANY

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, DEFEND, INDEMNIFY AND HOL

DESIGN PATH STUDIO AND ITS ARCHITECTS

HARMLESS FROM ANY AND ALL CLAIMS, SUITS

LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY

USE OF THESE CONSTRUCTION DOCUMENTS FOR

OR LOSS TO PERSONS OR PROPERTY, DIRECT OF

CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS

NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

3. THE DESIGNS REPRESENTED BY THESE PLANS

4. IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED WITH

IMPROVEMENT UNDER THESE PLANS AT ALL.

INDEMNITY DOES NOT APPLY TO THE SOLE

ARE COPYRIGHTED AND ARE SUBJECT TO

CONSTRUCTION OF AN ADU OR OTHER

PATH STUDIO OR ITS ARCHITECTS.

COPYRIGHT PROTECTION.

OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE

USE, REUSE, OR ALTERATION OF THESE

LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO

FOR TRANSLATION ERRORS. DO NOT USE THESE

CONSTRUCTION DOCUMENTS IF THE PERMIT HAS

EXPIRED OR IS REVOKED AT ALL.

ALL INFORMATION RELEVANT TO THE RECIPIENT'S

WORK AND RESPONSIBILITY ON THIS PROJECT.

ENSURE FULL COMPLIANCE UNDER ALL CODES

DRANGE BUILDING DEPARTMENT, BUILDING CODES

ACCEPTS AND VOLUNTARILY AFFIRMS THE

IT WAS PREPARED FOR THE PERMIT READY

SET OF STANDARDIZED ADU PLANS AND

1. THE USE OF THIS INFORMATION IS

ADDRESS: APN:

LEGAL DESCRIPTION:

revisions

description

### Site

project no.

DESIGN PATH STUDIO drawn by

### **FIRE NOTES**

- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FORM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION
- ALL FIRE APPARATUS ROADS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES.
- 3. SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY
- HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE MINIMUM OF 20 FEET OF UNOBSTRUCTED IMPROVED WIDTH. 2. SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH.
- FIRE ACCESS ROADWAYS
- SURFACE FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS NOT LESS THAN 75,000 LBS AND SHALL BE PROVIDED WITH AN APPROVED PACED SURFACE TO
  - PROVIDE ALL-WEATHER DRIVING CAPABILITIES. GATED ENTRANCES WITH CARD READERS, GUARD STATIONS OR CENTER MEDIANS, WHICH WILL HAVE SEPARATED LANES OF ONE-WAY TRAFFIC, SHALL BE NOT LESS THAN 14 FEET WIDE PER LANE.
- EXISTING LEGAL LOTS THAT HAVE EASEMENTS ACCESS ROADWAYS LESS THAN 20 FEET WIDE THAT PROVIDE PRIMARY ACCESS TO OTHER LOTS SHALL RECORD A COVENANT GRANTING EASEMENT RIGHTS FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES AND SHALL RELINQUISH RIGHTS TO BUILD ANY BUILDING, WALL, FENCE, OR OTHER STRUCTURE WITHIN 5 FEET OF THE EXISTING ACCESS EASEMENT.
- ALL DEAD END FIRE APPARATUS ACCESS ROADWAY IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AND APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. ACCESS ROADS SERVING MORE THAN (4) FOUR DWELLING UNITS SHALL BE PROVIDED WITH A CUL-DE-SAC. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC SHALL BE 36 FEET CURB LINE TO CURB LINE WITH NO PARKING. ALTERNATE TYPES OF TURN-AROUND (HAMMERHEADS, ETC.) MAY BE CONSIDERED BY THE FIRE MARSHAL AS NEEDED TO ACCOMPLISH THE INTENT OF THE FIRE CODE.
- 4. SECURITY GATES: AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. WHERE THIS SECTION REQUIRES AN APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAW ENFORCEMENT PERSONNEL. (CFC SECTION 503.6 AMENDMENT)

2. SITE CLEARING

STARTING WORK.

ON THE SITE PLAN.

EARTH WORK

TO EXCAVATION.

3. LINES AND LEVELS

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE **DIVISION 2 - SITEWORK** 

4. SHORING IS TO BE PROVIDE AS REQUIRED

**ENCINITAS GRADING ORDINANCE** 

PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKIS TO

THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING

PURPOSES, THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED

TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF

b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR

c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE

AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM

CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO

a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING

DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

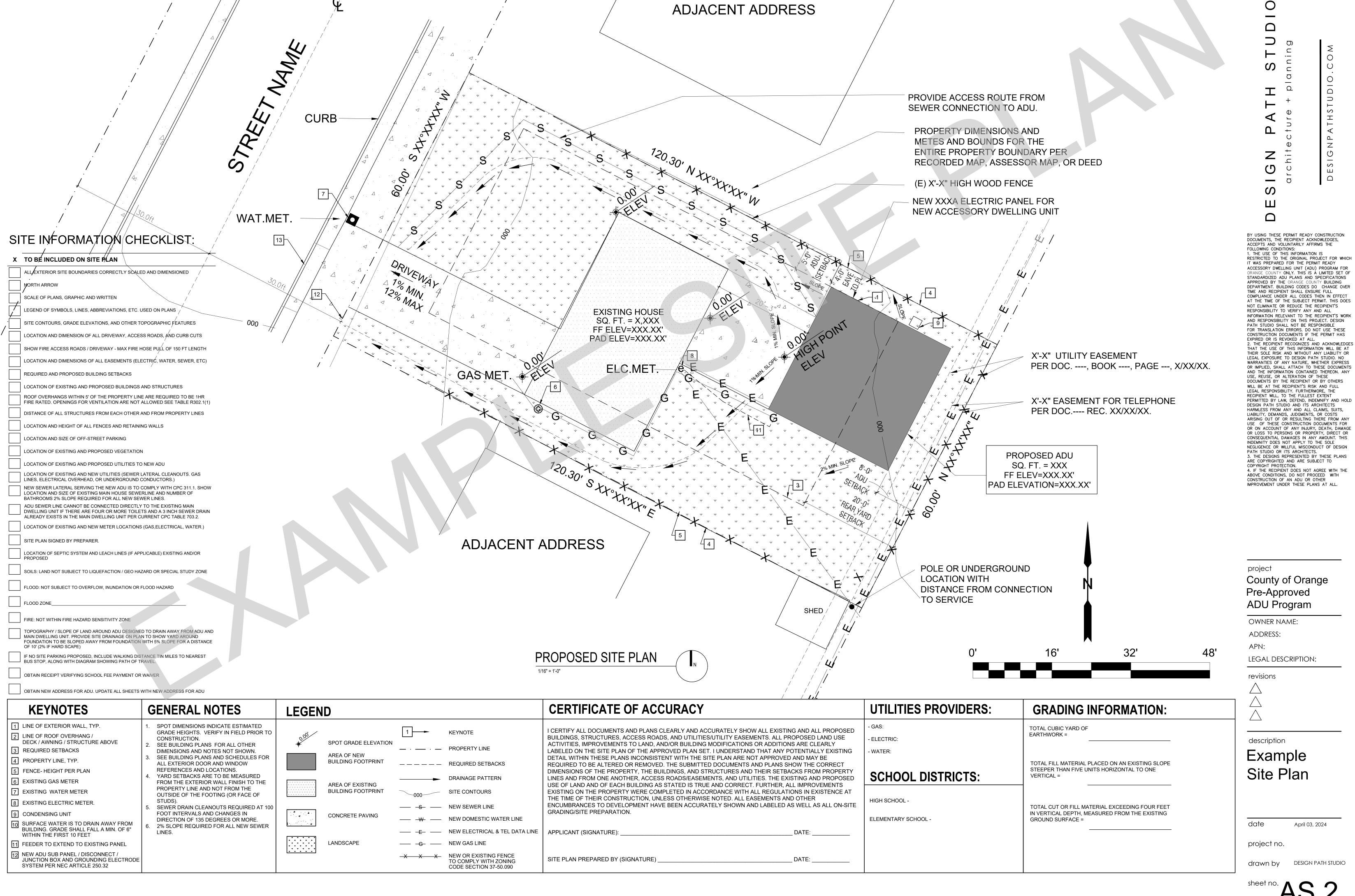
### **GENERAL NOTES**

- 1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS 7. AND NOTES NOT SHOWN.
- 2. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- 3. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD
- THE PLANNED WALL FINISH THICKNESS TO THE FOUNDATION SETBACK. 4. NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER 10.
- FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS 5. LANDSCAPE AND IRRIGATION WATER USE SHALL
- HAVE WEATHER OR SOIL BASED CONTROLLERS ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.
- CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES, LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA.
- DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM ADMINISTRATIVE CODE SECTION 302. IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT
- PLAN (ALL SHEETS) WITH THE BUILDING PLANS. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.

### **GREEN BUILDING CODE NOTES**

- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.
- 2. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.
- VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
- MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3
- 6. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS
- 11. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, 7. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
- 8. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
- WASTE MANAGEMENT, PER CGC 4.408.2.
- CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE 10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0
  - AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES

  - 12. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.



showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by

a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only

allow one shower outlet to be in operation at a time.

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

1. Manufacturer's product specification. 2. Field verification of on-site product containers. 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 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.

Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape and irrigation design and controllers which conserve 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements. **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of **DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL** The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. **SECTION 4.502 DEFINITIONS** 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. **COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 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. MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sup>3</sup>/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 ozone formation in the troposphere **VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). **4.503.1 GENERAL**. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING **CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation **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:

(Emission testing method for California Specification 01350)

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area

Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using

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

receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard

Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

NOT APPLICABLE
RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, **DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)** 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. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seg.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency. 4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding,

shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

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

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.

2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation

acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

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

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a

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

b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or

tub/shower combination

2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. 4.507 ENVIRONMENTAL COMFORT

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

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential

Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

**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.

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.

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

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

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

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

**703 VERIFICATIONS** 

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

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

Z

. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR E COUNTY OF ORANGE **ONLY. THIS IS A LIMITED** SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF RANGE BUILDING DEPARTMENT, BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. 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. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. 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, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

**County of Orange** Pre-Approved **ADU Program** 

project no.

DESIGN PATH STUDIO drawn by

resource consumption, including recycle programs and locations. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.

b. Roof and yard drainage, including gutters and downspouts.

 Landscape irrigation systems. e. Water reuse systems.

c. Space conditioning systems, including condensers and air filters.

3. Information from local utility, water and waste recovery providers on methods to further reduce

OWNER NAME:

**ADDRESS:** 

LEGAL DESCRIPTION:

revisions

description

2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH CURRENT EDITION OF STATE OF CALIFORNIA TITLE 24 CCR

AND CURRENT CPC, CMC AND CEC CODES.

3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE COUNTY OF ORANGE.

4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.

5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.

6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE COUNTY OF ORANGE BUILDING INSPECTOR

7. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS.

8. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.

APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.

10. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.

11. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.

2. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED BY THE LOCAL JURISDICTION, THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CBC SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH CBC SECTION 1803.6. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED

### **ROOF NOTES**

1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.

3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.

4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION R902.1 THROUGH R902.1.4.

5. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

6. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3.

7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.

8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

9. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).

10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).

11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.

2. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.

13. A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS ON SHEET T1.1 THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING

ROOF NOTES (CONT'D)

14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.

15. PER SECTION R806.5/EM3.9.6:
a. IF INSULATION IS AIR PERMEABLE AND IT IS INSTALLED
DIRECTLY BELOW THE ROOF SHEATHING WITH RIGID BOARD OR
SHEET INSULATION WITH A MINIMUM R-4 VALUE INSTALLED
ABOVE THE ROOM SHEATHING. (OR)
b. IF THE INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT
CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF
SHEATHING. (OR)

c. IF TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE ROOF SHEATHING:
AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED

### FLOOR PLAN NOTES

DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION

ALL DIMENSIONS TO FACE OF STUD, U.N.O.

ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.

WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.

4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN.

5. ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES. ROOF GUTTERS:

STYLE A . INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1,#2 & #3,GUTTER. PAGE 6 - 11, WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. GUTTER: SIZE; PAGES 1,2, 3, 4, 5 &6, CHARTS#1,#2,#3,#4,#5#6 & #7

STYLE; PLATE #2, STYLE A, PAGE 9
EXPANSION;PLATE #6, PAGE 16 &17
HANGING; PLATE #19, FIG. C, PAGE 43.
DOWN SPOUTS:

PLAIN RECTANGULAR.AS REQUIRED BY SMACNA MANUAL CHART #3, PAGE #3. SEE ARCHITECT FOR LOCATIONS OF DOWN SPOUTS. ALL DOWN SPOUTS ARE TO BE DESIGNED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. DOWN SPOUTS ARE TO DEPOSIT DIRECTLY OVER A NDS 6 INCH SQUARE, MODEL 641 OR APPROVED EQUAL.(SEE SECTION 02710 MORE INFORMATION)

TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N

DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.

FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N.

PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.

ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.

2. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2

FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT)
IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF
HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS
STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC
2304.10.5.1)

ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)

5. FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.

15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX ABOVE THE FLOOR.

SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.

65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED, COMPOSTED.

FLOOR PLAN NOTES (CONT'D)

VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.

INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.

IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3 PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS

23. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.

THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0

DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1

IN THE DISCIPLINE THEY ARE INSPECTING.

BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMATION.

NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION

PER R327
A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER
CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING

AGENCY.
C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

FLOOR FLUSH WITH THE WALL FRAMING.

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

E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

F) BATHTUB AND COMBINATION BATHTUB/SHOWER

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

### **MECHANICAL NOTES**

SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.

WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.)

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. ( CRC R303.3, CAL GREEN 4.505.1, CBC 1203.5.2.1, CMC 402.5

SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)

MECHANICAL NOTES (CONT'D)

WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS,
THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO
HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)

ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)

ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)

THE MAX. AMOUNT OF WATER CLOSETS ON A 3"
HORIZONTAL DRAINAGE SYSTEM LINE IS 3 (CPC TABLE 703.2)
THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 4. (CPC TABLE 703.2)

0. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).

PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).

INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)

3. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).

EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS

5. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)

PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.

PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.

### **ELECTRICAL NOTES**

RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).

ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1

BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.

ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).

WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)

PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO

OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.

BE HIGH EFFICACY.

A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)

SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)

A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)

LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)

PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)

A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A  $\frac{120}{240}$  -VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)

ELECTRICAL NOTES (CONT'D)

PER CEC 2022 150.0(N).1.A.:

IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND

 BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND

 A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND

A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES
 HIGHER THAN THE BASE OF THE INSTALLED WATER
 HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP
 ASSISTANCE.

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ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.

18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.

2. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

### ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
A. ESS READY INTERCONNECTION EQUIPMENT WITH A
MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A
MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A
PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH
CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS
ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE
PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE
TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE
INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS
(SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL
BACKED-UP LOAD CIRCUITS."

2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION

FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN

ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. 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."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALLEOPNIA ELECTRICAL.

IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

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

(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA

ELECTRICAL CODE.

2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A
RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE
POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER
INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY
MARKED AS "FOR FUTURE 240V USE."

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BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHOSE PROPERTY OF THE PROP

RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FO COUNTY OF ORANGE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF ORANGE BUILDING DEPARTMENT BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THI RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES HAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY

WILL BE AT THE RECIPIENT'S RISK AND FULL RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOL DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM AN USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE

ABOVE CONDITIONS, DO NOT PROCEED WITH

IMPROVEMENT UNDER THESE PLANS AT ALL.

CONSTRUCTION OF AN ADU OR OTHER

USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS

# County of Orange Pre-Approved ADU Program

LEGAL DESCRIPTION:

OWNER NAME:

ADDRESS:

APN:

revisions

description

### General Notes

late 2024

project no.

drawn by

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G0.2

DESIGN PATH STUDIO

CBC CHAPTER 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLIFE -URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2022 CBC. **EXCEPTIONS:** 

- BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA. WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING.
- BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIES AS A GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING.
- BUILDINGS CLASSIFIED AS A GROUP U AGRICULTURE BUILDING AS DEFINED IN SECTION 202 OF THE CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURE BUILDINGS ), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING.

### **REQUIREMENTS:**

- 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
- 705A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED. THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL - SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
- 705A.4 ROOF GUTTER. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME And EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL. OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
  - A) THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST B) THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST C) THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
- 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING A) VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF  $\frac{1}{16}$  - INCH AND SHALL NOT EXCEED  $\frac{1}{8}$  - INCH IN DIAMETER B) THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
- C) THE MESH MATERIAL SHALL BE CORROSION RESISTANT. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
  - 1. NONCOMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2. 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF
- SECTION 2303.2. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

- 8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
  - 1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
  - 2. LOG WALL CONSTRUCTION ASSEMBLY
  - 3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1
  - 4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
  - 5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
  - 6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF \( \frac{5}{8} \) -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
  - 7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A 1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
- 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
  - 1. NON COMBUSTIBLE MATERIAL
  - 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
  - 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF **SECTION 2303.2**
  - 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
  - 5. ONE LAYER OF  $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.
  - 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE. INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL.
  - EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS
- 10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
  - NONCOMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND
  - SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
  - 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM
  - E119 OR UL 263 5. ONE LAYER OF \( \frac{5}{8} \) TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF
  - FLOOR PROJECTION. 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
  - 7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN **ASTM E2957**
  - 8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

MEET THE REQUIREMENTS OF SECTION 704A.2

- NON COMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL
- 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF \( \frac{5}{8} \) TYPE X GYPSUM SHEATHING APPLIED
- UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION

BEHIND THE EXTERIOR COVERING OR CLADDING ON THE

7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957 8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION

- 12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
  - 1. NONCOMBUSTIBLE MATERIAL

FIRE RESISTANCE DESIGN MANUAL

- 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT
- TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR
- SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE
- EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
- 7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
- 8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD

EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION

13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL

- 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED
- FLOOR PROJECTION 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE

- 7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
- 8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED. TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.

- 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE
- **FOLLOWING:** 1. NONCOMBUSTIBLE MATERIAL
- 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL
- MEET THE REQUIREMENTS OF SECTION 704A.2 3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
- 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 5. ONE LAYER OF \( \frac{5}{8} \)" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF
- THE APPENDAGE PROJECTION 6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE. INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM
- ASSOCIATION FIRE RESISTANCE DESIGN MANUAL 7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST
- PROCEDURES SET FORTH IN ASTM E2957. 8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
- **EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS** AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED
- 15. 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS
  - 1. EXTERIOR WINDOWS
  - 2. EXTERIOR GLAZED DOORS
  - 3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
  - 4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS 5. EXTERIOR STRUCTURAL GLASS VENEERS

  - 6. SKYLIGHTS 7. VENTS
- 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
- 1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
- 3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257. OR 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- 17. 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - 1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL 2. THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL
  - 3. TEH EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - 3.1 STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8"
  - THICK. 3.2 RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK. EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/4" THICK.
  - 4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252.
  - 5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
  - 6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
- 18. 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A2.1

### FIRE SPRINKLER NOTES

- IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
- AUTOMATIC FIRE SPRINKLER SYSTEM AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
- 3. SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.
- 4. SECTION 903.3.2 WHERE AUTOMATIC SPRINKLER SYSTEMS ARE REQUIRED, QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING AREAS IN ACCORDANCE WITH SECTION 903.3.1 AND THEIR LISTINGS:
- 1. THROUGHOUT ALL SPACES WITHIN A SMOKE COMPARTMENT CONTAINING CARE RECIPIENT SLEEPING UNITS IN GROUP I-2 IN ACCORDANCE WITH THIS CODE. 2. THROUGHOUT ALL SPACES WITHIN A SMOKE COMPARTMENT CONTAINING TREATMENT ROOMS IN AMBULATORY CARE
- FACILITIES. 3. DWELLING UNITS AND SLEEPING UNITS IN GROUP I-1 AND R OCCUPANCIES.
- 4. LIGHT-HAZARD OCCUPANCIES AS DEFINED IN NFPA 13. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- SECTION 903.5 SPRINKLER SYSTEMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE

**ABBREVIATIONS** ACCESSORY DWELLING UNIT AFF ABOVE FINISH FLOOR AMP **AMPERE** AWG AMERICAN WIRE GAUGE BMP BEST MANAGEMENT PRACTICE BM BEAM BN **BOUNDARY NAILING BOTTOM** COUNTER CALC CALCULATION CUBIC FEET PER HOUR CFM **CUBIC FEET PER MINUTE** CONC CONCRETE CONTINUOUS CONT DBL DOUBLE DIA DIAMETER DTP DOUBLE TOP PLATE DW DISH WASHER EQ **EQUAL** FFE FINISH FLOOR ELEVATION FIN FINISH FR FIRE RATED GAL GALLON GD GARBAGE DISPOSAL GROUND-FAULT CIRCUIT INTERRUPTER GALVANIZED IRON GL GLASS GPM **GALLON PER MINUTE** GYP **GYPSUM** HLW **HALLOW** 

HDR **HEADER** HDU HOLDOWN INSTALLATION LVL LEVEL MIN MINIMUM OAE OR APPROVED EQUIVALENT OC ON CENTER OPER **OPERATION** OVEN

HEIGHT

HGT

TYP

WR

ORIENTED STRAND BOARD PSI POUNDS PER SQUARE INCH PSL PARALLEL-STRAND LUMBER PT POST TENTION QNTY QUANTITY

REQ REQUIRED REF REFRIGERATOR REINF REINFORCED SDS SAFETY DATA SHEET SIM SIMILAR SF SQUARE FOOTAGE SHT SHEET **TEMPERED** THICK **THICKNESS** 

UNO **UNLESS NOTED OTHERWISE** VΒ TYPE 5 B CONSTRUCTION W/D WASHER AND DRYER WD WOOD WH

**TYPICAL** 

WATER HEATER WEATHER RESISTANT **VOLT** 

 $\triangleleft$ Z 

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FO COUNTY OF ORANGE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY O DRANGE BUILDING DEPARTMENT, BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. 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. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES HAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. 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 PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD

LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

### County of Orange Pre-Approved **ADU Program**

**OWNER NAME:** 

**ADDRESS:** 

APN: LEGAL DESCRIPTION:

revisions

description

Genera Notes

project no.

| planning     |  |
|--------------|--|
| +            |  |
| architecture |  |
|              |  |
|              |  |

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR E COUNTY OF ORANGE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF ORANGE BUILDING DEPARTMENT, BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. 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. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. 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, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

### County of Orange Pre-Approved **ADU Program**

OWNER NAME: ADDRESS:

APN:

LEGAL DESCRIPTION

revisions

description

### Schedules & Notes

date

project no.

DESIGN PATH STUDIO drawn by

sheet no.

DOOR SCHEDULE VHFSZ NOTES VHFSZ NOTES DOOR SIZE HEAD SHGC U- FACTOR DOOR **LOCATION** SEE SHEET G0.3 CORE MATERIAL FRAME SEE SHEET G0.3 SHGC U- FACTOR REMARKS DOOR TYPE REMARKS LOCATION **HEIGHT** WIDTH | HEIGHT | THICK. (WHEN REQ'D) (WHEN REQ'D) 6'-8" BATHROOM 0.23 0.3 SINGLE DOOR | VNL/GLASS | VINYL | ENTRY 0.3 **TEMPERED** TEMPERED 0.23 NOTE 15 & 16 1-3/4" | GL NOTE 15, 16, 17, & 18 TEMPERED PER PLAN NOTE 15 & 16 0.23 0.3 SINGLE DOOR **BEDROOM** 6'-8" KITCHEN/LIVING AREA 1-3/4" HLW WOOD WD NOTE 15 & 16 0.23 0.3 **SLIDING DOOR** 10'-BEDROOM CLOSET 6'-8" NOTE 7 PER PLAN 1-3/4" WD BEDROOM HLW WOOD 0.23 0.3 **BI-FOLD** 6'-8" BEDROOM NOTE 15 & 16 1-3/4" HLW WOOD WD SINGLE DOOR BATHROOM HLW WOOD WD SINGLE DOOR BEDROOM 1-3/4" HLW WD WOOD **SLIDING DOOR** 1-3/4" **BEDROOM CLOSET** HLW WOOD WD SINGLE DOOR 0.3 FRONT ENTRY **TEMPERED** VNL/GLASS VINYL NOTE 15, 16, 17, & 18 SINGLE DOOR 6'-<sup>8"</sup> 1-3/4" WATER HEATER LOUVERED HLW WOOD WD

### **WINDOW NOTES**

WINDOW SCHEDULE

WINDOW SIZE

HEIGHT

SLIDER

SLIDER

CASEMENT

SINGLE-HUNG

WIDTH

3'-<sup>0"</sup>

5'-<sup>0"</sup>

2'-<sup>0"</sup>

/INDOW

. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).

QNTY

FRAME

VINYL

VINYL

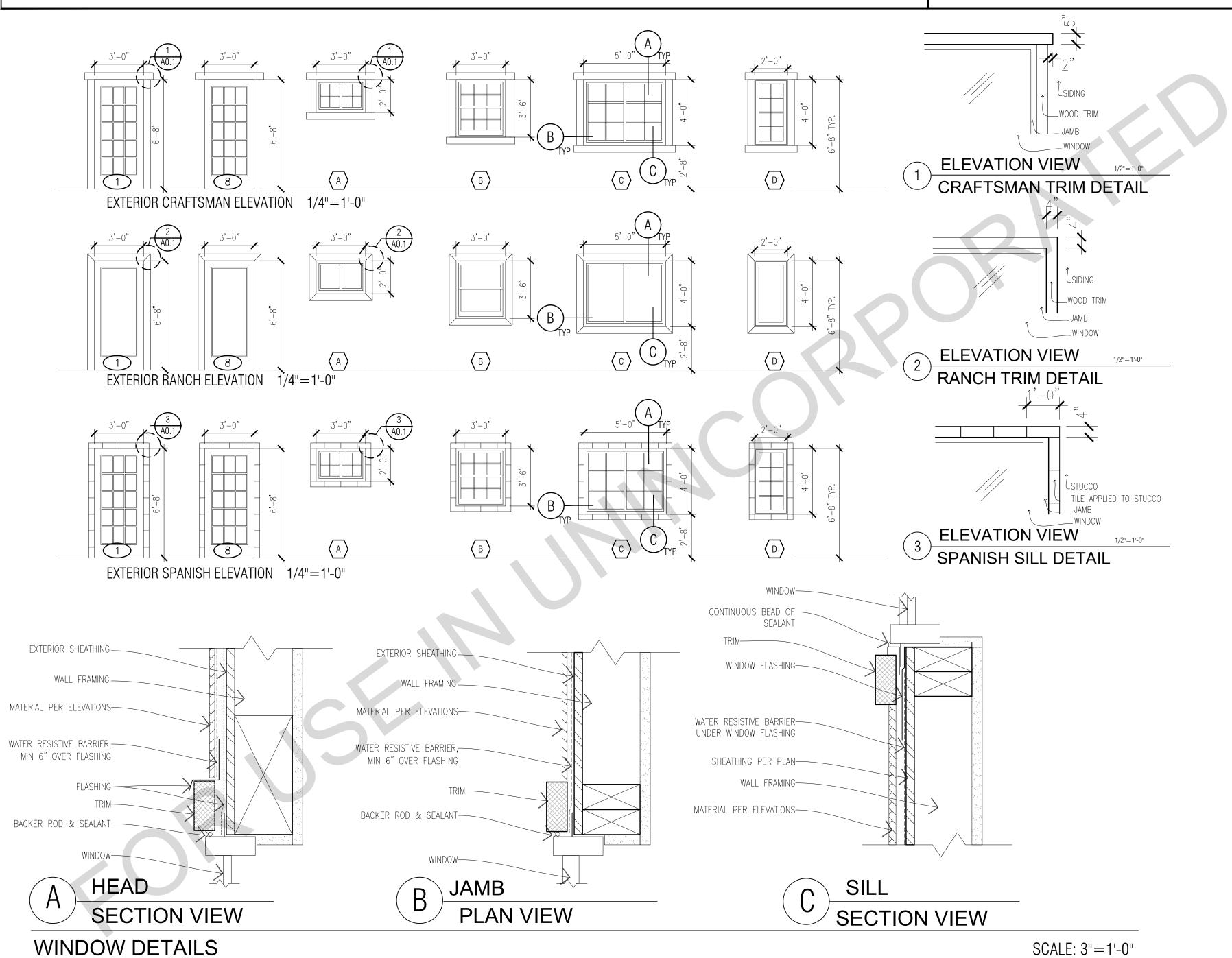
VINYL

VINYL

- 2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS 3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- 4. ALL GLAZING SHALL BE SPECTRALY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- 5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- 6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- 7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET
- CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 310.1. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- 9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND
- THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2.
- THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- 10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE 11. FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED PER NOTE #13
- 12. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
  - -SLIDING/SWINGING GLASS DOORS
  - -GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
  - -GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
  - -GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
  - -GLAZING IN GUARDS AND RAILINGS -GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE

### **DOOR NOTES**

- . ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- 2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- 3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- 4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- 5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- $6.\,$  DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1- $\!\%$  INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- . GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATNG-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE,
- 8. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
- -SLIDING/SWINGING GLASS DOORS
  - -GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE
- STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5) -GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND
- WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
- -GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
- -GLAZING IN GUARDS AND RAILINGS
- -GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
- 9. NOTE USED 10. NOT USED
- 11. EXTERIOR HINGED DOORS FACING THE SOURCE OF NOISE MUST BE MIN. STC 40 DB
- 12. SLIDING GLASS DOORS NOT FACING SOURCE OF NOISE MUST BE MIN STC 35 DB. DIRECT EXPOSURE NOT PERMITTED



### **EXTERIOR WINDOWS AND DOORS**

1. EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE. OR GLASS BLOCK UNITS. OR MINIMUM 20-MIN. RATED OR COMPLIES WITH SFM 12-7A-2 (708A.1; R327.8.2.1

- 2. EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING
- B. IGNITION-RESISTANT MATERIAL OF
- D. MINIMUM 20-MIN. RATE OR E. COMPLIES WITH SFM 12-7A-1

**VERY HIGH FIRE HAZARD SEVERITY ZONE** 

- A. NONCOMBUSTIBLE MATERIAL OR
- C. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-IN. THICK
- WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN. THICK OR



BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR HE COUNTY OF ORANGE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF ORANGE BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. 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. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. 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, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.



OWNER NAME:

ADDRESS:

APN: LEGAL DESCRIPTION:

revisions

description
Craftsman

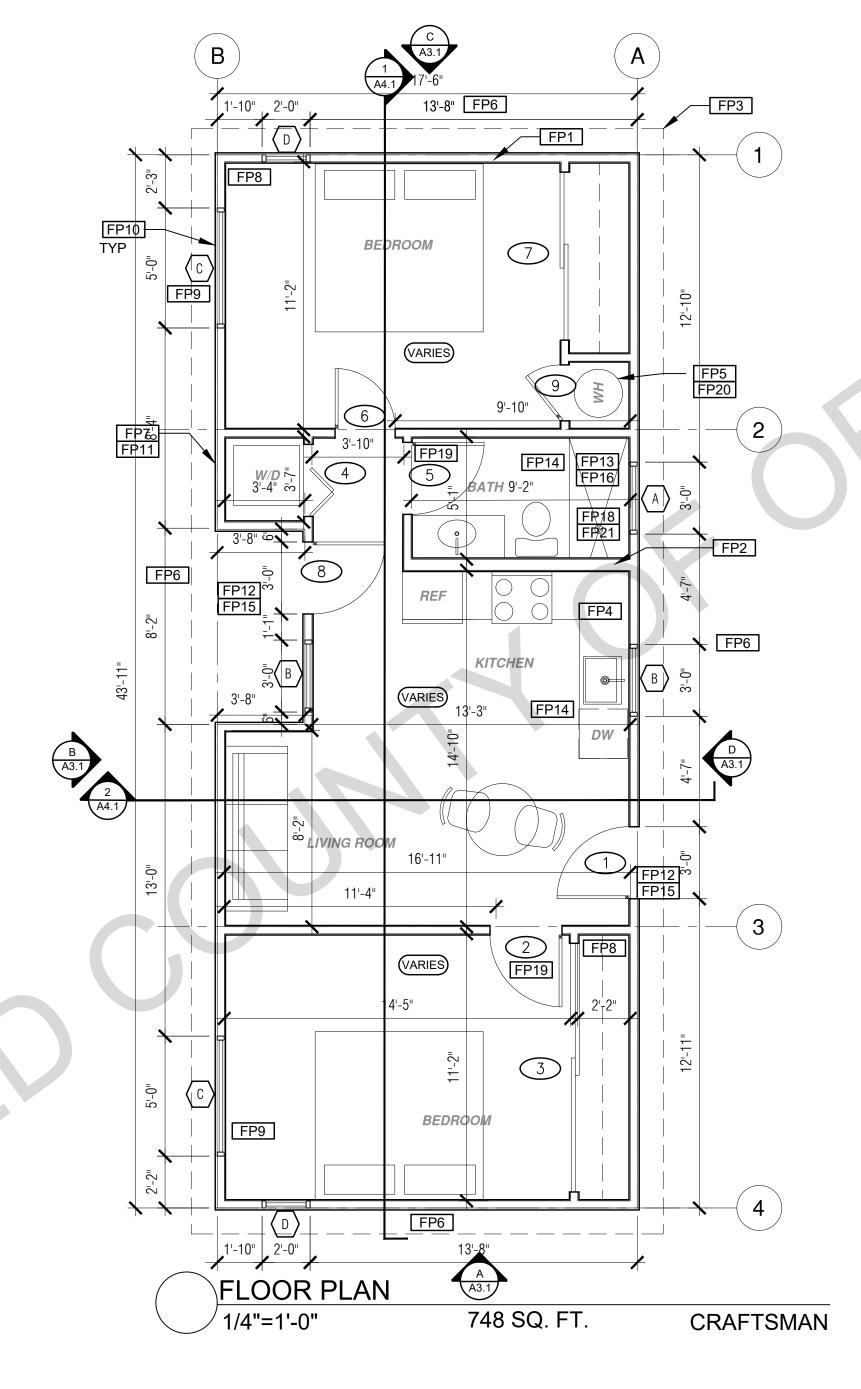
Roof/Floor Plan
2 Bedroom
1 Bath

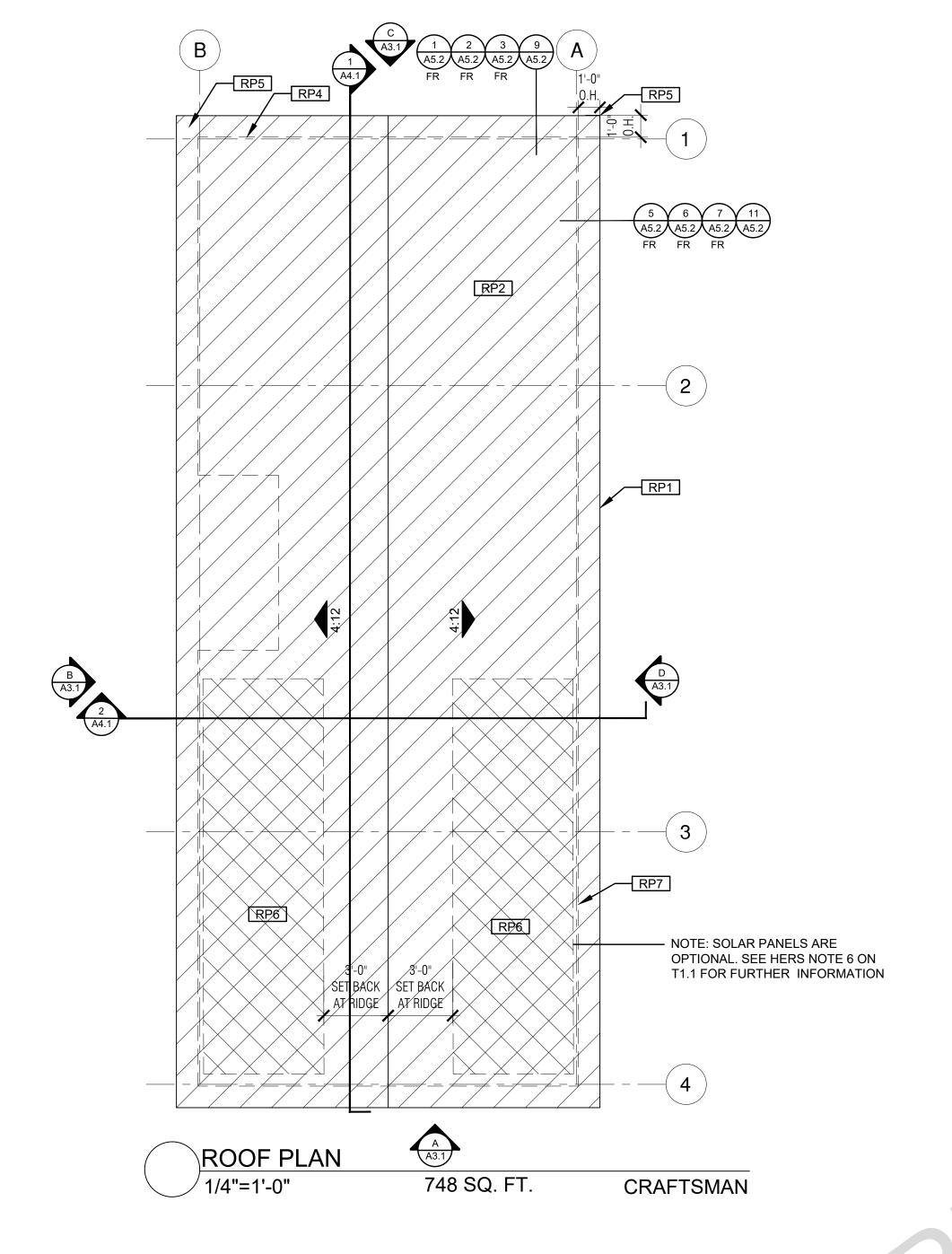
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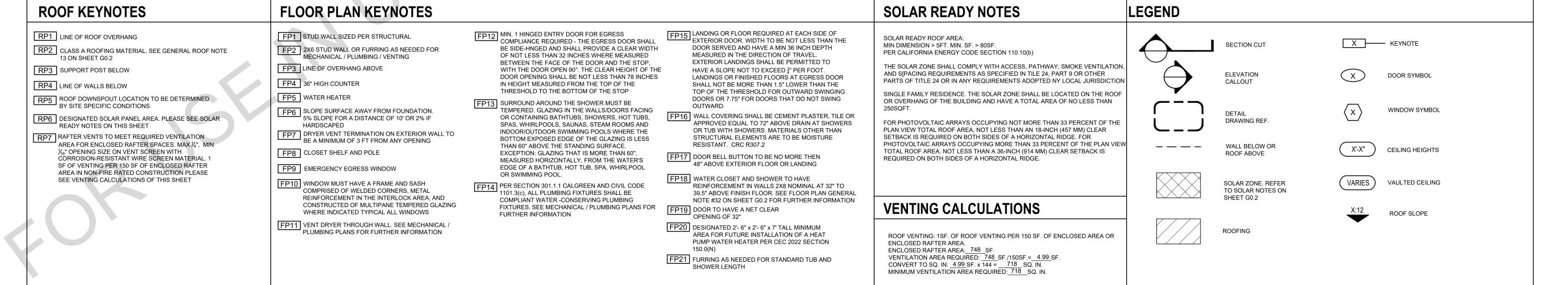
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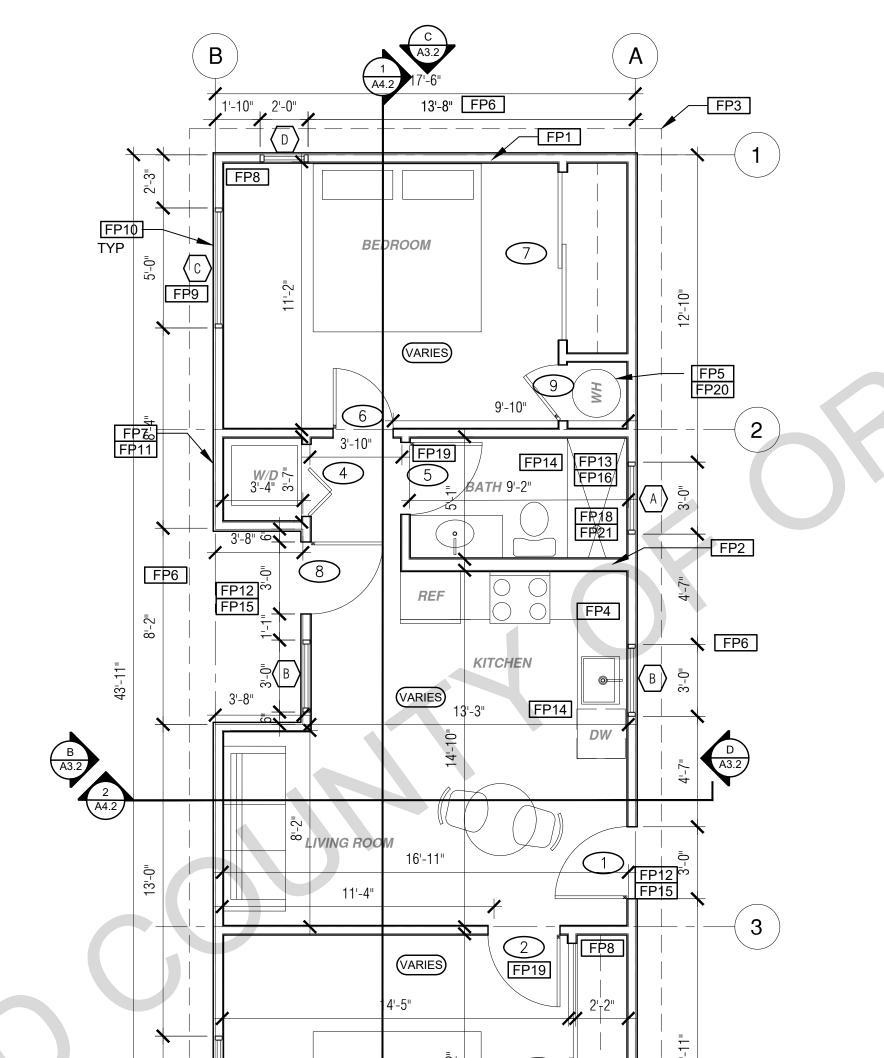
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sheet no.









FP9

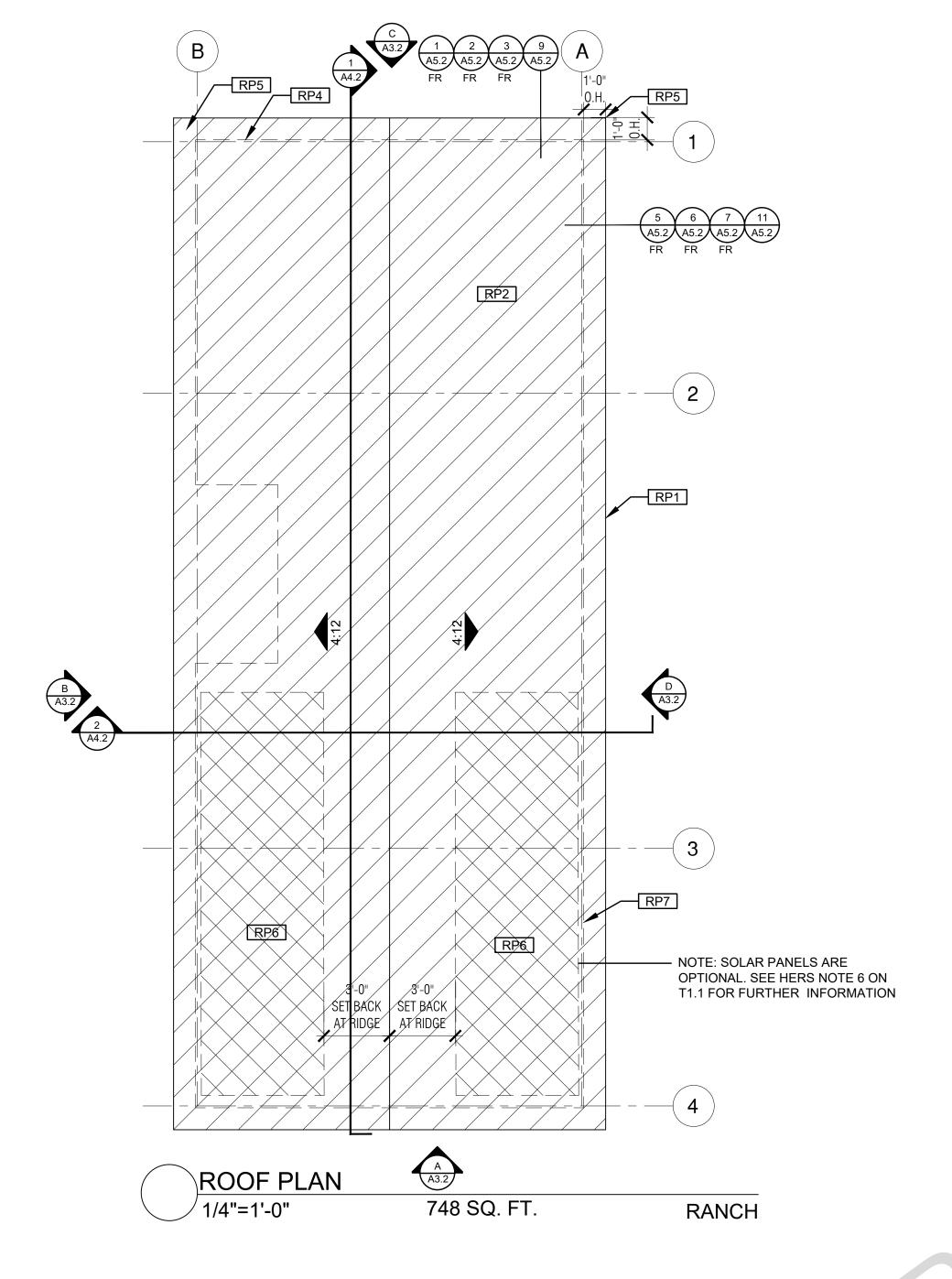
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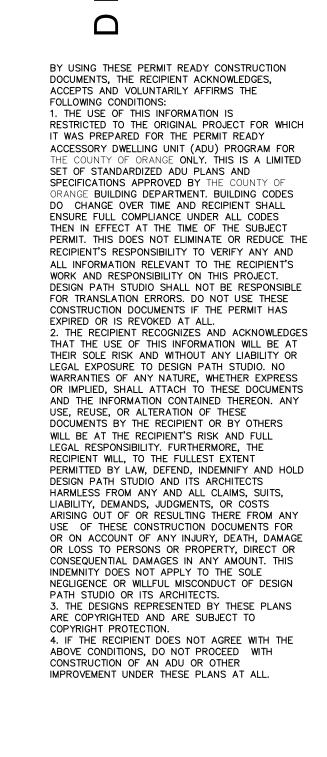
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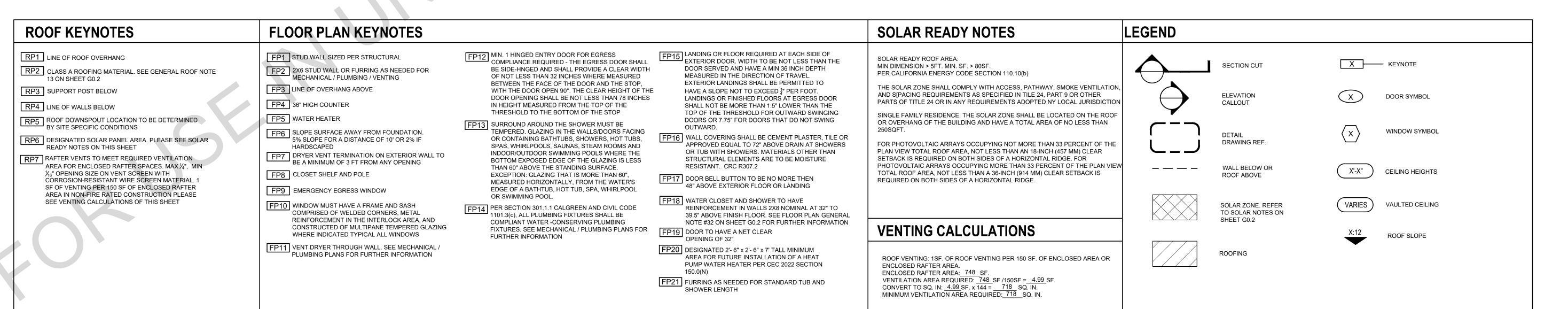
FLOOR PLAN

748 SQ. FT.

RANCH







project
County of Orange
Pre-Approved
ADU Program

OWNER NAME:
ADDRESS:
APN:

LEGAL DESCRIPTION:

Ranch
Roof/Floor Plan
2 Bedroom
1 Bath

date 2024

project no.

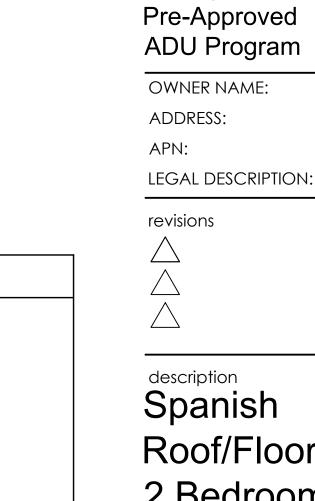
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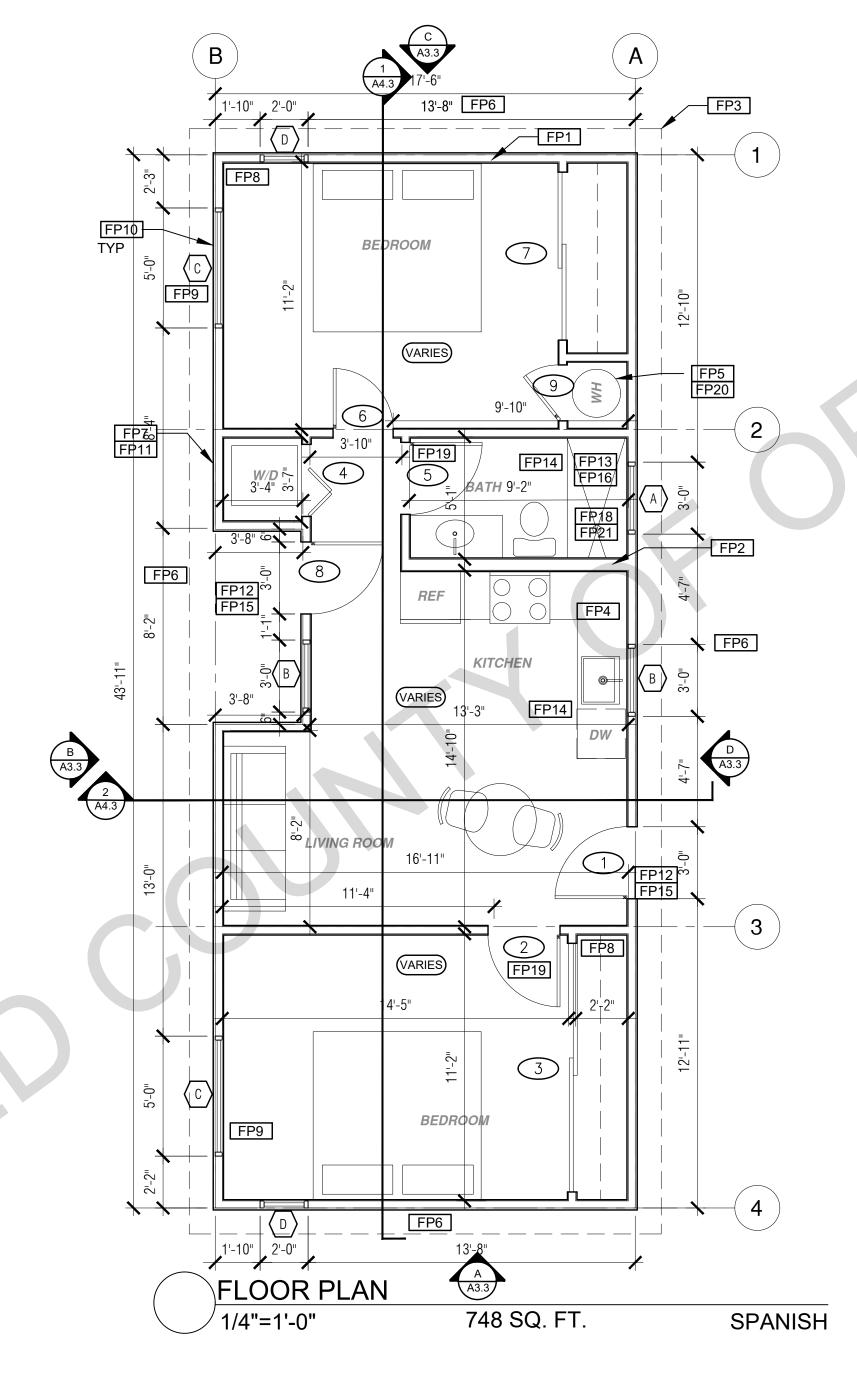
County of Orange

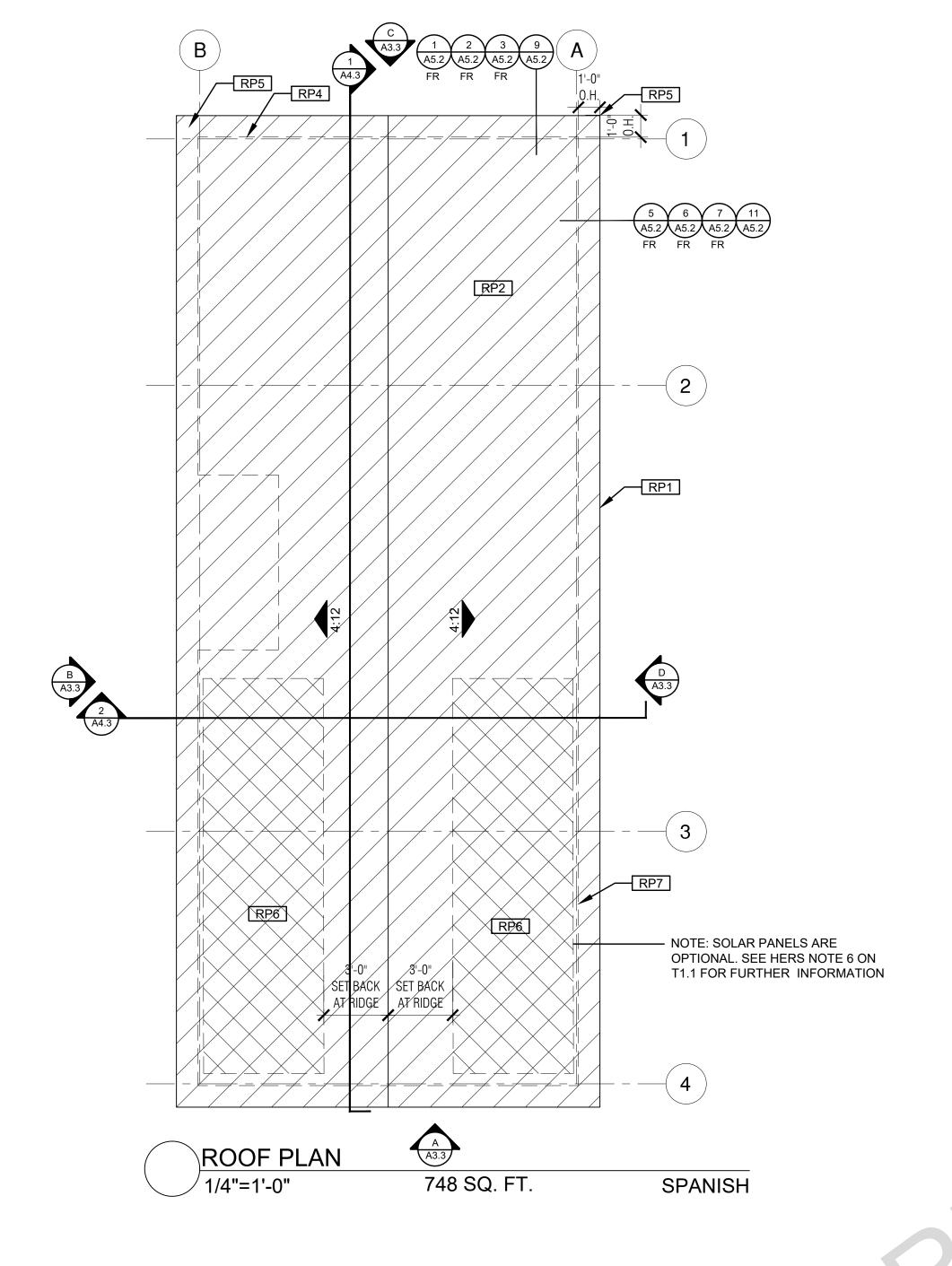
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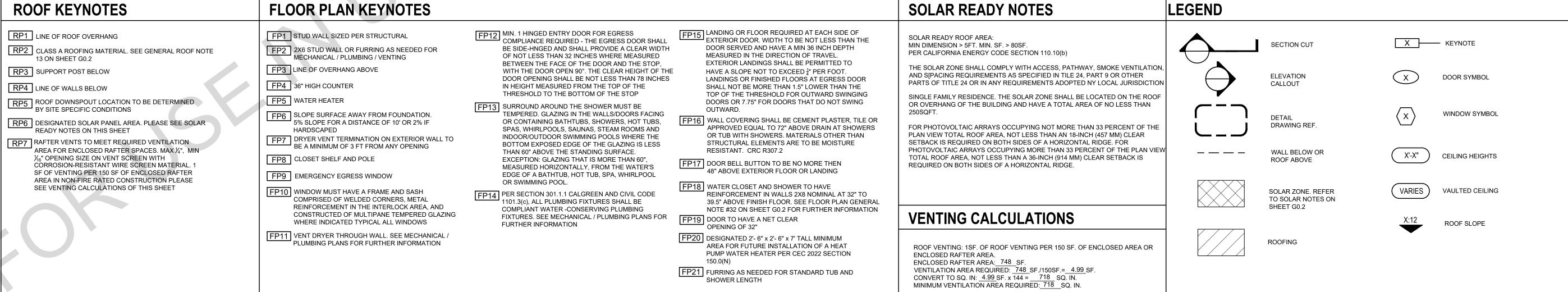
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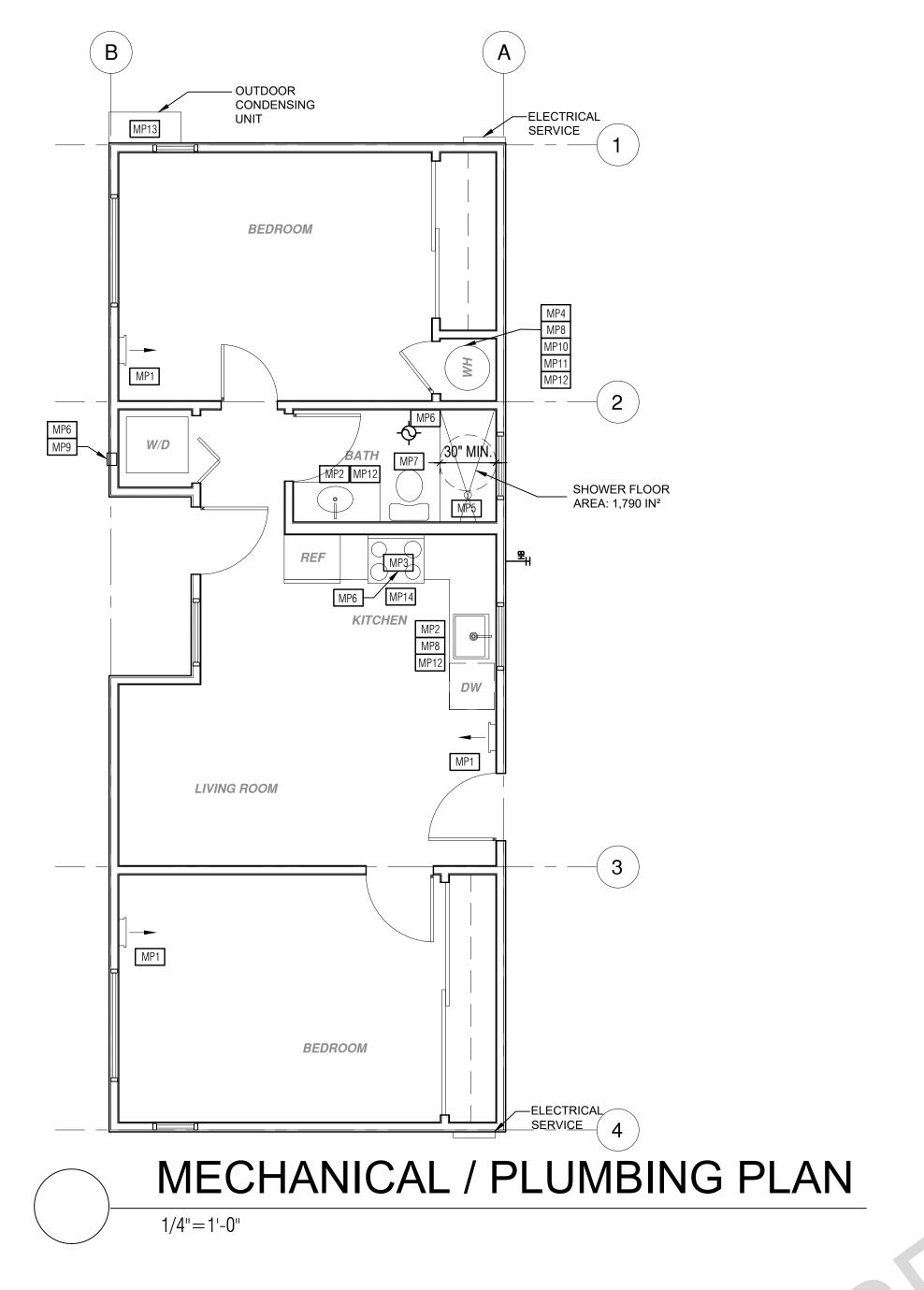
drawn by DESIGN PATH STUDIO

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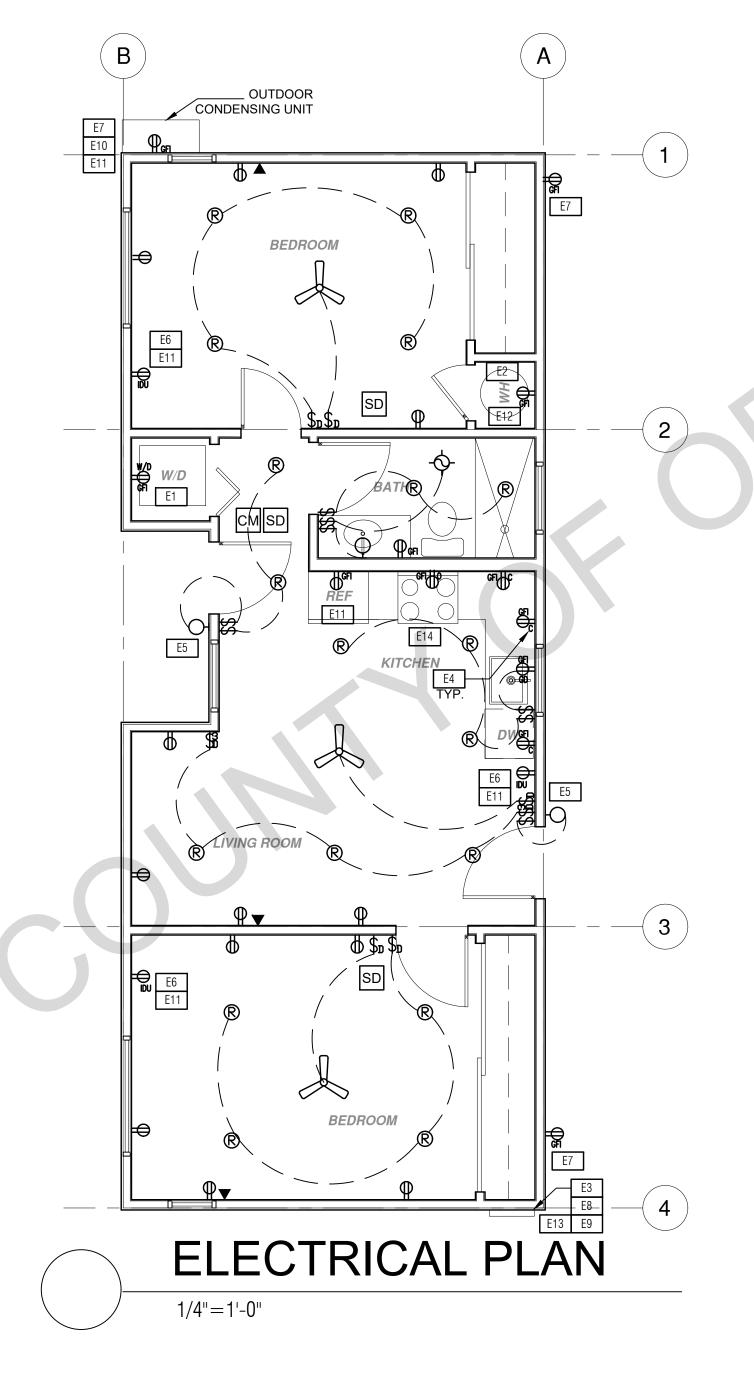








WATER HEATER BOTH REQUIRE 1" INSULATION



BY USING THESE PERMIT READY CONSTRUCTION

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR E COUNTY OF ORANGE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF ORANGE BUILDING DEPARTMENT, BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. 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. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. 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, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

County of Orange Pre-Approved **ADU Program** 

OWNER NAME:

ADDRESS:

APN: LEGAL DESCRIPTION:

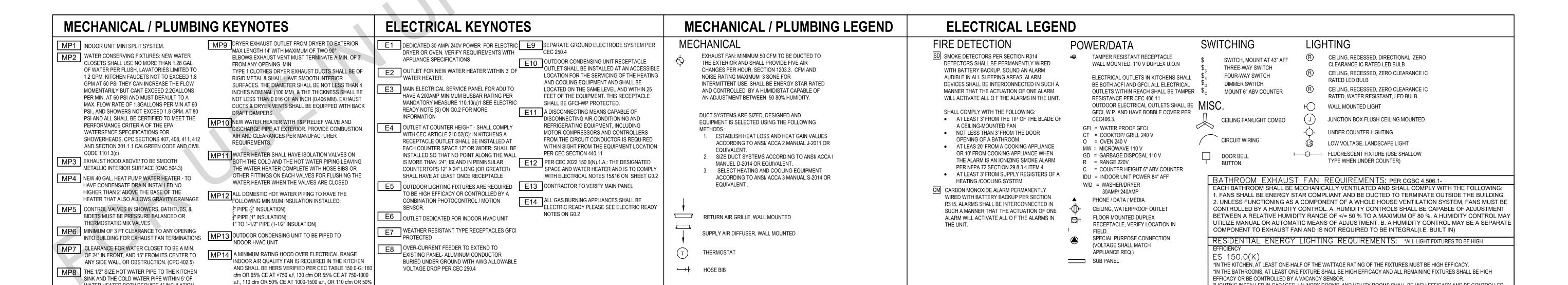
revisions

description Mechanical/ Plumbing & Electrical Plans

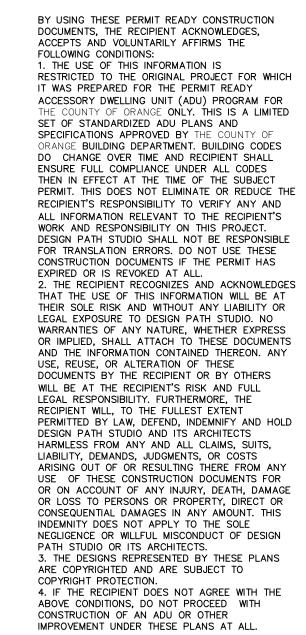
\*LIGHTING INSTALLED IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND BE CONTROLLED

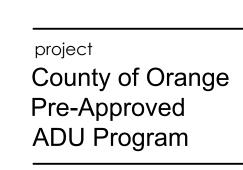
BY VACANCY SENSORS.

project no.



D E





OWNER NAME: ADDRESS:

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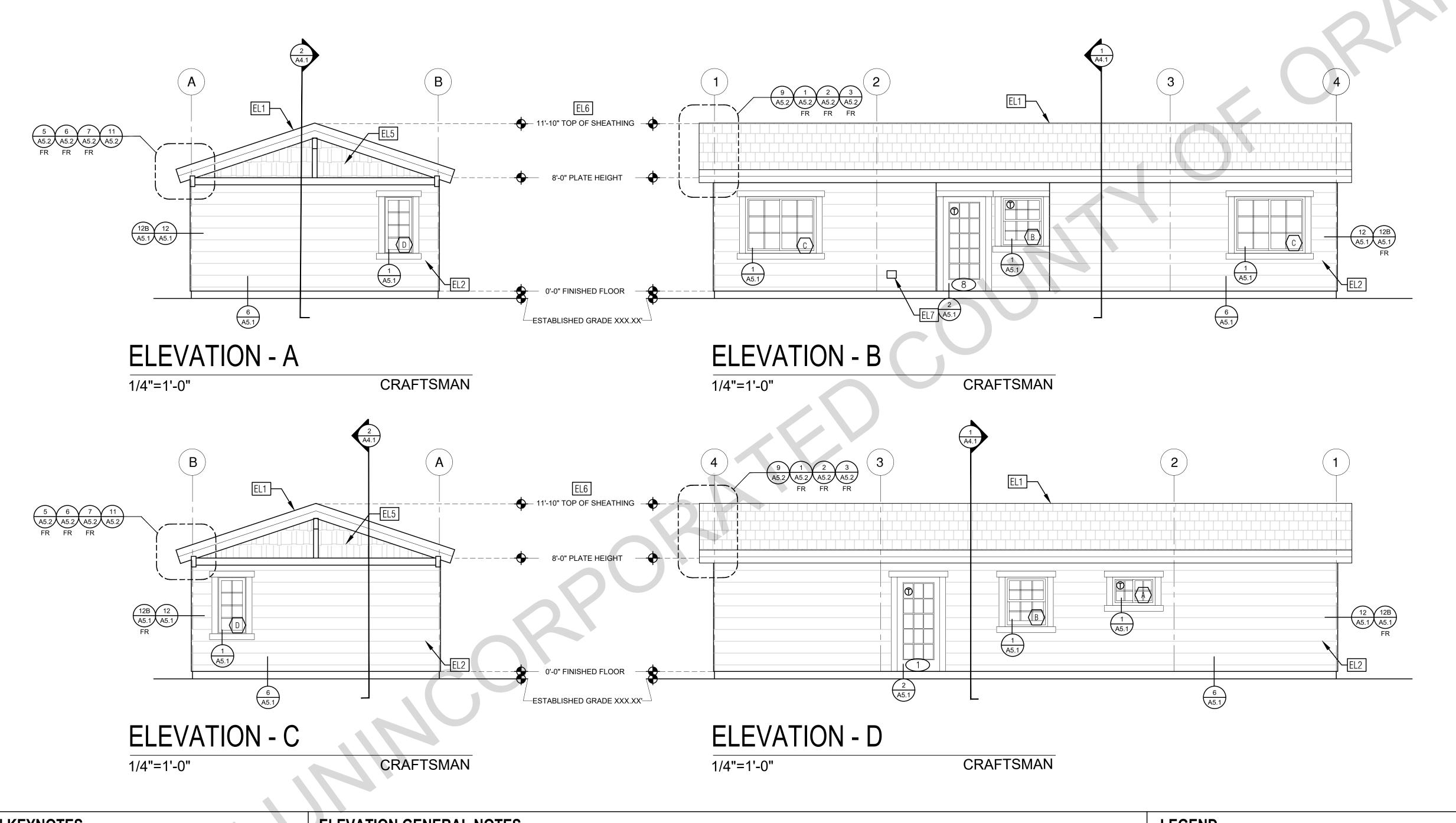
LEGAL DESCRIPTION:

revisions

description **Exterior** Elevations Craftsman 2 Bedroom 1 Bath

date

project no.



| ELEVATION KEYNOTES  | ELEVATION GENERAL NOTES   | LEGEND   |
|---|---|--|
| EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS EL2 SIDING             | 1. ALL DIMENSIONS TO FINISH FACE, U.N.O.  7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM 2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.  | SECTION CUT 1 KEYNOTE GLAZING                            |
| EL3 STUCCO  EL4 STONE VENEER  EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND | 8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT 3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.  8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.  1. CONTRACTOR TO VERIFY COLOR SCHEME WITH NOTIFY ARCHITECT OF ANY DISCREPANCIES.  1. CONTRACTOR TO VERIFY COLOR SCHEME WITH NOTIFY ARCHITECT OF ANY DISCREPANCIES.  3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING LOCATIONS, U.N.O.  1. CONTRACTOR TO VERIFY COLOR SCHEME WITH NOTIFY ARCHITECT OF ANY DISCREPANCIES.  1. CONTRACTOR TO VERIFY COLOR SCHEME WITH | ELEVATION CALLOUT  X DOOR SYMBOL ROOFING SHINGLES        |
| PROPOSED GRADES  EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)                            | 4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS  5. SEE SCHEDULE FOR DOOR AND WINDOW  | DETAIL DRAWING REF.  TEMPERED GLASS                      |
|   | INFORMATION AND HEIGHTS  6. LATH & PLASTER A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL.   | X'-X"  ELEVATION MARKER  SPRAY FIN. STUCCO  STONE VENEER |
|   | B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED.PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COAT SINGLE.   |  |
|   | TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.   |  |



OWNER NAME: ADDRESS:

APN: LEGAL DESCRIPTION:

revisions

description Exterior Elevations Ranch

2 Bedroom 1 Bath

data

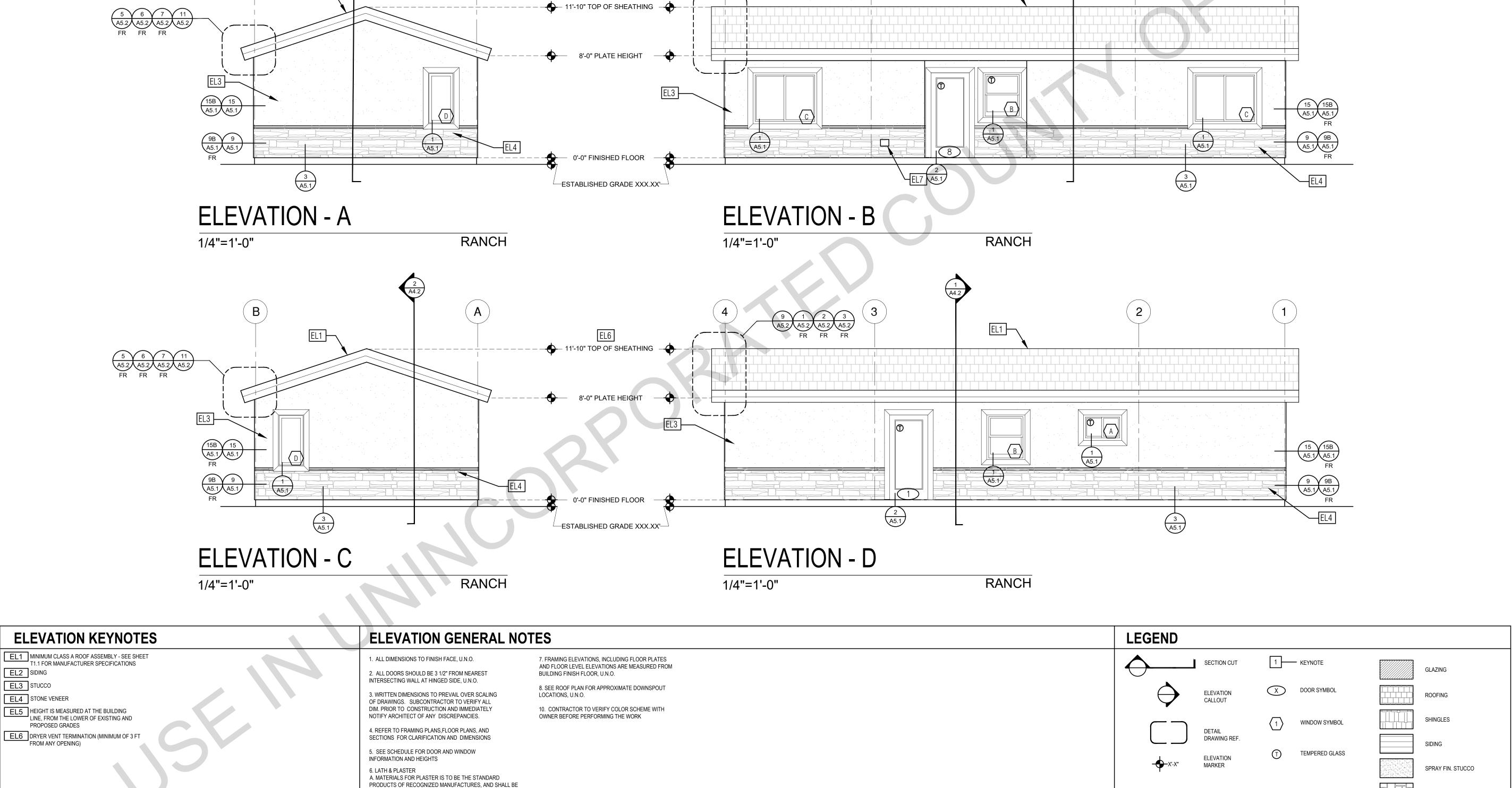
project no.

project no.

STONE VENEER

drawn by DESIGN PATH STUDIO

eet no.  $m \Delta \, m 2 \,$  '



AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY

THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL.

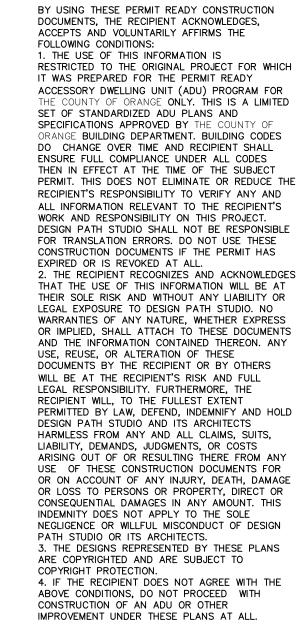
B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL
JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE
GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF
STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE

C. WHERE INDICATED ON THE DRAWINGS, PORTLAND

CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT

WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.

3





OWNER NAME: ADDRESS:

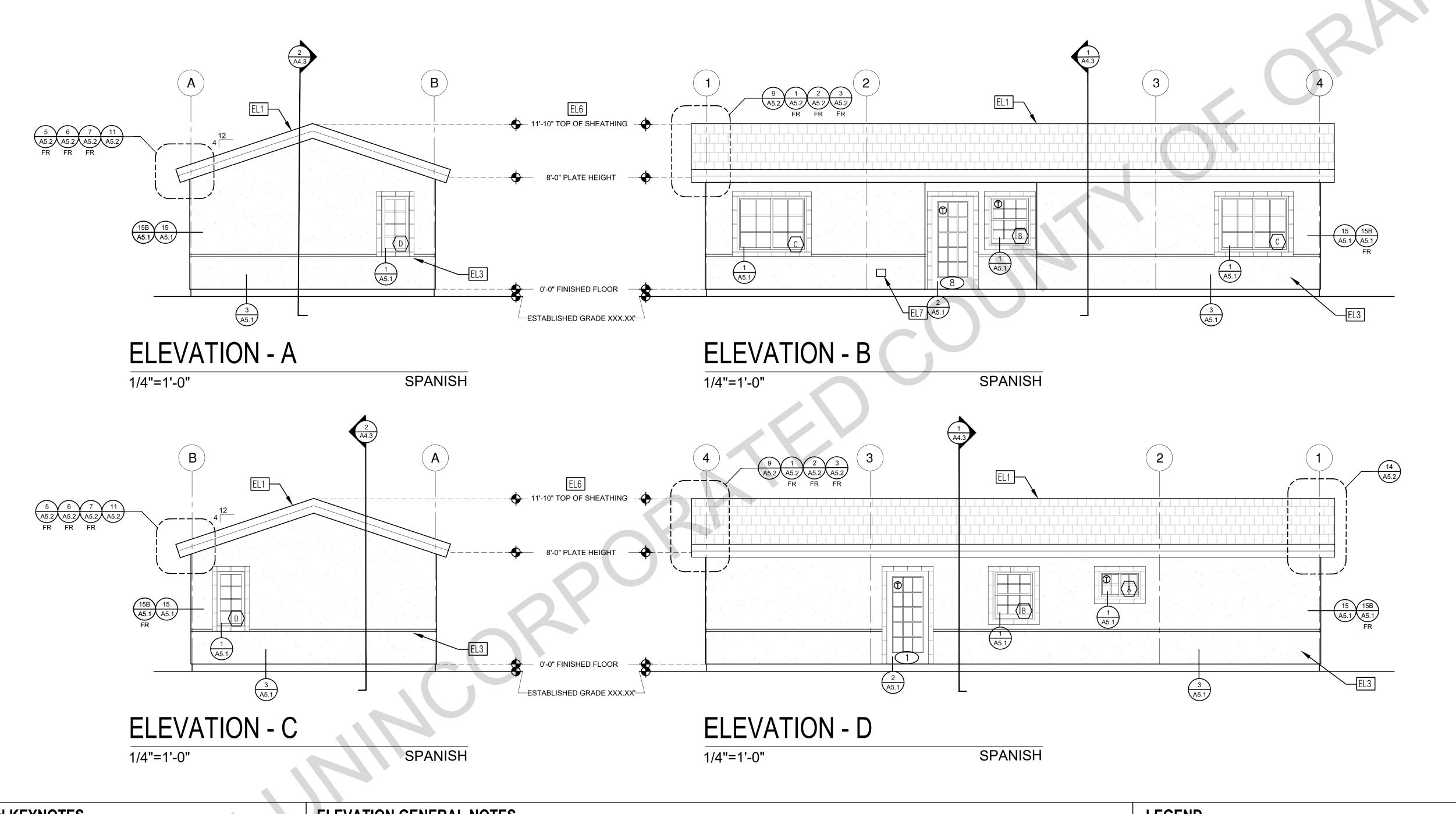
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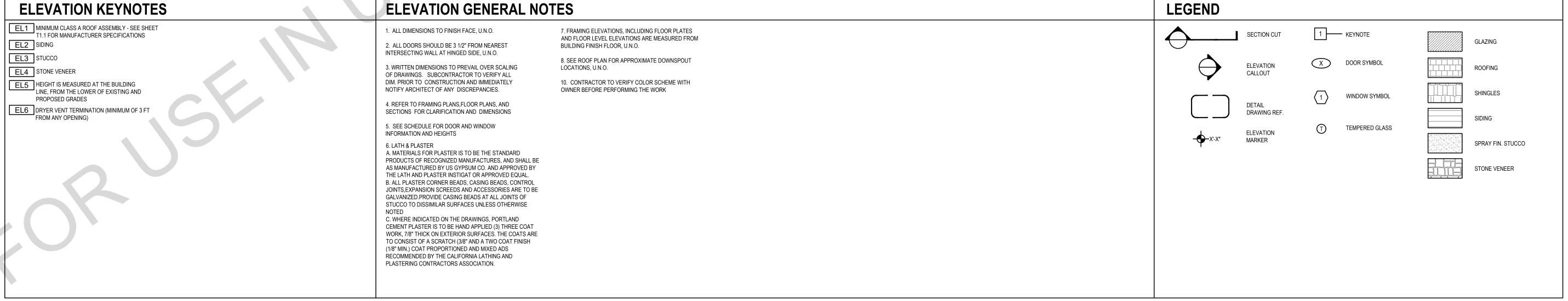
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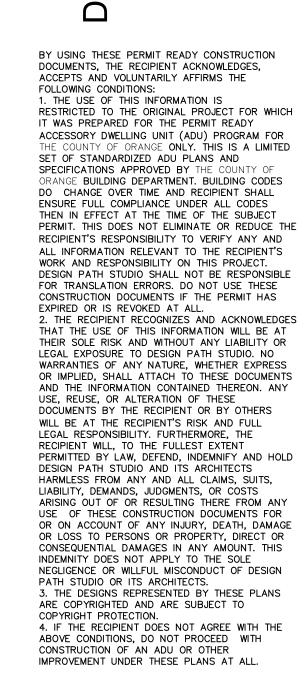
revisions

description **Exterior** Elevations Spanish 2 Bedroom 1 Bath

project no.









OWNER NAME:

ADDRESS:

APN:

LEGAL DESCRIPTION:

revisions

Sections
Craftsman
2 Bedroom

1 Bath

project no

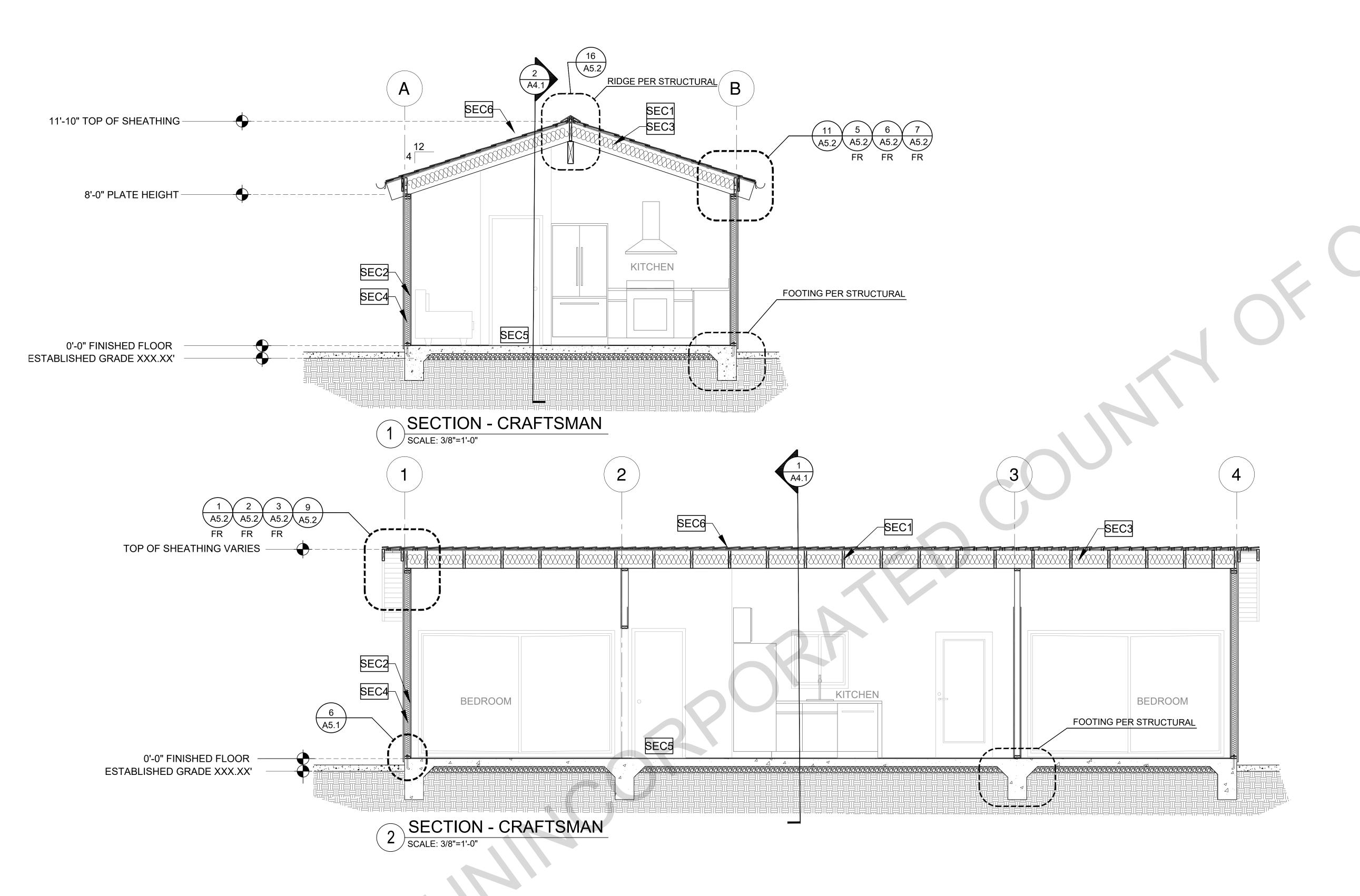
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project no.

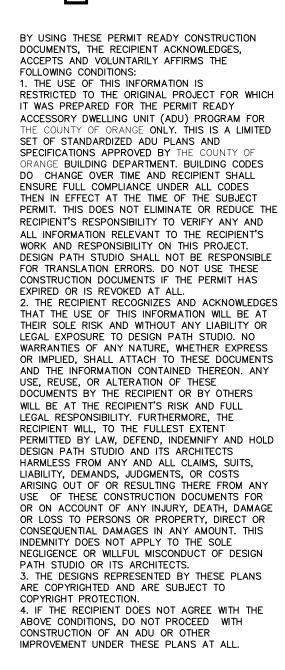
drawn by DESIGN PATH STUDIO

2024

sheet no.



| SECTION KEYNOTES  | SECTION GENERAL NOTES  | LEGEND  |
|---|--|---|
| SEC1 RAFTERS PER PLAN SEE STRUCTURAL  SEC2 2X STUDS @ 16" O.C SEE STRUCTURAL  SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS  SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS  SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL  SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS | 1 NETLY S SEP DIA AND ESTABLE FOR LOCATIONS, OUAHITY AND CORPGIGNATION OF MINISTER, MI | SECTION CUT  ELEVATION CALLOUT  DETAIL DRAWING REF.  ELEVATION MARKER |





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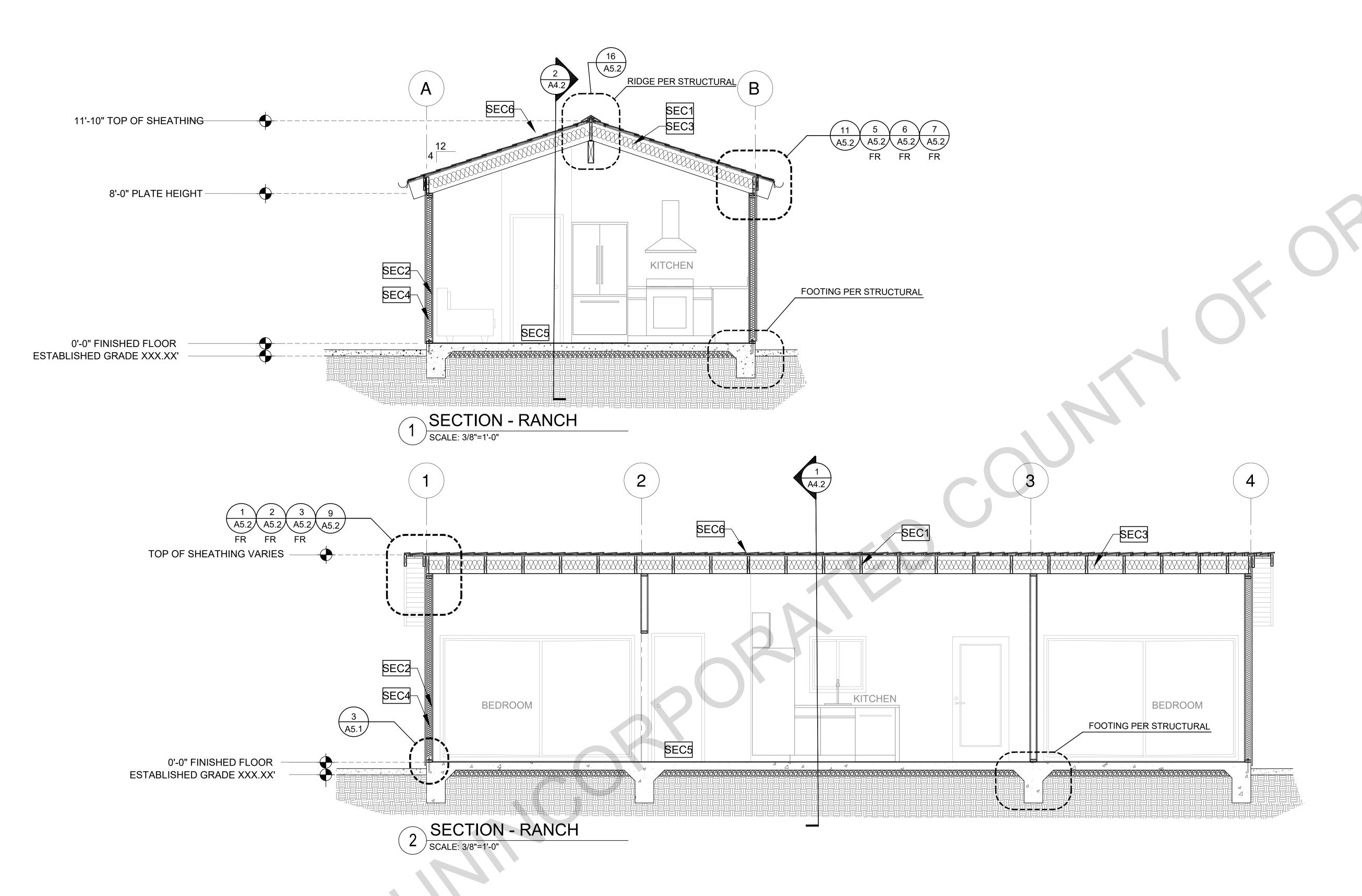
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Sections Ranch 2 Bedroom 1 Bath

date 2024

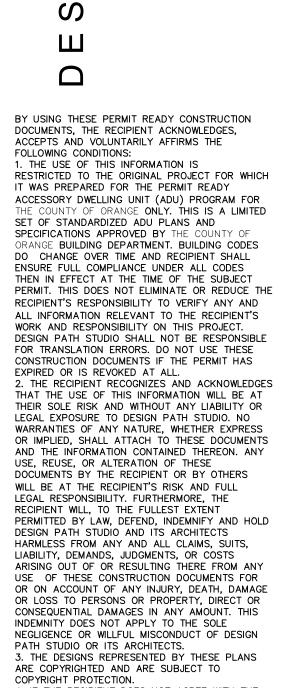
project no.

drawn by DESIGN PATH STUDIO

sheet no.



| SECTION KEYNOTES   | SECTION GENERAL NOTES  | LEGEND  |
|--|--|---|
| SEC1 RAFTERS PER PLAN SEE STRUCTURAL SEC2 2X STUDS @ 16° O.C SEE STRUCTURAL SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS | LIFERAS OF THE SERVICE PLANS AND DETAILS STREET, DAY WOULD CALLING SUBSTRICE AND STREET TO AND OTHERS THE MORE CONTROLLED STREET AND STREET TO AND OTHERS THE MORE CONTROLLED STREET AND STREET AND STREET TO AND OTHERS THE MORE CONTROLLED STREET AND STREE | SECTION CUT  ELEVATION CALLOUT  DETAIL DRAWING REF.  **-X'-X'-*  **-X'-X'-X'-X'-X'-X'-X'-X'-X'-X'-X'-X'-X'- |



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OWNER NAME:

ADDRESS:

APN: LEGAL DESCRIPTION:

revisions

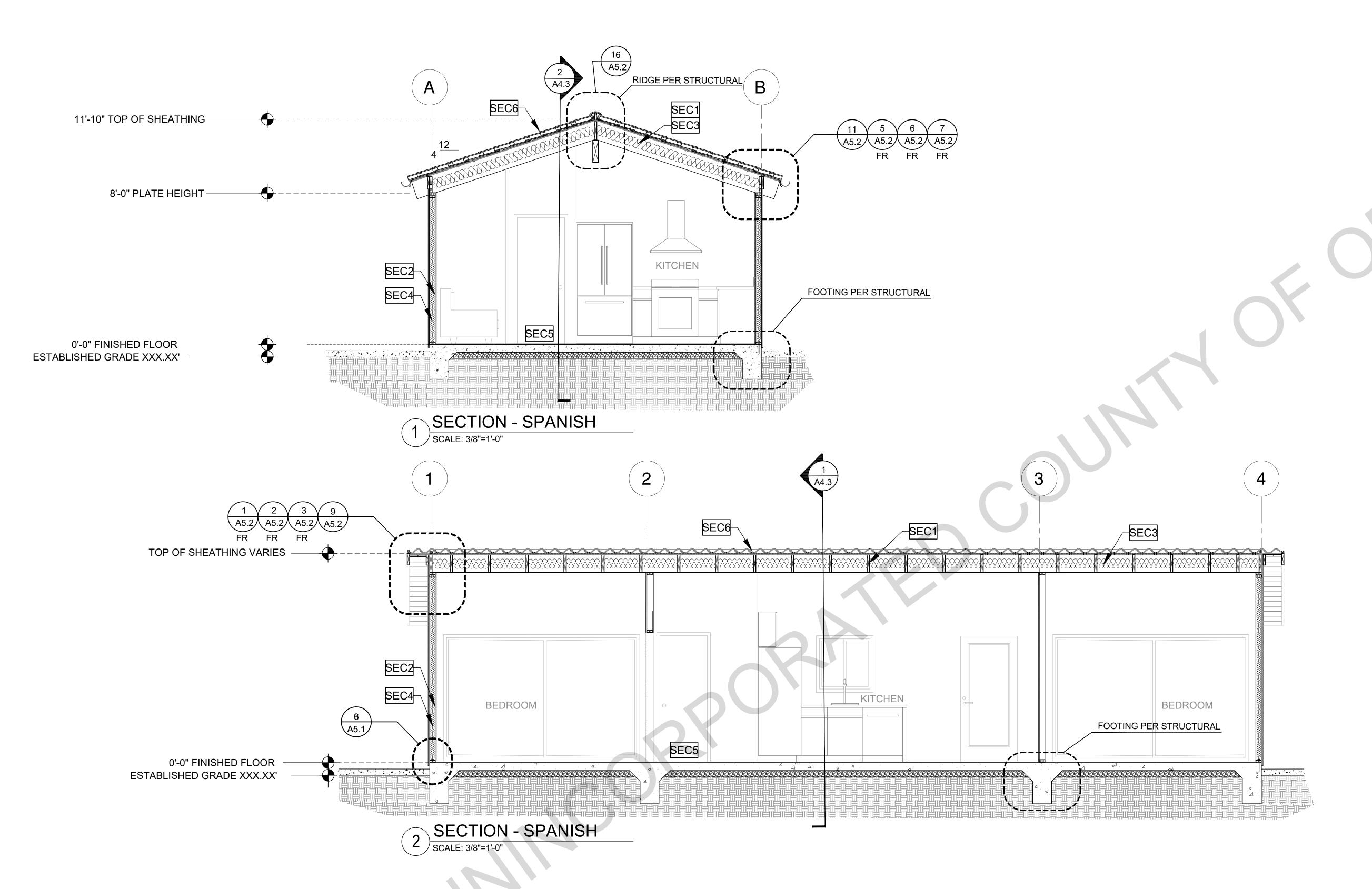
Sections
Spanish
2 Bedroom

1 Bath

project no.

drawn by DESIGN PATH STUDIO sheet no.

A4.3



| SECTION KEYNOTES  | SECTION GENERAL NOTES  | LEGEND   |
|---|--|--|
| SEC1 RAFTERS PER PLAN SEE STRUCTURAL  SEC2 2X STUDS @ 16° O.C SEE STRUCTURAL  SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS  SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS  SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL  SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS | SET PLANS AND DETAILS FOR LOCATIONS. QUANTITY AND CORRESPONDED.  THE PLANS AND DETAILS FOR THE SECONDARY OF THE PLANS AND DETAILS FOR THE PLAN | ELEVATION CALLOUT  DETAIL DRAWING REF.  **ELEVATION MARKER** |



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description

A robitoe

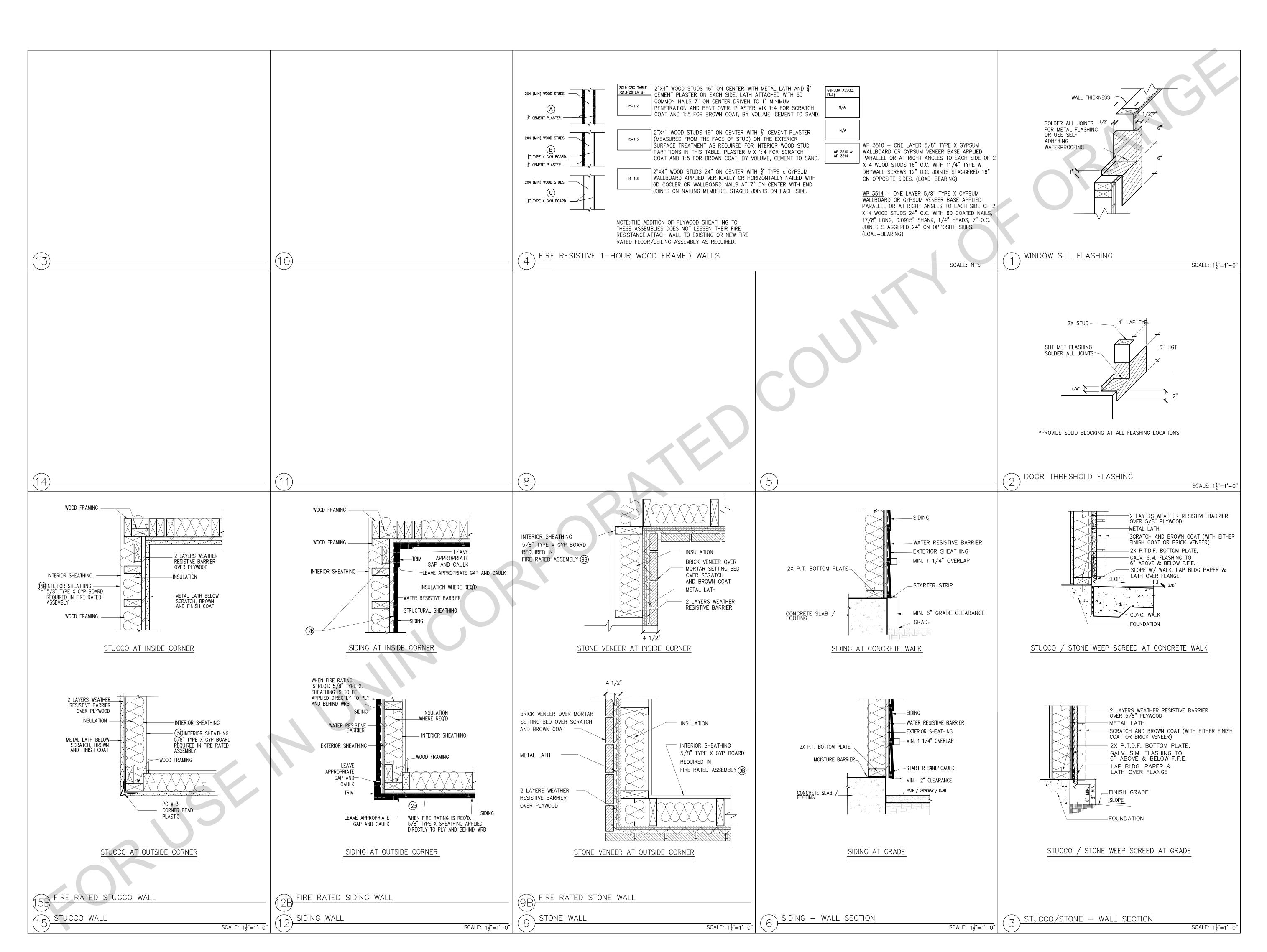
# Architectural Wall Details

date 2024

project no.

drawn by DESIGN PATH STUDIO

A5.1





OWNER NAME: ADDRESS:

LEGAL DESCRIPTION:

APN:

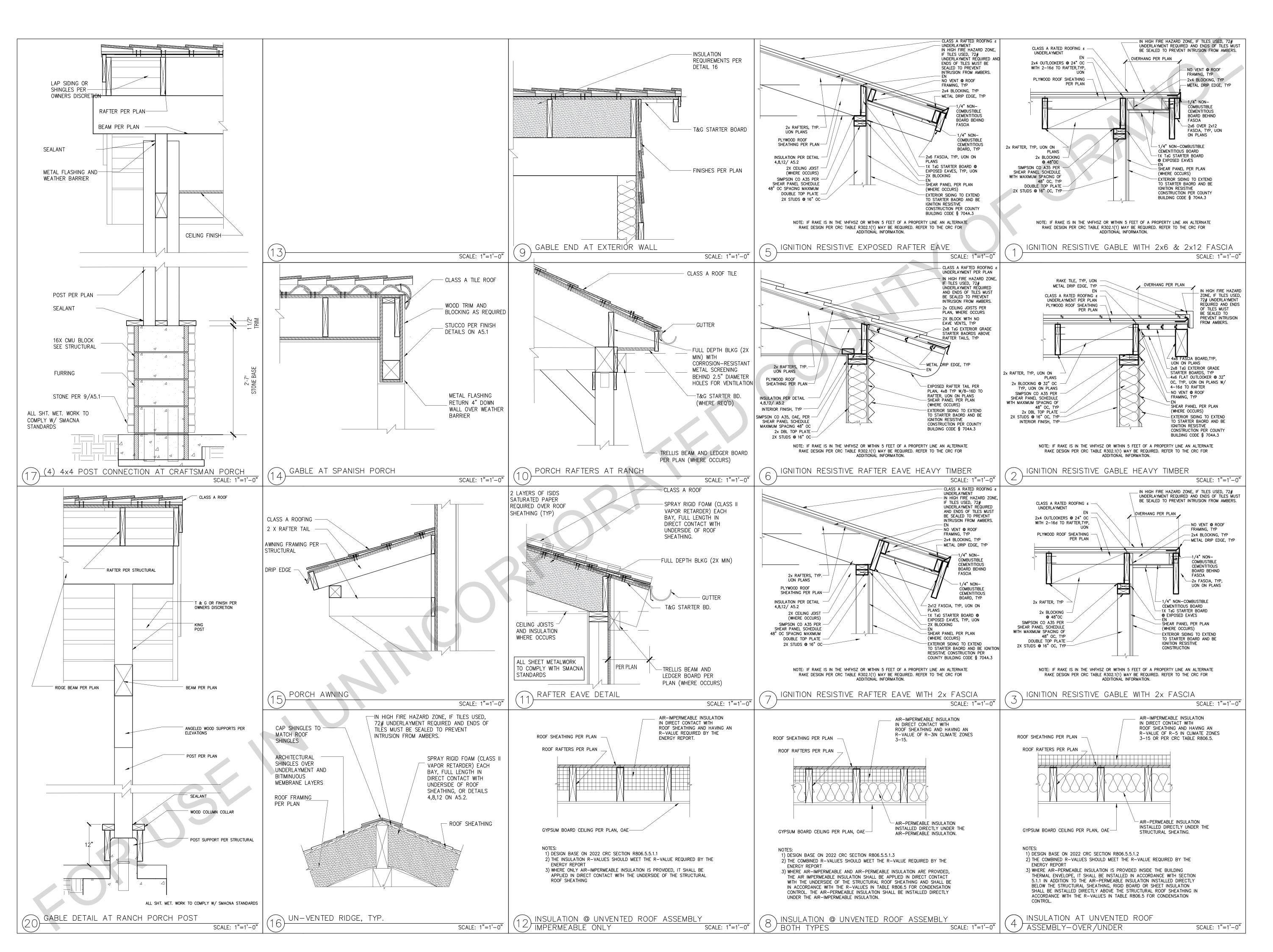
# Architectural Roof Finish Details

date 2024

project no.

drawn by DESIGN PATH STUDIO

A5.2



<sup>5</sup> " ALL-THREAD, EPOXY, EMBED 3" OR  $\frac{5}{8}$  " TITEN HD, EMBED 3" MIN. INTERIOR > 6," EDGE DIST. SHEARWALL OR <sup>5</sup>/<sub>8</sub> " TITEN HD, EMBED 3" MIN. 0.145 DIA. SHOT PINS SPACED 4 INCHES NON-SHEAR APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.

DOCUMENTATION IN WRITING FOR THE FOLLOWING: A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND COUNTY OF

REPLACEMENT HARDWARE

HTT4

HTT5

LTT20B

LTT20B

REPLACEMENT

B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED. C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE COUNTY OF ORANGE RECOMMENDATIONS.

216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION

### 3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.

301. ROOF SHEATHING SHALL BE  $\frac{19}{32}$  " OR  $\frac{5}{8}$  " C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (24/0) W/ 8D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS PER AWC NDS. SEE DETAILS FOR SHEAR AND DRAG NAILING.

302. TYPICAL WALL SHEATHING:

INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. 5" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 7" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.

EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE  $\frac{7}{8}$ " EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X  $\frac{7}{16}$  " STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.

- 303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB.
- 304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

### WOOD FRAMING CONSTRUCTION (CONT.)

ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.

SILL PLATE ANCHORS:

- 306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.
- 307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.
- 308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD: ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C. ACQ-D. CA-B. AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.

ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305 OR 316 STAINLESS STEEL.

WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL

- 309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.
- 310. ENGINEERED BEAMS ARE AS FOLLOWS: "PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900). "LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325) (E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9") "LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800) "GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O. "IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION

311. LUMBER SPECIFICATIONS: ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING: 2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER 92-1/4". 104-1/4". & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER 2X4 STUDS OVER 10' #2 OR BETTER 2X4 SILLS & PLATES STANDARD OR BETTER 2X6 STUDS, SILLS, & PLATES #2 OR BETTER 4X4 STUDS & POSTS STANDARD OR BETTER OR #1 4X6. 6X6. & LARGER STUDS & POSTS #1 OR BETTER 4X4, 4X6 BEAMS & HEADERS #2 OR BETTER 4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS #1 OR BETTER 6X4 BEAMS & HEADERS #2 OR BETTER 6X6 & LARGER BEAM & HEADERS **#1 OR BETTER** 2X10 AND LARGER RAFTERS AND JOISTS #1 OR BETTER

312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS: BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:

PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.

PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.

SEE STRUCTURAL DETAILS 13 & 14 ON DETAIL SHEETS NOTCHING AND BORING.

- 313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.
- 314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.
- 315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.
- 316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.
- 317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS
- 318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.

319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION. 320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

### 3. WOOD FRAMING CONSTRUCTION (CONT.) 321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL

CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT 322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED.

UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED: BEAM OR JOIST SIMPSON/USP HANGER RAFTERS LU, LUS, LUC, OR HU 1.75 X LSL AND LVL HU, HUS, OR WPU 2.69 X PSL AND LVL HU OR HWU HHUS OR HWU 3.5 X PSL AND LVL HHUS OR HWU 5.25 X PSL AND LVL HHUS OR HWU 7 X PSL AND LVL

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS

 $^{323.}$  Where shearwall  $\,\,$  Lengths are specified on the plans, the length shown is a MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES. BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

 $^{324.}$  THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:

LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL. C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN

### 4. ICC-ES AND NER APPROVALS

401. JOISTS AND RAFTERS AND BEAMS: TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153

LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403 ROSEBURG JOISTS & BEAMS--ESR-1210, 1251 GLU-LAM BEAMS-- ESR-1940 PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS: 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046

USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200 QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771 SIMPSON TITEN HD--ICC-ESR-1056, 2713

- PANEL SIDING TO FRAMING 500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)
- 501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.
- 502. ALTERNATE NAILING FOR ROOF SHEATHING:

| N | IAIL SIZ                | ZES                |                |                         |                               | SEISMIC DESIGN CATEGORY  |
|---|-------------------------|--------------------|----------------|-------------------------|-------------------------------|--|
|   | SIZE OF<br>NAIL         | STANDARD<br>LENGTH | WIRE<br>GAUGE  | SIZE<br>(INCHES)        | PENETRATION<br>REQUIRED       | RISK CATEGORY SEISMIC IMPORTANCE FACTOR  |
| В | OX NA                   | ILS                |                |                         |                               | Ss<br>S1   |
|   | 6D<br>8D<br>10D         | 2"<br>2 "<br>3"    | 12<br>11<br>10 | 0.099<br>0.113<br>0.128 | 1"<br>1"<br>1 "               | BASIC SEISMIC FORCE RESIST<br>METHOD: EQUIVALENT LATERA<br>CALCULATIONS FOR SD1, SDS |
|   | 12D<br>16D<br>16D SINKE | 3"<br>3 "<br>IR 3" | 10<br>10<br>9  | 0.128<br>0.135<br>0.148 | 1 "<br>1 "<br>1 "             | 702. WIND DESIGN CRITERIA : WIND SPEED (V-ult)                                       |
| C | OMMO                    | N NAIL             | S              |                         |                               | RISK CATEGORY  |
|   | 6D<br>8D<br>10D         | 2"<br>2½ "<br>3"   | 11<br>10<br>9  | 0.113<br>0.131<br>0.148 | 1 "<br>1 "<br>1 \frac{1}{4} " | EXPOSURE  703. DESIGN LOADING (WORST CASE  VAULTED ROOF DL 27 psf                    |

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N. BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N. BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N. FLAT BLKNG TO TRUSS AND WEB, F.N. CEILING JOISTS TO TOP PLATE. T.N.

CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1 CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1 COLLAR TIE TO RAFTER, F.N.

TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL

RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5 RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM

BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL

TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.

RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER

2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING

32" o.c. FN Top & BTTM STAGGERED ON OPPOSITE SIDES

BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END. T.N.

8d Com or deformed (roof) or 2\frac{3}{8}" x.113" nail (roof)

 $1\frac{3}{4}$ " 16 Ga Staple,  $\frac{7}{16}$ " crown (subfloor and wall)

16d Com or deformed; or  $2\frac{3}{8}$ "x.113" nail (subfloor and wall)

 $2\frac{3}{8}$ " x.113"x.266" head nail, 2"16 Gage staple,  $\frac{7}{16}$ " crown

 $1\frac{1}{2}$ " x0.120", galvanized roofing nail ( $\frac{7}{16}$ " head dia) or  $1\frac{1}{4}$ " 16 Ga Staple w/ $\frac{7}{16}$ " or 1" crown

 $1\frac{3}{4}$ " x0.120", galvanized roofing nail  $(\frac{7}{46}$ " head dia) or  $1\frac{1}{2}$ " 16 Ga Staple w/ $\frac{7}{46}$ " or 1" crown

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

8d COMMON ( $2\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")

10d COMMON (3"x0.148"); or deformed ( $2\frac{1}{2}$ "x0.131"); or deformed ( $2\frac{1}{2}$ "x0.120")

6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)

8d corrosion-resistant siding  $(2\frac{3}{8}$ "x0.128"); or 8d corrosion-resistant casing  $(2\frac{1}{2}$ "x0.113")

1,500 psf

PORCH LL 20 psf

TRELLIS LL 10 psf

D (Default)

 $\frac{3}{4}$ " & LESS | 8d COMMON (2  $\frac{1}{2}$ "x0.131"); or deformed (2"x0.113"); or deformed (2"x0.120")

 $\frac{1}{2}$ " & LESS | 6d corrosion-resistant siding ( $\frac{17}{8}$ "x.106"); or 6d corrosion-resistant (2"x.099")

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA

4d casing  $(1\frac{1}{2}$ "x0.080"); or 4d finish  $(1\frac{1}{2}$ "x0.072")

35 psf | I

6 psf I

 $\frac{7}{8}$  -1 $\frac{1}{4}$  10d Com or (3"x0.148"); or deformed (2 $\frac{1}{2}$  x.131"x.281 head)

WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND

1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.

UNBRACED WALL: 16" o.c. FN

UNBRACED WALL: 12" o.c. FN

BRACED WALL: 16"o.c. FN

1" BRACE TO EACH STUD AND PLATE, F.N.

1"x6" SHEATHING TO EACH BEARING, F.N

JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.

24" o.c. FN Top & BTTM

ENDS & SPLICES, FN

LEDGER SUPPORTING JOISTS/RAFTERS

JOIST TO BAND OR RIM JOIST. END NAIL

FULL REPORTS FOUND AT

HTTP://WWW.ICC-ES.ORG

1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.

2" SUBFLOOR TO JOIST OR GIRDER, F.N. or BLIND

BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS

PARTICLEBOARD WALL SHEATHING TO FRAMING

 $2\frac{3}{8}$ " x.113"x.266" head nail (roof)

OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)

INTERIOR PANELING

7. DESIGN CRITERIA

RESIDENTIAL CODE.

701. SEISMIC DESIGN CRITERIA:

SOIL BEARING VALUE

SITE CLASS

TRELLIS DL

 $1\frac{3}{4}$ " 16 Ga Staple,  $\frac{7}{16}$ " crown (roof)

8d Com or deformed (subfloor and wall)

 $\frac{19}{32}$ " 8d Com or deformed (roof) or  $2\frac{3}{8}$ " x.113" nail (roof)

**ENDNAIL** STUD TO STUD (NOT AT BRACED WALL PANELS) STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL) BUILT-UP HEADER (2" TO 2"), FN EA. EDGE

CONT. HEADER TO STUD, T.N.

24" MIN LAP SPLICE EA. SIDE

STUD TO TOP OR BOTTOM PLATE

**TOENAIL** 

**ENDNAIL** 

TOP PLATE TO TOP PLATE

A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN

B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE

SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED. D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

ON THE STRUCTURAL PLANS AND DETAILS.

400. PLYWOOD AND OSB PANELS: APA PLYWOOD & OSB--ESR-2586

BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336

SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320,

IAPMO ER-112, 130, 143, 192, 262

403. ADHESIVES & ANCHORS: SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.

SIMPSON SHOT PINS ICC-ES ESR-2138 HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

### 5. NAILING & FASTENING

- 8D 2 $\frac{1}{2}$ " X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

NAII SIZES

- 503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D  $2\frac{1}{2}$ " X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL
- 504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED: 10D 2 ½ " X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

| SIZE OF<br>NAIL                            | STANDARD<br>LENGTH                   | ) WIRE<br>GAUGE                 | SIZE<br>(INCHES)                                   | PENETRATION<br>REQUIRED              | RISK CATEGORY SEISMIC IMPORTANCE FACTOR   | <br>                      |
|--|--------------------------------------|---------------------------------|--|--------------------------------------|---|---------------------------|
| OX NA                                      | ILS                                  |                                 |  |                                      | Ss<br>S1  | 1.872<br>0.658            |
| 6D<br>8D<br>10D<br>12D<br>16D<br>16D SINKE | 2"<br>2 "<br>3"<br>3"<br>3 "<br>R 3" | 12<br>11<br>10<br>10<br>10<br>9 | 0.099<br>0.113<br>0.128<br>0.128<br>0.135<br>0.148 | 1" 1" 1 " 1 " 1 "                    | BASIC SEISMIC FORCE RESISTING SYSTE METHOD: EQUIVALENT LATERAL FORCE CALCULATIONS FOR SD1, SDS, DESIGN E  702. WIND DESIGN CRITERIA: WIND SPEED (V-ult) | PROCEDURE SEE STRUCTURA   |
| OMMO                                       | N NAIL                               | .S                              |  |                                      | RISK CATEGORY   | 124 HipH<br>              |
| 6D<br>8D<br>10D<br>12D                     | 2"<br>2½ "<br>3"<br>3"               | 11<br>10<br>9<br>9              | 0.113<br>0.131<br>0.148<br>0.148                   | 1" 1 " 1 \frac{1}{4}" 1 \frac{1}{4}" | EXPOSURE  703. DESIGN LOADING (WORST CASE LOADING  VAULTED ROOF DL 27 psf  ROOF w/ CEILING DL 23 psf I RO   | C<br>5):<br>OOF LL 20 psf |
| 16D  | 3 "                                  | 8                               | 0.162  | 4 <u>1</u> "                         | '   | ODOLLI 20 psi             |

4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples 2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples 16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c 4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples 4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples

2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN 16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN 16d Com @ 16" o.c OR 16d Box @ 12" o.c. 4-8d Com, 4-10d Box, 5-8d box 16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN

8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples

16d Box, 3" x 0.131" nails, 3" 14 gage staples 2-16d Com, 3-16d Box,4-3"x.131" nails,4-3" 14 gage staples

4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples 3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 2-16d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples 3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box

4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box 4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples 8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN 2-1.75" Gage Staples, 2-8d Com, 3-10d Box

3-16d Box, 2-16d Com 3-16d Box, 2-16d Com

> 10d Box, 3"x0.131" nails, 3" 14 gage staples 2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples 4-16d Box, 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES 3-16d Com, 4-10d Box, 4-3"X0.131, 4-3" 14ga. STAPLES

2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

EDGES INTERMEDIATE (IN) SUPPORTS (IN)

> FOOTNOTES: a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and for wall sheathing are permitted to be common, box or casing. b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked). c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail. d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the

specifications in ASTM F1667. e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate

supports shall be permitted where the fastening is designed per the AWC NDS. e. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials,

such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH

ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE

SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDOWN ATTACHED.) 801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR

12

6

NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.

802. PER CBC 1705.11 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETTACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

### 9. SOILS REPORT

A SOILS REPORT IS REQUIRED PER COUNTY OF ORANGE REQUIREMENTS FOR ALL **NEW STRUCTURE EXEPT:** 1) DETACHED ACCESSORY STRUCTURE OR SINGLE FAMILY DWELLING LARGER

THAN 500 SQUARE FEET BUT NOT MORE THAN 1,200 SQUARE FEET LOCATED IN LIQUEFACTION AREA SHALL REQUIRE 4' OVEREXCAVATION. 2) ONE STORY DETACHED ACCESSORY STRUCTURE UP TO 1,200 SQUARE FEET LOCATED IN NON-LIQUEFACTION AREA. ONE STORY DETACHED ACCESSORY STRUCTURE UP TO 500 SQUARE FEET LOCATED IN LIQUEFACTION AREA.

IN-LIEU OF A SOILS REPORT FOR PERMIT READY ADU PROGRAM, A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY O RANGE BUILDING DEPARTMENT BUILDING CODES CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES ALL INFORMATION RELEVANT TO THE RECIPIENT'S DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLI FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENT AND THE INFORMATION CONTAINED THEREON, ANY USE, REUSE, OR ALTERATION OF THESE WILL BE AT THE RECIPIENT'S RISK AND FULL PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOL DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OF CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLEUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER

IMPROVEMENT UNDER THESE PLANS AT ALL.

DOCUMENTS, THE RECIPIENT ACKNOWLEDGES,

ACCEPTS AND VOLUNTARILY AFFIRMS THE

FOLLOWING CONDITIONS:

County of Orange Pre-Approved **ADU Program** 

OWNER NAME: ADDRESS:

LEGAL DESCRIPTION:

8. STATEMENT OF SPECIAL INSPECTIONS revisions

description

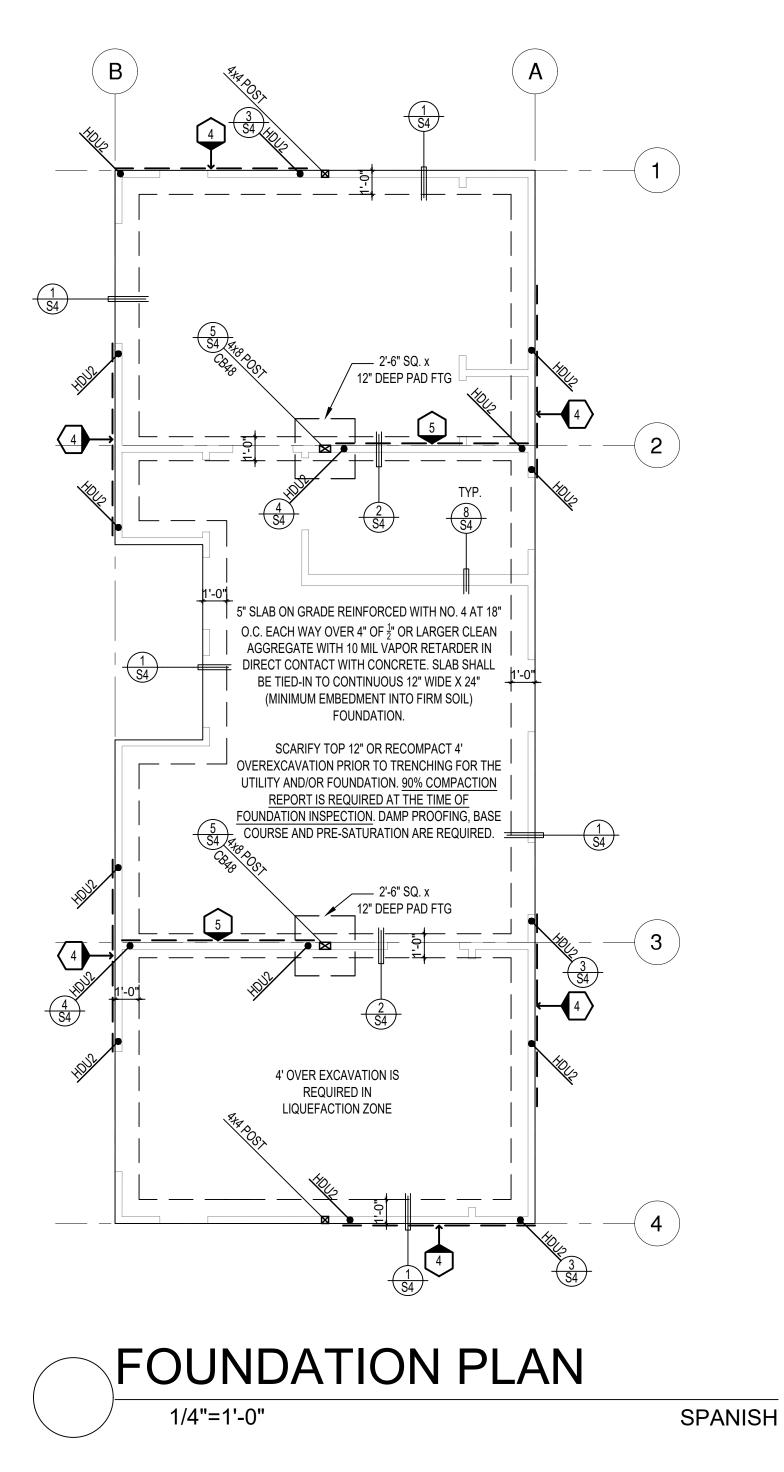
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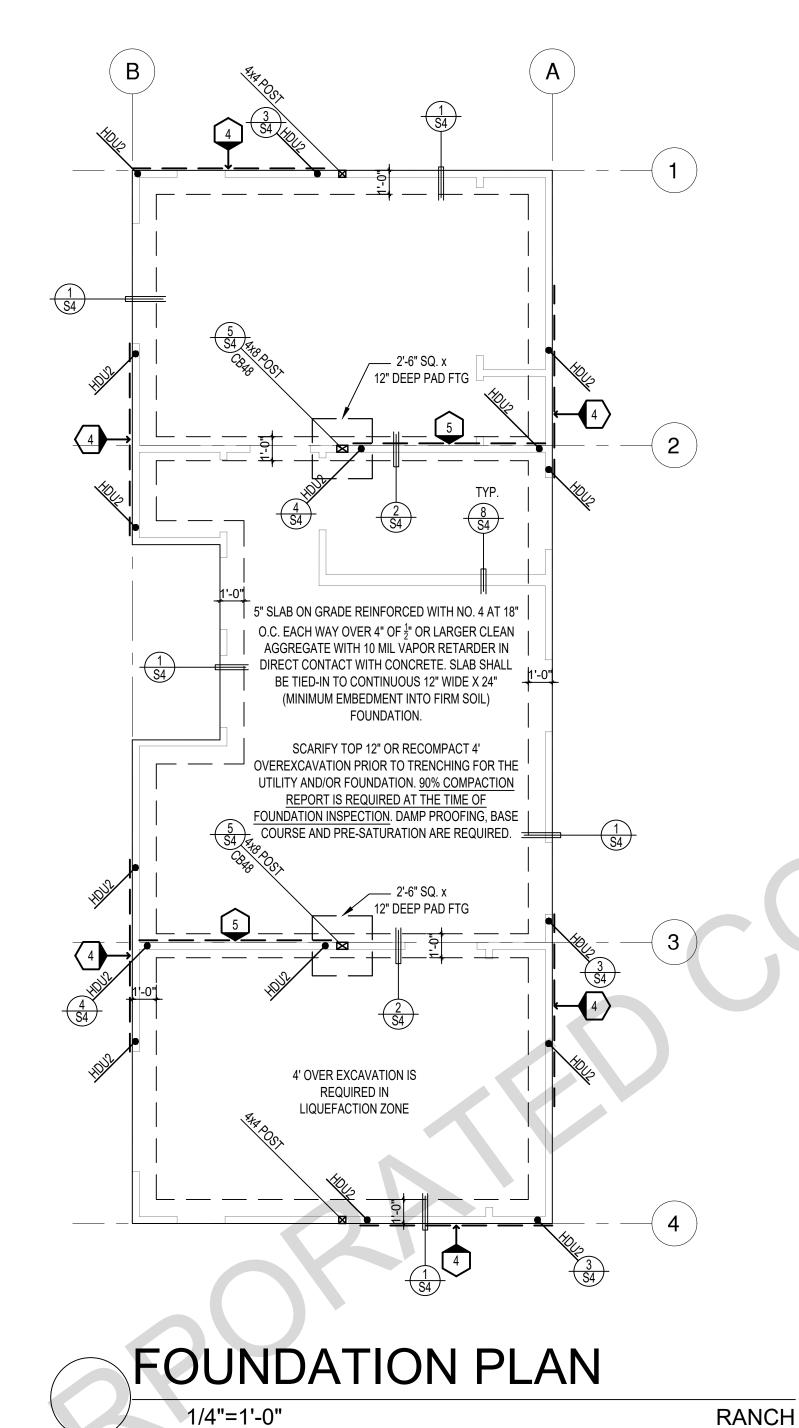
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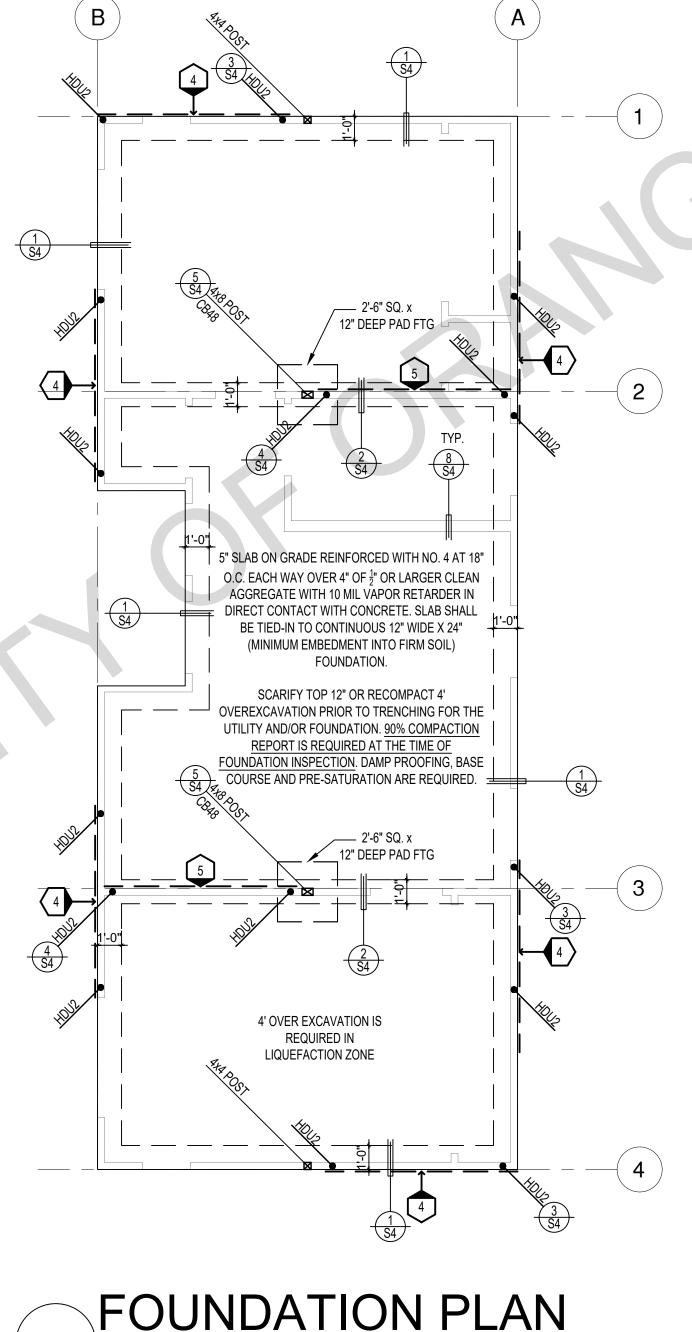
project no.

DESIGN PATH STUDIO drawn by

sheet no.







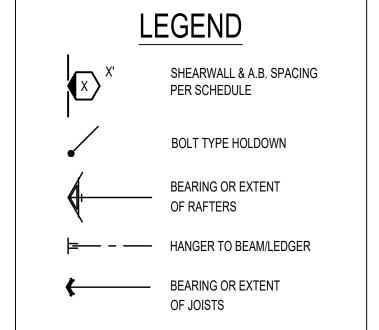
### FOUNDATION PLAN 1/4"=1'-0"

### SHEAR WALL SCHEDULE (ASD VALUES)

### FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED
- IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x4 @ 16" O.C. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES
- TO BE 4" (AND A MAXIMUM OF 12") PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH
- 5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- 6. SEE SHT S4 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- . POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2)
- FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.
- BOTTOM OF THE FOOTINGS SHALL BE CERTIFIED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCEMENT BARS

|   |   |  | <del>_</del>   |   |  |   |
|---|---|--|--|---|--|---|
|   | 4   | 5  | 6  | 7   | 8  | 9   |
| SHEARWALL DESCRIPTION (See footnotes 1& 4)  | 3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3) | $\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ $4\frac{1}{2}$ " o/c edge, 12" o/c field, blocked (See footnote 3) | 3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4) | 3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4) | 15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5) | 15/ <sub>32</sub> " rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5) |
| SHEAR VALUE<br>(PLF)                        | 260*  | 350*   | 490*   | 550*  | 665*   | 870*  |
| ANCHOR BOLT SPACING                         | ½" @ 48"<br>or<br>½" @ 32"  | 5½" @ 32"<br>or<br>½" @ 24"  | ½" @ 24"<br>or<br>½" @ 16"   | ½" @ 24"<br>or<br>½" @ 16"  | ½" @ 16"<br>or<br>½" @ 24"   | ½" @ 12"<br>or<br>½" @ 8"   |
| 16d (0.148") SILL NAILING                   | 6"  | 4½"  | 3½"  | 3"  | 1/4"x41/2"<br>SDS screws @ 8"  | 1/4"x41/2"<br>SDS screws @ 8"   |
| SPACING OF A35/LTP4<br>FRAMING TO TOP PLATE | 32" O.C.  | 18" O.C.   | 12" O.C.   | 12" O.C.  | 8" O.C.  | 8" O.C.   |



CRAFTSMAN

### SHEAR WALL FOOTNOTES

- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (\*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR E COUNTY OF ORANGE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF ORANGE BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. 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. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. 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, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

### County of Orange Pre-Approved ADU Program

OWNER NAME: ADDRESS:

APN:

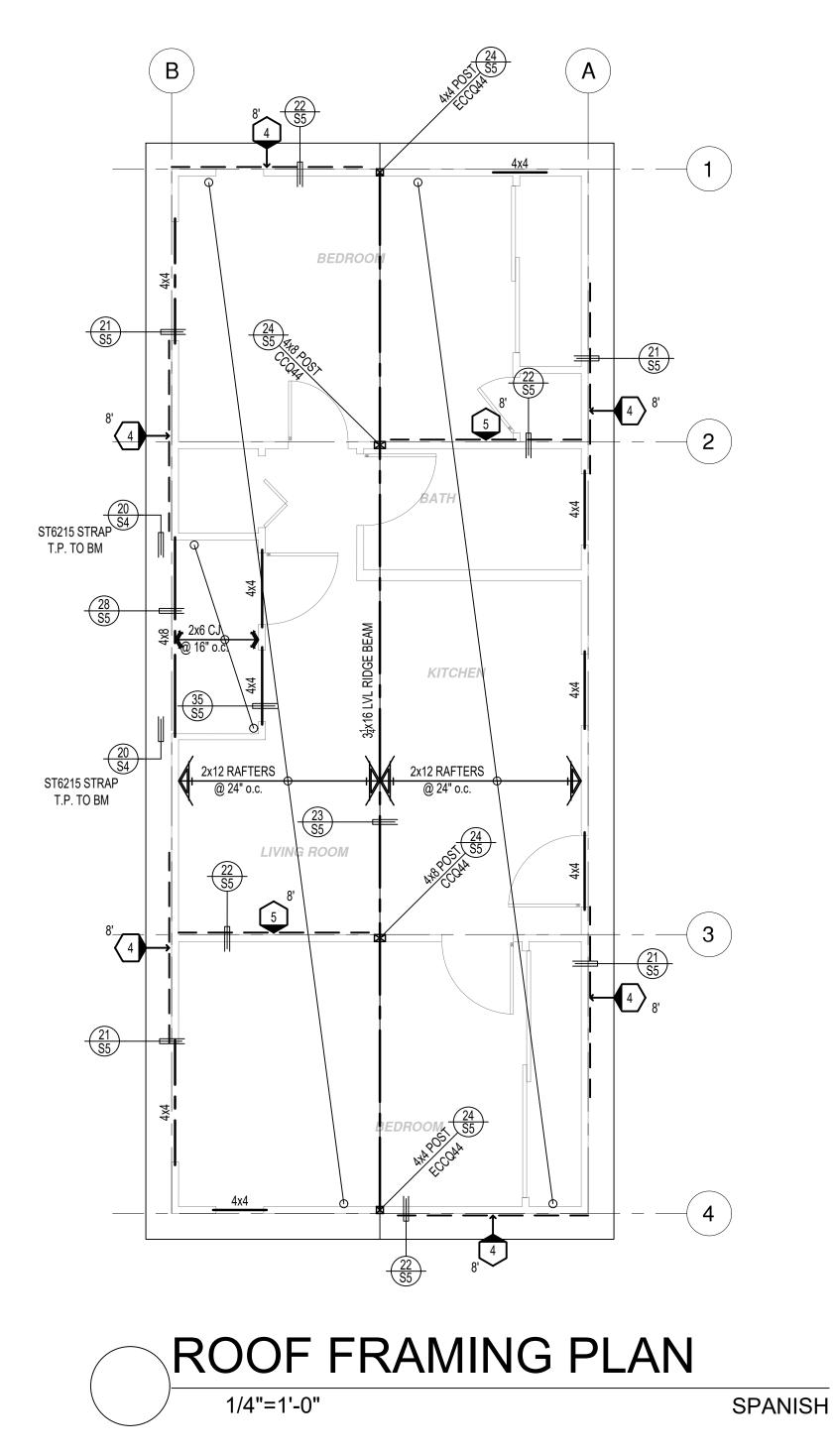
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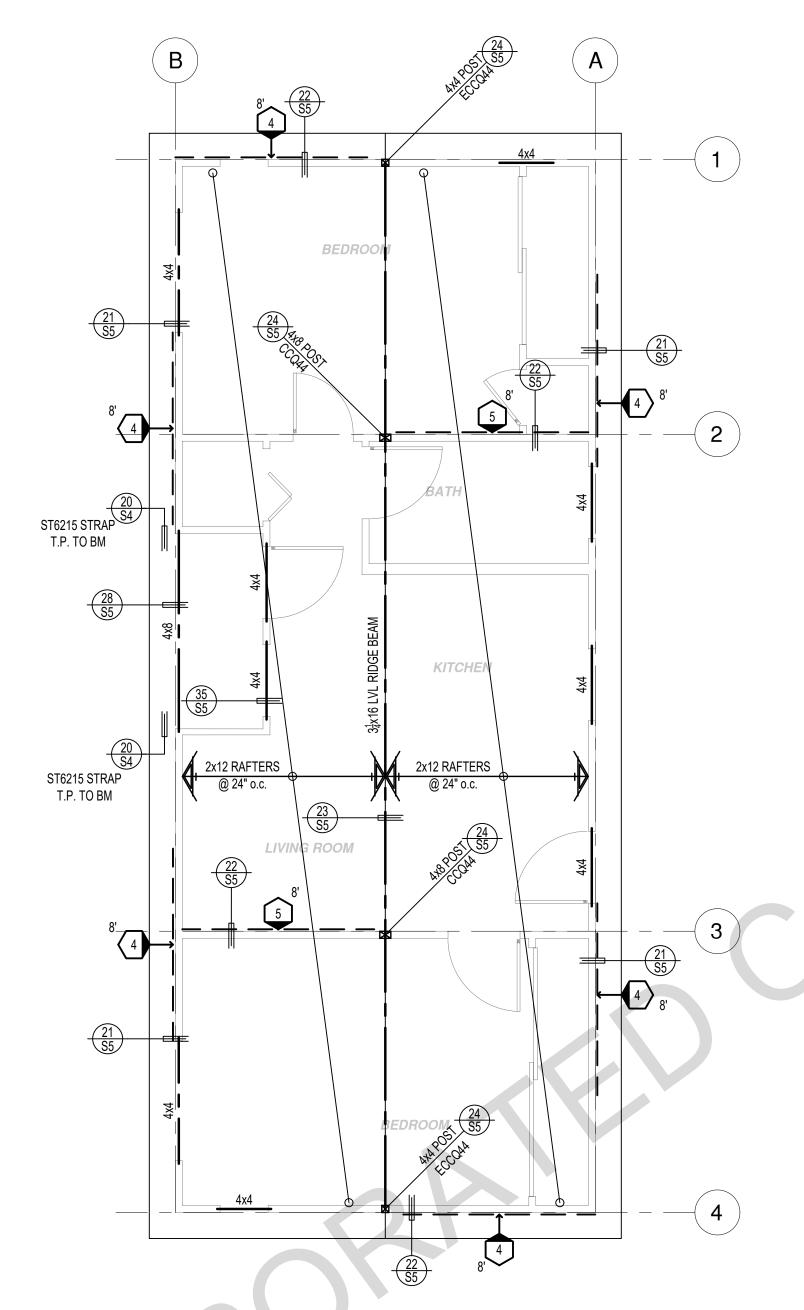
revisions

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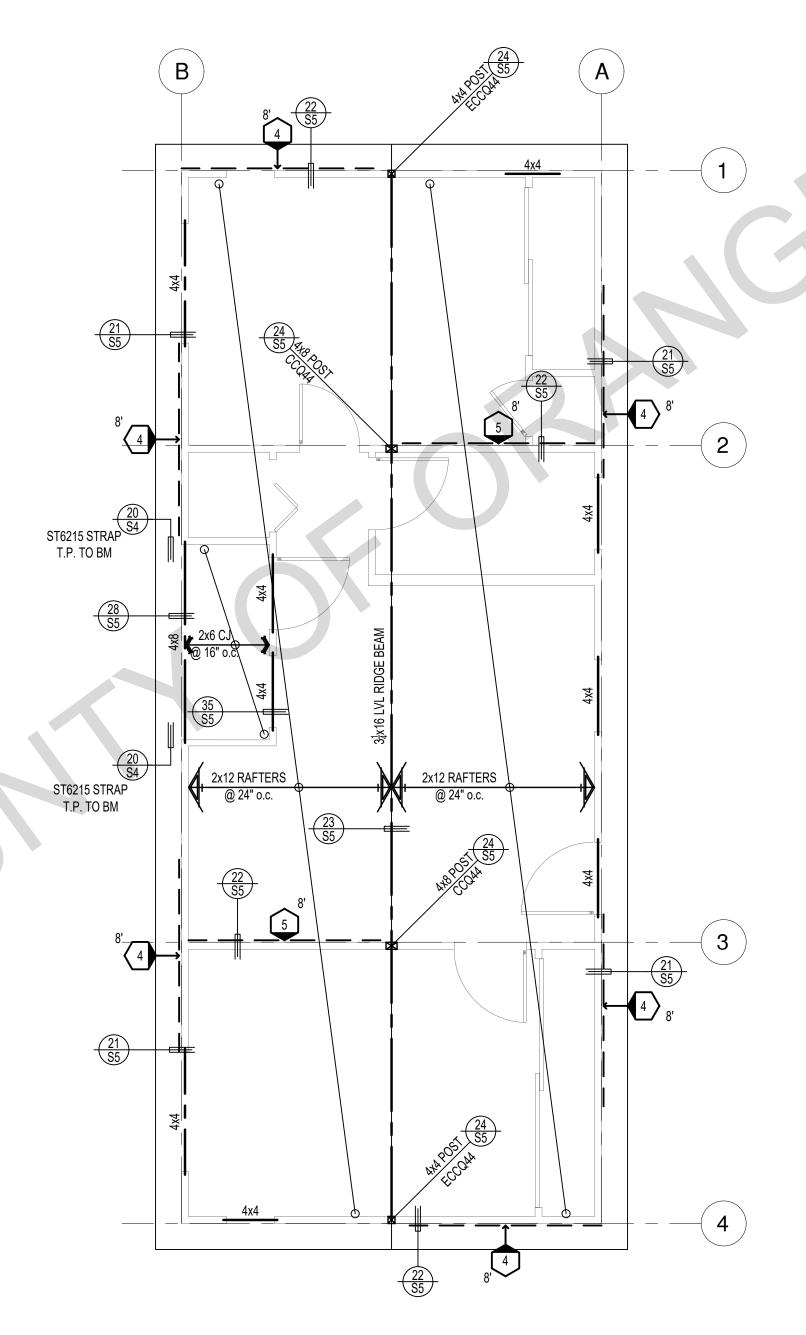
2024

project no.





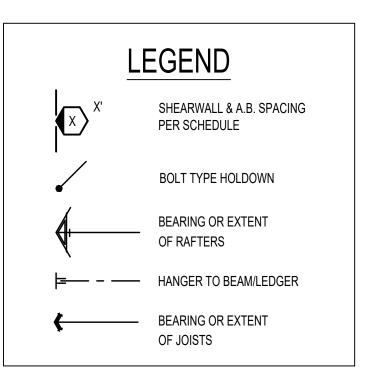




## ROOF FRAMING PLAN 1/4"=1'-0" CRAFTSMAN

### SHEAR WALL SCHEDULE (ASD VALUES)

|   | 4   | 5  | 6  | 7   | 8  | 9   |
|---|---|--|--|---|--|---|
| SHEARWALL DESCRIPTION (See footnotes 1& 4)  | %" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3) | 3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 41/2" o/c edge, 12" o/c field, blocked (See footnote 3) | 3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4) | 3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4) | 15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5) | $^{15}\!\!/_{32}$ " rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5) |
| SHEAR VALUE<br>(PLF)                        | 260*  | 350*   | 490*   | 550*  | 665*   | 870*  |
| ANCHOR BOLT SPACING                         | ½" @ 48"<br>or<br>½" @ 32"  | ½" @ 32"<br>or<br>½" @ 24"   | ½" @ 24"<br>or<br>½" @ 16"   | ½" @ 24"<br>or<br>½" @ 16"  | 5%" @ 16"<br>or<br>½" @ 24"  | ½" @ 12"<br>or<br>½" @ 8"   |
| 16d (0.148") SILL NAILING                   | 6"  | 4½"  | 3½"  | 3"  | 1/4"x41/2"<br>SDS screws @ 8"  | 1/4"x41/2"<br>SDS screws @ 8"   |
| SPACING OF A35/LTP4<br>FRAMING TO TOP PLATE | 32" O.C.  | 18" O.C.   | 12" O.C.   | 12" O.C.  | 8" O.C.  | 8" O.C.   |



### SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED
  - SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209. 307, 308, 309, ETC.)
- 3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE ½" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE ¾" MIN. FROM THE EDGE OF SHEATHING
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING.
  PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (\*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

# ESIGN PATH STUDIO architecture + planning

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IMPROVEMENT UNDER THESE PLANS AT ALL.

project
County of Orange
Pre-Approved
ADU Program

OWNER NAME: ADDRESS:

APN: LEGAL DESCRIPTION:

description
2 Bedroom
1 Bathroom
Framing
Plan

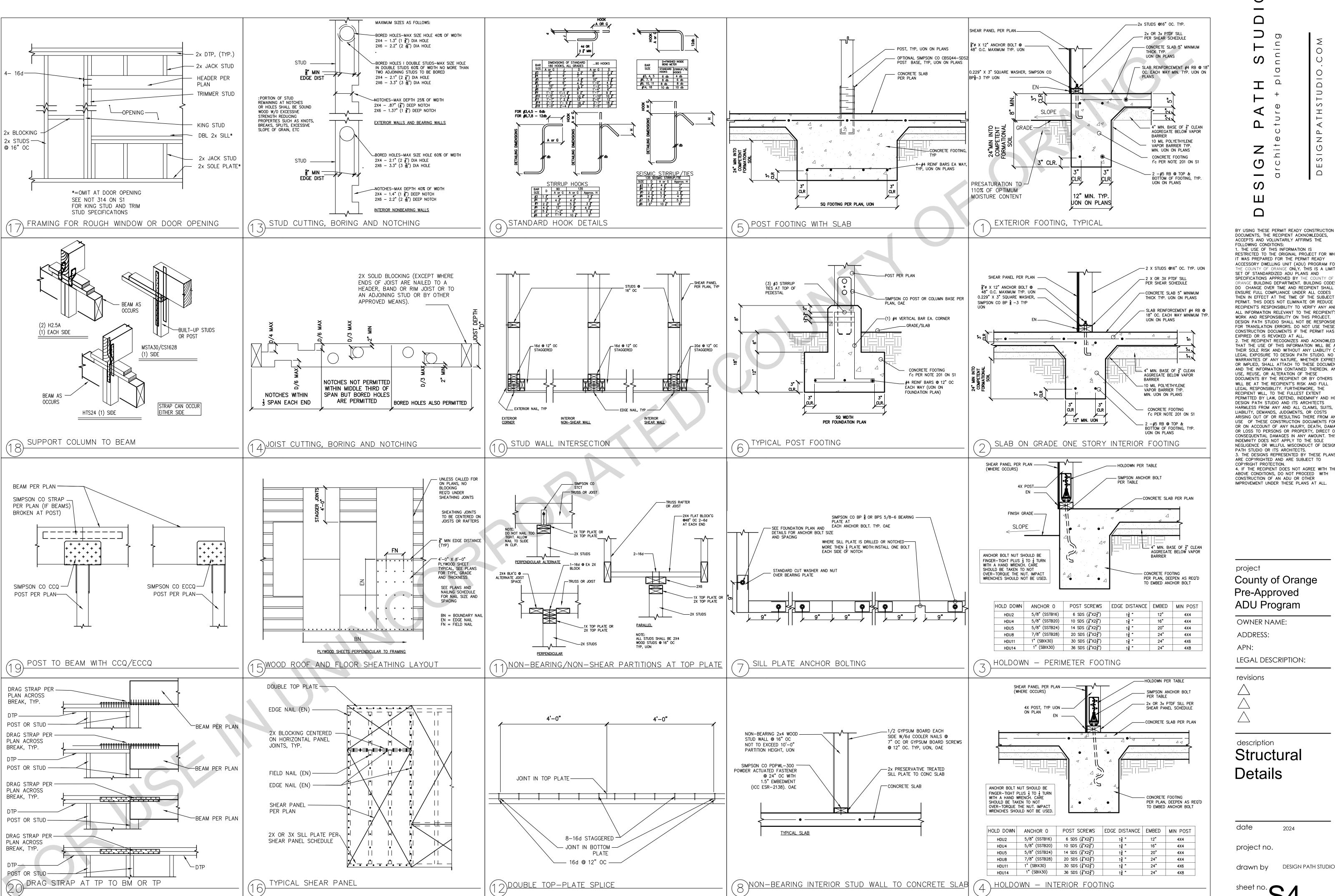
date 20

project no.

drawn by DESIGN PATH STUDIO

sheet no

**S**3



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DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS: 1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR E COUNTY OF ORANGE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF ORANGE BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. 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. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. 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, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

### project County of Orange Pre-Approved **ADU Program**

OWNER NAME: **ADDRESS:** 

APN:

LEGAL DESCRIPTION:

revisions

### description Structural Details

date 2024

project no.

architecture + planning

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# project County of Orange Pre-Approved ADU Program

OWNER NAME: ADDRESS:

LEGAL DESCRIPTION:

revisions

\_\_\_\_\_\_

APN:

# Structural Details

ate 2024

project no.

drawn by DESIGN PATH STUDIO

t no. S5

CF1R-PRF-01E

(Page 2 of 12)

Total<sup>2</sup> EDR

(EDR2total)

0.5

2.9

1.3

2.9

**Compliance Margins** 

Efficiency<sup>1</sup> EDR

(EDR2efficiency)

5.9

2.5

5.9

HERS Provider: CalCERTS inc.

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CF1R-PRF-01E

(Page 5 of 12)

Calculation Date/Time: 2024-03-11T10:50:13-07:00

(EDR1)

0.5

1.5

0.9

Input File Name: 2 Bedroom 1 Bath.ribd22x

(EDR2total)

28.3

27.8

25.4

Registration Date/Time: 2024-03-11 11:23:52

Registration Date/Time: 2024-03-11 11:23:52

Report Version: 2022.0.000

Schema Version: rev 20220901

Calculation Date/Time: 2024-03-11T10:50:13-07:00

Input File Name: 2 Bedroom 1 Bath.ribd22x

Report Version: 2022.0.000

Schema Version: rev 20220901

Proposed Design

RESULT<sup>3</sup>: PASS

Energy Design Ratings

Efficiency<sup>1</sup> EDR

(EDR2efficiency)

40.5

39.5

34.6

38

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OWNER NAME:

ADDRESS:

APN:

LEGAL DESCRIPTION:

revisions

description Example Energy Calculations

date

project no.

drawn by DESIGN PATH STUDIO

**BUILDING ENERGY ANALYSIS REPORT** PROJECT: 2 Bedroom 1 Bath - Pre Approved ADU Orange County, CA Project Designer: Design Path Studio Encinitas, CA 92024 Report Prepared by: Design Path Studio Job Number: 3/11/2024 This program developed by EnergySoft, LLC - www.energysoft.com.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Calculation Date/Time: 2024-03-11T10:50:13-07:00 Project Name: Residential Building (Page 3 of 12) Calculation Description: Title 24 Analysis Input File Name: 2 Bedroom 1 Bath.ribd22x

| Energy Use                                     | Standard Design Source<br>Energy (EDR1) (kBtu/ft <sup>2</sup> -yr) | Standard Design TDV Energy<br>(EDR2) (kTDV/ft <sup>2</sup> -yr) | Proposed Design Source<br>Energy (EDR1) (kBtu/ft <sup>2</sup> -yr) | Proposed Design TDV Energy<br>(EDR2) (kTDV/ft <sup>2</sup> -yr) | Compliance<br>Margin (EDR1) | Compliance<br>Margin (EDR2) |
|--|--|---|--|---|-----------------------------|-----------------------------|
| Space Heating                                  | 0.03   | 0.23  | 0.83   | 6.15  | -0.8                        | -5.92                       |
| Space Cooling                                  | 1.51   | 33.98   | 1.1  | 31.5  | 0.41                        | 2.48                        |
| IAQ Ventilation                                | 0.46   | 4.87  | 0.46   | 4.87  | 0                           | 0                           |
| Water Heating                                  | 2.33   | 24.71   | 1.8  | 19.76   | 0.53                        | 4.95                        |
| Self<br>Utilization/Flexibility<br>Credit      | A  |   |  | 0   |                             | 0                           |
| North Facing<br>Efficiency Compliance<br>Total | 4.33   | 63.79   | <b></b>  | 62.28   | 0.14                        | 1.51                        |
| Space Heating                                  | 0.03   | 0.23  | 50000  | 5.25  | -0.67                       | -5.02                       |
| Space Cooling                                  | 1.51   | 33.98   | P R 0.82 V I I   | D E 124.66  | 0.69                        | 9.32                        |
| IAQ Ventilation                                | 0.46   | 4.87  | 0.46   | 4.87  | 0                           | 0                           |
| Water Heating                                  | 2.33   | 24.71   | 1.8  | 19.79   | 0.53                        | 4.92                        |
| Self<br>Utilization/Flexibility<br>Credit      |  |   |  | 0   |                             | 0                           |
| East Facing Efficiency<br>Compliance Total     | 4.33   | 63.79   | 3.78   | 54.57   | 0.55                        | 9.22                        |

| Registration Number: 224-P010031298A-000-000-0000000-0000             | Registration Date/Time: 2024-03-11 11:23:52                | HERS Provider: CalCERTS inc.          |
|---|--|---------------------------------------|
| CA Building Energy Efficiency Standards - 2022 Residential Compliance | Report Version: 2022.0.000<br>Schema Version: rev 20220901 | Report Generated: 2024-03-11 10:51:11 |

| CERTIFICATE OF (         | COMPLIANCE - RESID               | DENTIAL PERFORMAN | ICE COMPLIANCE | METHOD            |          |                  |               |                      |                 | С                    | F1R-PRF-01E                   |  |
|--------------------------|----------------------------------|-------------------|----------------|-------------------|----------|------------------|---------------|----------------------|-----------------|----------------------|-------------------------------|--|
| Project Name: Re         | esidential Building              |                   |                | Calcula           | ion Date | e/Time: 2024     | -03-11T       | 10:50:13-07:0        | 00              |                      | Page 6 of 12)                 |  |
| Calculation Descr        | ription: Title 24 Anal           | ysis              |                | Input Fi          | le Name  | : 2 Bedroom      | 1 Bath.ri     | ibd22x               |                 |                      |                               |  |
| REQUIRED PV SYST         | D PV SYSTEMS                     |                   |                |                   |          |                  |               |                      |                 |                      |                               |  |
| 01                       | 01 02 03 04 05 06 07 08 09 10 11 |                   |                |                   |          |                  |               |                      |                 |                      |                               |  |
| DC System Size<br>(kWdc) | Exception                        | Module Type       | Array Type     | Power Electronics | CFI      | Azimuth<br>(deg) | Tilt<br>Input | Array Angle<br>(deg) | Tilt: (x in 12) | Inverter Eff.<br>(%) | Annual<br>Solar Access<br>(%) |  |
| 2.1                      | NA                               | Standard (14-17%) | Fixed          | none              | true     | 150-270          | n/a           | n/a                  | <=7:12          | 96                   | 98                            |  |

| 01   | 02        | 03   | 04         | 05                | 06   | 07               | 08            | 09                   | 10              | 11                   | 12                            |
|--|-----------|--|------------|-------------------|------|------------------|---------------|----------------------|-----------------|----------------------|-------------------------------|
| DC System Size<br>(kWdc)   | Exception | Module Type  | Array Type | Power Electronics | CFI  | Azimuth<br>(deg) | Tilt<br>Input | Array Angle<br>(deg) | Tilt: (x in 12) | Inverter Eff.<br>(%) | Annual<br>Solar Access<br>(%) |
| 2.1  | NA        | Standard (14-17%)  | Fixed      | none              | true | 150-270          | n/a           | n/a                  | <=7:12          | 96                   | 98                            |
| REQUIRED SPECIAL FEATURES  The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. |           |  |            |                   |      |                  |               |                      |                 |                      |                               |
|  |           | liance option (verification<br>ce (NEE <mark>A) r</mark> ated heat pui |            |                   |      |                  | talled        |                      |                 |                      |                               |

| HERS | S FEATURE SUMMARY                  |                           |                                  |                            |   |                  |                            |                    |
|------|------------------------------------|---------------------------|----------------------------------|----------------------------|---|------------------|----------------------------|--------------------|
| The  | following is a summary of the fo   | eatures that must be fiel | d-verified by a certified HERS I | Rater as a condition for a | meeting the model   | ed energy perfor | mance for this computer ar | alysis. Additional |
| deta | il is provided in the building tak | les below. Registered Cl  | 2Rs and CF3Rs are required to    | be completed in the HF     | RS Registry   | -                | •                          | •                  |
|      |                                    |                           |                                  |                            |   |                  |                            |                    |
|      | Quality insulation installation    | (QII)                     |                                  |                            |   |                  |                            |                    |
| •    | Indoor air quality ventilation     |                           |                                  |                            |   |                  |                            |                    |
|      |                                    |                           | LAUBBE                           |                            | 100 to |                  |                            |                    |

| :    | Verified Refrigerant Charg      | p .                         |                     | PROV | VIDEK |    |             |  |  |  |  |  |
|------|---------------------------------|-----------------------------|---------------------|------|-------|----|-------------|--|--|--|--|--|
| •    | Airflow in habitable rooms      |                             |                     |      |       |    |             |  |  |  |  |  |
| •    | Verified heat pump rated        | heating capacity            |                     |      |       |    |             |  |  |  |  |  |
| •    | Wall-mounted thermostat         | in zones greater than 150   | ft2 (SC3.4.5)       |      |       |    |             |  |  |  |  |  |
| •    | Ductless indoor units loca      | ted entirely in conditioned | space (SC3.1.4.1.8) |      |       |    |             |  |  |  |  |  |
|      |                                 |                             |                     |      |       |    |             |  |  |  |  |  |
| BUIL | BUILDING - FEATURES INFORMATION |                             |                     |      |       |    |             |  |  |  |  |  |
|      | 01                              | 02                          | 03                  | 04   | 05    | 06 | 07          |  |  |  |  |  |
|      |                                 |                             |                     |      |       |    | <b>————</b> |  |  |  |  |  |

| BUILDING - FEATURES INFORMA | ATION                                     |                             |                    |                 |  |                                    |
|-----------------------------|---|-----------------------------|--------------------|-----------------|--|------------------------------------|
| 01                          | 02  | 03                          | 04                 | 05              | 06                                       | 07                                 |
| "                           | 02  | 03                          | 04                 | "               | 00                                       | J 07                               |
| Project Name                | Conditioned Floor Area (ft <sup>2</sup> ) | Number of Dwelling<br>Units | Number of Bedrooms | Number of Zones | Number of Ventilation<br>Cooling Systems | Number of Water<br>Heating Systems |
| Residential Building        | 748                                       | 1                           | 2                  | 1               | 0  | 1                                  |
|                             |   |                             |                    |                 |  |                                    |

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2024-03-11 11:23:52

Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider: CalCERTS inc.

Report Generated: 2024-03-11 10:51:11

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Project Name: Residential Building Calculation Date/Time: 2024-03-11T10:50:13-07:00 (Page 1 of 12) Input File Name: 2 Bedroom 1 Bath.ribd22x Calculation Description: Title 24 Analysis GENERAL INFORMATION Project Name Residential Building Run Title Title 24 Analysis Project Location City Orange Standards Version 2022 Software Version EnergyPro 9.2 Front Orientation (deg/ Cardinal) All orientations Building Type | Single family Number of Dwelling Units 1 Project Scope Newly Constructed Number of Bedrooms Number of Stories Addition Cond. Floor Area (ft<sup>2</sup>) Fenestration Average U-factor 0.3 Existing Cond. Floor Area (ft<sup>2</sup>) n/a Glazing Percentage (%) 16.58% Total Cond. Floor Area (ft<sup>2</sup>) 74 ADU Bedroom Count n/a ADU Conditioned Floor Area n/a COMPLIANCE RESULTS 01 Building Complies with Computer Performance This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

Registration Number: 224-P010031298A-000-000-0000000-0000 Registration Date/Time: 2024-03-11 11:23:52 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-03-11 10:51:11

Schema Version: rev 20220901

03 This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E (Page 4 of 12) Calculation Date/Time: 2024-03-11T10:50:13-07:00 Project Name: Residential Building Calculation Description: Title 24 Analysis Input File Name: 2 Bedroom 1 Bath.ribd22x

| Energy Use                                     | Standard Design Source<br>Energy (EDR1) (kBtu/ft <sup>2</sup> -yr) | Standard Design TDV Energy<br>(EDR2) (kTDV/ft <sup>2</sup> -yr) | Proposed Design Source<br>Energy (EDR1) (kBtu/ft <sup>2</sup> -yr) | Proposed Design TDV Energy<br>(EDR2) (kTDV/ft <sup>2</sup> -yr) | Compliance<br>Margin (EDR1) | Compliance<br>Margin (EDR2) |
|--|--|---|--|---|-----------------------------|-----------------------------|
| Space Heating                                  | 0.03   | 0.23  | 0.64   | 4.67  | -0.61                       | -4.44                       |
| Space Cooling                                  | 1.51   | 33.98   | 1.11   | 30.56   | 0.4                         | 3.42                        |
| IAQ Ventilation                                | 0.46   | 4.87  | 0.46   | 4.87  | 0                           | 0                           |
| Water Heating                                  | 2.33   | 24.71   | 1.8  | 19.71   | 0.53                        | 5                           |
| Self<br>Utilization/Flexibility<br>Credit      | A  |   |  | 0   |                             | 0                           |
| South Facing<br>Efficiency Compliance<br>Total | 4.33   | 63.79   | 4.01   | 59.81   | 0.32                        | 3.98                        |
| Space Heating                                  | 0.03   | 0,23  | 0.52   | 3.88  | -0.49                       | -3.65                       |
| Space Cooling                                  | 1.51   | 1 33.98 R S   | P R 0.93 V 1   | 26.04   | 0.58                        | 7.94                        |
| IAQ Ventilation                                | 0.46   | 4.87  | 0.46   | 4.87  | 0                           | 0                           |
| Water Heating                                  | 2.33   | 24.71   | 1.8  | 19.73   | 0.53                        | 4.98                        |
| Self<br>Utilization/Flexibility<br>Credit      |  |   |  | 0   |                             | 0                           |
| West Facing Efficiency<br>Compliance Total     | 4.33   | 63.79   | 3.71   | 54.52   | 0.62                        | 9.27                        |

| Registration Number:      | 224-P010031298A-000-000-0000000-0000         | Registration Date/Time:                                  | 2024-03-11 11:23:52 | HERS Provider:    | CalCERTS inc. |     |
|---------------------------|--|--|---------------------|-------------------|---------------|-----|
| CA Building Energy Effici | ency Standards - 2022 Residential Compliance | Report Version: 2022.0.000<br>Schema Version: rev 202209 |                     | Report Generated: | : 2024-03-11  | 10: |

| CERTIFICATE OF<br>Project Name: F<br>Calculation Des | Residential Bu | •                     | PERFORMAN   | CE COMPLIA     | ANCE ME        |                |          |                            | •                           |                               | -03-11T10:5<br>1 Bath.ribd2 |                               |           |          | CF1R-PRF-01E<br>(Page 7 of 12) |  |            |  |
|--|----------------|-----------------------|-------------|----------------|----------------|----------------|----------|----------------------------|-----------------------------|-------------------------------|-----------------------------|-------------------------------|-----------|----------|--------------------------------|--|------------|--|
| ZONE INFORMAT  | ION            |                       |             |                |                |                |          |                            |                             |                               |                             |                               |           |          |                                |  |            |  |
| 01   |                | 02                    |             | 03             |                | 04             | 1        |                            |                             | 05                            |                             | 06                            |           | 07       |                                |  |            |  |
| Zone Nam   | ie             | Zone Type             | HVAC        | System Name    | e z            | one Floor      | Area (ft | <sup>2</sup> )             | Avg. Co                     | eiling H                      | eight W                     | ater Heating Sy               | stem 1    |          | Status                         |  |            |  |
| Zone 1   |                | Conditioned           | Duct        | ess Minisplit1 |                | 74             | 18       |                            |                             | 8                             |                             | DHW Sys 1                     |           |          | New                            |  |            |  |
| OPAQUE SURFAC  | ES             |                       |             | :              |                |                |          |                            |                             |                               | :                           |                               |           |          |                                |  |            |  |
| 01   |                | 02                    | 0           | 3              |                | 04             |          | 05                         |                             |                               | 06                          | 07                            | 7         |          | 08                             |  |            |  |
| Name   |                | Zone                  | Constr      | uction         | Az             | imuth          | 0        | rientatio                  | n                           | Gross Area (ft <sup>2</sup> ) |                             | Gross Area (ft <sup>2</sup> ) |           | Window a |                                |  | Tilt (deg) |  |
| Front Wall   |                | Zone 1                | R-15        | Wall           |                | 0              |          | Front                      |                             | 163                           |                             | 8                             |           |          | 90                             |  |            |  |
| Left Wall  |                | Zone 1                | R-15        | Wall           |                | 90             |          | Left                       |                             |                               | 352                         | 31                            |           |          | 90                             |  |            |  |
| Rear Wall  |                | Zone 1                | R-15        | Wall           |                | 180            |          | Back                       |                             |                               | 163                         | 8                             | 8         |          | 8 90                           |  | 90         |  |
| Right Wall   |                | Zone 1                | R-15        | Wall           |                | 270            |          | Right                      |                             |                               | 352                         | 77                            | 77        |          | 77 90                          |  | 90         |  |
| OPAQUE SURFAC  | ES CATHEDD     | VI CELLINGS           |             | 62             |                |                |          | ĘÇ                         |                             | 117                           |                             |                               |           |          |                                |  |            |  |
| 01   | 02             | 03                    | 04          |                | 05             | 0              | 6        |                            | 7                           |                               | 08                          | 09                            | 10        |          | 11                             |  |            |  |
| Name   | Zone           | Construction          |             | HE             | R S<br>ntation | Area           | R        | Skylig                     | nt Area<br>t <sup>2</sup> ) | Roo                           | f Rise (x in 12)            | Roof<br>Reflectance           | Roof Emi  |          | Cool Roof                      |  |            |  |
| Roof   | Zone 1         | R-30 Roof No<br>Attic | 0           | Fı             | ront           | 74             | 18       |                            | 0                           |                               | 4                           | 0.1                           | 0.85      | 5        | No                             |  |            |  |
| FENESTRATION /                                       | GLAZING        |                       |             |                |                |                |          |                            |                             |                               |                             |                               |           |          |                                |  |            |  |
| 01   | 02             | 03                    | 04          | 05             | 06             | 07             | 08       | 09                         | 1                           | 10                            | 11                          | 12                            | 13        |          | 14                             |  |            |  |
| Name   | Туре           | Surface               | Orientation | Azimuth        | Width<br>(ft)  | Height<br>(ft) | Mult.    | Area<br>(ft <sup>2</sup> ) | U-fa                        | actor                         | U-factor<br>Source          | SHGC                          | SHGC Sou  | ırce     | Exterior Shading               |  |            |  |
| Window   | Window         | Front Wall            | Front       | 0              |                |                | 1        | 8                          | 0                           | .3                            | NFRC                        | 0.23                          | NFRC      |          | Bug Screen                     |  |            |  |
| Window 2   | Window         | Left Wall             | Left        | 90             |                |                | 1        | 11                         | 0                           | ).3                           | NFRC                        | 0.23                          | NFRC      |          | Bug Screen                     |  |            |  |
| Door   | Window         | Left Wall             | Left        | 90             |                |                | 1        | 20                         | 0                           | .3                            | NFRC                        | 0.23                          | 0.23 NFRC |          | Bug Screen                     |  |            |  |

Registration Number: 224-P010031298A-000-000-0000000-0000 Registration Date/Time: 2024-03-11 11:23:52 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-03-11 10:51:11 Schema Version: rev 20220901

OPAQUE SURFACE CONSTRUCTIONS Total Cavity
R-value
Interior / Exterior
Continuous
Paraller Continuous U-factor R-value Surface Type Exterior Walls Wood Framed Wall 2x4 @ 16 in. O. C. R-15 None / None

Registration Number: CA Building Energy Efficien

Schema Version: rev 20220901

| 224-P010031298A-000-000-0000000-0000         | Registration Date/Time:    | 2024-03-11 11:23:52 | HERS Provider:   | CalCERTS inc.         |
|--|----------------------------|---------------------|------------------|-----------------------|
| ency Standards - 2022 Residential Compliance | Report Version: 2022.0.000 |                     | Report Generated | : 2024-03-11 10:51:11 |

| ERGY USE INTENSITY   |  |  |  |               |
|--|--|--|--|---------------|
|  | Standard Design (kBtu/ft <sup>2</sup> - yr )   | Proposed Design (kBtu/ft <sup>2</sup> - yr ) | Compliance Margin (kBtu/ft <sup>2</sup> - yr ) | Margin Percer |
| orth Facing  |  |  |  |               |
| Gross EUI <sup>1</sup>   | 24.3   | 23.44  | 0.86   | 3.54          |
| Net EUI <sup>2</sup>   | 8.62   | 7.76   | 0.86   | 9.98          |
| ast Facing   |  |  | •  |               |
| Gross EUI <sup>1</sup>   | 24.3   | 22.79  | 1.51   | 6.21          |
| Net EUI <sup>2</sup>   | 8.62   | 7.11   | 1.51   | 17.52         |
| outh Facing  |  |  |  |               |
| Gross EUI <sup>1</sup>   | 24.3   | 23.32  | 0.98   | 4.03          |
| Net EUI <sup>2</sup>   | 8.62   | 7.64   | 0.98   | 11.37         |
| est Facing   | THE STATE OF THE S | RS PRUV                                      |  |               |
| Gross EUI <sup>1</sup>   | 24.3   | 22.76  | 1.54   | 6.34          |
| Net EUI <sup>2</sup>   | 8.62   | 7.08   | 1.54   | 17.87         |
| otes<br>1. Gross EUI is Energy Use Total (not<br>2. Net EUI is Energy Use Total (inclu |  |  |  |               |
|  |  |  |  |               |
|  |  |  |  |               |
|  |  |  |  |               |
|  |  |  |  |               |

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Source Energy

(EDR1)

38.2

36.7

Standard Design PV Capacity: 2.10 kWdc
Proposed PV Capacity Scaling: North (2.10 kWdc) East (2.10 kWdc) South (2.10 kWdc) West (2.10 kWdc)

37.3

Efficiency EDR includes improvements like a better building envelope and more efficient equipment

<sup>3</sup>Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

Project Name: Residential Building

ENERGY DESIGN RATINGS

Calculation Description: Title 24 Analysis

Standard Design

North Facing

East Facing

South Facing

West Facing

Registration Number: 224-P010031298A-000-000-0000000-0000

Registration Number: 224-P010031298A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Residential Building

Calculation Description: Title 24 Analysis

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

| Project Name: F | Residential E | Building       |                       |         |               |                | Calculat | ion Date              | /Time: 202 | 4-03-11T10:50:              | 13-07:00 |             | (Page 8 of 12   |
|-----------------|---------------|----------------|-----------------------|---------|---------------|----------------|----------|-----------------------|------------|-----------------------------|----------|-------------|-----------------|
| Calculation Des | cription: Tit | le 24 Analysis |                       |         |               |                | Input Fi | le Name               | 2 Bedroom  | 1 Bath.ribd22               | x        |             |                 |
| ENESTRATION /   | GLAZING       |                |                       |         |               |                |          |                       |            |                             |          |             |                 |
| 01              | 02            | 03             | 04                    | 05      | 06            | 07             | 08       | 09                    | 10         | 11                          | 12       | 13          | 14              |
| Name            | Туре          | Surface        | Orientation           | Azimuth | Width<br>(ft) | Height<br>(ft) | Mult.    | Area<br>(ft²)         | U-factor   | U-factor<br>Source          | SHGC     | SHGC Source | Exterior Shadin |
| Window 3        | Window        | Rear Wall      | Back                  | 180     |               |                | 1        | 8                     | 0.3        | NFRC                        | 0.23     | NFRC        | Bug Screen      |
| Window 4        | Window        | Right Wall     | Right                 | 270     |               |                | 1        | 20                    | 0.3        | NFRC                        | 0.23     | NFRC        | Bug Screen      |
| Door 2          | Window        | Right Wall     | Right                 | 270     |               |                | 1        | 20                    | 0.3        | NFRC                        | 0.23     | NFRC        | Bug Screen      |
| Window 5        | Window        | Right Wall     | Right                 | 270     |               |                | 1        | 11                    | 0.3        | NFRC                        | 0.23     | NFRC        | Bug Screen      |
| Window 6        | Window        | Right Wall     | Right                 | 270     |               |                | 1        | 6                     | 0.3        | NFRC                        | 0.23     | NFRC        | Bug Screen      |
| Window 7        | Window        | Right Wall     | Right                 | 270     |               |                | 1        | 20                    | 0.3        | NFRC                        | 0.23     | NFRC        | Bug Screen      |
| SLAB FLOORS     | •             |                |                       | 5       |               |                |          |                       |            |                             |          |             |                 |
| 01              |               | 02             | 03                    |         | 04            | E              |          | 05                    |            | 06                          |          | 07          | 08              |
| Name            |               | Zone           | Area (ft <sup>2</sup> | HE      | Perimete      | r (ft) 📮       |          | nsul. R-va<br>d Depth |            | Insul. R-value<br>and Depth | Carpete  | d Fraction  | Heated          |
| Slab-on-Grad    | e             | Zone 1         | 748                   |         | 0.1           |                |          | none                  |            | 0                           | 8        | 0%          | No              |

Assembly Layers Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco

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CF1R-PRF-01E

(Page 11 of 12)

Running

Certified Indoor Fan not

Fan Continuously

non-continuous

80

**HERS Verification** 

HERS Provider: CalCERTS inc.

Report Generated: 2024-03-11 10:51:11

Calculation Date/Time: 2024-03-11T10:50:13-07:00

Low Leakage

Ducts in

Conditioned

07

Includes Fault

**Indicator Display** 

Space

Airflow per

RA3.3 and

SC3.3.3.4.1

Input File Name: 2 Bedroom 1 Bath.ribd22x

Air Filter Sizing

& amp; Pressure

Required

Heat/Energy

Drop Rating

IAQ Recovery

Effectiveness -

SRE/ASRE

\_\_n/a / n/a\_\_

Registration Date/Time: 2024-03-11 11:23:52

Report Version: 2022.0.000

Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from

Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.\*

Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be

Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Househol

Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specific on the CF1R.

Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consu

Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted

average U-factor not exceeding U-0.184. Celling and rafter roofs minimum R-22 insulation in wood-frame celling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to

prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration

framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0

Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class

§ 1500(d).

Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.

Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have

Closable Doors, Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebook Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least it is a read in a read in a quipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.

Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and

the cut-off temperature for compression healing is higher than the cut-off temperature for supplementary heating. \*\*

Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a

setback thermostat.\*

Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.

hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. \*
Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8

Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not require to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet

on and off. \*

Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installe

Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specific

elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

§ 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.

Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned

§ 150.0(k)2C: Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9

Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with

Slab Edge Insulation. Slab edge insulation must meet all of the following; have a water absorption rate, for the insulation material alo without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a)

Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.

a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Space Conditioning, Water Heating, and Plumbing System:

Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. \*

110.2(a): HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-N. \*

Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces

§ 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. \*

less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011.

Schema Version: rev 20220901

WILL BE AT THE RECIPIENT'S RISK AND FULL

PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD

LEGAL RESPONSIBILITY. FURTHERMORE, THE

RECIPIENT WILL, TO THE FULLEST EXTENT

DESIGN PATH STUDIO AND ITS ARCHITECTS

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NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN

3. THE DESIGNS REPRESENTED BY THESE PLANS

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH

LIABILITY, DEMANDS, JUDGMENTS, OR COSTS

**ADU Program** 

LEGAL DESCRIPTION:

revisions

APN:

description Example Energy

Calculations

project no.

DESIGN PATH STUDIO drawn by

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Project Name: Residential Building Calculation Date/Time: 2024-03-11T10:50:13-07:00 (Page 10 of 12) Calculation Description: Title 24 Analysis Input File Name: 2 Bedroom 1 Bath.ribd22x WATER HEATING - HERS VERIFICATION ower Drain Water Heat Compact Distribution **Parallel Piping Compact Distribution** Pipe Insulation Recirculation Contro Recovery Not Required DHW Sys 1 - 1/1 Not Required Not Required Not Required None Not Required SPACE CONDITIONING SYSTEMS 01 07 03 04 06 08 02 05 **Cooling Equipme** Name Heating Unit Name **Cooling Unit Name** Fan Name Distribution Name Count Thermostat Type Heat pump Heat Pump System Heat Pump System Setback Minisplit1 heating cooling HVAC - HEAT PUMPS 04 05 06 07 08 09 10 Heating Cooling | SEER/SE | EER/EER | Controlled | Type Heating HSPF/HS Cap 47 Cap 17 Heating Units Efficiency ER2 2/CEER Type

Verified Verified Heating Verified Verified Refrigeran Verified Airflow Airflow Target Verified EER/EER2 HSPF/HSPF2 SEER/SEER2 Charge Cap 47 Cap 17 Not Required

> Registration Date/Time: 2024-03-11 11:23:52 HERS Provider: CalCERTS inc. Report Version: 2022.0.000

RESIDENTIAL MEASURES SUMMARY ☐ Multi Family ☐ Existing+ Addition/Alteration 3/11/2024 California Energy Climate Zone Total Cond. Floor Area Addition # of Units CA Climate Zone 08 748 Construction Type Cavity (ft<sup>2</sup>) Wood Framed Wood Framed Rafter Unheated Slab-on-Grade - no insulation 748 Perim = 0 FENESTRATION Orientation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades Status Min. Eff Cooling Min. Eff Thermostat Status 8.20 HSPF Split Heat Pump 14.0 SEER HVAC DISTRIBUTION R-Value Status WATER HEATING Qty. Type

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow provide an airflow and cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with

| § 150.0(o)1:    | Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2,<br>Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *   |
|-----------------|---|
| § 150.0(o)1B:   | Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biiiâiv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C. |
| § 150.0(o)1C:   | Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.   |
| § 150.0(o)1G:   | Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-<br>controlled exhaust system meeting requirements of §150.0(o)1Giii.enclosed kitchens and bathrooms can use demand-controlled or<br>continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per<br>§150.0(o)1Gvi. *   |
| § 150.0(o)1H&I: | Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.   |
| § 150.0(o)2:    | Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G  |
| ool and Spa Sys | tems and Equipment:   |
| § 110.4(a):     | Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDISS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*  |
| § 110.4(b)1:    | Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, of dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.  |
| § 110.4(b)2:    | Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.  |
| § 110.4(b)3:    | Directional inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.   |
| § 110.5:        | Pilot Light. Natural gas pool and spa heaters must not have a conlinuously burning pilot light.   |
| § 150.0(p):     | Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.  |
| ighting:        |   |
| § 110.9:        | Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *  |
| § 150.0(k)1A:   | Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linest closets with an efficacy of at least 45 lumens per watt.   |
| 150.0(k)1B:     | Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*   |
| § 150.0(k)1C:   | Recessed Downlight Luminaires in Cellings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.  |
| § 150.0(k)1D:   | Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not complant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.   |
| § 150.0(k)1E:   | Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wifing, or fan speed control.   |
| § 150.0(k)1F:   | Lighting Integral to Exhaust Fans, Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *  |

Project Name: Residential Building Calculation Date/Time: 2024-03-11T10:50:13-07:00 (Page 9 of 12) Input File Name: 2 Bedroom 1 Bath.ribd22x Calculation Description: Title 24 Analysis PAQUE SURFACE CONSTRUCTIONS 06 07 Interior / Exterior **Total Cavity** Construction Name Surface Type Construction Typ Continuous Assembly Layers R-value R-value Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Wood Framed Roof Deck: Wood R-30 R-30 Roof No Attic Cathedral Ceilings 2x12 @ 16 in. O. C. None / None Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board BUILDING ENVELOPE - HERS VERIFICATION Quality Insulation Installation (QII) High R-value Spray Foam Insulation Building Envelope Air Leakage CFM50 Calculated the WATER HEATING SYSTEMS 04 05 **7** 07 Distribution Type | Water Heater Name | Number of Units HERS Verification System Type System Distribution Name (#) DHW Sys 1 DHW Heater 1 n/a None DHW Heater 1 (1) Standard n/a Water (DHW) WATER HEATERS - NEEA HEAT PUMP 02 03 04 80 NEEA Heat Pump NEEA Heat Pump # of Units Tank Vol. (gal) **Tank Location** Duct Inlet Air Source Duct Outlet Air Sour Brand Model PROPH40 T2 DHW Heater 3 RH37530 (40 gal, Zone 1 Zone 1 JA13)

Registration Date/Time: 2024-03-11 11:23:52

Report Version: 2022.0.000

Schema Version: rev 20220901

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Registration Number: 224-P010031298A-000-000-0000000-0000

PO Box 230165

Encinitas, CA 92023

Registration Number: 224-P010031298A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Calculation Date/Time: 2024-03-11T10:50:13-07:00 (Page 12 of 12) Project Name: Residential Building Calculation Description: Title 24 Analysis Input File Name: 2 Bedroom 1 Bath.ribd22x DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I certify that this Certificate of Compliance documentation is accurate and complete. umentation Author Name: mentation Author Signature: Yvonne St Pierre Yvonne St Pierre Design Path Studio 2024-03-11 11:23:52 CEA/ HERS Certification Identification (If applicable) PO Box 230165 619-292-8807 Encinitas, CA 92023 RESPONSIBLE PERSON'S DECLARATION STATEMENT I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, Jonne St Pierre Yvonne St Pierre 2024-03-11 11:23:52 Design Path Studio

C 34789

619-292-8807

Registration Date/Time: 2024-03-11 11:23:52

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.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

2022 Single-Family Residential Mandatory Requirements Summary Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool a Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the § 150.0(h)3B: Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. \* Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof ar non-crushable casing or sleeve.

Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain pounding requirements, based on the distance between this designated space and the water header including and a condensate uniform more than 2" higher than the base of the water heater.

Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and § 150.0(n)3: Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPM) R&T), or by a listing agency that is approved by the executive director. Ducts and Fans:

Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a CMC Compliance, All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.14.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723 The combination of mastic and either mesh or tape must be used to seal openings greater than 3/4, if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board of flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. \*
Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes. mastics, sealants, and other requirements specified for duct construction. Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic § 150.0(m)7: tampers. Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, § 150.0(m)8: manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

Protection of insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outloor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.

Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an

occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

accordance with Reference Residential Appendix RA3.1

36000 24000 EERSEER VCHP-ductless Not Zonal HVAC HEAT PUMPS - HERS VERIFICATION Heat Pump System 1-hers-htpump Registration Number: 224-P010031298A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance Schema Version: rev 20220901

5/6/22

Heat Pump System

**Verified Heating** 

Report Generated: 2024-03-11 10:51:11

2022 Single-Family Residential Mandatory Requirements Summary

Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps. Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pol circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Certified

Low-Static

VCHP System

0.35

Airflow to

Habitable

Rooms

Ductless Units

in Conditioned

Space

04

IAQ Fan Type

Exhaust

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

02

Airflow (CFM)

Registration Number: 224-P010031298A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Building Envelope:

Goods and Services (BHGS).

Masonry walls must meet Tables 150.1-A or B. \*

Fireplaces, Decorative Gas Appliances, and Gas Log:

linen closet is closed.

to comply with § 150.0(k).

5/6/22

150.0(k)2A:

Project Name: Residential Building

INDOOR AIR QUALITY (IAQ) FANS

**Dwelling Unit** 

SFam IAQVentRpt

Calculation Description: Title 24 Analysis

Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire Automatic Studior Controls. In Celtrolins, and adaptes, lautionly rooms, duity comes and watern closests, at least one installed luminate must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.

Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED ligi sources in these spaces must comply with NEMA SSL 7A. Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting. Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and mee applicable requirements may be used to meet these requirements.

Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 § 150.0(k)4: watts of power.

Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).

Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 §110.10(b)1A: square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof 110.10(b)3B: h

Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for solar zone. roof dead load and roof live load must be clearly indicated on the construction documents. Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must b provided to the occupant.

\*Exceptions may apply.

Number of Systems Heating System Total Room Loads Output per System Return Vented Lighting Total Output (Btuh) Output (Btuh/sqft) Return Air Ducts Cooling System Return Fan Ventilation Output per System Supply Fan Total Output (Btuh) Total Output (Tons) Supply Air Ducts Total Output (Btuh/sqft) 7,149 343 TOTAL SYSTEM LOAD Total Output (sqft/Ton) 0 HVAC EQUIPMENT SELECTION CFM per System Airflow (cfm) Airflow (cfm/sqft) Airflow (cfm/Ton) Outside Air (%) Outside Air (cfm/sqft) Note: values above given at ARI conditions

TIME OF SYSTEM PEAK

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak ROOM COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak) 

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY 2 Bedroom 1 Bath - Pre Approved ADU System Name
Ductless Minisplit
ENGINEERING CHECKS COIL COOLING PEAK COIL HTG. PEAK CFM Sensible Latent CFM Sensible

Z

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County of Orange Pre-Approved ADU Program

OWNER NAME: ADDRESS:

APN:

LEGAL DESCRIPTION:

revisions

description Example Energy Calculations

date

project no.