

BUELLTON PRE-DESIGNED ADU PROGRAM



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BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS:

- THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED (THE PRE-DESIGNED ADU PLANS FOR THE CITY OF BUELLTON CALIFORNIA). USE OF THESE PLANS 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. WORKBENCH AND/OR THE CITY OF BUELLTON SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
- 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 WORKBENCH OR THE CITY OF BUELLTON. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF BUELLTON HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
- THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DISCLAIMER.

**BUELLTON PRE-DESIGNED
ADU PROGRAM**
 ONE BEDROOM PLUS
745 GSF

PRINT DATE: 1.25.2024

NOT FOR
CONSTRUCTION

PROJECT INFO - ONE
BEDROOM PLUS -
MISSION REVIVAL

GO.0

SCALE: AS NOTED

PERMIT APPLICATION SET

CITY OF BUELLTON PRE-DESIGNED ADU PROGRAM

In an effort to streamline the ADU-building process, The City of Buellton has developed three Pre-Designed Detached ADU plans for homeowner use within the City. In order for a building permit to be issued, these pre-designed plans shall be submitted alongside all required application materials to the Buellton Planning Department and County of Santa Barbara Building and Safety Division for each project, and are subject to an expedited review process.

Two sizes with varying floorplans are available - a One-Bedroom Plus ADU (745 GSF), which includes a den that may be converted to a second bedroom, and a Two Bedroom ADU (1022 GSF). Two exterior architectural styles can be chosen from to best match the primary home - "Mission Revival" or "Ranch". A third plan is a garage conversion for a permitted attached or detached garage.

Foundations for each ADU are designed as typical slab on grade with monolithic footings per CRC/CBC presumptive soils values. Soils report with pad prep and foundation design recommendations are required for all sites.

HOW TO USE THIS PLAN SET

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. This plan set is intended to be used as-designed, without modification.

To complete the drawing set prior to submitting an application, project-specific information must be provided by the property owner/applicant. All applicant-provided information will be entered on Sheets G0.0 and G0.1.

In order to receive required permits, applicants will need to submit a full application for review first to the Buellton Planning Department, and once the Zoning Clearance is approved, then to the County of Santa Barbara Building and Safety Division for the building permit. Other permits may be required, such as grading or encroachment permits. Application materials will include the Pre-Designed ADU Plan Set, an Project Application Form (City), a Building Permit Application (County), and any other supplementary application materials that may be required based on their specific property and project. Refer to the City of Buellton Planning Department to confirm parcel-specific application requirements.

The Architectural Plans, Structural Plans, Mechanical Plans, and Title24 Energy Calculations are contained within this combined plan set. There are some options for homeowners to choose from, such as optional walls or roll-in-showers. Reference the Project Checklist on Sheet G0.0 for specific direction.

HOW TO ENTER PROJECT-SPECIFIC INFORMATION AND APPLY FOR YOUR PERMIT

- Enter PROJECT INFORMATION and a VICINTY MAP in the space provided on this sheet.
- Review the drawing set.
Mark your selected options on the PROJECT CHECKLIST on this sheet.
- Create your site plan showing where your ADU will be located on your property. Detailed instructions and space for your site plan are provided on Sheet G0.1.
- Submit your application using the ADU Checklist found on the City of Buellton Planning Department website.
- A City of Buellton representative will contact you for further information if needed or with a land use permit approval within 10 business days of submittal.
- The Planning Department is located at BUELLTON CITY HALL: 107 West Highway 246 Buellton, CA 93427 (805) 688-7474

ADDITIONAL REQUIREMENTS

PLANNING DEPARTMENT	BUILDING DEPARTMENT
MATERIALS MANAGEMENT PLAN CAN & WILL SERVE LETTER ADDRESS APPLICATION DEED RESTRICTION	PROPERTIES REQUIRE A SOILS REPORT A review letter by Soils Engineer is required indicating they have reviewed plans for compliance with project soils report.

PROJECT DIRECTORY

ARCHITECT OF RECORD	CONSULTING ARCHITECT
WORKBENCH 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	RYAN BROCKETT ARCHITECT INC. 104 S. Main St. Unit B Templeton, CA 93565 805.400.3025 info@brockitecture.com
STRUCTURAL ENGINEER	MECHANICAL & PLUMBING ENGINEER
CM TAYLOR STRUCTURAL ENGINEERING, INC 4245 Capitola Rd, Suite #204 Capitola, CA 95010 831.854.2484 contact@cmtylorse.com	ZAL ENGINEERING 99 Pacific St, Suite #375G Monterey, CA 93940 831.641.7739 contact@zalengineering.com

PROJECT INFORMATION

OWNER/APPLICANT:
ENTER INFORMATION IN THE PROVIDED SPACE

PARCEL INFORMATION	
APN	
STREET ADDRESS	
CITY, STATE, ZIP	
LOT SIZE	<i>The size of the parcel in Square Feet</i>
PRIMARY DWELLING SIZE	<i>The size of the existing primary dwelling in Square Feet</i>
DETACHED GARAGE SIZE	<i>The size of existing detached garage or other accessory structure in Square Feet. If none exists, enter 0.</i>
PROPOSED ADU SIZE	745 GSF (GROSS SQUARE FEET)
PROPOSED ADU COVERED PORCH AREA	55 GSF TRELLIS AREA 58 GSF
PARCEL IN SRA ZONE?	<input type="checkbox"/> YES <input type="checkbox"/> NO IN WUI ZONE? <input type="checkbox"/> YES <input type="checkbox"/> NO
PARCEL WITHIN FEMA SPECIAL FLOOD HAZARD AREA (SFHA)?	<input type="checkbox"/> YES <input type="checkbox"/> NO 100-YEAR FLOODPLAIN
PROJECT INFORMATION	
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE V-B
MAIN RESIDENCE HAS FIRE SPRINKLERS	<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If yes, ADU required to have fire sprinklers</i>
ADU FIRE SPRINKLERS REQUIRED	<input type="checkbox"/> YES <input type="checkbox"/> NO
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	
PROJECT CONTRACTOR	
NAME	
CA LICENSE #	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	

PROJECT CHECKLIST - MISSION REVIVAL

CLEARLY MARK THE BOX FOR EACH SELECTION

INTERIOR OPTIONS (SELECT ONE, IF OPTION IS DESIRED)	
<input type="checkbox"/> ENCLOSE DEN TO CREATE SECOND BEDROOM	<i>Requires framing coordination. See detail 6/A5.3.</i>
<input type="checkbox"/> OPTIONAL EXTERIOR DOOR AT BEDROOM 1	<i>See Floorplan and Elevations, Door Schedule A4.0.</i>
<input type="checkbox"/> CURBLESS SHOWER	<i>Requires foundation coordination. See detail 4/A5.2.</i>
CODE COMPLIANCE (CHECK IF APPLICABLE)	
<input type="checkbox"/> EXT. WALL LESS THAN 5' OF PROPERTY LINE	<i>Within 0'-5' of Property Line, the wall assembly shall be 1-Hour Rated. Within 3'-5' of the Property Line, the area of openings shall be limited to 25% of the wall area. Less than 3' of the Property Line, exterior openings shall not be permitted.</i>
<input type="checkbox"/> EXT. WALL WITHIN 0-3' OF PROPERTY LINE	
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	<i>Complete Sheet G0.1, Owner-Provided Site Plan</i>

SCOPE OF WORK - ONE BEDROOM PLUS ADU

CONSTRUCTION OF A NEW, DETACHED 745 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF ONE BEDROOM, ONE DEN WHICH MAY BE ENCLOSED TO BECOME A BEDROOM, ONE FULL BATHROOM, A OPEN KITCHEN/GREAT ROOM, A LAUNDRY AREA, AND A 55 GSF COVERED FRONT PORCH.

VICINITY MAP

NOT TO SCALE

INSERT MAP SHOWING VICINITY OF PROJECT HERE, INCLUDING NEARBY STREETS



ONE BEDROOM PLUS MISSION REVIVAL EXTERIOR - PERSPECTIVE VIEW

DRAWING INDEX

GENERAL SHEETS	
G0.0	PROJECT INFO - ONE BEDROOM PLUS - MISSION REVIVAL
G0.1	OWNER-PROVIDED SITE PLAN - ONE BEDROOM PLUS
G1.0	GENERAL NOTES - ONE BEDROOM PLUS
G2.0	CALGREEN REQUIREMENTS - ONE BEDROOM PLUS
G2.1	CALGREEN REQUIREMENTS - ONE BEDROOM PLUS
ARCHITECTURAL	
A1.0	MISSION REVIVAL - FLOORPLAN & ELEVATIONS
A1.1	MISSION REVIVAL - ROOF PLAN, ELECTRICAL & RCP
A1.2	MISSION REVIVAL - SECTIONS
A4.0	SCHEDULES - ONE BEDROOM PLUS - MISSION REVIVAL
A5.0	EXTERIOR DETAILS - GENERAL
A5.1	MISSION REVIVAL - EXTERIOR DETAILS
A5.2	INTERIOR DETAILS AND WALL PARTITIONS
STRUCTURAL	
S0.0	STRUCTURAL NOTES
S0.1	TYPICAL DETAILS
S1.0M	MISSION - ROOF/CEILING FRAMING & FOUNDATION PLAN
S2.0	FOUNDATION DETAILS
S2.1	ROOF FRAMING DETAILS
S2.2	ROOF FRAMING DETAILS (CONTINUED)
MECHANICAL AND PLUMBING	
MP0.1	GENERAL NOTES - MECHANICAL/PLUMBING
MP0.2	SCHEDULES AND DETAILS
MP2.2	ONE BEDROOM MISSION REVIVAL MECHANICAL AND PLUMBING PLANS
ENERGY COMPLIANCE/TITLE 24	
T24.1	TITLE 24 FORMS - MISSION REVIVAL
T24.2	TITLE 24 FORMS - MISSION REVIVAL

DEFERRED SUBMITTALS

PHOTOVOLTAIC SYSTEM, IF REQUIRED. UNDER SEPARATE PERMIT AND INSTALL PRIOR TO OCCUPANCY.

FIRE SPRINKLERS (WHERE REQUIRED - REFER TO BUILDING DEPT.) MUST BE SUBMITTED AND APPROVED BY COUNTY FIRE PRIOR TO REQUEST FOR FRAMING INSPECTION.

BUILDING CODES USED

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE
- SANTA BARBARA COUNTY ORDINANCE 5092

HOMEOWNER PROVIDED SITE PLAN

INSERT A DIMENSIONED AND SCALED SITE PLAN FOR THE PROJECT PROPERTY INTO THE BLANK SPACE ON THIS SHEET. USE THE CHECKLIST BELOW TO ENSURE ALL REQUIRED INFORMATION IS INCLUDED.



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FIRE RATING NOTES

EXTERIOR WALLS: WALLS LESS THAN 5 FT TO PROPERTY LINE MUST BE 1-HOUR RATED AND CONTINUOUS TO THE UNDERSIDE OF ROOF SHEATHING. PER DETAIL 10/A5.0.

PENETRATIONS OF EXTERIOR WALLS (IE. ELEC. BOXES, PLUMBING, ETC.): WALLS LESS THAN 3' TO PROPERTY LINE SHALL BE PROTECTED PER R302.4 SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. SEE FIRE RATING NOTES SHEET A5.0.

OPENINGS (WINDOWS, DOORS, VENTS): LESS THAN 3' TO PROPERTY LINE, NOT PERMITTED. 3'- TO LESS THAN 5', 25% MAXIMUM OF WALL AREA. 5' AND GREATER - UNLIMITED.

PROJECTIONS/OVERHANGS: LESS THAN 2' TO PROPERTY LINE-NOT PERMITTED

INTERIOR WALLS SEPARATING DWELLING UNITS: 1-HOUR FIRE RATED CONTINUOUS TO THE UNDERSIDE OF ROOF SHEATHING.

PER CBC TABLE R302.1(1) "EXTERIOR WALLS"
SEE ADDITIONAL DETAILS SHEET A5.0

PUBLIC WORKS/ENGINEERING NOTES

- EXCAVATIONS OR FILL SHALL NOT EXCEED 3 FEET IN VERTICAL DEPTH AT ITS DEEPEST POINT.
- NO MORE THAN 30 CUBIC YARDS OF MATERIAL SHALL BE MOVED.
- NEW OR REPLACED IMPERVIOUS SURFACE SHALL NOT EXCEED 2500 SQUARE FEET.
- ALL EASEMENTS ON THE PROPERTY SHALL BE SHOWN AND ALL STRUCTURES SHALL BE LOCATED OUTSIDE OF ANY EASEMENTS.
- ADDITIONAL PERMITS AND FEES MAY APPLY IF NEW SEWER OR WATER CONNECTIONS ARE REQUIRED TO BE CONSTRUCTED IN THE CITY RIGHT-OF-WAY.

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NOT FOR CONSTRUCTION

SITE PLAN CHECKLIST

THE OWNER SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING THE BELOW INFORMATION. THIS CHECKLIST IS PROVIDED TO HELP GUIDE YOU THROUGH THE CREATION OF YOUR PROPERTY'S SITE PLAN.

SITE PLAN INFORMATION	EXPLANATION
<input type="checkbox"/> DRAWING SCALE	SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.
<input type="checkbox"/> PROPERTY LINES	SHOW OUTLINE OF PROPERTY USING DASHED LINE. DIMENSION EACH PROPERTY LINE WITH ITS RESPECTIVE LENGTH
<input type="checkbox"/> LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPING AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU. IF APPLICABLE, INDICATE LOCATION OF FENCES, GATES, TREES AND WATERCOURSES.
<input type="checkbox"/> SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
<input type="checkbox"/> EASEMENTS (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
<input type="checkbox"/> LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES	NOTE AND LABEL THE LOCATION OF ANY UTILITY POLES, OVERHEAD SERVICE DROP LOCATION, SEWER DRAINS/CLEANOUTS, ELECTRICAL PANELS, PHOTOVOLTAIC CONTROLS, AND GAS METERS/LINES WHICH EXIST ON THE PROPERTY OR ARE PROPOSED.
<input type="checkbox"/> LABELED STREETS	SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
<input type="checkbox"/> PROPOSED LOCATION OF ADU ADDRESS NUMBERS	NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. REFER TO CURRENT CITY OF BUELLTON ADDRESSING STANDARDS AND ADDRESS APPLICATION.
<input type="checkbox"/> FOOTPRINT OF EXISTING BUILDINGS	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE FOOTPRINT OF ALL EXISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES, WITH THE TEXT LABEL 'EXISTING'.
<input type="checkbox"/> FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
<input type="checkbox"/> DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR ACCESSORY STRUCTURES. REQUIRED SEPARATION BETWEEN BUILDINGS IS A 5'-0" MINIMUM. ADU WALL FACING MAIN HOUSE MUST HAVE 1 HOUR FIRE RATING AND NO OPENINGS (WINDOWS OR DOORS). IF ADU HAS AN OVERHANG, IT MUST ALSO BE FIRE RATED. MAIN HOUSE WALL NEED NOT BE FIRE RATED.

SITE PLAN LEGEND

USE THESE SYMBOLS TO DRAW AND ANNOTATE YOUR SITE PLAN

	NORTH ARROW (INDICATES LOCATION OF NORTH)
	DIMENSION LINE (SHOWS MEASUREMENT BETWEEN 2 PLANES) LABEL WITH MEASUREMENT IN FEET AND INCHES
	PROPERTY LINE (SHOWS OUTLINE OF PROPERTY)
	DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS
	SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXTENTS OF DRIVEWAYS OR PATIOS
MAIN ST.	TEXT LABEL - USE TO LABEL DRAWING AS NEEDED
	ARROW - USE FOR CALLOUTS AS NEEDED

BUELLTON PRE-DESIGNED
ADU PROGRAM
ONE BEDROOM PLUS
745 GSF

NOT FOR CONSTRUCTION

OWNER-PROVIDED
SITE PLAN - ONE
BEDROOM PLUS

GO.1
SCALE: AS NOTED

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
- NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER. REVISIONS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE COUNTY OF BUELLTON.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE OWNER FOR DIRECTION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- THE STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. CONTRACTOR TO REVIEW STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND PLUMBING WORK. SHOULD THERE BE A CONFLICT OR DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS IT SHALL BE BROUGHT TO THE OWNER'S ATTENTION FOR DIRECTION PRIOR TO INSTALLATION OF SAID WORK, ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS, GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CONCRETE BLOCK WALLS AND FACE OF SCHEDULED PARTITION, UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO FRAMING OR STRUCTURAL MEMBERS, UNON.
- WHERE A TYPICAL DETAIL IS SHOWN, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
- CONTRACTOR TO COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR TRENCHES OR EXCAVATIONS GREATER THAN 5'-0" DEEP INTO WHICH A PERSON IS REQUIRED TO DESCEND FOR CONSTRUCTION PURPOSES.
- CONTRACTOR TO MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT THE AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- CONTRACTOR SHALL COORDINATE TRASH REMOVAL ACCESS PER MUNICIPALITY REQUIREMENTS.
- MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK BY OWNER.
- CONTRACTOR SHALL PROTECT STORED ON-SITE AND INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE AND MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF THEIR OPERATIONS.
- CONTRACTOR TO MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.
- FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE MAINTAINED AND PROVIDED DURING THE CONSTRUCTION PERIOD.
- PUBLIC IMPROVEMENTS AND SERVICES ADJACENT TO THE SITE SHALL BE MAINTAINED DURING CONSTRUCTION. APPROVAL OF THE APPROPRIATE GOVERNING BODY IS REQUIRED BEFORE ANY WORK IS COMMENCED.
- CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM.
- CLIENT WILL PROVIDE WORK NOTED "BY OTHERS" OR "N.I.C." UNDER A SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, OR AS REQUIRED BY CODE, THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING AND FITTING ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH MECHANICAL EQUIPMENT MANUFACTURERS.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.
- CONTRACTOR TO COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.
- ACCESSORY DWELLING UNITS (ADUS) ARE TO BE PROVIDED WITH ACCESSIBLE SHUTOFFS FOR WATER AND GAS CONNECTIONS SERVING THE ADU.
- GRAB BAR REINFORCEMENT LOCATIONS SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH CALGREEN CH. 4, DIVE 4.4

- ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/NUMBER. ANY EQUIPMENT NOT LISTED WILL REQUIRE FIELD TESTING & CERTIFICATION BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER & THEIR DESIGN/CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPT. IF FIELD-TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE LOCAL CITY BUILDING DEPT. PROOF OF EQUIPMENT CERTIFICATION SHALL BE SUBMITTED & APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM OF THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THE AGREEMENT.
- SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS THEY SHALL HAVE ASKED FOR AND OBTAINED ANY WRITTEN DECISIONS FROM THE OWNER AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.

AGING IN PLACE NOTES

THE FOLLOWING ARE MINIMUM REQUIREMENTS PER THE MOST RECENT VERSION OF THE CALIFORNIA RESIDENTIAL CODE, R327.1.1

- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
- REINFORCEMENT SHALL BE AT LEAST 2X8 LUMBER AND SHALL BE LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR.
 - WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE OR ON ONE SIDE WALL AND THE BACK WALL. (SEE EXCEPTION FOR TOILETS NOT LOCATED ADJACENT TO A WALL).
 - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - 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 BATH TUB PRIM.

PV AND BATTERY SYSTEMS

- SOLAR READINESS REQUIREMENTS - MANDATORY MEASURES
 - ALL NEW BUILDING MUST MEET THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SECTION 110.10 MANDATORY REQUIREMENTS FOR SOLAR READINESS UNLESS BUILDINGS MEET EXEMPTIONS FOUND IN 110.10
 - ALL PROJECTS MUST SUBMIT TO THE CITY OF BUELLTON, CALIFORNIA, FOR APPROVAL AND ADDITIONS WITH LESS THAN 20% OF THE ROOF AREA.
- PHOTOVOLTAIC PRESCRIPTIVE REQUIREMENTS
 - ALL NEWLY CONSTRUCTED BUILDINGS MUST MEET THE STORAGE REQUIREMENTS OF ENERGY CODE 140.10 REQUIREMENTS FOR PHOTOVOLTAIC AND BATTERY STORAGE SYSTEMS UNLESS BUILDINGS MEET EXCEPTIONS FOUND IN 140.10.
- BATTERY STORAGE PRESCRIPTIVE REQUIREMENTS
 - BATTERY SYSTEMS MUST BE DESIGNED AND COMPLETELY DETAILED AS PART OF PROJECT SUBMITTALS.
 - ALL BUILDINGS REQUIRED TO PROVIDE BATTERY STORAGE SYSTEMS UNLESS EXEMPT BY THE EXCEPTIONS LISTED IN 140.10(V) BATTERY STORAGE SYSTEM REQUIREMENTS AS SUMMARIZED BELOW:
 - EXCEPTION 1: WHERE PV SYSTEMS INSTALLED ARE LESS THAN 15 KW AND CALCULATED BY EQUATION 140.10-A.
 - EXCEPTION 2: WHERE BATTERY STORAGE SYSTEM REQUIREMENTS ARE CALCULATED TO BE LESS THAN 10KWH.

ABBREVIATIONS

AB	ANCHOR BOLT	DEPT	DEPARTMENT	FTG	FOOTING	MIN	MINIMUM	SEC	SECTION
AC	ASPHALT CONCRETE	DIA	DIAMETER	GA	GAUGE	MISC	MISCELLANEOUS	SEF	SEE ELECTRICAL DRAWINGS
ADJ	AREA DRAIN	DIAG	DIAGONAL	GALV	GALVANIZED	MTD	MOUNTED	SF	SQUARE FOOT
AFF	ADJACENT	DIM	DIMENSION	GC	GENERAL CONTRACTOR	MTL	METAL	SFC	SPECIFICATION
AL	ABOVE FINISH FLOOR	DL	DEAD LOAD	GWB	GYPNUM WALL BOARD	(N)	NEW	SSD	SEE PLUMBING DRAWINGS
ALUM	ALUMINUM	DN	DOWN	HD	HOLLOW	NIC	NOT IN CONTRACT	STD	SEE STRUCTURAL DRAWINGS
ALT	ALTERNATE	DR	DOOR	HDR	HEADER	NA	NOT APPLICABLE	SS	SOLID SURFACE
ARCH	ARCHITECT/ARCHITECTURAL	DWG	DRAWING	HGR	HANGER	NTS	NOT TO SCALE	STL	STANDARD
AVG	AVERAGE	DW	DISHWASHER	HM	HOLLOW METAL	O/	OVER	STRUCT	STRUCTURAL
BD	BOARD	(E)	EXISTING	HORIZ	HORIZONTAL	OC	ON CENTER	SUS	SUSPENDED
BLDG	BUILDING	EA	EACH	HT	HEIGHT	OH	OVERHEAD/OVERHANG	SYS	SYSTEM
BLKG	BLOCKING	EB	EXPANSION BOLT	HVAC	HEATING/VENTILATION/ AIR CONDITIONING	OPNG	OPENING	T	TEMPERED
BTM	BOTTOM	EJ	EXPANSION JOINT	HW	HOT WATER	PL	PLATE	TOC	TOP OF CURB
BTWN	BETWEEN	ELEC	ELECTRIC/ELECTRICAL	IN	INCH/INCHES	PLYWD	PLYWOOD	UON	TYPICAL
BUR	BUILT-UP ROOFING	ELEV	ELEVATOR/ELEVATION	INFO	INFORMATION	PTD	PAINTED	YUP	UNLESS OTHERWISE NOTED
CB	CATCH BASIN	EN	EDGE NAILING	INSUL	INSULATION	PSF	POUNDS PER SQUARE FOOT	VERT	VERTICAL
CLG	CUBIC FEET	ENCL	ENCLOSURE	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	VIF	VERIFY IN FIELD
CLJ	CONTROL JOINT	EP	ELECTRICAL PANEL	INT	JOINT	PT	PRESSURE TREATED	W/	WITH
CLGK	CAULKING	EQUIP	EQUIPMENT	JT	JOINT	PVMT	PAVEMENT	WC	WATER CLOSET
CLS	CEILING	EXT	EXTERIOR	KIT	KITCHEN	RA	RETURN AIR	WD	WOOD
CLR	CLEAR	EXT	EXTERIOR	LAG	LAG BOLT	RCP	REFLECTED CEILING PLAN	WH	WATER HEATER
CO	CLEANOUT	FD	FLOOR DRAIN	LBS	POUNDS	RD	ROOF DRAIN	WDW	WINDOW
COTG	CLEANOUT TO GRADE	FIN	FINISH	LF	LINEAR FOOT	REF	REFERENCE	W/O	WITHOUT
COL	COLUMN	FL	FLOW LINE	LL	LIVE LOAD	REFR	REFRIGERATOR	WP	WATERPROOF
CONC	CONCRETE	FLSHG	FLASHING	LS	LAG SCREW	REQD	REQUIRED	WT	WEIGHT
CONT	CONTINUOUS	FLR	FLOOR	MAX	MAXIMUM	REV	REVISION		
CT	CERAMIC TILE	FOC	FACE OF CONCRETE	MB	MACHINE BOLT	RM	ROOM		
CTR	CENTER	FOS	FACE OF STUD	MECH	MECHANICAL	RO	ROUGH OPENING		
CW	COLD WATER	FOW	FACE OF WALL	MFD	MANUFACTURED	SCHED	SCHEDULE		
DBL	DOUBLE	FRMG	FRAMING	MFR	MANUFACTURER	SD	STORM DRAIN		
		FT	FOOT	MICRO	MICROWAVE				

ELECTRICAL NOTES

- PROVIDE GFCI PROTECTED OUTLETS AT ALL KITCHEN COUNTERTOPS, BATHROOM COUNTERTOPS, OUTDOOR LAUNDRY AREAS, DISHWASHERS, OUTDOOR LOCATIONS, AND REQUIRED LOCATIONS PER CEC 210.8.
- KITCHEN RECEPTACLES SHALL BE SPACED AND INSTALLED PER CEC 210.52.
- KITCHEN COUNTERTOP RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET.
- PROVIDE (2) TWO 20 AMP SMALL APPLIANCE CIRCUITS IN KITCHEN.
- PROVIDE SEPARATE CIRCUIT FOR ELECTRIC RANGE AS REQUIRED BY CEC 210.19.
- PROVIDE SEPARATE CIRCUIT FOR RANGE HOOD OR MICROWAVE/HOOD UNIT.
- PROVIDE SEPARATE CIRCUIT FOR DISHWASHER. DISHWASHER RECEPTACLE MUST BE ACCESSIBLE AND GFCI PROTECTED.
- PROVIDE SEPARATE GFCI PROTECTED CIRCUIT FOR GARBAGE DISPOSAL, IF USED.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC DRYERS PER CEC 220.54.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC WATER HEATERS PER CEC 422.13.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- ALL SMOKE DETECTORS OR CARBON MONOXIDE DETECTORS TO BE 110V, ARC-FAULT CIRCUIT INTERRUPTER INTERCONNECTED, W/ BATTERY BACKUP.
- ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLES IN THE DWELLING SHALL BE TAMPER RESISTANT. CEC406.12.
- ONLY NEW ELECTRICAL SHOWN ON PLAN. CONTRACTOR TO VERIFY CONDITION AND COMPLIANCE OF EXISTING ELECTRICAL AND REPAIR OR REPLACE TO COMPLY WITH MIN. CEC REQUIREMENTS.
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. CRC SECTION 150.0(S)(2).
- ALL NEW (MODIFIED, REPLACED OR EXTENDED) 120 VOLT BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSET HALLWAYS, LAUNDRY AREAS, OR SIMILAR AREAS MUST HAVE AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12.
- ALL BRANCH CIRCUITS AND ALIGN OUTLETS TO BE VERTICAL.
- PROVIDE BATTERY-READY INFRASTRUCTURE PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS FOR SINGLE-FAMILY RESIDENTIAL (50%+).
- OWNER TO INDICATE ADDITIONAL OUTLETS FOR TV, MEDIA
- PROVIDE WHOLE HOUSE SURGE PROTECTION PER CEC 100.67
- PER CEnC Section 150.0(S), SINGLE-FAMILY AND TWO-FAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - A. A DEDICATED RACEWAY SHALL BE 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 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
 - 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.
 - THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
 - SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW 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.

WUI/SRA NOTES

THE FOLLOWING ARE MINIMUM REQUIREMENTS PER THE MOST RECENT VERSION OF THE CALIFORNIA BUILDING CODE, CHAPTER 7A, AND THE CALIFORNIA RESIDENTIAL CODE SECTION R337.

NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND-URBAN INTERFACE (WUI) FIRE AREA DESIGNATED BY THE ENFORCING AGENCY CONSTRUCTED AFTER THE APPLICATION DATE SHALL COMPLY WITH THE PROVISIONS OF THESE SECTIONS.

VEGETATION MANAGEMENT COMPLIANCE. R3371.5

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906 AND 4907, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182.

ROOFS AND ROOF EDGES. CBC 705A / CRC R337.5

ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CBC 705A AND SECTIONS CRC337 AND CRC902. NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING (CLASS A ASPHALT SHINGLES) ASSEMBLY IS REQUIRED IN SRA - VERY HIGH FIRE HAZARD SEVERITY ZONES. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDLED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.

OFF RIDGE AND RIDGE VENTS. R337.6.2.1

VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:

- VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 INCH (1.6 MM) AND SHALL NOT EXCEED 1/8 INCH (3.2 MM) IN DIAMETER.
- THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
- THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

WALLS/SIDING. CBC 707A.3 /CRC R337.7.1/CRC R337.7.3

WALLS SHALL BE A NONCOMBUSTIBLE MATERIAL, LISTED IGNITION-RESISTANT MATERIALS, OR FIRE-RETARDANT TREATED WOOD. HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 AND SFM STANDARD 12-71-3. EXTERIOR PORTION OF 1-HR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

EAVES AND PORCH CEILINGS CBC 707A.4, A.6 / CRC R337.7.4. R337.7.6

THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, FIRE-RETARDANT-TREATED WOOD, MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING. SOLID WOOD RAFTER TAILS SHALL BE PROTECTED WITH AN APPROVED METHOD, AND NOT EXPOSED.

VENTS. CBC 706A / CRC R337.6

VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES UNLESS THE VENTS ARE WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. VENTS THAT ARE INSTALLED ON A SLOPE SHALL COMPLY WITH CBC 706A2.1.

WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8

WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9

WALKING SURFACES OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED IF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8

EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES. CBC 710A

GROUP U OCCUPANCY ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES THAT HAVE THE POTENTIAL TO POSE A SIGNIFICANT EXTERIOR FIRE EXPOSURE HAZARD DURING WILDFIRES SHALL BE CONSTRUCTED TO CONFORM TO THE IGNITION-RESISTANCE REQUIREMENTS OF THIS SECTION.



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BUELLTON PRE-DESIGNED
ADU PROGRAM
ONE BEDROOM PLUS
745 GSF

PRINT DATE: 1.25.2024

NOT FOR
CONSTRUCTION

GENERAL NOTES -
ONE BEDROOM PLUS

G1.0

SCALE: AS NOTED



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BUELLTON PRE-DESIGNED ADU PROGRAM ONE BEDROOM PLUS 745 GSF

NOT FOR CONSTRUCTION

CALGREEN REQUIREMENTS - ONE BEDROOM PLUS

G2.0

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. 4.106.4.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. 4.106.4.2.1 Multifamily development projects with less than 20 dwelling units, and hotels and motels with less than 20 sleeping units or guest rooms. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. 4.106.4.2.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1 and 4.106.4.2.2.1, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. 4.106.4.3 Electric vehicle charging for new construction. New construction shall comply with Sections 4.106.4.3.1 or 4.106.4.3.2 to facilitate future installation and use of EV chargers. 4.106.4.3.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE".

4.106.4.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE". 4.106.4.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). 4.106.4.3 Electric vehicle charging for additional alterations and changes of parking facilities serving existing multifamily buildings. 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. 4.303.1.2 Urinals. The effective flush volume of all wall-mounted urinals shall not exceed 0.125 gallons per flush. 4.303.1.3 Showerheads. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (such as dormitories, hotels, motels, or other multi-unit residential buildings) shall not exceed 1.8 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.5 gallons per minute at 60 psi. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. 4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff. 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential-commercial buildings. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

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

TABLE - MAXIMUM FIXTURE WATER USE

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

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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



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BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS:

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- 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 WORKBENCH OR THE CITY OF BUELLTON. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF BUELLTON HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITIES, DAMAGES, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
- THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DOCUMENT.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

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

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

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

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

- 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 trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

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

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

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

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

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

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

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

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

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	50
FIRE RESISTIVE COATINGS	50
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	50
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	40
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	50
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	50
SHELLACS	50
CLEAR	730
OTHER	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONCRETE SEALERS	450
SWIMMING POOL COATINGS	340
TUB & TILE FINISH COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

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

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

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

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

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

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

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDCPP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

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

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDCPP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

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

4.504.4 RESILIENT FLOORING SYSTEMS. Resilient flooring is installed, at least 80% of floor area requiring resilient flooring shall be made of a material that meets 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/CCDCPP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particle board and medium density fiberboard composite wood products on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (CCR Title 17, Section 93120.12), 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 certification.
- Product labels that indicate compliance with the Composite Wood Products regulation (see CCR, Title 17, Section 93120.12).
- Interior grade product marking meeting the Interior PS-2 standards of the Engineered Wood Association (EWAs) or Australian Standards AS 2270 or European EN 13986 standards, and Canadian CSA A151, C151, C152 and C153 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR AIR QUALITY CONTROL
4.505.1 General. Buildings shall not exceed the provisions of the California Building Standards Code.

4.505.1.1 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by the California Building Standards 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.

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

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

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

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

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

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

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).
- Notes:
- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
 - Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

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

- 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.
 - Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
 - Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.
- Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS

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

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- 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:

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

Notes:

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

702.3 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 appropriate section or identified applicable checklist.

**BUELLTON PRE-DESIGNED
ADU PROGRAM
ONE BEDROOM PLUS
745 GSF**

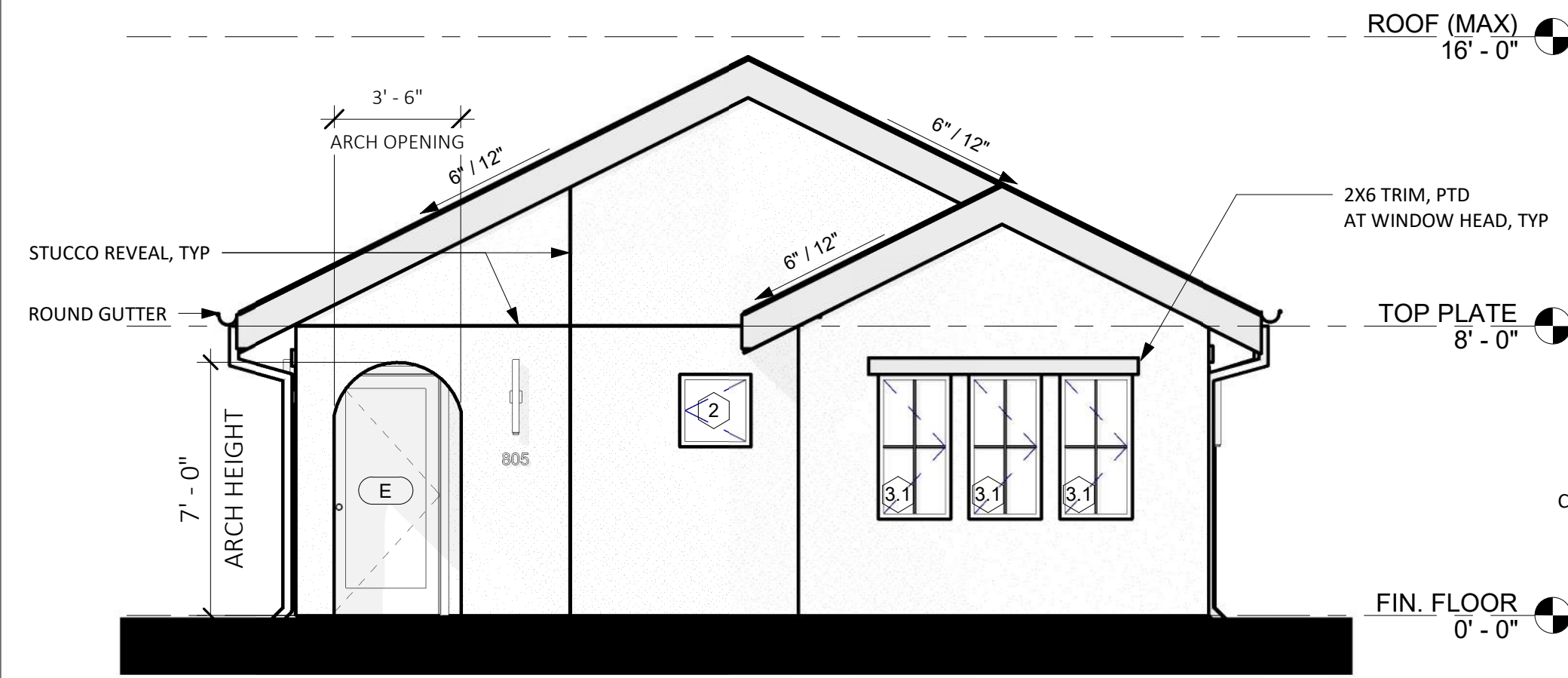
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NOT FOR CONSTRUCTION

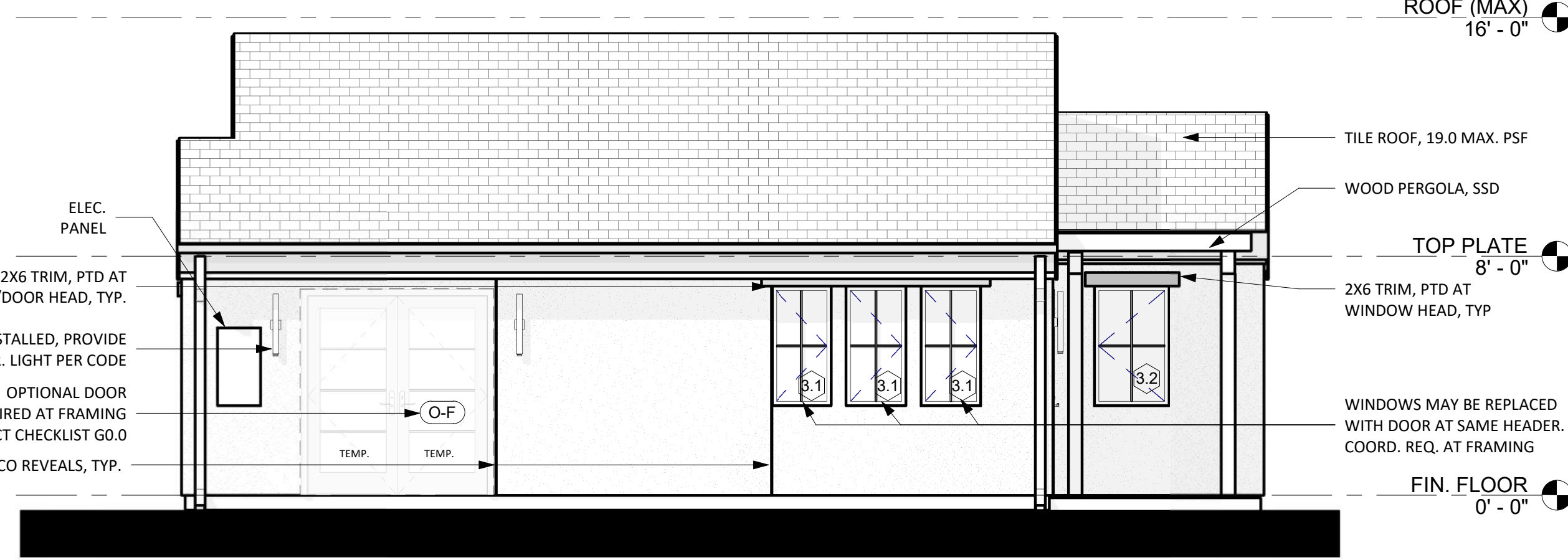
CALGREEN REQUIREMENTS - ONE BEDROOM PLUS

G2.1

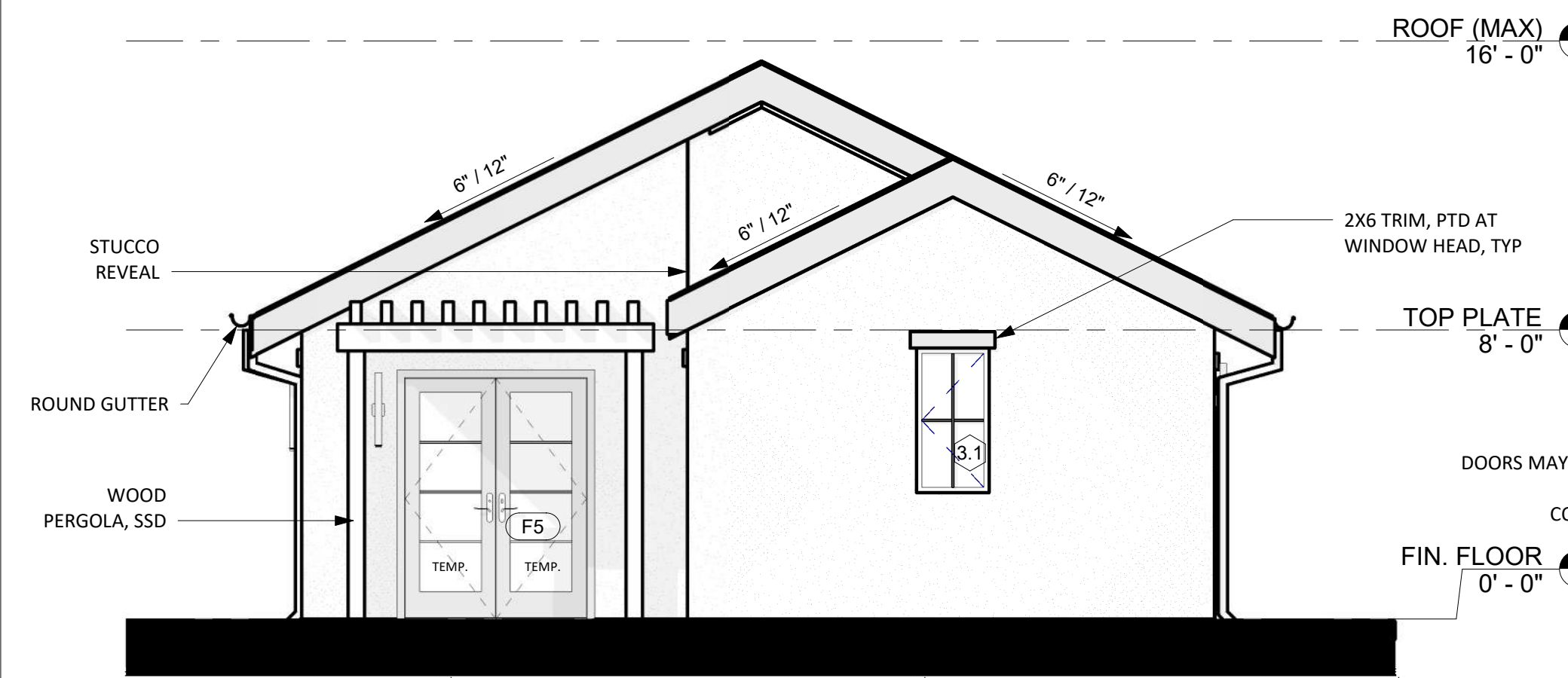
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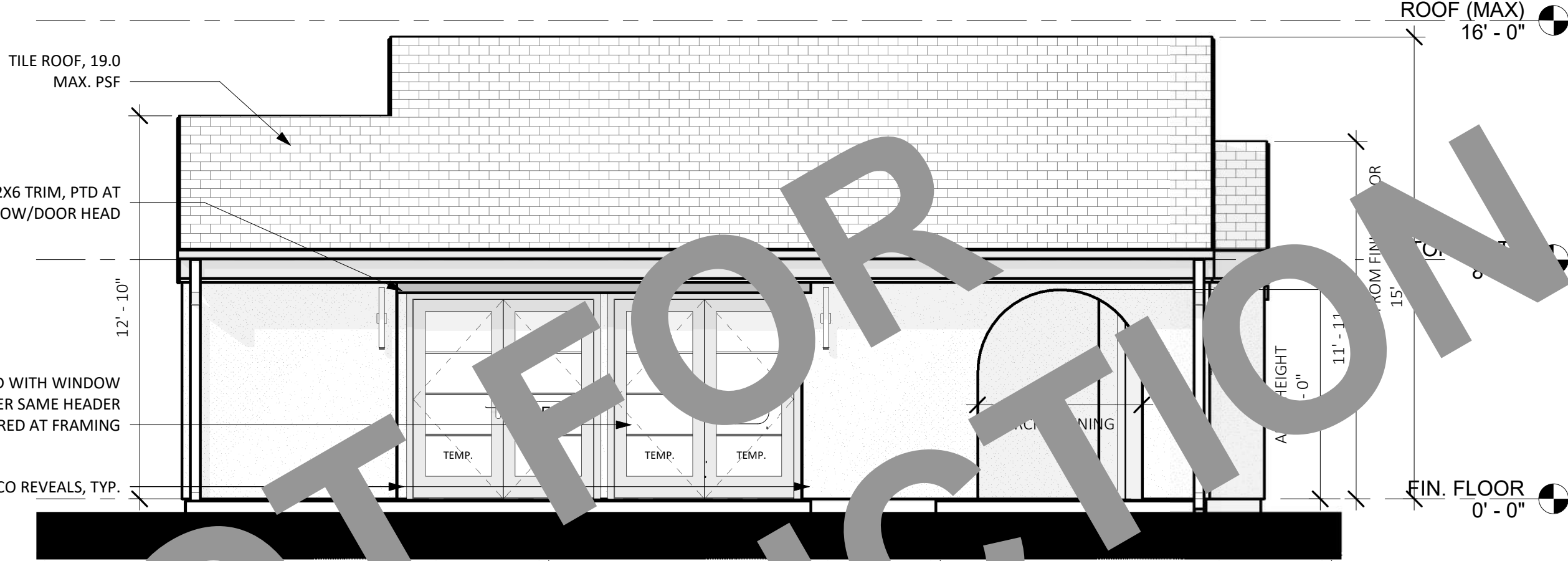
6 RIGHT ELEVATION - ONE BEDROOM PLUS - MISSION REVIVAL
1/4" = 1'-0"



3 REAR ELEVATION - ONE BEDROOM PLUS - MISSION REVIVAL
1/4" = 1'-0"



5 LEFT ELEVATION - ONE BEDROOM PLUS - MISSION REVIVAL
1/4" = 1'-0"

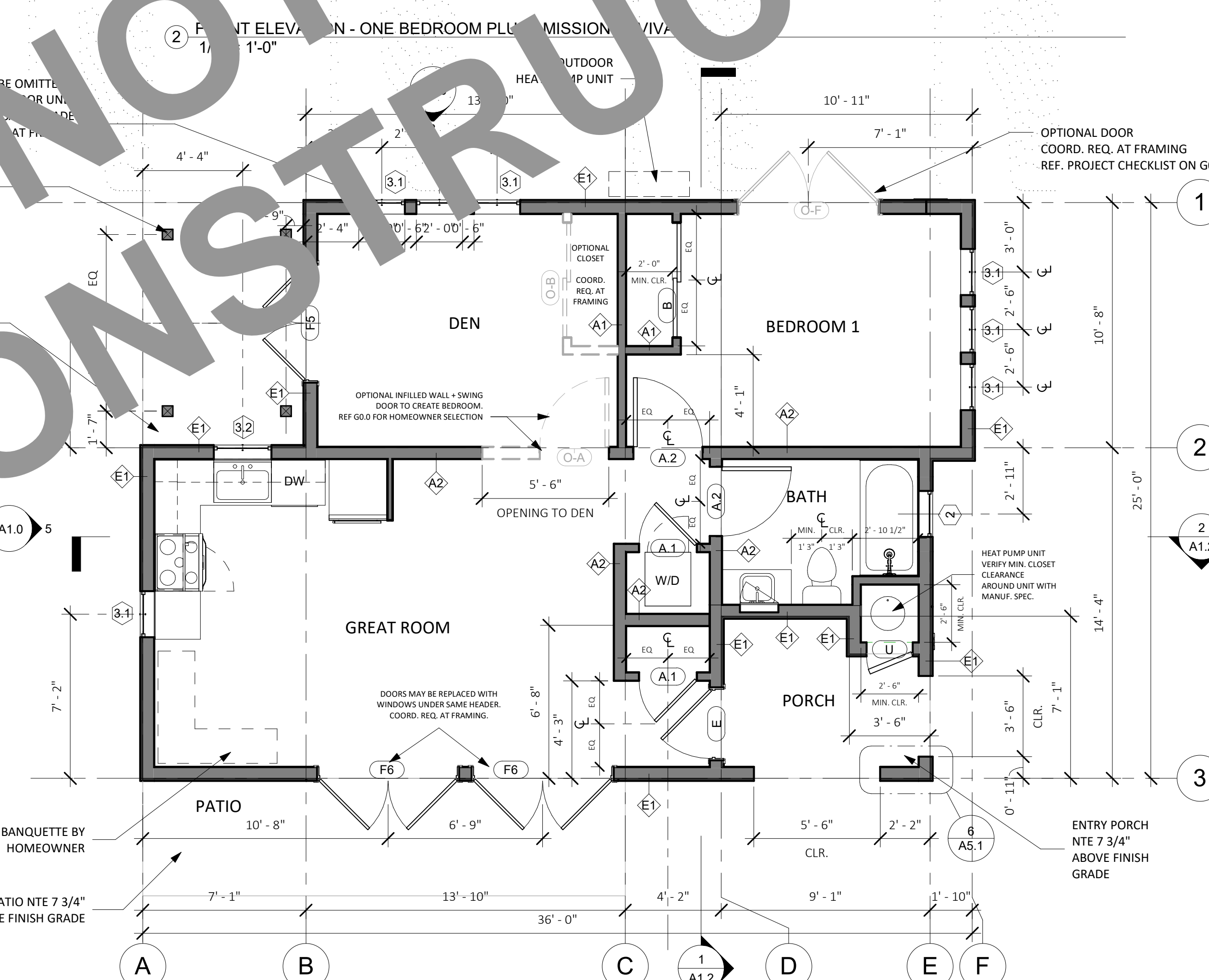


2 FRONT ELEVATION - ONE BEDROOM PLUS - MISSION REVIVAL
1/4" = 1'-0"



6 PERSPECTIVE - ONE BEDROOM PLUS - MISSION REVIVAL
1/4" = 1'-0"

NOTE: COLORS TO BE SAME AS PRIMARY UNIT.



1 PLAN - ONE BEDROOM PLUS - MISSION REVIVAL
1/4" = 1'-0"

FLOORPLAN LEGEND

- (N) PARTITION
- CONCRETE SLAB (ARCHITECTURAL)
- (N) OUTLET AT 18", U.O.N
- (N) LIGHT SWITCH

GRAPHIC LEGEND

- Room name
- 101 ROOM NUMBER
 - X X X X ROOM FINISHES
 - 150 SF ROOM AREA
 - BUILDING SECTION NO.
 - 1 SIM SHEET NUMBER
 - 1 A101 DETAIL NUMBER
 - 1 SHEET NUMBER
 - 101 DOOR OR GATE NUMBER
 - 1 WALL TAG
 - 1 WINDOW TAG
 - ELEVATION MARKER
 - REVISION NUMBER
 - KEYNOTE NUMBER
 - 1 Ref ELEVATION NO.
 - 1 Ref SHEET NUMBER

FLOOR PLAN NOTES

1. FLOORPLAN DIMENSIONS ARE TO FACE OF FRAMING OF SCHEDULED PARTITION OR GRIDLINE, UNLESS OTHERWISE NOTED.
2. GRIDLINES ARE TO EDGE OF CONCRETE OR FACE OF STRUCTURAL FRAMING, UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE TYPE A1 UNLESS OTHERWISE NOTED.
4. SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS.
5. PROVIDE HANGER ROD AND SHELF AT WARDROBE CLOSETS.
6. WHERE THRESHOLDS ARE REQUIRED, PROVIDE ACCESSIBLE THRESHOLDS WITH MAXIMUM 1/2" ELEVATION CHANGE.
7. PROVIDE STRUCTURAL BACKING IN WALLS TO FACILITATE FUTURE INSTALLATION OF GRAB BARS AT TOILET AND SHOWER.
8. SHOWER/TUB FINISH TO BE CERAMIC TILE OVER 1/2" CEMENTITIOUS BACKER BOARD IN ACCORDANCES WITH CRC R702.
9. FLOOR IN BATHROOM TO BE NON-SLIP CERAMIC TILE.
10. SHOWER WALL SURFACES SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (72 INCHES) ABOVE THE FLOOR. (CRC R307.2)
11. TOILETS SHALL HAVE A MINIMUM 30" (15" EACH SIDE FROM CENTER) AND 24" CLEAR FROM FRONT.
12. CONTRACTOR TO VERIFY LAYOUT, ROUGH FRAMING AND FINISH DIMS WITH OWNER'S FINAL INTERIOR DOORS AND FINISH SELECTIONS.
13. CONTRACTOR TO VERIFY EQUIPMENT SIZES PRIOR TO FRAMING.

ELEVATION NOTES

1. ELEVATION DIMENSIONS ARE TO GRIDLINE OR CENTERLINE OF WINDOWS, UON.
2. GRIDLINES ARE TO EDGE OF CONCRETE, CENTERLINE OF FOOTING, OR CENTERLINE OF STRUCTURAL ELEMENTS, UNLESS OTHERWISE NOTED.
3. SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS. MATERIALS INDICATED ARE SHOWN GENERALLY. ACTUAL MATERIALS ARE AS SELECTED BY THE OWNER.
4. ADU TO BE THE SAME COLOR(S) AS THE PRIMARY UNIT.
5. IF STUCCO SIDING:
 - A. A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH
 - B. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
 - C. THE SCREED SHALL BE PLACED A MINIMUM OR 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA (CRC 703.6.2.1.)
6. BUILDING HEIGHT MAXIMUM SHALL BE 16'-0" ABOVE AVERAGE NATURAL GRADE. (THE AVG. GRADE HEIGHT AT ALL BUILDING CORNERS). CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
7. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. (CRC327.1.4)
8. ADDRESSING SHALL BE ILLUMINATED AT NIGHT IN ALL NEW BUILDINGS. ADDRESS SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE LUMINANCE OR THE FACE OF A SIGN IS FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES. (CBC 501.2)



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**BUELLTON PRE-DESIGNED
ADU PROGRAM**
ONE BEDROOM PLUS
745 GSF

PRINT DATE: 1.25.2024

**NOT FOR
CONSTRUCTION**

**MISSION REVIVAL -
FLOORPLAN &
ELEVATIONS**

A1.0

SCALE: AS NOTED



workbench

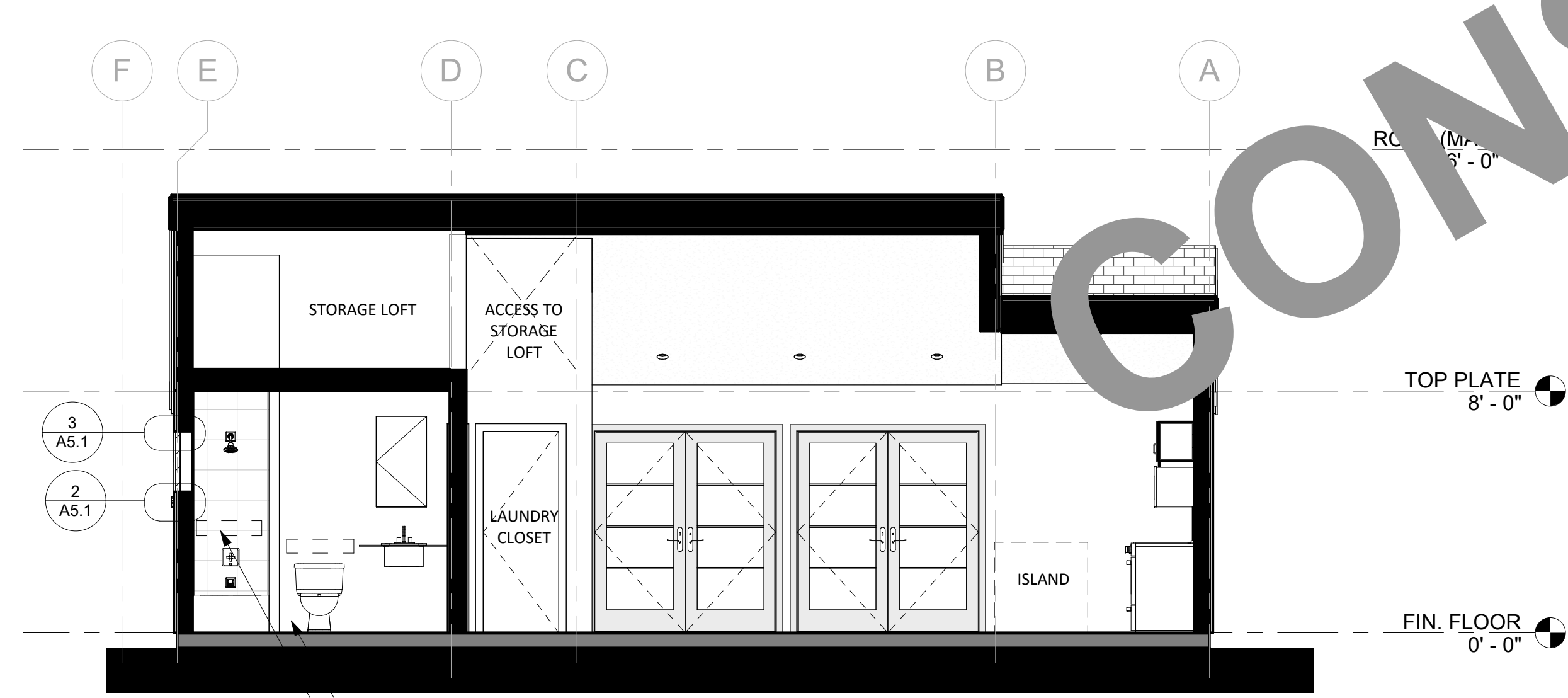
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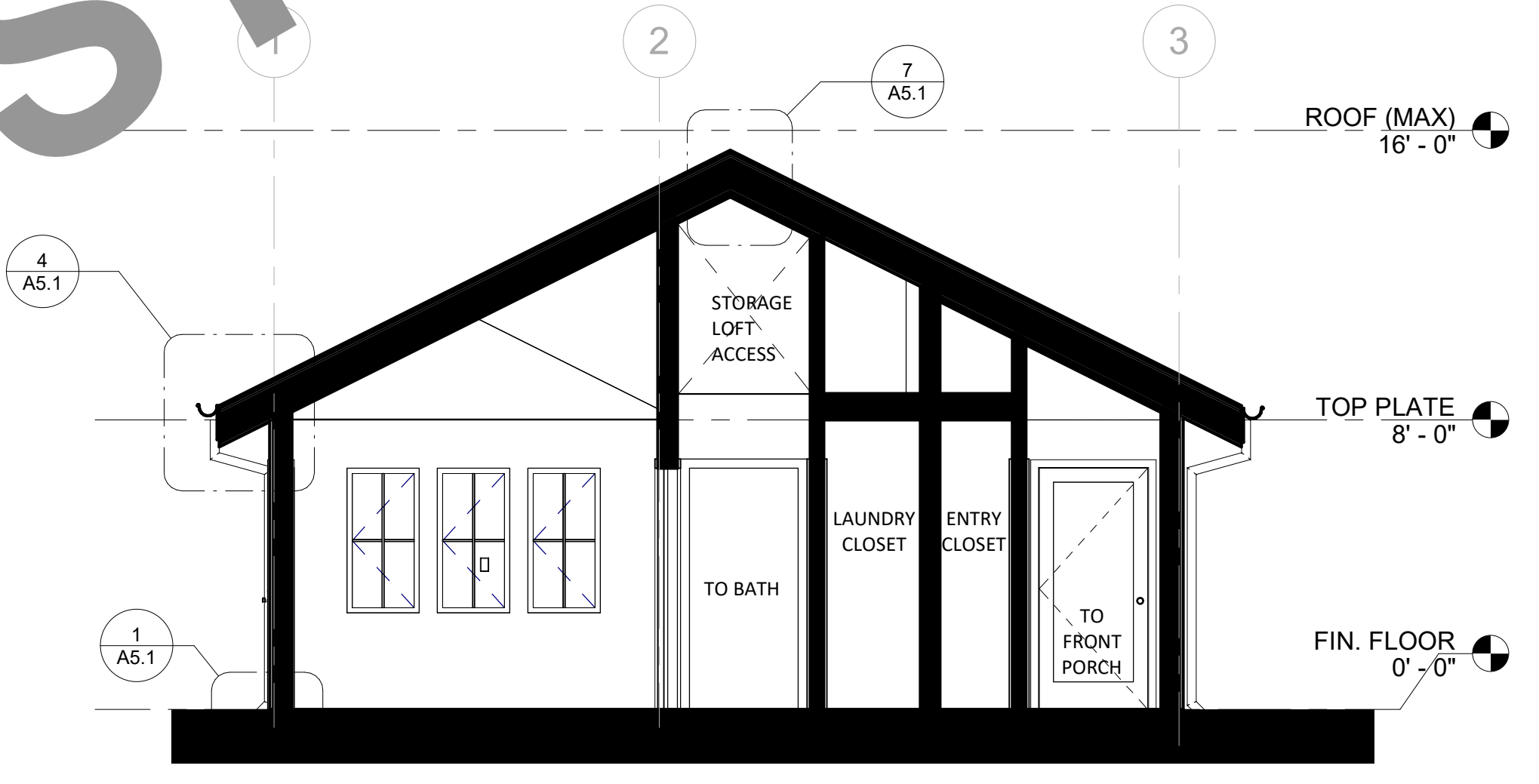
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SECTION A - ONE BEDROOM PLUS DEN - MISSION REVIVAL
1/4" = 1'-0"

OPTIONAL CURBLESS SHOWER REQ.
FOUNDATION COORDINATION. SEE DETAIL 4 / A5.2
IN-WALL BACKING PROVIDED FOR FUTURE GRAB
BARS 32" - 39 1/4" A.F.F., SEE DETAIL 10. / A5.2



SECTION C - ONE BEDROOM PLUS DEN - MISSION REVIVAL
1/4" = 1'-0"

- INTERIOR ELEVATION NOTES**
1. PROVIDE GRAB BAR REINFORCEMENT AT BATHROOMS PER CRC SECTION R327.1.1
 2. SEE BACKING DETAIL 10/A5.2
 3. REFER TO SHEET A5.2 FOR KITCHEN CABINET DETAILS

**BUELLTON PRE-DESIGNED
ADU PROGRAM
ONE BEDROOM PLUS
745 GSF**

NOT FOR CONSTRUCTION

MISSION REVIVAL - SECTIONS

A1.2

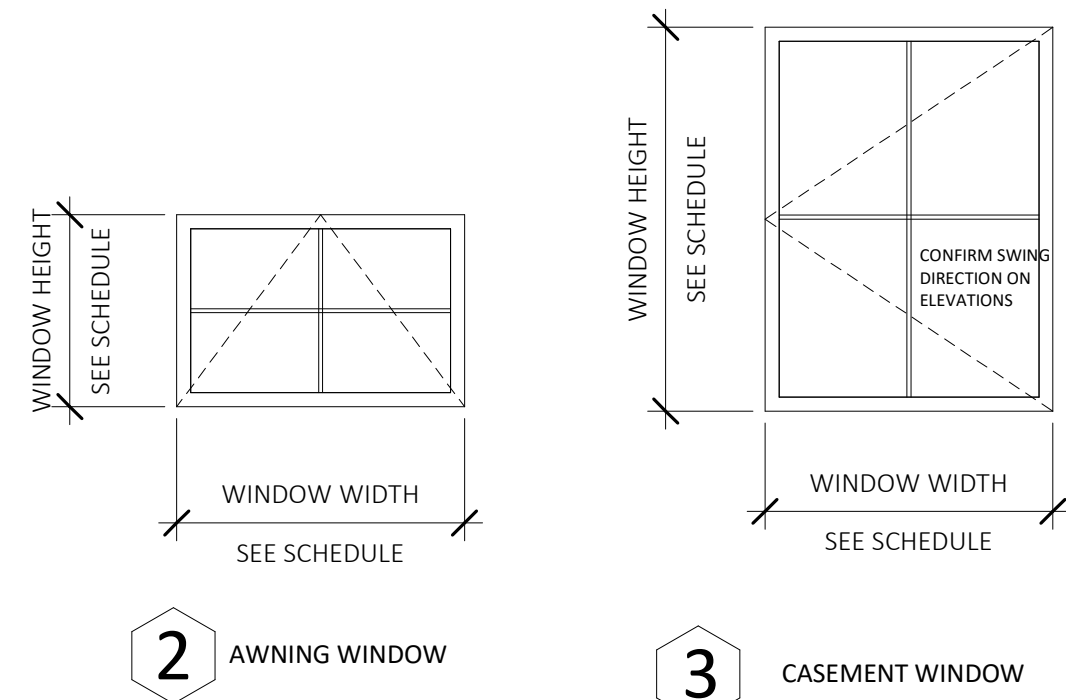
SCALE - AS NOTED

WINDOW SCHEDULE

REFERENCE ELEVATIONS FOR WINDOW STYLE, WINDOW SWING

WINDOW SCHEDULE - ONE BEDROOM PLUS - MISSION REVIVAL								
LOCATION	TAG	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
BATH	2	AWNING	1	2'-0"	2'-0"	6'-8"	4'-8"	PROVIDE TEMPERED PANE, OPTION TO HAVE OBSCURE GLASS
BEDROOM 1	3.1	CASEMENT	3	2'-0"	4'-0"	6'-8"	2'-8"	PROVIDE TEMPERED PANE OF EXTERIOR GLAZING IN WUI
DEN	3.1	CASEMENT	3	2'-0"	4'-0"	7'-0"	3'-0"	PROVIDE TEMPERED PANE OF EXTERIOR GLAZING IN WUI
KIT. / DINING	3.1	CASEMENT	1	2'-0"	4'-0"	7'-6"	3'-6"	PROVIDE TEMPERED PANE OF EXTERIOR GLAZING IN WUI
KIT. / DINING	3.2	CASEMENT	1	2'-6"	4'-0"	7'-0"	3'-0"	PROVIDE TEMPERED PANE OF EXTERIOR GLAZING IN WUI

WINDOW TYPES - MISSION REVIVAL



GLAZING TYPES

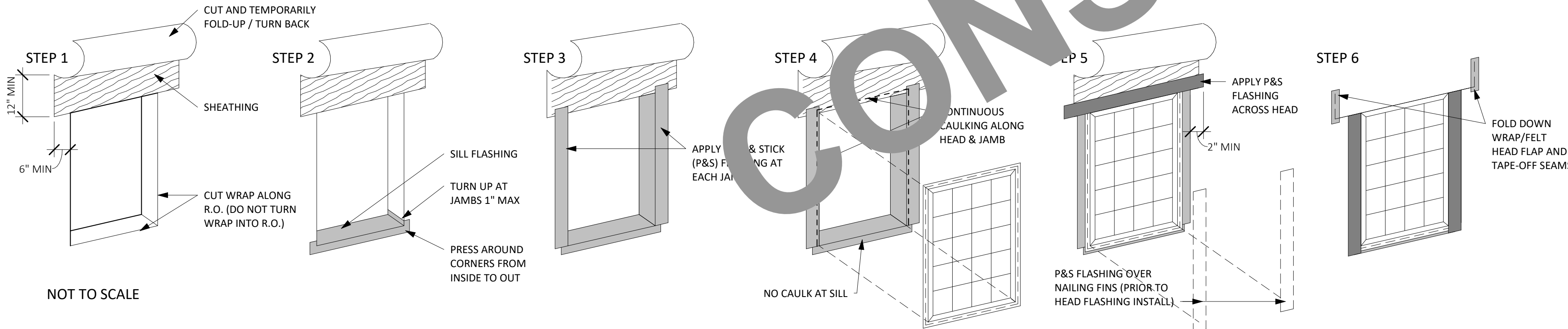
REFER TO TITLE 24 REPORT FOR REQUIRED U-FACTOR AND SHGC VALUES, N.T.E.

GL-1	1" OVERALL DOUBLE GLAZED UNIT
GL-2	1" OVERALL DOUBLE GLAZED UNIT, TEMPERED
GL-3	1" OVERALL DOUBLE GLAZED UNIT, TEMPERED, TRANSLUCENT

TEMPERED GLAZING LOCATIONS

INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRROR, IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406 OF THE CBC OR 2402.2 SHALL INCLUDE THE FOLLOWING:

- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE TEMPERED.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS THE FOLLOWING CRITERIA SHALL BE TEMPERED:
 - THE EXPOSED AREA IS GREATER THAN 9 SQ. FT.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FINISHED FLOOR.
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FINISHED FLOOR.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTAL, OF THE VERTICAL PLANE OF THE GLAZING.
 - WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE OPEN POSITION OF THE DOOR IN A CLOSED POSITION.
 - WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
- GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS; BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS REQUIREMENT SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.



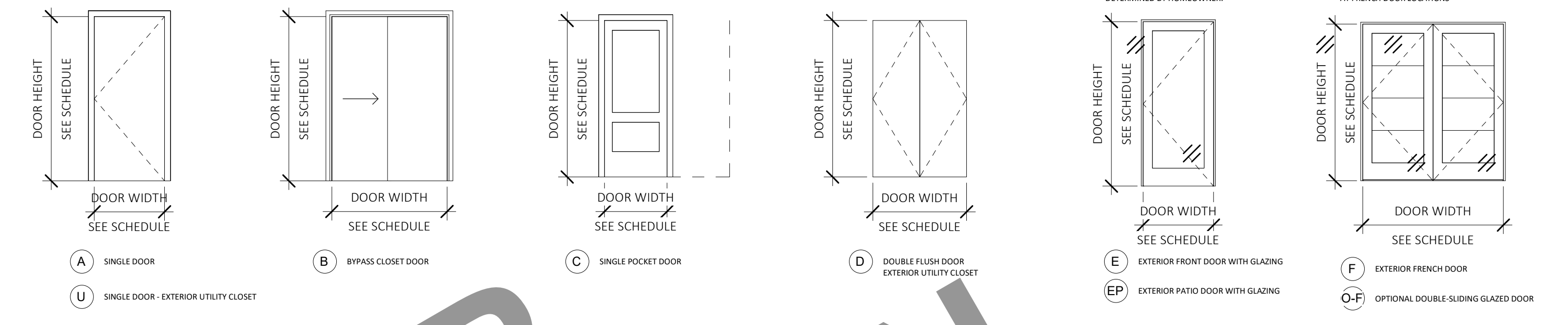
APPLIANCES AND OTHER EQUIPMENT			
DESCRIPTION	MANUFACTURER	MODEL	NOTES
20" X 30" RECESSED MEDICINE CABINET			COORD. REQ. AT FRAMING
24" DISHWASHER			
24" ELECTRIC CLOTHES DRYER			
24" ELECTRIC WASHING MACHINE			
30" ELECTRIC RANGE			
30" MICROWAVE / HOOD VENT COMBO UNIT			REF. TO MANUF. REQ. FOR CLEARANCE AT COOKTOP
30" REFRIGERATOR			REF. TO MANUF. REQ. FOR CLEARANCE/DOOR SWING PRIOR TO ORDERING KITCHEN CABINETS

LIGHTING FIXTURE SCHEDULE - ONE BEDROOM PLUS				
TYPE	DESCRIPTION	MANUFACTURER	MODEL	COUNT
F1	LED DOWNLIGHT (LOW PROFILE)			18
F1	LED DOWNLIGHT (LOW PROFILE / WATERPROOF)			2
F3	UNDERCABINET LED STRIP LIGHT			4
F4	LED SURFACE-MOUNT LIGHT			2
F5	EXTERIOR WALL SCONCE - DARK SKY RATED			7

DOOR SCHEDULE

DOOR SCHEDULE - ONE BEDROOM PLUS														
DOOR MARK	DOOR TYPE	DESCRIPTION	Count	DIMENSIONS			MATERIALS					HARDWARE GROUP	NOTES	
				UNIT WIDTH	UNIT HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	GLAZING TYPE	FRAME MATERIAL	FRAME FINISH			
A.1	A	INTERIOR SWING DOOR - CLOSET	2	2'-6"	6'-8"	0'-2"	SC	PTD	N/A	WD	PTD	2		
A.2	A	INTERIOR SWING DOOR - BEDROOM/BATHROOM	2	3'-0"	6'-8"	0'-2"	SC	PTD	N/A	WD	PTD	2		
B	B	INTERIOR BYPASS CLOSET DOOR	1	4'-11"	7'-0"	0'-2"	SC	PTD	N/A	WD	PTD	4		
E	E	EXTERIOR ENTRY SWING DOOR	1	3'-0"	6'-8"	0'-1 3/8"	WD	STD/PTD	GL-2 TEMP	WD	STD/PTD	1	DOOR STYLE DETERMINED BY HOMEOWNER	
F5	F	EXTERIOR 5'-0" FRENCH DOOR WITH GLAZING	1	5'-0"	6'-8"	0'-1 3/8"	COMP	INT	GL-2 TEMP	COMP	INT	PER MFR		
F6	F	EXTERIOR 6'-0" FRENCH DOOR WITH GLAZING	2	6'-0"	6'-8"	0'-1 3/8"	COMP	INT	GL-2 TEMP	COMP	INT	PER MFR	ALTERNATE: SLIDING PATIO DOORS	
O-A	A	OPTIONAL INTERIOR SWING DOOR AT BEDROOM	1	3'-0"	6'-8"	0'-2"	SC	PTD	N/A	WD	PTD	2	DOOR AT OPTIONAL BEDROOM REF. G0.0 "PROJECT CHECKLIST"	
O-B	B	OPTIONAL INTERIOR BYPASS DOOR AT BEDROOM CLOSET	1	4'-11"	7'-0"	0'-2"	SC	PTD	N/A	WD	PTD	4	DOOR AT OPTIONAL BEDROOM REF. G0.0 "PROJECT CHECKLIST"	
O-F	F	OPTIONAL EXTERIOR 6'-0" FRENCH DOOR WITH GLAZING	1	6'-0"	6'-8"	0'-1 3/8"	COMP	INT	GL-2 TEMP	COMP	INT	PER MFR	OPTIONAL DOOR, REF "PROJECT CHECKLIST" SHEET G0.0	
U	A	EXTERIOR UTILITY CLOSET DOOR	1	2'-0"	6'-8"	0'-2"	SC	PTD	N/A	WD	PTD	6	VENTILATION AT DOOR MAY BE REQUIRED FOR HP HWH, REF. MANUF SPEC.	

DOOR TYPES



DOOR MATERIAL LEGEND

DOOR MATERIAL	DOOR FINISH	GLAZING TYPE	FRAME MATERIAL	FRAME FINISH
HC HOLLOW CORE WOOD	PTD PAINTED	REFER TO TITLE 24 REPORT FOR REQUIRED U-FACTOR AND SHGC VALUES, N.T.E.	WD WOOD	PTD PAINTED
SC SOLID CORE WOOD	ST STAINED		HM HOLLOW METAL	ST STAINED
HM HOLLOW METAL	ANNO ANNO DIZED		ALUM ALUMINUM	ANNO ANNO DIZED ALUM
ALUM ALUMINUM	INT INTEGRAL COLOR	GL-1 1" OVERALL DOUBLE GLAZED UNIT	VIN VINYL	INT INTEGRAL COLOR
VIN VINYL		GL-2 1" OVERALL DOUBLE GLAZED UNIT, TEMPERED	COMP COMPOSITE	
COMP COMPOSITE	EXISTING	GL-3 1" OVERALL DOUBLE GLAZED UNIT, TEMPERED, TRANSLUCENT	E EXISTING	

WINDOW MATERIAL LEGEND

FRAME MATERIAL	FRAME FINISH
WD WOOD	PTD PAINTED
HM HOLLOW METAL	ST STAINED
ALUM ALUMINUM	ANNO ANNO DIZED ALUM
VIN VINYL	INT INTEGRAL COLOR
COMP COMPOSITE	
E EXISTING	

DOOR HARDWARE SCHEDULE

GROUP	DESCRIPTION	HARDWARE
1	ENTRY DOOR	HINGES: LOCK: HANDLE: THRESHOLD:
2	TYP. INTERIOR DOOR	HINGES: LOCK: HANDLE: THRESHOLD:
3	INTERIOR POCKET DOOR	HINGES: LOCK: HANDLE: THRESHOLD:
4	CLOSET BYPASS DOOR	HINGES: LOCK: HANDLE: THRESHOLD:
5	CLOSET DOUBLE FLUSH DOOR	HINGES: LOCK: HANDLE: THRESHOLD:
6	UTILITY CLOSET DOOR	HINGES: LOCK: HANDLE: THRESHOLD:

NOTE: DOOR HARDWARE TO BE OPENABLE IN A SINGLE ACTION WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT, NO KEYPED DEADBOLTS, THUMBTURN ACCEPTABLE.



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**BUELLTON PRE-DESIGNED
ADU PROGRAM**
 ONE BEDROOM PLUS
 745 GSF

NOT FOR CONSTRUCTION

SCHEDULES - ONE BEDROOM PLUS - MISSION REVIVAL

A4.0

FIRE RATING NOTES

R302.4.1 THROUGH PENETRATIONS. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2.

- EXCEPTIONS:**
- WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE SHALL BE PROTECTED AS FOLLOWS:
 - IN CONCRETE OR MASONRY WALL OR FLOOR ASSEMBLIES, CONCRETE, GROUT OR MORTAR SHALL BE PERMITTED WHERE INSTALLED TO THE FULL THICKNESS OF THE WALL OR FLOOR ASSEMBLY OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING, PROVIDED THAT BOTH OF THE FOLLOWING ARE COMPLIED WITH:
 - THE NOMINAL DIAMETER OF THE PENETRATING ITEM IS NOT MORE THAN 6 INCHES (152 MM).
 - THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES (92 900 MM²).
 - THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E119 OR UL 263 TIME TEMPERATURE FIRE CONDITIONS UNDER A POSITIVE PRESSURE DIFFERENTIAL OF NOT LESS THAN 0.01 INCH OF WATER (3 Pa) AT THE LOCATION OF PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

2. THE ANNULAR SPACE CREATED BY THE PENETRATION OF WATER-FILLED FIRE SPRINKLER PIPING, PROVIDING THAT THE ANNULAR SPACE IS FILLED USING A MATERIAL COMPLYING WITH ITEM 1.2 OF EXCEPTION 1.

R302.4.1.1 FIRE-RESISTANCE-RATED ASSEMBLY. PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

R302.4.1.2 PENETRATION FIRESTOP SYSTEM. PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A POSITIVE PRESSURE DIFFERENTIAL OF NOT LESS THAN 0.01 INCH OF WATER (3 Pa) AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR-CEILING ASSEMBLY PENETRATED.

R302.4.2 MEMBRANE PENETRATIONS. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.

- EXCEPTIONS:**
- MEMBRANE PENETRATIONS OF NOT MORE THAN 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.0103 M²) IN AREA PROVIDED THAT THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES (0.0645 M²) IN ANY 100 SQUARE FEET (9.29 M²) OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.1 MM). SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
 - BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING STUD CAVITIES.
 - BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SLAG MINERAL INSULATIONS.
 - BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION R302.11.
 - BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS.
 - BY OTHER LISTED MATERIALS AND METHODS.

2. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIALS PROVIDED THAT THE BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.1 MM) UNLESS LISTED OTHERWISE. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING:

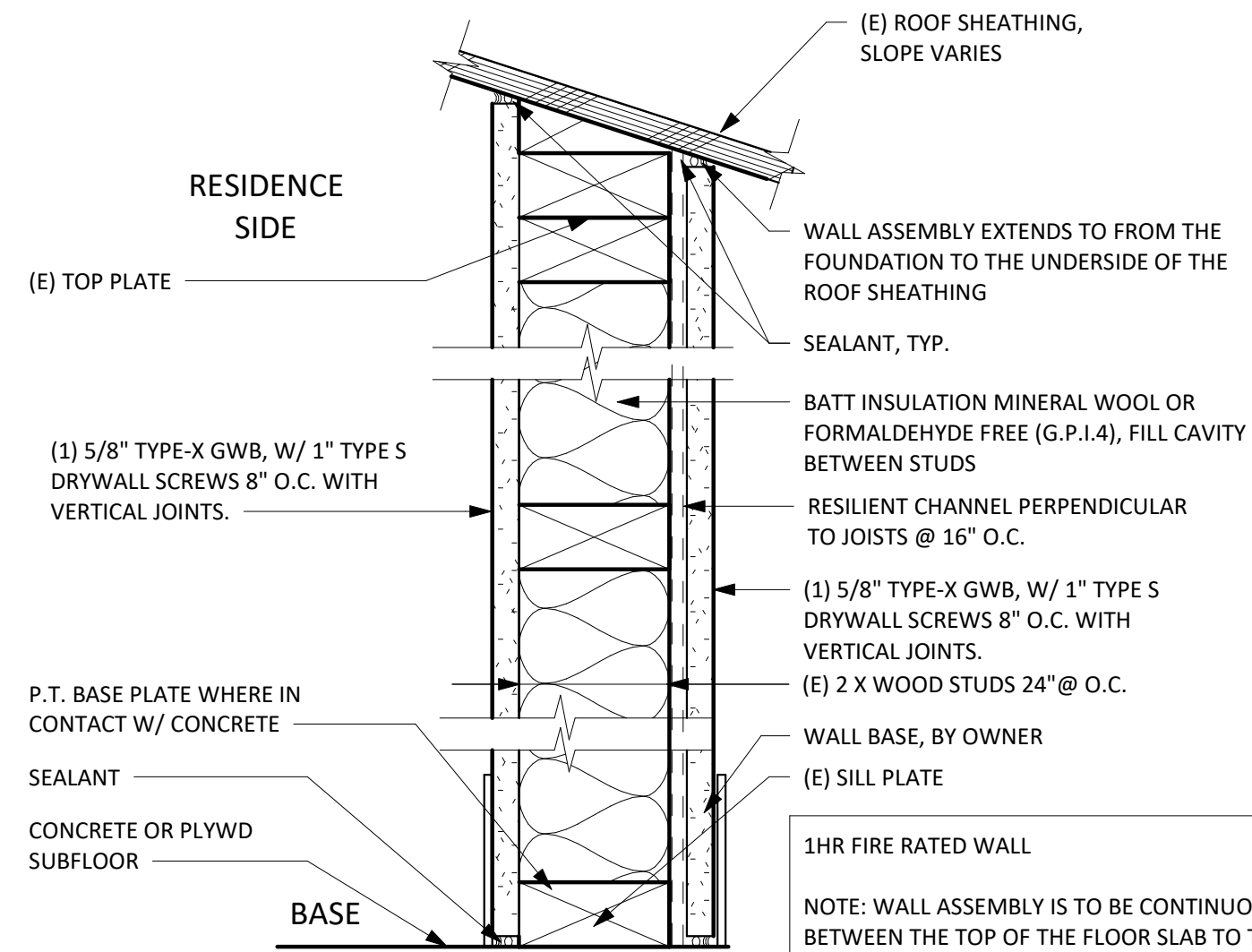
- BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES.
- BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION R302.11.
- BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS.
- BY OTHER LISTED MATERIALS AND METHODS.

3. THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER OR WATER-FILLED FIRE SPRINKLER PIPING, PROVIDED THAT THE ANNULAR SPACE IS COVERED BY A METAL ESCUTCHEON PLATE.

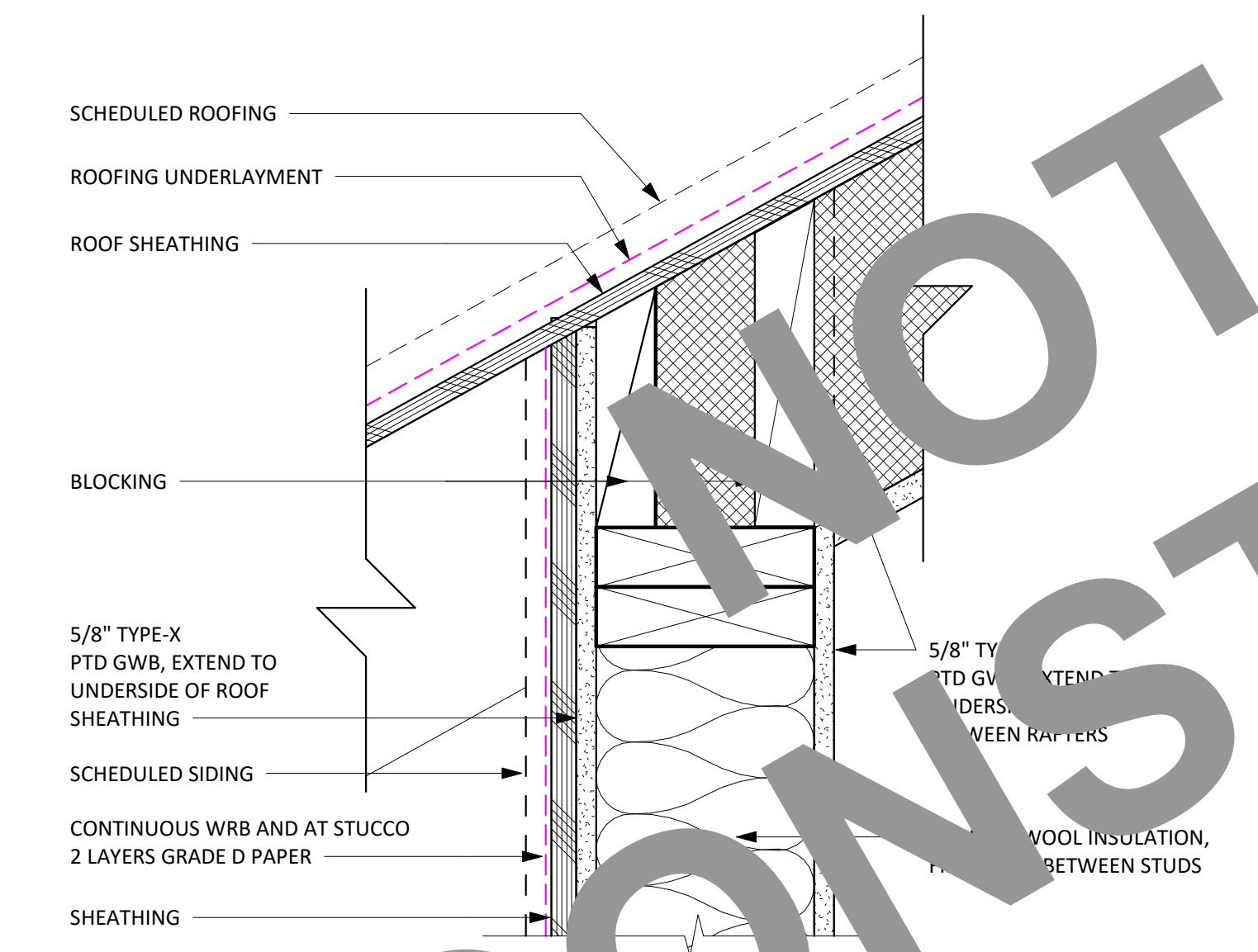
4. CEILING MEMBRANE PENETRATIONS BY LISTED LUMINAIRES OR BY LUMINAIRES PROTECTED WITH LISTED MATERIALS THAT HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.

DETAIL GENERAL NOTES

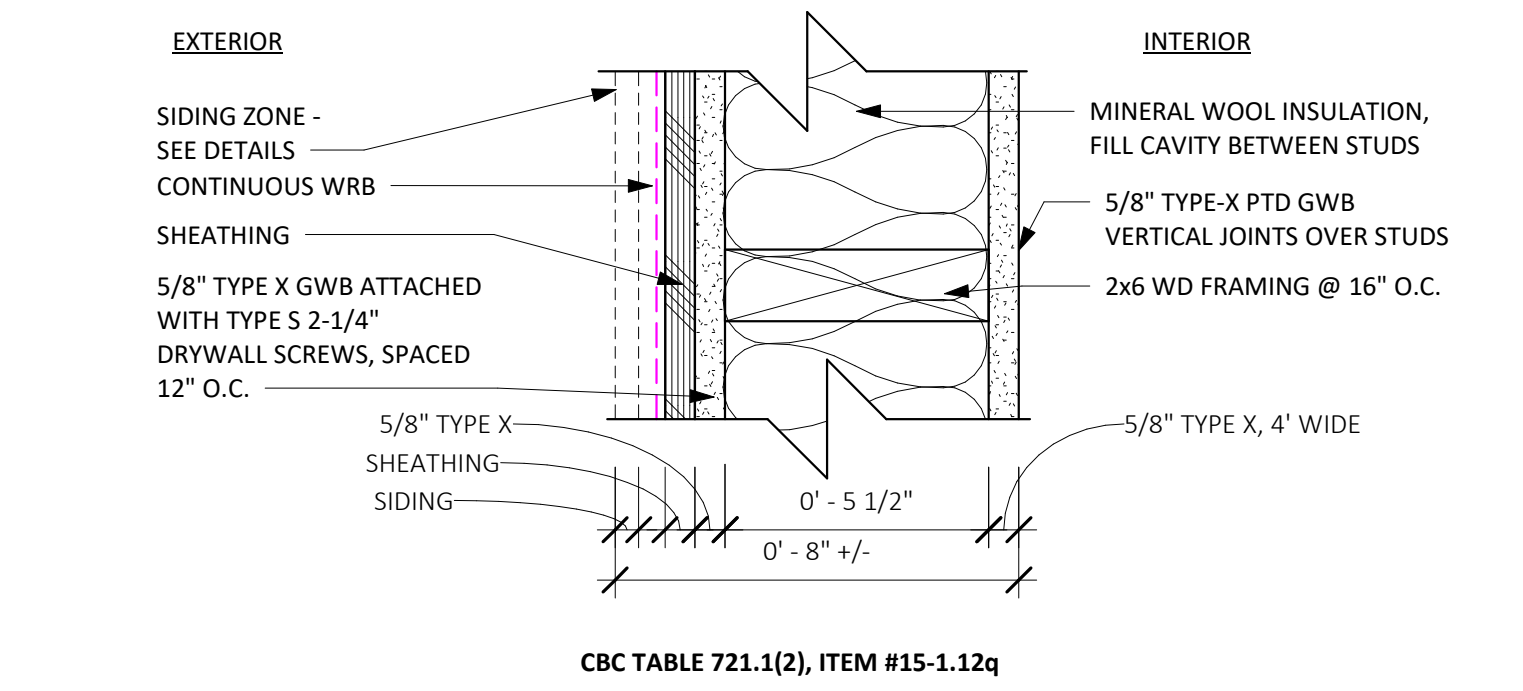
- BASIS OF OPAQUE WALL DESIGN IS HARDIE PANEL SIDING. FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTION AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE, AND MAY AFFECT WARRANTY COVERAGE.
- BASIS OF WINDOW DESIGN IS ANDERSEN 100 SERIES COMPOSITE WINDOWS, COMPLYING WITH THE PERFORMANCE REQUIREMENTS INDICATED BY TITLE 24/MECHANICAL SHEETS AND TESTED ACCORDING TO NAFS.
- PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS AWPA U1 LISTED PRESERVATIVE-TREATED FOR WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND OR LESS THAN 2-INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER [IRC R317.1.5].
- REFERENCE STRUCTURAL DETAILS, DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL RELATED MEMBER SIZES, CONNECTION DETAILS, REBAR REQUIREMENTS AND SPACING, HARDWARE AND SPECIFICATIONS.
- CONFIRM WITH TITLE 24/MECHANICAL SHEETS FOR MINIMUM INSULATION VALUES.



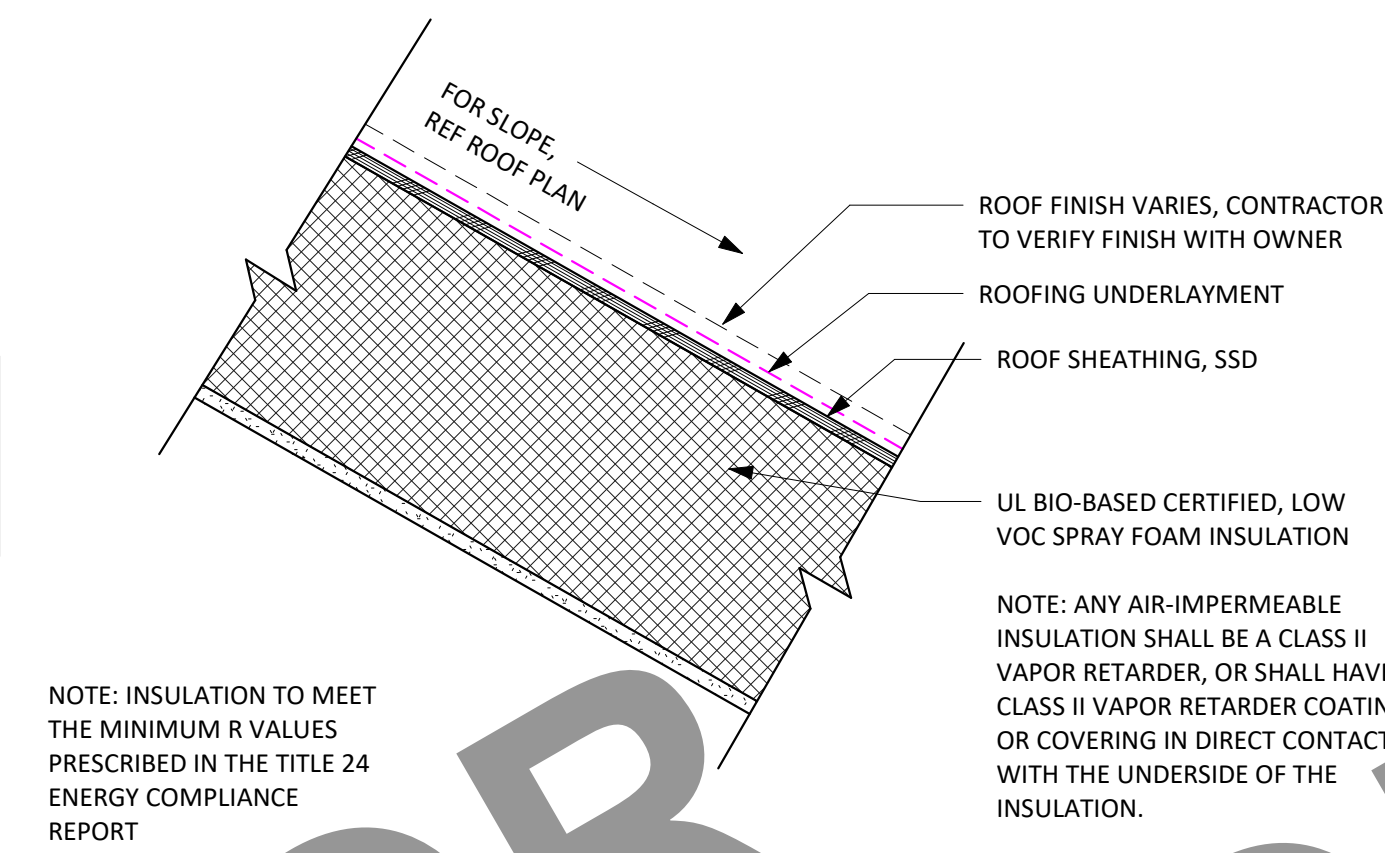
① FIRE RATED INTERIOR WALL
3\"/>



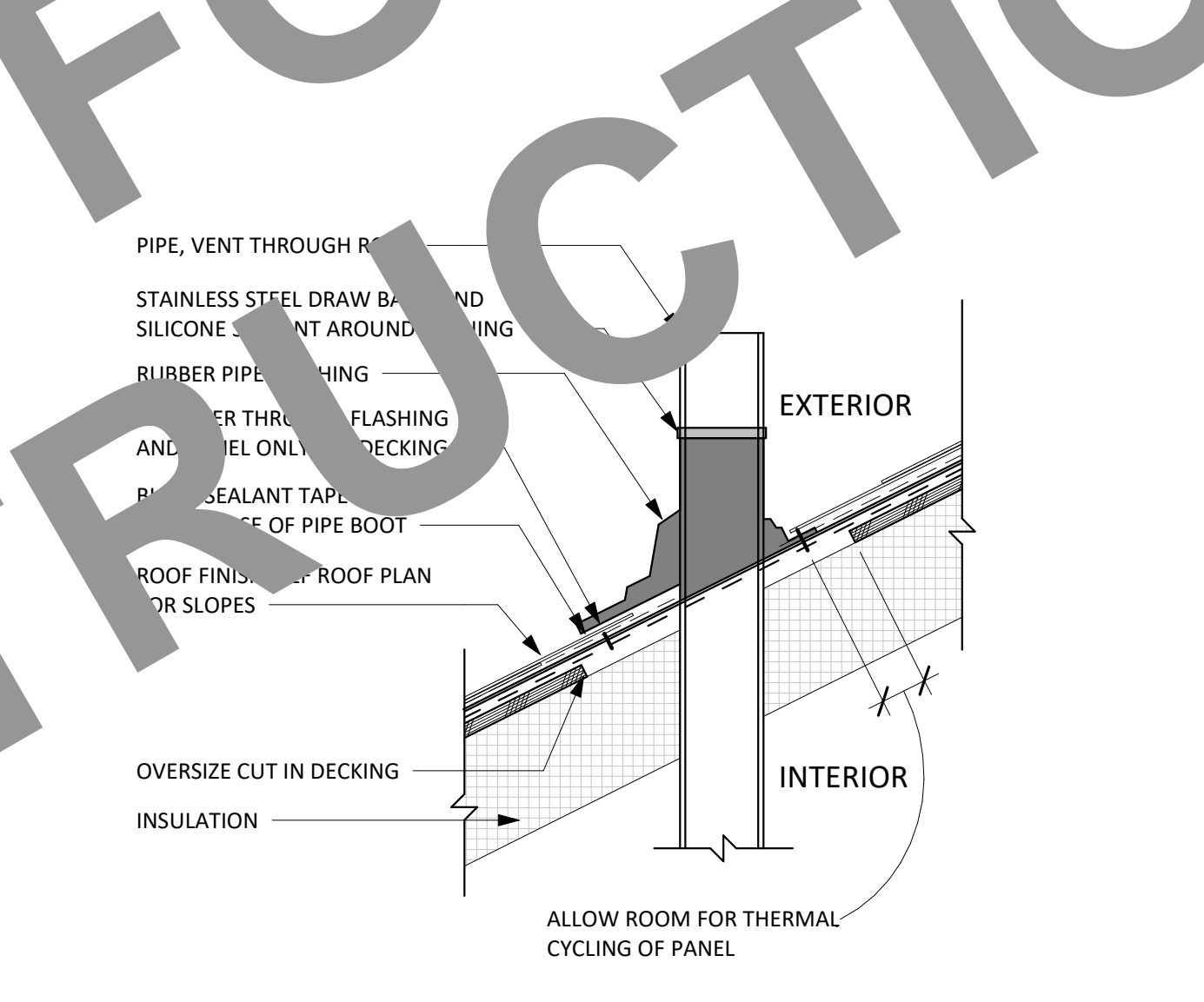
② 1-HOUR RATED ASSEMBLY AT ROOF
3\"/>



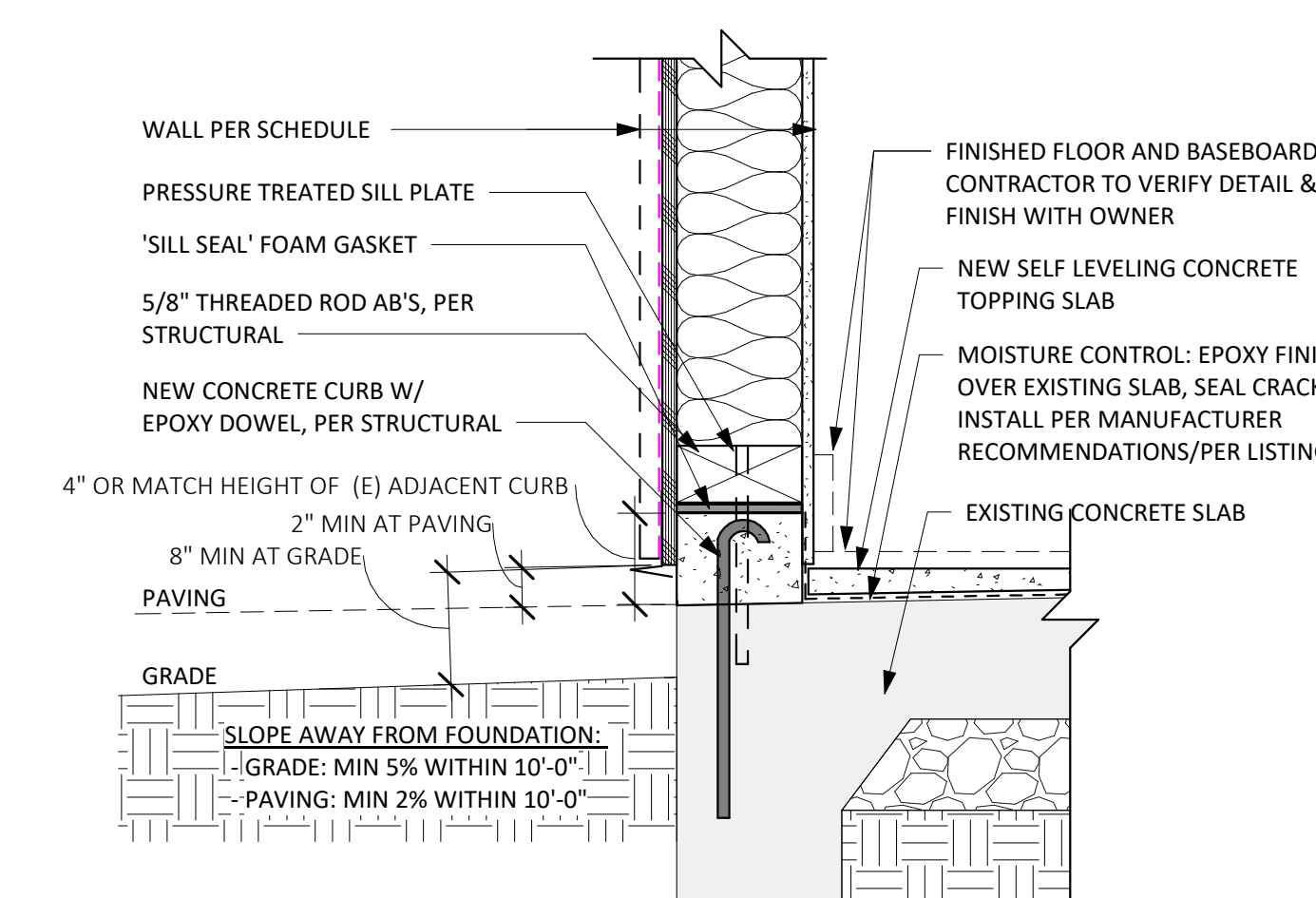
③ 1-HOUR RATED ASSEMBLY-MID WALL
3\"/>



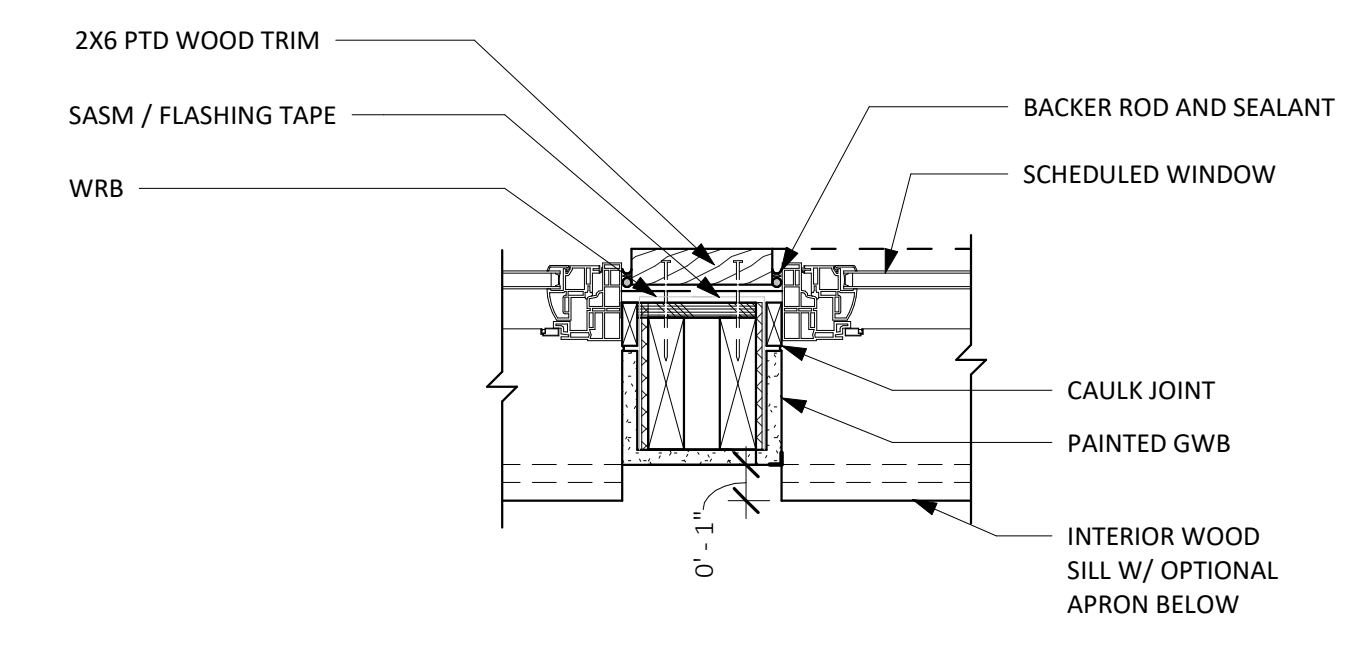
⑧ ALTERNATE ROOF INSULATION DETAIL
1 1/2\"/>



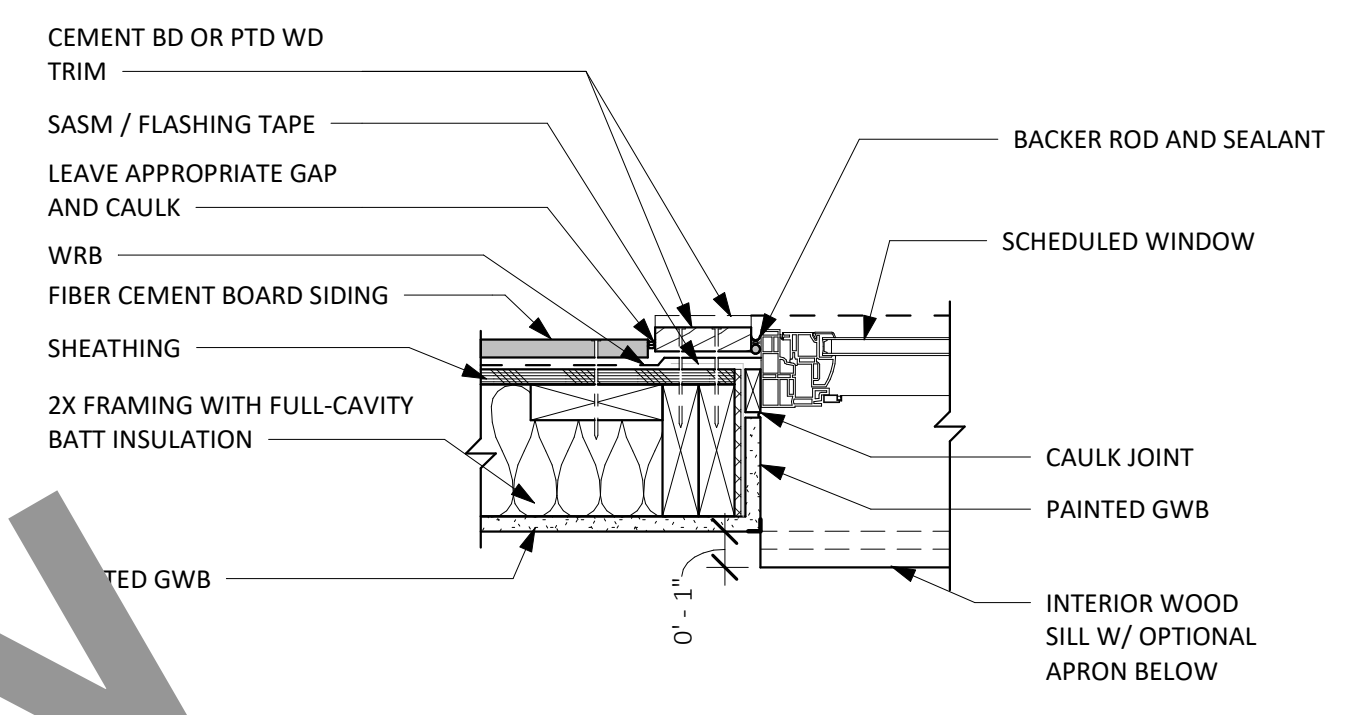
⑦ ROOF PENETRATION DETAIL
1 1/2\"/>



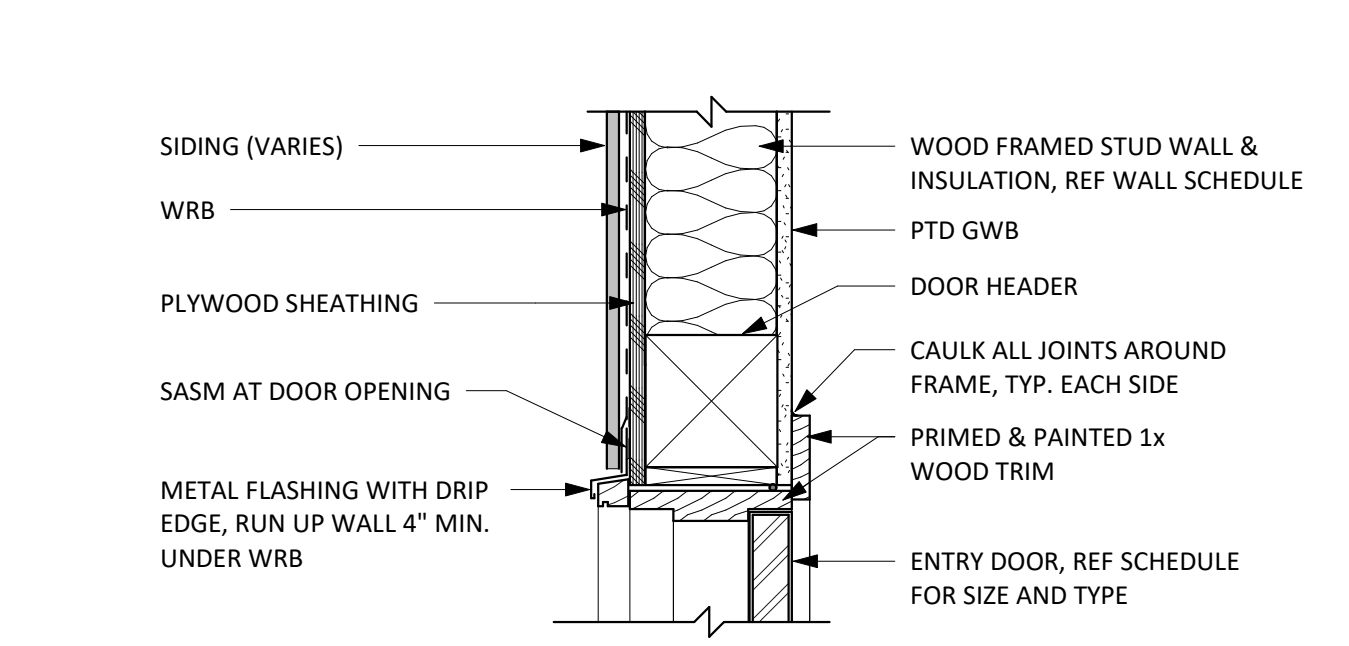
⑥ EXTERIOR WALL AT SLAB - GARAGE CONVERSION
1 1/2\"/>



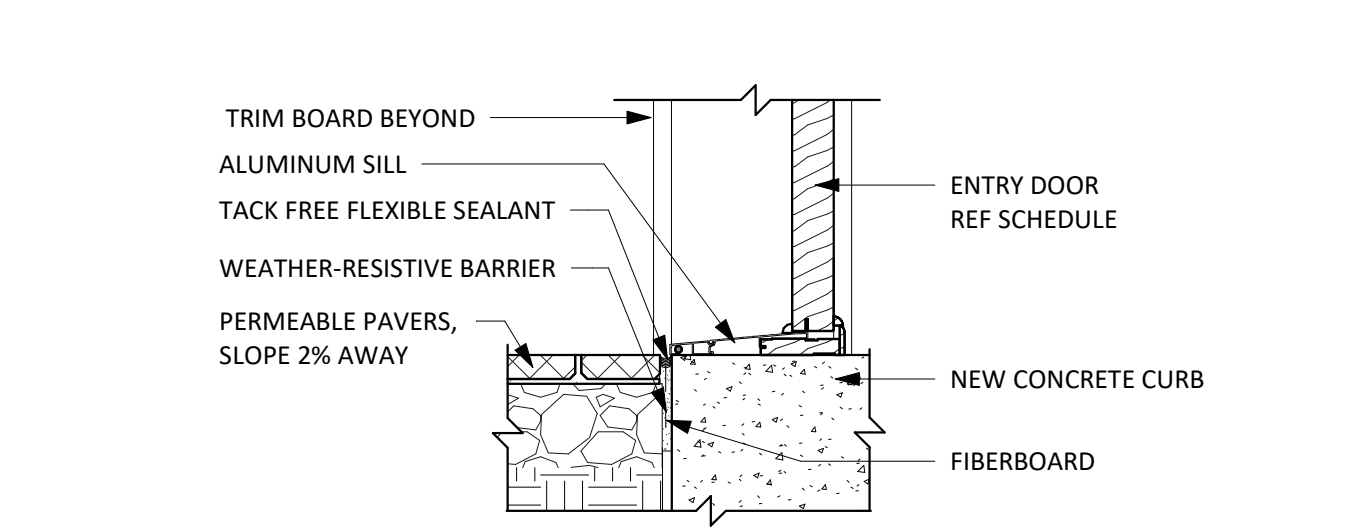
⑤ BASIC WINDOW JAMB WITH TRIM BETWEEN WINDOWS
1 1/2\"/>



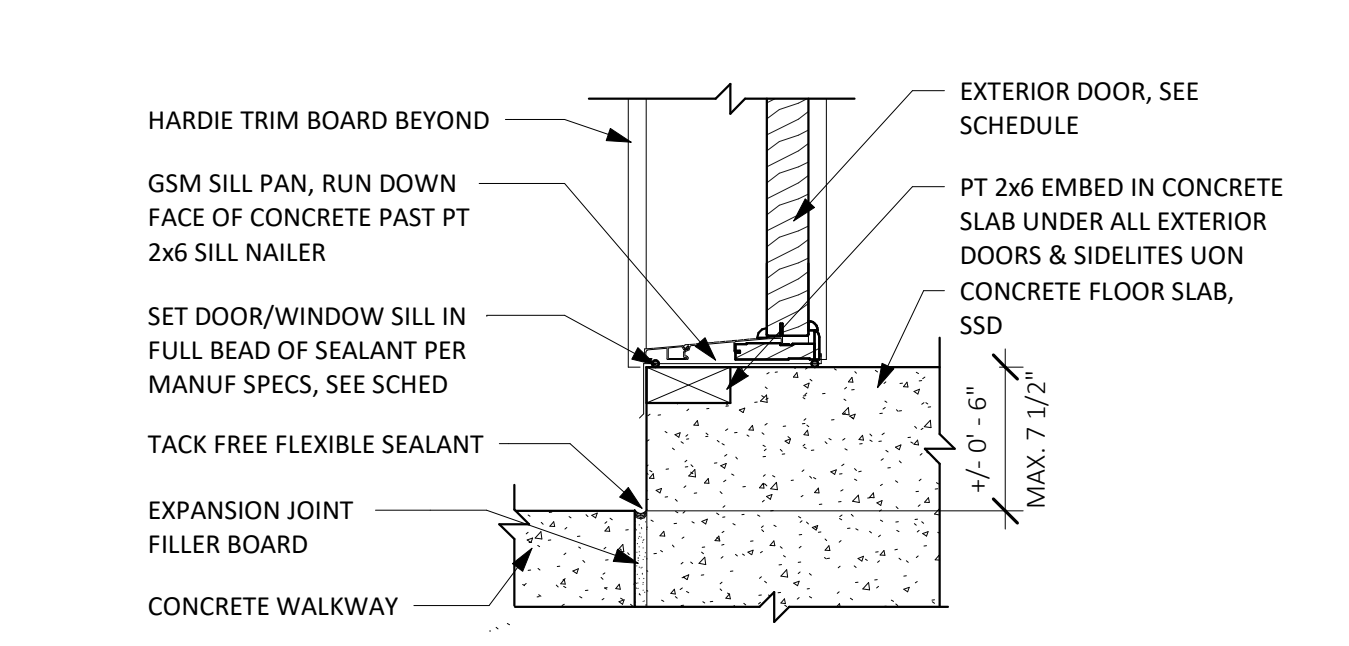
④ BASIC WINDOW JAMB
1 1/2\"/>



③ SWING DOOR HEAD / JAMB
1 1/2\"/>



② ENTRY DOOR SILL AT PAVERS (IF APPLICABLE)
1 1/2\"/>



① ENTRY DOOR SILL @ CONCRETE SLAB (IF APPLICABLE)
1 1/2\"/>



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

BROCKETT /ARCHITECT

104 S. MAIN ST UNIT B
TEMPLETON, CA 93465
BROCKITECTURE.COM

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BUELLTON PRE-DESIGNED ADU PROGRAM ONE BEDROOM PLUS ADU

PRINT DATE: 1.25.2024

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EXTERIOR DETAILS - GENERAL

A5.0

SCALE: AS NOTED



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/ARCHITECT**

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**BUELLTON PRE-DESIGNED
ADU PROGRAM**
ONE BEDROOM PLUS
ADU

PRINT DATE: 1.25.2024

**NOT FOR
CONSTRUCTION**

MISSION REVIVAL -
EXTERIOR DETAILS

A5.1

SCALE: AS NOTED

DETAIL GENERAL NOTES

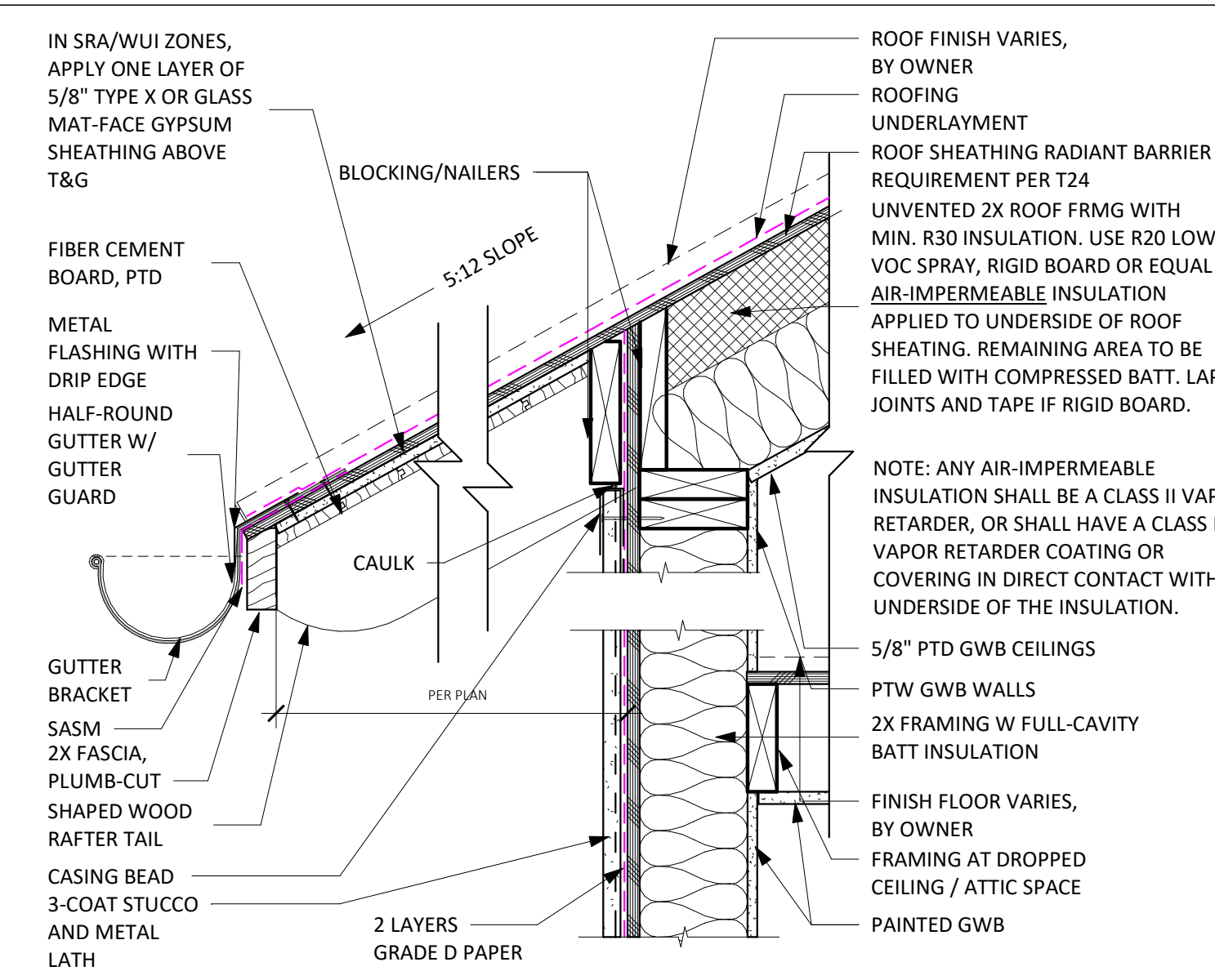
1. BASIS OF OPAQUE WALL DESIGN IS HARDIE PANEL SIDING. FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTION AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE, AND MAY AFFECT WARRANTY COVERAGE.
2. BASIS OF WINDOW DESIGN IS ANDERSEN 100 SERIES COMPOSITE WINDOWS, COMPLYING WITH THE PERFORMANCE REQUIREMENTS INDICATED BY TITLE 24/MECHANICAL SHEETS AND TESTED ACCORDING TO NAFS.
3. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS AWPA U1 LISTED PRESERVATIVE-TREATED FOR WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND OR LESS THAN 2-INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER (CRC R317.1.5)
4. REFERENCE STRUCTURAL DETAILS, DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL RELATED MEMBER SIZES, CONNECTION DETAILS, REBAR REQUIREMENTS AND SPACING, HARDWARE AND SPECIFICATIONS.
5. CONFIRM WITH TITLE 24/MECHANICAL SHEETS FOR MINIMUM INSULATION VALUES.

PERFORMANCE NOTES

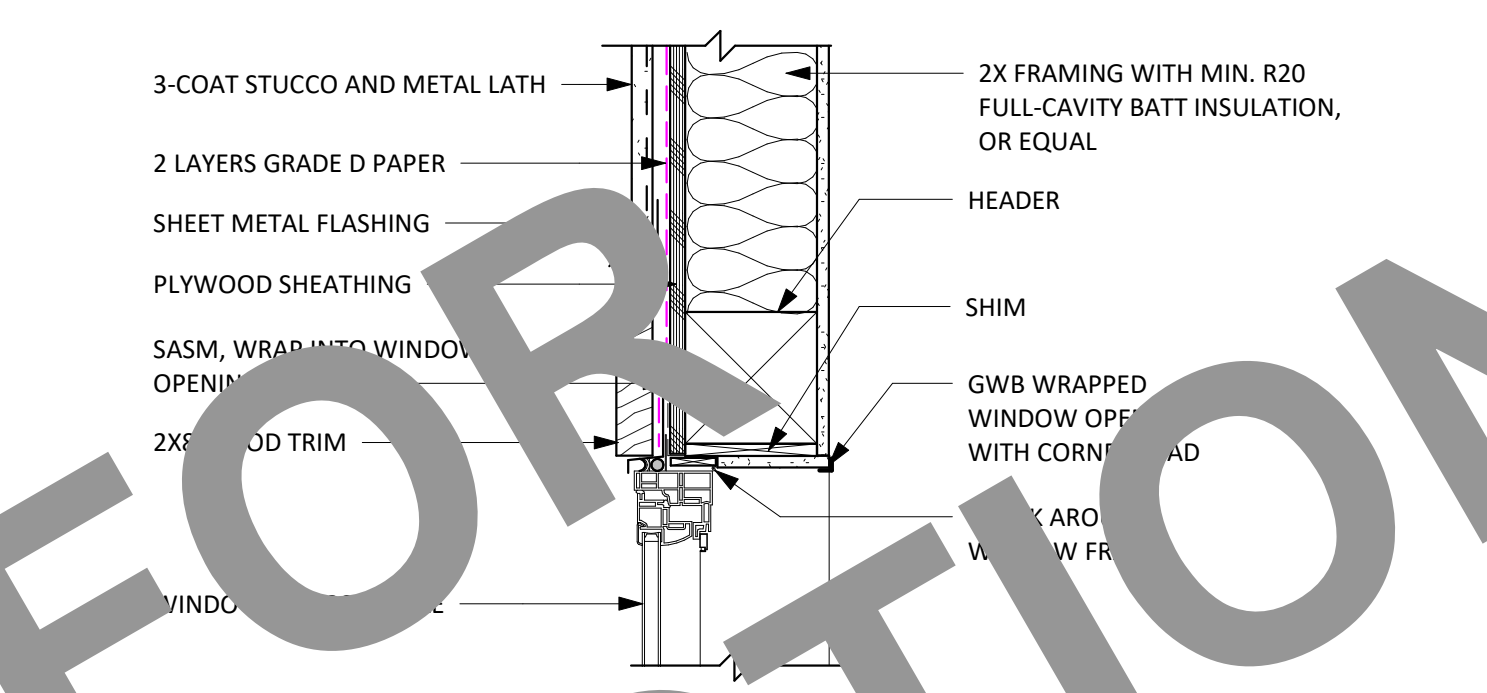
- ENSURE THAT MANDATORY MINIMUM REQUIREMENTS ARE MET, PER BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS / TITLE 24, PART 6, INCLUDING BUT NOT LIMITED TO:
1. SECTION 110.6: MANDATORY REQUIREMENTS FOR PENETRATION PRODUCTS AND EXTERIOR DOORS, I.E. CERTIFICATION OF AIR LEAKAGE, U-FACTOR, SHGC, VISIBLE LIGHT TRANSMITTANCE, ETC.
 2. SECTION 110.7: LIMITING AIR LEAKAGE, I.E. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION OR EXFILTRATION.
 3. SECTION 110.8: MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS AND RADIANT BARRIERS, INCLUDING REQUIREMENTS FOR FLAME SPREAD RATING OF INSULATION AND APPLICABLE SLAB INSULATION REQUIREMENTS.
 4. SECTION 150.0: MANDATORY FEATURES AND DEVICES AND SECTION 150.1 - PERFORMANCE AND PRESCRIPTIVE COMPLIANCE APPROACHES FOR LOW-RISE RESIDENTIAL BUILDINGS (AS APPLICABLE). ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.

FIRE RATING NOTES

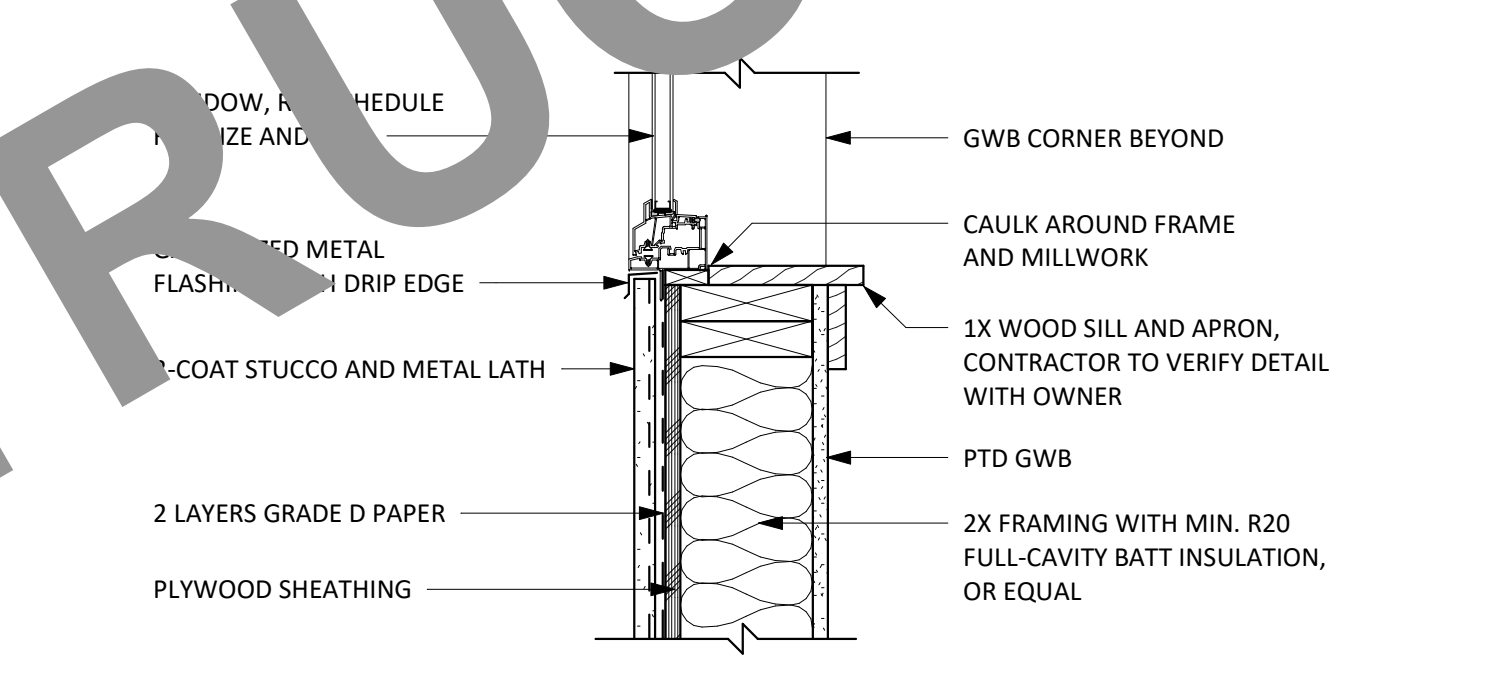
- STANDARD:
RATED WALL PER CBC TABLE 721.1(2), ITEM #15-1.12*
- *RATED WALL DETAILS AND FIRE RATING NOTES FOR PENETRATIONS ON SHEET A5.0



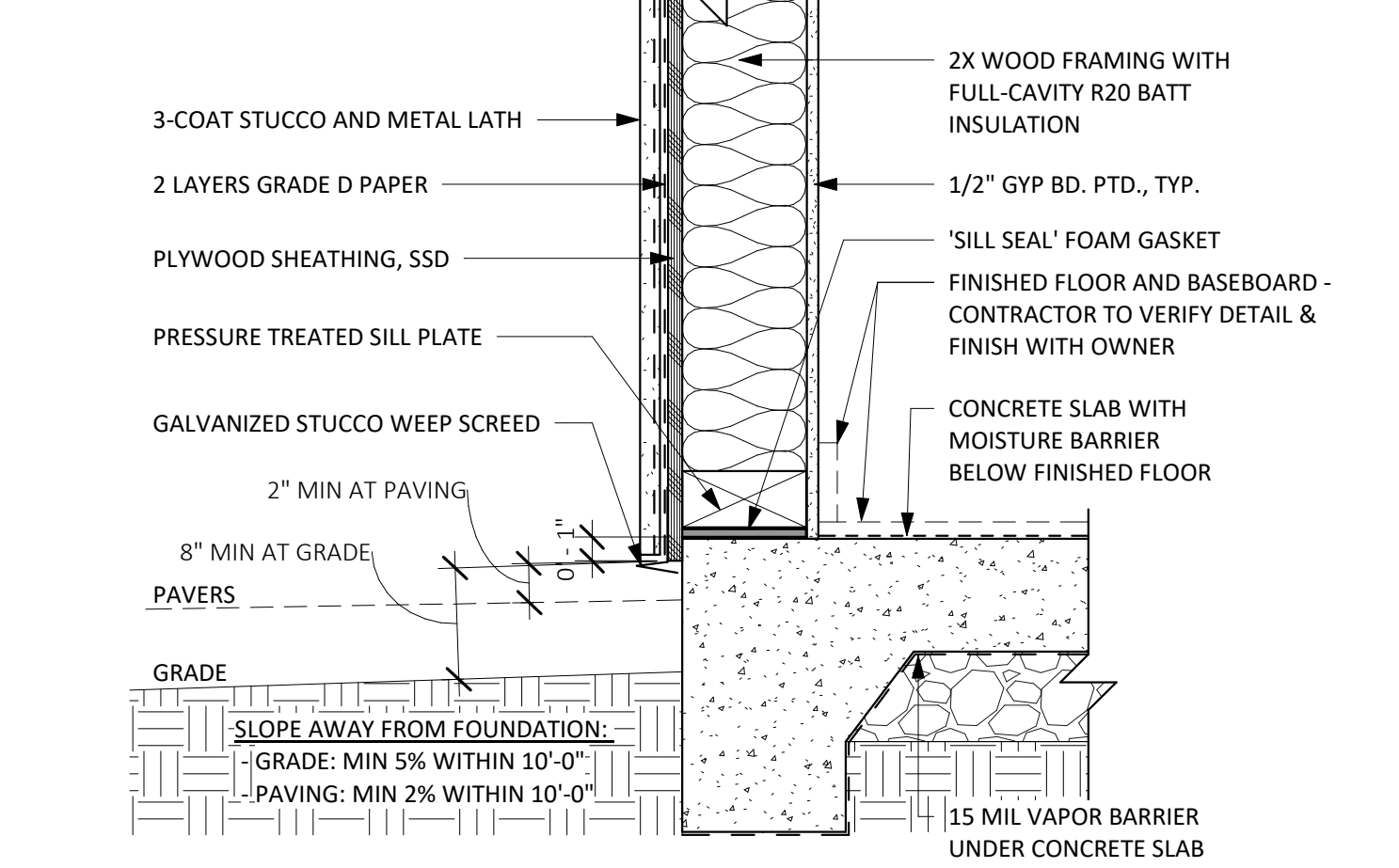
4 EAVE AT STUCCO SIDING
1 1/2" = 1'-0"



3 WINDOW HEAD AT STUCCO SIDING
1 1/2" = 1'-0"

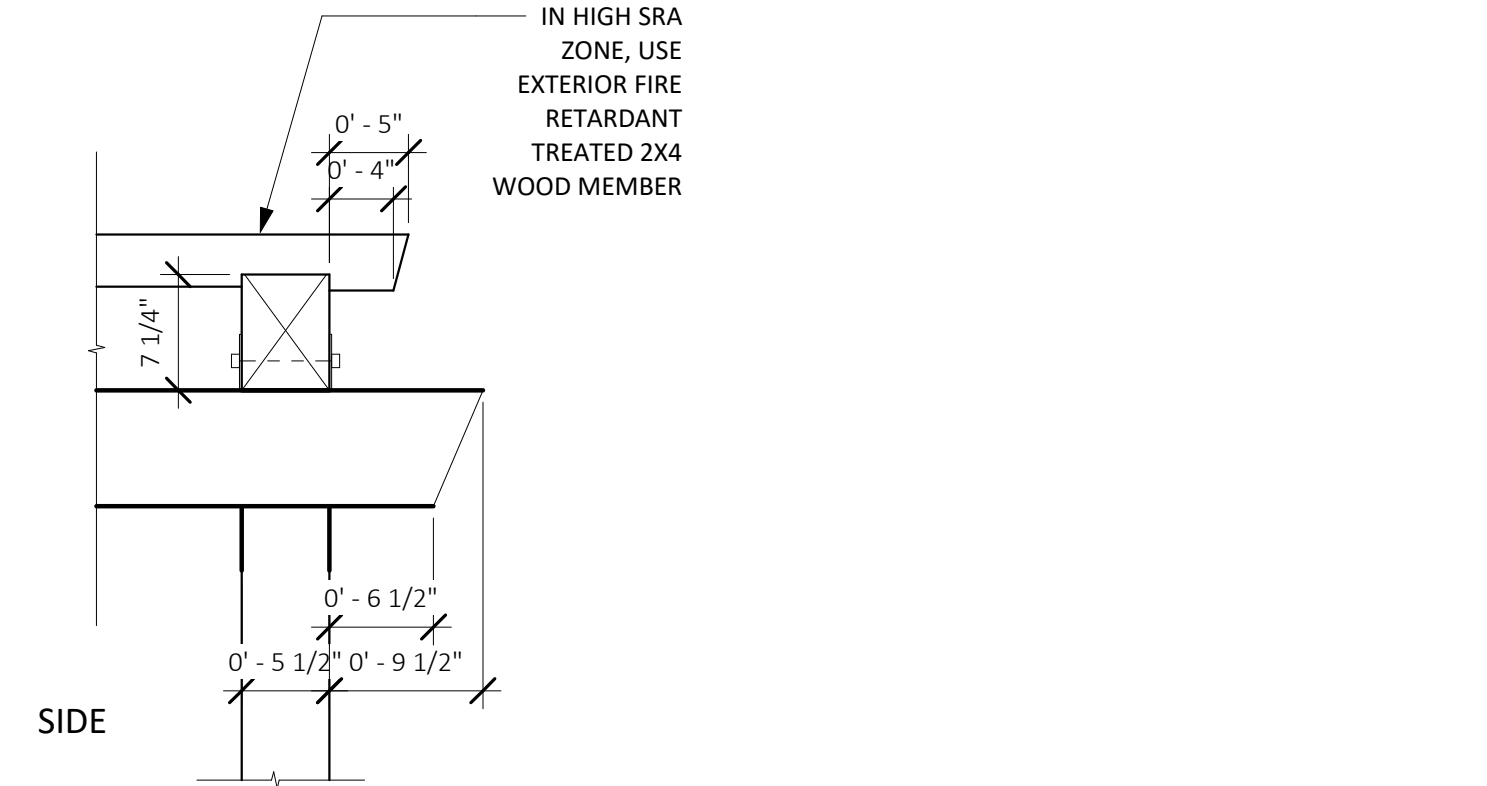


2 WINDOW SILL AT STUCCO SIDING
1 1/2" = 1'-0"

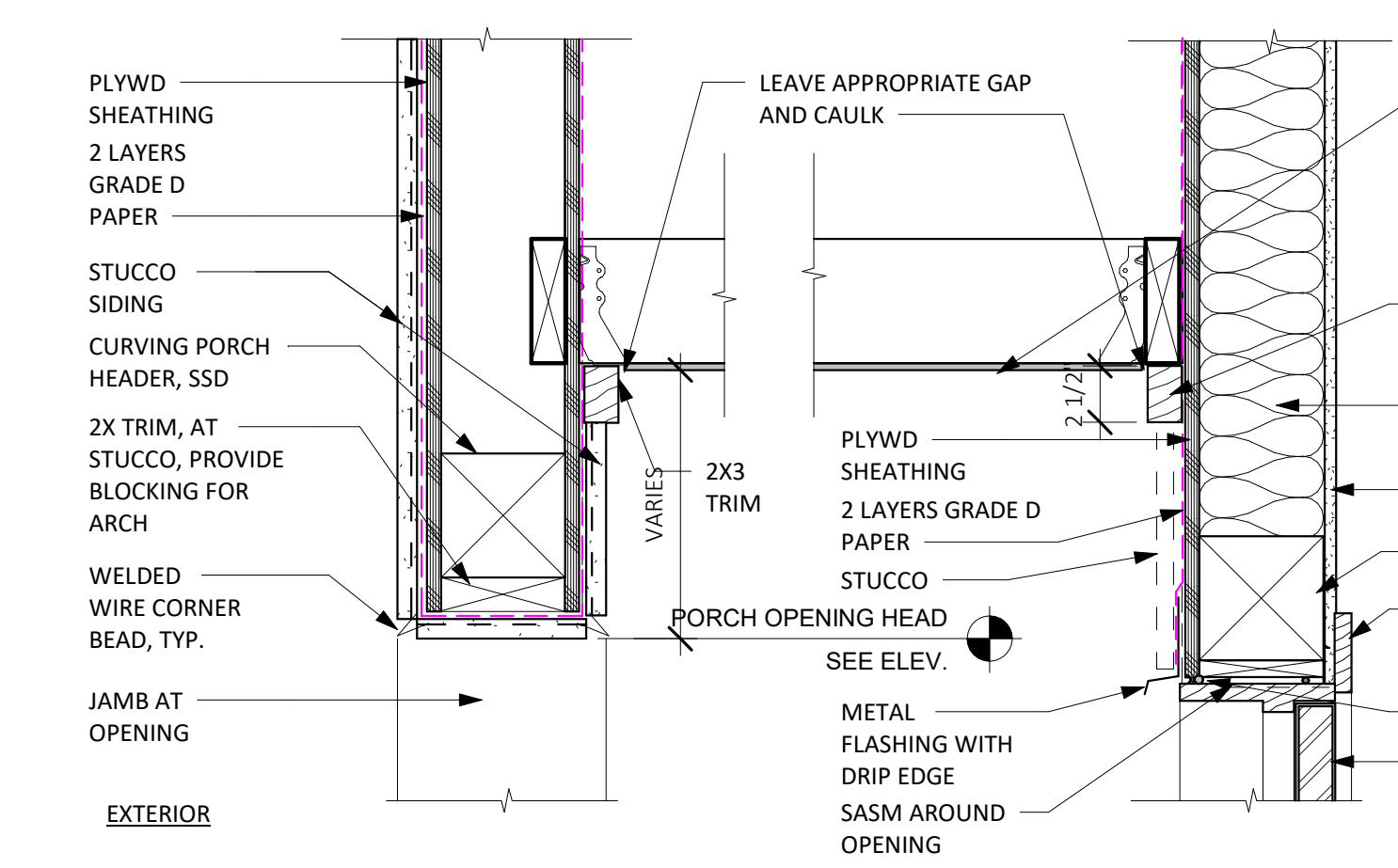


1 BASIC STUCCO AT SLAB
1 1/2" = 1'-0"

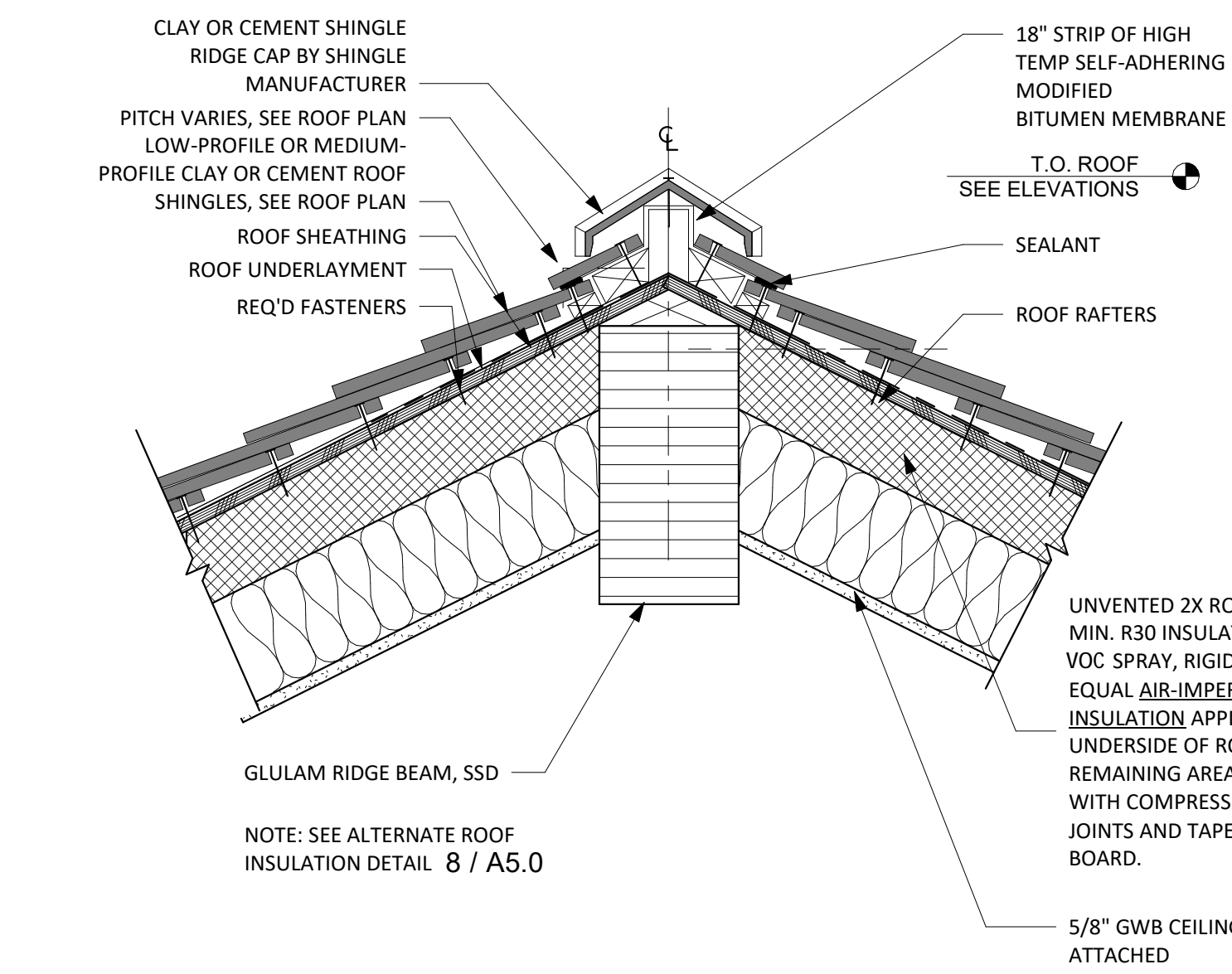
E1 STUCCO SIDING



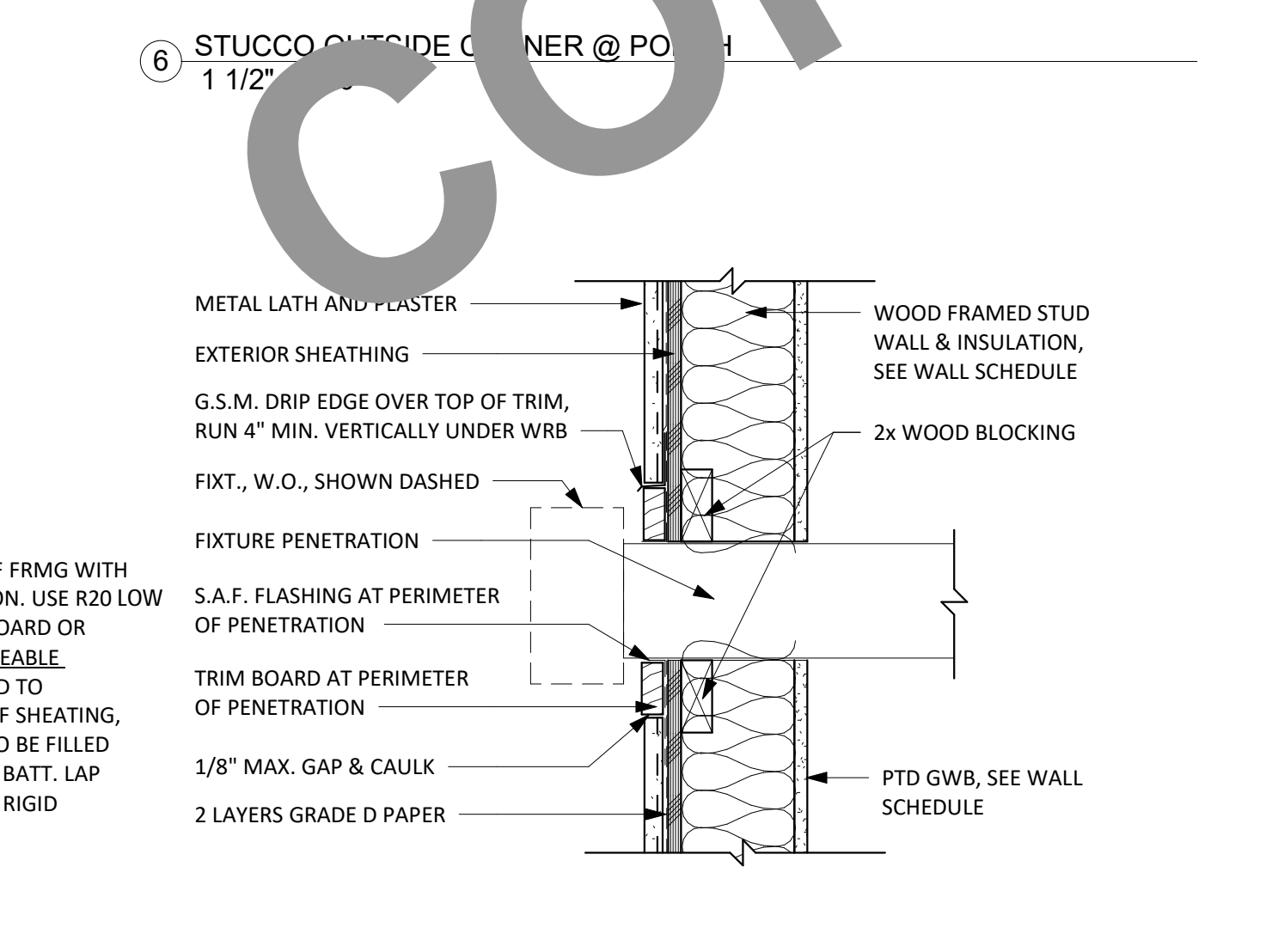
8 PERGOLA DETAIL - MISSION REVIVAL
1" = 1'-0"



9 PORCH SOFFIT-MISSION
1 1/2" = 1'-0"



7 BASIC UNVENTED RIDGE AT TILE SHINGLE
1 1/2" = 1'-0"



6 STUCCO OUTSIDE CORNER @ PORCH
1 1/2" = 1'-0"

05/09/2024 1:49:25 pm

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ADU PROGRAM
ONE BEDROOM PLUS
ADU**

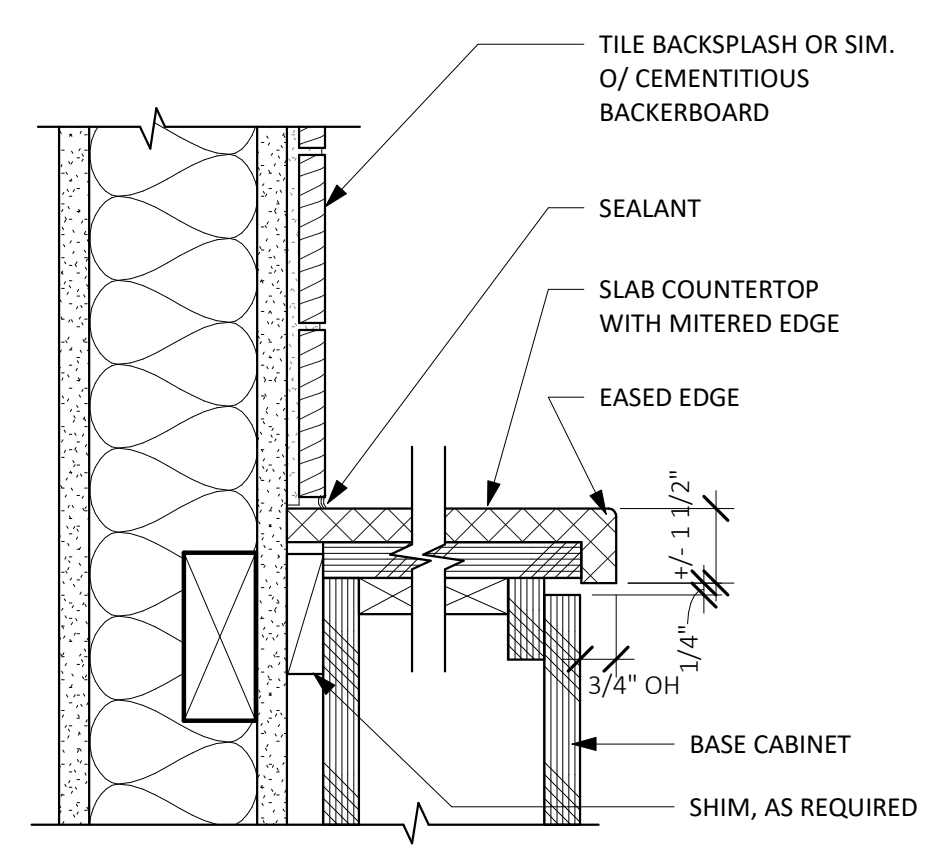
PRINT DATE: 1.25.2024

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CONSTRUCTION**

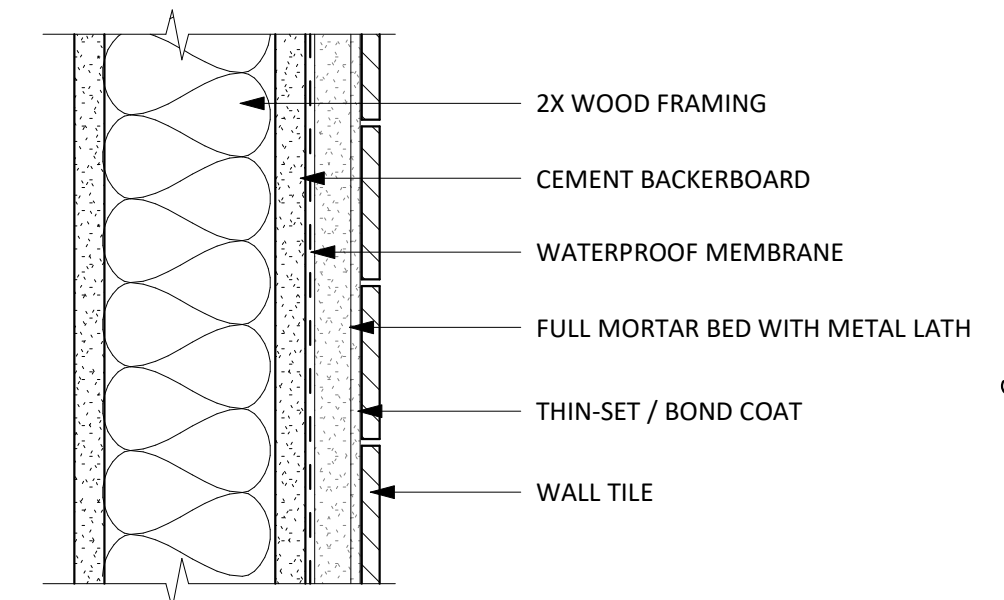
**INTERIOR DETAILS &
WALL PARTITIONS**

A5.2

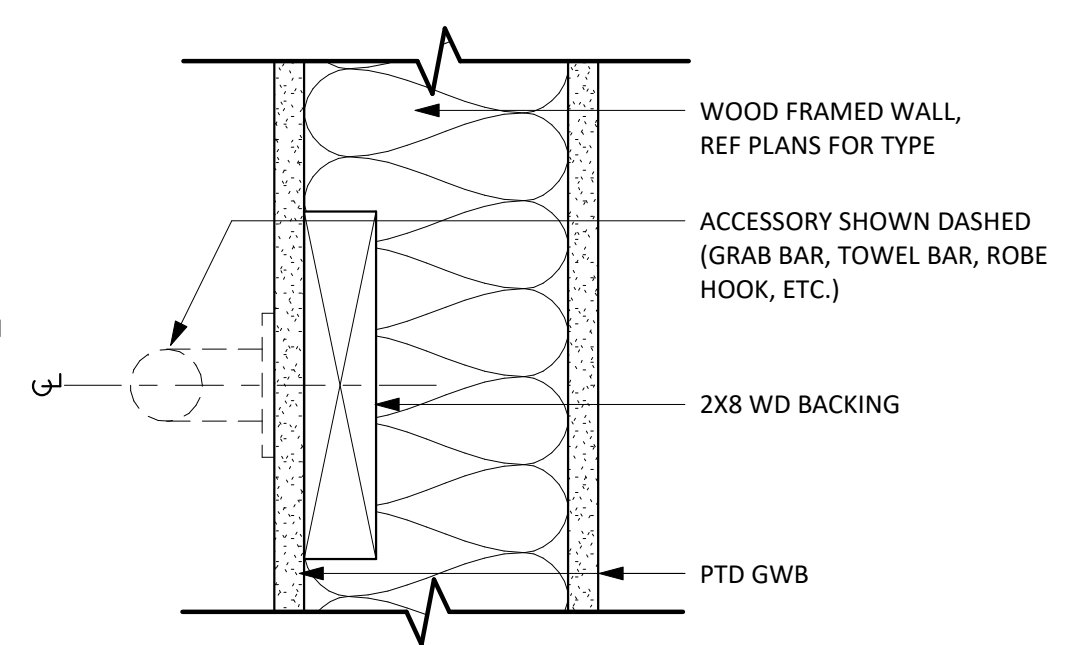
SCALE: AS NOTED



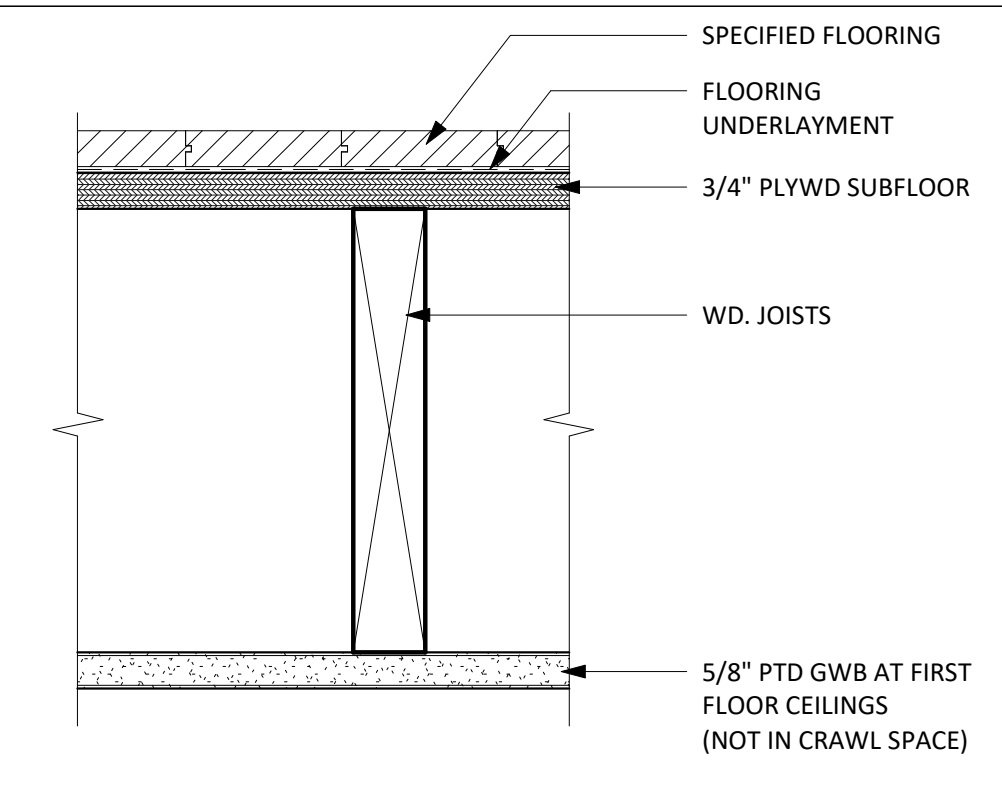
17. COUNTERTOP DETAIL
3" = 1'-0"



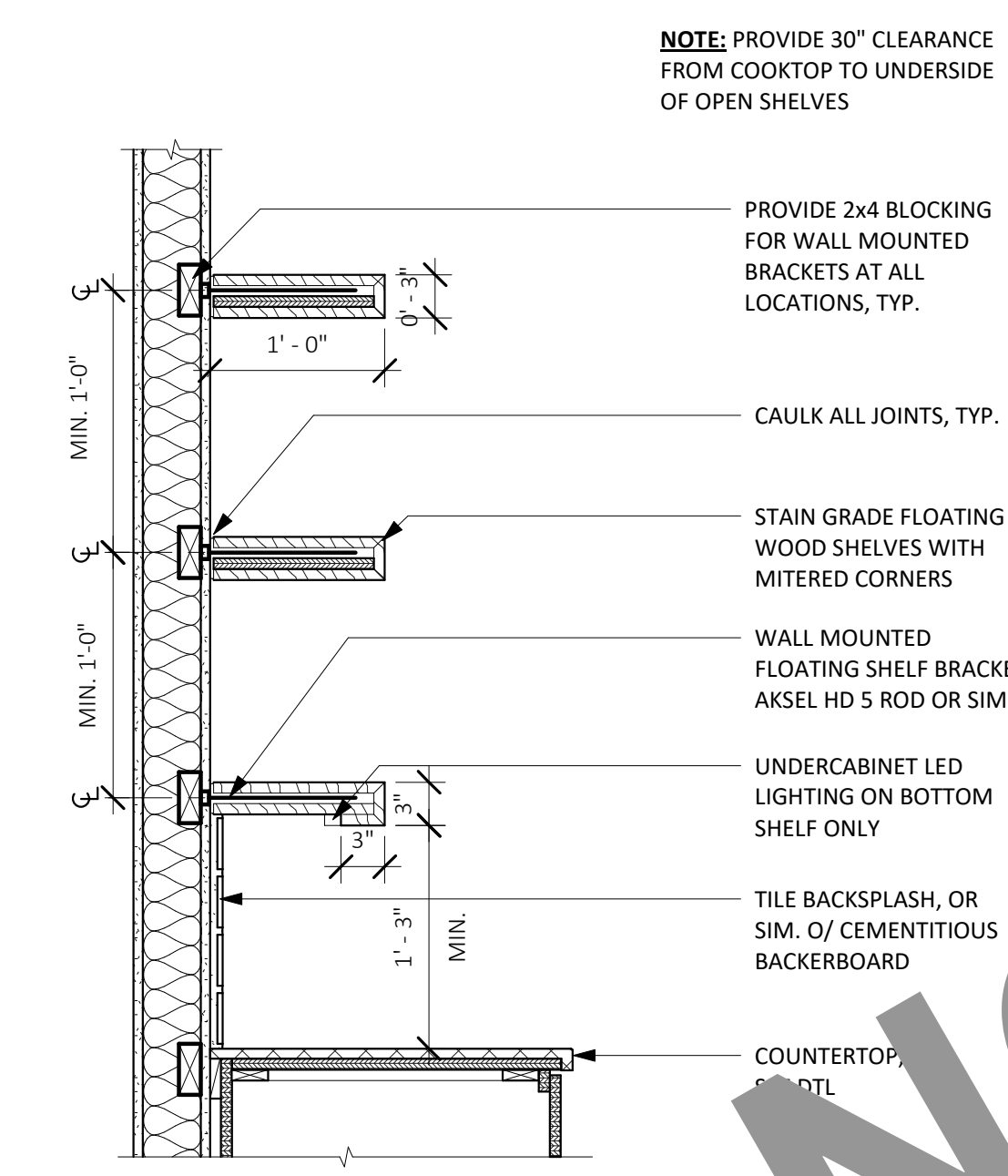
14. TYP. WALL TILE ASSEMBLY
3" = 1'-0"



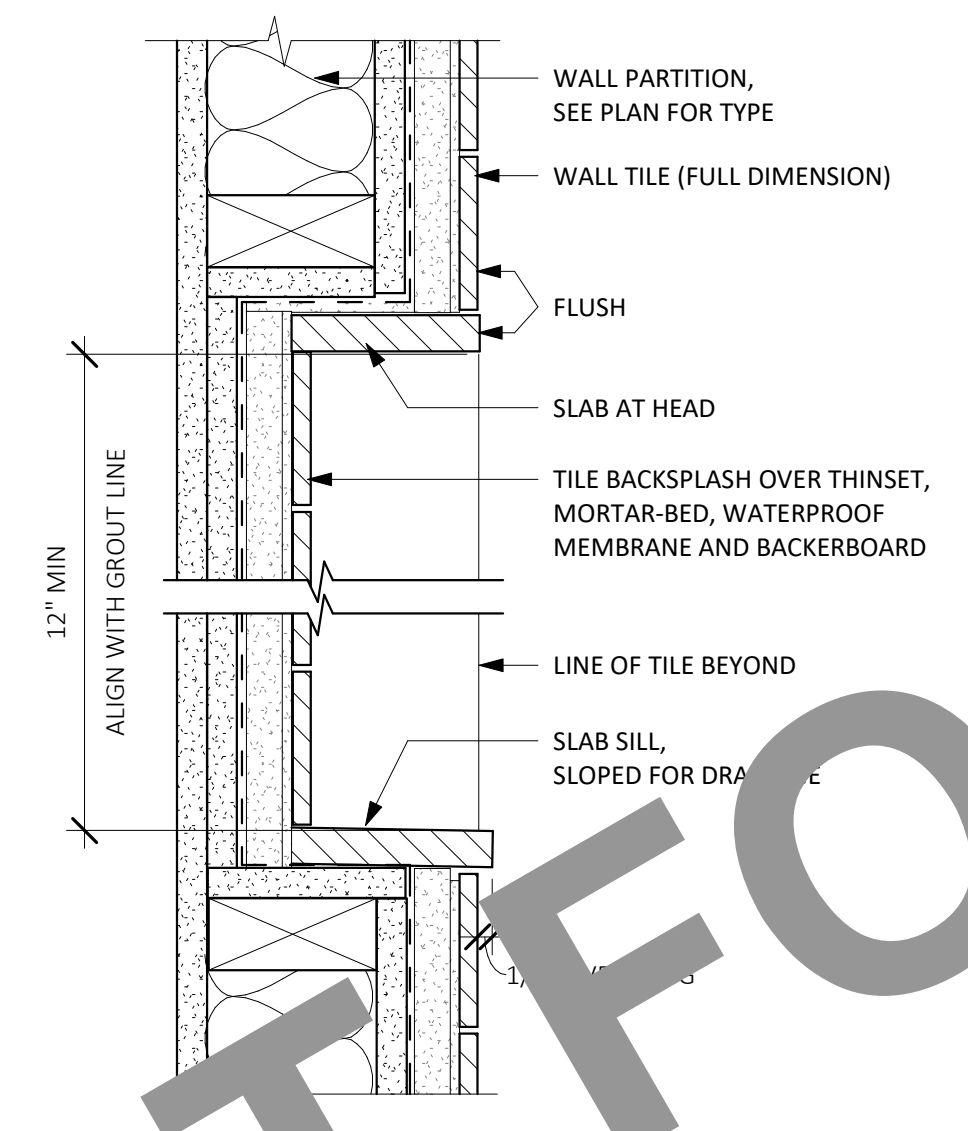
10. BLOCKING DETAIL
3" = 1'-0"



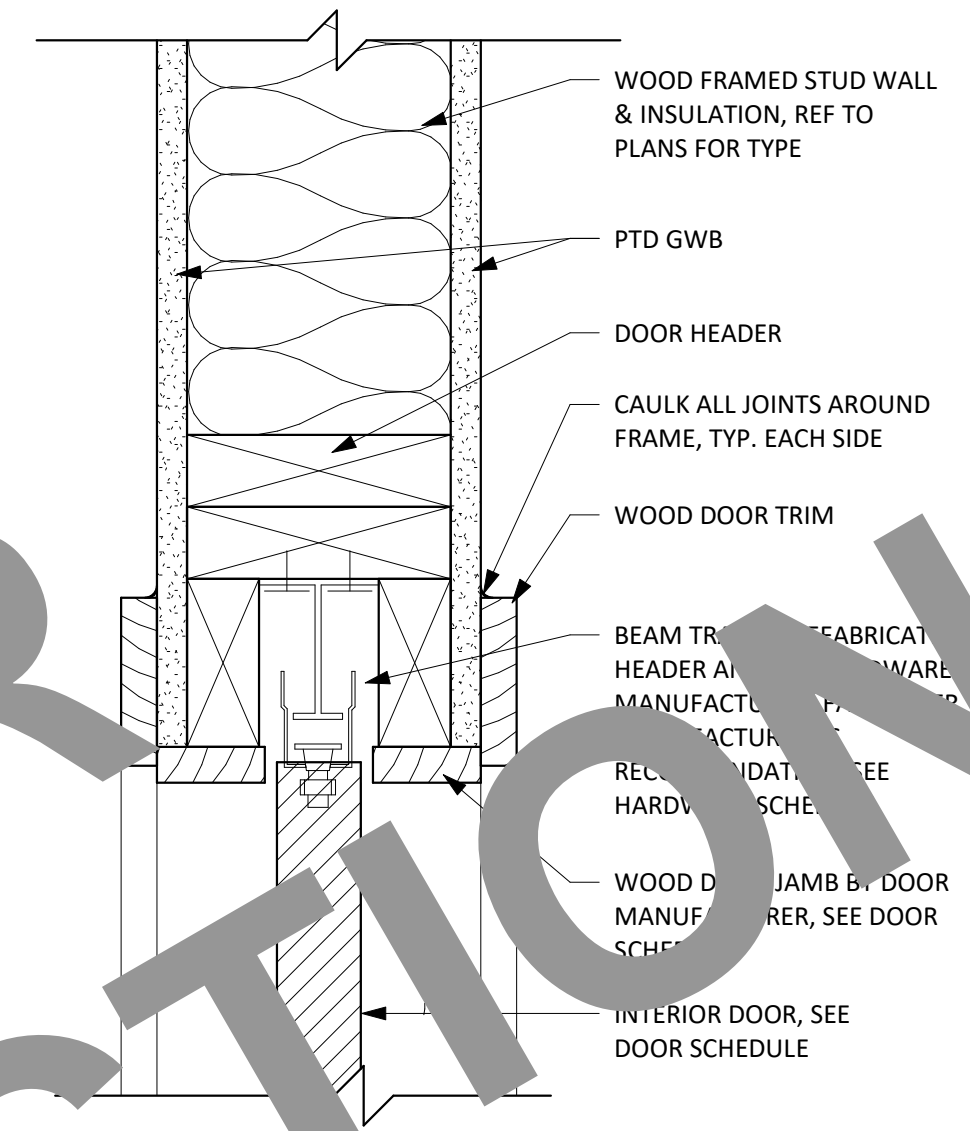
6. TYP. STORAGE LOFT FLOOR ASSEMBLY
3" = 1'-0"



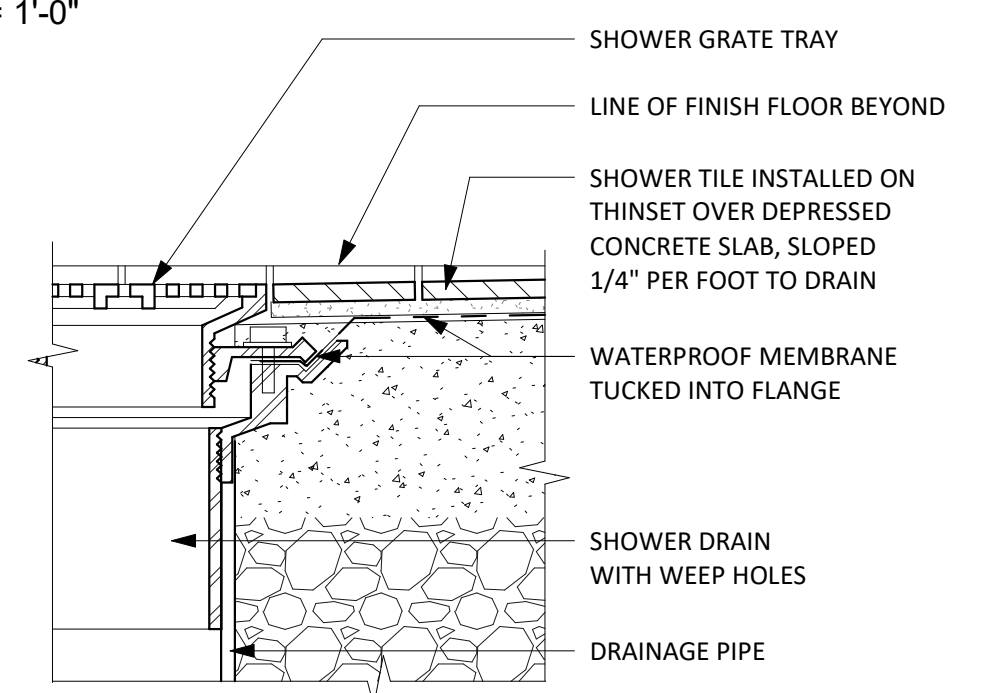
16. FLOATING WOOD SHELVES (OPTIONAL)
1" = 1'-0"



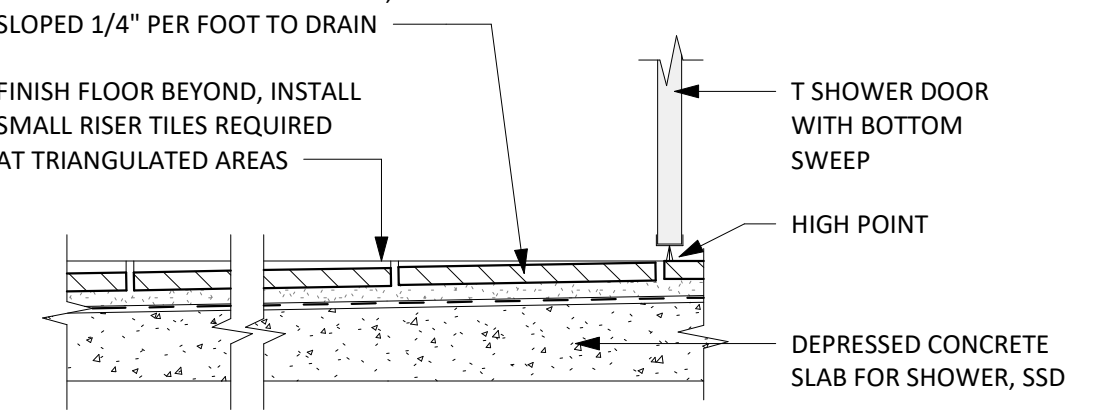
12. TILE / SHEETROCK TRANSITION
3" = 1'-0"



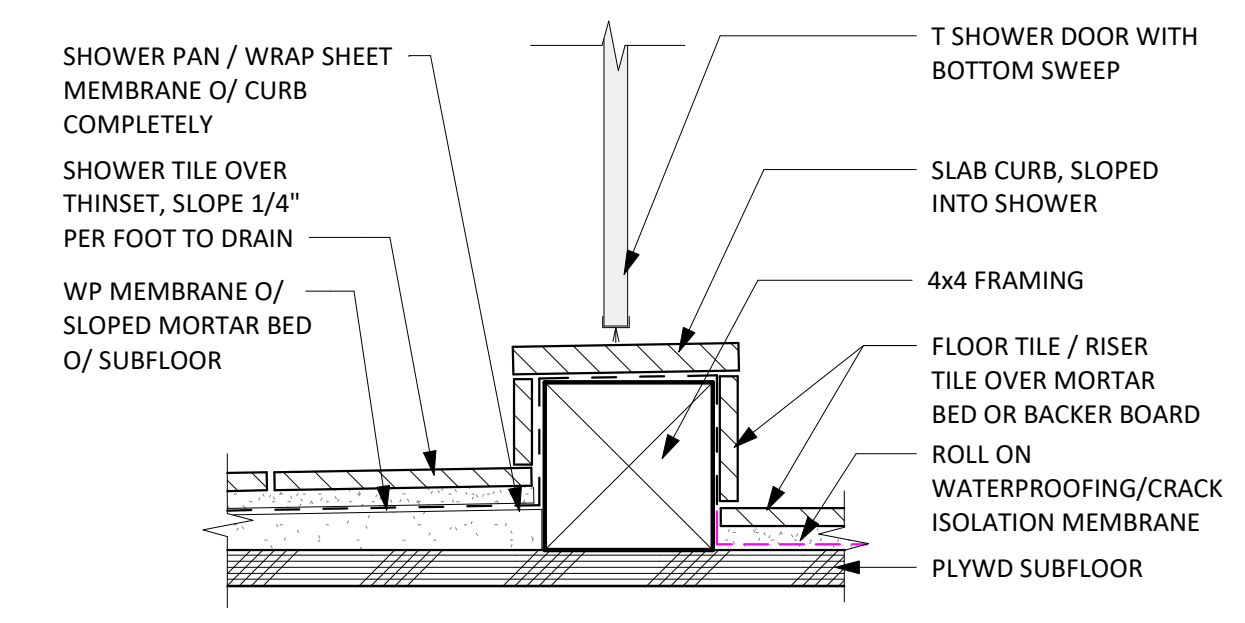
9. INTERIOR WOOD POCKET DOOR HEAD
3" = 1'-0"



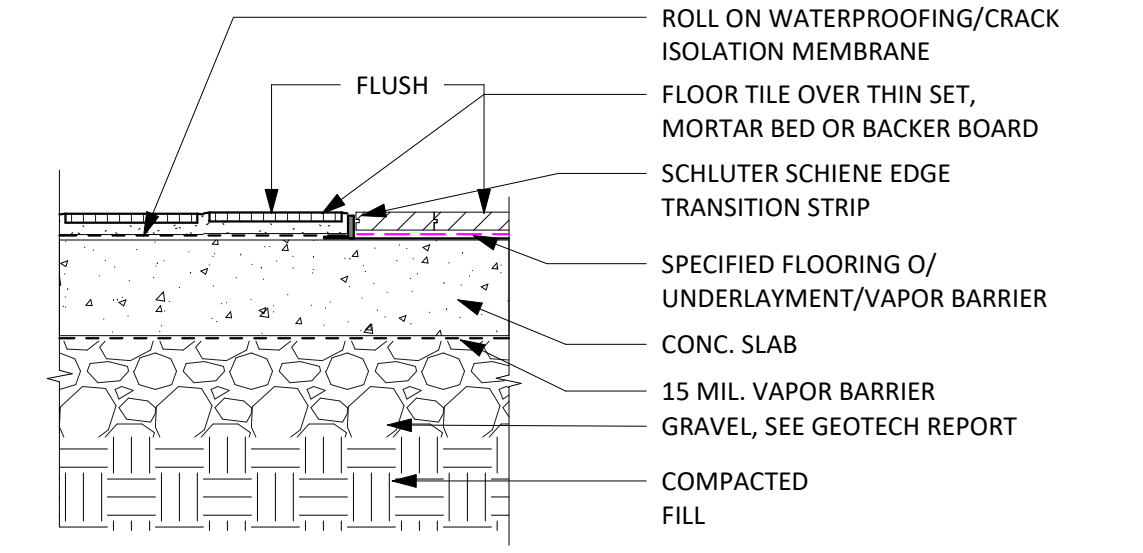
5. SHOWER DRAIN AT CONCRETE
3" = 1'-0"



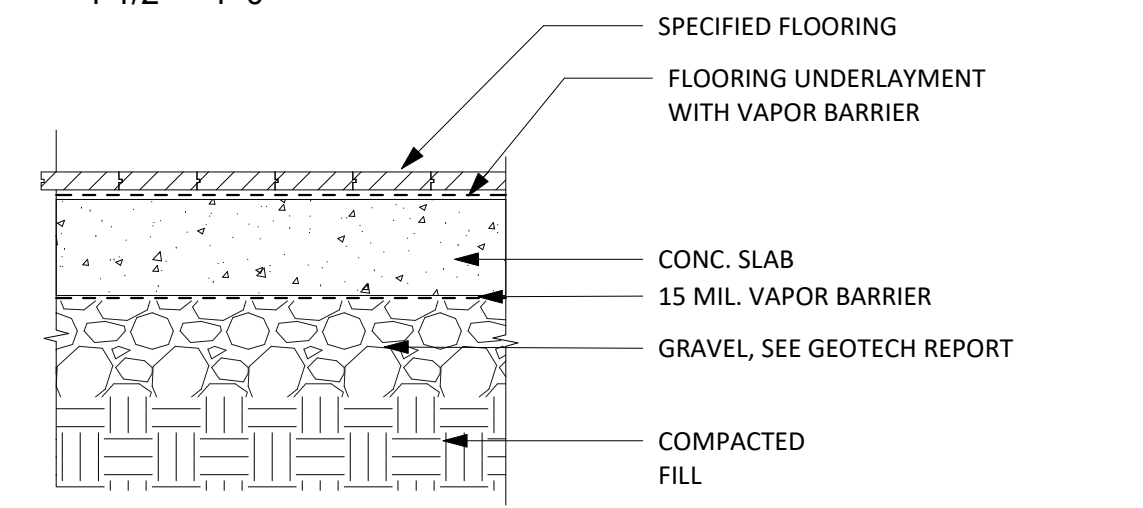
4. CURBLESS SHOWER DOOR AT SLAB (OPTIONAL)
3" = 1'-0"



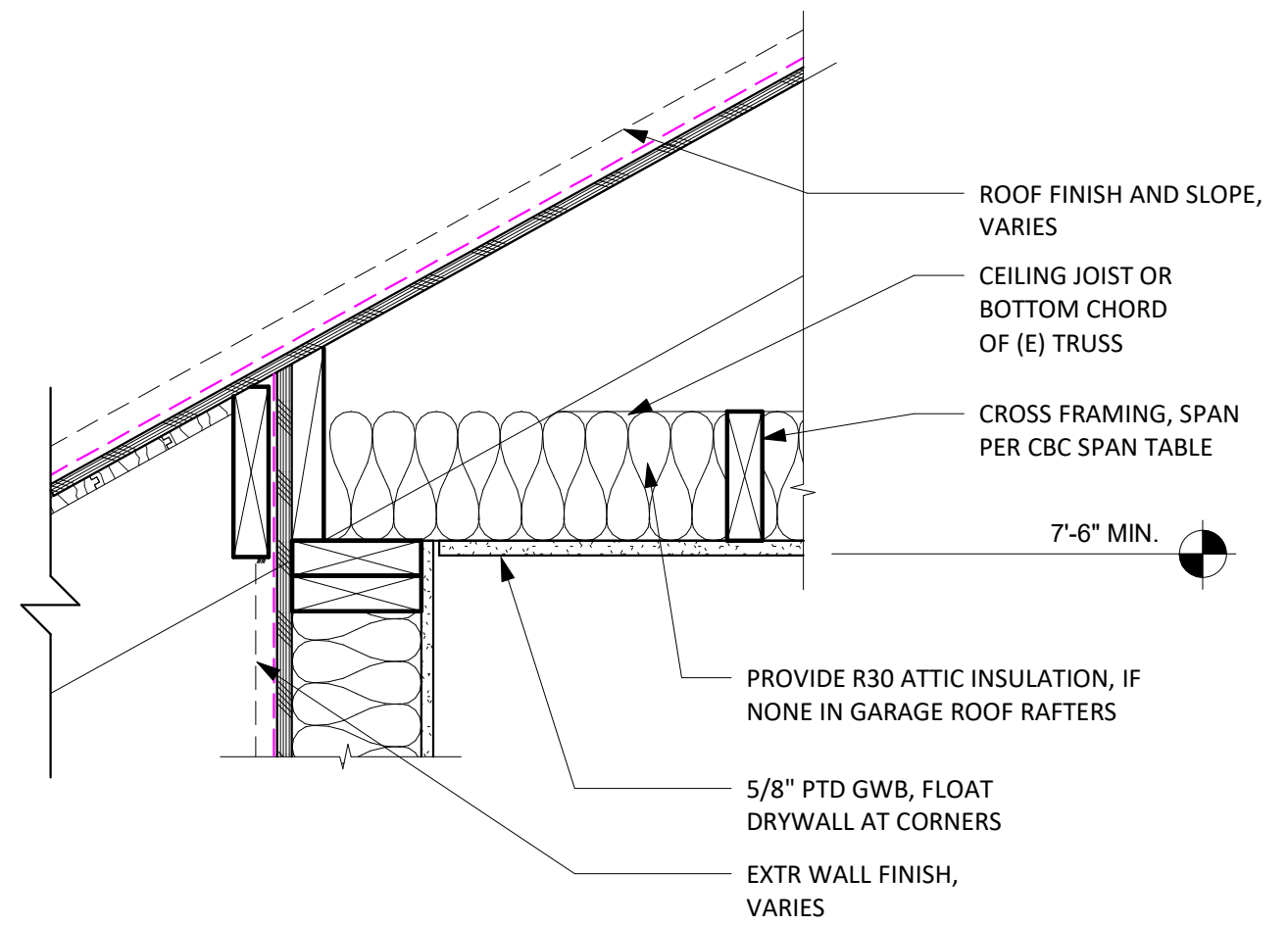
3. TYP. SHOWER CURB
3" = 1'-0"



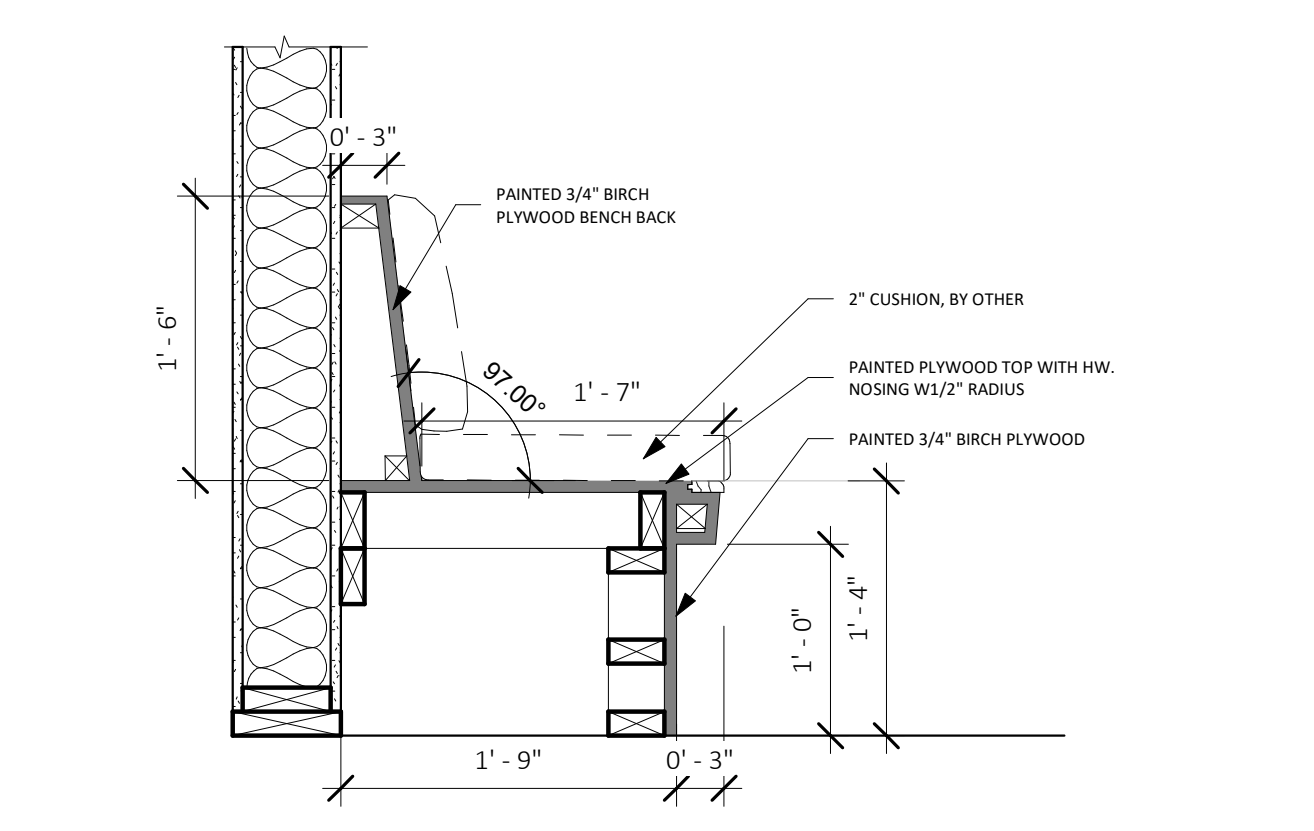
2. BASIC TILE TO WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



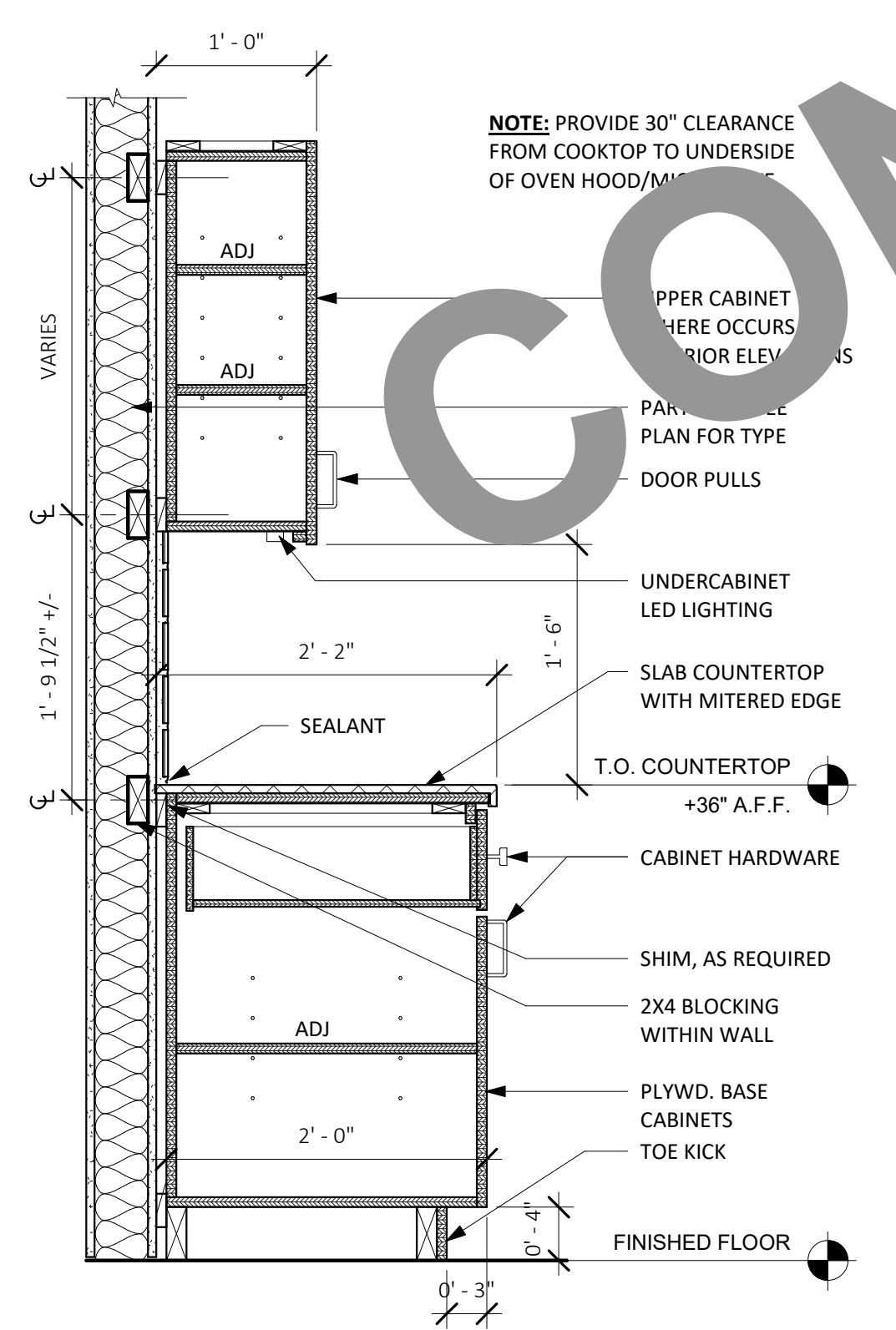
1. BASIC WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



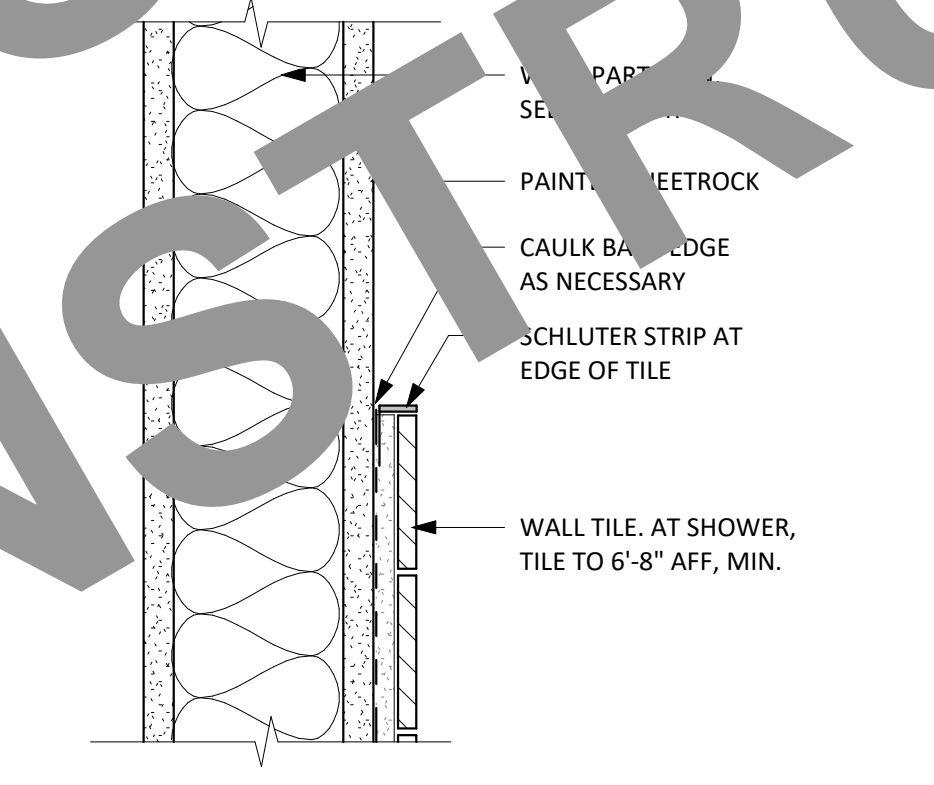
19. CEILING DETAIL
1 1/2" = 1'-0"



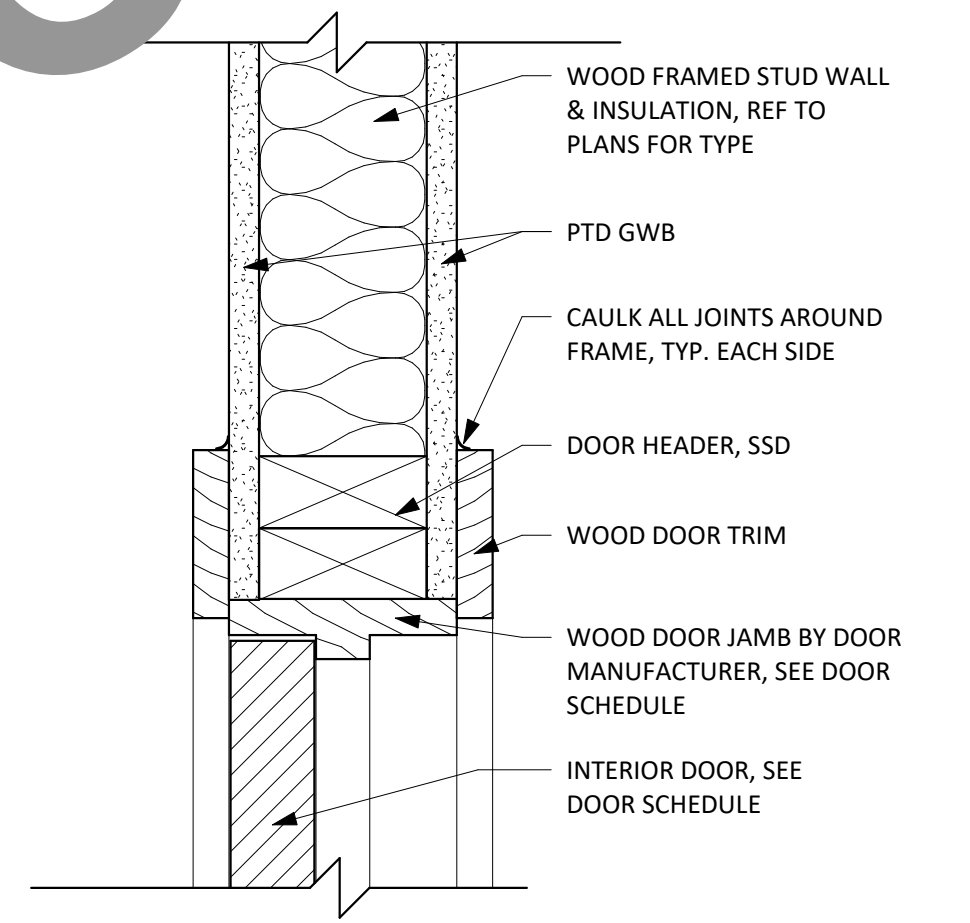
18. BUILT-IN BENCH (OPTIONAL)
1" = 1'-0"



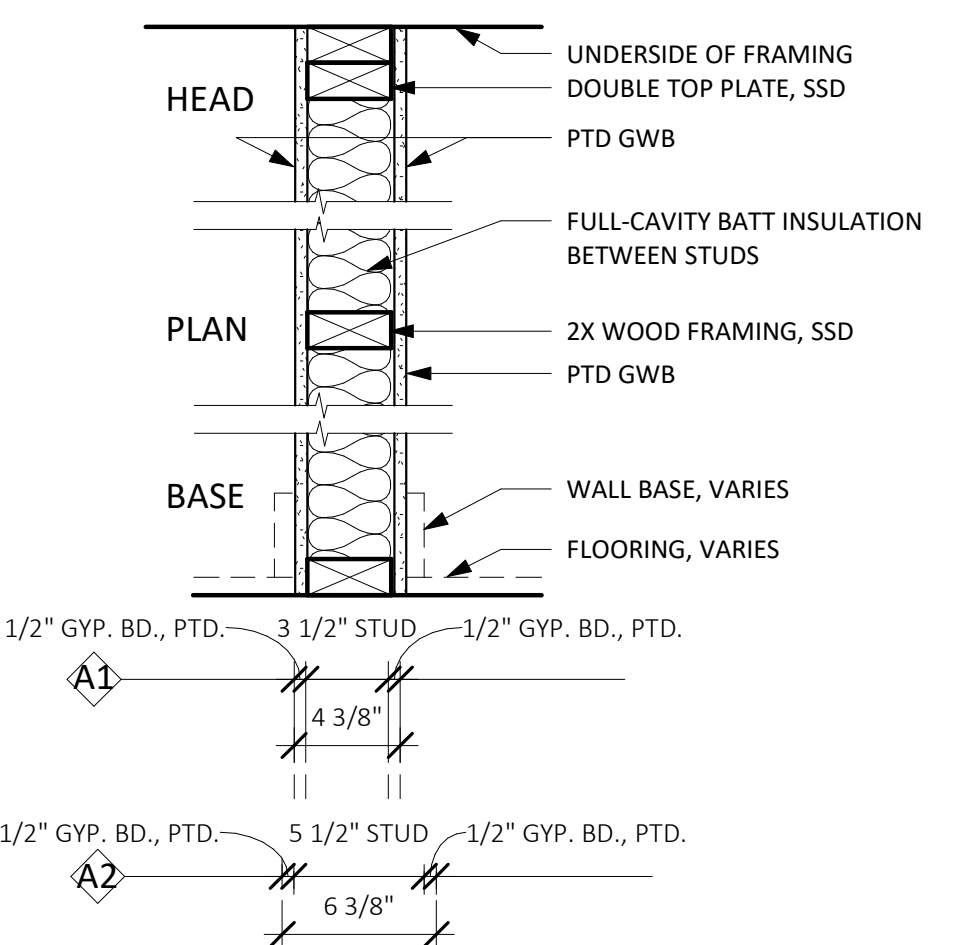
15. TYPICAL BASE CABINET WITH UPPER CABINET
1" = 1'-0"



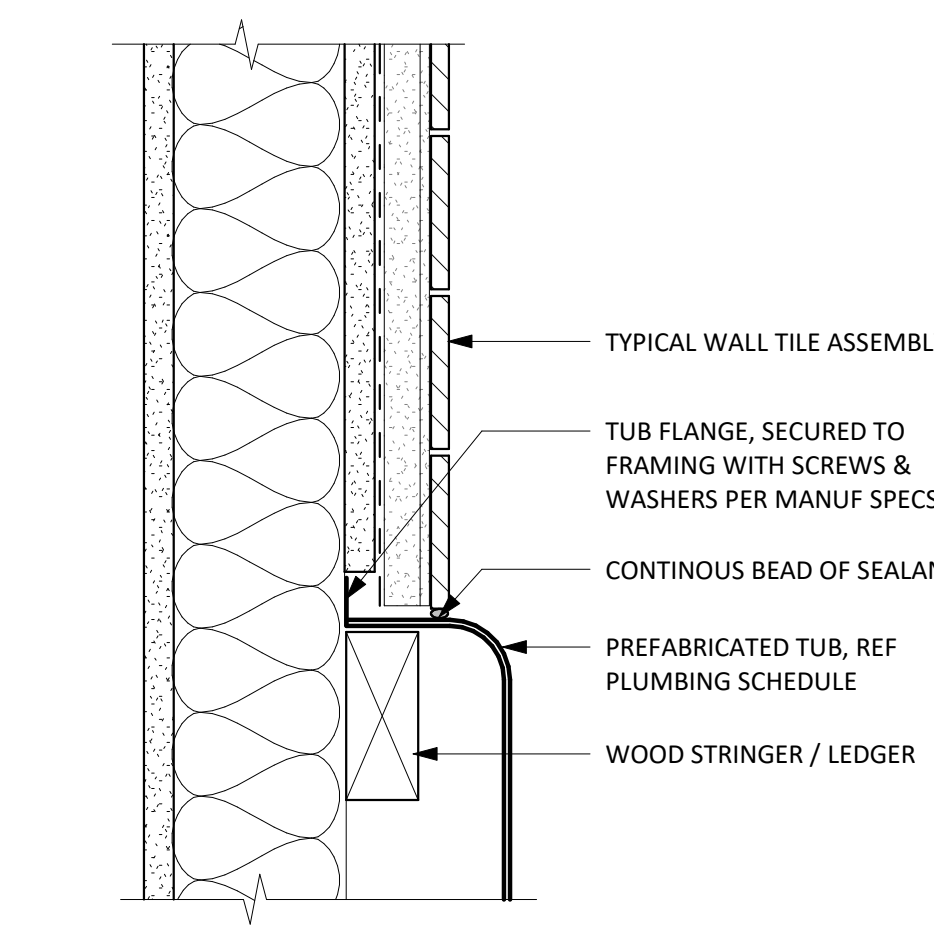
11. TILE AT TUB DECK
3" = 1'-0"



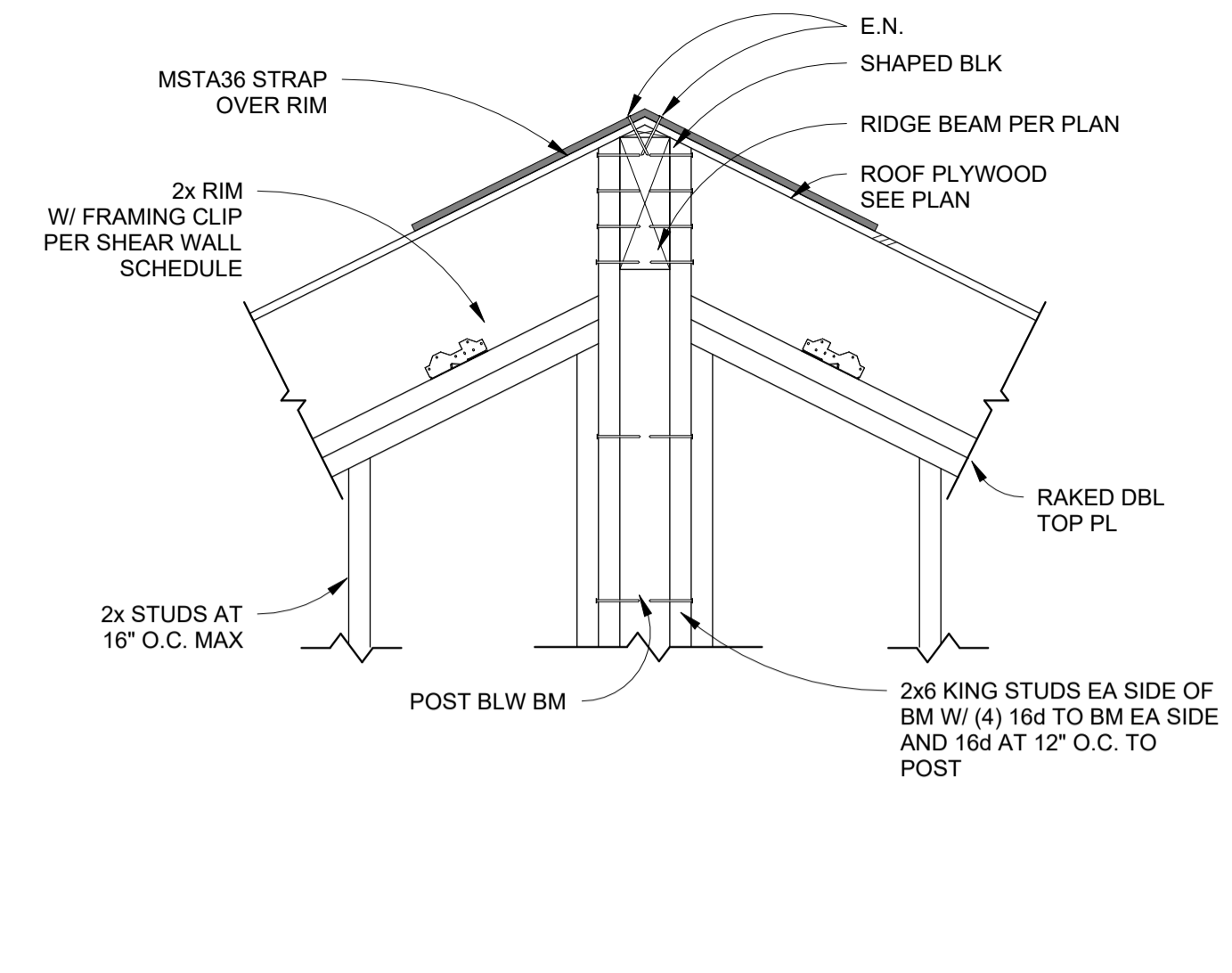
8. INTERIOR WOOD DOOR HEAD/JAMB SIM.
3" = 1'-0"



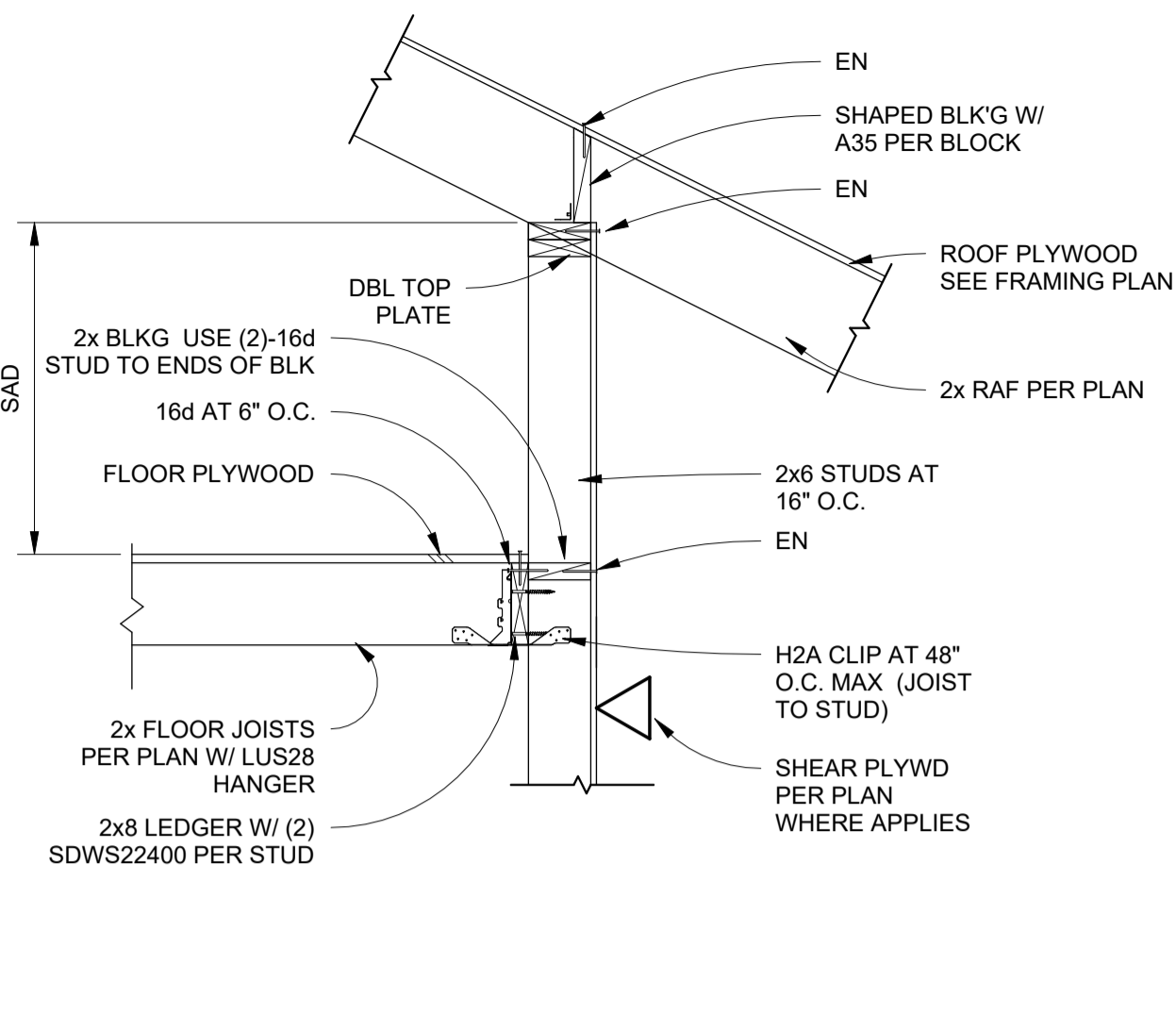
7. TYP. INTERIOR WALL PARTITION
1 1/2" = 1'-0"



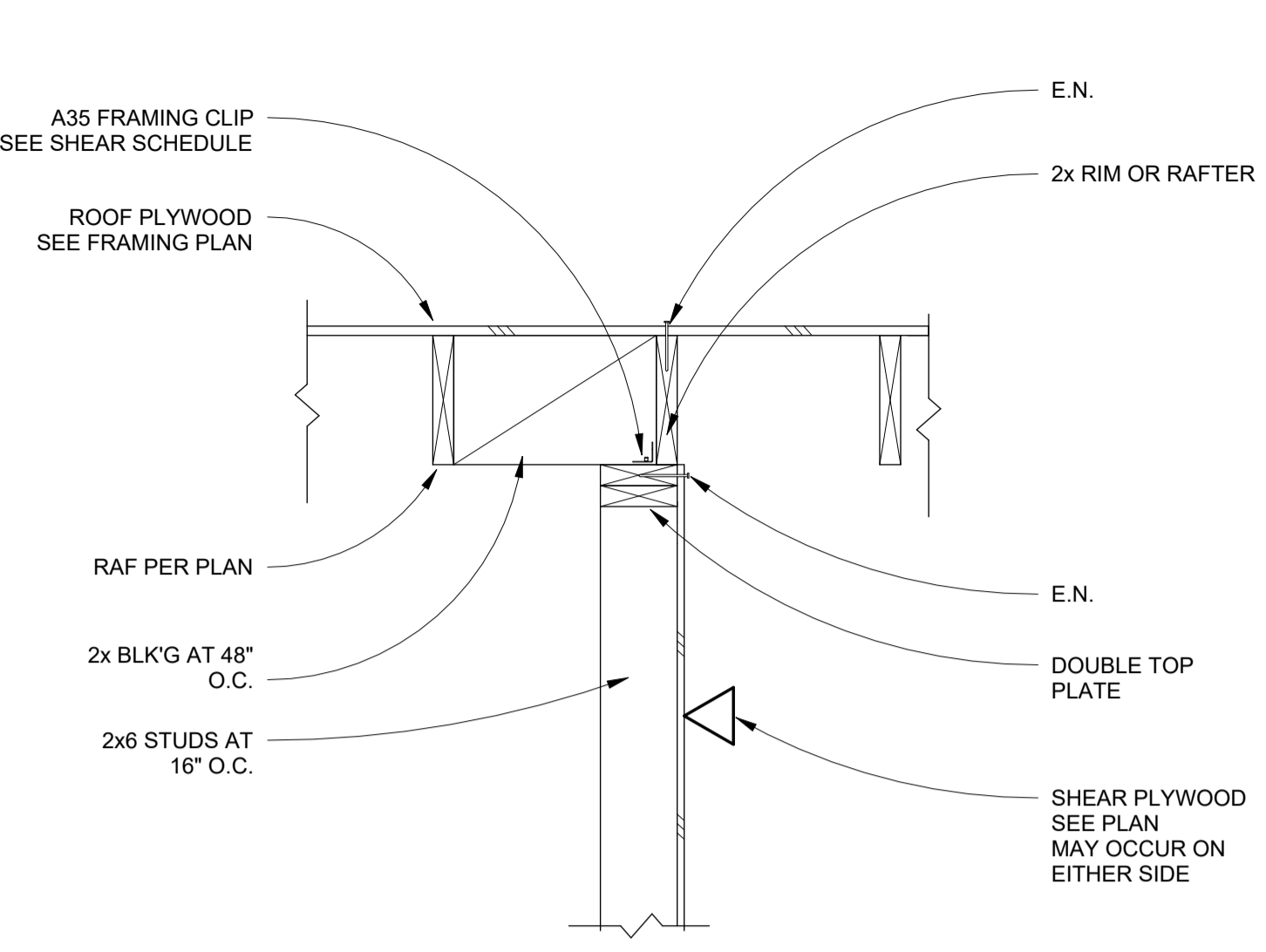
14. TYP. WALL TILE ASSEMBLY
3" = 1'-0"



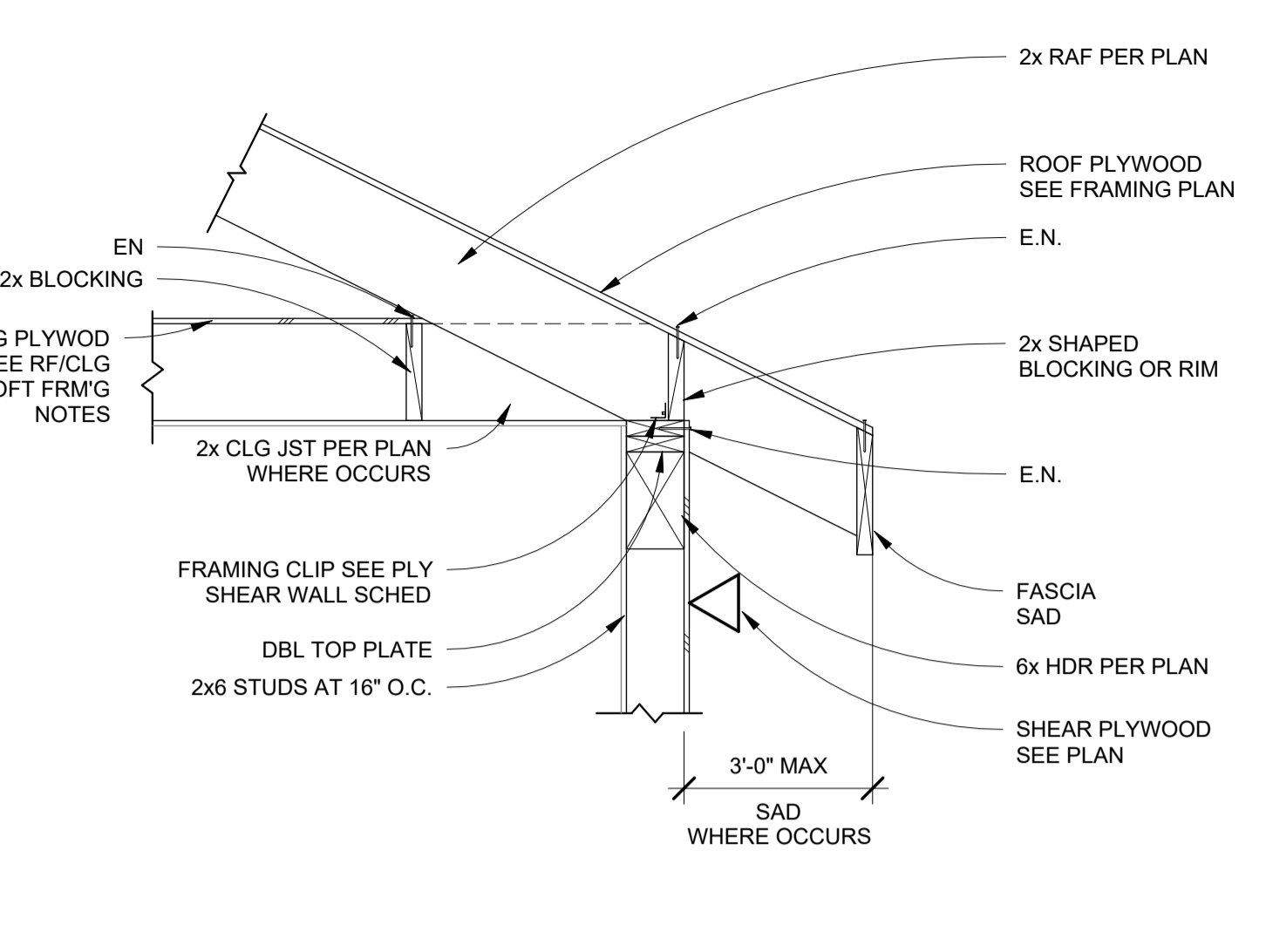
10 RIDGE BEAM CONN TO POST AT WALL
 S2.1 1" = 1'-0"



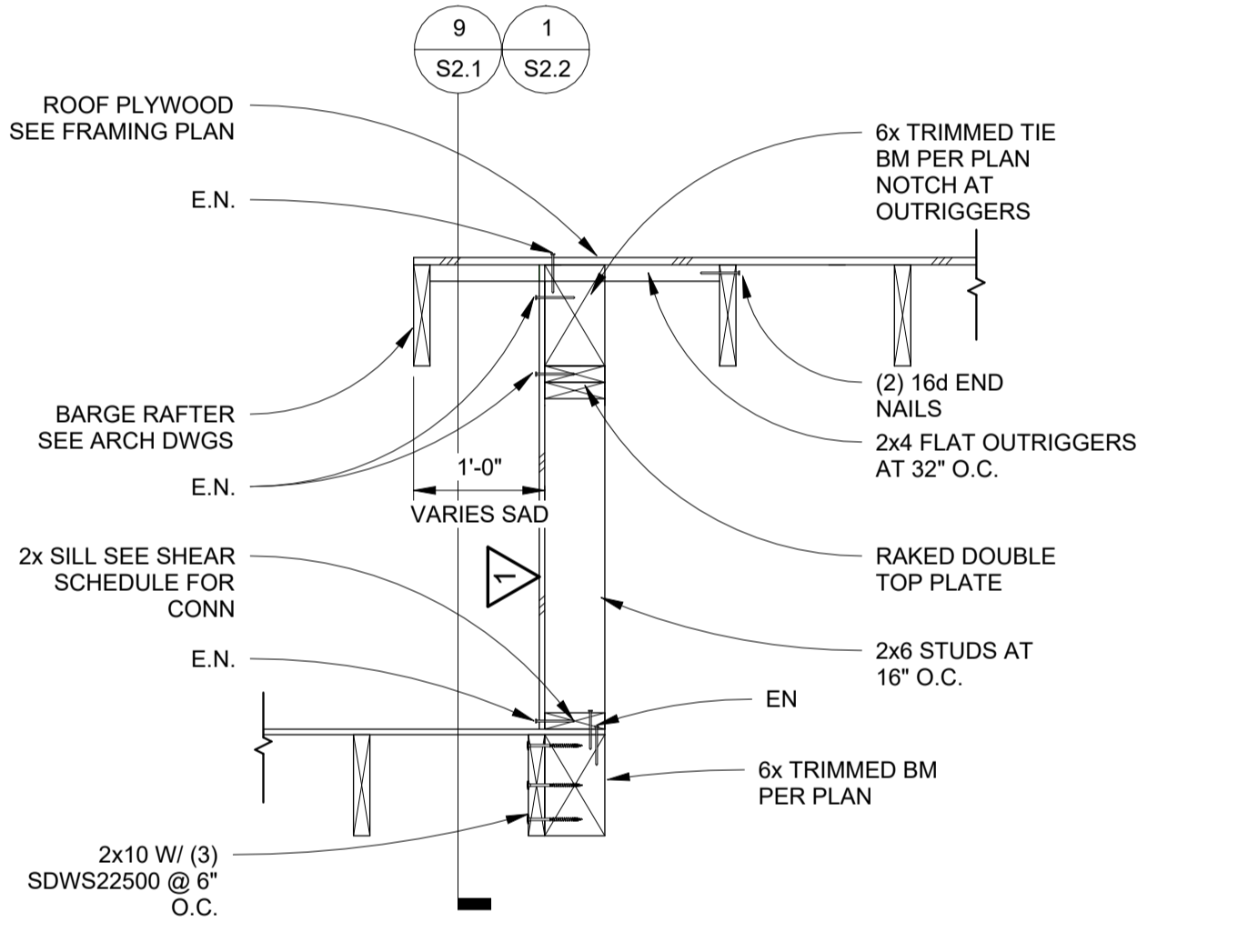
7 ROOF AT PORCH
 S2.1 3/4" = 1'-0"



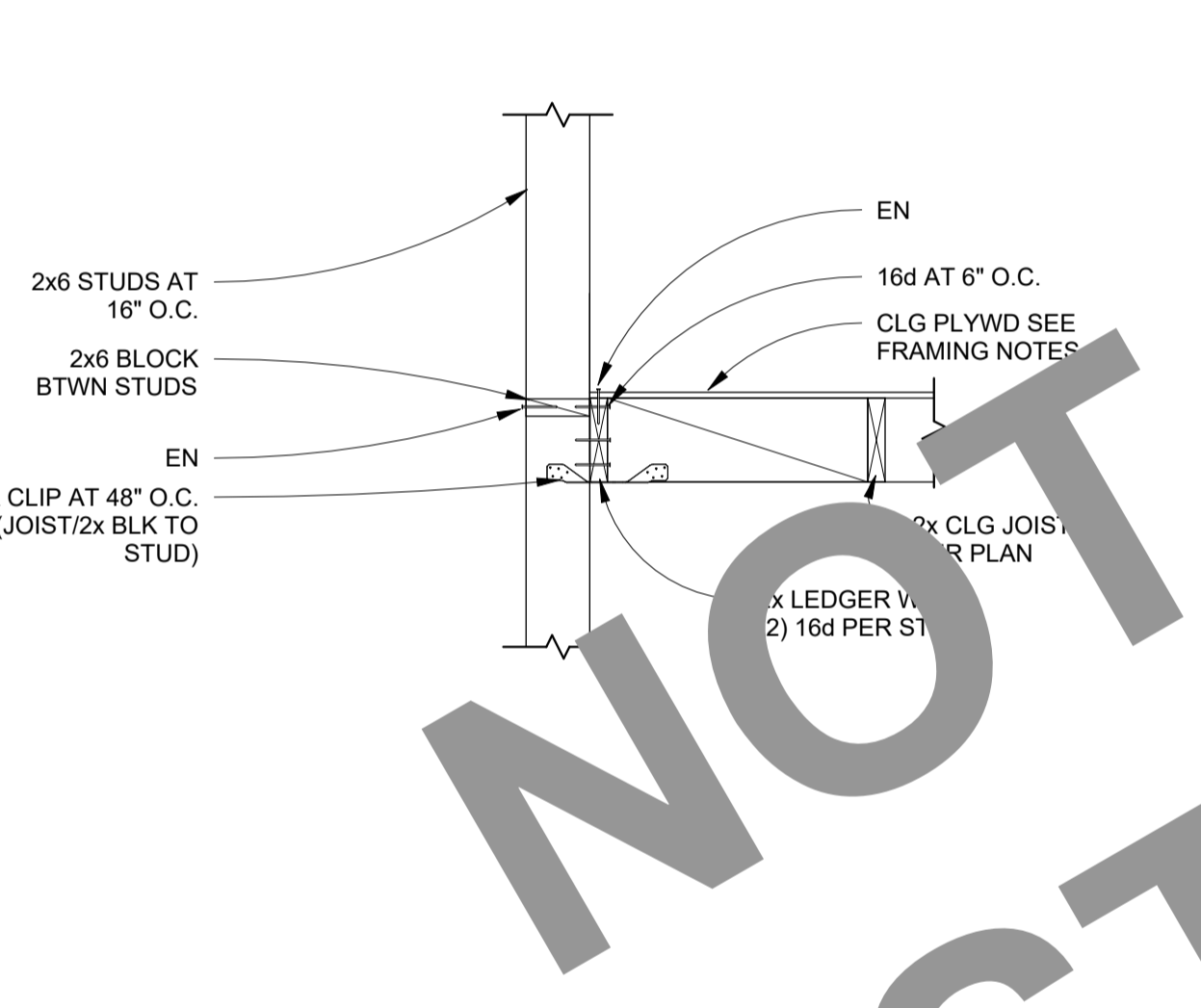
4 INTERIOR SHEAR WALL AT ROOF
 S2.1 1" = 1'-0"



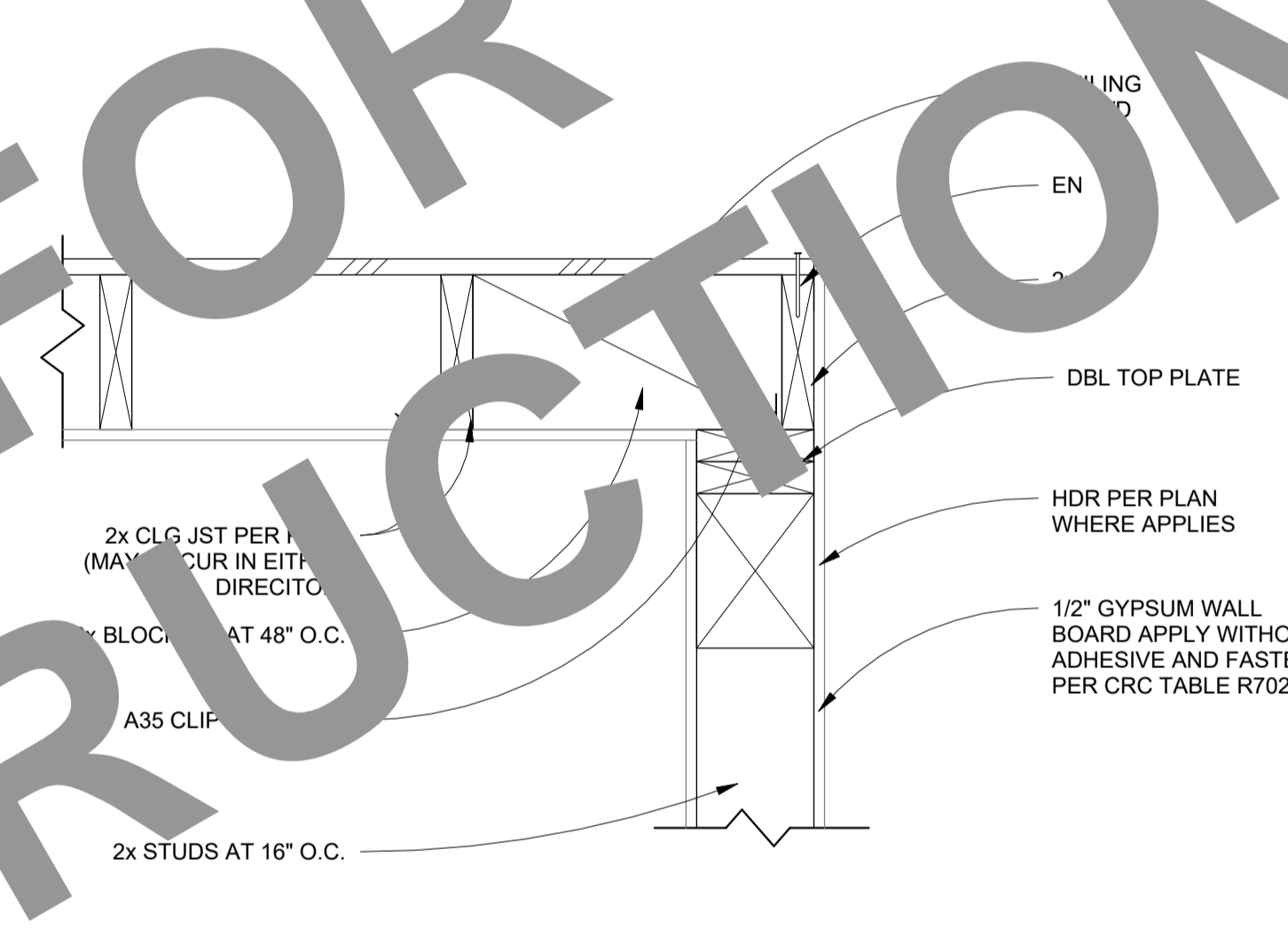
1 TYP EAVE
 S2.1 3/4" = 1'-0"



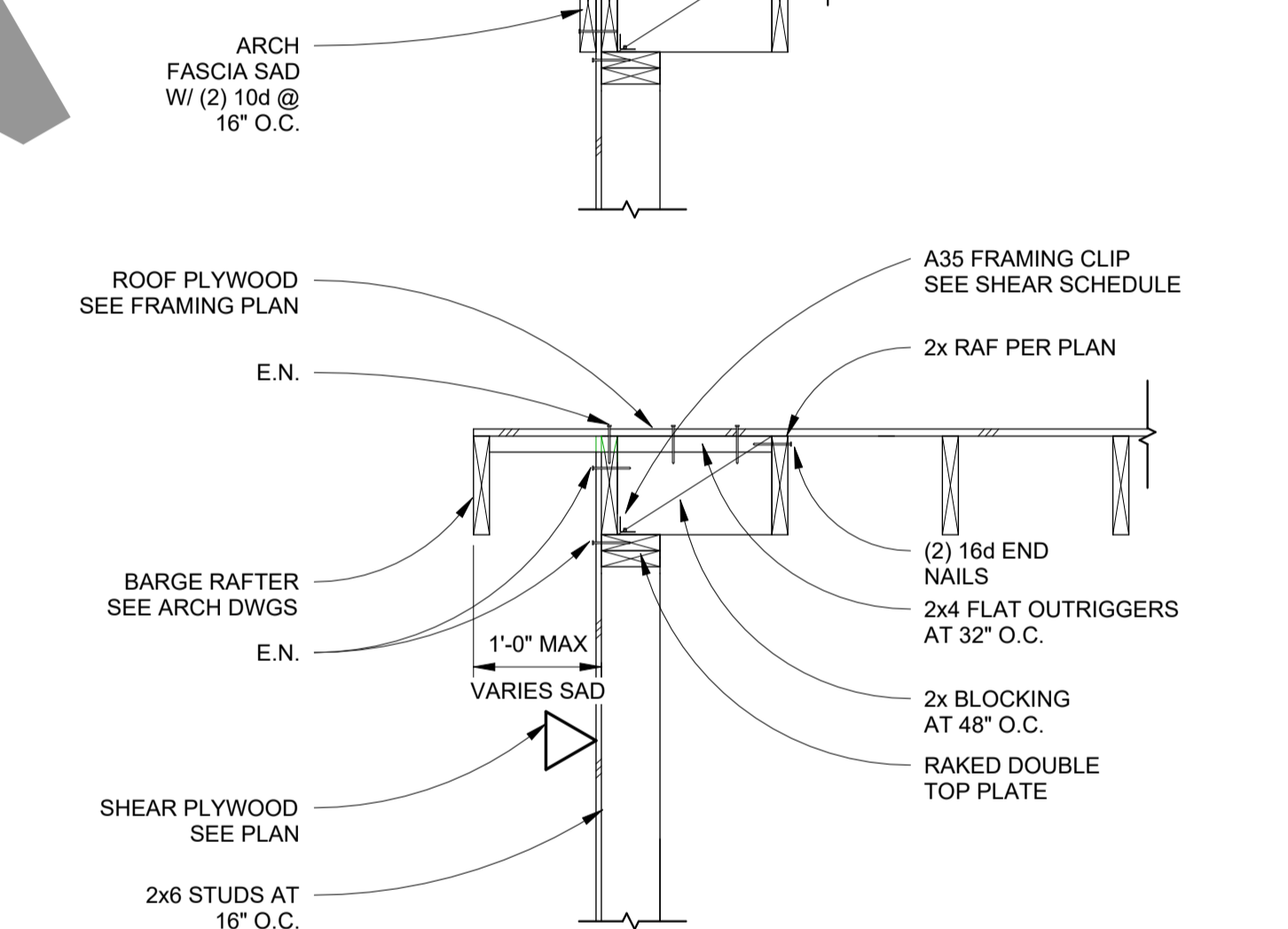
11 RAKE AT INTERSECTING ROOF
 S2.1 3/4" = 1'-0"



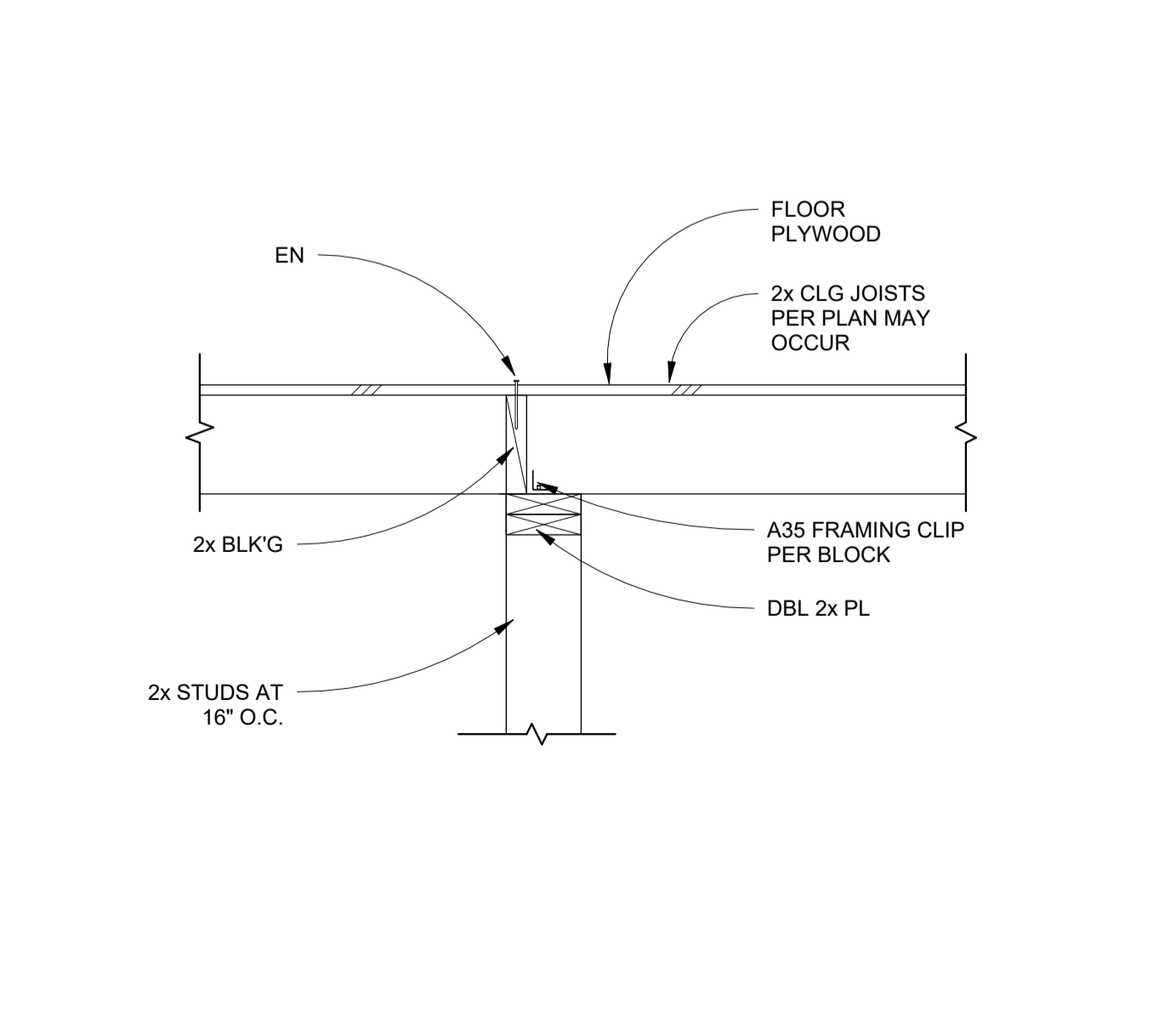
8 LOFT/CEILING DETAIL
 S2.1 3/4" = 1'-0"



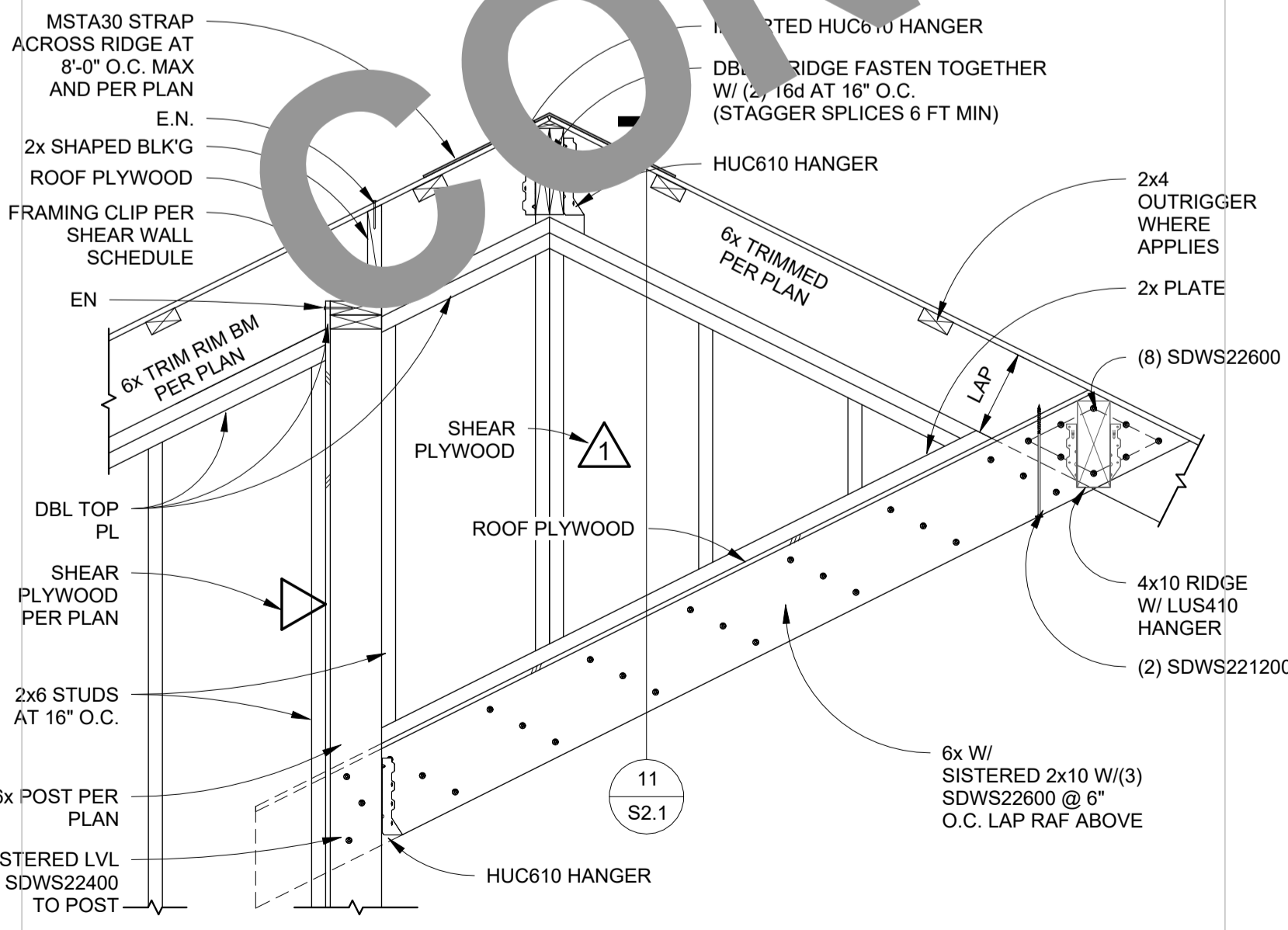
5 CEILING EDGE CONNECTION
 S2.1 1 1/2" = 1'-0"



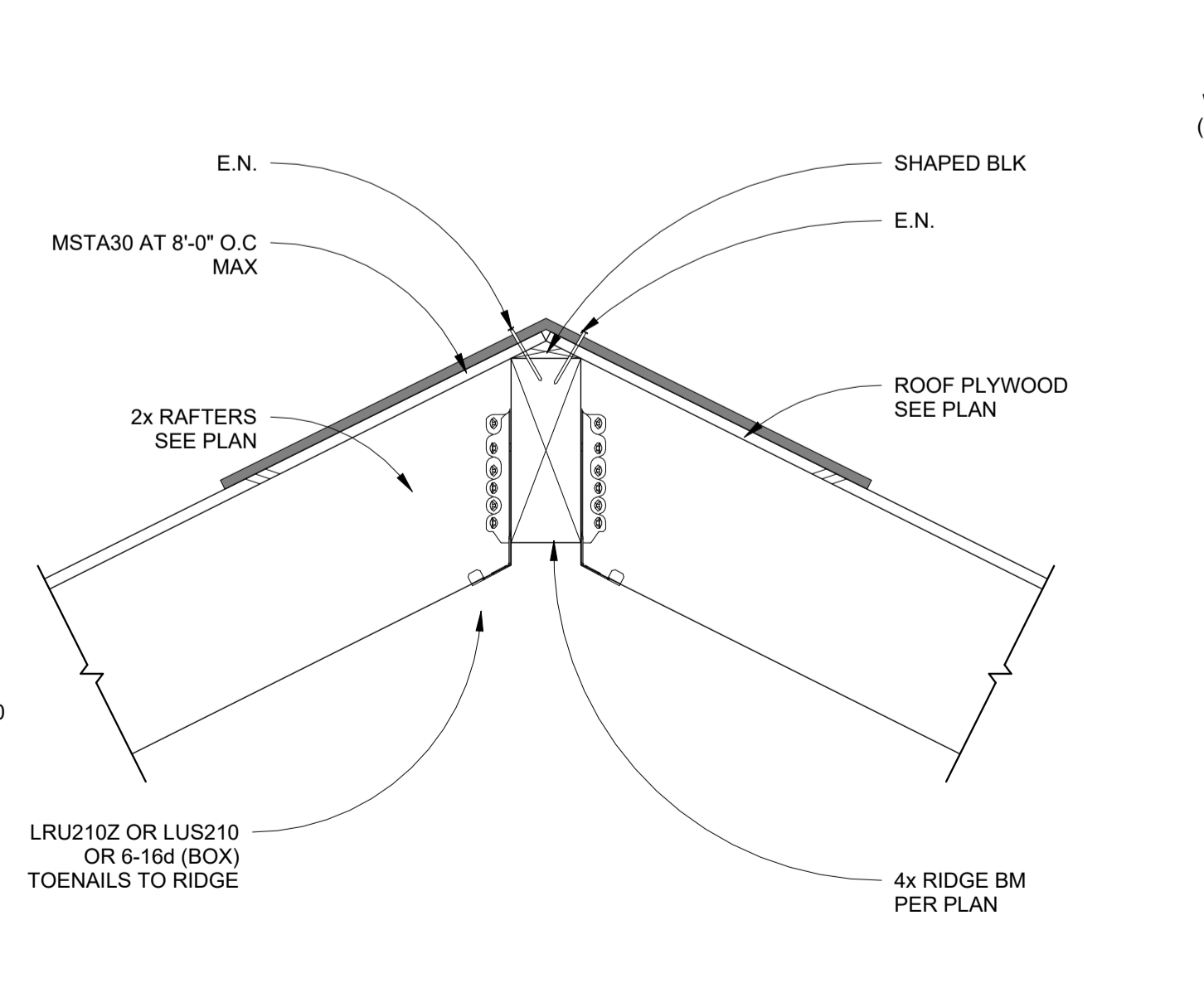
2 TYP RAKE
 S2.1 3/4" = 1'-0"



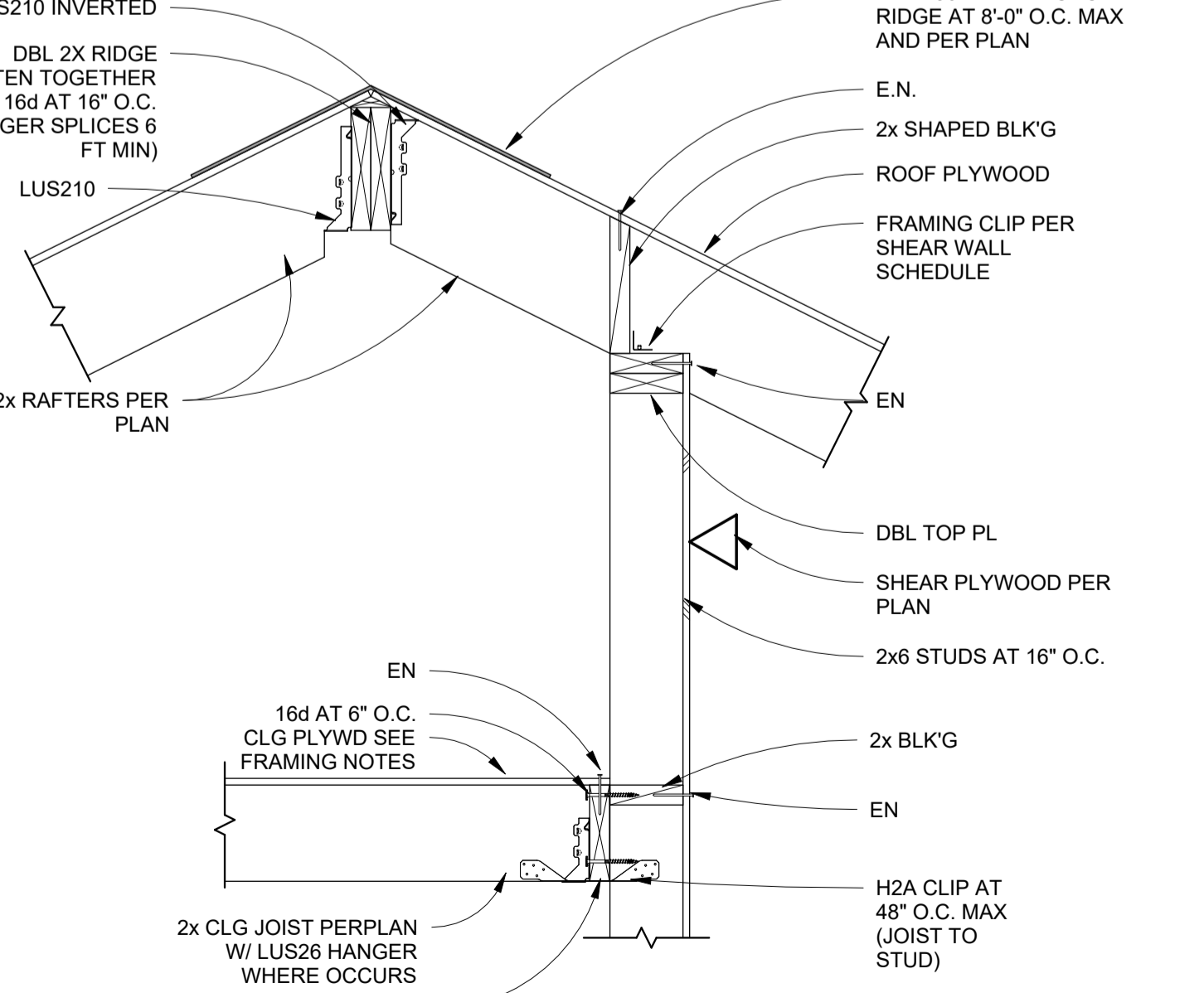
12 CEILING JOIST TO WALL
 S2.1 1" = 1'-0"



9 INTERSECTING ROOF
 S2.1 3/4" = 1'-0"



6 TYP RIDGE
 S2.1 1 1/2" = 1'-0"



3 CANTILEVER RIDGE
 S2.1 1" = 1'-0"

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REVISION SCHEDULE		
REV	DATE	BY

STRUCTURAL ENGINEERING
CM Taylor
 C.M. Taylor Structural Engineering, Inc. 4246 Capitola Rd. Suite 204, Capitola, CA 95010
 Phone: 831-854-2884 email: contact@cmtyouse.com

BUELLTON PRE-DESIGNED ADU PROGRAM

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 3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 6. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 7. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 8. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 9. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 10. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

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ROOF FRAMING DETAILS

DATE: 8-15-2023
 JOB NO: 23018
 SHEET: S2.1

OUTDOOR UNIT SCHEDULE												
CODE	MFR.	MODEL	EFFICIENCY	REFR.	V/PH	MCA	MOC	WT.	HT. W/O	CRTS.	EQUIP.	COMMENTS
			SEER					(LBS)	LEVELING		SERVED	
OU-1	DAIKIN	MRZ-WR09NA	16	R410A	208/1	9	15	73	21-5/8	TSTAT.	IU-1	
OU-2	DAIKIN	MRZ-2C20NA4-U1	20	R410A	208/1	17.2	20	126	27-15/16	TSTAT.	IU-2	

INDOOR UNIT SCHEDULE																			
CODE	MFR	MODEL	SUPPLY FAN			ELECTRICAL			COOLING COIL				HEATING COIL			HT W/O	WEIGHT	AREAS SERVED/ FLOOR	COMMENTS
			CFM	ESP (in)	BHP	V/PH	MCA	MOC	EAT	LAT	CAPACITY (MBH)	SENS	EAT	LAT	CAP				
IU-1	DAIKIN	MSZ-WR09NA	300	--		208/1	1	0.76	90	73	9.0	7.4	80	10.9	11-5/8	22	GARAGE CONVERSION		
IU-2	DAIKIN	MSZ-FS06NA	220	--		208/1	1	0.65	80	67	6.0	5.0	70	8.7	15-1/2	29	MULTIPLE		

FAN/ENERGY RECOVER VENTILATOR SCHEDULE											
CODE	MFR	MODEL	CFM	ESP (in)	BHP	V/PH	HT. W/O	WEIGHT	AREAS SERVED	SONES	COMMENTS
							ISOLATORS	(LBS)			
ERV-1	PANASONIC	FV-10VEC2	100	0.4	81W	120/1	8-7/8"	56.9	BATHROOMS		1

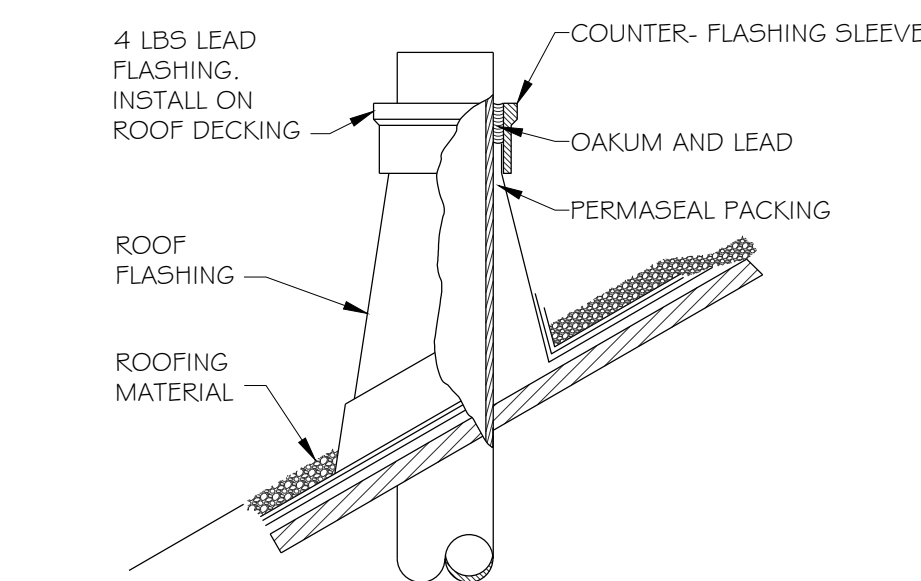
NOTES: 1. CONTROLLED BY HUMIDISTAT. ADD OVERRIDE SWITCH; COORDINATE LOCATION W/ ARCHITECT. PROVIDES WHOLE HOUSE VENTILATION. TO RUN 24/7.

PLUMBING FIXTURE SCHEDULE											
CODE	DESCRIPTION	ACCESSIBLE	MOUNTING TYPE			MIN. ROUGH-IN CONN (IN)				LOCATION	REMARKS
			FLOOR	COUNTER TOP	WALL	W	V	CW	HW		
HB-1	HOSE BIB	-	-	-	•	-	-	1/2	-	OUTSIDE	2.2 GPM
CWB-1	CLOTHES WASHER	-	-	-	•	2	1 1/2	1/2	1/2	LAUNDRY	W/ WHA
SK-1	KITCHEN SINK	-	-	-	•	2	1 1/2	1/2	1/2	KITCHEN	1.8 GPM
L-1	LAVATORY	-	-	-	•	2	1 1/2	1/2	1/2	BATHROOM	1.2 GPM
BT-1	BATHTUB	-	•	-	-	2	1 1/2	-	-	BATHROOM	1.8 GPM SHOWERHEAD
WC-1	WATER CLOSET	-	-	-	•	3	2	1	-	BATHROOM	1.28 GPF

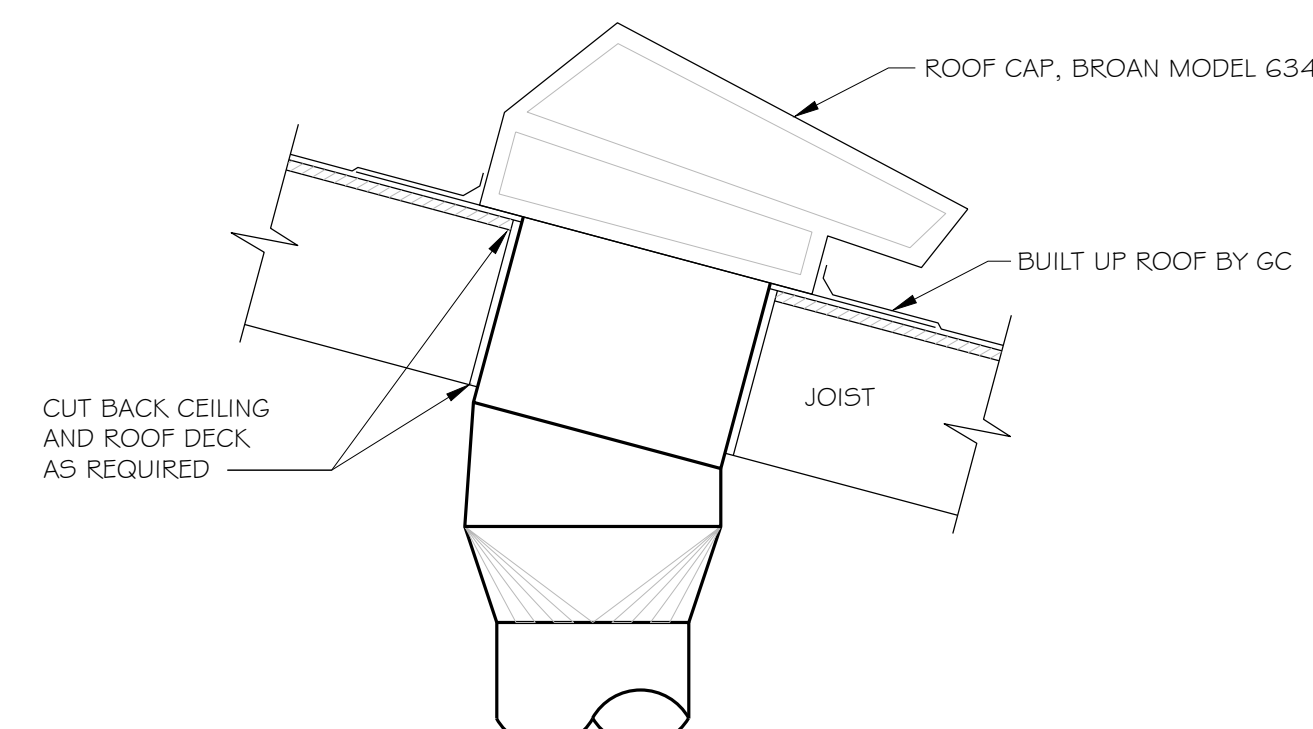
WATER HEATER SCHEDULE												
CODE	LOCATION	SERVICE	FUEL TYPE	CAPACITY	TANK	GPH @ F	ELECTRICAL	WEIGHT	HEIGHT	PART	REMARKS	
				INPUT	CAPACITY	RISE	H.P.	(LBS)	(IN)	NO.		
WH-1	OUTSIDE	DHW	GAS	199 MBH	TANKLESS	6.5 GPM @ 60	--	120	1	64	26.4	RU199 RINNAI DUE TO 93. GARAGE CONVERSION ONLY
EW1-1	WH CLOSET	DHW	HYBRID HEAT PUMP	4.5 KW + 4.2 MBH	40	26 @ 90	--	120	1	157	63	XE400054500 TEM DUCT AT REJECTION TO OUTSIDE

GAS CALCULATIONS FOR WH-1 *		
WH-1	DISTANCE TO METER	GAS PIPE SIZE
(BTU/H)	(FT.)	(IN.)
199	<50	1/2
	>50	3/4

*GARAGE CONVERSION ONLY

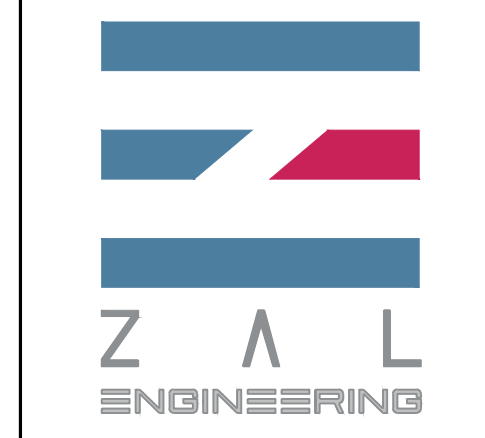


2 VENT THROUGH ROOF
NO SCALE SEE PLAN VIEW



1 ROOF CAP (DRYER)
NO SCALE

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ZAL ENGINEERING
MECHANICAL CONSULTANTS
99 PACIFIC ST. STE. 375G
MONTEREY, CA 93940
TELEPHONE (831) 641-7739
JOB NO. 23019.00

NOT FOR CONSTRUCTION

BUELLTON CITY
PRE-DESIGNED ADU
BUELLTON, CALIFORNIA

SCHEDULES
DETAILS
MECHANICAL &
PLUMBING

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:
DRAWN BY:
CHECKED BY:
SHEET NUMBER
MPO.2

SHEET OF
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



SHEET NOTES

1. PROVIDE LABEL TO CLEARLY DISPLAY THE FOLLOWING TEXT: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE SWITCH IN THE 'ON' POSITION AT ALL TIMES UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR."

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**BUELLTON CITY
PRE-DESIGNED ADU
BUELLTON, CALIFORNIA**

ONE BEDROOM PLUS MISSION

MECH & PLBG

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

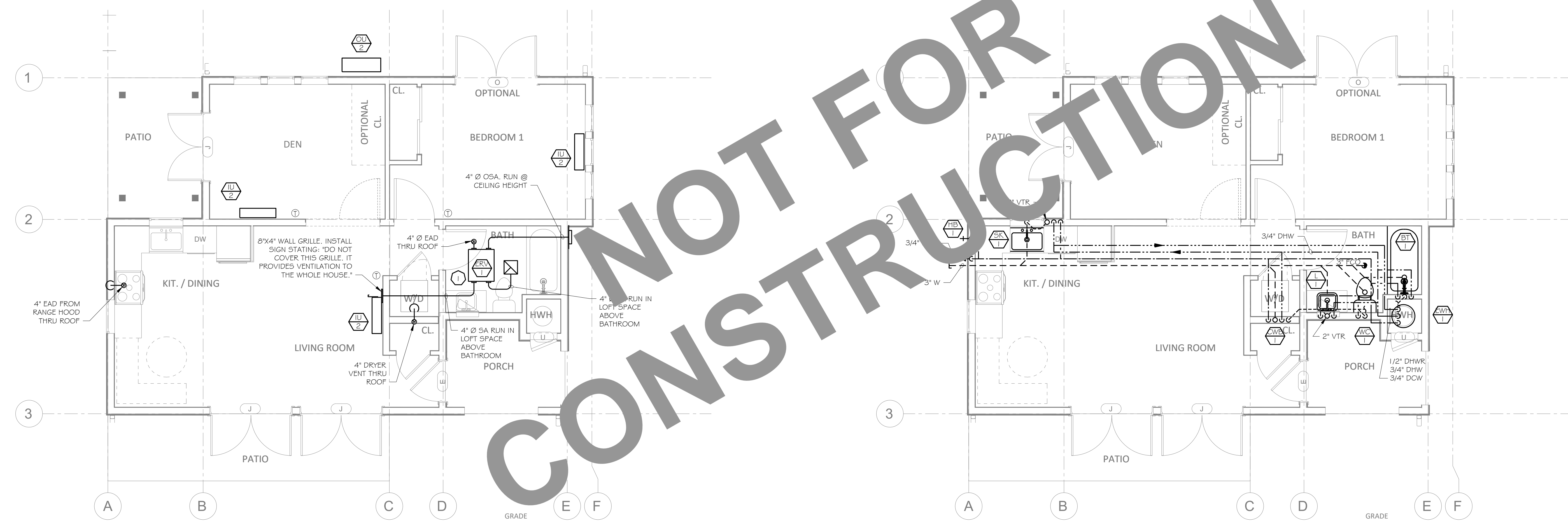
DRAWN BY:

CHECKED BY:

SHEET NUMBER

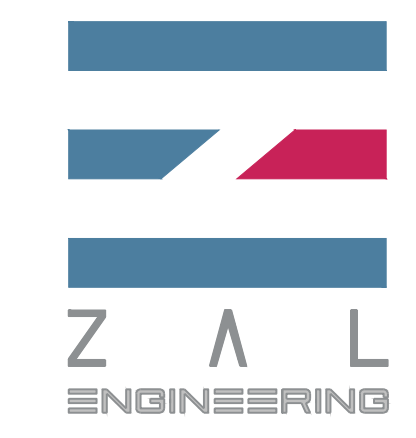
MP2.2

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2 FLOOR PLAN - ONE BEDROOM PLUS - NEW MECHANICAL
SCALE: 1/4" = 1'-0"

1 FLOOR PLAN - ONE BEDROOM PLUS - NEW PLUMBING
SCALE: 1/4" = 1'-0"



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NOT FOR CONSTRUCTION

**BUELLTON CITY
PRE-DESIGNED ADU**
BUELLTON, CALIFORNIA

T24 FORMS
ONE BEDROOM
PLUS
MISSION

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

CHECKED BY:

SHEET NUMBER

T24.1

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Buellton ADU
Calculation Date/Time: 2023-11-13T12:12:19-06:00
Calculation Description: Title 24 Analysis
Input File Name: TypeB_M.ribd22x

CF1R-PRF-01E (Page 7 of 13)

01	02	03	04	05	06	07	08
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status	
ADU	Conditioned	OU1	732	8	DHW Sys 1	New	

01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	ADU	R-21 Wall	0	Front	192.67	81.1	90
Lateral 1 Wall	ADU	R-21 Wall	90	Left	108	10	90
Rear Wall	ADU	R-21 Wall	180	Back	52	10	90
Lateral 2 Wall	ADU	R-21 Wall	270	Right	50	20.55	90
Front Wall 2	ADU	R-21 Wall	0	Front	42.67	0	90
Lateral 2 Wall 2	ADU	R-21 Wall	270	Right	46.67	4	90
Lateral 1 Wall 2	ADU	R-21 Wall	90	Left	79.33	33.89	90
Rear Wall 2	ADU	R-21 Wall	180	Back	104	24	90
Rear Wall 3	ADU	R-21 Wall	180	Back	116	40.55	90
Lateral 2 Wall 3	ADU	R-21 Wall	90	Left	24	24	90
Front Wall 3	ADU	R-21 Wall	0	Front	10	0	90

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Front Roof	ADU	R-30 Roof No Attic	0	Front	255.15	0	4	0.1	0.85	No
Rear Roof	ADU	R-30 Roof No Attic	180	Back	69.25	0	4	0.1	0.85	No

Registration Number: 223-P010093400-000-000-000000-0000
Registration Date/Time: 2023-11-13 11:49:58
HERS Provider: CaCERTS Inc.
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Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2023-11-13 10:13:24

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Input File Name: TypeB_M.ribd22x

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01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Front Roof 2	ADU	R-30 Roof No Attic	0	Front	38.39	0	4	0.1	0.85	No
Rear Roof 2	ADU	R-30 Roof No Attic	180	Back	12.43	0	4	0.1	0.85	No
Rear Roof 3	ADU	R-30 Roof No Attic	180	Back	130.21	0	4	0.1	0.85	No
Rear Roof 4	ADU	R-30 Roof No Attic	180	Back	145.21	0	4	0.1	0.85	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Window	Lateral 1 Wall	Left	90	1	10	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen
Window 2	Window	Rear Wall	Back	180	1	10	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen
Window 3	Window	Lateral 2 Wall 2	Right	270	2	2	1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4	Window	Rear Wall 2	Back	180	2.5	4	0	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 5	Window	Rear Wall 2	Back	180	2.5	4	0	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 6	Window	Rear Wall 2	Back	180	2.5	4	0	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 7	Window	Lateral 2 Wall 3	Left	90	1	8	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen
Window 8	Window	Lateral 2 Wall 3	Left	90	1	8	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen
Window 9	Window	Lateral 2 Wall 3	Left	90	1	8	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	ADU	324.4	50.33	none	0	80%	No
Slab-on-Grade 2	ADU	50.81	10.42	none	0	80%	No
Slab-on-Grade 3	ADU	130.21	22.92	none	0	80%	No

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Energy Use	Standard Design Energy (EDR1) (kWh/ft²-yr)	Standard Design TDV Energy (EDR2) (kWh/ft²-yr)	Proposed Design Energy (EDR1) (kWh/ft²-yr)	Proposed Design TDV Energy (EDR2) (kWh/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.06	34.16	3.86	31.15	1.2	0.1
Space Cooling	0.01	0.84	0	0.07	0.01	0.01
IAQ Ventilation	1.04	11.22	1.18	12.72	-0.14	-1.5
Water Heating	3.61	40.03	2.19	24.89	1.42	15.14
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	9.72	86.25	7.23	68.83	2.49	17.42
Space Heating	5.06	34.16	3.86	31.15	1.2	0.1
Space Cooling	0.01	0.84	0	0.07	0.01	0.01
IAQ Ventilation	1.04	11.22	1.18	12.72	-0.14	-1.5
Water Heating	3.61	40.03	2.19	24.89	1.42	15.12
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	9.72	86.25	7.57	71.84	2.15	14.41

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Calculation Description: Title 24 Analysis
Input File Name: TypeB_M.ribd22x

CF1R-PRF-01E (Page 5 of 13)

Energy Use	Standard Design Energy (EDR1) (kWh/ft²-yr)	Standard Design TDV Energy (EDR2) (kWh/ft²-yr)	Proposed Design Energy (EDR1) (kWh/ft²-yr)	Proposed Design TDV Energy (EDR2) (kWh/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.06	34.16	3.86	31.15	1.2	0.1
Space Cooling	0.01	0.84	0	0.07	0.01	0.01
IAQ Ventilation	1.04	11.22	1.18	12.72	-0.14	-1.5
Water Heating	3.61	40.03	2.19	24.89	1.42	15.14
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	9.72	86.25	7.26	69.45	2.46	16.8
Space Heating	5.06	34.16	3.86	31.15	1.2	0.1
Space Cooling	0.01	0.84	0	0.07	0.01	0.01
IAQ Ventilation	1.04	11.22	1.18	12.72	-0.14	-1.5
Water Heating	3.61	40.03	2.19	24.89	1.42	15.12
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	9.72	86.25	6.97	66.67	2.75	19.58

Registration Number: 223-P010093400-000-000-000000-0000
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01	02	03	04	05	06	07	08	09	10	11	12	13	14					
Project Name	Run Title	Project Location	City	Zip code	Standards Version	Software Version	Climate Zone	Building Type	Project Scope	Number of Bedrooms	Number of Stories	Addition Cond. Floor Area (ft²)	Existing Cond. Floor Area (ft²)	Total Cond. Floor Area (ft²)	ADU Bedroom Count	ADU Conditioned Floor Area	Fuel Type	No Dwelling Unit
Buellton ADU	Title 24 Analysis		Buellton	93427	2022	EnergyPro 9.2	5	Single family	Newly Constructed	1	1	0	n/a	732	n/a	n/a	All electric	no

01	02	03
Building Type	Building Type	Building Type
Single family	Single family	Single family

01	02	03
Building Type	Building Type	Building Type
Single family	Single family	Single family

Registration Number: 223-P010093400-000-000-000000-0000
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Energy Use	Standard Design Energy (EDR1) (kWh/ft²-yr)	Standard Design TDV Energy (EDR2) (kWh/ft²-yr)	Proposed Design Energy (EDR1) (kWh/ft²-yr)	Proposed Design TDV Energy (EDR2) (kWh/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.06	34.16	3.86	31.15	1.2	0.1
Space Cooling	0.01	0.84	0	0.07	0.01	0.01
IAQ Ventilation	1.04	11.22	1.18	12.72	-0.14	-1.5
Water Heating	3.61	40.03	2.19	24.89	1.42	15.14
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	9.72	86.25	7.23	68.83	2.49	17.42
Space Heating	5.06	34.16	3.86	31.15	1.2	0.1
Space Cooling	0.01	0.84	0	0.07	0.01	0.01
IAQ Ventilation	1.04	11.22	1.18	12.72	-0.14	-1.5
Water Heating	3.61	40.03	2.19	24.89	1.42	15.12
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	9.72	86.25	6.97	66.67	2.75	19.58

Registration Number: 223-P010093400-000-000-000000-0000
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01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	ADU	324.4	50.33	none	0	80%	No
Slab-on-Grade 2	ADU	50.81	10.42	none	0	80%	No
Slab-on-Grade 3	ADU	130.21	22.92	none	0	80%	No

Registration Number: 223-P010093400-000-000-000000-0000
Registration Date/Time: 2023-11-13 11:49:58
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CA Building Energy Efficiency Standards - 2022 Residential Compliance
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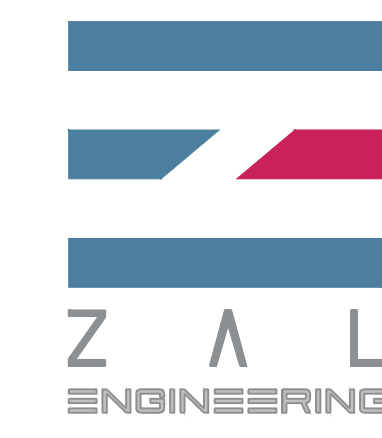
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt (deg)	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	n/a

Registration Number: 223-P010093400-000-000-000000-0000
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CF1R-PRF-01E (Page 3 of 13)

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling				



ZAL ENGINEERING
MECHANICAL CONSULTANTS
99 PACIFIC ST, STE 375G
MONTEREY, CA 93940
TELEPHONE (831) 641-7739
JOB NO. 23019.00

NOT FOR CONSTRUCTION

BUELLTON CITY
PRE-DESIGNED ADU
BUELLTON, CALIFORNIA

T24 FORMS
ONE BEDROOM
PLUS
MISSION

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

CHECKED BY:

SHEET NUMBER

T24.2

SHEET OF

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE VIOLATION OF THESE RESTRICTIONS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
 Project Name: Buellton ADU Calculation Date/Time: 2023-11-13T12:12:19-06:00 (Page 13 of 13)
 Calculation Description: Title 24 Analysis Input File Name: TypeB_M.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I, the undersigned, certify that the information provided in this Certificate of Compliance is accurate and complete.
 Documentation Author Name: Jaime Zaldivar Documentation Author Signature: [Signature]
 Company: ZAL Engineering Signature Date: 2023-11-13 11:49:58
 Address: 99 Pacific St, Ste 375G CEA/HERS Certification Identification (if applicable): MS7306
 City/State/Zip: Monterey, CA 93940 Phone: 831-641-7739

RESPONSIBLE PARTY'S DECLARATION STATEMENT
 I, the undersigned, certify that the information provided in this Certificate of Compliance is accurate and complete.
 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.
 The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
 Designer Name: Jaime Zaldivar
 Company: ZAL Engineering Date Signed: 2023-11-13 11:49:58
 Address: 99 Pacific St, Ste 375G License: MS7306
 City/State/Zip: Monterey, CA 93940 Phone: 831-641-7739

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

Registration Number: 223-P010093400-000-000-000000-0000 Registration Date/Time: 2023-11-13 11:49:58 HERS Provider: CaCERTS Inc.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-13 10:13:24
 Schema Version: rev 20220901

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SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade 4	ADU	145.21	25.75	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.033	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Radiant Barrier Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

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WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (R)	
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	PH0P40 T2 RH37550 (40 gal. [A13])	Outside	ADU	ADU

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
OU1	Heat pump heating/cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

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HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSFP2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/HER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF2	12	25000	15500	EER2SEER2	20	12.7	Not Zonal	Multi-speed	Heat Pump 1-hers-HQ2

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSFP2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-Hpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRS/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVeneRpt 1-1	66	0.59009	Balanced	Yes	77 / 83	Yes	Yes	

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