

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:

1. 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.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO 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.
3. 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.

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

1. Enter PROJECT INFORMATION and a VICINITY MAP in the space provided on this sheet.
2. Review the drawing set.
Mark your selected options on the PROJECT CHECKLIST on this sheet.
3. 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.
4. Submit your application using the ADU Checklist found on the City of Buellton Planning Department website.
5. 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.
6. 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 93465 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	The size of the parcel in Square Feet
PRIMARY DWELLING SIZE	The size of the existing primary dwelling in Square Feet
DETACHED GARAGE SIZE	The size of existing detached garage or other accessory structure in Square Feet. If none exists, enter 0.
PROPOSED ADU SIZE	1022 GSF (GROSS SQUARE FEET)
PROPOSED ADU COVERED PORCH AREA	57 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 If Yes, ADU required to have fire sprinklers
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

CLEARLY MARK THE BOX FOR EACH SELECTION

INTERIOR OPTIONS (SELECT CHOICES IF OPTION IS DESIRED)	
<input type="checkbox"/> ENTRY TO CREATE OFFICE/DEN	Requires framing coordination. See detail 6/AS.3.
<input type="checkbox"/> OPTIONAL EXTERIOR DOOR AT BEDROOM 1	See Floorplan and Elevations, Door Schedule A4.0.
<input type="checkbox"/> CURBLESS SHOWER	Requires foundation coordination. See detail 4/AS.2.
CODE COMPLIANCE (CHECK IF APPLICABLE)	
<input type="checkbox"/> EXT. WALL LESS THAN 5' OF PROPERTY LINE	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.
<input type="checkbox"/> EXT. WALL WITHIN 0-3' OF PROPERTY LINE	
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	Complete Sheet G0.1, Owner-Provided Site Plan
SOILS REPORT (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SOILS REPORT	Homeowner to submit a soils report by a Licensed Geotechnical Engineer to verify the foundation design is applicable to the soils type on the parcel. Should the soil conditions not be compatible with presumptive load bearing values, the foundation design will need to be modified by a Licensed Civil or Structural Engineer. In addition, a soils review letter must be submitted.
<input type="checkbox"/> SOILS REVIEW LETTER	

SCOPE OF WORK - TWO BEDROOM ADU

CONSTRUCTION OF A NEW, DETACHED 1,022 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF TWO BEDROOMS, ONE FULL BATHROOM, AN OPEN KITCHEN/GREAT ROOM, A LAUNDRY AREA, AND A 57 GSF COVERED FRONT PORCH. THE ENTRY AREA MAY BE DIVIDED WITH AN OPTIONAL WALL IN ORDER TO CREATE AN OFFICE/DEN. REFER TO PROJECT CHECKLIST FOR SELECTED OPTIONS.

VICINITY MAP

NOT TO SCALE

INSERT MAP SHOWING VICINITY OF PROJECT HERE, INCLUDING NEARBY STREETS



DRAWING INDEX

GENERAL SHEETS	
G0.0	PROJECT INFORMATION - TWO BEDROOM - RANCH
G0.1	OWNER-PROVIDED SITE PLAN - TWO BEDROOM
G1.0	GENERAL NOTES - TWO BEDROOM
G2.0	CALGREEN REQUIREMENTS - TWO BEDROOM
G2.1	CALGREEN REQUIREMENTS - TWO BEDROOM
ARCHITECTURAL	
A1.0	RANCH - FLOOR PLAN
A1.1	RANCH - ELEVATIONS
A1.2	RANCH - ROOF PLAN & SECTIONS
A1.3	RANCH - ELECTRICAL PLAN & RCP
A4.0	SCHEDULES - TWO BEDROOM - RANCH
A5.0	EXTERIOR DETAILS - GENERAL
A5.1	RANCH - EXTERIOR DETAILS
A5.2	INTERIOR DETAILS AND WALL PARTITIONS
STRUCTURAL	
S0.0	STRUCTURAL NOTES
S0.1	TYPICAL DETAILS
S1.0R	RANCH - 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
MP2.3	TWO BEDROOM RANCH MECHANICAL & PLUMBING PLANS
ENERGY COMPLIANCE/TITLE 24	
T24.7	TITLE 24 FORMS - RANCH
T24.8	TITLE 24 FORMS - RANCH

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

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA RESIDENTIAL CODE
3. 2022 CALIFORNIA ELECTRICAL CODE
4. 2022 CALIFORNIA PLUMBING CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. 2022 CALIFORNIA FIRE CODE
7. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
8. 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE
9. SANTA BARBARA COUNTY ORDINANCE 5092

BUELLTON PRE-DESIGNED
ADU PROGRAM
TWO BEDROOM
1022 GSF

NOT FOR
CONSTRUCTION

PROJECT
INFORMATION - TWO
BEDROOM - RANCH

G0.0

SCALE: AS NOTED

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/AS.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 AS.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 AS.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**
 TWO BEDROOM
 1022 GSF

NOT FOR CONSTRUCTION

OWNER-PROVIDED
SITE PLAN - TWO
BEDROOM

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, UON.
- 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 BATHTUB FINISH.

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 EXCEPTIONS FOUND IN 140.10
 - ALL PROJECTS MUST SUBMIT PERMITTED EXCEPTIONS, AND ADDITIONS WITH LESS THAN 10% 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 THERE IS AN 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 BATTERIES SHALL 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 PERCENT OF THE SIZE CALCULATED REQUIREMENT IN 140.10-A.
 - EXCEPTION 2: WHERE BATTERY STORAGE SYSTEM REQUIREMENTS ARE CALCULATED TO BE LESS THAN 10 KW.H.

ABBREVIATIONS

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

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 R307.1.1
- ALL NEW, MOUNTED, RECESSED, EXTENDED 120 VOLT BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BATHS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR AREAS MUST HAVE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION. SECTION 12[A] AND NOTCHES SHALL BE IN OUTLETS TO SWITCHES LOCALLY.
- PROVIDE BATTERY-READY INFRASTRUCTURE PER 2021 BUILDING ENERGY EFFICIENCY STANDARDS FOR SINGLE-FAMILY RESIDENTIAL (150.0(s)).
- OWNER TO INDICATE ADDITIONAL OUTLETS FOR TV/MEDIA.
- PROVIDE WHOLE HOUSE SURGE PROTECTION PER CEC 230.10.
- PER CEC Section 150.0(S) ALL ONE AND TWO-FAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANELBOARD FOR THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT FEEDS 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 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 MUDDIED 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.

EXTERIOR WALLS/SIDING. CBC 707A.3 /CRC R337.7.1/CRC R337.7.3
WALLS SHALL BE A NONCOMBUSTIBLE MATERIAL, LISTED IGNITION-RESISTANT MATERIALS SHALL BE 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 337.7.4. 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
TWO BEDROOM
1022 GSF

PRINT DATE: 1.25.2024

NOT FOR
CONSTRUCTION

GENERAL NOTES -
TWO BEDROOM

G1.0

SCALE: AS NOTED



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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



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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.

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.

4.106.4.2.4 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" in accordance with the California Electrical Code.
4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans 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 and alterations 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 of dwellings or sleeping units in 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.

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in soffit/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
4.408.3 CONSTRUCTION WASTE MANAGEMENT PLAN. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs/sq ft of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.
4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building.
4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a locally enacted local recycling ordinance, if more restrictive.
DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
SECTION 4.502 DEFINITIONS
4.502.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)
AGRIFFER PRODUCTS. Agrifiber products include fibboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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

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BUELLTON PRE-DESIGNED ADU PROGRAM TWO BEDROOM 1022 GSF
PRINT DATE: 1.25.2024

NOT FOR CONSTRUCTION
CALGREEN REQUIREMENTS - TWO BEDROOM

G2.0
SCALE: AS NOTED

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y N/A RESPON PARTY
* YES
* NOT APPLICABLE
* RESPON PARTY (BY ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



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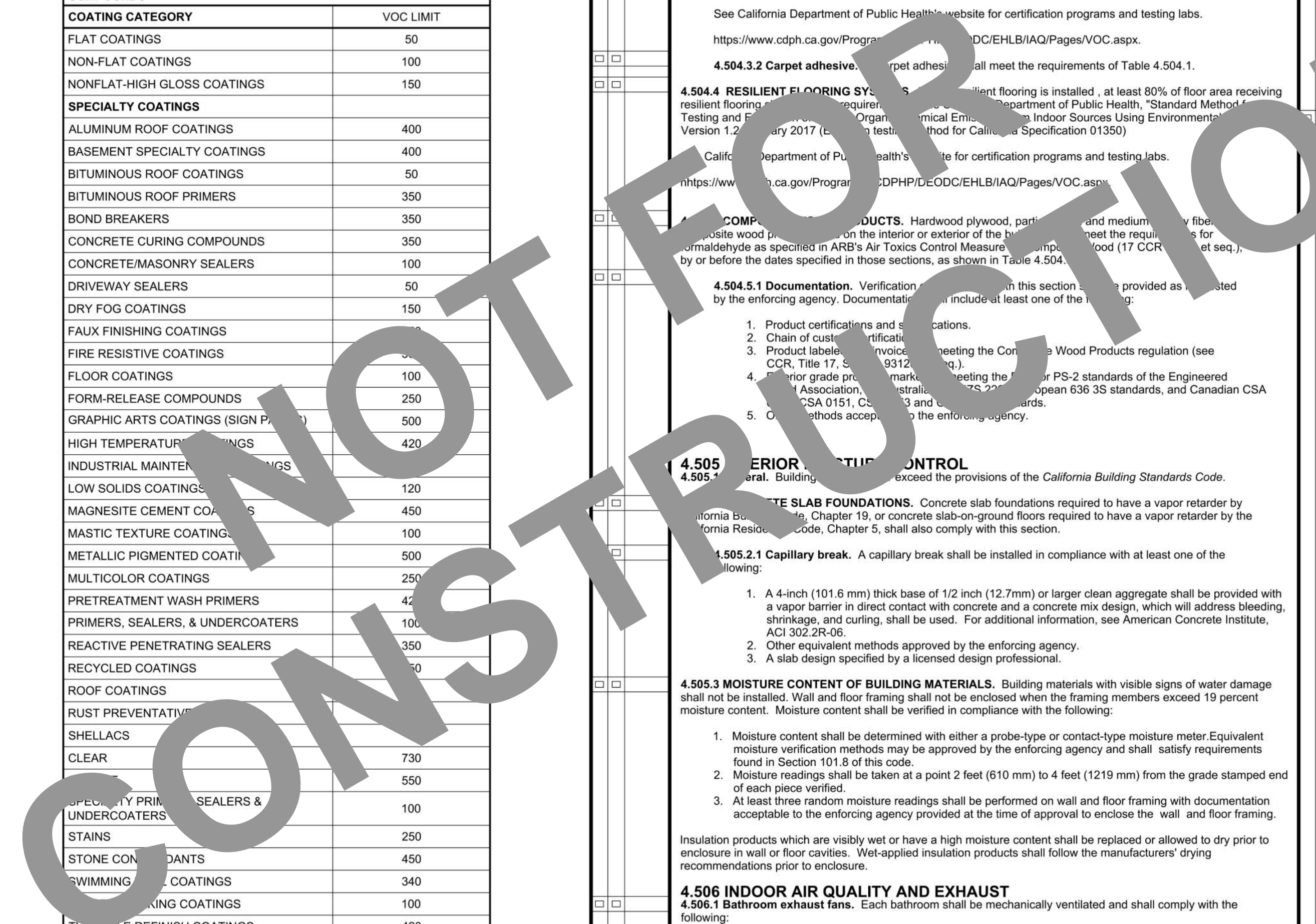
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Table with columns for compliance status (Y/N/A) and response party. Includes sections for Maximum Incremental Reactivity (MIR), Moisture Content, Product-Weighted MIR (PVMIR), and Reactive Organic Compound (ROC).

Table 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter). Table 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS. Table 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter).

Table 4.504.5 - FORMALDEHYDE LIMITS. Table 4.504.4 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS. Table 4.505.1 - VERIFICATION. Table 4.505.2 - CAPILLARY BREAK. Table 4.505.3 - MOISTURE CONTENT OF BUILDING MATERIALS. Table 4.506.1 - BATHROOM EXHAUST FANS. Table 4.506.2 - INDOOR AIR QUALITY AND EXHAUST. Table 4.507 - ENVIRONMENTAL COMFORT.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS. 702 QUALIFICATIONS. 702.1 INSTALLER TRAINING. 702.2 SPECIAL INSPECTION [HCD]. 703 QUALIFICATIONS. 703.1 INSPECTION DOCUMENTATION.



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BUELLTON PRE-DESIGNED
ADU PROGRAM
TWO BEDROOM
1022 GSF

NOT FOR CONSTRUCTION

CALGREEN REQUIREMENTS - TWO BEDROOM

G2.1



2 PERSPECTIVE - TWO BEDROOM - RANCH
1/4" = 1'-0"

NOTE: COLORS TO BE SAME AS PRIMARY UNIT.

FLOORPLAN LEGEND

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

GRAPHIC LEGEND

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

FLOOR PLAN NOTES

- FLOORPLAN DIMENSIONS ARE TO FACE OF FRAMING OF SCHEDULED PARTITION OR GRIDLINE, UNLESS OTHERWISE NOTED.
- GRIDLINES ARE TO EDGE OF CONCRETE OR FACE OF STRUCTURAL FRAMING, UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS ARE TYPE A1 UNLESS OTHERWISE NOTED.
- SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS. PROVIDE HANGER ROD AND SHELF AT WARDROBE CLOSETS.
- WHERE THRESHOLDS ARE REQUIRED, PROVIDE ACCESSIBLE THRESHOLDS WITH MAXIMUM 1/2" ELEVATION CHANGE.
- PROVIDE STRUCTURAL BACKING IN WALLS TO FACILITATE FUTURE INSTALLATION OF GRAB BARS AT TOILET AND SHOWER.
- SHOWER/TUB FINISH TO BE CERAMIC TILE OVER 1/2" CEMENTITIOUS BACKER BOARD IN ACCORDANCES WITH CRC R702.
- FLOOR IN BATHROOM TO BE NON-SLIP CERAMIC TILE. 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)
- TOILETS SHALL HAVE A MINIMUM 30" (15" EACH SIDE FROM CENTER) AND 24" CLEAR FROM FRONT.
- CONTRACTOR TO VERIFY LAYOUT, ROUGH FRAMING AND FINISH DIMS WITH OWNER'S FINAL INTERIOR DOORS AND FINISH SELECTIONS.
- CONTRACTOR TO VERIFY EQUIPMENT SIZES PRIOR TO FRAMING.



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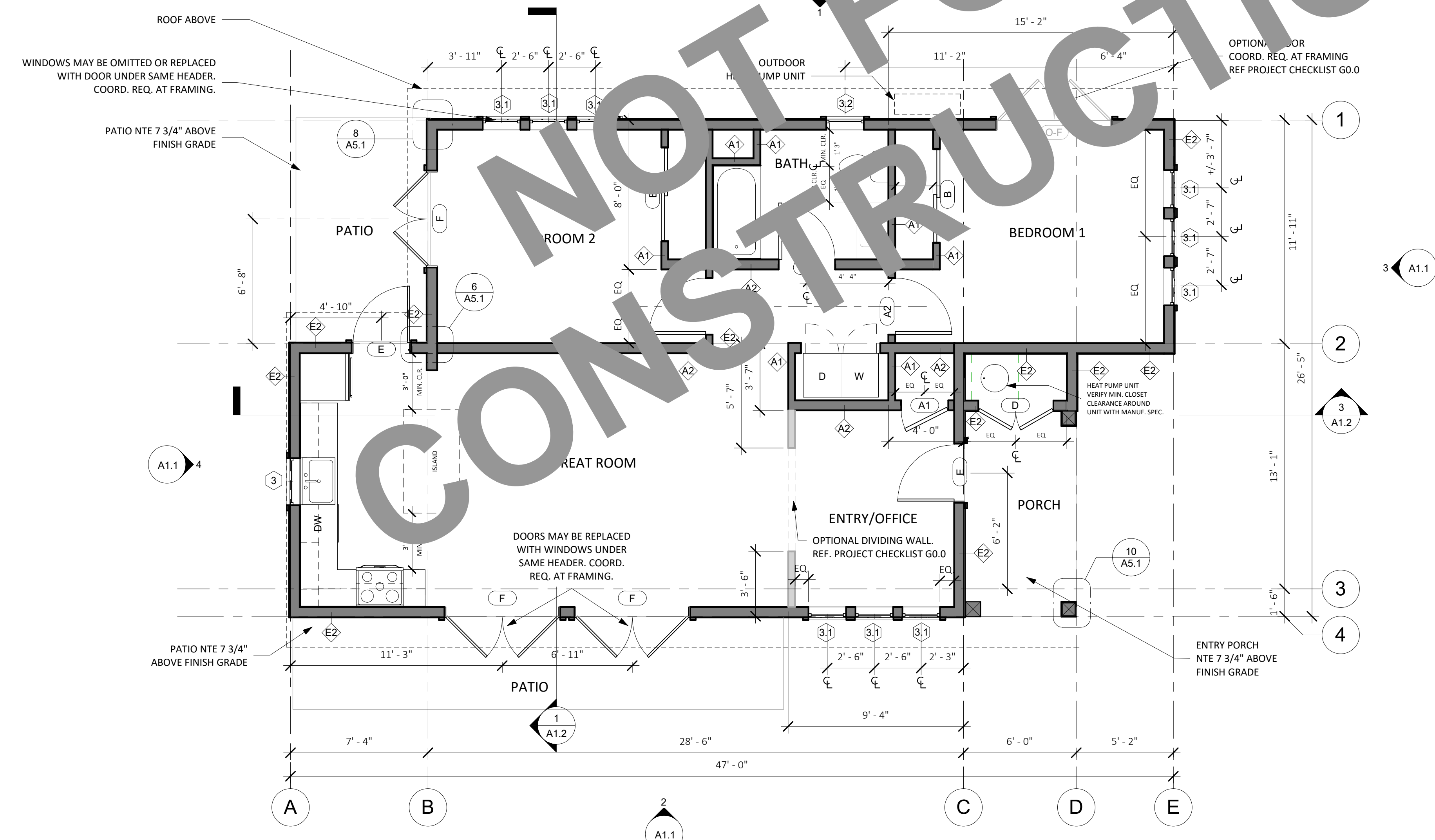
BUELLTON PRE-DESIGNED ADU PROGRAM
TWO BEDROOM
1022 GSF

NOT FOR CONSTRUCTION

RANCH - FLOOR PLAN

A1.0

SCALE: AS NOTED



1 PLAN - TWO BEDROOM - RANCH
1/4" = 1'-0"



workbench

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ADU PROGRAM
TWO BEDROOM
1022 GSF**

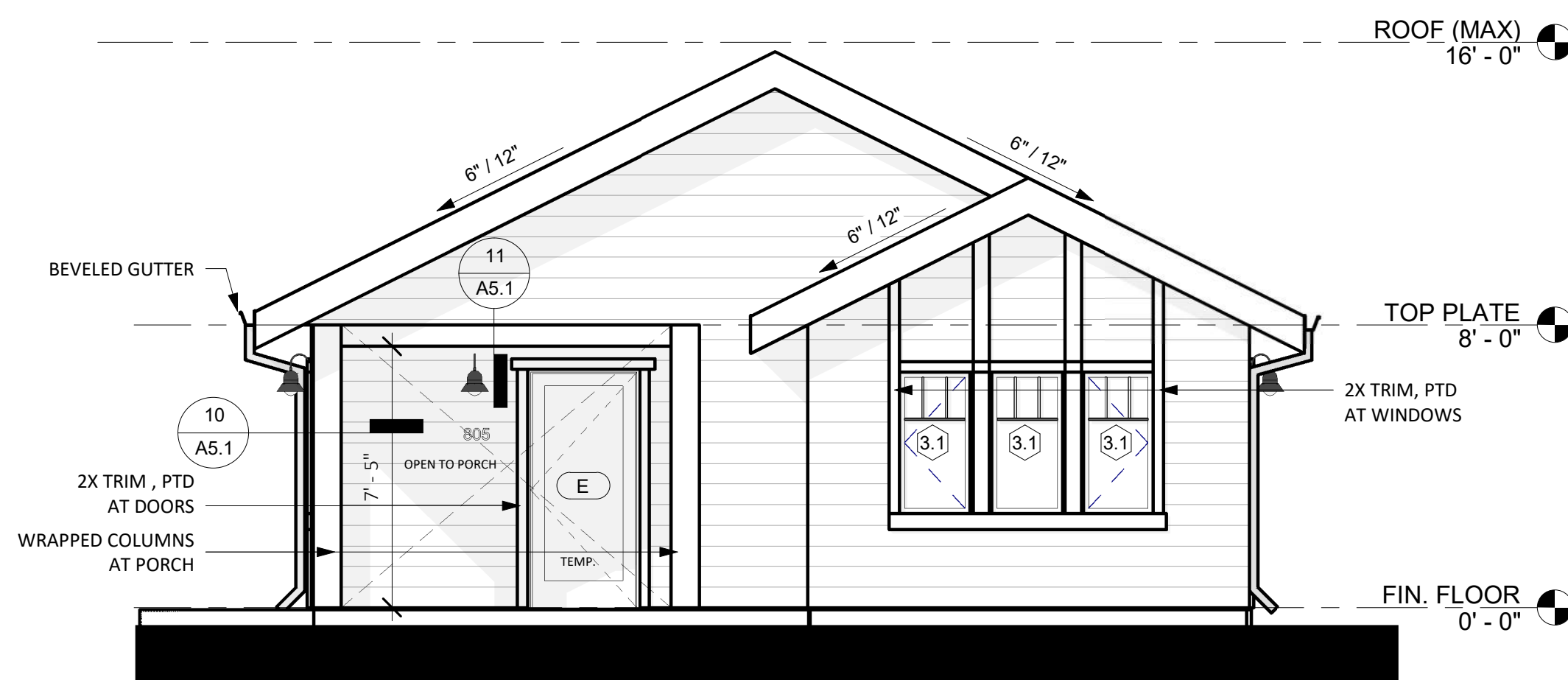
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RANCH - ELEVATIONS

A1.1

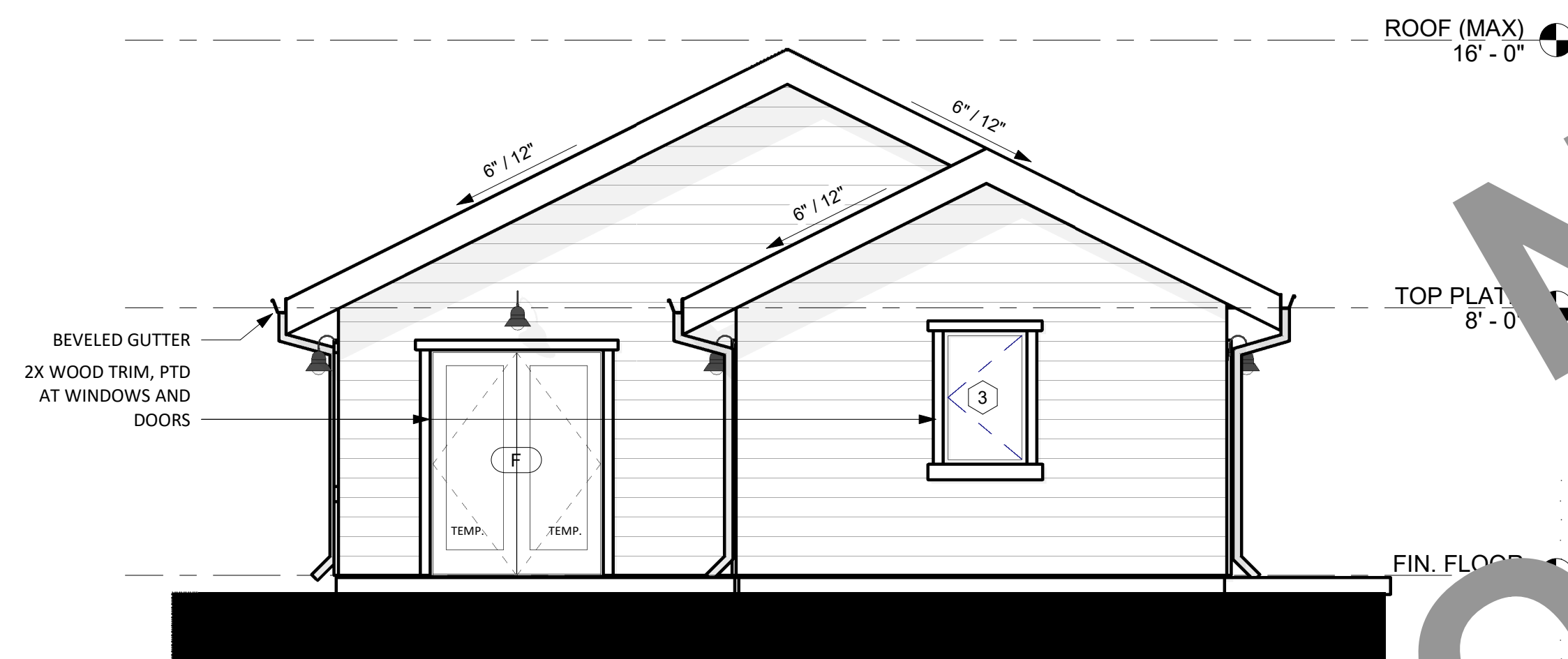
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3 RIGHT ELEVATION - TWO BEDROOM - RANCH
1/4" = 1'-0"



1 REAR ELEVATION - TWO BEDROOM - RANCH
1/4" = 1'-0"



4 LEFT ELEVATION - TWO BEDROOM - RANCH
1/4" = 1'-0"



2 FRONT ELEVATION - TWO BEDROOM - RANCH
1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

ELEVATION NOTES

- ELEVATION DIMENSIONS ARE TO GRIDLINE OR CENTERLINE OF WINDOWS, UON.
- GRIDLINES ARE TO EDGE OF CONCRETE, CENTERLINE OF FOOTING, OR CENTERLINE OF STRUCTURAL ELEMENTS, UNLESS OTHERWISE NOTED.
- SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS.
- MATERIALS INDICATED ARE SHOWN GENERICALLY. ACTUAL MATERIALS ARE AS SELECTED BY THE OWNER.
- ADU TO BE THE SAME COLOR(S) AS THE PRIMARY UNIT.
- IF STUCCO SIDING:
 - A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH
 - A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
 - THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA (CRC 703.6.2.1.)
- 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.
- 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
- 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)



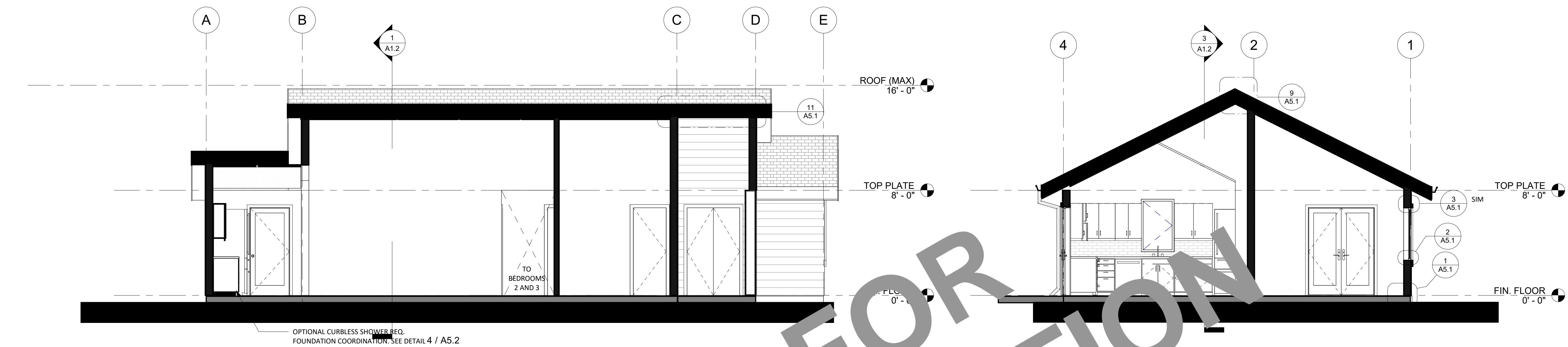
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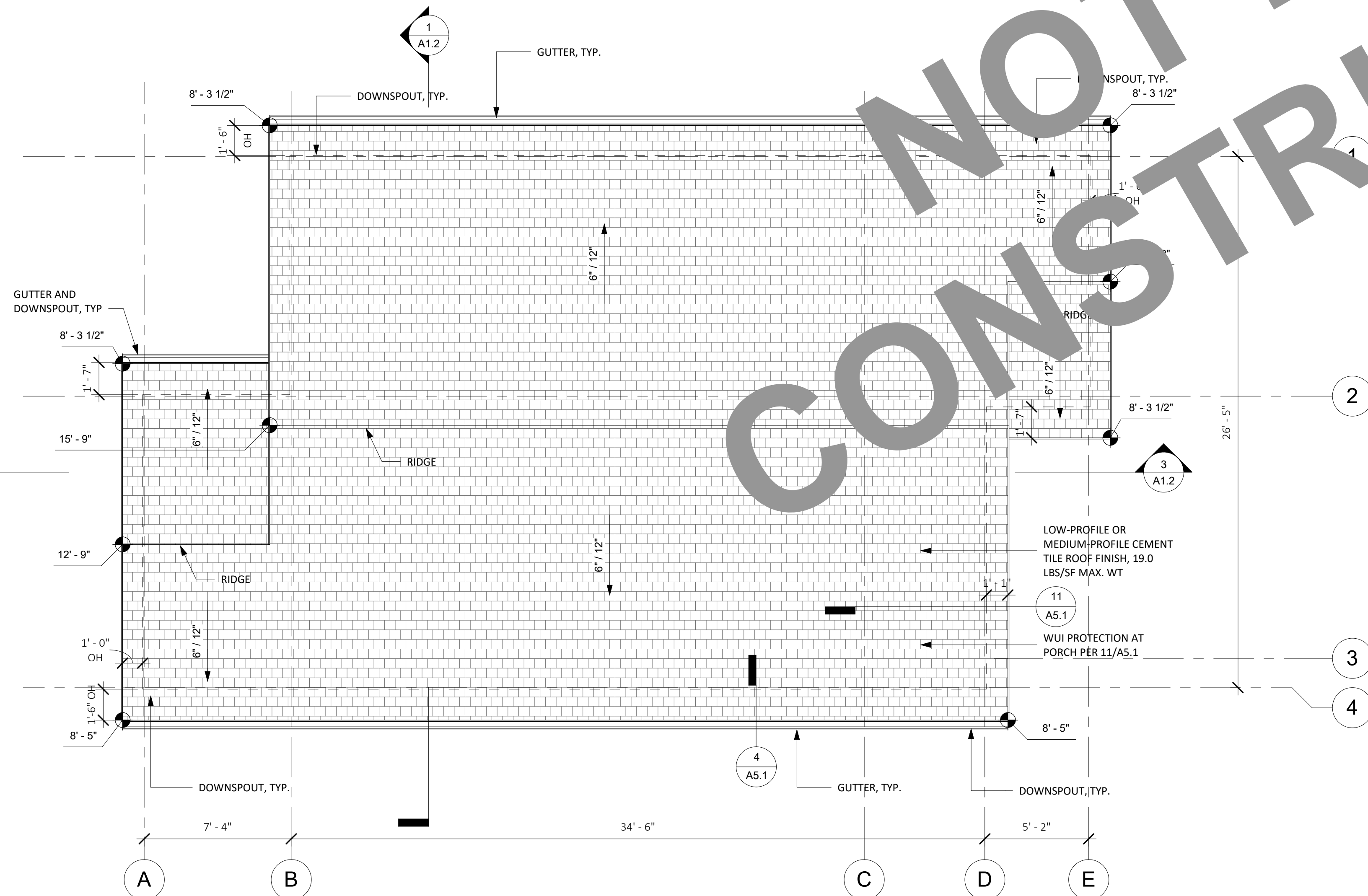
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SECTION A - TWO BEDROOM - RANCH
1/4" = 1'-0"

SECTION B - TWO BEDROOM - RANCH
1/4" = 1'-0"



ROOF PLAN - TWO BEDROOM - RANCH
1/4" = 1'-0"

ROOF PLAN NOTES

1. ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
2. ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL. WOOD SHINGLES SHALL NOT BE USED.
3. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS. GANG VENTS WHENEVER POSSIBLE.
5. ROOFER AND SOLAR INSTALLER TO COORDINATE INSTALLATION OF PVS AND PV ROOF CLIPS.
6. PORCH CEILING SHALL BE ENCLOSED PER DETAIL, NO EXPOSED RAFTERS.

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 AS.2 FOR KITCHEN CABINET DETAILS

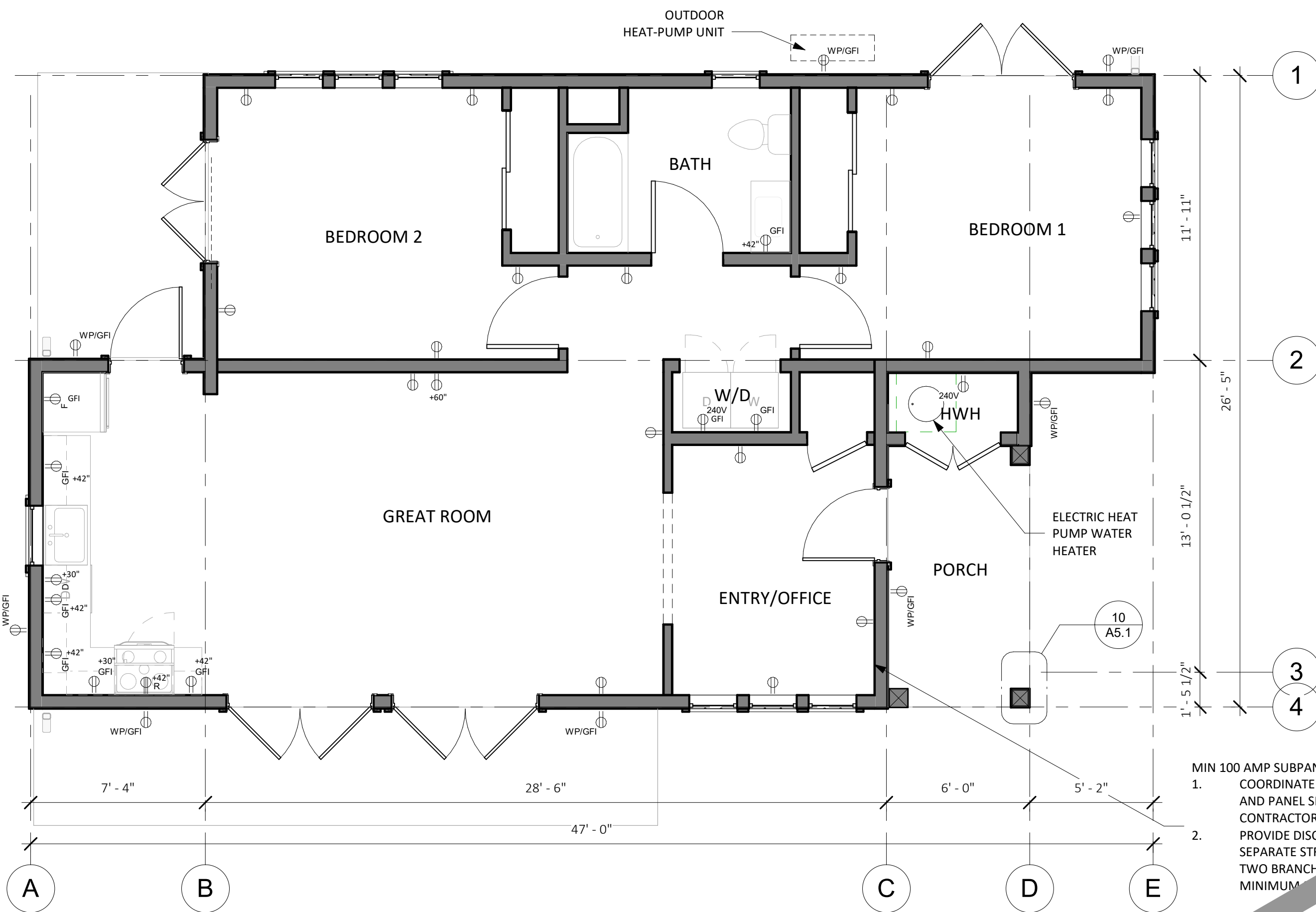
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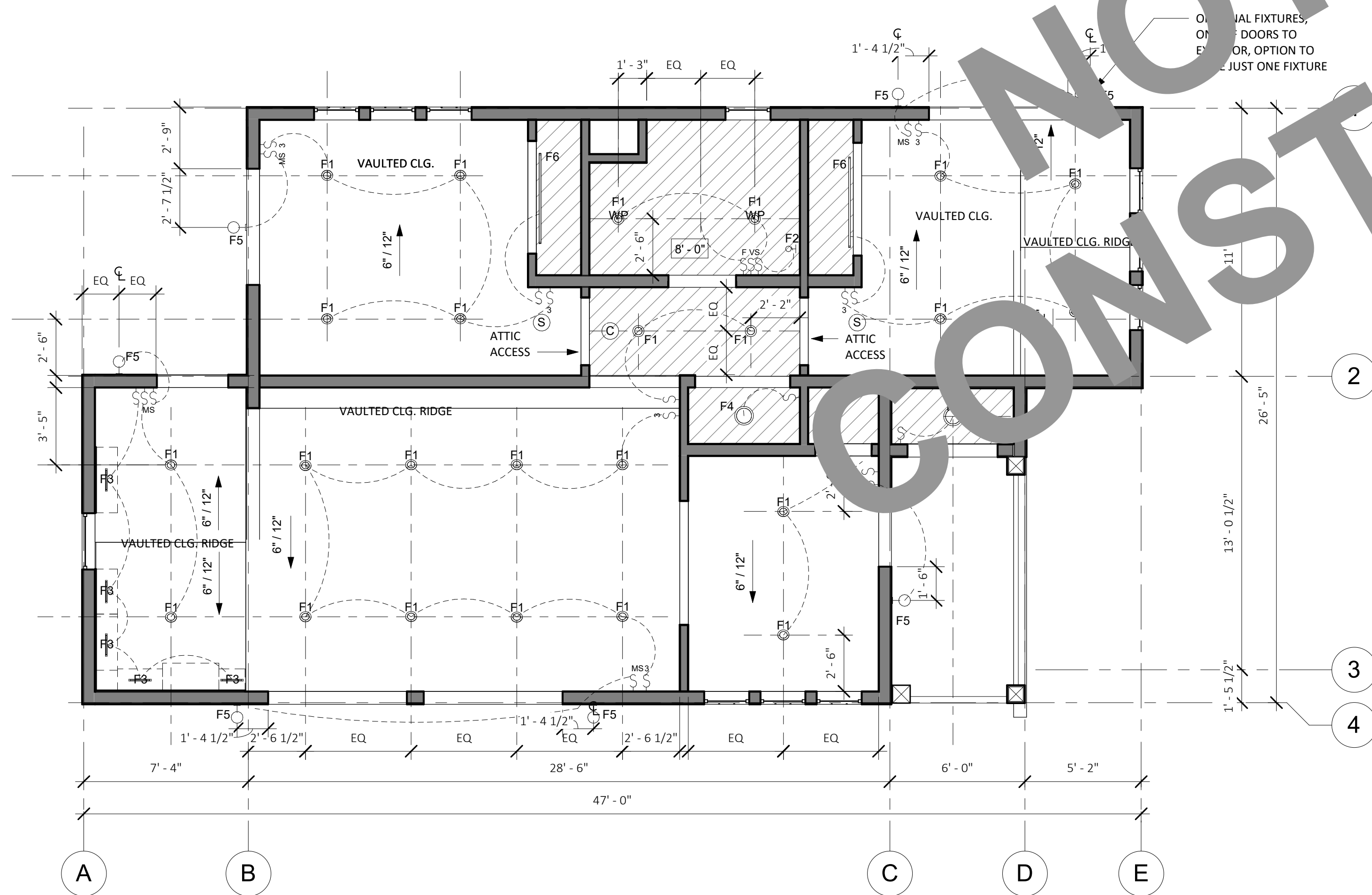
**RANCH - ROOF PLAN
& SECTIONS**

A1.2

SCALE: AS NOTED



2 ELECTRICAL PLAN - TWO BEDROOM - RANCH
1/4" = 1'-0"



1 RCP - TWO BEDROOM - RANCH
1/4" = 1'-0"

MIN 100 AMP SUBPANEL
1. COORDINATE SITE ELECTRICAL SERVICE AND PANEL SPLIT WITH GENERAL CONTRACTOR.
2. PROVIDE DISCONNECT SWITCH SEPARATE STRUCTURE IF MORE THAN TWO BRANCH CIRCUITS ARE SERVED. MINIMUM 100 AMP BUS BAR.

ELECTRICAL LEGEND

- ⊙ CEILING-MOUNTED EXHAUST UNIT
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUAD RECEPTACLE
- GFCI GFCI RECEPTACLE
- ⊕ 240 VOLT RECEPTACLE OUTLET
- ⊕ DEDICATED OUTLET
- ⊕ RECESSED LED DOWN LIGHT
- ⊕ WALL MOUNT LIGHT
- ⊕ LED STRIP LIGHT
- ⊕ SWITCH
- ⊕_D DIMMER SWITCH
- ⊕₃ 3-WAY SWITCH
- ⊕ MS MOTION-SENSOR SWITCH
- ⊕ VS VACANCY SWITCH
- ⊕ F FAN SWITCH/HUMIDITY SENSOR
- ⊕ SWITCH LEG
- ⊕ WHOLE HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S SPECIFICATIONS

REFLECTED CEILING PLAN LEGEND

- VAULTED CEILING
- 8'-0" FRAMED CEILING HEIGHT A.F.F.
- Ⓢ PHOTOELECTRIC CEILING MOUNTED SMOKE DETECTOR. HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO EACH OTHER. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ALL SMOKE DETECTORS SHALL COMPLY WITH CRC SECTION R314 AND SHALL BE 120V STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING.
- Ⓢ CARBON MONOXIDE DETECTOR COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR TO BE CEILING MOUNTED. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH CRC SECTION 315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTINGS AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL.

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE AND FACE OF FINISH AT WALL.
2. PROVIDED TOTALS OF LIGHT FIXTURES ARE FOR REFERENCE ONLY. ACTUAL TOTALS TO BE VERIFIED BY CONTRACTOR.
3. SMOKE DETECTORS SHALL BE LISTED FOR USE WITHIN 10 FEET OF A COOKING APPLIANCE.

LIGHTING NOTES

1. ALL LIGHTING SHALL BE HIGH EFFICACY (I.E., PIN-BASED CFL; PULSE START MH, HPS, GU-24 SOCKETS OTHER THAN LED'S, LED LUMINARIES WITH INTEGRAL SOURCE, ETC.) CEC TABLE 150.0-A.
2. SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016" OR "JA8-2016-E" ("JA8-2016-E" LUMINARIES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINARIES), CEC150.0(K)G
3. ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION: CLOSETS LESS THAN 70 SQ. FT. AND HALLWAYS). CEC 150.0(K)2K
 - A. CEILING RECESSED DOWNLIGHT LUMINARIES
 - B. LED LUMINARIES WITH INTEGRAL SOURCES
 - C. PIN-BASED LED LAMPS (I.E. MR-16, AR-111, ETC.)
 - D. GU-24 BASED LED LIGHT SOURCES
4. EXHAUST FANS (EXCLUDING KITCHEN EXHAUST HOOD) SHALL BE SWITCHED SEPARATE FROM LIGHTING (OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE FAN IS RUNNING).
5. PROVIDE SEPARATE SWITCHING FOR ANY UNDER CABINET LIGHTING FROM OTHER LIGHTING SYSTEMS CEC150.0(K)2L.
6. ALL RECESSED DOWNLIGHT LUMINARIES IN CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - A. BE LISTED, AS DEFINED ON SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND
 - B. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. ANY EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
 - C. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OUR CAULK; AND
 - D. FOR LUMINARIES WITH HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; AND
 - E. SHALL NOT CONTAIN SCREW-BASED SOCKETS; AND
 - F. SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA8, INCLUDING THE ELEVATED TEMPERATURE REQUIREMENTS, AND THAT ARE MARKED "JAS-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
7. IN BATHROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
8. ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC 150.0(K)3
 - A. PHOTOCONTROL AND MOTION SENSOR
 - B. PHOTOCONTROL AND AUTO TIME SWITCH CONTROL
 - C. ASTRONOMICAL TIME SWITCH CONTROL
 - D. ENERGY MANAGEMENT CONTROL SYSTEMS
9. ALL LIGHT FIXTURES LOCATED IN TUB OR SHOWER ENCLOSURE SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" CEC 410.10A
10. ALL EXTERIOR LIGHTING TO COMPLY WITH THE DARK SKY REGULATION; FIXTURES MUST HAVE A FULLY SHIELDED TOP DIRECTING THE LIGHT DOWNWARD AND A COLOR TEMPERATURE OF 3000K OR LESS. FULL CUTOFF LAMPS SHALL BE RECESSED OR FLUSH WITH THE FIXTURE HOUSING.



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**BUELLTON PRE-DESIGNED
ADU PROGRAM**
TWO BEDROOM
1022 GSF

PRINT DATE: 1.25.2024

**NOT FOR
CONSTRUCTION**

**RANCH - ELECTRICAL
PLAN & RCP**

A1.3

SCALE: AS NOTED

WINDOW SCHEDULE

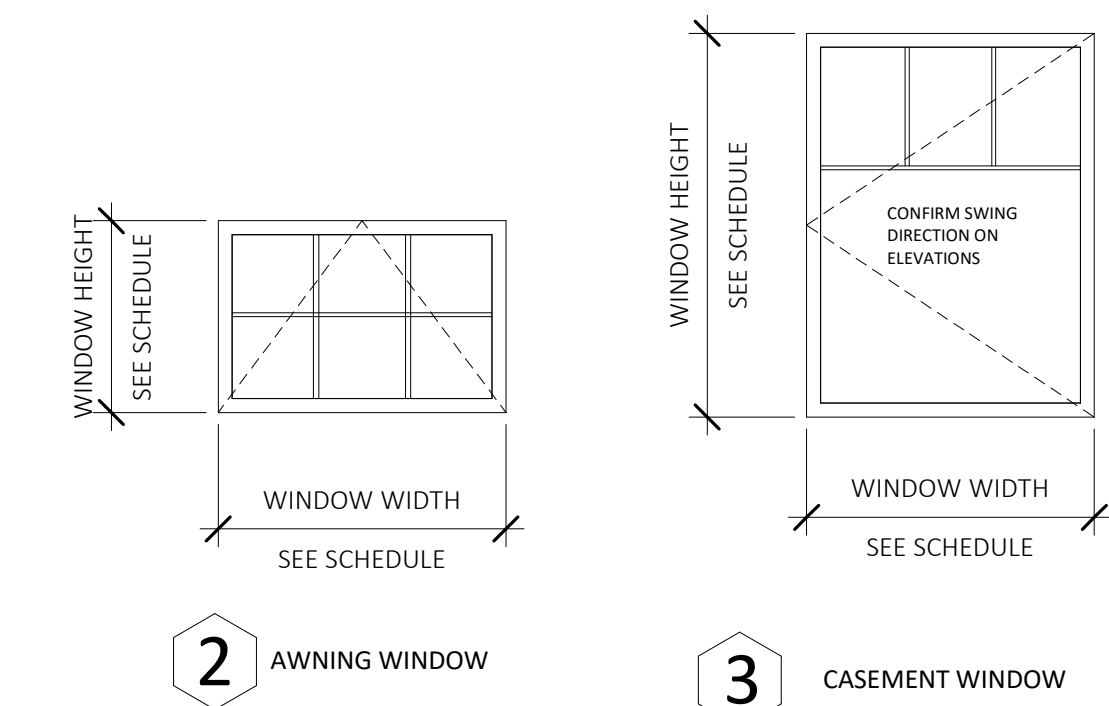
REFERENCE ELEVATIONS FOR WINDOW STYLE, WINDOW SWING

WINDOW SCHEDULE - TWO BEDROOM - RANCH								
LOCATION	TAG	OPERATION	COUNT	UNIT WIDTH	UNIT HEIGHT	HEAD HEIGHT	SILL HEIGHT	NOTES
BATH	3.2	CASEMENT	1	2'-0"	3'-0"	6'-8"	3'-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
BEDROOM 2	3.1	CASEMENT	1	2'-0"	4'-0"	6'-8"	2'-8"	PROVIDE TEMPERED PANE OF EXTERIOR GLAZING IN WUI
ENTRY/OFFICE	3.1	CASEMENT	3	2'-0"	4'-0"	6'-8"	2'-8"	PROVIDE TEMPERED PANE OF EXTERIOR GLAZING IN WUI
KIT. / DINING	3	CASEMENT	1	2'-6"	4'-0"	7'-3 7/8"	3'-3 7/8"	PROVIDE TEMPERED PANE OF EXTERIOR GLAZING IN WUI OR W/IN 24" ARC OF DOOR

WINDOW NOTES

- IN BEDROOMS WITHOUT EXTERIOR DOORS, AT LEAST ONE WINDOW SHALL MEET EMERGENCY EGRESS REQUIREMENTS. MECHANISMS TO OPEN WINDOW CANNOT BLOCK OR OBSTRUCT MINIMUM EGRESS OPENINGS REQUIREMENTS.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ.FT. (0.530 SQ. METERS) OR 5 SQ.FT. AT GRADE FLOOR. (R310.2)
- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. (R310.2.2)
- EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR (R310.2.3)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THEN 8% OF THE FLOOR AREA OF THE ROOM SERVED. (CRC R303.1)

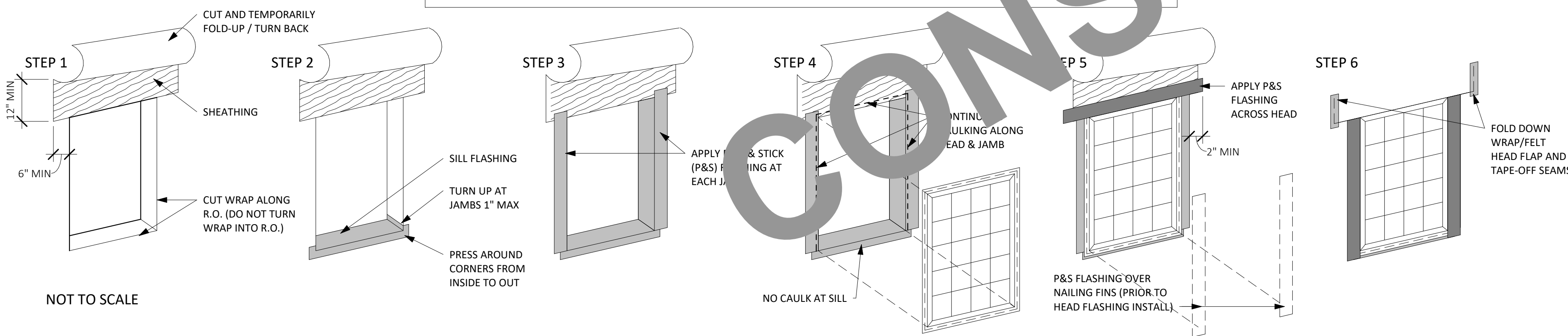
WINDOW TYPES - RANCH



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



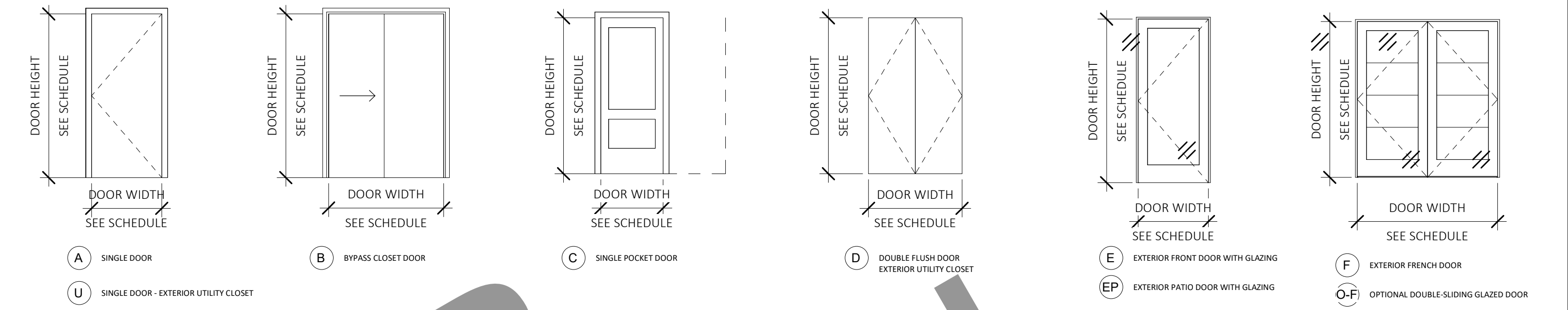
TEMPERED GLAZING LOCATIONS

- INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRROR, IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406 OF THE CBC OR 24.2 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:
 - A. THE EXPOSED AREA IS GREATER THAN 9 SQ. FT.
 - B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FINISHED FLOOR.
 - C. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FINISHED FLOOR.
 - D. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTAL DISTANCE, OF A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
 - E. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
 - F. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 48 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 BATHS, 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 AND SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

DOOR SCHEDULE

DOOR SCHEDULE - TWO BEDROOM													
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
A1	A	INTERIOR SWING DOOR - CLOSET	1	2'-6"	6'-8"	0'-2"	SC	PTD	N/A	WD	PTD	2	
A2	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	2	4'-11"	7'-0"	0'-2"	SC	PTD	N/A	WD	PTD	4	
D	D	EXTERIOR DOUBLE FLUSH UTILITY CLOSET DOOR	1	4'-0"	6'-8"	0'-2"	SC	PTD	N/A	WD	PTD	5	VENTILATION AT DOOR MAY BE REQUIRED FOR HP HW, REF. MANUF SPEC.
E	E	EXTERIOR SWING DOOR - FRONT 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
EP	E	EXTERIOR SWING DOOR - PATIO DOOR	1	3'-0"	6'-8"	0'-1 3/8"	WD	STD/PTD	GL-2 TEMP	WD	STD/PTD	1	
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-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

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	GL-1 1" OVERALL DOUBLE GLAZED UNIT	ALUM ALUMINUM	ANNO ANNO DIZED ALUM
ALUM ALUMINUM	INT INTEGRAL COLOR	GL-2 1" OVERALL DOUBLE GLAZED UNIT, TEMPERED	VIN VINYL	INT INTEGRAL COLOR
VIN VINYL		GL-3 1" OVERALL DOUBLE GLAZED UNIT, TEMPERED, TRANSLUCENT	COMP COMPOSITE	
COMP COMPOSITE			E EXISTING	

WINDOW MATERIAL LEGEND

FRAME MATERIAL	FRAME FINISH
WD WOOD	PTD PAINTED
WC WOOD-CLAS	ST STAINED
FIBR FIBERGLASS	ANNO ANNO DIZED
ALUM ALUMINUM	INT INTEGRAL COLOR
VIN VINYL	
COMP COMPOSITE	
E EXISTING	

DOOR HARDWARE SCHEDULE

OWNER TO COORDINATE MANUF. SPECIFICATIONS AND INSTALLATION TO MEET PROJECT PERFORMANCE REQUIREMENTS

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 KEYS DEADBOLTS, THUMBTURN ACCEPTABLE.

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 - TWO BEDROOM				
TYPE	DESCRIPTION	MANUFACTURER	MODEL	COUNT
F1	LED DOWNLIGHT (LOW PROFILE)			22
F1 WP	LED DOWNLIGHT (LOW PROFILE / WATERPROOF)			2
F3	UNDERCABINET LED STRIP LIGHT			5
F4	LED SURFACE-MOUNT LIGHT			2
F5	EXTERIOR WALL SCENCE - DARK SKY RATED			8



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BUELLTON PRE-DESIGNED ADU PROGRAM

TWO BEDROOM
1022 GSF

PRINT DATE: 1.25.2024

NOT FOR CONSTRUCTION

SCHEDULES - TWO BEDROOM - RANCH

A4.0

SCALE: AS NOTED

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:

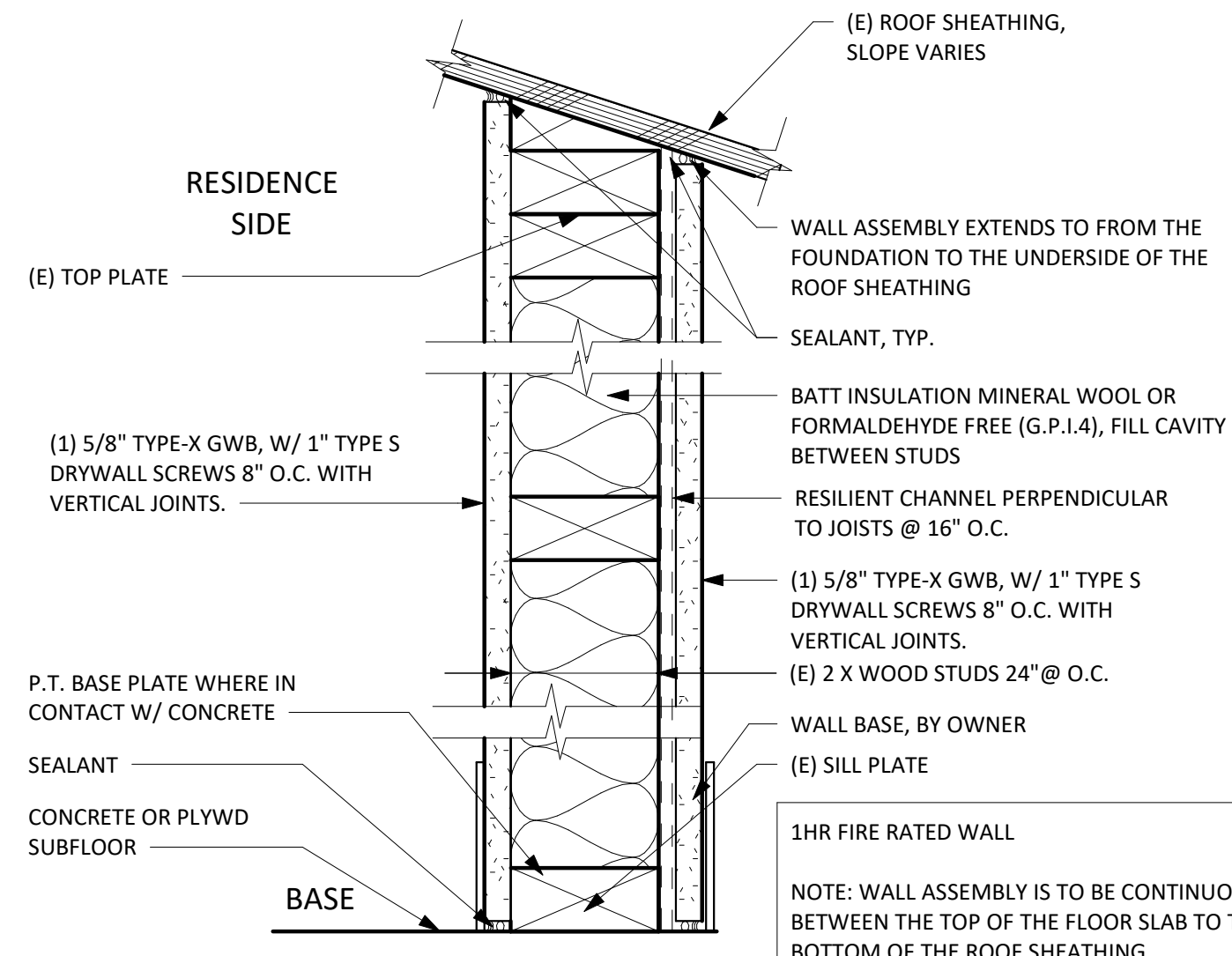
- BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES.
- BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION R302.11.
- BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS.
- BY OTHER LISTED MATERIALS AND METHODS.

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.

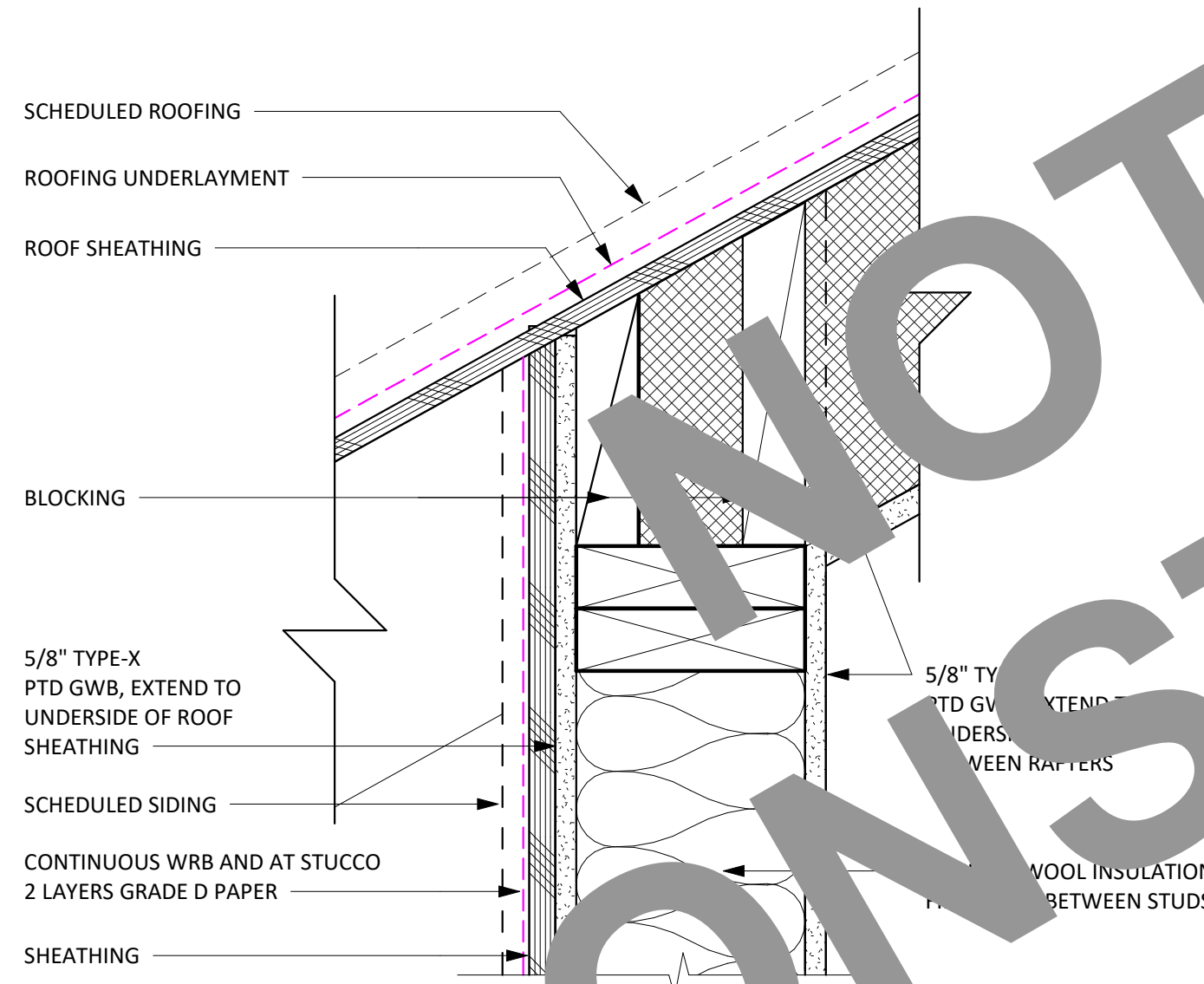
4. CEILING MEMBRANE PENETRATIONS BY LISTED LUMINAIRES OR BY LUMINAIRES PROTECTED WITH LISTED MATERIALS THAT HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.

DETAIL GENERAL NOTES

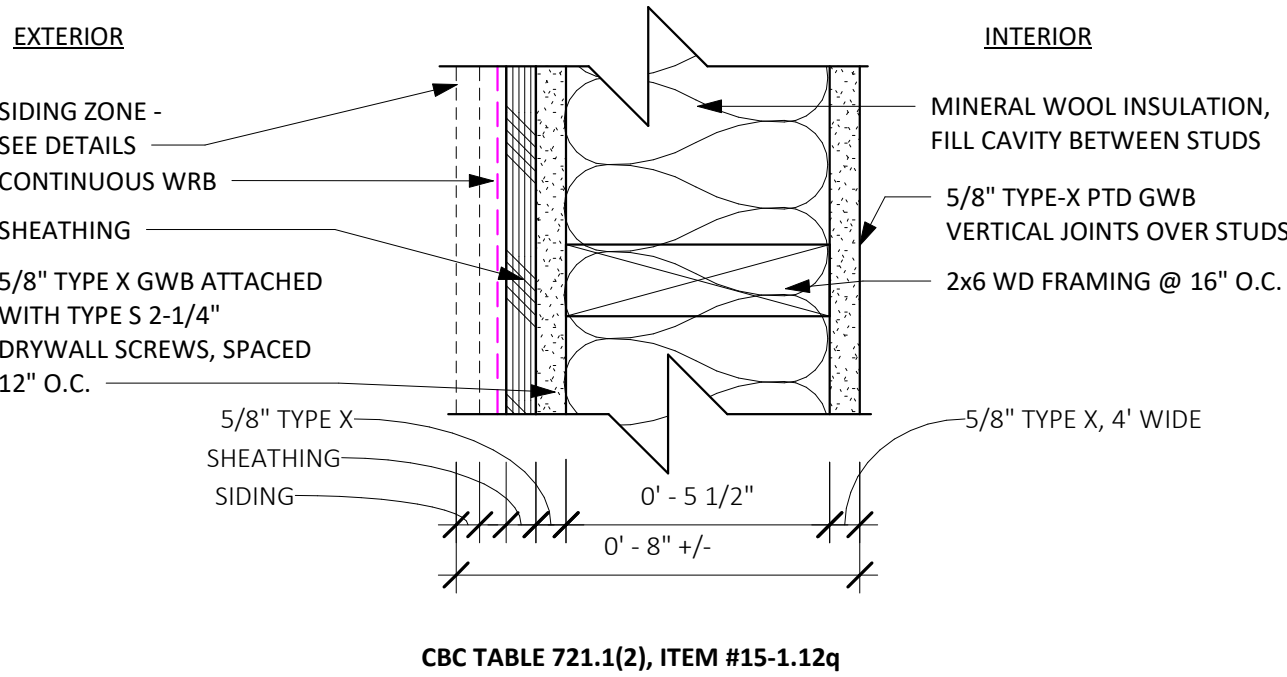
- BASIS OF OPAQUE WALL DESIGN IS HARDIE PANEL SIDING. FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTION AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE, AND MAY AFFECT WARRANTY COVERAGE.
- BASIS OF WINDOW DESIGN IS ANDERSEN 100 SERIES 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.



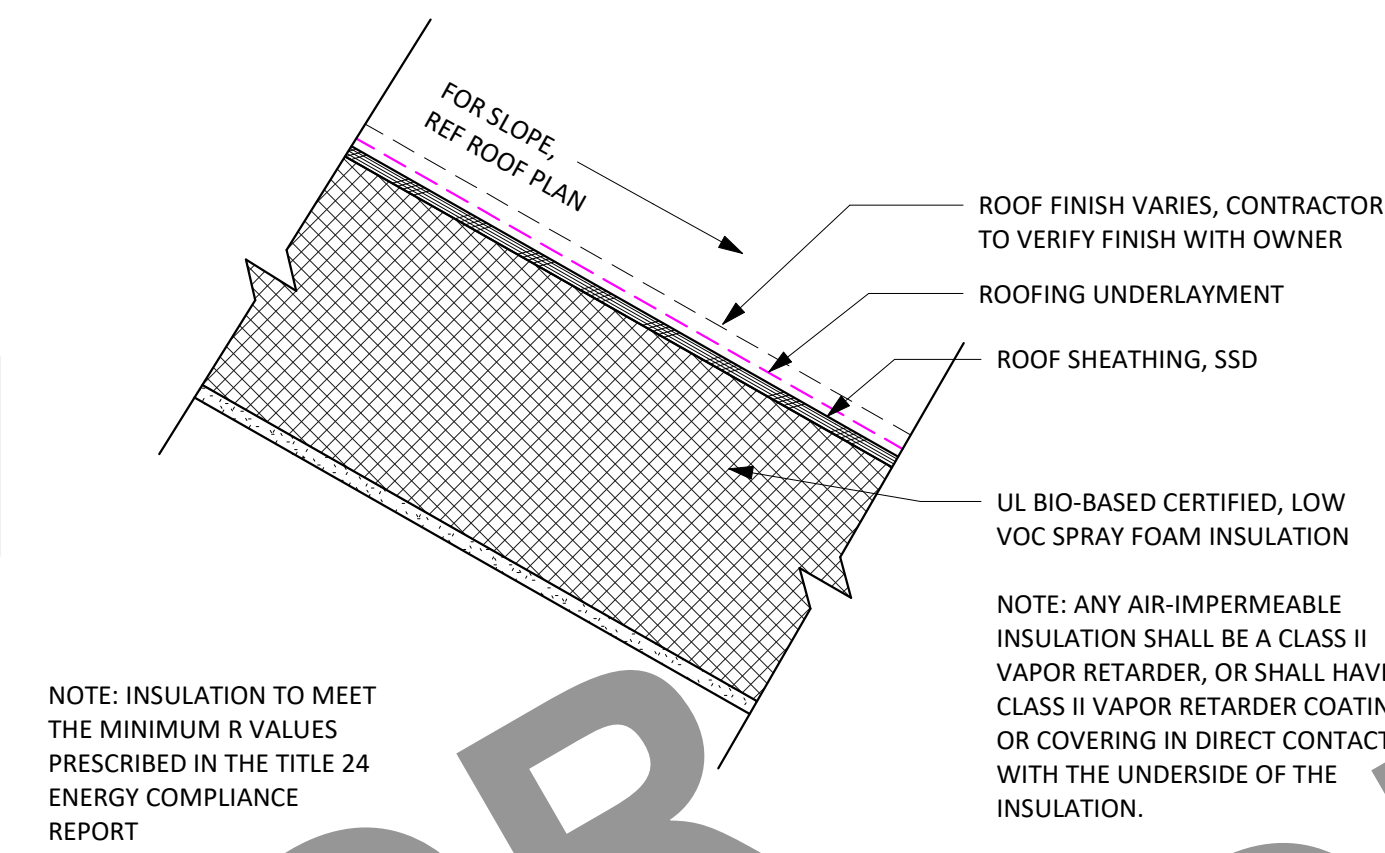
5 FIRE RATED INTERIOR WALL
3\"/>



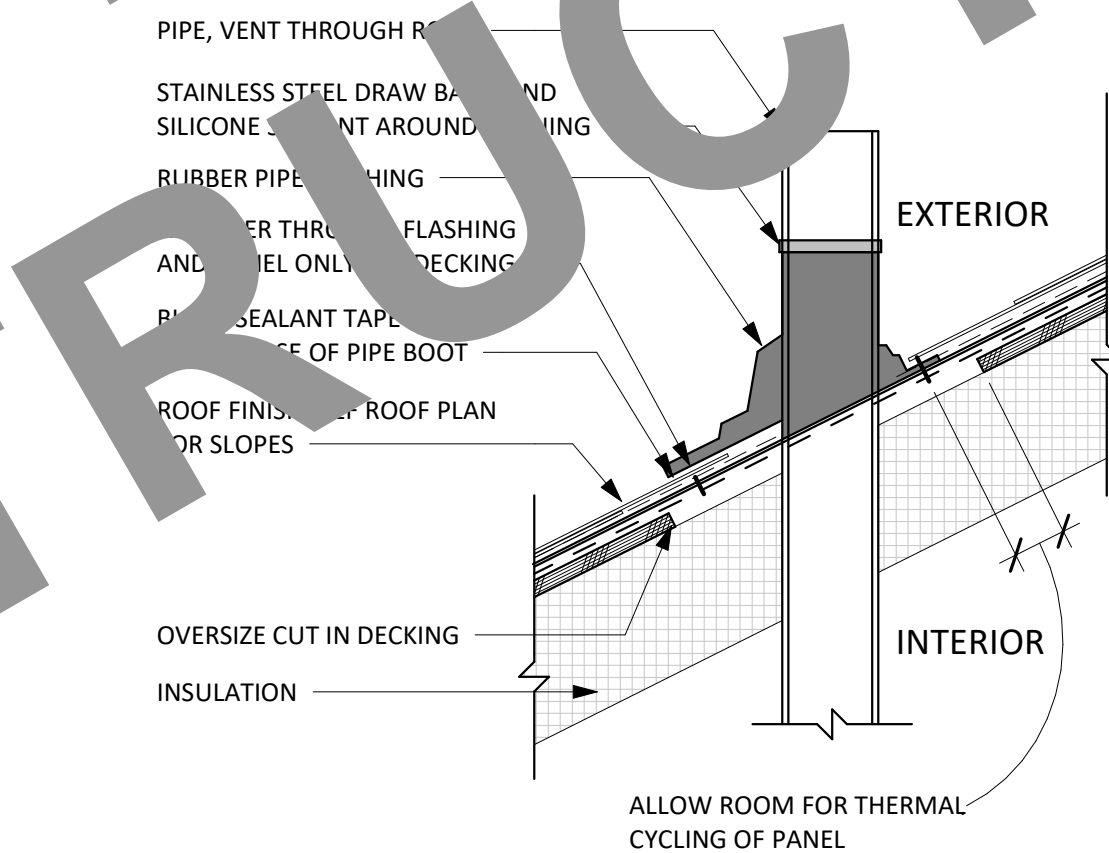
6 1-HOUR RATED ASSEMBLY AT ROOF
3\"/>



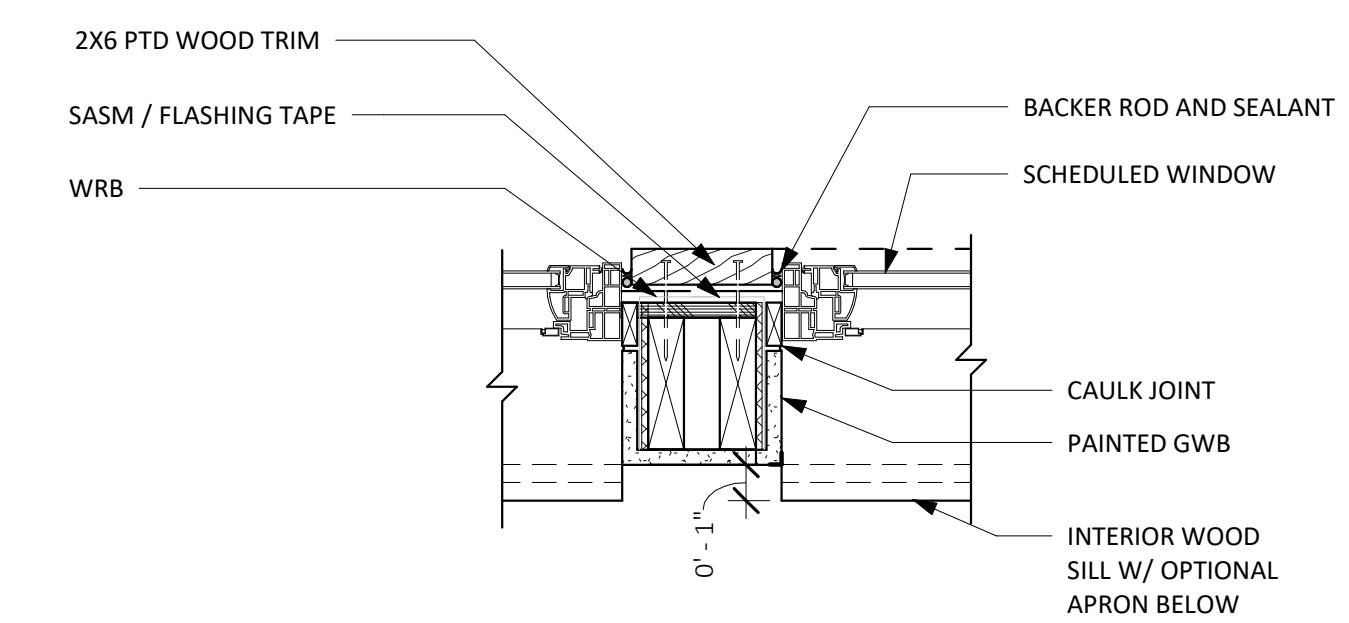
7 1-HOUR RATED ASSEMBLY-MID WALL
3\"/>



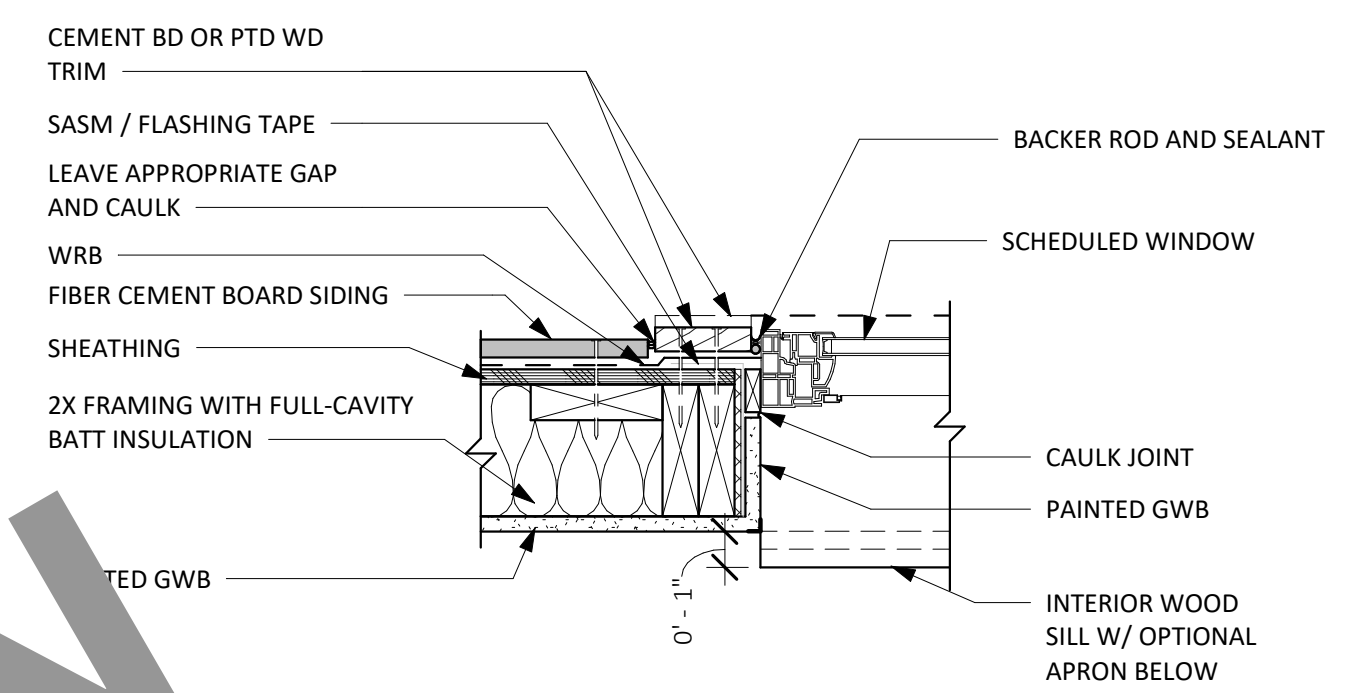
8 ALTERNATE ROOF INSULATION DETAIL
1 1/2\"/>



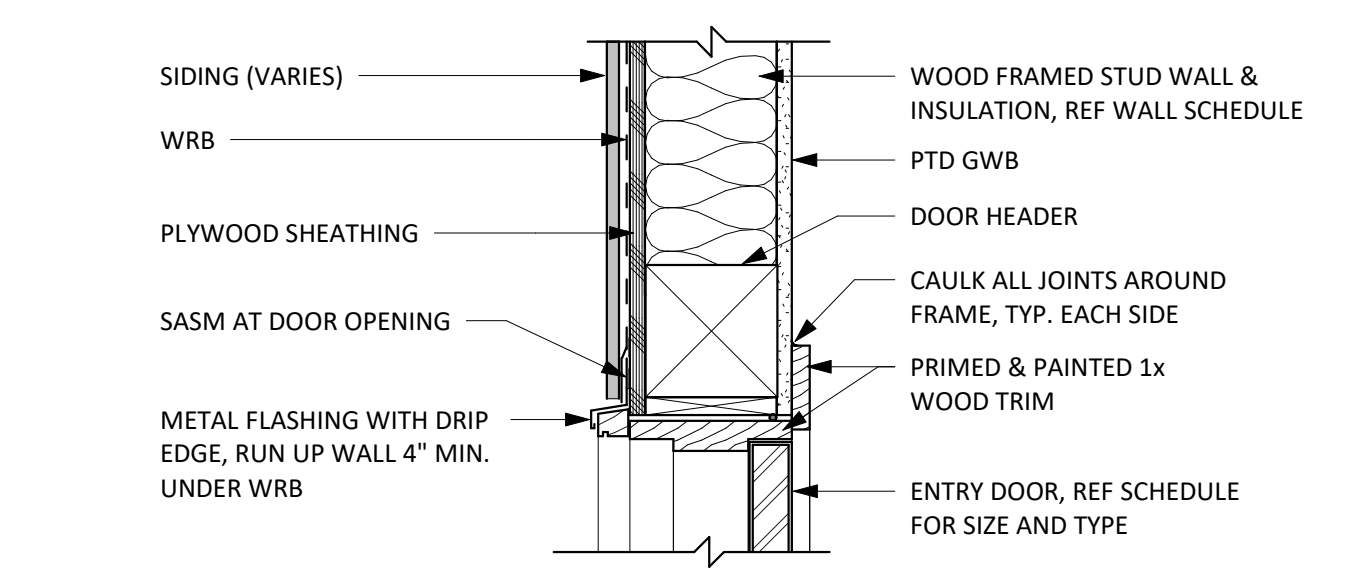
9 EXTERIOR WALL AT SLAB - GARAGE CONVERSION
1 1/2\"/>



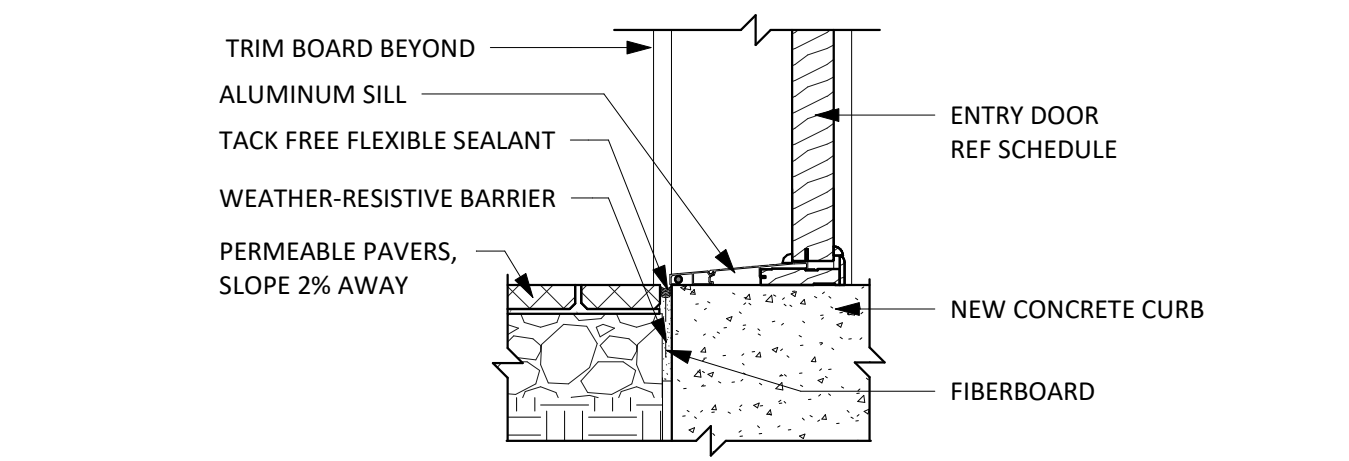
10 BASIC WINDOW JAMB WITH TRIM BETWEEN WINDOWS
1 1/2\"/>



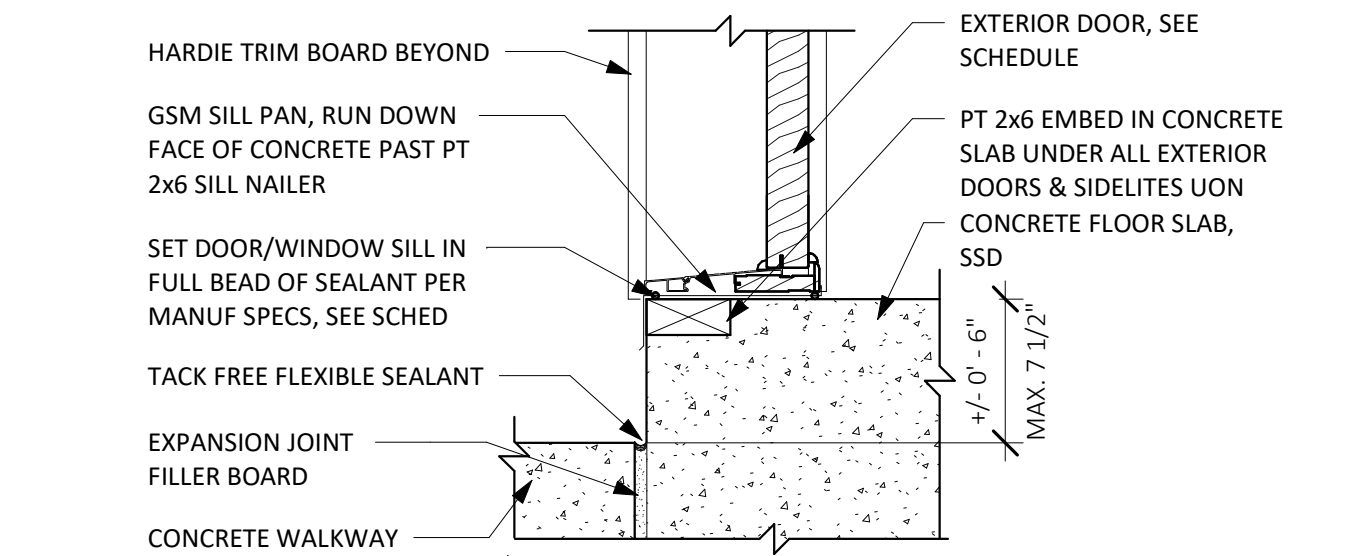
11 BASIC WINDOW JAMB
1 1/2\"/>



12 SWING DOOR HEAD / JAMB
1 1/2\"/>



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



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



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BUELLTON PRE-DESIGNED ADU PROGRAM
TWO BEDROOM
1022 GSF

NOT FOR CONSTRUCTION

EXTERIOR DETAILS - GENERAL

A5.0

SCALE: AS NOTED



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**BUELLTON PRE-DESIGNED
ADU PROGRAM**
TWO BEDROOM
1022 GSF

PRINT DATE: 1.25.2024

**NOT FOR
CONSTRUCTION**

**RANCH - EXTERIOR
DETAILS**

A5.1

SCALE: AS NOTED

DETAIL GENERAL NOTES

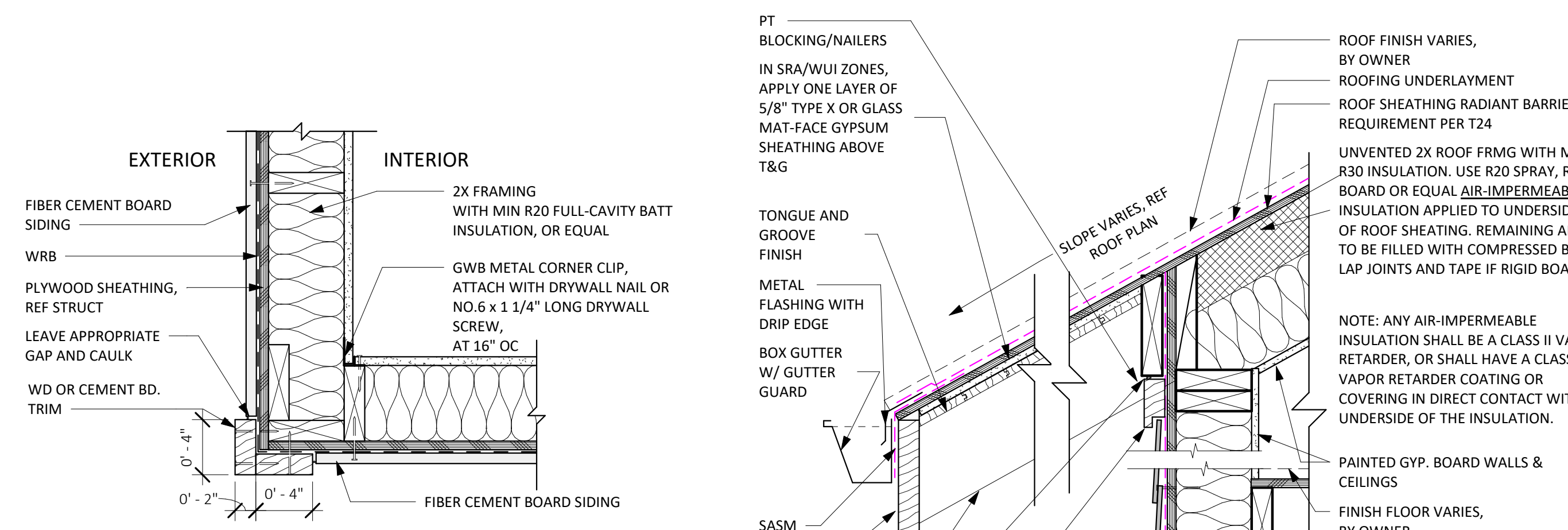
1. BASIS OF OPAQUE WALL DESIGN IS HARDIE PANEL SIDING. FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTION AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE, AND MAY AFFECT WARRANTY COVERAGE.
2. BASIS OF WINDOW DESIGN IS ANDERSEN 100 SERIES 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

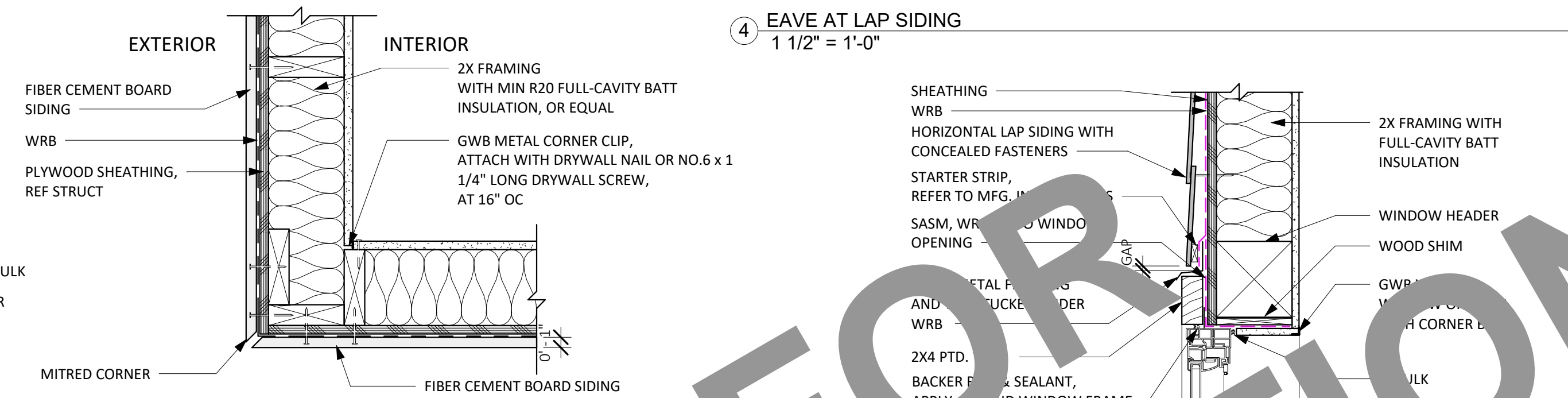
- ENSURE THAT MANDATORY MINIMUM REQUIREMENTS ARE MET, PER BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS / TITLE 24, PART 6, INCLUDING BUT NOT LIMITED TO:
1. SECTION 110.6: MANDATORY REQUIREMENTS FOR PENETRATION PRODUCTS AND EXTERIOR DOORS, I.E. CERTIFICATION OF AIR LEAKAGE, U-FACTOR, 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(2), ITEM #15-1.12*
- * RATED WALL DETAILS AND FIRE RATING NOTES FOR PENETRATIONS ON SHEET A5.0



8 CEMENT BD TYP. OUTSIDE CORNER TRIM
1 1/2" = 1'-0"

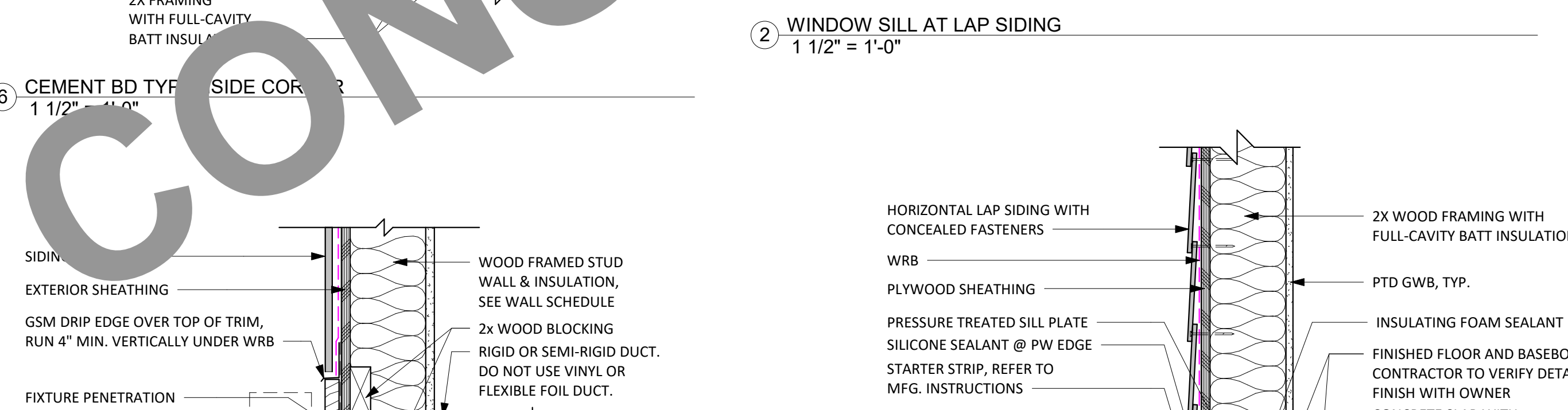


4 EAVE AT LAP SIDING
1 1/2" = 1'-0"

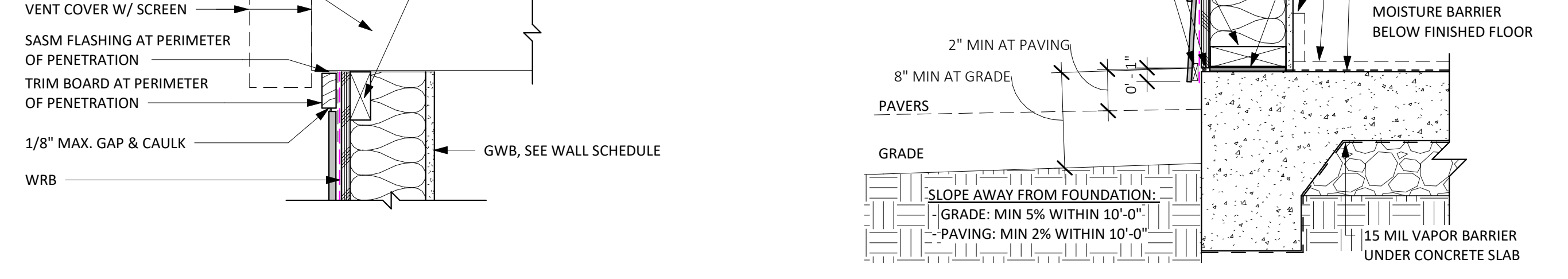
7 CEMENT BD OUTSIDE CORNER TRIM MITRE
1 1/2" = 1'-0"



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



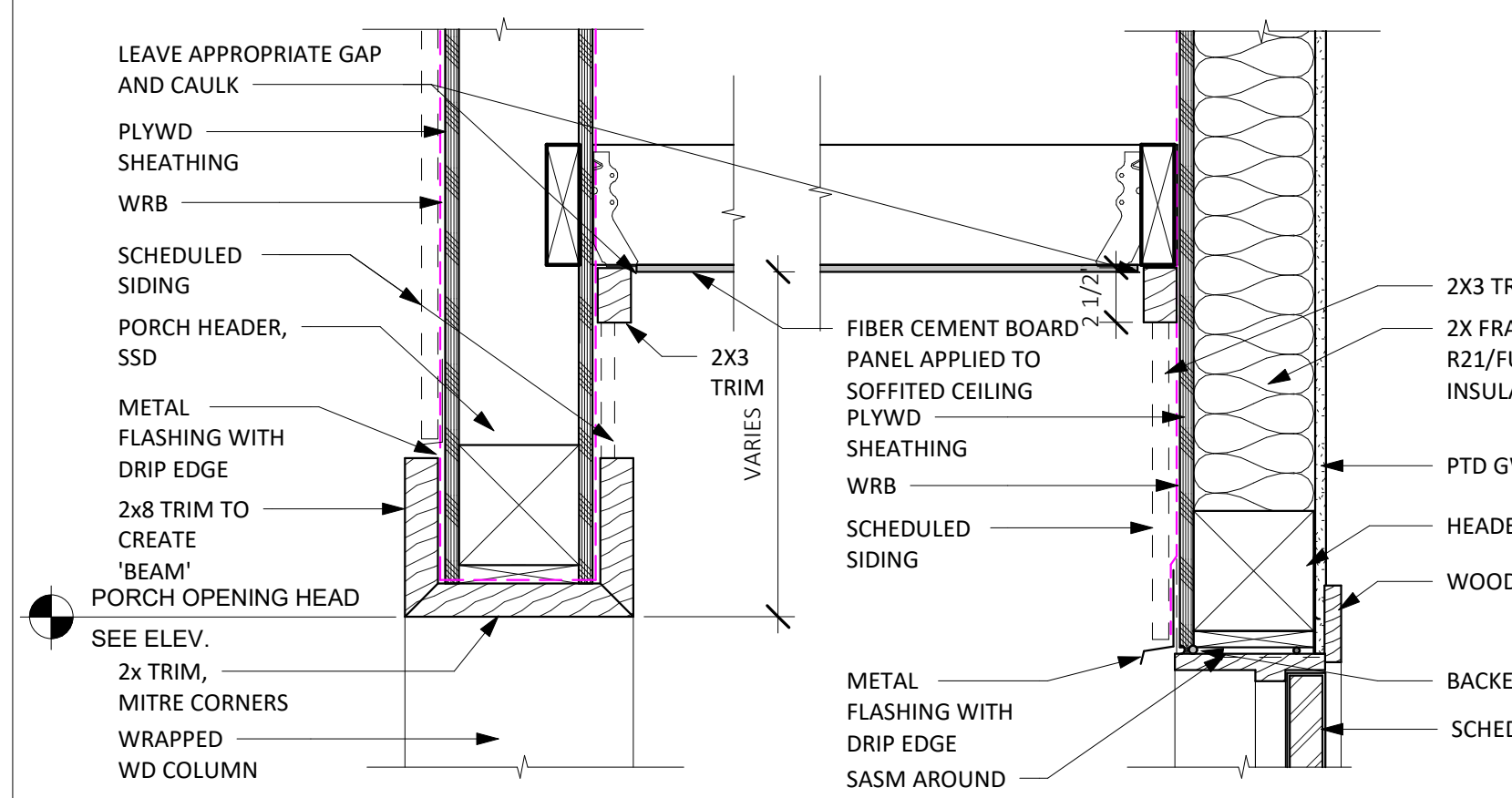
6 CEMENT BD TYP. SIDE CORNER
1 1/2" = 1'-0"



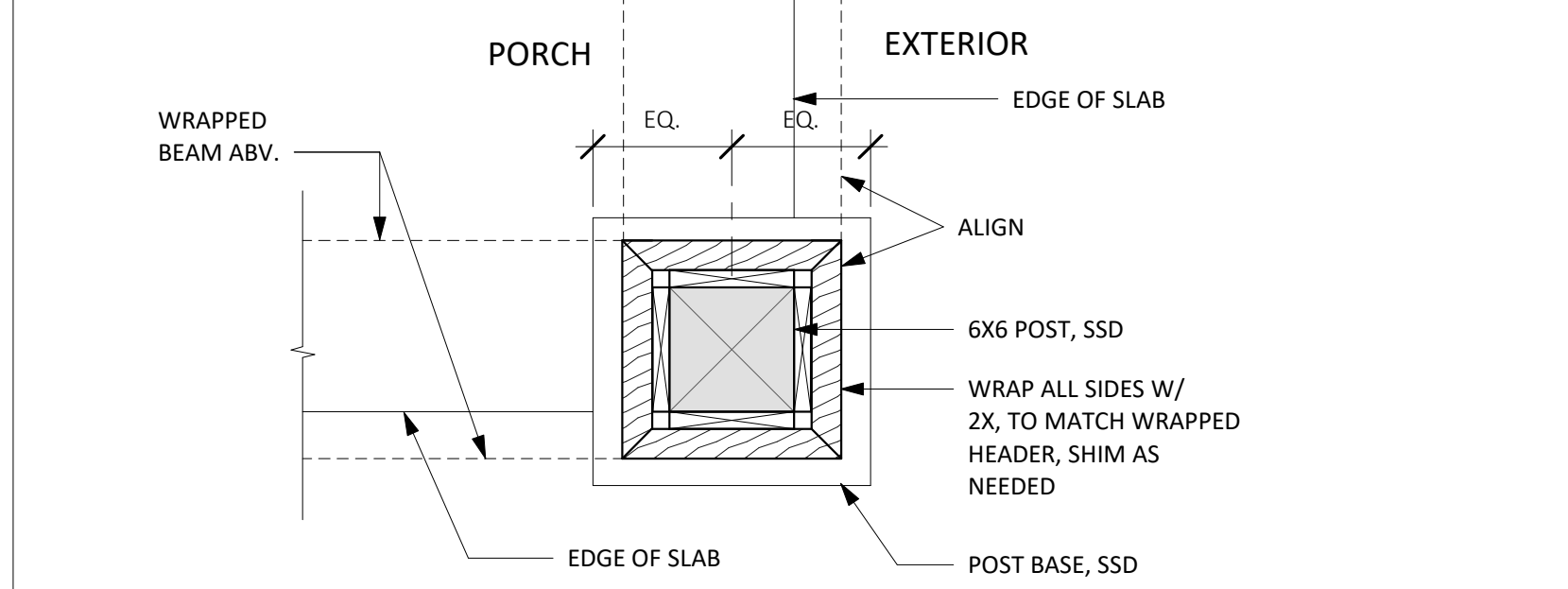
9 BASIC UNVENTED RIDGE AT ASPHALT SHINGLE
1 1/2" = 1'-0"

5 WALL PENETRATION DETAIL - CEMENT BOARD SIDING
1 1/2" = 1'-0"

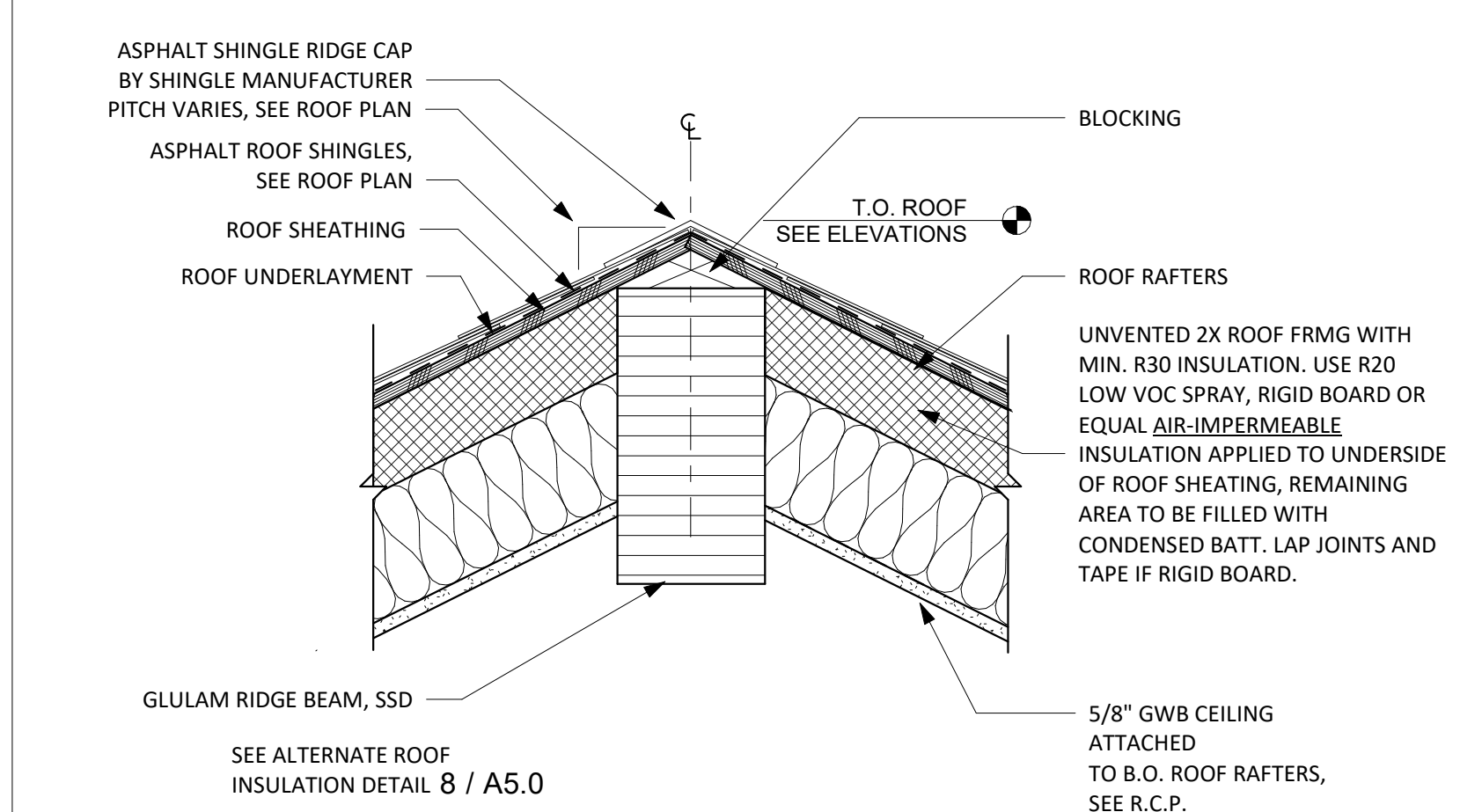
E2 FIBER CEMENT HORIZONTAL LAP SIDING



11 PORCH SOFFIT-RANCH
1 1/2" = 1'-0"



10 WRAPPED COLUMN AT PORCH
1 1/2" = 1'-0"



9 BASIC UNVENTED RIDGE AT ASPHALT SHINGLE
1 1/2" = 1'-0"

05/09/2024 2:02:41 pm

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**BUELLTON PRE-DESIGNED
ADU PROGRAM
TWO BEDROOM
1022 GSF**

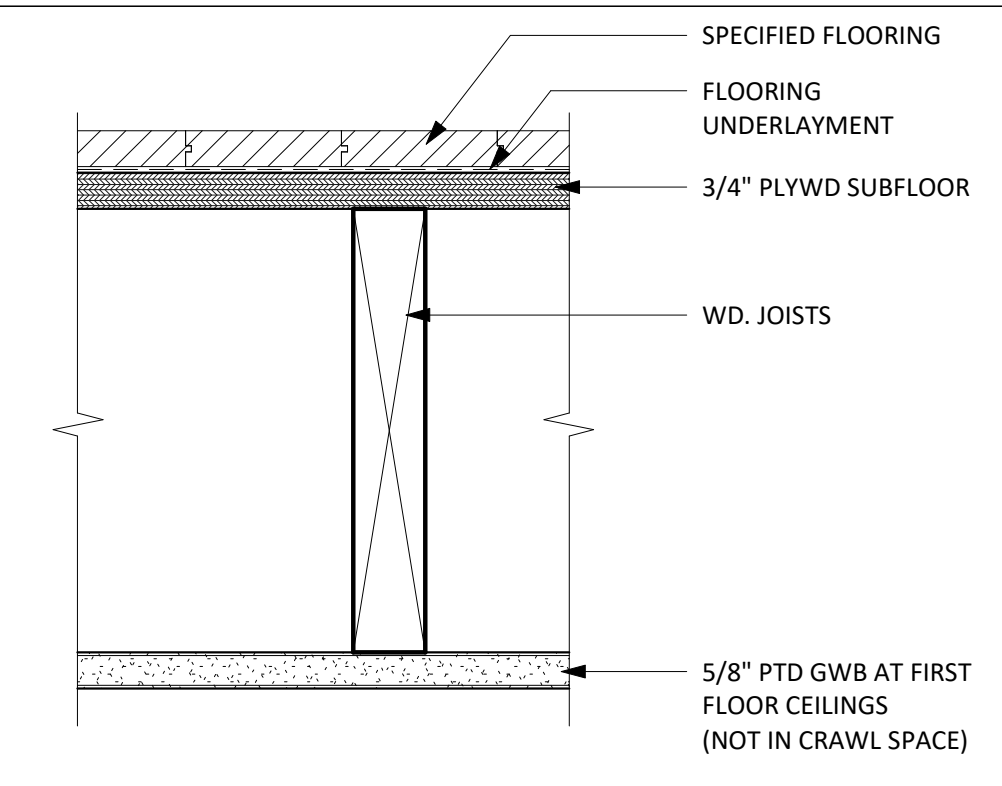
PRINT DATE: 1.25.2024

**NOT FOR
CONSTRUCTION**

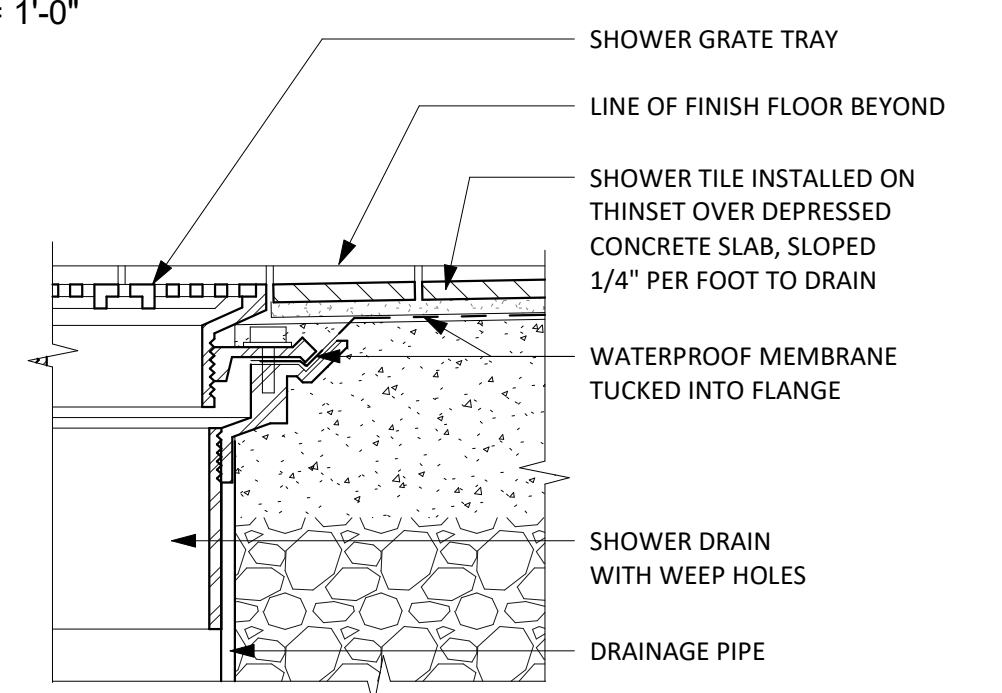
**INTERIOR DETAILS &
WALL PARTITIONS**

A5.2

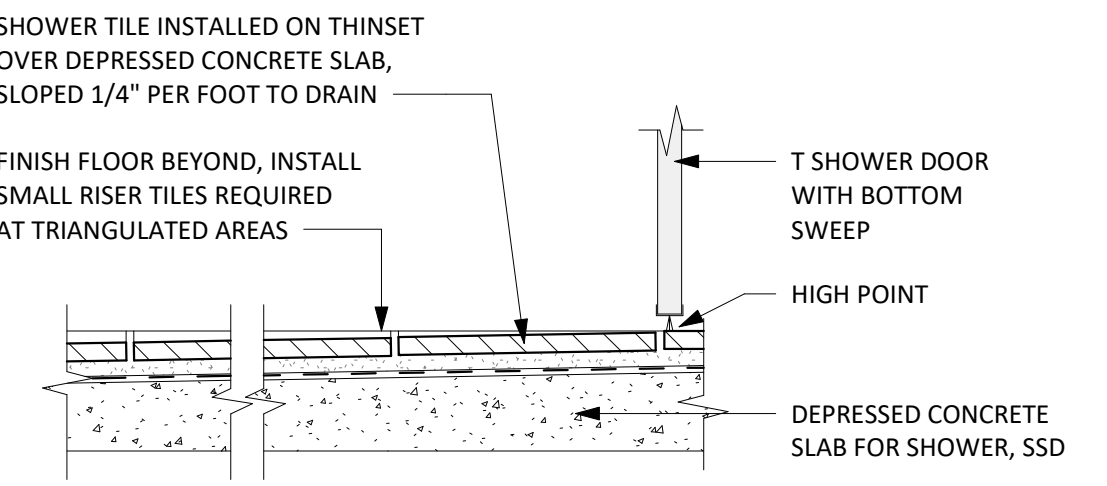
SCALE: AS NOTED



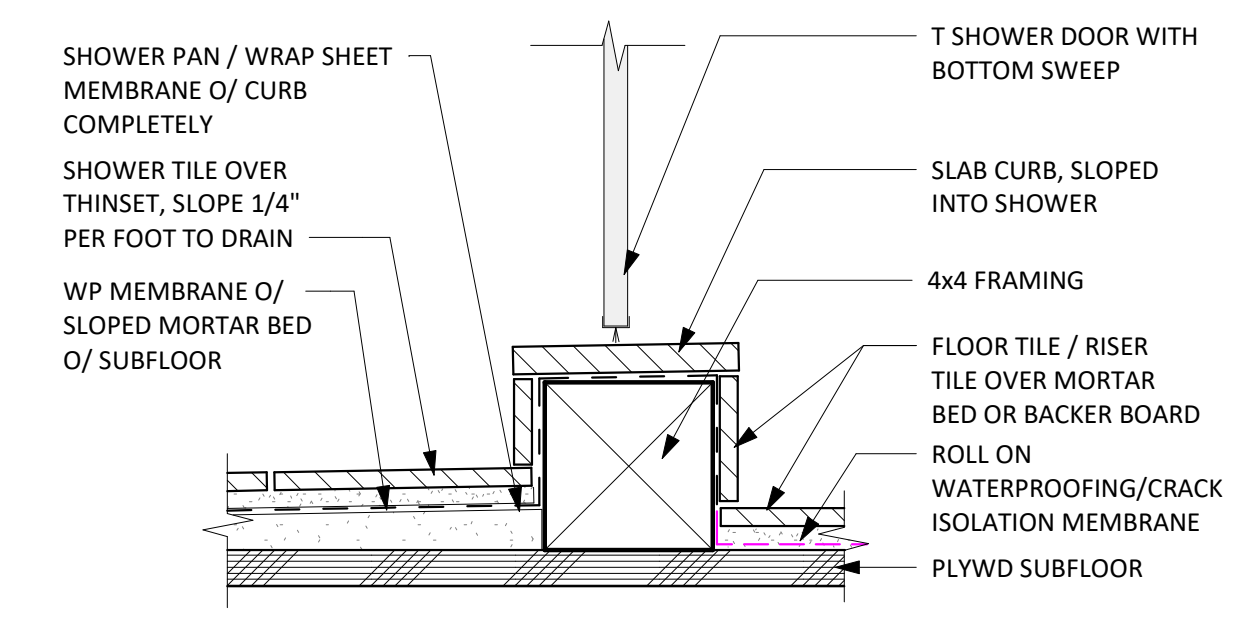
6 TYP. STORAGE LOFT FLOOR ASSEMBLY
3" = 1'-0"



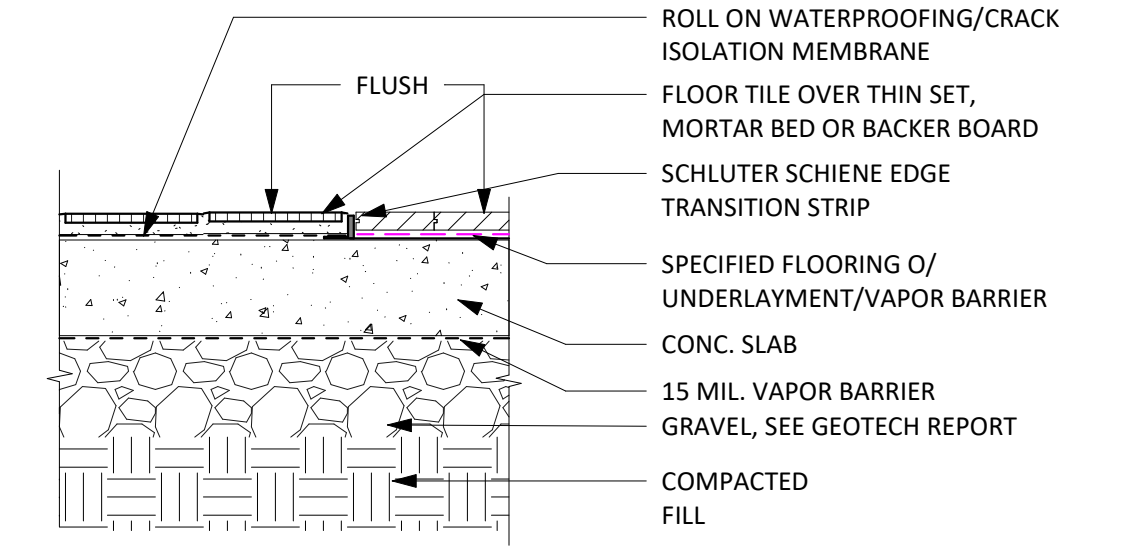
5 SHOWER DRAIN AT CONCRETE
3" = 1'-0"



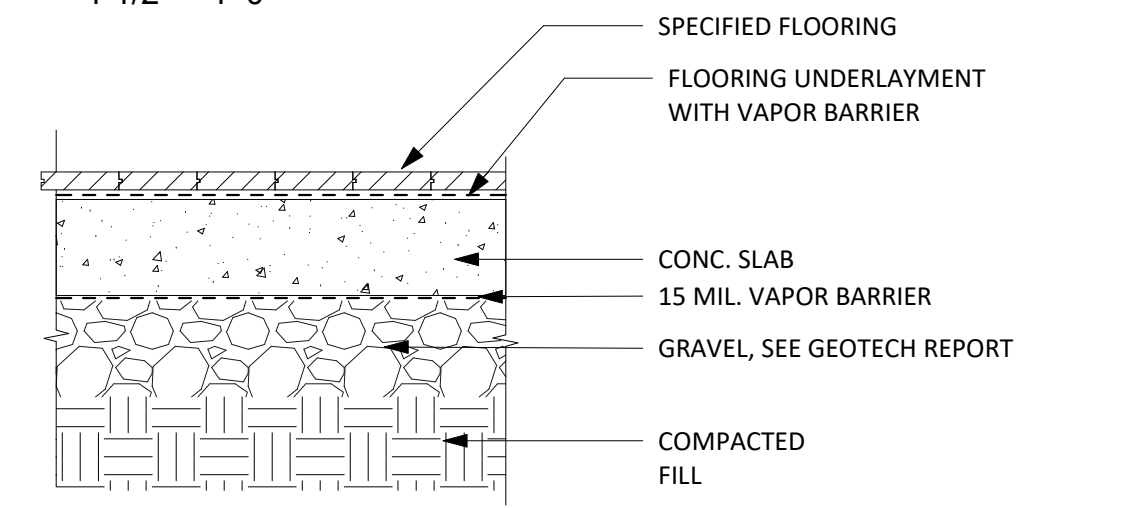
4 CURBLESS SHOWER DOOR AT SLAB (OPTIONAL)
3" = 1'-0"



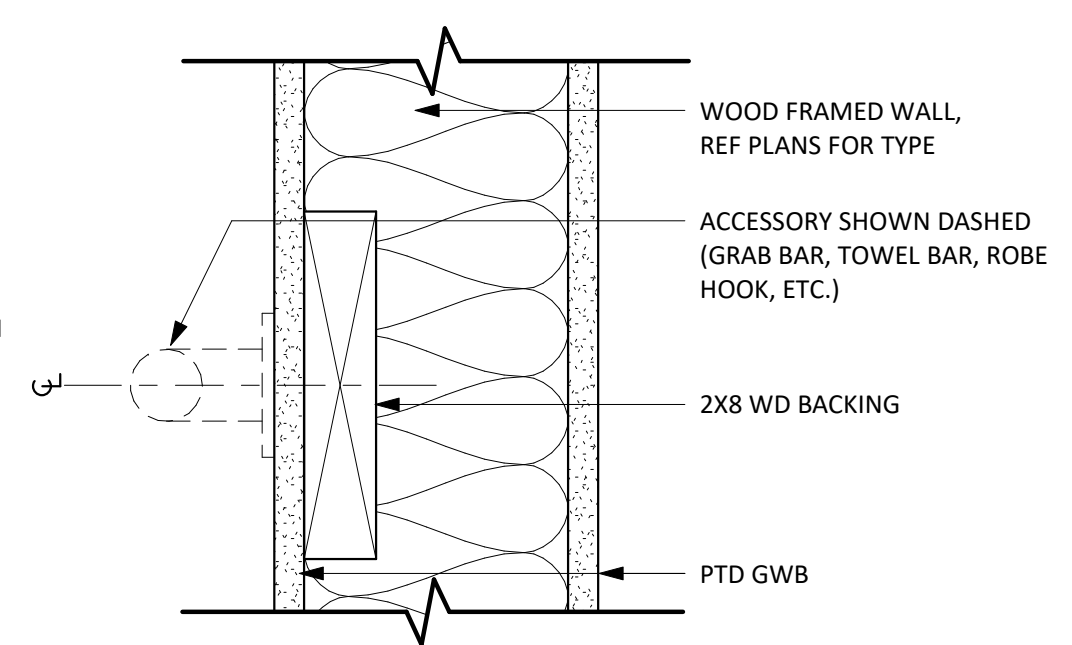
3 TYP. SHOWER CURB
3" = 1'-0"



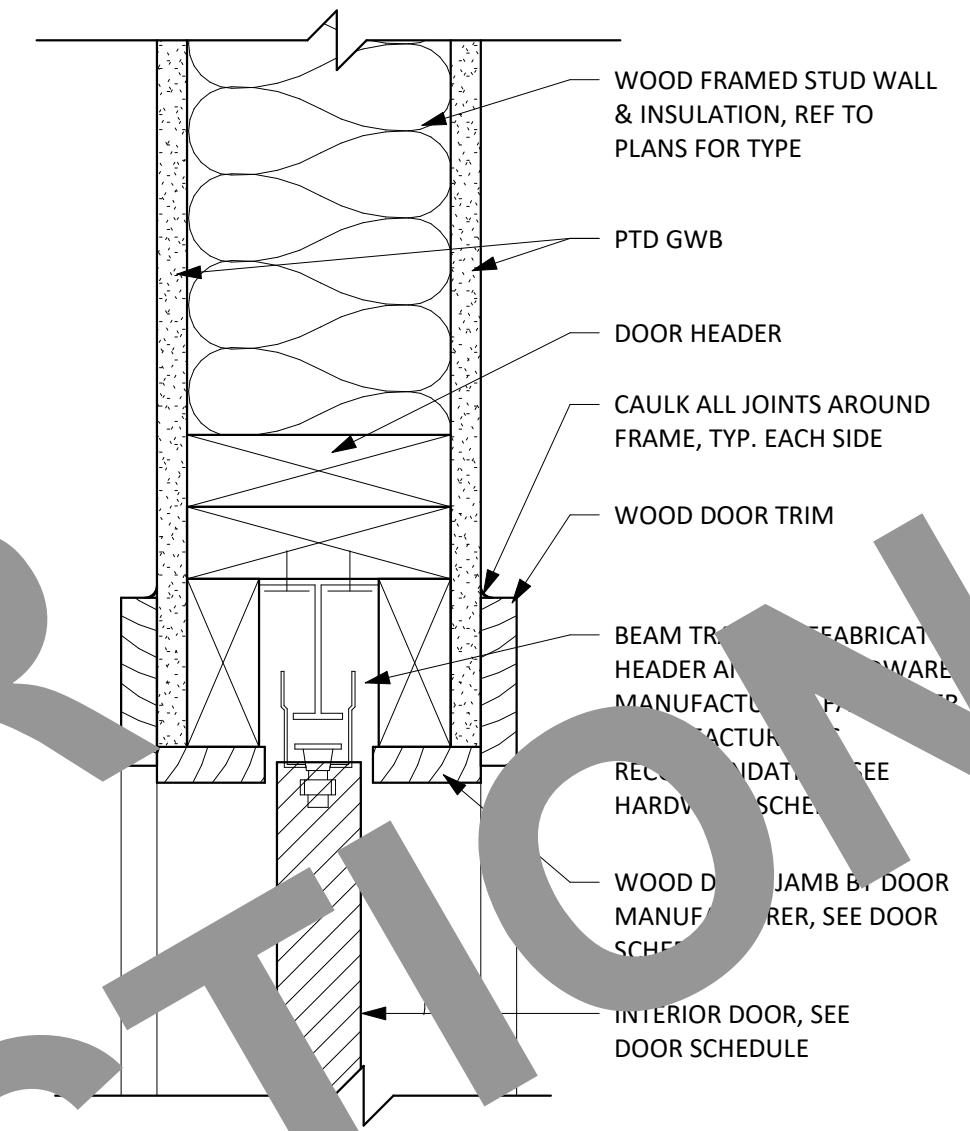
2 BASIC TILE TO WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



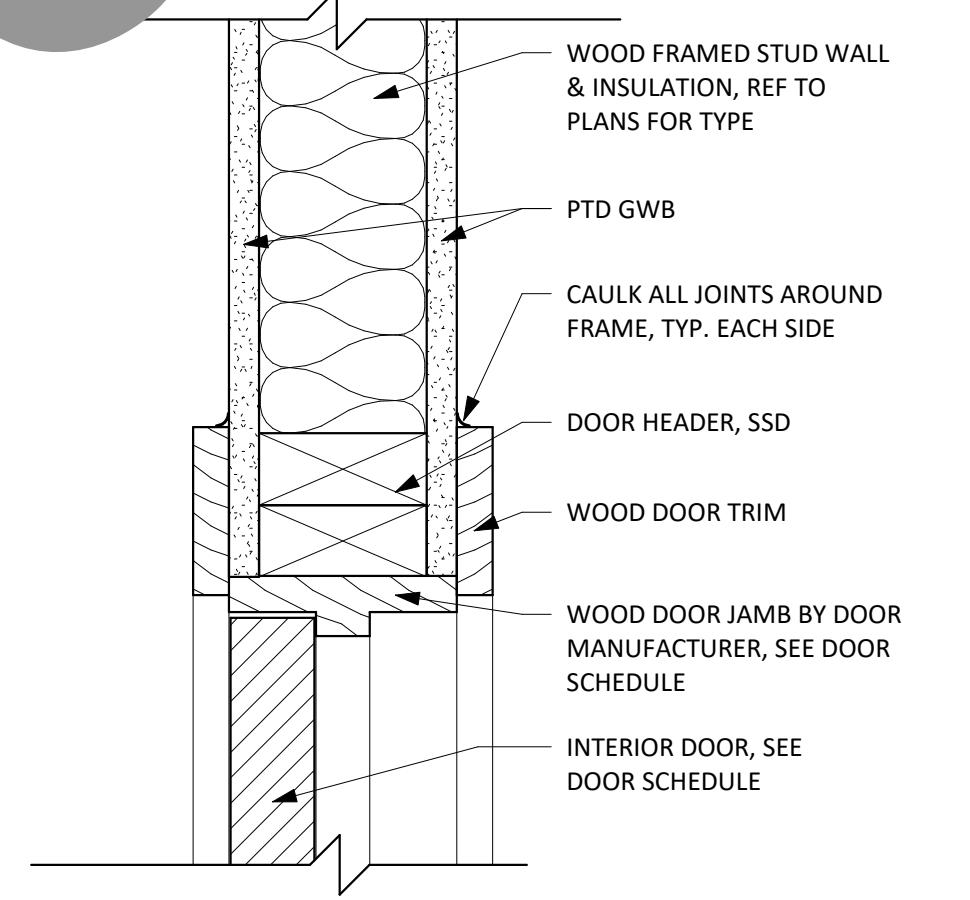
1 BASIC WOOD FLOOR AT SLAB
1 1/2" = 1'-0"



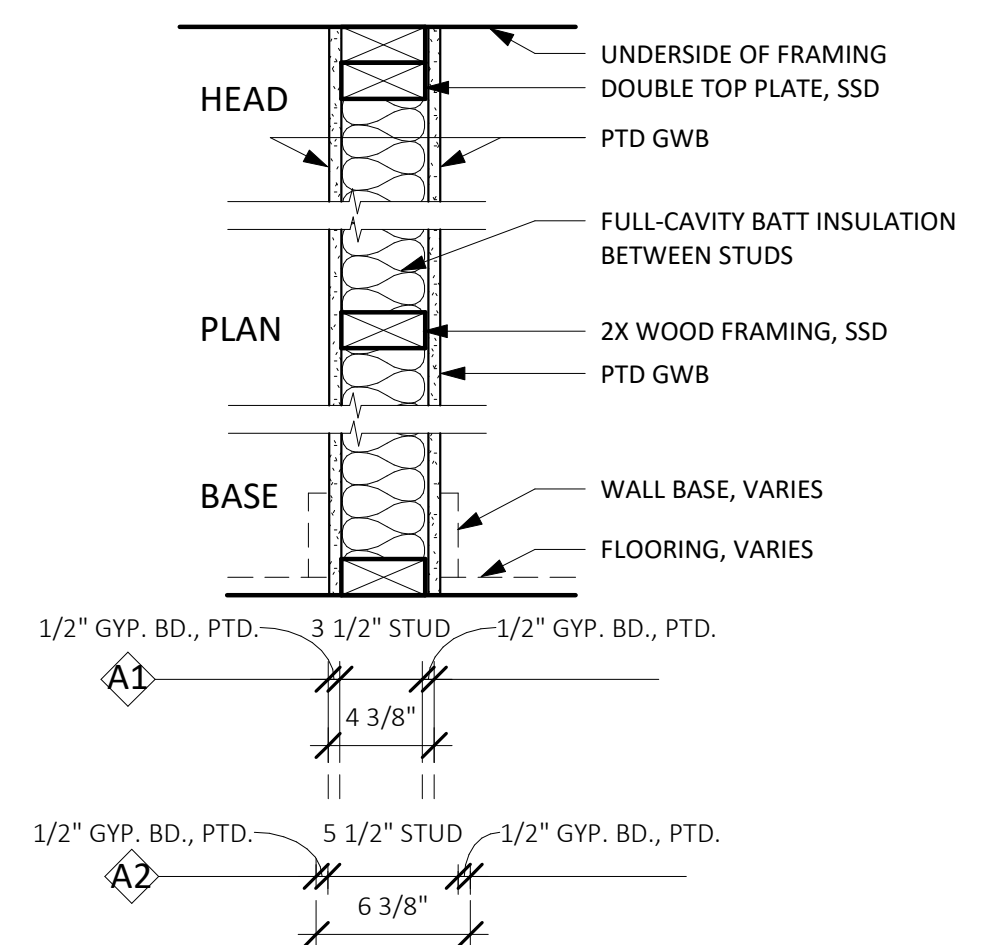
10 BLOCKING DETAIL
3" = 1'-0"



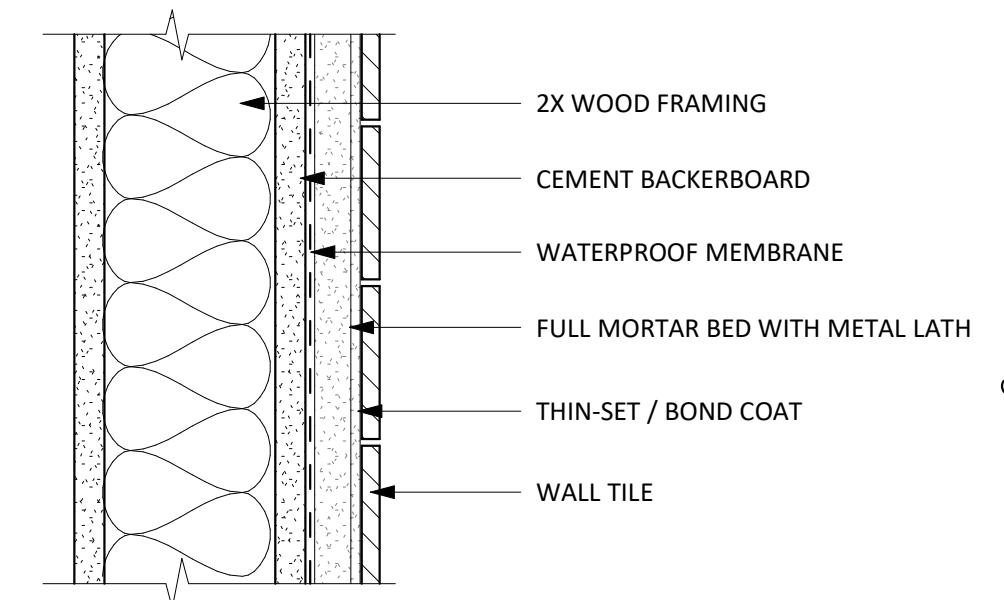
9 INTERIOR WOOD POCKET DOOR HEAD
3" = 1'-0"



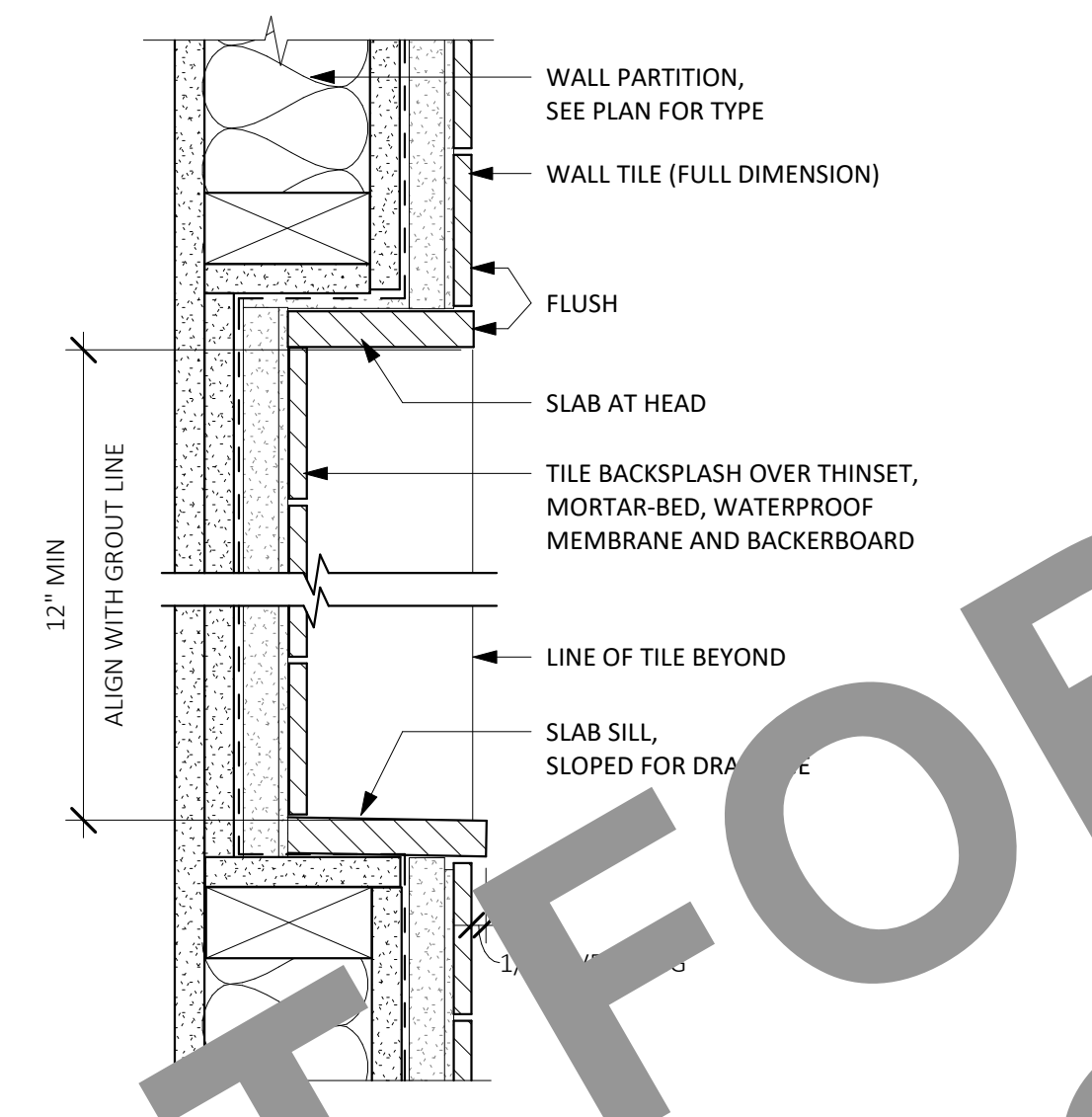
8 INTERIOR WOOD DOOR HEAD/JAMB SIM.
3" = 1'-0"



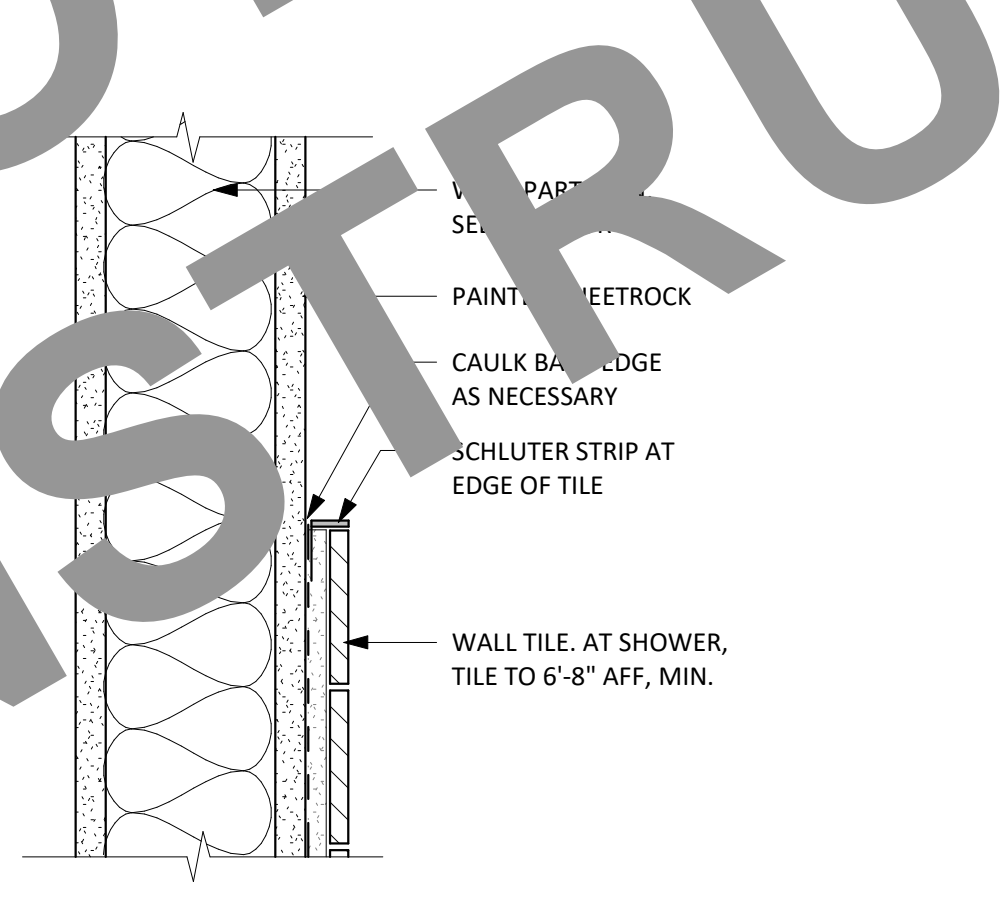
7 TYP. INTERIOR WALL PARTITION
1 1/2" = 1'-0"



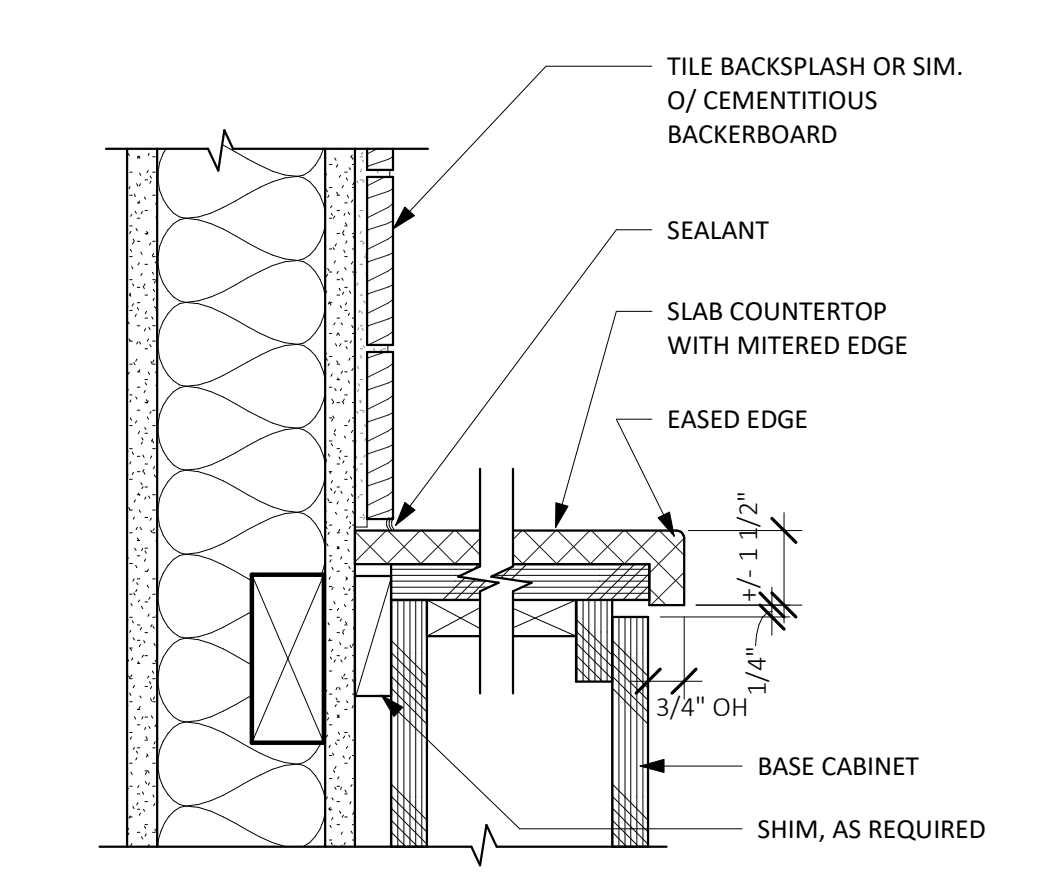
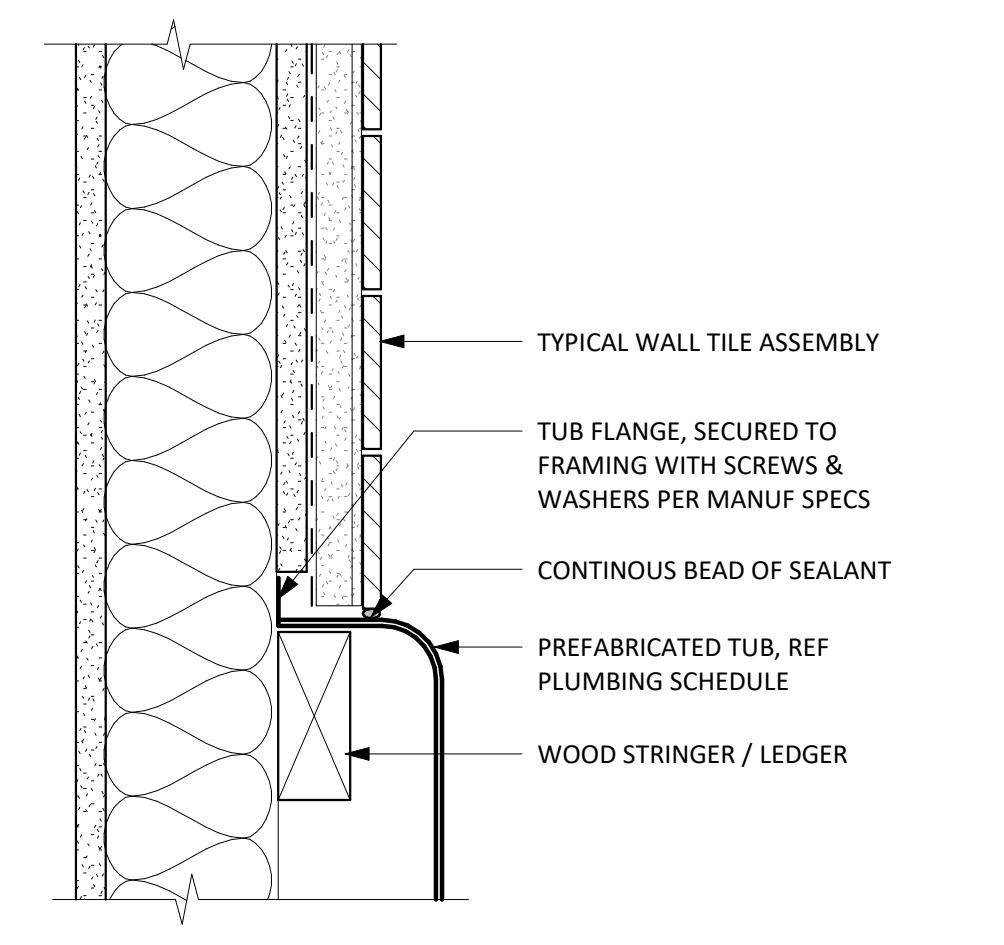
14 TYP. WALL TILE ASSEMBLY
3" = 1'-0"



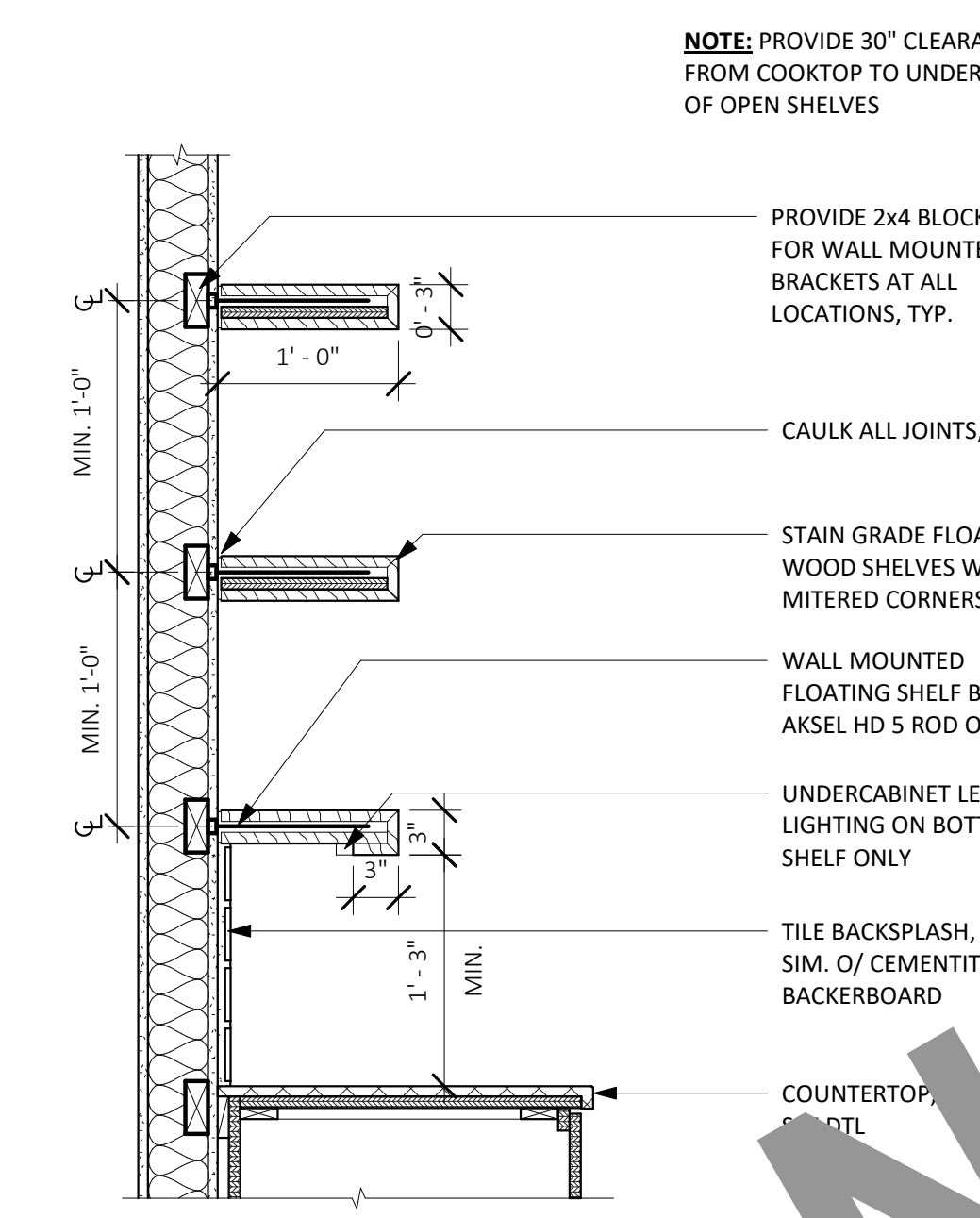
12 TILE / SHEETROCK TRANSITION
3" = 1'-0"



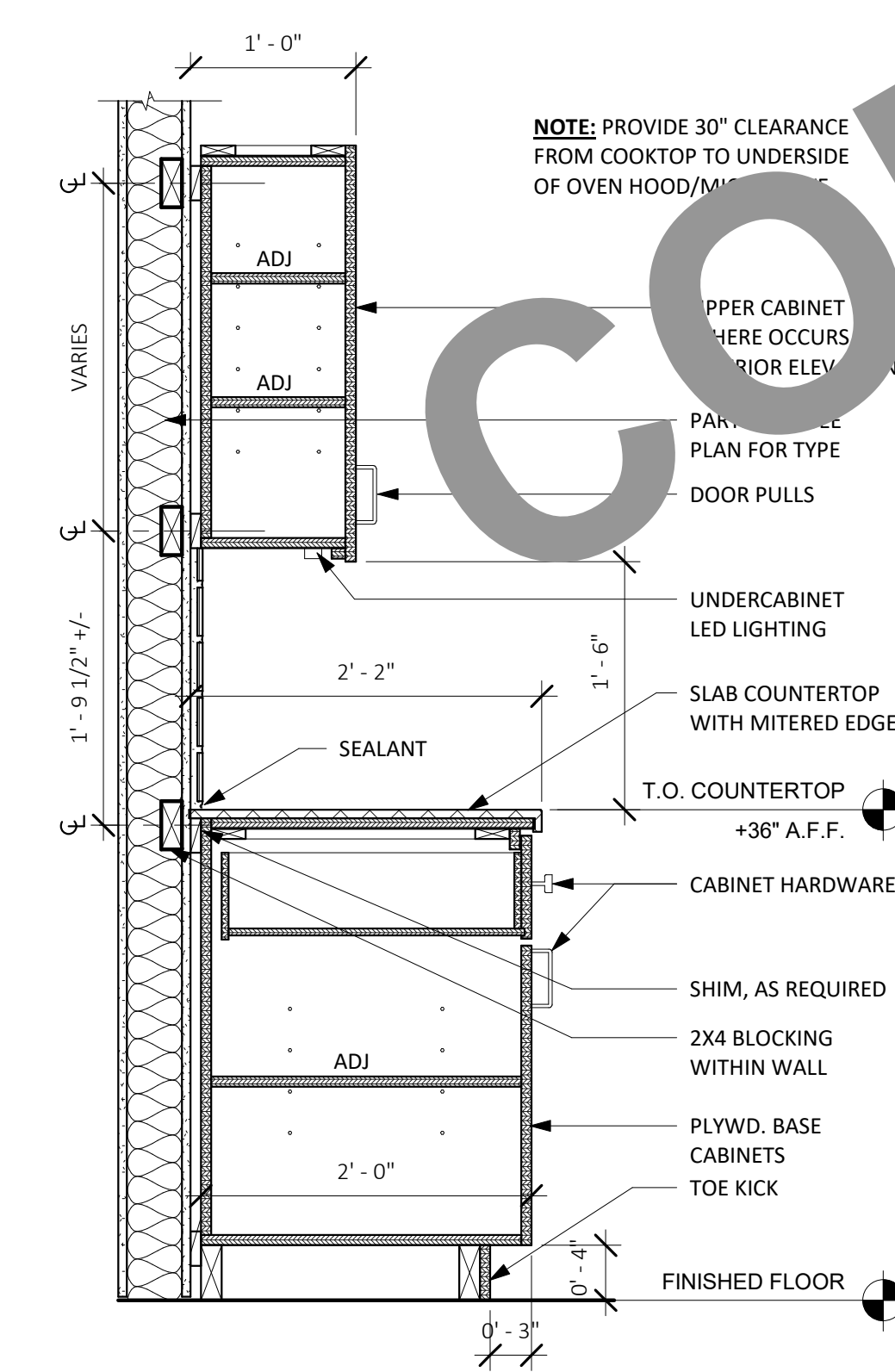
11 TILE AT TUB DECK
3" = 1'-0"



17 COUNTERTOP DETAIL
3" = 1'-0"



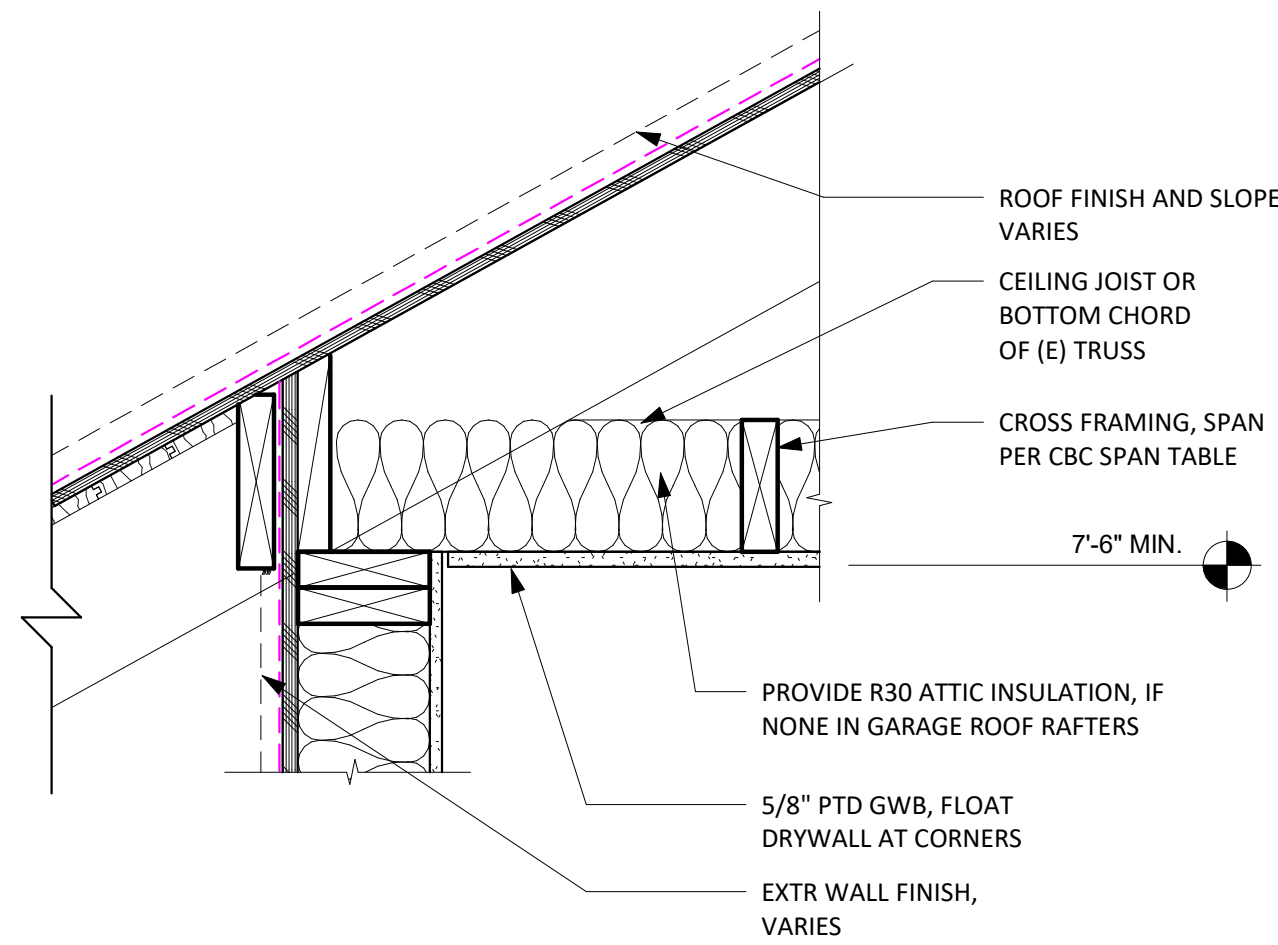
16 FLOATING WOOD SHELVES (OPTIONAL)
1" = 1'-0"



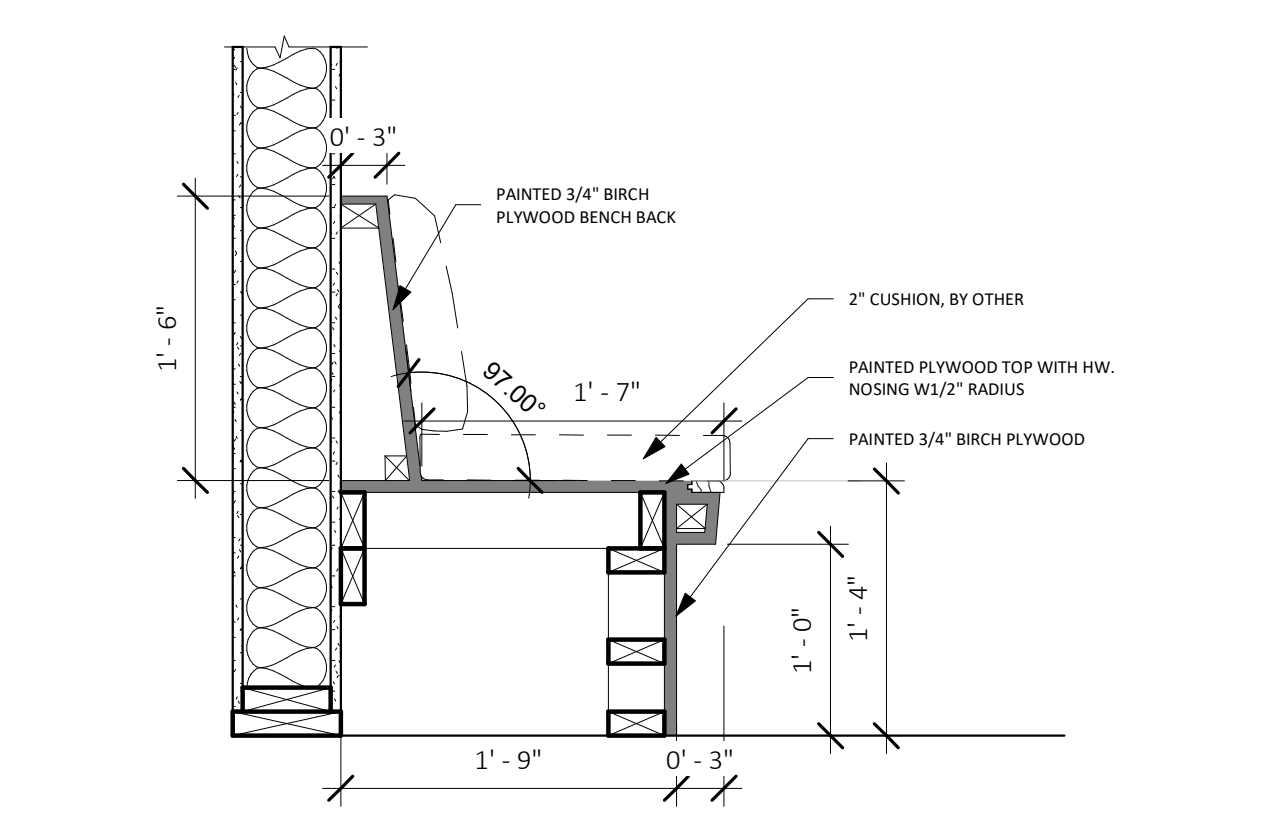
15 TYPICAL BASE CABINET WITH UPPER CABINET
1" = 1'-0"

NOTE: PROVIDE 30" CLEARANCE FROM COOKTOP TO UNDERSIDE OF OPEN SHELVES

NOTE: PROVIDE 30" CLEARANCE FROM COOKTOP TO UNDERSIDE OF OVEN HOOD/MOUNTED LIGHTS



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



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

STRUCTURAL NOTES AND SPECIFICATIONS

PLYWOOD SHEAR WALL SCHEDULE

MARK	MATERIAL	NAILING OF PANEL EDGES, COLLECTORS AND TIES (EN)	FIELD NAILING (FN)	TOP PLATE CONNECTION	MINIMUM FND PLATE THICKNESS	BOTTOM PLATE CONNECTION	ANCHOR BOLTS		ALLOWABLE SHEAR (plf)
							SIZE	SPACING (O.C.)	
1	1/2" CDX	8d @ 6"	8d @ 12"	A35 at 18"	2x	16d @ 6"	5/8"	48"	260
2	1/2" CDX	8d @ 4"	8d @ 12"	A35 at 12"	2x	16d @ 4"	5/8"	42"	380
3	1/2" CDX	8d @ 3"	8d @ 12"	A35 at 10"	2x	16d @ 3"	5/8"	30"	490
4	1/2" CDX	8d @ 2"	8d @ 12"	A35 at 8"	2x	16d @ 2.5"	5/8"	24"	640

NOTES:

- NAIL SIZE NOTED IN TABLE IS FOR COMMON OR GALVANIZED BOX NAILS. IF BOX OR SINKER NAILS ARE USED, THEN THE NEXT LARGER SHEAR MARK THAN THAT WHICH IS SHOWN ON PLANS, SHALL BE USED.
- WHERE NAILS ARE SPACED LESS THAN 4 INCHES ON CENTER, FRAMING MEMBER AND/OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND STAGGERED NAILING, OR USE DOUBLE FRAMING MEMBERS THAT ARE AT LEAST 2" IN NOMINAL THICKNESS.
- A35 FRAMING CLIPS SHALL BE BY SIMPSON STRONG-TIE CO., INC.
- STAGGER VERTICAL JOINTS WHERE PLYWOOD IS APPLIED TO BOTH SIDES OF THE WALL.
- ALL FASTENERS (BOLTS, NAILS, WASHERS, FRAMING CLIPS, ETC.) EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED ZINC COATED OR STAINLESS STEEL.
- ALL PANEL EDGES SHALL BE BACKED WITH 2x NOMINAL OR WIDER FRAMING.
- ALL ANCHOR BOLTS SHALL BE 5/8" DIAMETER EMBEDDED AT LEAST 7 INCHES INTO CONCRETE WITH 3x3x1/4" STEEL PLATE WASHERS, UNO, THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING
- PLYWOOD MAY BE INSTALLED OVER 5/8" GYPSUM WALL BOARD WHERE 1-HR FIRE RATING IS REQUIRED. SEE ARCHITECTURAL DWGS FOR FIRE RATING NOTES. SUBSTITUTE 10d COMMON OR GALVANIZED BOX NAILS FOR 8d.

ABBREVIATIONS

AB	Anchor Bolt	(E)	Existing	PLY	Plywood
ABV	Above	EA	Each	PSP	Pounds per Square Foot
ACI	American Concrete Institute	EN	Edge Nailing	PSI	Pounds per Square Inch
ALT	Alternate	ENGR	Engineer	PTDF	Preservative Treated
APA	American Plywood Association	EXT	Exterior	RDWD	Redwood
ARCH	Architect	FLR	Floor	REINF	Reinforcement
BD	Board	FND	Foundation	REQD	Required
BLK(G)	Block(ing)	FOC	Face of Stud	RF	Roof
BLW	Below	FRMG	Framing	RM	Room
BM	Beam	FT	Foot or Feet	RTW	Retaining Wall
BN	Boundary Nailing	FTG	Footling	SAD	See Architectural Drawings
BP	Base Plate	GALV	Galvanized	SB	Solid Blocking
BRG	Bearing	GL	Glued Laminated	SF	Square Foot
BTWN	Between	GYP	Gypsum	SIM	Similar
CBC	CA Building Code	HD	Holddown	SPEC	Specifications
CL	Center Line	HDR	Header	SQ	Square
CLG	Ceiling	HORIZ	Horizontal	SS	Stainless Steel
CLR	Clear, Clearance	HT	Height	STD	Standard
COL	Column	INT	Interior	STL	Steel
CONC	Concrete	JST(S)	Joist(s)	SKYLT	Skylight
CONN	Connection	MB	Machine Bolt	T&B	Top and Bottom
CONT	Continuous	MI	Malleable Iron	T&G	Tongue and Groove
CNTR	Center	MIN	Minimum	TOC	Top of Concrete
CRC	CA Residential Code	(N)	New	TOW	Top of Wall
DBL	Double	OC	On Center	TR	Trapped
DF	Douglas Fir	OH	Opposite Hand	TYP	Typical
DIA	Diameter	OPNG	Opening	UNO	Unless Noted Otherwise
DTL	Detail	PAF	Powder Actuated Fastener	VER	Vertical
DWG	Drawing	PL	Plate or Property Line	W	Width

A. DESIGN CRITERIA

- CODE = 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA BUILDING CODE (CBC)
- FLOOR LIVE LOAD = 40 PSF
- ROOF LIVE LOAD = 20 PSF
- WIND DESIGN DATA:
V₁₀ = 110 MPH (V₃₀ = 85 MPH), EXPOSURE C
- SEISMIC DESIGN DATA:
SITE CLASS = D (DEFAULT)
S_s = 1.399, S_i = 0.511
SEISMIC DESIGN CATEGORY = D
SEISMIC FORCE RESISTING SYSTEM:
LIGHT FRAMED WOOD SHEAR WALLS, R = 6.5

B. GENERAL

- ALL PROJECTS SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND/OR 2022 CALIFORNIA BUILDING CODE (CBC).
- THE CONTRACTOR SHALL EXAMINE CAREFULLY THE SITE OF WORK CONTEMPLATED, THE PLANS, AND SPECIFICATIONS, THEREFORE, THE SUBMISSION OF A BID SHALL BE CONCLUSIVE EVIDENCE THAT THE CONTRACTOR HAS INVESTIGATED AND IS SATISFIED AS TO THE CONDITIONS TO BE ENCOUNTERED, THE CHARACTER, QUALITY, AND SCOPE OF WORK TO BE PERFORMED, THE QUANTITIES OF MATERIALS TO BE FURNISHED, AND AS TO THE REQUIREMENTS OF THE PLANS AND THESE SPECIFICATIONS.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA BUILDING CODE STANDARDS, AND LOCALLY ENFORCED CODES AND AUTHORITIES. ALL ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, APPLIED, AND CONNECTED AS DIRECTED BY THE MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS EXCEPT WHERE OTHERWISE NOTED. MATERIAL NOTES ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS.
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN, THEIR CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR FEATURES. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS, AND MATERIALS AND NOTIFY THE OWNER, ARCHITECT, OR ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS, THAT AFFECT ANY WORK, THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED AT ONCE FOR INSTRUCTIONS ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED, WITHOUT INSTRUCTIONS FROM THE ARCHITECT OR ENGINEER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT OR ENGINEER. SHOULD A CONFLICT OCCUR IN, OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR SHALL BE DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHODS UNLESS A WRITTEN DECISION OF THE ARCHITECT OR ENGINEER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
- ALL MATERIAL STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. UNPROTECTED MATERIAL MAY BE CAUSE FOR REJECTION OF WORK.
- THE CONTRACTOR SHALL NOT CUT, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE SEVERAL PARTS TOGETHER PROPERLY, AND SHALL NOT ENDANGER ANY OTHER WORK BUT FOR OTHERWISE PERMITTED. THE TOTAL WORK OR ANY PART OF IT, CONTRACTOR SHALL EXERCISE BY EXISTING CONSTRUCTION SO THAT THE FINISH ARE NOT IMPAIRED. PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND WORK CUT OR DAMAGED IN CONNECTION WITH WORK, SHALL BE DONE WITH APPROPRIATE MATERIALS THAT MATCHES EXISTING WORK UPON COMPLETION, MATCHING FINISHING SIMILAR SURFACES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY JACKING, JACKING, AND BRACING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, TOILET ROOM ACCESSORIES, HEATING EQUIPMENT, AND ALL OTHER ITEMS REQUIRING SUPPORT.

C. EARTHWORK

- FOOTINGS SHALL BE EMBEDDED AT LEAST 12 INCHES BELOW LOWER OF FINISH GRADE OR NATURAL GRADE. FOOTINGS ARE PROVIDED UNDER THE CALIFORNIA BUILDING CODE TABLE 1803.7 AND TABLE 1806.2 FOR AN ALLOWABLE SLUMP RESISTANCE OF 1500 LB.
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL MATERIALS NECESSARY OF WHATEVER NATURE, FOR CONSTRUCTION OF THE WORK. ALL MATERIAL OF AN UNSUITABLE OR DELETERIOUS NATURE SHOULD BE REMOVED FROM THE BOTTOM OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL SITES REQUIRE A GEOTECHNICAL INVESTIGATION REPORT, WHICH WILL BE REVIEWED BY THE ENGINEERING DEPARTMENT. THE INCLUDED FOUNDATION DESIGN IS BASED ON CBC PRESUMPTIVE LOAD REQUIREMENTS. AN ALTERNATIVE FOUNDATION DESIGN MAY BE REQUIRED TO CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT. THE ALTERNATIVE FOUNDATION DESIGN SHALL BE PREPARED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER AND SHALL BE APPROVED BY THE CITY. IN THIS CASE, THE ALTERNATIVE FOUNDATION DESIGN SUPERSEDES THE FOUNDATION PLAN AND DETAILS SHOWN ON THESE DRAWINGS.

D. CONCRETE

- POURED IN PLACE CONCRETE WORK SHALL BE CONSTRUCTED OF NORMAL WEIGHT, PORTLAND CEMENT CONCRETE, HAVING A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI (DESIGN BASED ON 2500 PSI). ALL PORTLAND CEMENT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION. MAXIMUM CONCRETE SLUMP SHALL BE 4 INCHES. THE USE OF ANY ADMIXTURE IN THE CONCRETE MUST BE APPROVED BY THE ENGINEER.
- CONCRETE MIX DESIGN MAY SUBSTITUTE A MAXIMUM OF 25% OF THE REQUIRED CEMENT CONTENT WITH RECYCLED FLY ASH.
- ALL NEWLY PLACED CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE PROVISIONS IN ACI 308, "STANDARD PRACTICE FOR CURING CONCRETE", LATEST EDITION. METHOD OF CURING SHALL BE AT THE OPTION OF THE CONTRACTOR WITH APPROVAL OF THE OWNER.
- ALL METAL ANCHORAGE DEVICES, ANCHOR BOLTS, ETC. SHALL BE SECURED IN PLACE AND INSPECTED BY ENGINEER PRIOR TO PLACING CONCRETE.
- ALL WORK DONE UNDER THIS SECTION SHALL CONFORM WITH THE APPLICABLE PORTIONS OF ACI 318, LATEST EDITION.

E. REINFORCEMENT

- USE GRADE 40 DEFORMED REINFORCING FOR #4 AND SMALLER BARS AND GRADE 60 FOR #5 AND LARGER BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615. STAGGERED REINFORCING BAR CONTACT SPLICES SHALL LAP 40 DIAMETERS. SUPPORT HORIZONTAL STEEL AT BOTTOM ON MORTAR BLOCKS. MINIMUM CLEARANCE SHALL BE 3 INCHES FOR SURFACES POURED AGAINST EARTH AND 1.5 INCHES ELSEWHERE U.N.O.
- ALL REINFORCING SHALL BE SECURED IN PLACE AND INSPECTED BY THE ENGINEER PRIOR TO PLACING ANY CONCRETE OR GROUT.
- ALL WORK DONE UNDER THIS SECTION SHALL CONFORM WITH THE APPLICABLE PORTIONS OF ACI 318, LATEST EDITION.

F. WOOD FRAMING

- ALL CONSTRUCTION SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS", THE "CONVENTIONAL CONSTRUCTION PROVISIONS", AND ANY OTHER APPLICABLE SECTION OF CHAPTER 23 OF THE CBC UNLESS NOTED OTHERWISE IN THE PLANS OR THESE SPECIFICATIONS.
- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER. HOLES IN WOOD SILLS OR PLATES OF SHEAR OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE PIECE. HOLES IN EXCESS OF 1 INCH DIAMETER ARE NOT PERMITTED IN ANY MEMBER OF A SHEAR WALL, NOR IN ANY TWO-BY-FOUR DOUBLE TOP PLATES. TWO-BY-SIX DOUBLE TOP PLATES MAY HAVE UP TO TWO-INCH DIAMETER HOLES UNLESS NOTED OTHERWISE. HOLES LARGER THAN NOTED ABOVE MAY BE BORED IN SILLS PROVIDING THE SILL IS CONSIDERED CUT IN TWO AND ANCHOR BOLTS PLACED ACCORDINGLY.
- DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED.

F. WOOD FRAMING (CONTINUED)

- DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING.
- ALL WOOD FRAMING SHALL BE OF DOUGLAS FIR AND SHALL BE OF THE GRADE SPECIFIED IN THESE SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE PLANS, AND SHALL BE MANUFACTURED AND GRADED PER WMPA GRADING RULES, LATEST EDITION.

SILLS.....	PTDF NO. 2 OR BETTER
JOISTS, RAFTERS, BEAMS, HEADERS.....	UP TO 4x - DF NO. 2
8x - DF NO. 1	
STUDS AND BLOCKING.....	DF STANDARD, NO. 2 OR BETTER
POSTS AND DOUBLE TOP PLATES.....	DF NO. 1
GLULAM BEAMS.....	DF 24F-V4

- ALL PLYWOOD SHEATHING SHALL BE APA RATED SHEATHING, EXTERIOR EXPOSURE, CONFORMING TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD. ALL PLYS SHALL BE GROUP 1 OR 2 SPECIES. SPACE PANEL ENDS AND EDGES 1/8" MINIMUM. WHERE WET OR HUMID CONDITIONS PREVAIL, DOUBLE THIS SPACING. MINIMUM SIZE OF PLYWOOD PANELS SHALL BE 2' x 4'.
- FOR SHEAR WALL NAILING, ANCHOR BOLTS, AND SHEAR TRANSFER DEVICES, SEE SHEAR WALL SCHEDULE AND DETAILS.
- STUD WALLS SUPPORTING BEAMS SHALL HAVE POSTS WITH A MINIMUM WIDTH EQUAL TO THE WIDTH OF THE BEAM LOCATED BELOW THE BEAM, UNLESS NOTED OTHERWISE.
- ALL METAL FRAMING DEVICES SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL, AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ONLY SIMPSON "N" TYPE FASTENERS SHALL BE USED. ALL SUCH FASTENERS SHALL BE OF THE LARGEST SIZE AND QUANTITY SPECIFIED IN THE MANUFACTURER'S PUBLISHED SCHEDULES, U.N.O.
- WOOD STUDS SHALL BE 1/16 INCH LARGER THAN THE NOMINAL SIZE OF THE BOLT. CUT FLAT WASHERS SHALL BE PROVIDED AT ALL HEADS AND NUTS WHICH WOULD OTHERWISE BEAR DIRECTLY ON WOOD. ALL BOLTS SHALL BE TIGHTENED TO A SNUG CONDITION AND RETIGHTENED UPON JOB COMPLETION OR IMMEDIATELY BEFORE CONSTRUCTING WORK WHICH WILL MAKE THEM INACCESSIBLE.
- USE COMMON TYPE NAILS U.N.O. WHERE NOT SPECIFIED OTHERWISE, THE NAILING REQUIREMENTS OF CBC TABLE 2304.9.1 OR CRC TABLE R602.3(1) SHALL APPLY.
- ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED OR NATURAL DURABLE WOOD ACCORDING TO CRC R317.1.
- FASTENERS (NAILS, BOLTS, CONNECTORS, ETC.) EXPOSED TO WEATHER OR IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED ZINC COATED, Z-MAX, OR STAINLESS STEEL. SEE THE RECOMMENDATIONS IN THE CORROSION INFORMATION SECTION OF THE SIMPSON WOOD CONSTRUCTION CONNECTORS CATALOG TO DETERMINE WHICH TYPE OF COATING IS APPROPRIATE FOR THE CONNECTOR APPLICATION, BASED ON THE TYPE OF PRESERVATIVE USED TO TREAT THE WOOD AND THE ENVIRONMENT. WHEN STAINLESS STEEL CONNECTORS ARE USED STAINLESS STEEL FASTENERS SHOULD BE USED. WHEN HOT-DIPPED GALVANIZED OR Z-MAX CONNECTORS ARE USED, FASTENERS SHALL BE GALVANIZED PER ASTM A153.
- WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS.
- TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH A MINIMUM OF (8) 16D NAILS ON EACH SIDE OF SPLICE. MINIMUM LAP SHALL BE 4 FEET LONG NAILED WITH (2) 16D AT 16 INCHES CENTER-TO-CENTER. NAILS AND CUTS IN PLATES SHALL OCCUR OVER STUDS.
- STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH.
- WALL PLATES OR SILLS SHALL BE ANCHORED TO FOOTINGS WITH 5/8" DIA STEEL ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE AND SPACED NOT MORE THAN 4'-0" O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7" BOLT DIAMETERS (4 1/2") FROM THE END OF THE PIECE. ANCHOR BOLTS SHALL BE PROVIDED WITH 3"x3"x1/4" PLATE WASHERS AND NUTS. ANCHOR BOLT SPACING ON SHEAR SCHEDULE SHALL TAKE PRECEDENCE.

REVISION SCHEDULE

REV	DATE	BY

STRUCTURAL ENGINEERING

CM Taylor

C.M. Taylor Structural Engineering, Inc., 4246 Capitola Rd., Suite 204, Capitola, CA 95010
Phone: 831-854-2484 email: contact@cmtyl.com

BUELLTON PRE-DESIGNED ADU PROGRAM

BY USING THESE SPECIFICATIONS AND THE RECOMMENDATIONS AND APPROVALS OF THE FOLLOWING CONTRACTORS:
1. THE CITY OF BUELLTON HAS REVIEWED THESE SPECIFICATIONS AND RECOMMENDATIONS AND APPROVALS AND HAS DETERMINED THAT THEY COMPLY WITH THE BUELLTON PRE-DESIGNED ADU PROGRAM.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BUELLTON AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BUELLTON AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BUELLTON AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

NOT FOR CONSTRUCTION

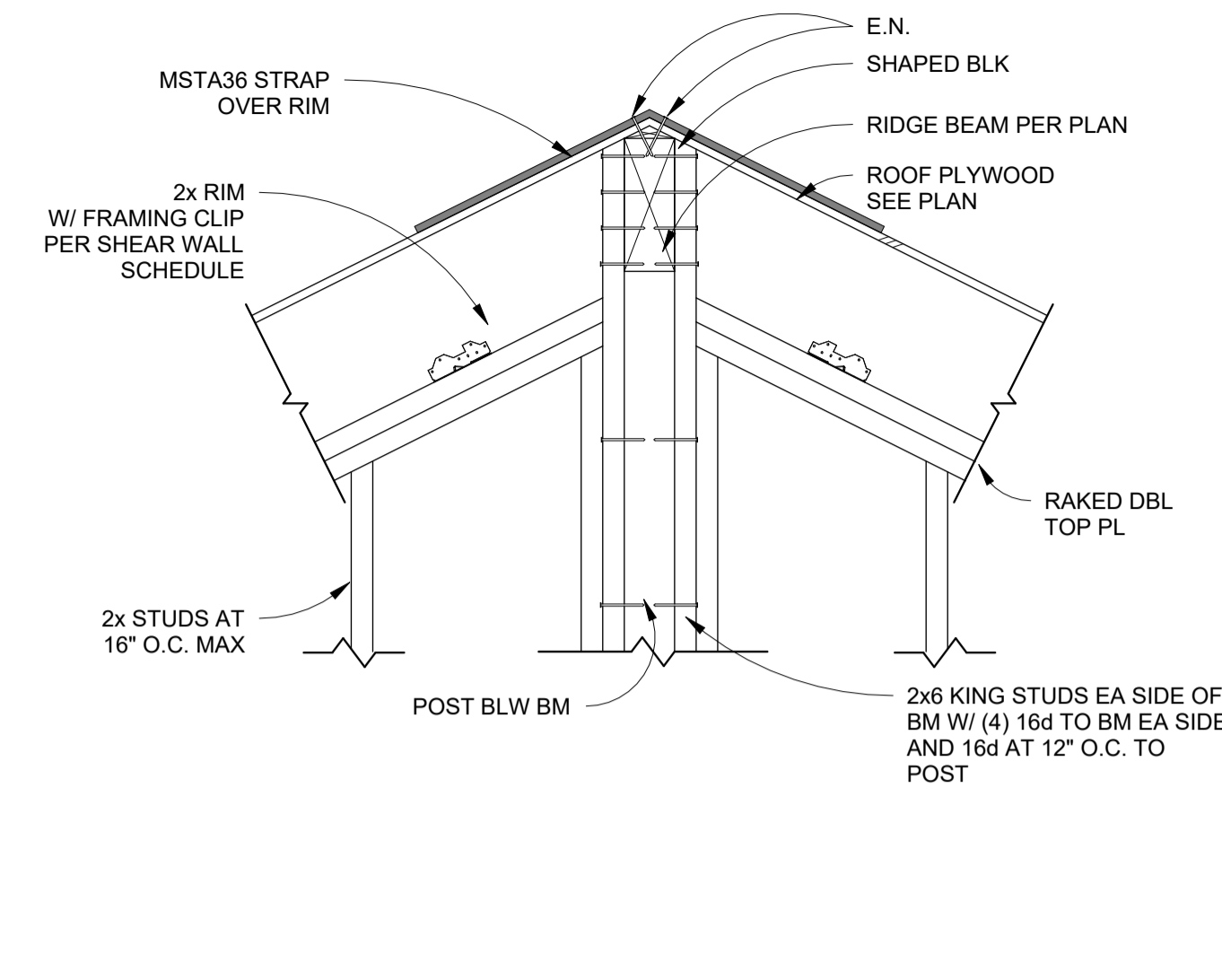
STRUCTURAL NOTES

DATE: 8-15-2023

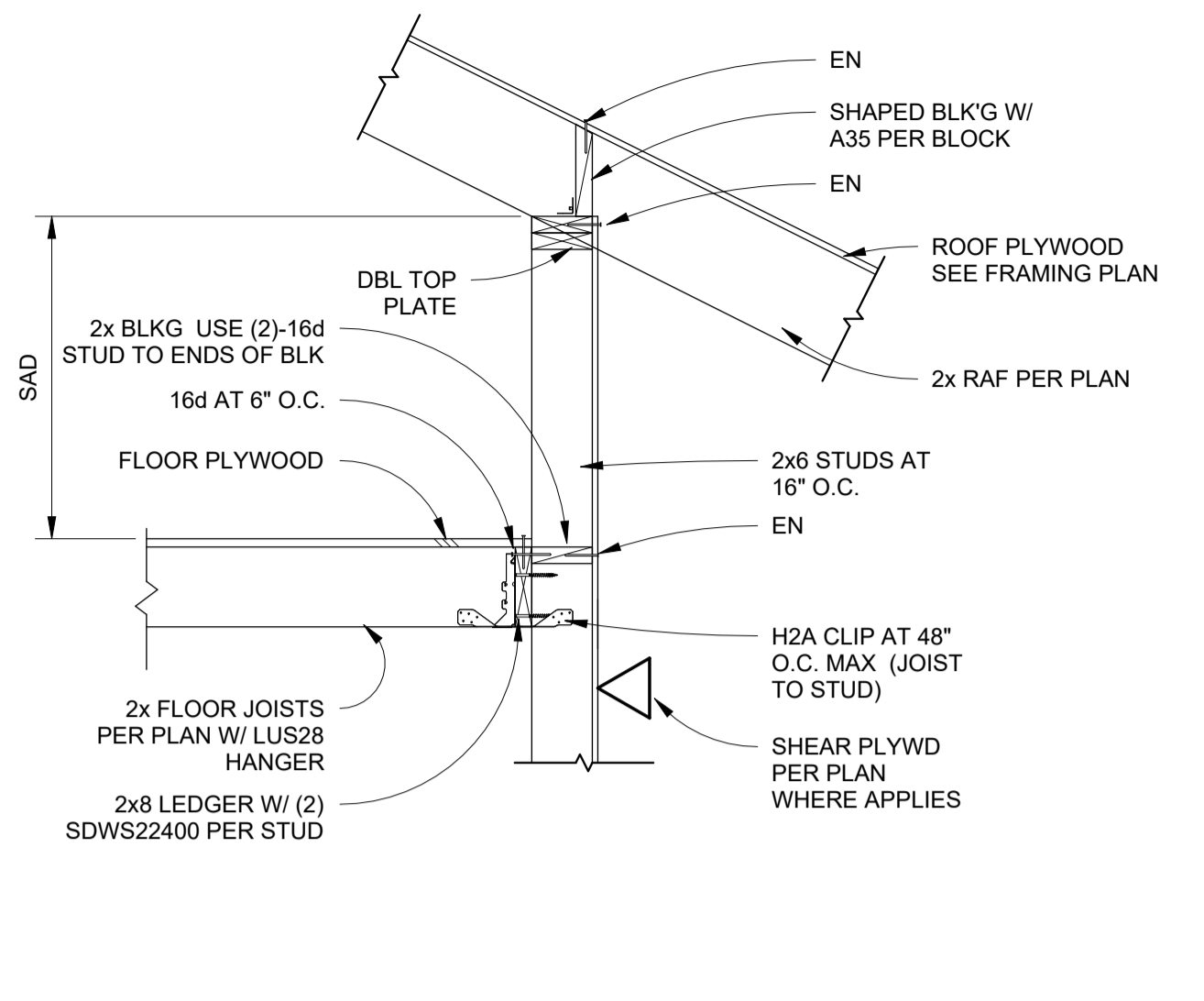
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SHEET

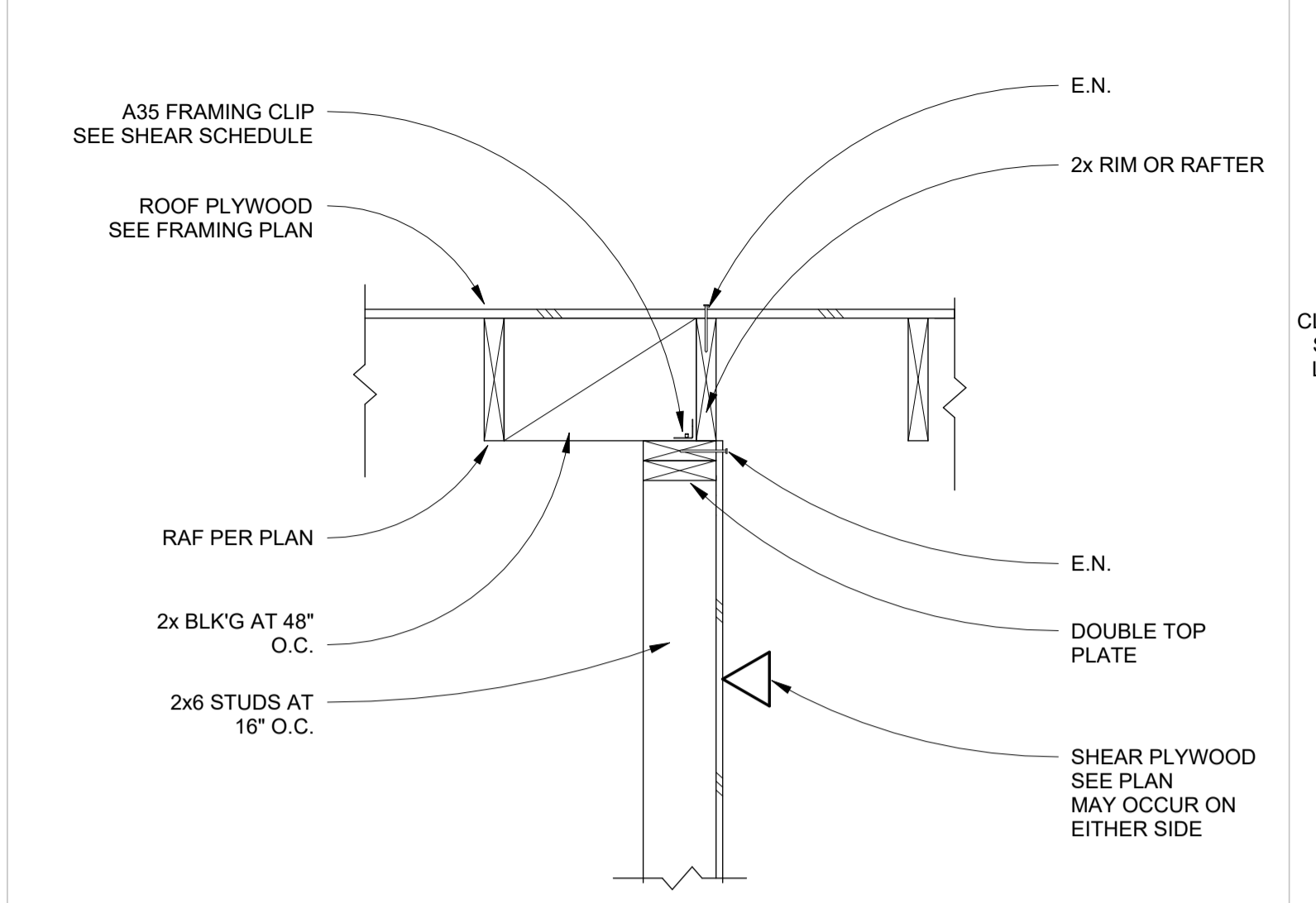
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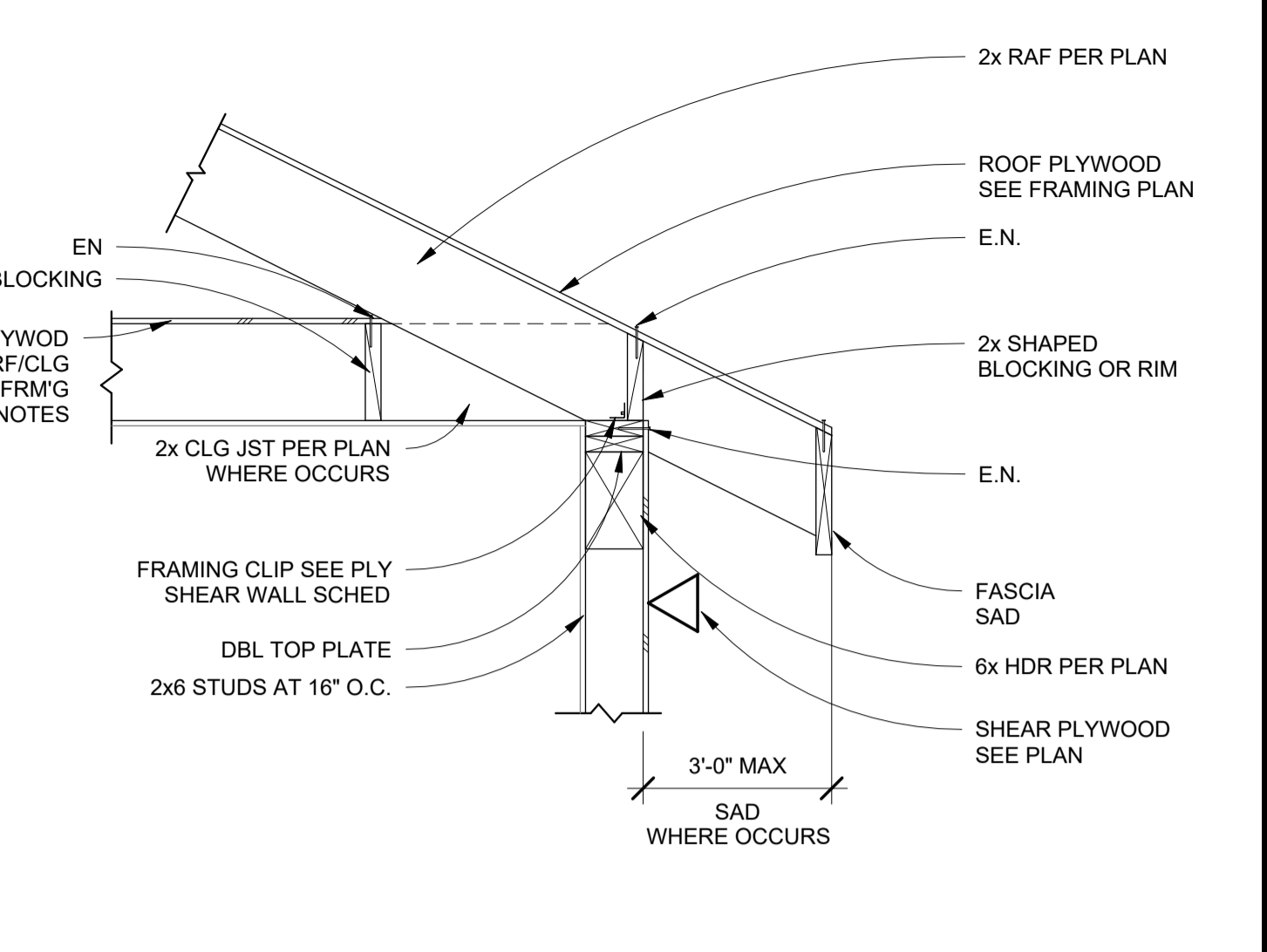
10 RIDGE BEAM CONN TO POST AT WALL
 S2.1 1" = 1'-0"



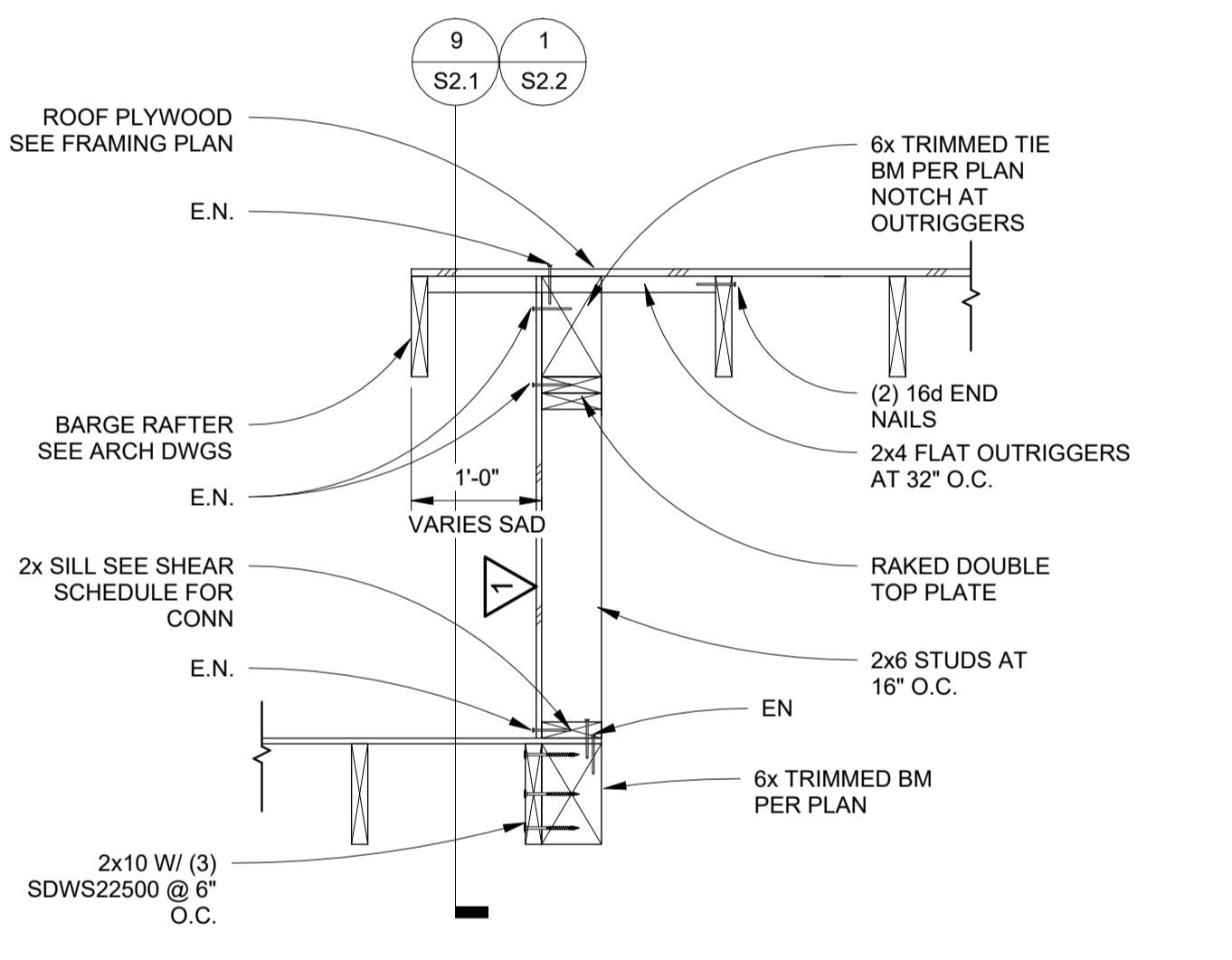
7 ROOF AT PORCH
 S2.1 3/4" = 1'-0"



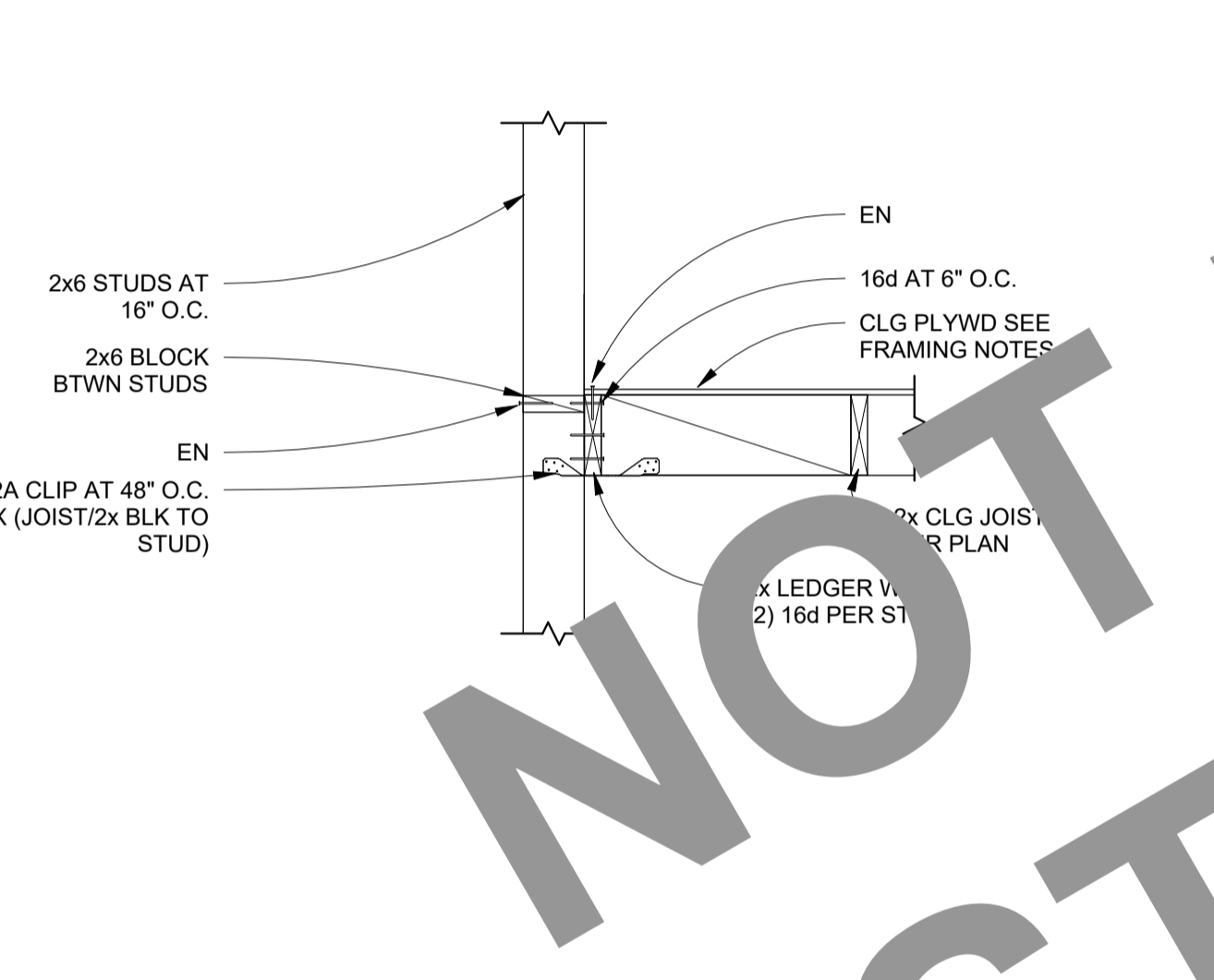
4 INTERIOR SHEAR WALL AT ROOF
 S2.1 1" = 1'-0"



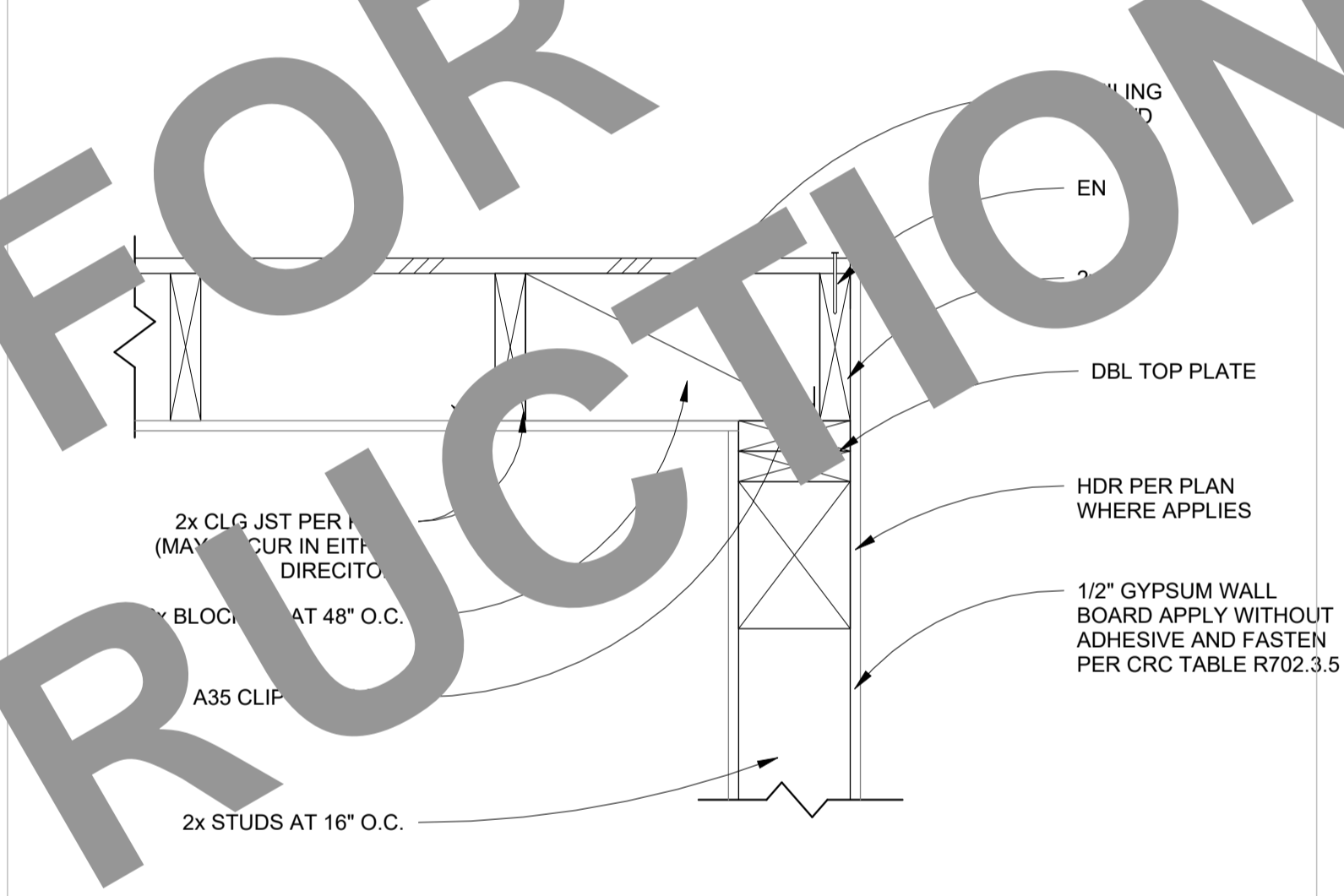
1 TYP EAVE
 S2.1 3/4" = 1'-0"



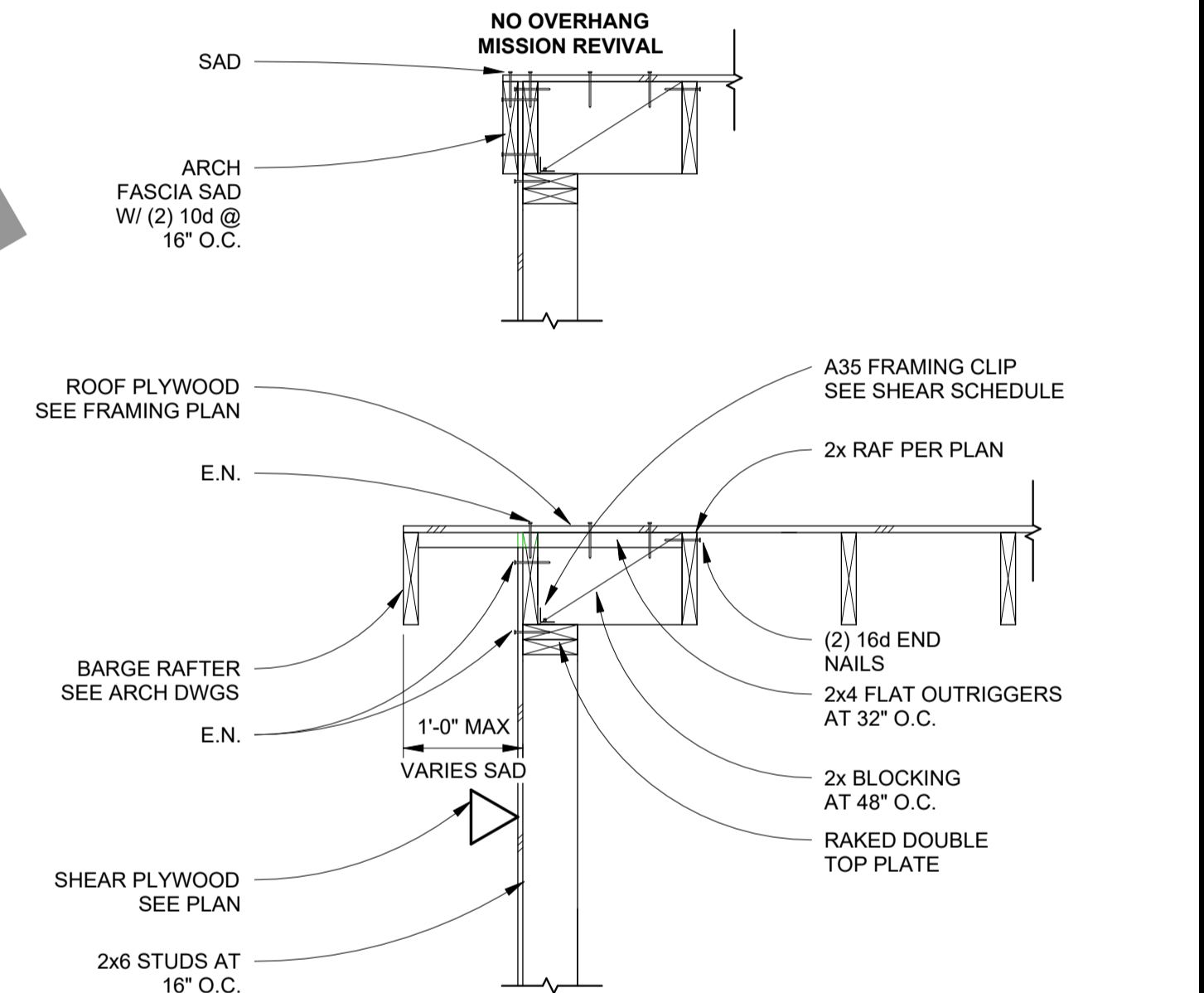
11 RAKE AT INTERSECTING ROOF
 S2.1 3/4" = 1'-0"



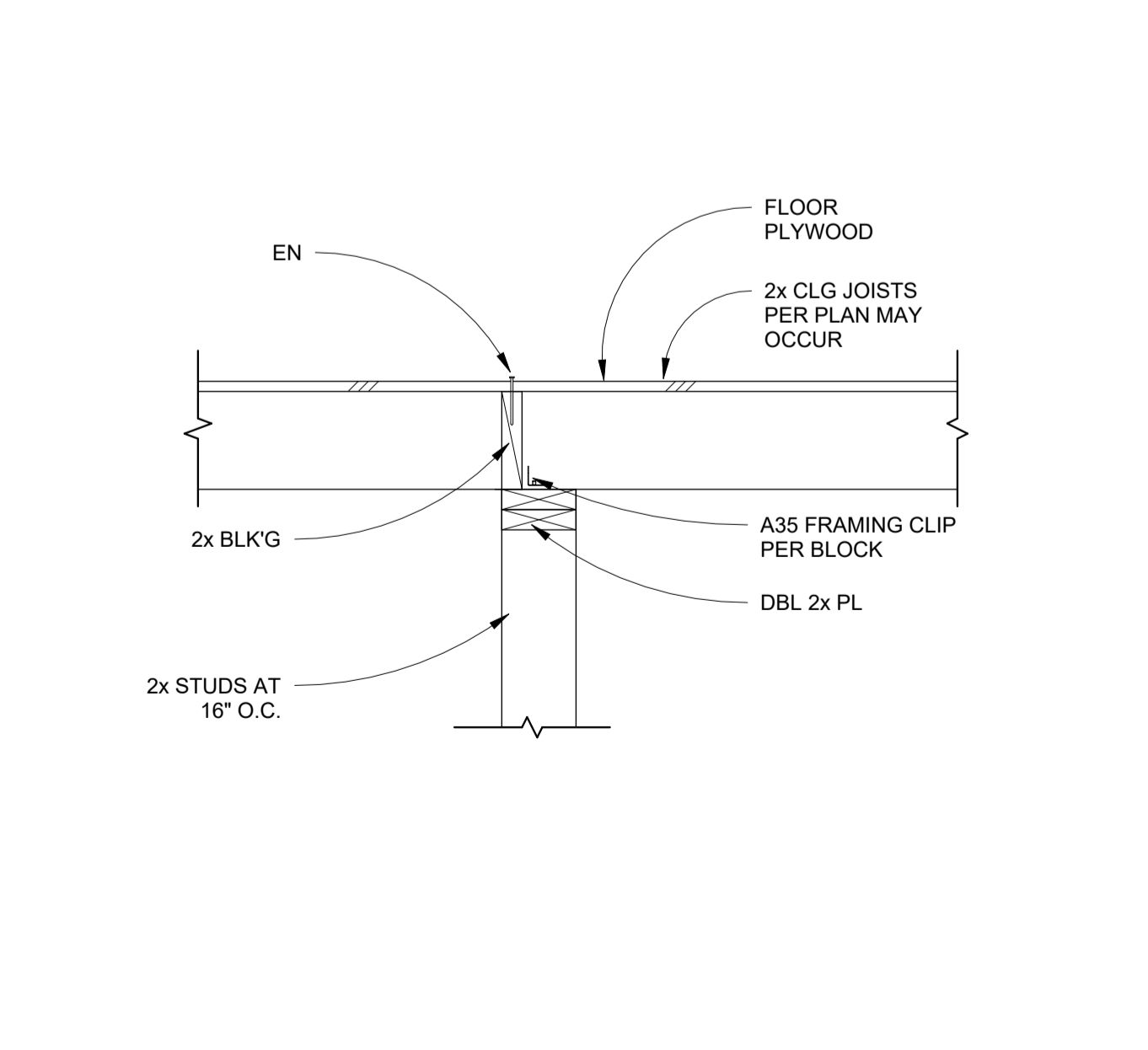
8 LOFT/CEILING DETAIL
 S2.1 3/4" = 1'-0"



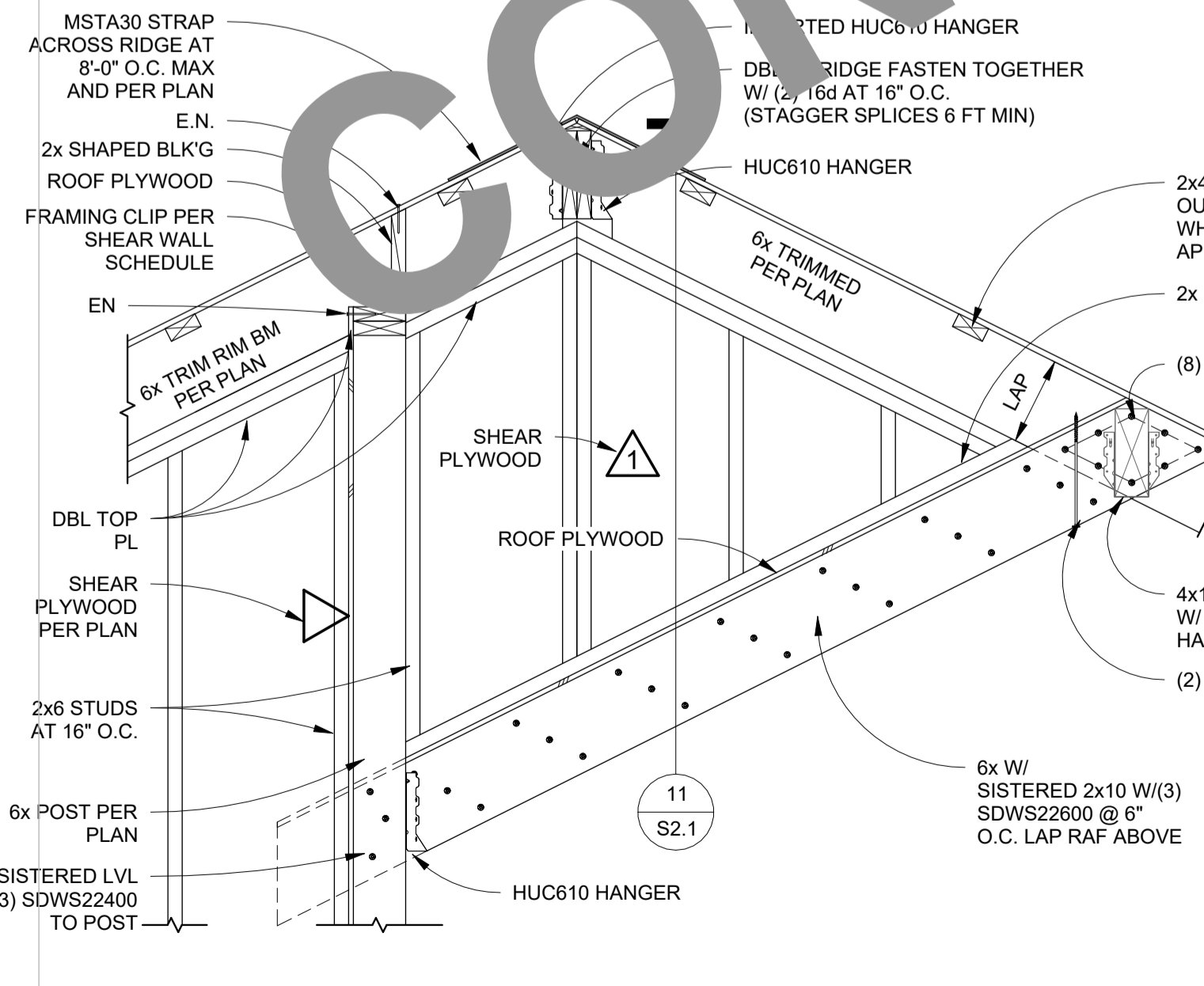
5 CEILING EDGE CONNECTION
 S2.1 1 1/2" = 1'-0"



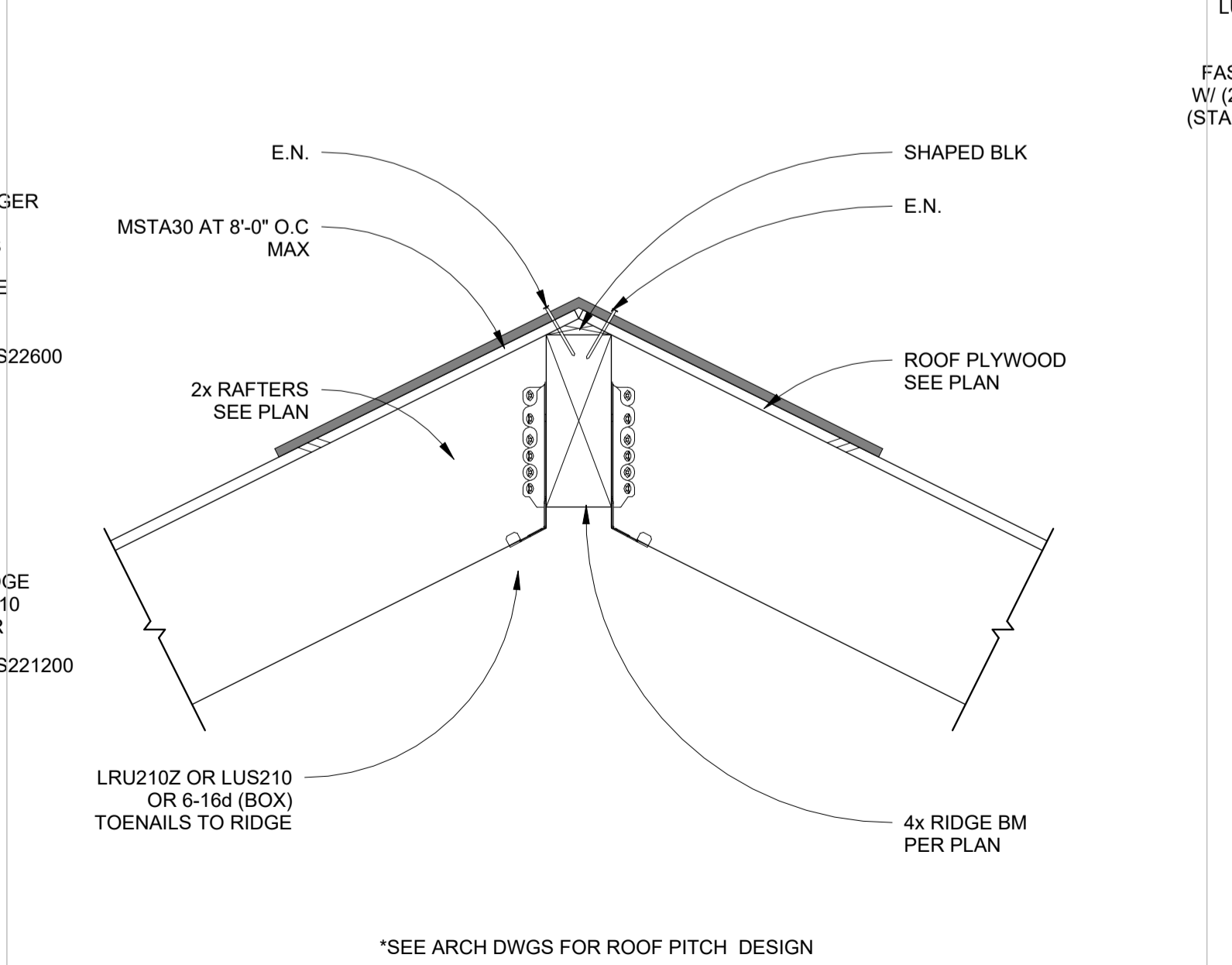
2 TYP RAKE
 S2.1 3/4" = 1'-0"



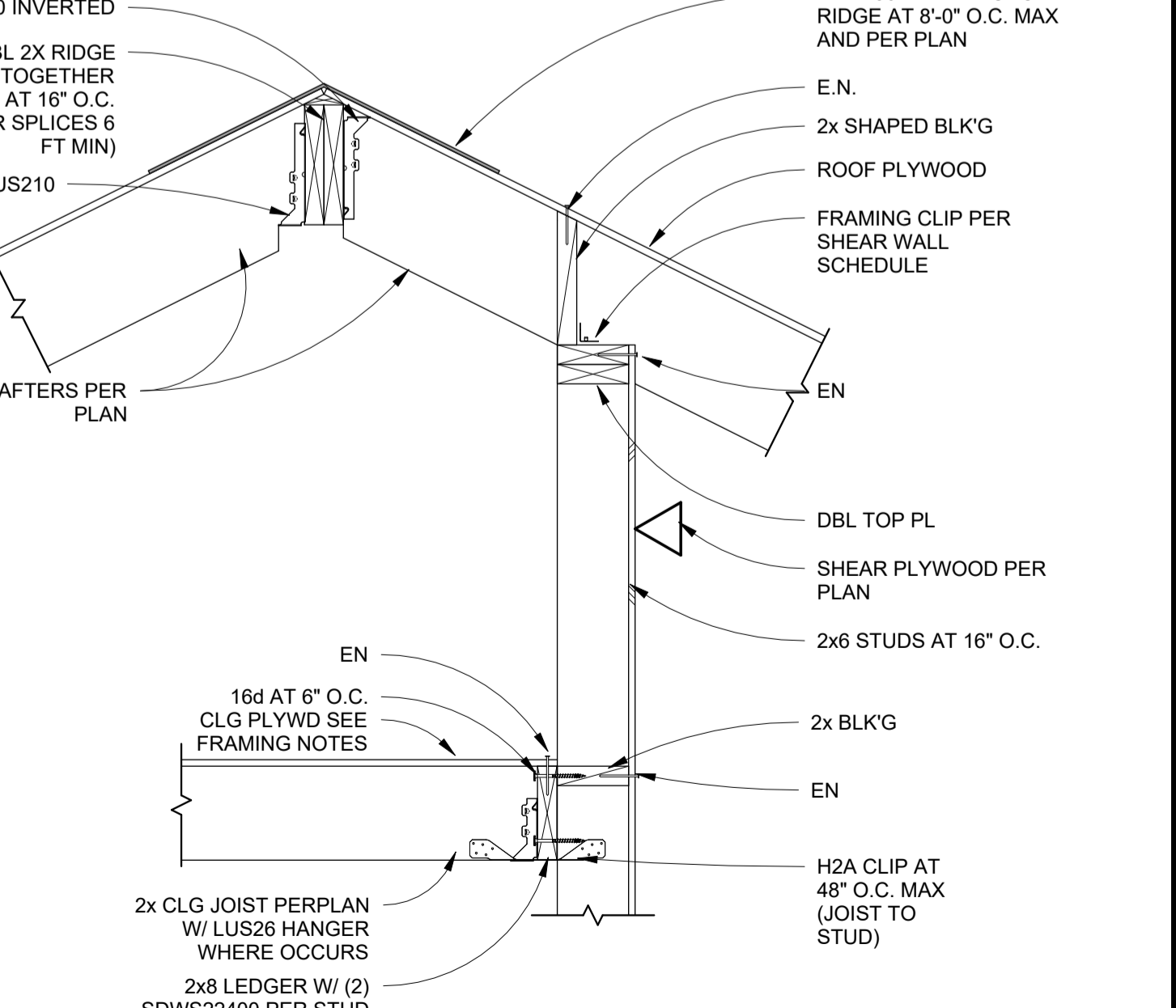
12 CEILING JOIST TO WALL
 S2.1 1" = 1'-0"



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"

NOT FOR CONSTRUCTION

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

 BY USING THESE PRE-DESIGNED ADU PLANS, THE HOMEOWNER ACCEPTS THE FOLLOWING CONDITIONS:
 1. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
 2. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
 3. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
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 9. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
 10. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.

NOT FOR CONSTRUCTION

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/P	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/P	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

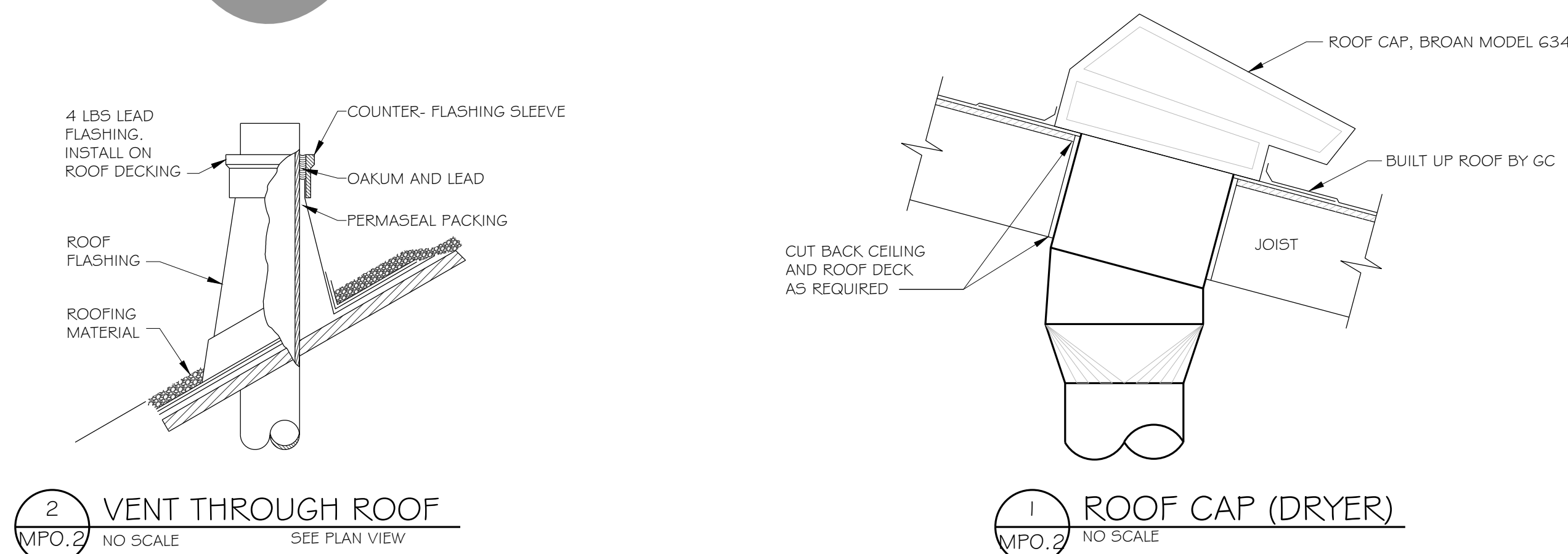
NOTES: 1. CONTROLLED BY HUMIDISTAT. ADD OVERRIDE SWITCH; COORDINATE LOCATION W/ ARCHITECT. PROVIDES WHOLE HOUSE VENTILATION. TO RUN 24/7.

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	RISE	H.P.	VOLT	PH	WEIGHT	HEIGHT	PART NO.	REMARKS
WH-1	OUTSIDE	DHW	GAS	199 MBH	TANKLESS	6.5 GPM @ 60	--	120	1	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	1	157	63	XE400	545UO ITEM DUE TO REJECTION TO OUTSIDE

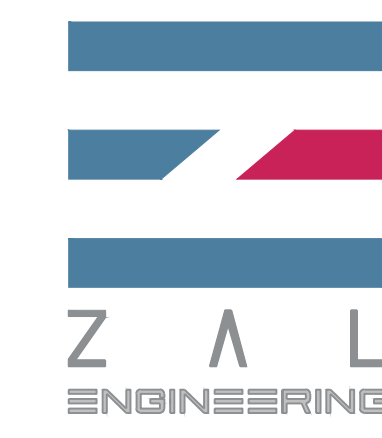
GAS CALCULATIONS FOR WH-1 *		
WH-1	DISTANCE TO METER	GAS PIPE SIZE
(BTU/H)	(FT.)	(IN.)
199	<50	1/2
	>50	3/4

*GARAGE CONVERSION ONLY



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 FOR (THE PRE-DESIGNED ADU PLANS FOR THE CITY OF BUELLTON, CALIFORNIA). THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE JURISDICTIONS LISTED ABOVE 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 CITIES STATED ABOVE. 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 CITIES STATED ABOVE HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGEMENTS, 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 ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.



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."

ZAL ENGINEERING
MECHANICAL CONSULTANTS
99 PACIFIC ST. STE. 375G
MONTEREY, CA 93940
TELEPHONE (831) 641-7799
JOB NO. 23019.00

NOT FOR CONSTRUCTION

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

**TWO
BEDROOM
RANCH**

MECH & PLBG

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

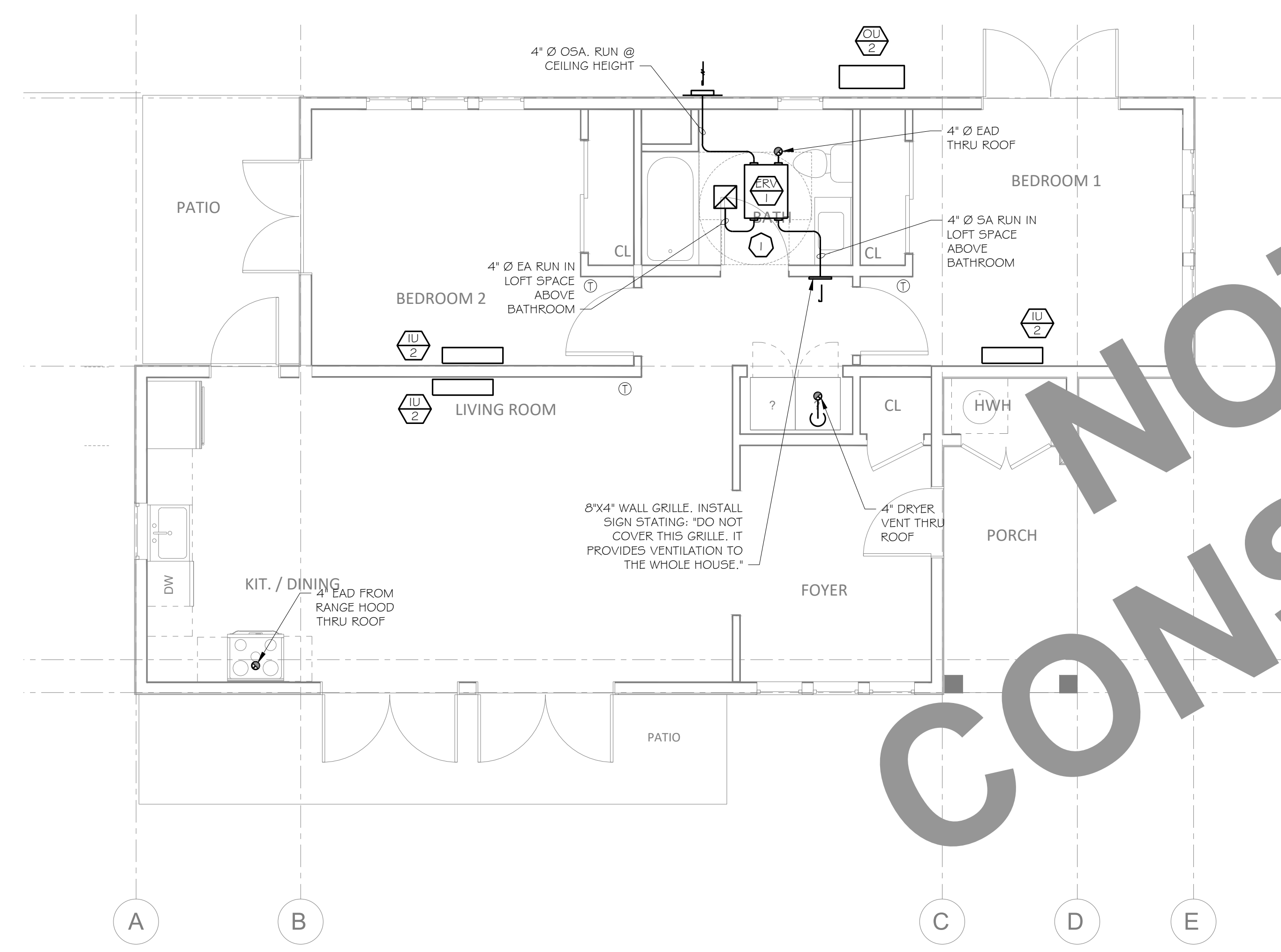
CHECKED BY:

SHEET NUMBER

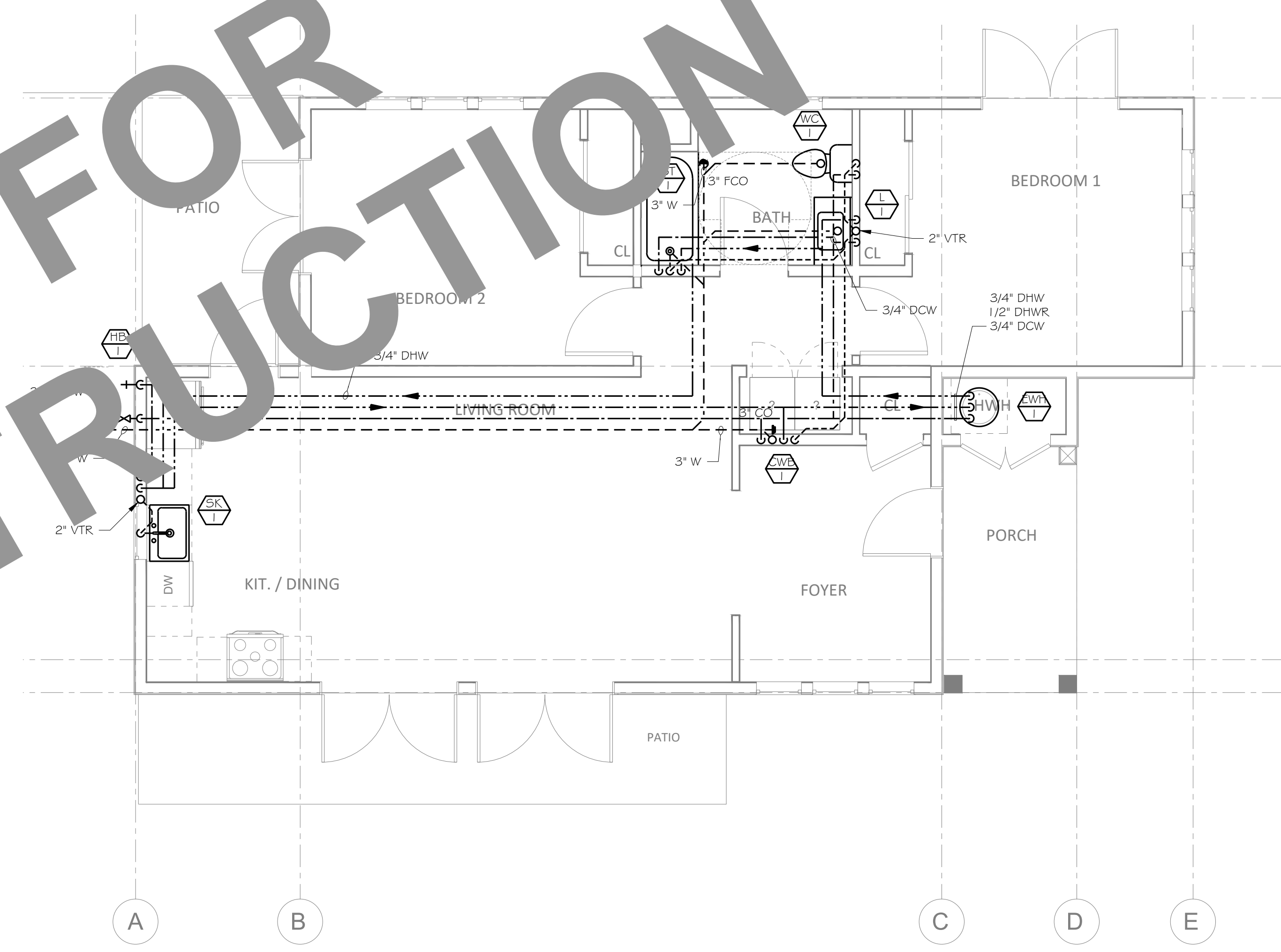
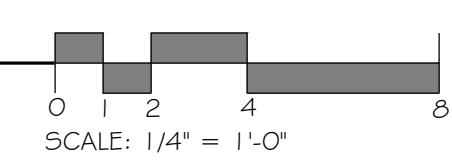
MP2.3

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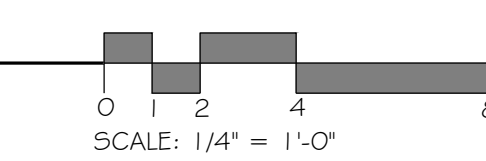
NOT FOR CONSTRUCTION



2 FLOOR PLAN - TWO BEDROOM - NEW MECHANICAL
MP2.3 SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - TWO BEDROOM - NEW PLUMBING
MP2.3 SCALE: 1/4" = 1'-0"





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
TWO
BEDROOM
RANCH

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

ENGINEER BY:

DRAWN BY:

CHECKED BY:

SHEET NUMBER

T24.8

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.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Buellton ADU
Calculation Date/Time: 2023-11-13 11:53:33
Calculation Description: Title 24 Analysis
Input File Name: TypeC_R_rbd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jaime Zaldivar
Company: ZAL Engineering
Address: 99 Pacific St. Ste 375G
City/State/Zip: Monterey, CA 93940
Phone: 831-641-7739

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. 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.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building features and performance specifications identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, including design plans and specifications, and are consistent with the information provided on other applicable compliance documents, including design plans and specifications.

Responsible Designer Name: Jaime Zaldivar
Company: ZAL Engineering
Address: 99 Pacific St. Ste 375G
City/State/Zip: Monterey, CA 93940
Phone: 831-641-7739

Digitally signed by Jaime Zaldivar. This digital signature is provided in support of this registration, and in no way constitutes a guarantee of the accuracy of the information provided. Registration Provider responsibility for the accuracy of the information.

Registration Number: 223-P01009333C-000-000-000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 2023-11-13 11:53:33
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CaCERTS Inc.
Report Generated: 2023-11-13 11:46:53

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System	Number of Units	Heating Efficiency Type	SEER/SEER2	Cap 47	Cap 17	Cooling Efficiency Type	EER/CEER	Zonally Controlled	Compressor Type	HERS Verification	
Ductless Mini-Split	HP	1	HERS 12	25000	15500	EER2SEER2	20	12.7	Not Zonal	Single Speed	Heat Pump System 1-HERS H-pump	

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	
Name	System	Number of Units	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Ductless Mini-Split	HP	1	0	Not Required	Not Required	No	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/ASBE	Includes Fault Indicator Display?	HERS Verification	Status
SfAm IAQventRpt 1-1	66	0.59009	Balanced	Yes	77 / 83	Yes	Yes	

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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	PROP140 T2 RH37515 (40 gal, 14.13)	Outside	ADU	

WATER HEATING - COMPACT DISTRIBUTION

01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.7	n/a

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	Basic	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
OUI1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

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EXTERIOR SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
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 Sliding/Heating/Sealing Radiant Barrier Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Sensor Controls	DHW Heater 1	1	n/a	Basic	n/a	DHW Heater 1 (1)

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OVERHANGS AND FINNS

01	02	03	04	05	06	07	08	09	10	11	12	13	14			
Window	Depth	Dist Up	Overhang			Left Fin								Right Fin		
			Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up			
Window 4	1.5	1	15	7.5	0.5	0	0	0	0	0	0	0	0	0		
Window 5	1.5	1	15	15	0.5	0	0	0	0	0	0	0	0	0		
Window 9	1.5	1	15	7.5	0.5	0	0	0	0	0	0	0	0	0		
Window 10	1.5	1	15	15	0.5	0	0	0	0	0	0	0	0	0		
Window 11	1.5	1	15	15	0.5	0	0	0	0	0	0	0	0	0		

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. Width and Depth	Edge Insul. Reveal and Depth	Carpeted Fraction	Heated
Slab-on-Grade	ADU	385	46.17	none	0	80%	No
Slab-on-Grade 2	ADU	175.53	25.58	none	0	80%	No
Slab-on-Grade 3	ADU	76.9	6.83	none	0	80%	No
Slab-on-Grade 4	ADU	187.74	25.67	none	0	80%	No
Slab-on-Grade 5	ADU	62	6.1	none	0	80%	No
Slab-on-Grade 6	ADU	134.83	19	none	0	80%	No

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