



CALIFORNIA RANCH



COTTAGE



MODERN

WALNUT CREEK ACCESSORY DWELLING UNIT - PLAN 3

PROJECT ADDRESS: _____

PROJECT DIRECTORY

(TO BE PROVIDED BY APPLICANT OR OWNER)

APPLICANT

ADDRESS: _____
CONTACT: _____
EMAIL: _____
PHONE: _____

OWNER

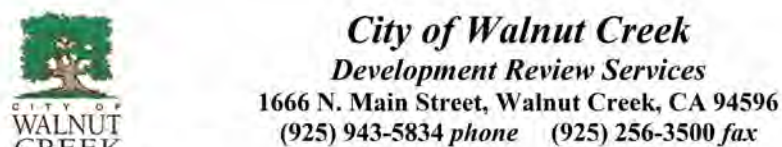
ADDRESS: _____
CONTACT: _____
EMAIL: _____
PHONE: _____

ARCHITECT

RRM DESIGN GROUP

ADDRESS: 3765 S Higuera St, Suite 102
SAN LUIS OBISPO, CA 93401
CONTACT: RANDY RUSSOM
EMAIL: RVRUSSOM@RRMDDESIGN.COM
PHONE: P:(805) 543-1794

CALGREEN CODE CHECKLIST



Revised June 9, 2017

Information Bulletin No. IB-35

Residential CalGreen Code Checklist

Project designer may use this checklist to indicate sheet number on the project plans showing compliance with CALGREEN code sections for all new residential structures (RNEW).

This guideline also identifies which city division has responsibility for plan check and inspection for the listed sections of the California Green Building Standards Code. B: Building Division; C: Current Engineering Division; P: Planning Division.

When using this checklist, reviewer or inspector place a check mark ✓ next to the division letter; reviewer circle the appropriate letter E or B to indicate which division will do the inspection.

Permit No.	Reviewed by:		Primary responsibility (office use)	
Code Section	Section Title	Sheet Number	Plan check	Inspection
4.106	Site Development 2 Storm water during construction 2 Grading and paving 4 Electric vehicle charging	AS-101	E E E	E/B E/B E/B
4.201	Energy Efficiency 1 Use California Energy Code standards	G-201, G-202, T24	B	B
4.303	Indoor Water Use 1 Water conserving plumbing fixtures and fittings 2 Plumbing fixtures and fittings	G-201, G-202, T24, A-101	B B	B B
4.304	Outdoor Water Use 1 Outdoor potable water use in landscape areas	G-201, G-202, AS-101	E	E/B
4.406	Enhanced Durability & Reduced Maintenance 1 Rodent proofing	G-201, G-202	B	B
4.408	Construction Waste Reduction, Disposal & Recycling 1 Construction waste reduction 65 percent	G-201, G-202	B	B
4.410	Building Maintenance & Operation 1 Operation & maintenance manual 2 Recycling by occupants	G-201, G-202	B B	B B
4.403	Fireplaces 1 EPA Phase II emission limits		B	B
4.504	Pollutant Control 1 Cover dusts, protect mesh equip during construction 2 Finish material 3 Carpet systems 4 Resilient flooring systems 5 Composite wood products	G-201, G-202, A-111 A-201, A-202, A-203	B	B
4.505	Interior Moisture Control 2 Concrete slab foundations 3 Moisture content of building materials	G-201, G-202	B	B
4.506	Indoor Air Quality and Exhaust 1 Exhaust from fire 1 Exhaust from fire	G-201, G-202, A-111	B	B
4.507	Environmental Comfort 2 Heating and A/C system design	G-201, G-202, A-111	B	B

* For inspection items with E/B, Engineering Division will inspect when a site development permit is issued, otherwise Building Division will inspect.

SUPPORTING DOCUMENTS

ALL PRADU PLAN USERS MUST SUBMIT A COMPLETED LIABILITY AGREEMENT FORM AT THE TIME OF APPLICATION SUBMITTAL.

SIGNED USER LICENSE AGREEMENT? ☐ YES ☐ NO

STAFF INITIALS: _____

ENERGY COMPLIANCE

PREPARED BY: CARSTAIRS ENERGY
DATE PREPARED: FEBRUARY 06, 2023
JOB NUMBER: 23-02066

PROJECT INFORMATION

PROJECT SCOPE:

- CONSTRUCTION OF A NEW DETACHED 1 STORY 672 SF ACCESSORY DWELLING UNIT WITH 1 BEDROOMS AND 1 BATH.
- ALL SITE WORK WITHIN THE PROPERTY LINE.
- ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

(TO BE PROVIDED BY APPLICANT OR OWNER)

SITE INFORMATION:

APN: _____
ZONING: _____
LOT SIZE: _____
LAND USE: _____
EXISTING USE: _____
PROPOSED USE: _____
BUILDING: _____
HARDSCAPE/PAVING: _____
LANDSCAPE: _____

SETBACKS	REQUIRED MINIMUM	PROPOSED
FRONT:		
REAR:	4' - 0" (A.B. NO. 86)	
SIDES:	4' - 0" (A.B. NO. 86)	
BETWEEN STRUCTURES:	10' - 0"	

IS THE ADU 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR IS THE ADU 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE?

☐ NO

☐ YES: IF YES, FIRE RATED WALL & PROJECTIONS REQUIRED PER 2022 CBC, CHAPTER 2. FIRE RATED WALL DETAIL: 52/A-901
IF YES, FIREBLOCKING IS REQUIRED IN PROJECTIONS, RAKES AND EAVES. SEE DETAILS: 24/A-903 31/A-912, 32/A-912, 31/A-922, 32/A-922, 31/A-932, 32/A-932

ADDITIONALLY, 1-HOUR FIRE RATED PROJECTION NOTES ARE APPLICABLE ON DETAILS: 52/A-931, 42/A-903, 34/A-903

UTILITIES

WATER AND SEWER SERVICE CONTRA COSTA WATER DISTRICT
ELECTRICAL SERVICE PACIFIC GAS AND ELECTRIC
GAS SERVICE PACIFIC GAS AND ELECTRIC
SEWER SERVICE EBMUD, CENTRAL SANITARY DISTRICT
GARBAGE SERVICE REPUBLIC SERVICES
CABLE SERVICE

BUILDING AREAS

PLAN 3 - ONE BEDROOM

AREA: 672 SF
FRONT PORCH AREA
CALIFORNIA RANCH: 82 SF
COTTAGE: 126 SF
MODERN: 82 SF
OPTIONAL SIDE PORCH 64 SF

PROJECT CHECKLIST

*FOR BUILDING DEPARTMENT REVIEW, INITIAL WHEN SECTION HAS BEEN REVIEWED

STAFF INITIALS:

WASTE WATER *FILLED IN BY OWNER OR APPLICANT

- ☐ SEWER
☐ SEPTIC (REQUIRES APPROVAL)

FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

- ☐ NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED)
☐ YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED)

ELECTRICAL PANEL (SEE SITE PLAN FOR LOCATION):

- ☐ OPTION 1 NEW ELECTRICAL MAIN PANEL OF 200 AMP WITH 225 AMP MINIMUM BUSBAR RATING
☐ OPTION 2 A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME, ELECTRICAL LOAD CALCULATIONS ARE REQUIRED.

FIRE SPRINKLERS NOTES

WHEN SPRINKLERS ARE REQUIRED PER "PRE-APPROVED ADU PLANS APPLICATION FORM":

- DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
- SECTION 903.3.1.3 NFPA 13D SPRINKLER SYSTEMS AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3.
- SECTION 903.2.8 GROUP R-3 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
- SECTION 903.2.8.1 GROUP R-3 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PERMITTED IN GROUP R-3 OCCUPANCIES.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

PROJECT INFORMATION

*FOR BUILDING DEPARTMENT REVIEW, INITIAL WHEN SECTION HAS BEEN REVIEWED

STAFF INITIALS:

BUILDING INFORMATION:

NUMBER OF STORIES: 1
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
SPRINKLERED: SEE FIRE SPRINKLER SECTION ON SHEET
MAX. HEIGHT ALLOWED: 16' - 0"
MAX. HEIGHT PROPOSED: 15' - 6"

ADDITIONAL INFORMATION

- ANY PROPOSED ENERGY STORAGE SYSTEM (ESS) SHALL FOLLOW SINGLE-FAMILY RESIDENTIAL MANDATORY REQ. SUMMARY SECTION 150.0(s) AND WILL REQUIRE A SEPARATE PERMIT TO BE PULLED BY APPLICANT.
- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3) (PER TITLE 24).
- NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER, SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED (PER TITLE 24).
- THIS PLAN IS INTENDED FOR FLAT LOTS (FALLING LESS THAN 10' ACROSS THE LONGEST BUILDING DIMENSION OR 5% WHICHEVER IS THE LEAST), WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS AND NOT IN DESIGNATED FLOOD ZONE, WHERE THE MAIN DWELLING UNIT IS SUPPORTED IN SHALLOW FOOTINGS WITH SLABS ON GRADE CONSTRUCTION. IF THE PROJECT SITE DEVIATES FROM ANY OF THE AFOREMENTIONED QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THERE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.

STYLE & OPTIONS SELECTIONS

*OWNER OR APPLICANT TO SELECT ONE OF THE FOLLOWING STYLES AND ONE OF EACH OF THE SUBSEQUENT OPTIONS WITHIN THE CHOSEN STYLE.

*OWNER OR APPLICANT REQUIRED TO PROVIDE MANUFACTURER AND COLOR/FINISH SPECIFICATION IN THE MATERIALS LEGEND; SEE ELEVATIONS.

CALIFORNIA RANCH

HORIZONTAL SIDING

- ☐ OPT. A - FIBER CEMENT LAP SIDING (CRC R703.10.2)
☐ OPT. B - FIBER CEMENT PANEL SIDING (CRC R703.10.1)
☐ OPT. C - HORIZONTAL WOOD LAP SIDING (CRC R703.5.3)

EXTERIOR TRIM ELEMENTS

- ☐ OPT. A - FIBER CEMENT
☐ OPT. B - WOOD

EXTERIOR LIGHT

- ☐ OPT. A - THE GREAT OUTDOORS
☐ OPT. B - LUTEC - BARN LIGHT

ASPHALT SHINGLE ROOF - CLASS C MIN. (CRC R905.1, CRC R905.2 & CRC R905.1.1)

EXTERIOR SOFFITS, RAKES, & EAVES MATERIAL

- ☐ OPT. A - EXT. GRADE TONGUE & GROOVE
☐ OPT. B - FIBER CEMENT
☐ OPT. C - EXT. GRADE PLYWOOD

COTTAGE

HORIZONTAL SIDING

- ☐ OPT. A - FIBER CEMENT LAP SIDING (CRC R703.10.2)
☐ OPT. B - FIBER CEMENT PANEL SIDING (CRC R703.10.1)
☐ OPT. C - HORIZONTAL WOOD LAP SIDING (CRC R703.5.3)

SHINGLE/SHAKE SIDING (CRC R703.6)

- ☐ OPT. A - FIBER CEMENT
☐ OPT. B - WOOD

EXTERIOR TRIM ELEMENTS

- ☐ OPT. A - FIBER CEMENT
☐ OPT. B - WOOD

EXTERIOR LIGHT

- ☐ OPT. A - LNC - MODERN
☐ OPT. B - HAMPTON BAY

ASPHALT SHINGLE ROOF - CLASS C MIN. (CRC R905.1, CRC R905.2 & CRC R905.1.1)

EXTERIOR SOFFITS, RAKES, & EAVES MATERIAL

- ☐ OPT. A - EXT. GRADE TONGUE & GROOVE
☐ OPT. B - FIBER CEMENT
☐ OPT. C - EXT. GRADE PLYWOOD

MODERN

VERTICAL SIDING

- ☐ OPT. A - FIBER CEMENT PANEL SIDING (CRC R703.10.1)
☐ OPT. B - VERTICAL WOOD SIDING (CRC R703.5.1)

EXTERIOR TRIM ELEMENTS

- ☐ OPT. A - FIBER CEMENT
☐ OPT. B - WOOD

EXTERIOR LIGHT

- ☐ OPT. A - LNC - MODERN
☐ OPT. B - HAMPTON BAY

STANDING SEAM METAL ROOF - CLASS C MIN. (CRC R905.1, CRC R905.10 & CRC R905.1.1)

ATTIC VENTING METHOD

- ☐ OPT. A - RIDGE & SOFFIT ATTIC VENTING
☐ OPT. B - ROOF VENTS

EXTERIOR SOFFITS, RAKES, & EAVES MATERIAL

- ☐ OPT. A - EXT. TONGUE & GROOVE
☐ OPT. B - FIBER CEMENT
☐ OPT. C - EXT. GRADE PLYWOOD

USER LICENSE AGREEMENT

OWNER/APPLICANT TO SIGN & SUBMIT SEPARATE SUPPORTING DOCUMENT "USER LICENSE AGREEMENT" IN ADDITION TO SIGNING THIS USER AGREEMENT BELOW:

BY USING THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE CITY OF WALNUT CREEK, ITS ELECTED OFFICIALS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

THE PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN CITY OF WALNUT CREEK. NO DEVIATIONS, ALTERATIONS, OR OPTIONS BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE ISSUING JURISDICTION AND CHIEF BUILDING OFFICIAL. ANY UNAPPROVED PLAN MODIFICATIONS MAY BE DEVELOPED THROUGH RRM DESIGN GROUP AND THE APPROVING JURISDICTION IF REQUIRED. THIS SET OF PLANS SHALL NOT BE USED FOR A PUBLIC HOUSING PROJECT.

SIGNATURE

DATE

SHEET INDEX

G-003	TITLE SHEET
G-101	GENERAL NOTES
G-102	SHEET INDEX, ABBREVIATIONS & SYMBOLS
G-201	CAL. GREEN RESIDENTIAL REQUIREMENTS
G-202	CAL. GREEN RESIDENTIAL REQUIREMENTS

AS103	ARCHITECTURAL SITE PLAN (EXAMPLE & INSTRUCTIONS)
-------	--

A3-100	RENDERINGS
A3-101	FLOOR PLAN 3
A3-111	FINISH, MECHANICAL, & ELECTRICAL PLANS

A3-121	ROOF PLAN & REFLECTED CEILING PLAN - CAL RANCH
A3-122	ROOF PLAN & REFLECTED CEILING PLAN - COTTAGE
A3-123	ROOF PLAN & REFLECTED CEILING PLAN - MODERN

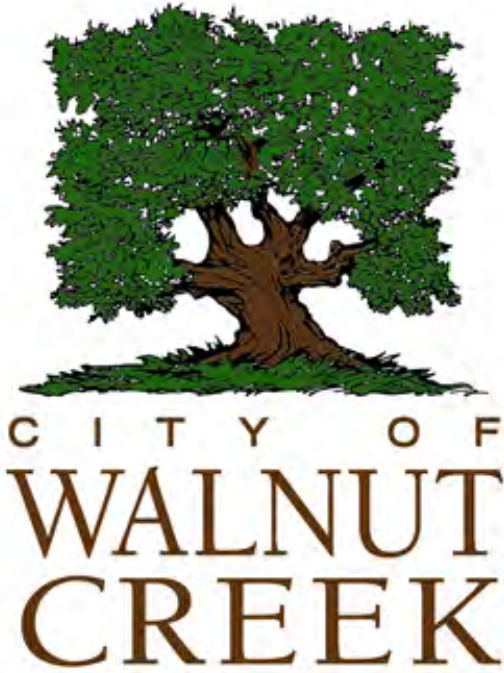
A3-201	ELEVATIONS & BUILDING SECTIONS - CAL RANCH
A3-202	ELEVATIONS & BUILDING SECTIONS - COTTAGE
A3-203	ELEVATIONS & BUILDING SECTIONS - MODERN

A-901	ARCHITECTURAL DETAILS - COMMON
A-902	ARCHITECTURAL DETAILS - COMMON
A-903	ARCHITECTURAL DETAILS - COMMON ROOF
A-911	ARCHITECTURAL DETAILS - CALIFORNIA RANCH
A-912	ARCHITECTURAL DETAILS - CALIFORNIA RANCH - ROOF
A-913	ARCHITECTURAL DETAILS - CALIFORNIA RANCH
A-921	ARCHITECTURAL DETAILS - COTTAGE
A-922	ARCHITECTURAL DETAILS - COTTAGE - ROOF
A-931	ARCHITECTURAL DETAILS - MODERN
A-932	ARCHITECTURAL DETAILS - MODERN - ROOF

S-101	SHEET INDEX, ABBREVIATIO & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES, SPECIAL INSPECTION & NOTES
S-201	FOUNDATION PLAN
S-202	ROOF FRAMING PLAN
S-301	TYPICAL CONCRETE DETAILS
S-311	CONCRETE DETAILS
S-312	CONCRETE DETAILS
S-401	TYPICAL WOOD DETAILS
S-402	TYPICAL WOOD DETAILS
S-403	TYPICAL WOOD DETAILS
S-421	ROOF FRAMING DETAILS

T24-301	ENERGY COMPLIANCE - PLAN 3
T24-302	ENERGY COMPLIANCE - PLAN 3
T24-303	ENERGY COMPLIANCE - PLAN 3
Grand total: 40	

VICINITY MAP (TO BE PROVIDED BY OWNER OR APPLICANT)



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

TITLE SHEET

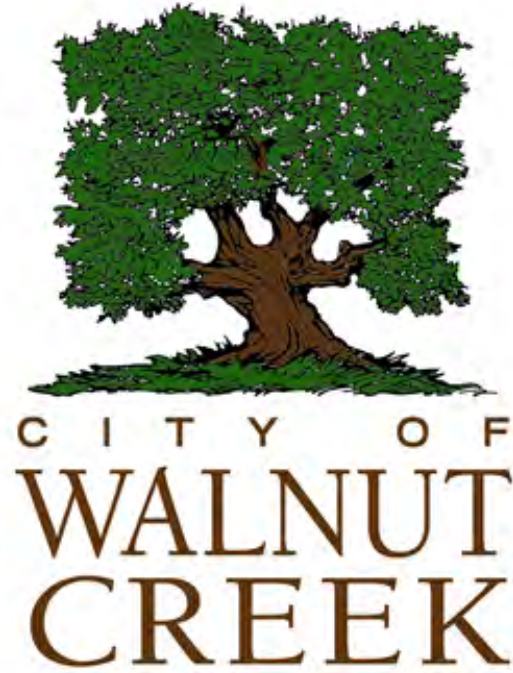
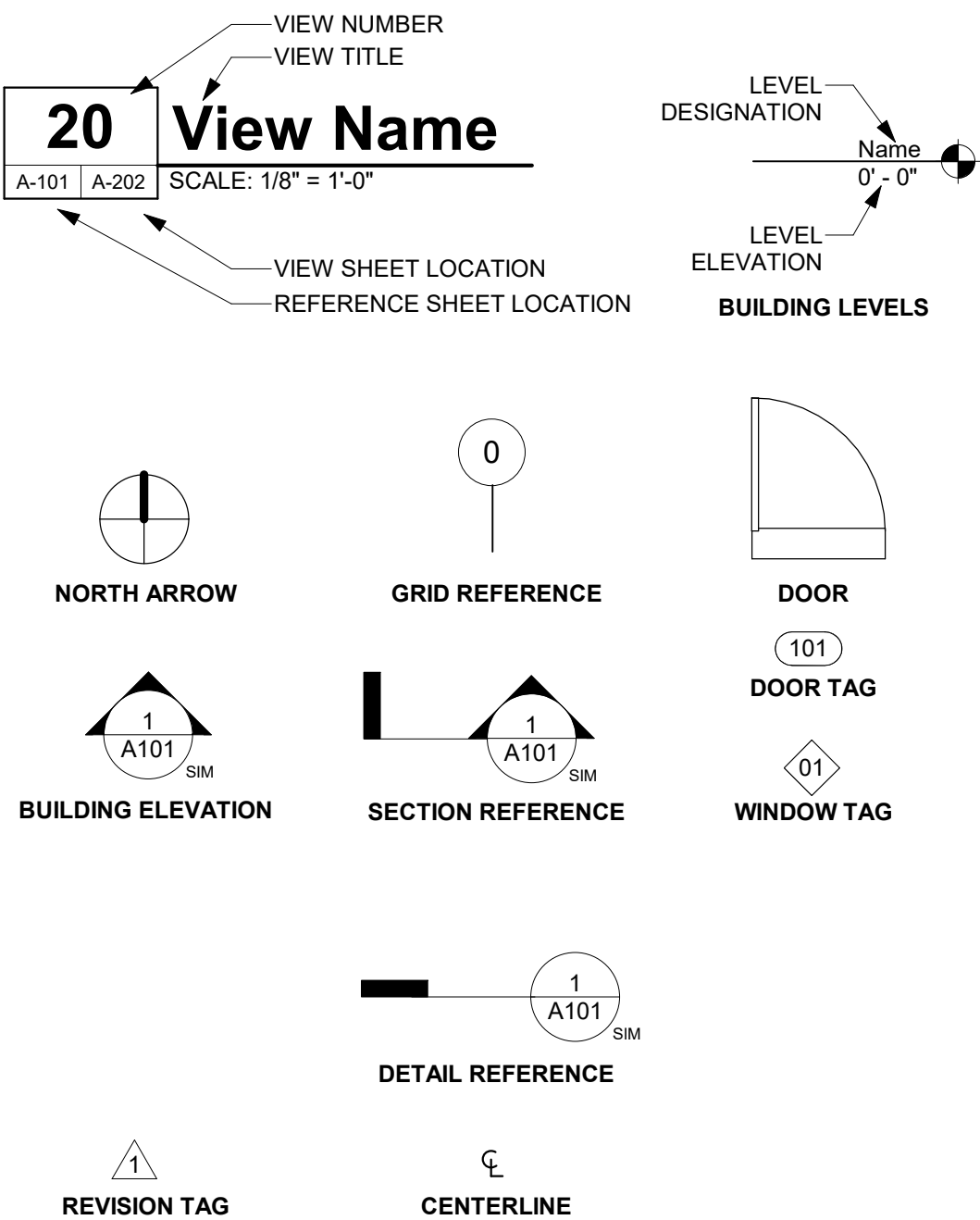
DATE
02/10/2023

SHEET

G-003

ABBREVIATIONS

A/C	AIR CONDITIONING	EXP	EXPANSION	LVT	LUXURY VINYL TILE	SCHED	SCHEDULE
ABV	ABOVE	EXT	EXTERIOR	LW	LIGHTWEIGHT	SEAL	SEALANT
ACOUS	ACOUSTICAL	FACP	FIRE ALARM CONTROL PANEL	MAX	MAXIMUM	SECT	SECTION
ACT	ACOUSTICAL CEILING TILE	FAU	FORCED AIR UNIT	MDF	MEDIUM DENSITY FIBERBOARD	SF	SQUARE FOOT
ADA	AMERICANS WITH DISABILITIES ACT	FAWP	FLUID APPLIED WATERPROOFING	MECH	MECHANICAL	SHT	SHEET
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FD	FLOOR DRAIN	MEMB	MEMBRANE	SHTHG	SHEATHING
AFF	ABOVE FINISH FLOOR	FDC	FIRE DEPARTMENT CONNECTION	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SIM	SIMILAR
AL	ALUMINUM	FE	FIRE EXTINGUISHER	MFR	MANUFACTURER	SM	SHEET METAL
ALT	ALTERNATE	FEC	FIRE EXTINGUISHER CABINET	MIN	MINIMUM	SPEC	SPECIFICATION
ARCH	ARCHITECT(URAL)	FF	FINISHED FLOOR ELEVATION	MISC	MISCELLANEOUS	SQ	SQUIRE
BD	BOARD	FG	FINISHED GRADE	MO	MASONRY OPENING	SS	SOLID SURFACE
BDRM	BEDROOM	FH	FIRE HYDRANT	MTD	MOUNTED	SSTL	STAINLESS STEEL
BET	BETWEEN	FHC	FIRE HOSE CABINET	MTL	METAL	STC	SOUND TRANSMISSION CLASS
BIT	BITUMINOUS	FIN	FINISH	N	NORTH	STD	STANDARD
BLDG	BUILDING	FIXT	FIXTURE	NIC	NOT IN CONTRACT	STL	STEEL
BLKG	BLOCKING	FLR	FLOOR	NO	NUMBER	STOR	STORAGE
BLW	BELOW	FLUR	FLOURESCENT	NOM	NOMINAL	STRUCT	STRUCTURAL
BM	BEAM	FND	FOUNDATION	NTS	NOT TO SCALE	SUSP	SUPSPENDED
BOT	BOTTOM	FO	FACE OF	O.P.	OVERFLOW PIPE	SV	SHEET VINYL
BUR	BUILT UP ROOF	FOC	FACE OF CONCRETE	OC	ON CENTER	SYM	SYMMMETRICAL
CB	CATCH BASIN	FOF	FACE OF FINISH	OD	OVERFLOW DRAIN	T	TREAD
CBC	CALIFORNIA BUILDING CODE	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	OFF	OFFICE	T&G	TONGUE & GROOVE
CEM	CEMENT	FOM	FACE OF MASONRY	OH	OPPOSITE HAND	TEL	TELEPHONE
CFM	CUBIC FEET PER MINUTE	FOS	FACE OF STUD	OPG	OPENING	TEMP	TEMPERED
CIP	CAST IN PLACE	FRP	FIBERGLASS REINFORCED PANELS	OPP	OPPOSITE	TER	TERRAZZO
CJ	CONTROL JOINT	FT	FOOT OR FEET	(P)	PROPOSED	THK	THICK
CL	CENTER LINE	FTG	FOOTING	PERM	PERIMETER	THR	THRESHOLD
CLG	CEILING	GA	GAUGE, GAGE	PERP	PERPENDICULAR	TJI	TRUSS JOIST I-JOIST
CLO	CLOSET	GB	GALVANIZED	PG	PAINT GRADE	TO	TOP OF
CLR	CLEAR	GALV	GALVANIZED	PL	PLATE, PROPERTY LINE	TOS	TOP OF SLAB
CMU	CONCRETE MASONRY UNIT	GB	GRAB BAR	PLAM	PLASTIC LAMINATE	TOW	TOP OF WALL
CO	CLEAN OUT	GC	GENERAL CONTRACTOR	PLBG	PLUMBING	TRANS	TRANSFORMER
COL	COLUMN	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PLYWD	PLYWOOD	TV	TELEVISION
CONC	CONCRETE	GWB	GYP SUM BOARD	PNL	PANEL	TYP	TYPICAL
CONST	CONSTRUCTION	GYP	GYP SUM	PP	POWER POLE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
CONT	CONTINUOUS	HB	HOSE BIBB	PR	PAIR	UG	UNDERGROUND
CONTR	CONTRACTOR	HC	HOLLOW CORE	PRTN	PARTITION	UNFIN	UNFINISHED
CPT	CARPET	HDWD	HARDWOOD	PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	HDWR	HARDWARE	PSI	POUNDS PER SQUARE INCH	UV	ULTRAVIOLET
CTR	CENTER	HGT	HEIGHT	PSL	PARALLEL STRAND LUMBER	VCT	VINYL COMPOSITION TILE
DBL	DOUBLE	HM	HOLLOW METAL	PT	PRESSURE TREATED	VERT	VERTICAL
DF	DRINKING FOUNTAIN	HORIZ	HORIZONTAL	PTD	PAINTED	VIF	VERIFY IN FIELD
DIA	DIAMETER, DIAPHRAGM	HVAC	HEATING, VENTILATION, A/C	PV	PHOTO VOLTAIC	VTR	VENT TERMINATION PIPE
DIM	DIMENSION	ID	INSIDE DIAMETER	PVC	POLYVINYL CHLORIDE	WVC	VINYL WALL COVERING
DN	DOWN	IIC	IMPACT INSULATION CLASS	PVMT	PAVEMENT	W	WEST
DR	DOOR	IN	INCH	QTY	QUANTITY	W/	WITH
DS	DOWN SPOUT	INCAND	INCANDESCENT	R	RADIUS, RISER	WD	WASHER DRYER
DTL	DETAIL	INSUL	INSULATION, INSULATED	RB	RUBBER BASE	WO	WITHOUT
DW	DISHWASHER	INT	INTERIOR	RCP	REFLECTED CEILING PLAN	WC	WATERCLOSET
DWG	DRAWING	JC	JANITORS CLOSET	RD	ROOF DRAIN	WD	WOOD
(E)	EXISTING	JT	JOINT	REF	REFRIGERATOR	WDW	WINDOW
E	EAST	LAM	LAMINATE	REINF	REINFORCED	WH	WATER HEATER
EA	EACH	LAV	LAVATORY	REQD	REQUIRED	WI	WROUGHT IRON
EJ	EXPANSION JOINT	LBS	POUNDS	RH	RIGHT HAND	WIN	WINDOW
EL	ELEVATION	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	RM	ROOM	WP	WATERPROOF(ING)
ELEV		LF	LINEAR FEET	RO	ROUGH OPENING	WR	WEATHER RESISTIVE
ELEC	ELECTRIC	LIN	LINEN CLOSET	RTU	ROOF TOP UNIT (MECH)	WRB	WATER RESISTIVE BARRIER
ENCL	ENCLOSURE	LINO	LINOLEUM	S	SOUTH	WSCT	WAINSCOT
EQ	EQUAL	LT(G)	LIGHT(ING)	SAFB	SOUND ATTENUATION FIBER BATT	WT	WEIGHT
EQUIP	EQUIPMENT	LVL	LAMINATED VENEER LUMBER	SAWP	SELF ADHEREING WATERPROOFING	WWF	WELDED WIRE FABRIC
EXH	EXHAUST			SC	SCUPPER/SOLID CORE	YD	YARD



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

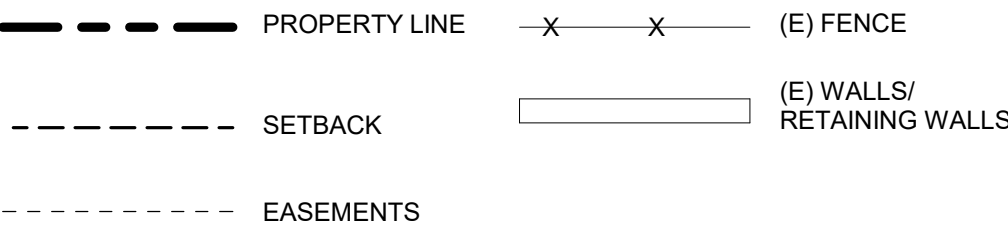
WALNUT CREEK ADU
CITY OF WALNUT CREEK
SHEET INDEX, ABBREVIATIONS & SYMBOLS

DATE
02/10/2023
SHEET

G-102

SITE PLAN TO BE PROVIDED BY APPLICANT

SITE PLAN LEGEND



SITE PLAN GENERAL NOTES

- 1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- 2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- 3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 CBC, SECTION 310.1.
- 4. NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC 504.3).

SITE PLAN CHECKLIST

IS (N) ADU 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR IS (N) ADU 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:

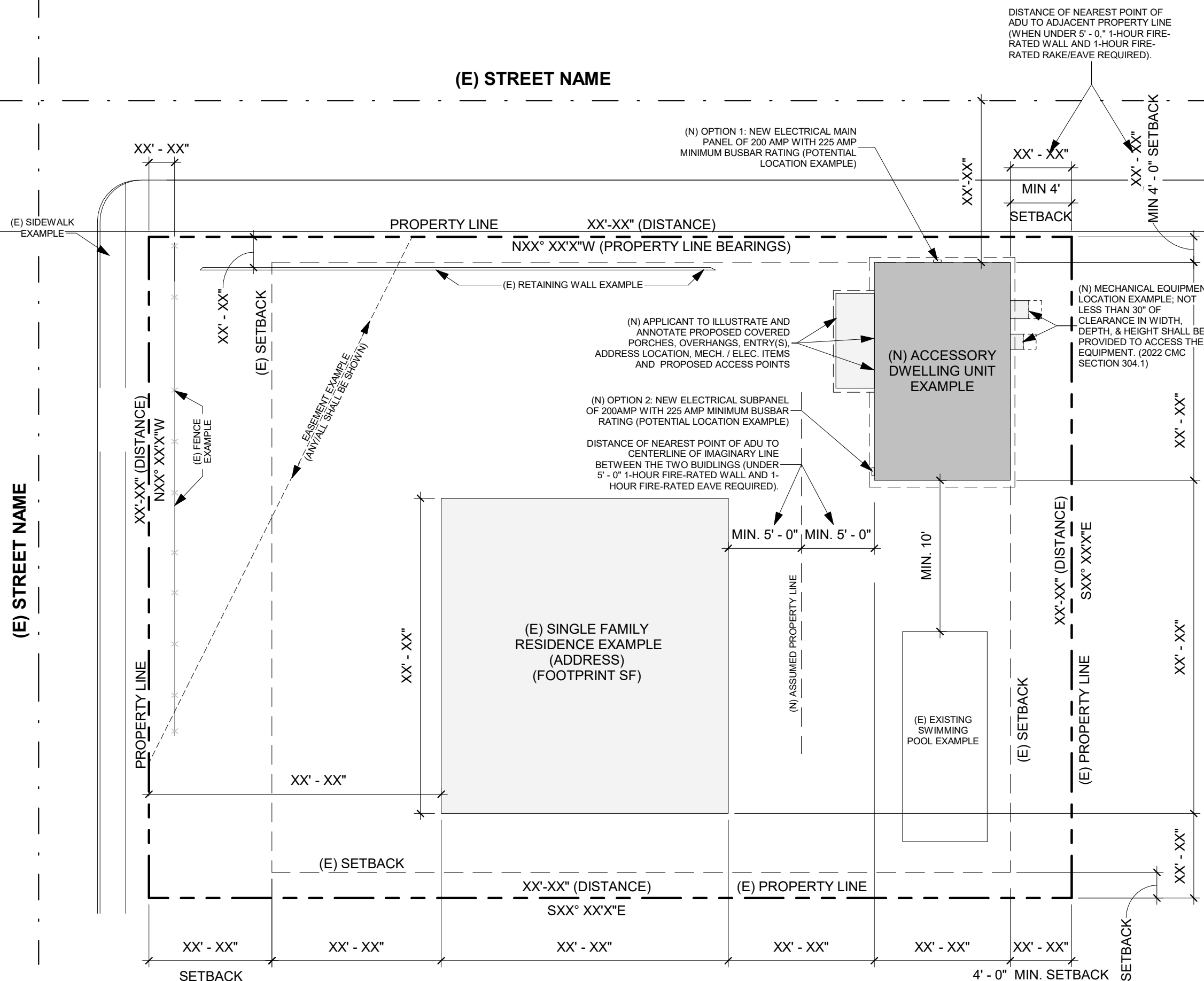
- ☐ NO ☐ YES; IF YES, FIRE RATED WALL & ROOF REQUIRED PER 2022 CBC, CHAPTER 2. FIRE RATED WALL DETAIL: 52/A-901
- IF YES, *FIREBLOCKING IS REQUIRED IN PROJECTIONS, RAKES AND EAVES. SEE DETAILS: 24/A-903 31/A-912, 32/A-912, 31/A-922, 32/A-922, 31/A-932, 32/A-932

*NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0") TABLE 302.1(1) A. THE FIRE-RESISTANCE RATING SHALL BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING

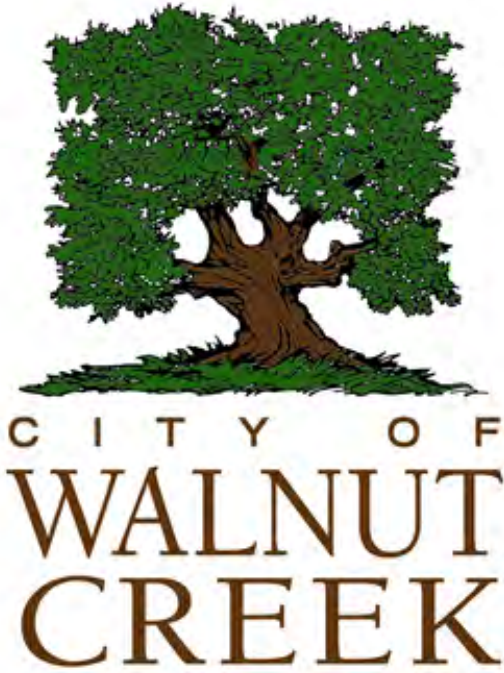
- ELECTRICAL PANEL: ☐ OPTION 1 - NEW ELECTRICAL MAIN PANEL OF 200 AMP WITH 225 AMP MINIMUM BUSBAR RATING
- ☐ OPTION 2 - A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM BUSBAR RATING. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. ELECTRICAL LOAD CALCULATIONS IS REQUIRED.

- ☐ FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT AS WELL.
- ☐ AREA OF EXISTING BUILDING
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- ☐ DRAWING SCALE
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- ☐ PROPERTY LINES
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- ☐ LABEL YARDS
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- ☐ SETBACKS
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (4' - 0").
- ☐ EASEMENTS
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.
- ☐ LOCATION OF RAIN WATER LEADERS
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- ☐ LABEL STREETS & SIDEWALKS
- ☐ DIMENSION BUILDING SEPARATION
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
- ☐ LOT COVERAGE CALCULATION
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- ☐ SWIMMING POOLS
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
- ☐ PORCHES
THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERITCALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- ☐ LOCATION OF EXISTING UTILITIES
UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- ☐ LOCATION OF PROPOSED UTILITIES
PROPOSED UTILITIES SHALL CONFORM TO REQUIREMENTS OF CONTRA COSTA COUNTY SANITARY DISTRICT. SANITARY SEWER FROM ADU TO EXISTING SEWER. SEWER LINE TO THE PROPOSED ADU SHALL BE CONNECTED TO THE MAIN LATERAL AT THE PROPERTY LINE OR BEHIND THE SIDEWALK. LATERAL POINT OF CONNECTION INCLUDING REQUIRED CLEANOUTS, WATER LINE TO ADU, ELECTRIC TO ADU INCLUDING ANY NEW METERS OR SUBPANELS.

NOTE: THIS IS AN EXAMPLE SITE PLAN. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY OWNER/APPLICANT. (E) EXISTING (N) NEW



1 SITE PLAN EXAMPLE FOR REFERENCE
SCALE: 1" = 20'-0"



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

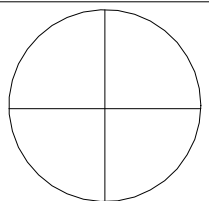
WALNUT CREEK ADU
CITY OF WALNUT CREEK
ARCHITECTURAL SITE PLAN
(EXAMPLE & INSTRUCTIONS)

DATE
02/10/2023
SHEET

AS103

SITE PLAN

SCALE:



NORTH ARROW



CALIFORNIA RANCH



COTTAGE



MODERN



**CITY OF
WALNUT
CREEK**

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

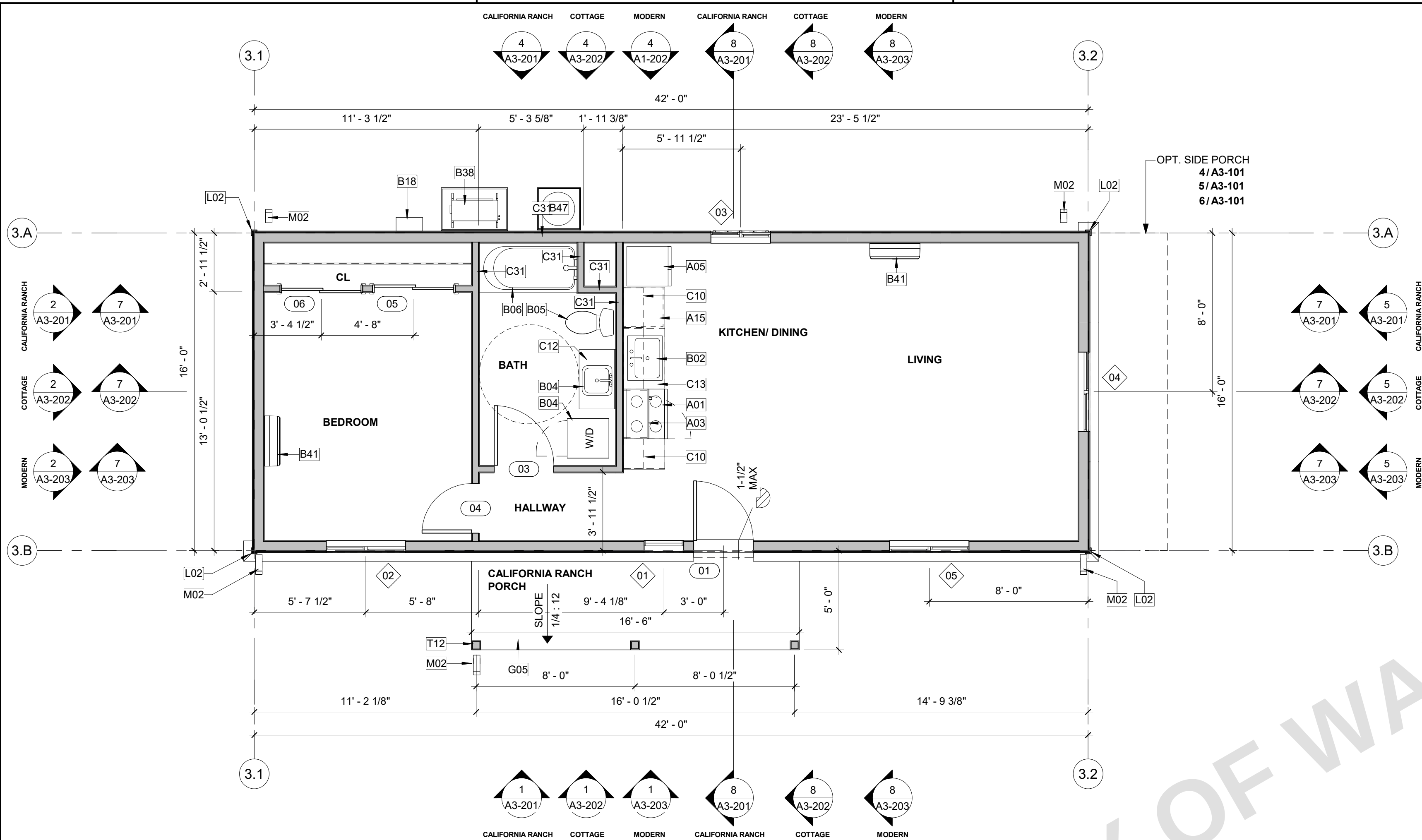
CITY OF WALNUT CREEK

RENDERINGS

DATE
02/10/2023
SHEET

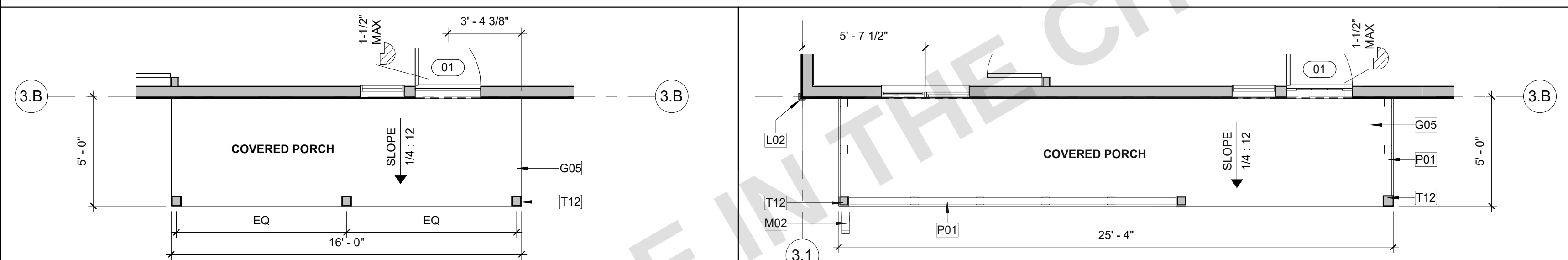
A3-100

1/10/2023 1:48:19 PM
C:\Users\jfox\Documents\2264-01-CU21_Walnut Creek ADU_Central_2022_jfox\DEV\TU1.rvt



1 FLOOR PLAN A

A1-201 | A3-101 SCALE: 1/4" = 1'-0"

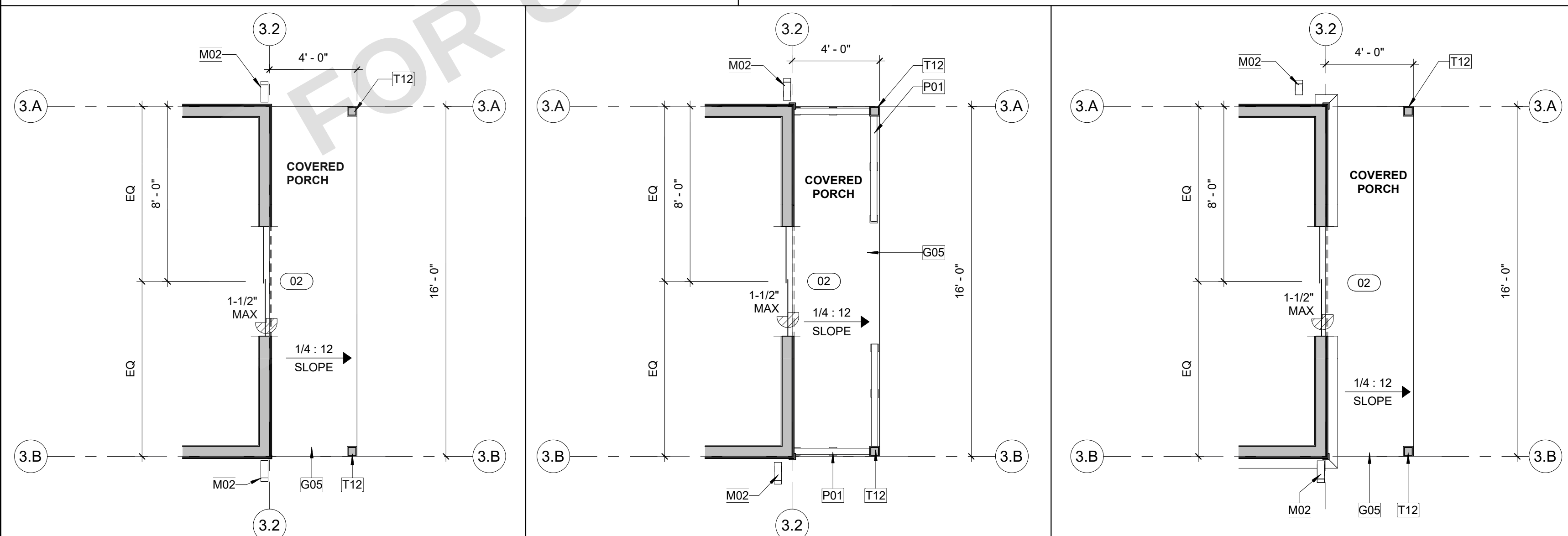


3 PLAN 3 - MODERN STYLE FRONT PORCH

A1-201 | A3-101 SCALE: 1/4" = 1'-0"

2 PLAN 3 - COTTAGE STYLE FRONT PORCH

A1-201 | A3-101 SCALE: 1/4" = 1'-0"



6 MODERN OPTIONAL SIDE PORCH

A1-201 | A3-101 SCALE: 1/4" = 1'-0"

5 COTTAGE OPTIONAL SIDE PORCH

A1-201 | A3-101 SCALE: 1/4" = 1'-0"

4 CALIFORNIA RANCH OPTIONAL SIDE PORCH

A1-201 | A3-101 SCALE: 1/4" = 1'-0"

KEYNOTES

A01	30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR. STAINLESS STEEL.
A03	30" WIDE BUILT-IN MICROWAVE WITH RANGE VENT, STAINLESS STEEL.
A05	REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
A15	WASHING MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX.
B02	20" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
B04	LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
B05	WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS. WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION PER CPC, SECTION 402.5.
B06	32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD.
B18	ELECTRIC PANEL LOCATION. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO.
B38	MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO. SEE DETAIL 53/A-902.
B41	FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT. PROVIDE DEDICATED WALL OUTLET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
B47	40 GALLON HEAT PUMP WATER HEATER. PROVIDE ENCLOSURE IN COMPLIANCE WITH CPC 507.25. PROVIDE CONCRETE PAD 3" MIN. ABOVE GRADE. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL 22/A-901. PROVIDE PROTECTION PER CPC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFORMATION. SEE DETAIL 53/A-902.
C10	24" DEEP UPPER CABINET.
C12	34 1/2" HIGH BASE CABINET AND COUNTERTOP.
C13	30" HIGH BASE CABINET AND COUNTERTOP.
C31	PROVIDE REINFORCEMENT FOR GRAB BARS PER CRC R327.1.1; SEE DETAILS 43/A-901 & 44/901; SEE GENERAL NOTES FOR MORE INFORMATION.
G05	CONCRETE STOOP. SLOPE 1/4"/FT AWAY FROM THE BUILDING. MUST BE AT LEAST AS WIDE AS DOOR AND 3' DEEP.
L02	CORNER TRIM; SEE DETAILS FOR MORE INFORMATION.
M02	DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
P01	DECORATIVE PORCH RAILING. HEIGHT OF 24" MIN. TO 48" MAX. REQUIRED FOR WOOD. PRIMER & 2 COATS OF EXTERIOR GRADE PAINT. REQUIRED: 30 INCHES MAX VERTICAL DROP IS PROHIBITED WITHIN 36 INCHES (HORIZONTALLY) OF THE PORCH. SEE DETAIL FOR MORE INFORMATION.
T12	WOOD POST. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.

LEGEND

	EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH. SEE ELEVATION FOR FINISH. ONE LAYER GYPSUM WALL BOARD INTERIOR.
	EXTERIOR - DOUBLE 5 1/2" WOOD STUD W/ SHEATHING AND EXTERIOR FINISH (REFER TO ELEVATIONS)
	INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

WINDOW GENERAL NOTES

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF. MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5.5 F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24"; WIDTH: 20". [CRC SEC. R310.2] EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER CRC 2022, SECTION 310.1.
- GLAZING IN WALLS ADJACENT TO BATHTUB / SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE SAFETY GLAZING. [CRC SEC. R308.4.5]

WINDOW REMARKS

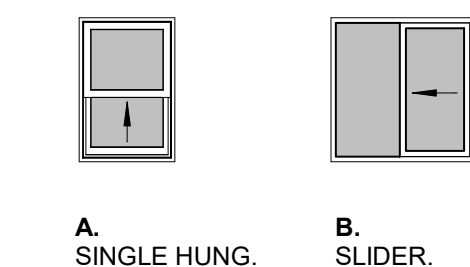
- REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #5 FOR ADDITIONAL INFORMATION.
- WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- U-FACTOR = (.3), SHGC = (.23), BUG SCREEN REQUIRED. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- OPTIONAL WINDOW.
- OBSCURE.

WINDOW SCHEDULE

NO.	TYP	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
01	A	2'-0"	4'-0"	6'-8"	2
02	B	4'-0"	4'-0"	6'-8"	1
03	B	3'-0"	3'-0"	6'-8"	
04	B	4'-0"	4'-0"	6'-8"	
05	B	4'-0"	4'-0"	6'-8"	

WINDOW DETAIL REFERENCES		
HEAD	JAMB	SILL
CALIFORNIA RANCH	11/A-911	
COTTAGE	11/A-921	
MODERN	11/A-931	
FLASHING	32/A-901	33/A-901 34/A-901

WINDOW LEGEND



FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
- PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).
- PER CRC 327.1.1 REINFORCEMENT FOR GRAB BARS SHALL BE PROVIDED IN AT LEAST ONE BATHROOM. 1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. 2. REINFORCEMENT SHALL NOT BE LESS THAN 2X8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQ. HT. AND CAPACITY. REINFORCEMENT ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. 3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. 4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. 5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM. REFER TO DETAILS 43/A-901 AND 44/A-901.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER 2022 CRC, SECTION R307.2.

DOOR GENERAL NOTES

- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1. PANES INDICATED IN DOOR LEGEND WITH (T).
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- FIRE RATED DOORS SHALL BE SOLID WOOD OR SOLID HONEYCOMB CORE STEEL DOOR 1-3/8" THICK OR COMPLIANT WITH CRC SECTION R302.5.1. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING WITH WEATHER STRIPPING TO BE TIGHT FITTING.

DOOR REMARKS

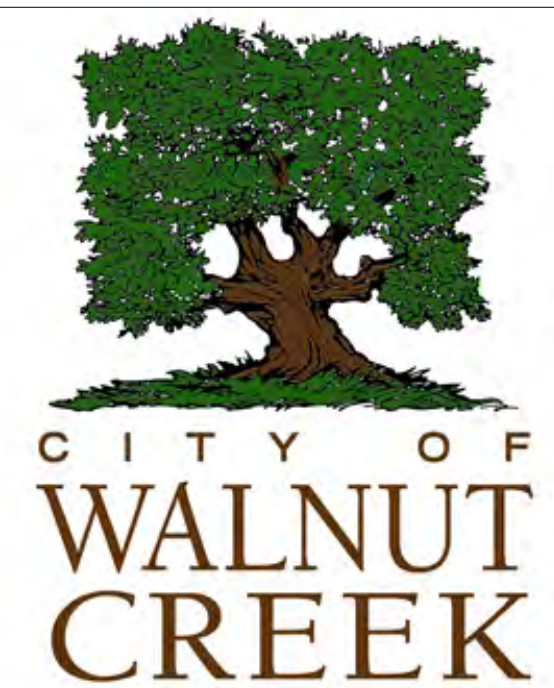
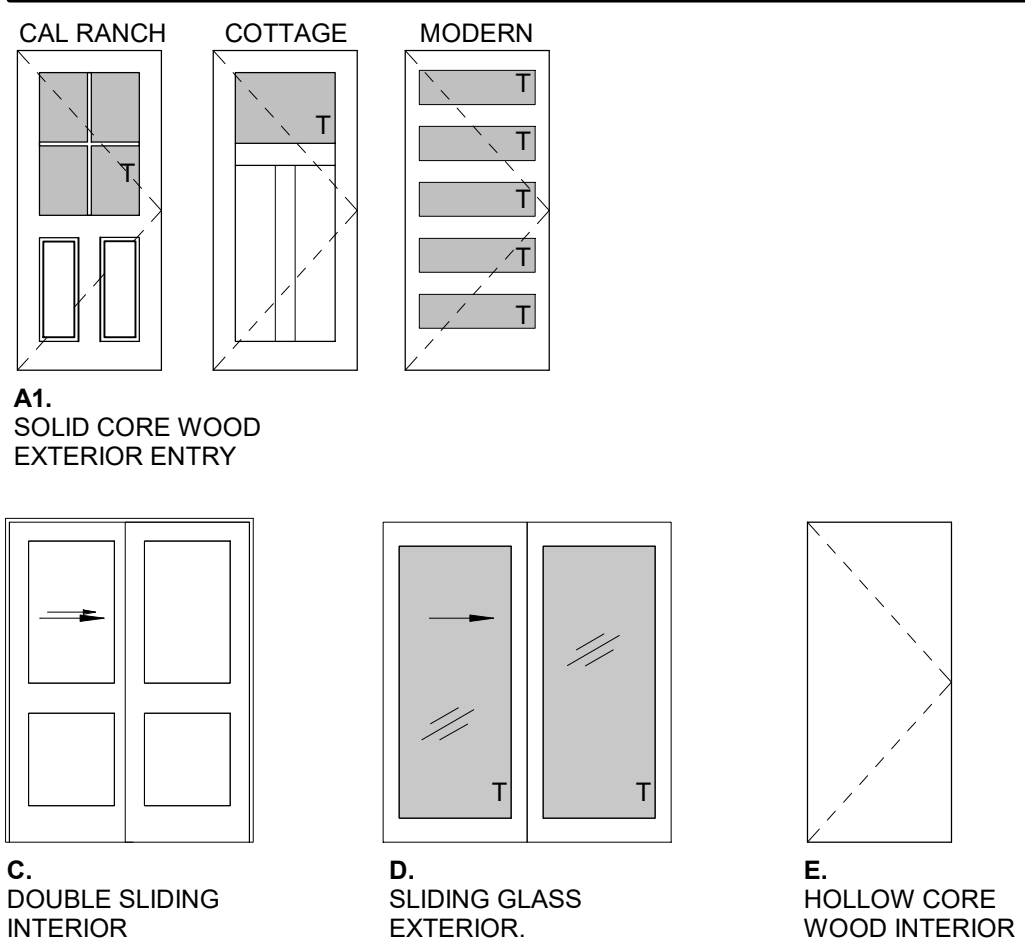
- EXTERIOR DOOR.
- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #1
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.
- REQUIRED OPENING OF NOT LESS THAN 100 IN² FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS. [CMC SEC. R504.4.1]

DOOR SCHEDULE

NO.	TYPE	DOOR		REMARKS
		WIDTH	HEIGHT	
01	A1	3'-0"	6'-8"	1, 2
02	D	5'-0"	6'-8"	1, 2, 4
03	E	3'-0"	6'-8"	
04	E	2'-6"	6'-8"	
05	C	4'-0"	6'-8"	
06	C	4'-0"	6'-8"	

DOOR DETAIL REFERENCES	
HEAD	JAMB
CALIFORNIA RANCH	41/A-911
COTTAGE	41/A-921
MODERN	41/A-931
THRESHOLD	11/A-901 12/A-901

DOOR LEGEND



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

FLOOR PLAN 3

DATE
02/10/2023

SHEET

A3-101

ELECTRICAL NOTES

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE U.L. LABELED.
- METER IS NOT REQUIRED. IF IT IS PROVIDED FOR ADU, MAIN PANEL IS REQUIRED FOR ADU WITH MINIMUM OF 225 AMP BUS-BAR. IF MAIN PANEL IS NOT PROVIDED FOR ADU, ELECTRICAL PERMIT SHALL BE PULLED FOR THE PRIMARY RESIDENCE WITH ELECTRICAL LOAD CALCULATIONS. METER: "SQUARE D", 120 VOLT/240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- IF PROVIDED, ELECTRICAL MAIN PANEL: FLUSH MOUNT, 30" CLEARANCE. 200 AMP WITH 225 AMP BUS-BAR.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH 2022 CENC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES, LUMINAIRE REQUIREMENTS SHEET G-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, LAUNDRY AREAS, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 210.11(C))
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) (2022 CEC 422.18).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.8).
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)).
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'8" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAT 20 KHZ.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 Cenc 150.0(h)(2G)).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2022 CEC, ARTICLE 210.11 (C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.52(B).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).

PLUMBING NOTES

- WATER HEATER (REFER TO BUILDING ENERGY ANALYSIS REPORT):
 - ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12.1)
 - PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
 - PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
- EXCEPTIONS:
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
 - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2" MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
- CLEARANCES PER MANUFACTURE REQUIREMENTS.

VENTILATION SUMMARIES

1) LOCAL EXHAUST VENTILATION

BATHROOM	OPTION A	OPTION B
BATHROOM FAN FLOW (cfm)	50 CFM	50 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft)	70'	105'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		

KITCHEN	OPTION A	OPTION B
KITCHEN FAN FLOW (cfm)	100 CFM	50 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	5"	5"
MAX. ALLOWABLE DUCT LENGTH (ft)	35'	85'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		

2) WHOLE BUILDING VENTILATION

PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B	OPTION A	OPTION B
BUILDING FAN FLOW (cfm)	50 CFM	50 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft)	70'	105'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 1 SONE.		
THIS EXHAUST FAN IS REQUIRED TO OPERATE CONTINUOUSLY TO ENSURE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.		

TOTAL (MINIMUM) REQUIRED VENTILATION RATE

PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B

QCFM= .03(FLOOR AREA) + 7.5 (# OF BEDROOMS + 1)

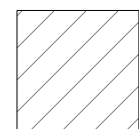
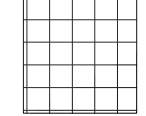
WHOLE DWELLING UNIT MECHANICAL VENTILATION

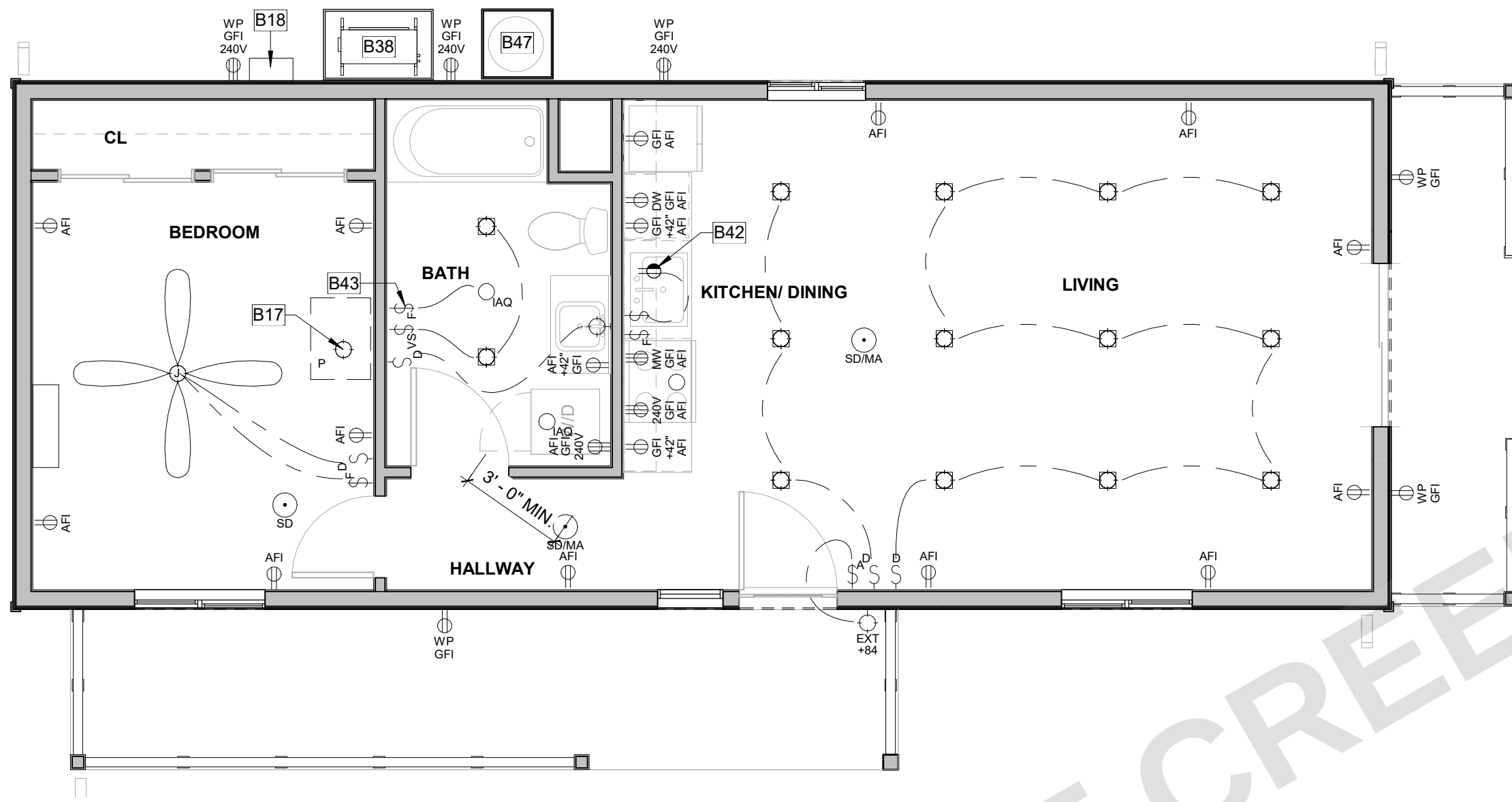
PER SECTION 150.0(O)(1) (ASHRAE 62.2.1.2)

1 BED - MINIMUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B)

Qtot = 0.03Afloor + 7.5(nbr + 1) .03(672 sf) + 7.5 (2) = 35.16 CFM < 50 CFM

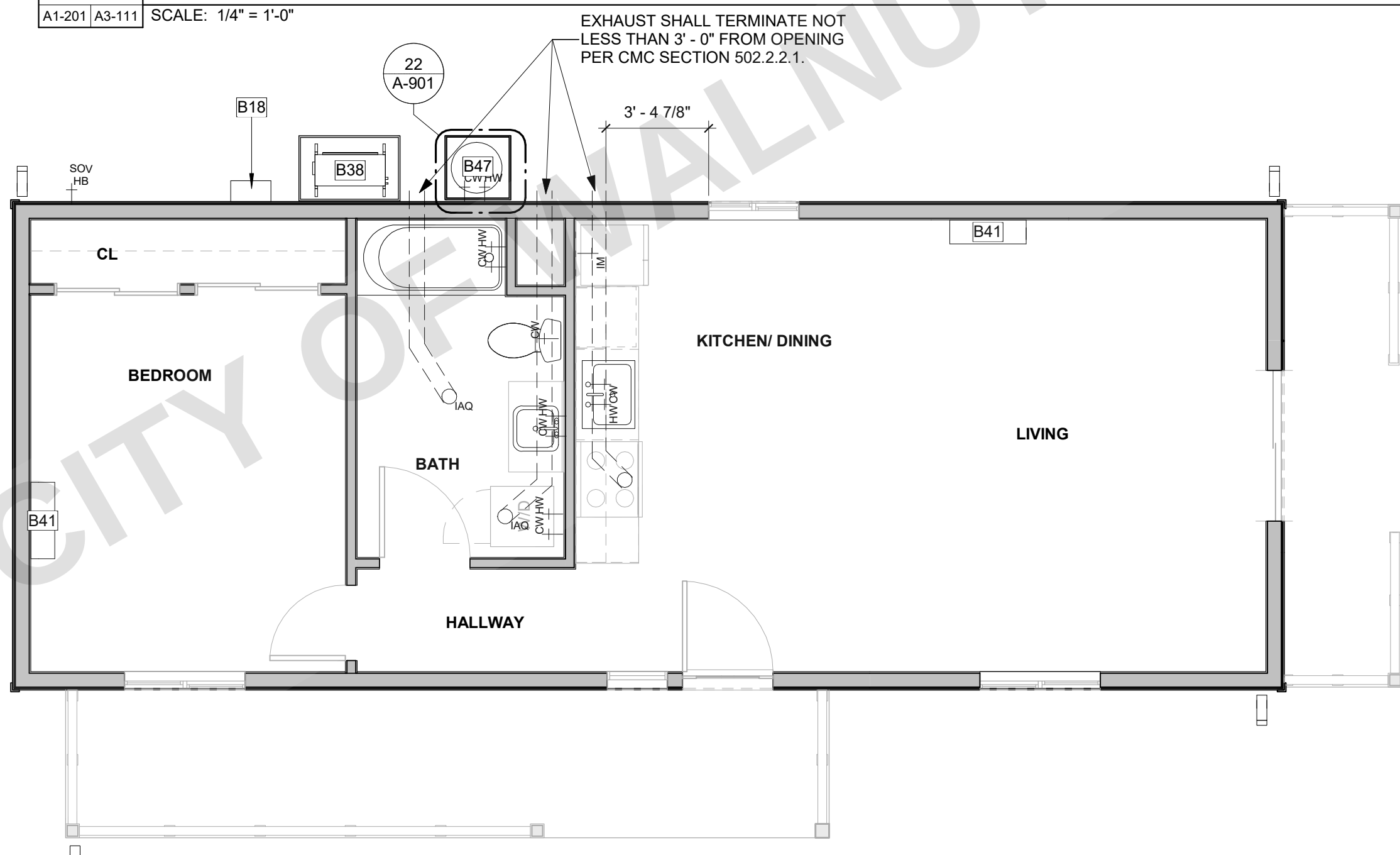
FLOOR FINISH LEGEND

 LUXURY VINYL PLANK (LVP)	 CARPET (CPT)
 CERAMIC TILE (CT)	 CONCRETE (EC)



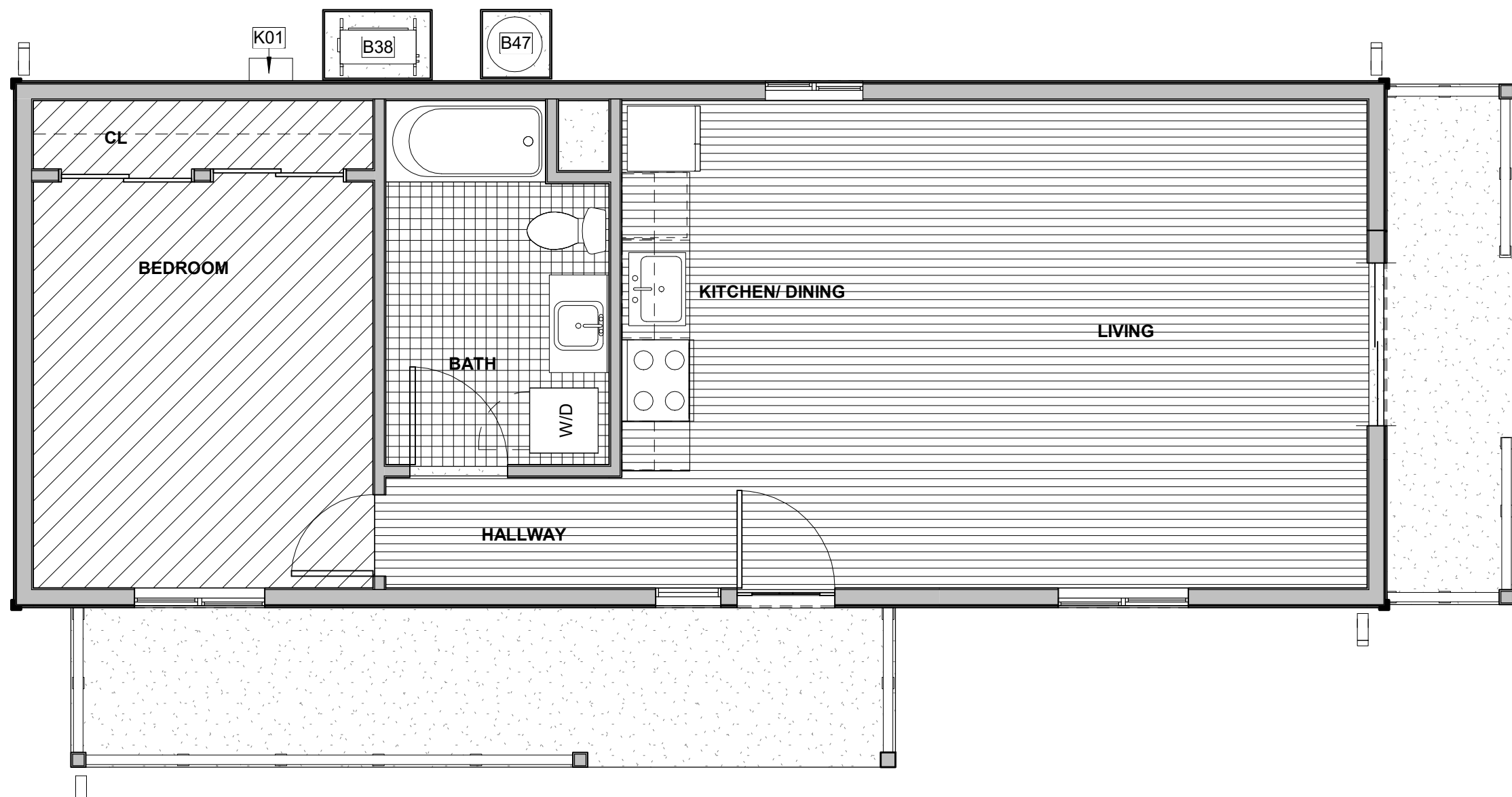
1 ELECTRICAL PLAN

A1-201 A3-111 SCALE: 1/4" = 1'-0"



2 MECHANICAL PLAN

A1-201 A3-111 SCALE: 1/4" = 1'-0"



3 FINISH PLAN

A1-201 A3-111 SCALE: 1/4" = 1'-0"

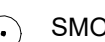
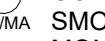
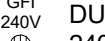
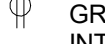
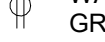
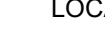
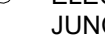
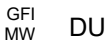
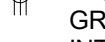
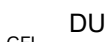
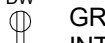
GENERAL MEP NOTES

- REFER TO ELECTRICAL NOTES ON SHEET G-101.
- REFER TO MECHANICAL NOTES ON SHEET G-101.
- REFER TO PLUMBING NOTES ON SHEET G-101.
- REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
- EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.
- ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FT FROM WALL OPENINGS. **CMC 502.2.2.1.**
- APPLIANCES NOT LISTED FOR OUTDOOR INSTALLATION BUT INSTALLED OUTDOORS SHALL BE PROVIDED WITH PROTECTION TO THE DEGREE THAT THE ENVIRONMENT REQUIRES. APPLIANCES LISTED FOR OUTDOOR INSTALLATION SHALL BE PERMITTED TO BE INSTALLED WITHOUT PROTECTION IN ACCORDANCE WITH THE PROVISIONS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER **CPC 507.25 PROTECTION OF OUTDOOR APPLIANCES.**
- APPLIANCES INSTALLED IN GARAGES, WAREHOUSES, OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE AT LEAST 18" ABOVE THE FLOOR AND GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES PER **CMC 305.1.1 PHYSICAL DAMAGE.**
- INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET FROM THE OUTLET OF ANY DRYER VENT. **CENC2022 150.0 (H) 3.**
- INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS SHALL BE EQUIPPED WITH LIQUID LINE DRIERS IF REQUIRED, AS SPECIFIC BY MANUFACTURER'S INSTRUCTIONS. **CENC2022 150.0 (H) 3. SEE DETAIL 531A-902.**

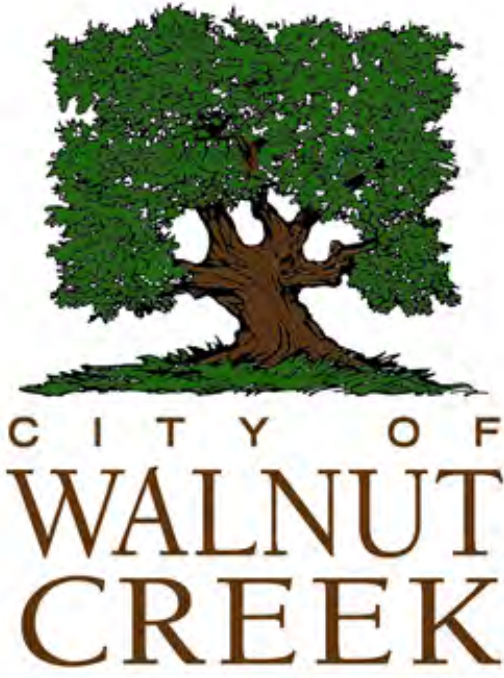
KEYNOTES

- B17 WHERE ATTIC ACCESS REQ. PROVIDE SWITCH AND OUTLET @ ATTIC ACCESS.
- B18 ELECTRIC PANEL LOCATION. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO. SEE DETAIL 531A-902.
- B41 FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT, PROVIDE DEDICATED WALL OUTLET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B42 OUTLET FOR GARBAGE DISPOSAL UNIT.
- B43 SWITCH FOR INDOOR AIR QUALITY FAN. PROVIDE LABEL "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR."
- B47 40 GALLON HEAT PUMP WATER HEATER. PROVIDE ENCLOSURE IN COMPLIANCE WITH CPC 507.25. PROVIDE CONCRETE PAD 3" MIN. ABOVE GRADE. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL 221A-901. PROVIDE PROTECTION PER CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFORMATION. SEE DETAIL 531A-902.
- K01 HORIZONTAL SIDING. SEE MATERIALS LEGEND FOR MORE INFORMATION.

LEGEND

 ELECTRICAL SWITCH	 SMOKE DETECTOR/ALARM	 DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
 ELECTRICAL SWITCH-THREE WAY	 COMBINATION SMOKE/CARBON MONOXIDE	 DUPLEX OUTLET 240 VOLTS
 ELECTRICAL SWITCH-FOUR WAY	 DATA LOCATION	 DUPLEX OUTLET GROUND FAULT INTERRUPTER
 ELECTRICAL SWITCH-VACANCY SENSOR	 TELEPHONE LOCATION	 DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
 ELECTRICAL SWITCH-DIMMER	 CABLE TELEVISION LOCATION	 DUPLEX OUTLET AFCI-HALF HOT
 ELECTRICAL SWITCH-FAN	 ELECTRICAL JUNCTION BOX	 DUPLEX OUTLET MICROWAVE GROUND FAULT INTERRUPTER
 ASTRONOMICAL TIME SWITCH	 EXHAUST FAN	 DUPLEX OUTLET DISH WASHER GROUND FAULT INTERRUPTER
 INDOOR AIR QUALITY FAN	 PENDANT LIGHT HIGH-EFFICACY	 DUPLEX OUTLET RANGE HOOD
 SURFACE MOUNTED HIGH-EFFICACY LIGHT	 WALL MOUNTED HIGH-EFFICACY LIGHT	 COLD WATER STUB OUT
 EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT W/ PHOTO SENSOR	 CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	 HOT WATER STUB OUT
 RECESSED HIGH-EFFICACY DOWNLIGHT	 ELECTRICAL WIRING	 WATER HOSE BIBB
 OPTIONAL RECESSED HIGH-EFFICACY DOWNLIGHT	 FAN COIL UNIT +80" TO BOTTOM OF UNIT PROVIDE DEDICATED OUTLET	 WATER HOSE BIBB WITH SHUT OF VALVE
 RECESSED HIGH-EFFICACY DOWNLIGHT-VAPOR PROOF		 ICE MACHINE STUB OUT

NOTE: IONIZATION SMOKE DETECTOR 10' MINIMUM FROM STOVE, ALL OTHERS 20" MIN CLEARANCE



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

FINISH, MECHANICAL, & ELECTRICAL PLANS

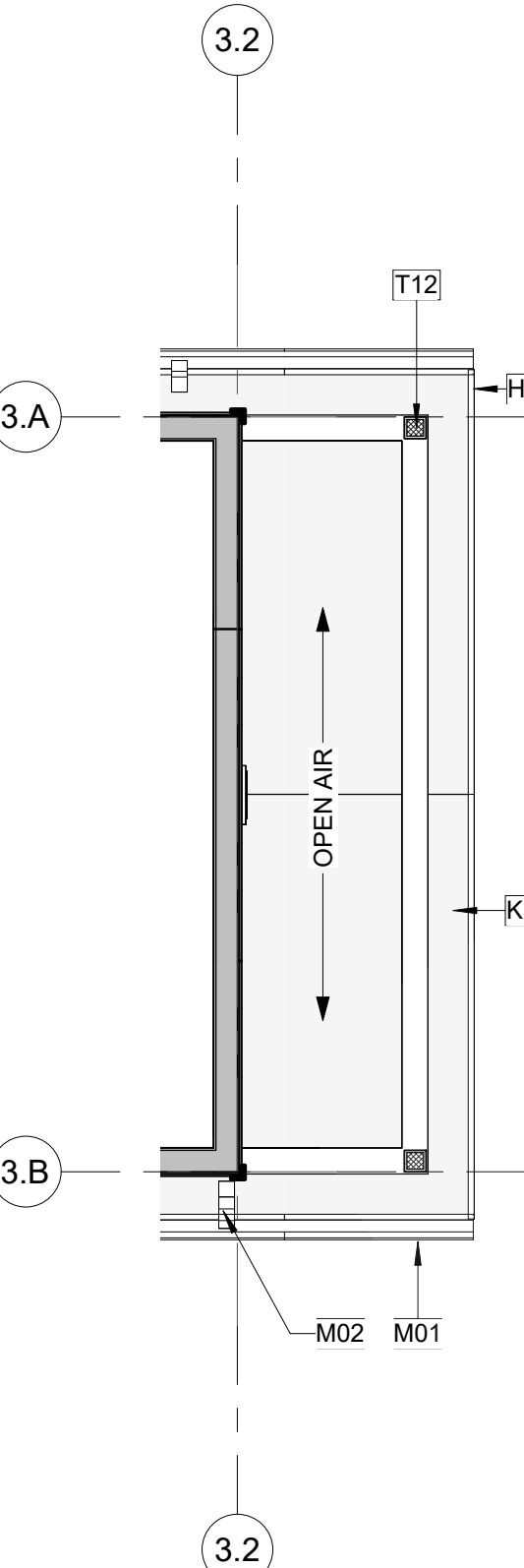
DATE
02/10/2023

SHEET

A3-111

3 OPT. SIDE PORCH

A1-201 A3-121 SCALE: 1/4" = 1'-0"



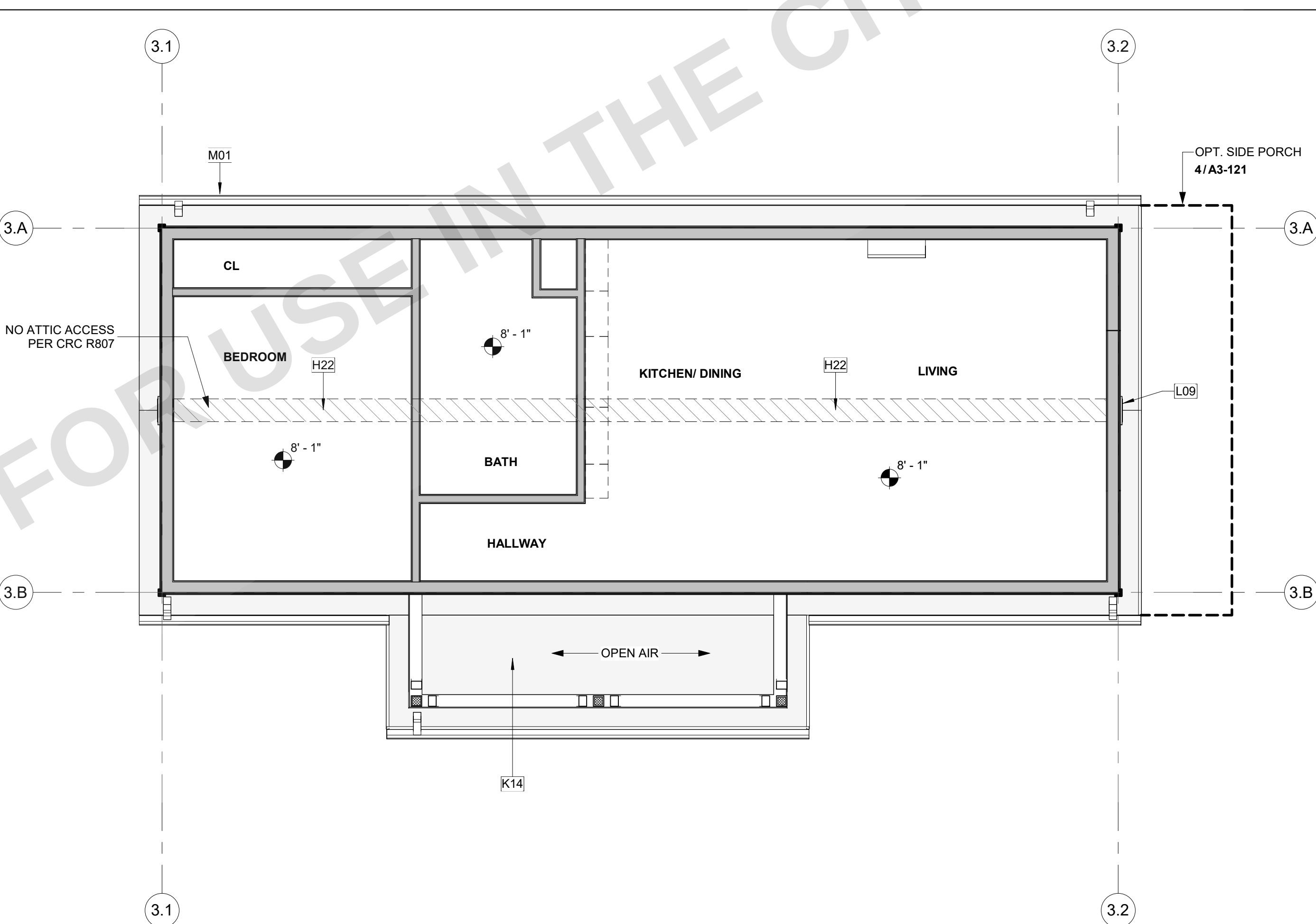
4 OPT. SIDE PORCH

A1-201 A3-121 SCALE: 1/4" = 1'-0"



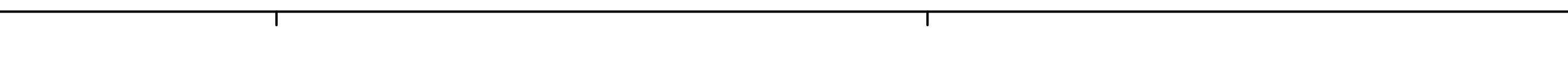
1 PLAN 3 - CALIFORNIA RANCH - ROOF PLAN

A1-201 A3-121 SCALE: 1/4" = 1'-0"



2 PLAN 3 - CALIFORNIA RANCH - REFLECTED CEILING PLAN

A1-201 A3-121 SCALE: 1/4" = 1'-0"



ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
 - REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
 - PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
 - WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
 - ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
 - ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (CRC R905), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
 - ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
 - ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (CRC R806).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.
 - IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. CRC R806.2.

ROOF VENTING CALCULATIONS

VENTING:

UPPER & LOWER VENTS:

O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE
FINISH TO MATCH ROOF. SEE DETAIL: 41/A-912 41/A-922
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 3	752 SF	2.51 SF	1.25 SF	1.25 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3 LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	3	2' - 8"	0.50 SF	1.50 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	4	2' - 8"	0.50 SF	2.00 SF
				3.50 SF

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

KEYNOTES

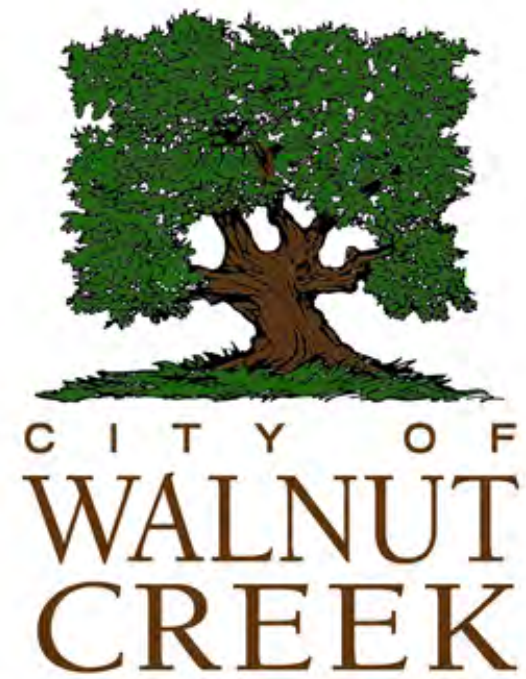
H05	ROOF EDGE/FASCIA. SEE DETAILS FOR FASCIA TYPE.
H07	BUILDING LINE BELOW.
H12	ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2. EXCEPTION 2: PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
H13	ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
H22	AREA OF ATTIC WITH AT LEAST 30" OF HEIGHT. SEE SECTION.
K05	COMPOSITE ROOF SHINGLES. SEE MATERIALS LEGEND FOR MORE INFORMATION.
K14	EXTERIOR SOFFIT. SEE COVER PAGE FOR MATERIAL SELECTION. SEE DETAILS FOR MORE INFORMATION.
L09	FAUX DECORATIVE VENT. SEE DETAIL 31/A-901.
M01	GUTTER, CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
M02	DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
T12	WOOD POST. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.

X: SETBACK AT RIDGE TABLE

PV ARRAYS PERCENT OF THE PLAN VIEW TOTAL ROOF AREA	(X) HORIZONTAL RIDGE SETBACK
≤33%	18" BOTH SIDES OF RIDGE
>33%	36" BOTH SIDES OF RIDGE
≤66% + 13D SPRINKLER	18" BOTH SIDES OF RIDGE
>66% + 13D SPRINKLER	36" BOTH SIDES OF RIDGE

ROOF PLAN & RCP LEGEND

XX'-X"	CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
	INTERIOR - GYPSUM BOARD CEILING
	EXTERIOR SOFFITS, RAKES, & EAVES: SEE TITLE SHEET FOR MATERIAL SELECTION AND CORRESPONDING DETAILS FOR MORE INFORMATION.
	COMPOSITE ASPHALT SHINGLE ROOF. SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.
X: 12	ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
X: 12	CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
	22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
	DORMER STYLE ROOF VENT. SEE ROOF VENTING CALCULATIONS
	OUTLINE OF WALL BELOW
	GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL: 12/A-903
	APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS:
XX SF	AVAILABLE SOLAR ZONE LOCATIONS: PV SYSTEM IS MANDATORY IF THE CONDITIONED AREA IS MORE THAN 652 SQUARE FEET. OTHERWISE IT'S OPTIONAL TO INSTALL A PV SYSTEM. WHEN PV SYSTEM IS INSTALLED, IT SHALL BE UNDER A SEPERATE PERMIT. SEE TITLE 24 REPORT FOR MORE INFORMATION
	AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU
CITY OF WALNUT CREEK

ROOF PLAN & REFLECTED
CEILING PLAN - CAL RANCH

DATE
02/10/2023

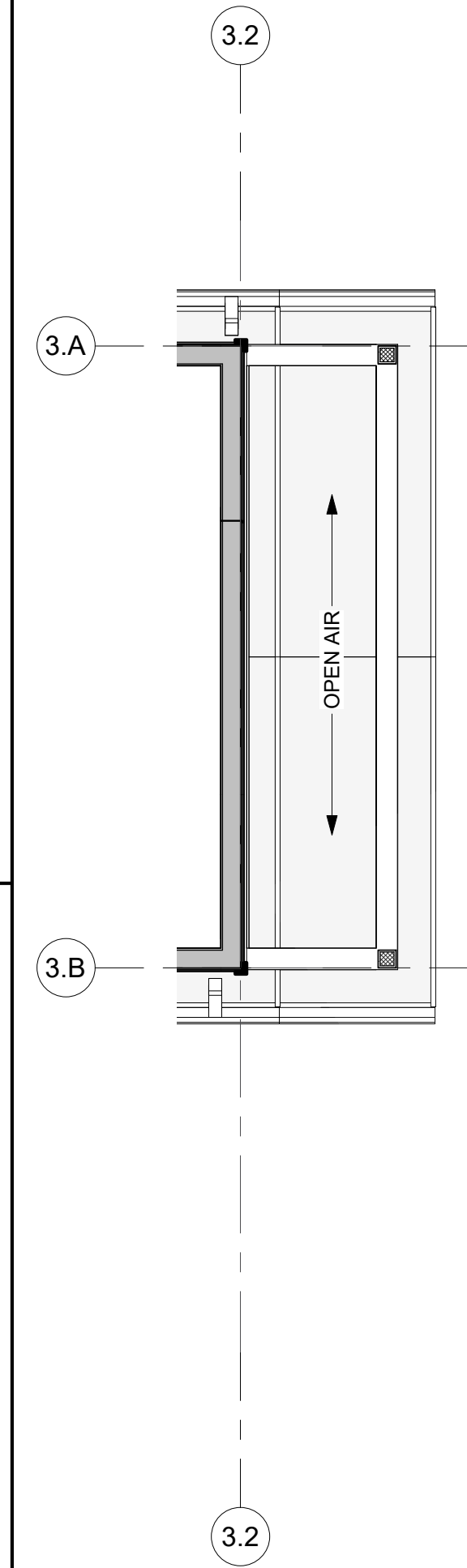
SHEET

A3-121

1/10/2023 3:23:14 PM
C:\Users\slawee\Documents\2264-01-CU21_Walnut Creek ADU_Central_2022_sleeBULLU.rvt

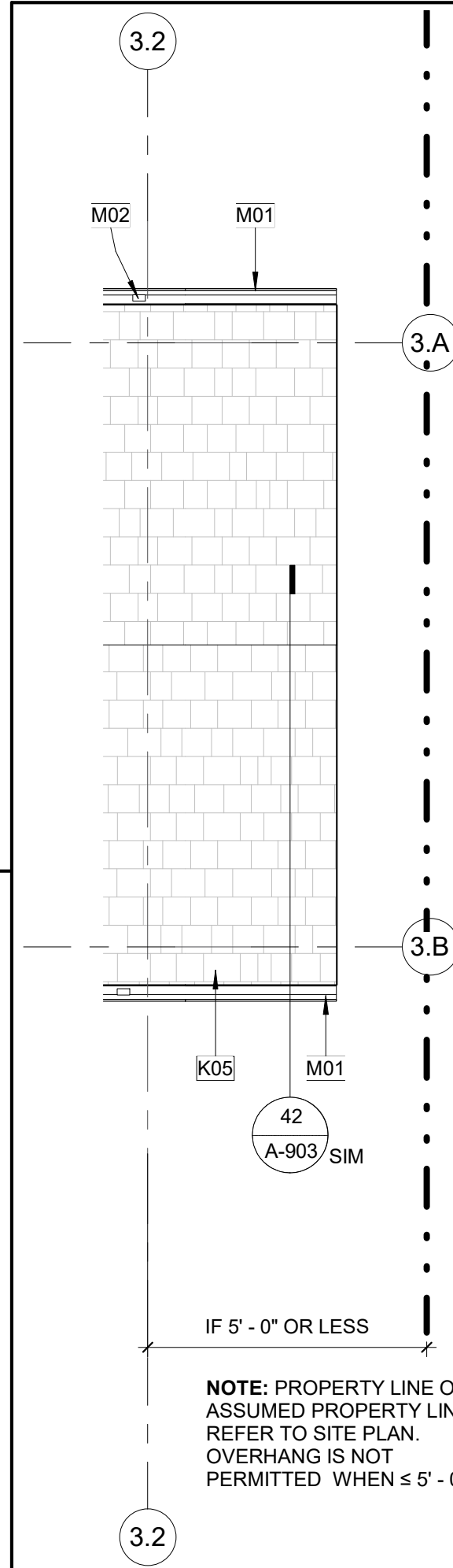
4 OPT. SIDE PORCH

A1-201 A3-122 SCALE: 1/4" = 1'-0"



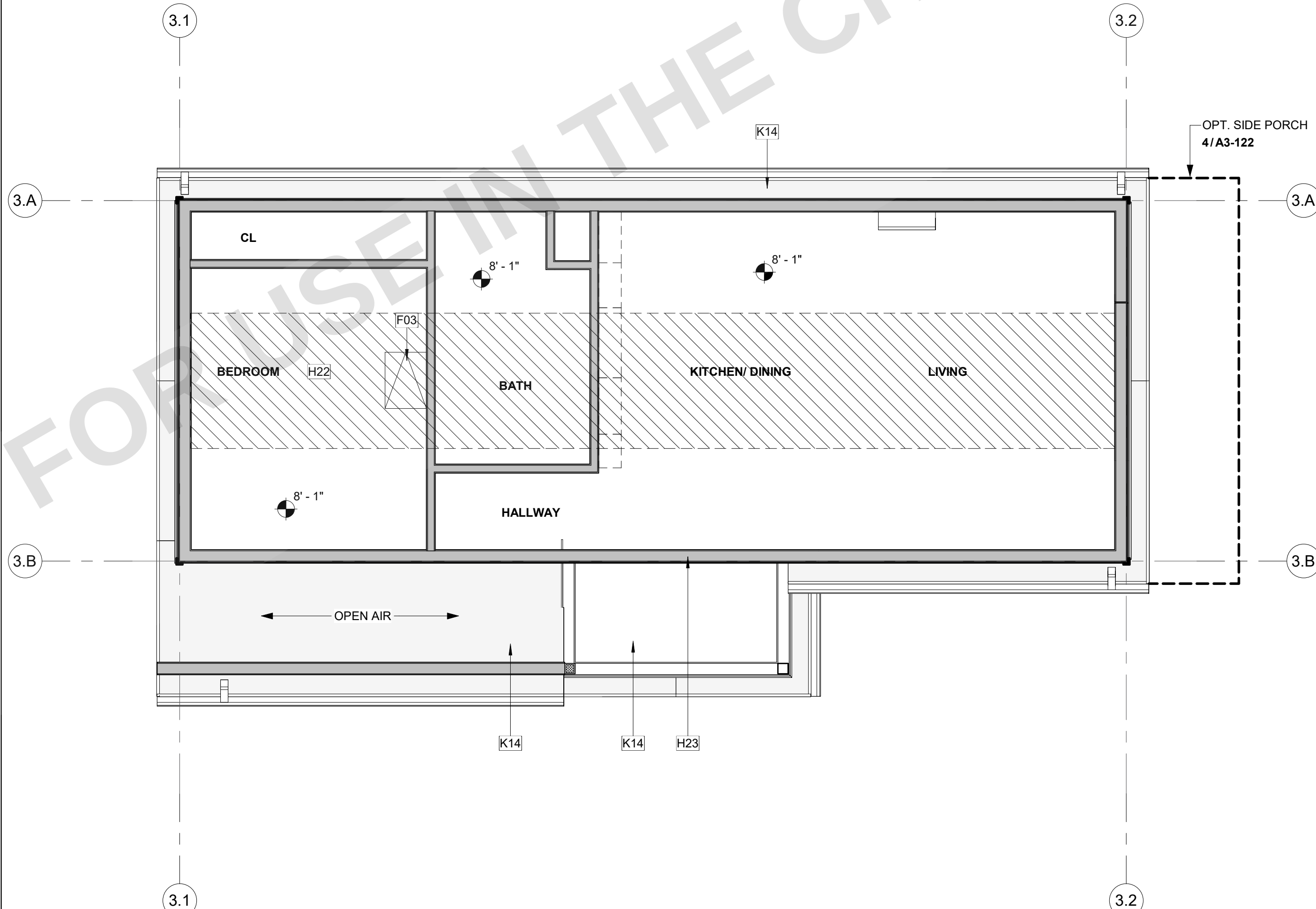
3 OPT. SIDE PORCH

A1-201 A3-122 SCALE: 1/4" = 1'-0"



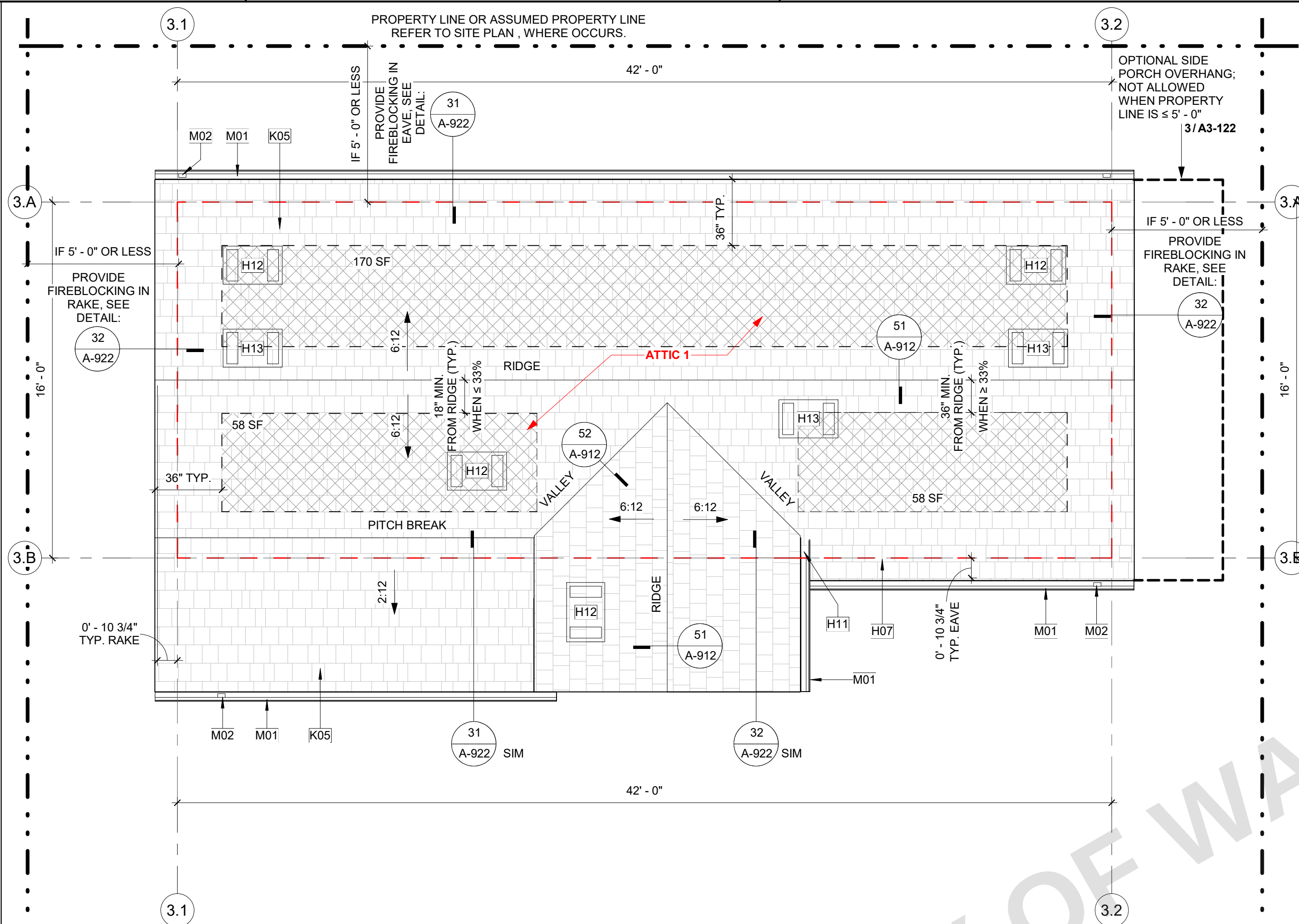
2 PLAN 3 - COTTAGE - REFLECTED CEILING PLAN

A1-201 A3-122 SCALE: 1/4" = 1'-0"



1 PLAN 3 - COTTAGE - ROOF PLAN

A1-201 A3-122 SCALE: 1/4" = 1'-0"



ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
 - REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
 - PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
 - WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
 - ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
 - ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (CRC R905), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
 - ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
 - ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATING OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (CRC R806).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.
 - IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. CRC R806.2.

ROOF VENTING CALCULATIONS

VENTING:

UPPER & LOWER VENTS:

O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE
FINISH TO MATCH ROOF. SEE DETAIL: 411/A-912 411/A-922
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 3	799 SF	2.66 SF	1.33 SF	1.33 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3 LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	3	2' - 8"	0.50 SF	1.50 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	4	2' - 8"	0.50 SF	2.00 SF
				3.50 SF

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

KEYNOTES

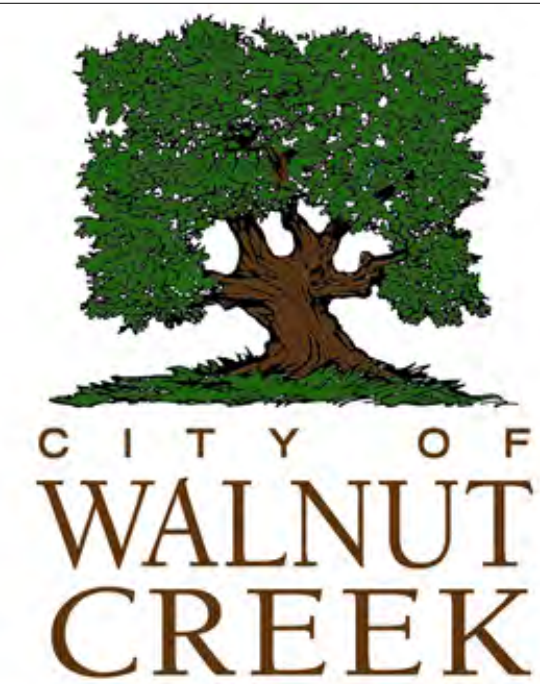
- F03 22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENc 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENc 150.0 (a)1.
- H07 BUILDING LINE BELOW.
- H11 DOWNSPOUT TO ROOF BELOW.
- H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- H22 AREA OF ATTIC WITH AT LEAST 30" OF HEIGHT, SEE SECTION.
- H23 WHERE AIRFLOW IS BLOCKED BY SHEAR PANEL, PROVIDE MINIMUM OF 12"x12" BLOCKED OPENING TO PROVIDE CROSS-VENTILATION.
- K05 COMPOSITE ROOF SHINGLES, SEE MATERIALS LEGEND FOR MORE INFORMATION.
- K14 EXTERIOR SOFFIT, SEE COVER PAGE FOR MATERIAL SELECTION, SEE DETAILS FOR MORE INFORMATION.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.

X: SETBACK AT RIDGE TABLE

PV ARRAYS PERCENT OF THE PLAN VIEW TOTAL ROOF AREA	(X) HORIZONTAL RIDGE SETBACK
≤33%	18" BOTH SIDES OF RIDGE
>33%	36" BOTH SIDES OF RIDGE
≤66% + 13D SPRINKLER	18" BOTH SIDES OF RIDGE
>66% + 13D SPRINKLER	36" BOTH SIDES OF RIDGE

ROOF PLAN & RCP LEGEND

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- INTERIOR - GYPSUM BOARD CEILING
- EXTERIOR SOFFITS, RAKES, & EAVES: SEE TITLE SHEET FOR MATERIAL SELECTION AND CORRESPONDING DETAILS FOR MORE INFORMATION.
- COMPOSITE ASPHALT SHINGLE ROOF. SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.
- X: 12 ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- X: 12 CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- 22"x30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- DORMER STYLE ROOF VENT, SEE ROOF VENTING CALCULATIONS
- OUTLINE OF WALL BELOW
- GUTTER. CONNECT TO DOWNSPOUT; SEE DETAIL: 12/A-903
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS:
- XX SF AVAILABLE SOLAR ZONE LOCATIONS: PV SYSTEM IS MANDATORY IF THE CONDITIONED AREA IS MORE THAN 652 SQUARE FEET. OTHERWISE IT'S OPTIONAL TO INSTALL A PV SYSTEM. WHEN PV SYSTEM IS INSTALLED, IT SHALL BE UNDER A SEPERATE PERMIT. SEE TITLE 24 REPORT FOR MORE INFORMATION
- AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

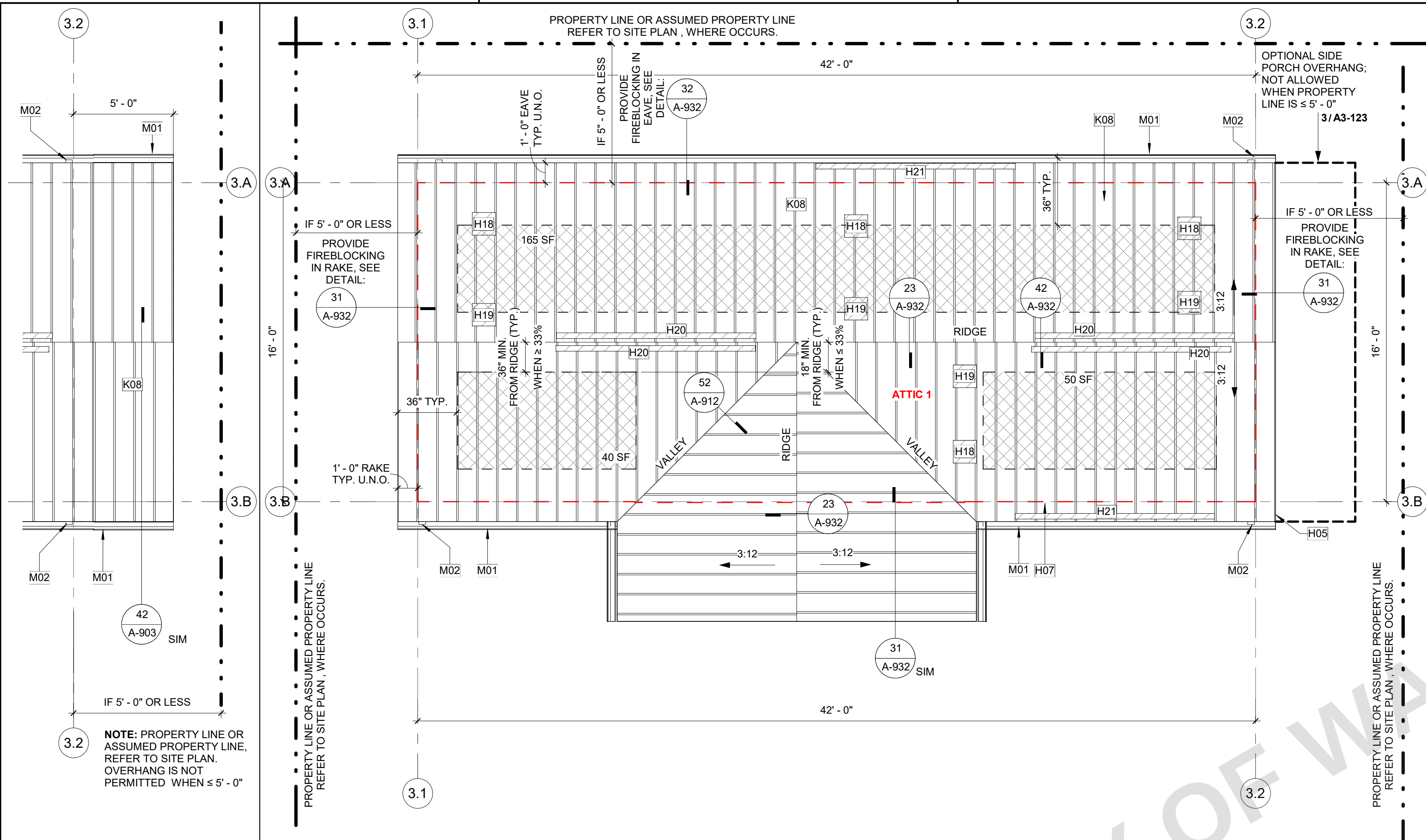
WALNUT CREEK ADU
CITY OF WALNUT CREEK

**ROOF PLAN & REFLECTED
CEILING PLAN - COTTAGE**

DATE
02/10/2023

SHEET

A3-122

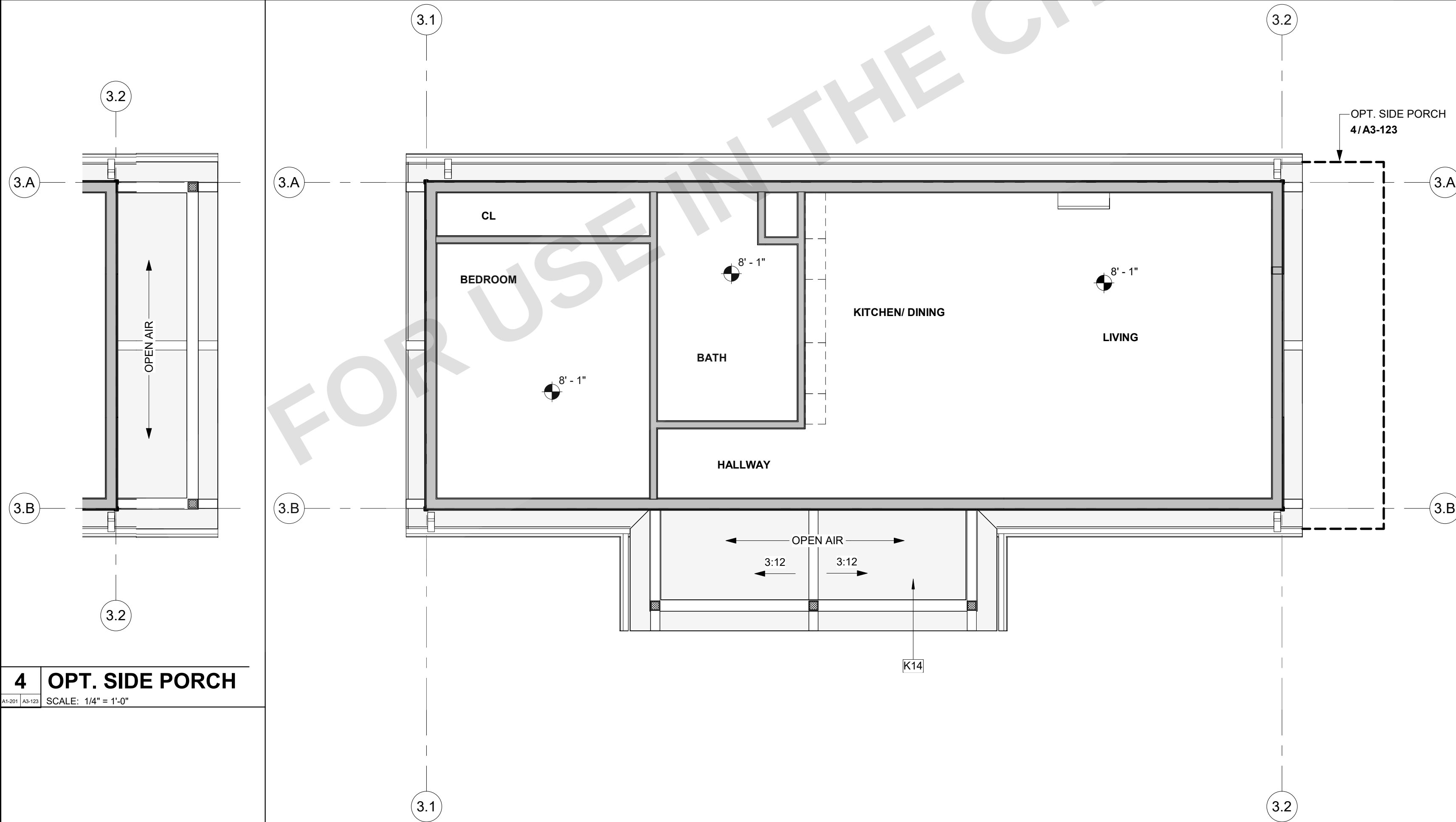


1 PLAN 3 - MODERN - ROOF PLAN

A1-201 A3-123 SCALE: 1/4" = 1'-0"

3 OPT. SIDE PORCH

A1-201 A3-123 SCALE: 1/4" = 1'-0"



2 PLAN 3 - MODERN - REFLECTED CEILING PLAN

A1-201 A3-123 SCALE: 1/4" = 1'-0"

4 OPT. SIDE PORCH

A1-201 A3-123 SCALE: 1/4" = 1'-0"

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
 - REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
 - PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
 - WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
 - ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
 - ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (**CRC R905**), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
 - ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
 - ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (**CRC R806**).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.
 - IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. **CRC R806.2**.

ROOF VENTING CALCULATIONS

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 3	672 SF	2.24 SF	1.12 SF	1.12 SF

NOTE: SEE TITLE PAGE FOR VENTING OPTION SELECTION; STRIKE THROUGH NON-USED ITEMS

OPTION A RIDGE AND SOFFIT VENTS

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.35 SF)

CONTINUOUS RIDGE VENTING WITH 2 1/2" HOLES IN SHEATHING. SEE DETAIL: 42/A-932

50.0 SQ. IN OF AIR MOVEMENT PER 120" = 50.0 SQ. IN. / 144 = 0.35 SF

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.35 SF)

VULCAN 120" CONTINUOUS SOFFIT VENT. ALTERNATIVE PRODUCT SHALL PROVIDE EQUAL OR GREATER NFA. SEE DETAIL: 51/A-932

96.0 SQ. IN OF AIR MOVEMENT PER VENT = 96.0 SQ. IN. / 144 = 0.67 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3 - A HIGH				
Vulcan Ridge Vent - High	4	10' - 0"	0.35 SF	1.39 SF
LOW				
Vulcan Soffit Vent - Low	2	10' - 0"	0.67 SF	1.33 SF
				2.72 SF

OPTION B DORMER VENTS

UPPER & LOWER VENTS (RECOMMENDED):

VULCAN VENT VDLR419 13" X 19" - SEE DETAIL: 52/A-932 ALTERNATIVE PRODUCT SHALL PROVIDE EQUAL OR GREATER NFA. 52.0 SQ. IN OF AIR MOVEMENT PER VENT = 52.0 SQ. IN. / 144 = 0.36 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.36 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.36 SF)

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3 - B HIGH				
Vulcan Roof Vent - High	4	1' - 2"	0.36 SF	1.44 SF
LOW				
Vulcan Roof Vent - Low	4	1' - 2"	0.36 SF	1.44 SF
				2.88 SF

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

KEYNOTES

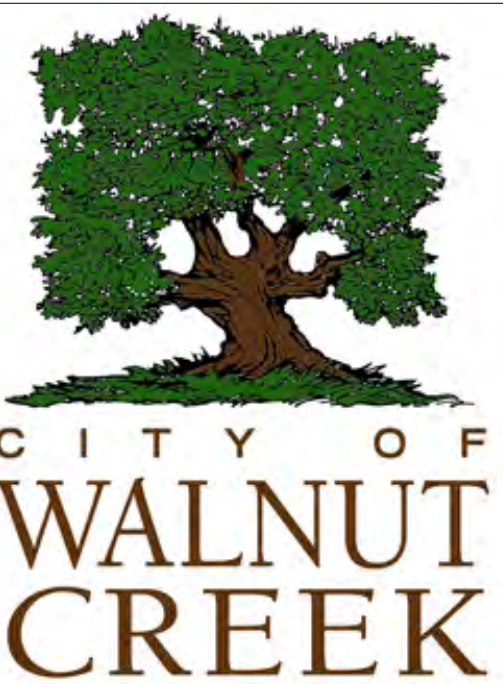
H05	ROOF EDGE/FASCIA. SEE DETAILS FOR FASCIA TYPE.
H07	BUILDING LINE BELOW.
H18	DORMER VENT (LOW). ATTIC VENTING OPTION B. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
H19	DORMER VENT (HIGH). ATTIC VENTING OPTION B. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
H20	RIDGE VENT (HIGH). ATTIC VENTING OPTION A. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
H21	SOFFIT VENT (LOW). ATTIC VENTING OPTION A. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
K08	METAL ROOF. SEE MATERIALS LEGEND FOR MORE INFORMATION.
K14	EXTERIOR SOFFIT. SEE COVER PAGE FOR MATERIAL SELECTION, SEE DETAILS FOR MORE INFORMATION.
M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
M02	DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.

X: SETBACK AT RIDGE TABLE

PV ARRAYS PERCENT OF THE PLAN VIEW TOTAL ROOF AREA	HORIZONTAL (X) SETBACK
≤33%	18" BOTH SIDES OF RIDGE
>33%	36" BOTH SIDES OF RIDGE
≤66% + 13D SPRINKLER	18" BOTH SIDES OF RIDGE
>66% + 13D SPRINKLER	36" BOTH SIDES OF RIDGE

ROOF PLAN & RCP LEGEND

XX'-X"	CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
	INTERIOR - GYPSUM BOARD CEILING
	EXTERIOR SOFFITS, RAKES, & EAVES; SEE TITLE SHEET FOR MATERIAL SELECTION AND CORRESPONDING DETAILS FOR MORE INFORMATION.
	STANDING SEAM METAL ROOF; SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.
X : 12	ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
X : 12	CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
	22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
	CONT. ATTIC VENTING OPTION A, MARK WITH "X" IF NOT USED. SEE ROOF VENTING CALCS.
	ATTIC ROOF VENT OPTION B, MARK WITH "X" IF NOT USED. SEE ROOF VENTING CALCS.
	OUTLINE OF WALL BELOW
	GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL: 12/A-903
	APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS:
XX SF	AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM IS MANDATORY IF THE CONDITIONED AREA IS MORE THAN 652 SQUARE FEET. OTHERWISE IT'S OPTIONAL TO INSTALL A PV SYSTEM. WHEN PV SYSTEM IS INSTALLED, IT SHALL BE UNDER A SEPERATE PERMIT. SEE TITLE 24 REPORT FOR MORE INFORMATION
	AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

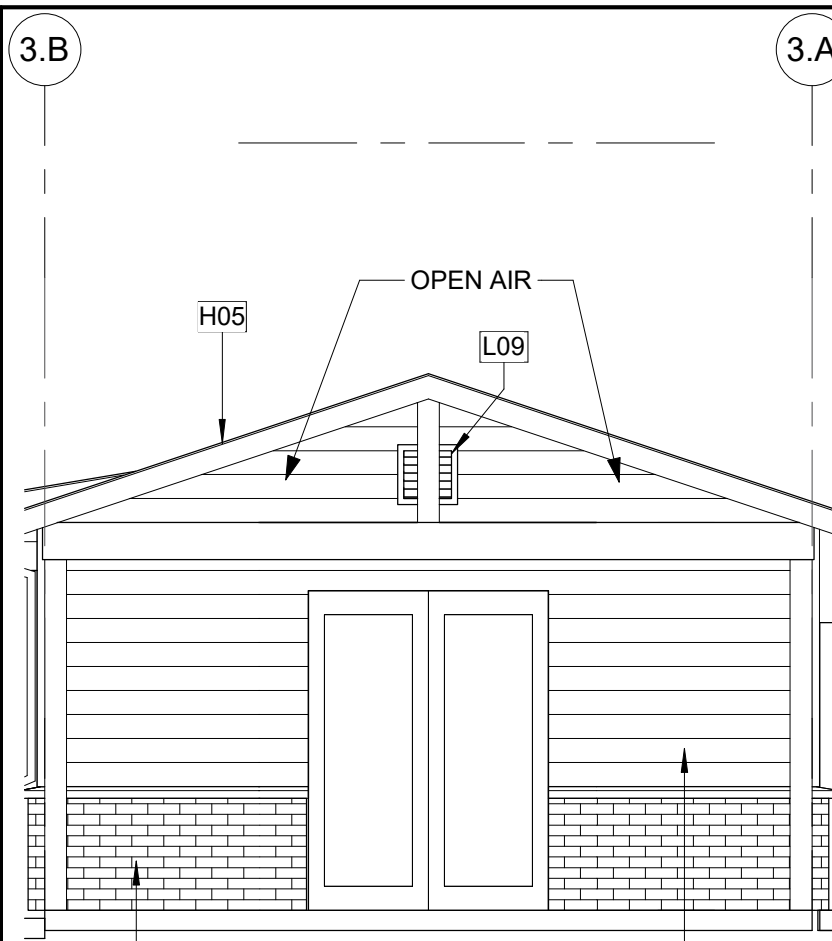
ROOF PLAN & REFLECTED
CEILING PLAN - MODERN

DATE
02/10/2023

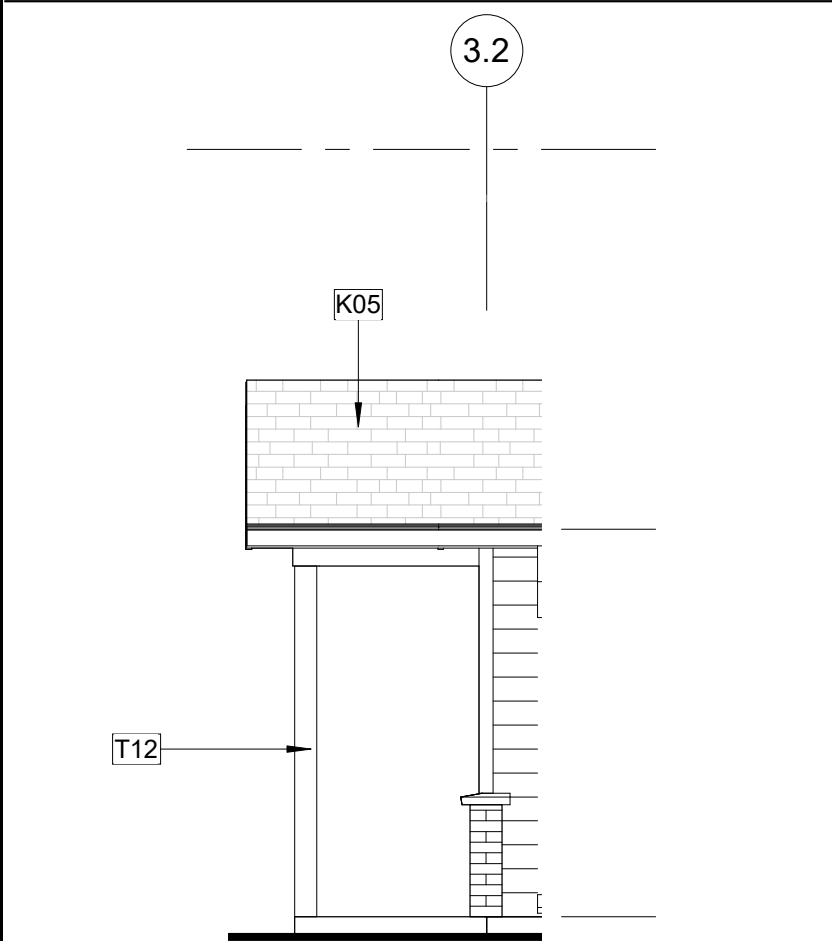
SHEET

A3-123

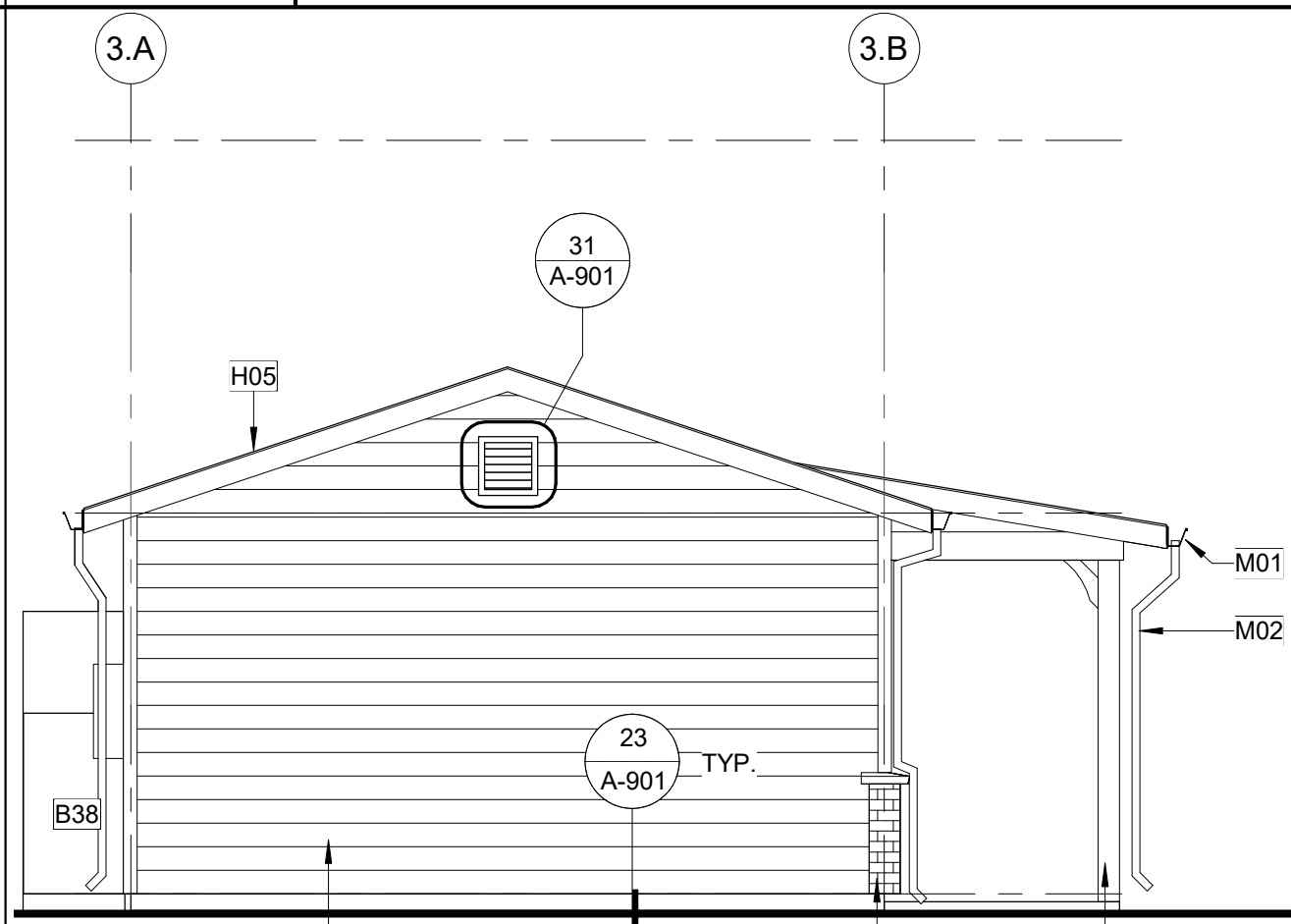
1/10/2023 1:48:27 PM
C:\Users\jfox\Documents\2264-01-CU21_Walnut Creek ADU_Central 2022_jfox\REV\TU.rvt



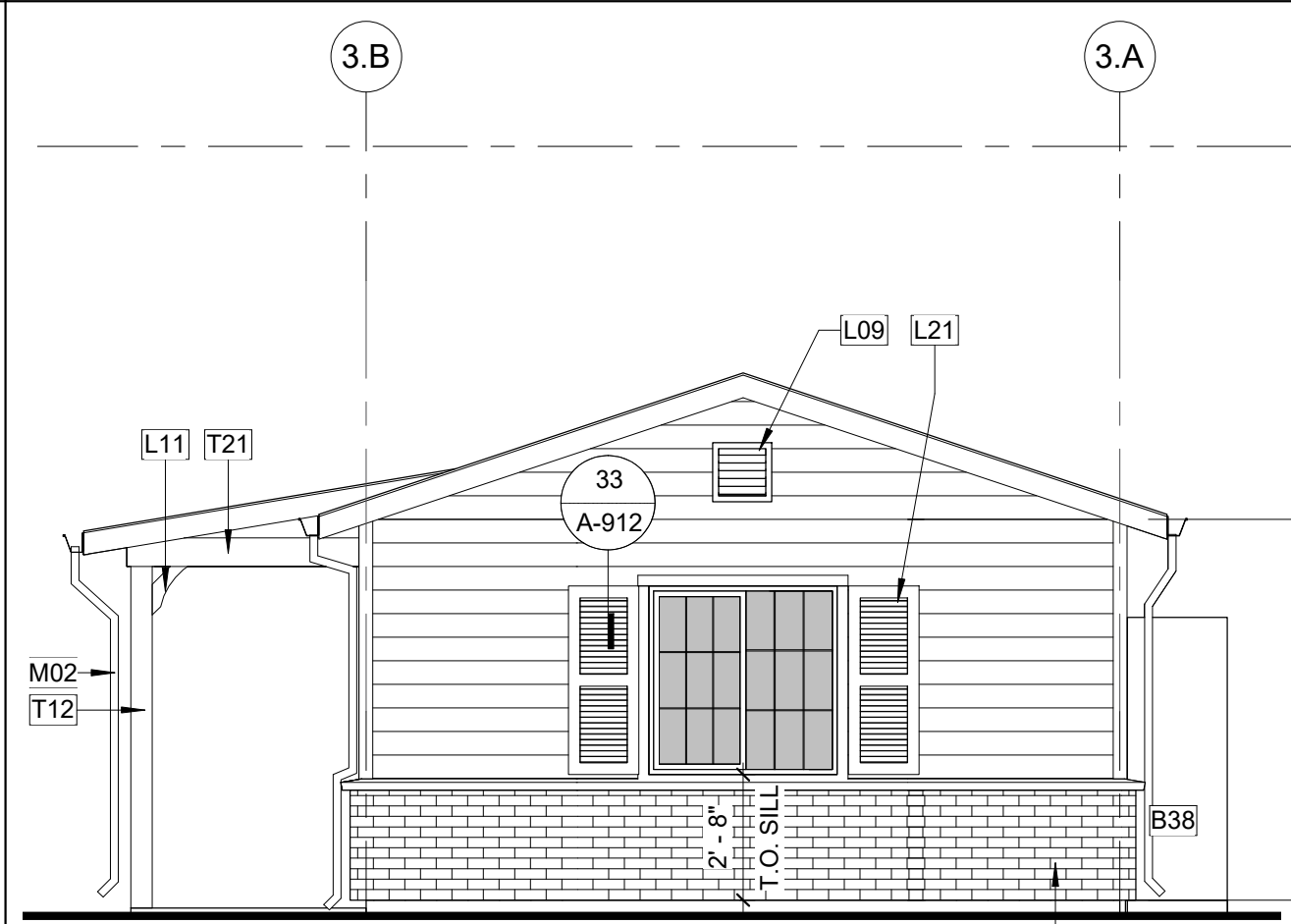
3 RIGHT - OPT. PORCH
A3-201 SCALE: 1/4" = 1'-0"



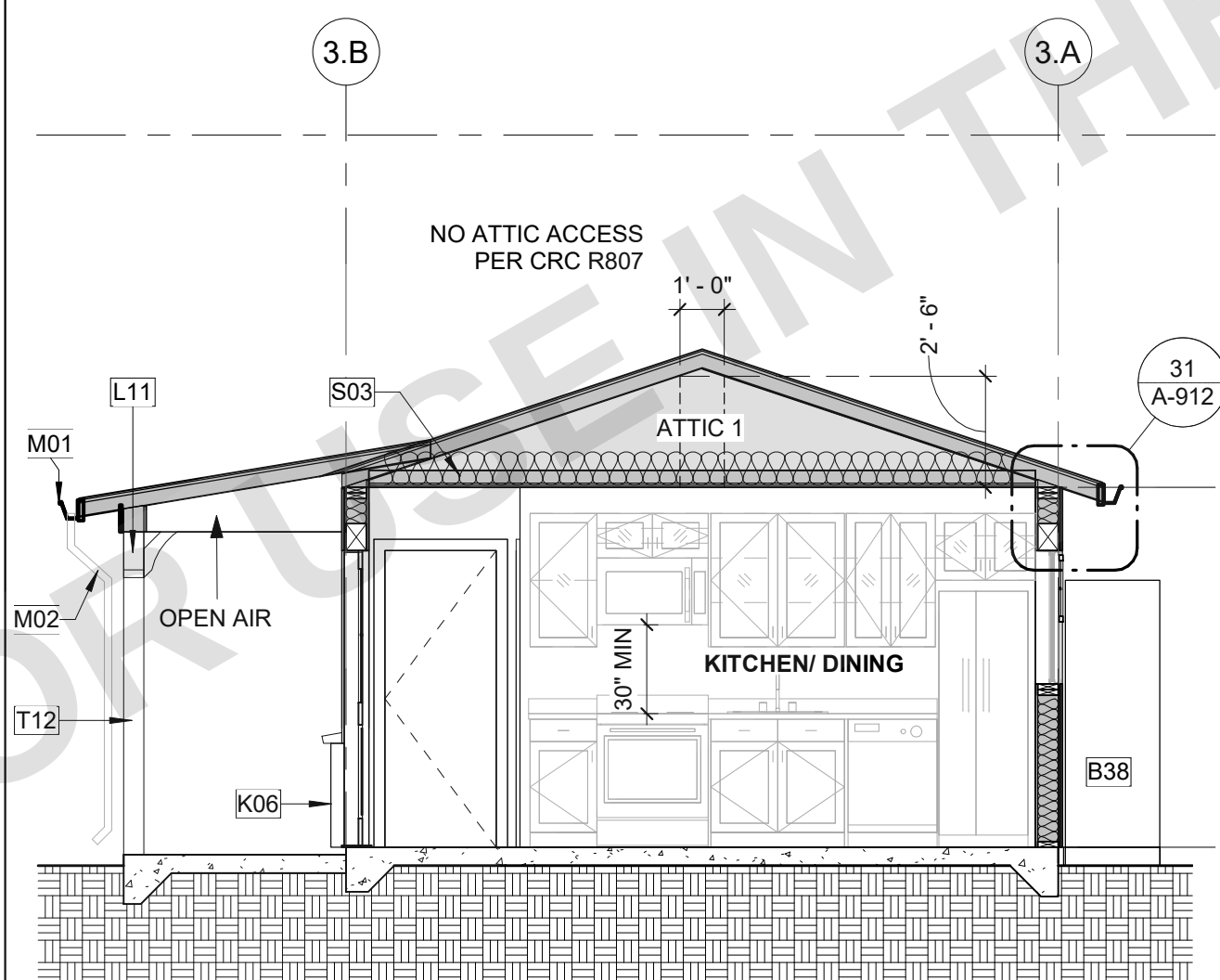
6 REAR - OPT. PORCH
A3-201 SCALE: 1/4" = 1'-0"



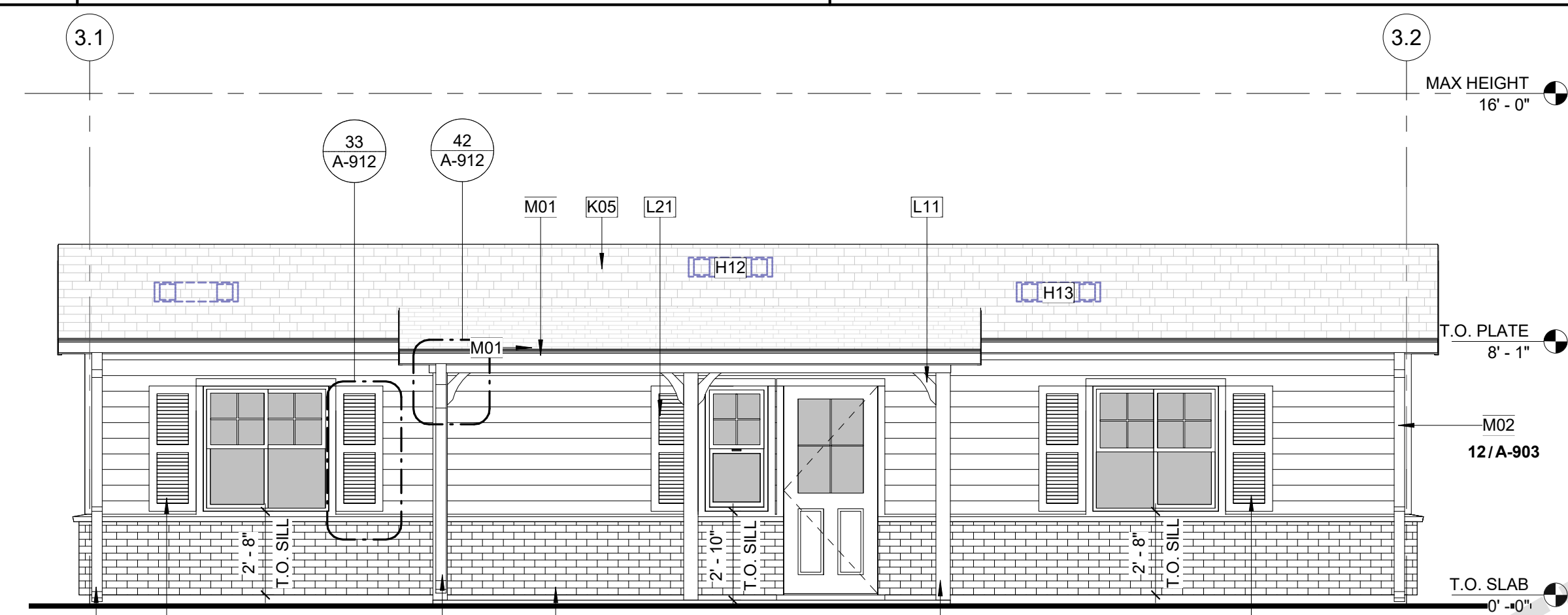
2 PLAN 3 - CAL. RANCH - LEFT ELEV.
A3-101 | A3-201 SCALE: 1/4" = 1'-0"



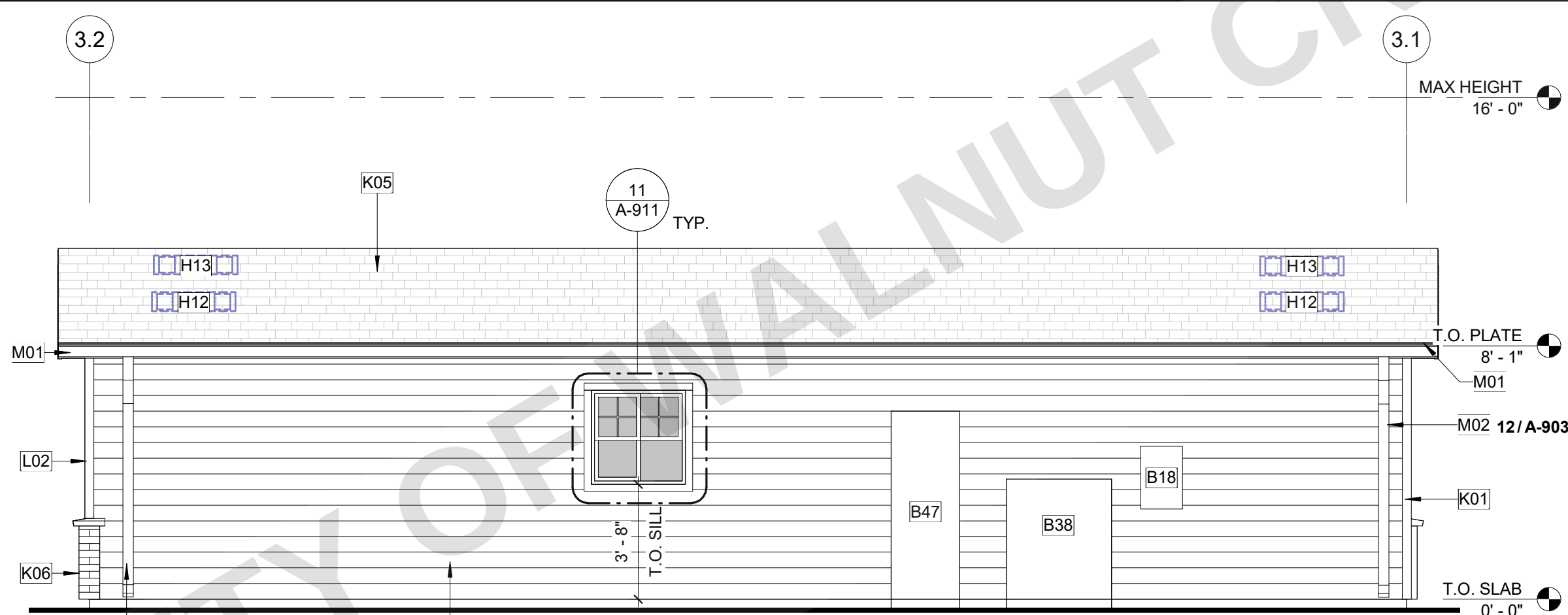
5 PLAN 3 - CAL. RANCH - RIGHT ELEV.
A3-101 | A3-201 SCALE: 1/4" = 1'-0"



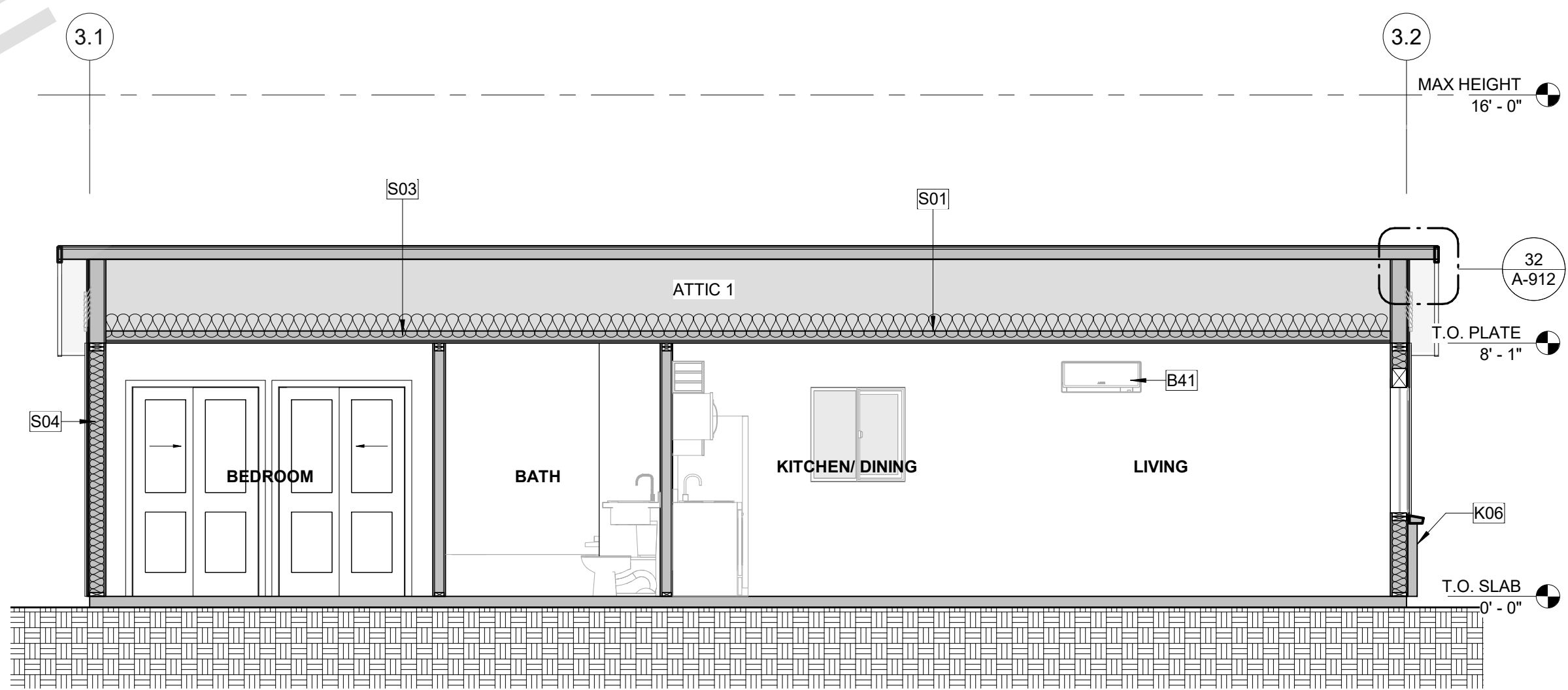
8 PLAN 3 - CAL. RANCH - SECTION 02
A3-101 | A3-201 SCALE: 1/4" = 1'-0"



1 PLAN 3 - CALIFORNIA RANCH - FRONT ELEVATION
A3-101 | A3-201 SCALE: 1/4" = 1'-0"



4 PLAN 3 - CALIFORNIA RANCH - REAR ELEVATION
A3-101 | A3-201 SCALE: 1/4" = 1'-0"



7 PLAN 3 - CALIFORNIA RANCH - SECTION 01
A3-101 | A3-201 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND CALIFORNIA RANCH

NOTES:

- SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE MANUFACTURER AND COLOR/FINISH.
- ALL MATERIAL SELECTIONS SHALL COMPLY WITH CRC, SECTION R703.

GRAPHICS LEGEND: (SEE TITLE SHEET; STRIKE THROUGH NON-USED OPTIONS)

	HORIZONTAL SIDING 4" MIN. TO 12" MAX. BOARD EXPOSURE OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SIDING (PER CRC R703.5.3)
	BRICK VENEER WITH BRICK WAINSCOT ADHERED MASONRY VENEER (PER CRC R703.12) (SEE SHEET A-913 FOR REFERENCE DETAILS)
	ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)
	EAVES, RAKES, & EXT. SOFFIT MATERIAL (SEE REFLECTED CEILING PLAN) OPTION A: FIBER CEMENT OPTION B: EXTERIOR TOUNGE & GROOVE OPTION C: EXTERIOR GRADE PLYWOOD

SIZE, MANUFACTURER, & PRODUCT INFORMATION:

COLOR/FINISH:

SIDING:	
TRIM:	
	(REQ. PRIMER & 2 COATS OF EXT. GRADE PAINT)

SECTIONS GENERAL NOTES

- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
- INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
- FIREBLOCKING TO BE LOCATED PER **CRC SECTION R302.11**:
 - SECTION R302.11:**
 - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **SECTION R1003.19**.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
 - SECTION R302.11.1:** FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
 - TWO-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - ONE-HALF-INCH GYPSUM BOARD
 - ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 - BATT'S OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
 - PER **CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.
 - REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
 - PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
 - ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **CRC 803.13** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

GENERAL ELEVATION NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS, PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

B18	ELECTRIC PANEL LOCATION. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO.
B38	MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO. SEE DETAIL 53/A-902.
B41	FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT. PROVIDE DEDICATED WALL OUTLET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
B47	40 GALLON HEAT PUMP WATER HEATER. PROVIDE ENCLOSURE IN COMPLIANCE WITH CPC 507.25. PROVIDE CONCRETE PAD 3" MIN. ABOVE GRADE. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL 22/A-901. PROVIDE PROTECTION PER CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFORMATION. SEE DETAIL 53/A-902.
H05	ROOF EDGE/FASCIA. SEE DETAILS FOR FASCIA TYPE.
H12	ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2. EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALC'S.
H13	ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALC'S.
K01	HORIZONTAL SIDING. SEE MATERIALS LEGEND FOR MORE INFORMATION.
K05	COMPOSITE ROOF SHINGLES. SEE MATERIALS LEGEND FOR MORE INFORMATION.
K06	BRICK VENEER WITH WAINSCOT. SEE SHEET A-913 FOR DETAILS AND SEE MATERIALS LEGEND FOR MORE INFORMATION.
L02	CORNER TRIM. SEE DETAILS FOR MORE INFORMATION.
L09	FAUX DECORATIVE VENT. SEE DETAIL 31/A-901.
L11	DECORATIVE KNEE BRACE. SEE DETAIL 42/A-912.
L21	DECORATIVE FAUX SHUTTERS. SEE DETAIL 23/A-912.
M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
M02	DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
S01	CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.).
S03	R-38 MIN. ROOF INSULATION; RADIANT BARRIER REQUIRED (VERIFY WITH TITLE 24 REPORT).
S04	2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
T12	WOOD POST. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.
T21	WOOD BEAM. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

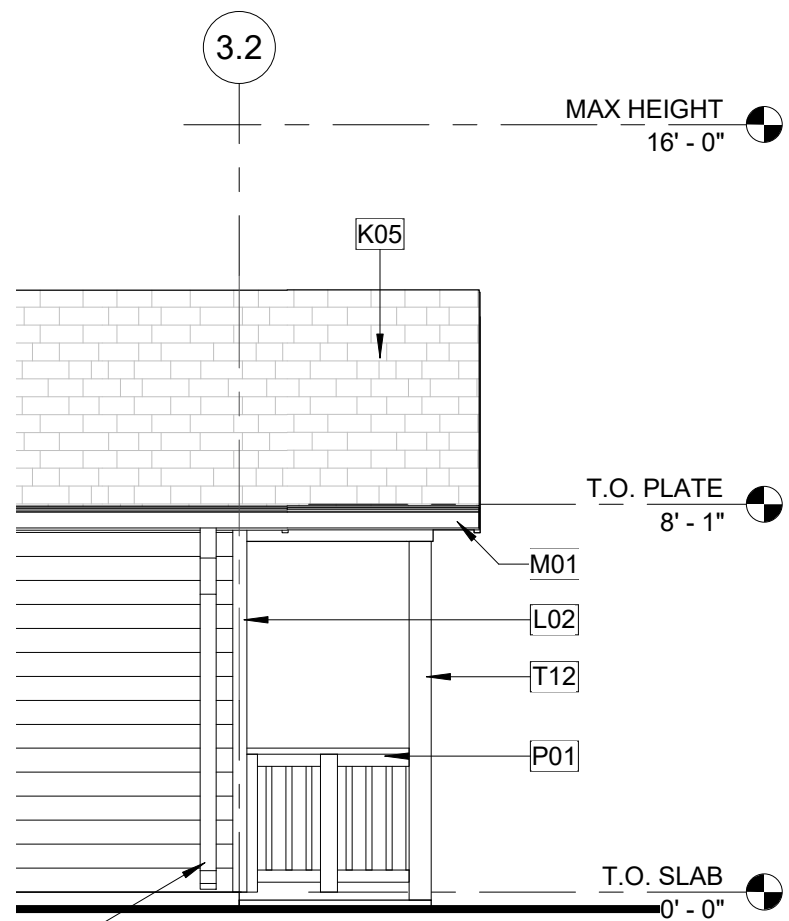
ELEVATIONS & BUILDING
SECTIONS - CAL RANCH

DATE
02/10/2023

SHEET

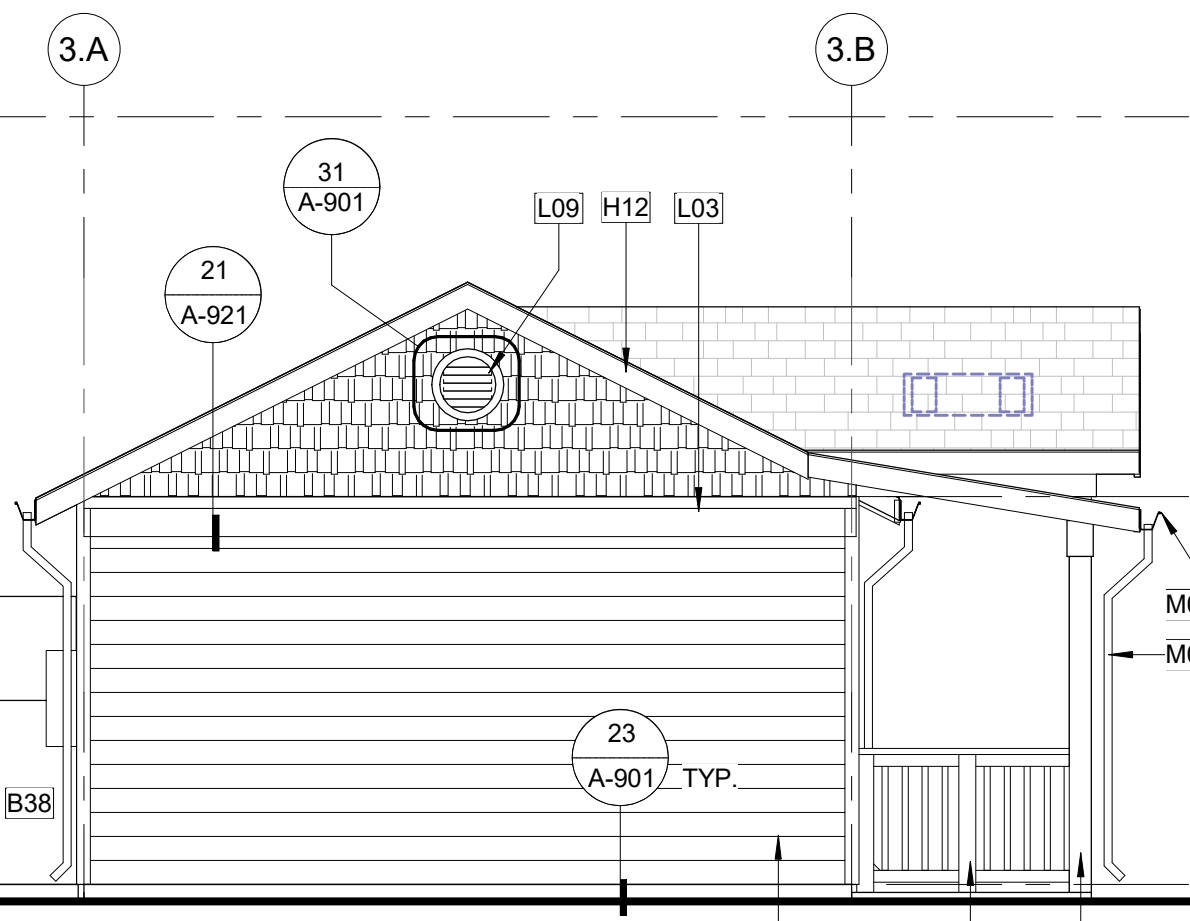
A3-201

1/10/2023 1:48:28 PM
C:\Users\jfox\Documents\2654-01-CU21_Walnut Creek ADU_Central 2022_jfox\REV\TU.rvt



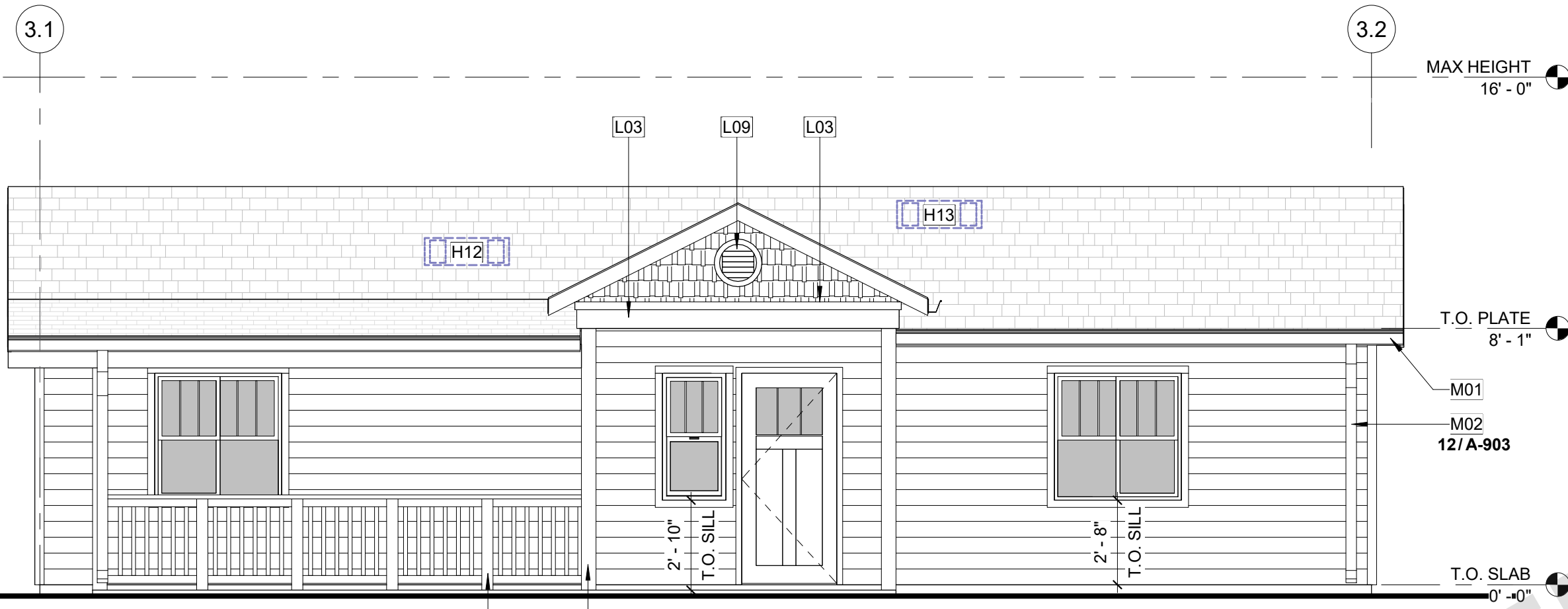
**3 FRONT ELEVATION -
OPT. SIDE PORCH**

A3-202 SCALE: 1/4" = 1'-0"



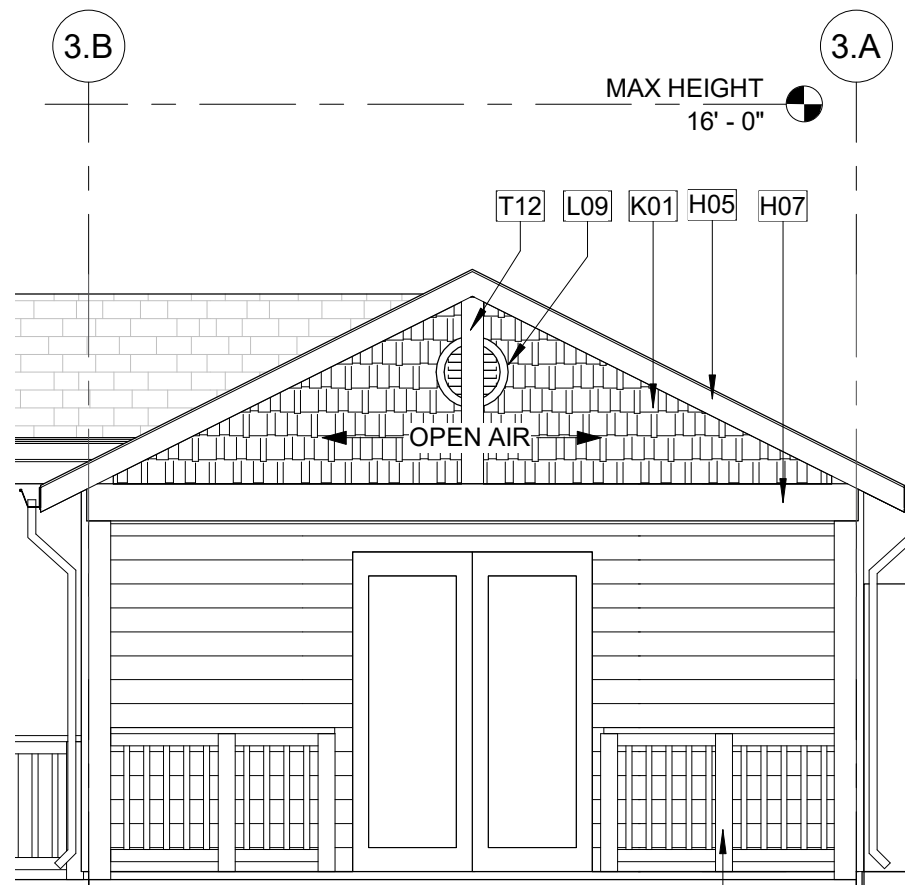
**2 PLAN 3 - COTTAGE -
LEFT ELEVATION**

A3-101 A3-202 SCALE: 1/4" = 1'-0"



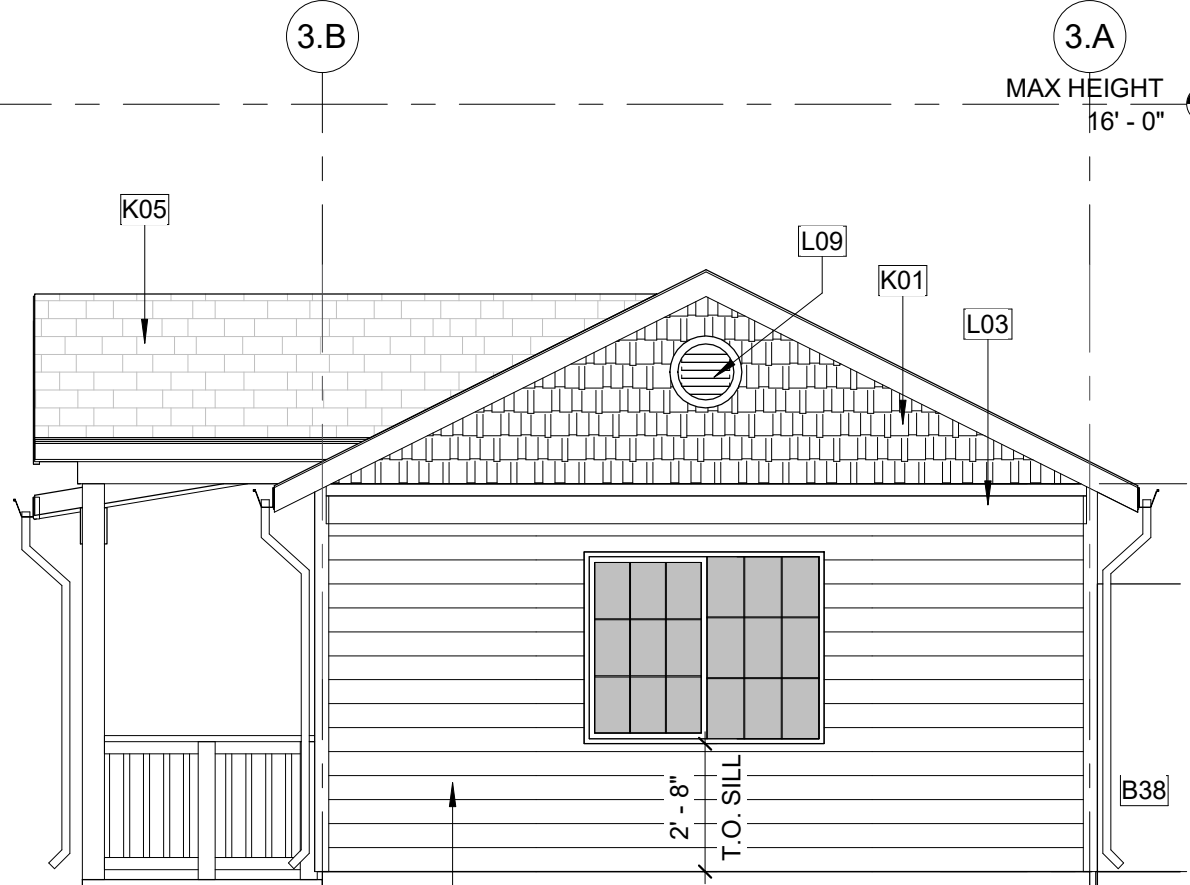
1 PLAN 3 - COTTAGE - FRONT ELEVATION

A3-101 A3-202 SCALE: 1/4" = 1'-0"



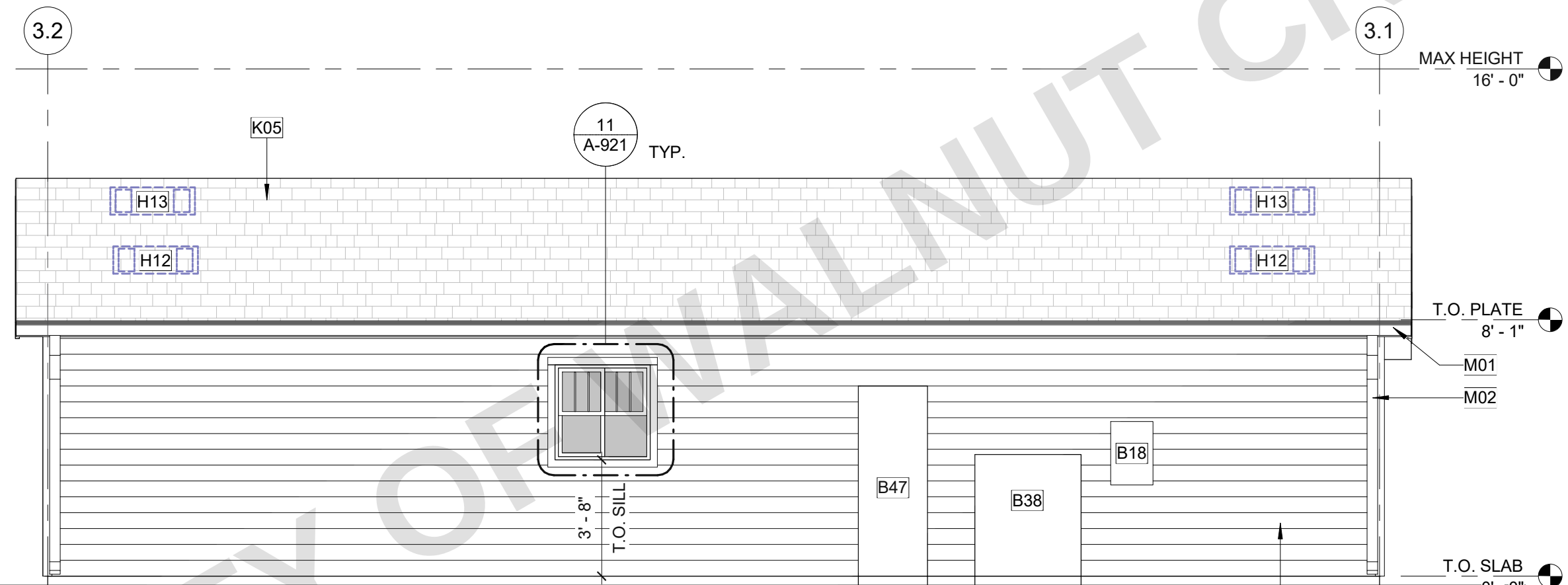
**6 RIGHT -
OPT. PORCH**

A3-202 SCALE: 1/4" = 1'-0"



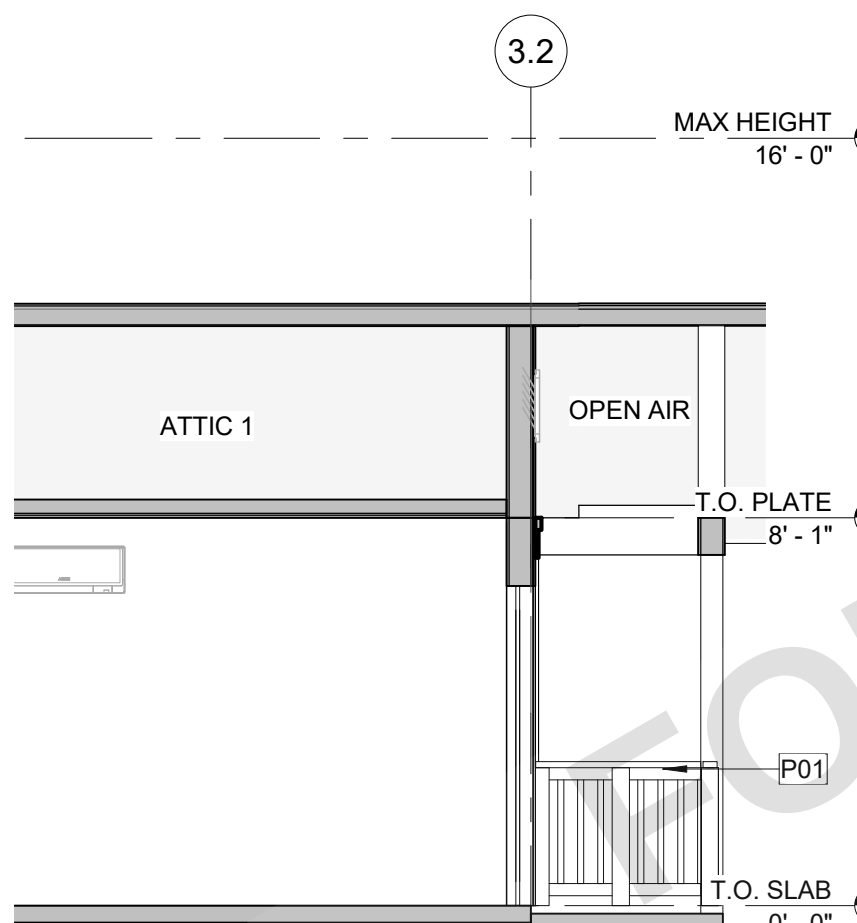
**5 PLAN 3 - COTTAGE -
RIGHT ELEVATION**

A3-101 A3-202 SCALE: 1/4" = 1'-0"



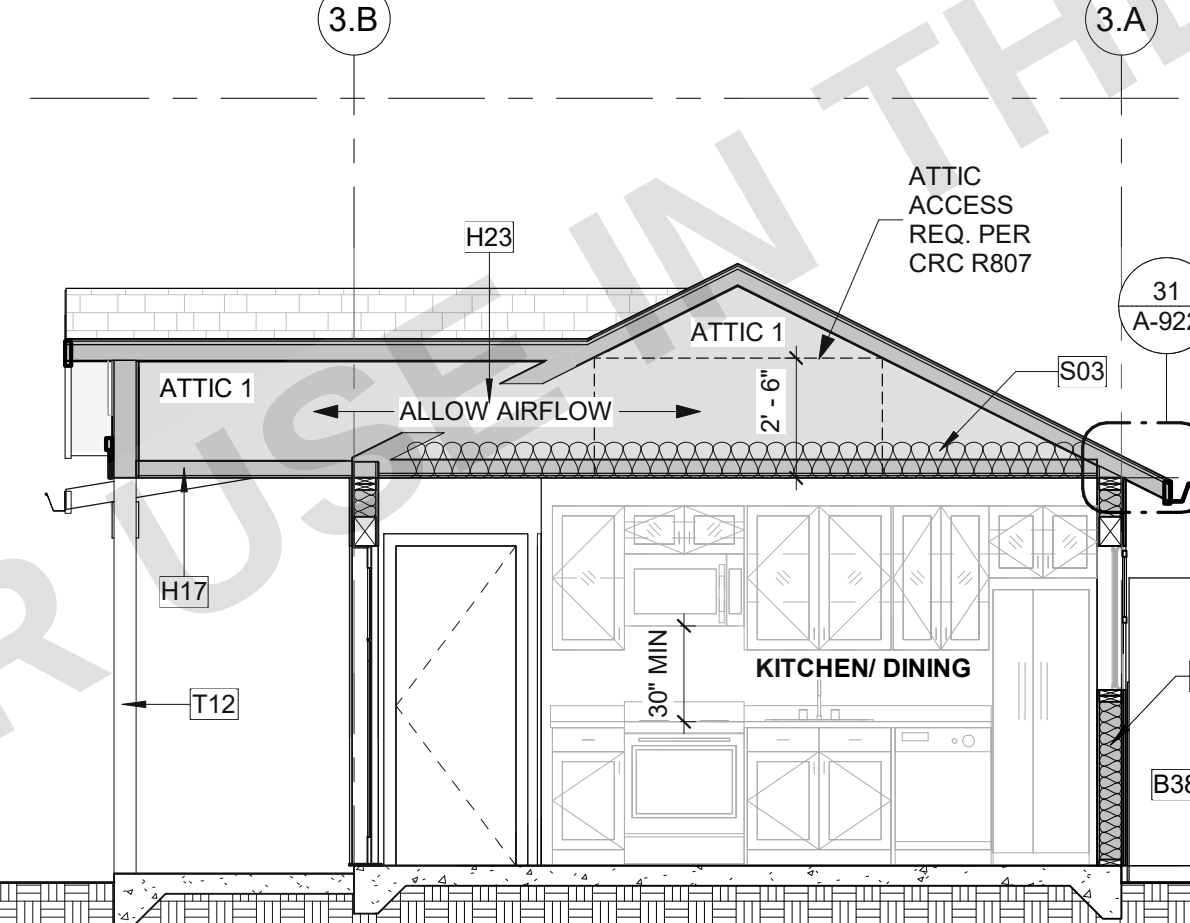
4 PLAN 3 - COTTAGE - REAR ELEVATION

A3-101 A3-202 SCALE: 1/4" = 1'-0"



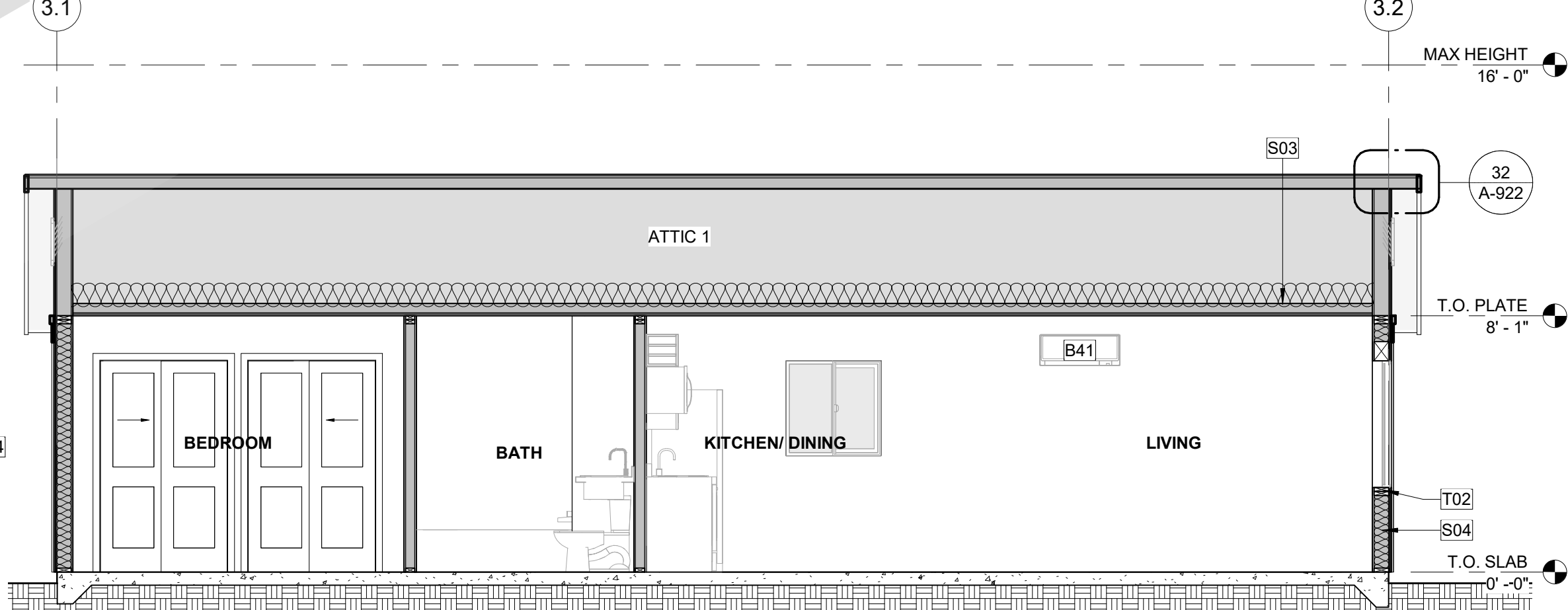
**9 PLAN 3 -SECTION
01 SIDE PORCH OPT.**

A3-202 SCALE: 1/4" = 1'-0"



**8 PLAN 3 - COTTAGE -
SECTION 02**

A3-101 A3-202 SCALE: 1/4" = 1'-0"



7 PLAN 3 - COTTAGE - SECTION 01

A3-101 A3-202 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND COTTAGE

NOTES:

- SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE MANUFACTURER AND COLOR/FINISH.
- ALL MATERIAL SELECTIONS SHALL COMPLY WITH CRC, SECTION R703.

GRAPHICS LEGEND: (SEE TITLE SHEET; STRIKE THROUGH NON-USED OPTIONS)

	HORIZONTAL SIDING 4" MIN. TO 12" MAX. BOARD EXPOSURE OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SIDING (PER CRC R703.5.3)
	SHAKE/SHINGLE SIDING OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SHAKES/SHINGLES (PER CRC R703.6)
	ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)
	EAVES, RAKES, & EXT. SOFFIT MATERIAL (SEE REFLECTED CEILING PLAN) OPTION A: FIBER CEMENT OPTION B: EXTERIOR TOUNGE & GROOVE OPTION C: EXTERIOR GRADE PLYWOOD

SIZE, MANUFACTURER, & PRODUCT INFORMATION:

COLOR/FINISH:

SIDING:	
TRIM:	

(REQ. PRIMER & 2 COATS OF EXT. GRADE PAINT)

SECTIONS GENERAL NOTES

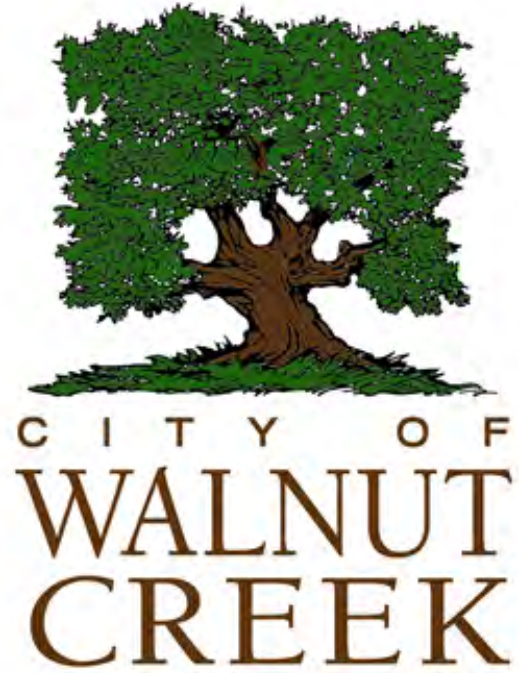
- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
- INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
- FIREBLOCKING TO BE LOCATED PER **CRC SECTION R302.11**:
 - SECTION R302.11:**
 - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNUAL SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **SECTION R1003.19**.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
 - SECTION R302.11.1:** FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
 - TWO-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - ONE-HALF-INCH GYPSUM BOARD
 - ONE-FOURTH-INCH CEMENT-BASED MILBOARD
 - BATT'S OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
 - PER **CRC SECTION R1017** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.
 - REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
 - PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
 - ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **CRC 803.13** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

GENERAL ELEVATION NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R802.3
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

B18	ELECTRIC PANEL LOCATION. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO.
B38	MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO. SEE DETAIL 53/A-902.
B41	FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT, PROVIDE DEDICATED WALL OUTLET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
B47	40 GALLON HEAT PUMP WATER HEATER. PROVIDE ENCLOSURE IN COMPLIANCE WITH CPC 507.25. PROVIDE CONCRETE PAD 3" MIN. ABOVE GRADE. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL 22/A-901. PROVIDE PROTECTION PER CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFORMATION. SEE DETAIL 53/A-902.
H05	ROOF EDGE/FASCIA. SEE DETAILS FOR FASCIA TYPE.
H07	BUILDING LINE BELOW.
H12	ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
H13	ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
H17	CEILING SOFFIT @ GABLE PORCH ROOF.
H23	WHERE AIRFLOW IS BLOCKED BY SHEAR PANEL, PROVIDE MINIMUM OF 12"x12" BLOCKED OPENING TO PROVIDE CROSS-VENTILATION.
K01	HORIZONTAL SIDING. SEE MATERIALS LEGEND FOR MORE INFORMATION.
K05	COMPOSITE ROOF SHINGLES. SEE MATERIALS LEGEND FOR MORE INFORMATION.
L02	CORNER TRIM. SEE DETAILS FOR MORE INFORMATION.
L03	TRIM. SEE DETAILS FOR MORE INFORMATION.
L09	FAUX DECORATIVE VENT. SEE DETAIL 31/A-901.
M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
M02	DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
P01	DECORATIVE PORCH RAILING, HEIGHT OF 24" MIN. TO 48" MAX. REQUIRED FOR WOOD: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT. REQUIRED: 30 INCHES MAX VERTICAL DROP IS PROHIBITED WITHIN 36 INCHES (HORIZONTALLY) OF THE PORCH, SEE DETAIL FOR MORE INFORMATION.
S03	R-38 MIN. ROOF INSULATION; RADIANT BARRIER REQUIRED (VERIFY WITH TITLE 24 REPORT).
S04	2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
T02	2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
T12	WOOD POST, SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

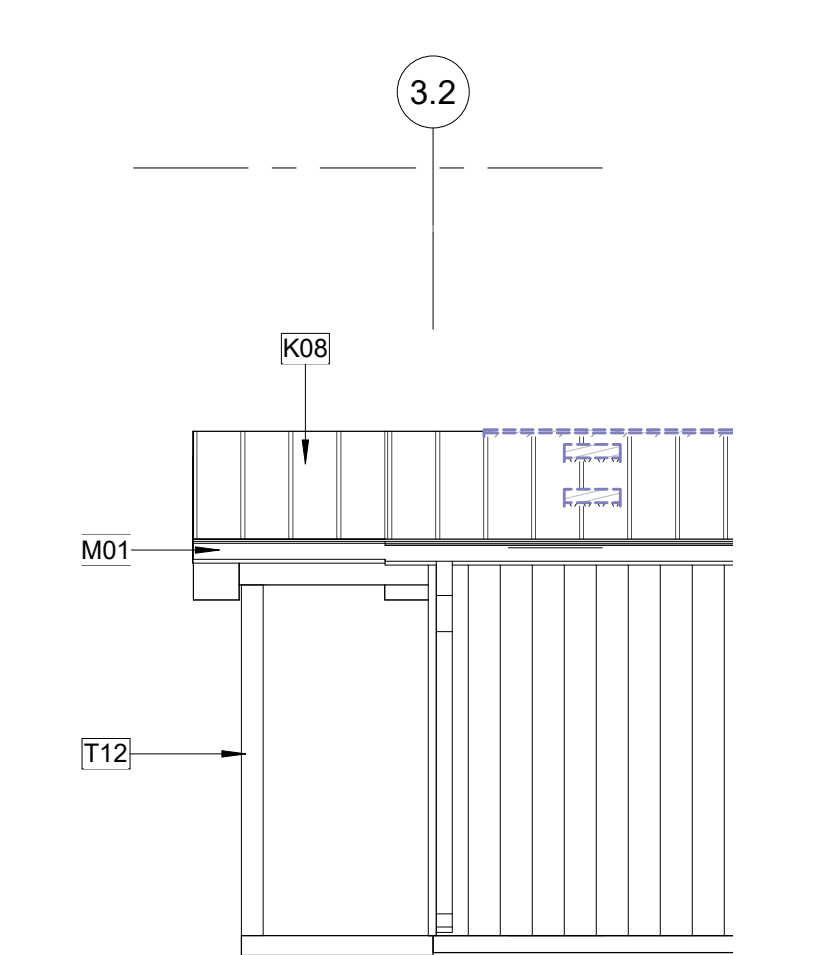
ELEVATIONS & BUILDING
SECTIONS - COTTAGE

DATE
02/10/2023

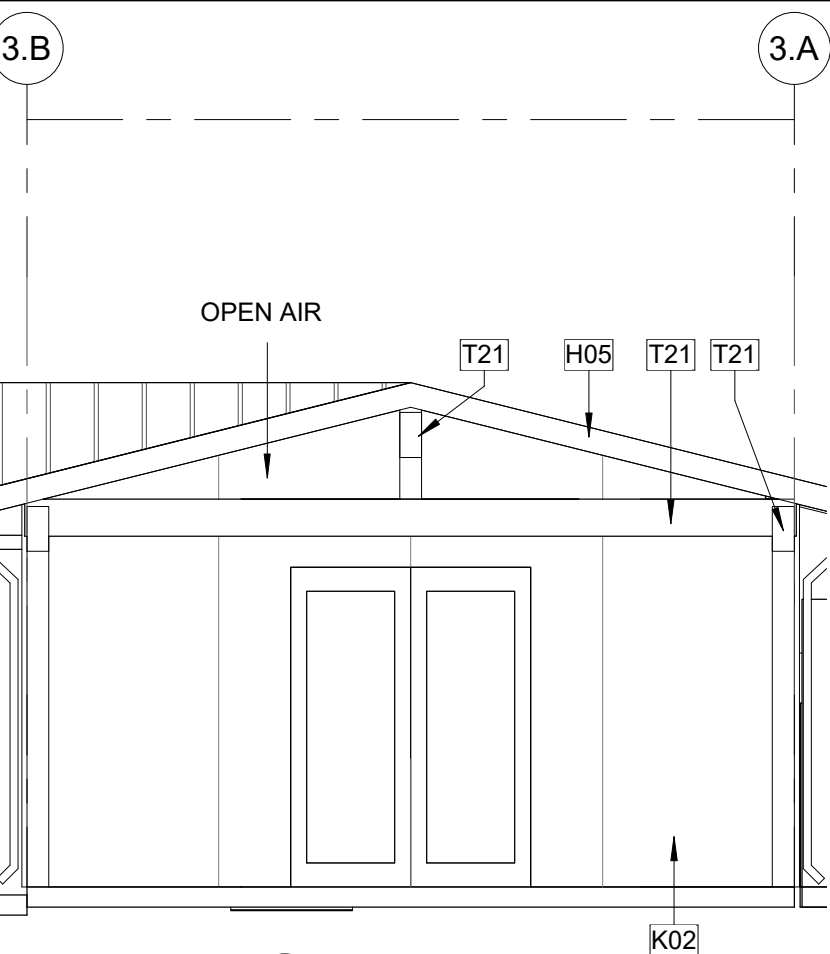
SHEET

A3-202

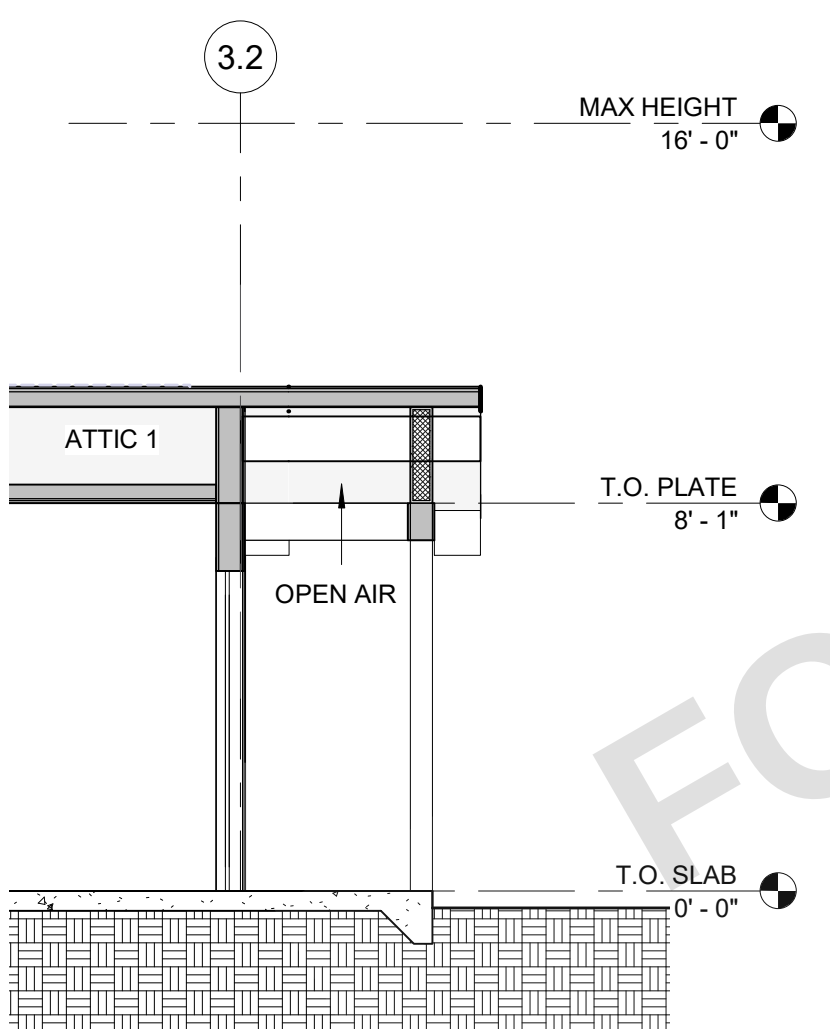
1/10/2023 1:48:30 PM
C:\Users\jfox\Documents\2264-01-CU21_Walnut Creek ADU_Central 2022_jfoxDEV\TU.rvt



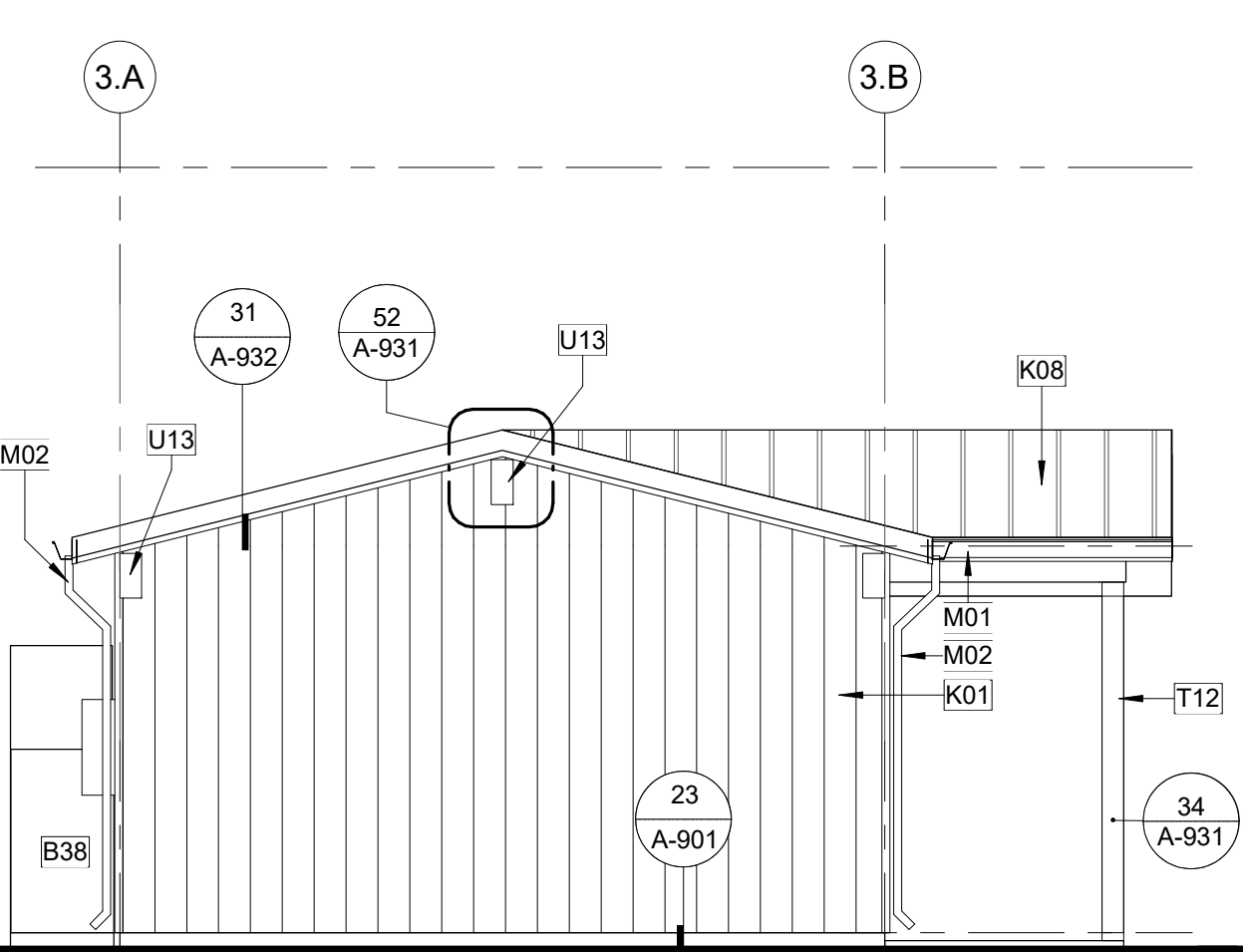
**3 REAR ELEV.-
OPT. SIDE PORCH**
[A3-203] SCALE: 1/4" = 1'-0"



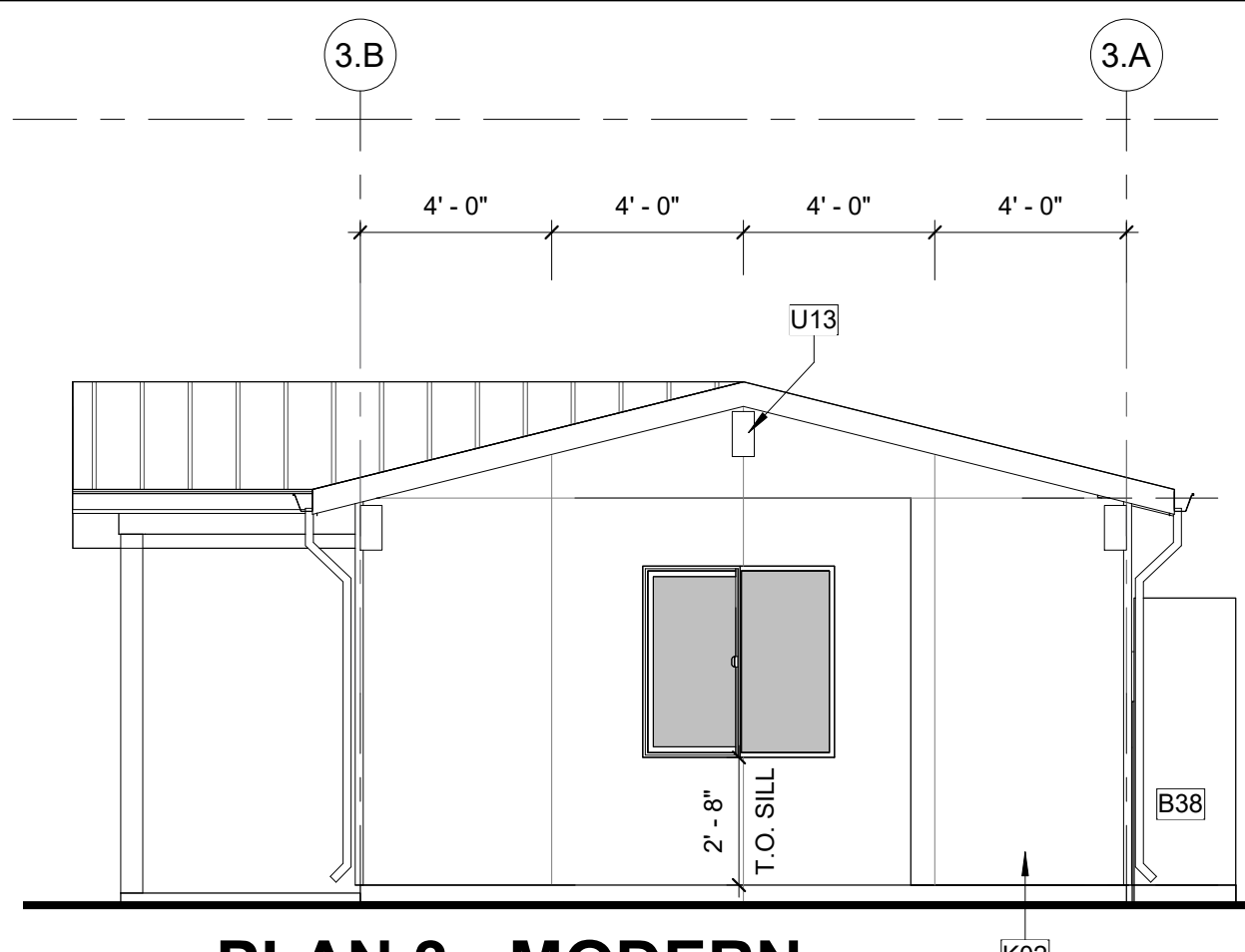
**6 RIGHT -
OPT. SIDE PORCH**
[A3-203] SCALE: 1/4" = 1'-0"



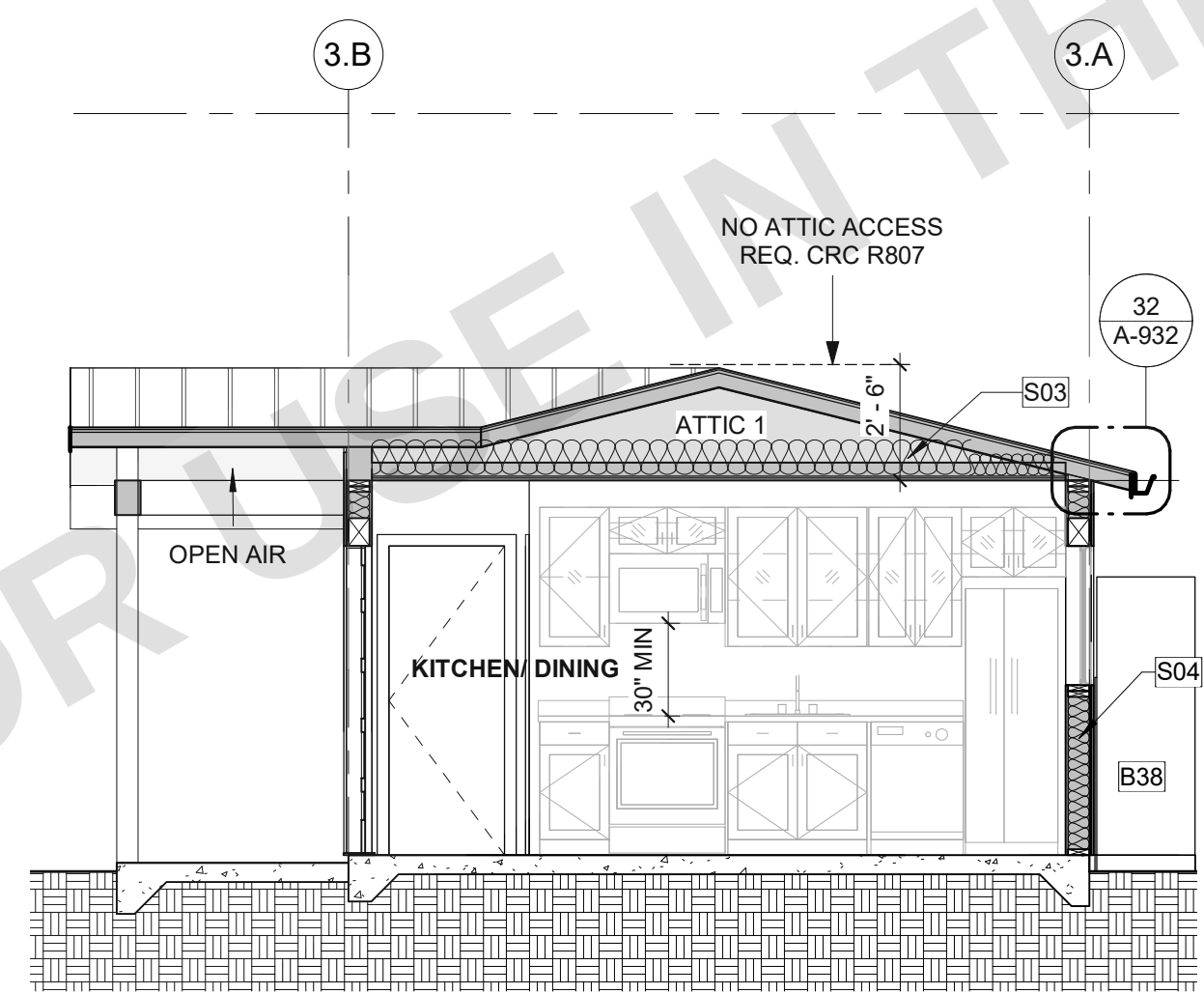
**9 SECTION SIDE
PORCH OPTION**
[A3-203] SCALE: 1/4" = 1'-0"



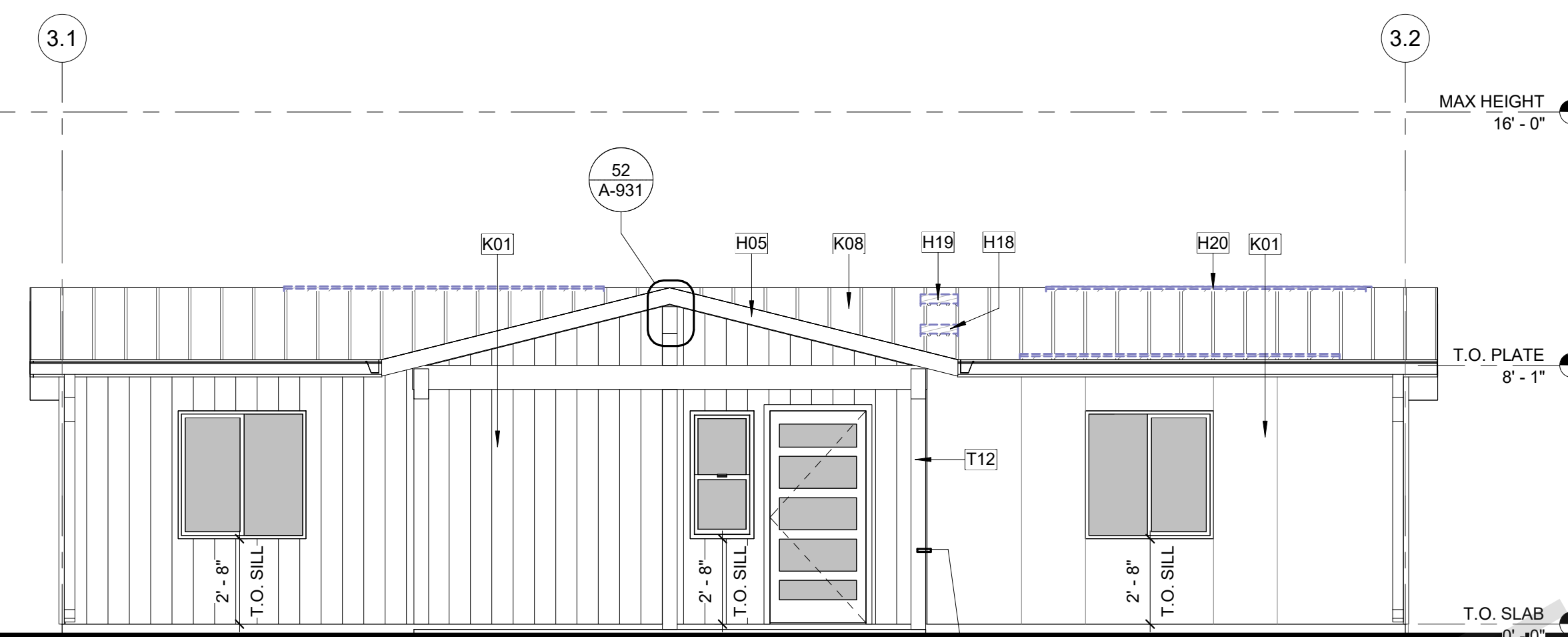
**2 PLAN 3 - MODERN -
LEFT ELEVATION**
[A3-101] [A3-203] SCALE: 1/4" = 1'-0"



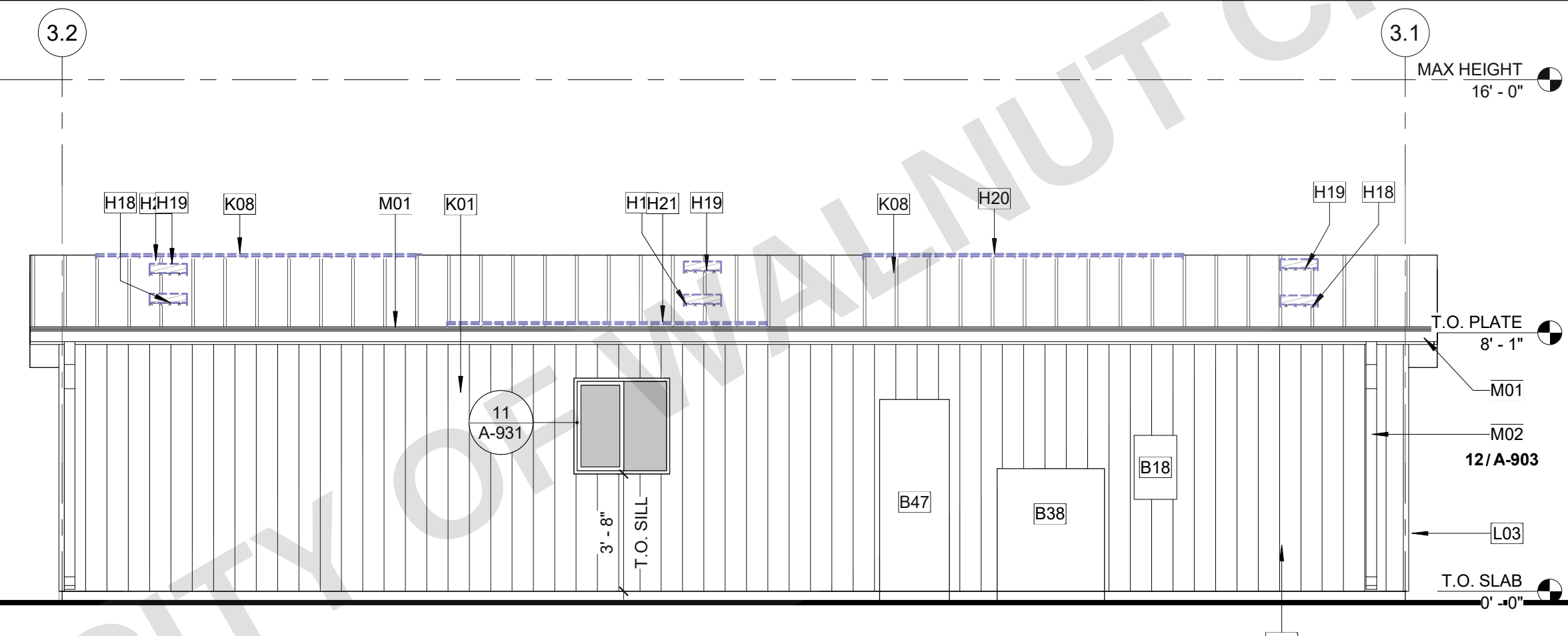
**5 PLAN 3 - MODERN -
RIGHT ELEVATION**
[A3-101] [A3-203] SCALE: 1/4" = 1'-0"



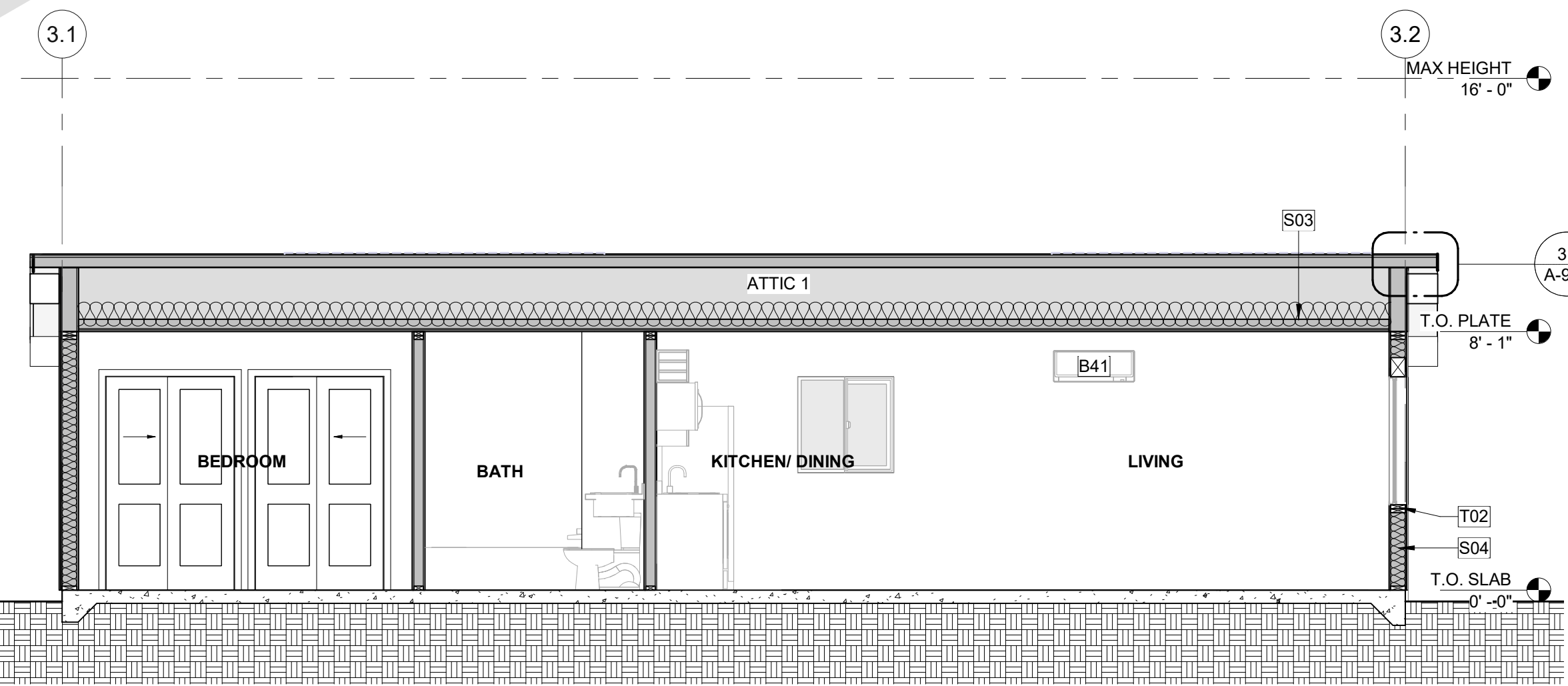
8 PLAN 3 - MODERN - SECTION 02
[A3-101] [A3-203] SCALE: 1/4" = 1'-0"



1 PLAN 3 - MODERN - FRONT ELEVATION
[A3-101] [A3-203] SCALE: 1/4" = 1'-0"



4 PLAN 3 - MODERN - REAR ELEVATION
[A3-203] SCALE: 1/4" = 1'-0"



7 PLAN 3 - MODERN - SECTION 01
[A3-101] [A3-203] SCALE: 1/4" = 1'-0"

MATERIALS LEGEND MODERN	
NOTES:	
1. SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE MANUFACTURER AND COLOR/FINISH.	
2. ALL MATERIAL SELECTIONS SHALL COMPLY WITH CRC, SECTION R703.	

GRAPHICS LEGEND:	(SEE TITLE SHEET, STRIKE THROUGH NON-USED OPTIONS)
	VERTICAL SIDING OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SIDING (PER CRC 703.5.3)
	48" X 96" FIBER CEMENT PANELS (PER CRC R703.10) LOCATIONS OF REVEALS PER ELEVATION SEE DETAIL: 21/A-931
	STANDING SEAM METAL ROOF PANEL SYSTEM - CLASS C MIN. REQ. (SHALL COMPLY WITH CRC R905.1, CRC R905.10 & CRC R905.1.1)
	EAVES, RAKES, & EXT. SOFFIT MATERIAL (SEE REFLECTED CEILING PLAN) OPTION A: FIBER CEMENT OPTION B: EXTERIOR TOUNGE & GROOVE OPTION C: EXTERIOR GRADE PLYWOOD

SIZE, MANUFACTURER, & PRODUCT INFORMATION:

COLOR/FINISH:
SIDING:
TRIM:
(REQ. PRIMER & 2 COATS OF EXT. GRADE PAINT)

SECTIONS GENERAL NOTES

- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. "KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
- INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
- FIREBLOCKING TO BE LOCATED PER **CRC SECTION R302.11**:
 - SECTION R302.11**:
 - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **SECTION R1003.19**.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
 - SECTION R302.11.1** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
 - TWO-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - ONE-HALF-INCH GYPSUM BOARD
 - ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 - BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
 - PER **CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.
 - REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
 - PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
 - ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **CRC 803.13** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

GENERAL ELEVATION NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH R703.3(1).
- GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

- B18 ELECTRIC PANEL LOCATION. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFO. SEE DETAIL 53/A-902.
- B41 FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT, PROVIDE DEDICATED WALL OUTLET, INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B47 40 GALLON HEAT PUMP WATER HEATER. PROVIDE ENCLOSURE IN COMPLIANCE WITH CPC 507.25. PROVIDE CONCRETE PAD 3" MIN. ABOVE GRADE. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL 22/A-901. PROVIDE PROTECTION PER CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON THE "FINISH, MECHANICAL, & ELECTRICAL PLANS" SHEET FOR MORE INFORMATION. SEE DETAIL 53/A-902.
- H05 ROOF EDGE/FASCIA. SEE DETAILS FOR FASCIA TYPE.
- H18 DORMER VENT (LOW). ATTIC VENTING OPTION B. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
- H19 DORMER VENT (HIGH). ATTIC VENTING OPTION B. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
- H20 RIDGE VENT (HIGH). ATTIC VENTING OPTION A. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
- H21 SOFFIT VENT (LOW). ATTIC VENTING OPTION A. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
- K01 HORIZONTAL SIDING. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- K02 FIBER CEMENT PANELS WITH REVEALS. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- K04 VERTICAL SIDING. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- K08 METAL ROOF. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L03 TRIM. SEE DETAILS FOR MORE INFORMATION.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 12/A-903.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
- S03 R-38 MIN. ROOF INSULATION; RADIANT BARRIER REQUIRED (VERIFY WITH TITLE 24 REPORT).
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- T02 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
- T12 WOOD POST. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.
- T21 WOOD BEAM. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.
- U13 FAUX OUTRIGGER. SEE STRUCTURAL AND DETAILS FOR MORE INFORMATION.



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

ELEVATIONS & BUILDING
SECTIONS - MODERN

DATE
02/10/2023

SHEET

A3-203

1/10/2023 1:48:30 PM
C:\Users\jacob\Documents\2264-01-CU21_Walnut Creek ADU_Central 2022_jacob\REV\T\01.rvt

UL DESIGN NO. U 356 REFER TO DETAIL: 54/A-901 FOR THROUGH WALL PENETRATIONS

WOOD STUDS, GYPSUM BOARD AND CEMENT STUCCO

1. **WOOD STUDS**
NOMINAL 2X6 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS Laterally-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. **GYPSUM BOARD**
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1 7/8" LONG WITH 1/4" DIAM. HEAD.

JOINTS AND NAILHEADS (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

3. **BATTS AND BLANKETS**
MINERAL FIBER OR GLASS INSULATION, 3 1/2" THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN. DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR FRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING). FIBER SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 4) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/CU.FT.

4. **WOOD STRUCTURAL PANEL SHEATHING**
MIN 7/16" THICK, 4 FT. WIDE WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING" - INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOMINAL 2X4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

5. **EXTERIOR FACING**
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING. REFER TO PLAN FOR INFORMATION:

D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING - FIBER-CEMENT EXTERIOR SIDING INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

UL DES U305
AT INTERIOR WALL USE:
5/8" SHEETROCK FIRE CODE CORE PANELS,
5/8" SHEETROCK ULTRALIGHT PANELS FIRE CODE X OR
5/8" FIBEROCK PANELS -
2 X 4 WOOD STUD 16" OR 24" O.C.

52 1-HR EXTERIOR RATED WALL ASSEMBLY
SCALE: 3" = 1'-0"

XHEZ-W-L-1166

WALL SYSTEM PENETRATION
F RATING - 1 AND 2 HR (SEE ITEM 1B)
T RATING - 0 HR

1. **WALL ASSEMBLY**
THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. **STUDS**-
WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.

B. **GYPSUM BOARD** (BEARING THE UL CLASSIFICATION MARKING)-
THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

2. **THROUGH-PENETRANTS**
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. COPPER TUBING-
NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.

B. COPPER PIPE-
NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

C. STEEL PIPE-
NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.

D. CONDUIT-
NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT

E. IRON PIPE-
NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

3. **FILL, VOID OR CAVITY MATERIALS** (BEARING THE UL CLASSIFICATION MARKING) -
CAULK OR PUTTY MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

54 THROUGH PENETRATION @ WALL
SCALE: 1 1/2" = 1'-0"

42 TYPICAL POST
SCALE: 3/4" = 1'-0"

POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 8 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.

NOTE: REQUIRED ON ALL EXPOSED LUMBER: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT

43 TOILET BLOCKING - AGING-IN-PLACE
SCALE: 1/2" = 1'-0"

44 TUB BLOCKING - AGING-IN-PLACE
SCALE: 1/2" = 1'-0"

44 TUB BLOCKING - AGING-IN-PLACE
SCALE: 1/2" = 1'-0"

44 TUB BLOCKING - AGING-IN-PLACE
SCALE: 1/2" = 1'-0"

31 DECORATIVE FAUX GABLE VENTS
SCALE: 1 1/2" = 1'-0"

NOTE: SEE TITLE SHEET FOR STYLE SELECTION

32 DETAILED HEAD FLASHING
SCALE: 1/2" = 1'-0"

33 DETAILED JAMB FLASHING
SCALE: 1/2" = 1'-0"

34 DETAILED SILL FLASHING
SCALE: 1/2" = 1'-0"

34 DETAILED SILL FLASHING
SCALE: 1/2" = 1'-0"

21 TYP. PORCH BEAM
SCALE: 1 1/2" = 1'-0"

NOTE: APPLIANCES INSTALLED IN GARAGES, WAREHOUSES OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES. **CPC 507.13.1 PHYSICAL DAMAGE**

LOCATE TS-1 EARTHQUAKE STRAP WITH TENSIONING BUCKLES WITHIN UPPER 1/3 OF WATER HEATER

LOCATE TS-1 EARTHQUAKE STRAP WITH TENSIONING BUCKLES 4" ABOVE CONTROLS WITHIN LOWER 1/3 OF THE VERTICAL DIMENSION OF THE WATER HEATER **CPC 507.2**

ANCHOR LEGS TO PLATFORM OR FLOOR

MINIMUM 1" NON-METALLIC SPACER

LAG STRAP SECURELY TO WALL FRAMING: (4) 3/8"x 2 1/2" LAG BOLTS AND FENDER WASHERS. STRAP SHALL BE ENCIRCLED TIGHTLY AROUND WATER HEATER IN A MANNER WHICH DOES NOT DEPRESS INSULATION BLANKET

22 WATER HEATER MOUNTING
SCALE: 1/2" = 1'-0"

NOTE: WHERE LOT LINES, WALLS, SLOPES, OR OTHER BARRIERS PROHIBIT A 5% SLOPE, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE **CRC R401.3**

OPTION A - NO BASE TRIM

OPTION B - WITH BASE TRIM

23 TYPICAL FOUNDATION - SIDING
SCALE: 3" = 1'-0"

NOTE: WHERE LOT LINES, WALLS, SLOPES, OR OTHER BARRIERS PROHIBIT A 5% SLOPE, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE **CRC R401.3**

OPTION A - NO BASE TRIM

OPTION B - WITH BASE TRIM

24 TYPICAL FOUNDATION - HORIZONTAL LAP SIDING
SCALE: 3" = 1'-0"

NOTE: WHERE LOT LINES, WALLS, SLOPES, OR OTHER BARRIERS PROHIBIT A 5% SLOPE, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE **CRC R401.3**

OPTION A - NO BASE TRIM

OPTION B - WITH BASE TRIM

24 TYPICAL FOUNDATION - HORIZONTAL LAP SIDING
SCALE: 3" = 1'-0"

11 EXTERIOR DOOR THRESHOLD - TYPICAL
SCALE: 6" = 1'-0"

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH **CRC R311.8** OR A STAIRWAY IN ACCORDANCE WITH **CRC R311.7**.

12 EXT. THRESHOLD - SLIDING DOOR TYP.
SCALE: 3" = 1'-0"

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH **CRC R311.8** OR A STAIRWAY IN ACCORDANCE WITH **CRC R311.7**.

12 EXT. THRESHOLD - SLIDING DOOR TYP.
SCALE: 3" = 1'-0"

12 EXT. THRESHOLD - SLIDING DOOR TYP.
SCALE: 3" = 1'-0"

12 EXT. THRESHOLD - SLIDING DOOR TYP.
SCALE: 3" = 1'-0"

CITY OF WALNUT CREEK

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

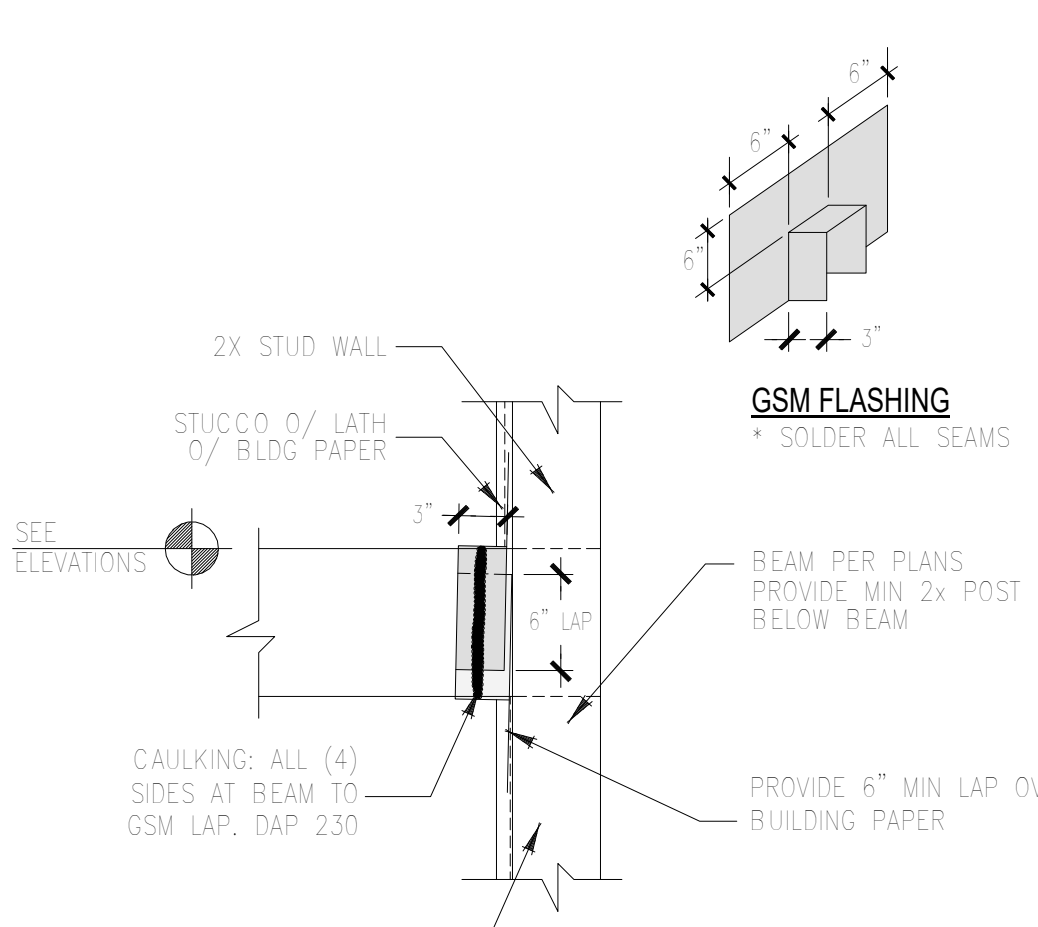
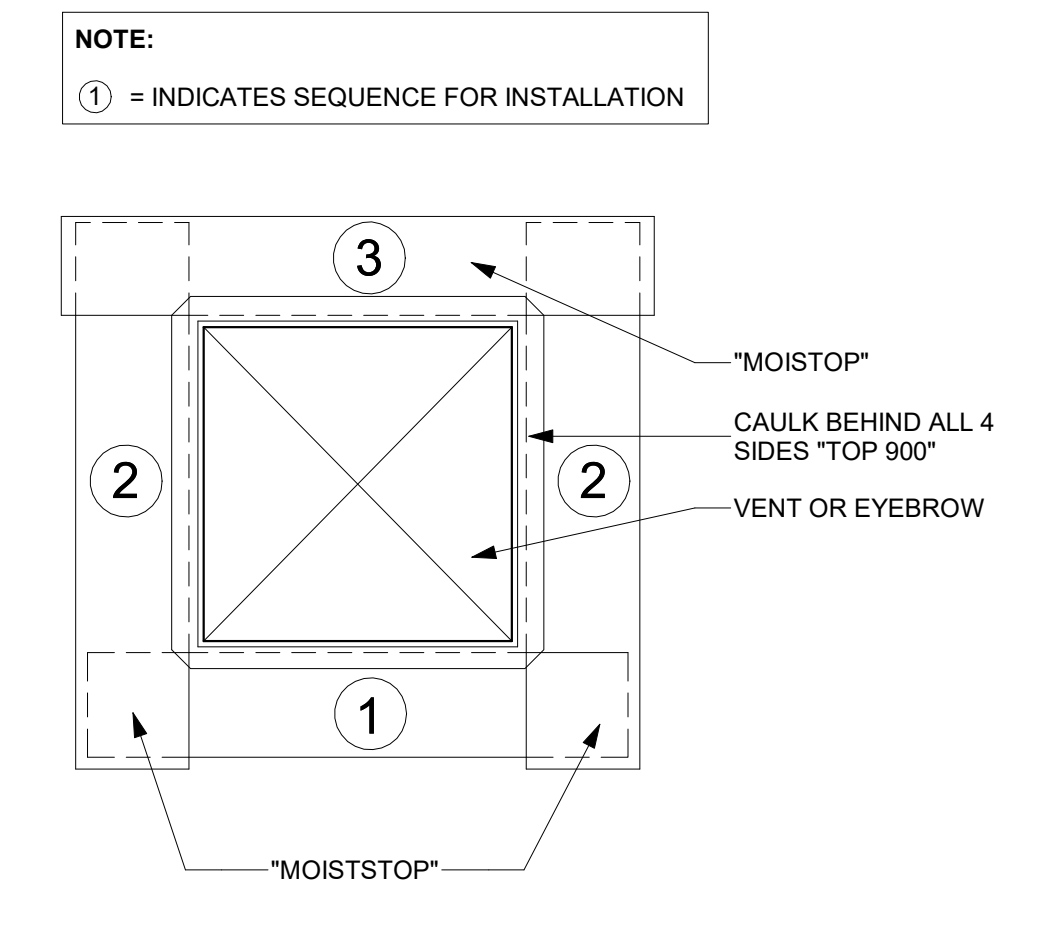
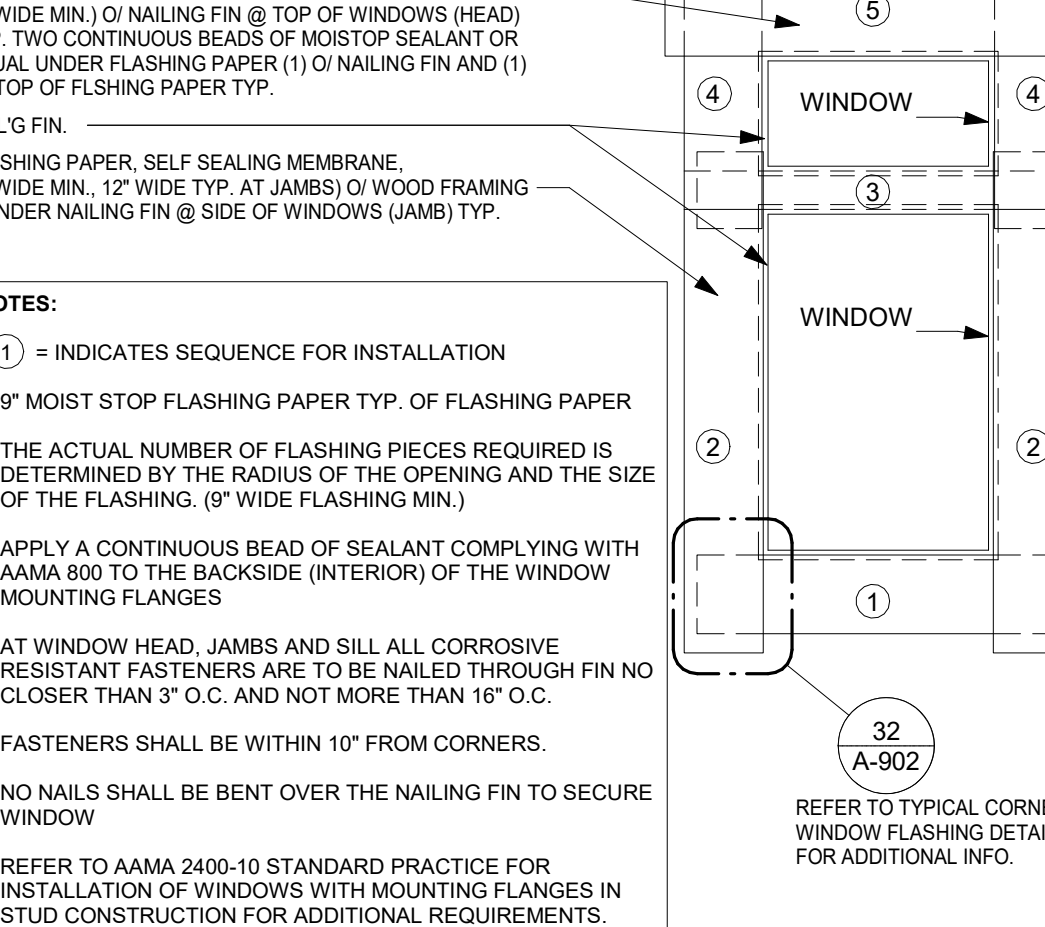
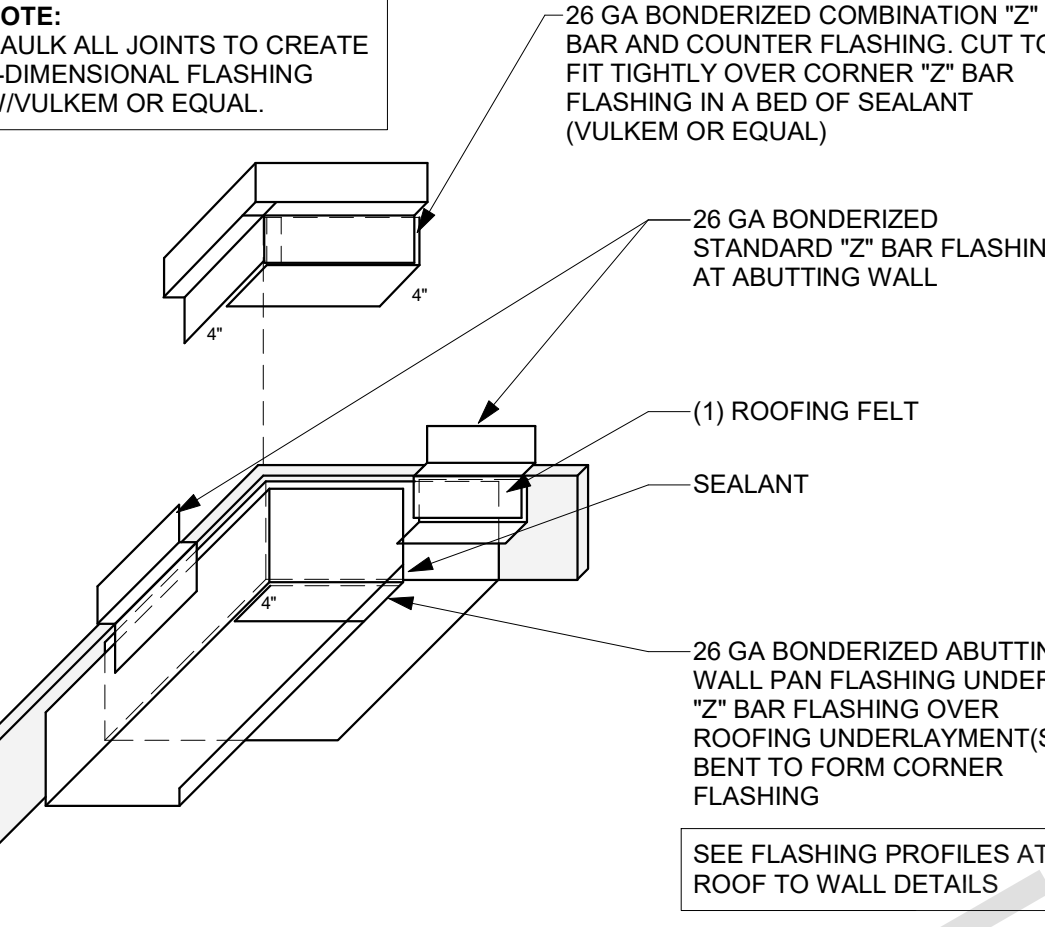
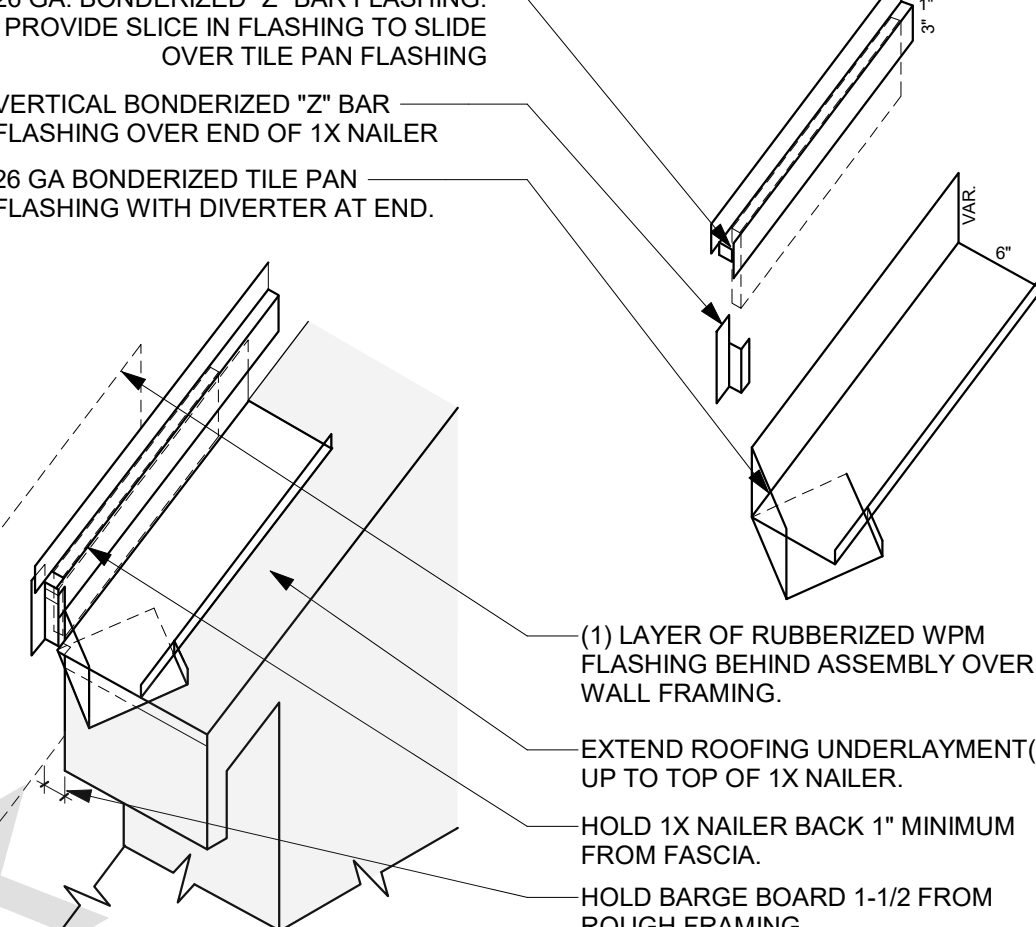
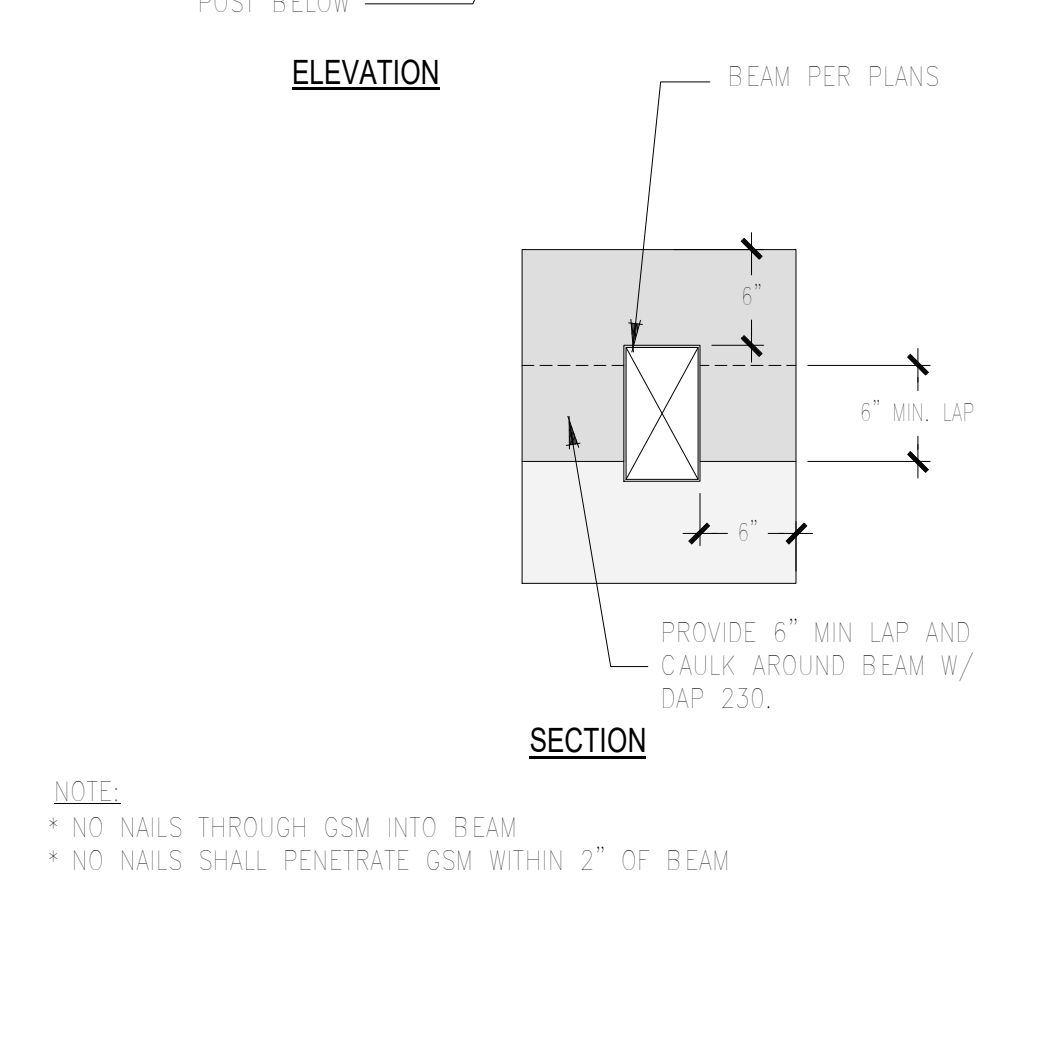
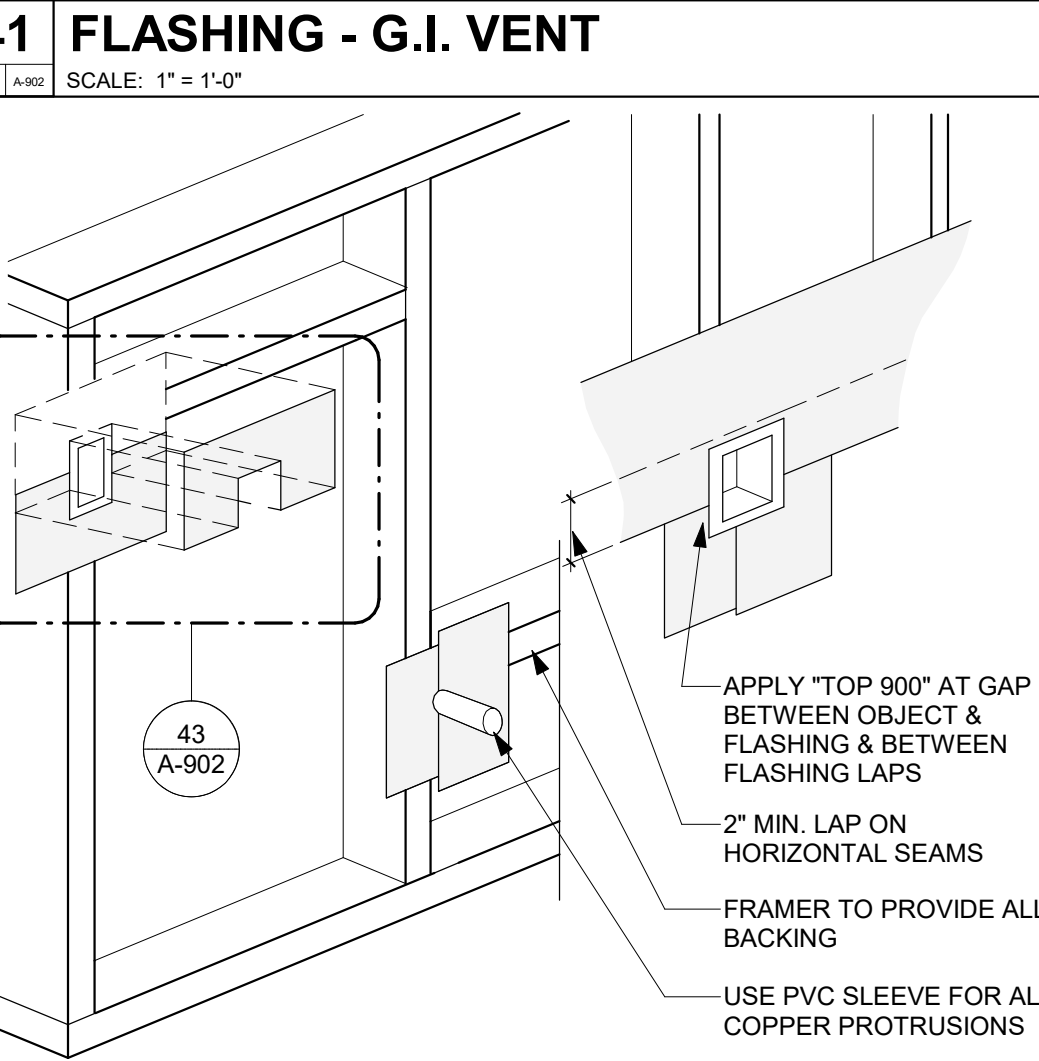
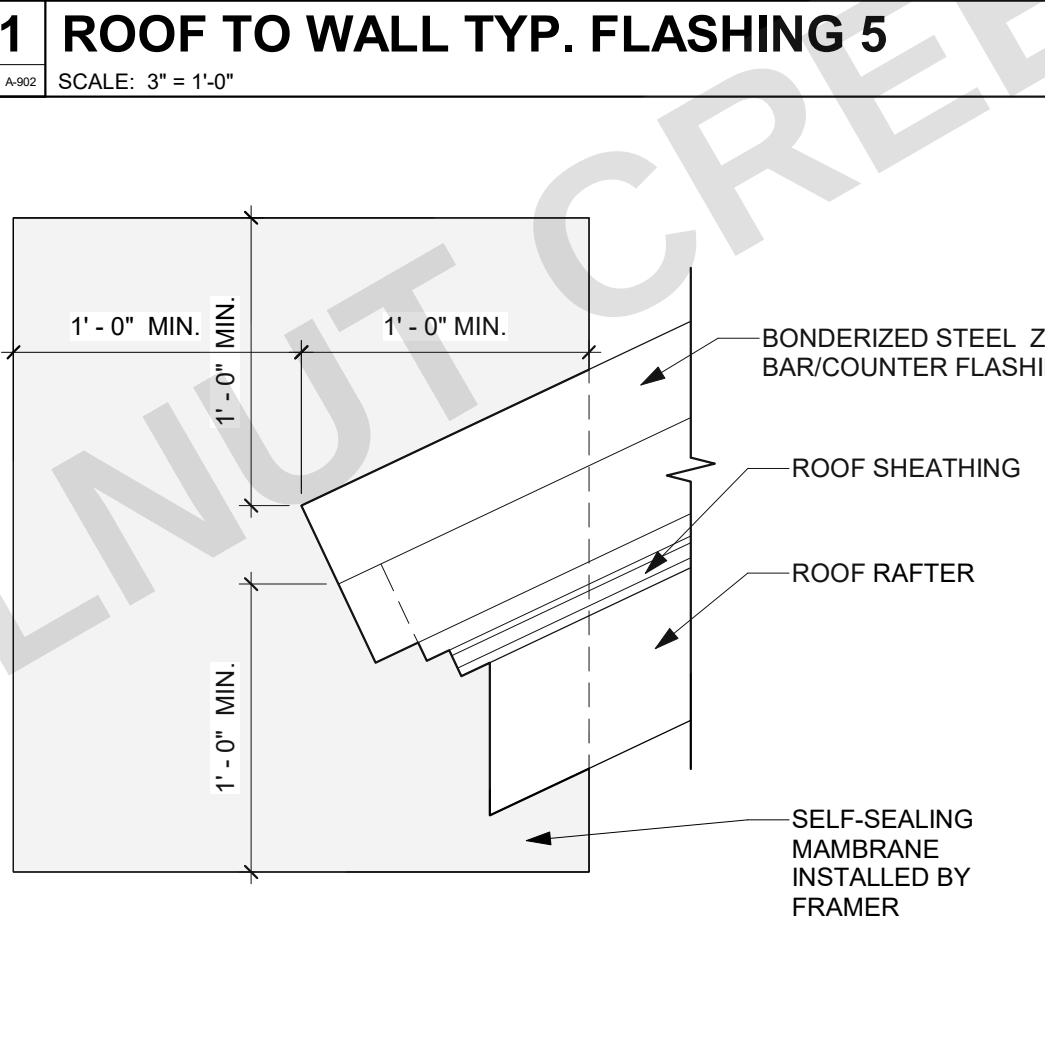
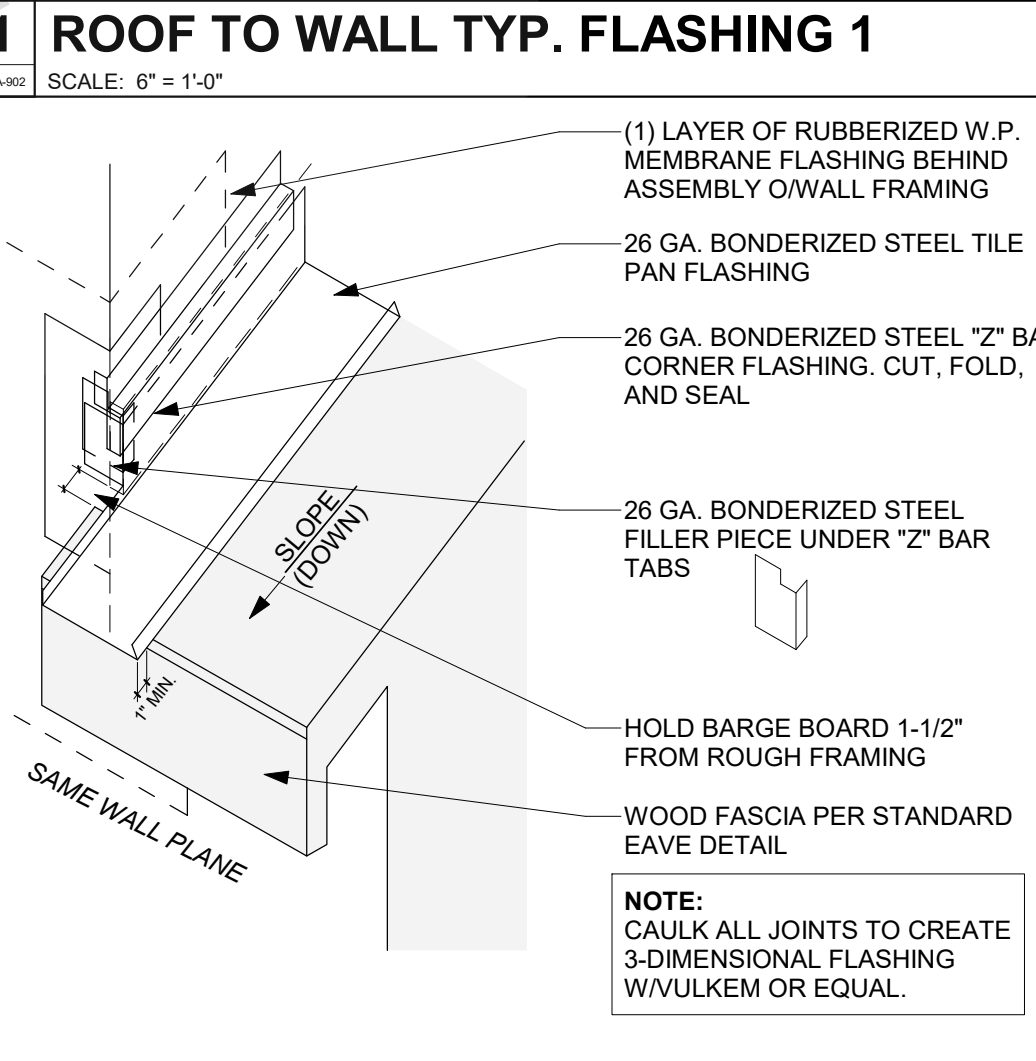
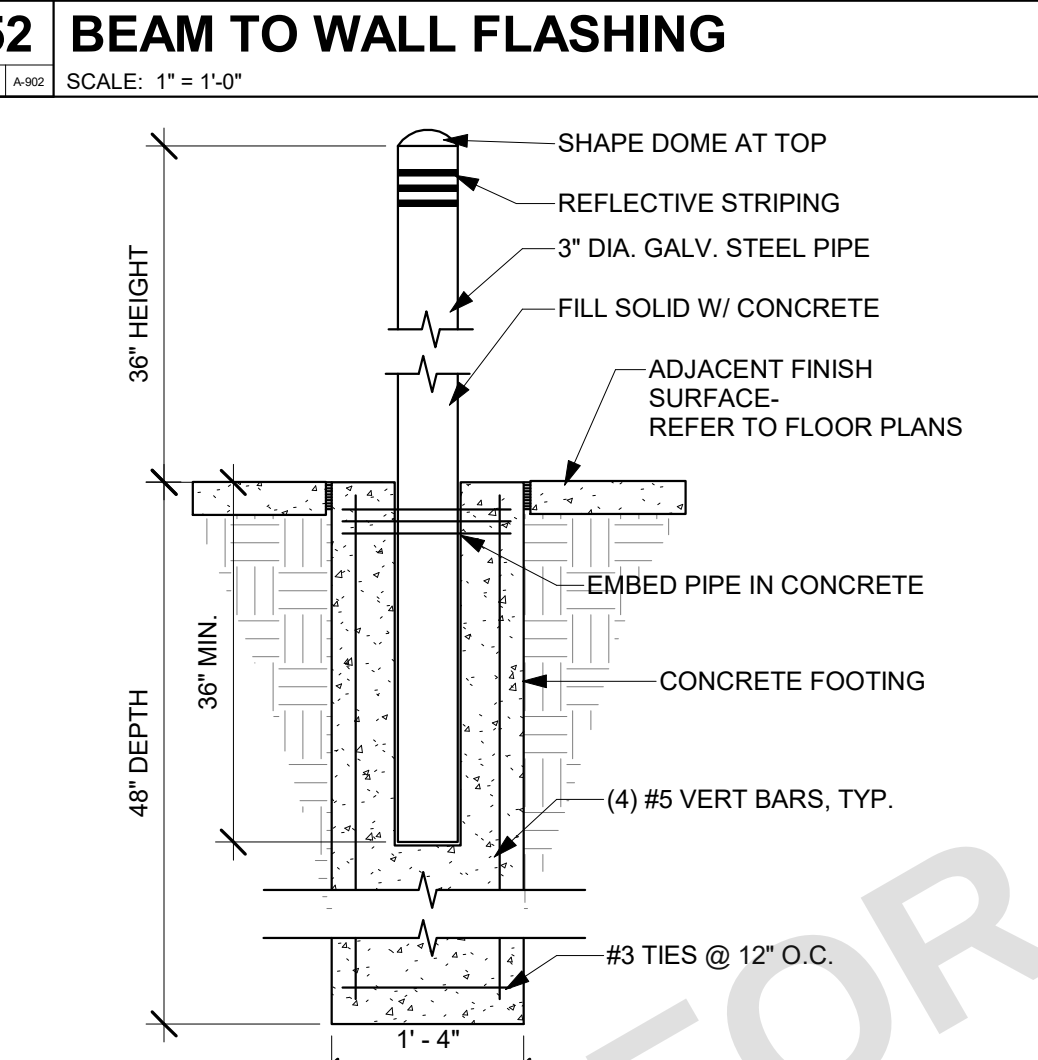
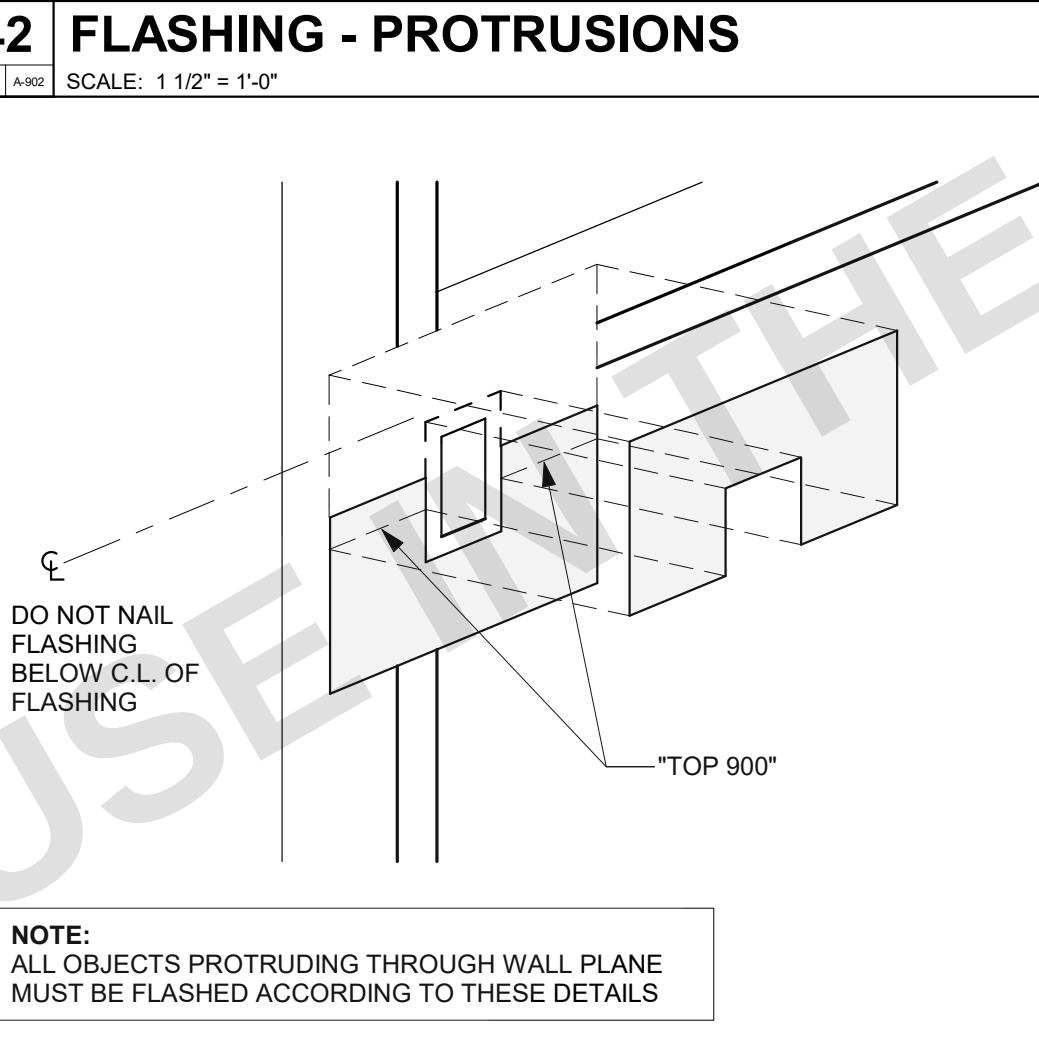
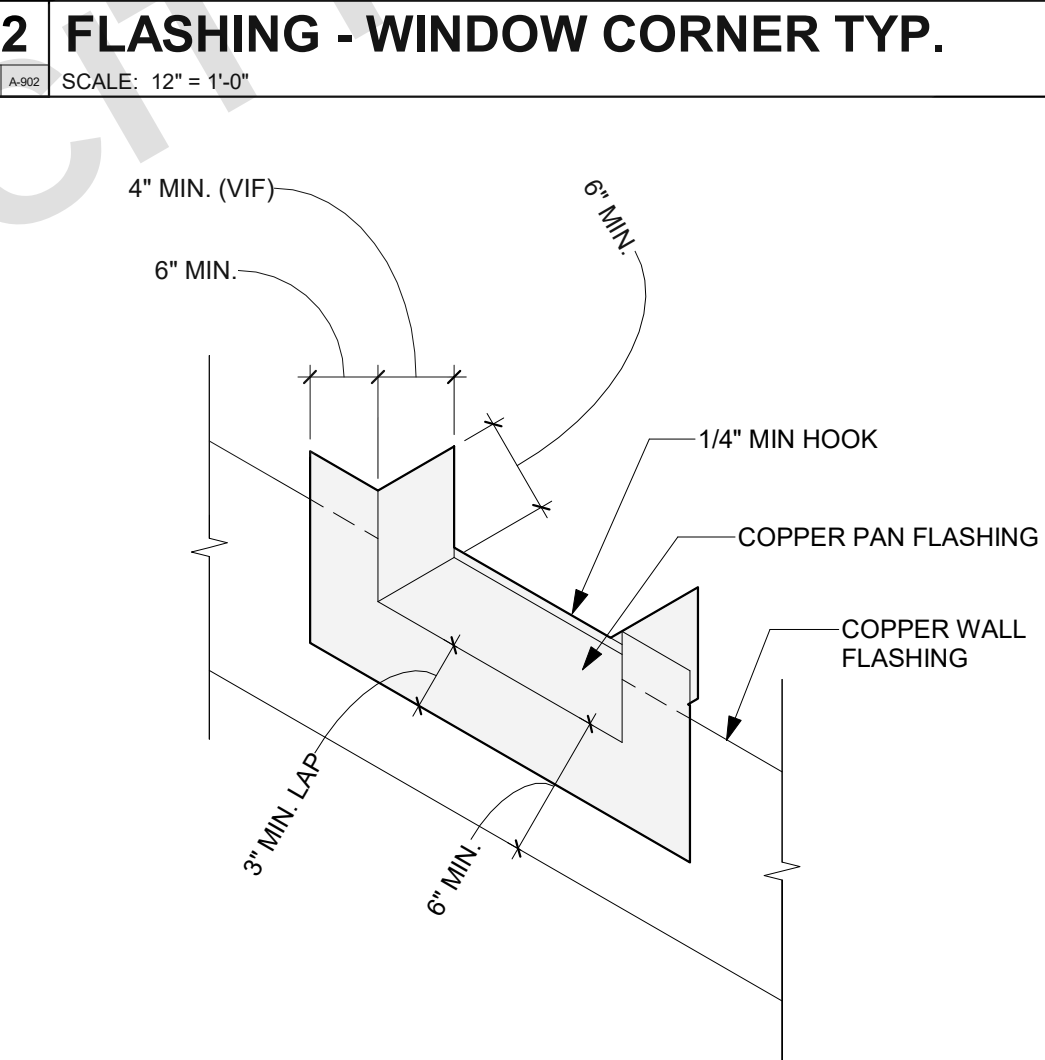
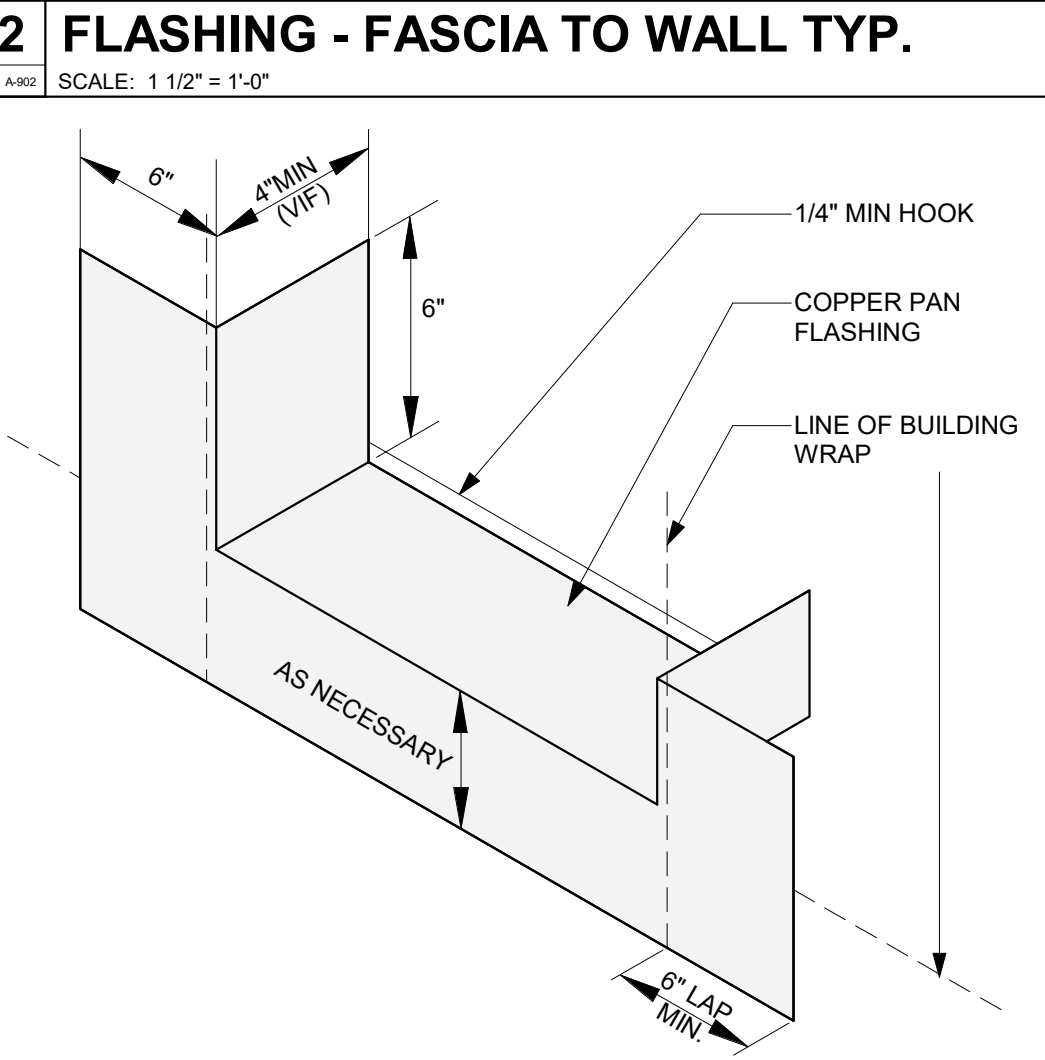
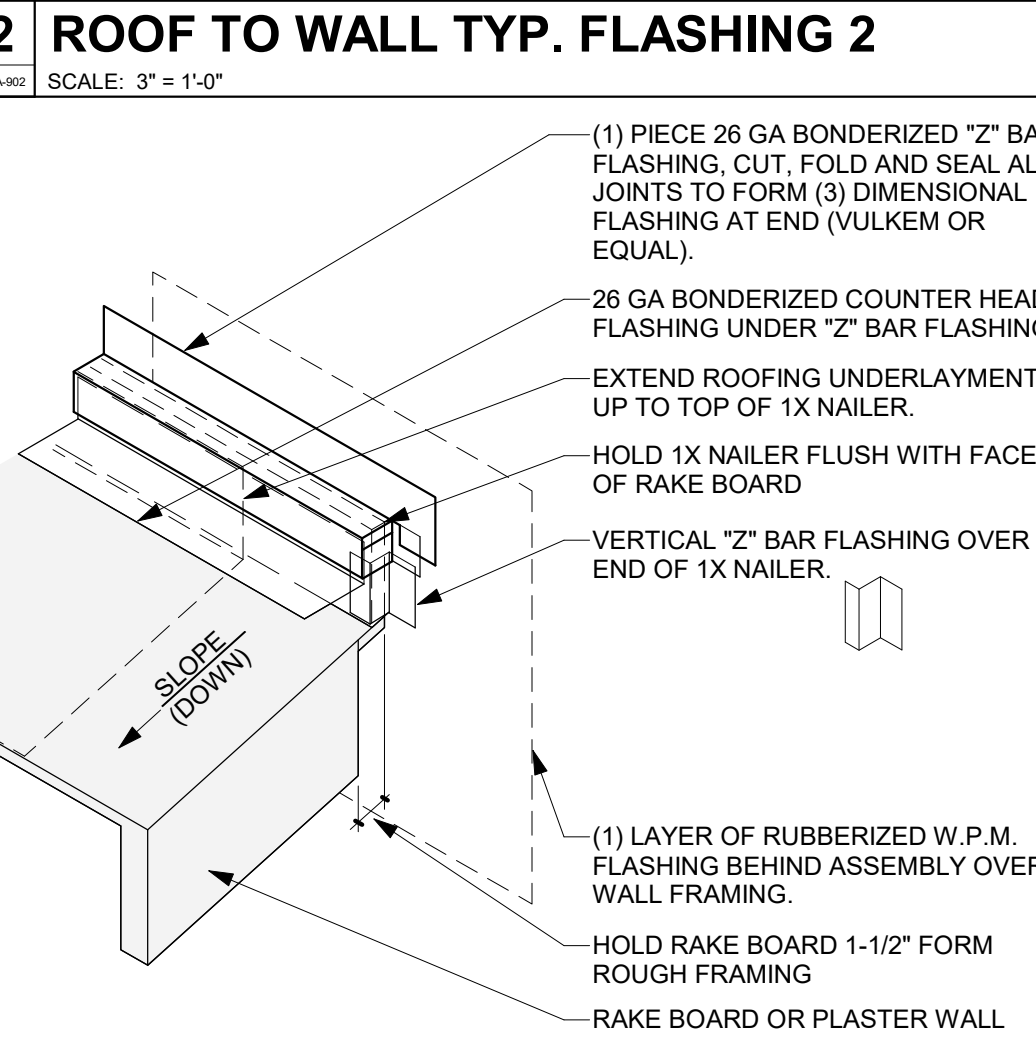
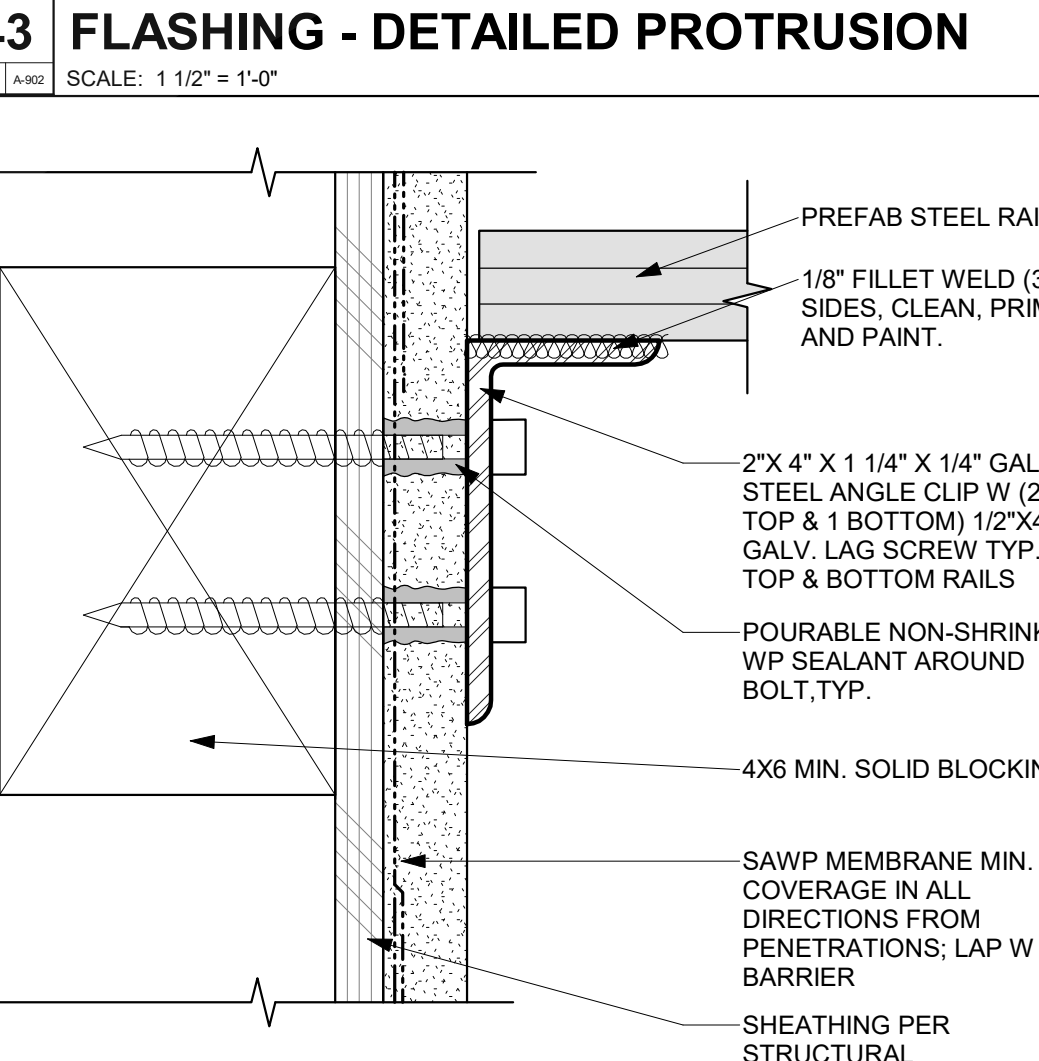
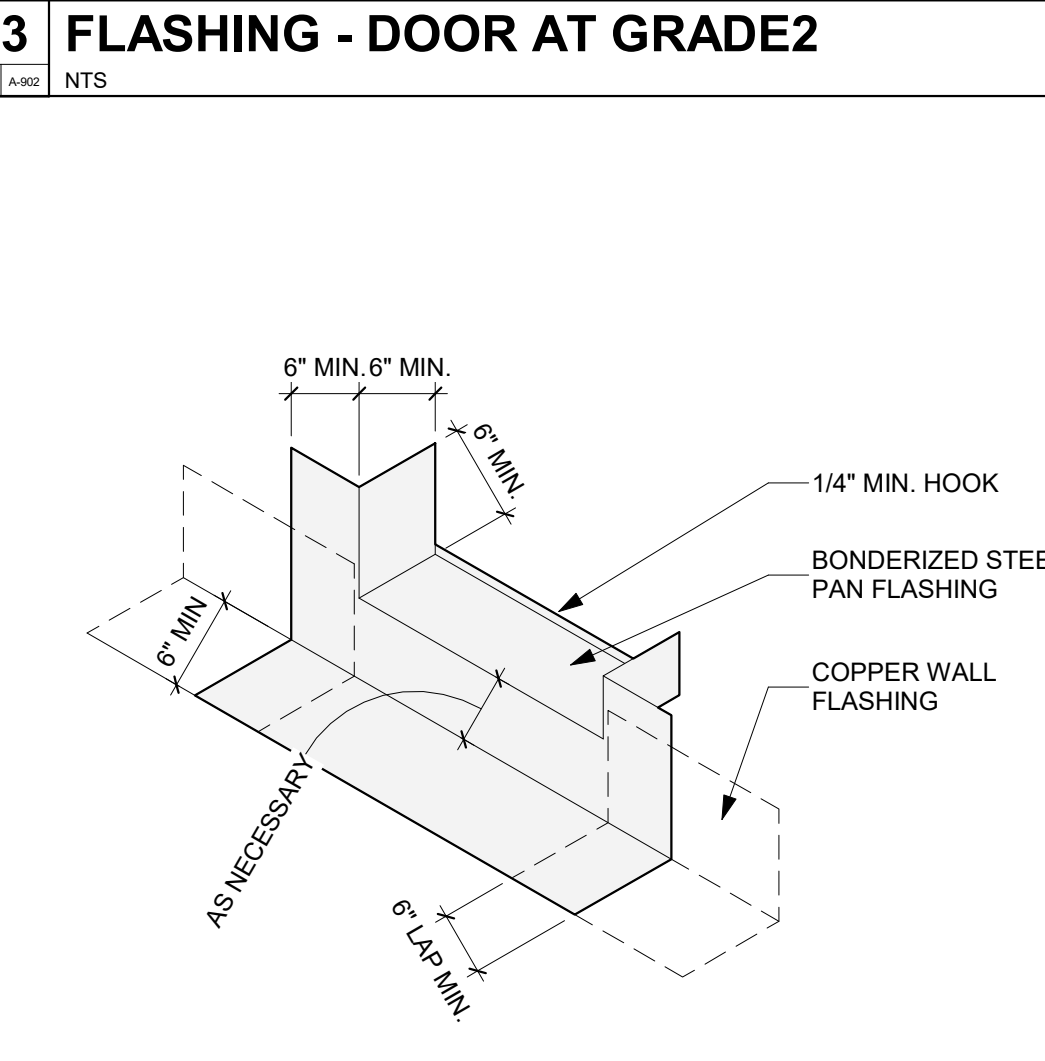
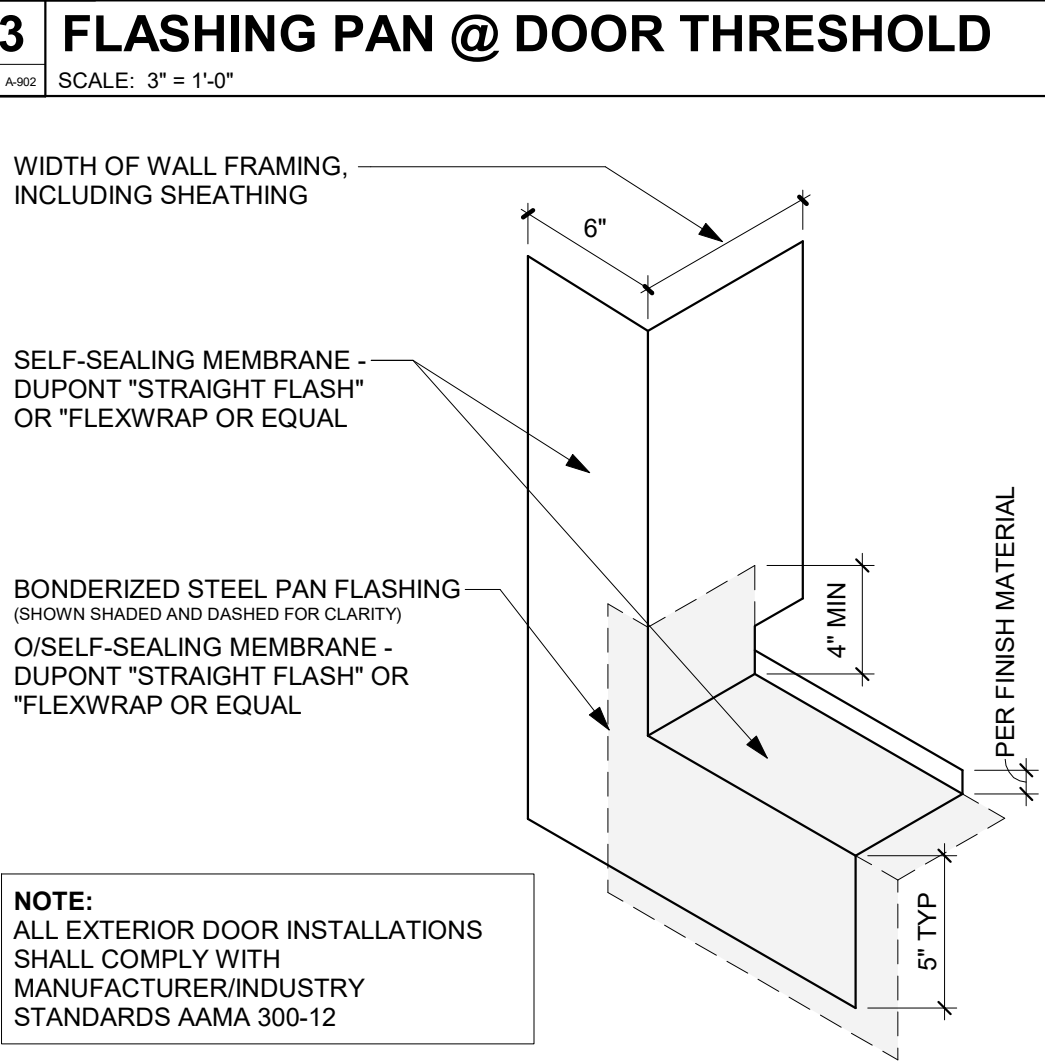
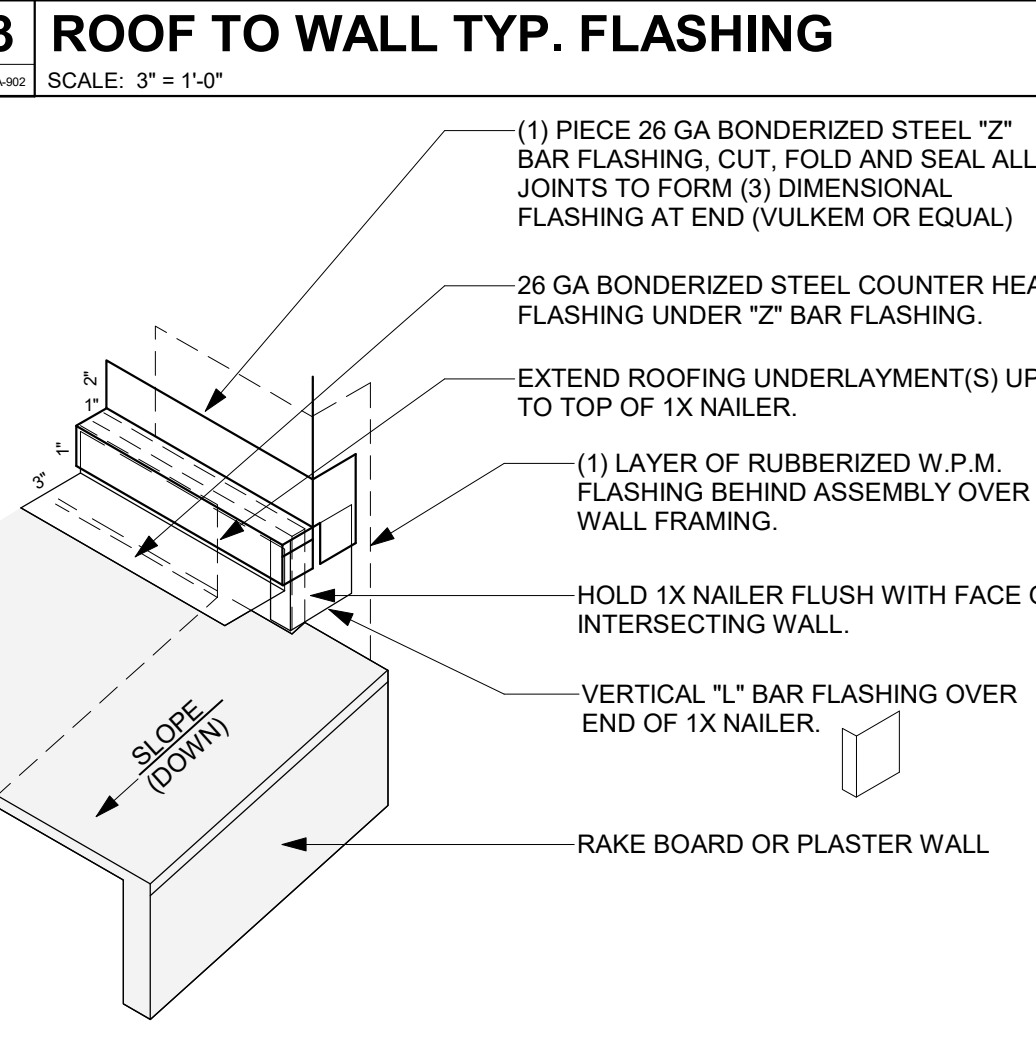
WALNUT CREEK ADU
CITY OF WALNUT CREEK

ARCHITECTURAL DETAILS - COMMON

DATE
02/10/2023

SHEET
A-901

1/10/2023 1:48:31 PM
C:\Users\jfox\Documents\2264-01-CU21_Walnut Creek ADU_Central_2022_jfoxDEV\TU1.rvt

 ELEVATION SECTION NOTE: * NO NAILS THROUGH GSM INTO BEAM * NO NAILS SHALL PENETRATE GSM WITHIN 2" OF BEAM	NOTE: ① = INDICATES SEQUENCE FOR INSTALLATION  "MOISTOP" CAULK BEHIND ALL 4 SIDES "TOP 90" VENT OR EYEBROW "MOISTOP"	FLASHING PAPER, MOISTOP FLASHING OR EQUAL (9" WIDE MIN.) (2) NAILING FIN @ TOP OF WINDOWS (HEAD) TYP. TWO CONTINUOUS BEADS OF MOISTOP SEALANT OR EQUAL UNDER FLASHING PAPER (1) (2) NAILING FIN AND (1) AT TOP OF FLASHING PAPER TYP. NAIL/G FIN. FLASHING PAPER, SELF SEALING MEMBRANE (9" WIDE MIN., 12" WIDE TYP. AT JAMBS) OR WOOD FRAMING & UNDER NAILING FIN @ SIDE OF WINDOWS (JAMB) TYP. NOTES: ① = INDICATES SEQUENCE FOR INSTALLATION • 9" MOIST STOP FLASHING PAPER TYP. OF FLASHING PAPER • THE ACTUAL NUMBER OF FLASHING PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPENING AND THE SIZE OF THE FLASHING. (9" WIDE FLASHING MIN.) • APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES • AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C. • FASTENERS SHALL BE WITHIN 10" FROM CORNERS. • NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW • REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.  WINDOW WINDOW 32 A-902 REFER TO TYPICAL CORNER WINDOW FLASHING DETAIL FOR ADDITIONAL INFO.	NOTE: CAULK ALL JOINTS TO CREATE 3-DIMENSIONAL FLASHING W/VULKEM OR EQUAL.  26 GA BONDERIZED COMBINATION "Z" BAR AND COUNTER FLASHING. CUT TO FIT TIGHTLY OVER CORNER "Z" BAR FLASHING IN A BED OF SEALANT (VULKEM OR EQUAL) 26 GA BONDERIZED STANDARD "Z" BAR FLASHING AT ABUTTING WALL (1) ROOFING FELT SEALANT 26 GA BONDERIZED ABUTTING WALL PAN FLASHING UNDER "Z" BAR FLASHING OVER ROOFING UNDERLAYMENT(S) BENT TO FORM CORNER FLASHING SEE FLASHING PROFILES AT ROOF TO WALL DETAILS	 26 GA. BONDERIZED "Z" BAR FLASHING. PROVIDE SLICE IN FLASHING TO SLIDE OVER TILE PAN FLASHING VERTICAL BONDERIZED "Z" BAR FLASHING OVER END OF 1X NAILER 26 GA BONDERIZED TILE PAN FLASHING WITH DIVERTER AT END. (1) LAYER OF RUBBERIZED WPM FLASHING BEHIND ASSEMBLY OVER WALL FRAMING. EXTEND ROOFING UNDERLAYMENT(S) UP TO TOP OF 1X NAILER. HOLD 1X NAILER BACK 1" MINIMUM FROM FASCIA. HOLD BARGE BOARD 1-1/2" FROM ROUGH FRAMING
41 FLASHING - G.I. VENT SCALE: 1" = 1'-0"  43 A-902	31 FLASHING - WINDOW TYP. SCALE: 12" = 1'-0"  12" MOISTOP (OR "FUTURE FLASH") @ WALL FRAMING AND RETURNED INTO OPENING, FLASHED OVER "FLEX WRAP". "FLEX WRAP" OR APPROVED EQUAL OVER SILL AND UP JAMB AND ONTO FACE OF WALL BEVELED WOOD SHIM, 1/4"/FT SLOPE. (VERIFY ROUGH OPENING TO ACCOMMODATE SHIM) 2x SILL FRAMING BLDG WRAP/LATH PAPER TUCKED UP UNDER FLASHING (6" MIN LAP) 9" MOISTOP FLASHING PAPER (FOR FUTURE FLASH) NOTE: REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.	21 ROOF TO WALL TYP. FLASHING 5 SCALE: 3" = 1'-0"  1'-0" MIN. 1'-0" MIN. 1'-0" MIN. 1'-0" MIN. BONDERIZED STEEL Z- BAR/COUNTER FLASHING ROOF SHEATHING ROOF RAFTER SELF-SEALING MEMBRANE INSTALLED BY FRAMER	11 ROOF TO WALL TYP. FLASHING 1 SCALE: 6" = 1'-0"  (1) LAYER OF RUBBERIZED W.P. MEMBRANE FLASHING BEHIND ASSEMBLY OVER WALL FRAMING 26 GA. BONDERIZED STEEL TILE PAN FLASHING 26 GA. BONDERIZED STEEL "Z" BAR CORNER FLASHING. CUT, FOLD, AND SEAL 26 GA. BONDERIZED STEEL FILLER PIECE UNDER "Z" BAR TABS HOLD BARGE BOARD 1-1/2" FROM ROUGH FRAMING WOOD FASCIA PER STANDARD EAVE DETAIL NOTE: CAULK ALL JOINTS TO CREATE 3-DIMENSIONAL FLASHING W/VULKEM OR EQUAL.	
52 BEAM TO WALL FLASHING SCALE: 1" = 1'-0"  36" HEIGHT 36" MIN. 48" DEPTH 1'-4" SHAPE DOME AT TOP REFLECTIVE STRIPING 3" DIA. GALV. STEEL PIPE FILL SOLID W/ CONCRETE ADJACENT FINISH SURFACE. REFER TO FLOOR PLANS EMBED PIPE IN CONCRETE CONCRETE FOOTING (4) #5 VERT BARS, TYP. #3 TIES @ 12" O.C.	42 FLASHING - PROTRUSIONS SCALE: 1 1/2" = 1'-0"  "TOP 90" DO NOT NAIL FLASHING BELOW C/L OF FLASHING NOTE: ALL OBJECTS PROTRUDING THROUGH WALL PLANE MUST BE FLASHED ACCORDING TO THESE DETAILS	32 FLASHING - WINDOW CORNER TYP. SCALE: 12" = 1'-0"  4" MIN. (VIF) 6" MIN. 6" MIN. 1/4" MIN HOOK COPPER PAN FLASHING COPPER WALL FLASHING 3" MIN LAP 6" MIN.	22 FLASHING - FASCIA TO WALL TYP. SCALE: 1 1/2" = 1'-0"  6" 4" MIN (VIF) 6" 1/4" MIN HOOK COPPER PAN FLASHING LINE OF BUILDING WRAP AS NECESSARY 6" LAP MIN.	12 ROOF TO WALL TYP. FLASHING 2 SCALE: 3" = 1'-0"  (1) PIECE 26 GA BONDERIZED "Z" BAR FLASHING. CUT, FOLD AND SEAL ALL JOINTS TO FORM (3) DIMENSIONAL FLASHING AT END (VULKEM OR EQUAL). 26 GA BONDERIZED COUNTER HEAD FLASHING UNDER "Z" BAR FLASHING. EXTEND ROOFING UNDERLAYMENT(S) UP TO TOP OF 1X NAILER. HOLD 1X NAILER FLUSH WITH FACE OF RAKE BOARD VERTICAL "Z" BAR FLASHING OVER END OF 1X NAILER. (1) LAYER OF RUBBERIZED W.P.M. FLASHING BEHIND ASSEMBLY OVER WALL FRAMING. HOLD RAKE BOARD 1-1/2" FORM ROUGH FRAMING RAKE BOARD OR PLASTER WALL
53 FIXED BOLLARD SCALE: 3/4" = 1'-0"  36" HEIGHT 36" MIN. 48" DEPTH 1'-4" SHAPE DOME AT TOP REFLECTIVE STRIPING 3" DIA. GALV. STEEL PIPE FILL SOLID W/ CONCRETE ADJACENT FINISH SURFACE. REFER TO FLOOR PLANS EMBED PIPE IN CONCRETE CONCRETE FOOTING (4) #5 VERT BARS, TYP. #3 TIES @ 12" O.C.	43 FLASHING - DETAILED PROTRUSION SCALE: 1 1/2" = 1'-0"  "TOP 90" DO NOT NAIL FLASHING BELOW C/L OF FLASHING NOTE: ALL OBJECTS PROTRUDING THROUGH WALL PLANE MUST BE FLASHED ACCORDING TO THESE DETAILS	33 FLASHING - DOOR AT GRADE2 NTS  6" MIN. 6" MIN. 6" MIN. 1/4" MIN. HOOK BONDERIZED STEEL PAN FLASHING COPPER WALL FLASHING 6" MIN. 6" LAP MIN. AS NECESSARY	23 FLASHING PAN @ DOOR THRESHOLD SCALE: 3" = 1'-0"  WIDTH OF WALL FRAMING, INCLUDING SHEATHING 6" 4" MIN 5" TYP SELF-SEALING MEMBRANE - DUPONT "STRAIGHT FLASH" OR "FLEXWRAP OR EQUAL BONDERIZED STEEL PAN FLASHING (SHOWN SHADED AND DASHED FOR CLARITY) O/S SELF-SEALING MEMBRANE - DUPONT "STRAIGHT FLASH" OR "FLEXWRAP OR EQUAL NOTE: ALL EXTERIOR DOOR INSTALLATIONS SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 300-12	13 ROOF TO WALL TYP. FLASHING SCALE: 3" = 1'-0"  (1) PIECE 26 GA BONDERIZED STEEL "Z" BAR FLASHING. CUT, FOLD AND SEAL ALL JOINTS TO FORM (3) DIMENSIONAL FLASHING AT END (VULKEM OR EQUAL) 26 GA BONDERIZED STEEL COUNTER HEAD FLASHING UNDER "Z" BAR FLASHING. EXTEND ROOFING UNDERLAYMENT(S) UP TO TOP OF 1X NAILER. (1) LAYER OF RUBBERIZED W.P.M. FLASHING BEHIND ASSEMBLY OVER WALL FRAMING. HOLD 1X NAILER FLUSH WITH FACE OF INTERSECTING WALL. VERTICAL "L" BAR FLASHING OVER END OF 1X NAILER. RAKE BOARD OR PLASTER WALL
44 RAILING CONNECTION DETAIL SCALE: 6" = 1'-0"  44 A-902	34 FLASHING - DOOR AT W.P. DECK2 NTS  34 A-902	24 FLASHING - JAMB TO SILL TYP. SCALE: 3" = 1'-0"  24 A-902	14 ROOF TO WALL TYP. FLASHING SCALE: 3" = 1'-0"  14 A-902	4 FLASHING - JAMB TO SILL TYP. SCALE: 3" = 1'-0"  4 A-902



CITY OF
WALNUT
CREEK

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

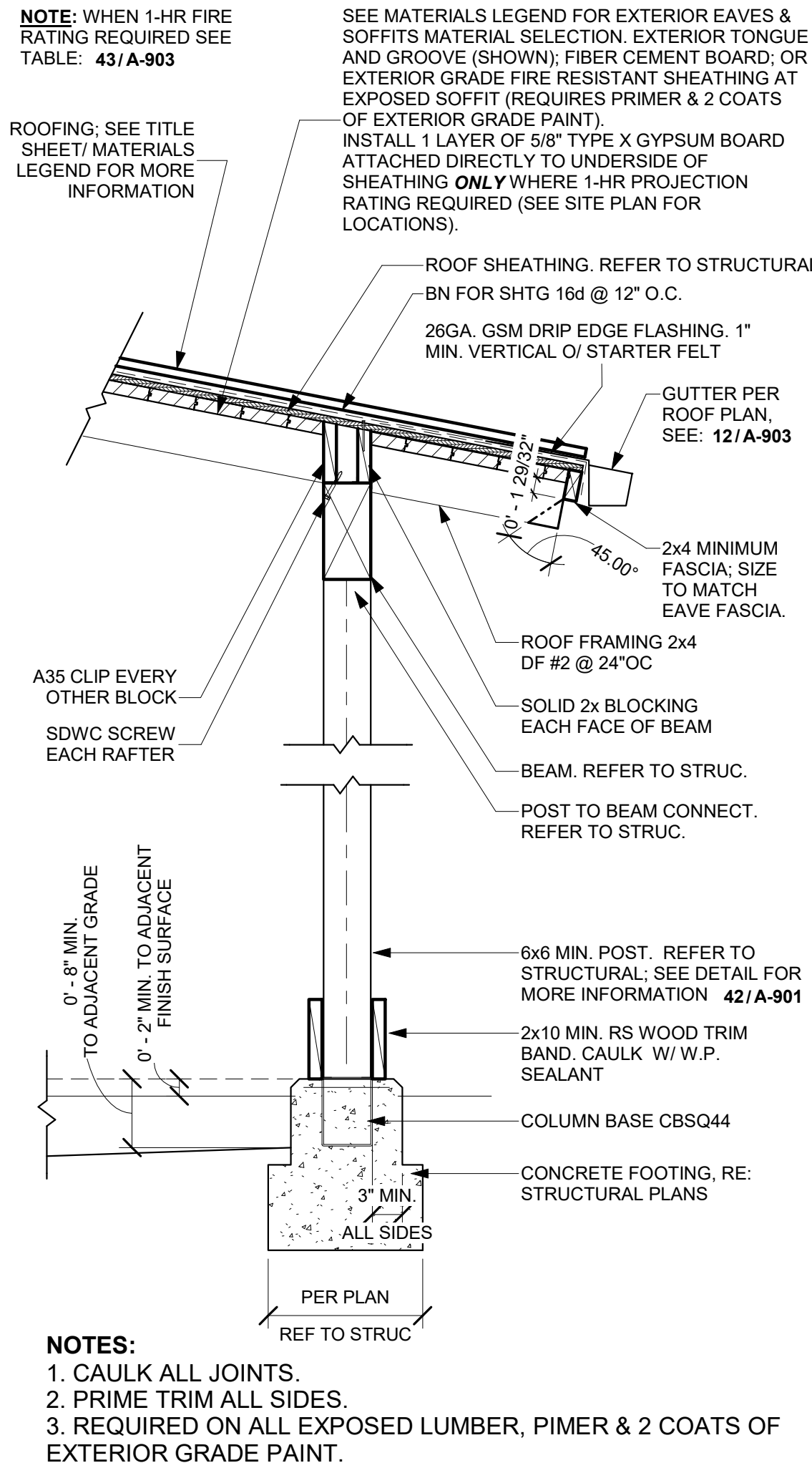
ARCHITECTURAL DETAILS - COMMON

DATE
02/10/2023

SHEET
A-902



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



42 TYP. POST & ROOF

SCALE: 3/4" = 1'-0"

***ROOF ASSEMBLY REQUIREMENTS ONLY APPLY TO EAVES AND ROOF EXTENSIONS WHERE LESS THAN 5' - 0" FROM PROPERTY LINE OR ASSUMED PROPERTY LINE BETWEEN STRCUTURES.**

ROOF ASSEMBLY FIRE RESISTANCE CALCULATION
PER CBC TABLE 722.6.2(1) & PER CBC 722.6.2(2)

WOOD JOISTS 16" O.C.	10 MIN.
1/2" PLYWOOD	10 MIN.
5/8" TYPE X GYPSUM BOARD	40 MIN.
TOTAL FIRE RESISTANCE	60 MIN.

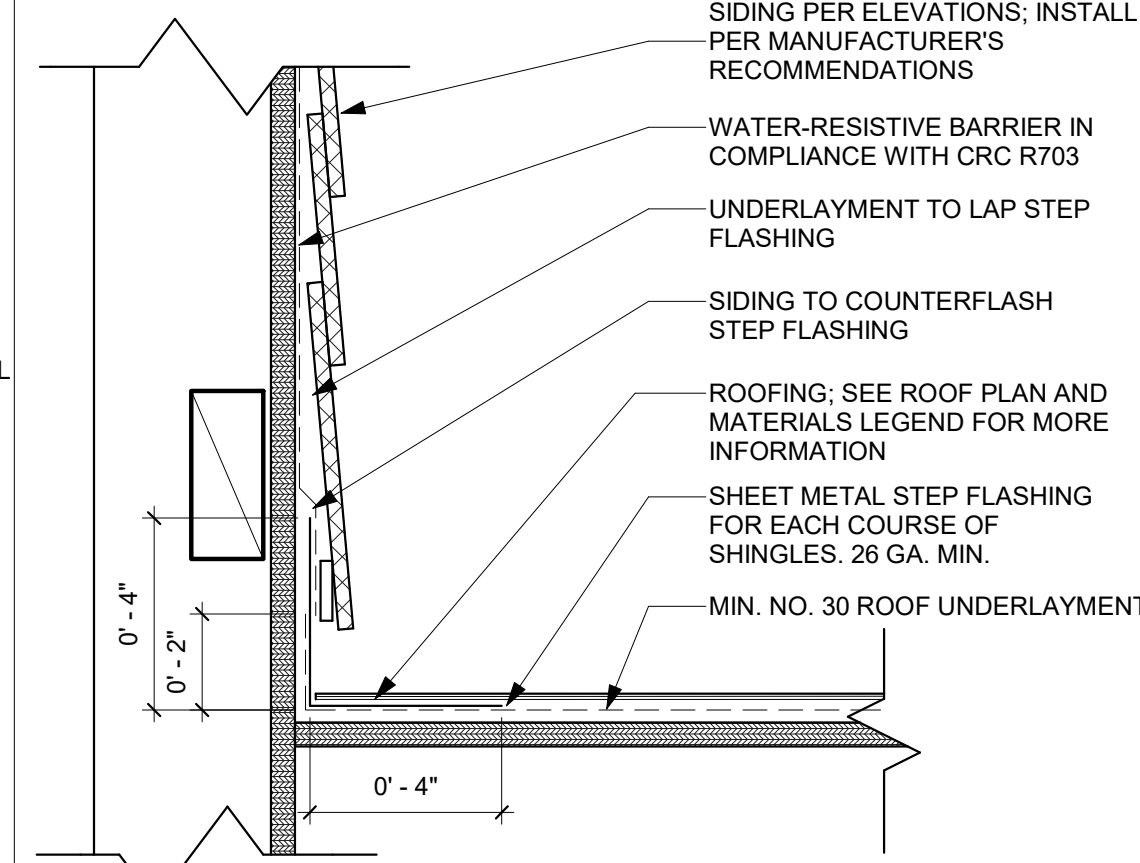
***WALL ASSEMBLY REQUIREMENTS ONLY APPLY WHERE LESS THAN 5'-0" FROM PROPERTY LINE OR ASSUMED PROPERTY LINE BETWEEN STRCUTURES.**

WALL ASSEMBLY FIRE RESISTANCE CALCULATION
PER CBC TABLE 722.6.2(1) & PER CBC 722.6.2(2)

WOOD STUDS 16" O.C.	20 MIN.
1/2" PLYWOOD	10 MIN.
5/8" TYPE X GYPSUM BOARD	40 MIN.
TOTAL FIRE RESISTANCE	70 MIN.

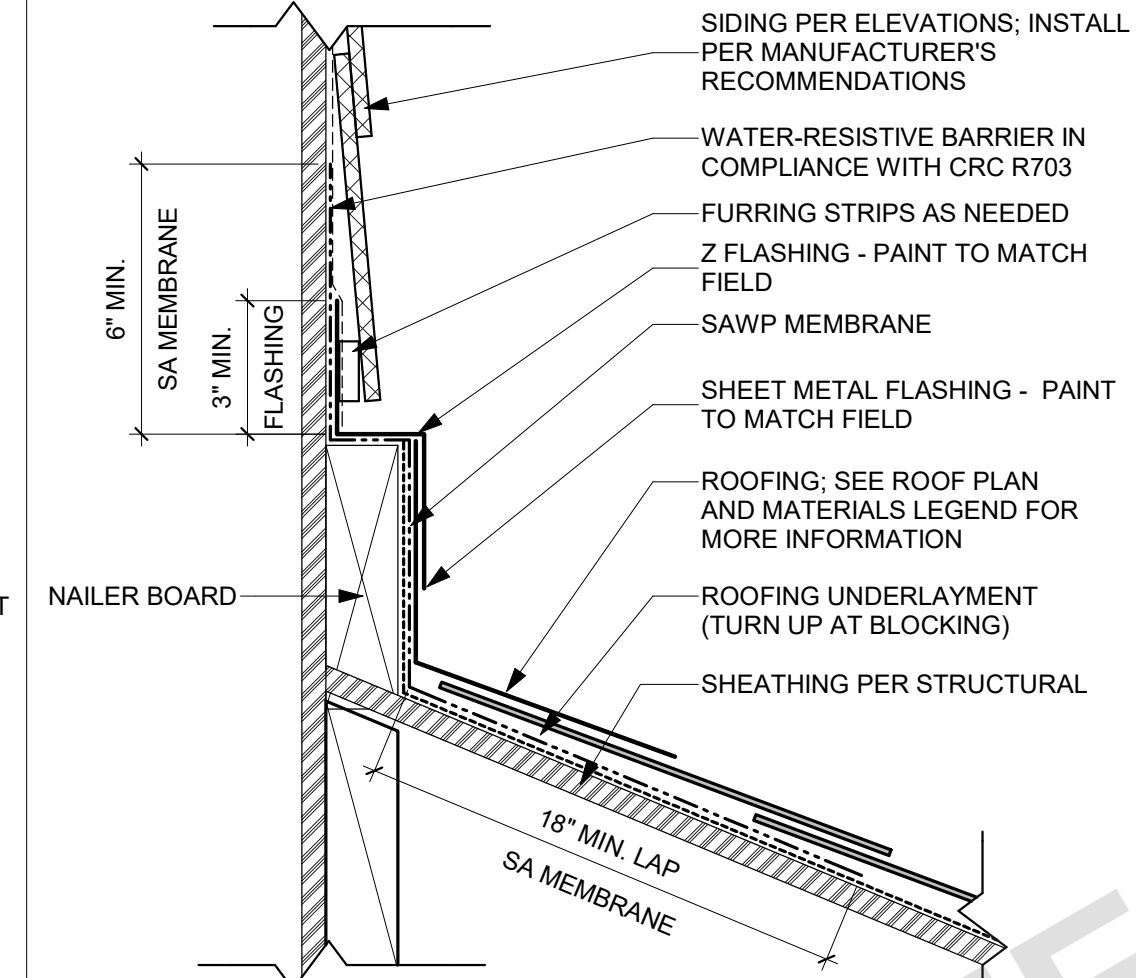
43 CALC. FIRE RESISTANCE RATING

SCALE: 1/2" = 1'-0"



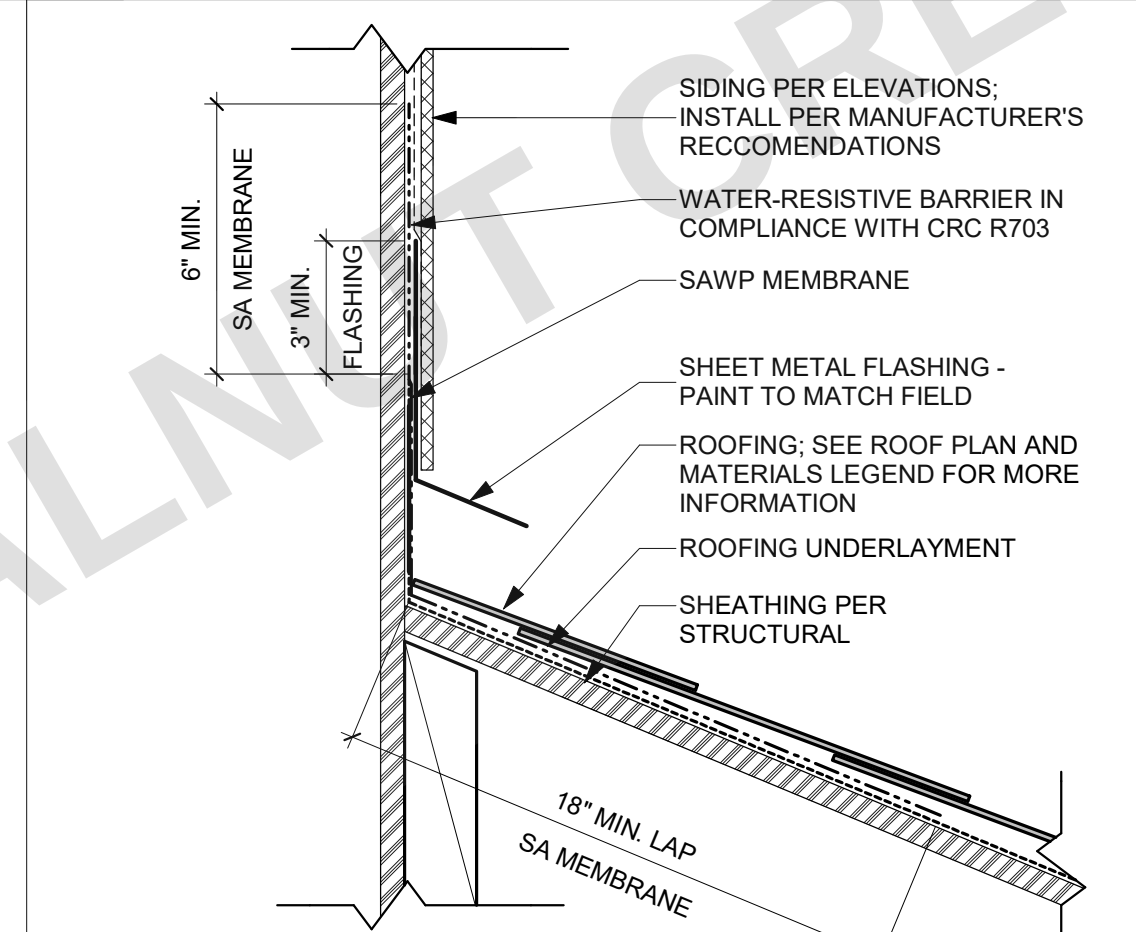
31 SIDE WALL

SCALE: 3" = 1'-0"



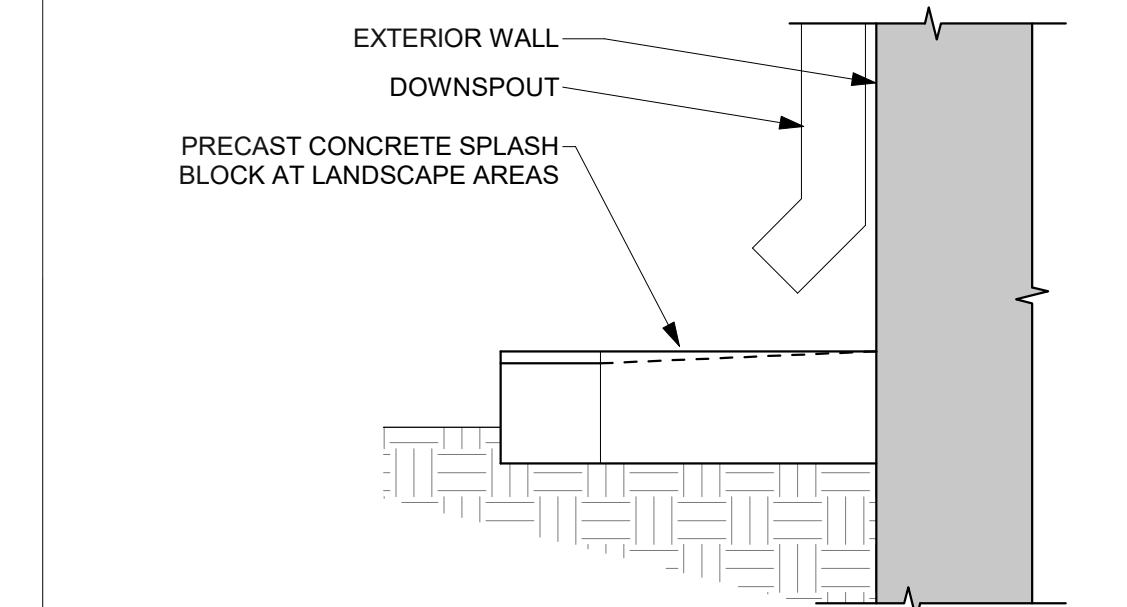
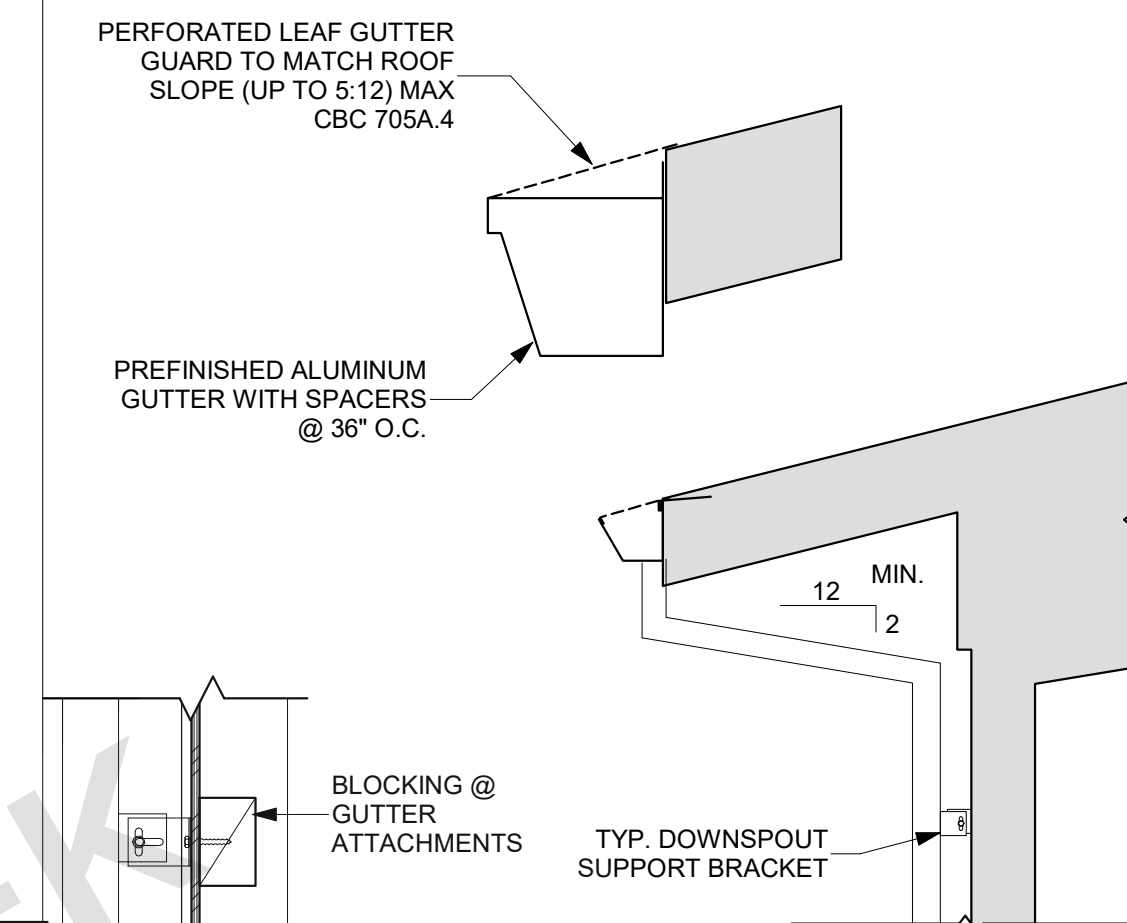
21 HEADWALL

SCALE: 3" = 1'-0"



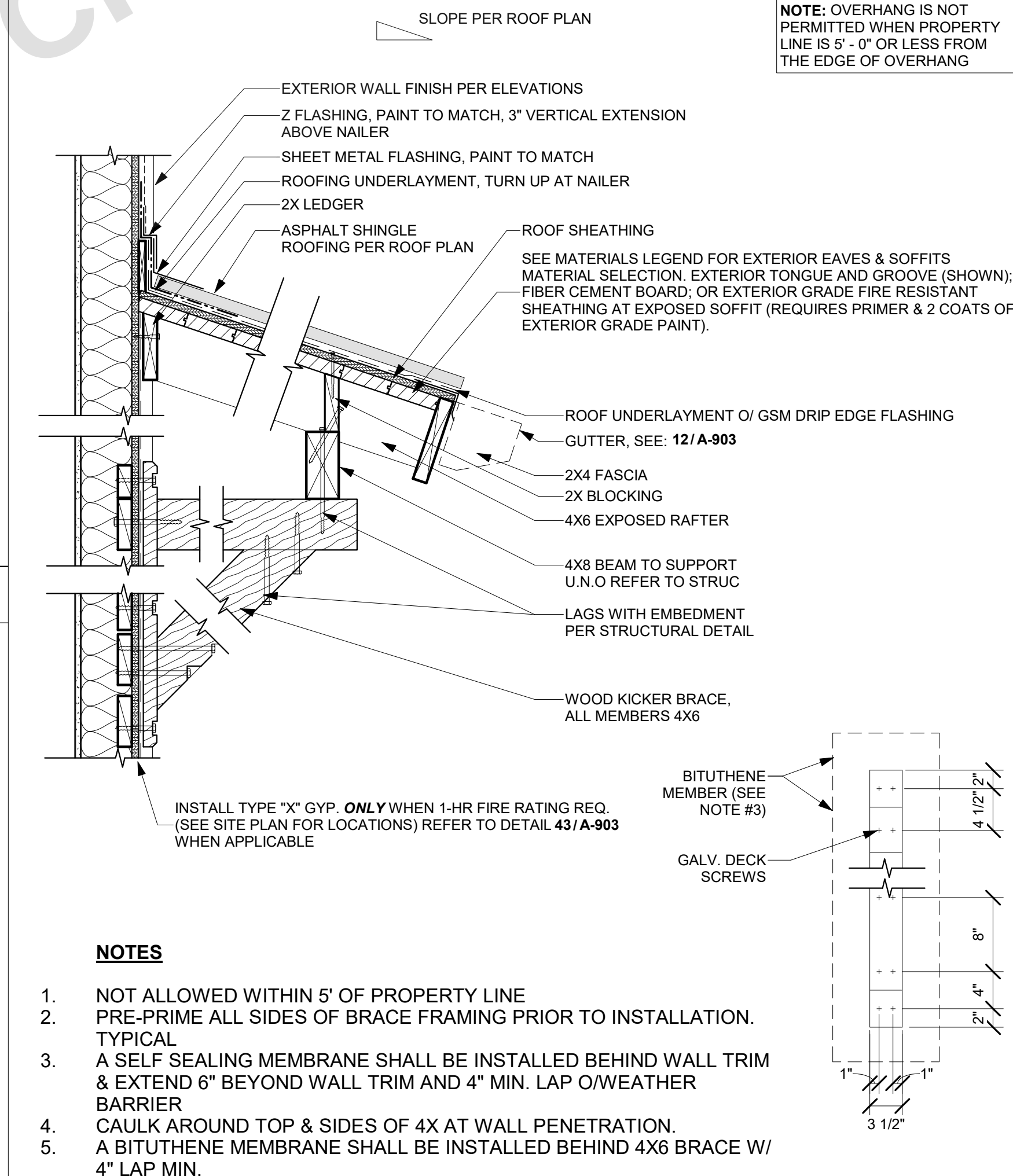
22 HEADWALL - VERTICAL SIDING

SCALE: 3" = 1'-0"



12 GUTTER TO EXTERIOR DOWNSPOUT

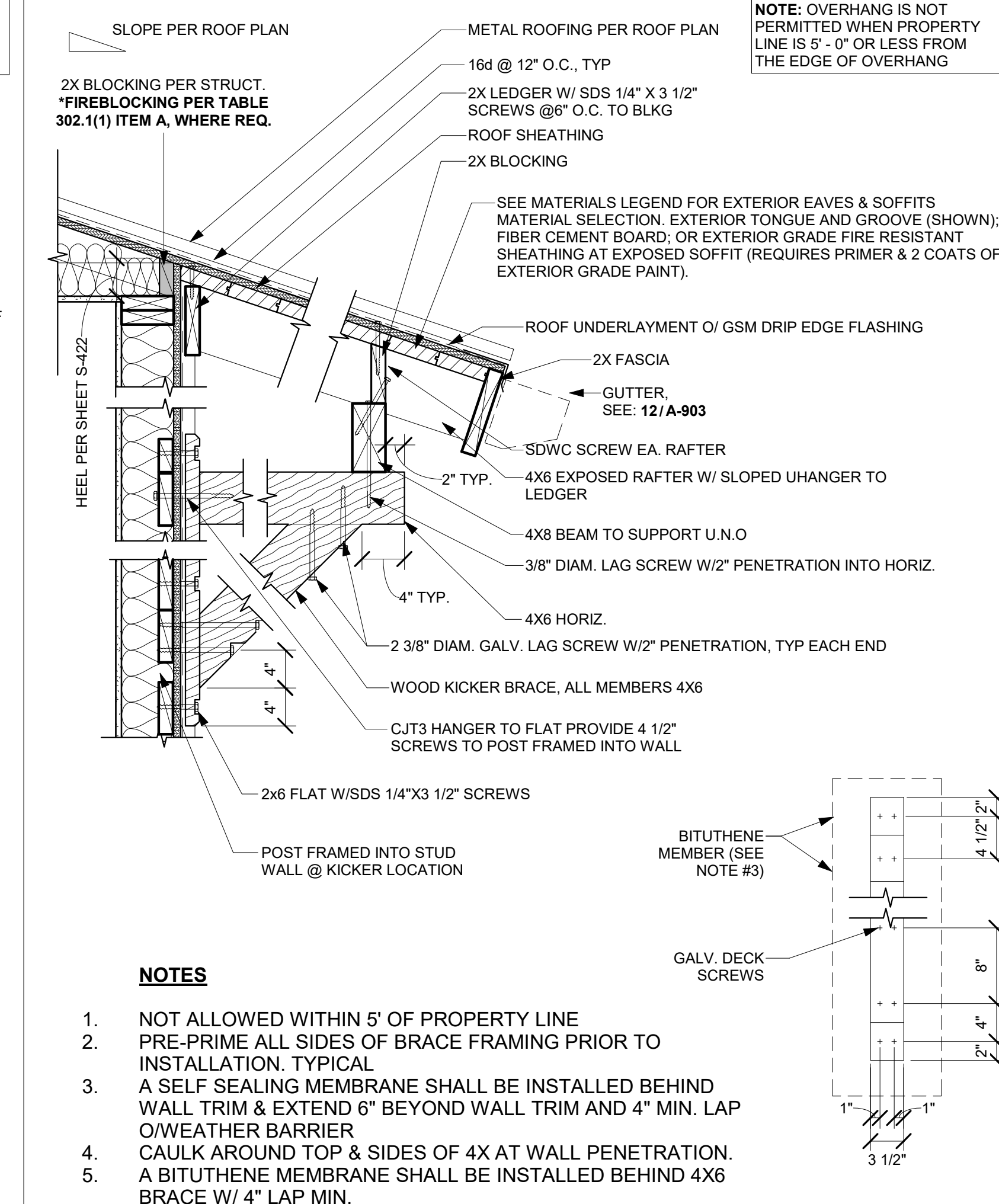
SCALE: 1/2" = 1'-0"



34 SHED ROOF W/ KICKER

SCALE: 1" = 1'-0"

NOTE: OVERHANG IS NOT PERMITTED WHEN PROPERTY LINE IS 5' - 0" OR LESS FROM THE EDGE OF OVERHANG



24 SHED ROOF WITH KICKER @ METAL ROOF

SCALE: 1" = 1'-0"

WALNUT CREEK ADU

CITY OF WALNUT CREEK

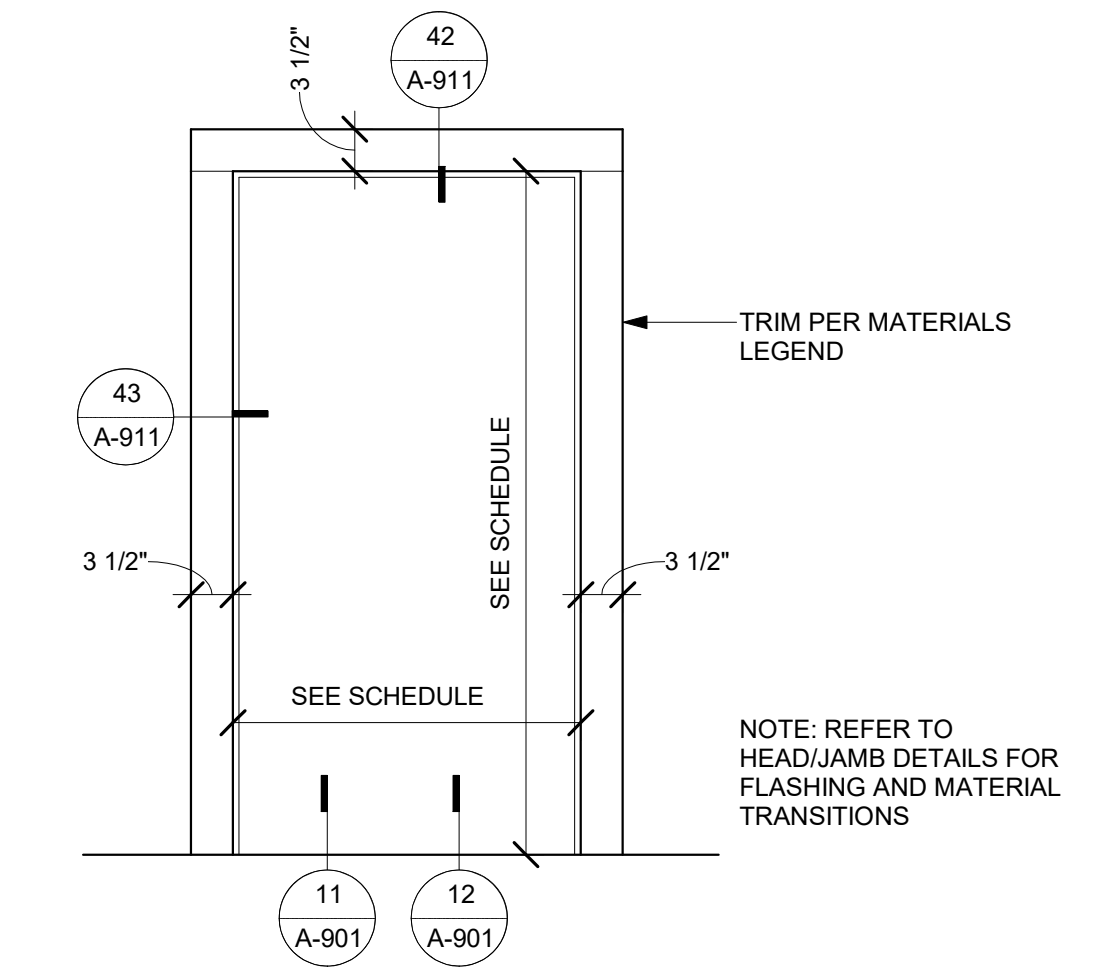
ARCHITECTURAL DETAILS - COMMON ROOF

DATE
02/10/2023

SHEET

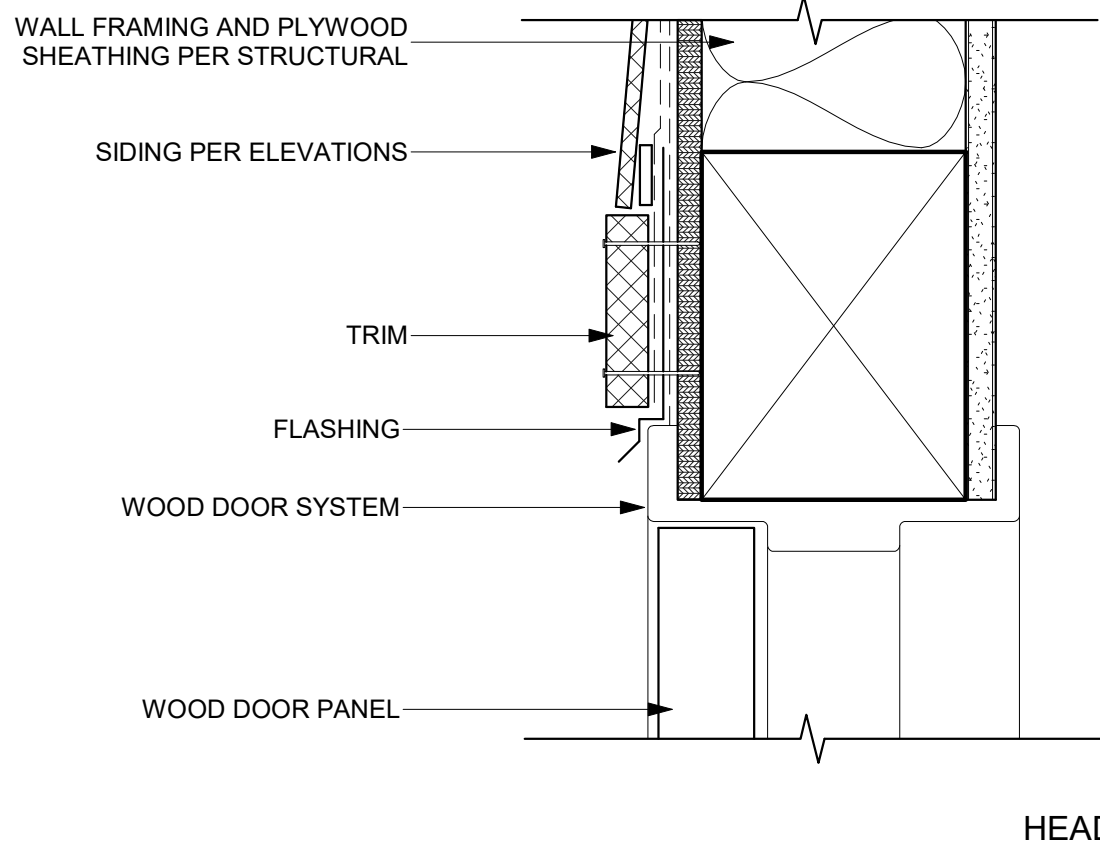
A-903

1/10/2023 1:48:32 PM
C:\Users\jfox\Documents\2264-01-CU21_Walnut Creek ADU_Central_2022_jfoxREV\TU.rvt



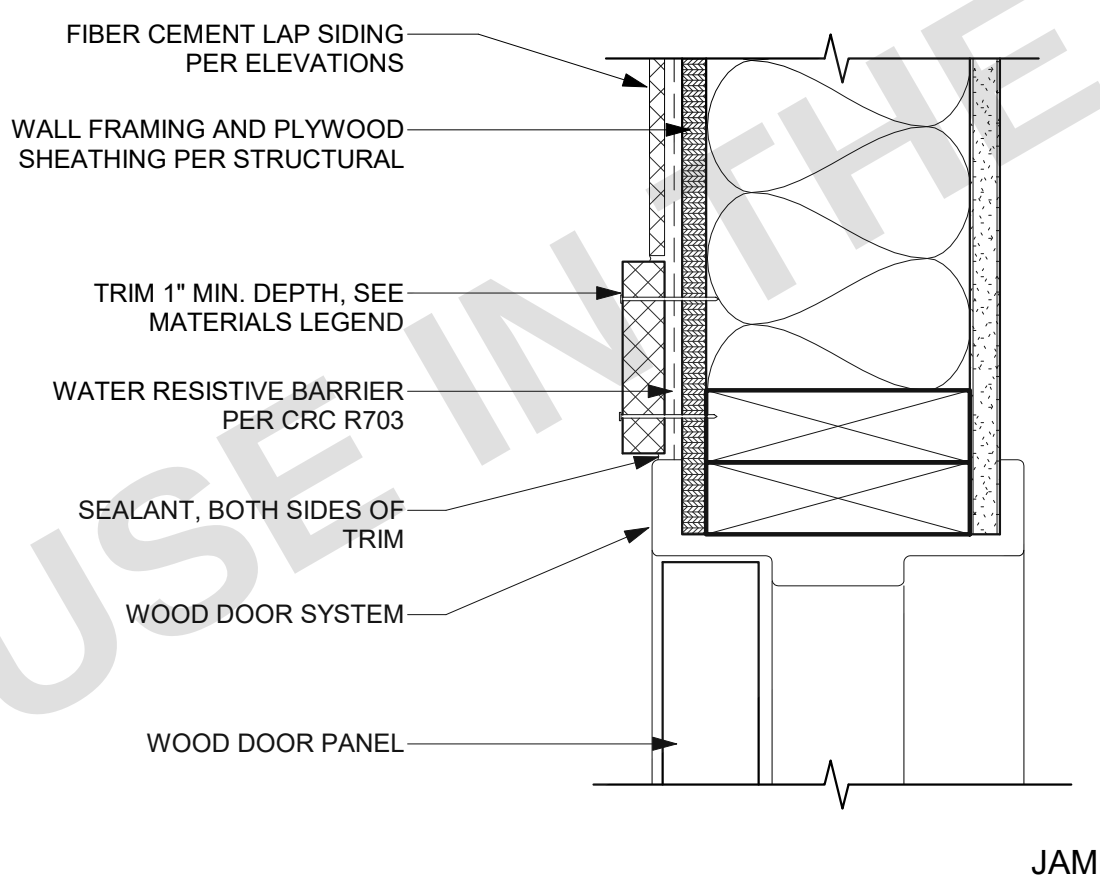
41 DOOR TRIM - CAL RANCH

SCALE: 3/4" = 1'-0"



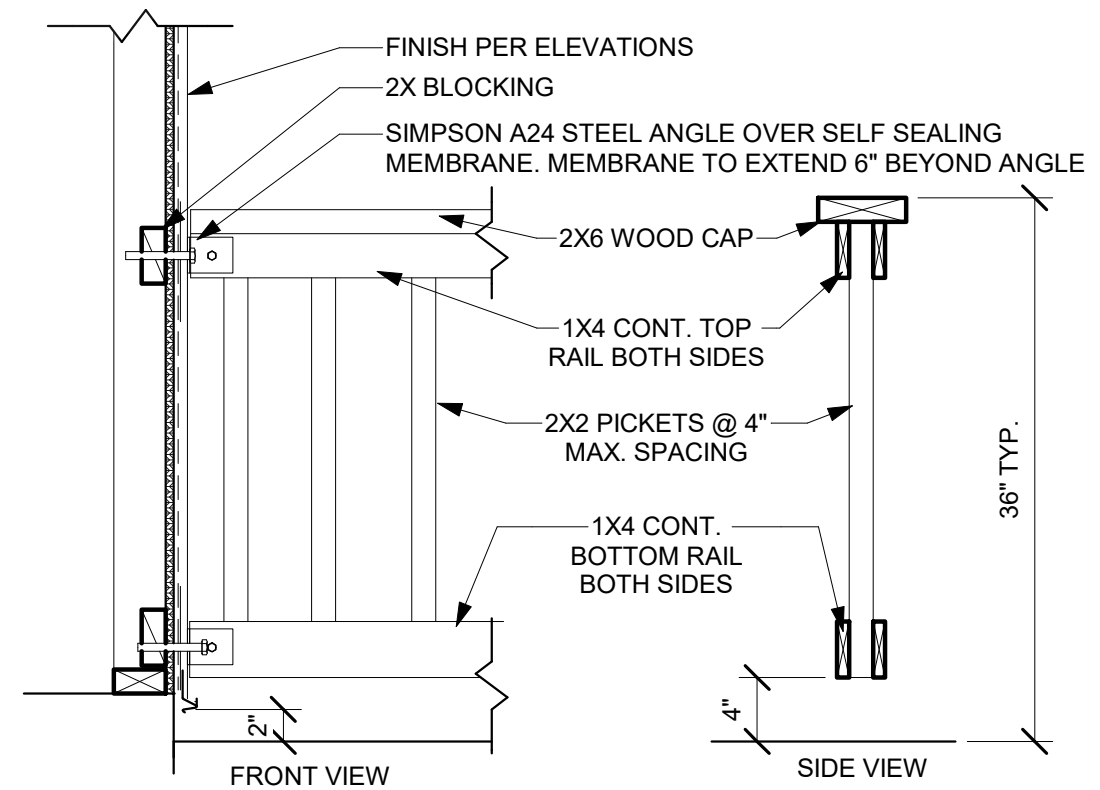
42 DOOR HEAD - CAL RANCH

SCALE: 3" = 1'-0"



43 DOOR JAMB - CAL RANCH

SCALE: 3" = 1'-0"



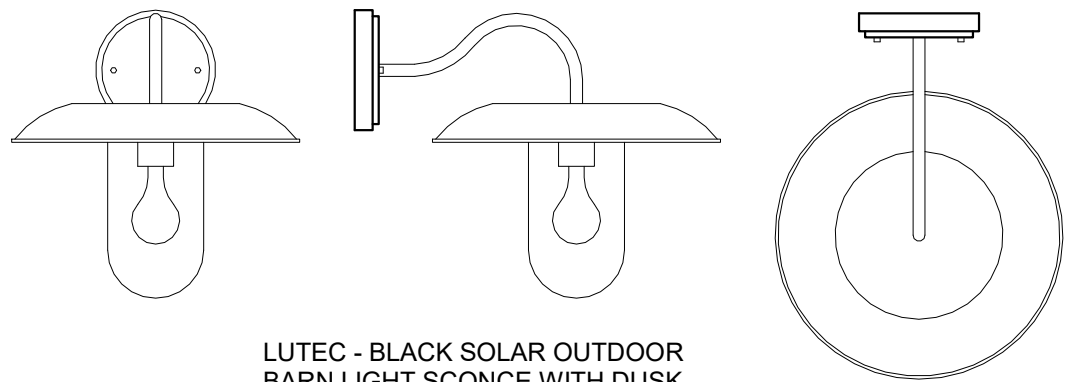
NOTE: DECORATIVE PORCH RAILING 24" MINIMUM. SEE DETAILS FOR MORE INFORMATION. THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW, (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD

44 DECORATIVE PORCH RAILING

SCALE: 1" = 1'-0"

THE GREAT OUTDOORS - WALL MOUNT KIRKHAM ASPEN BRONZE (8102-A138-L) OR EQUAL

LIGHT OPTION A



LIGHT OPTION B

LUTEC - BLACK SOLAR OUTDOOR BARN LIGHT SCONCE WITH DUSK TO DAWN (6940002012) OR EQUAL

NOTE: ALL EXTERIOR LIGHTS MUST BE ON A MANUAL SWITCH AND MUST COMPLY WITH ALL SINGLE FAMILY RESIDENTIAL MANDATORY REQUIREMENTS SUMMARY SECTION:

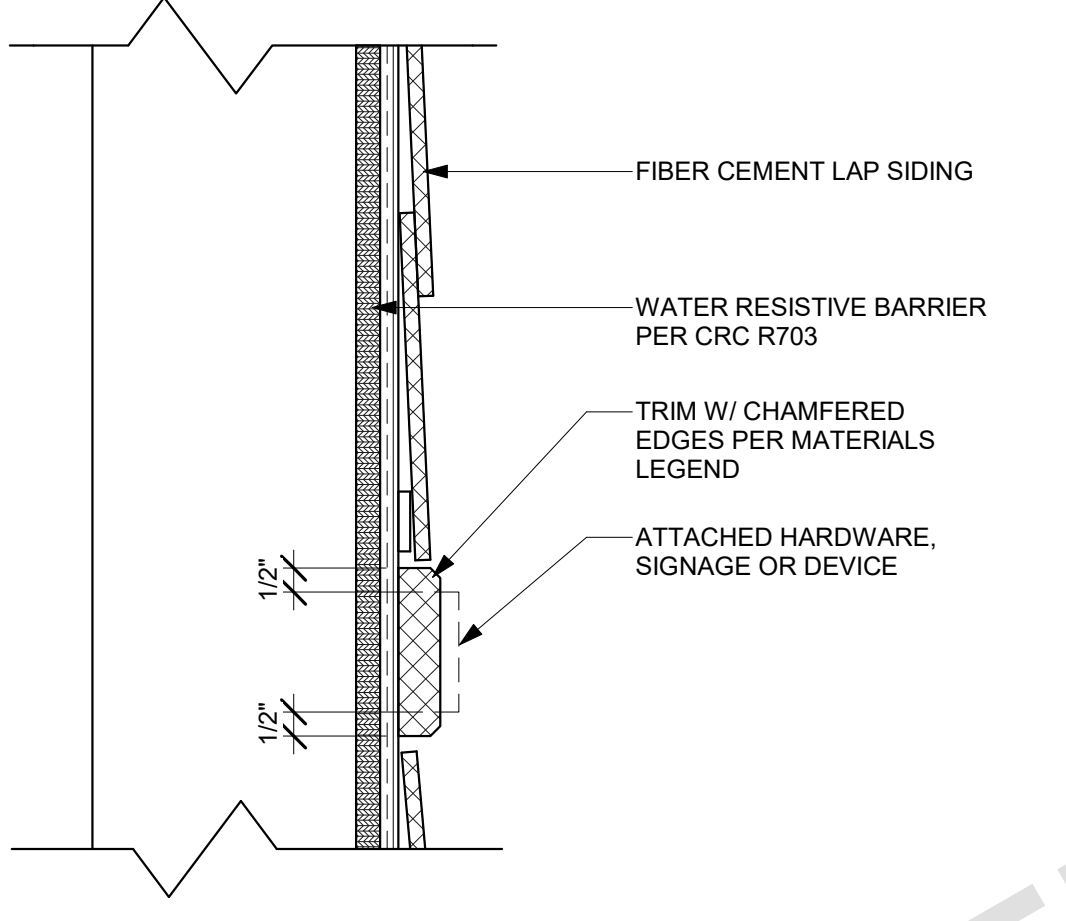
- 150.0(K)1A - LUMINAIRE EFFICACY
- 150.0(K)1D - LIGHT SOURCES IN ENCLOSED RECESSED LUMINAIRES
- 150.0(K)2E - AUTOMATIC SHUTOFF CONTROLS
- 150.0(K)3A - **RESIDENTIAL OUTDOOR LIGHTING** (2022 CEnC 150.0(k)3).

IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

- FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
 - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
 - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- NOTE:** CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

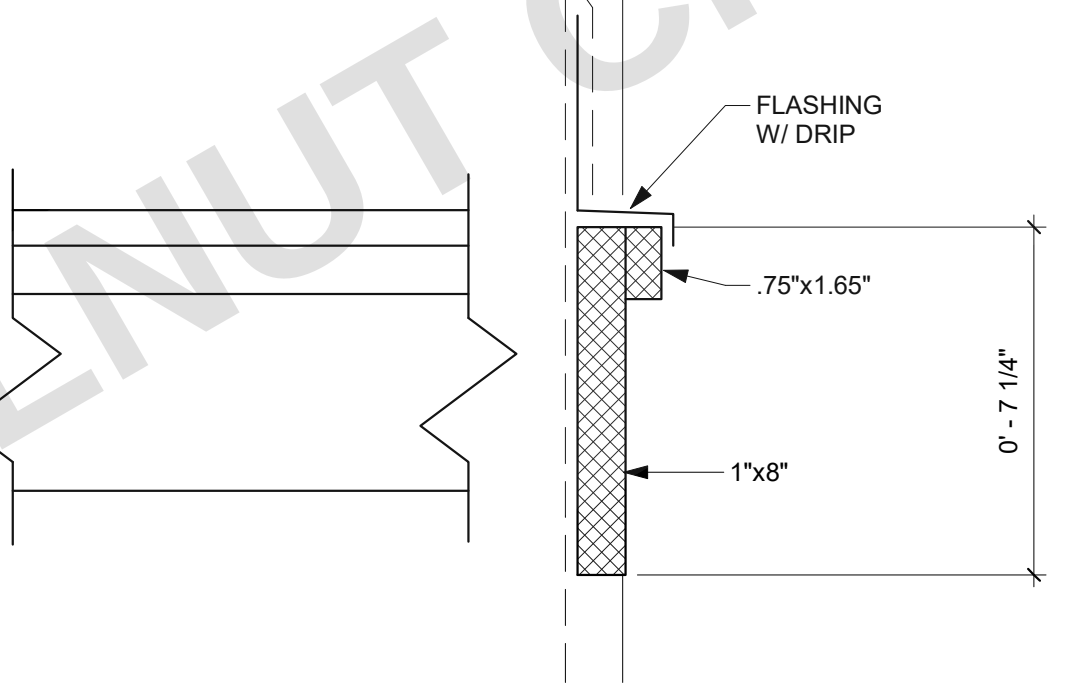
32 LIGHT FIXTURE - CAL RANCH

SCALE: 1 1/2" = 1'-0"



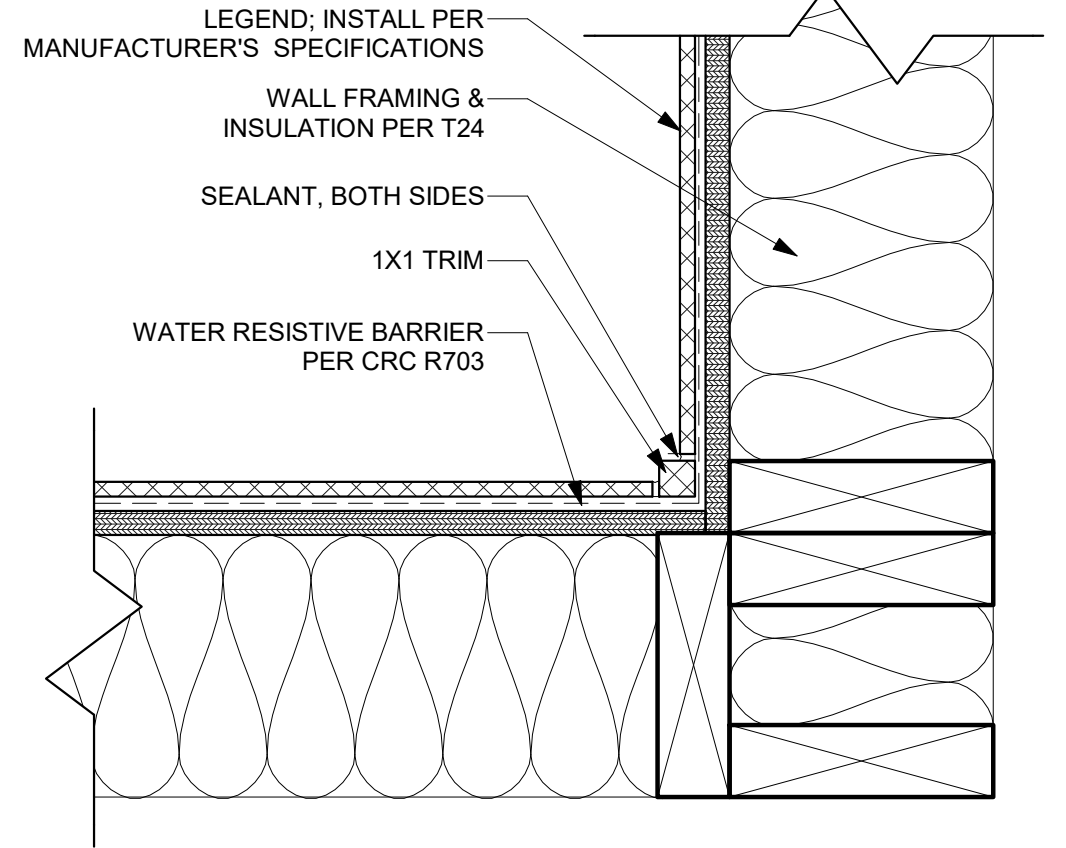
21 FIBER CEMENT - LAP - MOUNTING PAD

SCALE: 3" = 1'-0"



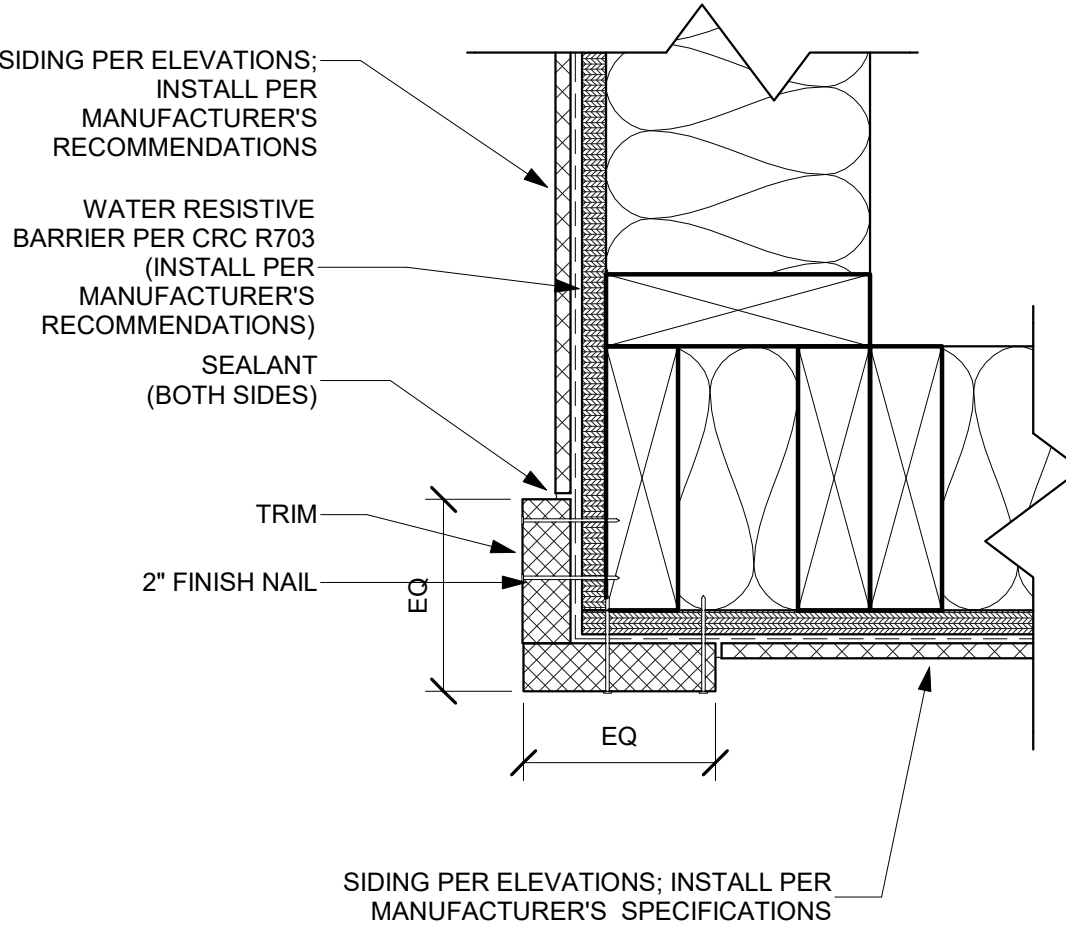
22 CALIFORNIA RANCH - TRIM PROFILE

SCALE: 3" = 1'-0"



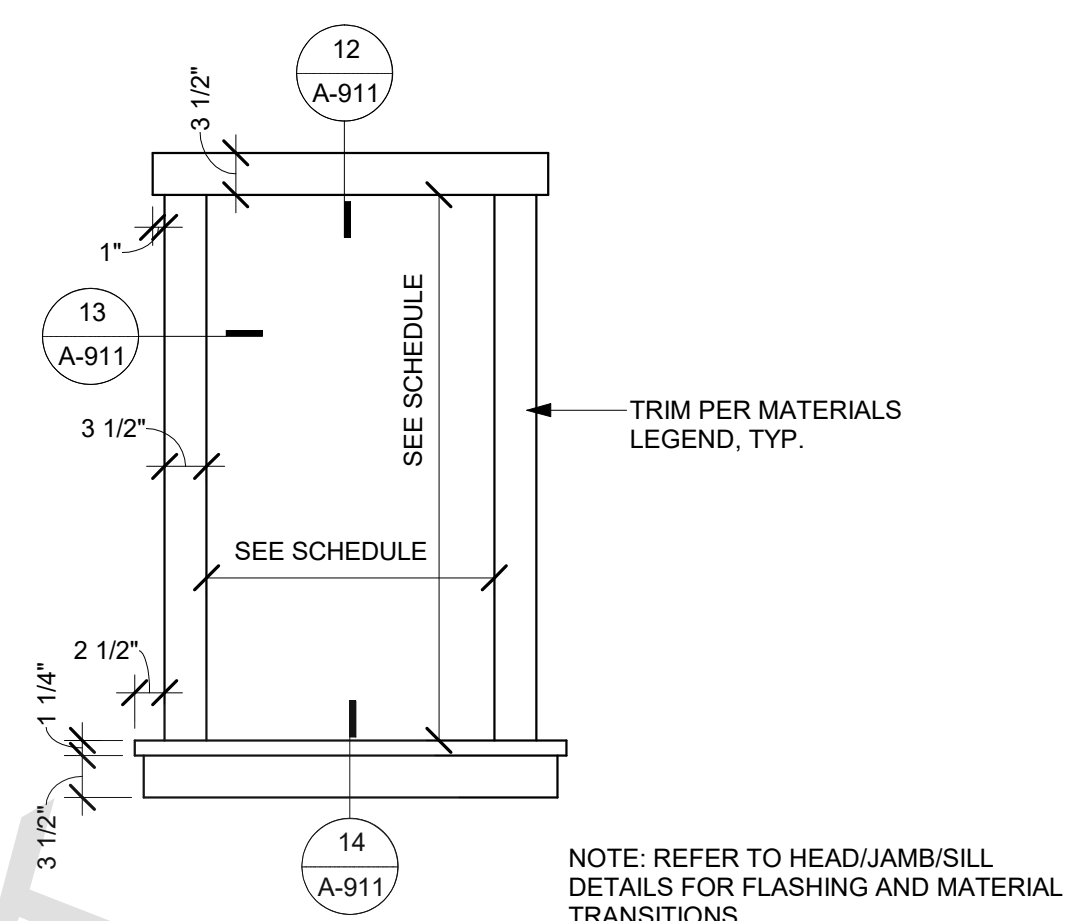
23 TYP. INSIDE CORNER - CAL. RANCH

SCALE: 3" = 1'-0"



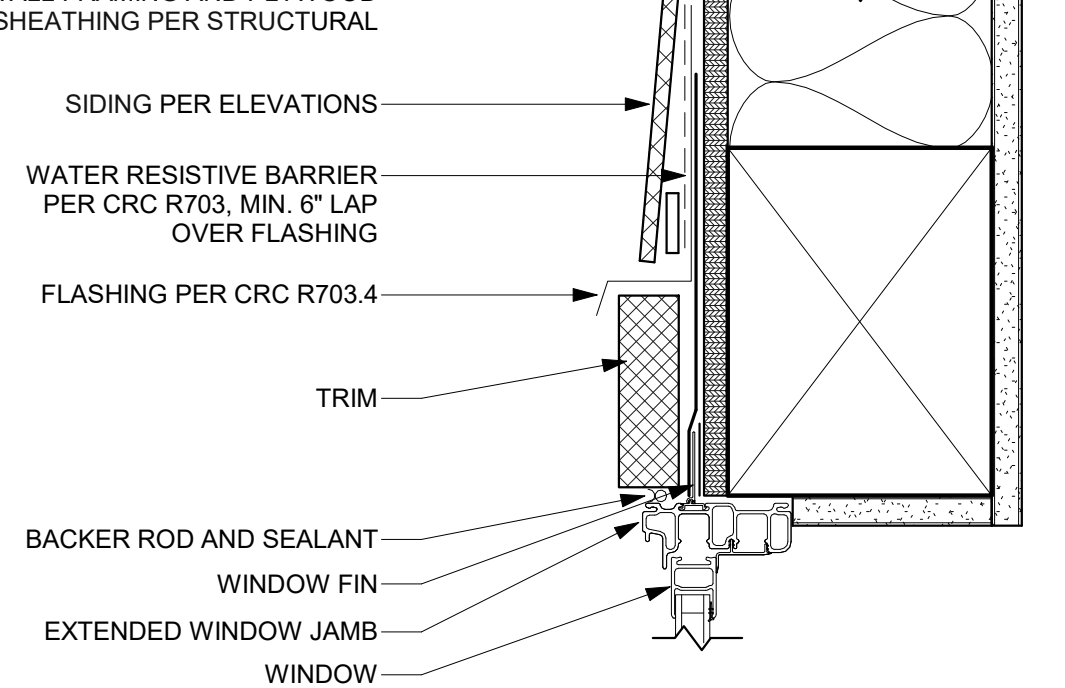
24 TYP. OUTSIDE CORNER - CAL. RANCH

SCALE: 3" = 1'-0"



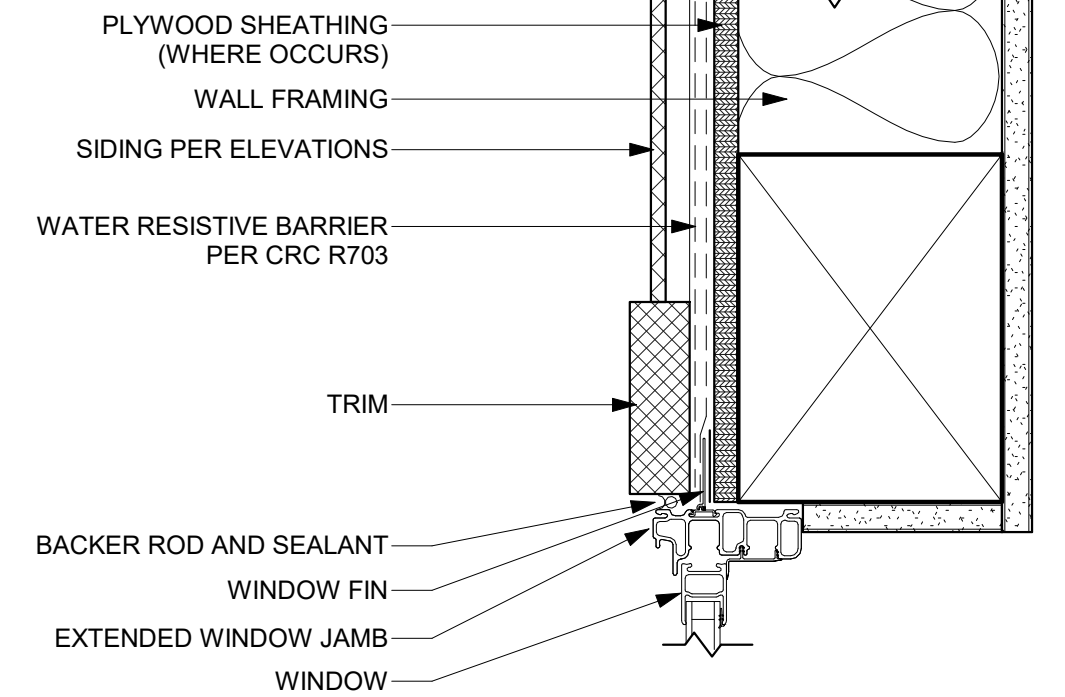
11 WINDOW TRIM - CAL. RANCH

SCALE: 3/4" = 1'-0"



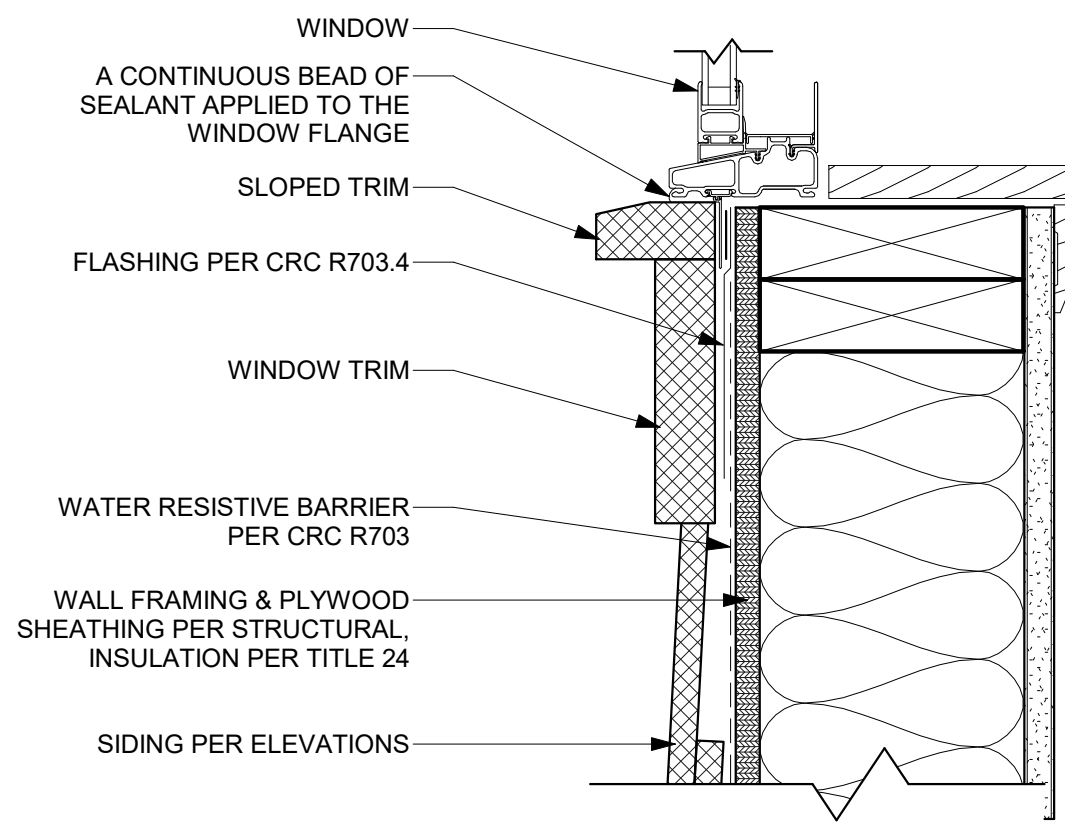
12 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



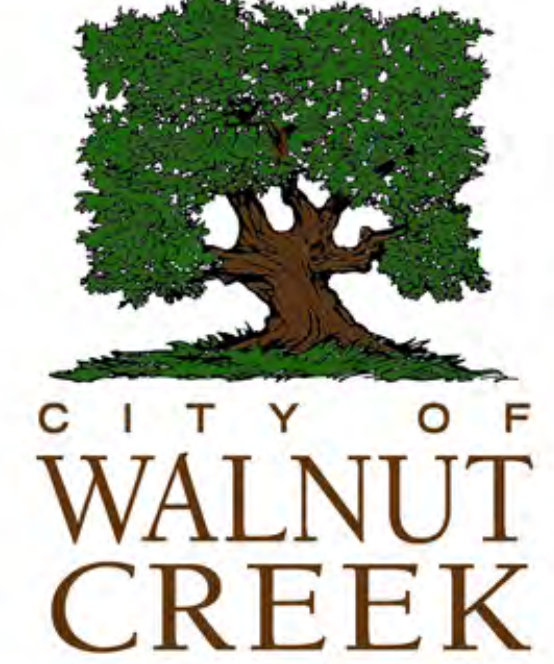
13 TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



14 TYP. WINDOW SILL

SCALE: 3" = 1'-0"



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

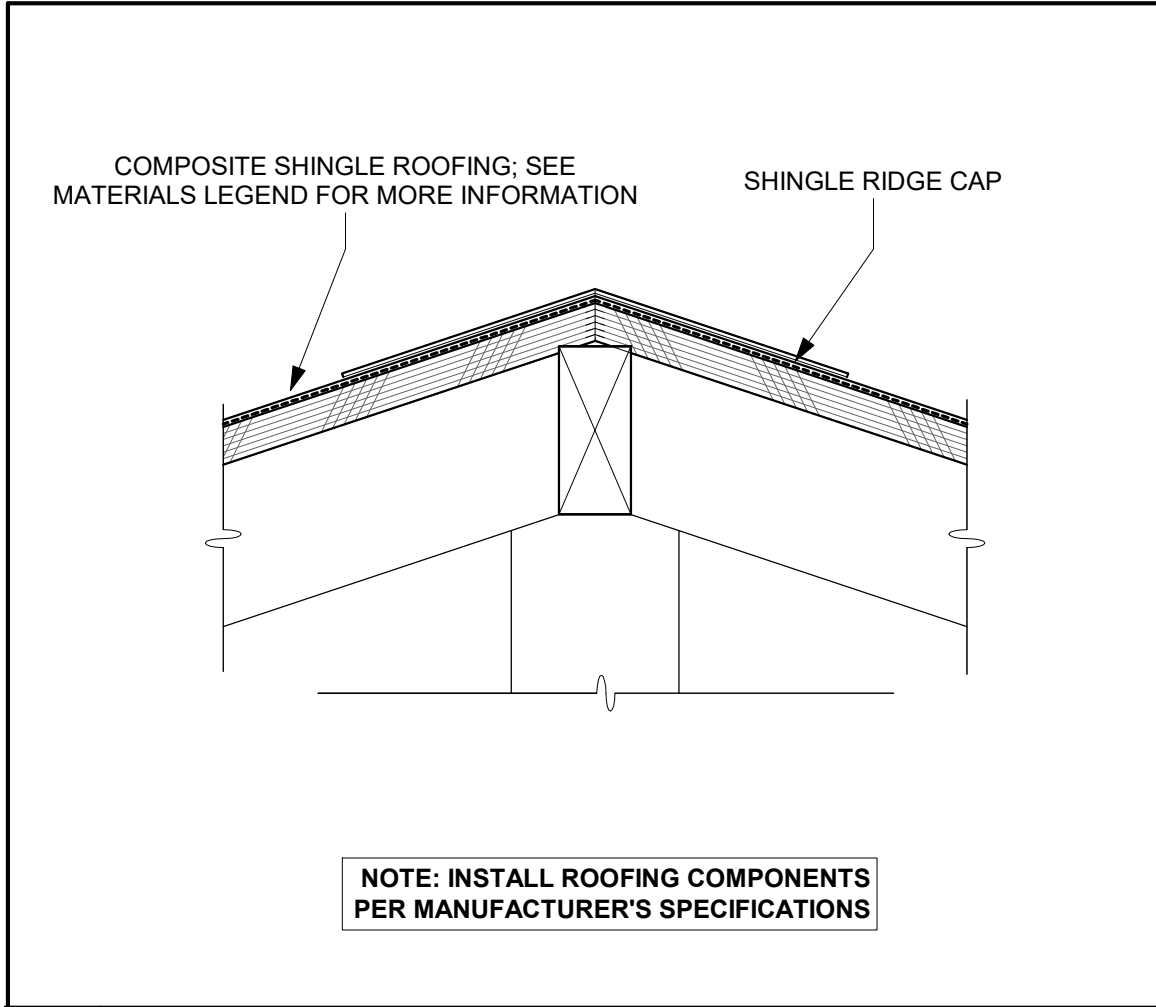
CITY OF WALNUT CREEK

ARCHITECTURAL DETAILS - CALIFORNIA RANCH

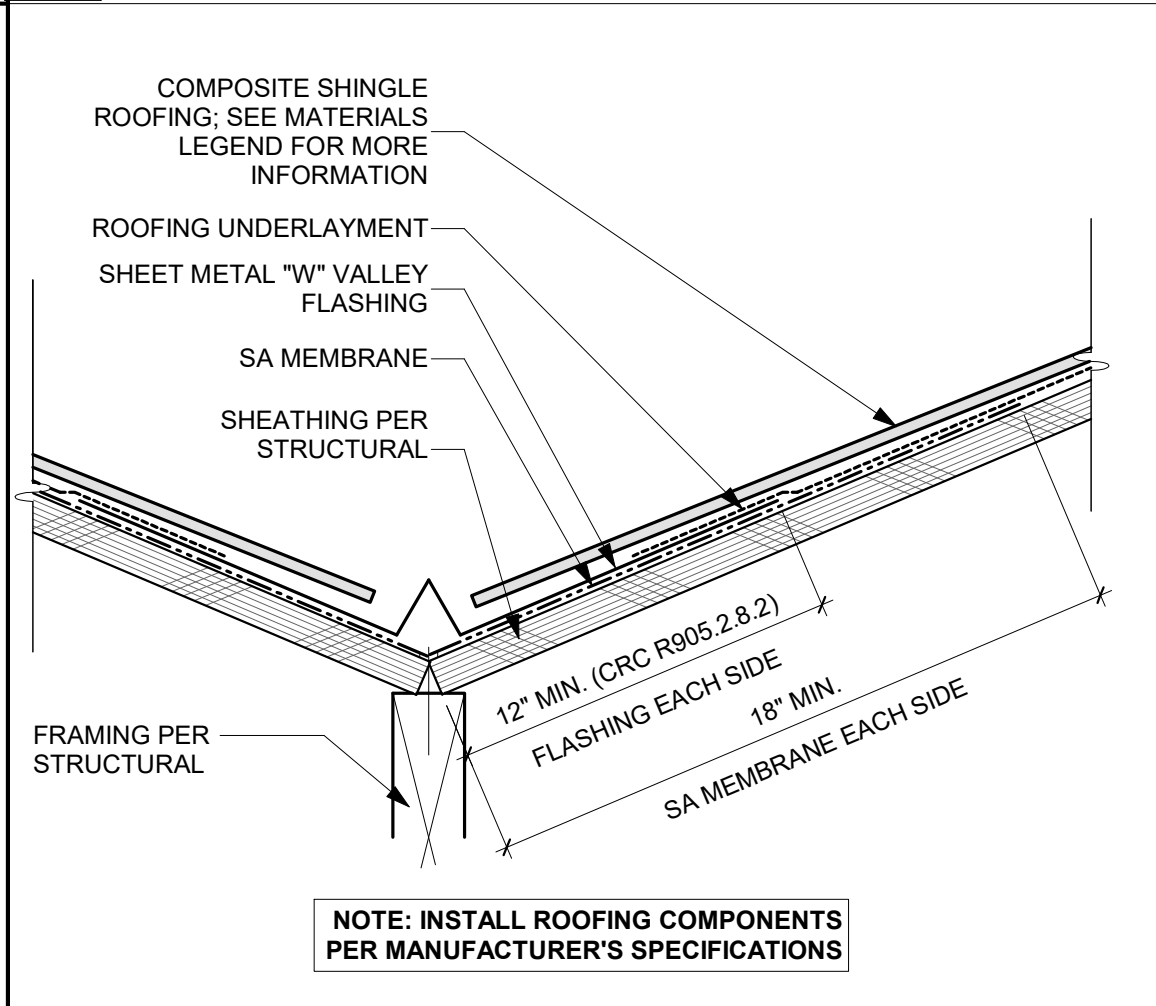
DATE
02/10/2023

SHEET

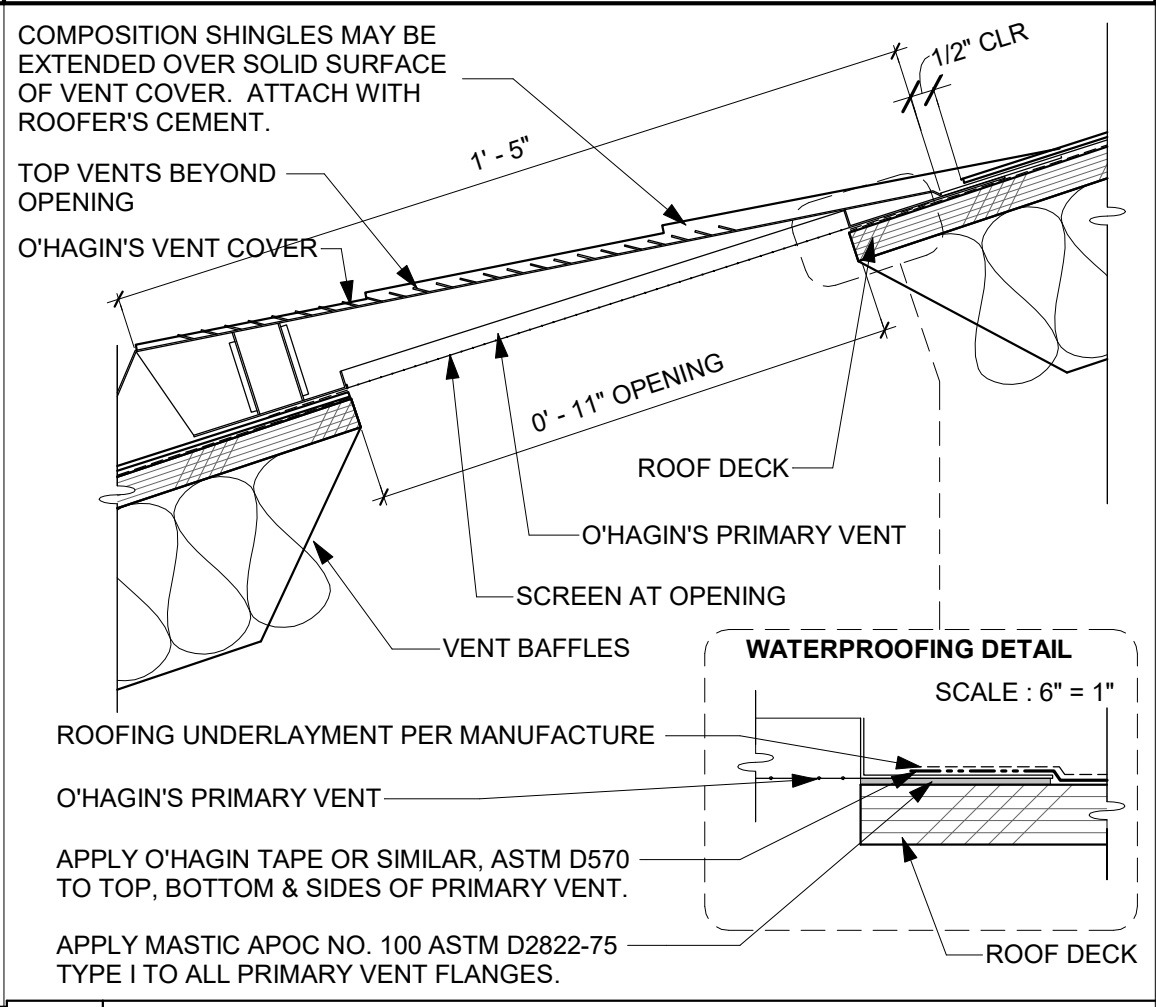
A-911



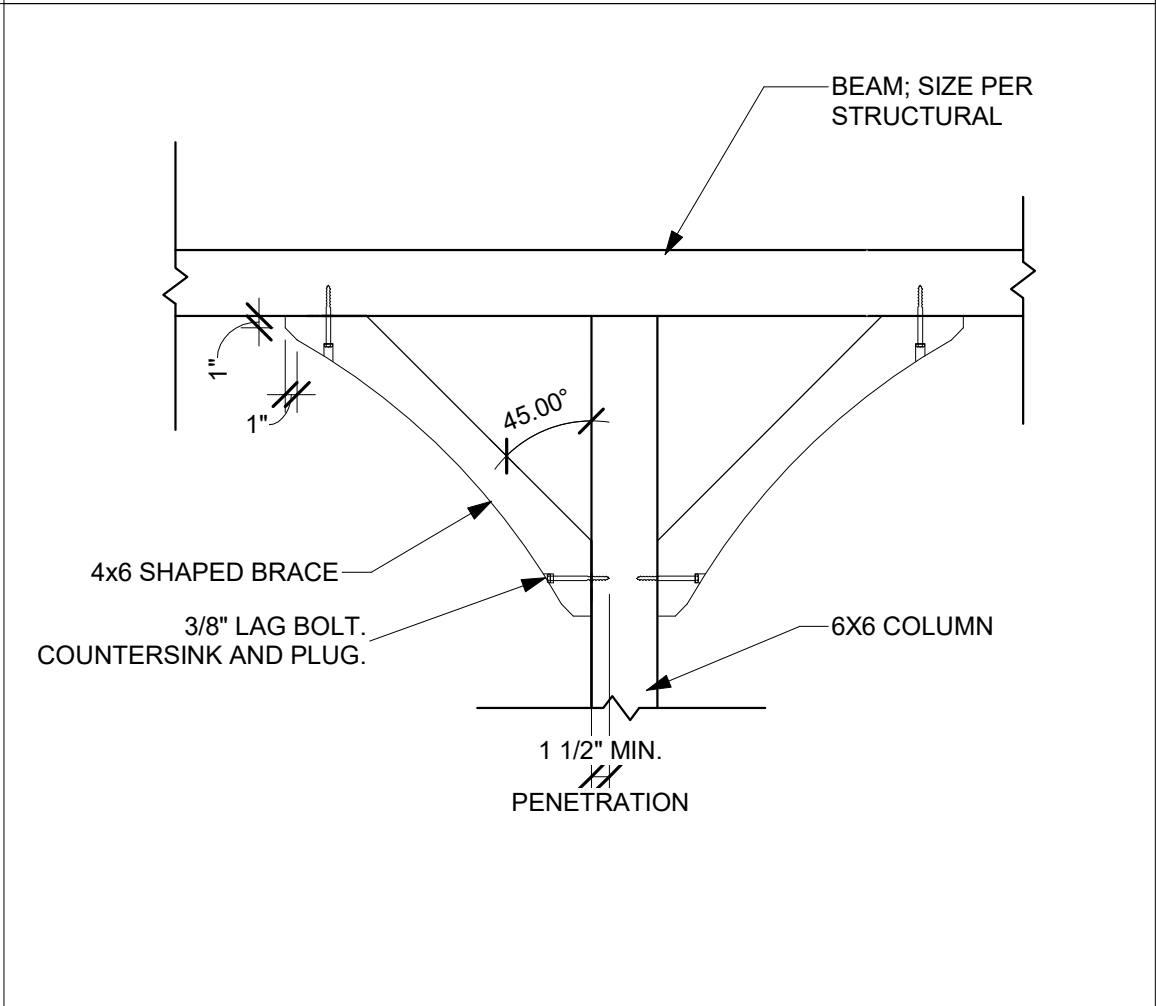
51 RIDGE/HIP DETAIL
SCALE: 3" = 1'-0"



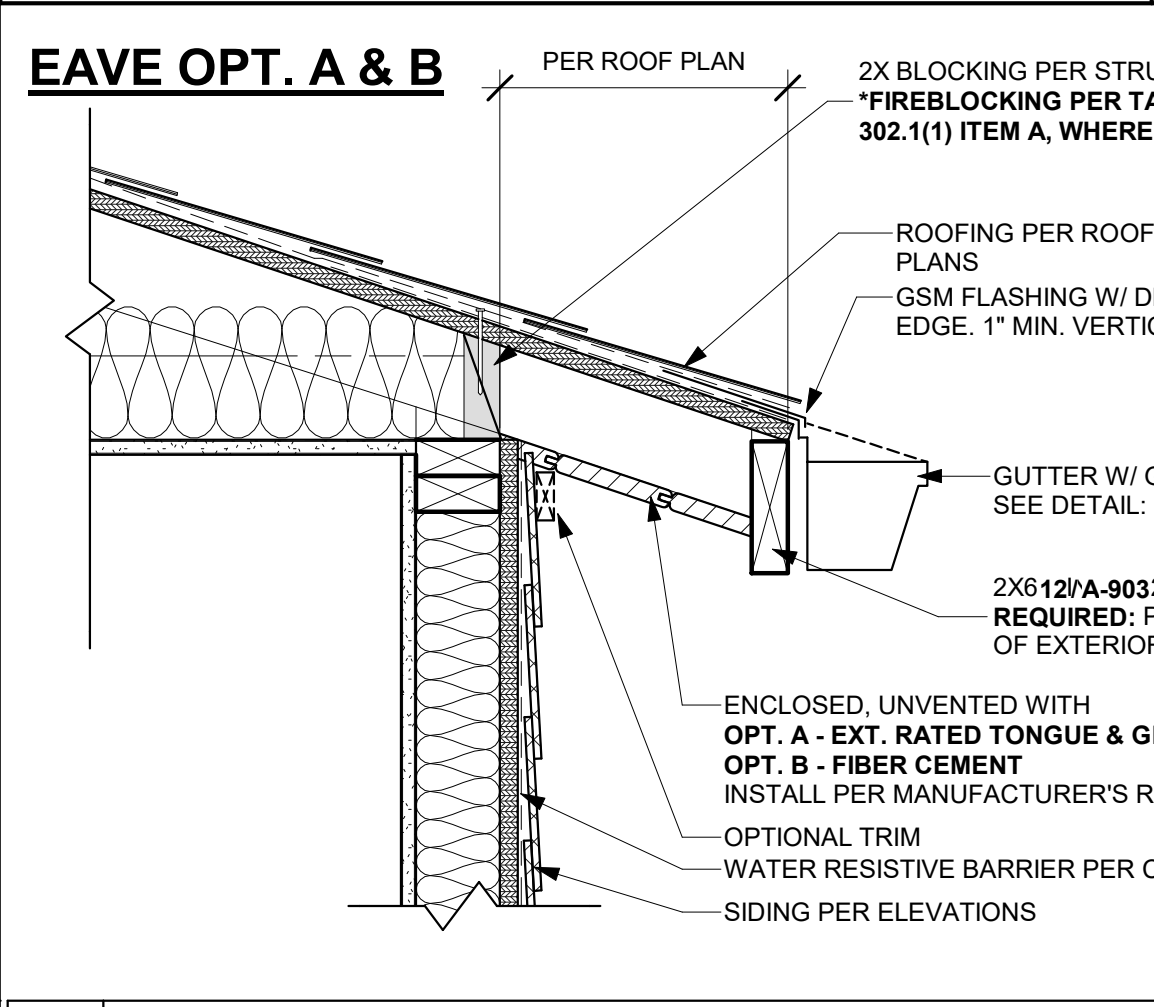
52 VALLEY DETAIL
SCALE: 3" = 1'-0"



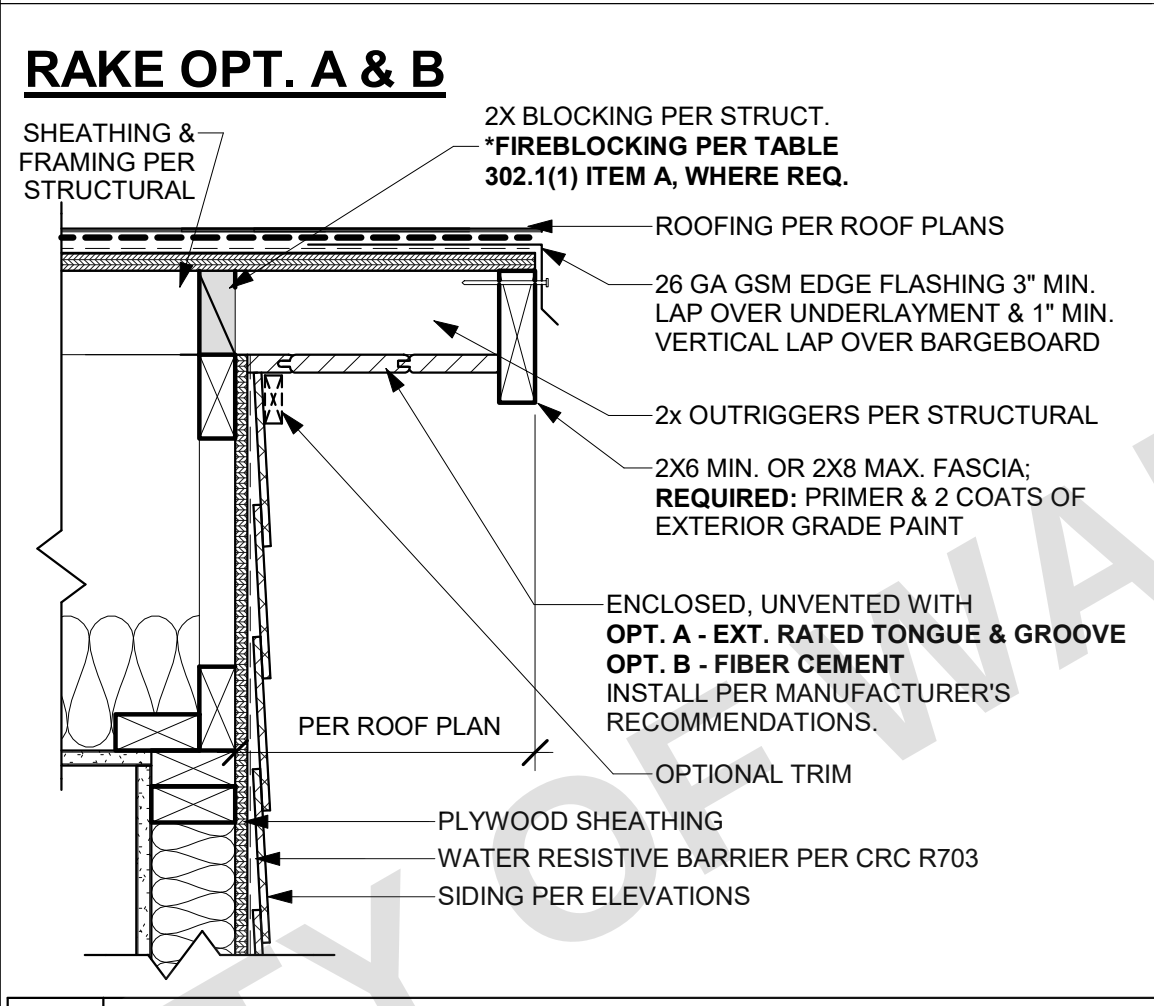
41 O'HAGIN ROOF VENT
SCALE: 3" = 1'-0"



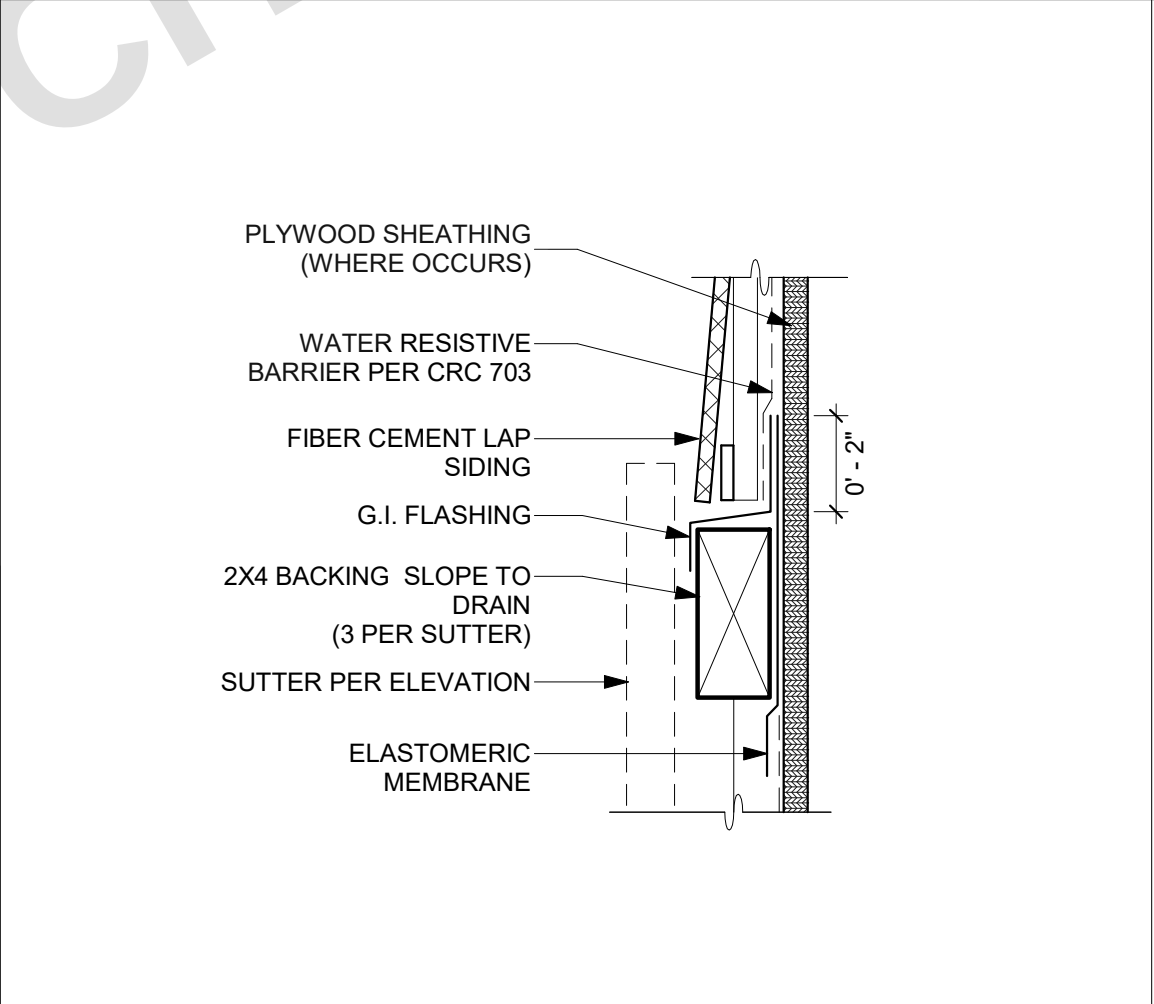
42 BRACE - CALIFORNIA RANCH
SCALE: 3/4" = 1'-0"



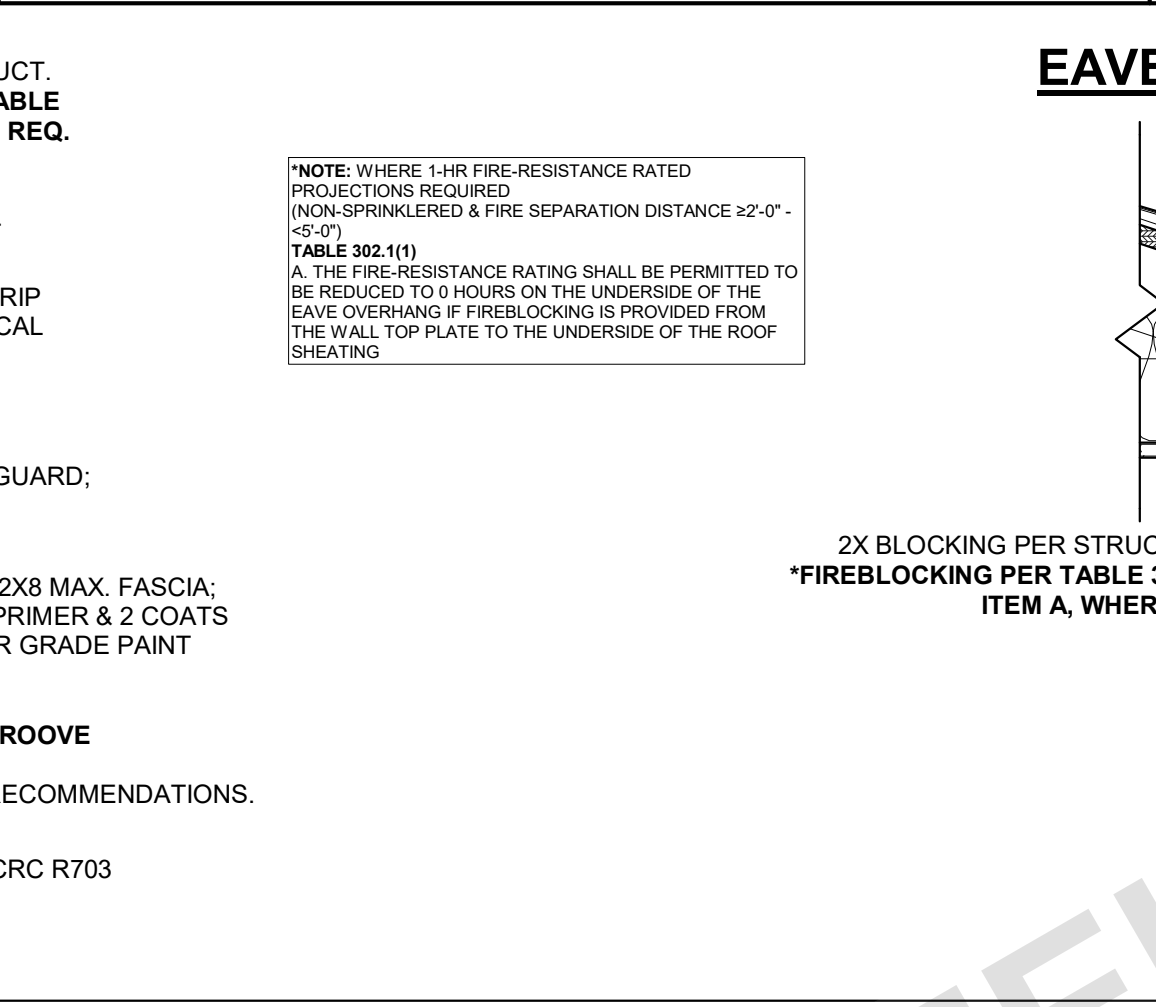
31 CALIFORNIA RANCH - EAVE
SCALE: 1 1/2" = 1'-0"



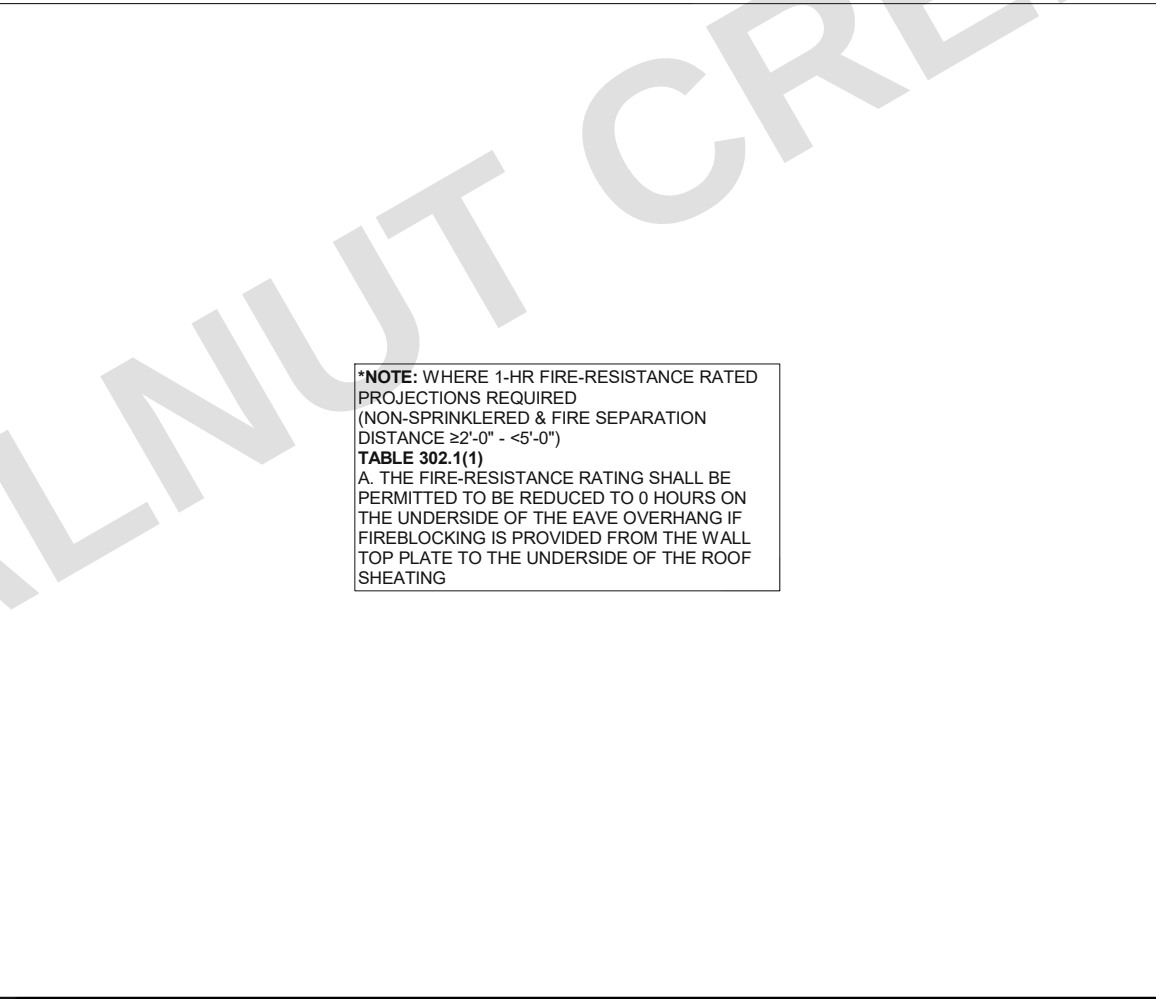
32 CALIFORNIA RANCH - RAKE
SCALE: 1 1/2" = 1'-0"



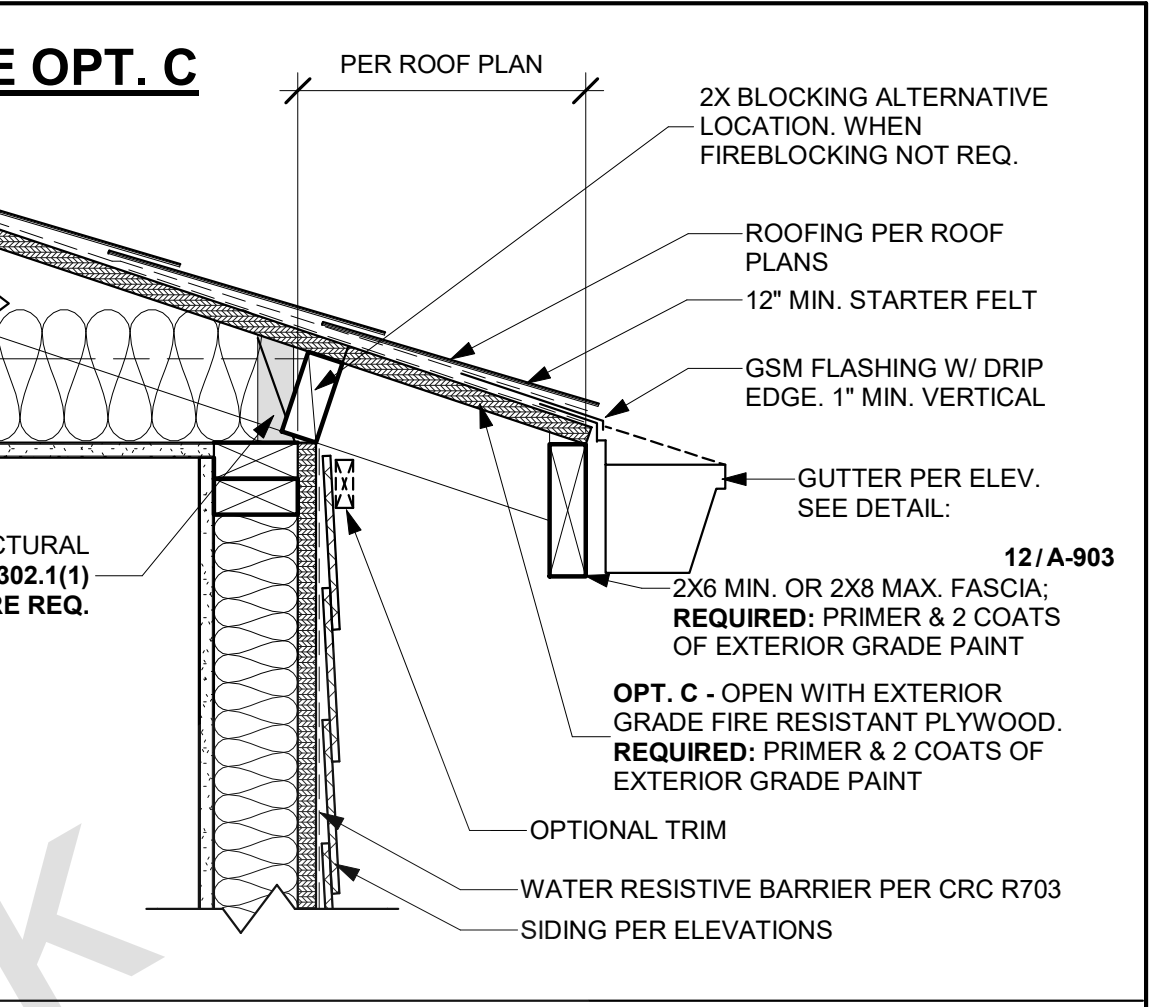
33 CAL. RANCH - DECORATIVE SHUTTER
SCALE: 3/4" = 1'-0"



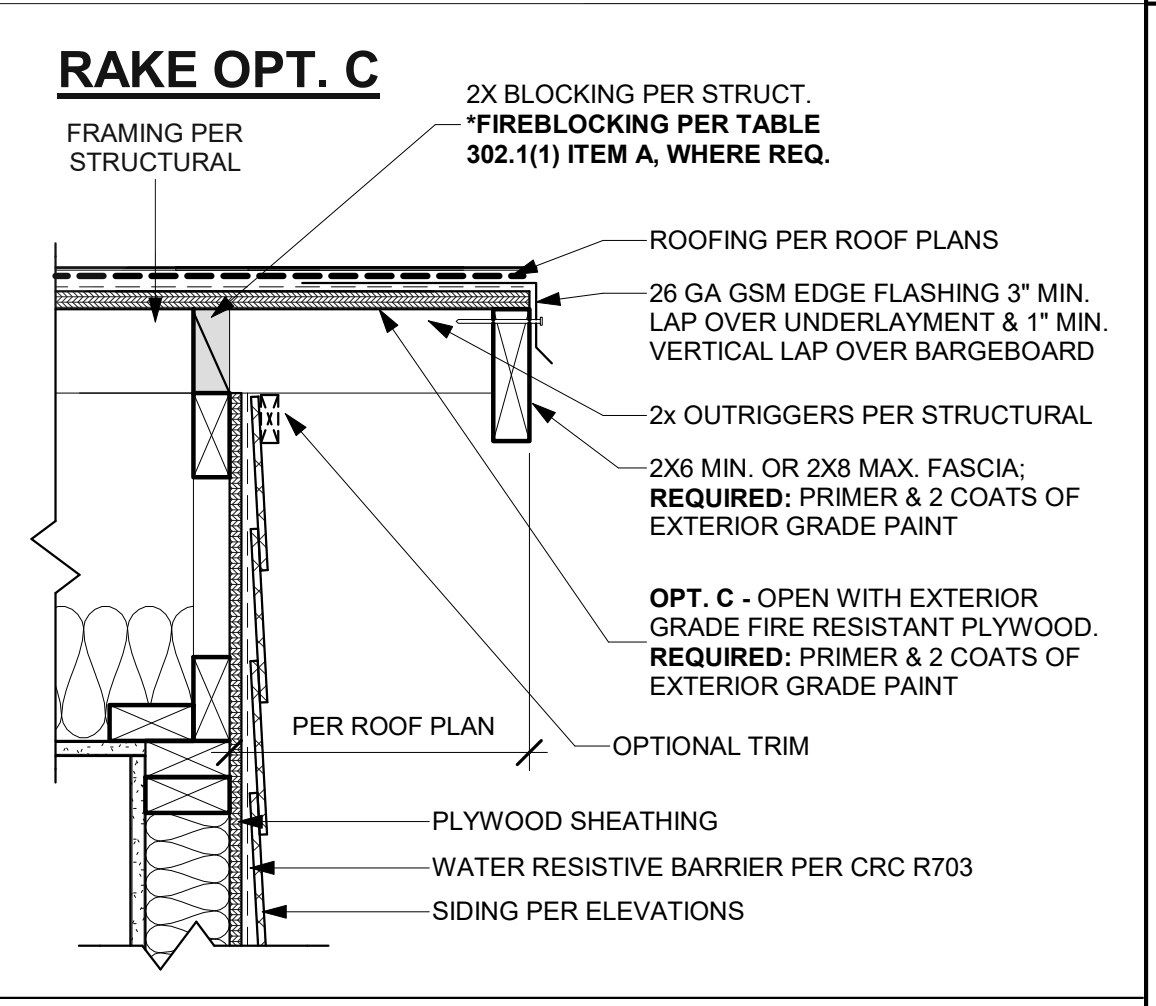
23 CALIFORNIA RANCH - DECORATIVE SHUTTER
SCALE: 3/4" = 1'-0"



23 CALIFORNIA RANCH - DECORATIVE SHUTTER
SCALE: 3/4" = 1'-0"



23 CALIFORNIA RANCH - DECORATIVE SHUTTER
SCALE: 3/4" = 1'-0"



23 CALIFORNIA RANCH - DECORATIVE SHUTTER
SCALE: 3/4" = 1'-0"

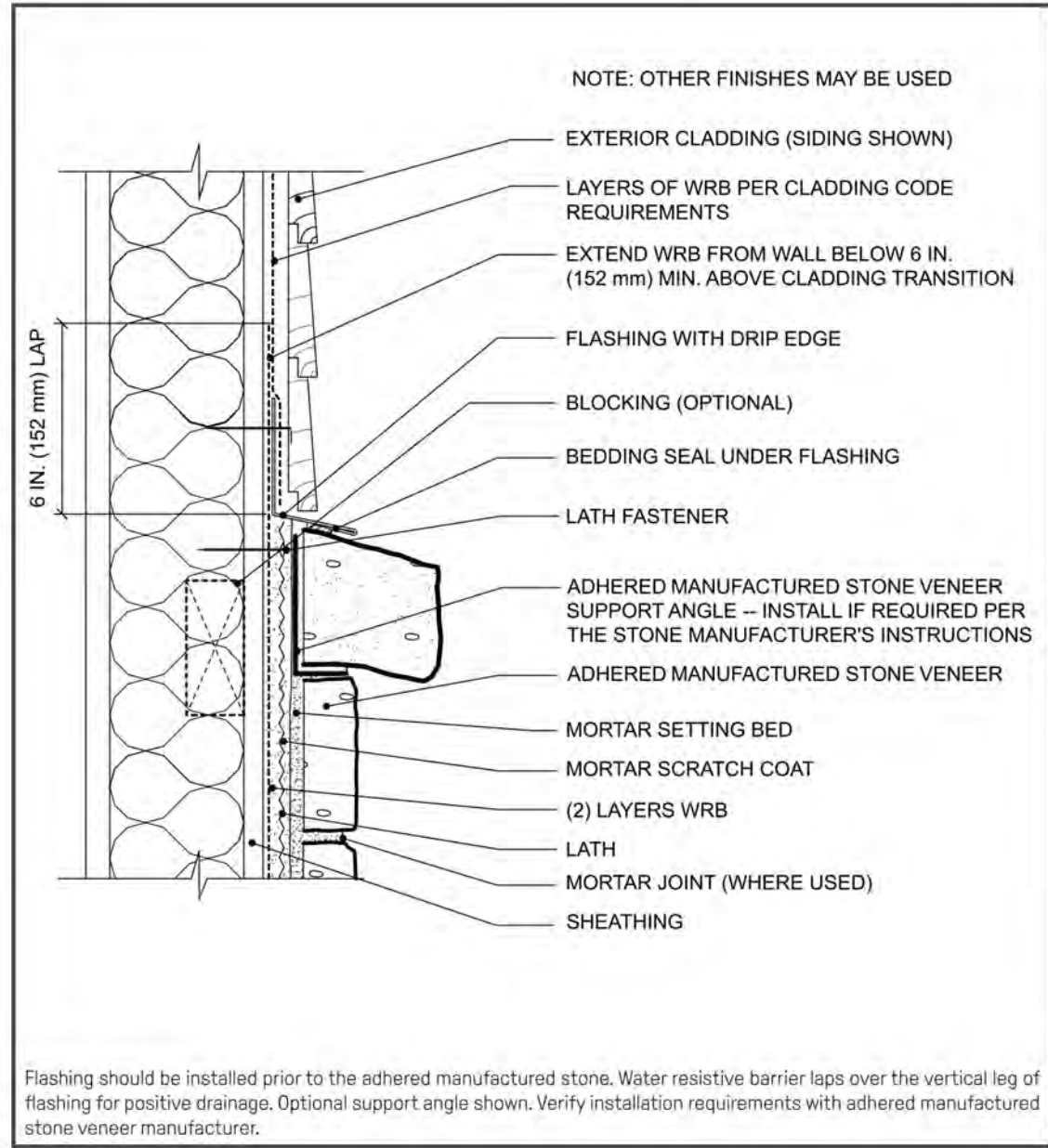
CITY OF WALNUT CREEK

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU
CITY OF WALNUT CREEK
ARCHITECTURAL DETAILS - ROOF
CALIFORNIA RANCH - ROOF

1/10/2023 1:48:33 PM
C:\Users\jfox\Documents\264-01-CU21_Walnut Creek ADU_Central 2022_jfoxREV1TU.nt

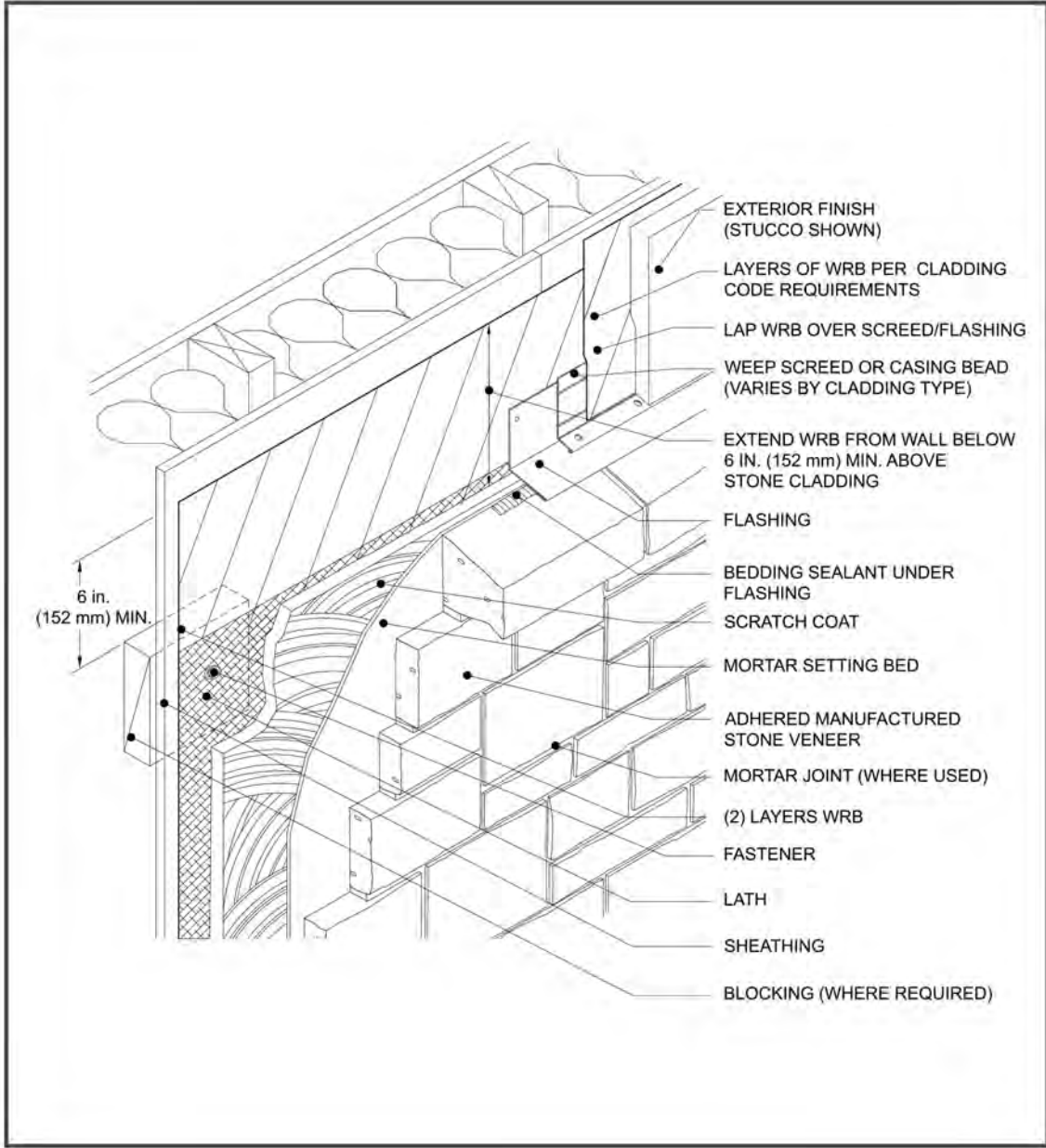
Figure 6a. Cladding Transition



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

34 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 3RD EDITION, 5TH PRINTING, REVISED AUGUST 2021

Figure 3. Wall Assembly Transition

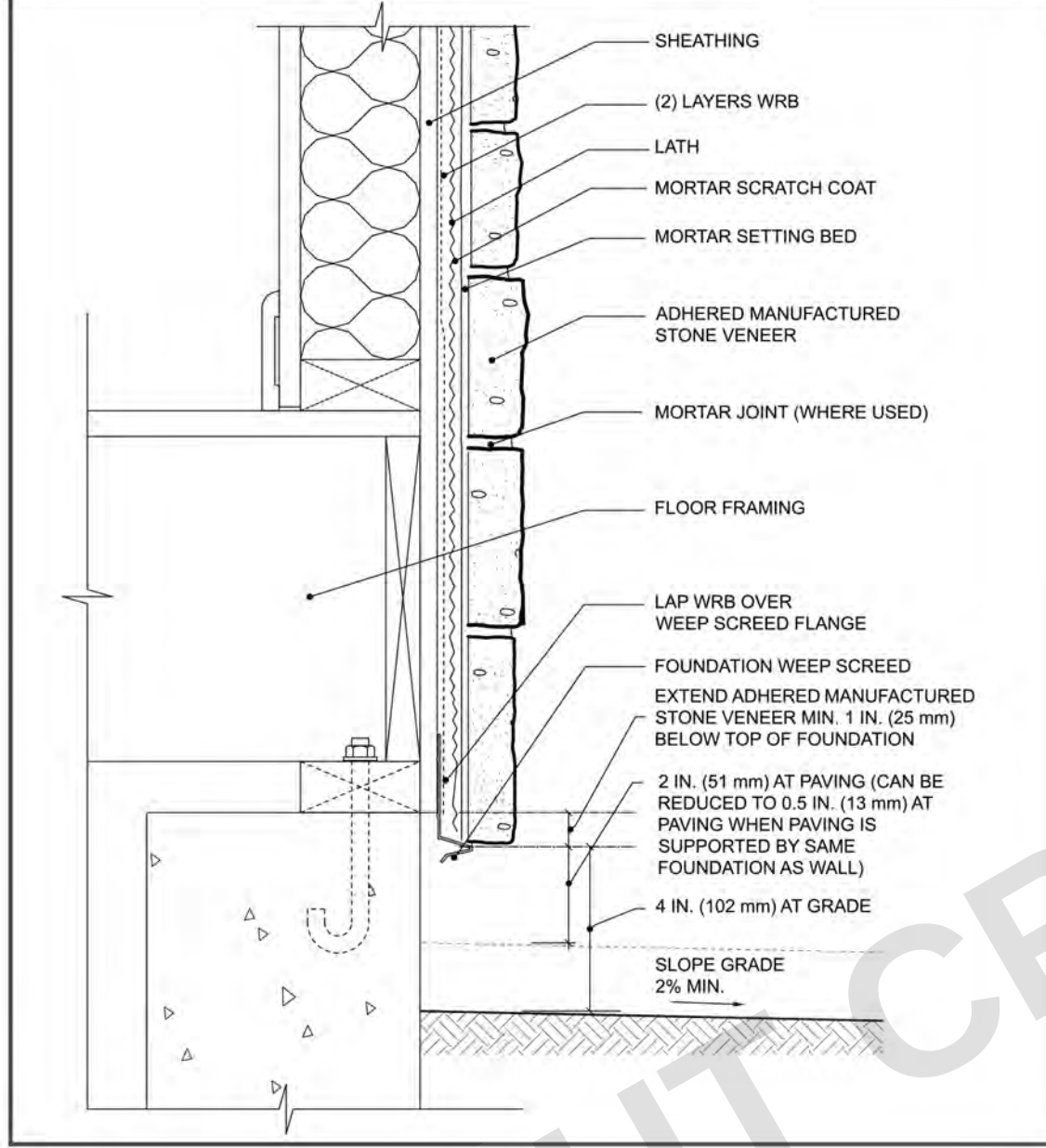


DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

NATIONAL CONCRETE MASONRY ASSOCIATION

37

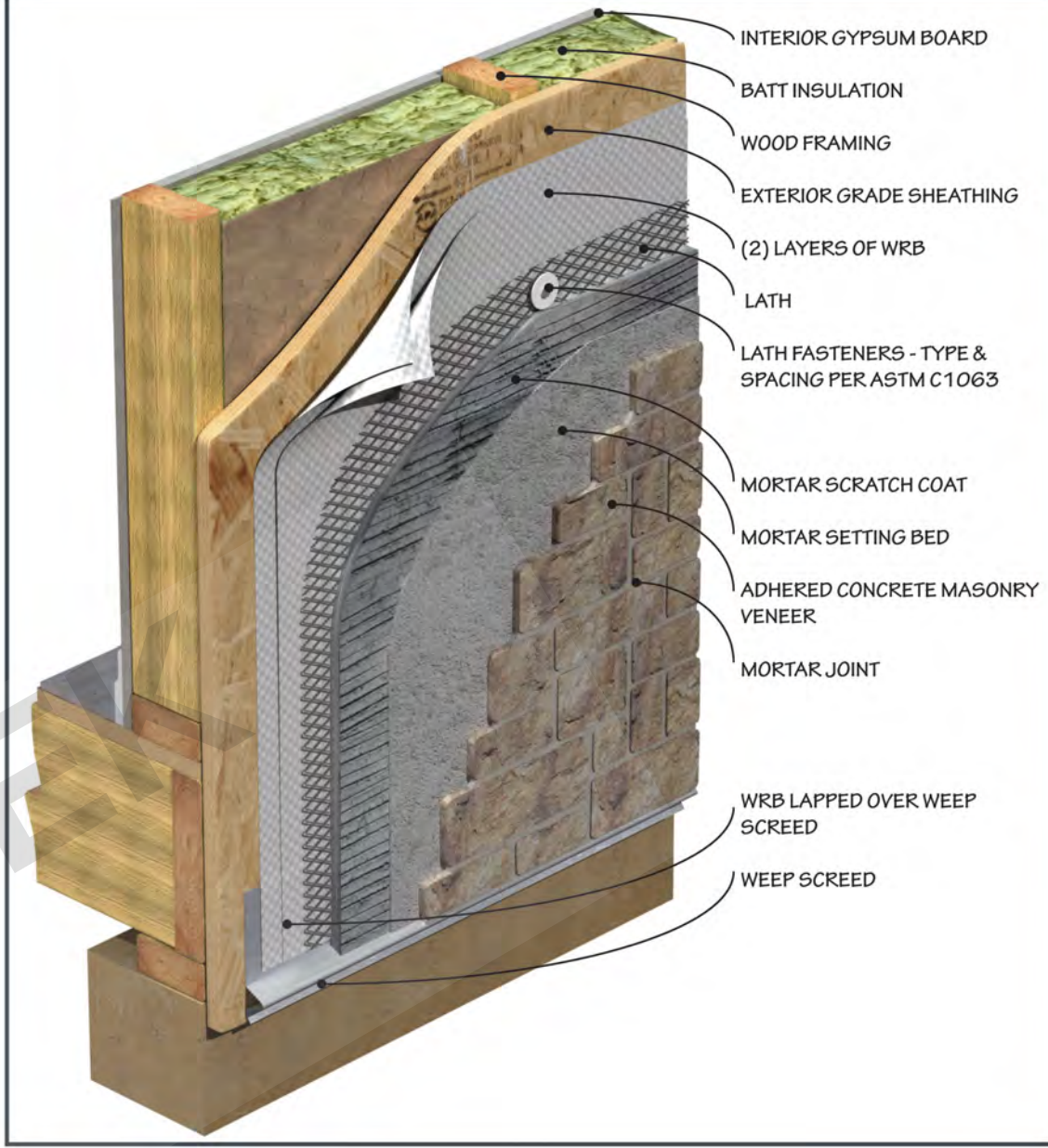
Figure 5a. Foundation Wall Base



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

20 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 3RD EDITION, 5TH PRINTING, REVISED AUGUST 2021

Figure 1. Installation Over Wood Framing

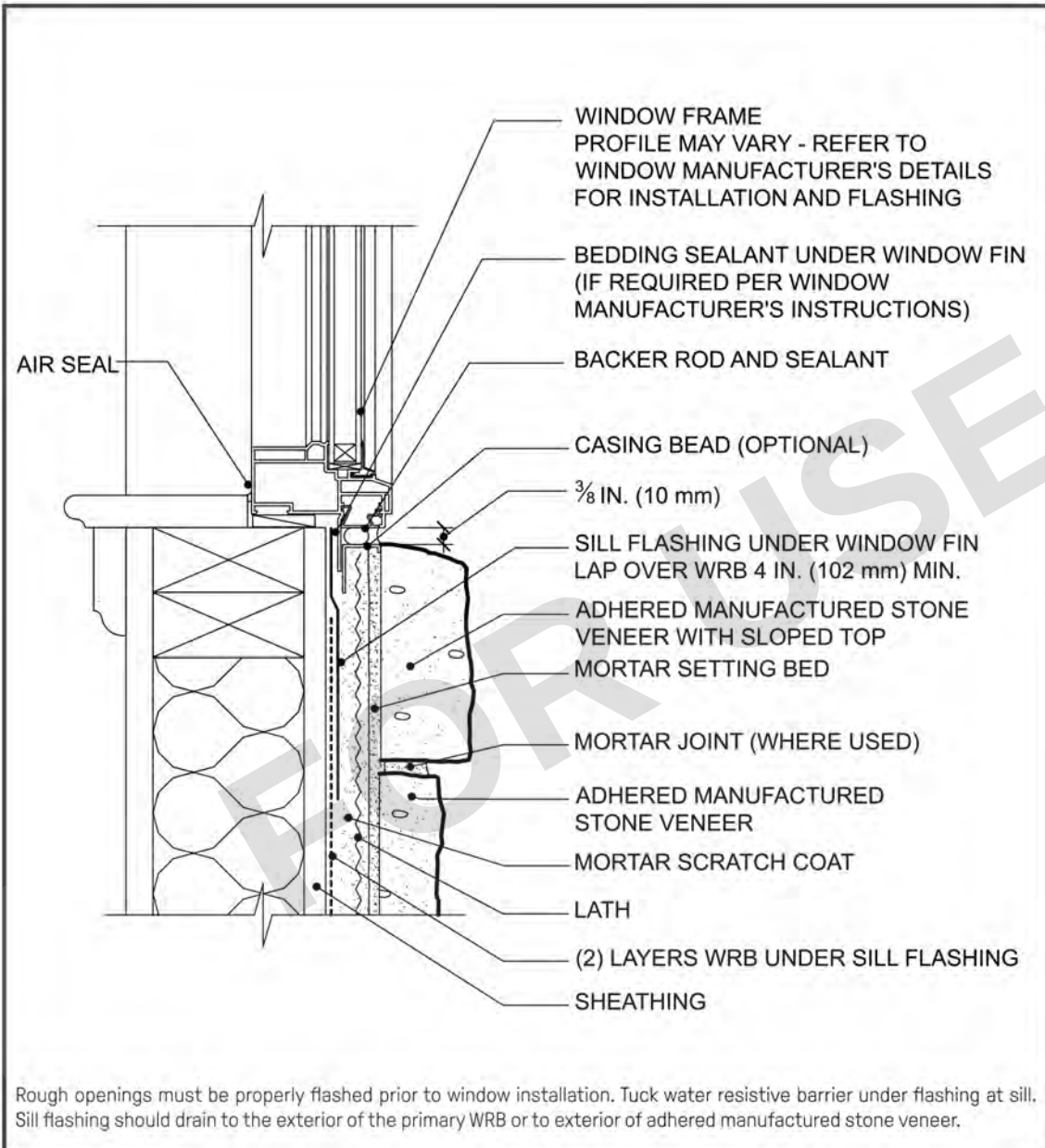


DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

NATIONAL CONCRETE MASONRY ASSOCIATION

15

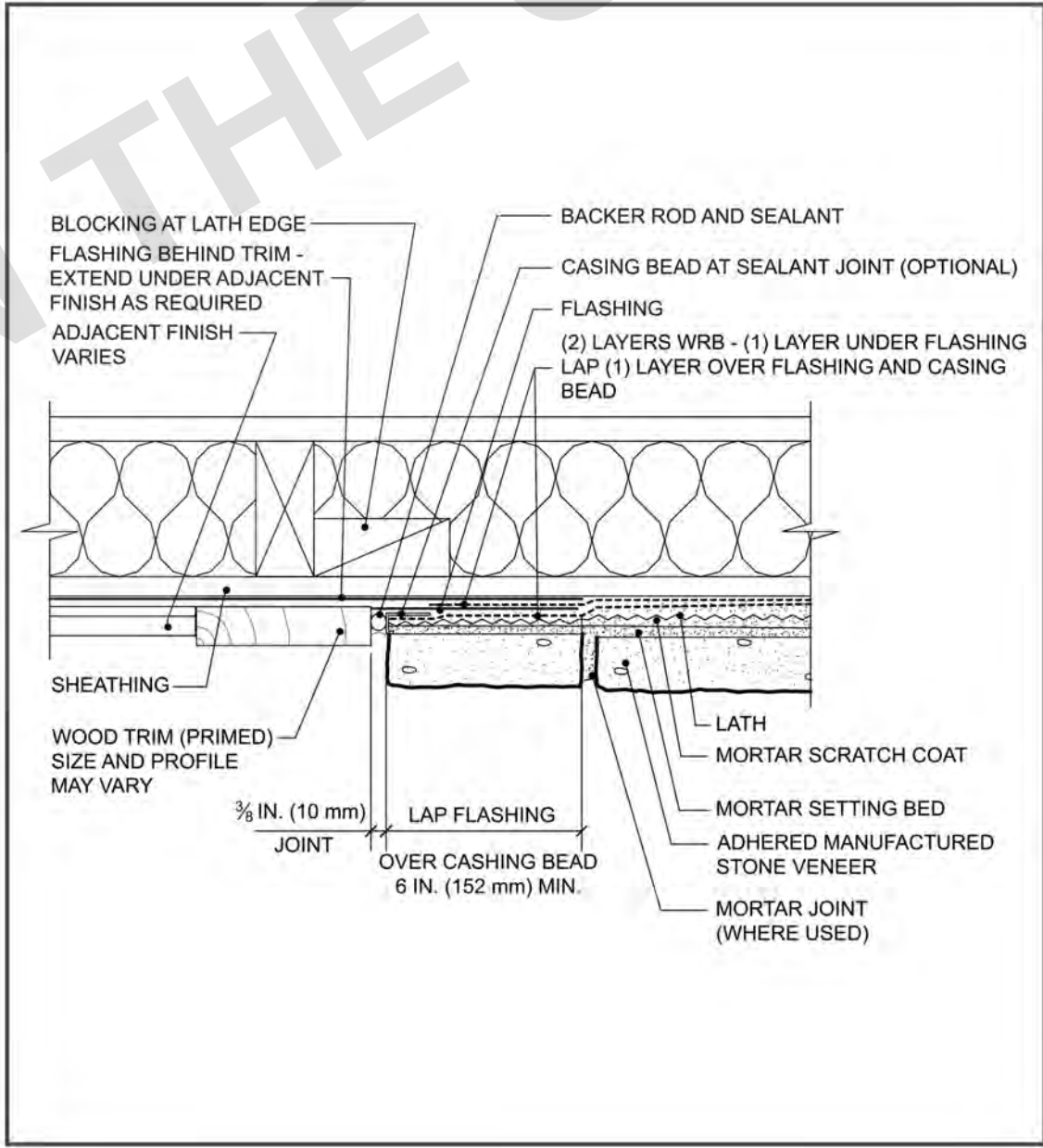
Figure 21a. Window Sill



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

44 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 3RD EDITION, 5TH PRINTING, REVISED AUGUST 2021

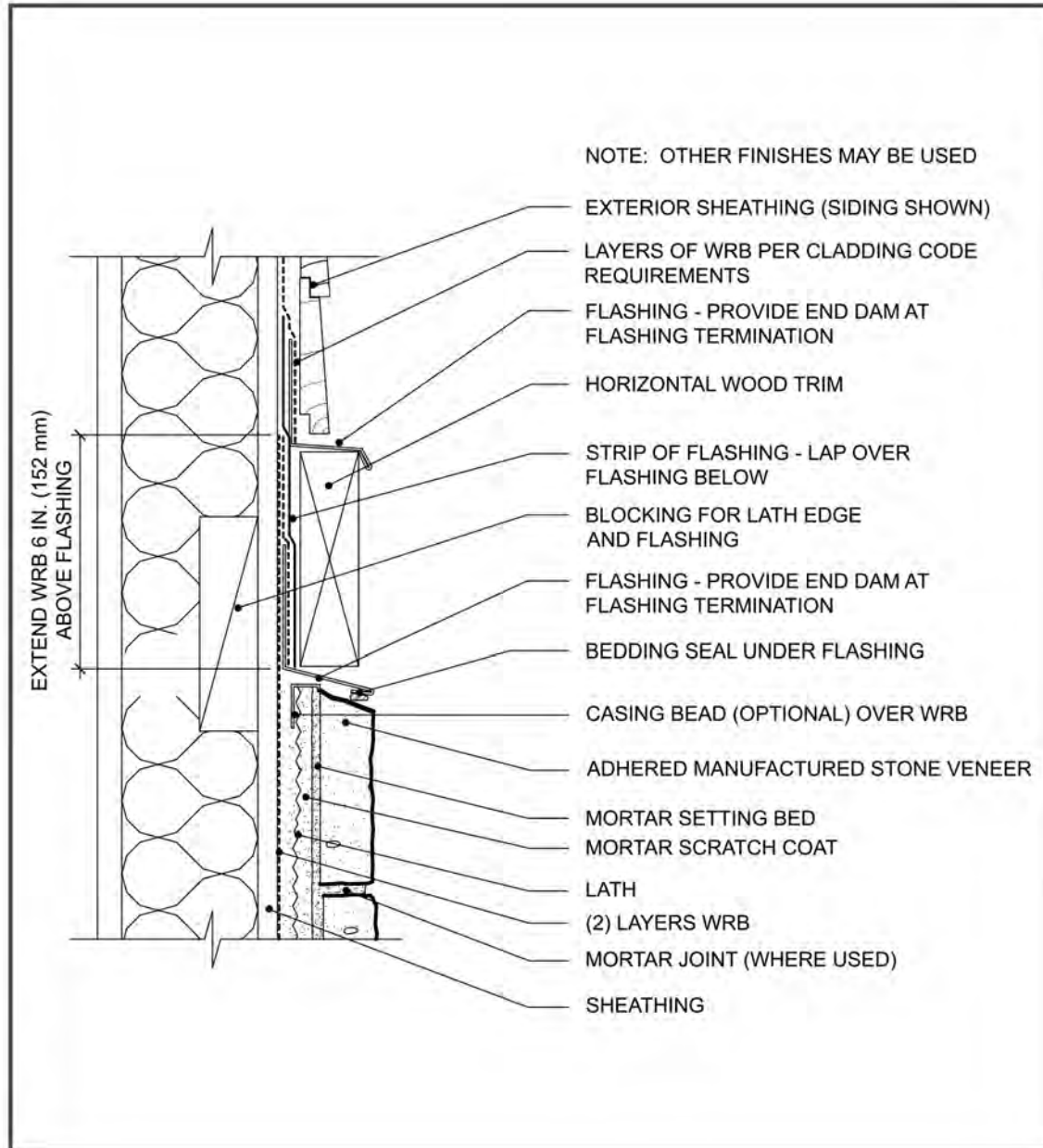
Figure 12a. Vertical Transition



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

32 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 3RD EDITION, 5TH PRINTING, REVISED AUGUST 2021

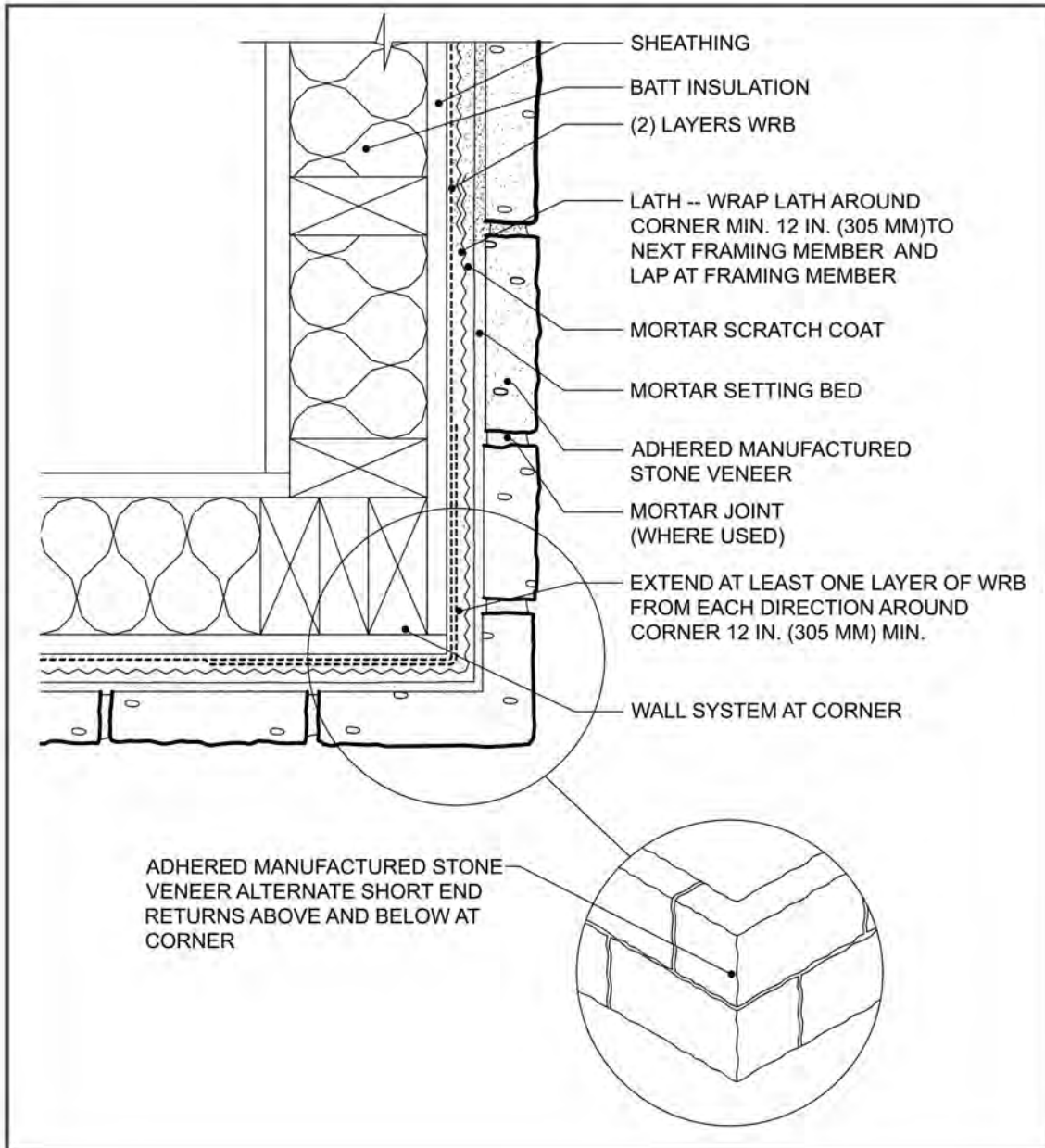
Figure 11a. Horizontal Transition



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

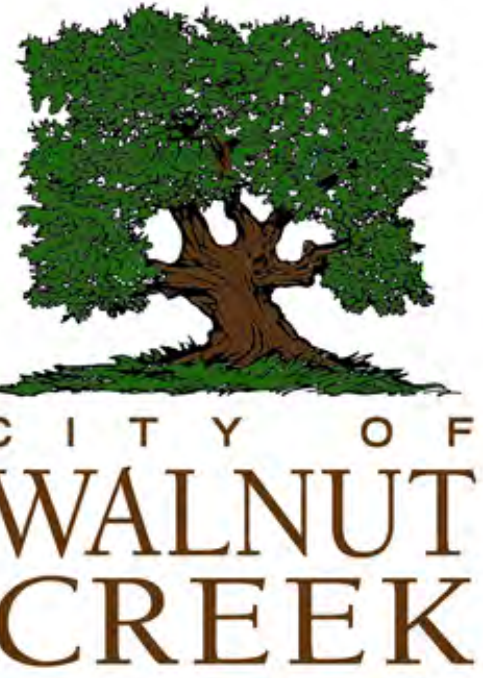
30 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 3RD EDITION, 5TH PRINTING, REVISED AUGUST 2021

Figure 9a. Outside Corner



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

28 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 3RD EDITION, 5TH PRINTING, REVISED AUGUST 2021



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

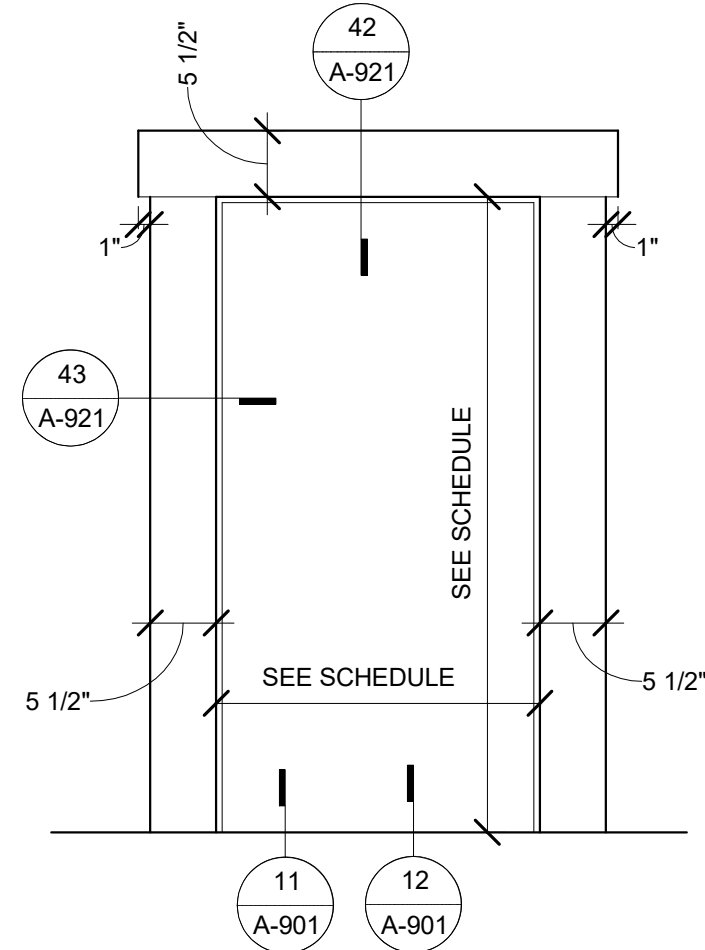
ARCHITECTURAL DETAILS -
CALIFORNIA RANCH

DATE
02/10/2023
SHEET

A-913

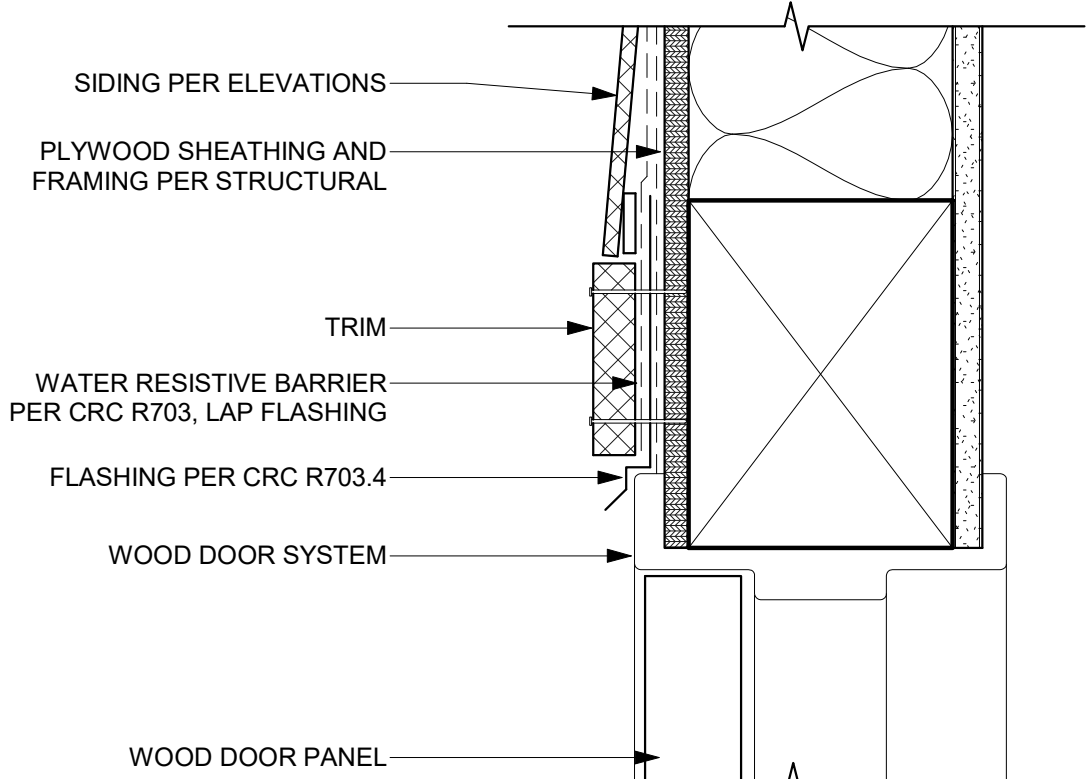
1/10/2023 1:48:34 PM
C:\Users\jfox\Documents\2264-01-CU21_Walnut Creek ADU_Central_2022_jfoxREV\TU1.rvt

NOTE: REFER TO
HEAD/JAMB DETAILS FOR
FLASHING AND MATERIAL
TRANSITIONS



41 COTTAGE DOOR TRIM

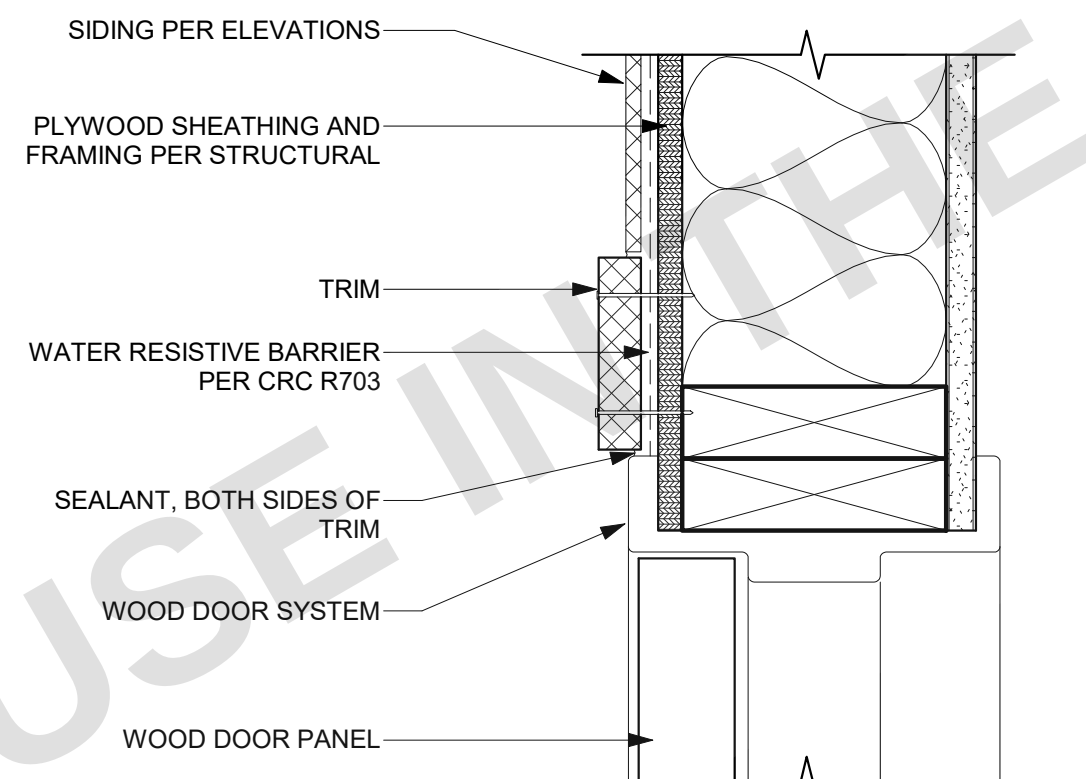
SCALE: 3/4" = 1'-0"



HEAD

42 DOOR HEAD - COTTAGE

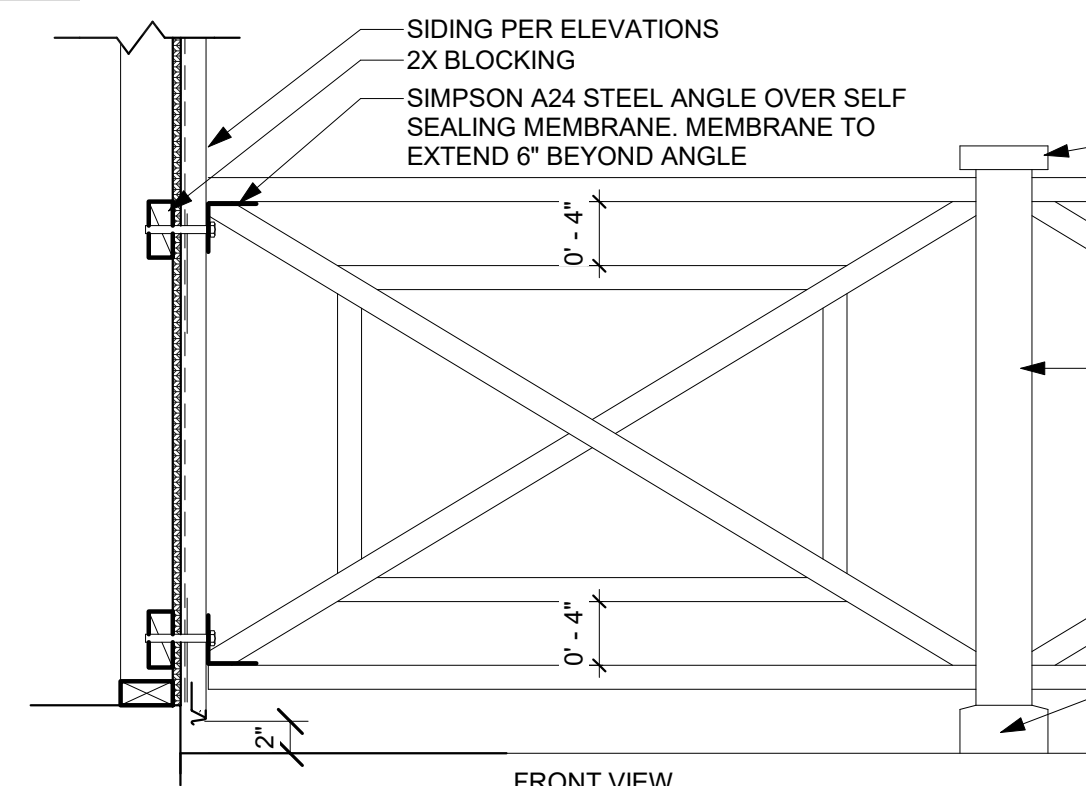
SCALE: 3" = 1'-0"



JAMB

43 DOOR JAMB - COTTAGE

SCALE: 3" = 1'-0"



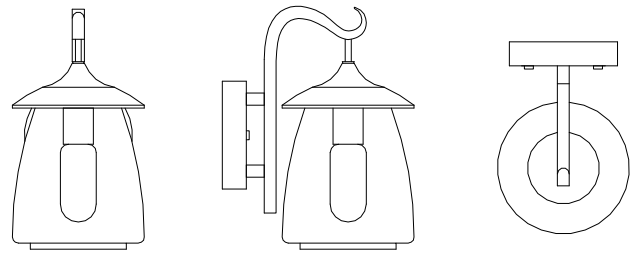
OPTION A DECORATIVE "X" PORCH RAILING

NOTE: DECORATIVE PORCH RAILING 24" MINIMUM. SEE DETAILS FOR MORE INFORMATION. THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW, (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD

44 DECORATIVE PORCH RAILING

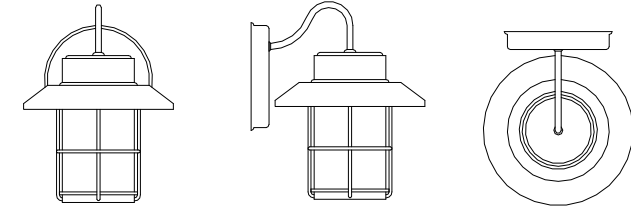
SCALE: 1" = 1'-0"

LNC - MODERN FROSTED BLACK
PORCH OUTDOOR WALL
SCOOPE WITH MUSHROOM
CLEAR SEEDED GLASS SHADE
(VAFNYAHD13356V6) OR EQUAL



LIGHT OPTION A

HAMPTON BAY- BLACK OUTDOOR
WALL LANTERN SCOOPE
(JBO1691A-4) OR EQUAL



LIGHT OPTION B

NOTE: ALL EXTERIOR LIGHTS MUST BE ON A MANUAL SWITCH AND MUST COMPLY WITH ALL SINGLE FAMILY RESIDENTIAL MANDATORY REQUIREMENTS SUMMARY SECTION:

150.0(K)1A - LUMINAIRE EFFICACY

150.0(K)1D - LIGHT SOURCES IN ENCLOSED RECESSED LUMINAIRES

150.0(K)2E - AUTOMATIC SHUTOFF CONTROLS

150.0(K)3A - RESIDENTIAL OUTDOOR LIGHTING (2022 CEnC 150.0(k)3).

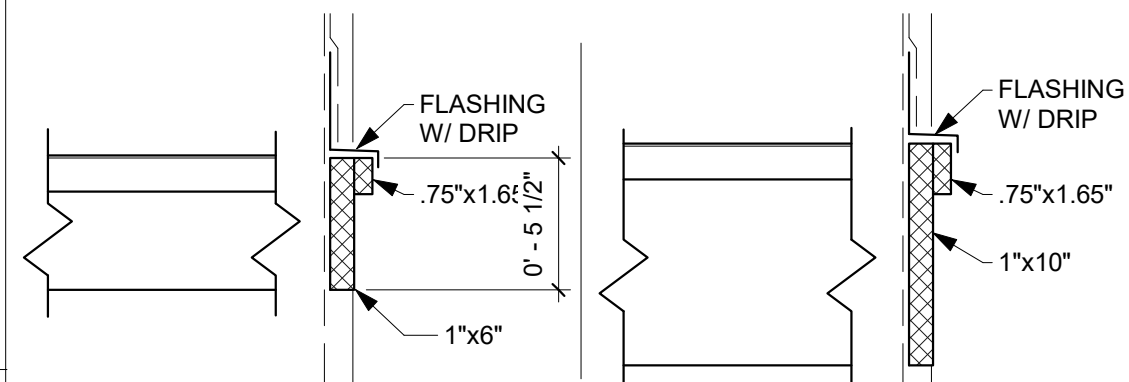
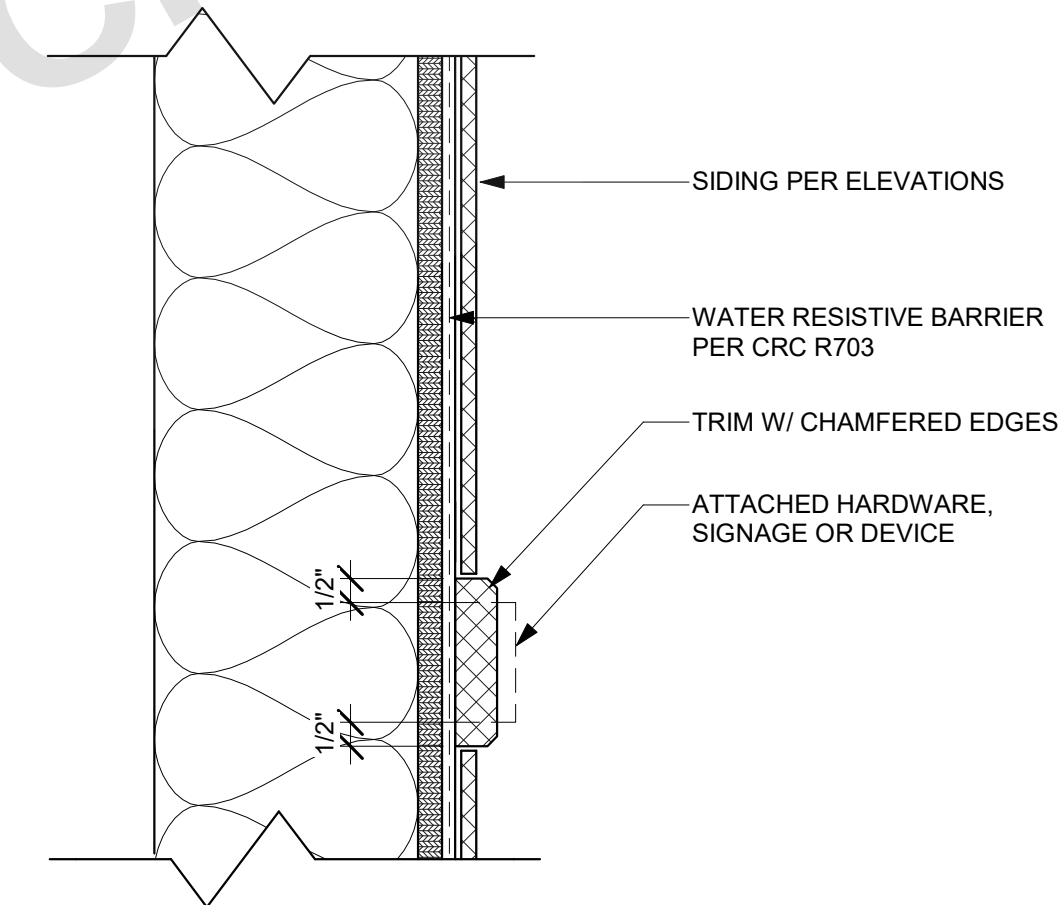
IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

- A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
1. CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
 2. CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 3. CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.

NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

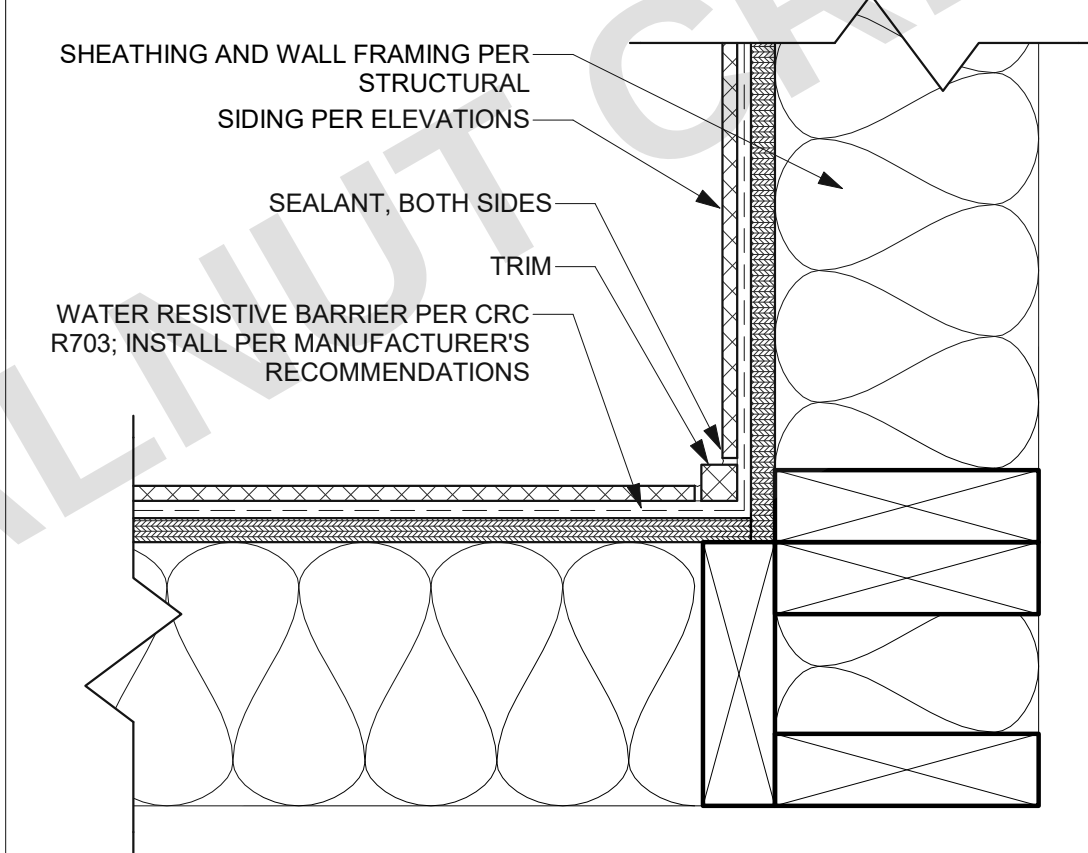
32 COTTAGE - LIGHT FIXTURE

SCALE: 1 1/2" = 1'-0"



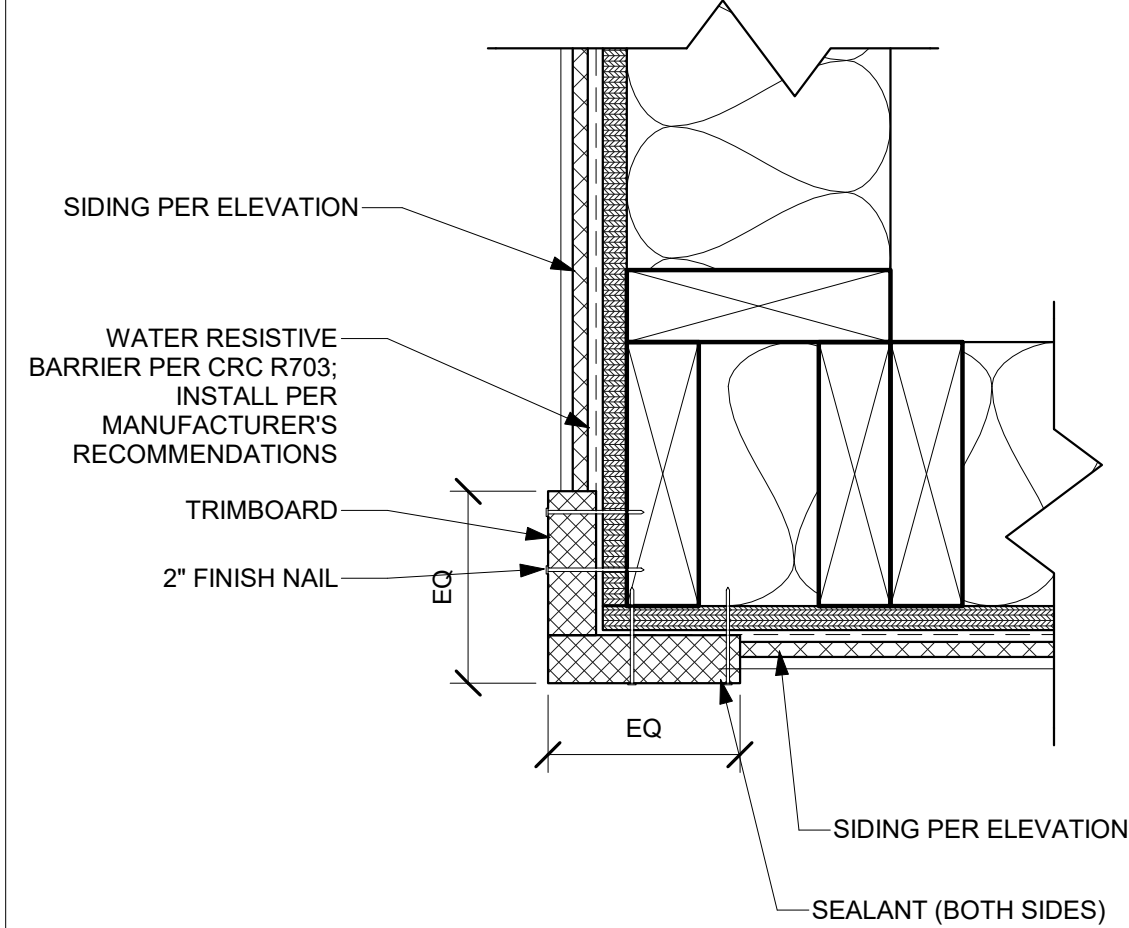
21 COTTAGE - TRIM PROFILE

SCALE: 1 1/2" = 1'-0"



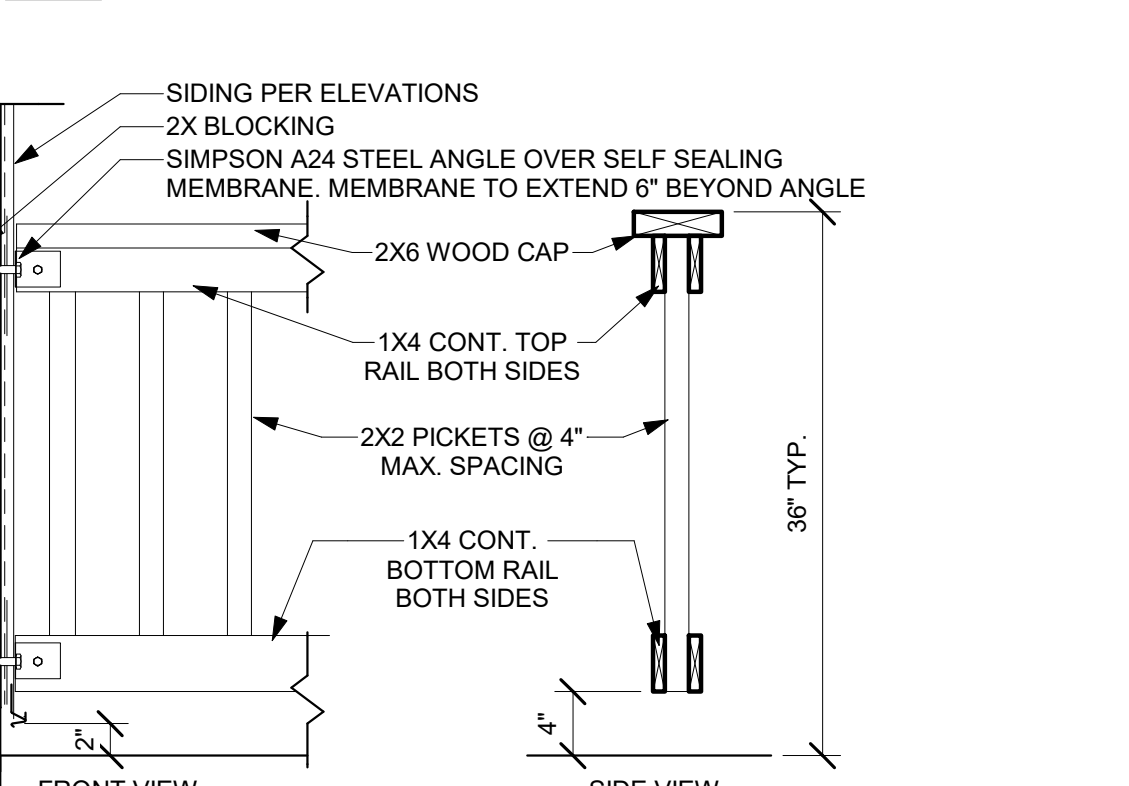
22 COTTAGE - TYP. INSIDE CORNER

SCALE: 3" = 1'-0"

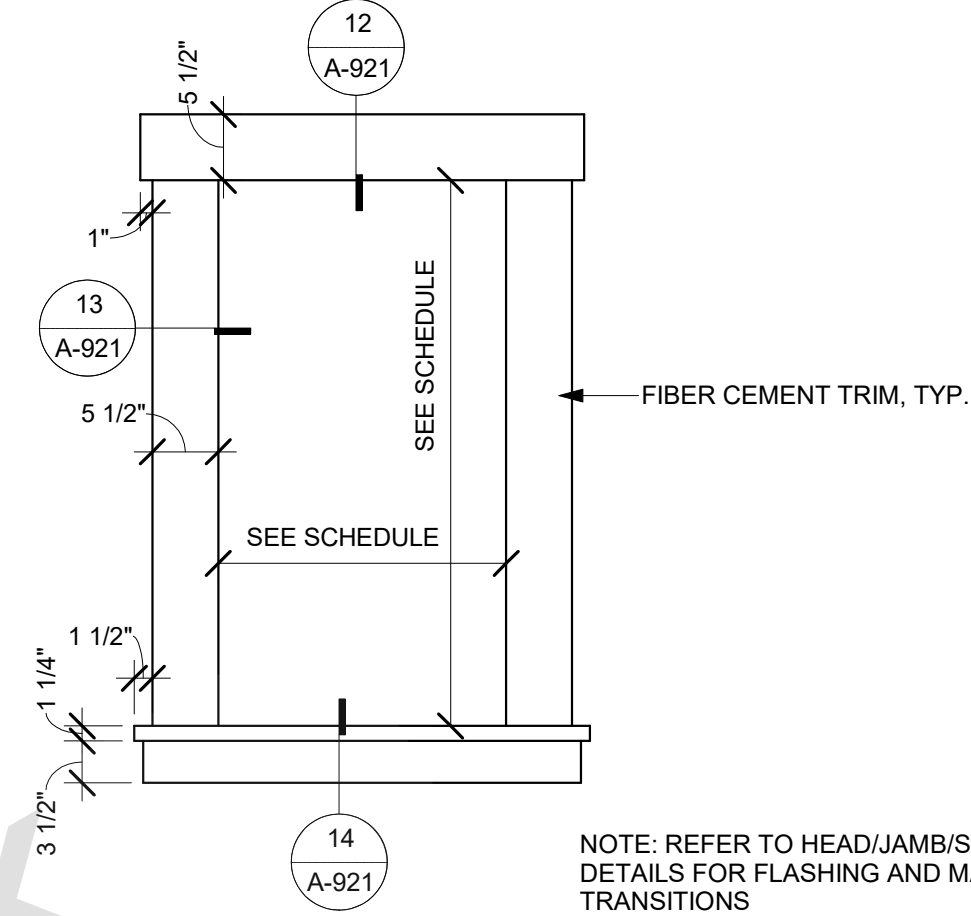


23 COTTAGE - TYP. OUTSIDE CORNER

SCALE: 3" = 1'-0"



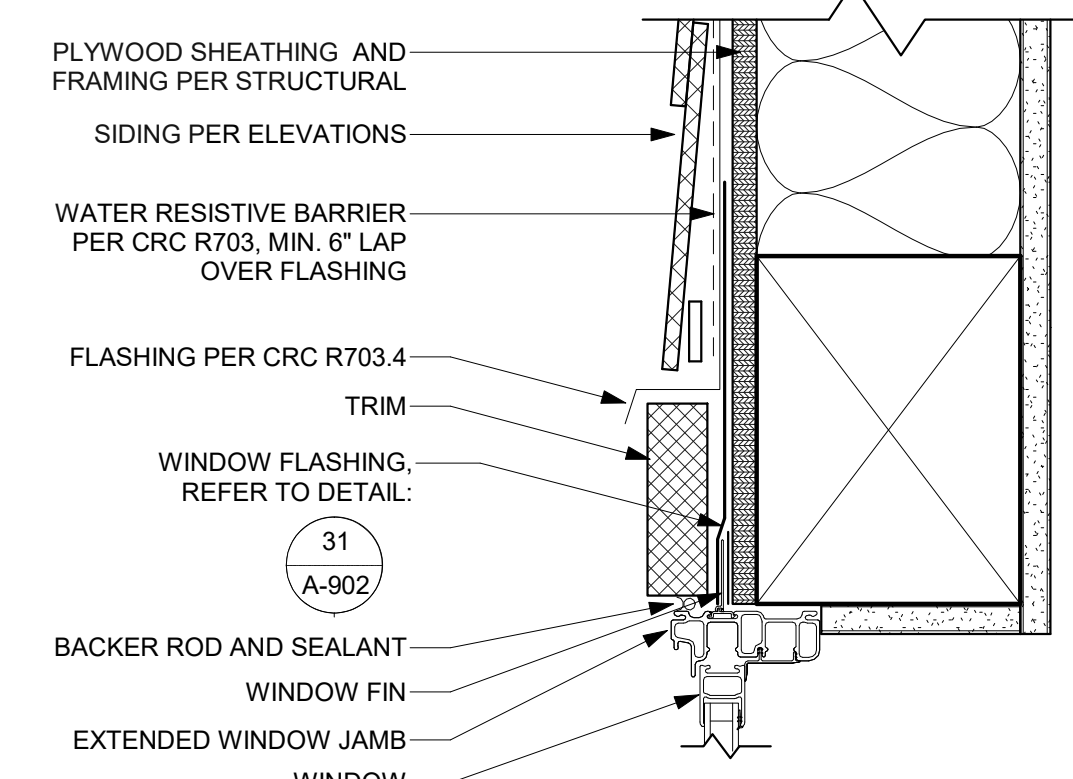
OPTION B DECORATIVE PORCH RAILING



NOTE: REFER TO HEAD/JAMB/SILL
DETAILS FOR FLASHING AND MATERIAL
TRANSITIONS

11 COTTAGE - WINDOW TRIM

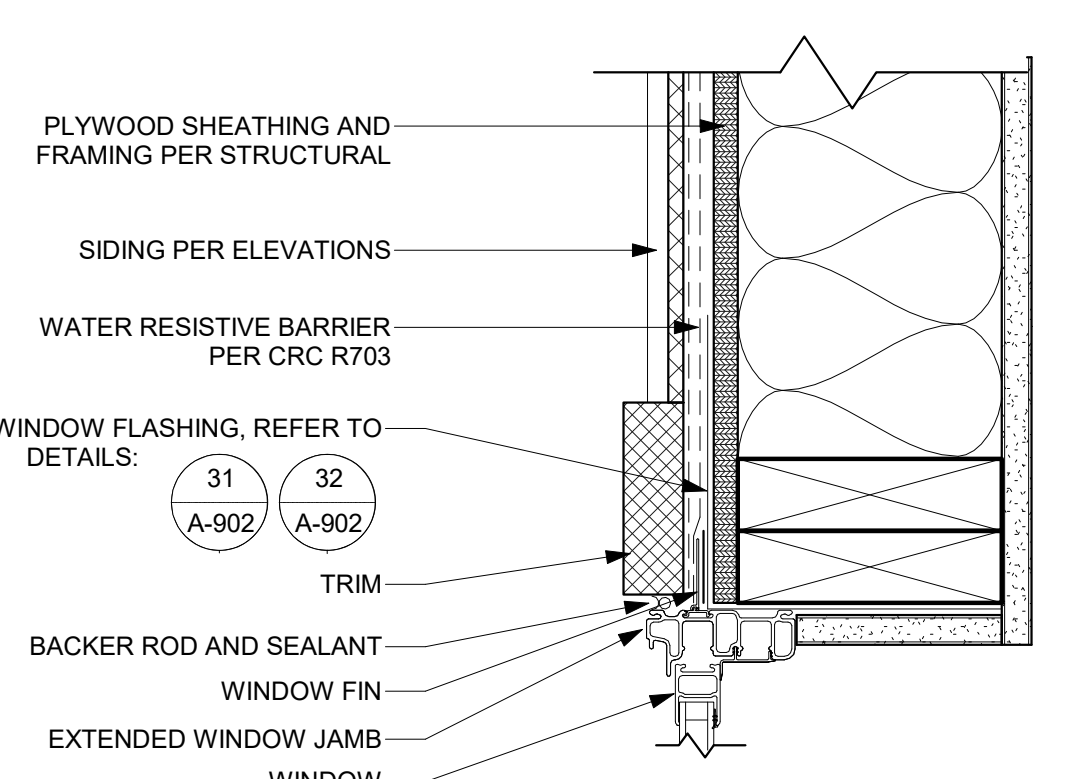
SCALE: 3/4" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH
MANUFACTURER/INDUSTRY STANDARDS

12 COTTAGE - TYP. WINDOW HEAD

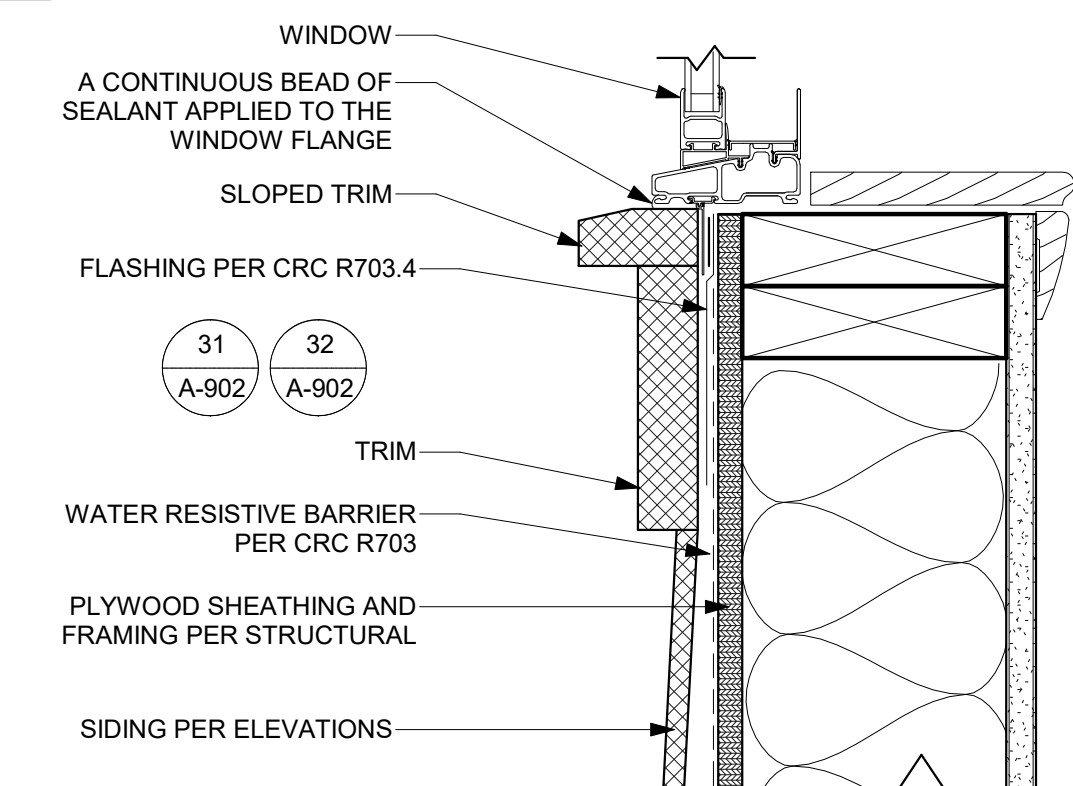
SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH
MANUFACTURER/INDUSTRY STANDARDS

13 COTTAGE - TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH
MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

14 COTTAGE - TYP. WINDOW SILL

SCALE: 3" = 1'-0"



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

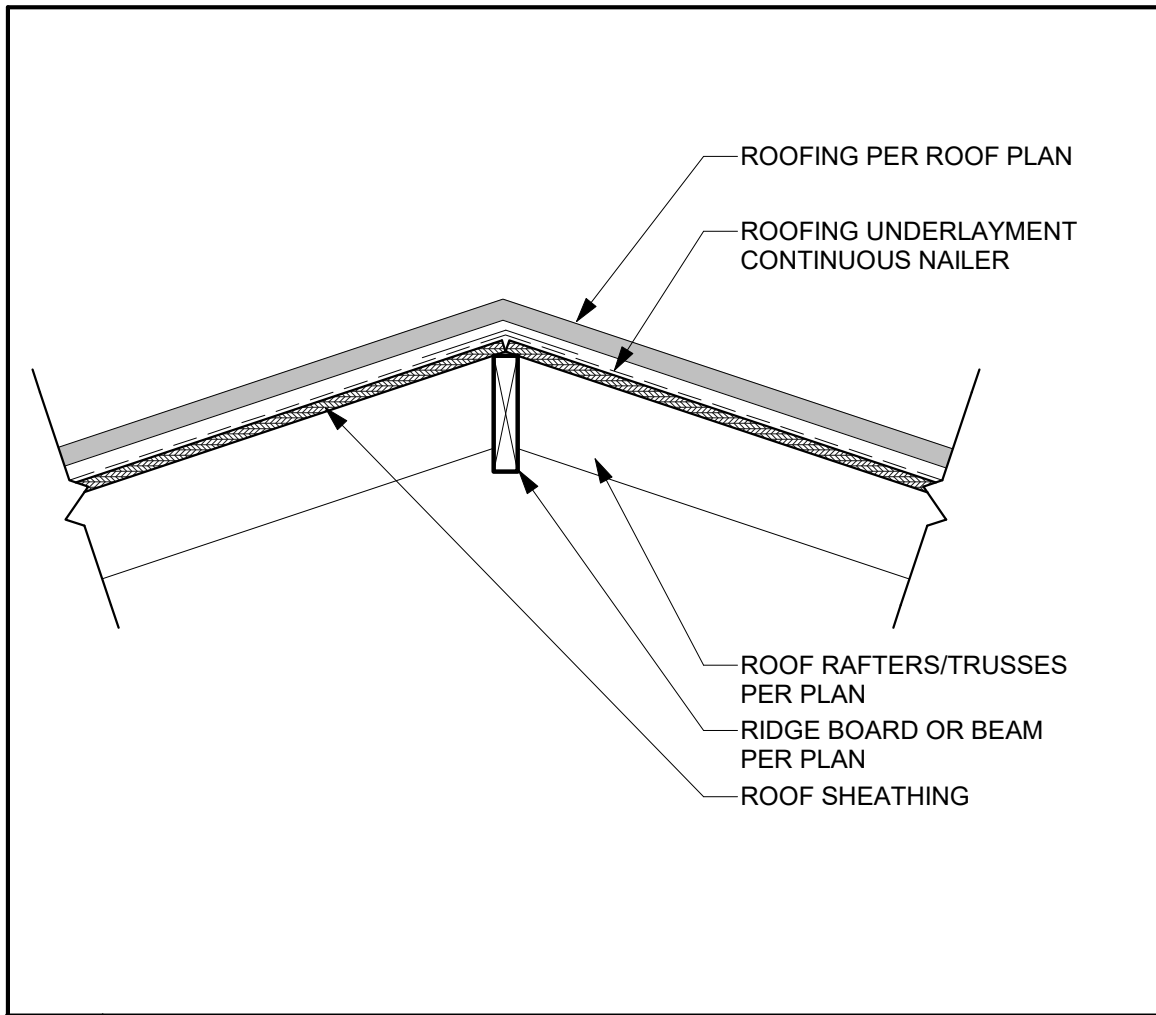
ARCHITECTURAL DETAILS -
COTTAGE

DATE
02/10/2023

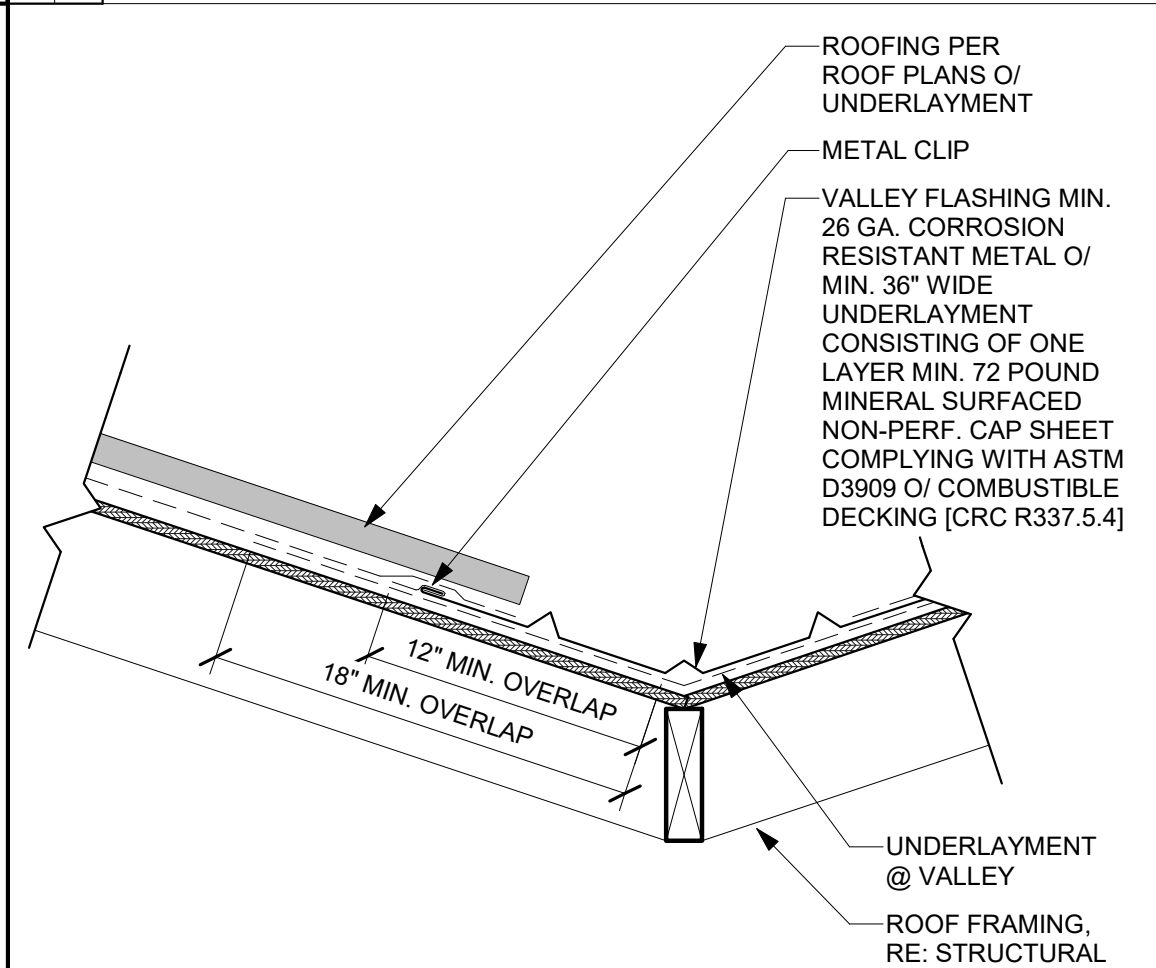
SHEET

A-921

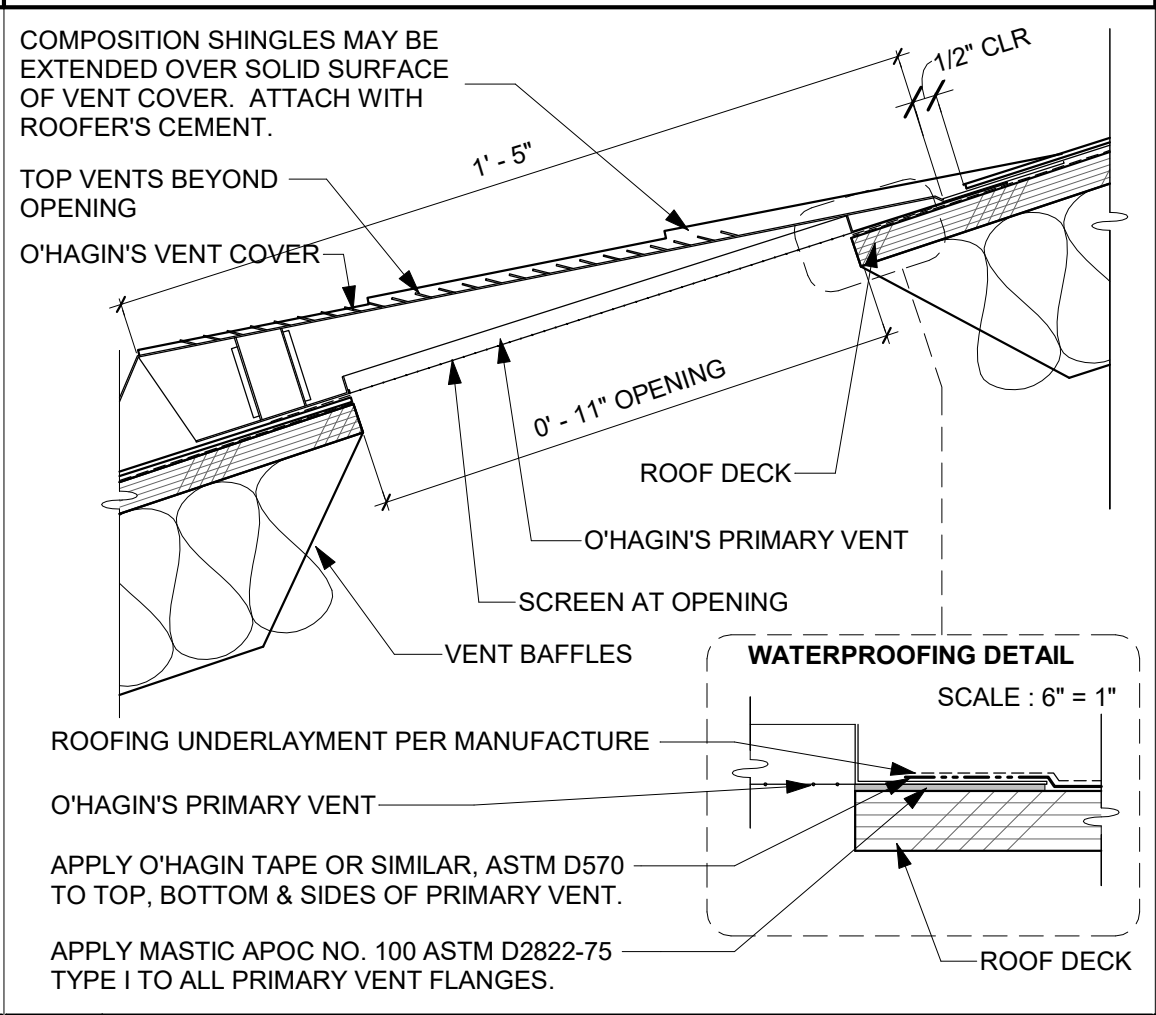
1/10/2023 1:48:35 PM
C:\Users\jfox\Documents\2264-01-CU21_Walnut Creek ADU_Central 2022_jfox\REV\TU.nt



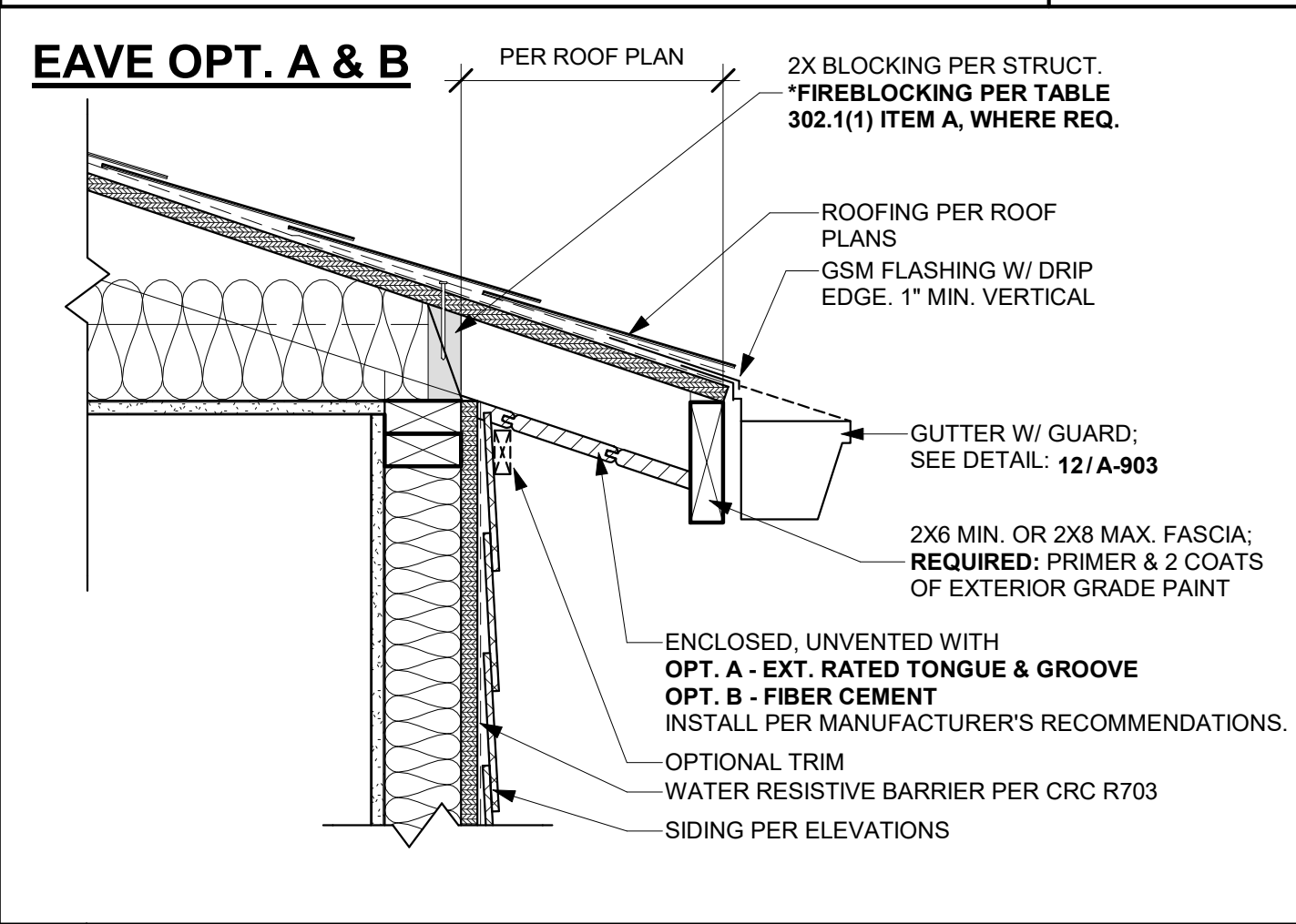
51 COTTAGE - ROOF - HIP/RIDGE
SCALE: 1" = 1'-0"



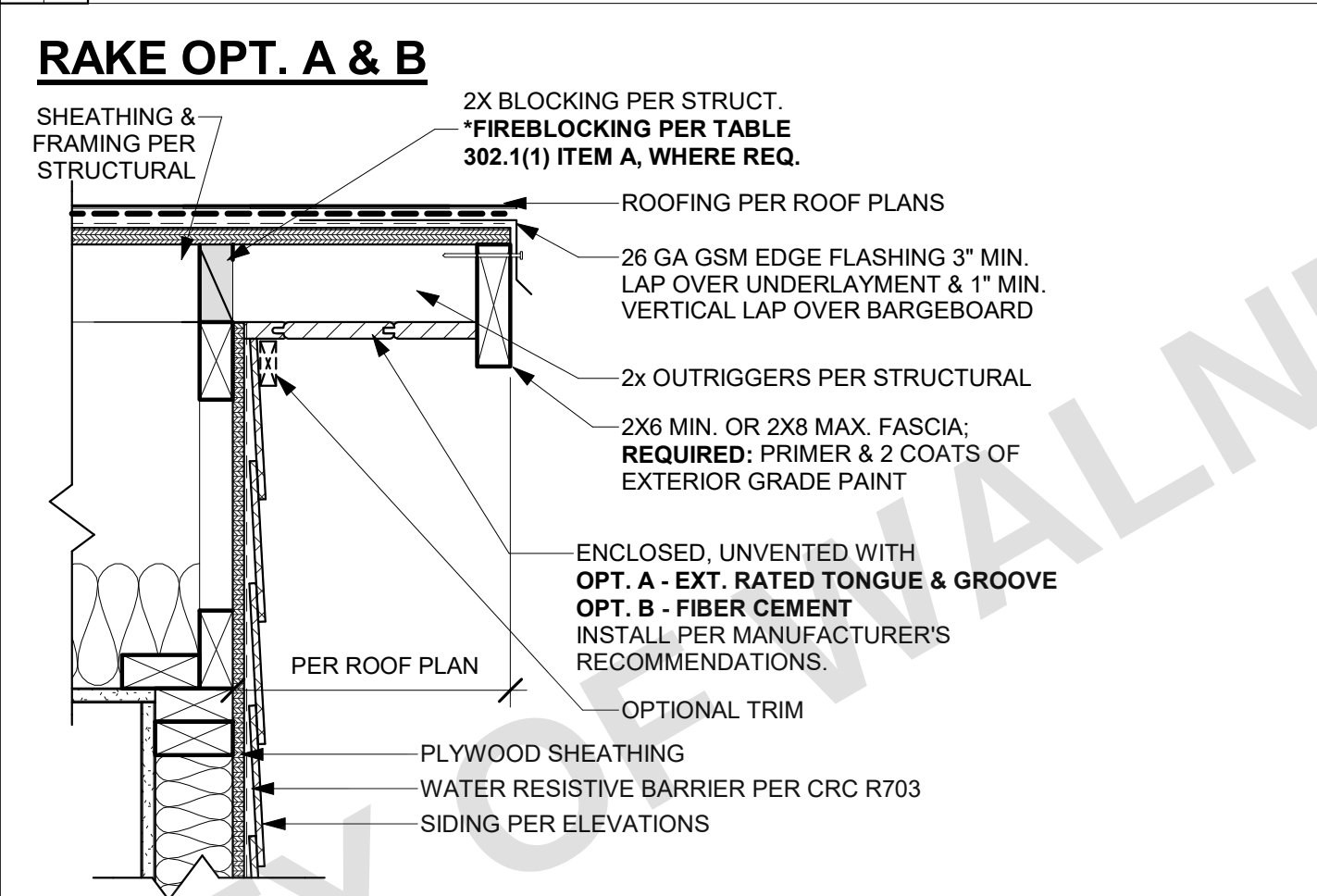
52 COTTAGE - ROOF - VALLEY
SCALE: 1 1/2" = 1'-0"



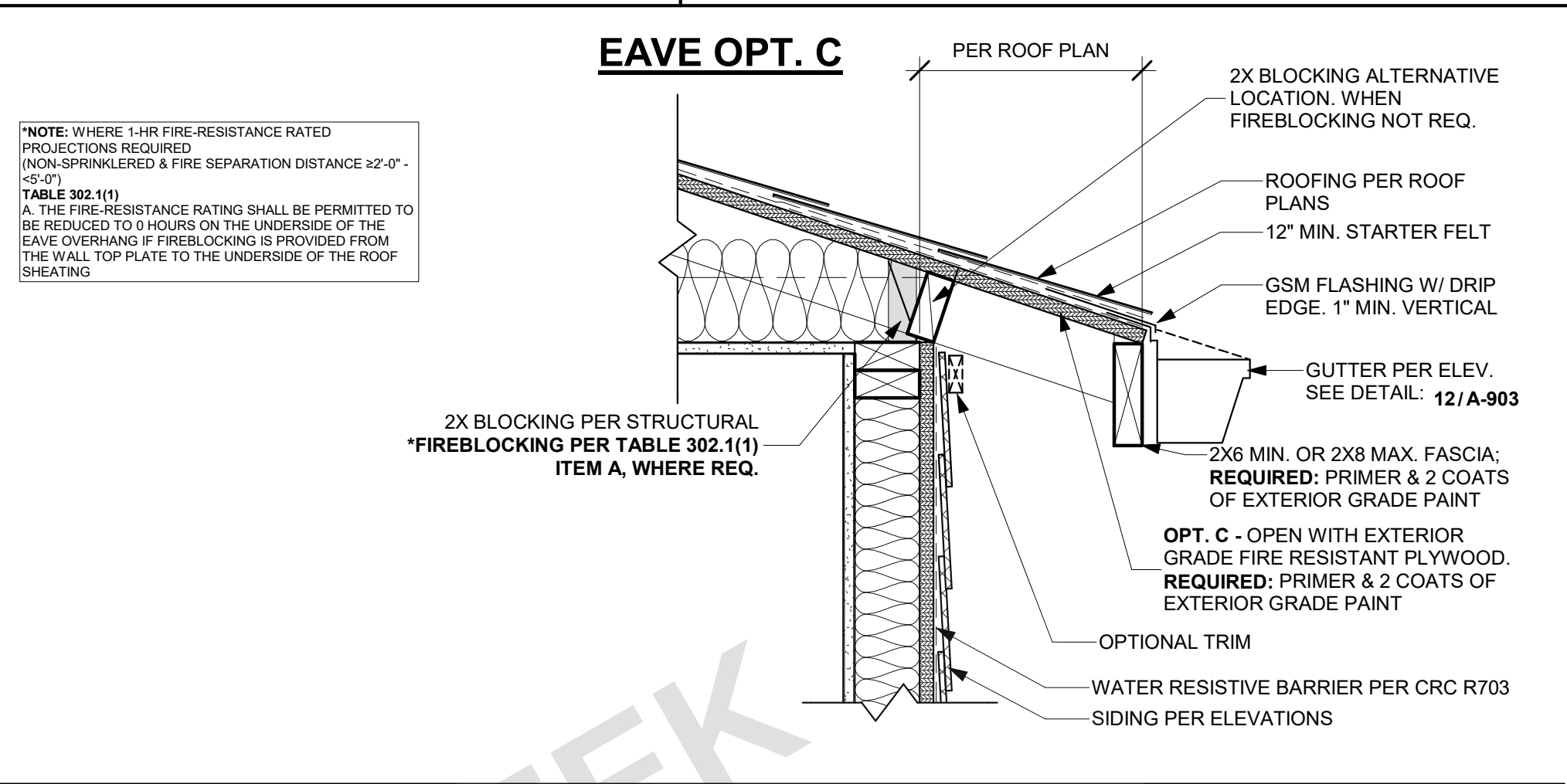
41 O'HAGIN ROOF VENT
SCALE: 3" = 1'-0"



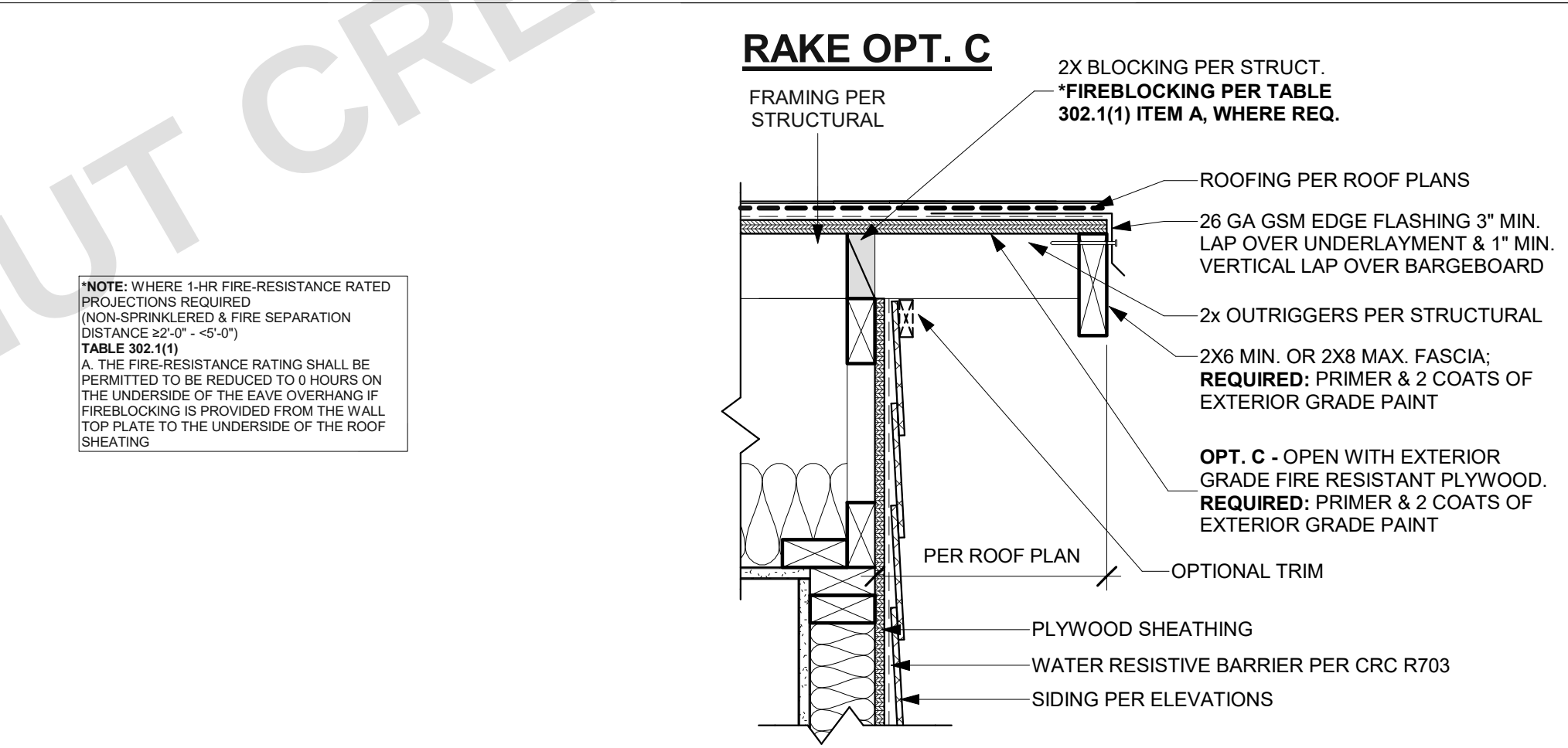
31 COTTAGE - EAVE
SCALE: 1 1/2" = 1'-0"



32 COTTAGE - RAKE
SCALE: 1 1/2" = 1'-0"



EAVE OPT. C
NOTE: INSTALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS, TYP.



RAKE OPT. C
NOTE: INSTALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS, TYP.



CITY OF
WALNUT
CREEK

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

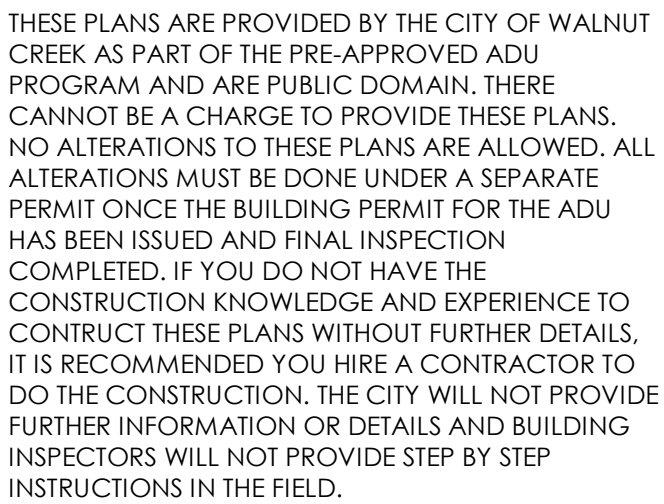
WALNUT CREEK ADU

CITY OF WALNUT CREEK

ARCHITECTURAL DETAILS -
COTTAGE - ROOF

DATE
02/10/2023

SHEET
A-922



WALNUT CREEK ADU

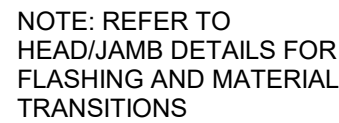
CITY OF WALNUT CREEK

ARCHITECTURAL DETAILS -
MODERN

A-931



A1-003	A-001	SCALE: 1 1/2" = 1'-0"
--------	-------	-----------------------



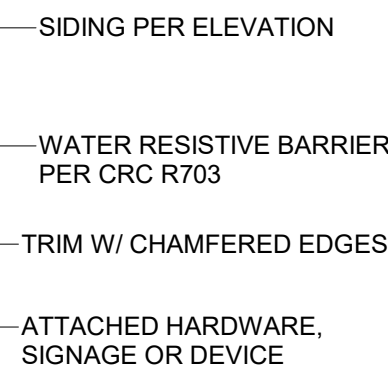
A-201 SCALE: 3/4" = 1'-0"



A-201	A-201	SCALE: 3" = 1'-0"
-------	-------	-------------------



A-931 A-931 SCALE: 3" = 1'-0"

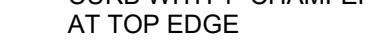


SCALE: 3" = 1'-0"

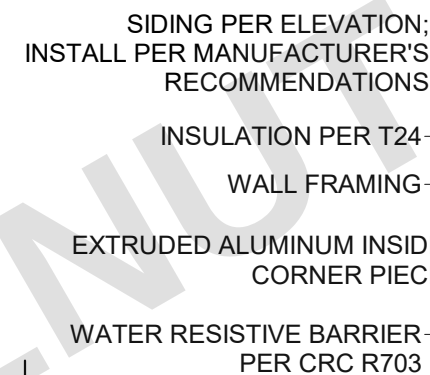


NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

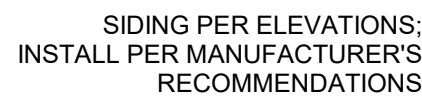
A-001 SCALE: 1 1/2" = 1'-0"



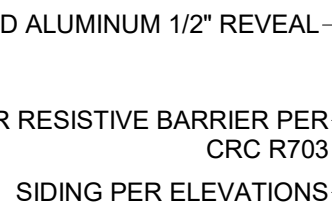
SCALE: 3" = 1'-0"



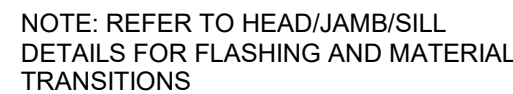
A-201	SCALE: 3" = 1'-0"
-------	-------------------



A1-203 A-931 SCALE: 3" = 1'-0"



A1-203	A-201	SCALE: 3" = 1'-0"
--------	-------	-------------------



A3-203 A-201 SCALE: 3/4" = 1'-0"



A-931	A-931	SCALE: 3" = 1'-0"
-------	-------	-------------------



A-631 A-631 SCALE: 3" = 1'-0"



A-931	A-931	SCALE: 3" = 1'-0"
-------	-------	-------------------

1/10/2023 1:48:37 PM
C:\Users\jfox\Documents\2654-01-CU21_Walnut Creek ADU_Central_2022_jfox\DEV\TU.nt

ATTIC VENTING - SOFFIT VENT

Approved for use in the Wildland Urban Interface (W.U.I.)

Chapter 7A, Appendix: Titled and Bred to AS/NZS 1538
Optimizing the use of the Wildland Urban Interface (W.U.I.)
3 Hour Fire Rating, ICC-ES ESR-3291, California Compliance, ICC-ES: 1453 (CANULC-500-145)

www.vulcanvents.com (916) 653-7424 info@vulcanvents.com P.O. Box 1126, Colusa, CA 95609

VSC2120FF PRODUCT SPECIFICATION & DATA SHEET

Model Number: VSC2120FF
Model Size: 2" x 12"

Roof Orientation: Continuous Vent
Roof Type: Standing Seam
Roof Pitch: 12/12
Roof Material: 24-Gauge Galvanized Steel
Roof Thickness: 0.01875 in.
Roof Spacing: 16 in. (on center)
Roof Deck: 1/2 in. (on center)
Roof Deck Material: 1/2 in. (on center)
Roof Deck Thickness: 1/2 in. (on center)

NOTE: ALTERNATIVE PRODUCT SHALL SUPPLY EQUAL OR GREATER NFVA

NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS

NOTE: TO BE APPLIED WITH ATTIC VENTING OPTION A

51 VULCAN SOFFIT VENT (2") VSC2120FF

SCALE: 6" = 1'-0"

ATTIC VENTING - DORMER VENT

Approved for use in the Wildland Urban Interface (W.U.I.)

Chapter 7A, Appendix: Titled and Bred to AS/NZS 1538
Optimizing the use of the Wildland Urban Interface (W.U.I.)
3 Hour Fire Rating, ICC-ES ESR-3291, California Compliance, ICC-ES: 1453 (CANULC-500-145)

www.vulcanvents.com (916) 653-7424 info@vulcanvents.com P.O. Box 1126, Colusa, CA 95609

VDLR419 PRODUCT SPECIFICATION & DATA SHEET

Model Number: VDLR419
Model Size: 12" x 12"

Roof Orientation: Continuous Vent
Roof Type: Standing Seam
Roof Pitch: 12/12
Roof Material: 24-Gauge Galvanized Steel
Roof Thickness: 0.01875 in.
Roof Spacing: 16 in. (on center)
Roof Deck: 1/2 in. (on center)
Roof Deck Material: 1/2 in. (on center)
Roof Deck Thickness: 1/2 in. (on center)

NOTE: ALTERNATIVE PRODUCT SHALL SUPPLY EQUAL OR GREATER NFVA

NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS

NOTE: TO BE APPLIED WITH ATTIC VENTING OPTION B

52 VULCAN DORMER VENT VDLR419

SCALE: 12" = 1'-0"

ATTIC VENTING - RIDGE VENT

SEE ROOF PLAN AND ROOF VENTILATION CALCS. FOR VENT SIZES, LOCATIONS, AND NFVA

2 1/2" HOLES = 4.91 SI NFVA PER HOLE

0' - 3 1/2" 0' - 8" 0' - 8" 0' - 8" 0' - 8"

ROOF TRUSS

SCALE 1 1/2" = 1'

VENTILATION HOLE LAYOUT

120" / 8" (X) 4.91 = 73.65 > 50 NFVA

SHEET METAL RIDGE CAP BY ROOFING MANUF. SHALL BE CONSISTENT FOR ALL RIDGES WHETHER VENTED OR NOT

SHT MTL END CAP

2X CAP SUPPORT

10"

10"

2 1/2" DIA. HOLE

AIR

AIR

AIR

ROOF TRUSS

ROOF SUBSTRATE PER SPEC

STANDING SEAM OR CORRUGATED METAL ROOF; INSTALL PER MANUFACTURER'S RECOMMENDATIONS

TOP CLOSURE SET IN SEALANT

NONCOMBUSTIBLE WIRE MESH (MIN. 1/16" MAX. 1/8" OPENINGS)

ROOF UNDERLAYMENT

ROOF SHEATHING PER STRUCT.

NOTE: TO BE APPLIED WITH VENTING OPTION A

MODERN - METAL ROOF RIDGE WITH RIDGE VENT

SCALE: 3" = 1'-0"

31 MODERN - RAKE - STANDING SEAM METAL

SCALE: 3" = 1'-0"

0' - 6" LAP FLASHING

CUT AND FIELD BEND PANEL END

0' - 4"

2X OUTRIGGER PER STRUCTURAL

2X BLOCKING PER STRUCT. *FIREBLOCKING PER TABLE 302.1(1) ITEM A, ONLY WHERE REQ.

SEE STRUCTURAL/ TRUSS PACKAGE FOR MORE INFORMATION

ENCLOSED, UNVENTED SOFFIT WITH: OPT. A - EXT. RATED TONGUE & GROOVE OPT. B - FIBER CEMENT OPT. C - EXT. GRADE PLYWOOD

OPTIONAL TRIM: SEALANT PER MANUFACTURER'S RECOMMENDATIONS

SIDING PER ELEVATIONS OVER WATER RESISTANT BARRIER PER CRC R703

STANDING SEAM METAL ROOF SYSTEM OVER UNDERLAYMENT

BARRIER BD. PER ROOF PLAN OVER SHEATHING

NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE 32'-0" - 45'-0") TABLE 302.1(1) A. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING

31 MODERN - RAKE - STANDING SEAM METAL

SCALE: 3" = 1'-0"

2X STRUCTURAL BLOCKING: ROOF VENTING FOR OPTION (A) ONLY: ALLOW NFVA EQUAL OR GREATER THAN SOFFIT VENTS *FIREBLOCKING PER TABLE 302.1(1) ITEM A, ONLY WHERE REQ.

STANDING SEAM METAL ROOF

ROOFING UNDERLAYMENT; LAP OVER SHEET METAL EDGE FLASHING

ROOF SUBSTRATE PER MANUFACTURER'S RECOMMENDATIONS

ROOF FRAMING AND SHEATHING PER STRUCTURAL

EXT. RATED TONGUE & GROOVE - ENCLOSED, UNVENTED. INSTALL PER MFR'S RECOMMENDATIONS. INSTALL VENTING OPTION (A) MAY NOT BE USED WHEN FIRE RATED EAVE REQ.

BOTTOM CLOSURE SET IN SEALANT

GUTTER W/ GUARD: SEE DETAIL: 12/A-903

2X6 MIN. OR 2X8 MAX. FASCIA: REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT

ENCLOSED SOFFIT WITH: OPT. A - EXT. TONGUE & GROOVE OPT. B - FIBER CEMENT OR OPT. C - EXT. GRADE PLYWOOD

ROOF VENTING OPTION A ONLY: INSULATION BAFFLE; ALLOW MIN. 1" FOR AIRFLOW PER CRC R806.3

FAUX RAFTER TAIL. (WHERE OCCURS); PROVIDE BLOCKING AS NEEDED. REQ. PRIMER A& 2 COATS EXT. GRADE PAINT.

ROOF VENTING OPTION A ONLY: INSTALL LINEAR VENTS WHEN APPLICABLE; SEE ROOF PLAN & VENTING CALCULATIONS. VENTING OPTION A MAY NOT BE USED WITH FIRE RATED EAVE.

OPTIONAL TRIM; SEALANT PER MANUFACTURER'S RECOMMENDATIONS

SIDING PER ELEVATIONS OVER WATER RESISTANT BARRIER PER CRC R703

NOTE: INSTALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS, TYP.

32 MODERN - STANDING SEAM METAL - EAVE

SCALE: 1 1/2" = 1'-0"

23 STANDING SEAM - ROOF HIP/RIDGE WITHOUT RIDGE VENT

SCALE: 1 1/2" = 1'-0"

RIDGE CAP, INSTALL PER MFR INSTRUCTIONS

STANDING SEAM OVER ROOFING UNDERLAYMENT

NAIL-BASE ROOF INSULATION PANELS W/ VENTILATION AIR SPACE UNOBSTRUCTED FROM SOFFIT VENT TO RIDGE VENT

ROOF SHEATHING PER STRUCTURAL

BATT INSULATION

FRAMING PER STRUCTURAL TYP.

NOTE: INSTALL ROOFING COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS

24 MODERN - SIDEWALL

SCALE: 3" = 1'-0"

SIDING PER ELEVATIONS

WATER RESISTIVE BARRIER PER CRC R703

UNDERLAYMENT TO LAP STEP FLASHING

SIDING TO COUNTERFLASH STEP FLASHING

STANDING SEAM METAL ROOFING; SEE MATERIALS LEGEND FOR MORE INFORMATION

UNDERLAYMENT

4" MIN.

2" MIN.

0' - 4"

13 STANDING SEAM - EAVE (ENLARGED)

SCALE: 3" = 1'-0"

NOTE: INSTALL ROOFING COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS

PANEL CLIP W/ FASTENERS

STANDING SEAM METAL ROOF PANELS

SEALANT TO CLOSE END PANEL

CUT AND FIELD BEND PANEL END

GUTTER PER ELEV. SEE DETAIL: 12/A-903

14 MODERN - METAL ROOF VALLEY

SCALE: 1" = 1'-0"

Valley & Eave Flashings

Valley

Cleat

Angle Cleat

Eave

Valley Flashing

45° BEVELED POLYETHYLENE CLOSURE SET IN SEALANT AT BOTTOM ONLY

14" MIN.

12" WITH 1" ROOF SEALANT

CLIP

DETAIL A

22 GA. GALV. CONT. CLEAT SEE DETAIL: "A"

COLD APPLIED CONT. MEMBRANE UNDERLAYMENT MIN. 48" EACH SIDE OF CENTER WITH MIN. 3" LAP IS RECOMMENDED FOR HEAVY SNOW CONDITIONS. (See "Notes to Designer")

NOTE: VALLEY FLASHINGS SUBJECT TO CBC CHAPTER 7A ARE NOT TO BE LESS THAN 26 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. [CBC 705A.3]

CITY OF WALNUT CREEK

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

ARCHITECTURAL DETAILS - MODERN - ROOF

DATE: 02/10/2023

SHEET: A-932

N:\2020\2244-01\c02\walnut-creek-ada\structural\CorDocs\Sheet Files\Plan 3\2244-01 CU01 - 3101.dwg, 3.101, Nov. 20, 2020, 12:41 pm, dbspaz

SYMBOLS				WALL TYPES		SHEET INDEX	
	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH, PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE		INDICATES PLYWOOD SIDE FOR SHEARWALL
	DETAIL REFERENCE BUBBLE		INDICATES SHEAR WALL STRAP / HOLDOWN TYPE PER SCHEDULE		INDICATES BEARING WOOD WALL BELOW		INDICATES BEARING WOOD WALL ABOVE
	FULL HEIGHT SECTION INDICATOR		INDICATES PAD FOOTING TYPE PER SCHEDULE		INDICATES NON-BEARING WOOD WALL BELOW		INDICATES NON-BEARING WOOD WALL ABOVE
	ELEVATION OF WALL OR FRAME		INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE		INDICATES EXISTING BEARING WOOD WALL		INDICATES EXISTING NON-BEARING WOOD WALL
	NORTH ARROW		ANGLE BRACE		INDICATES EXISTING NON-BEARING WOOD WALL		INDICATES BEARING CMU WALL BELOW
	TOP/BOTTOM OF ELEVATIONS		DOUBLE ANGLE BRACE		INDICATES BEARING CMU WALL ABOVE		INDICATES NON-BEARING CMU WALL BELOW
	SLOPE		DRAG STRUT CONNECTION		INDICATES NON-BEARING CMU WALL ABOVE		INDICATES EXISTING BEARING CMU WALL
	WELDED WIRE FABRIC (WWF LAYER)		FULL HEIGHT STIFFENER CONNECTION		INDICATES EXISTING NON-BEARING CMU WALL		INDICATES BEARING CONCRETE WALL BELOW
	STEPPED SURFACE; FLOOR DEPRESSION		MOMENT CONNECTION		INDICATES NON-BEARING CONCRETE WALL BELOW		INDICATES BEARING CONCRETE WALL ABOVE
	SLOPED SURFACE		MEMBER SPLICE		INDICATES EXISTING BEARING CONCRETE WALL		INDICATES NON-BEARING CONCRETE WALL ABOVE
	STEPPED FOOTING		TOP OF STEEL ± ELEVATION		INDICATES EXISTING NON-BEARING CONCRETE WALL		
	BOTTOM STEPPED FOOTING		NUMBER OF EVENLY SPACED SHEAR STUDS				
			SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS				
			BEAM CAMBER AT MID-SPAN				

ABBREVIATIONS															
A & B	ABOVE AND BELOW	d	PENNY (NAIL OR BAR DIA)	HDR	HEADER	PA	POST ABOVE	T & B	TOP AND BOTTOM						
AB	ANCHOR BOLT	DBL	DOUBLE	HGR	HANGER	PARA OR //	PARALLEL	T & G	TONGUE & GROOVE						
ABV	ABOVE	DEPT	DEPARTMENT	HP	HIGH POINT	PC	PRECAST; PIECE	TO	TOP						
ACI	AMERICAN CONCRETE INSTITUTE	DET	DETAIL	HSH	HORIZONTALLY SLOTTED HOLES	PERP	PERPENDICULAR	TOC	TOP OF CONCRETE						
ADDL	ADDITIONAL	DF	DOUGLAS FIR/LARCH	HT	HEIGHT	PI	PLYWOOD INDEX	TOF	TOP OF FOOTING						
ADJ	ADJACENT	DIA OR Ø	DIAMETER	ID	INSIDE DIAMETER	PL	PLATE	THRU	THROUGH						
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	DIAG	DIAGONAL	IF	INSIDE FACE	PLF	PROPERTY LINE	THK	THICKNESS/THICK						
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DIAPH	DIAPHRAGM	I-JST	I-JOIST	PLCS	PONDS PER LINEAL FOOT	THR	THREADED						
ALT	ALTERNATE	DIM	DIMENSION	IN	INCH	PLY	PLYWOOD	TOP or T	TOP						
ALUM	ALUMINUM	DIN	DOWN	INCL	INCLUDE	PROP	PROPERTY	TOS	TOP OF STEEL/TOP OF SLAB						
ANCH	ANCHOR	DO	DO OVER	INFO	INFORMATION	PT	PRESSURE TREATED	TOW	TOP OF WALL						
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DWG	DRAWING	INSP	INSPECTION	PW	PLATE WASHER	TS	TRIMMER STUD						
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)	DWL	DOWEL	INT	INTERIOR	PJP	PARTIAL JOINT PENETRATION WELD	TYP	TYPICAL						
APPROX	APPROXIMATE	EA	EACH	JST	JOIST	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE						
ARCH	ARCHITECTURAL; ARCHITECT	EF	EACH FACE	JT	JOINT	PSF	POUNDS PER SQUARE FOOT	UT	ULTRA-SONIC TEST						
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	EJ	EXPANSION JOINT	K	KIPS	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL						
AWS	AMERICAN WELDING SOCIETY	EL	ELEVATION	KS	KING STUD	PSL	PARALLEL STRAND LUMBER	VSH	VERTICAL SLOTTED HOLES						
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	ELEC	ELECTRICAL	KP	KING POST	PVMT	PAVEMENT	W/	WITH						
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	ELEV	ELEVATOR	KSI	KIPS PER SQUARE INCH	#	POUND; NUMBER	W/O	WITHOUT						
BLDG	BUILDING	EMBED	EMBEDMENT	LB(S) OR #	POUND(S)	REF	REFERENCE	WO	WHERE OCCURS						
BLK	BLOCK	EN	EDGE NAIL	LN	LINEAL FOOT	REIN	REINFORCE; REINFORCING	WD	WOOD						
BLKG	BLOCKING	ENGR	ENGINEER	LH	LINEAL: LINEAR	REQD	REQUIRED	WP	WORK POINT; WATERPROOF						
BM	BEAM	EQ	EQUAL OR EQUIVALENT	LLV	LONG LEG VERTICAL	RF	ROOF	WWF	WELDED WIRE FABRIC						
BN	BOUNDARY NAIL	EQUIP	EQUIPMENT	LP	LOW POINT	RR	ROOF RAFTER								
BOT OR B	BOTTOM	ES	EACH SIDE	LSH	LONG SLOTTED HOLES	Ø	ROUND; DIAMETER								
BRC	BRACE	EW	EACH WAY	LSL	LAMINATED STRAND LUMBER	SCHED	SCHEDULE	W	W SHAPE						
BRG	BEARING	EXIST or [E]	EXISTING	LT WT	LIGHTWEIGHT	SECT	SECTION	C	AMERICAN STD CHANNEL SHAPE						
BTWN	BETWEEN	EXT	EXTERIOR	LVL	LEVEL OR LAMINATED VENEER LUMBER	SEP	SEPARATION	MC	MISC CHANNEL SHAPE						
CANT	CANTILEVER	FDN	FOUNDATION	MAS	MASONRY	SHT	SHEET	L	ANGLE SHAPE						
CAM OR C	CAMBER	FIN	FINISH	MATL	MATERIAL	SHTG	SHEATHING	WT, ST, MT	STRUCT TEE SHAPE						
CC	CENTER TO CENTER	FJ	FLOOR JOIST	MAX	MAXIMUM	SIM	SIMILAR	PIPE	STANDARD PIPE SHAPE						
CG	CENTER OF GRAVITY	FLG	FLANGE	MB	MACHINE BOLT	SOG	SLAB ON GRADE	PIPE-X	EXTRA STRONG PIPE SHAPE						
CIP	CAST-IN-PLACE	FLR	FLOOR	MECH	MECHANICAL	SN	SHEAR NAIL	PIPE-XX	DBL EXTRA STRONG PIPE SHAPE						
C/J	CONSTRUCTION JOINT; CONTROL JOINT	FN	FIELD NAIL	MFR	MANUFACTURER	SPCG	SPACING	HSS	HOLLOW STRUCTURAL SECTION						
CL	CENTER LINE	FOC	FACE OF CONCRETE	MIN	MINIMUM; MINUTE	SPECS	SPECIFICATIONS								
CLR	CLEARANCE; CLEAR	FOM	FACE OF MASONRY	MISC	MISCELLANEOUS	SQ	SQUARE								
CMU	CONCRETE MASONRY UNIT	FOS	FACE OF STUD	[N]	NEW	SS	STAINLESS STEEL								
COL	COLUMN	FOW	FACE OF WALL	N	NORTH	SSL	SHORT SLOTTED HOLES								
COMP	COMPRESSION	FRMG	FRAMING	NO or #	NUMBER	STD	STANDARD								
CONC	CONCRETE	FT	FOOT; FEET	NTS	NOT TO SCALE	STGR	STAGGER								
CONN	CONNECTION; CONNECT	FTA	FLOOR TIE ABOVE	OC	ON CENTER	STIFF	STIFFENERS								
CONSTR	CONSTRUCTION	FTG	FOOTING	OD	OUTSIDE DIAMETER	STIRR	STIRRUP								
CONT	CONTINUE; CONTINUOUS	GA	GAUGE	OF	OUTSIDE FACE	STL	STEEL								
CONTR	CONTRACTOR	GALV	GALVANIZED	OH	OPPOSITE HAND	STRUCT	STRUCTURAL								
CJP	COMPLETE JOINT PENETRATION WELD	GB	GRADE BEAM	OPNG	OPENING	SW	SHEAR WALL								
CTR	CENTER	GLB	GLUED LAMINATED BEAM	OPP	OPPOSITE	SYM	SYMMETRICAL								
CTSK	COUNTERSINK; COUNTERSUNK	GR	GRADE	ORIG	ORIGINAL	TB	TIE BEAM								
CU FT	CUBIC FOOT	GRND	GROUND	OSB	ORIENTED STRAND BOARD										
		H or HORIZ	HORIZONTAL												

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

SHEET INDEX, ABBREVIATION & SYMBOL

DATE

11/20/2023

SHEET

S-101

REQUIRED VERIFICATION AND INSPECTIONS			
WOOD CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2015			
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	CBC REFERENCE
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4" OC. - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	—	X	1705.13.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" OC (NOT REQUIRED) - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	—	—	1705.13.2

STATEMENT OF SPECIAL INSPECTIONS	
1.	THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION: A. GENERAL: a. STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD. B. OWNER REQUIREMENTS: a. THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS. C. SPECIAL INSPECTOR QUALIFICATIONS: a. THE SPECIAL INSPECTIONS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES. D. CONTRACTOR REQUIREMENTS: a. SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR. b. THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION. c. ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. E. SPECIAL INSPECTOR REPORT REQUIREMENTS: a. THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. c. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. e. IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK. f. A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

SHOP FABRICATION	
1.	SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION A. WOOD BUILDINGS a. WOOD STRUCTURAL PANELS (SHEATHING) SHALL BE IDENTIFIED BY THE APA TRADEMARK.

WOOD STRUCTURAL PANELS (SHEATHING)

1. WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

WOOD STRUCTURAL PANEL PROPERTIES							
USE	PLY	BOND CLASSIFICATION ^c	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING ⁸	REFERENCE ⁴
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA	2022 CBC 2303.1.5 (DOC PS 1-09 OR PS 2-10)
FLOOR	5	EXPOSURE 1				APA	
WALL ^d	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE			APA	

TABLE NOTES:

A. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (APA):

- a. VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
- b. VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10

B. WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD

C. WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.

- a. EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
- b. WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRP-210.

D. ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

2. TRANSPORTATION, STORAGE, AND HANDLING:

A. TRANSPORTATION

- a. IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.

B. STORAGE

- a. ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
- b. WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
- c. NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
- d. COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
- e. IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
- f. KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS

C. HANDLING

- a. ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
- b. ACCLIMATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.

3. PLYWOOD ORIENTATION

A. ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/8" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.

B. PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.

4. BLOCKING:

A. ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.

B. ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.

C. WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.

5. FASTENERS

A. USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).

B. EQUIVALENT PNEUMATIC DRIVE NAILS OR STAPLES MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED US. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.

C. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

D. TYPICAL NAILING SHALL BE 10D AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

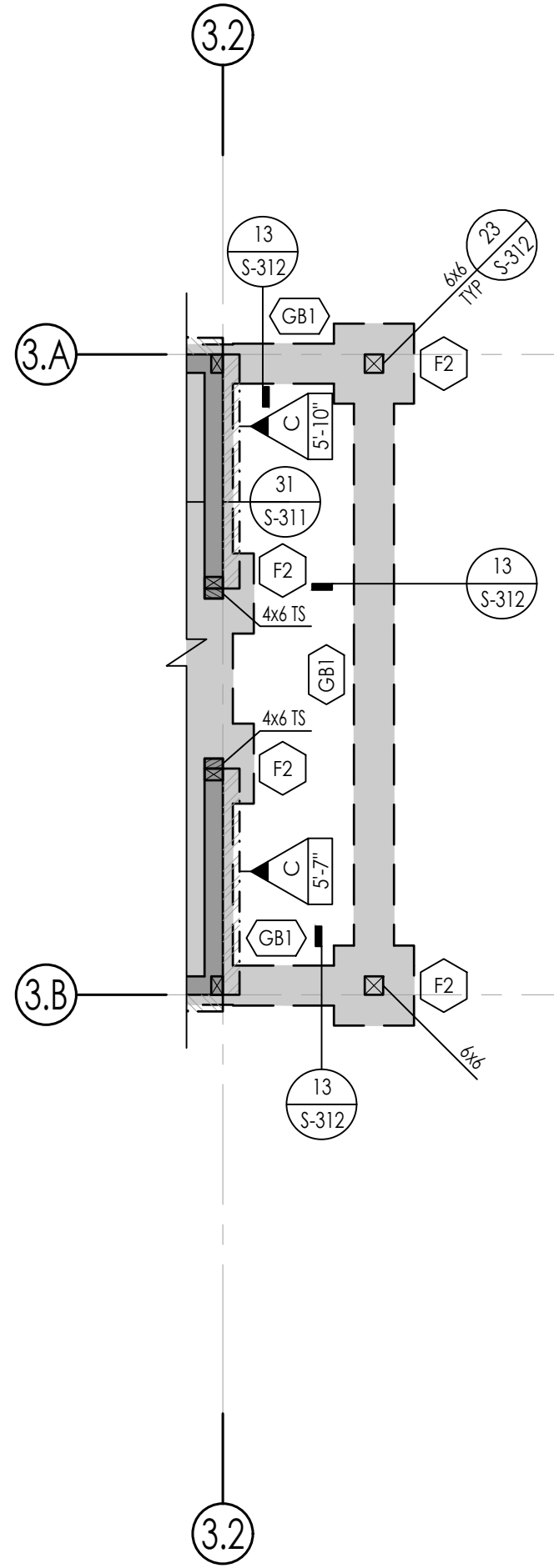
CITY OF WALNUT CREEK

GENERAL NOTES, SPECIAL INSPECTION & NOTES

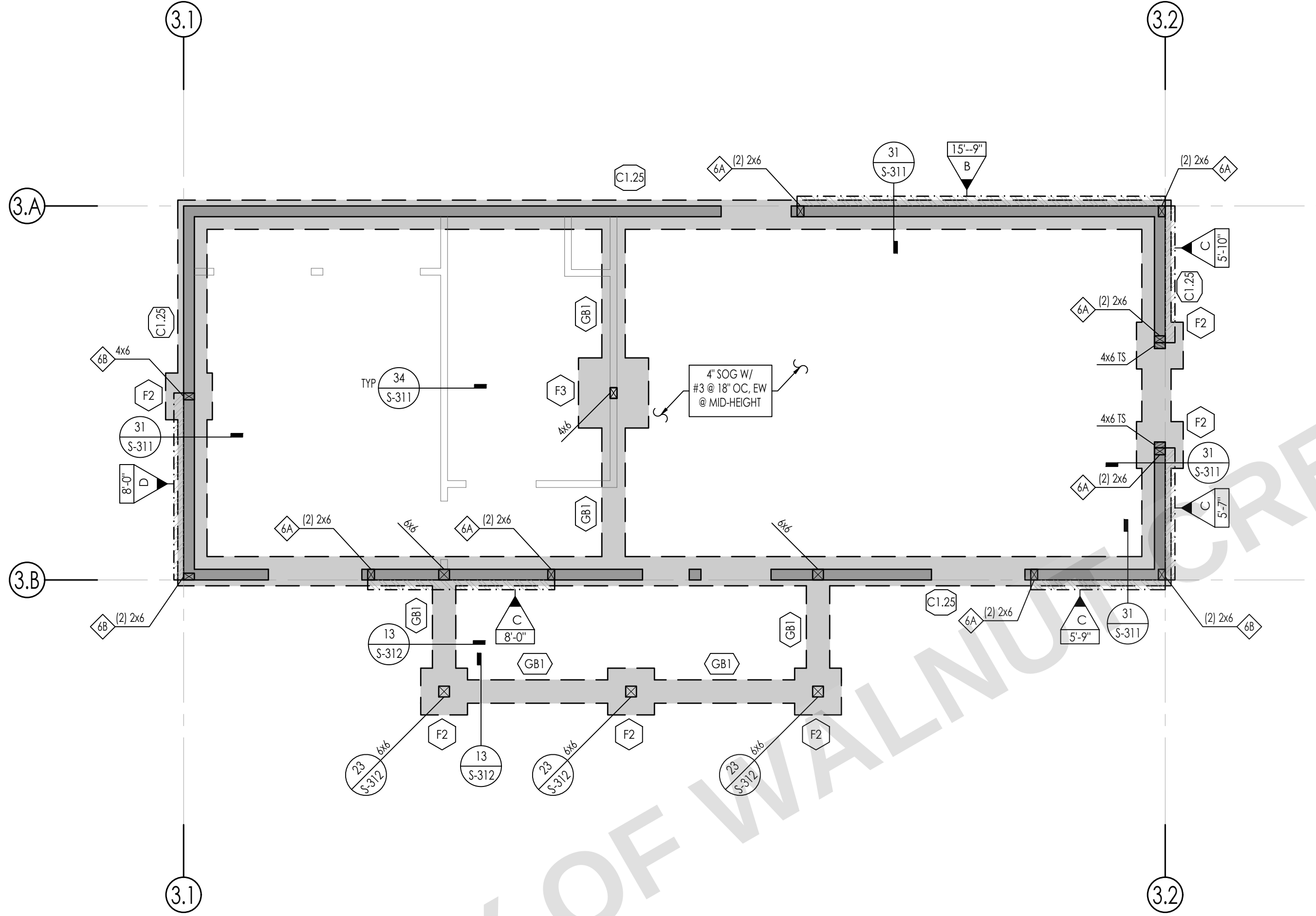
DATE
11/20/2023

SHEET
S-103

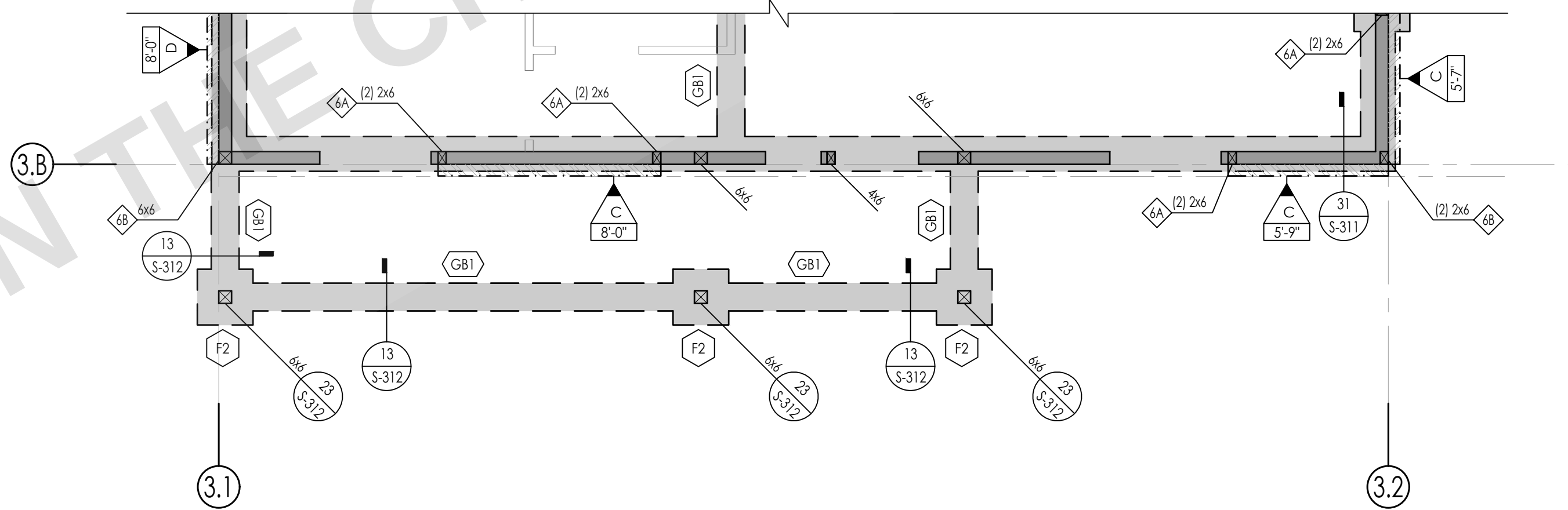
N:\2200\2244-01\c021-walnut-creek-ada\structural\ConDoc\Sheet Files\Plan 3\2244-01_CU21 - Plan 3.dwg, \$3.201, Nov 20, 2023, 12:41pm, dlspez



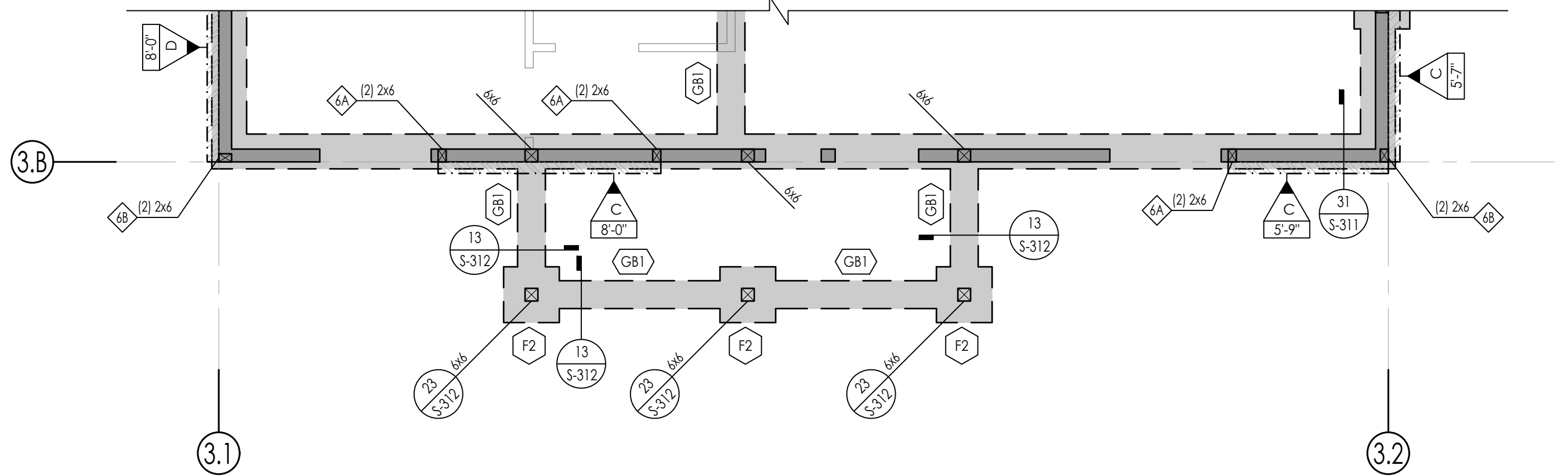
4 FOUNDATION PLAN
CALIFORNIA RANCH - COTTAGE - MODERN
SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN -CALIFORNIA RANCH
SCALE: 1/4" = 1'-0"



2 FOUNDATION PLAN -COTTAGE
SCALE: 1/4" = 1'-0"



3 FOUNDATION PLAN - MODERN
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404

- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS, REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF CONCRETE/MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. ALL COLUMNS ARE CENTERED IN STUD WALLS, UNO.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR ANY EMBEDDED ITEMS AND ALL EXTERIOR CONCRETE PAVING.
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE
ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE
- PLATE WASHERS ARE REQUIRED FOR ALL SLL PLATE ANCHOR BOLTS. REFER TO 34/S-402 FOR PLATE WASHER REQUIREMENTS AT SHEAR WALLS.
- ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
- ALL BOLT HOLES IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/8" OVERSIZED, INSPECTOR TO VERIFY.
- THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL 53/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
- BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
A. 21" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO.
B. 21" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO.
NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS.
- FOR DEEPENED FOOTING REFER TO 14/S-312. DISTANCE TO DAYLIGHT MUST BE A MINIMUM OF 10'-0" AS MEASURED FROM THE BOTTOM OF THE FOOTING. SHOULD THE SITE REQUIRE RETAINING WALLS TO FLATTEN THE LOT, REFER TO NOTES ON COVER SHEET FOR PERMITTING REQUIREMENTS.
- THIS PLAN IS INTENDED FOR FLAT LOTS, (SLOPING LESS THAN 10° ACROSS THE LONGEST BUILDING DIMENSION) WITHOUT HIGHLY EXPANSIVE OR LIQUEFABLE SOILS AND NOT IN FLOOD ZONE. WHERE THE MAIN DWELLING UNIT IS SUPPORTED IN SHALLOW FOOTINGS WITH SLABS ON GRADE CONSTRUCTION, IF THE PROJECT SITE DEVIATES FROM ANY OF THE AFOREMENTIONED QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THESE PRE APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.

SYMBOL LEGEND

XX'-X"	INDICATES SHEAR WALL TYPE AND LENGTH. SEE SCHEDULE ON 13/S-402
X	

SCHEDULES

HOLDOWN SCHEDULE			
SPECIFIES HOLDOWN/ STRAP DETAIL	INDICATES HOLDOWN/ STRAP TYPE	DETAIL	
6x	INDICATES SIMPSON SSTB HOLDOWN TO: CONIC FOUNDATION:	12/S-311	

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.23	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311

GRADE BEAM SCHEDULE					
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC

PAD FOOTING SCHEDULE						
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5 @, EW
F3	3'-0"	3'-0"	2'-0"	SEE NOTE 16	(4) #5, EW	(4) #5, EW

NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLDOWN EMBED DEPTHS



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

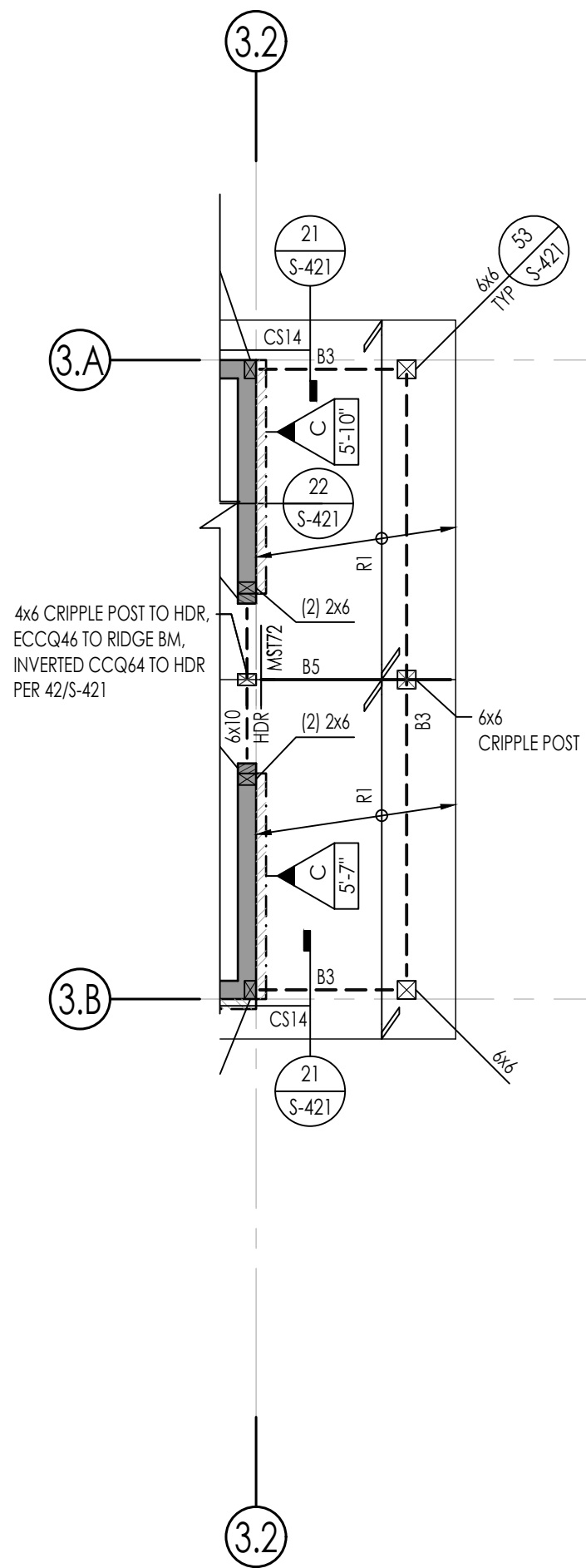
FOUNDATION PLAN

DATE
11/20/2023

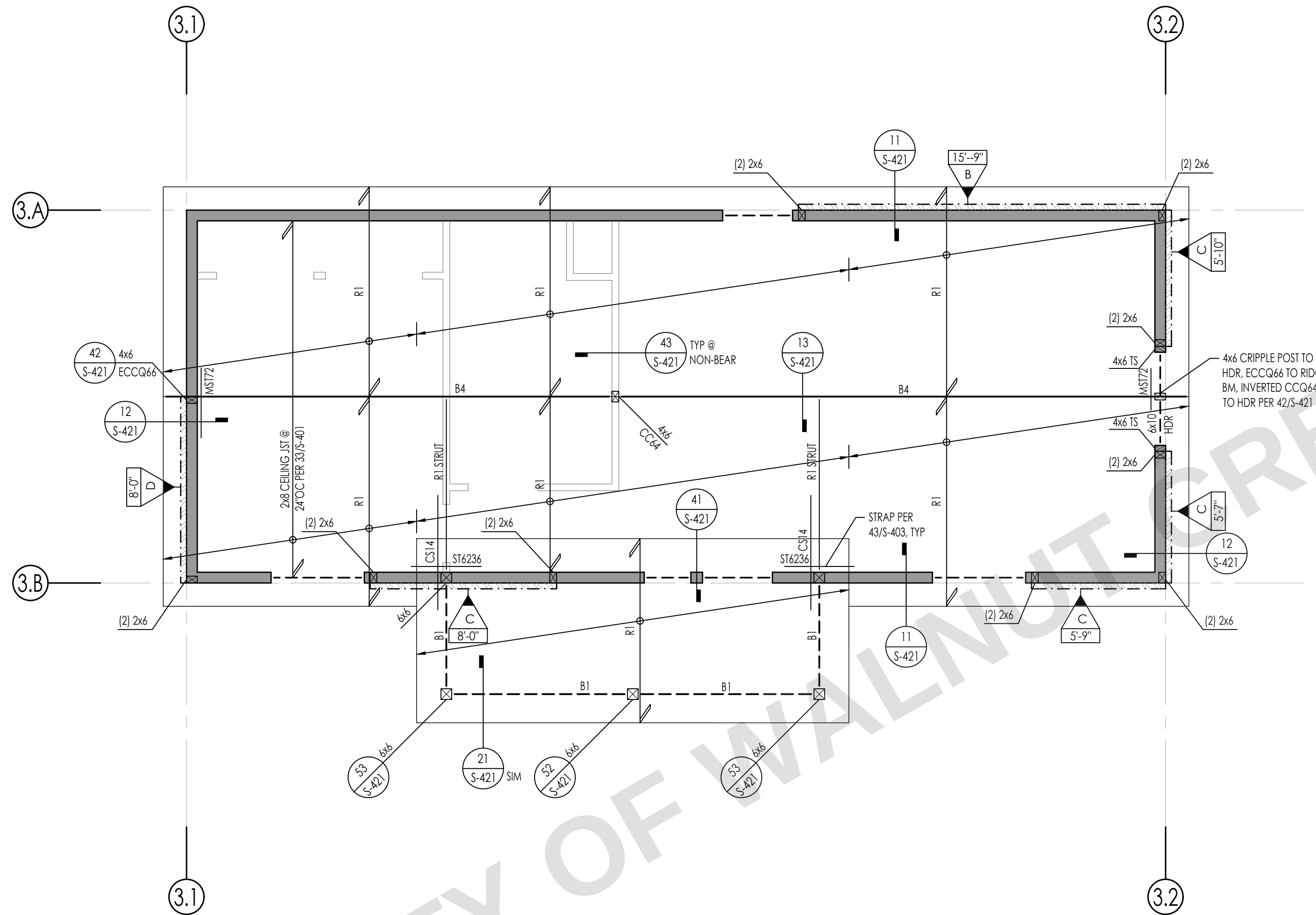
SHEET

S-201

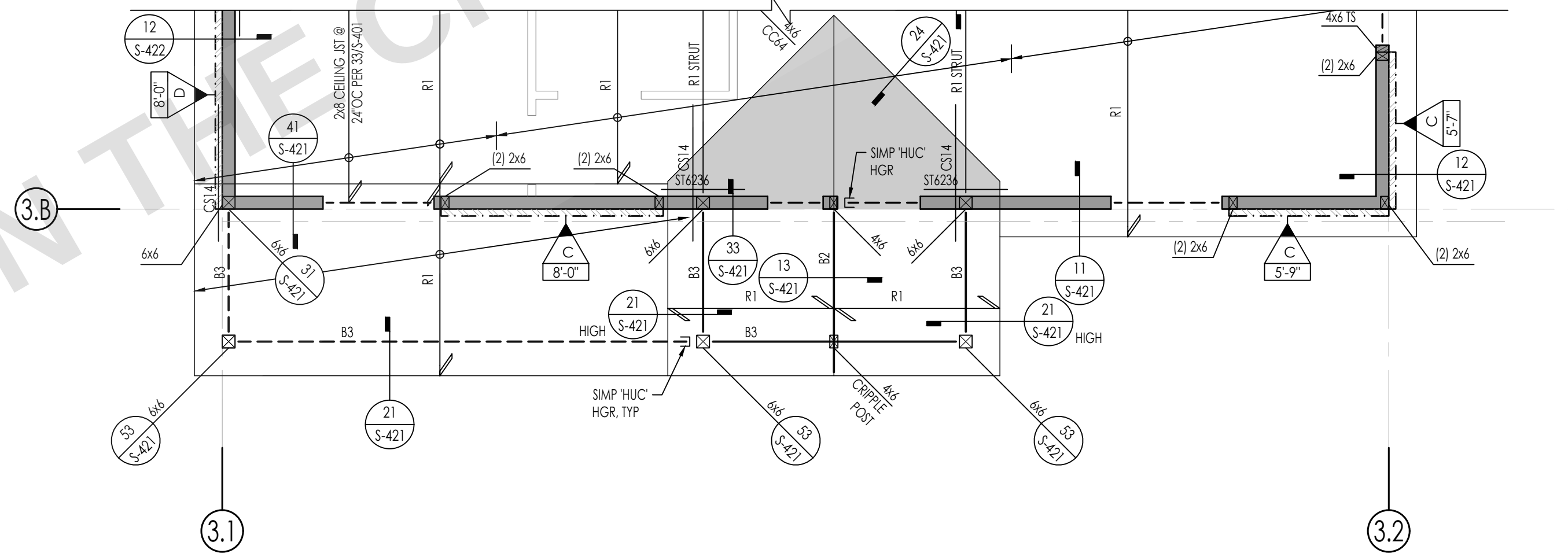
N:\2020\224-01\c021\walnut-creek-odu\structural\ConDocs\sheet files\Plan 3.dwg, S3-202, Nov 20, 2023, 12:41pm, dlpaz



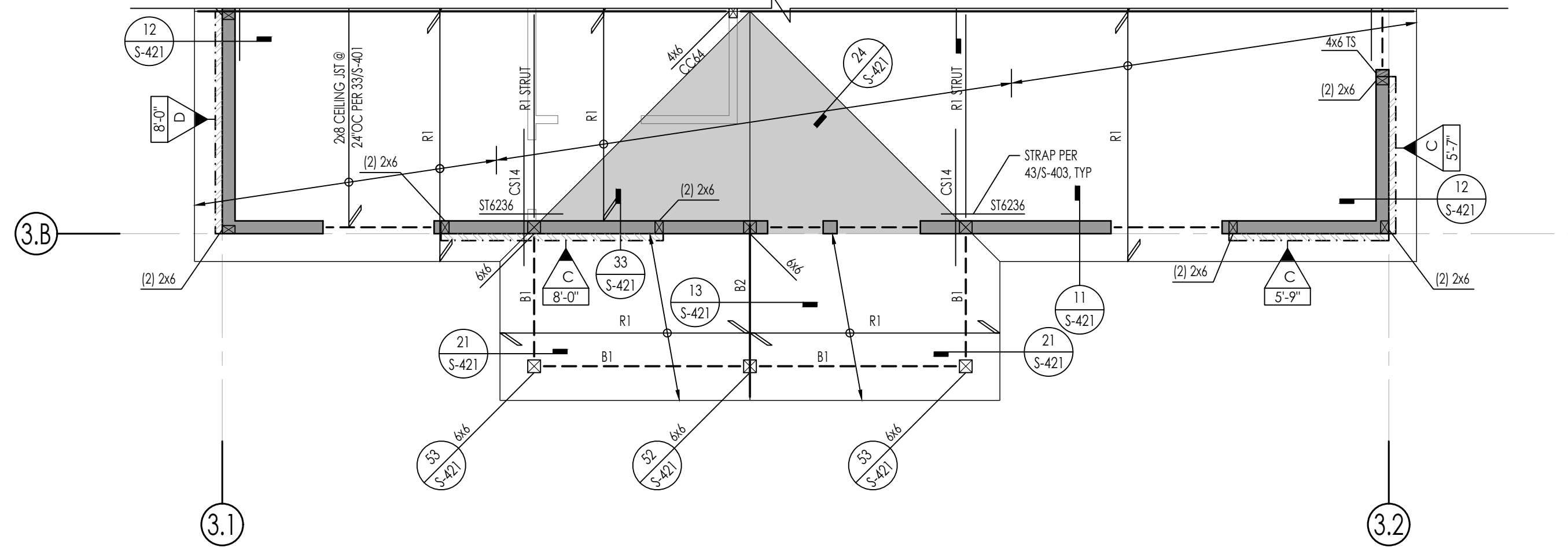
4 OPT SIDE PORCH
CALIFORNIA RANCH - COTTAGE - MODERN
SCALE: 1/4" = 1'-0"



1 ROOF FRAMING PLAN - CALIFORNIA RANCH
SCALE: 1/4" = 1'-0"



2 ROOF FRAMING PLAN - COTTAGE
SCALE: 1/4" = 1'-0"



3 ROOF FRAMING PLAN - MODERN
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
 - GRID DIMENSIONS AND HORIZONTAL CONTROL
 - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
 - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
 - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS, UNO.
- ALL POSTS IN 4" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

TYPICAL WALL FRAMING SHALL BE:
2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PORTION WALL DETAIL 43/S-401, UNO.
- DIAPHRAGM TYPES:
ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO REFER TO 12/S-403
- ALL LINES AND/OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STGR.

SYMBOL LEGEND

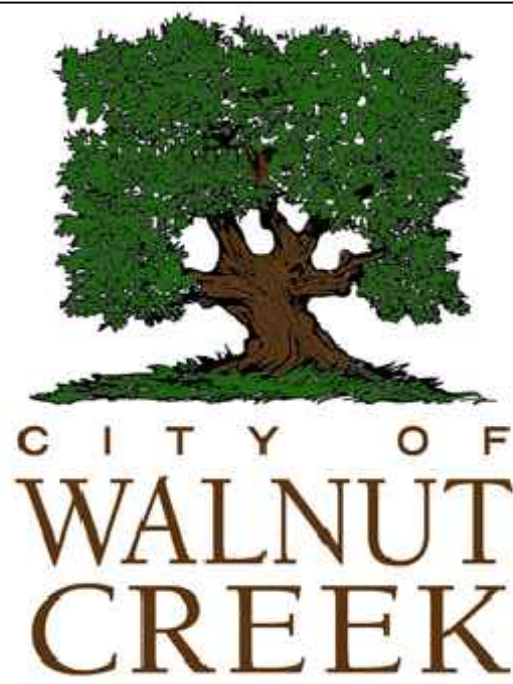
- XX'-X" X
INDICATES SHEAR WALL TYPE AND LENGTH. SEE SCHEDULE ON 13/S-402
- X
INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402
- INDICATES HEADER @ OPENING, REFER TO 32/S-401 FOR HEADER SIZE, UNO ON PLANS
- X
INDICATES TOP PLATE SPLICE NAILING PER 31/S-403 NOTE THAT NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNO
- INDICATES STRAP PER 34/S-403, UNO

SCHEDULES

HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL
6x	INDICATES SIMPSON SSTB HOLDOWN TO CONC FOUNDATION:	12/S-311

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x8	
B2	4x8	
B3	6x10	
B4	1 3/4"x 16" LVL	3 PLY 14/S-401
B5	2x16	3 PLY

ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x8 @ 24" OC	



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

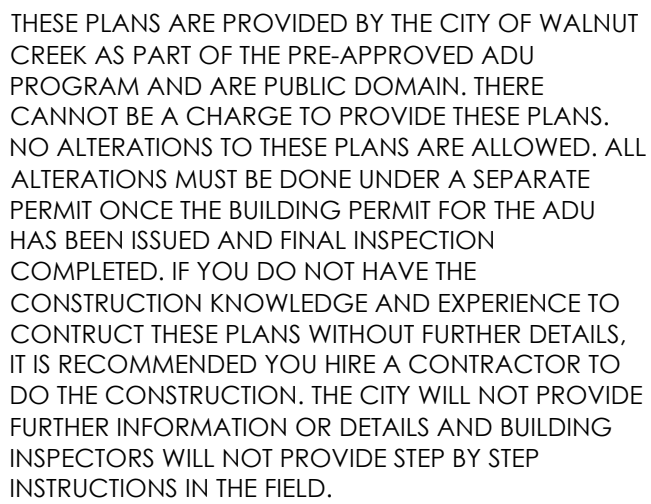
CITY OF WALNUT CREEK

ROOF FRAMING PLAN

DATE
11/20/2023

SHEET

S-202



WALNUT CREEK ADU

CITY OF WALNUT CREEK

CONCRETE DETAILS

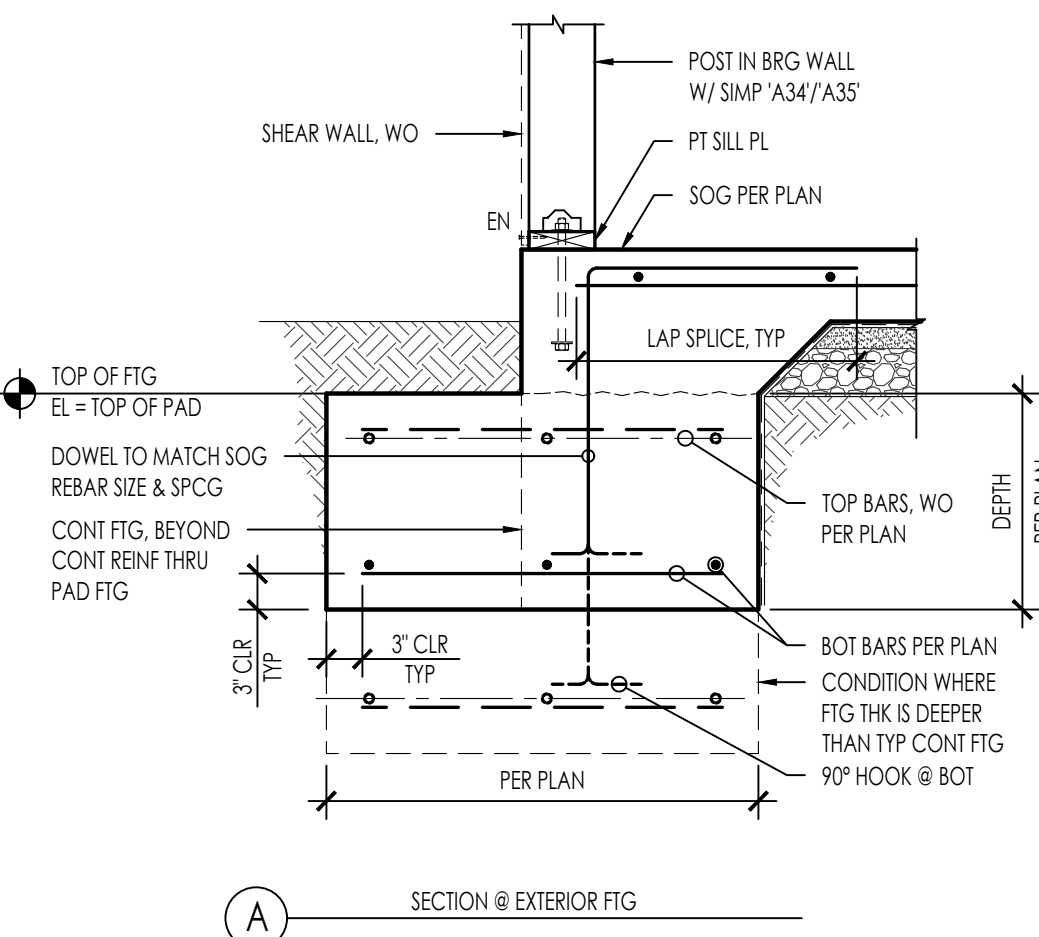
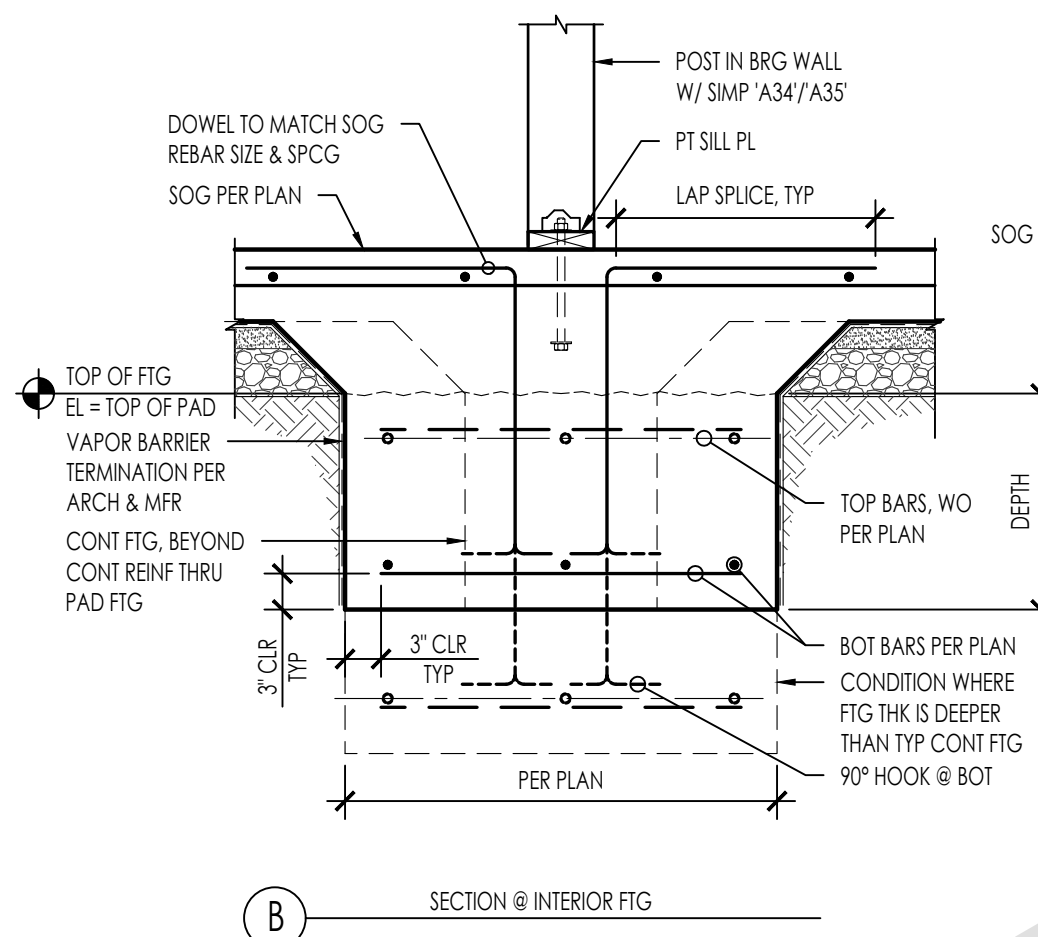
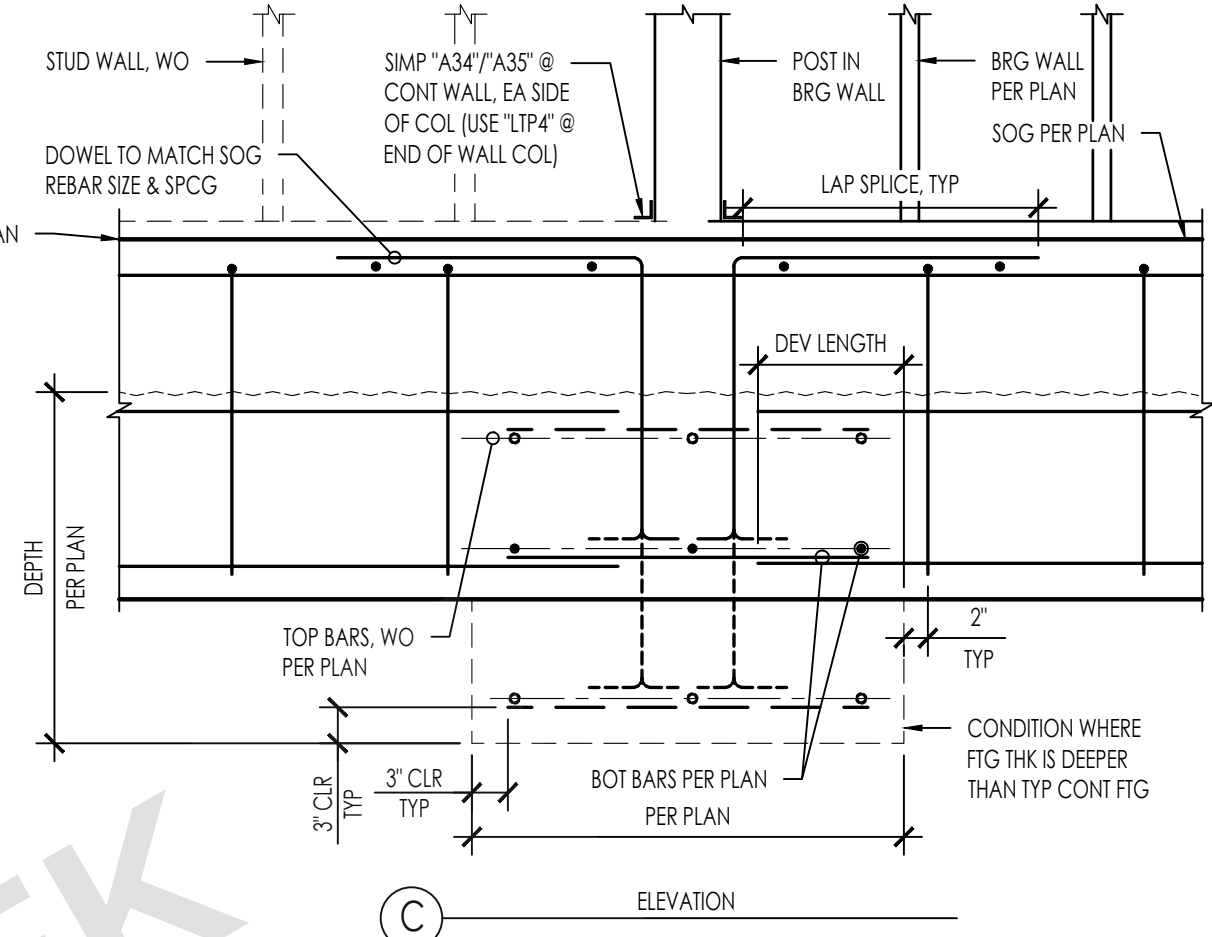
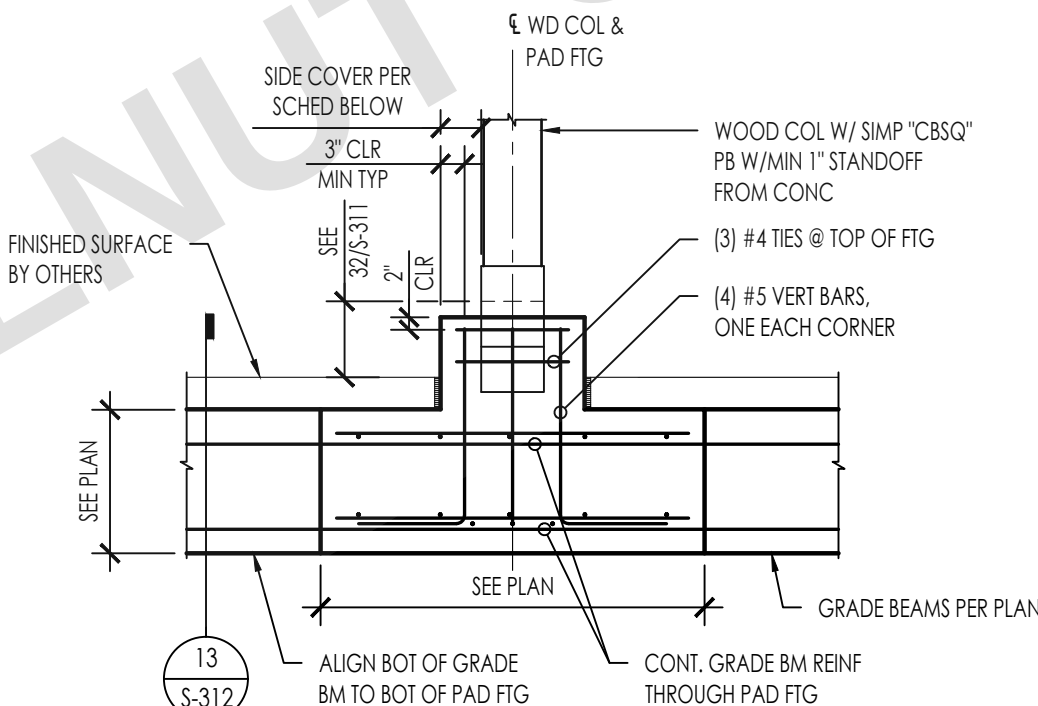
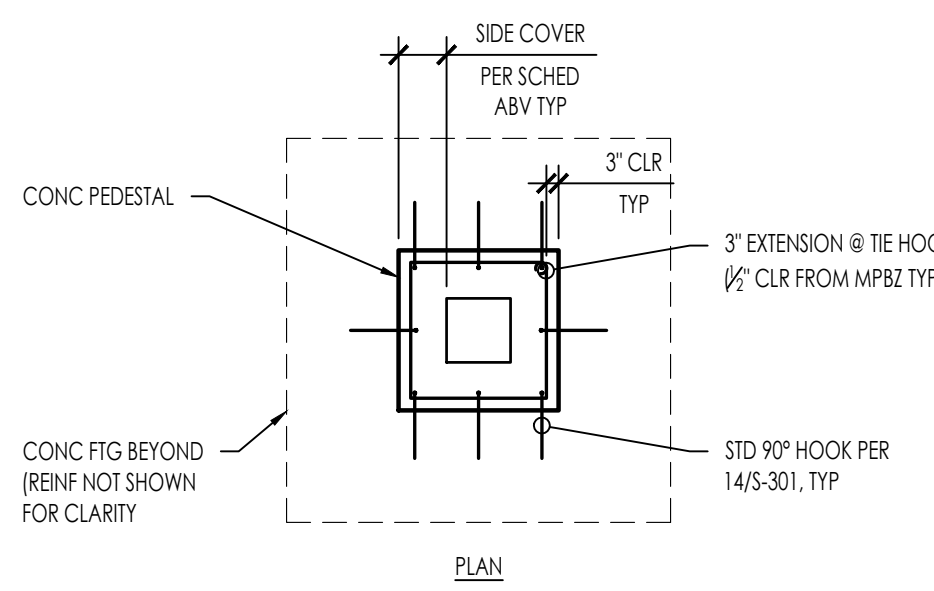
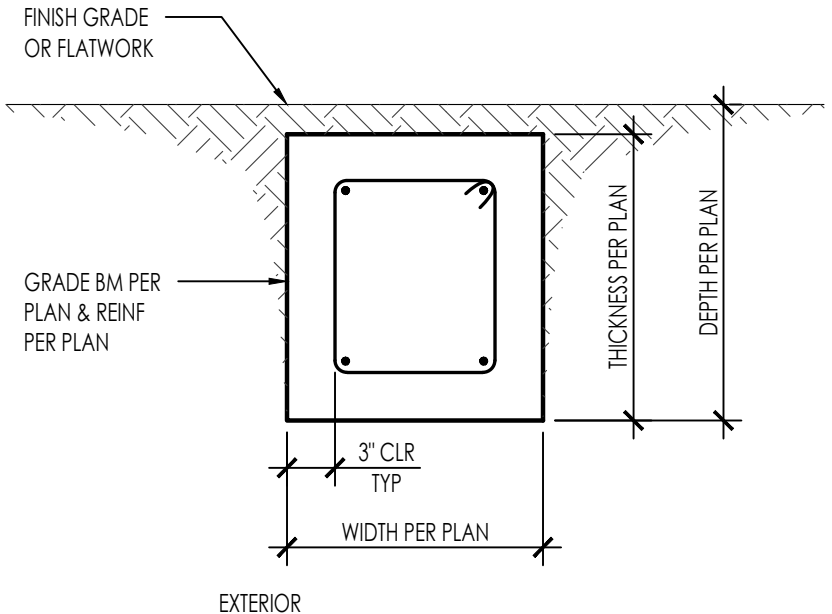
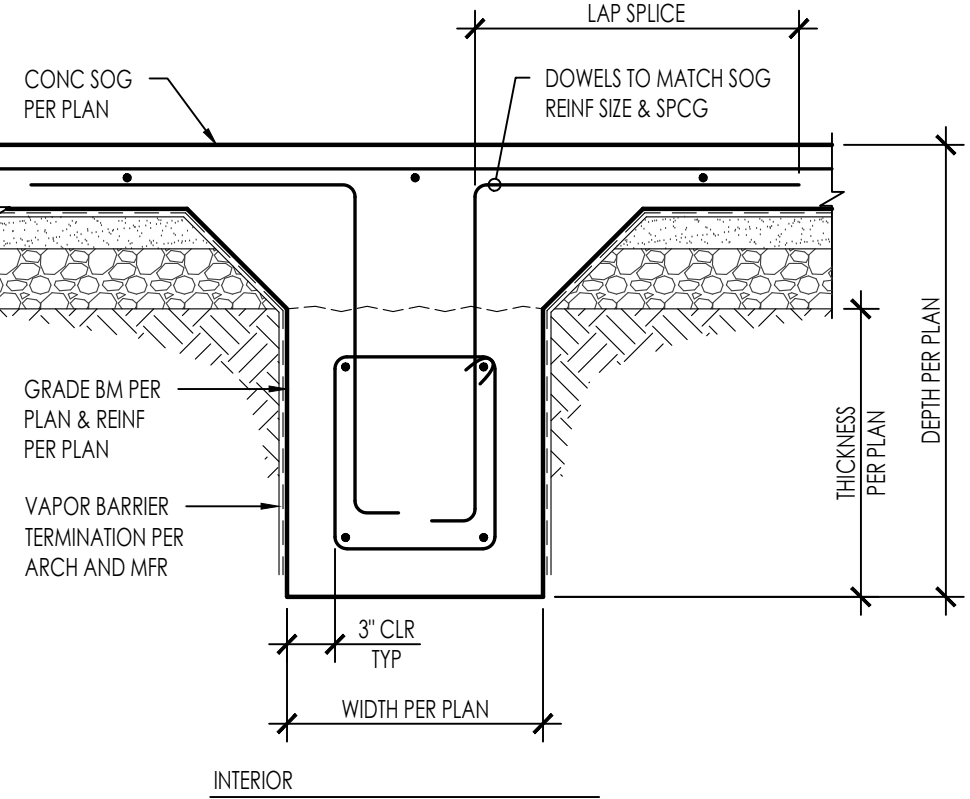
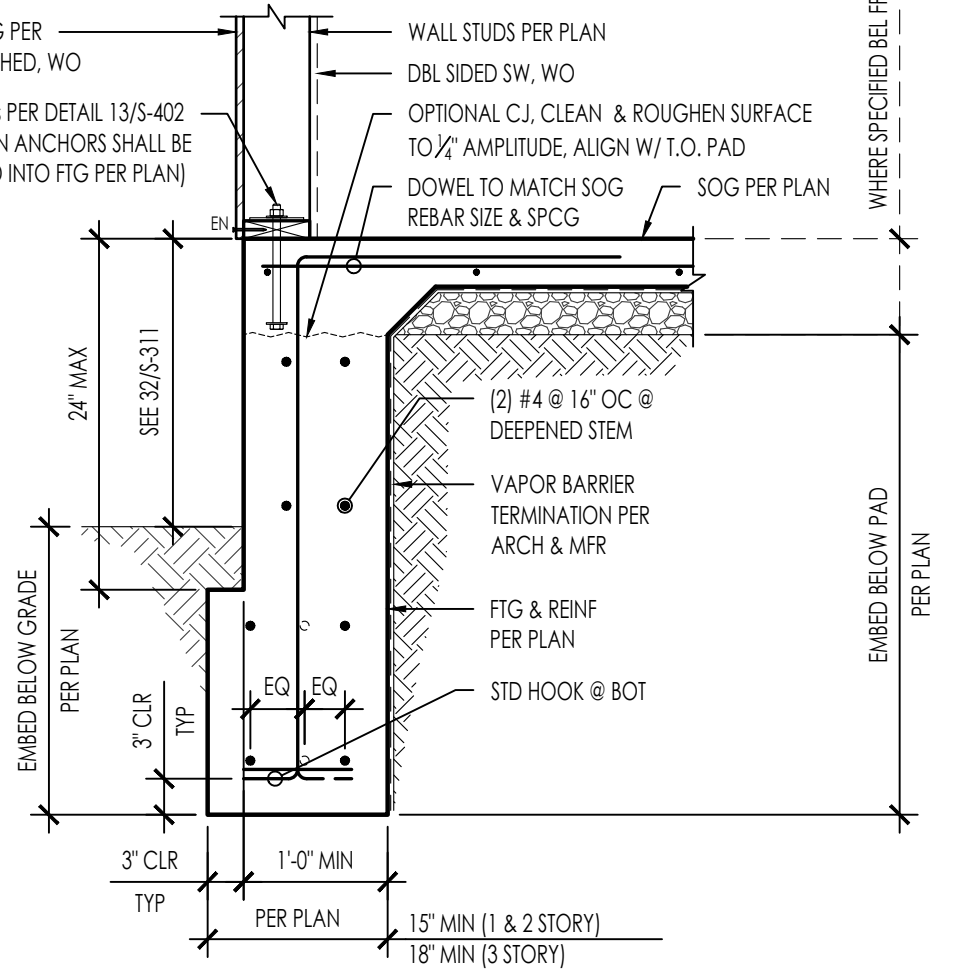
DATE

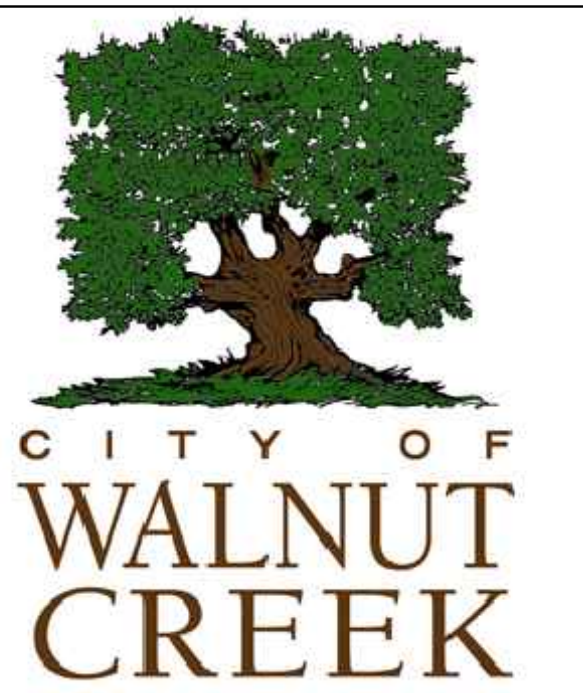
11/20/2023

SHEET

S-311

N:\2200\2244-01\c021-walnut-creek-ado\structural\ConDoc\sheet files\2244-01-C021 - S312.dwg, PLN 3 - S312, Nov 20, 2023 12:41pm, adpce

				  	11								
	51	41	SPREAD FOOTING @ BEARING WALL POST 2244-01-C021 - S312		3/4" = 1'-0"								
				 <table border="1" data-bbox="1855 977 2044 1085"><thead><tr><th>POST SIZE</th><th>MIN. SIDE COVER</th></tr></thead><tbody><tr><td>4x4</td><td>0'-3"</td></tr><tr><td>6x6</td><td>0'-3"</td></tr><tr><td>8x8</td><td>0'-3"</td></tr></tbody></table> 	POST SIZE	MIN. SIDE COVER	4x4	0'-3"	6x6	0'-3"	8x8	0'-3"	13
POST SIZE	MIN. SIDE COVER												
4x4	0'-3"												
6x6	0'-3"												
8x8	0'-3"												
	52	42											
				 	13								
	53	43	PORCH PAD FOOTING 2244-01-C021 - S312 - 23	23	GRADE BEAM 2244-01-C021 - S312								
					14								
	54	44		24	DEEPEND EXTERIOR FOOTING 2244-01-C021 - S312								



CITY OF
WALNUT
CREEK

THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

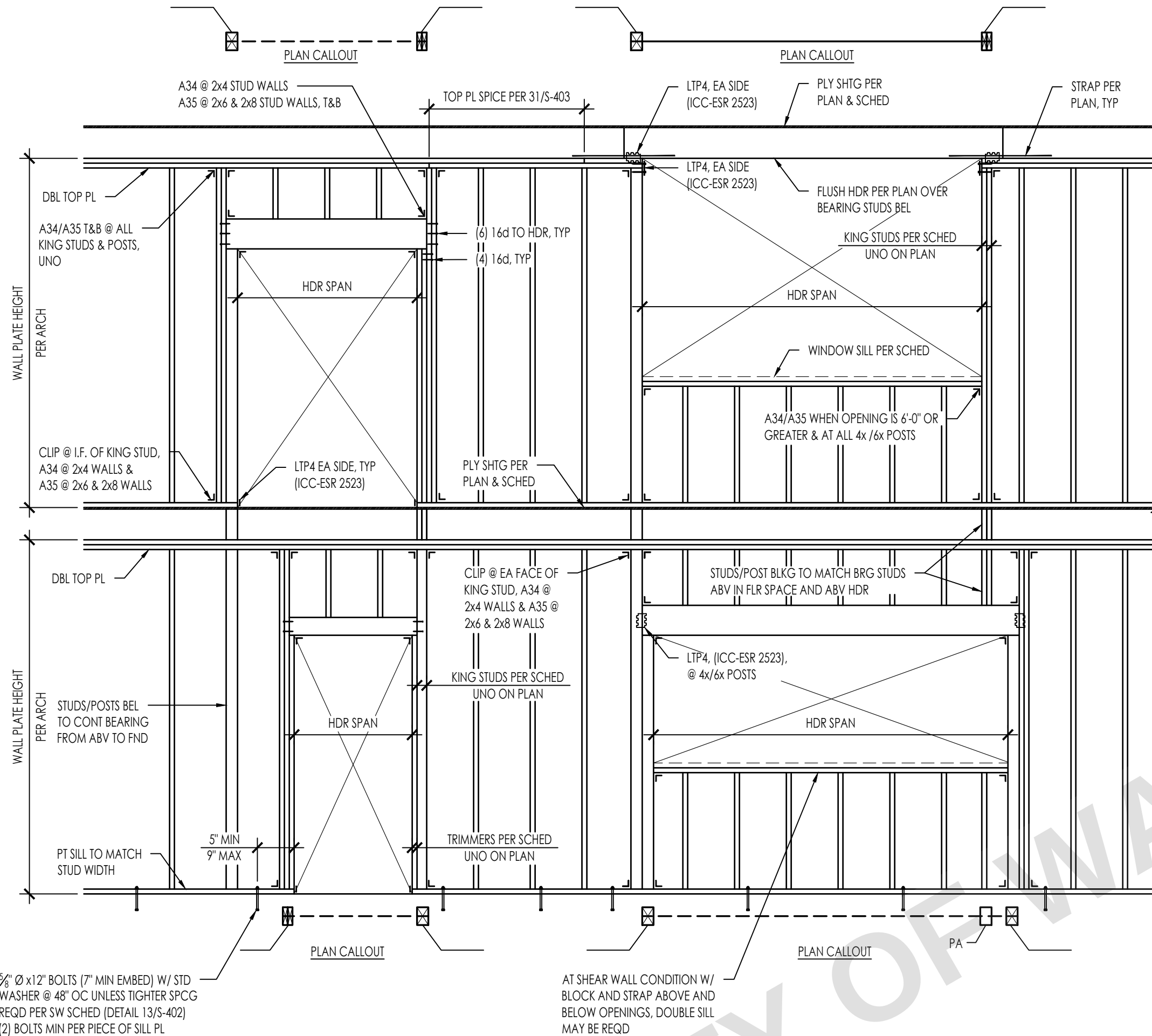
CITY OF WALNUT CREEK

CONCRETE DETAILS

DATE
11/20/2023

SHEET
S-312

1-STORY			6 INCH WALLS			
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	
	UP TO 3'-0"	6x4	2x	2x6	2x6	
	3'-0" - 5'-0"	6x6	2x	2x6	2x6	
	5'-0" - 7'-0"	6x8	(2) 2x	2x6	(2) 2x6	
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	
	UP TO 3'-0"	6x6	2x	2x6	2x6	
	3'-0" - 5'-0"	6x8	2x	2x6	2x6	
	5'-0" - 7'-0"	6x12	(2) 2x	(2) 2x6	(2) 2x6	
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	
	UP TO 3'-0"	6x6	2x	2x6	2x6	
	3'-0" - 5'-0"	6x8	2x	2x6	2x6	
	5'-0" - 7'-0"	6x12	(2) 2x	(2) 2x6	(2) 2x6	



- NOTES:
- THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING
 - FOR SHEAR WALLS SEE 34/5-402 FOR ADD'L REQUIREMENTS.
 - FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/.
 - HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
 - PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (ICC-ESR 2353)

FASTENING SCHEDULE PER 2022 CBC 2304.10.1		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON	END NAIL
4. CEILING JOIST TO TOP PLATE	16d COMMON @ 6" OC	FACE NAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	3-16d COMMON	EACH JOIST, TOENAIL
6. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	3-16d COMMON	FACE NAIL
7. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
8. RAFTER OR ROOF TRUSS TO PLATE	3-10d COMMON	TOENAIL ³
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON	END NAIL
	3-10d COMMON	TOENAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16d COMMON	16" OC FACE NAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON	16" OC EACH EDGE, FACE NAIL
12. CONTINUOUS HEADER TO STUD	4-10d COMMON	TOENAIL
13. TOP PLATE TO TOP PLATE	16d COMMON	16" OC FACE NAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPICE LENGTH EACH SIDE OF END JOINT)
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-16d COMMON	16" OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON	TOENAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON	END NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON	FACE NAIL
20. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	TOENAIL
21. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	8d COMMON	6" OC, TOENAIL
22. 2" SUBFLOOR TO JOIST OR GIRDER	2-8d COMMON	FACE NAIL
23. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	2-16d COMMON	FACE NAIL
24. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	20d COMMON (4" x 0.192")	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDE
26. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
27. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	3-16d COMMON	END NAIL
	2-8d COMMON	EACH END, TOENAIL

- NOTES:
- THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED
 - WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

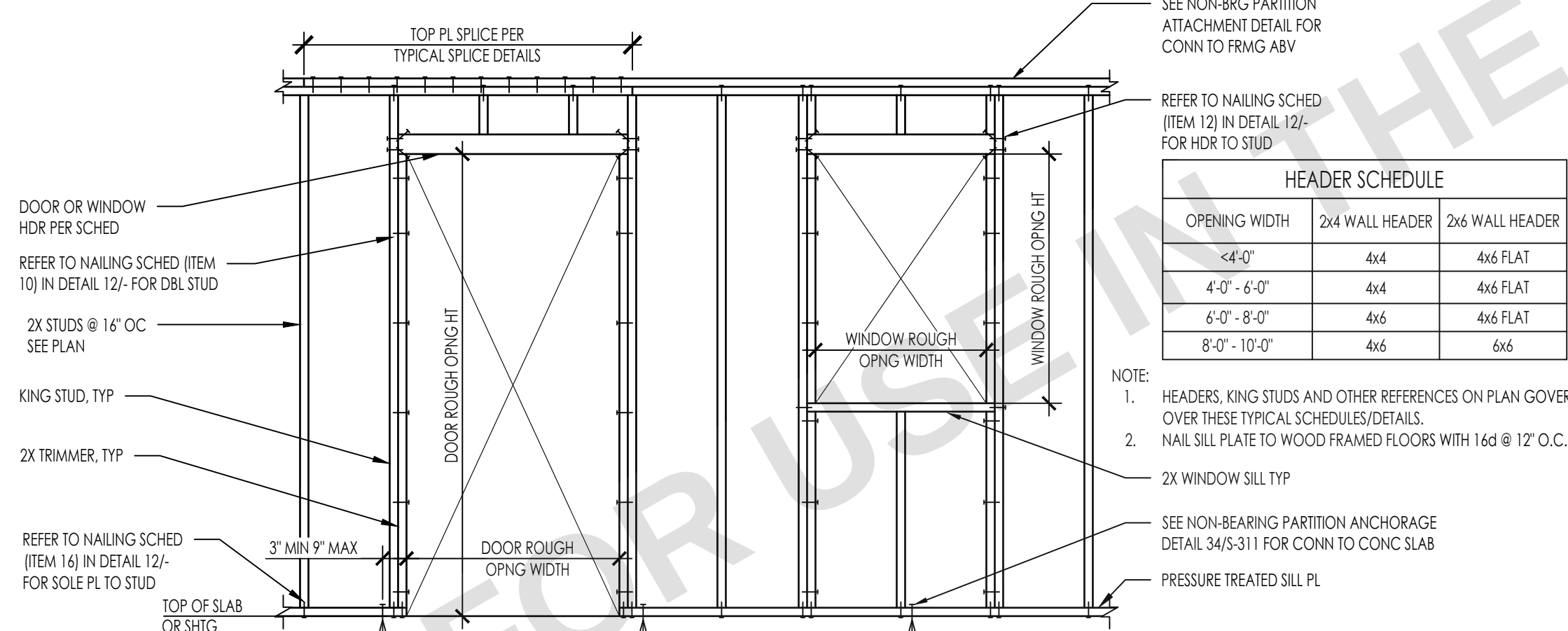
238401-C101-S401-32

NTS 32

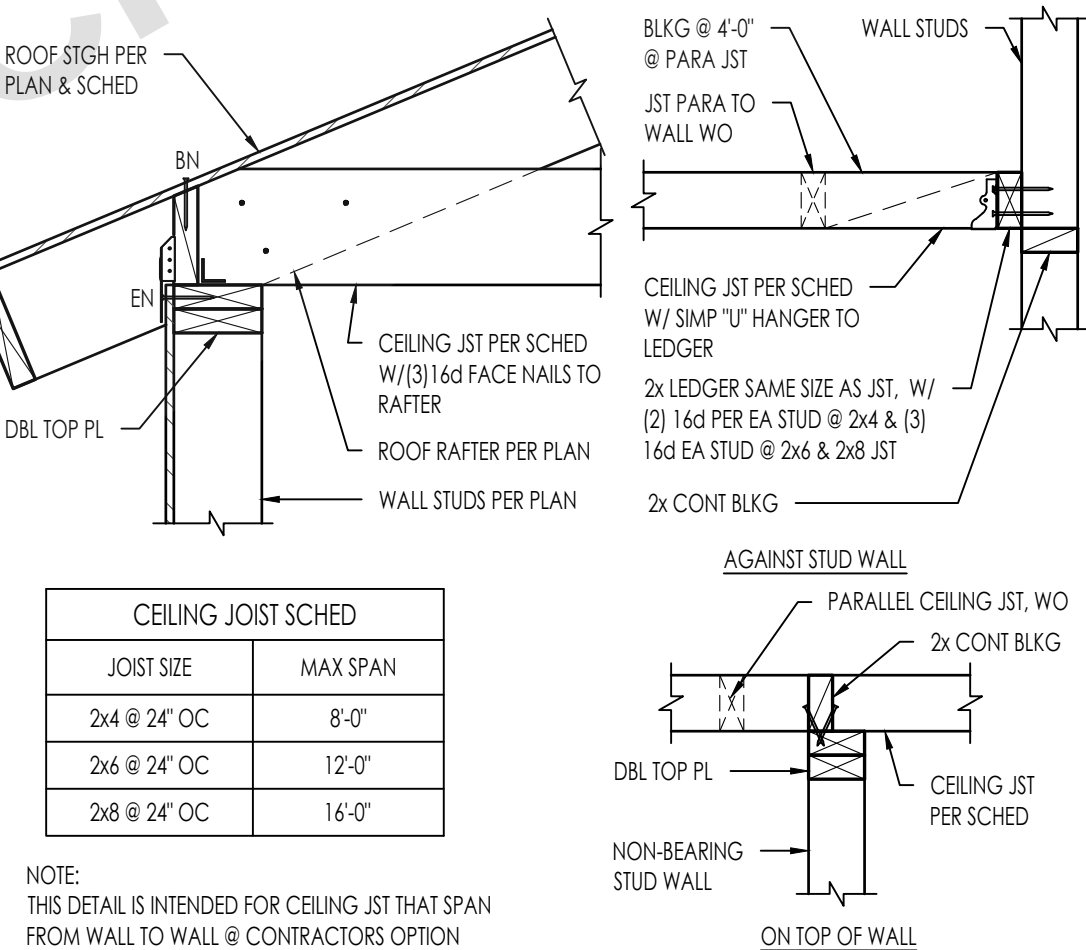
NAILING SCHEDULE

238401-C101-S401-12

NTS 12



- NOTE:
- HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.
 - NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 16d @ 12" O.C.



- NOTE:
- THIS DETAIL IS INTENDED FOR CEILING JST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION

INTERIOR NON-BEARING PARTITION WALL FRAMING

238401-C101-S401-43

NTS 43

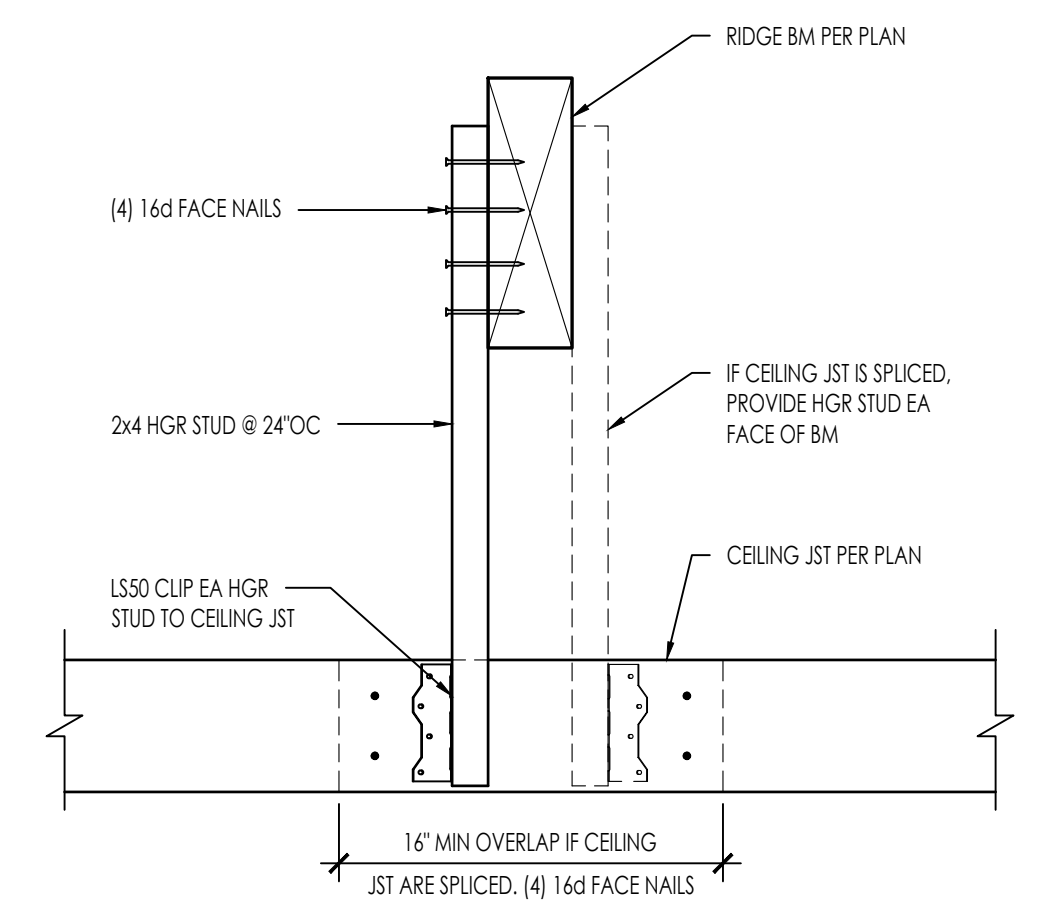
CEILING JOIST SCHED & DETAILS

238401-C101-S401-33

NTS 33

23

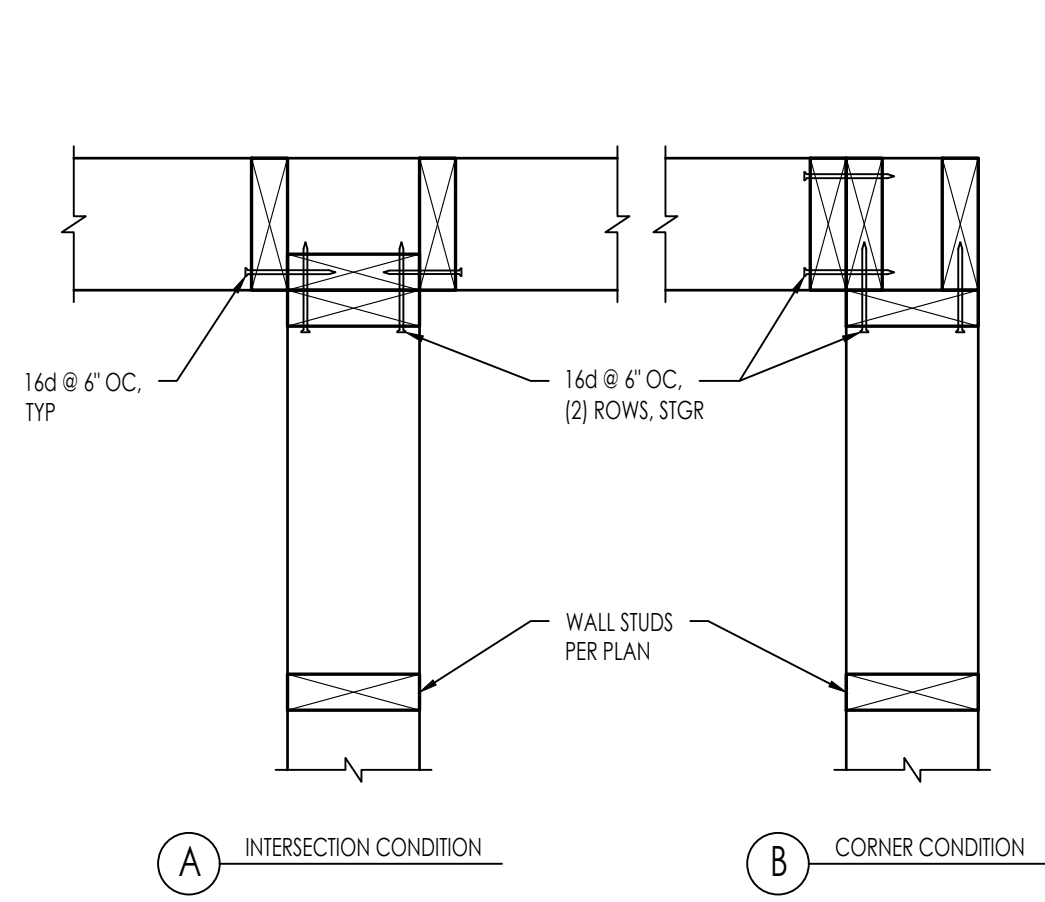
13



CEILING JOIST SUPPORT AT RIDGE

238401-C101-S401-34

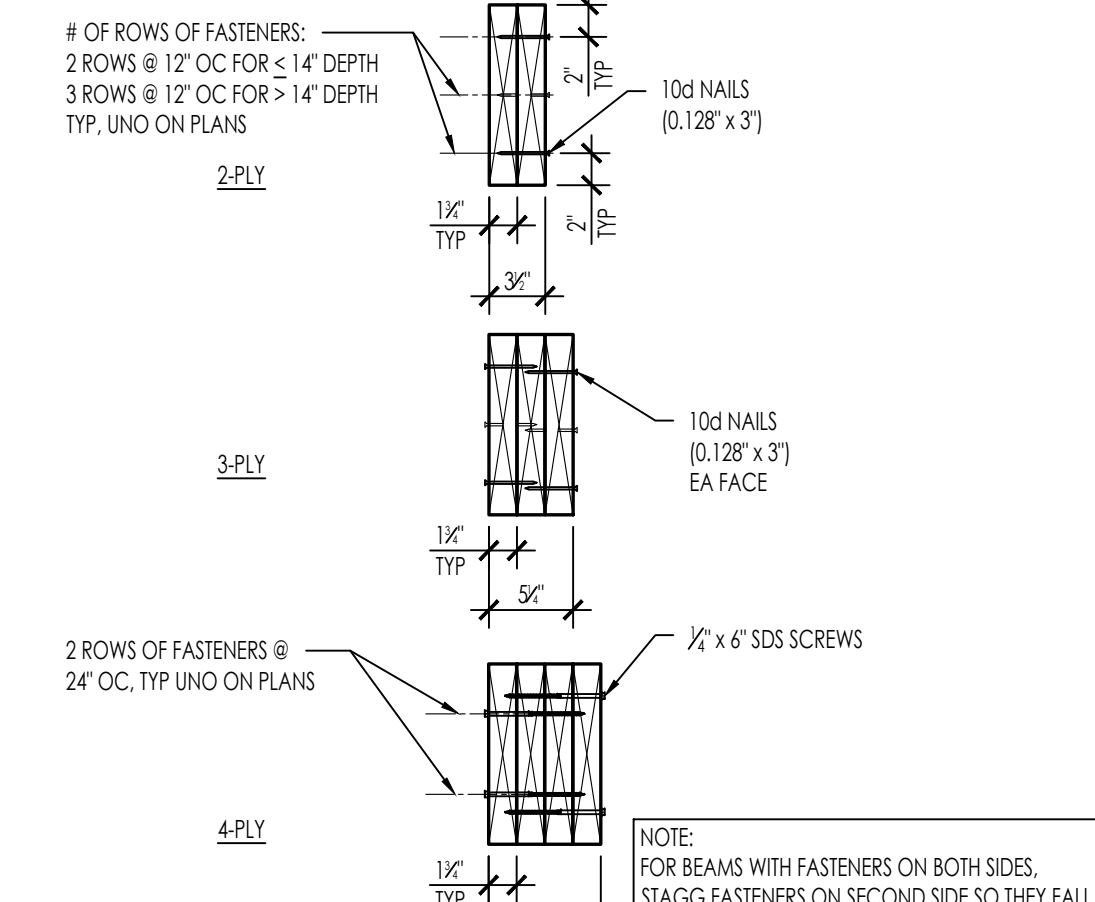
NTS 34



TYPICAL WOOD STUD INTERSECTIONS

238401-C101-S401-24

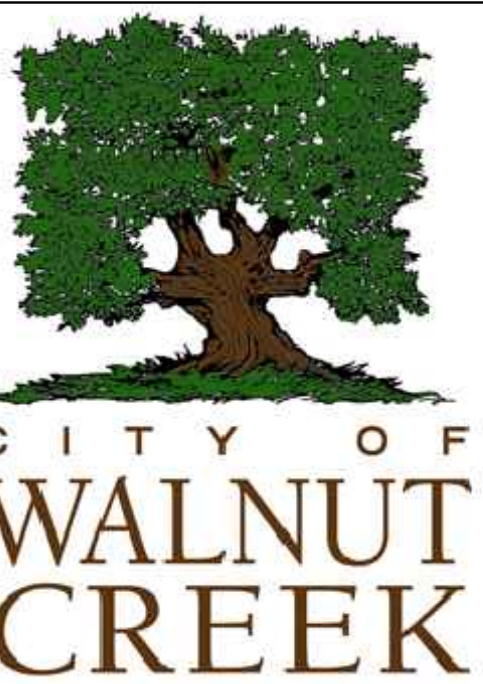
NTS 24



MULTI-PLY MEMBER CONNECTION

238401-C101-S401-14

NTS 14



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

TYPICAL WOOD DETAILS

DATE
11/20/2023

SHEET

S-401



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

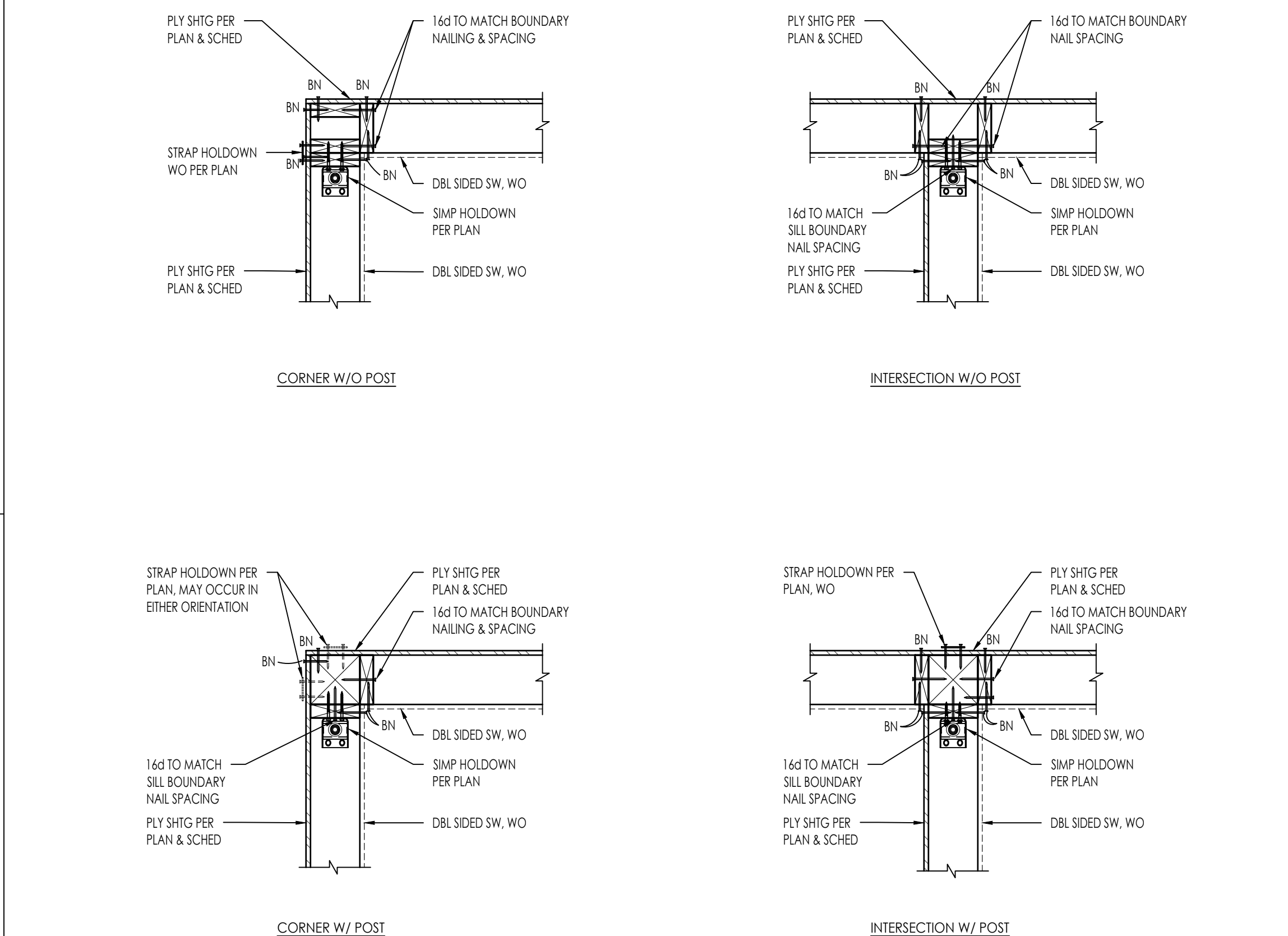
WALNUT CREEK ADU

CITY OF WALNUT CREEK

TYPICAL WOOD DETAILS

DATE
11/20/2023
SHEET

S-402

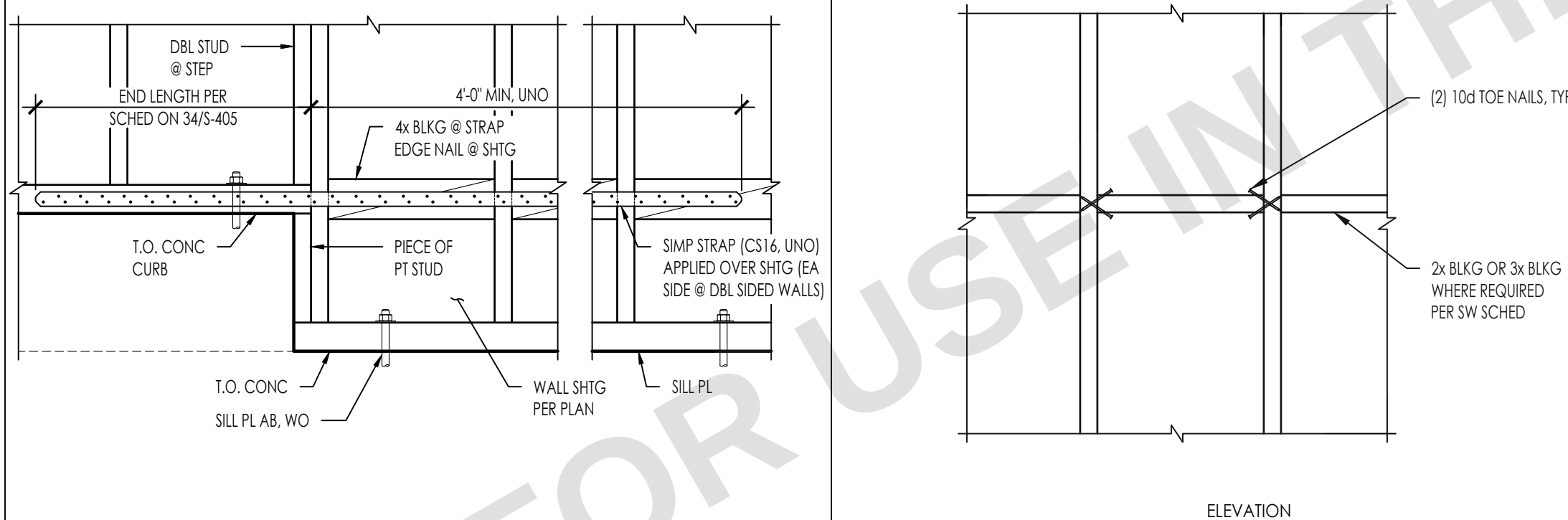


SHEAR WALL INTERSECTION

2384-01-C101 - S402 - 42

NTS

42



STRAP AT STEP IN SHEAR WALL SILL PLATE

2384-01-C101 - S402 - 53

NTS

TYPICAL BLOCKING DETAIL

2384-01-C101 - S402 - 43

NTS

43

MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽	1	CS20	(12) 10d x 2 1/2"	32'	1,030
▽	1	CS16	(20) 10d x 2 1/2"		1,705
▽	1	CS14	(26) 10d x 2 1/2"		2,490
▽	2	CMST16	(50) 10d x 3 1/2"		4,690
▽	2	CMST14	(66) 10d x 2 1/2"	39'	6,475
▽	2	CMST12	(86) 10d x 2 1/2"		9,215

- NOTES:
- 2 BAYS OR 32" MIN STRAP LENGTH
 - BOUNDARY AND EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ABOVE AND BELOW OPENINGS AT THIS CONDITION
 - SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN

FORCE TRANSFER AROUND OPENINGS

2384-01-C101 - S402 - 44

NTS

44

SHEAR WALL SHEATHING / NAILING SCHEDULE									
WALL SYMBOL	STRUCT SHEATHING	1,12 FRAMING SIZE	6 NAILING		2,3,4 NAILING		7 SILL NAILING		10,11 ANCHOR BOLTING
			(2) 2x STUD	EDGE	INTERMEDIATE SUPPORTS	NAILS / LAG SCREWS @ 16" OC	SDS SCREWS OPTION	A35s	
△	15/32" STRUCT 1 PLYWOOD	2x	10d @ 9" OC	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	5/8" DIA @ 48" OC
△	15/32" STRUCT 1 PLYWOOD	2x	10d @ 8" OC	10d @ 6" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	12" OC	16" OC	5/8" DIA @ 48" OC
△	15/32" STRUCT 1 PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	8" OC	12" OC	5/8" DIA @ 32" OC
△	15/32" STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	6" OC	8" OC	5/8" DIA @ 32" OC
△	15/32" STRUCT 1 PLYWOOD	2x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	4" OC	8" OC	5/8" DIA @ 24" OC
△	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 8" OC *	6" OC	5/8" DIA @ 16" OC
△	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 6" OC *	A34 @ 4" OC	5/8" DIA @ 16" OC
△	15/32" STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8" LAG SCREWS @ 6" OC	(2) @ 4" OC *	1/4" @ 15" 4" OC	5/8" DIA @ 8" OC

NOTES:

- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
- ALL NAILS SHALL BE COMMON NAILS.
- PROVIDE E.N., AT ALL END STUDS, STUDS/POSTS WITH HOLDOWNS OR THE DOWN STRAPS, SILL PLATES AND TOP PLATES.
- WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
- NAILS SHALL BE 1/2 INCH MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8 INCH MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
- USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE SHEAR EXCEEDS 300 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
- WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
- LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
- SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
- REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS
- LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
- ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
- LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
 - A. 4 1/2" MAX PENETRATION.
 - B. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS, SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW.
- ASSUMES A 1 1/4" MIN LSL RIM BOARD. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.
- * WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
- SIMPSON 1/4" CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE

2384-01-C101 - S402 - 13

NTS

13

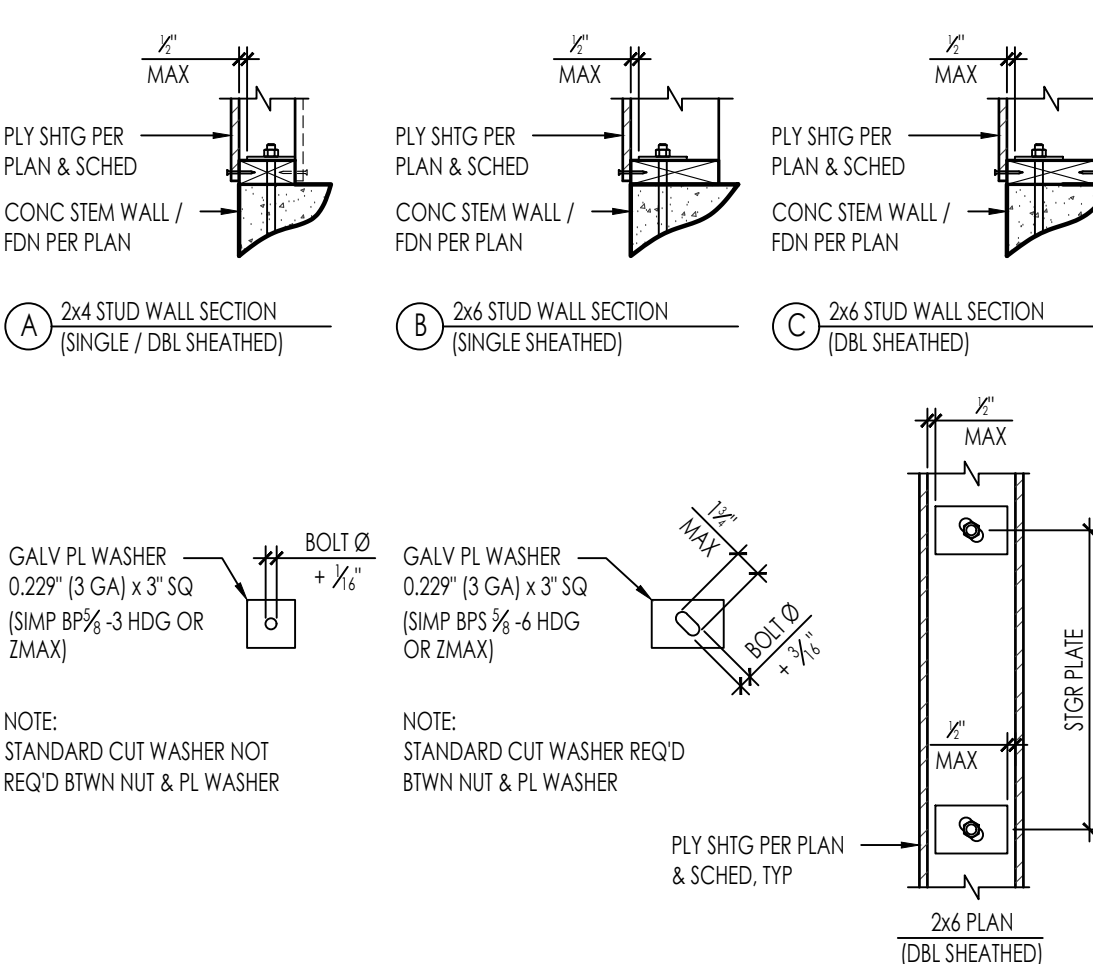
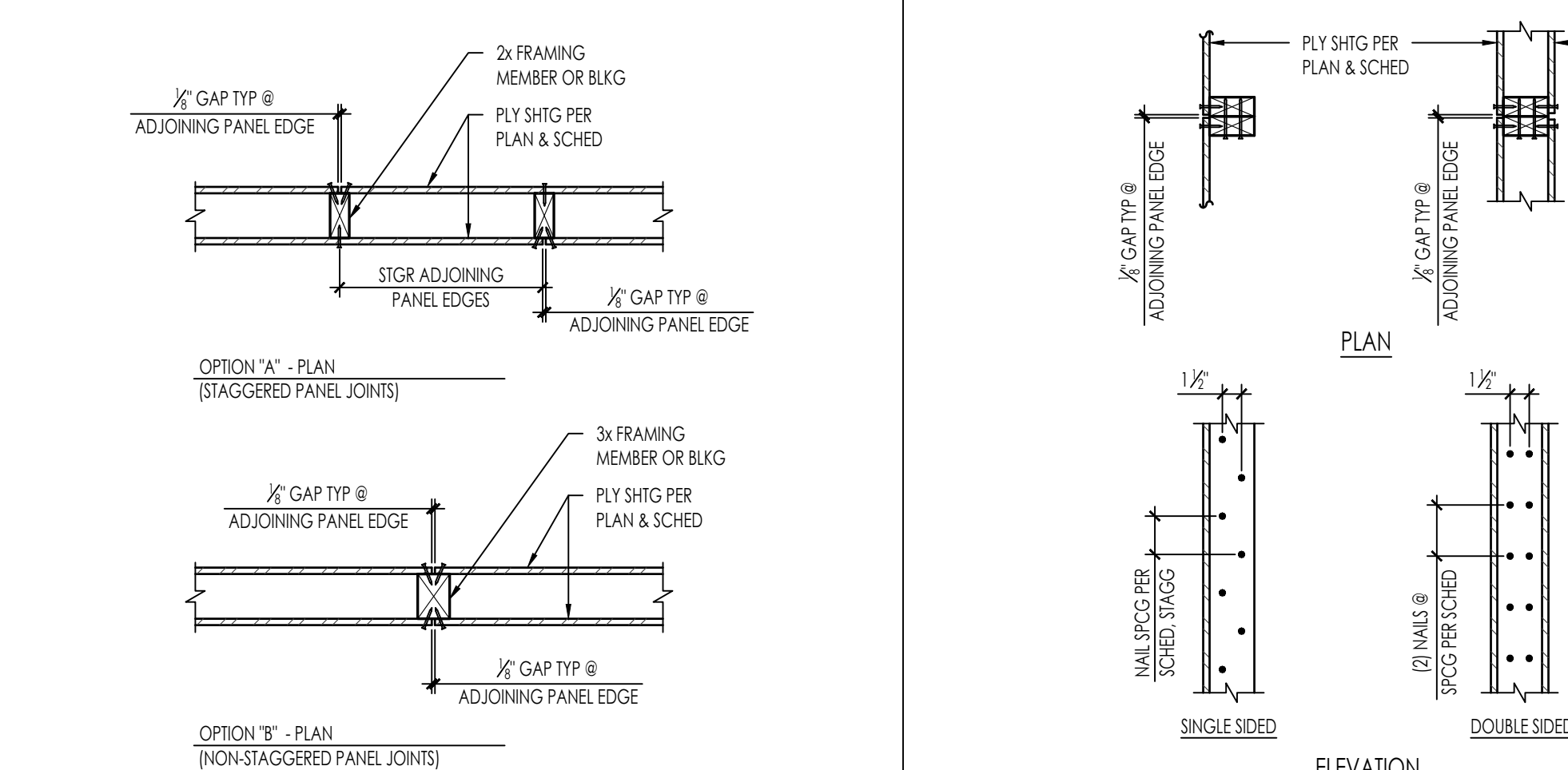


PLATE WASHER DETAIL

2384-01-C101 - S402 - 34

NTS

34



DOUBLE SIDED SHEAR WALL

2384-01-C101 - S402 - 34

NTS

24

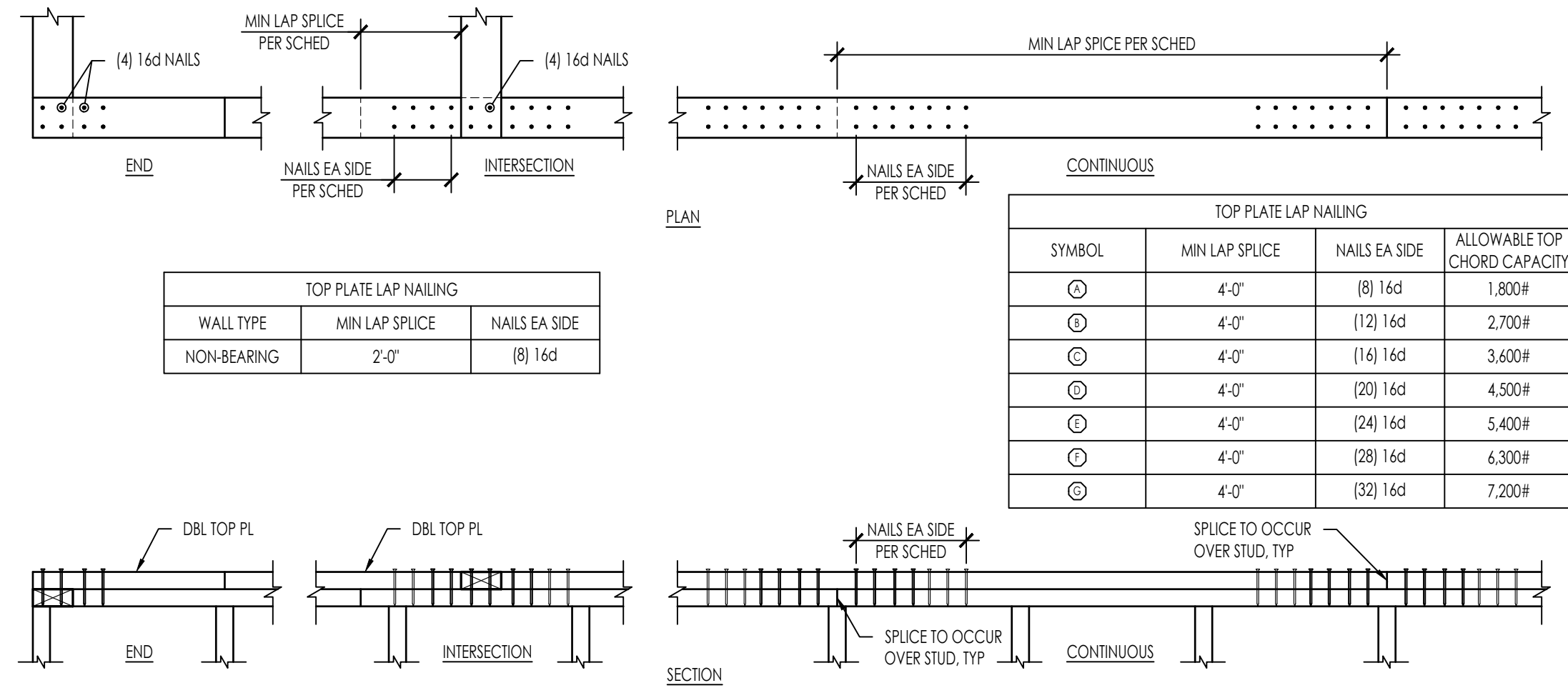
2x STUD NAILING @ ADJOINING PANEL EDGES

2384-01-C101 - S402 - 14

NTS

14

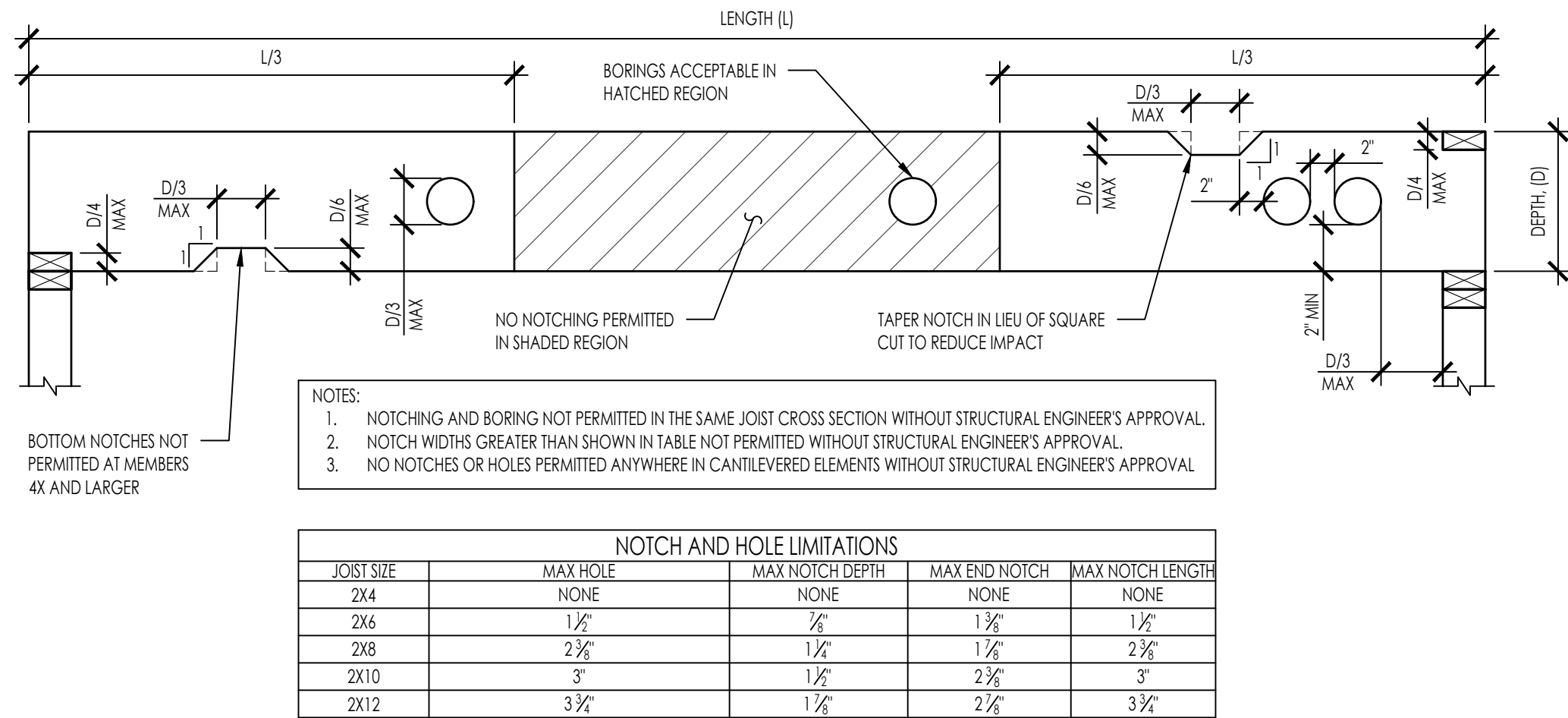
N:\2200\2244-01\c1021-walnut-creek-ada\structural\CorDocs\sheet files\2244-01-C1021 - 5403.dwg, PLAN 3 - 5403.dwg, Nov 20, 2023 12:42pm, dspece



51 DBL TOP PLATE LAP NAILING

2244-01-C1021 - 5403 - 32

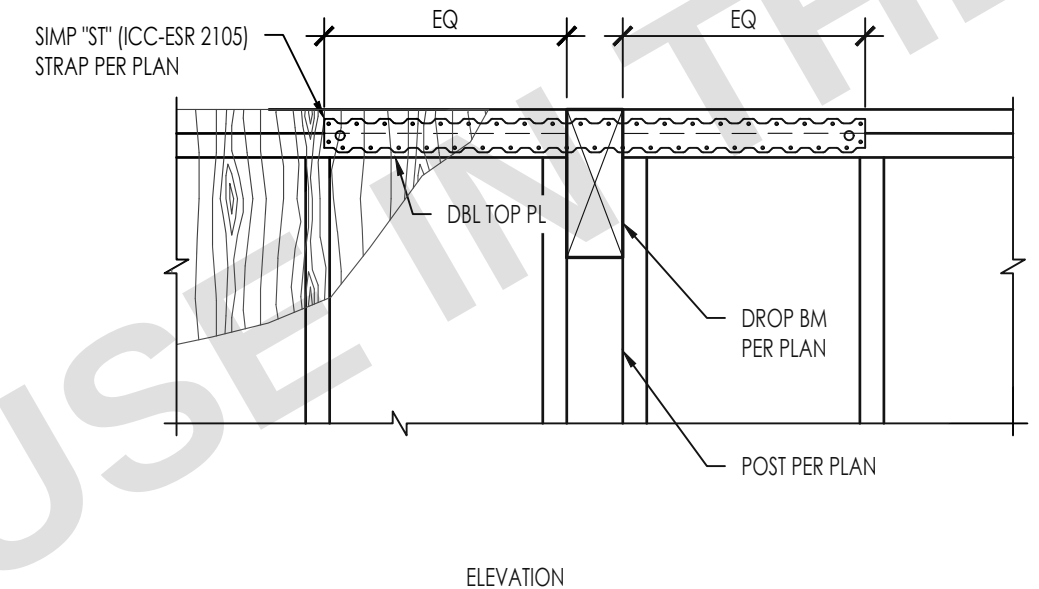
NTS 31



SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

2244-01-C1021 - 5403 - 42

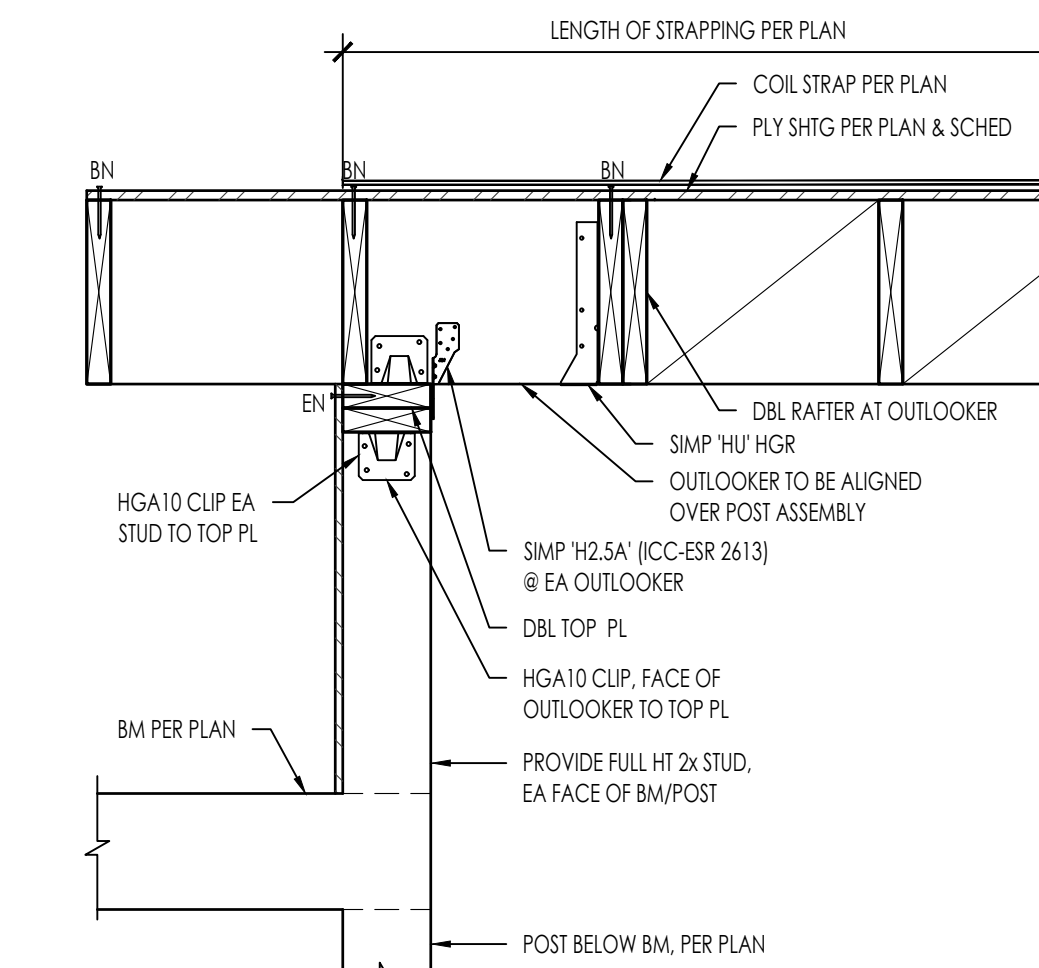
NTS 42



53 STRAP AT INTERRUPTED DOUBLE TOP PLATE

2244-01-C1021 - 5403 - 34

NTS 43

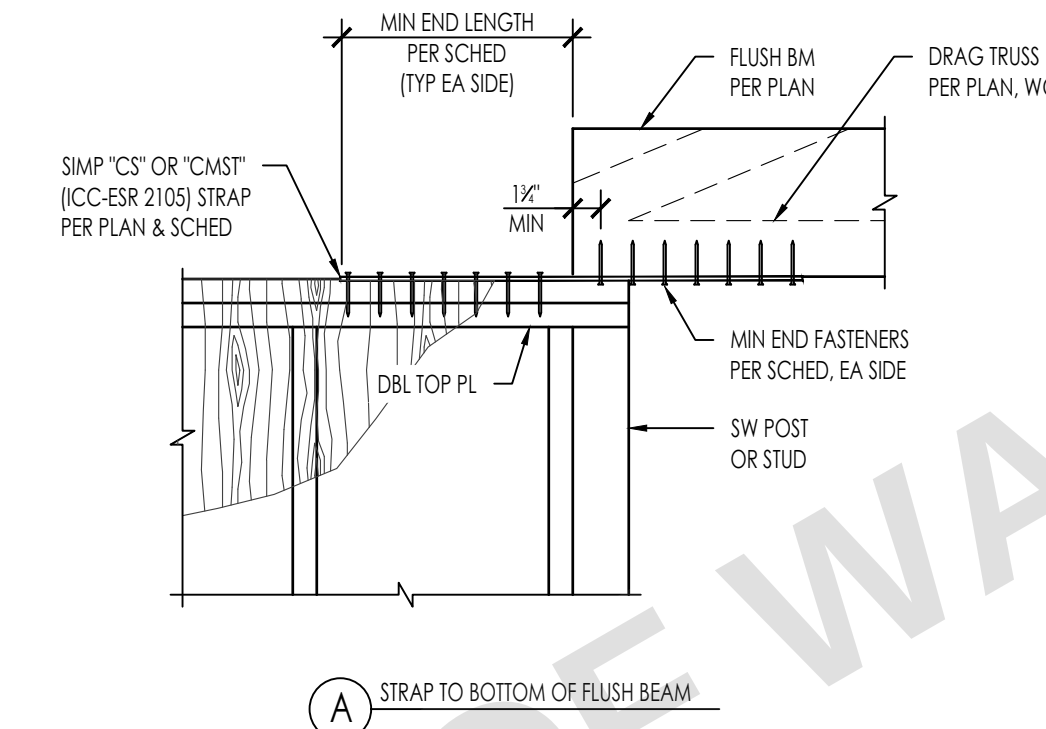


54 OUTLOOKER @ EXTERIOR SHEAR WALL

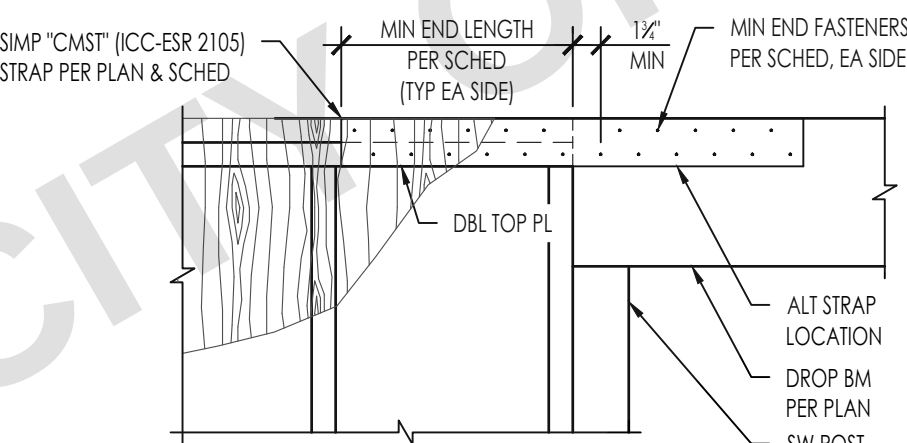
2244-01-C1021 - 5403 - 12

1" = 1'-0"

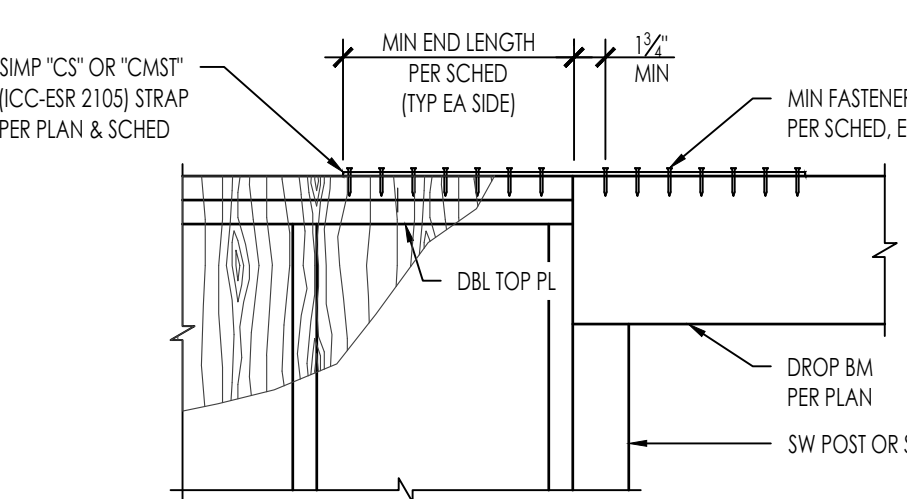
44



A STRAP TO BOTTOM OF FLUSH BEAM



B STRAP TO FACE OF DROP BEAM



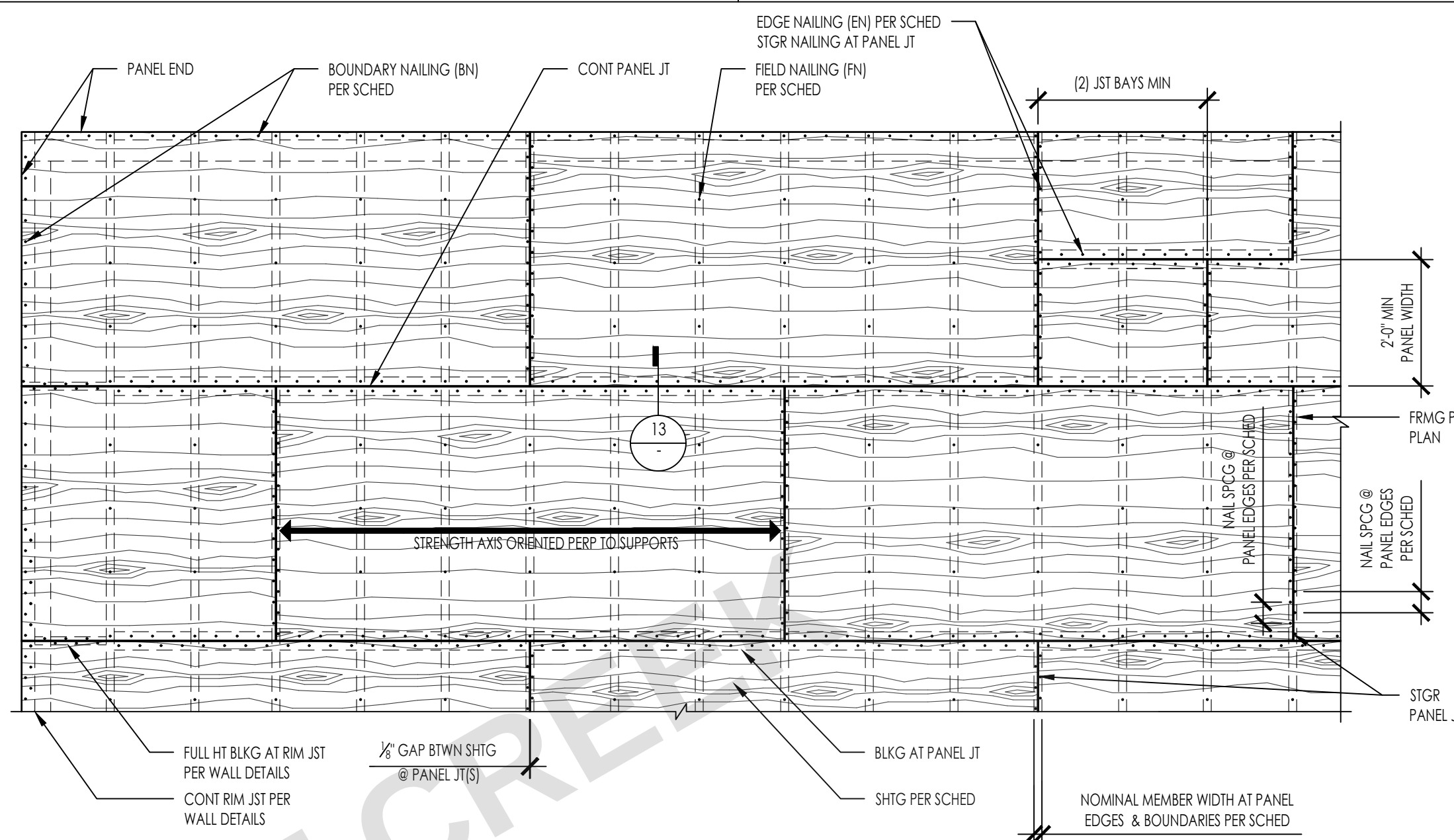
C STRAP TO TOP OF DROP BEAM

STRAP MODEL	END FASTENERS	END LENGTH (IN)	ALLOWABLE TENSION LOADS (IN)
CS16	(20) 10d	11	1,705
	(22) 8d	13	
CS14	(24) 10d	15	2,490
	(30) 8d	16	
CMSTC16	(50) 16d	20	4,690
CMST14	(56) 10d	26	6,475
CMST12	(74) 16d	33	9,215
	(84) 10d	39	

DRAG STRAP AT BEAM-TO-WALL

2244-01-C1021 - 5403 - 34

NTS 34



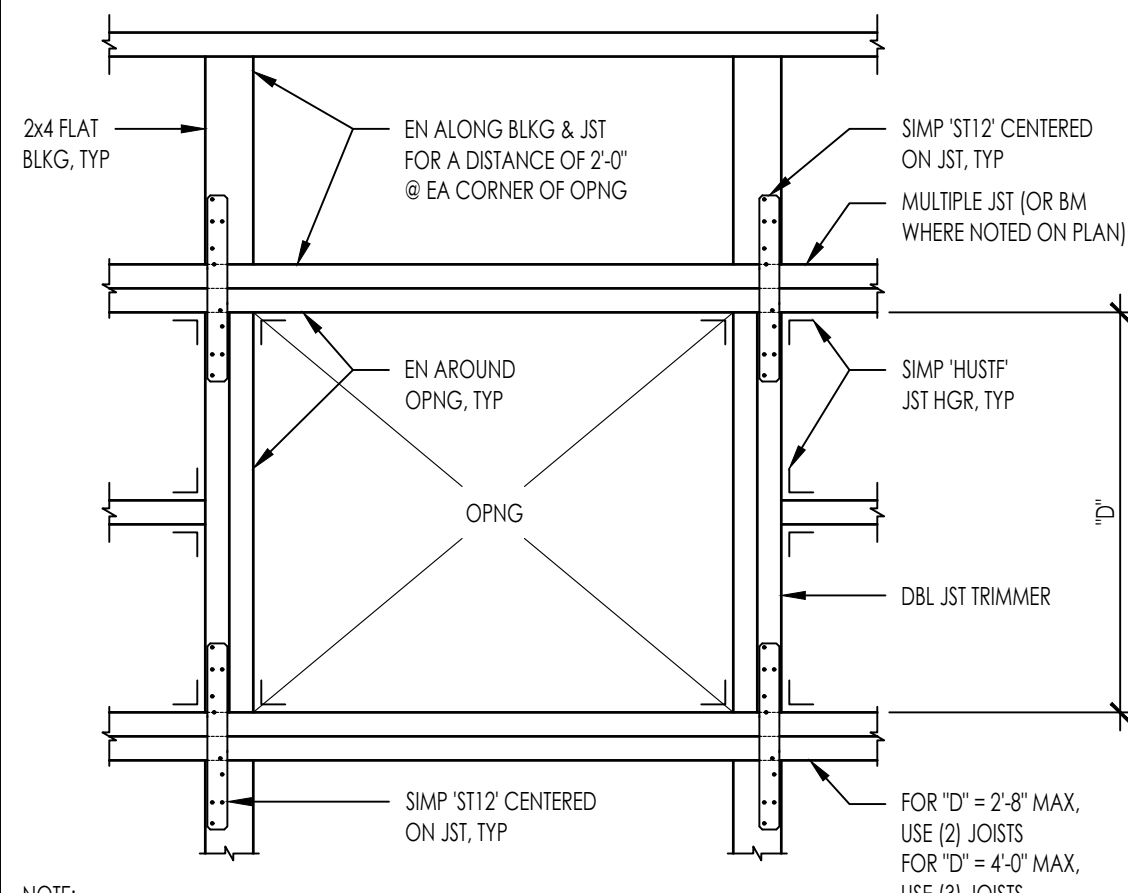
DIAPHRAGM SCHEDULE										
TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)
A	ROOF	SEE NOTE 5	SHEATHING	32 / 16	NO	10d	6	-	6	12
B	ROOF	SEE NOTE 5	SHEATHING	32 / 16	YES	10d	4	4	6	12

- NOTES:
- NOT USED.
 - MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 1/2" FROM SHEATHING EDGE AND 3/4" FROM LUMBER EDGE.
 - NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
 - WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
 - ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER.
 - USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY.
 - ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF 1/2".
 - ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
 - 1/2" @ SINGLE PLY OR ASPHALT SHINGLES
 - 3/8" @ TILE
 - 3/4" @ TILE WITH MORTAR
 - STRUCTURALLY ACCEPTABLE TO USE "SHEATHING" SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

PLYWOOD DIAPHRAGM SHEATHING

2244-01-C1021 - 5403 - 12

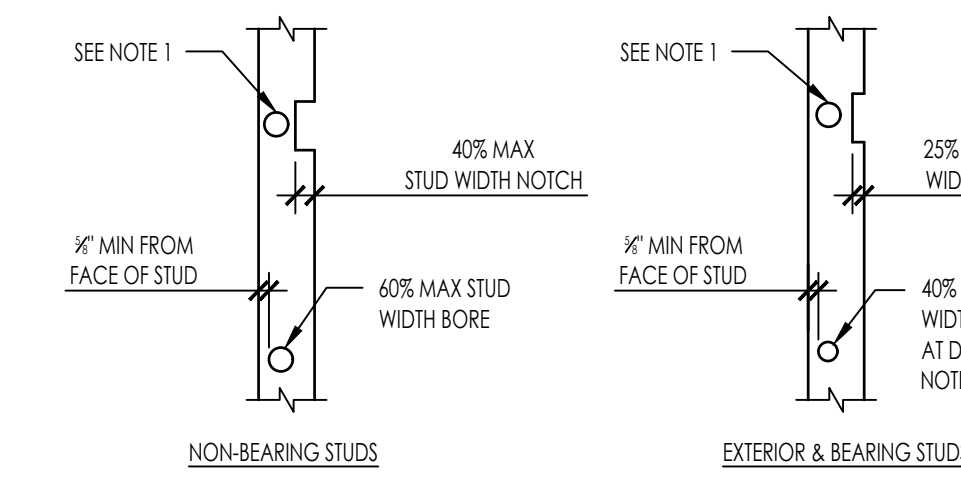
NTS 12



OPENING AT FRAMING

2244-01-C1021 - 5403 - 23

NTS 23

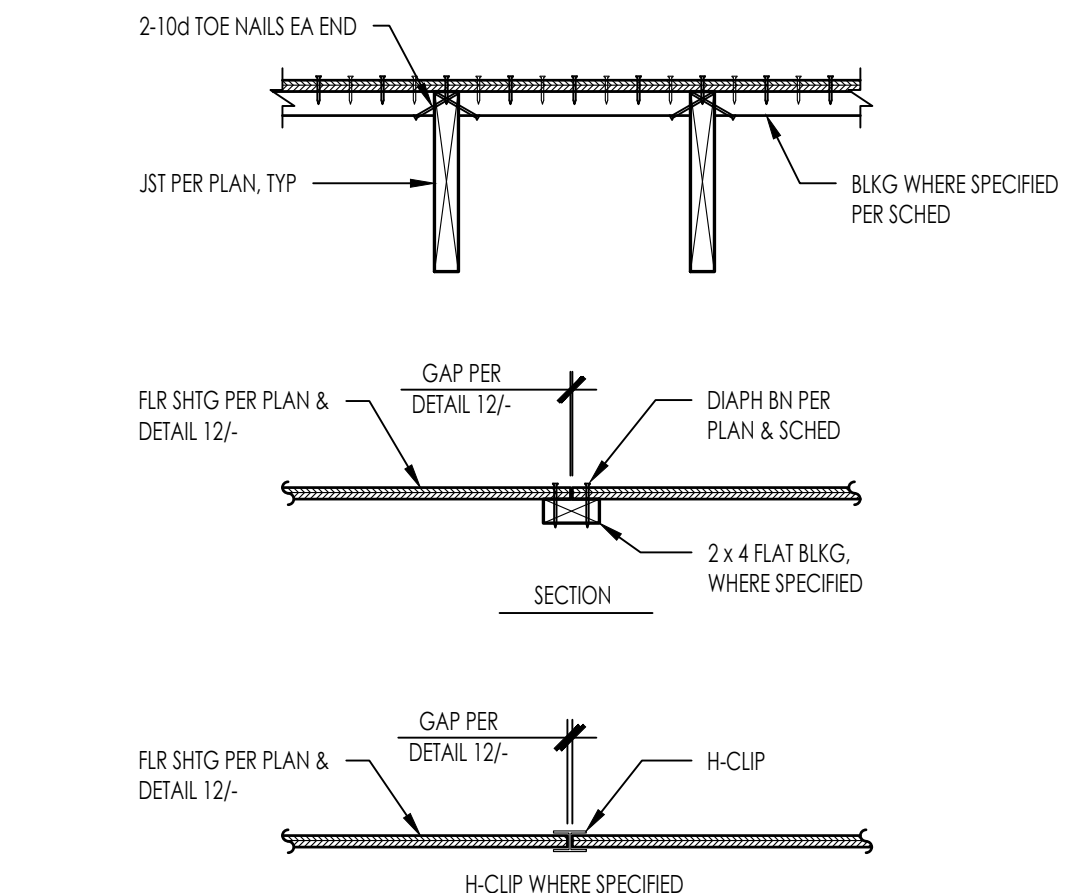


- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME STUD SECTION.
 - NO MORE THAN 2 SUCCESSIVE DBL STUDS ARE PERMITTED TO HAVE 60% MAX BORED HOLES.

TYP WALL NOTCH AND BORING LIMITATIONS

2244-01-C1021 - 5403 - 24

NTS 24



DIAPHRAGM PANEL JOINTS

2244-01-C1021 - 5403 - 13

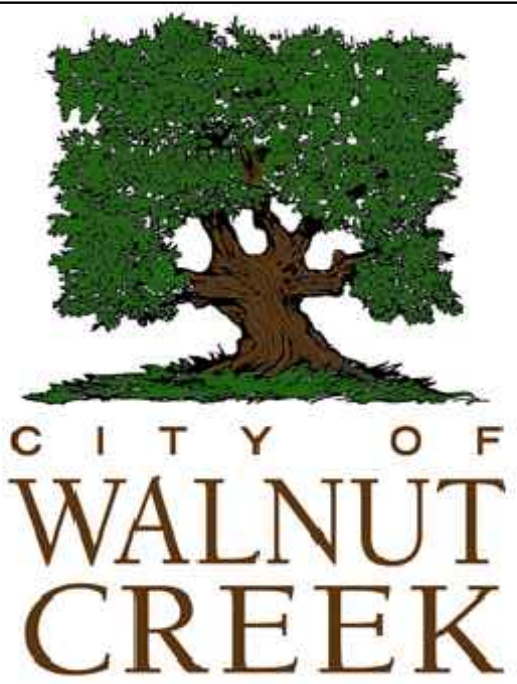
NTS 13

NOTCH AND HOLE LIMITATIONS						
TOP PL OR SILL PL	A	B	C	D	E	F
2x4	3/4"	1/2"	1/4"	1/2"	3/4"	6
2x6	1/2"	3/4"	1/4"	1/2"	3/4"	9
2x8	3/4"	3"	3/4"	3/4"	1 1/4"	12

TOP PL AND SILL NOTCH AND BORING LIMITATIONS

2244-01-C1021 - 5403 - 14

NTS 14



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

TYPICAL WOOD DETAILS

DATE
11/20/2023

SHEET

S-403



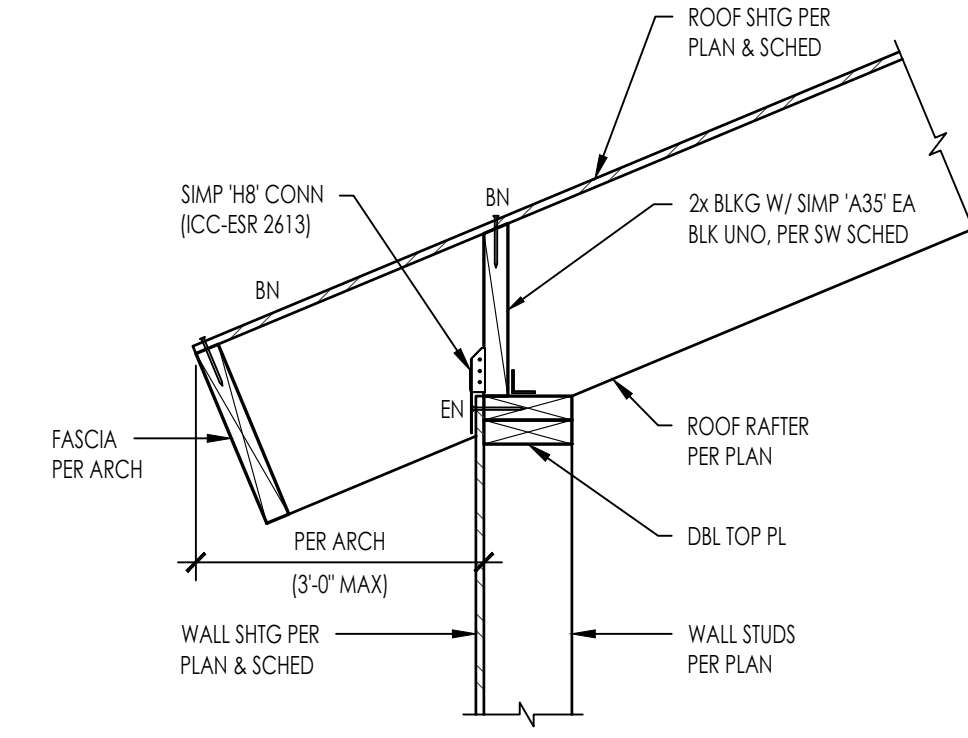
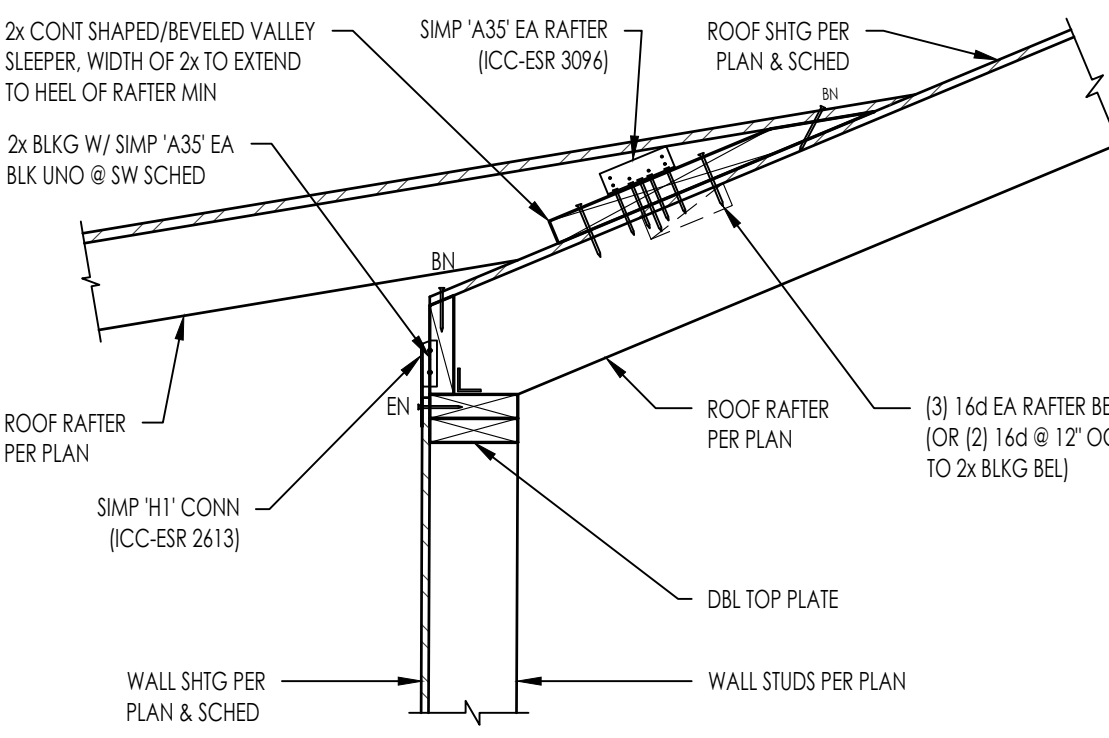
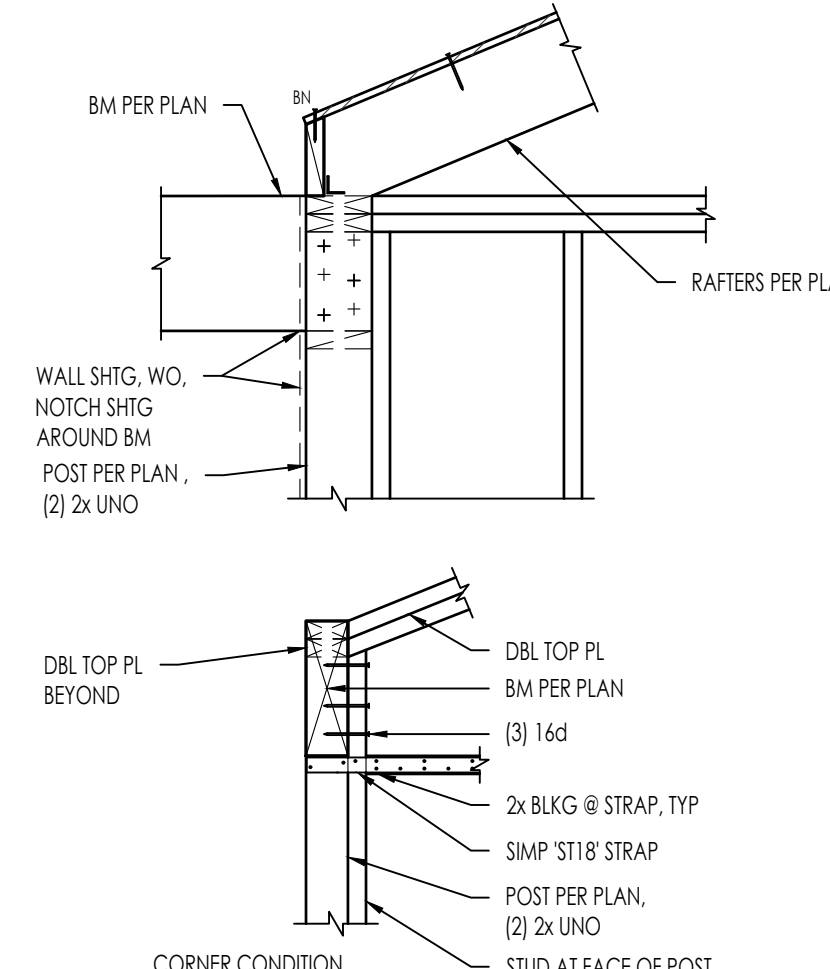
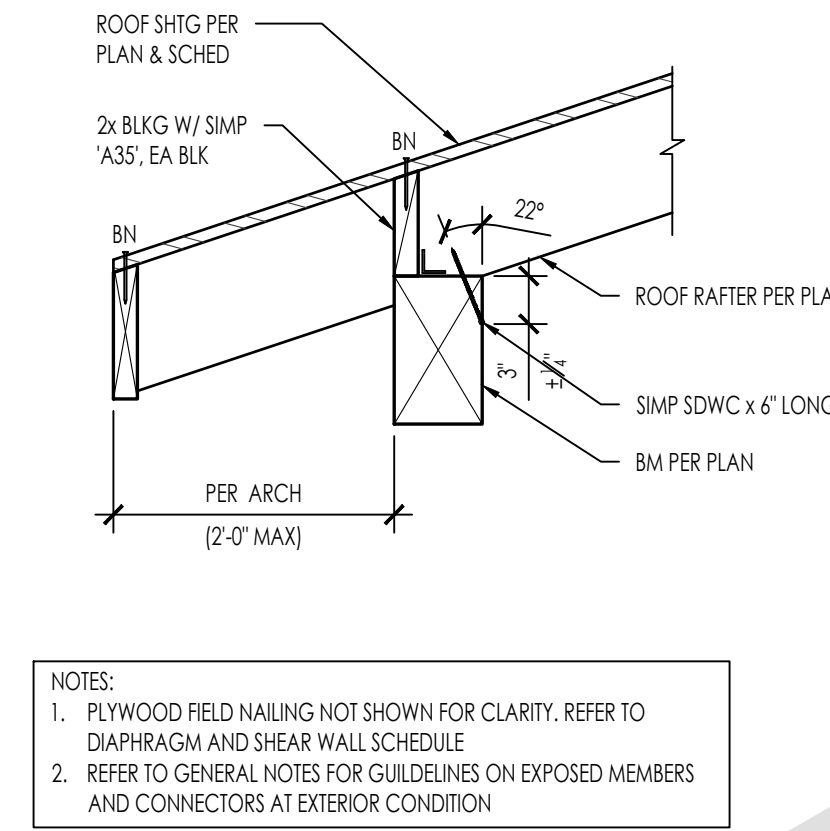
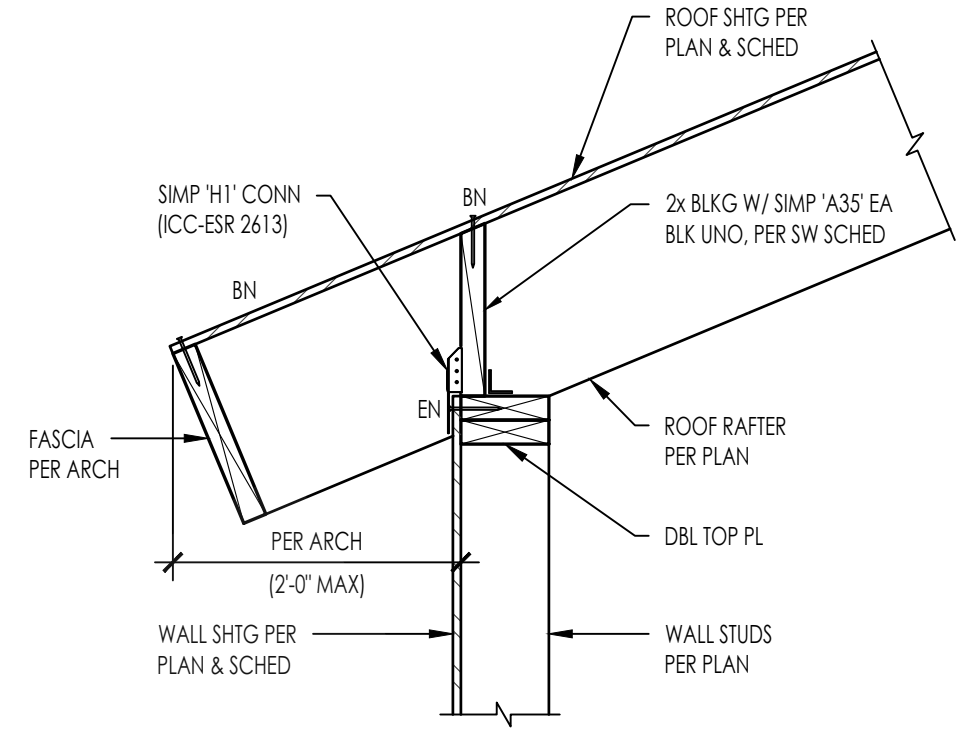
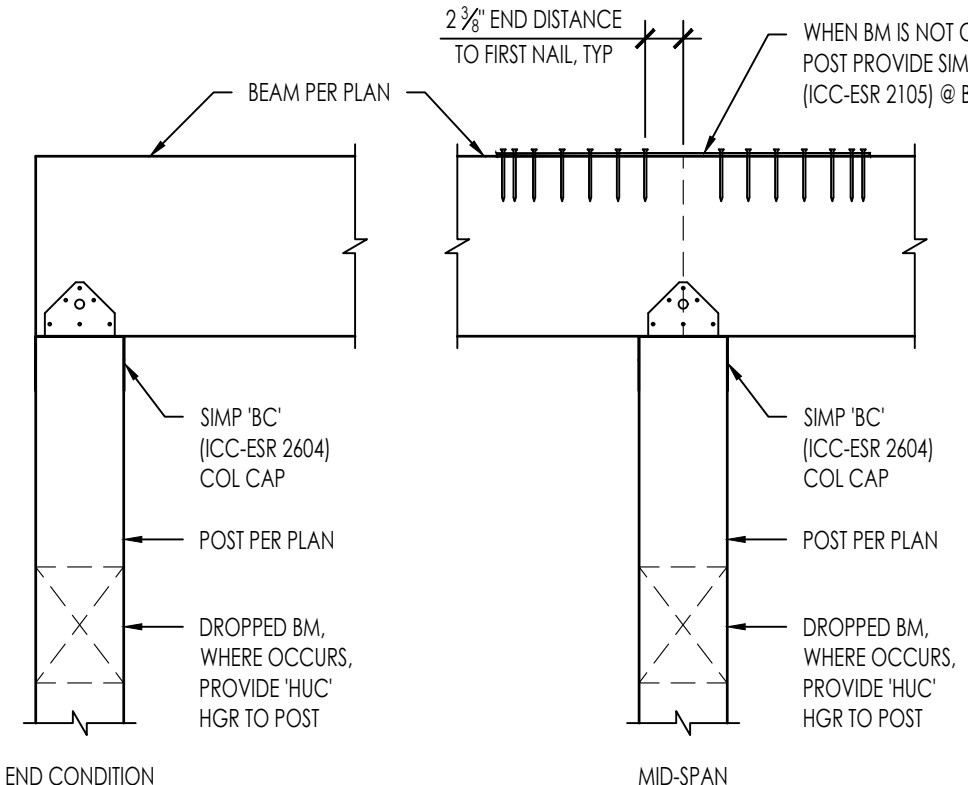
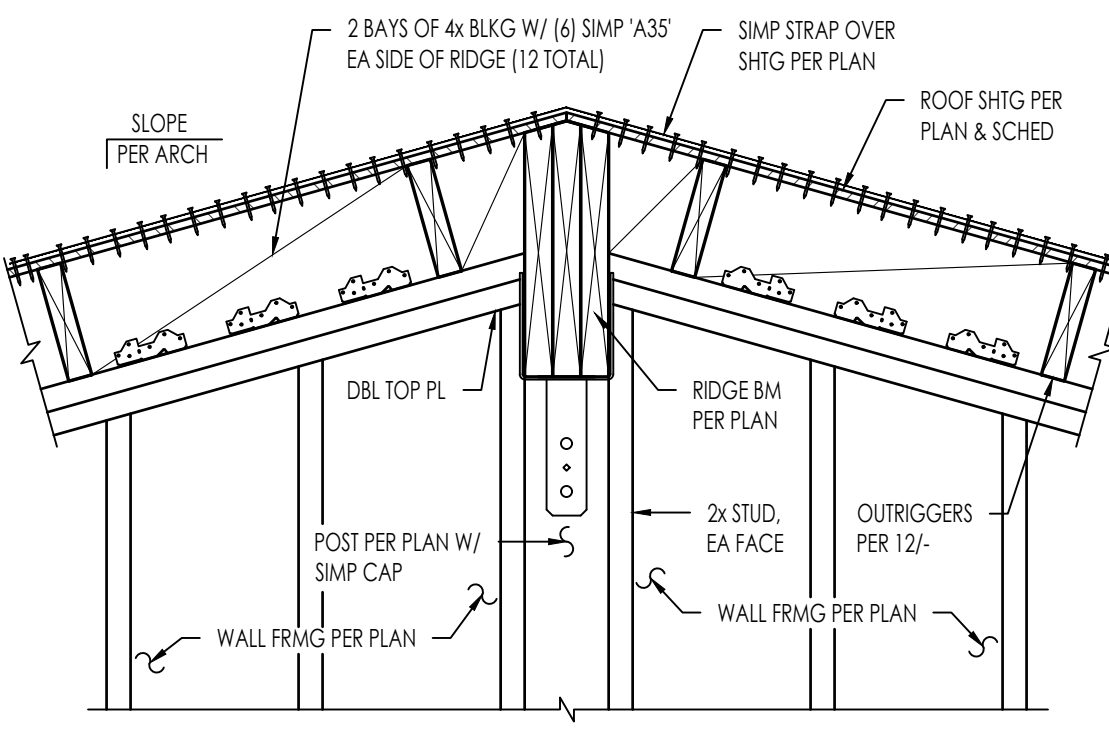
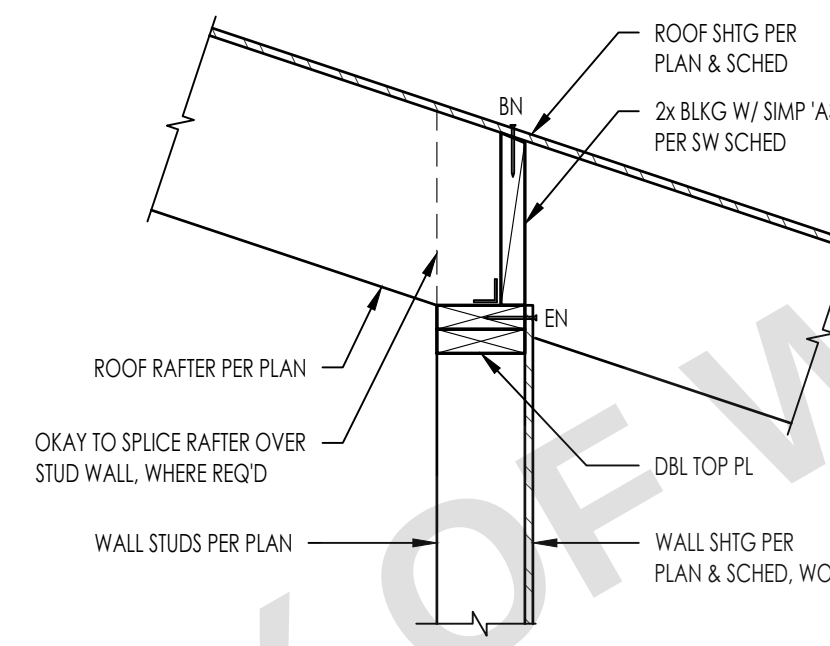
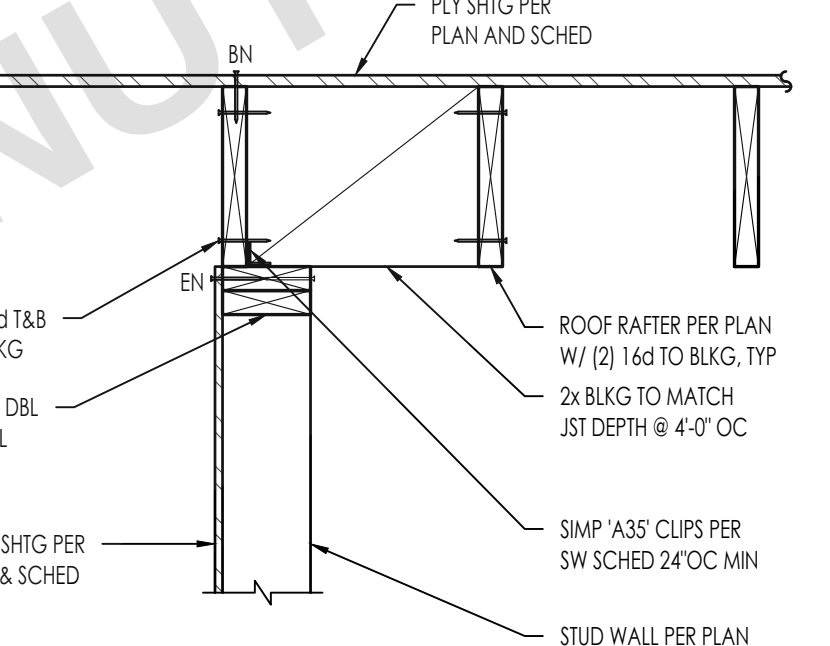
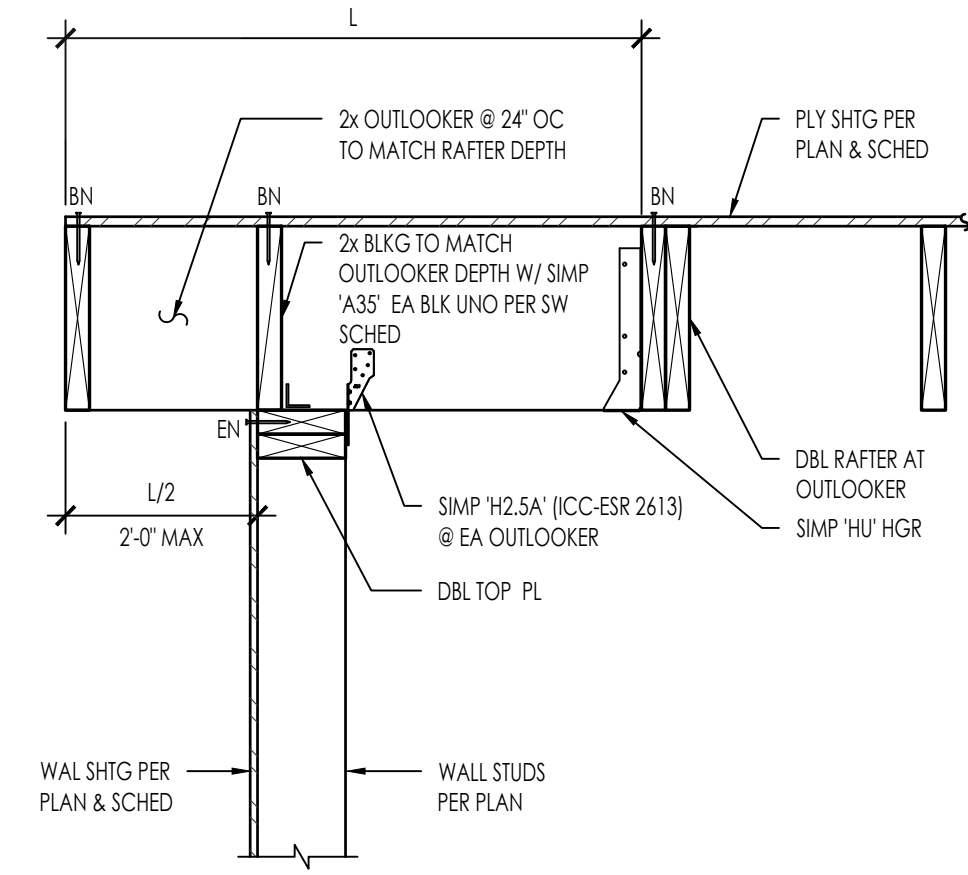
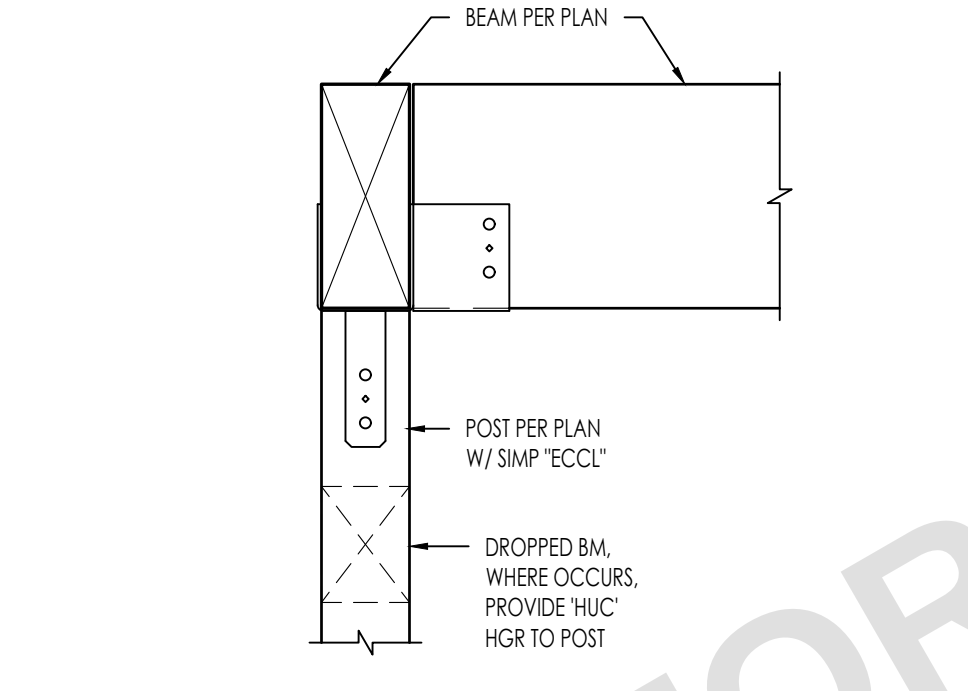
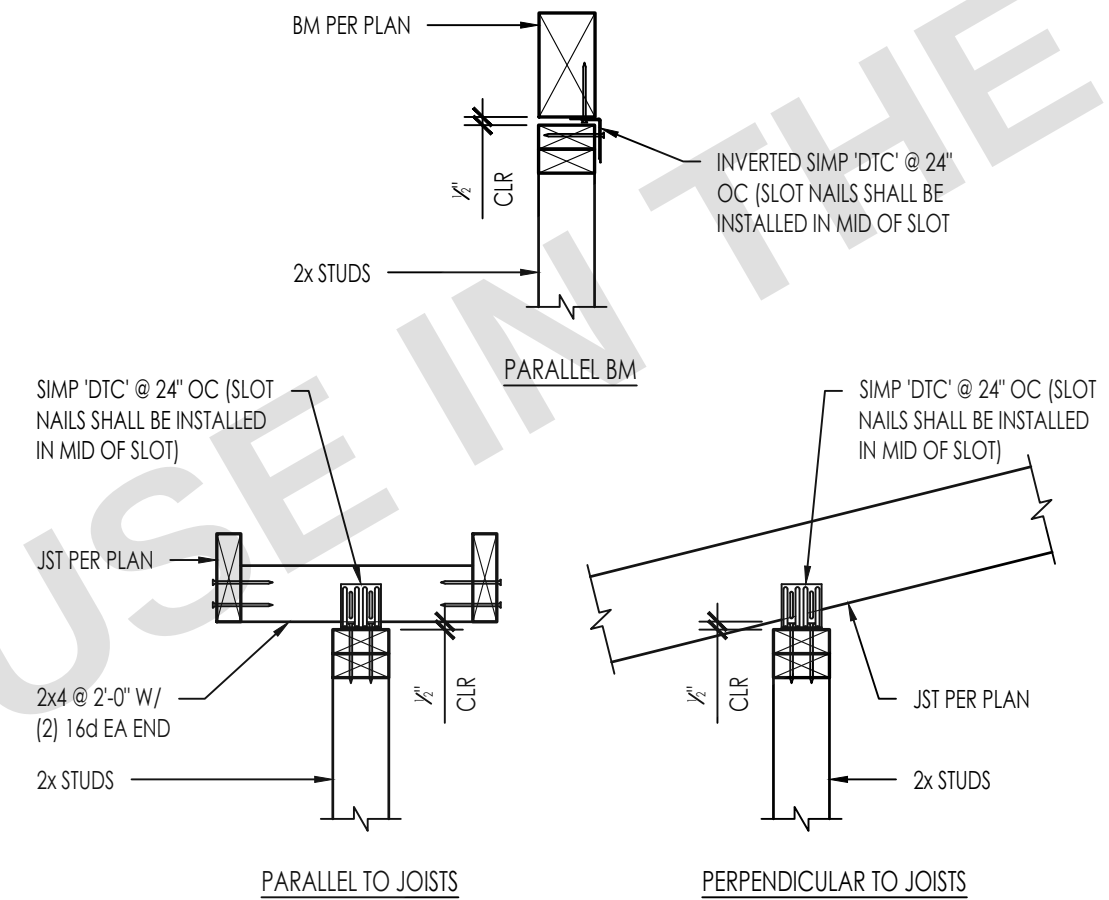
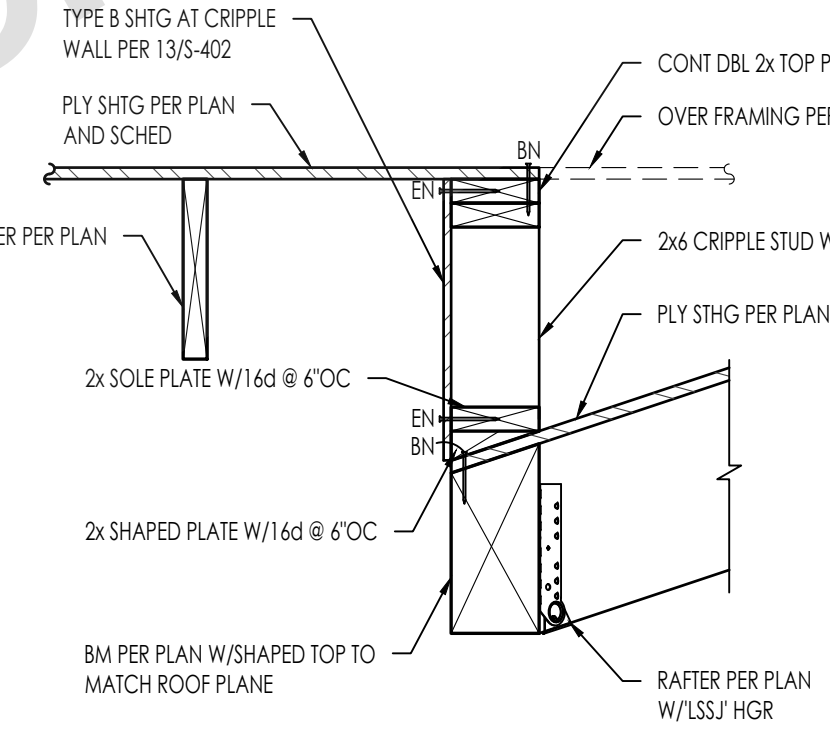
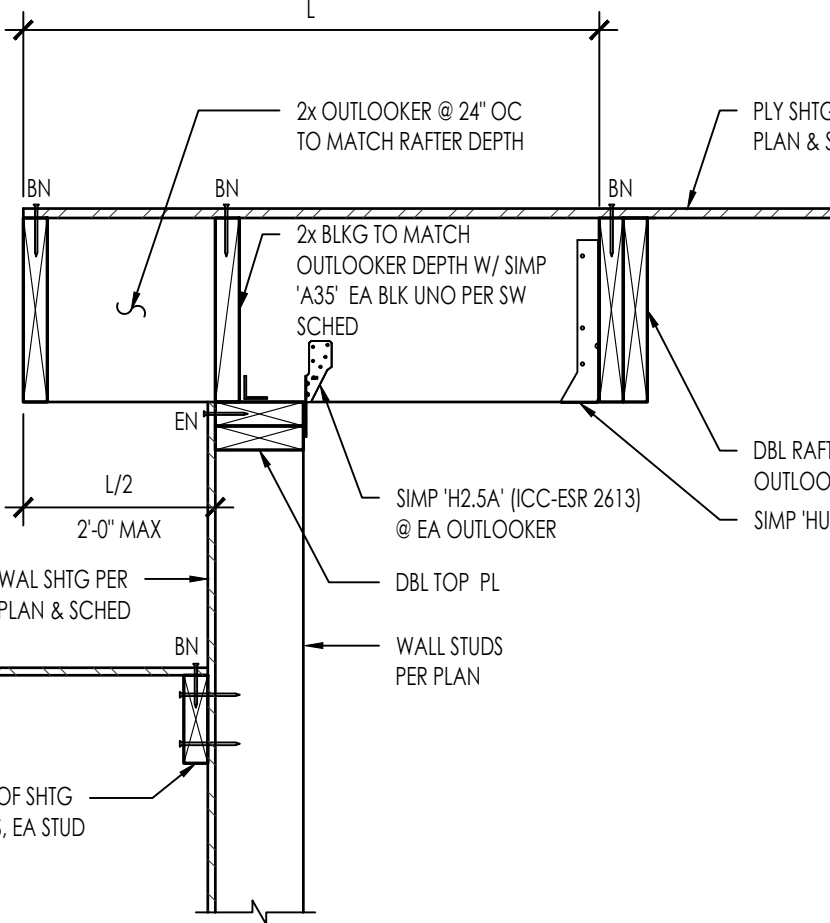
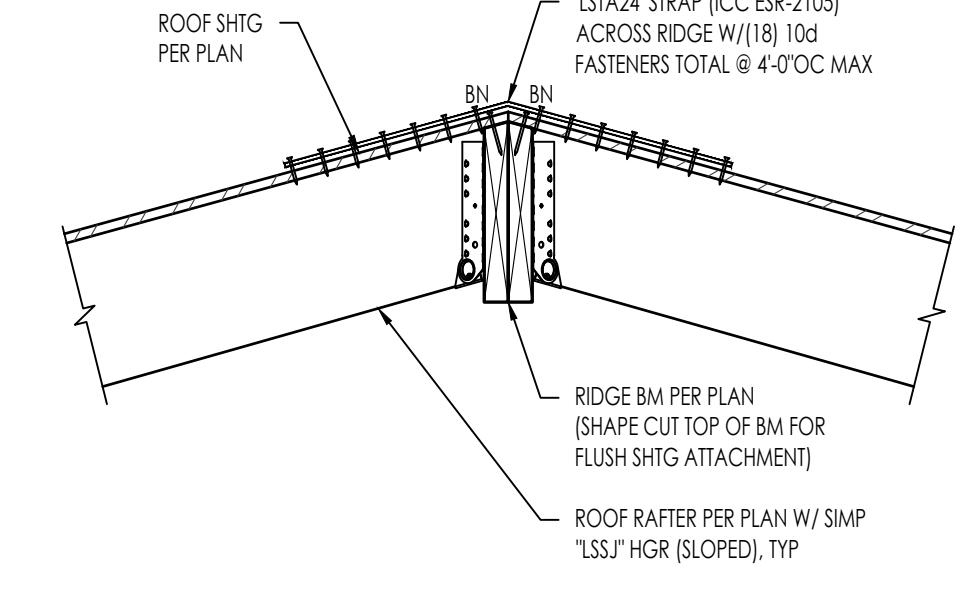
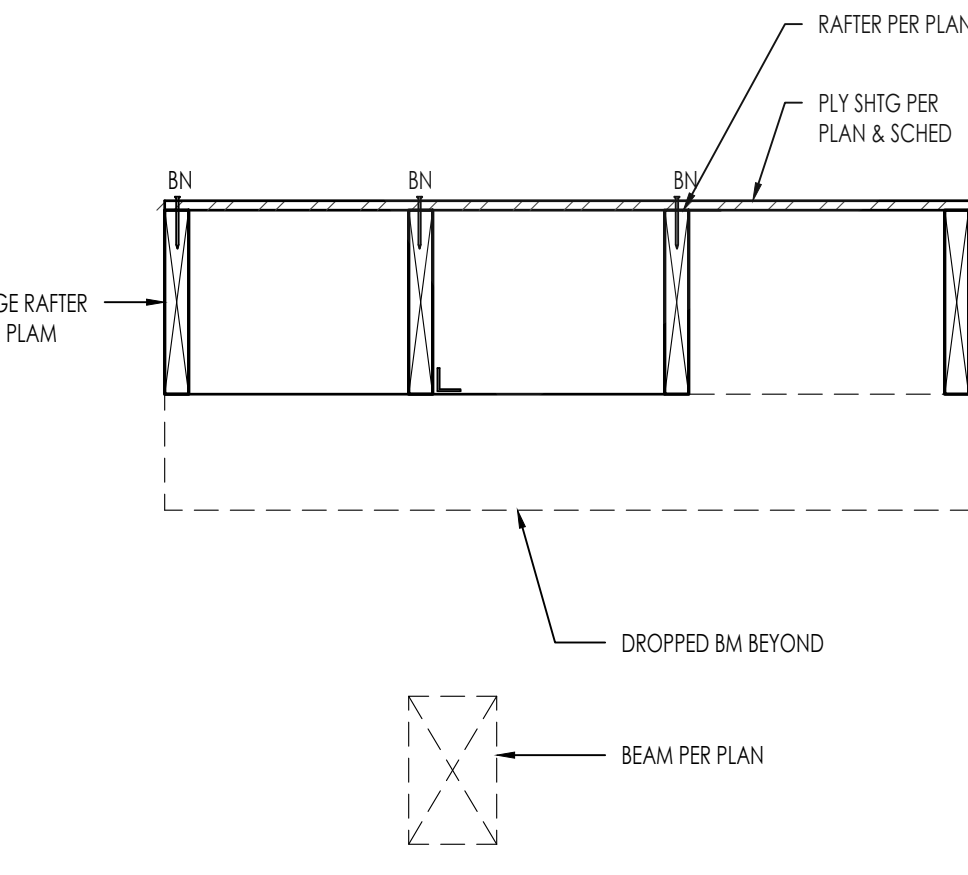
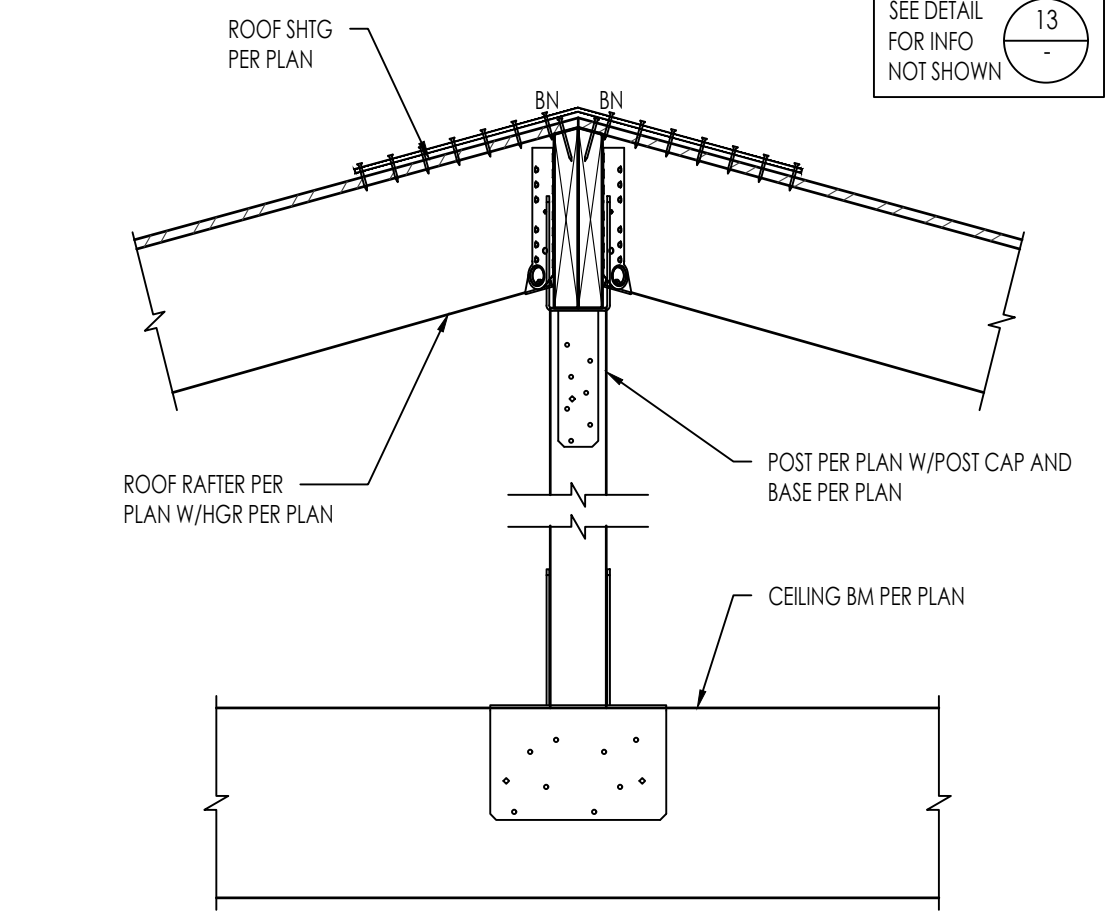
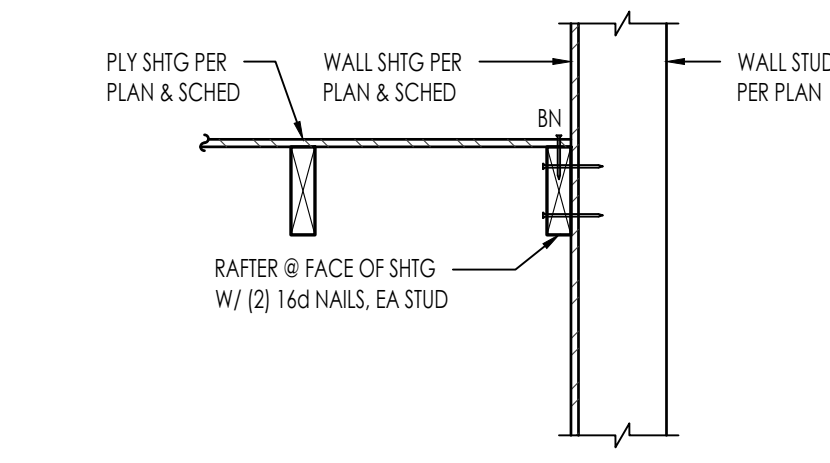
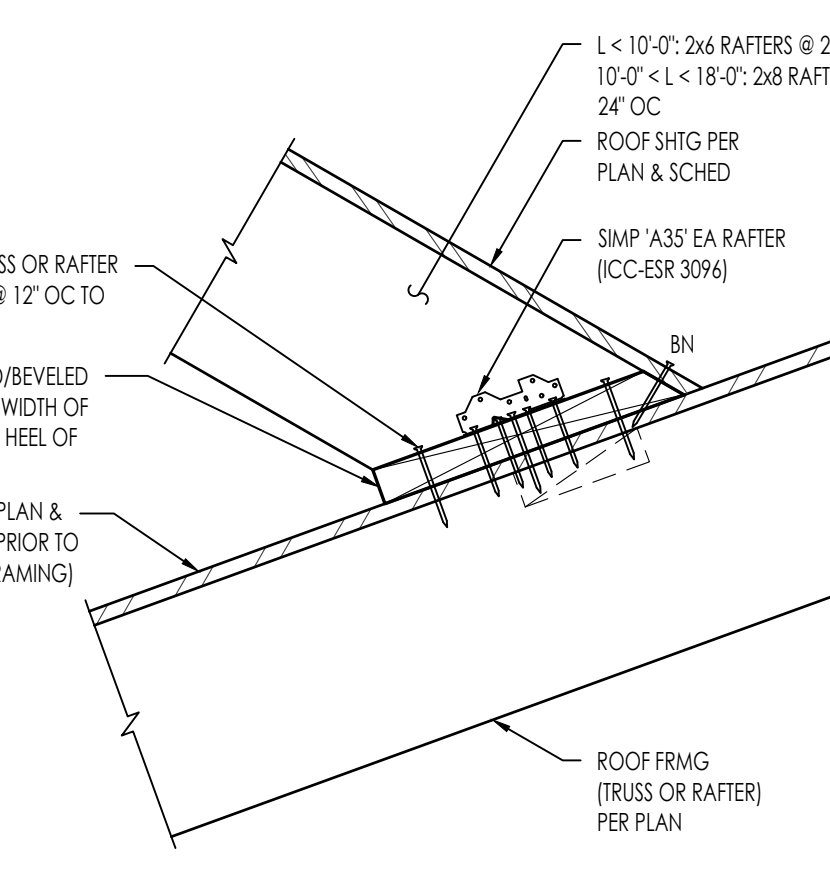
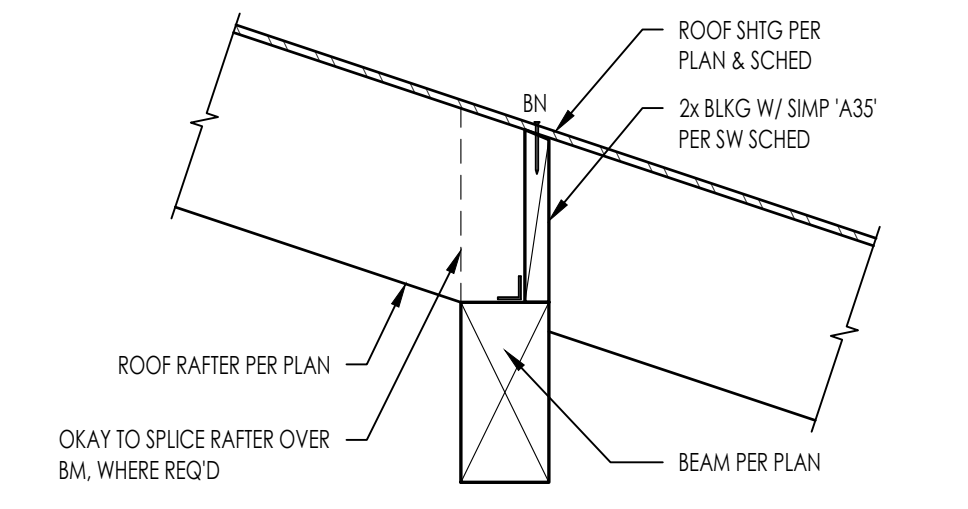
THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU
CITY OF WALNUT CREEK

ROOF FRAMING DETAILS

DATE
11/20/2023
SHEET

S-421

 2x CONT SHAPED/BEVELED VALLEY SLEEPER, WIDTH OF 2x TO EXTEND TO HEEL OF RAFTER MIN 2x BLKG W/ SIMP 'A35' EA BLK UNO @ SW SCHED SIMP 'H1' CONN (ICC-ESR 2613) 2x BLKG W/ SIMP 'A35' EA BLK UNO, PER SW SCHED ROOF SHTG PER PLAN & SCHED BN EN ROOF RAFTER PER PLAN DBL TOP PL FASCIA PER ARCH PER ARCH (3'-0" MAX) WALL SHTG PER PLAN & SCHED WALL STUDS PER PLAN	1" = 1'-0"	51	 2x CONT SHAPED/BEVELED VALLEY SLEEPER, WIDTH OF 2x TO EXTEND TO HEEL OF RAFTER MIN 2x BLKG W/ SIMP 'A35' EA BLK UNO @ SW SCHED SIMP 'H1' CONN (ICC-ESR 2613) 2x BLKG W/ SIMP 'A35' EA BLK UNO, PER SW SCHED ROOF SHTG PER PLAN & SCHED BN EN ROOF RAFTER PER PLAN DBL TOP PL FASCIA PER ARCH PER ARCH (3'-0" MAX) WALL SHTG PER PLAN & SCHED WALL STUDS PER PLAN	1" = 1'-0"	41	 BM PER PLAN BN WALL SHTG, WO, NOTCH SHTG AROUND BM POST PER PLAN, (2) 2x UNO DBL TOP PL BEYOND DBL TOP PL BM PER PLAN (3) 16d 2x BLKG @ STRAP, TYP SIMP 'ST18' STRAP POST PER PLAN, (2) 2x UNO STUD AT FACE OF POST CORNER CONDITION	NTS or 3/4" = 1'-0"	31	 ROOF SHTG PER PLAN & SCHED 2x BLKG W/ SIMP 'A35' EA BLK BN 22" 8" 4" SIMP SDWC x 6" LONG BM PER PLAN PER ARCH (2'-0" MAX) ROOF RAFTER PER PLAN	1" = 1'-0"	21	 2x OUTLOOKER @ 24" OC TO MATCH RAFTER DEPTH PLY SHTG PER PLAN & SCHED BN EN ROOF RAFTER PER PLAN DBL RAFTER AT OUTLOOKER SIMP 'H1' CONN (ICC-ESR 2613) 2x BLKG W/ SIMP 'A35' EA BLK UNO, PER SW SCHED PER ARCH (3'-0" MAX) WALL SHTG PER PLAN & SCHED WALL STUDS PER PLAN	1" = 1'-0"	11
 BEAM PER PLAN 2 3/8" END DISTANCE TO FIRST NAIL, TYP WHEN BM IS NOT CONT OVER POST PROVIDE SIMP 'ST6224' (ICC-ESR 2105) @ BM SPLICE SIMP 'BC' (ICC-ESR 2604) COL CAP POST PER PLAN DROPPED BM, WHERE OCCURS, PROVIDE 'HUC' HGR TO POST END CONDITION MID-SPAN	1" = 1'-0"	52	 2 BAYS OF 4x BLKG W/ (6) SIMP 'A35' EA SIDE OF RIDGE (12 TOTAL) SIMP STRAP OVER SHTG PER PLAN ROOF SHTG PER PLAN & SCHED BN EN DBL TOP PL RIDGE BM PER PLAN 2x STUD, EA FACE OUTRIGGERS PER 12" WALL FRMG PER PLAN POST PER PLAN W/ SIMP CAP SLOPE PER ARCH	1" = 1'-0"	42	 ROOF SHTG PER PLAN & SCHED 2x BLKG W/ SIMP 'A35' PER SW SCHED BN EN DBL TOP PL WALL SHTG PER PLAN & SCHED, WO WALL STUDS PER PLAN ROOF RAFTER PER PLAN OKAY TO SPLICE RAFTER OVER STUD WALL, WHERE REQ'D NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE	1" = 1'-0"	32	 PLY SHTG PER PLAN AND SCHED BN EN ROOF RAFTER PER PLAN W/ (2) 16d TO BLKG, TYP 2x BLKG TO MATCH JST DEPTH @ 4'-0" OC SIMP 'A35' CLIPS PER SW SCHED 24" OC MIN STUD WALL PER PLAN (1) 16d TAB TO BLKG CONT DBL TOP PL WALL SHTG PER PLAN & SCHED NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE	1" = 1'-0"	22	 2x OUTLOOKER @ 24" OC TO MATCH RAFTER DEPTH PLY SHTG PER PLAN & SCHED BN EN ROOF RAFTER PER PLAN DBL RAFTER AT OUTLOOKER SIMP 'H1' HGR SIMP 'H2.5A' (ICC-ESR 2613) @ EA OUTLOOKER DBL TOP PL WALL SHTG PER PLAN & SCHED WALL STUDS PER PLAN	1" = 1'-0"	12
 BEAM PER PLAN POST PER PLAN W/ SIMP 'ECCL' DROPPED BM, WHERE OCCURS, PROVIDE 'HUC' HGR TO POST	1" = 1'-0"	53	 BM PER PLAN 2x STUDS INVERTED SIMP 'DTC' @ 24" OC (SLOT NAILS SHALL BE INSTALLED IN MID OF SLOT) PARALLEL BM SIMP 'DTC' @ 24" OC (SLOT NAILS SHALL BE INSTALLED IN MID OF SLOT) JST PER PLAN 2x4 @ 2'-0" W/ (2) 16d EA END 2x STUDS PARALLEL TO JOISTS PERPENDICULAR TO JOISTS	NTS	43	 TYPE B SHTG AT CRIPPLE WALL PER 13/S-402 PLY SHTG PER PLAN AND SCHED BN EN CONT DBL 2x TOP PLATE OVER FRAMING PER 25/- 2x6 CRIPPLE STUD WALL @ 16" OC PLY SHTG PER PLAN & SCHED 2x SOLE PLATE W/16d @ 6" OC 2x SHAPED PLATE W/16d @ 6" OC BM PER PLAN W/SHAPED TOP TO MATCH ROOF PLANE RAFTER PER PLAN W/LSJ HGR	1" = 1'-0"	33	 2x OUTLOOKER @ 24" OC TO MATCH RAFTER DEPTH PLY SHTG PER PLAN & SCHED BN EN 2x BLKG TO MATCH OUTLOOKER DEPTH W/ SIMP 'A35' EA BLK UNO PER SW SCHED SIMP 'H2.5A' (ICC-ESR 2613) @ EA OUTLOOKER DBL RAFTER AT OUTLOOKER SIMP 'H1' HGR DBL TOP PL WALL STUDS PER PLAN PLY SHTG PER PLAN & SCHED WALL SHTG PER PLAN & SCHED BN EN RAFTER @ FACE OF SHTG W/ (2) 16d NAILS, EA STUD	1" = 1'-0"	23	 1'STA24" STRAP (ICC-ESR-2105) ACROSS RIDGE W/ (18) 10d FASTENERS TOTAL @ 4'-0" OC MAX BN EN ROOF SHTG PER PLAN RIDGE BM PER PLAN (SHAPE CUT TOP OF BM FOR FLUSH SHTG ATTACHMENT) ROOF RAFTER PER PLAN W/ SIMP 'LSJ' HGR (SLOPED), TYP	1" = 1'-0"	13
 EDGE RAFTER PER PLAN BN BN BN PLY SHTG PER PLAN & SCHED DROPPED BM BEYOND BEAM PER PLAN	1" = 1'-0"	54	 ROOF SHTG PER PLAN BN EN ROOF RAFTER PER PLAN POST PER PLAN W/POST CAP AND BASE PER PLAN CEILING BM PER PLAN SEE DETAIL FOR INFO NOT SHOWN	1" = 1'-0"	44	 PLY SHTG PER PLAN & SCHED WALL SHTG PER PLAN & SCHED BN EN WALL STUDS PER PLAN RAFTER @ FACE OF SHTG W/ (2) 16d NAILS, EA STUD	1" = 1'-0"	34	 (3) 16d @ EA TRUSS OR RAFTER BEL (OR (2) 16d @ 12" OC TO 2x BLKG BEL) 2x CONT SHAPED/BEVELED VALLEY SLEEPER, WIDTH OF 2x TO EXTEND TO HEEL OF RAFTER MIN ROOF SHTG PER PLAN & SCHED (SHEATH PRIOR TO ADDING OVERFRAMING) L < 10'-0": 2x6 RAFTERS @ 24" OC 10'-0" < L < 18'-0": 2x8 RAFTERS @ 24" OC ROOF SHTG PER PLAN & SCHED SIMP 'A35' EA RAFTER (ICC-ESR 3096) BN EN ROOF FRMG (TRUSS OR RAFTER) PER PLAN	NTS	24	 ROOF SHTG PER PLAN & SCHED BN EN ROOF RAFTER PER PLAN BEAM PER PLAN OKAY TO SPLICE RAFTER OVER BM, WHERE REQ'D 2x BLKG W/ SIMP 'A35' PER SW SCHED NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE	1" = 1'-0"	14

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Walnut Creek ADUs (Plan 3)
Walnut Creek, CA

Project Designer:
RRM Design Group
3765 South Higuera St Ste 102
San Luis Obispo, CA 93401

Report Prepared by:
Timothy Carstairs, CEA, HERS, GPR
Carstairs Energy Inc.
22338 Bayview Heights Drive, Suite E
Los Osos, CA 93402
805-904-9048



Job Number:
23-02066

Date:
5/30/2023

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards. This program developed by EnergySoft, LLC - www.energysoft.com.

TABLE OF CONTENTS

1	Cover Page
2	Table of Contents
3	Form CF-1R-PRF-01-E Certificate of Compliance
15	Form RMS-1 Residential Measures Summary
16	Form MF-1R Mandatory Measures Summary
21	Room Load Summary

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Walnut Creek ADUs (Plan 3)
Calculation Date/Time: 2023-05-19T08:30:44-07:00
Calculation Description: Title 24 Analysis
Input File Name: Walnut Creek ADUs (Plan 3).rbd22x

CF1R-PRF-01E
(Page 3 of 12)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² - yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² - yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.56	37.64	4.07	32.23	1.49	5.41
Space Cooling	1	27.16	0.63	22.17	0.37	4.99
IAQ Ventilation	0.4	4.27	0.4	4.27	0	0
Water Heating	3.42	36.06	2.18	23.89	1.24	12.17
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	10.38	105.13	7.28	82.56	3.1	22.57
Space Heating	5.56	37.64	4.08	31.97	1.48	5.67
Space Cooling	1	27.16	0.78	25.01	0.22	2.15
IAQ Ventilation	0.4	4.27	0.4	4.27	0	0
Water Heating	3.42	36.06	2.18	23.85	1.24	12.21
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	10.38	105.13	7.44	85.1	2.94	20.03

Registration Number: 223-P010062821A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-30 12:40:22
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CaCERTS inc.
Report Generated: 2023-05-19 08:31:39

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Walnut Creek ADUs (Plan 3)
Calculation Date/Time: 2023-05-19T08:30:44-07:00
Calculation Description: Title 24 Analysis
Input File Name: Walnut Creek ADUs (Plan 3).rbd22x

CF1R-PRF-01E
(Page 6 of 12)

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES											
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.											
• PV exception 2: No PV required when minimum PV size (Section 150.1(c)(14)) < 1.8 kWdc (0 kW)											
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)											
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed											

HERS FEATURE SUMMARY											
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.											
• Indoor air quality ventilation											
• Kitchen range hood											
• Verified Refrigerant Charge											
• Airflow in habitable rooms (SC3.1.4.1.7)											
• Verified heat pump rated heating capacity											
• Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)											
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)											

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Walnut Creek ADUs (Plan 3)	672	1	1	1	0	1

Registration Number: 223-P010062821A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-30 12:40:22
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CaCERTS inc.
Report Generated: 2023-05-19 08:31:39

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Walnut Creek ADUs (Plan 3)
Calculation Date/Time: 2023-05-19T08:30:44-07:00
Calculation Description: Title 24 Analysis
Input File Name: Walnut Creek ADUs (Plan 3).rbd22x

CF1R-PRF-01E
(Page 1 of 12)

GENERAL INFORMATION												
01	Project Name		Walnut Creek ADUs (Plan 3)									
02	Run Title		Title 24 Analysis									
03	Project Location											
04	City		Walnut Creek		05	Standards Version		2022				
06	Zip code				07	Software Version		EnergyPro 9.1				
08	Climate Zone		12		09	Front Orientation (deg/ Cardinal)		All orientations				
10	Building Type		Single family		11	Number of Dwelling Units		1				
12	Project Scope		Newly Constructed		13	Number of Bedrooms		1				
14	Addition Cond. Floor Area (ft ²)		0		15	Number of Stories		1				
16	Existing Cond. Floor Area (ft ²)		n/a		17	Fenestration Average U-factor		0.3				
18	Total Cond. Floor Area (ft ²)		672		19	Glazing Percentage (%)		12.65%				
20	ADU Bedroom Count		n/a									

COMPLIANCE RESULTS											
01	Building Complies with Computer Performance										
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.										
03	This building incorporates one or more Special Features shown below										

Registration Number: 223-P010062821A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-30 12:40:22
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CaCERTS inc.
Report Generated: 2023-05-19 08:31:39

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Walnut Creek ADUs (Plan 3)
Calculation Date/Time: 2023-05-19T08:30:44-07:00
Calculation Description: Title 24 Analysis
Input File Name: Walnut Creek ADUs (Plan 3).rbd22x

CF1R-PRF-01E
(Page 4 of 12)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² - yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² - yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.56	37.64	3.88	29.98	1.68	7.66
Space Cooling	1	27.16	0.63	21.07	0.37	6.09
IAQ Ventilation	0.4	4.27	0.4	4.27	0	0
Water Heating	3.42	36.06	2.18	23.85	1.24	12.21
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	10.38	105.13	7.09	79.17	3.29	25.96
Space Heating	5.56	37.64	3.96	31.01	1.6	6.63
Space Cooling	1	27.16	0.93	29.5	0.07	-2.34
IAQ Ventilation	0.4	4.27	0.4	4.27	0	0
Water Heating	3.42	36.06	2.18	23.83	1.24	12.23
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	10.38	105.13	7.47	88.61	2.91	16.52

Registration Number: 223-P010062821A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-30 12:40:22
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CaCERTS inc.
Report Generated: 2023-05-19 08:31:39

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Walnut Creek ADUs (Plan 3)
Calculation Date/Time: 2023-05-19T08:30:44-07:00
Calculation Description: Title 24 Analysis
Input File Name: Walnut Creek ADUs (Plan 3).rbd22x

CF1R-PRF-01E
(Page 7 of 12)

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Living Area	Conditioned	HVAC System1	672	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Living Area	R21 Wall	0	Front	336	60	90
Left Wall	Living Area	R21 Wall	90	Left	128	0	90
Rear Wall	Living Area	R21 Wall	180	Back	336	9	90
Right Wall	Living Area	R21 Wall	270	Right	128	18	90
Roof	Living Area	R-38 Roof Attic	n/a	n/a	672	n/a	n/a

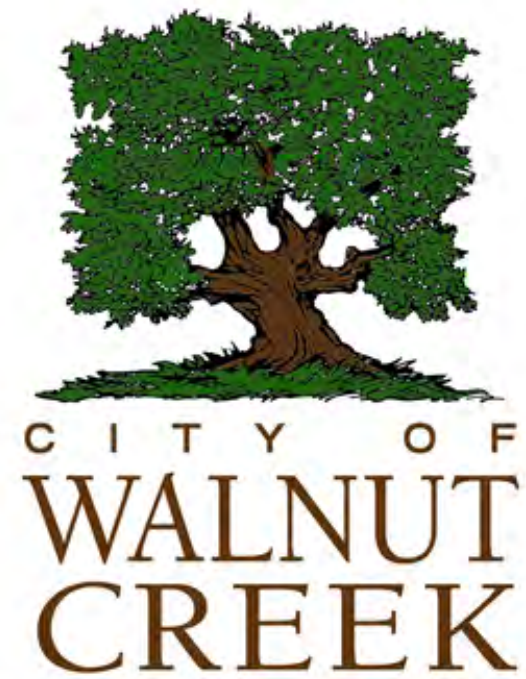
ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic Roof/Living Area	Ventilated	4	0.1	0.85	Yes	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	SHGC Source	SHGC	SHGC Source	Exterior Shading
04	Window	Front Wall	Front	0				1	16	0.3	NFRC	0.23	NFRC Bug Screen
Door 01	Window	Front Wall	Front	0				1	20	0.3	NFRC	0.23	NFRC Bug Screen
01	Window	Front Wall	Front	0				1	8	0.3	NFRC	0.23	NFRC Bug Screen

Registration Number: 223-P010062821A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-30 12:40:22
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CaCERTS inc.
Report Generated: 2023-05-19 08:31:39



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

WALNUT CREEK ADU
CITY OF WALNUT CREEK

ENERGY COMPLIANCE - PLAN 3

DATE
02/10/2023
SHEET

T24-301

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

Building Envelope:

110.89(a)	Air Leakage. Manufacturer's listed leakage, doors, doors, and exterior wall panels shall limit air leakage to 0.3 CFM per square foot or less, when tested per NFRC-400, ASTM E-911, or AIAA/MANAGAS-1001S IS-244M-2011.*
110.89(b)	Labeling. Fire-rated products and exterior doors must have a label meeting the requirements of § 10-1116).
110.89(c)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(d)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(e)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(f)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(g)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(h)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(i)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(j)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(k)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(l)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(m)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(n)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(o)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(p)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(q)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(r)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(s)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(t)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(u)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(v)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(w)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(x)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(y)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).
110.89(z)	Fire-Resistant Products and Exterior Doors. Fire-resistant products must have a label meeting the requirements of § 10-1116).

150.01.03	Flu Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, residential combustion appliances (except appliances without an electrical supply connection) and pilot lights that consume less than 150 Btu per hour / and 100,000 Btu per season.
150.01.04	Flu Vents. Flu vents shall be installed in accordance with the manufacturer's instructions.
150.01.05	Flu Vents and Heating Loads. Heating equipment shall be installed in accordance with the ASHRAE Handbook, Equipment Volume, Applications, Volumes, and Fundamentals Volumes, the SWACH Residential Comfort System Installation Standards Manual, or the ACCA Manual L design conditions specified in § 150.01(2).
150.01.06A	Clearance. Air conditioner and heat pump outdoor conditioning units must have a clearance of at least five feet from the eaves of any building.
150.01.06B	Flu Line Drive. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
150.01.07	Water Piping, Spill Water-Heating System Piping, and Space Conditioning System Line Installation. All domestic hot water piping shall be installed in accordance with the applicable code requirements.
150.01.08	Insulation Protection. Piping insulation must be protected from damage, including but not limited to sunlight, moisture, equipment maintenance, and fire and required by §130.30. Insulation exposed to weather must be water resistant and protected from UV light in accordance with the manufacturer's instructions. Insulation covering outdoor water piping and refrigerant suction piping located outside the conditioned space must be protected from damage by rodents or insects if vapor barrier. Piping insulation below grade must be installed in a waterproof and non-crackable casting of concrete.
150.01.09	Gas or Propane Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must design a space of at least 23 x 23 x 7'5" available for the future installation of a hot water pump heater, and meet electrical and venting requirements for the future installation of the designated space and a hot water heater, and a condenser drain no more than 7' higher than the base of the water heater.
150.01.10	Spill Water-Heating Systems. Water heating systems and plumbing must be certified and rated by the State Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO), or a listing agency that is approved by the building department.
150.01.11	Ducts. Insulation installed on an existing space-conditioned duct must comply with § 604.1 of the California Mechanical Code (CMC), or a contractor installed the insulation. The contractor must certify to the customer that the duct is insulated in accordance with this requirement.
150.01.12	CMC Compliance. Air-distribution system ducts and plenums must comply with CMC § 507.01-505.03 and ANSI/ACQ-005-2008 HVAC Part 2 Construction Standards Manual and Handbook 300. Purposes of supply and return air ducts and plenums must be listed in § 150.01.13. All ductwork must be installed in accordance with the applicable code requirements. All ductwork must be mechanically finished. Openings must be sealed with mastic, tape, or other air-tight air-closure system that meets the applicable UL requirements, or a sealed sheet metal duct. All W-23 cavities, air handler support platforms, and plenums designed or constructed with materials other than sheet metal, duct board, or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts installed in flexible duct must not be compressed.
150.01.13	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, including but not limited to, the applicable code requirements, and the duct system must be sealed in accordance with the applicable duct types unless such types are used in combination with mastic and draw bands.
150.01.14	Pressure-Resistive Ducts. Field-fabricated duct systems must comply with applicable requirements for pressure-resistive types, mastic, sealants, and other requirements specified for duct construction.
150.01.15	Ductwork. Ductwork for air conditioning air between the conditioned space and outdoors must have leak-tight or airtight joints.
150.01.16	Gravity Ventilation Damper. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible dampers at all openings to the outdoors, except for the most common types of ducts at openings and exterior wall vents. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, steel, painted canvas, or plastic cover). Cellular foam insulation must be protected as shown or painted with a non-polluting primer or air barrier between the interior and exterior.
150.01.17	Positive Return Fan Control. Positive return fans of ducts must have a non-recirculate type of air barrier between the interior and exterior.
150.01.18	Duct System Sealing and Leakage Test. When space conditioning systems are forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage limited, as confirmed through field verification and diagnostic testing in accordance with Reference Residential Approaches RAS-1.
150.01.19	Pressure-Resistive Ductwork. Pressure-resistive ductwork must be installed in accordance with the applicable code requirements.
150.01.20	Clear-Air Pressure Guard and Labeling must meet the requirements of § 150.01(2). Filters must be used per manufacturer's instructions.
150.01.21	Clear-Air Pressure Guard and Labeling must meet the requirements of § 150.01(2). Filters must be used per manufacturer's instructions.
150.01.22	Clear-Air Pressure Guard and Labeling must meet the requirements of § 150.01(2). Filters must be used per manufacturer's instructions.

Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Appendix, Section B3.3.2.

ventilation and indoor air quality:

1500/0/1	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.09(c)(1).
1500/0/1C	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and Townhouses. Single-family detached dwelling units, including townhouses, shall have mechanical ventilation systems that provide continuous outdoor air flow, regardless of climatic conditions, and shall meet § 150.09(c)(2).
1500/0/1H	Local Mechanical Exhaust. Kitchens and bathrooms shall have local mechanical exhaust. Noncombusted kitchen must have demand-controlled exhaust system meeting ventilation requirements of § 150.09(c)(1)(iii). Local mechanical exhausts and bathrooms can use demand-controlled or constant exhaust meeting § 150.09(c)(1)(iv). Airflow must be measured by the restatist per § 150.09(c)(2), and rated for sound per § 150.09(c)(4).
1500/0/1H2	Minimum Outdoor Air Supply and Sound Rating of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.09(c)(2) must be measured by using a low-flow, low-grat, or other outdoor measuring device at the inlet or local terminal/ducting by the Restatist. Residential Appendix RA3.7. Whole-dwelling unit ventilation systems must be rated for sound per ASHRAE RA2.7.2 at a no less than the minimum airflow rate required by § 150.09(c)(2).
1500/0/2	Pressure Ventilation and Diagnostic Testing. Whole-dwelling Unit ventilation airflow, venturi range hood airflow and sound rating, shall be verified per following Residential Appendix RA3.3, to confirm it is rated by AHJ or AHAM to comply with the airflow rates and sound requirements per § 150.09(c)(5).

Pool and Spa Systems and Equipment

[illegible]

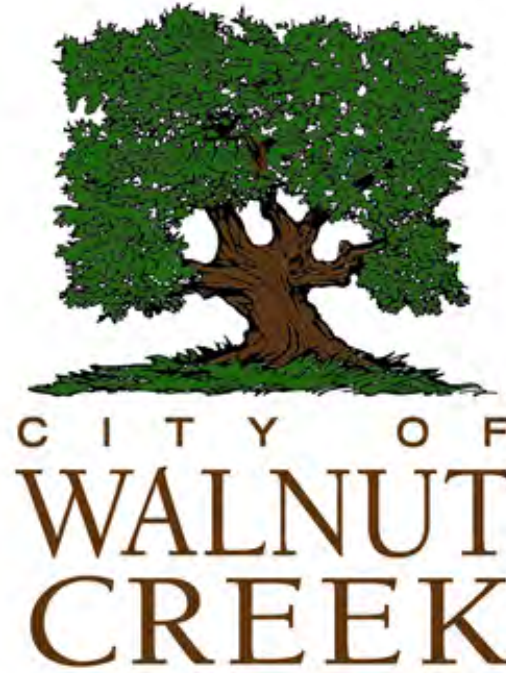
ighting:

[illegible]

WALNUT CREEK ADU

CITY OF WALNUT CREEK

ENERGY COMPLIANCE - PLAN 3



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. THE CITY OF WALNUT CREEK DOES NOT GUARANTEE, ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO OBTAIN THE NECESSARY PERMIT. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CERTIFICATE OF COMPLIANCE – RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Walnut Creek ADUs (Plan 3)

Calculation Description: Title 24 Analysis

CFIR-PRF-011
(Page 8 of 12)

Calculation Date/Time: 2023-05-19T08:20:44-07:00

Input File Name: Walnut Creek ADUs (Plan 3).ribd22xs

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Multi.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
02	Window	Front Wall	Front	0			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
03	Window	Rear Wall	Back	180			1	9	0.3	NFRC	0.23	NFRC	Bug Screen
05	Window	Right Wall	Right	270			1	16	0.3	NFRC	0.23	NFRC	Bug Screen

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Living Area	672	116	none	0	80%	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R21 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
Attic/Roof/Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-6	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Decking/Siding Cavity / Frame: no insul. / insul.
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 / insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

Registration Number: 223-PJ100926214-000-00000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-30 12:40:22

Schema Version: rev 20220901

HERS Provider:

CA CERTS n

Report Generated: 2023-05-19

(8:31:39 AM)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Walnut Creek ADUs (Plan 3)

Calculation Description: Title 24 Analysis

CF1R-PRF-011

Calculation Date/Time: 2023-05-19T08:30:44-07:00

Input File Name: Walnut Creek ADUs (Plan 3).ribd22x

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 - SRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	33	0.35	Exhaust	No	n/a	No	Yes	



CalCERTS, Inc.
WHERE EVERYONE

Registration Number: Z23-P010082621A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-08-30 12:40:22

Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider:

Report Generated: 2023-05-19 08:31:39

CalCERTS Inc.

<

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Walnut Creek ADUs (Plan 3) Calculation Description: Title 24 Analysis		Calculation Date/Time: 2023-05-19T08:30:44-07:00 Input File Name: Walnut Creek ADUs (Plan 3).rfd22x	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I, I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name: Timothy Carstairs		Documentation Author Signature: 	
Company: Carstairs Energy Inc.		Signature Date: 2023-05-30 12:20:43	
Address: 2238 Bayview Heights Drive, Suite E		CEA/HERS Certification Identification (if applicable): r160610042	
City/State/Zip: Los Osos, CA 93402		Phone: 805-904-9048	
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 1 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 design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this Building Permit application.			
Responsible Designer Name: Randy Russom		Responsible Designer Signature: 	
Company: RRM Design Group		Date Signed: 2023-05-30 12:40:22	
Address: 3765 S. Higuera Street, Suite 102		License: na	
City/State/Zip: San Luis Obispo, CA 93401		Phone: 805-643-1794	


 Easy to Verify
 at CalCERTS.com

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

Registration Number:
 2023-P010026214-000-000-0000000-0000

Registration Date/Time:
 2023-05-30 12:40:22

HERS Provider:
 CalCERTS

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000
 Schema Version: rev 20220901

Report Generated: 2023-05-19 08:31:39

CERTIFICATE OF COMPLIANCE - RESIDENT PERFORMANCE COMPLIANCE METHOD

Project Name: Walnut Creek ADUs (Plan 3)

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-19T08:30:44-07:00

Input Project Name: Walnut Creek ADUs (Plan 3).rbd22x

CFR1-PRF-01
(Page 10 of 12)

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	Thermostat Type				
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback				

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification	
			Efficiency Type	HSFP / HSFP2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2				EER / EER2 / CEER
Heat Pump System 1	VCHP-ductless	1	HSFP	8.6	12000	11800	EERSEER	15	12.2	Not Zonal	Single Speed	Heat Pump System 1-HeatPump

HVAC HEAT PUMPS - HERS VERIFICATION

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

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09				
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing Ramp Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RAS 3.3 and SCL 3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously			
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required			

Registration Number: 223-PH06062714-000-000-000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-10 12:40:22

Schema Version: resv 20220901

HERS Provider: GACERTS INC

Report Generated: 2023-05-19 08:31:39

[illegible]

[illegible]

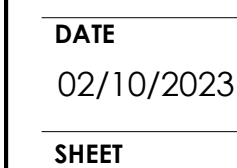
5/6/22

[illegible]

Exceptions may apply.

[illegible]

* Total includes ventilation load for zonal systems.



ET

/10/2023

ET

T24-303

WALNUT CREEK ADU

CITY OF WALNUT CREEK

ENERGY COMPLIANCE - PLAN 3



THESE PLANS ARE PROVIDED BY THE CITY OF WALNUT CREEK AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ADU BUILDERS MUST OBTAIN A BUILDING PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO OBTAIN THE NECESSARY CITY AND COUNTY FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.