



CALIFORNIA RANCH



COTTAGE



MODERN

WALNUT CREEK ACCESSORY DWELLING UNIT - PLAN 4

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

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CALGREEN CODE CHECKLIST



City of Walnut Creek
Development Review Services
1666 N. Main Street, Walnut Creek, CA 94596
(925) 943-5834 phone (925) 256-3500 fax

Revised June 9, 2017

Information Bulletin No. 1B-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
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 Rotent 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
4.403	Fireplaces 1 Fireplaces		B	B
4.504	Pollutant Control 1 Cover dusts, protect mech equip during construction 2 Finish material 2 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 2 Moisture content of building materials	G-201, G-202	B	B
4.506	Indoor Air Quality and Exhaust 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 784 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 4 - TWO BEDROOM

AREA: 784 SF

FRONT PORCH: 95 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)
- REQUIRED AT PROPOSED ADU:
- ☐ 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
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.
- ☐ OPTION 2

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.

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 LUXURY 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-004 TITLE SHEET
G-101 GENERAL NOTES
G-102 SHEET INDEX, ABBREVIATIONS & SYMBOLS
G-201 CAL GREEN RESIDENTIAL REQUIREMENTS
G-202 CAL GREEN RESIDENTIAL REQUIREMENTS

AS104 ARCHITECTURAL SITE PLAN (EXAMPLE & INSTRUCTIONS)

A4-100 RENDERINGS
A4-101 FLOOR PLAN 4
A4-111 FINISH, MECHANICAL, & ELECTRICAL PLANS

A4-121 ROOF PLAN & REFLECTED CEILING PLAN - CAL RANCH
A4-122 ROOF PLAN & REFLECTED CEILING PLAN - COTTAGE
A4-123 ROOF PLAN & REFLECTED CEILING PLAN - MODERN

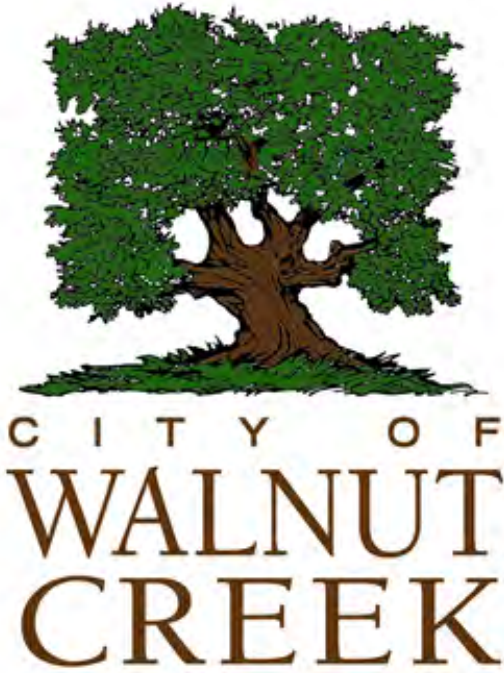
A4-201 ELEVATIONS & BUILDING SECTIONS - CAL RANCH
A4-202 ELEVATIONS & BUILDING SECTIONS - COTTAGE
A4-203 ELEVATIONS & BUILDING SECTIONS - MODERN

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, ABBREVIATION & SYMBOLS
S-102 GENERAL NOTES
S-103 GENERAL NOTES, SPECIAL INSPECTION & NOTES
S-201 FOUNDATION & ROOF FRAMING PLAN - CALIFORNIA RANCH / MODERN
S-202 FOUNDATION & ROOF FRAMING PLAN COTTAGE
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

T24-401 ENERGY COMPLIANCE - PLAN 4
T24-402 ENERGY COMPLIANCE - PLAN 4
T24-403 ENERGY COMPLIANCE - PLAN 4
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 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

TITLE SHEET

DATE
02/10/2023

SHEET

G-004

FLOOR PLAN NOTES

- WEATHER BARRIERS.**
 - NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
 - PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3)
- DOMESTIC RANGE VENTILATION DUCTS** SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4", SMOOTH, METAL DUCT.(2022 CMC 504.4)
- ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATIONS:** CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0)
- WET-ROOM GLAZING,** PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 12" ABOVE FINISHED FLOOR. (2022 CRC R308.4.5)
- HEATING AND AIR-CONDITIONING SYSTEM** DESIGN SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- WATER CLOSETS.**
 - CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
 - PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3)
 - NEW WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
- BATH ACCESSORIES:** PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
- WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM** PER ASHRAE STANDARD 62.2. AT TIME OF BUILDING PERMIT APPLICATION, APPLICANT TO PROVIDE THE FOLLOWING INFORMATION:
 - PROVIDE 50 CFM FAN PER SECTION 150.0(Q)(C)(i) (ASHRAE 62.2-4.1.2) CALCULATION ON MECHANICAL PLAN
 - DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1
 - TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
 - FANS SHALL BE A MAXIMUM OF 1 SONE.
 - FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
- ATTIC ACCESS:**
 - WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R807.1)
 - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
 - THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CRC R807.1)
 - IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND ITS CONTROLS. ALSO PROVIDE UNOBSTRUCTED PASSAGEWAY IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
 - PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.
- 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.

SITE NOTES

- CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-221-2200 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10- FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10- FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION CAUSED BY DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

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.
- 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 6-101 (2022 CEC 402.18)
- 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 402.18)
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6)
- 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, DEN, 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 5'6" 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 AND CANNOT BE USED IN 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 THAN 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 CEC 410.20).
- 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, ART 210.8(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).

ENERGY NOTES

- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.

LUMINAIRE REQUIREMENTS (2022 CEnc 150.0(I)(1).

- LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.
EXCEPT: INTEGRATED DEVOICE LIGHTING, LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS, NAVIGATION LIGHTING, SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS, LESS THAN 13 WATTS, NIGHT LIGHTING, LIGHTING INTEGRAL TO DRAWERS, CABINETS AND LINEN CLOSERS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
THE FOLLOWING ARE HIGH-EFFICACY LIGHT SOURCES PER TABLE 150.0-A:
THE FOLLOWING LIGHT SOURCES ARE ONLY CONSIDERED TO BE HIGH EFFICACY IF THEY ARE IDENTIFIED AS SUCH TO THE OCCUPANCY AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND MARKED AS REQUIRED BY JA8:
 - ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES. NOTE THAT CEILING RECESSED DOWNLIGHT LUMINAIRES SHALL NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(K)(2).
 - ANY LIGHT SOURCE NOT OTHERWISE LISTED.
- SCREW-BASED LUMINAIRES.** SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS, AND
 - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCAIS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
 - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO PROVIDE AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
 - MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
EXCEPT: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING AND ARE RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.

ENERGY NOTES CONTINUED

- LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES.** LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.
- BLANK ELECTRICAL BOXES.** THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACUANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.
INDOOR LIGHTING CONTROLS (2022 CEnc 150.0(K)(2).
 - LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
A. EXCEPT, CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
 - NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACUANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
 - LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
 - AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)(2) IF IT PROVIDES THE FUNCTIONALITY OF THE FOLLOWING CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)(2).
- AUTOMATIC-OFF CONTROLS.**
 - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACUANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
 - FOR LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
- DIMMING CONTROLS.** LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN. FORWARD PHASE-OUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A.
EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL. LUMINAIRES CONNECTED TO A CIRCUIT WITH CONTROLLED LIGHTING POWER LESS THAN 20 WATTS OR CONTROLLED BY AN OCCUPANCY OR VACUANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY, NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, AND LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPAQUE FRONTS OR DOORS OR WITH AUTOMATIC-OFF CONTROLS.
- INDEPENDENT CONTROLS.** INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. THE FOLLOWING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER:
 - UNDERCABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS, AND SWITCHED OUTLETS.

- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (2022 Cenc 110.7).
- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 CEnc 150.0(a)(3))

ADDITIONAL NOTES PER AGING IN PLACE REQUIREMENTS:

- ELECTRICAL RECEPTABLE OUTLET, SWITCH AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR (PER CRC R327.1.2).
- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. (PER CRC R327.1.4)

ENERGY STORAGE READINESS

- ENERGY STORAGE SYSTEM (ESS) REQUIREMENTS:**
 - IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE OR TWO DWELLINGS, EACH DWELLING UNIT SHALL BE PROVIDED WITH DEDICATED RACEWAYS, DESIGNATED BRANCH CIRCUITS AND ISOLATION DEVICES FOR THE ENERGY STORAGE SYSTEM AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). ADDITIONALLY, THE PANELBOARDS SHALL BE PROVIDED WITH THE MINIMUM BUSBAR RATINGS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). (2022 CEC SECTION 706.10)

CALIFORNIA ENERGY CODE SECTION 150.0(S)

- AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
 - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKUP LOW VOLT CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR. ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
- THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

PLUMBING NOTES

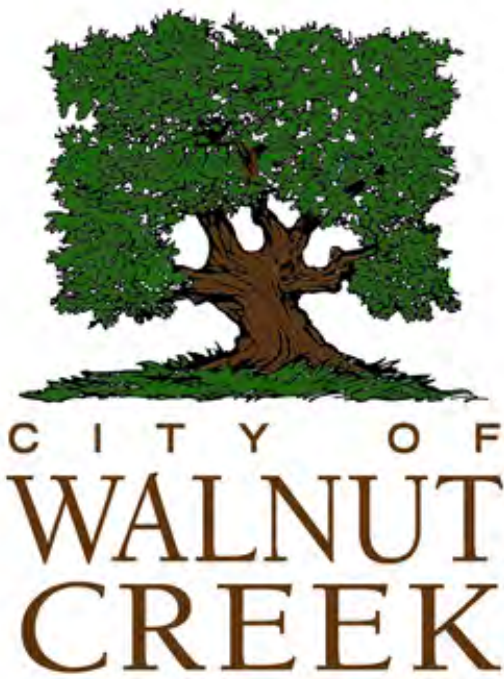
- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- DOMESTIC WATER (WITHIN BUILDING); COPPER OR PEX PIPE OR APPROVED EQUAL.
- AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
- DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
- WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED, PROVIDE WITH 2 GATE VALVES.
- WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
- SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSC SECTION 4.303
- 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 MINIMUM 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.
- PLUMBING INSULATION** PER 2022 CENC 150.0 (J) AND CBC 609.11
 - DOMESTIC HOT WATER PIPING SHALL BE INSULATED.
 - HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN THE PIPE SCHEDULE (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
 - PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
 - SERVICE WATER HEATING SYSTEMS PIPING TO INCLUDE:
 - REIRCULATING SYSTEM PIPING, INCLUDING THE SUPPLY AND RETURN PIPING TO THE WATER HEATER.
 - THE FIRST 8 FEET OF HOT AND COLD OUTLET PIPING, INCLUDING PIPING BETWEEN A STORAGE TANK AND A HEAT TRAP, FOR A NON-RECIRCULATING STORAGE SYSTEM.
 - PIPES THAT ARE EXTERNALLY HEATED.
- SHALL BE INSULATED AS FOLLOWS:
 - UP TO 1" PIPE DIAMETER TO HAVE 1.0 MIN THICKNESS OR R7/7 RATING PER CENC TABLE 120.3A
- EXCEPTIONS:**
 - FACTORY-INSTALLED PIPING WITHIN SPACE-CONDITIONING EQUIPMENT CERTIFIED UNDER SECTION 110.1 OR 110.2.
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT ENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING.
 - PIPING INSTALLED IN INTERIOR OR EXTERIOR WALLS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION IF ALL OF THE REQUIREMENTS ARE MET FOR COMPLIANCE WITH QUALITY INSULATION INSTALLATION (QII) AS SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA3.5.
 - PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
- INSULATION PROTECTION.** PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(B)):
 - PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
 - PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
 - PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.
- PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
- STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
- ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
- PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
- WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER [2022 CPC 505.2] THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER [2022 608.5 CPC]
- PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE OUTLET. THE VACUUM BREAKER SHALL BE INSTALLED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

PROJECT GENERAL NOTES

- APPLICABLE CODES AND STANDARDS:
 - 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
- CURRENT WALNUT CREEK, CA MUNICIPAL CODE.
- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA, AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
- SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP.
- THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
- TV/DVD SYSTEMS
- ICE MACHINE
- VENDING MACHINE
- REFRIGERATOR
- MICROWAVE
- OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
- CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
- THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE AT THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
- CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
- A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECORD EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.

MECHANICAL NOTES

- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTINGS JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- GRILLES AND REGISTERS, DIFFUSERS, ETC. SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS: DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
- LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS FEET PER 90 DEGREE TURN IN EXCESS OF 2 PER CMC 504.4.2.1. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED. DRYER EXHAUST DUCT POWER VENTILATORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 705 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2022 CMC, SECTION 504.2.2.3. SEE NOTE BELOW.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSC SEC. 4.506.1):
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE EITHER A HUMIDITY CONTROL OR A HUMIDITY CONTROL OF ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT IN)
- BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7)
- KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE (2022 CMC TABLE 403.7)



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

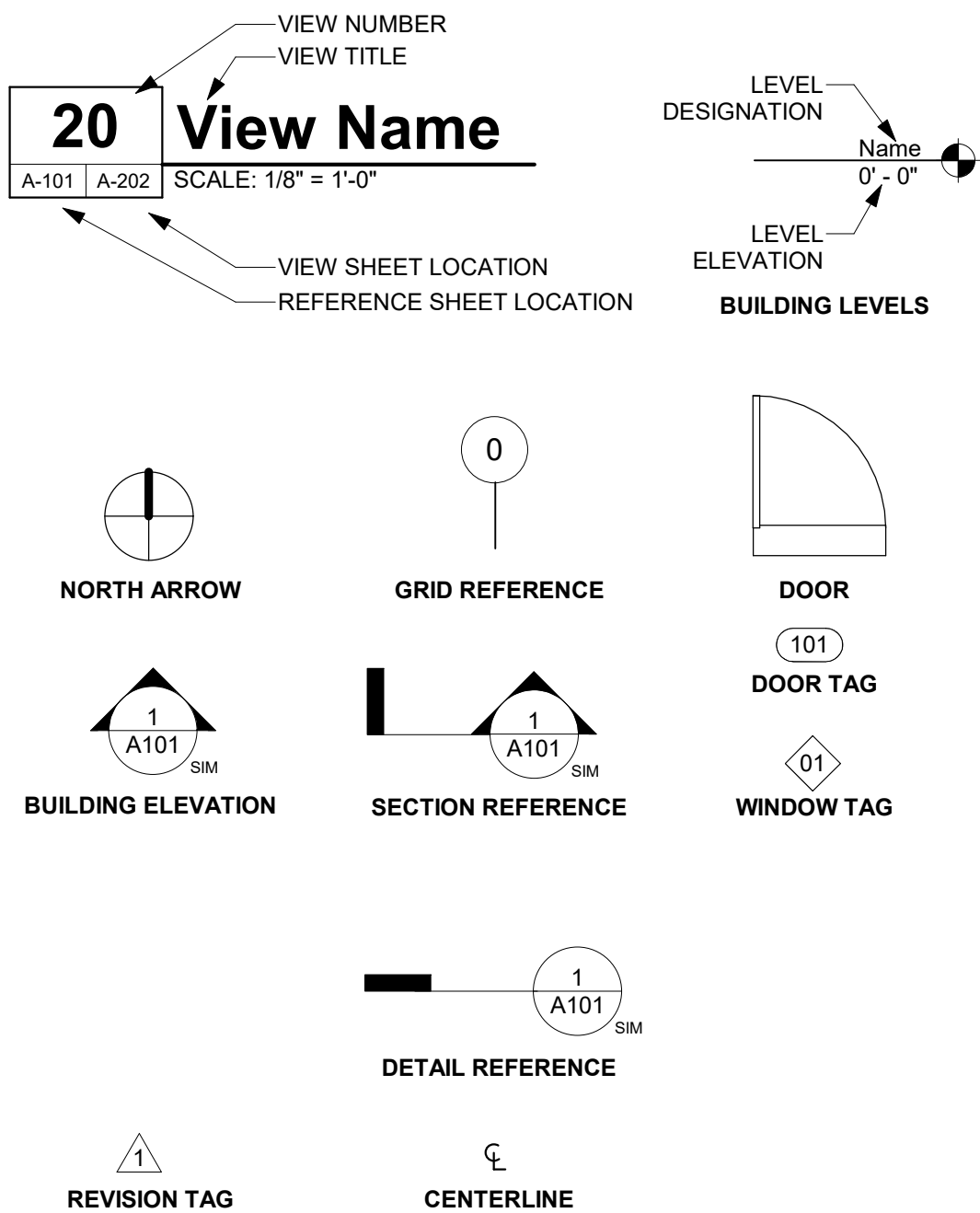
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SHEET

G-101

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	SQURE
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	FLUOR	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	GALV	GALVANIZED	PG	PAINT GRADE	TO	TOP OF
CLR	CLEAR	GB	GRAB BAR	PL	PLATE, PROPERTY LINE	TOS	TOP OF SLAB
CMU	CONCRETE MASONRY UNIT	GC	GENERAL CONTRACTOR	PLAM	PLASTIC LAMINATE	TOW	TOP OF WALL
CO	CLEAN OUT	GCI	GROUND FAULT CIRCUIT INTERRUPTER	PLBG	PLUMBING	TRANS	TRANSFORMER
COL	COLUMN	GWB	GYP	PLYWD	PLYWOOD	TV	TELEVISION
CONC	CONCRETE	GYP	GYP	PNL	PANEL	TYP	TYPICAL
CONST	CONSTRUCTION	HB	HOSE BIBB	PP	POWER POLE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
CONT	CONTINUOUS	HC	HOLLOW CORE	PR	PAIR	UG	UNDERGROUND
CONTR	CONTRACTOR	HDWD	HARDWOOD	PRTN	PARTITION	UNFIN	UNFINISHED
CPT	CARPET	HDWR	HARDWARE	PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	HGT	HEIGHT	PSI	POUNDS PER SQUARE INCH	UV	ULTRAVIOLET
CTR	CENTER	HM	HOLLOW METAL	PSL	PARALLEL STRAND LUMBER	VCT	VINYL COMPOSITION TILE
DBL	DOUBLE	HORIZ	HORIZONTAL	PT	PRESSURE TREATED	VERT	VERTICAL
DF	DRINKING FOUNTAIN	HVAC	HEATING, VENTILATION, A/C	PTD	PAINTED	VIF	VERIFY IN FIELD
DIA	DIAMETER, DIAPHRAGM	ID	INSIDE DIAMETER	PV	PHOTO VOLTAIC	VTR	VENT TERMINATION PIPE
DIM	DIMENSION	IIC	IMPACT INSULATION CLASS	PVC	POLYVINYL CHLORIDE	WVC	VINYL WALL COVERING
DN	DOWN	IN	INCH	PVMT	PAVEMENT	W	WEST
DR	DOOR	INCAND	INCANDESCENT	QTY	QUANTITY	W/	WITH
DS	DOWN SPOUT	INSUL	INSULATION, INSULATED	R	RADIUS, RISER	WD	WASHER DRYER
DTL	DETAIL	INT	INTERIOR	RB	RUBBER BASE	WO	WITHOUT
DW	DISHWASHER	JC	JANITORS CLOSET	RCP	REFLECTED CEILING PLAN	WC	WATERCLOSET
DWG	DRAWING	JT	JOINT	RD	ROOF DRAIN	WD	WOOD
(E)	EXISTING	LAM	LAMINATE	REF	REFRIGERATOR	WDW	WINDOW
E	EAST	LAV	LAVATORY	REINF	REINFORCED	WH	WATER HEATER
EA	EACH	LBS	POUNDS	REQD	REQUIRED	WI	WROUGHT IRON
EJ	EXPANSION JOINT	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	RH	RIGHT HAND	WIN	WINDOW
EL	ELEVATION	LF	LINEAR FEET	RM	ROOM	WP	WATERPROOF(ING)
ELEV		LIN	LINEN CLOSET	RO	ROUGH OPENING	WR	WEATHER RESISTIVE
ELEC	ELECTRIC	LINO	LINOLEUM	RTU	ROOF TOP UNIT (MECH)	WRB	WATER RESISTIVE BARRIER
ENCL	ENCLOSURE	LT(G)	LIGHT(ING)	S	SOUTH	WSCT	WAINSCOT
EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	SAFB	SOUND ATTENUATION FIBER BATT	WT	WEIGHT
EQUIP	EQUIPMENT			SAWP	SELF ADHEREING WATERPROOFING	WWF	WELDED WIRE FABRIC
EXH	EXHAUST			SC	SCUPPER/SOLID CORE	YD	YARD



WALNUT CREEK ADU

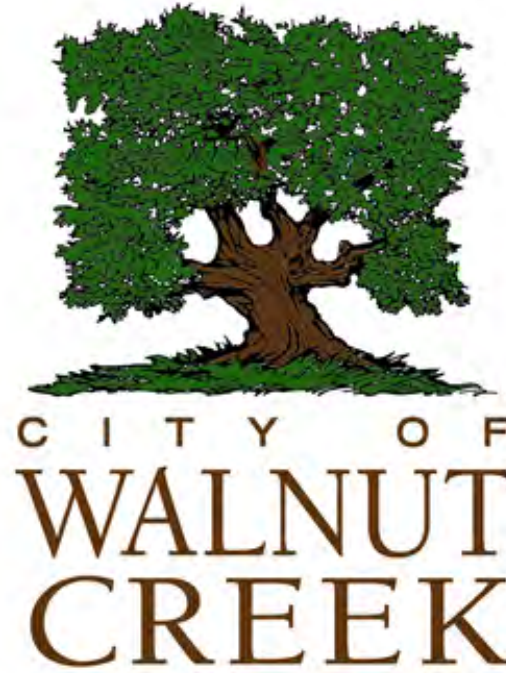
CITY OF WALNUT CREEK

SHEET INDEX, ABBREVIATIONS &
SYMBOLS

DATE
02/10/2023

SHEET

G-102



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.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 1)

CHAPTER 1 - ADMINISTRATION

SECTION 101 GENERAL

101.1 TITLE.

THESE REGULATIONS SHALL BE KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND MAY BE CITED AS SUCH AND WILL BE REFERRED TO HEREIN AS "THIS CODE." IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE. THE CALIFORNIA GREEN BUILDING STANDARDS CODE IS PART 11 OF THIRTEEN PARTS OF THE OFFICIAL COMPILED AND PUBLICATION OF THE ADOPTION, AMENDMENT AND REPEAL OF BUILDING REGULATIONS TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALSO REFERRED TO AS THE CALIFORNIA BUILDING STANDARDS CODE.

101.2 PURPOSE.

THE PURPOSE OF THIS CODE IS TO IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY ENHANCING THE DESIGN AND CONSTRUCTION OF BUILDINGS THROUGH THE USE OF BUILDING CONCEPTS HAVING A REDUCED NEGATIVE IMPACT OR POSITIVE ENVIRONMENTAL IMPACT AND ENCOURAGING SUSTAINABLE CONSTRUCTION PRACTICES IN THE FOLLOWING CATEGORIES:

1. PLANNING AND DESIGN.
2. ENERGY EFFICIENCY.
3. WATER EFFICIENCY AND CONSERVATION.
4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY.
5. ENVIRONMENTAL QUALITY.

101.3 SCOPE.

THE PROVISIONS OF THIS CODE SHALL APPLY TO THE PLANNING, DESIGN, OPERATION, CONSTRUCTION, USE AND OCCUPANCY OF EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE, UNLESS OTHERWISE INDICATED IN THIS CODE, THROUGHOUT THE STATE OF CALIFORNIA.

IT IS NOT THE INTENT THAT THIS CODE SUBSTITUTE OR BE IDENTIFIED AS MEETING THE CERTIFICATION REQUIREMENTS OF ANY GREEN BUILDING PROGRAM.

SECTION 102 CONSTRUCTION DOCUMENTS AND INSTALLATION VERIFICATION

102.1 SUBMITTAL DOCUMENTS.

CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL BE SUBMITTED IN ONE OR MORE SETS WITH EACH APPLICATION FOR A PERMIT, WHERE SPECIAL CONDITIONS EXIST, THE ENFORCING AGENCY IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL AND MAY BE SUBMITTED SEPARATELY.

EXCEPTION: THE ENFORCING AGENCY IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL.

102.2 INFORMATION ON CONSTRUCTION DOCUMENTS.

CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURE AND SHOW THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE CALIFORNIA BUILDING STANDARDS CODE AND OTHER RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AS DETERMINED BY THE ENFORCING AGENCY.

102.3 VERIFICATION.

DOCUMENTATION OF CONFORMANCE FOR APPLICABLE GREEN BUILDING MEASURES SHALL BE PROVIDED TO THE ENFORCING AGENCY. ALTERNATE METHODS OF DOCUMENTATION SHALL BE ACCEPTABLE WHEN THE ENFORCING AGENCY FINDS THAT THE PROPOSED ALTERNATE DOCUMENTATION IS SATISFACTORY TO DEMONSTRATE SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE PROPOSED GREEN BUILDING MEASURE.

CHAPTER 3 - GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE.

BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ARE ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS. [HCD] THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

THE MANDATORY PROVISIONS OF SECTION 4.106.4.2 MAY APPLY TO ADDITIONS OR ALTERATIONS OF EXISTING PARKING FACILITIES OR THE ADDITION OF NEW PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. SEE SECTION 4.106.4.3 FOR APPLICATION.

NOTE: REPAIRS INCLUDING, BUT NOT LIMITED TO, RESURFACING, RESTRIPING, AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF THIS SECTION.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS [HCD].

THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY TO EITHER LOW-RISE RESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS, OR BOTH. INDIVIDUAL SECTIONS WILL BE DESIGNATED BY BANNERS TO INDICATE WHERE THE SECTION APPLIES SPECIFICALLY TO LOW-RISE ONLY (LR) OR HIGH-RISE ONLY (HR), WHEN THE SECTION APPLIES TO BOTH LOW-RISE AND HIGH-RISE BUILDINGS, NO BANNER WILL BE USED.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS.

IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

4.106 SITE DEVELOPMENT

4.106.1 GENERAL.

PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING

CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

EXCEPTIONS: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION

NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1, 4.106.4.2, OR 4.106.4.3, TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:

1. ON A CASE-BY-CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:
 - 1.1. WHERE THERE IS NO LOCAL UTILITY POWER SUPPLY OR THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.
 - 1.2. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 4.106.4, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.
2. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLINGS UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES

FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE.

4.106.4.1.1 IDENTIFICATION

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

4.106.4.2 NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS AND NEW RESIDENTIAL PARKING FACILITIES

WHEN PARKING IS PROVIDED, PARKING SPACES FOR NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS SHALL MEET THE REQUIREMENTS OF SECTIONS 4.106.4.2.1 AND 4.106.4.2.2. CALCULATIONS OF EV SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS A FUTURE EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION. SEE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETAILS.

4.106.4.2.1 MULTIFAMILY DEVELOPMENT PROJECTS WITH LESS THAN 20 DWELLING UNITS, HOTELS AND MOTELS WITH LESS THAN 20 SLEEPING UNITS OR GUEST ROOMS

THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.

1. EV CAPABLE. TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMERS, HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

EXCEPTIONS:

1. WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER EQUAL TO OR GREATER THAN THE REQUIRED NUMBER OF EV CAPABLE SPACES.
2. WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER LESS THAN THE REQUIRED NUMBER OF EV CAPABLE SPACES, THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED.

NOTES:

- a. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.
- b. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE INSTALLED FOR USE.

2. EV READY. TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT. **EXCEPTION:** AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS.

4.106.4.2.2 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS

THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.

1. EV CAPABLE. TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMERS, HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

EXCEPTION: WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER GREATER THAN FIVE (5) PERCENT OF PARKING SPACES REQUIRED BY SECTION 4.106.4.2.2, ITEM 3, THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT REQUIRED.

NOTES:

CONSTRUCTION DOCUMENTS SHALL SHOW LOCATIONS OF FUTURE EV SPACES. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE INSTALLED FOR USE.

2. EV READY. TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT.

EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS.

3. EV CHARGERS. FIVE (5) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EVSE. WHERE COMMON USE PARKING IS PROVIDED, AT LEAST ONE EV CHARGER SHALL BE LOCATED IN THE COMMON USE PARKING AREA AND SHALL BE AVAILABLE FOR USE BY ALL RESIDENTS OR GUESTS.

WHEN LOW POWER LEVEL 2 EV CHARGING RECEPTACLES OR LEVEL 2 EVSE ARE INSTALLED BEYOND THE MINIMUM REQUIRED, AN AUTOMATIC LOAD MANAGEMENT SYSTEM (ALMS) MAY BE USED TO REDUCE THE MAXIMUM REQUIRED ELECTRICAL CAPACITY TO EACH SPACE SERVED BY THE ALMS. THE ELECTRICAL SYSTEM AND ANY ON-SITE DISTRIBUTION TRANSFORMERS SHALL HAVE SUFFICIENT CAPACITY TO DELIVER AT LEAST 3.3 kW TO EACH EV CHARGING STATION (EVCS) INSTALLED. EV CHARGING BY THE ALMS, THE BRANCH CIRCUIT SHALL HAVE A MINIMUM CAPACITY OF 40 AMPERES, AND INSTALLED EVSE SHALL HAVE A CAPACITY OF NOT LESS THAN 30 AMPERES. ALMS SHALL NOT BE USED TO REDUCE THE MINIMUM REQUIRED ELECTRICAL CAPACITY TO THE REQUIRED EV CAPABLE SPACES.

4.106.4.2.2.1 ELECTRIC VEHICLE CHARGING STATIONS (EVCS)

ELECTRIC VEHICLE CHARGING STATIONS REQUIRED BY SECTION 4.106.4.2.2, ITEM 3, SHALL COMPLY WITH SECTION 4.106.4.2.2.1.

EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS SERVING PUBLIC ACCOMMODATIONS, PUBLIC HOUSING, MOTELS AND HOTELS SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION. SEE CALIFORNIA BUILDING CODE, CHAPTER 11B, FOR APPLICABLE REQUIREMENTS.

4.106.4.2.2.1.1 LOCATION

EVCS SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS: THE CHARGING SPACE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CHAPTER 11A, TO ALLOW USE OF THE EV CHARGER FROM THE ACCESSIBLE PARKING SPACE.

THE CHARGING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, AS DEFINED IN THE CALIFORNIA BUILDING CODE, CHAPTER 2, TO THE BUILDING.

EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, CHAPTER 11B, ARE NOT REQUIRED TO COMPLY WITH SECTION 4.106.4.2.2.1 AND SECTION 4.106.4.2.2.1.2, ITEM 3.

4.106.4.2.2.1.2 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) DIMENSIONS

THE CHARGING SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET.
2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET.
3. ONE IN EVERY 25 CHARGING SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE, A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET.
- a. SURFACE SLOPE FOR THIS EV SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.

4.106.4.2.2.1.3 ACCESSIBLE EV SPACES

IN ADDITION TO THE REQUIREMENTS IN SECTIONS 4.106.4.2.2.1.1 AND 4.106.4.2.2.1.2, ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B, AND THE CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.

4.106.4.2.3 EV SPACE REQUIREMENTS

1. SINGLE EV SPACE REQUIRED. INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OF THE PROPOSED LOCATION OF THE EV SPACE. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT, RECEPTACLE OR CHARGER LOCATION, AS APPLICABLE. THE SERVICE PANEL AND/OR SUBPANEL SHALL HAVE A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT, INCLUDING BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE INSTALLED, OR SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

EXCEPTION: A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE, AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. MULTIPLE EV SPACES REQUIRED. CONSTRUCTION DOCUMENTS SHALL INDICATE THE RACEWAY TERMINATION POINT AND THE LOCATION OF INSTALLED OR FUTURE EV SPACES, RECEPTACLES OR EV CHARGERS. CONSTRUCTION DOCUMENTS SHALL ALSO PROVIDE INFORMATION ON AMPERAGE OF INSTALLED OR FUTURE RECEPTACLES OR EVSE, RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL LOAD CALCULATIONS. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT, REQUIRED RACEWAYS AND RELATED COMPONENTS THAT ARE PLANNED TO BE INSTALLED UNDERGROUND, ENCLOSED, INACCESSIBLE OR IN CONCEALED AREAS AND SPACES SHALL BE INSTALLED AT THE TIME OF ORIGINAL CONSTRUCTION.

EXCEPTION: A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE, AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

4.106.4.2.4 IDENTIFICATION

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

4.106.4.2.5 ELECTRIC VEHICLE READY SPACE SIGNAGE

ELECTRIC VEHICLE READY SPACES SHALL BE IDENTIFIED BY SIGNAGE OR PAVEMENT MARKINGS, IN COMPLIANCE WITH CALTRANS TRAFFIC OPERATIONS POLICY DIRECTIVE 13-01 (ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS) OR ITS SUCCESSOR(S).

4.106.4.3 ELECTRIC VEHICLE CHARGING FOR ADDITIONS AND ALTERATIONS OF PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. WHEN NEW PARKING FACILITIES ARE ADDED, OR ELECTRICAL SYSTEMS OR LIGHTING OF EXISTING PARKING FACILITIES ARE ADDED OR ALTERED AND THE WORK REQUIRES A BUILDING PERMIT, TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ADDED OR ALTERED SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE.

NOTES:

1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.
2. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE.

FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK TYPE TOILET.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS

THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS

4.303.1.3.1 SINGLE SHOWERHEAD SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER

WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND HELED SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS

METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS

THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS

SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS

SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS

PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

NOTE:

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS

RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO), WHICHEVER IS MORE STRINGENT.

NOTES:

1. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2.

MWEO AND SUPPORTING DOCUMENTS, INCLUDING A WATER BUDGET CALCULATOR, ARE AVAILABLE AT: [HTTPS://WWW.WATER.CA.GOV/](https://www.water.ca.gov/)

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDU

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 2)

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

- DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
- INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-80 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
- INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.
- INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENTS.

4.410.2 RECYCLING BY OCCUPANTS

WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND IS IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS, OR MEEL A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

EXCEPTION:

RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE SECTION 42649.82 (A)(2)(A) ET SEQ. ARE NOT REQUIRED TO COMPLY WITH THE ORGANIC WASTE PORTION OF THIS SECTION.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.501 GENERAL

4.501.1 SCOPE

THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

4.503 FIREPLACES

4.503.1 GENERAL

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL

FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
- AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- MANUFACTURER'S PRODUCT SPECIFICATION.
- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS

4.504.3.1 CARPET CUSHION

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODCEHLB/IAQ/PAGES/VOC.ASPX

4.504.3.2 CARPET ADHESIVE

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODCEHLB/IAQ/PAGES/VOC.ASPX

4.504.5 COMPOSITE WOOD PRODUCTS

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

- PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS.
- PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
- EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 33, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325 STANDARDS.
- OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 4.504.1 - ADHESIVE VOC LIMIT

(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

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

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3}

(GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS)

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

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS¹

(MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION)

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

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

DIVISION 4.5 ENVIORNMENTAL QUALITY CONTINUED

4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL

BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS

CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
- OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
- A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF A BUILDING

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 BATHROOM EXHAUST FANS

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 45 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:

- FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/ SHOWER COMBINATION.
- LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

4.507 ENVIORNMENTAL COMFORT

4.507.1 RESERVED

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2016 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- STATE CERTIFIED APPRENTICESHIP PROGRAMS.
- PUBLIC UTILITY TRAINING PROGRAMS.
- TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
- PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
- OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

702.2 SPECIAL INSPECTION [HCD]

WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

- CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
- CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
- SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
- OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTES:

- SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
- HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

[BSC] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

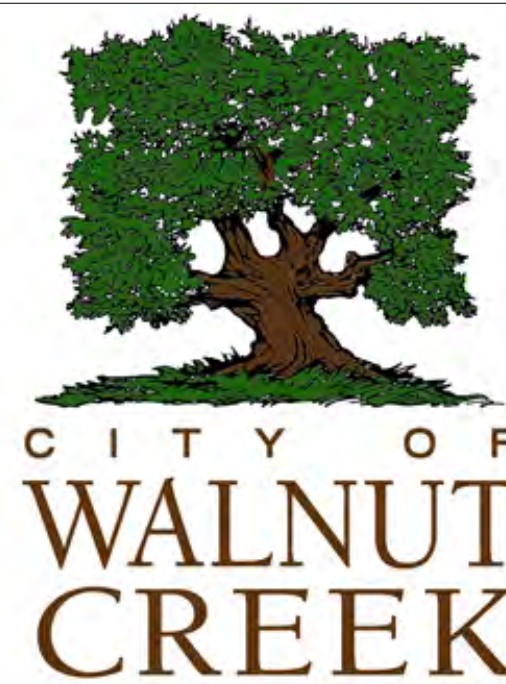
NOTE:

SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703 VERIFICATIONS

703.1 DOCUMENTATION

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.



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

CAL GREEN RESIDENTIAL REQUIREMENTS

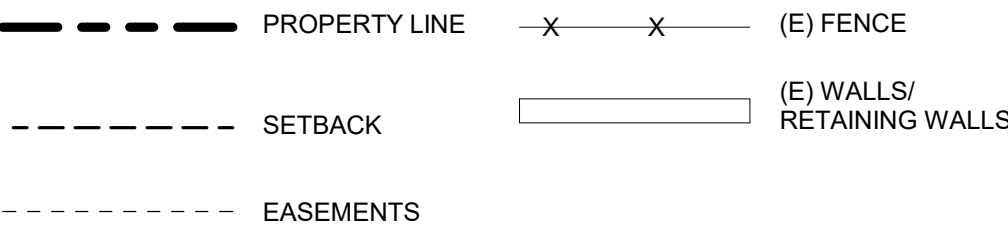
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SHEET

G-202

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

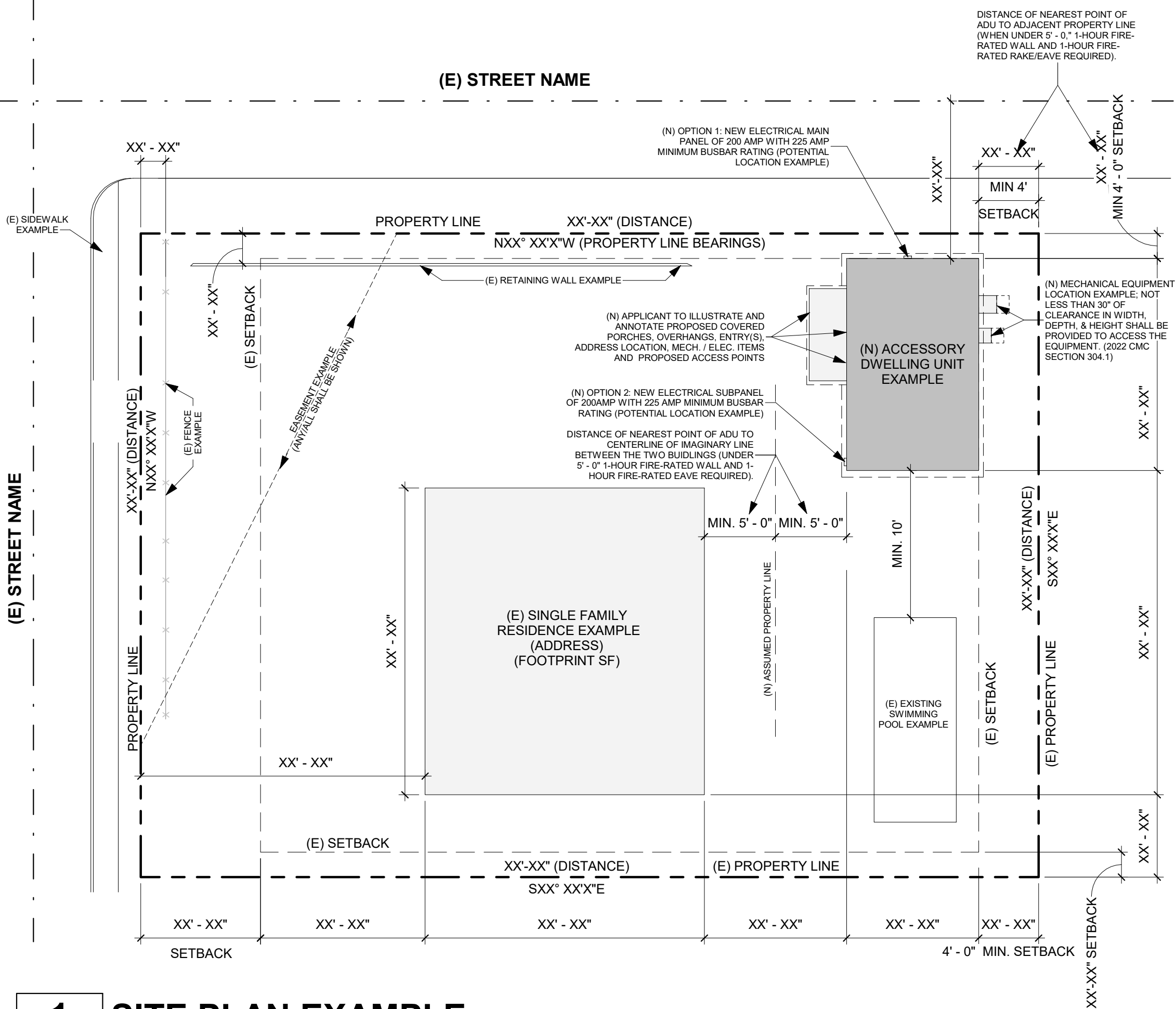
*NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0")

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.

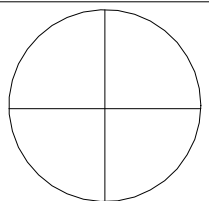
- ☐ FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT AS WELL.
- ☐ AREA OF EXISTING BUILDING
INDICATE THE 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



SITE PLAN

SCALE:

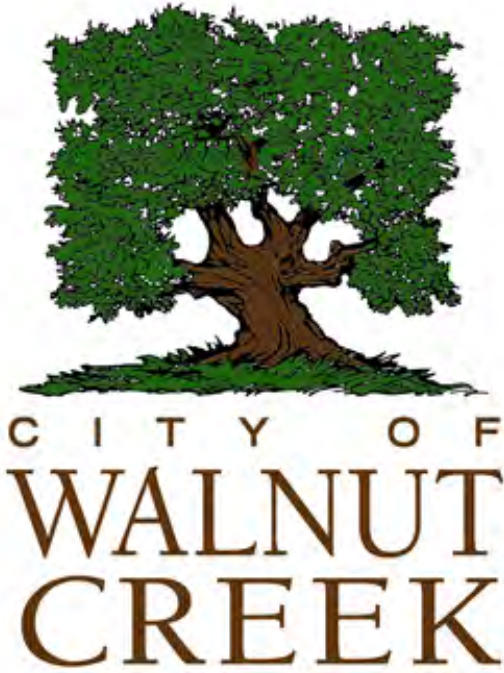


NORTH ARROW

1

SITE PLAN EXAMPLE

AS104 SCALE: 1" = 20'-0"



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WALNUT CREEK ADU

CITY OF WALNUT CREEK

ARCHITECTURAL SITE PLAN
(EXAMPLE & INSTRUCTIONS)

DATE
02/10/2023

SHEET

AS104



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 CONSTRUCT 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

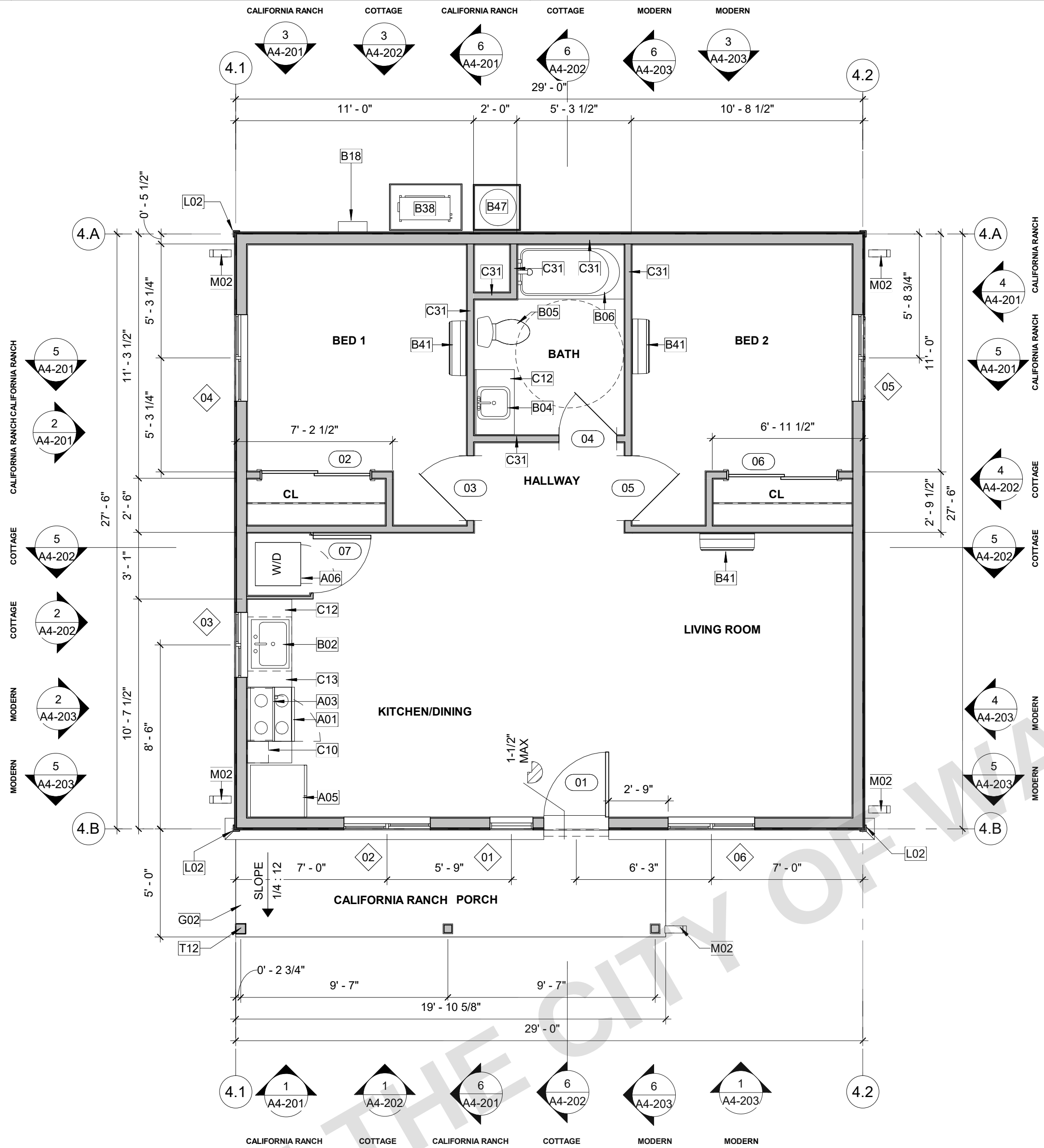
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SHEET

A4-100

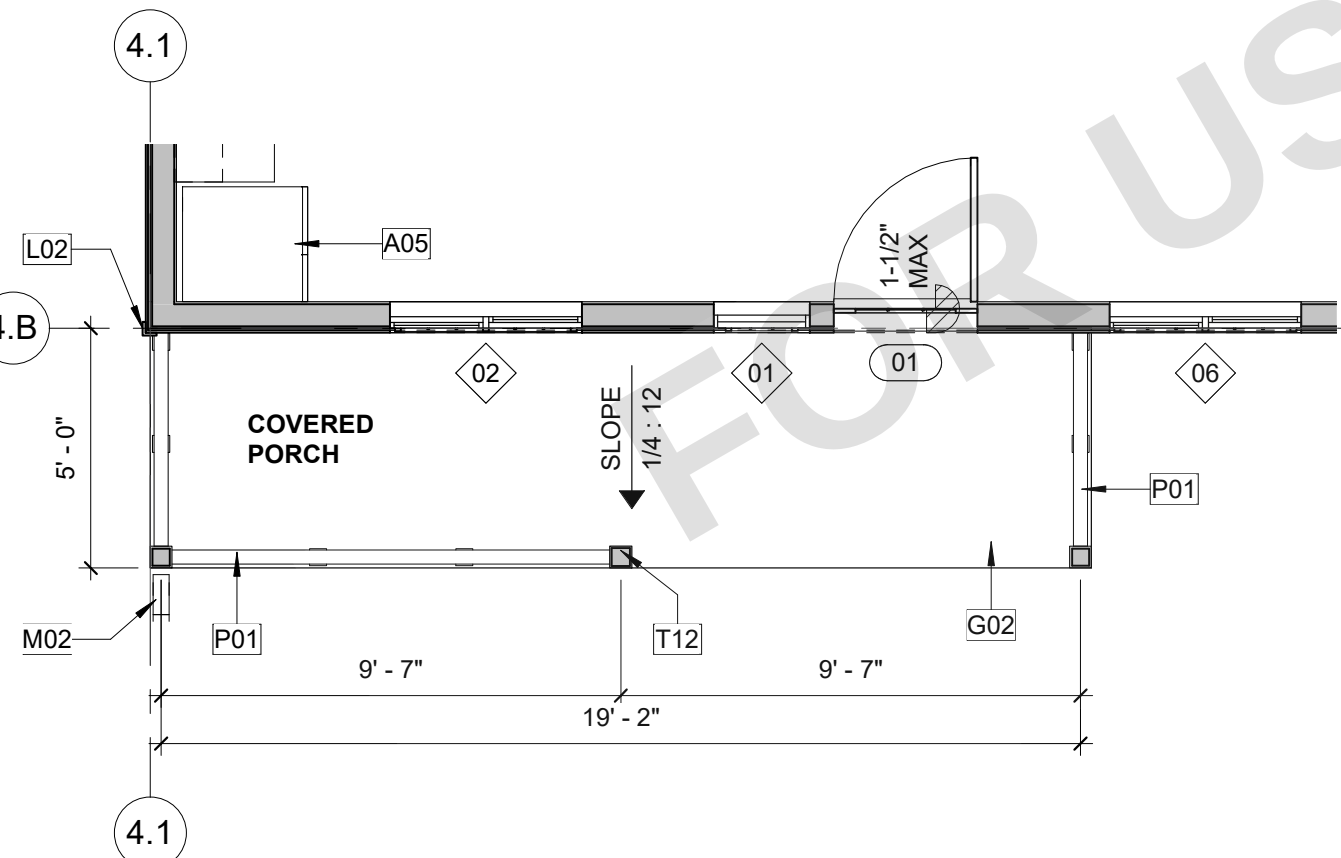
PLUMBING NOTES

1. WATER HEATER (REFER TO BUILDING ENERGY ANALYSIS REPORT):
- A. 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:
1. 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)
 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)
- B. 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.
- C. COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
- D. CLEARANCES PER MANUFACTURE REQUIREMENTS.



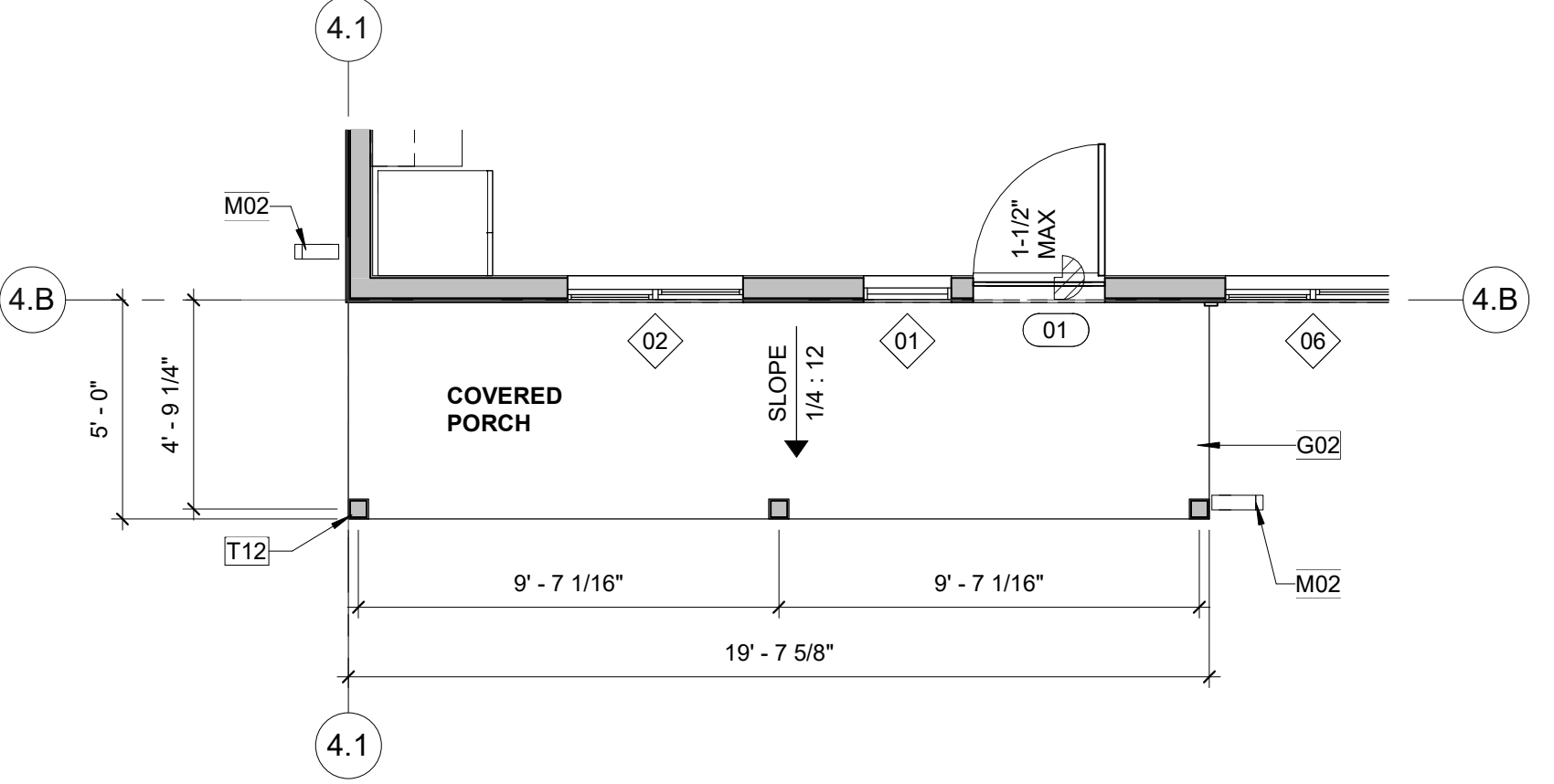
1 PLAN 1 - GROUND FLOOR PLAN

A1-201 | A4-101 SCALE: 1/4" = 1'-0"



3 PLAN 1 - COTTAGE PORCH

A1-201 | A4-101 SCALE: 1/4" = 1'-0"



2 PLAN 1 - MODERN PORCH

A1-201 | A4-101 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).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT TO OUTSIDE AIR.
- 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 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.
- 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/A-901; SEE GENERAL NOTES FOR MORE INFORMATION.
- G02 CONCRETE FLATWORK. 1/4" FT SLOPE AWAY FROM BUILDING.
- 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 - 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH. SEE ELEVATION FOR FINISH. ONE LAYER GYPSUM WALL BOARD INTERIOR.
- EXTERIOR - DOUBLE 1/2" WOOD STUD W/ SHEATHING AND EXTERIOR FINISH (REFER TO ELEVATIONS)
- INTERIOR - 3/4" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

WINDOW GENERAL NOTES

1. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
2. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
3. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
4. ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
5. 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 S.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.
6. 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

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

WINDOW SCHEDULE

NO.	TYP E	SIZE		HEAD HEIGHT	REMARKS	WINDOW DETAIL REFERENCES		
		WIDTH	HEIGHT			HEAD	JAMB	SILL
01	A	2'-0"	4'-0"	6'-8"	2	CALIFORNIA RANCH 11/A-911		
02	B	4'-0"	4'-0"	6'-8"		COTTAGE 11/A-921		
03	B	3'-0"	3'-0"	6'-8"		MODERN 11/A-931		
04	B	4'-0"	4'-0"	6'-8"	1			
05	B	4'-0"	4'-0"	6'-8"	1			
06	B	4'-0"	4'-0"	6'-8"		32/A-901 33/A-901 34/A-901		

WINDOW LEGEND

- A. SINGLE HUNG.
- B. SLIDER.

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
6. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
9. 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.
10. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
11. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
12. 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).
13. 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.
14. 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

1. GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1. PANES INDICATED IN DOOR LEGEND WITH (T).
2. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
3. REFER TO PLANS FOR LOCATION OF DOORS.
4. VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
6. 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

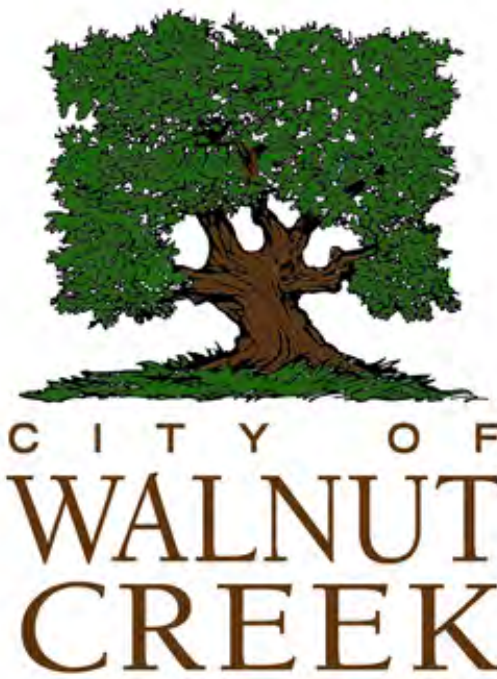
1. EXTERIOR DOOR.
2. GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #1
3. PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
4. OPTIONAL DOOR.
5. REQUIRED OPENING OF NOT LESS THAN 100 IN² FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS. [CMC SEC. R504.4.1]

DOOR SCHEDULE

NO.	TYPE	DOOR		REMARKS	DOOR DETAIL REFERENCES	
		WIDTH	HEIGHT		HEAD	JAMB
01	A1	3'-0"	6'-8"	1, 2	CALIFORNIA RANCH 41/A-911	
02	C	5'-0"	6'-8"		COTTAGE 41/A-921	
03	E	3'-0"	6'-8"		MODERN 41/A-931	
04	E	2'-8"	6'-8"			
05	E	3'-0"	6'-8"			
06	C	5'-0"	6'-8"			
07	H	2'-8"	6'-8"		THRESHOLD 11/A-901 12/A-901	

DOOR LEGEND

- CAL RANCH
- COTTAGE
- MODERN
- A1. SOLID CORE WOOD EXTERIOR ENTRY
- C. DOUBLE SLIDING INTERIOR
- E. HOLLOW CORE WOOD INTERIOR
- H. VENTED INTERIOR (WITH MIN. 100 IN² OPENING)



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 4

DATE
02/10/2023

SHEET

A4-101



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.

GENERAL MEP NOTES

1. REFER TO ELECTRICAL NOTES ON SHEET G-101.
2. REFER TO MECHANICAL NOTES ON SHEET G-101.
3. REFER TO PLUMBING NOTES ON SHEET G-101.
4. REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
5. EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.
6. ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FT FROM WALL OPENINGS. **CMC 502.2.2.1.**
7. **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.**
8. 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.**
9. 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.**
10. 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 53/A-902.**

KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A05 REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- 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 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.
- C13 30" HIGH BASE CABINET AND COUNTERTOP.

LEGEND

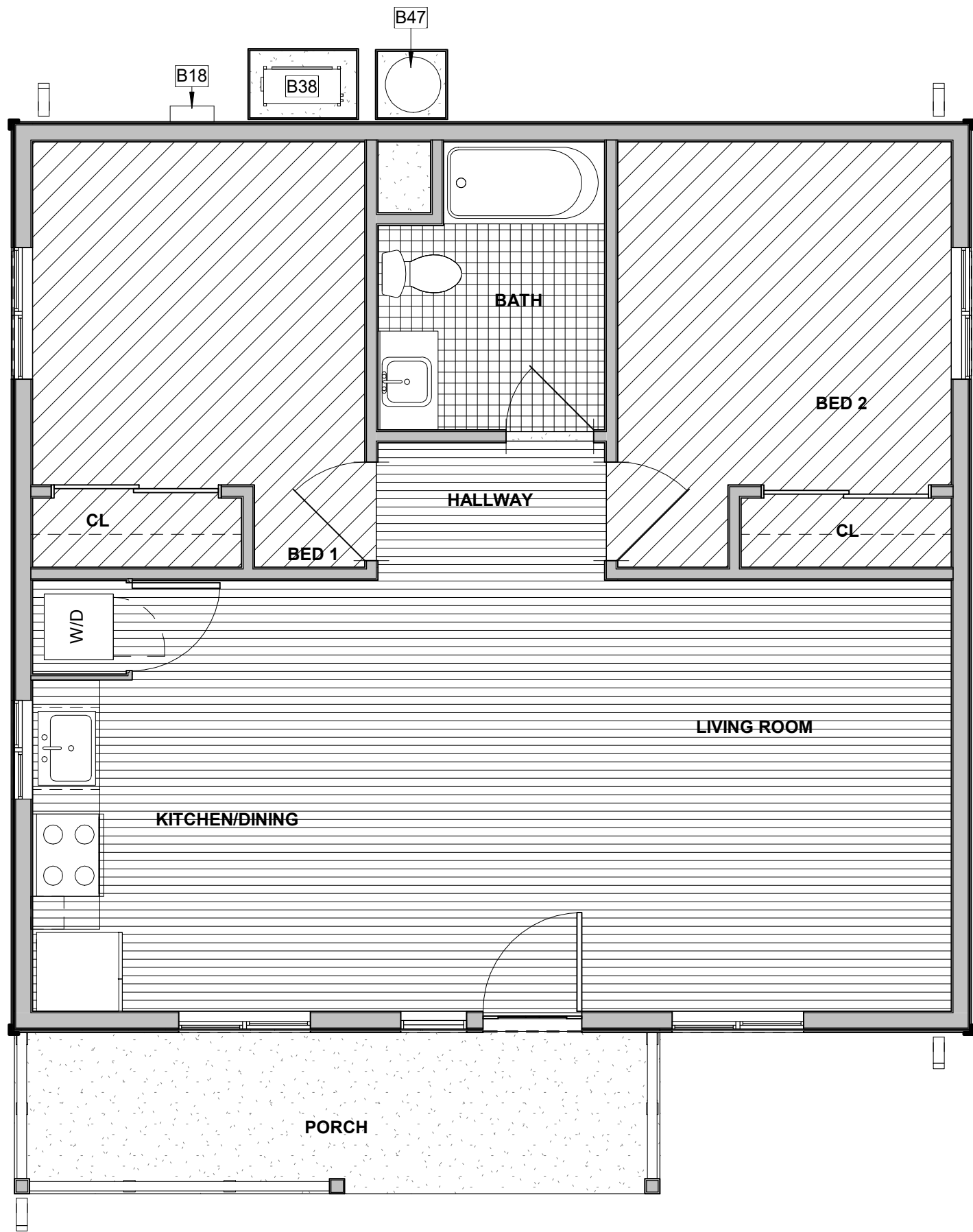
§ ELECTRICAL SWITCH	☉ SMOKE DETECTOR/ALARM	AFI ① DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
§ ELECTRICAL SWITCH-THREE WAY	☉ COMBINATION SMOKE/CARBON MONOXIDE	GFI ② DUPLEX OUTLET 240 VOLTS
§ ELECTRICAL SWITCH-FOUR WAY	③ DATA LOCATION	GFI ③ DUPLEX OUTLET GROUND FAULT INTERRUPTER
§§ ELECTRICAL SWITCH-VACANCY SENSOR	④ TELEPHONE LOCATION	GFI ④ DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
§ ELECTRICAL SWITCH-DIMMER	⑤ CABLE TELEVISION LOCATION	⑤ DUPLEX OUTLET AFCI-HALF HOT
§ ELECTRICAL SWITCH-FAN	⑥ ELECTRICAL JUNCTION BOX	GFI ⑥ DUPLEX OUTLET MICROWAVE GROUND FAULT INTERRUPTER
§ ASTRONOMICAL TIME SWITCH		GFI ⑦ DUPLEX OUTLET DISH WASHER GROUND FAULT INTERRUPTER
☉ EXHAUST FAN		H ⑧ COLD WATER STUB OUT
☉ INDOOR AIR QUALITY FAN		HW ⑨ HOT WATER STUB OUT
☉ PENDANT LIGHT HIGH-EFFICACY		HB ⑩ WATER HOSE BIBB WITH SHUT OFF VALVE
☉ SURFACE MOUNTED HIGH-EFFICACY LIGHT		IM ⑪ ICE MACHINE STUB OUT
☉ WALL MOUNTED HIGH-EFFICACY LIGHT	☉ CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	EC ⑫ FAN COIL UNIT +80" TO BOTTOM OF UNIT PROVIDE DEDICATED OUTLET
☉ EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT W/ PHOTO SENSOR	☉ ELECTRICAL WIRING	
☉ RECESSED HIGH-EFFICACY DOWNLIGHT		
☉ OPTIONAL RECESSED HIGH-EFFICACY DOWNLIGHT		
☉ RECESSED HIGH-EFFICACY DOWNLIGHT-VAPOR PROOF		

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

WALNUT CREEK ADU
CITY OF WALNUT CREEK
FINISH, MECHANICAL, &
ELECTRICAL PLANS

DATE
02/10/2023
SHEET

A4-111



2 FINISH PLAN

A1-201 | A4-111 SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

1. CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
2. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
3. ALL MATERIALS TO BE U.L. LABELED.
4. 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.
5. IF PROVIDED, ELECTRICAL MAIN PANEL: FLUSH MOUNT, 30" CLEARANCE, 200 AMP WITH 225 AMP BUS-BAR.
6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
7. 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.
8. 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.
9. 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)).
10. THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
11. 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).
12. ALL LUMINAIRES, LAMPHOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
13. 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)).
14. 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 5'6" 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).
15. 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.
16. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHz.
17. 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.
18. 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.
19. 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 CEC 150.0(K)(2G)).
20. 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).
21. 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).

FLOOR FINISH LEGEND

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

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

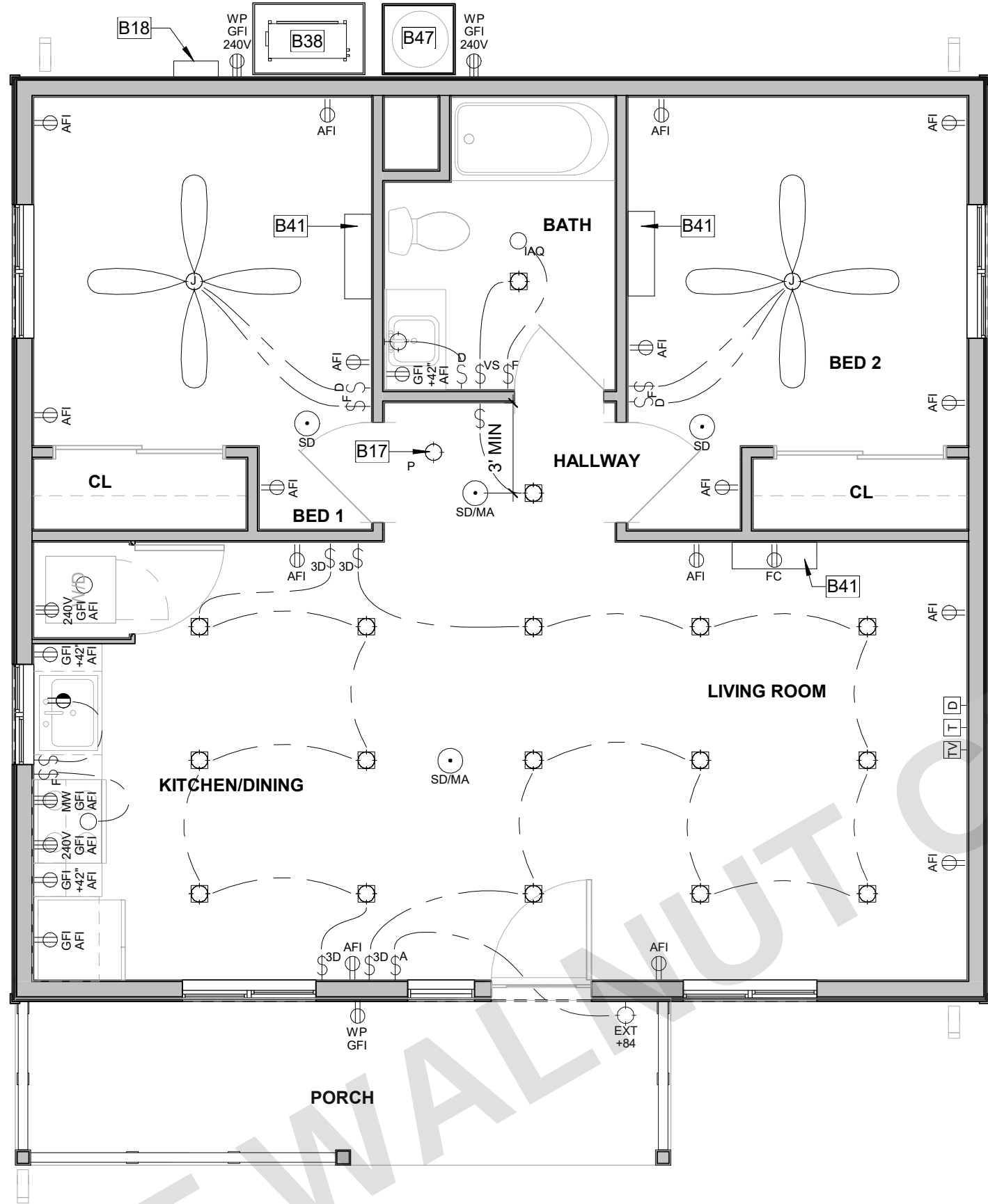
PER SECTION 150.0(O)(C)(ii) (ASHRAE 62.2.4.1.2)

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

Qtot = 0.03A(floor + 7.5(Nbr + 1)) .03(784 sf) + 7.5 (3) = 46.02 CFM < 50 CFM

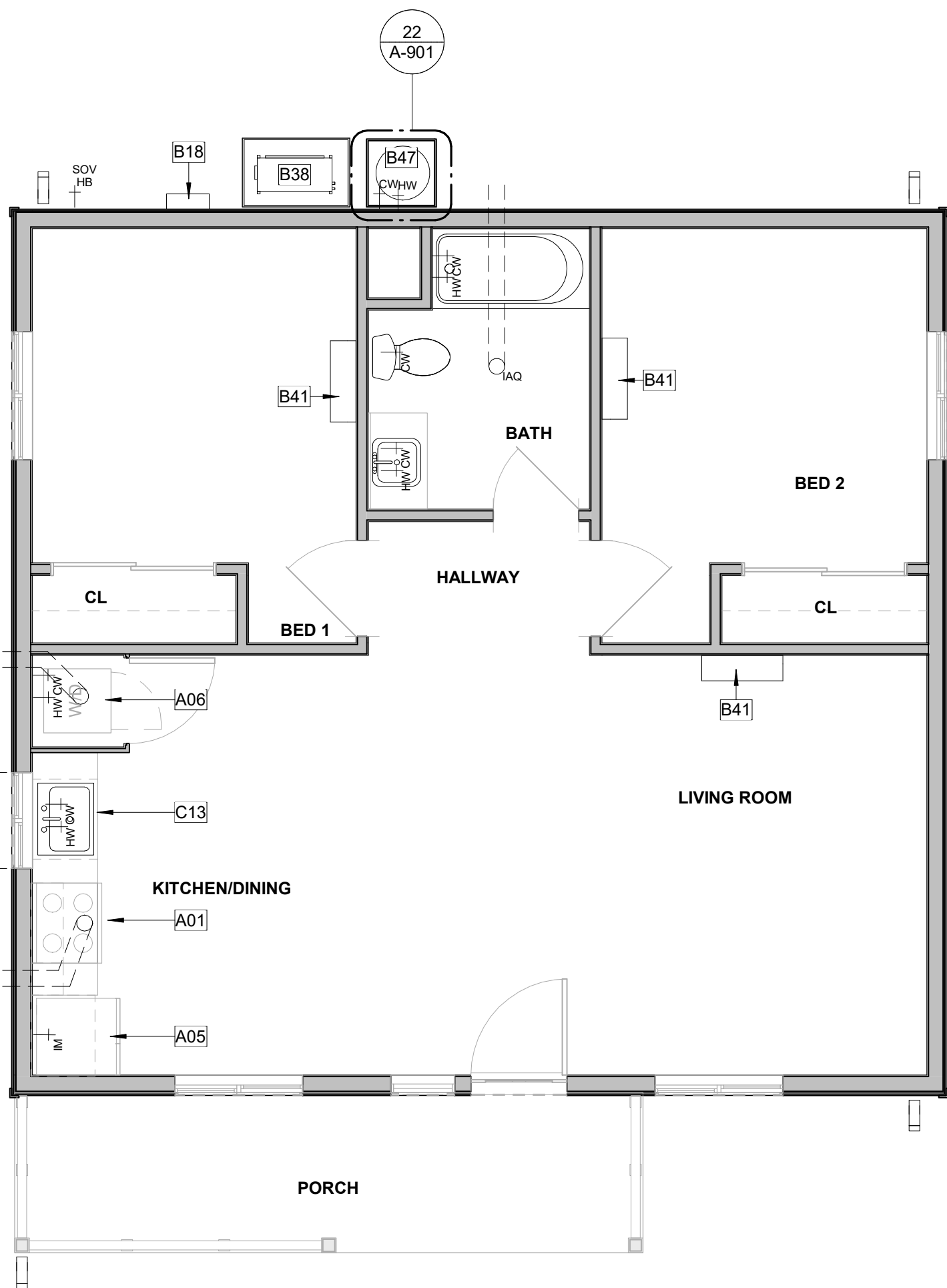
1 ELECTRICAL PLAN

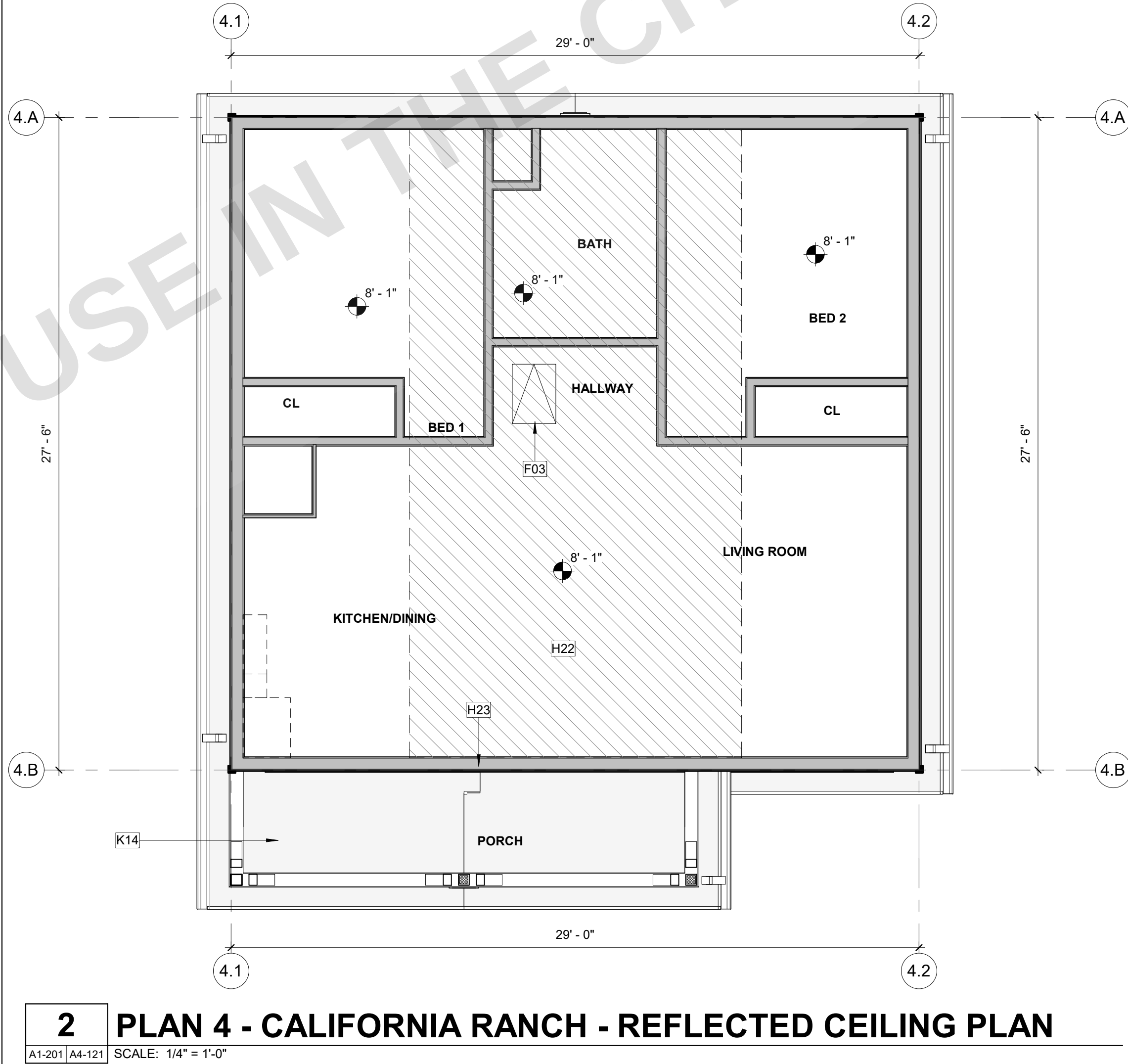
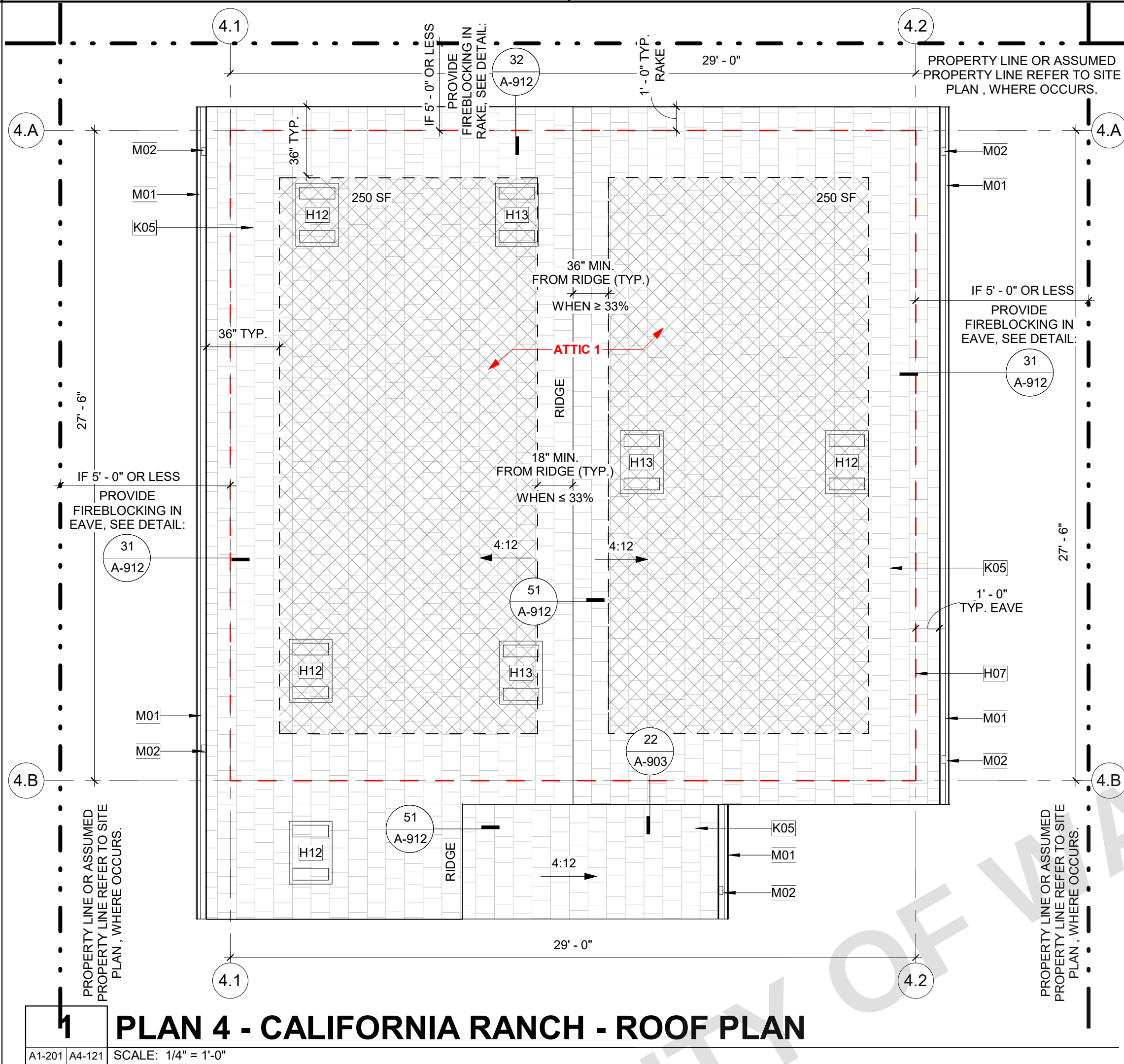
A1-201 | A4-111 SCALE: 1/4" = 1'-0"



3 MECHANICAL PLAN

A1-201 | A4-111 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 4	894 SF	2.98 SF	1.49 SF	1.49 SF

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

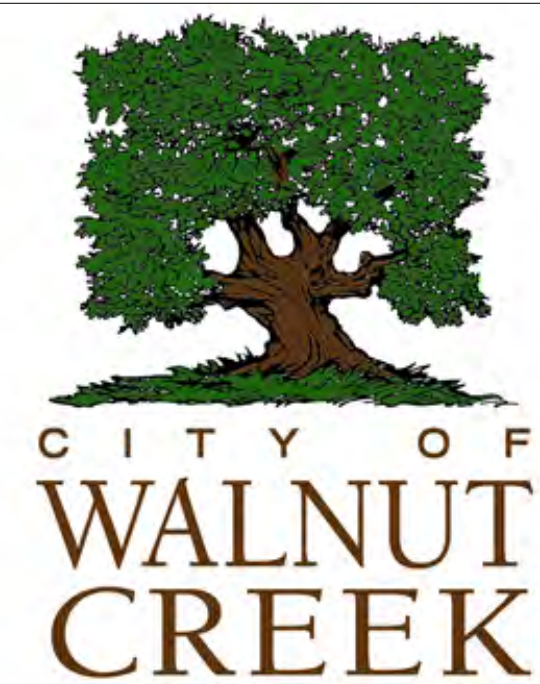
- F03 22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CIRC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CIRC 150.0 (a)1.
- 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.
- 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

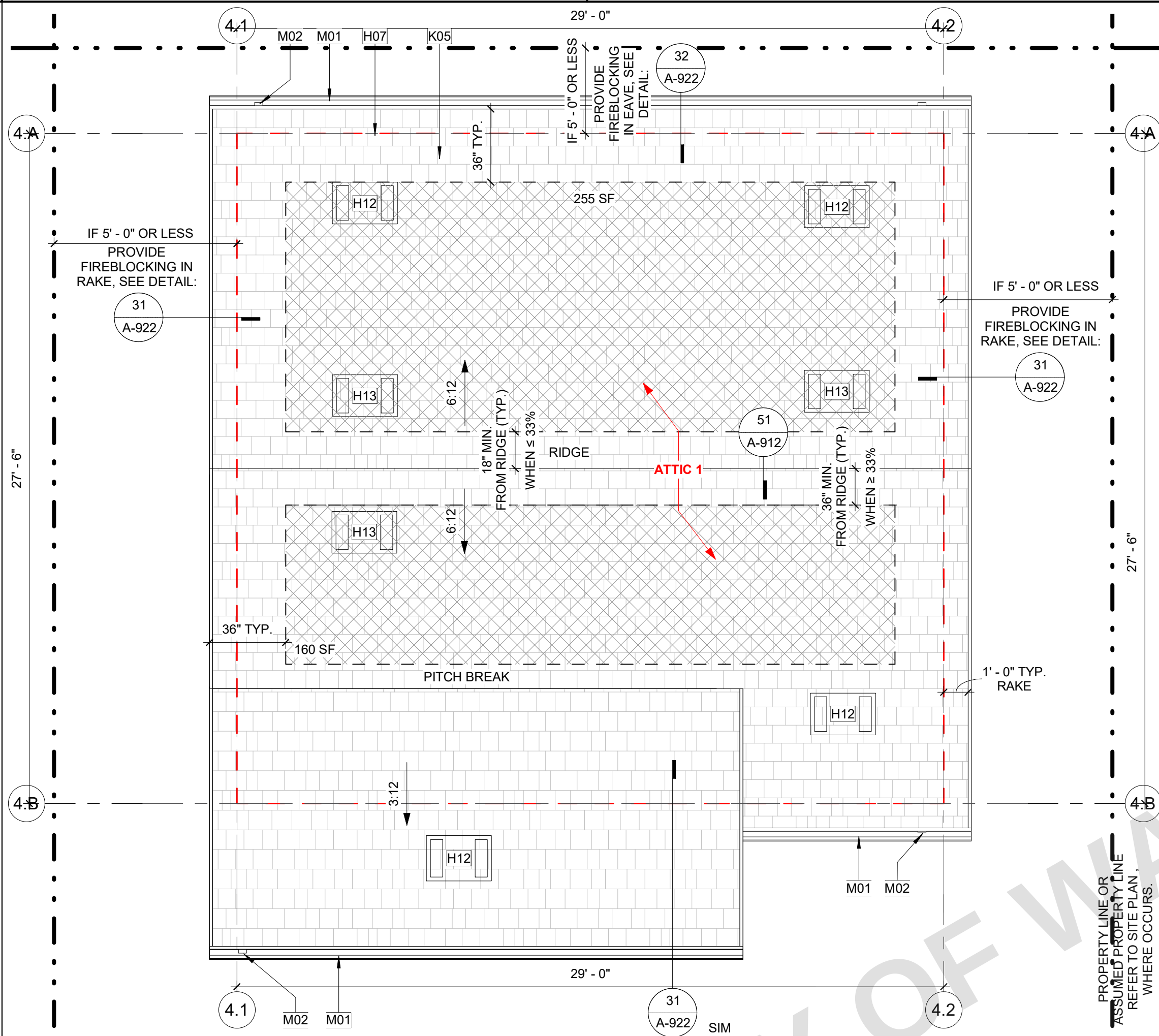
CITY OF WALNUT CREEK

ROOF PLAN & REFLECTED
CEILING PLAN - CAL RANCH

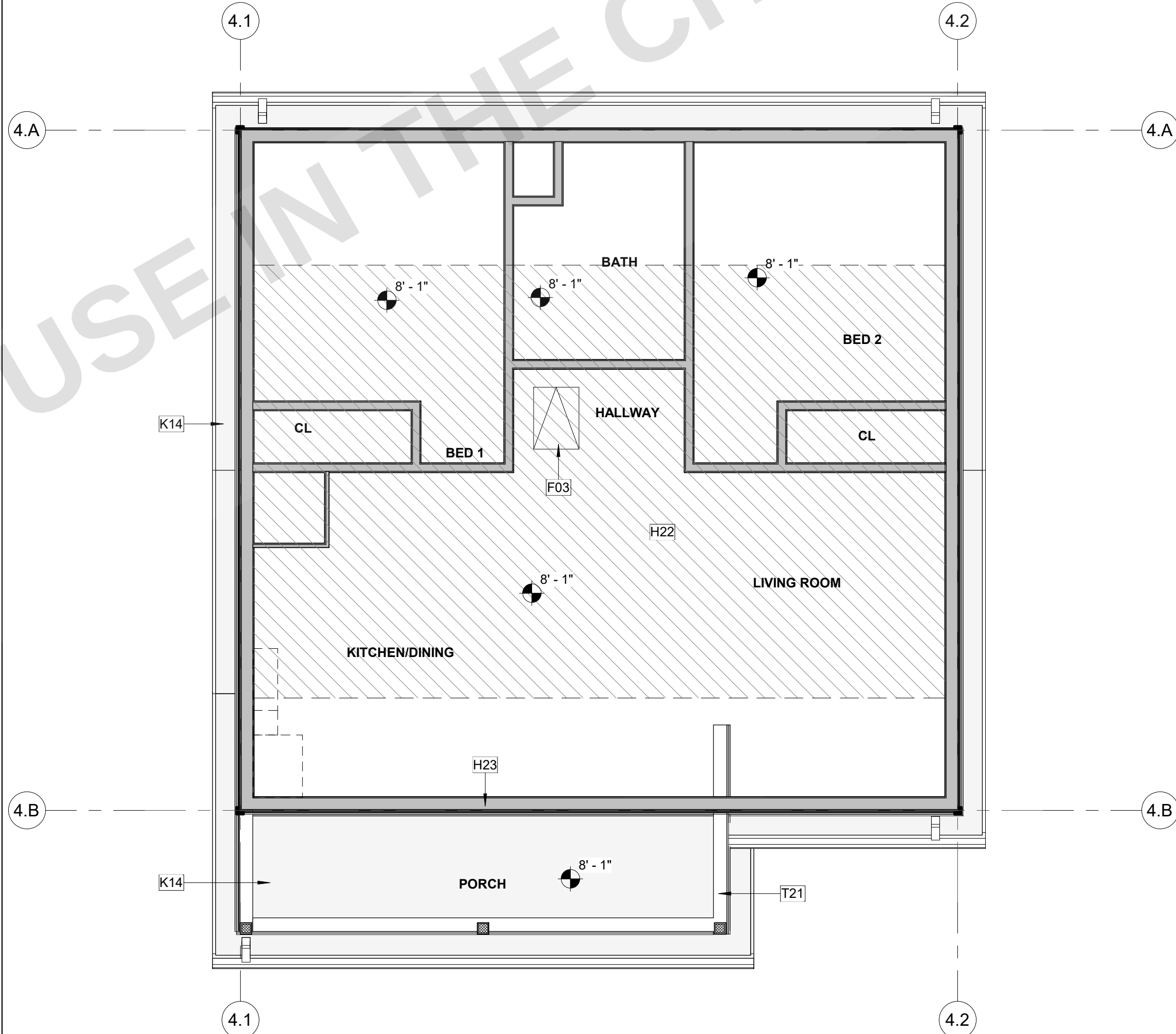
DATE
02/10/2023

SHEET

A4-121



1 PLAN 4 - COTTAGE - ROOF PLAN
A1-201 | A4-122 SCALE: 1/4" = 1'-0"



2 PLAN 4 - COTTAGE - REFLECTED CEILING PLAN
A1-201 | A4-122 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 MANUFACTURERS 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: 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 4	894 SF	2.98 SF	1.49 SF	1.49 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
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ATTIC 1 - PLAN 4

LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	4	2' - 8"	0.50 SF	2.00 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	3	2' - 8"	0.50 SF	1.50 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

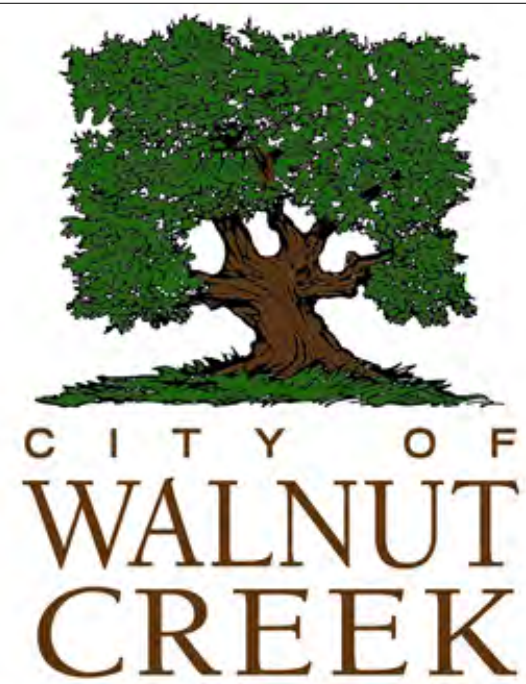
F03	22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEN 150.0 (a1). PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEN 150.0 (a1).
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.
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.
T21	WOOD BEAM, 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

	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.
	ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
	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.
	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. 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

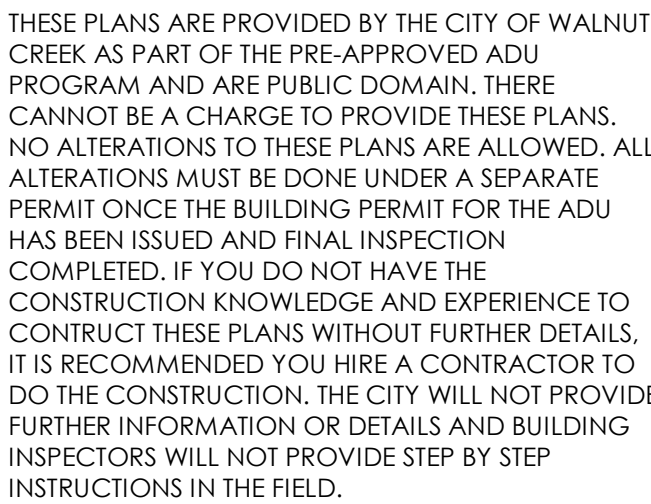
CITY OF WALNUT CREEK

ROOF PLAN & REFLECTED
CEILING PLAN - COTTAGE

DATE
02/10/2023

SHEET

A4-122



1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
4. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE PROPAGATION 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.
5. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
6. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
7. 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).
8. ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
9. ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.

FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURERS 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)**.

10. THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.
11. 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**.

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

H03	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.
H18	DORMER VENT (LOW). ATTIC VENTING OPTION B. STRIKE THROUGH IF NOT USED. SEE VENTING CALCS.
H19	RIDGE 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.
H22	AREA OF ATTIC WITH AT LEAST 30" OF HEIGHT. SEE SECTION.
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.
T21	WOOD BEAM. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.
U11	WOOD BEAM / HEADER. REFER TO STRUCTURAL.
U13	FAUX OUTRIGGER. SEE STRUCTURAL AND DETAILS FOR MORE INFORMATION.

ROOF PLAN & RCP LEGEND

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 4	798 SF	2.66 SF	1.33 SF	1.33 SF

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

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

CONTINUOUS RIDGE VENTING WITH 2 1/2" HOLES IN SHEATHING.
SEE DETAIL: 421 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 N
SEE DETAIL: 511 A-932

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

ATTIC 1 - PLAN 4 - 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

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
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ATTIC 1 - PLAN 4 - 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	

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.

ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)

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

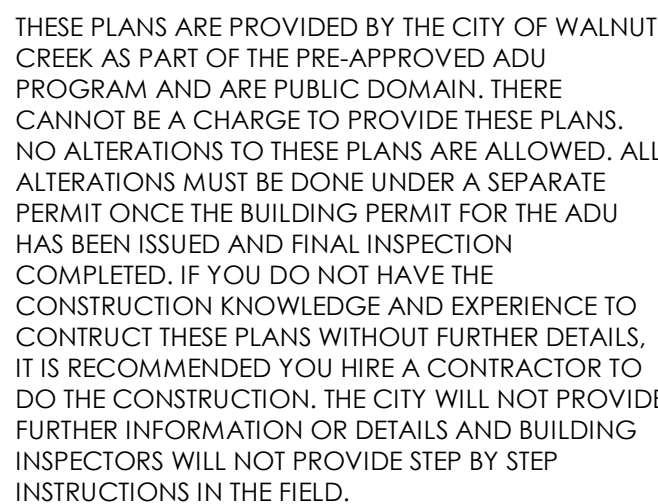
AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR
OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30
SQ. FT. PER CRC R807.1

1 | PLAN 4 - MODERN - ROOF PLAN

A1-201	A4-123	SCALE: 1/4" = 1'-0"
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2 PLAN 4 - MODERN - REFLECTED CEILING PLAN

A1-201	A4-123	SCALE: 1/4" = 1'-0"
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1. 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.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
5. FIREBLOCKING TO BE LOCATED PER **CRC SECTION R302.11:**

1. 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:
 - A. VERTICALLY AT 16" ON CENTER AT ALL LEVELS
 - B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - C. AT INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - D. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**.
 - E. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN FLAME-RESISTANT MATERIAL TO RESIST THE FLOW OF FIRE AND FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 - F. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **SECTION R103**.
 - G. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
2. **SECTION R302.11.1: FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:**
 - A. TWO-INCH NOMINAL LUMBER
 - B. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - C. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - D. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - E. ONE-HALF-INCH GYPSUM BOARD
 - F. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 - G. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - H. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH THE ASTM E817 TEST METHOD FOR THE SPECIFIC APPLICATION.
3. **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.**
4. **REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.**
5. **PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.**
6. **ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **CRC 803.13** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.**

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

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 53A-902.
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 22A-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 53A-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 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 CALCULATIONS.
H23	WHERE AIRFLOW IS BLOCKED BY SHEAR PLANT, 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.
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.
L11	DECORATIVE KNEE BRK. SEE DETAIL 42A-912.
L21	DECORATIVE FAUX SHUTTERS. SEE DETAIL 23A-912.
M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.54. SEE DETAIL 12A-903.
M02	DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12A-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.)
T12	WOOD POST. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.

WALNUT CREEK ADU

CITY OF WALNUT CREEK

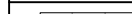
DATE	02/10/2023
SHEET	

A4-201



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.

- | | |
|---|---|
|  | (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 TONGUE & GROOVE |
|  | OPTION C: EXTERIOR GRADE PLYWOOD |



	HORIZONTAL SIDING 4" MIN. TO 12" MAX. BOARD EXPOSURE OPTION A: FIBER CEMENT (PER CRC R703.10) OPTION B: WOOD SIDING (PER CRC 703.5.3)
	BRICK VENEER WITH BRICK WAINSCOT ADHERED MASONRY VENEER (PER CRC 703.12) (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 TONGUE & GROOVE OPTION C: EXTERIOR GRADE PLYWOOD

SIDING:

TRIM:

(REQ. PRIMER & 2 COATS OF EXT. 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.

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 R302.11.1**:
 - 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 AND 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 R302.11.1.1** - 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 DETAIL 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.
- 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.
- H06 LINE OF PITCH BREAK.
- 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.
- 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.
- K07 SHINGLE/SHAKE SIDING. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- K14 EXTERIOR SOFFIT. SEE COVER PAGE FOR MATERIAL SELECTION, SEE DETAILS 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.)
- T12 WOOD POST. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.

WALNUT CREEK ADU

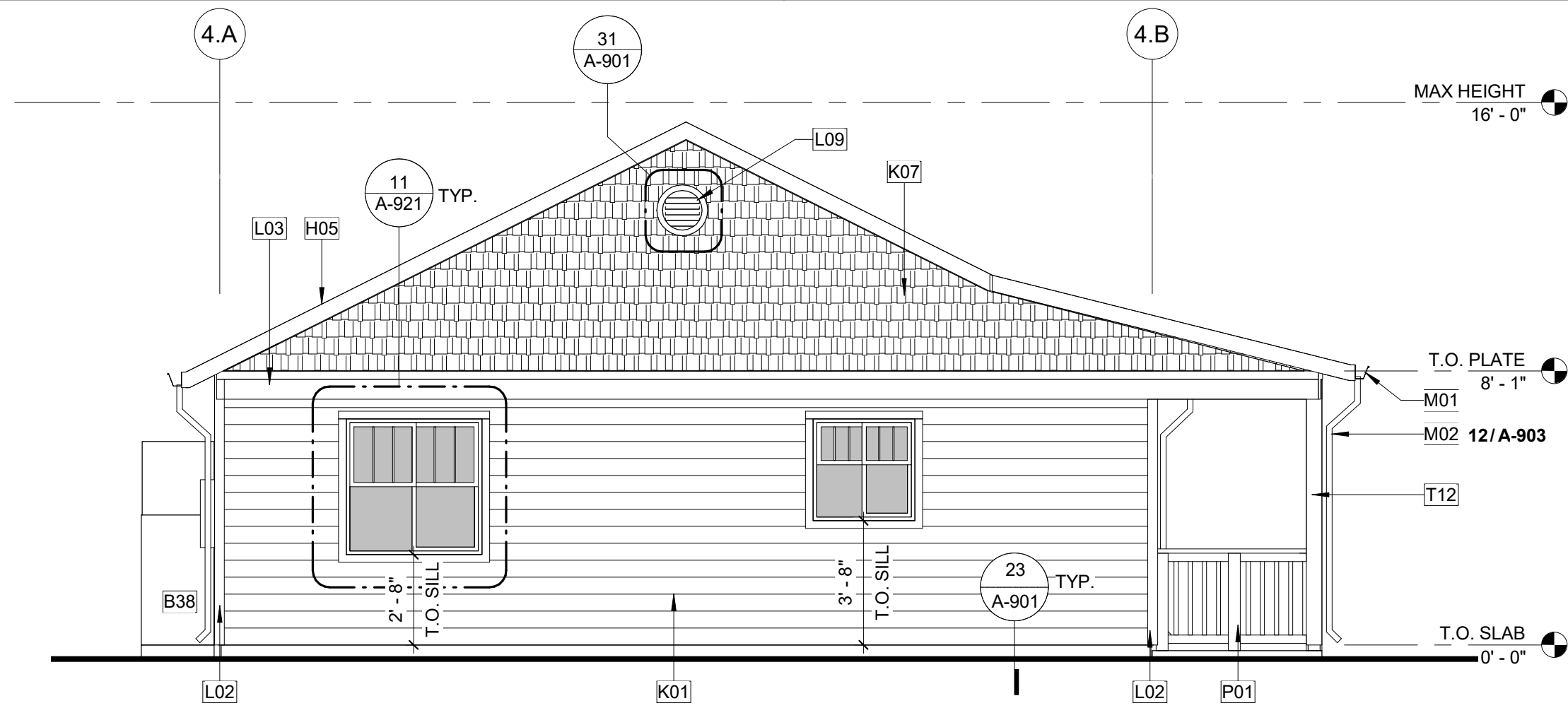
CITY OF WALNUT CREEK

ELEVATIONS & BUILDING
SECTIONS - COTTAGE

DATE
02/10/2023

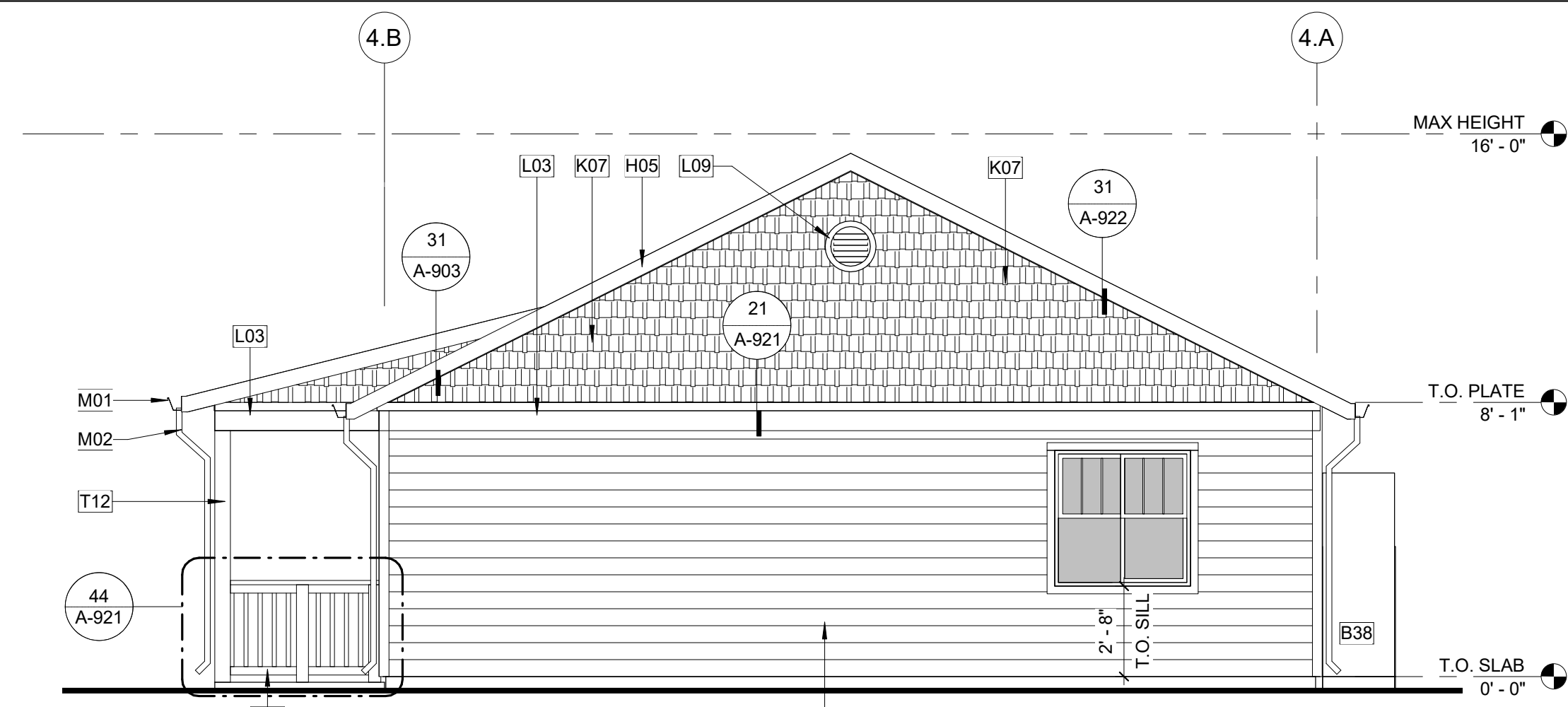
SHEET

A4-202



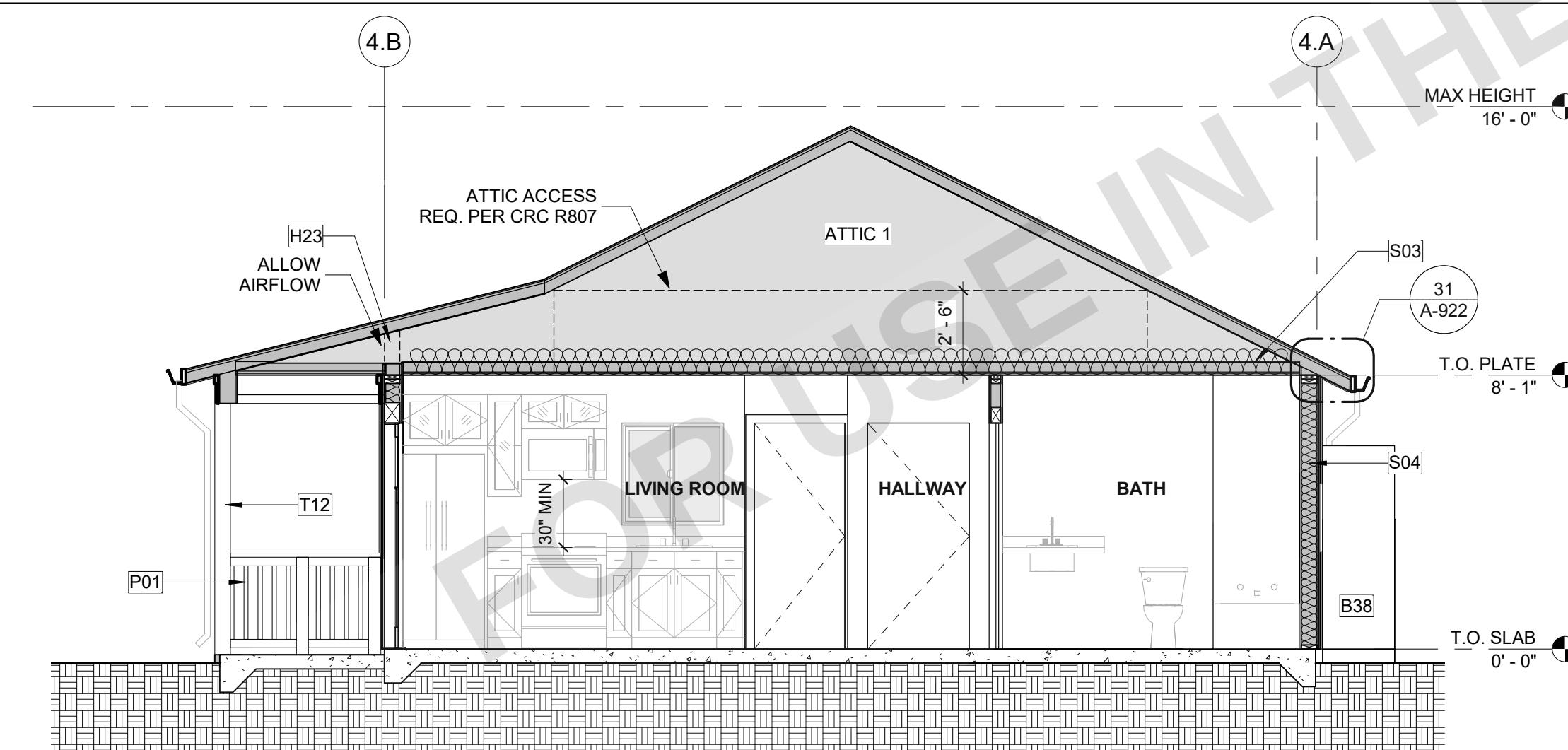
2 PLAN 4 - COTTAGE - LEFT ELEVATION

A4-101 | A4-202 SCALE: 1/4" = 1'-0"



4 PLAN 4 - COTTAGE - RIGHT ELEVATION

A4-101 | A4-202 SCALE: 1/4" = 1'-0"



6 PLAN 4 - COTTAGE - SECTION 02

A4-101 | A4-202 SCALE: 1/4" = 1'-0"

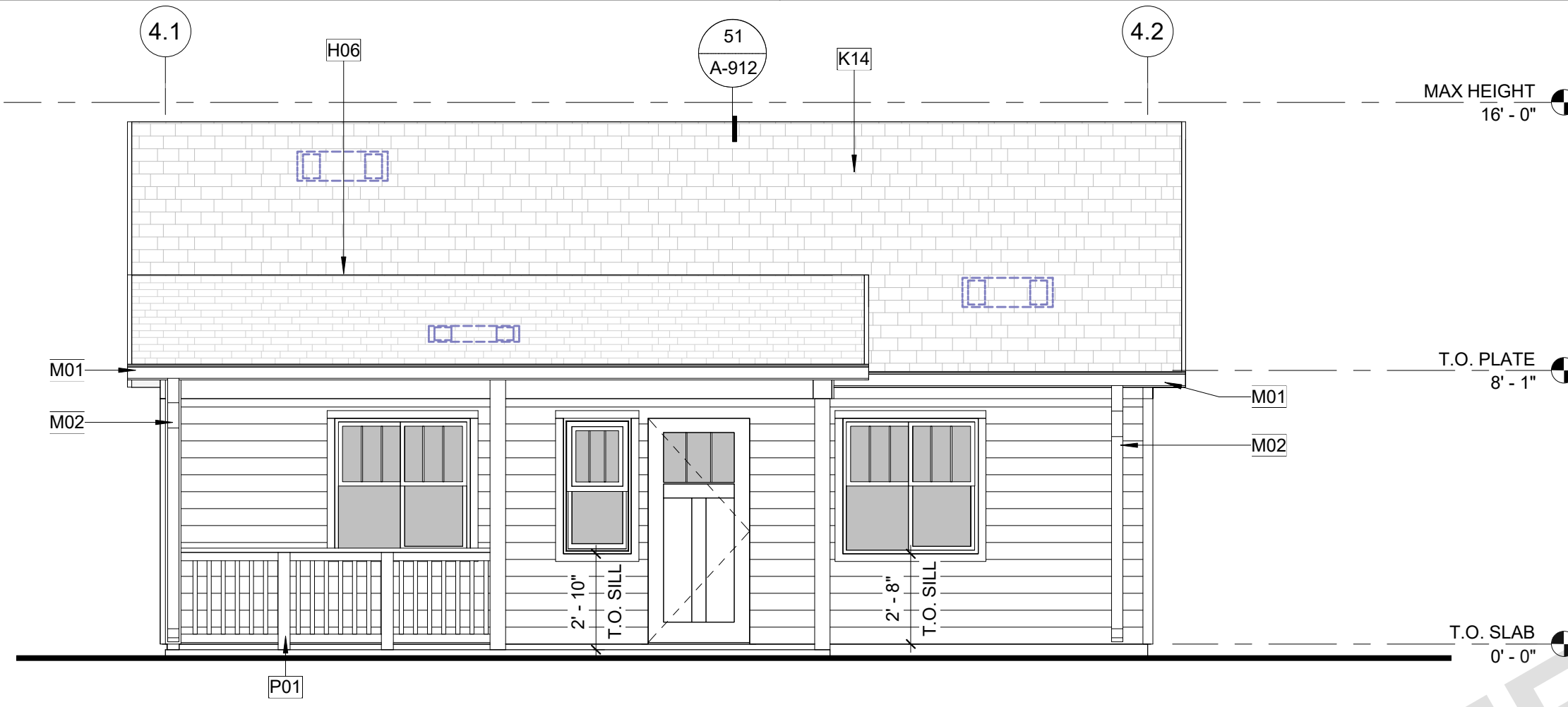
MATERIALS LEGEND COTTAGE

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.

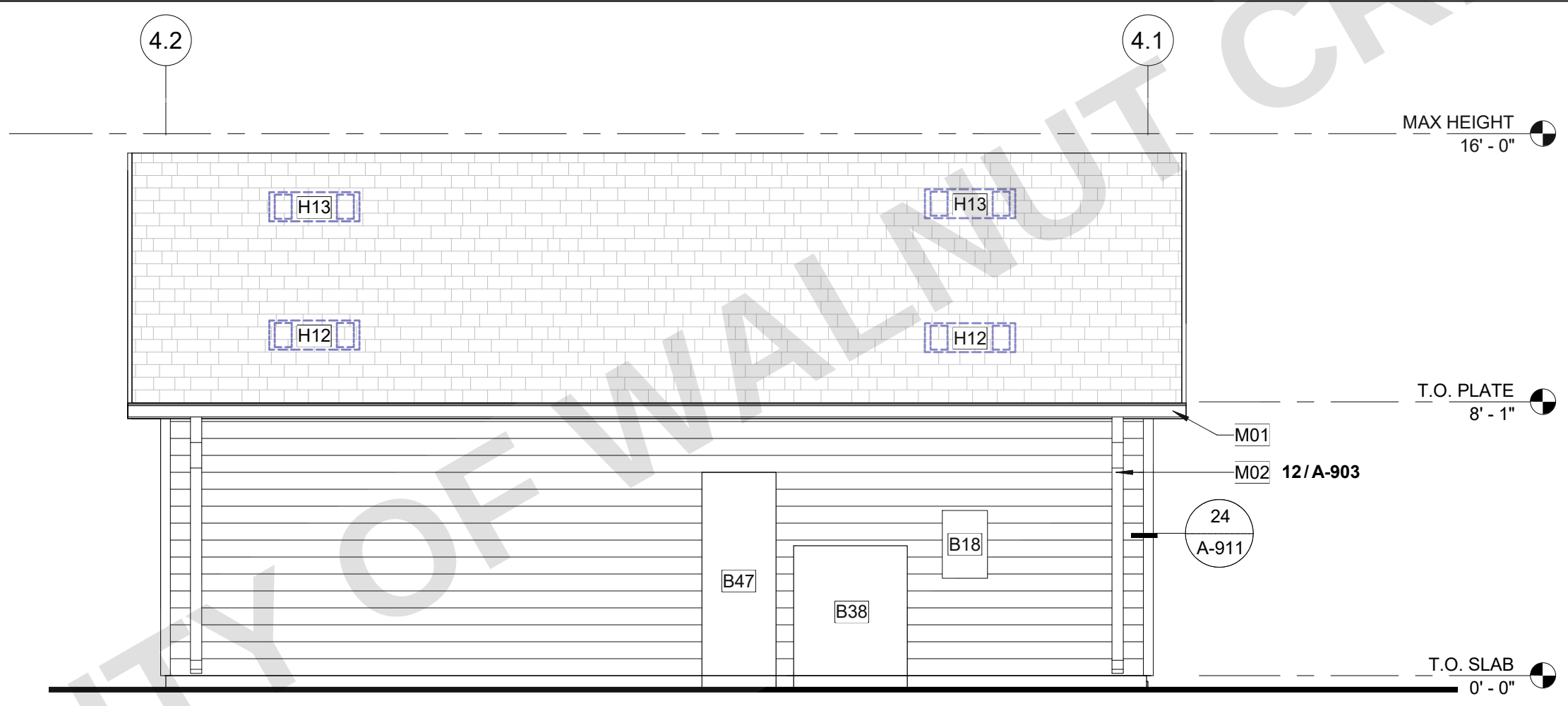
GRAPHICS LEGEND: (SEE TITLE SHEET; STRIKE THROUGH NON-USED OPTIONS)

- HORIZONTAL SIDING**
4" MIN. TO 12" MAX. BOARD EXPOSURE
OPTION A: FIBER CEMENT (PER CRC R703.10)
OPTION B: WOOD SIDING (PER CRC 703.5.3)
- 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



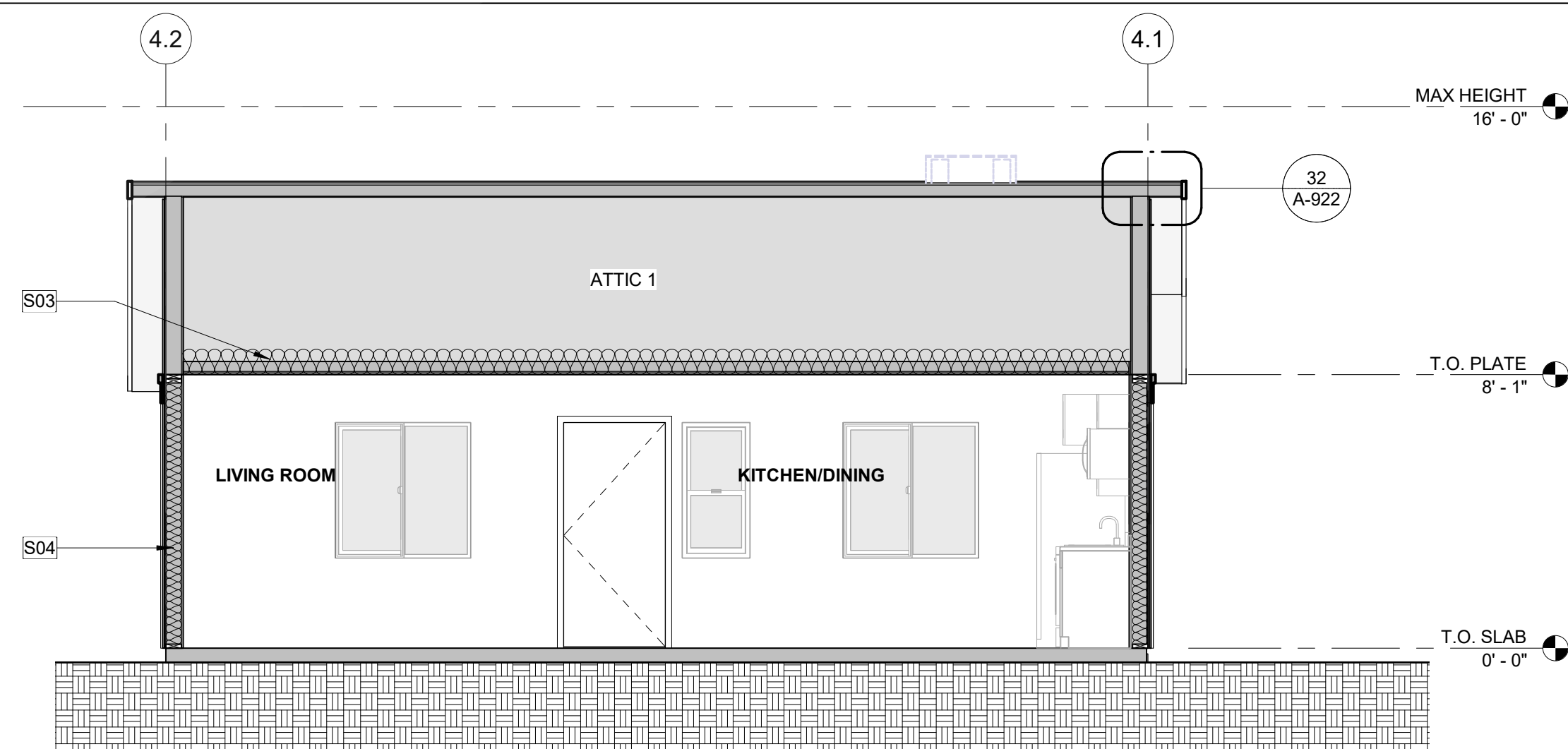
1 PLAN 4 - COTTAGE - FRONT ELEVATION

A4-101 | A4-202 SCALE: 1/4" = 1'-0"



3 PLAN 4 - COTTAGE - REAR ELEVATION

A4-101 | A4-202 SCALE: 1/4" = 1'-0"



5 PLAN 4 - COTTAGE - SECTION 01

A4-101 | A4-202 SCALE: 1/4" = 1'-0"

SIZE, MANUFACTURER, & PRODUCT INFORMATION:

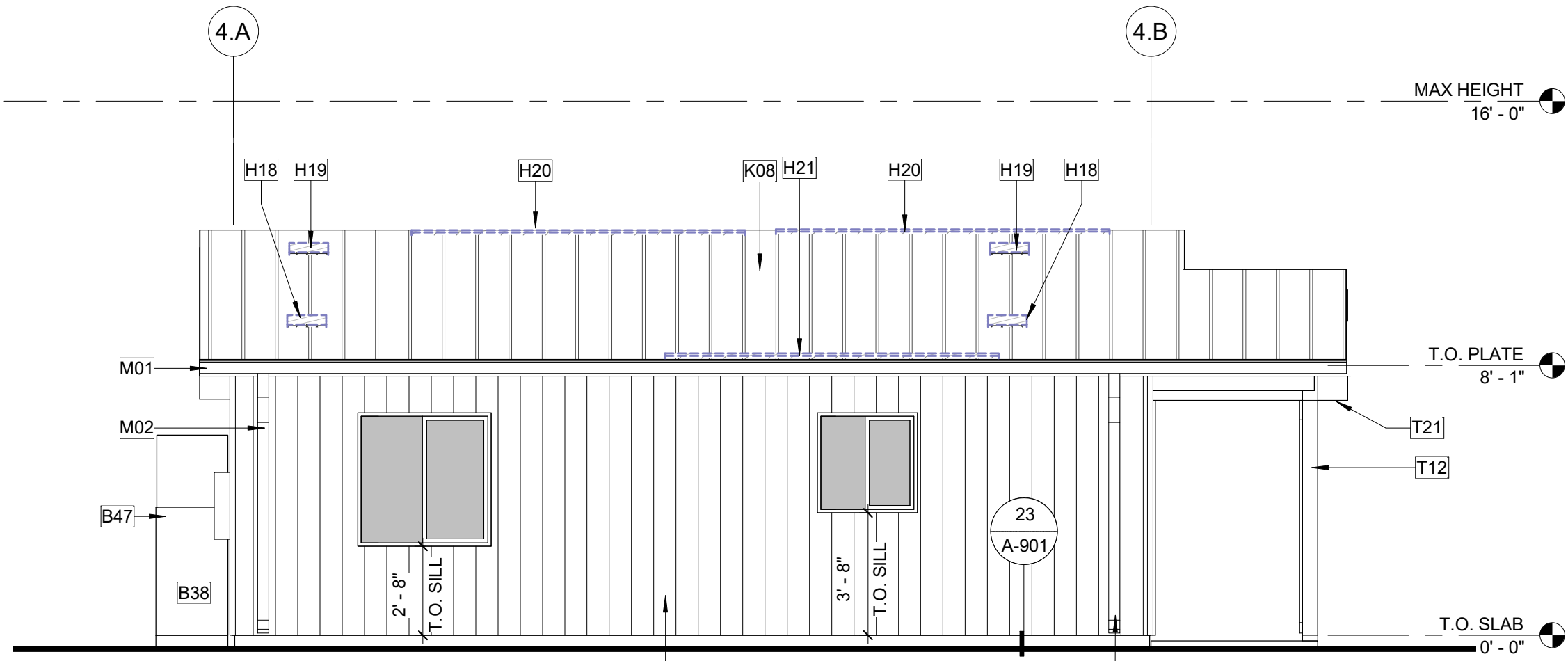
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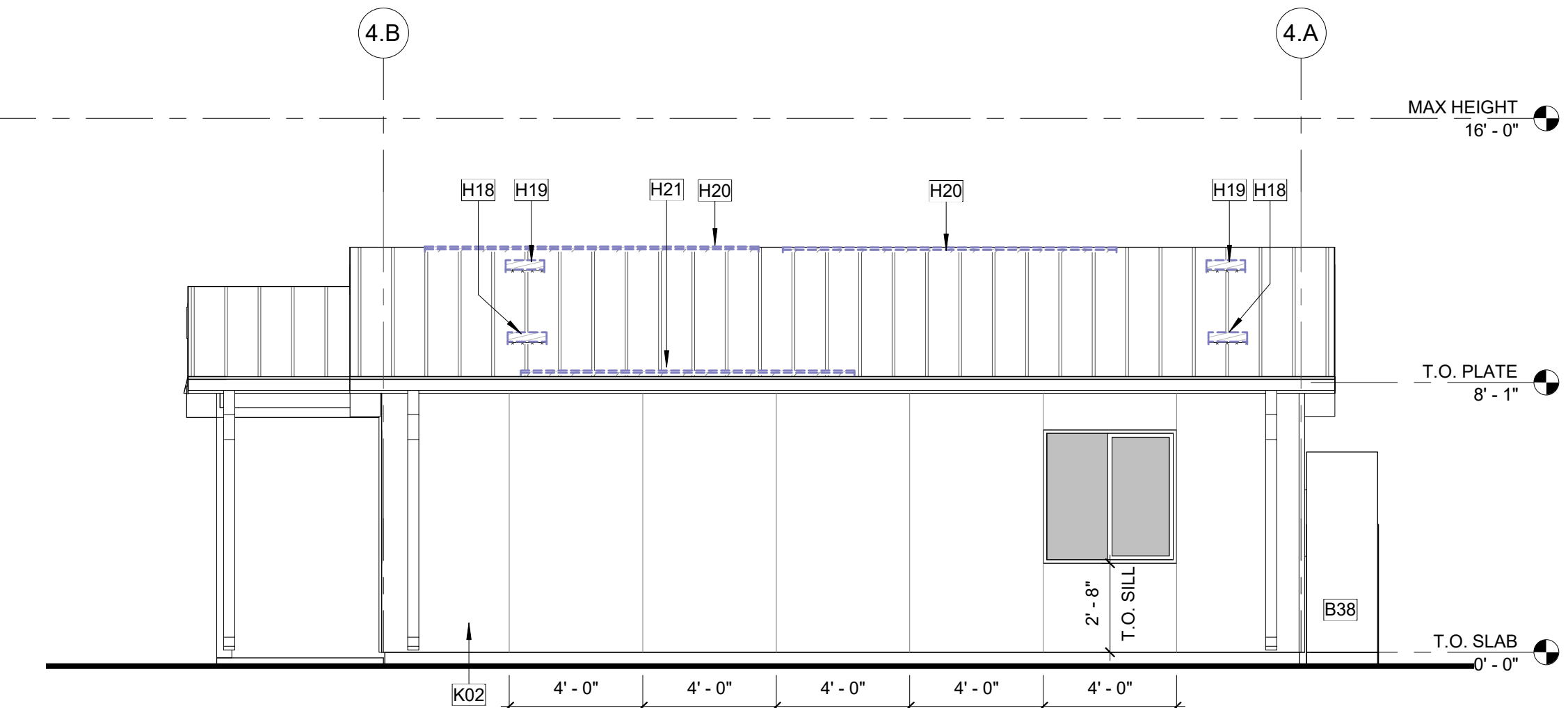
(REQ. PRIMER & 2 COATS OF EXT. GRADE PAINT)

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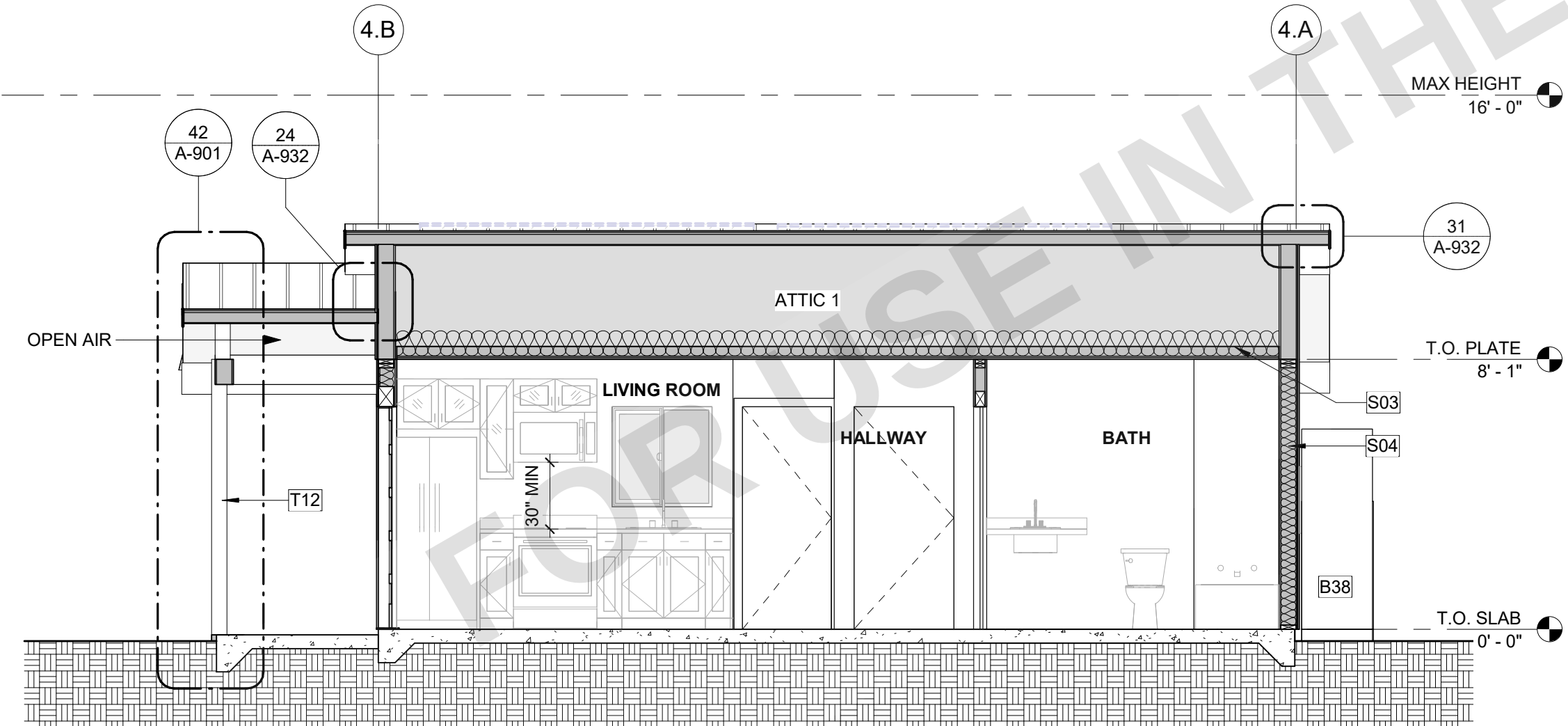
2 PLAN 4 - MODERN - LEFT ELEVATION

A4-101 | A4-203 SCALE: 1/4" = 1'-0"



4 PLAN 4 - MODERN - RIGHT ELEVATION

A4-101 | A4-203 SCALE: 1/4" = 1'-0"



6 PLAN 4 - MODERN - SECTION 02

A4-101 | A4-203 SCALE: 1/4" = 1'-0"

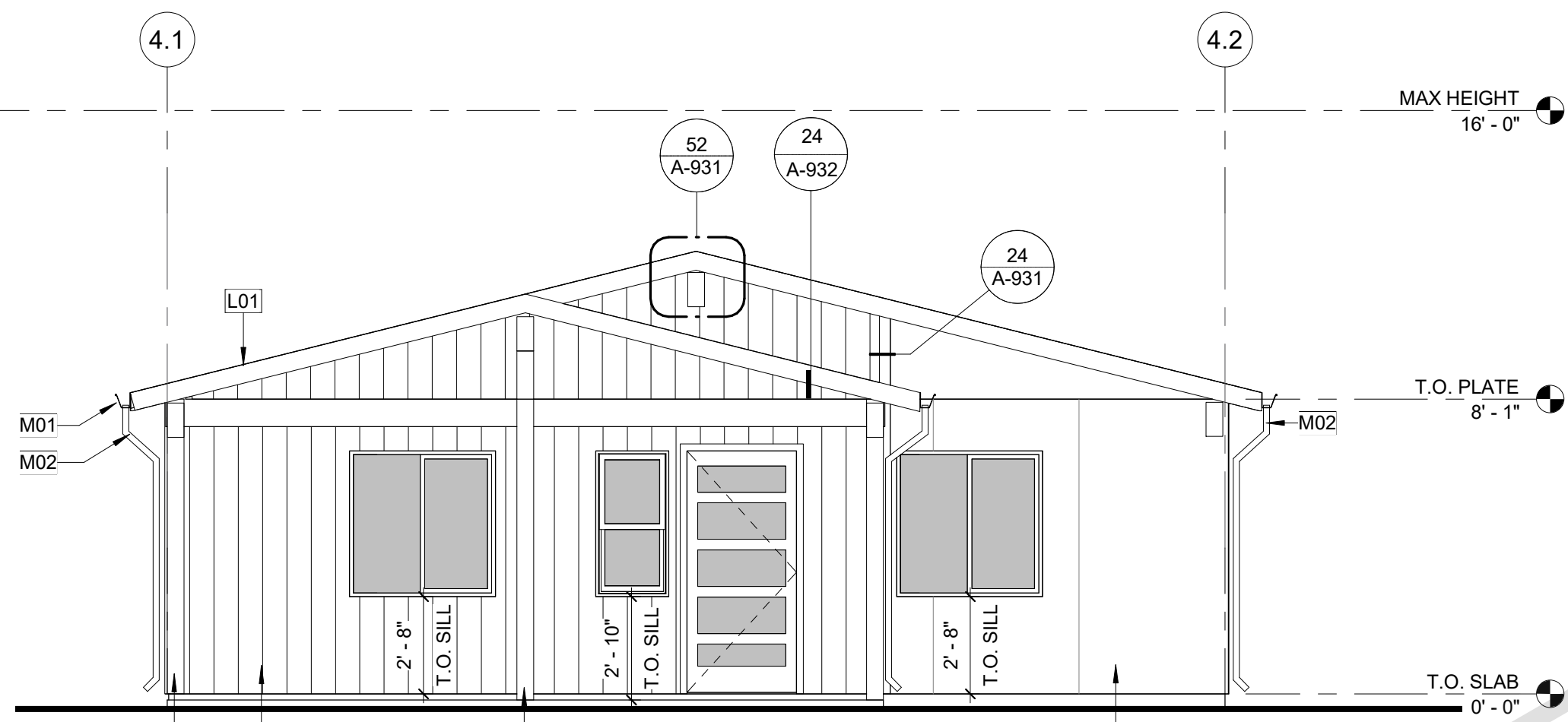
MATERIALS LEGEND MODERN

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.

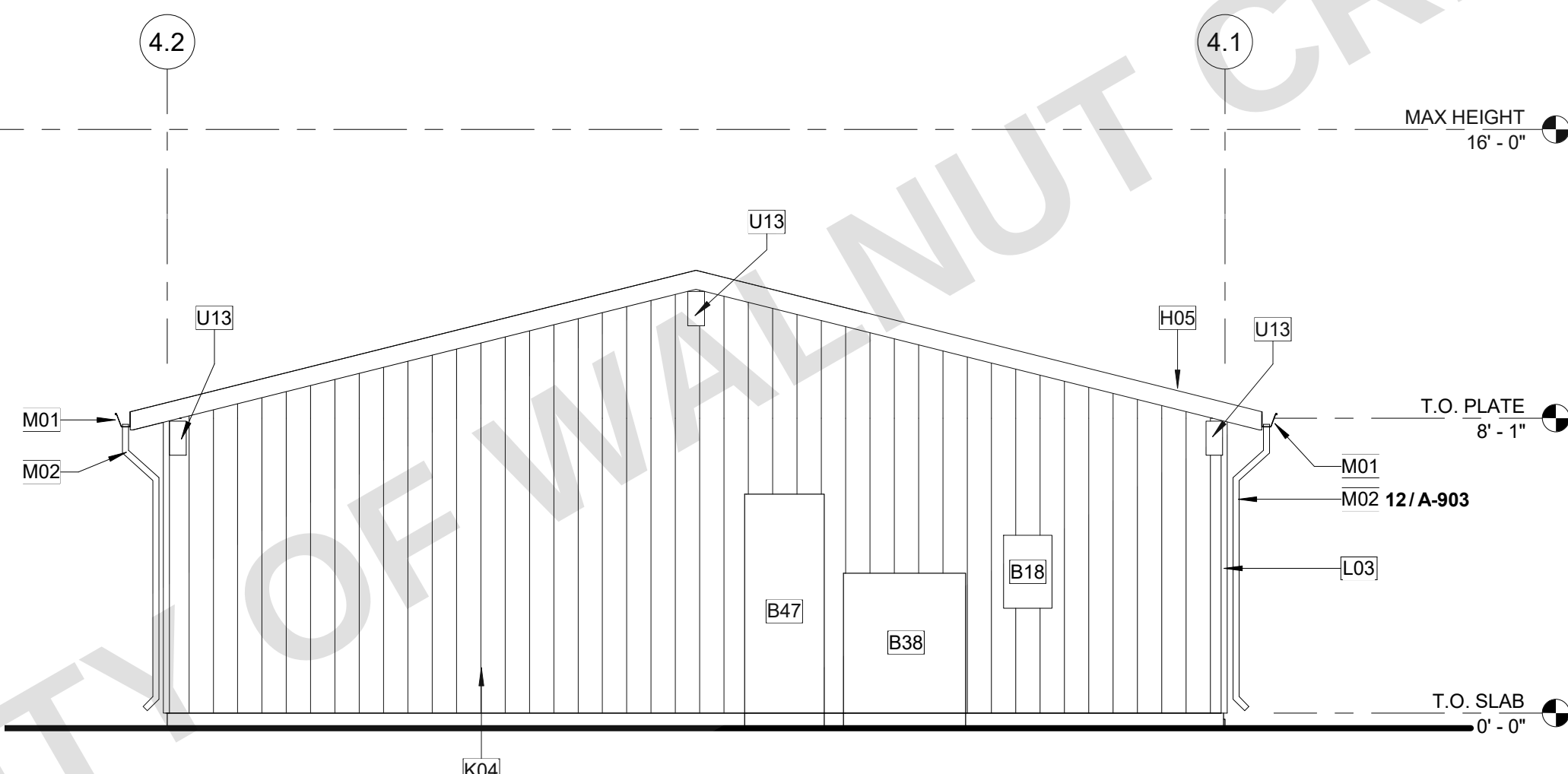
GRAPHICS LEGEND: (SEE TITLE SHEET; STRIKE THROUGH NON-USED OPTIONS)

	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



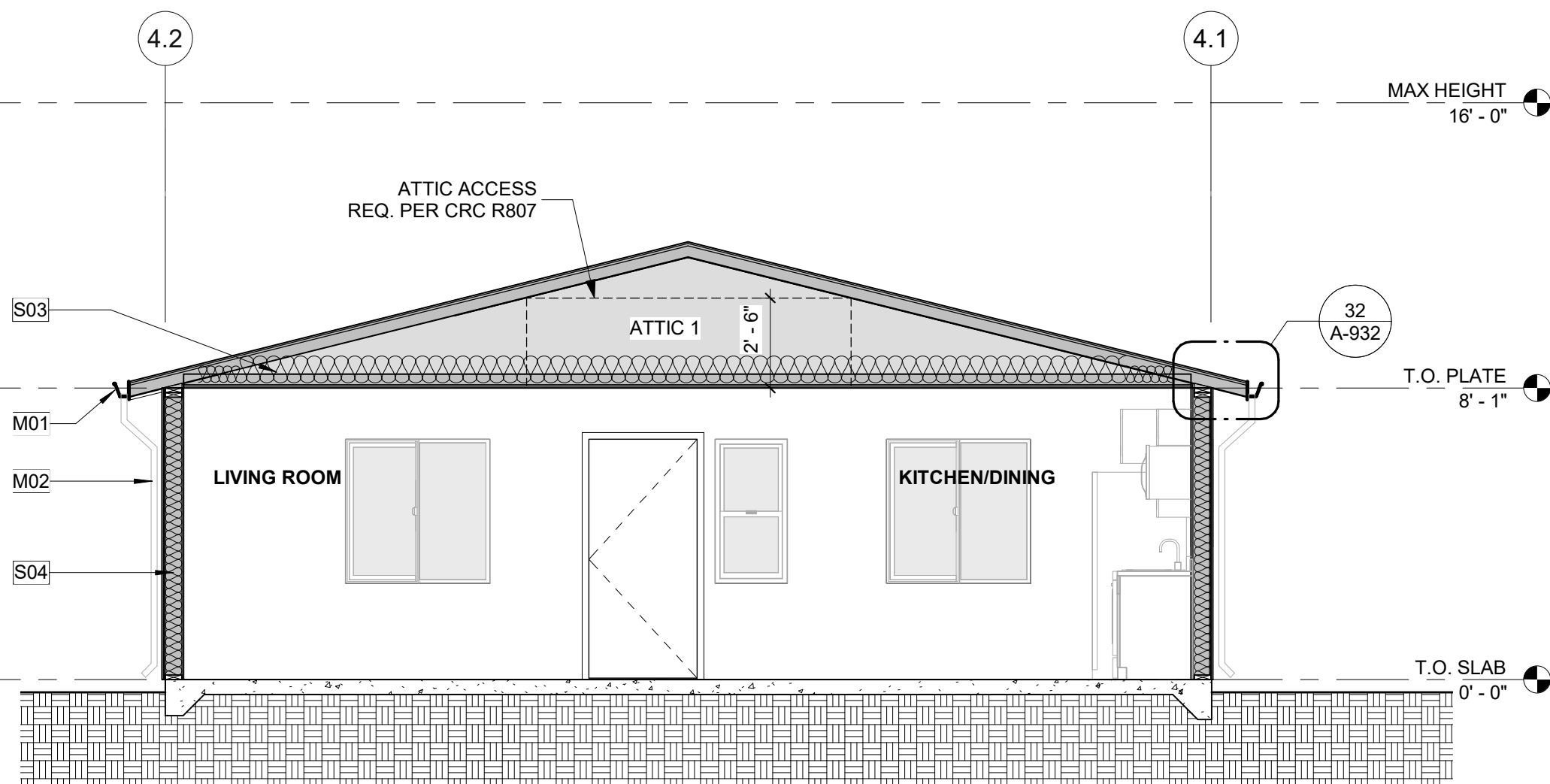
1 PLAN 4 - MODERN - FRONT ELEVATION

A4-101 | A4-203 SCALE: 1/4" = 1'-0"



3 PLAN 4 - MODERN - REAR ELEVATION

A4-101 | A4-203 SCALE: 1/4" = 1'-0"



5 PLAN 4 - MODERN - SECTION 01

A4-101 | A4-203 SCALE: 1/4" = 1'-0"

SIZE, MANUFACTURER, & PRODUCT INFORMATION:

COLOR/FINISH:

SIDING:

TRIM:

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

SECTIONS GENERAL NOTES

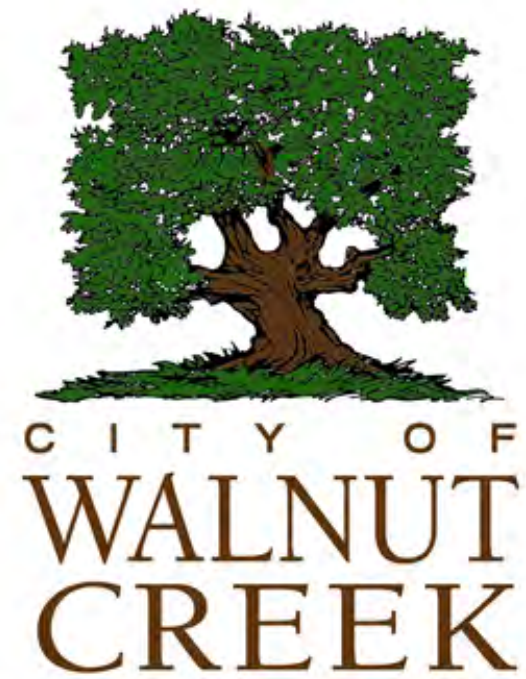
- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE 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 R302.11.1**:
 - 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 R302.11.1.1** - 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.
- 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.
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.
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.
L01	FASCIA. SEE DETAILS 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.)
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.
U05	WOOD POST. REFER TO STRUCTURAL PLANS.
U13	FAUX OUTRIGGER. SEE STRUCTURAL AND DETAILS FOR MORE INFORMATION.



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WALNUT CREEK ADU

CITY OF WALNUT CREEK

ELEVATIONS & BUILDING
SECTIONS - MODERN

DATE
02/10/2023

SHEET

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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 EFFECTECTIVELY 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 ALUMIUM 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 INFOEMATION:

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"

BACK WALL

FRONT / REAR WALL

(1) CONT. BEAD OF SEALANT

(1) CONT. BEAD OF SEALANT

2X8 WD BLOCKING

6" MAX.

BATH TUB

32" 39 1/4"

32" 39 1/4"

(REF 2022 CRC R327.1)

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

FRONT/SIDE ELEVATION

TOP PLAN VIEW

PLAN VIEW

BEAM: SEE STRUCTURAL

1x4 CAP TRIM

WOOD POST. REFER TO STRUC.

2x10 BASE TRIM

1" MIN.

HT OF EARTH

0' - 8" MIN

0' - 1" MIN

0' - 4" MIN

HT OF FLATWORK

PER PLAN

REF TO STRUC

0' - 5 1/2" 0' - 5 1/2" 0' - 5 1/2"

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: PIMER & 2 COATS OF EXTERIOR GRADE PAINT

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

SIDE WALL

BACK WALL

3' - 0" OR ENTIRE WALL (IF LESS THAN 3' - 0")

3' - 0" OR ENTIRE WALL (IF LESS THAN 3' - 0")

2X8 WD BLOCKING

2X8 WD BLOCKING

32" 39 1/4"

32" 39 1/4"

(REF 2022 CRC R327.1)

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

BACK WALL

FRONT / REAR WALL

2X8 WD BLOCKING

6" MAX.

BATH TUB

32" 39 1/4"

32" 39 1/4"

(REF 2022 CRC R327.1)

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

OPTION A - ROUND VENT

OPTION B - SQUARE VENT

SECTION CUT

ROUND VENT

SQUARE VENT

FLASHING W/ DRIP

FIBER CEMENT BACKING

1" - 3"

NOTE: SEE TITLE SHEET FOR STYLE SELECTION

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

BUILDING PAPER OVER SELF-SEALING MEMBRANE. 6" MIN LAP

SELF-SEALING MEMBRANE OVER WINDOW FIN

A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW FLANGE

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

BUILDING PAPER OVER SELF-SEALING MEMBRANE. 6" MIN LAP

SELF-SEALING MEMBRANE OVER WINDOW FIN

SEALANT PER WINDOW MANUFACTURER OVER PLYWOOD

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

(1) CONT. BEAD OF SEALANT

SILL FLASHING OVER BLDG. PAPER

(1) CONT. BEAD OF SEALANT

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

FRAMING PER STRUCTURAL

SIDING PER ELEVATIONS

SHEATHING

WATER-RESISTIVE BARRIER IN COMPLIANCE WITH CRC 703

TRIM DETAIL PER STYLE; SEE ELEVATION MATERIAL LEGEND

PORCH BEAM PER STRUCTURAL

3/4" MIN. TRIM

FIBER CEMENT BOARD OR T&G; MATERIAL SELECTION PER TITLE SHEET

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"

BATT INSULATION (REFER TO SECTIONS FOR R-VALUE)

WALL FRAMING AND SHEATHING PER PLANS/ STRUCTURAL

SIDING PER ELEVATION; SEE MATERIALS LEGEND FOR MORE INFORMATION

WATER-RESISTIVE BARRIER IN COMPLIANCE WITH CRC 703 OVER 26 GA. FLASHING. 4" LAP EXTENSION

FLASHING PER CRC R703.4

MIN. 2%

ADJACENT WALKWAY OR DECK

FOUNDATION OR CURB

ADJACENT EARTH

MIN. 5%

MIN. 2" MIN. EARTH TO FLASH

4" MIN. EARTH TO FLASH

6" MIN. GRADE TO SILL

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

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

BATT INSULATION (REFER TO SECTIONS FOR R-VALUE)

WALL FRAMING AND SHEATHING PER PLANS/ STRUCTURAL

SIDING PER ELEVATION; SEE MATERIALS LEGEND FOR MORE INFORMATION

WATER-RESISTIVE BARRIER IN COMPLIANCE WITH CRC R703 OVER 26 GA. FLASHING. 4" LAP EXTENSION

FLASHING PER CRC R703.4

MIN. 2%

ADJACENT WALKWAY OR DECK

FOUNDATION OR CURB

ADJACENT EARTH

MIN. 5%

MIN. 2" MIN. EARTH TO FLASH

4" MIN. EARTH TO FLASH

6" MIN. GRADE TO SILL

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

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

BATT INSULATION (REFER TO SECTIONS FOR R-VALUE)

WALL FRAMING AND SHEATHING PER PLANS/ STRUCTURAL

SIDING PER ELEVATION; SEE MATERIALS LEGEND FOR MORE INFORMATION

WATER-RESISTIVE BARRIER IN COMPLIANCE WITH CRC R703 OVER 26 GA. FLASHING. 4" LAP EXTENSION

FLASHING PER CRC R703.4

MIN. 2%

ADJACENT WALKWAY OR DECK

FOUNDATION OR CURB

ADJACENT EARTH

MIN. 5%

MIN. 2" MIN. EARTH TO FLASH

4" MIN. EARTH TO FLASH

6" MIN. GRADE TO SILL

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 B - WITH BASE TRIM

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

EXTERIOR

INTERIOR

ALUMINUM DOOR THRESHOLD OVER PVC LINER. SILICONE CAULK AT ALL SCREW HOLES.

APPLY CONTINUOUS BEAD OF SEALANT TO UNDERSIDE OF THRESHOLD.

LANDING TO BE 1/4" / 12" MIN. SLOPE AWAY FROM OPENING AND MEET **CRC R311.3.1** AND **CRC R311.7**

CONCRETE SLAB; SEE STRUCTURAL FOR MORE INFORMATION

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"

EXTERIOR

INTERIOR

ALUMINUM DOOR THRESHOLD OVER PVC LINER. SILICONE CAULK AT ALL SCREW HOLES.

APPLY CONTINUOUS BEAD OF SEALANT TO UNDERSIDE OF THRESHOLD.

LANDING TO BE 1/4" / 12" MIN. SLOPE AWAY FROM OPENING AND MEET **CRC R311.3.1** AND **CRC R311.7**

CONCRETE SLAB; SEE STRUCTURAL FOR MORE INFORMATION

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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

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

BATT INSULATION (REFER TO SECTIONS FOR R-VALUE)

WALL FRAMING AND SHEATHING PER PLANS/ STRUCTURAL

SIDING PER ELEVATION; SEE MATERIALS LEGEND FOR MORE INFORMATION

WATER-RESISTIVE BARRIER IN COMPLIANCE WITH CRC R703 OVER 26 GA. FLASHING. 4" LAP EXTENSION

FLASHING PER CRC R703.4

MIN. 2%

ADJACENT WALKWAY OR DECK

FOUNDATION OR CURB

ADJACENT EARTH

MIN. 5%

MIN. 2" MIN. EARTH TO FLASH

4" MIN. EARTH TO FLASH

6" MIN. GRADE TO SILL

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 B - WITH BASE TRIM

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

BATT INSULATION (REFER TO SECTIONS FOR R-VALUE)

WALL FRAMING AND SHEATHING PER PLANS/ STRUCTURAL

SIDING PER ELEVATION; SEE MATERIALS LEGEND FOR MORE INFORMATION

WATER-RESISTIVE BARRIER IN COMPLIANCE WITH CRC R703 OVER 26 GA. FLASHING. 4" LAP EXTENSION

FLASHING PER CRC R703.4

MIN. 2%

ADJACENT WALKWAY OR DECK

FOUNDATION OR CURB

ADJACENT EARTH

MIN. 5%

MIN. 2" MIN. EARTH TO FLASH

4" MIN. EARTH TO FLASH

6" MIN. GRADE TO SILL

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 B - WITH BASE TRIM

CITY OF WALNUT CREEK

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WALNUT CREEK ADU
CITY OF WALNUT CREEK

ARCHITECTURAL DETAILS - COMMON

DATE
02/10/2023

SHEET
A-901

	NOTE: ① = INDICATES SEQUENCE FOR INSTALLATION 41 FLASHING - G.I. VENT SCALE: 1" = 1'-0"	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. 31 FLASHING - WINDOW TYP. SCALE: 12" = 1'-0"	NOTE: CAULK ALL JOINTS TO CREATE 3-DIMENSIONAL FLASHING W/VULKEM OR EQUAL. 21 ROOF TO WALL TYP. FLASHING 5 SCALE: 3" = 1'-0"	
52 BEAM TO WALL FLASHING SCALE: 1" = 1'-0"	42 FLASHING - PROTRUSIONS SCALE: 1 1/2" = 1'-0"	32 FLASHING - WINDOW CORNER TYP. SCALE: 12" = 1'-0"	22 FLASHING - FASCIA TO WALL TYP. SCALE: 1 1/2" = 1'-0"	12 ROOF TO WALL TYP. FLASHING 2 SCALE: 3" = 1'-0"
53 FIXED BOLLARD SCALE: 3/4" = 1'-0"	43 FLASHING - DETAILED PROTRUSION SCALE: 1 1/2" = 1'-0"	33 FLASHING - DOOR AT GRADE2 NTS	23 FLASHING PAN @ DOOR THRESHOLD SCALE: 3" = 1'-0"	13 ROOF TO WALL TYP. FLASHING SCALE: 3" = 1'-0"
	44 RAILING CONNECTION DETAIL SCALE: 6" = 1'-0"			
24 FLASHING - JAMB TO SILL TYP. SCALE: 3" = 1'-0"	34 FLASHING - DOOR AT W.P. DECK2 NTS	24 FLASHING - JAMB TO SILL TYP. SCALE: 3" = 1'-0"	14 ROOF TO WALL TYP. FLASHING SCALE: 3" = 1'-0"	14 ROOF TO WALL TYP. FLASHING SCALE: 3" = 1'-0"

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WALNUT CREEK ADU
CITY OF WALNUT CREEK

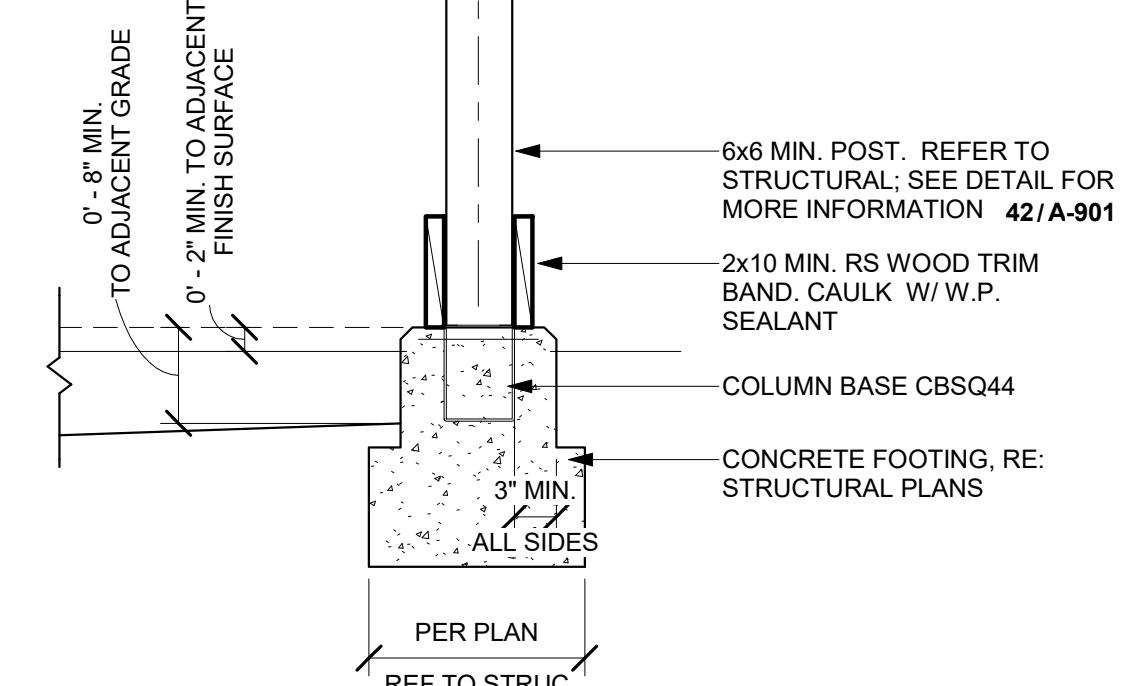
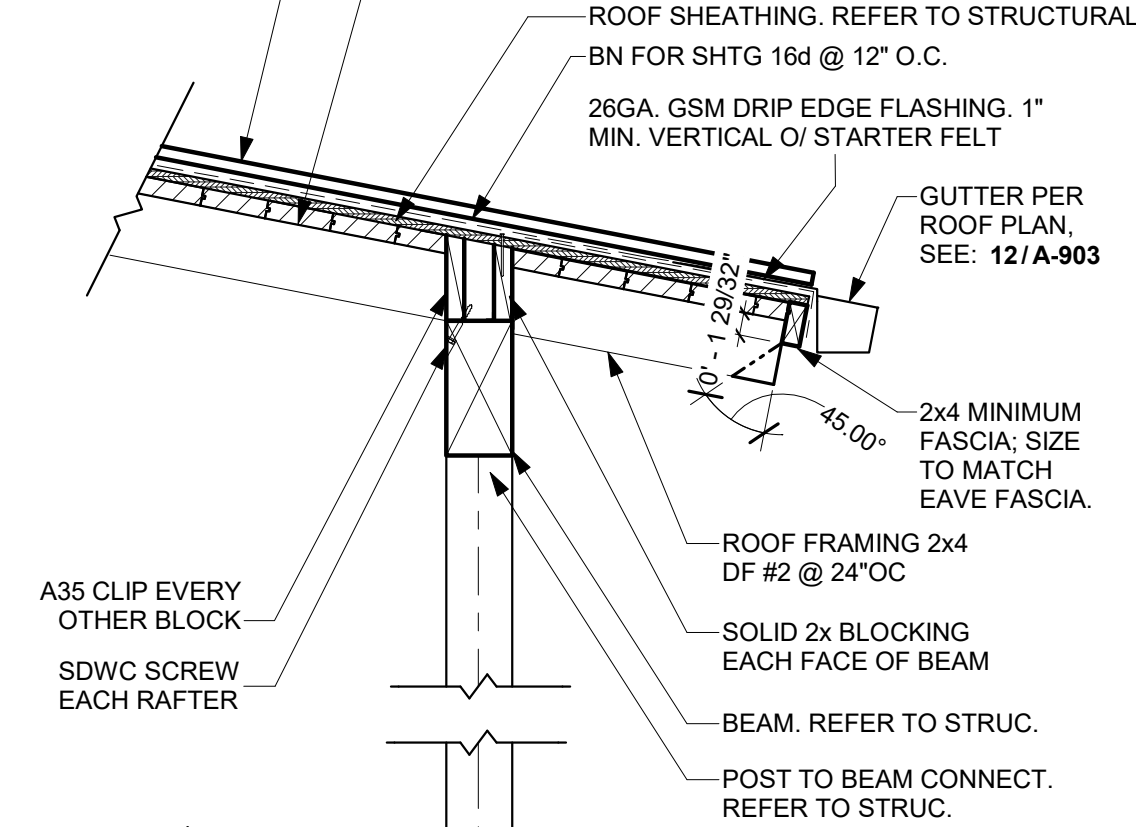
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DATE
02/10/2023

SHEET
A-902

NOTE: WHEN 1-HR FIRE RATING REQUIRED SEE TABLE: **43/A-903**

ROOFING: SEE TITLE SHEET MATERIALS LEGEND FOR MORE INFORMATION



- NOTES:**
1. CAULK ALL JOINTS.
 2. PRIME TRIM ALL SIDES.
 3. REQUIRED ON ALL EXPOSED LUMBER, PIMER & 2 COATS OF EXTERIOR GRADE PAINT.

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 STRUCTURES.**

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 STRUCTURES.**

WALL ASSEMBLY FIRE RESISTANCE CALCULATION

PER CBC TABLE 722.6.2(1)

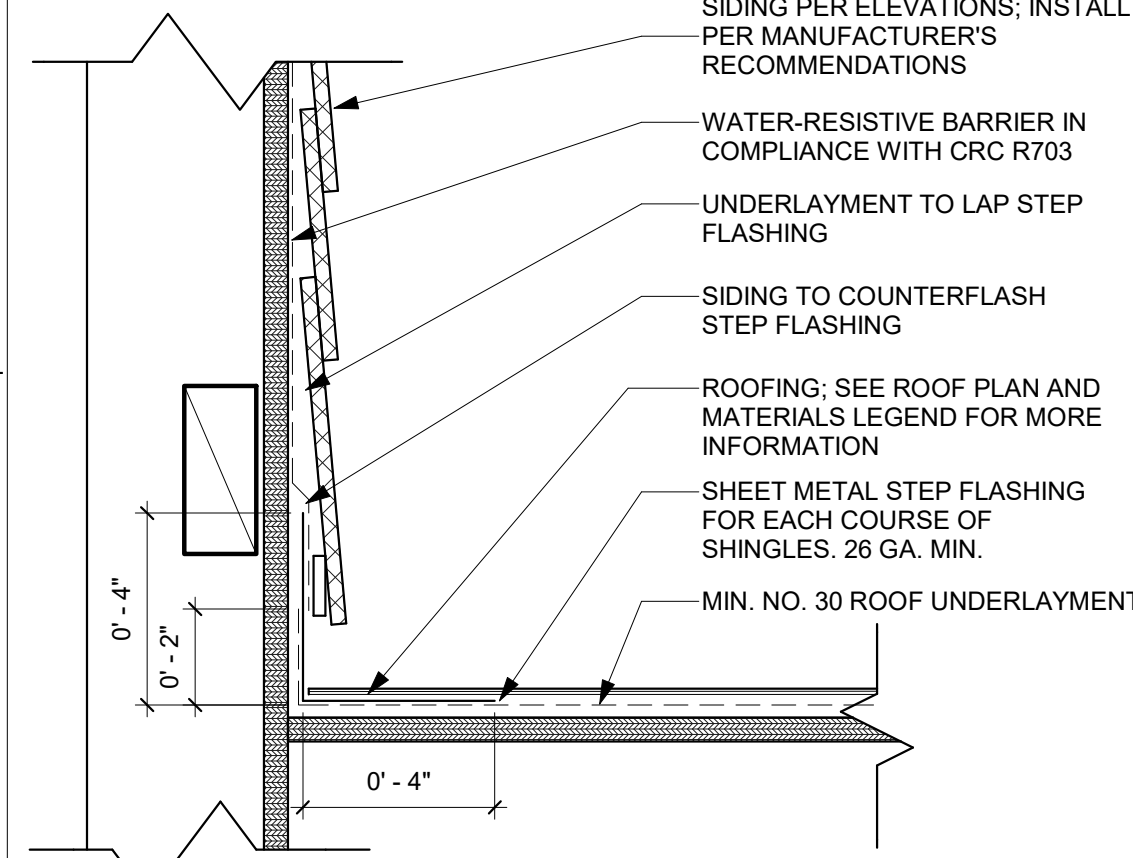
& PER CBC 722.6.2(2)

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.**

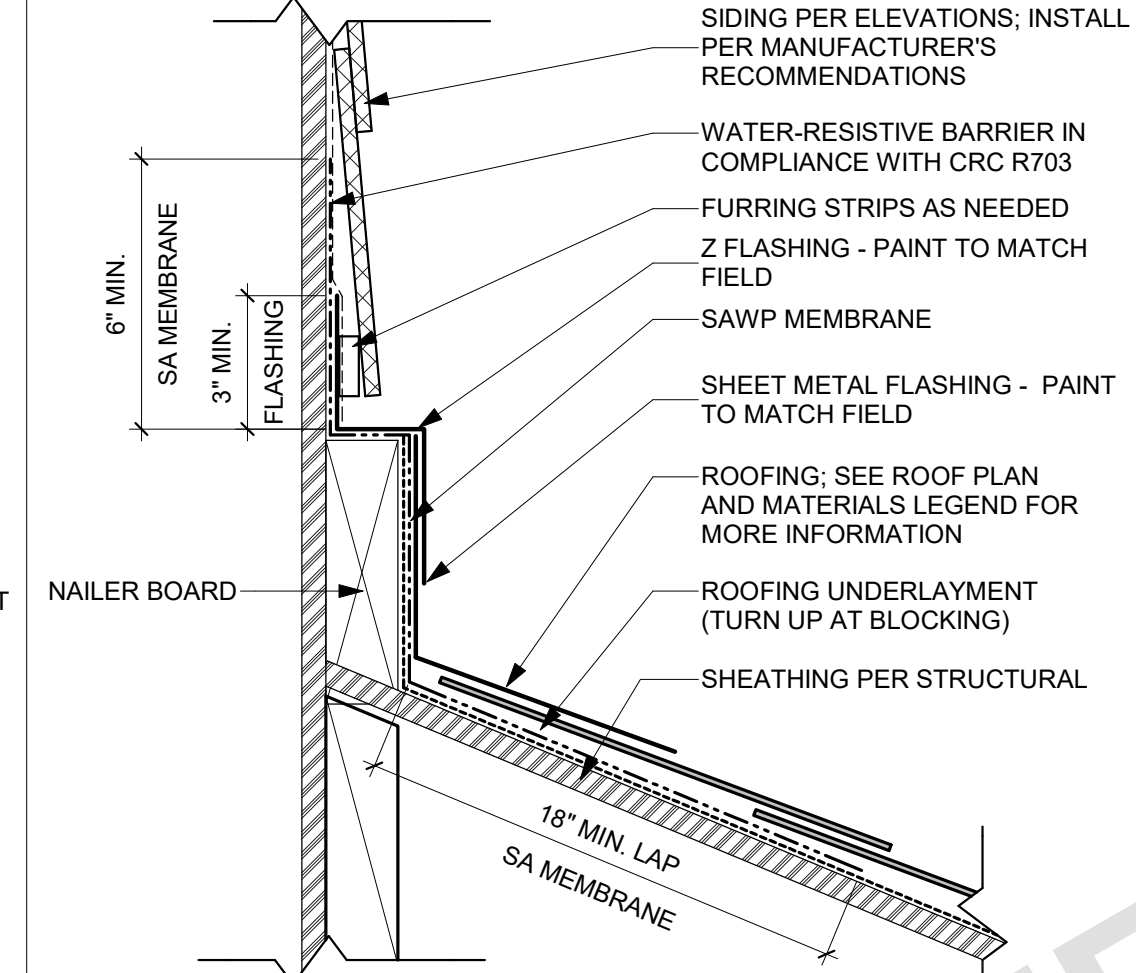
43 CALC. FIRE RESISTANCE RATING

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



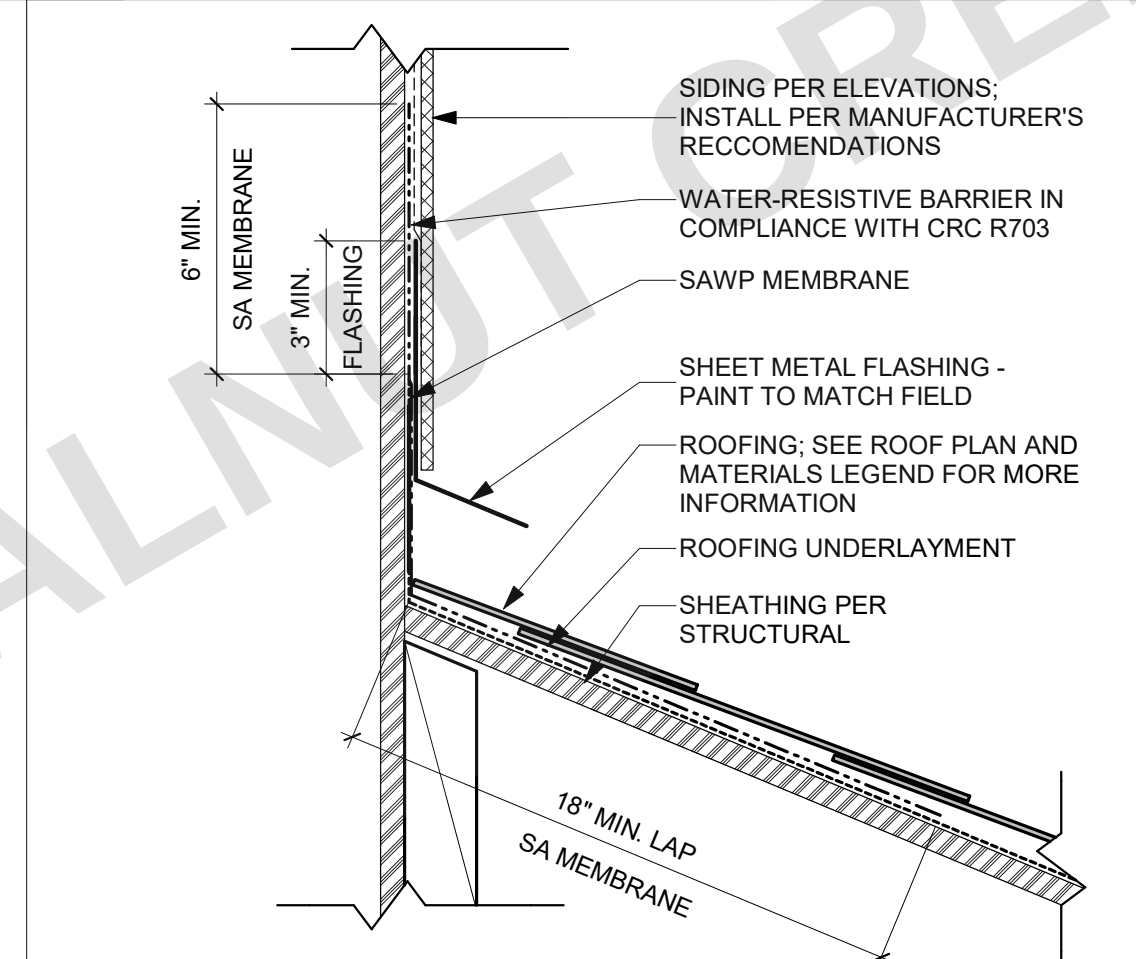
31 SIDE WALL

SCALE: 3" = 1'-0"



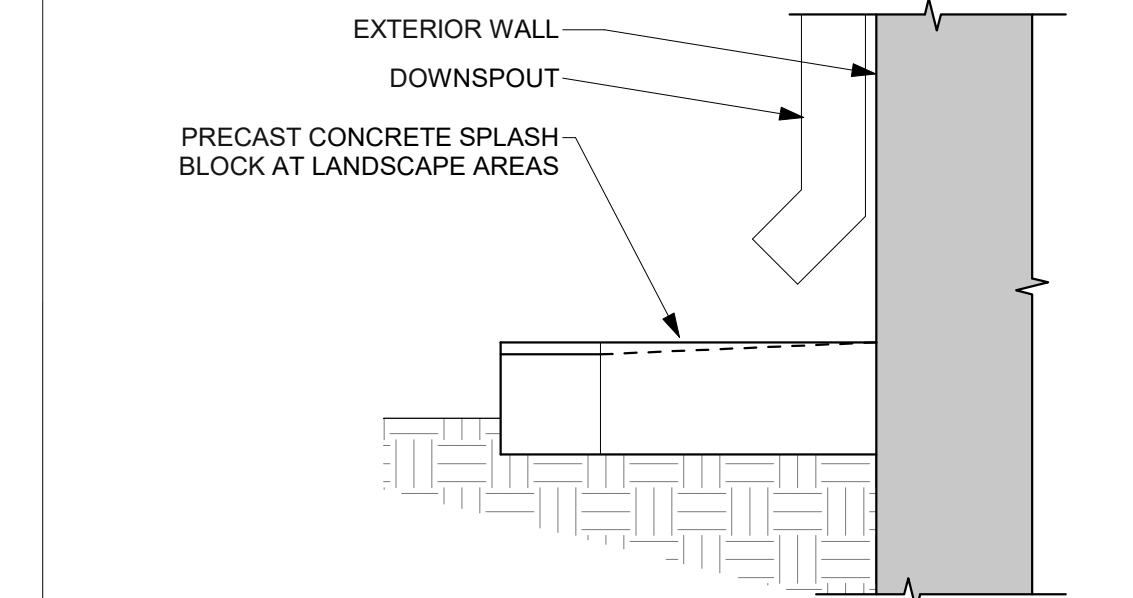
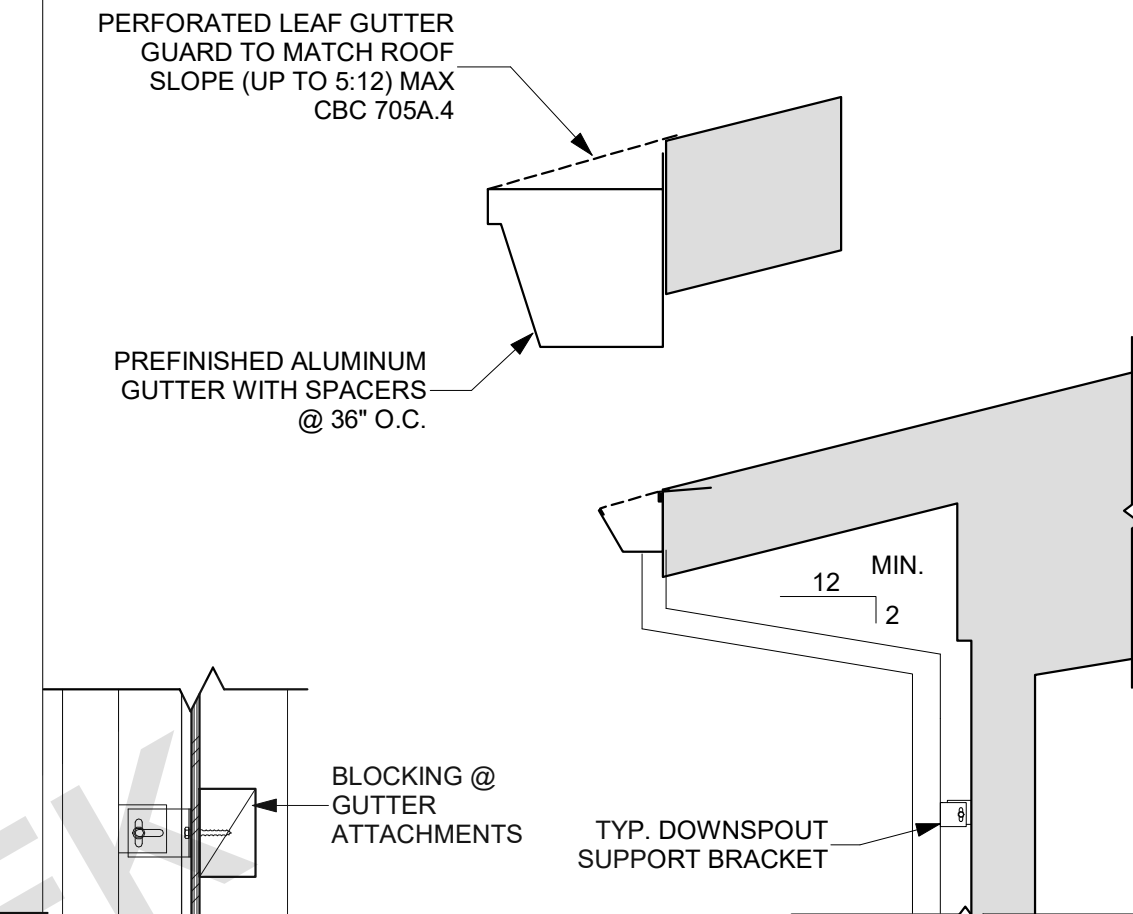
21 HEADWALL

SCALE: 3" = 1'-0"



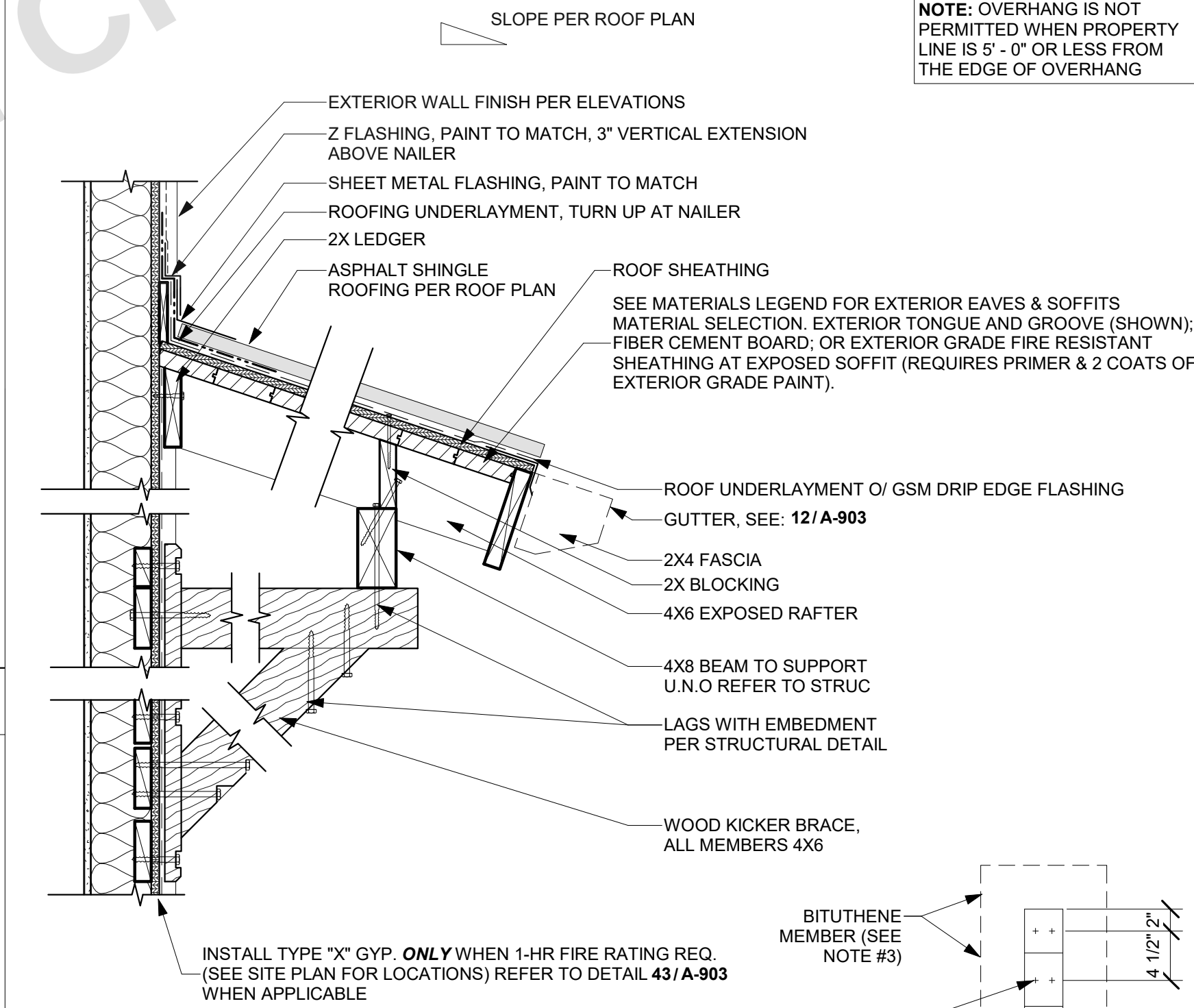
22 HEADWALL - VERTICAL SIDING

SCALE: 3" = 1'-0"



12 GUTTER TO EXTERIOR DOWNSPOUT

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



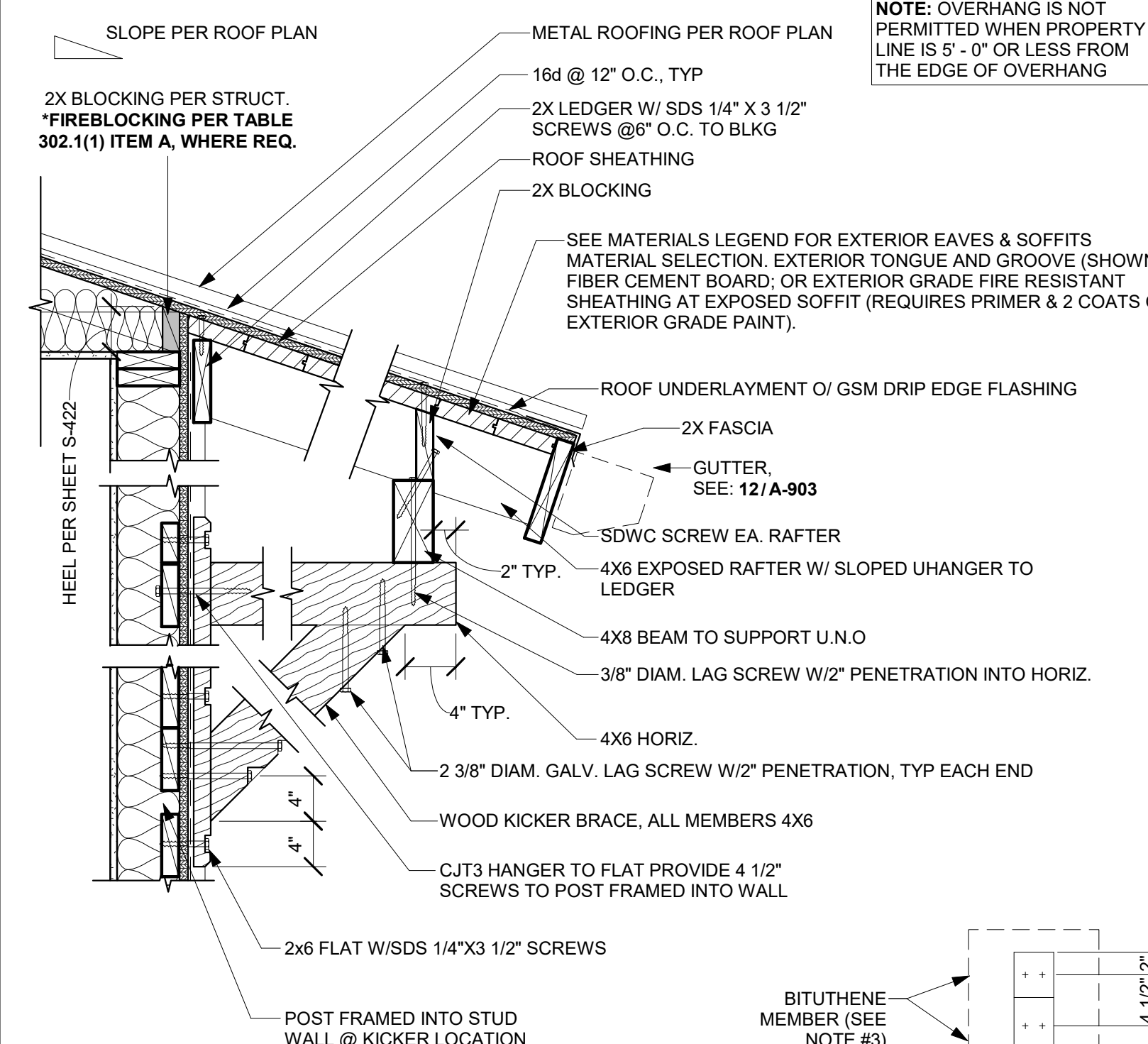
NOTES

1. NOT ALLOWED WITHIN 5' OF PROPERTY LINE
2. PRE-PRIME ALL SIDES OF BRACE FRAMING PRIOR TO INSTALLATION. TYPICAL
3. A SELF SEALING MEMBRANE SHALL BE INSTALLED BEHIND WALL TRIM & EXTEND 6" BEYOND WALL TRIM AND 4" MIN. LAP O/WEATHER BARRIER
4. CAULK AROUND TOP & SIDES OF 4X AT WALL PENETRATION.
5. A BITUTHENE MEMBRANE SHALL BE INSTALLED BEHIND 4X6 BRACE W/ 4" LAP MIN.

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



NOTES

1. NOT ALLOWED WITHIN 5' OF PROPERTY LINE
2. PRE-PRIME ALL SIDES OF BRACE FRAMING PRIOR TO INSTALLATION. TYPICAL
3. A SELF SEALING MEMBRANE SHALL BE INSTALLED BEHIND WALL TRIM & EXTEND 6" BEYOND WALL TRIM AND 4" MIN. LAP O/WEATHER BARRIER
4. CAULK AROUND TOP & SIDES OF 4X AT WALL PENETRATION.
5. A BITUTHENE MEMBRANE SHALL BE INSTALLED BEHIND 4X6 BRACE W/ 4" LAP MIN.

24 SHED ROOF WITH KICKER @ METAL ROOF

SCALE: 1" = 1'-0"



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WALNUT CREEK ADU

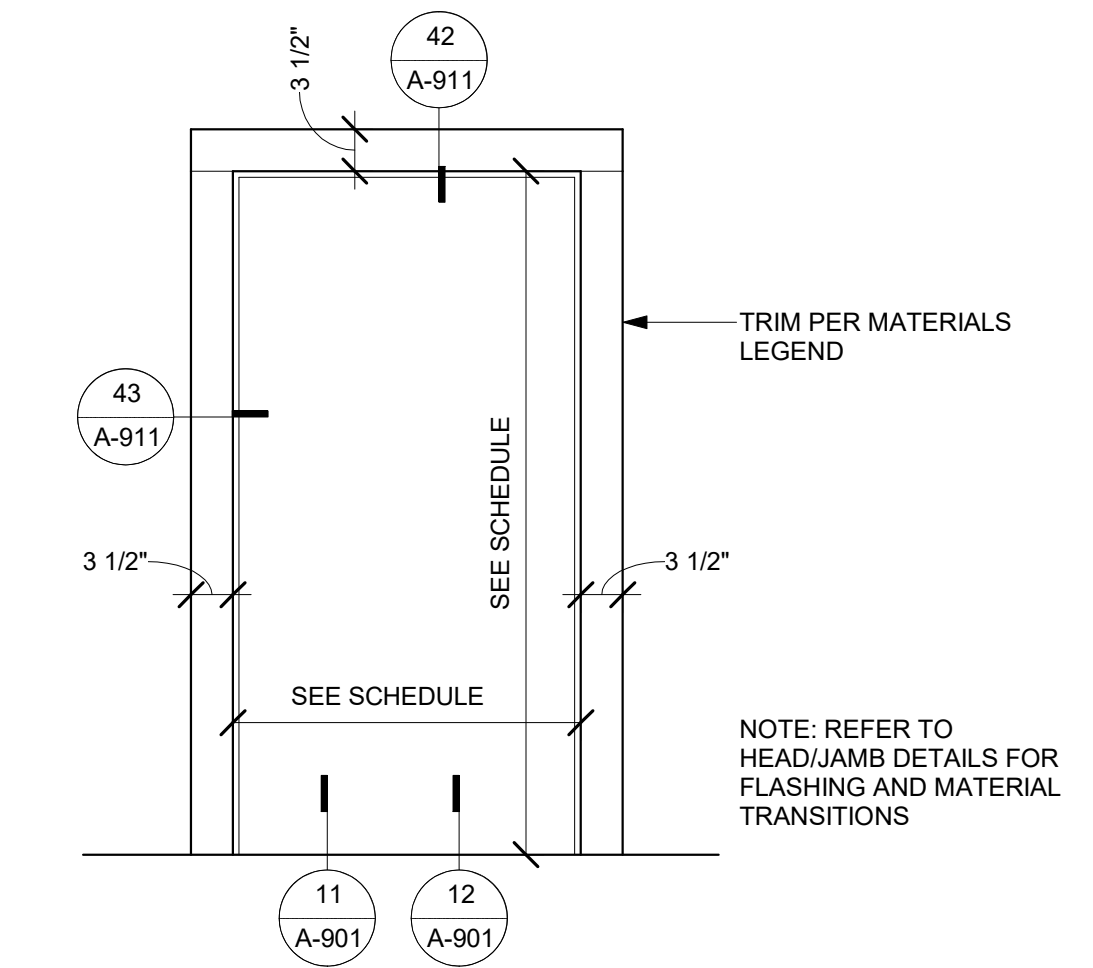
CITY OF WALNUT CREEK

ARCHITECTURAL DETAILS - COMMON ROOF

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02/10/2023
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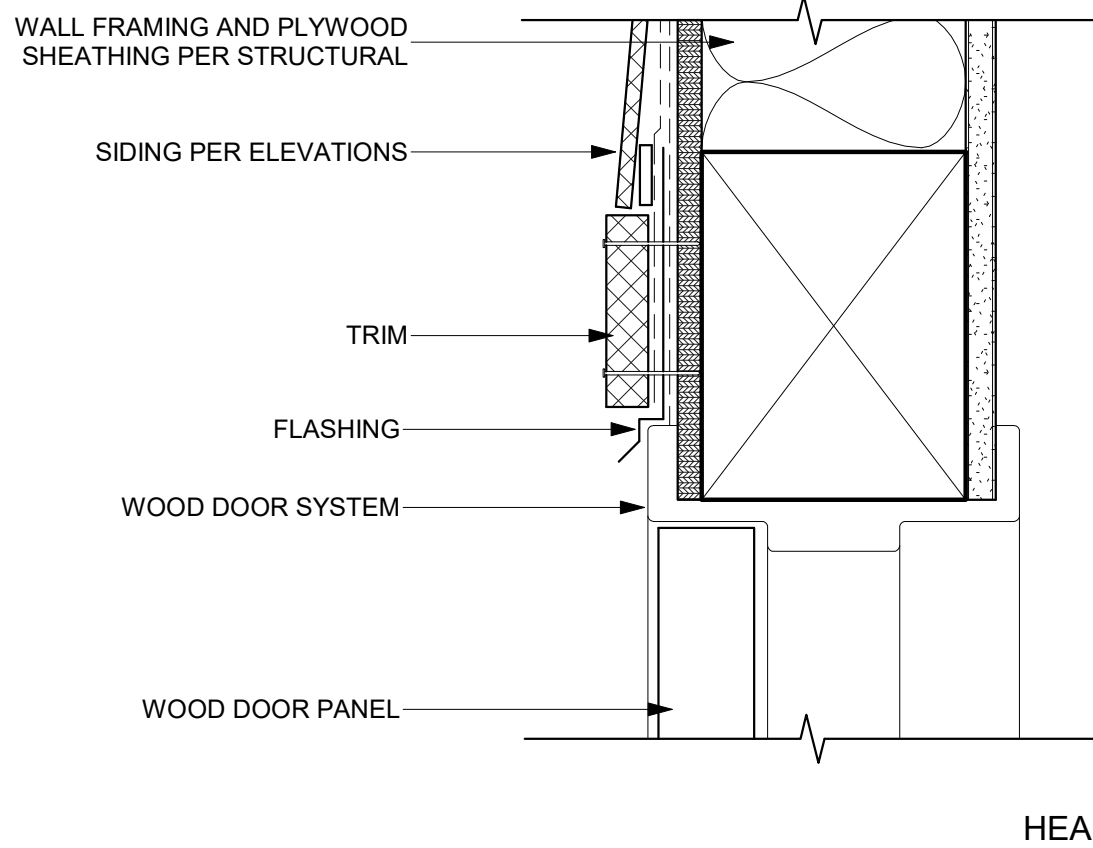
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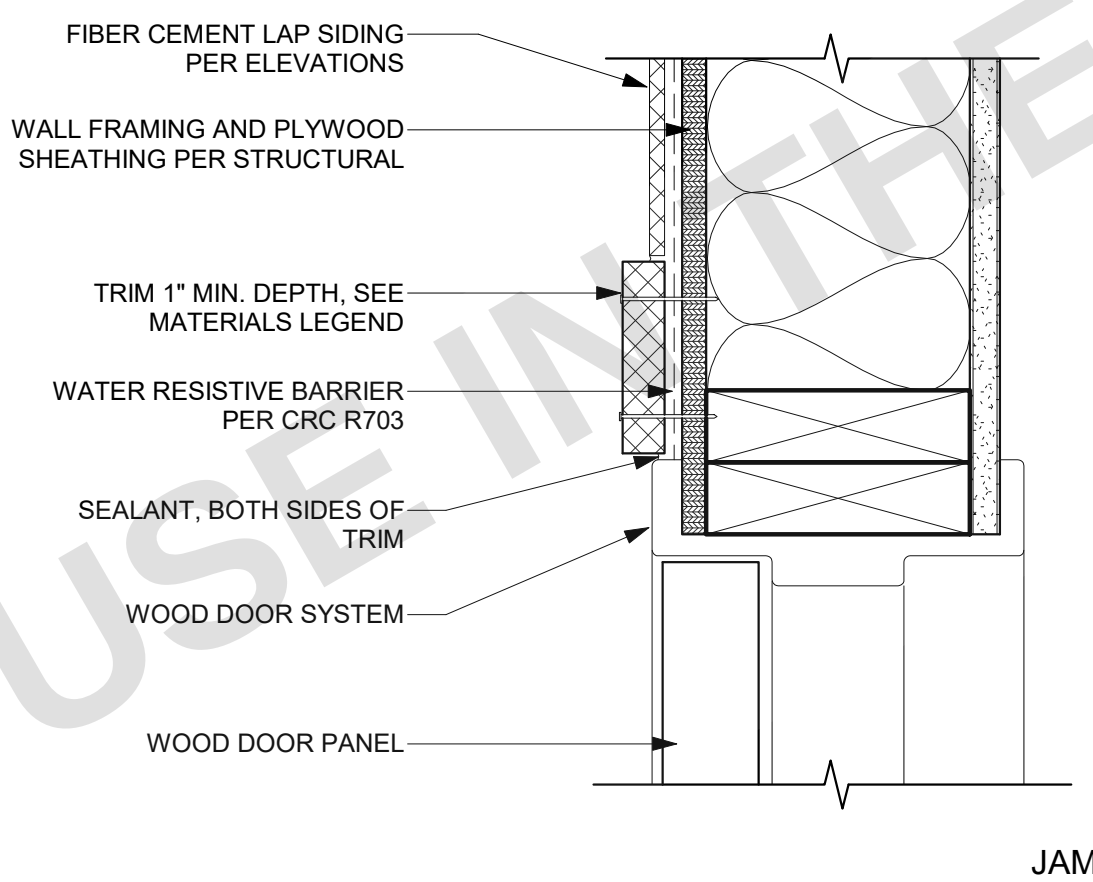
41 DOOR TRIM - CAL RANCH

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



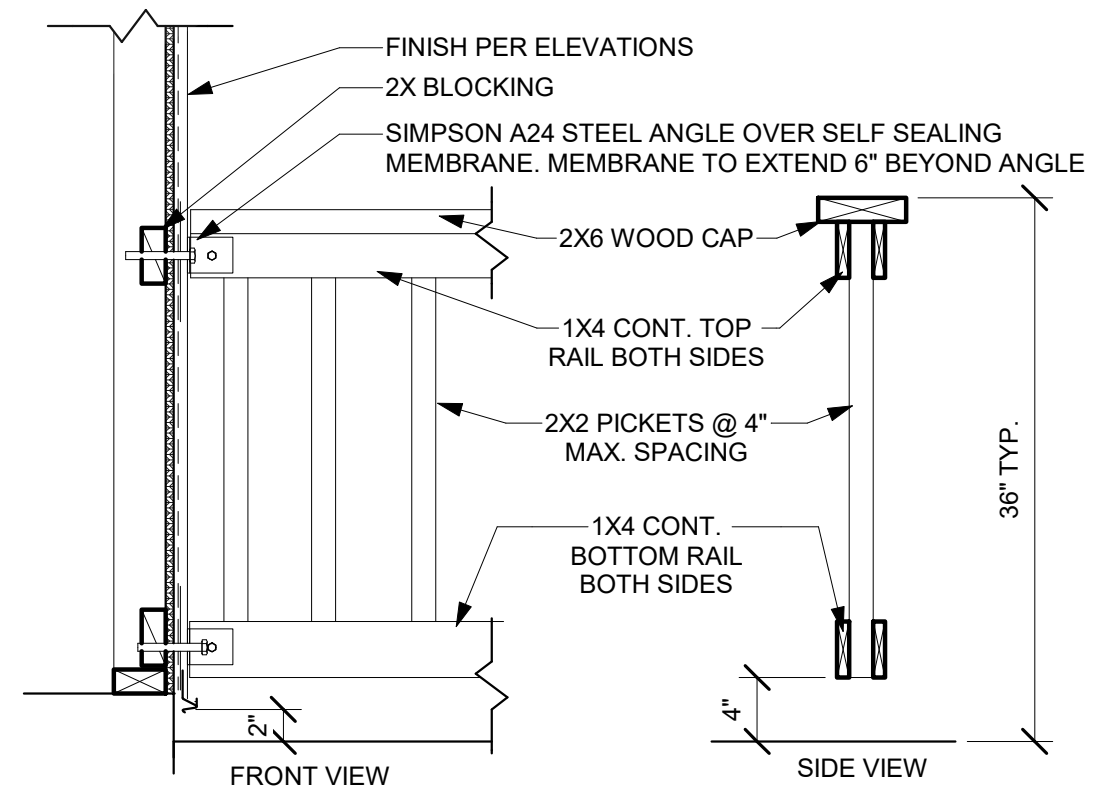
42 DOOR HEAD - CAL RANCH

SCALE: 3" = 1'-0"



43 DOOR JAMB - CAL RANCH

SCALE: 3" = 1'-0"



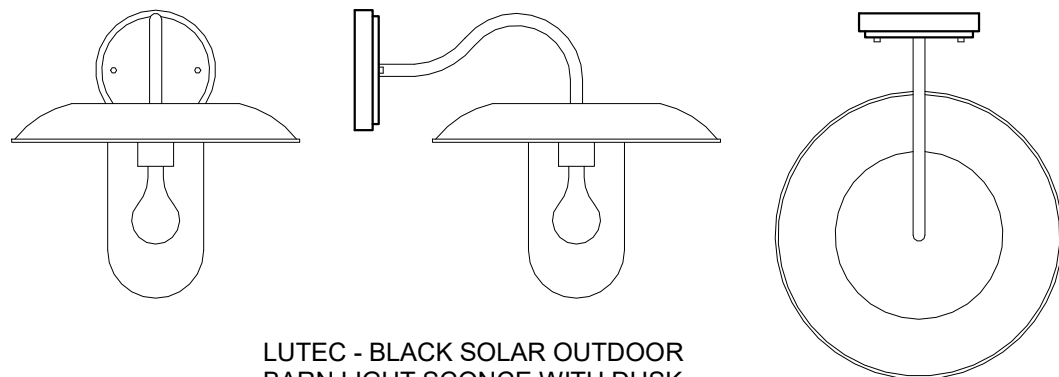
NOTE: DECORATIVE PORCH RAILING 24" MINIMUM. SEE DETAILS FOR MORE INFORMATION. THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW, (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE 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:

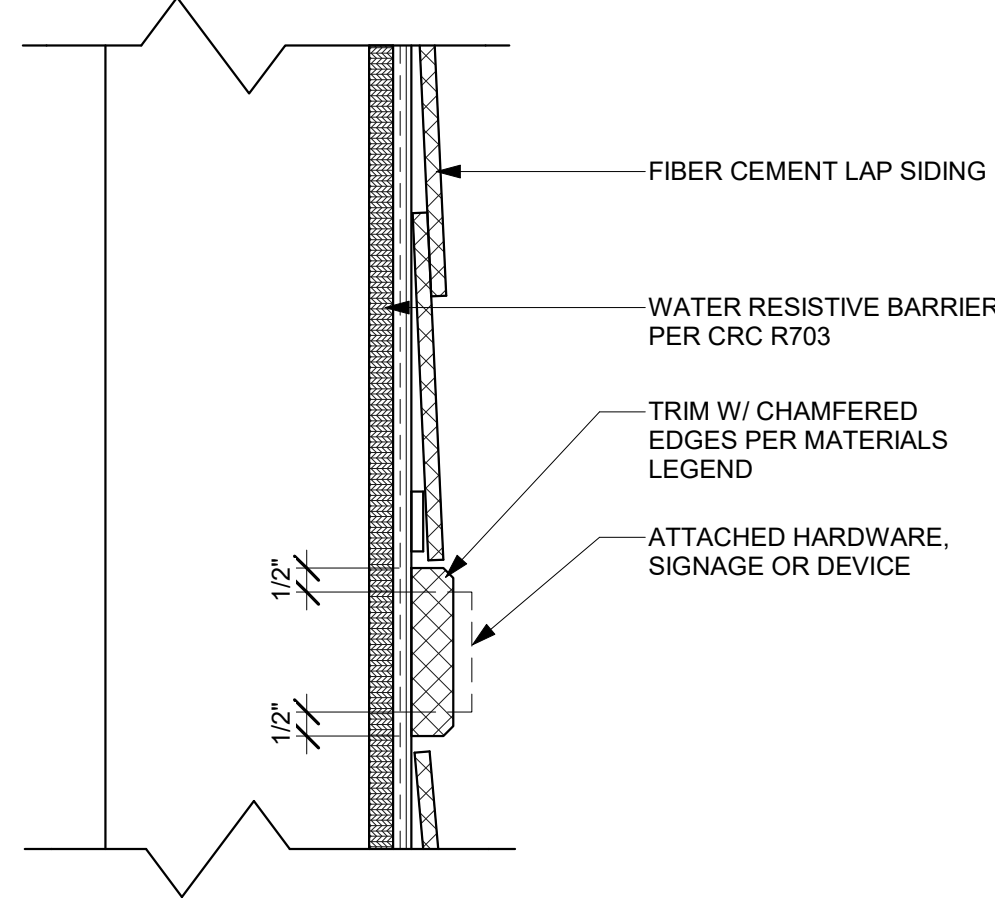
- 150.0(K)1A - LUMINAIRE EFFICACY**
- 150.0(K)1D - LIGHT SOURCES IN ENCLOSED RECESSED LUMINAIRES**
- 150.0(K)2E - AUTOMATIC SHUTOFF CONTROLS**
- 150.0(K)3A - RESIDENTIAL OUTDOOR LIGHTING** (2022 CEnC 150.0(k)3).

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

- 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:
- 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.

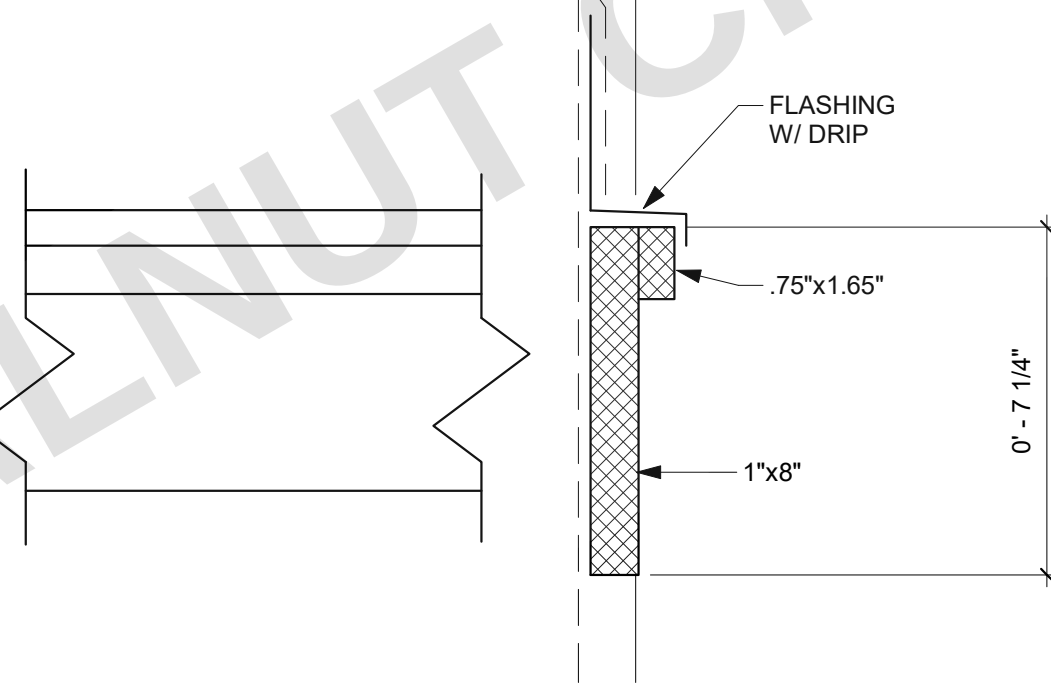
32 LIGHT FIXTURE - CAL RANCH

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



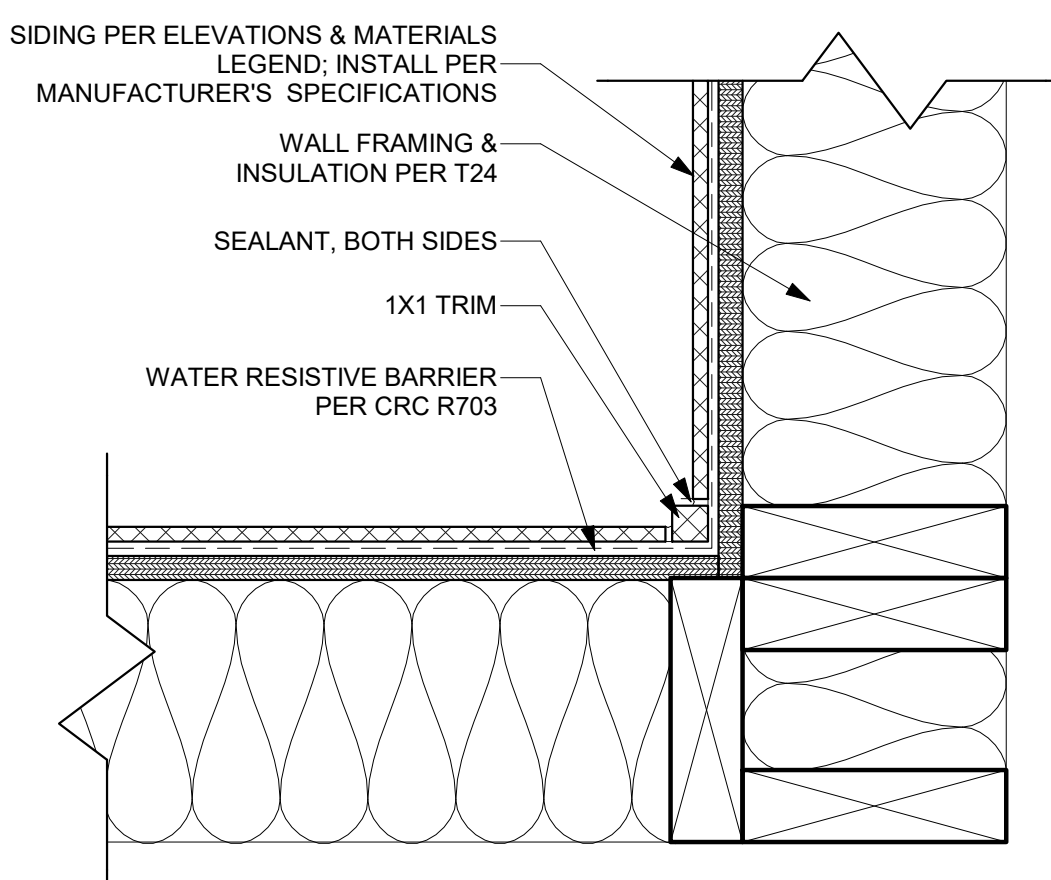
21 FIBER CEMENT - LAP - MOUNTING PAD

SCALE: 3" = 1'-0"



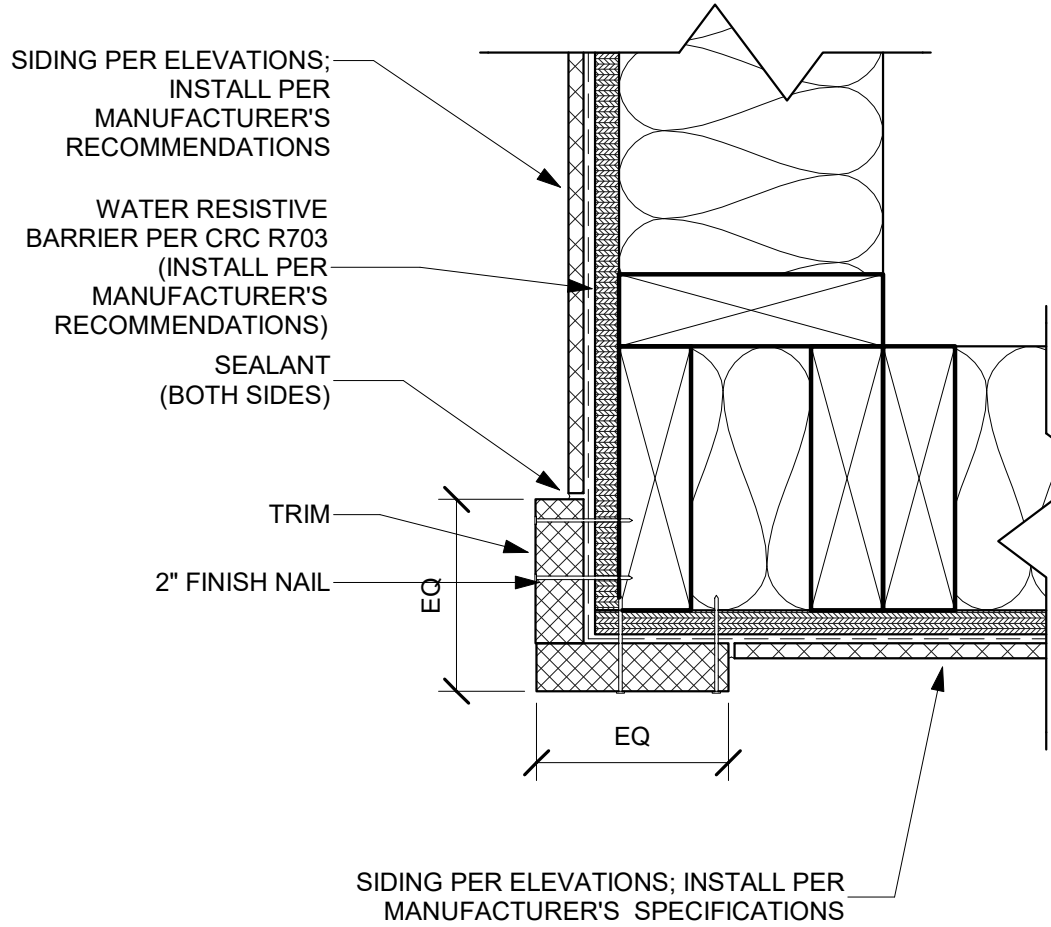
22 CALIFORNIA RANCH - TRIM PROFILE

SCALE: 3" = 1'-0"



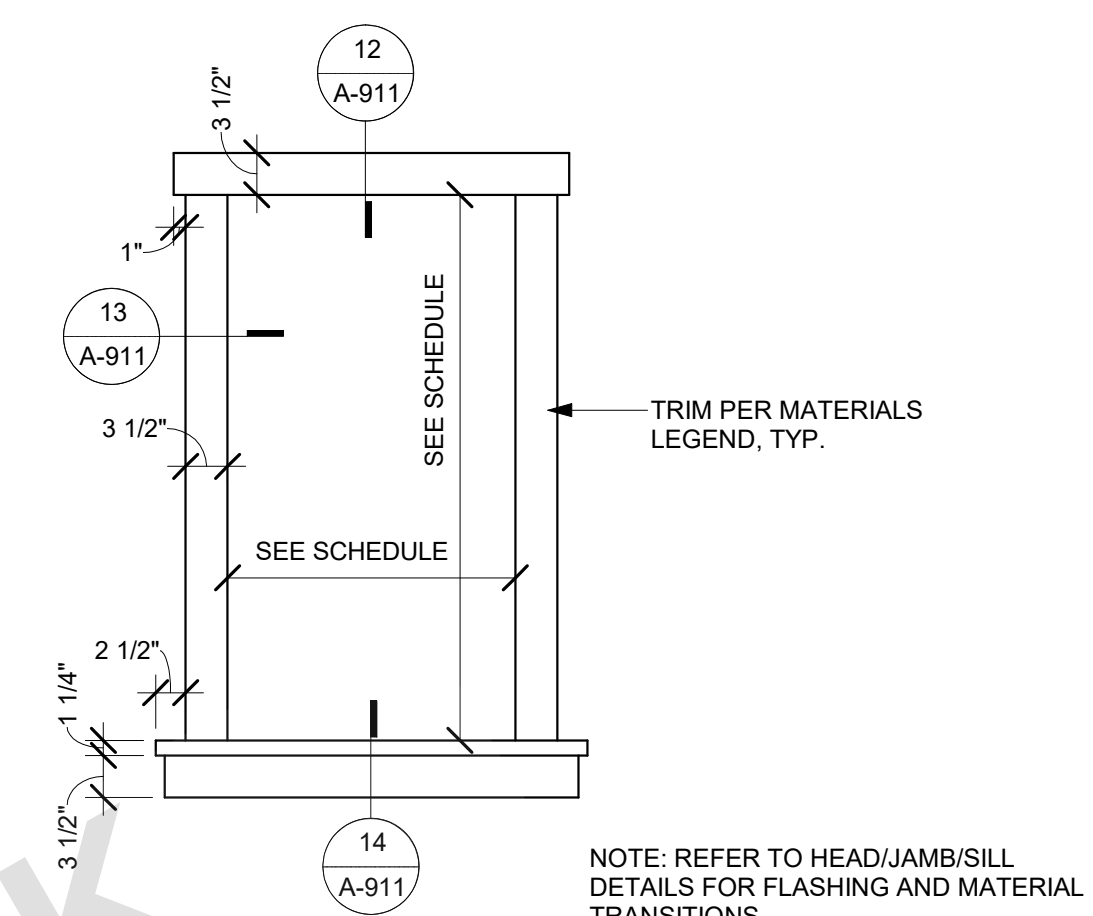
23 TYP. INSIDE CORNER - CAL. RANCH

SCALE: 3" = 1'-0"



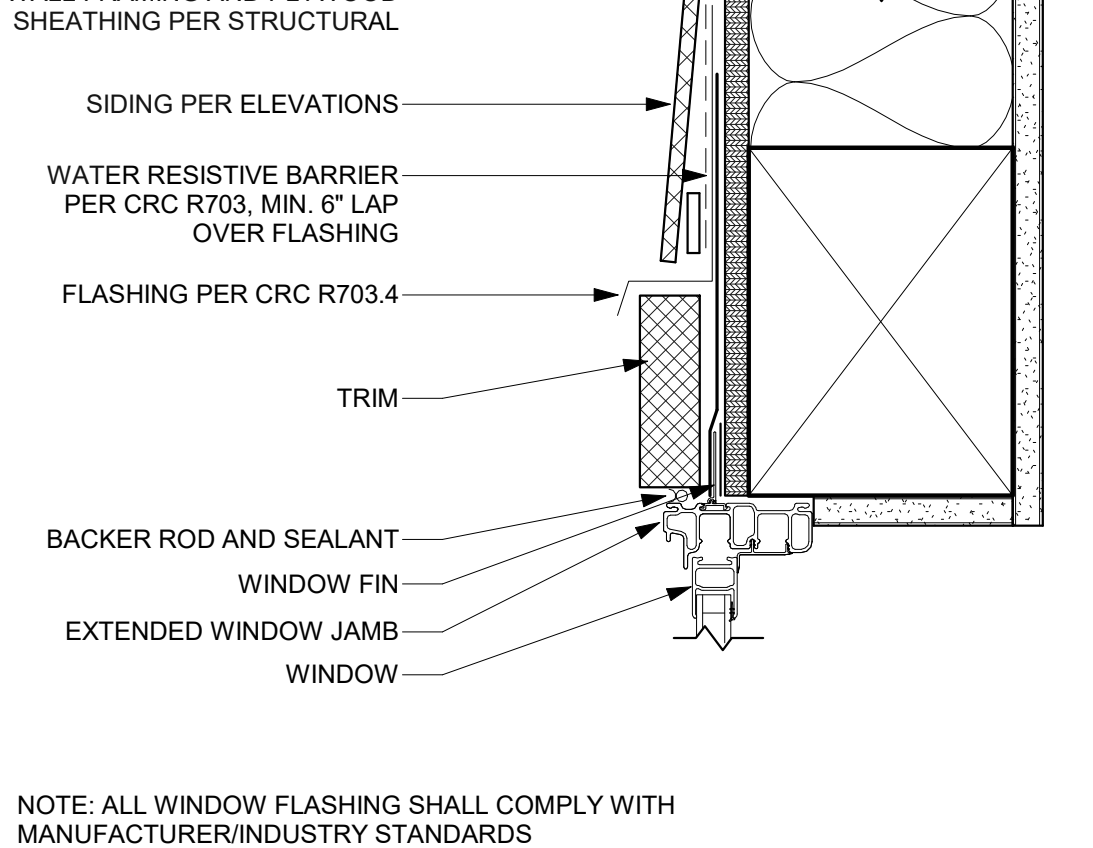
24 TYP. OUTSIDE CORNER - CAL. RANCH

SCALE: 3" = 1'-0"



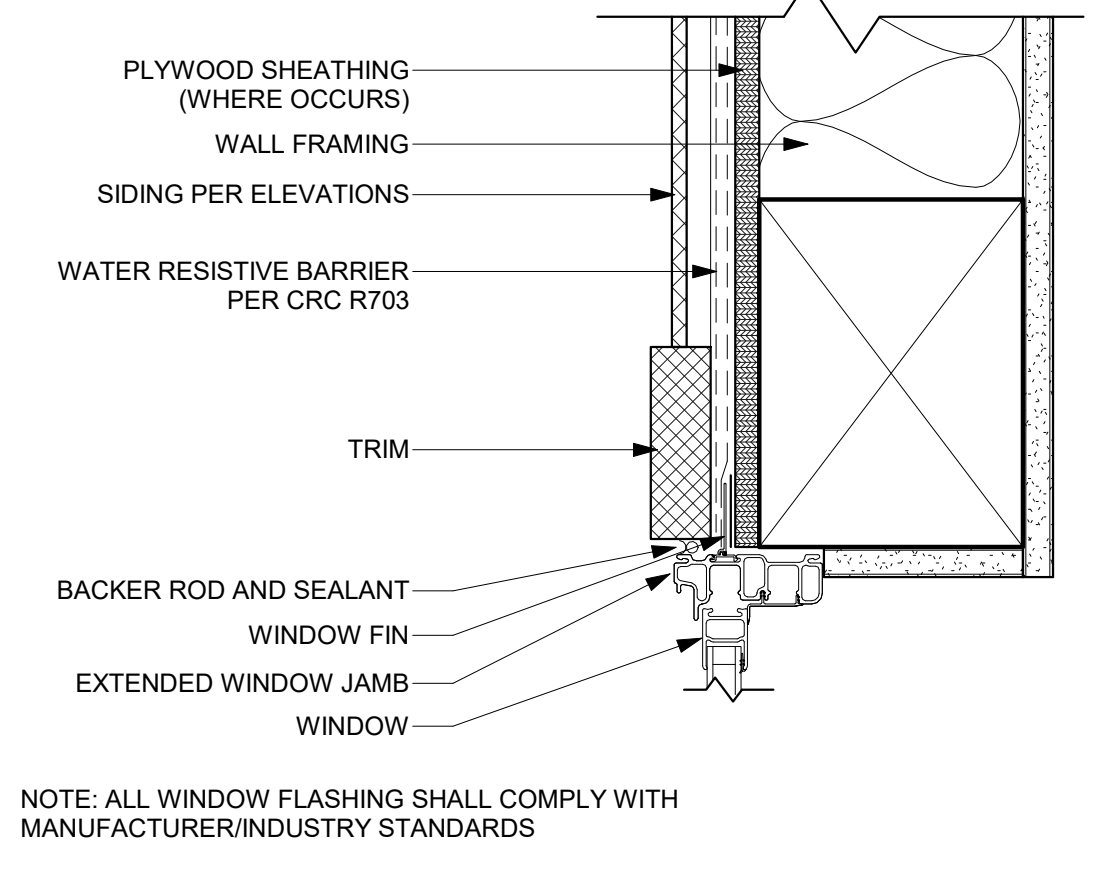
11 WINDOW TRIM - CAL. RANCH

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



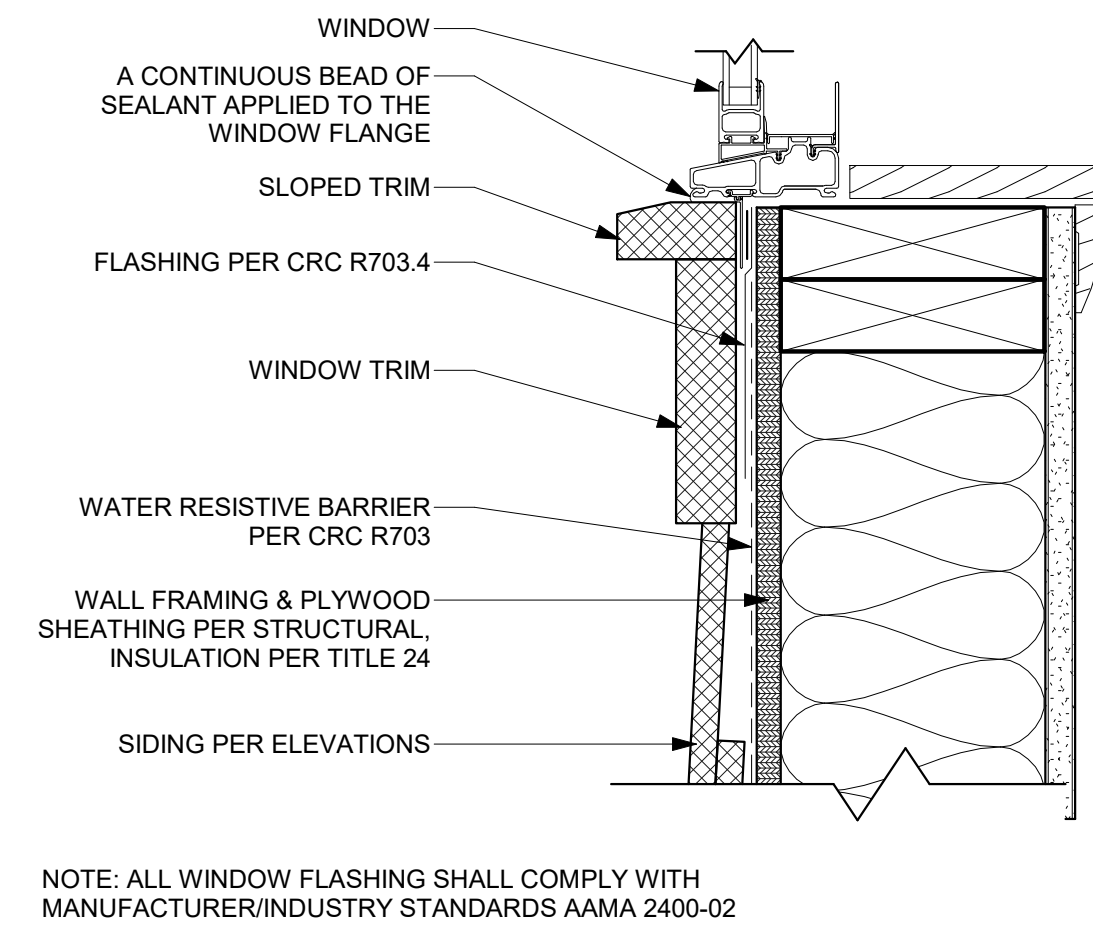
12 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



13 TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



14 TYP. WINDOW SILL

SCALE: 3" = 1'-0"

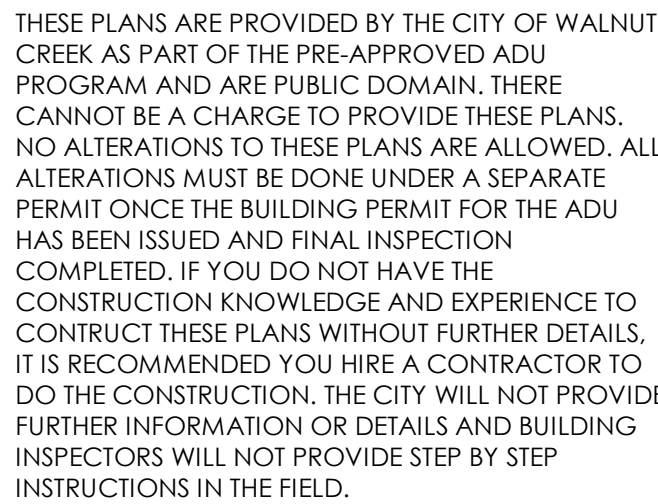


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CITY OF WALNUT CREEK
ARCHITECTURAL DETAILS - CALIFORNIA RANCH

DATE
02/10/2023
SHEET

A-911

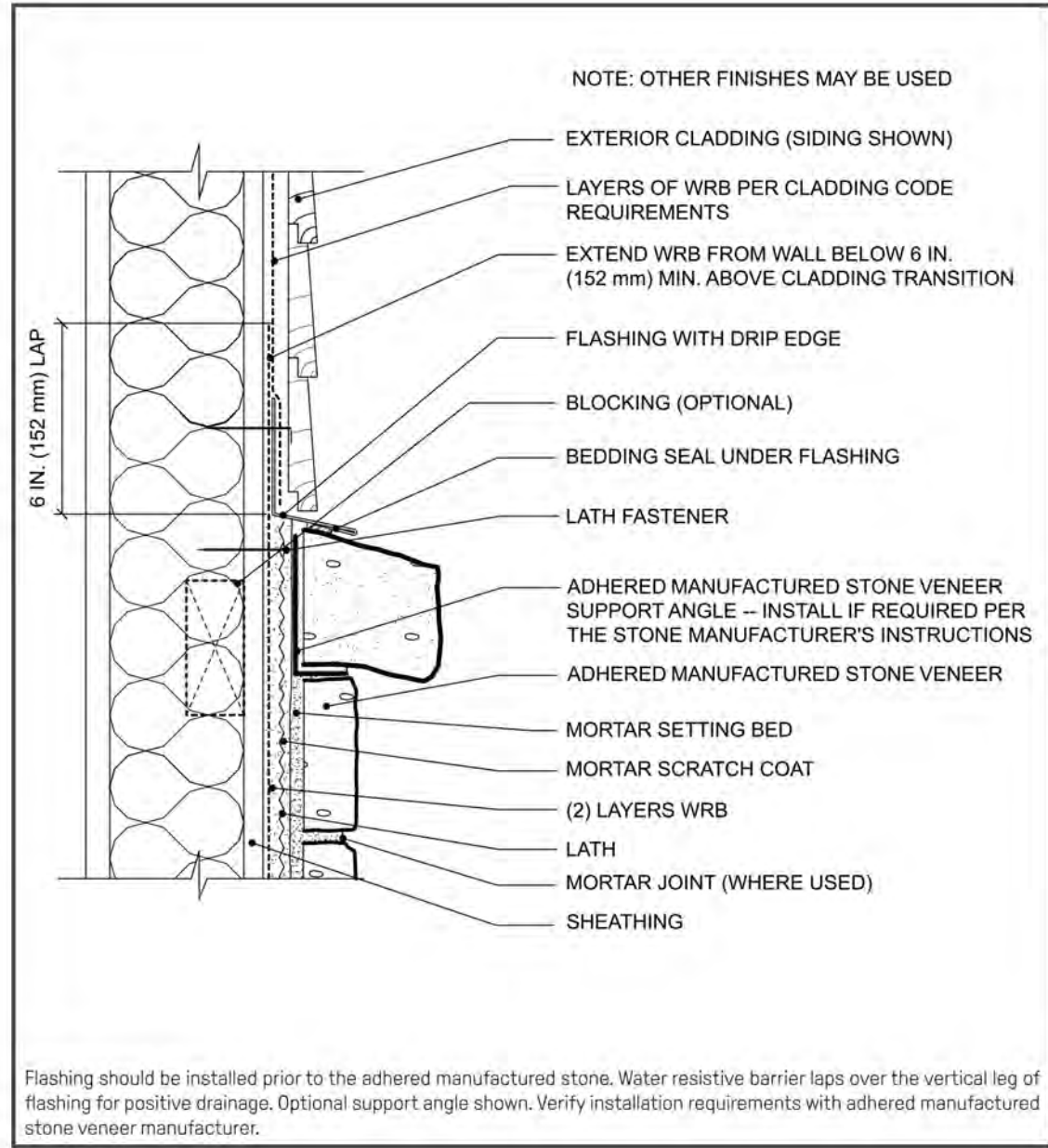


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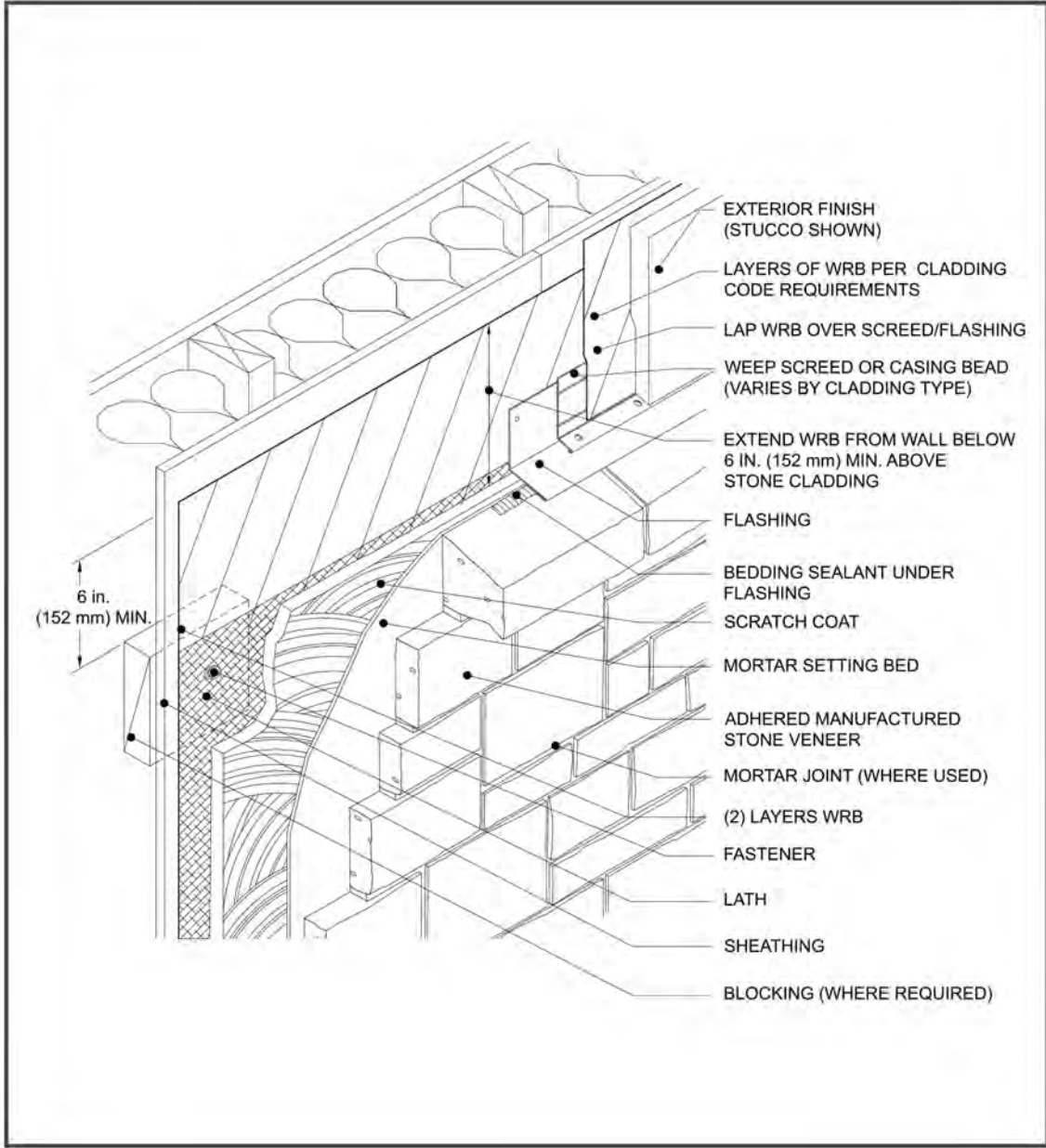
Figure 6a. Cladding Transition



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

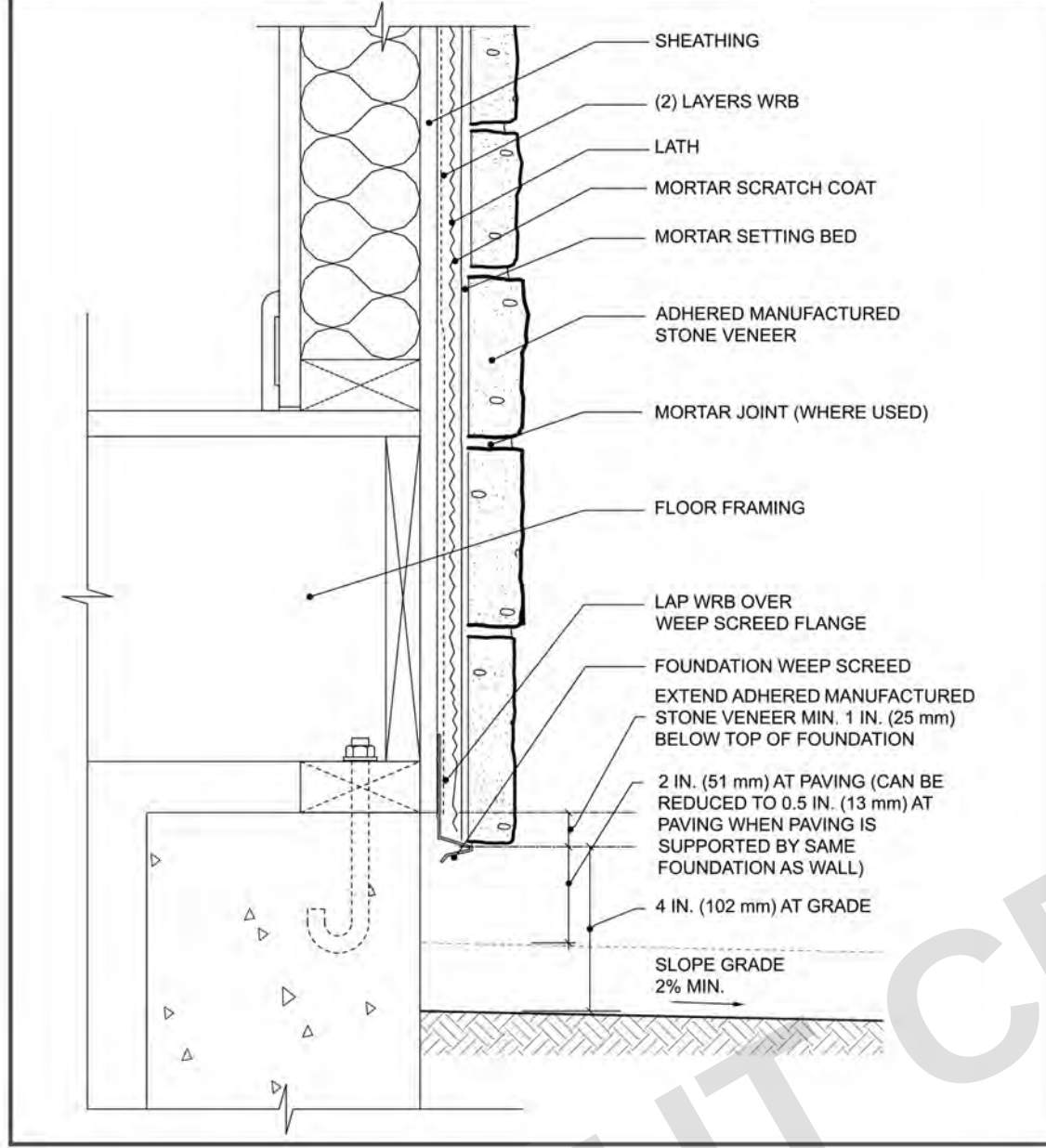


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NATIONAL CONCRETE MASONRY ASSOCIATION

37

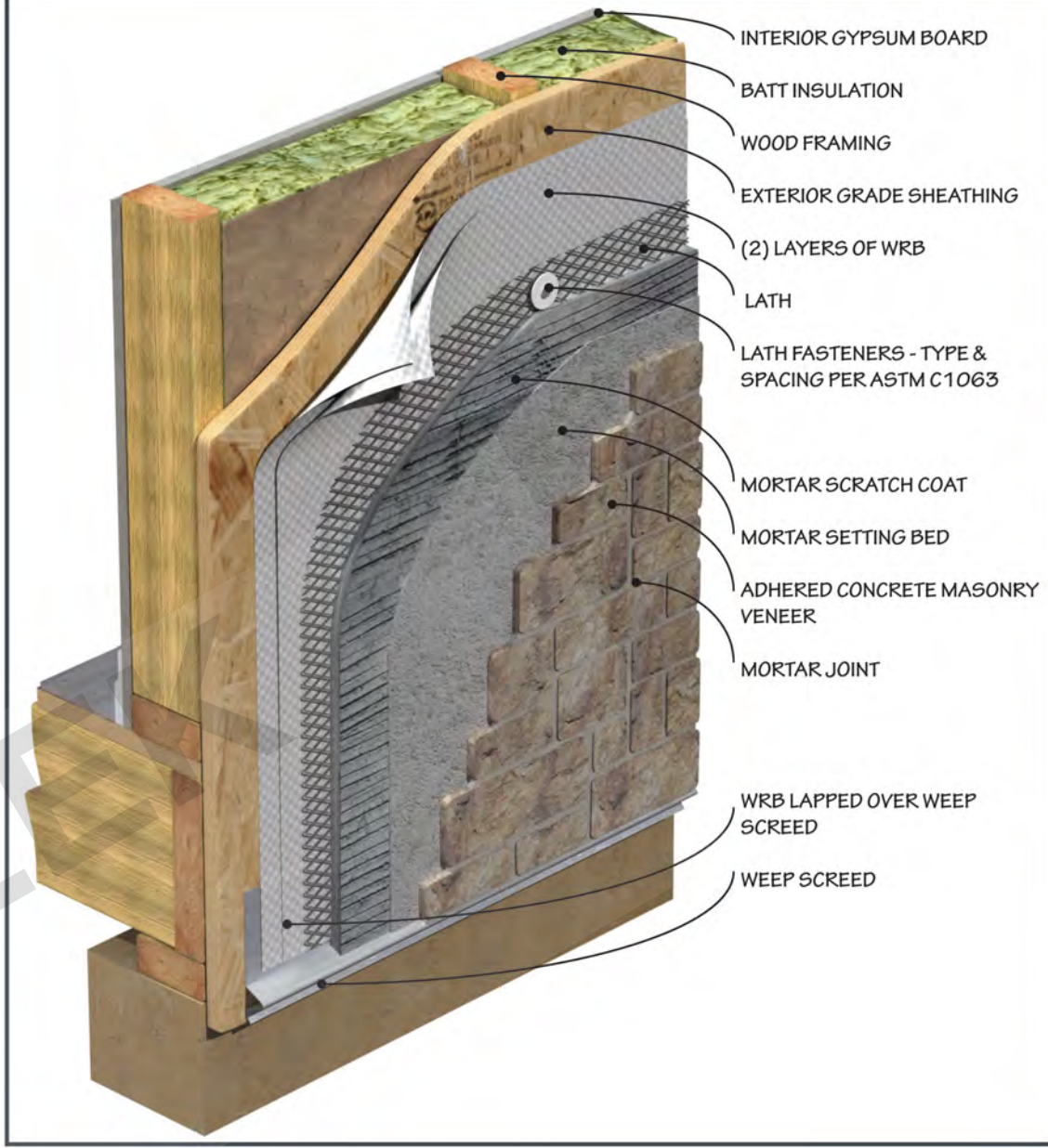
Figure 5a. Foundation Wall Base



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

Figure 1. Installation Over Wood Framing

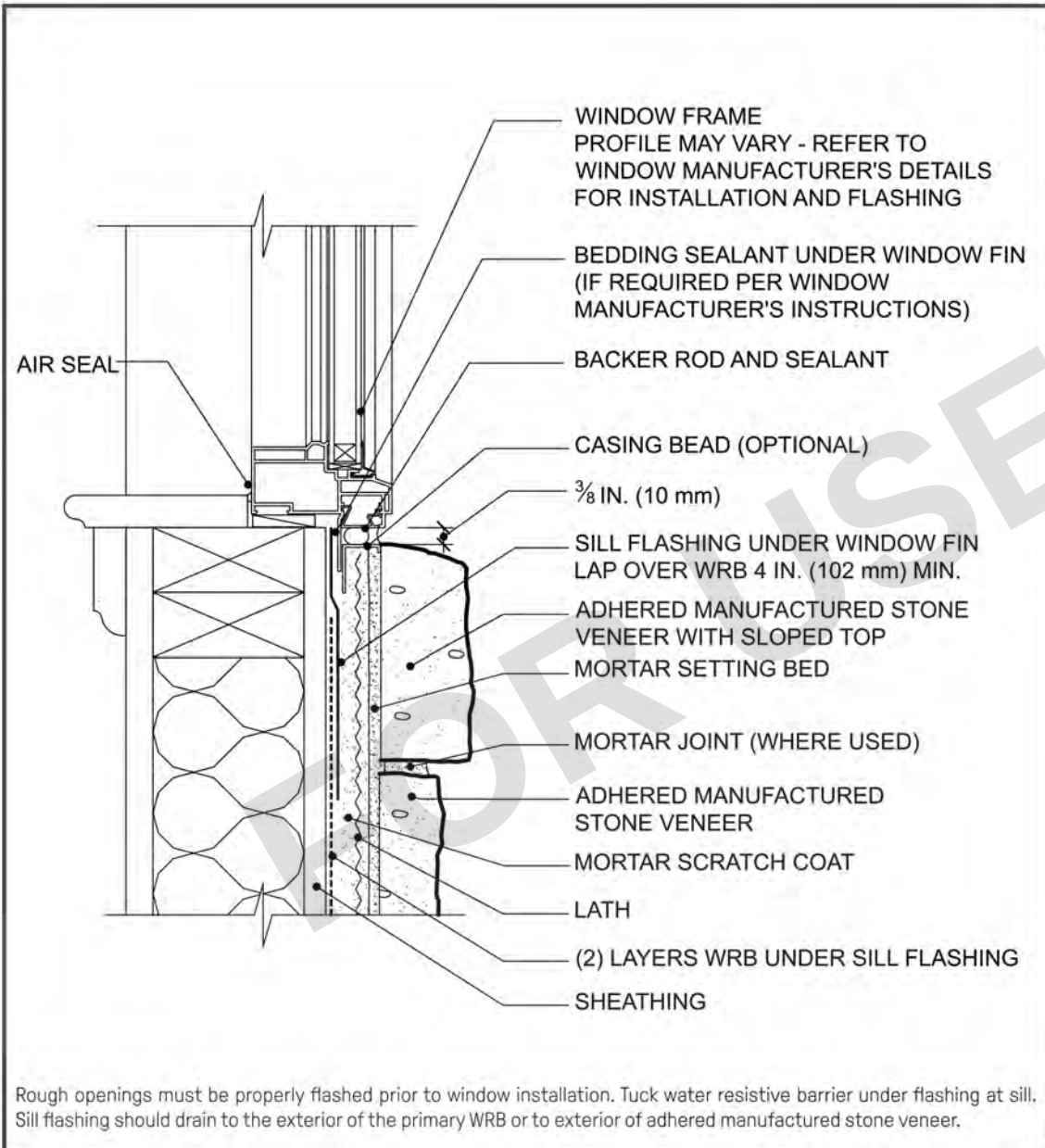


DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

NATIONAL CONCRETE MASONRY ASSOCIATION

15

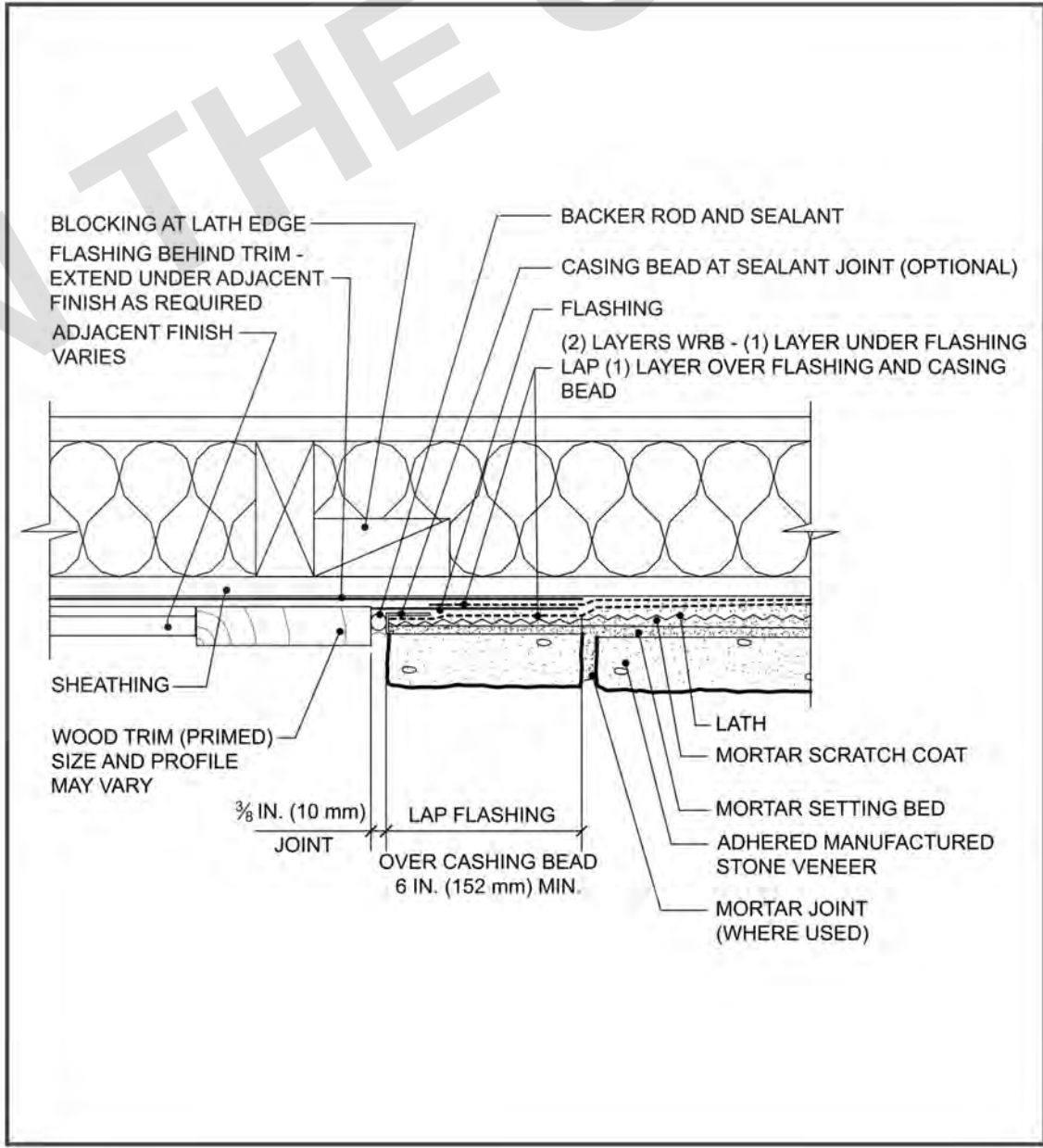
Figure 21a. Window Sill



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

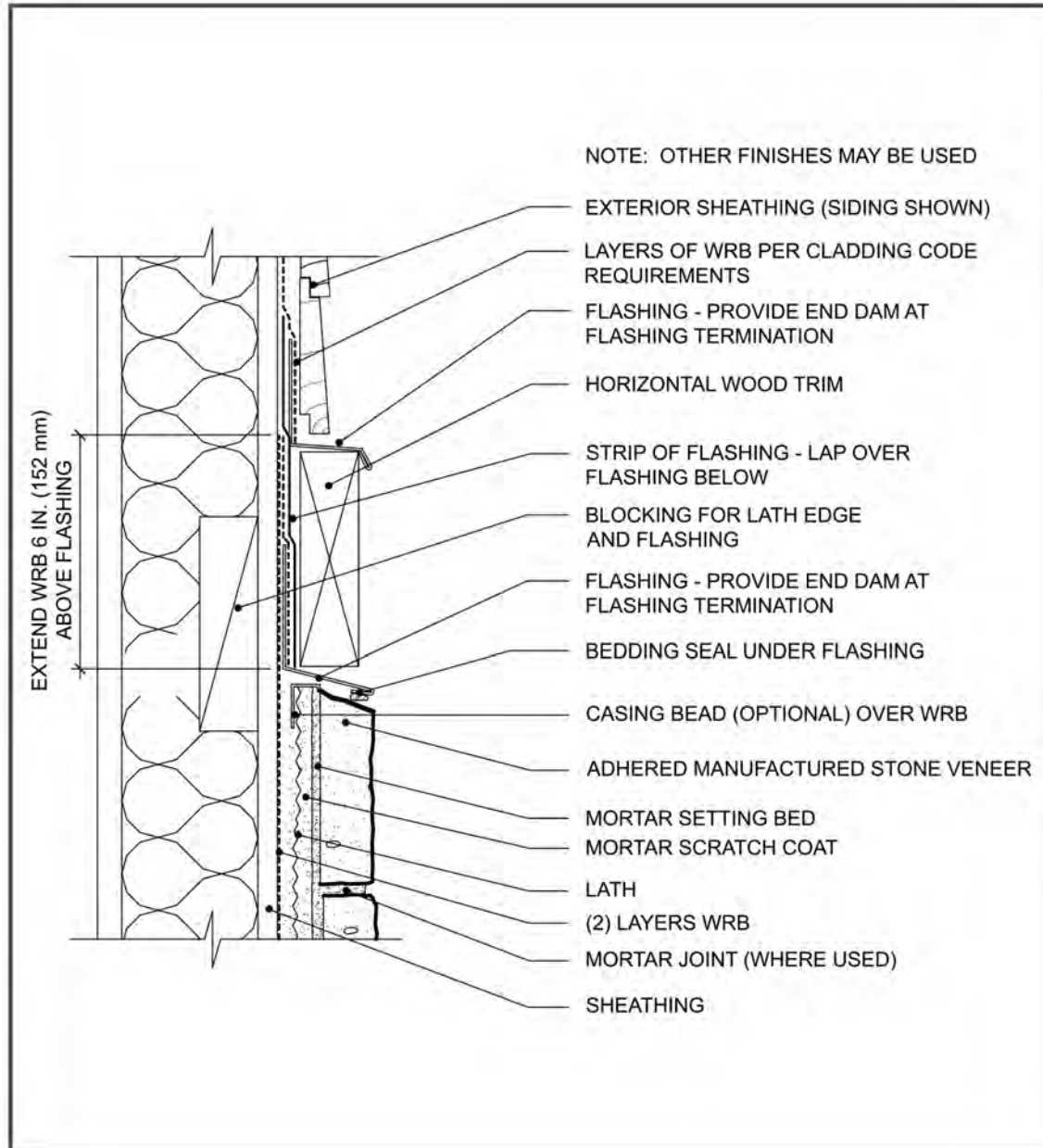
Figure 12a. Vertical Transition



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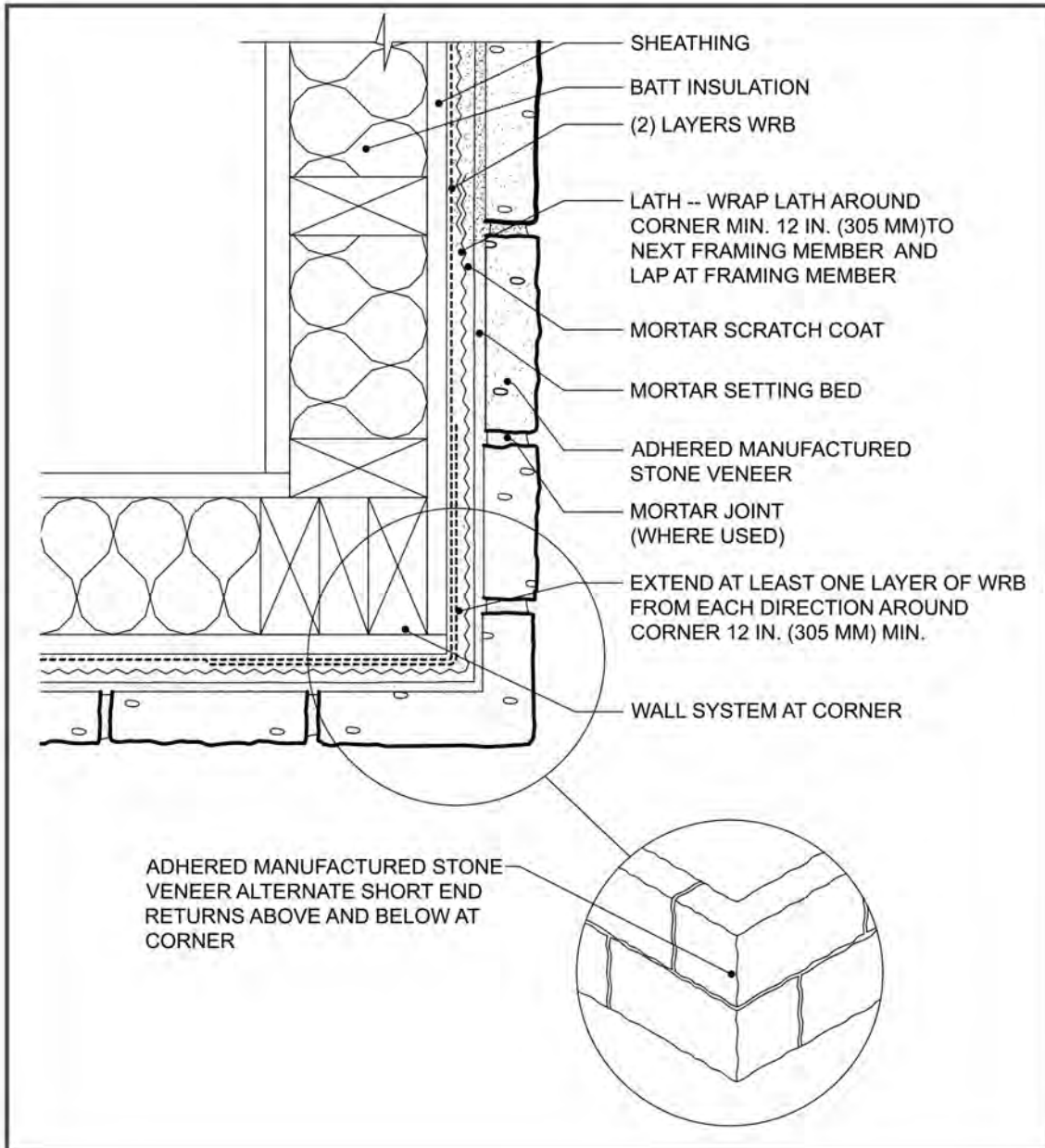
Figure 11a. Horizontal Transition



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

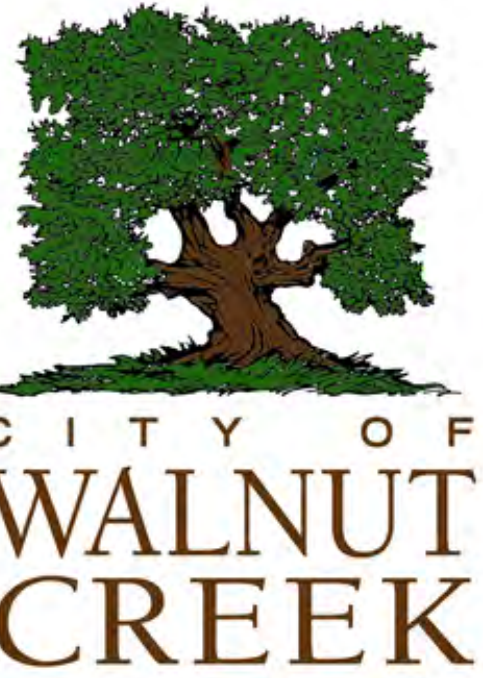
30 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 3RD EDITION, 5TH PRINTING, REVISED AUGUST 2021

Figure 9a. Outside Corner



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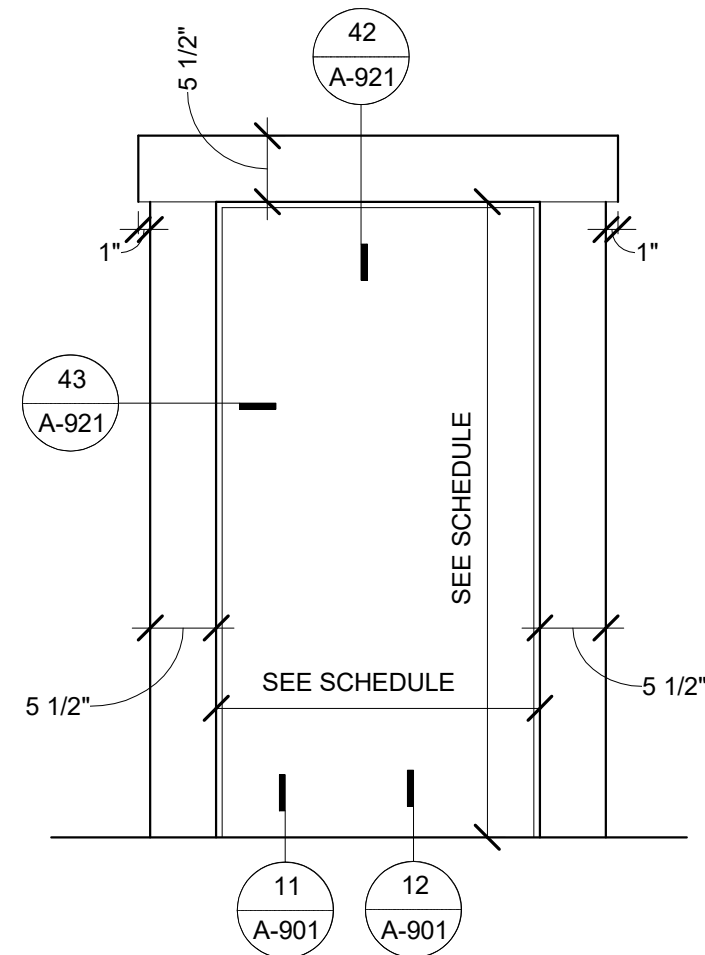
WALNUT CREEK ADU
CITY OF WALNUT CREEK
ARCHITECTURAL DETAILS -
CALIFORNIA RANCH

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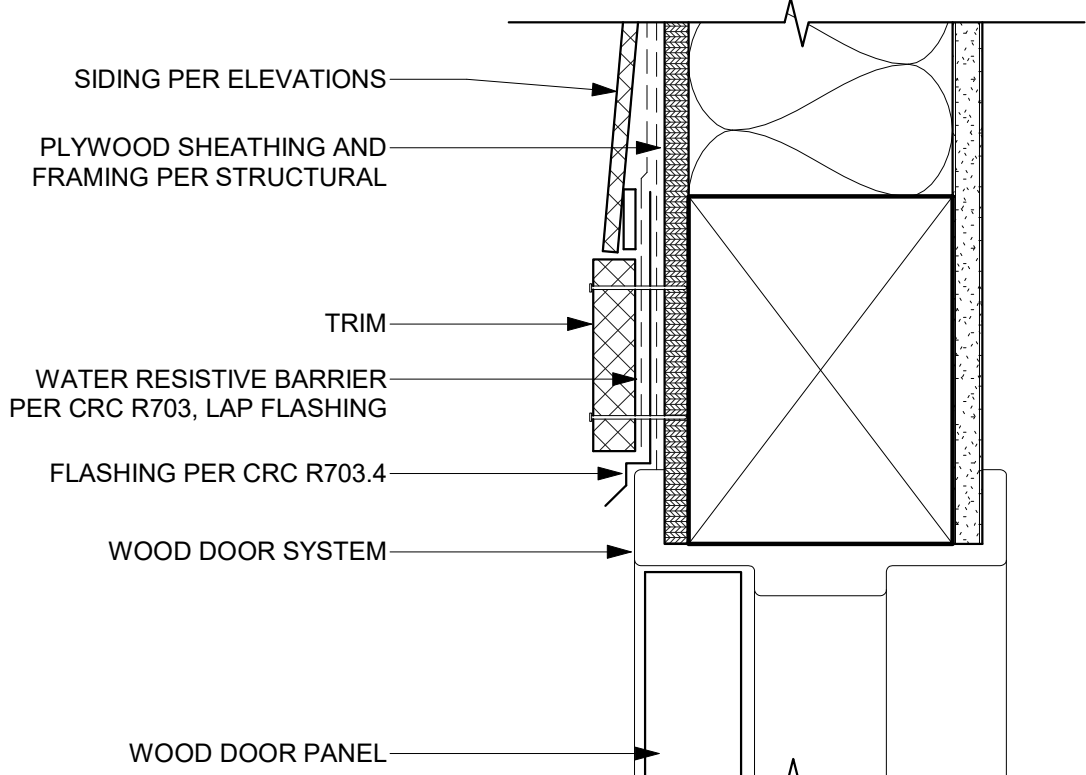
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NOTE: REFER TO
HEAD/JAMB DETAILS FOR
FLASHING AND MATERIAL
TRANSITIONS



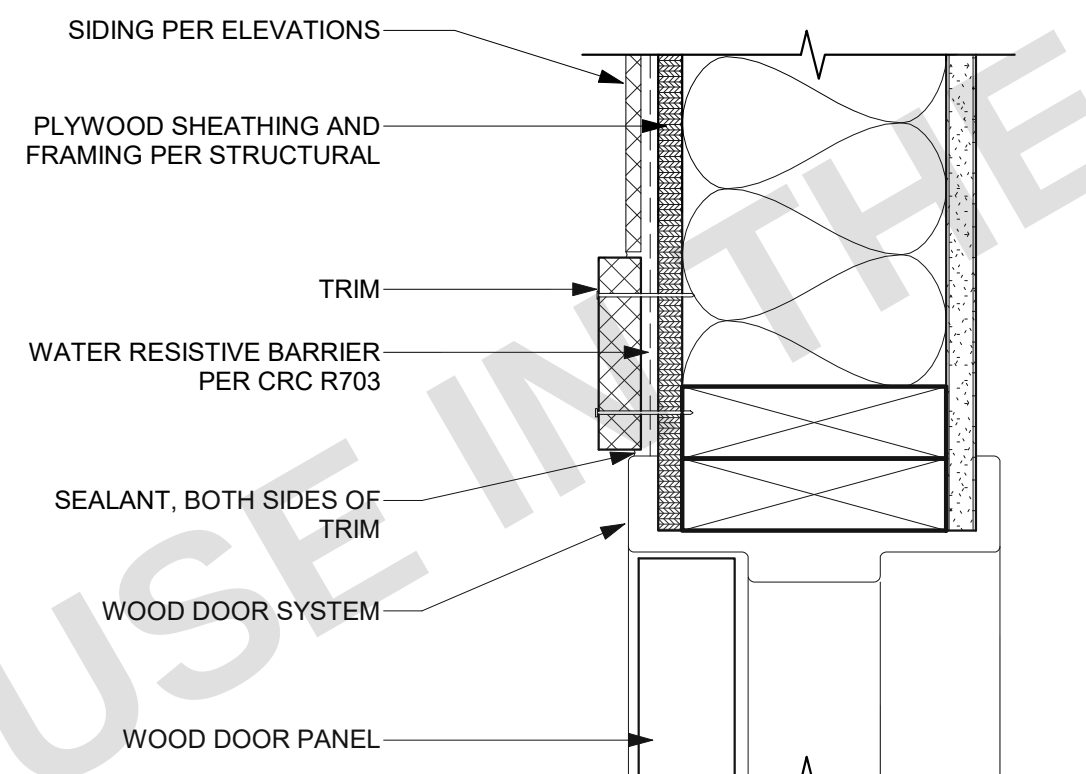
41 COTTAGE DOOR TRIM

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



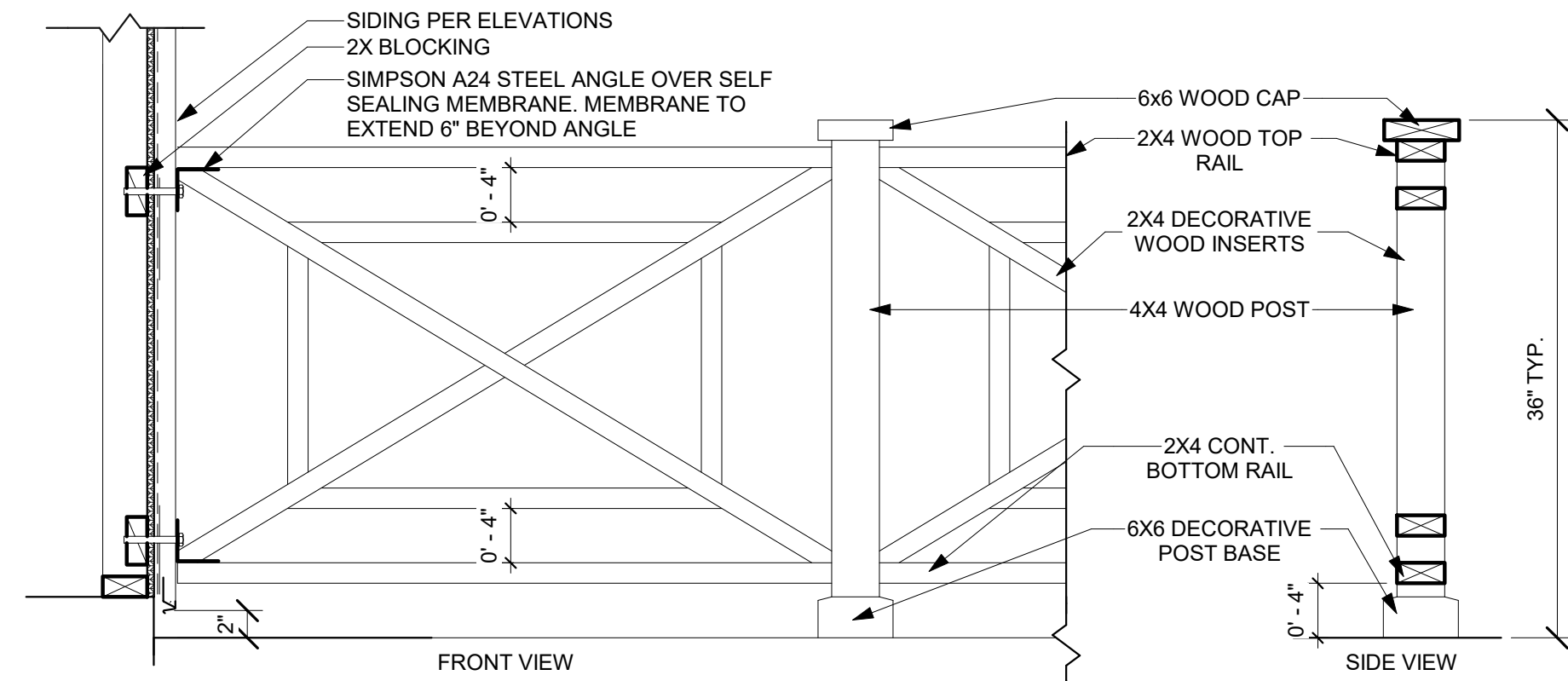
42 DOOR HEAD - COTTAGE

SCALE: 3" = 1'-0"



43 DOOR JAMB - COTTAGE

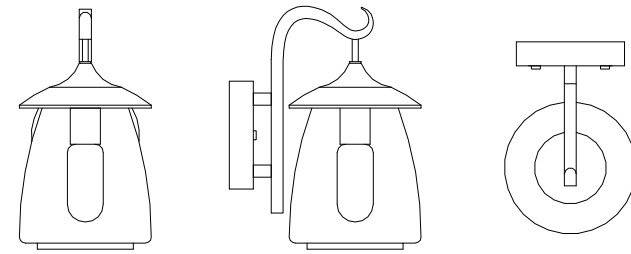
SCALE: 3" = 1'-0"



44 DECORATIVE PORCH RAILING

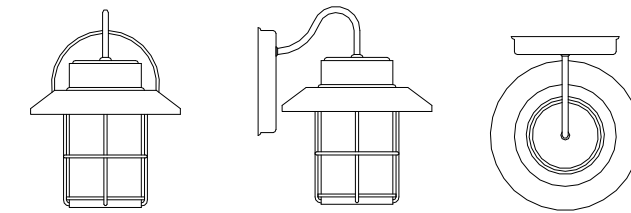
SCALE: 1" = 1'-0"

LNC - MODERN FROSTED BLACK
PORCH OUTDOOR WALL
SCOOPE WITH MUSHROOM
CLEAR SEEDED GLASS SHADE
(VAFNYHD13356V6) 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

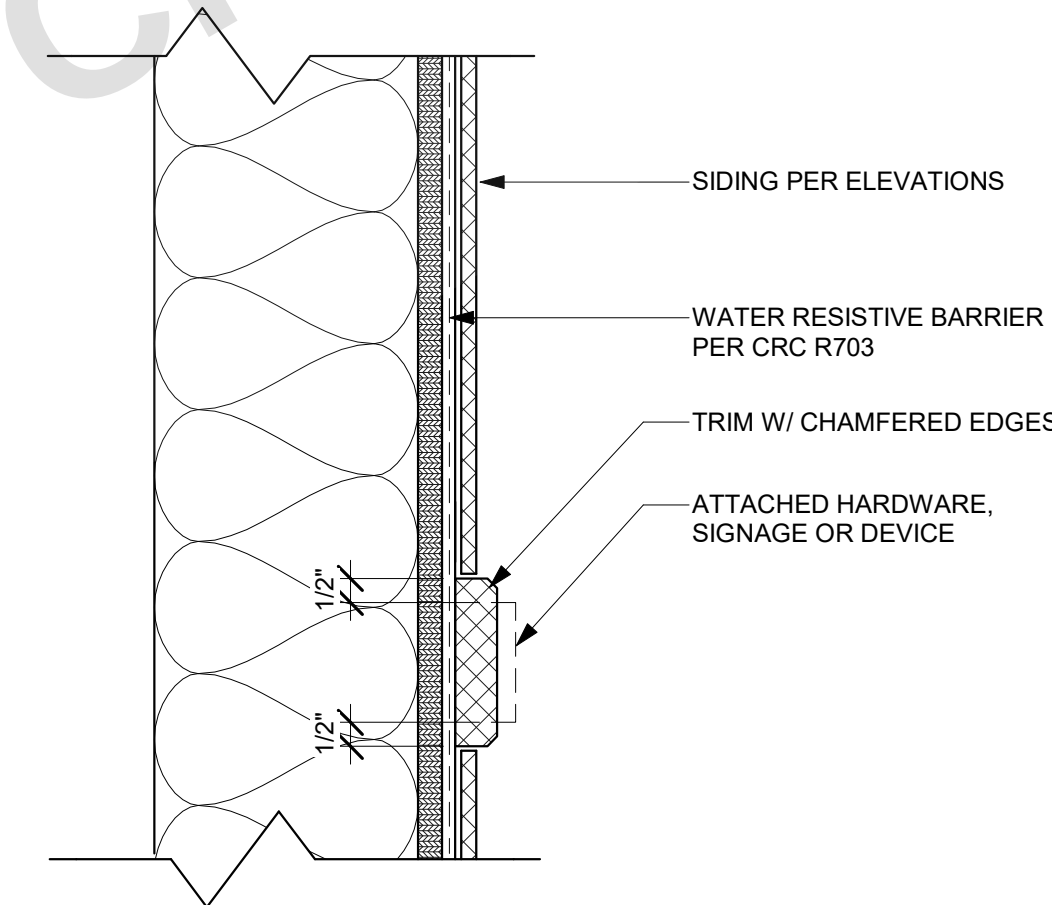
150.0(K)3A - RESIDENTIAL OUTDOOR LIGHTING (2022 CEnC 150.0(k)3).

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.

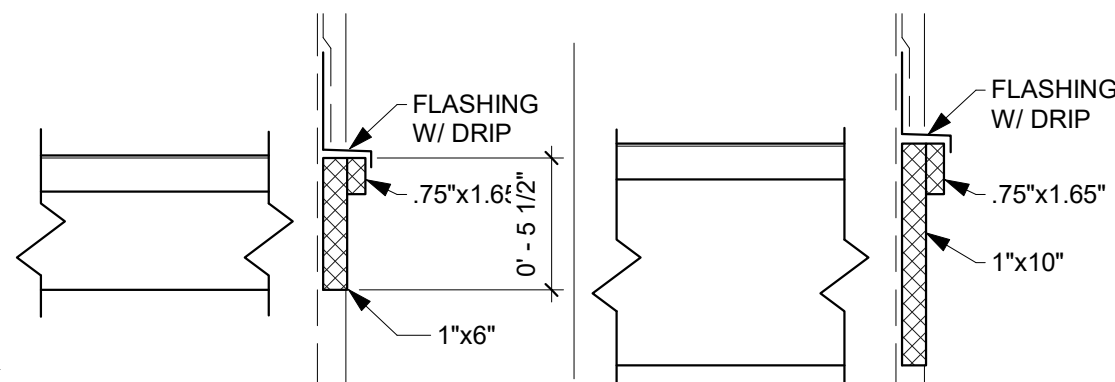
32 COTTAGE - LIGHT FIXTURE

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



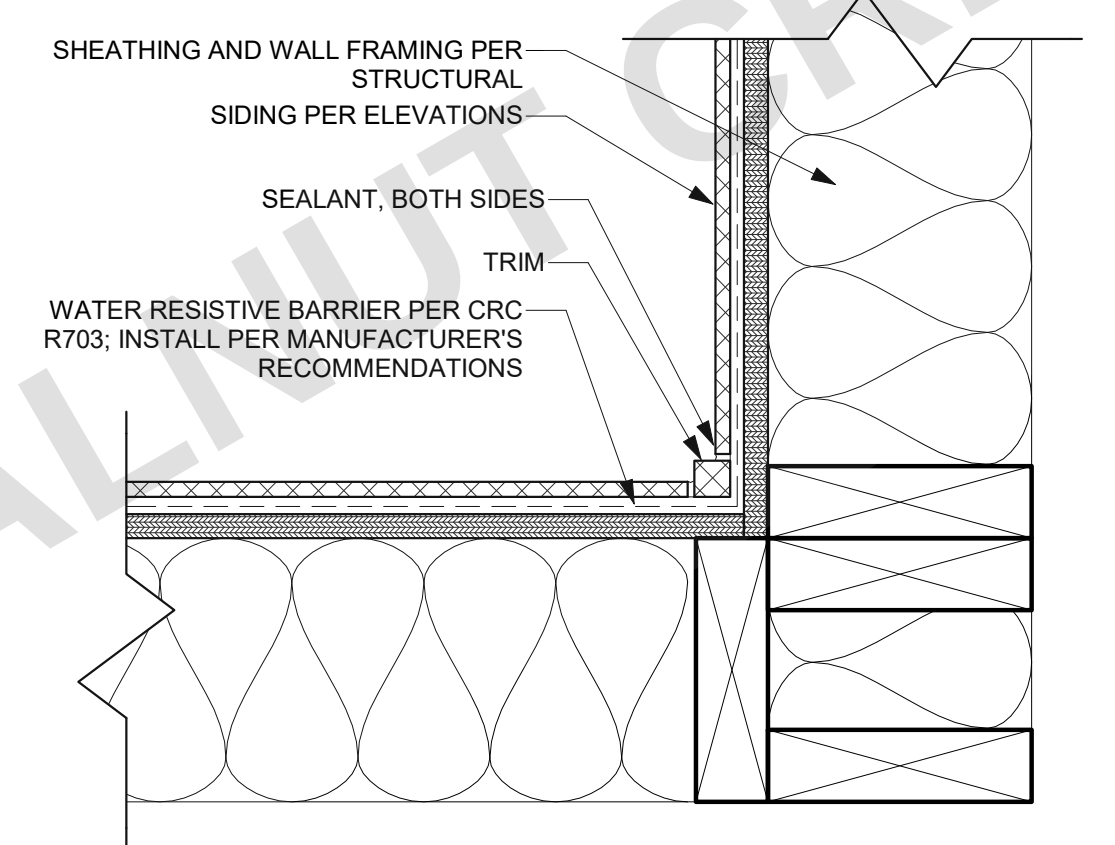
33 COTTAGE - FIBER CEM. MOUNTING PAD

SCALE: 3" = 1'-0"



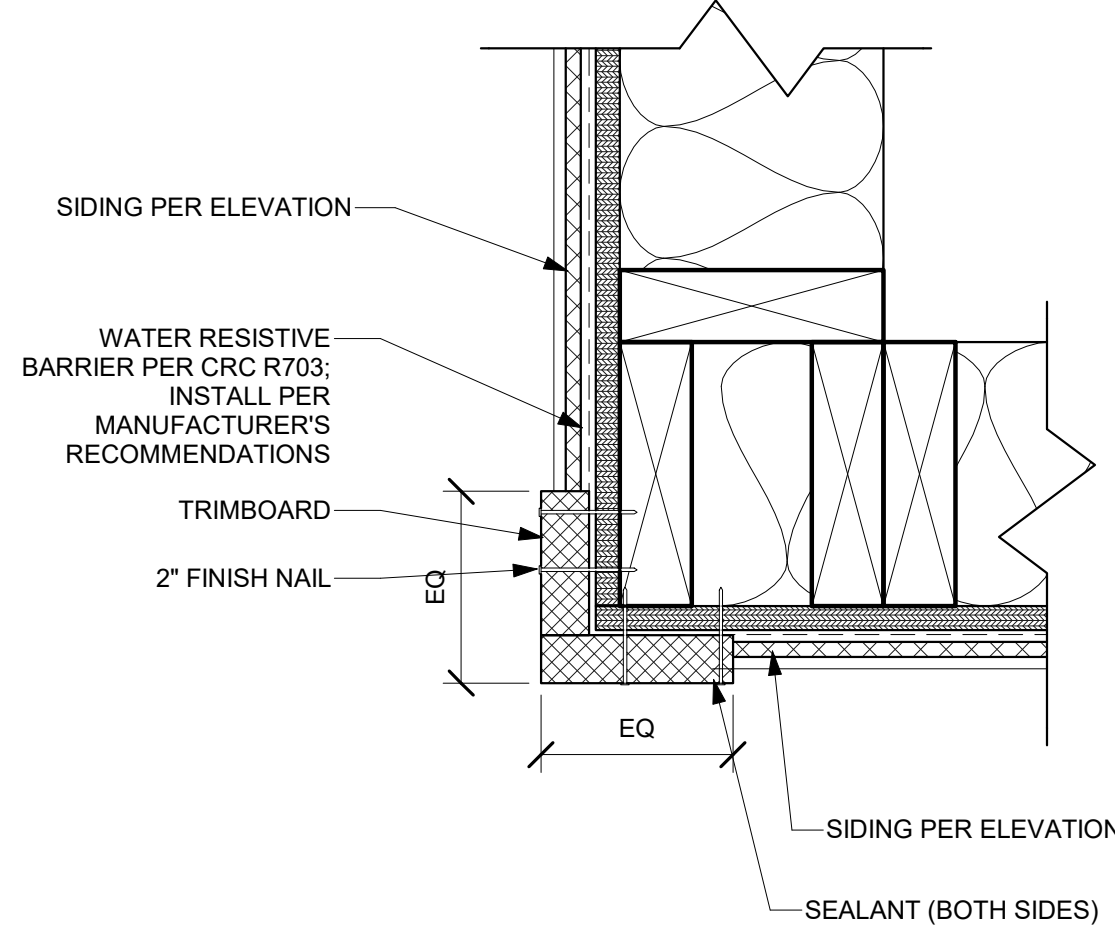
21 COTTAGE - TRIM PROFILE

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



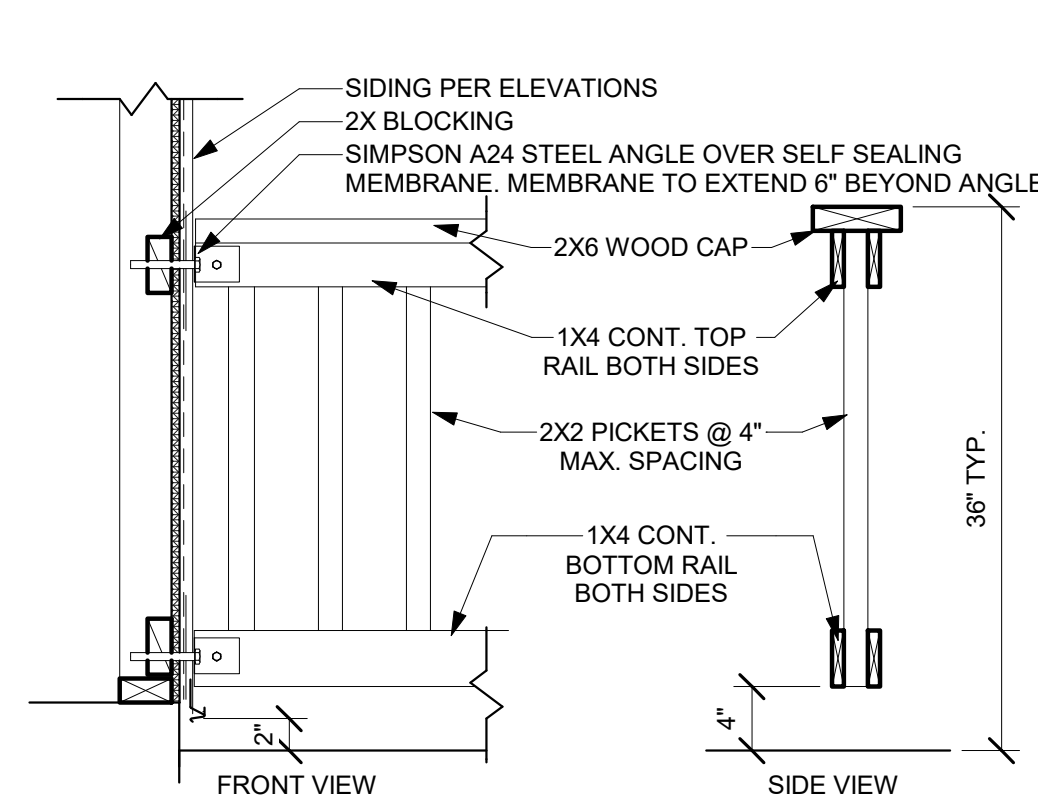
22 COTTAGE - TYP. INSIDE CORNER

SCALE: 3" = 1'-0"



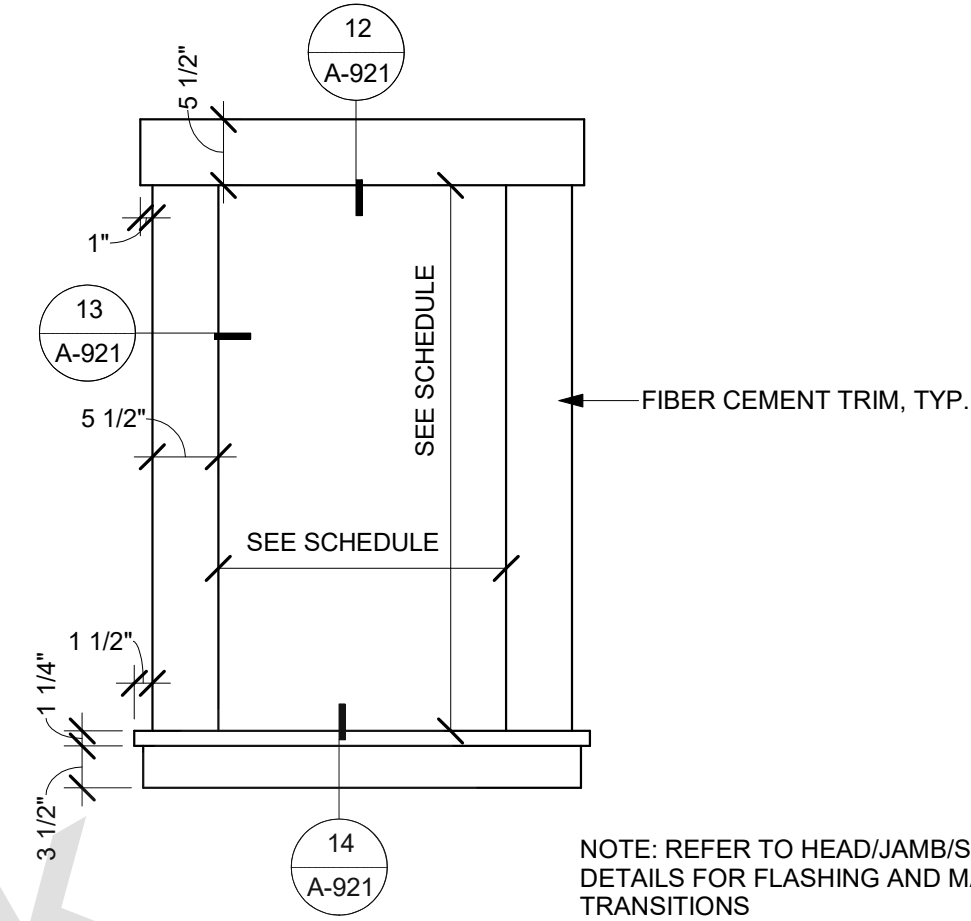
23 COTTAGE - TYP. OUTSIDE CORNER

SCALE: 3" = 1'-0"



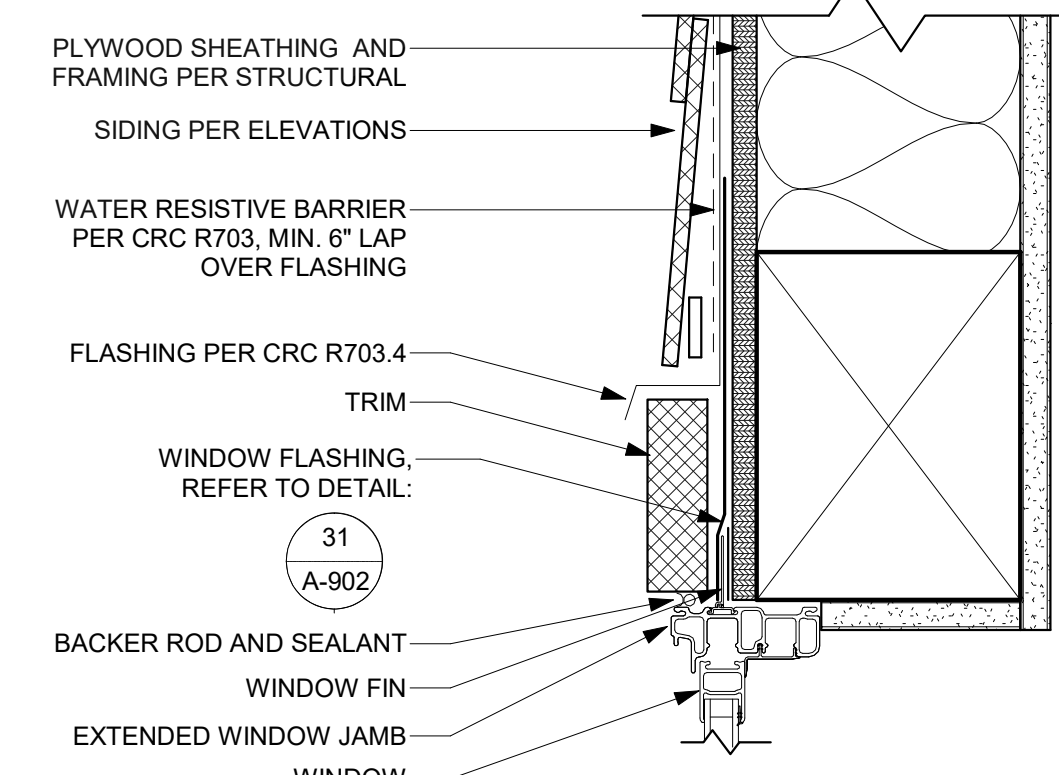
OPTION B DECORATIVE PORCH RAILING

NOTE: 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



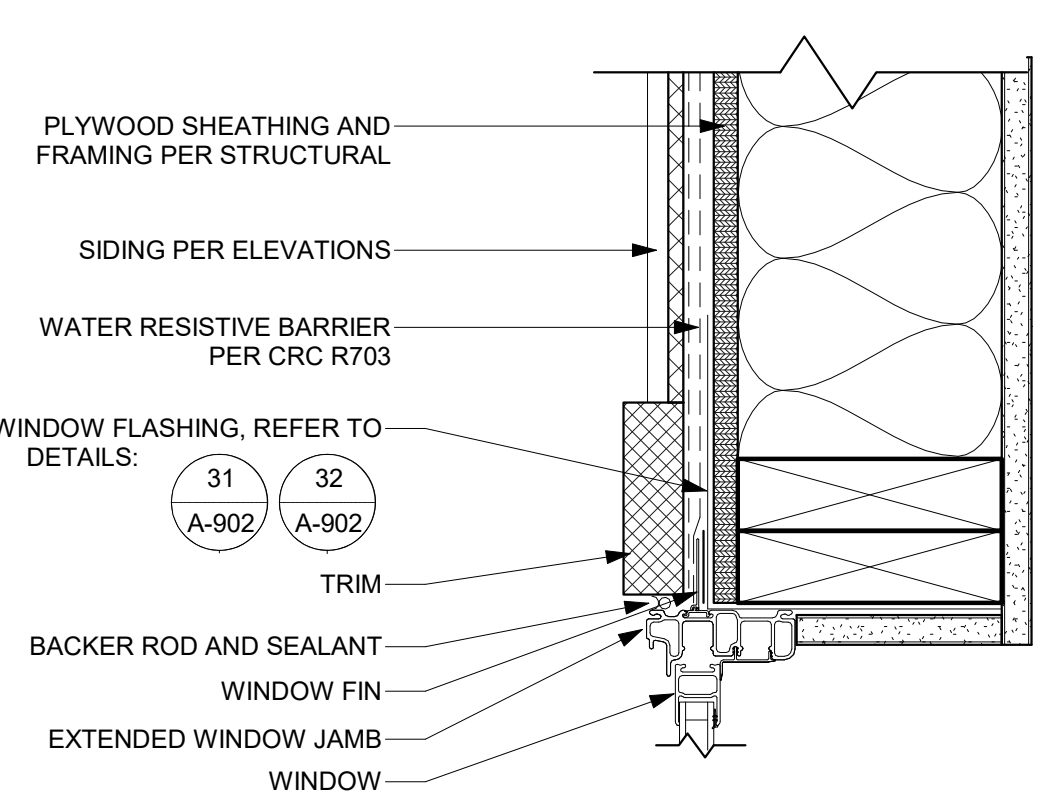
11 COTTAGE - WINDOW TRIM

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



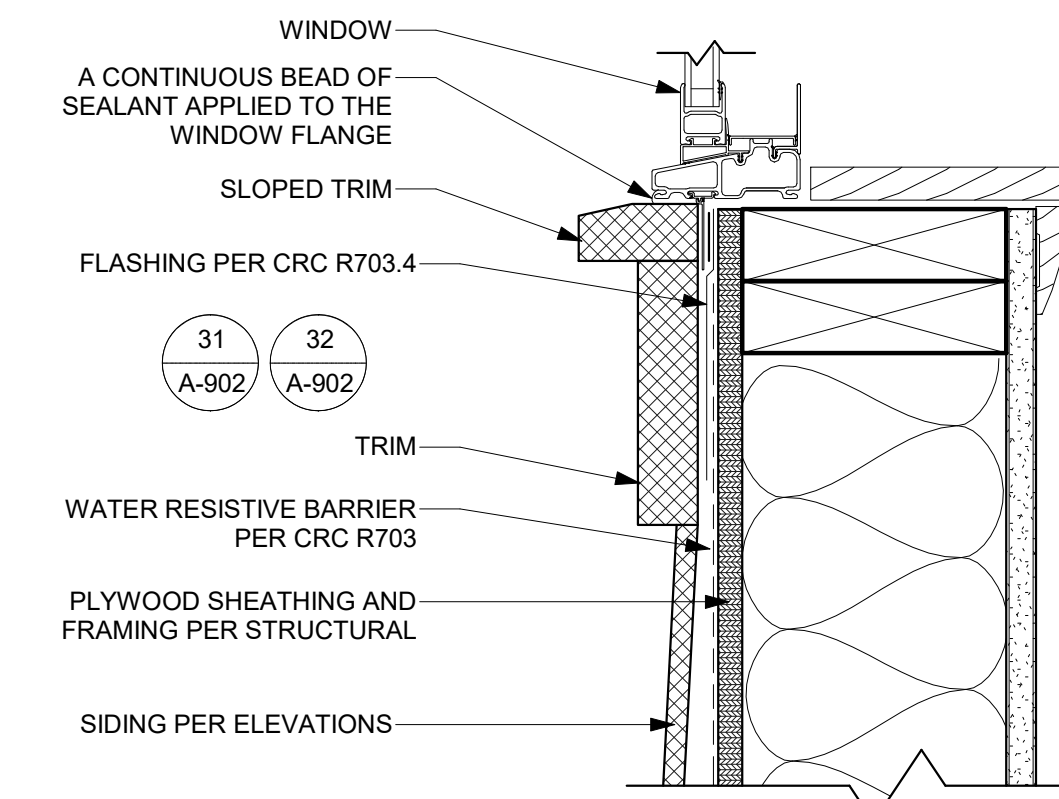
12 COTTAGE - TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



13 COTTAGE - TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



14 COTTAGE - TYP. WINDOW SILL

SCALE: 3" = 1'-0"



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WALNUT CREEK ADU

CITY OF WALNUT CREEK

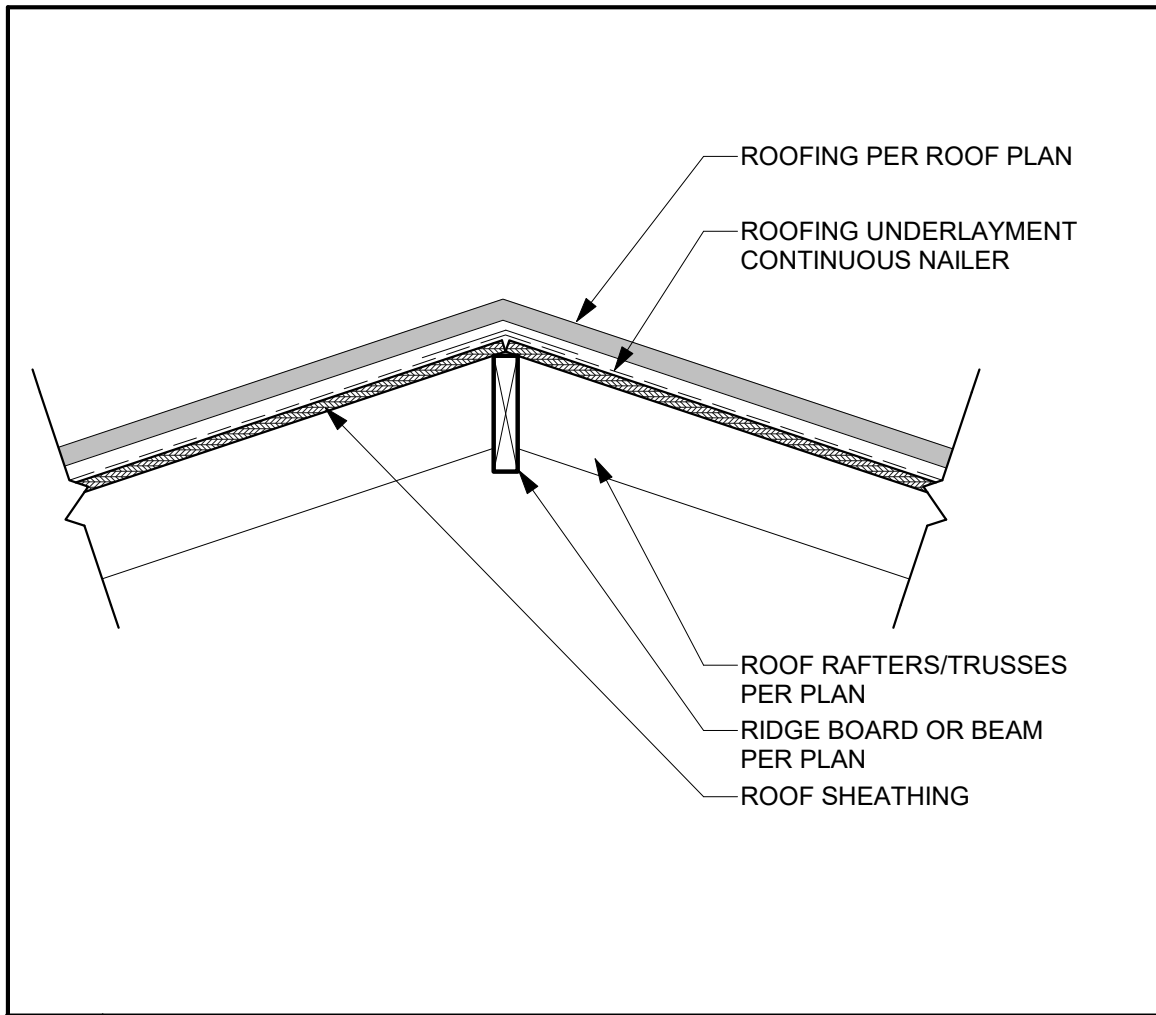
ARCHITECTURAL DETAILS -
COTTAGE

DATE
02/10/2023

SHEET

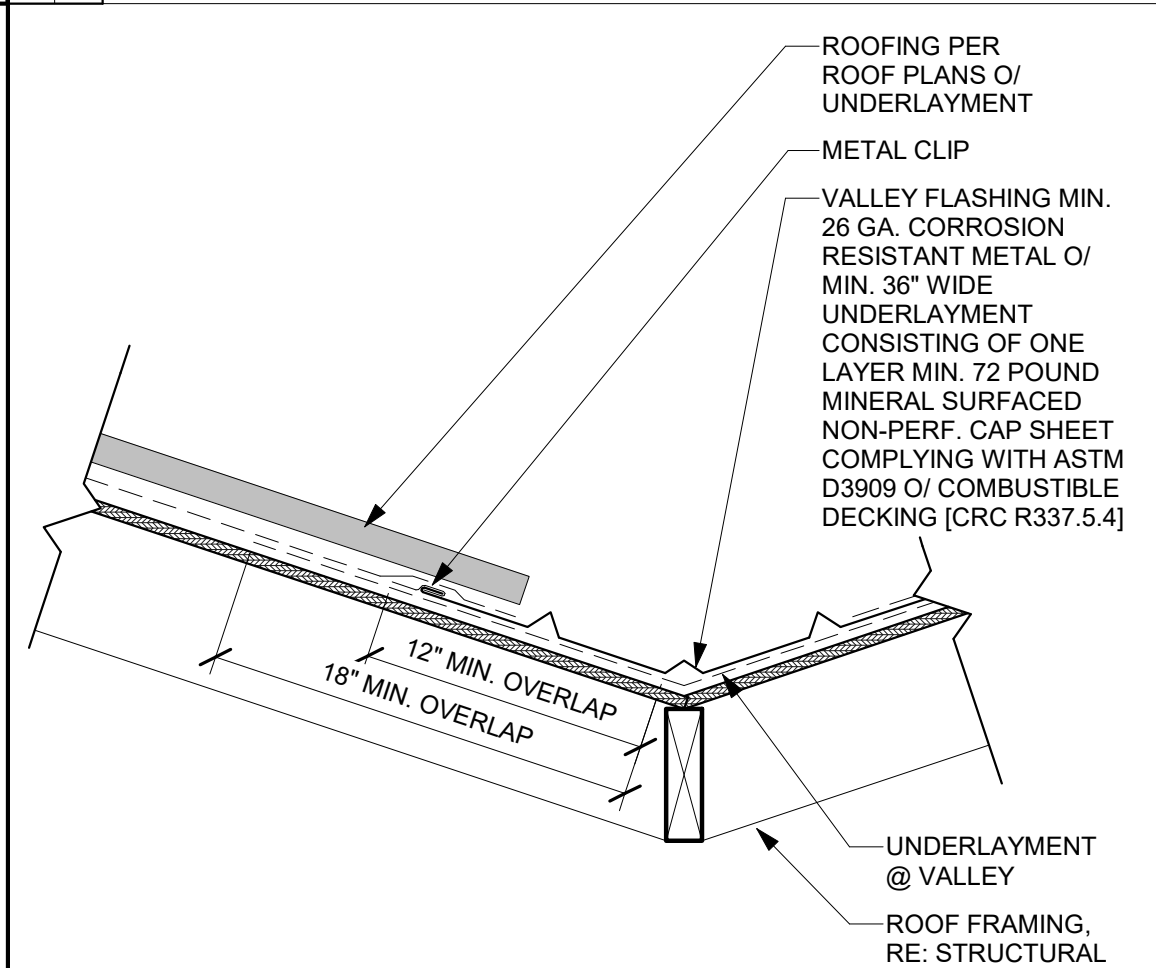
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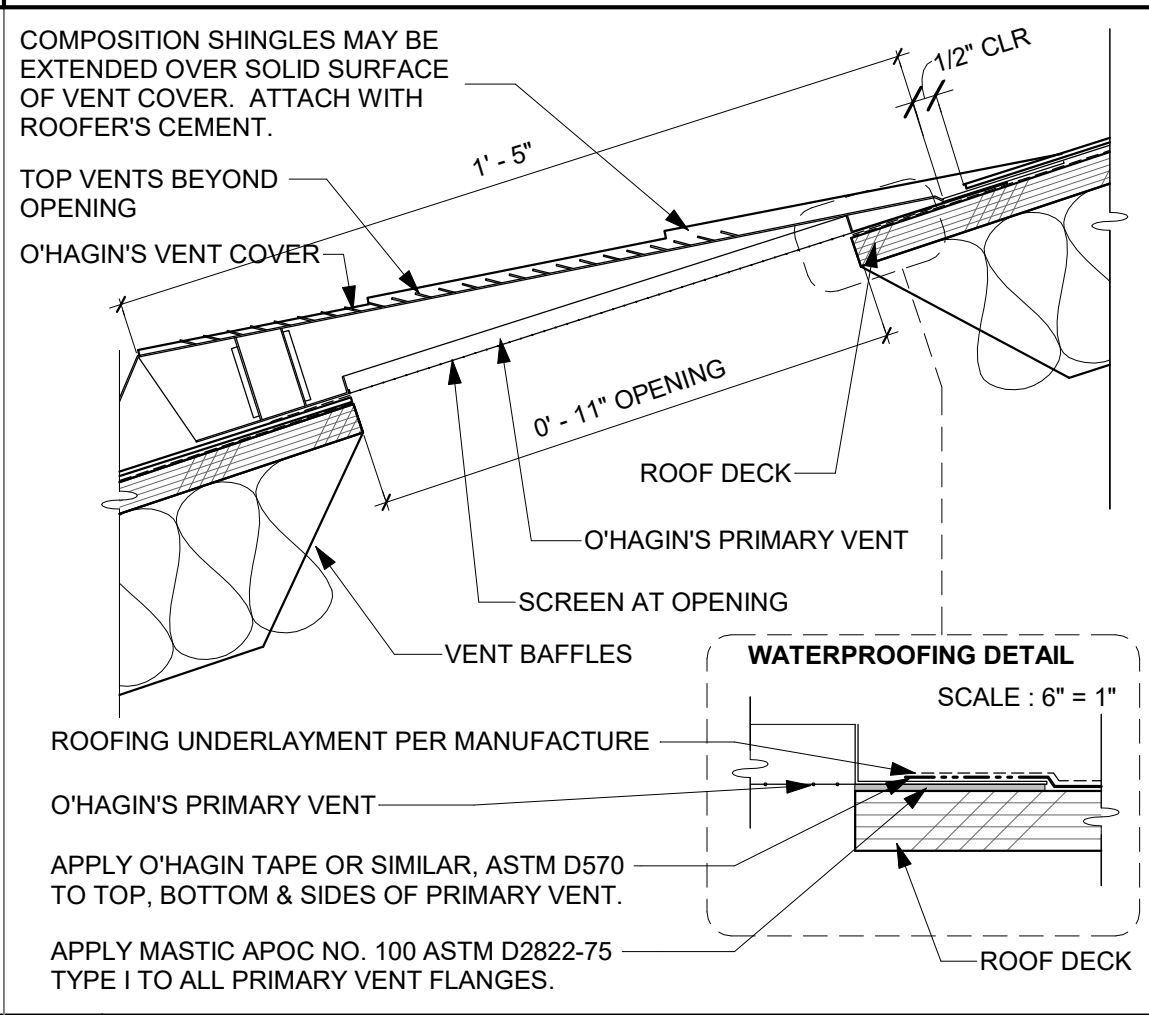
51 COTTAGE - ROOF - HIP/RIDGE

SCALE: 1" = 1'-0"



52 COTTAGE - ROOF - VALLEY

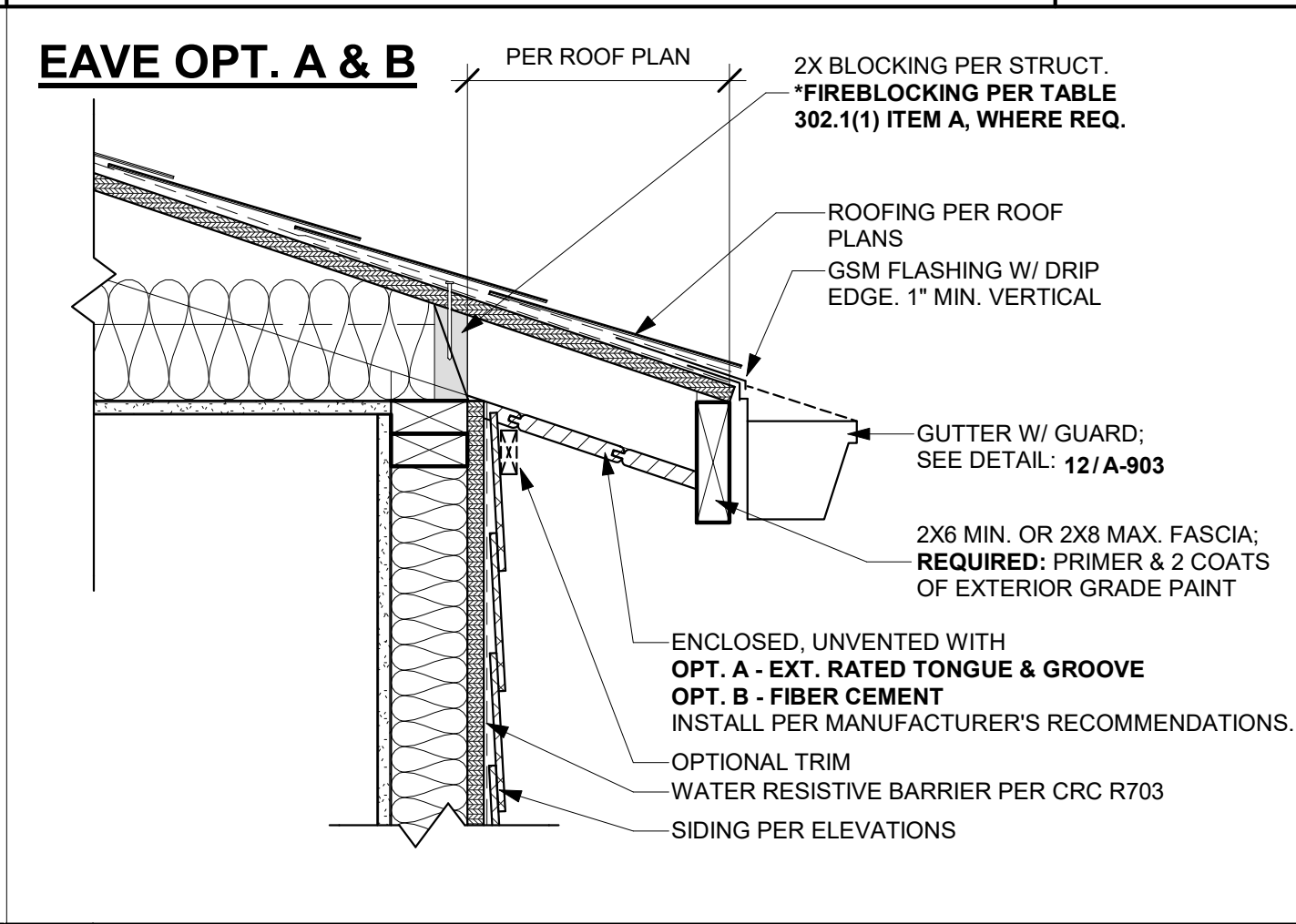
SCALE: 1 1/2" = 1'-0"



41 O'HAGIN ROOF VENT

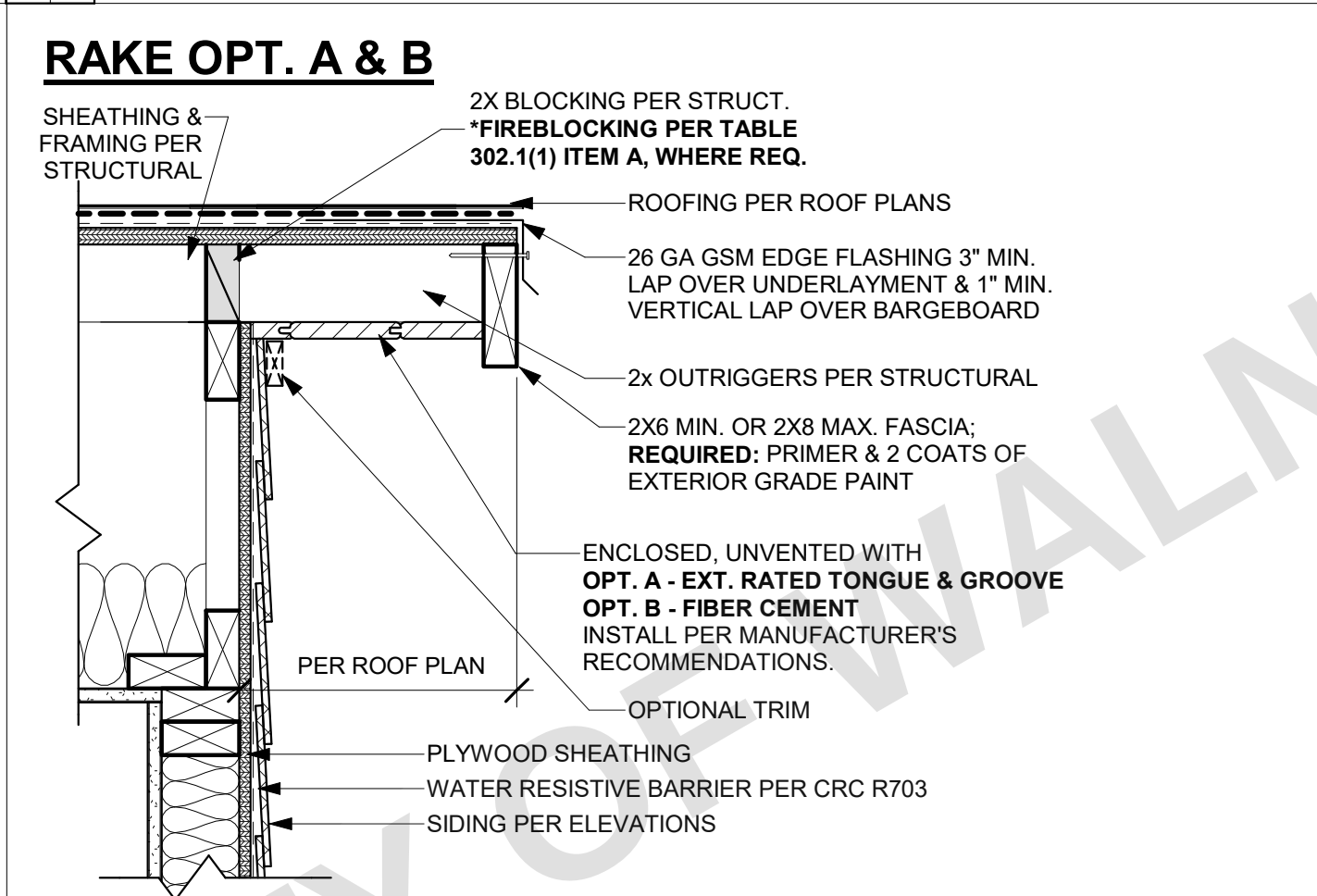
SCALE: 3" = 1'-0"

NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS



31 COTTAGE - EAVE

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

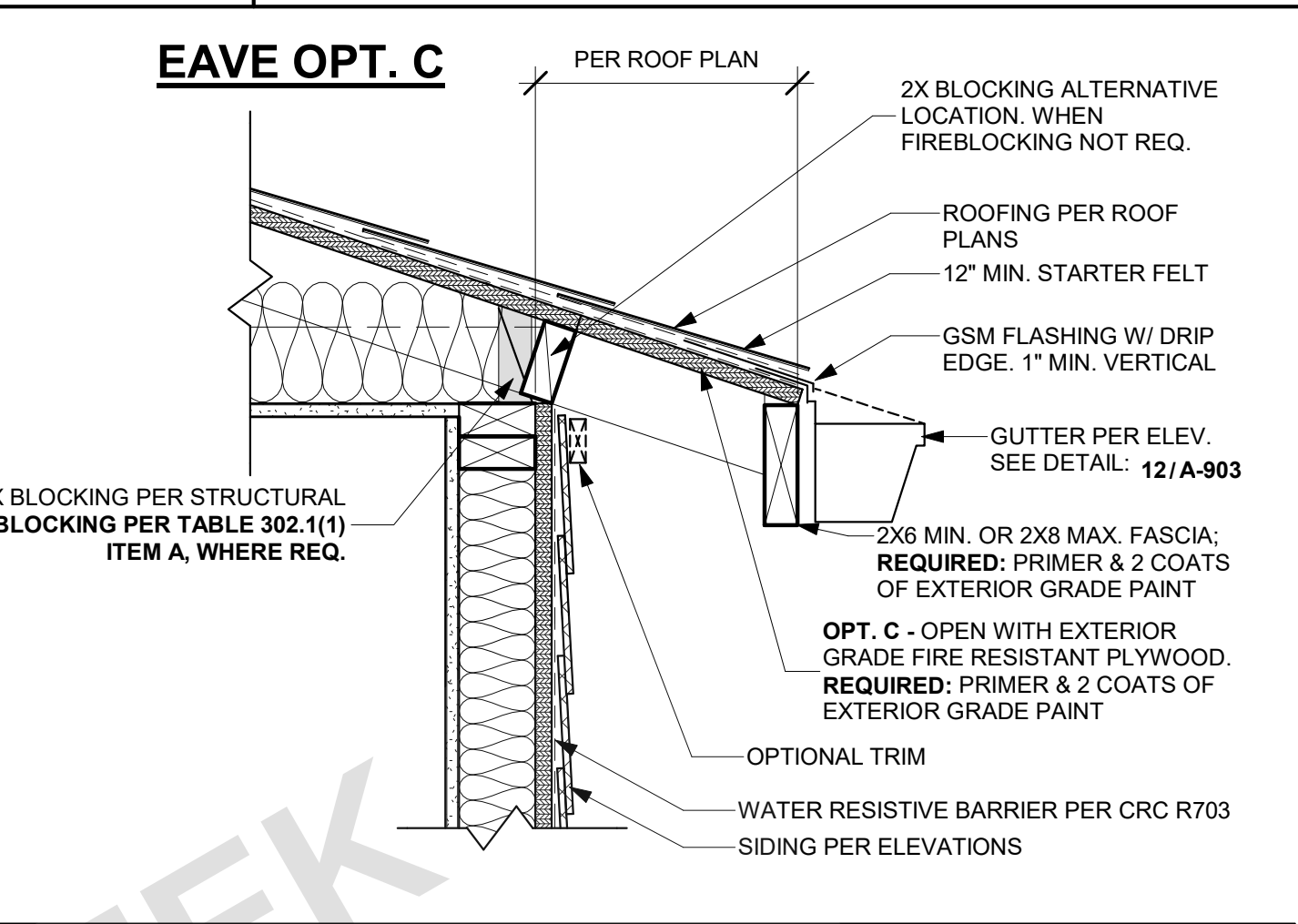


32 COTTAGE - RAKE

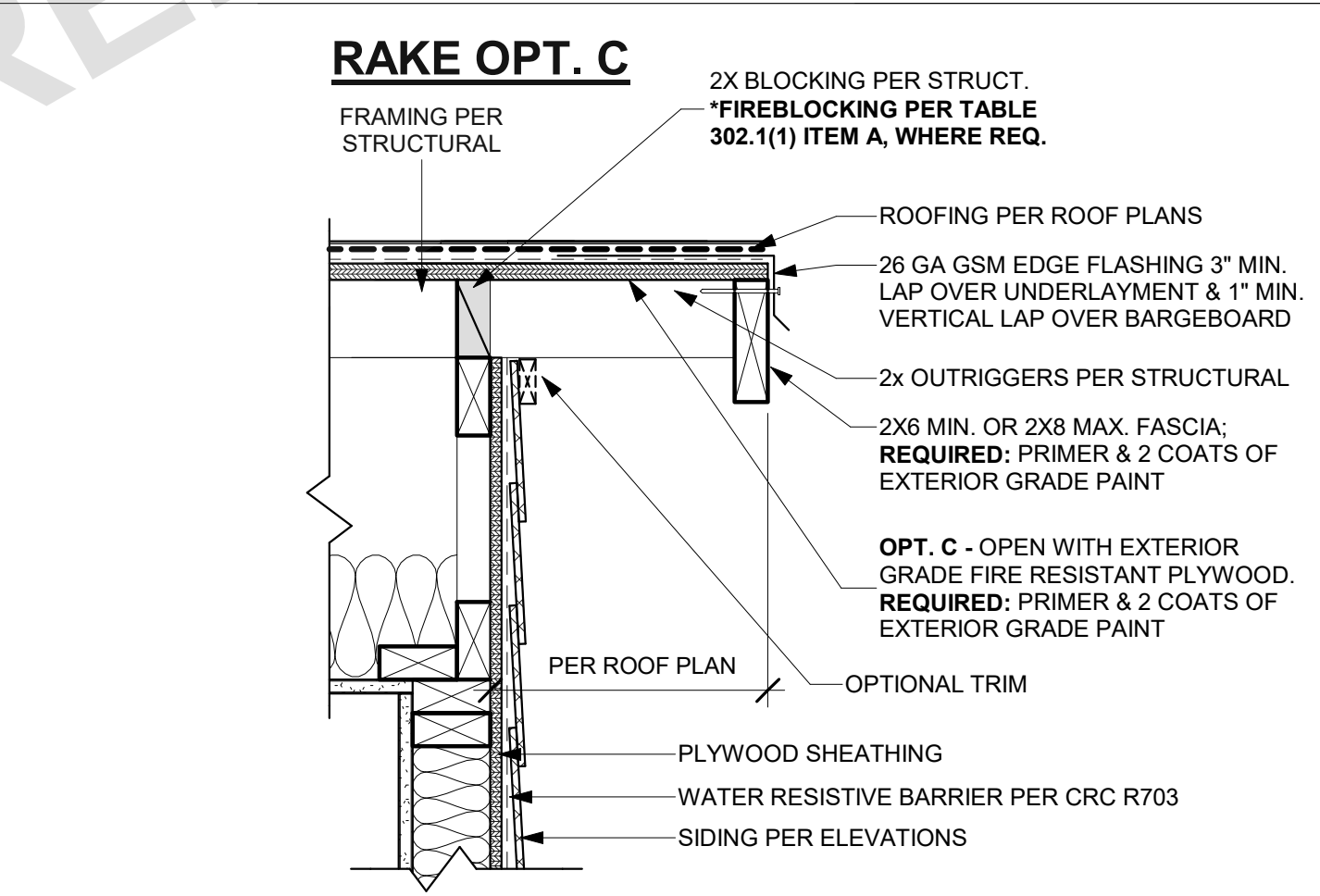
SCALE: 1 1/2" = 1'-0"

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 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

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



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



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WALNUT CREEK ADU

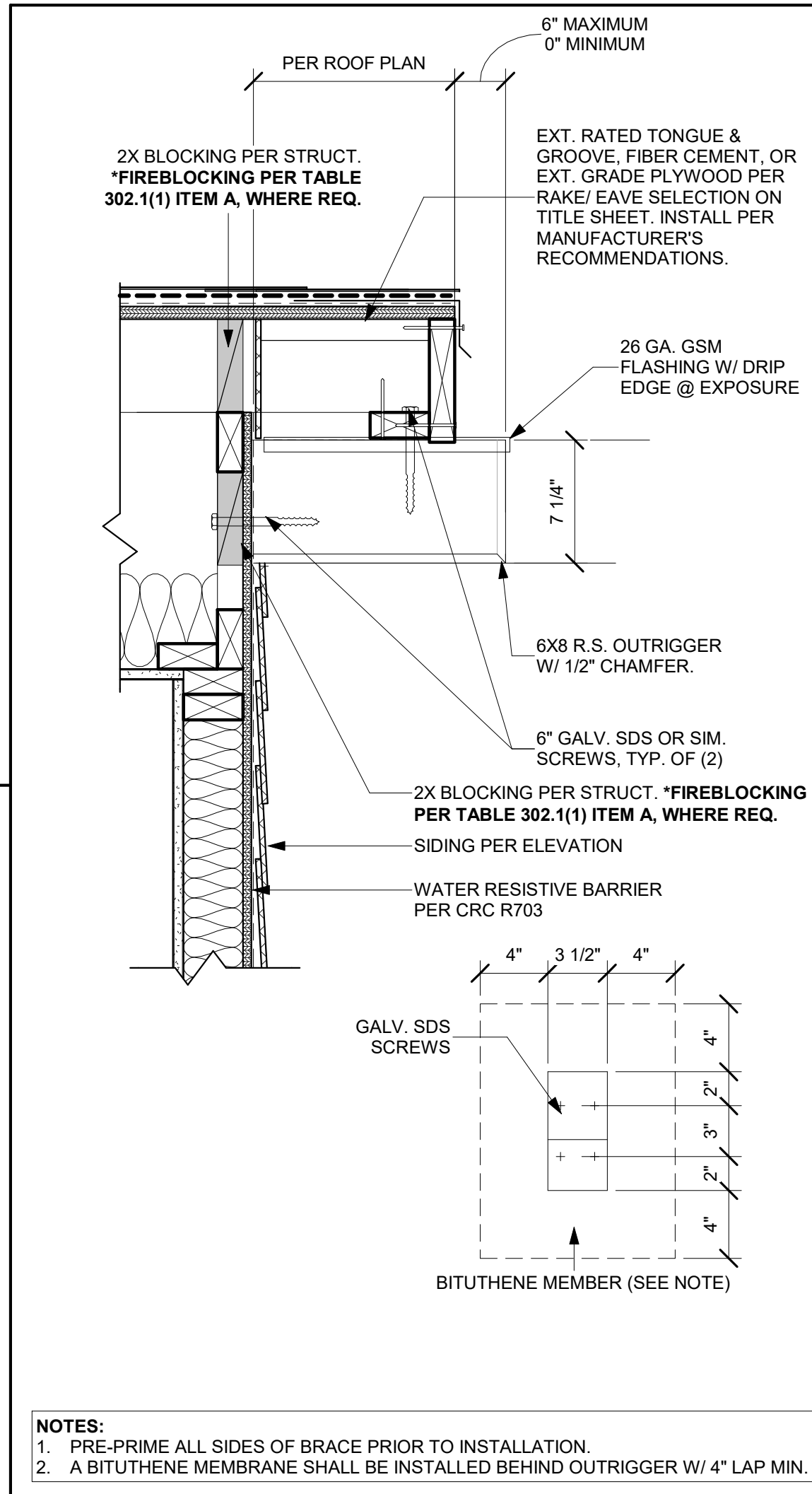
CITY OF WALNUT CREEK

ARCHITECTURAL DETAILS -
COTTAGE - ROOF

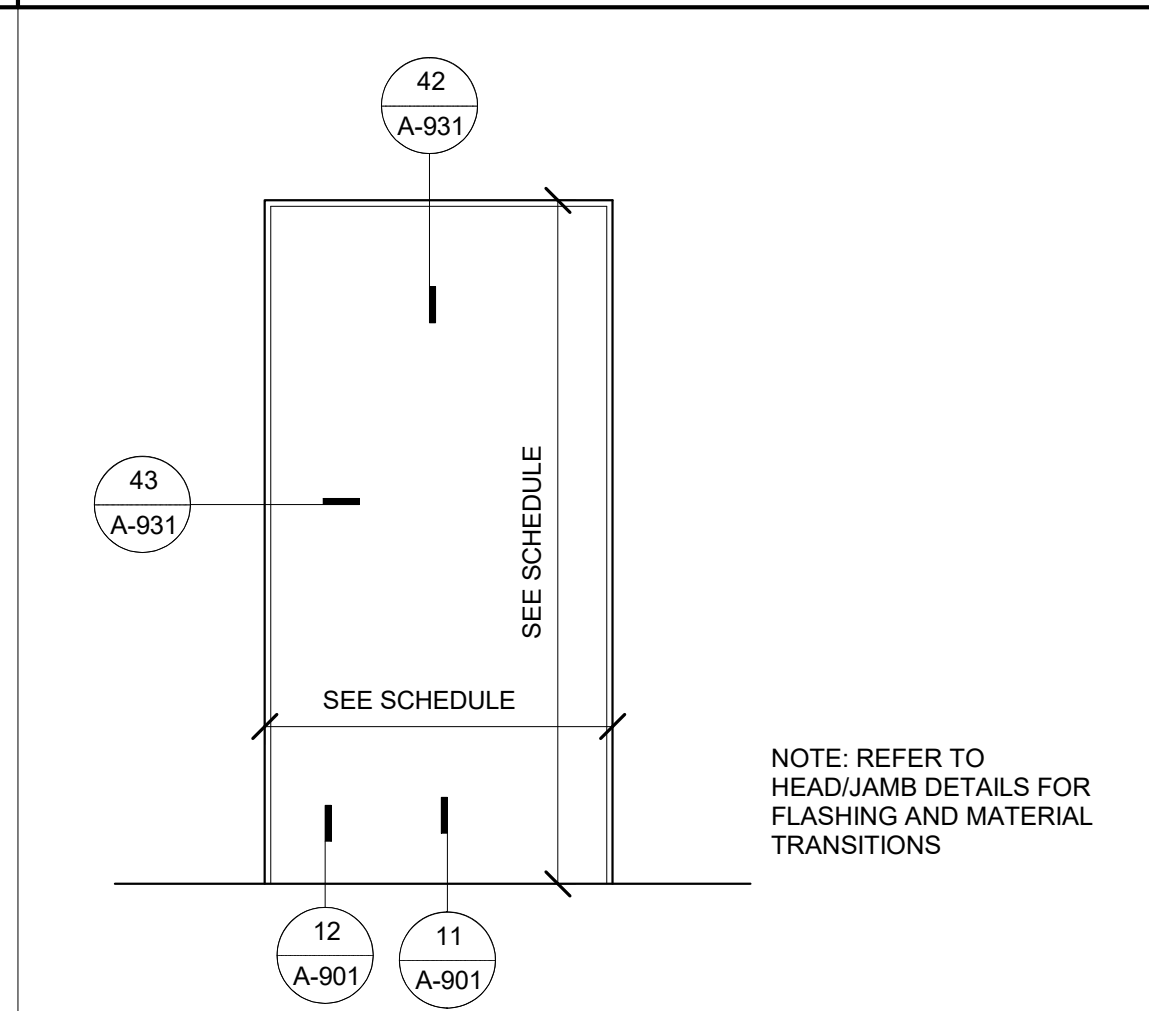
DATE
02/10/2023

SHEET
A-922

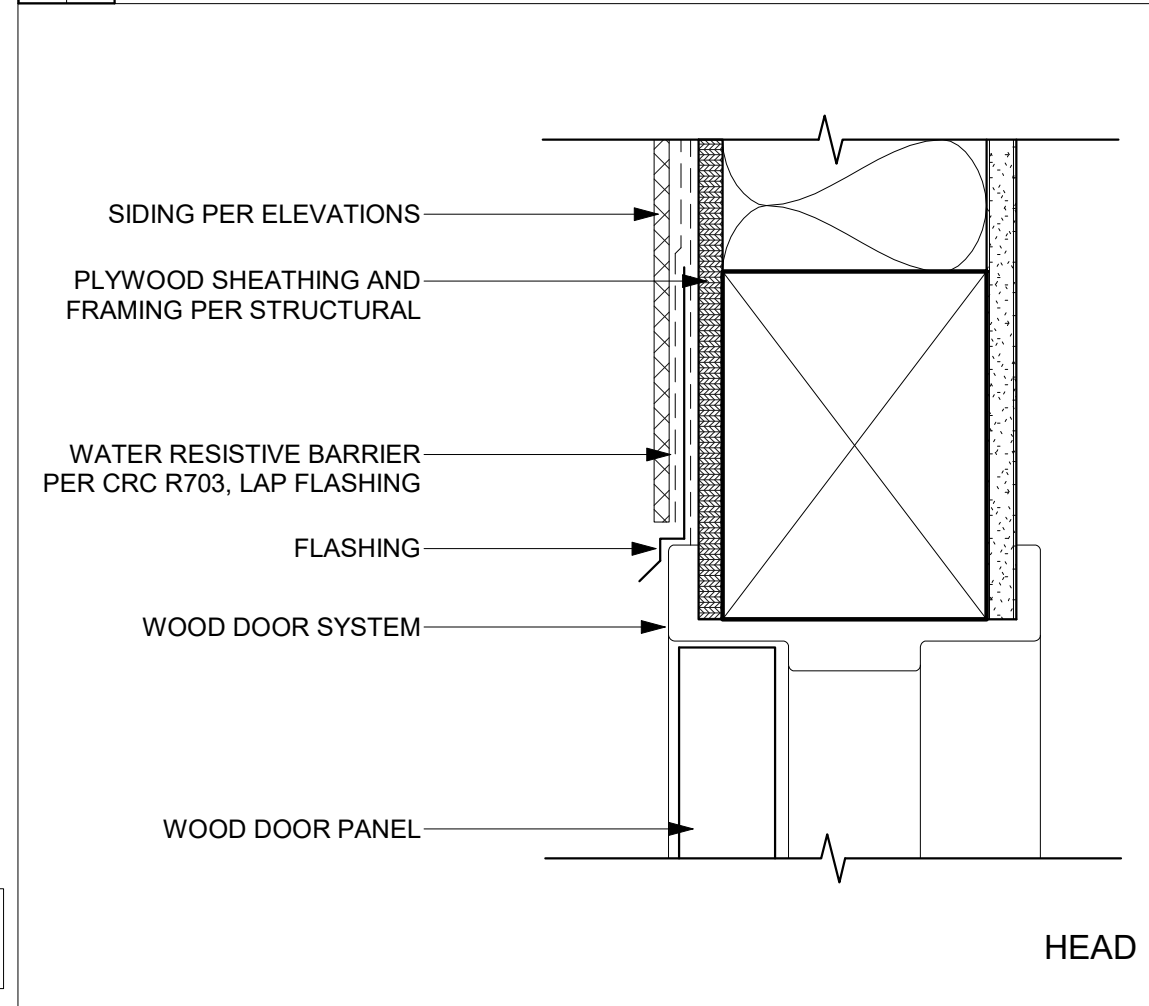
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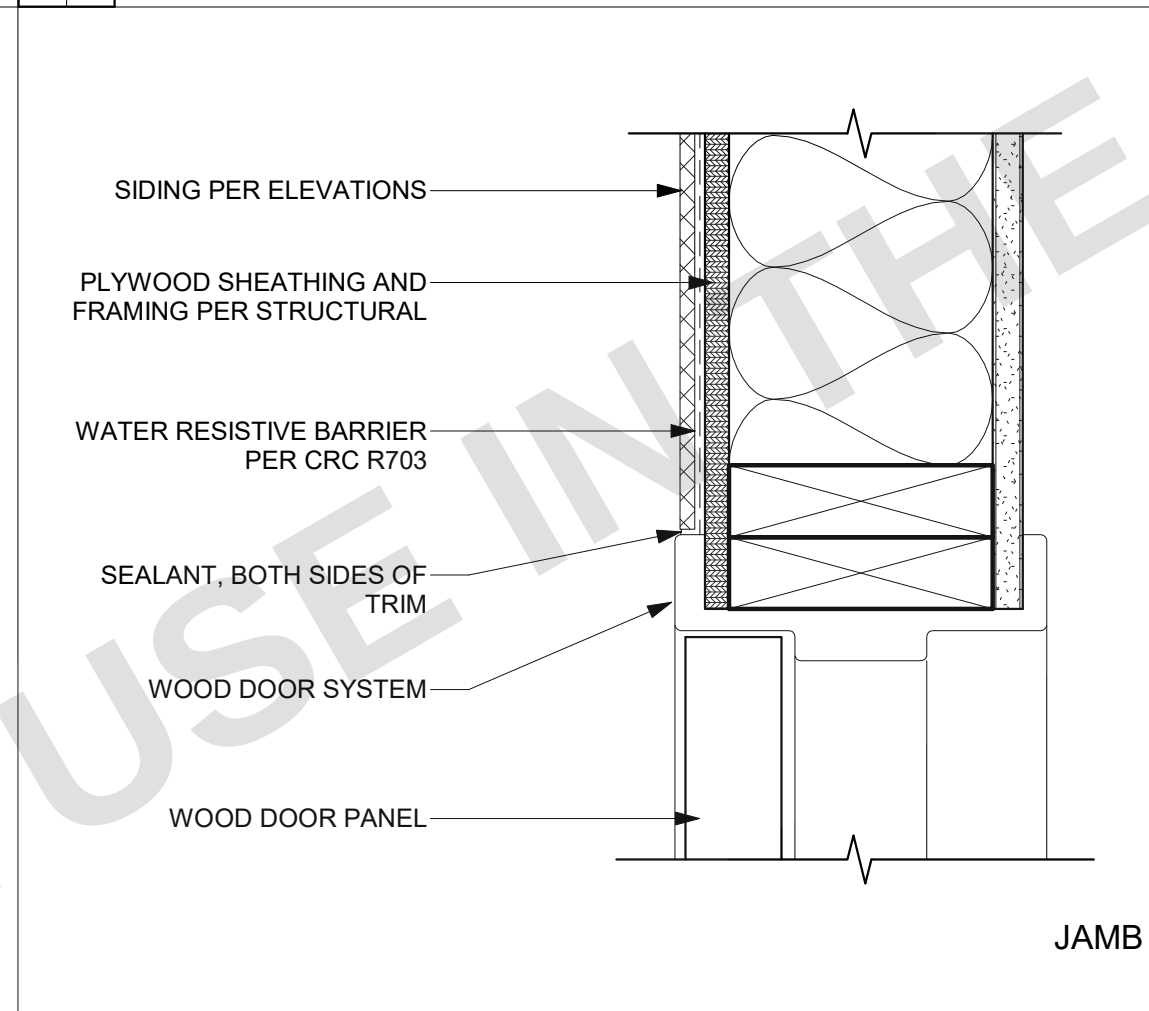
52 MODERN - OUTRIGGER
SCALE: 1 1/2" = 1'-0"



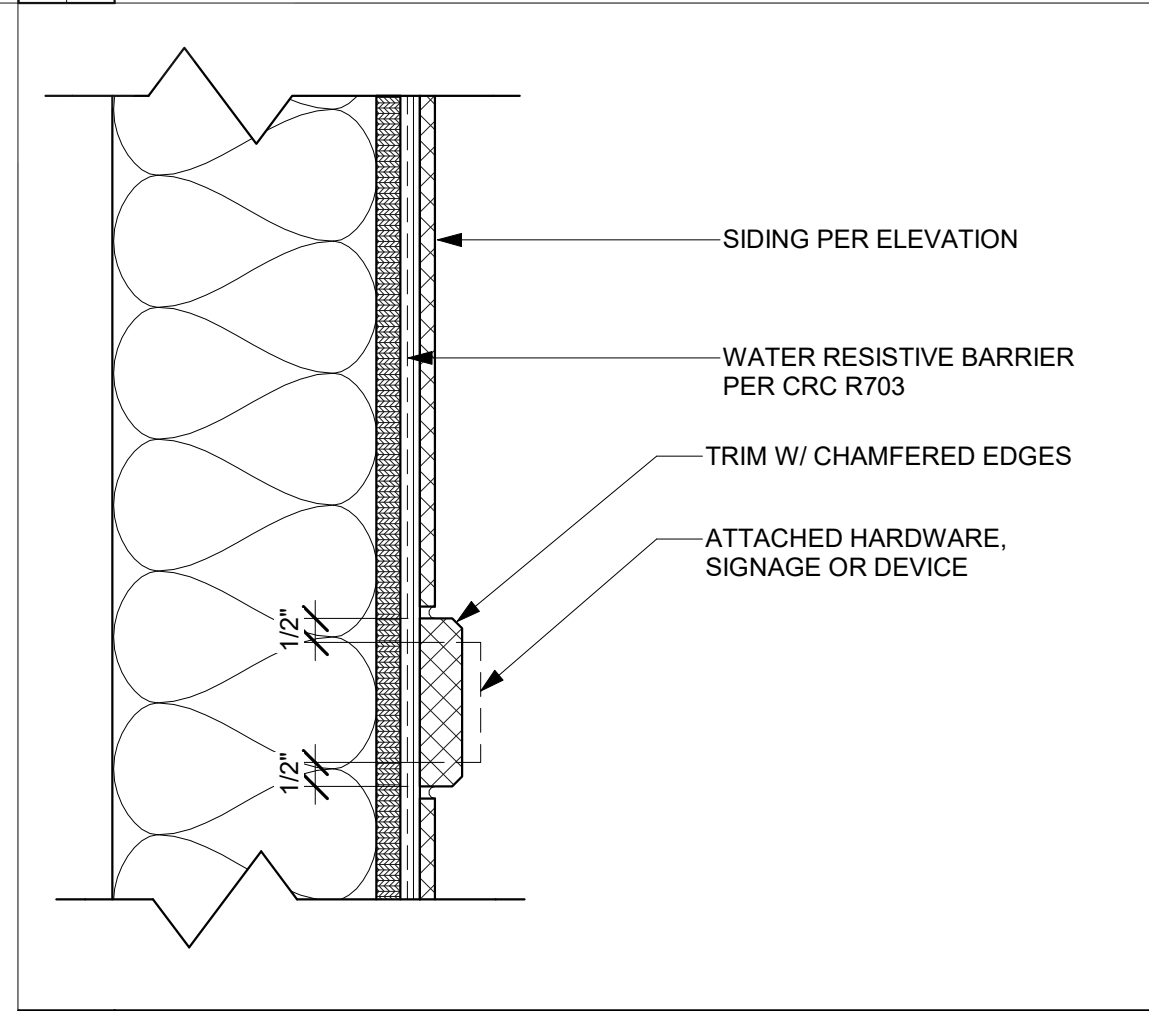
41 MODERN - DOOR TRIM
SCALE: 3/4" = 1'-0"



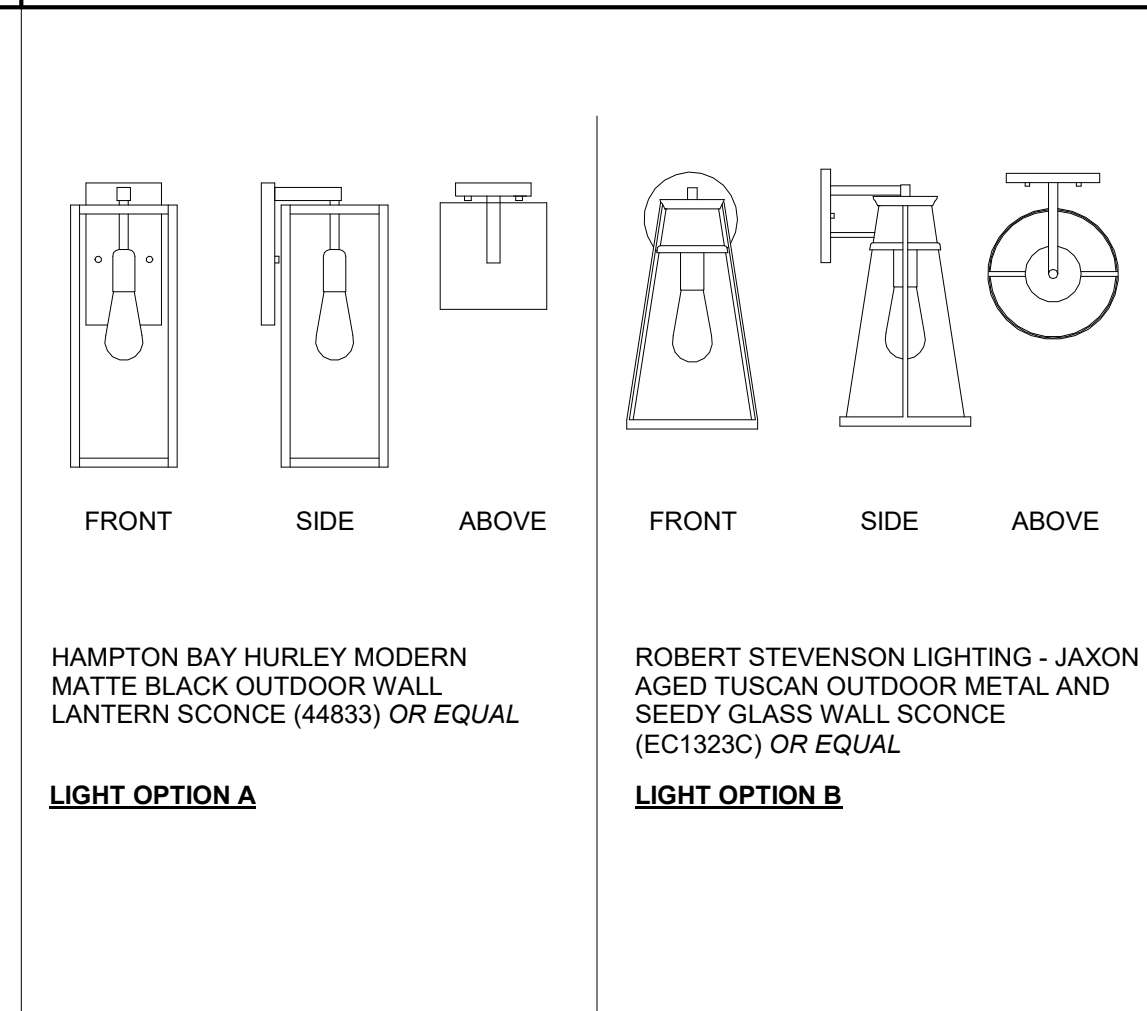
42 DOOR HEAD - MODERN
SCALE: 3/4" = 1'-0"



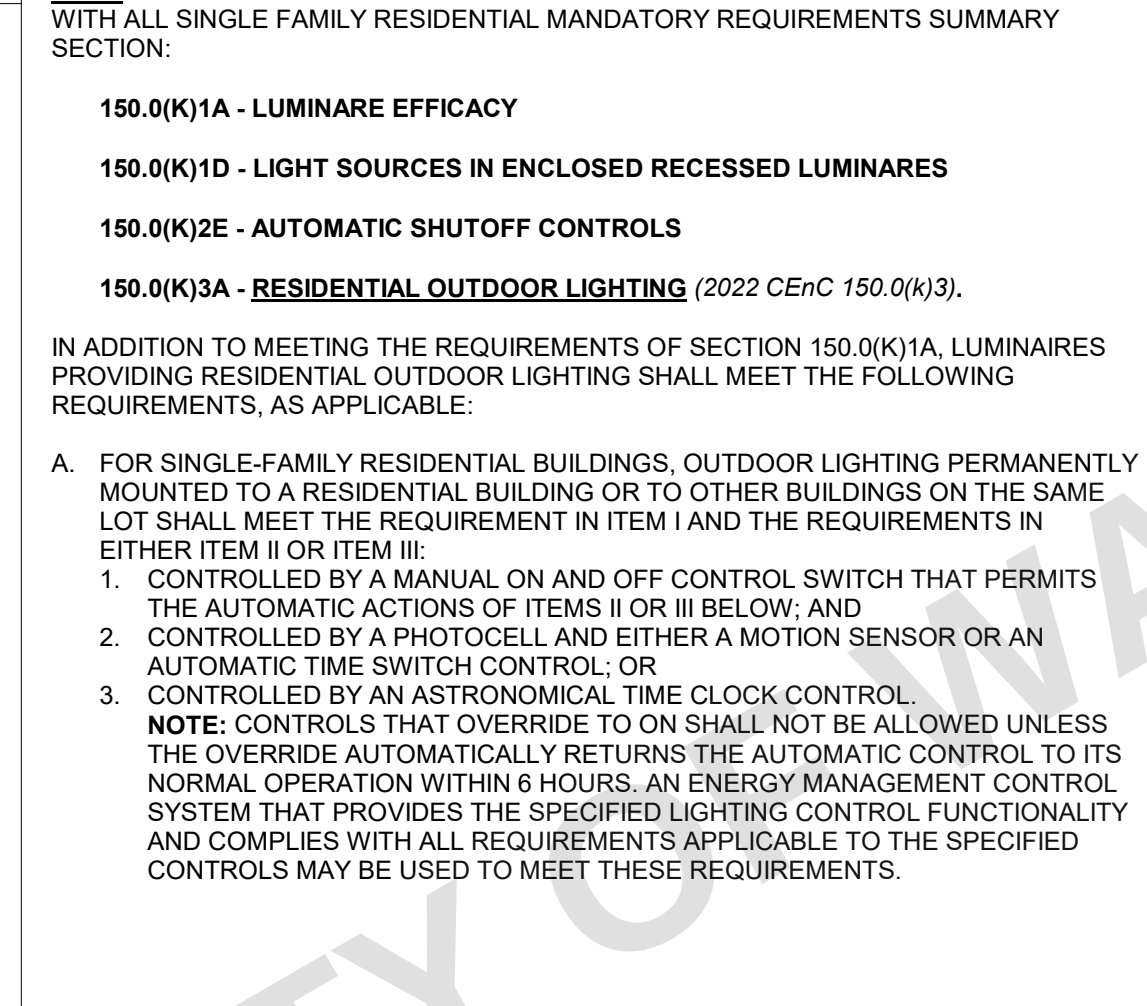
43 DOOR JAMB - MODERN
SCALE: 3/4" = 1'-0"



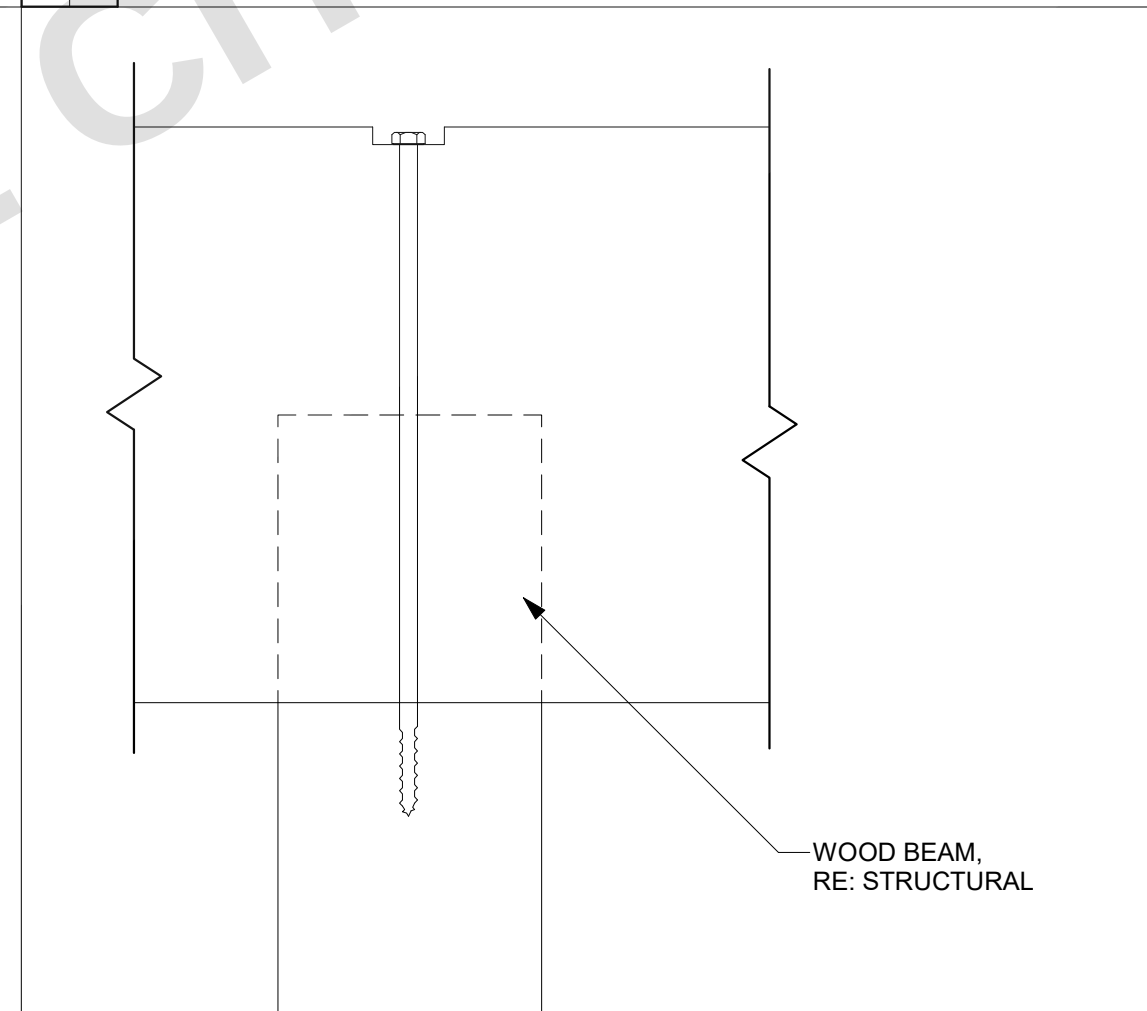
44 MODERN - MOUNTING PAD
SCALE: 3/4" = 1'-0"



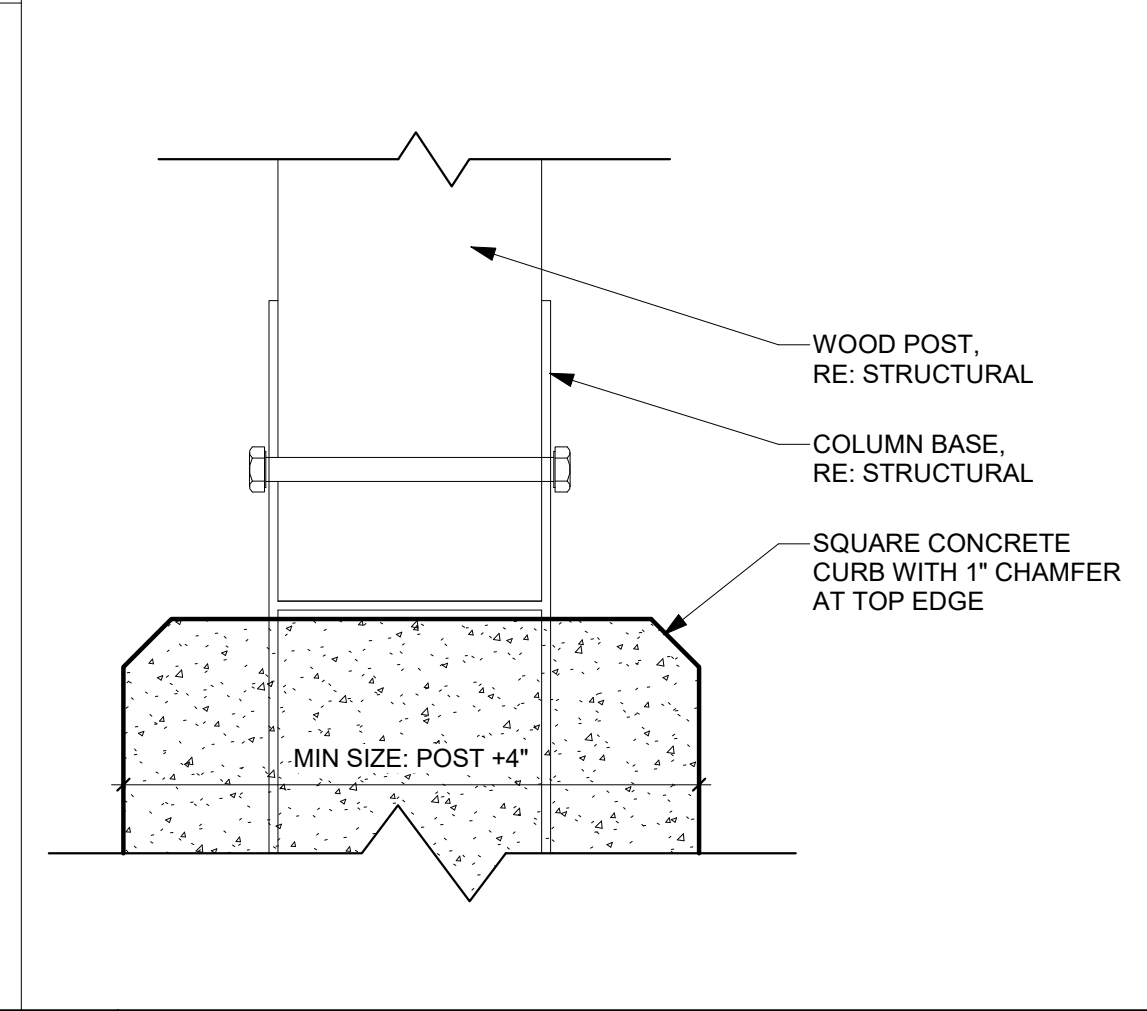
32 MODERN - LIGHT FIXTURE
SCALE: 1 1/2" = 1'-0"



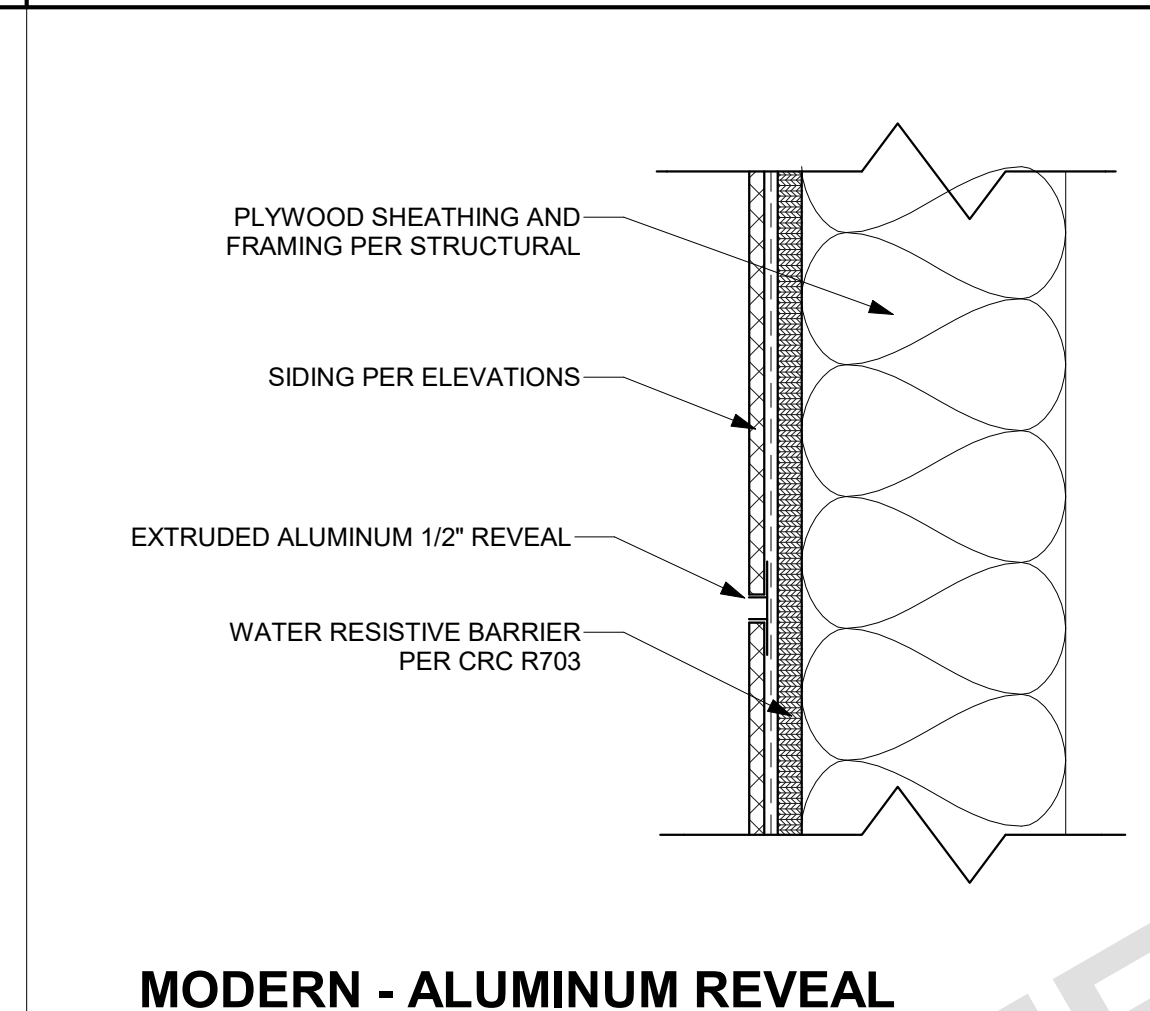
33 MODERN - LIGHT FIXTURE
SCALE: 1 1/2" = 1'-0"



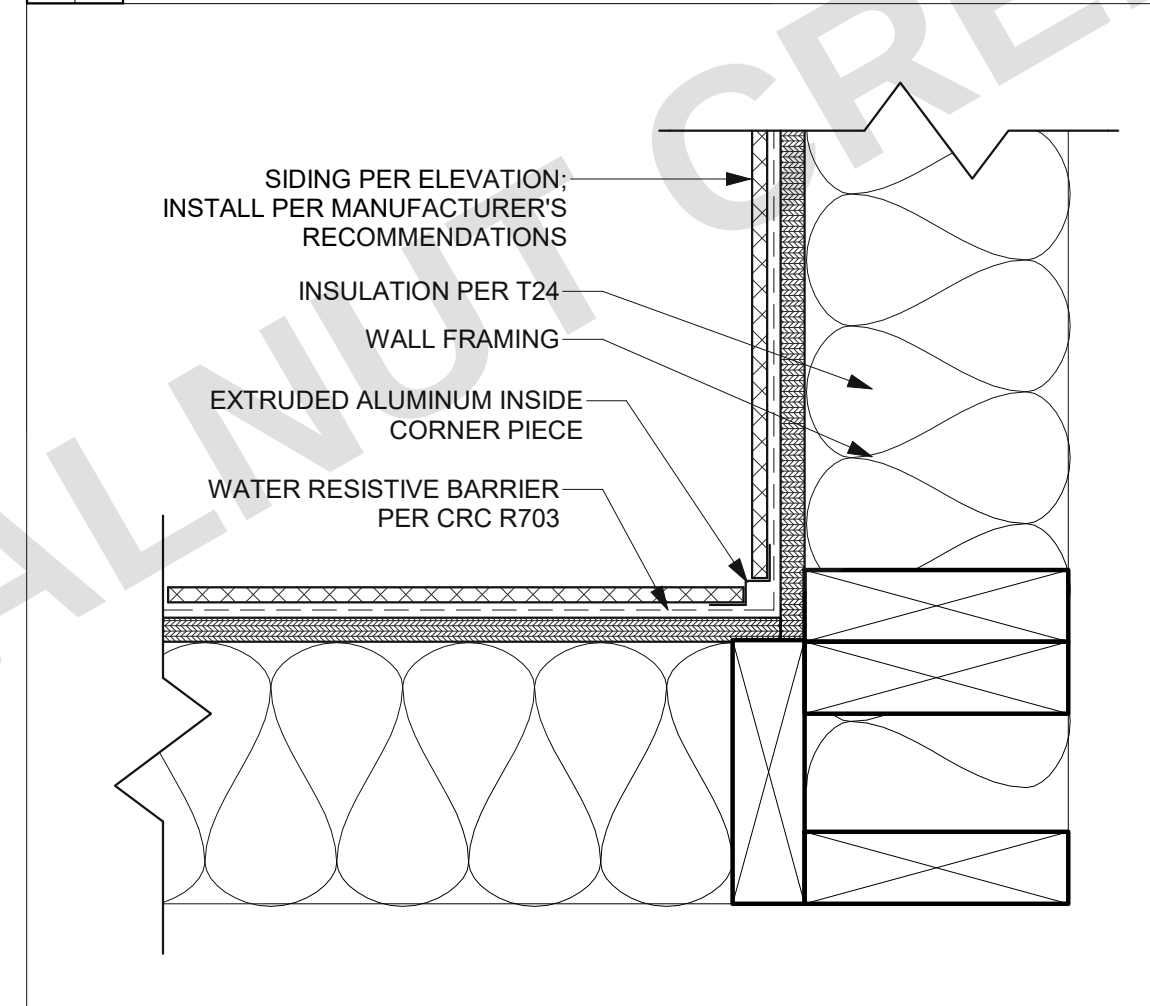
34 MODERN - POST
SCALE: 3/4" = 1'-0"



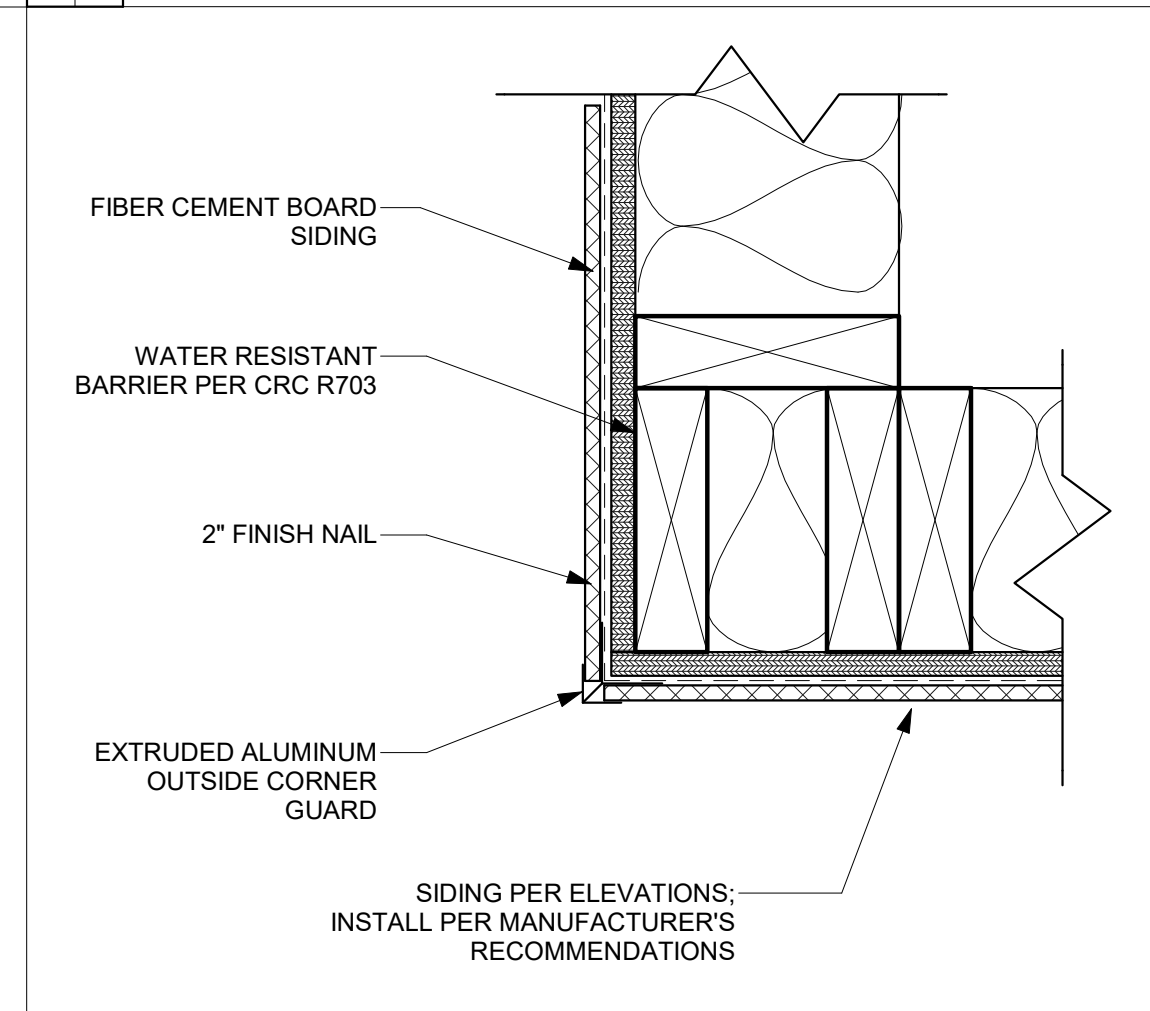
35 MODERN - POST
SCALE: 3/4" = 1'-0"



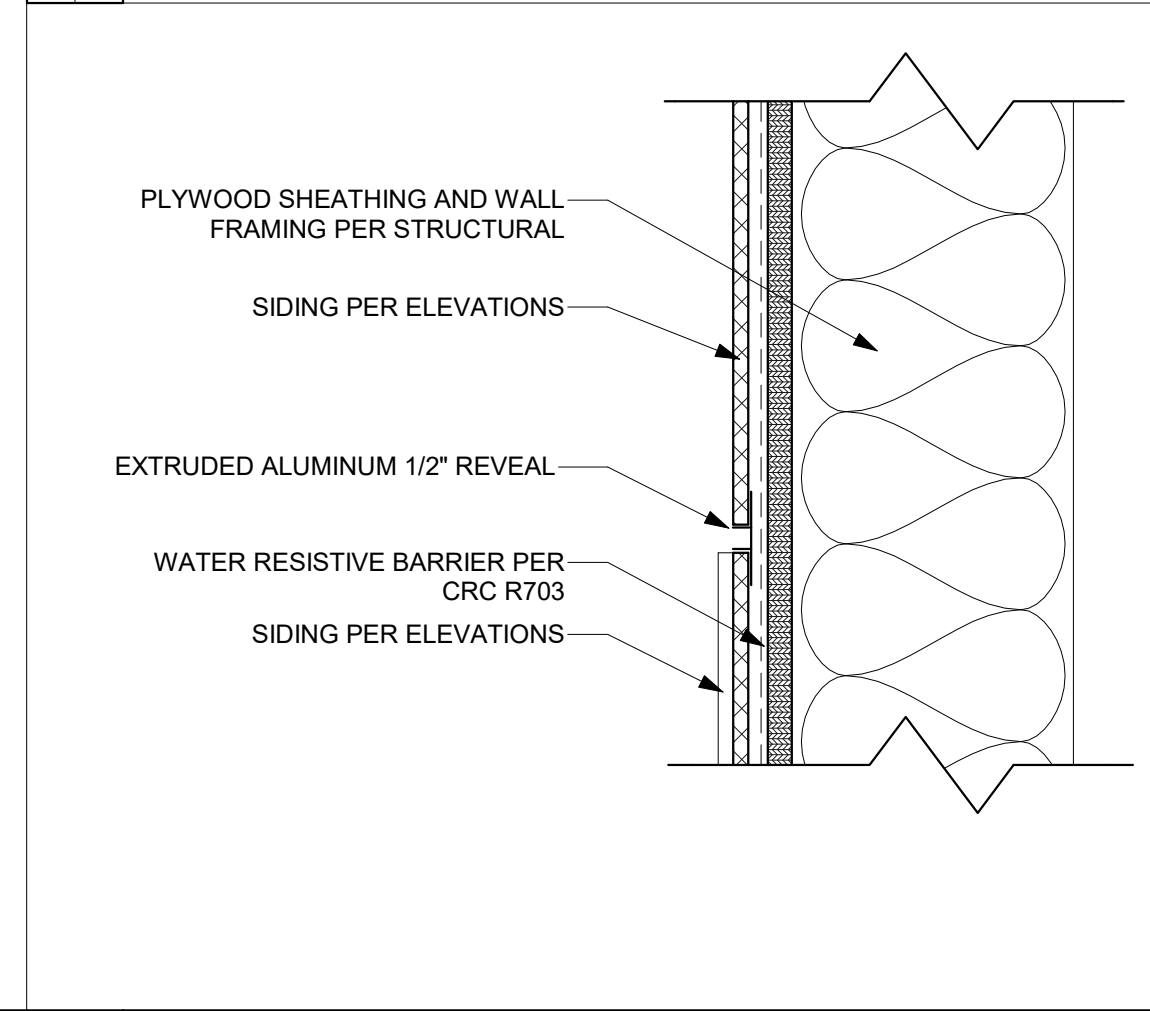
21 @ FIBER CEMENT PANELS
SCALE: 3/4" = 1'-0"



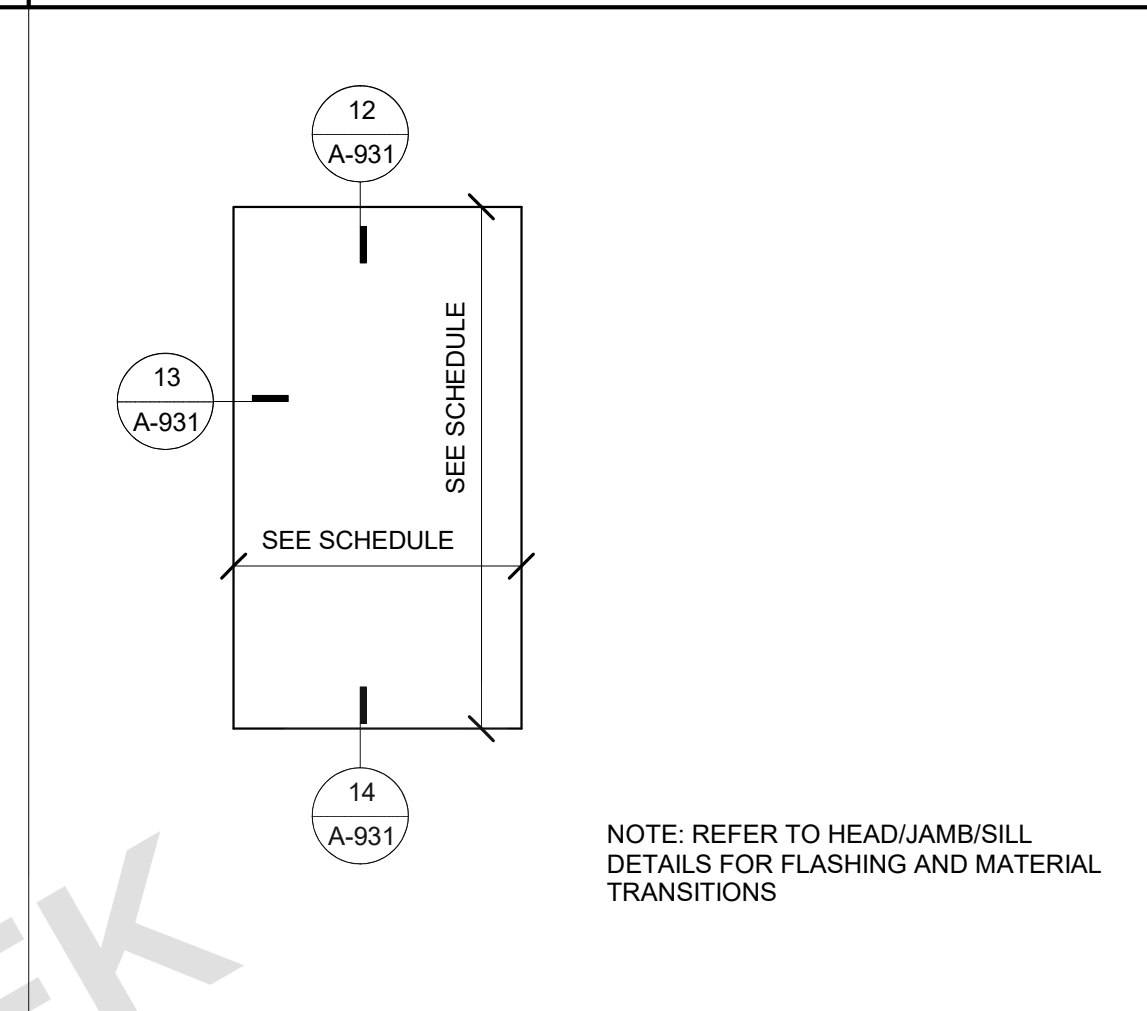
22 TYP. INSIDE CORNER-MODERN
SCALE: 3/4" = 1'-0"



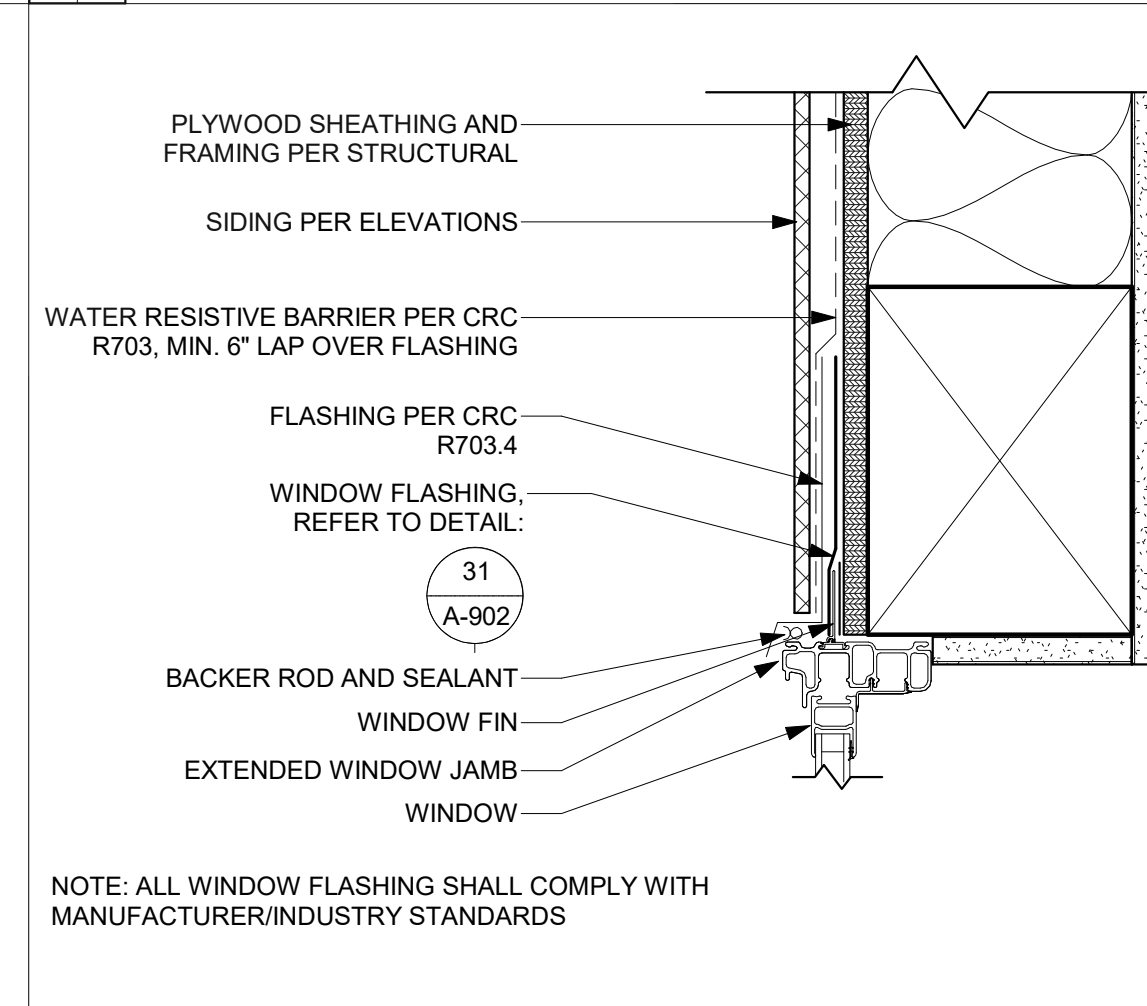
23 MODERN - TYP. OUTSIDE CORNER
SCALE: 3/4" = 1'-0"



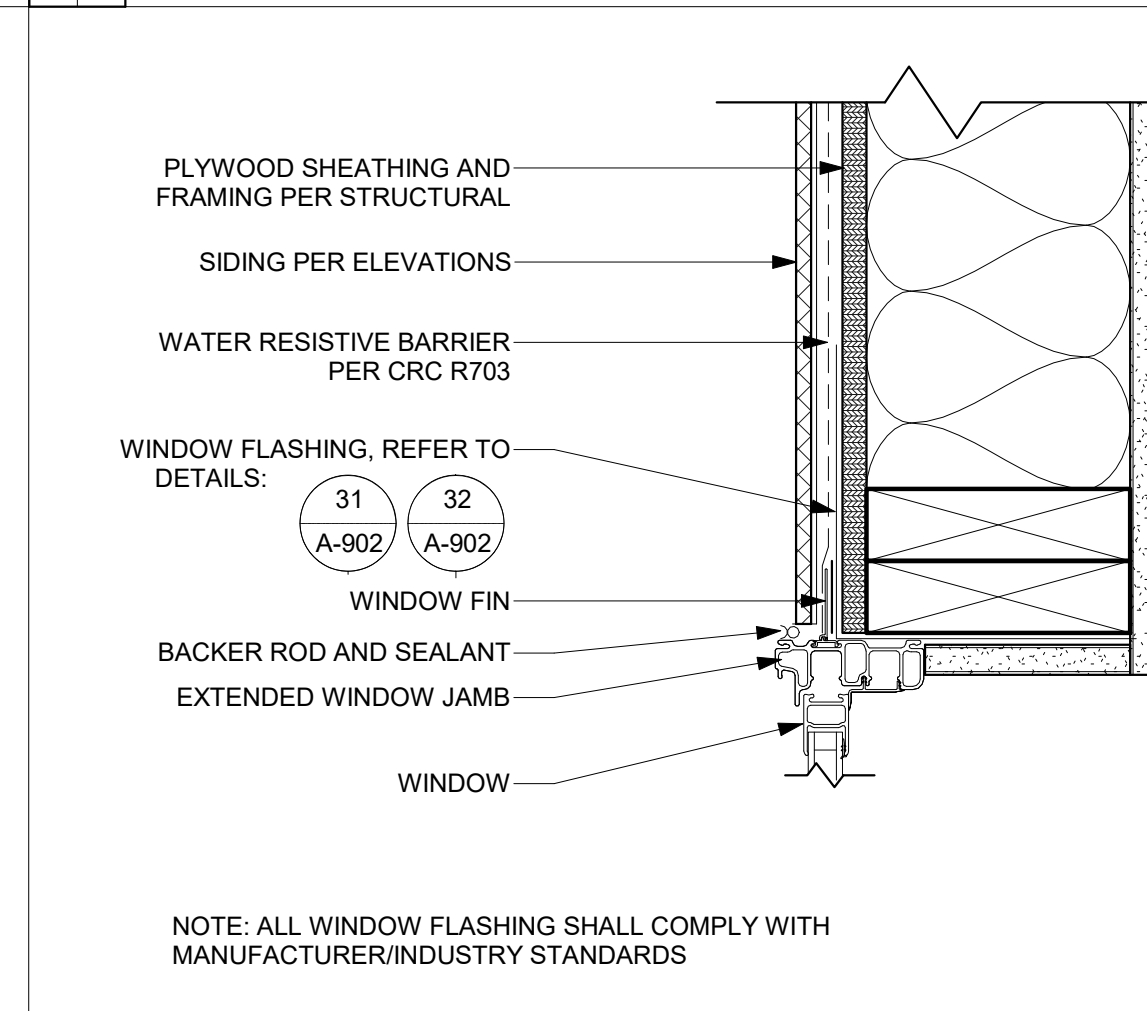
24 MATERIAL TRANSITION - MODERN
SCALE: 3/4" = 1'-0"



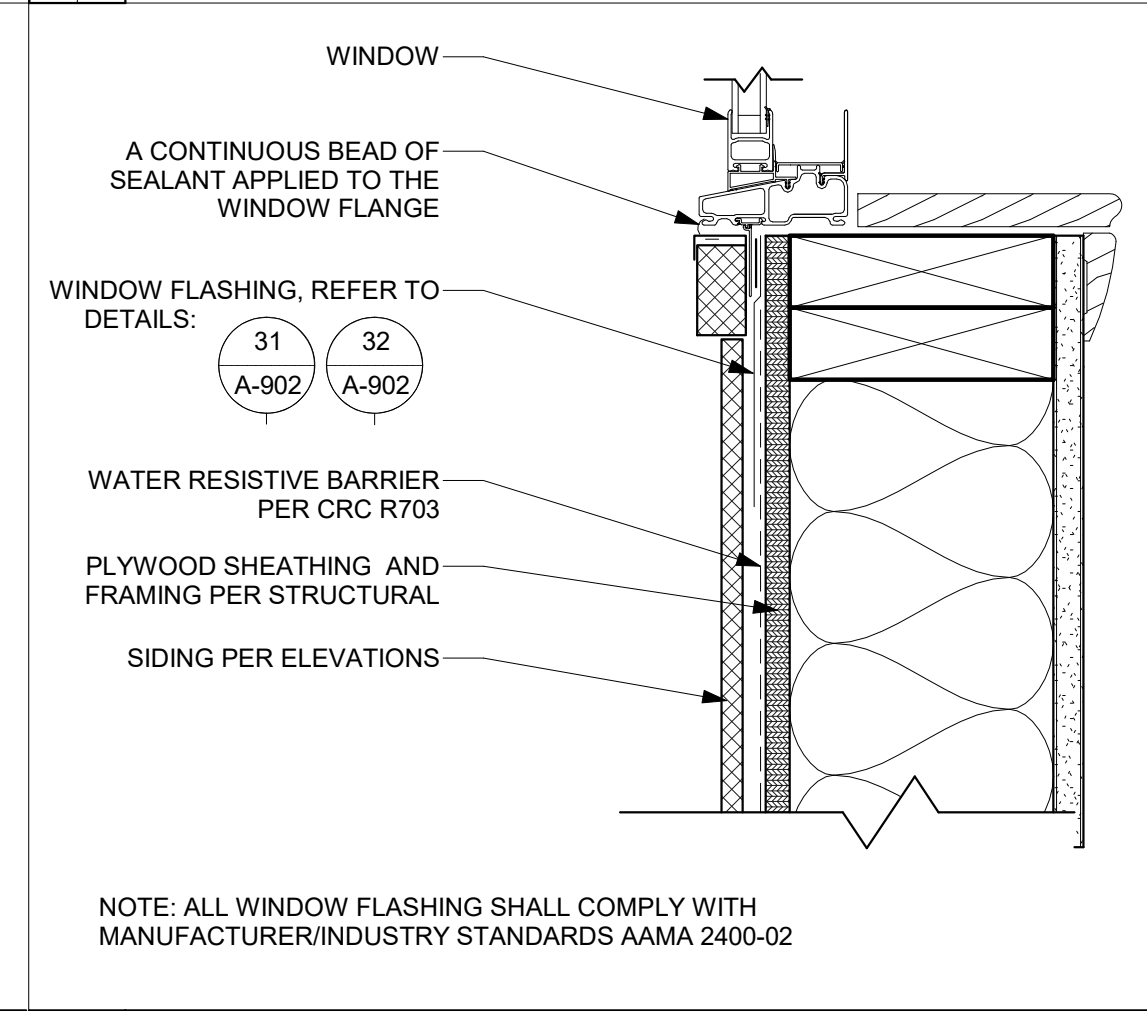
11 MODERN - WINDOW TRIM
SCALE: 3/4" = 1'-0"



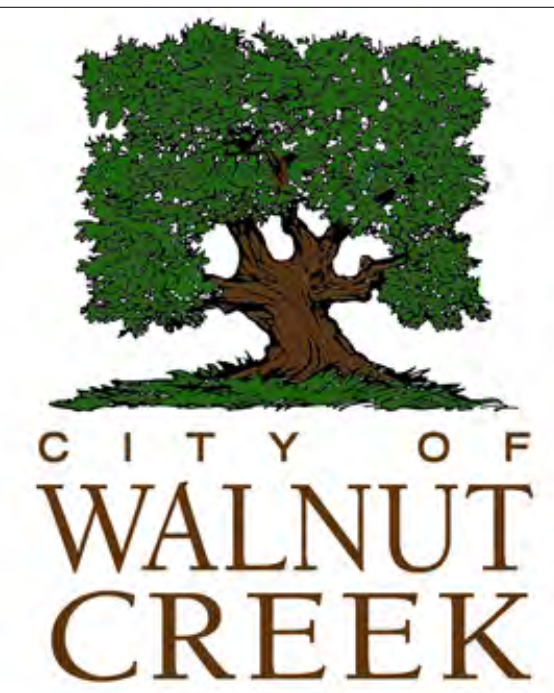
12 MODERN - TYP. WINDOW HEAD
SCALE: 3/4" = 1'-0"



13 MODERN - TYP. WINDOW JAMB
SCALE: 3/4" = 1'-0"



14 MODERN - TYP. WINDOW SILL
SCALE: 3/4" = 1'-0"



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WALNUT CREEK ADU
CITY OF WALNUT CREEK
ARCHITECTURAL DETAILS -
MODERN

DATE
02/10/2023
SHEET
A-931

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SYMBOLS

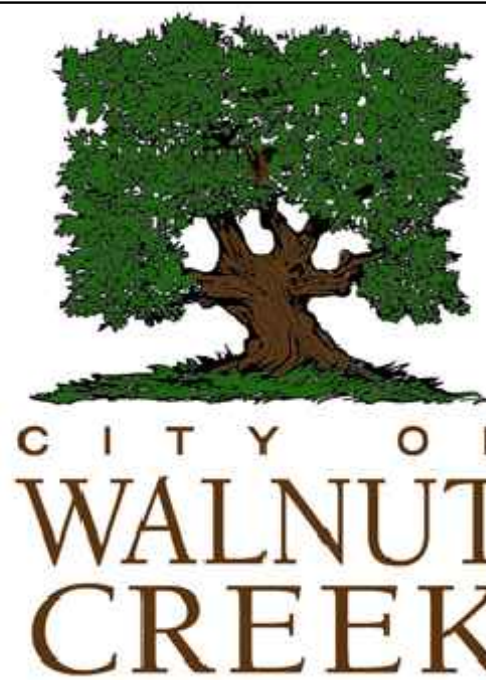
	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH, PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
	DETAIL REFERENCE BUBBLE		INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)		INDICATES SHEAR WALL STRAP / HOLDDOWN TYPE PER SCHEDULE
	FULL HEIGHT SECTION INDICATOR		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER		INDICATES PAD FOOTING TYPE PER SCHEDULE
	ELEVATION OF WALL OR FRAME		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST		INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
	NORTH ARROW		INDICATES EXTENTS OF FRAMING OR OTHER STRUCTURAL ELEMENT		ANGLE BRACE
	TOP/BOTTOM OF ELEVATIONS		INDICATES HEADER @ OPENING PER HEADER SCHEDULE		DOUBLE ANGLE BRACE
	SLOPE		EARTH LAYER		DRAG STRUT CONNECTION
	WELDED WIRE FABRIC (WWF LAYER)		INDICATES SAND OR GROUT		FULL HEIGHT STIFFENER CONNECTION
	STEPPED SURFACE; FLOOR DEPRESSION		INDICATES GRAVEL		MOMENT CONNECTION
	SLOPED SURFACE		STEEL IN CROSS SECTION		MEMBER SPLICE
	STEPPED FOOTING		INDICATES BEARING WALL		TOP OF STEEL ± ELEVATION
	BOTTOM STEPPED FOOTING		SHADED AREA INDICATES CALIFORNIA FRAMING		NUMBER OF EVENLY SPACED SHEAR STUDS
			SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE		SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
			STEEL HSS TUBE COLUMN		BEAM CAMBER AT MID-SPAN
			STEEL HSS OR PIPE COLUMN		
			WIDE FLANGE STEEL COLUMN		
			WOOD POST		

WALL TYPES

	INDICATES PLYWOOD SIDE FOR SHEARWALL
	INDICATES BEARING WOOD WALL BELOW
	INDICATES BEARING WOOD WALL ABOVE
	INDICATES NON-BEARING WOOD WALL BELOW
	INDICATES NON-BEARING WOOD WALL ABOVE
	INDICATES EXISTING BEARING WOOD WALL
	INDICATES EXISTING NON-BEARING WOOD WALL
	INDICATES BEARING CMU WALL BELOW
	INDICATES BEARING CMU WALL ABOVE
	INDICATES NON-BEARING CMU WALL BELOW
	INDICATES NON-BEARING CMU WALL ABOVE
	INDICATES EXISTING BEARING CMU WALL
	INDICATES EXISTING NON-BEARING CMU WALL
	INDICATES BEARING CONCRETE WALL BELOW
	INDICATES BEARING CONCRETE WALL ABOVE
	INDICATES NON-BEARING CONCRETE WALL BELOW
	INDICATES NON-BEARING CONCRETE WALL ABOVE
	INDICATES EXISTING BEARING CONCRETE WALL
	INDICATES EXISTING NON-BEARING CONCRETE WALL

SHEET INDEX

S-101	SHEET INDEX, ABBREVIATION & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES, SPECIAL INSPECTION & TESTS
S-201	FOUNDATION & ROOF FRAMING PLAN - CALIFORNIA RANCH / MODERN
S-202	FOUNDATION & ROOF FRAMING PLAN - COTTAGE
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



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

WALNUT CREEK ADU

CITY OF WALNUT CREEK

SHEET INDEX,
ABBREVIATION & SYMBOLS

DATE
11/20/2023

SHEET

S-101

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SAWN LUMBER				
1. FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:				
SAWN LUMBER PROPERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2 X 4	D.F.	STANDARD OR BETTER PRESSURE TREATED	2022 CBC 2303.1.9
	2 X 6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2 X	REDWOOD	FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2 x	D.F.	NO. 2	WCUB & WWPA
FLOOR JOISTS	2 X	D.F.	NO. 2	
HEADERS AND BEAMS	4 X	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4 X 4 AND SMALLER	D.F.	NO. 2	
	6 X 6 AND LARGER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2 X	D.F.	NO. 2	WCUB & WWPA
STUDS	2 X 4 & 3 X 4	D.F.	STUD	
	2 X 6 & 2 X 8	D.F.	NO. 2	
POSTS	4 X 4 & 4 X 6 POSTS	D.F.	NO. 2	
	6 X 6 & LARGER POSTS	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER FRAMING LUMBER, UNO	ALL SIZES	D.F.	STANDARD & BETTER	WCUB & WWPA

2. FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.
3. ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT.
4. STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL, UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS, SEE PLANS AND ARCHITECTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
5. MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. PREDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPLIT WOOD.
6. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4'-0" O.C. BEGINNING AT 9" O.C. MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. (POWDER DRIVEN PINS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY).
7. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWP-A TREATMENT C2 USING EITHER ALKALINE QUAT (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBK), ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.
8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED, WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL.
9. PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE:
2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.
10. DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE, NAIL DOUBLED JOISTS WITH 16D AT 12" O.C., STAGGERED.
11. BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS:
ROOF JOISTS MORE THAN 10" DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.
FLOOR JOISTS MORE THAN 10" DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.
12. JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURE WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED.
13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

HARDWARE AND CONNECTORS	
GENERAL: USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE	
HOLD-DOWNS:	
1.	DO NOT OVER TIGHTEN NUTS ON TIE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE HALF TURN BEYOND FINGER TIGHT
2.	INSTALL ALL HOLD-DOWN POSTS. DO NOT USE FILLER BLOCKS. FOR MISALIGNED ANCHOR BOLTS, EXTEND THE ANCHOR ROD AT A 1:12 (HORIZONTAL) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLD-DOWN HIGHER ON END STUD / POST
3.	FOR HOLD-DOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET, INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS
TIE-DOWN & COLLECTOR STRAPS:	
1.	TIE-DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
2.	INSTALL TIE-DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUD / POSTS

CONCRETE	
1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.	
2. CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWINGS STANDARDS:	
MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II)	C150
CONCRETE AGGREGATES (HARD ROCK)	C33
WATER ^a	C1602
COAL FLY ASH OR POZZOLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

- A. FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
- B. WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-10 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 301-10 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):
- | LOCATION IN STRUCTURE | MINIMUM STRENGTH (PSI) | DENSITY (PCF) | MAX SUMP (IN-1) | MAX WATER/CEMENT RATIO | SLAG/ FLY ASH ^b (MAX) |
|--|------------------------|---------------|-----------------|------------------------|----------------------------------|
| CONCRETE FOUNDATIONS, GRADE BEAMS, TIE BEAMS | 2,500 | 150 | 4 | 0.5 | 0.15 |
| CONCRETE SLAB ON GRADE | 2,500 | 150 | 4 | 0.45 | 0.15 |
- A. AS MEASURED BY CEMENTITIOUS WEIGHT
4. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
5. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
6. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
7. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
8. PIPES EMBEDDED IN CONCRETE:
A. CONCRETE
a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOTE BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
b. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
c. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
d. DO NOT STACK CONDUITS, SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

REINFORCING STEEL	
1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19, ASTM A706, GRADE 60 UNO, ASTM A615 GR 60 STEEL MAY BE SUBSTITUTED FOR ASTM A706 GR60 STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:	
A. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.	3
B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.	
C. WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19.	
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.	2
3. REINFORCING BAR LAP SPICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPICES UNLESS NOTED OTHERWISE ON PLANS.	
A. MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.	1 1/2"
5. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.	
6. ED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.	1 1/2"
7. CONCRETE PROTECTION FOR REINFORCEMENT	
THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	3
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	2 1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO.14 AND NO.18 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1 1/2" 3/4" 1 1/2"

WOOD (GENERAL)	
1. PRESERVATIVE TREATMENT:	
A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AC19-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UCs) SPECIFIED IN AWWA U1-06.	3
a. UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED	
b. UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.	
c. UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED.	1 1/2"
B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES AND INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL OF NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWWA M4-06. THE FOLLOWING FIELD TREATMENTS SHALL BE USED:	
a. BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE	1 1/2"
b. EXTERIOR: COPPER NAPHTHENATE	
c. INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER	

FOUNDATION			
1. GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING: A. DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1603.1 B. ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2			
2. SPREAD OR CONTINUOUS FOOTINGS:			
ELEMENT	ALLOWABLE BEARING CAPACITY (PSF) ^a	ALLOWABLE LATERAL RESISTANCE ^b	
		PASSIVE RESISTANCE (PSF/FT BELOW GRADE) ^c	COHESION (PSF)
SHALLOW FOUNDATION	1,500	100	130

- NOTES:
- A. THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
- B. THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.
- C. THE UPPER FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
- D. COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MAX OF 12" OF COMPACTED FILL SHALL BE PROVIDED, COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.6)
- E. MAY BE DOUBLE FOR ISOLATED POLES PER 2022 CBC 1806.3.4
4. WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
6. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED.
8. EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED PER SECTION 1705.6 OF THE CODE.
10. ALL ABANDONED FOOTINGS, UTILITIES, ETC., SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

EXISTING CONDITIONS	
1.	ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
2.	WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

EXISTING UNDERGROUND UTILITIES	
1.	THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
3.	AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT. A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133. B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

DESIGN INFORMATION			
1. FLOOR LIVE LOADS (2022 CBC SECTION 1603.1.1)			
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
RESIDENTIAL ONE- AND TWO- FAMILY DWELLINGS UNINHABITABLE ATTICS WITHOUT STORAGE UNINHABITABLE ATTICS WITH STORAGE HABITABLE ATTICS AND SLEEPING AREAS ALL OTHER AREAS	10 20 30 40	—	2022 CBC TABLE 1607.1

ROOF LIVE LOADS			
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
ROOF ORDINARY FLAT, PITCHED AND CURVED ROOFS (THAT ARE NOT OCCUPABLE)	20	—	2022 CBC TABLE 1607.1

SNOW DESIGN DATA		
PARAMETER	VALUE	REFERENCE
GROUND SNOW LOAD	P _g = 0 PSF	ASCE 7-16 7.2

WIND DESIGN DATA		
PARAMETER	VALUE	REFERENCE
ULTIMATE DESIGN WIND SPEED (3-SEC GUST)	V _{ult} = 92 MPH	2022 CBC FIG. 1609.3
NOMINAL DESIGN WIND SPEED (3-SEC GUST)	V _{ind} = 72 MPH	2022 CBC 1609.3.1
EXPOSURE CATEGORY	C	2022 CBC 1609.4.3
INTERNAL PRESSURE COEFFICIENT:	GCPi = ± 0.18	ASCE 7-16 TABLE 26.13-1

COMPONENTS & CLADDING WIND PRESSURES (PSF)				
LOCATION		COMPONENT TRIBUTARY AREA (SQ FT)		
		10	100	500
ROOF	ZONE 1	-31.0	-16.0	-16.0
	ZONE 2a	-31.0	-16.0	-16.0
	ZONE 2b	-34.1	-21.6	-18.4
	ZONE 2c	-31.0	-16.0	-16.0
	ZONE 3a	-41.9	-26.3	-18.4
	ZONE 3b	-34.1	-21.6	-18.4
	ALL ZONES	16.9	16.0	16.0
	ZONE 1	-43.5	-27.8	-27.8
	ZONE 2a	-43.5	-27.8	-27.8
	ZONE 2b	-46.6	-34.1	-31.0
OVERHANG	ZONE 2c	-43.5	-27.8	-27.8
	ZONE 3a	-54.4	-38.8	-31.0
	ZONE 3b	-46.6	-34.1	-31.0
WALL	ZONE 4	-20.0	-17.4	-16.0
	ZONE 5	-24.7	-19.2	-16.0
	POSITIVE	18.4	16.0	16.0

5. EARTHQUAKE DESIGN DATA (2022 CBC SECTION 1603.1.5):

SITE AND OCCUPANCY PARAMETERS		
PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	2022 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-16 TABLE 1.5-2
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S _S = 2.50 g	2022 CBC 1613.2.1
	S ₁ = 0.750 g	
SITE CLASS	D (DP)	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S _{DS} = 2.00 g	2022 CBC 1613.2.4
	S _{D1} = 0.85 g	

BUILDING PARAMETERS		
PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = E	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 6 1/2	
SYSTEM OVERSTRENGTH FACTOR	Ω ₀ = 3	
DEFLECTION AMPLIFICATION FACTOR	C _d = 4	
DESIGN BASE SHEAR	V = 8.7 k	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	C _s = 0.308	ASCE 7-16 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-16 12.8

6. GEOTECHNICAL INFORMATION (2022 CBC SECTION 1603.1.4):
REFER TO FOUNDATION GENERAL NOTES

GENERAL	
1.	ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS: A. 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE". B. ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). C. CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
2.	ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3.	NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN. CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
5.	SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN E. FLOOR AND ROOF FINISHES F. MISCELLANEOUS DRAINAGE AND WATERPROOFING G. ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL H. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
6.	SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED. B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
7.	THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
8.	THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC..
9.	OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
10.	ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
11.	CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
12.	CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIRED LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
13.	CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING
14.	AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT. A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133. B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
15.	EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
DIMENSIONS	
1.	DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
2.	WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
3.	SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
4.	SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
5.	SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
6.	THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

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

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 ²	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 PLYS 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.

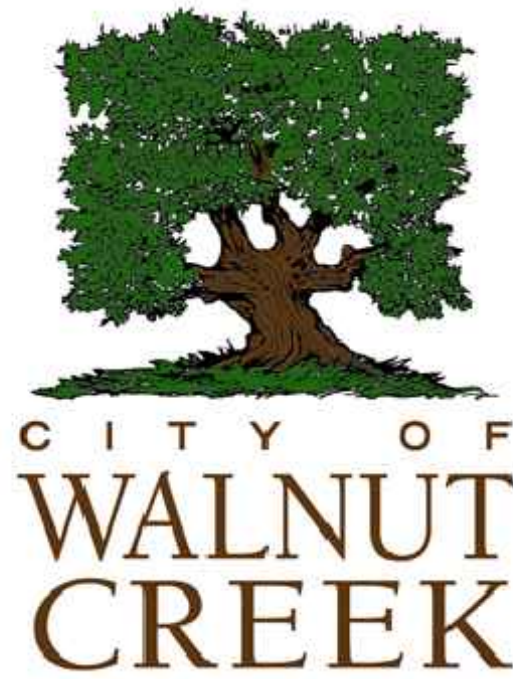
5. FASTENERS

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.



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WALNUT CREEK ADU

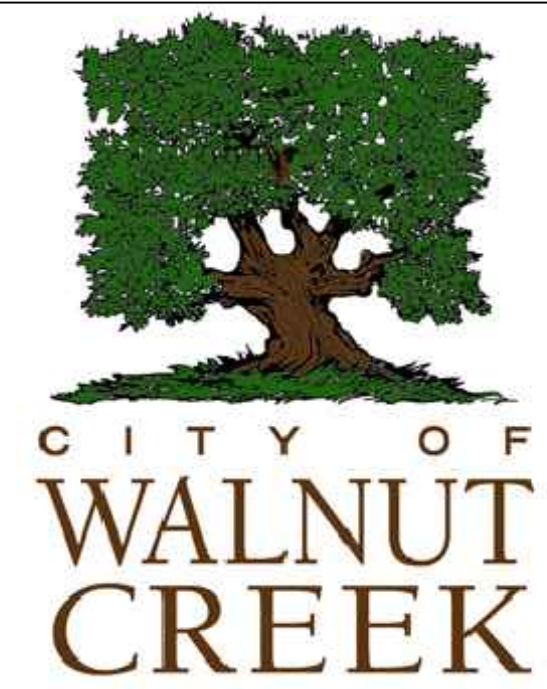
CITY OF WALNUT CREEK

GENERAL NOTES, SPECIAL
INSPECTION & TESTS

DATE
11/20/2023

SHEET

S-103



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

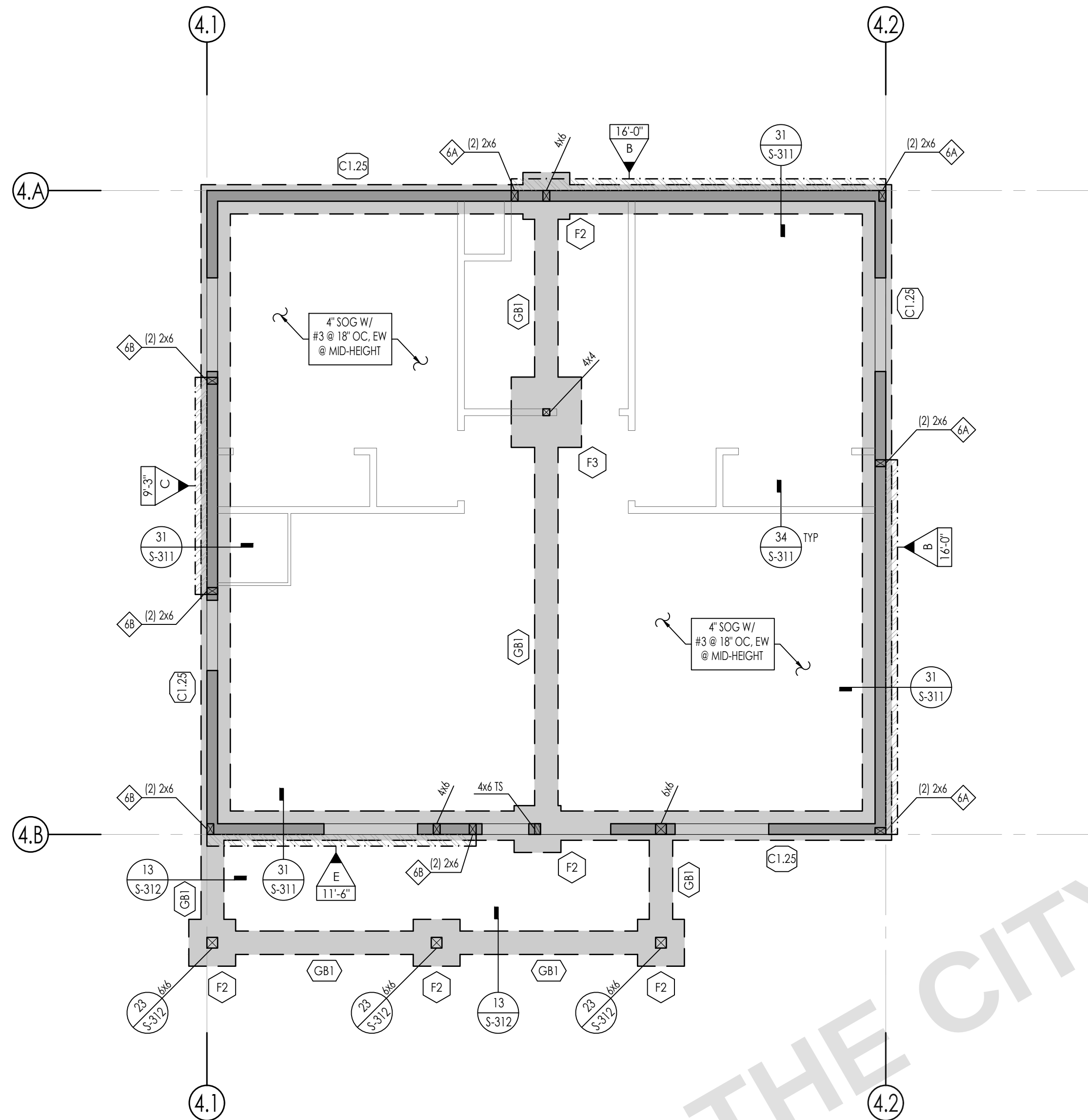
CITY OF WALNUT CREEK

FOUNDATION & ROOF FRAMING PLAN - CALIFORNIA RANCH / MODERN -

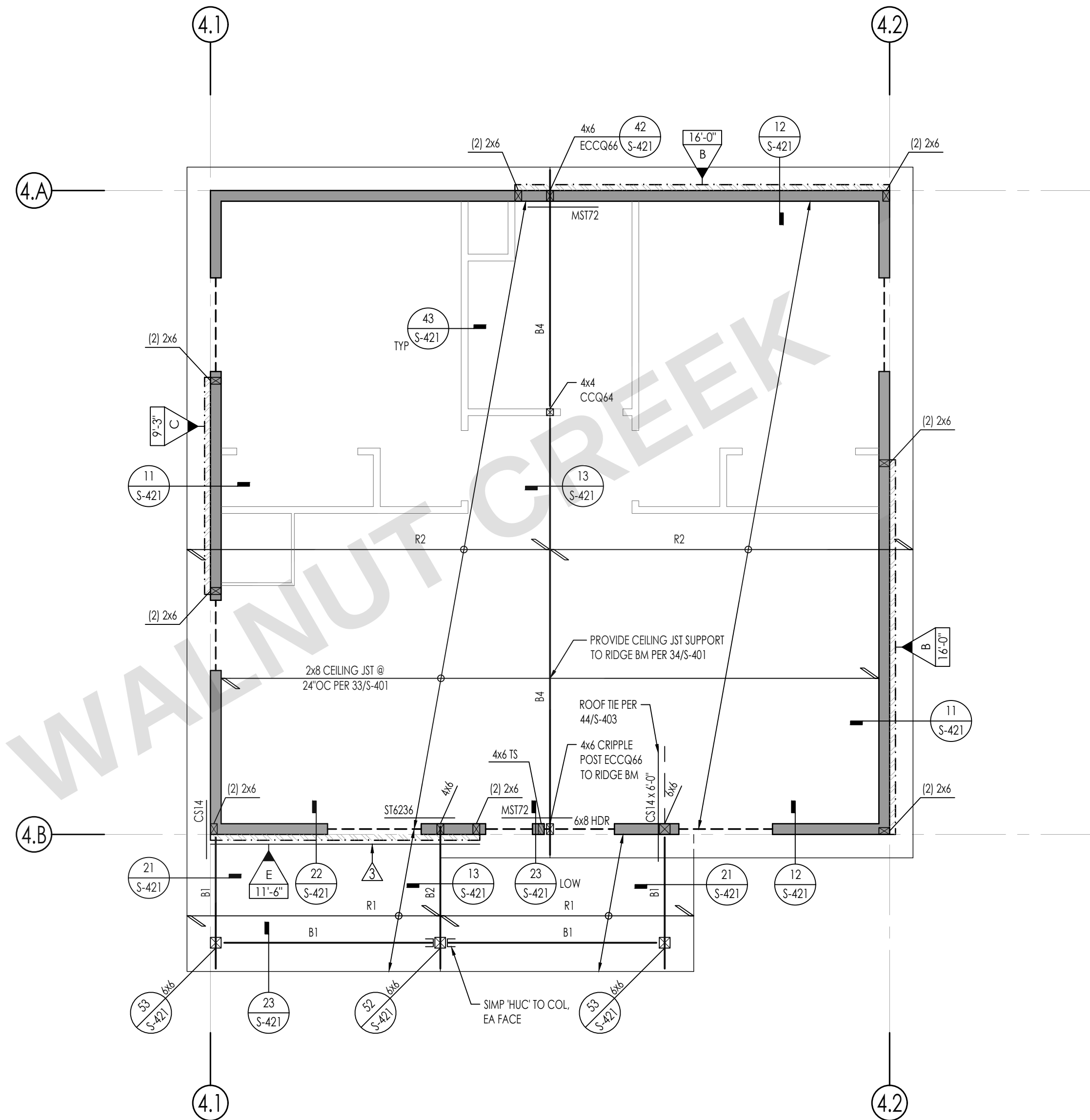
DATE
11/20/2023

SHEET

S-201



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



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

GENERAL PLAN NOTES

GENERAL

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND 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

2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.

3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.

4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

5. ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.

6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.

7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.

8. ALL POSTS IN 4x WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE
ALL POSTS IN 4x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.

10. SEE ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.

11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301

12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS

13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING

14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.

15. 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.

16. 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

17. 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..

FRAMING

18. ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.

19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.

20. 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

21. PLYWOOD SHEATHED DIAPHRAGM TYPES:

ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
REFER TO 12/S-403

22. OWNER SHALL CONSULT WITH A LICENSED PROFESSIONAL. TRUSS DESIGN SHALL BE SUBMITTAL TO A LICENSED PROFESSIONAL WHO SHALL REVIEW THEM AND PROVIDE A WRITTEN LETTER INDICATING THAT THE TRUSS SUBMITTAL HAVE BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE TO THE DESIGN OF THE BUILDING DESIGN.

23. THIS PLAN IS INTENDED FOR FLAT LOTS (SLOPING LESS THAN 10° ACROSS THE LONGEST BUILDING DIMENSION). WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE 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.

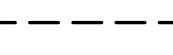
SYMBOL LEGEND



INDICATES SHEAR WALL TYPE AND LENGTH. PER SCHEDULE ON DETAIL 13/S-402



INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402



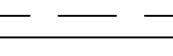
INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE



INDICATES BEARING STUD WALL PER PLAN



INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNLESS NOTED OTHERWISE



INDICATES CONT BULK & STRAP PER 34/S-403

FOUNDATION SCHEDULES

SHEARWALL HOLDOWN SCHEDULE			
SPECIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL	
6x	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311	

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REIN	TRANS REIN	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 REIN	TRANS REIN
G81	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 REIN	BOT REIN
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 A8 HOLDOWN EMBED DEPTHS

ROOF FRAMING SCHEDULES

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

ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x8 @ 16" OC	
R2	2x12 @ 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

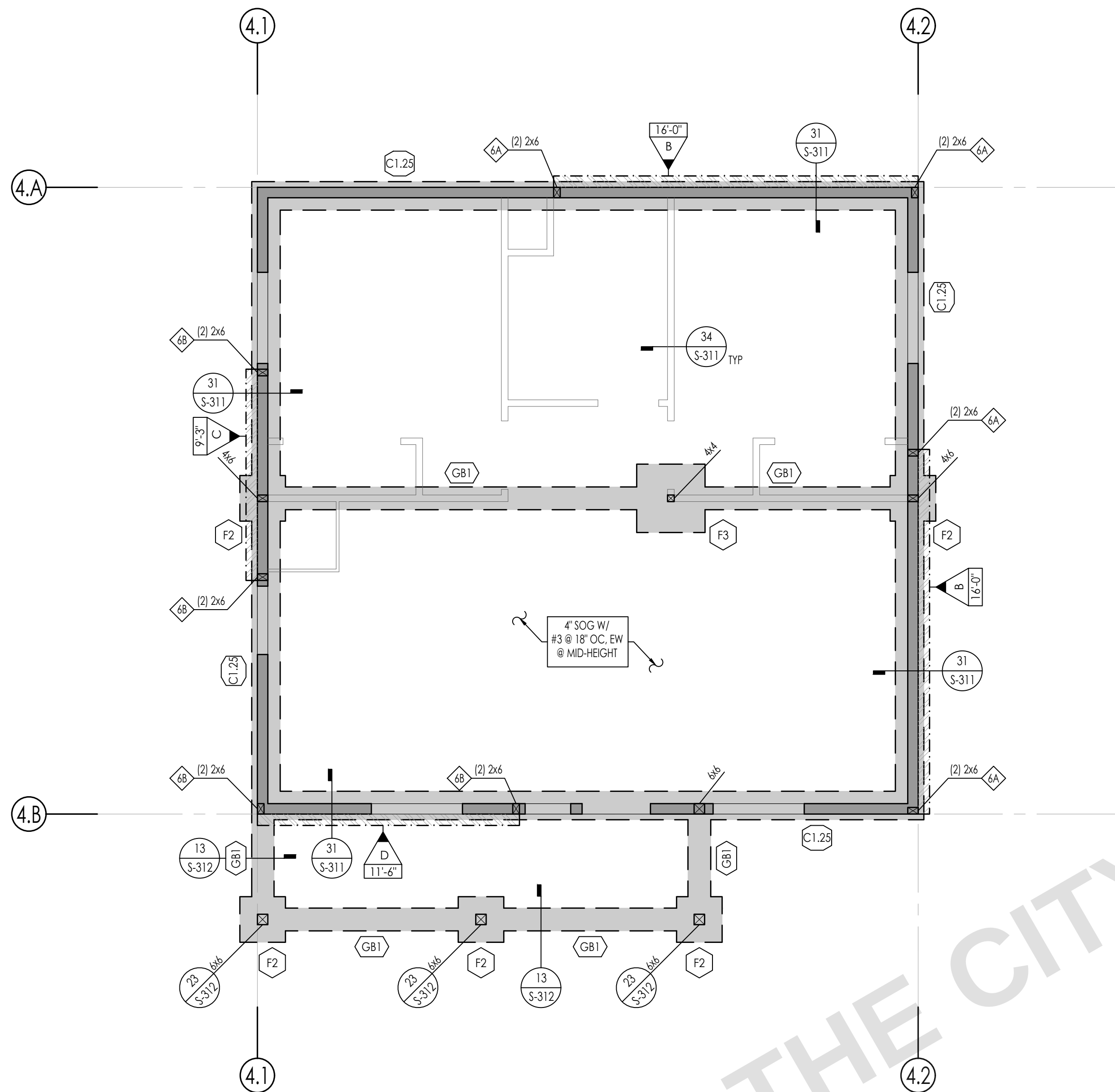
CITY OF WALNUT CREEK

FOUNDATION & ROOF FRAMING PLAN
-COTTAGE-

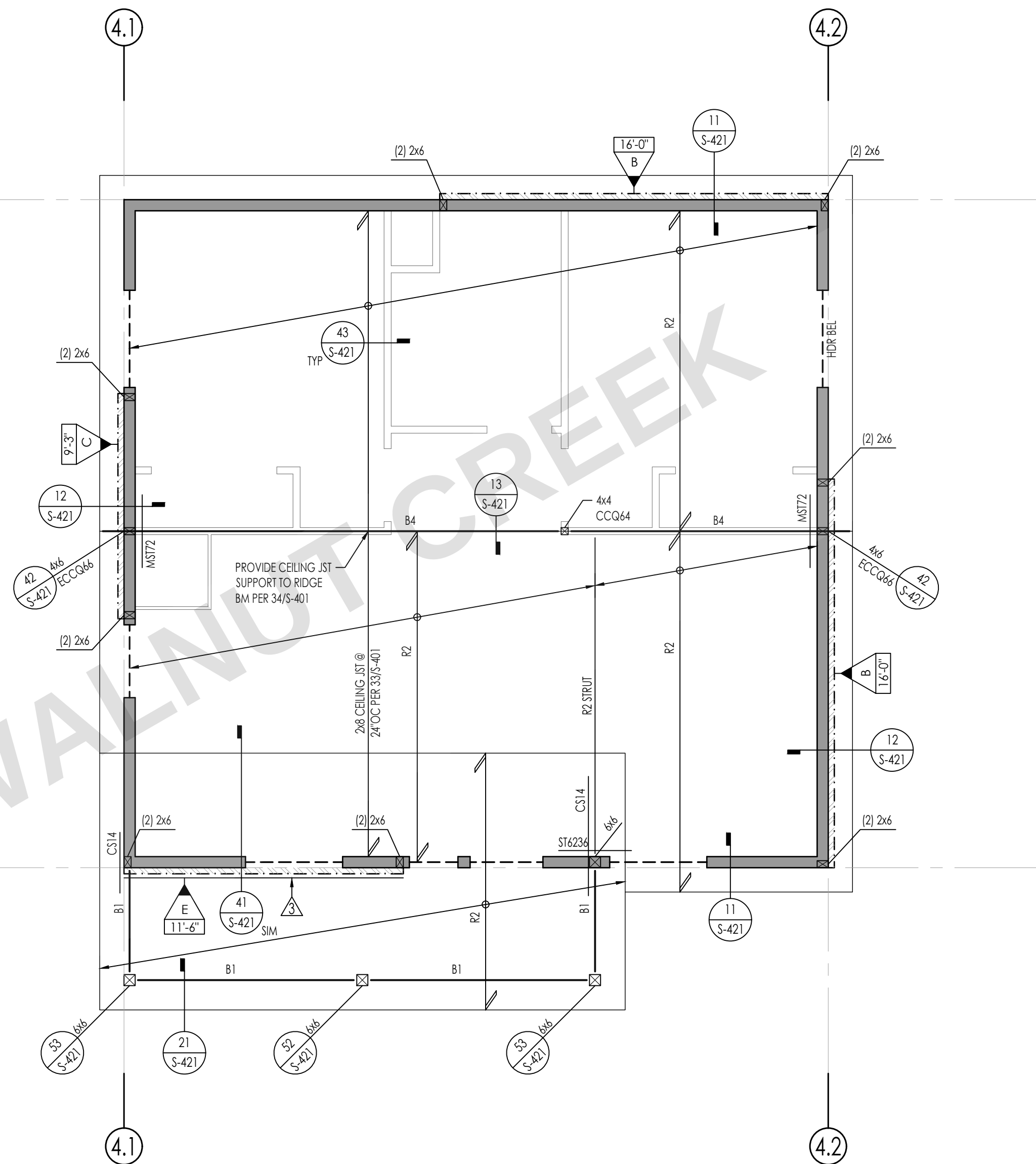
DATE
11/20/2023

SHEET

S-202



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



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

GENERAL PLAN NOTES

GENERAL

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND 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

2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.

3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.

4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

5. ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.

6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.

7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.

8. ALL POSTS IN 6"x WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE
ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.

10. SEE ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.

11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301

12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS

13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING

14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.

15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.

16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
A. 2" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
B. 2" 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

17. 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..

FRAMING

18. ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.

19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.

20. ALL POSTS IN 6" 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

21. PLYWOOD SHEATHED DIAPHRAGM TYPES:

ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
REFER TO 12/S-403

22. OWNER SHALL CONSULT WITH A LICENSED PROFESSIONAL. TRUSS DESIGN SHALL BE SUBMITTAL TO A LICENSED PROFESSIONAL WHO SHALL REVIEW THEM AND PROVIDE A WRITTEN LETTER INDICATING THAT THE TRUSS SUBMITTAL HAVE BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE TO THE DESIGN OF THE BUILDING DESIGN.

23. THIS PLAN IS INTENDED FOR FLAT LOTS (SLOPING LESS THAN 10° ACROSS THE LONGEST BUILDING DIMENSION). WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE 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.

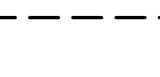
SYMBOL LEGEND



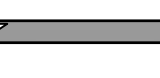
INDICATES SHEAR WALL TYPE AND LENGTH. PER SCHEDULE ON DETAIL 13/S-402



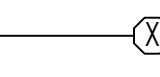
INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402



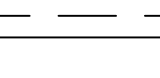
INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE



INDICATES BEARING STUD WALL PER PLAN



INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNLESS NOTED OTHERWISE



INDICATES CONT BLK & STRAP PER 34/S-403

FOUNDATION SCHEDULES

SHEARWALL HOLDOWN SCHEDULE			
SPECIES HOLDOWN/STRAP TYPE	INDICATES HOLDOWN/STRAP TYPE	DETAIL	
6x	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE 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	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

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

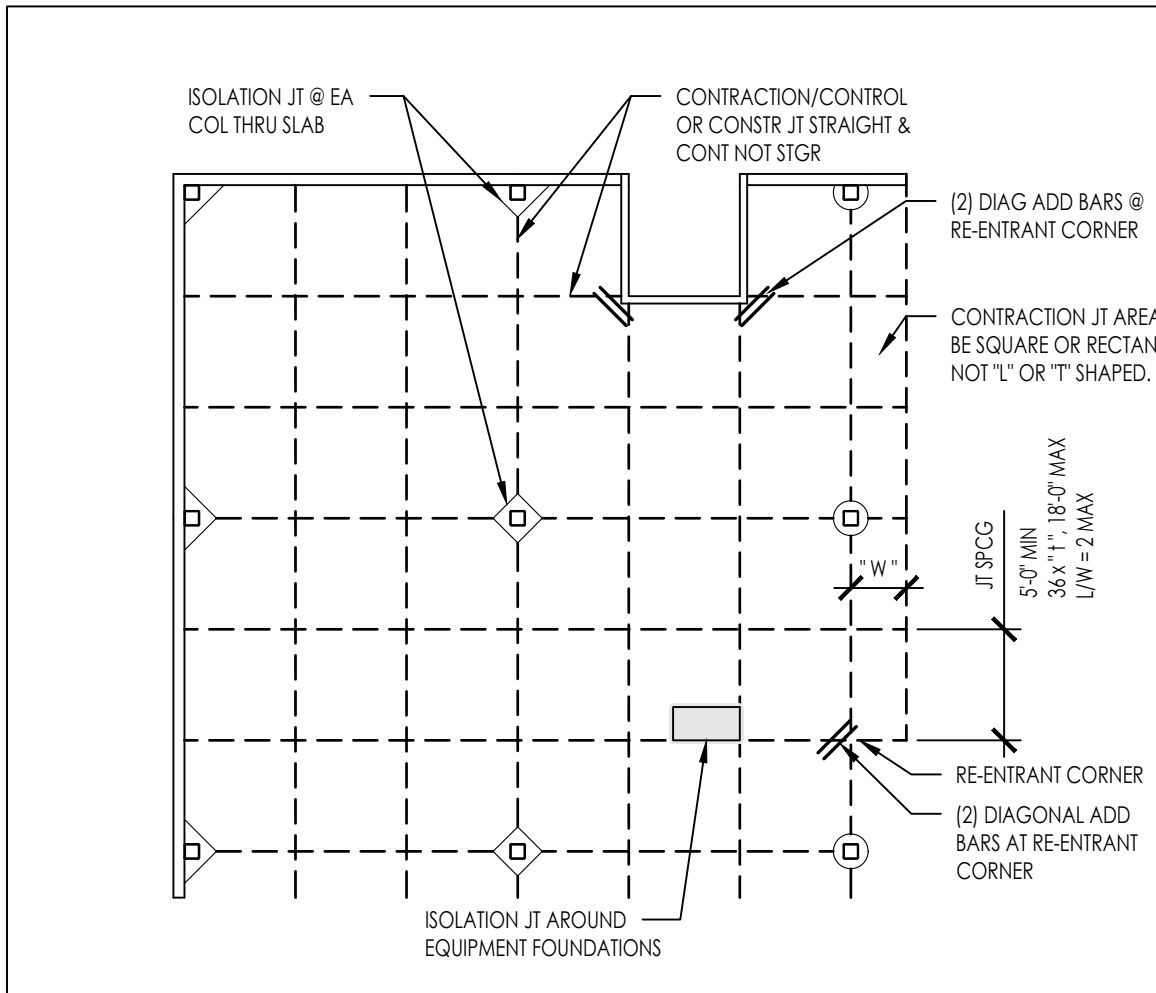
NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE A8 HOLDOWN EMBED DEPTHS

ROOF FRAMING SCHEDULES

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

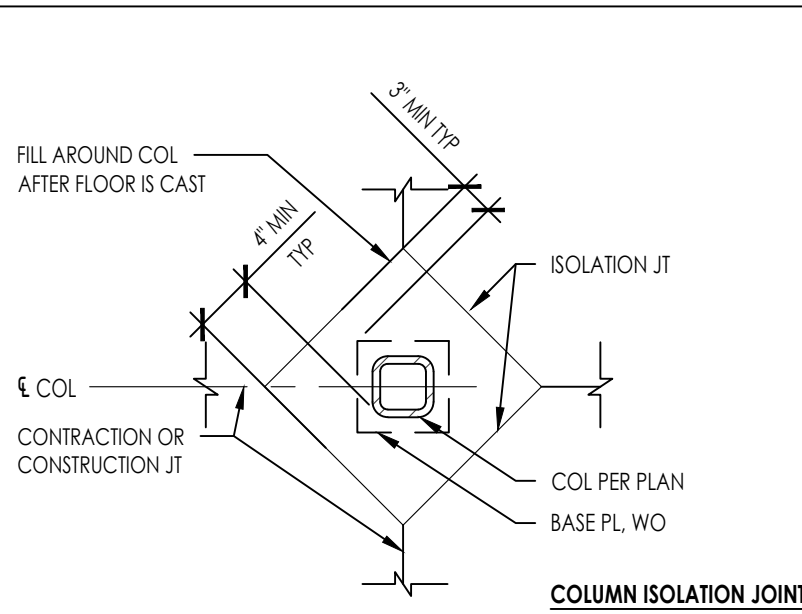
ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x8 @ 16" OC	
R2	2x12 @ 24" OC	

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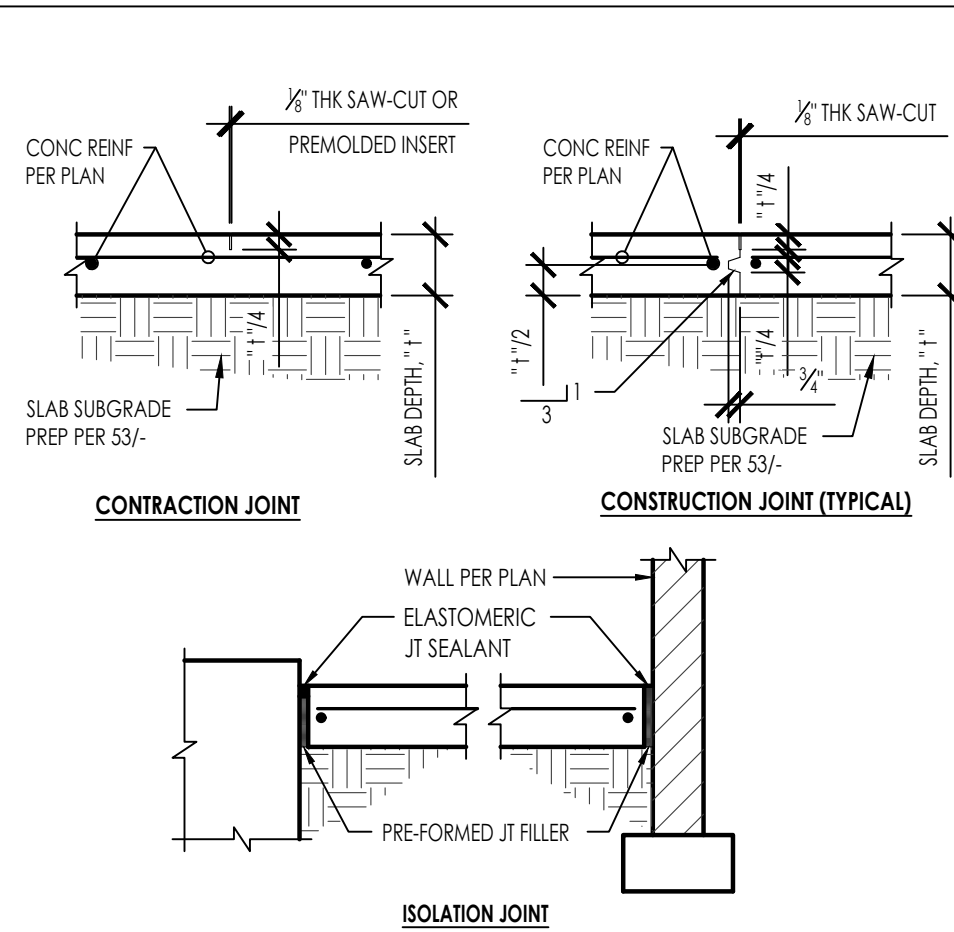


NOTES:

1. IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
2. FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECTED TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE MANUFACTURER.
3. DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
4. IN STEEL AND/OR CONC. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.



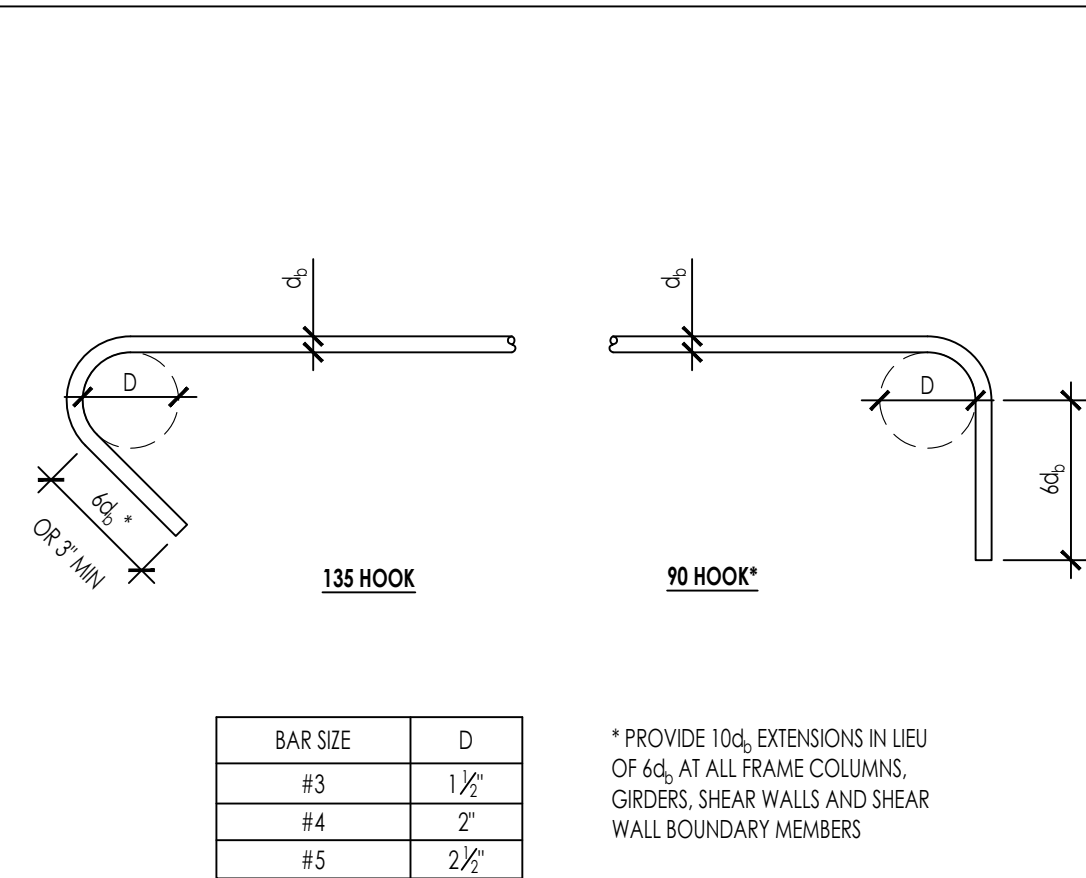
COLUMN ISOLATION JOINT



CONTRACTION JOINT

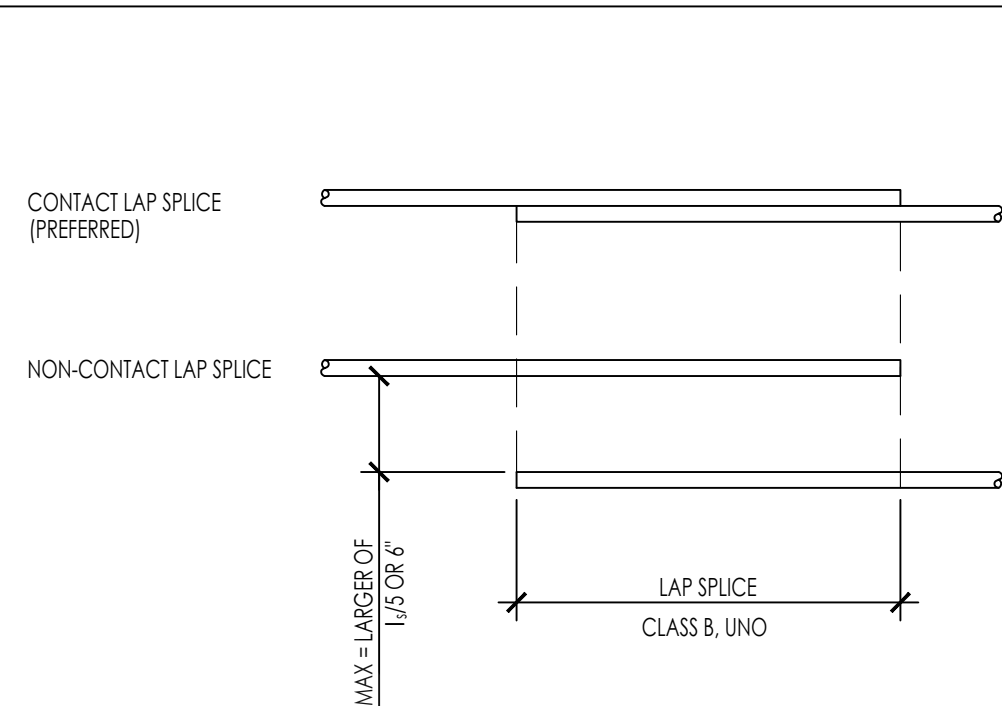
CONSTRUCTION JOINT (TYPICAL)

ISOLATION JOINT



BAR SIZE	D
#3	1 1/2"
#4	2"
#5	2 1/2"

* PROVIDE 10dL EXTENSIONS IN LIEU OF 6dL AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS



REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPLICING SCHEDULE

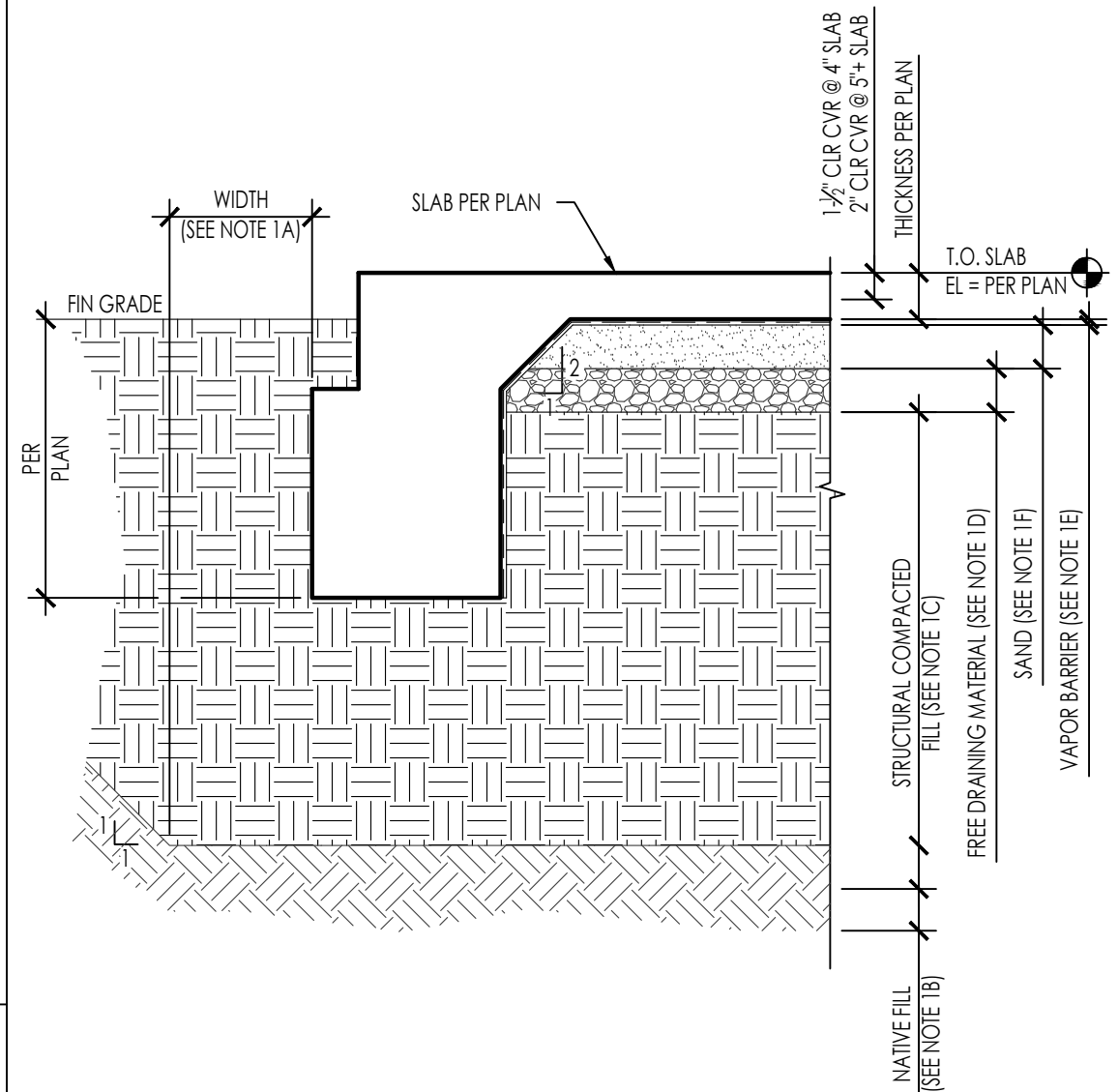
BAR SIZE	DEVELOPMENT LENGTH l_d (CLASS A LAP SPLICING)				LAP SPLICING l_s (CLASS B LAP SPLICING)			
	f_c (psi)				f_c (psi)			
	2,500	3,000	4,000		2,500	3,000	4,000	
#3	1'-6"	1'-5"	1'-3"	2'-0"	1'-10"	1'-7"	1'-7"	
#4	2'-0"	1'-10"	1'-7"	2'-8"	2'-5"	2'-1"	2'-1"	
#5	2'-6"	2'-4"	2'-0"	3'-3"	3'-0"	2'-7"	2'-7"	
#6	3'-0"	2'-9"	2'-5"	3'-11"	3'-7"	3'-2"	3'-2"	
#7	4'-5"	4'-0"	3'-6"	5'-9"	5'-2"	4'-6"	4'-6"	
#8	5'-0"	4'-7"	4'-0"	6'-6"	5'-11"	5'-2"	5'-2"	
#9	5'-8"	5'-2"	4'-6"	7'-4"	6'-9"	5'-10"	5'-10"	
#10	6'-5"	5'-10"	5'-1"	8'-3"	7'-7"	6'-7"	6'-7"	
#11	7'-1"	6'-6"	5'-7"	9'-2"	8'-5"	7'-3"	7'-3"	

NOTES:

1. VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
 - A. GRADE 60 REINFORCEMENT
 - B. NORMAL WEIGHT CONCRETE
 - a. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
 - C. NON-EPOXY COATED REINFORCEMENT
 - D. HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
 - a. FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
 - E. CLEAR SPACING NOT LESS THAN d_b , CLEAR COVER NOT LESS THAN d_b AND STIRRUPS THROUGH l_d NOT LESS THAN MIN
 - a. CLEAR SPACING NO LESS THAN $2d_b$ AND CLEAR COVER NOT LESS THAN d_b
 - a. FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
 - F. REINFORCEMENT NOT IN SHEAR WALLS
 - a. FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
2. THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPLICING LENGTH.
3. ALL LAP SPLICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
4. WHEN REINFORCING BARS OF TWO SIZES ARE LAP-SPLICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPLICING LENGTH l_{ls} OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH l_d OF THE LARGER BAR.

SLAB ON GRADE JOINTS

224-01-C021 - S301 - 31



NOTES:

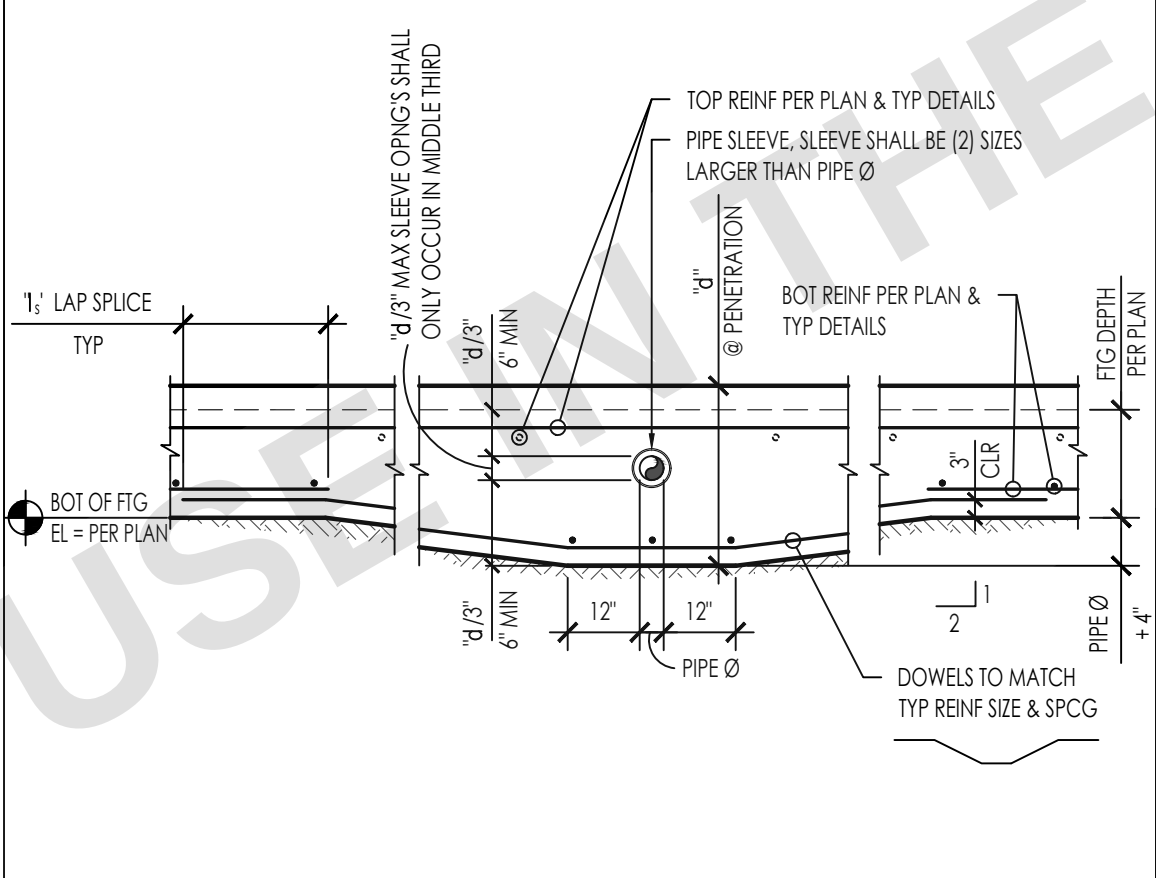
1. PREPARATION OF THE SLAB SUBGRADE SHALL BE AS FOLLOWS:
 - A. OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
2. NATIVE MATERIALS
 - a. SHALL BE OVER-EXCAVATED 36" BELOW (E) GRADE OR 18" BELOW BOTTOM OF FOOTINGS, WHICHEVER IS GREATEST.
 - b. THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
3. ENGINEERED COMPACTED FILL
 - a. STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTION, AND SHOULD BE CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
4. 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS 1/2" COARSE AGGREGATE
5. REFER TO ARCH DRAWINGS FOR VAPOR BARRIER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.
 - a. VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.
6. 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

SLAB ON GRADE EDGE AND SUBGRADE PREP

224-01-C021 - S301 - 53

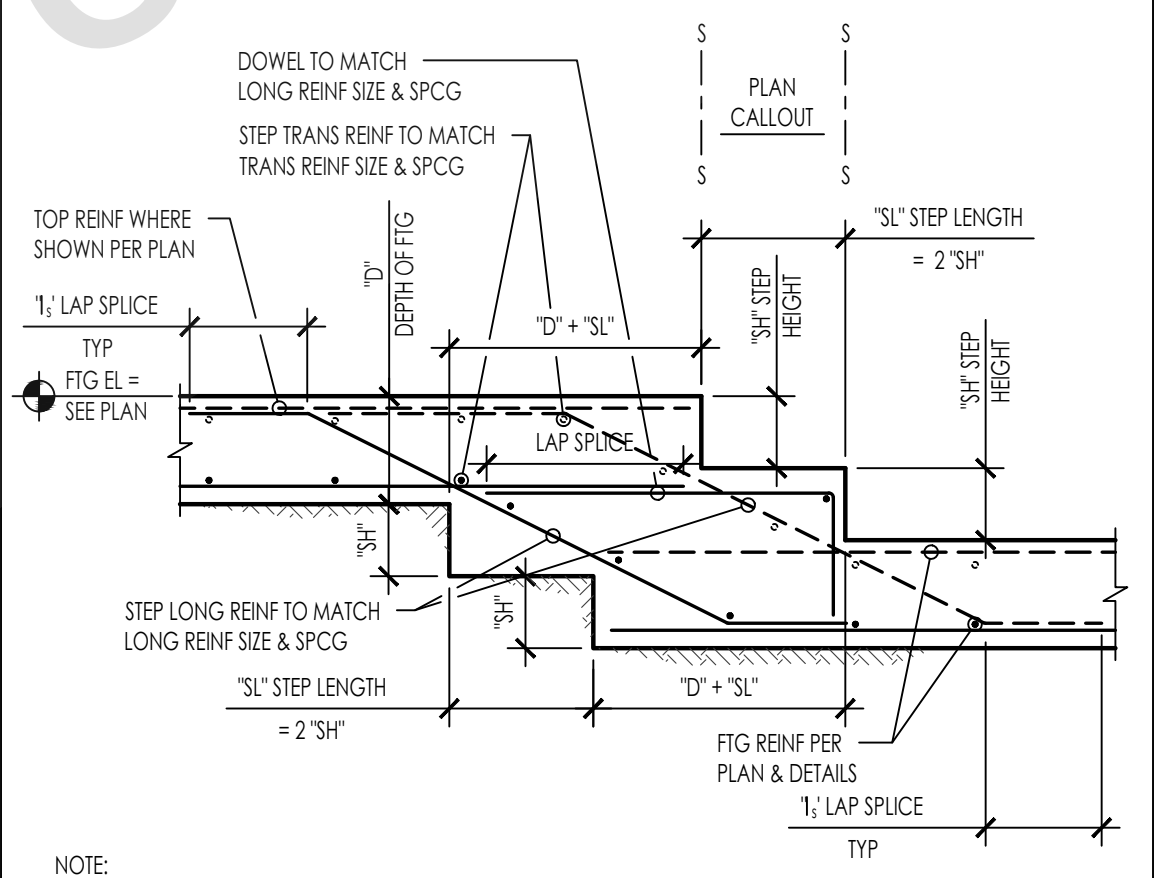
SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

224-01-C021 - S301 - 43



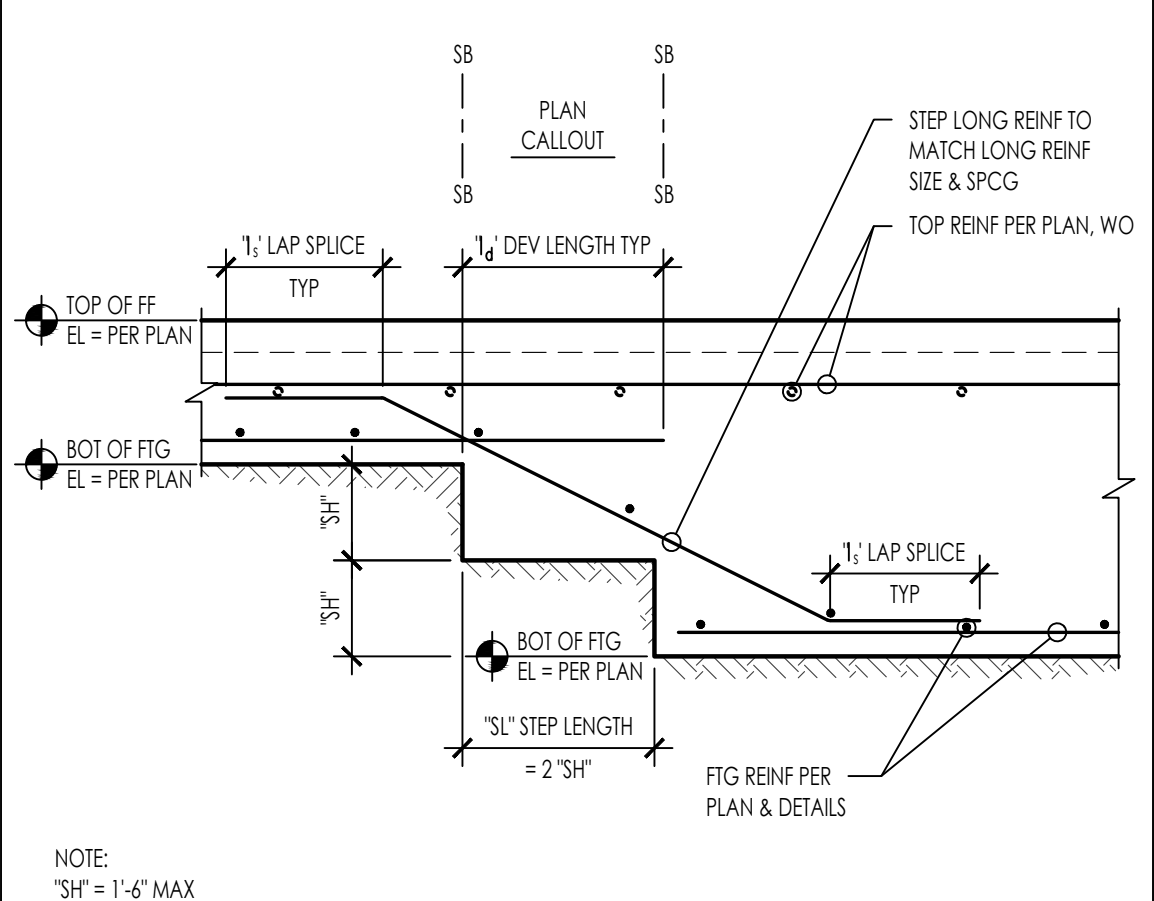
STEP FOOTING

224-01-C021 - S301 - 33



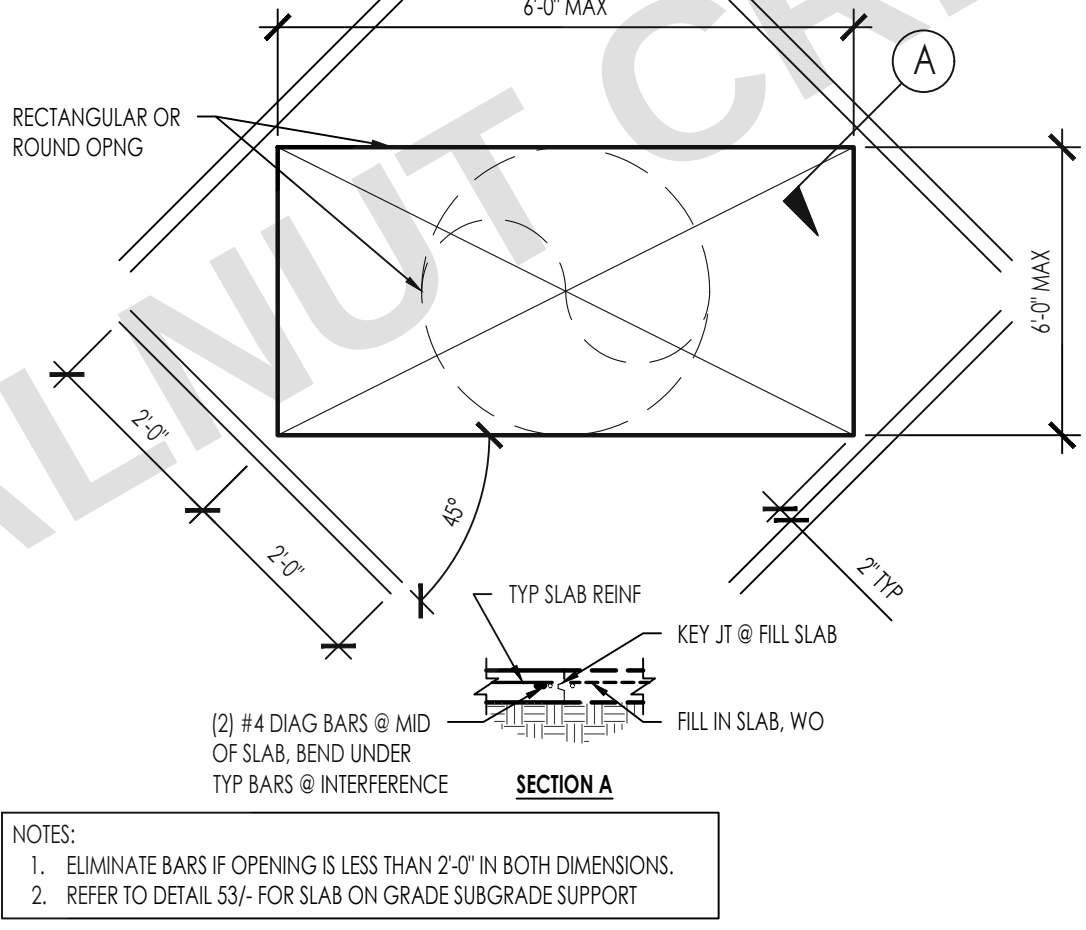
STEPPED FOOTING (BOTTOM ONLY)

224-01-C021 - S301 - 34



REIN TIES AND STIRRUPS

224-01-C021 - S301 - 21

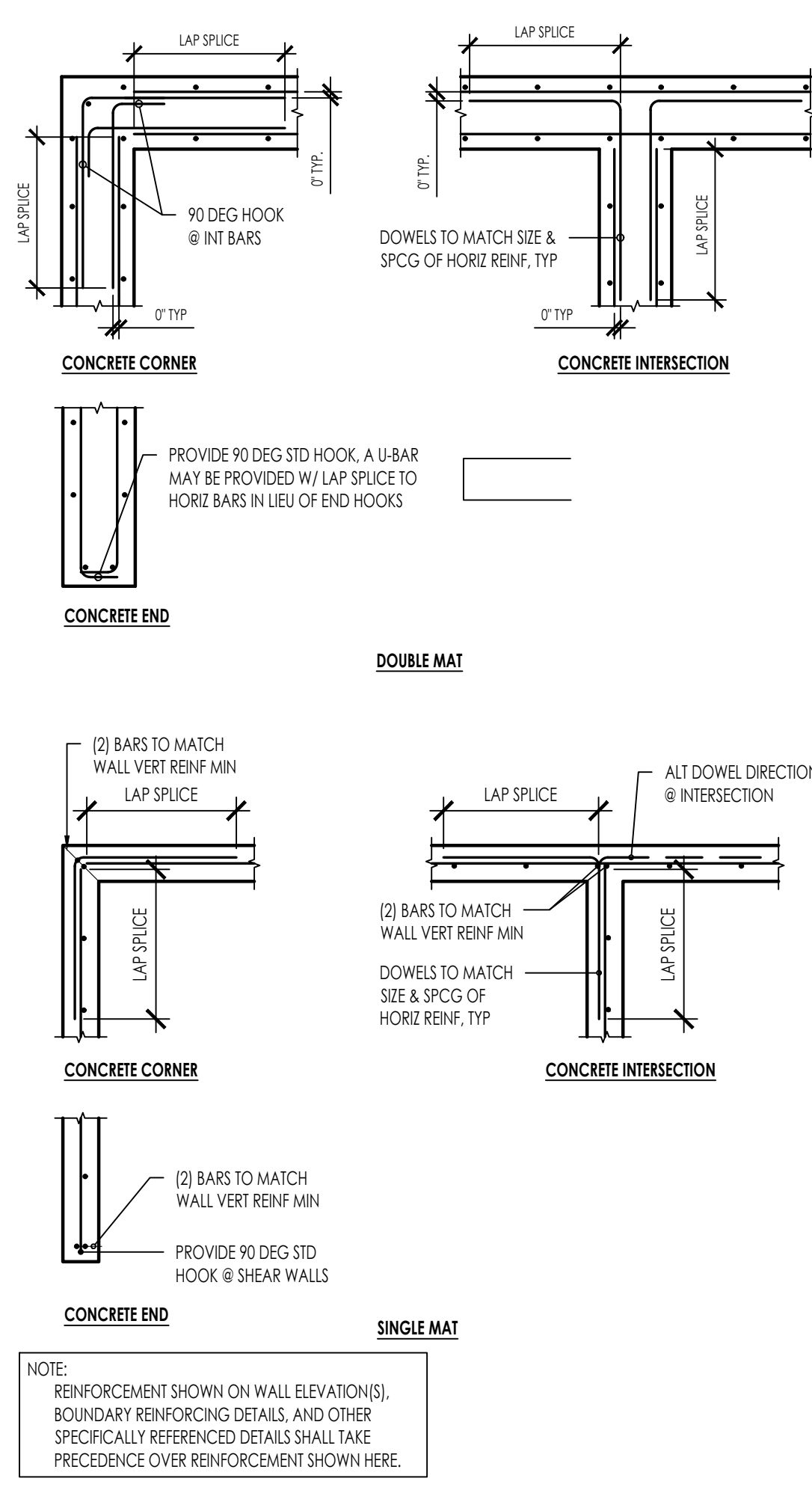


NOTES:

1. ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.
2. REFER TO DETAIL S31- FOR SLAB ON GRADE SUBGRADE SUPPORT

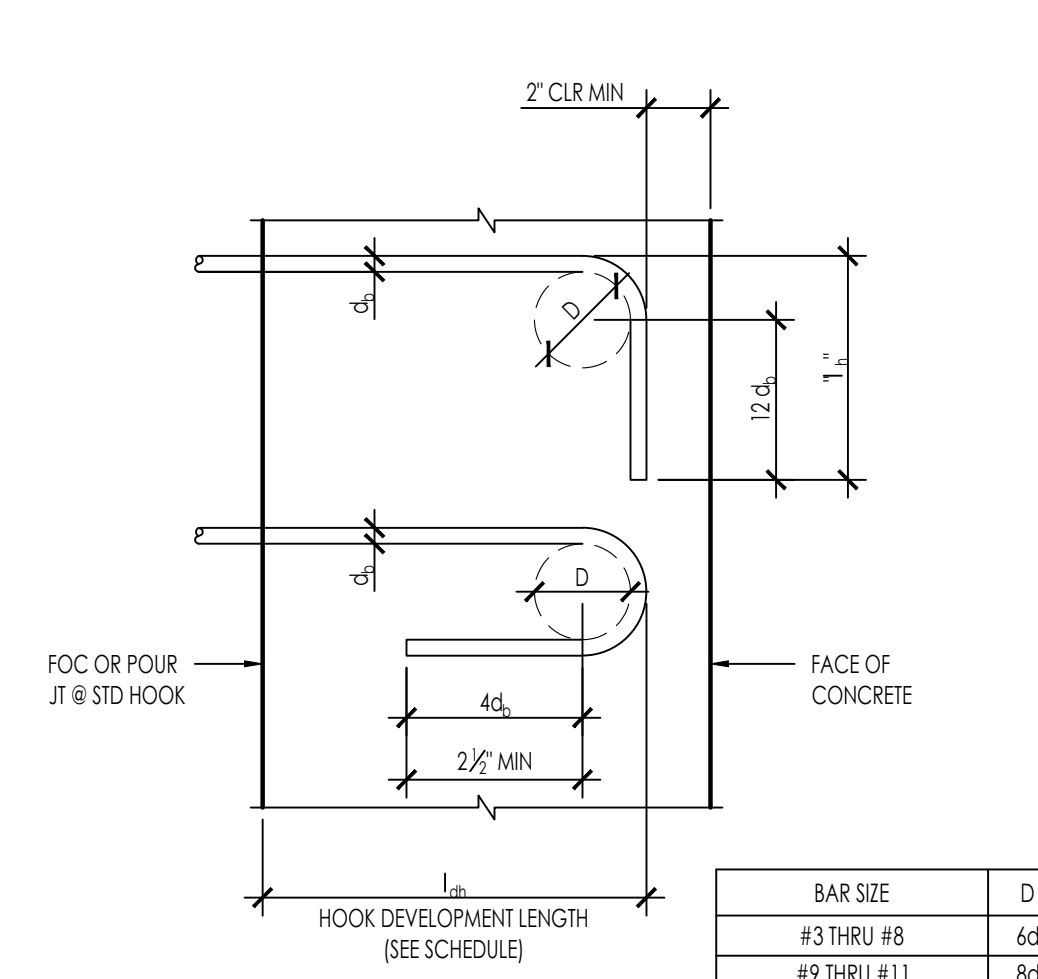
SOG OPENING

224-01-C021 - S301 - 22



REIN DEVELOPMENT LENGTH AND SPLICES

224-01-C021 - S301 - 12



STANDARD HOOK DEVELOPMENT LENGTH l_{dh}					
BAR SIZE	D	l_{dh}	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

NOTES:

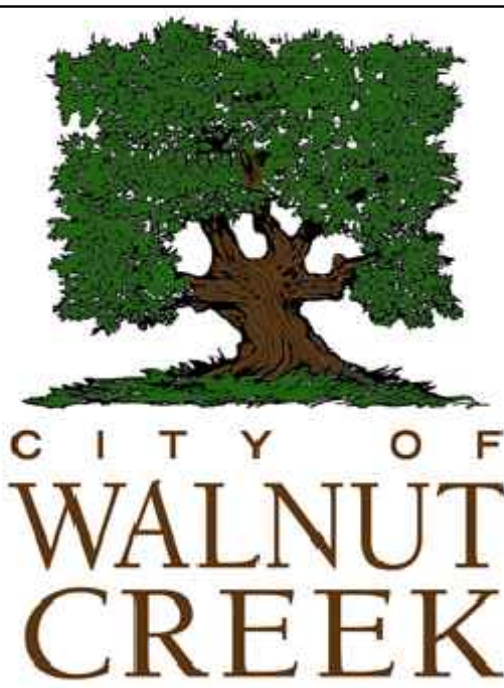
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
2. MINIMUM SIDE COVER = 2 1/2".
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

CONC REIN @ INTERSECTION

224-01-C021 - S301 - 24

REIN HOOK DEVELOPMENT LENGTH AND BENDS

224-01-C021 - S301 - 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 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

TYPICAL CONCRETE DETAILS

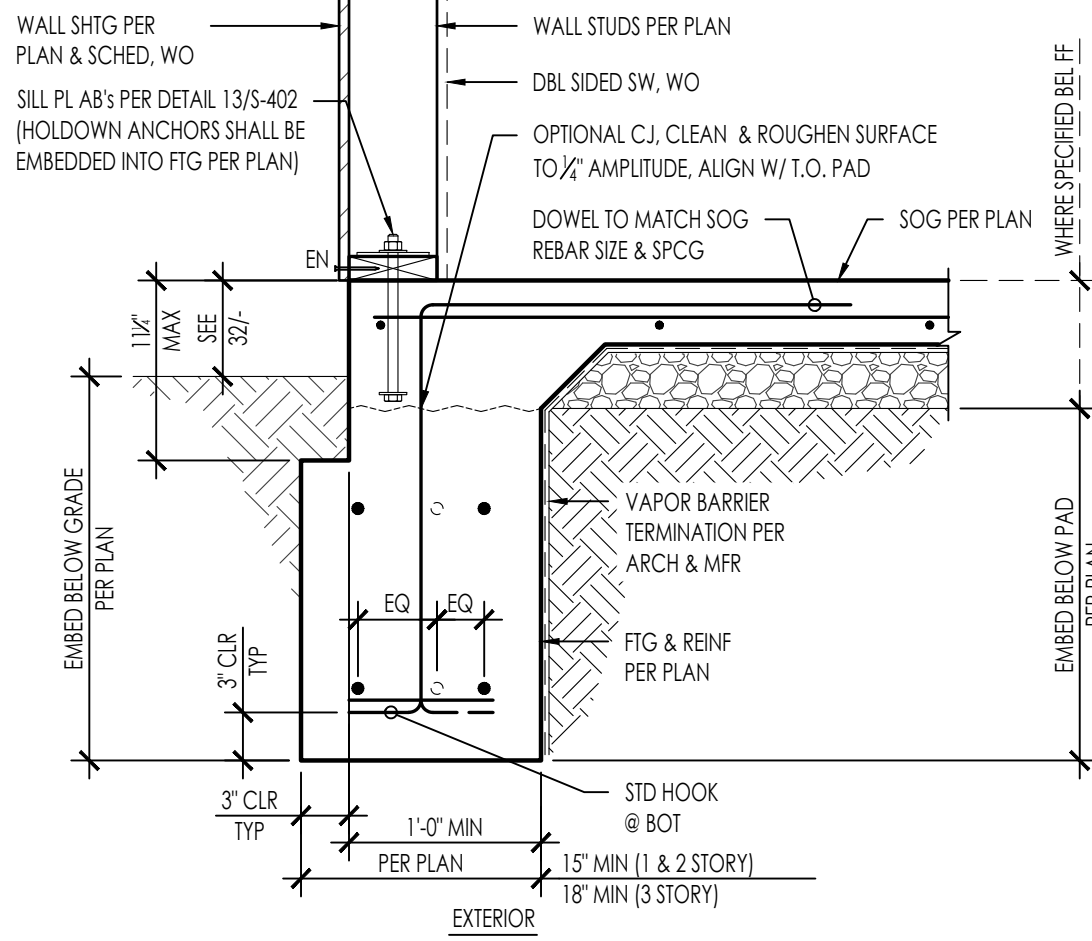
DATE

11/20/2023

SHEET

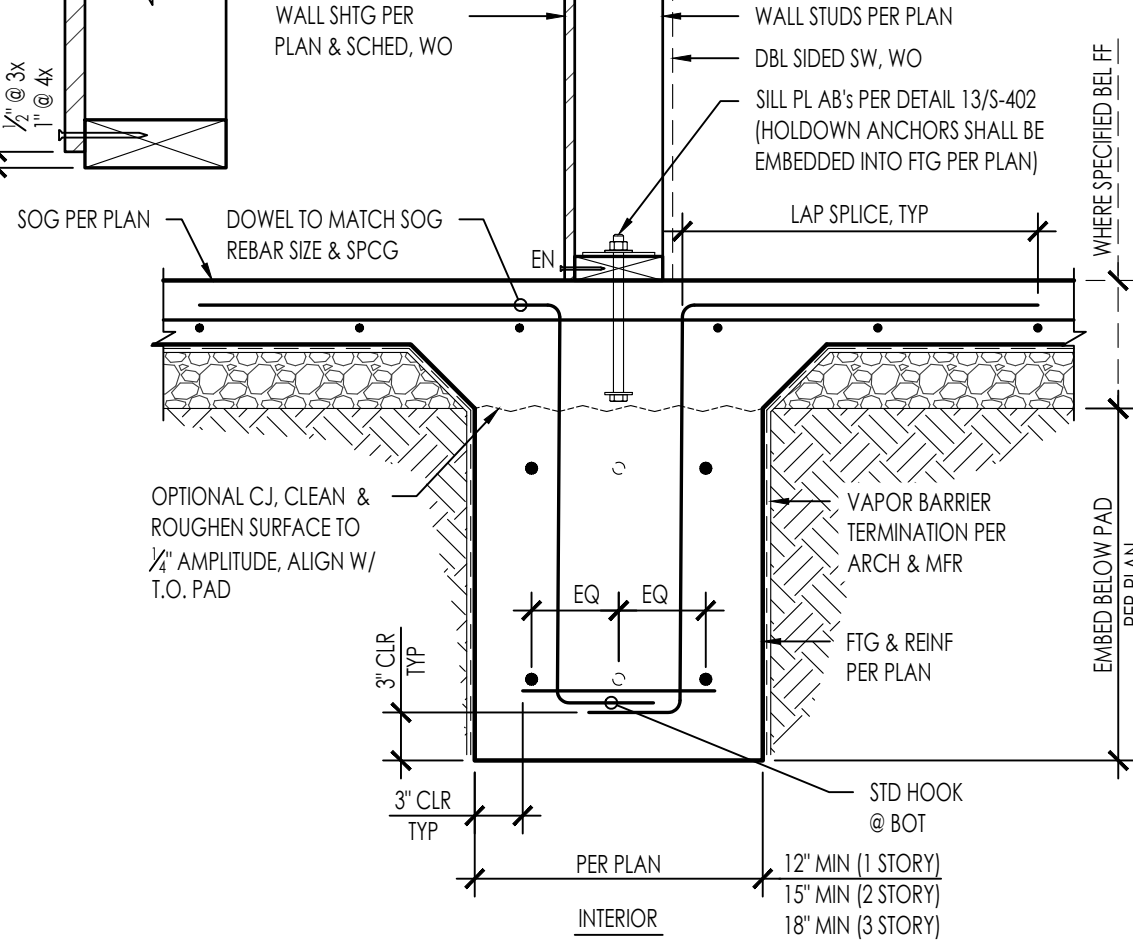
S-301

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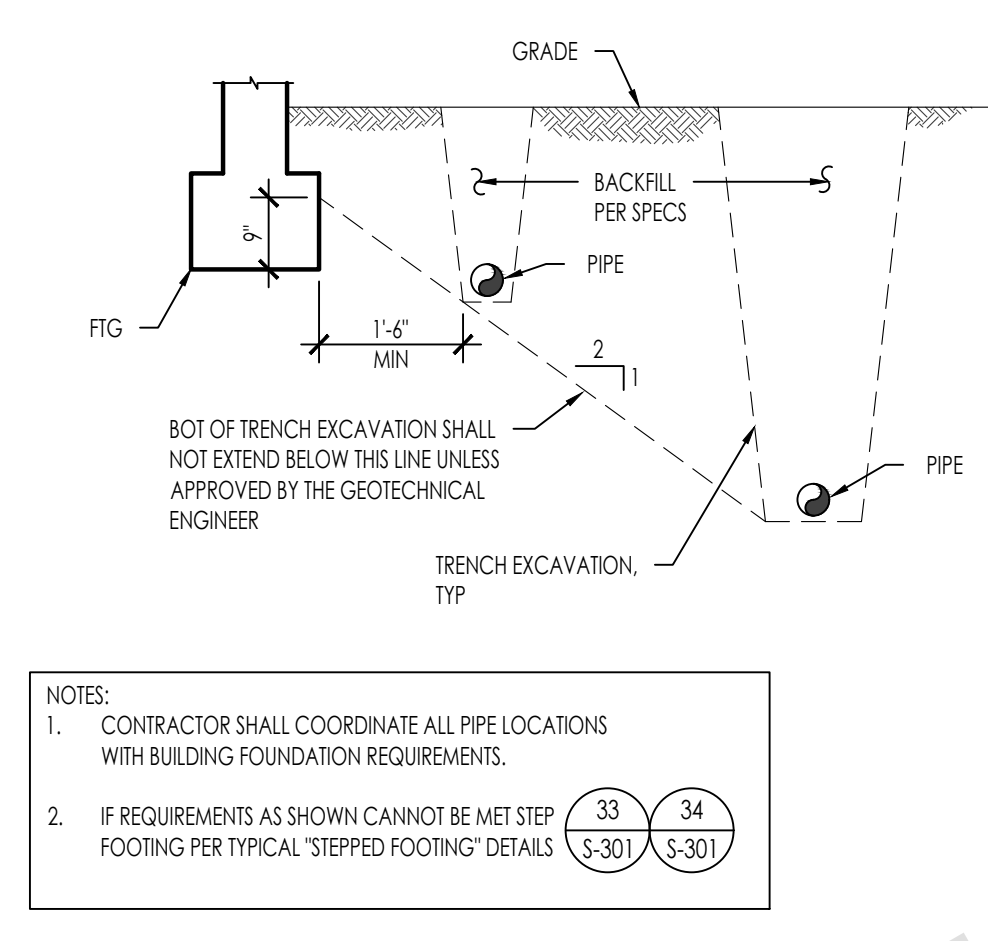
51 CONTINUOUS WALL FOOTING

2264-01-C021 - 3311 - 31

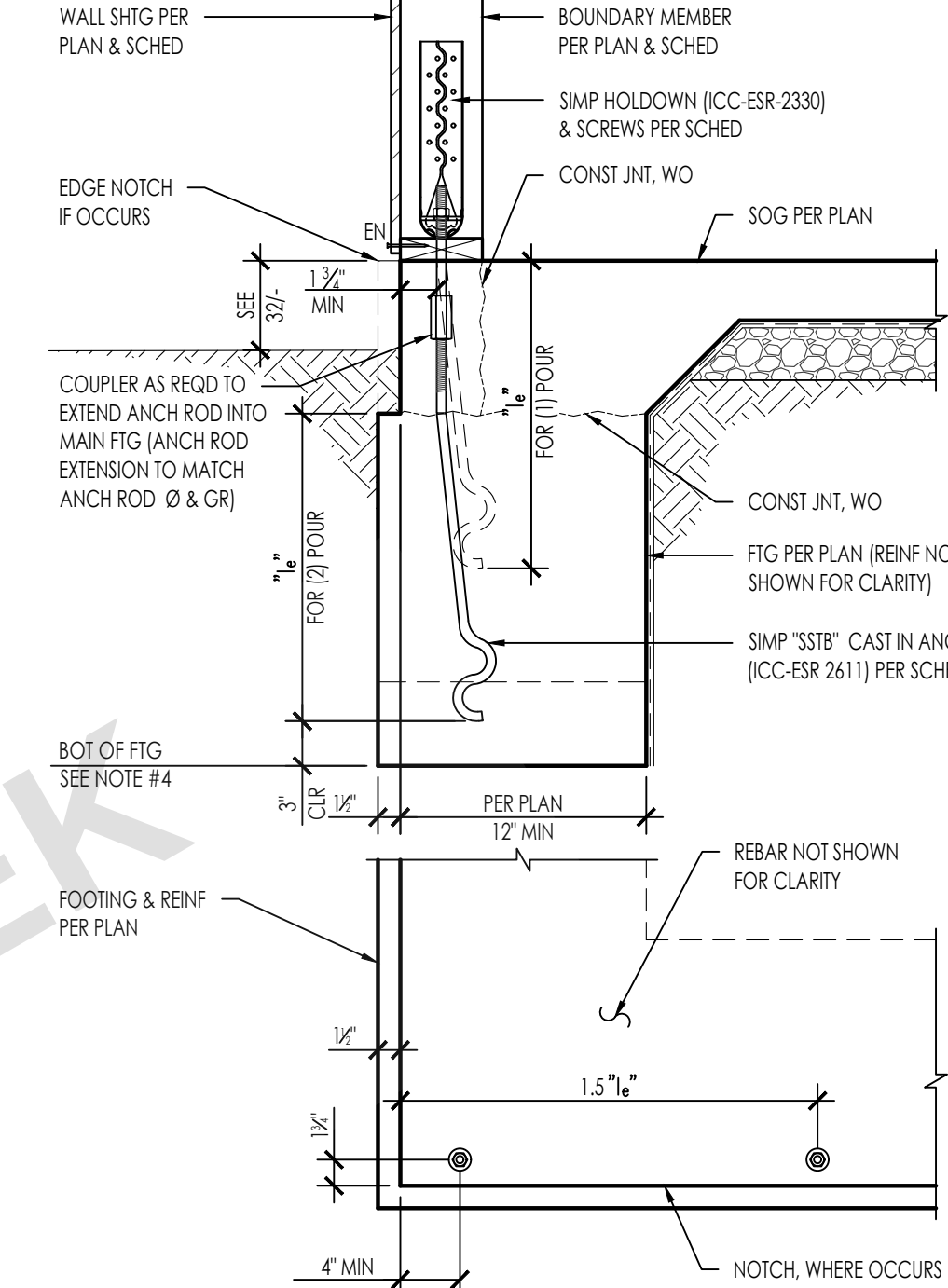


31 PIPES PARALLEL TO FOOTINGS

2264-01-C021 - 3311 - 31



21

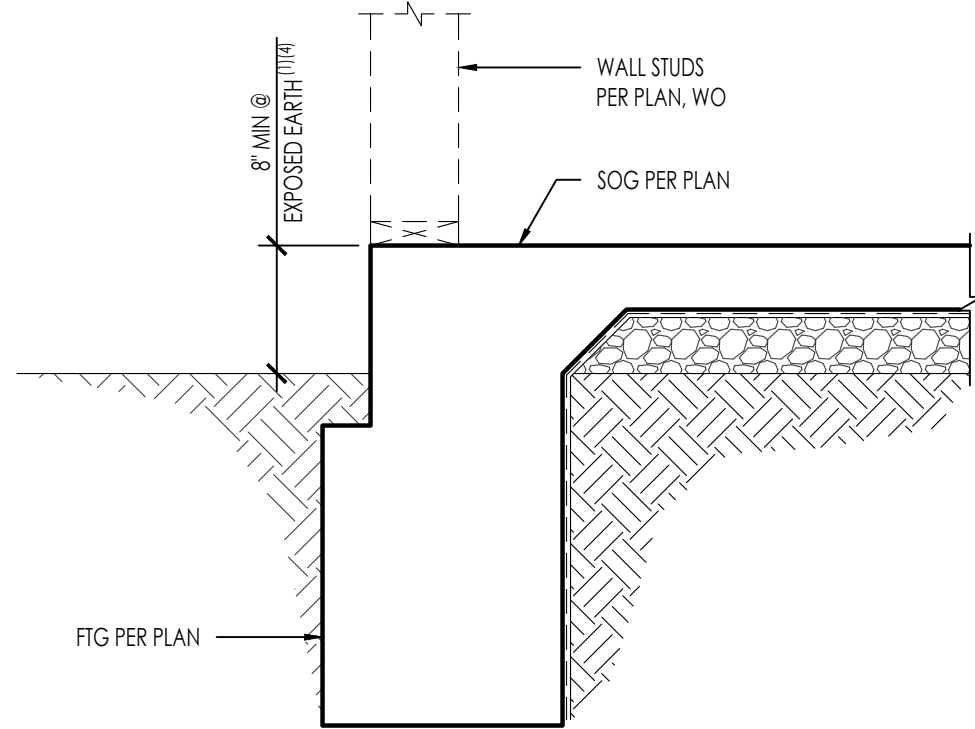


TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED 1 ₆ " (IN)	ALLOWABLE LOADS (kIP)	
							CORNER	MIDWALL
4A	HDU4-SDS2.5	SSTB16		10-SDS 1/2" x 2 1/2"	3	12 3/8	3,780	3,780
4B	HDU5-SDS2.5	SSTB20	3/8"	14-SDS 1/2" x 2 1/2"	3	16 3/8	4,785	4,785
4C	HDU5-SDS2.5	SSTB24		14-SDS 1/2" x 2 1/2"	3	20 3/8	5,645*	5,645*
4D	HDQ8-SDS3	SSTB28	1/2"	20-SDS 1/2" x 3"	4 1/2	24 1/4	9,230*	9,230*

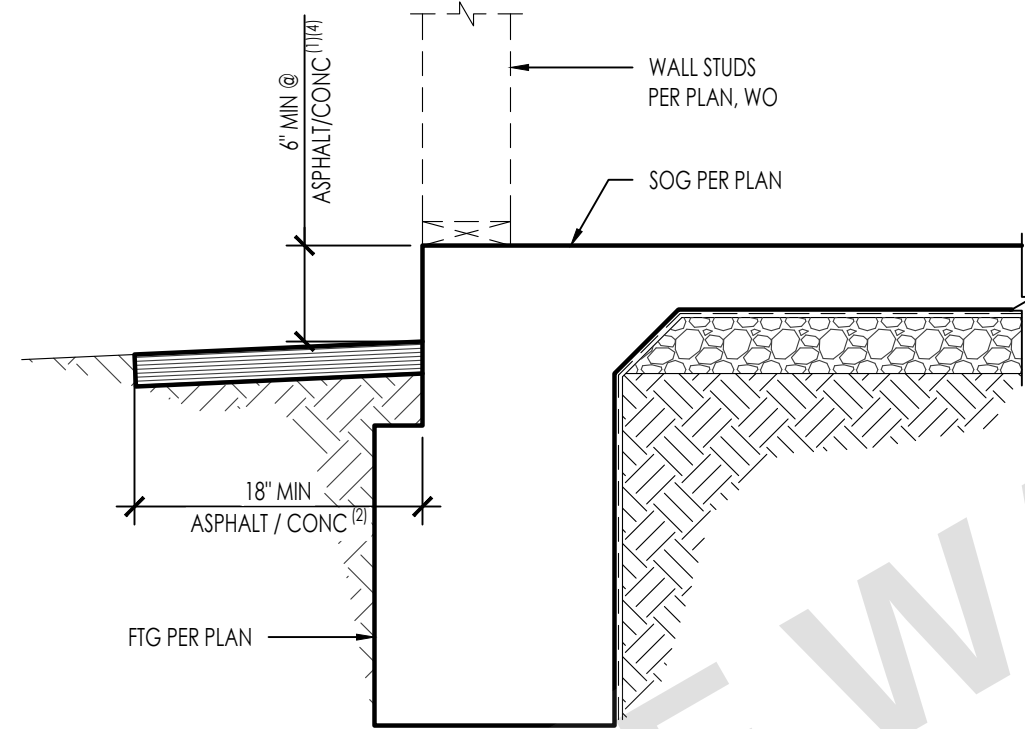
1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 31"
3. * = CAPACITY LIMITED BY HOLDOWN
4. DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/-

52 MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING

2264-01-C021 - 3311 - 32



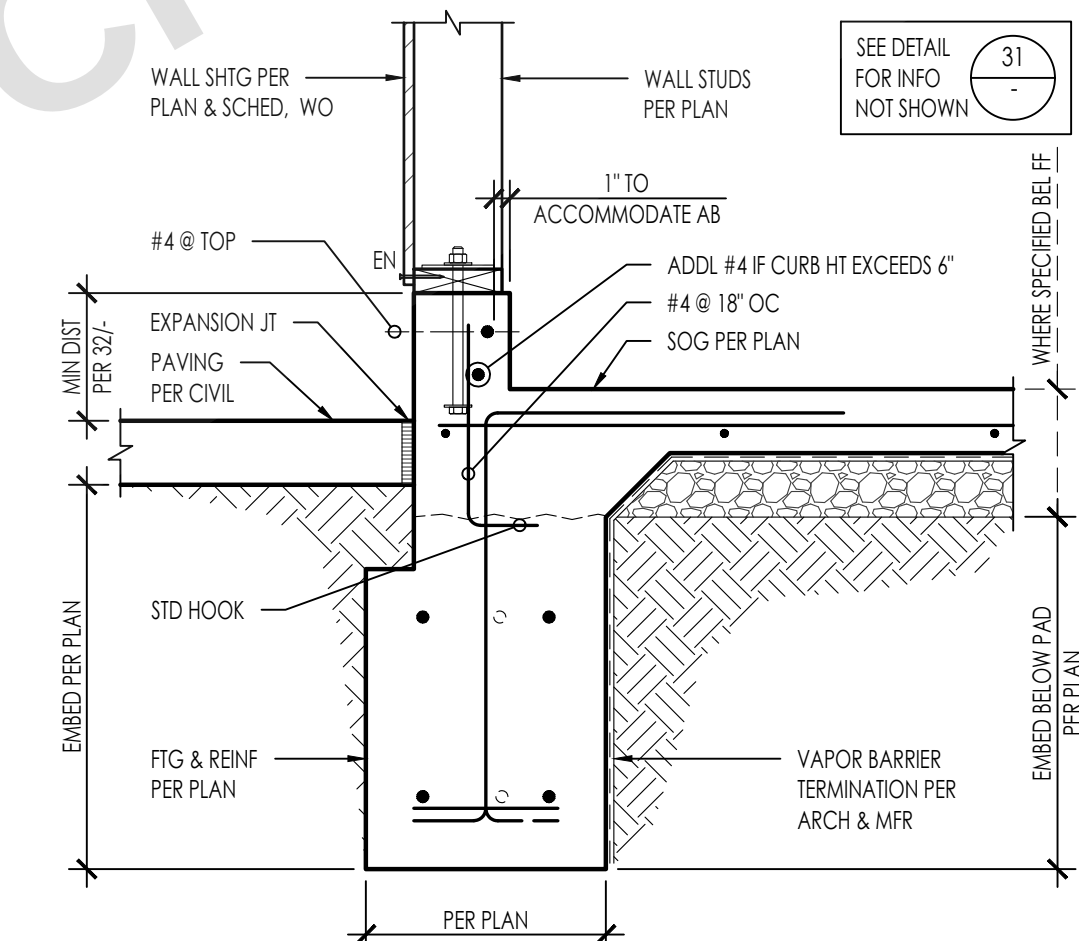
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 31/-
4. WHERE MINIMUM DISTANCE TO EXTERIOR FINISHED GRADE OR SURFACE CANNOT BE ACHIEVED, PROVIDE CONCRETE CURB PER DETAIL 33/-



32

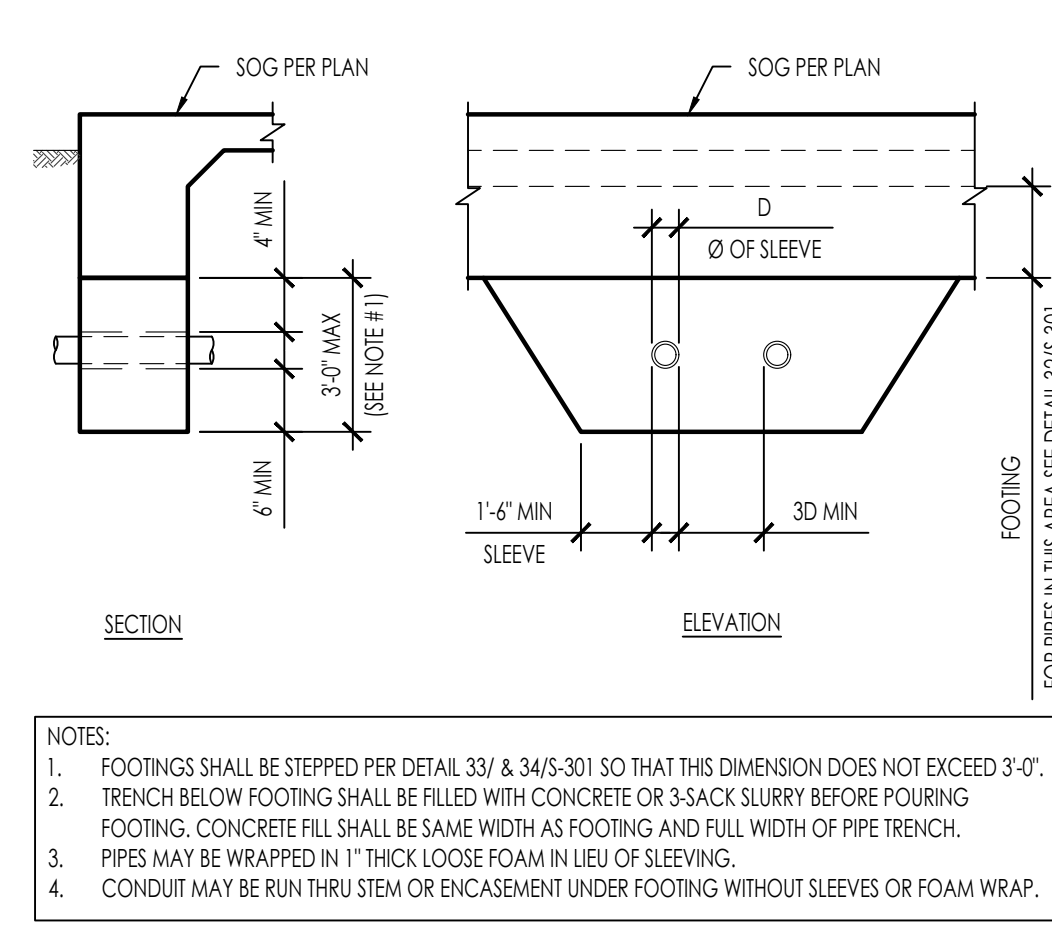
22 SSTB ANCHOR & HOLDOWN @ FOUNDATION

2264-01-C021 - 3311 - 12



43 EXTERIOR CONTINUOUS WALL FTG W/ CURB

2264-01-C021 - 3311 - 33

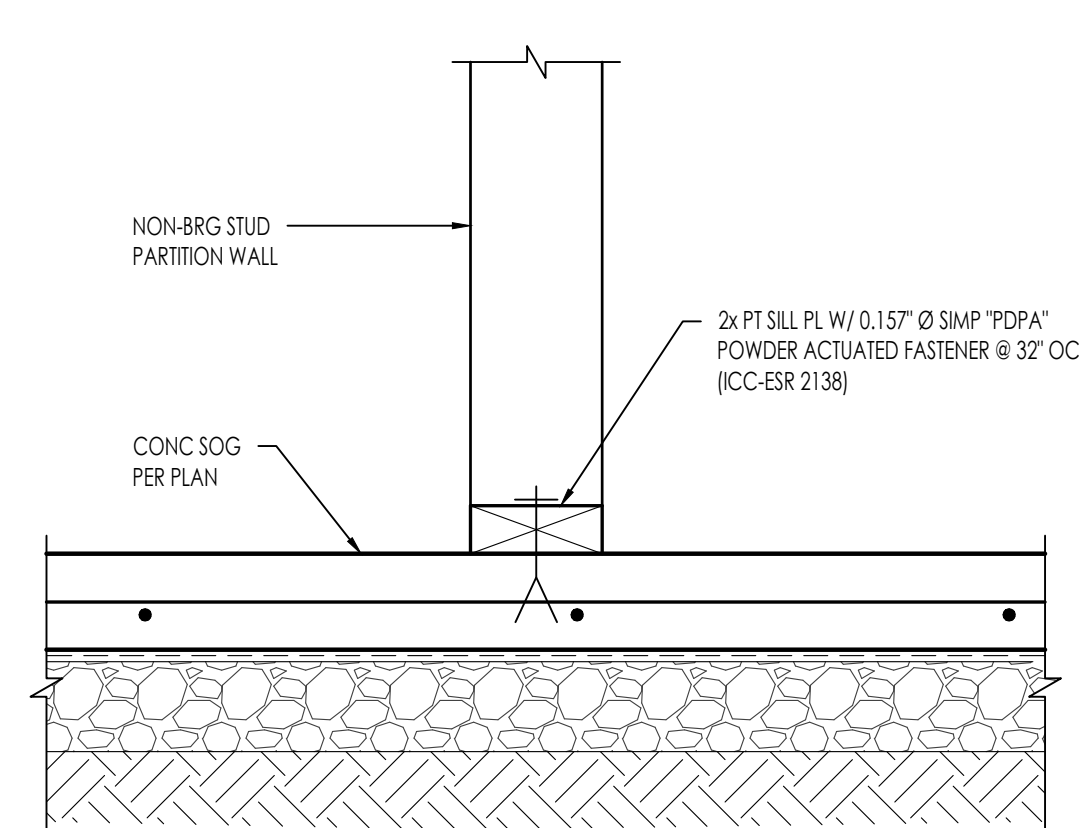


23 PIPES PERPENDICULAR TO FOOTINGS

2264-01-C021 - 3311 - 23

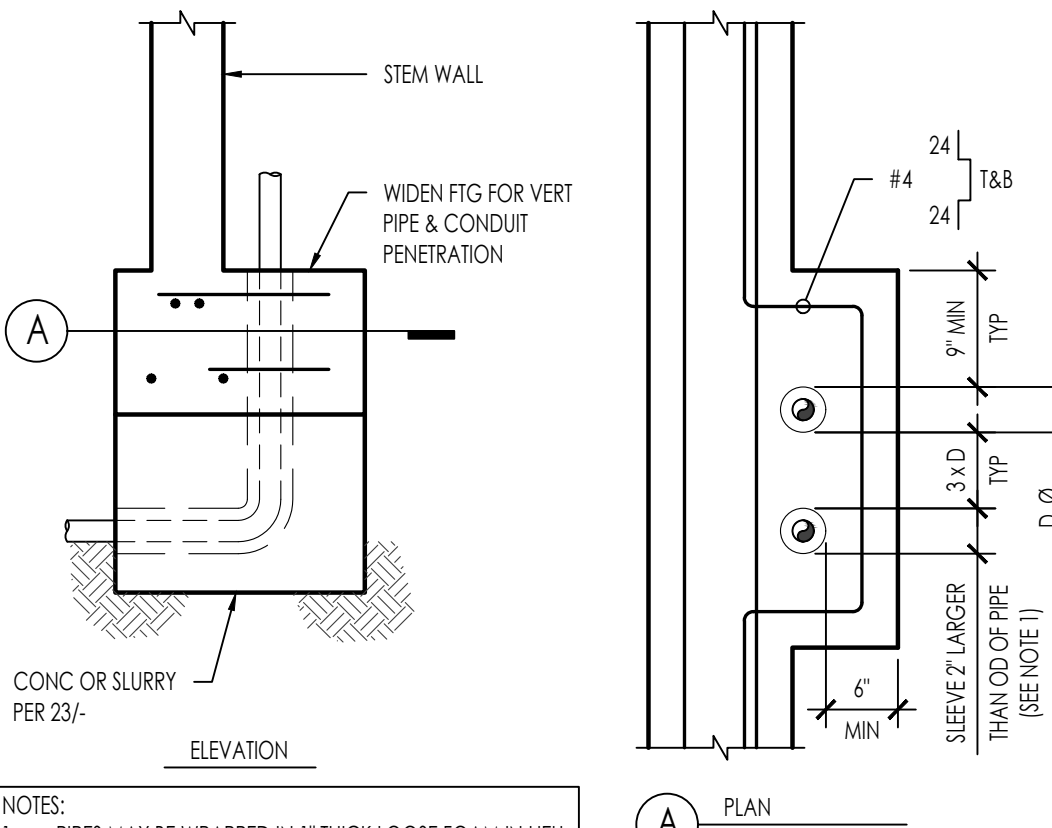
53

43



44 NON-BEARING WALL ANCHORAGE @ SOG

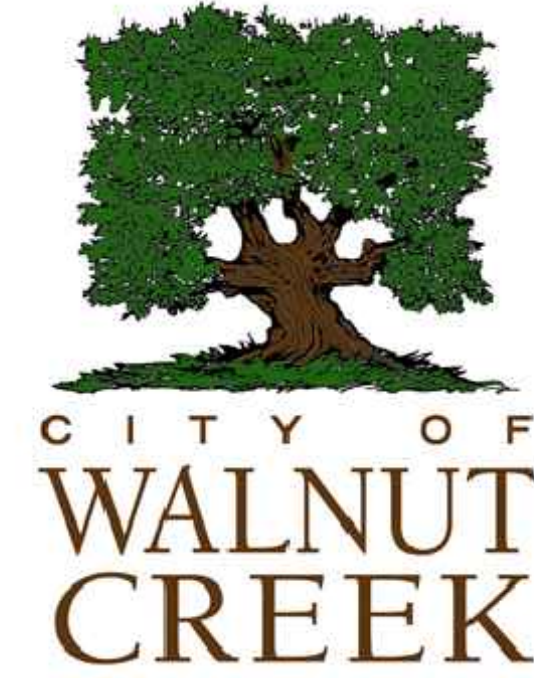
2264-01-C021 - 3311 - 34



24 TYPICAL VERT PIPES OR COND THROUGH FOOTING

2264-01-C021 - 3311 - 24

13



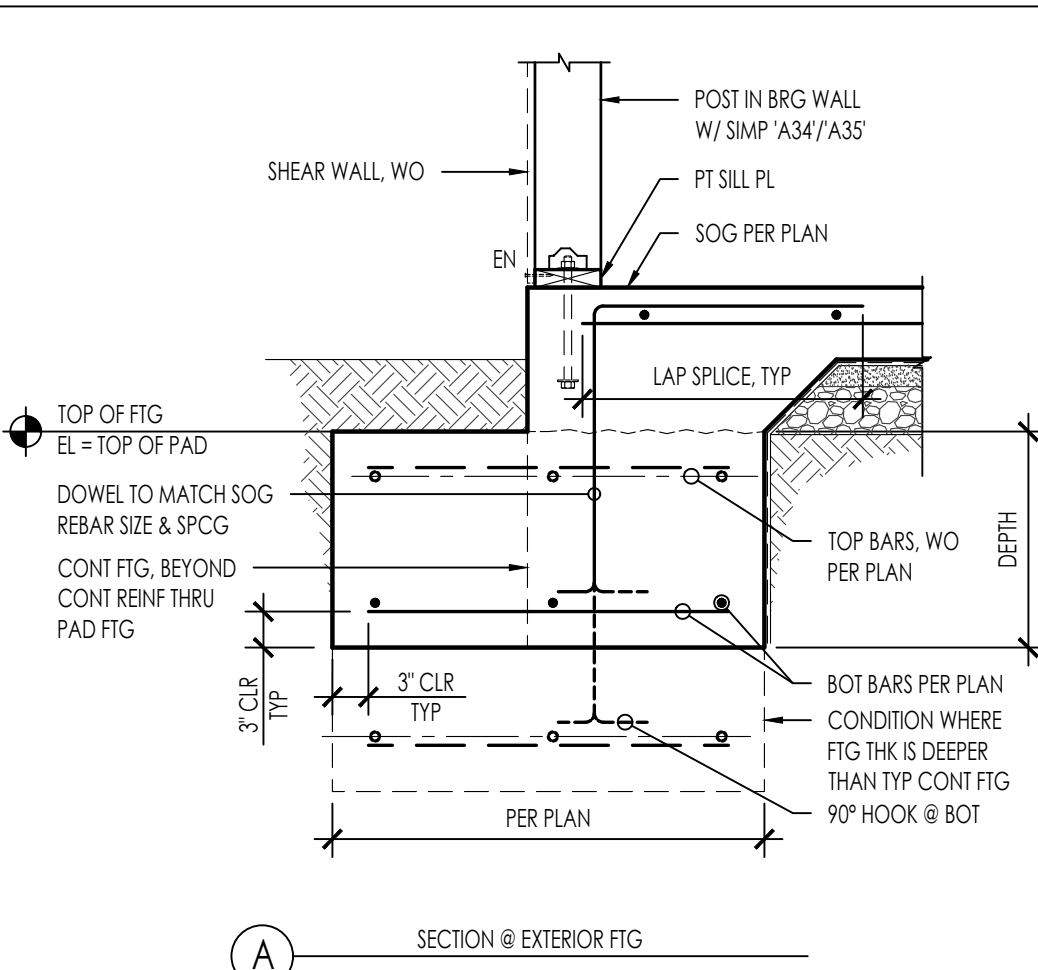
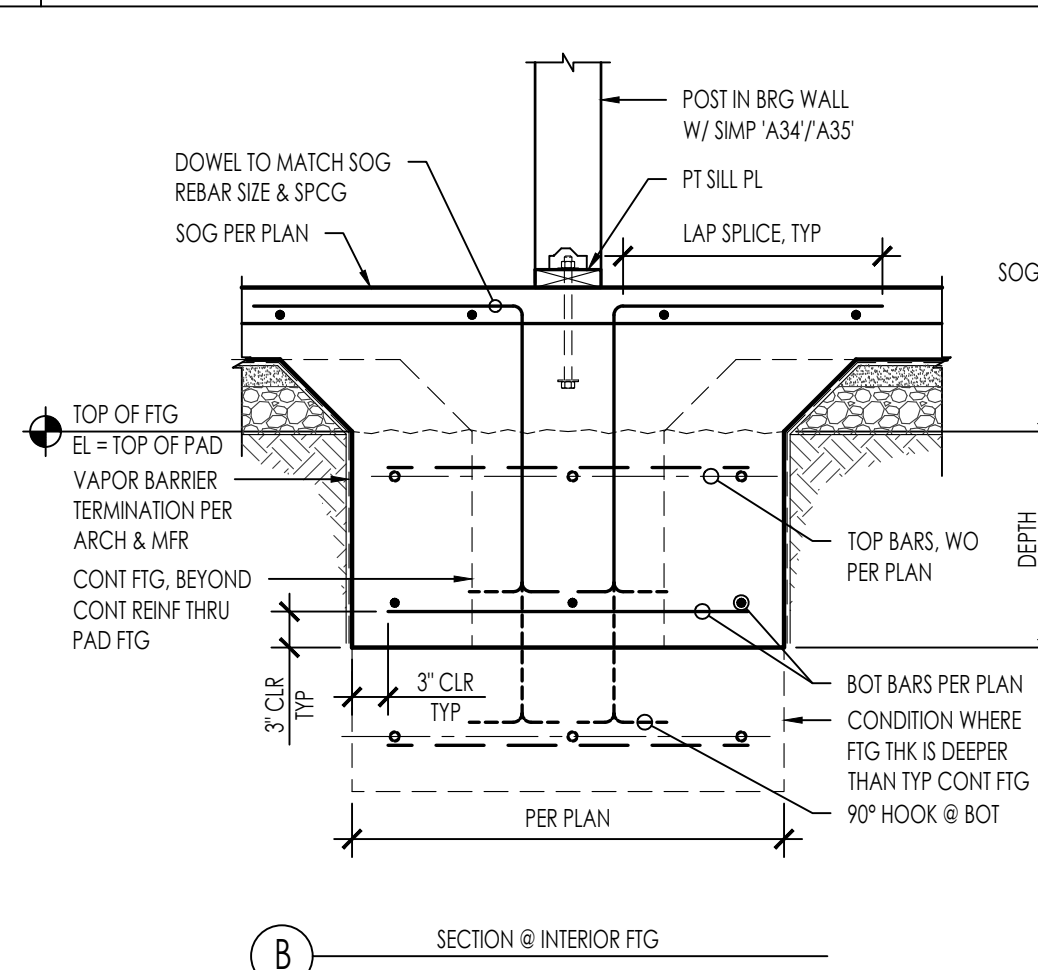
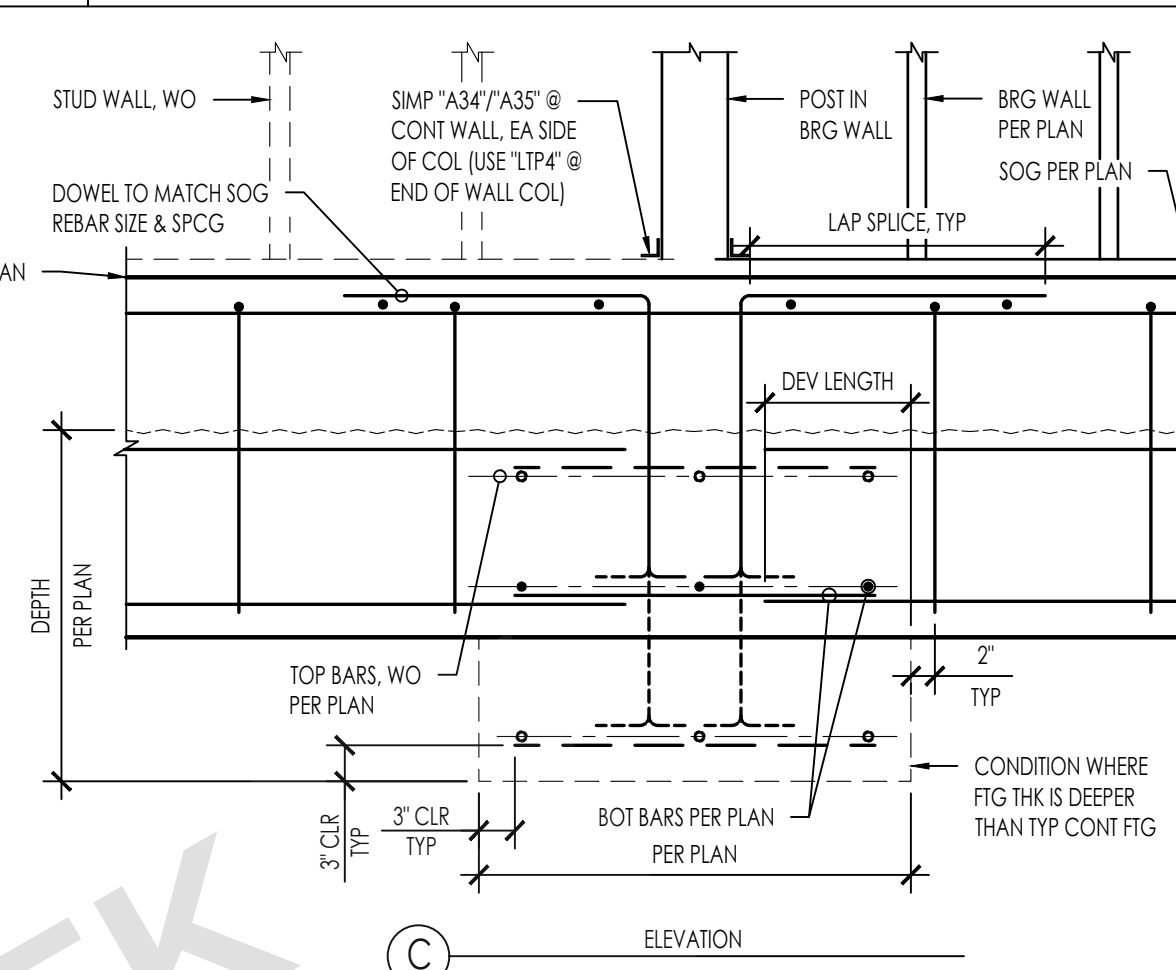
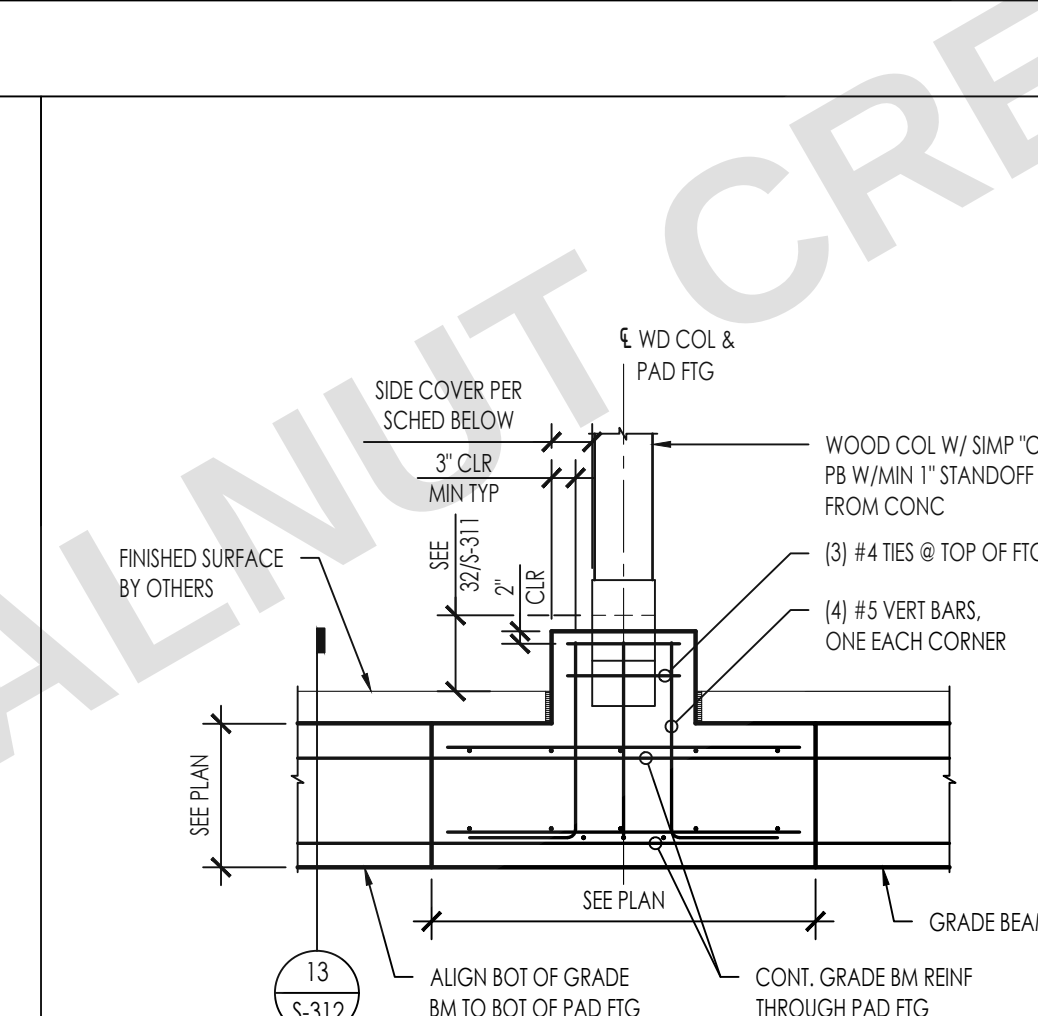
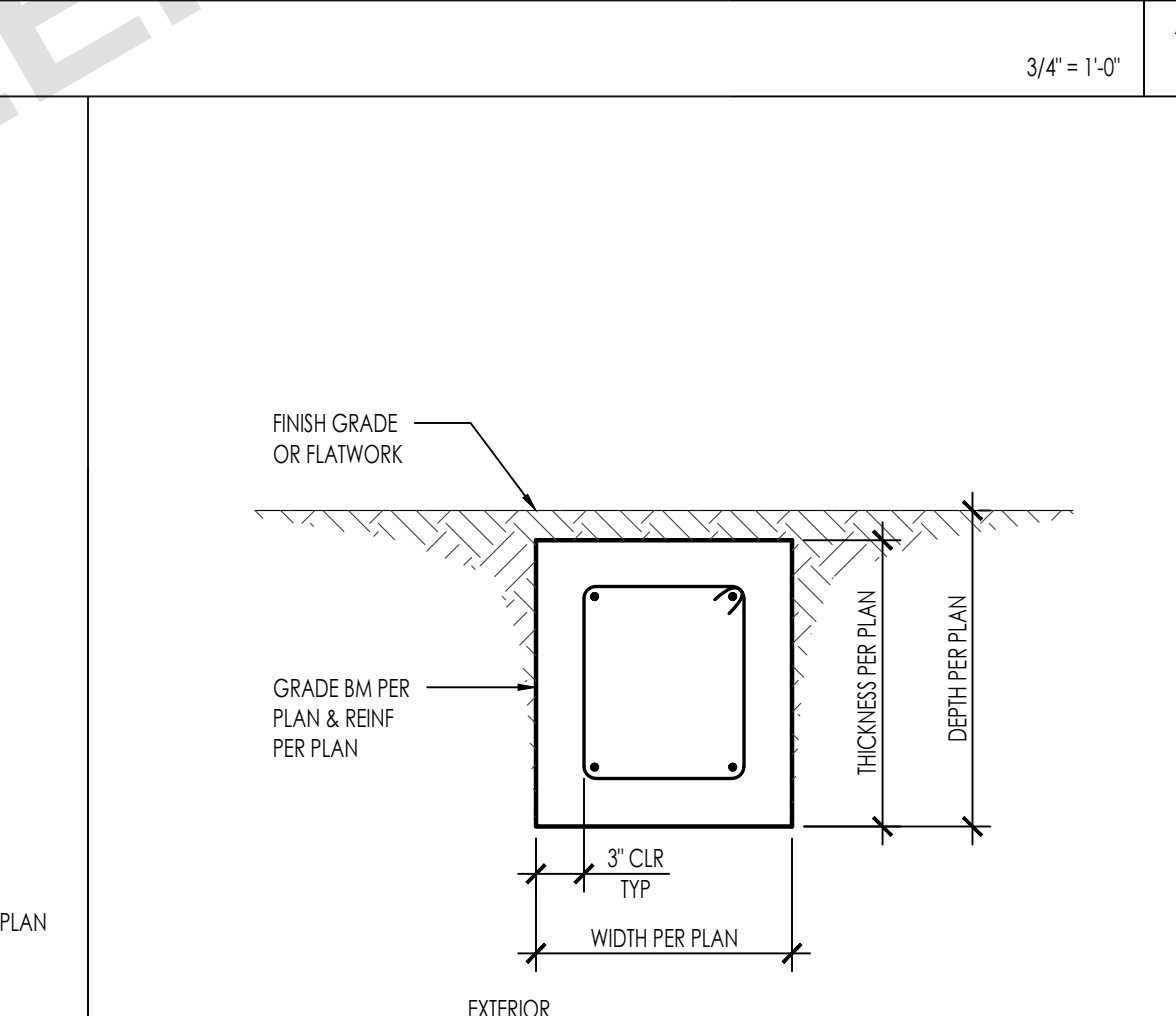
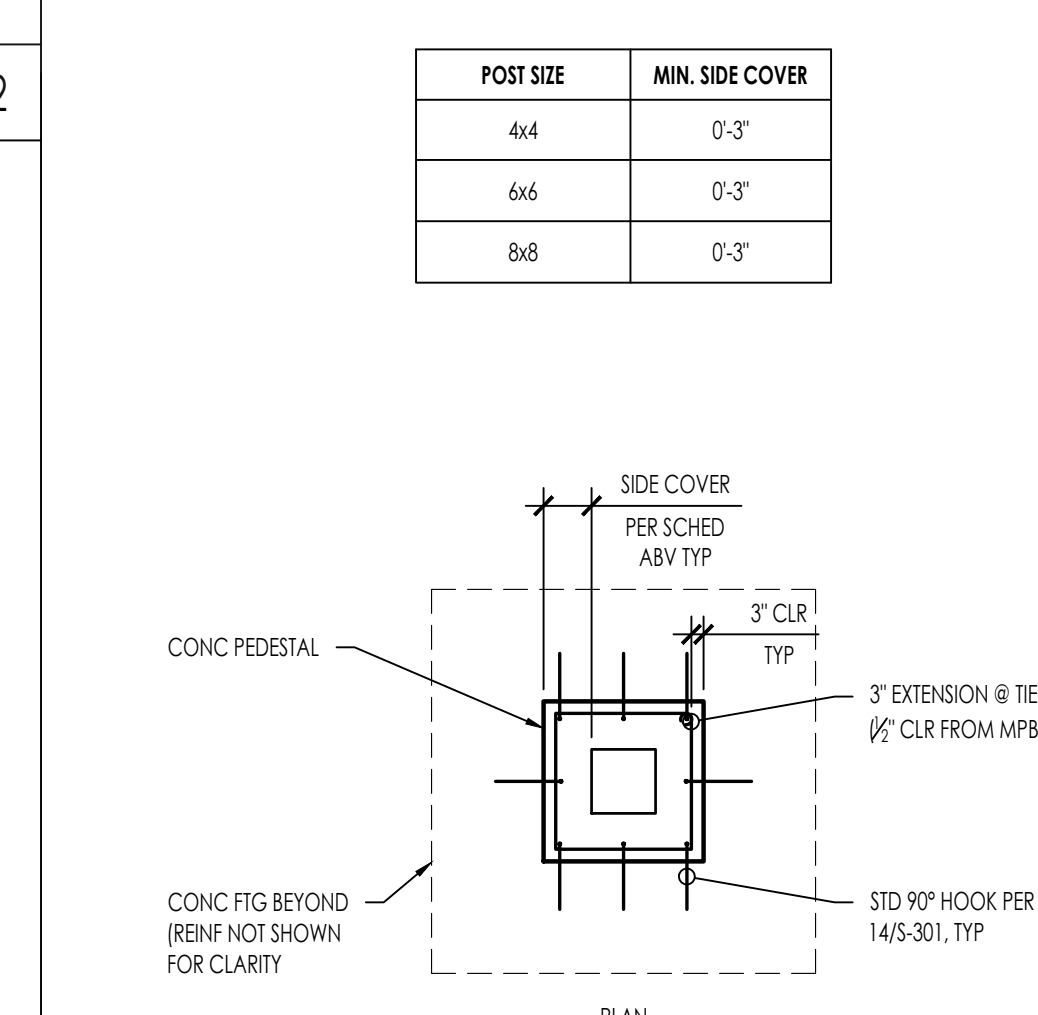
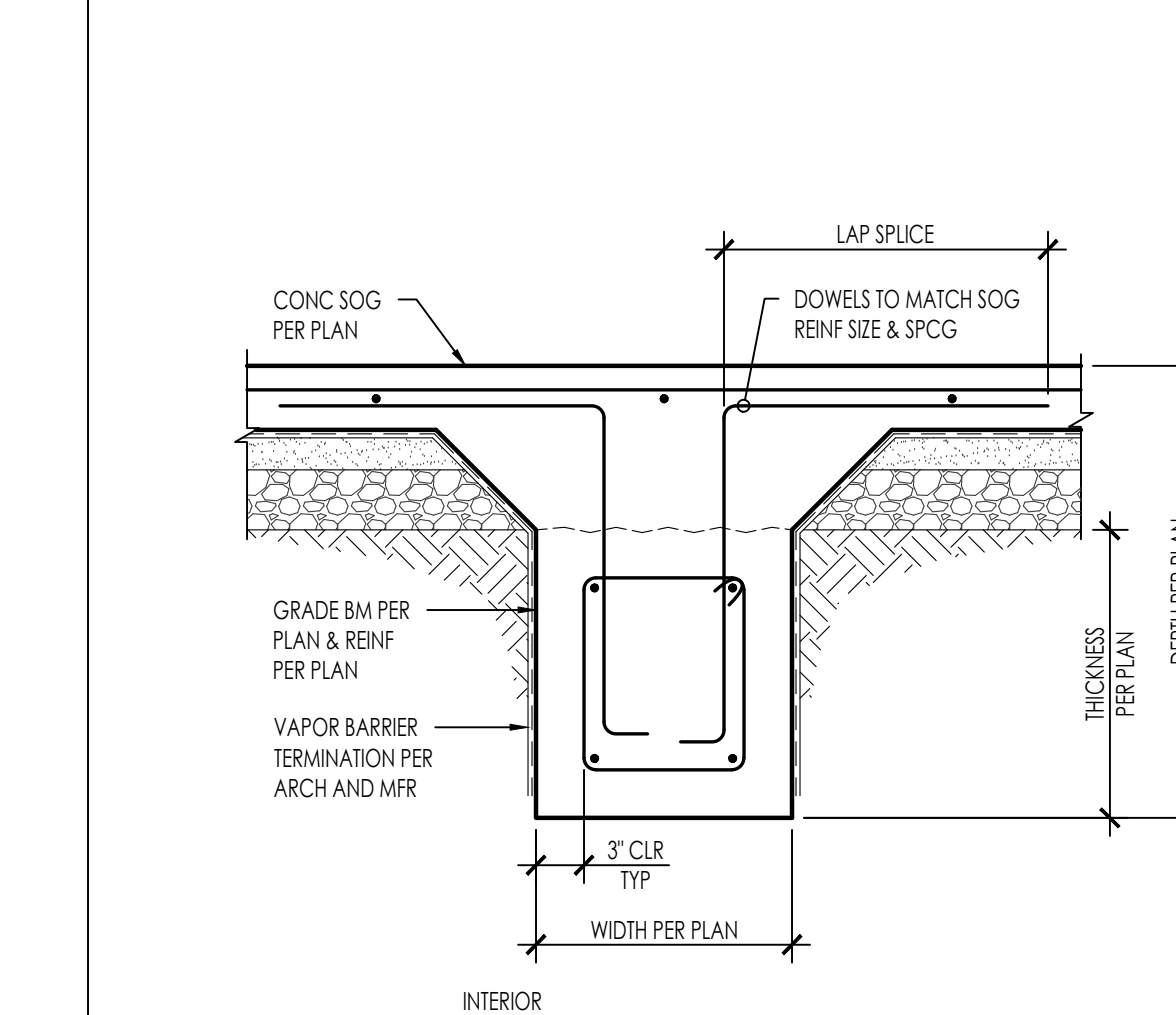
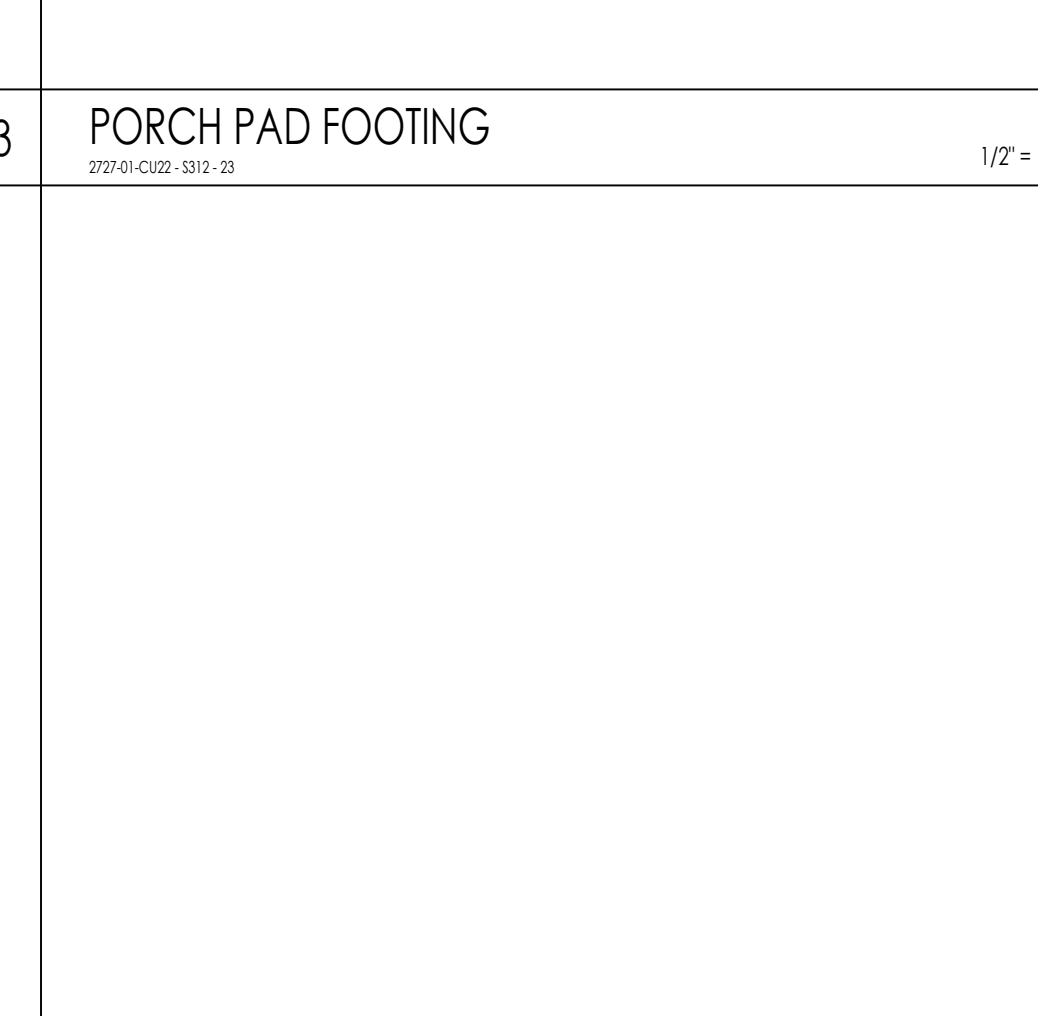
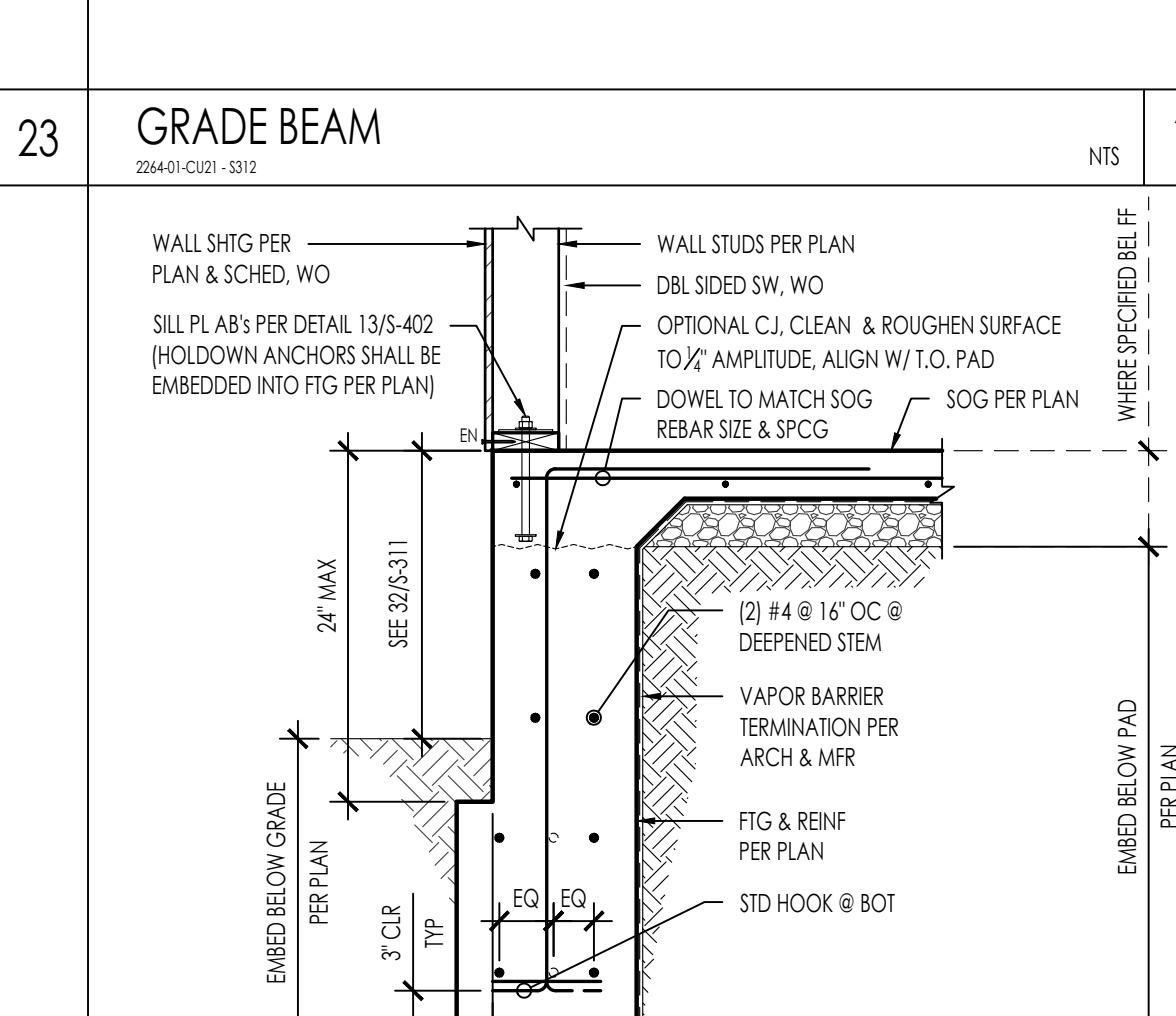
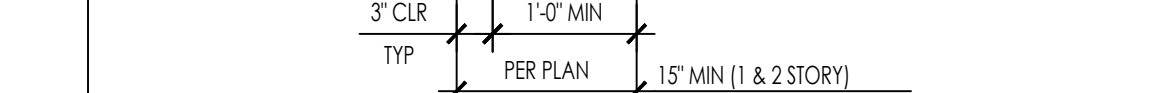
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WALNUT CREEK ADU
CITY OF WALNUT CREEK
CONCRETE DETAILS

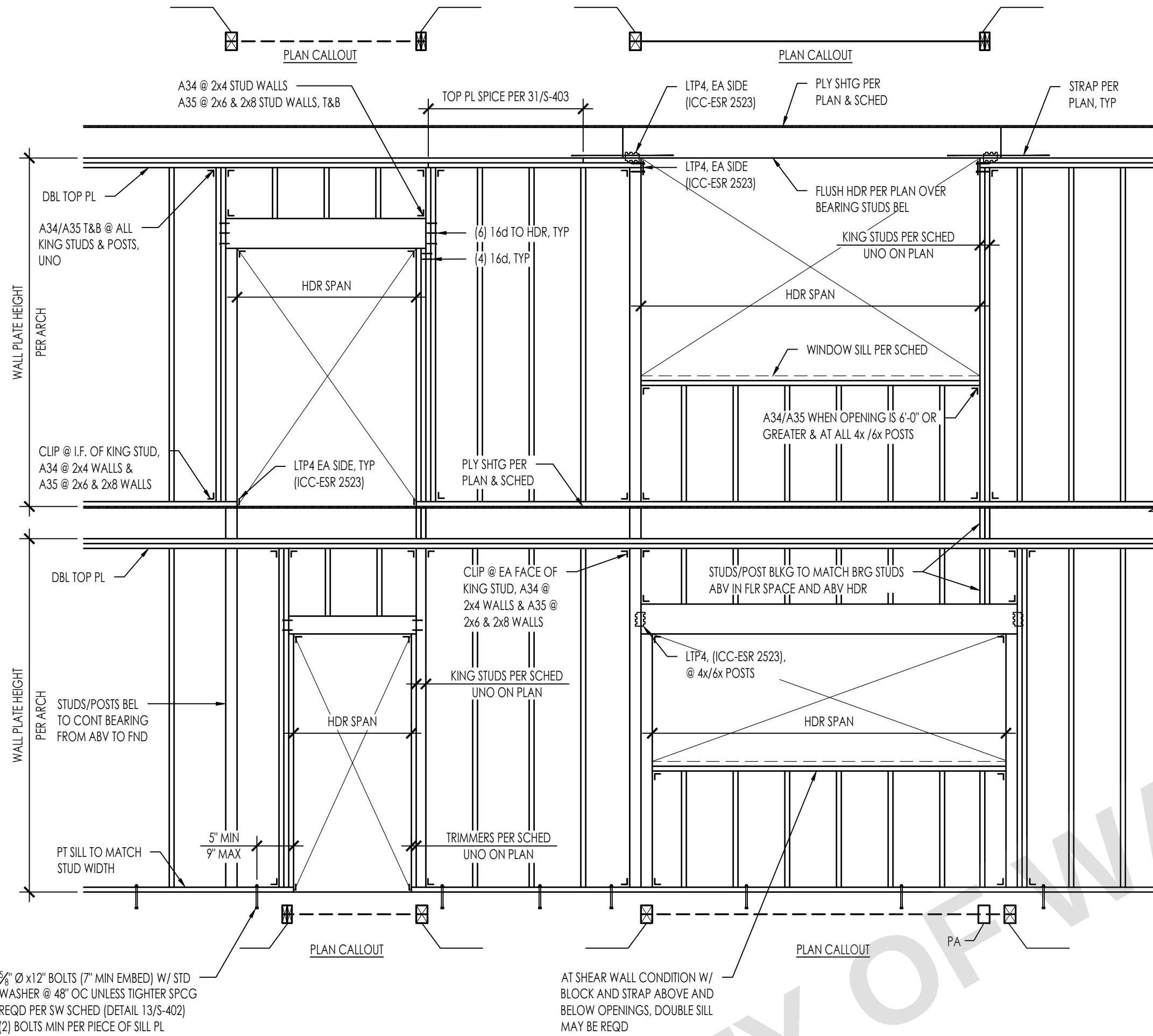
DATE
11/20/2023
SHEET

S-311

N:\2200\2244-01\c021-walnut-creek-ado\structural\ConDocx\sheet files\2244-01-C021 - S312.dwg, PLN 4 - S312, Nov 20, 2023 12:54pm, adpce

													
	51	41	SPREAD FOOTING @ BEARING WALL POST 2244-01-C021 - S312			11 3/4" = 1'-0"							
	52	42											
			<table><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"		
POST SIZE	MIN. SIDE COVER												
4x4	0'-3"												
6x6	0'-3"												
8x8	0'-3"												
	53	43	PORCH PAD FOOTING 2244-01-C021 - S312 - 23			23 1/2" = 1'-0"							
													
	54	44											
													

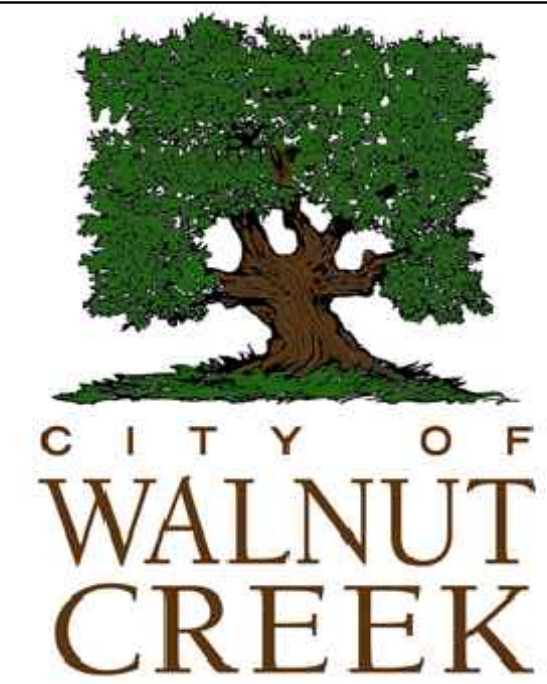
1-STORY			6 INCH WALLS			
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	
	UP TO 3'-0"	6x4	2x	2x6	2x6	
	3'-0" - 5'-0"	6x6	2x	2x6	2x6	
	5'-0" - 7'-0"	6x8	(2) 2x	2x6	(2) 2x6	
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	
	UP TO 3'-0"	6x6	2x	2x6	2x6	
	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
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	3-10d COMMON	TOENAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON	16" OC 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



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EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

226401-C101 - S401 - 32

NTS

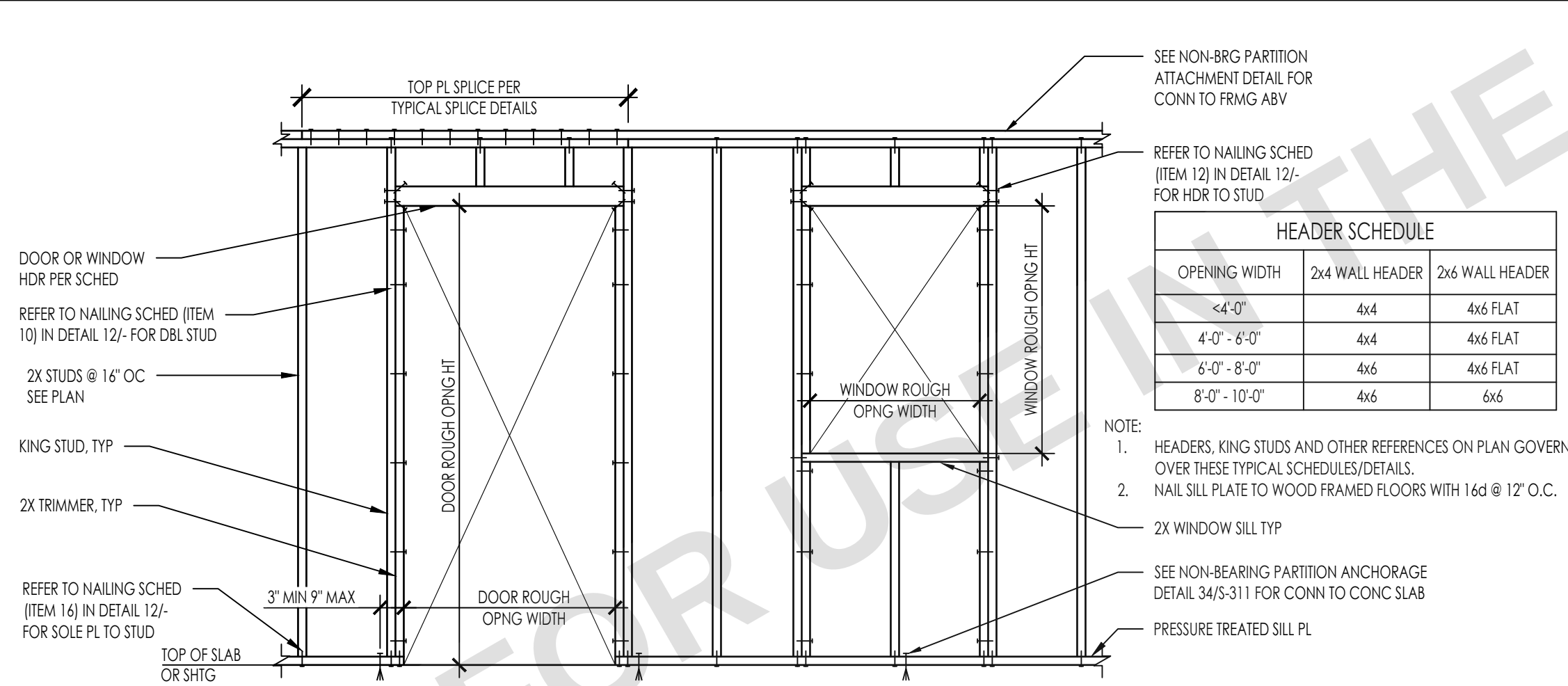
32

NAILING SCHEDULE

226401-C101 - S401 - 12

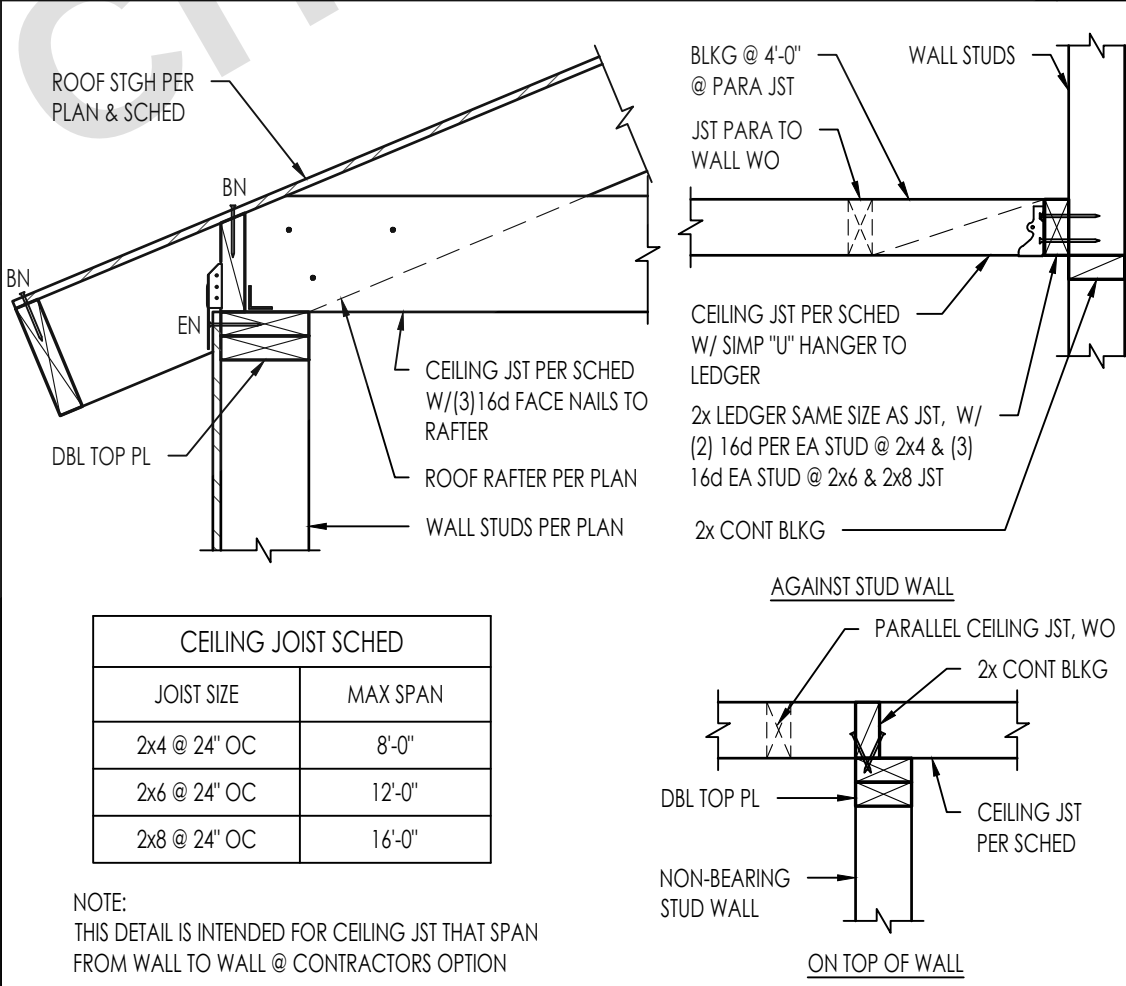
NTS

12



HEADER SCHEDULE			
OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER	
<4'-0"	4x4	4x6 FLAT	
4'-0" - 6'-0"	4x4	4x6 FLAT	
6'-0" - 8'-0"	4x6	4x6 FLAT	
8'-0" - 10'-0"	4x6	6x6	

- 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.



CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 24" OC	8'-0"
2x6 @ 24" OC	12'-0"
2x8 @ 24" OC	16'-0"

INTERIOR NON-BEARING PARTITION WALL FRAMING

226401-C101 - S401 - 43

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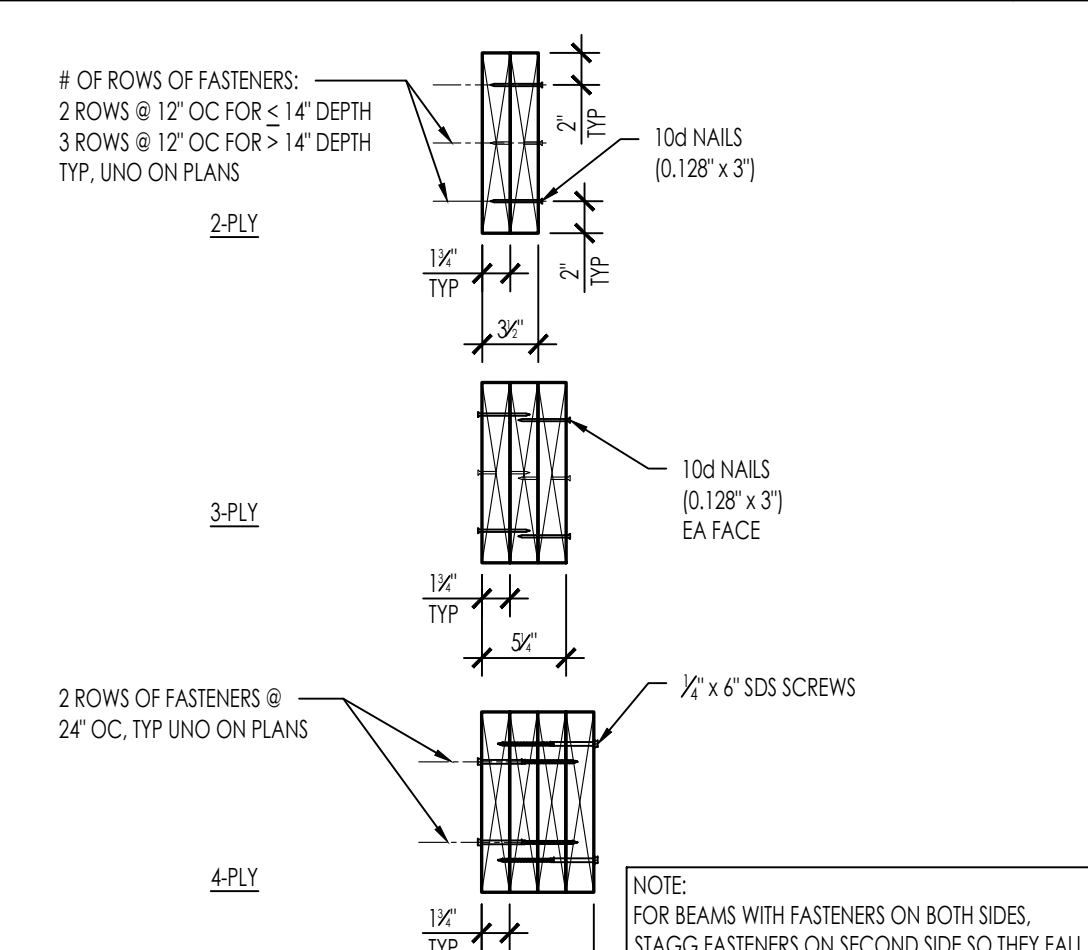
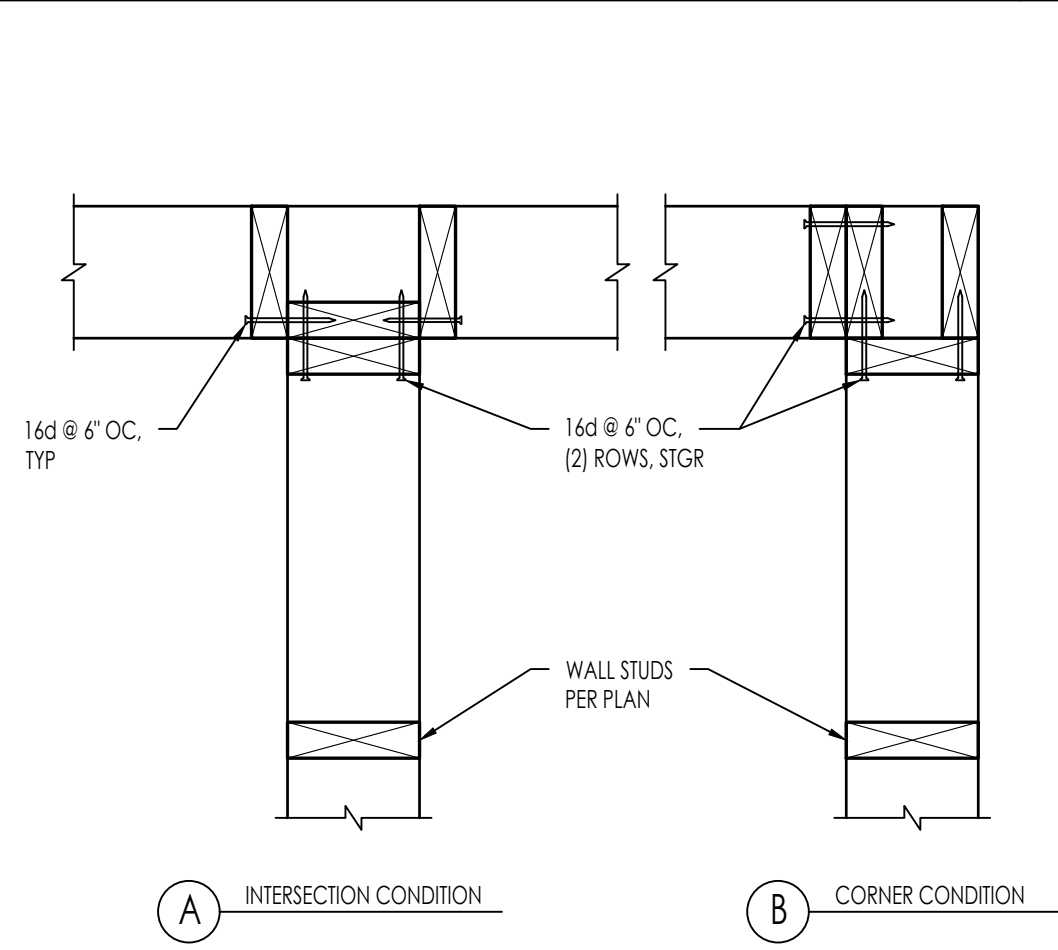
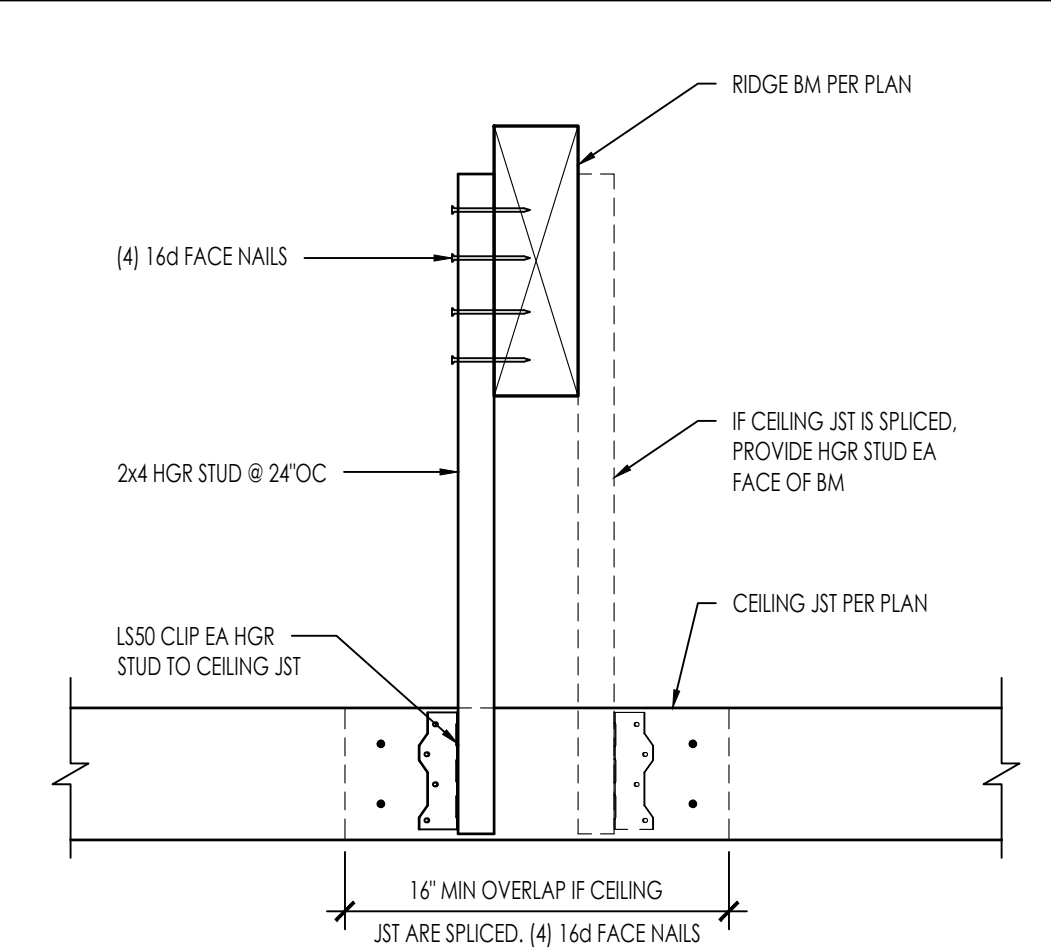
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CEILING JOIST SCHED & DETAILS

226401-C101 - S401 - 33

NTS

33



54

NTS

44

CEILING JOIST SUPPORT AT RIDGE

226401-C101 - S401 - 34

NTS

34

TYPICAL WOOD STUD INTERSECTIONS

226401-C101 - S401 - 24

NTS

24

MULTI-PLY MEMBER CONNECTION

226401-C101 - S401 - 14

NTS

14

WALNUT CREEK ADU
CITY OF WALNUT CREEK

TYPICAL WOOD DETAILS

DATE
11/20/2023
SHEET

S-401



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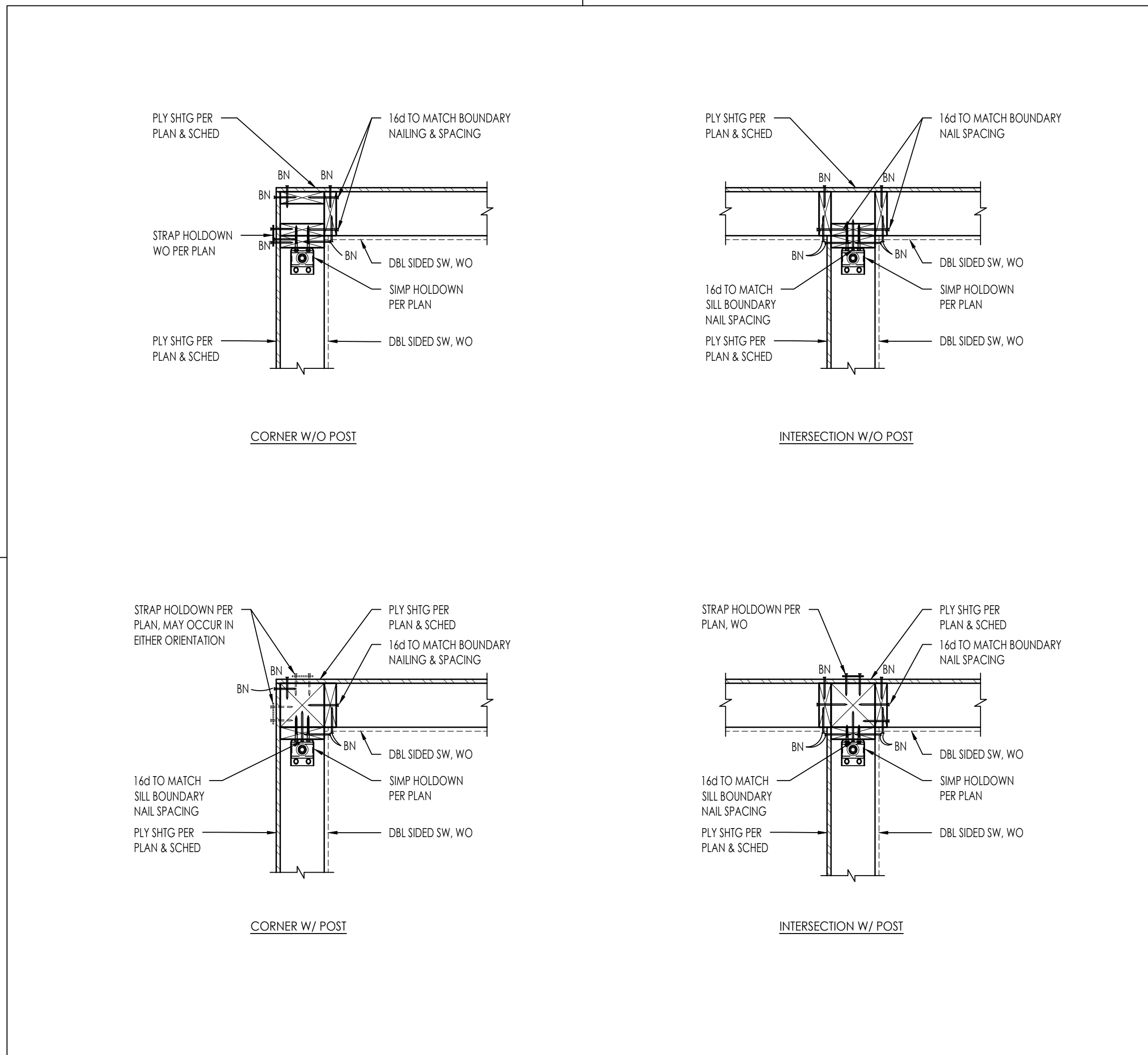
WALNUT CREEK ADU

CITY OF WALNUT CREEK

TYPICAL WOOD DETAILS

DATE
11/20/2023
SHEET

S-402

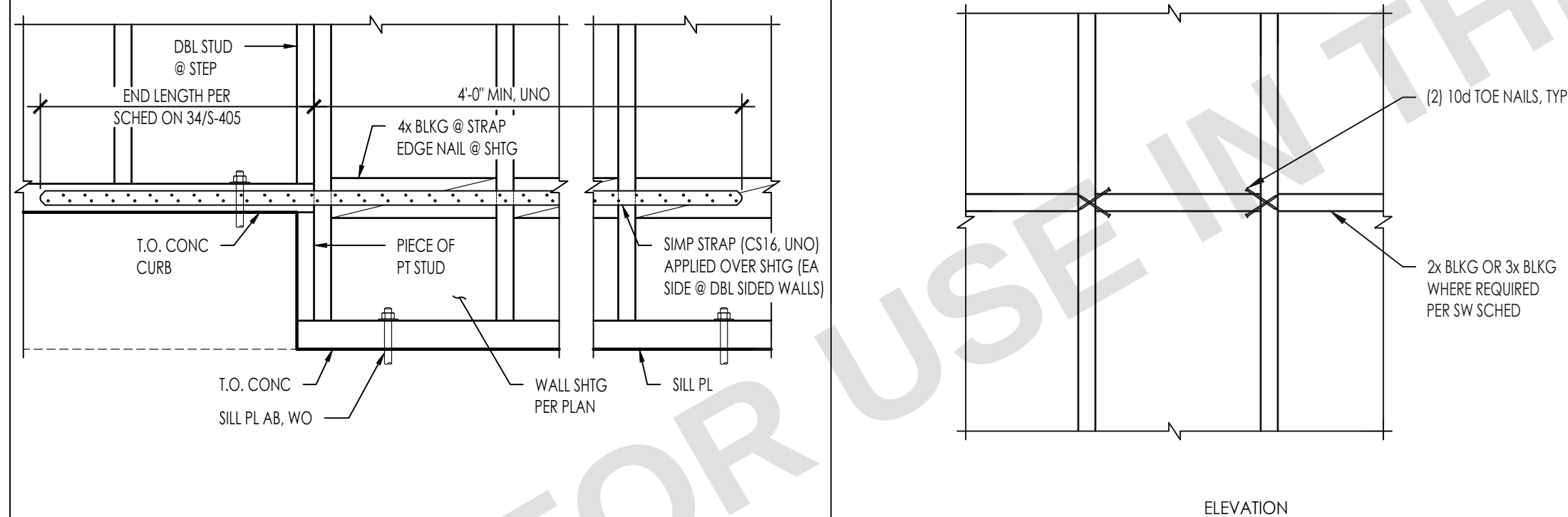


SHEAR WALL INTERSECTION

2264-01-C101 - S402 - 42

NTS

42



STRAP AT STEP IN SHEAR WALL SILL PLATE

2264-01-C101 - S402 - 53

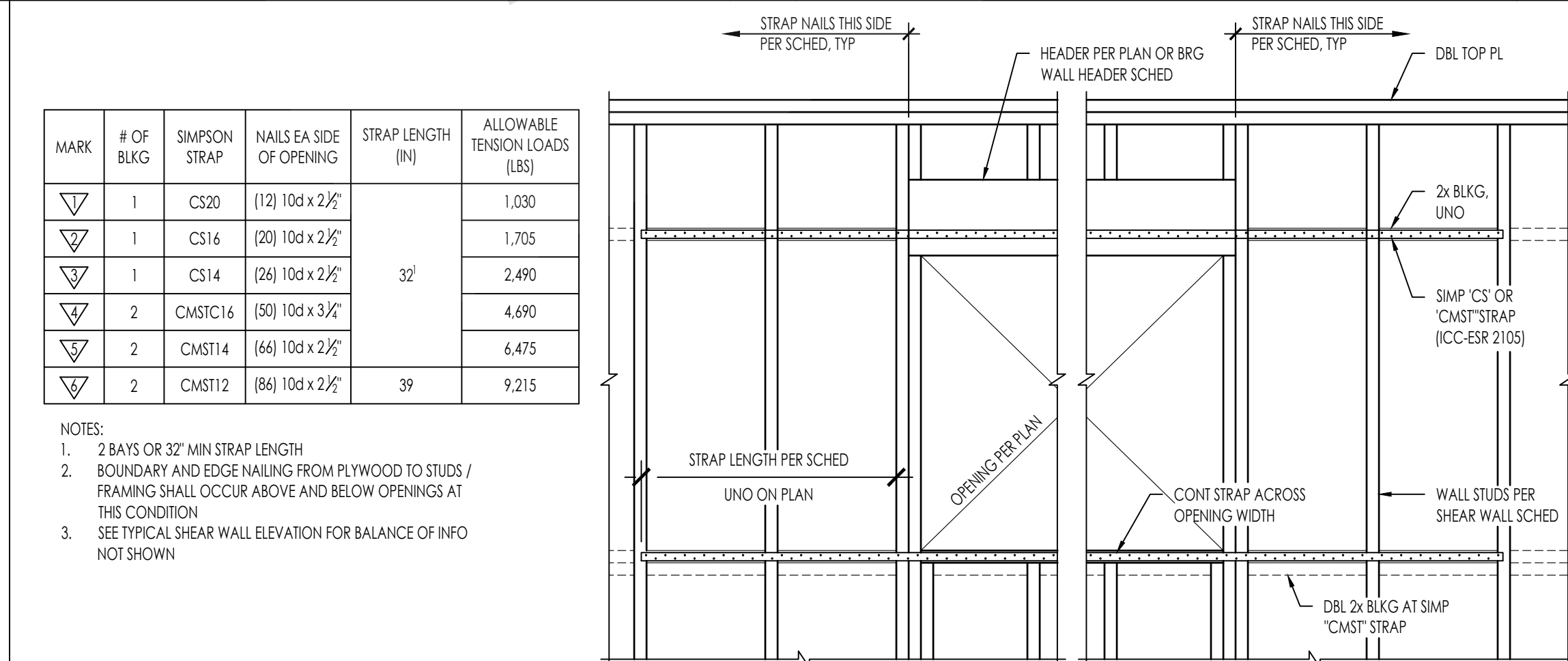
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TYPICAL BLOCKING DETAIL

2264-01-C101 - S402 - 43

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43

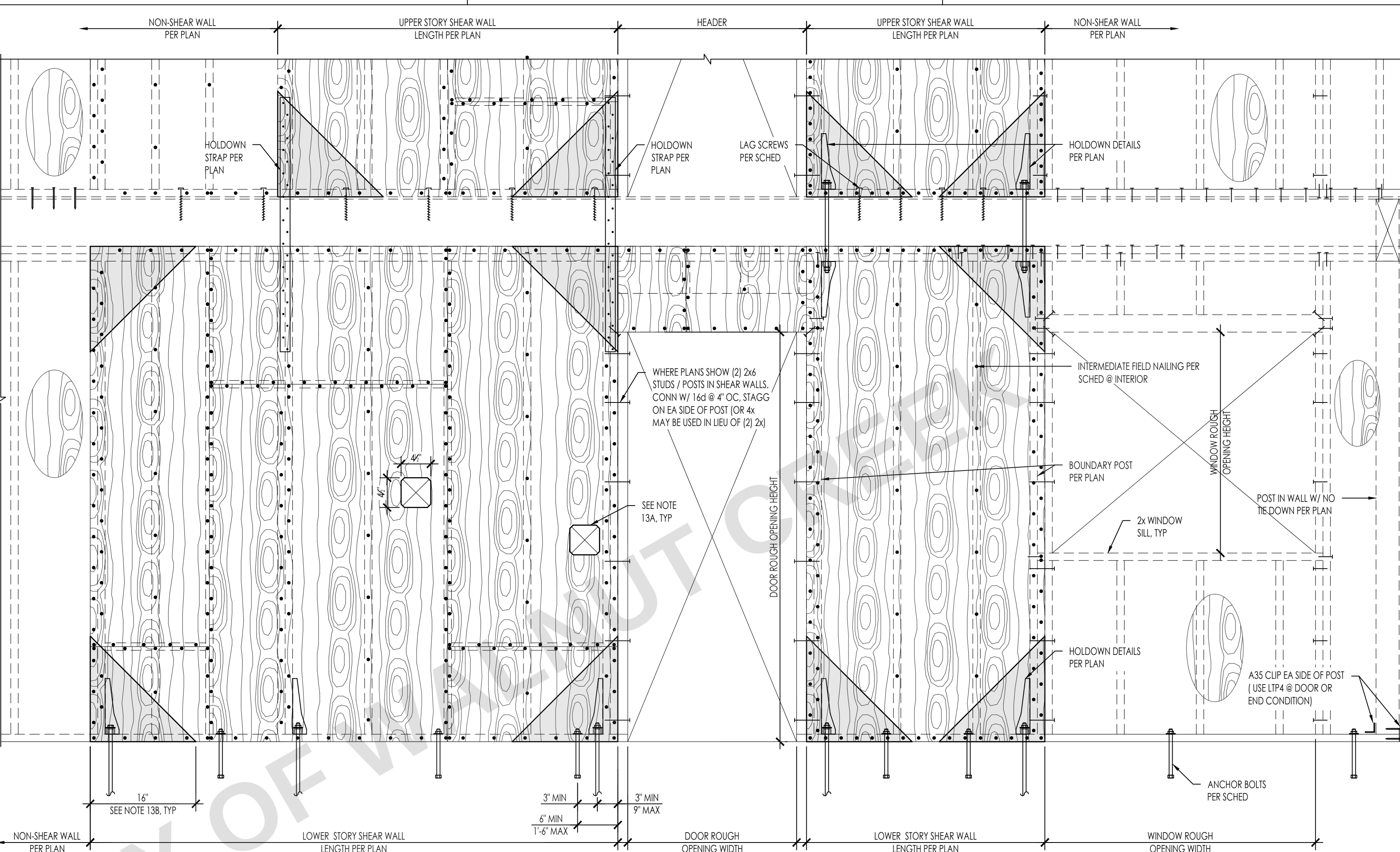


FORCE TRANSFER AROUND OPENINGS

2264-01-C101 - S402 - 44

NTS

44



SHEAR WALL SHEATHING / NAILING SCHEDULE									
WALL SYMBOL	STRUCT SHEATHING	1,12 FRAMING SIZE	6 NAILING		2,3,4		7 SILL NAILING		10,11 ANCHOR BOLTING
			(2) 2x STUD	EDGE	INTERMEDIATE SUPPORTS	NAILS / LAG SCREWS	8 SDS SCREWS OPTION	14 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" LAG SCREWS (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8" LAG SCREWS @ 6" OC	(2) @ 4" OC *	LTP4 @ 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.
C. 2" MIN PENETRATION INTO RIM BOARD.
 - ASSUMES A 1 1/4" MIN LSL RIM BOARD. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN.
 - * WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
 - SIMPSON LTP4 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

2264-01-C101 - S402 - 13

NTS

13

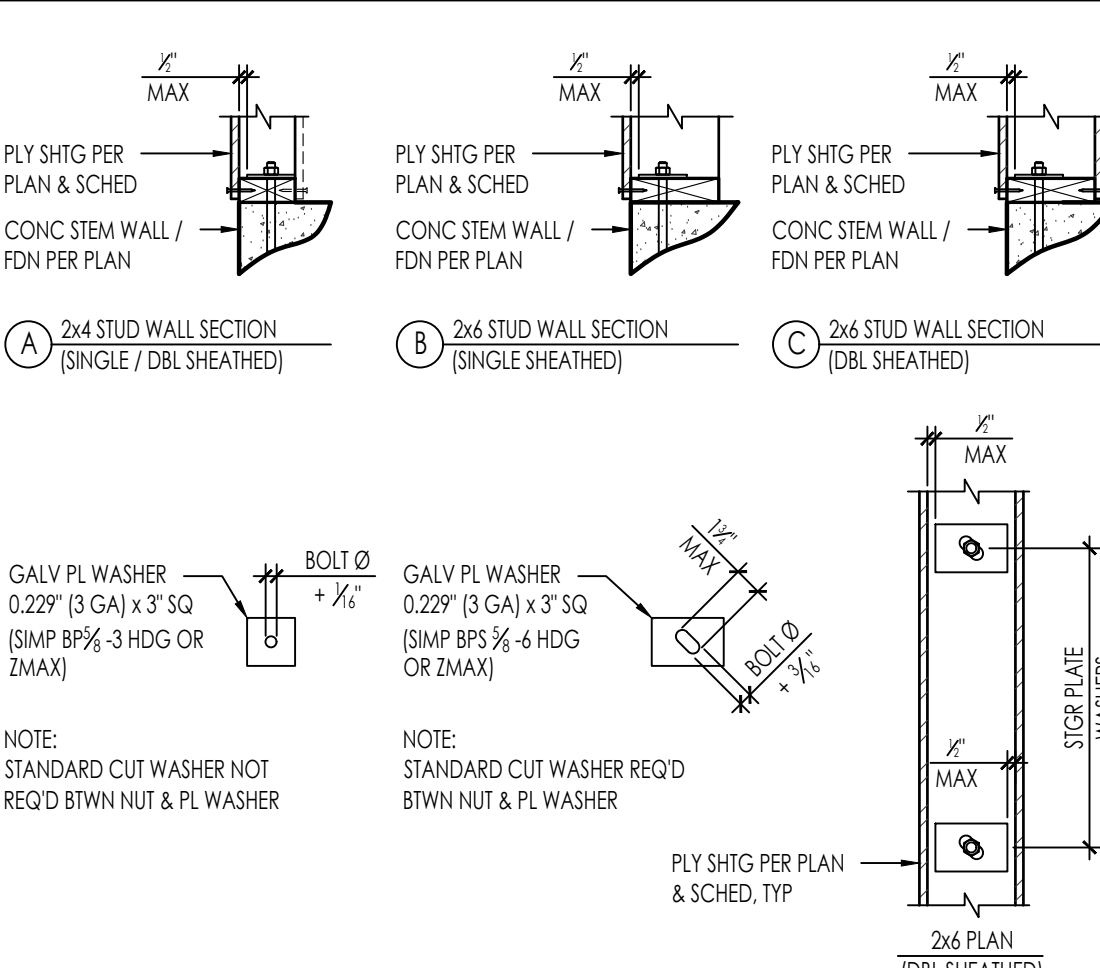
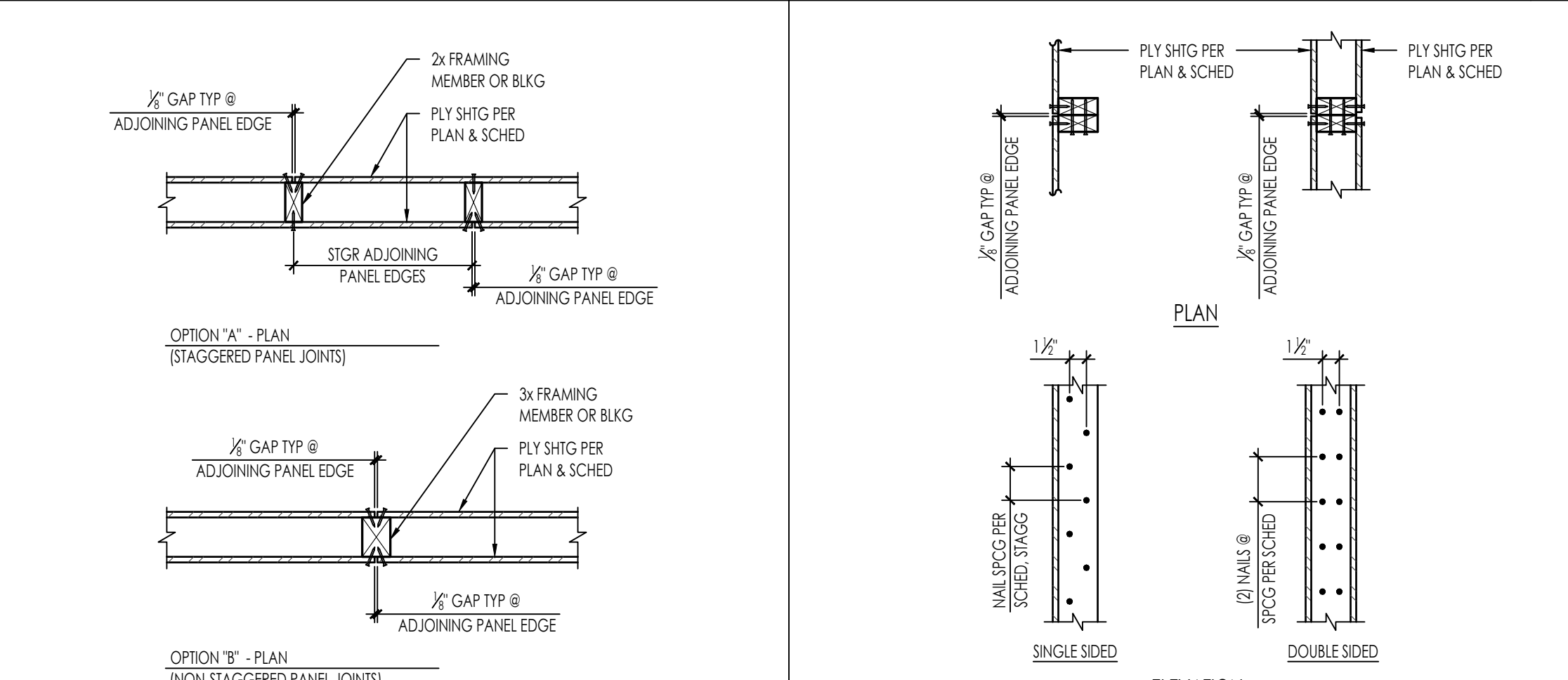


PLATE WASHER DETAIL

2264-01-C101 - S402 - 34

NTS

34



DOUBLE SIDED SHEAR WALL

2264-01-C101 - S402 - 24

NTS

24

2x STUD NAILING @ ADJOINING PANEL EDGES

2264-01-C101 - S402 - 14

NTS

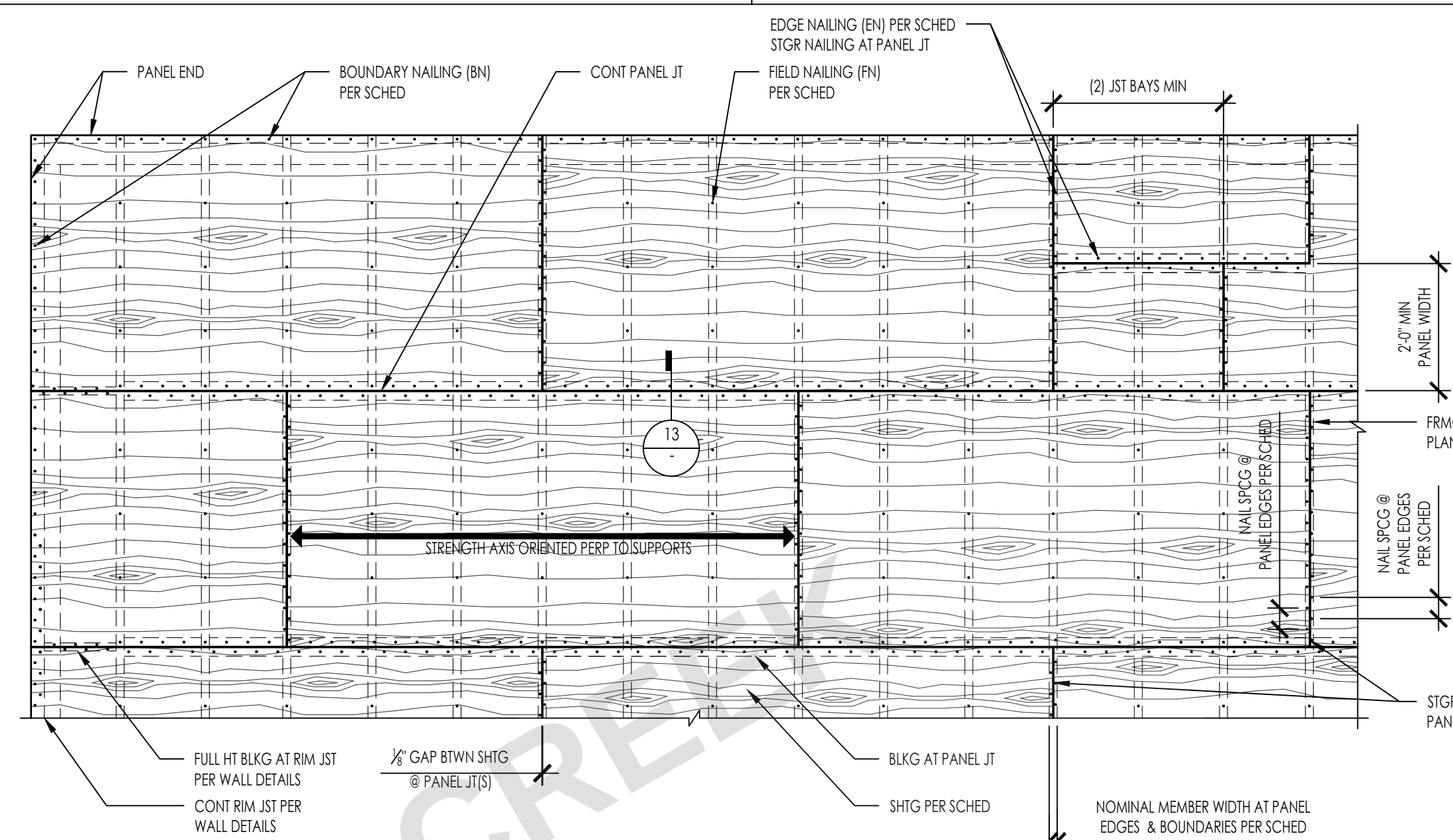
14



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. THE SUBMITTER OF THE ADO HAS BEEN ISSUED A FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

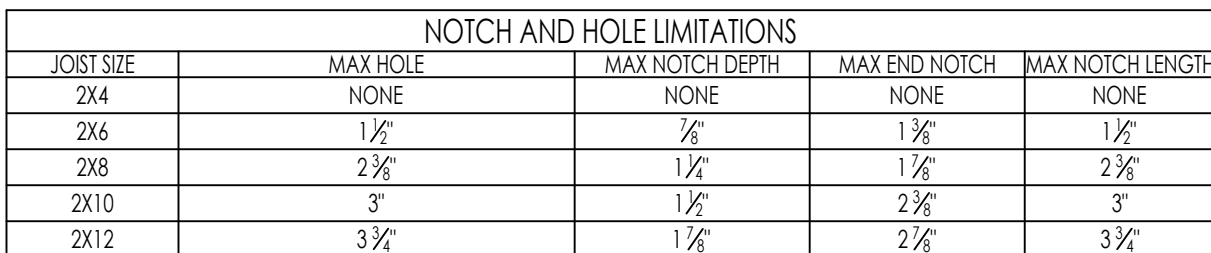


TOP PLATE LAP NAILING			
SYMBOL	MIN LAP SPICE	NAILS EA SIDE	ALLOWABLE TOP CHORD CAPACITY
⊙	4'-0"	(8) 16d	1,800#
⊖	4'-0"	(12) 16d	2,700#
⊗	4'-0"	(16) 16d	3,600#
⊕	4'-0"	(20) 16d	4,500#
⊙	4'-0"	(24) 16d	5,400#
⊖	4'-0"	(28) 16d	6,300#
⊗	4'-0"	(32) 16d	7,200#

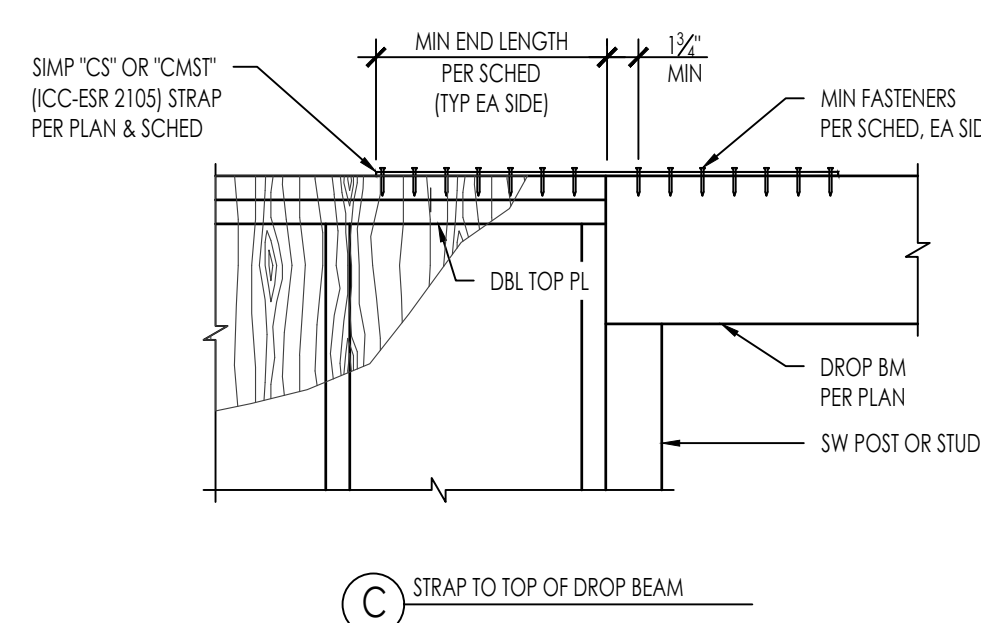
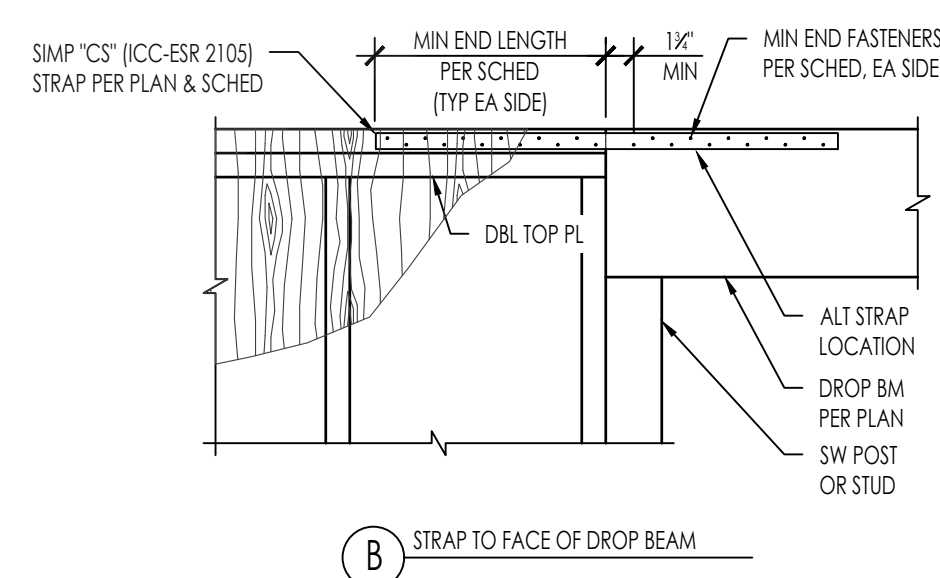
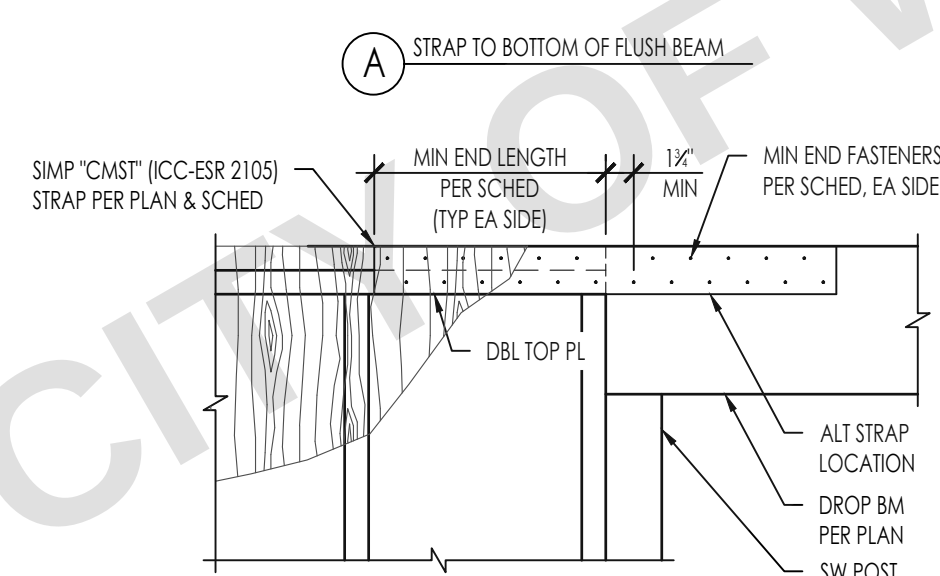


NOTES:

1. NOT USED.
2. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE $\frac{1}{2}$ " FROM SHEATHING EDGE AND $\frac{3}{8}$ " FROM LUMBER EDGE.
3. 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.
4. WHERE PLY ARE SPICED, THEY SHOULD BE INSTALLED AS FOLLOWS:
 - A. 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.
 - B. USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY
 - C. 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 $\frac{1}{8}$ "
5. ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
 - A. $\frac{1}{2}$ " @ SINGLE PLY OR ASPHALT SHINGLES
 - B. $\frac{3}{8}$ " @ TILE
 - C. $\frac{1}{2}$ " @ TILE WITH MORTAR
6. STRUCTURALLY ACCEPTABLE TO USE "SHEATHING" SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

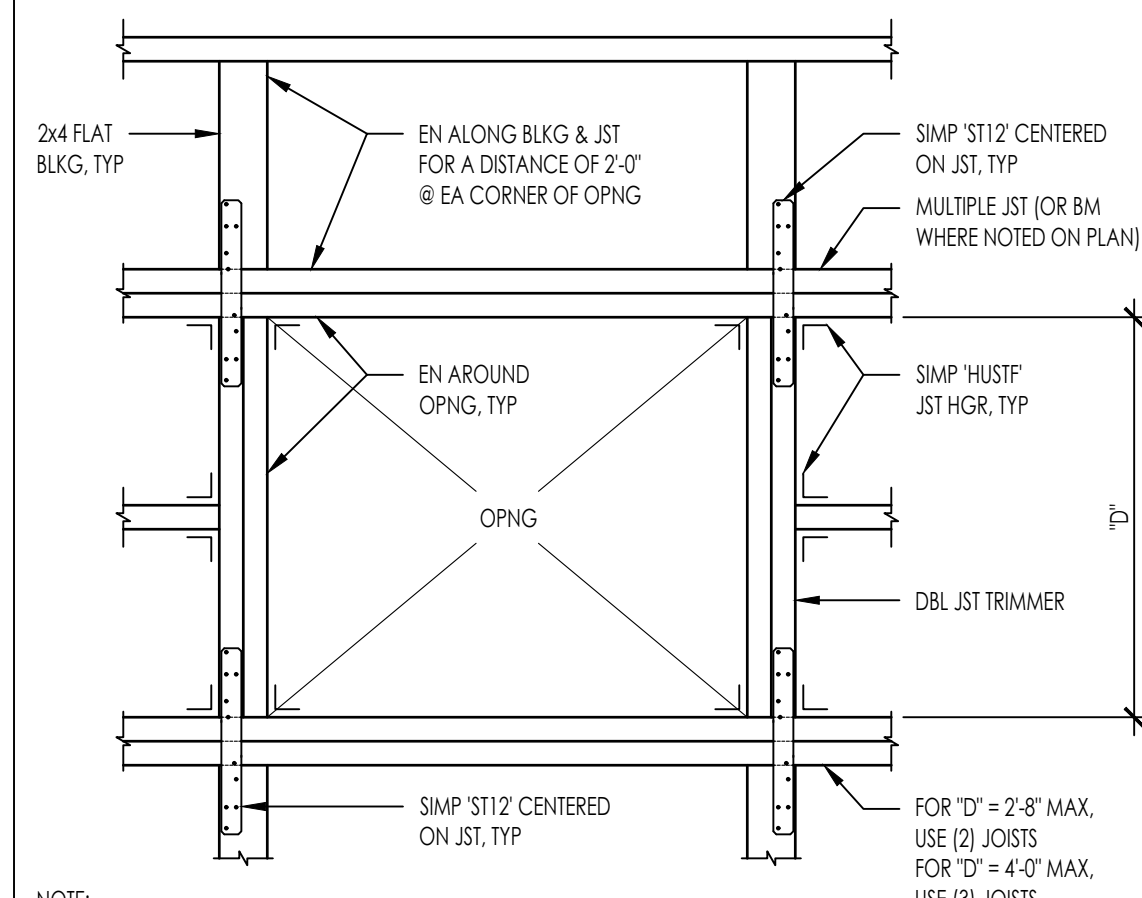


SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS



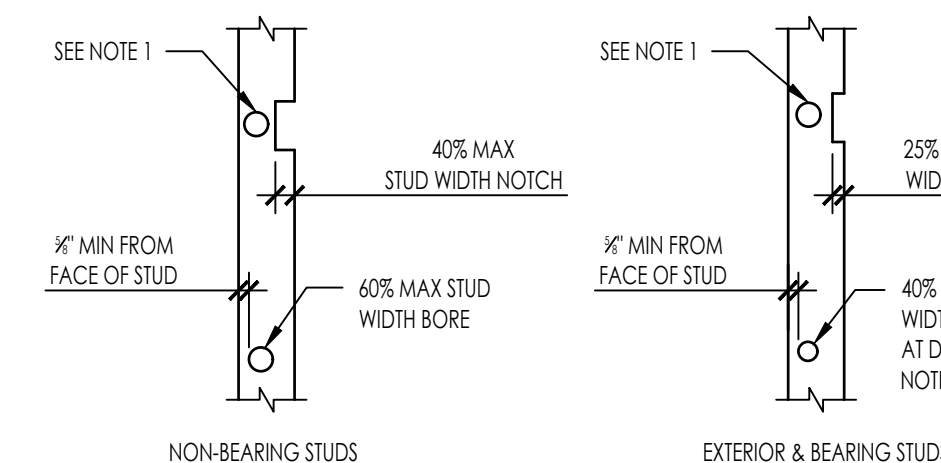
STRAP MODEL	END FASTENERS	END LENGTH (in)	ALLOWABLE TENSION LOADS (in)
CS16	(20) 10d	11	1.705
	(22) 8d	13	
CS14	(26) 10d	15	2.490
	(30) 8d	16	
CMSTC16	(50) 16d	20	4.690
CMST14	(56) 16d	26	6.475
	(66) 10d	30	
CMST12	(74) 16d	33	9.215
	(86) 10d	39	

PLYWOOD DIAPHRAGM SHEATHING



NOTE:
FOR LARGER OPENINGS REFER TO FRAMING PLAN

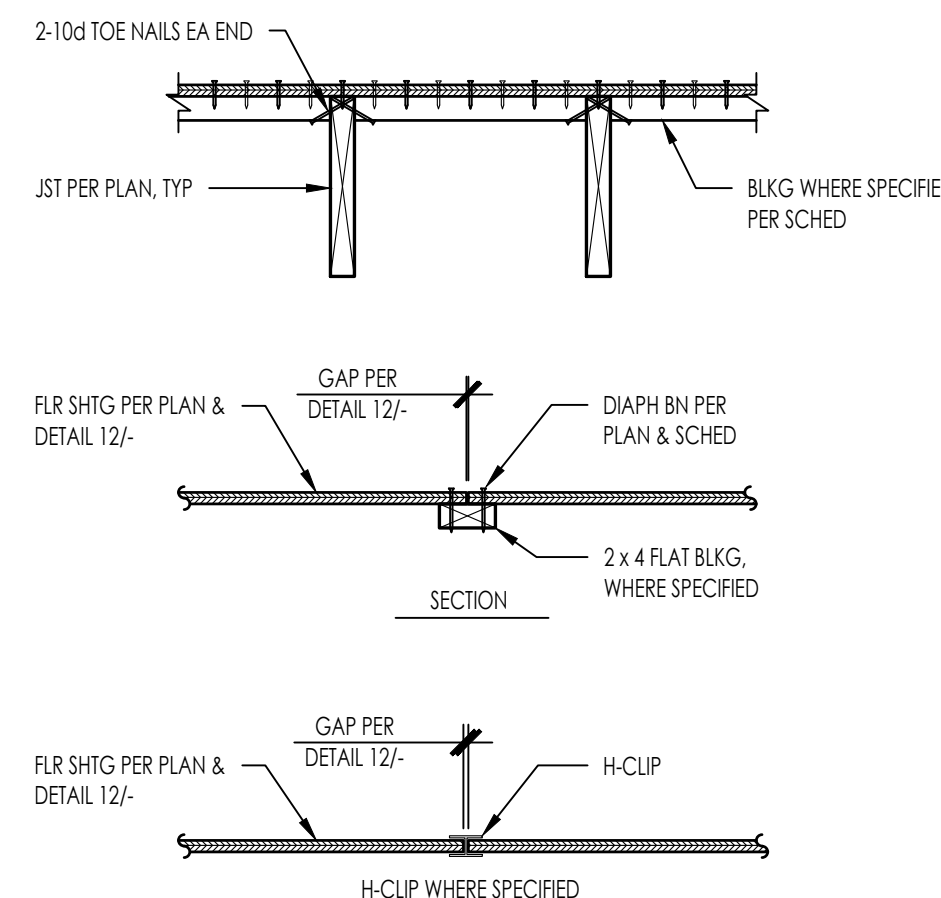
OPENING AT FRAMING



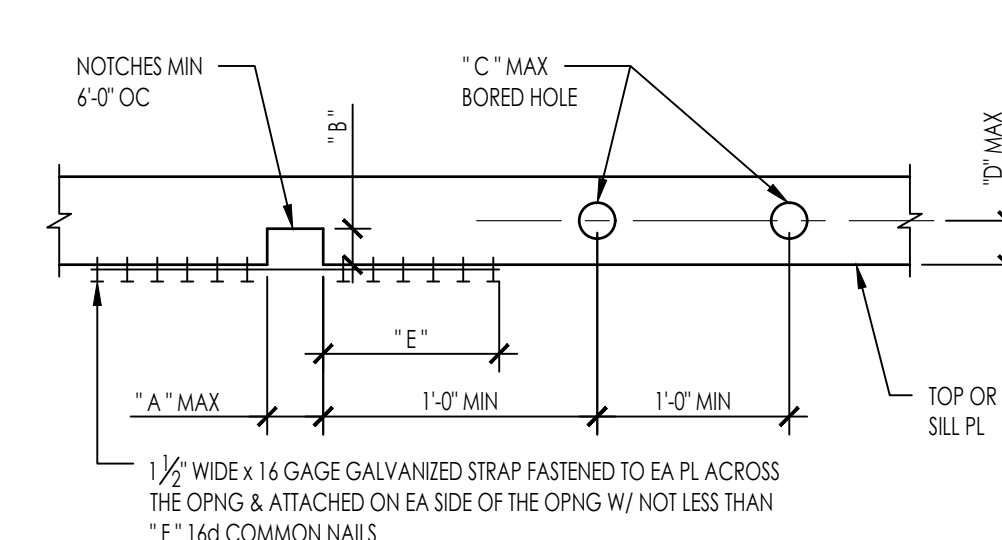
MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH			
STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 7/8	1 3/8
	EXTERIOR/BEARING	1 3/8	7/8
2X6	NON-BEARING	3 3/4	2 3/16
	EXTERIOR/BEARING	2 3/8	1 3/8

NOTES:

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

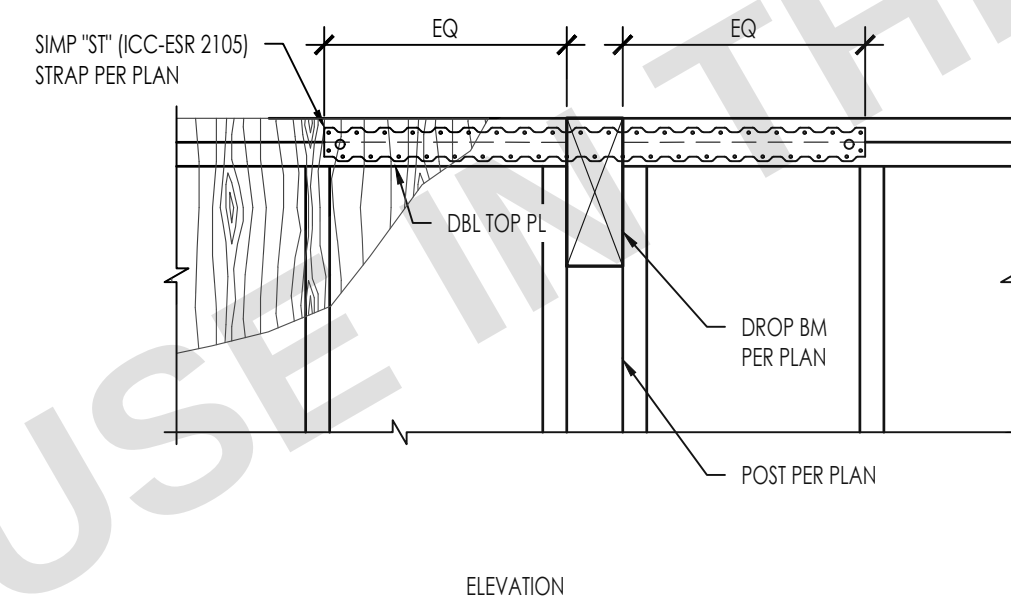


DIAPHRAGM PANEL JOINTS

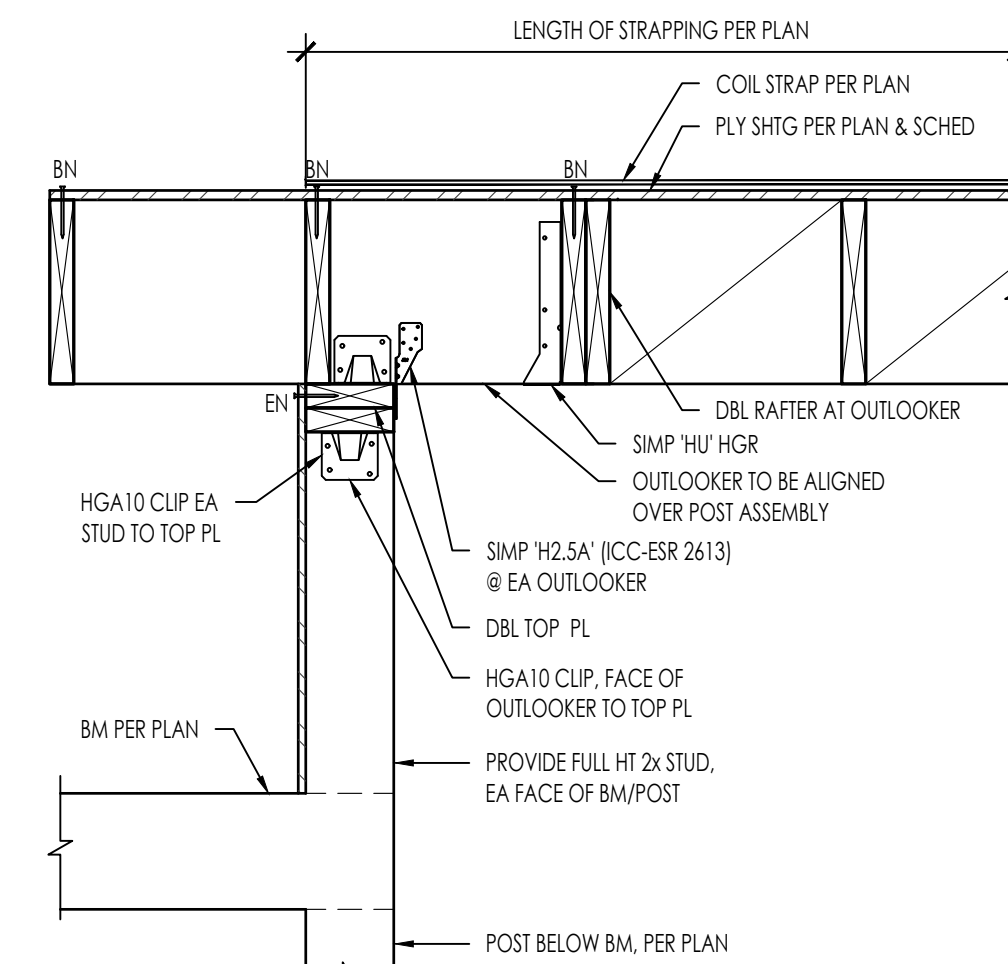


NOTCH AND HOLE LIMITATIONS						
TOP PL OR SILL PL	A	B	C	D	E	F
2X4	$\frac{3}{4}$ "	$\frac{1}{2}$ "	$\frac{1}{4}$ "	$\frac{1}{2}$ "	$\frac{5}{4}$ "	6
2X6	$\frac{4}{4}$ "	$\frac{2}{4}$ "	$\frac{2}{4}$ "	$\frac{2}{4}$ "	$\frac{8}{4}$ "	9
2X8	$\frac{5}{4}$ "	3"	$\frac{3}{4}$ "	$\frac{3}{2}$ "	$\frac{12}{4}$ "	12

TOP PL AND SILL NOTCH AND BORING LIMITATIONS



STRAP AT INTERRUPTED DOUBLE TOP PLATE



OUTLOOKER @ EXTERIOR SHEAR WALL



WALNUT CREEK ADU

CITY OF WALNUT CREEK

TYPICAL WOOD DETAILS

0/2023

SHEET

S-403



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WALNUT CREEK ADU

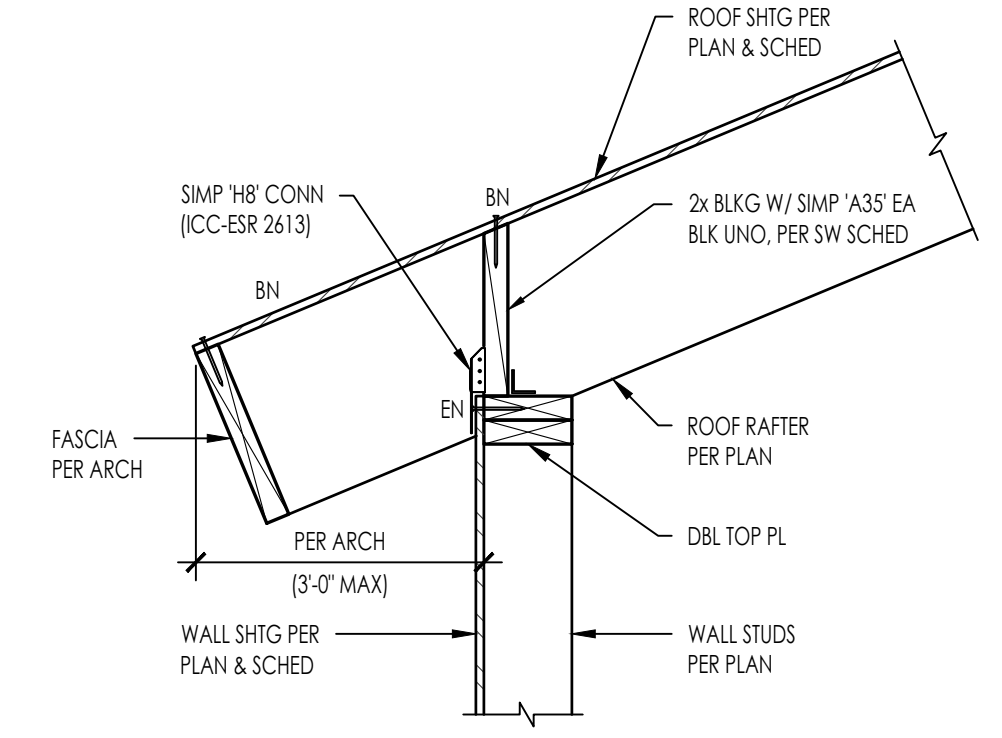
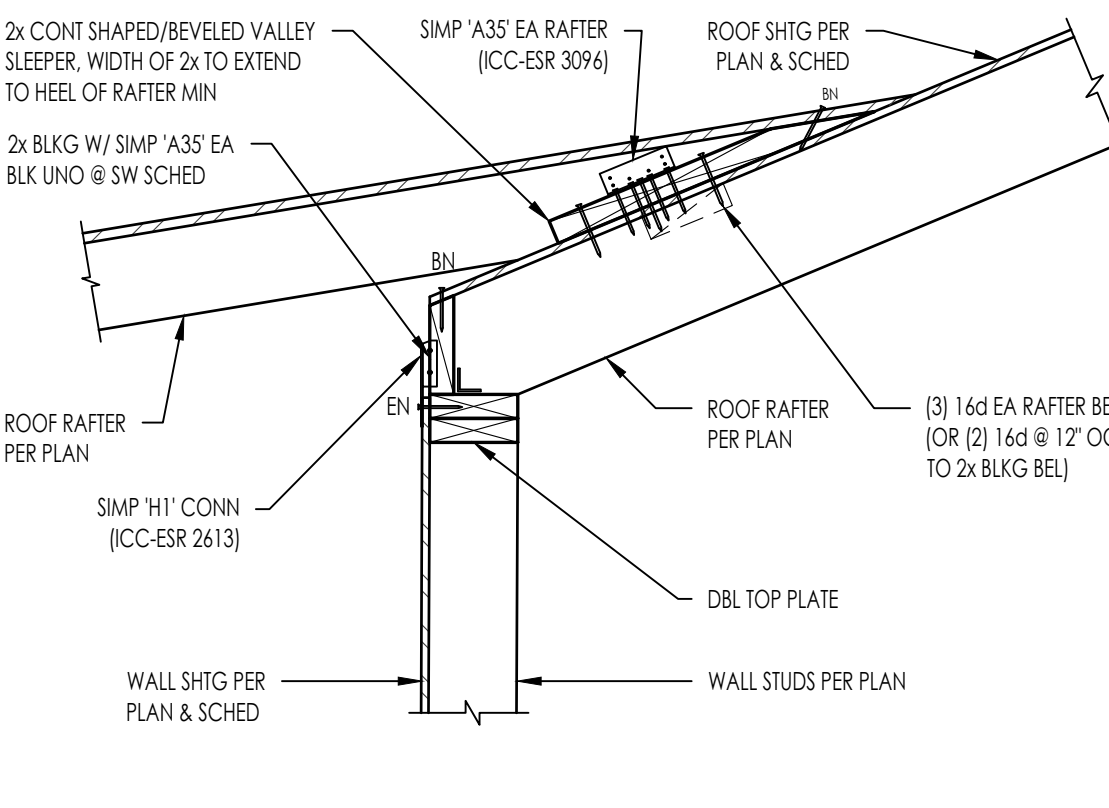
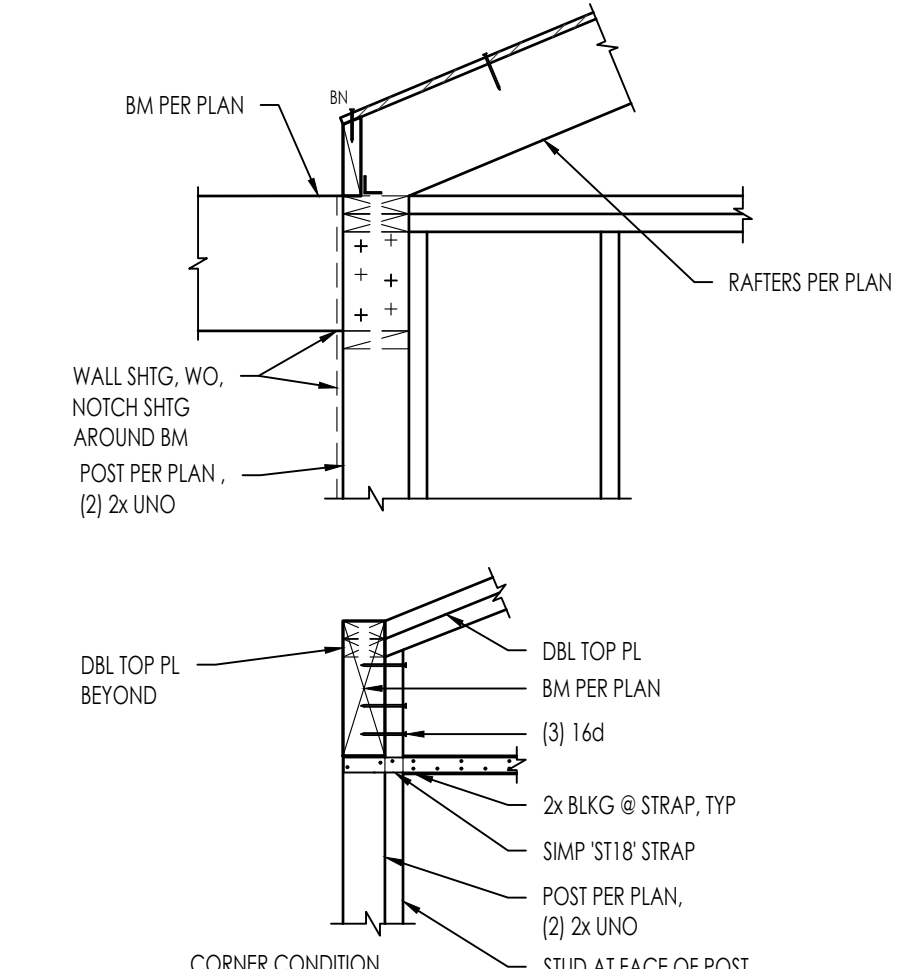
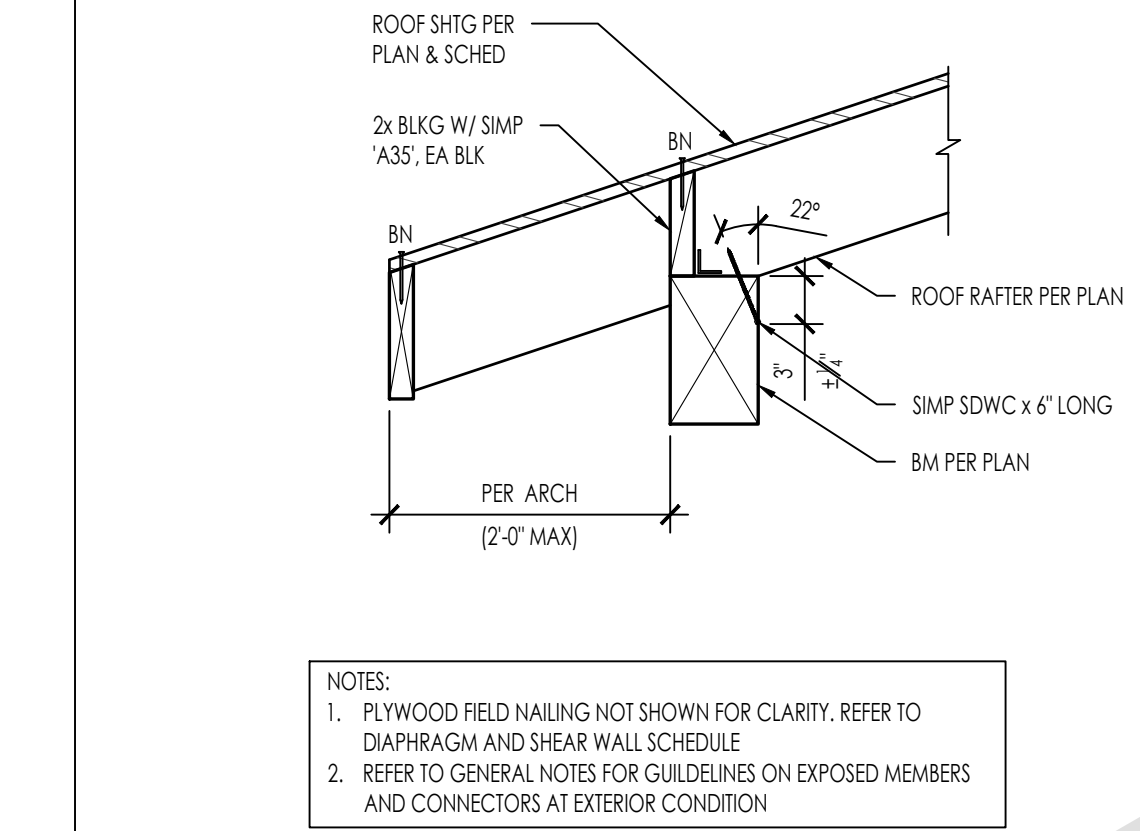
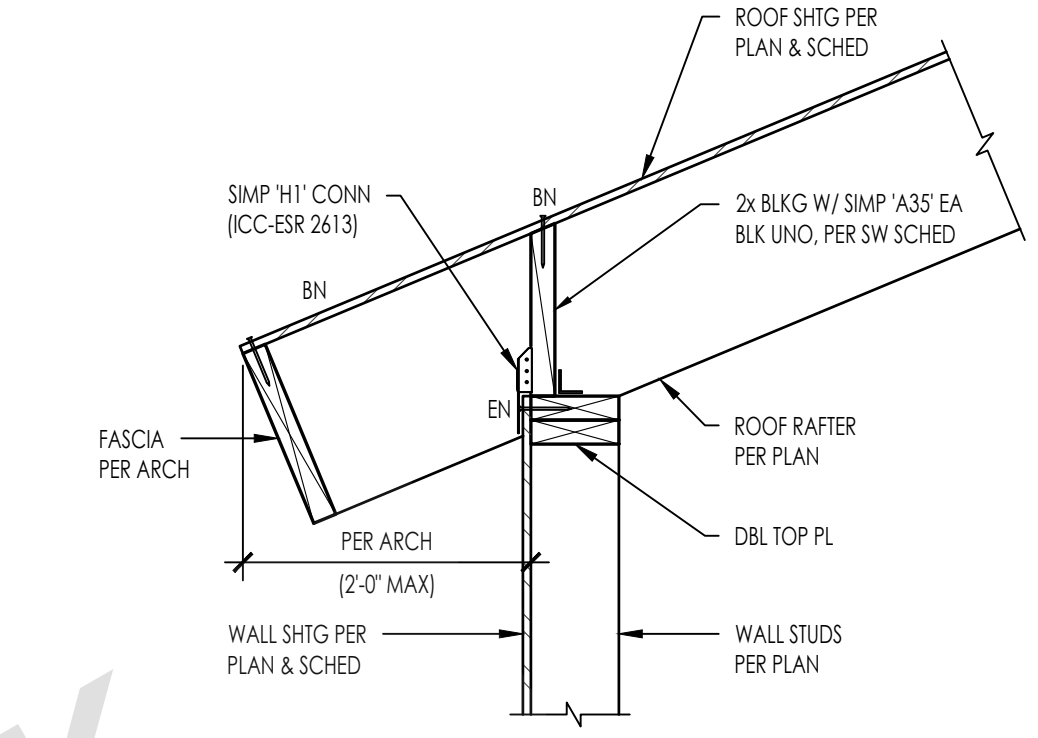
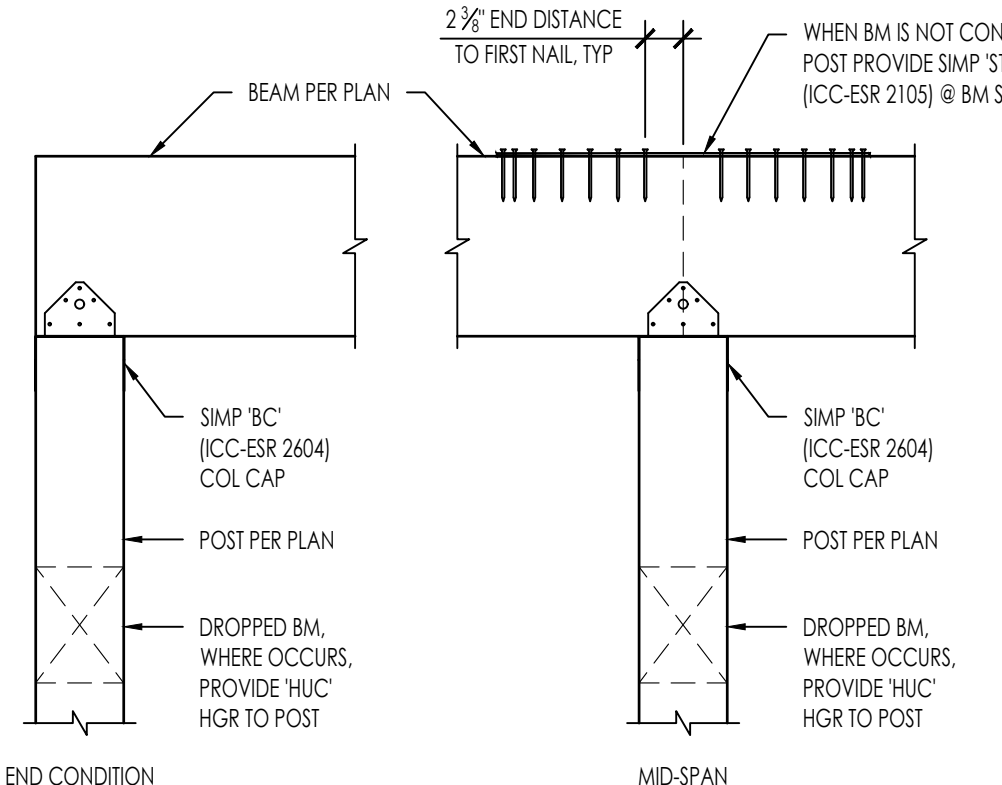
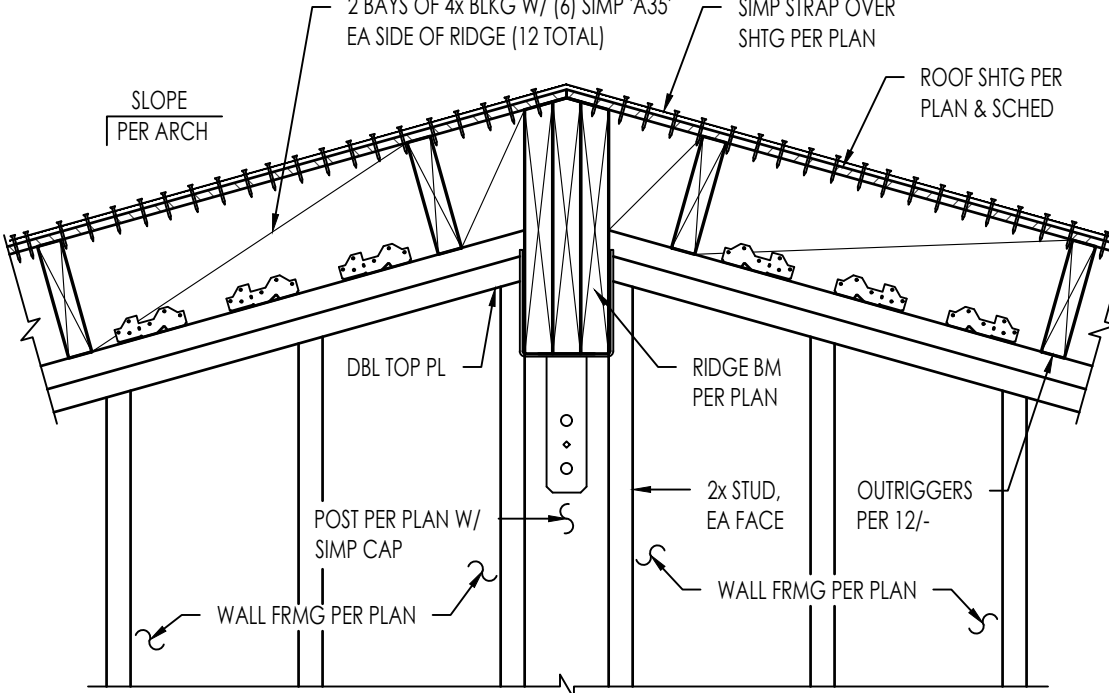
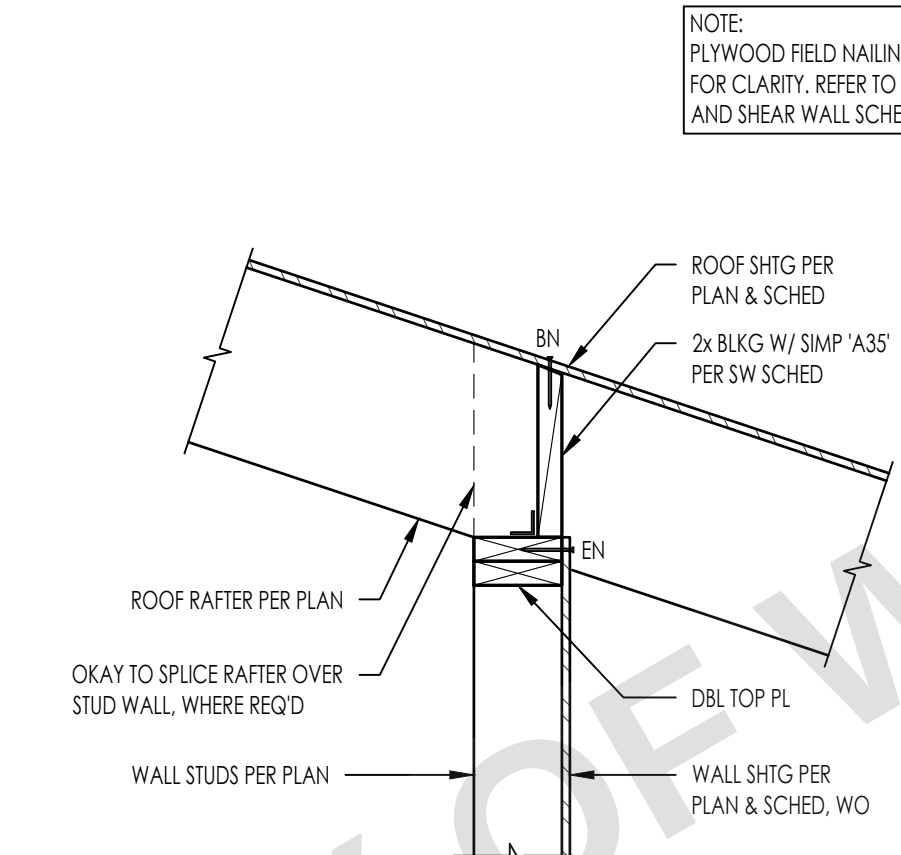
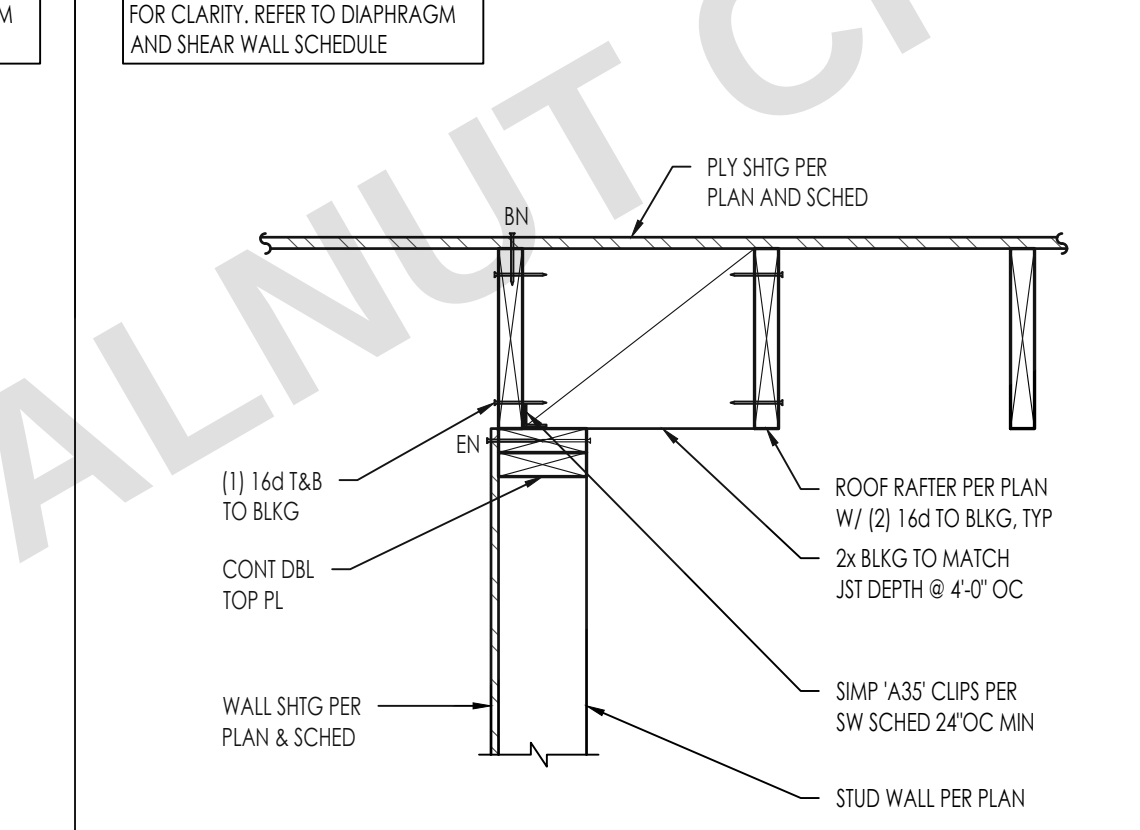
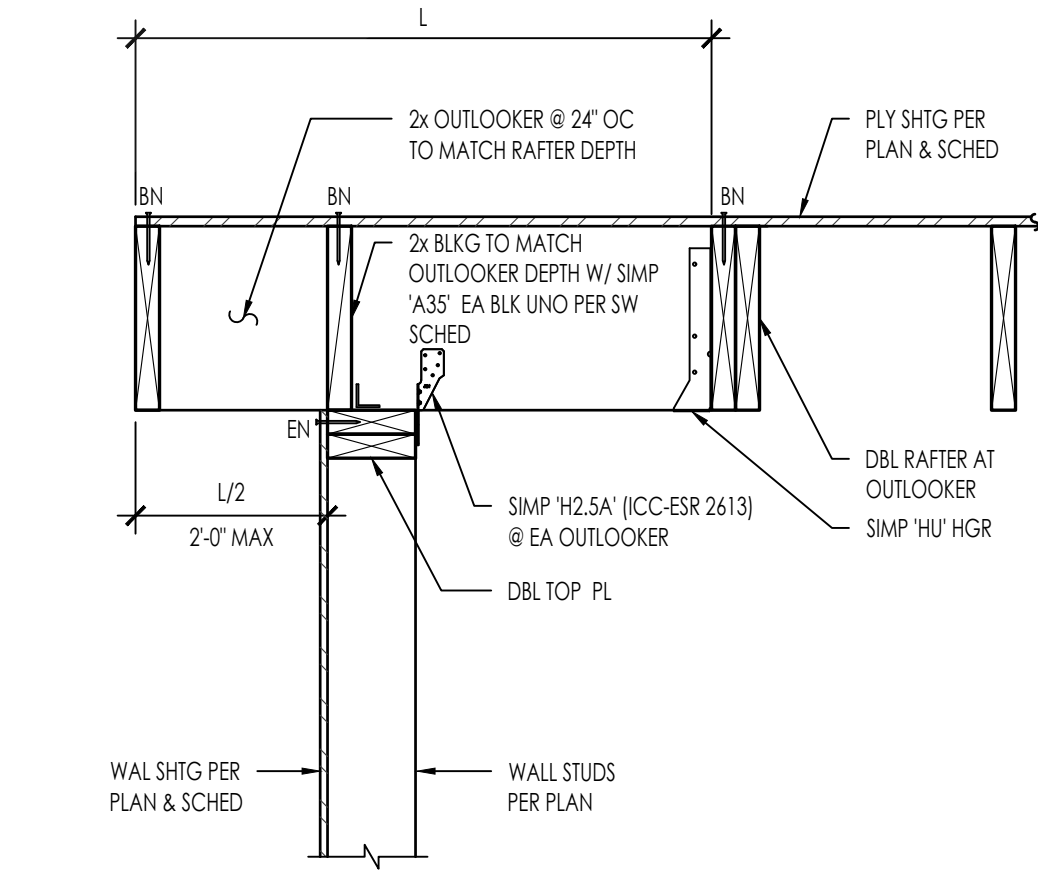
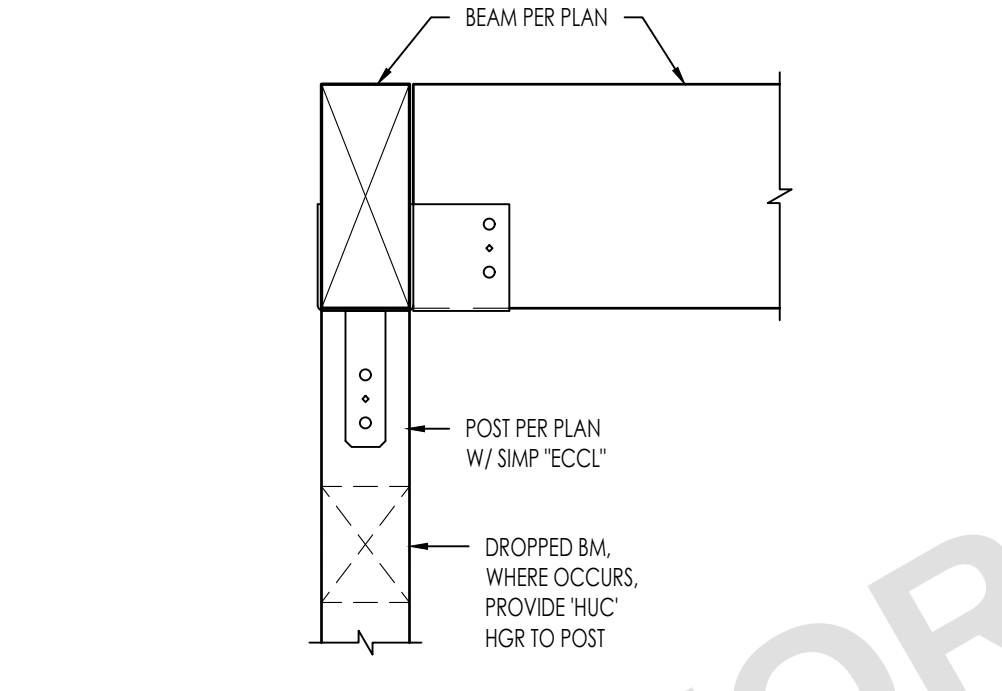
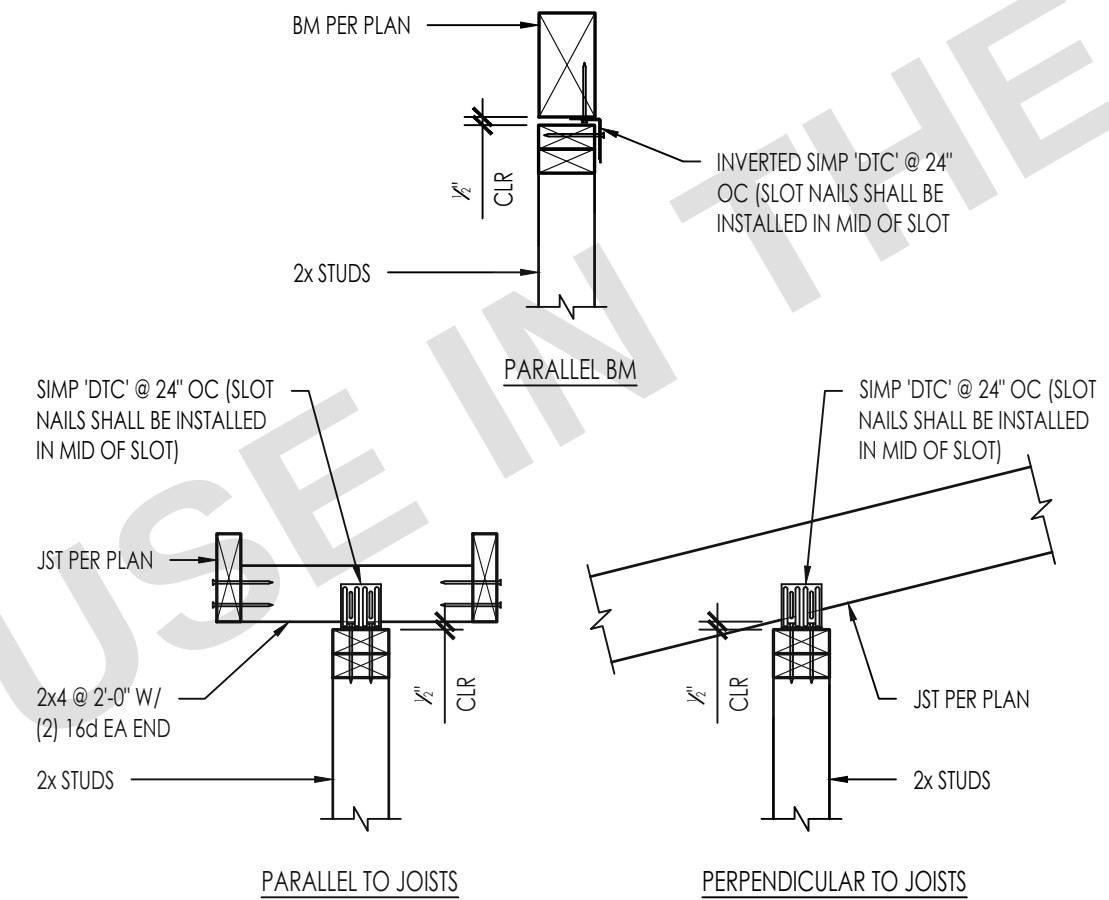
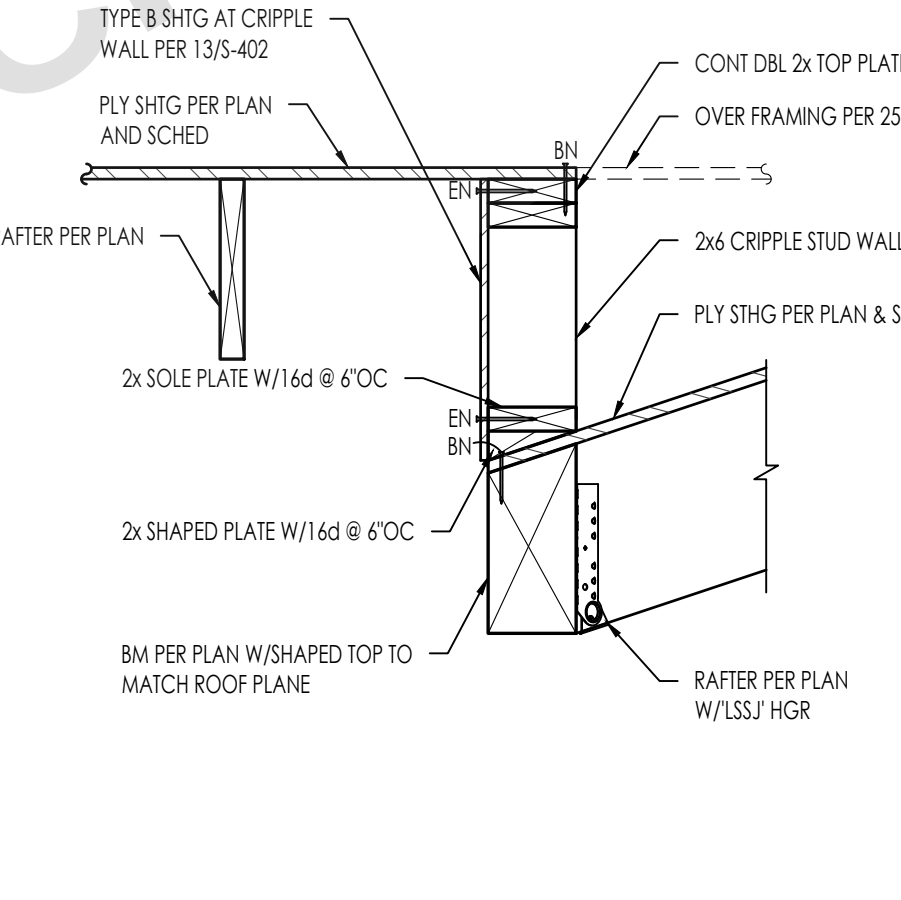
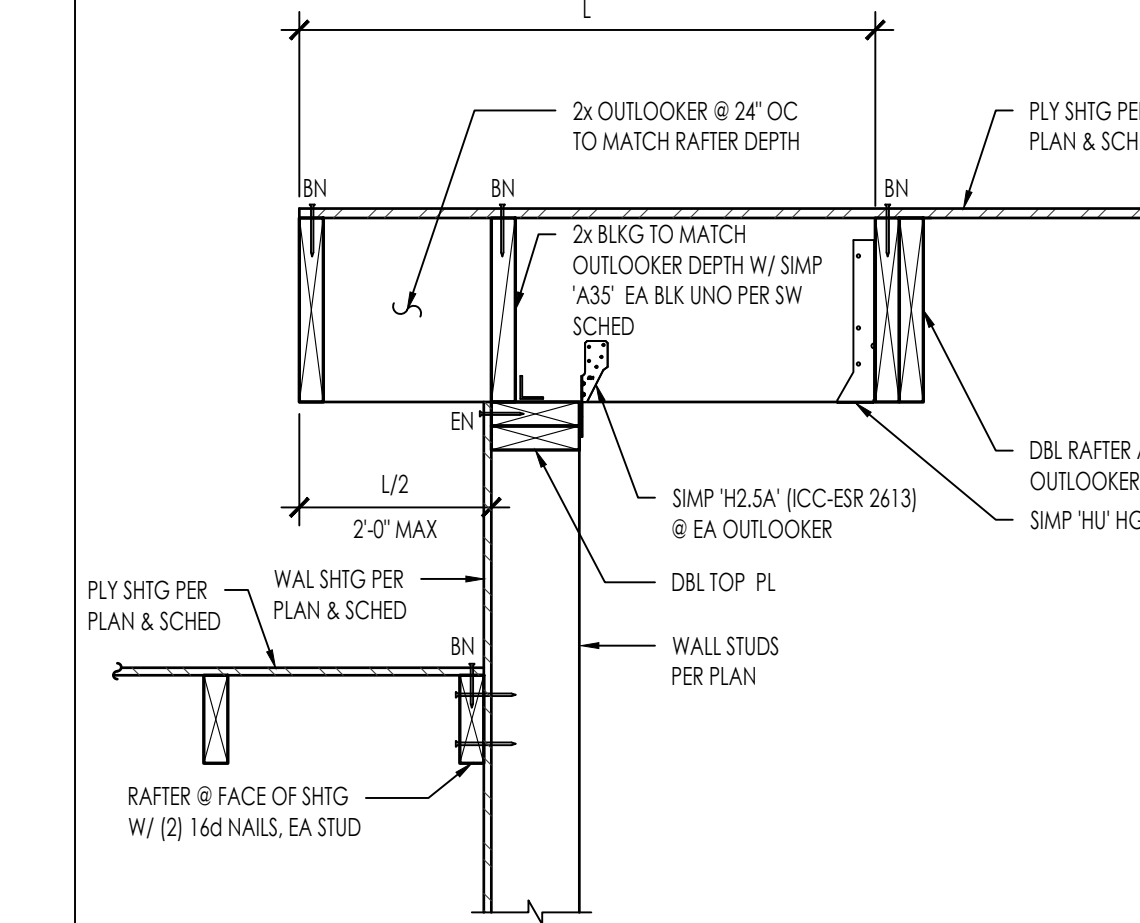
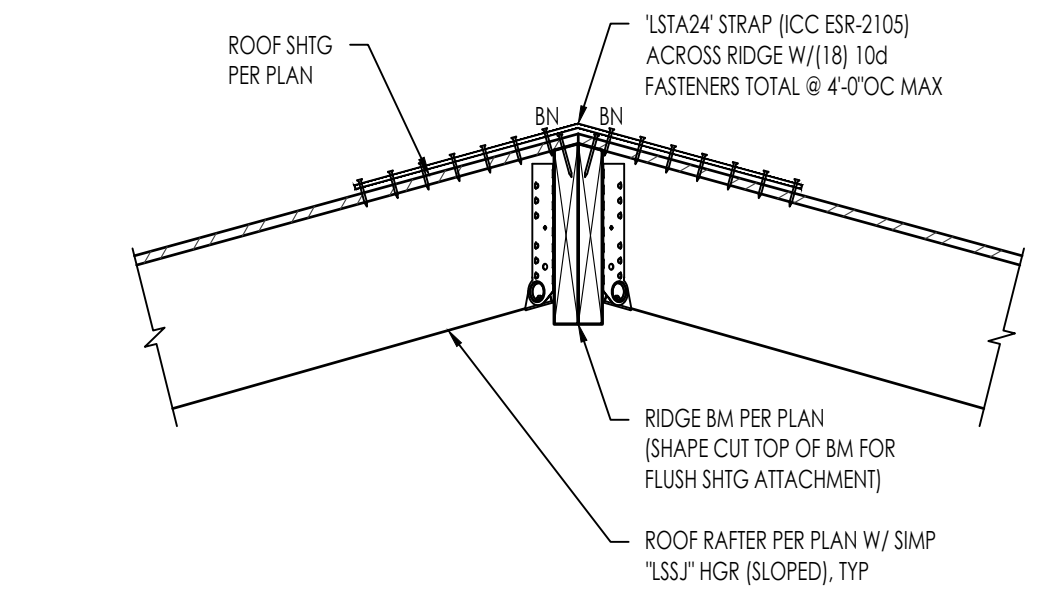
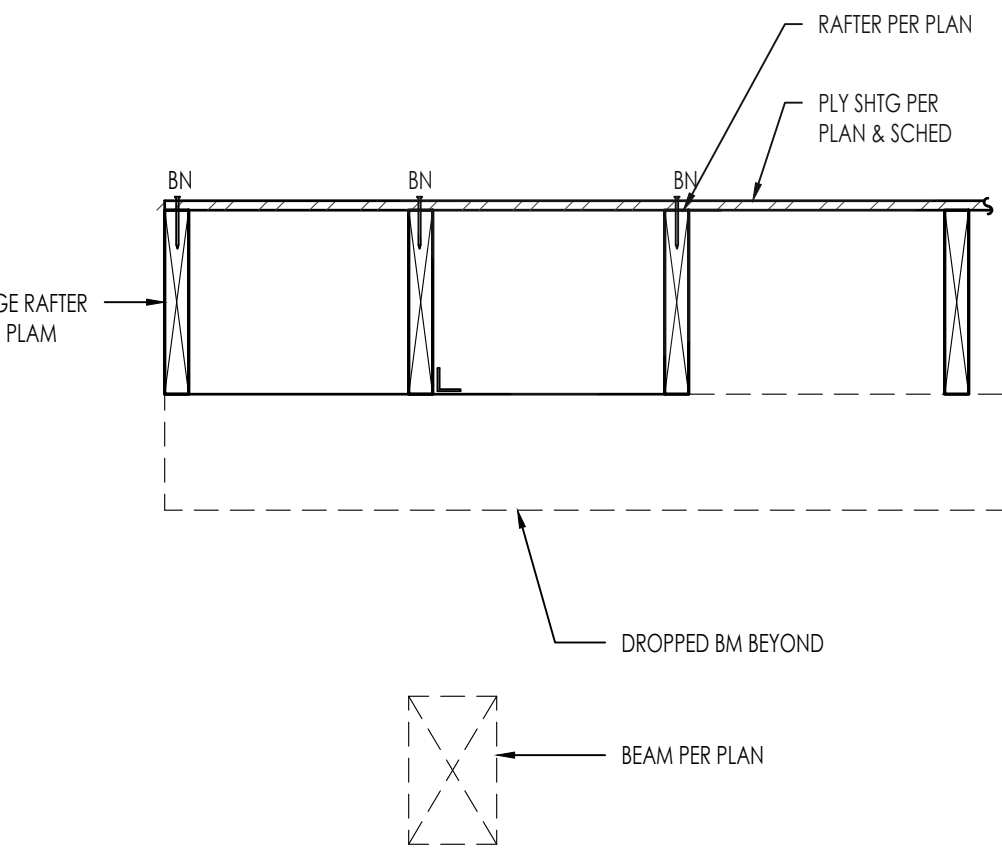
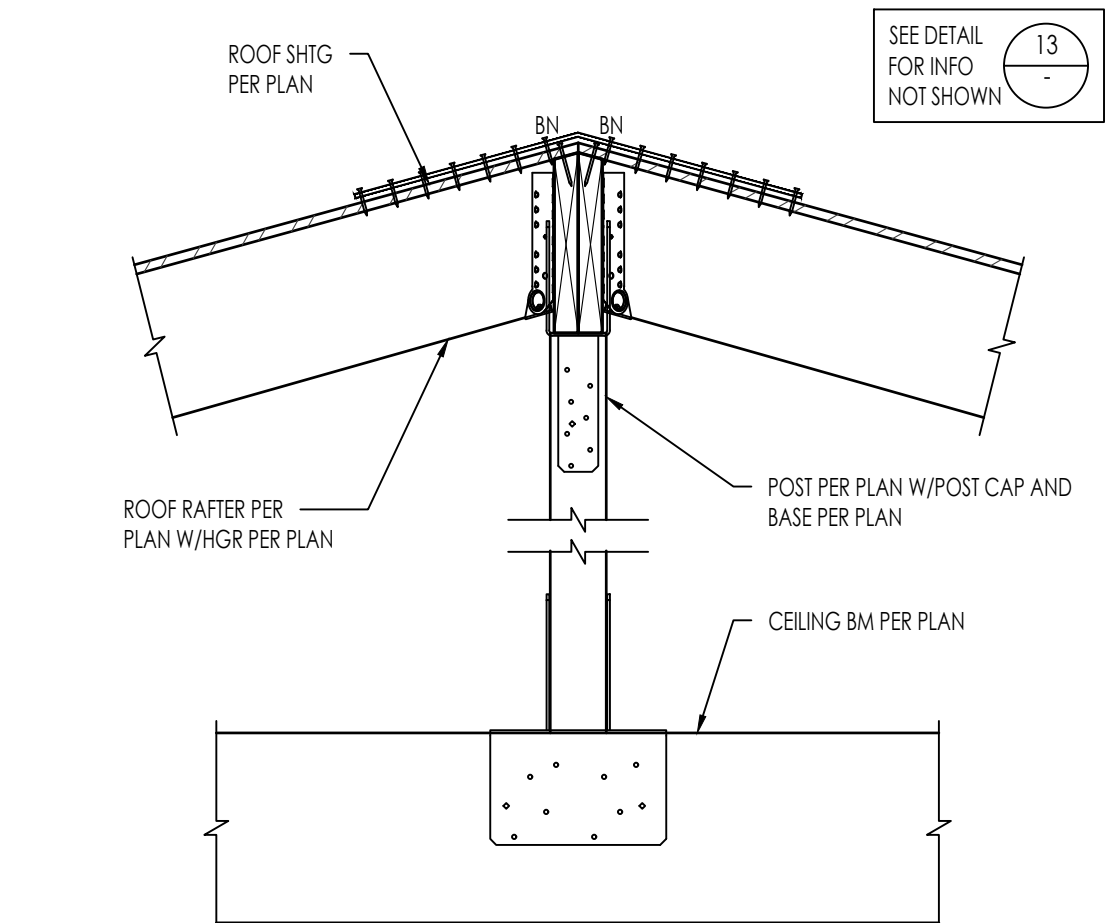
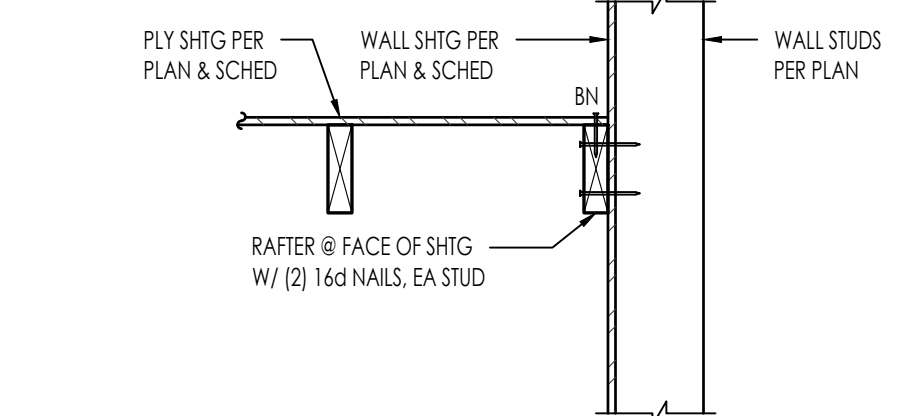
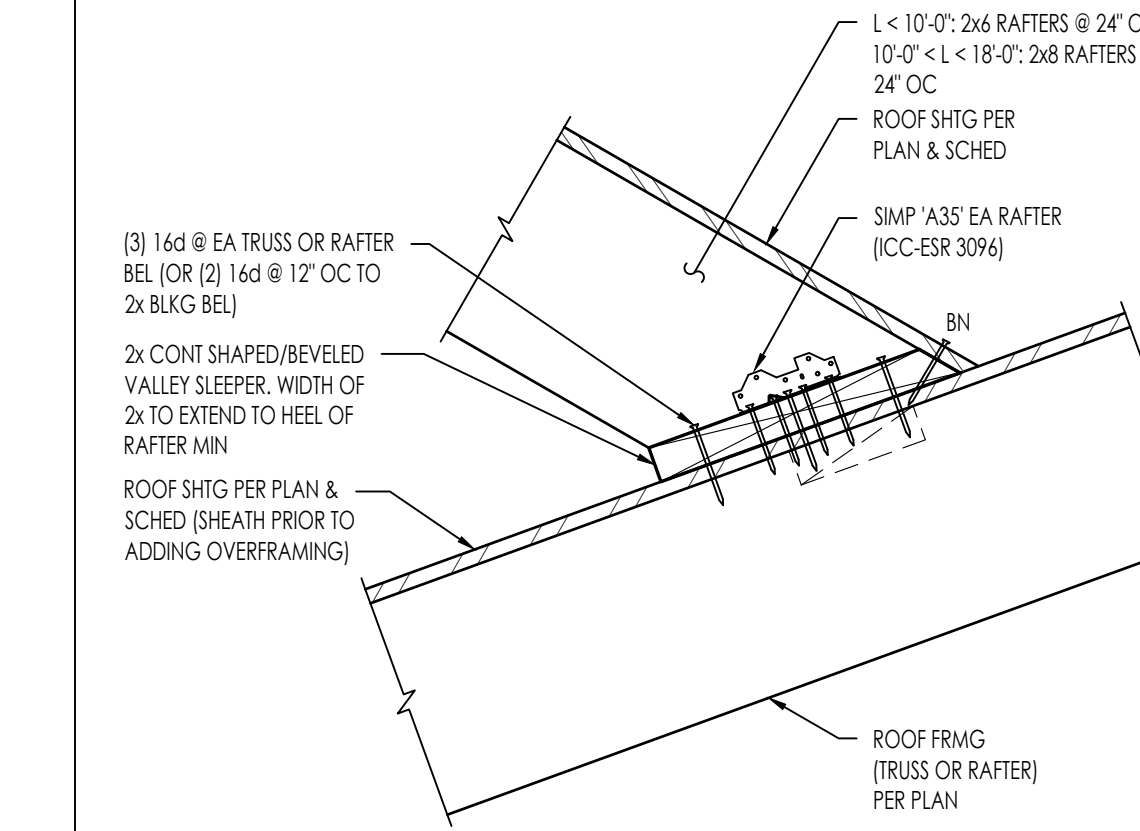
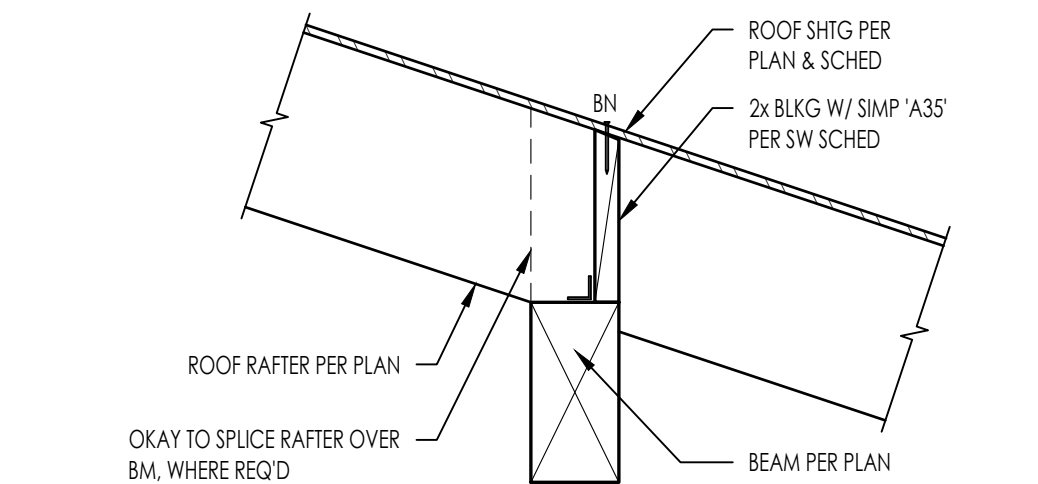
CITY OF WALNUT CREEK

ROOF FRAMING DETAILS

DATE
11/20/2023

SHEET

S-421

 2284-01-C101 - S401 - 51	1" = 1'-0"	51	 2284-01-C101 - S401 - 41	1" = 1'-0"	41	 2284-01-C101 - S401 - 31	NTS or 3/4" = 1'-0"	31	 2284-01-C101 - S401 - 21	1" = 1'-0"	21	 2284-01-C101 - S401 - 11	1" = 1'-0"	11
 2284-01-C101 - S401 - 52	1" = 1'-0"	52	 2284-01-C101 - S401 - 42	1" = 1'-0"	42	 2284-01-C101 - S401 - 32	1" = 1'-0"	32	 2284-01-C101 - S401 - 22	1" = 1'-0"	22	 2284-01-C101 - S401 - 12	1" = 1'-0"	12
 2284-01-C101 - S401 - 53	1" = 1'-0"	53	 2284-01-C101 - S401 - 43	NTS	43	 2284-01-C101 - S401 - 33	1" = 1'-0"	33	 2284-01-C101 - S401 - 23	1" = 1'-0"	23	 2284-01-C101 - S401 - 13	1" = 1'-0"	13
 2284-01-C101 - S401 - 54	1" = 1'-0"	54	 2284-01-C101 - S401 - 44	1" = 1'-0"	44	 2284-01-C101 - S401 - 34	1" = 1'-0"	34	 2284-01-C101 - S401 - 24	NTS	24	 2284-01-C101 - S401 - 14	1" = 1'-0"	14

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Walnut Creek ADUs (Plan 4)
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.
2238 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 CF1R-PRF-01-E Certificate of Compliance
15	Form RMS-1 Residential Measures Summary
16	Form MF1R Mandatory Measures Summary
21	Room Load Summary

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Walnut Creek ADUs (Plan 4)
Calculation Date/Time: 2023-02-06T09:29:31-08:00
Calculation Description: Title 24 Analysis
Input File Name: Walnut Creek ADUs (Plan 4).rbd22x
CF1R-PRF-01-E
(Page 2 of 12)

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	34.1	33.7	32.8			
Proposed Design						
North Facing	29.4	27.5	28.9	4.7	6.2	3.9
East Facing	29.3	26.9	28.6	4.8	6.8	4.2
South Facing	29.1	27	28.7	5	6.7	4.1
West Facing	29.5	28.4	29.5	4.6	5.3	3.3
RESULTS: PASS						
¹ Efficiency EDR includes improvements like a better building envelope and more efficient equipment. ² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries. ³ Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.						
• Standard Design PV Capacity: 2.06 kWdc • Proposed PV Capacity Scaling: North (2.06 kWdc) East (2.06 kWdc) South (2.06 kWdc) West (2.06 kWdc)						

Registration Number: 223-P010062822A-000-000-0000000-0000
Registration Date/Time: 2023-05-30 12:40:22
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CaCERTS inc.
Report Generated: 2023-02-06 09:31:09

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CF1R-PRF-01-E
(Page 5 of 12)

ENERGY USE INTENSITY	Standard Design (kBtu/ft ² - yr.)	Proposed Design (kBtu/ft ² - yr.)	Compliance Margin (kBtu/ft ² - yr.)	Margin Percentage
North Facing				
Gross EUI ¹	26.49	23.38	3.11	11.74
Net EUI ²	12.72	9.61	3.11	24.45
East Facing				
Gross EUI ¹	26.49	23.29	3.2	12.08
Net EUI ²	12.72	9.52	3.2	25.16
South Facing				
Gross EUI ¹	26.49	23.19	3.3	12.46
Net EUI ²	12.72	9.42	3.3	25.94
West Facing				
Gross EUI ¹	26.49	23.44	3.05	13.51
Net EUI ²	12.72	9.67	3.05	23.98
Notes 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area.				

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

ENERGY USE SUMMARY	Standard Design Source Energy (EDR1) (kBtu/ft ² - yr)	Standard Design TDV Energy (EDR2) (kTOD/ft ² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² - yr)	Proposed Design TDV Energy (EDR2) (kTOD/ft ² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	4.53	30.77	3.49	27.59	1.04	3.18
Space Cooling	1.02	27.38	0.72	23.99	0.3	3.39
IAQ Ventilation	0.44	4.76	0.44	4.76	0	0
Water Heating	3.26	33.17	2.04	22.08	1.22	11.09
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	9.25	96.08	5.69	78.42	2.56	17.66
Space Heating	4.53	30.77	3.41	26.48	1.12	4.29
Space Cooling	1.02	27.38	0.73	23.43	0.29	3.95
IAQ Ventilation	0.44	4.76	0.44	4.76	0	0
Water Heating	3.26	33.17	2.04	22.01	1.22	11.16
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	9.25	96.08	6.62	76.68	2.63	19.4

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(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	Altitude (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
2.06	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7.12	96	98
REQUIRED SPECIAL FEATURES											
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis: • 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 R2 (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 (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems					
Walnut Creek ADUs (Plan 4)	798	1	2	1	0	1					

Registration Number: 223-P010062822A-000-000-0000000-0000
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CF1R-PRF-01-E
(Page 1 of 12)

GENERAL INFORMATION											
01	Project Name		Walnut Creek ADUs (Plan 4)								
02	Run Title		Title 24 Analysis								
03	Project Location										
04	City		Walnut Creek		05	Standards Version		2022			
06	Zip code				07	Software Version		EnergyPro 9.0			
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		2			
14	Addition Cond. Floor Area (ft²)		0		15	Number of Stories		1			
16	Existing Cond. Floor Area (ft²)		n/a		17	Fenestration Average U-factor		0.3			
18	Total Cond. Floor Area (ft²)		798		19	Glazing Percentage (%)		12.70%			
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										

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Walnut Creek ADUs (Plan 4)
Calculation Date/Time: 2023-02-06T09:29:31-08:00
Calculation Description: Title 24 Analysis
Input File Name: Walnut Creek ADUs (Plan 4).rbd22x
CF1R-PRF-01-E
(Page 4 of 12)

ENERGY USE SUMMARY	Standard Design Source Energy (EDR1) (kBtu/ft ² - yr)	Standard Design TDV Energy (EDR2) (kTOD/ft ² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² - yr)	Proposed Design TDV Energy (EDR2) (kTOD/ft ² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	4.53	30.77	3.27	25.28	1.26	5.49
Space Cooling	1.02	27.38	0.78	24.96	0.24	2.42
IAQ Ventilation	0.44	4.76	0.44	4.76	0	0
Water Heating	3.26	33.17	2.04	22.04	1.22	11.13
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	9.25	96.08	6.53	77.04	2.72	19.04
Space Heating	4.53	30.77	3.38	26.56	1.15	4.21
Space Cooling	1.02	27.38	0.86	27.71	0.16	-0.33
IAQ Ventilation	0.44	4.76	0.44	4.76	0	0
Water Heating	3.26	33.17	2.04	22.06	1.22	11.11
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	9.25	96.08	6.72	81.09	2.53	14.99

Registration Number: 223-P010062822A-000-000-0000000-0000
Registration Date/Time: 2023-05-30 12:40:22
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CaCERTS inc.
Report Generated: 2023-02-06 09:31:09

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(Page 7 of 12)

ZONE INFORMATION													
01	02	03	04	05	06	07							
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status							
Living Area	Conditioned	HVAC System1	798	8	DHW Sys 1	New							
OPAQUE SURFACES													
01	02	03	04	05	06	07	08						
Name	Zone	Construction	Altitude	Orientation	Gross Area (ft²)	Window and Door Area (R2)	Tilt (deg)						
Front Wall	Living Area	R21 Wall	0	Front	232	60	90						
Left Wall	Living Area	R21 Wall	90	Left	220	25	90						
Rear Wall	Living Area	R21 Wall	180	Back	232	0	90						
Right Wall	Living Area	R21 Wall	270	Right	220	16	90						
Roof	Living Area	R-38 Roof Attic	n/a	n/a	798	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	Altitude	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC	SHGC Source	Exterior Shading	
06 Window	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	Window	Front Wall	Front	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen

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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 4

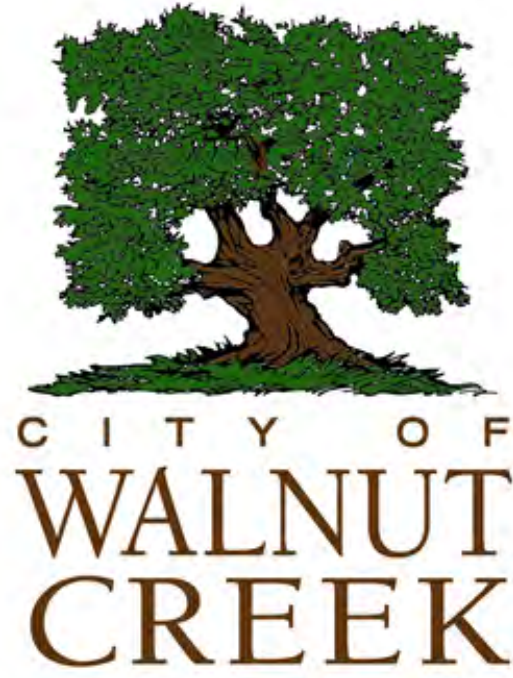
DATE
02/10/2023

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2022 Single-Family Residential Mandatory Requirements Summary

\$ 150(k)	Energy Storage System (ESS) Ready. All single-family residences must meet at least one of the following: Either ESS-ready reconversion equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or, a dedicated service from the utility that supplies the branch circuits at \$ 150.00 per kilowatt hour. Branch circuits must be identified and have their own disconnecting means. The disconnecting means shall be located near the ESS unit. The disconnecting means shall be labeled "ESS Disconnect". The disconnecting means shall be installed near the primary exit, and one circuit supplying a sleeping room needs to be outside. Main panelboard must have a minimum busbar rating of 225 amps. Sufficient space must be reserved to allow future installation of a system location equipment transfer switch within 3' of the main entrance door.
\$ 150.(m)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the branch cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
\$ 150.(n)	Electric Cooktop Ready. Systems using gas or propane cooktops to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 30 amps with the branch cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
\$ 150.(v)	Fire Alarm Ready. Existing fire alarm systems, draw locations with gas or propane shutback to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the gas position with circuit conductors rated at least 30 amps with the branch cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Exceptions may apply.



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