

BUNGALOW



CALIFORNIA RANCH



MODERN

CITY OF PLEASANT HILL | PRE-APPROVED ADU - PLAN 3

PROJECT ADDRESS: _____

PROJECT DIRECTORY

(TO BE PROVIDED BY OWNER / APPLICANT)

APPLICANT:

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

OWNER: ☐ CHECK BOX IF OWNER IS SAME AS APPLICANT

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

ARCHITECT

RRM DESIGN GROUP
3765 S Higuera St, Suite 102
SAN LUIS OBISPO, CA 93401

CONTACT: RANDY RUSSOM
EMAIL: RWRUSSOM@RRMDESIGN.COM
PHONE: (805) 543-1794

ENERGY COMPLIANCE

PREPARED BY: CARSTAIRS ENERGY
DATE PREPARED: January 16, 2025
JOB NUMBER: 24-11266

UTILITIES

OWNER / APPLICANT TO LIST SERVICE PROVIDERS IN SPACES BELOW (SEE SITE PLAN, SHEET AS101 FOR INFORMATION AND LOCATIONS OF ALL UTILITIES)

WATER AND SEWER SERVICE _____
ELECTRICAL SERVICE _____
GAS SERVICE _____
SEWER SERVICE _____
GARBAGE SERVICE _____
CABLE SERVICE _____

WASTE WATER

(SELECTIONS TO BE PROVIDED BY APPLICANT OR OWNER)

THE ADU AND PRIMARY DWELLING UNIT SHALL HAVE SEPARATE, INDEPENDENT WATER SUPPLY AND SANITARY SEWER SYSTEMS.

NOTE: A NEW SEPTIC SYSTEM IS ONLY PERMITTED WHEN NO PUBLIC SEWER IS DEEMED AVAILABLE; A PERCOLATION REPORT AND SEPTIC DESIGN ARE REQ.)

☐ **NO NEW SEPTIC SYSTEM.**

☐ **NEW SEPTIC SYSTEM; PROVIDE STAMPED DEH EXHIBIT.**

IF NO, SELECT ONE OF THE FOLLOWING:

☐ **NEW SEWER LINES CONNECTED DIRECTLY TO PUBLIC RIGHT OF WAY.**

☐ **NEW SEWER LINES BRANCHED OFF EXISTING MAIN LINES ON THE PROPERTY.**

NOTE: SEE SITE PLAN CHECKLIST ON AS-101 AND SITEPLAN ON AS-102 FOR MORE INFORMATION AND LOCATIONS.

WATER SUPPLY

(SELECTIONS TO BE PROVIDED BY APPLICANT OR OWNER)

☐ **NEW WATER SUPPLY CONNECTED DIRECTLY TO PUBLIC RIGHT OF WAY.**

☐ **NEW WATER SUPPLY BRANCHED OFF EXISTING MAIN LINES ON THE PROPERTY.**

NOTE: ADU AND PRIMARY DWELLING UNIT SHALL HAVE SPARATE, INDEPENDENT WATER SUPPLYSEE SITE PLAN CHECKLIST ON AS-101 AND SITEPLAN ON AS-102 FOR MORE INFORMATION AND LOCATIONS.

ELECTRICAL PANEL

(SELECTIONS TO BE PROVIDED BY APPLICANT OR OWNER)

ELECTRICAL PANEL (SEE PLANS & SITE PLAN FOR LOCATION)
NOTE: SPECIFY IF THE ADU WILL HAVE ITS OWN SEPARATE UTILITY SERVICE INSTALLED OR IF THE ADU WILL BE SUB-FED FROM AN EXISTING ADEQUATE SERVICE. PROVIDE COMPLETE ELECTRICAL LOAD CALCULATIONS FOR REVIEW. IF SUB-FED, PLEASE PROVIDE A SECOND AND SEPARATE LOAD CALCULATION OF THE EXISTING SERVICE TO JUSTIFY IT IS ADEQUATE FOR THE ADDITIONAL LOADS.

☐ **(A)** NEW ELEC. MAIN PANELOF 200 AMP WITH 225 AMP MIN. BUSBAR RATING
☐ **(B)** A NEW ELEC. SUBPANEL CONNECTS TO THE ELEC. MAIN PANEL OF 220 AMP ON THE PRIMARY HOME WITH A 225 AMP MIN. BUSBAR RATING
☐ **(C)** NEW ELEC. MAIN PANEL MIN. 200 AMP DUAL METER AT PRIMARY HOUSE WITH A NEW ELEC. SUB-PANEL AT ADU THAT CONNECTS TO THE MAIN PANEL

PROJECT INFORMATION

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

PROJECT SCOPE:

1. CONSTRUCTION OF A NEW DETACHED 1 STORY 798 SF ACCESSORY DWELLING UNIT WITH 2 BEDROOMS AND 1 BATH.
2. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

AREA:	SQUARE FOOTAGE:	CONDITIONED?
PLAN 1	798 SF	CONDITIONED
UNCOVERED PORCH	35 SF	UNCONDITIONED
OPTIONAL COVERED PORCH	115 SF	UNCONDITIONED

BUILDING INFORMATION:

NUMBER OF STORIES: 1
CONSTRUCTION TYPE: VB
ZONING: _____
MAX HEIGHT ALLOWED: 16' - 0"
OCCUPANCY GROUP: R-3
SPRINKLERED: (SEE FIRE SPRINKLER SECTION ON THIS SHEET)
PROPOSED HEIGHT: **13' - 4"**

SITE INFORMATION: **(TO BE PROVIDED BY APPLICANT OR OWNER)**

APN: _____
LOT SIZE (SQ FT): _____
LAND USE: _____
EXISTING USE: _____
PROPOSED USE: _____

SETBACKS

	MIN. REQ:	PROPOSED:
FRONT:	_____	_____
REAR:	4' - 0"	_____
SIDES:	4' - 0"	_____
BETWEEN STRUCTURES:	3' - 0"	_____

***NOTE: COMPLETE THIS SECTION ONLY IF THE ADU WILL HAVE A COVERED PORCH.**

***LOT COVERAGE**

*PRIMARY BUILDING SF: _____ *LOT COVERAGE SF: _____
*ACCESSORY STRUCTURE(S) SF: _____ *FLOOR AREA RATIO: _____

DEFERRED SUBMITTAL(S) **(TO BE PROVIDED BY APPLICANT OR OWNER. CITY OF PLEASANT HILL TO CHECK OFF BOXES WHEN COMPLETE)**

☐ TRUSS CALCULATIONS
☐ FIRE SPRINKLER **(IF APPLICABLE, SEE FIRE SPRINKLERS SECTION.)**

UTILITY, GRADING, & DRAINAGE

(PLANS TO BE PROVIDED BY OTHERS)

IS GRADING NECESSARY TO CREATE PAD AND FOUNDATION?

☐ **NO** ☐ **YES** IF YES, A CIVIL ENGINEER WILL BE REQUIRED TO PROVIDE PLANS.

WASTE MANAGEMENT & WASTE RECYCLING

☐ OWNER / APPLICANT TO PROVIDE THE **WASTE RECYCLE FORM** FILLED OUT AND SIGNED PRIOR TO ISSUANCE *(NO PAPER REQUIRED)*. THE OWNER / APPLICANT / CONTRACTOR / PERSON DOING THE WORK IS REQUIRED TO RECYCLE 65% OF ALL PROJECT CONSTRUCTION AND DEMOLITION DEBRIS. FOLLOW GUIDELINES ON GREEN HALO SITE: ***pleasanthill.wastetracking.com***

PHOTOVOLTAIC SYSTEM (PV) (DEFERRED SUBMITTAL)

☐ **YES, PV SYSTEM REQUIRED**

NO, PV NOT REQUIRED (FOR ADUS 728SF OR SMALLER) PER CALIFORNIA ENERGY CODE **SECTION 150.1(C)14 EXCEPTION** (IF NO, OWNER/APPLICANT REQ. TO SELECT ONE);

☐ **1)** FOR STEEP SLOPE ROOFS, WITH NORTHERLY AZIMUTH THAT LIES BETWEEN 300 DEGREES AND 90 DEGREES FROM TRUE NORTH. IF THE SARA IS LESS THAN 80 CONTIGUOUS SQUARE FEET.
☐ **2)** PV SYSTEM SIZE SPECIFIED BY SECTION 150.1(C)14 IS LESS THAN 1.8 KWDC.
☐ **3)** BUILDINGS W/ APPROVED ROOF DESIGNS, WHERE THE ENFORCEMENT AUTHORITY DETERMINES IT IS NOT POSSIBLE FOR THE PV SYSTEM
☐ **4)** FOR BUILDINGS THAT ARE APPROVED BY THE LOCAL PLANNING DEPARTMENT PRIOR TO JANUARY 1, 2020 WITH MANDATORY CONDITIONS FOR APPROVAL.
☐ **5)** PV SYSTEM SIZES DETERMINED USING EQUATION 150.1-C MAY BE REDUCED BY 25 PERCENT IF INSTALLED IN CONJUNCTION WITH A QUALIFYING BATTERY STORAGE SYSTEM.
☐ **OTHER**, (REQ. APPROVAL) SPECIFY:_____

SOLAR READY REQUIREMENTS SHALL BE IMPLEMENTED. FOR MORE INFORMATION SEE "SOLAR READY NOTES" ON SHEET G-101.

FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

☐ **NO:** THEREFORE, THE PROPOSED ADU IS NOT REQUIRED TO BE SPRINKLERED
☐ **YES:** THEREFORE, THE PROPOSED ADU IS REQUIRED TO BE SPRINKLERED

FIRE SPRINKLERS NOTES:

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

1. 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.
2. SECTION 903.3.1.3 NFPA 13D SPRINKLER SYSTEMS AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3.
3. SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
4. 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.
5. 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.
6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

ADDITIONAL INFORMATION:

1. 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.
2. VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3) **(PER TITLE 24).**
3. THIS PLAN IS INTENDED FOR FLAT LOTS (SLOPING LESS THAN 10" ACROSS THE LONGEST BUILDING DIMENSION). WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS, 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.
4. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
5. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

WILDLAND-URBAN INTERFACE FIRE AREA

1. PORTIONS OF THE CITY OF PLEASANT HILL ARE LOCATED IN WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA (AS DEFINED BY **CBC 701A**).
   a. AREA DEFINED BY STATE AS A "FIRE HAZARD SEVERITY ZONE" (FHSZ).
   b. AREA DESIGNATED BY ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.
2. MORE INFORMATION ABOUT FIRE HAZARD SEVERITY ZONES, BUILDING MATERIALS LISTINGS, AND WUI REQUIREMENTS CAN BE FOUND ON THE OFFICE OF THE STATE FIRE MARSHAL WEBSITE (HTTPS://OSFM.FIRE.CA.GOV). SEE SHEET G-102 FOR MORE INFORMATION & MAP REFERENCE.
3. AN ADU WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE **CBC 701A**.
4. THIS PROTOTYPE PLAN PROVIDES DESIGNS THAT COMPLY WITH THE PROVISIONS REQUIRED BY THE **CBC 701A**.

FIRE HAZARD SEVERITY ZONE LEVEL: **(TO BE PROVIDED BY APPLICANT OR OWNER. CITY OF PLEASANT HILL TO VERIFY)**

☐ **NOT APPLICABLE** ☐ **MEDIUM** ☐ **HIGH** ☐ **VERY HIGH**

1. IN ANY OF THE ABOVE SEVERTY ZONES, ALL OPTIONS AND DETAILS ARE REQUIRED TO FOLLOW **CBC 701A**. SEE ITEMS LISTED WITH **"WUI"** DESIGNATION.
2. IN ACCORDANCE WITH THE **CFC SECTION 4904**, STRUCTURES LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.

REQUIRED W.U.I. DETAILS

SETBACK RESTRICTIONS - FIRE RATINGS:

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 CRC SECTION R302.1. FIRE RATED WALL DETAIL. **32 / A-901**
IF YES, **FIREBLOCKING** IS REQUIRED IN PROJECTIONS, RAKES AND EAVES. SEE DETAILS: **21 / A-904**. **22 / A-904**

STYLE & OPTIONS SELECTIONS

OWNER/APPLICANT** REQ. TO SELECT ONE OPTION FOR ***ALL OF THE FOLLOWING AND MARK THROUGH NON-APPLICABLE OPTIONS & VIEWS THROUGHOUT SET:

ROOF MATERIAL

☐ **(A)** ASPHALT SHINGLE; CLASS B MIN. ***(NOTE: SEE CRC R905.1, R905.2 & R905.1.1)***
☐ **(B)** ASPHALT SHINGLE; CLASS A MIN. REQ. WHEN PROJECT LOCATED IN HSFZ PER ***CRC 337 (NOTE: SEE CRC R905.1, R905.2 & R905.1.1)***
MANUFACTURER: _____
PRODUCT NAME: _____
(WHEN WUI REQ.) LISTING REPORT #: _____

ROOF UNDERLAYMENT

☐ **(A)** ROOF UNDERLAYMENT
MANUFACTURER: _____
PRODUCT NAME: _____
LISTING REPORT #: _____

EAVES, RAKES, & SOFFITS CONFIGURATION & MATERIAL

CRC R337 **WUI** COMPLIANCE OPT. PROVIDED FOR EACH OPTION; DETAILS:

UNDERSIDE MATERIAL	ASPHALT SHINGLE ROOF:
☐ **(A)** EXT. TOUNGE & GROOVE	**21 / A-904** **22 / A-904**
☐ **(B)** FIBER CEMENT	
☐ **(C)** EXT. GRADE PLYWOOD	

FRONT PORCH

☐ **(A)** NO - STANDARD UNCOVERED PORCH
☐ **(B)** YES - OPTIONAL COVERED PORCH, SEE VIEW: **2 / A2-101** **3 / A2-101**
** MUST MEET ACCESSORY STRUCTURE DEVELOPMENT STANDARDS*

WATER HEATER

☐ **(A)** NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL ***MUST*** BE INSTALLED **(PER TITLE 24).**
☐ **(B)** ALTERNATIVE WATER HEATER WITH STIPULATION THAT NEW T24 ENERGY REPORT IS PROVIDED. MFR. & MODEL:_____

OPTIONAL SHOWER

☐ **(A)** NO - STANDARD TUB
☐ **(B)** YES - SHOWER, SEE VIEW: **3 / A3-101**

OPTIONAL EXTERIOR DOORS

☐ **(A)** NO; DOORS & WINDOWS IN PRIMARY VIEWS TO REMAIN
☐ **(B)** YES; INDICATE ON DOOR & WINDOW SCHEDULES AND INDICATE ON PLANS. SEE VIEW: **4 / A3-101** & **5 / A3-101**

***OWNER OR APPLICANT** TO SELECT (1) OF THE (3) FOLLOWING STYLES (BELOW) AND ONE OF EACH OF THE SUBSEQUENT OPTIONS THEREIN. FOR CLARITY, CROSS OUT OTHER STYLES AND STYLE OPTIONS THROUGHOUT THE ENTIRE DRAWING SET.

☐ **BUNGALOW**

☐ **CALIFORNIA RANCH**

PORCH RAILINGS

☐ **(A)** WOOD PICKET
☐ **(B)** NO RAILING

☐ **MODERN**

FLOOD HAZARD AREA

IS ANY PART OF THE PROPERTY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA?

☐ **NO** ☐ **YES** IF YES, THE STRUCTURE MAY NEED TO COMPLY WITH FEMA'S FLOODPLAIN REGULATIONS, AND THE PROPERTY OWNER COULD BE REQUIRED TO CARRY FLOODPLAIN INSURANCE.

HERS QII REQUIRED

HERS VCHP: HERS RATER WILL NEED TO FOLLOW THE VERIFICATION AND TESTING PROTOCOL FOR THE VARIABLE CAPACITY HEAT PUMP CREDIT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, VERIFIED REFRIGERANT CHARGE, VERIFIED MINIMUM HSPF AND EER/SEER, AND CAPACITY; DUCTLESS INDOOR UNITS AND THE COMPONENTS ARE WITHIN THE CONDITIONED ENVELOPE; AND AIRFLOW PROVIDED TO ALL HABITABLE SPACES (BEDROOMS AND LIVING SPACE).

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 OF THIS COMPUTER ANALYSIS. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY.

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD TABLE 150.0-G160
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS ***(SC3.1.4.1.7)***
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 ***(SC3.4.5)***
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE ***(SC3.1.4.1.8)***
- BATHROOM, KITCHEN, AND WHOLE HOUSE VENTILATION

OWNER/APPLICANT SIGNATURE:_____

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 PLEASANT HILL, ITS ELECTED OFFICIALS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

THE PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN THE CITY OF PLEASANT HILL. 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. THIS SET OF PLANS SHALL NOT BE USED FOR A PUBLIC HOUSING PROJECT.

SIGNATURE _____ DATE _____

FOR STAFF USE:
SIGNED USER LICENSE AGREEMENT? ☐ **YES** ☐ **NO**

SHEET INDEX

G-003	TITLE SHEET - PLAN 3
G-101	GENERAL NOTES
G-102	ABBREVIATIONS, SYMBOLS, AND FIRE MAP
G-201	CAL GREEN RESIDENTIAL REQUIREMENTS
G-202	CAL GREEN RESIDENTIAL REQUIREMENTS
G-203	CAL GREEN RESIDENTIAL MANDATORY REQUIREMENTS
T24-301	ENERGY COMPLIANCE - PLAN 3
T24-302	ENERGY COMPLIANCE - PLAN 3
AS101	EXAMPLE SITE PLAN
AS102	ARCHITECTURAL SITE PLAN
A3-100	PLAN 3 - RENDERINGS
A3-101	FLOOR PLAN 3
A3-111	FINISH, MECHANICAL, & ELECTRICAL PLANS
A3-121	ROOF PLAN & REFLECTED CEILING PLAN - BUNGALOW
A3-122	ROOF PLAN & REFLECTED CEILING PLAN - CALIFORNIA RANCH
A3-123	ROOF PLAN & REFLECTED CEILING PLAN - MODERN
A3-201	ELEVATIONS & SECTIONS - BUNGALOW
A3-202	ELEVATIONS & SECTIONS - CALIFORNIA RANCH
A3-203	ELEVATIONS & SECTIONS - MODERN
A3-204	ELEVATIONS & SECTIONS - OPTIONAL FRONT PORCH
A-901	ARCHITECTURAL DETAILS - COMMON
A-902	ARCHITECTURAL DETAILS - COMMON - FLASHING
A-903	ARCHITECTURAL DETAILS - COMMON - AGE IN PLACE
A-904	ARCHITECTURAL DETAILS - COMMON - ROOF
A-911	ARCHITECTURAL DETAILS - BUNGALOW
A-921	ARCHITECTURAL DETAILS - CALIFORNIA RANCH
A-922	ARCHITECTURAL DETAILS - CALIFORNIA RANCH - MASONRY VENEER
A-931	ARCHITECTURAL DETAILS - MODERN STUCCO
A-932	DETAILS - MODERN HORIZONTAL SIDING
A-933	ARCHITECTURAL DETAILS - MODERN - AWNING
A-934	ARCHITECTURAL DETAILS - MODERN - AWNING
A-941	REFERENCE - PRODUCT DATA
S-101	SHEET INDEX, ABBREVIATION & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES, SPECIAL INSPECTION & TESTS
S-201	ROOF & FOUNDATION FRAMING PLAN - BUNGALOW
S-202	ROOF & FOUNDATION FRAMING PLAN - CALIFORNIA RANCH
S-203	ROOF & FOUNDATION FRAMING PLAN - MODERN
S-301	TYPICAL CONCRETE DETAILS
S-311	CONCRETE DETAILS
S-401	TYPICAL WOOD DETAILS
S-402	TYPICAL WOOD DETAILS
S-403	TYPICAL WOOD DETAILS
S-421	ROOF FRAMING DETAILS
S-422	ROOF FRAMING DETAILS

Grand total: 45

VICINITY MAP

(TO BE PROVIDED BY OWNER OR APPLICANT)

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL PRE-APPROVED ADU

TITLE SHEET - PLAN 3

PUBLIT SET

DATE 02/28/2025

SHEET G-003

2/26/2025 2:14:13 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

FLOOR PLAN NOTES

1. **WEATHER BARRIERS.**
   a. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
   b. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. *(2022 CRC R703.7.3)*
2. **DOMESTIC RANGE** VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
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)*
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.
5. **SHOWERS AND TUB-SHOWER COMBINATIONS:** CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. *(2022 CPC 417.0.)*
6. **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 60-INCHES ABOVE A STANDING SURFACE. *(2022 CRC R308.4.5)*
7. **HEATING AND AIR-CONDITIONING SYSTEM DESIGN** SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
8. **WATER CLOSETS.**
   a. CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
   b. 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)*
   c. NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER 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).
9. **BATH ACCESSORIES:** PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKNG FOR TOILET PAPER HOLDER AND TOWEL BARS.
10. **WHOLE-BUILDING MECHANICAL VENTILATION SYSTE**M PER ASHRAE STANDARD 62.2. PROVIDE THE INSPECTOR WITH THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION:
    a. CALCULATIONS FOR REQUIRED VENTING RATES.
    b. CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
    c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1.
    d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
    e. FANS SHALL BE A MAXIMUM OF 1 SONE.
    f. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
11. **ATTIC ACCESS:**
    a. WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R807.1)
    b. 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.
    c. 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)
    d. IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND IT'S CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
    e. PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.
12. 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.

PLUMBING NOTES

1. CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
   PIPING:
2. DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE OR APPROVED EQUAL.
3. AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
4. DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
5. WHEN "OPTIONAL" SOFT-WATER LOOP INSTALLED, PROVIDE WITH 2 GATE VALVES.
6. WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
7. WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
8. SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 *CGBSC SECTION 4.303*.
9. **WATER HEATER** (REFER TO BUILDING ENERGY ANALYSIS REPORT):
   A. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. *(2022 CPC 609.12.1)*
      1. PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. *(2022 CPC 609.12.2)*
      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 MANUFACTURER REQUIREMENTS.
   D. CLEARANCES PER MANUFACTURER REQUIREMENTS.
10. **PLUMBING INSULATION** PER 2022 CENC 150.0 (J) AND CBC 609.11
    A. DOMESTIC HOT WATER PIPING SHALL BE INSULATED.
    B. 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 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.
       1. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
       2. HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
    C. SERVICE WATER HEATING SYSTEMS PIPING TO INCLUDE.
       1. RECIRCULATING SYSTEM PIPING, INCLUDING THE SUPPLY AND RETURN PIPING TO THE WATER HEATER.
       2. 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.
       3. 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:
       1. FACTORY-INSTALLED PIPING WITHIN SPACE-CONDITIONING EQUIPMENT CERTIFIED UNDER SECTION 110.1 OR 110.2.

PLUMBING NOTES CONTINUED.

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.

3. 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.

4. 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.

11. 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)):
A. 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.
B. 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.
C. PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.

12. PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
13. STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
14. ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
15. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
16. 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]
17. PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTATCHMENTS. 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 VACUMM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED 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.

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: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
5. ELECTRICAL PANEL: FLUSH MOUNT, 30" CLEARANCE. SEE COVER SHEET FOR SELECTION. SEE SITE PLAN FOR ELECTRICAL PANEL LOCATION.
6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
7. ALL LUMINARIES 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, 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 LUMINARIES, 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 HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF 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 MIN. 3 FT CLR 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 CEnC 150.0(k)2G).*
20. IN ADDITION TO THE NUMBER OF BRANCH CIRCUTS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUTS 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 CIRCUTS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.52(B).
21. IN ADDITION TO THE NUMBER OF BRANCH CIRCUTS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).
22. 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).*
23. 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 NOTES

1. THE BUILDER MUST PROVIDE NEW HOMEWONERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINARIES.

LUMINAIRE REQUIREMENTS *(2022 CEnC 150.0(k)1).*

A. **LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.
   EXCEPT: *INTEGRATED DEVICE 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 5 WATTS. CABINET LIGHTING: LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS 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, OTHER THAN THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES, ARE NOT REQUIRED TO COMPLY WITH REFERENCE JOINT APPENDIX JA8:
   1. *LED LIGHT SOURCES INSTALLED OUTDOORS.*
   2. *INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.*
   3. *PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS.*
   4. *HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING PULSE START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES.*
   5. *LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.*
   6. *CEILING FAN LIGHT KITS SUBJECT TO FEDERAL APPLIANCE REGULATIONS.*

   THE FOLLOWING LIGHT SOURCES ARE ONLY CONSIDERED TO BE HIGH EFFICACY IF THEY ARE CERTIFIED TO THE COMMISSION AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND MARKED AS REQUIRED BY JA8:
   1. *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)1C.*
   2. *ANY LIGHT SOURCE NOT OTHERWISE LISTED.*

B. **SCREW-BASED LUMINAIRES.** SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.
C. **RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
   1. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
   2. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
   3. 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 MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
   4. 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 SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.*
D. **LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES.** LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.
E. **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, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.

INDOOR LIGHTING CONTROLS *(2022 CEnC 150.0(k)2).*

A. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
   EXCEPT: *CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.*
A. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
B. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
C. 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 SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.
D. **AUTOMATIC-OFF CONTROLS.**
   1. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
   2. FOR LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
E. **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 CUT 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 VACANCY 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 CABINETRY WITH OPAQUE FRONTS OR DOORS OR WITH AUTOMATIC-OFF CONTROLS.*
F. **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:
   1. UNDERCABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS, AND SWITCHED OUTLETS.

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.

1. 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).
2. 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)2)

ENERGY STORAGE READINESS

1. **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 ENERGY STORAGE SYSTEMS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). ADDITIONALLY, THE PANELBOARDS SHALL BE PROVIDED WITH THE MINIMUM BUSBAR RATING AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). (2022 CEC SECTION 706.10)

CALIFORNIA ENERGY CODE SECTION 150.0(S)

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

MECHANICAL NOTES

1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACCNA, NFPA AND LOCAL REQUIREMENTS.
2. DUCTWORK: SMACCNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING 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.
3. GRILLES AND REGISTERS, DIFFUSERS, ETC: SUBJECT TO OWNER'S APPROVAL. "CARNES" OR EQUAL FANS: DIRECTLY VENTED TO OUTSIDE, BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
4. LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. 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.
5. 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)*:
   a. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
   b. 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 MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
      - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)
6. BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE *(2022 CMC TABLE 403.7)*.
7. KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE *(2022 CMC TABLE 403.7)*

SOLAR READY NOTES

SOLAR READY REQUIREMENTS PER CeNC 110.10(b) THROUGH 110.10(e)
SOLAR ZONE:

1. **MINIMUM AREA.** THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION.
2. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
   A. **SINGLE FAMILY RESIDENCES.** THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.

   EXCEPTION 1 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA4 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.

   EXCEPTION 5 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET AND WHERE ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS AND COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.

   EXCEPTION 6 TO SECTION 110.10(B)1A: SINGLE-FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS:
   A. ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
   B. COMPLY WITH ONE OF THE FOLLOWING MEASURES:
      a. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR® PROGRAM REQUIREMENTS WITH A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS, A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR, OR AN SAE J1772 LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE OR EV CHARGER) WITH A MINIMUM OF 40 AMPERES; OR
      b. INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR
      c. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR
      d. INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.

PROJECT GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:
1.1. 2022 CALIFORNIA RESIDENTIAL CODE AND STANDARDS.
1.2. 2022 CALIFORNIA PLUMBING CODE AND STANDARDS.
1.3. 2022 CALIFORNIA MECHANICAL CODE AND STANDARDS.
1.4. 2022 CALIFORNIA FIRE CODE AND STANDARDS.
1.5. 2022 CALIFORNIA ELECTRICAL CODE AND STANDARDS.
1.6. 2022 CALIFORNIA ENERGY CODE AND STANDARDS.
1.7 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND STANDARDS.
1.8 CITY OF PLEASANT HILL MUNICIPAL CODE
2. 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.
3. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. 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 THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
6. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
7. SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP.
8. 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.
8.1. TV/DVD SYSTEMS
8.2. ICE MACHINE
8.3. VENDING MACHINE
8.4. REFRIGERATOR
8.5. MICROWAVE
9. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
10. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
11. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON 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.
12. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
13. A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS 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.

STORMWATER MANAGENENT

1. BEST MANAGEMENT PRACTICES (BMPS) SHALL BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION IN CONFORMANCE WITH THE CITY OF PLEASANT HILL MUNICIPAL CODE. ADDITIONALLY, SITES OVER AN ACRE SHALL ABIDE BY THE CONSTRUCTION GENERAL PERMIT (CGP). ALL BMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE CASQA HANDBOOK. AT A MINIMUM PERIMETER CONTROL AND CONSTRUCTION ENTRANCES SHOULD BE IN PLACE PRIOR TO A GRADING PERMIT BEING ACTIVATED.
2. PLANS TO MANAGE WATER DETAINED ONSITE IN BASINS/TRAPS: NEED TO BE DEVELOPED, SO THAT THESE BASINS CAN REMAIN OPERATIONAL DURING A SERIES OF BACK-TO-BACK RAINS. FOR SITES THAT ARE COVERED UNDER THE STATE CONSTRUCTION PERMIT (CGP) THAT PLAN TO DISCHARGE WATER INTO A NEARBY STORM DRAIN MUST FOLLOW THE CGP REQUIREMENTS AS WELL AS THE CITY'S MUNICIPAL CODE. PRIOR TO DISCHARGING, PLEASE PROVIDE YOUR FIELD INSPECTOR WITH A WRITTEN PLAN OF HOW THE WATER WILL BE TREATED PRIOR TO DISCHARGE TO MEET THEIR NUMERIC LEVELS. THE FIELD INSPECTOR MUST BE ADVISED IN ADVANCE OF THE DAY/TIME A DISCHARGE IS PLANNED. ADDITIONALLY, POST DISCHARGE PLEASE PROVIDE YOUR FIELD INSPECTOR YOUR MONITORING DATA AND MENTION ANY EXCEEDANCE.
3. INSPECTION, MODIFICATION AND MAINTENANCE OF THE BMPS SHALL BE IMPLEMENTED AS NECESSARY. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN THE BMPS, THE CITY MAY ISSUE EMERGENCY MAINTENANCE WORK TO BE COMPLETED TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY. THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) AND ANY FINES ASSESSED TO THE CITY SHALL BE CHARGED TO THE OWNER/ CONTRACTOR OF THE PROJECT.
4. NECESSARY MATERIALS TO IMPLEMENT THE REQUIRED BMPS SHALL BE AVAILABLE ON SITE TO FACILITATE RAPID DEPLOYMENT OR TO REPAIR ANY BMP FAILURES.
5. CITY STAFF SHALL BE ALERTED BY THE CONTRACTOR, PERMITTEE OR OWNER, AS NEEDED FOR EMERGENCY WORK DURING RAINSTORMS.
6. RUN-ON FLOW ONTO THE SITE SHALL BE PROPERLY MANAGED AND PLANNED FOR TO PREVENT FAILURE OF BMPS AND/OR ILLEGAL DISCHARGES FROM THE PROJECT SITE INTO THE STORM DRAIN.
7. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AT EVERY ONSITE STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. WHERE FEASIBLE DESILTING BASINS SHALL ALSO BE PROVIDED AT DRAINAGE OUTLETS FROM THE GRADED SITE.
8. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ON SLOPES AND ANY EXPOSED SOIL USING THE FOLLOWING BMPS, FIBER BLANKETS, BONDED FIBER MATRIX; OR BY INSTALLING OR MAINTAINING EXISTING VEGETATION. THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND STABILIZE ANY ERODED AREAS. INACTIVE SLOPES SHALL BE PROTECTED AND STABILIZED. ALL EXPOSED SOIL INCLUDING INACTIVE AND ACTIVE SLOPES SHALL BE PROTECTED PRIOR TO A RAIN EVENT.
9. ALL UNPAVED GRADED CHANNELS SHALL IMPLEMENT EROSION PREVENTION MEASURES SUCH AS, LINING AND INSTALLING VELOCITY CHECK DAMS AT REGULAR INTERVALS.
10. STREET SWEEPING VEHICLES WITH VACUUMS AND WATER TANKS SHALL BE USED TO KEEP PAVED STREETS FREE OF LOOSE SOIL AND/OR CONSTRUCTION DEBRIS.
11. CONTRACTORS SHALL HAVE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIRBORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS. ADDITIONAL DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED.
12. STOCKPILES SHALL BE COVERED AT THE END OF EACH WORKING DAY AND PRIOR TO FORECAST RAIN. ASPHALT SHALL ADDITIONALLY BE PLACED ON A LAYER OF PLASTIC SHEET, OR EQUIVALENT.
13. ALL PORTABLE TOILETS SHALL HAVE SECONDARY CONTAINMENT AND NOT BE LOCATED NEAR A STORM DRAIN (I.E., CATCH BASIN OR STREET).
14. VEHICLES SHALL HAVE DRIP PANS UNDERNEATH THEM AND ANY LEAKS OR SPILLS SHALL BE PROMPTLY REPAIRED AND REMOVED.
15. ALL DEBRIS SHALL BE PLACED IN DUMPSTERS WITH LIDS. THE LIDS SHALL BE CLOSED AT THE END OF EACH DAY AND ARE NOT TO BE OVERFILLED. ADDITIONAL TRASH PICK-UPS SHALL BE MADE AS NECESSARY.
16. LIQUID MATERIALS SHALL BE STORED IN CLOSED CONTAINERS IN SECONDARY CONTAINMENT AND UNDER COVER. SOLID MATERIALS SHALL BE STORED ON PALLETS AND BE COVERED PRIOR TO FORECAST RAIN.
17. A MATERIALS WASHOUT SHALL BE AVAILABLE ONSITE WHENEVER LIQUID MATERIALS ARE USED. THE WASHOUT SHALL FULLY CONTAIN WASH MATERIALS AND THE SURROUNDING AREA SHALL BE KEPT FREE OF SPILLS.
18. DISCHARGE OF POTABLE WATER (SUCH AS FROM POWERWASHING OR FILLING WATER TRUCKS) SHALL BE PREVENTED OR DIRECTED TO LANDSCAPE.
19. PERIMETER CONTROL IS REQUIRED ON ALL SITES.
20. ALL ACTIVE ENTRANCES SHALL PREVENT TRACKING BY INSTALLING STABILIZED CONSTRUCTION ENTRANCES PER CASQA GUIDELINES.

CITY OF PLEASANT HILL · INCORPORATED · NOVEMBER 14, 1961 · CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

GENERAL NOTES

PUBLIT SET

DATE
02/28/2025

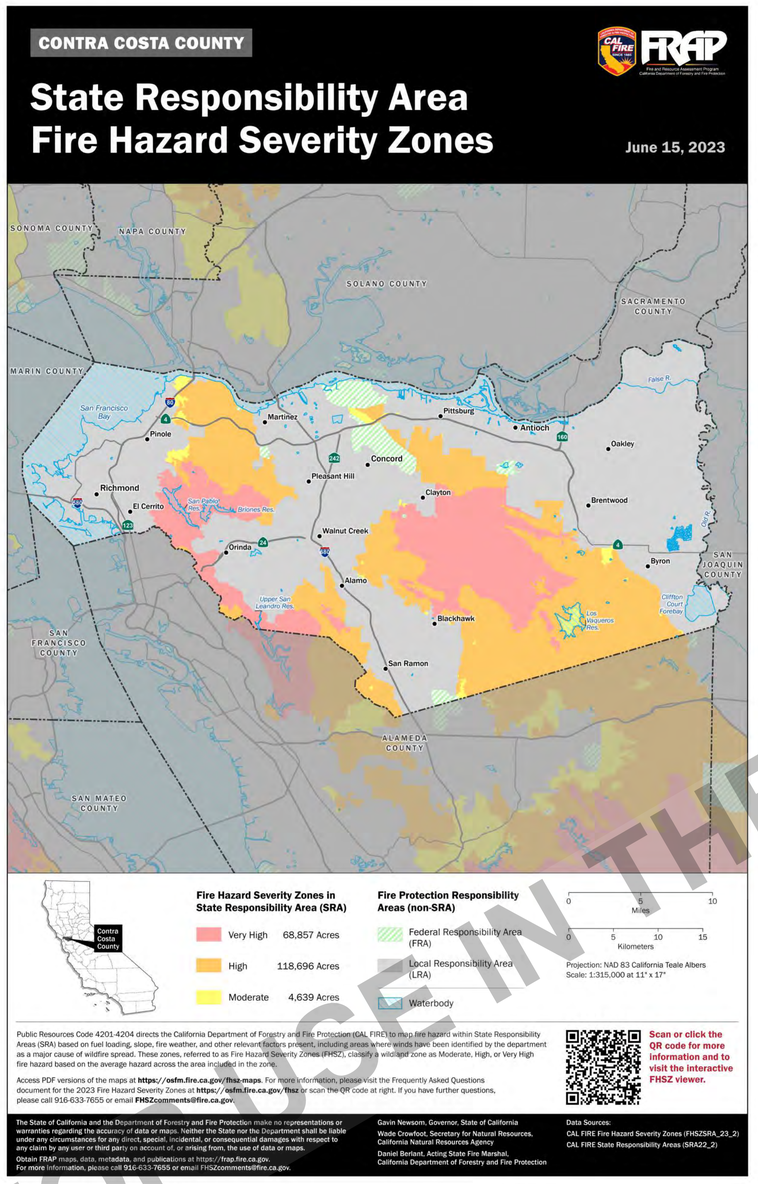
SHEET
G-101

FOR USE BY THE CITY OF PLEASANT HILL

CAL FIRE FIRE SEVERITY MAP

DISCLAIMER: MAP IS FOR GENERAL REFERENCE ONLY. TO ACQUIRE ACCURATE INFORMATION FOR FIRE HAZARD SEVERITY IN SITE SPECIFIC LOCATION, REFER TO THE CITY OF PLEASANT HILL.

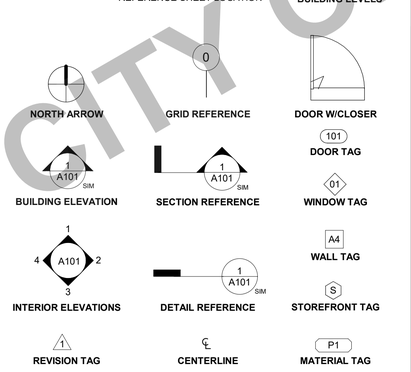
PER **CBC 702A** - FIRE HAZARD SEVERITY ZONES DEFINED AS: GEOGRAPHICAL AREAS DESIGNATED PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODES SECTIONS 4201 THROUGH 4204 AND CLASSIFIED AS VERY HIGH, HIGH OR MODERATE IN STATE RESPONSIBILITY AREAS OR AS LOCAL RESPONSIBILITY AREAS IN VERY HIGH FIRE HAZARD SEVERITY ZONES DESIGNATED PURSUANT TO CALIFORNIA GOVERNMENT CODE, SECTIONS 51175 THROUGH 51189. SEE CALIFORNIA FIRE CODE CHAPTER 49. THE CALIFORNIA CODE OF REGULATIONS, TITLE 14, SECTION 1280, ENTITLES THE MAPS OF THESE GEOGRAPHICAL AREAS AS "MAPS OF THE FIRE HAZARD SEVERITY ZONES IN THE STATE RESPONSIBILITY AREA OF CALIFORNIA."



WILDLAND-URBAN INTERFACE

1. ROOF COVERING SHALL COMPLY WITH ***2022 CRC R337.5.2*** UNDERLAYMENT SHALL BE ONE LAYER OF OF MINUMIM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED.
2. ROOF VALLEYS SHALL COMPLY WITH ***2022 CRC R337.5.3***. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSIVE RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINUMIM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. ROOF GUTTERS SHALL COMPLY WITH ***2022 CRC R337.5.4***. ROOF GUTTERS SHALL BE PROVIDE WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. VENTILATION OPENINGS SHALL COMPLY WITH ***2022 CRC R337.6*** - VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATEIALS, OR OTHER DEVICES. REFER TO ***SECTIONS R337.6.1*** THROUGH ***R337.6.3*** FOR ADDITIONAL INFORMATION.
5. EXTERIOR COVERINGS SHALL COMPLY WITH ***2022CRC R337.7*** EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER EXTERIOR WALL ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1. REFER TO ***SECTIONS R337.7.1*** THROUGH ***R337.7. 9*** FOR ADDITIONAL INFORMATION.

SYMBOLS



ABBREVIATIONS

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

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

PUBLIT SET

CITY OF PLEASANT HILL PRE-APPROVED ADU

ABBREVIATIONS, SYMBOLS, AND FIRE MAP

DATE
02/28/2025

SHEET
G-102

2/28/2025 2:14:15 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

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 COMPILATION 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 DWELLING 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 ACCOMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMTER). 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 FOR 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; AND 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 TRANSFORMER(S), 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 TRANSFORMER(S), 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 SIMULTANEOUSLY TO EACH EV CHARGING STATION (EVCS) SERVED 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 4.106.4.2.2.1.1 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. EV READY SPACES AND EVCS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH 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 OR 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 HELD 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 (MWELO), WHICHEVER IS MORE STRINGENT.
NOTES:
1. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2.

   MWELO AND SUPPORTING DOCUMENTS, INCLUDING A WATER BUDGET CALCULATOR, ARE AVAILABLE AT: 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, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY LCOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3, OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:
1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE ACCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN
SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN COMFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.3 WASTE MANAGEMENT COMPANY.
UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.
NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.4 POUNDS PER SQUARE FOOT OF THE BUILDING AREA SHALL MEET THE MINIMUM 65 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.
PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65-PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.5 DOCUMENTATION
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THOUGH 5, SECTION 4.408.3 OR SECTION 4.408.4
NOTES:
1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

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:

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   a. 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.
   b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   d. LANDSCAPE IRRIGATION SYSTEMS.
   e. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30–60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
11. INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.
12. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENTS.

4.410.2 RECYCLING BY OCCUPANTS.
WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND 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 ENVIROMENTAL 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, SHEETMETAL 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:

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

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

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

1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. 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/DEODC/EHLB/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/DEODC/EHLB/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:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S, AND CANADIAN CSA O121, CSA O151, CSA O153 AND CSA O325 STANDARDS.
5. 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
ABD 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

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

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
IDUSTRIAL 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
RUST 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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
(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

1. 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.
2. 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:

1. 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.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF 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:

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

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

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   a. 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 MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
   b. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:

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

4.507 ENVIROMENTAL 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:

1. 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.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—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:

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

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

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

NOTES:

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

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

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

703 VERIFICATIONS

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

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

CAL GREEN RESIDENTIAL REQUIREMENTS

PUBLIT SET

DATE
02/28/2025

SHEET
G-202

CLOSED THE CITY OF PLEASANT HILL

2/26/2025 2:14:15 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**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 blank 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."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop 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 50 amps with the blank 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."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank 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.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. `
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

CAL GREEN RESIDENTIAL MANDATORY REQUIREMENTS

PUBLIT SET

DATE
02/28/2025

SHEET
G-203

2/26/2026 2:14:17 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 **(Page 1 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

GENERAL INFORMATION					
01	Project Name	Pleasant Hill ADU (Plan 3)			
02	Run Title	Title 24 Analysis			
03	Project Location	-			
04	City	Pleasant Hill	05	Standards Version	2022
06	Zip code		07	Software Version	EnergyPro 9.3
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 (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	798	19	Glazing Percentage (%)	11.28%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit:	No

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

TABLE OF CONTENTS

Cover Page	1
Table of Contents	2
Form CF1R-PRF-01-E Certificate of Compliance	3
Form RMS-1 Residential Measures Summary	15
Form MF1R Mandatory Measures Summary	16
Room Load Summary	21

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Pleasant Hill ADU (Plan 3)
Pleasant Hill, CA

Project Designer:
-

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: 24-11266

Date: 1/16/2025

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.

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 **(Page 4 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.57	37.84	4.43	34.33	1.14	3.51
Space Cooling	1.03	27.77	1	30.59	0.03	-2.82
IAQ Ventilation	0.44	4.76	0.44	4.76	0	0
Water Heating	3.28	33.7	1.88	20.83	1.4	12.87
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**10.32**	**104.07**	**7.75**	**90.51**	**2.57**	**13.56**
Space Heating	5.57	37.84	4.6	36.26	0.97	1.58
Space Cooling	1.03	27.77	1.29	38.54	-0.26	-10.77
IAQ Ventilation	0.44	4.76	0.44	4.76	0	0
Water Heating	3.28	33.7	1.88	20.83	1.4	12.87
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**10.32**	**104.07**	**8.21**	**100.39**	**2.11**	**3.68**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 **(Page 3 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.57	37.84	4.7	37.31	0.87	0.53
Space Cooling	1.03	27.77	0.93	30.27	0.1	-2.5
IAQ Ventilation	0.44	4.76	0.44	4.76	0	0
Water Heating	3.28	33.7	1.89	20.89	1.39	12.81
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**10.32**	**104.07**	**7.96**	**93.23**	**2.36**	**10.84**
Space Heating	5.57	37.84	4.66	36.33	0.91	1.51
Space Cooling	1.03	27.77	1.12	33.19	-0.09	-5.42
IAQ Ventilation	0.44	4.76	0.44	4.76	0	0
Water Heating	3.28	33.7	1.88	20.84	1.4	12.86
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**10.32**	**104.07**	**8.1**	**95.12**	**2.22**	**8.95**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 **(Page 2 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

ENERGY DESIGN RATINGS

	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	34.7	34.4	33.2			
Proposed Design						
North Facing	30.5	30.8	30.8	4.2	3.6	2.4
East Facing	30.7	31.4	31.2	4	3	2
South Facing	30.1	29.9	30.3	4.6	4.5	2.9
West Facing	30.9	33.2	32.3	3.8	1.2	0.9

RESULT[3]: 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: 2.07 kWdc
- Proposed PV Capacity Scaling: North (2.07 kWdc) East (2.07 kWdc) South (2.07 kWdc) West (2.07 kWdc)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 **(Page 7 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Living Area	Conditioned	HVAC System1	798	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Living Area	R15 Wall	0	Front	368	86	90
Left Wall	Living Area	R15 Wall	90	Left	160	12	90
Rear Wall	Living Area	R15 Wall	180	Back	368	0	90
Right Wall	Living Area	R15 Wall	270	Right	160	12	90
Roof	Living Area	R-30 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 RoofLiving 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	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window 06	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window 07	Window	Front Wall	Front	0			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
Window 01	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 **(Page 6 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

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	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.07	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 HSPF
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Pleasant Hill ADU (Plan 3)	798	1	2	1	0	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 **(Page 5 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

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]	27.54	24.73	2.81	10.2
Net EUI[2]	13.68	10.87	2.81	20.54
East Facing				
Gross EUI[1]	27.54	24.94	2.6	9.44
Net EUI[2]	13.68	11.07	2.61	19.08
South Facing				
Gross EUI[1]	27.54	24.45	3.09	11.22
Net EUI[2]	13.68	10.59	3.09	22.59
West Facing				
Gross EUI[1]	27.54	25.14	2.4	8.71
Net EUI[2]	13.68	11.28	2.4	17.54

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.

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ENERGY COMPLIANCE - PLAN 3

PUBLIT SET

DATE
02/28/2025

SHEET
T24-301

2/26/2025 2:14:25 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 (Page 10 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	9.5	18000	10000	EERSEER	14	11	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	Yes	Yes	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 (Page 9 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofLiving Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T10H22U0 (40 gal, JA13)	Outside	Living Area	Living Area

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 (Page 8 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window 02	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window 03	Window	Left Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window 05	Window	Right Wall	Right	270			1	12	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door 01	Front Wall	20	0.5

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Living Area	798	132	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: Pleasant Hill ADU (Plan 3)
Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration
Date: 1/16/2025
Project Address: Pleasant Hill
California Energy Climate Zone: CA Climate Zone 12
Total Cond. Floor Area: 798
Addition: n/a
# of Units: 1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 15	946		New
Door	Opaque Door	- no insulation	20		New
Roof	Wood Framed Attic	R 30	798		New
Slab	Unheated Slab-on-Grade	- no insulation	798	Perim = 132'	New

FENESTRATION Total Area: 90 Glazing Percentage: 11.3% New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	66.0	0.300	0.23	none	none	N/A	New
Left (E)	12.0	0.300	0.23	none	none	N/A	New
Right (W)	12.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	9.50 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ductless / with Fan	Ductless	Attic	8.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.10	Standard	New

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 (Page 12 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Timothy Carstairs	Documentation Author Signature: Timothy Carstairs
Company: Carstairs Energy Inc.	Signature Date: 01/16/2025
Address: 2238 Bayview Heights Dr STE E	CEA/ HERS Certification Identification (If applicable): RCN14348
City/State/Zip: Los Osos, CA 93402	Phone: 8059049048

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Randall Russom	Responsible Designer Signature: Randall Russom
Company: RRM Design Group	Date Signed: 01/16/2025
Address: 10 E Figueroa St	License: C24410
City/State/Zip: Santa Barbara, CA 93101	Phone: 8058835215

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Pleasant Hill ADU (Plan 3) **Calculation Date/Time:** 2024-11-26T08:51:47-08:00 (Page 11 of 12)

Calculation Description: Title 24 Analysis **Input File Name:** Pleasant Hill ADU (Plan 3).ribd22x

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	46	0.35	Exhaust	No	n/a / n/a	No	Yes	

ROOM LOAD SUMMARY

Project Name: Pleasant Hill ADU (Plan 3)
System Name: HVAC System
Date: 1/16/2025
Floor Area: 798

ROOM LOAD SUMMARY

			ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Living Area	1st Floor	1	284	6,113	268	284	6,113	268	319	12,697
PAGE TOTAL						284	6,113	268	319	12,697
TOTAL *						284	6,113	268	319	12,697

* Total includes ventilation load for zonal systems.

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL PRE-APPROVED ADU

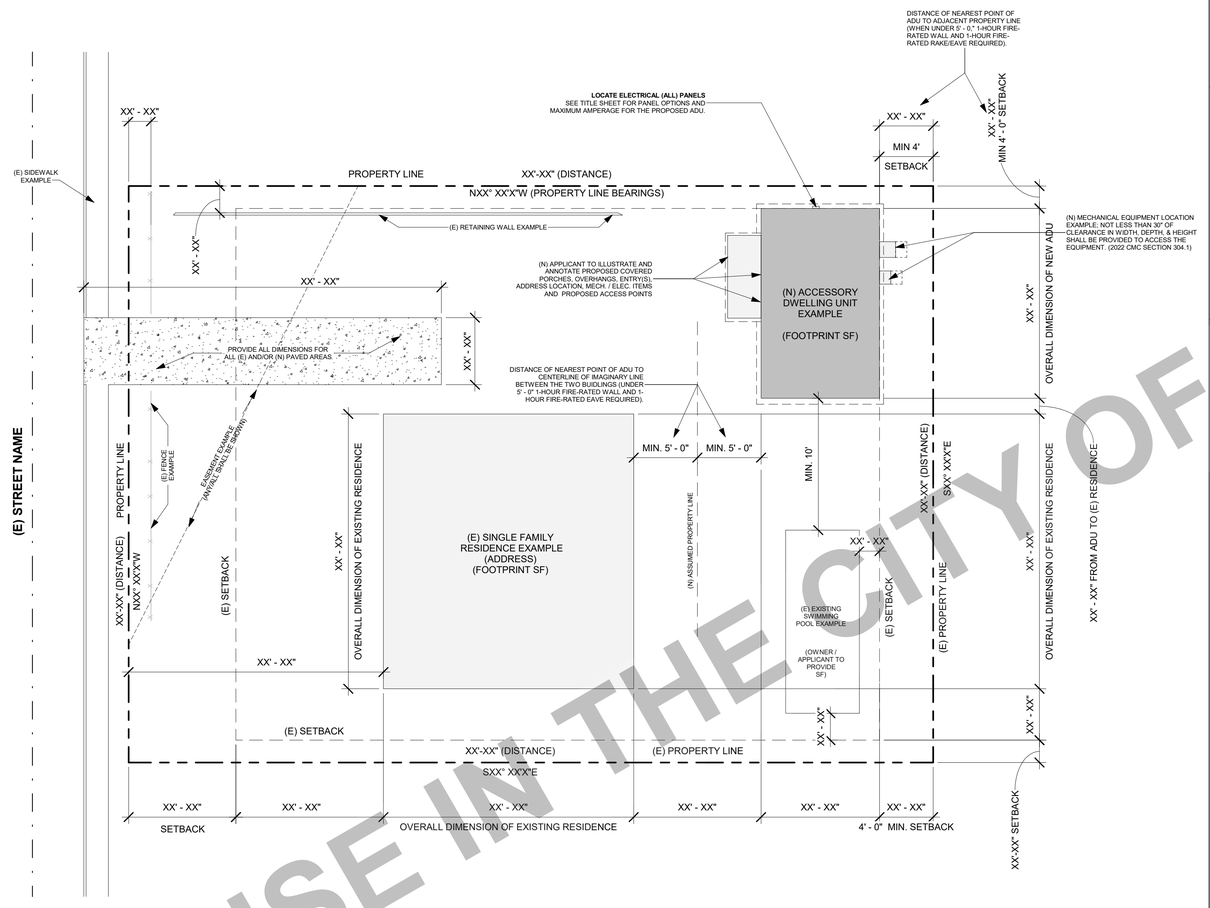
ENERGY COMPLIANCE - PLAN 3

PUBLIT SET

DATE 02/28/2025

SHEET T24-302

2/26/2025 2:14:34 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



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

EXAMPLE SITE PLAN

SCALE: 1/16" = 1' - 0"

NORTH ARROW

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 CRC, 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).
5. **CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
6. DRAINAGE & GRADING ONSITE PROPERTY SLOPES:
   A. SITE GRADING: CBC SECTION 1804.4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN. DISTANCE OF 10 FT, MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED NOT LESS THAN 2% WHERE LOCATED WITHIN 10 FT FROM THE FOUNDATION. FOR IMPERVIOUS SURFACES, 2% SLOPE MIN.
   B. THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE, OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MIN. OF 12 IN PLUS 2% (CBC 1808.7.4)
   C. ALL DRAINAGE WATER FROM A NEWLY GRADED OR A REGRADED SITE SHALL BE DIRECTED FROM A PRIVATELY OWNED PROPERTY DIRECTLY TO THE PUBLIC DRAINAGE SYSTEM TO MEET CBC SECTION 1805.4.3.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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 SILT 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.
12. 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.
13. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENTS
- X — X (E) FENCE
- (E) WALLS/ RETAINING WALLS

SITE PLAN CHECKLIST

☐ **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. PLOT ANY OPTIONAL COVERED PATIOS (WHEN SELECTED).

☐ **AREA OF EXISTING BUILDING**
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.

☐ **FOOTPRINT OF PROPOSED ADU**
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE

☐ **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 PROPERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (4' - 0").
   A. IF DISTANCE FROM (N) ADU TO PROPERTY LINE IS LESS THAN 5' - 0" OR DISTANCE FROM ANY EXISTING / PROPOSED BUILDING OR STRUCTURE IS WITHIN 10' - 0", FIRE RATED WALL REQUIRED PER 2022 CRC SECTION R302.1. SEE FIRE RATED WALL DETAIL: **32/A-901**
   B. WHERE A FIRE RATED WALL IS REQUIRED, FIREBLOCKING IS REQUIRED IN PROJECTIONS, RAKES AND EAVES.
   SEE DETAILS: **21/A-904 22/A-904**

   EXCEPTION:
   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.

☐ **EASEMENTS**
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.

☐ **LOCATION OF ELECTRICAL PANEL**
SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE FOR THE PROPOSED ADU. SEE TITLE SHEET UNDER OPTION SELECTIONS FOR REQ. ADDITIONAL CALCULATIONS BASED ON CHOSEN ELECTRICAL PANEL.

☐ **DRIVEWAY / PAVED ACCESS**
SHOW THE PROPOSED (OR EXISTING) DRIVEWAY / PAVED ACCESS TO THE PROPOSED ADU.

☐ **LOCATION OF FIRE HYDRANTS**
INDICATE THE LOCATION OF ALL FIRE HYDRANTS WITHIN 500 FEET OF THE PROPERTY.

☐ **ADDRESS IDENTIFICATION**
SHOW ADDRESS NUMBER SIZE AND PLACEMENT LOCATION

☐ **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 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.

☐ **PROVIDE THE EXACT LOCATION AND LABEL ALL OF THE EXISTING & PROPOSED UTILITIES ON THE SITE PLAN**
   A. THIS INCLUDES BUT IS NOT LIMITED TO UTILITIES, POLES, SEPTIC, SEWER, DRAINS, ELECTRICAL, GAS METERS, LINES, AND ANY PHOTOVOLTAIC.
   B. INDICATE SEWER ELEVATION OF LATERAL AND MAIN CONNECTION. IF ON SEPTIC SYSTEM, PROVIDE DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) EXHIBIT WITH LEACH LINES SHOWN AND AREA FOR NEW LEACH LINES. SEWER MAIN EXTENSION MAY BE REQUIRED. INCLUDE LOCATIONS AND ALL ELEVATIONS OF PROPOSED SEPTIC / SEWER / LEACH LINES. PROVIDE INVERT ELEVATIONS AT CLEANOUT, SEWER MAIN CONNECTION, ADU CONNECTION, AND AT ANY OTHER CONNECTION POINTS.
   C. PLEASE SPECIFY ON THE PLANS IF THE ADU WILL HAVE NEW INDEPENDENT SERVICES DIRECTLY FROM THE PUBLIC RIGHT OF WAY CONNECTION OR IF THE SERVICES WILL BE BRANCHED OFF THE EXISTING MAIN LINES ON THE PROPERTY.
   D. JUSTIFY PIPE SIZES SHOWN ON THE PLAN ARE ADEQUATE FOR THE PROPOSED ADU SERVICES. IF THE SERVICES ARE CONNECTED TO THE EXISTING MAIN SERVICES, THEN PROVIDE JUSTIFICATION THAT THE EXISTING MAINS CAN HANDLE THE NEW INCREASED FLOWS OF THE ADU FOR WATER SUPPLY AND SANITARY SEWER SYSTEMS. PLEASE USE CPC TABLE 610.3, TABLE 610.4, AND SECTION 610.5 FOR JUSTIFICATION. NOTE, IF USING APPENDIX A SIZING CRITERIA, PLEASE INCLUDE THE CPC APPENDIX A CHART ON THE PLAN.

☐ **SHOW ALL EV CHARGING AND ALL ASSOCIATED CIRCUITS FOR NEW AND EXISTING LOCATIONS.**

☐ **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

☐ **TOPOGRAPHY**
SHOW 1 FT CONTOURS ON SITE AND 20 FT OFFSITE.
(REQUIREMENT MAY BE WAIVED AT BUILDING OFFICIALS DISCRETION.)

☐ **LABEL STREETS & SIDEWALKS**
SHOW AND LABEL THE EXISTING STREET CENTERLINE, CURB & GUTTER, SIDEWALK AND RIGHT-OF-WAY LINE AND DIMENSION ALL LINES.

☐ **LOCATION OF RAIN WATER LEADERS**
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

EXAMPLE SITE PLAN

PUBLIT SET

DATE
02/28/2025

SHEET
AS101

FOR USE IN THE CITY OF PLEASANT HILL

2/28/2025 2:14:35 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

SITE PLAN TO BE PROVIDED BY APPLICANT

REFER TO **AS101** FOR EXAMPLE SITE PLAN

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

SITE PLAN

SCALE:

NORTH ARROW

PUBLIT SET

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ARCHITECTURAL SITE PLAN

DATE
02/28/2025

SHEET
AS102

2/28/2025 2:14:35 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

PLAN 3 w/ UNCOVERED PORCH



BUNGALOW



CALIFORNIA RANCH



MODERN

PLAN 3 w/ OPTIONAL COVERED PORCH



BUNGALOW



CALIFORNIA RANCH



MODERN

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

PLAN 3 - RENDERINGS

PUBLIT SET

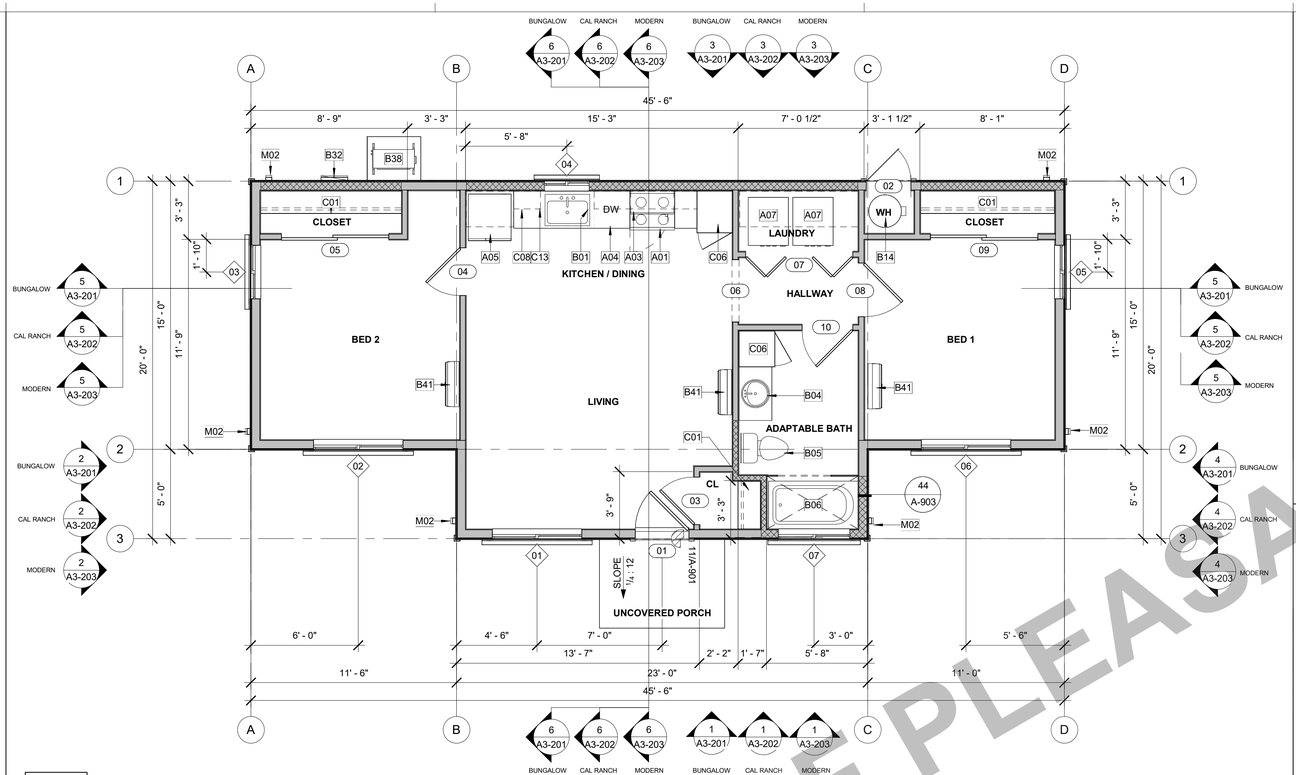
DATE
02/28/2025

SHEET
A3-100

2/28/2025 2:14:35 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

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.
A04	24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
A05	REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
A07	WASHING MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX.
B01	30" 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.
B14	40 GALLON TANK WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL 14/A-901 FOR ANCHORING. SEE SHEET A-931 FOR MORE INFORMATION.
B32	ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
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 SHEET A-111 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 MANUFACTERER'S SPECIFICATIONS, REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
C01	SINGLE WOOD SHELF AND POLE.
C06	24" DEEP FULL HEIGHT PANTRY CABINET.
C08	12" DEEP UPPER CABINET
C13	36" HIGH BASE CABINET AND COUNTERTOP.
G02	CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 32/A-904.
P01	OPTIONAL 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.



1 PLAN 3

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

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 SHEET A-903 FOR MORE INFORMATION.

WALL LEGEND

EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH, SEE ELEV. FOR (EXT.) FINISH. ONE LAYER GYP. WALL BOARD INT. SEE T24 FOR INSULATION.

EXTERIOR - 1 HOUR FIRE RATED - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH, SEE ELEV. FOR (EXT.) FINISH. ONE LAYER GYP. WALL BOARD INT. SEE T24 FOR INSULATION. REFER TO DETAIL: **32 / A-901**

EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH ON BOTH SIDES, SEE ELEV. FOR (EXT.) FINISH. SEE T24 FOR INSUL. ADD BLOCKING AS NEEDED IN THESE LOCATIONS

INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYP. WALL BOARD EACH SIDE.

INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYP. WALL BOARD EACH SIDE. ADD BLOCKING AS NEEDED IN THESE LOCATIONS

NOTE: SEE MANUFACTURER PRODUCT LISTINGS FOR **(A)** IMPROVED ACOUSTIC / SOUND PERFORMANCE OPTIONS (AND/OR) **(B)** IMPROVED MOISTURE / MOLD / MILDEW-RESISTANT PERFORMANCE OPTIONS. ANNOTATE LOCATIONS OF SELECTIONS. SEE COVER SHEET FOR ACTUAL WALL CONFIGURATION. *THICKNESS OF WALL MAY INCREASE WITH SELECTION. VISIT GYPSUM.ORG FOR MORE INFORMATION.

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.
7. EXTERIOR DOORS SHALL EITHER HAVE A FIRE-RESISTANCE RATING OF NOT THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
   A. STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
   B. PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL SHALL BE PERMITTED TO TAPER TO A TONGUE OF NOT LESS THAN 3/8" THICK.

DOOR REMARKS

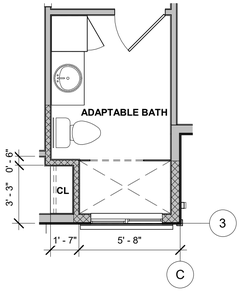
1. EXTERIOR DOOR.
2. GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #1
3. REQUIRED OPENING OF NOT LESS THAN 100 IN^2 FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS. **[CMC SEC. R504.4.1]**
4. VENT DOOR AS REQUIRED PER WATER HEATER MANUFACTURER REQUIREMENTS / SPECIFICATIONS
5. OPTIONAL DOOR: INDICATE ON PLANS WHICH OPTIONS ARE SELECTED; SEE TITLE SHEET FOR MORE INFORMATION.

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 TO VERIFY U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS. ALL OPENINGS TO BE U-FACTOR = (.3) , SHGC = (.23). BUG SCREEN REQUIRED (PER TITLE 24).
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]**

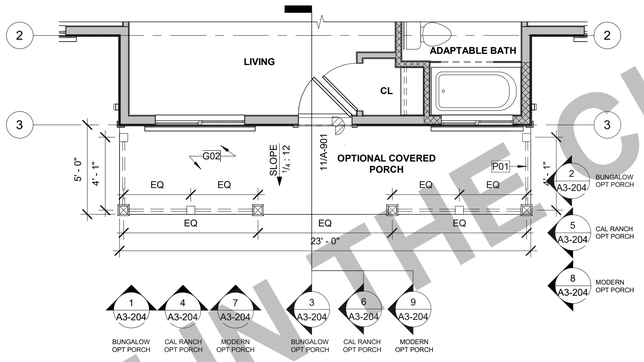
WINDOW REMARKS

1. REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #5 FOR ADDITIONAL INFORMATION.
2. WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
3. REQUIRED TO PROVIDE OBSCURE / PRIVACY GLASS.
4. **OPTIONAL WINDOW.** SEE TITLE SHEET FOR SELECTIONS FOR MORE INFO. AT LEAST ONE EGRESS OPENING REQUIRED AT ALL BEDROOMS, SEE GENERAL WINDOW NOTE #5 FOR EGRESS REQUIREMENTS.



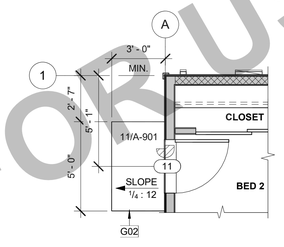
3 OPTIONAL SHOWER

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



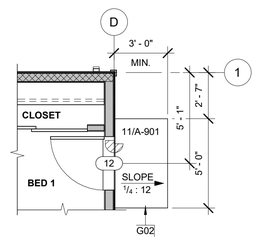
2 OPTIONAL COVERED PORCH | ALL STYLES

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



5 OPTIONAL SIDE DOOR - LEFT

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



4 OPTIONAL SIDE DOOR - RIGHT

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

WINDOW SCHEDULE

NO.	TYPE	SIZE WIDTH	SIZE HEIGHT	HEAD HEIGHT	REMARKS
01	A	5' - 0"	4' - 0"	6' - 8"	
02	A	5' - 0"	4' - 0"	6' - 8"	1
03	A	3' - 0"	4' - 0"	6' - 8"	4
04	A	2' - 6"	3' - 0"	6' - 8"	2
05	A	3' - 0"	4' - 0"	6' - 8"	4
06	A	5' - 0"	4' - 0"	6' - 8"	1
07	A	4' - 0"	1' - 6"	6' - 8"	2, 3

WINDOW DETAIL REFERENCES	HEAD	JAMB	SILL
BUNGALOW	11 / A-911		
CAL RANCH	11 / A-921		
MODERN	11 / A-931	11 / A-932	
FLASHING	31 / A-902		

DOOR SCHEDULE

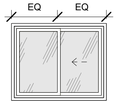
NO.	TYPE	DOOR WIDTH	DOOR HEIGHT	REMARKS
01	A	3' - 0"	6' - 8"	1, 2
02	B	2' - 6"	6' - 8"	1, 4
03	D	2' - 8"	6' - 8"	
04	D	2' - 8"	6' - 8"	
05	E	6' - 0"	6' - 8"	
06	G	3' - 6"	6' - 8"	
07	F	6' - 0"	6' - 8"	3
08	D	3' - 0"	6' - 8"	
09	E	6' - 0"	6' - 8"	
10	E	2' - 10"	6' - 8"	

DOOR DETAIL REFERENCES	HEAD	JAMB
BUNGALOW	21 / A-921	
CAL RANCH	21 / A-911	
MODERN	21 / A-931	12 / A-932
THRESHOLD	11 / A-901	12 / A-901

OPTIONAL EXTERIOR DOORS

NO.	TYPE	DOOR WIDTH	DOOR HEIGHT	REMARKS
11	C	3' - 0"	6' - 8"	1, 2, 5
12	C	3' - 0"	6' - 8"	1, 2, 5

WINDOW TYPES

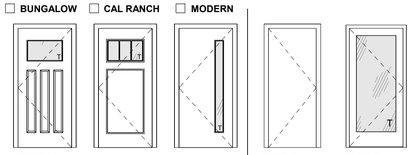


TYPE A
HORIZONTAL SLIDER

DOOR LEGEND

T = TEMPERED

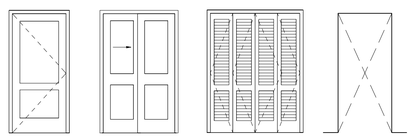
☐ BUNGALOW ☐ CAL RANCH ☐ MODERN



TYPE A
SOLID CORE WOOD
EXTERIOR ENTRY DOOR

TYPE B
EXTERIOR
SOLID DOOR
(VENT AS REQ.)

TYPE C
EXTERIOR
FULL LITE
GLASS DOOR



TYPE D
HOLLOW
CORE WOOD
INTERIOR

TYPE E
HOLLOW CORE
WOOD BI-PASS
DOUBLE CLOSET

TYPE F
LOUVERED DOUBLE
BI-FOLD (WITH MIN.
100 IN^2 OPENING)

TYPE G
GYP WRAPPED
OPENING

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

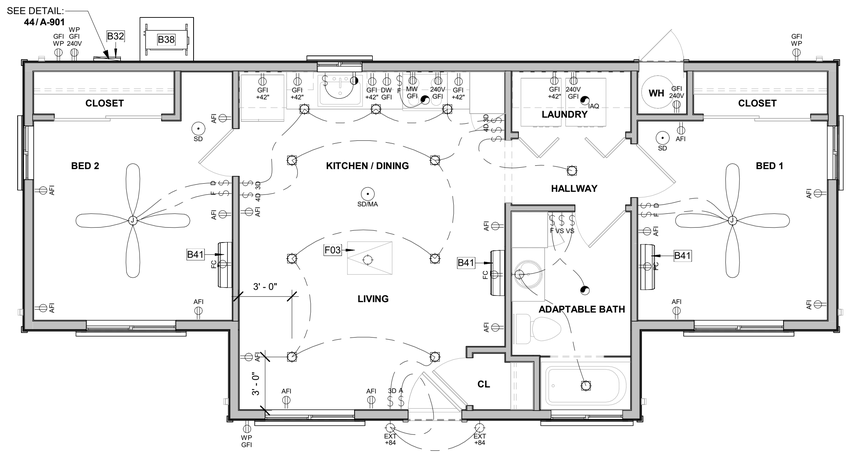
FLOOR PLAN 3

PUBLIT SET

DATE
02/28/2025

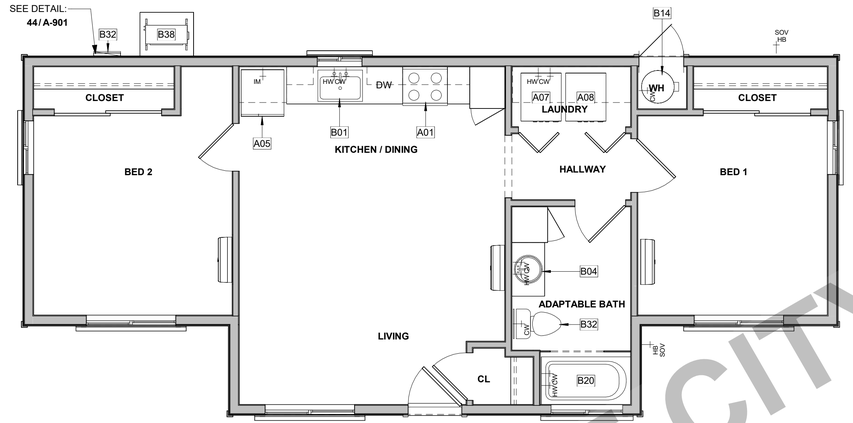
SHEET
A3-101

2/26/2026 2:14:39 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



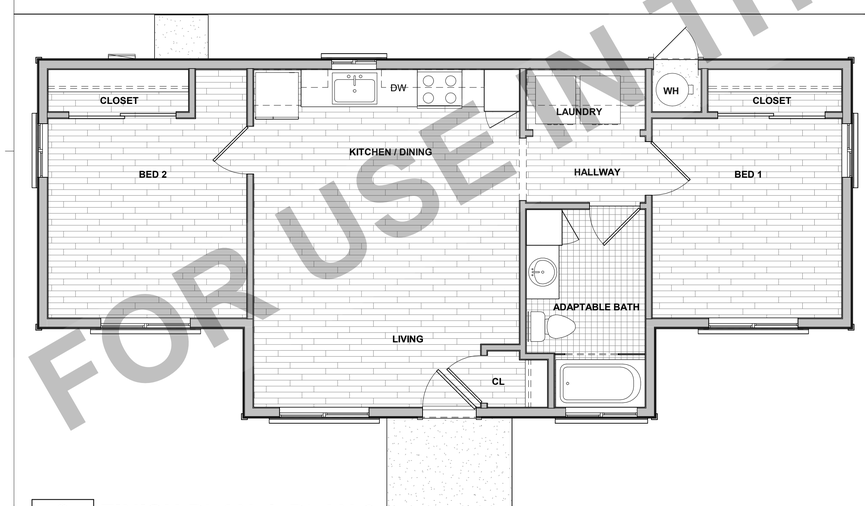
1 ELECTRICAL PLAN | PLAN 3

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



2 MECHANICAL PLAN | PLAN 3

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



3 FINISH PLAN | PLAN 3

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

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).
A07	WASHING MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX.
A08	CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR VERTICALLY THROUGH ROOF. (CMC SECTION 504.4.2.1)
B01	30" 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.
B14	40 GALLON TANK WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL: 14/A-901 FOR ANCHORING. SEE SHEET A-931 FOR MORE INFORMATION.
B20	30" x 60" TUB. MODEL BY BUILDER
B32	ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
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 SHEET A-111 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 MANUFACTERER'S SPECIFICATIONS, REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
F03	22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEnC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEnC 150.0 (a)1."

LEGEND

- ELECTRICAL SWITCH
- 3D ELECTRICAL SWITCH-THREE WAY-DIMMER
- VS ELECTRICAL SWITCH-VACANCY SENSOR
- D ELECTRICAL SWITCH-DIMMER
- F ELECTRICAL SWITCH-FAN
- A ASTRONOMICAL TIME OR MOTION SENSOR SWITCH (AT LEAST 1 REQ.)
- EXHAUST FAN
- IAQ INDOOR AIR QUALITY FAN
- WALL MOUNTED HIGH-EFFICACY LIGHT
- +84 EXT EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT W/ PHOTO SENSOR
- RECESSED HIGH- EFFICACY DOWNLIGHT
- VP RECESSED HIGH- EFFICACY DOWNLIGHT-VAPOR PROOF
- 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- SD PHOTOELECTRIC SMOKE DETECTOR/ALARM
- SD/MA PHOTOELECTRIC COMBINATION SMOKE/CARBON MONOXIDE
- CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)
- ELECTRICAL WIRING
- AFI DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
- GFI 240V DUPLEX OUTLET 240 VOLTS
- GFI DUPLEX OUTLET GROUND FAULT INTERRUPTER
- GFI WP DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- DUPLEX OUTLET AFCI-HALF HOT
- GFI MW DUPLEX OUTLET MICROWAVE GROUND FAULT INTERRUPTER
- GFI DW DUPLEX OUTLET DISH WASHER GROUND FAULT INTERRUPTER
- H DUPLEX OUTLET RANGE HOOD
- CW COLD WATER STUB OUT
- HW HOT WATER STUB OUT
- HB WATER HOSE BIBB
- SOV HB WATER HOSE BIBB WITH SHUT OF VALVE
- FC FAN COIL UNIT +80" TO BOTTOM OF UNIT PROVIDE DEDICATED OUTLET

NOTE: PHOTOELECTRIC SMOKE DETECTOR REQ **6' MIN.** HORIZONTAL CLEARANCE FROM ANY PERMANENTLY INSTALLED COOKING APPLIANCE. SUBSTITUTING WITH AN IONIZATION SMOKE DETECTOR REQ **10' MIN.** HORIZONTAL CLEARANCE FROM ANY PERMANENTLY INSTALLED COOKING APPLIANCE. ALL OTHER SMOKE DETECTORS SHALL MEET A MIN. HORIZONTAL CLEARANCE OF **20'** ***PER CRC R314.3.3.***

VENTILATION SUMMARIES

1) LOCAL EXHAUST VENTILATION — REFER TO T-24 FOR IAQ 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)	280 CFM	280 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	7"	9"
MAX. ALLOWABLE DUCT LENGTH (ft)	20'	20'
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.		

WHOLE DWELLING UNIT MECHANICAL VENTILATION
PER SECTION 150.0(O)(C)(i) [ASHRAE 62.2:4.1.2]
2 BED - MINIUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B)
Qtot = 0.03Afloor + 7.5(Nbr + 1) **.03(798 SF) + 7.5 (3) = 46.44 CFM** < 50 CFM

NOTE: KITCHEN RANGE HOOD (CEC 20222) PER TABLE 150.0-G ARIFLOW RATES (CFM) AND ASTM E3087 <750 = 85% CE OR 280 CFM

EFFECTIVE ANNUAL AVERAGE INFILTRATION RATE PER SECTION 150.0(O)(C)(ii)
a. 1. (Equation 150.0-C) Q50 = Vdu (x) 2 ACH50 / 60minutes
a. 2. (Equation 150.0-D) Q50 = Vdu (x) Verified ACH50 / 60minutes
b. (Equation 150.0-E) Qtot = 0.052 (x) Q50 x wsf x [H/Hr]^z [ASHRAE 62.2:4.1.2.1]

REQUIRED MECHANICAL VENTILATION RATE PER 150.0(O)(C)(iii) [ASHRAE 62.2:4.1.2]
(Equation 150.0-F) **Qfan = Qtot (-) ϕ (Qinf (x) Aext)**

FLOOR FINISH LEGEND

- EXTERIOR CONCRETE
- LUXURY VINYL PLANK (LVP)
- CERAMIC TILE (CT)

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: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
5. ELECTRICAL SUB PANEL- FLUSH MOUNT, 30" CLEARANCE. 100 AMP.
6. CONDUCTORS: TW, THW, COPPER, MIN 14 AT LIGHT, 12 AT OTHER CIRCUITS.
7. ALL LUMINARIES SHALL COMPLY WITH 2022 CEC 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, 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 PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQ.
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 LUMINARIES, 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 RECEPTACLE USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(A).
15. HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE ENERGY CODE (RESIDENTIAL) 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 THAT 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 INTERCONNECTEED. ALL SMOKE DETECTORS SHALL MAINTAIN A MIN. 3 FOOT CLR 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 INTERCONNECTEED.
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 CEnC 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 CIRCUT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).

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.**
11. ASSEMBLIES AT EXTERIOR WINDOW AND DOOR HEADERS IN 2X6 EXTERIOR WALLS SHALL BE R-5 MINIMUM PER **2022 SINGLE-FAMILY RESIDENTIAL MANDATORY REQUIREMENTS**

PLUMBING NOTES

1. WATER HEATER
REFER TO T-24 ENERGY REPORT FOR REQUIRED PRODUCT. SEE SHEET A-930 FOR PRODUCT REFERENCE SHEETS.

WATER HEATER SHALL FOLLOW FIRST HOUR RATINGS REQUIRED IN TABLE ***PER 2022 CPC*** **TABLE 501.1(2)**.

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.

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL PRE-APPROVED ADU

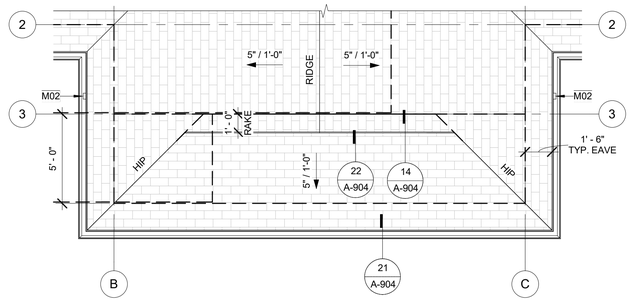
FINISH, MECHANICAL, & ELECTRICAL PLANS

PUBLIT SET

DATE 02/28/2025

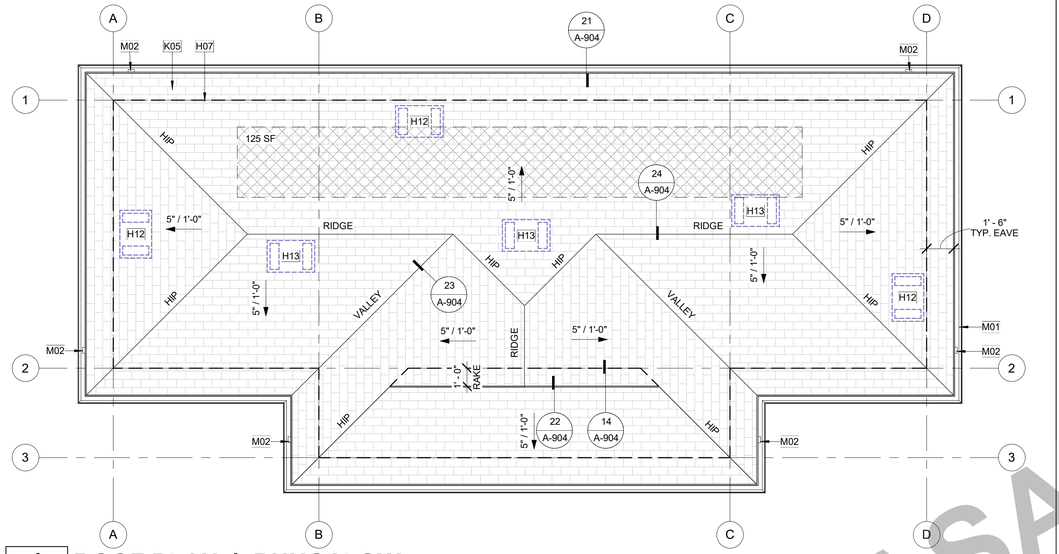
SHEET A3-111

2/26/2025 2:14:40 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



2 ROOF PLAN | BUNGALOW | OPT PORCH

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

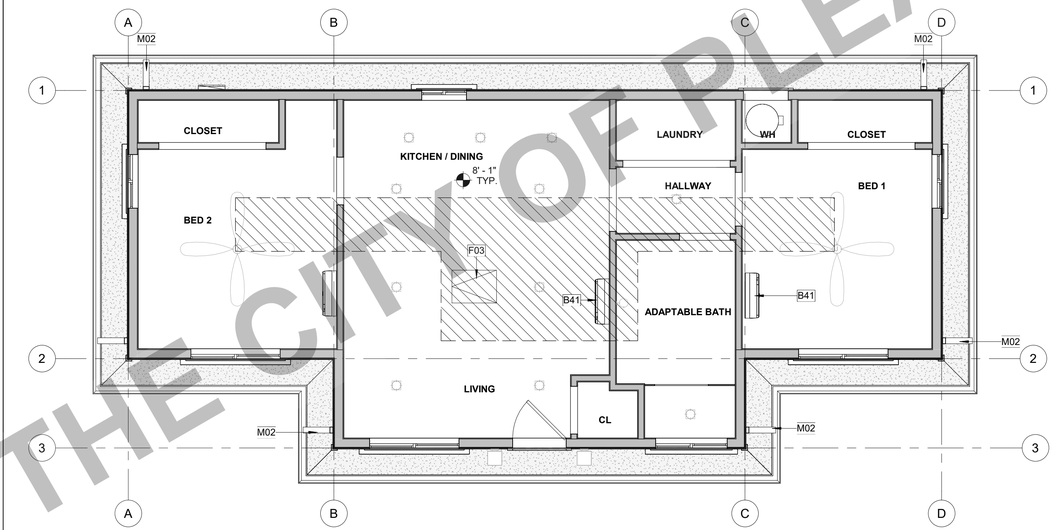


1 ROOF PLAN | BUNGALOW

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

4 RCP | BUNGALOW | OPT PORCH

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



3 REFLECTED CEILING PLAN | BUNGALOW

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

KEYNOTES

B41	FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT, PROVIDE DEDICATED WALL OUTLET, INSTALL PER MANUFACTERER'S SPECIFICATIONS, REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
F03	22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEnC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEnC 150.0 (a)1."
H07	BUILDING LINE BELOW.
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.
K05	COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND 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 31/A-904.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 32/A-904.

MATERIALS LEGEND

ASPHALT SHINGLE ROOF; ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE *PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)*

INTERIOR CEILING FINISH, TYP. 5/8" GYP.
INSTALL PER MFR RECOMMENDATIONS

EXTERIOR SOFFITS, RAKES, & EAVES. SEE *PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)*
A) TONGUE & GROOVE (SOLID SAWN LUMBER)
B) FIBER CEMENT
C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING
(LABEL SELECTION ON REFLECTED CEILING PLAN)

NOTES:
1. SOFFIT MATERIALS TO MEET REQ. OF ***CBC***.
2. INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
3. INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER ***CBC 701A***
4. A PROJECT SITE WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE ***CBC 701A***.

ROOF PLAN & RCP LEGEND

- XX'-X" — CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- X" / 12" — ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- OUTLINE OF WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL: **31 / A-904**
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS: **32 / A-904**
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- 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
- XX SF — AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPERATE PERMIT. SEE TITLE SHEET AND TITLE 24 REPORT FOR MORE INFORMATION. SEE "SETBACK AT RIDGE TABLE"

ROOF PLAN GENERAL NOTES

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 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.
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.***

RCP GENERAL NOTES

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 ELECT. 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 EQUIP.

ATTIC VENTING CALCULATIONS

UPPER & LOWER VENTS:

A. O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE. **54 / A-904**
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

B. (**IF WUI IS REQ.**) O'HAGIN TAPERED LOW PROFILE **FIRE & ICE** COMPOSITION SHINGLE.
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

C. ALTERNATIVE PRODUCT, MUST BE EQUAL TO PRODUCT ABOVE, MEET WUI REQ (WHEN APPLICABLE), AND PROVIDE GREATER THAN OR EQUAL AIR MOVEMENT.

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

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

1. ROOF VENTING SHALL COMPLY WITH **CRC R806 & CBC 701A.**
2. 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 MINIMUM AND 1/4 INCH 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.
3. THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2.**
4. **PER CRC R902.1.3** ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.
5. THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

VENTING NEEDED: 2.83 SF

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1	848 SF	2.83 SF	1.41 SF	1.41 SF

VENTING PROVIDED - ASPHALT SHINGLE

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

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% + 12D SPRINKLER	36" BOTH SIDES OF RIDGE

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ROOF PLAN & REFLECTED CEILING PLAN - BUNGALOW

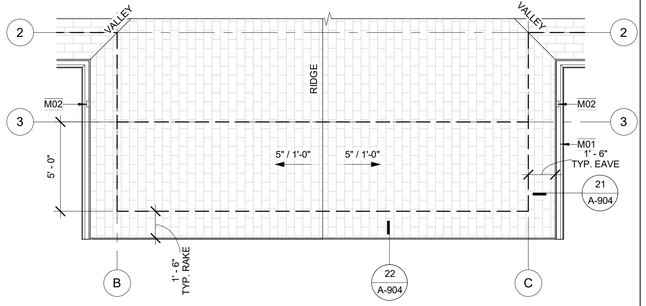
PUBLIT SET

DATE
02/28/2025

SHEET
A3-121

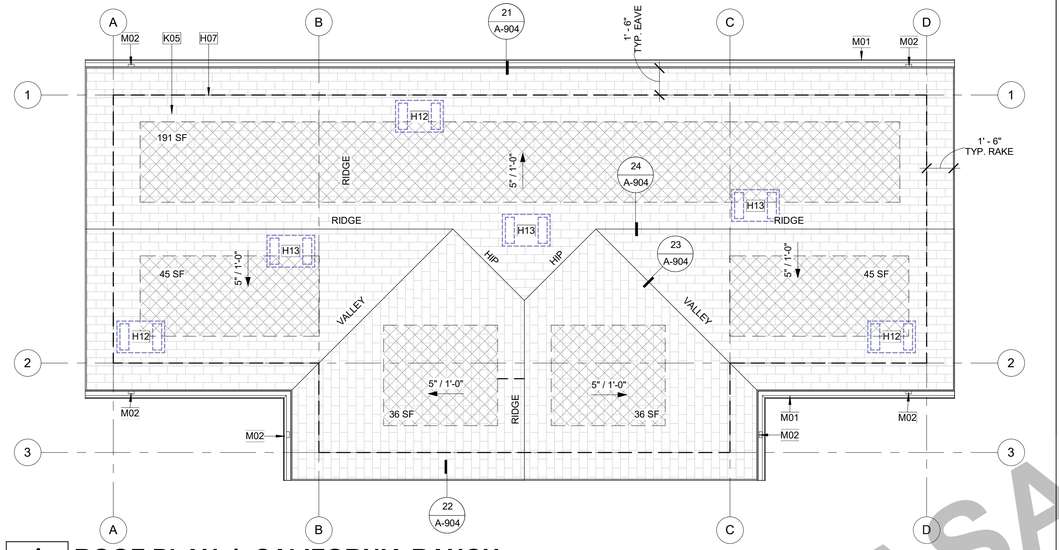
FOR USE IN THE CITY OF PLEASANT HILL

2/26/2026 2:14:43 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



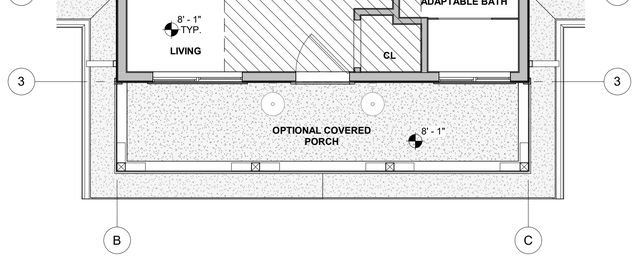
2 ROOF PLAN | CAL RANCH | OPT PORCH

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



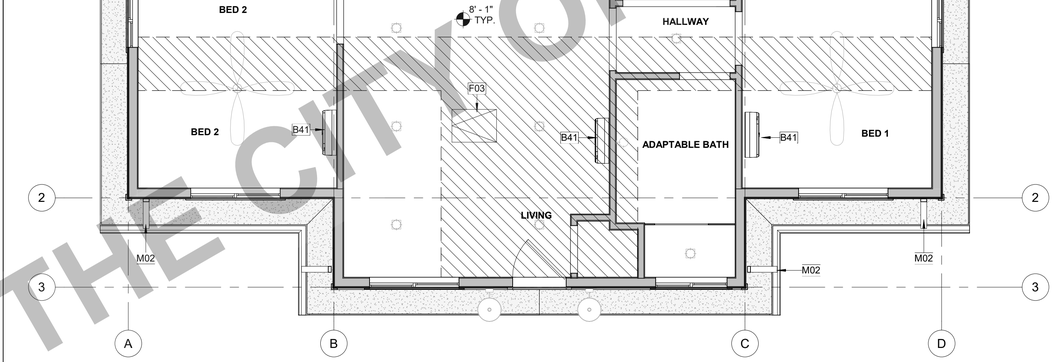
1 ROOF PLAN | CALIFORNIA RANCH

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



4 RCP | CAL RANCH | OPTIONAL PORCH

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



3 REFLECTED CEILING PLAN | CALIFORNIA RANCH

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

KEYNOTES

B41	FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT, PROVIDE DEDICATED WALL OUTLET, INSTALL PER MANUFACTERER'S SPECIFICATIONS, REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
F03	22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEnC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEnC 150.0 (a)1."
H07	BUILDING LINE BELOW.
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.
K05	COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND 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 31/A-904.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 32/A-904.

MATERIALS LEGEND

ASPHALT SHINGLE ROOF; ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE *PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)*

INTERIOR CEILING FINISH, TYP. 5/8" GYP.
INSTALL PER MFR RECOMMENDATIONS

EXTERIOR SOFFITS, RAKES, & EAVES. SEE *PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)*
A) TONGUE & GROOVE (SOLID SAWN LUMBER)
B) FIBER CEMENT
C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING
(LABEL SELECTION ON REFLECTED CEILING PLAN)

NOTES:
1. SOFFIT MATERIALS TO MEET REQ. OF ***CBC***.
2. INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
3. INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER ***CBC 701A***
4. A PROJECT SITE WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE ***CBC 701A***.

ROOF PLAN & RCP LEGEND

XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)

X" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)

22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)

OUTLINE OF WALL BELOW

GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL: **31 / A-904**

APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS: **32 / A-904**

ROOF VENT, SEE ROOF VENTING CALCULATIONS

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

XX SF AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPERATE PERMIT. SEE TITLE SHEET AND TITLE 24 REPORT FOR MORE INFORMATION. SEE "SETBACK AT RIDGE TABLE"

ROOF PLAN GENERAL NOTES

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 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.
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.***

RCP GENERAL NOTES

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 ELECT. 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 EQUIP.

ATTIC VENTING CALCULATIONS

UPPER & LOWER VENTS:

A. O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE. **54 / A-904**
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

B. (**IF WUI IS REQ.**) O'HAGIN TAPERED LOW PROFILE **FIRE & ICE** COMPOSITION SHINGLE.
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

C. ALTERNATIVE PRODUCT, MUST BE EQUAL TO PRODUCT ABOVE, MEET WUI REQ (WHEN APPLICABLE), AND PROVIDE GREATER THAN OR EQUAL AIR MOVEMENT.

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

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

1. ROOF VENTING SHALL COMPLY WITH **CRC R806 & CBC 701A.**
2. 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 MINIMUM AND 1/4 INCH 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.
3. THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2.**
4. **PER CRC R902.1.3** ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.
5. THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

VENTING NEEDED: 2.83 SF

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1	848 SF	2.83 SF	1.41 SF	1.41 SF

VENTING PROVIDED - ASPHALT SHINGLE

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

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% + 12D SPRINKLER	36" BOTH SIDES OF RIDGE

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ROOF PLAN & REFLECTED CEILING PLAN - CALIFORNIA RANCH

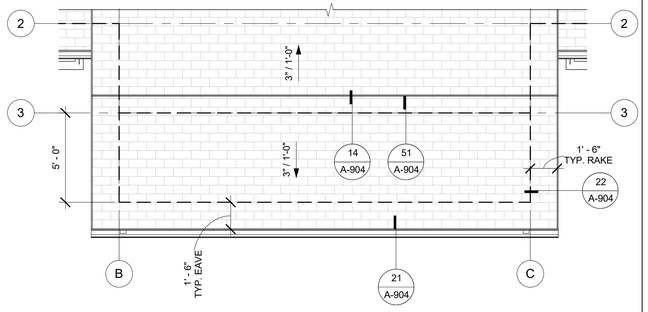
DATE
02/28/2025

SHEET
A3-122

PUBLIT SET

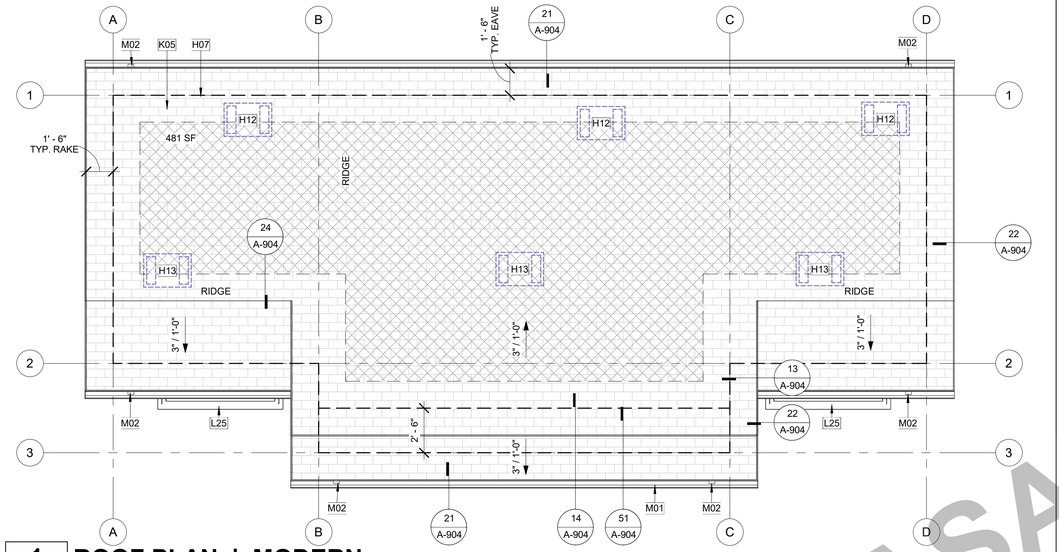
FOR USE IN THE CITY OF PLEASANT HILL

2/26/2026 2:14:45 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



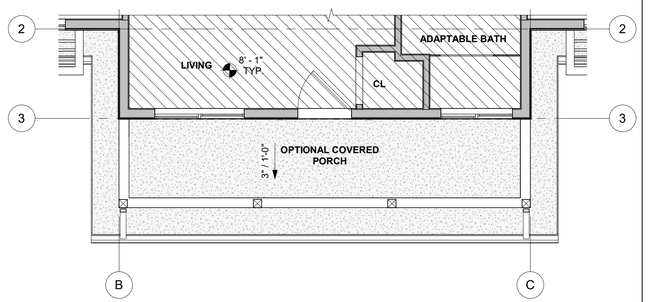
2 ROOF PLAN | MODERN | OPT PORCH

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



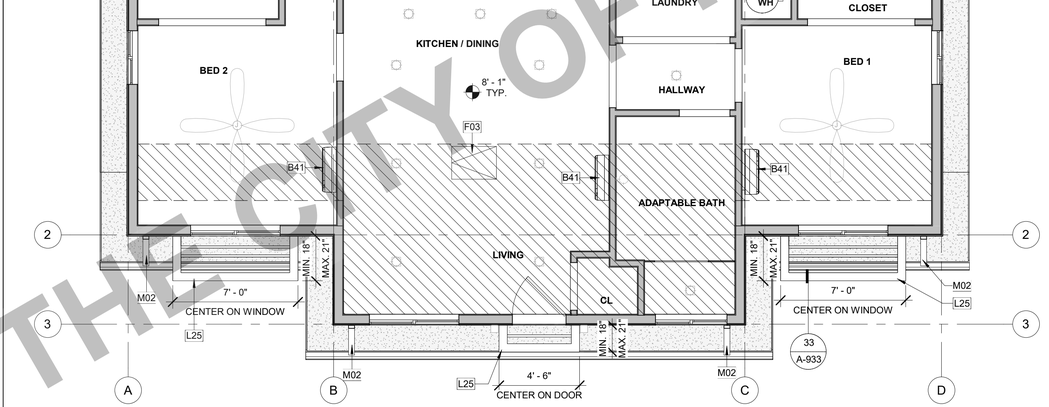
1 ROOF PLAN | MODERN

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



4 RCP | MODERN | OPTIONAL PORCH

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



3 REFLECTED CEILING PLAN | MODERN

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

KEYNOTES

B41	FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT, PROVIDE DEDICATED WALL OUTLET, INSTALL PER MANUFACTERER'S SPECIFICATIONS, REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
F03	22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEnC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEnC 150.0 (a)1."
H07	BUILDING LINE BELOW.
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.
K05	COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
L25	HORIZONTAL METAL AWNING. 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 31/A-904.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 32/A-904.

MATERIALS LEGEND

ASPHALT SHINGLE ROOF; ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE *PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)*

INTERIOR CEILING FINISH, TYP. 5/8" GYP.
INSTALL PER MFR RECOMMENDATIONS

EXTERIOR SOFFITS, RAKES, & EAVES. SEE *PRE-APPROVED ADU PROGRAM - OPTION SELECTION HANDOUT (PAADU)*
A) TONGUE & GROOVE (SOLID SAWN LUMBER)
B) FIBER CEMENT
C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING
(LABEL SELECTION ON REFLECTED CEILING PLAN)

NOTES:
1. SOFFIT MATERIALS TO MEET REQ. OF ***CBC***.
2. INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
3. INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER ***CBC 701A***
4. A PROJECT SITE WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE ***CBC 701A***.

ROOF PLAN & RCP LEGEND

XX'-X" — CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)

X" / 12" — ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)

22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)

OUTLINE OF WALL BELOW

GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL: **31 / A-904**

APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS: **32 / A-904**

ROOF VENT, SEE ROOF VENTING CALCULATIONS

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

XX SF — AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPERATE PERMIT. SEE TITLE SHEET AND TITLE 24 REPORT FOR MORE INFORMATION. SEE "SETBACK AT RIDGE TABLE"

ROOF PLAN GENERAL NOTES

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 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.
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.***

RCP GENERAL NOTES

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 ELECT. 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 EQUIP.

ATTIC VENTING CALCULATIONS

UPPER & LOWER VENTS:

A. O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE. **54 / A-904**
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

B. (**IF WUI IS REQ.**) O'HAGIN TAPERED LOW PROFILE **FIRE & ICE** COMPOSITION SHINGLE.
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

C. ALTERNATIVE PRODUCT, MUST BE EQUAL TO PRODUCT ABOVE, MEET WUI REQ (WHEN APPLICABLE), AND PROVIDE GREATER THAN OR EQUAL AIR MOVEMENT.

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

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

1. ROOF VENTING SHALL COMPLY WITH **CRC R806 & CBC 701A.**
2. 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 MINIMUM AND 1/4 INCH 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.
3. THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2.**
4. **PER CRC R902.1.3** ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.
5. THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

VENTING NEEDED: 2.83 SF

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1	848 SF	2.83 SF	1.41 SF	1.41 SF

VENTING PROVIDED - ASPHALT SHINGLE

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

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% + 12D SPRINKLER	36" BOTH SIDES OF RIDGE

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ROOF PLAN & REFLECTED CEILING PLAN - MODERN

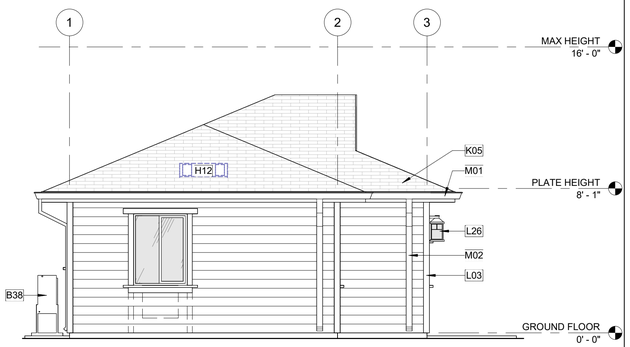
DATE
02/28/2025

SHEET
A3-123

PUBLIT SET

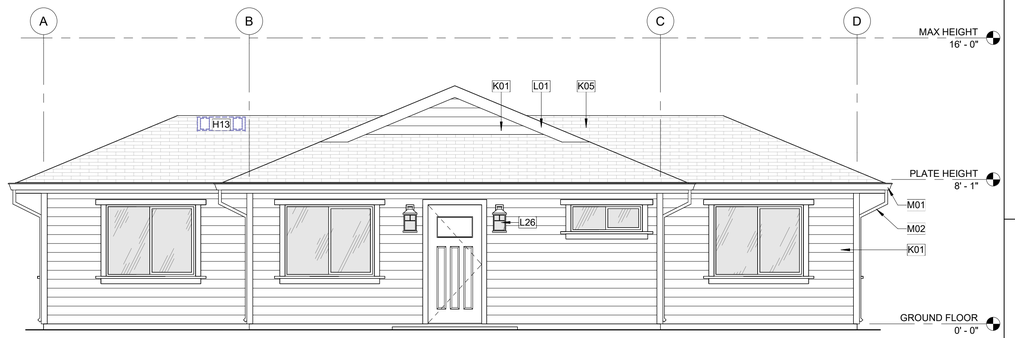
FOR USE IN THE CITY OF PLEASANT HILL

2/26/2025 2:14:47 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



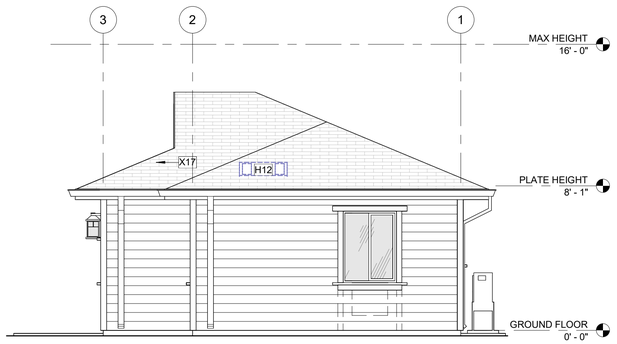
2 LEFT ELEVATION | BUNGALOW

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



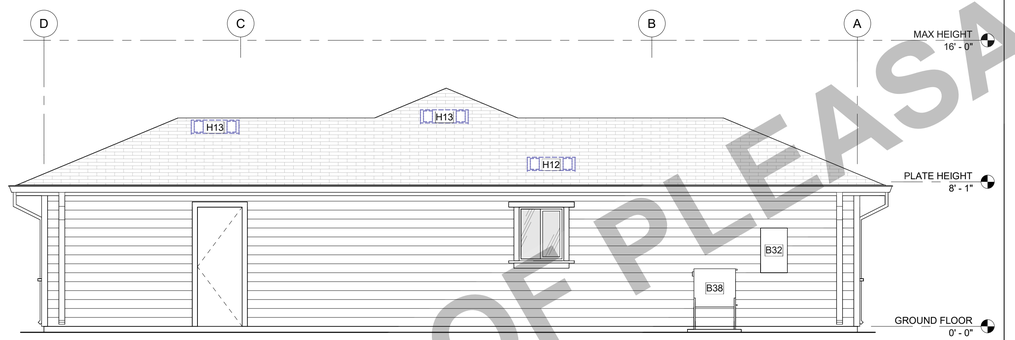
1 FRONT ELEVATION | BUNGALOW

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



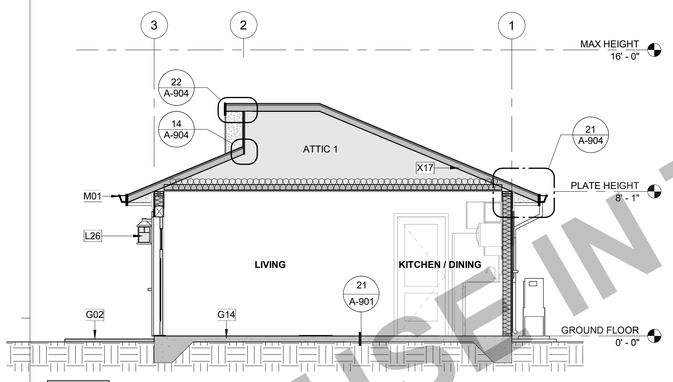
4 RIGHT ELEVATION | BUNGALOW

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



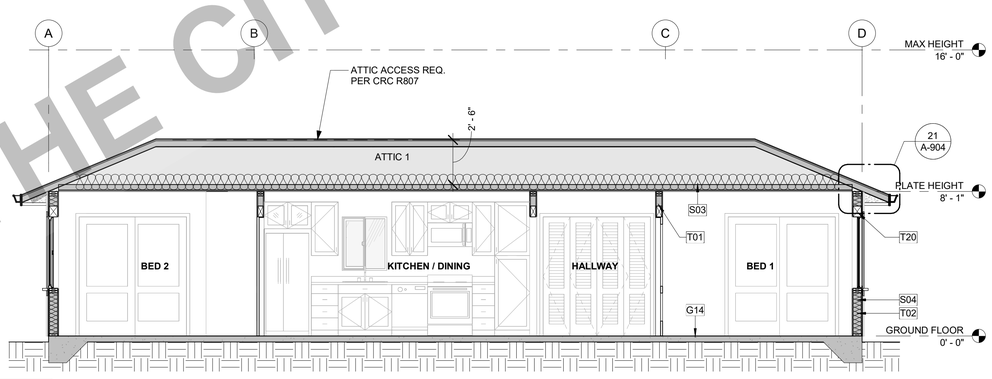
3 REAR ELEVATION | BUNGALOW

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



6 SECTION 2 | BUNGALOW

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



5 SECTION 1 | BUNGALOW

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

MATERIALS LEGEND

NOTES:

1. SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE SIZES, MANUFACTURER, AND COLOR/FINISH SPECIFICATIONS.
2. ALL MATERIAL SELECTIONS SHALL COMPLY WITH **CBC 701A**.
3. A PROJECT SITE LOCATED WITHIN **WUI** SHALL COMPLY WITH THE **CBC 701A**. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
4. APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
5. **(ALTERNATIVELY)**, IF PROJECT SITE REQUIRES **WUI** COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BML LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A. INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.

GRAPHICS LEGEND:

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)	**ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED.** ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)
BOARD & BATTEN SIDING 4" MIN. TO 15" MAX. BOARD EXPOSURE **A)** FIBER CEMENT (PER CRC R703.10) **B)** WOOD SIDING (PER CRC 703.5.3)	**ADHERED MASONRY STONE VENEER**
CEMENT PLASTER STUCCO SIDING (PER CRC R703.7)	**A)** TONGUE & GROOVE (SOLID SAWN LUMBER) **B)** FIBER CEMENT **C)** EXT. GRADE FIRE RETARDANT TREATED SHEATHING

SPACE TO BE USED BY OWNER / APPLICANT TO PROVIDE SIZE, MANUFACTURER, COLOR / FINISH SPECIFICATIONS OF SELECTED MATERIAL(S):

GENERAL ELEVATION NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. 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. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
7. 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.

SECTIONS GENERAL NOTES

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***:
   A. ***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:
         1. VERTICALLY AT CEILING AND FLOOR LEVELS
         2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
      2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
      3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH ***SECTION R302.7***.
      4. 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.
      5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE ***SECTION R1003.19***.
      6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
   B. ***SECTION R302.11.1*** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
      1. TWO-INCH NOMINAL LUMBER
      2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
      3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
      4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
      5. ONE-HALF-INCH GYPSUM BOARD
      6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
      7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
      8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
6. 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.
7. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
8. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
9. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***CRC 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

KEYNOTES

B32	ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
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 SHEET A-111 FOR MORE INFO. SEE DETAIL 53/A-902.
G02	CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
G14	4" CONCRETE SLAB ON GRADE, REFER TO STUCTURAL PLANS
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.
K01	HORIZONTAL SIDING, SEE MATERIALS LEGEND FOR MORE INFORMATION.
K05	COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
L01	FASCIA; SEE DETAILS FOR MORE INFORMATION.
L03	TRIM, SEE DETAILS FOR MORE INFORMATION.
L26	BUNGALOW STYE STYLE EXTERIOR WALL SCONCE. SEE DETAIL 42/A-911.
M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 31/A-904.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 32/A-904.
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.)
T01	2X4 WOOD STUD WALL. REFER TO STRUCTURAL.
T02	2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
T20	6x8 WOOD HEADER UON, REFER TO STUCTURAL PLANS.
X17	OPTIONAL DOOR

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ELEVATIONS & SECTIONS - BUNGALOW

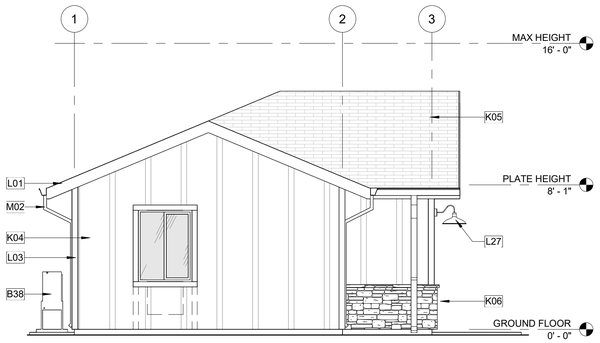
PUBLIT SET

DATE
02/28/2025

SHEET
A3-201

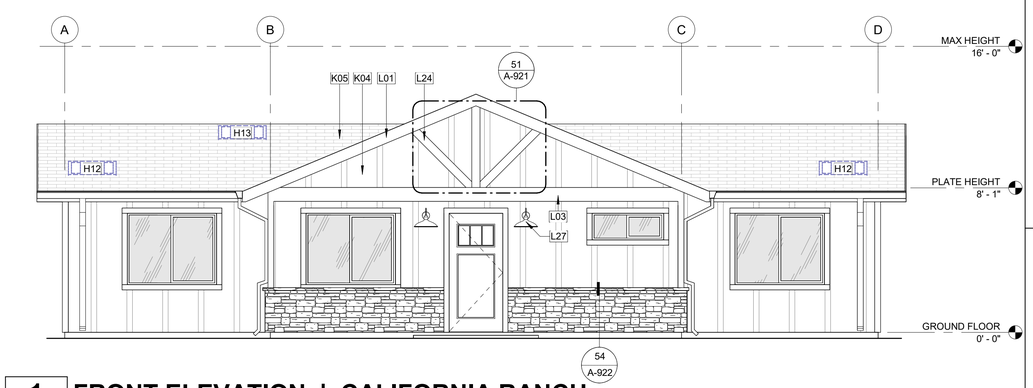
FOR USE IN THE CITY OF PLEASANT HILL

2/28/2025 2:14:50 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



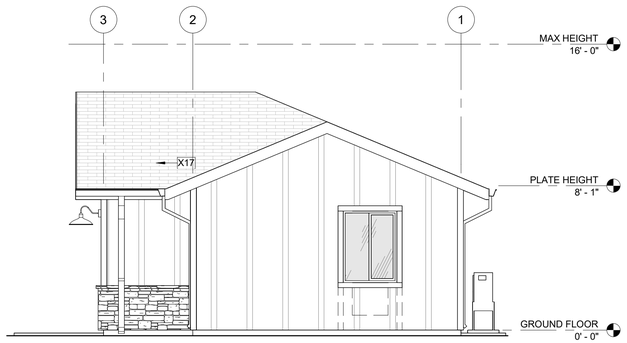
2 LEFT ELEVATION | CALIFORNIA RANCH

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



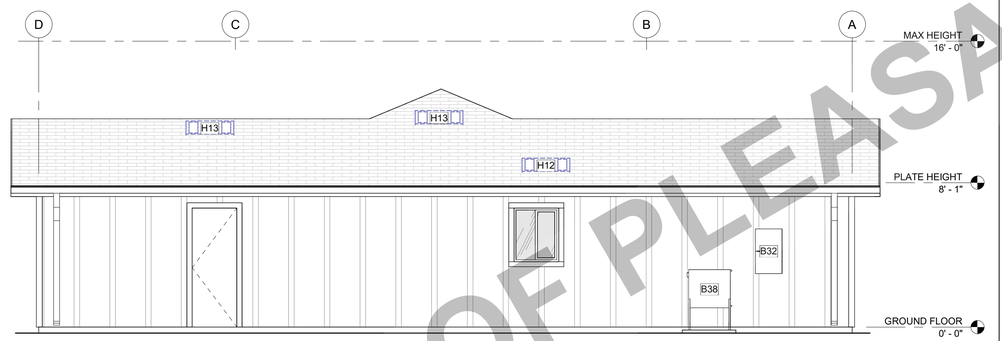
1 FRONT ELEVATION | CALIFORNIA RANCH

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



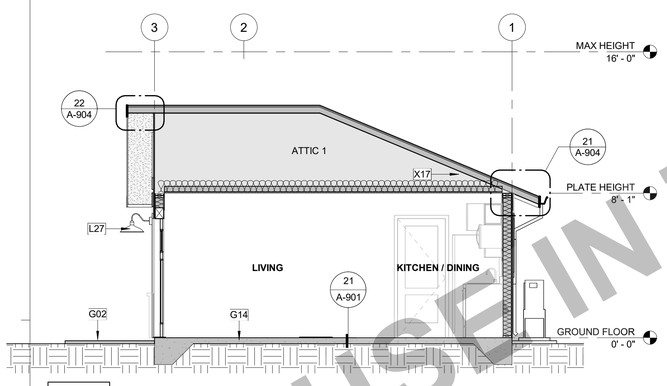
4 RIGHT ELEVATION | CALIFORNIA RANCH

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



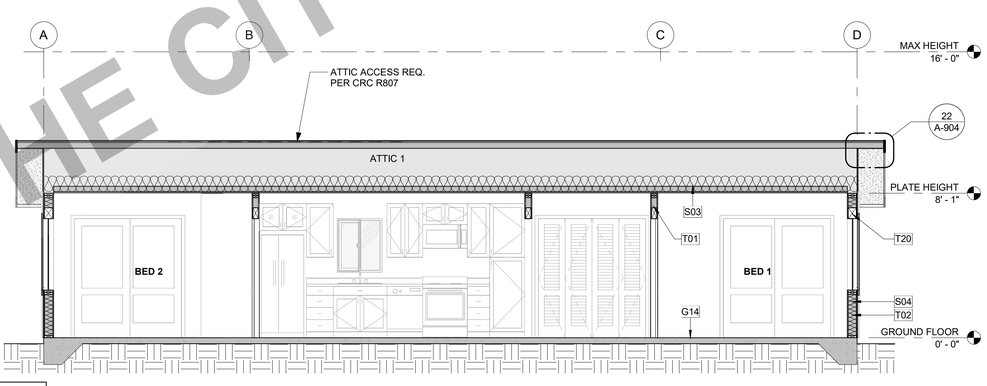
3 REAR ELEVATION | CALIFORNIA RANCH

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



6 SECTION 2 | CALIFORNIA RANCH

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



5 SECTION 1 | CALIFORNIA RANCH

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

MATERIALS LEGEND

NOTES:

1. SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE SIZES, MANUFACTURER, AND COLOR/FINISH SPECIFICATIONS.
2. ALL MATERIAL SELECTIONS SHALL COMPLY WITH **CBC 701A**.
3. A PROJECT SITE LOCATED WITHIN **WUI** SHALL COMPLY WITH THE **CBC 701A**. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
4. APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
5. **(ALTERNATIVELY)**, IF PROJECT SITE REQUIRES **WUI** COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BMI LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A. INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.

GRAPHICS LEGEND:

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)	**ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED.** ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)	SPACE TO BE USED BY OWNER / APPLICANT TO PROVIDE SIZE, MANUFACTURER, COLOR / FINISH SPECIFICATIONS OF SELECTED MATERIAL(S):
BOARD & BATTEN SIDING 4" MIN. TO 15" MAX. BOARD EXPOSURE **A)** FIBER CEMENT (PER CRC R703.10) **B)** WOOD SIDING (PER CRC 703.5.3)	**ADHERED MASONRY STONE VENEER**	
CEMENT PLASTER STUCCO SIDING (PER CRC R703.7)	**A)** TONGUE & GROOVE (SOLID SAWN LUMBER) **B)** FIBER CEMENT **C)** EXT. GRADE FIRE RETARDANT TREATED SHEATHING	

GENERAL ELEVATION NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. 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. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
7. 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.

SECTIONS GENERAL NOTES

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***:
   A. ***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:
         1. VERTICALLY AT CEILING AND FLOOR LEVELS
         2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
      2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
      3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH ***SECTION R302.7***.
      4. 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.
      5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE ***SECTION R1003.19***.
      6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
   B. ***SECTION R302.11.1*** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
      1. TWO-INCH NOMINAL LUMBER
      2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
      3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
      4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
      5. ONE-HALF-INCH GYPSUM BOARD
      6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
      7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
      8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
6. PER ***CRC SECION 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.
7. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
8. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
9. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***CRC 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

KEYNOTES

B32	ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
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 SHEET A-111 FOR MORE INFO. SEE DETAIL 53/A-902.
G02	CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
G14	4" CONCRETE SLAB ON GRADE, REFER TO STUCTURAL PLANS
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.
K04	VERTICAL BOARD & BATTEN SIDING, SEE MATERIALS LEGEND FOR MORE INFORMATION.
K05	COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
K06	STONE VENEER WAINSCOT, SEE SHEET A-922 FOR DETAILS AND SEE MATERIALS LEGEND FOR MORE INFORMATION.
L01	FASCIA; SEE DETAILS FOR MORE INFORMATION.
L03	TRIM, SEE DETAILS FOR MORE INFORMATION.
L24	DECORATIVE GABLE PEDIMENT.
L27	CALIFORNIA RANCH STYLE EXTERIOR WALL SCONCE. SEE DETAIL 42/A-921.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 32/A-904.
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.)
T01	2X4 WOOD STUD WALL. REFER TO STRUCTURAL.
T02	2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
T20	6x8 WOOD HEADER UON, REFER TO STUCTURAL PLANS.
X17	OPTIONAL DOOR

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL PRE-APPROVED ADU

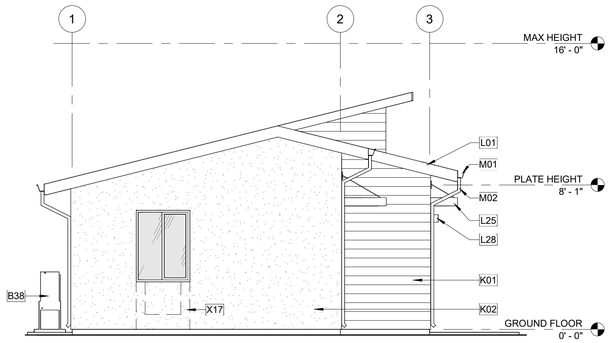
ELEVATIONS & SECTIONS - CALIFORNIA RANCH

PUBLIT SET

DATE 02/28/2025

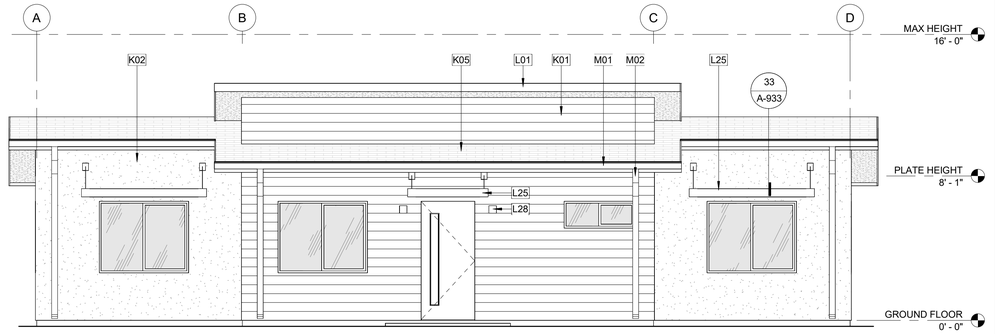
SHEET A3-202

2/26/2025 2:14:51 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



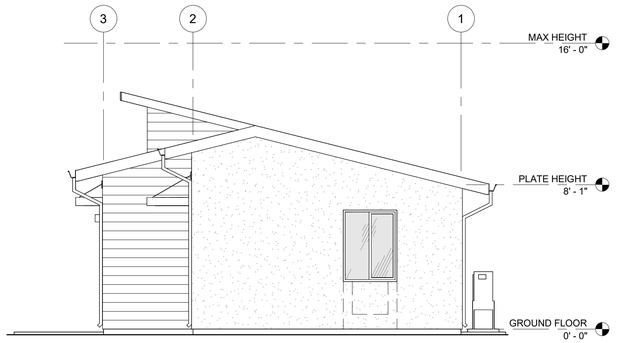
2 LEFT ELEVATION | MODERN

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



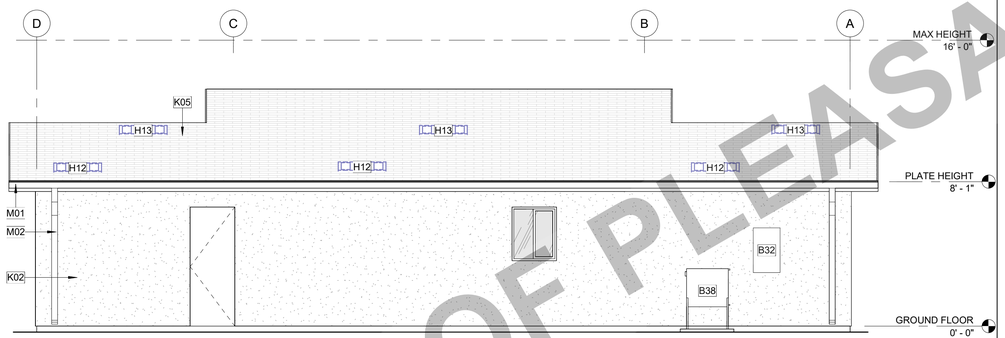
1 FRONT ELEVATION | MODERN

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



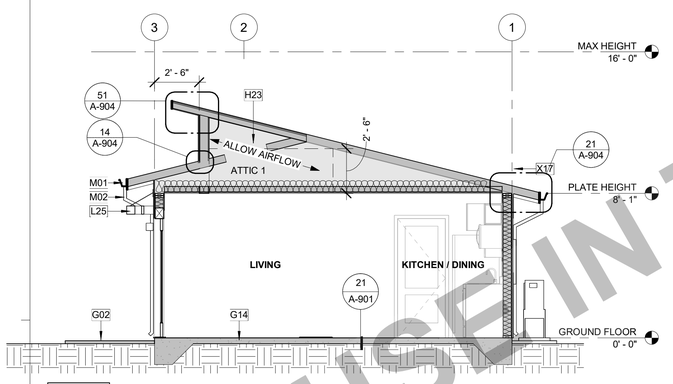
4 RIGHT ELEVATION | MODERN

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



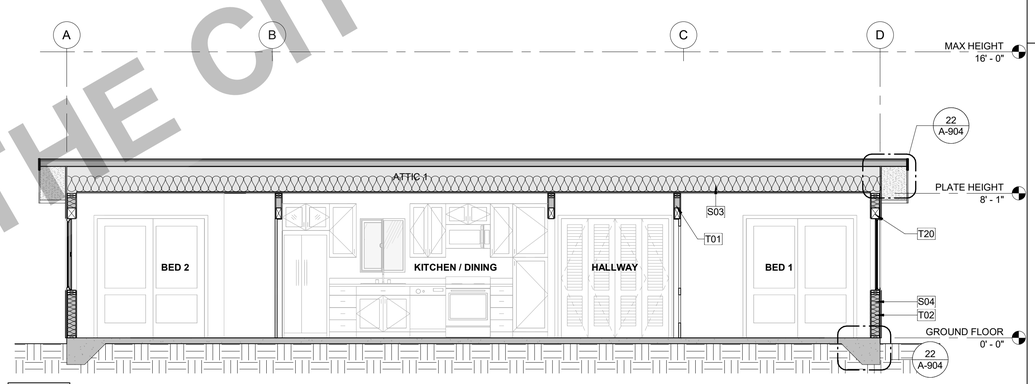
3 REAR ELEVATION | MODERN

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



6 SECTION 2 | MODERN

A3-101 | A3-203 SCALE: 1/4" = 1'-0"



5 SECTION 1 | MODERN

A3-101 | A3-203 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

NOTES:

1. SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE SIZES, MANUFACTURER, AND COLOR/FINISH SPECIFICATIONS.
2. ALL MATERIAL SELECTIONS SHALL COMPLY WITH **CBC 701A**.
3. A PROJECT SITE LOCATED WITHIN **WUI** SHALL COMPLY WITH THE **CBC 701A**. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
4. APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
5. **(ALTERNATIVELY)**, IF PROJECT SITE REQUIRES **WUI** COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BMI LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A. INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.

GRAPHICS LEGEND:

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)	**ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED.** ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)	SPACE TO BE USED BY OWNER / APPLICANT TO PROVIDE SIZE, MANUFACTURER, COLOR / FINISH SPECIFICATIONS OF SELECTED MATERIAL(S):
BOARD & BATTEN SIDING 4" MIN. TO 15" MAX. BOARD EXPOSURE **A)** FIBER CEMENT (PER CRC R703.10) **B)** WOOD SIDING (PER CRC 703.5.3)	**ADHERED MASONRY STONE VENEER**	
CEMENT PLASTER STUCCO SIDING (PER CRC R703.7)	**A)** TONGUE & GROOVE (SOLID SAWN LUMBER) **B)** FIBER CEMENT **C)** EXT. GRADE FIRE RETARDANT TREATED SHEATHING	

GENERAL ELEVATION NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. 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. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
7. 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.

SECTIONS GENERAL NOTES

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***:
   A. ***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:
         1. VERTICALLY AT CEILING AND FLOOR LEVELS
         2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
      2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
      3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH ***SECTION R302.7***.
      4. 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.
      5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE ***SECTION R1003.19***.
      6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
   B. ***SECTION R302.11.1*** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
      1. TWO-INCH NOMINAL LUMBER
      2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
      3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
      4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
      5. ONE-HALF-INCH GYPSUM BOARD
      6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
      7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
      8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
6. 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.
7. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
8. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
9. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***CRC 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

KEYNOTES

B32	ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
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 SHEET A-111 FOR MORE INFO. SEE DETAIL 53/A-902.
G02	CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
G14	4" CONCRETE SLAB ON GRADE, REFER TO STUCTURAL PLANS
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.
K02	STUCCO SIDING, SEE MATERIALS LEGEND FOR MORE INFORMATION.
K05	COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
L01	FASCIA; SEE DETAILS FOR MORE INFORMATION.
L25	HORIZONTAL METAL AWNING. SEE DETAILS FOR MORE INFORMATION.
L28	MODERN STYLE EXTERIOR WALL SCONCE. SEE DETAIL 42/A-931.
M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 31/A-904.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 32/A-904.
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.)
T01	2X4 WOOD STUD WALL. REFER TO STRUCTURAL.
T02	2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
T20	6x8 WOOD HEADER UON, REFER TO STUCTURAL PLANS.
X17	OPTIONAL DOOR

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ELEVATIONS & SECTIONS - MODERN

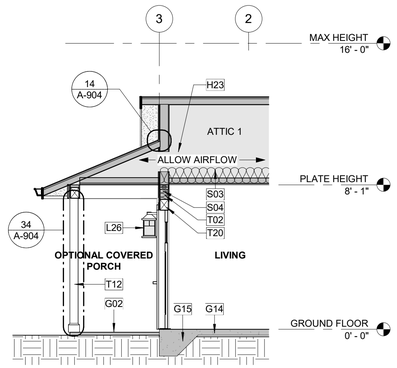
PUBLIT SET

DATE
02/28/2025

SHEET
A3-203

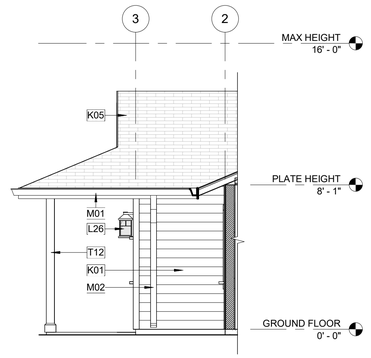
FOR USE IN THE CITY OF PLEASANT HILL

2/26/2025 2:14:53 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



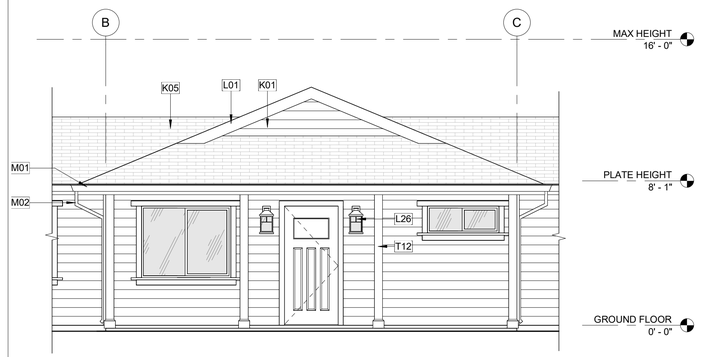
3 SECTION 3 | BUNGALOW

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



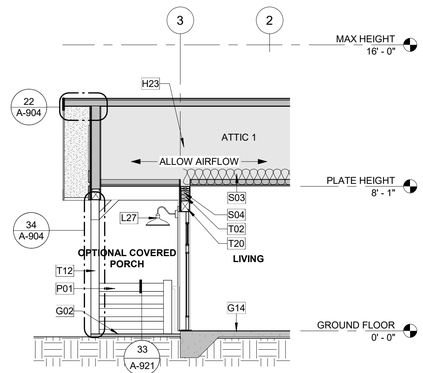
2 RIGHT | BUNGALOW | OPT PORCH

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



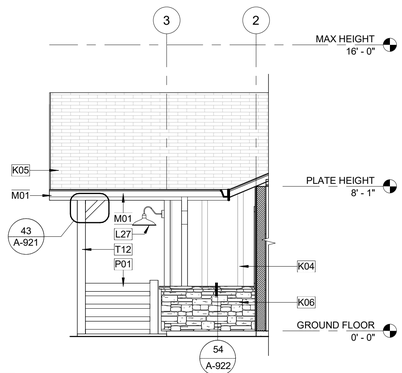
1 FRONT ELEVATION | BUNGALOW | OPT PORCH

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



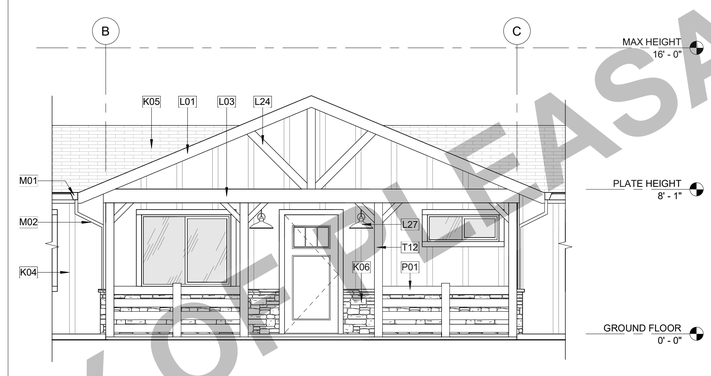
6 SECTION 3 | CAL RANCH

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



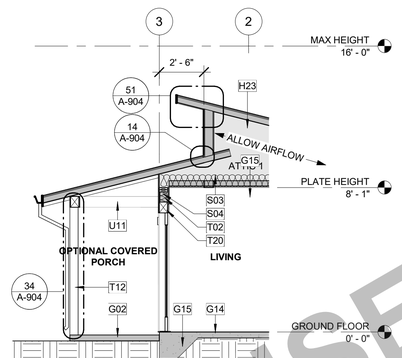
5 RIGHT | CAL RANCH | OPT PORCH

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



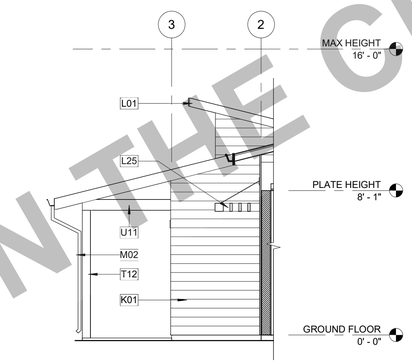
4 FRONT ELEVATION | CAL RANCH | OPT PORCH

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



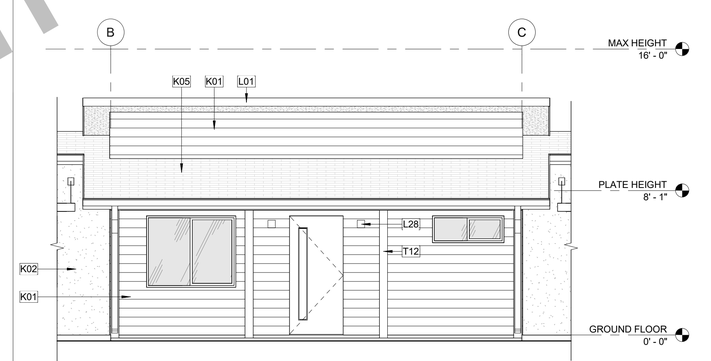
9 SECTION 3 | MODERN

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



8 RIGHT | MODERN | OPT PORCH

A3-101 | A3-204 SCALE: 1/4" = 1'-0"



7 FRONT ELEVATION | MODERN | OPT PORCH

A3-101 | A3-204 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

NOTES:

1. SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE SIZES, MANUFACTURER, AND COLOR/FINISH SPECIFICATIONS.
2. ALL MATERIAL SELECTIONS SHALL COMPLY WITH **CBC 701A**.
3. A PROJECT SITE LOCATED WITHIN **WUI** SHALL COMPLY WITH THE **CBC 701A**. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
4. APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
5. **(ALTERNATIVELY)**, IF PROJECT SITE REQUIRES **WUI** COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BML LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A. INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.

GRAPHICS LEGEND:

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)	**ASPHALT COMPOSITE ROOF SHINGLES - CLASS C MIN. REQUIRED.** ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)	SPACE TO BE USED BY OWNER / APPLICANT TO PROVIDE SIZE, MANUFACTURER, COLOR / FINISH SPECIFICATIONS OF SELECTED MATERIAL(S):
BOARD & BATTEN SIDING 4" MIN. TO 15" MAX. BOARD EXPOSURE **A)** FIBER CEMENT (PER CRC R703.10) **B)** WOOD SIDING (PER CRC 703.5.3)	**ADHERED MASONRY STONE VENEER**	
CEMENT PLASTER STUCCO SIDING (PER CRC R703.7)	**A)** TONGUE & GROOVE (SOLID SAWN LUMBER) **B)** FIBER CEMENT **C)** EXT. GRADE FIRE RETARDANT TREATED SHEATHING	

SECTIONS GENERAL NOTES

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***:
   A. ***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:
         1. VERTICALLY AT CEILING AND FLOOR LEVELS
         2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
      2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
      3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH ***SECTION R302.7***
      4. 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.
      5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE ***SECTION R1003.19***.
      6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
   B. ***SECTION R302.11.1*** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
      1. TWO-INCH NOMINAL LUMBER
      2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
      3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
      4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
      5. ONE-HALF-INCH GYPSUM BOARD
      6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
      7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
      8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
6. PER ***CRC SECION 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.
7. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
8. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
9. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***CRC 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

GENERAL ELEVATION NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. 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. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
7. 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

G02	CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
G14	4" CONCRETE SLAB ON GRADE, REFER TO STUCTURAL PLANS
G15	CONCRETE FOOTING, REFER TO STUCTURAL PLANS
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.
K02	STUCCO SIDING, SEE MATERIALS LEGEND FOR MORE INFORMATION.
K04	VERTICAL BOARD & BATTEN SIDING, SEE MATERIALS LEGEND FOR MORE INFORMATION.
K05	COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
K06	STONE VENEER WAINSCOT, SEE SHEET A-922 FOR DETAILS AND SEE MATERIALS LEGEND FOR MORE INFORMATION.
L01	FASCIA; SEE DETAILS FOR MORE INFORMATION.
L03	TRIM, SEE DETAILS FOR MORE INFORMATION.
L24	DECORATIVE GABLE PEDIMENT.
L25	HORIZONTAL METAL AWNING. SEE DETAILS FOR MORE INFORMATION.
L26	BUNGALOW STYE STYLE EXTERIOR WALL SCONCE. SEE DETAIL 42/A-911.
L27	CALIFORNIA RANCH STYLE EXTERIOR WALL SCONCE. SEE DETAIL 42/A-921.
L28	MODERN STYLE EXTERIOR WALL SCONCE. SEE DETAIL 42/A-931.
M01	GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4. SEE DETAIL 31/A-904.
M02	DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 32/A-904.
P01	OPTIONAL DECORATIVE PORCH RAILING, HEIGHT OF 24" MIN. TO 48" MAX. REQUIRED FOR WOOD: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT. REQUIRED: 30 INCHES MAX VERTICAL DROP IS PROHIBITED WITHIN 36 INCHES (HORIZONTALLY) OF THE PORCH, SEE DETAIL FOR MORE INFORMATION.
S03	R-38 MIN. ROOF INSULATION; RADIANT BARRIER REQUIRED (VERIFY WITH TITLE 24 REPORT).
S04	2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
T02	2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
T12	WOOD POST, SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.
T20	6x8 WOOD HEADER UON, REFER TO STUCTURAL PLANS.
U11	WOOD BEAM / HEADER, REFER TO STRUCTURAL.

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ELEVATIONS & SECTIONS - OPTIONAL FRONT PORCH

PUBLIT SET

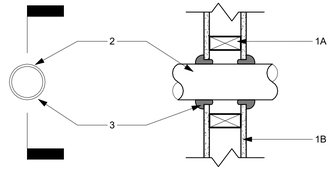
DATE
02/28/2025

SHEET
A3-204

2/26/2025 2:14:56 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

XHEZ.W-L-1166

WALL SYSTEM PENENTRATION
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.

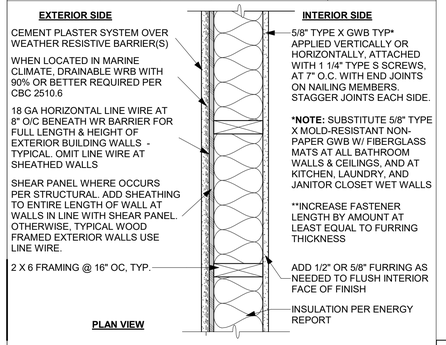
3. FILL, VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING) - CAULK OR PUTTY-MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

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

42 THROUGH PENETRATION @ WALL
A-901 SCALE: 1 1/2" = 1'-0"

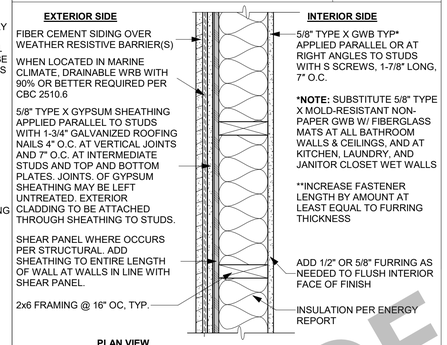
STUCCO EXTERIOR WALL

CBC TABLE 721.1(2) ITEM 15-1.3 (EXTERIOR) **1 HOUR**

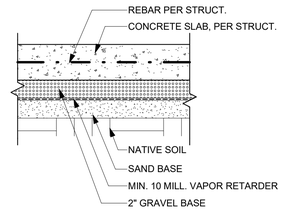


FIBER CEMENT EXTERIOR WALL

GA FILE NO. WP 8105 **1 HOUR**



32 1-HR EXTERIOR RATED WALL ASSEMBLY
A-901 SCALE: 1 1/2" = 1'-0"



NOTE:
SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION

21 TYPICAL SLAB O/ VAPOR BARRIER
A1.201 A-901 SCALE: 1 1/2" = 1'-0"

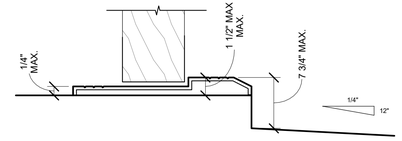
ROOF ASSEMBLY FIRE RESISTANCE CALCULATION
PER CBC TABLE 722.6.2(1)
& PER CBC 722.6.2(2)

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 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.**

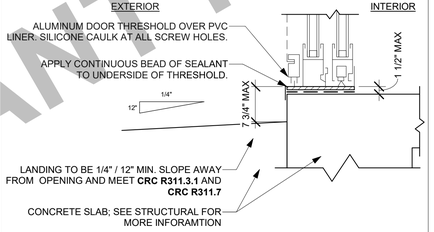
22 CALC. FIRE RESISTANCE RATING
A-901 SCALE: 12" = 1'-0"



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

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

11 EXTERIOR DOOR THRESHOLD - TYPICAL
A-901 A-901 SCALE: 6" = 1'-0"

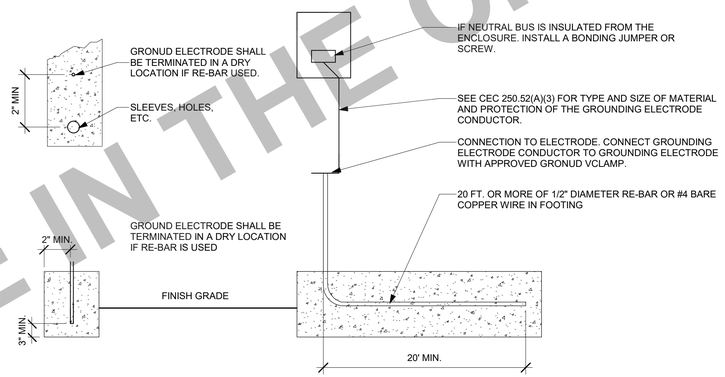


R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED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

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVDED 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.
A-901 SCALE: 3" = 1'-0"

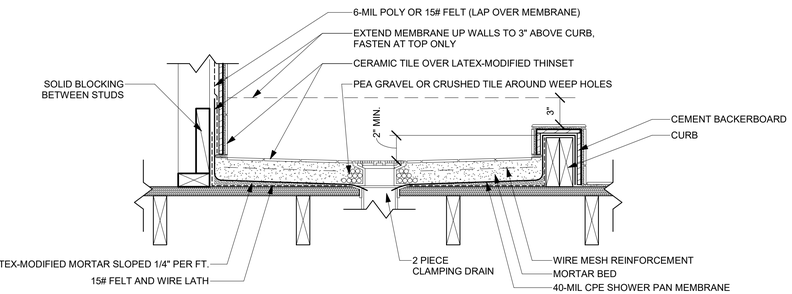
EXTERIOR FOUNDATION



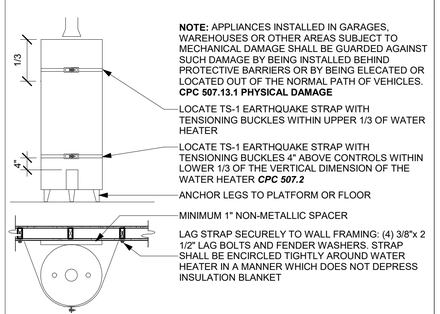
CONCRETE ENCASED ELECTRODE
1. ALL NEW CONSTRUCTION REQUIRES A UFER SERVICE GROUND IN THE FOUNDATION REQUIREMENTS ARE NOT LESS THAN 20 FEET OF EITHER 1/2" RE-BAR (INSIDE TERMINAL) #4 BARE COPPER WIRE, OR 3/4" GALVANIZED STEEL CONDUIT INSTALLED CORRECTLY. REFER TO DETAIL.
2. ELECTRICAL EQUIPMENT AND MATERIAL TO BE LISTED FOR THAT USE.
3. SECURE AN ENGRAVED NAMEPLATE TO THE FUSE ENCLOSURE FACE, RELAY FUSES MARKED (MFRS. TYPE OR DESIGNATION), (CONTINUOUS CURRENT RATING), (VOLTAGE RATING), (AMERAGE INTERRUPTING RATING).
4. USE "T TAP" CONNECTIONS ON ALL MULTI-WIRE CIRCUTS WITH COMMON NEUTRAL.
5. SWITCHING CIRCUT BREAKER MUST BE UL. LISTED FOR THAT USE.
6. UNDERGROUND SERVICE ENTRANCE CONDUCTORS WILL SERVE THE MAIN ELECTRIC SERVICE PANEL.

44 CONCRETE ENCASED ELECTRODE
A-901 SCALE: 1" = 1'-0"

GENERAL NOTES:
1. REFER TO 2022 CPC FOR COMPLETE INFORMATION
2. FINISH FLOOR TO HAVE 1/4" MIN. TO 1/2" MAX SLOPE TO DRAIN PER FOOT.
3. FINISH HEIGHT OF DAM TO BE AT LEAST 2" (50.8mm) ABOVE HIGH POINT OF DRAIN.



23 SHOWER SECTION
A-901 SCALE: 1 1/2" = 1'-0"



14 WATER HEATER MOUNTING
A-901 SCALE: 1/2" = 1'-0"

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ARCHITECTURAL DETAILS - COMMON

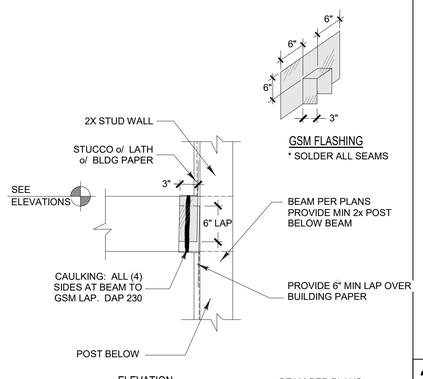
DATE
02/28/2025

SHEET
A-901

PUBLIT SET

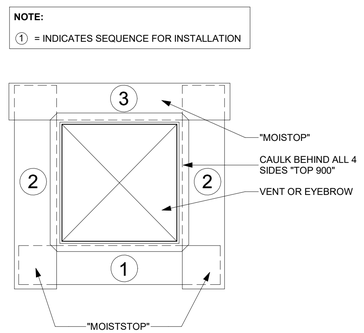
FOR USE IN THE CITY OF PLEASANT HILL

2/26/2025 2:14:57 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

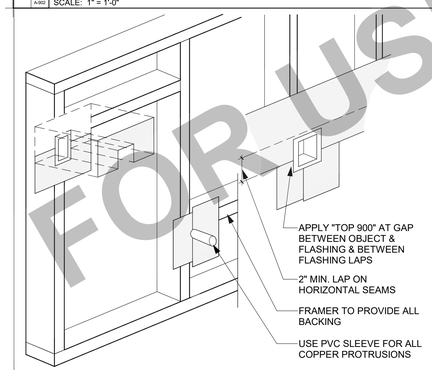


NOTE:
* NO NAILS THROUGH GSM INTO BEAM
* NO NAILS SHALL PENETRATE GSM WITHIN 2" OF BEAM

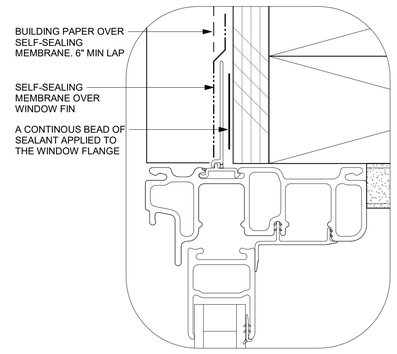
52 BEAM TO WALL FLASHING
A902 SCALE: 1" = 1'-0"



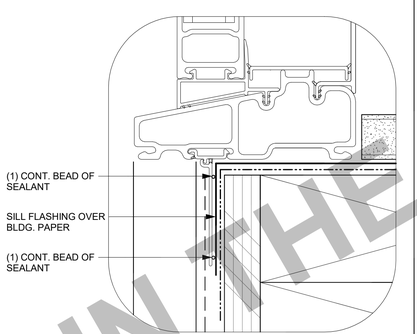
53 FLASHING - G.I. VENT
A902 SCALE: 1" = 1'-0"



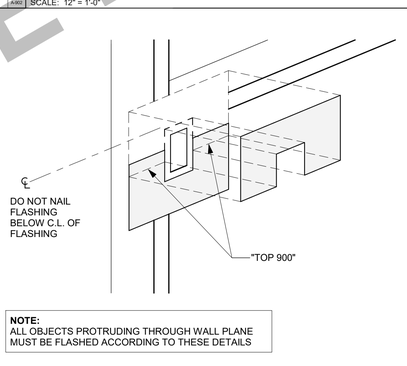
54 FLASHING - PROTRUSIONS
A902 SCALE: 1 1/2" = 1'-0"



41 DETAILED HEAD FLASHING
A902 SCALE: 12" = 1'-0"

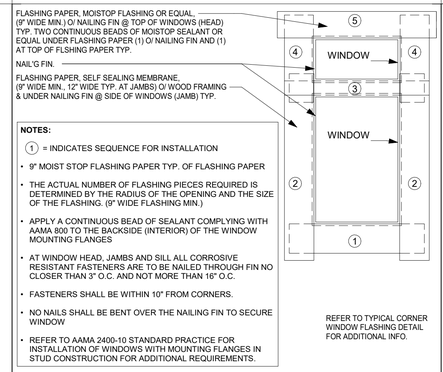


42 DETAILED JAMB FLASHING
A902 SCALE: 12" = 1'-0"



NOTE:
ALL OBJECTS PROTRUDING THROUGH WALL PLANE MUST BE FLASHED ACCORDING TO THESE DETAILS

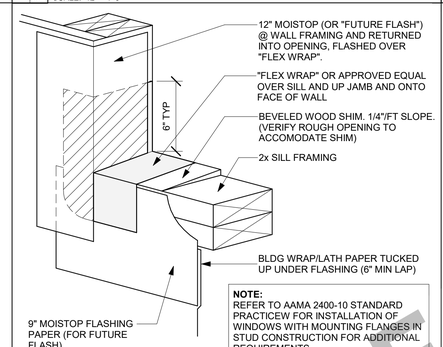
43 DETAILED SILL FLASHING
A902 SCALE: 12" = 1'-0"



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.

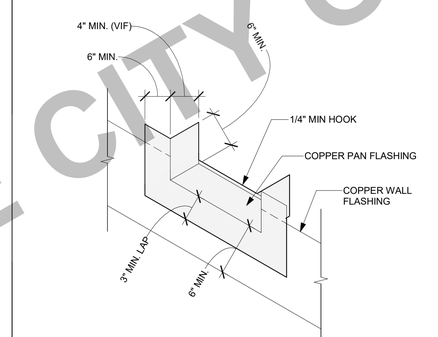
REFER TO TYPICAL CORNER WINDOW FLASHING DETAIL FOR ADDITIONAL INFO.

31 FLASHING - WINDOW TYP.
A902 SCALE: 12" = 1'-0"

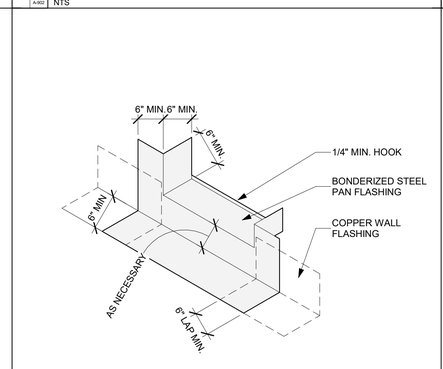


NOTE:
REFER TO AAMA 2400-10 STANDARD PRACTICEW FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.

32 FLASHING - WINDOW CORNER TYP.
A902 SCALE: 12" = 1'-0"



33 FLASHING - DOOR AT GRADE2
A902 NTS



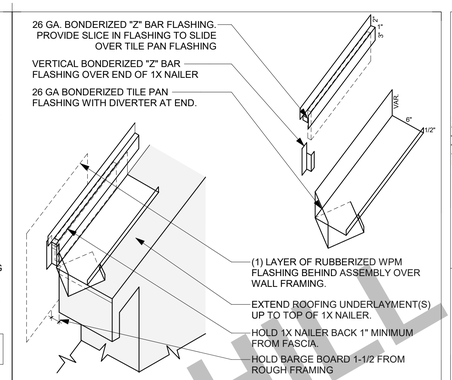
34 FLASHING - DOOR AT W.P. DECK2
A902 NTS

21 ROOF TO WALL TYP. FLASHING 5
A902 SCALE: 3" = 1'-0"

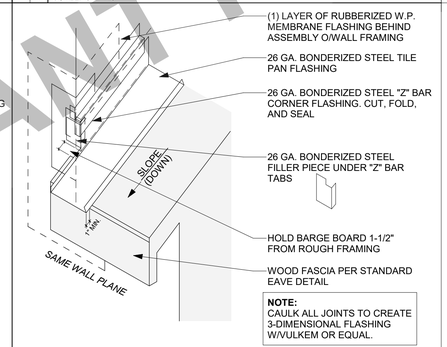
22 FLASHING - FASCIA TO WALL TYP.
A902 SCALE: 1 1/2" = 1'-0"

NOTE:
ALL EXTERIOR DOOR INSTALLATIONS SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 300-12

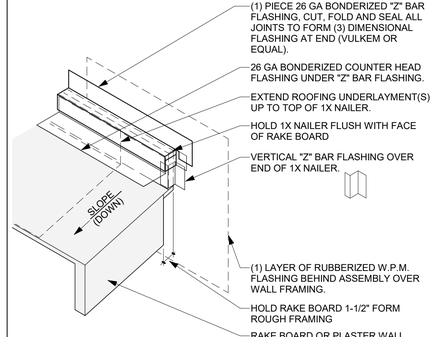
23 FLASHING PAN @ DOOR THRESHOLD
A902 SCALE: 3" = 1'-0"



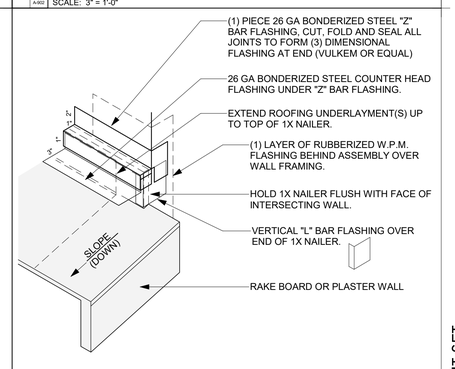
11 ROOF TO WALL TYP. FLASHING 1
A902 SCALE: 6" = 1'-0"



24 FLASHING - JAMB TO SILL TYP.
A902 SCALE: 3" = 1'-0"



12 ROOF TO WALL TYP. FLASHING 2
A902 SCALE: 3" = 1'-0"



13 ROOF TO WALL TYP. FLASHING
A902 SCALE: 3" = 1'-0"

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ARCHITECTURAL DETAILS - COMMON - FLASHING

PUBLIT SET

DATE
02/28/2025

SHEET
A-902

2/26/2026 2:14:58 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

AGING-IN-PLACE DESIGN

1. AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4

   A. **EXCEPTIONS**
      1. COVERED MULTIFAMILY DWELLINGS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 11A OF CBC

2. REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION:
   A. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
   B. REINFORCEMENTS SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER, [1 1/2 INCH BY 7 1/4 INCH (38 MM BY 184 MM) ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39 1/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   C. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
   D. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED
   E. 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 (152.4 MM) ABOVE THE BATHTUB RIM.

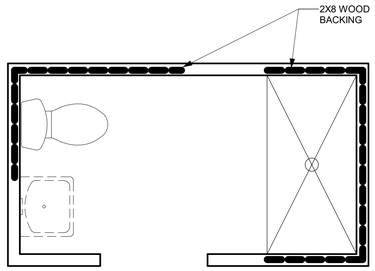
   F. EXCEPTIONS
   WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENT APPROVED BY THE ENFORCING AGENCY
      1. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BAR IS PROVIDED.
      2. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
      3. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
      4. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

1. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFOREMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
   A. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4

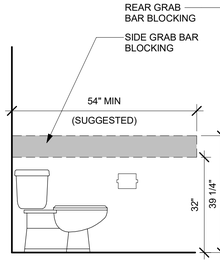
2. ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE COMPLIANT WITH **SECTION R327.1.2**
   A. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
   B. **EXCEPTIONS:**
      1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
      2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES (381 MM).

3. INTERIOR DOORS SHALL COMPLY WITH **SECTION R327.1.3**
   A. EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

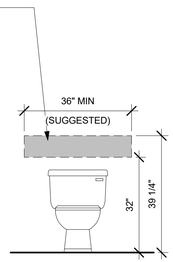
4. DOORBELL BUTTONS SHALL COMPLY WITH **SECTION R327.1.4**
   A. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219/2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.



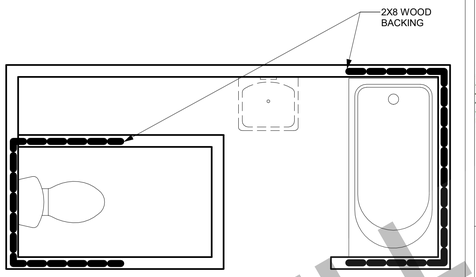
WATER CLOSET ADJACENT TO ONE SIDE WALL AND A BACK WALL



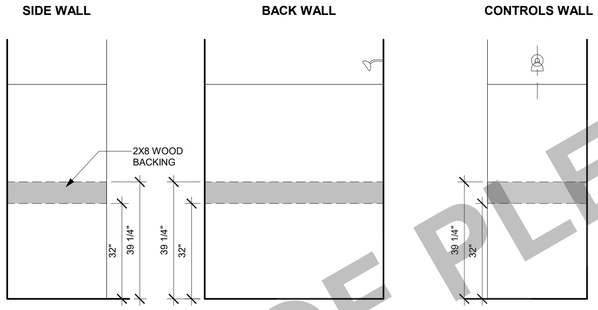
SIDE WALL



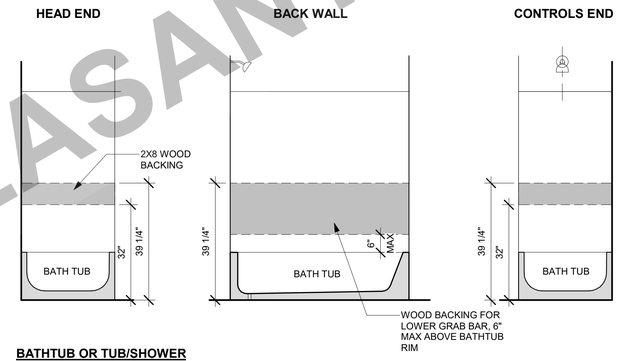
BACK WALL



WATER CLOSET ADJACENT TO TWO SIDE WALLS



SHOWER ENCLOSURE



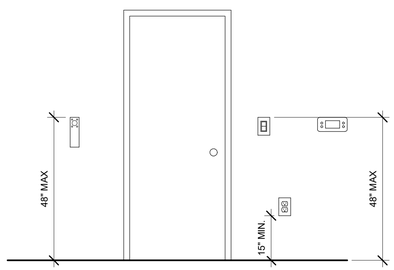
BATHTUB OR TUB/SHOWER

EXTERIOR

DOORBELL HEIGHT IS FROM FLOOR OR LANDING TO TOP OF DOORBELL ASSEMBLY

INTERIOR

HEIGHTS ARE TO FINISH FLOOR



HEIGHTS FOR ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, DOORBELL BUTTONS, INCLUDING HVAC CONTROLS

NOTES:

1. REINFORCEMENT MUST BE LOCATED BETWEEN THE DIMENSIONS SPECIFIED.
2. REINFORCEMENT SHALL BE CONTINUOUS IN BATHTUB, BATHTUB COMBO, AND SHOWER WALL ENCLOSURES, WHERE WALL FRAMING IS PROVIDED.
3. REINFORCEMENT MAY BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS THAT PROVIDE EQUAL HEIGHT AND LOAD CAPACITY
4. THE LOCATION OF THE REINFORCEMENT MUST BE INCORPORATED IN THE OPERATION MANUAL (E.G. FLOOR PLAN AND ELEVATION DETAILS) REQUIRED BY CAL GREEN BUILDING CHAPTER 4 DIVISION 4.4
5. ADDITIONAL BACKWALL REINFORCEMENT MUST BE INSTALLED WITH THE BOTTOM EDGE NO MORE THAN 6-INCHES ABOVE THE BATHTUB RIM.
6. THE SUGGESTED DIMENSIONS ARE TO ACCOMMODATE THE MINIMUM REQUIRED 36 INCHES CLEARANCE, CENTER TO CENTER, AT A WATER CLOSET AND MINIMUM 24-INCHES CLEAR SPACE IN FRONT OF WATER CLOSET (CPC 402.5). AT THIS TIME CRC R327 DOES NOT SPECIFY THE MINIMUM LENGTHS AT THESE LOCATIONS. HOWEVER, THESE DRAWINGS RECOMMEND THAT THE BACKING SHOULD MEET THE SUGGESTED LENGTHS SHOWN IN THE DETAILS ABOVE (54" AND 36" MINIMUM).

EXCEPTIONS:

1. REINFORCEMENT FOR FUTURE FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATED GRAB BAR MAY BE INSTALLED WITH PRIOR APPROVALS FROM THE ENFORCING AGENCY.
2. WALL REINFORCEMENT IS NOT REQUIRED WHERE PRE-FABRICATED SHOWER & BATHTUB PANELS THAT HAVE INTEGRAL FACTORY INSTALLED GRAB BARS, OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. REINFORCEMENT OF FLOOR IS NOT REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE FLOORS.
4. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; CONTROLS LOCATED ON APPLIANCES. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN FINISH FLOOR AND A BUILT-IN FEATURE ABOVE, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

EFFECTIVE JULY 1, 2024 AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL MUST PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32-INCHES MEASURED WITH THE DOOR POSITIONED AT AN 90 DEGREE ANGLE. IN A 2- OR 3-STORY DWELLING, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

44 AGING-IN-PLACE DESIGN AND FALL PREVENTION REQUIREMENTS CRC R327

A1-101 A-903 SCALE: 1/2" = 1'-0"

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL PRE-APPROVED ADU

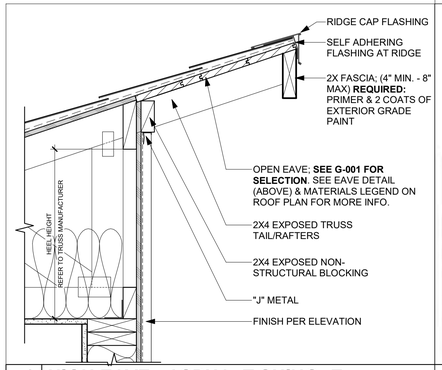
ARCHITECTURAL DETAILS - COMMON - AGE IN PLACE

DATE
02/28/2025

SHEET
A-903

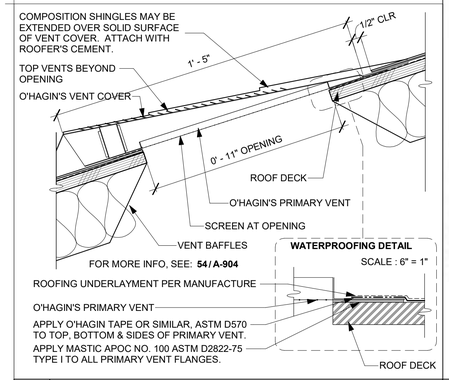
PUBLIT SET

2/28/2025 2:14:58 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



51 HIGH EAVE - ASPHALT SHINGLE

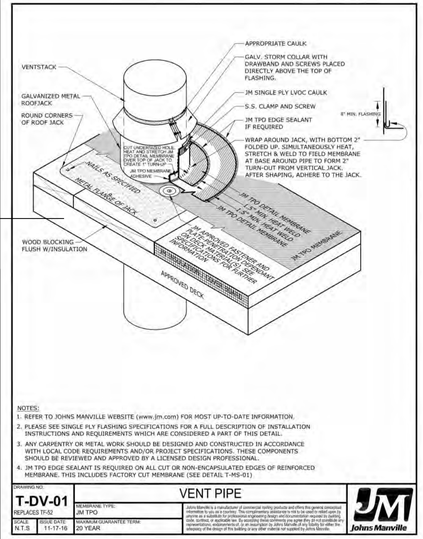
A1-121 A-904 SCALE: 1 1/2" = 1'-0"



52 O'HAGIN ROOF VENT

A-904 SCALE: 3" = 1'-0"

NOTE: INSTALL PER MANUFACTURER'S RECCOMENDATIONS



42 VENT STACK

A-904 SCALE: 3/4" = 1'-0"

DISCLAIMER: O'HAGEN SPEC SHEET FOR REFERENCE ONLY.

O'HAGIN
THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

1. SELECT METAL

Standard:
26 Gauge, G-90 Galvanized Steel
20 Year Warranty

Upgrade Options:
.032" Aluminum
50 Year Warranty
16 Oz. Copper
50 Year Warranty

2. SELECT FINISH

Upgrade Options:
Pre-Painted Galvanized Steel Finish*
BLACK BROWN CHARCOAL GRAY TERRA COTTA WHITE

3. SELECT OPTIONS

Standard:
4" Flange

Upgrade Options:
6" Extended Flange
High Wind Diverter***

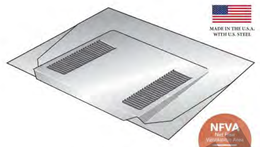
4. SELECT WIRE MESH

	NFVA**
Standard: 1/4" Galvanized	72.00 sq. in.
Upgrade Options: 1/4" Stainless Steel	72.00 sq. in.
FIRE&ICE WILDFIRE & EXTREME WEATHER RESISTANT METAL VENTS	72.00 sq. in.
1/8" Galvanized	64.80 sq. in.
1/8" Stainless Steel	64.80 sq. in.

* Colors may vary between lots, subject to increased lead times based on availability.
** Net Free Ventilation Area figures based on independent evaluation reports.
*** Standard in Florida.

www.ohagin.com
210 Classic Court, Suite 100 • Rohnert Park, CA 94928
Toll Free 877-324-0444 • **Fax** 707-588-9187

MATERIAL: **COMPOSITION SHINGLE**
PRODUCT: **LOW PROFILE (TAPERED)**



UNIQUE LOW-PROFILE DESIGN FITS BELOW MOST ROOF MOUNTED SOLAR PANEL INSTALLATIONS

FREE VENT LAYOUT AND CALCULATIONS
Send us your plans.
No plans? No problem.
Provide us with your address and roofing material. We'll figure out the rest. vent@ohagin.com

WATCH OUR INSTALL VIDEOS
Scan this QR Code with your smart phone to watch easy step-by-step install videos.

If you live in a Wildland Urban Interface area (WUI), upgrade to our **FIRE&ICE®** product line. Scan theQR Codes below with your smart phone to learn more.

LOCAL AND NATIONAL APPROVALS
O'Hagin is a recognized leader in attic ventilation testing and design.

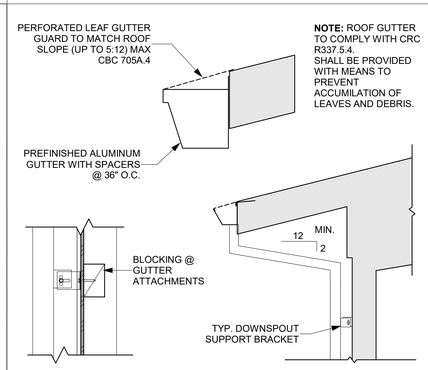
O'HAGIN IS PROUD TO WORK WITH THESE AND MANY OTHER QUALITY MANUFACTURERS

ATLAS CertainTeed GAF IKO Fiberglass CORNING CORNERING PABCO Roofing TAMKO BUILDING PRODUCTS

O'Hagin vents are manufactured and protected under one or more of the following patents: D456,531; D457,234; D458,391; D458,392; D469,889; D479,885; D504,172; D512,774; D549,316; 6,050,039; 6,129,628; 6,354,051; 6,390,914; 6,447,390; 6,491,579; 9,011,223. Other U.S. and foreign patents are pending. ©2021 O'Hagin. All rights reserved.

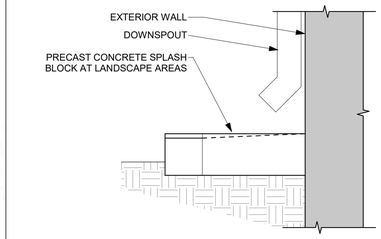
54 ROOF VENT - O'HAGEN - COMP SHINGLE - WUI APPROVED

A-904 SCALE: 1" = 1'-0"



31 GUTTER TO EXTERIOR DOWNSPOUT

A-904 SCALE: 1/2" = 1'-0"



NOTE:
SPLASH BLOCK OCCURS: AT ANY DOWNSPOUT ENDING AT GRADE LEVEL

32 DOWNSPOUT TO SPLASH BLOCK

A-904 SCALE: 1" = 1'-0"

NOTE: WHEN 1-HR FIRE RATING REQUIRED SEE TABLE:

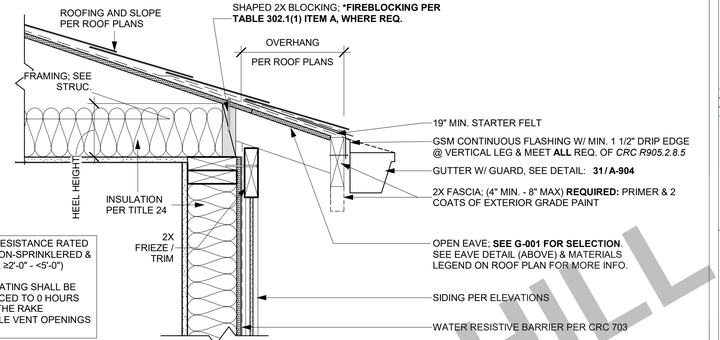
SEE MATERIALS LEGEND FOR EXTERIOR EAVES & SOFFITS MATERIAL SELECTION. EXTERIOR TONGUE AND GROOVE (SHOWN); FIBER CEMENT BOARD; OR EXTERIOR GRADE FIRE RESISTANT SHEATHING AT EXPOSED SOFFIT (REQUIRES PRIMER & 2 COATS OF EXTERIOR GRADE PAINT). INSTALL 1 LAYER OF 5/8" TYPE X GYPSUM BOARD ATTACHED DIRECTLY TO UNDERSIDE OF SHEATHING ***ONLY*** WHERE 1-HR PROJECTION RATING REQUIRED (SEE SITE PLAN FOR LOCATIONS).

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

34 TYP. POST & ROOF

A1-201 A-904 SCALE: 3/4" = 1'-0"

EAVE - OPEN; EXPOSED



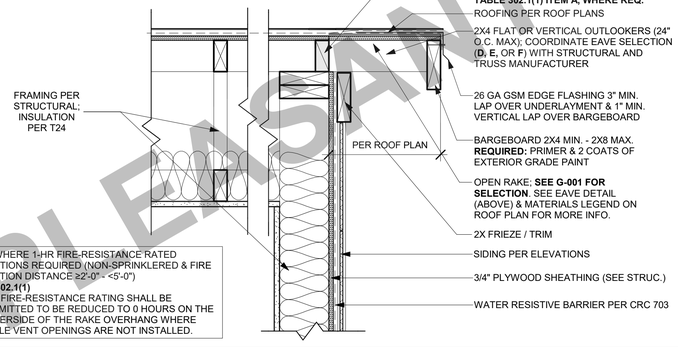
NOTE 1: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0")
TABLE 302.1(1)
a. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE RAKE OVERHANG WHERE GABLE VENT OPENINGS ARE NOT INSTALLED.

21 EAVE - ASPHALT SHINGLE

A1-121 A-904 SCALE: 1 1/2" = 1'-0"

NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.
NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL **NOTE:** ALL JOINTS MUST BE TIGHT FITTING AND CAULKED

RAKE- OPEN; EXPOSED

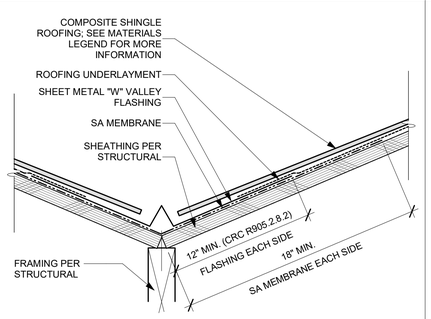


NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0")
TABLE 302.1(1)
a. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE RAKE OVERHANG WHERE GABLE VENT OPENINGS ARE NOT INSTALLED.

22 RAKE - ASPHALT SHINGLE

A1-121 A-904 SCALE: 1 1/2" = 1'-0"

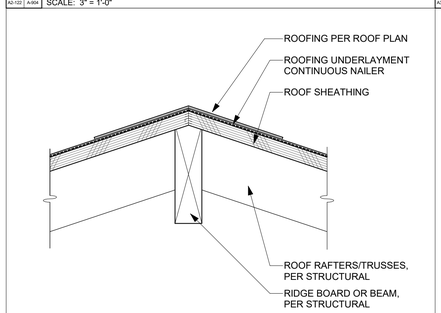
NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.
NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL **NOTE:** ALL JOINTS MUST BE TIGHT FITTING AND CAULKED



NOTE: INSTALL ROOFING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS

23 ROOF-VALLEY

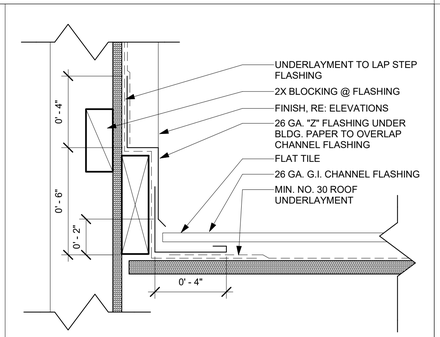
A2-122 A-904 SCALE: 3" = 1'-0"



NOTE: INSTALL ROOFING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS

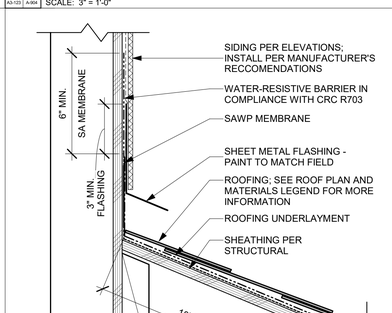
24 ROOF-RIDGE/HIP DETAIL

A1-121 A-904 SCALE: 3" = 1'-0"



13 SIDEWALL FLASHING

A2-123 A-904 SCALE: 3" = 1'-0"



14 HEADWALL FLASHING

A1-121 A-904 SCALE: 3" = 1'-0"

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL PRE-APPROVED ADU

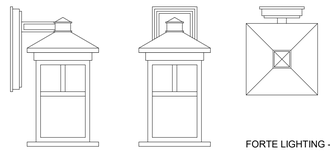
ARCHITECTURAL DETAILS - COMMON - ROOF

PUBLIT SET

DATE
02/28/2025

SHEET
A-904

FOR USE IN THE CITY OF PLEASANT HILL



FORTE LIGHTING - BLACK FINISH WITH HONEY GLASS PANELS *OR EQUAL*

LIGHT OPTION A



HAMPTON BAY- BLACK OUTDOOR WALL LANTERN SCONCE (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 - LUMINARE EFFICACY

150.0(K)1H - LIGHT SOURCES IN ENCLOSED RECESSED LUMINARES

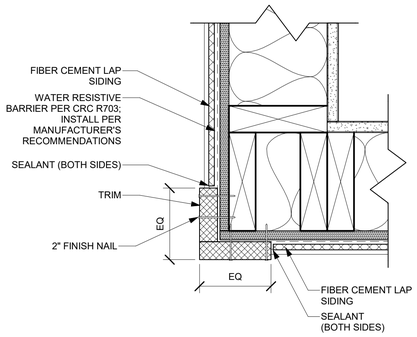
150.0(K)2E - AUTOMATIC SHUTOFF CONTROLS

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

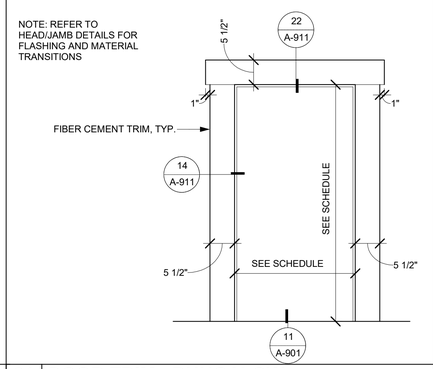
IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

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.

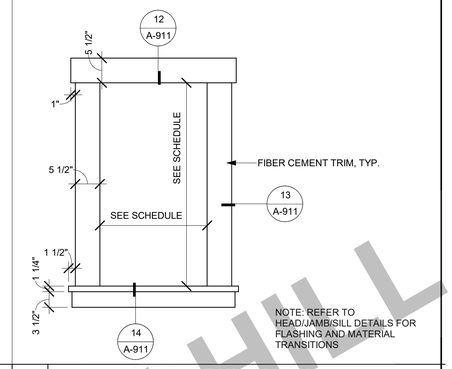
42 LIGHT FIXTURE - LANTERN
A911 SCALE: 1 1/2" = 1'-0"



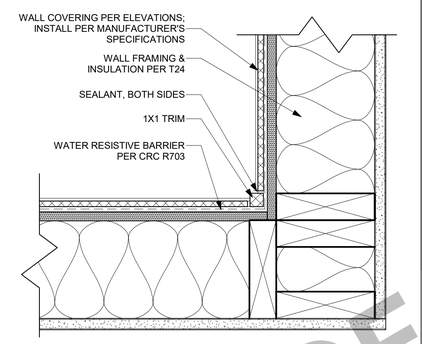
31 OUTSIDE CORNER - LAP SIDING
A911 SCALE: 3" = 1'-0"



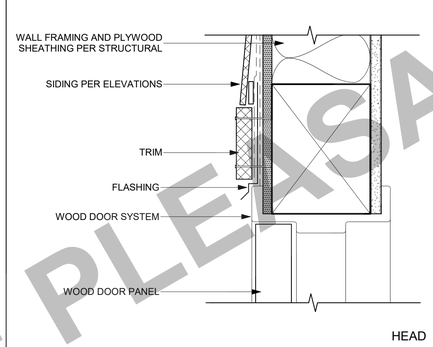
21 DOOR TRIM - BUNGALOW
A911 SCALE: 3/4" = 1'-0"



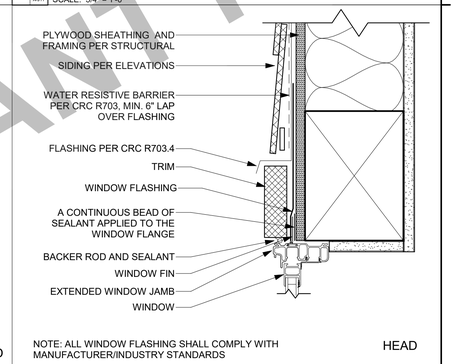
11 WINDOW TRIM - BUNGALOW
A911 SCALE: 3/4" = 1'-0"



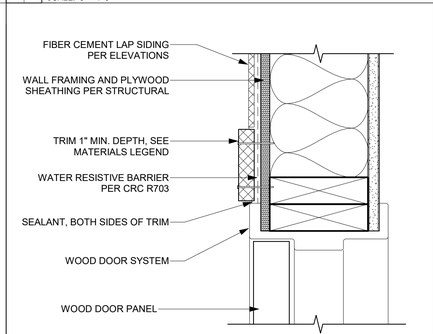
32 INSIDE CORNER - LAP SIDING
A911 SCALE: 3" = 1'-0"



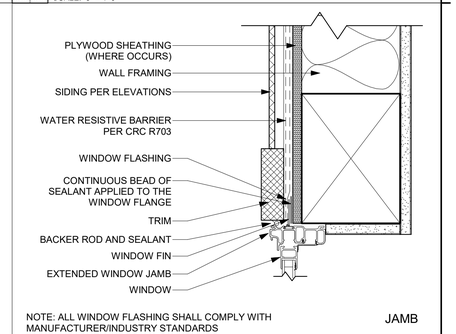
22 DOOR-HEAD @ LAP SIDING
A911 A911 SCALE: 3" = 1'-0"



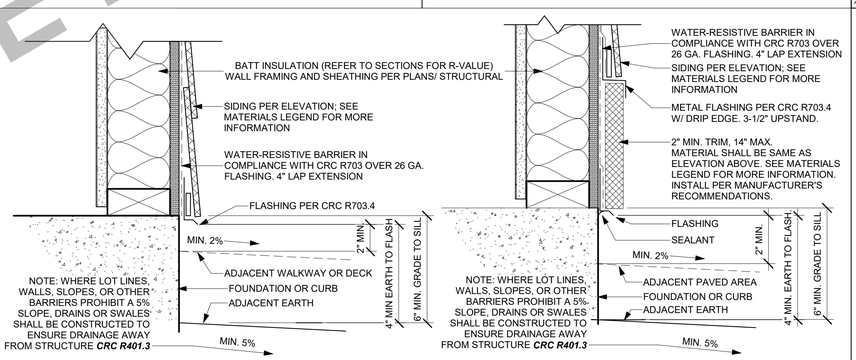
12 WINDOW-HEAD @ LAP SIDING
A911 A911 SCALE: 3" = 1'-0"



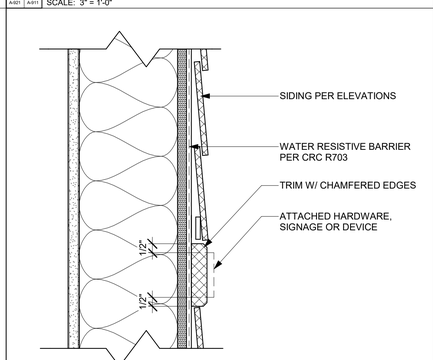
23 DOOR-JAMB - LAP SIDING
A911 A911 SCALE: 3" = 1'-0"



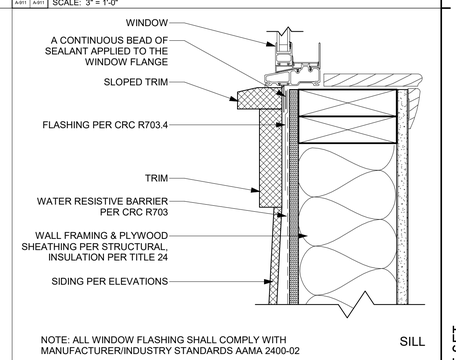
13 WINDOW-JAMB @ LAP SIDING
A911 A911 SCALE: 3" = 1'-0"



44 TYPICAL FOUNDATION - HORIZONTAL LAP SIDING
A911 SCALE: 3" = 1'-0"



24 MOUNTING PAD - LAP SIDING
A911 SCALE: 3" = 1'-0"



14 WINDOW-SILL @ LAP SIDING
A911 A911 SCALE: 3" = 1'-0"

FOR USE IN THE CITY OF PLEASANT HILL

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET SUITE 102
SAN LUIS OBISPO, CA 93401

THE INCLUDED DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
RRM DESIGN GROUP COPYRIGHT 2023
RRM IS A CALIFORNIA CORPORATION

LICENSED ARCHITECT
RANDALL RUSSUM
C 24410
1-31-25
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CITY OF PLEASANT HILL
PRE-APPROVED ADU
CITY OF PLEASANT HILL

ARCHITECTURAL DETAILS - BUNGALOW

NO.	REVISION	DATE

PROJECT MANAGER
RR

DRAWN BY	CHECKED BY
DK	KF

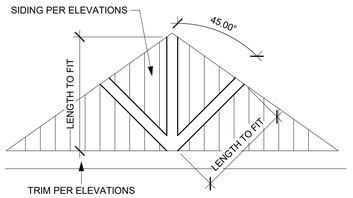
DATE
02/28/2025

PROJECT NUMBER
3460-01-PP24

SHEET
A-911

PUBLIT SET

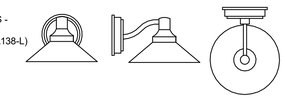
2/26/2025 2:15:00 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



FIBER CEMENT DECORATIVE PEDIMENT

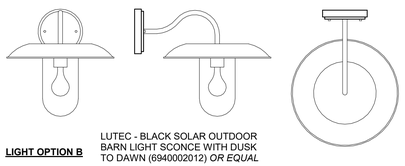
51 DECORATIVE GABLE PEDIMENT

A1-202 | A/821 SCALE: 1/4" = 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 - LUMINARE EFFICACY

150.0(K)1H - LIGHT SOURCES IN ENCLOSED RECESSED LUMINARES

150.0(K)2E - AUTOMATIC SHUTOFF CONTROLS

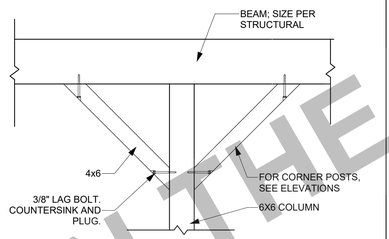
150.0(K)3A - RESIDENTIAL OUTDOOR LIGHTING *(2022 CEnC 150.0(k)3)*.

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.

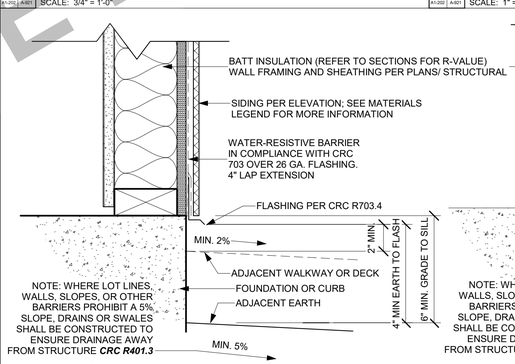
42 LIGHT FIXTURE - GOOSENECK

A/821 SCALE: 1 1/2" = 1'-0"



43 DECORATIVE STRAIGHT BRACE @ POST

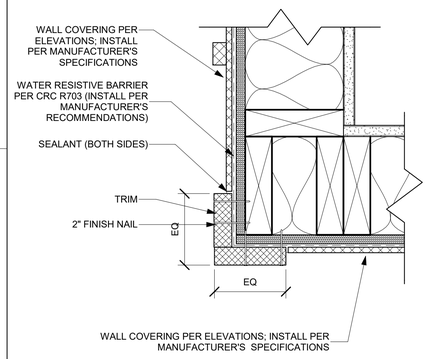
A1-202 | A/821 SCALE: 3/4" = 1'-0"



OPTION A - NO BASE TRIM

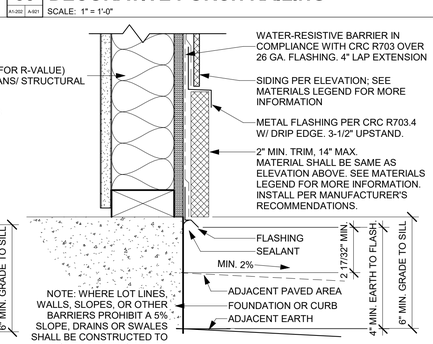
44 TYP. FOUNDATION - B&B SIDING

A/821 SCALE: 3" = 1'-0"



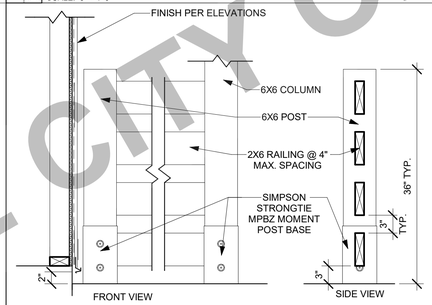
31 OUTSIDE CORNER - B&B

A2-101 | A/821 SCALE: 3" = 1'-0"



32 INSIDE CORNER - B&B

A/821 SCALE: 3" = 1'-0"



NOTE: DECORATIVE PORCH RAILING 24" MINIMUM, SEE DETAILS FOR MORE INFORMATION. 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

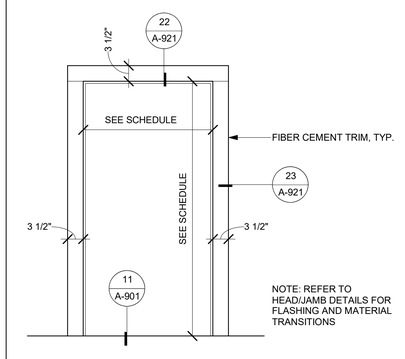
33 DECORATIVE PORCH RAILING

A1-202 | A/821 SCALE: 1" = 1'-0"

OPTION B - WITH BASE TRIM

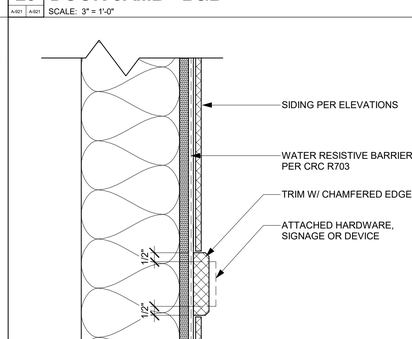
44 TYP. FOUNDATION - B&B SIDING

A/821 SCALE: 3" = 1'-0"



21 DOOR TRIM - CALIFORNIA RANCH

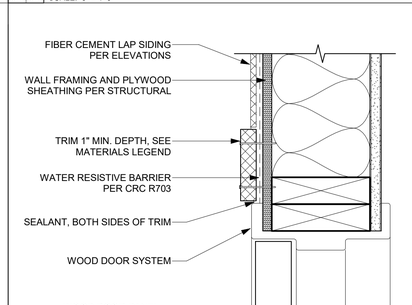
A/821 SCALE: 3/4" = 1'-0"



HEAD

22 DOOR-HEAD @ B&B

A/821 A/821 SCALE: 3" = 1'-0"



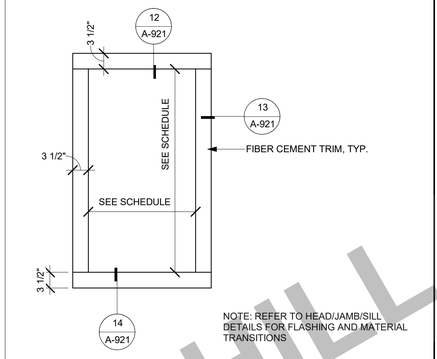
JAMB

23 DOOR-JAMB - B&B

A/821 A/821 SCALE: 3" = 1'-0"

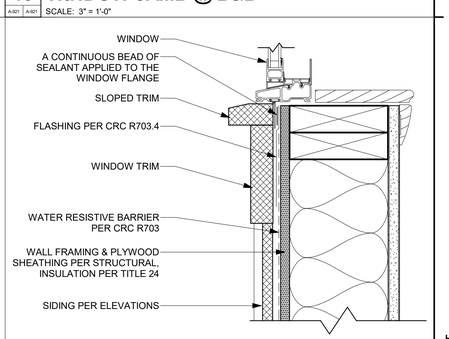
24 MOUNTING PAD - B&B

A/821 SCALE: 3" = 1'-0"



11 WINDOW TRIM - CALIFORNIA RANCH

A/821 SCALE: 3/4" = 1'-0"

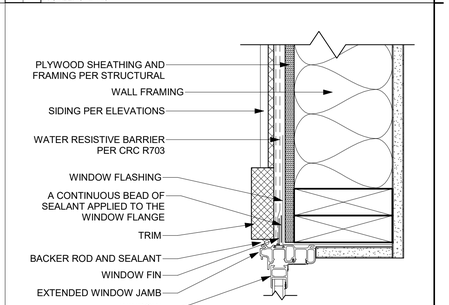


NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS

HEAD

12 WINDOW-HEAD @ B&B SIDING

A/821 A/821 SCALE: 3" = 1'-0"



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

JAMB

13 WINDOW-JAMB @ B&B

A/821 A/821 SCALE: 3" = 1'-0"

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

SILL

14 WINDOW-SILL @ B&B - CAPPED TRIM

A/821 A/821 SCALE: 3" = 1'-0"

FOR USE IN THE CITY OF PLEASANT HILL

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET SUITE 102
SAN LUIS OBISPO, CA 93401

THE INCLUDED DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED USE SHALL BE AT THE RECIPIENT'S RISK AND SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
RRM DESIGN GROUP COPYRIGHT 2023
RRM IS A CALIFORNIA CORPORATION

LICENSED ARCHITECT
RANDALL RUSSUM
C 24410
1-31-25
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CITY OF PLEASANT HILL
PRE-APPROVED ADU
CITY OF PLEASANT HILL

ARCHITECTURAL DETAILS - CALIFORNIA RANCH

NO.	REVISION	DATE

PROJECT MANAGER
RR

DRAWN BY	CHECKED BY
DK	KF

DATE
02/28/2025

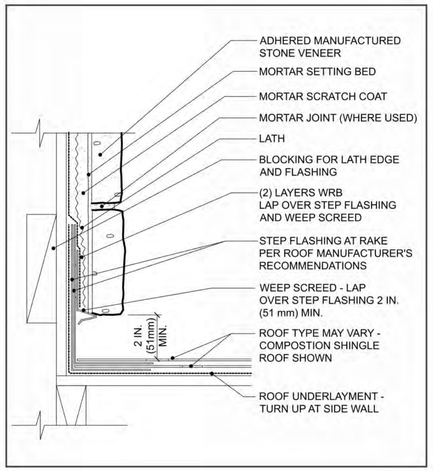
PROJECT NUMBER
3460-01-PP24

SHEET
A-921

PUBLIT SET

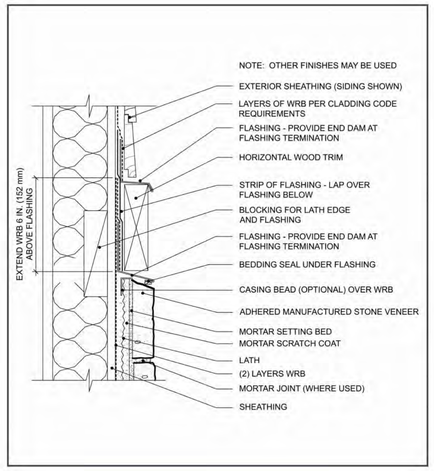
2/26/2025 2:15:01 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

Figure 17a. Side Wall – Composition Shingles



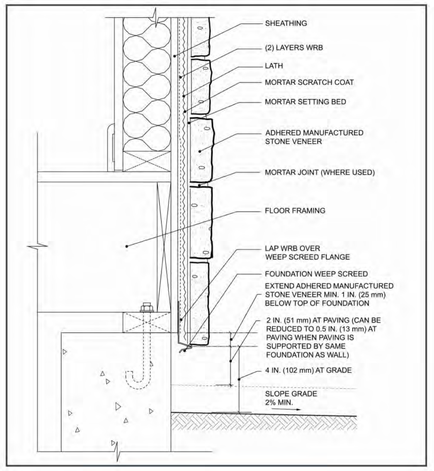
DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED **FOR REFERENCE ONLY**. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

Figure 11a. Horizontal Transition



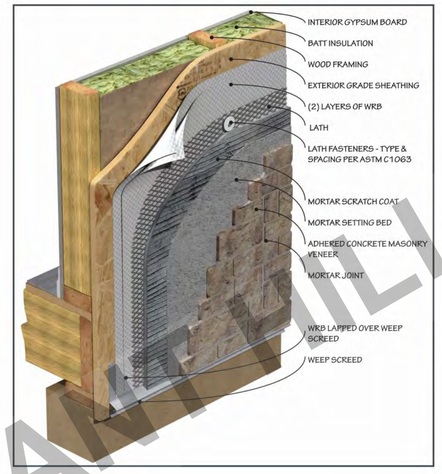
DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED **FOR REFERENCE ONLY**. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

Figure 5a. Foundation Wall Base



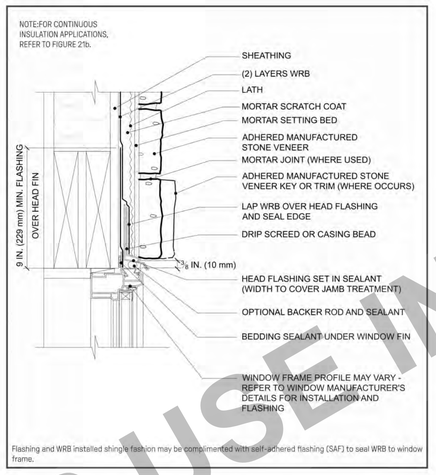
DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED **FOR REFERENCE ONLY**. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

Figure 1. Installation Over Wood Framing



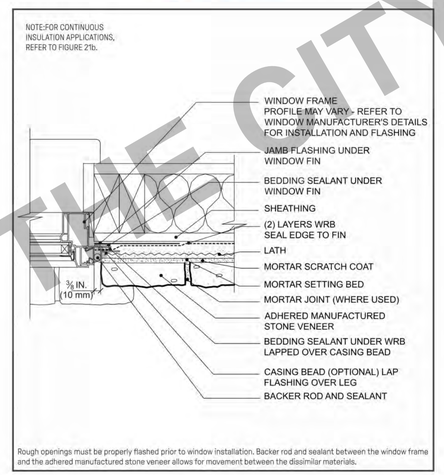
DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED **FOR REFERENCE ONLY**. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

Figure 23. Window Head



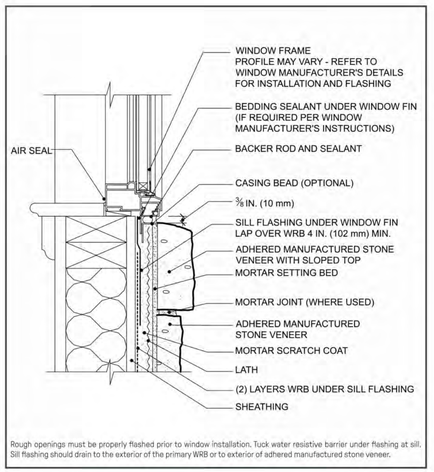
DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED **FOR REFERENCE ONLY**. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

Figure 22. Window Jamb



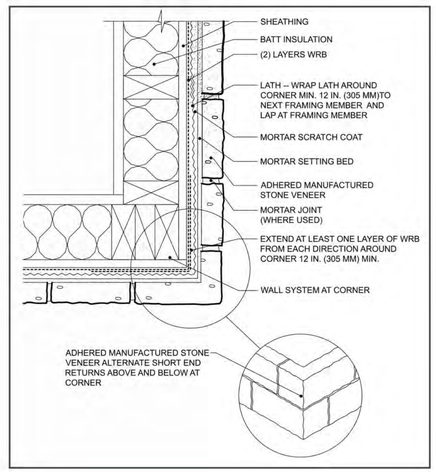
DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED **FOR REFERENCE ONLY**. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

Figure 21a. Window Sill



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

Figure 9a. Outside Corner



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

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ARCHITECTURAL DETAILS - CALIFORNIA RANCH - MASONRY VENEER

PUBLIT SET

DATE
02/28/2025

SHEET
A-922

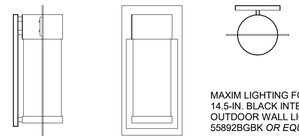
2/26/2025 2:15:01 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

54 A4.2(c) A.4(d) **VENEER SIDING (FOR REFERENCE ONLY) 01**
NTS



CATTLEYA 2-PACK 4.75-IN H BLACK INTEGRATED LED OUTDOOR WALL LIGHT MODEL # CA2194-2W *OR EQUAL*

LIGHT OPTION A



MAXIM LIGHTING FOCUS 1-LIGHT 14.5-IN. BLACK INTEGRATED OUTDOOR WALL LIGHT. MODEL # 55892BGBK *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 - LUMINARE EFFICACY

150.0(K)1H - LIGHT SOURCES IN ENCLOSED RECESSED LUMINARES

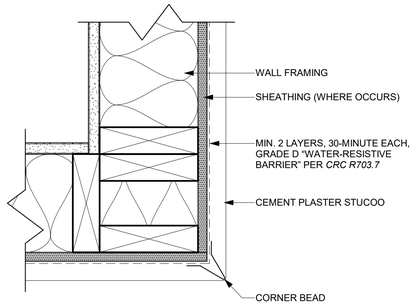
150.0(K)2E - AUTOMATIC SHUTOFF CONTROLS

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

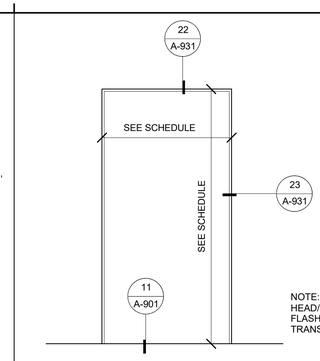
IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

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.

42 LIGHT FIXTURE - MODERN
A501 SCALE: 1 1/2" = 1'-0"

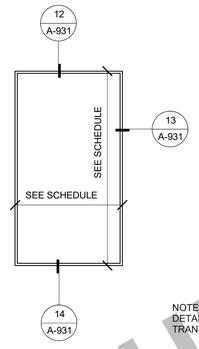


31 OUTSIDE CORNER-STUCCO
A501 SCALE: 3" = 1'-0"



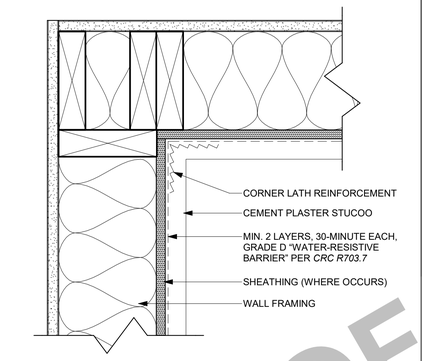
NOTE: REFER TO HEAD/JAMB DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

21 DOOR TRIM - MODERN
A501 SCALE: 3/4" = 1'-0"

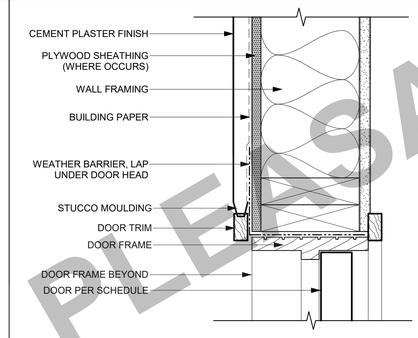


NOTE: REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

11 WINDOW TRIM - MODERN
A501 SCALE: 3/4" = 1'-0"

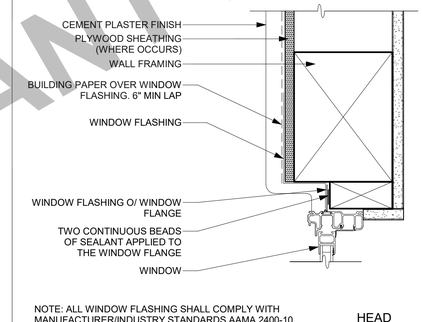


32 INSIDE CORNER-STUCCO
A501 SCALE: 3" = 1'-0"



HEAD

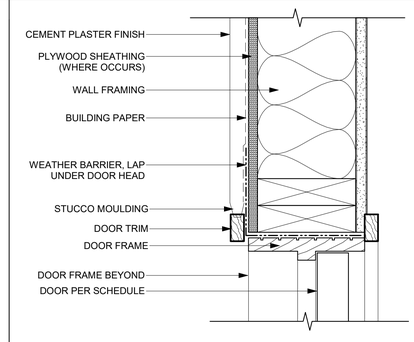
22 DOOR-HEAD RECESSED @ STUCCO
A501 A501 SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

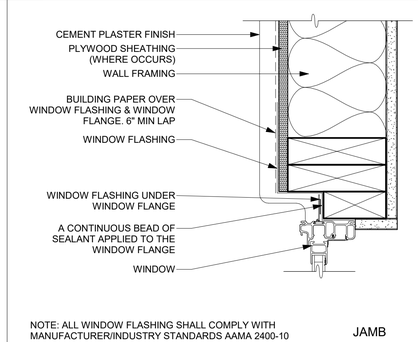
HEAD

12 WINDOW-HEAD-RECESSED @ STUCCO
A501 A501 SCALE: 3" = 1'-0"



JAMB

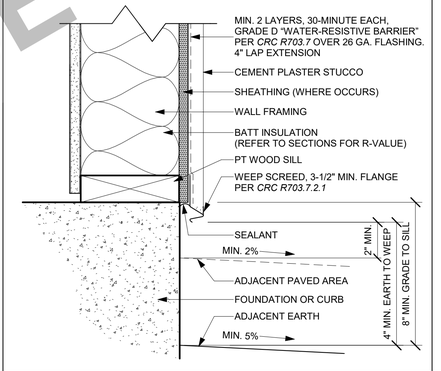
23 DOOR-JAMB RECESSED - STUCCO
A501 A501 SCALE: 3" = 1'-0"



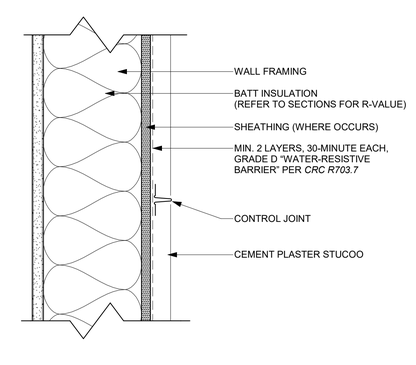
NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

JAMB

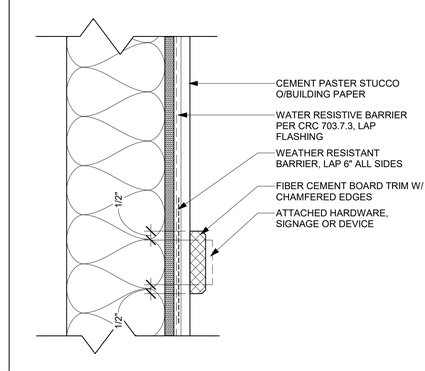
13 WINDOW-JAMB-RECESSED @ STUCCO
A501 A501 SCALE: 3" = 1'-0"



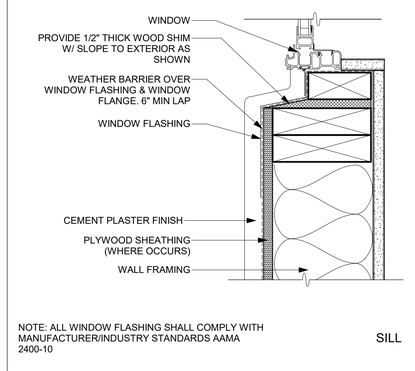
44 TYP. FOUNDATION - STUCCO
A501 SCALE: 3" = 1'-0"



34 CONTROL JOINT @ STUCCO
A501 SCALE: 3" = 1'-0"



24 MOUNTING PAD - STUCCO
A501 SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

SILL

14 WINDOW-SILL-RECESSED @ STUCCO
A501 SCALE: 3" = 1'-0"

FOR USE IN THE CITY OF PLEASANT HILL

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET SUITE 102
SAN LUIS OBISPO, CA 93401

THE INCLUDED DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE CONSIDERED AS A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
RRM DESIGN GROUP COPYRIGHT 2023
RRM IS A CALIFORNIA CORPORATION

LICENSED ARCHITECT
RANDALL RUSSUM
C 24410
1-31-25
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CITY OF PLEASANT HILL
PRE-APPROVED ADU
CITY OF PLEASANT HILL

ARCHITECTURAL DETAILS - MODERN STUCCO

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER
RR

DRAWN BY DK | **CHECKED BY** KF

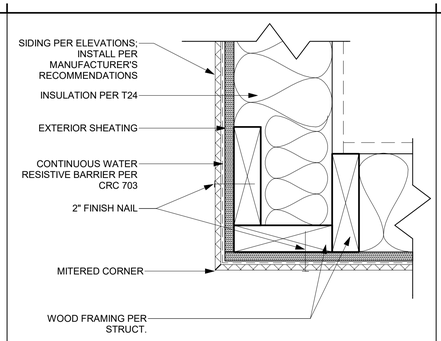
DATE
02/28/2025

PROJECT NUMBER
3460-01-PP24

SHEET
A-931

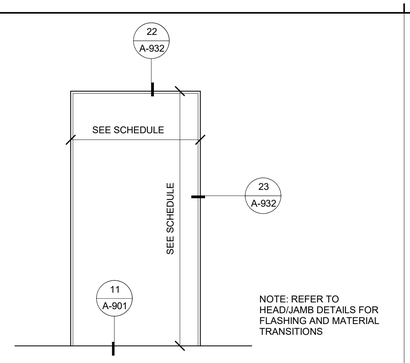
PUBLIT SET

2/28/2025 2:15:03 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt



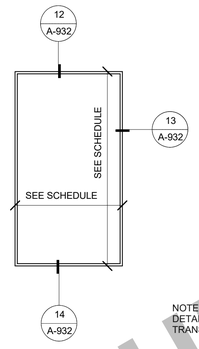
31 OUTSIDE CORNER - HORIZ. SIDING - MOD.

A-932 SCALE: 3" = 1'-0"



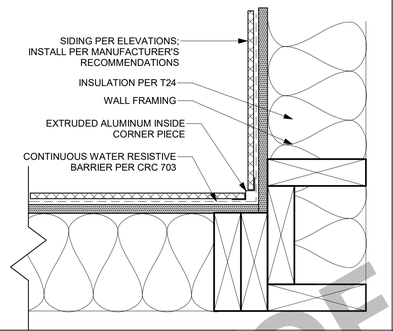
21 DOOR - HORIZONTAL SIDING- MODERN

A-932 SCALE: 3/4" = 1'-0"



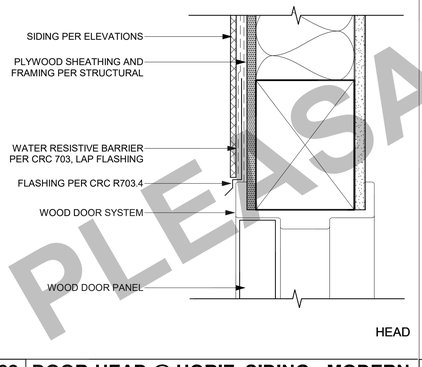
11 WINDOW - HORIZONTAL SIDING- MODERN

A-932 SCALE: 3/4" = 1'-0"



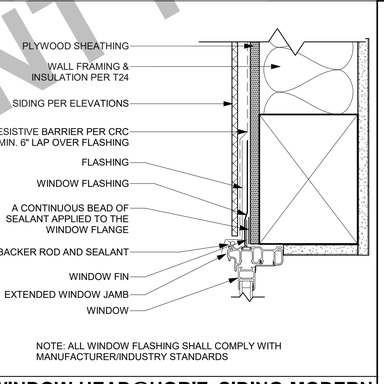
32 INSIDE CORNER-HORIZ. SIDING-MODERN

A-932 SCALE: 3" = 1'-0"



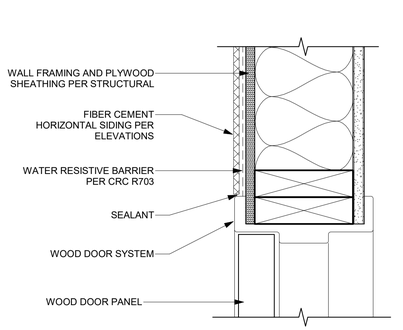
22 DOOR-HEAD @ HORIZ. SIDING - MODERN

A-932 A-932 SCALE: 3" = 1'-0"



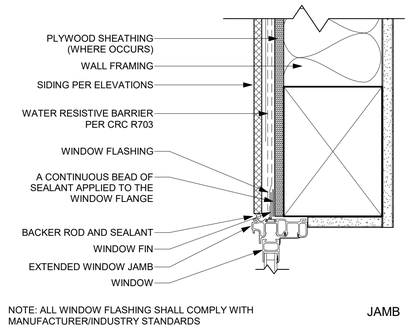
12 WINDOW-HEAD@HORIZ. SIDING-MODERN

A-932 A-932 SCALE: 3" = 1'-0"



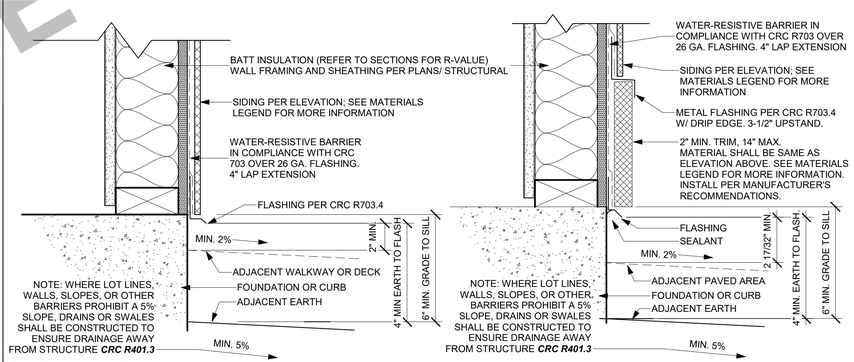
23 DOOR-JAMB @ HORIZ. SIDING - MODERN

A-932 A-932 SCALE: 3" = 1'-0"



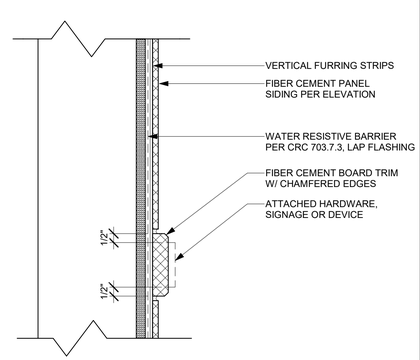
13 WINDOW-JAMB@HORIZ. SIDING- MODERN

A-932 A-932 SCALE: 3" = 1'-0"



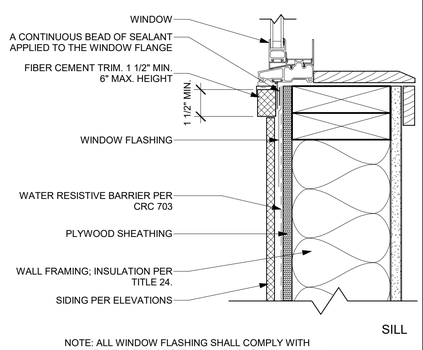
44 TYPICAL FOUNDATION - HORIZONTAL SIDING

A-932 SCALE: 3" = 1'-0"



24 MOUNTING PAD- HORIZ. SIDING- MODERN

A-932 SCALE: 3" = 1'-0"



14 WINDOW-SILL @ HORIZ. SIDING-MODERN

A-932 A-932 SCALE: 3" = 1'-0"

FOR USE IN THE CITY OF PLEASANT HILL

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET SUITE 102
SAN LUIS OBISPO, CA 93401

THE INCLUDED DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
RRM DESIGN GROUP COPYRIGHT 2023
RRM IS A CALIFORNIA CORPORATION

LICENSED ARCHITECT
RANDALL RUSSOM
C 24410
1-31-25
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CITY OF PLEASANT HILL
PRE-APPROVED ADU
CITY OF PLEASANT HILL

DETAILS - MODERN HORIZONTAL SIDING

NO.	REVISION	DATE

PROJECT MANAGER
RR

DRAWN BY DK | **CHECKED BY** KF

DATE
02/28/2025

PROJECT NUMBER
3460-01-PP24

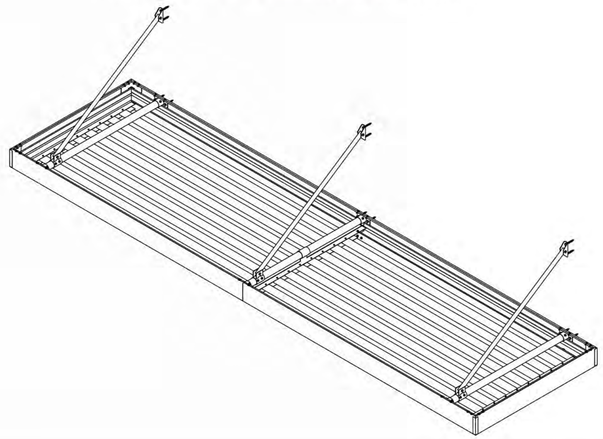
SHEET
A-932

PUBLIT SET

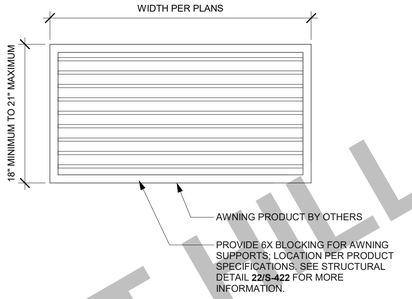
2/26/2025 2:15:04 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

Assembly Completed

Remove any metal shavings from the shade structure by sweeping or brushing.
Be sure to follow the Care and Maintenance instructions shown BELOW.



DISCLAIMER: PRODUCT BY OTHERS; COORDINATE AND INSTALL PER PRODUCT MANUAL/SPECIFICATIONS



STEP 1B

WALL BRACKET ATTACHMENT

REFER TO PAGE (5) BEFORE INSTALLING FOR GENERAL GUIDELINES ON MOUNTING HARDWARE

Start by marking mounting locations on existing wall. Use bolt pattern (shown right) in detail to mark holes in *Back Gutter (L)*. Drill proper holes for suggested anchoring hardware. When drilling into a Block or Steel wall use suggested Anchor Bolts with washers and lock tight nuts. When drilling into a wood wall use suggested lag screws.
All hardware info is on page (5).
Minimum anchor capacity for standard load models is 800 lbs. shear strength and 800 lbs. pull-out strength. Higher capacity anchors may be required for higher load models.
12" - 24" on center, depending on wall stud spacing. Minimum anchor capacity for standard load models is 350 lbs. shear strength.
NOTE: Review the Safety Information on page 1&5 on your local building codes for anchor bolt requirements.

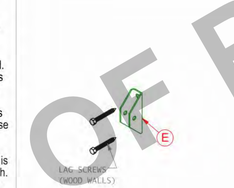
ACTIVE PARTS

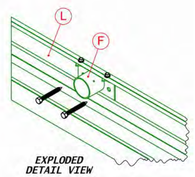


6" IMPERIAL GUTTER
Part#: 11144

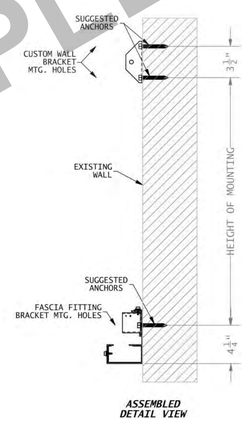
FASCIA FITTING BRACKET
Part#: 50156

WALL MOUNTING BRACKET
Part#: 50128 or 50178-HD



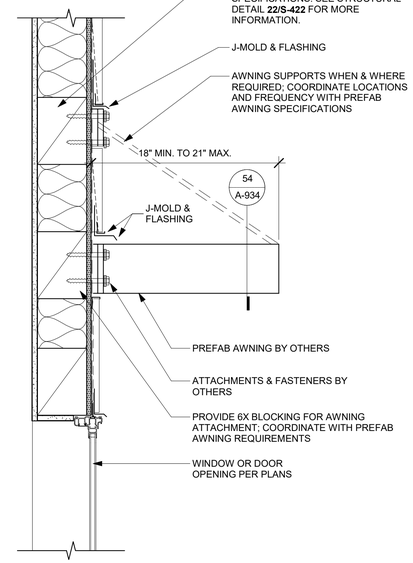


EXPLODED DETAIL VIEW



ASSEMBLED DETAIL VIEW

DISCLAIMER: PRODUCT BY OTHERS; COORDINATE AND INSTALL PER PRODUCT MANUAL/SPECIFICATIONS



33 AWNING - DESERT MODERN

A1-121 A-933 SCALE: 1 1/2" = 1'-0"

FOR USE IN THE CITY OF PLEASANT HILL

rrm design group
rrmdesign.com | (805) 543-1794
3765 SOUTH HIGUERA STREET SUITE 102
SAN LUIS OBISPO, CA 93401

THE INCLUDED DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.
RRM DESIGN GROUP COPYRIGHT 2023
RRM IS A CALIFORNIA CORPORATION

LICENSED ARCHITECT
RANDALL RUSSUM
C 24410
RENEWAL DATE 1-31-25
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CITY OF PLEASANT HILL
PRE-APPROVED ADU
CITY OF PLEASANT HILL

ARCHITECTURAL DETAILS - MODERN - AWNING

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER
RR

DRAWN BY	CHECKED BY
DK	KF

DATE
02/28/2025

PROJECT NUMBER
3460-01-PP24

SHEET
A-933

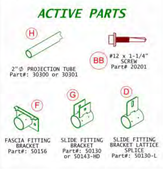
PUBLIT SET

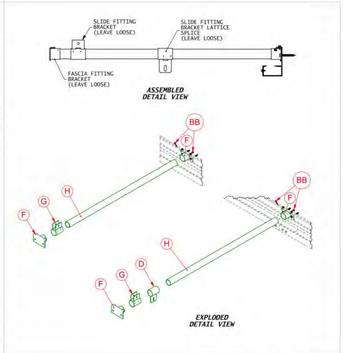
2/26/2025 2:15:04 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

STEP 2

HORIZONTAL BRACE ATTACHMENT
Start by sliding *Horizontal Bar (H)* into back wall *fascia bracket (F)*. Once positioned use hardware (BB) into Bar (H). Fasten Bar. Then slide on from front *Slide Bracket (D)* THEN (G) [only use (D) on braces above a splice] leave loose. Then attach another Fascia Bracket (F) same procedure as the back Fascia Bracket attachment. Leave front Fascia bracket loose until ready for front gutter install. *Step 4.*
Repeat steps for all braces.

ACTIVE PARTS



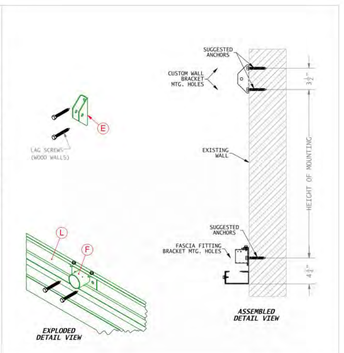


9 of 19

STEP 1B

WALL BRACKET ATTACHMENT
REFER TO PAGE (5) BEFORE INSTALLING FOR GENERAL GUIDELINES ON MOUNTING HARDWARE
Start by marking mounting locations on existing wall. Use bolt pattern (shown right) in detail to mark holes in *Back Gutter (L)*. Drill proper holes for suggested anchoring hardware. When drilling into a Block or Steel wall use suggested Anchor Bolts with washers and lock tight nuts. When drilling into a wood wall use suggested lag screws.
All hardware info is on page (5).
Minimum anchor capacity for standard load models is 800 lbs. shear strength and 600 lbs. pull-out strength. Higher capacity anchors may be required for higher load models.
12" - 24" on center, depending on wall stud spacing. Minimum anchor capacity for standard load models is 350 lbs. shear strength.
NOTE: Review the Safety Information on page 1&5 on your local building codes for anchor bolt requirements.

ACTIVE PARTS



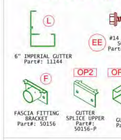
8 of 19

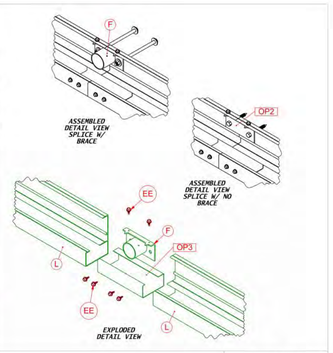
STEP 1

GUTTER SPLICE (OPTIONAL)
Complete this step only if gutter (L) is in two or more pieces.
Apply a generous amount of caulk to the back and bottom of the provided gutter splices (F) and (OP3) to prevent leaks. Insert splice half way onto gutter ends to evenly overlap seam.
Attach gutter (L) to gutter splice (F) and (OP3) using (4) #14 x 3/4" screws (EE) as shown. In areas where a splice is needed but *NOT* a Brace, use item (OP2)

BACK GUTTER ATTACHMENT (WALL)
Mark a level line on the mounting surface at the desired mounting height. Recommended minimum of 10" above any out-swinging door.
Every 24" O.C. use #12 x 1-1/4" screws (BB) to attach gutter to existing wall. Center your screws vertically half the height of the gutter.
Then apply a generous amount of caulk to top edge of gutter to wall.

ACTIVE PARTS





6 of 19

OVERHEAD BRACE IMPERIAL LATTICE MARQUEE 6" GUTTER

BEFORE YOU BEGIN INSTALLATION:
Consult your local building department for any required permits You may be required to obtain a building permit for this structure. Contact your local building department for details.
Read instructions thoroughly Please read all instructions and notes carefully prior to assembly.

A solid attachment is required for all existing structures. All points of attachment to existing structures (such as house, deck, or patio) must be into solid, structurally sound, and secure material. Example: wood or metal studs, joists, headers, plates, or sills. Attachment may be made to block, concrete, brick, or stone veneer with suitable anchors, purchased separately. **Note:** Failure to properly fasten unit to wall, deck, porch, or patio may result in damage to the unit, damage to the structure it is attached to, and could cause serious bodily injury.
Check for all parts Use the Parts and Hardware List to check for any missing parts. To prevent scratching of painted materials, place on a tarp or other protective material.
Assistance is recommended during entire assembly.



CAUTION
Proper site preparation is required.
Standard shade structure design does not include additional loads such as hanging heavy plants, swings, or other objects.
DO NOT stand or sit on the shade structure roof.
Repair or replace broken parts immediately.
This kit contains parts with metal edges. Please be careful when handling.

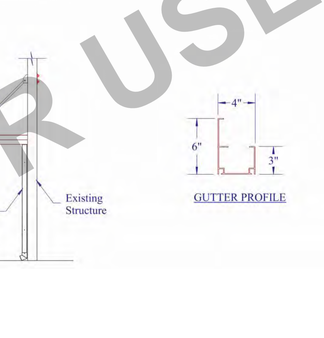
SAFETY INFORMATION
Please read and understand this entire manual before attempting to assemble or install the product.
Standard design for shade structures meets 20 lbs. per square foot live load and 115 miles per hour wind load based on the International Building Code (IBC) 2015 and American Society of Civil Engineers (ASCE) 7-10 design code. Engineering for greater load requirements is available: call 1-800-851-0865 for information. Local building codes should be verified before installation.
The design of the shade structure as set forth herein pertains only to the components and assemblies as manufactured by our company. The design of and attachment to supporting structural elements are outside the scope of this guide. It shall be the Owner and installer's responsibility to provide sound supporting structure and attachment and to consult with qualified individuals where the design or verification of such components is required.
It shall be the Owner and installer's responsibility to verify that local building code requirements are met and the proper permits are obtained prior to the installation. Professional engineering services may be required.

STEP 6

LATTICE TUBE (FIRST END)
Slide Lattice Tubes (A) into C-Channel (B). Space Lattice Tubes evenly from inside to inside of gutter. Then attach with Tek Screws (AA) on top only.

ACTIVE PARTS





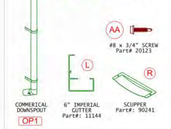
13 of 19

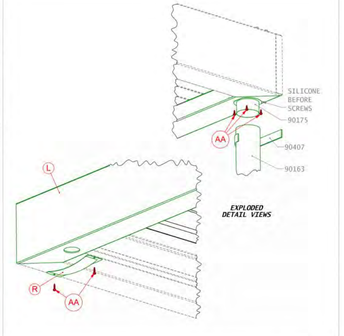
STEP 5

PROJECTION GUTTER (FIRST)
Attach *C-Channel* (B) evenly to front face of *Projection Gutter* (L) using *Tek Screws* (BB). Then attach Corner Bracket *(M)* on both ends of projection gutter as shown. Use *Tek Screws (EE)* in pre-drilled holes in bracket to secure to top gutter lip. Prefit into Back n Front Gutter *(Longer)* to ensure bracket spacing allows corner seam to be flush before attaching screws Item *(EE)*.
Once fit attach the other *(2)* screws shown in exploded view.

At this point you may need to use the Ladder, Stilts, & 2x4 to brace unit out on the front. Some have access to a fork truck which is ideal.

ACTIVE PARTS



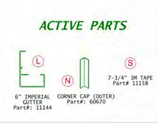


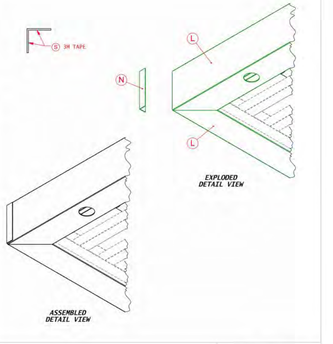
12 of 19

STEP 4

FRONT GUTTER ATTACHMENT
Align *Front Gutter* Item *(L)* same distance from the center of Brace to end of gutter on wall. Attach Gutter to *Front Fascia Bracket (F)* using *Tek Screws (EE)* shown right.
Assembled Detail View shows profile image dimensions identical to View 3 on Product Drawings. Custom dimensions based on ordered products projection.

ACTIVE PARTS



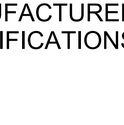


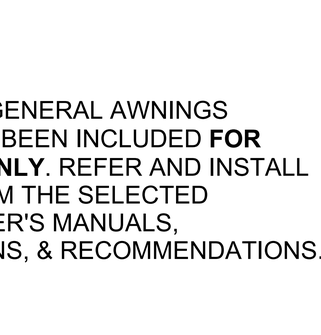
11 of 19

STEP 3

DIAGONAL BRACE ATTACHMENT
Attach Diagonal Brace Item *(J)* on both ends with Bolt & Nut Items *(CC)(DD)* into *Wall Bracket (E)* and *Slide Bracket (G)*. Once proper slope is set attach *(4) Screws (BB)* to slide bracket. Prepare for *(2)* more screws *(BB)* to be applied to *Front Fascia Bracket (F)*.

ACTIVE PARTS

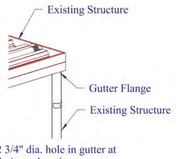




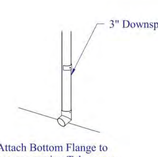
10 of 19

Downspout Installation Instructions

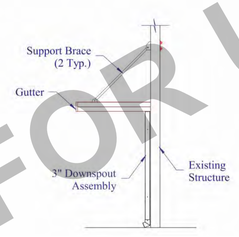
Rear Mounted



1. Drill 2 3/4" dia. hole in gutter at desired drainage location.
2. Attach Gutter Flange to bottom of Gutter using Tek srews. Next attach Downspout to Gutter Flange using Tek screws.



3. Attach Bottom Flange to Downspout using Tek screws.
4. Anchor Downspout to structure with Brackets provided.

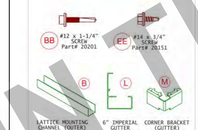


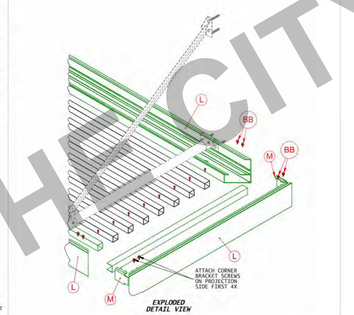
GUTTER PROFILE

STEP 7

PROJECTION GUTTER (LAST)
Attach *C-Channel* (B) evenly to front face of *Projection Gutter* (L) using *Tek Screws* (BB).Attach Corner bracket Item *(M)* on both ends of projection gutter as shown. Use *Tek Screws* Item *(BB)* in pre-drilled holes in bracket to secure to top gutter lip. Prefit into Back n Front Gutter *(Longer)* to ensure bracket spacing allows corner seam to be flush before attaching screws Item *(BB)*. Once fit attach the other *(2)* screws shown in exploded view.

ACTIVE PARTS



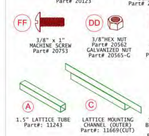


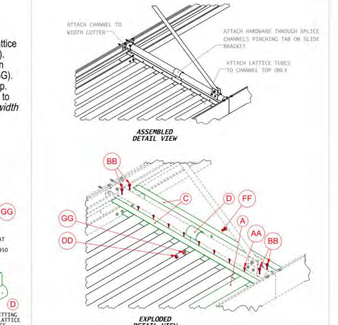
15 of 19

STEP 6.1

LATTICE TUBE (SPLICE)
Slide C-Channel (C) onto other end of Lattice Tubes (A) & attach with Tek Screws (AA). Swing down tab on (D) Slide Bracket then attach other channel (C) with (DD)(FF)(GG). Then attach Tek Screws (BB) to Gutter lip. Repeat Steps 6.1 for each Splice section to Overhead Brace *(sections depend on width of Imperial)*.

ACTIVE PARTS





14 of 19

WARRANTY

What the Warranty Covers:
The manufacturer warrants its products that have been installed in accordance with the installation guidelines, under normal usage conditions, and with proper maintenance as follows:
- Lifetime Limited Warranty on aluminum against material failure and corrosion.
- 25-year Limited Warranty on steel against material failure and defects.
- 10-year warranty against peeling, cracking, blistering, or crazing of the surface finish of aluminum components.
- 10-year Limited Warranty on Sunbrella, Sheerweave, and Solamesh Fabrics.
- 5-year Limited Warranty on Soltis 86 fabrics.
- 1-year warranty against defects in materials and workmanship.

Period of Coverage:
The warranty period begins on the date of original shipment.
What the Manufacturer Will Do To Correct Problems: If defects or damage of the kind mentioned above should occur within the warranty period, the manufacturer will replace the defective parts only; FOB its plant, upon receiving the written and documented claim of purchaser.
What the Warranty Excludes: Because of normal aging and weathering of materials, it may not be possible to perfectly match the colors of original parts and replacement parts. The manufacturer will not provide or pay for the installation of such replacement parts. The manufacturer shall not be responsible for weather related failures,damages due to faulty installation, misuse or abuse of the product, or for consequential damages, including personal injuries or property damages. There are no warranties, express or implied, which extend beyond the description on the face hereof.
How Do You Get Service: If you believe that you have a claim under this warranty, submit a copy of your original receipt or other reasonable evidence of the date of purchase, the identity of the product, and photos and a description of the allegedly defective product. Please also include your name, address, and phone number so that a customer service representative can respond to your submission. Ultimate determination of the existence and extent of any claimed defect under this warranty shall be made by the manufacturer in its sole discretion.

CARE & MAINTENANCE

Every 12 months your shade structure should be inspected and maintained by:
-Tightening loose nuts and bolts at all connections.
-Repairing damage to the finish to prevent corrosion.
-Replacing lost or damaged fasteners, brackets, and other parts.
-Replacing brittle or cracked sealer to prevent leaks.
-Removing obstructions and miscellaneous build-up from gutters, eaves, and downspouts.

STEP 9

WATER DRAINAGE DETAIL
Mark the locations of each Scupper *(R)* or Downspout *(OP1)* to be attached to the underside of the Length Gutter *(Longer)*.
Start by drilling a 2" hole for Scuppers or a 3" hole for Downspout attachments. Suggested tool Hole Saw.
Once holes are cut debar sharp edges and begin gathering drainage attachments.
Attach Scupper using (2) Screws item *(AA)* shown to the right.
Attach Downspout using (2) Screws item *(AA)* also shown.
Make sure and Caulk Silicone all around the outer part of Downspout inlet *(item 90175)* at gutter.

ACTIVE PARTS

17 of 19

STEP 8

CORNER CAPS
Start by peeling the protective layer off the 3M Tape strips for applying to the corner caps.
Item *(S)* strips go on the inside verticals of Corner Cap *(Outer) (N)*.
Apply gently & steadily to each corner of Gutter *(L)*.
Once in place press and hold for a few seconds in all spots to insure the tape adhears properly.

ACTIVE PARTS

16 of 19

DISCLAIMER: GENERAL AWNINGS DETAILS HAVE BEEN INCLUDED **FOR REFERENCE ONLY**. REFER AND INSTALL AWNINGS FROM THE SELECTED MANUFACTURER'S MANUALS, SPECIFICATIONS, & RECOMMENDATIONS.

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

CITY OF PLEASANT HILL
PRE-APPROVED ADU

ARCHITECTURAL DETAILS - MODERN - AWNING

DATE
02/28/2025

SHEET
A-934

PUBLIT SET

FOR USE IN THE CITY OF PLEASANT HILL

2/26/2025 2:15:08 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

Hybrid Water Heater Installation Guidelines to Provide Optimal Efficiency

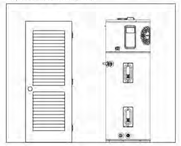
Heater: Not Ducted

Room size: Larger than 700 ft³ (e.g. 7' x 10' x 10').
Requirements: No additional ventilation needed.



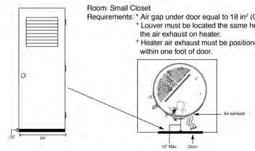
Heater: Not Ducted

Room size: Smaller than 700 ft³ (e.g. 7' x 10' x 10').
Requirements: Full louvered door OR two louvers top and bottom. See below.



Heater: Not ducted

Room: Small Closet
Requirements: * Air gap under door equal to 18 in² (0.75" clearance).
* Louver must be located the same height on door as the air exhaust on heater.
* Heater air exhaust must be positioned towards louver within one foot of door.



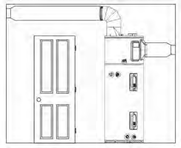
Heater: Ducted with inlet OR outlet duct

Room size: Any size room
Requirements: Air gap under door equal to 18 in² (0.75" clearance)



Heater: Ducted with inlet AND outlet duct

Room size: Any size room
Requirements: No additional ventilation needed.



In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Rheem Water Heating • 1115 Northmeadow Parkway, Suite 100
Roswell, Georgia 30076 • www.rheem.com

04/20 FORM NO. THD-PPEHS-15

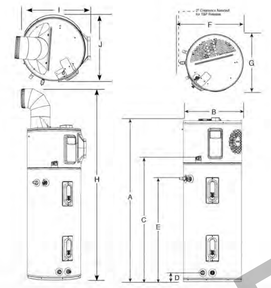
NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

The new degree of comfort™

PERFORMANCE **PLATINUM**™ Hybrid Specifications

Fuel Type	Desc.	Nominal Gallon Cap.	Rated Gallon Cap.	Model Number	Model Variant	Electric Breaker Size	Uniform Energy Factor (UEF)	Estimated Yearly Energy Cost	Element Wattage	Compressor (Btu/H	Sound Level (dBa)	First Hr. Rating G.P.H.	Recovery in G.P.H. 80° F Rise	Tank Height A	Diam. B	Wt. to Cold Inlet & Drain Valve	Wt. to Hot Outlet & T&P	Unit Wt. (LBS.)	Approx. Ship Wt. (LBS.)
15 AMPS																			
Hybrid	Tall	40	36	XE40T10H25U0	700475	15	3.45	$78	2,250	4260	49	46	16	62-5/16"	20-1/4"	3-5/8"	38-5/8"	157	174
Hybrid	Tall	50	45	XE50T10H25U0	700475	15	3.75	$104	2,250	4260	49	54	16	81-3/4"	22-1/4"	3-5/8"	39-5/8"	178	218
Hybrid	Tall	66	59	XE65T10H25U0	700476	15	3.55	$110	2,250	4260	49	54	16	64-3/16"	24-1/4"	3-7/8"	43-3/8"	225	262
Hybrid	Tall	80	72	XE80T10H25U0	700477	15	3.75	$105	2,250	4260	49	67	16	74-3/16"	24-1/4"	3-7/8"	43-3/8"	244	281

Estimated energy cost based on a national average electricity cost of $0.12 /kWh. Uniform Energy Factor and rated gallon capacity based on Department of Energy (DOE) requirements.
All units have integrated WiFi control board.



DESCRIPTION		DIMENSIONS (SHOWN IN INCHES)									
NOMINAL GALLON CAPACITY	MODEL NUMBER	A	B	C	D	E	F	G	H	I	J
40	XE40T10H25U0	62-5/16	20-1/4	47	3-5/8	39-5/8	22-3/8	20-1/2	16-7/8	22-3/8	23-1/4
50	XE50T10H25U0	81-3/4	22-1/4	67	3-5/8	39-5/8	22-3/8	20-1/2	16-7/8	24-3/8	25-5/16
65	XE65T10H25U0	64-3/16	24-1/4	49	3-7/8	42-3/8	27-1/2	24-5/8	81-1/8	26-1/2	27-3/8
80	XE80T10H25U0	74-3/16	24-1/4	59	3-7/8	42-3/8	27-1/2	24-5/8	91	26-1/2	27-3/8

NOTE: PRODUCT SHEETS PROVIDED FOR REFERENCE ONLY; SEE TITLE 24 REPORT FOR WATER HEATER SELECTION. SEE CURRENT WATER HEATER MANUAL AND SPECIFICATIONS FOR INFORMATION.

PERFORMANCE **PLATINUM**™

The new degree of comfort™

PERFORMANCE **PLATINUM**™ **Hybrid Electric is the most efficient water heater available**

Efficiency

- High 3.45 - 3.75 UEF reduces operating cost
- ENERGY STAR® rated

Performance

- Delivers hot water faster than most standard electric water heaters – 46-67 gallons first-hour delivery,* depending on model
- Ambient operating range: 37 -145° F; is widest in class, offering more days of HP operation annually, designed to meet Northern Climate Spec. (Tier 4)

Easy Installation

- Easy access side connections
- Quick access to electrical junction box
- Easily replaces a standard electric water heater

Integration

- Electronic control for easy temperature adjustment and mode management
- Audible alarm for service alerts

EcoNet®

- Integrated EcoNet® WiFi-connected* technology (2.4 GHz only) and free mobile app gives users control over water systems, allowing for customizable temperature, vacation settings, energy savings and system monitoring at home or away. Visit Rheem.com/EcoNetConnect

Operation Modes

- Energy Saver
- Heat Pump
- High Demand
- Electric
- Vacation/Away: 2-28 days (or placed on hold indefinitely)

Plus…

- Premium grade anode rod with resistor extends the life of the tank
- 3/4" NPT water inlet and outlet; 3/4" condensate drain connections
- Incoloy stainless steel resistor elements
- Dry-fire protection
- Easy access, top mounted washable air filter
- 2" Non-CFC foam insulation
- Enhanced flow brass drain valve
- Temperature and pressure relief valve installed
- Low lead compliant

Warranty

- 10-Year limited warranty for tank and parts, 1-year full in-home labor warranty
  See Residential Warranty Certificate for complete information

Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units meet or exceed the energy efficiency requirements of NAECA, ASHRAE standard 90, ICC Code and all state energy efficiency performance criteria.

* WiFi broadband internet connection required



PERFORMANCE **PLATINUM**
Hybrid
40, 50, 65 and 80-Gallon
Capacities
208-240 Volt / 1 PH
Electric

LEED Points = 3

See specifications chart on back.

04/20 FORM NO. THD-PPEHS-15

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

2/26/2025 2:15:09 PM
Autodesk Docs://3460-01_Pleasant Hill ADU/3460_01_Pleasant Hill_CD_2025.rvt

PUBLIT SET

CITY OF PLEASANT HILL
PRE-APPROVED ADU

REFERENCE - PRODUCT DATA

DATE
02/28/2025

SHEET
A-941

SYMBOLS

DETAIL REFERENCE BUBBLE WITH LEADER

DETAIL REFERENCE BUBBLE

FULL HEIGHT SECTION INDICATOR

ELEVATION OF WALL OR FRAME

NORTH ARROW

BOT OF EL = (-X'-X")

TOP/BOTTOM OF ELEVATIONS

SLOPE

WELDED WIRE FABRIC (WWF LAYER)

STEPPED SURFACE; FLOOR DEPRESSION

SLOPED SURFACE

STEPPED FOOTING

BOTTOM STEPPED FOOTING

XX'-X" / X — INDICATES SHEAR WALL TYPE AND LENGTH, PER SHEAR WALL SCHEDULE

INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)

XX — INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER

XX — INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST

INDICATES EXTENTS OF FRAMING OR OTHER STRUCTURAL ELEMENT

INDICATES HEADER @ OPENING PER HEADER SCHEDULE

EARTH LAYER

INDICATES SAND OR GROUT

INDICATES GRAVEL

STEEL IN CROSS SECTION

INDICATES BEARING WALL

SHADED AREA INDICATES CALIFORNIA FRAMING

SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE

STEEL HSS TUBE COLUMN

STEEL HSS OR PIPE COLUMN

WIDE FLANGE STEEL COLUMN

WOOD POST

X — INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE

Ix — INDICATES SHEAR WALL STRAP / HOLDOWN TYPE PER SCHEDULE

F1 — INDICATES PAD FOOTING TYPE PER SCHEDULE

C1 — INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE

ANGLE BRACE

(2L) — DOUBLE ANGLE BRACE

DRAG STRUT CONNECTION

FULL HEIGHT STIFFENER CONNECTION

MOMENT CONNECTION

MEMBER SPLICE

(+3") — TOP OF STEEL ± ELEVATION

[X] — NUMBER OF EVENLY SPACED SHEAR STUDS

[X–Y–Z] — SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS

<3/4> — BEAM CAMBER AT MID-SPAN

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, ABBREVIATIONS & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES, SEPCIAL INSPECTION & TESTS
S-201	ROOF & FOUNDATION FRAMING PLAN - BUNGALOW
S-202	ROOF & FOUNDATION FRAMING PLAN - CALIFORNIA RANCH
S-203	ROOF & FOUNDATION FRAMING PLAN - MODERN
S-301	TYPICAL CONCRETE DETAILS
S-311	CONCRETE DETAILS
S-401	TYPICAL WOOD DETAILS
S-402	TYPICAL WOOD DETAILS
S-403	TYPICAL WOOD DETAILS
S-421	ROOF FRAMING DETAILS
S-422	ROOF FRAMING DETAILS

CITY OF PLEASANT HILL — INCORPORATED — NOVEMBER 14, 1961 — CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

ABBREVIATIONS

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

STRUCTURAL STEEL SHAPES

W	W SHAPE
C	AMERICAN STD CHANNEL SHAPE
MC	MISC CHANNEL SHAPE
L	ANGLE SHAPE
WT, ST, MT	STRUCT TEE SHAPE
PIPE	STANDARD PIPE SHAPE
PIPE-X	EXTRA STRONG PIPE SHAPE
PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
HSS	HOLLOW STRUCTURAL SECTION

FOR USE IN THE CITY OF PLEASANT HILL

PLEASANT HILL ADU

CITY OF PLEASANT HILL

SHEET INDEX, ABBREVIATIONS & SYMBOLS

PUBLIC SET

DATE 02/28/2025

SHEET S-101

N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\Plan 3\3460-01-PP24 - Plan 3 - S101.dwg, S101, Feb 24, 2025, 3:58pm, CPressler

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.
   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.
3. WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1064. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-19 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
4. REINFORCING BAR LAP SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
   A. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
   B. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER TMS 042-16 SECTION 6.1.6.1.1 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. ALL REINFORCING CONFORMING TO DIFFERING ASTM SPECIFICATIONS AND/OR OF DIFFERING GRADES SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM OTHER REINFORCING STEEL IF CONCURRENTLY PRESENT ON SITE.
6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E80XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE- REINFORCING STEEL", AWS-D1.4-15. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
7. REINFORCING STEEL SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED AND SHALL BE SECURED AGAINST DISPLACEMENT, AND TIED BEFORE THE CONCRETE IS PLACED 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.
8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CRSI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE SEOR PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE. THE REINFORCING PLACEMENT DRAWINGS SHALL INCLUDE ALL PRIMARY REINFORCEMENT, LAP SPLICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC. AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OF REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO PLACEMENT OF CONCRETE PER ACI 318-19 SECTION 26.13.2.3 OF THE CODE.
11. WHEN REQ'D, INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
12. CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	 2 1½"
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	 1½" ¾" 1½"

13. MECHANICAL BAR SPLICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 SECTION 25.5.7 USE OF MECHANICAL CONNECTIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. SPLICES MUST BE TESTED AS INDICATED IN THE CONCRETE REINFORCEMENT SPECIFICATION. ACCEPTABLE PRODUCTS INCLUDE:

    LENTON STANDARD COUPLERS (IAPMO-ES 0129)
    LENTON FORM SAVERS, TYPE SA (IAPMO-ES 0129)
    LENTON WELDABLE HALF COUPLERS (IAPMO-ES 0129)
    LENTON LOCK COUPLERS PER (IAPMO-ES 0129)

    NOTE THAT REBAR ATTACHED TO PLATE USING LENTON WELDABLE HALF COUPLERS SHALL BE ASTM A706 PER IAPMO-ES 0129.

    ALL MECHANICAL BAR SPLICE CONNECTIONS IN SPECIAL STRUCTURAL WALLS, SPECIAL MOMENT FRAMES AND CONCRETE DIAPHRAGMS SHALL BE TYPE 2 CONFORMING TO THE REQUIREMENTS OF ACI 318-19 SECTION 18.2.7 & 18.12.7.4

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 FOLLOWING STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II)[A]	C150
CONCRETE AGGREGATES (HARDROCK)	C33
CONCRETE AGGREGATES (LIGHTWEIGHT)[C]	C330
WATER[B]	C1602
COAL FLY ASH OR POZOLLAN (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.
   C. PUMICE AGGREGATE SHALL NOT BE USED.
3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-20 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 301-20 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN±1)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH[A] (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. READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OR C685.
5. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
6. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
7. ALL REINFORCING BARS, ANCHOR BOLT HOLDOWNS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED AND TIED IN POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL ANY REINFORCING BARS, ANCHOR BOLTS, HOLDOWNS OR OTHER CONCRETE INSERTS BE "WET SET" OR "WET-STABBED" INTO CONCRETE DURING THE POUR.
8. 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.
9. PIPES EMBEDDED IN CONCRETE:
   A. CONCRETE
      a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT 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.

FOUNDATION

1. GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
   A. DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1610.1
   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) [E]	COHESION (PSF)
CONT FOOTING	1,500	100	120

   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 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
   D. COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN 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 DOUBLED 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. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
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 IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
10. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
11. PIPES WITHIN THE ZONE OF INFLUENCE OF BUILDING OR SITE ELEMENT FOUNDATIONS SHALL BE ENCASED IN LEAN CONCRETE.

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.

DEMOLITION

1. ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.
2. ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE, IN ORDER TO MITIGATE DAMAGE.
3. CONTRACTOR IS REPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.
4. WHERE EXISTING PARTITION WALLS ARE TO BE DEMOLISHED, CONTRACTOR SHALL VERIFY WALLS ARE NON-BEARING PRIOR TO DEMOLITION. IF WALLS ARE FOUND TO BE BEARING, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY

DESIGN INFORMATION

1. DEAD LOADS:

DEAD LOADS		
LOCATIONS		UNIFORM (PSF)
ROOF:	ASPHALT SHINGLE OVER PRE-FAB TRUSSES W/ GYP CEILING	20
ROOF:	ASPHALT SHINGLE OVER PRE-FAB TRUSSES W/ STUCCO CEILING	27
EXTERIOR BEARING WALLS:	2x STUDS W/ STUCCO EXT FINISH + INT GYP BOARD	18
INTERIOR NON BEARING WALLS:	2x STUDS W/ GYP BOARD EACH FACE	9

2. ROOF LIVE LOADS (2022 CBC SECTION 1603.1.2)

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

3. ROOF SNOW LOADS (2022 CBC SECTION 1603.1.3):

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

4. WIND DESIGN DATA (2022 CBC SECTION 1603.1.4) :

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_{ASD} = 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

ROOF PRESSURES, 1.0W: $P_w = q_h(GC_p \pm GC_{pi})$

ZONE	A ≤ 2 ft²	A ≤ 10 ft²	A ≤ 100 ft²	A ≤ 500 ft²
1	-26.3	-26.3	-20.0	-16.0
2e	-26.3	-26.3	-20.0	-16.0
2n	-41.9	-41.9	-24.7	-21.6
2r	-41.9	-41.9	-24.7	-21.6
3e	-41.9	-41.9	-31.0	-31.0
3r	-59.1	-45.8	-31.0	-31.0
ALL ZONES	16.0	16.0	16.0	16.0

OVERHANG PRESSURES, 1.0W: $P_w = q_h(GC_p \pm GC_{pi})$

ZONE	A ≤ 2 ft²	A ≤ 10 ft²	A ≤ 100 ft²	A ≤ 500 ft²
1	-34.9	-34.1	-32.5	-31.0
2e	-34.1	-34.1	-32.5	-31.0
2n	-49.7	-49.7	-39.6	-37.2
2r	-49.7	-49.7	-39.6	-37.2
3e	-59.1	-59.1	-40.3	-40.3
3r	-76.3	-59.1	-40.3	-40.3

WALL PRESSURES, 1.0W: $P_w = q_h(GC_p \pm GC_{pi})$

ZONE	A ≤ 10 ft²	A ≤ 100 ft²	A ≤ 500 ft²
4	-20.0	-17.4	-16.0
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 = 1.777 S_1 = 0.6	2022 CBC 1613.2.1
SITE CLASS	D (DEFAULT)	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S_{DS} = 1.50 S_{D1} = 0.680	2022 CBC 1613.2.4

BUILDING PARAMETERS		
PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	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 = 6½	
SYSTEM OVERSTRENGTH FACTOR	Ωo = 3	
DEFLECTION AMPLIFICATION FACTOR	Cd = 4	
DESIGN BASE SHEAR	V = 9.8 k	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	Cs = 0.231	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 1603.1.6):
   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. SEE CIVIL DRAWINGS FOR THE FOLLOWING:
   A. HEIGHT AND/OR ELEVATION OF:
      a. FINISHED SURFACE
      b. TOP OF WALL
      c. TOP OF GRADE
      d. FINISHED GRADE
      e. SLOPE
   B. SITE CONCRETE WALKWAYS, CURBS & PAVING
8. 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.
9. BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS. BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED , AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH.
10. 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..
11. 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.
12. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
13. 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.
14. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
15. 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. SHORING IS NOT THE RESPONSIBILITY OF THE SEOR. CONTRACTOR TO SUBMIT ANY SHORING DESIGN AND DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
16. 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.
17. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
18. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR THE ENGINEER OF RECORD TO THOROUGHLY REVIEW SUBMITTAL PACKAGES (10 WORKING DAYS, MINIMUM) AND REQUESTS FOR INFORMATION (7 WORKING DAYS MINIMUM).

DIMENSIONS

1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. DRAWINGS SHALL NOT BE SCALED.
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.

CITY OF PLEASANT HILL · INCORPORATED NOVEMBER 14, 1961 · CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PLEASANT HILL ADU

CITY OF PLEASANT HILL

GENERAL NOTES

PUBLIC SET

DATE 02/28/2025

SHEET S-102

FOR USE IN THE CITY OF PLEASANT HILL

REQUIRED VERIFICATION AND INSPECTIONS

CONCRETE CONSTRUCTION
CODE TABLE 1705.3

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE	—	X	ACI 318: 26.7	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS [6]				
(a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X		ACI 318: 26.7.1	—
(b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.		X	ACI 318: 26.7.1	—

WOOD
CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2021

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 DIPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	—	X	1705.12.2 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	—	—	1705.12.2 1705.13.2

SOILS
CODE TABLE 1705.6

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

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. PREFABRICATED WOOD TRUSSES

PRE-FABRICATED WOOD TRUSS NOTES

1. THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING
   A. CODES AND STANDARDS:
      a. THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
      b. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
      c. NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
      d. SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2021)
      e. THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)
   B. DESIGN CRITERIA:
      a. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTIC MECHANICAL UNITS, ETC.)

         ROOF TRUSS LOADING:
         ASPHALT SHINGLES W/ GYP CEILING:
         TOP-CHORD DEAD LOAD: 13.0 PSF * (11.3 PSF SUPERIMPOSED)
         BOT CHORD DEAD LOAD: 8.3 PSF (6.7 PSF SUPERIMPOSED)
         ROOF - LIVE LOAD: 20 PSF

         ROOF TRUSS LOADING AT PORCH:
         ASPHALT SHINGLES W/ STUCCO CEILING
         TOP-CHORD DEAD LOAD: 13.0 PSF * 11.3 PSF SUPERIMPOSED)
         BOT CHORD DEAD LOAD: 15.1 PSF (13.5 PSF SUPERIMPOSED)
         ROOF - LIVE LOAD: 20 PSF

         DEFLECTION CRITERIA:
         DEAD + LIVE LOAD L/240
         LIVE LOAD ONLY L/360

         *INCLUDES 4 PSF ALLOWANCE FOR PV PANELS

      b. [#-] EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL (0.7E). DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3. IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2. THE TRUSS DESIGNER SHALL DESIGN FOR THE TRUSSES FOR THE INDICATED HORIZONTAL LOAD ACTING IN BOTH THE TOP AND BOTTOM TRUSS CHORDS AND FOR THE TRANSFER OF THE FORCE TO THE CHORDS THROUGH THE WEB.

2. CONTRACTOR REQUIREMENTS:
   A. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
      a. MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH THE RECEIPT, STORAGE, HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF THE TRUSSES. REFER TO THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI-B1)
      b. TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION TOLERANCES SHOWN IN BCSI-B1
      c. TEMPORARY INSTALLATION RESTRAINT/BRACING FOR THE TRUSS SYSTEM AND THE PERMANENT TRUSS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BCSI-B2.
      d. CONSTRUCTION LOADING ON TRUSSES SHALL BE DONE IN ACCORDANCE WITH BCSI-B4.
      e. TRUSS DAMAGE, JOBSITE MODIFICATIONS & INSTALLATION ERRORS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE EOR AND THE TRUSS DESIGNER. REFERENCE BCSI-B5.
      f. SUBMIT THE DRAWINGS FROM THE TRUSS DESIGNER/MANUFACTURER TO THE BUILDING DEPARTMENT PRIOR TO FABRICATION FOR APPROVAL. A COPY OF THIS SUBMITTAL SHALL BE PROVIDED TO TEH ENGINEER OF RECORD FOR REVIEW OF GENERAL CONFORMANCE TO THE DESIGN INTENT. THE CONTRACTOR SHALL INCORPORATE THE TIME REQUIRED FOR THE SUBMITTAL TO BE REVIEWED, STAMPED AND APPROVED BY ALL PARTIES AND SHALL HAVE THE APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION.
3. TRUSS DESIGNER REQUIREMENTS:
   A. THE TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
      a. TRUSS DESIGNER SHALL SUPERVISE THE PREPARATION OF THE TRUSS DESIGN DRAWINGS WHICH SHALL CONTAIN THE INFORMATION LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014. THIS INCLUDES ALL TRUSS TO TRUSS CONNECTIONS, AND DETAILS FOR THE "CALIFORNIA FILL" AREAS.
      b. TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
      c. TRUSS DESIGNER SHALL SHOW ALL HANGERS, BRACING AND RESTRAINTS AS WELL AS METHOD OF RESTRAINT/BRACING ON THE TRUSS PLANS TO MEET ANY SEISMIC AND WIND REQUIREMENTS OF THE CODE.
      d. SUBMIT TRUSS DESIGN DRAWINGS INCLUDING ALL RELEVANT DETAILS FOR THE FABRICATION OF THE TRUSSES AND PREPARE CALCULATIONS. ALL PLANS,DETAILS AND CALCULATIONS FOR THE TRUSSES SHALL BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL), LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA.

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 B	REFERENCE A
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA	2022 CBC 2303.1.5 (DOC PS 1-19 OR PS 2-18)
FLOOR	5	EXPOSURE 1				APA	
WALL D	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE			APA	

TABLE NOTES:

A. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (APA):
   a. VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
   b. VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10

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

C. WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
   a. EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
   b. WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRP-210.

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

2. TRANSPORTATION, STORAGE, AND HANDLING:

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

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

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

3. PLYWOOD ORIENTATION

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

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

4. BLOCKING:

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

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

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

5. FASTENERS

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

   B. EQUIVALENT PNEUMATIC DRIVE NAILS 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.

SAWN LUMBER

1. FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES

USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2x4	D.F.	STANDARD OR BETTER PRESSURE TREATED	2022 CBC 2303.1.9
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2x	REDWOOD	FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2x	D.F.	NO. 2	WCLIB & WWPA
FLOOR JOISTS	2x	D.F.	NO. 2	
HEADERS AND BEAMS	4x	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4x4 AND SMALLER	D.F.	NO. 2	
	6x6 AND LARGER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2x	D.F.	NO. 2	WCLIB & WWPA
STUDS	2x4 & 3x4	D.F.	STUD	
	2x6 & 2x8	D.F.	NO. 2	
POSTS	4x4 & 4x6 POSTS	D.F.	NO. 2	
	6x6 & LARGER POSTS	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER FRAMING LUMBER UNO	ALL SIZES	D.F.	STANDARD & BETTER	WCLIB & 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 AT BUILDINGS WITH 4 OR MORE STORIES.

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. PRESERVATIVE TREATMENT:

   A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-20.
      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.

   B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES OR INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4-15. THE FOLLOWING FILED 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.
      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.

   C. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBX). 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:
   2x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
   2x 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 MANUFACTURES WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED WITH APPROVAL BY SEOR.

13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS.

HARDWARE AND CONNECTORS

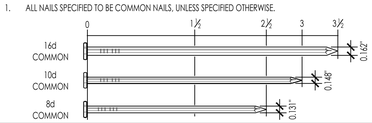
GENERAL:
USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

HOLDOWNS:
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 HOLDOWNS TIGHT TO END STUDS/POST. DO NOT USE FILLER BLOCKS. FOR MISALIGNED ANCHOR BOLTS, EXTEND THE ANCHOR ROD AT A 1:6 (HORIZ/VERT) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLDOWN HIGHER ON END STUD / POST
3. FOR HOLDOWNS 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 STUDS / POSTS

FASTENER INFORMATION

1. ALL NAILS SPECIFIED TO BE COMMON NAILS, UNLESS SPECIFIED OTHERWISE.



FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PUBLIC SET

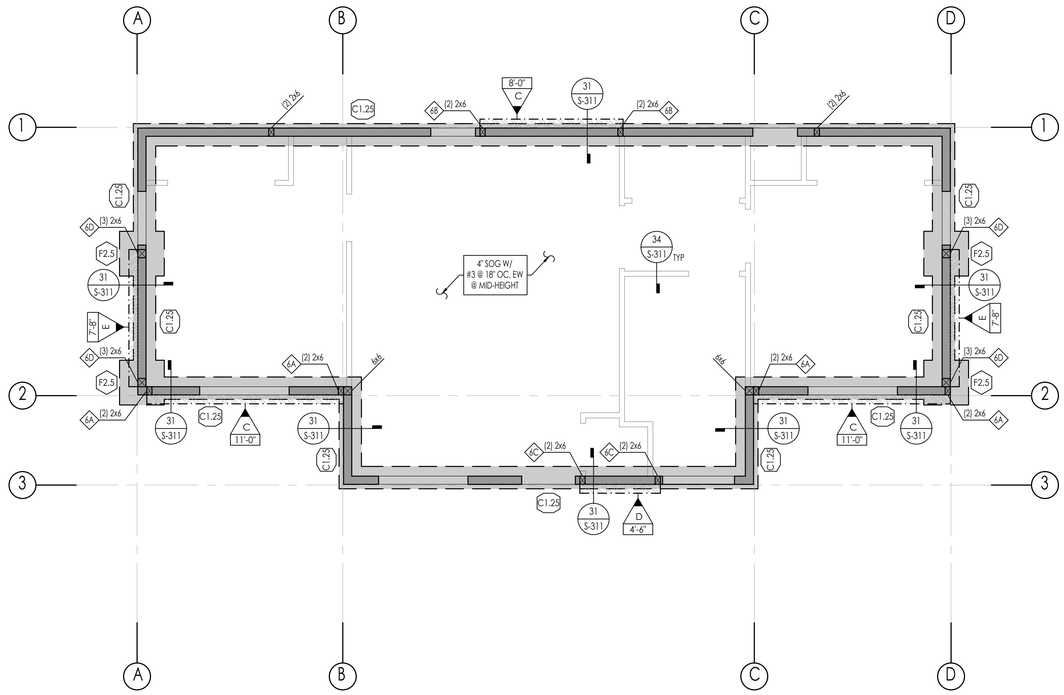
PLEASANT HILL ADU
CITY OF PLEASANT HILL

GENERAL NOTES,
SEPCIAL INSPECTION & TESTS

DATE
02/28/2025

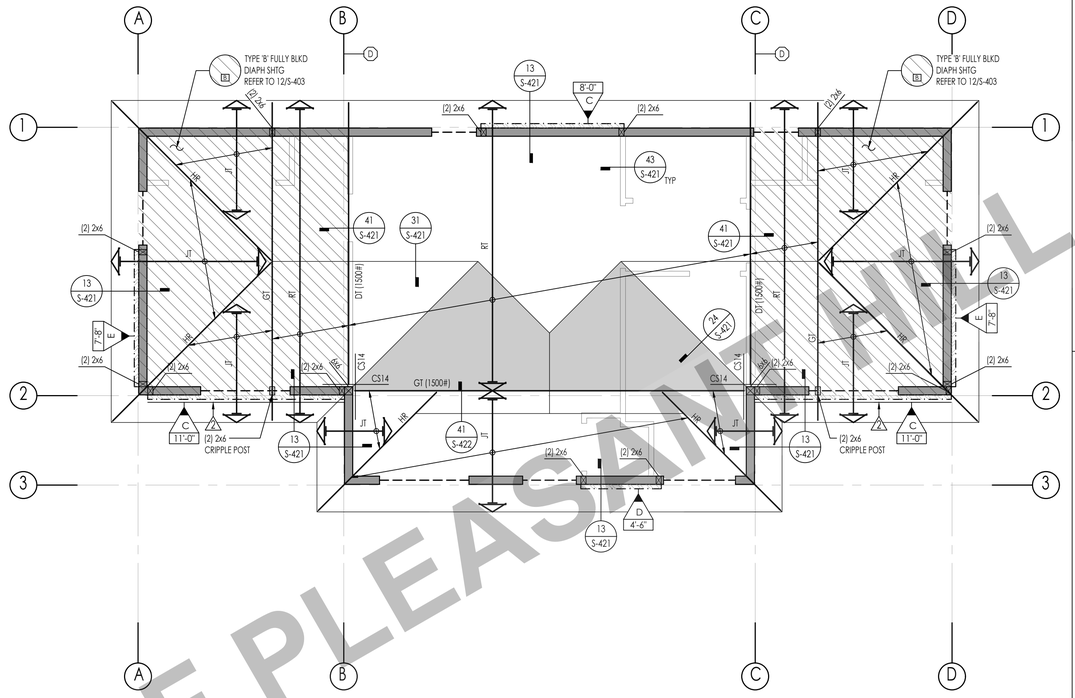
SHEET
S-103

N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\3460-01-PP24- S103.dwg, PLAN 3 - S103, Feb 24, 2025 3:58pm, CPressler



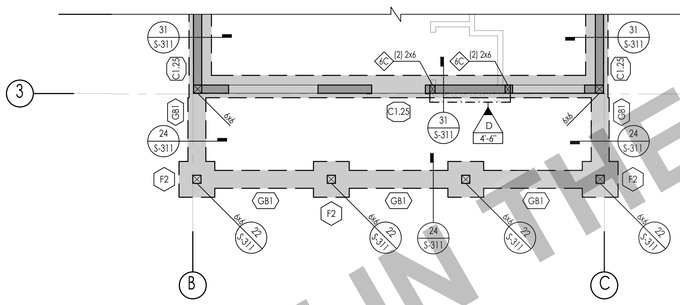
1 FOUNDATION PLAN - BUNGALOW
SCALE: 1/4" = 1'-0"

PLAN NORTH

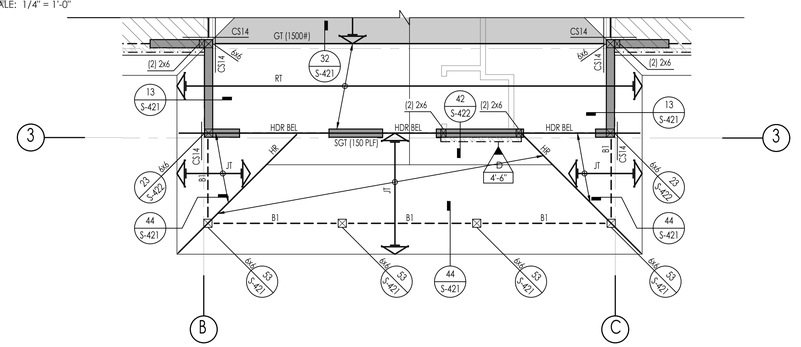


2 ROOF FRAMING PLAN - BUNGALOW
SCALE: 1/4" = 1'-0"

PLAN NORTH



3 FOUNDATION PLAN - BUNGALOW - PORCH OPTION
SCALE: 1/4" = 1'-0"



4 ROOF FRAMING PLAN - BUNGALOW - PORCH OPTION
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-403

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 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" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
10. SEE ARCHITECTURAL 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 TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN 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. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
    B. 18" 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

FRAMING

17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
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. PLYWOOD SHEATHED DIAPHRAGM TYPES:
    ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
    REFER TO 12/S-403

ROOF FRAMING SCHEDULES

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x10	

SYMBOL LEGEND

- XX-'X' / X — 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, 2x6 NO 2 STUDS @ 16" OC, UNO
- (X) — INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, ULESS NOTED OTHERWISE
- CS_ / CMST_ — INDICATES STRAP PER 52/S-403 OR 54/S-403, UNO
- INDICATES CONT BLK & STRAP PER 54/S-403, UNO

FOUNDATION SCHEDULES

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL UNO
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	PER PLAN
F2.5	2'-6"	2'-6"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	44/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	PER PLAN

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

SHEARWALL HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/ STRAP DETAIL	1X — INDICATES HOLDOWN/ STRAP TYPE	DETAIL
6X	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311

PREFABRICATED ROOF TRUSS

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGT	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX

(#*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL (0.7E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

FOR USE IN THE CITY OF PLEASANT HILL

PLEASANT HILL ADU
CITY OF PLEASANT HILL

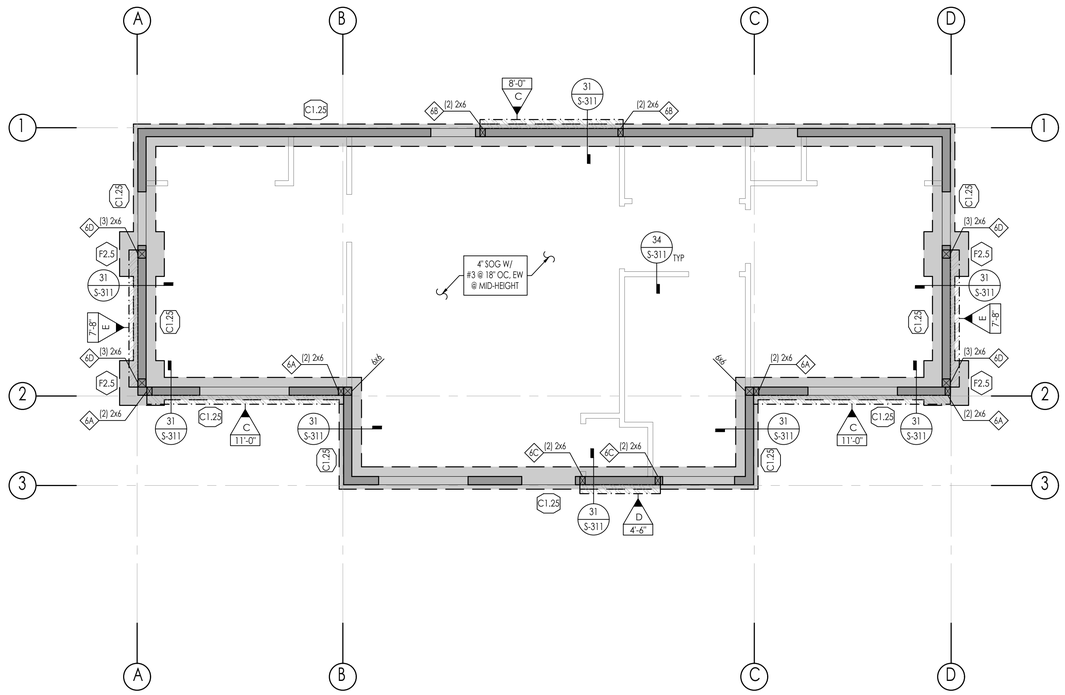
ROOF & FOUNDATION FRAMING PLAN - BUNGALOW

PUBLIC SET

DATE
02/28/2025

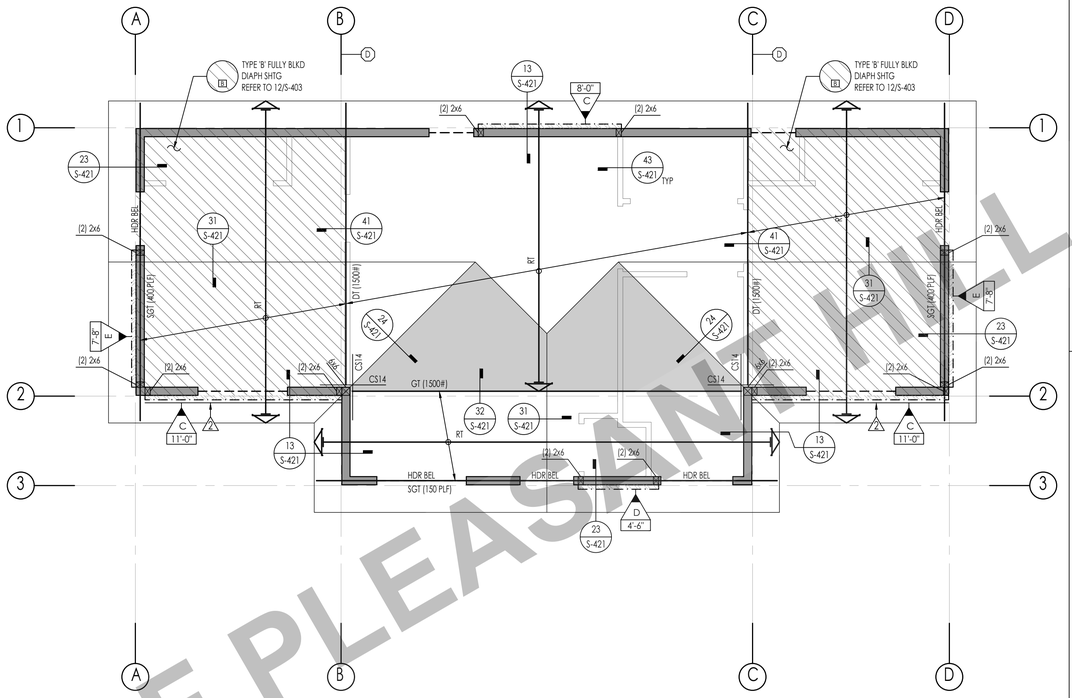
SHEET
S-201

N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\Plan 3\3460-01-PP24 - Plan3.dwg, S201, Feb 24, 2025 3:58pm, CPriessler



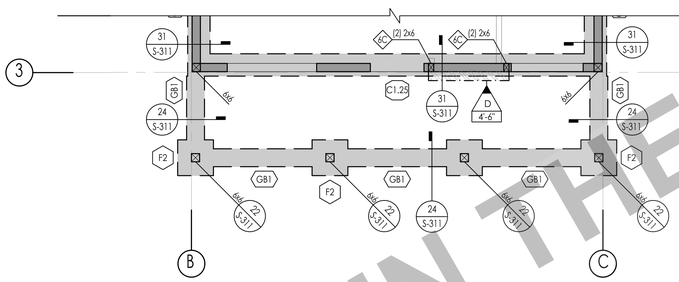
1 FOUNDATION PLAN - CALIFORNIA RANCH
SCALE: 1/4" = 1'-0"

PLAN NORTH

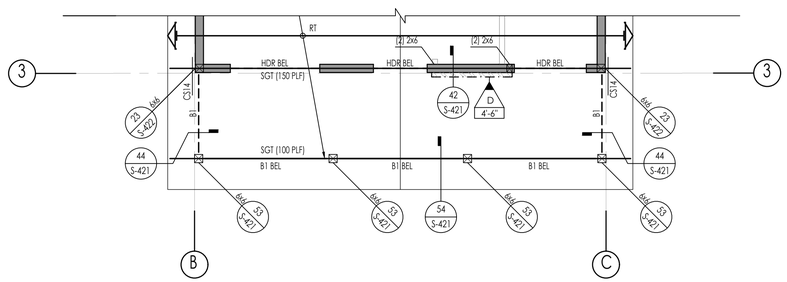


2 ROOF FRAMING PLAN - CALIFORNIA RANCH
SCALE: 1/4" = 1'-0"

PLAN NORTH



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



4 ROOF FRAMING PLAN - CALIFORNIA RANCH - PORCH OPTION
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-403

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 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" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
10. SEE ARCHITECTURAL 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 TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED.
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. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
    B. 18" 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

FRAMING

17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
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. PLYWOOD SHEATHED DIAPHRAGM TYPES:
    ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
    REFER TO 12/S-403

ROOF FRAMING SCHEDULES

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x10	

SYMBOL LEGEND

- XX-"X" / X — 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, 2x6 NO 2 STUDS @ 16" OC, UNO
- (X) — INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, ULESS NOTED OTHERWISE
- CS_ / CMST_ — INDICATES STRAP PER 52/S-403 OR 54/S-403, UNO
- INDICATES CONT BLK & STRAP PER 54/S-403, UNO

FOUNDATION SCHEDULES

PAD FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL UNO
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	PER PLAN
F2.5	2'-6"	2'-6"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	44/S-311

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	PER PLAN

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

SHEARWALL HOLDOWN SCHEDULE

SPECIFIES HOLDOWN/ STRAP DETAIL	1X — INDICATES HOLDOWN/ STRAP TYPE	DETAIL
6X	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311

PREFABRICATED ROOF TRUSS

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE

MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGT	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX

(#*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL (0.7E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PLEASANT HILL ADU
CITY OF PLEASANT HILL

ROOF & FOUNDATION FRAMING PLAN - CALIFORNIA RANCH

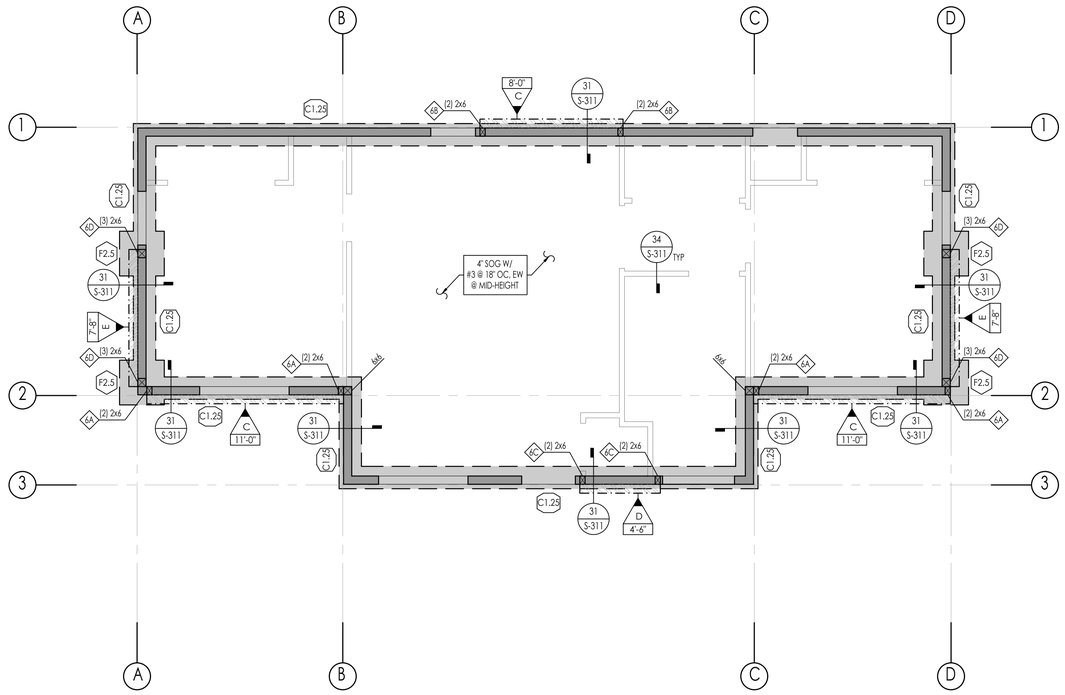
PUBLIC SET

DATE
02/28/2025

SHEET
S-202

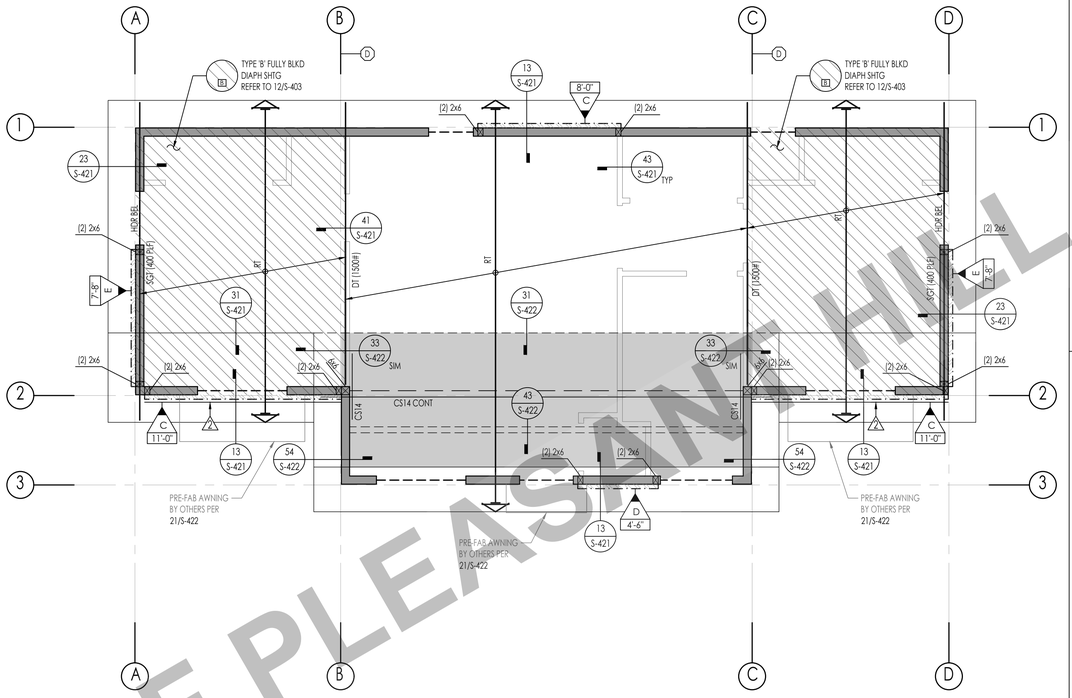
FOR USE IN THE CITY OF PLEASANT HILL

N:\3400\3460\01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet Files\Plan 3\3460-01-PP24 - Plan3.dwg, S202, Feb 24, 2025 3:58pm, CPressler



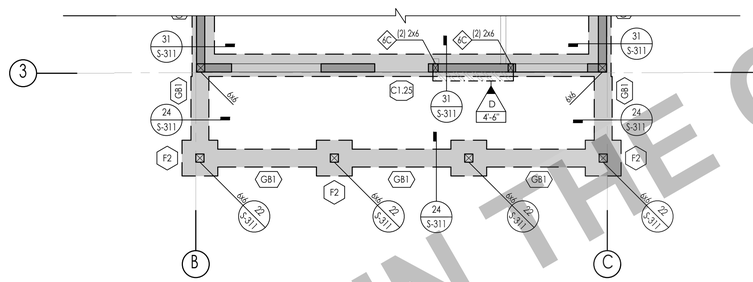
1 FOUNDATION PLAN - MODERN
SCALE: 1/4" = 1'-0"

PLAN NORTH

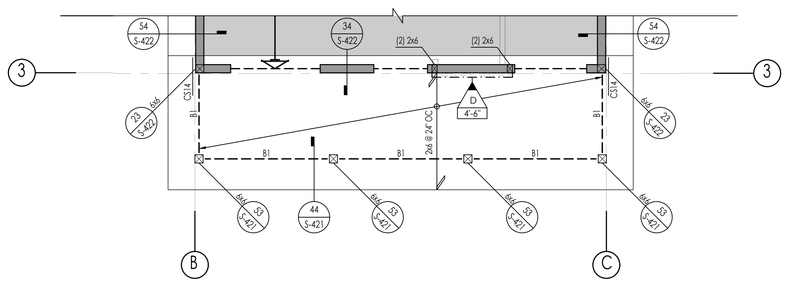


2 ROOF FRAMING PLAN - MODERN
SCALE: 1/4" = 1'-0"

PLAN NORTH



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



4 ROOF FRAMING PLAN - MODERN - PORCH OPTION
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-403

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 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" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
10. SEE ARCHITECTURAL 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 TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED.
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. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
    B. 18" 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

FRAMING

17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
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. PLYWOOD SHEATHED DIAPHRAGM TYPES:
    ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
    REFER TO 12/S-403

ROOF FRAMING SCHEDULES

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x10	

SYMBOL LEGEND

- XX-"X" / X — 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, 2x6 NO 2 STUDS @ 16" OC, UNO
- (X) — INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, ULESS NOTED OTHERWISE
- CS_ / CMST_ — INDICATES STRAP PER 52/S-403 OR 54/S-403, UNO
- INDICATES CONT BLK & STRAP PER 54/S-403, UNO

FOUNDATION SCHEDULES

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL UNO
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	PER PLAN
F2.5	2'-6"	2'-6"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	44/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	PER PLAN

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

SHEARWALL HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/ STRAP DETAIL	1X — INDICATES HOLDOWN/ STRAP TYPE	DETAIL
6X	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311

PREFABRICATED ROOF TRUSS

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGT	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX

(#*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL (0.7E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PLEASANT HILL ADU
CITY OF PLEASANT HILL

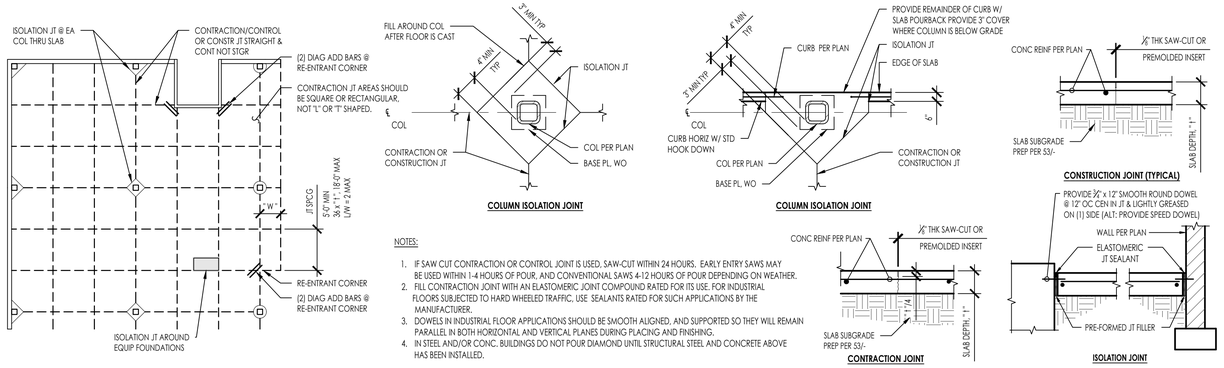
ROOF & FOUNDATION FRAMING PLAN - MODERN

PUBLIC SET

DATE
02/28/2025

SHEET
S-203

N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\Plan 3\3460-01-PP24 - Plan3.dwg, S203, Feb 24, 2025 3:58pm, CPressler



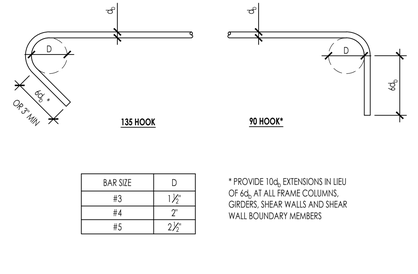
NOTES:

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.

SLAB ON GRADE JOINTS

3460-01-PP24 - S301 - 31

NTS | 31



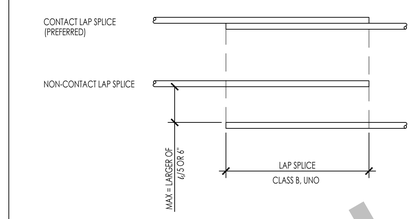
BAR SIZE	D
#3	1½"
#4	2"
#5	2½"

* PROVIDE $12d_b$ EXTENSIONS IN LIEU OF $6d_b$ AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS

REINF TIES AND STIRRUPS

3460-01-PP24 - S301 - 21

NTS | 21



REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPLICE SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH, ℓ_d (CLASS A LAP SPLICE)			LAP SPLICE, ℓ_d (CLASS B LAP SPLICE)		
	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"
#4	2'-0"	1'-10"	1'-7"	2'-8"	2'-5"	2'-1"
#5	2'-6"	2'-4"	2'-0"	3'-3"	3'-0"	2'-7"
#6	3'-0"	2'-9"	2'-5"	3'-11"	3'-7"	3'-2"
#7	4'-5"	4'-0"	3'-6"	5'-9"	5'-2"	4'-6"
#8	5'-0"	4'-7"	4'-0"	6'-6"	5'-11"	5'-2"
#9	5'-8"	5'-2"	4'-6"	7'-4"	6'-9"	5'-10"
#10	6'-5"	5'-10"	5'-1"	8'-3"	7'-7"	6'-7"
#11	7'-1"	6'-6"	5'-7"	9'-2"	8'-5"	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_0 NOT LESS THAN MIN

     OR

     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 SPLICE 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 SPLICE LENGTH (ℓ_d) OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (ℓ_d) OF THE LARGER BAR.

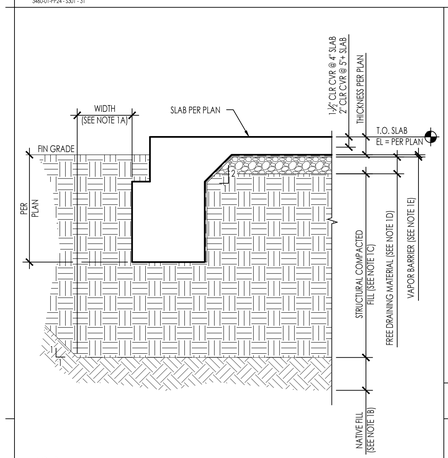
REINF DEVELOPMENT LENGTH AND SPLICES

3460-01-PP24 - S301 - 12

NTS | 12

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.



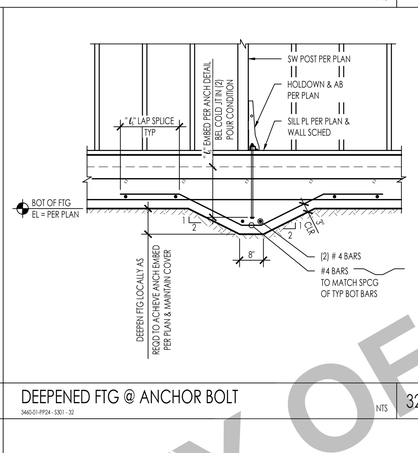
NOTES:

1. PREPARATION OF THE SLAB SUBGRADE SHALL BE BASED ON THE GEOTECHNICAL INVESTIGATION REPORT AS REFERENCED IN THE FOUNDATION GENERAL NOTES. THE FOLLOWING INFORMATION IS FOR REFERENCE ONLY.
   - A. OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
   - B. 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)
   - C. ENGINEERED COMPACTED FILL
     - a. STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTION, AND SHOULD BE CONDITIONED WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
   - D. 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS ¾" COARSE AGGREGATE
   - E. 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.
   - F. 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

SLAB ON GRADE EDGE AND SUBGRADE PREP

3460-01-PP24 - S301 - 53

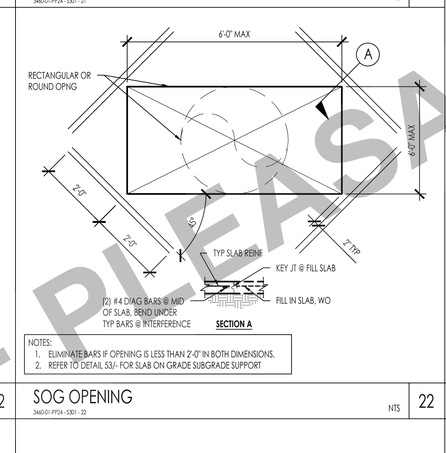
NTS | 53



DEEPENED FTG @ ANCHOR BOLT

3460-01-PP24 - S301 - 32

NTS | 32

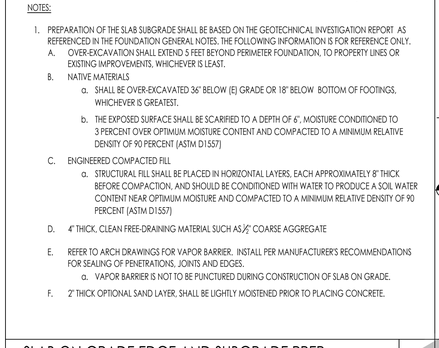


NOTES:
1. ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.
2. REFER TO DETAIL S3/- FOR SLAB ON GRADE SUBGRADE SUPPORT

SOG OPENING

3460-01-PP24 - S301 - 22

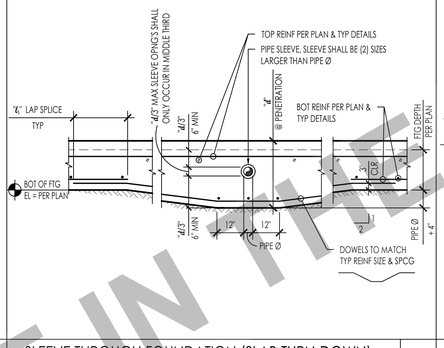
NTS | 22



SLAB ON GRADE DEPRESSION

3460-01-PP24 - S301 - 44

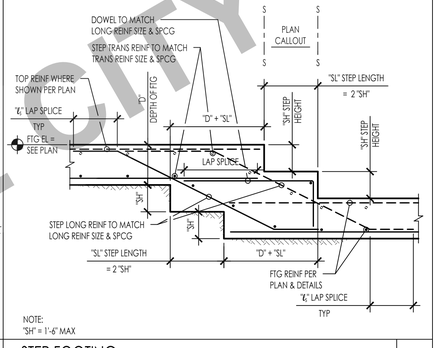
NTS | 44



SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

3460-01-PP24 - S301 - 43

NTS | 43

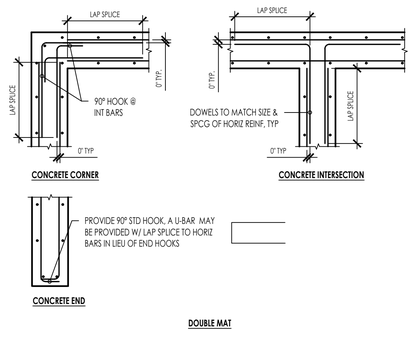


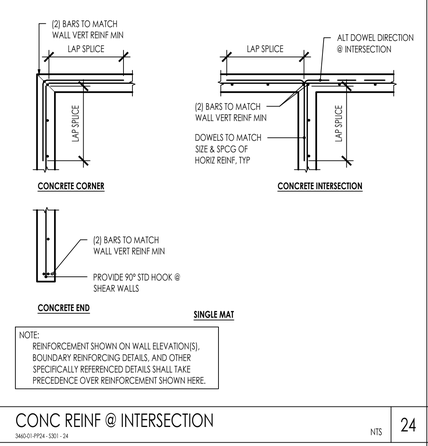
NOTE:
"SH" = 1'-6" MAX

STEP FOOTING

3460-01-PP24 - S301 - 33

NTS | 33



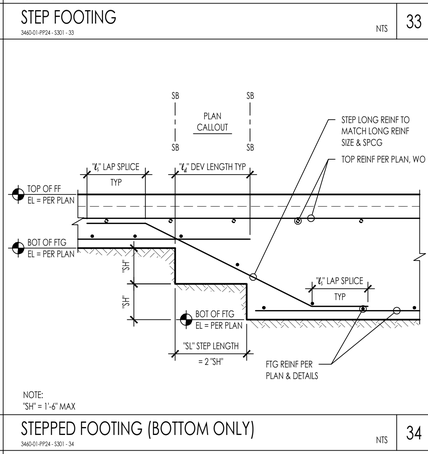


NOTE:
REINFORCEMENT SHOWN ON WALL ELEVATION(S), BOUNDARY REINFORCING DETAILS, AND OTHER SPECIFICALLY REFERENCED DETAILS SHALL TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

CONC REINF @ INTERSECTION

3460-01-PP24 - S301 - 24

NTS | 24

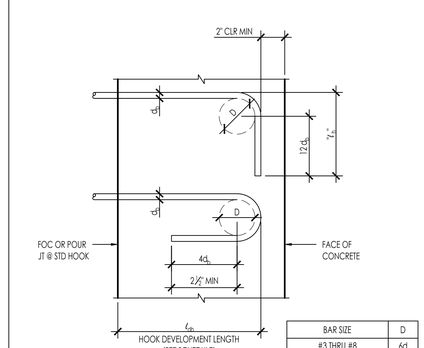


NOTE:
"SH" = 1'-6" MAX

STEPPED FOOTING (BOTTOM ONLY)

3460-01-PP24 - S301 - 34

NTS | 34



BAR SIZE	D
#3 THRU #8	6d
#9 THRU #11	8d

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 = 2½".
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

REINF HOOK DEVELOPMENT LENGTH AND BENDS

3460-01-PP24 - S301 - 14

NTS | 14

FOR USE IN THE CITY OF PLEASANT HILL

PLEASANT HILL ADU
CITY OF PLEASANT HILL

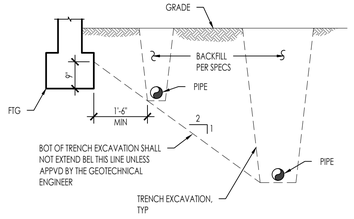
TYPICAL CONCRETE DETAILS

PUBLIC SET

DATE
02/28/2025

SHEET
S-301

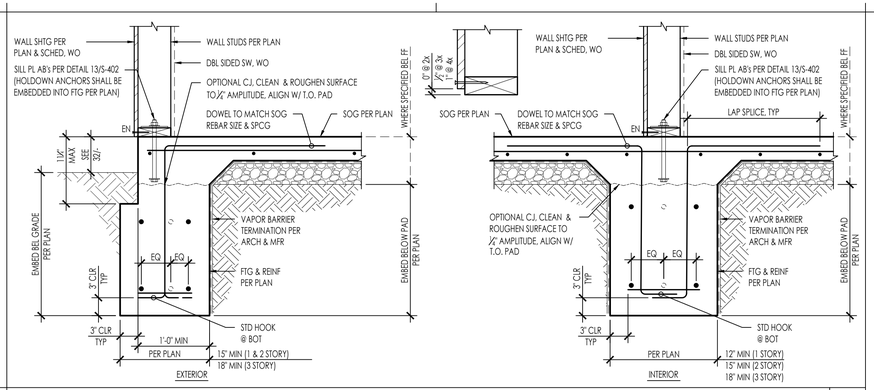
N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\3460-01-PP24 - S301.dwg, PLAN 3 - S301, Feb 24, 2025 3:58pm, CPressler



NOTES:
1. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
2. IF REQUIREMENTS AS SHOWN CANNOT BE MET STEP FOOTING PER TYPICAL "STEPPED FOOTING" DETAILS (33 / S-301) (34 / S-301)

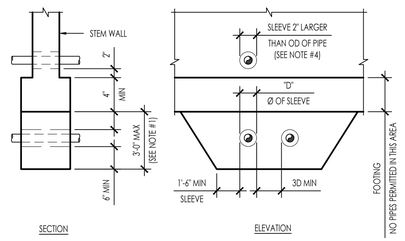
PIPES PARALLEL TO FOOTINGS

3460-01-PP24 - S311 - 51 | NTS | 51



CONTINUOUS WALL FOOTING

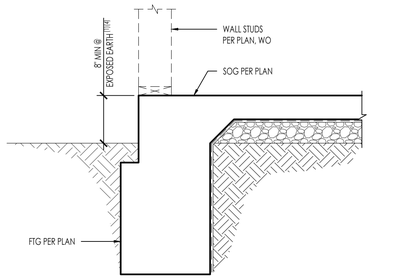
3460-01-PP24 - S311 - 31 | NTS | 31



NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/S-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
2. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
3. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
4. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
5. CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.

PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL

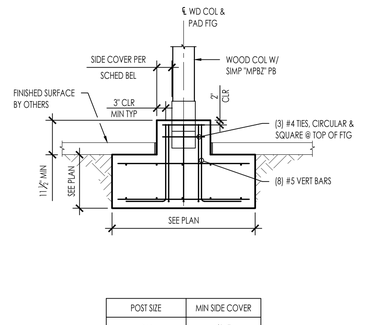
3460-01-PP24 - S311 - 52 | NTS | 52



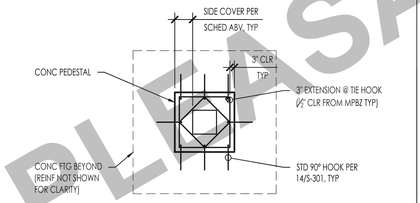
NOTES:
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 31/-
4. WHERE MINIMUM DISTANCE TO EXTERIOR FINISHED GRADE OR SURFACE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

MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING

3460-01-PP24 - S311 - 32 | NTS | 32

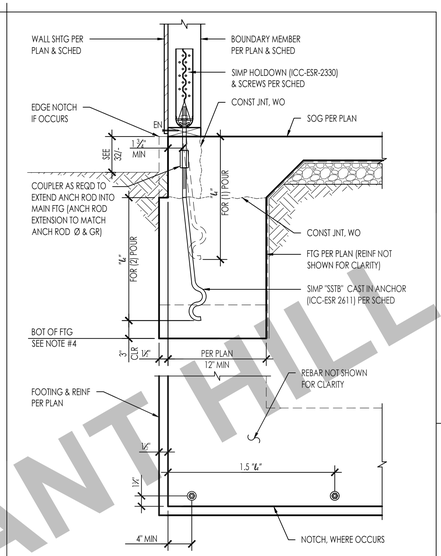


POST SIZE	MIN SIDE COVER
4x4	0'-4"
6x6	0'-5"
8x8	0'-6"



MOMENT BASE POST @ POLE FOOTING

3095-01-CU23 - S311 - 22 | 1/2" = 1'-0" | 22

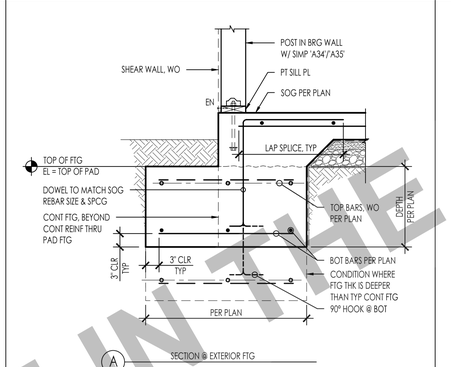


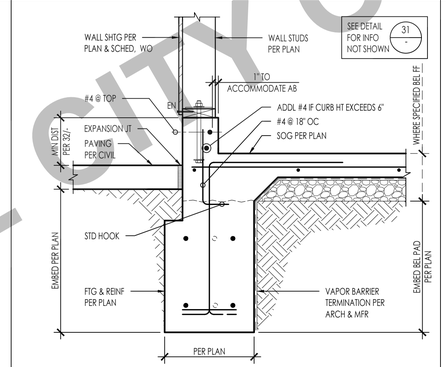
TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED "L" (IN)	ALLOWABLE LOADS (lbs) CORNER	ALLOWABLE LOADS (lbs) MIDWALL
4A	HDU4-SDS2.5	SSTB16	⅞	10-SDS¼" x 2½"	3	12⅝	3,780	3,780
4B	HDU5-SDS2.5	SSTB20	⅞	14-SDS¼" x 2½"	3	16⅝	4,785	4,785
4C	HDU5-SDS2.5	SSTB24	⅞	14-SDS¼" x 2½"	3	20⅝	5,645*	5,645*
4D	HDQ8-SDS3	SSTB28	⅞	20-SDS¼" x 3"	4½	24⅛	9,230*	9,230*

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

SSTB ANCHOR & HOLDOWN @ FOUNDATION

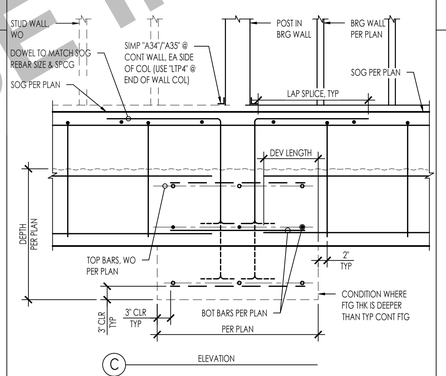
3460-01-PP24 - S311 | NTS | 12

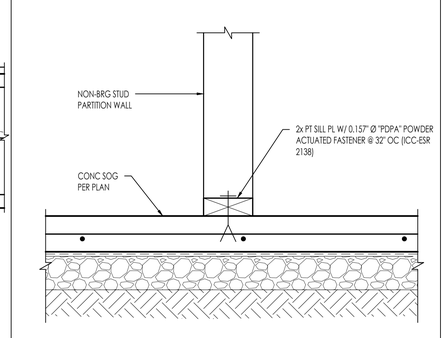




EXTERIOR CONTINUOUS WALL FTG W/ CURB

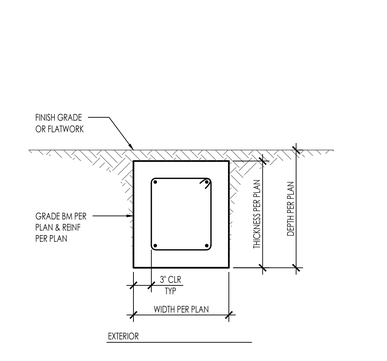
3460-01-PP24 - S311 - 33 | NTS | 33

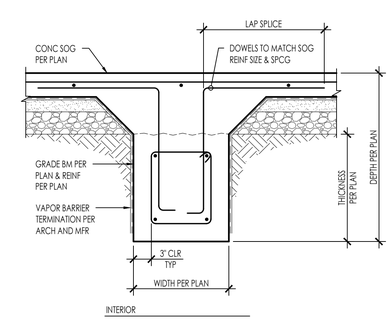




NON-BEARING WALL ANCHORAGE @ SOG

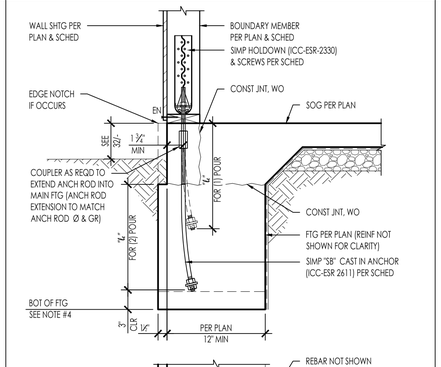
3460-01-PP24 - S311 - 34 | NTS | 34





GRADE BEAM

3095-01-CU23 - S311 - 24 | NTS | 24



TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	MIN MEMBER THICKNESS (IN)	MIN EMBED "L" (IN)	ALLOWABLE LOADS (lbs) CORNER	ALLOWABLE LOADS (lbs) MIDWALL
7A	HDU5-SDS2.5	SB ⅜" x 24	⅜	14-SDS¼" x 2½"	3	18	5,645*	5,645*
7B	HDQ8-SDS3	SB ½" x 24	½	20-SDS¼" x 3"	4½	18	9,230*	9,230*
7C	HDU14-SDS2.5	SB 1" x 30	1	36-SDS¼" x 2½"	4x6	24	10,770*	10,770*
					5½		13,090*	14,445*

1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3 d_a
3. * = CAPACITY LIMITED BY HOLDOWN
4. DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/S-301

SB ANCHOR & HOLDOWN @ FOUNDATION

3460-01-PP24 - S311 | NTS | 14

CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PLEASANT HILL ADU

CITY OF PLEASANT HILL

CONCRETE DETAILS

DATE
02/28/2025

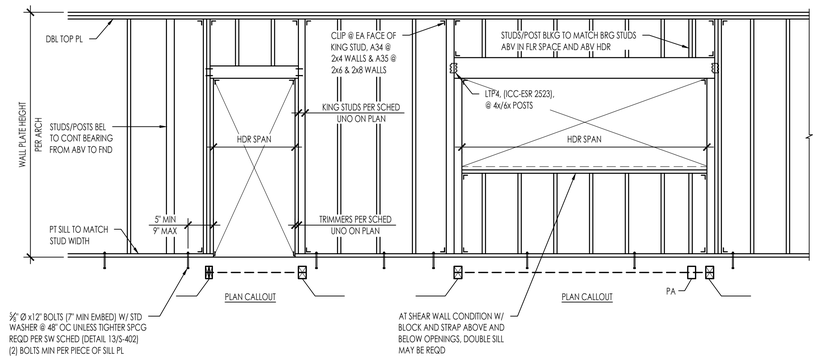
SHEET
S-311

PUBLIC SET

FOR USE IN THE CITY OF PLEASANT HILL

N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\3460-01-PP24 - S311.dwg, PLAN 3 - S311, Feb 24, 2025, 3:58pm, CPressler

BEARING/SHEAR WALL HEADER SCHEDULE					
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



NOTES:
1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING
   A. FOR SHEAR WALLS SEE 13/S-402 FOR ADDTL REQUIREMENTS.
   B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/-
2. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
3. 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 TRUSS NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
	2-16d COMMON	END NAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON @ 6" OC	FACE NAIL
4. CEILING JOIST TO TOP PLATE	3-8d COMMON	EACH JOIST, TOENAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	3-16d COMMON	FACE NAIL
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[b]
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON	END NAIL
	3-10d COMMON	TOENAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16d COMMON	16" OC FACE NAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON	16" OC EACH EDGE, FACE NAIL
12. CONTINUOUS HEADER TO STUD	4-10d COMMON	TOENAIL
13. TOP PLATE TO TOP PLATE	16d COMMON	16" OC FACE NAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE 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
	2-16d COMMON	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON	FACE NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON	TOENAIL
20. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	6" OC, TOENAIL
21. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
22. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	FACE NAIL
23. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON APPOSITE SIDE
24. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
26. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON	END NAIL
27. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL

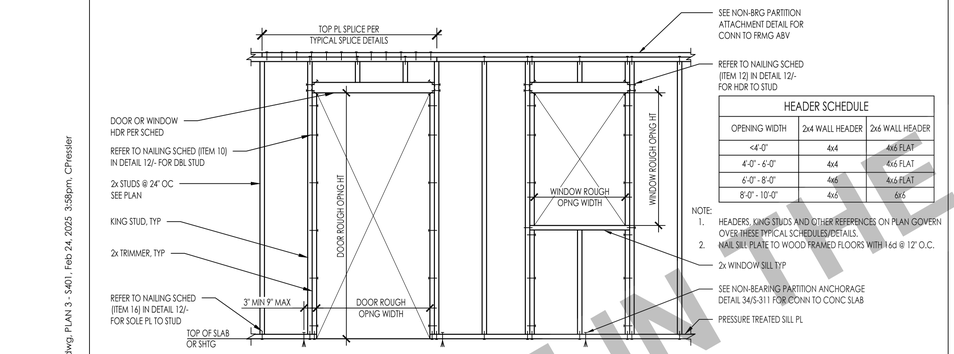
NOTES:
a. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED
b. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING 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

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

2927-01-CU22 - S401 - 32 | NTS | 32

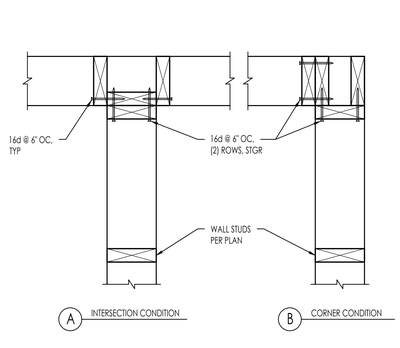


HEADER SCHEDULE		
OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER
<4'-0"	4x4	4x6 FLAT
4'-0" - 6'-0"	4x4	4x6 FLAT
6'-0" - 8'-0"	4x6	4x6 FLAT
8'-0" - 10'-0"	4x6	6x6

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

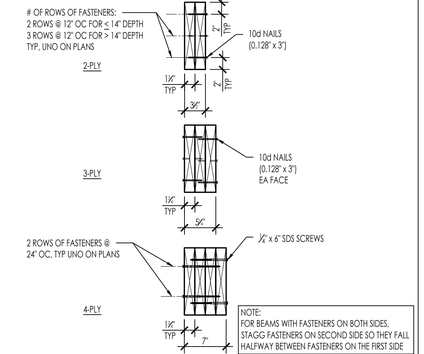
NAILING SCHEDULE

3460-01-PP24 - S401 - 12 | NTS | 12



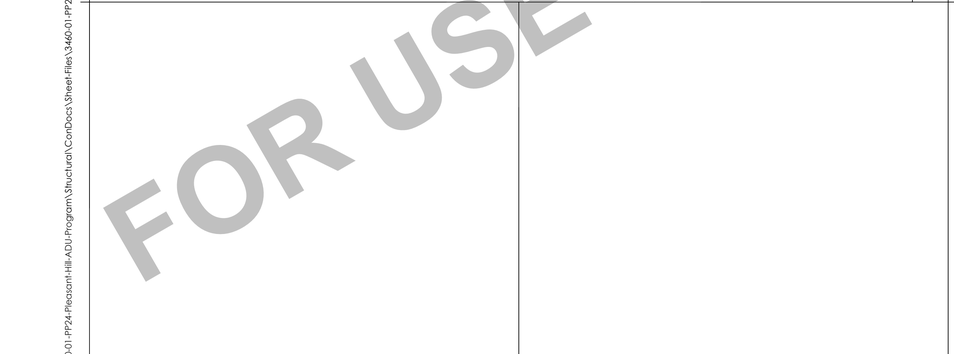
MULTI-PLY MEMBER CONNECTION

3460-01-PP24 - S401 - 13 | NTS | 13



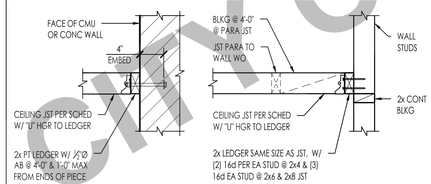
INTERIOR NON-BEARING PARTITION WALL FRAMING

3460-01-PP24 - S401 - 43 | NTS | 43



CEILING JOIST SCHED & DETAILS

3460-01-PP24 - S401 - 33 | NTS | 33



CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

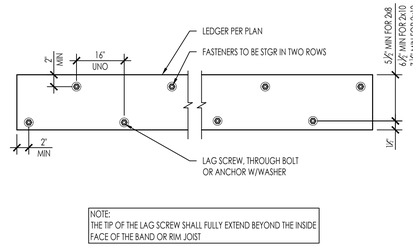
NOTE:
THIS DETAIL IS INTENDED FOR CEILING JST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION

TYPICAL WOOD STUD INTERSECTIONS

3460-01-PP24 - S401 - 23 | NTS | 23

LEDGER DETAIL

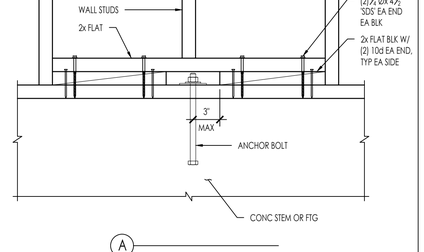
3460-01-PP24 - S401 - 24 | NTS | 24



NOTE:
THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND OR RIM JOIST

ANCHOR BOLT AT WOOD STUD

3460-01-PP24 - S401 - 14 | NTS | 14



FOR USE IN THE CITY OF PLEASANT HILL

PUBLIC SET

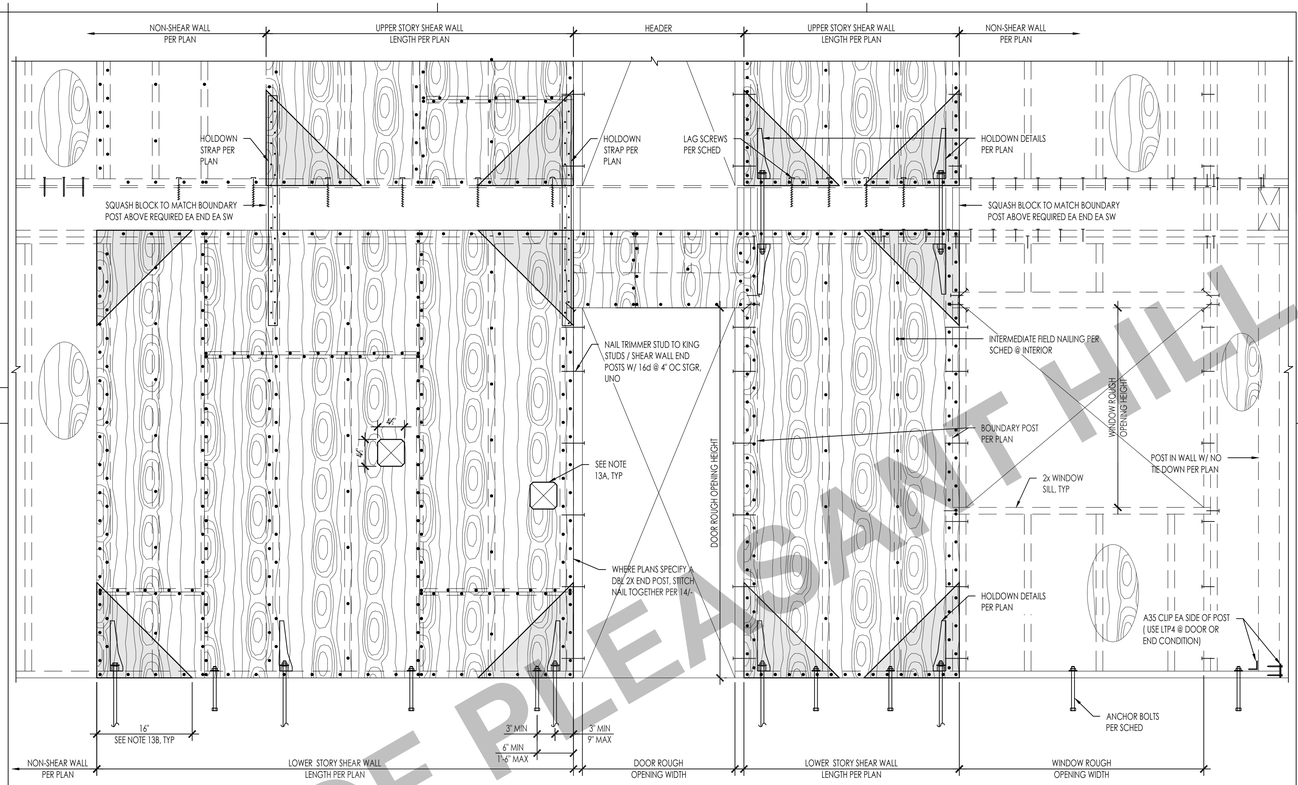
PLEASANT HILL ADU
CITY OF PLEASANT HILL

TYPICAL WOOD DETAILS

DATE
02/28/2025

SHEET
S-401

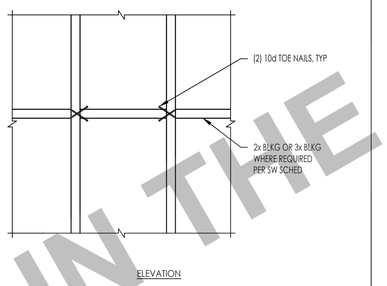
N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\3460-01-PP24 - S401.dwg, PLAN 3 - S401, Feb 24, 2025 3:58pm, CPressler

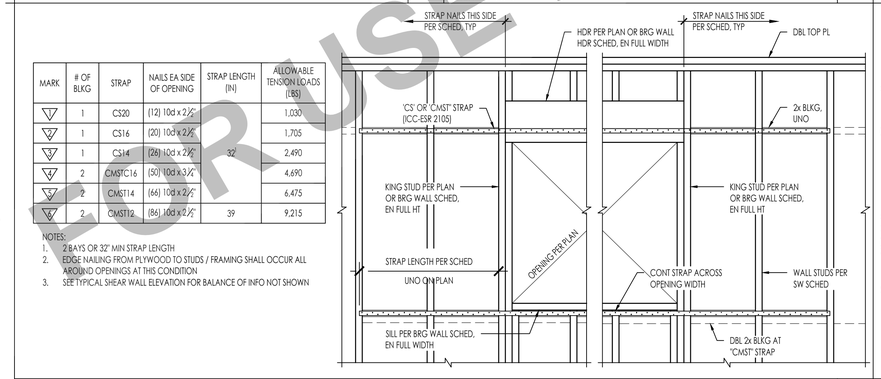


SHEAR WALL SHEATHING / NAILING SCHEDULE

WALL SYMBOL	STRUCT SHEATHING [1,12]	FRAMING SIZE [6]	NAILING [2,3,4] (2) 2x STUD	NAILING [2,3,4] EDGE	NAILING [2,3,4] INTERMEDIATE SUPPORTS	SILL CONN TO RIM [7] NAILS /LAG SCREWS [8]	SILL CONN TO RIM [7] SDWS SCREWS [14] OPTION	A35s	LTP4 ALT [16] UNDER SHTG	LTP4 ALT [16] OVER SHTG	ANCHOR BOLTING [10, 11]
A	15/32" STRUCT I PLYWOOD	2x	10d @ 9" OC	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	24" OC	16" OC	5/8" DIA @ 48" OC
B	15/32" STRUCT I PLYWOOD	2x	10d @ 8" OC	10d @ 6" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 16" OC	12" OC	16" OC	24" OC	16" OC	5/8" DIA @ 48" OC
C	15/32" STRUCT I PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 16" OC	8" OC	12" OC	16" OC	8" OC	5/8" DIA @ 32" OC
D	15/32" STRUCT I PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 16" OC	6" OC	8" OC	12" OC	8" OC	5/8" DIA @ 24" OC
E	15/32" STRUCT I PLYWOOD	3x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 8" OC	6" OC	8" OC	8" OC	6" OC	5/8" DIA @ 24" OC
F	15/32" STRUCT I PLYWOOD [EACH FACE OF WALL]	3x	(2) 10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8"Ø LAG SCREWS @ 8" OC [15]	8" OC [15]	12" OC [15]	16" OC [15]	8" OC [15]	5/8" DIA @ 16" OC
G	15/32" STRUCT I PLYWOOD [EACH FACE OF WALL]	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8"Ø LAG SCREWS @ 8" OC [15]	6" OC [15]	8" OC [15]	12" OC [15]	8" OC [15]	5/8" DIA @ 16" OC
H	15/32" STRUCT I PLYWOOD [EACH FACE OF WALL]	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8"Ø LAG SCREWS @ 6" OC [15]	6" OC [15]	8" OC [15]	8" OC [15]	6" OC [19]	5/8" DIA @ 8" OC

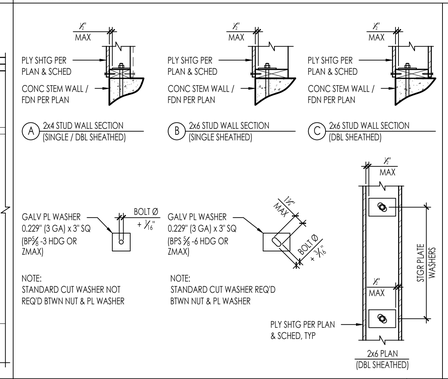
NOTES:
1. ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
2. 8d NAIL DEFINED AS 0.131" DIAMETER SHANK x 2 1/2" LONG x 0.281 DIAMETER HEAD. 10d NAIL DEFINED AS 0.148" DIAMETER SHANK x 3" LONG x 0.312 DIAMETER HEAD.
3. PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLDOWNS OR TIE DOWN STRAPS, SILL PLATES AND TOP PLATES.
4. WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
5. 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.
6. USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE REQUIRED PER SCHED. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
7. WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
8. LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
9. SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
10. REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
11. LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
12. 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.
13. 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
14. ASSUMES A 1 1/4" MIN LSL OR 2X RIM BOARD/BLOCKING. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD/BLOCKING.
15. WALL W/ DOUBLE SIDED PLYWOOD REQUIRES (2) RIM BOARDS/BLOCKING. FASTENERS AND CLIPS WITH SPACING PER SCHED ARE REQUIRED ON EACH RIM BOARD OR BLOCKING LINE.
16. 'LTP4' CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION UNDER SHEATHING. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.

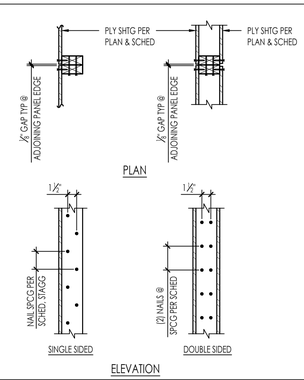




MARK	# OF BLKG	STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
V	1	CS20	(12) 10d x 2½"	32"	1,030
V	1	CS16	(20) 10d x 2½"		1,705
V	1	CS14	(26) 10d x 2½"		2,490
V	2	CMSTC16	(50) 10d x 3¼"		4,690
V	2	CMST14	(66) 10d x 2½"		6,475
V	2	CMST12	(86) 10d x 2½"	39"	9,215

NOTES:
1. 2 BAYS OR 32" MIN STRAP LENGTH
2. EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ALL AROUND OPENINGS AT THIS CONDITION
3. SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN





FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PLEASANT HILL ADU
CITY OF PLEASANT HILL

TYPICAL WOOD DETAILS

DATE
02/28/2025

SHEET
S-402

PUBLIC SET

51 41 52 42

53 TYPICAL BLOCKING DETAIL NTS 43
3460-01-PP24 - S402 - 43

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE NTS 13
3460-01-PP24 - S402 - 13

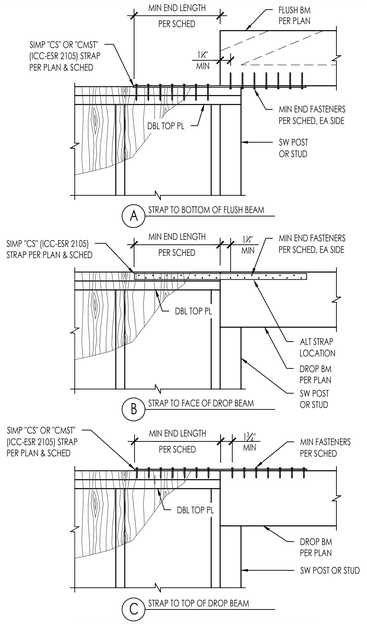
FORCE TRANSFER AROUND OPENINGS NTS 44
3460-01-PP24 - S402 - 44

PLATE WASHER DETAIL NTS 34
3460-01-PP24 - S402 - 34

24

2x STUD NAILING @ ADJOINING PANEL EDGES NTS 14
3460-01-PP24 - S402 - 14

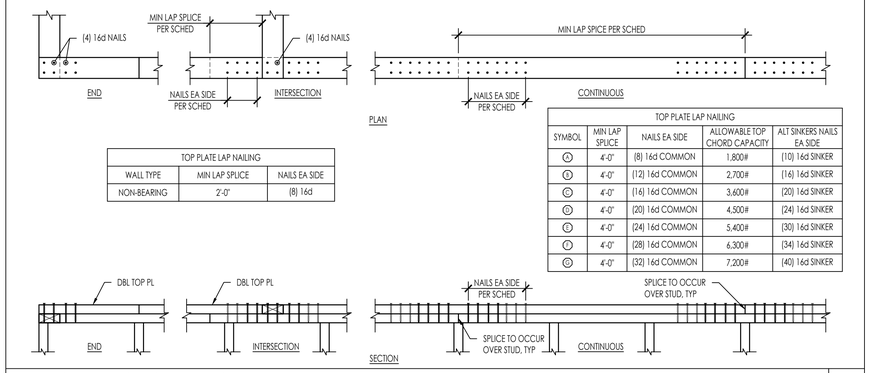
N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\3460-01-PP24 - S402.dwg, PLAN 3 - S402, Feb 24, 2025 3:58pm, CPriestler



STRAP MODEL	END FASTENERS	END LENGTH (IN)	ALLOWABLE TENSION LOADS (lbs)
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	

DRAG STRAP AT BEAM-TO-WALL

3090-01-C123 - S403 - 52 | NTS | 52

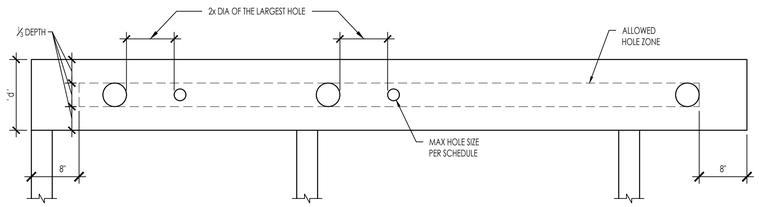


TOP PLATE LAP NAILING		
WALL TYPE	MIN LAP SPLICE	NAILS EA SIDE
NON-BEARING	2'-0"	(8) 16d

TOP PLATE LAP NAILING				
SYMBOL	MIN LAP SPLICE	NAILS EA SIDE	ALLOWABLE TOP CHORD CAPACITY	ALT SINKERS NAILS EA SIDE
A	4'-0"	(8) 16d COMMON	1,800#	(10) 16d SINKER
B	4'-0"	(12) 16d COMMON	2,700#	(16) 16d SINKER
C	4'-0"	(16) 16d COMMON	3,600#	(20) 16d SINKER
D	4'-0"	(20) 16d COMMON	4,500#	(24) 16d SINKER
E	4'-0"	(24) 16d COMMON	5,400#	(30) 16d SINKER
F	4'-0"	(28) 16d COMMON	6,300#	(34) 16d SINKER
G	4'-0"	(32) 16d COMMON	7,200#	(40) 16d SINKER

DBL TOP PLATE SPLICE NAILING

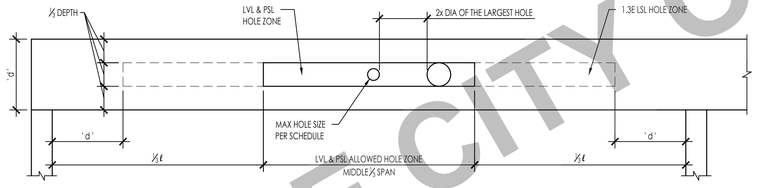
3460-01-PP24 - S403 - 31 | NTS | 31



1.55E LSL BEAMS & HEADERS	
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9⅞"	3"
11⅞"	3⅜"
14" - 16"	4⅜"

1.55E LSL NOTES:
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
2. ROUND HOLES ONLY.
3. NO HOLES IN HEAERS OR BEAMS IN PLANK ORIENTATION.

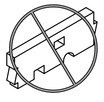
A 1.55E LSL HEADERS & BEAMS



LVL, PSL, & 1.3E LSL BEAMS & HEADERS	
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4⅞"	1"
5⅞"	1 ⅜"
7¼" - 20"	2"

LVL/PSL/1.3E LSL:
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
2. ROUND HOLES ONLY.
3. NO HOLES IN CANTILEVERS.
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

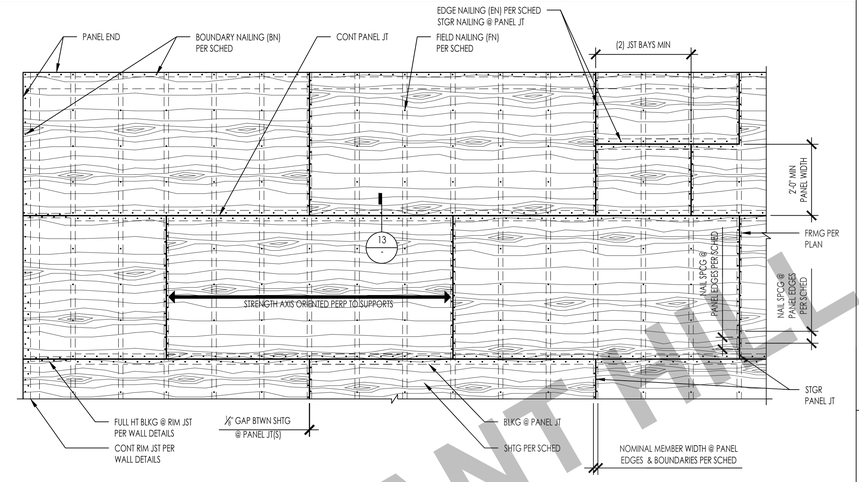
B LVL, PSL, & 1.3E LSL HEADERS & BEAMS



DO NOT CUT, NOTCH, OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN THE ILLUSTRATIONS AND TABLES

ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS

3460-01-PP24 - S403 - 33 | NTS | 33

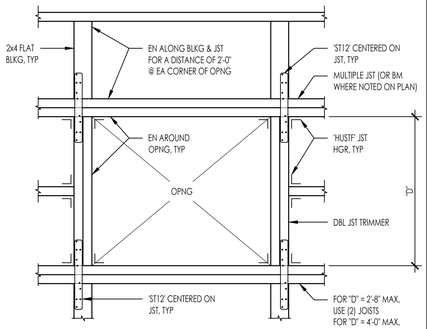


DIAPHRAGM SCHEDULE											
TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE [4]	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTE 5	SHEATHING	32 / 16	NO	10d	6	-	6	12	H-CLIPS	1
B	ROOF	SEE NOTE 5	SHEATHING	32 / 16	YES	10d	4	4	6	12	2x BLKG	1

NOTES:
1. DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
2. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE ⅜" FROM SHEATHING EDGE AND ½" 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 H-CLIPS ARE SPECIFIED, 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 ¼".
5. ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
   A. ⅞" @ SINGLE PLY OR ASPHALT SHINGLES
   B. 1⅛" @ TILE
   C. 2⅜" @ TILE WITH MORTAR
6. STRUCTURALLY ACCEPTABLE TO USE "SHEATHING" SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

PLYWOOD DIAPHRAGM SHEATHING

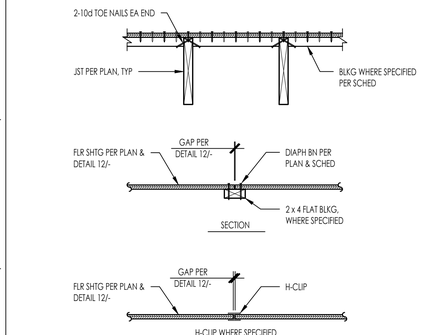
3460-01-PP24 - S403 - 12 | NTS | 12



NOTE:
FOR LARGER OPENINGS REFER TO FRAMING PLAN

OPENING AT FRAMING

3460-01-PP24 - S403 - 23 | NTS | 23



DIAPHRAGM PANEL JOINTS

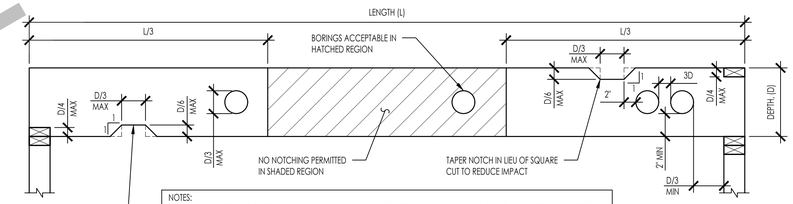
3460-01-PP24 - S403 - 13 | NTS | 13

A WOOD TRUSS FRAMING

STRAP MODEL	FASTENERS PER SPLICE	SPLICE LENGTH (IN)	MIN BLKG WIDTH	ALLOWABLE TENSION LOADS (lbs)
CS16	(5) 10d	8	1½"	1,705
	(6) 8d	9		
CS14	(6) 10d	9	1½"	2,490
	(7) 8d	10		
CMSTC16	(11) 16d	10	3½"	4,690
	(11) 16d	10		
CMST14	(13) 16d	14	3½"	6,475
	(15) 10d	15		
CMST12	(18) 16d	18	3½"	9,215
	(22) 10d	21		

BLOCK & STRAP PERP TO FRMG

3460-01-PP24 - S403 - 54 | NTS | 54



NOTES:
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
2. NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
3. NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL ENGINEER'S APPROVAL

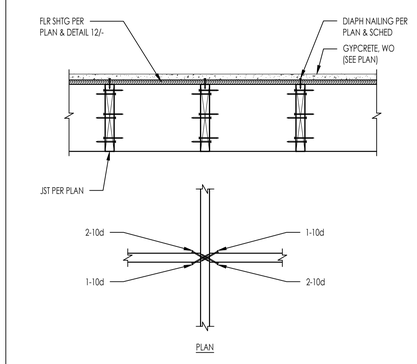
NOTCH AND HOLE LIMITATIONS				
JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2x4	NONE	NONE	NONE	NONE
2x6	1⅜"	⅞"	1 ⅜"	1⅜"
2x8	2⅜"	1⅛"	1 ⅞"	2⅜"
2x10	3"	1⅜"	2 ⅜"	3"
2x12	3 ⅜"	1 ⅞"	2 ⅞"	3 ¾"

SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

3460-01-PP24 - S403 - 34 | NTS | 34

TYP JOIST BLOCKING

3460-01-PP24 - S403 - 14 | NTS | 14



CITY OF PLEASANT HILL INCORPORATED NOVEMBER 14, 1961 CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PLEASANT HILL ADU

CITY OF PLEASANT HILL

TYPICAL WOOD DETAILS

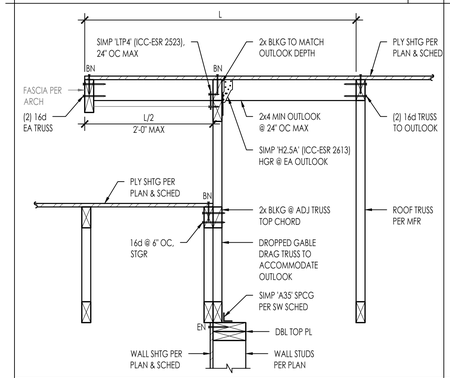
DATE
02/28/2025

SHEET
S-403

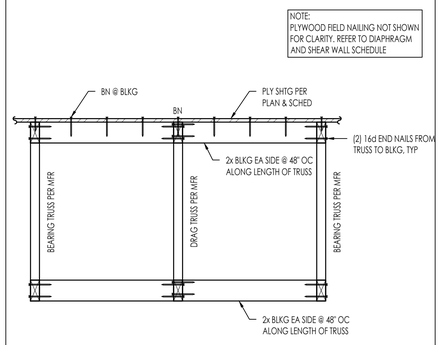
PUBLIC SET

FOR USE IN THE CITY OF PLEASANT HILL

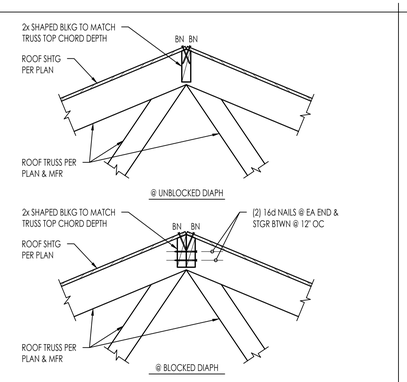
N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ConDocs\Sheet-Files\3460-01-PP24 - S403.dwg, PLAN 3 - S403, Feb 24, 2025 3:58pm, CPressler



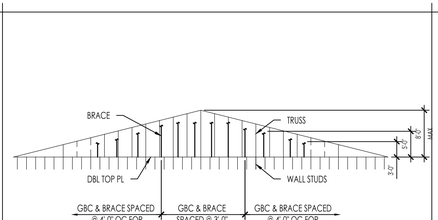
DIAPH TRANSITION W/ OVERHANG
3460-01-PP24 - 5421 - 52
1" = 1'-0"
52

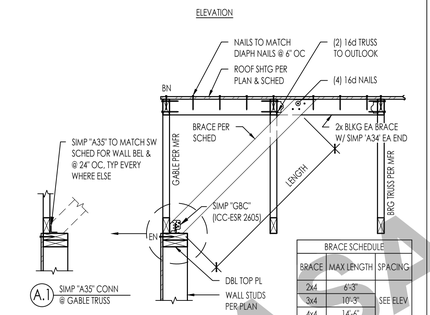


INTERIOR DRAG TRUSS
3460-01-PP24 - 5421 - 41
1" = 1'-0"
41

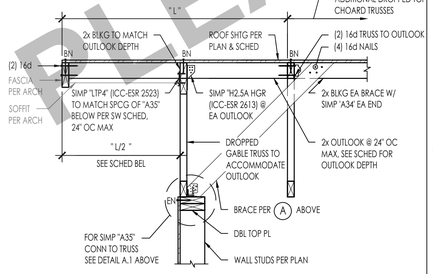


SHEATHING OVER ROOF RIDGE
3460-01-PP24 - 5421 - 31
1" = 1'-0"
31



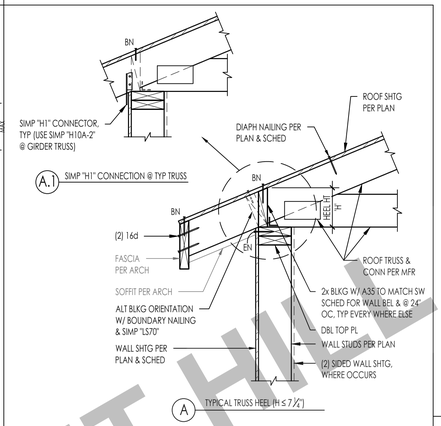


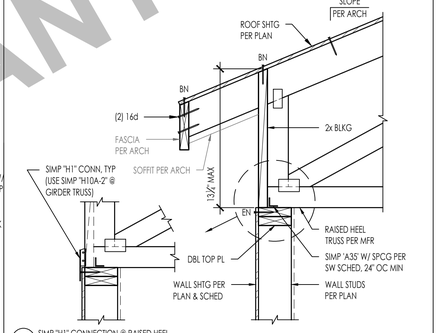
BRACE SCHEDULE		
BRACE	MAX LENGTH	SPACING
2x4	6'-3"	
3x4	10'-3"	SEE ELEV
4x4	14'-6"	

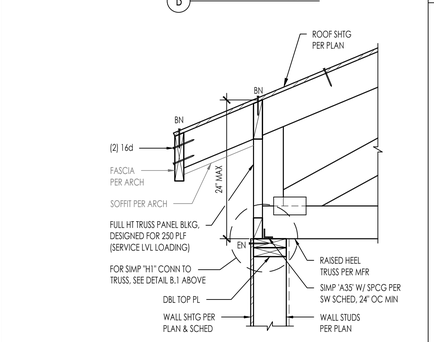


OUTLOOK DEPTH SCHEDULE		
ROOFING	DEPTH	L/2
SINGLE PLY OR ASPHALT SHINGLES	2x4	2'-0"
	2x6	4'-0"
ALL OTHERS	2x4	2'-0"
	2x6	3'-0"

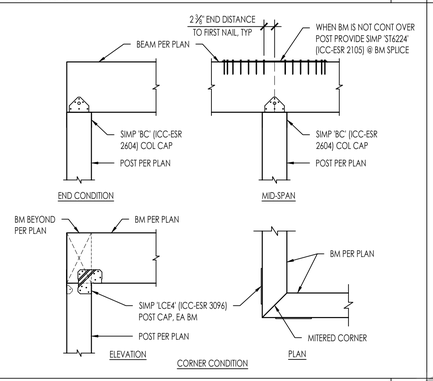
NOTE: "L/2" ASSUMES NO STUCCO @ UNDERSIDE OF EAVE IF "L/2" > 2'-0", ADDITIONAL TRUSS TOP CHORDS SHALL BE DROPPED, EXTEND TO NEAREST FULL BAY



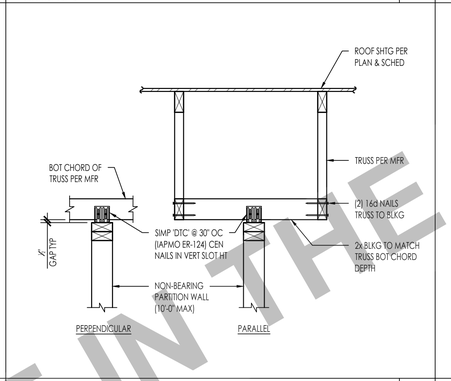




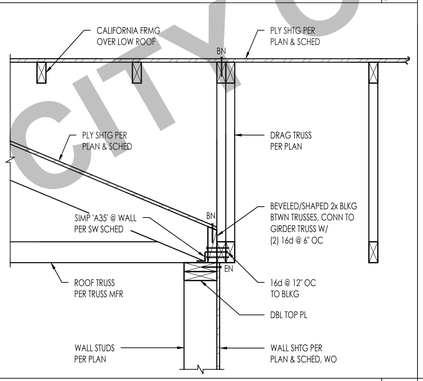
ROOF TRUSS PERP TO EXTERIOR WALL
3460-01-PP24 - 5421 - 13
NTS
13



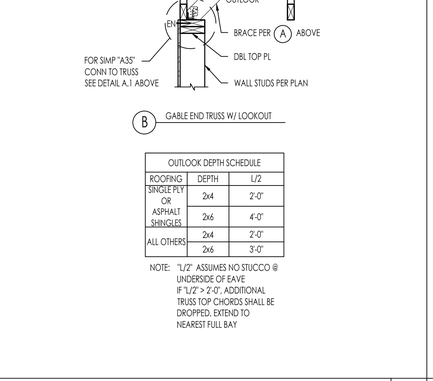
BEAM TO POST CONNECTION
3460-01-PP24 - 5421 - 53
3/4" = 1'-0"
53



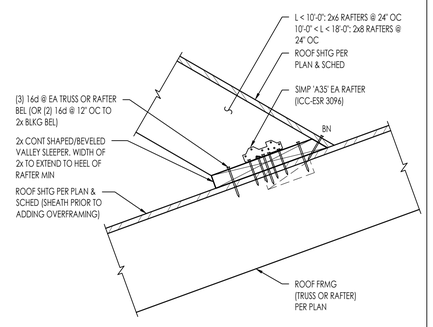
TRUSS OVER NON-BEARING PARTITION
3460-01-PP24 - 5421 - 43
1" = 1'-0"
43



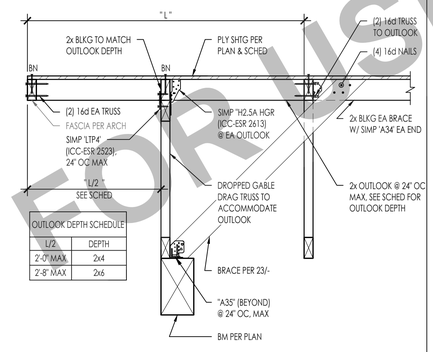
TRUSS TO GIRDER TRUSS W/ WALL BELOW
3460-01-PP24 - 5421 - 33
1" = 1'-0"
33



GABLE END TRUSS
3460-01-PP24 - 5421 - 23
NTS
23

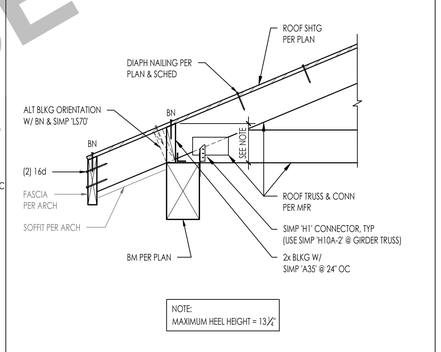


CALIFORNIA FRAMING SLEEPER
3460-01-PP24 - 5421 - 24
NTS
24



OUTLOOK DEPTH SCHEDULE	
L/2	DEPTH
2'-0" MAX	2x4
2'-8" MAX	2x6

GABLE END TRUSS W/ LOOKOUT @ BEAM
3460-01-PP24 - 5421 - 54
1" = 1'-0"
54



NOTE:
MAXIMUM HEEL HEIGHT = 13½"

ROOF TRUSS PERP TO BEAM
3460-01-PP24 - 5421 - 44
1" = 1'-0"
44

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PLEASANT HILL ADU
CITY OF PLEASANT HILL
ROOF FRAMING DETAILS

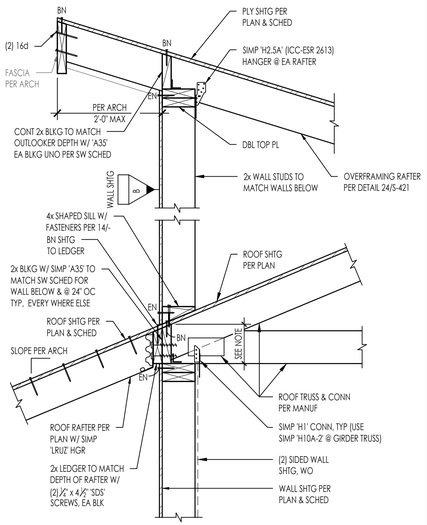
DATE
02/28/2025

SHEET
S-421

PUBLIC SET

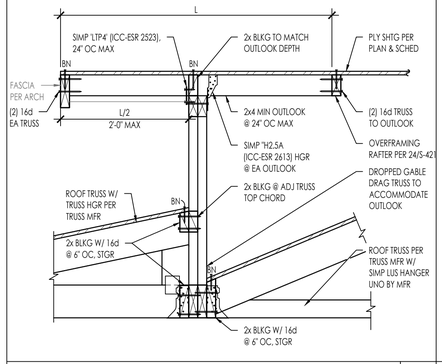
FOR USE IN THE CITY OF PLEASANT HILL

N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ContDocs\Sheet-Files\3460-01-PP24 - S421.dwg, PLAN 3 - S421, Feb 24, 2025 3:58pm, CPressler

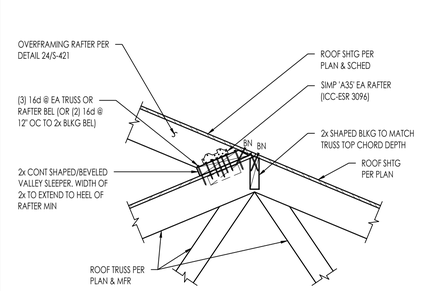


NOTE:
THIS DETAIL ALSO APPLIES TO RAISED HEEL TRUSSES ≤ 13⅜" FROM TOP PLATE TO TOP OF BLKG

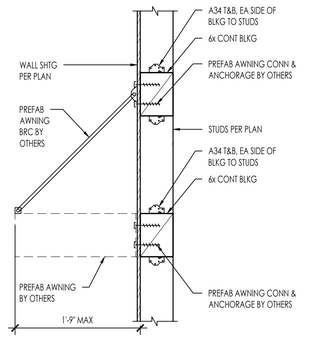
ROOF TRUSS PERP TO EXTERIOR WALL
3460-01-PP24 - 5422 - 52
1" = 1'-0" | 52



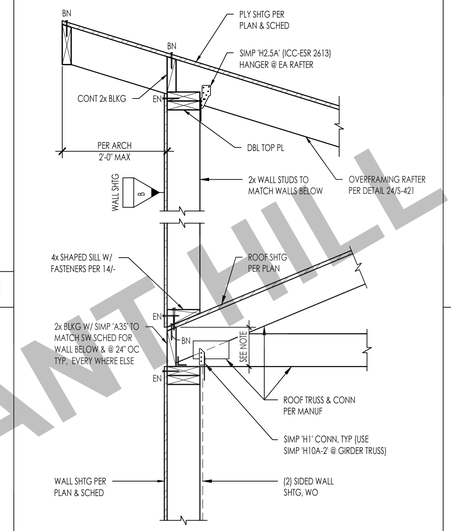
DIAPH TRANSITION W/ OVERHANG
3460-01-PP24 - 5422 - 41
1" = 1'-0" | 41



MODERN OVERFRAMING AT RIDGE
3460-01-PP24 - 5422 - 31
1" = 1'-0" | 31

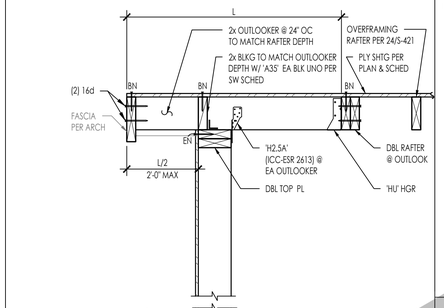


OUTLOOKER TO STUD
3460-01-PP24 - 5422 - 21
1" = 1'-0" | 21

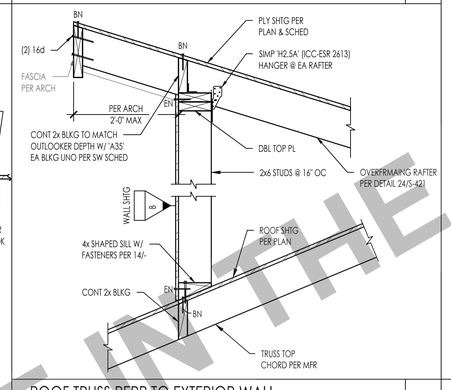


NOTE:
THIS DETAIL ALSO APPLIES TO RAISED HEEL TRUSSES ≤ 13⅜" FROM TOP PLATE TO TOP OF BLKG

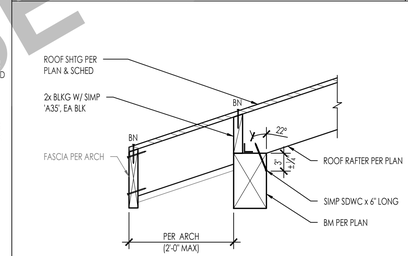
ROOF TRUSS PERP TO EXTERIOR WALL
3460-01-PP24 - 5422 - 12
1" = 1'-0" | 12



DIAPH TRANSITION W/ OVERHANG
3460-01-PP24 - 5422 - 54
1" = 1'-0" | 54

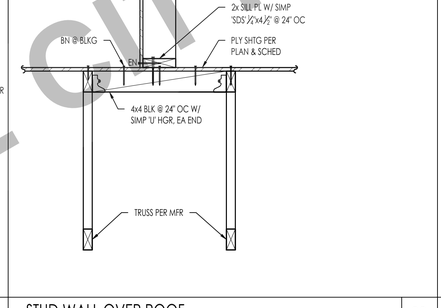


ROOF TRUSS PERP TO EXTERIOR WALL
3460-01-PP24 - 5422 - 43
1" = 1'-0" | 43

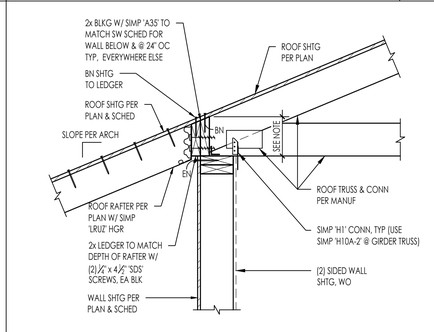


NOTES:
1. PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE

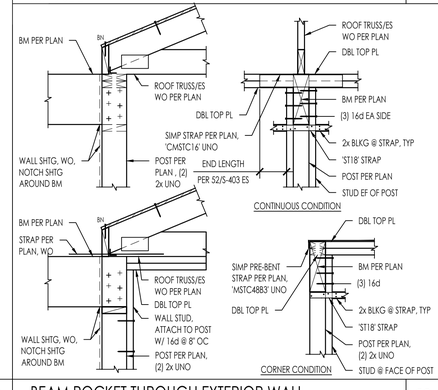
ROOF RAFTER TO BEAM
3460-01-PP24 - 5422 - 44
1" = 1'-0" | 44



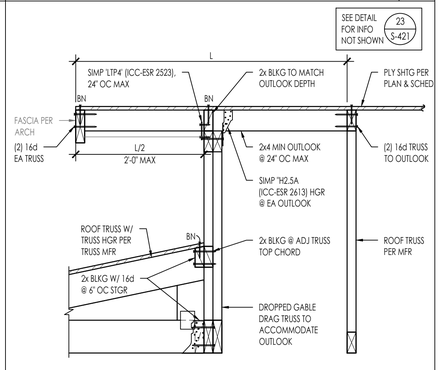
STUD WALL OVER ROOF
3460-01-PP24 - 5422 - 33
1" = 1'-0" | 33



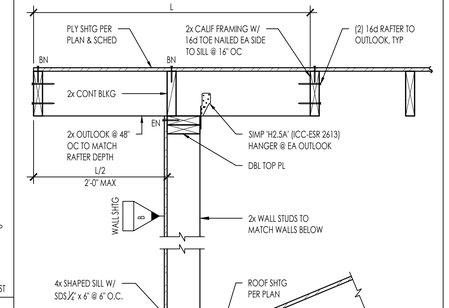
LEDGER AT TRUSS BLOCKING
3460-01-PP24 - 5422 - 34
1" = 1'-0" | 34



BEAM POCKET THROUGH EXTERIOR WALL
3460-01-PP24 - 5422 - 23
NTS | 23



DIAPH TRANSITION W/ OVERHANG
3460-01-PP24 - 5422 - 24
1" = 1'-0" | 24



NOTE:
THIS DETAIL ALSO APPLIES TO RAISED HEEL TRUSSES ≤ 13⅜" FROM TOP PLATE TO TOP OF BLKG

ROOF TRUSS PERP TO EXTERIOR WALL
3460-01-PP24 - 5422 - 14
1" = 1'-0" | 14

FOR USE IN THE CITY OF PLEASANT HILL

CITY OF PLEASANT HILL
INCORPORATED
NOVEMBER 14, 1961
CALIFORNIA

THESE PLANS ARE PROVIDED BY THE CITY OF PLEASANT HILL 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.

PLEASANT HILL ADU
CITY OF PLEASANT HILL

ROOF FRAMING DETAILS

DATE
02/28/2025

SHEET
S-422

PUBLIC SET

N:\3400\3460-01-PP24-Pleasant-Hill-ADU-Program\Structural\ContDocs\Sheet-Files\3460-01-PP24 - S422.dwg, PLAN 3 - S422, Feb 24, 2025 3:58pm, CPressler