PROJECT DIR.

CLIENT
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525 HENRIETTA ST.
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(925) 372-3518

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APPLICABLE CODES

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA GREEN BUILDING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA ENERGY CODE
CITY OF MARTINEZ MUNICIPAL CODE

BUILDING DATA

FLOOR AREA:

FIRST FLOOR 430 S.F.

SETBACKS:

REAR 4'-0" MIN.
SIDES 4'-0" MIN.
(NOTE: SEE FLOOR PLAN AND ROOF PLAN FOR FIRE RATED EXTERIOR WALLS THAT ARE CLOSER THAN 5' TO THE PROPERTY LINE.)

OCCUPANCY GROUP

R-3

TYPE OF CONSTRUCTION

V-B

FIRE SPRINKLERS

FIRE SPRINKLER SYSTEM MAY BE REQUIRED BY CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT. APPLICANTS SHOULD CONSULT WITH THE FIRE DEPARTMENT ABOUT ACCESS, SUPPLY, HYDRANT LOCATIONS, WATER FLOW RATE AND ALTERNATE UPGRADES TO EXTERIOR WALLS IF LESS THAN 5'-0" TO PROPERTY LINE.

ADDITIONAL AGENCY SUBMITTALS:

CONTRA COSTA COUNTY FIRE DEPARTMENT
CONTRA COSTA COUNTY SANITARY DISTRICT
MOUNTAIN VIEW SANITARY DISTRICT
PG&E (ELECTRICAL/GAS UTILITY)
EAST BAY MUD (WATER UTILITY)
SCHOOL DISTRICT
FEMA MAP
STATE FIRE ZONE MAP

SPECIAL INSPECTION REQUIRED FOR

DRILLED PIERS

INDEX TO DRAWINGS

CS1	COVER SHEET
A0	SITE PLAN TEMPLATE
GN1	GENERAL NOTES
GN2	CAL. GREEN BUILDING CODE RESIDENTIAL MANDATORY MEASURES
GN3	CAL. GREEN BUILDING CODE RESIDENTIAL MANDATORY MEASURES
GN4	CAL. GREEN BUILDING CODE RESIDENTIAL CHECKLIST
GN5	CAL. GREEN BUILDING CODE RESIDENTIAL CHECKLIST
EC	TITLE 24 CALCULATIONS
ECM	TITLE 24 MANDATORY MEASURES
ECE	HVAC LOAD CALCS AND PROPOSED EQUIPMENT
SN1	GENERAL NOTES AND DESIGN CRITERIA
SN2	GENERAL SPECIFICATIONS AND NOTES
S1	ROOF FRAMING & SHEAR WALL PLAN AND FOUNDATION & HOLDOWN PLAN
SD1	SHEAR WALL SCHEDULE AND TYPICAL DETAILS
SD2	HOLDOWN SCHEDULE AND TYPICAL DETAILS
SD3	TYPICAL CONCRETE DETAILS
SD4	TYPICAL CARPENTRY DETAILS
SD5	PIER & GRADE BEAM FOUNDATION DETAILS
SD6	ROOF FRAMING DETAILS
A1	FLOOR PLAN, ROOF PLAN, REFLECTED CEILING PLAN, AND WALL DETAIL
A1.5	VERY HIGH SEVERITY (WUI) NOTES AND ROOF PLAN
A2	BUILDING SECTIONS, INTERIOR ELEVATIONS, & DETAILS
A3	EXTERIOR ELEVATIONS
A4	ELECTRICAL/MECHANICAL PLAN
A5	DETAILS

	REVISIONS	DATE
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LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF
CONTEMPORARY

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
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(925) 820-8233

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DRAWN	JJ
CHECKED	WW
DATE	2-9-26
SCALE	AS SHOWN
JOB NO.	24.2054A
SHEET	CS1
OF	SHEETS

PLOT DATE: Feb 11, 2026 - 10:11am CS1 Cover Sheet.dwg NO PIERS.dwg

SITE PLAN GENERAL NOTES:

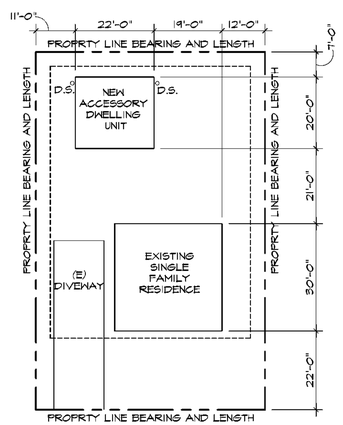
1) REFER TO GENERAL NOTES ON SHEET GN1 FOR ADDITIONAL REQUIREMENTS.
2) CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, (I.E., METER LOCATIONS, ELECTRICAL TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRICAL CONDUIT, ETC).
3) CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS.
4) CONTRACTOR IS RESPONSIBLE TO COORDINATE ELECTRICAL REQUIREMENTS WITH PG&E.
5) SEE SHEET GS1 FOR PROJECT DATA INFORMATION.
6) ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK DONE WITHIN THE PUBLIC RIGHT OF WAY.
7) PER CRC R401.3 LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, OR SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING. DRAINAGE DESIGN SHALL NOT DRAIN TO ADJACENT PROPERTIES.
8) IF THE PROJECT SITE FALLS WITHIN THE BASE FLOOD BOUNDARY AS IDENTIFIED ON THE MOST RECENT FEMA'S FLOOD INSURANCE RATE MAP (FIRM), APPLICANT MUST COMPLY WITH THE REGULATIONS OF CHAPTER 15.30 "FLOODPLAIN MANAGEMENT" OF THE CITY'S MUNICIPAL CODE.
9) CREEK STRUCTURE SETBACK: STRUCTURE MUST BE LOCATED AT LEAST 10 FEET FROM TOP OF A STABLE CREEK BANK. FOR NATURAL, UNIMPROVED CREEK OR CHANNELS, TOP OF THE BANK MAY BE DETERMINED IN ACCORDANCE WITH CONTRA COSTA COUNTY ORDINANCE CODE CHAPTER 914-14.

SITE PLAN CHECKLIST

- ☐ 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.
- ☐ EASEMENTS
  SHOW LOCATION OF ANY EASEMENTS OR RESTRICTIONS.
- ☐ TREES
  SHOW LOCATION AND SPECIES OF ANY EXISTING TREES AND INDICATE IF PLANNED FOR REMOVAL.
- ☐ FOOTPRINT OF EXISTING STRUCTURES
  SHOW OUTLINE OF EXISTING PRIMARY RESIDENCE, ACCESSORY STRUCTURES, PORCHES, ETC.
- ☐ FOOTPRINT OF PROPOSED ADU
  REFER TO EXAMPLE SITE PLAN BELOW FORADU FOOTPRINT AT 1" = 20'-0" SCALE.
- ☐ DIMENSION SEPARATION AND SETBACKS
  DIMENSION THE DISTANCE BETWEEN THE ADU AND 1) PROPERTY 2) EASEMENTS, 3) PRIMARY RESIDENCE, AND 4) ANY OTHER EXISTING STRUCTURES.
- ☐ LOCATION OF EXISTING UTILITIES
  PROVIDE LOCATION OF ANY UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES, AND ANY POTOVOLTAIC.
- ☐ LOCATION OF PROPOSED UTILITIES
  PROVIDE LOCATION OF SANITARY SEWER FROM ADU TO EXISTING SEWER. SEWER LINE TO THE PROPOSED ADU SHALL SHALL BE CONNECTED TO THE MAIN LATERAL AT THE PROPERTY LINE OR BEHIND THE SIDEWALK. LATERAL POINT OF CONNECTION INCLUDING REQUIRED CLEANOUTS. WATER LINE TO ADU, ELECTRICAL TO ADU INCLUDING ANY NEW METERS OR SUBPANELS.
- ☐ LOCATION OF RAIN WATER LEADERS
  THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- ☐ LABEL STREETS AND SIDEWALKS.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- CONCRETE PAVING
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS



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



ADDRESS OF PRIMARY RESIDENCE _____

SCALE: _____

	REVISIONS	DATE
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WILLIAM A. WOOD
C 13874
Jan. 31, 2027
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CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF CONTEMPORARY

WILLIAM WOOD ARCHITECTS
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DRAWN	JJ
CHECKED	WW
DATE	2-9-26
SCALE	AS SHOWN
JOB NO.	24.2054A
SHEET	A0
OF	SHEETS

PLOT DATE: Feb 12, 2026 - 2:41pm A0.dwg

GENERAL NOTES

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA ENERGY CODE
CITY OF MARTINEZ MUNICIPAL CODE

1. All materials, workmanship and methods of construction shall conform to the requirements of the 2025 codes listed above. The Contractor is required to incorporate whatever changes or additional work these codes or regulations require without additional cost to the Owner.
2. Do not scale drawings. Written dimensions shall always take precedence over scale dimensions. Dimensions shown on floor plans are to face of stud unless otherwise noted or indicated.
3. Notify the Architect of any discrepancies in the Documents or between the Documents and the existing conditions before proceeding with any work.
4. The Contractor shall obtain all required inspections for his work and give the Owner timely notice of his intent to have inspections.
5. The Contractor and/or Subcontractor shall at all times keep the premises free of accumulations of waste materials or rubbish caused by his employees or work. At the completion of the work, he shall remove all his rubbish, all of his tools, scaffolding, and surplus materials from and about the building and shall leave his work "broom clean" or its equivalent.
6. Contractor to coordinate and verify all sizes of kitchen appliances, to be selected by the Owner, and the style of the design, materials, hardware and finish of the cabinets with the Owner and cabinet-maker prior to manufacturing.
7. The escape opening has a minimum net clear opening of 5.7 square feet; minimum net clear opening height of 24 inches; and minimum net clear opening width of 20 inches. Maximum clear opening height to be 44" where windows are provided as means of escape or rescue.
8. All ICC evaluation reports and manufacturer specifications for fireplaces and skylights to be provided by Contractor and approved by the CITY OF MARTINEZ prior to plan installation.
9. Contractor to verify size and clearances of selected water heater and furnace for adequacy of space shown on the drawings prior to construction. Notify Architect immediately of any conflicts with space requirements for this equipment.
11. All shower and tub/shower enclosures to be provided with smooth, hard, nonabsorbent finish backing (e.g., tile over W.R. Board to 72" above drain).
12. Handrails & Guardrails: Stairways to have handrails on open side of stairs, not less than 34" nor more than 38" above the nosing treads. They should be continuous the full length of the stairs and need not extend 12" beyond top and 12" plus tread width beyond bottom tread. Ends shall be returned or shall terminate in newel posts or safety terminals. Handgrip shall not be less than 1 $\frac{1}{4}$"or more than 2" in cross-sectional dimension w/ no sharp corners, height of 34 inches to 38 inches above nosing, extend continuously from top to bottom risers, and terminate at newel posts or return to walls; handgrip shall have a space not less than 1½" out from the wall. Open guardrail and stair railings shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through. All interior and exterior handrails and guardrails to conform to 2025 CRC. Guardrails shall be designed to withstand a 200-pound load applied in any direction at any point along the top rail per 2025 CRC.
13. Maximum 3.5-inch handrail projection into the required stair width. Stringers and other projections such as trim are limited to 1- $\frac{1}{2}$ inches on each side.
14. Handrail(s) is required for stairways with four or more risers.
16. Batt insulation shall have maximum flame spread of 25 and smoke development of 450. .
17. The Contractor will read and conform to the Title 24 requirements for this project. A copy of Title 24 documents can be obtained from the Owner.
18. Glass & glazing to comply with 2025 CRC.
19. Discrepancies: In the event of conflict or discrepancy in contract documents, larger quantity and higher quality shall govern unless Architect approval is given in writing.

Site & Grading Notes
1. The site plan drawing is not a property survey. All information shown in regard to boundaries of property was taken from the County Assessor's maps. The Architect does not accept responsibility for the accuracy of the data presented and drawn. The Contractor is to hire and pay for a licensed surveyor to locate the property line adjacent to the addition prior to the start of construction.
2. Non-removable backflow prevention to be provided at meter and provide non-removable vacuum breaker on all hose bibbs.
3. All utilities to be field verified by contractor. William Wood Architects assume no responsibility for accuracy of utility locations, as shown on plans.
4. Restore all existing building and site improvements, including sidewalks, curb and gutters, walks, patios, fences, landscaping, sprinklers, plumbing, etc., which have been altered or damaged by reason of the contractor's operations to a new condition, to the complete satisfaction of the owner.
5. Work to comply with CITY OF MARTINEZ ordinance for setbacks and grading requirements as shown on the site plan.
6. All downspouts, site area drains and catch basins as shown on site plan shall be collected with PVC tight line rigid wall, independent of all other drainage systems.
7. All retaining walls shall have drainage with 4" perforated PVC rigid wall and collected with PVC Tight line rigid wall.
8. A positive gradient shall be provided away from the foundation in order to provide rapid removal of the surface water runoff away from the foundation to an adequate discharge point. The grade shall fall a minimum of 6" within the first 10' measured perpendicular to the face of the foundation wall per CRC R401.3.

General Construction Notes:
1. Gypsum drywall systems with fire-resistance ratings where indicated or required are to comply with governing regulations. Provide materials and installations identical with applicable assemblies that have been tested and listed by recognized authorities, including UL. Comply with FM approval Guide where applicable.

Foundation Notes:
See structural drawing for foundation notes.

Framing Notes:
See Structural Drawings for framing notes:

Plumbing Notes
1. Showerheads shall be flow control of 1.8 G.P.M. or less.
2. All lavatory faucets shall be flow control of 1.2 G.P.M. or less.
3. Kitchen faucet to be 1.8 gallons per minute, maximum.
4. Water closet to be 1.28 gallson per flush maximum. or dual flush per CPC 411.2.
5. All piping and equipment shall be supported as per section 313 in the CPC.
6. Seismic restraint requirements for all piping and equipment (including gas lines and fuel fired equipment) shall be installed per CBC 1613.1 and Chapter 13 of ASCE7-16.
6. All backflow prevention devices shall be installed per CPC 603.3.
7. All potable and non-potable (closed loop fire sprinkler system) water piping is to be clearly identified as per the requirements of CPC 601.2.
8. Hose bibs shall be protecrted with a nonremovable hose-bib0-type backflow preventer, a non removable hose-bib-type vacum breaker or by an atmospheric vacum breaker installed not less than 6 inches above the highest point of usage located on the discharge side of the last valve. CPC 603.5.7.

Electrical and Mechanical Notes:
1. Electrical receptacles in bathrooms, outdoors and within 6'-0" of sink to be on ground fault protection (G.F.I.);
2. Provide 1/2-switched outlet under counter at sink for disposal.
4. Switch and duplex outlet, or multiple switches shown adjacent to each other on plan are to be under one plate.
5. New 110v smoke detector(s), with battery backup, and interconnected, which are audible in all sleeping area will be provided at the following locations: (1) all new bedrooms; (2) in hallways and immediately adjacent to new bedrooms.
6. All appliances shall conform to the standards set forth by the California Energy Commission Title 24 requirements.
7. Gas fired cooking appliances and space-heating equipment shall have intermittent ignition devices.
8. All air ducts penetrating separation wall or ceiling between garage and living area shall be 26 GA. The ducts, plenums, A/C coil boxes must be insulated to R4 minimum and be of 26 ga. sheetmetal in the garage.
9. Contractor to verify space requirements for plenums and ducts prior to start of work.
10. Mechanical ventilation shall be capable of providing five air changes per hour in lieu of the natural ventilation in bathrooms, water closet compartments and laundry rooms and vented directly to the outside. All exhaust fans and fan systems to have damper controls.
11. Gaskets to be provided at exterior receptacles and switch plates.
12. Final locations of all mechanical and electrical equipment, panel boards, meters, fixtures, flues, vents, switches etc., shall be approved by Owner prior to installation.
13. Lights: All lights shall be high efficency.
14. HVAC equipment, water heaters, showerheads and faucets to be certified by the CEC.
15. Provide a setback thermostat on all applicable heating systems.
16. Ducts penetrating the one-hour separation between garage and the house shall be not less than 26 gauge galvanized steel.
17. The HVAC equipment shown meets the assumed efficiency requirements of this compliance, however, it is recommended that the actual system to be installed be determined by an HVAC designer. The loads shown are only one of the criteria affecting the selection of HVAC equipment. Other relevant design factors such as airflow requirements, outdoor design temperatures, coil sizing, availability of equipment, oversizing safety margin, etc., must also be considered. It is the HVAC designer's responsibility to consider all factors when selecting the HVAC equipment.
18. Fused disconnect at A/C compressor unit or approved circuit breaker to be installed.
19. Clothes dryer, vented range hoods, and bathroom vent fans must be exhausted to outside per 2025 CMC.
20. Install new receptacle outlets as specified in NEC.
21. Provide a dedicated 20-amp branch circuit to supply the laundry receptacle outlet.
22. Contractor to provide additional electrical load as necessary to equip all new & existing elect. equipment.

	REVISIONS	DATE
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ONE BEDROOM 430 SF
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DRAWN	JJ
CHECKED	WW
DATE	2-9-26
SCALE	AS SHOWN
JOB NO.	24.2054A
SHEET	GN1
OF	SHEETS

PLOT DATE: Feb 11, 2026 - 8:08am GN1 Gen Notes.dwg

2025 CAL GREEN RESIDENTIAL MANDATORY MEASURES

CALGreen

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

	devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.

SECTION	REQUIREMENTS
	Scope
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1), and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 *California Energy Code*.

SECTION	REQUIREMENTS
	Water conserving plumbing fixtures and fittings
4.303.1	Plumbing fixtures and fittings shall comply with the following: **4.303.1.1** – Water closets: ≤ 1.28 gal/flush. **4.303.1.2** – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi. **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle. **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. **4.303.1.4.5** – Pre-rinse spray valves: When installed, Commercial Pre-Rinse Spray Valves shall meet the requirements in the *California Plumbing Code, Section 420.3*.

CALGreen

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

	Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings
4.303.2	Submeters shall be installed to measure water usage on individual dwelling units in accordance with the *California Plumbing Code*.
	Standards for plumbing fixtures and fittings
4.303.3	Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code* and shall meet applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.
	Outdoor potable water use in landscape areas
4.304.1	New 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.

SECTION	REQUIREMENTS
	Rodent proofing
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

CALGreen

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

	Construction waste management
4.408.1	• Recycle and/or salvage for reuse a minimum of 65% 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. Provide documentation to the enforcing agency per Section 4.408.5. **Exceptions:** 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing 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 exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
	Construction waste management plan
4.408.2	Submit a construction waste management plan that meets items 1 through 5.
	Waste management company
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
	Waste stream reduction alternative
4.408.4 & 4.408.4.1	• Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. • Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

CALGreen

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

	Operation and maintenance manual
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.
	Recycling by occupants
4.410.2	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 nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet 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.

SECTION	REQUIREMENTS
	Fireplaces – General
4.503.1	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 all applicable local ordinances.
	Protection of mechanical equipment during construction
4.504.1	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 intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.

CALGreen

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

	Adhesives, sealants and caulks
4.504.2.1	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 shall also 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. 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 CCR, Title 17, commencing with Section 94507.
	Paints and coatings
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board 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.
	Aerosol paints and coatings
4.504.2.3 & 4.504.2.4	• 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 CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. • Documentation is required per Section 4.504.2.4.

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See specific referenced sections for complete details on CALGreen mandatory requirements.

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	Carpet systems
4.504.3	Carpet installed in the building interior shall meet the testing and product 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 (also known as Specification 01350).
	Carpet cushion
4.504.3.1	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 (also known as Specification 01350).
	Carpet adhesive
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.
	Resilient flooring systems
4.504.4	Where resilient flooring is installed, at least 80% 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 (also known as Specification 01350).

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	Composite wood products
4.504.5 & 4.504.5.1	• 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 the Air Resources Board's Air Toxics Control Measure for Composite Wood (CCR, Title 17, Section 93120 et seq.) as shown in Table 4.504.5. • Documentation is required per Section 4.504.5.1. • Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(a).
	Concrete slab foundations
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the *California Building Code*, Chapter 19, or the *California Residential Code*, Chapter 5, respectively, shall also comply with this section.
	Capillary break
4.505.2.1	A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch thick base of ½ inch 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.

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	Moisture content of building materials
4.505.3	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% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. 3. At least 3 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. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
	Bathroom exhaust fans
4.506.1	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 manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. **Note:** For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub-shower combination. Lighting integral to bathroom exhaust fans shall comply with *California Energy Code*.

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2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
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	Heating and air-conditioning system design
4.507.2	Heating and air-conditioning systems shall be sized, designed and 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 – 2014 (*Residential Equipment Selection*) or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the systems function are acceptable.

SECTION	REQUIREMENTS
	Installer training
702.1	Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. 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.

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	Special inspection
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
	Documentation
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF
CONTEMPORARY

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PLOT DATE: Feb 11, 2026 - 8:17am @N2 - @N3 Cal Green Notes.dwg

DRAWN	JJ
CHECKED	WW
DATE	2-9-26
SCALE	AS SHOWN
JOB NO.	24.2054A
SHEET	GN2
OF	SHEETS

2025 CAL GREEN RESIDENTIAL MANDATORY MEASURES

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EFFECTIVE January 1, 2026

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SECTION	REQUIREMENTS
	Scope
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

SECTION	REQUIREMENTS
	Additions and alterations
301.1.1	• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration. • Requirements for electric vehicle charging may apply to additions to or alterations of parking facilities for multifamily buildings. • Mandatory provisions of Section 4.106.4.2 may apply to additions and alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
	Low-rise and high-rise residential buildings
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].

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	Mixed occupancy buildings
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. **Exceptions:** • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 508.5 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

SECTION	REQUIREMENTS
	Storm water drainage and retention during construction
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
	Grading and paving
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. **Exception:** Additions and alterations which do not alter the existing drainage path.

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2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
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	Electric vehicle (EV) charging for new construction
4.106.4	• New construction shall comply with Section 4.106.4.1 or 4.106.4.2. • Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*. **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: 1.1. Where there is no local utility power supply, or the local utility is unable to supply adequate power. 1.2. Where local enforcing agency determines additional local utility infrastructure design requirements for implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.
	EV charging: New 1- & 2-family dwellings/townhouses with attached private garages
4.106.4.1	• Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and 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. • Service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and 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 proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

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	Identification
4.106.4.1.1	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."
	New multifamily dwellings, hotels and motels and new residential parking facilities
4.106.4.2	• Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities. • Shall meet the requirements of Section 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 (EVSE) or designed as an 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.

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	New Multifamily dwellings, hotels and motels
4.106.4.2.2	1. **EV ready parking spaces with receptacles**. a. **Multifamily parking facilities with assigned parking**. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit. 1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. **Exception**: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. b. **Multifamily parking facilities with unassigned parking**. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit. 1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. **Exception**: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. c. **Multifamily parking facilities with assigned and unassigned parking**. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both. d. **Receptacle power source**. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. **Exception**: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of

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supporting electric vehicle charging.
e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R2.
2. For 30-ampere receptacles, NEMA 14-30R3.
3. For 50-ampere receptacles, NEMA 14-50R2.
2. **EV ready parking spaces with EV chargers**.
a. **Multifamily parking facilities with unassigned or common use parking**. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.
b. **EV charger connectors**. EV chargers shall be equipped with J1772 or J3400 connectors.
c. 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 EV chargers shall have a capacity of not less than 30 amperes.

	EV charging stations (EVCS)
4.106.4.2.2.1	EVCS required by Section 4.106.4.2.2, Item 2 with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. **Exception:** EVCS serving public accommodations, public housing motels and hotel shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

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	EV charging stations (EVCS) dimensions
4.106.4.2.2.1.1	EVCS spaces with chargers installed, dimensions and location. Shall be designed to comply with the following: • Minimum length of each EVCS space shall be 18 feet. • Minimum width of each EVCS space shall be 9 feet. • One in every 25 EVCS, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction. These EVCS shall comply with at least one of the following options: 1. The EVCS 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. 2. The EVCS space shall be located on an accessible route to the building, as defined in the *California Building Code*, Chapter 2. **Exception:** EVCS designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
	Accessible electric vehicle charging station spaces
4.106.4.2.2.1.2	In addition to the requirement in Section 4.106.4.2.2.1.1, all EV chargers, where 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.
	EV ready space signage
4.106.4.2.5	EV 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.

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EFFECTIVE January 1, 2026

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	Hotels and motels
4.106.4.2.6	1. **EV ready parking spaces with receptacles.** a. **Hotels and motels.** Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. **Exception:** Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. b. **Receptacle configurations.** 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20- ampere receptacles, NEMA 6-20R 2. For 30- ampere receptacles, NEMA 14-30R 3. For 50- ampere receptacles, NEMA 14-50R 2. **EV ready parking spaces with EV chargers.** a. **Hotels and motels.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. b. **EV charger connectors.** EV chargers shall be equipped with J1772 or J3400 connectors. **Exception:** Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. c. 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 EV chargers shall have a capacity of not less than 30 amperes.

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EFFECTIVE January 1, 2026

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	EV charging for additions and alterations of parking facilities serving existing multifamily buildings, hotels and motels.
4.106.4.3	When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. **Exception:** Where work requiring a permit is being performed for the installation of a 120-volt electrical receptacle(s) for level 1 EV charging.
	Bicycle Parking
4.106.4.4	**4.106.4.4. Bicycle parking.** Comply with sections 4.106.4.4.1 through 4.106.4.4.3. **4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels.** Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area. 2. Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks. **4.106.4.4.2 Long-term bicycle parking for multifamily buildings.** Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers. **4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings.** Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking

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EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

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devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

SECTION	REQUIREMENTS
	Scope
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1), and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 *California Energy Code*.

SECTION	REQUIREMENTS
	Water conserving plumbing fixtures and fittings
4.303.1	Plumbing fixtures and fittings shall comply with the following: **4.303.1.1** – Water closets: ≤ 1.28 gal/flush. **4.303.1.2** – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi. **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle. **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. **4.303.1.4.5** – Pre-rinse spray valves: When installed, Commercial Pre-Rinse Spray Valves shall meet the requirements in the *California Plumbing Code, Section 420.3*.

	REVISIONS	DATE
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LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF
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DRAWN: KB
CHECKED: WW
DATE: 2-9-26
SCALE: AS SHOWN
JOB NO.: 24.2054A
SHEET: GN3
OF SHEETS

PLOT DATE: Feb 11, 2026 - 8:29am GN3 - GN3 Cal Green Notes.dwg

2025 CAL GREEN RESIDENTIAL CHECKLIST

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
SECTION A4.602
Effective January 1, 2026

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected:						
1 An infill site is selected		☐	☐	☐	☐	☐
2 A grey field site is selected		☐	☐	☐	☐	☐
3 An EPA-recognized brownfield site is selected		☐	☐	☐	☐	☐
A4.103.2 Facilitate community connectivity by one of the following methods:						
1 Locate project within a 1/4-mile true walking distance of at least 4 basic services;		☐	☐	☐	☐	☐
2 Locate project within 1/2-mile true walking distance of at least 7 basic services;		☐	☐	☐	☐	☐
3 Other methods increasing access to additional resources.		☐	☐	☐	☐	☐
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		☐	☐	☐	☐	☐
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1 Light fixtures; 2 Plumbing fixtures; 3 Doors and trim; 4 Masonry; 5 Electrical devices; 6 Appliances; 7 Foundations or portions of foundations.		☐	☐	☐	☐	☐
Site Development						
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☒			☐	☐	☐
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	☒			☐	☐	☐

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
SECTION A4.602
Effective January 1, 2026

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
4.106.4.1 Provide capability for electric vehicle charging for one- and two-family dwellings, townhouses with attached private garages in accordance with Section 4.106.4.1.	☒			☐	☐	☐
4.106.4.2 Provide capability for electric vehicle charging for multifamily dwellings and hotel/motels in accordance with Section 4.106.4.2.2 and 4.106.4.2.6	☒	☐	☐	☐	☐	☐
4.106.4.3 Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings, hotels and motels in accordance with Section 4.106.4.3, as applicable	☒	☐	☐	☐	☐	☐
4.106.4.4 Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development.	☒					
1 Provide short-term bicycle parking for multifamily buildings, hotels and motels, per Section 4.106.4.4.1.		☐	☐	☐	☐	☐
2 Provide long-term bicycle parking for multifamily buildings, per Section 4.106.4.4.2.		☐	☐	☐	☐	☐
3 Provide long-term bicycle parking for hotel and motel buildings, per Section 4.106.4.4.3.		☐	☐	☐	☐	☐
A4.106.1 Reserved.		☐	☐	☐	☐	☐
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.		☐	☐	☐	☐	☐
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following:						
1 Natural drainage patterns are evaluated, and erosion controls are implemented to minimize erosion during construction and after occupancy.		☐	☐	☐	☐	☐
2 Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.		☐	☐	☐	☐	☐
3 Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed, and the soil is replaced using accepted compaction methods.		☐	☐	☐	☐	☐

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SECTION A4.602
Effective January 1, 2026

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section.				☐	☐	☐
Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.		☒[1]	☒[1]			
Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.			☒[1]			
A4.106.3 Postconstruction landscape designs accomplish one or more of the following:						
1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.		☐	☐	☐	☐	☐
2. Utilize at least 75% native California or drought tolerant plant and tree species appropriate for the climate zone region.		☐	☐	☐	☐	☐
A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following:						
Tier 1. Not less than 20% of the total parking, walking or patio surfaces shall be permeable.		☒2		☐	☐	☐
Tier 2. Not less than 30% of the total parking, walking or patio surfaces shall be permeable.			☒2	☐	☐	☐
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in the applicable tables.						
Low-Rise Residential						
Tier 1. roof covering shall meet or exceed the values contained in Table A4.106.5.1(1).		☒2		☐	☐	☐
Tier 2. roof covering shall meet or exceed the values contained in Table A4.106.5.1(2).			☒2	☐	☐	☐
High-Rise Residential, Hotels and Motels						
Tier 1. roof covering shall meet or exceed the values contained in Table A4.106.5.1(3).		☒2		☐	☐	☐
Tier 2. roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).			☒2	☐	☐	☐
A4.106.6 Install a vegetated roof for at least 50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the *California Building Code*, Chapters 15 and 18.		☐	☐	☐	☐	☐
A4.106.7 Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.		☐	☐	☐	☐	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.106.8.1 Tier 1 and Tier 2 for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.		☒.	☒.	☐	☐	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.106.8.2.1 Provide capability for electric vehicle charging in new multifamily dwellings, hotels and motels as specified.						
Tier 1. New multifamily dwellings, hotels and motels:	☐	☒	☐	☐	☐	☐
1. **EV ready parking spaces with receptacles.**						
a **Hotels and motels.** Sixty (60) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.						
b **Raceway capacity requirements.** To allow for future upgrades to the electrical conductors serving low power Level 2 EV charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.						
Exception: Hotels and motels may substitute Level 2 EV charging for some or all of the required EV charging receptacles.						
2. **EV ready parking spaces with EV chargers.**						
a **Hotels and motels.** Forty (40) percent of the total number of parking spaces for hotels and motels shall be equipped with Level 2 EV chargers.						
b **Multifamily parking facilities with unassigned or common use parking.** In addition to the low power Level 2 EV charging receptacle requirements of Section A4.106.8 (Tier 1, subsection 1), forty (40) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers, and shall be made available for use by all residents or guests.						
Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging.						

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
Innovative Concepts and Local Environmental Conditions						
A4.108.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
General						
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*.	☒	☒.	☒.	☐	☐	☐
Performance Approach for Newly Constructed Buildings						
A4.203.1.1. Long-term system cost (LSC). LSC ratings for building design shall be computed by Energy Compliant software and shall reduce the LSC required by the software by the compliance margins specified in Table A4.203.1.1.		☒.	☒.	☐	☐	☐
A4.203.1.2 Prerequisite options. In addition, a minimum of two of the efficiency measures specified in Sections A4.203.1.2.1 through A4.203.1.2.7 will be required to be met.						
• Roof Deck Insulation or Ducts in Conditioned Space						
• High performance Walls.						
• Compact Hot Water Distribution System.		☒.	☒.	☐	☐	☐
• Drain Water Heat Recovery.						
• High Performance Vertical Fenestration.						
• Heat Pump Water Heater Demand Management.						
• Battery Storage System Controls.						
A4.203.1.3 Consultation with local electric service provider. Local jurisdictions considering adoption of reduced LSC targets based on using solar photovoltaic (PV) systems larger than required by the *California Energy Code* shall consult with the local electric service provider to ensure that that PV system sizing requires to comply with the LSC targets will be acceptable to the local electric service provider.		☒.	☒.	☐	☐	☐
Indoor Water Use						

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (showerheads, faucets and pre-rinse spray valves) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.	☒			☐	☐	☐
4.303.2 Submeters for multi-family building 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 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code* and shall meet the applicable referenced standards.	☒			☐	☐	☐
A4.303.1 The maximum flow rate of kitchen faucets shall not exceed 1.5 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 1.5 gallons per minute at 60 psi. **Note:** Where complying faucets are unavailable aerators or other means may be used to achieve reduction.		☐	☐	☐	☐	☐
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	☒			☐	☐	☐
A4.303.2 Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the *California Plumbing Code*.		☐	☐	☐	☐	☐
A4.303.3 Install at least one qualified ENERGY STAR dishwasher or clothes washer.		☐	☐	☐	☐	☐
A4.303.4 Nonwater urinals or waterless toilets are installed.		☐	☐	☐	☐	☐
A4.303.5 One- and two-family dwellings shall be equipped with a demand hot water recirculation system.		☐	☐	☐	☐	☐
Outdoor Water Use						
4.304.1 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.	☒			☐	☐	☐
A4.304.1 A rainwater capture, storage and reuse system is designed and installed.		☐	☐	☐	☐	☐
A4.304.2 A landscape design is installed, which does not utilize potable water.		☐	☐	☐	☐	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.304.3 For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		☐	☐	☐	☐	☐
Water Reuse Systems						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		☐	☐	☐	☐	☐
A4.305.2 Recycled water piping is installed.		☐	☐	☐	☐	☐
A4.305.3 Recycled water is used for landscape irrigation.		☐	☐	☐	☐	☐
Innovative Concepts and Local Environmental Conditions						
A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
Foundation Systems						
A4.403.1 A Frost-Protected Shallow Foundation (FPSF) is designed and constructed.		☐	☐	☐	☐	☐
A4.403.2 Cement use in foundation mix design is reduced.						
Tier 1. Not less than a 20 percent reduction in cement use.		☒.		☐	☐	☐
Tier 2. Not less than a 25 percent reduction in cement use.			☒.			
Efficient Framing Techniques						
A4.404.1 Beams and headers and trimmers are the minimum size to adequately support the load.		☐	☐	☐	☐	☐
A4.404.2 Building dimensions and layouts are designed to minimize waste.		☐	☐	☐	☐	☐
A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.		☐	☐	☐	☐	☐
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		☐	☐	☐	☐	☐

	REVISIONS	DATE
1		
2		
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5		
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7		

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF
CONTEMPORARY

WILLIAM WOOD
ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

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DRAWN: JJ
CHECKED: WW
DATE: 2-9-26
SCALE: AS SHOWN
JOB NO.: 24.2054A
SHEET: GN4
OF SHEETS

PLOT DATE: Feb 11, 2026 - 8:04am GN2 - GN3 Cal Green Notes.dwg

2025 CAL GREEN RESIDENTIAL CHECKLIST

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Material Sources						
A4.405.1 One or more of the following building materials that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain. 2. Windows not requiring paint or stain. 3. Siding or exterior wall coverings which do not require paint or stain.		☐	☐	☐	☐	☐
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.		☐	☐	☐	☐	☐
A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project. **Tier 1.** Not less than a 10% RCV. **Tier 2.** Not less than a 15% RCV.		☒	☒	☐	☐	☐
A4.405.4 Renewable source building products are used.		☐	☐	☐	☐	☐
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	☒			☐	☐	☐
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.		☐	☐	☐	☐	☐
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on site location.		☐	☐	☐	☐	☐
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		☐	☐	☐	☐	☐
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.		☐	☐	☐	☐	☐
A4.407.5 In Climate Zone 10, underlayment is installed at roof valleys, eaves and wall to roof intersections.		☐	☐	☐	☐	☐

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A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		☐	☐	☐	☐	☐
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.		☐	☐	☐	☐	☐
Construction Waste Reduction, Disposal and Recycling						
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4	☒			☐	☐	☐
A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: **Tier 1.** At least a 65% reduction with a third-party verification. **Tier 2.** At least a 75% reduction with a third-party verification. **Exception:** Equivalent waste reduction methods are developed by working with local agencies.		☒	☒	☐	☐	☐
Building Maintenance and Operation						
A4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☒			☐	☐	☐
A4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 41844 [PUBLIC(A)] et seq. will also be exempt from the organic waste portion of this section.	☒			☐	☐	☐

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Innovative Concepts and Local Environmental Conditions						
A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
[redacted]						
Fireplaces						
4.503.1 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.	☒			☐	☐	☐
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☒			☐	☐	☐
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☒			☐	☐	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product-weighted MIR limits for ROC and other toxic compounds.	☒			☐	☐	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒			☐	☐	☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria.	☒			☐	☐	☐
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior or exterior finish systems shall comply with low-formaldehyde emission standards.	☒			☐	☐	☐

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A4.504.1 Use composite wood products made with either California Air Resources Board approved "no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		☐	☐	☐	☐	☐
A4.504.2 Install VOC compliant resilient flooring systems. **Tier 1.** At least 20% of the resilient flooring installed shall comply. **Tier 2.** 100% of the resilient flooring installed shall comply.		☒	☒	☐	☐	☐
A4.504.3 Thermal insulation installed in the building shall meet the following requirements: **Tier 1.** Install thermal insulation in compliance with VOC limits. **Tier 2.** Install insulation which contains no-added formaldehyde (NAF) and is in compliance with Tier 1.		☒	☒	☐	☐	☐
Interior Moisture Control						
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	☒			☐	☐	☐
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒			☐	☐	☐
Indoor Air Quality and Exhaust						
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in), OR function as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.	☒			☐	☐	☐
A4.506.1 Reserved.		☐	☐	☐	☐	☐
A4.506.2 [HR] Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.		☐	☐	☐	☐	☐
A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space, or the equipment must be installed in an isolated mechanical room.		☐	☐	☐	☐	☐

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Environmental Comfort						
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J - 2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 or equivalent.	☒			☐	☐	☐
Outdoor Air Quality **Reserved**						
Innovative Concepts and Local Environmental Conditions						
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1		☐	☐	☐	☐	☐
Item 2		☐	☐	☐	☐	☐
Item 3		☐	☐	☐	☐	☐
[redacted]						
Qualifications						
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒			☐	☐	☐
702.2 Special inspectors employed by the owner or owner's agent must be qualified and able to demonstrate competence in the discipline they are inspecting.	☒			☐	☐	☐
Verifications						
703.1 Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☒			☐	☐	☐

[1] Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.
- Required prerequisite for this Tier.

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF
CONTEMPORARY

WILLIAM WOOD
ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
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CHECKED: WW
DATE: 2-9-26
SCALE: AS SHOWN
JOB NO.: 24.2054A
SHEET: GN5
OF SHEETS

PLOT DATE: Feb 11, 2026 - 8:04am GN2 - GN5 Cal Green Notes.dwg

GENERAL INFORMATION					
01	Project Name	Martinez ADU 430 SF			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Martinez	05	Standards Version	2025
06	Zip code	94553	07	Software Version	EnergyPro 10.0
08	Climate Zone	12	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.28
18	Total Cond. Floor Area (ft²)	430	19	Glazing Percentage (%)	38.95%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

Building Complies with Computer Performance

This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.

This building incorporates one or more Special Features shown below

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- IAQ Ventilation System: as low as 0.133333 W/CFM
- Window overhangs and/or fins
- Electric water heater exception - Exception 2 to Section 150.1(c)8
- Point of use

ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC 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 ECC Registry

- Indoor air quality ventilation
- Kitchen range hood
- Verified EER/EER2
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Verified HSPF2
- Verified heat pump rated heating capacity

Compliance Summary

	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	39.97	88.47	34.66	154
Proposed Design				
NORTH	39.85	88.3	23.78	129
EAST	39.77	88.22	23.74	133
SOUTH	39.76	88.21	23.73	134
WEST	39.98	88.43	23.8	139
Compliance Margins				
NORTH	0.12	0.17	10.88	25
EAST	0.2	0.25	10.92	21
SOUTH	0.21	0.26	10.93	20
WEST	-0.01	0.04	10.86	15

RESULT*: Complies

[1]Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
[2]Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment
[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures
* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

PV System(s) removed due to Reduced PV Requirement of 0 kWdc
Proposed PV Capacity Scaling: North (0.00 kWdc) East (0.00 kWdc) South (0.00 kWdc) West (0.00 kWdc)
Standard Design PV Capacity: 0.00 kWdc

LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft² -yr)	Standard Design LSC[1] ($/ft² -yr)	Proposed Design Source Energy (kBtu/ft² -yr)	Proposed Design LSC[1] ($/ft² -yr)	Compliance Margin Source (kBtu/ft² -yr)	Compliance Margin LSC[1] ($/ft² -yr)
Space Heating	2.45	6.06	2.82	7	-0.37	-0.94
Space Cooling	0.69	4.66	0.62	4.48	0.07	0.18
IAQ Ventilation	0.36	1.43	0.14	0.55	0.22	0.88
Water Heating	17.53	27.82	6.58	27.82	10.95	0
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**21.03**	**39.97**	**10.16**	**39.85**	**10.87**	**0.12**
Space Heating	2.45	6.06	2.77	6.86	-0.32	-0.8
Space Cooling	0.69	4.66	0.63	4.54	0.06	0.12
IAQ Ventilation	0.36	1.43	0.14	0.55	0.22	0.88
Water Heating	17.53	27.82	6.58	27.82	10.95	0
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**21.03**	**39.97**	**10.12**	**39.77**	**10.91**	**0.2**

LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft² -yr)	Standard Design LSC[1] ($/ft² -yr)	Proposed Design Source Energy (kBtu/ft² -yr)	Proposed Design LSC[1] ($/ft² -yr)	Compliance Margin Source (kBtu/ft² -yr)	Compliance Margin LSC[1] ($/ft² -yr)
Space Heating	2.45	6.06	2.76	6.86	-0.31	-0.8
Space Cooling	0.69	4.66	0.63	4.53	0.06	0.13
IAQ Ventilation	0.36	1.43	0.14	0.55	0.22	0.88
Water Heating	17.53	27.82	6.58	27.82	10.95	0
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**21.03**	**39.97**	**10.11**	**39.76**	**10.92**	**0.21**
Space Heating	2.45	6.06	2.8	6.98	-0.35	-0.92
Space Cooling	0.69	4.66	0.66	4.63	0.03	0.03
IAQ Ventilation	0.36	1.43	0.14	0.55	0.22	0.88
Water Heating	17.53	27.82	6.58	27.82	10.95	0
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**21.03**	**39.97**	**10.18**	**39.98**	**10.85**	**-0.01**

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	45.55	45.56	-0.01	-0.02
Net EUI[2]	45.55	45.56	-0.01	-0.02
East Facing				
Gross EUI[1]	45.55	45.54	0.01	0.02
Net EUI[2]	45.55	45.54	0.01	0.02
South Facing				
Gross EUI[1]	45.55	45.52	0.03	0.07
Net EUI[2]	45.55	45.52	0.03	0.07
West Facing				
Gross EUI[1]	45.55	45.63	-0.08	-0.18
Net EUI[2]	45.55	45.63	-0.08	-0.18

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.

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 (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Martinez ADU 430 SF	430	1	1	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Accessory Unit	Conditioned	HVAC System1	430	9	DHW Sys 1	New

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Accessory Unit	R-21 Wall	0	Front	180	61.5	90
Left Wall	Accessory Unit	R-21 Wall	90	Left	202.5	40	90
Back Wall	Accessory Unit	R-21 Wall	180	Back	180	36	90
Right Wall	Accessory Unit	R-21 Wall	270	Right	202.5	30	90
Roof	Accessory Unit	R-38 Roof Attic + RB	n/a	n/a	430	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08a
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap
Attic Accessory Unit	Attic RoofAccessory Unit	Ventilated	5	0.1	0.85	Yes	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source
GreatRm 2650 L	Window	Front Wall	Front	0	1	12.5	0.27	0.23	NFRC
GreatRm 2650 R	Window	Front Wall	Front	0	1	12.5	0.27	0.23	NFRC
3080 Front Door	Window	Front Wall	Front	0	1	24	0.32	0.18	NFRC
Nook 2650	Window	Front Wall	Front	0	1	12.5	0.27	0.23	NFRC
Bedroom (2) 2050	Window	Left Wall	Left	90	2	20	0.27	0.23	NFRC
GreatRm (2) 2050	Window	Left Wall	Left	90	2	20	0.27	0.23	NFRC
Bathroom 2030	Window	Back Wall	Back	180	1	6	0.27	0.23	NFRC
Bedroom (2) 3050	Window	Back Wall	Back	180	2	30	0.27	0.23	NFRC
Kitchen 6050	Window	Right Wall	Right	270	1	30	0.27	0.23	NFRC
Total North Facing Fenestration						61.5			
Total East Facing Fenestration						30			
Total South Facing Fenestration						36			

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source
Total West Facing Fenestration						40			

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Window	Width (ft)	Height (ft)	Overhang					Left Fin				Right Fin			
			Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
GreatRm 2650 L	2.5	5	1	0.1	2	2	0	0	0	0	0	0	0	0	0
GreatRm 2650 R	2.5	5	5.16	0.1	2	2	0	0	0	0	0	0	0	0	0
3080 Front Door	3	8	5.16	0.1	2	2	0	0	0	0	0	0	0	0	0
Nook 2650	2.5	5	1	0.1	2	2	0	0	0	0	0	0	0	0	0
Bedroom (2) 2050	2	5	1.5	0.1	2	2	0	0	0	0	0	0	0	0	0
GreatRm (2) 2050	2	5	1.5	0.1	2	2	0	0	0	0	0	0	0	0	0
Bathroom 2030	2	3	1	0.1	2	2	0	0	0	0	0	0	0	0	0
Bedroom (2) 3050	3	5	1	0.1	2	2	0	0	0	0	0	0	0	0	0
Kitchen 6050	6	5	1.5	0.1	2	2	0	0	0	0	0	0	0	0	0

Refer to Section 7.6.2 and 7.6.3 of the 2022 CBECC-Res User manual for explanation of overhang and fin descriptions.

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value	Edge Insul. Depth	Heated
Slab	Accessory Unit	430	85	none	0	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/sheathing/decking	☐
Attic RoofAccessory Unit	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-38 Roof Attic + RB	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	☐

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	ECC Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Point of Use	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Electric Resistance	Consumer Instantaneous	1	0	UEF	0.93	kW	12	0	94	8	

WATER HEATERS - HEAT PUMP

01	02	03	04	05	06	07	08	09	10
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source	UEF	JA13 Compliant
DHW Heater 1	1		Generic					0.93	☐

HVAC - HEAT PUMPS

01	02	03	04	05	06	06b	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	Backup	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Airflow Target	Fan Power (Watts/CFM)	Variable Speed
Heat Pump System 1	Multi-split HP-ductless	1	HSPF2	9.7	22000	13500	Electric	EER2/SEER2	20	12.7	0	0	☐

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - ASRE	Includes Fault Indicator Display?	Status
SFam IAQVentRpt 1-1	30	0.133333	Exhaust	No	n/a / n/a	No	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jason Bennett	Documentation Author Signature:
Company: DP Advanced Engineering, Inc.	Signature Date: 02/10/2026
Address: 3381 Walnut Blvd	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: Brentwood, CA 94513	Phone: 925-516-3502

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: William Wood	Responsible Designer Signature: William Wood
Company: William Wood Architects	Date Signed: 02/10/2026
Address: 301 Hartz Ave #203	License:
City/State/Zip: Danville, CA 94526	Phone: 9258208233

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.

DPAE STRUCTURAL
3381 WALNUT BLVD. STE. 220
BRENTWOOD, CA 94513
PHONE: 925.516.3502
FAX: 925.262.4662
EMAIL: INFO@DPAEstructural.COM

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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR ENERGY SHEETS ONLY.

Analysis Performed or Supervised By:

Jason Bennett
2019: R19-21-30042
2022: R22-21-40012

Sheet Description:
ENERGY CALCULATIONS
PERFORMANCE CERTIFICATE

Initial Issue Date: February 10, 2026
Energy Analyst: J. Bennett
Project Manager: J. Peek
Job No. W025325
Sheet No. EC

2025 Single-Family Residential Mandatory Requirements Summary

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

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, 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 Tables 110.2-A through -L. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(i)2. *
§ 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.** Unifired 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.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); 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 any dryer outlet or vent.
§ 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(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat:** When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use.*
§ 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 § 609.12 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from 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 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)2:	**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- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. 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 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** must comply with applicable requirements of UL 181 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** 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 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 to sunlight, 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.** Flex ducts with porous inner cores 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 and prevents air from bypassing the filter. *
§ 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 shall 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 used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled 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 dwellings.** Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Civ.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 may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Cii-iii.* Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Cii-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Giii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall 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 shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 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 shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall 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

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready.** All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the BESS, 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 feet 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."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 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)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted.** 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. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 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, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to 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)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**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.

2025 Single-Family Residential Mandatory Requirements Summary

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)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 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 from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. 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 above conditioned space 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 that 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-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 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. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; 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 area-weighted average U-factor of 0.40.

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 comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. 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. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 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.** No obstructions in solar zone, 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.

2025 Single-Family Residential Mandatory Requirements Summary

§ 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."

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. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping.** At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 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.** Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

DPAE STRUCTURAL

TITLE 24 SUMMARY OF FEATURES

Project:	City of Martinez ADU (430 SF)	Job No:	W025325
Address:	TBD		
Analyst:	J. Bennett	Date:	2-10-2026

ENVELOPE INSULATION

EXTERIOR WALLS:
R-21 IN 2x6
FLOOR AND FOUNDATION:
SLAB
ROOF OVER LIVING SPACE:
R-38 BETWEEN CEILING JOISTS (ATTIC ROOF)
RADIANT BARRIER: YES

WINDOW PERFORMANCE

MAXIMUM WINDOW PERFORMANCE VALUES:
WINDOWS: .27 U-FACTOR/.23 SHGC
FRENCH DOORS: .32 U-FACTOR/.18 SHGC

DOMESTIC HOT WATER

ELECTRIC TANKLESS WATER HEATER (93% UEF MINIMUM)
POINT-OF-USE HOT WATER DISTRIBUTION

SOLAR

(NOT REQUIRED; CALCULATED SIZE IS < 1.8 KW)

INDOOR AIR QUALITY

BROAN ZB80 OR EQUIVALENT SET TO 30 CFM

SPACE HEATING & COOLING

DUCTLESS HEAT PUMP (9.7 HSPF2, 20 SEER2, 12.7 EER2 MIN)
RECOMMENDED MINIMUM SIZE: 1.5 TONS COOLING
RECOMMENDED AHRI COMBINATION NUMBER: 212927578

ECC FEATURE SUMMARY

- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED EER/EER2
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED HEATING CAPACITY

KITCHEN RANGE HOOD

IF A NEW VENTED KITCHEN RANGE HOOD IS INSTALLED,
IT SHALL MEET THE FOLLOWING REQUIREMENTS:

- CAPTURE EFFICIENCY (CE) OR AIRFLOW RATE (CFM)

DWELLING FLOOR AREA:	HOOD OVER ELECTRIC RANGE:	HOOD OVER NATURAL GAS RANGE:
≥1500	50% CE OR 110 CFM	70% CE OR 180 CFM
>1000-1500	50% CE OR 110 CFM	80% CE OR 250 CFM
750-1000	55% CE OR 130 CFM	85% CE OR 250 CFM
≤750	65% CE OR 160 CFM	85% CE OR 250 CFM

- IT SHALL BE HVI OR AHAM CERTIFIED OR IN CEC DIRECTORY: hvi.org/hvi-certified-products-directory/ aham.org/AHAM/what_we_do/kitchen_range_hood_certification cacertappliances.energy.ca.gov/Pages/ApplianceSearch.aspx
- AT LEAST ONE SPEED SETTING SHALL BE 100 CFM MIN. WITH A NOISE LEVEL OF 3 SONES OR LESS (HOODS WITH MINIMUM AIRFLOW OF 400+ CFM EXEMPT)

FOR OTHER KITCHEN EXHAUST FANS, INCLUDING DOWNDRAFT,
IT SHALL MEET THE FOLLOWING REQUIREMENTS:

- ENCLOSED KITCHEN: 300 CFM OR 5 ACH CAPACITY
- NON-ENCLOSED KITCHEN: 300 CFM

FOR CONTINUOUSLY-RUNNING RANGE EXHAUST IN AN ENCLOSED KITCHEN, THE AIRFLOW SHALL BE AT LEAST 5 ACH, BASED ON KITCHEN VOLUME (SEE CF-2R MCH-32)

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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR ENERGY SHEETS ONLY.

Analysis Performed or Supervised By:

CASEC CERTIFIED CEA ENERGY ANALYST

Jason Bennett
2019: R19-21-30042
2022: R22-21-40012

Sheet Description:

2025 SINGLE FAMILY RESIDENTIAL MANDATORY MEASURES SUMMARY AND SUPPLEMENTARY SHEETS

Initial Issue Date: February 10, 2026
Energy Analyst: J. Bennett
Project Manager: J. Peek
Job No. W025325

Sheet No.

ECM

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
Martinez ADU 430 SF	1/14/2026
System Name	Floor Area
HVAC System	430

ENGINEERING CHECKS	
Number of Systems	1
Heating System	
Output per System	22,000
Total Output (Btuh)	22,000
Output (Btuh/sqft)	51.2
Cooling System	
Output per System	18,000
Total Output (Btuh)	18,000
Total Output (Tons)	1.5
Total Output (Btuh/sqft)	41.9
Total Output (sqft/Ton)	286.7
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00
Note: values above given at ARI conditions	

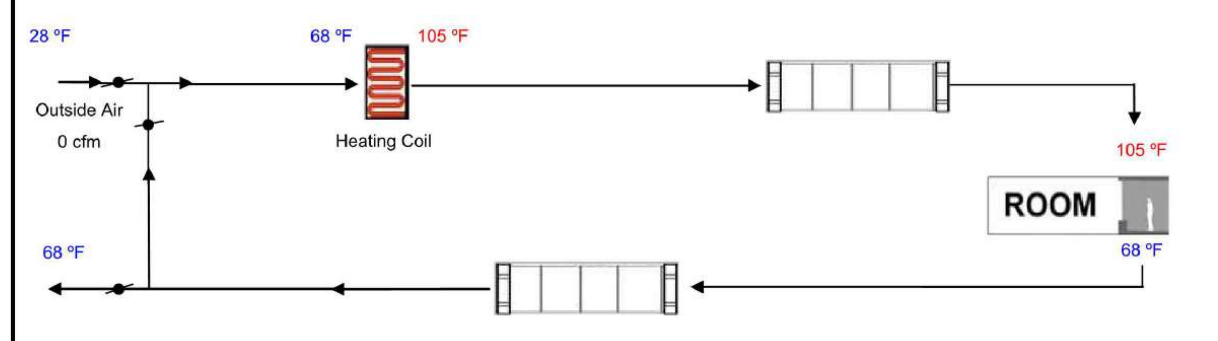
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	240	5,184	78	187	7,445
Return Vented Lighting					
Return Air Ducts		0			0
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		0			0
TOTAL SYSTEM LOAD		5,184	78		7,445

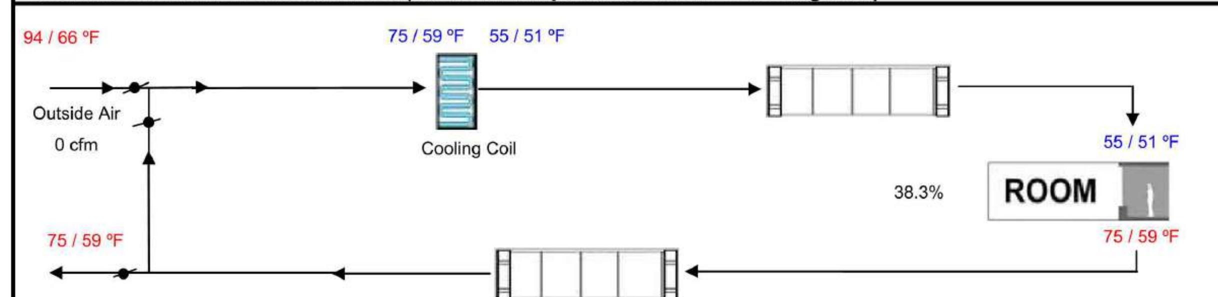
HVAC EQUIPMENT SELECTION

MXZ-2C20NA4	1	15,930		14,498
Total Adjusted System Output (Adjusted for Peak Design conditions)	1	15,930		14,498
TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



ROOM HEATING PEAK LOADS

Project Name	Date
Martinez ADU 430 SF	1/14/2026

ROOM INFORMATION		DESIGN CONDITIONS	
Room Name	acc	Time of Peak	Jan 1 AM
Floor Area	430.00 ft²	Outdoor Dry Bulb Temperature	28 °F
Indoor Dry Bulb Temperature	68 °F		

Conduction	Area		U-Value		ΔT °F		Btu/hr
R-21 Wall	597.5	X	0.0725	X	40	=	1,733
Residential CZ 2/4/6-15	143.5	X	0.2700	X	40	=	1,550
French Door	24.0	X	0.3200	X	40	=	307
R-38 Roof Attic + RB	430.0	X	0.0390	X	40	=	670
Slab-On-Grade	perim = 85.0	X	0.7300	X	40	=	2,482

Items shown with an asterisk (*) denote conduction through an interior surface to another room

Page Total 6,742

Infiltration: [1.00 (Schedule Fraction) X 1.078 (Air Sensible) X 430 (Area) X 9.00 (Ceiling Height) X 0.253 (ACH) / 60] X 40 (ΔT) = 703

TOTAL HOURLY HEAT LOSS FOR ROOM 7,445

RESIDENTIAL ROOM COOLING LOAD SUMMARY

Project Name	Date
Martinez ADU 430 SF	1/14/2026

ROOM INFORMATION		DESIGN CONDITIONS	
Room Name	acc	Outdoor Dry Bulb Temperature	94 °F
Floor Area	430.00 ft²	Outdoor Wet Bulb Temperature	66 °F
Indoor Dry Bulb Temperature	75 °F	Outdoor Daily Range:	36 °F

Opaque Surfaces	Orientation	Area		U-Factor		CLTD[1]		Btu/hr
R-21 Wall	(N)	118.5	X	0.0725	X	7.0	=	60
R-21 Wall	(E)	162.5	X	0.0725	X	17.0	=	200
R-21 Wall	(S)	144.0	X	0.0725	X	10.0	=	104
R-21 Wall	(W)	172.5	X	0.0725	X	17.0	=	213
R-38 Roof Attic + RB	(N)	430.0	X	0.0390	X	41.0	=	687
						Page Total		1,264

Items shown with an asterisk (*) denote conduction through an interior surface to another room.
1. Cooling Load Temperature Difference (CLTD)

Fenestration	Orientation	Shaded Area		Shaded GLF		Unshaded Area		Unshaded GLF		Btu/hr
GreatRm 2650 L	(N)	0.0	X	10.8	+	12.5	X	10.8	=	134
GreatRm 2650 R	(N)	0.0	X	10.8	+	12.5	X	10.8	=	134
3080 Front Door	(N)	0.0	X	8.5	+	24.0	X	8.5	=	205
Nook 2650	(N)	0.0	X	10.8	+	12.5	X	10.8	=	134
Bedroom (2) 2050	(E)	4.4	X	10.8	+	15.6	X	25.4	=	444
GreatRm (2) 2050	(E)	4.4	X	10.8	+	15.6	X	25.4	=	444
Bathroom 2030	(S)	5.8	X	10.8	+	0.2	X	14.8	=	65
Bedroom (2) 3050	(S)	17.4	X	10.8	+	12.6	X	14.8	=	374
Kitchen 6050	(W)	6.6	X	10.8	+	23.4	X	25.4	=	666
								Page Total		2,602

Internal Gain							Btu/hr
Occupants	1.3	Occupants	X	250	Btuh/occ.	=	323
Equipment	430	Floor Area	X	0.50	w/sqft	=	734

Infiltration: 1.078 (Air Sensible) X 0.72 (CFM) X 17.74 (ELA) X 19 (ΔT) = 261

TOTAL HOURLY SENSIBLE HEAT GAIN FOR ROOM 5,184

Latent Gain							Btu/hr
Occupants	1.3	Occupants	X	155	Btuh/occ.	=	200

Infiltration: 4,835 (Air Latent) X 0.72 (CFM) X 17.74 (ELA) X -0.00198 (ΔW) = -122

TOTAL HOURLY LATENT HEAT GAIN FOR ROOM 78

MXZ-2C20NA4
1.66-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

MITSUBISHI ELECTRIC HEATING & AIR CONDITIONING

Job Name:
System Reference: Date:



FEATURES
- Variable speed INVERTER-driven compressor
- M-NET connection through the outdoor unit
- Quiet outdoor unit operation as low as 50 dB(A)
- Intelligent Power Module (IPM) for reduced power loss
- Selectable thermal lockout/restart function
- Optional base pan heater
- High-pressure switch for additional protection
- A thermal differential of +/-1° F from setpoint
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
- Rated for 2,000 hours spraying time per ASTM B117 Standard

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-2C20NA4

Cooling[1] (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	20,000 // 21,000 // 22,000 | 20,000 // 20,000
	Rated Capacity	BTU/H	18,000 // 19,000 // 20,000 | 19,000 // 20,000
	Minimum Capacity	BTU/H	5,700 // 5,700 // 5,700 | 6,550 // 7,400
	Maximum Power Input	W	2,245 // 2,258 // 2,270 | 2,258 // 2,270
	Rated Power Input	W	1,417 // 1,709 // 2,000 | 1,709 // 2,000
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 | 99.0, 99.0 // 99.0, 99.0
Heating at 47°F[2] (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	25,500 // 25,000 // 24,500 | 25,000 // 24,500
	Rated Capacity	BTU/H	22,000 // 22,000 // 22,000 | 22,000 // 22,000
	Minimum Capacity	BTU/H	7,400 // 7,400 // 7,400 | 9,450 // 11,500
	Maximum Power Input	W	2,455 // 2,433 // 2,410 | 2,433 // 2,410
	Rated Power Input	W	1,641 // 1,706 // 1,771 | 1,706 // 1,771
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 | 99.0, 99.0 // 99.0, 99.0
Heating at 17°F[3] (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	15,500 // 15,000 // 14,500| 15,000 // 14,500
	Rated Capacity	BTU/H	13,500 // 13,000 // 12,500 | 13,000 // 12,500
	Maximum Power Input	W	1,750 // 1,780 // 1,810 | 1,780 // 1,810
	Rated Power Input	W	1,364 // 1,515 // 1,665 | 1,515 // 1,665
Heating at 5°F[4] (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	11,100 // 11,000 // 10,900 | 11,000 // 10,900
	Maximum Power Input	W	1,600 // 1,650 // 1,700 | 1,650 // 1,700
Efficiency (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	SEER2		20.0 // 18.0 // 16.0 | 18.0 // 16.0
	EER2[1]		12.7 // 11.35 // 10.0 | 11.35 // 10.0
	HSPF2 (IV)		9.7 // 9.4 // 9.1 | 11.0 // 9.1
	COP at 47°F[2]		3.92 // 3.78 // 3.64 | 3.78 // 3.64
	COP at 17°F at Maximum Capacity[3]		2.6 // 2.48 // 2.35 | 2.48 // 2.35
	COP at 5°F at Maximum Capacity[4]		2.22 // 2.05 // 1.88 | 2.05 // 1.88
	ENERGY STAR® Certified		Yes // No // No | No // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size	A	20
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Minimum Circuit Ampacity	A	17.2
	Maximum Overcurrent Protection	A	20
	Fan Motor Full Load Amperage	A	1.77
Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	1,342 / 1,458
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate Fin Coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling[1]	dB(A)	50
	Sound Pressure Level, Heating[2]	dB(A)	54
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB140FQUH2T
	Compressor Rated Load Amps	A	10.7
	Compressor Locked Rotor Amps	A	15.5
	Compressor Oil Type // Charge	oz.	NEO22 // 20.3
	Base Pan Heater		Optional
	Unit Dimensions	W: In. [mm]	33-1/16 [840]
		D: In. [mm]	13 [330]
		H: In. [mm]	27-15/16 [710]
	Package Dimensions	W: In. [mm]	40 [1,006]
		D: In. [mm]	18-1/2 [466]
		H: In. [mm]	35-1/8 [892]
	Unit Weight	Lbs.[kg]	126 [57]
	Package Weight	Lbs.[kg]	150 [68]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum[*A])	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10.4 / 14
	Heating Intake Air Temp (Maximum / Minimum)	°FWB	65 / 5
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-4 / 5

NOTES:
AHRI Rated Conditions [1]Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) [2]Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
[3]Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions [4]Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

[*]Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
[*A] 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

Specifications are subject to change without notice.

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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR ENERGY SHEETS ONLY.

Analysis Performed or Supervised By:

CABEC CERTIFIED CEA ENERGY ANALYST
Jason Bennett
2019: R19-21-30042
2022: R22-21-40012

Sheet Description:

HVAC LOAD CALCS AND PROPOSED EQUIPMENT

Initial Issue Date: February 10, 2026
Energy Analyst: J. Bennett
Project Manager: J. Peek
Job No. W025325
Sheet No. ECE

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE 2025 EDITION OF THE CALIFORNIA BUILDING CODE (CBC); THE MOST RECENT VERSIONS OF THE CMC, CPC AND CEC; ALL APPLICABLE LOCAL CODES AND ORDINANCES; AND LOCALLY ACCEPTED STANDARDS OF PRACTICE.
2. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED EXCLUSIVELY FOR USE ON THIS PROJECT ONLY. THE DRAWINGS AND SPECIFICATIONS, OR PORTIONS THEREOF, SHALL NOT BE USED ON OTHER PROJECTS OR ADDITIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION OF THE ENGINEER.
3. WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION.
4 STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL SYSTEMS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING CONSTRUCTION.
5. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FINISH MATERIALS AND THEIR LOCATIONS, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR STAIRS, CURBS, ETC.
6. ALL DETAIL REFERENCES SHALL BE CONSIDERED "TYPICAL". THE INTENT OF TYPICAL DETAILS SHALL BE APPLIED TO SIMILAR CONDITIONS ELSEWHERE IN THE PROJECT. WHEN DETAILS LABELED "SIMILAR" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE GENERAL INTENT OF THE DETAIL TO THE REFERENCED CONDITION.
7. **THE CONTRACTOR SHALL REVIEW ALL DRAWINGS IMMEDIATELY UPON RECEIPT AND SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.**
8. STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS OF PRACTICE TO MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE EDITION OF THE CBC. ANY OMISSIONS OR DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS THAT ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION. ALL WORK SHALL BE COORDINATED SO COOPERATION BETWEEN THE TRADES IS ACCOMPLISHED.
9. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND LOCAL ORDINANCES.
10. THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED TO CARRY THE SUPERIMPOSED LIVE LOADS AS PRESCRIBED BY THE CALIFORNIA BUILDING CODE AND IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES, WITH NO SPECIAL PROVISIONS TO CARRY CONCENTRATED LOADS FROM STORAGE AND HANDLING OF CONSTRUCTION MATERIALS OR FROM OPERATION OF CONSTRUCTION EQUIPMENT.
11. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURE TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
12. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, BRACING, AND SHORING SYSTEMS AS REQUIRED FOR INSTALLATION, STABILITY AND SAFETY OF NEW WORK AND EXISTING STRUCTURES, PIPING, AND FOUNDATION SYSTEMS. CONTRACTOR SHALL ALSO PROVIDE FOR THE SAFETY OF PEDESTRIANS AND JOB SITE PERSONNEL. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING CONSTRUCTION FROM INCLEMENT WEATHER AND PHYSICAL DAMAGE.
13. CONTRACTOR SHALL COORDINATE WITH THE CITY TO ENSURE ALL INSPECTIONS (INCLUDING SPECIAL INSPECTIONS) ARE COMPLETED PER THE LOCAL BUILDING DEPARTMENT REQUIREMENTS. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
14. IF PROVIDED, OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER IS INTENDED TO IMPROVE THE PROBABILITY THAT THE WORK IS COMPLETED IN GENERAL CONFORMANCE WITH THE ENGINEERING INTENT OF THE DESIGN. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLETING THE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, GENERALLY ACCEPTED STANDARDS OF PRACTICE, AND CITY/COUNTY REQUIRED INSPECTIONS.
15. ALL FRAMING HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONGTIE, OR EQUAL. ALTERNATE FRAMING HARDWARE MANUFACTURERS SHALL NOT BE PROVIDED UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER AND THE BUILDING OWNER. IF ALTERNATE HARDWARE SYSTEMS ARE AUTHORIZED, THE CONTRACTOR SHALL FORWARD COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

FOUNDATION NOTES

1. FOOTING DEPTH DIMENSION ARE INTO UNDISTURBED SOIL OR ENGINEERED FILL APPROVED BY THE GEOTECHNICAL ENGINEER, IF APPLICABLE. FINAL FOOTING DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT GRADE OR BOTTOM OF APPROVED FILL.
2. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER (IF APPLICABLE) SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BACKFILL MATERIALS AND BACK FILLING PROCEDURES.
3. MINIMUM CLEARANCE OF 8" SHALL BE PROVIDED BETWEEN EARTH AND WOOD IN ALL LOCATIONS PER CBC 2304.12
4. DRAINAGE AND SURFACE RUNOFF:
   PERIMETER GRADES SHOULD BE POSITIVELY SLOPED AT ALL TIMES TO PROVIDE FOR RAPID REMOVAL OF SURFACE WATER RUNOFF AWAY FROM THE FOUNDATION SYSTEMS AND TO PREVENT PONDING OF WATER UNDER FOUNDATIONS OR SEEPAGE TOWARD THE FOUNDATION SYSTEMS AT ANY TIME DURING OR AFTER CONSTRUCTION. PONDED WATER MAY CAUSE UNDESIRABLE SOIL SWELL OR SETTLEMENT AND LOSS OF STRENGTH.
   A. AS A MINIMUM REQUIREMENT, FINISHED GRADES SHOULD HAVE SLOPES OF AT LEAST 5 PERCENT WITHIN 10 FEET FROM THE EXTERIOR WALLS AND AT RIGHT ANGLES TO ALLOW SURFACE WATER TO DRAIN POSITIVELY AWAY FROM THE STRUCTURE. FOR PAVED AREAS, THE SLOPE GRADIENT CAN BE REDUCED TO 2 PERCENT.
   B. ALL SURFACE WATER SHOULD BE COLLECTED AND DISCHARGED INTO APPROVED DRAINAGE FACILITIES. APPROVED DRAINAGE FACILITIES SHALL BE SPECIFIED BY THE THE CIVIL ENGINEER, IF APPLICABLE.
   C. ALL ROOF STORMWATER SHOULD BE COLLECTED AND DIRECTED TO DOWNSPOUTS. STORMWATER FROM ROOF DOWNSPOUTS SHOULD NOT BE ALLOWED TO DISCHARGE DIRECTLY ONTO THE GROUND SURFACE IN CLOSE PROXIMITY TO THE FOUNDATION SYSTEM. RATHER, STORMWATER FROM ROOF DOWNSPOUTS SHOULD BE DIRECTED BY AN IMPERMEABLE SURFACE INTO THE STREET OR TO AN APPROVED DRAINAGE FACILITY. IF THIS IS NOT ACCEPTABLE, WE RECOMMEND DOWNSPOUTS DISCHARGE AT LEAST 5 FEET AWAY FROM FOUNDATIONS.
5. OVER-OPTIMUM SOIL MOISTURE CONDITIONS:
   THE CONTRACTOR SHOULD ANTICIPATE ENCOUNTERING EXCESSIVELY OVER-OPTIMUM (WET) SOIL MOISTURE CONDITIONS DURING WINTER OR SPRING GRADING, OR DURING OR FOLLOWING PERIODS OF RAIN. IN ADDITION, WET SOIL CONDITIONS MAY BE ENCOUNTERED NEAR THE BOTTOM OF EXCAVATIONS. WET SOIL CAN MAKE PROPER COMPACTION DIFFICULT OR IMPOSSIBLE. WET SOIL CONDITIONS SHALL BE MITIGATED BY APPROVED MEANS.
6. VAPOR TRANSMISSION
   WHERE MOISTURE VAPOR TRANSMISSION IS A CONCERN, CONSULT A WATERPROOFING EXPERT. THE ELIMINATION OF MOISTURE TRANSMISSION IS OUTSIDE THE SCOPE OF THESE PLANS.
   A. AT A MINIMUM, A TOUGH, WATER VAPOR RETARDING MEMBRANE SHOULD BE INSTALLED BELOW ALL SLAB FOUNDATIONS SYSTEMS TO REDUCE MOISTURE CONDENSATION UNDER FLOOR COVERINGS. THE VAPOR RETARDER SHOULD MEET ASTM E 1745 CLASS A REQUIREMENTS FOR WATER VAPOR PERMEABILITY, TENSILE STRENGTH, AND PUNCTURE RESISTANCE. VAPOR TRANSMISSION THROUGH THE SLAB FOUNDATIONS CAN ALSO BE REDUCED BY USING HIGH STRENGTH CONCRETE WITH A LOW WATER-CEMENT RATIO.
7. DEEPEN PERIMETER FOOTINGS AS REQUIRED WHERE FOOTING, OR EDGE OF SLAB, IS WITHIN 3'-0" OF EDGE OF BIO-SWALE, BIO-RETENTION FACILITIES, TRENCHES, ETC. DEEPEN FOOTING SUCH THAT A 1:1 PLANE IS MAINTAINED BETWEEN BOTTOM OF FOOTING AND BOTTOM OF ADJACENT EXCAVATION. SEE DTL. 307/SD3 FOR MORE INFORMATION.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
9. CONTRACTOR TO REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
11. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH.

SHEAR WALL NOTES

1. WHERE A STRUCTURAL SHEAR WALL IS INDICATED ON PLANS THE ASSEMBLY SHALL RUN HORIZONTALLY AND CONTINUOUSLY TO THE NEAREST WALL OPENING OR END OF THE WALL; THE ASSEMBLY SHALL RUN VERTICALLY CONTINUOUSLY FROM THE BOTTOM OF THE NEAREST SOLE OR BOTTOM PLATE UP TO THE TOP OF THE NEAREST DOUBLE TOP PLATE (OR BEAM). ALL PLYWOOD PANEL EDGES SHALL BE BLOCKED AND EDGE NAILED.
2. WHERE HOLDOWN POSTS OR STUDS ARE INDICATED AT THE END OF A SHEAR WALL, THE SHEAR PLYWOOD SHALL BE EDGE NAILED AND THE POST SHALL RUN CONTINUOUSLY FROM THE SOLE PLATE TO THE DOUBLE TOP PLATE. HOLDOWNS SHALL BE ATTACHED TO POSTS AT THE ENDS OF SHEAR WALL AND SHALL EXTEND TO EITHER FRAMING BELOW OR TO FOUNDATION AS SHOWN ON PLANS.
3. SEE SHEAR WALL SCHEDULE ON PLANS FOR REQUIRED SHEAR WALL NAILING, ANCHOR BOLTS, SILL NAILS, AND OTHER SHEAR TRANSFER HARDWARE.
4. SHEAR WALL PLYWOOD SHALL NOT BE CUT FOR PIPE, DUCTS, SLEEVES, ETC., U.N.O. OR DETAILED.
5. UNLESS OTHERWISE DETAILED, ALL INTERIOR SHEAR WALL SHALL BE CONTINUOUS TO THE ROOF OR FLOOR PLYWOOD IN ACCORDANCE WITH THE TYPICAL SHEAR TRANSFER DETAILS
6. PLYWOOD SHEETS LOCATED AT SHEAR WALL EDGES SHALL BE AT LEAST 12" WIDE. PLYWOOD EDGES SHALL BE EDGE NAILED TO ALL SHEAR WALL FRAMING MEMBERS. SEE SHEAR WALL SCHEDULE FOR FIELD NAILING REQUIREMENTS.
7. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL THAT REQUIRE 3x MUDSILLS AND 3x FRAMING AT ADJOINING PLYWOOD PANEL EDGES. SILL PLATES, TOP PLATES AND MEMBERS IN THE FIELD OF INDIVIDUAL PLYWOOD PANELS DO NOT TYPICALLY BACK ADJOINING PANEL EDGES AND THUS MAY BE 2x.

FASTENING SCHEDULE (C.B.C. TABLE 2304.10.2)

ITEM	DESCRIPTION OF CONNECTION	FASTENING (NOTE 1, 4, 8)		
		COMMON / BOX	SMOOTH SHANK	STAPLES
1	JOIST TO SILL OR GIRDER, TOE-NAIL	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
2	BRIDGING TO JOIST, TOE-NAIL EA. END	(2) 8d	(2) 3" x 0.131"	(2) 3"-14 GA.
3	1" x 6" SUBFLOOR OR LESS, TO EACH JOIST, FACE NAIL	(2) 8d	N.A.	N.A.
4	WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	(3) 8d	N.A.	N.A.
5	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d	N.A.	N.A.
6	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16"	3" x 0.131" AT 8" O.C.	3"-14 GA. AT 12" O.C.
	SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d AT 16"	(4) 3" x 0.131" AT 16" O.C.	(4) 3"-14 GA. PER 16" O.C.
7	TOP PLATE TO STUD, END NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
8	STUD TO SOLE PLATE, END NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
	STUD TO SOLE PLATE, TOE-NAIL	(4) 8d	(4) 3" x 0.131"	(3) 3"-14 GA.
9	DOUBLE STUDS, FACE NAIL	16d AT 24"	3" x 0.131" AT 8" O.C.	3"-14 GA. AT 8" O.C.
10	DOUBLED TOP PLATES, TYP. FACE NAIL	16d AT 16"	3" x 0.131" AT 12" O.C.	3"-14 GA. AT 12" O.C.
	DOUBLE TOP PLATES, LAP SPLICE	(8) 16d	(12) 3" x 0.131"	(12) 3"-14 GA.
11	BLOCKING BETWEEN JOISTS OR RAFTERS, TO TOP PLATE, TOE-NAIL	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
12	RIM JOIST TO TOP PLATE, TOE-NAIL	8d AT 6"	3" x 0.131" AT 6" O.C.	3"-14 GA. AT 6" O.C.
13	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
14	CONTINUOUS HEADER, TWO PIECES	16d AT 16" ALONG EDGE	N.A.	N.A.
15	CEILING JOIST TO PLATE, TOE-NAIL	(3) 8d	(5) 3" x 0.131"	(5) 3"-14 GA.
16	CONTINUOUS HEADER TO STUD, TOE-NAIL	(4) 8d	N.A.	N.A.
17	CEILING JOISTS: LAPS OVER PARTITIONS, FACE NAIL *(SEE C.B.C. TABLE 2308.10.4.1)*	(3) 16d MIN.	(4) 3" x 0.131"	(4) 3"-14 GA.
18	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL *(SEE C.B.C. TABLE 2308.10.4.1)*	(3) 16d MIN.	(4) 3" x 0.131"	(4) 3"-14 GA.
19	RAFTER TO PLATE, TOE-NAIL *(SEE C.B.C. TABLE 2308.10.1)*	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
20	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d	(2) 3" x 0.131"	(3) 3"-14 GA.
21	1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(3) 8d	N.A.	N.A.
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d	N.A.	N.A.
23	BUILT-UP CORNER STUDS	16d AT 24"	3" x 0.131" AT 16" O.C.	3"-14 GA. AT 16" O.C.
24	BUILT-UP GIRDERS AND BEAMS, FACE NAIL TOP AND BTM STAGG. ON OPP. SIDE	20d AT 32"	3" x 0.131" AT 24" O.C.	3"-14 GA. AT 24" O.C.
	BUILT-UP GIRDERS AND BEAMS, FACE NAIL AT ENDS AND AT EACH SPLICE	(2) 20d	(3) 3" x 0.131"	(3) 3"-14 GA.
25	2" PLANK TO EACH BEARING	16d	N.A.	N.A.
26	COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d	(4) 3" x 0.131"	(4) 3"-14 GA.
27	JACK RAFTER TO HIP, TOE-NAIL	(3) 10d	(4) 3" x 0.131"	(4) 3"-14 GA.
	JACK RAFTER TO HIP, FACE NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
28	ROOF RAFTER TO 2x RIDGE BEAM, TOE-NAIL OR FACE-NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
29	JOIST TO BAND JOIST, FACE NAIL	(3) 16d	(4) 3" x 0.131"	(4) 3"-14 GA.
30	LEDGER STRIP, FACE NAIL	(3) 16d	(4) 3" x 0.131"	(4) 3"-14 GA.
31	WOOD STRUCTURAL PANELS AND PARTICLE BOARD (NOTE 2): SUBFLOOR, ROOF + WALL SHEATHING TO FRAMING:			
	1/2" AND LESS	6d (NOTE 3, 7)	2.375" x 0.113" (NOTE 9)	1.75" x 16 GA. (NOTE 10)
	19/32" TO 3/4"	8d (NOTE 4) 6d (NOTE 5)	2.375" x 0.113" (NOTE 11)	2" x 16 GA. (NOTE 11)
	7/8" TO 1"	8d (NOTE 3)	N.A.	N.A.
	1-1/8" TO 1-1/4"	10d OR 8d (NOTE 4)	N.A.	N.A.
	SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING):			
	3/4" AND LESS	6d (NOTE 5)	N.A.	N.A.
	7/8" TO 1"	8d (NOTE 5)	N.A.	N.A.
	1-1/8" TO 1-1/4"	10d (NOTE 4) 8d (NOTE 5)	N.A.	N.A.
32	PANEL SIDING TO FRAMING (NOTE 2):			
	1/2" AND LESS	6d (NOTE 6)	N.A.	N.A.
	5/8"	8d (NOTE 6)	N.A.	N.A.

NOTES: FOR SI: 1 inch = 25.4 mm

1. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS EXCEPT 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 4'-0" OR MORE. NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR-WALLS, REFER TO C.B.C. SECTION 2305. WALL SHEATHING NAILS ARE PERMITTED TO BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148")
4. COMMON (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148"; 16d - 3.5" x 0.162")
5. DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148")
6. CORROSION-RESISTANT SIDING (6d - 1.875" x 0.106"; 8d - 2.375" x 0.128") OR CASING (6d - 2" x 0.099"; 8d - 2.5" x 0.113") NAILS.
7. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2.5" x 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
8 STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
9. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
10. FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
11. FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.

NAIL SCHEDULE

FASTENER PER PLAN	SHANK DIA.	HEAD DIA.	MIN. LENGTH
8d	0.131"	0.281"	2-1/2"
10d	0.148"	0.312"	3"
16d	0.148"	0.344"	3-1/4"
16d COMMON	0.162"	0.344"	3-1/2"
20d	0.192"	0.406"	4"

NOTES:

1. ALL NAILS IN MANUF. HARDWARE SHALL BE PER MANUFACTURERS SPECIFICATIONS AS NOTED TO ACHIEVE MAX HARDWARE VALUE.
2. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH SODIUM BORATE SBX/DOT PRESERVATIVE-TREATED WOOD IN AN INT., DRY ENVIRONMENT SHALL BE PERMITTED.
3. FASTENERS IN CONTACT WITH PRESERVATIVE -TREATED TREATED WOOD USING ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), COPPER AZOLE (CA-B & CA-C, MCA-C) OR EXPOSED TO WEATHER SHALL BE HOT DIPPED GALV. OR STAINLESS STEEL

ABBREVIATION LEGEND

@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
AGGREG.	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ALT.	ALTERNATE
ARCH.	ARCHITECT(URAL)
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
B/	BOTTOM OF
B.C.	BOTTOM CHORD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B.N.	BOUNDARY NAILING
B.O.	BY OTHERS / BOTTOM OF
B.O.C.	BOTTOM OF CONCRETE
B.O.F.	BOTTOM OF FOOTING
B.O.S.	BOTTOM OF STEEL
BRG	BEARING
B.S.	BOTH SIDES
BTM	BOTTOM
BTWN	BETWEEN
CALCS	CALCULATIONS
CANT.	CANTILEVER
C.B.	CEILING BEAM
C.B.C.	CALIFORNIA BUILDING CODE
C.C.	CENTER TO CENTER
C.C.J.	CRACK CONTROL JOINT
C.F.	CUBIC FOOT
C.J.	CONTROL JOINT - OR - CEILING JOIST
℄	CENTERLINE
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
COLL.	COLLECTOR
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.P.	COMPLETE PENETRATION WELD
C.S.	COUNTERSUNK
C.T.	COLLECTOR TRUSS
CTR	CENTER
CTRD	CENTERED
C.Y.	CUBIC YARD
DBL	DOUBLE
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.L.	DEAD LOAD
D.J.	DECK JOIST
D.T.	DRAG TRUSS
DP	DEEP
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
EA.	EACH
E.B.	EXPANSION BOLT
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
EMB.	EMBEDMENT
EMBED.	EMBEDMENT
E.N.	EDGE NAIL
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
E.W.	EACH WAY
EXT.	EXTERIOR

FDN	FOUNDATION
F.F.	FINISH FLOOR
FIN.	FINISH
F.J.	FLOOR JOIST
FLG	FLANGE
FLR	FLOOR
F.O.B.	FACE OF BLOCK
F.N.	FACE NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.P.	FIREPLACE - OR - FULL PENETRATION
FRMD	FRAMED
FRMG	FRAMING
F.S.	FAR SIDE
FT	FOOT
FTG	FOOTING
G & N	GLUE AND NAIL
GA.	GAGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
GEN.	GENERAL
GLB	GLUED-LAMINATED BEAM
GR.	GRADE
G.T.	GIRDER TRUSS
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
HD	HOLDOWN
H.D.G.	HOT-DIP GALVANIZED
HDR	HEADER
HGR	HANGER
H.H.N.	HEAVY HEX NUT
H.N.	HEX NUT
HORIZ.	HORIZONTAL
H.S.B.	HIGH STRENGTH BOLT
HSS	STRUCTURAL TUBE
HT	HEIGHT
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
INT.	INTERIOR
INV.	INVERT(ED)
JNT	JOINT
JST	JOIST
J.T.	JACK TRUSS
	KIPS
K.D.	KILN-DRIED
KLF	KIPS PER LINEAL FOOT
K.P.	KING POST
lbs	POUNDS
L.B.	LAG BOLT
L.F.	LINEAL FOOT
LONGIT.	LONGITUDINAL
LG	LONG
L.L.	LIVE LOAD
LSL	LAMINATED STRAND LUMBER
LT	LIGHT
LTWT	LIGHTWEIGHT
LVL	LAMINATED VENEER LUMBER
MATL	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MID.	MIDDLE
MIN.	MINIMUM
M.I.W.	MALLEABLE IRON WASHER
M.O.	MASONRY OPENING
MOIST.	MOISTURE
MFR	MANUFACTURER
MFRD	MANUFACTURED
MTL	METAL
(N)	NEW
N.A.	NOT APPLICABLE
N.B.	NON-BEARING
N.D.T.	NON-DESTRUCTIVE TESTING
N.I.C.	NOT IN CONTRACT
NLG	NAILING
No.	NUMBER
N.S.	NEAR SIDE
N.S.G.	NON-SHRINK GROUT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.O.S.	OUTSIDE FACE OF STUD
O.H.	OVERHANG - OR - OPPOSITE HAND
OPNG	OPENING

O.S.B.	ORIENTED STRAND BOARD
O.W.S.J.	OPEN WEB STEEL JOIST
O.W.J.G.	OPEN WEB JOIST GIRDER
P.A.	POST ABOVE
P.A.F.	POWDER-ACTUATED FASTENER
PARL	PARALLEL
P.C.F.	POUNDS PER CUBIC FOOT
PEN.	PENETRATION
PERF.	PERFORATED
PERP.	PERPENDICULAR
PL.	PLATE
PLY.	PLYWOOD
PLYWD	PLYWOOD
PR	PAIR
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.S.L.	PARALLEL-STRAND LUMBER
PST	POST
PT	POINT
P.T.	PRESSURE TREATED - OR - POST-TENSION
R	RADIUS
RECM'D	RECOMMEND(ATION)
REF.	REFERENCE
REINF.	REINFORCED - OR - REINFORCING - OR - REINFORCEMENT
REQD	REQUIRED
RET.	RETAINING
RETAIN.	RETAINING
R.J.	ROOF JOIST
R.O.	ROUGH OPENING
R.P.	"REAL POST"
R.R.	ROOF RAFTER
R/S	RESAWN (ROUGH-SAWN)
R.T.	ROOF TRUSS
R.W.	RETAINING WALL
RWD	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.B.	SOLID BLOCK
S.B.T.	SET-BACK TRUSS
SCHED.	SCHEDULE
SEP.	SEPARATION
S.G.T.	SUB-GIRDER TRUSS
SHT	SHEET
SIM.	SIMILAR
S.M.S.	SHEET METAL SCREW
S.J.	SOFFIT JOIST
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	SELECT STRUCTURAL
S4S	SURFACED 4 SIDES
STAGG.	STAGGER - OR - STAGGERED
STD	STANDARD
STIFF.	STIFFENER
STL	STEEL
STRUCT.	STRUCTURAL
SW	SHEAR WALL
SYMM.	SYMMETRICAL
T + B	TOP AND BOTTOM
T + G	TONGUE AND GROOVE
T.C.	TOP CHORD
THK	THICK
THKND	THICKENED
T.N.	TOE NAIL
T.O.B.	TOP OF BLOCK
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL - OR - TOP OF SHEATHING
T.O.W.	TOP OF WALL
T/	TOP OF
T.P.	TOP PLATE
TRANSV.	TRANSVERSE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
w/	WITH
WD	WOOD
W.P.	WORK POINT - OR - WATERPROOF(ING)
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH
#	NUMBER (PREFIX)
#	POUNDS (SUFFIX)

NOTE REGARDING STRUCTURAL DRAWINGS:

THE STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL FRAME. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NONSTRUCTURAL ITEMS INCLUDING NONSTRUCTURAL WALLS, WHICH REQUIRE SPECIAL PROVISIONS DURING CONSTRUCTION. ONLY OPENINGS REQUIRING SPECIAL FRAMING ARE SHOWN ON STRUCTURAL PLANS. SEE TYPICAL DETAILS FOR REINFORCING AROUND NOMINAL OPENINGS NOT SHOWN.

STRUCTURAL DESIGN INFORMATION

BASIS OF STRUCTURAL DESIGN: 2025 CALIFORNIA BUILDING CODE

LATERAL SYSTEM DESIGN DATA

GENERAL DESIGN DATA:

IMPORTANCE FACTOR -	1
OCCUPANCY CATEGORY -	II
ANALYSIS PROCEDURE USED -	EQUIVALENT LATERAL FORCE
LATERAL FORCE RESISTING SYSTEM -	WOOD SHEAR WALLS

WIND DESIGN DATA:

3 SECOND GUST SPEED -	95 mph
WIND EXPOSURE RATING -	Exp. C

SEISMIC DESIGN DATA:

SOIL SITE CLASS -	D
SEISMIC DESIGN CATEGORY -	E
SEISMIC BASE SHEAR -	5.150 kips
SEISMIC RESPONSE COEFFICIENT, Cs -	0.222
RESPONSE MODIFICATION FACTOR, R -	6.5
MAPPED SPECTRAL RESPONSE ACCELERATION, Ss -	1.800
MAPPED SPECTRAL RESPONSE ACCELERATION, S_1 -	0.800
SPECTRAL RESPONSE COEFFICIENTS, S_{DS} -	1.440
SPECTRAL RESPONSE COEFFICIENTS, S_{D1} -	NULL

SOILS & FOUNDATION DESIGN DATA

RECOMMENDATIONS FROM 2025 CBC CHAPTER 18

SPREAD FOOTING FOUNDATION

ALLOWABLE SOIL PRESSURE -	1500 PSF
MINIMUM FOOTING WIDTH -	12 INCHES
MINIMUM FOOTING DEPTH -	18 INCHES

PIER & GRADE BEAM

ALLOWABLE SKIN FRICTION -	250 PSF
MINIMUM PIER DIAMETER -	16 INCHES
MINIMUM PIER DEPTH -	10 FEET
NEGLECT -	3 FEET

GRAVITY LOAD SCHEDULE

MATERIAL	DEAD LOAD	LIVE LOAD
ROOF	14.0 psf	20.0 psf
CEILING	8.0 psf	10.0 psf
EXT. WALL	17.0 psf	
INT. WALL	8.0 psf	

NOTE: ROOF DEAD LOAD INCLUDES A MINIMUM OF 1,250 lbs OR 3 psf (WHICHEVER IS GREATER) PHOTOVOLTAIC LOADING WHERE OCCURS, S.A.D.

PROJECT MANAGER

PROJECT MANAGER - Justen Peek
CONTACT EMAIL - jp@advengineering.com
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DO NOT SCALE THESE DRAWINGS

SYMBOLS LEGEND

NOT ALL SYMBOLS USED IN THE DRAWING ARE LISTED BELOW. REFER TO AMERICAN WELDING SOCIETY PUBLICATIONS FOR WELDING SYMBOLS.

- (LENGTH) SW-# — INDICATES SHEAR WALL NUMBER AND MINIMUM DESIGN LENGTH. SHEAR WALL SHALL BE AS NOTED IN THE SHEAR WALL SCHEDULE 103/SD1
- HD — INDICATES HOLDOWN TYPE AS MANUFACTURED BY THE "SIMPSON STRONGTIE COMPANY." HOLDOWNS SHALL BE AS NOTED IN THE HOLDOWN SCHEDULE, PER 203/SD2
- INDICATES INTERIOR BEARING WALL BELOW
- INDICATES HEADER PER HEADER SCHEDULE 401D/SD4
- INDICATES WALL BELOW (NON-BEARING AT INTERIOR CONDITION)
- INDICATES WALL ABOVE
- INDICATES BALLOON FRAMED WALL. REFER TO NOTE 6. UNDER GENERAL FRAMING NOTES FOR STUD SIZE AND SPACING REQUIREMENTS, U.N.O.
- P.A. — INDICATES POST BELOW
- INDICATES POST ABOVE
- DETAIL NUMBER
- SHEET NUMBER
- INDICATES ELEVATION
- # — REFERENCE TO STRUCTURAL CALCULATIONS FOR THE BENEFIT OF THE BUILDING OFFICIAL
- # — INDICATES REVISION NUMBER AND PLAN REVISIONS INSIDE CLOUD
- E — REFERENCE TO STRUCTURAL CALCULATIONS FOR THE BENEFIT OF THE BUILDING OFFICIAL
- INDICATES HANGER.
- HANGERS SHALL BE AS NOTED IN THE HANGER SCHEDULE PER 409/SD4

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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

1
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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

Engineering Seal:

REGISTERED PROFESSIONAL ENGINEER
Justen N. Peek
C 76751
EXP. 12/31/2026
CIVIL
State of California

Sheet Description:
GENERAL NOTES AND DESIGN CRITERIA

No Scale

Initial Issue Date: January 13, 2026
Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325
Sheet No. SN1

GENERAL FRAMING NOTES

1. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER. NOTCH DETAILS, IF PROVIDED, ARE FOR GENERAL GUIDANCE ONLY. THE ENGINEER SHALL BE CONTACTED TO APPROVE LOCATIONS OF PROPOSED NOTCHES. STUDS IN EXTERIOR WALLS AND BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF STUD WIDTH. CUTTING OR NOTCHING OF STUDS IN NON-BEARING PARTITIONS SHALL NOT EXCEED 40% OF THE WIDTH. SEE DETAIL 404/SD4 FOR MORE INFORMATION.

2. **TYPICAL FRAMING AND STRUCTURAL MATERIALS:**
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR, AND SHALL BE STAMPED WITH A GRADE MARK WITH THE FOLLOWING GRADES. FRAMING LUMBER SHALL CONFORM TO GRADING RULES OF WWPA AND COMPLIES WITH DOC PS 20.
MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% AT THE TIME OF CONSTRUCTION.

FRAMING MATERIAL	GRADE
TYPICAL WALL STUDS	PER NOTE 6 BELOW
SOLE PLATES (2x MIN.) [1]	STUD GRADE, MINIMUM
MUDSILLS (2x MIN.) [2]	P.T. DF. STD & BETTER
TOP PLATES (2x MIN.)	D.F. #2, MIN. U.N.O.
RIM JOIST (2x DIMENSIONAL)	D.F. #2, MIN. U.N.O.
FLR JOISTS (2x DIMENSIONAL)	D.F. #2, MIN. U.N.O.

FRAMING MATERIAL	GRADE
RAFTERS (2x DIMENSIONAL)	D.F. #2, MIN. U.N.O.
BUILT UP HEADERS (2-2x)	D.F. #2, MIN. U.N.O.
4x POSTS/BEAMS/RAFTERS	D.F. #2, MIN. U.N.O.
6x POSTS/BEAMS/RAFTERS	D.F. #1, MIN. U.N.O.
STRUCTURAL PLYWOOD	APA RATED SHTG
LUMBER EXPOSED TO WEATHER [3]	P.T. D.F. #2 U.N.O.

1. SOLE PLATES, AS NOTED ABOVE, ARE ALL INTERIOR SILL PLATES NOT IN CONTACT WITH CONCRETE. MATERIAL SHALL BE UC1 INTERIOR/DRY CATEGORY AS DEFINED BY AWPA STANDARD U1.
2. MUDSILLS, AS NOTED ABOVE, ARE ALL INTERIOR SILL PLATES IN DIRECT CONTACT WITH CONCRETE. MATERIAL SHALL BE UC2 INTERIOR/DAMP CATEGORY AS DEFINED BY AWPA STANDARD U1.
3. LUMBER EXPOSED TO WEATHER, AS NOTED ABOVE, IS ALL EXTERIOR LUMBER ABOVE GROUND AND EXPOSED TO WEATHER. MATERIAL SHALL BE UC3B ABOVE GROUND EXPOSED CATEGORY AS DEFINED BY AWPA STANDARD U1.

3. PRESERVATIVE TREATED OR NATURALLY DURABLE MATERIALS:
LUMBER SHALL BE TREATED WITH TYPICAL WATERBORNE PRESERVATIVES: ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), COPPER AZOLE (CA-B & CA-C, MCA-C) AND SODIUM BORATES (SBX/DOT). THESE TREATMENTS ARE OFTEN REFERRED TO BY TRADE NAMES SUCH AS: WOLMANIZED NATURAL SELECT™ (COPPER AZOLE), PRESERVE AND NATUREWOOD® (ACQ), MICROPRO™, SMART SENSE™ (MCQ), AND ADVANCE GUARD® (BORATE).

A. ALL INTERIOR/DAMP CONSTRUCTION, UC2 CATEGORY, SHALL BE TREATED WITH SODIUM BORATE SBX/DOT.
1. PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH SODIUM BORATE SBX/DOT PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

B. ALL EXTERIOR ABOVE GROUND CONSTRUCTION (INCL. DECK FRAMING), UC3B CATEGORY, SHALL BE TREATED WITH ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), OR COPPER AZOLE (CA-B & CA-C, MCA-C)
1. NAIL FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED TREATED WOOD USING ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), OR COPPER AZOLE (CA-B & CA-C, MCA-C) SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH GOVERNING CBC SEC. 2304.10 AND SHALL BE IN ACCORDANCE WITH ASTM A 153.

C. WOOD JOISTS OR WOOD STRUCTURAL FLOORS THAT ARE CLOSER THAN 18 INCHES OR WOOD GIRDERS THAT ARE CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION SHALL BE PRESERVATIVE-TREATED WOOD IN ACCORDANCE CBC.

4. **GLUE-LAMINATED STRUCTURAL MATERIALS:**
STANDARD SPECIFICATIONS FOR GLUE-LAMINATED STRUCTURAL MEMBERS, ANSI/AITC A 190.1 AND ASTM D3737. GLUE-LAMINATED BEAMS SHALL BE INSPECTED AND A CERTIFICATE PROVIDED TO THE FILED INSPECTOR AT THE TIME OF FRAMING INSPECTION. FABRICATION SHALL BE PERFORMED IN ACCORDANCE WITH CBC 1705.5. ALL GLUE-LAMINATED BEAMS THAT ARE CONTINUOUS OVER SUPPORTS OR CANTILEVERED SHALL HAVE TENSION LAMINATIONS ON TOP OF BEAMS. **MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 16% AT THE TIME OF CONSTRUCTION.**

A. GLULAM MEMBERS IN DRY SERVICE USE SHALL BE DOUGLAS-FIR 24F-V4 (SINGLE SPAN) OR COMBINATION 24F-V8 (MULTI-SPAN & CANTILEVER) U.N.O. BEAMS SHALL BE ARCHITECTURAL GRADE WHEN EXPOSED TO VIEW, S.A.D.
1. GLULAM MEMBERS, SEE PLAN SPECIFICATIONS FOR CAMBER WHERE OCCURS.

MATERIAL GRADE	E (x10^6 psi)	Fb (psi)	Fv (psi)	Fc (psi)	RADIUS, U.N.O.
DF/DF 24F-V4	1.8	2400	265	650	3500' RADIUS
DF/DF 24F-V8	1.8	2400	265	650	NO CAMBER

B. GLULAM MEMBERS IN WET SERVICE USE SHALL BE ALASKAN CEDAR 20F-V12 (SINGLE SPAN) OR COMBINATION 20F-V13 (MULTI-SPAN & CANTILEVER) U.N.O.
1. GLULAM MEMBERS, SEE PLAN SPECIFICATIONS FOR CAMBER WHERE OCCURS.

MATERIAL GRADE	E (x10^6 psi)	Fb (psi)	Fv (psi)	Fc (psi)	RADIUS, U.N.O.
AC/AC 20F-V12	1.5	2000	265	560	3500' RADIUS
AC/AC 20F-V13	1.5	2000	265	560	NO CAMBER

C. DESIGN, FABRICATION AND CONSTRUCTION OF STRUCTURAL GLULAM MEMBERS SHALL CONFORM TO THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARD, MANUAL No. 301 AND THE COMMERCIAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER, CS 253.

D. STRUCTURAL PLYWOOD SHALL BE GRADED PER APA PSI-83AND SHALL BE INTERIOR TYPE SHEATHING C-D GRADE WITH EXTERIOR GLUE. EQUIVALENT O.S.B. WOOD STRUCTURAL PANEL MAY BE USED AS AN ALTERNATE TO PLYWOOD. HOWEVER, IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA RECOMMENDATIONS, O.S.B. SHALL NOT BE USED BELOW TILE MORTAR. ALL HORIZONTAL PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS, WITH STAGGERED JOINTS.

5. **STRUCTURAL COMPOSITE LUMBER (SCL) MATERIALS:**
ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE MANUFACTURED PER ASTM D5055 AND ASTM D5456. STRUCTURAL COMPOSITE LUMBER SHALL BE MANUFACTURED BY BOISE CASCADE, OR EQUAL. ALTERNATE MANUFACTURERS ARE PERMITTED AND CONSIDERED AN EQUIVALENT SUBSTITUTION IF THE SUBSTITUTED MATERIAL MEETS, OR EXCEEDS, ALL THE DESIGN PROPERTIES LISTED BELOW.

SPECIFICATION	MATERIAL	WIDTH (in.) [2]	E (x10^6 psi)	Fb (psi)	Fv (psi)	$Fc_{\perp}$ (psi)	Fc_{II} (psi)
RIM JOIST	VERSA-STRAND LVL	1-5/16	1.4	1800	225	525	2500
LVL COLUMN	VERSA-LAM LVL	3.5, 5.25, 7	1.7	2650	285	750	3000
LVL STUD	VERSA-STUD LVL	1.5	1.7	2617	285	450	3000
LVL BEAM	VERSA-LAM 2.0E	1.75	2.0	2800	285	750	3000
LVL BEAM	VERSA-LAM 2.0E	3.5, 5.25, 7	2.0	3100	285	750	3000

1. BEAM DEPTH IS ASSUMED TO MATCH FLOOR FRAMING DEPTH U.N.O.
2. MFR BEAM MEMBERS MAY BE BUILT UP TO ACHIEVE SPECIFIED WIDTHS PER DETAIL 609/SD6 U.N.O. ON PLANS.

6. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL BE FRAMED AS FOLLOWS (U.N.O.):

EXTERIOR WALL STUD HEIGHT TABLE (L/360 DEFL.)

MAX. PLATE HT	STUD TYPE	SPACING
21'-5"	(2) 2x6 DOUG-FIR #1	12" O.C.
19'-5"	(2)-2x6 DOUG-FIR #1	16" O.C.
15'-1"	2x6 DOUG-FIR #2	16" O.C.
12'-1"	(2)-2x4 DOUG-FIR #1	16" O.C.
	2x6 STUD GRADE	16" O.C.
10'-1"	2x4 DOUG-FIR #1	16" O.C.
	2x6 STUD GRADE	16" O.C.
9'-1"	2x4 DOUG-FIR #2	16" O.C.
	2x6 STUD GRADE	16" O.C.
8'-1"	2x4 STUD GRADE	16" O.C.
	2x6 STUD GRADE	16" O.C.

INTERIOR WALL STUD HEIGHT TABLE (L/240 DEFL.)

MAX. PLATE HT	STUD TYPE	SPACING
21'-5"	2x6 STUD GRADE	12" O.C.
19'-5"	2x6 STUD GRADE	16" O.C.
15'-1"	2x6 STUD GRADE	16" O.C.
12'-1"	2x4 STUD GRADE	16" O.C.
	2x6 STUD GRADE	16" O.C.

NOTE:
A. STUD HEIGHTS EXCEEDING 10'-1" SHALL BE BRACED MID-HEIGHT USING FULL DEPTH 2x BLOCKING.

7. TOP PLATES SHALL BE DOUBLED ON ALL STUD WALLS. LAP 4'-0" MINIMUM AT TOP PLATE SPLICES, WITH (12) 16d NAILS EACH SIDE OF SPLICE, U.N.O. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 4'-0" MINIMUM.

8. POSTS IN WALLS MAY BE MADE WITH MULTIPLE STUDS OF EQUIVALENT WIDTH AND DEPTH, U.N.O. SECURE MULTIPLE STUDS WITH 16d NAILS AT 8" O.C. STAGGERED. 401/SD4

9. PROVIDE KING STUDS AT THE ENDS OF ALL HEADERS OR OTHER BEAMS INSTALLED IN WALLS, SEE DETAIL ADJACENT, STACKING WINDOWS SHALL BE SEPARATED BY KING STUDS THAT ARE CONTINUOUS FROM SILL TO TOP PLATE, CRIPPLE STUDS UNDER HEADERS SHALL BE CONTINUOUS TO SILL PLATE. END NAIL KING STUDS TO HEADERS.

10. ALL MEMBERS IN BEARING SHALL BE ACCURATELY CUT AND ALIGNED SO THAT FULL BEARING IS PROVIDED WITHOUT THE USE OF SHIMS.

11. BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING AND FINISHES. BALLOON FRAME ALL WALLS WITH SLOPING CEILING OR WITH RAISED CEILINGS.

12. INSTALL HORIZONTAL MEMBERS WITH CROWN UP. WHERE KNOTS EXIST NEAR THE TOP OR BOTTOM OF HORIZONTAL MEMBERS, INSTALL MEMBER WITH KNOTS UP. CANTILEVERED DECK JOISTS SHALL BE CAREFULLY NOTCHED AND TRIMMED (IF NECESSARY) TO PROVIDE SLOPE WITHOUT OVER-CUTTING.

13. PROVIDE FULL DEPTH BLOCKING OR CONTINUOUS RIM JOIST AT ALL FLOOR AND ROOF FRAMING SUPPORTS. FRAMING MEMBERS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 6" MINIMUM OVERLAP CENTERED OVER INTERIOR SUPPORTS.

14. ALL BOLTED WOOD CONNECTIONS SHALL HAVE A WASHER UNLESS A STEEL PLATE IS SPECIFIED. HOLES SHALL BE PROPERLY ALIGNED. OVERSIZED HOLES ARE NOT ALLOWED. NUTS SHALL BE SNUG TIGHTENED. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16".

15. NAILED WOOD CONNECTIONS SHALL USE COMMON WIRE NAILS, U.N.O. MIN. NAILING REQUIREMENTS FOR STANDARD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE GOVERNING C.B.C. FASTENING SCHEDULE (TABLE 2304.10.1).

16. ALL MANUFACTURED CONNECTION HARDWARE SHALL BE AS DESIGNATED ON DRAWINGS AND INSTALLED (WITH ALL NAIL HOLES FILLED) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE ICC APPROVALS.

17. INSTALL LAG SCREWS IN DRILLED LEAD HOLES WITH A DIA. EQUAL TO 3/4" OF THE SHANK DIAMETER. LAG SCREWS SHALL NOT BE HAMMERED IN. PROVIDE WASHERS UNDER HEADS BEARING ON WOOD. HOLES SHALL BE PROPERLY ALIGNED.

EXPANSION AND EPOXY ANCHORS IN CONCRETE NOTES

1. EXPANSION ANCHORS SHALL BE SIMPSON STRONG BOLT 2 PER ICC-ESR 3037, OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2. EPOXY (ADHESIVE) ANCHORS SHALL BE SIMPSON SET-3G PER ICC-ESR 4057 OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3. PROVIDE SPECIAL INSPECTION OF ALL EPOXY (ADHESIVE) ANCHOR INSTALLATIONS, AS OUTLINED IN ESR, EXCEPT FOR SLAB ON GRADE DOWELS AND FOOTING TO FOOTING CONNECTIONS. PROVIDE SPECIAL INSPECTION OF ALL EXPANSION ANCHORS, AS OUTLINED IN ESR.

CONCRETE NOTES

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2025 BUILDING CODE (C.B.C.) AND THE LATEST EDITION OF THE ACI 318-19, UNLESS NOTED OTHERWISE.

1. CONCRETE REQUIREMENTS: BASED ON NORMAL WEIGHT CONCRETE (UNIT WEIGHT OF 145 TO 150 pcf).

	MINIMUM COMPRESSIVE STRENGTH (psi) (AT 28 DAYS)	SLUMP (+/- 1/2")	AGGREG. SIZE	SPEC. INSP. REQD	MAXIMUM WATER TO CEMENT RATIO (NOTE 1F)	CEMENT TYPE ASTM C150
GRADE BEAMS & STEM WALLS	3000	4"	3/4"	NO **	.55	II OR V
CONCRETE PIERS	3000	4"	3/4"	NO **	.55	II OR V
FOOTINGS ON GRADE	3000	4"	1"	NO **	.55	II OR V
FLOOR SLABS ON GRADE	3000	4"	1"	NO **	.55	II OR V

** **SPECIAL INSPECTION IS NOT REQUIRED, DESIGN COMPRESSIVE STRENGTH IS 2500 psi, HIGHER STRENGTHS HAVE BEEN SPECIFIED FOR QUALITY CONTROL.**

A. COARSE AGGREGATE SHALL BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER ASTM C33. MAXIMUM SIZE OF AGGREGATE SHALL BE AS NOTED IN SCHEDULE ABOVE AND DEFINED BELOW. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED FREE FROM SILT, LOAM OR CLAY.
1. GRADE BEAMS, STEM WALLS, RETAINING WALLS AND OTHER CONCRETE FRAMEWORK LESS THAN 10" WIDE SHALL USE 3/4" AGGREGATE CONFORMING TO ASTM C33 WITH 100% PASSING 1" SIEVE AND 90% (MINIMUM) PASSING 3/4" SIEVE. TO ENSURE PROPER CONCRETE COVER AND CONSOLIDATION.
2. FOOTING AND SLABS ON GRADE, INCLUDING POST-TENSION AND MAT SLABS, SHALL USE 1" AGGREGATE CONFORMING TO ASTM C33 WITH 95% (MINIMUM) PASSING 1" SIEVE.

B. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALIES, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES.
C. CONCRETE EXPOSED TO SULFATE SHALL USE TYPE V CEMENT WITH POZZOLAN.
D. FLY ASH OR POZZOLANS, IF USED, SHALL CONFORM WITH ASTM C618, COAL FLY ASH AND RAW OR CALCINED NATURAL POLZZLAN FOR USE AS A MINERAL ADMIXTURE IN CONCRETE. USAGE SHALL NOT EXCEED 25 PERCENT, BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIALS. WHEN POZZOLANS ARE USED TO MITIGATE THE EFFECT OF SULFATE CONTAINING SOILS THEY SHALL BE OF A TYPE THAT HAS DEMONSTRATED SUCH ABILITY BY TEST OR SERVICE RECORD.
E. ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
F. CEMENT SHALL CONFORM WITH ASTM C150 & C 595, PORTLAND CEMENT AND BLENDED HYDRAULIC CEMENTS
G. TRANSIT MIX SHALL BE PER ASTM C-94.
H. MIX DESIGN SHALL MEET THE RECOMMENDED SPECIFICATION UNLESS AN ALTERNATE MIX IS SUBMITTED AND REVIEWED BY THE ENGINEER.

2. SPECIAL INSPECTION OF CONCRETE WORK IS REQD WHERE NOTED ABOVE. WHEN REQD, SPECIAL INSPECTION SHALL INCLUDE THE INSPECTION OF THE PLACEMENT OF REINFORCEMENT, AND THE INSPECTION OF THE CONCRETE PLACEMENT OPERATIONS AS WELL AS CONCRETE CYLINDER TESTS, PER C.B.C. SECTION 1705.3. THE FOLLOWING THREE CRITERIA ESTABLISH THE REQD MINIMUM SAMPLING FREQUENCY FOR EACH CLASS OF CONCRETE:
A. ONE EACH DAY A GIVEN CLASS IS PLACED, NOR LESS THAN
B. ONCE FOR EACH 150 yd OF EACH CLASS PLACED EACH DAY, NOR LESS THAN
C. ONCE FOR EACH 5000 ft OF SLAB OR WALL SURFACE AREA PLACED EACH DAY.

3. SPLICES OF CONTINUOUS REINFORCEMENT SHALL HAVE A MINIMUM LAP PER DETAILS 302/SD3 AND 303/SD3 UNLESS NOTED OTHERWISE. ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE GROUND, AND AWAY FROM FORMS. REINFORCING BAR FABRICATION, LAPS AND PLACEMENT SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE.

4. REINFORCING SHALL BE NEW STOCK, DEFORMED BARS, CONFORMING TO ASTM A-615 AS FOLLOWS (U.N.O.) : NO. 3 AND SMALLER: GRADE 40; NO. 4 AND LARGER: GRADE 60
A. ALL BARS TO BE WELDED SHALL MEET THE REQUIREMENTS OF ASTM A706, GRADE 60.
B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FLAT SHEETS ONLY. LAP FABRIC 6" MINIMUM.
C. REINFORCEMENT PLACEMENT SHALL CONFORM TO DETAIL A/SD5
D. ANCHOR BOLTS SHALL BE ASTM A307, U.N.O. AND SHALL CONFORM TO DETAIL 301/SD3

5. REINFORCEMENT COVER: ALL DIMENSIONS SHOWING THE LOCATIONS OF REINFORCEMENT STEEL NOT NOTED AS "CLEAR", ARE TO THE CENTER OF THE STEEL. MINIMUM CLEAR COVERAGE OF REINFORCEMENT SHALL BE AS FOLLOWS:
A. CONCRETE CAST AGAINST EARTH,
EXCEPT SLABS ON GRADE: 3"
SLABS ON GRADE: 1-1/2" U.N.O.

B. CONCRETE CAST IN FORMS, BUT EXPOSED TO EARTH OR WEATHER:
No. 5 REINFORCING AND SMALLER: 1-1/2"
No. 6 REINFORCING AND LARGER: 2"

C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:
SLABS, WALLS AND JOISTS: 3/4"
BEAMS AND COLUMNS: 1-1/2"

6. UNFORMED CONCRETE SURFACE CURING:
A. CURE FOR ONE TO SEVEN DAYS BY MAINTAINING TEMPERATURE ABOVE 50 DEGREES FAHRENHEIT, AND IN A MOIST CONDITION.
B. APPLY MEMBRANE-FORMING CURING COMPOUND TO DAMP CONCRETE IMMEDIATELY AFTER COMPLETION OF THE MOIST-CURING PERIOD.

7. THE CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST TWO DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE SO THAT OBSERVATION OF THE WORK MAY BE PERFORMED AS REQUIRED BY THE ENGINEER'S CONTRACT OR THE CODE.

8. FOOTING/GRADE BEAM CONSTRUCTION JOINTS SHALL CONFORM TO DETAIL 304/SD3

9. CRACK CONTROL JOINTS SHALL BE PLACED IN CONCRETE SLABS ON GRADE AT A SPACING OF 12'-0" MAX. O.C. EACH WAY (U.N.O. ON PLAN) PER DETAIL 305A/SD3 LOCATION OF SLAB ON GRADE CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. SLAB ON GRADE CONSTRUCTION JOINTS SHALL CONFORM TO 305B/SD3

10. ALL PIPES AND DUCTS THROUGH CONCRETE SHALL BE SLEEVED. VERIFY OPENINGS WITH PLUMBER AND ELECTRICIAN. SEE DETAIL 306/SD3

11. IF SPECIFIED, WELDED WIRE FABRIC SHALL BE 6x6-W1.4xW1.4. WIRE FABRIC SHALL BE ELECTRICALLY WELDED STEEL PER ASTM A185. LAP 6" MINIMUM AT ALL EDGES AND TIE AT THREE PLACES TO REINFORCING DOWELS (WHERE OCCUR) EXCEPT LOCATIONS WHERE SLAB IS INDEPENDENT OF FOUNDATION. CONTRACTOR SHALL PROVIDE SUPPORT CHAIRS TO ENSURE FABRIC IS LOCATED IN THE CENTER OF THE SLAB.

12. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4 USING ASTM A706 REINFORCING BAR SPECIFICATIONS.

STRUCTURAL STEEL NOTES

1. THE FOLLOWING SECTION APPLIES TO ALL STRUCTURAL STEEL 1/8" THICK OR LARGER.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CBC CHAPTER 22, AISC 15th EDITION, AND THE 2015 A.W.S. D1.1.
3. STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING: IDENTIFIED WITH MARK & MILL MATERIAL
A. PLATES AND SHAPES (W.C. ETC.), U.N.O. — ASTM A992 (fy = 50 ksi), OR ASTM A572, GRADE 50
B. STRUCTURAL TUBE COLUMNS AND BEAMS: — ASTM A500, GRADE B.
C. PIPE COLUMNS: — ASTM A53, TYPE E OR S, GRADE B
D. ROD — ASTM A36 (fy = 36 ksi)
4. FASTENERS SHALL CONFORM TO THE FOLLOWING:
A. ANCHOR BOLTS & NUTS: — ASTM A307, U.N.O.
B. STEEL TO WOOD CONNECTIONS: — ASTM A307, U.N.O. USE CUT WASHERS (IF CONCEALED) AND MALLEABLE IRON WASHERS (IF EXPOSED)
C. STEEL TO STEEL CONNECTIONS: — ASTM A325 USE CUT WASHERS
5. **EXPOSED EXTERIOR STEEL SHALL BE GALVANIZED, U.N.O. EXPOSED INTERIOR STEEL SHALL BE SHOP PRIMED AND FIELD (FINAL) COATED.**
6. FIELD PAINT ALL EXPOSED STEEL SURFACES AFTER INSTALLATION, PER THE SPECIFICATIONS.
7. WELDING ELECTRODES SHALL CONFORM TO 2015 A.W.S. D1.1 AND SHALL BE LOW HYDROGEN MATCHING FILLER METAL.
8. ALL WELDERS SHALL BE QUALIFIED BY A.W.S. PROCEDURES FOR THE REQUIRED WELDING.
9. SURFACES OF STEEL TO BE FIELD WELDED SHALL BE FREE AND CLEAR OF ALL MILL SCALE, PAINT, DIRT, GREASE, OR OTHER DELETERIOUS COATINGS.
10. STEEL FRAMING, EXCEPT THOSE PORTIONS TO BE EMBEDDED IN CONCRETE, CONCEALED IN FRAMING, FIELD WELDED, OR HIGH STRENGTH BOLTED SHALL BE SHOP-PAINTED PER THE SPECIFICATIONS.
11. SUBMIT CERTIFICATION OF COMPLIANCE FOR ALL STEEL MATERIALS.

DO NOT SCALE THESE DRAWINGS

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

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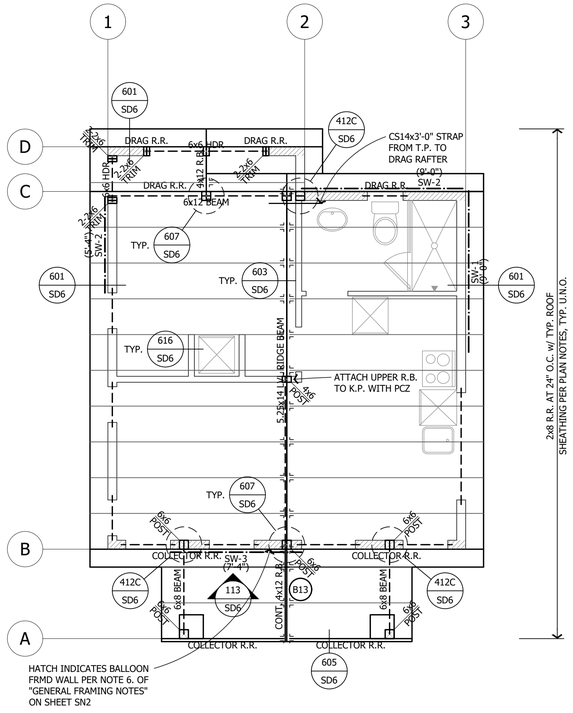
REGISTERED PROFESSIONAL ENGINEER — Justen N. Peek — C 76751 — EXP. 12/31/2026 — CIVIL — State of California

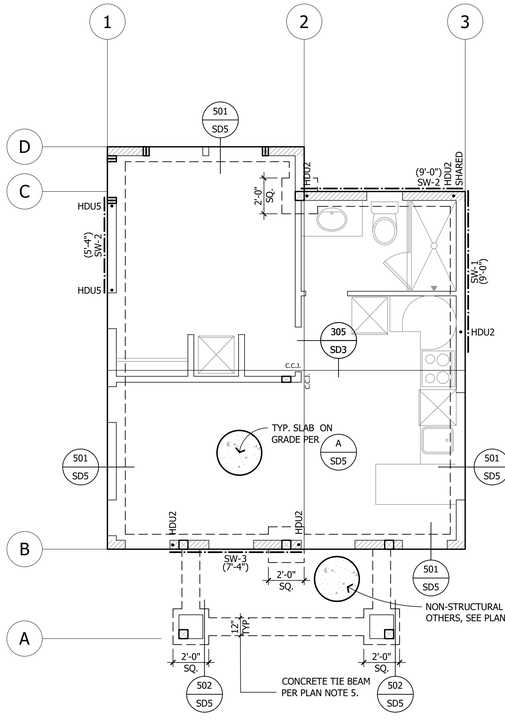
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GENERAL SPECIFICATIONS AND NOTES

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Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325

Sheet No.
SN2





A ROOF FRAMING & SHEAR WALL PLAN, CONTEMPORARY

B FOUNDATION & HOLDOWN PLAN, CONTEMPORARY

FOUNDATION PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND OTHER REQUIREMENTS.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS, ETC. THE PROJECT ARCHITECT IS RESPONSIBLE FOR SPECIFYING DIMENSIONS TO ALL PROJECT ELEMENTS. THE DIMENSIONS SHOWN ON THE FOUNDATION PLANS SHALL NOT BE USED FOR CONSTRUCTION. THE FOUNDATION SHALL BE CONSTRUCTED USING THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS.
3. DETAIL KEYS AND OTHER INFORMATION ARE TYPICAL.
4. THE FOUNDATION SHALL CONSIST OF A UNIFORM THICKNESS REINFORCED CONCRETE STRUCTURAL SLAB PER DETAIL A/SD5
   A. STEP FOUNDATION AS REQUIRED FOR FLOOR ELEVATION CHANGES AND COMPLIANCE WITH DETAILS. THE CONTRACTOR SHALL GRADE THE SITE TO PROVIDE PROPER SURFACE DRAINAGE AWAY FROM THE FOUNDATION AT ALL LOCATIONS. ROOF GUTTER DOWNSPOUTS SHALL NOT DISCHARGE NEAR THE FOUNDATION.
5. CONCRETE TIE BEAMS SHALL BE 12"x18" AND SHALL BE REINFORCED WITH (2) #4 HORIZ. REINFORCING, TOP AND BOTTOM. TIE BEAM REINFORCEMENT SHALL CONTINUE THROUGH FOUNDATION ELEMENTS OR SHALL BE PROPERLY TIED TO FOUNDATION REINFORCING.
6. GARAGE AND LANDSCAPE SLABS SHALL BE INDEPENDENT OF THE FOUNDATION. THE CONTRACTOR SHALL INSTALL ASPHALT-IMPREGNATED EXPANSIVE JOINT MATERIAL BETWEEN SLABS AND THE FOUNDATION.
   A. TYPICAL GARAGE SLAB-ON-GRADE SHALL BE 5" MINIMUM THICK CONCRETE SLAB, REINFORCED WITH #4 BARS AT 18" O.C. EACH WAY, CHAIRED AT SLAB CENTERLINE, OVER VAPOR BARRIER BY OTHERS, OVER 4" FREE DRAINING ROCK LAYER.
7. HOLDOWNS:
   HOLDOWNS NOTED OCCUR AT THE LEVEL OF FRAMING SHOWN FOR CONNECTION OF WALLS ABOVE TO FOOTING.
   A. ALL HOLDOWN MEMBERS IN CONTACT WITH P.T. MATERIAL SHALL BE HOT-DIP GALVANIZED. USE HOT-DIPPED GALVANIZED ANCHOR BOLTS WITH 3" X 3" X 1/4" PLATE WASHERS. PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD SHALL BE PERMITTED.
   B. ALL HOLDOWNS SHALL BE INSTALLED WITH ANCHORS PER DETAIL 203/SD2
   C. CONTRACTOR SHALL REVIEW HOLDOWN ANCHOR REQUIREMENTS FOR EMBEDMENT CONDITIONS THAT REQUIRE DEEPENED STEM WALL. REFER TO FOR REQUIREMENTS. 203/SD2 205/SD2
   D. PROVIDE POSTS AT ALL HOLDOWNS AS SHOWN IN DETAIL 203/SD2 WHERE DOUBLE 2x POSTS ARE USED, SISTER WITH 16d FACE NAILS AT SILL NAILING PER SHEAR WALL SCHEDULE. WHERE 3x MEMBERS AT PANEL EDGES ARE REQUIRED, USE 4x MINIMUM POST FOR HOLDOWN PER FRAMER SHALL CONFIRM LAYOUT BEFORE CONCRETE IS POURED. NOTIFY ENGINEER OF CONFLICTS PRIOR TO PROCEEDING. 103/SD1
8. CONTRACTOR SHALL REVIEW HOLDOWN ANCHOR REQUIREMENTS FOR EMBEDMENT CONDITIONS THAT REQUIRE DEEPENED FTG. REFER TO FOR REQUIREMENTS. 203/SD2 208/SD2
9. REFER TO THE PROJECT SOILS REPORT IF APPLICABLE, FOR ADDITIONAL FOUNDATION AND SITE CONSTRUCTION REQUIREMENTS. ALL FOUNDATION ELEMENTS SHALL COMPLY WITH ALL CONDITIONS CONTAINED WITHIN APPROPRIATE SOILS REPORT AND REQUIREMENTS OF 2022 CBC CHAPTER 18. THE RESPONSIBLE SOILS ENGINEER IF APPLICABLE, SHALL OBSERVE ALL SLAB AND FOUNDATION SUBGRADES PRIOR TO PLACING CONCRETE. SEE SOILS REPORT FOR SPECIFIC INSPECTION REQUIREMENTS.
10. ALL FOUNDATION PLATES AND MUDSILLS SHALL BE PRESSURE-TREATED DOUGLAS FIR MARKED OR BRANDED BY AN APPROVED AGENCY. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL LOCATIONS THAT REQUIRE 3x MINIMUM MUDSILLS. FOUNDATION PLATES AND MUDSILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. HOT-DIPPED GALVANIZED ANCHOR BOLTS WITH 3" x 3" x 1/4" PLATE WASHERS. PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD SHALL BE PERMITTED. EMBED ANCHOR BOLTS 7" INTO CONCRETE FOUNDATION, WALL OR 12" INTO GROUTED MASONRY, AND SPACE NOT MORE THAN 4'-0" APART, UNLESS NOTED OTHERWISE ON THE SHEAR WALL SCHEDULE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER BOARD WITH ONE BOLT LOCATED 12" MAXIMUM AND 4-3/8" MINIMUM OF EACH END. FOR ADDITIONAL INFORMATION SEE DETAIL 301/SD3
11. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
    ALL DETAIL CALLOUTS SHALL BE CONSIDERED TYPICAL. CONTRACTOR SHALL REVIEW THE DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED.
12. SHEAR WALLS:
    LENGTHS OF SHEAR WALLS ARE SHOWN ABOVE OR BELOW SHEAR WALL NUMBER (SEE PLAN), THE NUMBERS INDICATE THE MINIMUM DESIGN LENGTH OF THE SHEAR WALL. SEE DETAIL 103/SD1

ROOF FRAMING PLAN NOTES

1. WALLS SHOWN AS SOLID ARE BELOW FRAMING. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND OTHER REQUIREMENTS.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS, ETC. THE PROJECT ARCHITECT IS RESPONSIBLE FOR SPECIFYING DIMENSIONS TO ALL PROJECT ELEMENTS.
3. DETAIL KEYS AND OTHER INFORMATION ARE TYPICAL.
4. ROOF FRAMING TERMS:
   ALL BEAMS SHALL BE CONSIDERED FLUSH, (TOP OF BEAM EQUAL TO TOP OF ROOF FRAMING AND BOTTOM OF ROOF FRAMING) UNLESS NOTED OTHERWISE ON PLANS AS ONE OF THE FOLLOWING:
   A. **DROPPED:** BEAM IS SET BELOW ROOF FRAMING WITH TOP OF BEAM SET AT BOTTOM OF ROOF FRAMING.
   B. **DOWNSET:** BEAM IS DEEPER THAN THE ROOF FRAMING AND SET WITH TOP OF BEAM EQUAL TO TOP OF ROOF FRAMING. BOTTOM OF BEAM EXTENDS BELOW ROOF FRAMING.
   C. **UPSET:** BEAM IS DEEPER THAN THE ROOF FRAMING AND SET WITH BOTTOM OF BEAM EQUAL TO BOTTOM OF ROOF FRAMING. TOP OF BEAM EXTENDS ABOVE ROOF FRAMING.
   D. **"HDR":** BOTTOM OF HEADER IS SET AT ROUGH OPENING (R.O.). SEE ARCH. FOR HEIGHT. IF HEADER BREAKS TOP PLATES INSTALL CS14 x 36" STRAP FROM FACE OF PLATE TO FACE OF HEADER, TYPICAL AT EACH END OF HEADER.
5. ROOF FRAMING:
   RAFTERS SHALL BE SIZED AS SPECIFIED ON THE ROOF PLAN. DOUBLE RAFTERS AND RAFTER HEADERS SHALL BE PROVIDED AROUND ALL OPENINGS IN THE ROOF. DOUBLE RAFTERS BELOW DORMER AND OTHER ROOF MOUNTED WALLS. RAFTER FRAMING SHALL BE PER THE FOLLOWING SCHEDULE, AND SPACED AT 2'-0" MAX. ON CENTER AS SHOWN ON THESE PLANS. SEE TYPICAL ROOF RAFTER DETAILS ON SHEET SD6 FOR TYPICAL DETAILING.

MAX. (HORIZ.) SPAN	JOIST TYPE (U.N.O.)	SPACING, U.N.O.
22'-0"	1.75x11.25 2.0e LVL	2'-0" O.C.
18'-0"	2x12 D.F. No. 2	2'-0" O.C.
15'-6"	2x10 D.F. No. 2	2'-0" O.C.
12'-6"	2x8 D.F. No. 2	2'-0" O.C.
9'-6"	2x6 D.F. No. 2	2'-0" O.C.

   A. RAFTER SIZES ABOVE ARE MINIMUM. USE LARGER RAFTERS IF NOTED ON THE FRAMING PLANS OR AS REQUIRED ON THE ARCHITECTURAL PLANS FOR INSULATING PURPOSES, EXPOSED, ETC.
   B. BLOCKING OF EQUAL DEPTH OF THE RAFTERS SHALL BE PROVIDED BETWEEN ALL RAFTERS AT THEIR SUPPORTS.
   C. USE (3) 16d AT 16" O.C. TO NAIL DOUBLE MEMBERS TOGETHER OR 3/4" DIA. THRU BOLTS AT 16" O.C. TO BOLT THREE OR MORE MEMBERS TOGETHER U.N.O.
6. MANUFACTURED BEAM FRAMING:
   ALL MANUFACTURED WOOD BEAMS SHALL BE "VERSA-LAM" MANUFACTURED BY BOISE CASCADE. REFER TO "GENERAL FRAMING NOTES" ON SHEET SN2 FOR MATERIAL SPECIFICATIONS.
7. ROOF SHEATHING:
   TYPICAL ROOF SHEATHING SHALL BE 15/32" THICK (24/0 OR 32/16) CDX GRADE PLYWOOD (OR EQUIVALENT-RATED ORIENTED STRAND BOARD (O.S.B.) WITH GAP PER MANUFACTURER. ROOF SHEATHING SHALL BE NAILED WITH 8d AT 6" O.C. (EDGES) AND 8d AT 12" O.C. (FIELD), UNLESS NOTED OTHERWISE ON THE PLAN. ORIENT SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS, AND STAGGER END JOINTS.
   A. PLYWOOD SHEETS LOCATED AT ROOF EDGES OR CHANGES IN FRAMING SHALL BE AT LEAST 24 INCHES WIDE OR SHALL BE EDGE BLOCKED AND NAILED. EDGE NAIL PLYWOOD TO ALL GABLE AND SHEAR TRUSSES (TRUSSES WITH DRAG LOADS).
   B. EDGE NAIL ROOF PLYWOOD TO ALL ROOF COLLECTORS (JOISTS WITH HORIZ. STRAPS).
8. SUPPORT OF BEAMS, HIPS, GIRDERS, ETC.:
   INSTALL POSTS (POST SIZE TO MATCH BEAM AND WALL SIZE), MINIMUM BELOW ALL ROOF BEAMS AND GIRDERS. CONTRACTOR SHALL VERIFY FRAMING LAYOUT TO ENSURE CONTINUOUS AND SOLID BLOCKING UNDER ALL CONCENTRATED LOADS.
9. CRICKETS AND/OR CALIFORNIA (BUILT-UP FRAMING):
   CRICKETS AND/OR CALIFORNIA FRAMING SHALL BE CONSTRUCTED WITH 2x6 MEMBERS AT 24" O.C. SUPPORTED TO THE ROOF BELOW AT 48 INCHES ON CENTER. ROOF PLY SHALL CONTINUE BELOW CRICKETS AND/OR CALIFORNIA FRAMING.
10. HEADERS:
    WINDOW AND DOOR HEADERS SHALL CONFORM TO THE HEADER SCHEDULE, U.N.O. ON THE PLAN 401/SD4
11. TOP PLATE SPLICES:
    TOP PLATE SPLICES OF ALL WALLS SHALL CONFORM TO DETAIL 405/SD4
    INSTALL CS14 x 3'-0" LONG STRAPS AT TOP PLATE SLOPE CHANGES AND OTHER DISCONTINUOUS TOP PLATE CONDITIONS. (CONTRACTORS OPTION TO USE 1x TOP PLATE AT NON-BEARING NON-STRUCTURAL WALLS)
12. **TOP CONNECTORS SHALL BE INSTALLED AT EXTERIOR WALL TOP PLATES AT 4'-0" O.C. MAXIMUM WHERE SHEAR IS NOT NOTED ON PLANS.**
13. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS. ALL DETAIL CALLOUTS SHALL BE CONSIDERED TYPICAL. THE CONTRACTOR SHALL REVIEW THE DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED.
14. ROOF BEAM I.D. No's:
    BEAM ID NUMBERS (IN CALCULATIONS ONLY) NOTED THUS: B#
15. HANGERS:
    ALL HANGERS SHALL CONFORM TO THE HEADER SCHEDULE PER U.N.O. ON THE PLAN 409/SD4
16. SHEAR WALL AT OPENING TRIMMERS:
    WHERE SHEAR WALL LENGTH SPECIFIED ON PLANS REQUIRES EDGE NAILING TO WINDOW AND/OR DOOR TRIMMERS, REFER TO DETAIL 108/SD1
17. SHEAR WALLS:
    LENGTHS OF SHEAR WALLS ARE SHOWN ABOVE OR BELOW SHEAR WALL NUMBER (SEE PLAN). THE NUMBERS INDICATE THE MIN. DESIGN LENGTH OF THE SHEAR WALL. SEE 103/SD1
18. HOLDOWN STRAPS
    WHERE HOLDOWN STRAPS ARE SPECIFIED ON PLANS, INSTALL PER DETAIL 210/SD2
    A. **ALL NAIL HOLES SHALL BE FILLED ON HOLDOWN STRAPS**
    B. STRAPS INDICATED ON ROOF FRAMING PLAN ARE INSTALLED VERTICALLY AND LOCATED AT THE BASE OF THE INDICATED SHEAR WALL.
    C. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL HOLDOWN STRAPS FROM UPPER LEVELS HAVE AN ALIGNED ANCHOR INSTALLED IN THE CONCRETE BELOW. ANCHORS SHOWN ON THE FOUNDATION PLAN ARE TO AID IN PLACEMENT BUT MAY NOT REPRESENT EVERY ANCHOR REQUIRED. SEE DETAILS FOR ADDITIONAL ANCHOR LOCATIONS REQUIRED BELOW BEAMS AND HEADERS.
    FOR MORE INFORMATION PLEASE REFER TO DETAILS: 212/SD2
19. CEILING FRAMING
    SEE TYPICAL CEILING FRAMING REQUIREMENTS IN DETAIL: 614/SD6

DO NOT SCALE THESE DRAWINGS

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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

Engineering Seal:

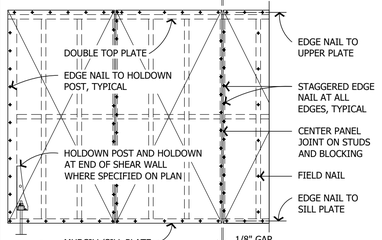
REGISTERED PROFESSIONAL ENGINEER
Justen N. Peek
C 76751
EXP. 12/31/2026
CIVIL
State of California

Sheet Description:
ROOF FRAMING & SHEAR WALL PLAN AND FOUNDATION & HOLDOWN PLAN
Scale: 1/4" = 1'-0"

Initial Issue Date: January 13, 2026
Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325

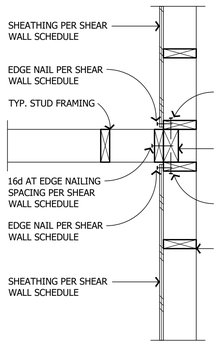
Sheet No.
S1

SHEETS MAY BE PLACED HORIZONTALLY (NOT SHOWN), PROVIDE BLOCKING AT ALL EDGES.



NOTES:

1. SEE SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING, NAILING, AND SILL CONNECTIONS.
2. FOR LOCATION OF HOLDOWNS AND HD POSTS, SEE TYPICAL DETAILS ON SHEET SD2.



1/2" SHEATHING (ONE FACE)

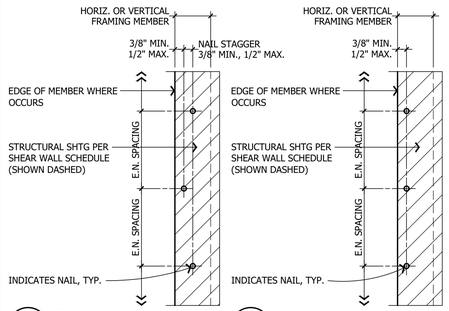
SHEAR WALL LENGTH: / SHEAR WALL DESIGNATION:	HATCHED BEARING	X'-X" SW-1	X'-X" SW-2	X'-X" SW-3	X'-X" SW-4	X'-X" SW-5
APA RATED SHEATHING:	NO PLY REQD.	15/32"	15/32"	15/32"	15/32"	15/32" STR. 1
10d EDGE NAIL (0.148 DIA):	--	10d @ 6" O.C.	10d @ 4" O.C.	10d @ 3" O.C.	10d @ 2" O.C.	10d @ 2" O.C.
10d FIELD NAIL (0.148 DIA.):	--	10d @ 12" O.C.	10d @ 12" O.C.	10d @ 12" O.C.	10d @ 12" O.C.	10d @ 12" O.C.
FRAMING MEMBER AT ADJOINING PANEL EDGES:	--	SINGLE 2x	SINGLE 3x, 4x OR 2-2x w/ 16d @ 4" O.C.	SINGLE 3x, 4x OR 2-2x w/ 16d @ 3" O.C.	SINGLE 3x OR 4x	SINGLE 3x OR 4x
3x SILL REQUIRED:	NO	NO	NO	NO	NO	NO
SILL CONN. (BEAM/BLKG): 16d NAIL (0.148 DIA.x3.25"): OR SDWS SCREW (SDWS19600):	16d @ 8" O.C. --	16d @ 6" O.C. SDWS @ 16" O.C.	16d @ 4" O.C. SDWS @12" O.C.	16d @ 3" O.C. STAGGERED SDWS @ 10" O.C.	16d @ 2" O.C. STAGGERED SDWS @ 8" O.C.	16d @ 2" O.C. STAGGERED SDWS @ 8" O.C.
SILL CONNECTION (RIM): 16d NAIL (0.148 DIA.x3.25"): OR SDWS SCREW (SDWS19600):	16d @ 8" O.C. --	16d @ 6" O.C. SDWS @ 16" O.C.	16d @ 4" O.C. SDWS @12" O.C.	16d @ 4" O.C. & LTP5 @ 36" O.C. SDWS @ 10" O.C.	16d @ 4" O.C. & LTP5 @ 24" O.C. SDWS @ 8" O.C.	16d @ 4" O.C. & LTP5 @ 18" O.C. SDWS @ 8" O.C.
5/8" A.B. W/ 2x MUDSILL: OR 5/8" A.B. W/ 3x MUDSILL:	@ 48" O.C. MAX **@ 48" O.C. MAX**	@ 32" O.C. MAX @ 48" O.C. MAX	@ 32" O.C. MAX @ 48" O.C. MAX	@ 24" O.C. MAX @ 32" O.C. MAX	@ 16" O.C. MAX @ 32" O.C. MAX	@ 16" O.C. MAX @ 24" O.C. MAX
TOP CONNECTION - "RBC" OR TOP CONNECTION - "LTP4" OR TOP CONNECTION - "LSS0" OR TOP CONNECTION - "A35"	@ 48" O.C. MAX @ 48" O.C. MAX @ 48" O.C. MAX @ 48" O.C. MAX	@ 18" O.C. MAX @ 20" O.C. MAX @ 20" O.C. MAX @ 24" O.C. MAX	@ 10" O.C. MAX @ 12" O.C. MAX @ 12" O.C. MAX @ 16" O.C. MAX	@ 8" O.C. MAX @ 10" O.C. MAX @ 10" O.C. MAX @ 12" O.C. MAX	@ 6" O.C. MAX @ 8" O.C. MAX @ 8" O.C. MAX @ 10" O.C. MAX	@ 6" O.C. MAX @ 6" O.C. MAX @ 6" O.C. MAX @ 8" O.C. MAX

1/2" SHEATHING (EA. FACE)

SHEAR WALL LENGTH: / SHEAR WALL DESIGNATION:	X'-X" SW-6	X'-X" SW-7	X'-X" SW-8
APA RATED SHEATHING:	15/32" STR. 1 EACH FACE	15/32" STR. 1 EACH FACE	15/32" STR. 1 EACH FACE
10d EDGE NAIL (0.148 DIA):	10d @ 4" O.C.	10d @ 3" O.C.	10d @ 2" O.C.
10d FIELD NAIL (0.148 DIA.):	10d @ 12" O.C.	10d @ 12" O.C.	10d @ 12" O.C.
FRAMING MEMBER AT ADJOINING PANEL EDGES:	SINGLE 3x OR 4x	SINGLE 3x OR 4x	SINGLE 3x OR 4x
3x SILL REQUIRED (NOTE 5):	YES	YES	YES
SILL CONN. (BEAM/BLKG): SDWS SCREW (SDWS19600):	SDWS @ 6" O.C. STAGGERED	SDWS @ 4" O.C. STAGGERED	SDWS @ 4" O.C. STAGGERED
SILL CONNECTION (RIM): 16d NAIL (0.148 DIA.x3.25"): OR SDWS SCREW (SDWS19600):	16d @ 4" O.C. & LTP5 @ 12" O.C. SDWS @ 6" O.C.	-- SDWS @ 4" O.C.	-- SDWS @ 4" O.C.
5/8" A.B. W/ 2x MUDSILL: OR 5/8" A.B. W/ 3x MUDSILL:	-- @ 16" O.C. MAX	-- @ 8" O.C. MAX	-- @ 8" O.C. MAX
TOP CONN. - "HSLQ37" OR TOP CONN. - "HSLQ312" OR TOP CONNECTION - "LTP4" OR TOP CONNECTION - "A35"	@ 14" O.C. MAX @ 24" O.C. MAX @ 6" O.C. MAX @ 6" O.C. MAX	@ 12" O.C. MAX @ 24" O.C. MAX -- --	@ 9" O.C. MAX @ 20" O.C. MAX -- --

1. APA RATED SHEATHING SHALL BE 4'-0" x 8'-0" MIN. EXCEPT AT BOUNDARIES OR AT CHANGES IN FRAMING WHERE A 16" MINIMUM WIDTH IS ALLOWED. ALL PANEL EDGES AND BOUNDARIES SHALL BE NAILED TO 2X FRAMING U.N.O.
   A. PLYWOOD AND OSB SHALL BE TYPE CDX GRADE OR BETTER (EXCEPT WHERE STRUCTURAL 1 GRADE IS NOTED).
   B. STR. 1 = STRUCTURAL 1 GRADE PLYWOOD OR O.S.B.
2. ALL NAILS SHALL HAVE MINIMUM SHANK DIAMETER AS SPECIFIED IN SCHED.
   A. ALL FASTENERS THAT ARE INSTALLED INTO OR IN CONTACT WITH PRESSURE TREADED LUMBER ARE TO BE HOT DIPPED GALVANIZED
   B. PLAIN CARBON STEEL FASTENERS IN SEA/DOT AND ZINC BORATE PRESERVATIVE-TREATED LUMBER SHALL BE PERMITTED.
3. FASTENERS ARE SPACED LESS THEN 4" ON CENTER AT PANEL EDGES: (104A / SD1)
   A. NAILING AT PANEL EDGES SHOULD BE STAGGERED PER DETAIL
4. FASTENERS AT SILL CONN. ARE INDICATED TO BE STAGGERED:
   A. STAGG. NAILING SHALL BE TWO ROWS OF FASTENERS PER SCHED. FROM SILL TO DBL RIM, DBL JOIST, DBL BLKG OR 3.5" WIDE (MIN.) MEMBER. (107 / SD1)
5. 3x SILL PLATES MAY BE OMITTED WHEN ALTERNATE SHEATHING JOINT AT RIM OR BLOCKING IS PROVIDED PER DETAIL
6. ALL ANCHOR BOLTS MUST BE INSTALLED WITH 3"x3"x0.229" GALVANIZED PLATE WASHERS PER THE CURRENT CBC.
   A. PLAIN CARBON STEEL FASTENERS IN SEA/DOT AND ZINC BORATE PRESERVATIVE-TREATED LUMBER SHALL BE PERMITTED.
7. WHERE SHEAR MATERIAL IS APPLIED ON BOTH FACES OF A SHEAR WALL, AND NAIL SPACING IS LESS THAN 6" O.C. ALL THE FOLLOWING REQ. SHALL BE MET:
   A. THE VERTICAL SHEAR PANEL JOINTS ON OPPOSITE FACES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, UNLESS SUCH FRAMING MEMBERS ARE 4x OR THICKER.
   B. INSTALL 3.5" (MIN.) MEMBER BELOW ALL DOUBLE SIDED SHEAR WALLS.
   C. **USE 3x SILLS.**
8. FOR ALTERNATE MUDSILL ANCHORAGE, SEE DETAIL (109 / SD1)

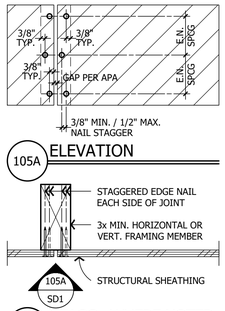
101 TYP. SHEAR WALL ELEVATION



104A STAGGERED NAILING AT SPACING OF 4" OR LESS

104B STANDARD NAILING AT SPACE OF 6" ON CENTER

102 SHEAR TRANSFER AT WALL INTERSECTION

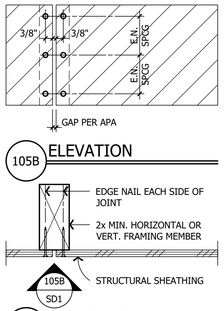


105A ELEVATION

- STAGGERED EDGE NAIL EACH SIDE OF JOINT
- 3x MIN. HORIZONTAL OR VERT. FRAMING MEMBER
- STRUCTURAL SHEATHING

105A / SD1

105C STAGG., WHERE NOTED PLAN VIEW



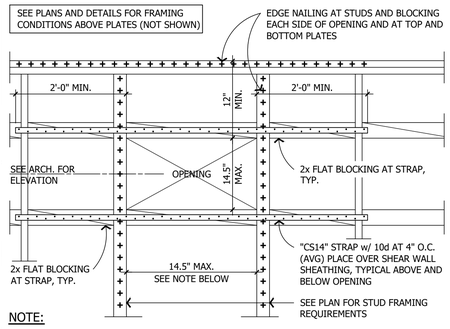
105B ELEVATION

- EDGE NAIL EACH SIDE OF JOINT
- 2x MIN. HORIZONTAL OR VERT. FRAMING MEMBER
- STRUCTURAL SHEATHING

105B / SD1

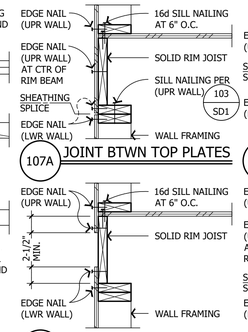
105D STANDARD PLAN VIEW

103 SHEAR AND BEARING WALL SCHEDULE



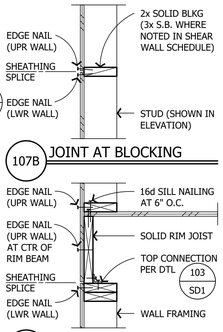
NOTE:

OPENING MAY BE PROVIDED IN SHEAR WALLS FOR VENTS, ETC. PROVIDING THE VENT(S) WIDTH DOES NOT EXCEED 10 PERCENT OF THE TOTAL SHEAR WALL LENGTH IN THAT LINE OF SHEAR WALLS.



107A JOINT BTWN TOP PLATES

107C JOINT AT SOLID RIM



107B JOINT AT BLOCKING

107D JOINT AT B.O. RIM (SIM. AT T.O. RIM) (104 / SD1 AND 105 / SD1)

1. FOR ADDITIONAL EDGE NAIL REQUIREMENTS, SEE DETAIL

104 TYP. SHEAR WALL EDGE NAIL PATTERN

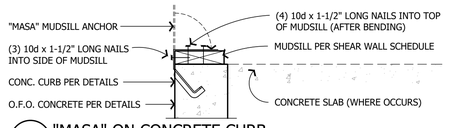
ALTERNATIVE MUDSILL ANCHORAGE

ALTERNATIVE ANCHORAGE MAY BE INSTALLED IN LIEU OF 5/8" DIA. ANCHOR BOLTS NOTED IN THE SHEAR WALL SCHEDULE AND PLAN NOTES.

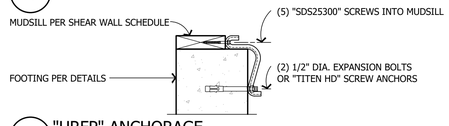
SHEAR WALL DESIGNATION	"MASA" OR " URFP" (110 / SD1)	"TITEN HD" (NOTE 2.) (111 / SD1)	EPOXY THREAD ROD (112 / SD1)
HATCHED BEARING	48" O.C.	48" O.C.	48" O.C.
X'-X" SW-1	32" O.C.	32" O.C.	32" O.C.
X'-X" SW-2	20" O.C.	32" O.C.	32" O.C.
X'-X" SW-3	16" O.C.	24" O.C.	24" O.C.
X'-X" SW-4	10" O.C. 3x SILL REQUIRED	16" O.C.	16" O.C.
X'-X" SW-5	9" O.C. 3x SILL REQUIRED	16" O.C.	16" O.C.
X'-X" SW-6	8" O.C. 3x SILL REQUIRED	24" O.C. 3x SILL REQUIRED	16" O.C. 3x MUDSILL REQD
X'-X" SW-7 & SW-8	NOT ALLOWED	16" O.C. 3x SILL REQUIRED	8" O.C. 3x MUDSILL REQD

1. SIMPSON "MASA" ANCHORS SHALL BE INSTALLED PER ICC REPORT No. ESR-2555.
2. SIMPSON TITEN HD ANCHORS SHALL BE INSTALLED PER ICC REPORT No. ESR-2713.

105 SHEATHING AT ADJOINING PANEL EDGE



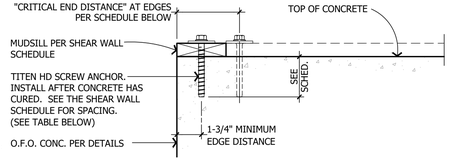
110A "MASA" ON CONCRETE CURB



110B "URFP" ANCHORAGE

1. FULL LOADS APPLY FOR SPALLS UP TO A MAX OF 1-1/4" AND A MAX DEPTH OF 7/8". ANY EXPOSED PORTION OF THE "MASA" MUST BE PROTECTED AGAINST POSSIBLE CORROSION.
2. MINIMUM "MASA" END DISTANCE IS 4" AND MINIMUM CENTER-TO-CENTER SPACING IS 8"

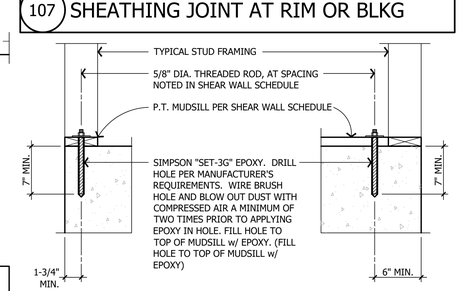
106 SMALL OPENING IN SHEAR WALL



1. DRILL THE HOLE TO THE SPECIFIED EMBEDMENT DEPTH PLUS 1/2" MINIMUM TO ALLOW THE THREAD TAPPING DUST TO SETTLE AND BLOW IT CLEAN USING COMPRESSED AIR.
2. INSERT THE ANCHOR THROUGH THE WASHER AND INTO THE HOLE.
3. TIGHTEN THE ANCHOR UNTIL THE HEX WASHER HEAD COMES IN CONTACT WITH THE WASHER.
4. CAUTION: OVERSIZED HOLES IN THE BASE MATERIAL WILL REDUCE OR ELIMINATE THE MECHANICAL INTERLOCK OF THE THREADS WITH THE BASE MATERIAL AND WILL REDUCE THE ANCHOR'S LOAD CAPACITY. USE A TITEN HD SCREW ANCHOR ONE TIME ONLY. INSTALLING THE ANCHOR MULTIPLE TIMES MAY RESULT IN THREAD WEAR AND REDUCE LOAD CAPACITY.

SILL PLATE	ANCHOR MODEL	NOMINAL ANCHOR DIA.	DRILL BIT DIAMETER	EMBEDMENT DEPTH	CRITICAL END DISTANCE
2x	THDB6200H	5/8"	5/8"	6 1/4"	6"
3x	THDB621000H	5/8"	5/8"	7 1/4"	6"

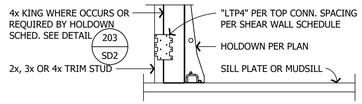
107 SHEATHING JOINT AT RIM OR BLKG



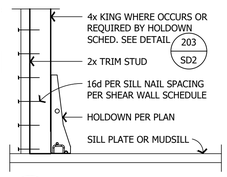
112A AT EDGE

112B AT CORNER

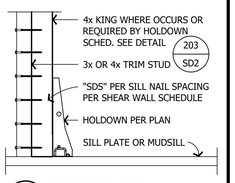
108 TRIM STUD TO HOLDOWN POST



108A "LTP4" CLIP CONNECTION

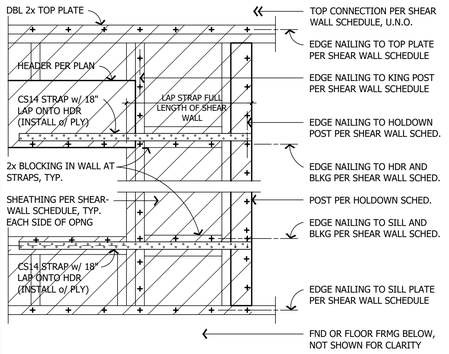


108B NAILED CONNECTION

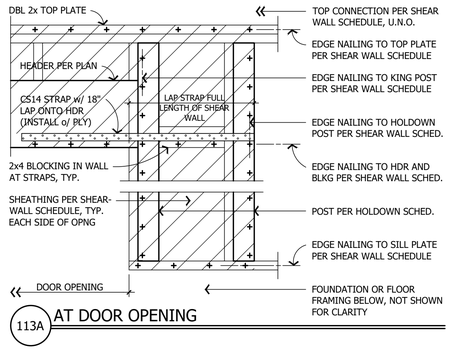


108C SCREWED CONN.

109 ALTERNATIVE MUDSILL ANCHORAGE

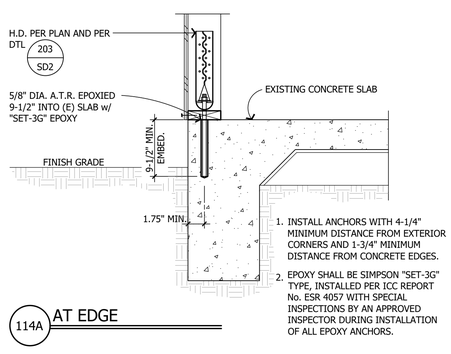


110 MASA ANCHORAGES



113A AT DOOR OPENING

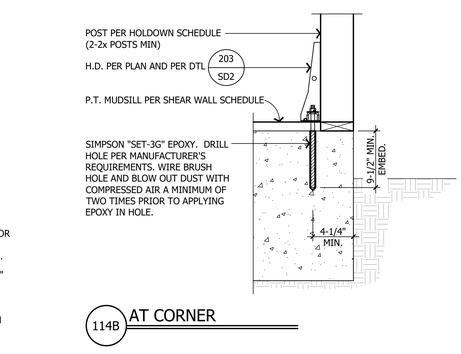
111 "TITEN HD" ANCHORAGE & NOTES



1. INSTALL ANCHORS WITH 4-1/4" MINIMUM DISTANCE FROM EXTERIOR CORNERS AND 1-3/4" MINIMUM DISTANCE FROM CONCRETE EDGES.
2. EPOXY SHALL BE SIMPSON "SET-3G" TYPE, INSTALLED PER ICC REPORT No. ESR 4057 WITH SPECIAL INSPECTIONS BY AN APPROVED INSPECTOR DURING INSTALLATION OF ALL EPOXY ANCHORS.

114A AT EDGE

112 RETROFIT ANCHOR BOLT



114B AT CORNER

113 SHEAR PANEL AT OPENING (EA. SIDE OF OPENING WHERE INDICATED ON THE PLANS)

114 EPOXIED HDU2 AND HDU4 AT SLAB ON GRADE FOOTING

DO NOT SCALE THESE DRAWINGS

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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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Engineering Seal:

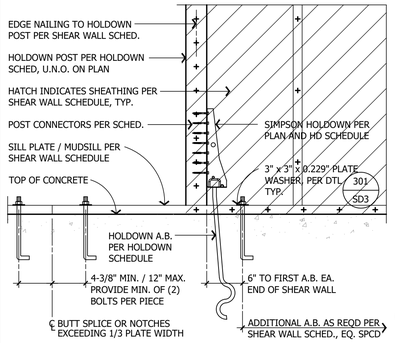
REGISTERED PROFESSIONAL ENGINEER — Justen N. Peek — C 76751 — EXP. 12/31/2026 — CIVIL — State of California

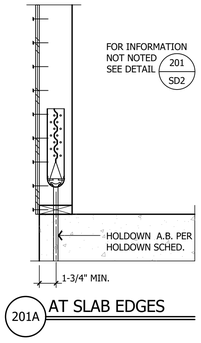
Sheet Description:
SHEAR WALL SCHEDULE AND TYPICAL DETAILS

No Scale

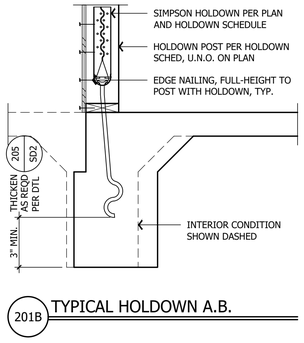
Initial Issue Date: January 13, 2026
Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325

Sheet No.
SD1

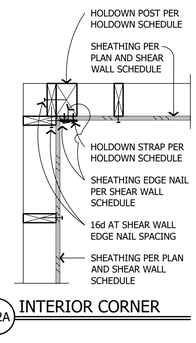




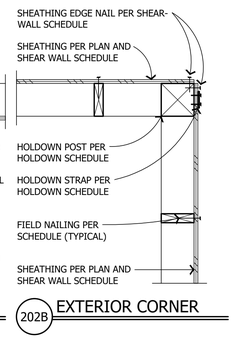
201A AT SLAB EDGES



201B TYPICAL HOLDOWN A.B.



202A INTERIOR CORNER



202B EXTERIOR CORNER

STRAP HOLDOWN SCHEDULE

STRAP	END LENGTH	FASTENERS EA. END	MIN. POST SIZE	ALLOWABLE LOAD
"CS14"	15"	(13) 10d (0.148 DIA . x 2-1/2")	(2) 2x	2490 lbs
(2) "CS14"	15"	(13) 10d (0.148 DIA . x 2-1/2") EACH STRAP	4x4 / (2) 2x6	4980 lbs
"CMST14"	30"	(33) 10d (0.148 DIA . x 2-1/2")	4x6 / 6x6	6490 lbs
"CMST12"	39"	(43) 10d (0.148 DIA . x 2-1/2")	4x8 / 6x6	9215 lbs

1. FILL ALL NAIL HOLES PER MANUFACTURER'S REQUIREMENTS.
2. STRAPS SHALL BE INSTALLED OVER PLYWOOD SHEATHING.
3. STRAPS MUST BE INSTALLED FLAT TO THE FACE OF THE POST. NO BENDS, NICKS OR SLACK OF ANY KIND ARE ALLOWED. STRAPS INSTALLED WITH ANY BENDS, NICKS OR SLACK SHALL BE CONSIDERED AS INADEQUATE AND MUST BE RE-INSTALLED.
4. STRAPS MUST BE INSTALLED VERTICALLY WHEN USED AS A HOLDOWN. STRAPS INSTALLED ON A SLOPE OR AT AN ANGLE SHALL BE CONSIDERED AS INADEQUATE AND MUST BE RE-INSTALLED.
5. LOADS INCLUDE A 60% LOAD DURATION INCREASE ON THE FASTENERS FOR WIND OR SEISMIC.
6. CMST STRAPS ONLY - USE EVERY OTHER ROUND HOLE IF THE WOOD TENDS TO SPLIT. INCREASE STRAP LENGTH AS REQUIRED TO ACHIEVE MINIMUM NUMBER OF FASTENERS LISTED IN TABLE ABOVE.
7. PRE-DRILL HOLES TO PREVENT WOOD SPLITTING AS REQUIRED.

NOTE: A. WHERE NOTED, SB1x30 REQUIRES FOOTING WIDTH TO BE 18" WIDE.

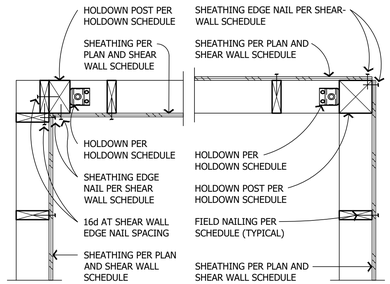
SCREWED / BOLTED HOLDOWN SCHEDULE

ANCHOR	POST CONNECTORS	HOLDOWN ANCHOR	MIN. POST	ALLOW. LOAD
"HDU2"	(6) SDS25212 SCREWS	SSTB24 OR SB5/8x24	(2) 2x	2940 lbs
"HDU4"	(10) SDS25212 SCREWS	SB5/8x24	(2) 2x	3815 lbs
"HDU5"	(14) SDS25212 SCREWS	SB5/8x24	(2) 2x	5645 lbs
"HDU8"	(20) SDS25212 SCREWS	SB7/8x24	4x6 / 6x6	7855 lbs
"HDU11"	(30) SDS25212 SCREWS	PAB8 (OR EQUIV.)	4x8 / 6x6	11175 lbs
"HDU14"	(36) SDS25212 SCREWS	PAB8 (OR EQUIV.)	4x8 / 6x6	14390 lbs
"HD19"	(5) 1" DIA. A307 BOLTS	PAB10 (OR EQUIV.)	4x8 / 6x6	19070 lbs

1. RE-TIGHTEN ALL BOLTS PRIOR TO SHEAR WALL CLOSE-IN.
2. DOUBLE 2x HOLDOWN POSTS SHALL BE SISTERED TOGETHER PER 103 SD1 LOADS INCLUDE A 60% LOAD DURATION INCREASE ON THE FASTENERS FOR WIND OR SEISMIC. FOR MORE INFORMATION.
3. CONTRACTOR'S OPTION TO SUBSTITUTE "STHD" TYPE HOLDOWNS:

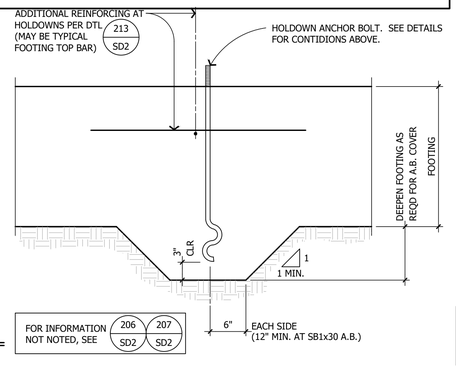
ANCHOR	"STHD" OPTION	POST CONNECTORS	MIN. POST	ALLOW. LOAD
"HDU2"	"STHD10"	(20) 16d SINKERS	(2) 2x	2940 lbs
"HDU4"	"STHD14"	(24) 16d SINKERS	(2) 2x	3815 lbs

201 TYPICAL HOLDOWN AND HOLDOWN ANCHOR BOLT INSTALLATION

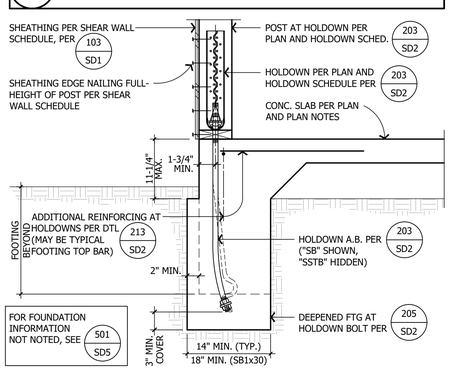


204A INTERIOR CORNER

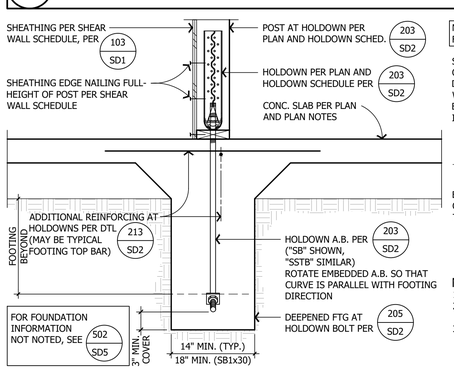
204B EXTERIOR CORNER

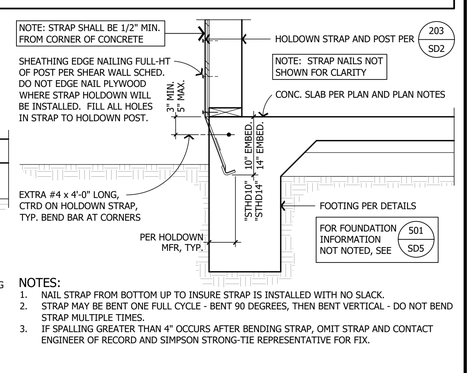


202 SHARED STRAP AT SHEAR WALL CORNER



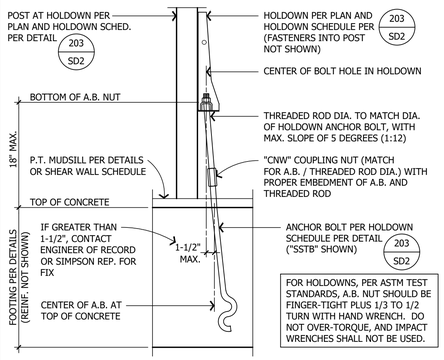
203 SLAB HOLDOWN SCHEDULES



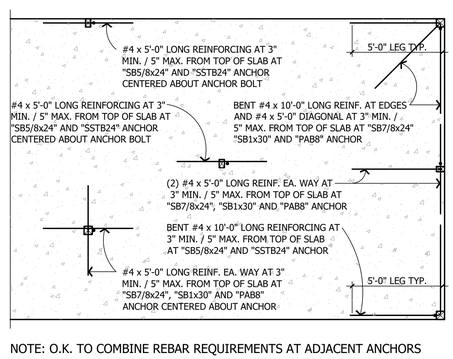


NOTES:
1. NAIL STRAP FROM BOTTOM UP TO INSURE STRAP IS INSTALLED WITH NO SLACK.
2. STRAP MAY BE BENT ONE FULL CYCLE - BENT 90 DEGREES, THEN BENT VERTICAL - DO NOT BEND STRAP MULTIPLE TIMES.
3. IF SPALLING GREATER THAN 4" OCCURS AFTER BENDING STRAP, OMIT STRAP AND CONTACT ENGINEER OF RECORD AND SIMPSON STRONG-TIE REPRESENTATIVE FOR FIX.

204 HOLDOWN AT SHEAR WALL CORNER (PLAN)



205 DEEPENED FOUNDATION (FOR A.B.)



NOTE: O.K. TO COMBINE REBAR REQUIREMENTS AT ADJACENT ANCHORS

206 HOLDOWN A.B. TO EXTERIOR FOOTING

207 HOLDOWN A.B. TO INTERIOR FOOTING

208 "STHD" STRAP TO EXTERIOR FOOTING

209 RAISED HOLDOWN AT OFFSET C.I.P. A.B.

213 REINF. AT HOLDOWN BOLTS (PLAN)

ADVANCED ENGINEERING
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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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Engineering Seal:

REGISTERED PROFESSIONAL ENGINEER — Justen N. Peek — C 76751 EXP. 12/31/2026 — CIVIL — State of California

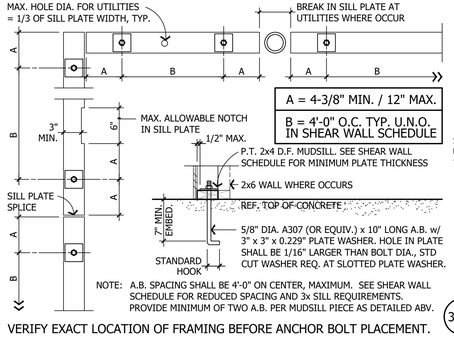
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HOLDOWN SCHEDULE AND TYPICAL DETAILS

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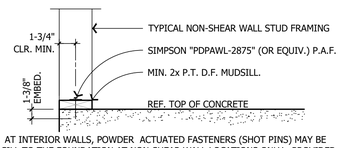
Initial Issue Date: January 13, 2026
Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325

Sheet No.
SD2

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VERIFY EXACT LOCATION OF FRAMING BEFORE ANCHOR BOLT PLACEMENT.

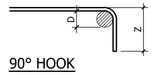


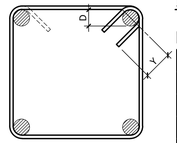
SHOT PIN ALTERNATE: AT INTERIOR WALLS, POWDER ACTUATED FASTENERS (SHOT PINS) MAY BE USED TO ANCHOR MUDSILL TO THE FOUNDATION AT NON-SHEAR WALL LOCATIONS ONLY. PROVIDED THE POWDER ACTUATED FASTENERS ARE INSTALLED PER THE REQUIREMENTS LISTED BELOW:

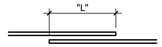
1. P.A.F. ARE ONLY PERMITTED AT INT. NON-STRUC. WALLS. DO NOT INSTALL P.A.F. IN LOCATIONS WHERE BEARING, SHEAR WALLS OR BRACED WALLS ARE NOTED ON THE PLANS
2. SIMPSON P.A.F. SHALL BE GALVANIZED AND INSTALLED PER I.C.C. REPORT ESR-2138
3. MIN. EMBED. OF FASTENER IS ACHIEVED WHEN THE WASHER IS FULLY BRNG ON THE PLATE.
4. FASTENERS MUST NOT BE DRIVEN UNTIL CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 2000 psi.
5. FASTENERS MUST BE DRIVEN INTO A PRESSURE-TREATED 2x WOOD SILL PLATE AND MUST BE AT LEAST 1-3/4" FROM THE CONCRETE EDGE.
6. P.A.F. SHALL BE INSTALLED AT 32" O.C. EACH PIECE OF PLATE SHALL HAVE A MIN. OF TWO FASTENERS PLACED AT 6" FROM THE ENDS WITH A MIN. SPACING OF 4" BETWEEN P.A.F.

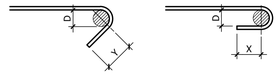
301A SHOT PIN PLACEMENT AT NON-STRUCTURAL WALLS

301 TYPICAL ANCHOR BOLT AND SHOT PIN PLACEMENT









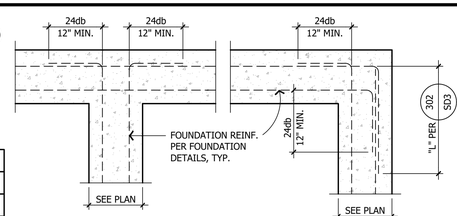
MIN. REQUIRED HOOK LENGTHS

BAR	#3	#4	#5	#6	#7	#8
"D"	2-1/4"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"X"	2-1/2"	2-1/2"	2-1/2"	3"	3-1/2"	4"
"Y"	3"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"Z"	5"	6"	7"	8"	10"	11"

MIN. REQUIRED LAP LENGTHS

BAR SIZE	#3	#4	#5	#6	#7	#8
"L"	22"	29"	36"	43"	63"	72"

302 TYP. REINFORCING HOOKS AND LAPS



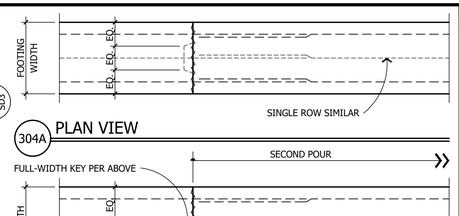
303A TEE COND.

303B CORNER COND.

NOTES:

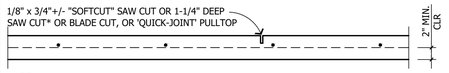
1. db = BAR DIAMETER
2. PLACE ALL BENDS HORIZONTALLY.
3. FOR SINGLE CURTAIN STEEL PROVIDE SIMILAR BENDS AT 3" CLEAR FROM FAR FACE OF FOOTING, U.N.O.

303 STD REINF. HOOKS - DOUBLE ROW



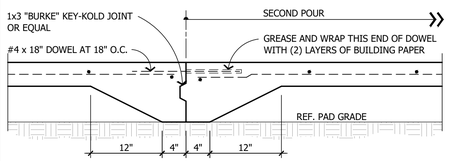
304A PLAN VIEW

304 FOOTING CONSTRUCTION JOINT

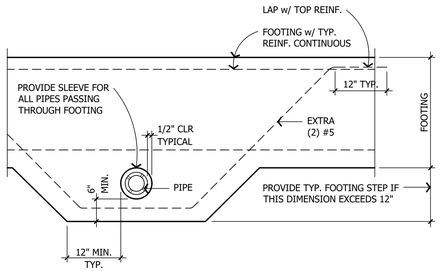


305A CONTROL JOINT

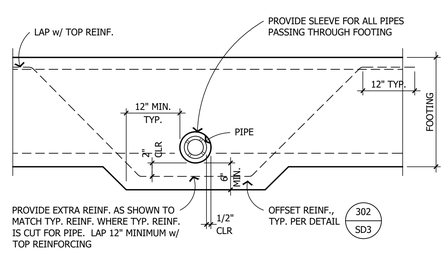
* JOINT TO BE CUT WITHIN 12 HOURS OF CONCRETE POUR



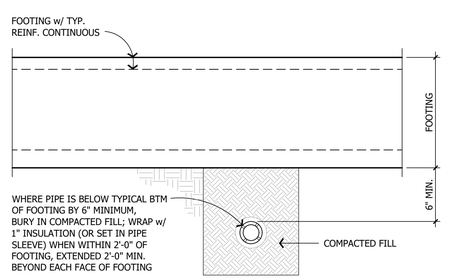
305B CONSTRUCTION JOINT



306A PIPE BELOW FOOTING

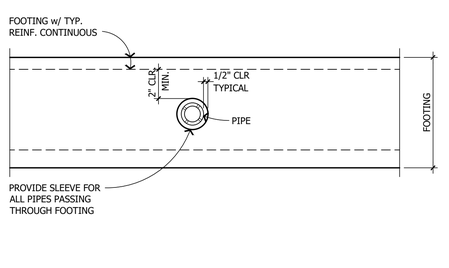


306B PIPE THROUGH FOOTING



306C PIPE BELOW FOOTING

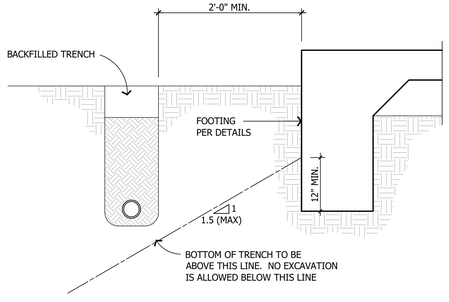
WHERE FOOTING NEED NOT BE DEEPENED



306D PIPE BETWEEN BARS

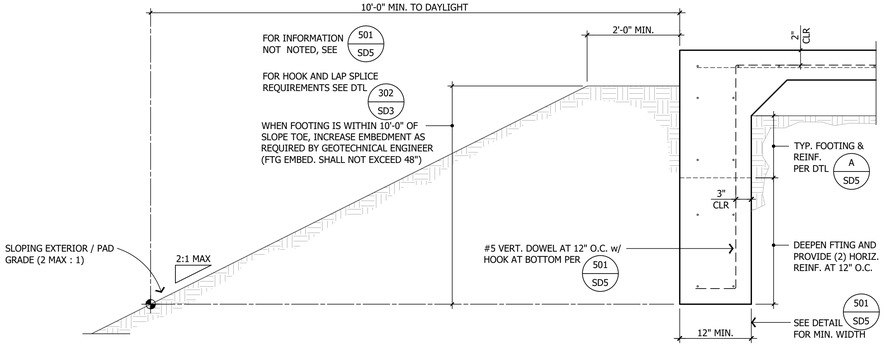
305 CRACK CONTROL JOINTS (SLAB-ON-GRADE)

306 PIPE PERPENDICULAR TO FOOTING



NOTE:
UNLESS OTHERWISE APPROVED BY GEOTECH. ENGINEER

307 PIPE / TRENCH PARALLEL TO FOOTING



308 INCREASED FOOTING DEPTH BY SLOPE

ADVANCED ENGINEERING
3381 Walnut Blvd. Ste. 220
Brentwood, CA 94513
Office: 925.516.3502
Fax: 925.262.4662

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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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Engineering Seal:

REGISTERED PROFESSIONAL ENGINEER
Justen N. Peek
C 76751
EXP. 12/31/2026
CIVIL
State of California

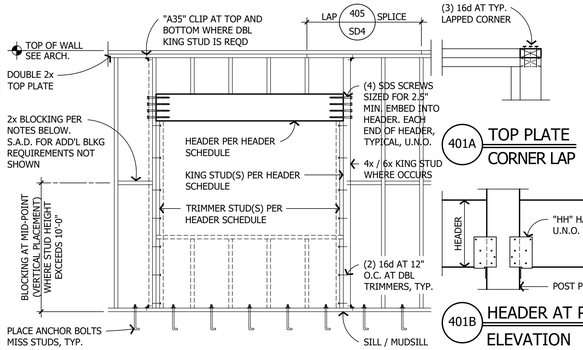
Sheet Description:
TYPICAL CONCRETE DETAILS

No Scale

Initial Issue Date: January 13, 2026
Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325

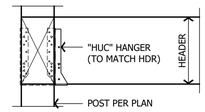
Sheet No.
SD3

DO NOT SCALE THESE DRAWINGS



401A TOP PLATE CORNER LAP

401B HEADER AT POST ELEVATION



401C HEADER AT CORNER POST - ELEVATION

SILL ANCHORS AND P.T. D.F. MUDSILLS

1. PLATES AND MUDSILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. HOT DIPPED GALVANIZED ANCHOR BOLTS WITH 3 x 3 x 1/4" PLATE WASHERS. EMBED ANCHOR BOLTS 7" INTO CONCRETE OR 12" INTO GROUTED MASONRY, AND SPACE NOT MORE THAN 48" APART, U.N.O. THERE SHALL BE A MINIMUM OF TWO BOLTS PER BOARD WITH ONE BOLT LOCATED 12" MAX/5" MIN. OFF EACH END.
2. ALL PLATES AND MUDSILLS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR (P.T. D.F.)
3. USE ONLY HOT-DIPPED GALVANIZED ANCHOR BOLTS, PLATE WASHERS, NAILS AND OTHER HARDWARE WHEN IN CONTACT WITH P.T. LUMBER, U.N.O. BY LUMBER MFR.

HEADER SCHEDULE - TYP. U.N.O. ON PLAN

MAX. ROUGH OPENING		3'-6"	4'-6"	5'-6"	6'-6"	8'-6"
BEARING (ROOF)	2x4 WALL	4x6 D.F. #2	4x8 D.F. #2	4x10 D.F. #2	4x10 D.F. #2	3.5 x 10.5 GLB
	2x6 WALL	6x6 D.F. #1	6x6 D.F. #1	6x8 D.F. #1	6x8 D.F. #1	5.5 x 9 GLB
BEARING (FLOOR)	2x4 WALL	4x8 D.F. #2	4x10 D.F. #2	4x10 D.F. #2	3.5 x 9 GLB	3.5 x 12 GLB
	2x6 WALL	6x6 D.F. #1	6x8 D.F. #1	6x10 D.F. #1	6x10 D.F. #1	5.5 x 9 GLB
NON- BRG WALLS	2x4 WALL	4x4 D.F. #2	4x4 D.F. #2	4x4 D.F. #2	4x6 D.F. #2	4x8 D.F. #2
	2x6 WALL	4x6 (FLAT)	4x6 (FLAT)	4x6 (FLAT)	6x6 D.F. #1	6x6 D.F. #1

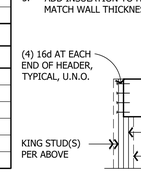
KING STUD SCHEDULE - TYP. U.N.O. ON PLAN

MAX. ROUGH OPENING		3'-6"	4'-6"	5'-6"	6'-6"	8'-6"
MAX. PLATE HEIGHT 8'-1"	2x4 WALL	(1) - 2x4	(2) - 2x4	(2) - 2x4	(2) - 2x4	(2) - 2x4
	2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6
MAX. PLATE HEIGHT 9'-1"	2x4 WALL	(2) - 2x4	(2) - 2x4	(2) - 2x4	(3) - 2x4	(3) - 2x4
	2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6
MAX. PLATE HEIGHT 10'-1"	2x4 WALL	(2) - 2x4	(2) - 2x4	(3) - 2x4	(4) - 2x4	(5) - 2x4
	2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6	(2) - 2x6

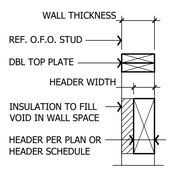
401D HEADER SCHEDULE - TYPICAL U.N.O. ON THE PLAN

NOTES

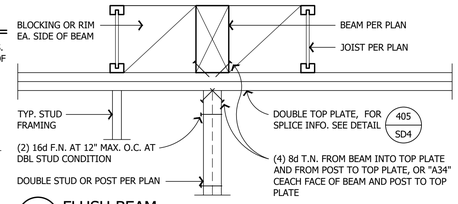
1. ALL ROUGH OPENINGS 6'-0" AND GREATER SHALL HAVE DOUBLE 2x TRIM STUDS.
2. TRIM STUDS SHALL BE CONTINUOUS FROM BOTTOM OF HEADER TO THE TOP OF THE SILL PLATE BELOW.
3. STACK ALL KING AND TRIM STUDS FROM LEVEL AT WHICH THEY OCCUR CONTINUOUS DOWN TO SILL PLATE AT FOUNDATION LEVEL. PROVIDE SOLID FILLER IN JOIST SPACE.
4. USE 1-3/4" LSL FILLER OF MATCHING DEPTH TO SHIM TO WALL WIDTH.
5. ADD INSULATION TO HEADERS WHICH DO NOT MATCH WALL THICKNESS PER 401D SD4



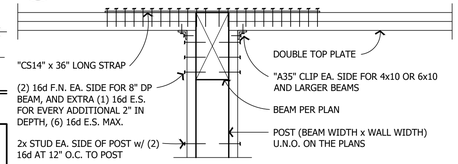
401E TRIM / KING STUDS



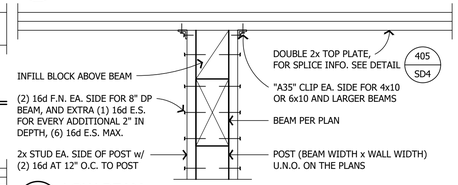
401F INSULATION AT HEADER



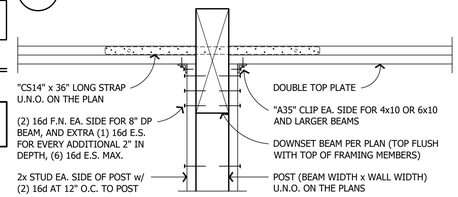
412A FLUSH BEAM



412B DROPPED BEAM



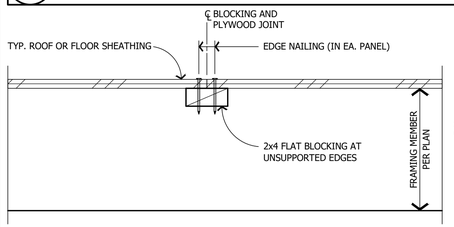
412C LOW BEAM



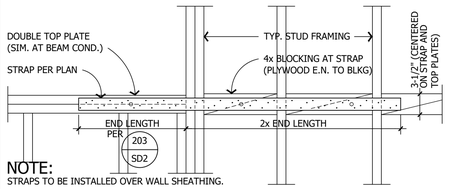
412D DOWN-SET BEAM

412 TYPICAL BEAM SUPPORT IN WALL

401 TYPICAL FRAMED WALL OPENING AND HEADER SCHEDULE

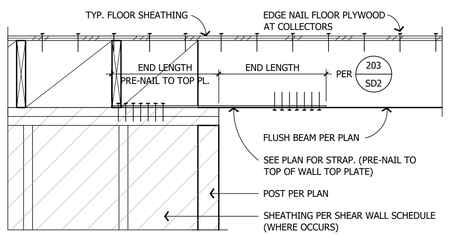


403 BLOCKED + NAILED PLYWOOD DIAPHRAGM

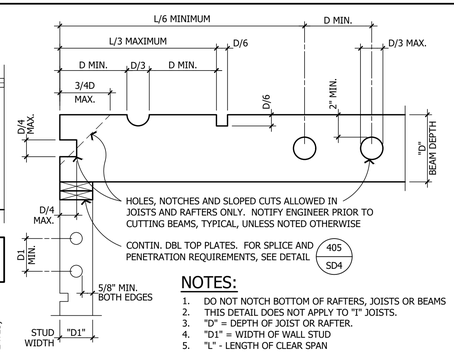


NOTE:
STRAPS TO BE INSTALLED OVER WALL SHEATHING.

406 HORIZ. STRAP TO WALL BLOCKING



407 STRAP FROM BEAM TO TOP PLATE



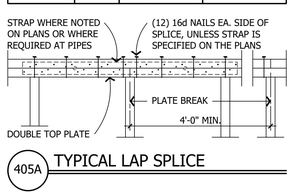
NOTES:

1. DO NOT NOTCH BOTTOM OF RAFTERS, JOISTS OR BEAMS
2. THIS DETAIL DOES NOT APPLY TO "I" JOISTS.
3. "D" = DEPTH OF JOIST OR RAFTER.
4. "D1" = WIDTH OF WALL STUD
5. "L" - LENGTH OF CLEAR SPAN

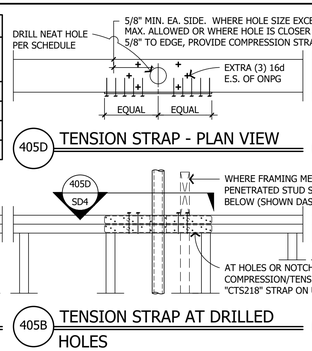
404 TYPICAL HOLES AND NOTCHES

DRILLED HOLE SCHEDULE

	TOP PLATE SIZE	MAX. HOLE SIZE SIZE WITHOUT TENSION STRAPS	MAX. HOLE * SIZE WITH TENSION STRAPS
EXT. OR INT. BRG WALL OR SHEAR WALL	2x4	7/8" DIA.	2-1/4" DIA.
	2x6	2-7/8" DIA.	4-1/4" DIA.
INT. NON-STRUCTURAL PARTITION	2x4	2-1/8" DIA.	2-1/4" DIA.
	2x6	4-1/8" DIA.	4-1/4" DIA.

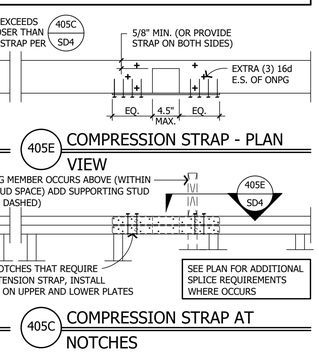


405A TYPICAL LAP SPLICE



405B TENSION STRAP AT DRILLED HOLES

405D TENSION STRAP - PLAN VIEW



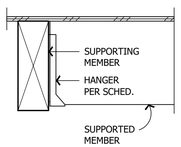
405C COMPRESSION STRAP AT NOTCHES

405E COMPRESSION STRAP - PLAN VIEW

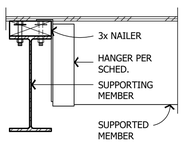
405 TOP PLATE SPLICES, BREAKS AND PENETRATIONS

SUPPORTED MEMBER	SUPPORTING MEMBER	
	SOLID WOOD BM	STEEL BM w/ 3x NAILER
(1) TJI JOIST	"IUS" HANGER	"MIT" HANGER
(2) TJI JOIST	"MIU" HANGER	"MIT" HANGER
(1) LVL	"HUS" HANGER	"MIT" HANGER
(2) LVL OR 3-1/2 PSL	"HUS" HANGER	"BA" HANGER
(3) LVL OR 5-1/4 PSL	"HHUS" HANGER	"HW" HANGER (NOTE 4.)
7" PSL	"HGUS" HANGER	"GLTV" HANGER (NOTE 4.)
GLULAM	"HGUS" HANGER	"GLTV" HANGER (NOTE 4.)
2x SOLID SAWN	"LUS" HANGER	"JB" HANGER
(2) 2x SOLID SAWN	"HUS" HANGER	"WNP" HANGER
3x SOLID SAWN	"HU" HANGER	"B" HANGER
4x SOLID SAWN	"HUS" HANGER	"BA" HANGER
6x SOLID SAWN	"HU" HANGER	"B" OR "HW" HANGER
(1) FLOOR TRUSS	"U" HANGER (MIN).	"MIT" OR "BA" HANGER
(2) FLOOR TRUSSES	"HU" HANGER	"HB" HANGER
GIRDER FLOOR TRUSS	"HHUS" HANGER	"HB" HANGER
(1) ROOF TRUSS	"LUS" HANGER (MIN.)	N/A
(2) ROOF TRUSSES	"HUS" HANGER	N/A
GIRDER ROOF TRUSS	"HGUS" HANGER	N/A

409 HANGER SCHEDULE - TYP. UNLESS NOTED OTHERWISE ON THE PLAN



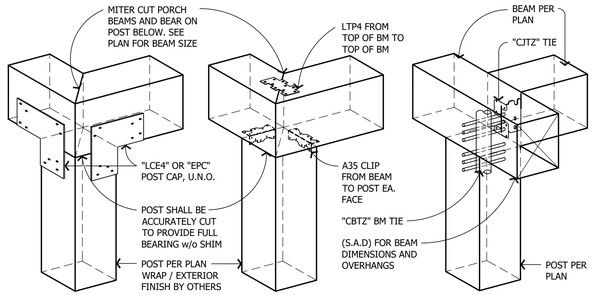
409A FLUSH OR TOP MOUNTED ONLY



409B TOP MOUNTED (TO 3x NAILER)

NOTES:

1. USE THIS SCHEDULE, UNLESS NOTED OTHERWISE ON THE PLANS AND DETAILS.
2. HANGERS ARE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL. INSTALL PER MFR'S INSTRUCTIONS, U.N.O. USE HANGERS AS SCHEDULED, U.N.O. FILL ALL NAIL HOLES.
3. FOR MANUFACTURED FRAMING, (ie. TJI, FABRICATED WOOD TRUSSES, ETC.), HANGERS SHALL BE AS REQUIRED BY THE MANUFACTURER, UNLESS NOTED OTHERWISE.
4. HANGER SHALL BE DIRECTLY WELDED TO STEEL BEAM PER HANGER MANUFACTURER'S RECOMMENDATIONS.



410A OPTION "A"

410B OPTION "B"

410C OPTION "C"

410 PORCH HEADER AT CORNER

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Engineering Seal:



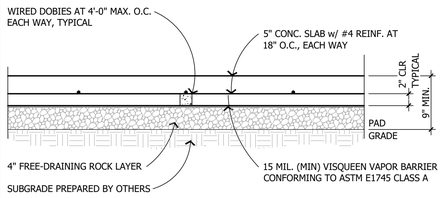
Sheet Description:
TYPICAL CARPENTRY DETAILS

No Scale

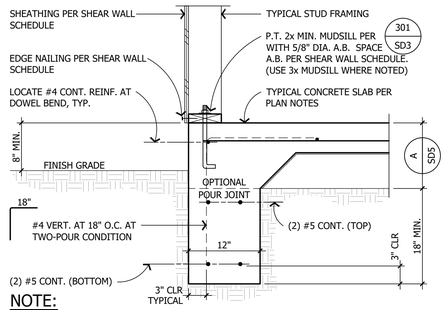
Initial Issue Date: January 13, 2026
Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325

Sheet No.
SD4

DO NOT SCALE THESE DRAWINGS



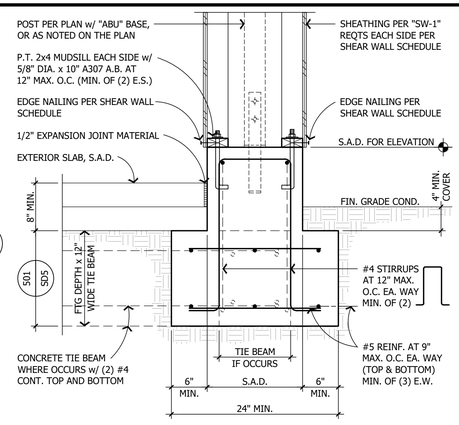
A TYPICAL SLAB-ON-GRADE SECTION



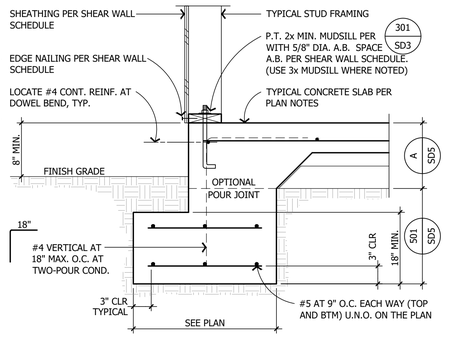
NOTE:

PLAIN CARBON STEEL FASTENERS IN SEA/DOT AND ZINC BORATE PRESERVATIVE-TREATED LUMBER SHALL BE PERMITTED. TYP. ALL DETAILS.

501 TYPICAL PERIMETER FOOTING



502 PORCH STUD COLUMN AND FOOTING



503 PERIMETER POST FOOTING

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430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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Engineering Seal:



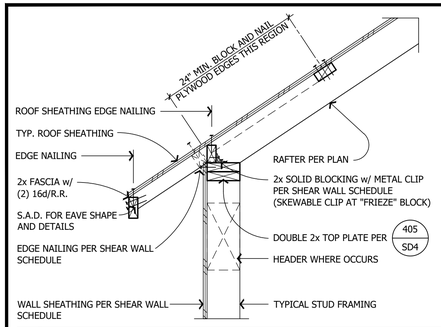
Sheet Description:
SPREAD FOOTING
FOUNDATION DETAILS

Scale: 1" = 1'-0"

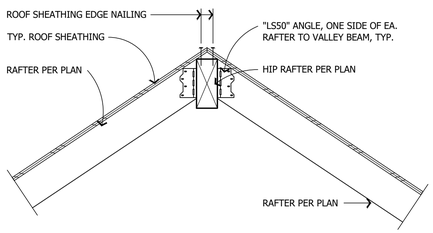
Initial Issue Date: January 13, 2026
Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325

Sheet No.
SD5

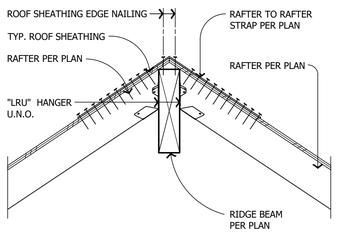
DO NOT SCALE THESE DRAWINGS

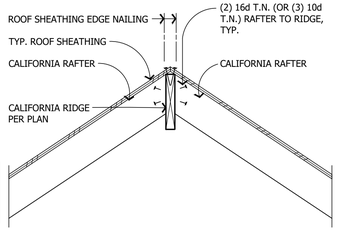


601 RAFTER PERPEND. TO EXTERIOR WALL



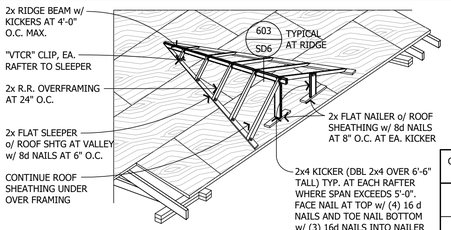
602 RAFTER TO FLUSH HIP MEMBER





603A CALIFORNIA RIDGE BEAM

603 RAFTER PERPENDICULAR TO RIDGE BEAM



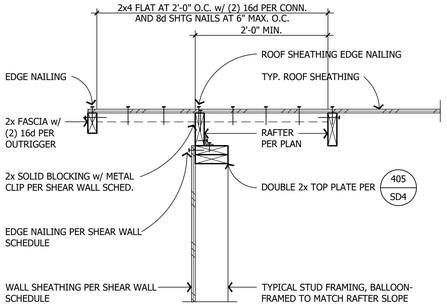
SLOPE OF ROOF VARIES, BASED ON ROOF PITCH. SEE ARCHITECTURAL DRAWINGS

TYPICAL ROOF SHEATHING AT CALIFORNIA FRAMING

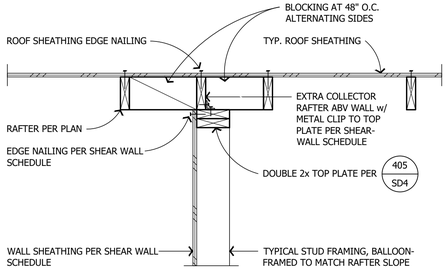
CALIFORNIA MEMBER	MAX. SPAN (PONYWALL SPACING)	DESIGN LOAD FOR SUPPORT FRAMING
2x4 AT 24" O.C.	6'-0"	180 plf
2x6 AT 24" O.C.	10'-0"	300 plf

NOTE:
1. PROVIDE (2) 16d NAILS EA. NAILER TO FRAMING MEMBER BELOW.
2. ALL FLAT NAILERS TO BE 48" LONG. (MIN.)
3. 22"x30" ATTIC ACCESS OPENING MAY BE PROVIDED IN ROOF SHTG UNDER OVER FRAMING. BLOCK AND NAIL AROUND OPENING.
4. PRE-MANUFACTURED VALLEY TRUSSES AT 24" O.C. MAY BE USED AS AN ALTERNATIVE TO OVER FRAMING. PROVIDE "VTC2" CLIPS AT 48" O.C. U.N.O. BY TRUSS MFR.
5. WHERE TRUSS BELOW OCCURS, TRUSS MFR TO DESIGN TRUSS TO SUPPORT ADDITIONAL LOADS FROM PONY WALL (RAFTER SIM.)

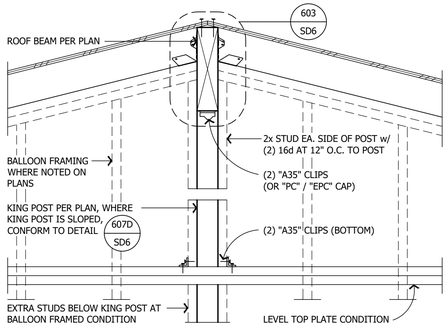
704 CALIFORNIA FRAMING DETAIL



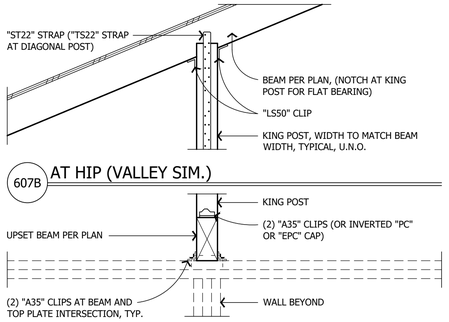
605 RAFTER PARALLEL TO EXTERIOR WALL



606 RAFTER PARALLEL TO INTERIOR WALL

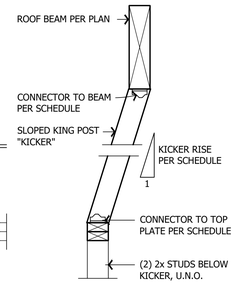


607A TYPICAL, U.N.O.



607B AT HIP (VALLEY SIM.)

607C AT UPSET BEAM

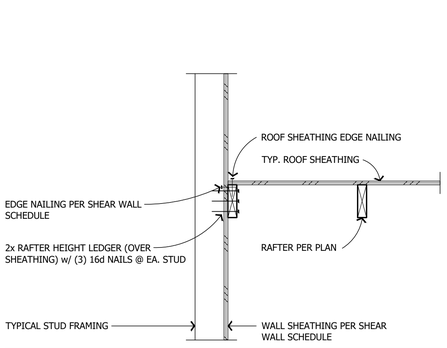


KICKER SCHEDULE			
KICKER LENGTH	KICKER SIZE	KICKER RISE	CONNECTOR
4'-0"	2x4	1 TO 3	"A35" CLIP EACH FACE
6'-0"	2x6	3 TO 5	"A35" CLIP
8'-0"	(2) 2x6 OR 4x4	5 TO 7	(5) 16d T.N.
10'-0"	4x6	7 +	(3) 16d T.N.

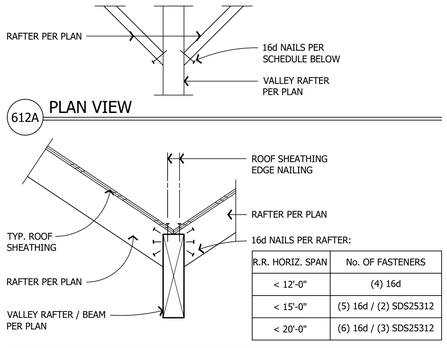
NOTES:
1. ALL FRAMING AND CONNECTORS ARE MINIMUM SIZES, U.N.O. ON THE PLAN.
2. LOCATE KICKERS AT WALL. LOCATE KICKERS AT CEILING BEAM(S) ONLY WHERE NOTED ON THE PLAN.

607D KICKER KING POST AND SCHEDULE

607 KING POST BELOW HIP / RIDGE MEMBERS

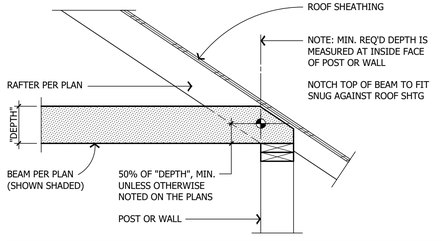


609 RAFTER TO LEDGER (PARALLEL RAFTER)

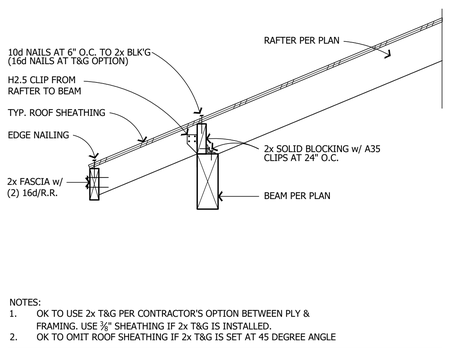


R.R. HORIZ. SPAN	No. OF FASTENERS
< 12'-0"	(4) 16d
< 15'-0"	(5) 16d / (2) SDS25312
< 20'-0"	(6) 16d / (3) SDS25312

610 RAFTER TO VALLEY MEMBER

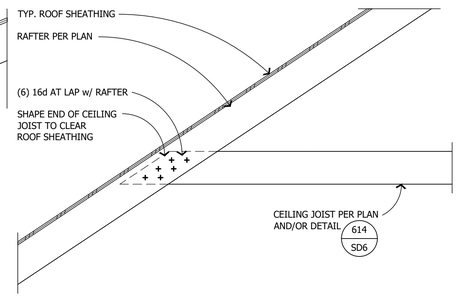


611 SHAPED TOP OF BEAM AT EAVE

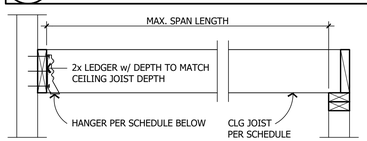


NOTES:
1. OK TO USE 2x T&G PER CONTRACTOR'S OPTION BETWEEN PLY & FRAMING. USE ⅜" SHEATHING IF 2x T&G IS INSTALLED.
2. OK TO OMIT ROOF SHEATHING IF 2x T&G IS SET AT 45 DEGREE ANGLE

612 RAFTER PERPEND. TO EXTERIOR BEAM



613 CEILING JOIST LAP WITH RAFTER



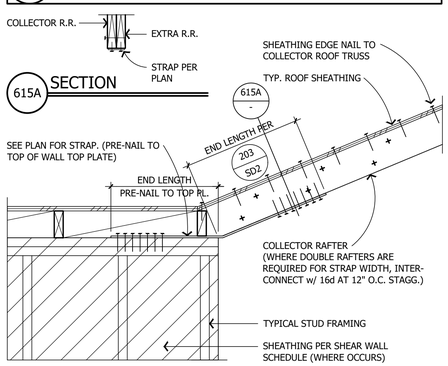
614A AT LEDGER

614B AT WALL

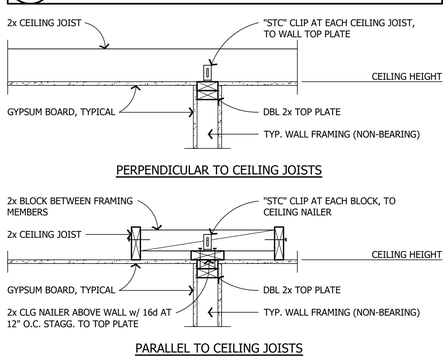
SPAN (MAX.)	CEILING JOIST (MIN.)	LEDGER TO STUD	HANGER
8'-0"	2x4 AT 2'-0" O.C.	(2) 16d	"LU24"
12'-0"	2x6 AT 2'-0" O.C.	(3) 16d	"LUS26"
15'-0"	2x8 AT 2'-0" O.C. (NOTE 1.)	(4) 16d	"LUS26"
18'-0"	2x10 AT 2'-0" O.C. (NOTE 1.)	(4) 16d	"LUS28"
20'-0"	2x12 AT 2'-0" O.C. (NOTE 1.)	(4) 16d	"LU210"

1. PROVIDE 2x FULL-DEPTH SOLID BLOCK, TYPICAL, AT MID-LENGTH OF JOISTS OVER 12'-0" LONG

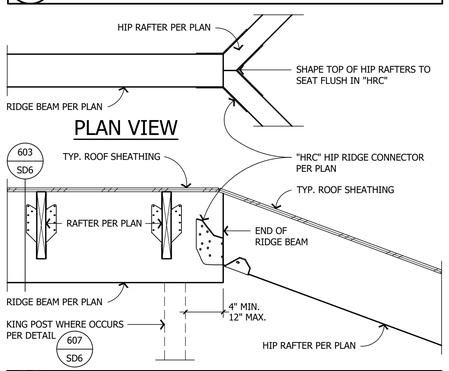
614 CEILING JOIST SCHEDULE



615 HORIZONTAL STRAP TO WALL TOP PLATE



616 INTERIOR WALL TO CEILING JOIST



617 HIP RAFTER TO RIDGE

DO NOT SCALE THESE DRAWINGS

ADVANCED ENGINEERING
3381 Walnut Blvd. Ste. 220
Brentwood, CA 94513
Office: 925.516.3502
Fax: 925.262.4662

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CITY OF MARTINEZ-ADU'S
430 SQUARE FOOT MODEL
MARTINEZ, CALIFORNIA

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

Engineering Seal:

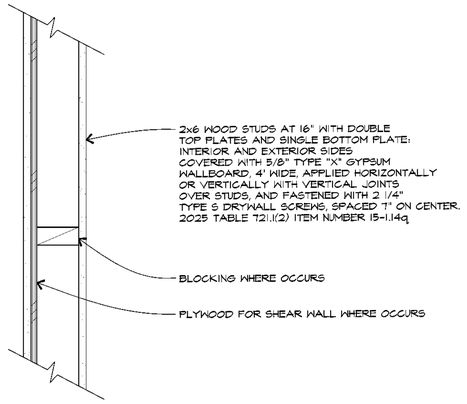
REGISTERED PROFESSIONAL ENGINEER
Justen N. Peek
Justin Peek
C 76751
EXP. 12/31/2026
CIVIL
State of California

Sheet Description:
ROOF FRAMING DETAILS

Scale: 1" = 1'-0"

Initial Issue Date: January 13, 2026
Drawn By: C.L./A.D.D.
Project Engineer: C. La Brie
Project Manager: J. Peek
Job No. W025325

Sheet No.
SD6



1/A1 1 HOUR FIRE RATED WALL DETAIL

FLOORPLAN NOTES:

1) ALL NEW EXTERIOR WALLS TO BE 2x6 FRAMED STUD WALLS.
2) WINDOWS MARKED W/ (T) SHALL BE TEMPERED SAFETY GLASS.
3) ALL WINDOW HEAD HTS. SHALL BE 8'-0" TYP., U.N.O.
4) ALL WINDOWS MARKED "EGRESS" SHALL MEET MIN. EMERGENCY EGRESS WINDOW STANDARDS OF MIN. NET CLEAR OPENING OF 5.7 SQ. FT. & MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 34" CONTRACTOR SHALL VERIFY W/ WINDOW MANUFACTURE.
5) THERE MUST BE AT LEAST 15" INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
5) CONTRACTOR SHALL VERIFY LOCATION & NUMBER OF A/C UNITS W/ OWNER. PROVIDE 4" CONC. SLAB W/ #10 W.M.M. ALL NECESSARY PLUMBING & ELECTRICAL.
6) MINIMUM OF 36-INCH DEEP LANDING IS REQUIRED IN DIRECTION OF TRAVEL. MAXIMUM RISE OF STEP IS 7.75-INCH.
7) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2.
8) GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC 702.3.1.

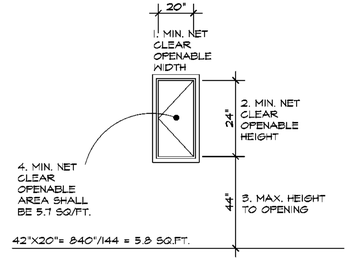
VENTILATION CALCULATIONS

AREA 1

- ATTIC AREA: 430 SQ. FT.
- REQUIRED AREA: (CONVERTED TO INCHES @ 1/300) 206.4 SQ. IN.
- UPPER AREA: (50% REQUIRED IN UPPER 1/3) 103.2 SQ. IN.
- PROVIDE 103.2 SQ.IN. IN UPPER 1/3 OFF ROOF WITH O'HAGIN'S "FLAT" VENT (98.75 SQ. IN. FREE AREA)
  - 1 VENTS REQUIRED
  - (PROVIDE 2 VENTS FOR BETTER VENTILATION)
- LOWER AREA: (50% REQUIRED IN LOWER 1/3) 103.2 SQ. IN.
- PROVIDE 103.2 SQ.IN. IN UPPER 1/3 OFF ROOF WITH O'HAGIN'S "FLAT" VENT (98.75 SQ. IN. FREE AREA)
  - 1 VENTS REQUIRED

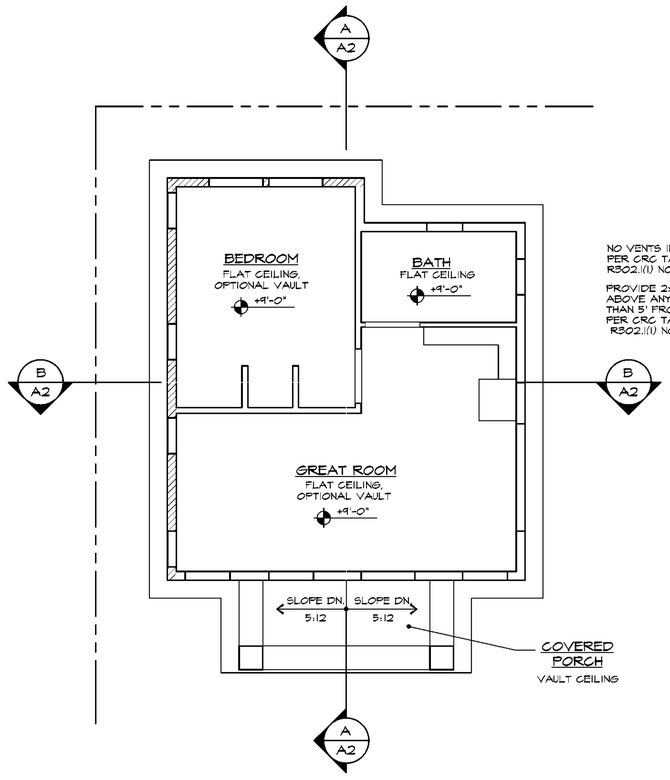
EGRESS WINDOW DETAIL

EGRESS WINDOWS SHALL COMPLY W/ ALL 4 CONDITIONS ILLUSTRATED BELOW.

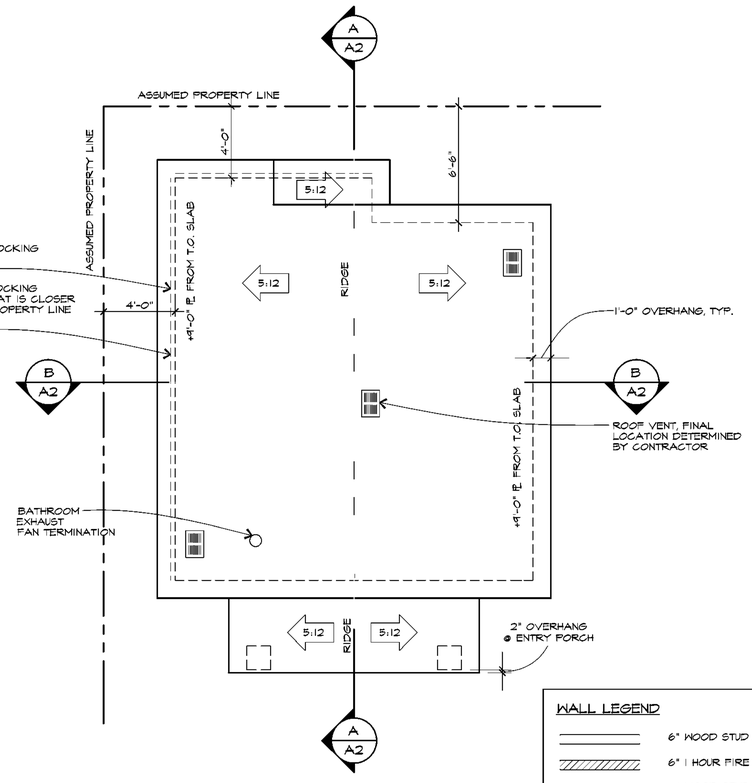


ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ/FT. (0.53 M^2). (EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE AND RESCUE GRADE-FLOOR OPENINGS OPENINGS SHALL BE 5 SQUARE FEET (0.46M)^2. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENINGS DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING
WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A CLEAR OPENING HEIGHT NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. CRC SECTION R310.1, R310.1.1, R310.1.2., R310.1.3. AND R310.1.4.

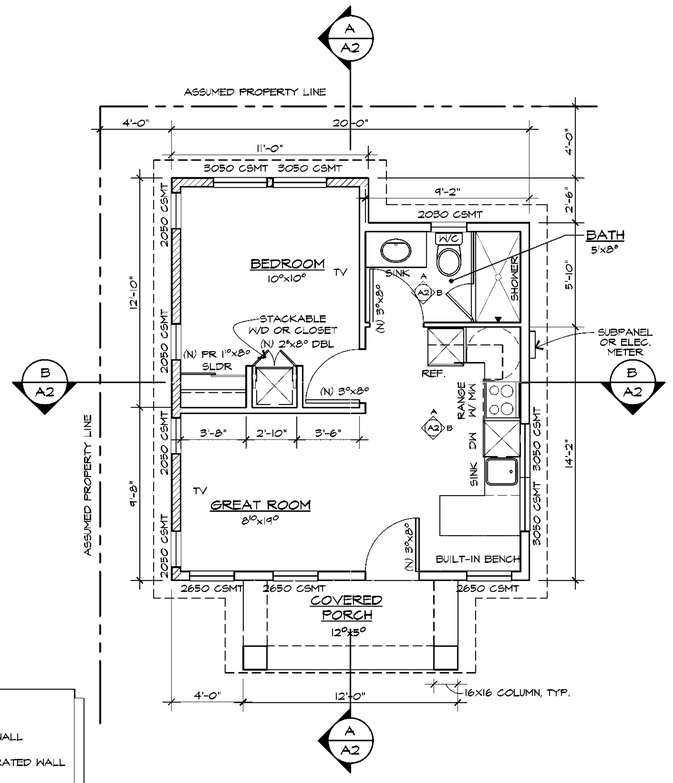
CONTRACTOR NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL EGRESS REQUIREMENTS.



1 BEDROOM - REFLECTED CEILING PLAN
430 S.F.
SCALE: ¼" = 1'-0"



1 BEDROOM - ROOF PLAN
430 S.F.
SCALE: ¼" = 1'-0"



1 BEDROOM - FLOORPLAN
430 S.F.
SCALE: ¼" = 1'-0"

	REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

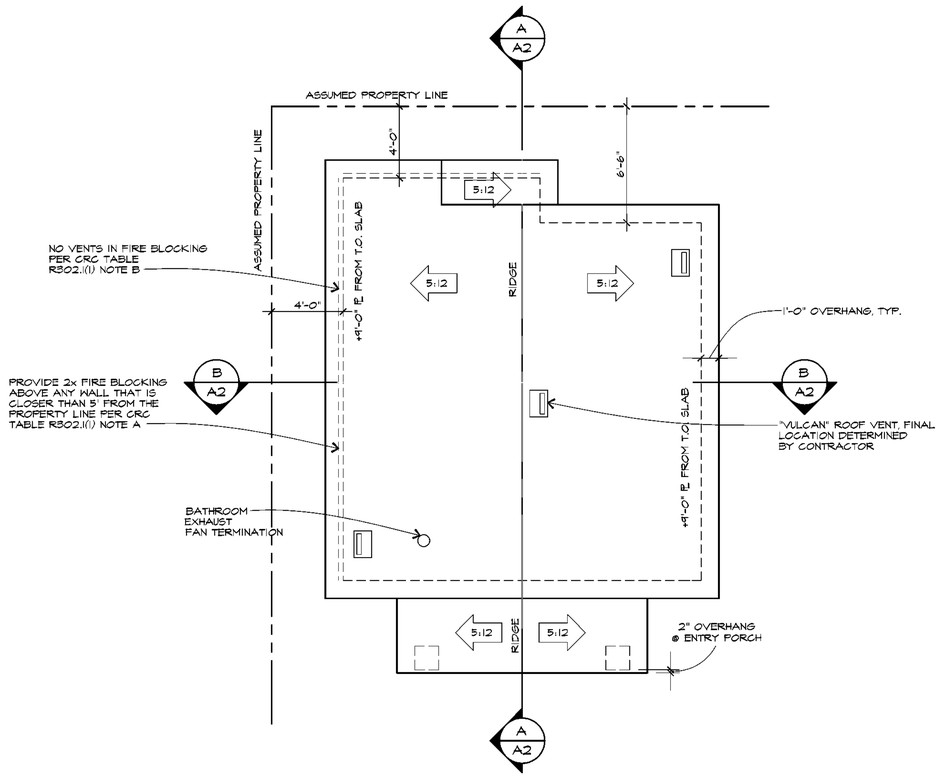
CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF
CONTEMPORARY

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

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DRAWN	JJ
CHECKED	WW
DATE	2-9-26
SCALE	AS SHOWN
JOB NO.	24.2054A
SHEET	A1
OF	SHEETS

PLOT DATE: Feb 12, 2026 - 10:09am A1 - Floor plan, roof plan, reflected ceiling.dwg



GENERAL NOTES FOR VERY HIGH FIRE SEVERITY ZONES (WUI)

1) ALL EXTERIOR FINISHES INCLUDING PORCH/BALCONY CEILINGS AND EXTERIOR WALLS AND SHALL BE IGNITION RESISTANT IN COMPLIANCE WITH 2025 CRC SECTION R337.4.
2) EXTERIOR WINDOWS, SKYLIGHTS AND DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
   1) BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFTEY GLAZING, OR
   2) BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
   3) HAVE A FIRE-RESISTIVE RATING FO NOT LESS THAN 20 MINUMTES WHEN TESTED ACCORDING TO NFPA 257 OR,
   4) BE TESTED TO MEET THE PREFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
3) EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT BOTTOM, SIDES AND TOP OF DOORS FROM EXCEEDING 1/8 INCH (3.2mm) GAPS BETWEEN DOORS AND DOOR OPENINGS SHALL BE CONTROLED BY ONE OF THE METHODS IN 2025 CRC SECTION R337.8.4.
4) THE WALKING SURFACE MATERIALS OF DECKS PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH REQUIREMENTS OF 2025 CRC SECTION R337.9.

ROOF NOTES FOR HIGH FIRE HAZARD SEVERITY ZONES (WUIC)

1) ROOF MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF 2025 CALIFORNIA WILDLAND URBAN-INTERFACE CODE. ROOF SHALL HAVE A ROOFING ASSEMBLY IN ACCORDANCE WITH IT'S LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2025 CRC SECTION R337.5
2) WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO RESIST THE INTRUSION OF FLAMES AND EMBERS, BY FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.5 kg) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3409 INSTALLED OVER THE COMBUSTIBLE DECKING.
3) WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019 INCH (0.48 mm) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 kg) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3900, AT LEAST 36 INCH WIDE (914 mm) RUNNING THE FULL LENGTH OF THE VALLEY.
4) GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
5) VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH 2025 CALIFORNIA WILDLAND URBAN-INTERFACE CODE, AND 2025 CRC SECTIONS R337.6.1 THROUGH SECTION R337.6.3 TO RESIST INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENING.
6) VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH WITH OPENINGS A MINIMUN OF 1/16 INCH (1.6 mm) AND SHALL NOT EXCEED 1/8 INCH (3.2 mm).
7) WIRE MESH AT VENTILATION OPENINGS SHALL BE NONCOMBUSTIBLE AND CROSION RESISTANT.
8) EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTERS TAILS, SHALL BE PROTECTED BY ONE OF THE FOLOWING.
   1) NONCOMBUSTIBLE MATERIAL.
   2) IGNITION RESISTANT MATERIAL.
   3) ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
   4) THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
   5) BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
   6) BOXED IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIAL IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

VENTILATION CALCULATIONS FOR "WUI" FIRE ZONE

AREA 1

- ATTIC AREA: 340 SQ. FT.
- REQUIRED AREA: (CONVERTED TO INCHES @ 1/300) 164 SQ. IN.
- UPPER AREA: (50% REQUIRED IN UPPER 1/3) 82 SQ. IN.
- PROVIDE 82 SQ.IN. IN UPPER 1/3 OFF ROOF WITH "VULCAN" DORMER VENT (52 SQ. IN. FREE AREA)
  - 2 VENTS REQUIRED
- LOWER AREA: (50% REQUIRED IN LOWER 1/3) 82 SQ. IN.
- PROVIDE 82 SQ.IN. IN UPPER 1/3 OFF ROOF WITH "VULCAN" DORMER VENT (52 SQ. IN. FREE AREA)
  - 2 VENTS REQUIRED

ONE BEDROOM - ROOF PLAN (W.U.I. FIRE ZONE)
430 S.F.

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

	REVISIONS	DATE
1		
2		
3		
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5		
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LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF
CONTEMPORARY

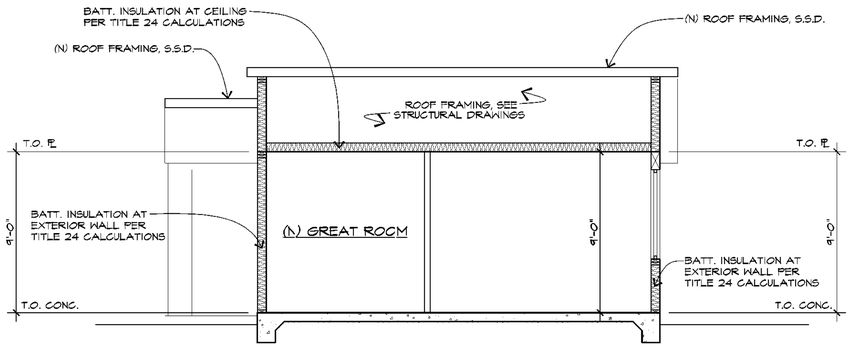
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

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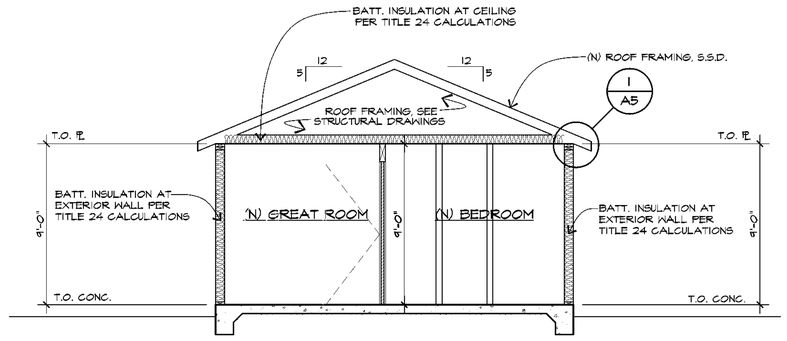
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CHECKED	WW
DATE	2-9-26
SCALE	AS SHOWN
JOB NO.	24.2054A
SHEET	A1.5
OF	SHEETS

PLOT DATE: Feb 11, 2026 - 7:58am A1 - Floor plan, roof plan, reflected ceiling.dwg



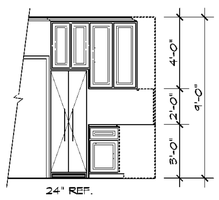
BUILDING SECTION - A/A2

SCALE: ¼" = 1'-0"

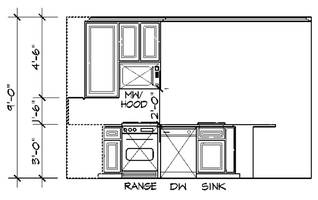


BUILDING SECTION - B/A2

SCALE: ¼" = 1'-0"



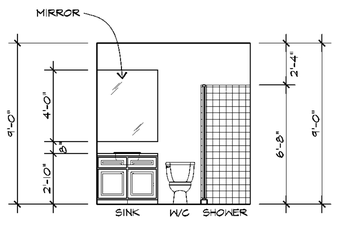
ELEVATION A



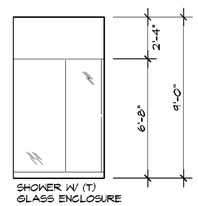
ELEVATION B

(N) KITCHENETTE

SCALE: ¼" = 1'-0"



ELEVATION A



ELEVATION B

(N) BATHROOM

SCALE: ¼" = 1'-0"

	REVISIONS	DATE
1		
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LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF CONTEMPORARY

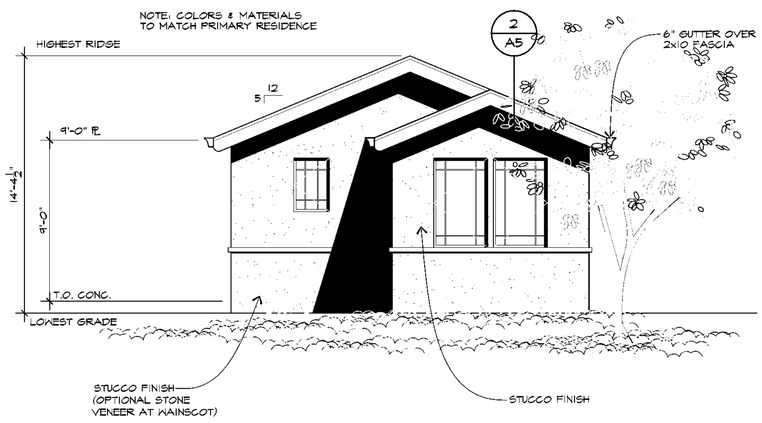
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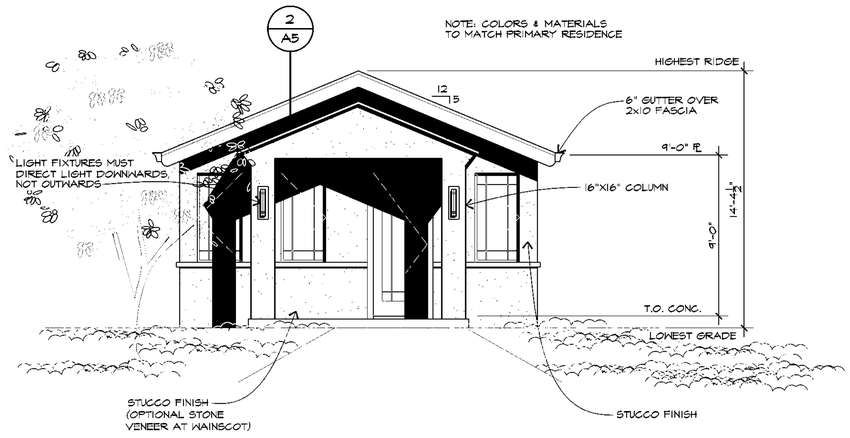
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SHEET	A2
OF	SHEETS

PLOT DATE: Feb 11, 2026 - 7:59am A2 Building Sections & Interior Elevations.dwg



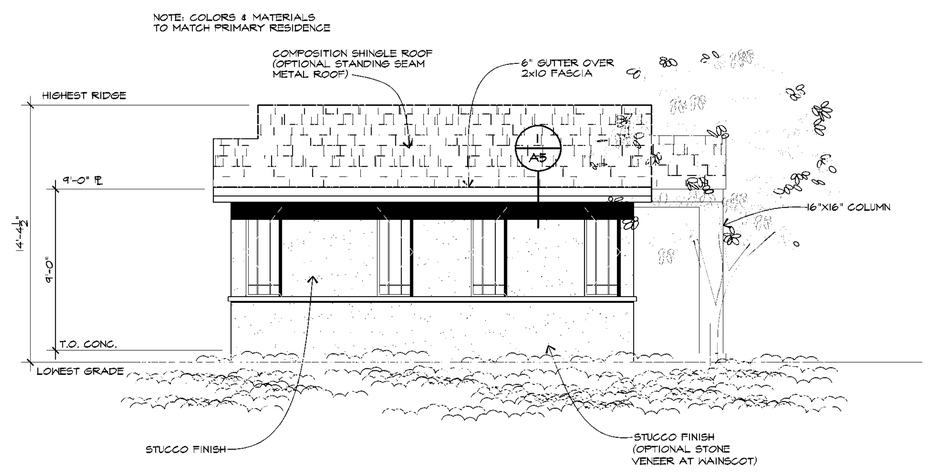
1 BEDROOM - REAR ELEVATION (CONTEMPORARY)
430 S.F.

SCALE: ¼" = 1'-0"



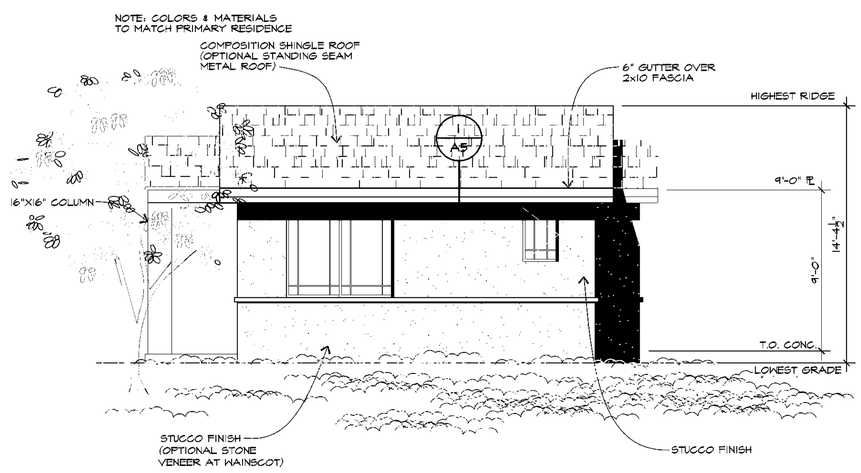
1 BEDROOM - FRONT ELEVATION (CONTEMPORARY)
430 S.F.

SCALE: ¼" = 1'-0"



1 BEDROOM - LEFT ELEVATION (CONTEMPORARY)
430 S.F.

SCALE: ¼" = 1'-0"



1 BEDROOM - RIGHT ELEVATION (CONTEMPORARY)
430 S.F.

SCALE: ¼" = 1'-0"

	REVISIONS	DATE
1		
2		
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7		

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

CITY OF MARTINEZ - ADU'S
ONE BEDROOM 430 SF
CONTEMPORARY

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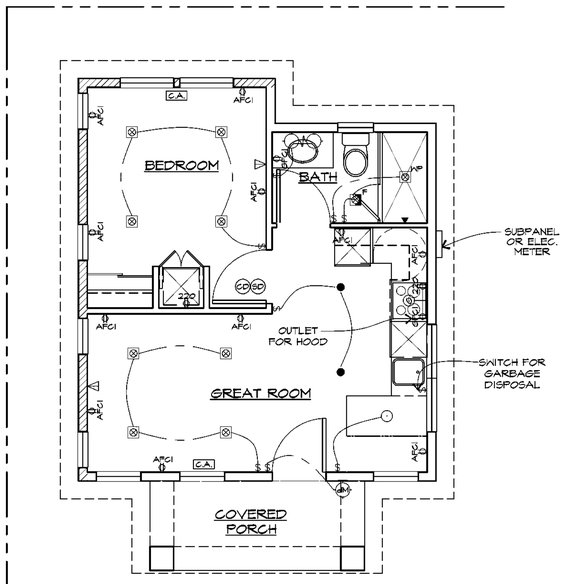
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JOB NO.	24.2054A
SHEET	A3
OF	SHEETS

PLOT DATE: Feb 11, 2026 - 8:05am A3 Exterior Elevations.dwg

ELECTRICAL/MECHANICAL KEY

- DUPLEX RECEPTACLE OUTLET @ 12" U.N.O.
- AFCI DUPLEX RECEPTACLE OUTLET @ 12" U.N.O. W/ ARC-FAULT CIRCUIT INTERRUPTER
- GFI DUPLEX RECEPTACLE OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- WP WEATHER PROOF DUPLEX RECEPTACLE OUTLET (GFI PROTECTED PER NEC210-8(a)3)
- 220 DUPLEX RECEPTACLE OUTLET - 220 VOLT
- 4-PLEX RECEPTACLE OUTLET
- CLG CEILING DUPLEX RECEPTACLE OUTLET
- FLOOR DUPLEX RECEPTACLE OUTLET
- $ SINGLE POLE SWITCH @ 48" U.N.O.
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- $D SWITCH W/ DIMMER
- $M SWITCH W/ MOTION LIGHT
- WALL WASHER
- CEILING MOUNTED LIGHT FIXTURE
- F CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- WP LIGHT FIXTURE - SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS
- WALL MOUNTED LIGHT FIXTURE
- WP WALL MOUNTED LIGHT FIXTURE - SHALL BE SUITABLE FOR DAMP LOCATIONS
- HANGING LIGHT
- CEILING MOUNTED LIGHT/FAN COMBO
- RECESSED LOW VOLTAGE CEILING LIGHT
- WP RECESSED LIGHT FIXTURE - SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS
- F RECESSED FLUORESCENT LIGHT FIXTURE
- F RECESSED FLUORESCENT LIGHT/FAN COMBO
- FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE (UNDER CABINET)
- OVERHEAD PATIO HEATER
- EXHAUST FAN
- SD SMOKE DETECTOR - (110V W/ BATTERY BACK-UP) HARD WIRED & INTERCONNECTED
- CD CARBON MONOXIDE DETECTOR - (110V W/ BATTERY BACK-UP) HARD WIRED & INTERCONNECTED
- CAT V
- TELEVISION OUTLET
- HOSE BIBB W/ VACUUM BREAKER
- HOSE BIBB (1/2"CW) W/ NON- REMOVABLE ANTI-SIPHON DEVICE (FOR OUTSIDE BIBB)
- GAS OUTLET
- GAS KEY
- T THERMOSTAT
- TIMER
- GARAGE DOOR OPENER, W/ PUSH BUTTON OPENER INSIDE OF GARAGE & PROVIDE CEILING OUTLET
- CEILING FAN & LIGHT COMBO
- CEILING FAN
- AIR SUPPLY LOCATED IN TOE SPACE
- C.A. CEILING SUPPLY AIR REGISTER
- F.A. FLOOR AIR SUPPLY REGISTER
- R.A. COLD AIR RETURN @ CEILING



ELECTRICAL NOTES

1) VERIFY LOCATION AND NUMBER OF FLOOR OUTLETS W/ OWNER.
2) PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. PER 2025 CEC.
3) PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER TO PROTECT ALL RECEPTACLES IN THE BEDROOMS. PER 2025 CEC
4) PROVIDE RECEPTACLE OUTLETS IN FOLLOWING LOCATIONS:
A. AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12" LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE.
B. AN EXTERIOR RECEPTACLES AT THE FRONT AND REAR OF THE HOME. THEY MUST BE WITHIN 6 FEET, 6 INCHES OF GRADE AND WATERPROOF.
C. ONE RECEPTACLE FOR THE LAUNDRY, (I.E.WASHER). CEC 210-52(F)
D. IN ANY HALLWAY 10 FT OR MORE IN LENGTH. CEC 210-52 (H)
5) FLOOR OUTLETS MAY BE USED AS REQUIRED WALL OUTLETS WHEN LOCATED WITHIN 18" OF THE WALL IN ACCORDANCE WITH 2025 CEC. SUCH AS THE DINING ROOM, PARLOR AND FAMILY ROOM.
6) KITCHEN COUNTERTOP RECEPTACLES SHALL BE LOCATED ABOVE THE COUNTEROP NOT MORE THAN 20", AND MAY NOT BE INSTALLED FACE-UP IN THE COUNTER.
7) CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET IS REQUIRED FOR DRYERS AND COOKING UNITS.
8) KITCHEN COUNTER OUTLETS FOR SMALL APPLIANCES ARE REQUIRED TO BE POWERED FROM TWO SEPERATE CIRCUITS
9) ELECTRICAL OUTLETS IN THE BEDROOMS ARE REQUIRED TO HAVE AFCI PROTECTION.
10) ELECTRICAL OUTLETS IN BATHROOMS, LAUNDRY ROOMS, GARAGE AND KITCHEN COUNTER AND OUTSIDE ARE REQUIRED TO HAVE GFCI PROTECTION.
11) ELECTRICAL OUTLETS OUTSIDE THE BUILDING REQUIRE WETHER-PROTECTED GFI PER ART. 210-52
12) PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CISRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION - WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED)
13) CONTRACTOR TO PROVIDE THE OPTION OF GAS OR 220V @ THE COOK TOP (VERIFY W/ OWNER)
14) PROVIDE APPROVED EXCESS GAS SHUT-OFF DEVICES, NON-MOTION SENSITIVE TO BE TRIGGERED WHEN THE GAS FLOW EXCEEDS THE DESIGN FLOW LIMIT. AT EACH CONNECTION OF A GAS APPLIANCE TO A GAS LINE PER C.C.C.O. ORDINANCE 2004-21.
15) PRESSURE TEXT IS REQUIRED FOR GAS LINES PRIOR TO FINAL (MINIMUM 10 PSI FOR 15 MINUTES.
16) CONTRACTOR TO PROVIDE A COLD WATER CONNECTION @ THE REFRIGERATOR.
17) PROVIDE A PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE @ WATER HEATER, TYP.
18) MINIMUM CAPACITY OF WATER HEATER EQUIVALENT TO NOT LESS THAN THE FIRST HOUR RATING OF 50 GALLON, OR PER T-24 CALC WHICHEVER IS GREATER.
19) PROVIDE HOSE BIBB (1/2" CW) WITH A NON-REMOVABLE ANTI-SIPHON DEVICE.
20) WATER CLOSET MAXIMUM 1.28 GALLONS PER FLUSH.
21) SHOWER HEADS AREA ALLOWED MAXIMUM 1.8 GPM FLOW PER 2025 CAL GREEN CODE.
22) KITCHEN FAUCETS MAX. 1.8 GPM AT 60 PSI PER 2025 CAL GREEN CODE.
23) BATHROOM FAUCET SHALL NOT CONSUME MORE THAN 1.2 GPM FER 2025 CAL GREEN CODE.
24) SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VAVLE TYPE.
25) KITCHEN & BATHROOM LIGHTING SHALL MEET EFFICIENCY REQUIREMENT OF 2025 CALIFORNIA ENERGY EFFICIENCY STANDARDS.
26) LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS SHALL MEET JA8 HIGH-EFFICACY STANDARDS, REQUIRING LED BULBS AND FIXTURES TO MEET HIGHT PERFORMANCE CRITERIA, INCLUDING > 54 LUMENS PER WATT, A COLOR INDEX (CRI) . 90, AND REDUCED FLICKER.
27) ALL LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES SHALL BE LABEL "SUITABLE FOR DAMP LOCATIONS" AND IF CEILING HEIGHT IS => 8 FT. BE PROTECTED BY GFCI. CEC 410-4(A)1208
28) RESIDENTIAL LIGHTING STANDARDS REQUIREMENTS SHALL INCORPORATE THE 2025 CALIFORNIA BUILDING EFFICIENCY STANDARDS TITLE 24, PARTS 1 AND 6, OF THE CALIFORNIA BUILDING CODE OF REGULATIONS.
29) ICC CANS FOR CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE
30) PROVIDE AIR TIGHT RECESSED LUMINARIES
31) IC RATED CANS (ZERO CLEARANCE RATED TO COMPLY WITH T-24) ARE REQUIRED FOR LIGHT FIXTURES IN THE INSULATED CEILING AREA.
32) THERMOSTAT LOCATION TO BE DETERMINED BY HVAC DESIGNER.
33) FLOOR & CEILING AIR REGISTERS TO BE DETERMINED BY HVAC DESIGNER.
34) INSTALLATION INSTRUCTIONS FOR ALL EQUIP. SHALL BE PROVIDED TO THE FIELD INSPECTOR @ THE TIME OF INSPECTION.
35) ADDRESS NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (CFC,200),SEC.901.4.4). PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE ADDRESS SIGN. DOOR BELL CAN USE THE SAME CIRCUIT.
36) ELECTRICAL MAIN AND SUB-PANEL(S) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS OR LOCATED IN BATHROOMS. CEC 240-24(D) AND 240-24 (E)
37) CONTRACTOR TO PROVIDE AND ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT INSTALLED IN THE ATTIC OR FURRED SPACE. THE SECONDARY DRAIN LINE MUST BE SHOWN AT A POINT WHERE IT CAN BE READILY OBSERVED.
38) CONTRACTOR TO SPECIFY SEISMIC ANCHORAGE OF THE FURNACE PER MANUFACTURES LISTING.
39) UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURE'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE ADMINISTRATIVE AUTHORITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEDD A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN (14) FEET, INCLUDING 2 NINETY DEGREE ELBOWS. TWO (2) FEET SHALL BE DEDUCTED FOR EACH NINETY DEGREE ELBOW IN EXCESS OF TWO. PER 2025 CMC 504.4.2.1.

ELECTRICAL/MECHANICAL PLAN

SCALE: ¼" = 1'-0"

	REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
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CITY OF MARTINEZ - ADU'S
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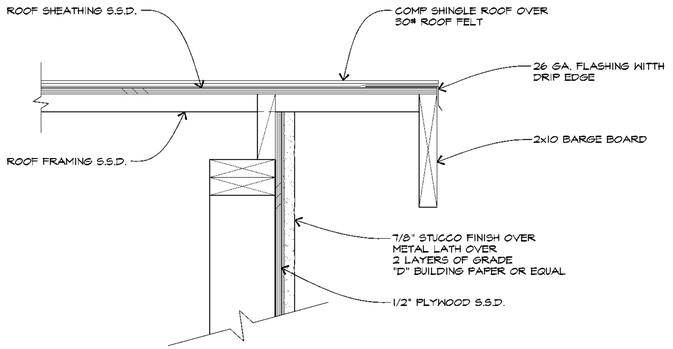
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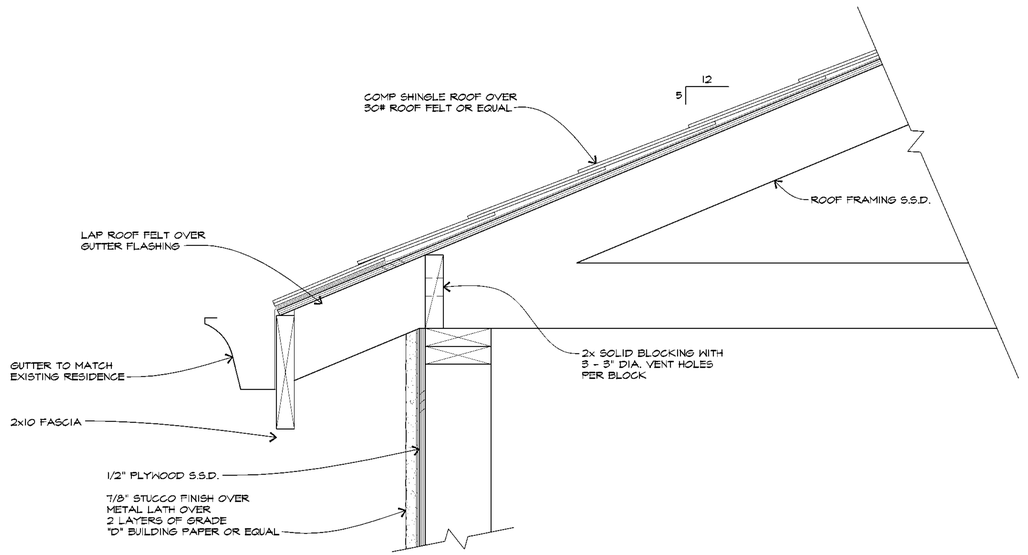
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SHEET	A4
OF	SHEETS

PLOT DATE: Feb 12, 2026 - 10:09am A4 Electrical Plans.dwg



2 / A5 TYPICAL RAKE EAVE DETAIL

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



1 / A5 TYPICAL EAVE DETAIL

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

DETAILS

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PLOT DATE: Feb 11, 2026 - 8:05am A5 DETAILS.dwg