

1.) THE GOVERNING CODES FOR THIS PROJECT ARE:

THE FOLLOWING ARE ALL APPLICABLE CODES:

CODE: 2022 ORANGE COUNTY AMENDMENTS

2022 CRC (California Residential Code)

2022 CBC (California Building Code)

2022 GREEN BUILDING STANDARDS (CalGreen)

2022 CMC (California Mechanical code)

2022 CPC (California Plumbing Code)

2022 CEC (California Electrical Code)

2022 BUILDING ENERGY EFFICIENCY STANDARDS

ALL WORK SHALL CONFORM TO CITY OF PLACENTIA ZONING AND DEPARTMENT OF BUILDING AND SAFETY CODE.

2.) SEPARATE PERMITS SHALL BE REQUIRED FOR THE FOLLOWING ITEMS IF APPLICABLE:

A. RETAINING WALLS OR BLOCK FENCE WALLS

B. GRADING WORK

C. SWIMMING POOLS

D. A SEPARATE STRUCTURE

E. SHORING

F. DEMOLITION

G. SOLAR SYSTEM

H. NEW WATER METER

I. FIRE SPRINKLER

J. SIGNS

K. TRASH ENCLOSURE

L. FLAGPOLES

M. POLE MOUNTED YARD LIGHTING FOUNDATIONS

N. HVAC UNITS

O. PLANTERS

P. ELECTRICAL METER BOX

Q. GAS METER

R. WATER METER, ETC.

S. MECHANICAL, ELECTRICAL, PLUMBING PLANS

T. PUBLIC WORKS

3.) PLAN CHECK/PERMIT APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS

FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION PER SECTION 107.4 CBC.

4.) CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

5.) DIG ALERT (811) IS TO BE CONTACTED AND THAT COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.

6.) CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES--WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.

7.) AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

8.) PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

9.) PROVIDE 72" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE

10.) ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES

11.) A RE-INSPECTION FEE WILL BE CHARGED FOR AN INSPECTION WHICH IS NOT ACCESSIBLE, OR APPROVAL PLANS ARE NOT ON SITE, OR JOB IS NOT READY.

12.) FINAL APPROVAL REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS, CURB CORES, CURB/CUTTERS, ETC. SEPARATE PUBLIC WORKS PERMIT REQUIRED FOR DRIVEWAYS, APPROACH TO DRIVEWAY, SEWER LATERALS AND ANY WORK IN RIGHT OF WAY.

13.) A SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SET BACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.

14.) DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

15.) PRE-CONSTRUCTION MEETING TO BE SCHEDULED WITH INSPECTOR PRIOR TO START OF WORK..

16.) PROJECT PROPOSES NO GRADING OR CHANGES TO EXISTING DRAINAGE SYSTEM.

17.) THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL, PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, CUTTER OR STORM DRAIN SYSTEM.

18.) ANY WORK IN THE CITY PUBLIC WORKS SHALL BE UNDER A SEPARATE ENCROACHMENT PERMIT WITH THE PUBLIC WORKS DEPARTMENT.

19.) 2% SLOPE FOR HARDSCAPE AND 5% MINIMUM FOR PERVIOUS LANDSCAPE.

20.) PROPOSED ADU WILL UTILIZE GAS HOOKUPS FOR RANGE & W/D.

- 1.) NEW DETACHED ADU AT REAR OF PROPERTY (600.0 SQ.FT.):
 - ONE BEDROOM
 - ONE 3/4 BATHROOM
 - OPEN LAYOUT KITCHEN, LIVING ROOM AREAS
 - NEW ELECTRIC DUCTLESS HEAT PUMP MINI-SPLIT SYSTEM
 - NEW ELECTRIC HEAT PUMP WATER HEATER WITHIN A (6 Sq. Ft.) FRAMED/STUCCOED COMPARTMENT.
- 2.) (E) TWO (2) TRELLISES AT BACK OF EXISTING MAIN HOME TO BE DEMOLISHED (378.0 SQ.FT.)
- 3.) PROPOSED COVERED LANDING & PATIO AREA (98.0 SQ.FT.)

SCOPE OF WORK

12

SEPARATE PERMITS

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GENERAL NOTES

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VICINITY MAP

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ABBREVIATIONS

NEW DETACHED ADU

MAIN HOME ADDRESS: 1232 N. JEFFERSON ST.
ADU ADDRESS: 1232 N. JEFFERSON ST., UNIT 'A'
PLACENTIA, CA. 92870

PROJECT CONSULTANTS

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NOTES

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PROJECT DATA

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SHEET NO. & DESCRIPTION
CS COVER SHEET
AIA.1 2022 CALGREEN AIA CHECKLIST
AIA.2 2022 CALGREEN AIA CHECKLIST
A1 (E) & (N) SITE PLAN
A2 (E) SINGLE-FAMILY RESIDENCE ROOF PLAN w/ DEMO
A3 (N) ADU FLOOR PLAN w/ SCHEDULES & ELECTRICAL
A3.1 ELEVATIONS, SECTION CUTS & ROOF PLAN FOR ADU
SN1 STRUCTURAL NOTES
SN2 STRUCTURAL NOTES
S1 FOUNDATION & FRAMING PLANS
S2 DETAILS
S3 DETAILS

ADU
WEST COAST
13001 SEAL BEACH BLVD.
SEAL BEACH, CA. 90740

Ideal Designs
2452 Pacific Ave.
Long Beach, Ca. 90806
(562) 481-6269
OSCAR@ADUWEST.COM

NEW DETACHED ADU
M.H. ADDRESS: 1232 N. JEFFERSON ST.
ADU ADDRESS: 1232 N. JEFFERSON ST., UNIT 'A'
PLACENTIA, CA. 92870

COVER SHEET

&	AND	FLASH	FLASHING	QT	QUARRY TILE
@	AT	FOC	FACE OF CONC	RAD	RISER
C.L.	CENTERLINE	FOF	FACE OF FIN	REINF	REINFORCED
Ø	DIA OR ROUND	FOS	FACE OF STUBS	REQ	REQUIRED
#	POUND OR NO.	FOUND	FOUNDATION	RESL	RESILIENT
ACOUS	ACOUSTICAL	FRPF	FIREFPROOF	RO	ROUGH OPENING
ADJ	ADJUSTABLE	FTG	FOOTING	RWD	REDWOOD
A/C	AIR CONDITIONING	FURR	FURRING	S	SOUTH
AL	ALUMINUM	GA	GAUGE	SC	SOLID CORE
APX	APPROXIMATE	GALV	GALVANIZED	SCD	SEAT COVER
BD	BOARD	GB	GRAB BAR	DISPENSER	
BLK	BLOCK	GL	GLASS	SETBACK	
BOT	BOTTOM	GR	GRADE (GROUND)	SD	SOAP DISPENSER
CAB	CABINET	GYP	GYPSUM	SHT	SHEET
CPT	CARPET	HC	HOLLOW CORE	SIM	SIMILAR
CEM	CEMENT	HNDCP	HANDICAPPED	SLP	SLOPE
CER	CERAMIC	HBD	HARDBOARD	SND/R	SANITARY
CI	CAST IRON	HWD	HARDWOOD	NAPKIN	
CLG	CEILING	HM	HOLLOW METAL	DISPENSER/	
CLKG	CALKING	HOR	HORIZONTAL	RECEPTACLE	
CANT	CANTILEVER	HGT	HEIGHT	REQ'D	REQUIRED
CLR	CLEAR	ID	INSIDE DIA	SPEC	SPECIFICATION
CONC	CONCRETE	IMG.	PL. IMAGINARY PL	(S)STL	(STAINLESS)
CONST	CONSTRUCTION	INSUL	INSULATION	STEEL	
CONT.	CONTINUOUS	INT	INTERIOR	STD	STANDARD
CTR	CONVERSION	JT	JT JOINT	SUSP	SUSPENDED
DBL	DOUBLE	LAM	LAMINATE(D)	SYM	SYMMETRICAL
DF	DRINKING	LAV	LAVATORY	T	TREAD
DIA	DIAMETER	LT	LIGHT	TB	TOWEL BAR
DIM	DIMENSION	MC	MEDICINE CAB	TEL	TELEPHONE
DN	DOWN	MECH	MECHANICAL	TEMP	TEMPERED
DR	DOOR	MEMB	MEMBRANE	T&G	TONGUE & GROOVE
DWG	DRAWING	MTL	METAL	THK	THICK
E	EAST	MNT	MOUNT(ED)	TPD	TOILET PAPER
EA	EACH	N	NORTH	DISPENSER	
EL	ELEVATION	NIC	NOT IN CONTRACT	TYP	TYPICAL
ELEC	ELECTRICAL	NOM	NOMINAL	UNF	UNFINISHED
EMER	EMERGENCY	NTS	NOT TO SCALE	OUN	UNLESS
ENCL	ENCLOSED	OBS	OBSCURE	OTHERWISE	
ENCLOSURE		OC	ON CENTER	NOTED	
EQ	EQUAL	OD	OUTSIDE DIA	UR	URINAL
EQPT	EQUIPMENT	OH	OVER HANG	USP	UNDER SEPARATE
EX	EXISTING	OPNG	OPENING	PERMIT	PERMIT
EXPO	EXPOSED	OPP	OPPOSITE	VERT	VERTICAL
EXP	EXPANSION	PRCM	PERMEABLE	W	WEST
EXT	EXTERIOR	PRECAST		WDW	WINDOW
FA	FA FIRE ALARM	PL	PLATE	W/	WITH
FDN	FOUNDATION	P	PLASTIC	WC	WATER CLOSET
FE(C)	EXTINGUISHER	PLAS	PLYWOOD	W/D	WASHER/DRYER
CABINET		PLYWD	PLYWOOD	W/O	WITHOUT
PR	PAIR	PNT	PAINTED)	WP	WATERPROOF
FHC	PIPE HOSE CAB	PTN	PARTITION	WR	WATER
FIN	FINISH	FL	FLOOR (LINE)	RESISTANT	
				WGT	WEIGHT

DESIGNER:
IDEAL DESIGNS-ID, INC.
2452 PACIFIC AVE.
LONG BEACH, CA. 90806
OSCAR SANCHEZ
PHONE: (562) 481-6269

CONTRACTOR:
ADU WEST COAST
13001 SEAL BEACH BLVD.
SEAL BEACH, CA. 90740
ATTEN: CAMERON MEREDITH
PHONE: (714) 794-9167

ENGINEER ON RECORD:
GSE - GONZALEZ STRUCTURAL ENGINEERING
204 CEDAR CREST AVE.
SOUTH PASADENA, CA. 91711
JORGE ALBERTO GONZALEZ - LIC.#: C88762
661-709-1416

TITLE: 24 ENERGY REPORT:
LRC ENERGY DESIGN
1207 W. 112TH STREET
LOS ANGELES, CA

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

\AIA CA LOGO.jpg

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklist contained in this code. Voluntary green building measures are also included in the application checklist and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings/high-rise residential buildings, or both. Individual sections will be designated by banners where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development
CBO California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHPD Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.

- Exceptions:**
- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
 - Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed locations. The 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.

Exemption: 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.

- 4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 Reserved.

4.106.4.2.4 Electric vehicle ready space signage.

Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successors).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily dwellings.

Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE".

Notes:

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.4 Reserved.

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4.106.4.90 Reserved.</b

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)



Y = YES
 N/A = NOT APPLICABLE
 RSPN. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

ADU
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 13001 SEAL BEACH BLVD.
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NEW DETACHED ADU
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PLACENTA, CA. 92870
2022 CALGREEN AIA CHECKLIST

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound divided by "Reactive Organic Gases (ROG) Mixtue" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PMMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PMMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

Note: PMMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94505(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulk 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 caulk shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions or use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in sections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted VOC Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 – ADHESIVE VOC LIMIT_{T1,2}

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	480
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 – SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.5 – FORMALDEHYDE LIMITS	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ₂	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor areas receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation set forth in Title 17, Section 93120, et seq.
4. External grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australia AS/NZS 2269, European 636 35 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

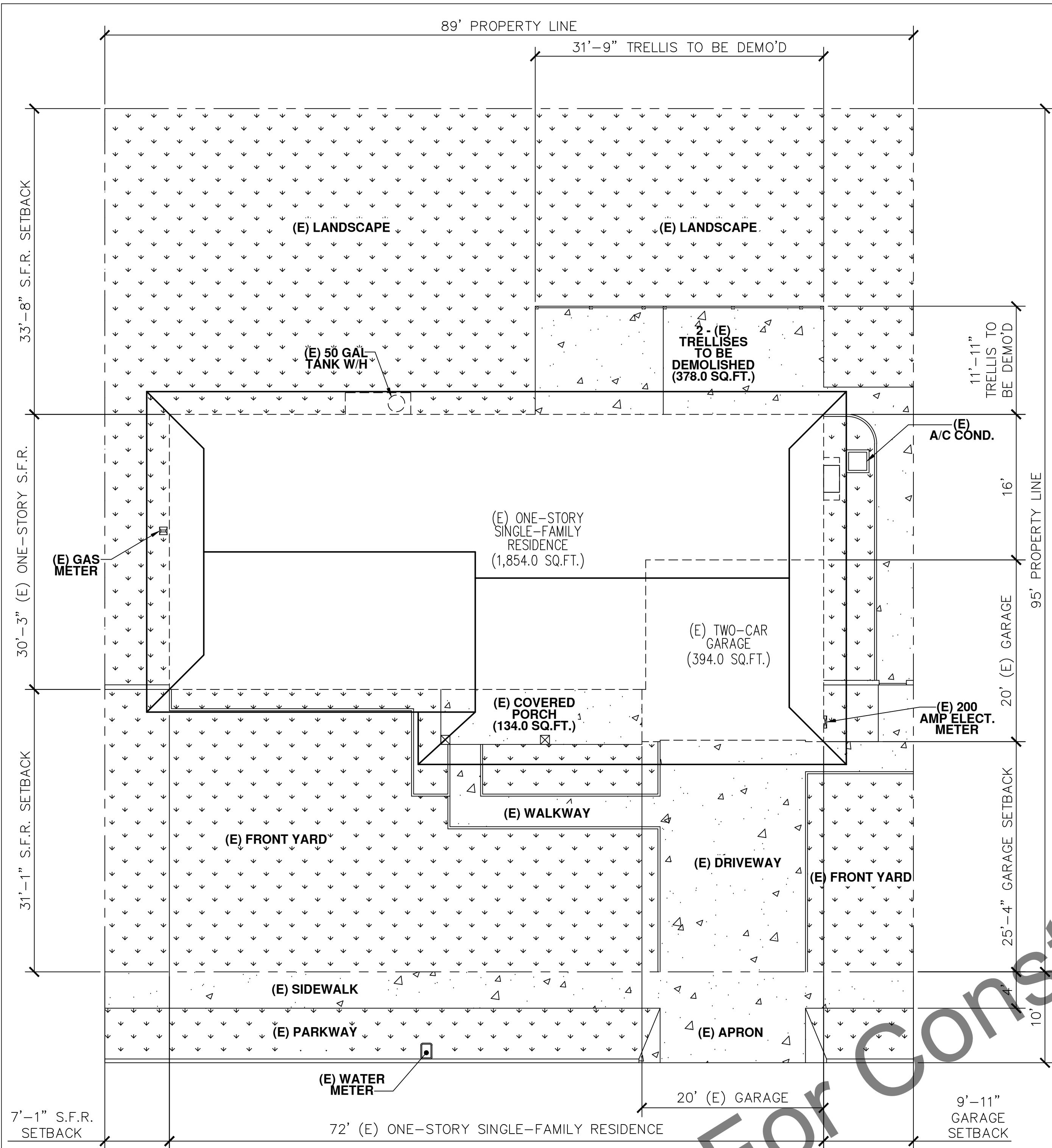
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2013 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2014 (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.
4. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

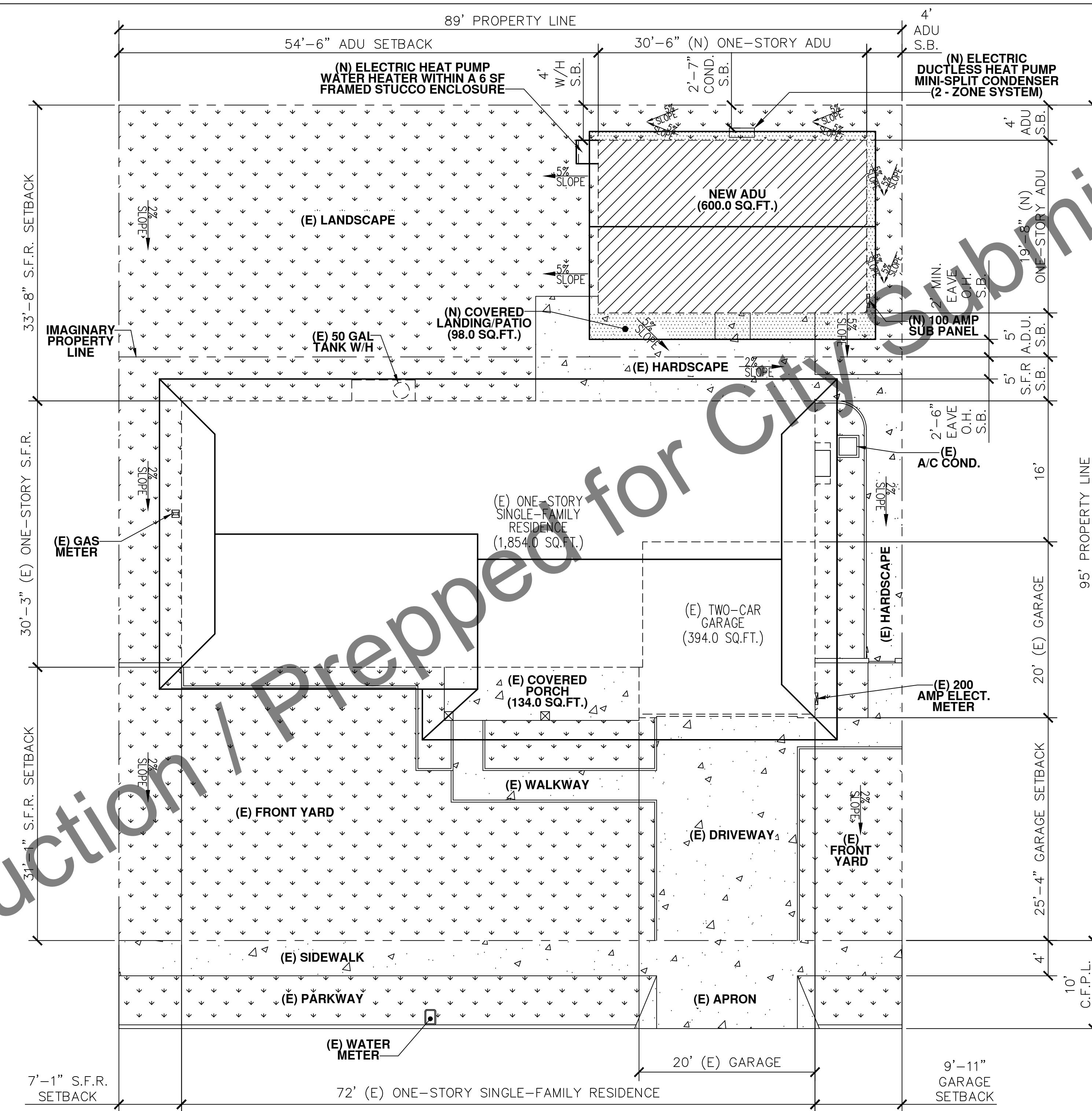
CHAPTER



N. JEFFERSON ST

(E) SITE PLAN

SCALE: 1/8" = 1'-0"



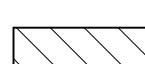
N. JEFFERSON ST

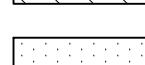
N) SITE PLAN

SCALE: 1/8" = 1'-0"

SITE PLAN L

- PROPE
- - - - - BUILDIN
_____ ROOF

 (N) AD
(600.0)

 (N) 1 HR
PER DET

GEND SITE PLAN NOTES

- Y LINE** 1.) PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.

OUTLINES 2.) THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

TLINE 3.) LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)

REV.	REVISION DESCRIPTION	DATE	DESIGNER	OSCAR SANCHEZ (562) 481-6269
<u>1</u>			CONTRACTOR	ADU WEST COAST (714) 794-9167
<u>2</u>			CUSTOMER	
<u>3</u>				
<u>4</u>				
<u>5</u>				
<u>6</u>				
				ENGINEER
				<u>7</u>

DRAWN BY : C. SANCHEZ
DATE : 06/18/2025

REVIEWED BY :
DATE :

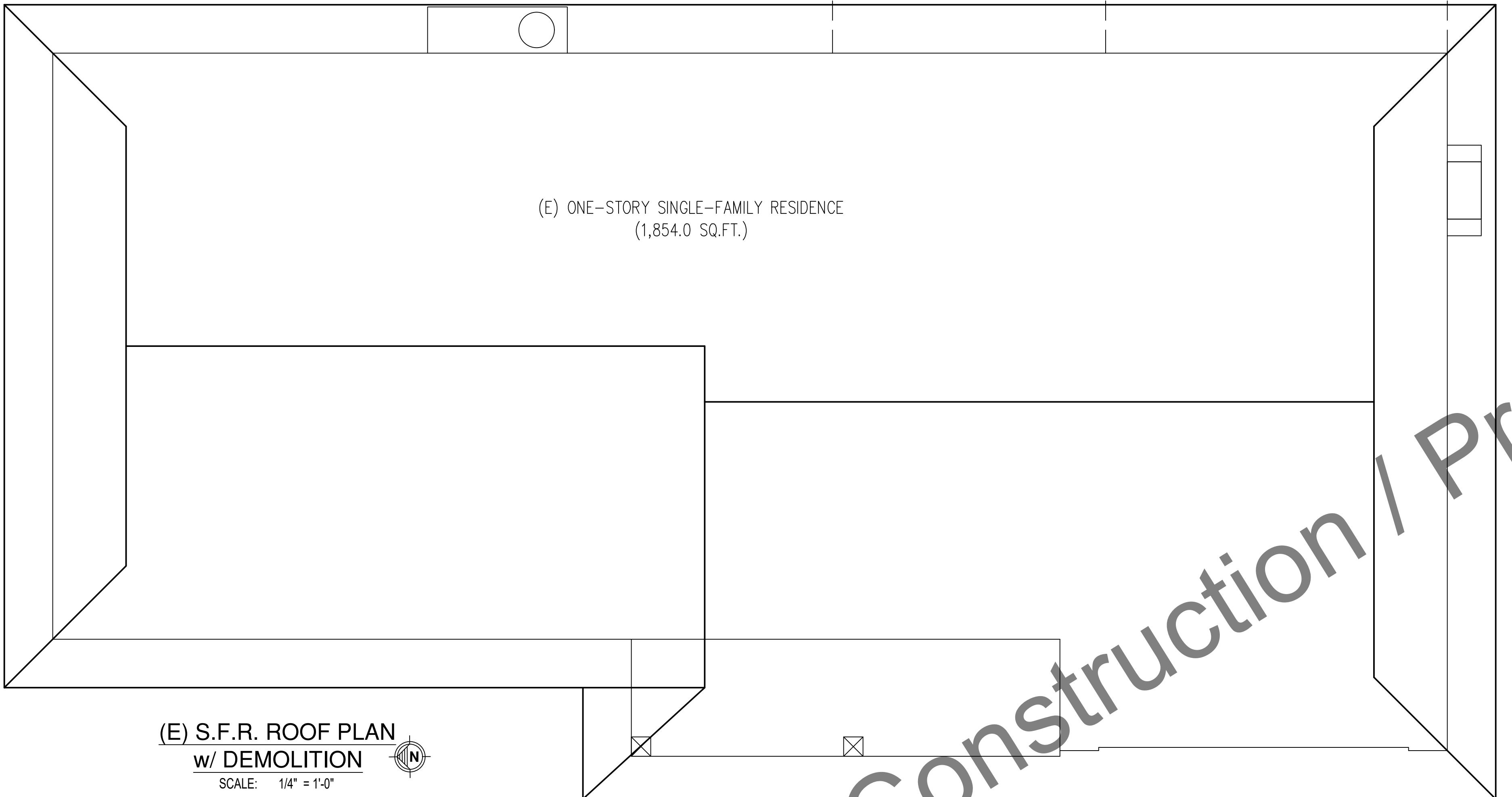
JOB NO.: 25-1232N.JEFFSON

DEMOLITION NOTES

DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA, NON-USEABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETE TO BROOM FINISH. EXISTING MATERIALS AND OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO ARCHITECT AS REQUIRED.

DEMO LEGEND

- BUILDING & PORCH OUTLINE
- ROOF OUTLINE
- - - EXISTING TRELLIS TO BE DEMO



ADU
WEST COAST
13001 SEAL BEACH BLVD.
SEAL BEACH, CA. 90740

Ideal Designs
2452 Pacific Ave.
Long Beach, Ca. 90806
(562) 481-6269
OSCAR@ADUWEST.COM

NEW DETACHED ADU
M.H. ADDRESS: 1232 N. JEFFERSON ST.
ADU ADDRESS: 1232 N. JEFFERSON ST., UNIT 'A'
PLACENTIA, CA. 92870
(E) SINGLE-FAM. RES. ROOF PL. w/ DEMO

REV.	REVISION DESCRIPTION	DATE	DESIGNER	OSCAR SANCHEZ (562) 481-6269
▲	▲	▲	CONTRACTOR	ADU WEST COAST (714) 794-9167
▲	▲	▲	CUSTOMER	
▲	▲	▲	ENGINEER	

REV.	REVISION DESCRIPTION	DATE	DESIGNER	OSCAR SANCHEZ (562) 481-6269
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▲	▲	▲	CUSTOMER	
▲	▲	▲	ENGINEER	

DRAWN BY : C. SANCHEZ
DATE : 06/18/2025
REVIEWED BY :
DATE :
JOB NO.: 25-1232N.JEFFSON

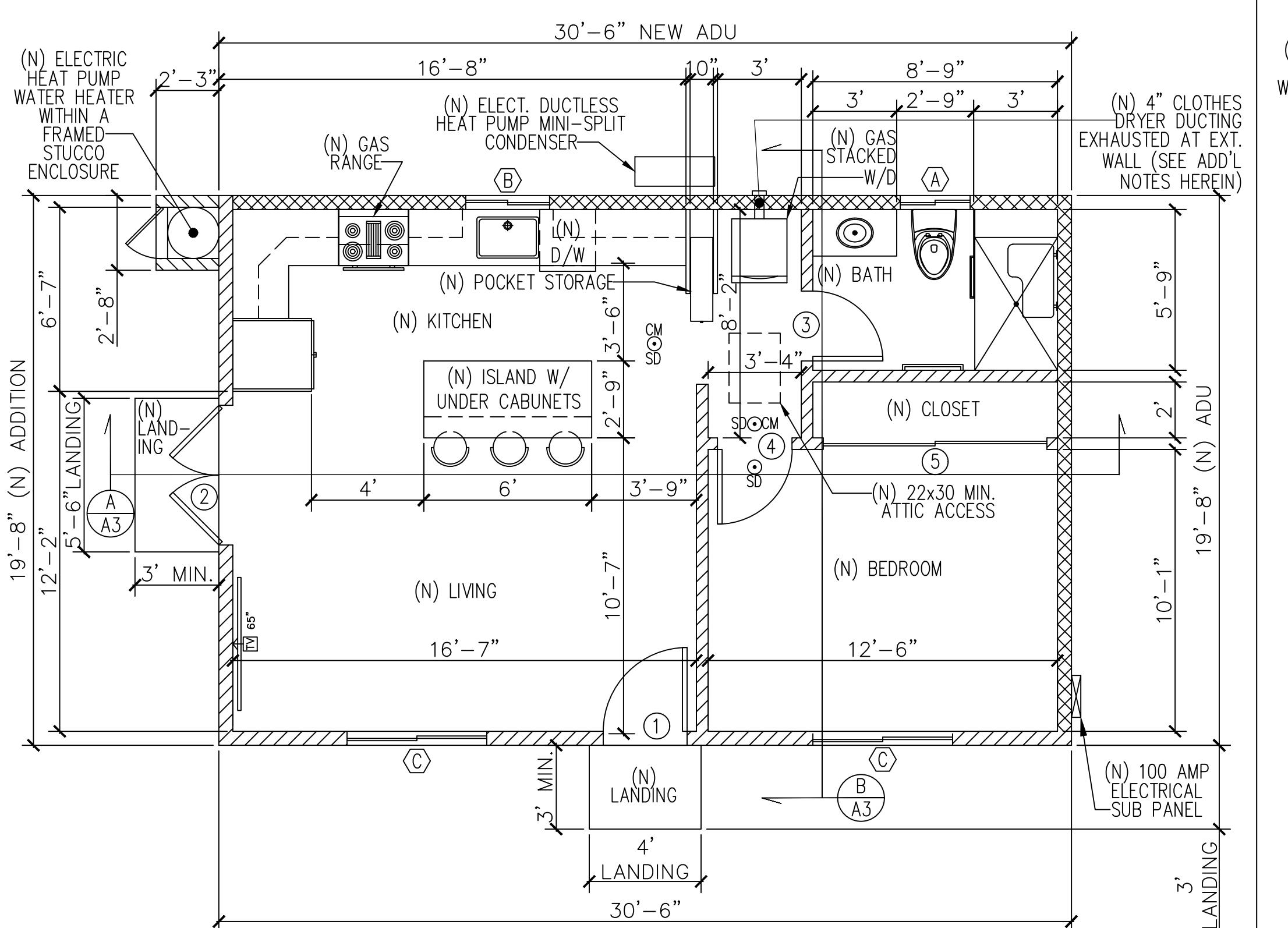
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WINDOW SCHEDULE
(CONTRACTOR TO VERIFY ALL OPENINGS)

SYM.	SIZE	THK.	GLAZING	MATERIAL	TYPE	REMARKS
(A)	30" X 36"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.21	TEMPERED GLASS VINYL	SLIDER	WINDOW TO BE OBSCURE SELECTED BY OWNERS
(B)	36" X 48"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.21	VINYL	SLIDER	SELECTED BY OWNERS
(C)	60" X 48"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.21	VINYL	SLIDER	SELECTED BY OWNERS
(D)						
(E)						

DOOR SCHEDULE

SYM.	SIZE	THK.	FRAME	MATERIAL	TYPE	REMARKS
(1)	3'-0" X 6'-8"	1 3/8"	WOOD	WOOD	SWING	FRONT DOOR w/ SECURITY LOCK; SELECTED BY OWNERS
(2)	6'-0" X 6'-8"	1 3/8"	WOOD	TEMP. GLASS VINYL	FRENCH	SIDE FRENCH DOORS w/ SECURITY LOCK; SELECTED BY OWNERS
(3)	2'-6" X 6'-8"	1 3/8"	WOOD	WOOD	SWING	BATH DOOR w/ PRIVACY LOCK; SELECTED BY OWNERS
(4)	2'-8" X 6'-8"	1 3/8"	WOOD	WOOD	SWING	BEDROOM DOOR w/ PRIVACY LOCK; SELECTED BY OWNERS
(5)	8'-0" X 6'-8"	1 3/8"	WOOD	ALUM. / TEMP. GL.	SLIDING	CLOSET DOOR w/ NO LOCK; SELECTED BY OWNERS
(6)						



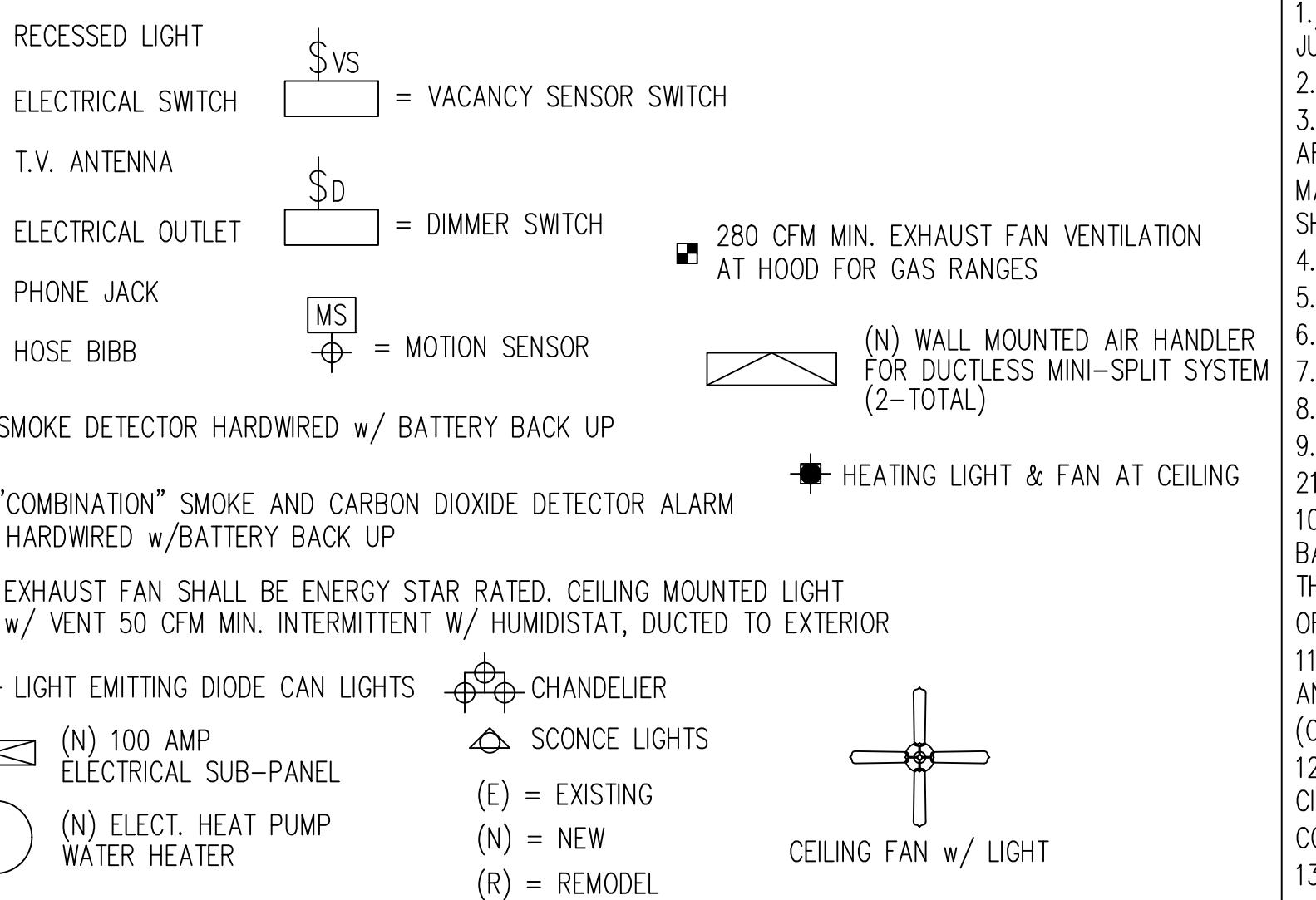
WALLS LEGEND

NEW WALL
NEW 1-HOUR FIRE RATED EXTERIOR WALL PER DETAIL #1 HERE-IN
(APPLICABLE ONLY TO WALLS WITHIN 5-FT FROM ALL PROPERTY LINES)

(N) ADU FLOOR PL.

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

ELECTRICAL SYMBOLS LEGEND



TYPICAL KITCHEN ELECTRICAL NOTES:

- 1.) ALL WORK SHALL BE PREFORMED IN CONFORMANCE WITH THE LATEST EDITION OF N.E.C. AND/OR OTHER CODES WITHIN JURISDICTION.
- 2.) ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL LIGHTING EQUIPMENT PRIOR TO ROUGH-IN.
- 3.) BEFORE INSTALLING ANY LIGHTING EQUIPMENT, EXAMINE ALL NECESSARY PLANS AND DOCUMENTS RELATED TO LIGHTING IE. ARCHITECTURAL, MECHANICAL ELECTRICAL. VERIFY ALL SPACE REQUIREMENTS, AND POINTS OF CONNECTION TO ALL EQUIPMENT. MAKE ALL MINOR ADJUSTMENTS NECESSARY BEFORE CONFLICT. ALL MAJOR DISCREPANCIES (REQUIRING COST ADJUSTMENTS) SHALL BE RESOLVED IN WRITING PRIOR TO INSTALLATION.
- 4.) ALL KITCHEN COUNTERTOP OUTLETS SHALL BE GFCI PROTECTED. [CEC 210.8(A)(6)]
- 5.) ALL NEW OUTLETS SHALL BE TAMPER RESISTANCE PER [CEC 406.11].
- 6.) 12-INCH OR WIDER COUNTERTOPS REQUIRE AN OUTLET. [CEC 210.52(C)(1)]
- 7.) KITCHEN OUTLETS POSITIONED A MAXIMUM 20-INCHES ABOVE COUNTERTOP. [CEC 210.52(C)(3)]
- 8.) APPLIANCES AND SINKS BREAK UP THE COUNTERTOP RUN, REQUIREMENT EACH SIDE TO COMPLY INDIVIDUALLY [CEC 210.52(C)(4)].
- 9.) THE ELECTRICAL OUTLET REQUIREMENTS INCLUDE ISLANDS, PENINSULAS, KITCHEN DESKTOPS, WET BARS, AND SERVING BARS. A LARGE WINDOW ACROSS THE BACK OF A SINK OR LACK OF A BACKSPASH DOES NOT EXEMPT THE COUNTERTOP FROM THE OUTLET REQUIREMENTS. THESE OUTLETS MAY BE IN A DROP FRONT CABINET FACE, UNDER CABINET PLUG STRIP, POP UP OR TOMBSTONE - TYPE RECEPTACLE. [CEC 210.52(C)(2),(3)]
- 10.) TWO SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH, ARE REQUIRED FOR KITCHENS. CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. (CEC 210.52(B)(1),2).
- 11.) INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. THE RATING OF AN INDIVIDUAL BRANCH CIRCUIT SHALL NOT BE LESS THAN THE MARKED RATING OF THE APPLIANCE OR THE MARKED RATING OF AN APPLIANCE HAVING COMBINED LOADS AS PROVIDED IN 422.62. [210.11 (C) & 422.10 (A)]
- 12.) GARBAGE DISPOSAL CORD AND PLUG CONNECTED 18-INCHES TO 36-INCHES LONG. [CEC 422.16(B)(1)].
- 13.) DISHWASHER CORD 36-INCHES TO 78-INCHES LONG. ROMEX INSTALLED WITH A PLUG IS NOT AN APPROVED FLEXIBLE CORD. [CEC 422.16(B)(2)].
- 14.) MINIMUM 15-AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL [CEC 210.23(A)].
- 15.) RESIDENTIAL KITCHEN LIGHTING IS REQUIRED TO MEET THE ENERGY EFFICIENCY STANDARDS. [CENC 150(K)(1)].
- 16.) IC (DIRECT CONTACT) AND AT (AIR TIGHT) RATED CANS ARE REQUIRED FOR RECESSED LIGHTING IF INSTALLED IN AN INSULATED CEILING. [CENC 150(K)(C)].
- 17.) FLUORESCENT RECESSED LIGHTING, WHEN USED TO COMPLY WITH THE LIGHTING REQUIREMENTS, MUST BE OF A PIN BASE TYPE DESIGN. INCANDESCENT SCREW TYPE BASE IS NOT APPROVED.
- 18.) AFCI PROTECTION IS REQUIRED TO KITCHEN BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6). [CEC 210.12(A)].
- 19.) GFCI PROTECTION FOR DISHWASHER. [CEC 210.8(D)].
- 20.) ALL RECESSED DOWNLIGHT LUMINARIES SHALL BE IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND BE MARKED AS MEETING JA8.

TYPICAL SMOKE & CARBON MONOXIDE ALARMS:

- 1.) KITCHEN RENOVATIONS WILL REQUIRE THE SMOKE AND CARBON MONOXIDE ALARMS FOR THE DWELLING TO MEET THE CURRENT CODE PRIOR TO THE FINAL INSPECTION AS FOLLOWS: [CRC R314 & R315].
- 2.) SMOKE ALARMS ARE REQUIRED IN ALL SLEEPING ROOMS, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH FLOOR LEVEL INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- 3.) CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WHEN FUEL-BURNING APPLIANCES ARE INSTALLED, AND/OR DWELLING UNITS HAVE ATTACHED GARAGES. EITHER CONDITION REQUIRES ALARMS.
- 4.) WHEN MORE THAN ONE ALARM OF EITHER TYPE IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE OTHER ALARMS.
- 5.) IN EXISTING CONDITIONS, ALARMS MAY BE BATTERY OPERATED WHEN THE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF THE WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF AN ATTIC, BASEMENT OR CRAWLSPACE.
- 6.) MULTIPURPOSE ALARMS THAT COMBINE BOTH A SMOKE ALARM AND CARBON MONOXIDE ALARM SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF BOTH CRC SECTIONS R314 AND R315 AND BE LISTED BY THE OFFICE OF THE STATE FIRE MARSHAL.
- 7.) SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND UL2034.
- 8.) SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. [R314.3.1]

MEANS OF EGRESS

- 1.) LANDING OR FLOOR AT REQUIRED EGESS DOOR SHALL NOT BE MORE THAN 1.5 INCHES THRESHOLD (R311.3.1).

WALL COVERING

- 1.) INTERIOR COVERINGS AND WALL FINISHES SHALL COMPLY WITH SECTION R702.1
- 2.) EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANCE EXTERIOR WALL ENVELOPE (R703.1)
- 3.) CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERIOR WALL FINISHES (R805.1)

ATTIC ACCESS

- 1.) ATTIC AREAS HAVING AN AREA EXCEEDING 30 S.F. AND A CLEAR HEADROOM OF 30" SHALL HAVE AN OPENING OF NOT LESS THAN 22"x30". A MINIMUM CLEAR HEADROOM OF 30" SHALL BE PROVIDED ABOVE THE ACCESS OPENING. (R807.1)

(N) FLOOR PLAN
w/ ELECTRICAL
SCALE: 1/4" = 1'-0"

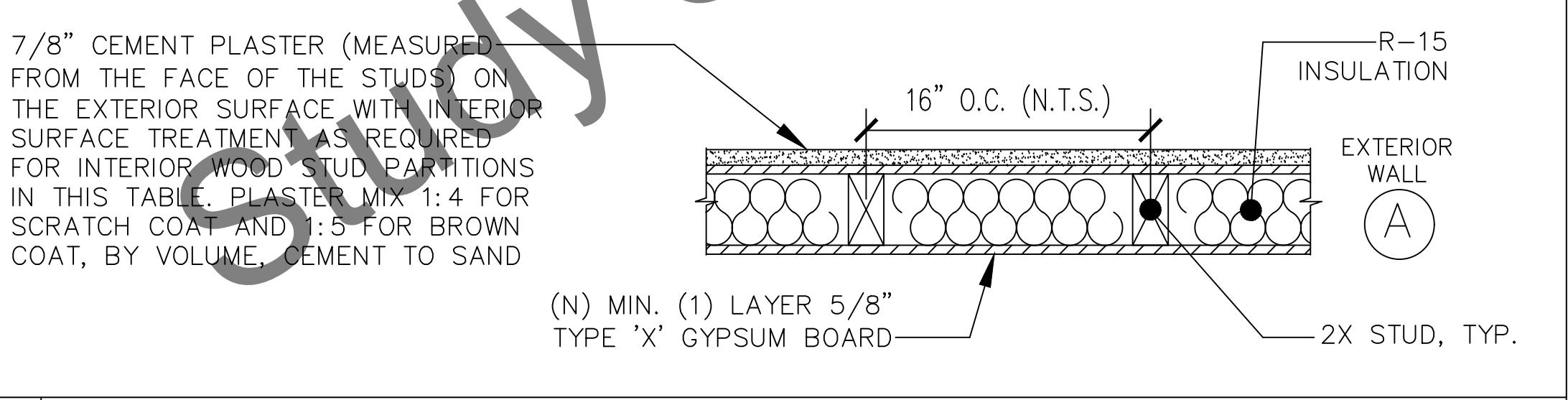
SHOWER / BATH NOTES

- 1.) SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6' ABOVE FLOOR. (R307.2)
- 2.) CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2)
- 3.) ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.
- 4.) AS OF JANUARY 1, 2014, SB 407 REQUIRES THAT NONCOMPLIANT PLUMBING FIXTURES IN RESIDENTIAL AND COMMERCIAL PROPERTIES BUILT ON OR BEFORE JANUARY 1, 1994, BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES WHEN THE PROPERTY IS UNDERGOING ADDITIONS, ALTERATION OR IMPROVEMENTS.

MINIMUM BEDROOM EGESS STANDARDS

ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (CRC 310.4)

- a.) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
- b.) MINIMUM NET CLEAR OPENING WIDTH OF 20".
- c.) MINIMUM NET CLEAR HEIGHT OF 24".
- d.) 44" FROM FINISHED FLOOR TO BOTTOM OF CLEAR OPENING



1. **1 HR. FIRE RATED EXTERIOR WALL**
(PER CHAPTER 7's TABLE 721.1(2); MATERIAL #15-1.3)

PLAN VIEW (N.T.S.)

CLOTHES DRYER EXHAUST DUCTING

- 1.) A MIN. 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS". OTHER LENGTHS OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL. (SUBMIT A REQUEST FOR MODIFICATIONS) CMC 504.3.2.2.

PLUMBING FIXTURE NOTES

- 1.) AS OF JANUARY 1, 2014, SB 407 REQUIRES THAT NONCOMPLIANT PLUMBING FIXTURES IN RESIDENTIAL AND COMMERCIAL PROPERTIES BUILT ON OR BEFORE JANUARY 1, 1994, BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES WHEN THE PROPERTY IS UNDERGOING ADDITIONS, ALTERATION OR IMPROVEMENTS.

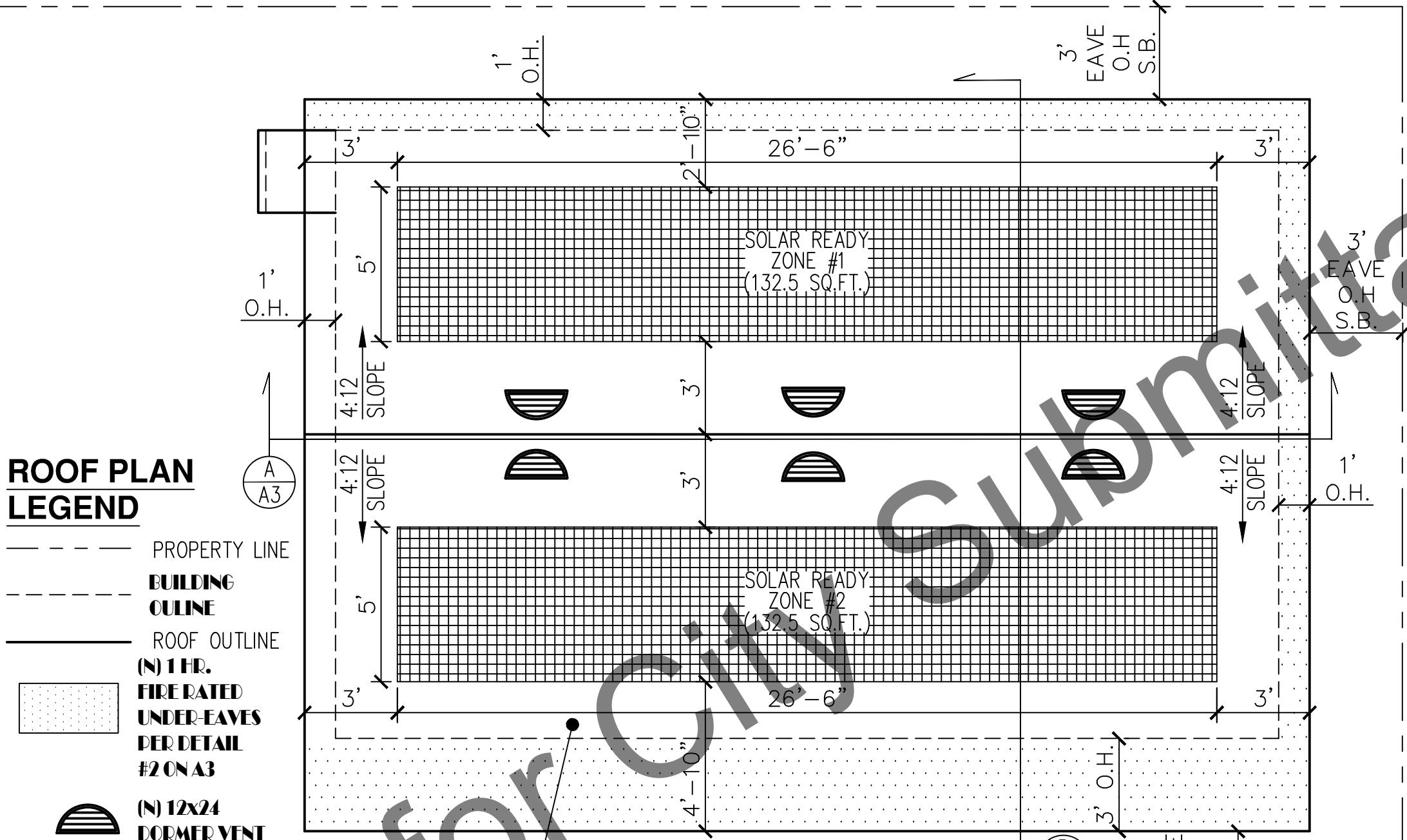
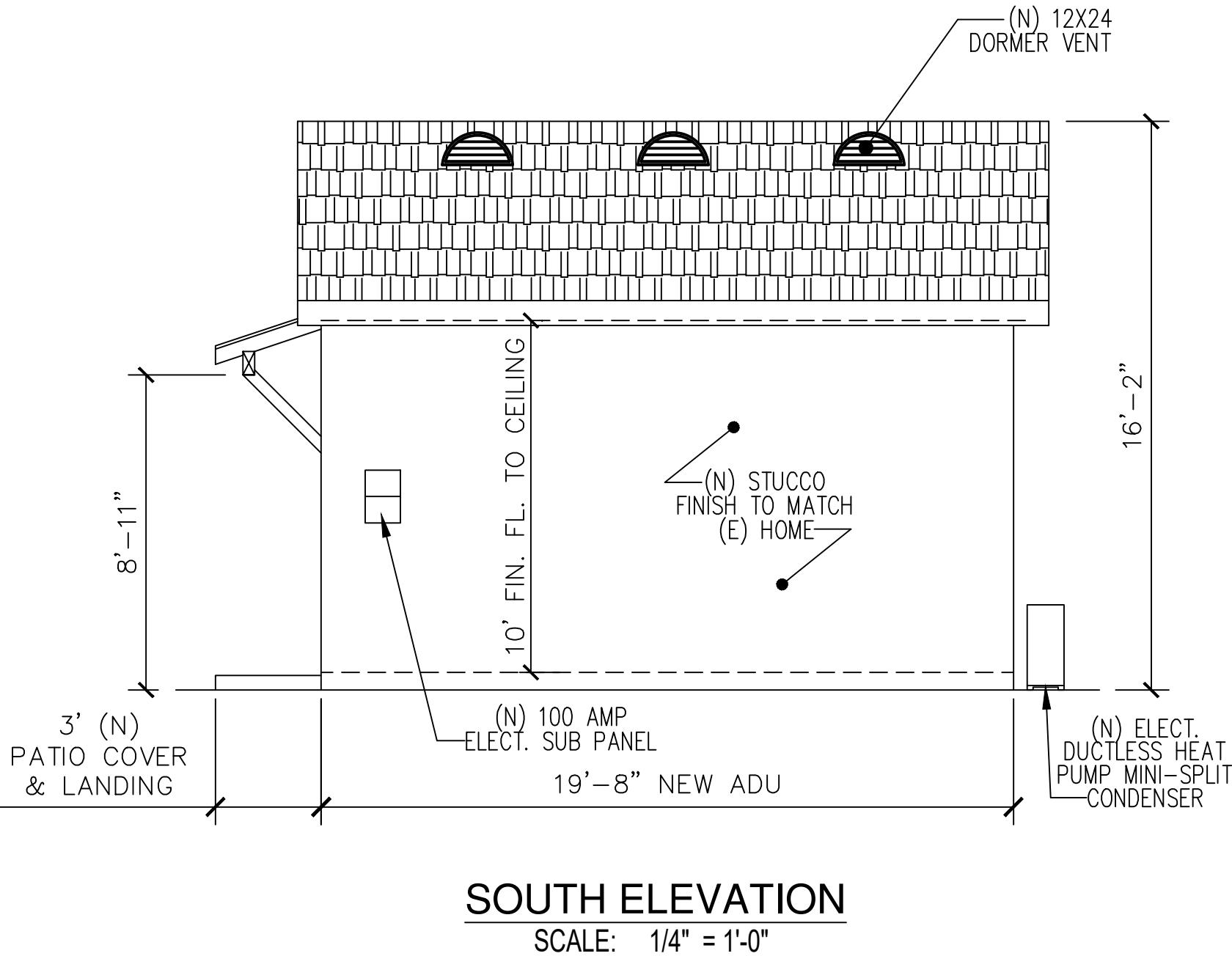
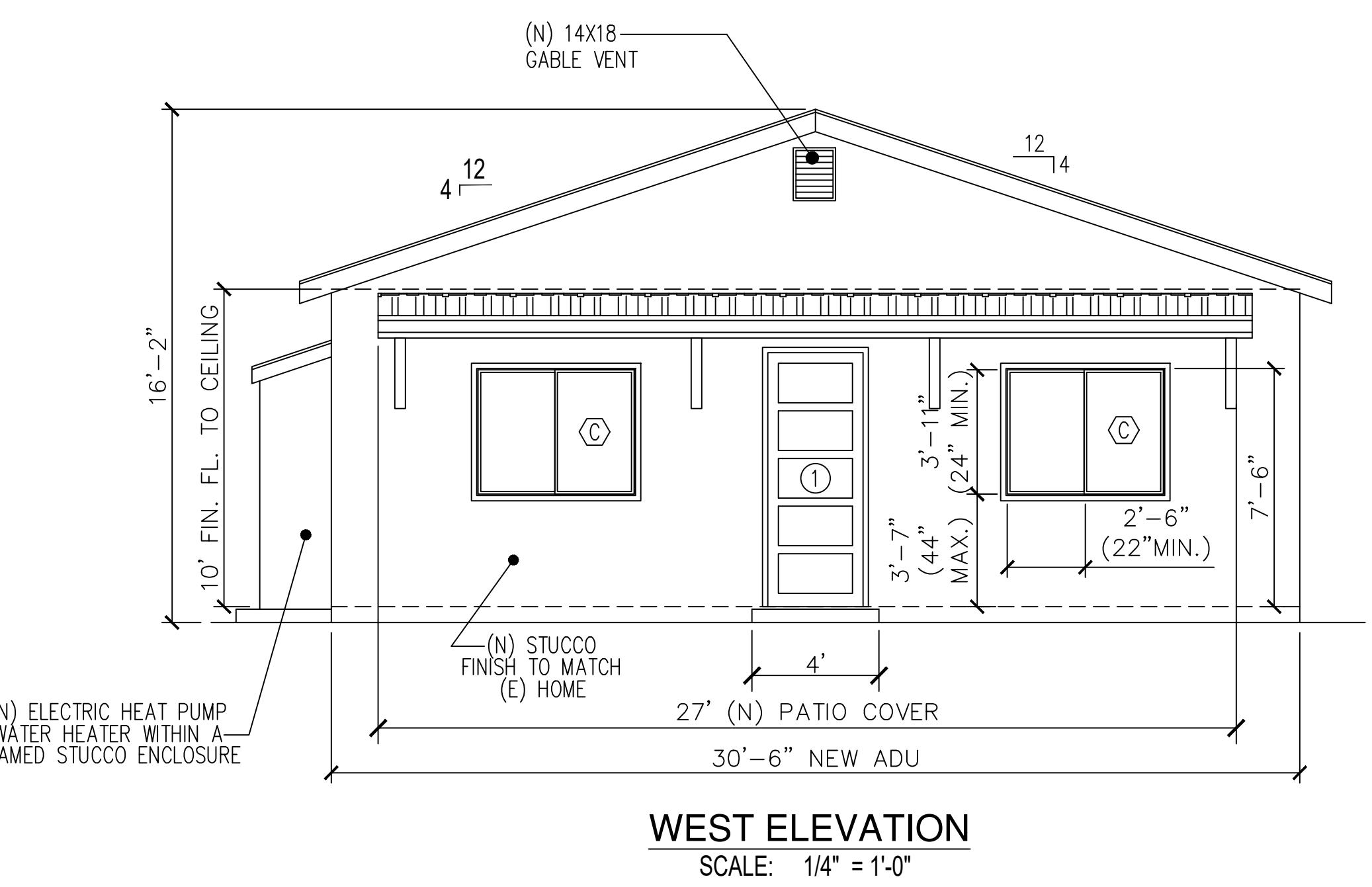
TABLE - MAXIMUM FIXTURE WATER USE	
Fixture Type	Flow Rate
WATER CLOSETS	1.28 GAL/FLUSH
SINGLE SHOWERHEAD	1.8 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	1.8 GPM @ 80 PSI FOR ALL COMBINED SHOWERHEADS
LAVATORY FAUCETS	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.5 GPM @ 60 PSI

REV: A A A A A A A A
DRAWN BY : C. SANCHEZ
DATE : 06/18/2025

REVIEWED BY :
DATE :

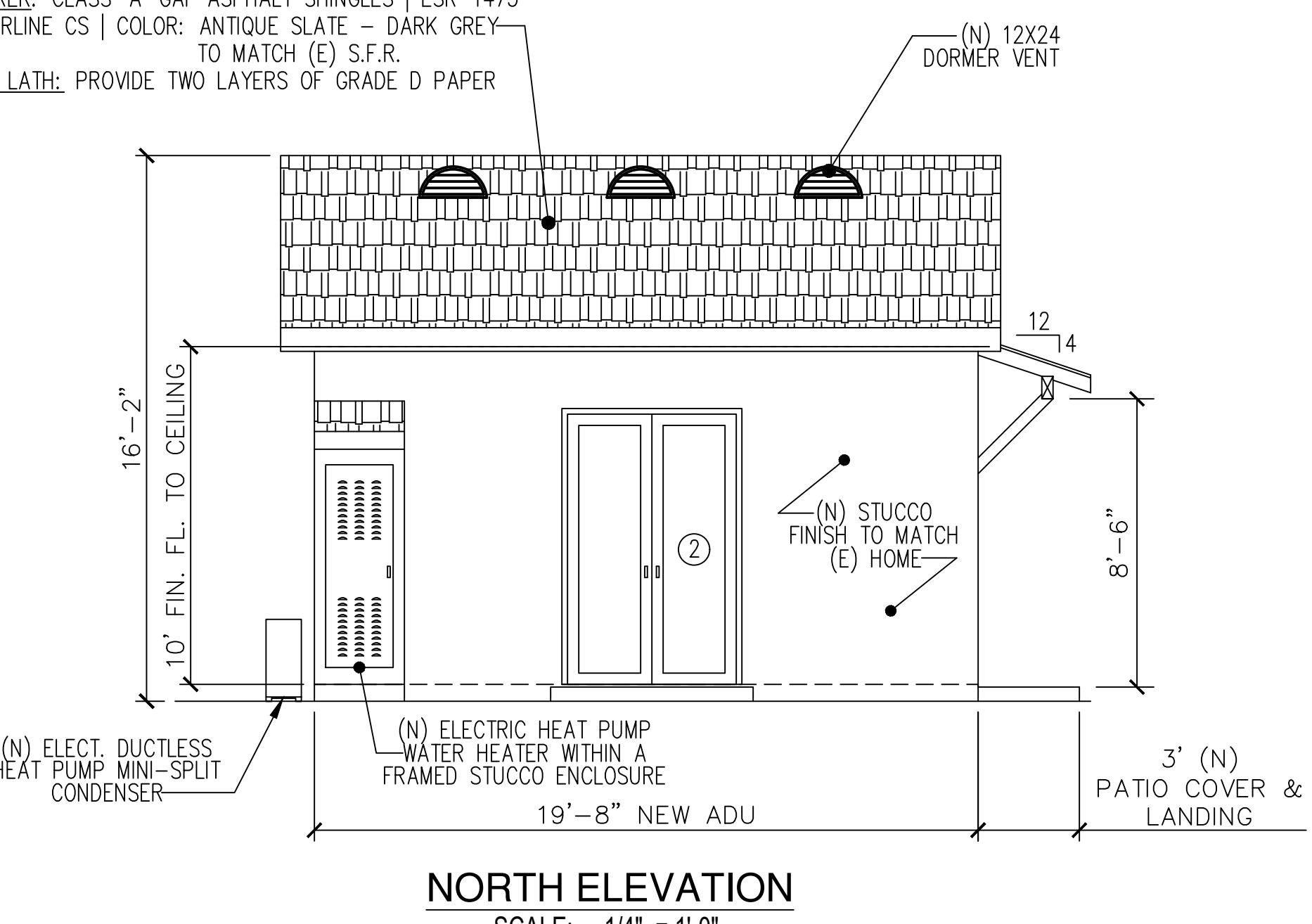
JOB NO.: 25-1232.N.JEFFSON

PAGE
A2

**ROOFING MATERIAL (TYPICAL)**

1. ROOFING MATERIAL ON THE ROOF SHALL NOT EXCEED 4.5#/ PER SQ.FT. MANUFACTURER: CLASS 'A' GAF ASPHALT SHINGLES | ESR-1475 TYPE: TIMBERLINE CS | COLOR: ANTIQUE SLATE - DARK GREY TO MATCH (E) S.F.R.

2. EXTERIOR LATH: PROVIDE TWO LAYERS OF GRADE D PAPER

**NEW ATTIC AREA VENTILATION:**

NEW ATTIC AREA: 600.0 S.F.
VENT AREA CALCULATION: $600.0/150 = 4.00$ S.F.
 $4.00 \times 144 = 576.0$ S.I.

PROVIDING:

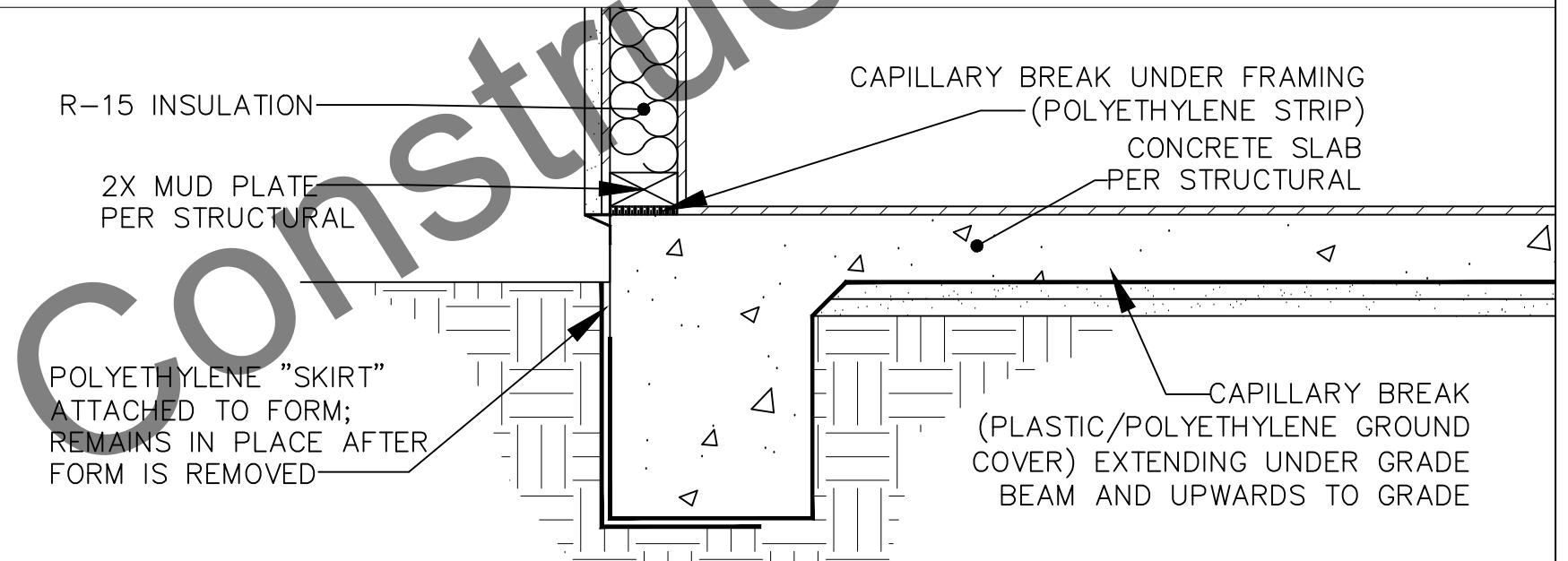
6 - DORMER VENT 12"X24"
(90 S.I. NET FREE PER VENT)
2 - GABLE VENTS 14"X18" =
(81 S.I. EACH)

TOTAL 702.0 S.I.

PROVIDE ATTIC VENTILATION W/ CORROSION RESISTANT WIRE MESH W/ OPENINGS OF $\frac{1}{4}$ " IN DIMENSION.

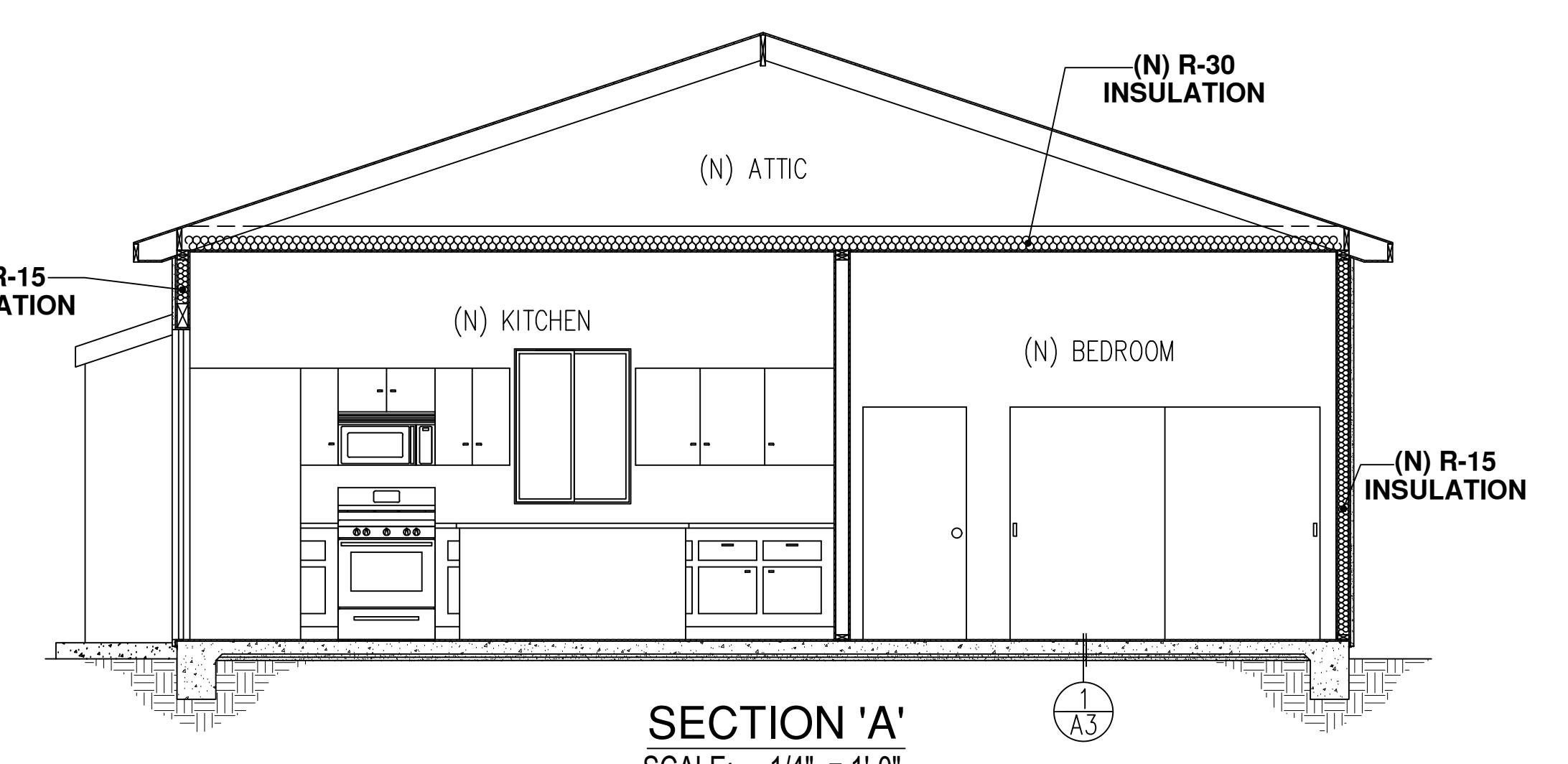
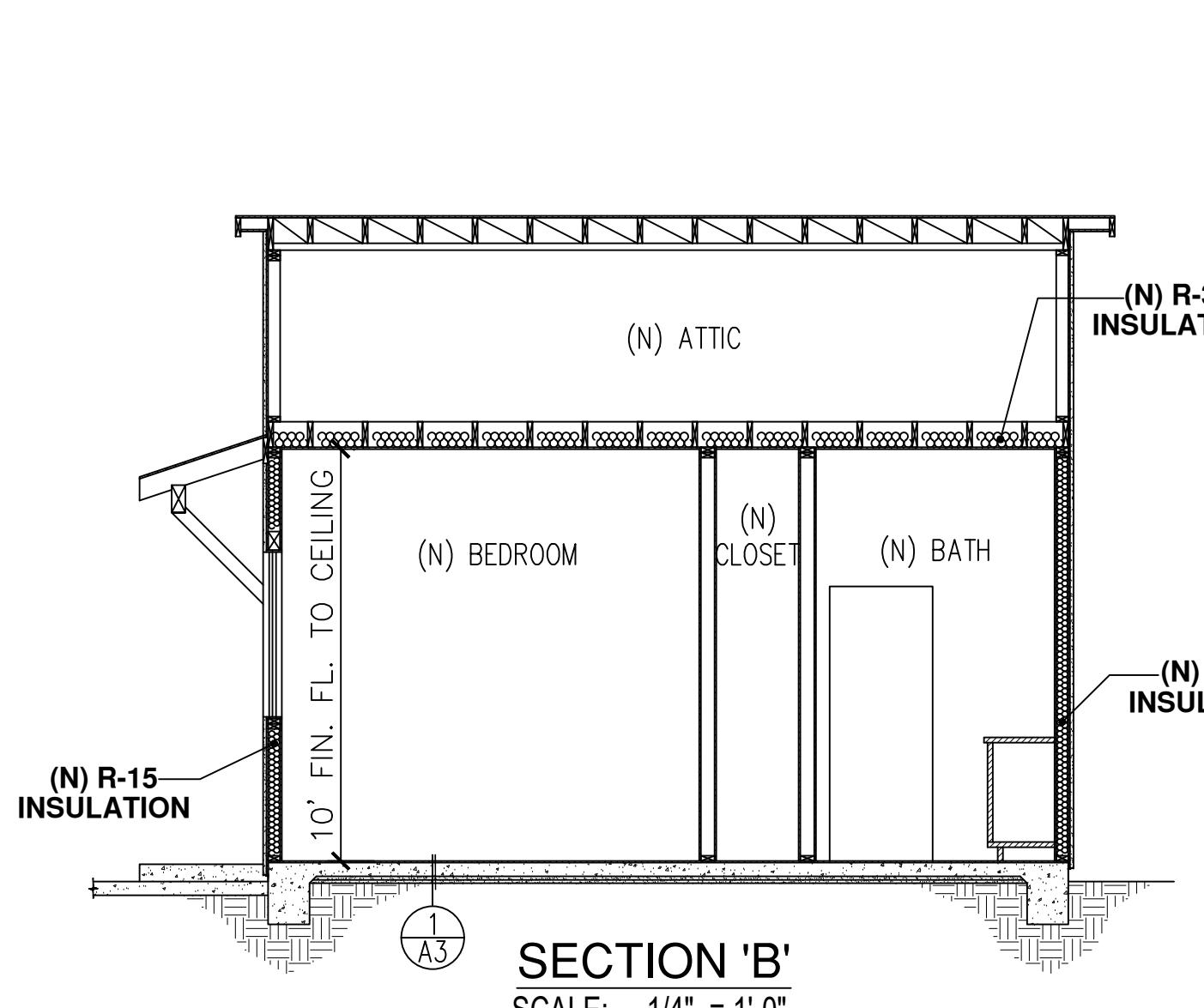
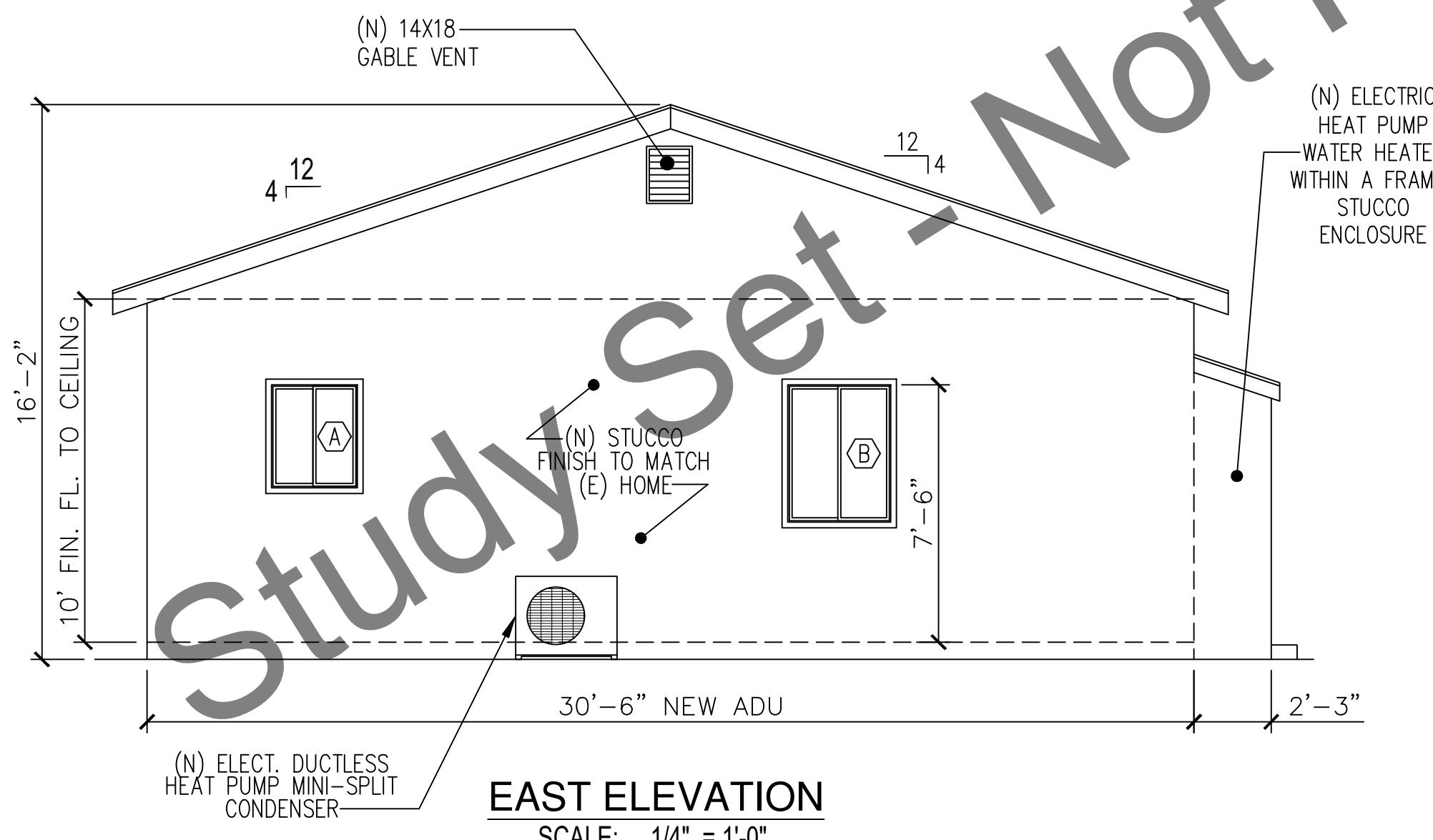
ADDRESS NOTE:

BUILDINGS SHALL HAVE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR LETTERS. LETTERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4-INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (R391.1 CRC)

**SECTION VIEW (N.T.S.)****2. 1 HR. FIRE-RATED UNDER-EAVE ASSEMBLY & DRIP EDGE DETAIL (PER CHAPTER 7's TABLE 721.1(2); MATERIAL #15-1.3)****SECTION VIEW (N.T.S.)**

OSCAR SANCHEZ
(562) 481-6269
ADU WEST COAST
(714) 794-9167

CUSTOMER
ENGINEER



REV.	REVISION DESCRIPTION	DATE	DESIGNER	CONTRACTOR	CUSTOMER	ENGINEER
A						
A						
A						
A						
DRAWN BY : C. SANCHEZ						
DRAWN BY : C. SANCHEZ						
DATE : 06/18/2025						
REVIEWED BY :						
REVIEWED BY :						
DATE :						
JOB NO: 25-1232N.JEFFSON						

STATEMENT OF SPECIAL INSPECTION

- CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN CBC 2022 CHAPTER 17. SEE INSPECTION SCHEDULE BELOW. ONLY CHECKED ITEMS ARE REQUIRED.
- APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
- STRUCTURAL WOOD. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS. EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER (O.C.). INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.
- CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE CITY INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.
- PROVIDE DEPUTY INSPECTOR FOR CONCRETE, REINFORCING STEEL, AND EPOXY DOWELS.

INSPECTION SCHEDULE		
TYPE OF WORK	CODE REFERENCE	REMARKS
CONCRETE WORK	CBC TABLE I 705.3	<input checked="" type="checkbox"/>
REINFORCING STEEL	CBC TBL I 705.2.2 I 705.3	<input checked="" type="checkbox"/>
STRUCTURAL WOOD	CBC TBL I 705.10.1 & I 705.11.2	SEE NOTE ABOVE <input checked="" type="checkbox"/>
SOIL CONDITION	CBC TABLE I 705.6	SEE CBC FOR COMPLIANCE <input checked="" type="checkbox"/>
POST INSTALLED ANCHORS	CBC TABLE I 705.3	SEE ALSO ICC APPROVAL <input checked="" type="checkbox"/>

DESIGN CRITERIA

1. VERTICAL LOADS:

a) DEAD LOADS:
ROOF 18 PSF

b) LIVE LOADS:(REDUCIBLE UNLESS NOTED OTHERWISE)
ROOF 20 PSF

2. LATERAL LOADS:

a) EARTHQUAKE DESIGN DATA:

SEISMIC IMPORTANCE FACTOR	$\rho = 1.3$
OCCUPANCY CATEGORY	=II
MAPPED SPECTRAL RESPONSE ACCEL.	$S_6 = 1.756$
	$S_1 = 0.618$
SPECTRAL RESPONSE COEFF.	SDI=NULL
SEISMIC DESIGN CATEGORY	=D
SITE CLASS	=D

PLYWOOD SHEARWALLS R=6.5

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

b) WIND:
BASIC WIND SPEED = 95 MPH
SITE EXPOSURE=B
 $I_w = 1.00$

CONCRETE

- CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"
- ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AND A MAX WATER CEMENT RATIO, W/C, AS FOLLOWS:

LOCATION	STRENGTH	W/C	TYPE OF CONCRETE
ALL LOCATIONS U.N.O.	2,500 PSI	0.45	NORMAL WEIGHT

- CONCRETE MIXES SHALL BE PREPARED WITH TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.
- NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330.
- WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.
- THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" UNLESS NOTED OTHERWISE.

- WHERE ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, PIPES, AND DUCTWORK, ARE TO BE PLACED WITHIN OR THRU CONCRETE MEMBERS, DIRECT CONTACT OF SUCH MEMBERS WITH CONCRETE SHALL BE PREVENTED AS REQUIRED BY DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS, AND AS NEEDED TO COMPLY WITH CODE (E.G. CALIFORNIA PLUMBING CODE) AND/OR TO AVOID DAMAGE OF SUCH ELEMENTS. TYPICAL MEANS TO AVOID DIRECT CONTACT WITH CONCRETE SUCH AS SLEEVES, LAYERS OF COMPRESSIBLE MATERIALS, AIR GAPS, ETC. SHALL BE SPECIFIED BY, OR OBTAINED BY GC FROM, DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS. REBAR DISPLACED BY SUCH ELEMENTS SHALL BE ARRANGED AS CLOSE AS PRACTICALLY POSSIBLE AROUND THE EMBEDDED ELEMENTS AND SHALL NOT BE INTERRUPTED.

10. NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 7000 PSI. USE "QUIKRETE" (LARR #25451) OR "RAPID SET" (LARR #24654).

11. DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

REINFORCEMENT

- ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND BELOW:
 - SMOOTH DOWELS IN SLAB ON GRADE: ASTM A36, 36 KSI
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER. SEE ACI FOR TOLERANCES:
 - CONCRETE Poured AGAINST EARTH 3"
 - CONCRETE NOT FORMED IN CONTACT WITH EARTH 3"
 - FORMED CONCRETE IN CONTACT WITH EARTH 2"
 - CONCRETE EXPOSED TO WEATHER (#6 AND LARGER) 2"
 - CONCRETE EXPOSED TO WEATHER (#5 AND SMALLER) 1-1/2"
 - OTHER CONCRETE NOT EXPOSED TO WEATHER 1-1/2"
- BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINFORCEMENT AT POUR JOINTS, UNLESS SHOWN OR NOTED OTHERWISE. ALL DOWELS AND BOLTS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE.
- ALL PRINCIPAL REBAR SHALL TERMINATE WITH A STANDARD HOOK MINIMUM UNLESS SPECIFICALLY DETAILED OTHERWISE. REBAR BENDS SHALL BE MADE COLD. REBAR SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCAUSED IN CONCRETE.
- ALL LAP SPLICES ARE CLASS 'B' LAP SPLICES UNLESS NOTED OTHERWISE.

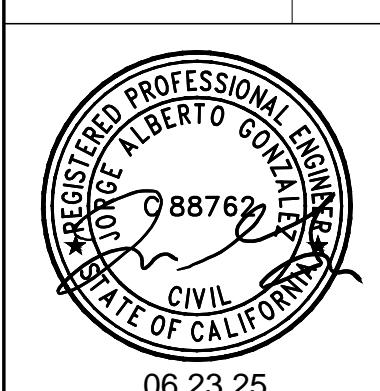
GENERAL

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE 2022 CALIFORNIA BUILDING CODE.

- NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD STRUCTURAL NOTES. DETAILS NOTED AS "TYPICAL" SHALL BE USED WHENEVER APPLICABLE. REFER TO SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE NOTES OR DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ENGINEER/ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTION, OR DETAILS ON THE STRUCTURAL DRAWINGS.
- ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND RESOLVED WITH, THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- WHERE A CONSTRUCTION DETAIL IS NOT SPECIFICALLY SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED, BEFORE BEGINNING EXCAVATION.
- NO PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL BE PLACED IN OR THRU SLABS, BEAMS, OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. EXCEPT AS INDICATED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CBC.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- RETAIN A CALIFORNIA REGISTERED CIVIL ENGINEER TO DESIGN ALL TEMPORARY BRACING, SHORING, AND SUPPORT REQUIRED DURING CONSTRUCTION.
- INCLUDE ENGINEERING FEES, ENGINEERING DESIGN TIME AND BUILDING DEPARTMENT APPROVAL TIME IN THE COST OF PROPOSED MATERIAL ALTERNATES. CONTACT ENGINEER FOR FEE AMOUNT. SUBMIT MATERIAL ALTERNATE FOR REVIEW BEFORE CONSTRUCTION.

FOUNDATIONS

- CONTRACTOR SHALL CONTACT ENGINEER IF EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS. THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- ALL FOOTINGS SHALL BE FOUNDED A MIN OF 18" BELOW THE LOWEST ADJACENT GRADE AND A MINIMUM OF 12" INTO NATIVE SOIL WHICHEVER GOVERNS UNLESS NOTED OTHERWISE.
- 1000 PSF ALLOWABLE SOIL BEARING PRESSURE WAS USED IN THE DESIGN.
- EXCAVATION SHALL BE PROPERLY BACKFILLED. ANY FILL SHALL BE COMPAKTED TO A MINIMUM OF 90% RELATIVE COMPAKTION.
- REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
- LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
- REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
- NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.



REV.	REVISION DESCRIPTION	DATE	DESIGNER	ENGINEER	CONTRACTOR	OWNER
△	△	△	△	△	△	△

DRAWN BY: J. GONZALEZ
DATE: 06.23.25
REVIEWED:
DATE:
JOB NO.: 25109

SHEET
SN1

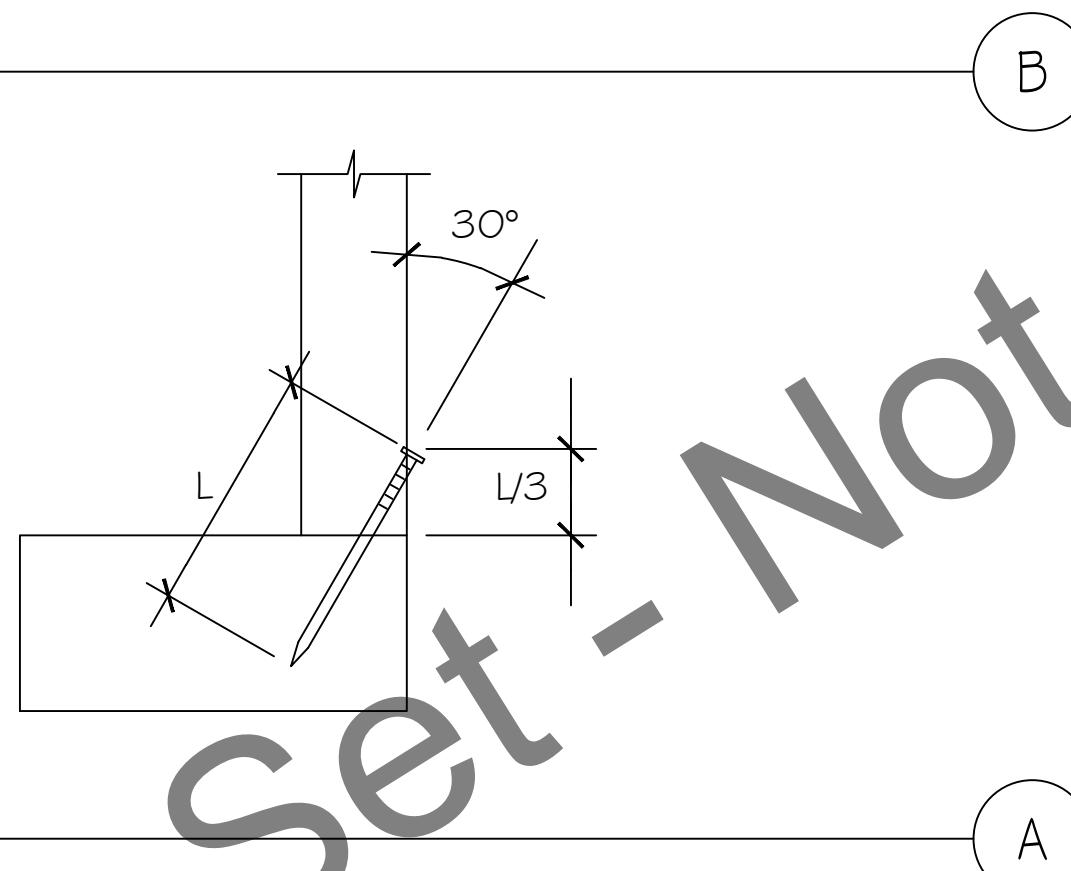
GSE
661.709.1416
GONZALEZ STRUCTURAL ENGINEERING

NAILING SCHEDULE (1)	
CONNECTION	NAILING
POST TO PIER PAD, TOE NAIL	3-16d or 4-8d
GIRDER TO POST, TOE NAIL	3-16d or 4-8d
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
JOIST TO BLOCKING, END NAIL	16d T&B OF EACH JOIST
RIM JOIST TO JOISTS, END NAIL	16d T&B OF EACH JOIST
RIM JOIST TO SILL, TOE NAIL	16d @ 16" O.C.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	2-16d END NAIL, OR 4-8d TOE NAIL
DOUBLED STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	8-16d
DOUBLE TOP PLATES, LAP SPLICE	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 16" O.C.
CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTER, FACE NAIL	3-16d
RAFTER TO RIDGE	3-8d
RAFTER TIES, 2" LUMBER, FACE NAIL	3-16d
RAFTER TIES, 1" LUMBER, FACE NAIL	5-8d
RAFTER TO PLATE, TOE NAIL	3-8d
1"X4" MIN. BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
BUILT-UP CORNER STUDS	16d @ 24" O.C.

NOTES:

- ALTERNATIVELY, PROVIDE NAILING PER "FASTENING SCHEDULE" PER LATEST EDITION OF CALIFORNIA BUILDING CODE

SCHEDULE



TOE NAIL INSTALLATION

NAILING SCHEDULE

SCALE: N.T.S.

MECHANICAL AND ADHESIVE ANCHORS

- ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE:
A. "SET-3G" BY SIMPSON STRONG TIE (ESR#4057)
B. "HIT-HY 200" BY HILTI, INC. (COLA RR#25964, ESR#3187)
- ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE I WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.
- ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.
- ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC-ES REPORT AND COLA REPORT AND MANUFACTURERS RECOMMENDATIONS.
- UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC-ES REPORT, COLA REPORTS & MANUFACTURERS RECOMMENDATIONS.
- PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND (2) IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.
- IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
- ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY. TEST 20% OF ALL ANCHORS.
- TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
- APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING-LOADING DEVICES, ETC.
- ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE OR GROUT HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION.

STRUCTURAL WOOD

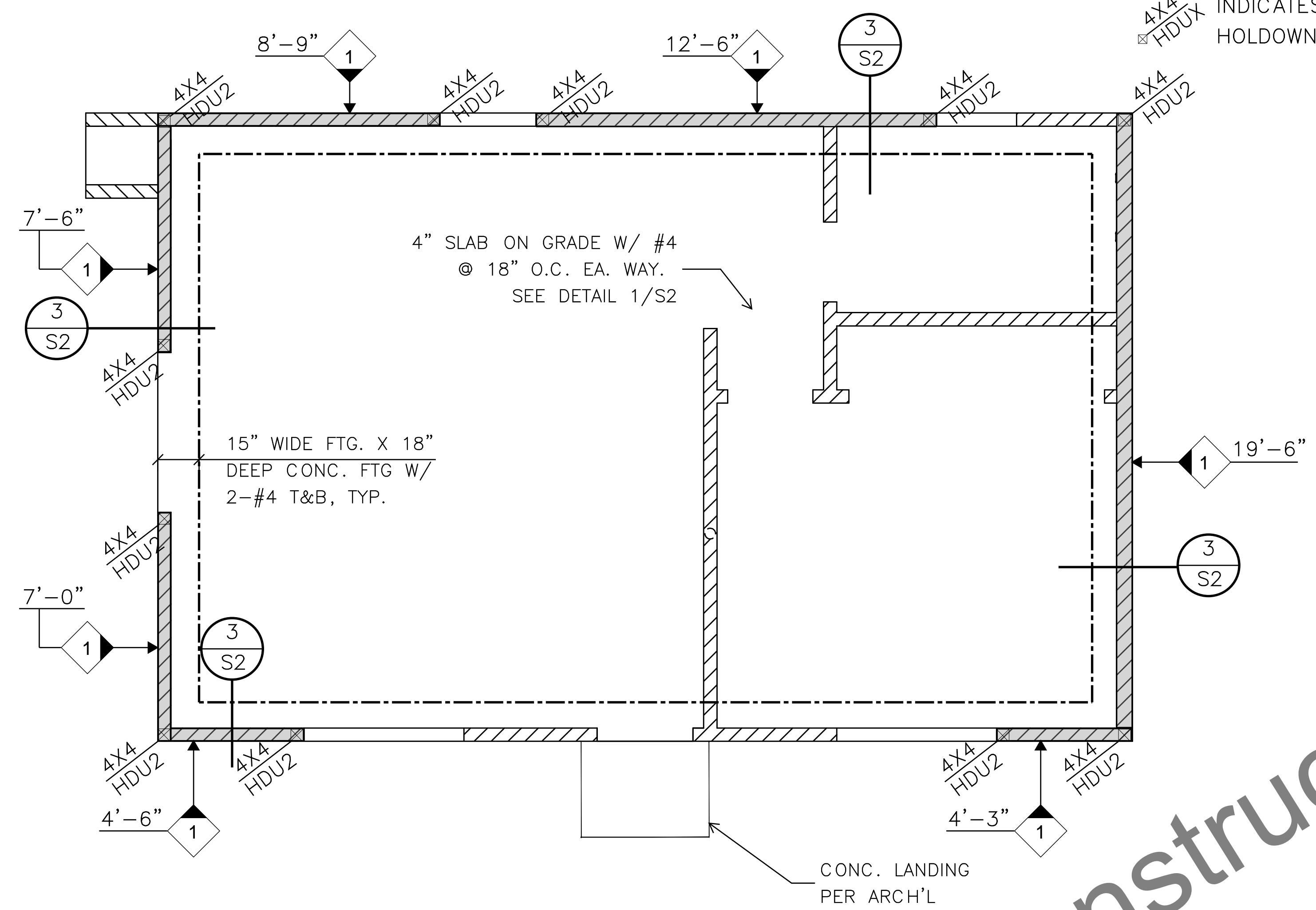
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH GRADE MARKED BY A RECOGNIZED GRADING AGENCY (WCLIB & WMPA)

JOISTS & PLANKS:	NO. 2 (2X6 & UNDER), NO. 1 ALL OTHERS
BEAMS AND STRINGERS:	NO. 1
POST AND TIMBERS:	NO. 1
GLUED LAMINATED TIMBERS:	COMBINATION 24F-V8
PARALLAM, PSL:	2.2E (2900 lb)
VERTICAL STUDS:	
2x4 STUDS, 8'-0" LONG:	STUD GRADE
2x4 STUDS, 8'-1" TO 14'-0":	NO. 1
2x6 STUDS:	NO. 2
ALL OTHER LUMBER:	"NO. 1 STRUCTURAL" LIGHT FRAMING
 - ALL SILL PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH EARTH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.). ALL FASTENERS SUCH AS NAILS, BOLTS, SCREWS, ANCHOR BOLTS, ETC. ATTACHING P.T.D.F. OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL(ASTM A153).
 - WHERE STUD PARTITIONS JOIN CONCRETE OR MASONRY WALLS THE END STUD SHALL BE ANCHORED THERETO WITH 1/2"(BOLTS NEAR THE TOP & BOTTOM AND AT EACH ROW OF FIRE BLOCKING. SUCH BOLTS SHALL BE EMBEDDED IN THE WALL NOT LESS THAN 2/3 OF THE WALL THICKNESS OR 8" MAX.)
 - CUTTING, NOTCHING, OR BORING OF STUDS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY ENGINEER AND/OR PER CBC SECTION 2308.9.10 OR 2308.9.11.
CUTTING, NOTCHING, OR BORING OF JOIST SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY ENGINEER AND/OR PER CBC SECTION 2308.8.2 OR 2308.10.4.2
 - ALL NAILING SHALL CONFORM TO CBC TABLE 2304.1.O.1, AND SHALL BE COMMON NAILS, UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
 - ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS. HOLES FOR BOLTS SHALL BE BORED 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
 - TOP PLATES OF ALL WOOD STUD WALLS TO BE 2-2x MINIMUM (SAME WIDTH AS STUDS), LAP 48" MIN. WITH NOT LESS THAN 6-16d NAILS AT EACH LAP AND NOT MORE THAN 1'2" BETWEEN NAILS.
 - PLYWOOD SHALL BE APA STRUCTURAL I RATED SHEATHING WITH EXTERIOR GLUE.
 - PROVIDE DOUBLED JOISTS UNDER ALL PARALLEL PARTITIONS.
 - ALL LAG SCREWS TO BE PREDRILLED, DRILL DIAMETER TO BE 60 PERCENT OF SHANK DIAMETER.
 - RE-TIGHTEN ALL ANCHOR BOLTS JUST BEFORE CLOSING IN.
 - ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC. SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR ENGINEER APPROVED EQUAL.
 - PROVIDE BLOCKING OR BRIDGING PER 2018 NDS SECTION 4.4.1 & 2308.8.2 2019 CBC SECTION 2308.8.2.
 - MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19 PERCENT.
 - STRUCTURAL COMPOSITE LUMBER (SCL) OR ENGINEERED LUMBER
- A. SCL MEMBERS INCLUDE I-JOISTS, PSL, LVL, LSL, BEAMS, HEADERS, POSTS, AND STUDS.
B. SCL MEMBERS SHALL BE MANUFACTURED BY A LICENSED FABRICATOR.
C. SUBSTITUTION OF PRODUCTS LISTED BELOW SHALL BE SUBMITTED TO GSE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. INCLUDE ICC OR LARR AS APPLICABLE AND COMPARISON TABLES.
E. EXCEPT I-JOISTS AND LSL, SCL MEMBERS SHALL BE:
• "PARALLAM" PSL MANUFACTURED BY "WEYERHAEUSER" GRADE 1.8 (ICC-ESR 1387, LARR 25202).
F. I-JOIST MEMBERS SHALL BE "TJI" JOISTS MANUFACTURED BY "WEYERHAEUSER" (ICC-ESR 1153, L.A. RR 25538).
G. LSL MEMBERS SHALL BE "TIMBERSTRAND" LSL MANUFACTURED BY "WEYERHAEUSER", GRADE 1.55E (ICC-ESR 1387, LARR 25202).
I6. NARROW STEEL SHEAR PANELS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE FOLLOWING: HARDY FRAMES (HFX): LARR#25759 SIMPSON STRONG WALLS (SSW): LARR#25625

NEW DETACHED ADU	1232 N JEFFERSON ST.	PLACENTIA, CA 92870	STRUCTURAL NOTES
REV.	REVISION DESCRIPTION	DATE	DESIGNER
	POWDER REMOVAL REVISIONS		JORGE GONZALEZ 661-709-1416
ENGINEER			
CONTRACTOR			
OWNER			
REVIEWED:			
JOB NO.:	25109		
SHEET SN2			

GSE
GONZALEZ STRUCTURAL ENGINEERING
661.709.1416

SYMBOLS



PARTIAL FOUNDATION

$$1/2'' = 1' - 0''$$

PLAN NOTES – FOUNDATION:

101. ALL FOUNDATION DEPTHS ARE INTO UNDISTURB SOIL.

102. FOUNDATION BOLTS TO BE 5/8" W/ 7" MIN. EMBEDMENT @ 48" MAX. 12" MAX. DIST. TO ALL SILL ENDS. SEE DETAIL 2/S2

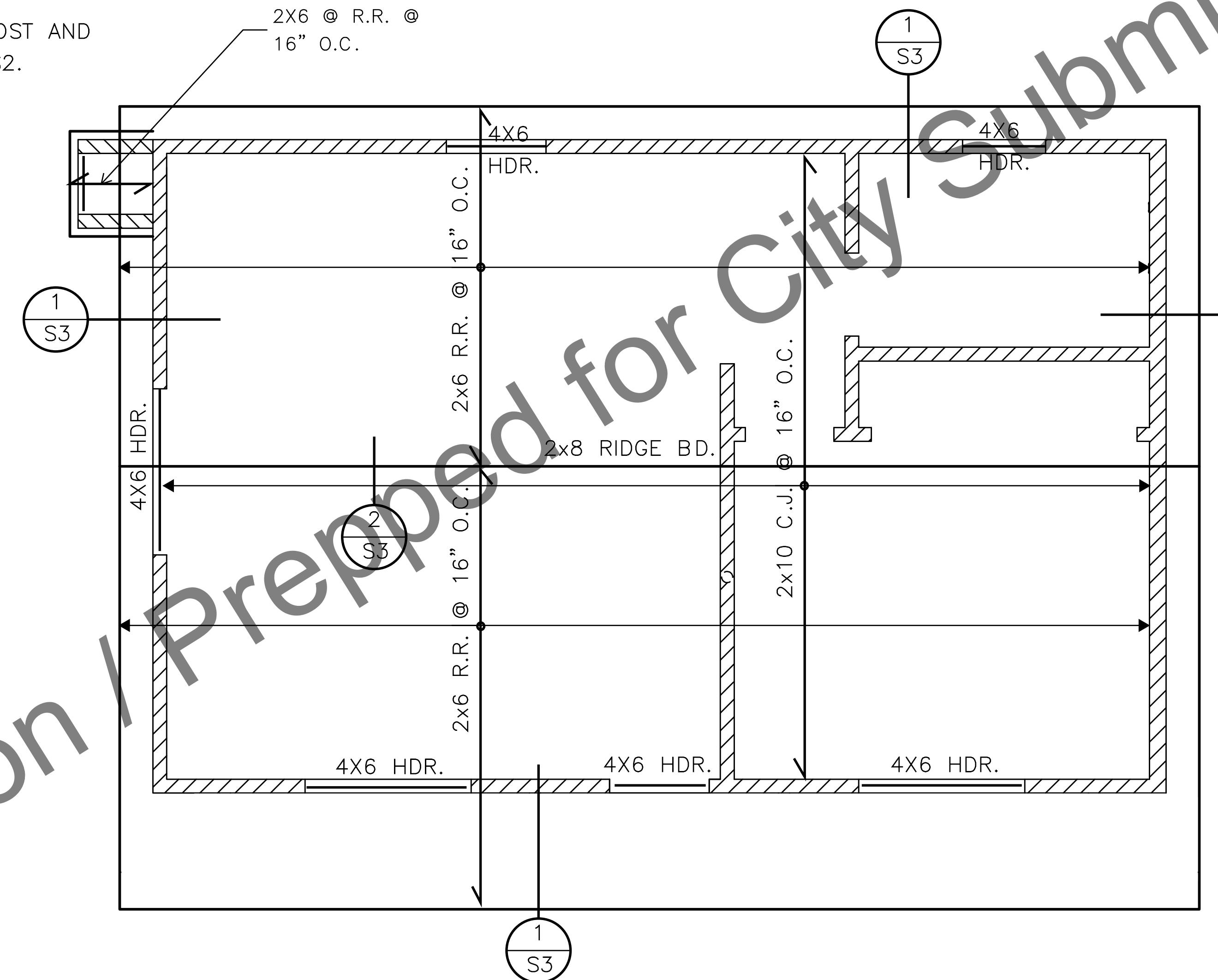
103. TYPE V CEMENT WITH 2500 PSI CONCRETE W/ WATER-CEMENT RATIO NOT TO EXCEED 0.45. NO SPECIAL INSPECTION REQ'D.

104. USE MIN. 3"X3"X0.229" PLATE WASHERS.

105. FOUNDATION SILL PLATE SHALL BE PRESERVATIVE-TREATED WOOD.

106. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED, GALVANIZED STEEL, STAINLESS STEEL, SILICON, BRONZE, OR COPPER.

107. ALL (N) CONCRETE SHALL BE CONNECTED TO ADJACENT (E) CONCRETE WITH DRILL & EPOXY DOWELS TO MATCH (N) REINF'T W/ SIMPSON SET 3G (ESR#4057). ALL SUCH DOWELS SHALL HAVE 8" MIN. EMBED. SEE DETAIL 7/S2



③ PARTIAL FLOOR FRAMING PLAN

$$\angle 1/2'' = 1' - 0''$$

PLAN NOTES = FRAMING:

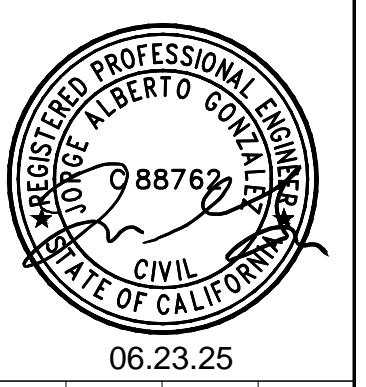
201. SEE DETAIL 5/S2 FOR SHEARWALL SCHEDULE.
 202. PROVIDE WALL SHEATHING AT ALL EXTERIOR SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
 202. ALL (N) HEADERS (HDR) TO BE 4X6 WITH (1) TRIMMER STUD U.N.O.
 203. PROVIDE FLOOR SHEATHING AS FOLLOWS:
WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 10d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.). NO BLK'G REQ'D. SEE DETAIL 5/S3.
 204. STUD WALL FRAMING PER 8/S3.

SHEET

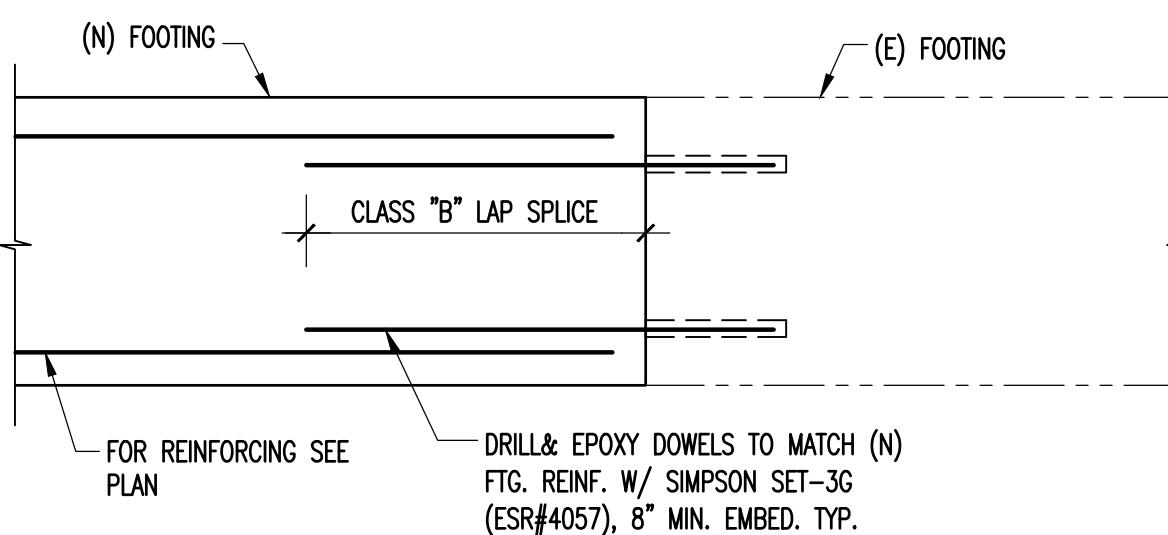
S1

NEW DETACHED ADU
1232 N JEFFERSON ST.
PLACENTIA, CA 92870

DETAILS



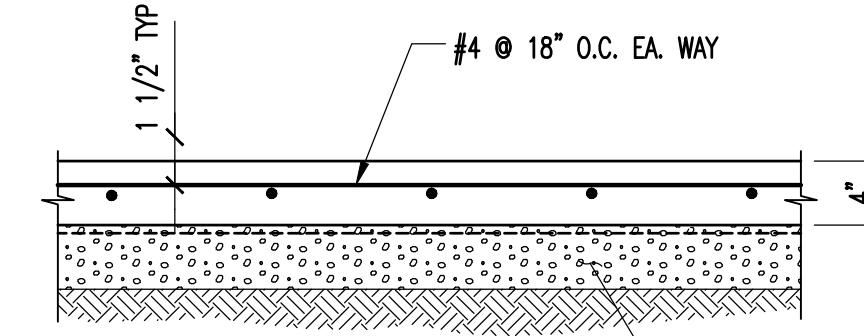
SHEET
S2



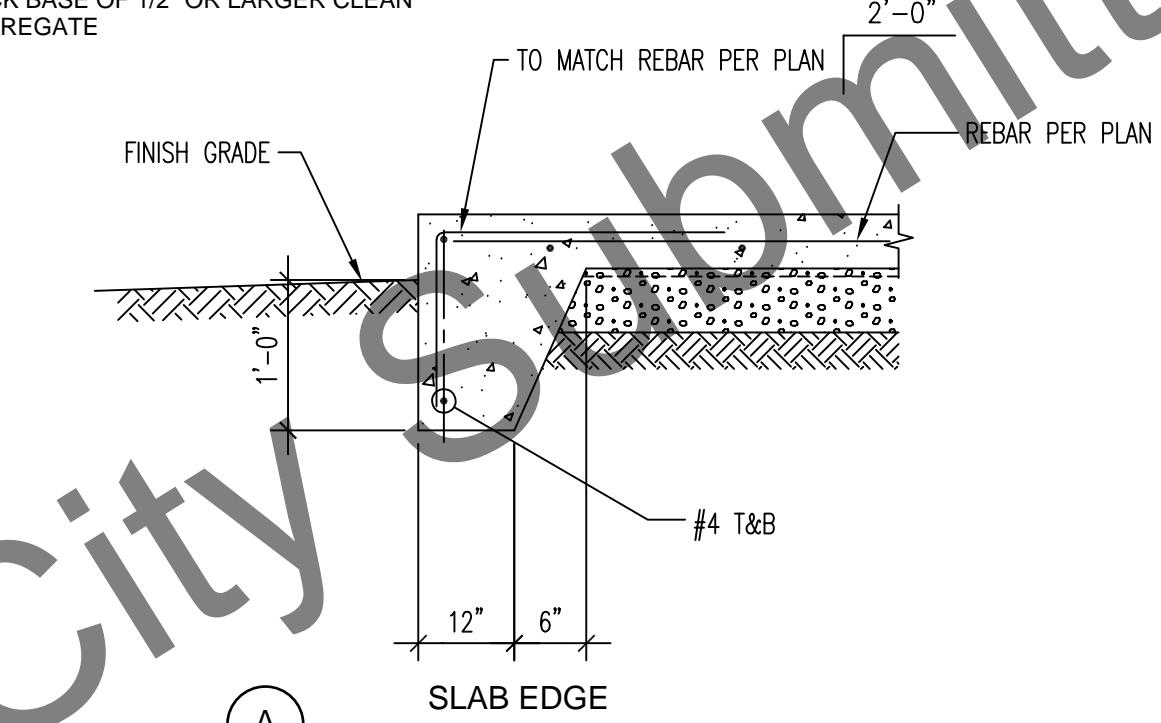
MARK (PER PLAN)	GRADE 36 ROD DIAM. "Dg"	IP WASHER T (IN) SIDE (IN)	HOLDOWN (1)	FASTENER	MIN POST SIZE (2)	CAPACITY
[2]	5/8"	3/8" 1-1/2"	HDU2	6-SDS25212	4x4	3,075 LBS

NOTES:

1. HDU SCREW-STYLE HOLDOWNS ARE PER LARR #25720, ICC ESR 2330. BOLT-STYLE HOLD DOWNS PER LARR #25828, IAPMO ESR 0143.
2. POST SIZE SHOWN ON THE SCHEDULE ARE MINIMUM SIZES, IF LARGER SIZES ARE SPECIFIED ON THE PLANS THE SIZES SHOWN ON PLANS SHALL BE USED.
3. ROD SHALL BE A36 ALL THREADED RODS
4. NUT AT HOLDOWN THREADED ROD SHOULD BE FINGER-TIGHT PLUS 1/2 TURN WITH A HAND WRENCH. DO NOT OVER-TORQUE THE NUT. DO NOT USE IMPACT WRENCHES.
5. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION/OBSERVATION
6. HOLDOWNS MUST BE INSPECTED/OBSERVED BEFORE COVERING WITH SHEATHING.



NOTES:
1. ALL WALKWAYS, NEW SLABS, AND SEPARATELY Poured STRUCTURES SHOULD BE TIED TO ANY EXISTING SLABS AND FOUNDATION WITH #4 REBAR, 30" IN LENGTH, 18" O.C., EMBED. MIN. OF 6" INTO THE BUILDING SLAB, OR ADJACENT SLABS



7

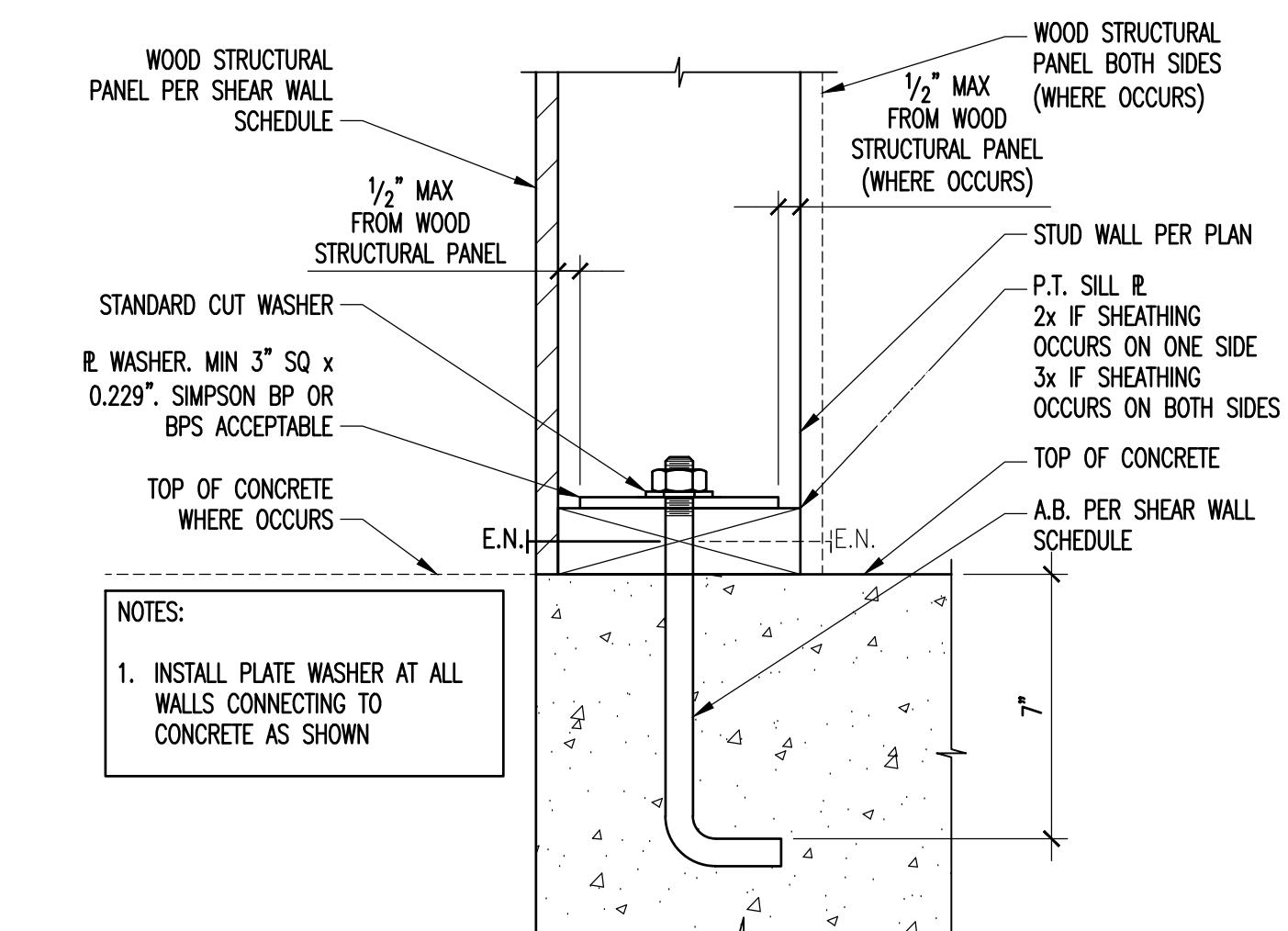
4

1

SHEARWALL SCHEDULE							
MARK	SHEATHING (1)	NAIL SIZE (2)	EDGE NAIL (3) SPACING	FIELD NAIL SPACING	SILL TO WOOD CONN.	SILL TO CONC. CONN. (4)	ALLOW SHEAR (PLF)
1	15/32 STR O.S.	1 Od	6"	12"	SDS1/4x6" @ 16"	2x: 5/8"Ø A.B. @ 32" 3x: 5/8"Ø A.B. @ 48"	340
2	15/32 STR O.S.	1 Od	4"	12"	SDS1/4x6" @ 16"	3x: 5/8"Ø A.B. @ 32"	510

SHEARWALL NOTES:

- (1) O.S. INDICATES SHEATHING ON ONE SIDE OF WALL AS SHOWN ON PLANS.
- D.S. INDICATES DOUBLE SIDED SHEARWALL: SHEATHING ON BOTH SIDES OF WALL.
- (2) USE COMMON WIRE NAILS FOR ALL STRUCTURAL SHEATHING.
- (3) SPECIAL INSPECTION REQD FOR WOOD SHEARWALLS W/ NAILING OF 4" O.C. OR LESS

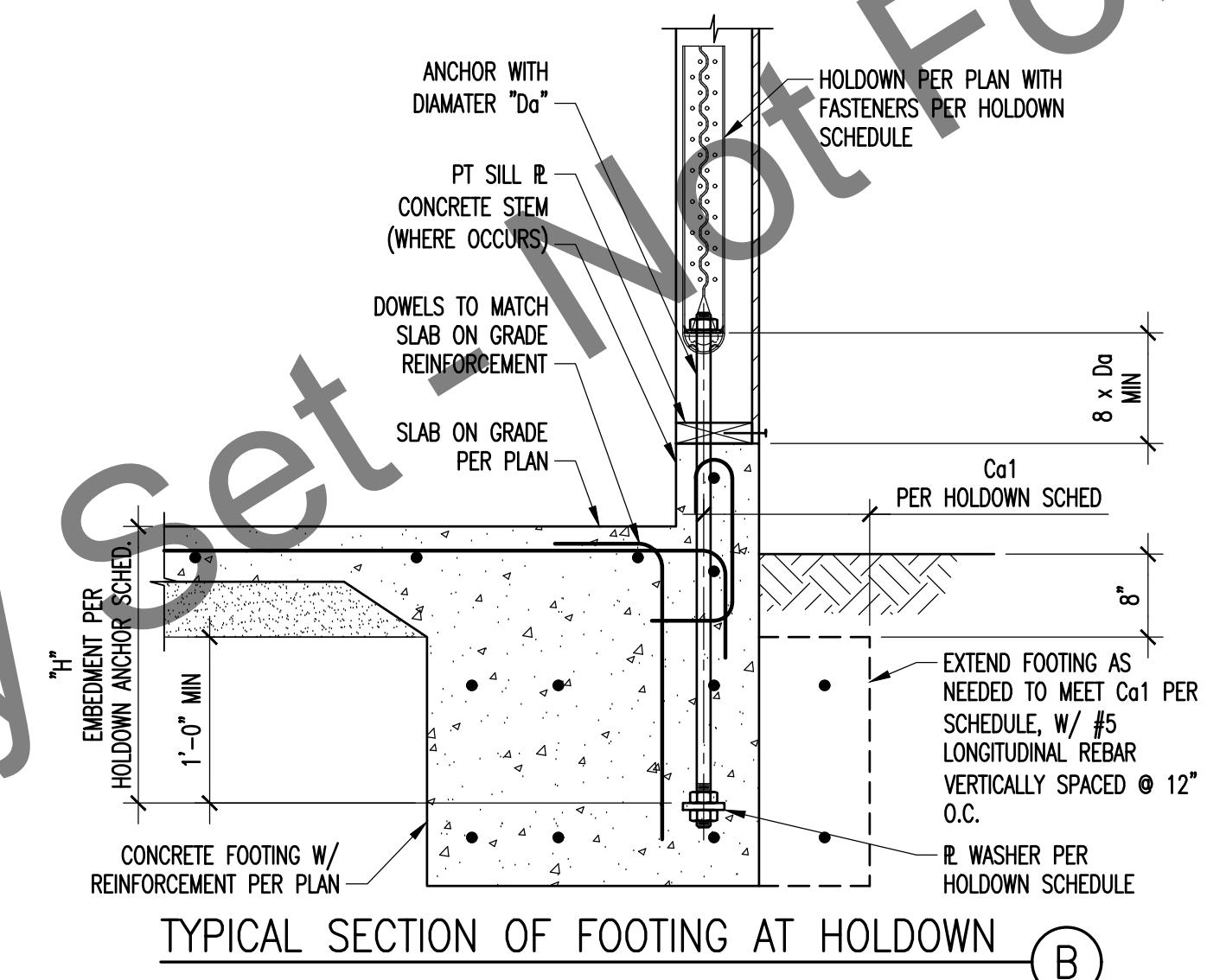


NOTES:
1. INSTALL PLATE WASHER AT ALL WALLS CONNECTING TO CONCRETE AS SHOWN

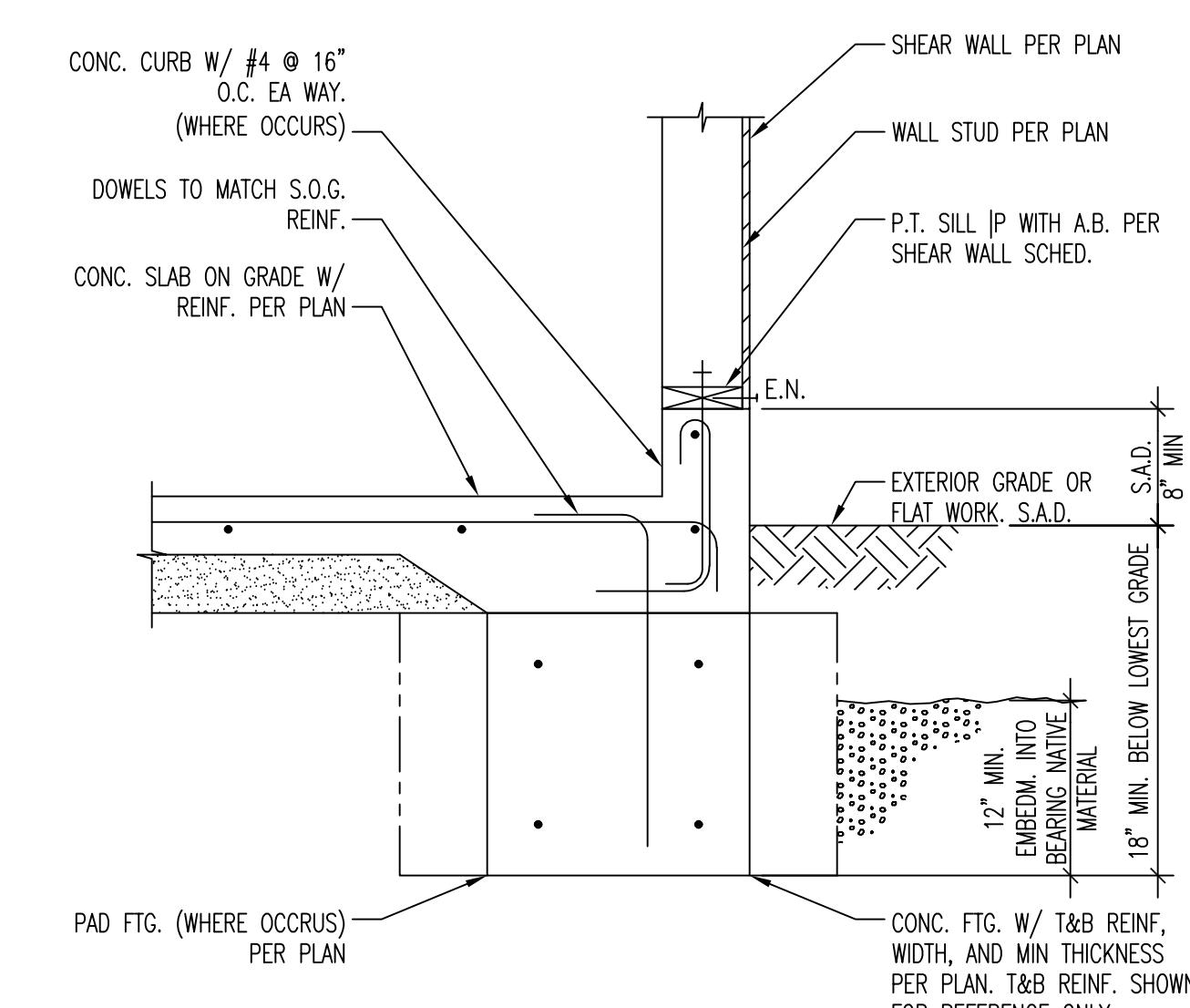
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5

2

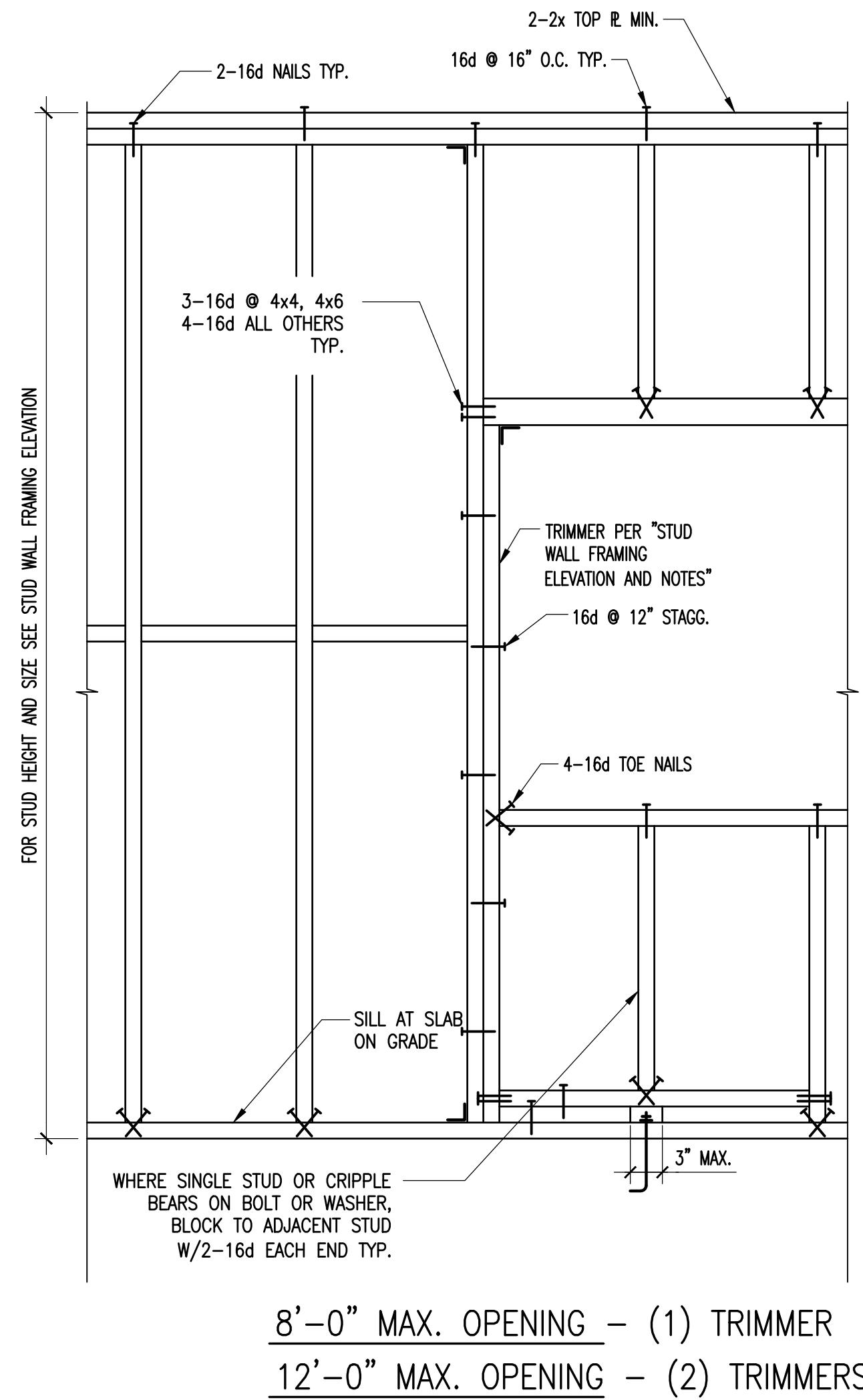


MARK (PER PLAN)	GRADE 36 ROD DIAM. "Dg"	IP WASHER T (IN)	HOLDOWN ANCHOR IN CONCRETE FOOTING			
			INSTALL	H MIN	Cc1 MIN	Cc2 MIN
[2]	5/8"	3/8" 1 1/2	EDGE/FIELD	12"	4"	NA
[4]	5/8"	3/8" 1 1/2	CORNER	12"	4"	4"
[5]	5/8"	3/8" 1 1/2	EDGE/FIELD	12"	4"	NA
			CORNER	12"	4"	4"
			EDGE/FIELD	12"	4"	NA
			CORNER	12"	4"	4"



6

REV. □ □ □ □ □ □ □ □ DRAWN BY: J. GONZALEZ DATE: 06.23.25
REVIEWED: DATE: JOB NO.: 25109
SHEET S2



8'-0" MAX. OPENING - (1) TRIMMER
12'-0" MAX. OPENING - (2) TRIMMERS

NOTES:

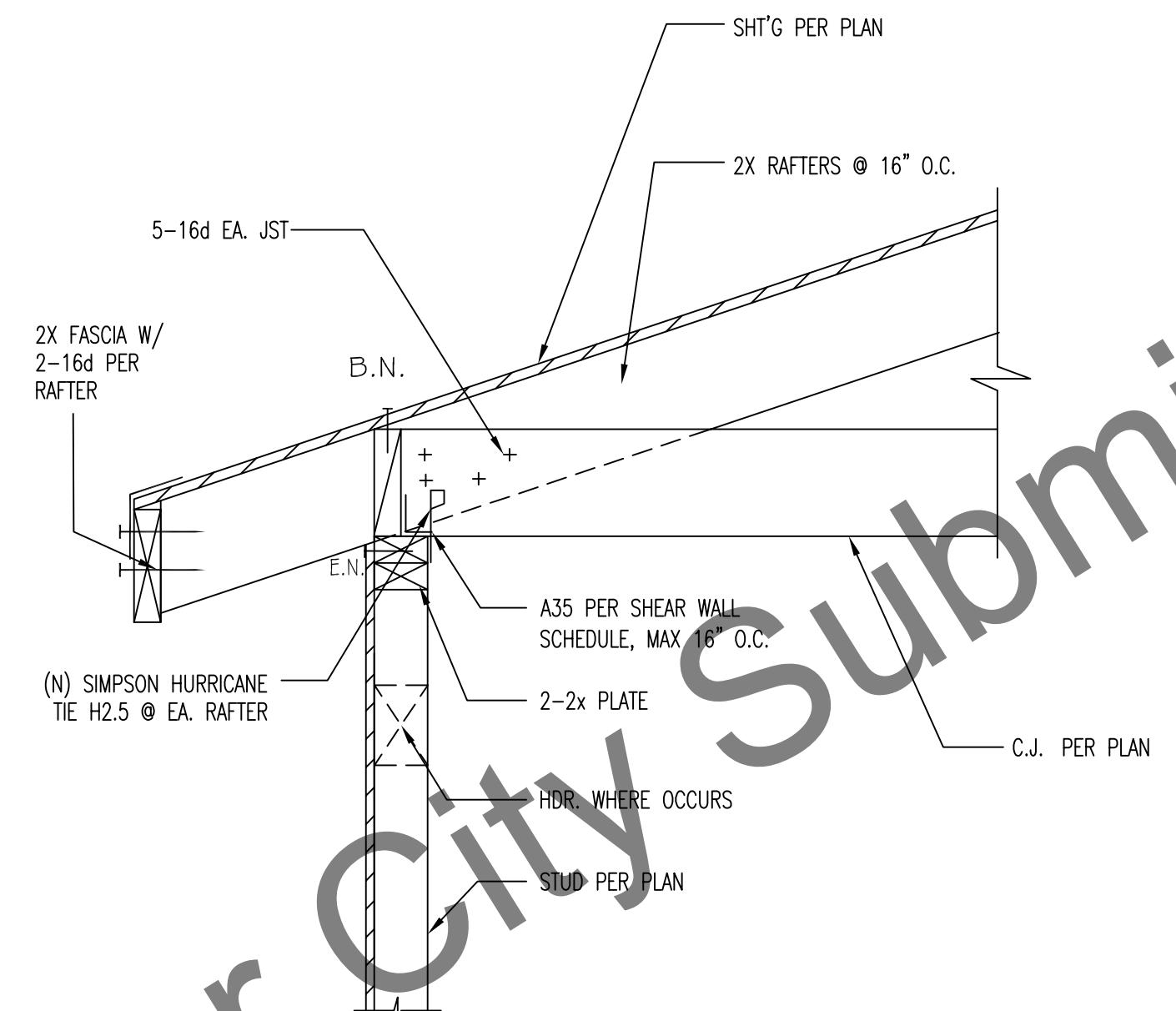
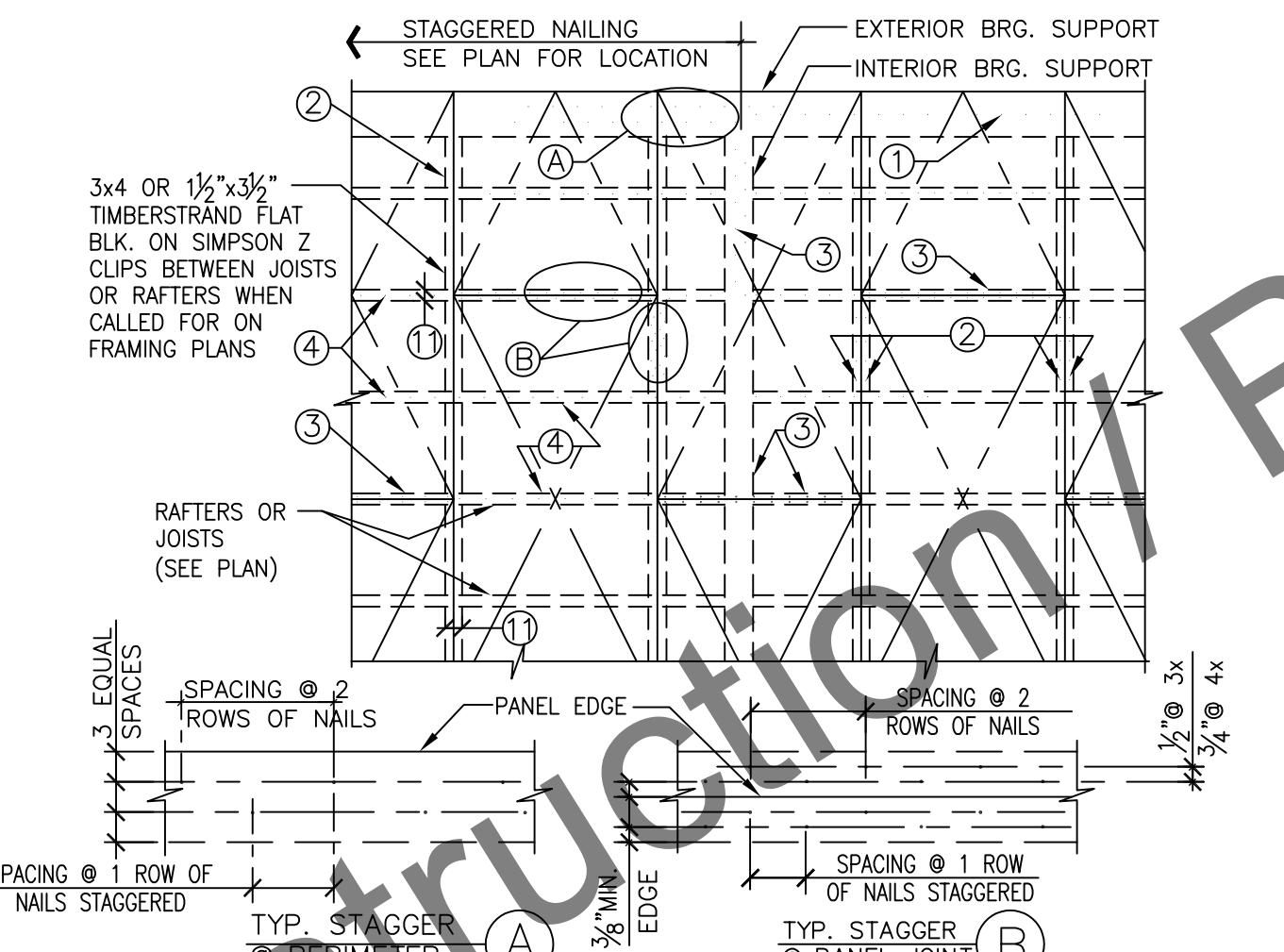
1. SEE PLANS FOR MINIMUM HEADER SIZES.
2. A35 CLIPS CAN BE OMITTED AT INTERIOR WALLS.

NOTES

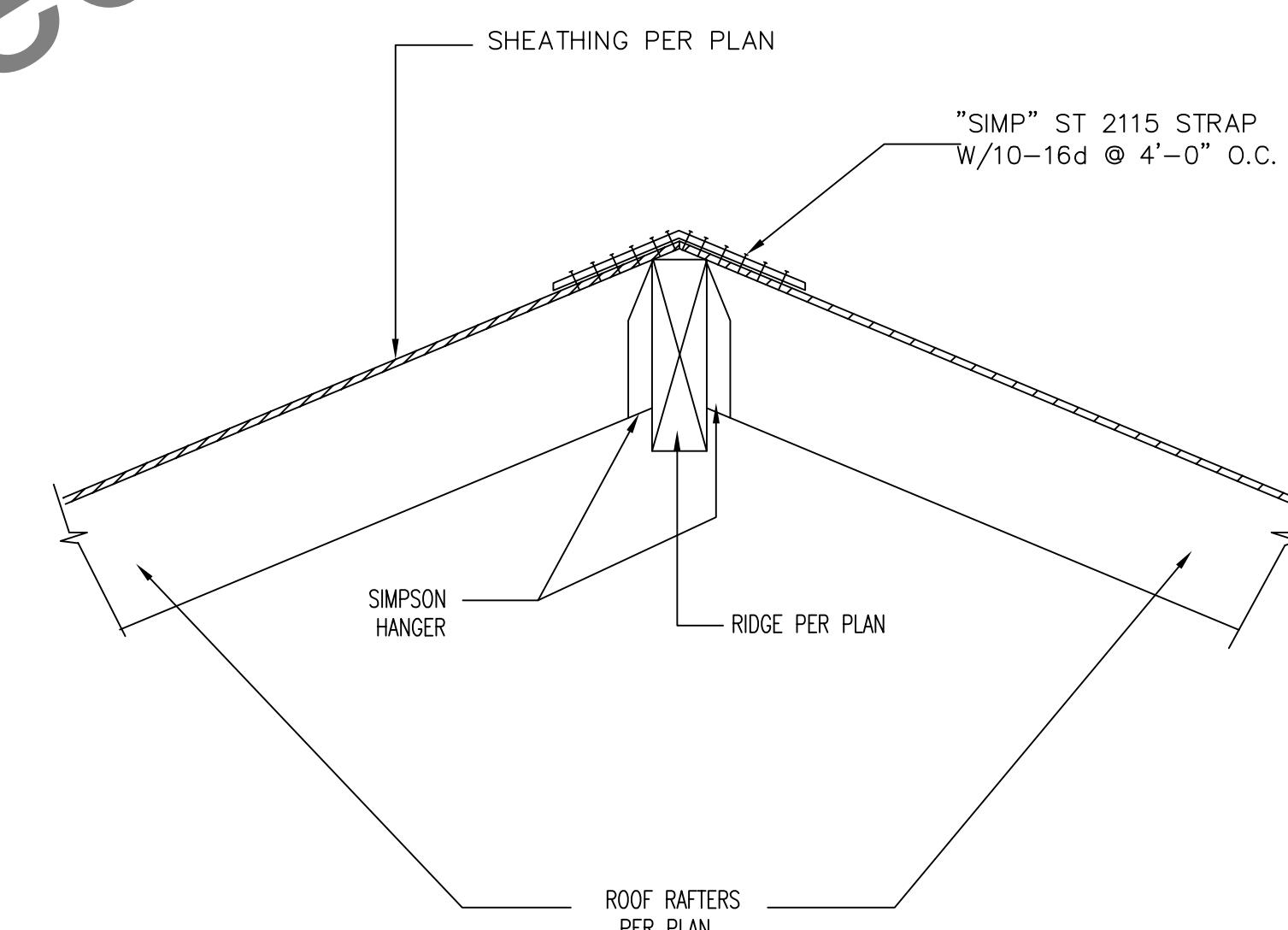
- ① BOUNDARY NAILING (B.N.) AT PERIMETER-STAGGER NAILS PER ① OR ②
2 ROWS @ INT. SHEAR WALLS & AT STRUTS. STAGGER NAILS PER ① OR ②
- ② NAILING AT CONTINUOUS PANEL EDGES (C.N.) B.N. (SEE NAILING SCHEDULE FOR NUMBER OF ROWS OF FASTENERS) STAGGER NAILS PER ②
- ③ EDGE NAILING (E.N.) @ ALL EDGES OF ALL SHEATHING SHEETS AND AT BEARING SUPPORTS. STAGGER NAILS IN ONE ROW PER ②
(SEE NAILING SCHEDULE FOR NUMBER OF ROWS OF FASTENERS)
- ④ INTERIOR NLG. (F.N.) 12½" C.TYP. @ ROOF, 10½" C.TYP. @ FLOOR
- ⑤ SEE PLAN FOR SHEATHING THICKNESS, NAILING SCHEDULE AND AREAS TO RECEIVE STAGGERED NAILING.
- ⑥ LONG DIMENSION OF SHEATHING SHALL RUN ACROSS JOIST OR RAFTERS
- ⑦ MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 3/8".
- ⑧ MINIMUM SIZE OF SHEATHING SHEET SHALL BE: 2"-0"x4"-0"
- ⑨ MACHINE APPLIED NAILING: NAILS SHALL NOT BE OVERDRIVEN. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAMMER OR IF MINIMUM EDGE DISTANCE IS NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
- ⑩ MINIMUM NAIL SIZES:

SHtg. Thickness	Min. Length	Min. Diameter	Wire Ga.
½"	2½"	.148"	9
¾"	2¼"	.148"	9
¾"	2¾"	.148"	9

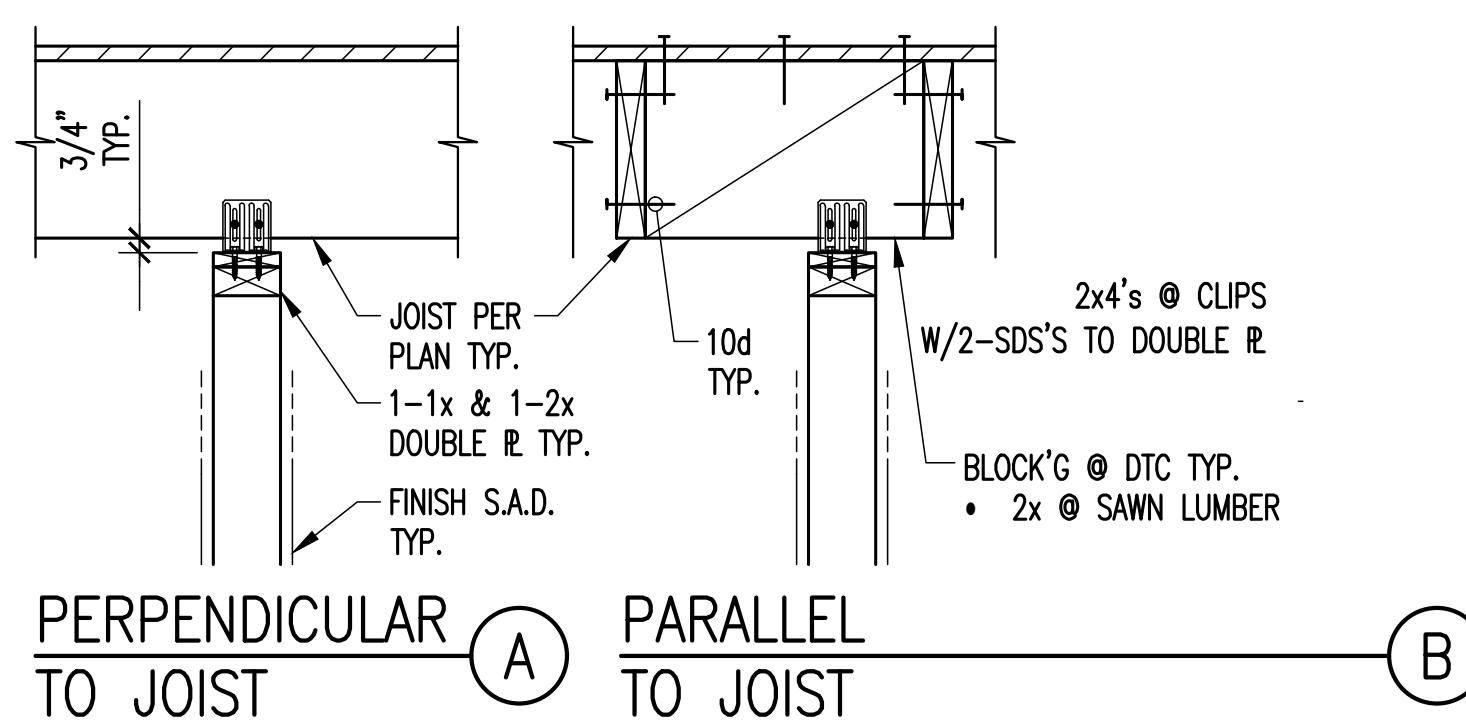
- ⑪ MINIMUM SIZE OF SHEATHING MEMBER @ SHtg' EDGE - SEE NLG. SCHED.
- ⑫ 2" SOLID BLK'G MAY BE SUBSTITUTED AS CROSS BRIDGING.
- ⑬ AT FLOOR SHEATHING: PROVIDE CONSTRUCTION ADHESIVE/CLUE BETWEEN SHEATHING AND ALL FRAMING MEMBERS.



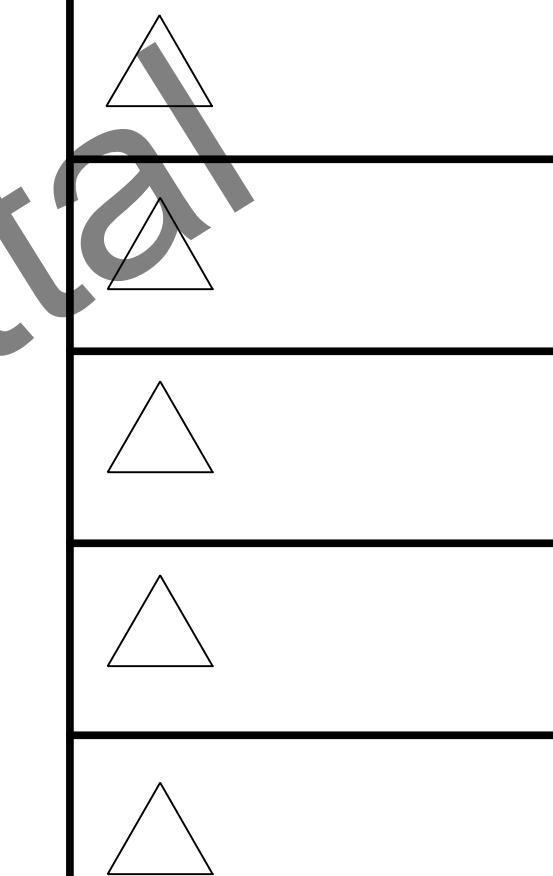
1
 NEW DETACHED ADU
 1232 N JEFFERSON ST.
 PLACENTIA, CA 92870
 DETAILS



DTC CLIP MAX SPACING		
MAX WALL HEIGHT	SINGLE LAYER OF GYPSUM BOARD EA FACE	MAX DOUBLE LAYER OF GYPSUM BOARD EA FACE OR SINGLE LAYER EA FACE AND TILES
UP TO 12'-0"	DTC @ 48" O.C.	DTC @ 32" O.C.



REV. □ □ □ □ □ □ □ □ DRAWN BY: J. GONZALEZ DATE: 06.23.25
 REVIEWED: DATE:
 JOB NO.: 25109 SHEET S3

REVISION / DATE 																																																																																																																				
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: 1232 N. JEFFERSON STREET UNIT A ADU Calculation Date/Time: 2025-06-30T23:23:33-07:00 Input File Name: 1232 N. JEFFERSON STREET UNIT A ADU (NC1).rdbd22 (Page 4 of 10)																																																																																																																				
ENERGY USE INTENSITY <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th></th> <th>Standard Design (kBtu/ft² - yr)</th> <th>Proposed Design (kBtu/ft² - yr)</th> <th>Margin (kBtu/ft² - yr)</th> <th>Margin Percentage</th> </tr> <tr> <td>Gross EU¹</td> <td>21.01</td> <td>20.35</td> <td>0.66</td> <td>3.14</td> </tr> <tr> <td>Net EU²</td> <td>5.76</td> <td>2.8</td> <td>2.96</td> <td>51.39</td> </tr> </table> <p>Notes: 1. Gross EU is Energy Use Total (not including PV) / Total Building Area. 2. Net EU is Energy Use Total (including PV) / Total Building Area.</p>													Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Margin (kBtu/ft ² - yr)	Margin Percentage	Gross EU ¹	21.01	20.35	0.66	3.14	Net EU ²	5.76	2.8	2.96	51.39																																																																																										
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REQUIRED SPECIAL FEATURES <p>The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.</p> <ul style="list-style-type: none"> PV System: 2.15 kWdc Insulation R-value per deck North American Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed One or more heat pump water heaters have been modeled as demand response compatible 																																																																																																																				
HERS FEATURE SUMMARY <p>The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry</p> <ul style="list-style-type: none"> Quality insulation installation (QI) Indoor air quality ventilation Kitchen range hood Verified heat pump rated heating capacity 																																																																																																																				
<small>Registration Number: 425-P010202855A-000-000-00000-0000 NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document. CA Building Energy Efficiency Standards - 2022 Residential Compliance</small> <small>Registration Date/Time: 07/01/2025 12:40 HERS Provider: CHEERS Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2025-06-30 23:24:12</small>																																																																																																																				
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Attic	R-10 Asphalt Shingle Roof	Ventilated	4	0.1	0.85	No	No																																																																																																													
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<small>¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment ²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded ⁴* Standard Design PV Capacity: 1.64 kWdc * PV System resized to 2.15 kWdc (a factor of 1.077) to offset 0.95 x proposed model electric use</small>																																																																																																																				
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HVAC HEAT PUMPS - HER'S VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

HVAC - FAN SYSTEMS								
01	02	03	04					
Name	Type	Fan Power (Watts/CFM)	Name					
HVAC Fan System	HVAC Fan	0.4	HVAC Fan System -hers-fan					

HVAC FAN SYSTEMS - HER'S VERIFICATION								
01	02	03						
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)						
HVAC Fan System -hers-fan	Not Required	0						

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	33	0.35	Exhaust	No	n/a / n/a	No	Yes	

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Calculation Description: TITLE 24 COMPLIANCE												Input File Name: 1232 N. JEFFERSON STREET UNIT A ADU (NC1).ribd22	
FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 2(1)	Window	LEFT EXTERIOR WALL 1	Left	0	6	6.67	1	40.02	0.3	NFRC	0.23	NFRC	Bug Screen
Window C(1)	Window	FRONT EXTERIOR WALL 1	Front	270	5	4	1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window B(1)	Window	REAR EXTERIOR WALL 1	Back	90	3	4	1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window C(2)	Window	FRONT EXTERIOR WALL 1	Front	270	5	4	1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window A(1)	Window	REAR EXTERIOR WALL 1	Back	90	2.5	3	1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen
OPAQUE DOORS													
01		02			03			04					
Name		Side of Building			Area (ft ²)			U-factor					
Door 1		FRONT EXTERIOR WALL 1			20			0.2					
SLAB FLOORS													
01	02	03	04	05	06	07	08						
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated						
Slab On Grade 1	ADU	600	100.34	none	0	80%	No						

REVISION / DATE

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Project Name:	1232 N. JEFFERSON STREET UNIT A ADU	
Calculation Description:	TITLE 24 COMPLIANCE	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
1. I certify that this Certificate of Compliance documentation is accurate and complete.		
Documentation Author Name: Lawrence Gordon	Documentation Author Signature: <i>Lawrence Gordon</i>	
Company: LRG Designs, LLC	Signature Date: 07/01/2025	
Address: P.O. BOX 470011	CEA / HERS Certification Identification (If applicable):	
City/State/Zip: Los Angeles, CA 90047	Phone: (323) 955-9827	
RESPONSIBLE PERSON'S DECLARATION STATEMENT		
I certify the following under penalty of perjury, under the laws of the State of California:		
<ol style="list-style-type: none"> 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 		
Responsible Designer Name: Lawrence Gordon	Responsible Designer Signature: <i>Lawrence Gordon</i>	
Company: LRG Designs, LLC	Date Signed: 07/01/2025	
Address: P.O. BOX 470011	License:	
City/State/Zip: Los Angeles, CA 90047	Phone: (323) 955-9827	

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall Stucco	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.087	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing decking Exterior Finish: 3 Coat Stucco
R-19 Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-19	None / None	0.058	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing decking Cavity / Frame: R-19 / 2x6
R-38 Ceiling	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-38	None / None	0.026	Over Ceiling Joists: R-23.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

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.

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PROJECT: NEW ADU
TITLE ADDRESS: 1232 N. JEFFERSON STREET UNIT A
PLACENTIA, CA 92870
OWNER: KIET LE

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD		CF1R-PRF-01-E	
Project Name:	1232 N. JEFFERSON STREET UNIT A ADU	Calculation Date/Time:	2025-06-30T23:23:33-07:00
Calculation Description:		(Page 8 of 10)	
Input File Name:		1232 N. JEFFERSON STREET UNIT A ADU (NC1).ribd22	

7/1/2025

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

SPACE CONDITIONING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
HVAC System	Heat pump heating cooling	Heat Pump System 1	3	Heat Pump System 1	3	HVAC Fan System	n/a

SHEET
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F **SHEETS**

2022 Single-Family Residential Mandatory Requirements Summary		2022 Single-Family Residential Mandatory Requirements Summary		2022 Single-Family Residential Mandatory Requirements Summary	
<p>NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.</p> <p>(04/2022)</p> <p>Building Envelope:</p> <ul style="list-style-type: none"> 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 101if.S.2/A440-2011.* Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-11(a). Field Fabricated Exterior Doors and Fenestration. Products must use U-factor and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or J44.5 for exterior doors. They must be caulked and/or weather-stripped. Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGCS). Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g). Roofing Products Solar Reflectance and Thermal Emissance. The thermal emissance and solar reflectance values of the roofing material must meet the requirements of § 110.8(j) and be labeled per § 10-113 when the installation of a cool roof is specified on the CIR. Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs. Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed at 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. Loose-Fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value. Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.102 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.* Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.* Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as a heated slab floor, meet the requirements of § 110.8(g). Vapor Retarder. In climate zones 1 through 16, the earth floor or 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(j). 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 on all exterior walls, vented attics, and unvented attics with air-permeable insulation. Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45. Prefaces, Decorative Gas Appliances, and Gas Log. Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. Combustion Intake. Masonry or factory-built fireplaces must have a combustion intake 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. Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.* Space Conditioning, Water Heating, and Plumbing System: Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer or the California Energy Commission. HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.* Controls for Heat Pump Supplementary Electric Resistance. Heat pump supplementary electric resistance heating must have controls that prevent supplementary electric resistance heating from being turned on if it can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.* Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating. 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. 		<p>Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*</p> <p>Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Application 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).</p> <p>Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any liquid line drier.</p> <p>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.</p> <p>Water Piping. Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.*</p> <p>Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.</p> <p>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.</p> <p>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 testing agency that is approved by the executive director.</p>		<p>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 this 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.*</p>	
				<p>Ventilation and Indoor Air Quality:</p> <p>Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i).</p> <p>Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole dwelling unit ventilation airflow required per § 150.0(i)(1). A motorized damper(s) must be installed on the ventilation ducts that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(i)(1). Supply 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(i)(1).</p> <p>Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing slabs or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(i)(1).</p> <p>Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; non-dedicated kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(i)(1); enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(i)(1)Gilliv. Airflow must be measured by the installer per § 150.0(i)(1)Gv, and rated for sound per § 150.0(i)(1)Gv.</p> <p>Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(i)(1) must be measured by using a flow hood, flow net, or other airflow measuring device at the fan's inlet or outlet terminals/registers per Reference Residential Appendix RA3.7. Whole-Dwelling Unit ventilation systems must be rated for sound per ASHRAE 62.2 § 2 at no less than the minimum airflow rate required by § 150.0(i)(1).</p> <p>Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, HRV and ERV, and HVAC system efficiency must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow and sound requirements per § 150.0(i)(1)G.</p> <p>Pool and Spa Systems and Equipment:</p> <p>Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDs; an on/off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherplate plate or card with operating instructions; and must not use electric resistance heating.*</p> <p>Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.</p> <p>Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.</p> <p>Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.</p> <p>Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.</p> <p>Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.</p> <p>Lighting:</p> <p>Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*</p> <p>Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.</p> <p>Recessed Downlight Luminaires Ceilings. Luminaires recessed into ceilings must contain screw-based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 150.0(i)(1) must also be met.</p> <p>Light Sources in Enclosed or Recessed Luminaires. Lamps and light sources that are not compliant with the JA8 standard must not be used in recessed or enclosed luminaires.</p> <p>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.</p> <p>Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).</p>	
5/6/22	5/6/22	5/6/22	5/6/22	5/6/22	5/6/22
PROJECT: NEW ADU		SITE ADDRESS: 1232 N. JEFFERSON STREET UNIT A PLACENTIA, CA 92870		OWNER: KIELLE	
DATE 7/1/2025					
SCALE					
SHEET T-3					
OF SHEETS					

REVISION / DATE

