



These plans are only to be used within City of Concord jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Concord's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Concord and RRM from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these ADU Plans. The use of these ADU Plans does not eliminate or reduce the user's responsibility to verify any and all information herein.

GENERAL MEP NOTES

1. REFER TO ELECTRICAL NOTES ON SHEET G-101.
2. REFER TO MECHANICAL NOTES ON SHEET G-101.
3. REFER TO PLUMBING NOTES ON SHEET G-101.
4. REFER TO ENERGY NOTES ON SHEET G-101.
5. REVER TO ENERGY STORAGE READINESS NOTES ON SHEET G-101.
6. EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.

KEYNOTES

- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
- A10 (50) CFM MIN. INTERMITTENT VENTILATION HOOD.
- B01 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B18 225 AMP MIN. ELECTRIC PANEL.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B41 FAN COIL. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE OUTLET.
- B43 SWITCH FOR INDOOR AIR QUALITY FAN. PROVIDE LABEL "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR."
- B44 OUTLET SHALL BE GFCI PROTECTED AND SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA-DUTY".
- B45 ALTERNATE MULTI-ZONE HEAT PUMP CONDENSER UNIT LOCATION. REFER TO KEYNOTE B38.
- B46 ALTERNATE ELECTRIC PANEL LOCATION. REFER TO KEYNOTE B18.
- B47 40 GALLON HEAT PUMP WATER HEATER. WATER HEATER SHALL HAVE A MINIMUM EFFICIENCY RATING OF 3.20 AS NOTED IN THE RESIDENTIAL MEASURES SUMMARY ON THE ENERGY COMPLIANCE REPORT.

VENTILATION SUMMARIES

PER ASHRAE Standard 62.2, Table 7.1 (Prescriptive Duct Sizing Requirements)
(Table 7.1 Assumes no elbows. Deduct 15-feet of allowable duct length for each turn, elbow or fitting. Fan rating cfm @ 0.25 in w.g., and rated at less than one sone.)

LOCAL VENTILATION RATE SUMMARY - BATHROOM(S)

Bathroom Minimum Fan Flow (cfm) = 50 cfm
Per Table 7.1, Duct Size = 4" Diameter; Flex Duct
Maximum Allowable Duct Length (ft) = 70'

LOCAL VENTILATION RATE SUMMARY - KITCHEN

Kitchen Minimum Fan Flow (cfm) = 100 cfm
Per Table 7.1, Duct Size = 5" Diameter; Smooth Duct
Maximum Allowable Duct Length (ft) = 85 Feet

LOCAL VENTILATION RATE SUMMARY - INDOOR AIR QUALITY

Per ASHRAE Standard 62.2, CEC Equation 150.0-B

TOTAL REQUIRED VENTILATION RATE
 $Q_{cfm} = .03(\text{floor area}) + 7.5 (\# \text{ of bedrooms} + 1)$

STUDIO
 $Q_{cfm} = .03(709) + 7.5 (1 + 1)$
 $Q_{cfm} = 36.27$

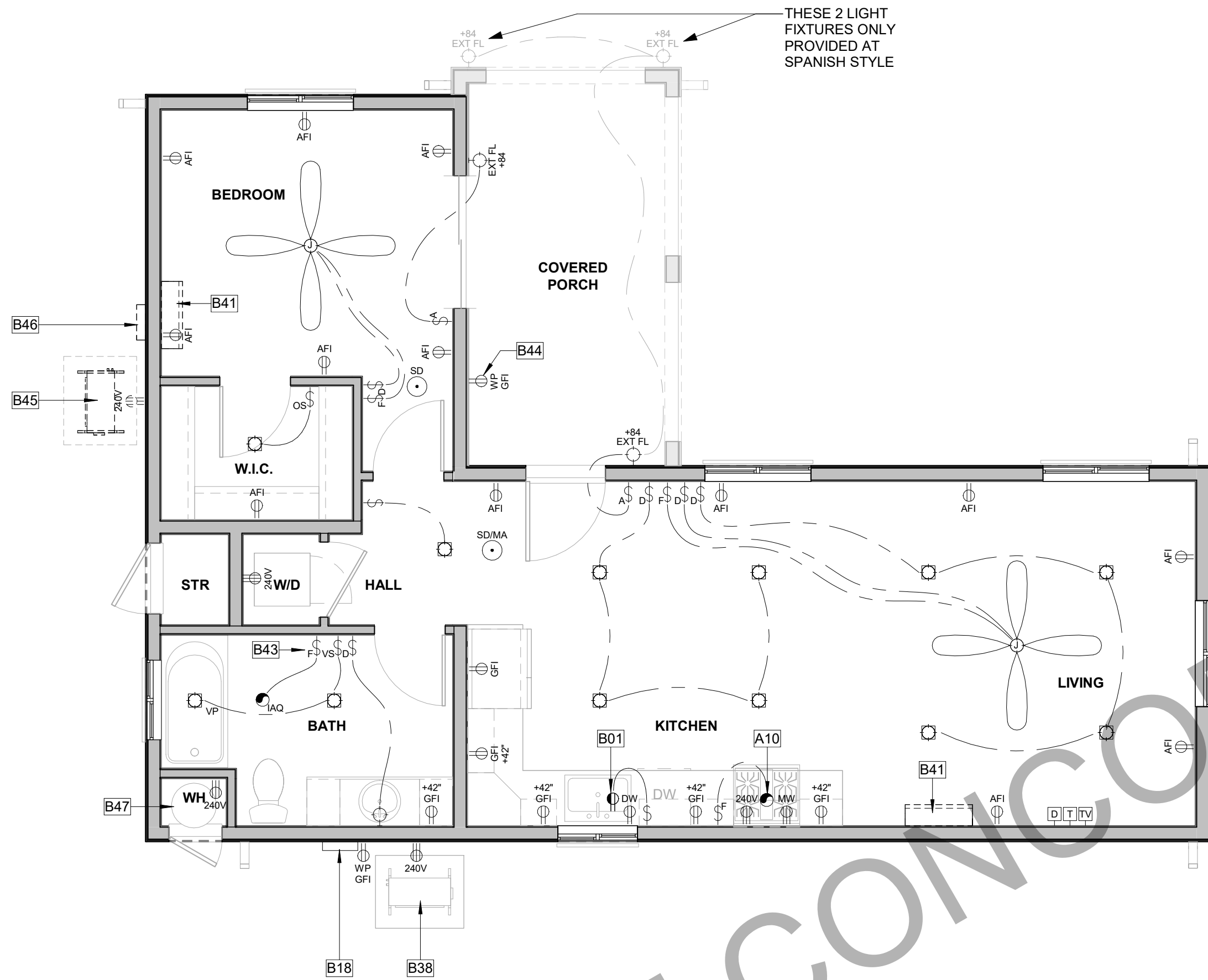
DUCT SIZE PER ASHRAE TABLE 7.1
REFER TO LEGEND FOR INDOOR AIR QUALITY FAN (IAQ)

CONTINUOUS FAN FLOW (CFM) = 50 CFM

Per Table 7.1, Duct Size = 4" Diameter; Smooth duct
Maximum Allowable Duct Length (ft) = 35'
OR
Per Table 7.1, Duct Size = 5" Diameter; FLEX DUCT
Maximum Allowable Duct Length (ft) = 70'

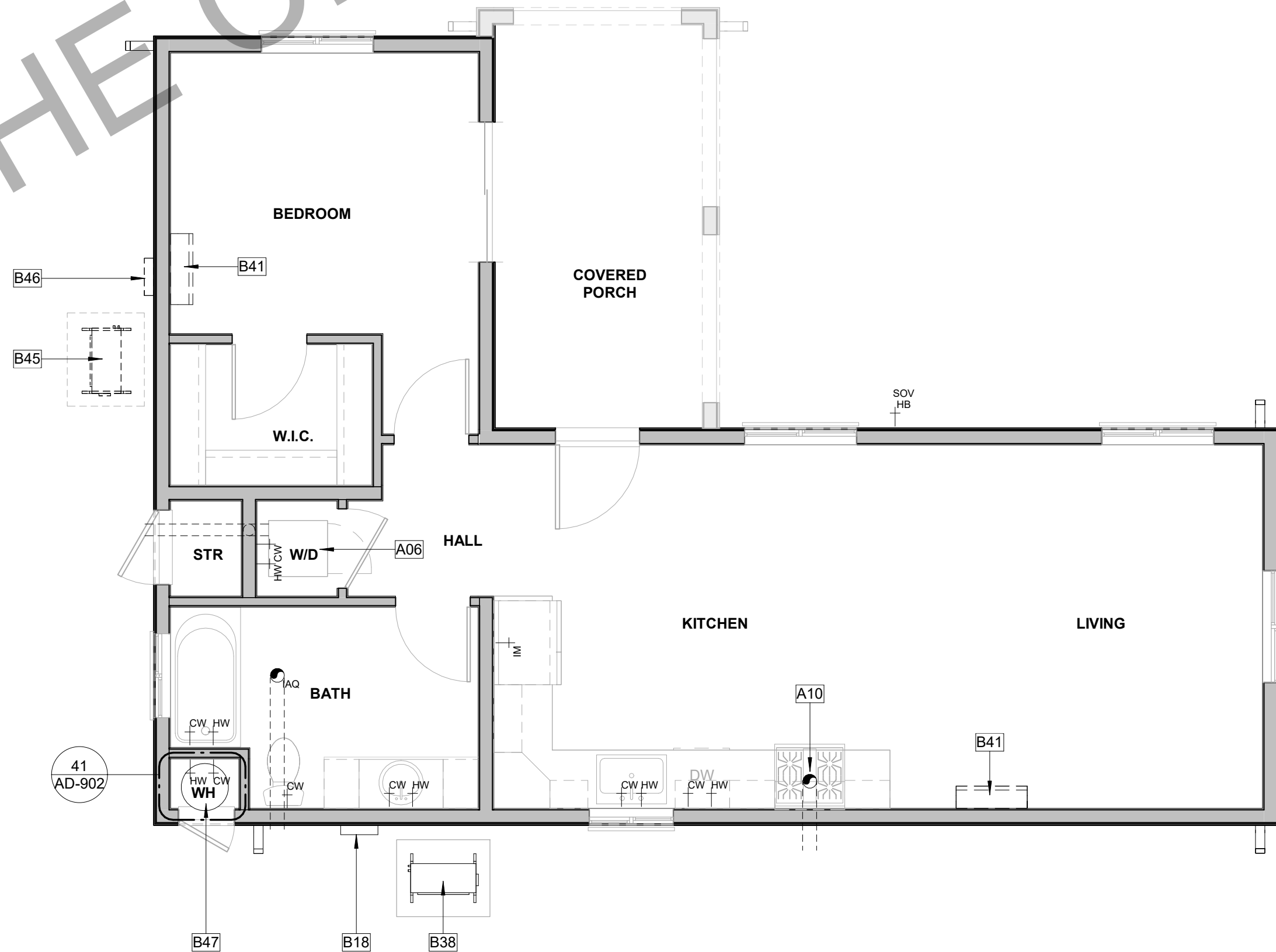
LEGEND

	ELECTRICAL SWITCH		SMOKE DETECTOR/ALARM		DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
	ELECTRICAL SWITCH-THREE WAY		COMBINATION SMOKE/CARBON MONOXIDE		DUPLEX OUTLET 240 VOLTS
	ELECTRICAL SWITCH-FOUR WAY		DATA LOCATION		DUPLEX OUTLET GROUND FAULT INTERRUPTER
	ELECTRICAL SWITCH-VACANCY SENSOR		TELEPHONE LOCATION		DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
	ELECTRICAL SWITCH-DIMMER		CABLE TELEVISION LOCATION		DUPLEX OUTLET AFCI-HALF HOT
	ELECTRICAL SWITCH-FAN		ELECTRICAL JUNCTION BOX		DUPLEX OUTLET MICROWAVE
	ASTRONOMICAL TIME SWITCH		EXHAUST FAN		DUPLEX OUTLET DISH WASHER
	INDOOR AIR QUALITY FAN		PENDANT LIGHT HIGH-EFFICACY		DUPLEX OUTLET RANGE HOOD
	SURFACE MOUNTED HIGH-EFFICACY LIGHT		CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)		COLD WATER STUB OUT
	WALL MOUNTED HIGH-EFFICACY LIGHT		WATER HOSE BIBB		HOT WATER STUB OUT
	EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT		WATER HOSE BIBB WITH SHUT OFF VALVE		ICE MACHINE STUB OUT
	RECESSED HIGH-EFFICACY DOWNLIGHT		ELECTRICAL WIRING		22"X30" MIN. CEILING ACCESS PANEL
	RECESSED HIGH-EFFICACY DOWNLIGHT-VAPOR PROOF		FAN COIL UNIT. PROVIDE DEDICATED OUTLET		



1 GROUND FLOOR PLAN - ELECTRICAL

A1-201 | A5-111 SCALE: 1/4" = 1'-0"



2 GROUND FLOOR PLAN - MECHANICAL

A1-201 | A5-111 SCALE: 1/4" = 1'-0"

CONCORD PRE-APPROVED ADU

CONCORD, CA

MECHANICAL & ELECTRICAL
PLANS

CONCORD PRE-APPROVED ADU

DATE
03/14/2023

SHEET

A5-111