

Accessory Dwelling Unit SINGLE-CAR GARAGE A - 519 s.f. Inyo County, CA

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRE A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

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CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION

ZONING INFORMATION

CONTACT INYO COUNTY FOR THE INFORMATION BELOW
pw.permits@inyocounty.us PHONE:(760)878-0263

ZONING :
OVERLAY :
LOT SIZE :
EXISTING HABITABLE SQ. FT. :
EXISTING FAR :
MAX. ALLOWABLE FAR :
PROPOSED FAR :
FLOOR AREA OF GARAGE :
EXISTING LOT COVERAGE :
ALLOWABLE LOT COVERAGE :
PROPOSED LOT COVERAGE :
LOT SLOPE :
ADU SETBACKS FROM PROPERTY LINE
ALLOWED : FRONT- PROPOSED : FRONT-
REAR- REAR-
SIDE- SIDE-
STREET SIDE- STREET SIDE-

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:
COMPANY
CONTACT PERSON
ADDRESS
PHONE
EMAIL
PROPERTY OWNER:
NAME
ADDRESS
PHONE
EMAIL
BUILDING DEPARTMENT:
INYO COUNTY: BUILDING SAFETY & DEPARTMENT
377 W. LINE ST.
BISHOP, CA 93514
P. (760)873-7857

VICINITY MAP

PROVIDED BY OWNER

HERS NOTES

- PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(A)3, 10-103(B)1.A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
- PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10-103(A)3, 10-103(B)1.A.
- CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE.
- HERS TESTS REQUIRED FOR THIS PROJECT ARE:
VARIABLE CAPACITY HEAT PUMP - DUCTLESS UNITS ENTIRELY LOCATED IN CONDITIONED SPACE, AIRFLOW IN HABITABLE ROOMS, WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 S.F., VERIFY HEAT PUMP RATED CAPACITY, AND REFRIGERANT CHARGE. KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM = 3 SONES) IAQ MECHANICAL VENTILATION - SEE NEW DUCTING REQUIREMENTS TABLE 150.0-H
- FOR IAQ FAN - SEE SITE SPECIFIC T24 SHEETS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWDC REQUIRED. POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC/SECTION 150.1(C)14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.
- SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE AND NEEA RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL OR EQ.
- NEW 2022 ELECTRIC READY REQUIREMENTS: PROVIDE SPACE FOR HEAT PUMP WATER HEATER; A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

BUILDING INFORMATION

GOVERNING AGENCY: INYO COUNTY, CA.
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND INYO COUNTY MUNICIPAL CODE.

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A TWO STORY, 1 BEDROOM 1 BATH ABOVE GARAGE, DETACHED 519 S.F. ACCESSORY DWELLING UNIT
DECK AREA: 155 sf

LEGAL DESCRIPTION

APN

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

- COMPLETED
- TITLE SHEET (T1.1) INFORMATION FILLED OUT
- SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
- UPDATED TITLE 24 ENERGY CALCULATION. REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT.
- CONSTRUCTION AND DEMOLITION FORM

exterior style selection:

- SELECTION (SEE SHEET T1.2 FOR EXTERIOR RENDERING)
- RANCH
- SPANISH
- TRADITIONAL

exterior wall material:

- SELECTION(S)
- EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT
(EXTERIOR WALL COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)
- STUCCO / COLOR _____
- STONE VENEER / COLOR _____
- FIBER CEMENT - SIDING / COLOR _____
- WOOD SIDING / COLOR _____
- OTHER _____

deferred submittals - separate permit to be obtained by applicant:

- TO BE COMPLETED
- FIRE SPRINKLERS (WHEN REQUIRED)
- TRUSS CALCULATIONS (WHEN REQUIRED)
- PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU.
IF THERE IS AN EXISTING PHOTOVOLTAIC SYSTEM OF SUFFICIENT SIZE ON THE MAIN HOUSE TO ACCOMMODATE THE NEW ADU THEN HOMEOWNER IS TO PROVIDE A REPORT STATING THE EXISTING SIZE OF THE PV PANEL (WHEN REQUIRED).

roof framing:

- SELECTION
- ROOF FRAMING PER PLAN
- ROOF TRUSSES - IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO INYO COUNTY FOR APPROVAL. INDICATE ON DEFERRED SUBMITTAL CHECKLIST ABOVE IF TRUSS PACKAGE WILL BE PROVIDED AS A DEFERRED SUBMITTAL

roof material:

- SELECTION
- REFER TO SPECIFICATIONS ON G0.3. IF APPLICANT DEVIATES FROM OSFM WUI PRODUCTS AND ASSEMBLIES ON G0.3, AN ALTERNATIVE WUI COMPLIANT OPTION IS TO BE PROVIDED AND APPROVED BY INYO COUNTY.
- WUI APPROVED CLASS A MATERIAL PER PLAN (SEE SHEET G0.3)
- ALTERNATE WUI APPROVED CLASS A MATERIAL (SPECIFICATION PROVIDED BY APPLICANT) ROOF SPECIFICATION: _____

fire sprinkler information:

- SELECTION
- EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
- EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
- PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE
- PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHSFZ)
- NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHSFZ. SEE NOTES ON A0.1 AND FIRE RATED DETAIL CHECKLIST ON THIS SHEET

required w.u.i. details:

- REFER TO W.U.I. PER THE FOLLOWING:
- ROOF DETAILS: SHEET AS.2 & SPECIFICATIONS ON SHEET G0.3
 - VENTS: ROOF PLANS & SPECIFICATIONS ON SHEET G0.3
 - EXTERIOR WALL COVERING: EXTERIOR ELEVATIONS, SHEET AS.1 & SPECS ON SHEET G0.3
 - EXTERIOR WINDOWS: SHEET A0.1 WINDOW NOTES #11 & #13
 - EXTERIOR DOORS: SHEET A0.1 DOOR NOTES #9 & #10

window and trim color:

- SELECTION
- WINDOW COLOR OF PRINCIPAL DWELLING UNIT
(WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW COLOR)
- WHITE
- TAN
- DARK BRONZE
- OTHER WINDOW COLOR _____

sewer waste water information:

- SELECTION
- ADU TO HAVE NEW CONNECTION TO INYO COUNTY SEWER MAIN
- ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS
- SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL
- DISTANCE TO CONNECTION _____

electrical service information:

- SELECTION
- UPGRADED SERVICE
- EXISTING SERVICE TO REMAIN
- NEW SERVICE
- SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

propane service information:

- SELECTION
- UPGRADED SERVICE
- EXISTING SERVICE TO REMAIN
- NEW SERVICE
- SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

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DESIGNPATHSTUDIO.COM

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE COUNTY OF INYO ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF INYO BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions
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description
Title Sheet
Single Car
Garage

date 2024

project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no. **T1.1**

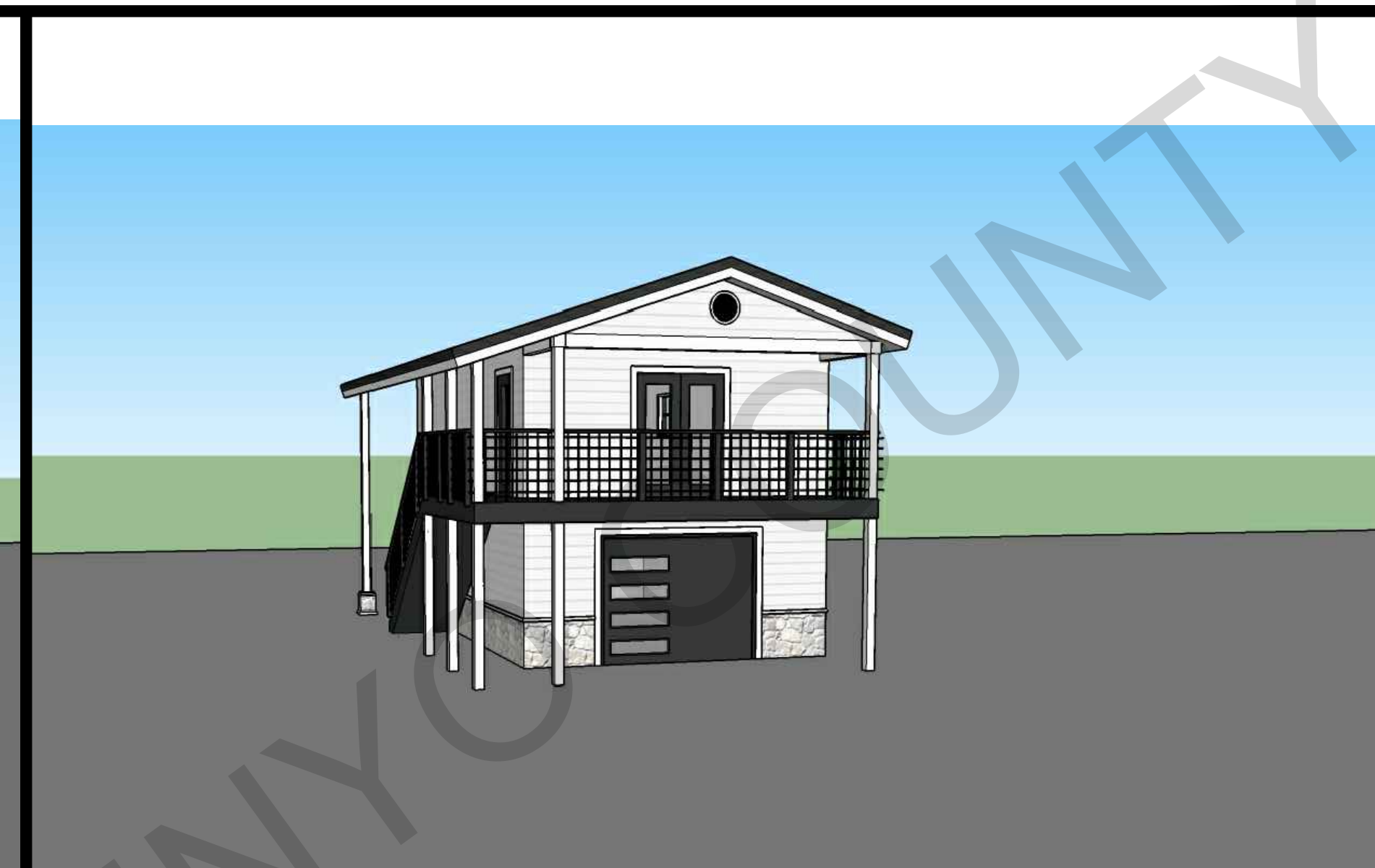
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Single Car Garage - Ranch view #1



Single Car Garage - Spanish view #1



Single Car Garage - Traditional view #1



Single Car Garage - Ranch view #2



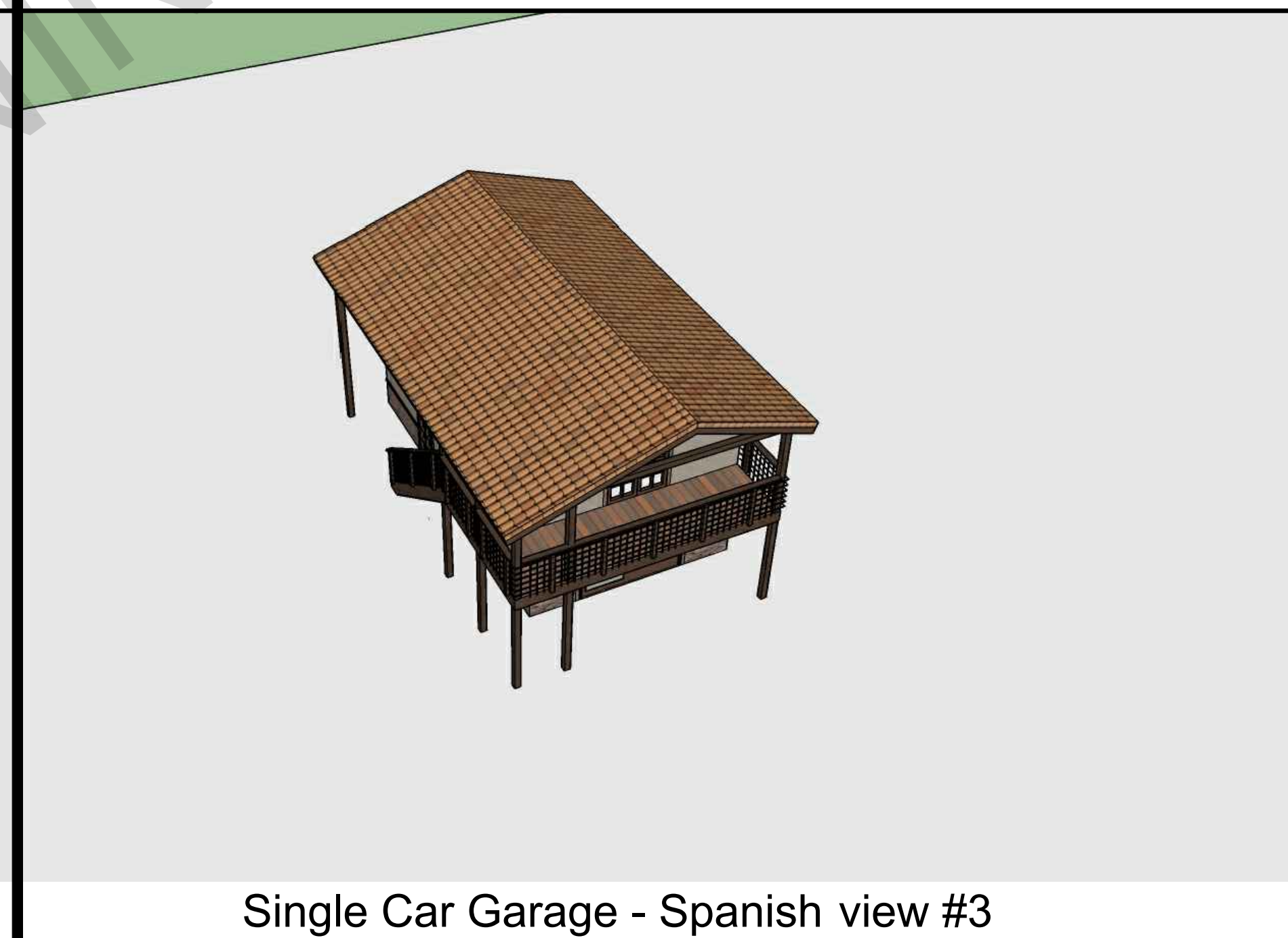
Single Car Garage - Spanish view #2



Single Car Garage - Traditional view #2



Single Car Garage - Ranch view #3



Single Car Garage - Spanish view #3



Single Car Garage - Traditional view #3

project
 County of Inyo
 Pre-Approved
 ADU/SFD Program

- revisions
- △
 - △
 - △
 - △
 - △

description
 Exterior
 Style
 Options

date 2024

project no. INYO COUNTY ADU/SFDs

drawn by DESIGN PATH STUDIO

sheet no. T1.2

ENGINEERING NOTES

- RIGHT OF WAY NOTE
- OWNER IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY. FAILURE TO DO SO WILL RESULT IN AN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW THE LOCATION OF THE PROPERTY LINES.
- UTILITY NOTE
- CONTACT THE LOCAL UTILITY COMPANIES AND/OR RIVERSIDE COUNTY ENVIRONMENTAL HEALTH (FOR SEPTIC SYSTEMS) REGARDING WATER SERVICE, GAS, AND ELECTRIC.
- DRAINAGE NOTE
- NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES. WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.
- EARTHWORK NOTE
- A. AN EXCAVATION BELOW THE EXISTING FINISHED GRADE FOR RE-COMPACTION WITHIN THE BUILDING ZONE (WITHIN FIVE FEET OF FOOTINGS) OR FOR BASEMENTS AND FOOTINGS FOR A BUILDING, MOBILE HOME, RETAINING WALL, SEPTIC SYSTEM, WELL, OR STRUCTURE AUTHORIZED BY A BUILDING PERMIT. THIS SHALL NOT EXEMPT ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATION OR EXEMPT ANY EXCAVATION HAVING AN UNSUPPORTED HEIGHT GREATER THAN TWO FEET AFTER THE COMPLETION OF SUCH STRUCTURE. REGARDLESS OF EXEMPTION, THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED OF ACTIVITY.
- H. AN EXCAVATION NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES AND WHICH: (A) IS LESS THAN TWO FEET IN VERTICAL DEPTH OR (B) DOES NOT CREATE A CUT SLOPE GREATER THAN ONE FEET IN VERTICAL HEIGHT AND STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1). THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED, SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH GRADING.
- I. A FILL LESS THAN ONE FOOT IN VERTICAL DEPTH, PLACED ON NATURAL TERRAIN WITH A SLOPE FLATTER THAN FIVE HORIZONTAL TO ONE VERTICAL (5:1), OR LESS THAN THREE FEET IN DEPTH, NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES, WHICH DOES NOT EXCEED FIFTY CUBIC YARDS ON ANY SITE AND DOES NOT OBSTRUCT A DRAINAGE COURSE. THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED, SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH GRADING.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE

EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES (E.G. SILT FENCING, FIBER ROLLS, DETENTION BASINS) MUST BE IN PLACE TO PREVENT ERODED SOIL FROM LEAVING SITE. MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE

NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCIA) SHALL BE ALLOWED. DCIA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN. MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPED AREAS THAT ARE DESIGNED FOR BMP'S SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A COUNTY PERMIT. RAIN GUTTERS FOR STORM WATER POLLUTION CONTROL PURPOSES. ALL RUNOFF FROM ALL ROOF DRAINS SHALL DISCHARGE ONTO GRASS AND LANDSCAPE AREAS PRIOR TO COLLECTION AND DISCHARGE ONTO THE STREET AND/OR INTO THE PUBLIC STORM DRAIN SYSTEM. GRASS AND LANDSCAPE AREAS DESIGNATED FOR STORM WATER POLLUTION CONTROL SHALL NOT BE MODIFIED WITHOUT A PERMIT FROM THE COUNTY.

STORMWATER POLLUTION CONTROL BMP NOTES RELATIVE TO CONSTRUCTION ACTIVITIES

- CONCRETE WASHOUT**
- CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.
- CONSTRUCTION SITE ACCESS**
- A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.
- CONSTRUCTION VEHICLES**
- A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.
- EROSION CONTROL**
- EROSION CONTROL MUST BE PROVIDED FOR ALL ERODIBLE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.
 - NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.
- DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.

FIRE NOTES

- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION 505.1
- ALL FIRE APPARATUS ROADS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES.
- SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET. EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE A MINIMUM OF 20 FEET OF UNOBSTRUCTED IMPROVED WIDTH. 2. SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH.

GENERAL NOTES

- SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
- SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD THE PLANNED WALL FINISH THICKNESS TO THE FOUNDATION SETBACK.
- NEW ELECTRICAL SERVICE IS TO BE LOCATED - POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS
- LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
- ADU/SFD WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.
- CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING. A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES; LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA; DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES
- IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS.

SITE NOTES

- THE APPLICANT SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING PROPERTY LINES, YARDS, DIMENSIONED SETBACKS, EASEMENTS, UTILITIES, STREETS, EXISTING AND PROPOSED BUILDINGS, MINIMUM SEPARATION FROM EXISTING STRUCTURES, AND FUEL MODIFICATION ZONES IF APPLICABLE.
- WHEN REQUIRED, THE APPLICANT SHALL IMPLEMENT SITE DESIGN STORMWATER BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) CONCEPTS SUCH AS IMPERVIOUS AREA DISPERSION, DRAINAGE TO NATURAL VEGETATION, REDUCTION IN IMPERVIOUS SURFACES, BREAKING UP HARDSCAPE AREA, ETC.
- THE SUBMISSION OF ANY BUILDING, GRADING AND/OR DEVELOPMENT APPLICATIONS/PLANS SHALL INCLUDE ADEQUATE PROVISIONS TO PREVENT THE DISCHARGE OF POLLUTANTS BOTH ON AND OFF A CONSTRUCTION SITE. AT A MINIMUM THESE PROVISIONS SHALL INCLUDE: (1) FOR SITES THAT INCLUDE GROUND DISTURBING ACTIVITIES APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES; AND (2) SOIL STABILIZATION MEASURES; (3) WHERE PUMPING OF GROUND WATER MAY BE NECESSARY THE INCLUSION OF APPROPRIATE DEWATERING CONTROL MEASURES; (4) SITE-SPECIFIC SOURCE CONTROLS TO PREVENT THE RELEASE AND DISCHARGE OF ANY POLLUTANTS; AND (5) APPROPRIATE POLLUTION PREVENTION CONTROL MEASURES TO PREVENT THE RELEASE AND DISCHARGE OF ANY POLLUTANTS PER INDUSTRY ACCEPTABLE STANDARDS AS DEEMED APPROPRIATE BY THE COUNTY.
- ALL SITE STANDARDS ARE BASED ON LAHONTAN REGIONAL WATER CONTROL BOARD AND THE GREAT BASIN AIR POLLUTION CONTROL DISTRICT. APPLICANT IS TO REFER TO PROVIDED WEBSITES AND COORDINATE WITH COUNTY OF INYO: 1) <https://www.waterboards.ca.gov/lahontan/> 2) <https://www.gbuapcd.org/>

TRAINING

- CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE COUNTY OF INYO SHALL BE TRAINED TO BE FAMILIAR WITH THE COUNTY OF INYO STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

GREEN BUILDING CODE NOTES

- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE COUNTY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE COUNTY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.
- 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.
- VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE. WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
- MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION.
- PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE 11. AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.108.2.
- THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.

Wildfire is Coming. Are You Ready?

Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improve the safety of firefighters defending your property. 100 feet of defensible space is required by law.*

TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:

ZONE 1: 30 feet of Lean, Clean & Green

- Remove all dead plants, grass and weeds.
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Keep tree branches 10 feet away from your chimney and other trees.

ZONE 2: 30-100 feet of Reduced Fuel

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs and trees.

Use Equipment Properly to Keep from Sparking a Wildfire

- Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (w/ lawn mower) for clearing vegetation.

VERTICAL SPACING

Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

HORIZONTAL SPACING

Create horizontal and vertical spacing between plants, the amount of spacing will depend on how steep the slope is and the size of the plants.

ONE LESS SPARK ONE LESS WILDFIRE

READYFORWILDFIRE.ORG

*For more information on creating defensible space and legal requirements visit

EXISTING SWIMMING POOL REQUIREMENTS

- THE FOLLOWING DISCHARGES INTO THE STORM DRAIN SYSTEM ARE PROHIBITED:
- DISCHARGES THAT COULD HAVE AN IMPACT ON HUMAN HEALTH OR THE ENVIRONMENT, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE;
 - DISCHARGES THAT EXCEED ANY APPLICABLE WATER QUALITY STANDARD CONTAINED IN THE BASIN PLAN; AND DISCHARGES CONTAINING A HAZARDOUS SUBSTANCE EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY LISTED IN 40 CFR PARTS 117 AND 302; AND
 - MATERIALS THAT CAN CAUSE OR CONTRIBUTE TO POLLUTION OR A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARD INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENTS, SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES OR HERBICIDES, WOOD PRESERVATIVES OR SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, OR HYDRAULIC, RADIATOR AND BATTERY FLUIDS; FERTILIZERS; VEHICLE/EQUIPMENT WASH WATER OR CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND CHLORINATED POTABLE WATER LINE FLUSHING.
 - UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A STORMWATER PERMIT, ALL NONSTORMWATER DISCHARGES REQUIRE PRIOR APPROVAL BY THE LOCAL STORMWATER AGENCY OR THE STATE BOARD.
 - DURING CONSTRUCTION, TEMPORARY STORAGE OF SUCH MATERIALS, IDENTIFIED ABOVE, MUST OCCUR IN A DESIGNATED AREA, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUN OFF, WITH ULTIMATE DISPOSAL. IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A SEPARATE NPDES PERMIT, DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOLIDS VIA SURFACE EROSION IS PROHIBITED.

- EXISTING LEGAL LOTS THAT HAVE EASEMENTS ACCESS ROADWAYS LESS THAN 20 FEET WIDE THAT PROVIDE PRIMARY ACCESS TO OTHER LOTS SHALL RECORD A COVENANT GRANTING EASEMENT RIGHTS FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES AND SHALL RELINQUISH RIGHTS TO BUILD ANY BUILDING, WALL, FENCE, OR OTHER STRUCTURE WITHIN 5 FEET OF THE EXISTING ACCESS EASEMENT.
- ALL DEAD END FIRE APPARATUS ACCESS ROADWAY IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AND APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. ACCESS ROADS SERVING MORE THAN (4) FOUR DWELLING UNITS SHALL BE PROVIDED WITH A CUL-DE-SAC. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC SHALL BE 36 FEET CURB LINE TO CURB LINE WITH NO PARKING. ALTERNATE TYPES OF TURN-AROUND (HAMMERHEADS, ETC.) MAY BE CONSIDERED BY THE FIRE MARSHAL AS NEEDED TO ACCOMPLISH THE INTENT OF THE FIRE CODE.

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BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

- THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE COUNTY OF INYO ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF INYO BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
- THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
- THE DESIGNS REPRESENTED BY THESE PLANS ARE THE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
- IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

County of Inyo
Pre-Approved
ADU/SFD Program

revisions

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description

Site
Information

date 2024

project no. INYO COUNTY ADU/SFDs

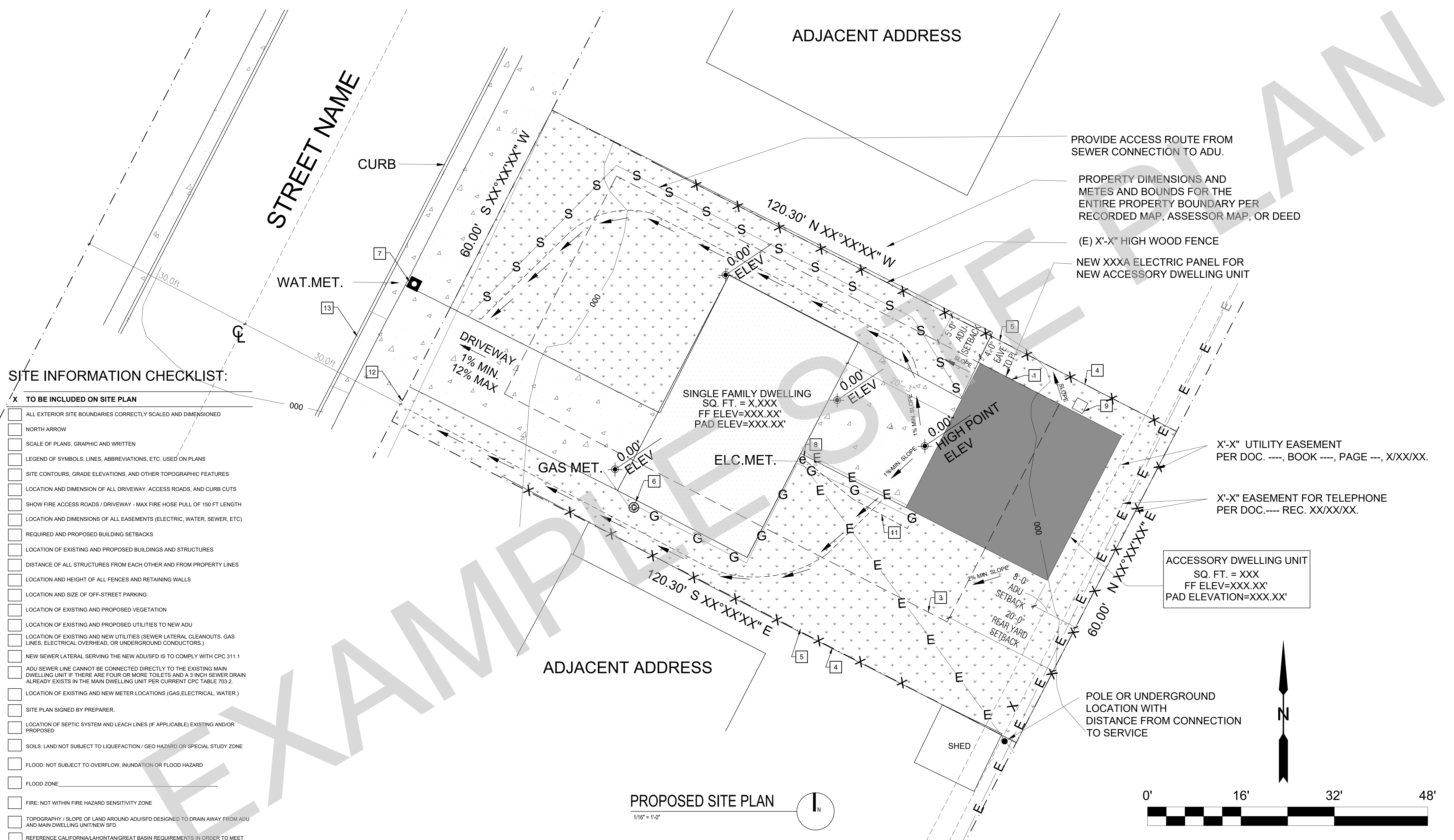
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DIVISION 2 - SITEWORK

- SITE PREPARATION PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKS TO BEGIN.
- SITE CLEARING CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO STARTING WORK.
- LINES AND LEVELS THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING PURPOSES, THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED ON THE SITE PLAN.
- SHORING IS TO BE PROVIDE AS REQUIRED
- EARTH WORK
 - REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH INYO COUNTY GRADING ORDINANCE.
 - THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
 - UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

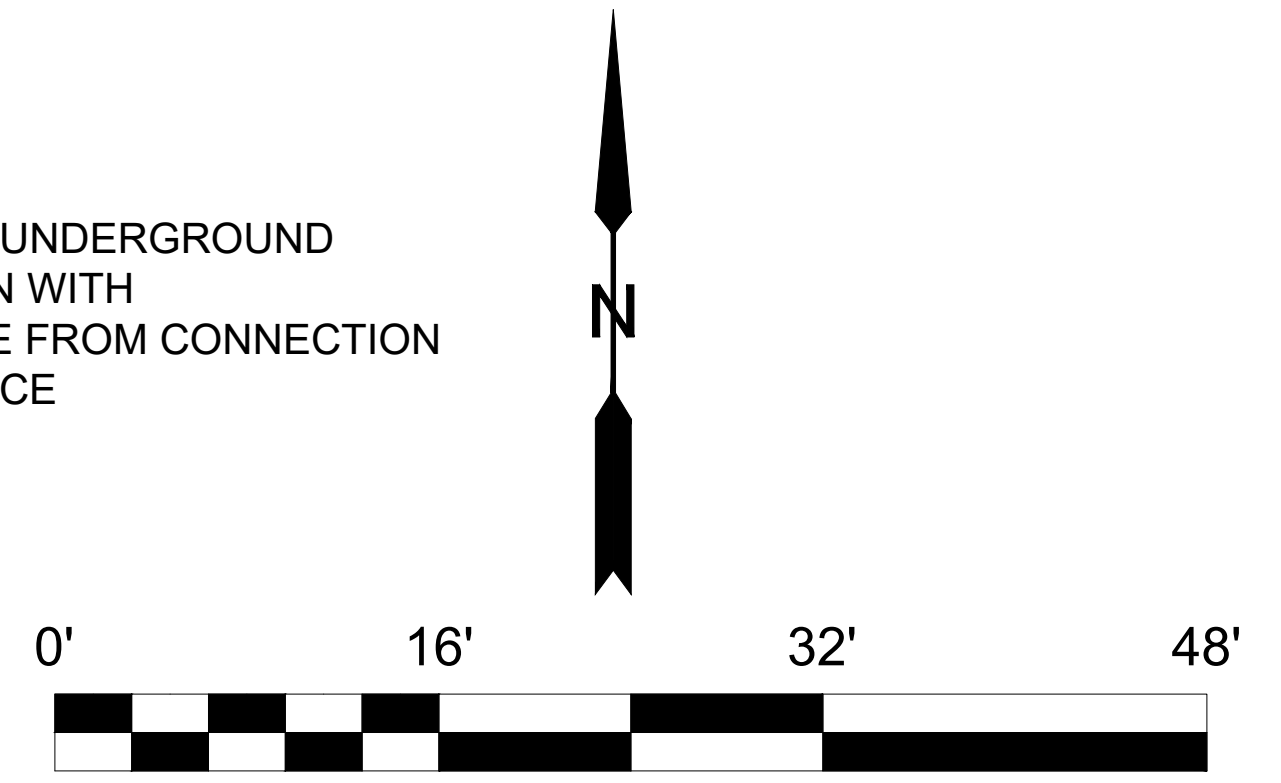
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 2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL OBLIGATION TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
 3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.



SITE INFORMATION CHECKLIST:

- TO BE INCLUDED ON SITE PLAN
- ALL EXTERIOR SITE BOUNDARIES CORRECTLY SCALED AND DIMENSIONED
 - NORTH ARROW
 - SCALE OF PLANS, GRAPHIC AND WRITTEN
 - LEGEND OF SYMBOLS, LINES, ABBREVIATIONS, ETC. USED ON PLANS
 - SITE CONTOURS, GRADE ELEVATIONS, AND OTHER TOPOGRAPHIC FEATURES
 - LOCATION AND DIMENSION OF ALL DRIVEWAY, ACCESS ROADS, AND CURB CUTS
 - SHOW FIRE ACCESS ROADS / DRIVEWAY - MAX FIRE HOSE PULL OF 150 FT LENGTH
 - LOCATION AND DIMENSIONS OF ALL EASEMENTS (ELECTRIC, WATER, SEWER, ETC)
 - REQUIRED AND PROPOSED BUILDING SETBACKS
 - LOCATION OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
 - DISTANCE OF ALL STRUCTURES FROM EACH OTHER AND FROM PROPERTY LINES
 - LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
 - LOCATION AND SIZE OF OFF-STREET PARKING
 - LOCATION OF EXISTING AND PROPOSED VEGETATION
 - LOCATION OF EXISTING AND PROPOSED UTILITIES TO NEW ADU
 - LOCATION OF EXISTING AND NEW UTILITIES (SEWER LATERAL, CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS)
 - NEW SEWER LATERAL SERVING THE NEW ADU/SFD IS TO COMPLY WITH CPC 311.1
 - ADU SEWER LINE CANNOT BE CONNECTED DIRECTLY TO THE EXISTING MAIN DWELLING UNIT IF THERE ARE FOUR OR MORE TOILETS AND A 3 INCH SEWER DRAIN ALREADY EXISTS IN THE MAIN DWELLING UNIT PER CURRENT CPC TABLE 703.2
 - LOCATION OF EXISTING AND NEW METER LOCATIONS (GAS, ELECTRICAL, WATER)
 - SITE PLAN SIGNED BY PREPARER.
 - LOCATION OF SEPTIC SYSTEM AND LEACH LINES (IF APPLICABLE) EXISTING AND/OR PROPOSED
 - SOILS: LAND NOT SUBJECT TO LIQUEFACTION / GEO HAZARD OR SPECIAL STUDY ZONE
 - FLOOD: NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
 - FLOOD ZONE
 - FIRE: NOT WITHIN FIRE HAZARD SENSITIVITY ZONE
 - TOPOGRAPHY / SLOPE OF LAND AROUND ADU/SFD DESIGNED TO DRAIN AWAY FROM ADU AND MAIN DWELLING UNIT/NEW SFD
 - REFERENCE CALIFORNIA/LAHONTAN/GREAT BASIN REQUIREMENTS IN ORDER TO MEET INYO COUNTY STANDARDS

PROPOSED SITE PLAN
 1/16" = 1'-0"



KEYNOTES
1 LINE OF EXTERIOR WALL, TYP.
2 LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3 REQUIRED SETBACKS
4 PROPERTY LINE, TYP.
5 FENCE- HEIGHT PER PLAN
6 EXISTING GAS METER
7 EXISTING WATER METER
8 EXISTING ELECTRIC METER.
9 CONDENSING UNIT
10 SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11 FEEDER TO EXTEND TO EXISTING PANEL
12 NEW ADU/SFD SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32

GENERAL NOTES

- SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.
- SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
- SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS).
- SEWER DRAIN CLEANOUTS REQUIRED AT 100 FOOT INTERVALS AND CHANGES IN DIRECTION OF 135 DEGREES OR MORE.

LEGEND	
SPOT GRADE ELEVATION	KEYNOTE
AREA OF NEW BUILDING FOOTPRINT	PROPERTY LINE
AREA OF EXISTING BUILDING FOOTPRINT	REQUIRED SETBACKS
CONCRETE PAVING	DRAINAGE PATTERN
LANDSCAPE	SITE CONTOURS
	NEW SEWER LINE
	NEW DOMESTIC WATER LINE
	NEW ELECTRICAL & TEL DATA LINE
	NEW GAS LINE
	NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

CERTIFICATE OF ACCURACY

I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.

APPLICANT (SIGNATURE): _____ DATE: _____

SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

UTILITIES PROVIDERS:

- GAS: _____

- ELECTRIC: _____

- WATER: _____

SCHOOL DISTRICTS:

HIGH SCHOOL - _____

ELEMENTARY SCHOOL - _____

GRADING INFORMATION:

TOTAL CUBIC YARD OF EARTHWORK = _____

TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE STEEPER THAN FIVE UNITS HORIZONTAL TO ONE VERTICAL = _____

TOTAL CUT OR FILL MATERIAL EXCEEDING FOUR FEET IN VERTICAL DEPTH, MEASURED FROM THE EXISTING GROUND SURFACE = _____

project
 County of Inyo
 Pre-Approved
 ADU/SFD Program

revisions

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description
Example Site Plan

date 2024

project no. INYO COUNTY ADU/SFDs

drawn by DESIGN PATH STUDIO

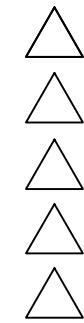
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ARCHITECTUAL GENERAL NOTES	ROOF NOTES (CONT'D)	FLOOR PLAN NOTES (CONT'D)	MECHANICAL NOTES (CONT'D)	ELECTRICAL NOTES (CONT'D)
<p>1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.</p> <p>2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH CURRENT EDITION OF STATE OF CALIFORNIA TITLE 24 CCR AND CURRENT CPC, CMC AND CEC CODES.</p> <p>3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE COUNTY OF INYO.</p> <p>4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.</p> <p>5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.</p> <p>6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE COUNTY OF INYO BUILDING INSPECTOR</p> <p>7. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS.</p> <p>8. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.</p> <p>9. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.</p> <p>10. SUBMIT GRADING PLANS AND/OR PROVIDE ADU/SFD GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.</p> <p>11. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT. A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU/SFD BUILDING FRAME INSPECTION REQUEST.</p> <p>12. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED BY THE LOCAL JURISDICTION, THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CBC SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH CBC SECTION 1803.6. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED</p>	<p>14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>15. PER SECTION R806.5/EM3.9.6: a. WHERE ONLY AIR-IMPERMEABLE IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. b. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCT. SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING w/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5. c. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCT. ROOF SHEATHING w/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5.FOR CONDENSATION CONTROL.</p>	<p>19. VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.</p> <p>20. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.</p> <p>21. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGG SECTION 4.505.3 PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS</p> <p>22. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.</p> <p>23. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.</p> <p>24. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.</p> <p>25. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0.</p> <p>26. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1</p> <p>27. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.</p> <p>28. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</p> <p>29. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMANCE.</p> <p>30. NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION PER R327</p> <p>31. A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.</p>	<p>7. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</p> <p>8. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)</p>	<p>17. PER CEC 2022 150.0(N).1.A.: IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING: A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND</p> <ul style="list-style-type: none"> BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE. <p>18. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.</p> <p>19. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.</p> <p>20. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).</p>
<p>ROOF NOTES</p> <p>1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.</p> <p>2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.</p> <p>3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.</p> <p>4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION R902.1 THROUGH R902.4.</p> <p>5. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.</p> <p>6. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3.</p> <p>7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.</p> <p>8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).</p> <p>9. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).</p> <p>10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).</p> <p>11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.</p> <p>12. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.</p> <p>13. A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS ON SHEET T1.1, THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING</p>	<p>FLOOR PLAN NOTES</p> <p>1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN.</p> <p>5. ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES. ROOF GUTTERS: STYLE A. INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1, #2 & #3, GUTTER, PAGE 6 - 11, WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. GUTTER: SIZE; PAGES 1,2, 3, 4, 5 & 6, CHARTS#1, #2, #3, #4, #5#6 & #7 STYLE: PLATE #2, STYLE A, PAGE 9 EXPANSION: PLATE #6, PAGE 16 & 17 HANGING: PLATE #19, FIG. C, PAGE 43. DOWN SPOUTS: PLAIN RECTANGULAR, AS REQUIRED BY SMACNA MANUAL CHART #3, PAGE #3. SEE ARCHITECT FOR LOCATIONS OF DOWN SPOUTS. ALL DOWN SPOUTS ARE TO BE DESIGNED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. DOWN SPOUTS ARE TO DEPOSIT DIRECTLY OVER A NDS 6 INCH SQUARE, MODEL 641 OR APPROVED EQUAL (SEE SECTION 02710 MORE INFORMATION)</p> <p>6. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N</p> <p>7. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.</p> <p>8. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N.</p> <p>9. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.</p> <p>10. ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.</p> <p>11. OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.</p> <p>12. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2</p> <p>13. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5)</p> <p>14. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)</p> <p>15. FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.</p> <p>16. 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX ABOVE THE FLOOR.</p> <p>17. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.</p> <p>18. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED, COMPOSTED.</p>	<p>MECHANICAL NOTES</p> <p>1. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)</p> <p>2. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203.5.2.1, CMC 402.5)</p> <p>3. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)</p> <p>4. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)</p> <p>5. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDGS., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)</p> <p>6. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).</p>	<p>PLUMBING NOTES</p> <p>1. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)</p> <p>2. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)</p> <p>3. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)</p> <p>4. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N))</p> <p>5. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)</p> <p>6. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7)).</p> <p>7. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.</p> <p>8. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.</p> <p>9. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]</p>	<p>ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0</p> <p>(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:</p> <ol style="list-style-type: none"> AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: <ol style="list-style-type: none"> ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS." A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE. <p>(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:</p> <ol style="list-style-type: none"> A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE." <p>(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:</p> <ol style="list-style-type: none"> A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE." <p>(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:</p> <ol style="list-style-type: none"> A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
		<p>MECHANICAL NOTES</p> <p>1. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)</p> <p>2. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203.5.2.1, CMC 402.5)</p> <p>3. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)</p> <p>4. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)</p> <p>5. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDGS., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)</p> <p>6. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).</p>	<p>11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)</p> <p>12. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150.0(K)21)</p> <p>13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210.11 (C)(2)</p> <p>14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)</p> <p>15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)</p> <p>16. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.</p>	<p>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</p> <p>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</p>

project

County of Inyo
Pre-Approved
ADU/SFD Program

revisions



description

General
Notes

date

2024

project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no.

GO.2

VERY HIGH FIRE SEVERITY ZONE (VHFSZ) NOTES

GENERAL NOTE:
THE ADU/SFD SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE IF IT IS IN THE VHFSZ. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE AND MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE CITY'S FIRE DEPARTMENT. FIRE/FUEL BREAK SIZE (MINIMUM 100 FEET FROM STRUCTURE) & COMPOSITION SHALL BE DETERMINED BY THE FIRE DEPARTMENT & SHOWN ON THE IMPROVEMENT/GRADING PLANS, FINAL MAP, & BUILDING PLANS

CBC CHAPTER 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU/SFD IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLIFE -URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2022 CBC. EXCEPTIONS:

- BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA. WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING.
- BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIES AS A GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING.
- BUILDINGS CLASSIFIED AS A GROUP U AGRICULTURE BUILDING. AS DEFINED IN SECTION 202 OF THE CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURE BUILDINGS), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING.

REQUIREMENTS:

- 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
- 705A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL - SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
- 705A.4 ROOF GUTTER. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
 - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
 - THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
- 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING
 - VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF $\frac{1}{16}$ - INCH AND SHALL NOT EXCEED $\frac{1}{8}$ - INCH IN DIAMETER
 - THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
 - THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
- 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
 - FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.
- 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

- 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
 - ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
 - LOG WALL CONSTRUCTION ASSEMBLY
 - ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.
 - ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
 - ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
 - ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF $\frac{5}{8}$ -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
 - ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A 1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263

- 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
 - NON COMBUSTIBLE MATERIAL
 - IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
 - FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
 - MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
 - ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.
 - THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL.

EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

- 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
 - FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
 - MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
 - ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
 - THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
 - BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
 - BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

- 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 - NON COMBUSTIBLE MATERIAL
 - IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
 - FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
 - MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
 - ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
 - THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
 - PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
 - PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION

- 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
 - FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
 - MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
 - ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.
 - THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
 - THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
 - THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3.

EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION

- 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
 - FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
 - MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
 - ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
 - THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
 - THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
 - THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.

- 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
 - FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
 - MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
 - ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
 - THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
 - THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
 - THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED

- 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
 - EXTERIOR WINDOWS
 - EXTERIOR GLAZED DOORS
 - GLAZED OPENINGS WITHIN EXTERIOR DOORS
 - GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
 - EXTERIOR STRUCTURAL GLASS VENEERS
 - SKYLIGHTS
 - VENTS
- 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
 - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
 - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL
 - TEH EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK. EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN $\frac{3}{8}$ " THICK.
 - THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252.
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
- 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A2.1.

- R337.8.4 GARAGE DOOR PERIMETER GAP MAXIMUM 1/8". METAL FLASHING, JAMB AND HEADER OVERLAP, AND WEATHER-STRIPPING MEETING SECTION REQUIREMENTS ARE PERMITTED. (R337.8.4)
- R337.9.2 THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10FT OF BUILDING SHALL BE IGNITION RESISTANT MATERIAL. EXTERIOR FIRE-RETARDANT TREATED WOOD OR NONCOMBUSTIBLE MATERIAL. SEE CODE SECTION CRC R337.9.2

FIRE SPRINKLER NOTES

- IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED DWELLING OR ADU THEN THE FOLLOWING NOTES APPLY.
- AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
- SECTION R313.2.1 AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA-13D.

OSFM LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCTS AND ASSEMBLIES

THIS IS NOT AN ALL-INCLUDING LIST. FOR ADDITIONAL/ ALTERNATIVE WUI SFM APPROVED PRODUCTS,VISIT:
<https://osfm.fire.ca.gov/media/2s4jeyr/2023-sfm-wui-listed-products-handbook-8-7-23.pdf>

ROOF
Non-Wood Roof Covering/Assemblies for WUI (ASTM E 108, SFM Listing Category 8180)

LISTING No. 8180-2299:0501
CATEGORY: 8180 – NON-WOOD ROOF COVERING/ASSEMBLIES FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE: Metal Sales Manufacturing Corporation
545 South 3rd Street, Suite 200, Louisville, KY 40202
Contact: David Stermer (502) 855-4342 Fax (502) 855-4242
Email: dstermer@metalsales.us.com
Metal Sales Image II™ 16" wide 26 GA Standing Seam Metal Roof System
Deck: 5/12 Slope
Nominal 7/16" OSB sheathing. Max. 1/8" gap in all joints fastened with 2" nails, 8" OC spacing. Nominal 1/2" Densdeck installed per manufacturer's instructions for joints (staggered from sheathing) fastened with 8 -2" nails per 4'x8" sheet.
Underlayment: Titanium UDL 30® stapled to face with 3" overlap.
Roof Covering: Metal Sales Image II™ 16" wide 26 GA Standing Seam Metal Roof System with rib/joint placed 6" from OSB joint fastened with #10-12 (1") pancake head wood screws in the nail strip. Refer to listee's data sheet for additional detailed product description.
RATING: Class A

VENTS
(ASTM E 2886/2886M, E 2912, SFM Listing Category 8165)

LISTING No. 8165-2192:0500
CATEGORY: 8165 – VENTS FOR WILDLAND URBAN INTERFACE (W.U.I.)
LISTEE: Vulcan Technologies8 Commercial Blvd, Suite E, Novato, CA 94949
Contact: Larry Dumm (916) 626-2400 Fax (916) 647-0477
Email: Larry@newcalmetals.com
DESIGN: Models VER2, VER2M, VER3, VER3M, VER4, VER4M, and VER6M Vulcan Eave Round Vents. Products are in sizes 2", 3", 4", or 6" diameter opening with a 1/4" flange, and a depth of 3/4". The vents are manufactured out of 0.020" aluminum incorporating a 5mm hexagonal aluminum matrix core made of 0.05mm aluminum foil with an intumescent coating underneath the louver cap. Models with "M" contain a stainless steel, type 304 venv, 1/16" opening mesh screen, installed between the louvers and the honeycomb core. Refer to manufacturer's installation instructions and product data sheets.
RATING: Tested in accordance with ASTM E2886

UNDER EAVE
(SFM Standard 12-7A-3, SFM Listing Category 8160)

LISTING No. 8160-2026:0006
CATEGORY: 8160 – UNDER EAVE FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 Elm Avenue, Fontana, CA 92337
Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634
Email: rathisha.sabaratanam@hresearchusa.com
DESIGN: "CemSoffit®" un-vented, fiber-cement soffit, 3/16" thick and 1/4" thick, under eave material. Refer to the manufacturer's installation instructions and product data sheets.
RATING: Noncombustible

EXTERIOR WALL SIDING
(SFM Standard 12-7A-1, SFM Listing Category 8140)

CATEGORY: 8140 – EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
JAMES HARDIE BUILDING PRODUCTS, INC.
10901 Elm Avenue, Fontana, CA 92337
Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634
Email: rathisha.sabaratanam@hresearchusa.com

LISTING No. 8140-2026:0001
DESIGN: "Artisan®" lap siding, fiber-cement, 5/8" thick. Refer to the manufacturer's installation instructions and product data sheets.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE COUNTY OF INYO ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF INYO BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS; DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL RECOURSE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

<p style="text-align: center; font-size: 2em; opacity: 0.1; transform: rotate(-45deg);">FOR USE IN UNINCORPORATED AREAS</p>	<p style="text-align: center;">GENERAL NOTES</p> <ol style="list-style-type: none"> THE ENTIRE ROOF COVERING OF EVERY NEW STRUCTURE SHALL BE A MINIMUM CLASS "A" ROOF COVERING. (EXISTING) ANY ROOF COVERING MATERIAL APPLIED IN THE ALTERATION, REPAIR OR REPLACEMENT OF THE ROOF OF THE EXISTING STRUCTURE SHALL BE A MINIMUM OF A CLASS "A" ROOF COVERING. THE ENTIRE ROOF COVERING OF EVERY EXISTING STRUCTURE WHERE MORE THAN 50 PERCENT OF THE TOTAL ROOF AREA IS REPLACED WITHIN A ONE-YEAR PERIOD SHALL BE A MINIMUM OF A CLASS "A" ROOF COVERING. ONE EXTERIOR APPROVED AUDIBLE SPRINKLER WATER FLOW ALARM DEVICE SHALL BE CONNECTED TO EVERY AUTOMATIC FIRE SPRINKLER SYSTEM IN AN APPROVED LOCATION. SUCH DEVICE SHALL BE ACTIVATED BY WATER FLOW EQUIVALENT TO THE FLOW OF A SINGLE SPRINKLER OF THE SMALLEST ORIFICE SIZE INSTALLED IN THE SYSTEM. FOR THE PURPOSES OF ENFORCING THE PROVISIONS OF THE CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE, AND THE CALIFORNIA RESIDENTIAL BUILDING CODE, ANY WORK, ADDITION TO, REMODEL, REPAIR, RENOVATION, OR ALTERATION OF ANY BUILDING(S) OR STRUCTURE(S) SHALL BE CONSIDERED "NEW CONSTRUCTION" WHEN 50 PERCENT OR MORE OF THE EXTERIOR WEIGHT BEARING WALLS ARE REMOVED OR DEMOLISHED. (SLOPES) BERMS, SWALES OR OTHER DEVICES SHALL BE PROVIDED AT THE TOP OF CUT OR FILL SLOPES TO PREVENT SURFACE WATERS FROM OVERFLOWING ONTO AND DAMAGING THE FACE OF THE SLOPE. GUTTERS OR OTHER SPECIAL DRAINAGE CONTROLS SHALL BE PROVIDED WHERE THE PROXIMITY OF RUNOFF FROM BUILDINGS OR OTHER STRUCTURES IS SUCH AS TO POSE A POTENTIAL HAZARD TO SLOPE INTEGRITY. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA, WHEN LOCATED AT LEAST 50 FEET FROM AN APPLICABLE BUILDING (AS WRITTEN IN CURRENT CODE). BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS GROUP U OCCUPANCY EXCEEDING 120 SQUARE FEET IN SIZE, BASED ON THE EXTERIOR MEASUREMENTS OF THE STRUCTURE, SHALL COMPLY WITH SECTION R337 AND WILDLAND URBAN INTERFACE REQUIREMENTS. ROOF GUTTERS OF A NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED WITH MEANS OF PREVENTING ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. DEFENSIBLE SPACE/HAZARDOUS FUELS REDUCTION REQUIREMENTS MAINTAIN IMMEDIATELY AROUND AND ADJACENT TO ANY BUILDING OR STRUCTURE FREE OF COMBUSTIBLE MATERIALS SUCH AS FIREWOOD, LUMBER AND RUBBISH. COMBUSTIBLE MATERIALS SHALL NOT BE STORED UNDER DECKS AND THE AREA UNDER DECKS SHALL BE MAINTAINED TO BE FREE OF VEGETATIVE MATERIAL. DECKS OR PORCHES FOUR (4) FEET OR LESS ABOVE THE GRADE SHALL BE FULLY ENCLOSED TO REDUCE THE ACCUMULATION OF DEBRIS WITH NONCOMBUSTIBLE WALL MATERIAL. NONCOMBUSTIBLE, CORROSION-RESISTANT MESH MATERIAL WITH OPENINGS NOT TO EXCEED 1/8" INCH MAY BE USED. FENCING MATERIAL CONSTRUCTED OF COMBUSTIBLE MATERIAL MUST REMAIN 5 FEET AWAY FROM ANY BUILDING OR STRUCTURE. ONLY NONCOMBUSTIBLE MATERIAL SHALL BE ALLOWED WITHIN FIVE (5) FEET OF ANY BUILDING OR STRUCTURE. NO VEGETATION SHALL EXIST WITHIN OR OVERHANG WITHIN 5 FT OF THE STRUCTURE. ANY OVERHANGING LIMBS OR BRANCHES SHALL BE REMOVED. ALL EXTERIOR WALLS SHALL HAVE A SIX-INCH NONCOMBUSTIBLE VERTICAL CLEARANCE FROM GRADE. ALL UNATTACHED ACCESSORY STRUCTURES AND OUTBUILDINGS SHALL BE A MINIMUM OF TEN (10) FEET AWAY FROM THE PRIMARY DWELLING. CLEAN ROOFS AND GUTTERS OF DEAD LEAVES, DEBRIS AND PINE NEEDLES. IN ADDITION TO THE MANAGEMENT OF COMBUSTIBLE MATERIAL AROUND A STRUCTURE OR BUILDING THE FOLLOWING SHALL BE ACCOMPLISHED: 1) REPLACE OR REPAIR ANY LOOSE OR MISSING SHINGLES OR ROOF TILES TO PREVENT EMBER PENETRATION. 2) PROVIDE AND MAINTAIN A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO ANY FIREPLACE, STOVE, OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL WITH OPENINGS OF NOT MORE THAN 1/2 INCH. 	<p style="text-align: center;">FIRE SPRINKLER NOTES</p> <ol style="list-style-type: none"> IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU/SFD THEN THE FOLLOWING NOTES APPLY. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D OR 13R THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED PRIOR TO INSTALLATION. SECTION 903.2.1 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD. SECTION 903.2.1.1 ADDITIONS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3 MAY BE REQUIRED TO BE INSTALLED THROUGHOUT STRUCTURES WHEN THE ADDITION IS MORE THAN 50% OF THE EXISTING BUILDING OR WHEN THE ALTERED BUILDING WILL EXCEED A FIRE FLOW OF 1,500 GALLONS PER MINUTE AS CALCULATED PER SECTION 507.3. THE FIRE CODE OFFICIAL MAY REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BE INSTALLED IN BUILDINGS WHERE NO WATER MAIN EXISTS TO PROVIDE THE REQUIRED FIRE FLOW OR WHERE A SPECIAL HAZARD EXISTS SUCH AS: POOR ACCESS ROADS, GRADE, BLUFFS AND CANYON RIMS, HAZARDOUS BRUSH AND RESPONSE TIMES GREATER THAN 5 MINUTES BY A FIRE DEPARTMENT. SECTION 903.2.1.2 REMODELS OR RECONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 MAY BE REQUIRED IF THE SCOPE OF WORK INCLUDES SIGNIFICANT MODIFICATION TO THE INTERIOR AND/OR ROOF OF THE BUILDING, AND THE COST OF THE INSTALLATION DOES NOT EXCEED 15 PERCENT OF THE CONSTRUCTION COSTS OF THE REMODEL. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.
	<p style="text-align: center;">WILDLAND URBAN INTERFACE (WUI) NOTES</p> <ol style="list-style-type: none"> EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, HEAVY TIMBER, LOG WALL OR FIRE RESISTIVE CONSTRUCTION. (CRC R337.7) EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF AND TERMINATE AT 2-INCH NOMINAL SOLID BLOCKING BETWEEN RAFTERS AND OVERHANGS. (CRC R337.7.3.1) OPEN/ENCLOSED ROOF EAVES AND SOFFITS, EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UNDER-FLOOR AREAS AND UNDERSIDES OF APPENDAGES TO COMPLY WITH IGNITION RESISTANT CONSTRUCTION REQUIREMENTS. (CRC R337.5-9) SPACES CREATED BETWEEN ROOF COVERINGS AND ROOF DECKING SHALL BE FIRE STOPPED BY APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (CRC R337.5.2) INDICATE ON THE PLANS WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 26AWG AND INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AND AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH. (CRC R337.5.3) ALL VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886. (CRC R337.6) INDICATE ON PLANS EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE, GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. (CRC R337.8.2.1) OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN 1/8" MAX OPENINGS (R337.8.2.2) EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT MATERIAL, MINIMUM 1 3/8 INCH SOLID CORE, MINIMUM 20 MINUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. (CRC R337.8.3) GARAGE DOOR PERIMETER GAP MAXIMUM 1/8". METAL FLASHING, JAMB AND HEADER OVERLAP, AND WEATHER-STRIPPING MEETING SECTION REQUIREMENTS ARE PERMITTED. (R337.8.4) THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10FT OF GRADE LEVEL SHALL BE IGNITION RESISTANT MATERIAL, EXTERIOR FIRE-RETARDANT TREATED WOOD OR NONCOMBUSTIBLE MATERIAL. (CRC R337.9.2) ROOF GUTTERS SHALL COMPLY WITH 2022 CRC R337.5.4. ROOF GUTTERS SHALL BE PROVIDE WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER 	<p>BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:</p> <ol style="list-style-type: none"> THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE COUNTY OF INYO ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF INYO BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project

**County of Inyo
Pre-Approved
ADU/SFD Program**

revisions

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description

**General
Notes**

date 2024

project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no. **G0.4**

WINDOW SCHEDULE									
WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET GO.3 (WHEN REQ'D)
	WIDTH	HEIGHT							
A	3'-0"	3'-0"	SLIDER	1	VINYL	15'-8"	KITCHEN		NOTE 15 & 16
B	6'-0"	4'-0"	SLIDER	4	VINYL	VARIES	BEDROOM/GARAGE/LIVING AREA		NOTE 15 & 16
C	3'-0"	2'-0"	SLIDER	1	VINYL	15'-8"	BATHROOM		NOTE 15 & 16
D	2'-0"	1'-0"	SLIDER	1	VINYL	15'-8"	BATHROOM		NOTE 15 & 16

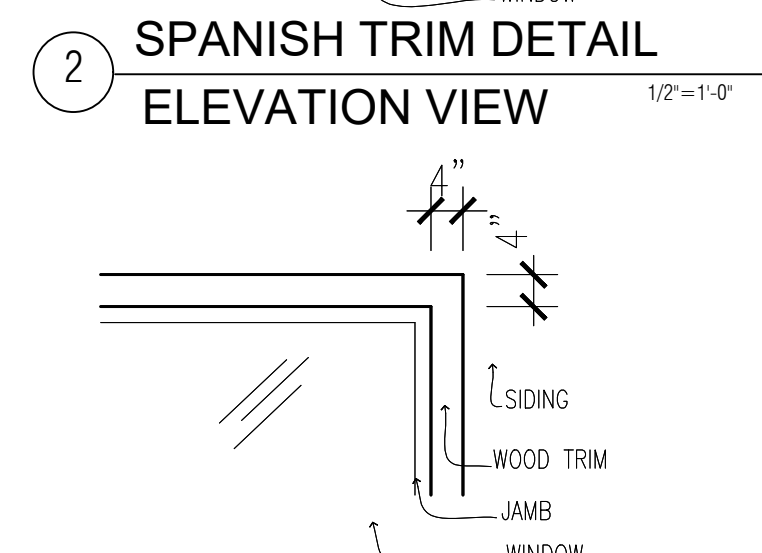
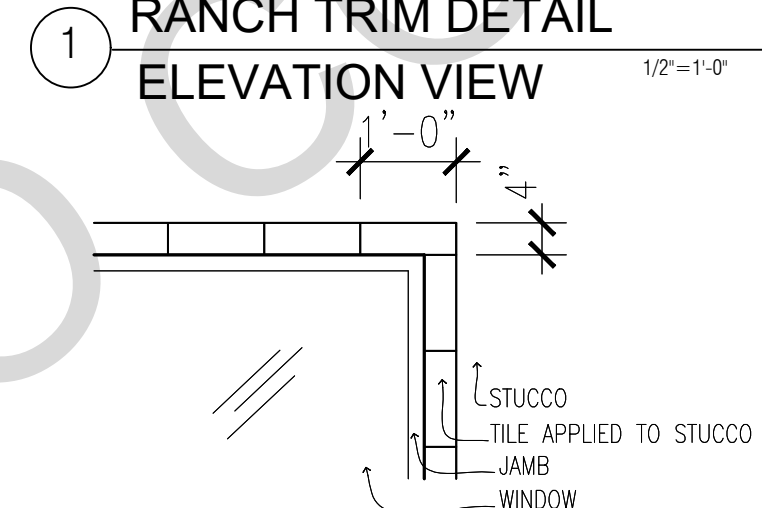
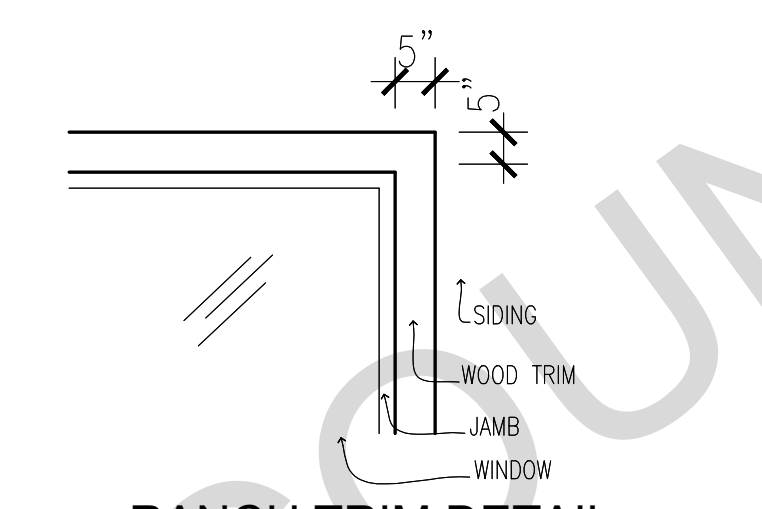
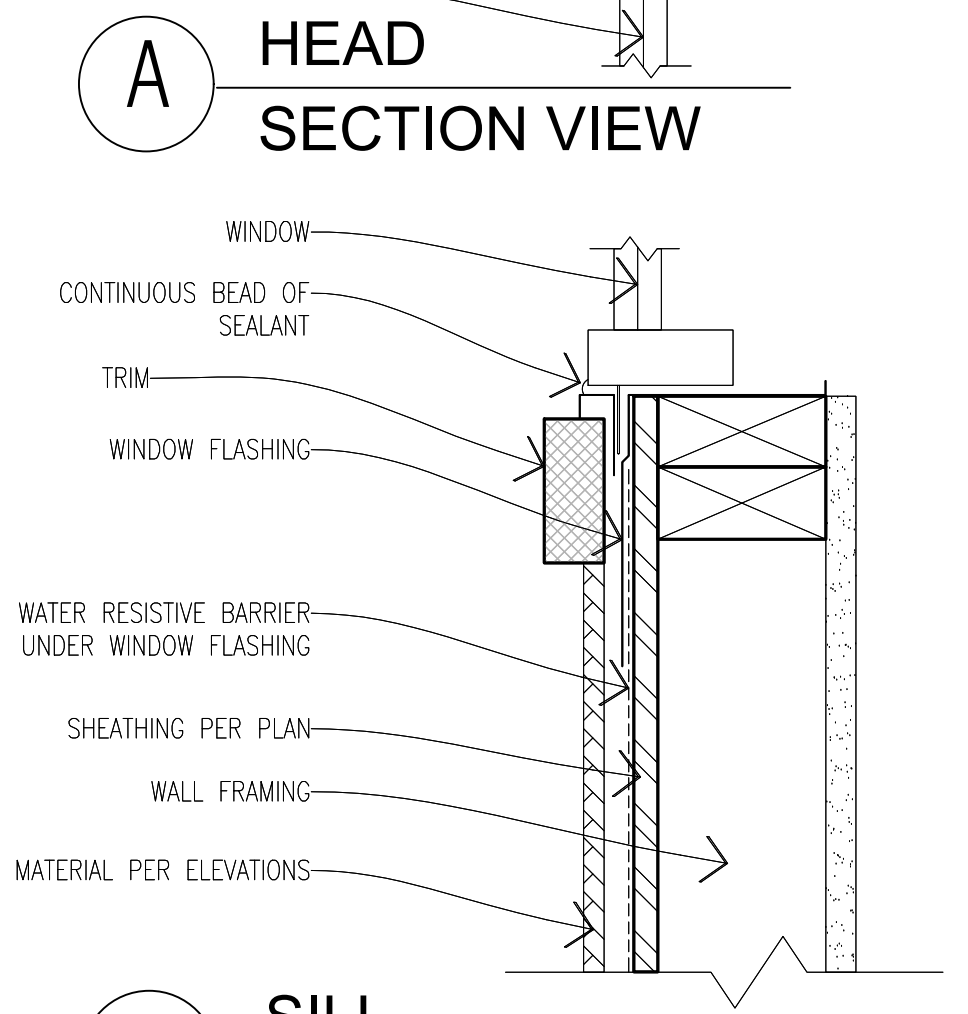
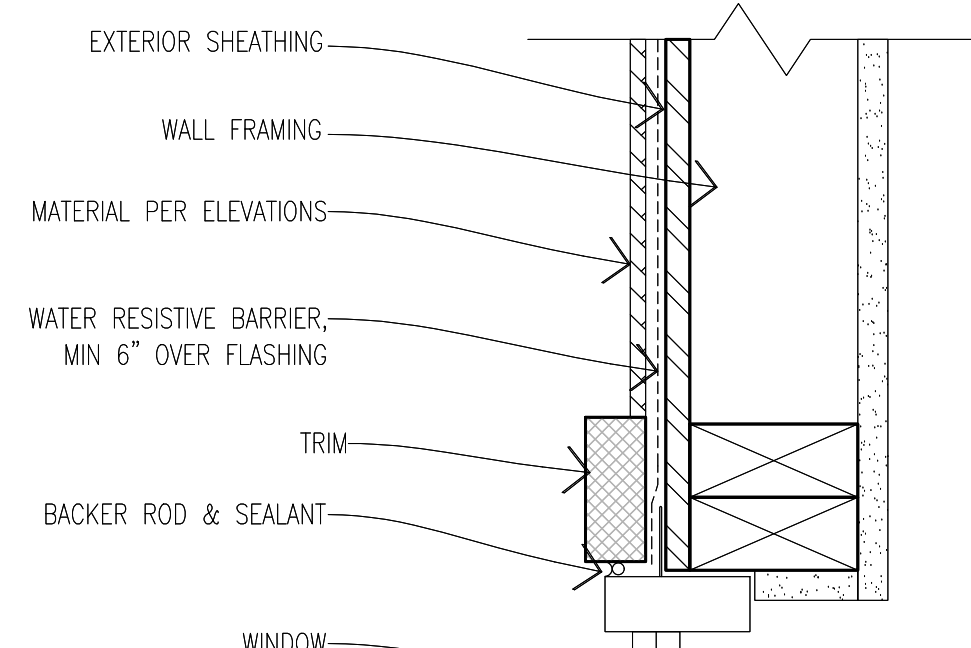
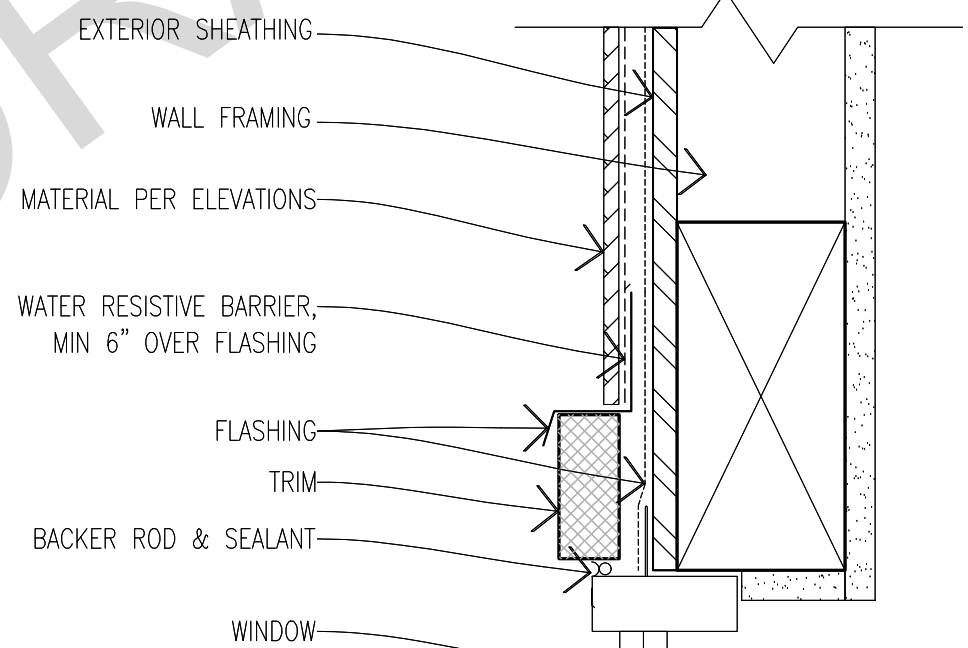
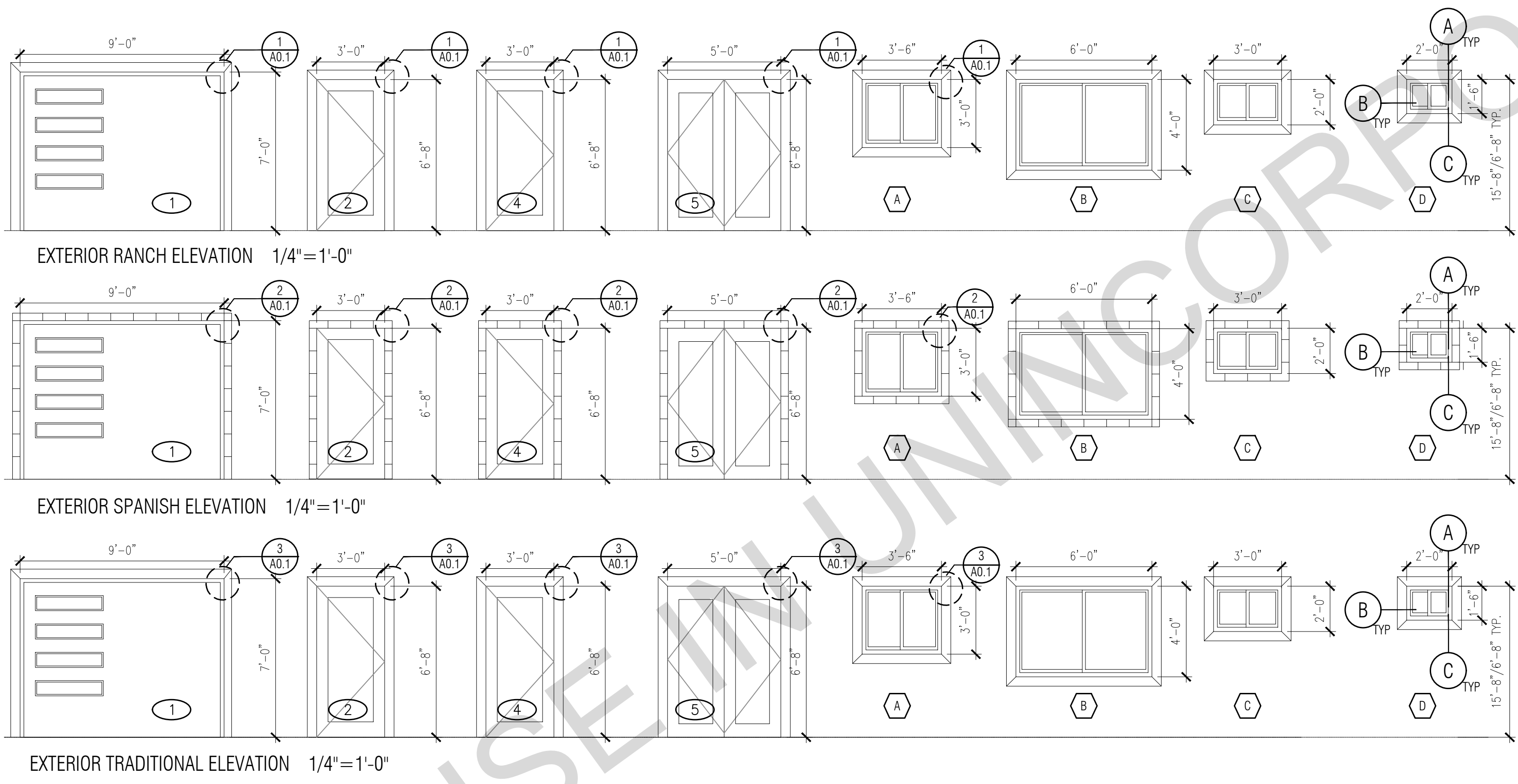
DOOR SCHEDULE												
DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET GO.3 (WHEN REQ'D)		
		WIDTH	HEIGHT	THICK.								
1	GARAGE DOOR	9'-0"	7'-0"	1-3/4"	ALUM	VNL/GLASS	VINYL	GARAGE		NOTE 15,16,17,18 & 20		
2	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	GARAGE		NOTE 15,16,17,18 & 19		
3	BI-FOLD DOOR	4'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET	LOUVERED			
4	FRENCH DOOR	5'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	LIVING ROOM		NOTE 15,16,17,18 & 19		
5	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	LIVING ROOM		NOTE 15,16,17,18 & 19		
6	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM				
7	SLIDING DOOR	5'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM				
8	BI-FOLD DOOR	4'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET	LOUVERED			
9	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM				

WINDOW NOTES

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.0 SQ. FT ON GRADE LEVEL FLOOR, 5.7 SQ. FT AT 2ND LEVEL FLOOR, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN. NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 310.1.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
- THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
- THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED PER NOTE #13
- THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
 - SLIDING/SWINGING GLASS DOORS
 - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
 - GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 95Q.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
 - GLAZING IN GUARDS AND RAILINGS
- R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
 - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
 - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

DOOR NOTES

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2" INCH LOWER THAN THE DOOR THRESHOLD. LANDINGS ON THE EXTERIOR SIDE MAY BE NO MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD IF THE DOOR DOES NOT SWING OVER THE LANDING. LANDINGS NOT AT GRADE REQUIRE ACCESS TO GRADE BY WAY OF RAMP OR STAIR.
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
- THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
 - SLIDING/SWINGING GLASS DOORS
 - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
 - GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 95Q.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMP WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
- R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
 - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
 - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
- R337.8.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL
 - THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK.
 - EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/4" THICK.
 - THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252.
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

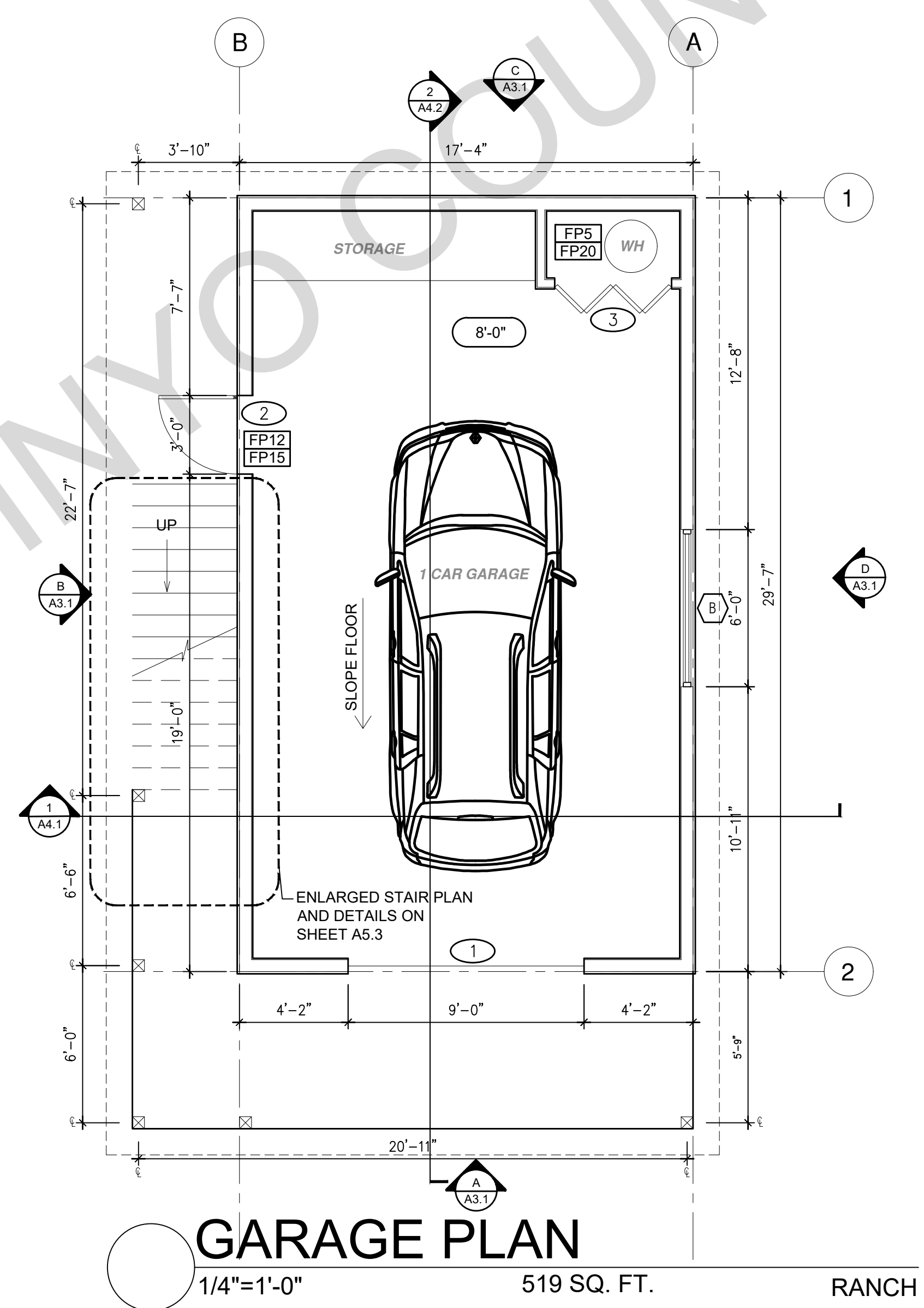
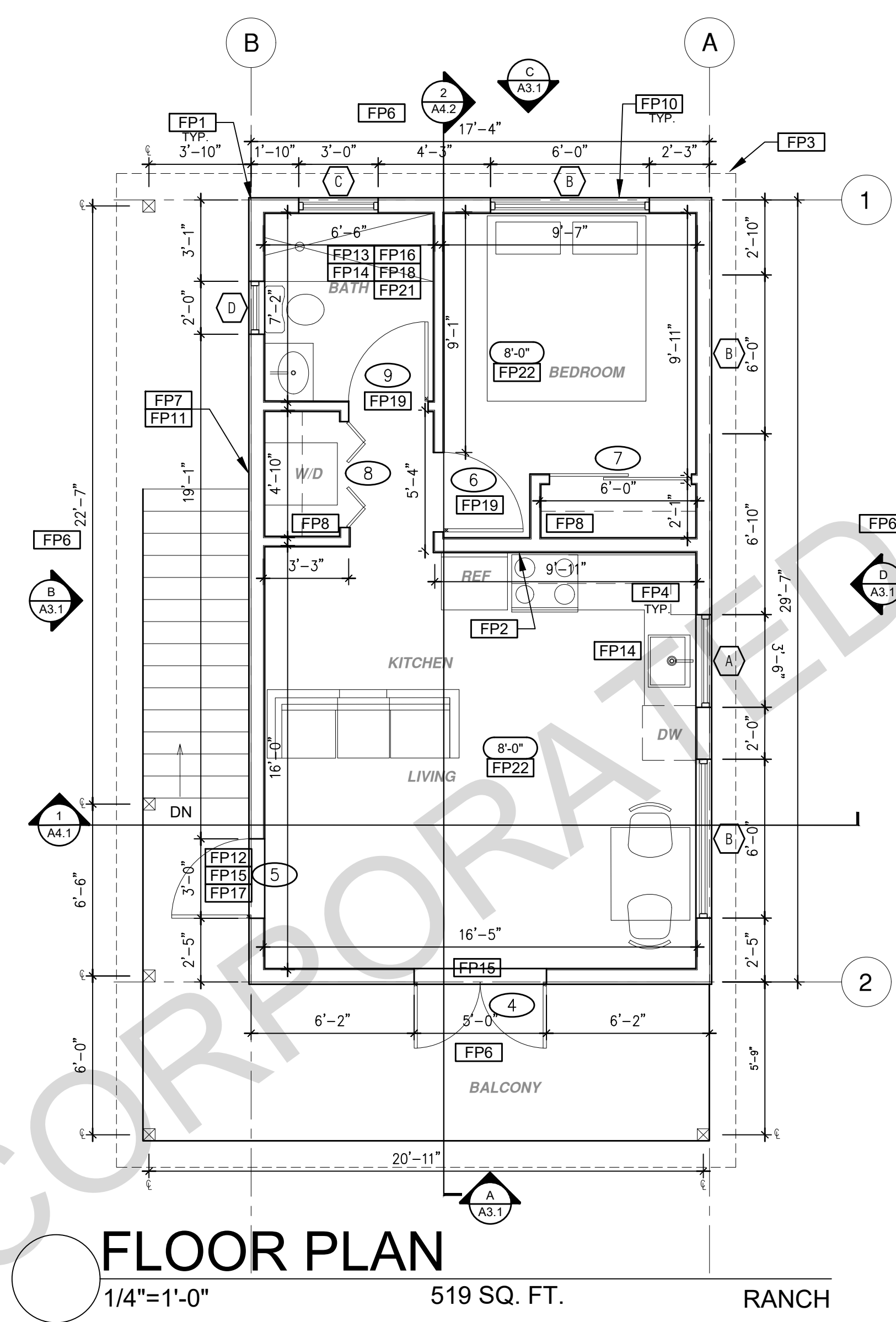
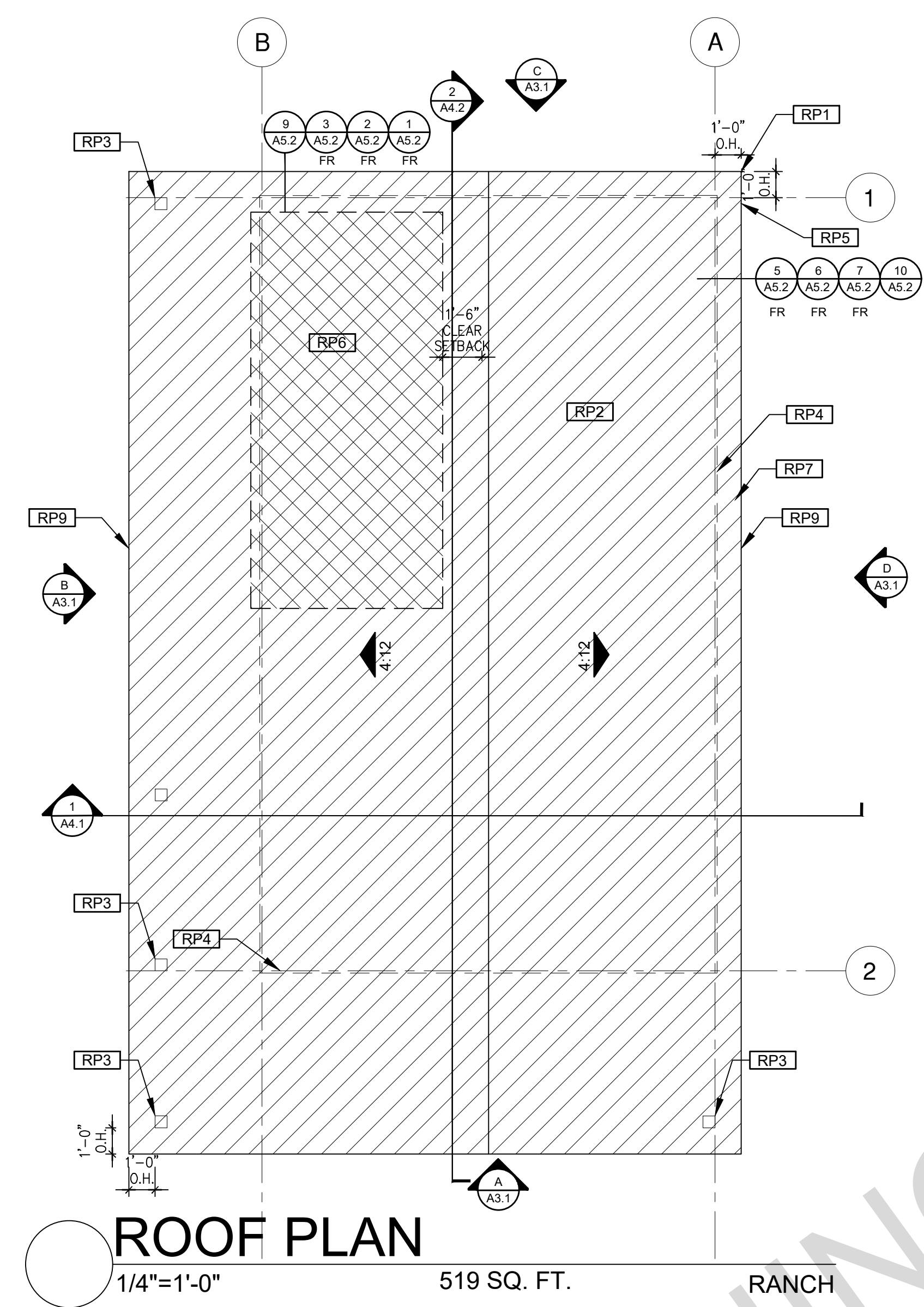


C SILL SECTION VIEW
WINDOW DETAILS (DOORS SIMILAR)

SCALE: 3"=1'-0"

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project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions
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description
Ranch
Roof Plan/
Floor Plan
1 Bedroom

date 2024

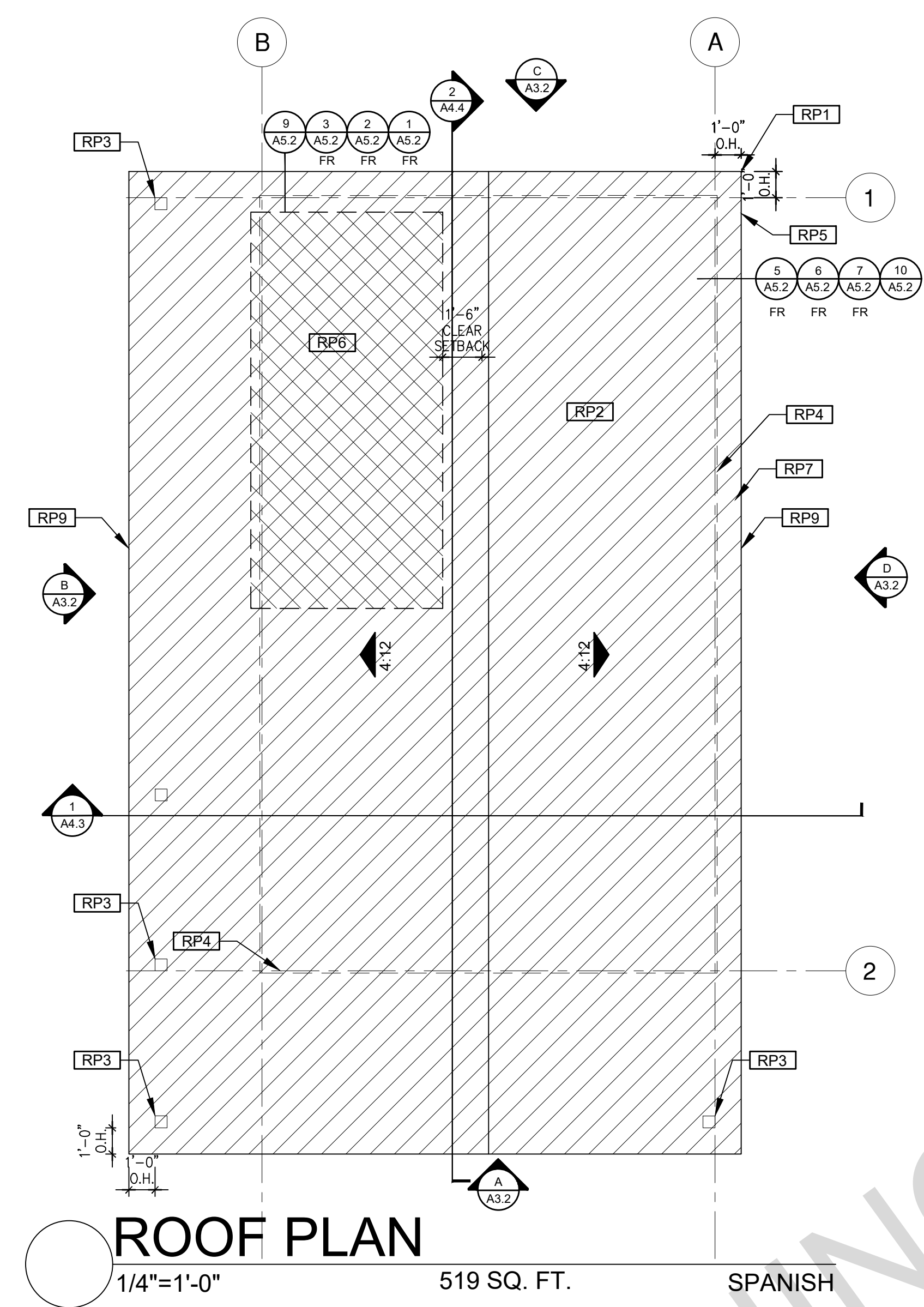
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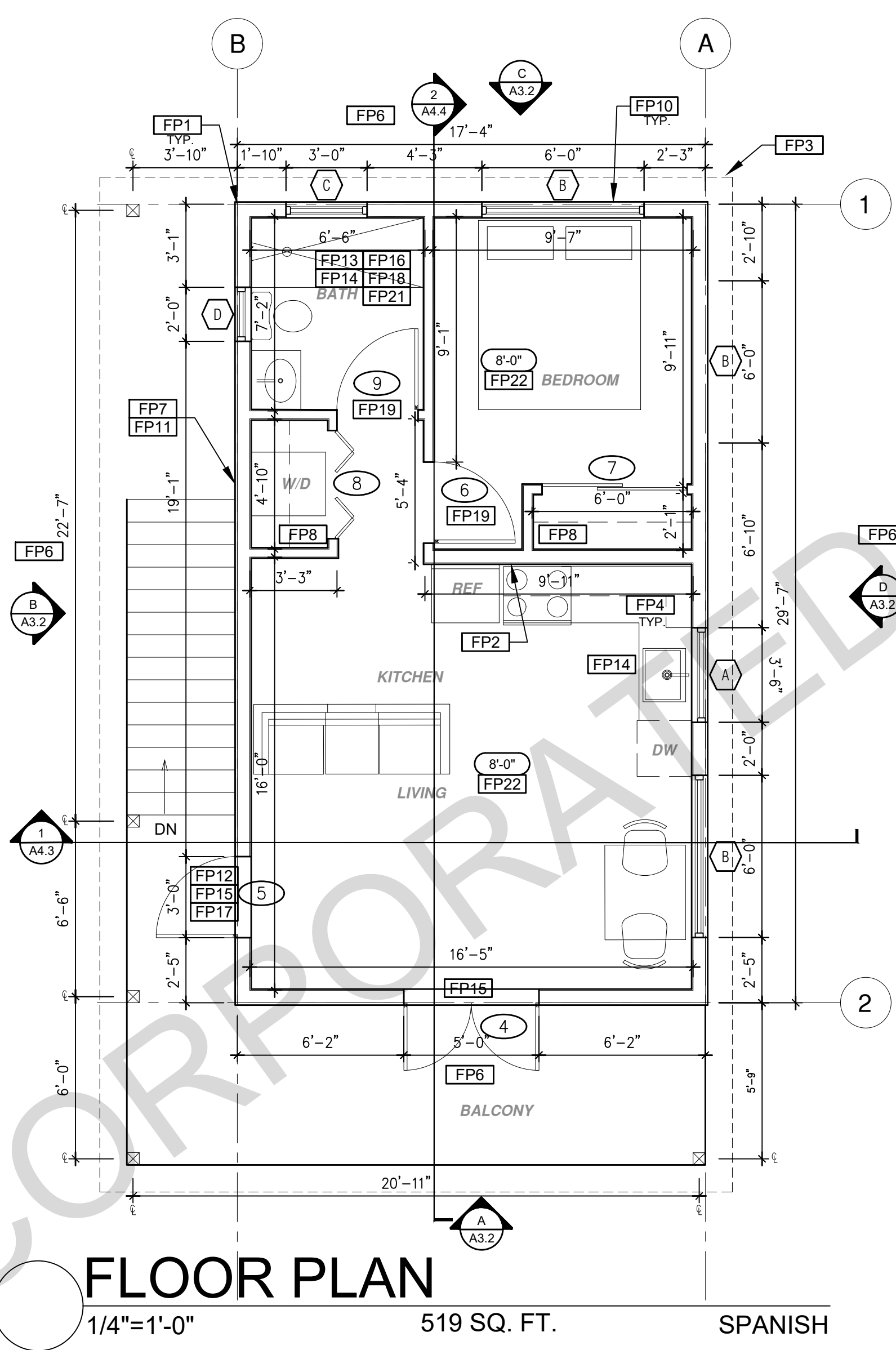
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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/4" MIN 3/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET</p> <p>RP8 CEILING JOISTS PERMITTED TO BE REMOVED AND INSULATION SPECIFICATIONS TO BE MODIFIED AT SITE SPECIFIC LOCATIONS WHERE ENERGY COMPLIANCE ANALYSIS ALLOWS.</p> <p>RP9 ROOF GUTTERS OF A NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL. SHOWER DOORS SHALL OPEN AS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED OPENING FOR EGRESS.</p> <p>FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE (101.3)(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2" PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD.</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p> <p>FP22 CEILING JOIST REQUIRED IN CLIMATE ZONE 16 TO REACH INSULATION REQUIREMENTS. ALL OTHER CLIMATE ZONES DO NOT REQUIRE CEILING JOISTS AND MAY HAVE VAULTED CEILINGS. REFER TO TITLE 24 CALCULATION REPORTS.</p>	<p>SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>CAPACITY OF THE PV SYSTEMS PER THE CF1R-PRF: _____</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 519_SF. VENTILATION AREA REQUIRED: 519_SF / 150SF = 3.46_SF. CONVERT TO SQ. IN. 3.46_SF x 144 = 498 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 498 SQ. IN.</p>	<p>SECTION CUT (Symbol: Triangle with line)</p> <p>ELEVATION CALLOUT (Symbol: Circle with line)</p> <p>DETAIL DRAWING REF. (Symbol: Square with line)</p> <p>WALL BELOW OR ROOF ABOVE (Symbol: Dashed line)</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2 (Symbol: Diagonal hatching)</p> <p>ROOFING (Symbol: Diagonal hatching)</p> <p>KEYNOTE (Symbol: Square with X)</p> <p>DOOR SYMBOL. SEE SHEET A0.1 FOR DOOR SCHEDULE (Symbol: Square with X)</p> <p>WINDOW SYMBOL. SEE SHEET A0.1 FOR WINDOW SCHEDULE (Symbol: Square with X)</p> <p>CEILING HEIGHTS (Symbol: Square with X-X')</p> <p>VAULTED CEILING (Symbol: Circle with X)</p> <p>ROOF SLOPE (Symbol: Triangle with 12)</p>



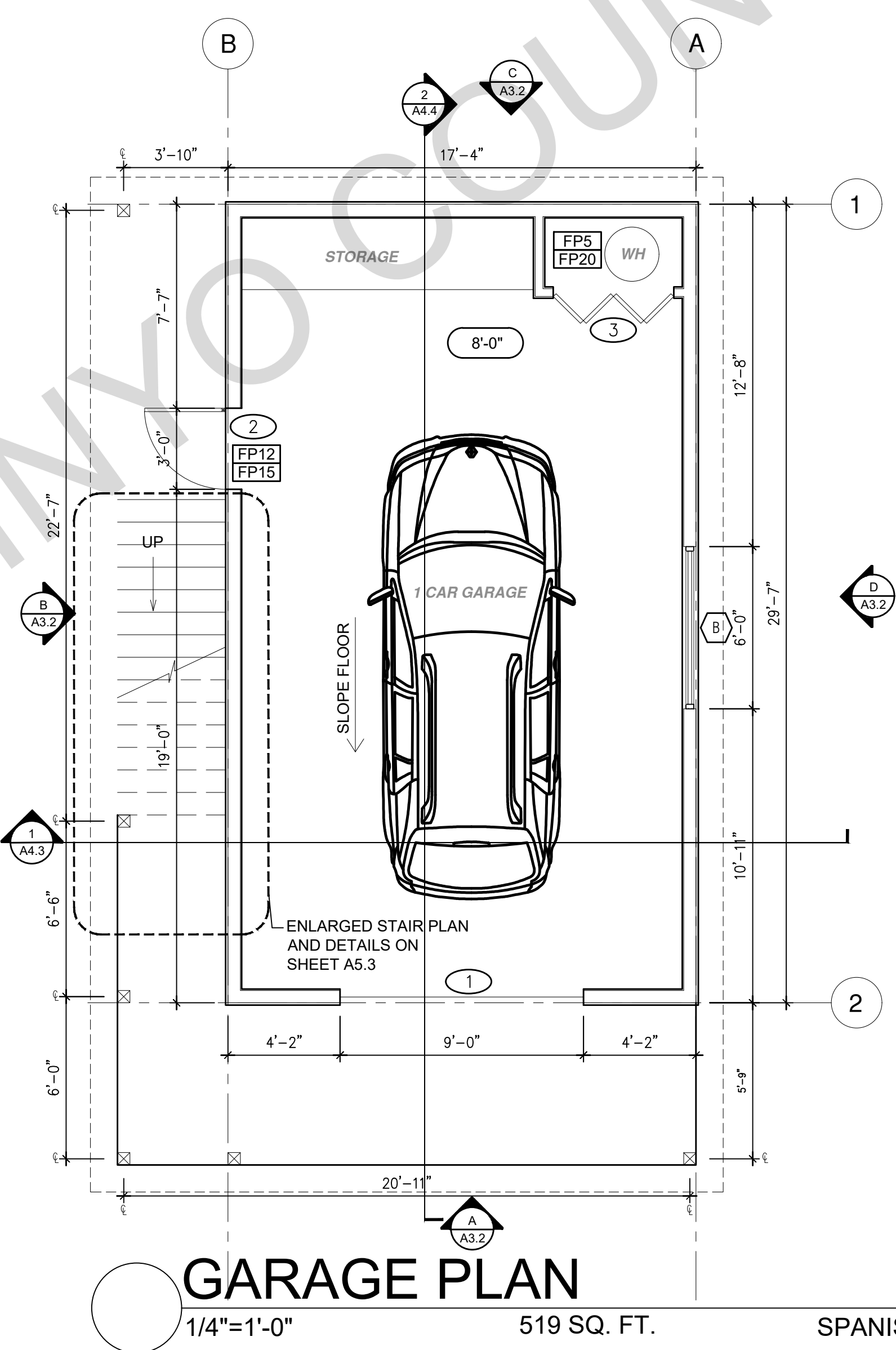
ROOF PLAN

1/4"=1'-0" 519 SQ. FT. SPANISH



FLOOR PLAN

1/4"=1'-0" 519 SQ. FT. SPANISH



GARAGE PLAN

1/4"=1'-0" 519 SQ. FT. SPANISH

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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
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MAX 1/4" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET</p> <p>RP8 CEILING JOISTS PERMITTED TO BE REMOVED AND INSULATION SPECIFICATIONS TO BE MODIFIED AT SITE SPECIFIC LOCATIONS WHERE ENERGY COMPLIANCE ANALYSIS ALLOWS.</p> <p>RP9 ROOF GUTTERS OF A NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL. 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WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p> <p>FP22 CEILING JOIST REQUIRED IN CLIMATE ZONE 16 TO REACH INSULATION REQUIREMENTS. ALL OTHER CLIMATE ZONES DO NOT REQUIRE CEILING JOISTS AND MAY HAVE VAULTED CEILINGS. REFER TO TITLE 24 CALCULATION REPORTS.</p>	<p>SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>CAPACITY OF THE PV SYSTEMS PER THE CF1R-PRF: _____</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 519_SF. VENTILATION AREA REQUIRED: 519_SF / 150SF = 3.46_SF. CONVERT TO SQ. IN. 3.46_SF x 144 = 498 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 498 SQ. IN.</p>	<p> SECTION CUT</p> <p> ELEVATION CALLOUT</p> <p> DETAIL DRAWING REF.</p> <p> WALL BELOW OR ROOF ABOVE</p> <p> SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p> ROOFING</p> <p> KEYNOTE</p> <p> DOOR SYMBOL: SEE SHEET A0.1 FOR DOOR SCHEDULE</p> <p> WINDOW SYMBOL: SEE SHEET A0.1 FOR WINDOW SCHEDULE</p> <p> CEILING HEIGHTS</p> <p> VAULTED CEILING</p> <p> ROOF SLOPE</p>

project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions
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△
△
△
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description
Spanish
Roof Plan/
Floor Plan
1 Bedroom

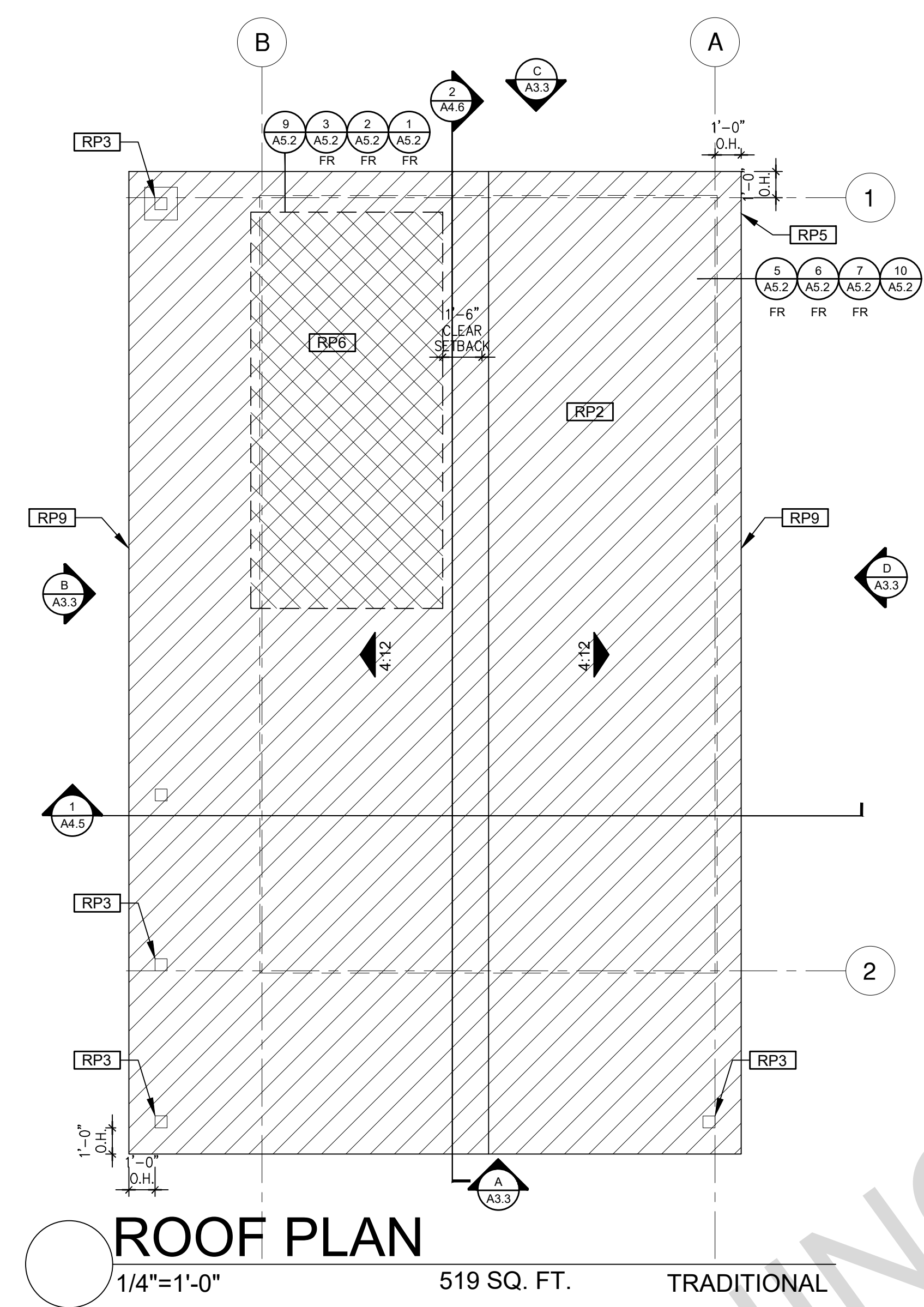
date 2024

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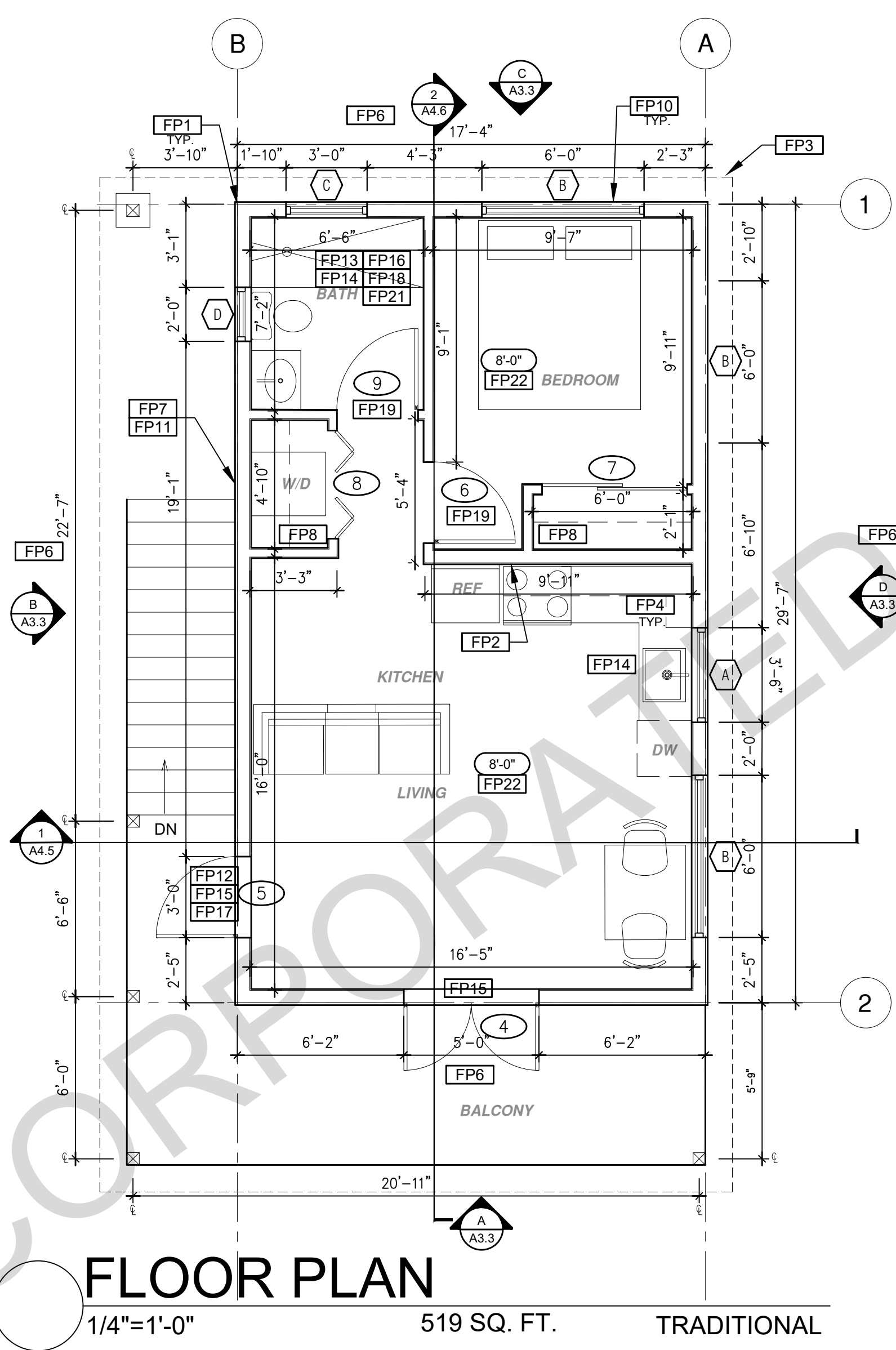
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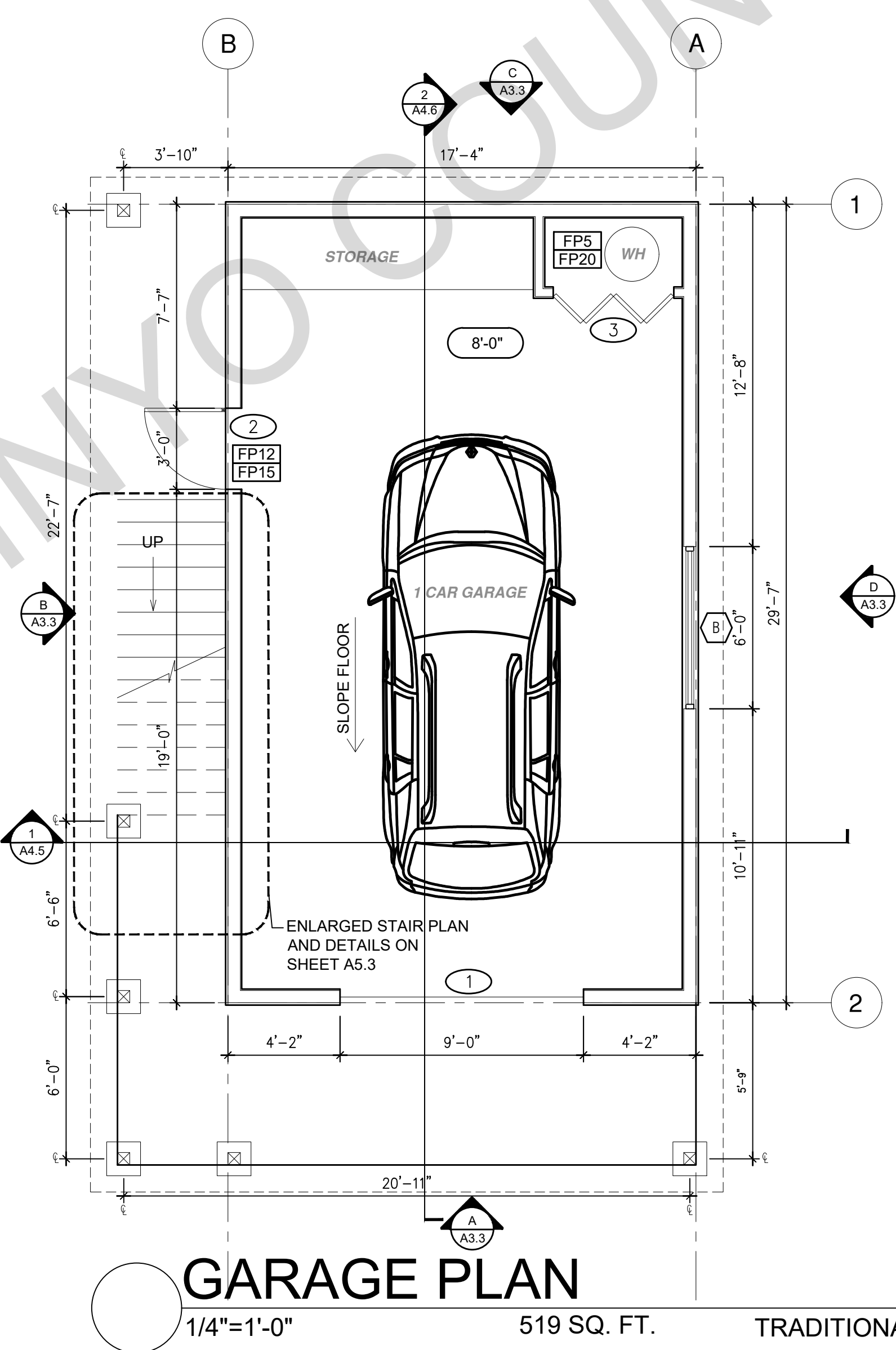
A1.2



ROOF PLAN
1/4"=1'-0" 519 SQ. FT. TRADITIONAL



FLOOR PLAN
1/4"=1'-0" 519 SQ. FT. TRADITIONAL



GARAGE PLAN
1/4"=1'-0" 519 SQ. FT. TRADITIONAL

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project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions
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description
**Traditional
Roof Plan/
Floor Plan
1 Bedroom**

date 2024

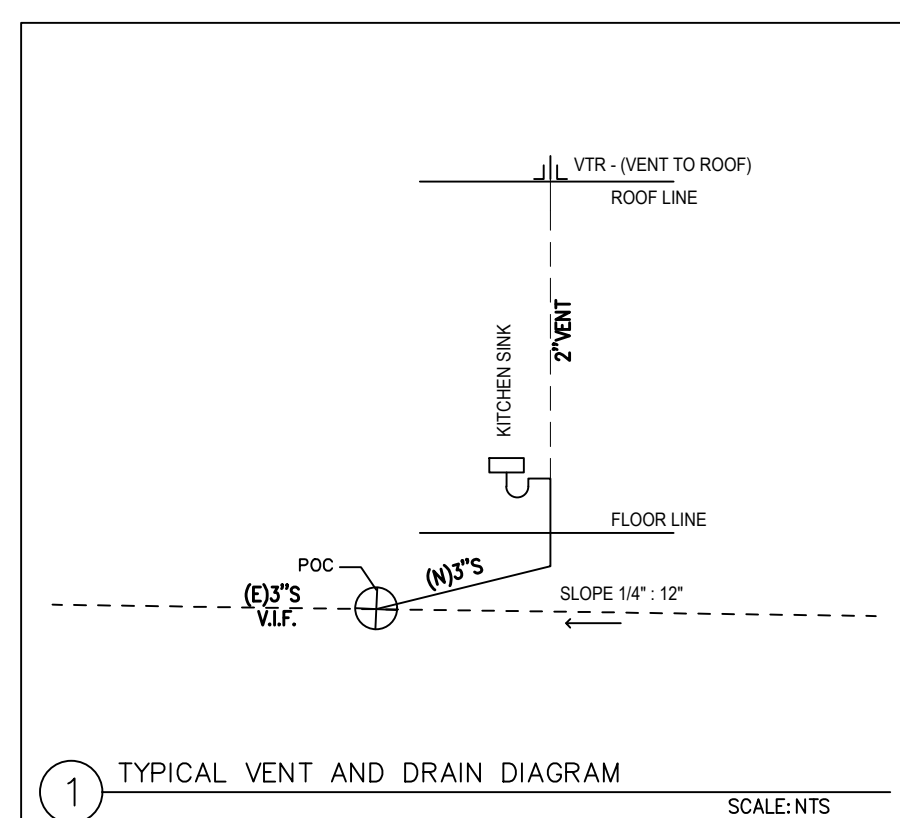
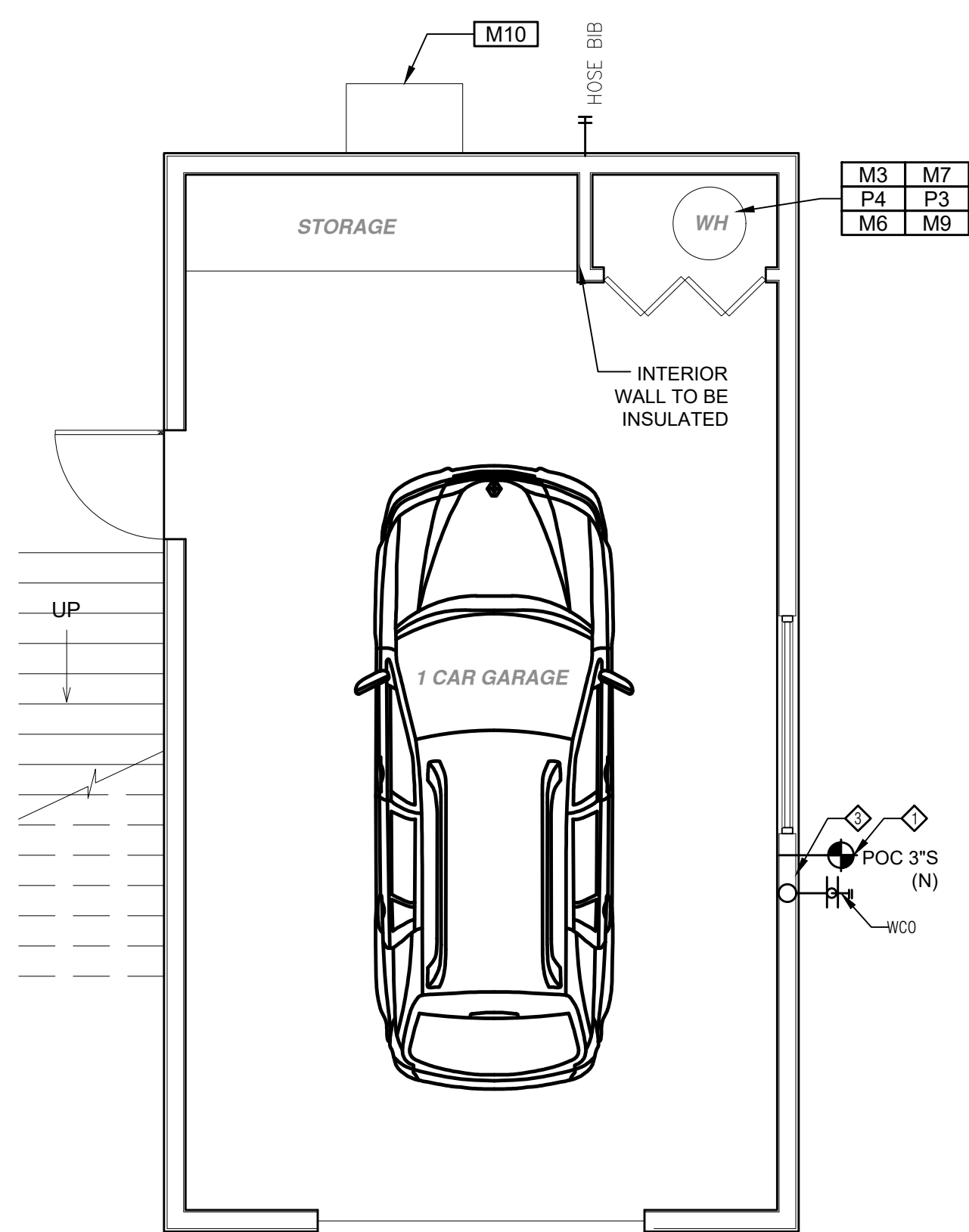
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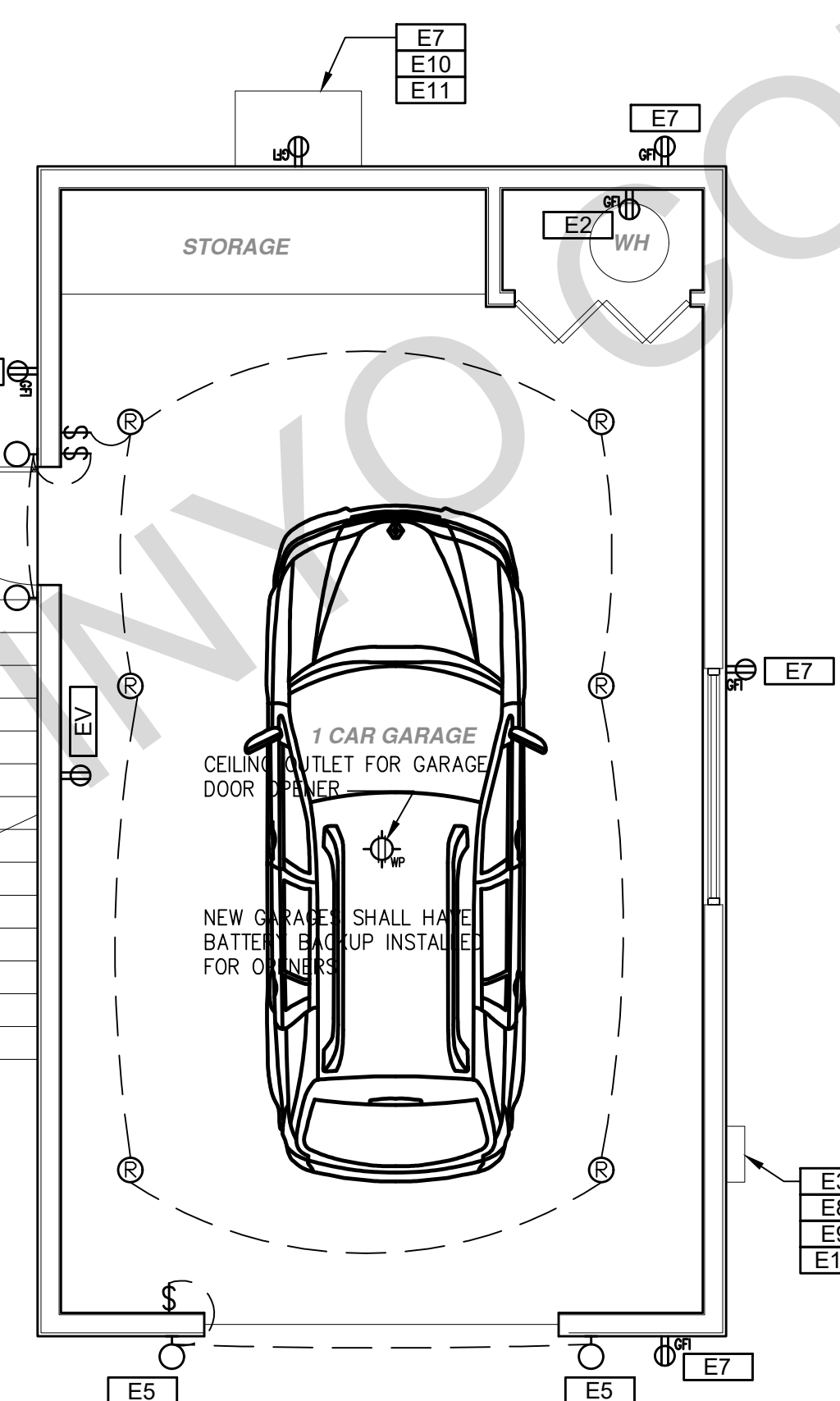
ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. 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MECHANICAL / PLUMBING PLAN

1/4" = 1'-0"



ELECTRICAL PLAN

1/4" = 1'-0"

PLUMBING LEGEND	
	FOR CONTINUATION SEE SITE PLAN.
UNLESS INDICATED OTHERWISE, ALL SEWER/WASTE LINES SHALL BE SLOPED AT 2% DROP. CONTRACTOR SHALL FIELD VERIFY AVAILABLE DEPTH FOR THE PROPOSED PIPE LAYOUT PRIOR TO START OF WORK. NO PIPES MAY SLOPE AT 1% UNLESS THAT ARE UP-SIZED TO 4\"/>	
	HOSE BIB
SYMBOL LEGEND	
	S SEWER ABOVE & BELOW SLAB
	VT SANITARY VENT
	WCO WALL CLEAN-OUT
	POC POINT OF CONNECTION INTO EXIST. PIPING
	DIRECTION OF FLOW
	PIPE DOWN
	PIPE UP

MECHANICAL KEYNOTES	
M1	INDOOR UNIT MINI SPLIT SYSTEM.
M2	EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)
M3	NEW RHEEM PROP40-T2-RH075-30 40 GALLON ELECTRIC HEAT PUMP WATER HEATER OR EQUIVALENT. TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2\"/>
M4	MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS
M5	DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 14\"/>
M6	NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.
M7	NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED
M8	A MINIMUM RATING HOOD OVER ELECTRICAL RANGE INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED PER CE TABLE 150.0-G-100 OR 65% CE AT $750 \text{ ft}^3 \text{ 130 cfm}$ OR 55% CE AT $150-1000 \text{ ft}^3 \text{ , 110 cfm}$ OR 50% CE AT $1000-1500 \text{ ft}^3 \text{ , 110 cfm}$ OR 50% CE AT 1500 ft^3
M9	WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
M10	OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT

PLUMBING KEYNOTES	
P1	CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24\"/>
P2	WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH. LAVATORIES LIMITED TO 1/2\"/>
P3	ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 1/2\"/>
P4	THE 1/2\"/>
P5	CONTROL VALVES IN SHOWERS, BATHUBS, & BIETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES

ELECTRICAL KEYNOTES	
E1	DEDICATED 30 AMP/ 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS. ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED. SEE SHEET G0.2. ELECTRIC READY 150.0(u) FOR REQUIREMENTS
E2	OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3\"/>
E3	SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER
E4	OUTLET AT COUNTER HEIGHT. SHALL COMPLY WITH CEC ARTICLE 210.52(C). IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12\"/>
E5	OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
E6	OUTLET DEDICATED FOR INDOOR HVAC UNIT
E7	WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED
E8	OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL. ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4
E9	SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4

MECHANICAL LEGEND	
	EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR. SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY. ONE OR MORE FANS TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.11 OR GREATER TO PROVIDE INDOOR AIR QUALITY. AT THE IAQ FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA 1 MANUAL D-2014 OR EQUIVALENT. 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT.
	RETURN AIR GRILLE, WALL MOUNTED
	SUPPLY AIR DIFFUSER, WALL MOUNTED
	THERMOSTAT

ELECTRICAL LEGEND	
	SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SHALL COMPLY WITH THE FOLLOWING: • AT LEAST 3\"/>
	CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.
	TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.
	WATER PROOF GFCI
	COOKTOP GRILL 240 V
	OVEN 240 V
	MICROWAVE 110 V
	GARBAGE DISPOSAL 110 V
	RANGE 220V
	COUNTER HEIGHT 6\"/>
	WASHER/DRYER 30AMP/ 240AMP
	PHONE / DATA / MEDIA
	CEILING WATERPROOF OUTLET
	FLOOR MOUNTED DUPLEX RECEPTACLE. VERIFY LOCATION IN FIELD.
	SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)
	SUB PANEL
	ALL OUTLETS NOT GFCI PROTECTED SHALL BE AFCI PROTECTED

MECHANICAL KEYNOTES	
E10	OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.
E11	A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11
E12	PER CEC 2022 150.0(u) 1.A., THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 158.16 ON SHEET G0.2
E13	MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. LOCATION OF MAIN PANEL SHALL BE DETERMINED BY THE SERVICE PROVIDER
E14	ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET G0.2. ELECTRIC READY 150.0(u) FOR REQUIREMENTS
E15	SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
E16	LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY

project
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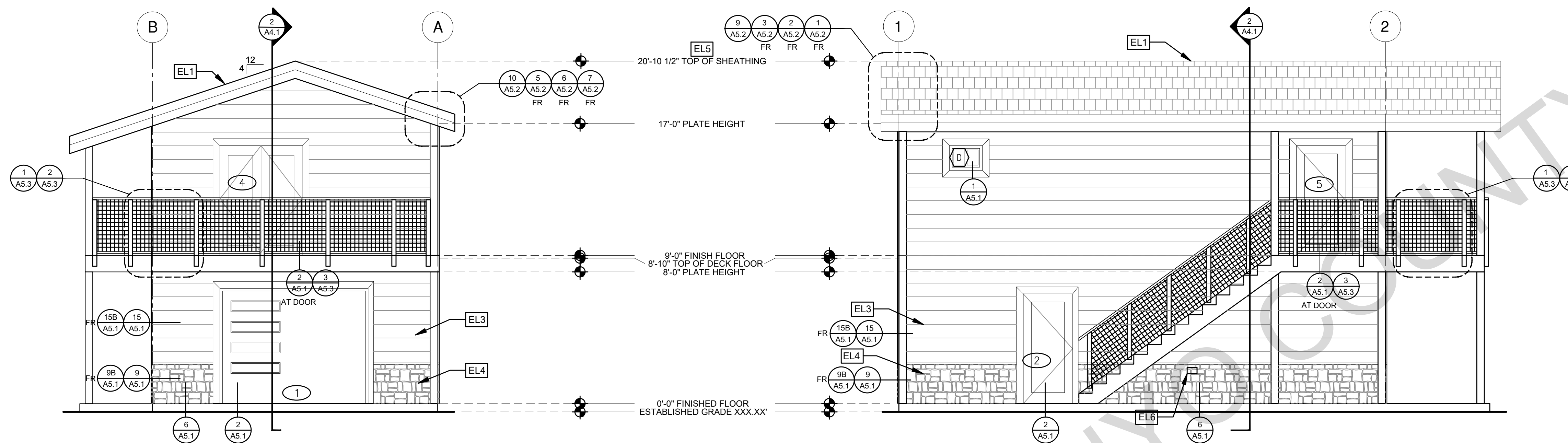
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Mechanical/
Plumbing/
Electrical

date 2024

project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no. A2.1



ELEVATION - A

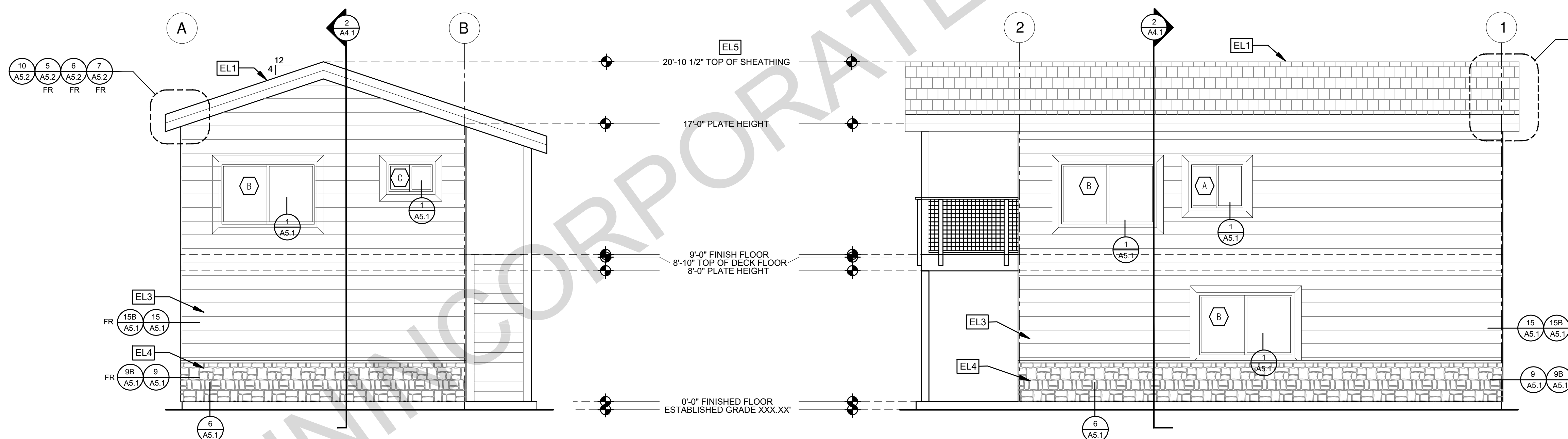
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RANCH

ELEVATION - B

1/4"=1'-0"

RANCH



ELEVATION - C

1/4"=1'-0"

RANCH

ELEVATION - D

1/4"=1'-0"

RANCH

ELEVATION KEYNOTES

- EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
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- EL3 STUCCO
- EL4 STONE VENEER
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ELEVATION GENERAL NOTES

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LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- ELEVATION MARKER
- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- TEMPERED GLASS
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 ADU/SFD Program

revisions

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- △
- △

description
 Exterior
 Elevations
 Ranch

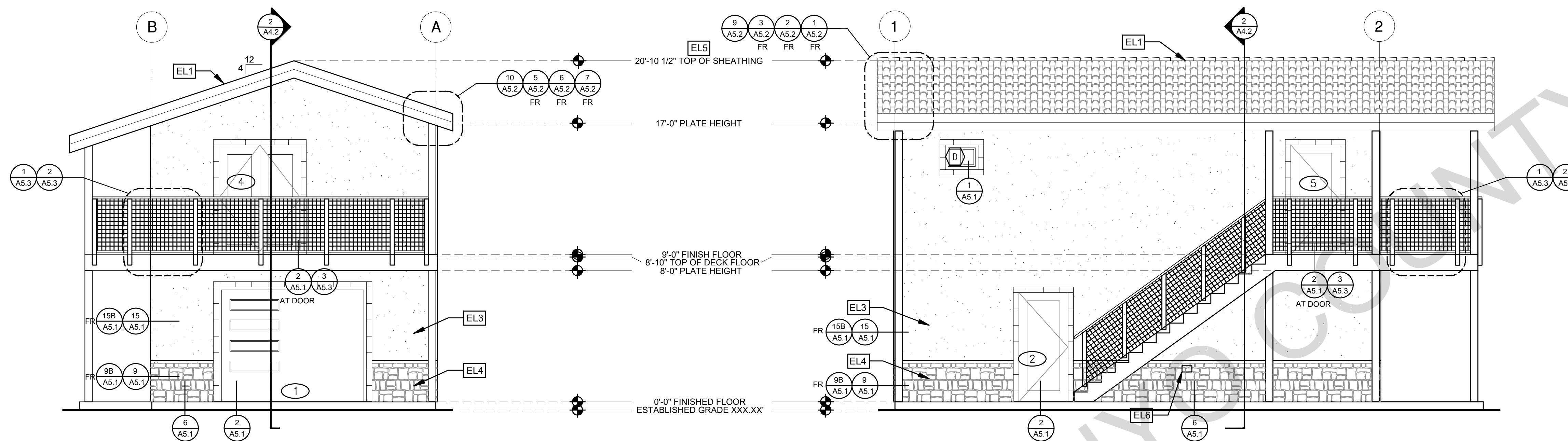
date 2024

project no. INYO COUNTY ADU/SFDs

drawn by DESIGN PATH STUDIO

sheet no.

A3.1



ELEVATION - A

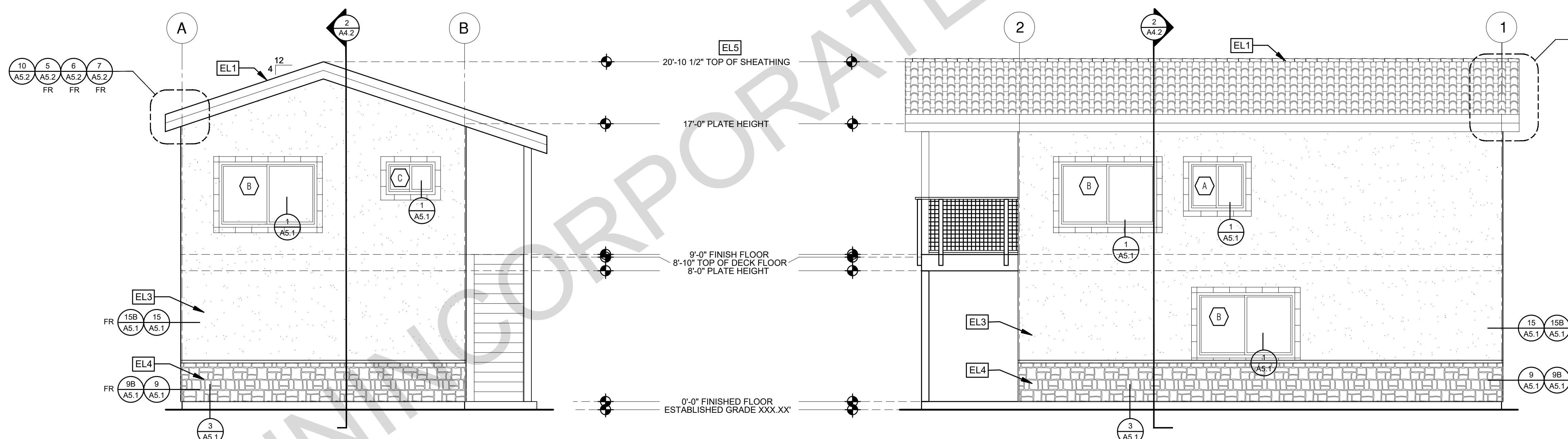
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SPANISH

ELEVATION - B

1/4"=1'-0"

SPANISH



ELEVATION - C

1/4"=1'-0"

SPANISH

ELEVATION - D

1/4"=1'-0"

SPANISH

ELEVATION KEYNOTES

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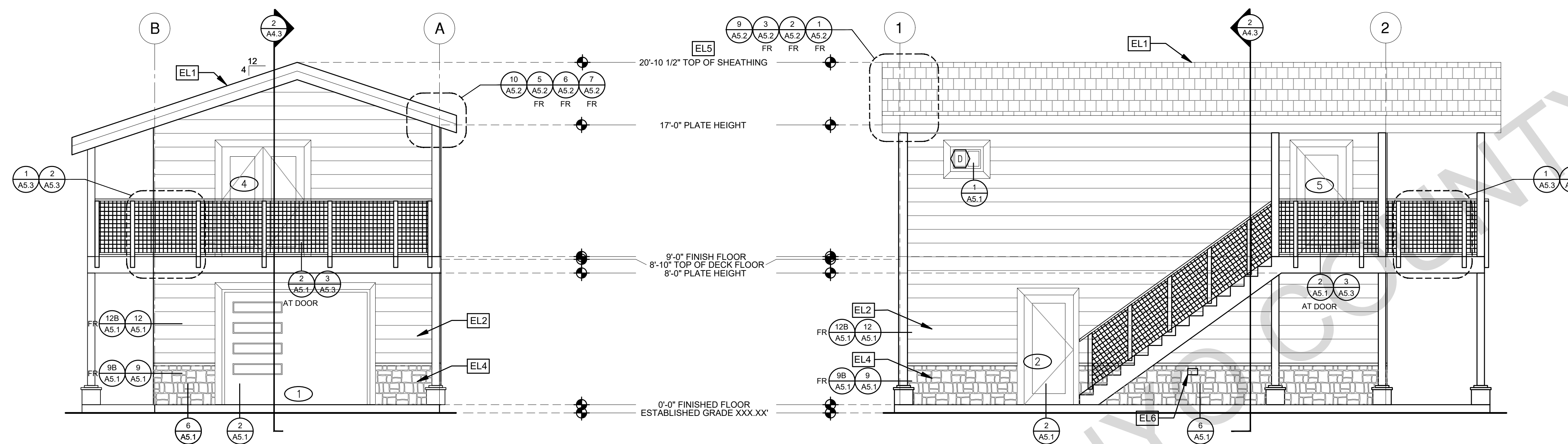
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project
 County of Inyo
 Pre-Approved
 ADU/SFD Program

revisions
 description
 Exterior
 Elevations
 Spanish

date 2024
 project no. INYO COUNTY ADU/SFDs
 drawn by DESIGN PATH STUDIO
 sheet no.



ELEVATION - A

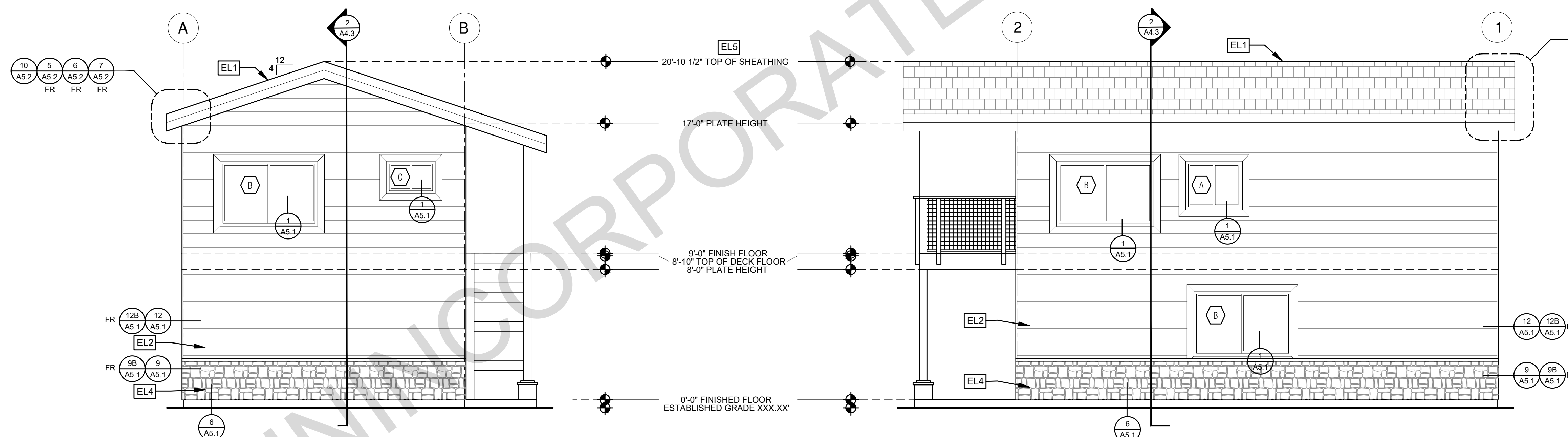
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TRADITIONAL

ELEVATION - B

1/4"=1'-0"

TRADITIONAL



ELEVATION - C

1/4"=1'-0"

TRADITIONAL

ELEVATION - D

1/4"=1'-0"

TRADITIONAL

ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
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project
 County of Inyo
 Pre-Approved
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revisions
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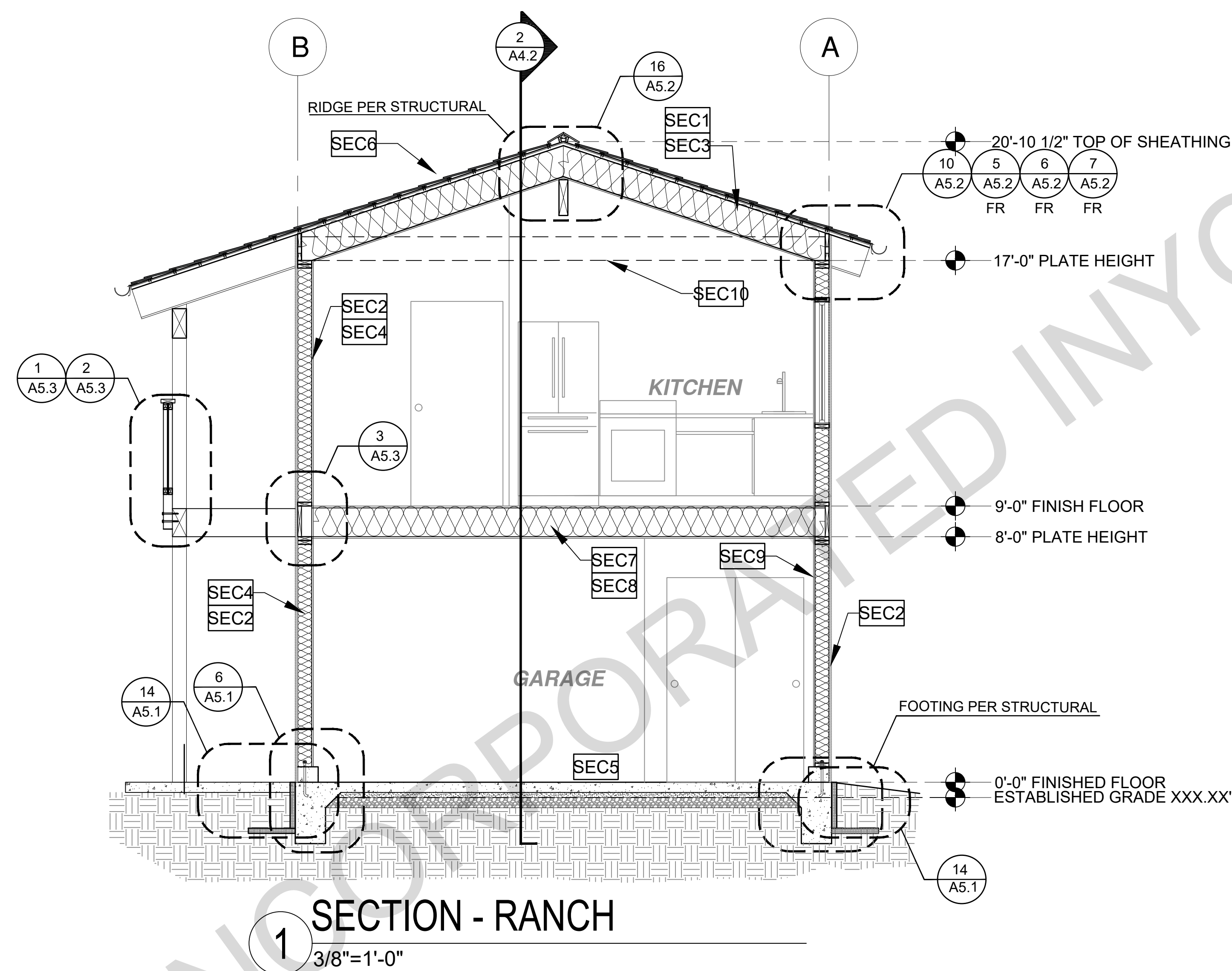
description
 Exterior
 Elevations
 Traditional

date 2024

project no. INYO COUNTY ADU/SFDs

drawn by DESIGN PATH STUDIO

sheet no. **A3.3**



SECTION - RANCH

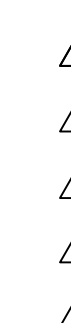
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3/8" = 1'-0"

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Pre-Approved
ADU/SFD Program

revisions



description
Sections
Ranch
1 Bedroom

date 2024

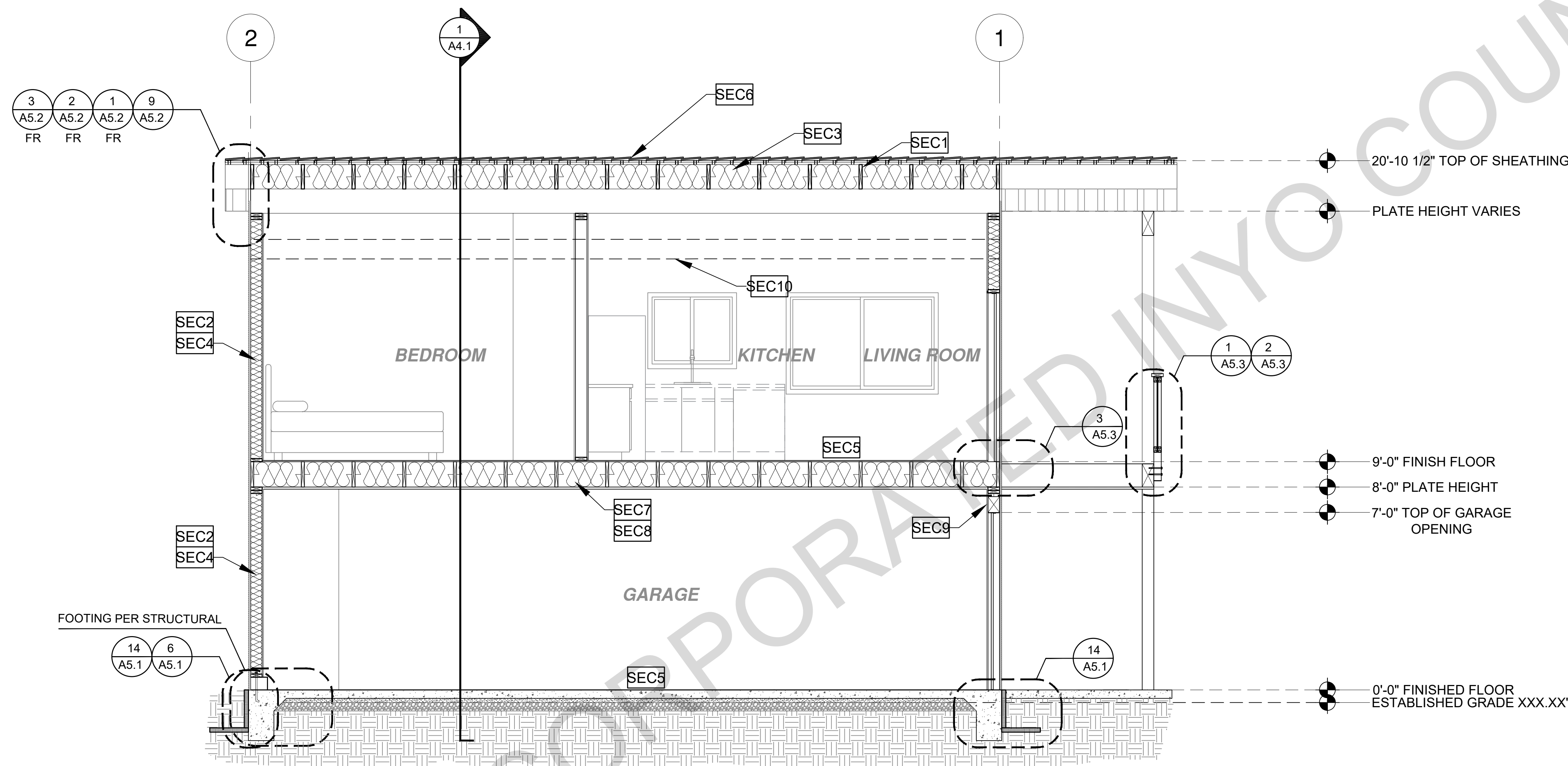
project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no.

A4.1

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>SEC7 FLOOR INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC8 MINIMUM 5/8" TYPE GYPSUM BOARD</p> <p>SEC9 MINIMUM 1/2" GYPSUM BOARD</p> <p>SEC10 CEILING JOIST REQUIRED IN CLIMATE ZONE 16 ONLY. REFER TO T24 CALCULATION REPORTS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED OR AN APPROVED VAPOR BARRIER BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES, FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. "KEYNOTES ONLY APPLY IF REFERENCED ON PLANS" 1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION 2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11: A. SECTION R302.11: 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E158 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19 FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE HALF-INCH GYPSUM BOARD 6. ONE FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>LEGEND</p> <p> SECTION CUT</p> <p> ELEVATION CALLOUT</p> <p> DETAIL DRAWING REF.</p> <p> ELEVATION MARKER</p>



SECTION - RANCH
2
3/8"=1'-0"

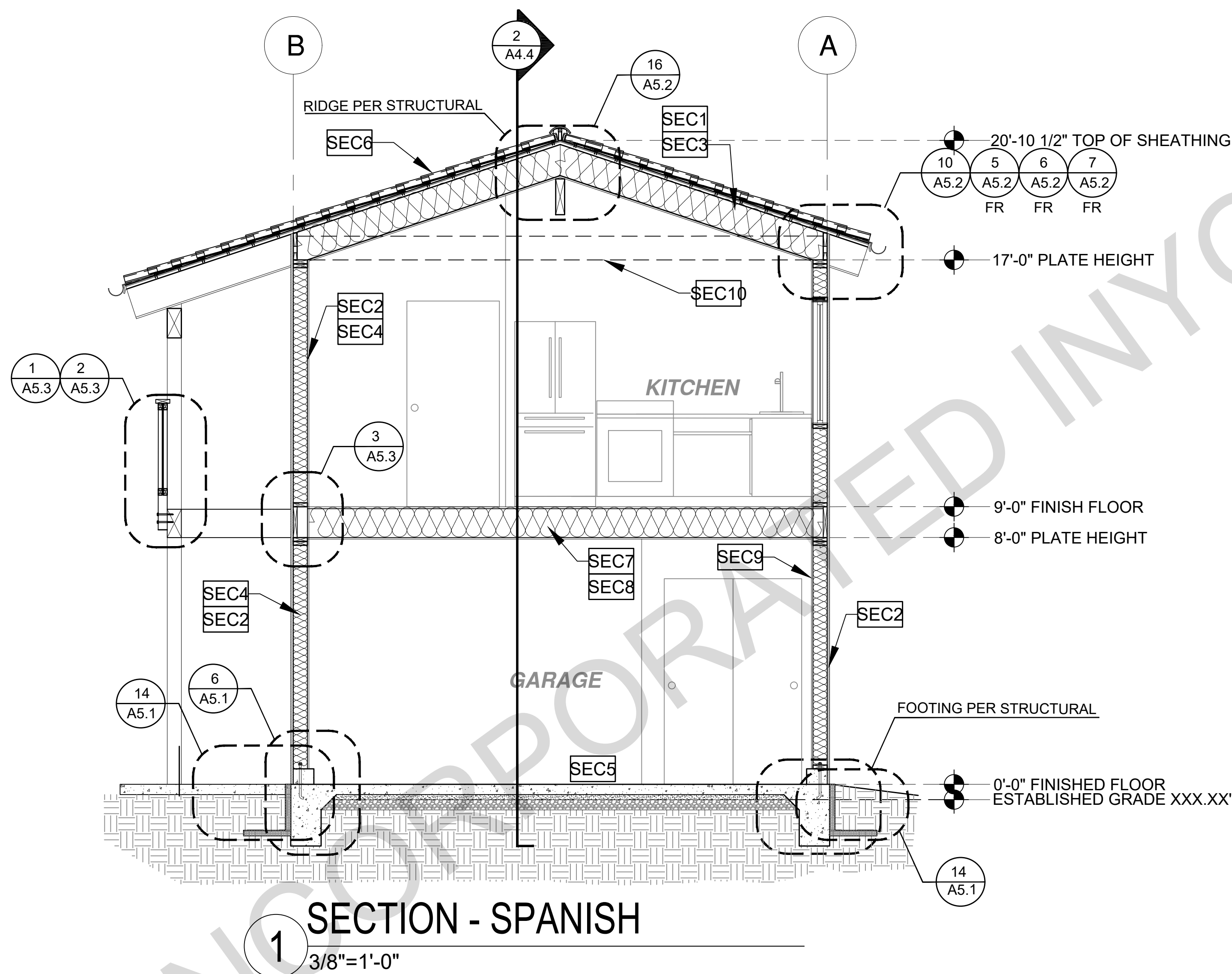
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project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions
△
△
△
△
description
Sections
Ranch
1 Bedroom

date 2024
project no. INYO COUNTY ADU/SFDS
drawn by DESIGN PATH STUDIO
sheet no. A4.2

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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SECTION - SPANISH

1
 3/8" = 1'-0"

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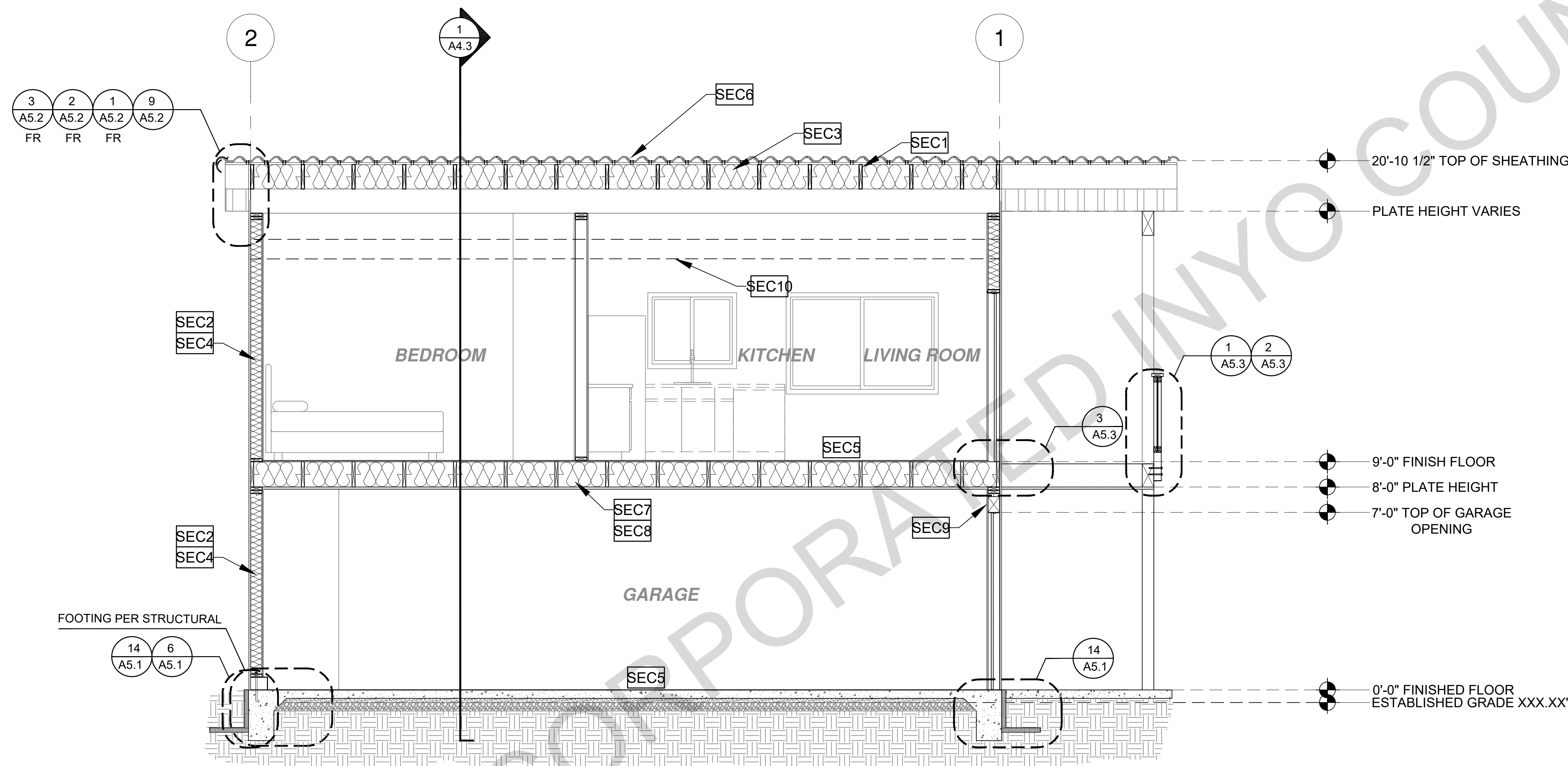
project
 County of Inyo
 Pre-Approved
 ADU/SFD Program

revisions
 description
 Sections
 Spanish
 1 Bedroom

date 2024
 project no. INYO COUNTY ADU/SFDS
 drawn by DESIGN PATH STUDIO
 sheet no.

A4.3

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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SECTION - SPANISH
2
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project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions



description
Sections
Spanish
1 Bedroom

date 2024

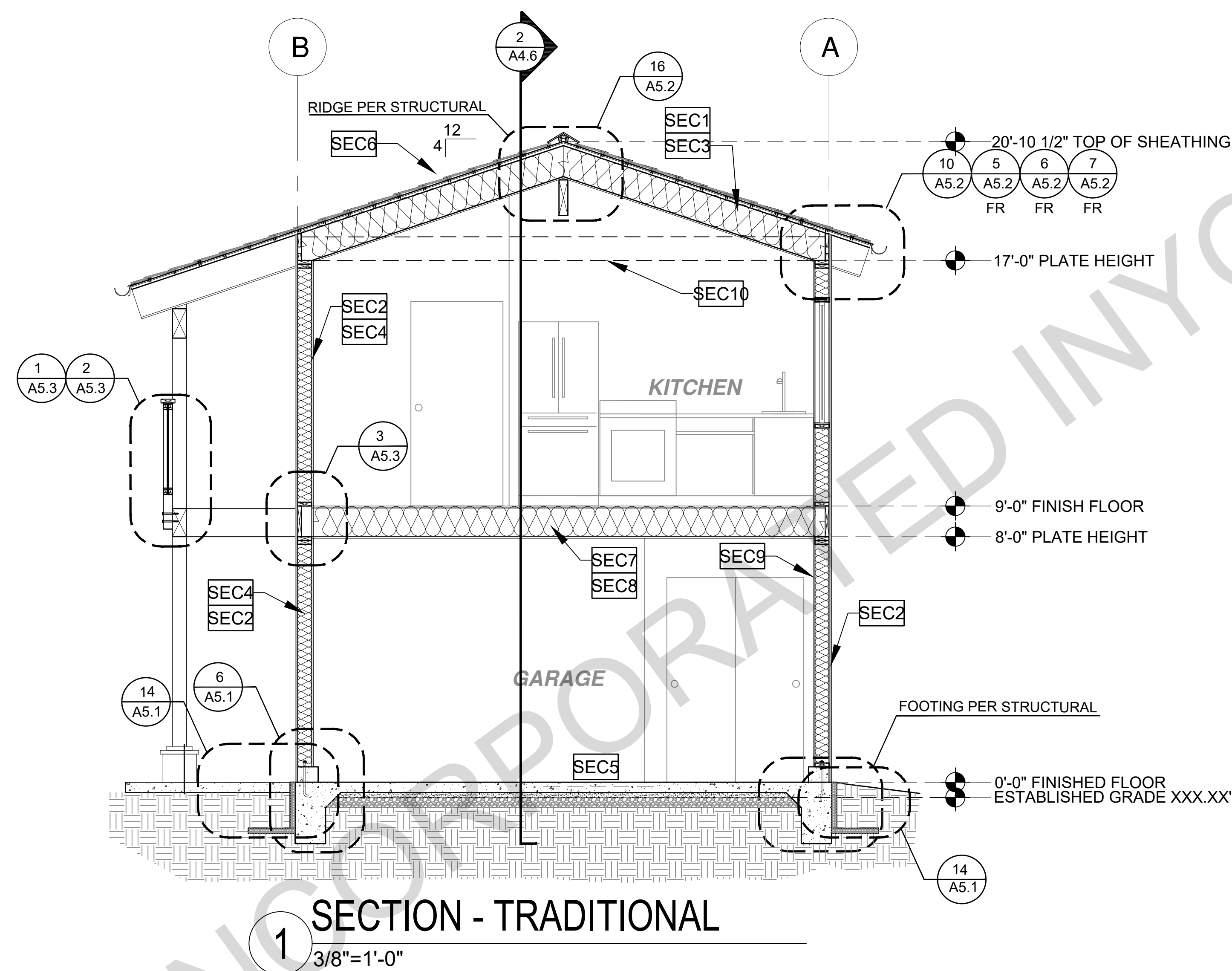
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sheet no.

A4.4

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>SEC7 FLOOR INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC8 MINIMUM 5/8" TYPE GYPSUM BOARD</p> <p>SEC9 MINIMUM 1/2" GYPSUM BOARD</p> <p>SEC10 CEILING JOIST REQUIRED IN CLIMATE ZONE 16 ONLY. REFER TO T24 CALCULATION REPORTS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED OR AN APPROVED VAPOR BARRIER BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIAL ASSEMBLIES, FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. "KEYNOTES ONLY APPLY IF REFERENCED ON PLANS" 1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION 2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11: A. SECTION R302.11-1 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E158 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19 FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE HALF-INCH GYPSUM BOARD 6. ONE FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p> SECTION CUT</p> <p> ELEVATION CALLOUT</p> <p> DETAIL DRAWING REF.</p> <p> ELEVATION MARKER</p>



SECTION - TRADITIONAL

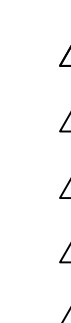
3/8" = 1'-0"

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project

County of Inyo
Pre-Approved
ADU/SFD Program

revisions



description
Sections
Traditional
1 Bedroom

date 2024

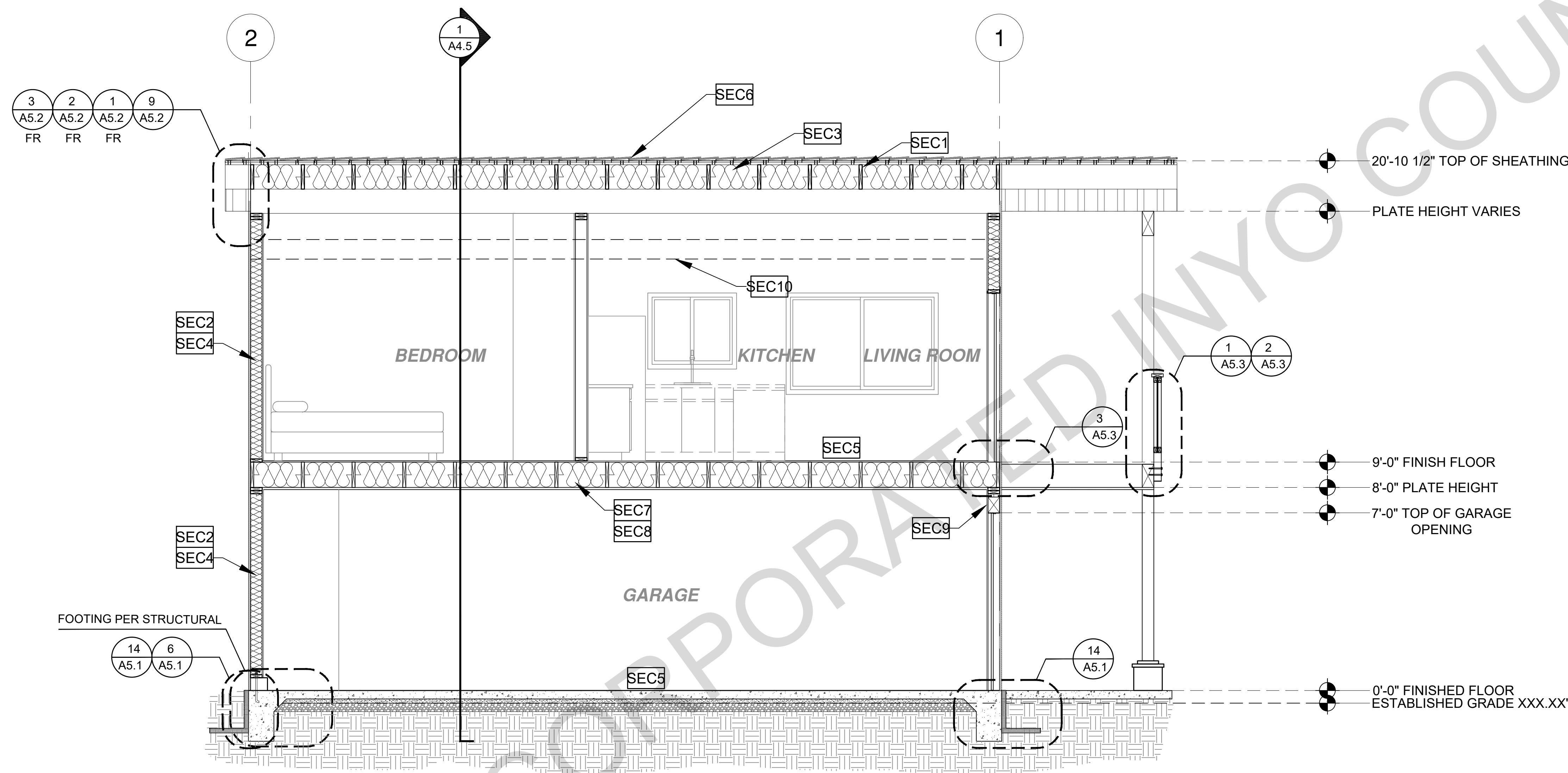
project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no.

A4.5

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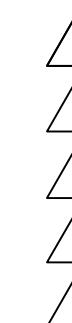


2 SECTION - TRADITIONAL
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project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions



description
Sections
Traditional
1 Bedroom

date 2024

project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no.

A4.6

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R403.3 FROST-PROTECTED SHALLOW FOUNDATION
FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT NOT LESS THAN 64 F (18 C), FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHERE PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1) SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS, GARAGE, AND CARPORTS, AND SHALL NOT BE ATTACHED TO BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A MINIMUM MONTHLY MEAN TEMPERATURE OF 64 F (18 C)

MATERIALS USED BELOW GRADE FOR THE PURPOSE OF INSULATING FOOTINGS AGAINST FROST SHALL BE LABELED AS COMPLYING WITH ASTM C578

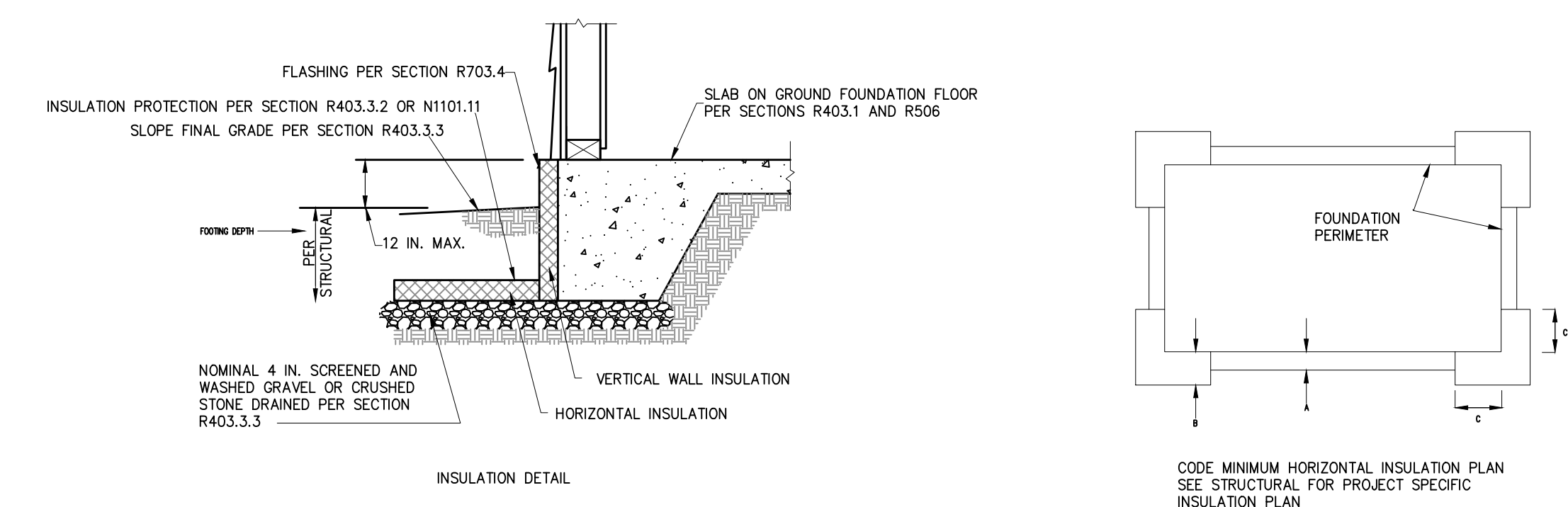
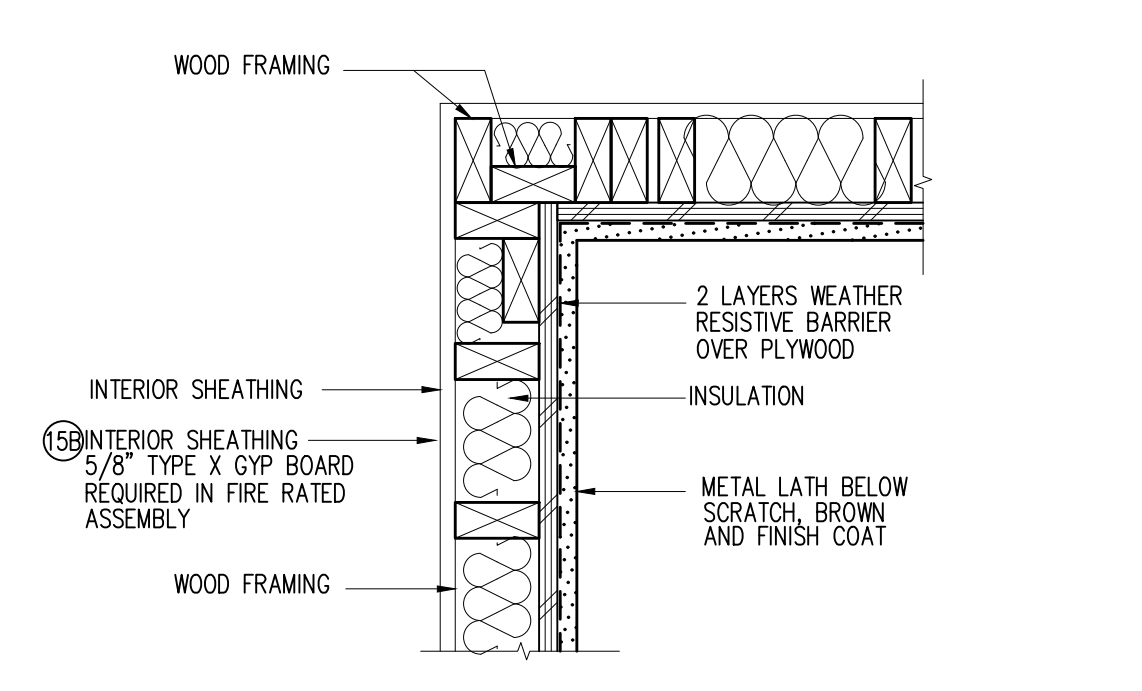


TABLE R403.3(1) MINIMUM FOOTING DEPTH AND INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS^a

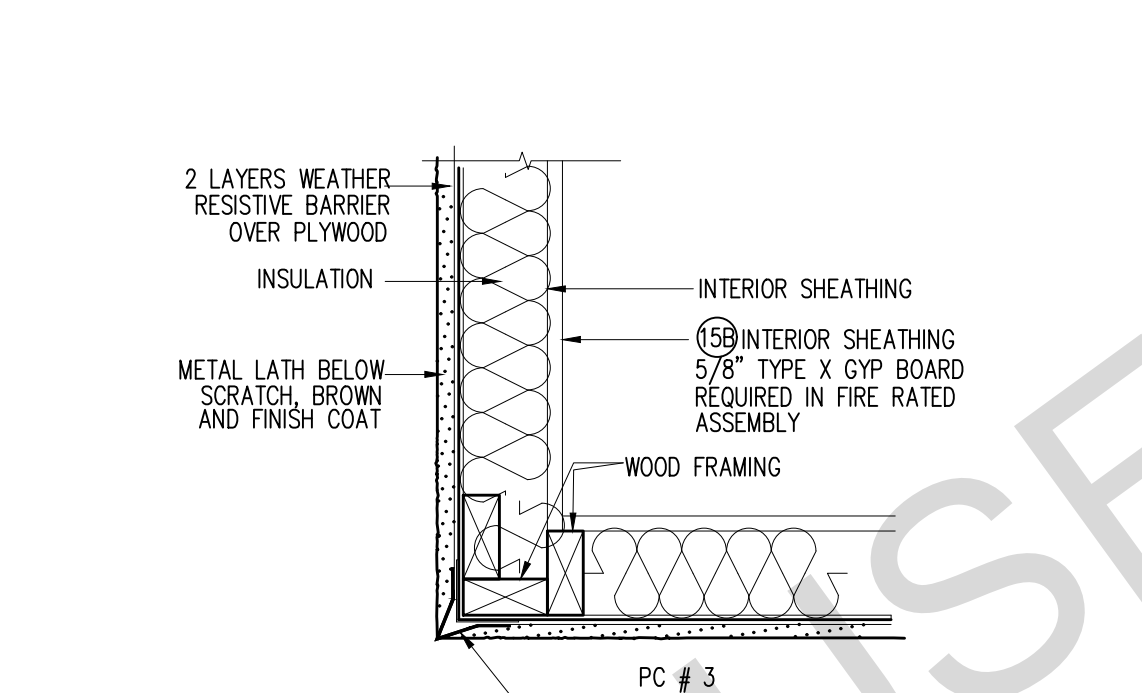
AIR-FREEZING INDEX (°F days) ^b	MINIMUM FOOTING DEPTH, D (inches)	VERTICAL INSULATION R-VALUE ^c	HORIZONTAL INSULATION R-VALUE ^c		HORIZONTAL INSULATION DIMENSIONS PER Figure R403.3(1) (inches)		
			Along walls	At corners	A	B	C
1,500 or less	12	4.5	Not required	Not required	Not required	Not required	Not required
2,000	14	5.6	Not required	Not required	Not required	Not required	Not required
2,500	16	6.7	1.7	4.9	12	24	40
3,000	16	7.8	6.5	8.6	12	24	40
3,500	16	9.0	8.0	11.2	24	30	60
4,000	16	10.1	10.5	13.1	24	36	60

For SI: 1 inch = 25.4 mm, °C = [(°F) - 32] / 1.8
 a. Insulation requirements are for protection against frost damage in heated buildings. Greater values could be required to meet energy conservation standards.
 b. See Figure R403.3(2) or Table R403.3(2) for Air-Freezing Index values.
 c. Insulation materials shall provide the stated minimum R-values under long-term exposure to moist, below-ground conditions in freezing climates. The following R-values shall be used to determine insulation thicknesses required for this application: Type II expanded polystyrene (EPS)-3.2 R per inch for vertical insulation and 2.6 R per inch for horizontal insulation; Type IX expanded polystyrene (EPS)-3.4 R per inch for vertical insulation and 2.8 R per inch for horizontal insulation; Types IV, V, VI, VII, and X extruded polystyrene (XPS)-4.5 R per inch for vertical insulation and 4.0 R per inch for horizontal insulation.
 d. Vertical insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.
 e. Horizontal insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.

14 TYPICAL DETAIL FOR FROST PROTECTED SHALLOW FOOTING
SCALE: NTS



15B FIRE RATED STUCCO WALL

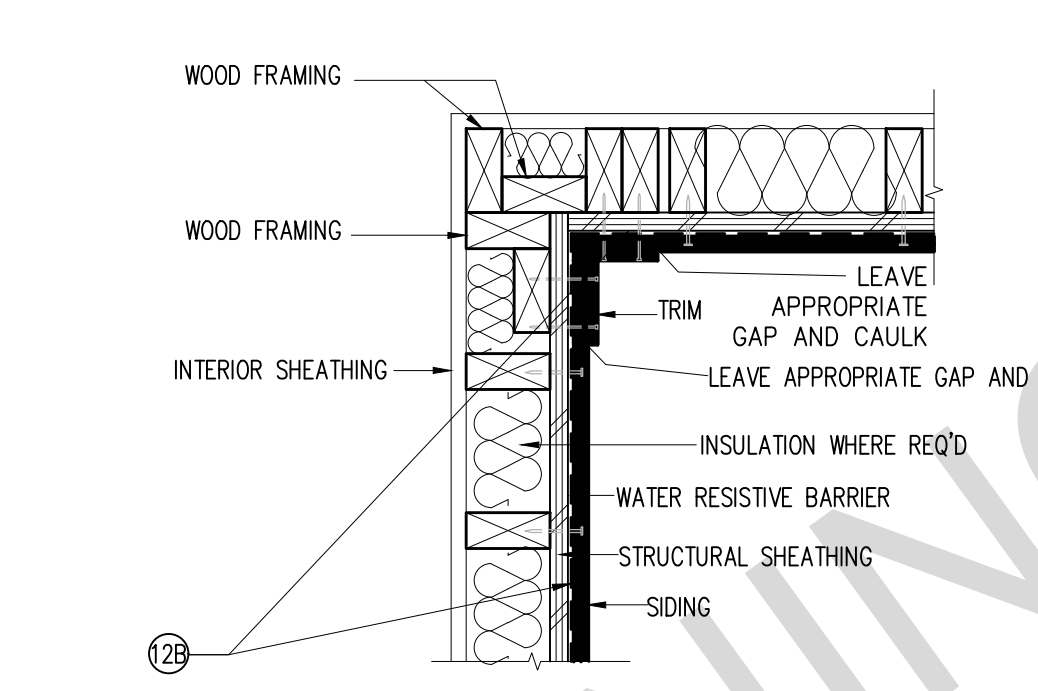


15 STUCCO WALL

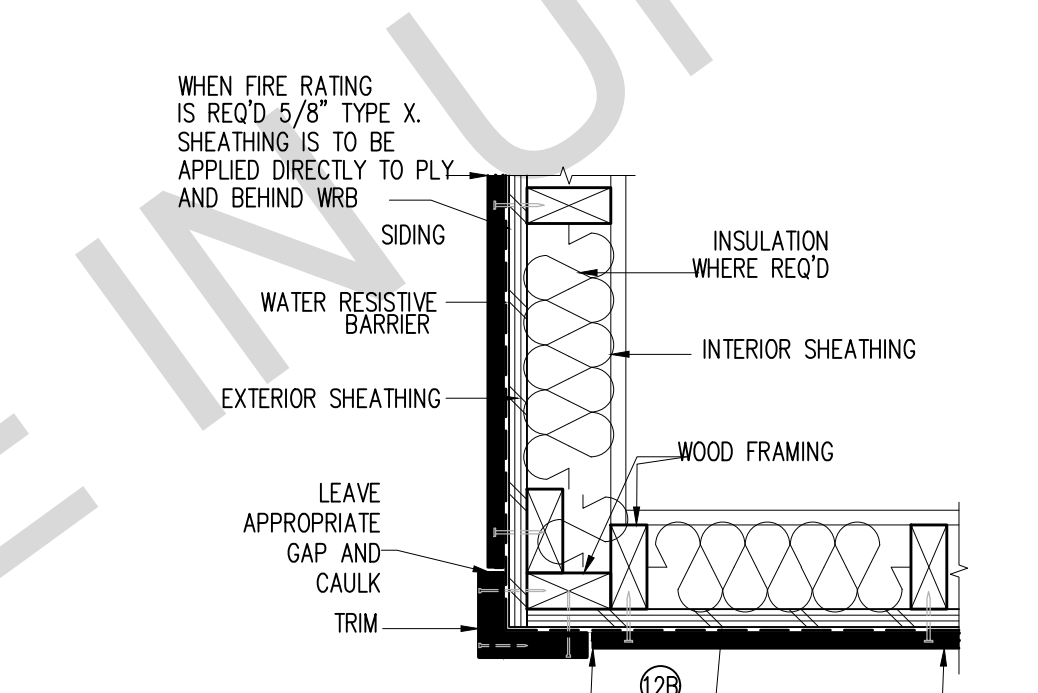


12B FIRE RATED SIDING WALL

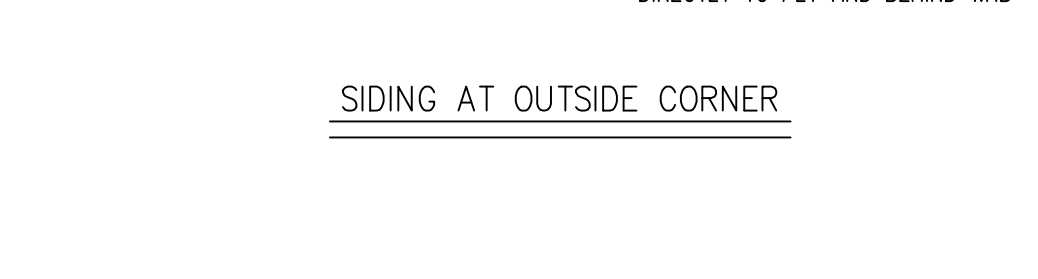
12 SIDING WALL



12B FIRE RATED SIDING WALL

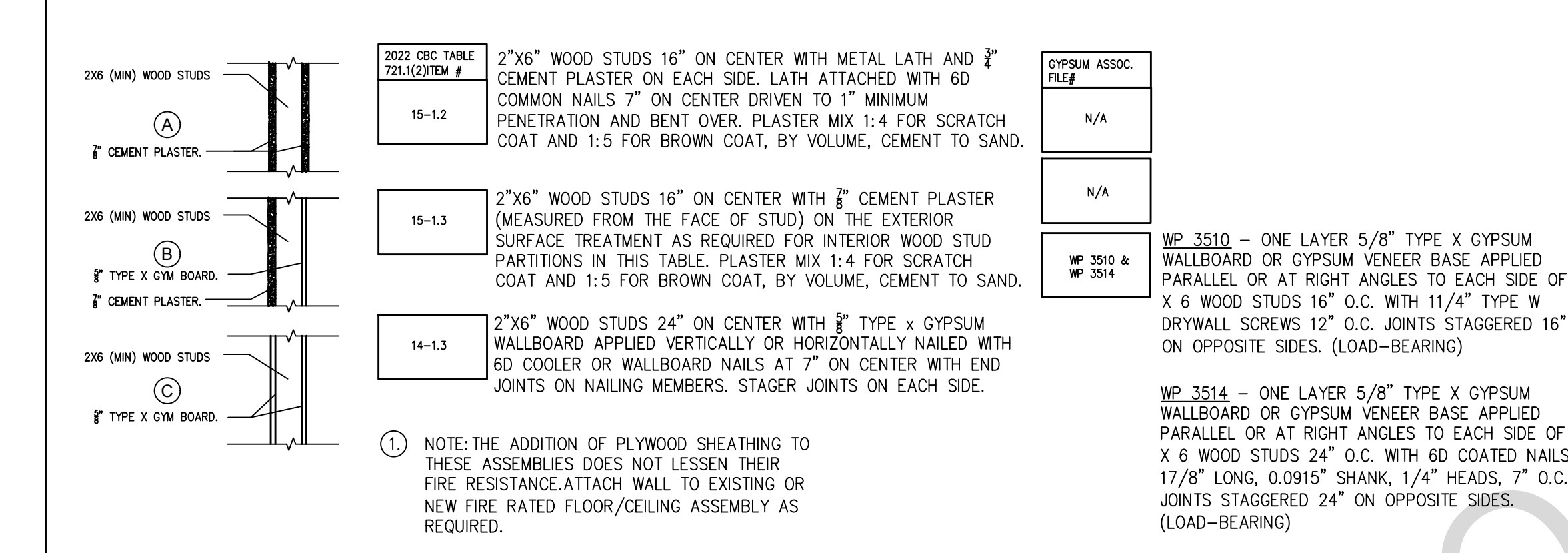


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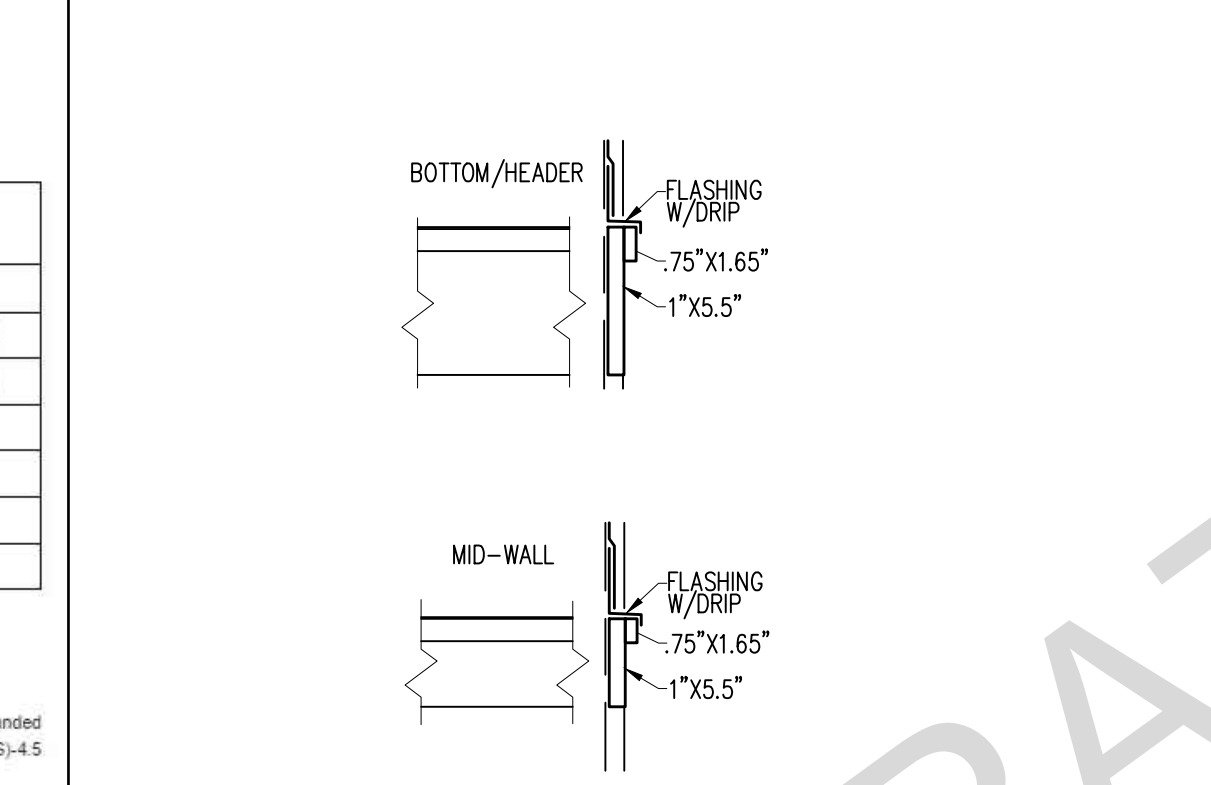


9B FIRE RATED STONE WALL

9 STONE WALL

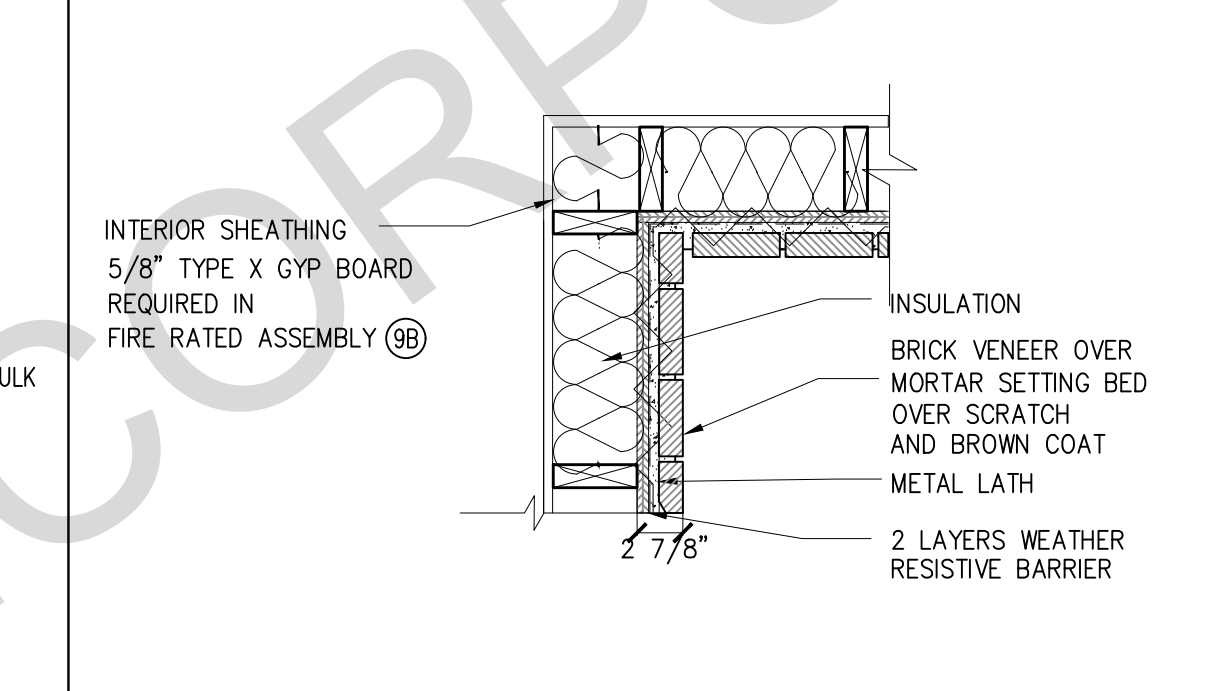


4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS
SCALE: NTS



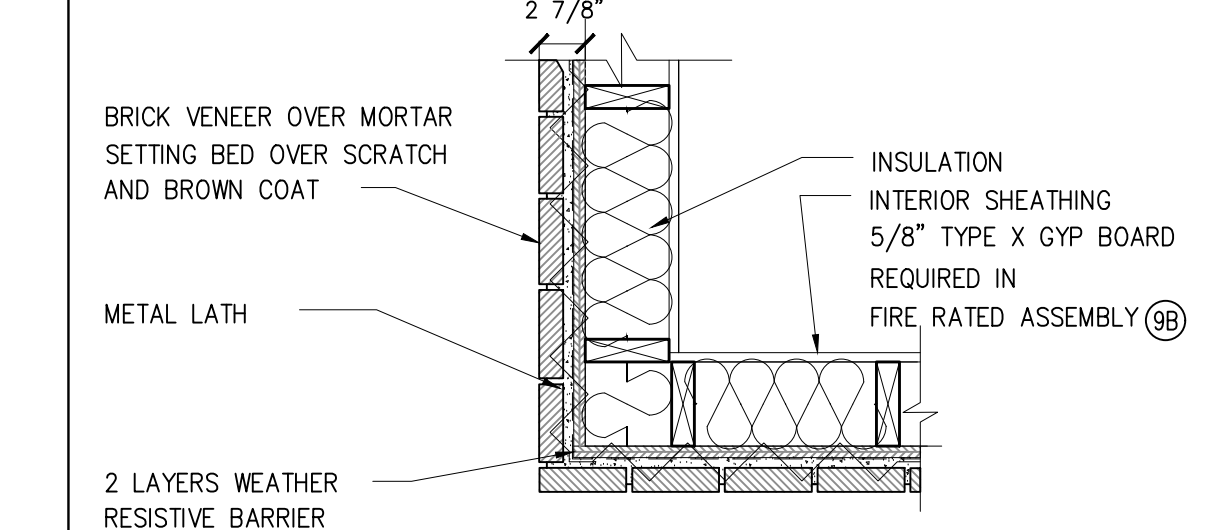
8 TRIM PROFILE

5 WINDOW FLASHING
SCALE: NTS



5 WINDOW FLASHING

2 DOOR THRESHOLD FLASHING
SCALE: 1/2"=1'-0"

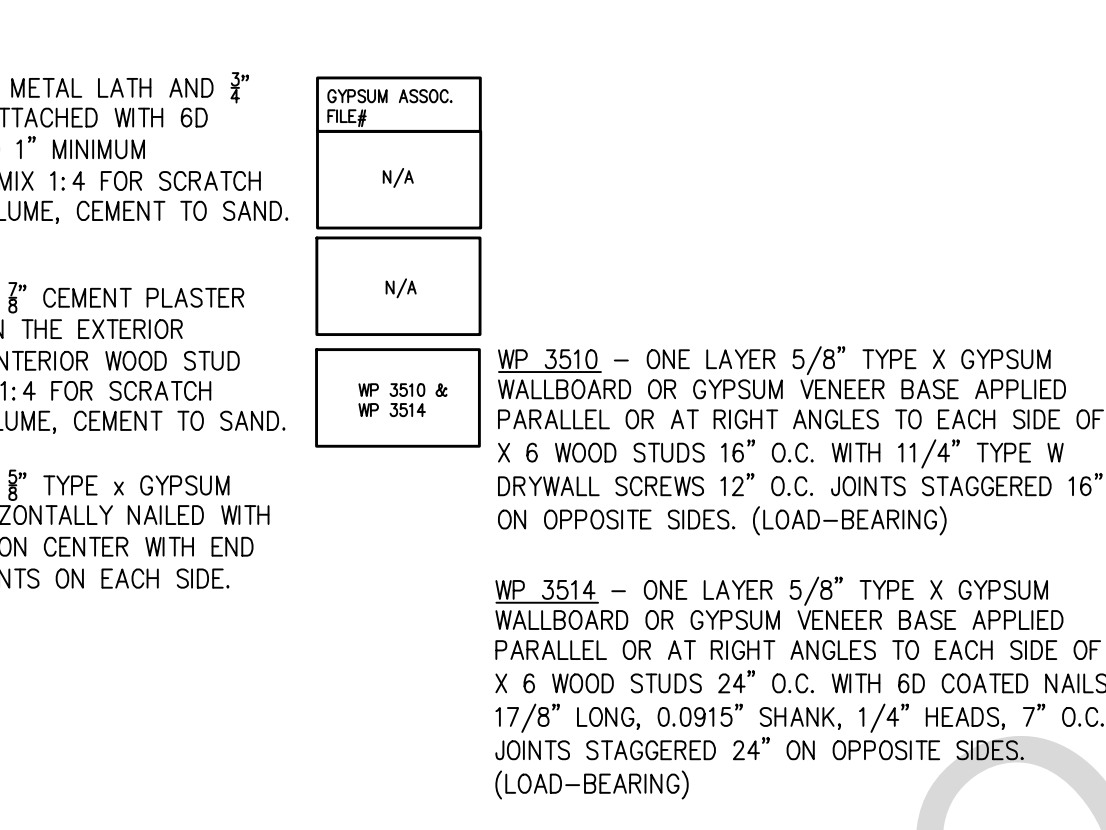


2 DOOR THRESHOLD FLASHING

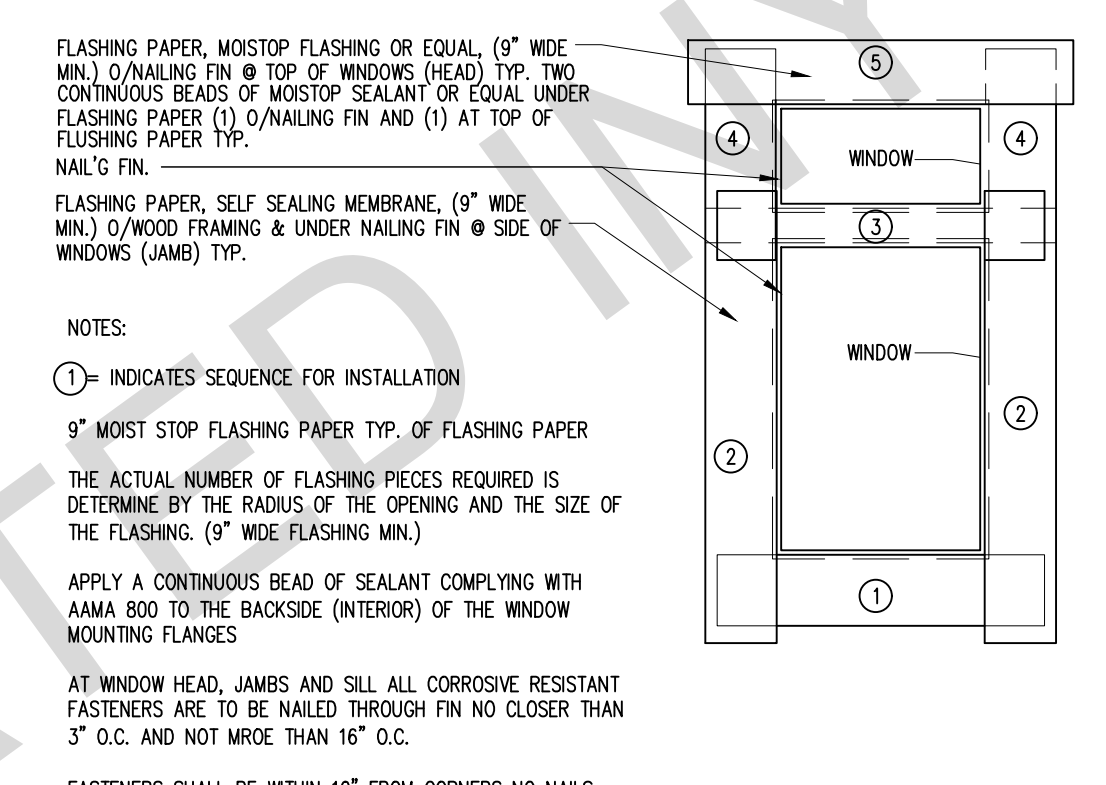


6 SIDING - WALL SECTION
SCALE: 1/2"=1'-0"

6 SIDING - WALL SECTION

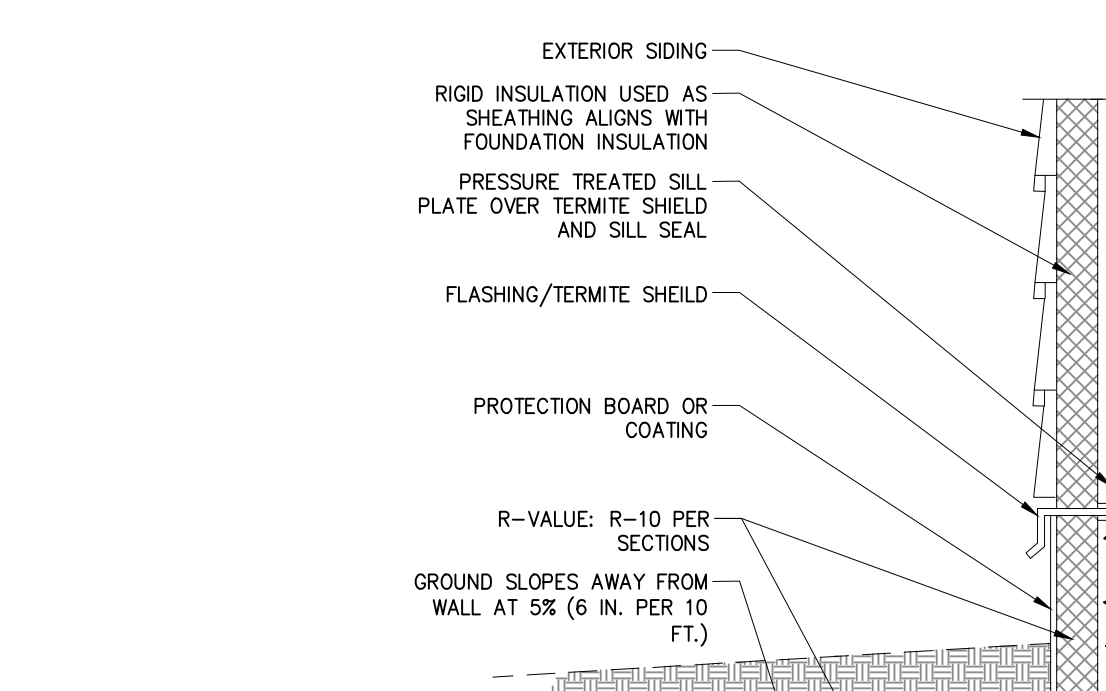


1 WINDOW SILL FLASHING
SCALE: 1/2"=1'-0"



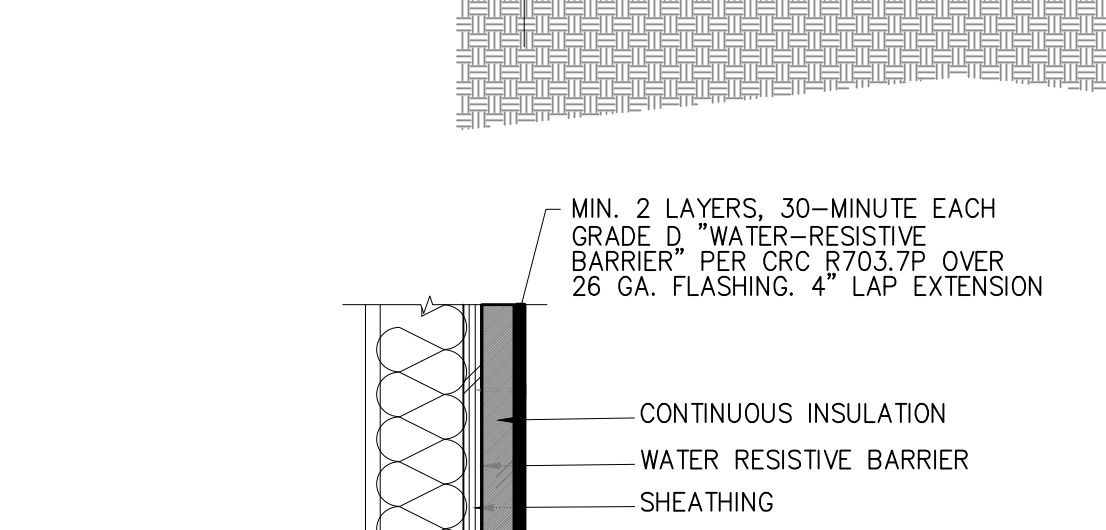
1 WINDOW SILL FLASHING

2 DOOR THRESHOLD FLASHING
SCALE: 1/2"=1'-0"

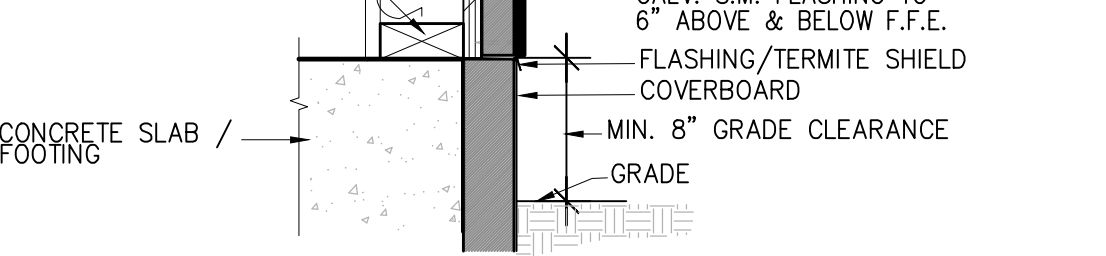


2 DOOR THRESHOLD FLASHING

6 SIDING - WALL SECTION
SCALE: 1/2"=1'-0"

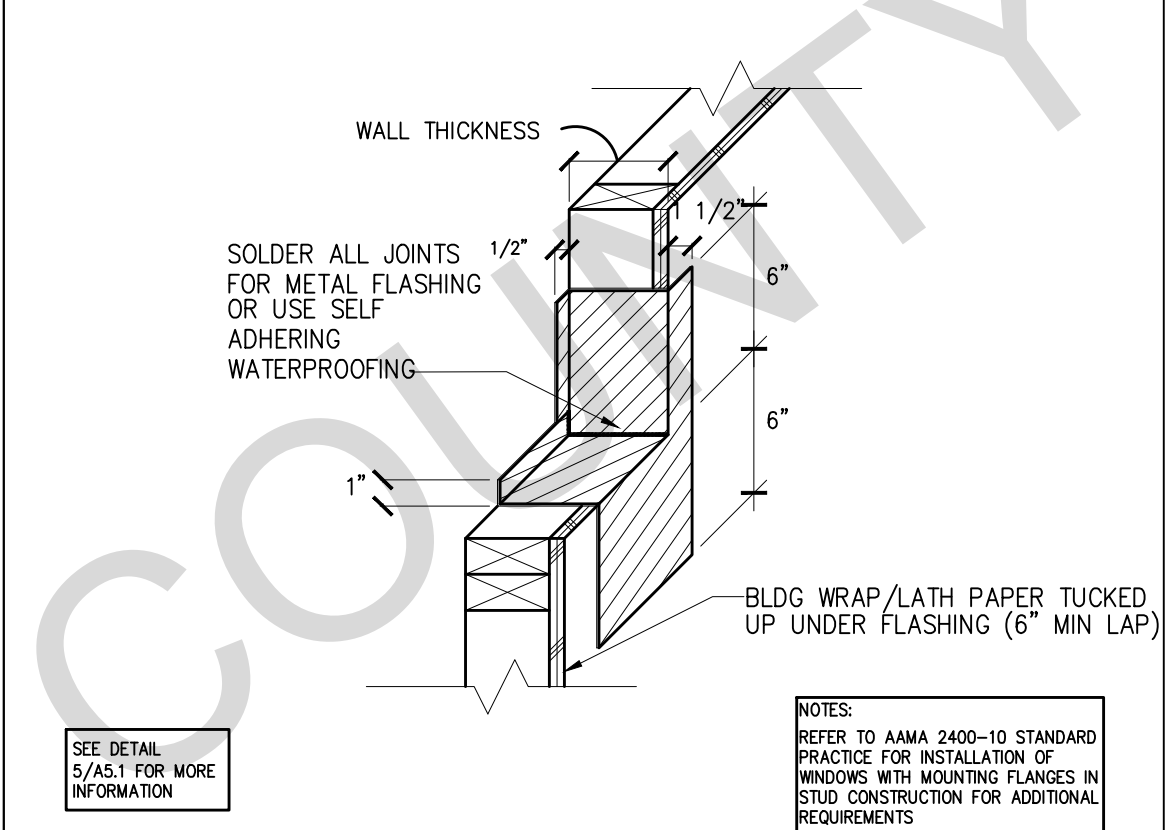


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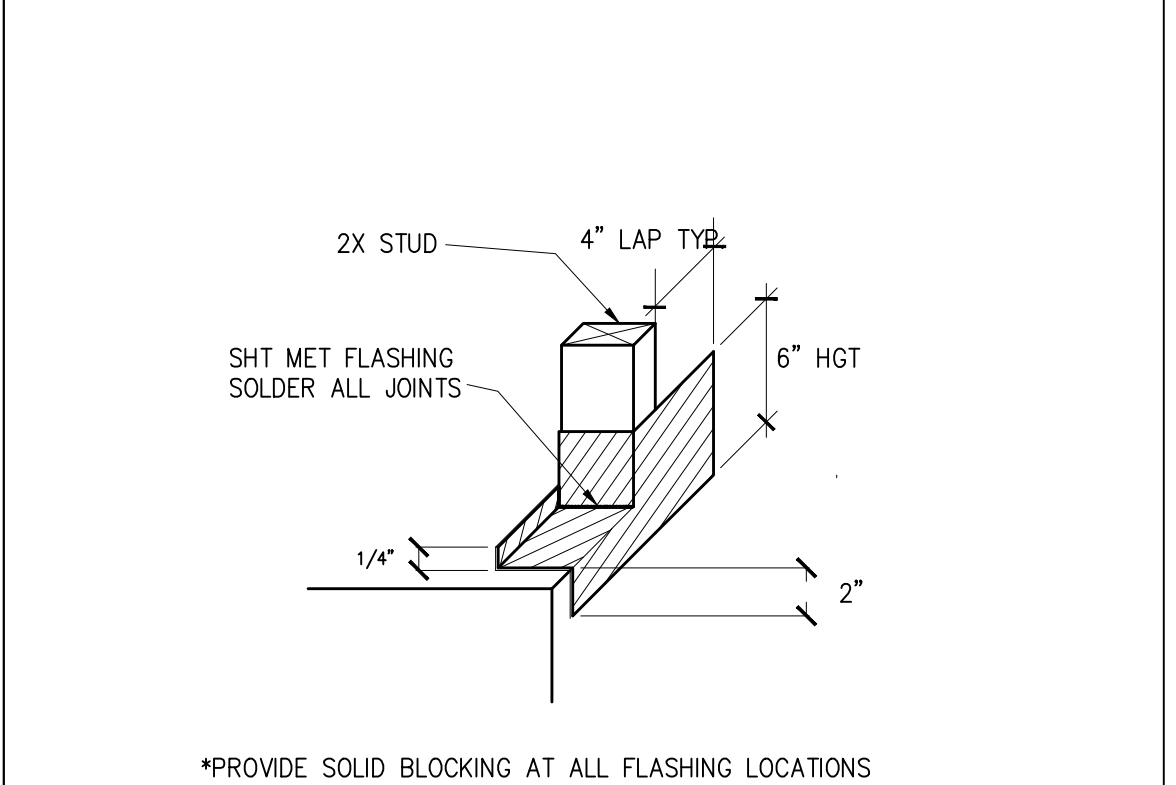


6 SIDING - WALL SECTION

6 SIDING - WALL SECTION

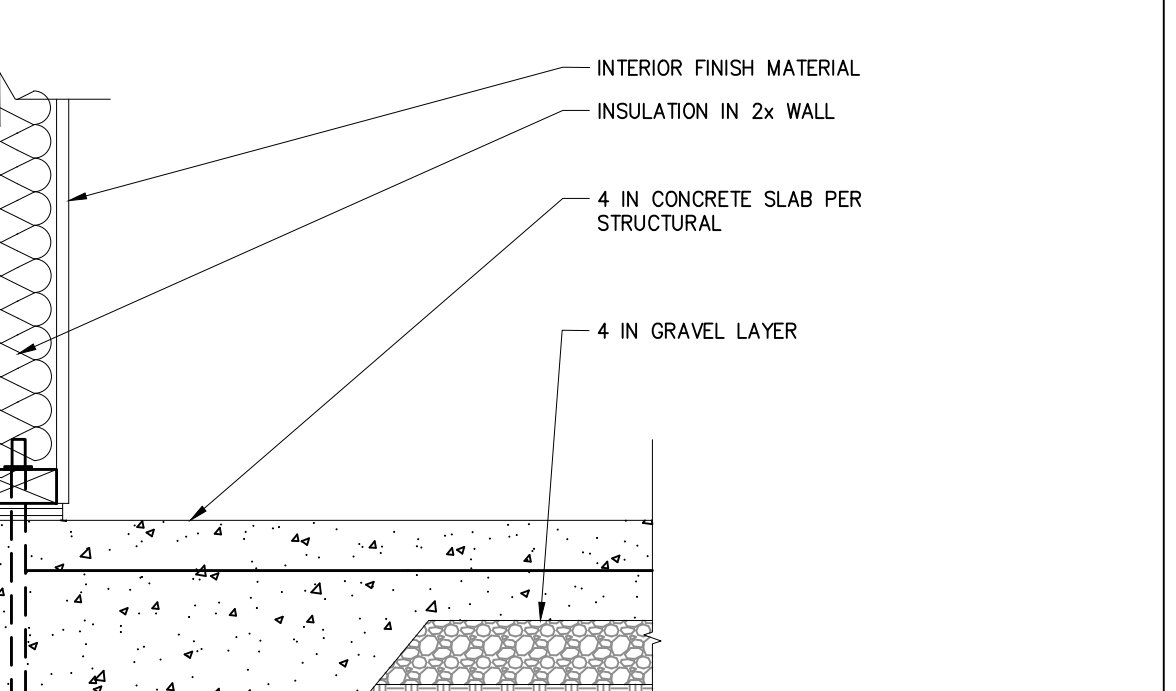


1 WINDOW SILL FLASHING
SCALE: 1/2"=1'-0"



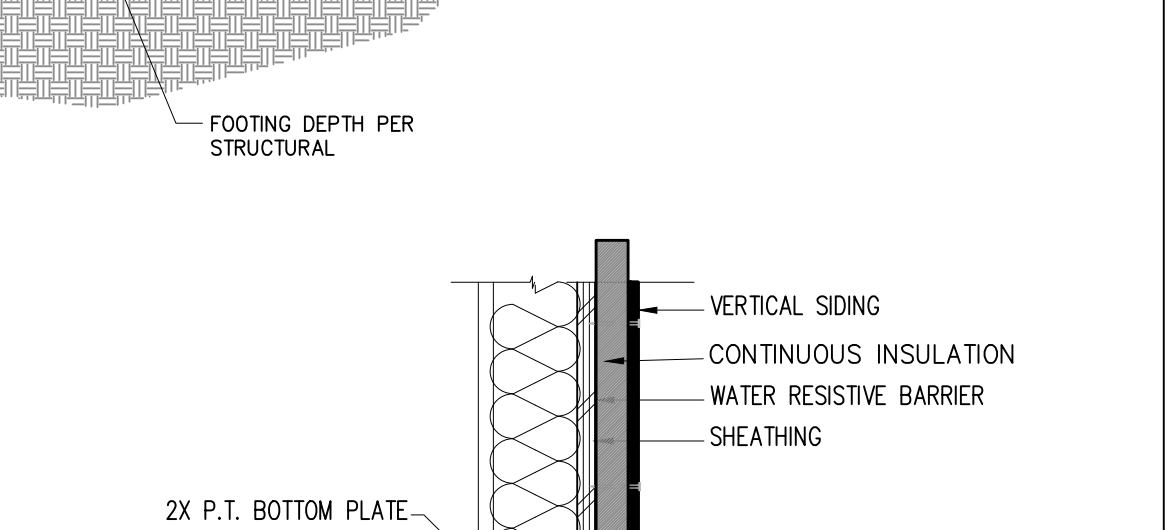
2 DOOR THRESHOLD FLASHING

2 DOOR THRESHOLD FLASHING
SCALE: 1/2"=1'-0"

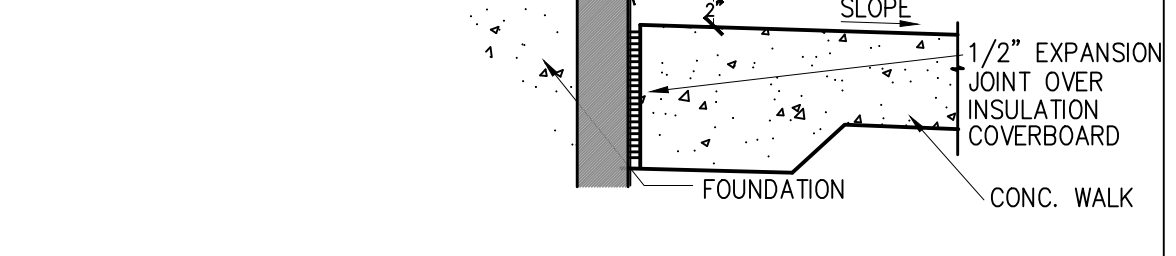


2 DOOR THRESHOLD FLASHING

6 SIDING - WALL SECTION
SCALE: 1/2"=1'-0"



6 SIDING - WALL SECTION



6 SIDING - WALL SECTION

6 SIDING - WALL SECTION

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project
 County of Inyo
 Pre-Approved
 ADU/SFD Program

revisions
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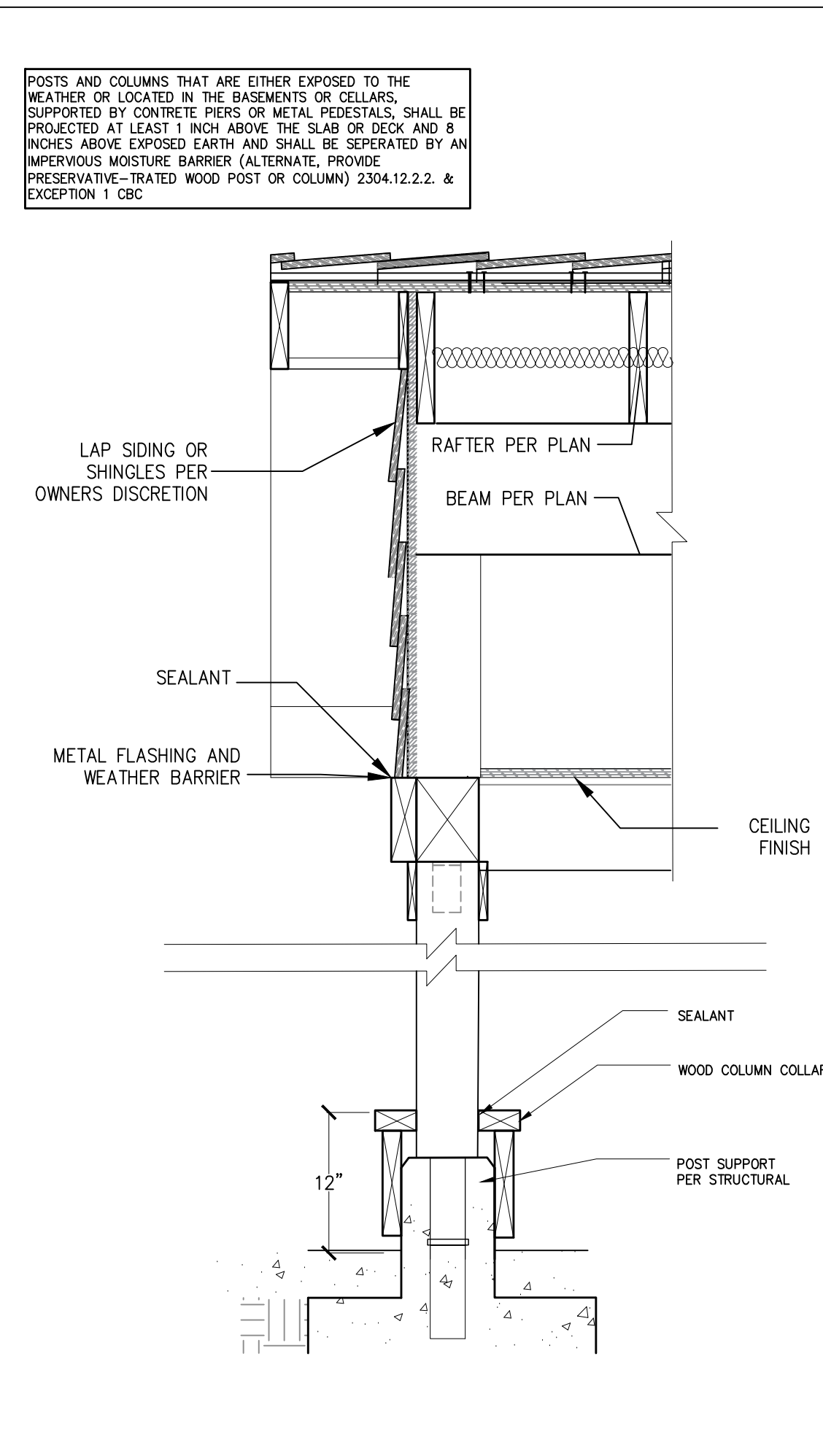
description
**Architectural
 Wall Finish
 Details**

date 2024

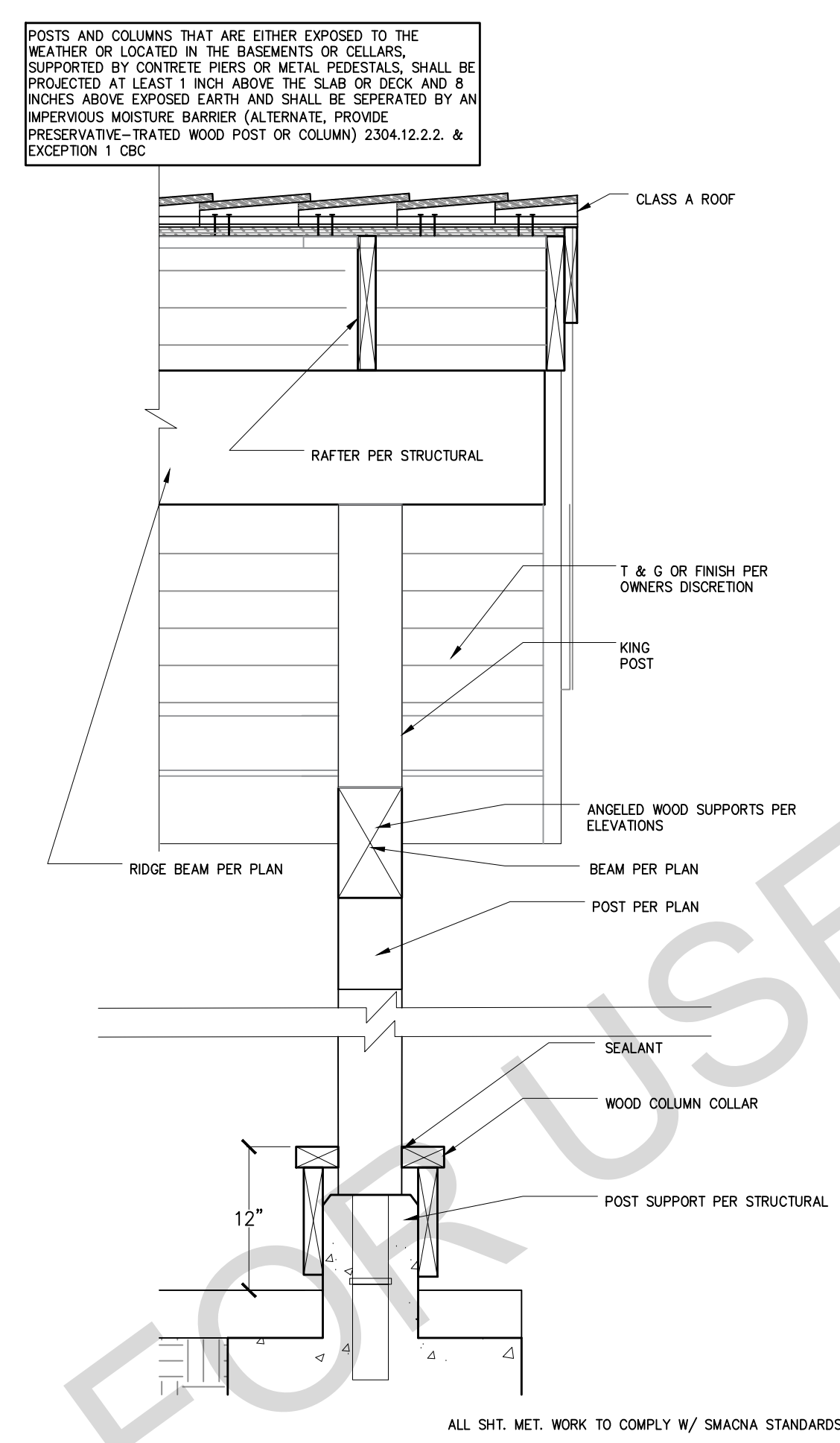
project no. INYO COUNTY ADU/SFDs

drawn by DESIGN PATH STUDIO

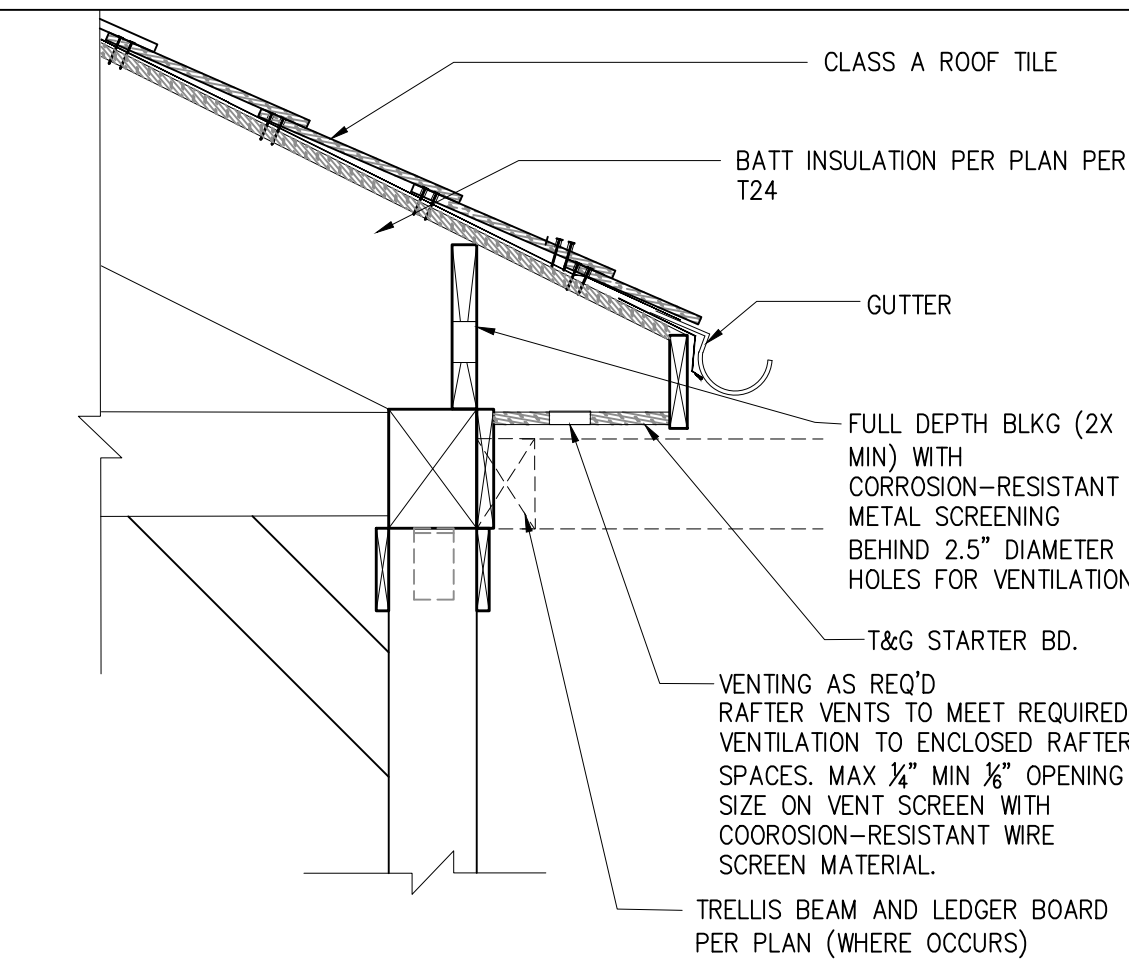
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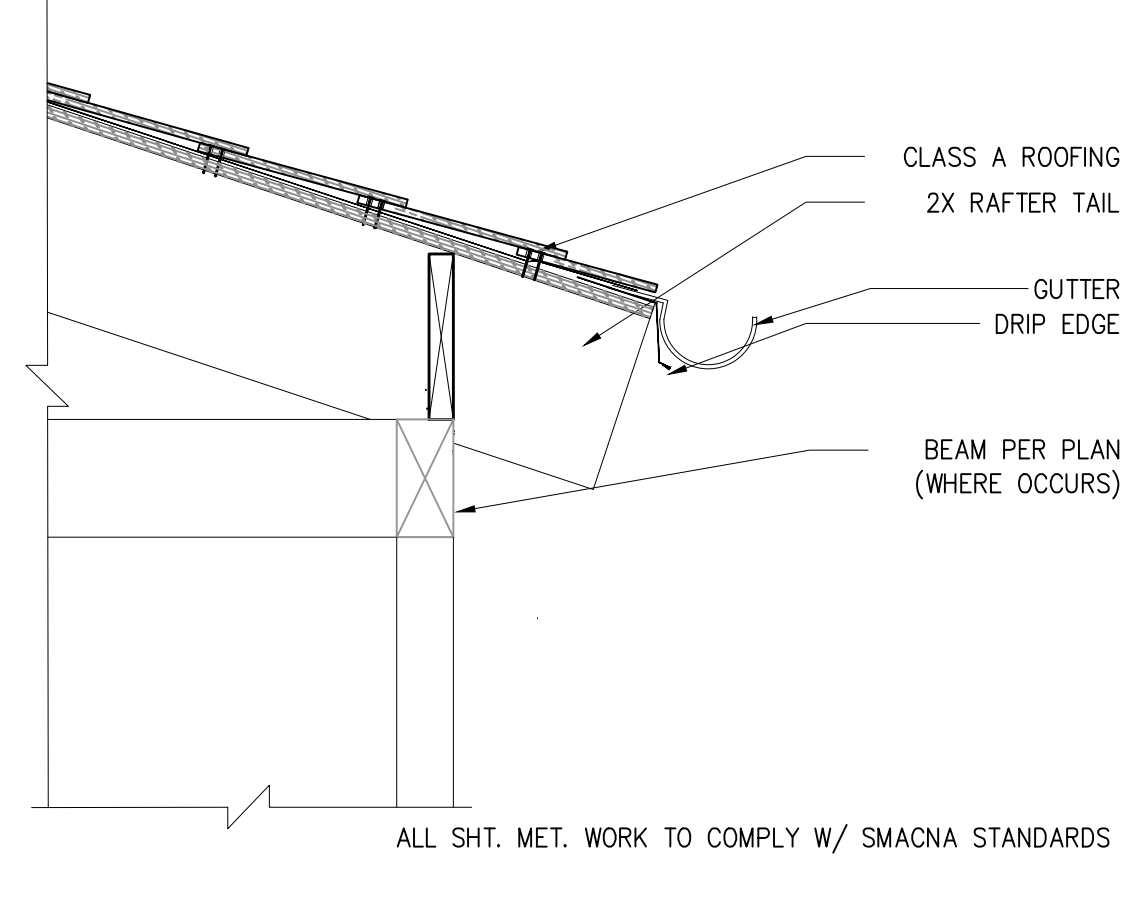
17 GABLE DETAIL AT TRADITIONAL PORCH POST SCALE: 1"=1'-0"



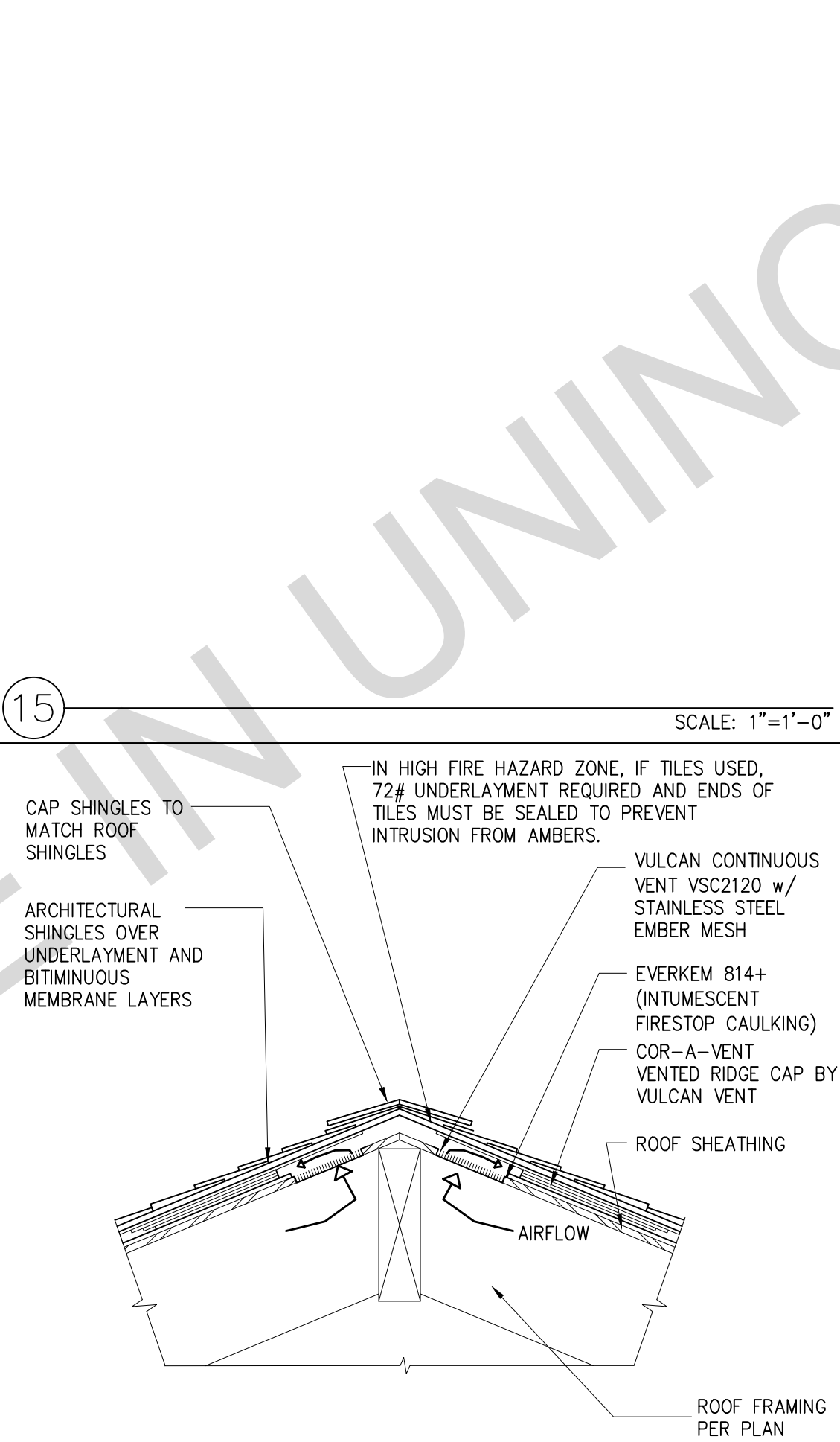
20 GABLE DETAIL AT RANCH PORCH POST SCALE: 1"=1'-0"



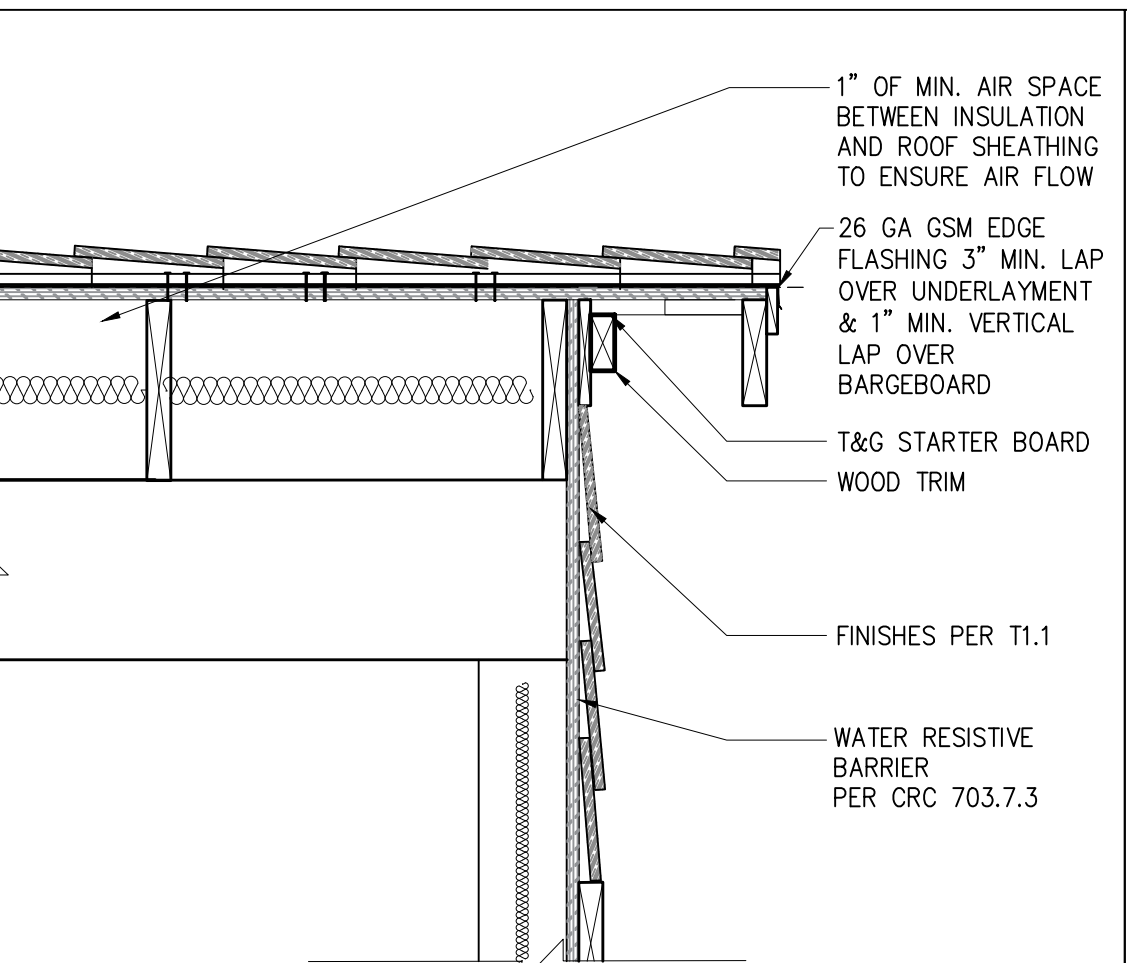
13 PORCH RAFTERS AT RANCH SCALE: 1"=1'-0"



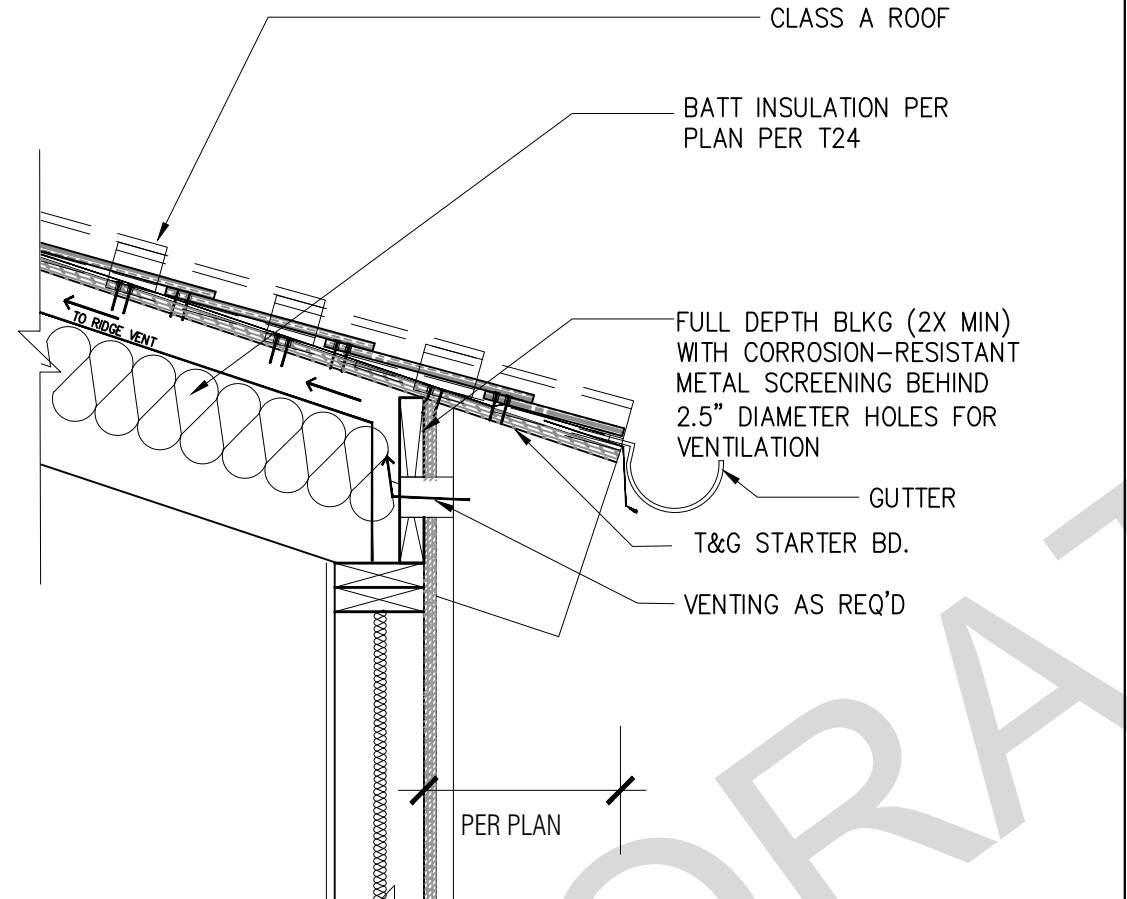
14 EAVE AT TRADITIONAL PORCH SCALE: 1"=1'-0"



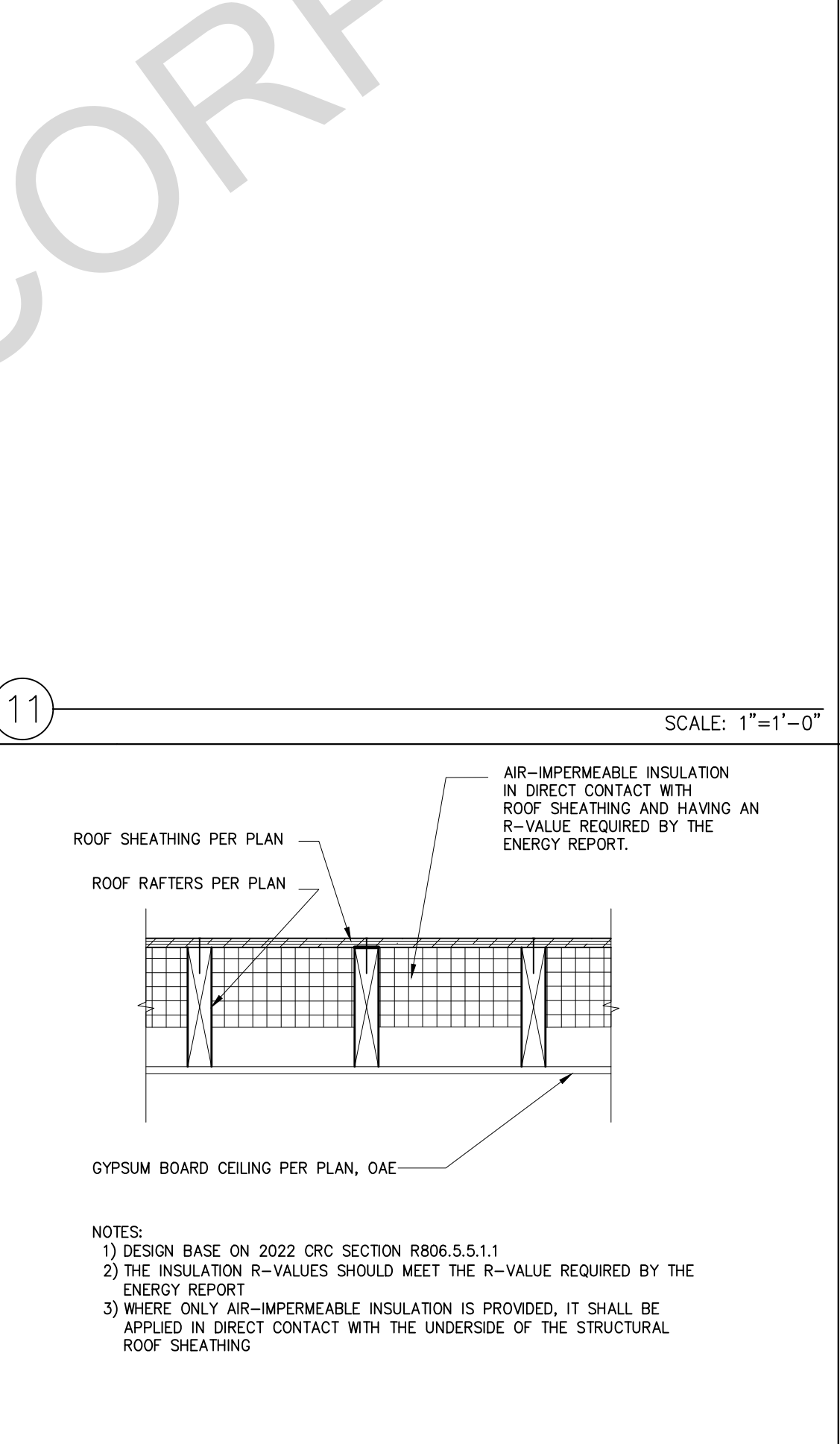
16 RIDGE VENT, TYP. SCALE: 1"=1'-0"



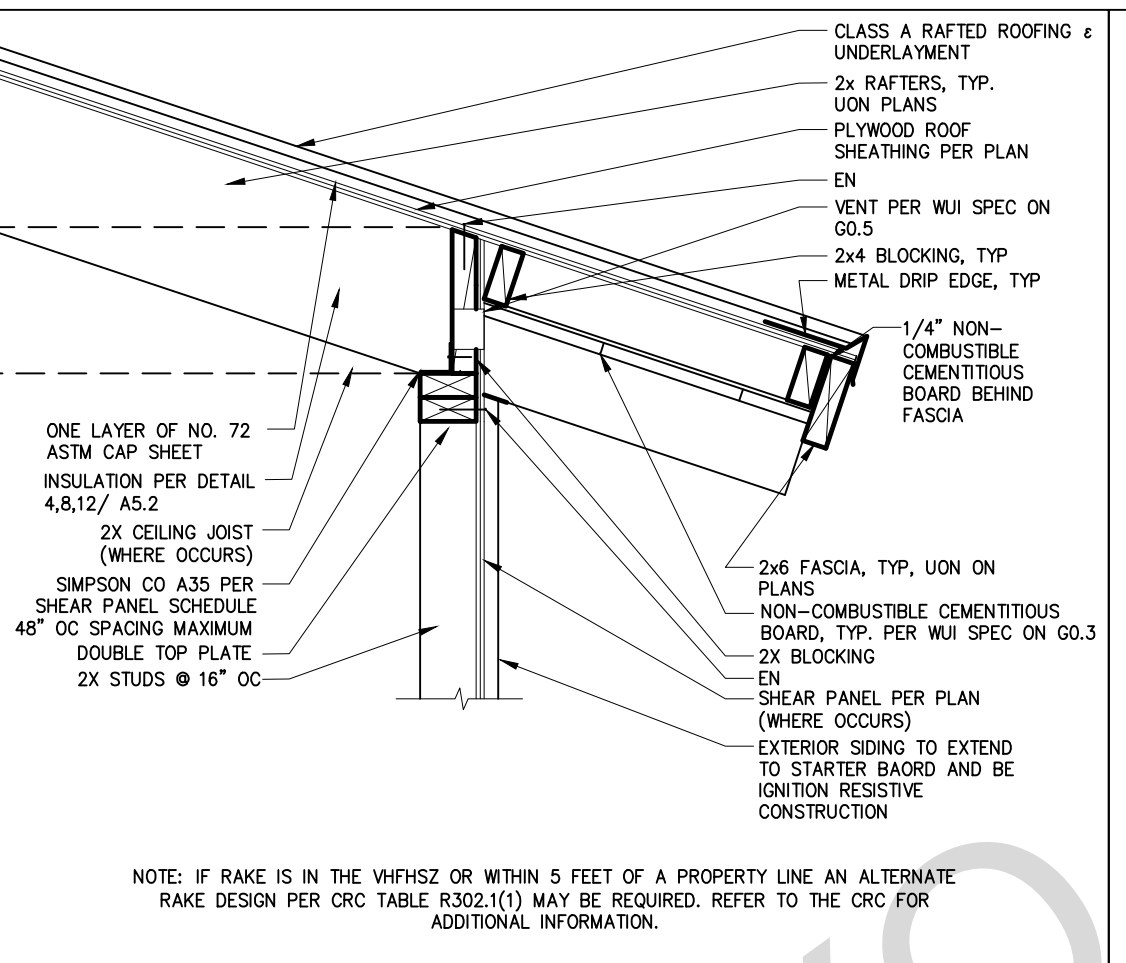
9 GABLE END, TYP. SCALE: 1"=1'-0"



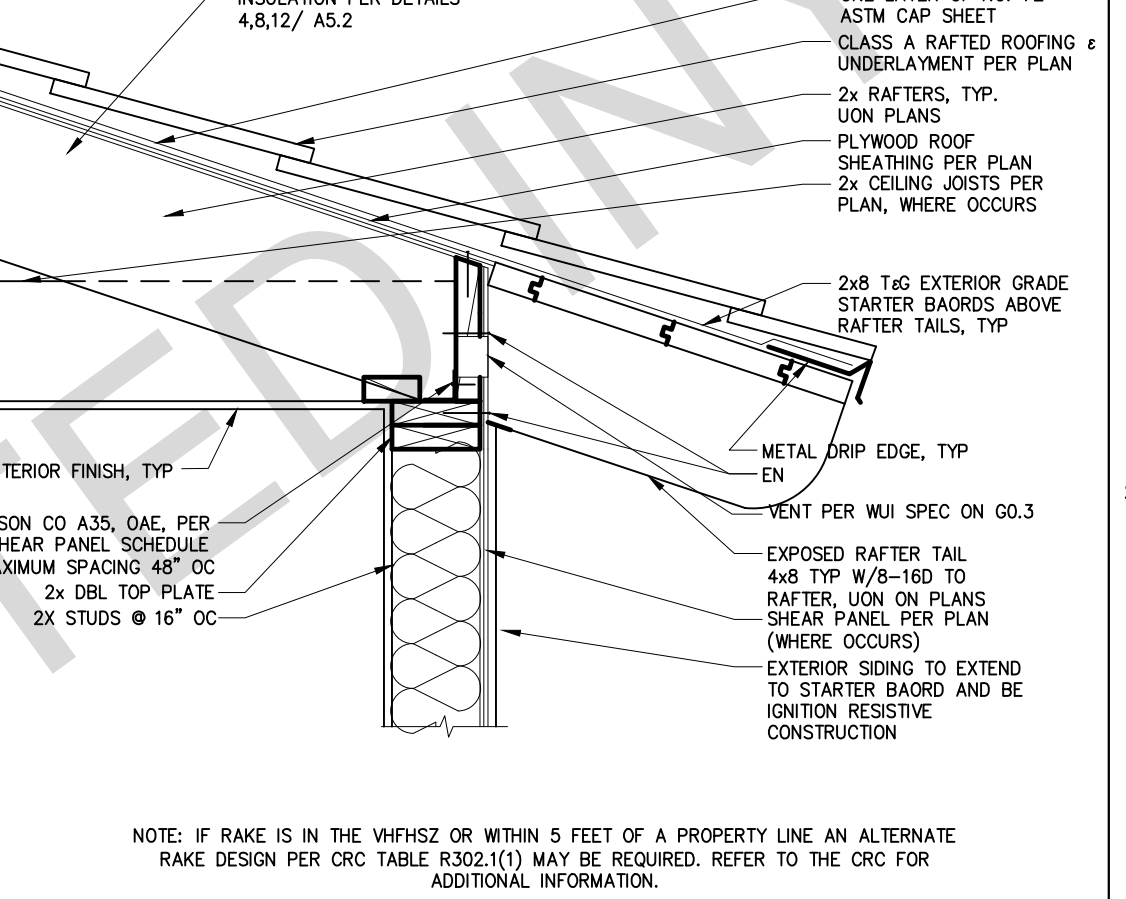
10 RAFTER EAVE CONNECTION SCALE: 1"=1'-0"



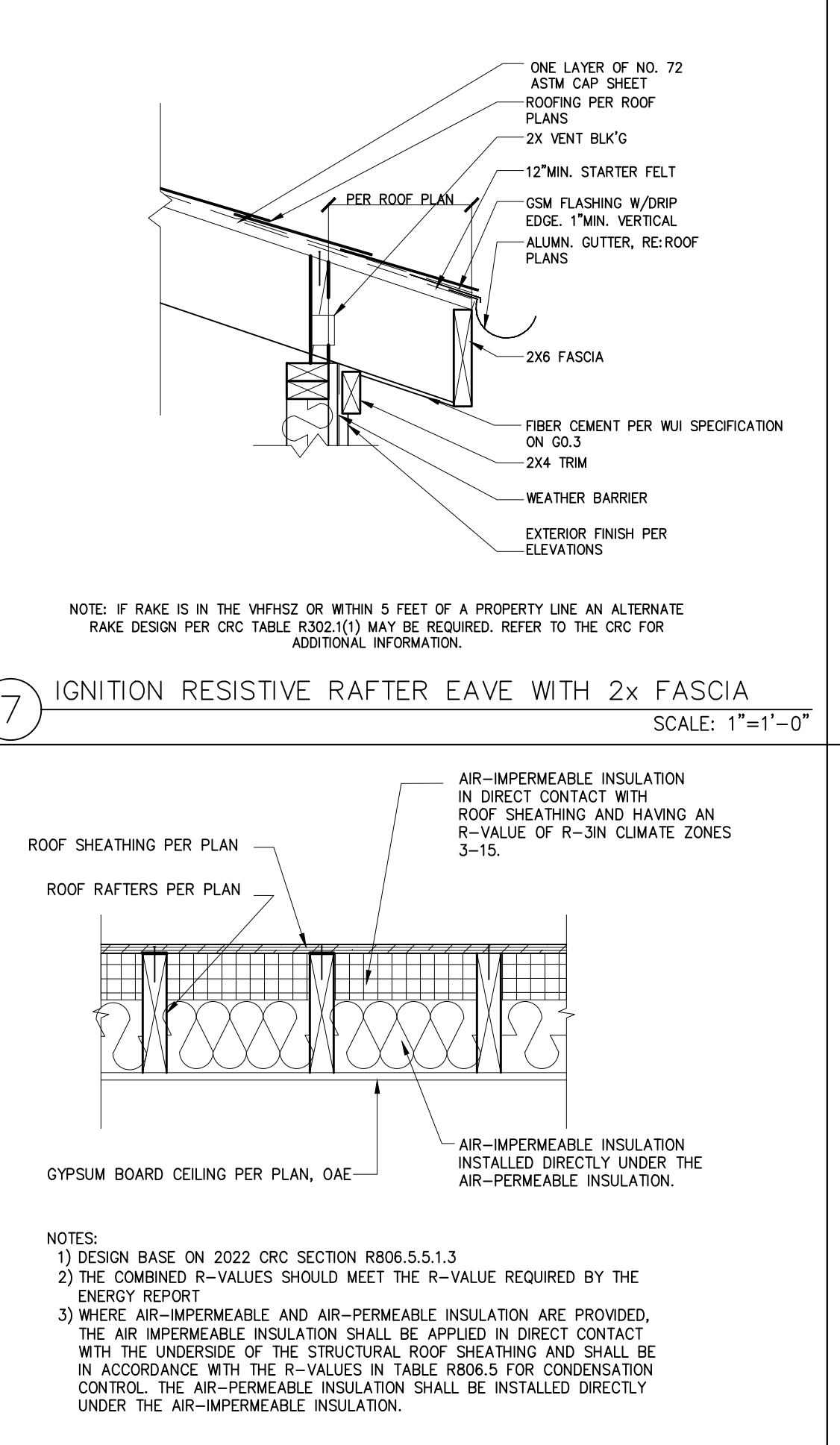
12 INSULATION @ UNVENTED ROOF ASSEMBLY IMPERMEABLE ONLY SCALE: 1"=1'-0"



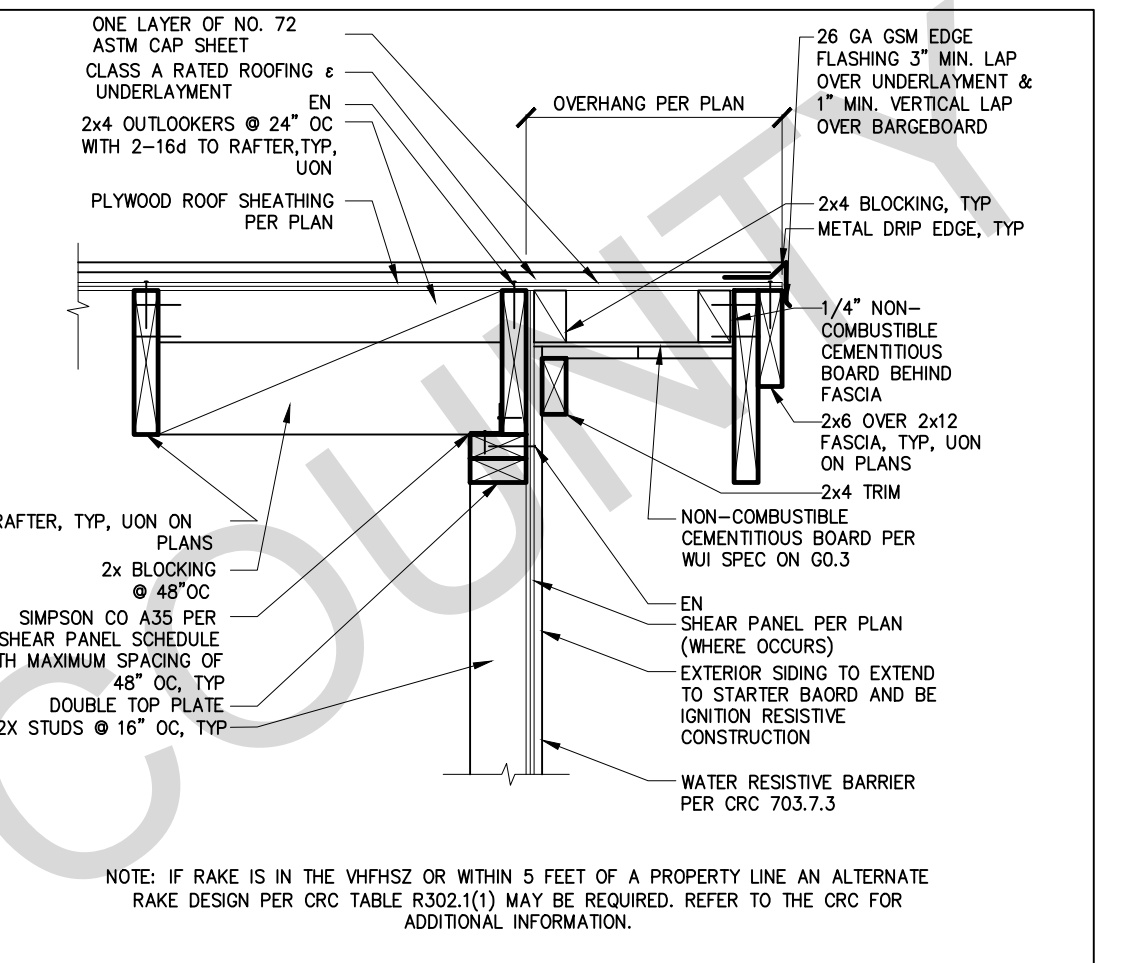
5 IGNITION RESISTIVE EXPOSED RAFTER EAVE SCALE: 1"=1'-0"



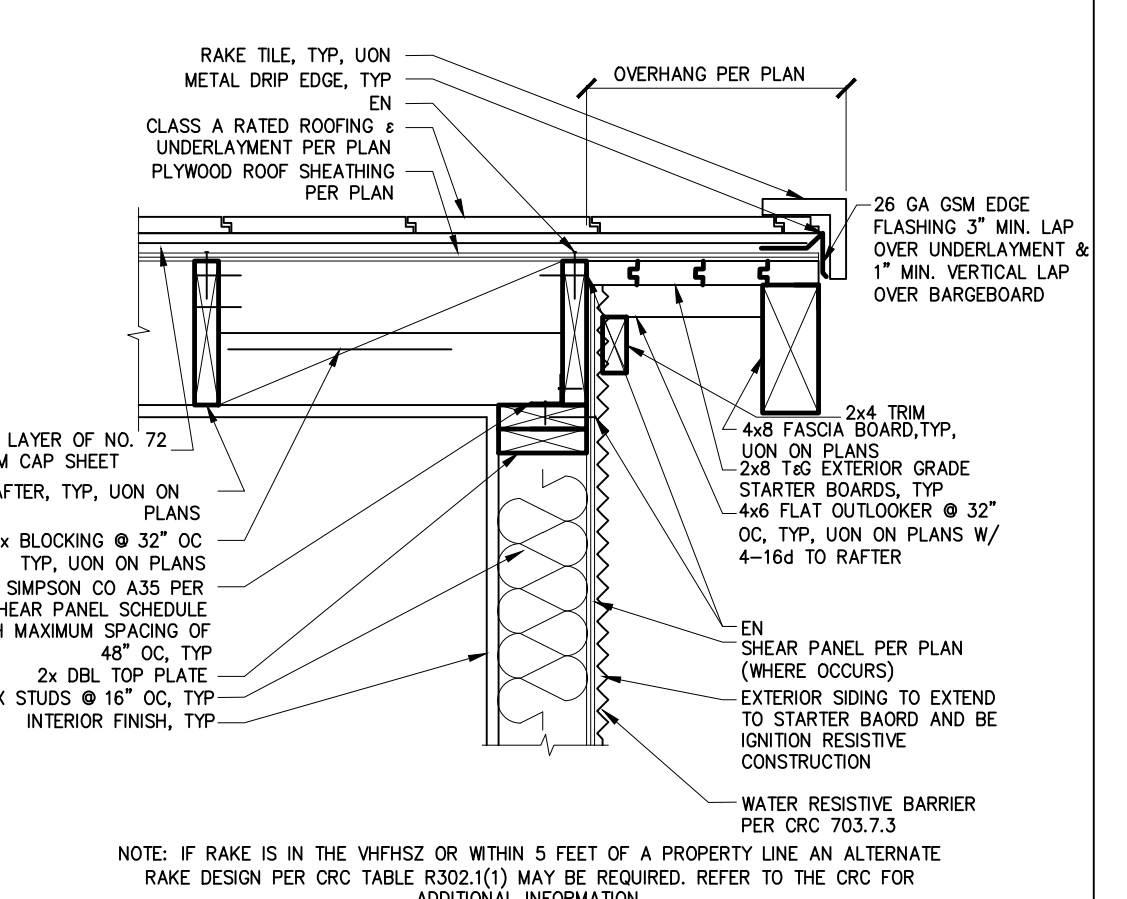
6 IGNITION RESISTIVE RAFTER EAVE HEAVY TIMBER SCALE: 1"=1'-0"



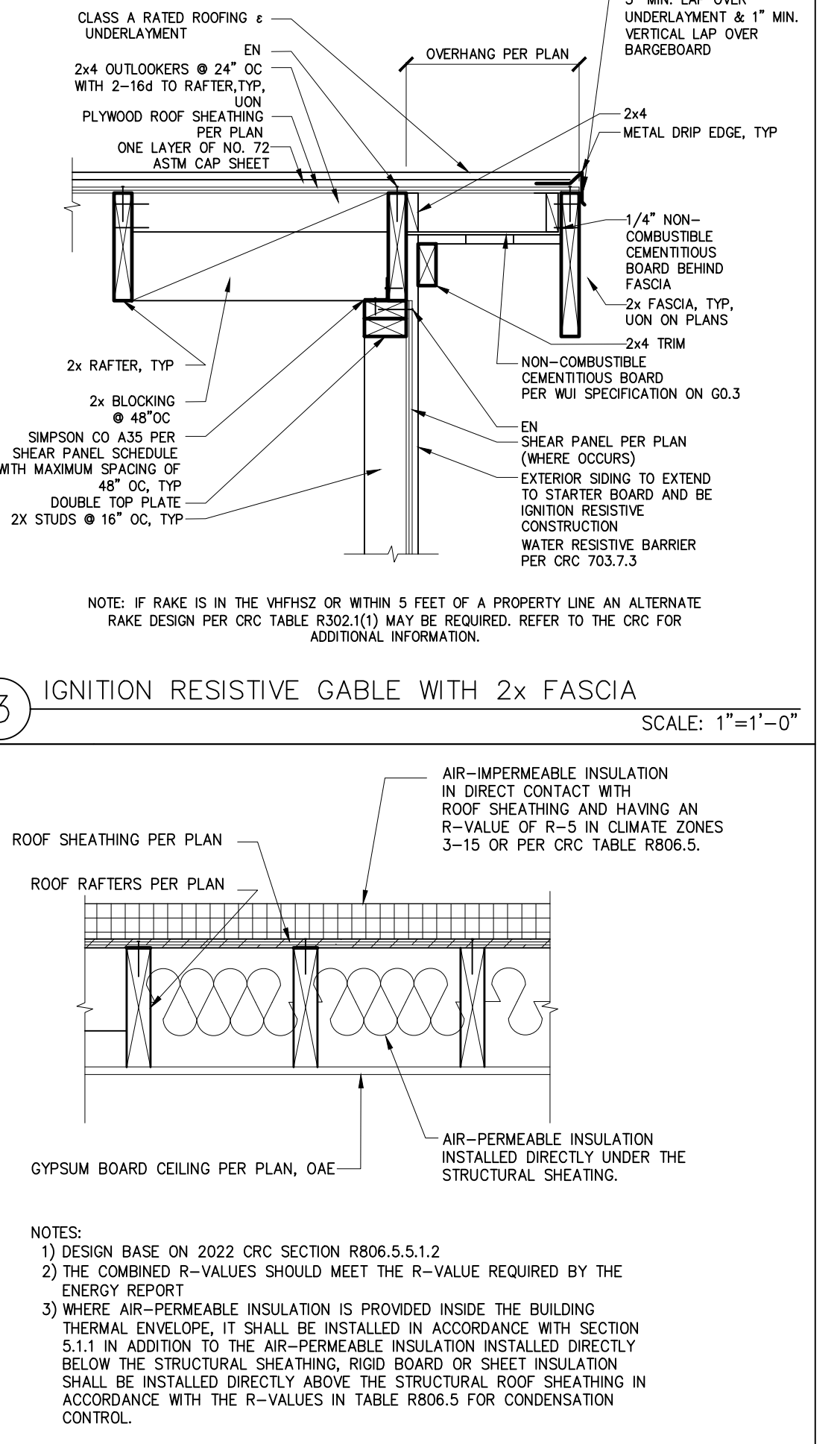
8 INSULATION @ UNVENTED ROOF ASSEMBLY BOTH TYPES SCALE: 1"=1'-0"



1 IGNITION RESISTIVE GABLE WITH 2x6 & 2x12 FASCIA SCALE: 1"=1'-0"

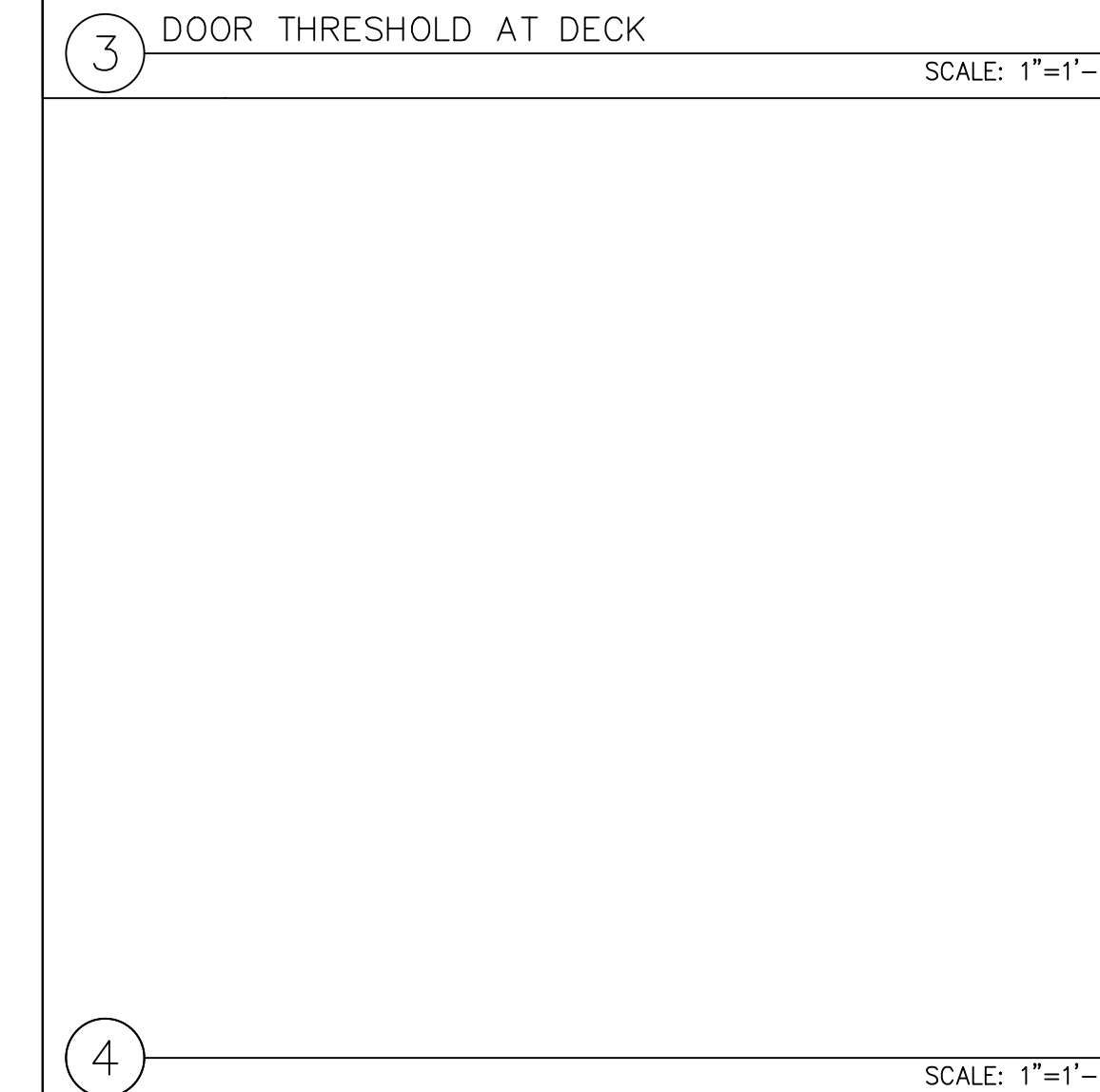
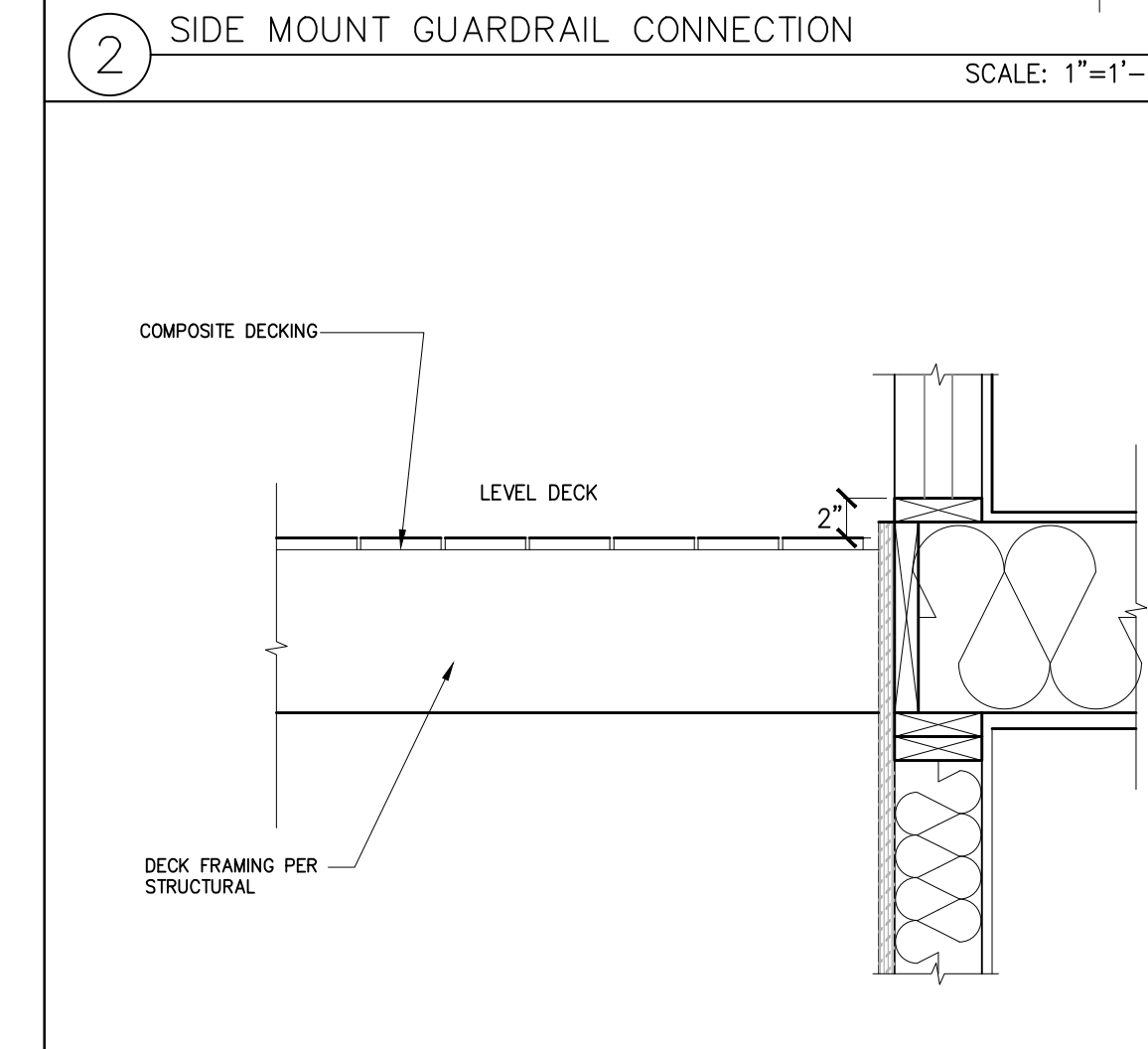
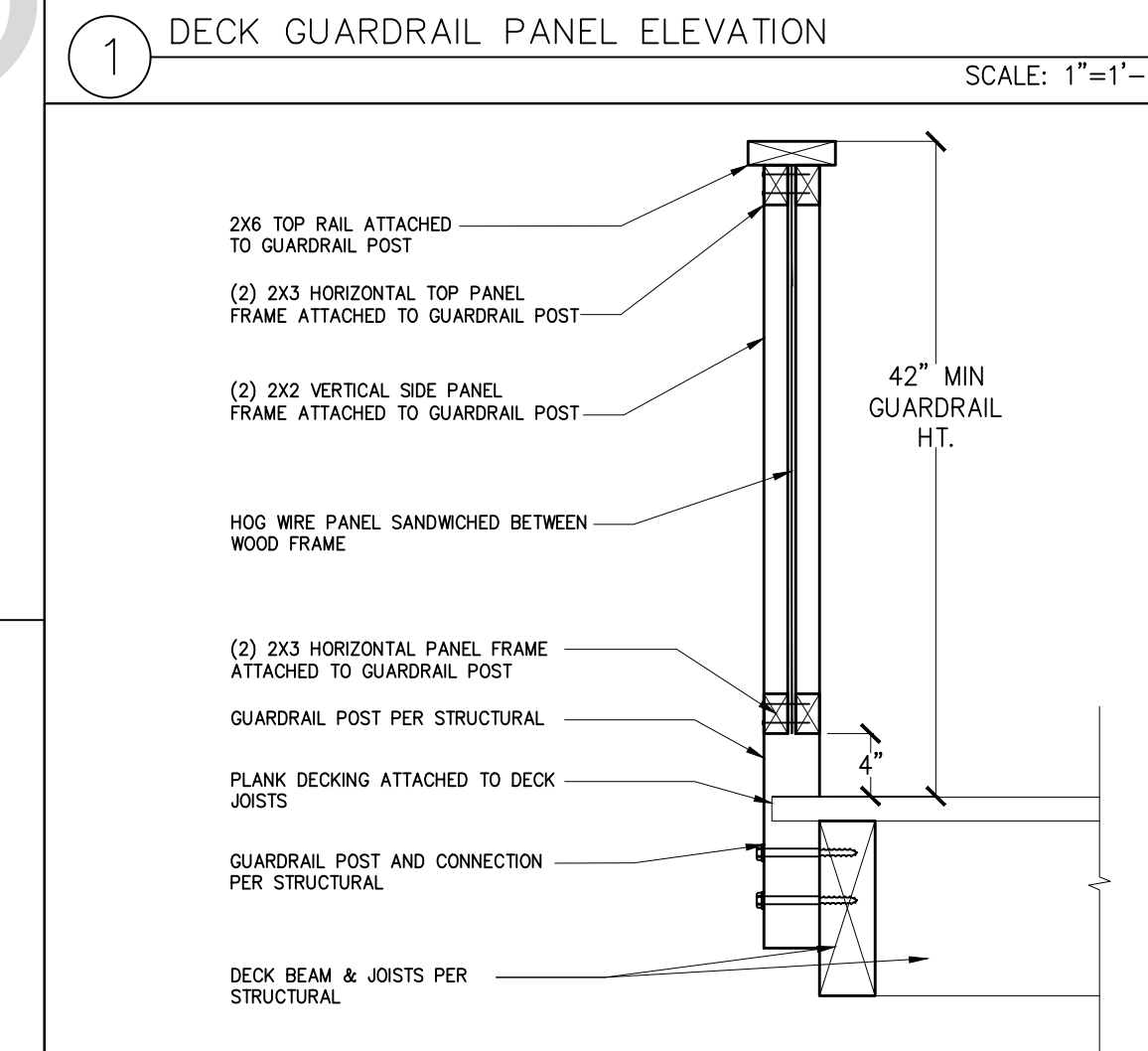
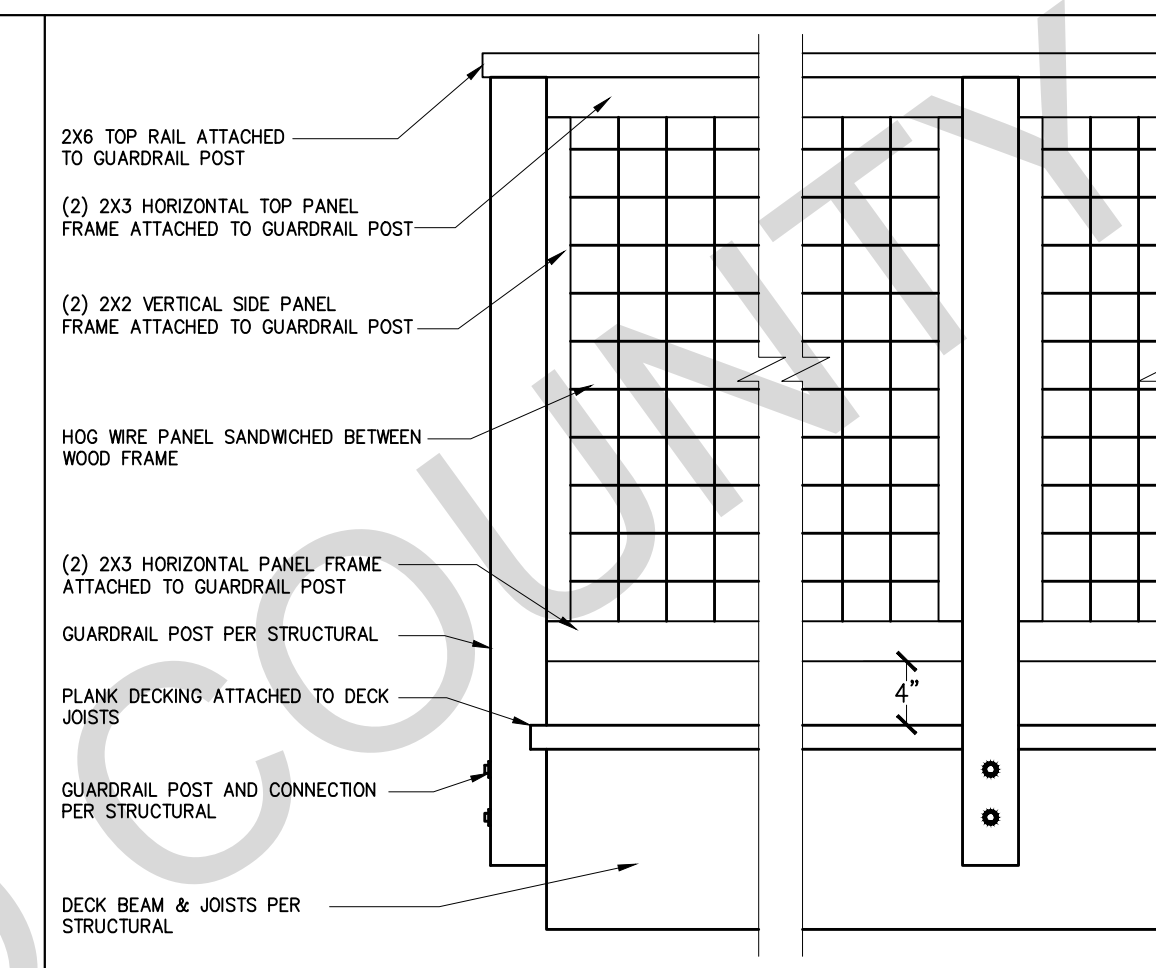
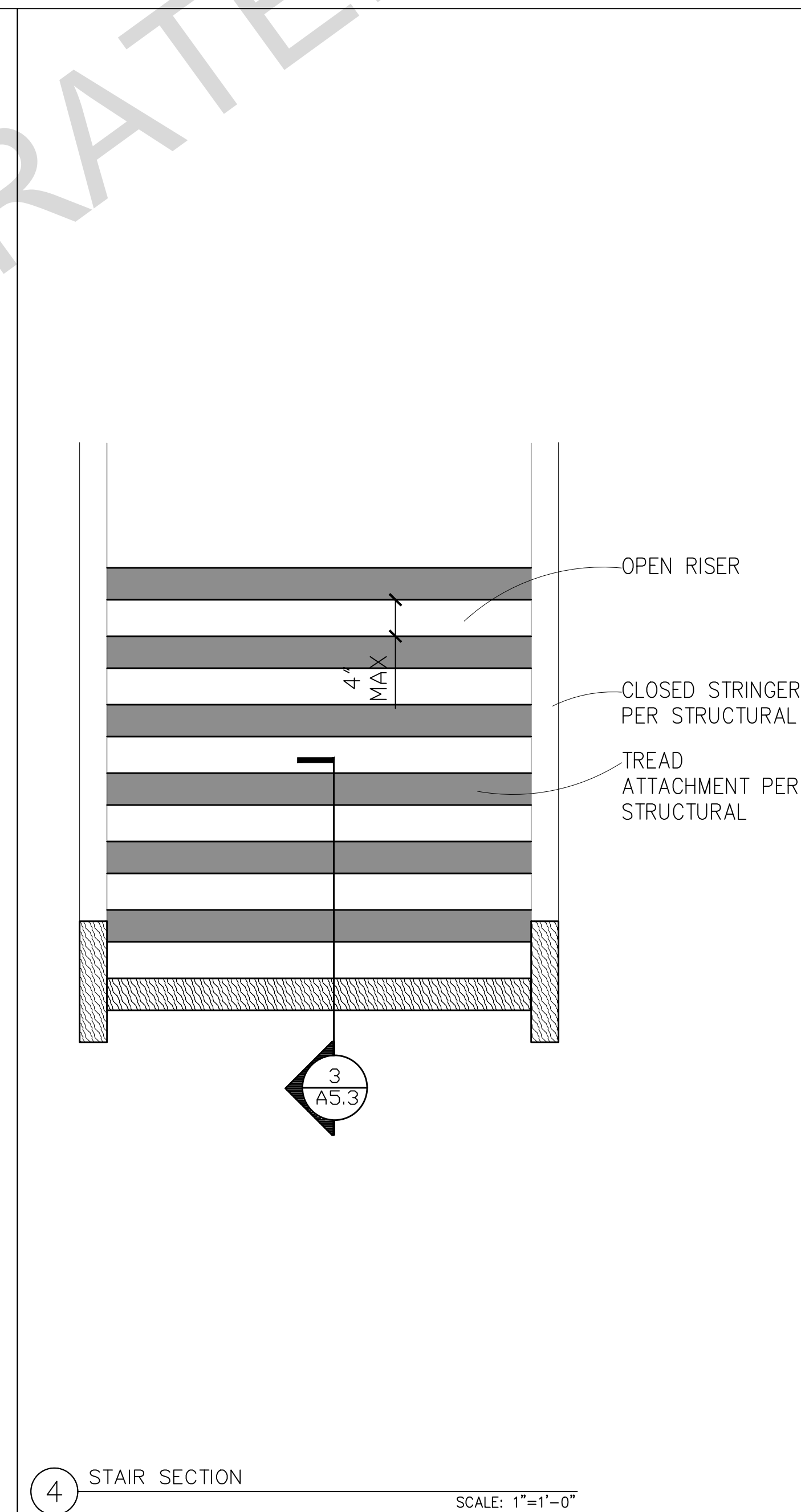
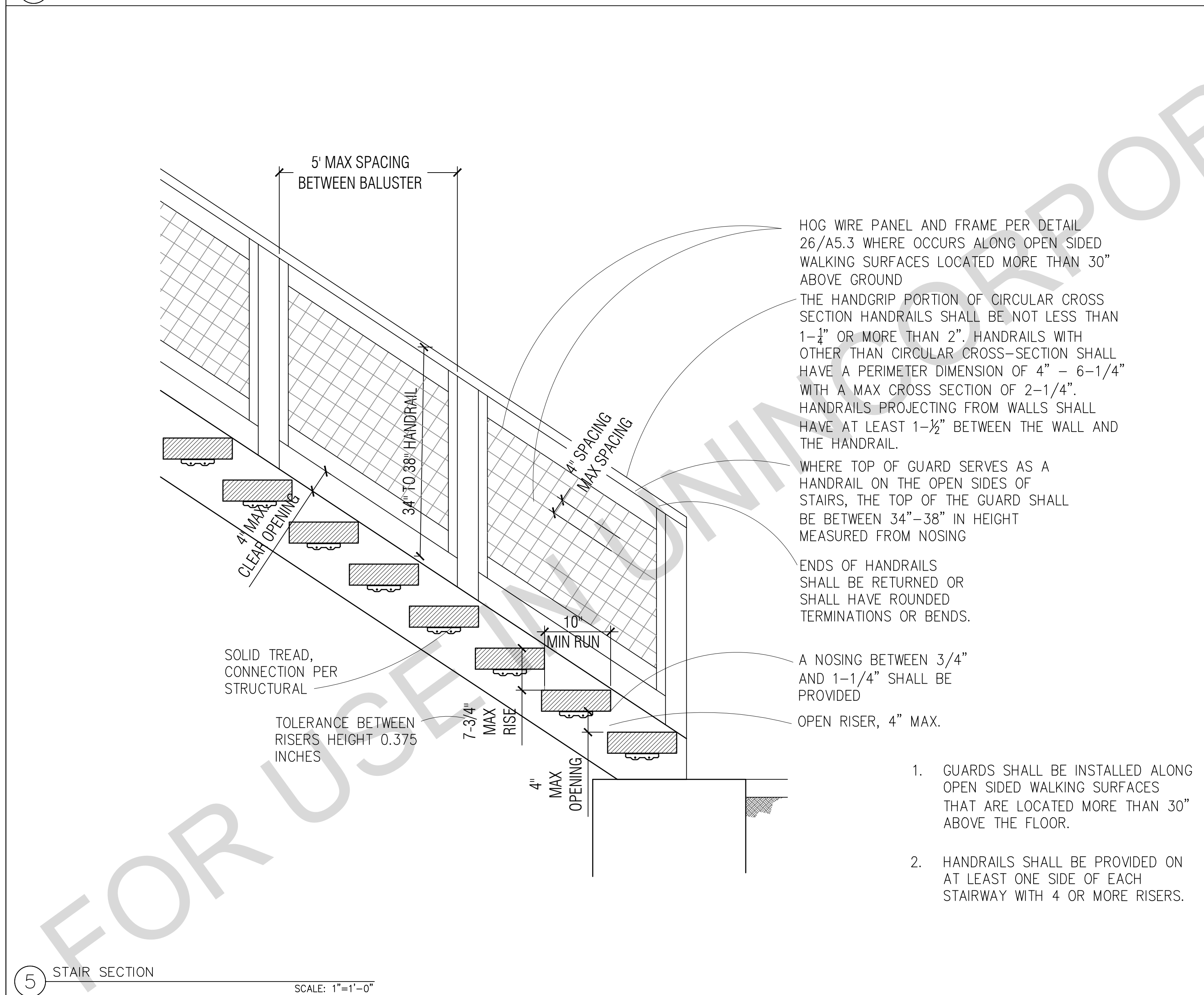
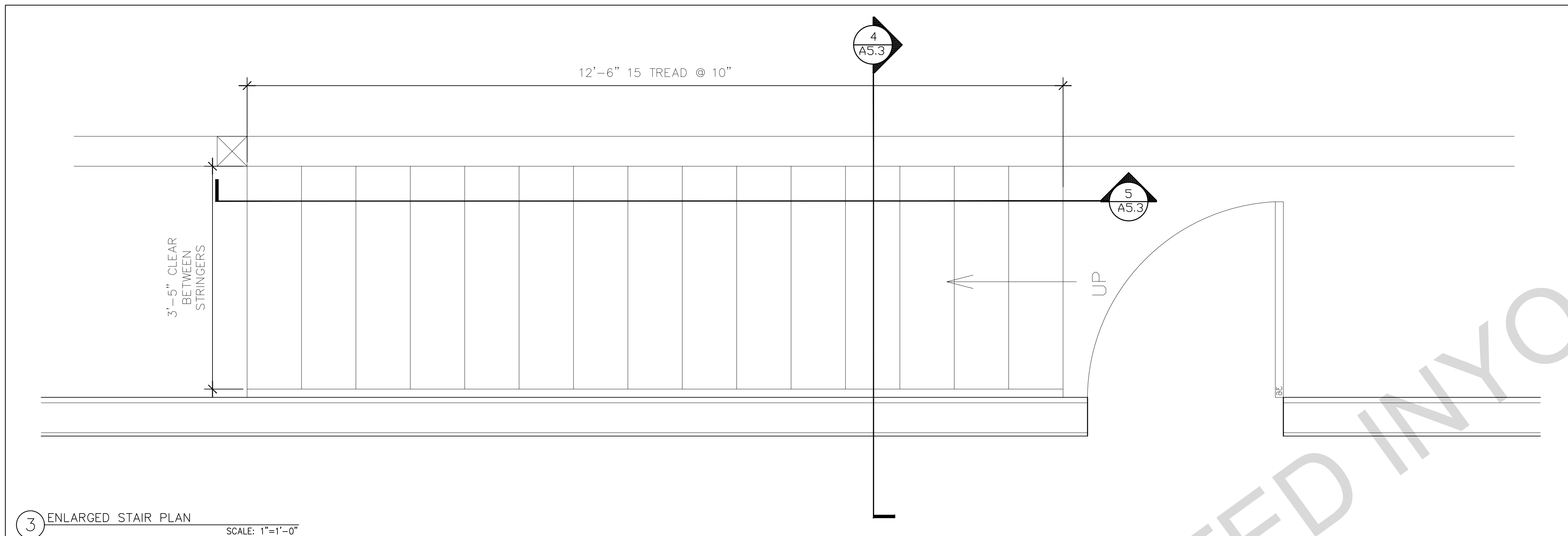


2 IGNITION RESISTIVE GABLE HEAVY TIMBER SCALE: 1"=1'-0"



4 INSULATION AT UNVENTED ROOF ASSEMBLY-OVER/UNDER SCALE: 1"=1'-0"

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DESIGN PATH STUDIO
ARCHITECTURE + ENGINEERING + PLANNING

project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions
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△

description
Structural
Notes &
Specifications

date 2024

project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no. **S1**

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.	4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.	2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.	2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
FLAT BLKNG TO TRUSS AND WEB, F.N.	16d Com, 3"x.131" nails, 3"x14 gage staples @ 6" o.c
CEILING JOISTS TO TOP PLATE, T.N.	4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1	3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
COLLAR TIE TO RAFTER, F.N.	3-10d Com, 4-10d box, 4-3"x0.131" nails, 4-3" 14 gage staples
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5	3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM	
TOENAIL	4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
ENDNAIL	2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)	16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3-3" 14 gage staples @ 12" o.c. FN
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE	16d Com @ 16" o.c. FN OR 16d Box @ 12" o.c.
CONT. HEADER TO STUD, T.N.	4-8d Com, 4-10d Box, 5-8d box
TOP PLATE TO TOP PLATE	16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12 o.c. FN
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL	
24" MIN LAP SPLICE EA. SIDE	8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
BOTTOM PLATE TO JOIST, RIM, OR BLKG. FACENAIL	
UNBRACED WALL: 16" o.c. FN	16d Com
UNBRACED WALL: 12" o.c. FN	16d Box, 3" x 0.131" nails, 3" 14 gage staples
BRACED WALL: 16" o.c. FN	2-16d Com, 3-16d Box, 4-3"x.131" nails, 4-3" 14 gage staples
STUD TO TOP OR BOTTOM PLATE	
TOENAIL	4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
ENDNAIL	3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.	
1" BRACE TO EACH STUD AND PLATE, F.N.	3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
1"x6" SHEATHING TO EACH BEARING, F.N.	3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.	4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.	4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER	8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.	2-1.75" Gage Staples, 2-8d Com, 3-10d Box
2" SUBFLOOR TO JOIST OR GIRDER, F.N. OR BLIND	3-16d Com, 2-16d Com
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING	3-16d Box, 2-16d Com
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	
32" o.c. FN Top & BTM STAGGERED ON OPPOSITE SIDES	20d Com
24" o.c. FN Top & BTM	10d Box, 3"x0.131" nails, 3" 14 gage staples
ENDS & SPLICES, FN	2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
LEDGER SUPPORTING JOISTS/RAFTERS	4-16d Box, 3-16d Com, 4-10d Box, 4-3"x0.131, 4-3" 14ga. STAPLES
JOIST TO BAND OR RIM JOIST, END NAIL	3-16d Com, 4-10d Box, 4-3"x0.131, 4-3" 14ga. STAPLES
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.	2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE.			
701. SEISMIC DESIGN CRITERIA:			
SOIL BEARING VALUE	1,500 psf		
SITE CLASS	D (Default)		
SEISMIC DESIGN CATEGORY	D		
RISK CATEGORY	II		
SEISMIC IMPORTANCE FACTOR	1		
Ss	1.750		
S1	0.650		
BASIC SEISMIC FORCE RESISTING SYSTEM: BEARING WALL ANALYSIS			
METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.			
702. WIND DESIGN CRITERIA :			
WIND SPEED (V-w)	125 mph		
RISK CATEGORY	II		
EXPOSURE	C		
703. DESIGN LOADING:			
Vaulted Roof DL	27 psf	Roof LL	20 psf
PORCH DL	35 psf	PORCH LL	20 psf
FLOOR DL	12 psf	FLOOR LL	40 psf
DECK DL	18 psf	DECK LL	60 psf
704. SNOW LOADING: WORST CASE PER INYO COUNTY CODE 14.08.120:	100 psf		

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD'S WITHOUT A HOLDOWN ATTACHED.)
801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.
802. PER CBC 1705.11 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.

9. SOILS REPORT

A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.
322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:
- | | |
|----------------------|--------------------------|
| BEAM OR JOIST | SIMPSON/USP HANGER |
| I-JOIST FLOOR JOISTS | IUS, IUT, OR ITT HANGERS |
| 1.75 X LSL AND LVL | HU, HUS, OR WPU |
| 2.69 X PSL AND LVL | HU OR HWU |
| 3.5 X PSL AND LVL | HHUS OR HWU |
| 5.25 X PSL AND LVL | HHUS OR HWU |
| 7 X PSL AND LVL | HHUS OR HWU |
- AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.
323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.
324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
- A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
- B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
- C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
- D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.
325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER
326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.
327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB-ESR-2586
401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST TJI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403
ROSEBURG JOISTS & BEAMS--ESR-1210, 1251
GLU-LAM BEAMS-- ESR-1940
PACIFIC WOOD TECH - ESR 2909
402. WOOD CONNECTORS:
SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2677, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472
403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771
SIMPSON TITEN HD--ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)
501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.
502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2 1/2" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.
503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR
8D 2 1/2" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL
504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2 1/2" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL
- | NAIL SIZES | | | | |
|--------------|-----------------|------------|---------------|----------------------|
| SIZE OF NAIL | STANDARD LENGTH | WIRE GAUGE | SIZE (INCHES) | PENETRATION REQUIRED |
| 6D | 2" | 12 | 0.099 | 1" |
| 8D | 2" | 11 | 0.113 | 1" |
| 10D | 3" | 10 | 0.128 | 1" |
| 12D | 3" | 10 | 0.128 | 1" |
| 16D | 3" | 10 | 0.135 | 1" |
| 16D SINKER | 3" | 9 | 0.148 | 1" |
- | BOX NAILS | | | | |
|--------------|-----------------|------------|---------------|----------------------|
| SIZE OF NAIL | STANDARD LENGTH | WIRE GAUGE | SIZE (INCHES) | PENETRATION REQUIRED |
| 6D | 2" | 12 | 0.099 | 1" |
| 8D | 2" | 11 | 0.113 | 1" |
| 10D | 3" | 10 | 0.128 | 1" |
| 12D | 3" | 10 | 0.128 | 1" |
| 16D | 3" | 10 | 0.135 | 1" |
| 16D SINKER | 3" | 9 | 0.148 | 1" |
- | COMMON NAILS | | | | |
|--------------|-----------------|------------|---------------|----------------------|
| SIZE OF NAIL | STANDARD LENGTH | WIRE GAUGE | SIZE (INCHES) | PENETRATION REQUIRED |
| 6D | 2" | 11 | 0.113 | 1" |
| 8D | 2 1/2" | 10 | 0.131 | 1" |
| 10D | 3" | 9 | 0.148 | 1 1/4" |
| 12D | 3" | 9 | 0.148 | 1 1/4" |
| 16D | 3" | 8 | 0.162 | 1 1/2" |
311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:
2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER
2X4 STUDS OVER 10' #2 OR BETTER
2X4 SILLS & PLATES STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES #2 OR BETTER
4X4 STUDS & POSTS STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS #1 OR BETTER
4X4, 4X6 BEAMS & HEADERS #2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS #1 OR BETTER
6X4 BEAMS & HEADERS #2 OR BETTER
6X6 & LARGER BEAM & HEADERS #1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS #1 OR BETTER
312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED. SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL. OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW.
- PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.
- PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.
- STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S4 FOR NOTCHING AND BORING.
313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.
314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.
315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.
316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.
317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS
318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.
319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.
320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

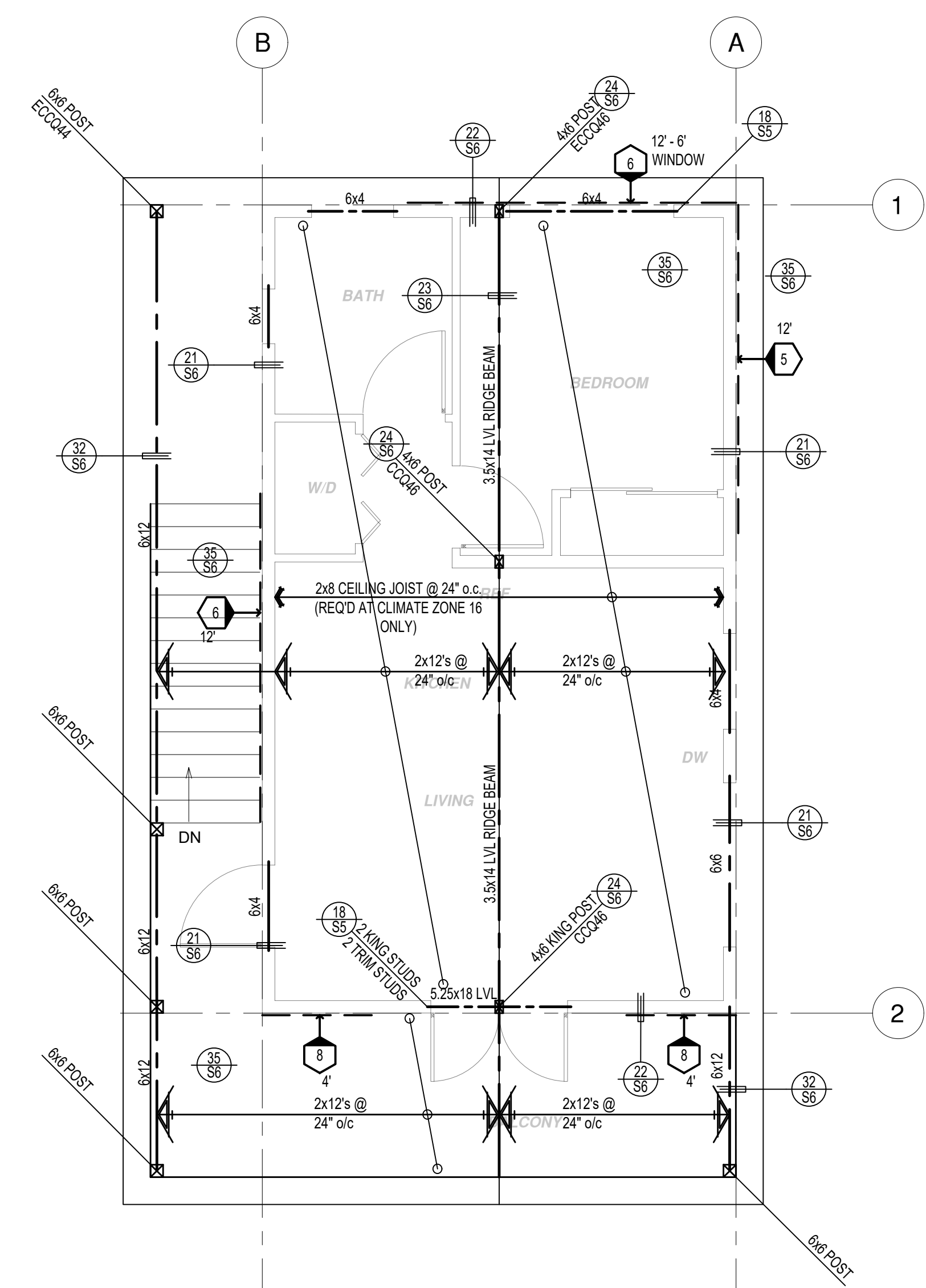
3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.
- SILL PLATE ANCHORS:
306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.
307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.
308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.
- WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.
309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.
310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"LC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:
2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER
2X4 STUDS OVER 10' #2 OR BETTER
2X4 SILLS & PLATES STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES #2 OR BETTER
4X4 STUDS & POSTS STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS #1 OR BETTER
4X4, 4X6 BEAMS & HEADERS #2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS #1 OR BETTER
6X4 BEAMS & HEADERS #2 OR BETTER
6X6 & LARGER BEAM & HEADERS #1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS #1 OR BETTER
312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED. SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL. OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW.
- PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.
- PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.
- STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S4 FOR NOTCHING AND BORING.
313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.
314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.
315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.
316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.
317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS
318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.
319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.
320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.
201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.
202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S4, CENTERED IN SLAB.
203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER
204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 12'-0" O/C MAX.
205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + 3/16", LENGTH <= 1 1/2") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARW

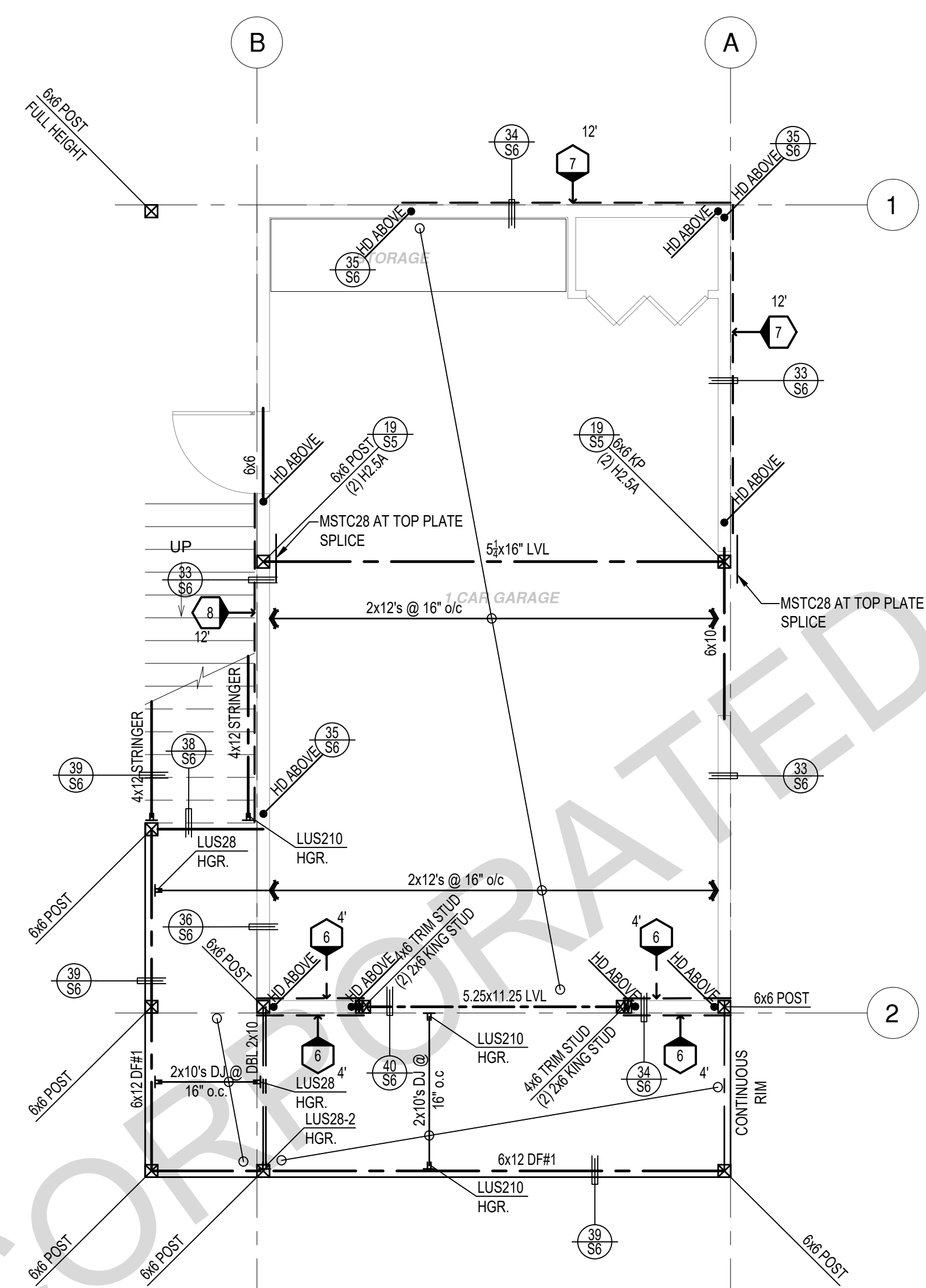
BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE COUNTY OF INYO ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF INYO BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
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ROOF FRAMING PLAN

1/4"=1'-0"

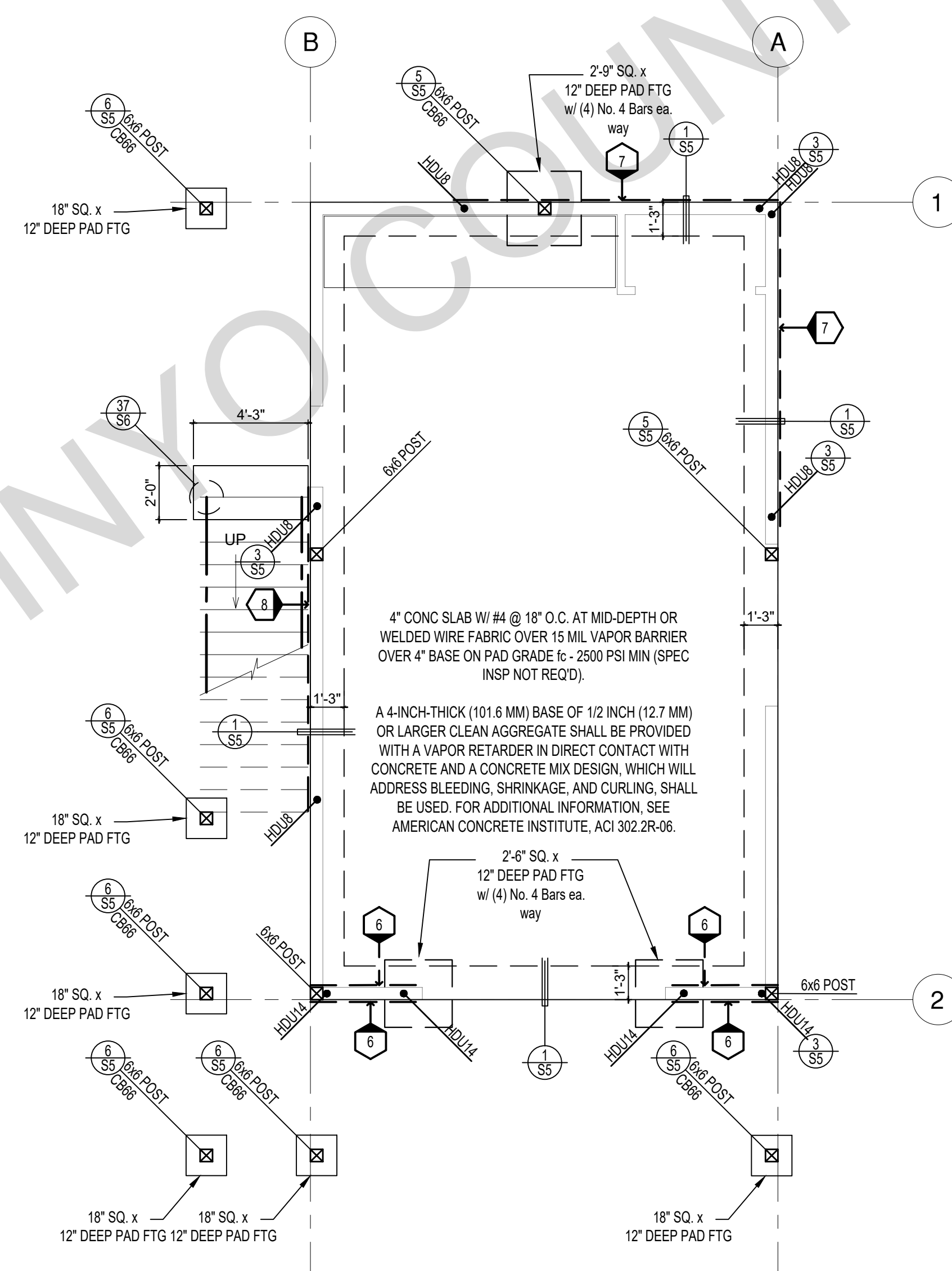
SPANISH



FLOOR FRAMING PLAN

1/4"=1'-0"

SPANISH



FOUNDATION PLAN

1/4"=1'-0"

SPANISH

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	1/2" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnote 3)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 5" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4 & 6)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3 & 4)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)	1 1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 5)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 12"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4"	3 1/2"	3"	1/2" x 4 1/2" SDS screws @ 8"	1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

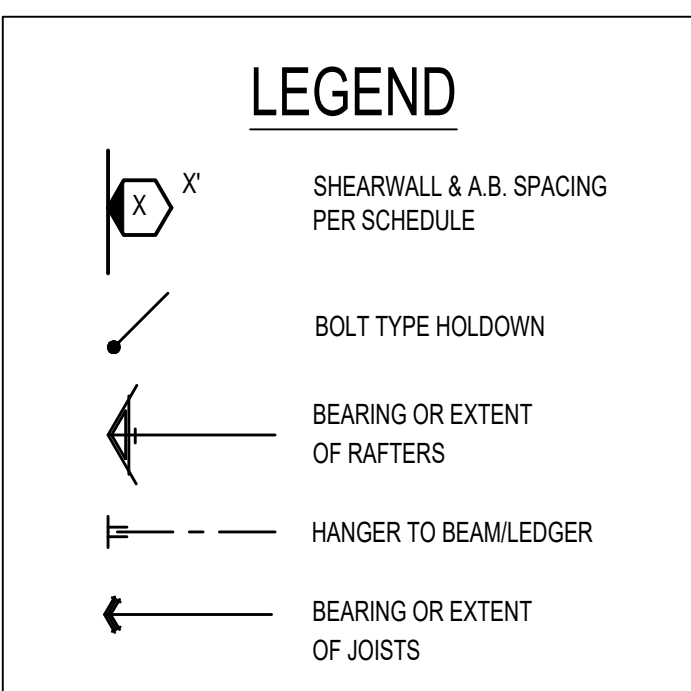
SHEAR WALL FOOTNOTES

- AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARWALL SHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
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- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D. SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
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- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHOR BOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 16 FT EA. WAY
- SEE SHT S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA. SIDE, TYP.
- FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

FOUNDATION PLANS TO BE MODIFIED WHEN TRUSSES ARE USED AS MAIN ROOF FRAMING SYSTEM



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project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions

description
Spanish
Foundation
& Framing
Plan

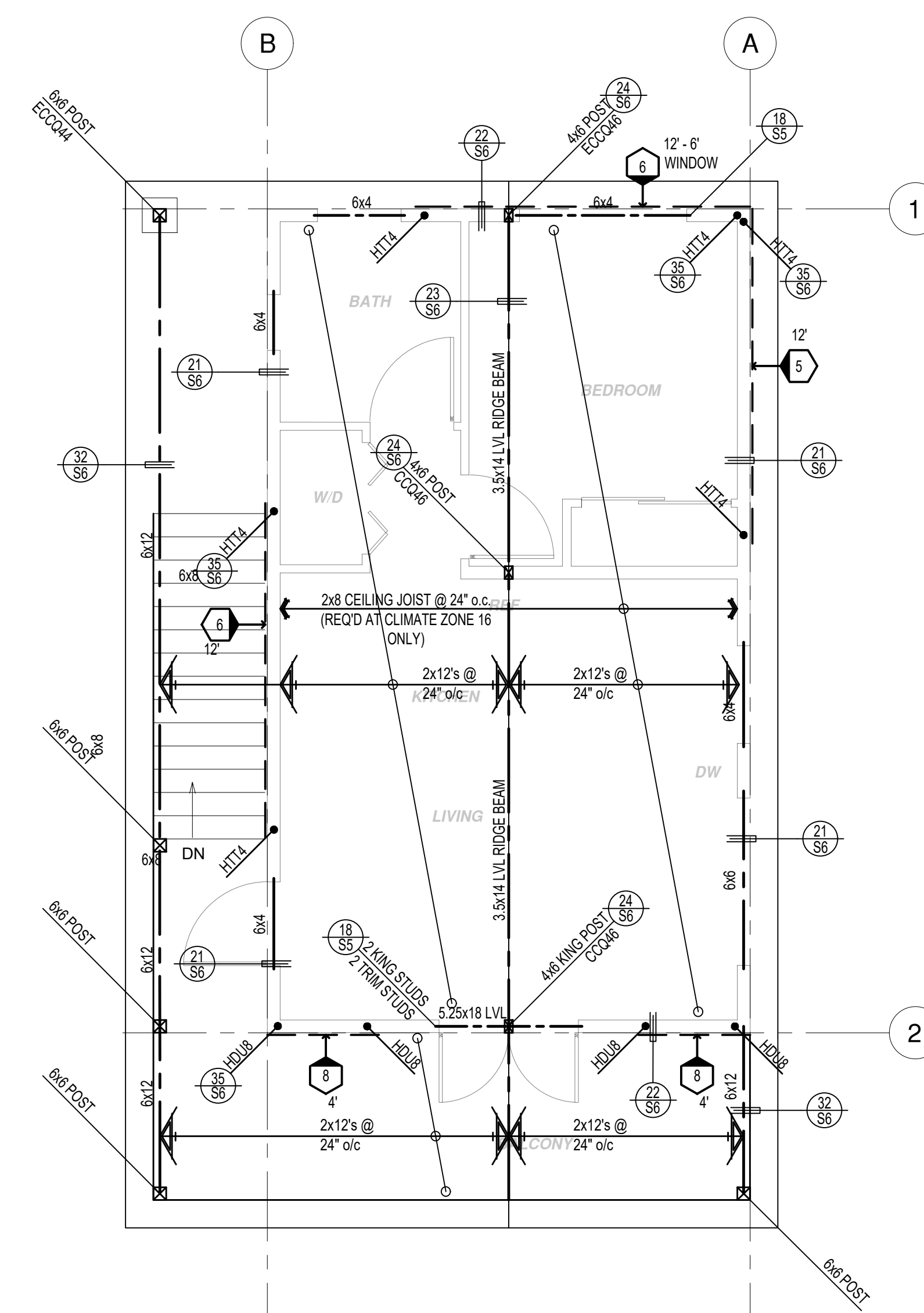
date 2024

project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no. S3

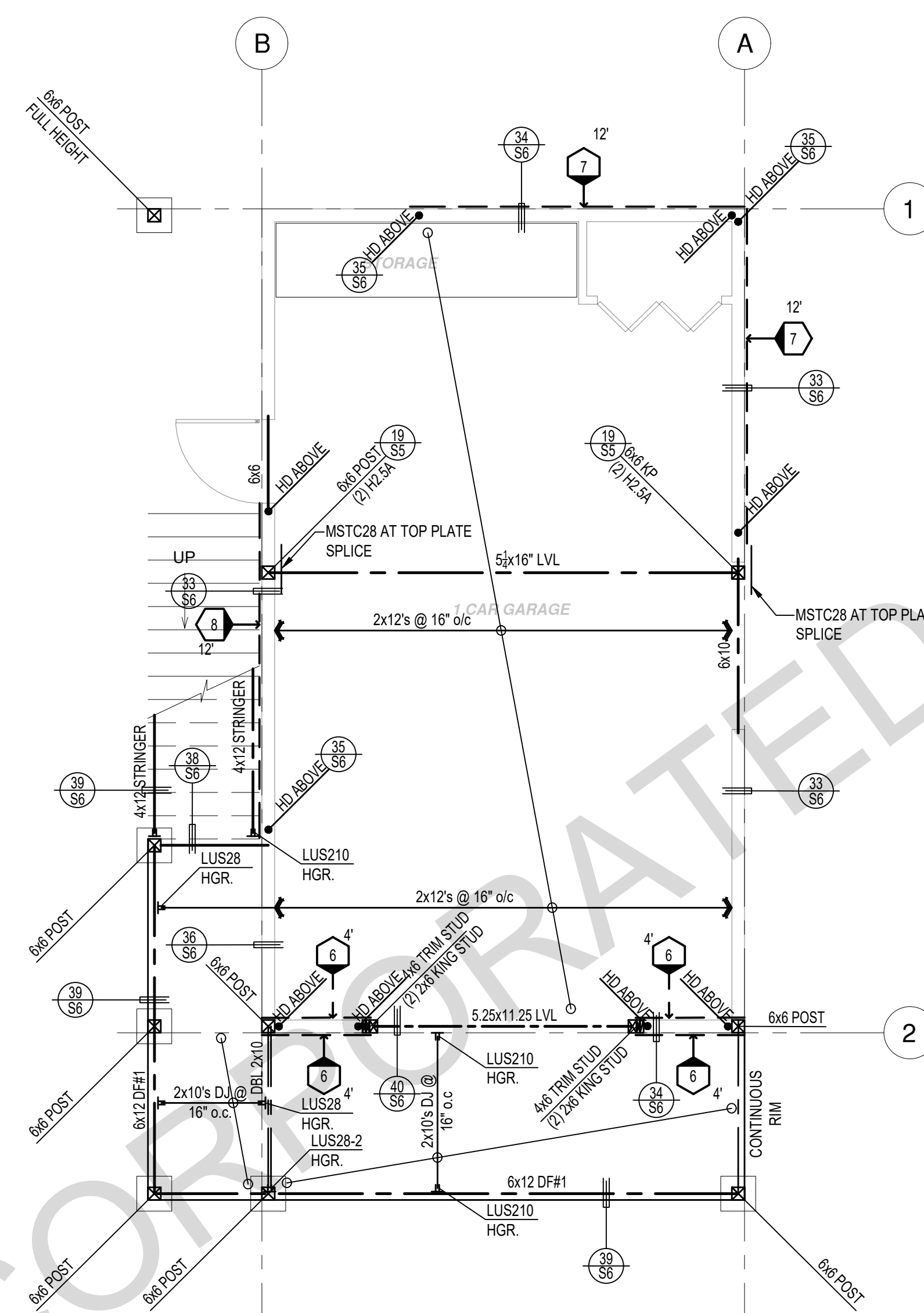
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1/4"=1'-0"

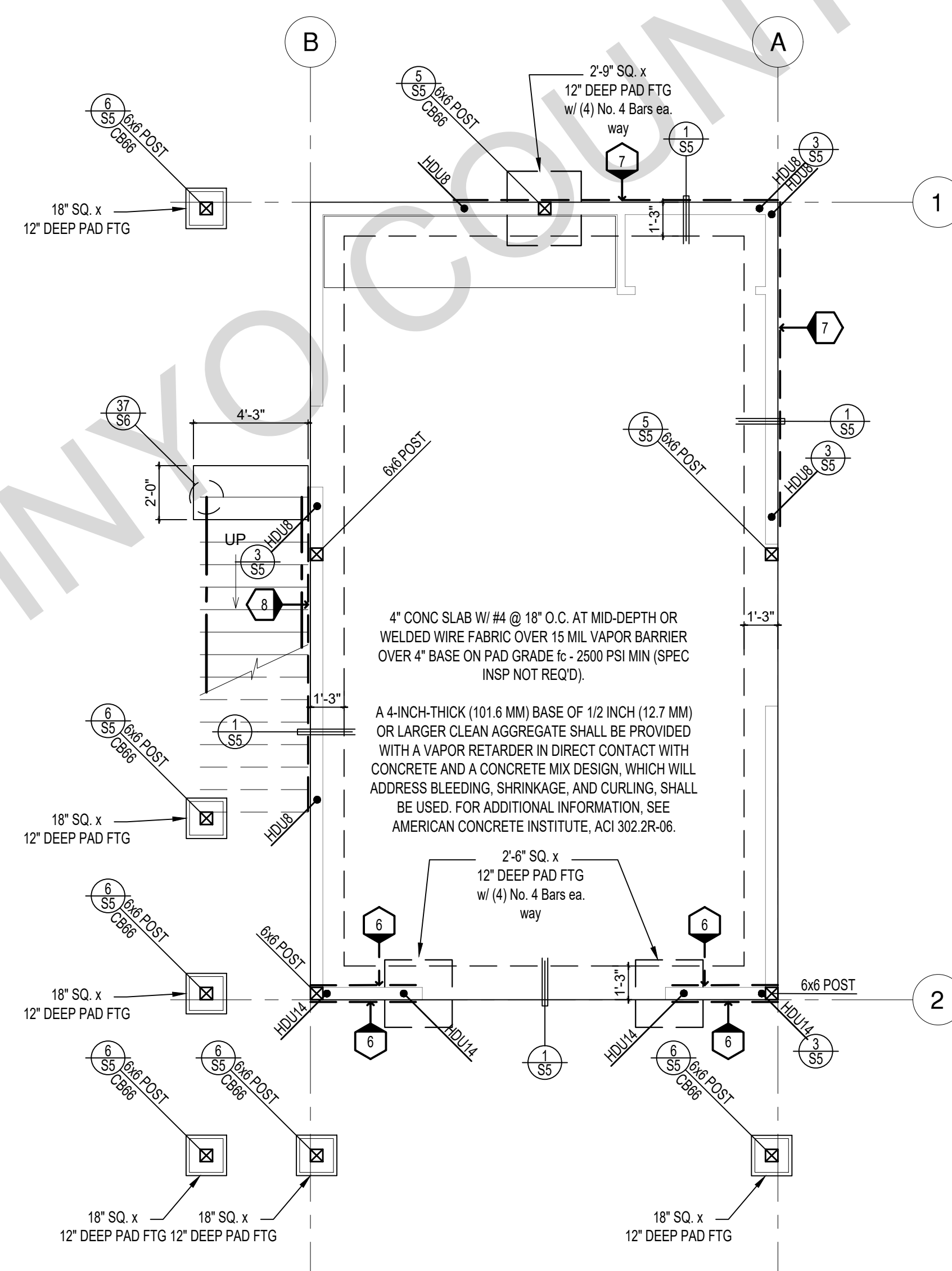
TRADITIONAL



FLOOR FRAMING PLAN

1/4"=1'-0"

TRADITIONAL



FOUNDATION PLAN

1/4"=1'-0"

TRADITIONAL

SHEAR WALL SCHEDULE (ASD VALUES)

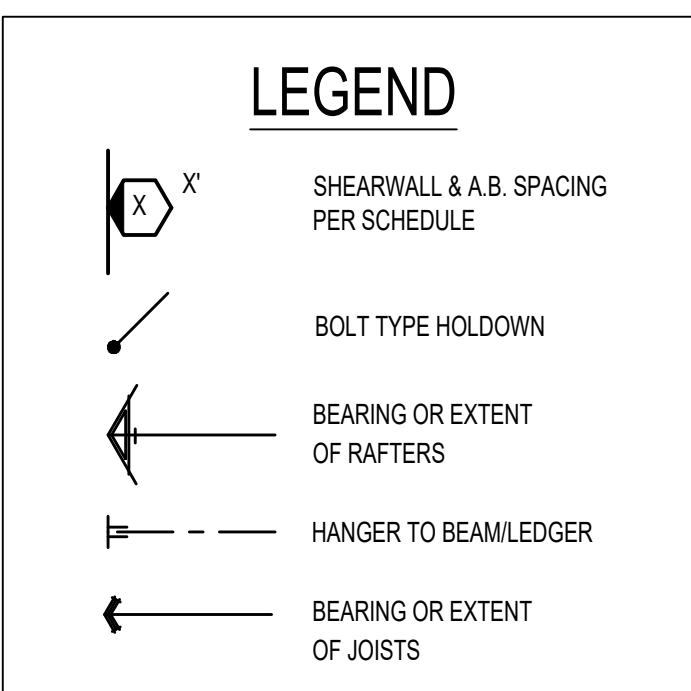
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FOUNDATION PLANS TO BE MODIFIED WHEN TRUSSES ARE USED AS MAIN ROOF FRAMING SYSTEM



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project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions
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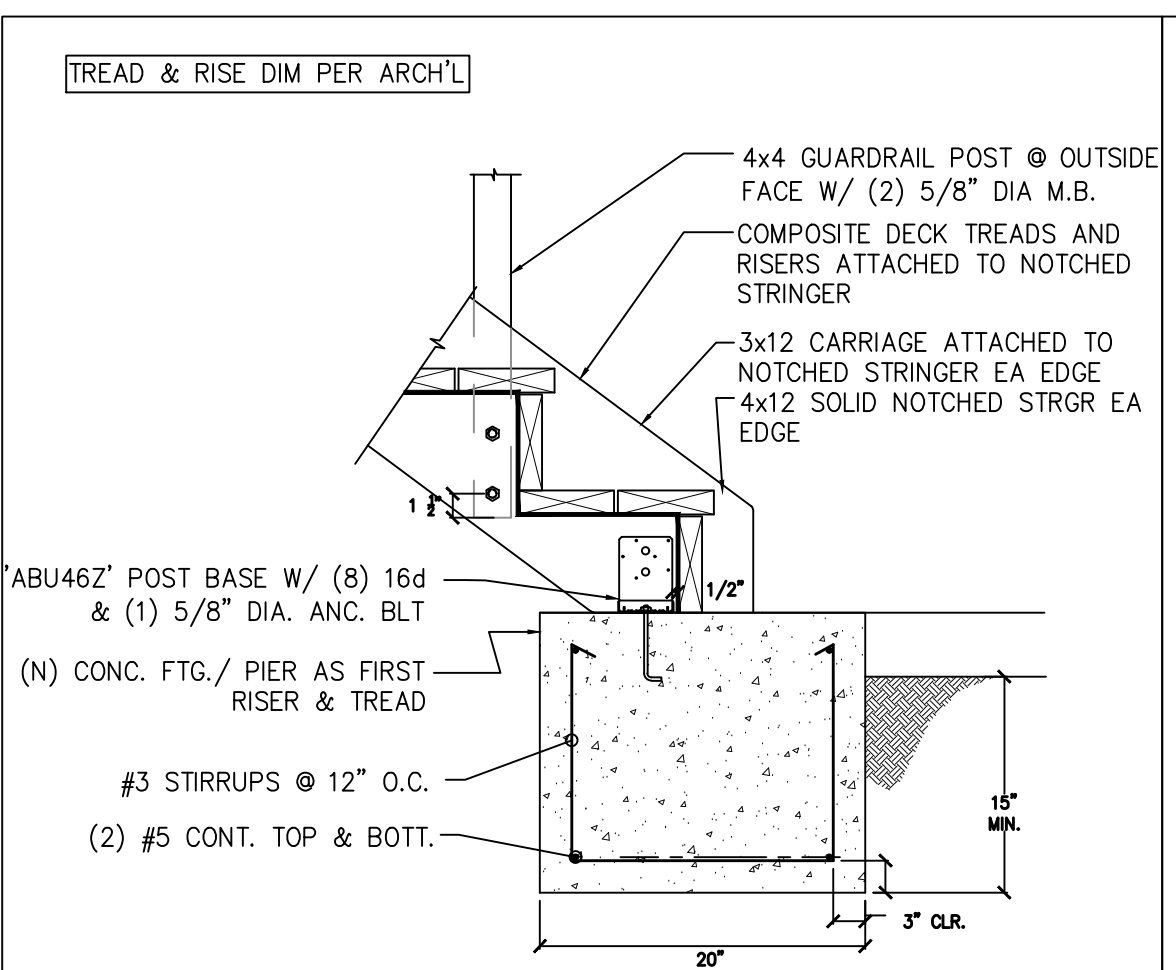
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& Framing
Plan

date 2024

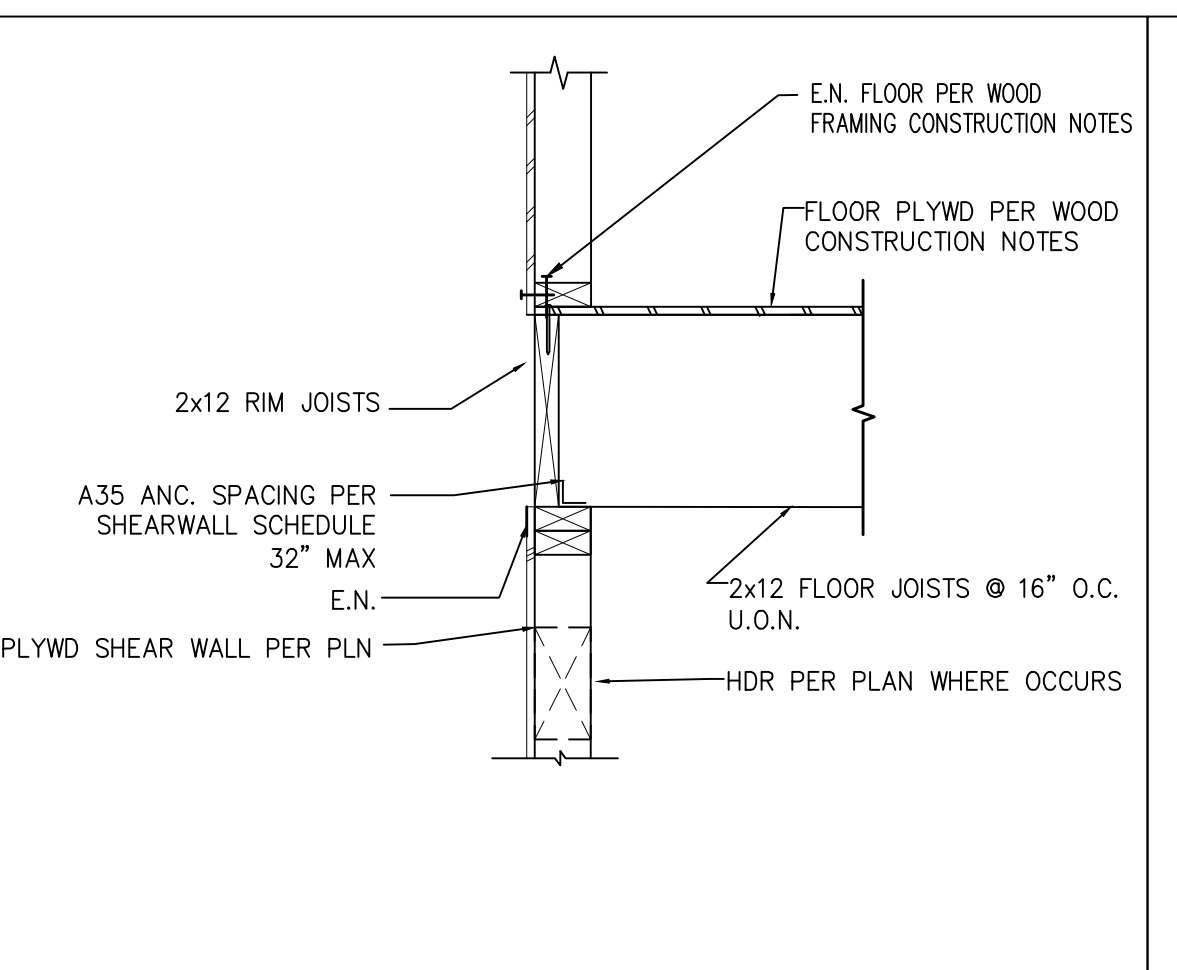
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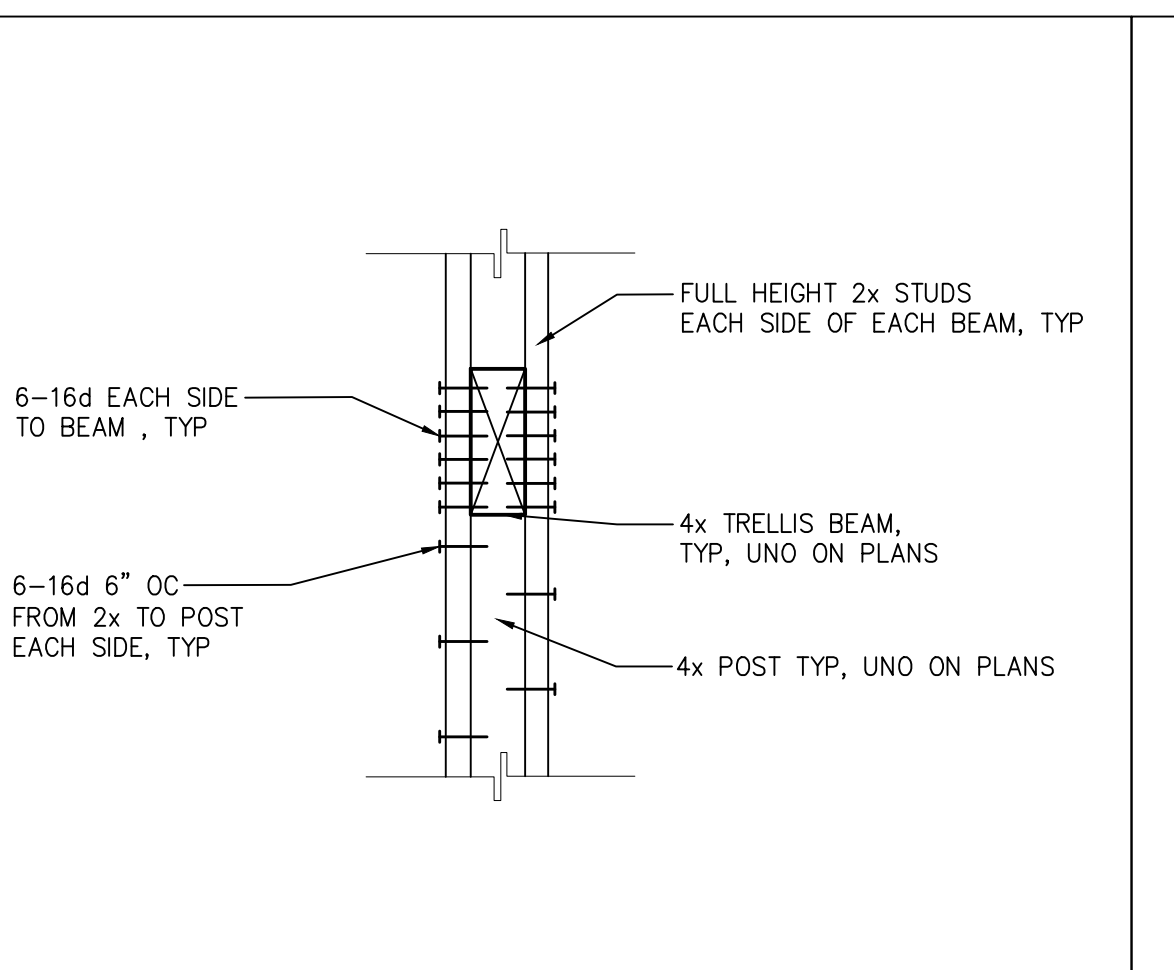
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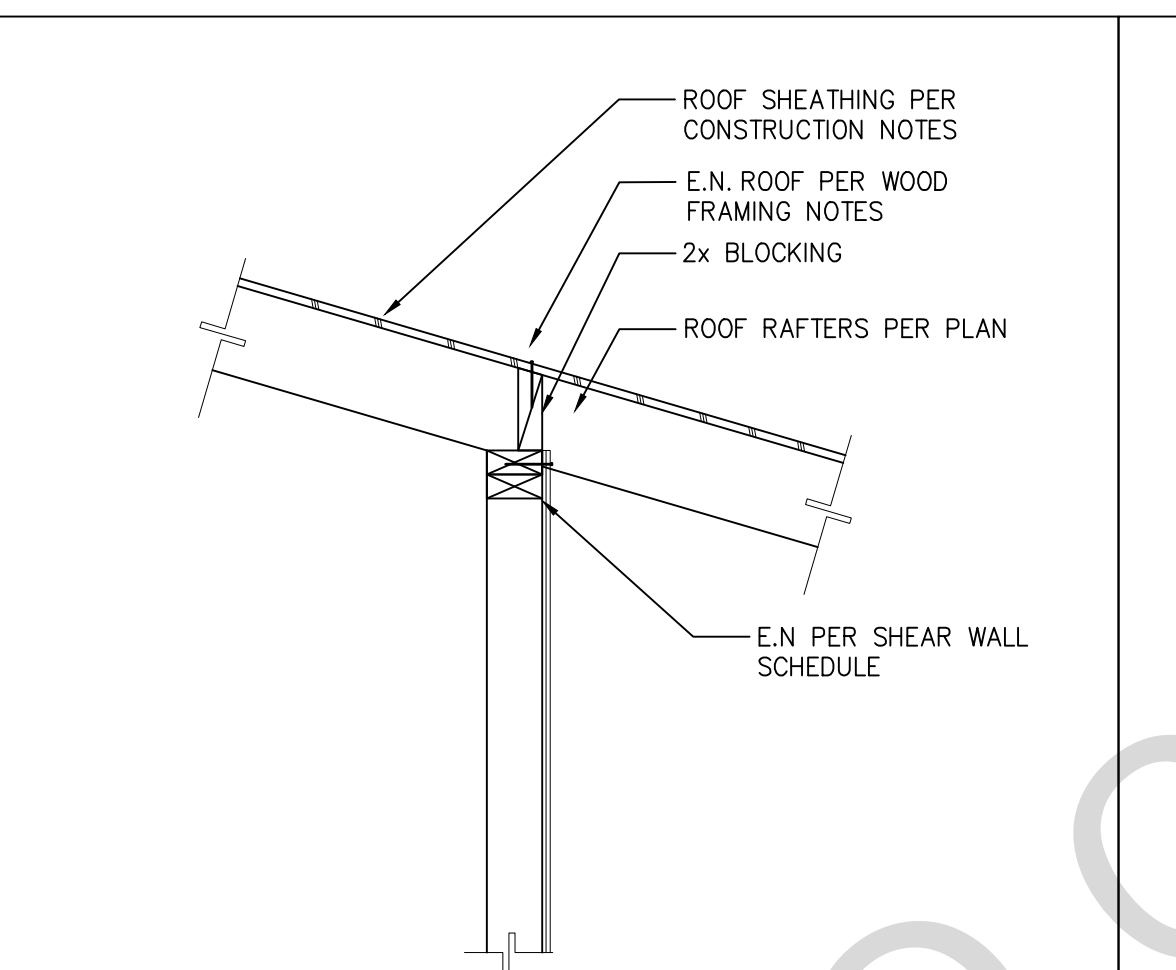
37 STAIR STRINGER AT FOOTING SCALE: 1"=1'-0"



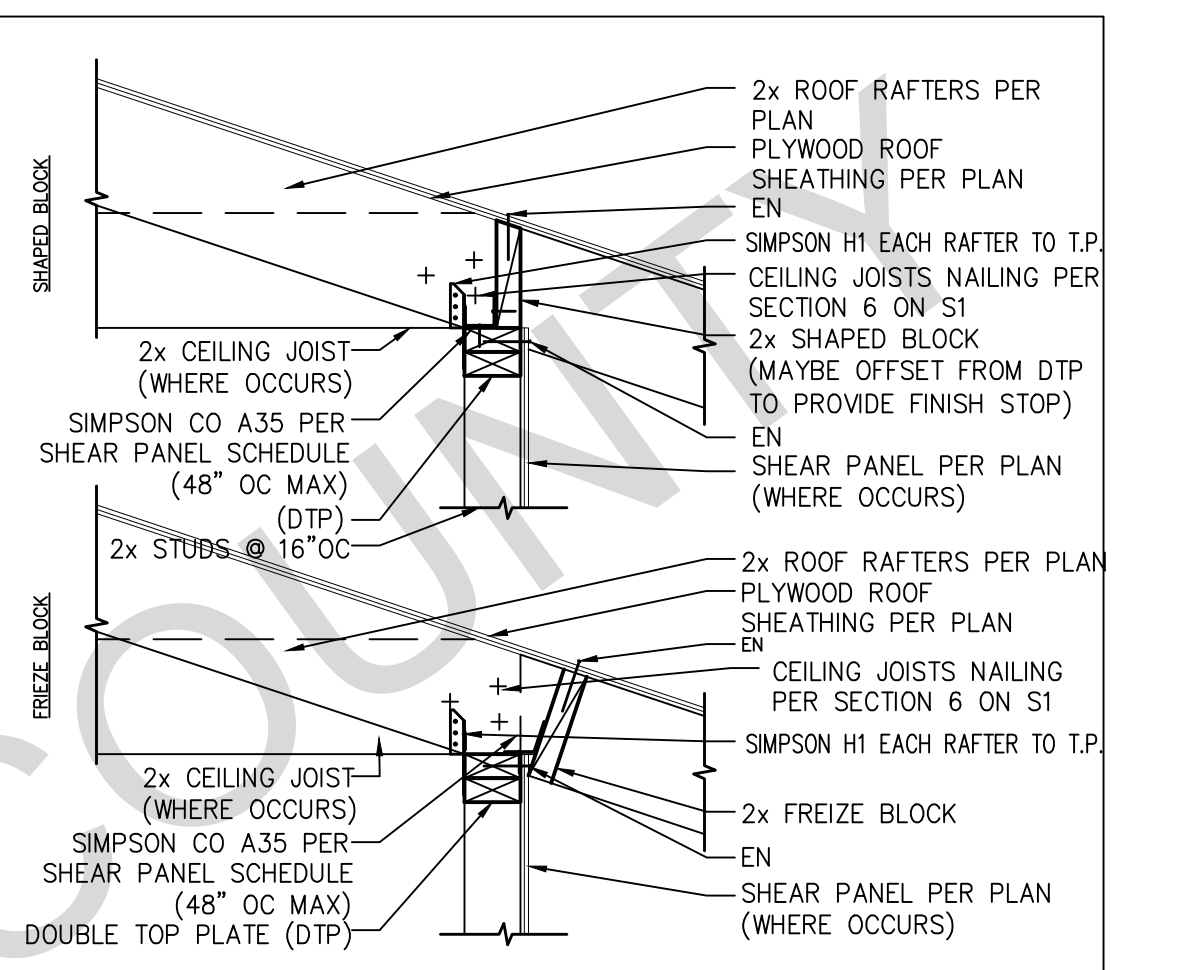
33 PERPENDICULAR JOISTS AT SHEAR WALL SCALE: 1"=1'-0"



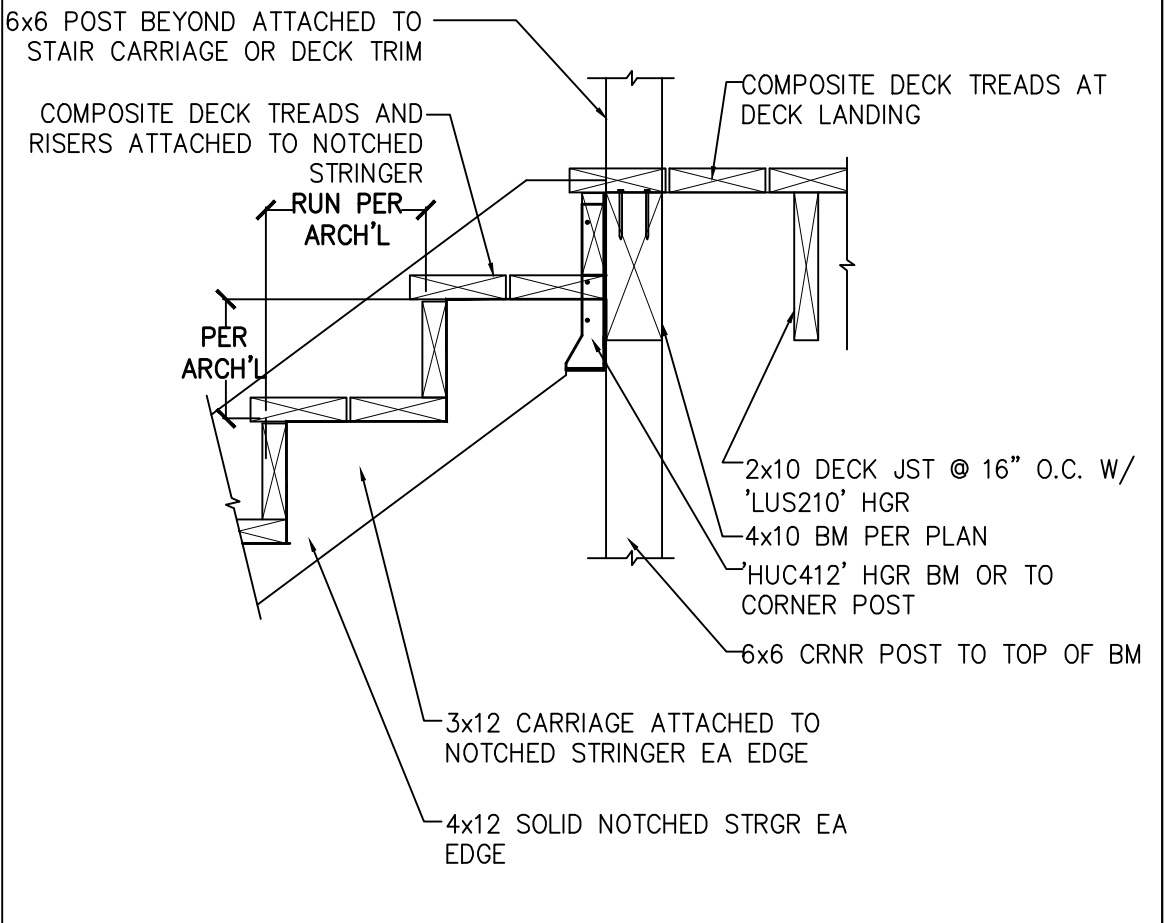
29 EXTERIOR BEAM TO STUD WALL SCALE: 1"=1'-0"



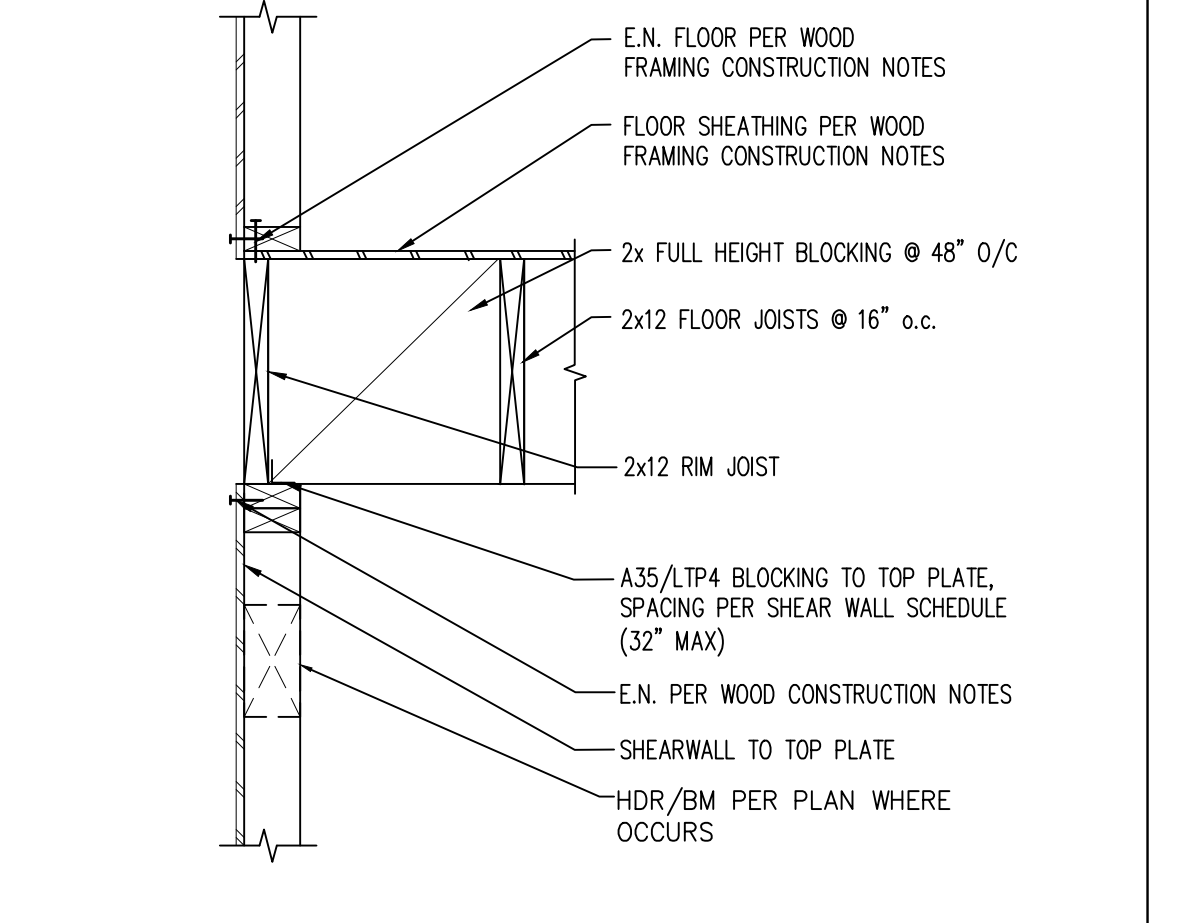
25 INTERMEDIATE BEARING WALL CONNECTION SCALE: 1"=1'-0"



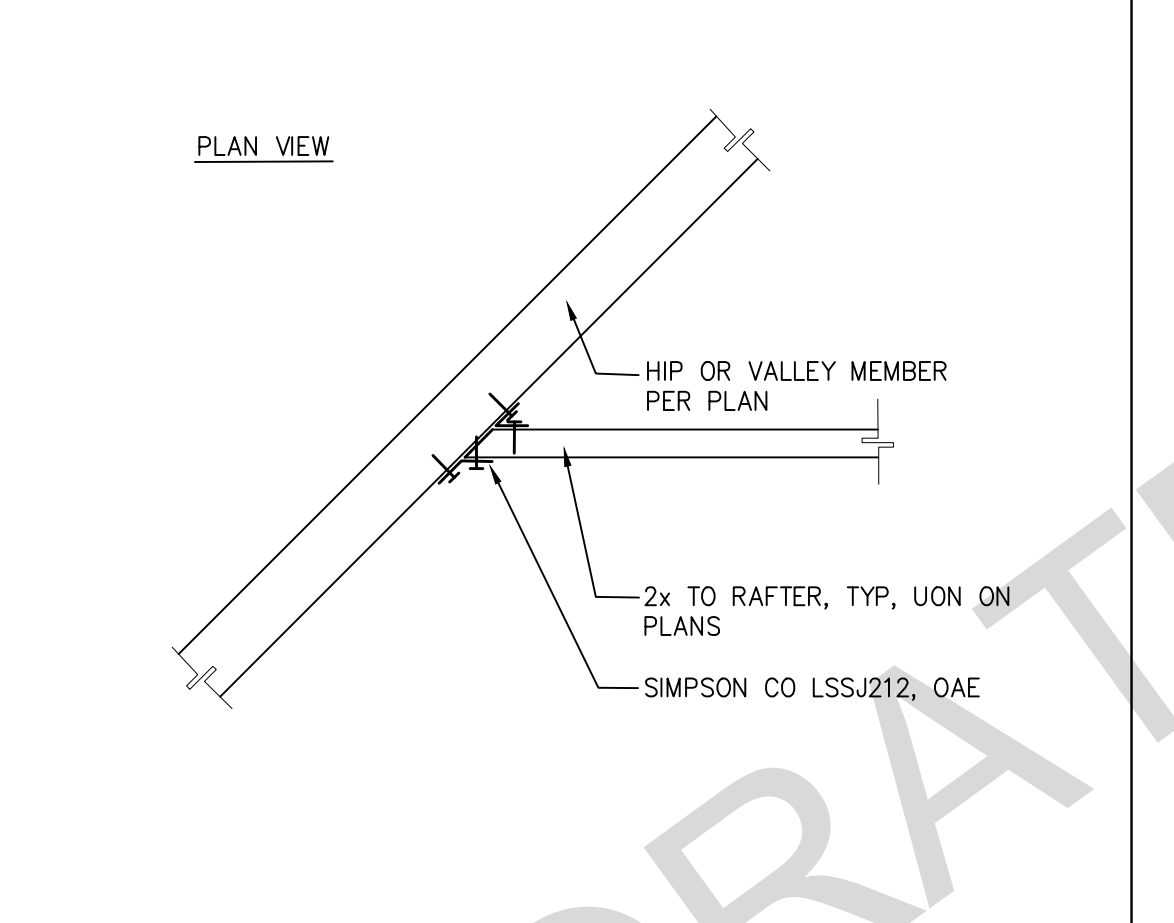
21 SHEAR TRANSFER AT EAVE SCALE: 1"=1'-0"



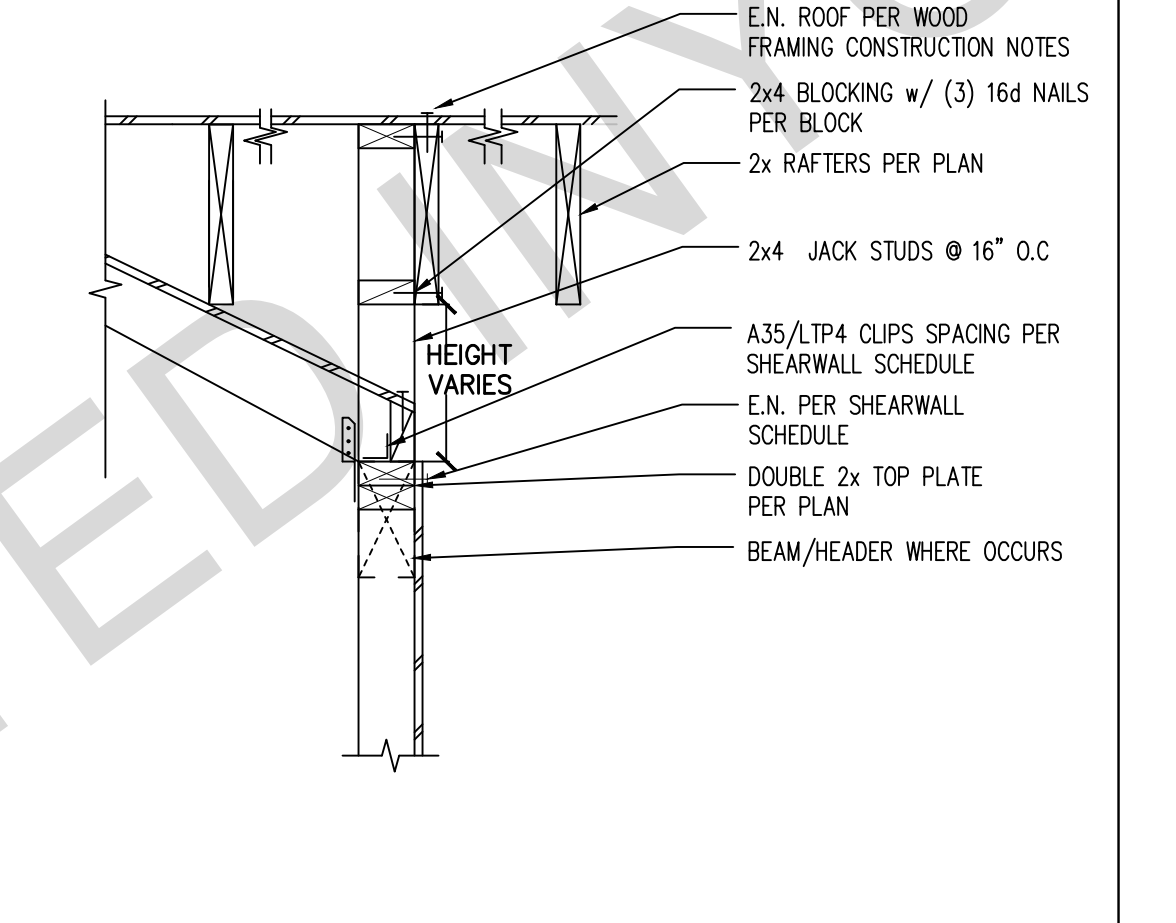
38 STAIR STRINGER AT LANDING SCALE: 1"=1'-0"



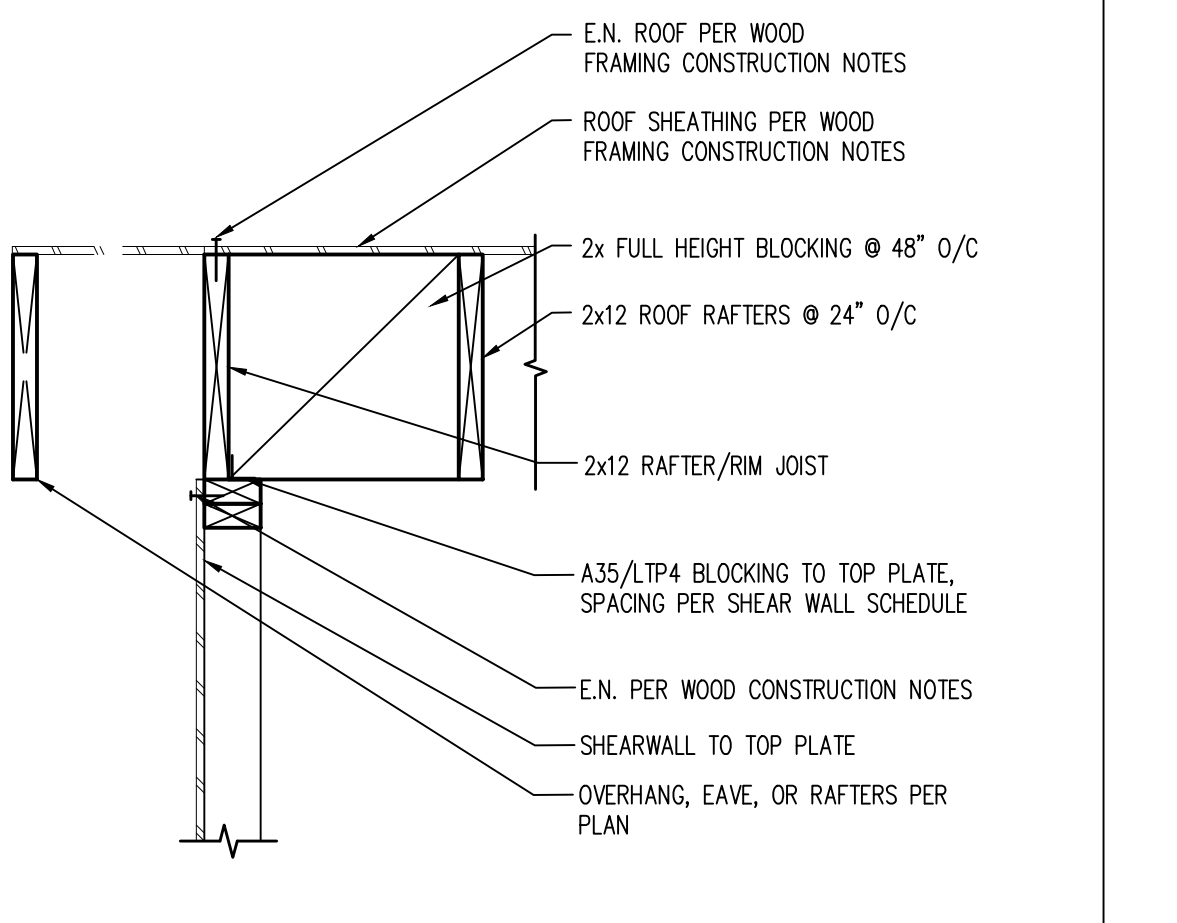
34 PARALLEL JOISTS AT SHEAR WALL SCALE: 1"=1'-0"



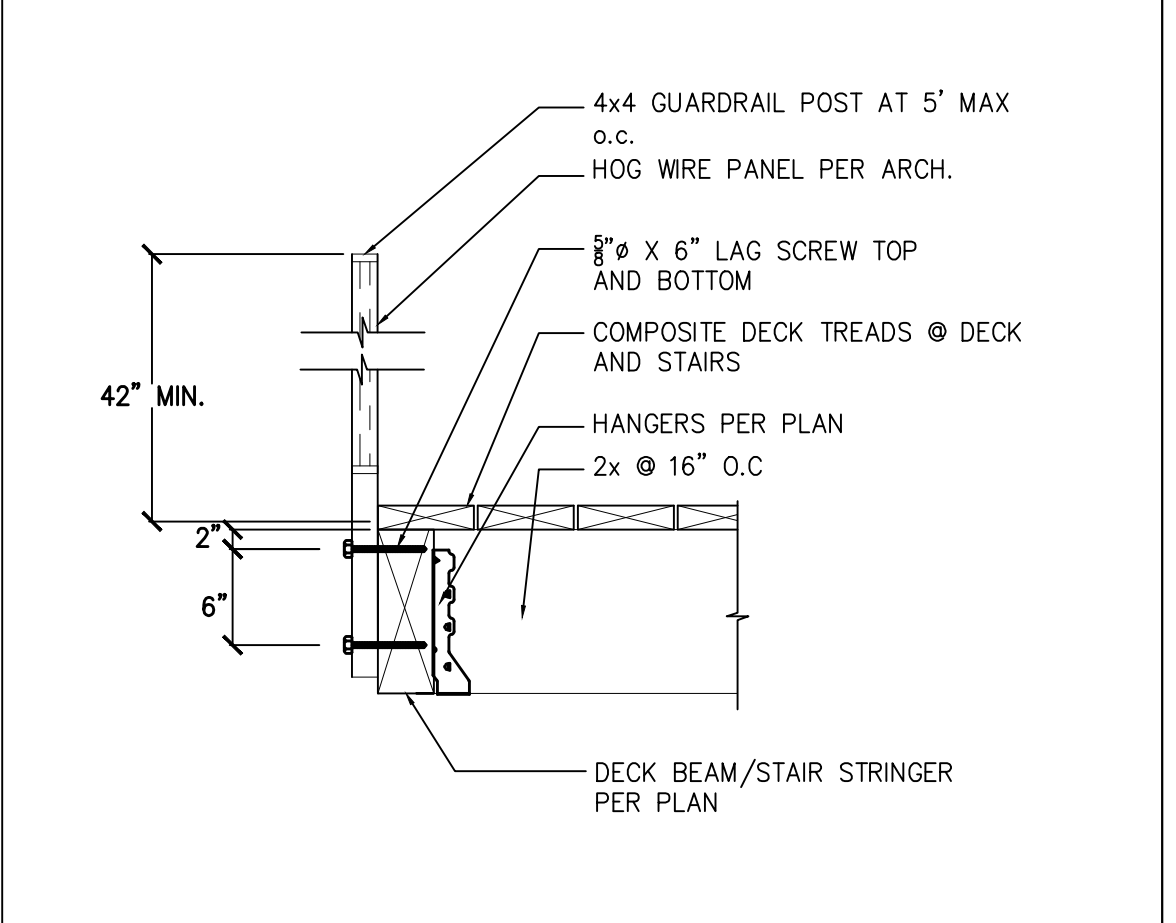
30 RAFTER TO HIP OR VALLEY SCALE: 1"=1'-0"



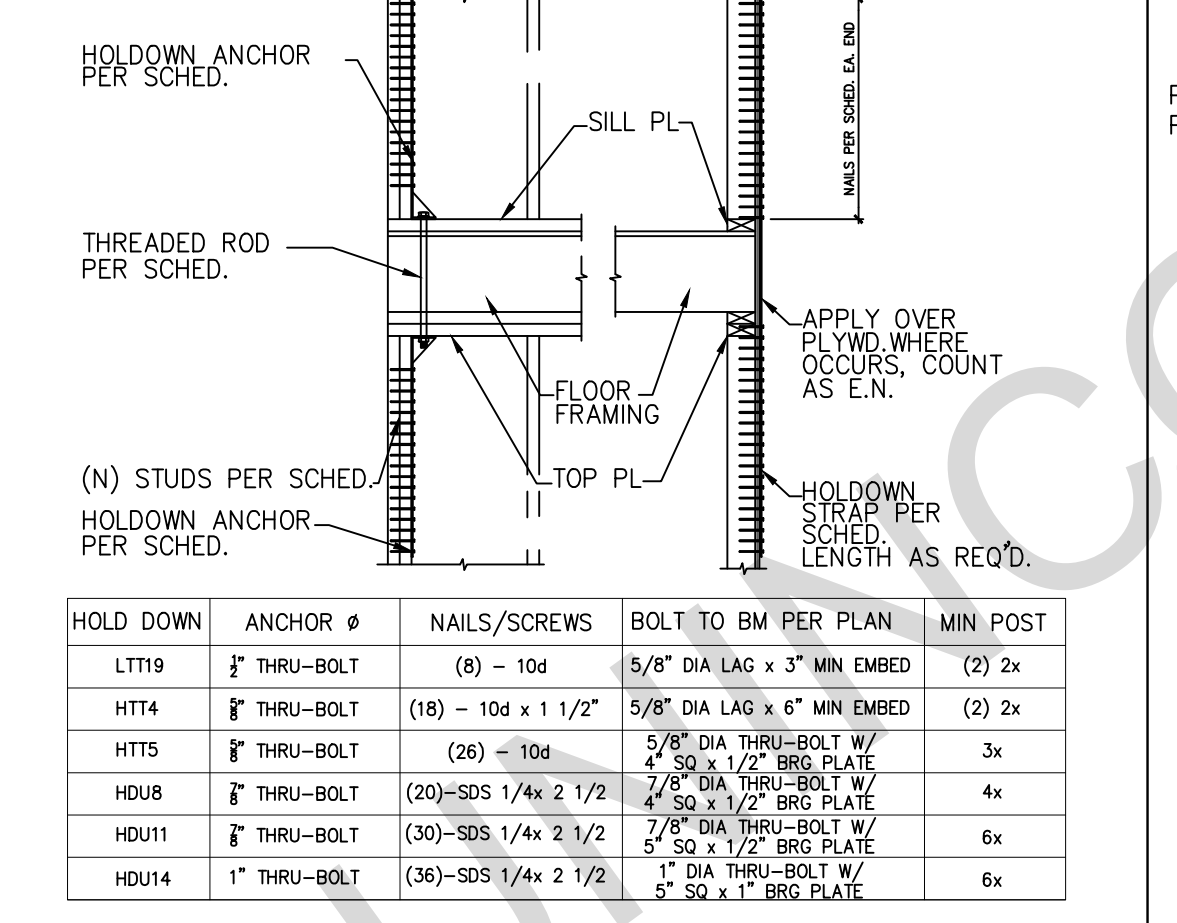
26 ROOF TRANSITION @ WALL/BEAM SCALE: 1"=1'-0"



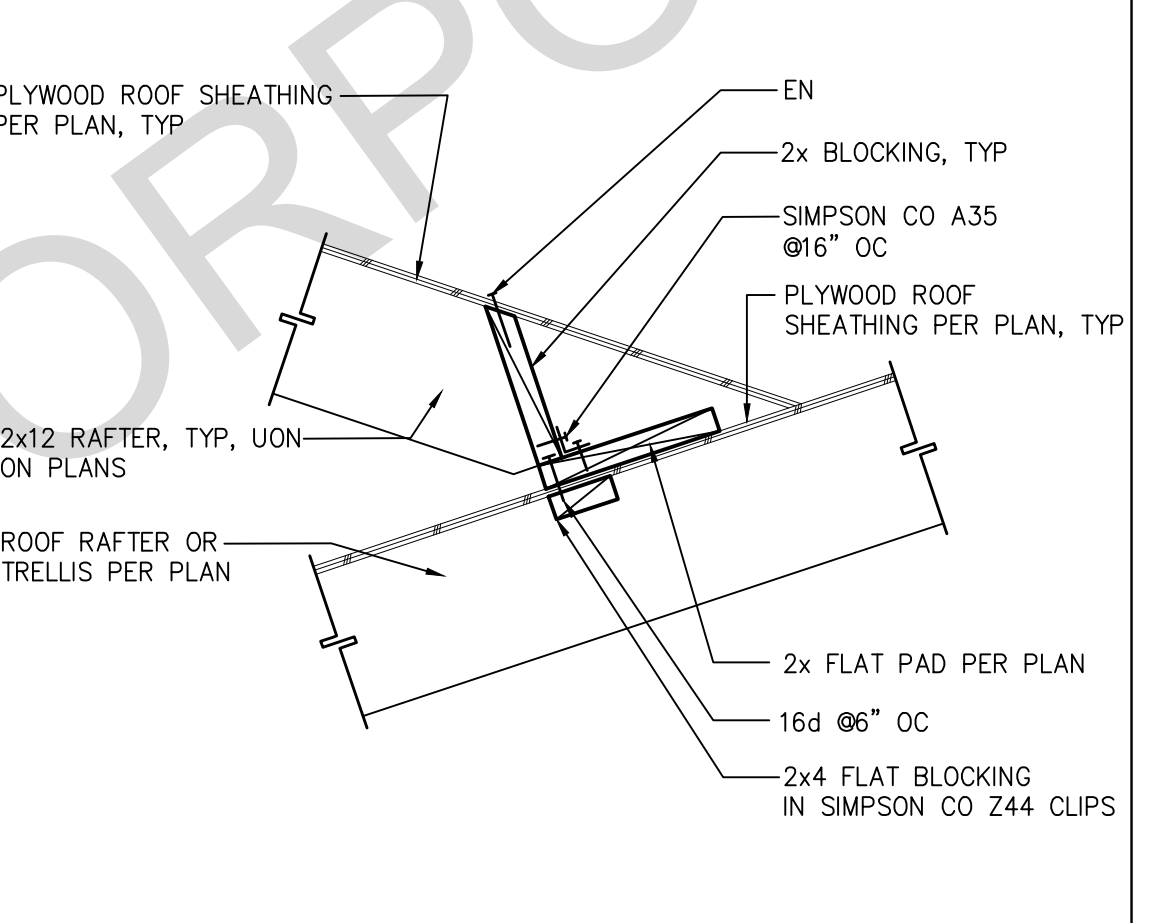
22 PARALLEL RAFTERS AT SHEAR WALL SCALE: 1"=1'-0"



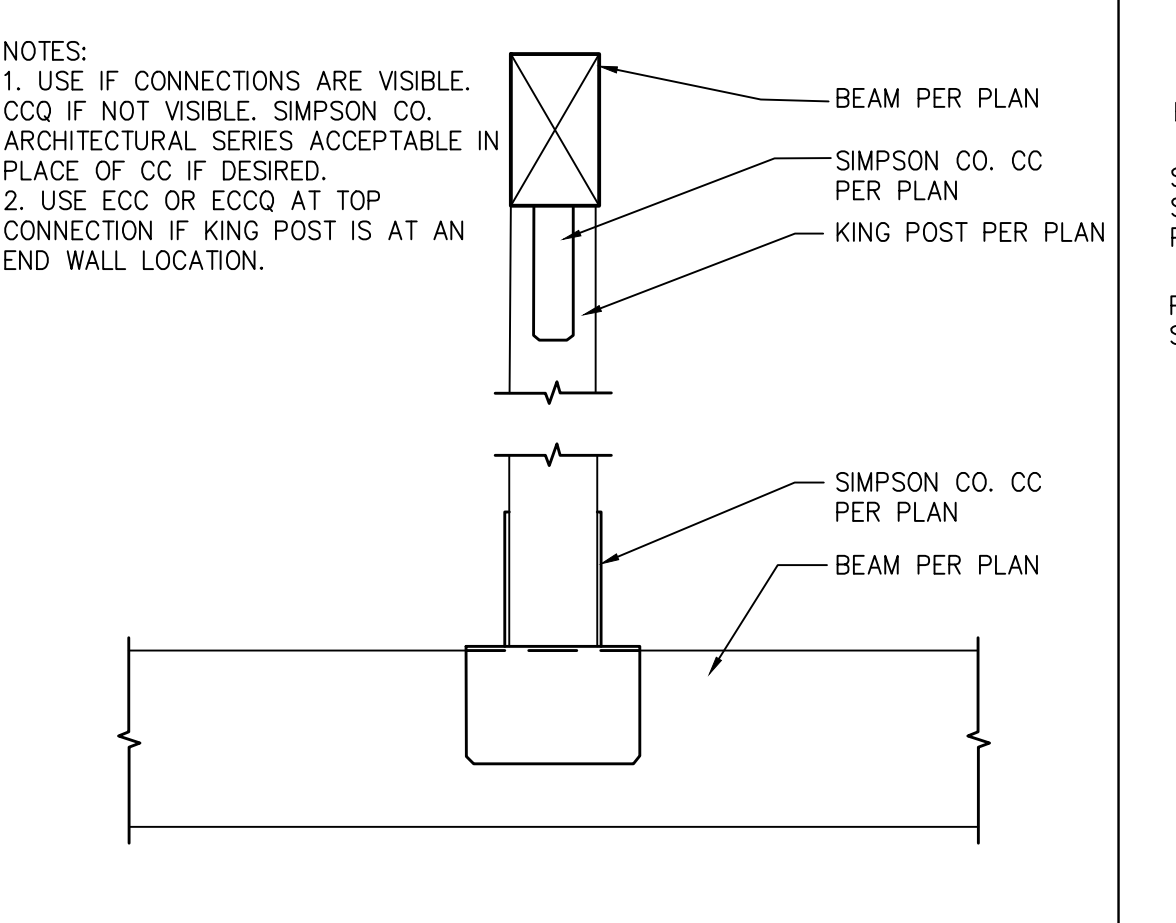
39 GAURDRAIL CONNECTION SCALE: 1"=1'-0"



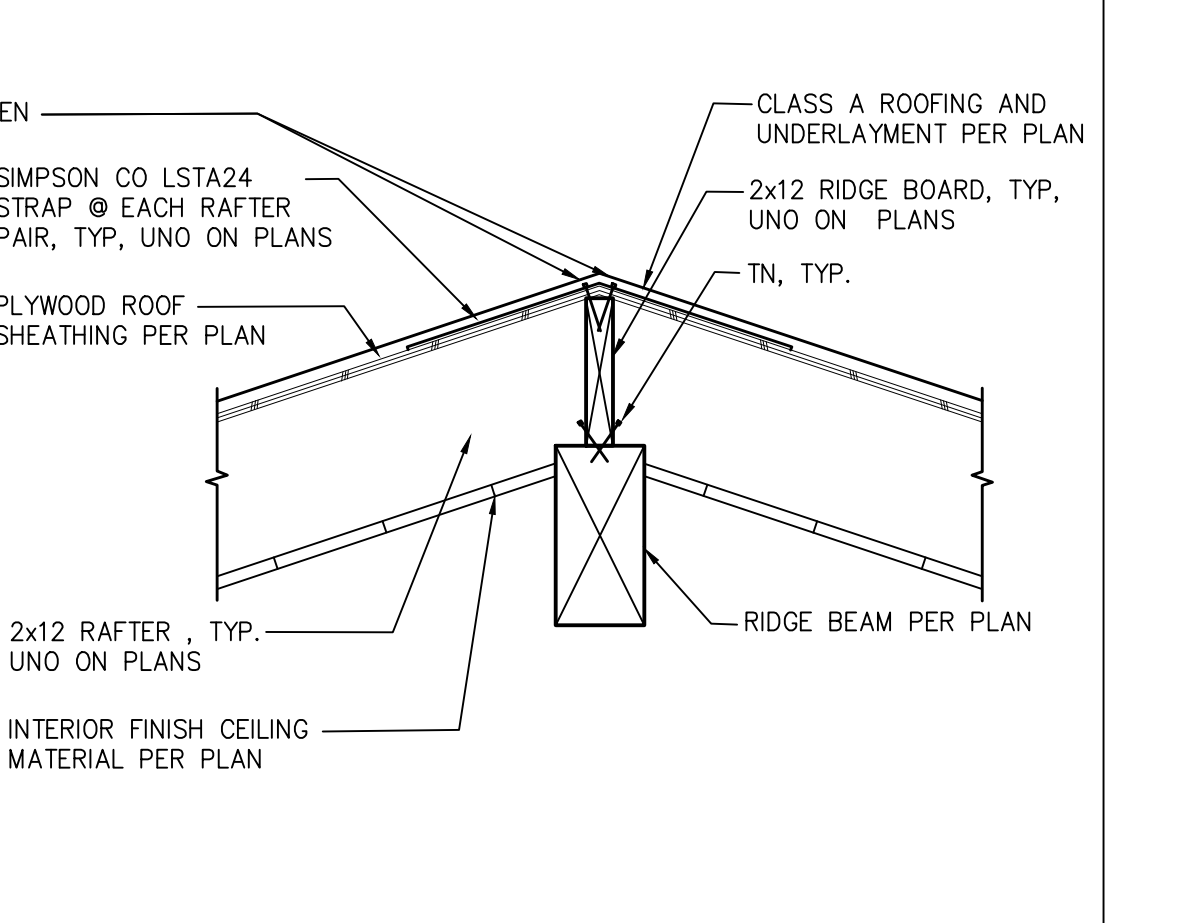
35 FLOOR TO FLOOR HOLD DOWN STRAP SCALE: 1"=1'-0"



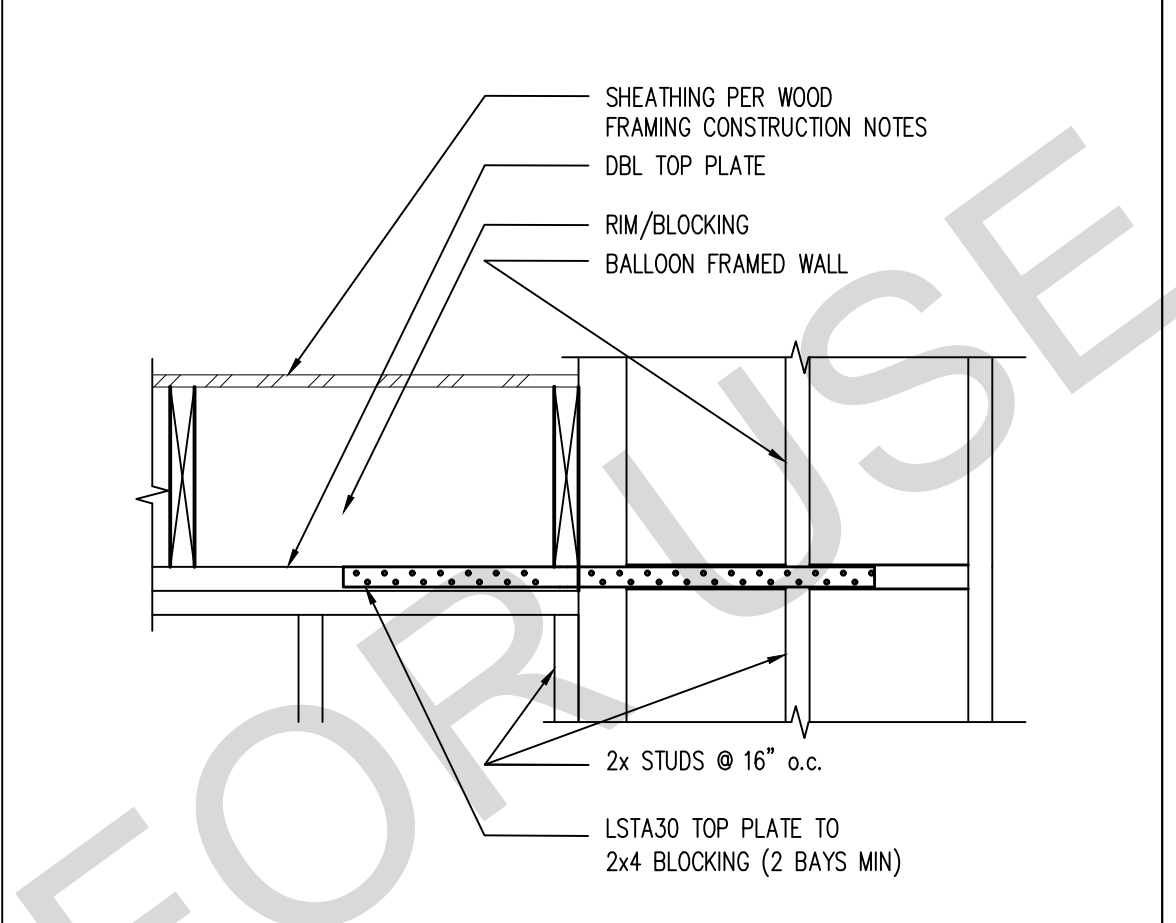
31 CALIFORNIA ROOF FILL CONNECTION SCALE: 1"=1'-0"



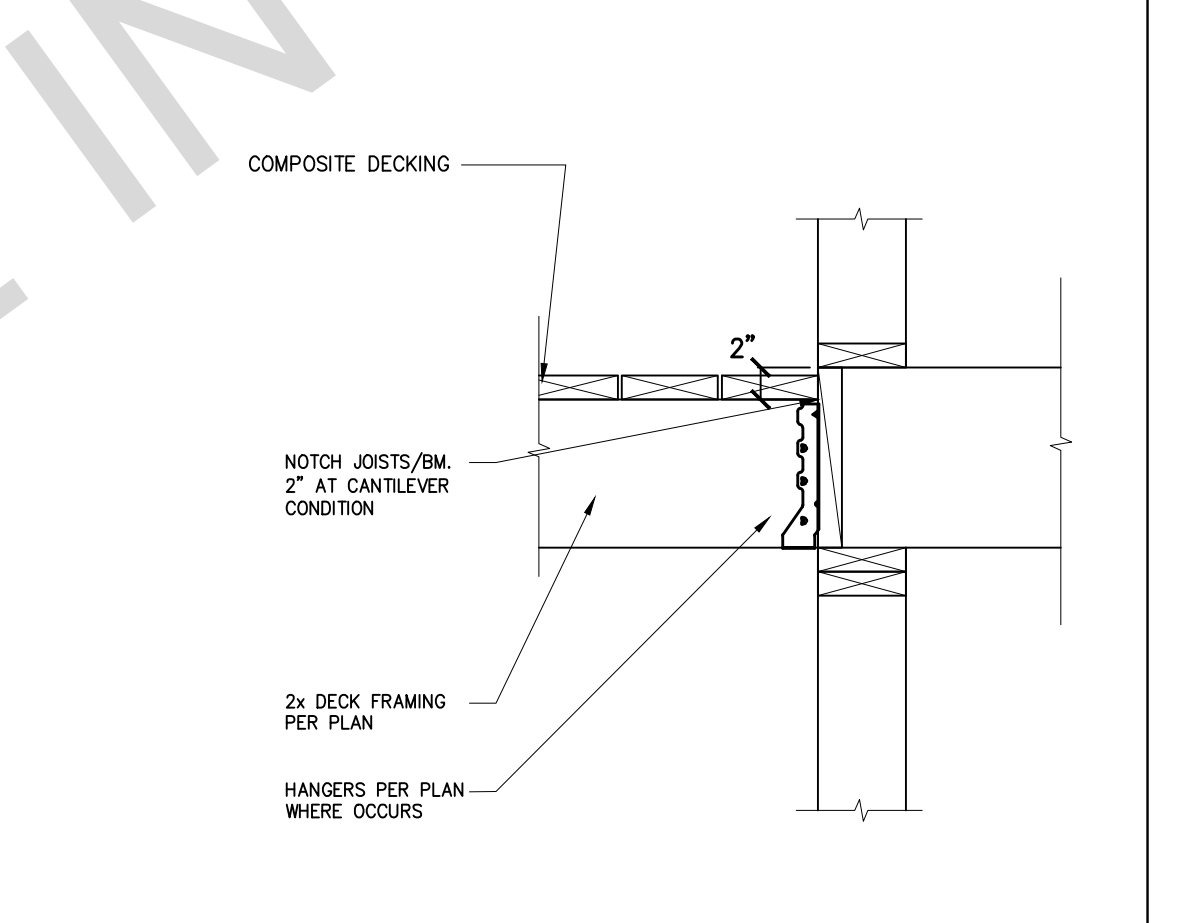
27 KING POST SCALE: 1"=1'-0"



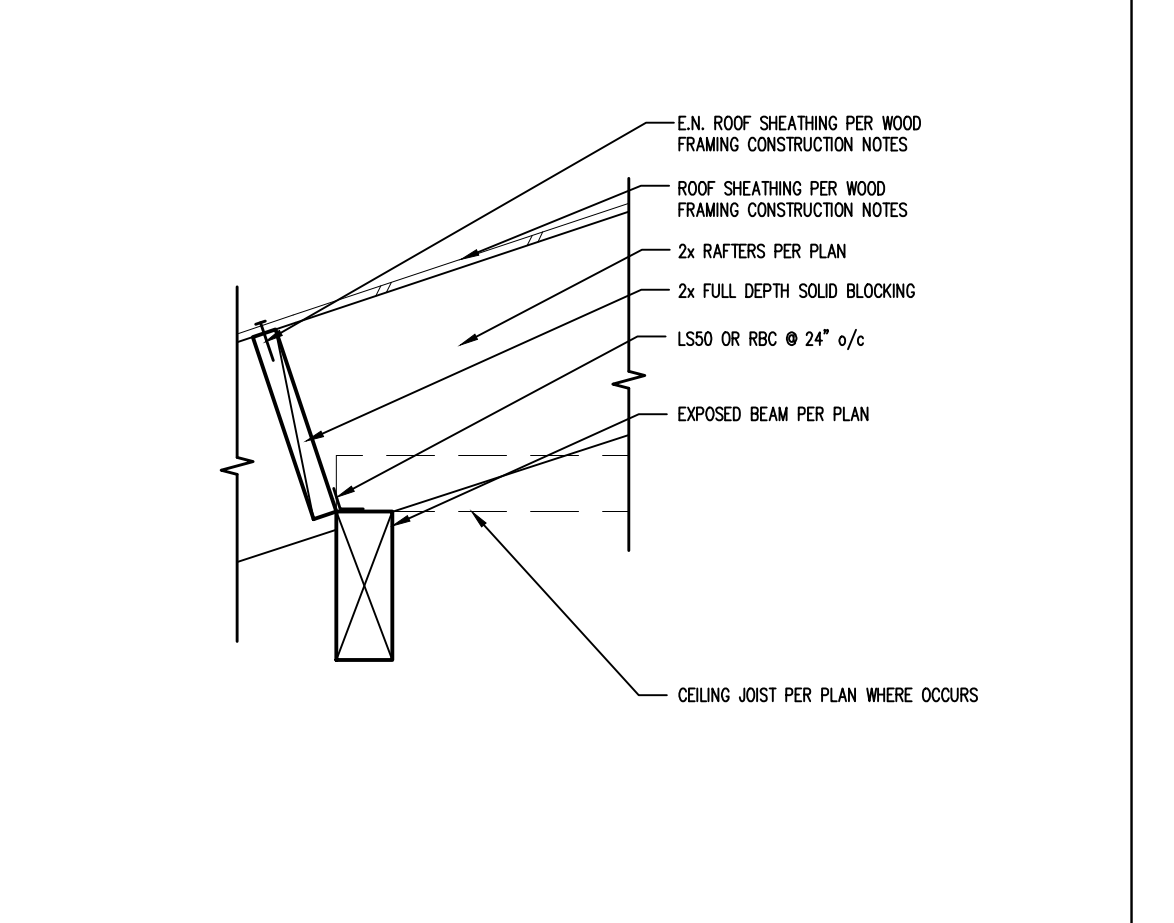
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM SCALE: 1"=1'-0"



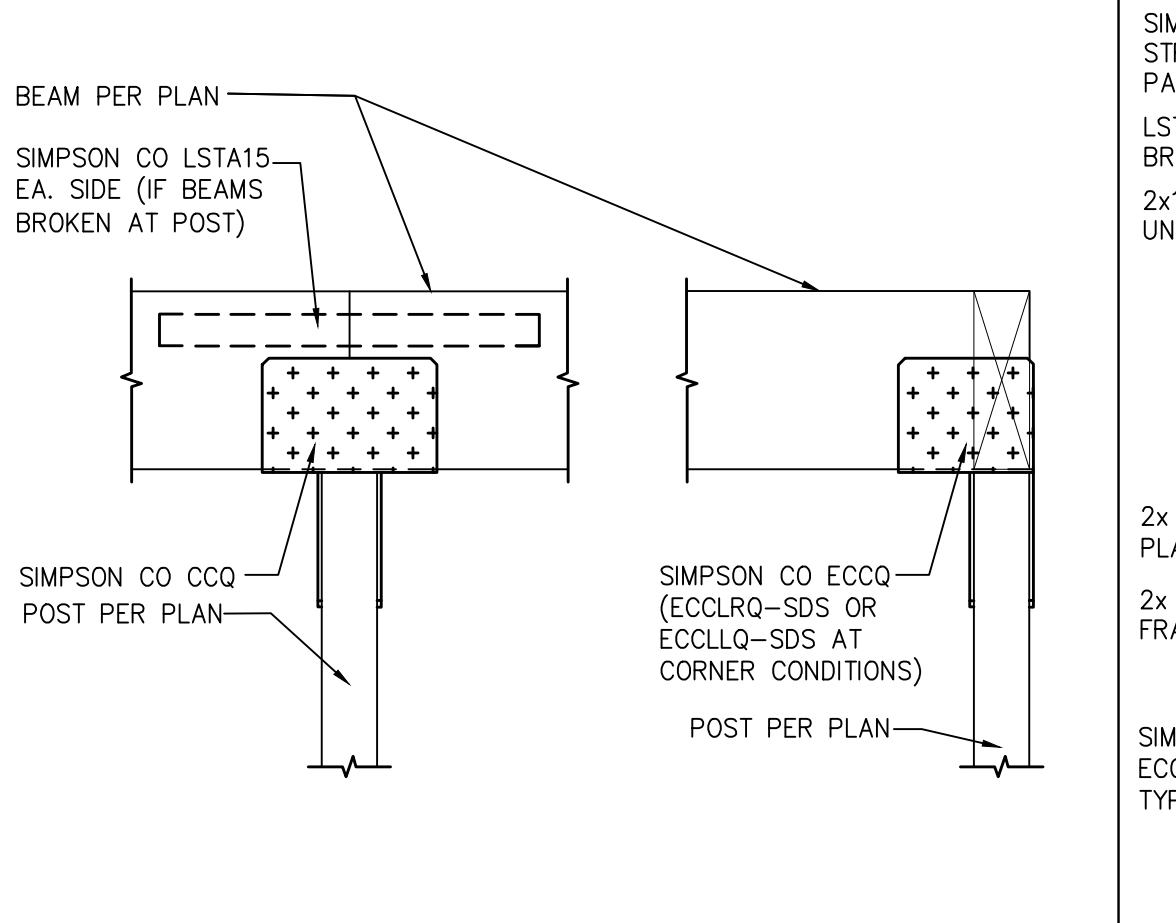
40 STRAP AT TOP PLATE SPLICE SCALE: 1"=1'-0"



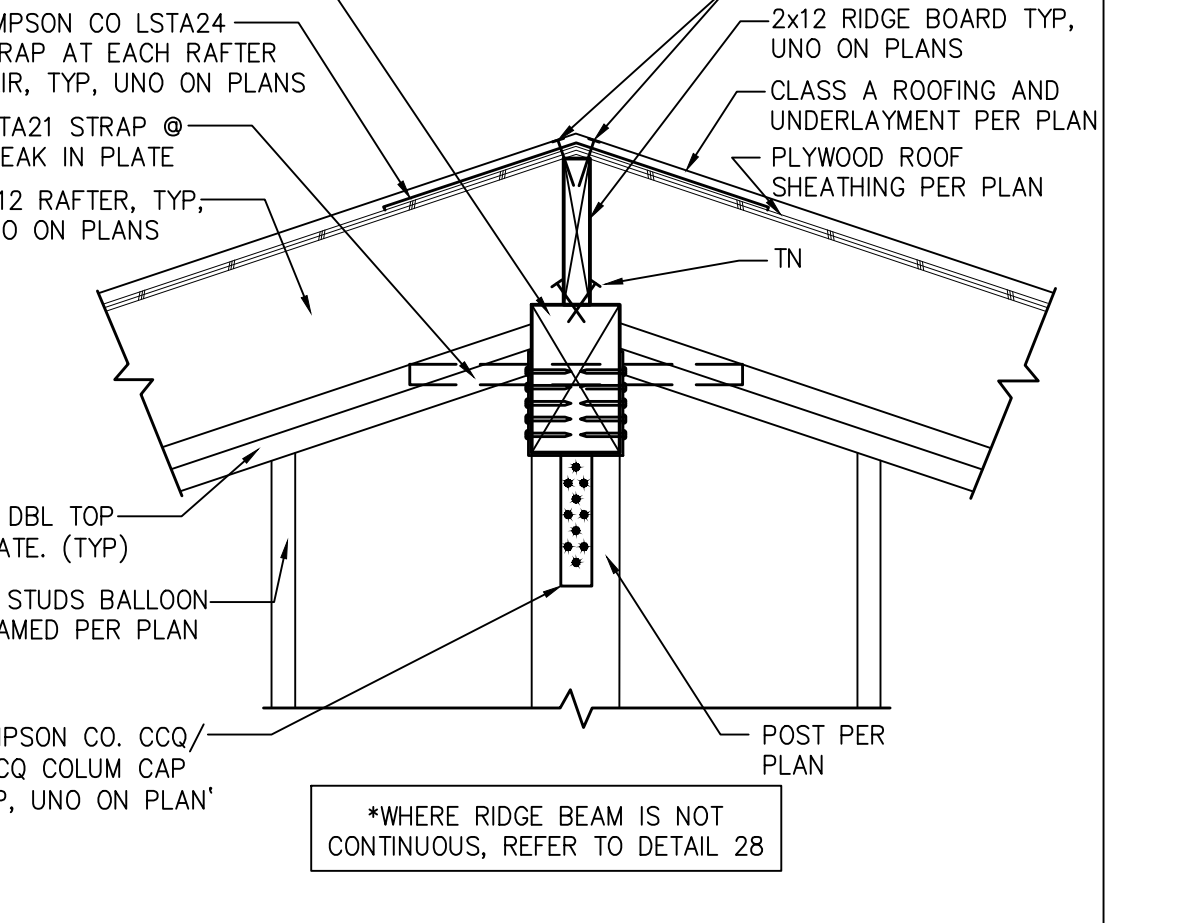
36 FLOOR TO DECK THRESHOLD SCALE: 1"=1'-0"



32 RAFTERS @ EXPOSED BEAM SCALE: 1"=1'-0"



28 POST TO BEAM WITH CCQ/ECCQ SCALE: 1"=1'-0"



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE SCALE: 1"=1'-0"

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revisions

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description
Structural
Details

date 2024

project no. INYO COUNTY ADU/SFDS

drawn by DESIGN PATH STUDIO

sheet no. S6

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Single Car Garage A 519af
Inyo County , CA

Project Designer:
Design Path Studio
Encinitas, CA 92024

Report Prepared by:
Design Path Studio

Job Number:

Date:
4/22/2024

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards. This program developed by EnergySoft, LLC - www.energysoft.com.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-19T12:20:03-07:00
Input File Name: Single Car Garage A.rbd22x

GENERAL INFORMATION											
01	Project Name	Single Car Garage A									
02	Run Title	Title 24 Analysis									
03	Project Location										
04	City	Inyo County	05	Standards Version	2022						
06	Zip code		07	Software Version	EnergyPro 9.2						
08	Climate Zone	16	09	Front Orientation (deg/ Cardinal)	All orientations						
10	Building Type	Single Family	11	Number of Dwelling Units	1						
12	Project Scope	Newly Constructed	13	Number of Bedrooms	0						
14	Addition Cond. Floor Area (ft²)	n/a	15	Number of Stories	1						
16	Existing Cond. Floor Area (ft²)	n/a	17	Penetration Average U-factor	0.26						
18	Total Cond. Floor Area (ft²)	519	19	Glazing Percentage (%)	58.54%						
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a						
22	Fuel Type	Natural gas	23	No Dwelling Unit	No						

COMPLIANCE RESULTS											
01	Building Complies with Computer Performance										
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.										
03	This building incorporates one or more Special Features shown below										

Registration Number: 224-P01050259A-000-000-0000000-0000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-19T12:20:03-07:00
Input File Name: Single Car Garage A.rbd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2Efficiency)	Total ² EDR (EDR2Total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2Efficiency)	Total ² EDR (EDR2Total)
	Standard Design	50	67.4	47.2		
	Proposed Design					
North Facing	37.6	65.4	45.9	12.4	2	1.3
East Facing	35.1	56.6	41.3	14.9	10.8	5.9
South Facing	38.4	66	46.4	11.6	1.4	0.8
West Facing	38.7	64.8	45.8	11.8	2.6	1.4

RESULT: PASS

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

- Standard Design PV Capacity: 1.47 kWdc
- Proposed PV Capacity Scaling: North (1.47 kWdc) East (1.47 kWdc) South (1.47 kWdc) West (1.47 kWdc)

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Project Name: Single Car Garage A
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ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDK2) (kTVDU/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDK2) (kTVDU/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	13.76	62.34	5.07	51.07	8.69	11.27	
Space Cooling	1.02	13.07	1.54	27.94	-0.52	-14.87	
IAQ Ventilation	0.45	4.92	0.45	4.92	0	0	
Water Heating	5.92	64.35	5.69	56.5	0.23	7.85	
Self Utilization/Flexibility Credit				0		0	
North Facing Efficiency Compliance Total	21.15	144.68	12.75	140.43	8.4	4.25	
Space Heating	13.76	62.34	3.79	36.36	9.97	25.98	
Space Cooling	1.02	13.07	1.19	24.19	-0.17	-11.12	
IAQ Ventilation	0.45	4.92	0.45	4.92	0	0	
Water Heating	5.92	64.35	5.63	55.99	0.29	8.36	
Self Utilization/Flexibility Credit				0		0	
East Facing Efficiency Compliance Total	21.15	144.68	11.06	121.46	10.09	23.22	

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Project Name: Single Car Garage A
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ENERGY USE INTENSITY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDK2) (kTVDU/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDK2) (kTVDU/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	13.76	62.34	4.93	48.52	8.83	13.82
Space Cooling	1.02	13.07	2.27	32.5	-1.25	-19.43
IAQ Ventilation	0.45	4.92	0.45	4.92	0	0
Water Heating	5.92	64.35	5.65	55.88	0.31	8.47
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	21.15	144.68	13.26	141.82	7.89	2.86
Space Heating	13.76	62.34	6.1	63.84	7.66	-1.5
Space Cooling	1.02	13.07	0.99	13.97	0.03	-0.9
IAQ Ventilation	0.45	4.92	0.45	4.92	0	0
Water Heating	5.92	64.35	5.68	56.37	0.24	7.98
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	21.15	144.68	13.22	139.1	7.93	5.58

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Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-19T12:20:03-07:00
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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
North Facing				
Gross EU ¹	44.49	35.84	8.65	19.44
Net EU ²	28.79	20.13	8.66	30.08
East Facing				
Gross EU ¹	44.49	34.23	10.26	23.06
Net EU ²	28.79	18.52	10.27	35.67
South Facing				
Gross EU ¹	44.49	36.23	8.26	18.57
Net EU ²	28.79	20.52	8.27	28.73
West Facing				
Gross EU ¹	44.49	34.5	9.99	22.45
Net EU ²	28.79	18.79	10	34.73

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.

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Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-19T12:20:03-07:00
Input File Name: Single Car Garage A.rbd22x

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.47	NA	Standard [14-17W]	Fixed	none	true	150-270	n/a	n/a	-6-7-12	96	98

REQUIRED SPECIAL FEATURES

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

- Floor has high level of insulation
- Insulation below roof deck
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Quality insulation installation (QI)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge (SC3.1.4.1.7)
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zone greater than 150 ft² (SC3.4.3)
- Ductless indoor units located entirely in conditioned space (DC3.1.4.1.8)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Single Car Garage A	519	1	0	1	0	1

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Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-19T12:20:03-07:00
Input File Name: Single Car Garage A.rbd22x

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Second Story	Conditioned	Ductless MiniSplit1	519	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Second Story	R-21 Wall	0	Front	220	33.3	90
Left Wall	Second Story	R-21 Wall	90	Left	216	206	90
Rear Wall	Second Story	R-21 Wall	180	Back	220	30	90
Right Wall	Second Story	R-21 Wall	270	Right	216	34.5	90
Roof	Second Story	R-38 HP Attic	n/a	n/a	519	n/a	n/a
Floor to Garage	Second Story	R-30 Floor No Crawlspace	n/a	n/a	519	n/a	n/a
Front Garage Wall	Garage	R-0 Wall	0	Front	220	72	90
Left Garage Wall	Garage	R-0 Wall	90	Left	216	20	90
Rear Garage Wall	Garage	R-0 Wall	180	Back	220	0	90
Right Garage Wall	Garage	R-0 Wall	270	Right	216	24	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise [x in 12]	Roof Reflectance	Roof Emittance	Cool Roof
Ceiling	Garage	R-0 Roof No Attic	0	Front	519	0	0	0.1	0.85	No

Registration Number: 224-P01050259A-000-000-0000000-0000
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Project Name: Single Car Garage A
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Input File Name: Single Car Garage A.rbd22x

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise [x in 12]	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic: Second Story	Attic: Roof/Second Story	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 4	Window	Front Wall	Front	0	1	33.3	0.26	NFRC	0.43	NFRC			Bug Screen
Window 4	Window	Left Wall	Left	90	1	3	0.26	NFRC	0.43	NFRC			Bug Screen
Door 5	Window	Left Wall	Left	90	1	203	0.26	NFRC	0.43	NFRC			Bug Screen
Window C	Window	Rear Wall	Back	180	1	6	0.26	NFRC	0.43	NFRC			Bug Screen
Window B	Window	Rear Wall	Back	180	1	24	0.26	NFRC	0.43	NFRC			Bug Screen
Window B 2	Window	Right Wall	Right	270	1	24	0.26	NFRC	0.43	NFRC			Bug Screen
Window A	Window	Right Wall	Right	270	1	10.5	0.26	NFRC	0.43	NFRC			Bug Screen
Window B 3	Window	Right Garage Wall	Right	270	1	24	0.26	NFRC	0.43	NFRC			Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Garage Door	Front Garage Wall	72	1
Door	Left Garage Wall	20	0.2

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description
Energy
Calculations
Bishop

date 2024

project no. INYO COUNTY ADU/SFDs

drawn by DESIGN PATH STUDIO

sheet no. T24.1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Input File Name: Single Car Garage A.rbd22x

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	Garage	519	93	R-5	8	0%	No

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-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no Insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: no Insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof no Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no Insul. / 2x4 Inside Finish: Gypsum Board
Attic/RoofSecond Story	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists R-6.0 Insul.
R-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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Input File Name: Single Car Garage A.rbd22x

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-30 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-30	None / None	0.034	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 / 2x10

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

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

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	RHDH40 T2 R475330 (40 gal. JAL3)	Outside	Garage	Garage

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

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

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSP2/ COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2/ EER/EEER/ 2/CEER	Zonally Controlled	Compressor Type	HERS Verification	
Heat Pump System 1	VCR-ductless	1	HSPF2	7.5	12000	10000	EER/SEER2	14.3	9	Not Zonal	Single Speed	Heat Pump System 1-Heat Pump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSP2	Verified Heating Cap 47	Verified Heating Cap 17	
Heat Pump System 1-Heat Pump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

Registration Number: 224-P01000298A-000-000-000000-0000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-19T12:20:03-07:00
Input File Name: Single Car Garage A.rbd22x

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCR System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing Bypass Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not Required	Required	Required	Required	Not Required	Not Required	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Recovery?	IAQ Recovery Effectiveness - SRS/ASRE	Includes Inlet/Outlet Display?	HERS Verification	Status
Sfam IACVtRqt	30	0.35	Exhaust	No	n/a / n/a	No	Yes	

Registration Number: 224-P01000298A-000-000-000000-0000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-19T12:20:03-07:00
Input File Name: Single Car Garage A.rbd22x

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

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	RHDH40 T2 R475330 (40 gal. JAL3)	Outside	Garage	Garage

Registration Number: 224-P01000298A-000-000-000000-0000
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RESIDENTIAL MEASURES SUMMARY		RMS-1						
Project Name: Single Car Garage A 519df	Building Type: Single Family	ADDITION/ALTERATION						
Project Address: Project County	California Energy Climate Zone: CA Climate Zone 16	ADDITION/ALTERATION						
INSULATION	Construction Type	Area (ft ²)	Special Features	Status				
Roof	Wood Framed Attic	41.30	0%	Attic-Insul	New			
Floor	Wood Framed w/ Crawlspace	41.30	0%	Slab	New			
FENESTRATION	Orientation	Area (ft ²)	U-Fac	SHGC	Overhang	Shelfedge	Exterior Shades	Status
Window	0%	0.00	0.42	none	none	none	none	New
Door	0%	0.00	0.42	none	none	none	none	New
Glazing	0%	0.00	0.42	none	none	none	none	New
HVAC SYSTEMS	City	Min. Eff	Cooling	Min. Eff	Thermostat	Status		
Ductless MiniSplit	7.50 HSPF2	Quality Heat Pump	14.3 EER/SEER2	Setback	New			
HVAC DISTRIBUTION	Location	Heating	Cooling	Duct Location	Duct R-Value	Status		
Ductless MiniSplit	Ductless / with Fan	Ductless	n/a	n/a	n/a	New		
WATER HEATING	City	Type	Gallons	Min. Eff	Distribution	Status		
Heat Pump	40	3.10	Standard	New				

110.001	110.002	110.003	110.004	110.005	110.006	110.007	110.008	110.009	110.010	110.011	110.012	110.013	110.014	110.015	110.016	110.017	110.018	110.019	110.020	110.021	110.022	110.023	110.024	110.025	110.026	110.027	110.028	110.029	110.030	110.031	110.032	110.033	110.034	110.035	110.036	110.037	110.038	110.039	110.040	110.041	110.042	110.043	110.044	110.045	110.046	110.047	110.048	110.049	110.050	110.051	110.052	110.053	110.054	110.055	110.056	110.057	110.058	110.059	110.060	110.061	110.062	110.063	110.064	110.065	110.066	110.067	110.068	110.069	110.070	110.071	110.072	110.073	110.074	110.075	110.076	110.077	110.078	110.079	110.080	110.081	110.082	110.083	110.084	110.085	110.086	110.087	110.088	110.089	110.090	110.091	110.092	110.093	110.094	110.095	110.096	110.097	110.098	110.099	110.100	110.101	110.102	110.103	110.104	110.105	110.106	110.107	110.108	110.109	110.110	110.111	110.112	110.113	110.114	110.115	110.116	110.117	110.118	110.119	110.120	110.121	110.122	110.123	110.124	110.125	110.126	110.127	110.128	110.129	110.130	110.131	110.132	110.133	110.134	110.135	110.136	110.137	110.138	110.139	110.140	110.141	110.142	110.143	110.144	110.145	110.146	110.147	110.148	110.149	110.150	110.151	110.152	110.153	110.154	110.155	110.156	110.157	110.158	110.159	110.160	110.161	110.162	110.163	110.164	110.165	110.166	110.167	110.168	110.169	110.170	110.171	110.172	110.173	110.174	110.175	110.176	110.177	110.178	110.179	110.180	110.181	110.182	110.183	110.184	110.185	110.186	110.187	110.188	110.189	110.190	110.191	110.192	110.193	110.194	110.195	110.196	110.197	110.198	110.199	110.200	110.201	110.202	110.203	110.204	110.205	110.206	110.207	110.208	110.209	110.210	110.211	110.212	110.213	110.214	110.215	110.216	110.217	110.218	110.219	110.220	110.221	110.222	110.223	110.224	110.225	110.226	110.227	110.228	110.229	110.230	110.231	110.232	110.233	110.234	110.235	110.236	110.237	110.238	110.239	110.240	110.241	110.242	110.243	110.244	110.245	110.246	110.247	110.248	110.249	110.250	110.251	110.252	110.253	110.254	110.255	110.256	110.257	110.258	110.259	110.260	110.261	110.262	110.263	110.264	110.265	110.266	110.267	110.268	110.269	110.270	110.271	110.272	110.273	110.274	110.275	110.276	110.277	110.278	110.279	110.280	110.281	110.282	110.283	110.284	110.285	110.286	110.287	110.288	110.289	110.290	110.291	110.292	110.293	110.294	110.295	110.296	110.297	110.298	110.299	110.300	110.301	110.302	110.303	110.304	110.305	110.306	110.307	110.308	110.309	110.310	110.311	110.312	110.313	110.314	110.315	110.316	110.317	110.318	110.319	110.320	110.321	110.322	110.323	110.324	110.325	110.326	110.327	110.328	110.329	110.330	110.331	110.332	110.333	110.334	110.335	110.336	110.337	110.338	110.339	110.340	110.341	110.342	110.343	110.344	110.345	110.346	110.347	110.348	110.349	110.350	110.351	110.352	110.353	110.354	110.355	110.356	110.357	110.358	110.359	110.360	110.361	110.362	110.363	110.364	110.365	110.366	110.367	110.368	110.369	110.370	110.371	110.372	110.373	110.374	110.375	110.376	110.377	110.378	110.379	110.380	110.381	110.382	110.383	110.384	110.385	110.386	110.387	110.388	110.389	110.390	110.391	110.392	110.393	110.394	110.395	110.396	110.397	110.398	110.399	110.400	110.401	110.402	110.403	110.404	110.405	110.406	110.407	110.408	110.409	110.410	110.411	110.412	110.413	110.414	110.415	110.416	110.417	110.418	110.419	110.420	110.421	110.422	110.423	110.424	110.425	110.426	110.427	110.428	110.429	110.430	110.431	110.432	110.433	110.434	110.435	110.436	110.437	110.438	110.439	110.440	110.441	110.442	110.443	110.444	110.445	110.446	110.447	110.448	110.449	110.450	110.451	110.452	110.453	110.454	110.455	110.456	110.457	110.458	110.459	110.460	110.461	110.462	110.463	110.464	110.465	110.466	110.467	110.468	110.469	110.470	110.471	110.472	110.473	110.474	110.475	110.476	110.477	110.478	110.479	110.480	110.481	110.482	110.483	110.484	110.485	110.486	110.487	110.488	110.489	110.490	110.491	110.492	110.493	110.494	110.495	110.496	110.497	110.498	110.499	110.500	110.501	110.502	110.503	110.504	110.505	110.506	110.507	110.508	110.509	110.510	110.511	110.512
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BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Single Car Garage A 519af
Inyo County , CA

Project Designer:
Design Path Studio
Encinitas, CA 92024

Report Prepared by:
Design Path Studio

Job Number:

Date:
4/22/2024

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards. This program was developed by EnergySoft, LLC - www.energysoft.com

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-22T16:57:24-07:00
Input File Name: Single Car Garage A.rbd22x

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GENERAL INFORMATION											
01	Project Name	Single Car Garage A									
02	Run Title	Title 24 Analysis									
03	Project Location										
04	City	Inyo County			05	Standards Version	2022				
06	Zip code				07	Software Version	EnergyPro 9.2				
08	Climate Zone	14			09	Front Orientation (deg/ Cardinal)	All orientations				
10	Building Type	Single Family			11	Number of Dwelling Units	1				
12	Project Scope	Newly Constructed			13	Number of Bedrooms	0				
14	Addition Cond. Floor Area (ft²)	n/a			15	Number of Stories	1				
16	Existing Cond. Floor Area (ft²)	n/a			17	Fenestration Average U-factor	0.3				
18	Total Cond. Floor Area (ft²)	519			19	Glazing Percentage (%)	23.28%				
20	ADU Bedroom Count	n/a			21	ADU Conditioned Floor Area	n/a				
22	Fuel Type	Natural gas			23	No Dwelling Unit	No				

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 224-P01051248A-000-000-0000000-0000
Registration Date/Time: 2024-04-24 08:39:09
HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2024-04-22 16:58:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Input File Name: Single Car Garage A.rbd22x

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ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2Efficiency)	Total ² EDR (EDR2Total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2Efficiency)	Total ² EDR (EDR2Total)
	Standard Design	38.7	44.6	32.1		
	Proposed Design					
North Facing	33.3	40.8	29.7	5.4	3.8	2.4
East Facing	32.8	40.2	29.2	5.9	4.4	2.9
South Facing	32.2	39.3	28.7	6.5	5.3	3.4
West Facing	32.8	40.3	29.4	5.9	4.3	2.7

RESULT: PASS

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) systems 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

- Standard PV Capacity: 1.52 kWdc
- Proposed PV Capacity Scaling: North (1.52 kWdc) East (1.52 kWdc) South (1.52 kWdc) West (1.52 kWdc)

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ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDOU/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDOU/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	5.35	24.36	3.73	26.12	1.62	-1.76	
Space Cooling	2.54	57.63	2.28	58.69	0.26	-1.06	
IAQ Ventilation	0.45	4.71	0.45	4.71	0	0	
Water Heating	4.94	46.88	3.31	32.64	1.63	14.24	
Self Utilization/Flexibility Credit					0	0	
North Facing Efficiency Compliance Total	13.28	133.58	9.77	122.16	3.51	11.42	
Space Heating	5.35	24.36	3.45	24.04	1.9	0.32	
Space Cooling	2.54	57.63	2.29	59.28	0.25	-1.45	
IAQ Ventilation	0.45	4.71	0.45	4.71	0	0	
Water Heating	4.94	46.88	3.26	32.19	1.68	14.69	
Self Utilization/Flexibility Credit					0	0	
East Facing Efficiency Compliance Total	13.28	133.58	9.45	120.22	3.83	13.36	

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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ENERGY USE INTENSITY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDOU/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDOU/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	5.35	24.36	3.02	23.1	2.33	3.26	
Space Cooling	2.54	57.63	2.33	59.53	0.21	-1.9	
IAQ Ventilation	0.45	4.71	0.45	4.71	0	0	
Water Heating	4.94	46.88	3.26	32.21	1.68	14.67	
Self Utilization/Flexibility Credit					0	0	
South Facing Efficiency Compliance Total	13.28	133.58	9.06	117.55	4.22	16.03	
Space Heating	5.35	24.36	3.3	23.13	2.05	1.23	
Space Cooling	2.54	57.63	2.37	60.12	0.17	-2.49	
IAQ Ventilation	0.45	4.71	0.45	4.71	0	0	
Water Heating	4.94	46.88	3.31	32.66	1.63	14.22	
Self Utilization/Flexibility Credit					0	0	
West Facing Efficiency Compliance Total	13.28	133.58	9.43	120.62	3.85	12.96	

Registration Number: 224-P01051248A-000-000-0000000-0000
Registration Date/Time: 2024-04-24 08:39:09
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
North Facing				
Gross EU ¹	36.47	31.81	4.66	12.78
Net EU ²	18.14	13.49	4.65	25.63
East Facing				
Gross EU ¹	36.47	31.77	4.7	12.89
Net EU ²	18.14	13.44	4.7	25.91
South Facing				
Gross EU ¹	36.47	31.41	5.06	13.87
Net EU ²	18.14	13.08	5.06	27.89
West Facing				
Gross EU ¹	36.47	31.57	4.9	13.44
Net EU ²	18.14	13.24	4.9	27.01

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.

Registration Number: 224-P01051248A-000-000-0000000-0000
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REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt (deg)	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.52	NA	Standard [14-17N]	Fixed	none	true	150-270	n/a	n/a	-6-7.12	96	98

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

- Floor has high level of insulation
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and A3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.3)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Single Car Garage A	519	1	0	1	0	1

Registration Number: 224-P01051248A-000-000-0000000-0000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Single Car Garage A
Calculation Date/Time: 2024-04-22T16:57:24-07:00
Input File Name: Single Car Garage A.rbd22x

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ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Second Story	Conditioned	Ductless MiniSplit1	519	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	Second Story	R-19 Wall	0	Front	220	33.3	90
Left Wall	Second Story	R-19 Wall	90	Left	216	23	90
Rear Wall	Second Story	R-19 Wall	180	Back	220	30	90
Right Wall	Second Story	R-19 Wall	270	Right	216	34.5	90
Floor to Garage	Second Story	R-30 Floor No Crawlspace	n/a	n/a	519	n/a	n/a
Front Garage Wall	Garage	R-0 Wall	0	Front	220	72	90
Left Garage Wall	Garage	R-0 Wall	90	Left	216	20	90
Rear Garage Wall	Garage	R-0 Wall	180	Back	220	0	90
Right Garage Wall	Garage	R-0 Wall	270	Right	216	34	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Second Story	R-19 Roof No Attic	0	Front	519	0	4	0.1	0.85	No
Ceiling	Garage	R-0 Roof No Attic	0	Front	519	0	0	0.1	0.85	No

Registration Number: 224-P01051248A-000-000-0000000-0000
Registration Date/Time: 2024-04-24 08:39:09
HERS Provider: CalCERTS Inc.
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Report Version: 2022.0.000
Schema Version: rev 20220901
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	U-factor	Area (ft²)	U-factor	SHGC	SHGC Source	Exterior Shading	
Door 4	Window	Front Wall	Front	0			1	33.3	0.3	NFRC	0.23	NFRC	Bug Screen
Window D	Window	Left Wall	Left	90			1	3	0.3	NFRC	0.23	NFRC	Bug Screen
Door 5	Window	Left Wall	Left	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window C	Window	Rear Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
Window B	Window	Rear Wall	Back	180			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
Window B 2	Window	Right Wall	Right	270			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
Window A	Window	Right Wall	Right	270			1	10.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window B 3	Window	Right Wall	Right	270			1	24	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Garage Door	Front Garage Wall	72	1
Door	Left Garage Wall	20	0.2

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Garage	519	93	R-5	8	0%	No

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project
County of Inyo
Pre-Approved
ADU/SFD Program

revisions
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△

description
Energy
Calculations
Death Valley

date 2024

project no. INYO COUNTY ADU/SFDs

drawn by DESIGN PATH STUDIO

sheet no. T24.4

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Single Car Garage A
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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-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: Insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 24 in. O.C.	R-19	None / None	0.071	Inside Finish: Gypsum Board Cavity / Frame: R-20 Ins 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: Insul. / 2x4 Inside Finish: Gypsum Board
R-19 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x6 @ 16 in. O.C.	R-19	None / None	0.054	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 2x6 Inside Finish: Gypsum Board
R-30 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-30	None / None	0.054	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-30 / 2x10

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

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH37530 (40 gal, A13)	Outside	_Garage_	_Garage_

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

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01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HEAT/HP/FCOP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EEER2	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF2	7.5	12000	10000	ERF2SEER2	14.3	9	Not Zonal	Single Speed	Heat Pump System 1-HERS-10sup

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-HERS-10sup	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

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

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

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RESIDENTIAL MEASURES SUMMARY										RMS-1
Construction Type	Cavity	(ft ²)	Special Features	Status						
Roof	Wood Framed Roof	# 23	191	Met						
Floor	Wood Framed Floor	# 19	119	Met						
Basement	Wood Framed w/ Concrete Slab	# 20	119	Met						

Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sideline	Exterior Shades	Status
West (W)	23.0	0.30	0.25	None	None	None	Met
East (E)	23.0	0.30	0.25	None	None	None	Met
North (N)	23.0	0.30	0.25	None	None	None	Met
South (S)	23.0	0.30	0.25	None	None	None	Met

City	Heating	Min. Eff.	Cooling	Min. Eff.	Thermostat	Status
Electric Heat Pump	7.5 HSPF2	Split Heat Pump	14.3 SEER2	Setback	None	Met

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01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
5fam IAQventRpt	30	0.35	Exhaust	No	n/a / n/a	No	Yes	Yes

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110.0.10.1	110.0.10.2	110.0.10.3	110.0.10.4	110.0.10.5	110.0.10.6	110.0.10.7	110.0.10.8	110.0.10.9	110.0.10.10	110.0.10.11	110.0.10.12	110.0.10.13	110.0.10.14	110.0.10.15	110.0.10.16	110.0.10.17	110.0.10.18	110.0.10.19	110.0.10.20	110.0.10.21	110.0.10.22	110.0.10.23	110.0.10.24	110.0.10.25	110.0.10.26	110.0.10.27	110.0.10.28	110.0.10.29	110.0.10.30	110.0.10.31	110.0.10.32	110.0.10.33	110.0.10.34	110.0.10.35	110.0.10.36	110.0.10.37	110.0.10.38	110.0.10.39	110.0.10.40	110.0.10.41	110.0.10.42	110.0.10.43	110.0.10.44	110.0.10.45	110.0.10.46	110.0.10.47	110.0.10.48	110.0.10.49	110.0.10.50	110.0.10.51	110.0.10.52	110.0.10.53	110.0.10.54	110.0.10.55	110.0.10.56	110.0.10.57	110.0.10.58	110.0.10.59	110.0.10.60	110.0.10.61	110.0.10.62	110.0.10.63	110.0.10.64	110.0.10.65	110.0.10.66	110.0.10.67	110.0.10.68	110.0.10.69	110.0.10.70	110.0.10.71	110.0.10.72	110.0.10.73	110.0.10.74	110.0.10.75	110.0.10.76	110.0.10.77	110.0.10.78	110.0.10.79	110.0.10.80	110.0.10.81	110.0.10.82	110.0.10.83	110.0.10.84	110.0.10.85	110.0.10.86	110.0.10.87	110.0.10.88	110.0.10.89	110.0.10.90	110.0.10.91	110.0.10.92	110.0.10.93	110.0.10.94	110.0.10.95	110.0.10.96	110.0.10.97	110.0.10.98	110.0.10.99	110.0.10.100
110.0.10.1	110.0.10.2	110.0.10.3	110.0.10.4	110.0.10.5	110.0.10.6	110.0.10.7	110.0.10.8	110.0.10.9	110.0.10.10	110.0.10.11	110.0.10.12	110.0.10.13	110.0.10.14	110.0.10.15	110.0.10.16	110.0.10.17	110.0.10.18	110.0.10.19	110.0.10.20	110.0.10.21	110.0.10.22	110.0.10.23	110.0.10.24	110.0.10.25	110.0.10.26	110.0.10.27	110.0.10.28	110.0.10.29	110.0.10.30	110.0.10.31	110.0.10.32	110.0.10.33	110.0.10.34	110.0.10.35	110.0.10.36	110.0.10.37	110.0.10.38	110.0.10.39	110.0.10.40	110.0.10.41	110.0.10.42	110.0.10.43	110.0.10.44	110.0.10.45	110.0.10.46	110.0.10.47	110.0.10.48	110.0.10.49	110.0.10.50	110.0.10.51	110.0.10.52	110.0.10.53	110.0.10.54	110.0.10.55	110.0.10.56	110.0.10.57	110.0.10.58	110.0.10.59	110.0.10.60	110.0.10.61	110.0.10.62	110.0.10.63	110.0.10.64	110.0.10.65	110.0.10.66	110.0.10.67	110.0.10.68	110.0.10.69	110.0.10.70	110.0.10.71	110.0.10.72	110.0.10.73	110.0.10.74	110.0.10.75	110.0.10.76	110.0.10.77	110.0.10.78	110.0.10.79	110.0.10.80	110.0.10.81	110.0.10.82	110.0.10.83	110.0.10.84	110.0.10.85	110.0.10.86	110.0.10.87	110.0.10.88	110.0.10.89	110.0.10.90	110.0.10.91	110.0.10.92	110.0.10.93	110.0.10.94	110.0.10.95	110.0.10.96	110.0.10.97	110.0.10.98	110.0.10.99	110.0.10.100

110.0.10.1	110.0.10.2	110.0.10.3	110.0.10.4	110.0.10.5	110.0.10.6	110.0.10.7	110.0.10.8	110.0.10.9	110.0.10.10	110.0.10.11	110.0.10.12	110.0.10.13	110.0.10.14	110.0.10.15	110.0.10.16	110.0.10.17	110.0.10.18	110.0.10.19	110.0.10.20	110.0.10.21	110.0.10.22	110.0.10.23	110.0.10.24	110.0.10.25	110.0.10.26	110.0.10.27	110.0.10.28	110.0.10.29	110.0.10.30	110.0.10.31	110.0.10.32	110.0.10.33	110.0.10.34	110.0.10.35	110.0.10.36	110.0.10.37	110.0.10.38	110.0.10.39	110.0.10.40	110.0.10.41	110.0.10.42	110.0.10.43	110.0.10.44	110.0.10.45	110.0.10.46	110.0.10.47	110.0.10.48	110.0.10.49	110.0.10.50	110.0.10.51	110.0.10.52	110.0.10.53	110.0.10.54	110.0.10.55	110.0.10.56	110.0.10.57	110.0.10.58	110.0.10.59	110.0.10.60	110.0.10.61	110.0.10.62	110.0.10.63	110.0.10.64	110.0.10.65	110.0.10.66	110.0.10.67	110.0.10.68	110.0.10.69	110.0.10.70	110.0.10.71	110.0.10.72	110.0.10.73	110.0.10.74	110.0.10.75	110.0.10.76	110.0.10.77	110.0.10.78	110.0.10.79	110.0.10.80	110.0.10.81	110.0.10.82	110.0.10.83	110.0.10.84	110.0.10.85	110.0.10.86	110.0.10.87	110.0.10.88	110.0.10.89	110.0.10.90	110.0.10.91	110.0.10.92	110.0.10.93	110.0.10.94	110.0.10.95	110.0.10.96	110.0.10.97	110.0.10.98	110.0.10.99	110.0.10.100
110.0.10.1	110.0.10.2	110.0.10.3	110.0.10.4	110.0.10.5	110.0.10.6	110.0.10.7	110.0.10.8	110.0.10.9	110.0.10.10	110.0.10.11	110.0.10.12	110.0.10.13	110.0.10.14	110.0.10.15	110.0.10.16	110.0.10.17	110.0.10.18	110.0.10.19	110.0.10.20	110.0.10.21	110.0.10.22	110.0.10.23	110.0.10.24	110.0.10.25	110.0.10.26	110.0.10.27	110.0.10.28	110.0.10.29	110.0.10.30	110.0.10.31	110.0.10.32	110.0.10.33	110.0.10.34	110.0.10.35	110.0.10.36	110.0.10.37	110.0.10.38	110.0.10.39	110.0.10.40	110.0.10.41	110.0.10.42	110.0.10.43	110.0.10.44	110.0.10.45	110.0.10.46	110.0.10.47	110.0.10.48	110.0.10.49	110.0.10.50	110.0.10.51	110.0.10.52	110.0.10.53	110.0.10.54	110.0.10.55	110.0.10.56	110.0.10.57	110.0.10.58	110.0.10.59	110.0.10.60	110.0.10.61	110.0.10.62	110.0.10.63	110.0.10.64	110.0.10.65	110.0.10.66	110.0.10.67	110.0.10.68	110.0.10.69	110.0.10.70	110.0.10.71	110.0.10.72	110.0.10.73	110.0.10.74	110.0.10.75	110.0.10.76	110.0.10.77	110.0.10.78	110.0.10.79	110.0.10.80	110.0.10.81	110.0.10.82	110.0.10.83	110.0.10.84	110.0.10.85	110.0.10.86	110.0.10.87	110.0.10.88	110.0.10.89	110.0.10.90	110.0.10.91	110.0.10.92	110.0.10.93	110.0.10.94	110.0.10.95	110.0.10.96	110.0.10.97	110.0.10.98	110.0.10.99	110.0.10.100

110.0.10.1	110.0.10.2	110.0.10.3	110.0.10.4	110.0.10.5	110.0.10.6	110.0.10.7	110.0.10.8	110.0.10.9	110.0.10.10	110.0.10.11	110.0.10.12	110.0.10.13	110.0.10.14	110.0.10.15	110.0.10.16	110.0.10.17	110.0.10.18	110.0.10.19	110.0.10.20	110.0.10.21	110.0.10.22	110.0.10.23	110.0.10.24	110.0.10.25	110.0.10.26	110.0.10.27	110.0.10.28	110.0.10.29	110.0.10.30	110.0.10.31	110.0.10.32	110.0.10.33	110.0.10.34	110.0.10.35	110.0.10.36	110.0.10.37	110.0.10.38	110.0.10.39	110.0.10.40	110.0.10.41	110.0.10.42	110.0.10.43	110.0.10.44	110.0.10.45	110.0.10.46	110.0.10.47	110.0.10.48	110.0.10.49	110.0.10.50	110.0.10.51	110.0.10.52	110.0.10.53	110.0.10.54	110.0.10.55	110.0.10.56	110.0.10.57	110.0.10.58	110.0.10.59	110.0.10.60	110.0.10.61	110.0.10.62	110.0.10.63	110.0.10.64	110.0.10.65	110.0.10.66	110.0.10.67	110.0.10.68	110.0.10.69	110.0.10.70	110.0.10.71	110.0.10.72	110.0.10.73	110.0.10.74	110.0.10.75	110.0.10.76	110.0.10.77	110.
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