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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
TITLE SHEET - PLAN 2

DATE
01/10/2024

SHEET
G-002

USER LICENSE AGREEMENT

BY USING THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF MONO, ITS ELECTED OFFICIALS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

THE PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN MONO COUNTY. NO DEVIATIONS, ALTERATIONS, OR OPTIONS BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE ISSUING JURISDICTION AND CHIEF BUILDING OFFICIAL. ANY UNAPPROVED PLAN MODIFICATIONS MAY BE DEVELOPED THROUGH RRM DESIGN GROUP AND THE APPROVING JURISDICTION IF REQUIRED.

SIGNATURE: _____ DATE: _____

WILDLAND-URBAN INTERFACE FIRE AREA

- PORTIONS OF THE COUNTY OF MONO ARE LOCATED IN WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA (AS DEFINED BY 2022 CRC R337.2).
 - AREA DEFINED BY STATE AS A "FIRE HAZARD SEVERITY ZONE"
 - AREA DESIGNATED BY ENFORCING AGENCY TO BE AT A SIGNIFICANT RISK FROM WILDFIRES.
- AN ADU WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE 2022 CRC SECTION R337.
- THIS PROTOTYPE PLAN IS DESIGNED TO COMPLY WITH THE PROVISIONS REQUIRED BY THE 2022 CRC SECTION R337, REGARDLESS IF LOCATED IN A WILDLAND-URBAN INTERFACE FIRE AREA.

REQUIRED W.U.I. DETAILS

- REFER TO "W.U.I. REQUIREMENT NOTES" ON SHEET G-101.
 - ROOF DETAILS: SHEETS AD-902, AD-903, AD-904, AD-905, AND AD-906
 - VENTS: W.U.I. COMPLIANT ATTIC VENT, SEE LEGEND ON ROOF PLANS SHEET
 - EXTERIOR WALL COVERING DETAIL: SEE EXTERIOR ELEVATIONS LEGEND
 - EXTERIOR WINDOWS: "WINDOW GENERAL NOTE" #6 ON FLOOR PLANS SHEET
 - EXTERIOR DOORS: "DOOR GENERAL NOTE" #6 ON FLOOR PLANS SHEET

VERY-HIGH FIRE SEVERITY ZONE

- NO YES
- IN ACCORDANCE WITH THE 2022 CFC SECTION 4904, STRUCTURES LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.
 - HOMEOWNER TO PROVIDE COMPLIANT VENTS/ICC REPORT IF IN A HIGH FIRE ZONE

EXTERIOR WALL MATERIAL

- CEMENT PLASTER STUCCO
- FIBER CEMENT - BOARD AND BATTEN SIDING
- FIBER CEMENT - LAP SIDING
- FIBER CEMENT - SHINGLE SIDING

WINDOW MATERIAL ROOF MATERIAL

- VINYL COMPOSITION SHINGLES
- FIBERGLASS STANDING SEAM METAL ROOF
- WOOD CLAY ROOF TILES
- ALUMINUM CLAD WOOD

SNOW LOADING CATEGORIES

- < 65 PSF
- 66 PSF - 80 PSF
- 81 PSF - 120 PSF
- 220 PSF - 235 PSF

STYLE SELECTION

NOTE: WHEN SELECTING ONE OF THE TWO ARCHITECTURAL STYLES, PLEASE SELECT THE OPTION THAT IS THE SAME OR A SIMILAR DESIGN TO THE PRINCIPAL RESIDENCE. THE ADU BUILDING COLORS AND MATERIALS SHALL BE THE SAME OR SIMILAR TO THE PRINCIPAL RESIDENCE.

- RURAL MOUNTAIN
- STRIKE THROUGH HIGH DESERT SHEETS: A2-122/202/302 AND AD-904
- HIGH DESERT
- STRIKE THROUGH RURAL MOUNTAIN SHEETS: A2-121/201/301 AND AD-903

PUBLIC SET



RURAL MOUNTAIN



HIGH DESERT

MONO COUNTY PROTOTYPE ACCESSORY DWELLING UNIT - PLAN 2

MONO COUNTY, CA

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Grand total: 43	

PROJECT DIRECTORY

APPLICANT (TO BE PROVIDED BY OWNER)

ADDRESS: _____

CONTACT: _____

EMAIL: _____

PHONE: _____

ARCHITECT RRM DESIGN GROUP

ADDRESS: 3765 S HIGUERA ST, SUITE 102
SAN LUIS OBISPO, CA 93401

CONTACT: _____

EMAIL: _____

PHONE: P.(805) 543-1794

BUILDING AREAS

AREAS - PLAN 2

CONDITIONED	
PLAN 2 FLOOR	615 SF
UNCONDITIONED	
PLAN 2 FRONT PORCH - RM	60 SF
PLAN 2 SIDE PORCH - RM	40 SF

FIRE-RESISTANCE REQ.

SELECT THE APPROPRIATE BOX BELOW (ONLY 1):

NOTE: EXTERIOR WALLS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 4'-0" FROM PROPERTY LINE. ALL ROOF EAVES ARE 10" DEEP.

NON-SPRINKLERED

FIRE SEPARATION DISTANCE: 25'-0" (EXTERIOR WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS) NO FIRE-RESISTANCE RATING REQUIRED

FIRE SEPARATION DISTANCE: 4'-0" - 5'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS) PROJECTION SEPARATION DIST.: 23'-0" NO FIRE-RESISTANCE RATING REQUIRED

OPENINGS, AND PENETRATIONS 1-HR FIRE-RESISTANCE REFER TO EAVE AND RAKE DETAILS FOR MORE INFO

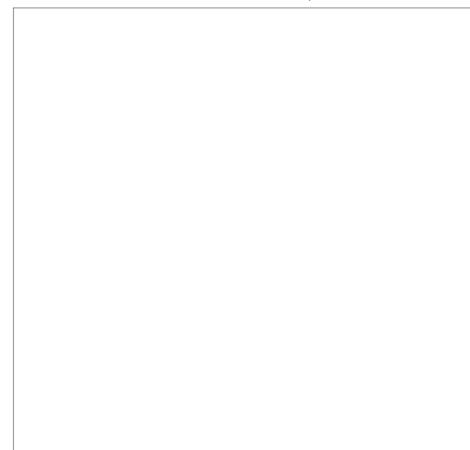
EXTERIOR WALLS AND PROJECTIONS

SPRINKLERED

FIRE SEPARATION DISTANCE: 24'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS) NO FIRE-RESISTANCE RATING REQUIRED

VICINITY MAP

(TO BE PROVIDED BY OWNER)



SUPPORTING DOCUMENTS

ENERGY COMPLIANCE

PREPARED BY: CARSTAIRS ENERGY INC.

DATE PREPARED: 08/04/2022

JOB NUMBER: 22-051011

DEFERRED SUBMITTALS

- TRUSS DESIGN AND CALCULATIONS.
- PV SYSTEM DESIGN:
 - SLAB ON GRADE PROJECT REQUIRES A 1.64 kWdc PV SYSTEM.
 - RAISED FOUNDATION PROJECT REQUIRES A 1.71 kWdc PV SYSTEM.
 - SYSTEM SHALL BE COMPLETED PRIOR TO FINAL INSPECTION.

SETBACKS (TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKES)

	REQUIRED	PROPOSED
FRONT:		
REAR:	4' - 0" (A.B. NO. 68)	
SIDES:	4' - 0" (A.B. NO. 68)	

BUILDING INFORMATION: (TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKES)

NUMBER OF STORIES:	1
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	
MAX. HEIGHT ALLOWED (PER 2022 CRC TABLE 504.3) / (ASSEMBLY BILL 68)	40' / 16'
MAX. HEIGHT ALLOWED (PER COUNTY OF MONO)	
MAX. HEIGHT PROPOSED:	REFER TO ELEVATIONS. VARIES BY STYLE.
ROOF RATING:	CLASS A
HIGH FIRE ZONE:	REFER TO 'WILDLAND-URBAN INTERFACE FIRE AREA' AND 'VERY-HIGH FIRE SEVERITY ZONE' SECTIONS ON SHEET

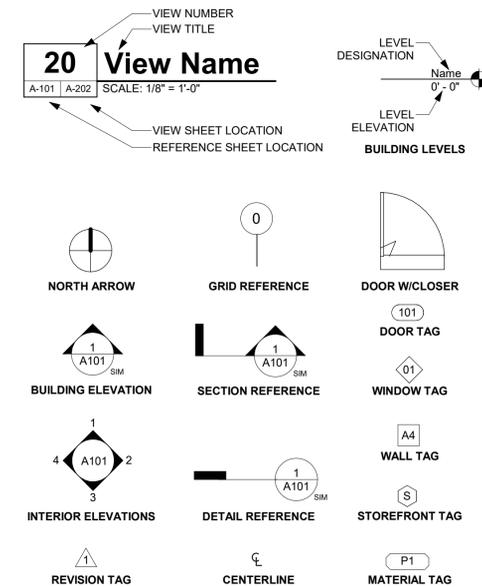


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ABBREVIATIONS

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

SYMBOLS



MONO COUNTY ADU
PROTOTYPES
MONO COUNTY

ABBREVIATIONS AND SYMBOLS

DATE
01/10/2024

SHEET

G-102

PUBLIC SET

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 1)



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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
CAL GREEN RESIDENTIAL
REQUIREMENTS

CHAPTER 1 - ADMINISTRATION

SECTION 101 GENERAL

101.1 TITLE.
THESE REGULATIONS SHALL BE KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND MAY BE CITED AS SUCH AND WILL BE REFERRED TO HEREIN AS "THIS CODE." IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE. THE CALIFORNIA GREEN BUILDING STANDARDS CODE IS PART 11 OF THIRTEEN PARTS OF THE OFFICIAL STANDARDS CODE AND IS PART 11 OF THIRTEEN PARTS OF THE OFFICIAL COMPLETION AND PUBLICATION OF THE ADOPTION, AMENDMENT AND REPEAL OF BUILDING REGULATIONS TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALSO REFERRED TO AS THE CALIFORNIA BUILDING STANDARDS CODE.

101.2 PURPOSE.
THE PURPOSE OF THIS CODE IS TO IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY ENHANCING THE DESIGN AND CONSTRUCTION OF BUILDINGS THROUGH THE USE OF BUILDING CONCEPTS HAVING A REDUCED NEGATIVE IMPACT OR POSITIVE ENVIRONMENTAL IMPACT AND ENCOURAGING SUSTAINABLE CONSTRUCTION PRACTICES IN THE FOLLOWING CATEGORIES:
1. PLANNING AND DESIGN.
2. ENERGY EFFICIENCY.
3. WATER EFFICIENCY AND CONSERVATION.
4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY.
5. ENVIRONMENTAL QUALITY.

101.3 SCOPE.
THE PROVISIONS OF THIS CODE SHALL APPLY TO THE PLANNING, DESIGN, OPERATION, CONSTRUCTION, USE AND OCCUPANCY OF EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE, UNLESS OTHERWISE INDICATED IN THIS CODE, THROUGHOUT THE STATE OF CALIFORNIA.

IT IS NOT THE INTENT THAT THIS CODE SUBSTITUTE OR BE IDENTIFIED AS MEETING THE CERTIFICATION REQUIREMENTS OF ANY GREEN BUILDING PROGRAM.

SECTION 102 CONSTRUCTION DOCUMENTS AND INSTALLATION VERIFICATION

102.1 SUBMITTAL DOCUMENTS.
CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL BE SUBMITTED IN ONE OR MORE SETS WITH EACH APPLICATION FOR A PERMIT, WHERE SPECIAL CONDITIONS EXIST, THE ENFORCING AGENCY IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL AND MAY BE SUBMITTED SEPARATELY.

EXCEPTION: THE ENFORCING AGENCY IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL.

102.2 INFORMATION ON CONSTRUCTION DOCUMENTS.
CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURE AND SHOW THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE CALIFORNIA BUILDING STANDARDS CODE AND OTHER RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AS DETERMINED BY THE ENFORCING AGENCY.

102.3 VERIFICATION.
DOCUMENTATION OF CONFORMANCE FOR APPLICABLE GREEN BUILDING MEASURES SHALL BE PROVIDED TO THE ENFORCING AGENCY. ALTERNATE METHODS OF DOCUMENTATION SHALL BE ACCEPTABLE WHEN THE ENFORCING AGENCY FINDS THAT THE PROPOSED ALTERNATE DOCUMENTATION IS SATISFACTORY TO DEMONSTRATE SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE PROPOSED GREEN BUILDING MEASURE.

CHAPTER 3 - GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE.
BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES MAY ALSO BE INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS. [HCD] THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

THE MANDATORY PROVISIONS OF SECTION 4.106.4.2 MAY APPLY TO ADDITIONS OR ALTERATIONS OF EXISTING PARKING FACILITIES OR THE ADDITION OF NEW PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. SEE SECTION 4.106.4.3 FOR APPLICATION.

NOTE: REPAIRS INCLUDING, BUT NOT LIMITED TO, RESURFACING, RESTRIPTING, AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF THIS SECTION.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS [HCD].
THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY TO EITHER LOW-RISE RESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS, OR BOTH. INDIVIDUAL SECTIONS WILL BE DESIGNATED BY BANNERS TO INDICATE WHERE THE SECTION APPLIES SPECIFICALLY TO LOW-RISE ONLY (LR) OR HIGH-RISE ONLY (HR), WHEN THE SECTION APPLIES TO BOTH LOW-RISE AND HIGH-RISE BUILDINGS, NO BANNER WILL BE USED.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS.
IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

4.106 SITE DEVELOPMENT

4.106.1 GENERAL.
PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION
PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.
1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

EXCEPTIONS: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.
4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION
NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1, 4.106.4.2, OR 4.106.4.3, TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:
1. ON A CASE-BY-CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED THAT INSTALLATION OF EV CHARGING FACILITIES IS NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:
1.1. WHERE THERE IS NO LOCAL UTILITY POWER SUPPLY OR THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.
1.2. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 4.106.4, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.
2. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES
FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE.

4.106.4.1.1 IDENTIFICATION
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
4.106.4.2 NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS AND NEW RESIDENTIAL PARKING FACILITIES
WHEN PARKING IS PROVIDED, PARKING SPACES FOR NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS SHALL MEET THE REQUIREMENTS OF SECTION 4.106.4.2.1 AND 4.106.4.2.2. CALCULATIONS OF SPACES SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER. PARKING SPACES SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS A FUTURE EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION. SEE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETAILS.

4.106.4.2.1 MULTIFAMILY DEVELOPMENT PROJECTS WITH LESS THAN 20 DWELLING UNITS, AND HOTELS AND MOTELS WITH LESS THAN 20 SLEEPING UNITS OR GUEST ROOMS
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.
1. EV CAPABLE. TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMERS, HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
EXCEPTIONS:
1. WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER EQUAL TO OR GREATER THAN THE REQUIRED NUMBER OF EV CAPABLE SPACES.
2. WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER LESS THAN THE REQUIRED NUMBER OF EV CAPABLE SPACES, THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED.
NOTES:
a. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.
b. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE INSTALLED FOR USE.

2. EV READY. TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT.
EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS.

4.106.4.2.2 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.

1. EV CAPABLE. TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMERS, HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

EXCEPTION: WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER GREATER THAN FIVE (5) PERCENT OF PARKING SPACES REQUIRED BY SECTION 4.106.4.2.2, ITEM 3, THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT REQUIRED.

NOTES:
CONSTRUCTION DOCUMENTS SHALL SHOW LOCATIONS OF FUTURE EV SPACES.
THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE INSTALLED FOR USE.

2. EV READY. TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT.
EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS.

3. EV CHARGERS. FIVE (5) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EVSE. WHERE COMMON USE PARKING IS PROVIDED, AT LEAST ONE EV CHARGER SHALL BE LOCATED IN THE COMMON USE PARKING AREA AND SHALL BE AVAILABLE FOR USE BY ALL RESIDENTS OR GUESTS.
WHEN LOW POWER LEVEL 2 EV CHARGING RECEPTACLES OR LEVEL 2 EVSE ARE INSTALLED BEYOND THE MINIMUM REQUIRED, AN AUTOMATIC LOAD MANAGEMENT SYSTEM (ALMS) MAY BE USED TO REDUCE THE MAXIMUM REQUIRED ELECTRICAL CAPACITY TO EACH SPACE SERVED BY THE ALMS. THE ELECTRICAL SYSTEM AND ANY ON-SITE DISTRIBUTION TRANSFORMERS SHALL HAVE SUFFICIENT CAPACITY TO DELIVER AT LEAST 3.3 KW SIMULTANEOUSLY TO EACH EV CHARGING STATION (EVCS) SERVED BY THE ALMS. THE BRANCH CIRCUIT SHALL HAVE A MINIMUM CAPACITY OF 40 AMPERES, AND INSTALLED EVSE SHALL HAVE A CAPACITY OF NOT LESS THAN 30 AMPERES. ALMS SHALL NOT BE USED TO REDUCE THE MINIMUM REQUIRED ELECTRICAL CAPACITY TO THE REQUIRED EV CAPABLE SPACES.

4.106.4.2.2.1 LOCATION
EVCS SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS:
THE CHARGING SPACE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CHAPTER 11A, TO ALLOW USE OF THE EV CHARGER FROM THE ACCESSIBLE PARKING SPACE.
THE CHARGING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, AS DEFINED IN THE CALIFORNIA BUILDING CODE, CHAPTER 2, TO THE BUILDING.
EXCEPTION: ELECTRIC VEHICLE CHARGING STATIONS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, CHAPTER 11B, ARE NOT REQUIRED TO COMPLY WITH SECTION 4.106.4.2.2.1 AND SECTION 4.106.4.2.2.1.2, ITEM 3.

4.106.4.2.2.2 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) DIMENSIONS
THE CHARGING SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:
1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET.
2. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET.
3. ONE IN EVERY 25 CHARGING SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET.
a. SURFACE SLOPE FOR THIS EV SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.

4.106.4.2.2.3 ACCESSIBLE EV SPACES
IN ADDITION TO THE REQUIREMENTS IN SECTIONS 4.106.4.2.2.1.1 AND 4.106.4.2.2.1.2, ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B, AND THE CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.

4.106.4.2.3 EV SPACE REQUIREMENTS
1. SINGLE EV SPACE REQUIRED. INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OF THE PROPOSED LOCATION OF THE EV SPACE. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT, RECEPTACLE OR CHARGER LOCATION, AS APPLICABLE. THE SERVICE PANEL AND/OR SUBPANEL SHALL HAVE A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT, INCLUDING BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE INSTALLED, OR SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
EXCEPTION: A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE, AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

2. MULTIPLE EV SPACES REQUIRED. CONSTRUCTION DOCUMENTS SHALL INDICATE THE RACEWAY TERMINATION POINT AND THE LOCATION OF INSTALLED OR FUTURE EV SPACES, RECEPTACLES OR EV CHARGERS. CONSTRUCTION DOCUMENTS SHALL ALSO PROVIDE INFORMATION ON AMPERAGE OF INSTALLED OR FUTURE RECEPTACLES OR EVSE, RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL LOAD CALCULATIONS. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. REQUIRED RACEWAYS AND RELATED COMPONENTS THAT ARE PLANNED TO BE INSTALLED UNDERGROUND, ENCLOSED, INACCESSIBLE OR IN CONCEALED AREAS AND SPACES SHALL BE INSTALLED AT THE TIME OF ORIGINAL CONSTRUCTION.
EXCEPTION: A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE, AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

4.106.4.2.4 IDENTIFICATION
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

4.106.4.2.5 ELECTRIC VEHICLE READY SPACE SIGNAGE
ELECTRIC VEHICLE READY SPACES SHALL BE IDENTIFIED BY SIGNAGE OR PAVEMENT MARKINGS, IN COMPLIANCE WITH CALTRANS TRAFFIC OPERATIONS POLICY DIRECTIVE 13-01 (ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS) OR ITS SUCCESSORS(S).

4.106.4.3 ELECTRIC VEHICLE CHARGING FOR ADDITIONS AND ALTERATIONS OF PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS
WHEN NEW PARKING FACILITIES ARE ADDED OR ELECTRICAL SYSTEMS OR LIGHTING OF EXISTING PARKING FACILITIES ARE ADDED OR ALTERED AND THE WORK REQUIRES A BUILDING PERMIT, TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ADDED OR ALTERED SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE.

NOTES:
1. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING.
2. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE.
FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:
4.303.1.1 WATER CLOSETS
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK TYPE TOILET.
NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS
THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.
4.303.1.3 SHOWERHEADS
4.303.1.3.1 SINGLE SHOWERHEAD
A SHOWERHEAD SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
NOTE: A HAND HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS
4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS
THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS
THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS
METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.
4.303.1.4.4 KITCHEN FAUCETS
THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 80 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS
SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS
SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.
NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS
RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.
NOTES:
1. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2.
MWELO AND SUPPORTING DOCUMENTS, INCLUDING A WATER BUDGET CALCULATOR, ARE AVAILABLE AT: [HTTPS://WWW.WATER.CA.GOV/](https://www.water.ca.gov/)

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY LOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3, OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
EXCEPTIONS:
1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

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

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

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

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

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

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 2)



THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

MONO COUNTY ADU PROTOTYPES
 MONO COUNTY
CAL GREEN RESIDENTIAL REQUIREMENTS

DATE
01/10/2024

SHEET

G-202

CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING
HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

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

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

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

NOTES:

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

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

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

703 VERIFICATIONS

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

DIVISION 4.5 ENVIRONMENTAL QUALITY CONTINUED

4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL
BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS
CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK
A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
- OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
- A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF A BUILDING

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 BATHROOM EXHAUST FANS

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 40 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:

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

4.507 ENVIRONMENTAL COMFORT

4.507.1 RESERVED

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSIAACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSIAACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSIAACCA 3 MANUAL S—2016 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

TABLE 4.504.2 - SEALANT VOC LIMIT
(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	CURRENT VOC LIMIT
ARCHITECTURAL	
NONPOROUS	250
POROUS	250
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2, 3}
(GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS)

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	CURRENT VOC LIMIT
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE FINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS¹
(MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION)

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

4.504.2.3 AEROSOL PAINTS AND COATINGS
AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- MANUFACTURER'S PRODUCT SPECIFICATION.
- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS

4.504.3.1 CARPET CUSHION
ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODCEHLBIAQ/PAGES/VOC.ASPX

4.504.3.2 CARPET ADHESIVE
ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS
WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODCEHLBIAQ/PAGES/VOC.ASPX

4.504.5 COMPOSITE WOOD PRODUCTS
HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

- PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS.
- PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
- EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325 STANDARDS.
- OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 4.504.1 - ADHESIVE VOC LIMIT
(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOORING ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
UVCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	CURRENT VOC LIMIT
PVC WELDING	510
CPVC WELDING	490
ABW WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVES	250
SUBSTRATE SPECIFIC APPLICATIONS	CURRENT VOC LIMIT
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

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

4.410.2 RECYCLING BY OCCUPANTS
WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND IS IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING AT A MINIMUM PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS, OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

EXCEPTION:
RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE SECTION 42649.82 (A)(2)(A) ET SEQ. ARE NOT REQUIRED TO COMPLY WITH THE ORGANIC WASTE PORTION OF THIS SECTION.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.501 GENERAL

4.501.1 SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

4.503 FIREPLACES

4.503.1 GENERAL
ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL
FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.

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

4.504.2.2 PAINTS AND COATINGS

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

BUILDING ENERGY ANALYSIS REPORT

PROJECT: Mono County ADU (Plan 2) Mono County, CA

Project Designer: RRM Design Group 3765 South Higuera St. Suite 102 San Luis Obispo, CA 93401 (805) 543-1794

Report Prepared by: Timothy Carstairs, CEA, HERS, GPR Carstairs Energy Inc. 2238 Bayview Heights Drive, Suite E Los Osos, CA 93402 805-904-9048



Job Number: 23-110715

Date: 11/8/2023

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: Mono County ADU (Plan 2)
Calculation Date/Time: 2023-11-07T14:11:27-08:00
Calculation Description: Title 24 Analysis
Input File Name: Mono County ADU (Plan 2) 2022.rbd22x

ENERGY DESIGN RATINGS table with columns for Energy Design Ratings and Compliance Margins. Includes rows for Standard Design and Proposed Design across various orientations.

Registration Number: 223-P016812495A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:33:48
HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
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Project Name: Mono County ADU (Plan 2)
Calculation Date/Time: 2023-11-07T14:11:27-08:00
Calculation Description: Title 24 Analysis
Input File Name: Mono County ADU (Plan 2) 2022.rbd22x

ENERGY USE INTENSITY table with columns for Standard Design, Proposed Design, Compliance Margin, and Margin Percentage. Includes rows for North, East, South, and West Facing.

Registration Number: 223-P016812495A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:33:48
HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Report Generated: 2023-11-07 14:12:50
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Mono County ADU (Plan 2)
Calculation Date/Time: 2023-11-07T14:11:27-08:00
Calculation Description: Title 24 Analysis
Input File Name: Mono County ADU (Plan 2) 2022.rbd22x

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source, Proposed Design Source, and Compliance Margins. Includes rows for Space Heating, Space Cooling, IAQ Ventilation, Water Heating, and Self Utilization/Flexibility Credit.

Registration Number: 223-P016812495A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:33:48
HERS Provider: CaCERTS, Inc.
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Mono County ADU (Plan 2)
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Calculation Description: Title 24 Analysis
Input File Name: Mono County ADU (Plan 2) 2022.rbd22x

REQUIRED PV SYSTEMS table with columns for DC System Size, Exception, Module Type, Array Type, Power Electronics, CF1, Azimuth, Tilt, Array Angle, Tilt, Inverter Eff, and Annual Solar Access. Includes rows for North, East, South, and West Facing.

Registration Number: 223-P016812495A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:33:48
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GENERAL INFORMATION table with columns for Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, and Fuel Type.

COMPLIANCE RESULTS table with columns for Item, Description, and Status. Includes rows for Building Complies with Computer Performance and Building incorporates features that require field testing.

Registration Number: 223-P016812495A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:33:48
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ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source, Proposed Design Source, and Compliance Margins. Includes rows for Space Heating, Space Cooling, IAQ Ventilation, Water Heating, and Self Utilization/Flexibility Credit.

Registration Number: 223-P016812495A-000-000-0000000-0000
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REQUIRED PV SYSTEMS table with columns for DC System Size, Exception, Module Type, Array Type, Power Electronics, CF1, Azimuth, Tilt, Array Angle, Tilt, Inverter Eff, and Annual Solar Access. Includes rows for North, East, South, and West Facing.

Registration Number: 223-P016812495A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:33:48
HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Report Generated: 2023-11-07 14:12:50
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MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 2 - SLAB ON GRADE

DATE 01/10/2024

SHEET

T24-A201

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Air Leakage, Field Fabricated Exterior Doors and Windows, Insulation, and various energy efficiency requirements.

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Pilot Lights, Building Cooling and Heating, and various energy efficiency requirements.

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Ventilation and Indoor Air Quality, and various energy efficiency requirements.

PUBLIC SET

DATE 01/10/2024 SHEET

T24-A202

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-07T14:11:27-08:00. Includes tables for Fenestration/Glazing, Slab Floors, and Opaque Surface Constructions.

Registration Number: 223-P016612495A-000-000-0000000-0000. Registration Date/Time: 2023-11-27 08:33:48. HERS Provider: CaCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-07T14:11:27-08:00. Includes tables for Opaque Surface Constructions, Water Heating Systems, and Water Heaters - NEEA Heat Pump.

Registration Number: 223-P016612495A-000-000-0000000-0000. Registration Date/Time: 2023-11-27 08:33:48. HERS Provider: CaCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-07T14:11:27-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, and HVAC - HEAT PUMPS.

Registration Number: 223-P016612495A-000-000-0000000-0000. Registration Date/Time: 2023-11-27 08:33:48. HERS Provider: CaCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-07T14:11:27-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, and HVAC - HEAT PUMPS.

Registration Number: 223-P016612495A-000-000-0000000-0000. Registration Date/Time: 2023-11-27 08:33:48. HERS Provider: CaCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.



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MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 2 - SLAB ON GRADE

BUILDING ENERGY ANALYSIS REPORT

PROJECT: Mono County ADU (Plan 2) Mono County, CA

Project Designer: RRM Design Group 3765 South Higuera St, Suite 102 San Luis Obispo, CA 93401 (805) 543-1794

Report Prepared by: Timothy Carstairs, CEA, HERS, GPR Carstairs Energy Inc. 2238 Bayview Heights Drive, Suite E Los Osos, CA 93402 805-904-9048



Job Number: 22-051011

Date: 11/20/2023

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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Form RMS-1 Residential Measures Summary 15
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Room Load Summary 21

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 2) Calculation Date/Time: 2023-11-20T07:28:28-08:00 (Page 2 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 2) (raised foundation) 2022.rbd22x

ENERGY DESIGN RATINGS table with columns for Energy Design Ratings and Compliance Margins. Includes rows for Standard Design, North Facing, East Facing, South Facing, and West Facing.

Registration Number: 223-P016617247A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:34:03
HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Report Generated: 2023-11-20 07:30:09
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 2) Calculation Date/Time: 2023-11-20T07:28:28-08:00 (Page 5 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 2) (raised foundation) 2022.rbd22x

ENERGY USE INTENSITY table with columns for Standard Design, Proposed Design, Compliance Margin, and Margin Percentage. Includes rows for North Facing, East Facing, South Facing, and West Facing.

Notes: 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area.
Registration Number: 223-P016617247A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:34:03
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Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 2) (raised foundation) 2022.rbd22x

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source Energy, Standard Design TDV Energy, Proposed Design Source Energy, Proposed Design TDV Energy, Compliance Margin, and Compliance Margin (EDR2).

Registration Number: 223-P016617247A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:34:03
HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
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Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 2) (raised foundation) 2022.rbd22x

REQUIRED PV SYSTEMS table with columns for DC System Size, Exception, Module Type, Array Type, Power Electronics, CFI, Azimuth, Tilt, Array Angle, Tilt (x in 12), Inverter Eff, and Annual Solar Access. Includes rows for 1.75 kWp and Standard (14-17%).

REQUIRED SPECIAL FEATURES: The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
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.
BUILDING - FEATURES INFORMATION table with columns for Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, and Number of Water Heating Systems.

Registration Number: 223-P016617247A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:34:03
HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
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Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 2) (raised foundation) 2022.rbd22x

GENERAL INFORMATION table with columns for Project Name, Run Title, Project Location, City, Zip code, Standards Version, Software Version, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, and Fuel Type.

COMPLIANCE RESULTS table with columns for Item, Description, and Status. Includes rows for Building Complies with Computer Performance, Field testing and/or verification, and Special Features.

Registration Number: 223-P016617247A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:34:03
HERS Provider: CaCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
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Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 2) (raised foundation) 2022.rbd22x

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source Energy, Standard Design TDV Energy, Proposed Design Source Energy, Proposed Design TDV Energy, Compliance Margin, and Compliance Margin (EDR2).

Registration Number: 223-P016617247A-000-000-0000000-0000
Registration Date/Time: 2023-11-27 08:34:03
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Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 2) (raised foundation) 2022.rbd22x

ZONE INFORMATION table with columns for Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System, and Status. Includes rows for Living Area and Attic.

OPAQUE SURFACES table with columns for Name, Zone, Construction, Azimuth, Orientation, Gross Area, Window and Door Area, and Tilt. Includes rows for Front Wall, Left Wall, Rear Wall, Right Wall, Roof, and Raised Floor.

ATTIC table with columns for Name, Construction, Type, Roof Rise, Roof Reflectance, Roof Emittance, Radiant Barrier, and Cool Roof. Includes row for Attic Living Area.

PENETRATION / GLAZING table with columns for Name, Type, Surface, Orientation, Azimuth, Width, Height, Mult., Area, U-factor, U-factor Source, SHGC, SHGC Source, and Exterior Shading. Includes rows for B.3, B.5, and C.

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MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 2 - RAISED FOUNDATION

PUBLIC SET
DATE: 01/10/2024
SHEET: T24-B201



2022 Single-Family Residential Mandatory Requirements Summary

ADUE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach (R-2022).

Table with 2 columns: Code Section and Description. Includes sections for Air Leakage, Insulation, Fenestration, and HVAC systems.



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Lighting, Water Heating, and Ventilation systems.

5/8/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Water Heating, Ventilation, and Pool and Spa Systems.

5/8/22

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-20T07:28:28-08:00. Includes tables for Fenestration/Glazing, Opaque Doors, and Opaque Surface Constructions.

Registration Number: 223-P016617247A-000-000-000000-0000. Registration Date/Time: 2023-11-27 08:34:03. HERS Provider: CaCERTS, Inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-20T07:28:28-08:00. Includes tables for Opaque Surface Constructions, Building Envelope, Water Heating Systems, and Water Heaters.

Registration Number: 223-P016617247A-000-000-000000-0000. Registration Date/Time: 2023-11-27 08:34:03. HERS Provider: CaCERTS, Inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-20T07:28:28-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, HVAC - Heat Pumps, and HVAC Heat Pumps - HERS Verification.

Registration Number: 223-P016617247A-000-000-000000-0000. Registration Date/Time: 2023-11-27 08:34:03. HERS Provider: CaCERTS, Inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-20T07:28:28-08:00. Includes tables for Variable Capacity Heat Pump Compliance Option, Indoor Air Quality (IAQ) Fans, and Documentation Author's Declaration Statement.

Registration Number: 223-P016617247A-000-000-000000-0000. Registration Date/Time: 2023-11-27 08:34:03. HERS Provider: CaCERTS, Inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 2). Calculation Date/Time: 2023-11-20T07:28:28-08:00. Includes tables for Documentation Author's Declaration Statement, Responsible Person's Declaration Statement, and a QR code.

Registration Number: 223-P016617247A-000-000-000000-0000. Registration Date/Time: 2023-11-27 08:34:03. HERS Provider: CaCERTS, Inc.

RESIDENTIAL MEASURES SUMMARY. Table with columns for Building Type, Project Name, Project Address, and various energy performance metrics like Fenestration Area, HVAC Systems, and Water Heating.

DATE

01/10/2024

SHEET

T24-B202

PUBLIC SET

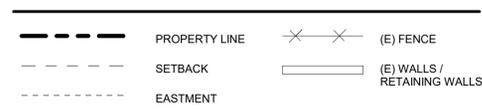
MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 2 - RAISED FOUNDATION



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SITE PLAN TO BE PROVIDED BY APPLICANT

SITE PLAN LEGEND



SITE PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 CBC, SECTION 310.1.
- NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC 504.3).

SITE PLAN CHECKLIST

IF (N) ADU IS 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR ADU IS 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:

- NO YES; IF YES, FIRE RATED WALL & ROOF REQUIRED PER 2022 CBC, CHAPTER 2. SEE DETAILS: 52/A-901 & 32/A-903

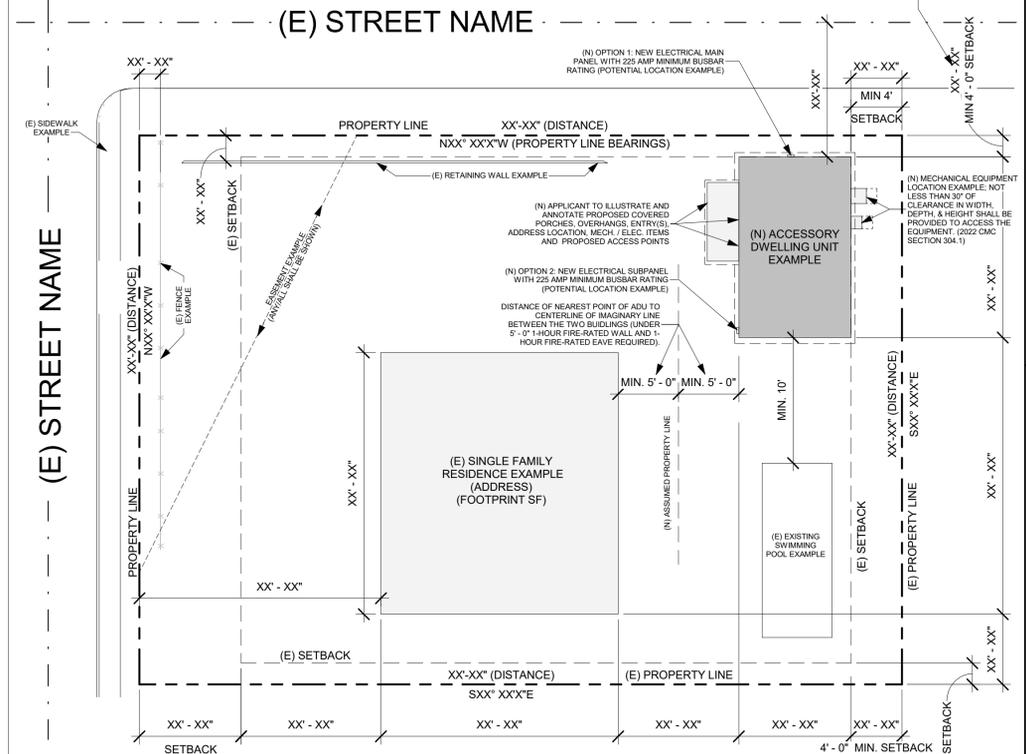
- ELECTRICAL PANEL: OPTION 1 - NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING
 OPTION 2 - A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM BUSBAR RATING. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. ELECTRICAL LOAD CALCULATIONS IS REQUIRED.

- FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT AS WELL.
- AREA OF EXISTING BUILDING
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- FOOTPRINT OF PROPOSED ADU
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- DRAWING SCALE
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- PROPERTY LINES
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- LABEL YARDS
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- SETBACKS
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (4' - 0").
- EASEMENTS
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.
- LOCATION OF RAIN WATER LEADERS
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- LABEL STREETS & SIDEWALKS
- DIMENSION BUILDING SEPARATION
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
- LOT COVERAGE CALCULATION
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- SWIMMING POOLS
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
- PORCHES
THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- LOCATION OF EXISTING UTILITIES
UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- LOCATION OF PROPOSED UTILITIES
PROPOSED UTILITIES SHALL CONFORM TO REQUIREMENTS OF CONTRA COSTA COUNTY SANITARY DISTRICT - SANITARY SEWER FROM ADU TO EXISTING SEWER. SEWER LINE TO THE PROPOSED ADU SHALL BE CONNECTED TO THE MAIN LATERAL AT THE PROPERTY LINE OR BEHIND THE SIDEWALK. LATERAL POINT OF CONNECTION INCLUDING REQUIRED CLEANOUTS, WATER LINE TO ADU, ELECTRIC TO ADU INCLUDING ANY NEW METERS OR SUBPANELS.



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



MONO COUNTY ADU PROTOTYPES MONO COUNTY SITE PLAN INSTRUCTIONS & EXAMPLE

SITE PLAN

SCALE:



1 EXAMPLE SITE PLAN

AS-101 SCALE: 1" = 20'-0"

DATE
01/10/2024

SHEET
AS-101



THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

MONO COUNTY ADU PROTOTYPES MONO COUNTY
FLOOR PLANS / FINISH PLANS & DOOR WINDOW SCHEDULES

DATE
01/10/2024
SHEET

A2-101

FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2019 CBC HEIGHT LIMITATIONS.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.

LEGEND

- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND EXTERIOR FINISH (REFER TO ELEVATIONS), ONE LAYER 5/8" TYPE X GYPSUM WALL BOARD INTERIOR.
- INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE.

DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- EXTERIOR DOORS SHALL EITHER HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20-MINUTES OR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL SHALL BE PERMITTED TO TAPER TO A TONGUE OF NOT LESS THAN 3/8" THICK.
- REFER TO DOOR TYPES LEGEND FOR GLAZING.
- REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

DOOR REMARKS

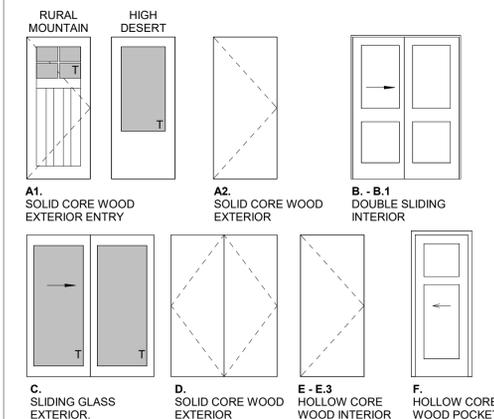
- FIRE RATED DOOR. REFER TO GENERAL DOOR NOTE #5
- GLAZING PER DOOR TYPES. TEMPERED.
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.
- OPTIONAL GLAZING IN DOOR. TEMPERED (BOTH PANES).

DOOR SCHEDULE

SCHEDULE-DOOR PLAN 2				
NO.	TYPE	DOOR		REMARKS
		WIDTH	HEIGHT	
PLAN 2 A1	A1	3'-0"	6'-8"	
PLAN 2 B.1	B.1	5'-0"	6'-8"	
PLAN 2 C	C	5'-0"	6'-8"	
PLAN 2 E.1	E.1	2'-8"	6'-8"	
PLAN 2 E.3	E.3	2'-0"	6'-8"	

SCHEDULE-DOOR PLAN 2 ADA				
NO.	TYPE	DOOR		REMARKS
		WIDTH	HEIGHT	
PLAN 2 A1	A1	3'-0"	6'-8"	
PLAN 2 B.1	B.1	5'-0"	6'-8"	
PLAN 2 C	C	5'-0"	6'-8"	
PLAN 2 E	E	3'-0"	6'-8"	
PLAN 2 E.3	E.3	2'-0"	6'-8"	

DOOR LEGEND



KEYNOTES

- A05 REFRIGERATOR LOCATION PER OWNER. PROVIDE ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- A12 24" WIDE FREE STANDING ELECTRIC RANGE OVEN. PROVIDE VENT HOOD. VENT TO EXTERIOR. STAINLESS STEEL.
- A15 FRONT LOADING WASHER. PROVIDE WASTE AND WATER IN RECESSED WALL BOX.
- A16 MICROWAVE OVER RANGE.
- A19 FRONT LOADING DRYER W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- B01 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B06 30" x 60" x 72" TUB AND SHOWER COMBINATION. FIBER-CEMENT BACKER SHALL BE USED AS A BASE FOR CERAMIC WALL TILES IN TUB/SHOWER AREA. GREEN BOARD SHALL NOT BE USED. MODEL BY BUILDER. PROVIDE SHOWER ROD.
- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B18 EXTERIOR RATED ELECTRIC SUB PANEL 80 AMP 120/240 VOLT. CONTRACTOR TO VERIFY MAIN PANEL.
- B38 WALL-MOUNTED MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B41 FAN COIL. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. PROVIDE CONDENSATE DRAIN TO EXTERIOR PER MANUF. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE OUTLET.
- B43 ACCESSIBLE WALL MOUNTED LAVATORY SINK. MAX HEIGHT 34". REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- C01 SINGLE WOOD SHELF AND POLE.
- C08 12" DEEP UPPER CABINET.
- C10 24" DEEP UPPER CABINET.
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.
- C13 30" HIGH BASE CABINET AND COUNTERTOP.
- G02 AT [SLAB ON GRADE] CONCRETE FLOORWORK. 1/4" FT SLOPE AWAY FROM BUILDING. AT [RAISED FOUNDATION] 2X COMPOSITE IGNITION RESISTANT DECKING, TREX OR EQUAL, OVER 4X6 PT WOOD JOISTS @ 16" O.C. REFER TO DETAILS 41, 51, 52, 54 SHEET AD-902.
- G04 48" x 120" CONCRETE STOOP. SLOPE 1/4" PER FT AWAY FROM BUILDING.

WINDOW GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE WITH A MINIMUM OF ONE TEMPERED PANE OR TO BE 20-MINUTE FIRE-RESISTANCE RATING. (LISTED AND APPROVED ASSEMBLY)
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" F. MIN NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPTION: MIN 5 S.F. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20".

WINDOW REMARKS

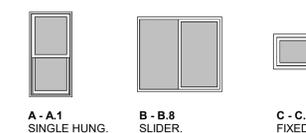
- REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #7 FOR ADDITIONAL INFORMATION.
- HAZARDOUS LOCATION. WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- HIGH WINDOW. REFER TO ELEVATIONS FOR LOCATION.

WINDOW SCHEDULE

SCHEDULE-WINDOW PLAN 2 RURAL MOUNTAIN						
NO.	TYPE	COUNT	SIZE		HEAD HEIGHT	REMARKS
			WIDTH	HEIGHT		
PLAN 2 B.1	B.1	1	3'-0"	3'-0"	6'-8"	1
PLAN 2 B.3	B.3	1	4'-6"	4'-0"	6'-8"	1
PLAN 2 B.5	B.5	1	5'-0"	4'-0"	6'-8"	2
PLAN 2 B.6	B.6	1	2'-0"	2'-0"	6'-8"	2

SCHEDULE-WINDOW PLAN 2 HIGH DESERT						
NO.	TYPE	COUNT	SIZE		HEAD HEIGHT	REMARKS
			WIDTH	HEIGHT		
PLAN 2 B.1	B.1	1	3'-0"	3'-0"	6'-8"	1
PLAN 2 B.3	B.3	1	4'-6"	4'-0"	6'-8"	1
PLAN 2 B.5	B.5	1	5'-0"	4'-0"	6'-8"	2
PLAN 2 B.6	B.6	1	2'-0"	2'-0"	6'-8"	2
PLAN 2 C	C	3	1'-8"	1'-4"	12'-1"	3
PLAN 2 C.1	C.1	1	3'-0"	1'-4"	12'-1"	3

WINDOW LEGEND



FINISH PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- REFER TO DETAILS FOR FLOOR/CILING ASSEMBLIES AND INTERIOR FINISH DETAILS.
- ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE ANSI A326.3 STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF FRICTION (DCOF).
- ALL FLOORING MATERIALS SHALL COMPLY WITH 2022 CBC SEC. 804.1.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH 2022 CBC TABLE 803.12 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

FINISH SCHEDULE

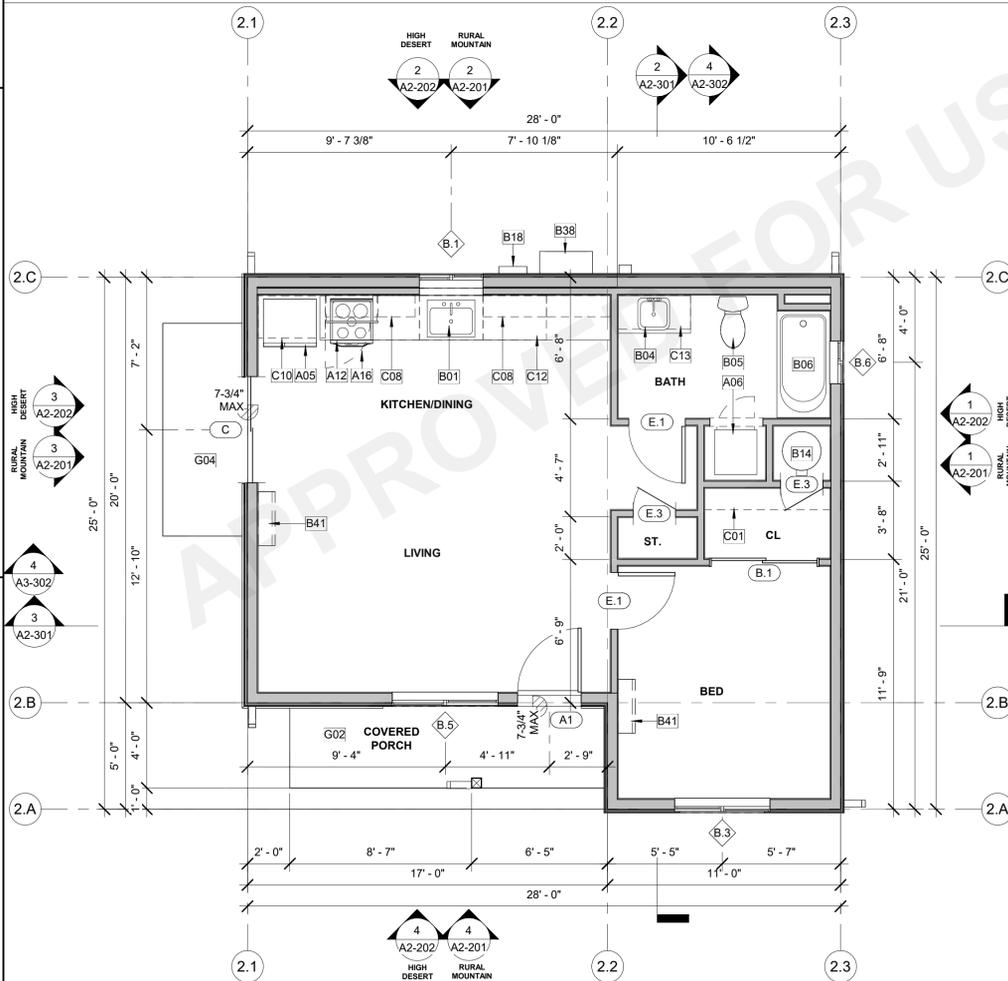
FINISH SCHEDULE PLAN 2					
NUMBER	NAME	FLOOR	CEILING	BASE	NOTES
109	BEDROOM	CPT	GWB		
110	LIVING	LVT	GWB		
111	KITCHEN	LVT	GWB		
112	BATH	CT	GWB		
113	W.I.C.	CPT	GWB		

FINISH LEGEND



1 PLAN 2 - GROUND FLOOR FINISH PLAN

A1-201/A2-101 1/4" = 1'-0"

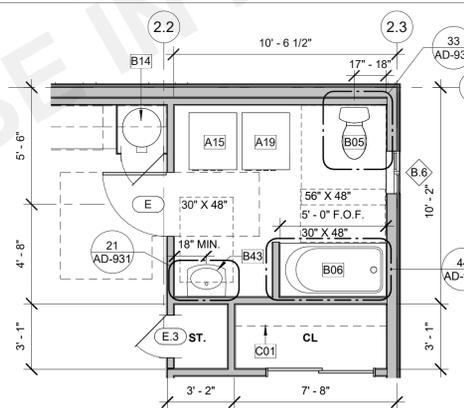


2 PLAN 2 - GROUND FLOOR PLAN

A1-201/A2-101 1/4" = 1'-0"

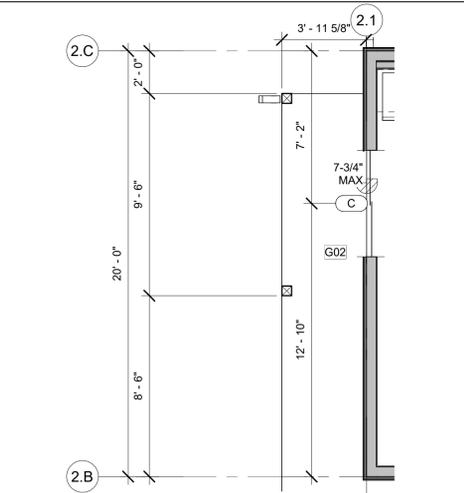
3 OPT. ADAPTABLE BATH

A1-201/A2-101 1/4" = 1'-0"



4 HIGH DESERT OPT. PORCH

A1-201/A2-101 1/4" = 1'-0"





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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
MECHANICAL & ELECTRICAL
PLANS

DATE
01/10/2024
SHEET

A2-111

GENERAL ELECTRICAL NOTES

- REFER TO ELECTRICAL NOTES ON SHEET G-101.
- DANGER SIGNS SHALL BE CONSPICUOUSLY POSTED AT POINTS OF ACCESS TO CONDUCTORS IN ALL RACEWAY SYSTEMS AND CABLE SYSTEMS. (CEC 300.45)

LEGEND

<ul style="list-style-type: none"> SW ELECTRICAL SWITCH SW3 ELECTRICAL SWITCH-THREE WAY SW4 ELECTRICAL SWITCH-FOUR WAY SW5 ELECTRICAL SWITCH-VACANCY SENSOR SW6 ELECTRICAL SWITCH-DIMMER SW7 ELECTRICAL SWITCH-FAN SW8 ASTRONOMICAL TIME SWITCH EF EXHAUST FAN EF/FL EXHAUST FAN/LIGHT COMBINATION P PENDANT LIGHT FL SURFACE MOUNTED HIGH-EFFICACY LIGHT WML WALL MOUNTED LIGHT WMLH WALL MOUNTED HIGH-EFFICACY LIGHT RD RECESSED DOWNLIGHT RDH RECESSED HIGH-EFFICACY DOWNLIGHT RDVP RECESSED DOWNLIGHT-VAPOR PROOF EW ELECTRICAL WIRING 	<ul style="list-style-type: none"> SA SMOKE DETECTOR/ALARM SCA COMBINATION SMOKE/CARBON MONOXIDE CHIME DOOR BELL CHIME DBB DOOR BELL BUTTON/GARAGE DOOR OPENER BUTTON T TELEPHONE LOCATION TV CABLE TELEVISION LOCATION EJ ELECTRICAL JUNCTION BOX CEILING FAN OPTIONAL (PRE-WIRE FOR FAN ONLY) SM SURFACE MOUNTED HIGH-EFFICACY LIGHT UC UNDER CABINET HIGH-EFFICACY LIGHT 22x30 MIN. CEILING ACCESS PANEL FC FAN COIL, PROVIDE DEDICATED 120V OUTLET 	<ul style="list-style-type: none"> DF ARC-FAULT INTERRUPTER DF24V DUPLX OUTLET 240 VOLTS DF120V DUPLX OUTLET 120 VOLTS DFGFI DUPLX OUTLET GROUND FAULT INTERRUPTER DFWPF DUPLX OUTLET WATERPROOF GROUND FAULT INTERRUPTER DFGFIH DUPLX OUTLET GFCI-HALF HOT DM DUPLX OUTLET MICROWAVE DWD DUPLX OUTLET DISH WASHER CW COLD WATER STUB OUT HW HOT WATER STUB OUT WHB WATER HOSE BIBB WHBV WATER HOSE BIBB WITH SHUT OFF VALVE IM ICE MACHINE STUB OUT G GAS STUB OUT SM SURFACE MOUNTED HIGH-EFFICACY LIGHT UC UNDER CABINET HIGH-EFFICACY LIGHT 22x30 MIN. CEILING ACCESS PANEL FC FAN COIL, PROVIDE DEDICATED 120V OUTLET
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VENTILATION SUMMARIES

1) LOCAL EXHAUST VENTILATION

BATHROOM	OPTION A	OPTION B
BATHROOM FAN FLOW (cfm)	50 CFM	50 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft)	70'	105'

THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.

KITCHEN	OPTION A	OPTION B
KITCHEN FAN FLOW (cfm)	100 CFM	50 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	5"	5"
MAX. ALLOWABLE DUCT LENGTH (ft)	35'	85'

THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.

2) WHOLE BUILDING VENTILATION

PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B	OPTION A	OPTION B
BUILDING FAN FLOW (cfm)	50 CFM	50 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft)	70'	105'

THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 1 SONE.
THIS EXHAUST FAN IS REQUIRED TO OPERATE CONTINUOUSLY TO ENSURE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.

TOTAL (MINIMUM) REQUIRED VENTILATION RATE
PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B
QCFM = .03(FLOOR AREA) + 7.5 (# OF BEDROOMS + 1)

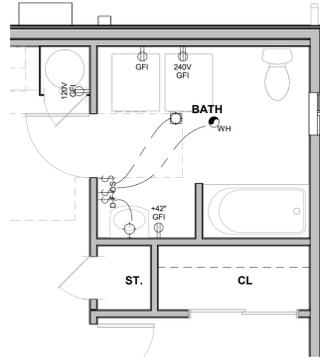
WHOLE DWELLING UNIT MECHANICAL VENTILATION
PER SECTION 150.0(O)(II) [ASHRAE 62.2.4.1.2]
1 BED - MINIMUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B)
Q_{tot} = 0.03A_{floor} + 7.5(N_{br} + 1)
Q_{tot} = 0.03(615 sf) + 7.5 (1+1) = 33.45 CFM < 50 CFM

EFFECTIVE ANNUAL AVERAGE INFILTRATION RATE
PER SECTION 150.0(O)(II)
a. (Equation 150.0-C) Q₅₀ = V_{du} (x) 2 ACH₅₀ / 60minutes
b. (Equation 150.0-E) Q₅₀ = V_{du} (x) Verified ACH₅₀ / 60minutes
Q_{tot} = 0.052 (x) Q₅₀ x w_{sl} x
[H/H_r]^{1/2} [ASHRAE 62.2.4.1.2.1]

REQUIRED MECHANICAL VENTILATION RATE
AND REQUIRED MECHANICAL VENTILATION RATE PER 150.0(O)(C)(III)
[ASHRAE 62.2.4.1.2]
(Equation 150.0-F) Q_f = Q_{tot} (c) φ (Q_{inf} (x) A_{ext})

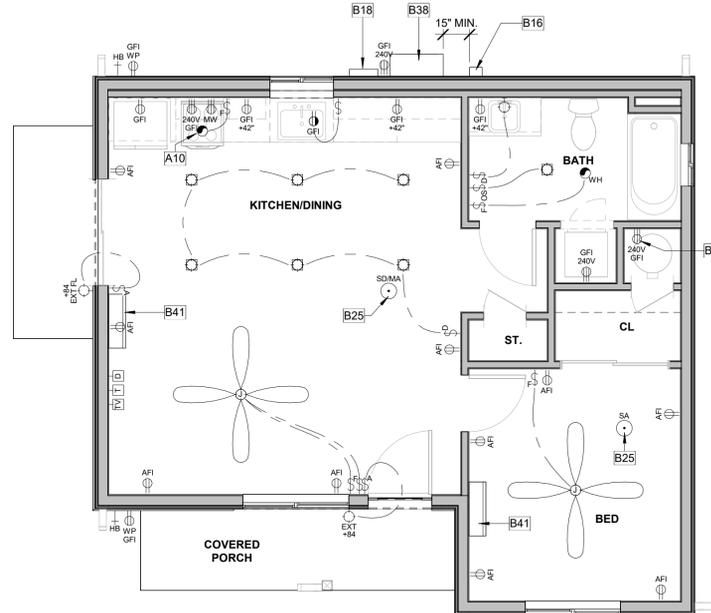
KEYNOTES

- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- A10 (50) CFM MIN. INTERMITTENT VENTILATION HOOD.
- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B16 220V AIR GAP DISCONNECT, 30" CLEAR WORKING SPACE REQUIRED IN FRONT OF ELECTRICAL EQUIPMENT
- B18 EXTERIOR RATED ELECTRIC SUB PANEL 80 AMP 120/240 VOLT. CONTRACTOR TO VERIFY MAIN PANEL.
- B25 SMOKE ALARM OR SMOKE DETECTOR SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE AND 3 FEET AWAY FROM PATH OF CEILING FAN BLADES. EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE WHERE KITCHEN AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FOOT DISTANCE WOULD PROHIBIT PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS SHALL BE LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE. PER CRC R314.3.3 ITEM 4.
- B38 WALL-MOUNTED MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B41 FAN COIL. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. PROVIDE CONDENSATE DRAIN TO EXTERIOR PER MANUF. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B45 OUTLET SERVING WATER HEATER SHALL BE ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION. LOCATE OUTLET AT 72" A.F.F.



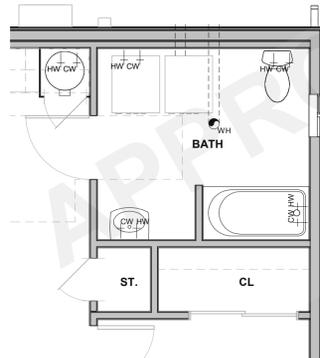
3 OPT. ADAPTABLE BATH - ELECTRICAL

A1-201 | A2-111 | SCALE: 1/4" = 1'-0"



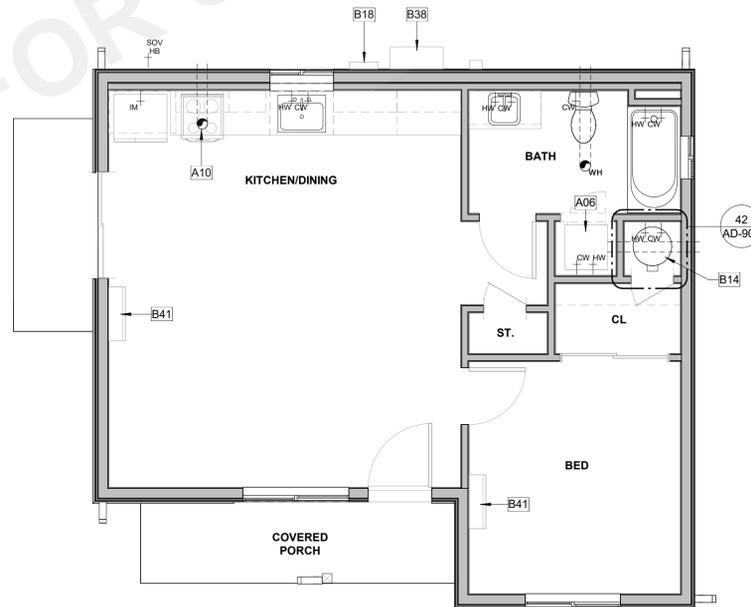
1 GROUND FLOOR PLAN - ELECTRICAL

A1-201 | A2-111 | SCALE: 1/4" = 1'-0"



4 OPT. ADAPTABLE BATH - MECHANICAL

A1-201 | A2-111 | SCALE: 1/4" = 1'-0"



2 GROUND FLOOR PLAN - MECHANICAL

A1-201 | A2-111 | SCALE: 1/4" = 1'-0"



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ROOF VENTING CALCULATIONS

UPPER VENTS: O'HAGIN FIRE & ICE STANDARD 1/4" MESH
72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

LOWER VENTS: O'HAGIN FIRE & ICE STANDARD 1/4" MESH
72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

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

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

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 2	550 SF	1.83 SF	0.92 SF	0.92 SF
ATTIC 2 - PLAN 2	91 SF	0.30 SF	0.15 SF	0.15 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
-----------	-------	-------------	------------------------	------------------------

ATTIC 1 - PLAN 2				
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				2.00 SF
ATTIC 2 - PLAN 2				
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	1	2' - 8"	0.50 SF	0.50 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	1	2' - 8"	0.50 SF	0.50 SF
				1.00 SF

KEYNOTES

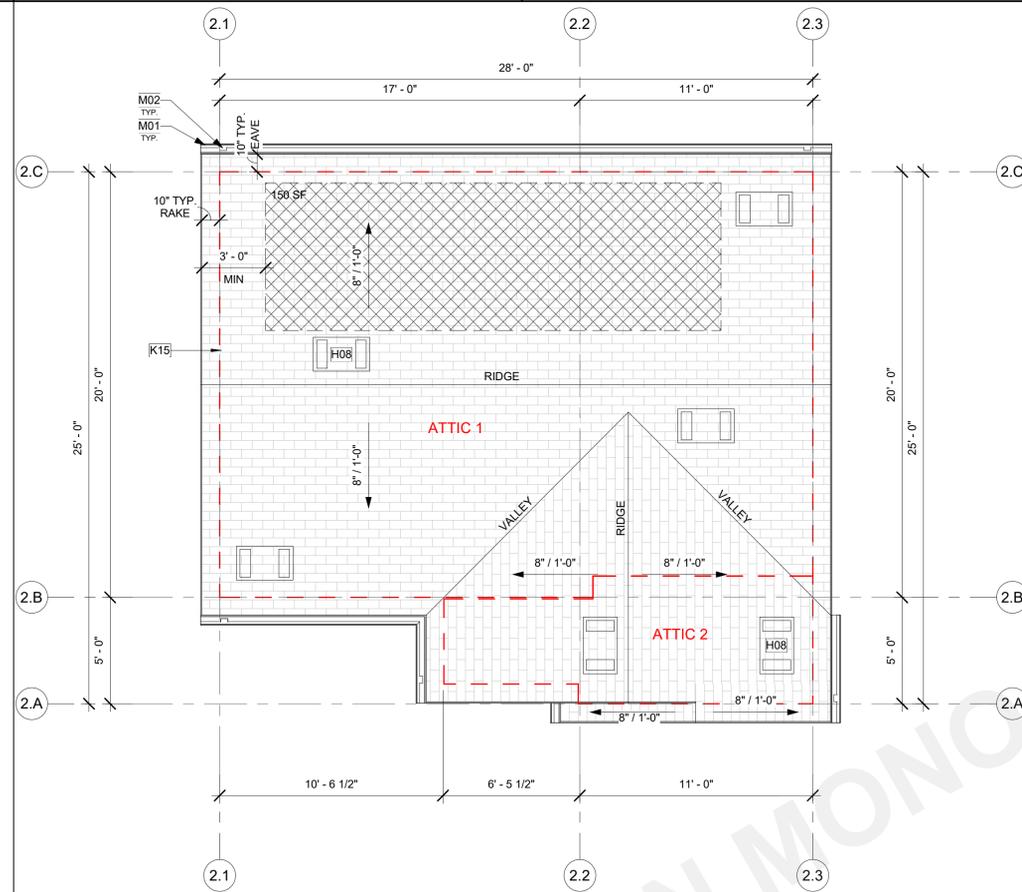
F03 22" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS Cc1c 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE Cc1c 150.0 (a)1.

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
- REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
- REFER TO PLUMBING PLANS ROOF VENT PENETRATIONS.
- REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE
- ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH (2022 CBC 1507.1), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
- WHERE PROVIDED, VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH (2022 CBC SECTION 1202). EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" PER (2022 CBC 1202.2.2)
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

LEGEND

- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- SOLAR ZONE, REFER TO SOLAR READY NOTES ON SHEET G-101.



1 ROOF PLAN 2 - RURAL MOUNTAIN

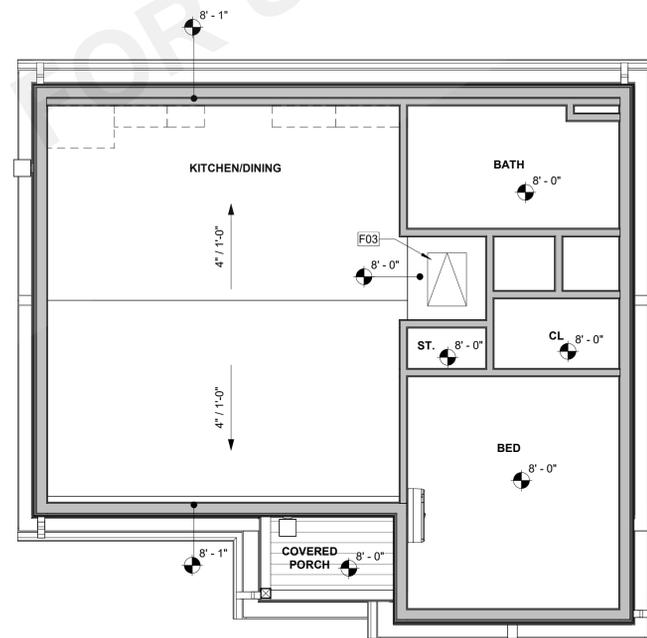
A2-121 1/4" = 1'-0"

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
- CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS

LEGEND

- 10'-0" HEIGHT OF CEILING SURFACE (REFER TO PLANS FOR ACTUAL HEIGHT)
- 2" / 12" CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- INTERIOR CEILING FINISH, REFER TO FINISH SCHEDULE.
- EXTERIOR 7/8" 3-COAT CEMENT PLASTER CEILING. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1
- EXTERIOR FIBER CEMENT BOARD CEILING. HARRIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ.



2 GROUND FLOOR RCP 2 - RURAL MOUNTAIN

A1-201A2-121 1/4" = 1'-0"

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ROOF PLAN & RCP - RURAL
MOUNTAIN

DATE
01/10/2024

SHEET

A2-121

PUBLIC SET



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ROOF VENTING CALCULATIONS

UPPER VENTS: 14" X 12" VULCAN GABLE VENT
58.0 SQ. IN. OF AIR MOVEMENT PER VENT = 58 SQ. IN. / 144 = 0.40 SF

LOWER VENTS: (3) 3" ROUND MESH FACE FIRE VULCAN VENTS IN EAVE BLOCKING
12 SQ. IN. / 144 = 0.08 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.40 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.08 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 2	138 SF	0.46 SF	0.23 SF	0.23 SF
ATTIC 2 - PLAN 2	150 SF	0.50 SF	0.25 SF	0.25 SF
ATTIC 3 - PLAN 2	38 SF	0.13 SF	0.06 SF	0.06 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 2				
LOWER				
(3) 3" HOLES (LOWER)	3	2' - 0"	0.08 SF	0.24 SF
UPPER				
14x12 VULCAN GABLE VENT (UPPER)	1	1' - 0"	0.40 SF	0.40 SF
				0.64 SF
ATTIC 2 - PLAN 2				
LOWER				
(3) 3" HOLES (LOWER)	7	2' - 0"	0.08 SF	0.56 SF
				0.56 SF
ATTIC 3 - PLAN 2				
LOWER				
(3) 3" HOLES (LOWER)	2	2' - 0"	0.08 SF	0.16 SF
				0.16 SF

KEYNOTES

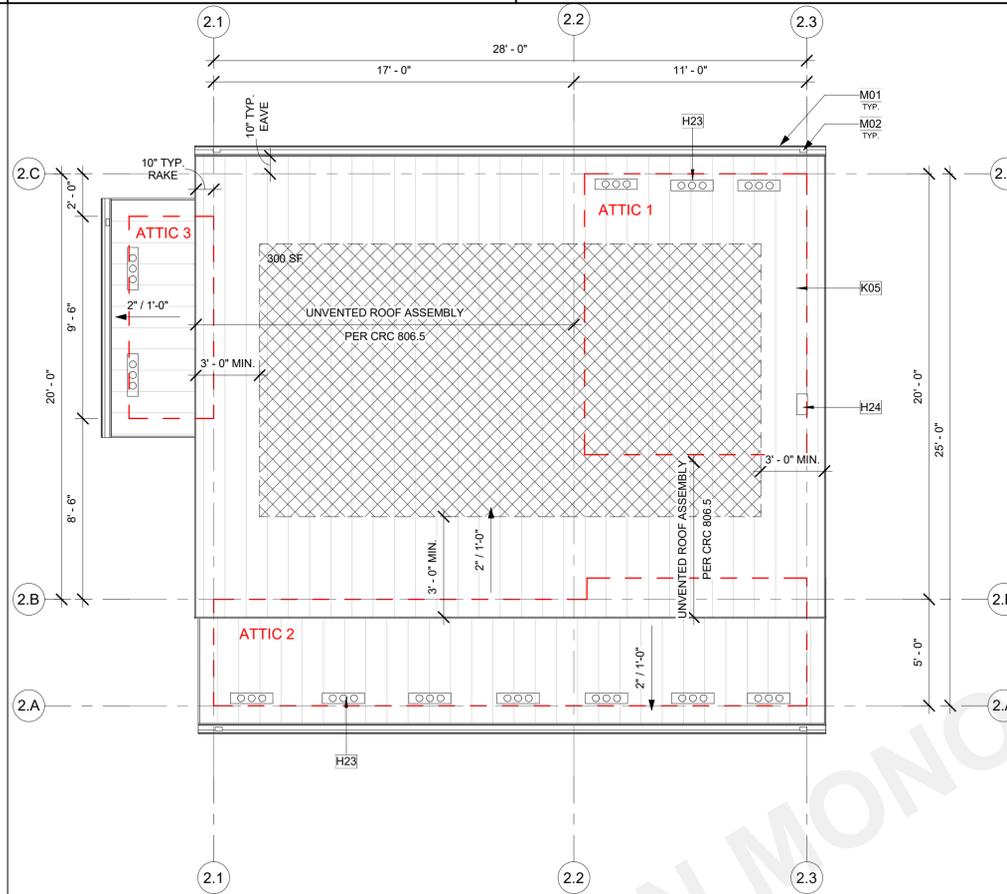
F03 22" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENIC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENIC 150.0 (a)1.

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
- REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
- REFER TO PLUMBING PLANS ROOF VENT PENETRATIONS.
- REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE
- ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH (2022 CBC 1907.1), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
- WHERE PROVIDED, VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH (2022 CBC SECTION 1202). EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" PER (2022 CBC 1202.2.2)
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

LEGEND

- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- SOLAR ZONE, REFER TO SOLAR READY NOTES ON SHEET G-101.



1 ROOF PLAN 2 - HIGH DESERT

A2-122 1/4" = 1'-0"

W.U.I. REQUIREMENT NOTES

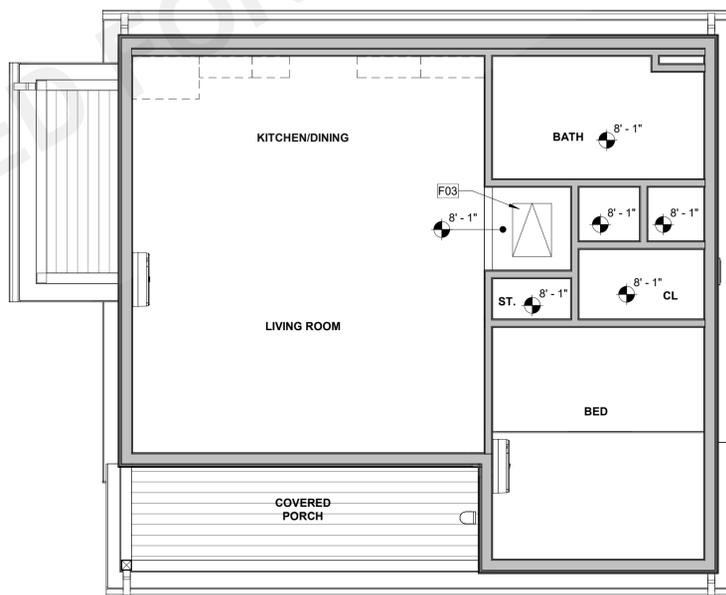
- ROOF COVERING SHALL COMPLY WITH 2019 CRC R337.5.2 UNDERLAYMENT SHALL BE ONE LAYER OF OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
- ROOF VALLEYS SHALL COMPLY WITH 2019 CRC R337.5.3 VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSIVE RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
- ROOF GUTTERS SHALL COMPLY WITH 2019 CRC R337.5.4. ROOF GUTTERS SHALL BE PROVIDE WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
- VENTILATION OPENINGS SHALL COMPLY WITH 2019 CRC R337.6 - VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS, OR OTHER DEVICES. REFER TO SECTIONS R337.6.1 THROUGH R337.6.3 FOR ADDITIONAL INFORMATION.
- EXTERIOR COVERINGS SHALL COMPLY WITH 2019 CRC R337.7 EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER EXTERIOR WALL ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1. REFER TO SECTIONS R337.7.1 THROUGH R337.7.9 FOR ADDITIONAL INFORMATION.

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
- CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS

LEGEND

- 10' - 0" HEIGHT OF CEILING SURFACE (REFER TO PLANS FOR ACTUAL HEIGHT)
- 2" / 12" CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- INTERIOR CEILING FINISH, REFER TO FINISH SCHEDULE.
- EXTERIOR 7/8" 3-COAT CEMENT PLASTER CEILING. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1
- EXTERIOR FIBER CEMENT BOARD CEILING. HARIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ.



2 GROUND FLOOR RCP 2 - HIGH DESERT

A1-201A2-122 1/4" = 1'-0"

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ROOF PLANS & RCP - HIGH
DESERT

DATE
01/10/2024

SHEET

A2-122

PUBLIC SET



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ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

- B18 EXTERIOR RATED ELECTRIC SUB PANEL 80 AMP 120/240 VOLT. CONTRACTOR TO VERIFY MAIN PANEL.
- B38 WALL-MOUNTED MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- K04 FIBER CEMENT BOARD AND BATTEN SIDING, IN COMPLIANCE WITH 2019 CRC R337
- K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K14 CORRUGATED METAL FINISH.
- K15 ASPHALT COMPOSITE ROOF SHINGLES. CLASS A FIRE RATING

LEGEND

NOTE: COLOR TO MATCH PRIMARY RESIDENCE COLOR SCHEME.

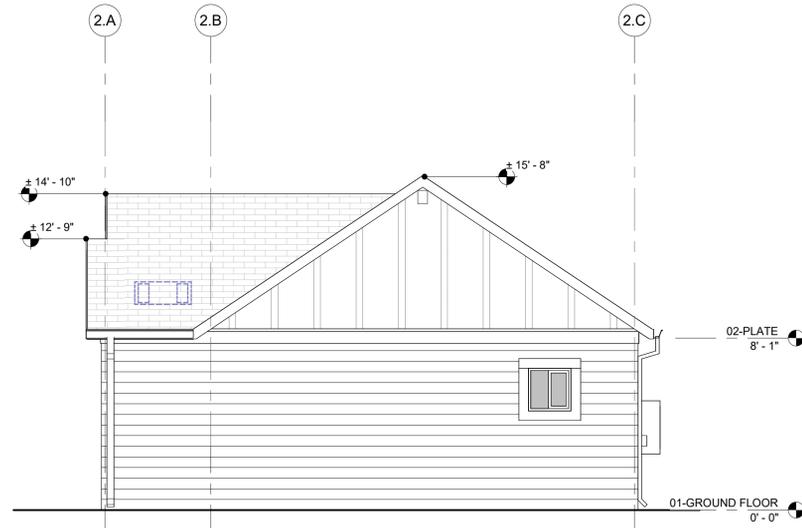
STYLE - RURAL MOUNTAIN	STYLE - HIGH DESERT
FIBER CEMENT HORIZONTAL SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)	CORRUGATED METAL - VERTICAL
BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)	HORIZONTAL SIDING
CORRUGATED METAL - VERTICAL	

PUBLIC SET

MONO COUNTY ADU
 PROTOTYPES
 MONO COUNTY
 EXTERIOR ELEVATIONS - RURAL
 MOUNTAIN

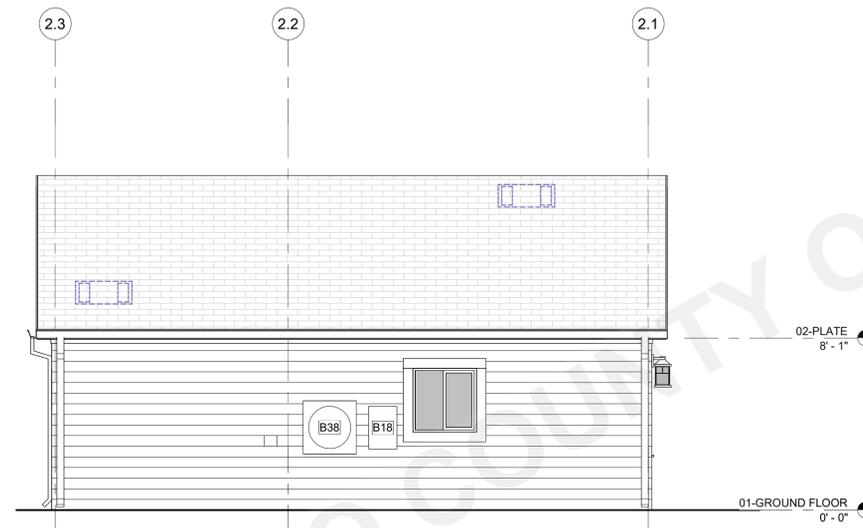
DATE
01/10/2024

SHEET
A2-201



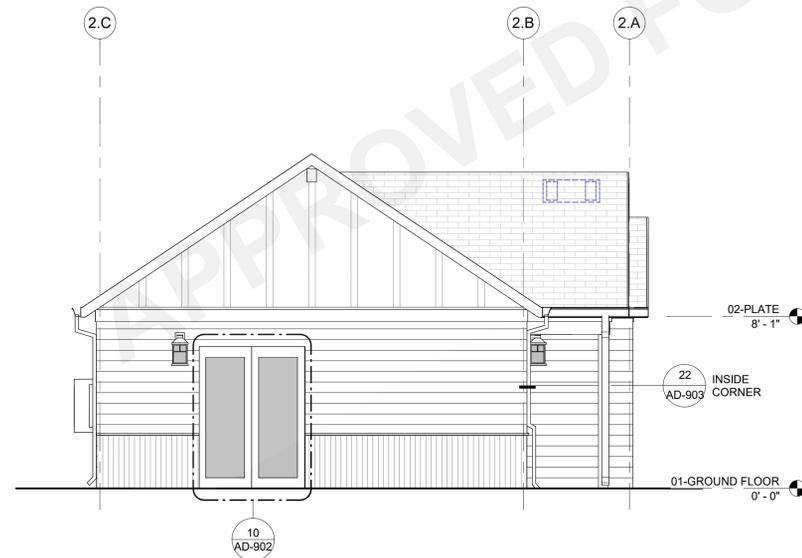
1 PLAN 2 - RURAL MOUNTAIN - RIGHT

A2-101 | A2-201 SCALE: 1/4" = 1'-0"



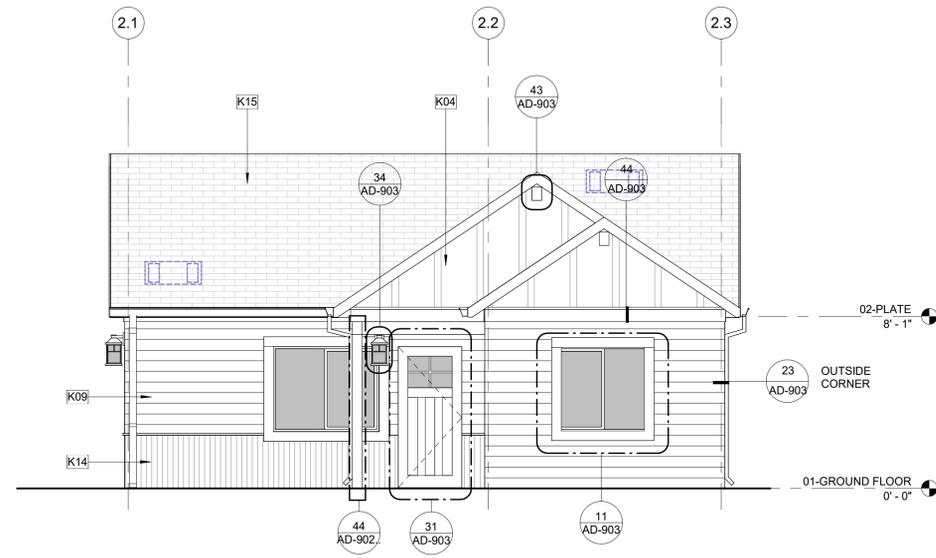
2 PLAN 2 - RURAL MOUNTAIN - REAR

A2-101 | A2-201 SCALE: 1/4" = 1'-0"



3 PLAN 2 - RURAL MOUNTAIN - LEFT

A2-101 | A2-201 SCALE: 1/4" = 1'-0"



4 PLAN 2 - RURAL MOUNTAIN - FRONT

A2-101 | A2-201 SCALE: 1/4" = 1'-0"



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ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

- B18 EXTERIOR RATED ELECTRIC SUB PANEL 80 AMP 120/240 VOLT. CONTRACTOR TO VERIFY MAIN PANEL.
- B38 WALL-MOUNTED MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K14 CORRUGATED METAL FINISH.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4

LEGEND

NOTE: COLOR TO MATCH PRIMARY RESIDENCE COLOR SCHEME.

STYLE - RURAL MOUNTAIN	STYLE - HIGH DESERT
FIBER CEMENT HORIZONTAL SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)	CORRUGATED METAL - VERTICAL
BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)	HORIZONTAL SIDING
CORRUGATED METAL - VERTICAL	

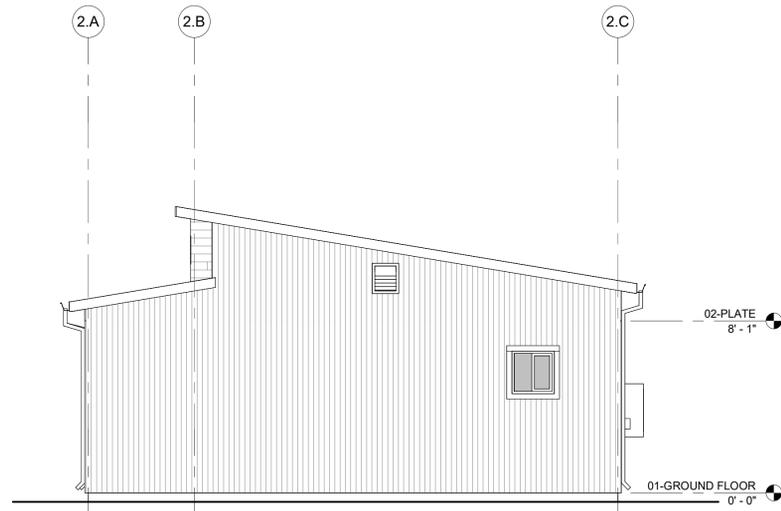
MONO COUNTY ADU PROTOTYPES
 MONO COUNTY
 EXTERIOR ELEVATION - HIGH DESERT

DATE
01/10/2024

SHEET

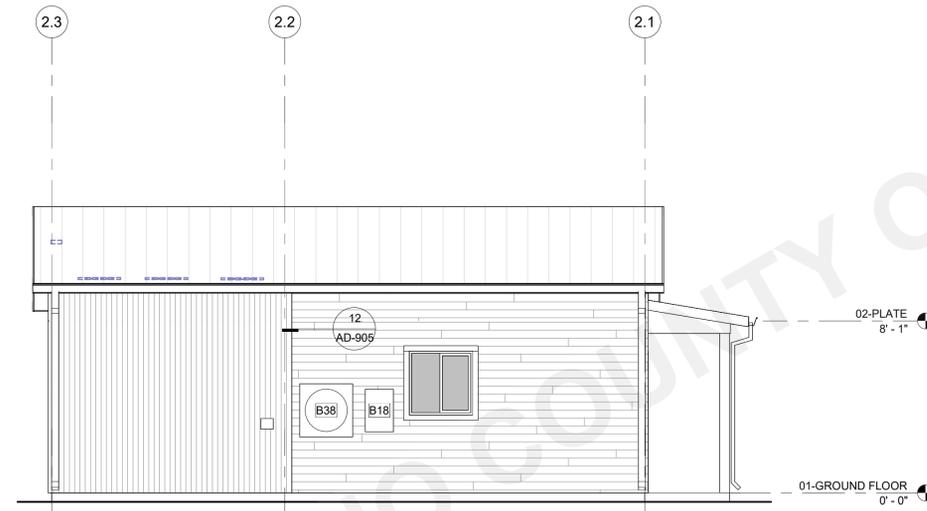
A2-202

PUBLIC SET



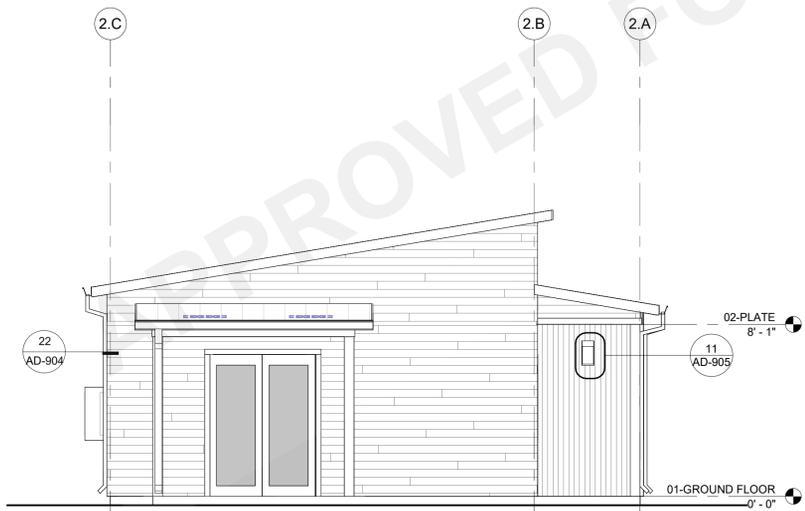
1 PLAN 2 - HIGH DESERT - RIGHT

A2-101 | A2-202 SCALE: 1/4" = 1'-0"



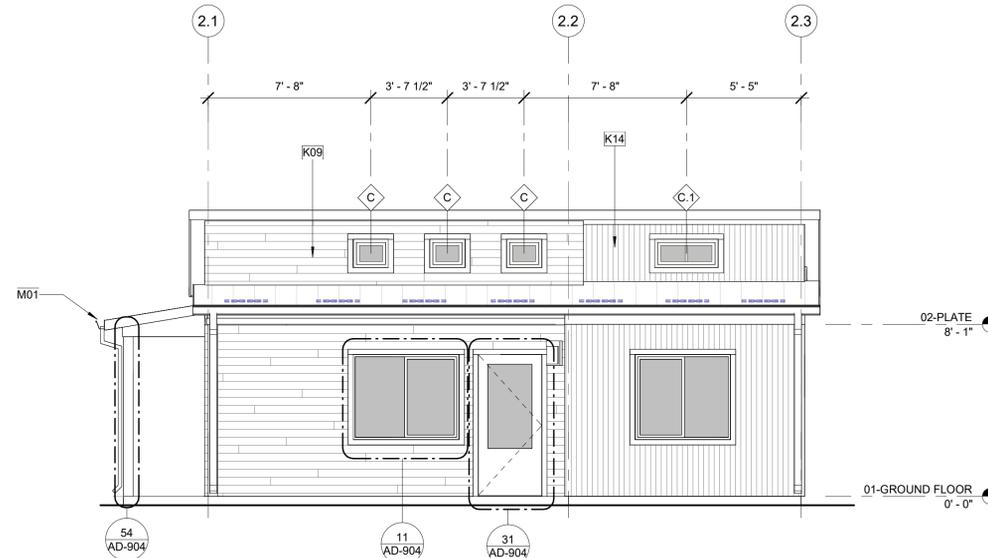
2 PLAN 2 - HIGH DESERT- REAR

A2-101 | A2-202 SCALE: 1/4" = 1'-0"



3 PLAN 2 - HIGH DESERT - LEFT

A2-101 | A2-202 SCALE: 1/4" = 1'-0"



4 PLAN 2 - HIGH DESERT - FRONT

A2-101 | A2-202 SCALE: 1/4" = 1'-0"



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SECTIONS GENERAL NOTES

- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
- INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
- FIREBLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11:
 - SECTION R302.11 -**
 - 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:
 - VERTICALLY AT CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R903.19.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
 - SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:**
 - TWO-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - ONE-HALF-INCH GYPSUM BOARD
 - ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 - BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL, INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
- PER 2022 CRC SECTION R317 SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

KEYNOTES

- G14 4" CONCRETE SLAB ON GRADE. REFER TO STRUCTURAL PLANS
- G28 RAISED FLOOR FOUNDATION. REFER TO STRUCTURAL.
- K15 ASPHALT COMPOSITE ROOF SHINGLES. CLASS A FIRE RATING
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.)
- S02 HORIZONTAL FLOOR INSULATION. REFER TO TITLE 24 (R-19 MIN.)
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- T20 FOUNDATION VENTS @ STEM WALL TO BE LOCATED AS APPROPRIATE ON SITE PER CONTRACTOR. REFER TO FOUNDATION CALCS ON BUILDING SECTIONS FOR NUMBER OF VENTS REQUIRED. REFER TO G-101 FOR ADDITIONAL VENTILATION REQUIREMENTS.
- T21 CRAWL SPACE ACCESS PANEL. MINIMUM 18" X 24" PER CBC 1209.1. LOCATION DETERMINED ON SITE PER CONTRACTOR.

FOUNDATION VENTING CALCS

NOTE: PER 2022 CBC 1202.4, THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING EXCEPT SPACES OCCUPIED BY BASEMENTS OR CELLARS SHALL BE PROVIDED WITH VENTILATION. REFER TO UNDER-FLOOR VENTING NOTES ON SHEET G-101 FOR ADDITIONAL INFORMATION.

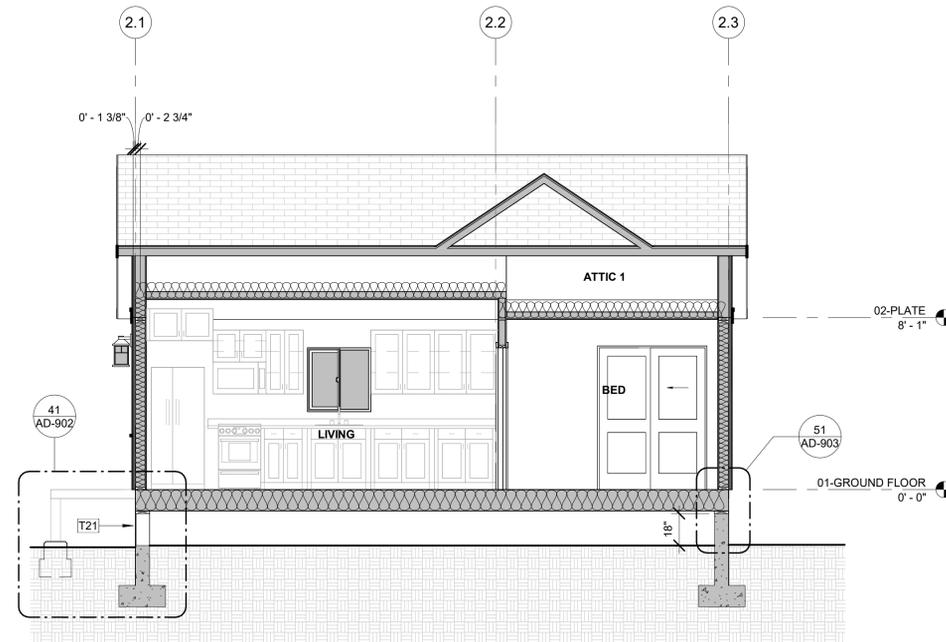
UNDER-FLOOR CALCULATION FORMULA
 NFA OF AIR MOVEMENT PER VENT = 62 SQ.IN/144 IN./FT = 0.430 SF
 VENTS PROVIDED = (451/150) / 0.430 SF

VENT PRODUCT INFO

VENT MANUFACTURER: VULCAN VENTS
 PRODUCT: 8" X 14" FLANGE FRONT OR APPROVED EQUAL
WWW.VULCANVENTS.COM

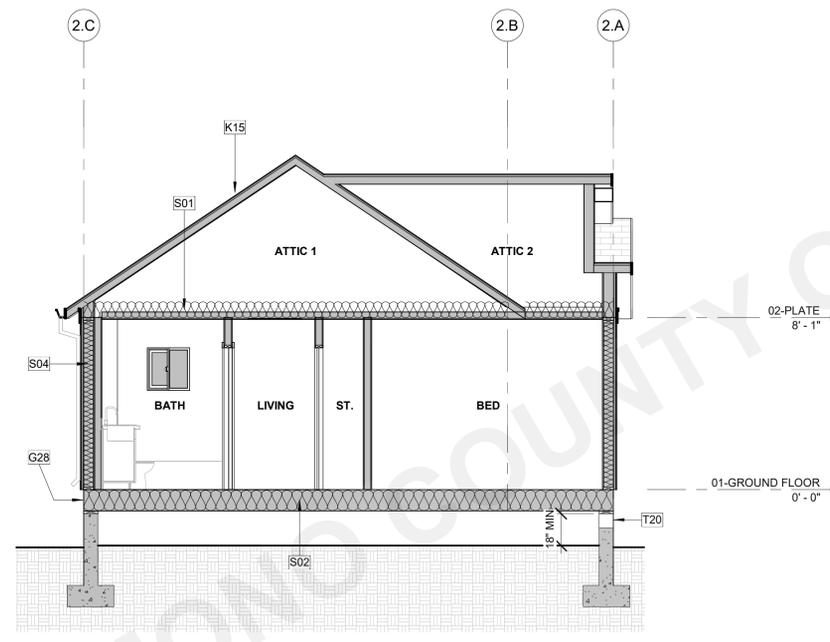
VENTING-FOUNDATION - CALCULATION - PLAN 2				
UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/150	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED	
615 SF	4.1	10		

VENTING-PORCH- CALCULATION - PLAN 2 - RURAL MOUNTAIN				
LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGTH PROPOSED
ENTRY	60 SF	0.4	1	1
SIDE	40 SF	0.266667	1	1



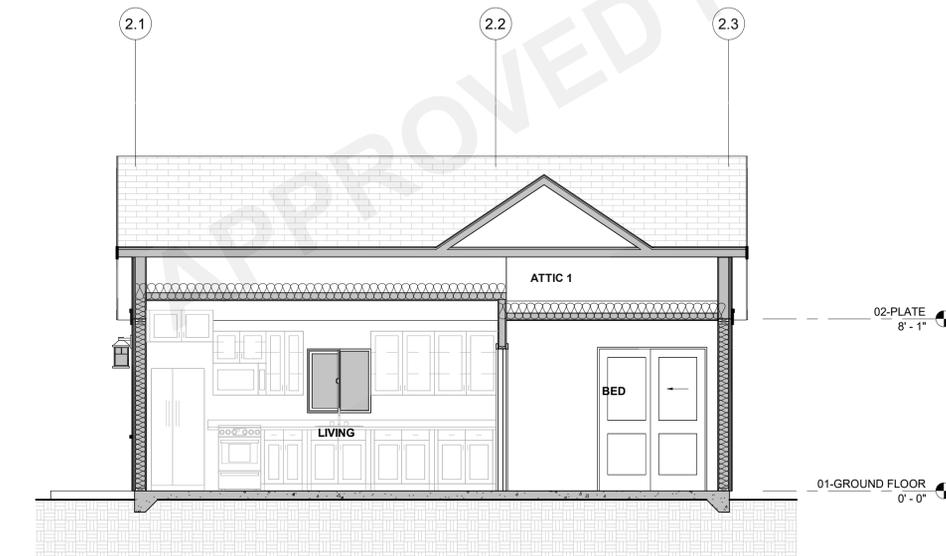
3 PLAN 2 - RM - SECTION 1 - RAISED FOUNDATION

A2-101 | A2-301 SCALE: 1/4" = 1'-0"



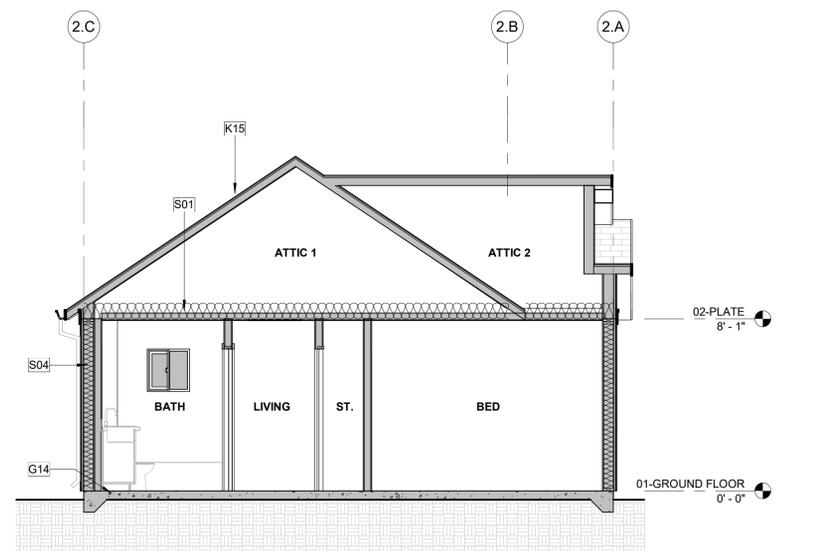
4 PLAN 2 - RM - SECTION 2 - RAISED FOUNDATION

A2-301 SCALE: 1/4" = 1'-0"



1 PLAN 2 - RM - SECTION 1 - SLAB-ON-GRADE

A2-301 SCALE: 1/4" = 1'-0"



2 PLAN 2 - RM - SECTION 2 - SLAB-ON-GRADE

A2-101 | A2-301 SCALE: 1/4" = 1'-0"

MONO COUNTY ADU
 PROTOTYPES
 MONO COUNTY
 BUILDING SECTIONS - RURAL
 MOUNTAIN

DATE
01/10/2024

SHEET

A2-301

PUBLIC SET



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SECTIONS GENERAL NOTES

- THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
- WALL ASSEMBLIES TO BE PER FLOOR PLAN.
- DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
- INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
- FIREBLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11:
 - SECTION R302.11 -**
 - 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:
 - VERTICALLY AT CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R103.19.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
 - SECTION R302.11.1 -** FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
 - TWO-INCH NOMINAL LUMBER
 - TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 - THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 - ONE-HALF-INCH GYPSUM BOARD
 - ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 - BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL, INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
- PER 2022 CRC SECTION R317 SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

KEYNOTES

- G14 4" CONCRETE SLAB ON GRADE. REFER TO STRUCTURAL PLANS
- G28 RAISED FLOOR FOUNDATION. REFER TO STRUCTURAL.
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.).
- S02 HORIZONTAL FLOOR INSULATION. REFER TO TITLE 24 (R-19 MIN.).
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.).
- S06 ROOF INSULATION, UNVENTED ROOF PER CRC 806.5. REFER TO 411AD-304 FOR DETAIL.
- T20 FOUNDATION VENTS @ STEM WALL TO BE LOCATED AS APPROPRIATE ON SITE PER CONTRACTOR. REFER TO FOUNDATION CALCS ON BUILDING SECTIONS FOR NUMBER OF VENTS REQUIRED. REFER TO G-101 FOR ADDITIONAL VENTILATION REQUIREMENTS.
- T21 CRAWL SPACE ACCESS PANEL. MINIMUM 18" X 24" PER CBC 1209.1. LOCATION DETERMINED ON SITE PER CONTRACTOR.
- U13 ROOF RAFTERS. REFER TO STRUCTURAL.

FOUNDATION VENTING CALCS

NOTE: PER 2022 CBC 1202.4, THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING EXCEPT SPACES OCCUPIED BY BASEMENTS OR CELLARS SHALL BE PROVIDED WITH VENTILATION. REFER TO UNDER-FLOOR VENTING NOTES ON SHEET G-101 FOR ADDITIONAL INFORMATION.

UNDER-FLOOR CALCULATION FORMULA
 $NFA \text{ OF AIR MOVEMENT PER VENT} = 62 \text{ SQ. IN./144 IN./FT} = 0.430 \text{ SF}$
 $"VENTS PROVIDED" = (451/150) / 0.430 \text{ SF}$

VENT PRODUCT INFO

VENT MANUFACTURER: VULCAN VENTS
 PRODUCT: 8" X 14" FLANGE FRONT OR APPROVED EQUAL
WWW.VULCANVENTS.COM

VENTING-FOUNDATION - CALCULATION - PLAN 2				
UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/150	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED	
615 SF	4.1	10		

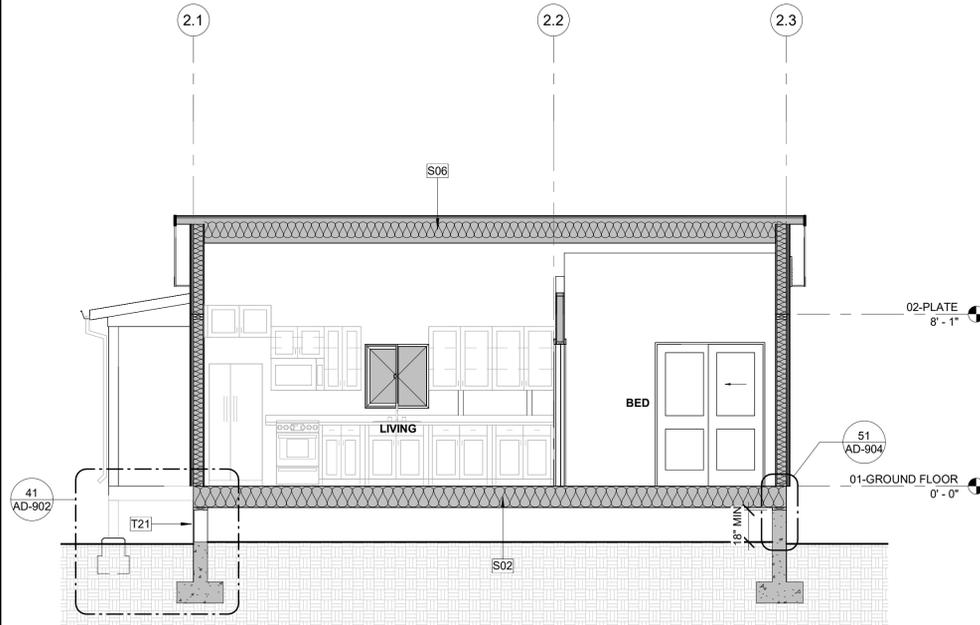
VENTING-PORCH- CALCULATION - PLAN 2 - HIGH DESERT				
LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGHT PROPOSED
FRONT/LEFT	177 SF	1.18	3	3

MONO COUNTY ADU
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 BUILDING SECTIONS - HIGH
 DESERT

DATE
01/10/2024

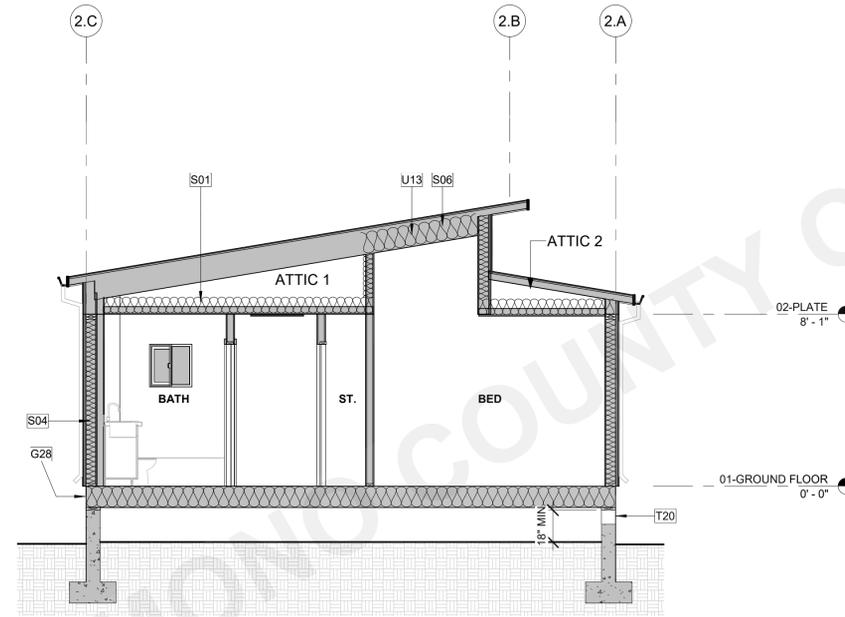
SHEET
A2-302

PUBLIC SET



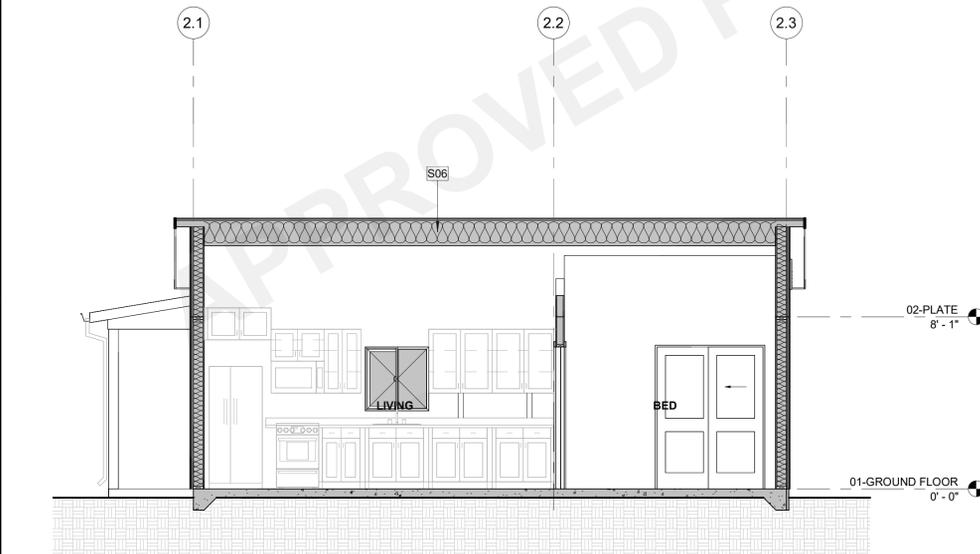
3 PLAN 2 - HD - SECTION 1 - RAISED FOUNDATION

A2-302 SCALE: 1/4" = 1'-0"



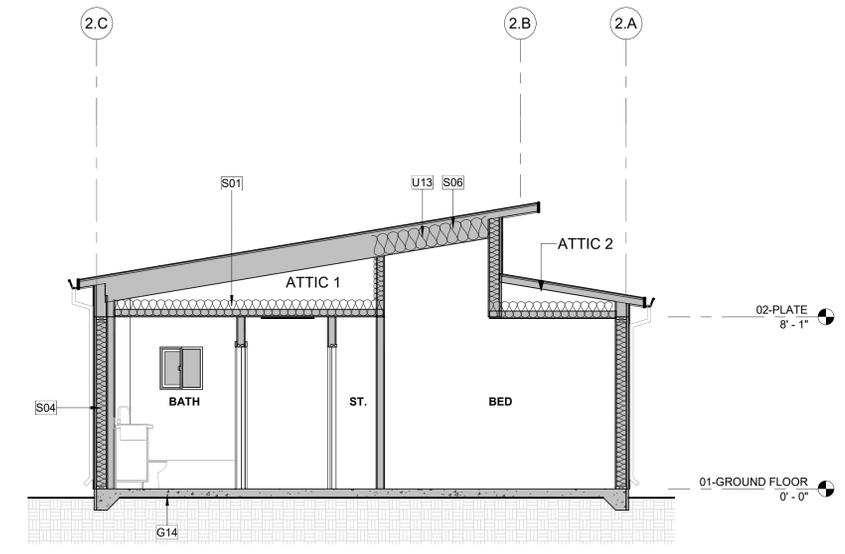
4 PLAN 2 - HD - SECTION 2 - RAISED FOUNDATION

A2-101 | A2-302 SCALE: 1/4" = 1'-0"



1 PLAN 2 - HD - SECTION 1 - SLAB-ON-GRADE

A2-302 SCALE: 1/4" = 1'-0"



2 PLAN 2 - HD - SECTION 2 - SLAB-ON-GRADE

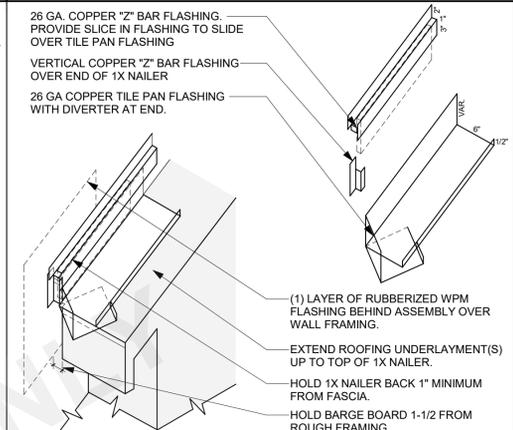
A2-302 SCALE: 1/4" = 1'-0"



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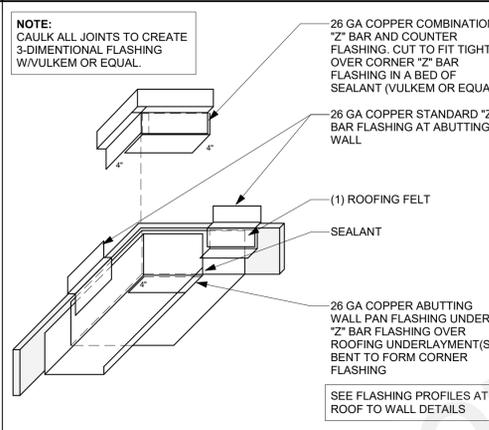
MONO COUNTY ADU PROTOTYPES
MONO COUNTY
ARCHITECTURAL DETAILS - COMMON

DATE
01/10/2024
SHEET
AD-901



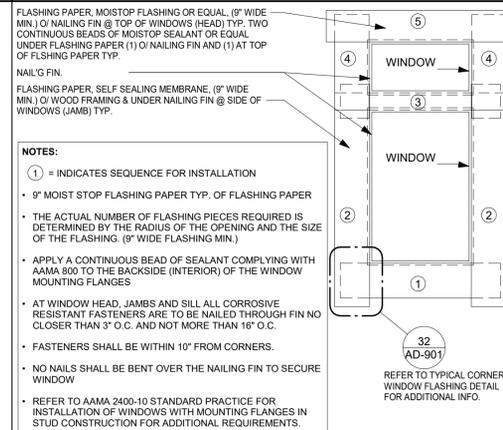
11 ROOF TO WALL TYP. FLASHING 1

SCALE: 6" = 1'-0"



21 ROOF TO WALL TYP. FLASHING 5

SCALE: 3" = 1'-0"



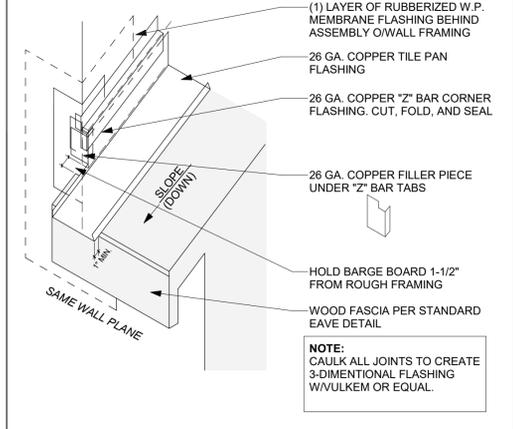
31 FLASHING - WINDOW TYP.

SCALE: 12" = 1'-0"



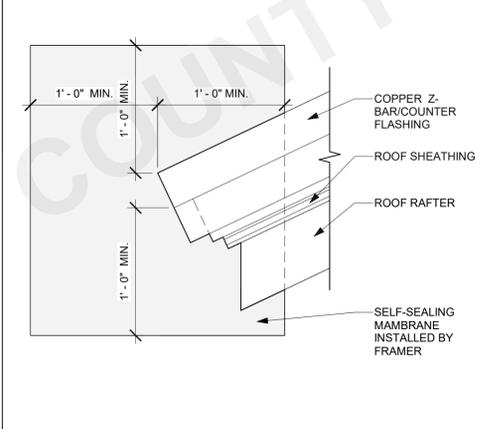
42 FLASHING - G.I. VENT

SCALE: 1" = 1'-0"



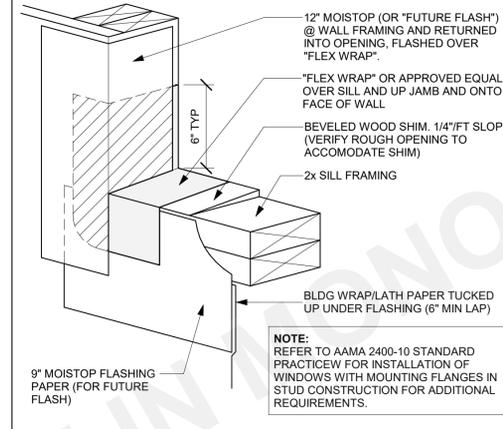
12 ROOF TO WALL TYP. FLASHING 2

SCALE: 3" = 1'-0"



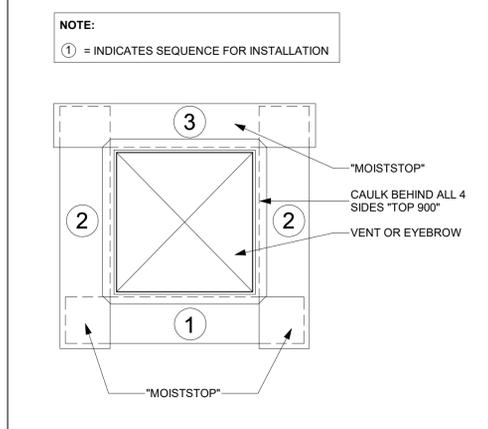
22 FLASHING - FASCIA TO WALL TYP.

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



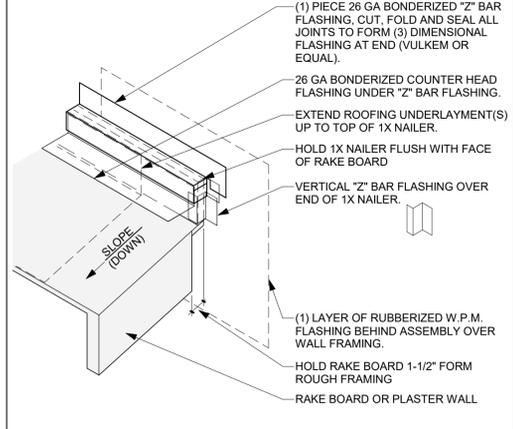
32 FLASHING - WINDOW CORNER TYP.

SCALE: 12" = 1'-0"



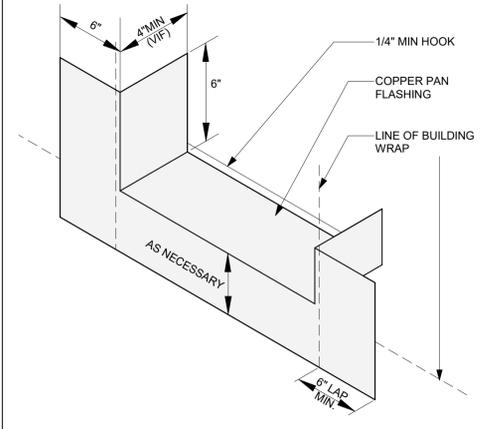
44 FLASHING - DETAILED PROTRUSION

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



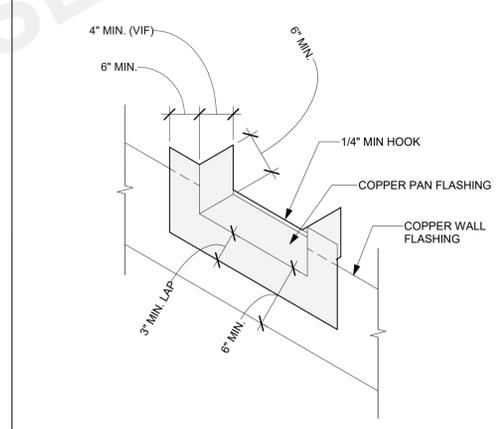
13 ROOF TO WALL TYP. FLASHING 3

SCALE: 3" = 1'-0"



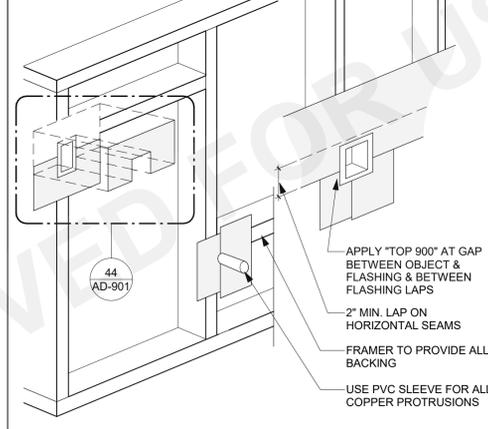
23 FLASHING PAN @ DOOR THRESHOLD

SCALE: 3" = 1'-0"



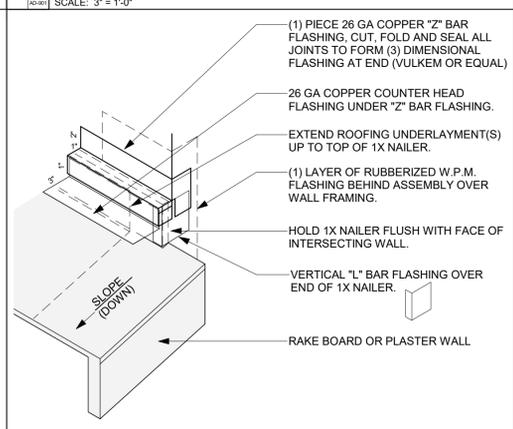
33 FLASHING - DOOR AT GRADE

NTS



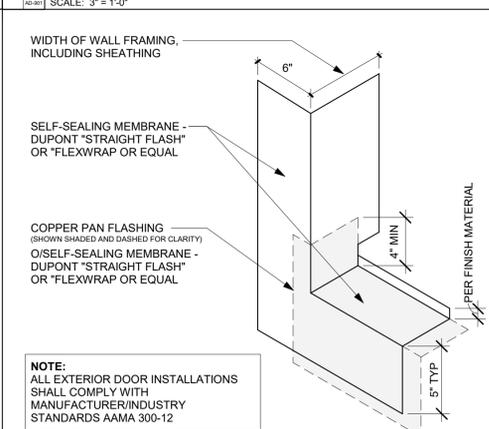
43 FLASHING - PROTRUSIONS

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



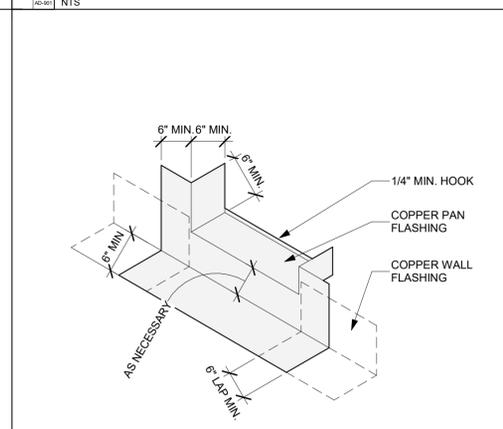
14 ROOF TO WALL TYP. FLASHING 4

SCALE: 3" = 1'-0"



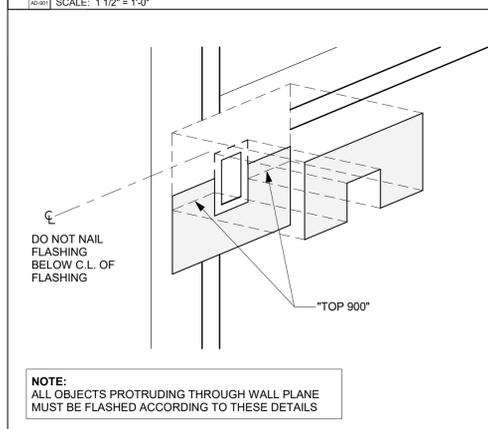
24 FLASHING - JAMB TO SILL TYP.

SCALE: 3" = 1'-0"



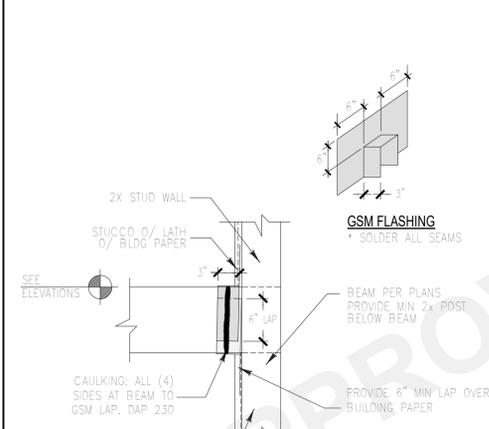
34 FLASHING - DOOR AT W.P. DECK

NTS



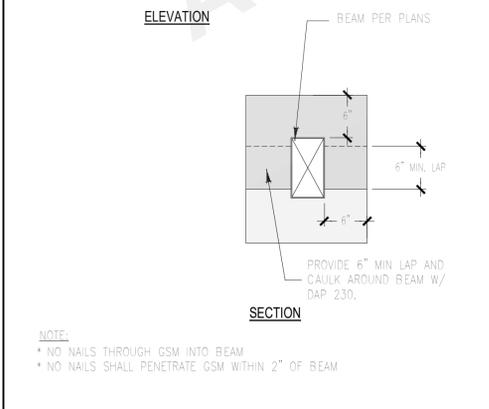
44 FLASHING - DETAILED PROTRUSION

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



54 BEAM TO WALL FLASHING

SCALE: 1" = 1'-0"



54 BEAM TO WALL FLASHING

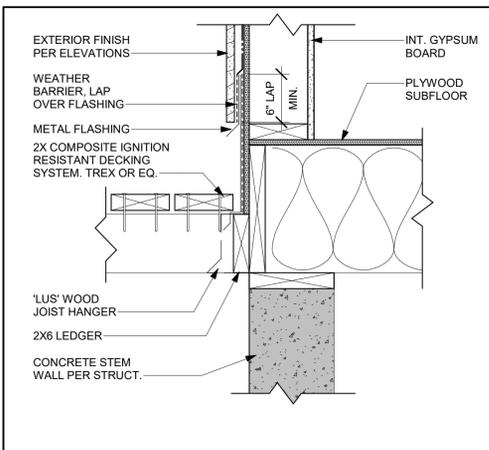
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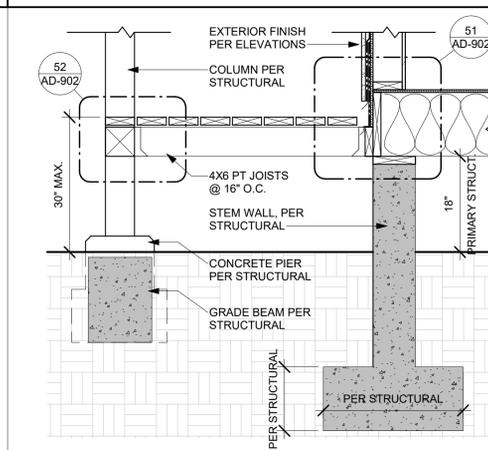
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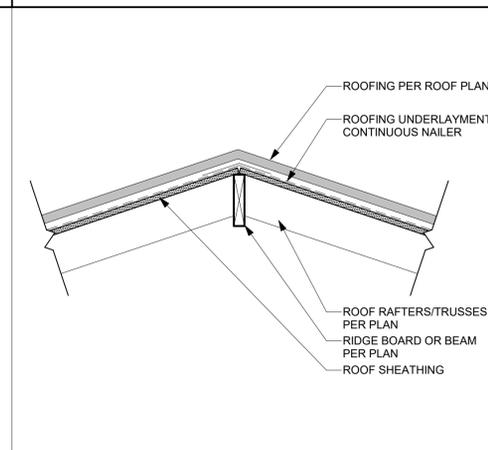
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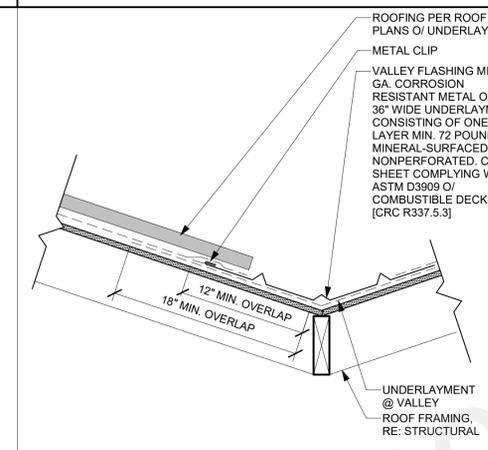
51 DECKING TO EXT. WALL
SCALE: 1 1/2" = 1'-0"



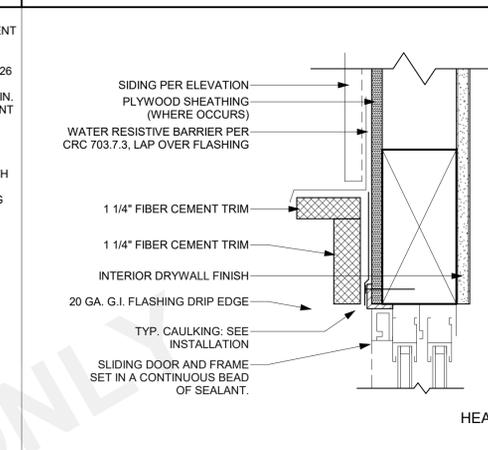
41 RAISED PORCH DETAIL
SCALE: 3/4" = 1'-0"



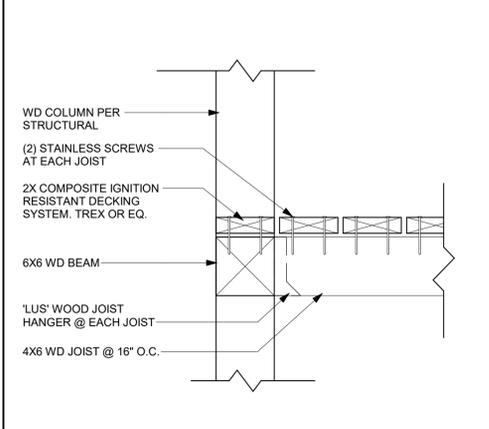
31 ROOF - HIP/RIDGE
SCALE: 1" = 1'-0"



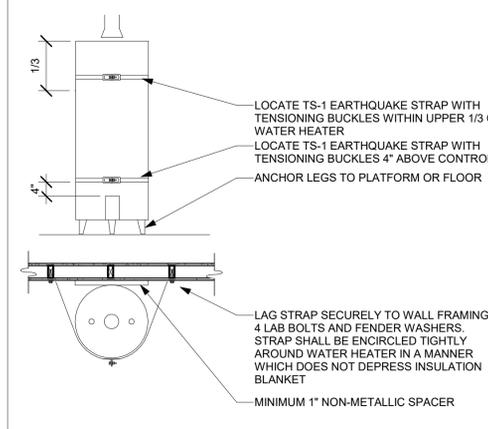
21 ROOF - VALLEY
SCALE: 1 1/2" = 1'-0"



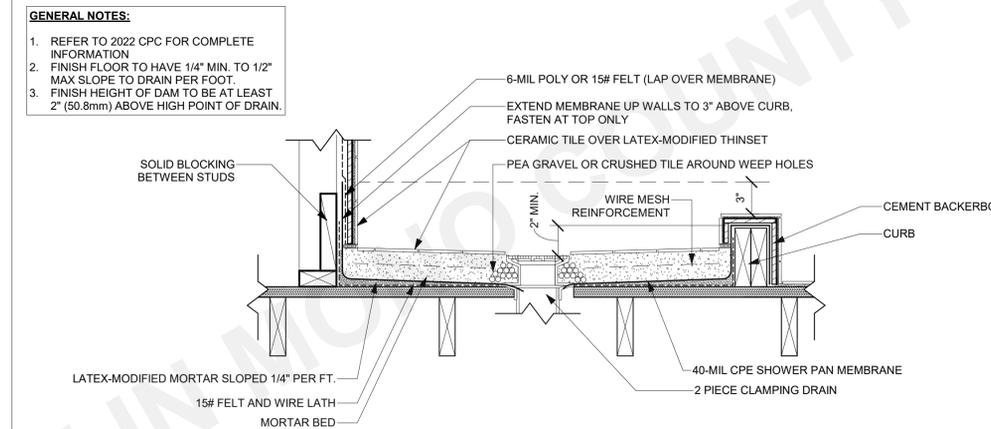
11 DOOR-SLIDING GLASS
SCALE: 3" = 1'-0"



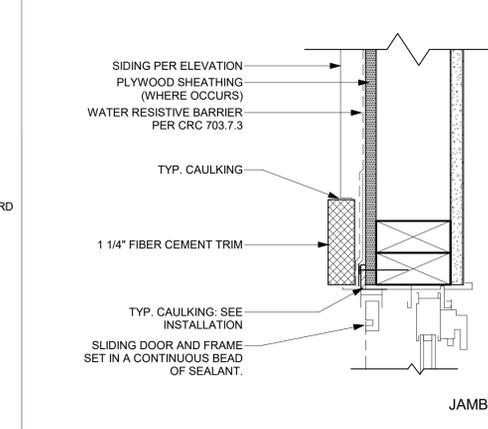
52 PORCH DECK EDGE
SCALE: 1 1/2" = 1'-0"



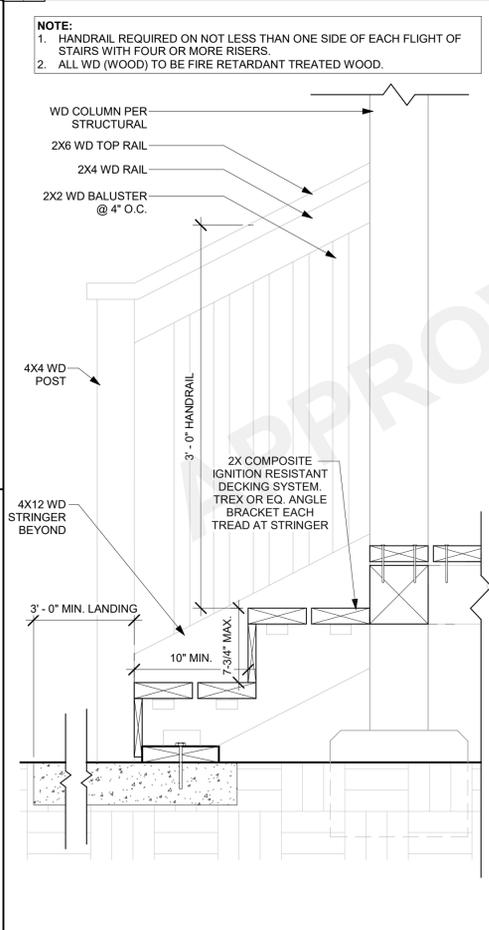
42 WATER HEATER MOUNTING
SCALE: 1/2" = 1'-0"



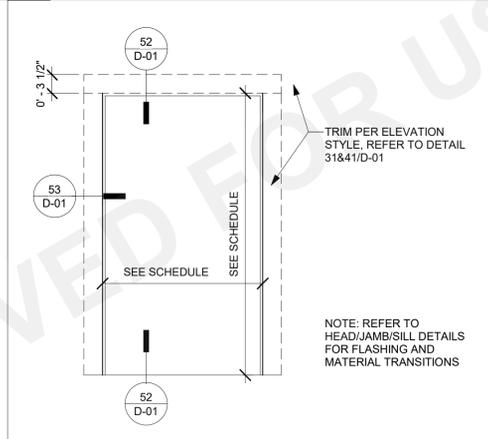
32 SHOWER - SECTION
SCALE: 1 1/2" = 1'-0"



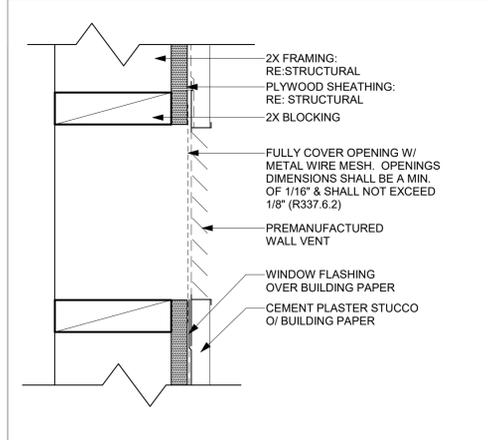
12 DOOR-SLIDING GLASS
SCALE: 3" = 1'-0"



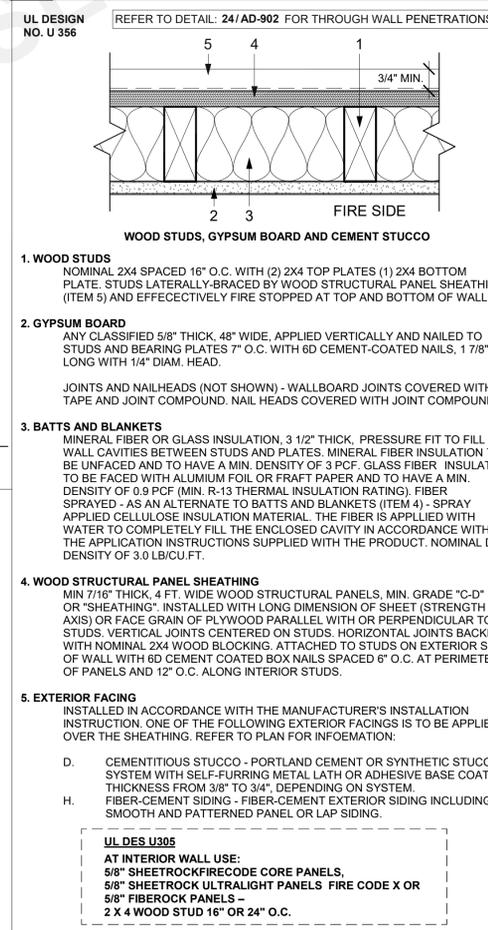
54 PORCH STAIRS
SCALE: 1 1/2" = 1'-0"



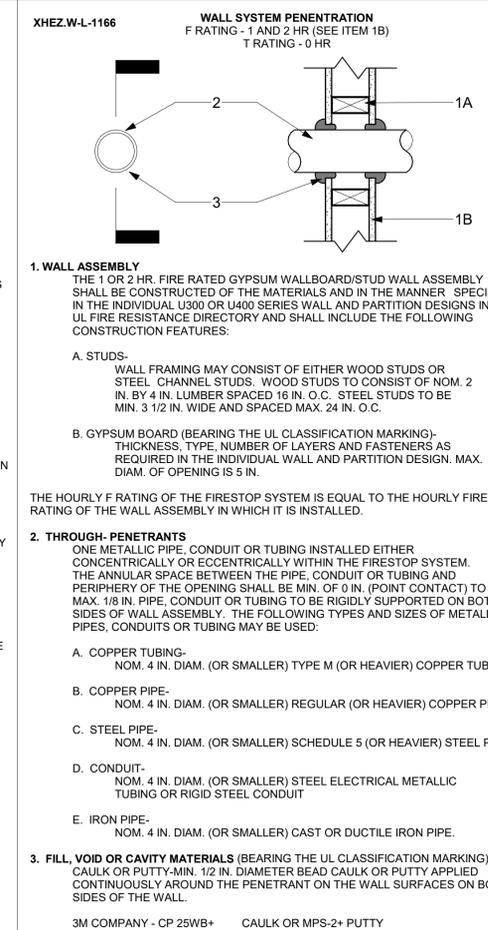
10 DOOR TRIM - SLIDING GLASS
SCALE: 3/4" = 1'-0"



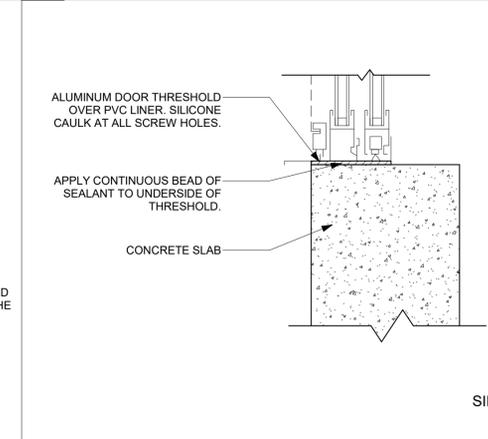
44 WALL VENT
SCALE: 3" = 1'-0"



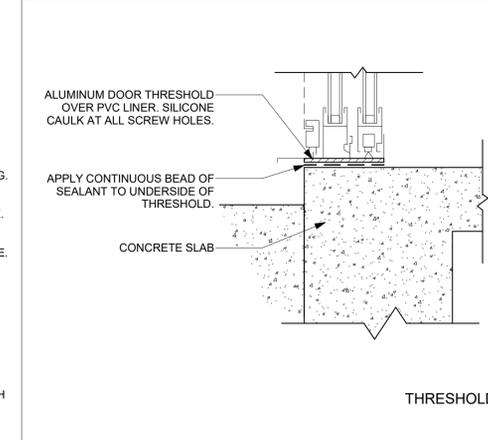
34 1-HR EXT. RATED WALL ASSEMBLY
SCALE: 3" = 1'-0"



24 THROUGH PENETRATION @ WALL 1
SCALE: 1 1/2" = 1'-0"



13 DOOR-SLIDING GLASS
SCALE: 3" = 1'-0"



14 DOOR-SLIDING GLASS - THRESHOLD
SCALE: 3" = 1'-0"

MONO COUNTY ADU PROTOTYPES
MONO COUNTY ARCHITECTURAL DETAILS - COMMON

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01/10/2024
SHEET
AD-902

7/25/2024 4:12:50 PM Autodesk Docs://2540-04_Mono County ADUs - Code Updates/2540-01_Mono County ADUs_2022 Code Update.rvt

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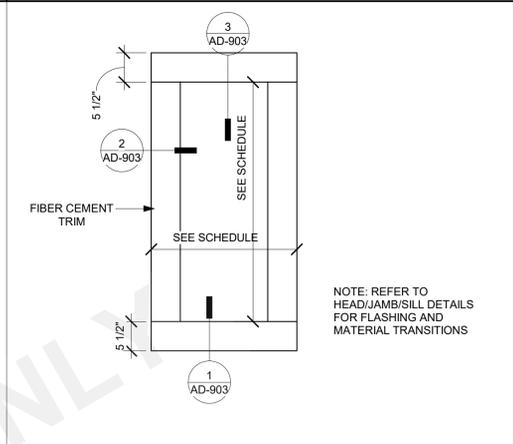
MONO COUNTY ADU PROTOTYPES
 MONO COUNTY
ARCHITECTURAL DETAILS - RURAL MOUNTAIN

PUBLIC SET

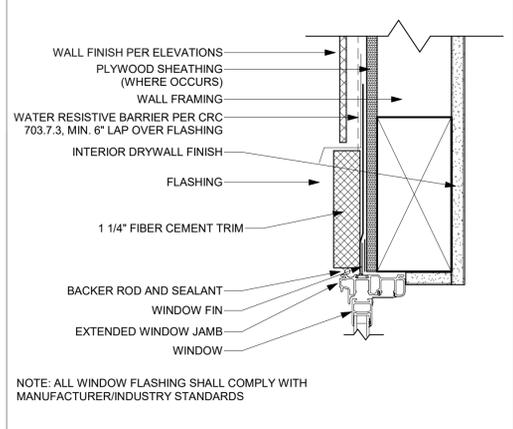
DATE
01/10/2024

SHEET

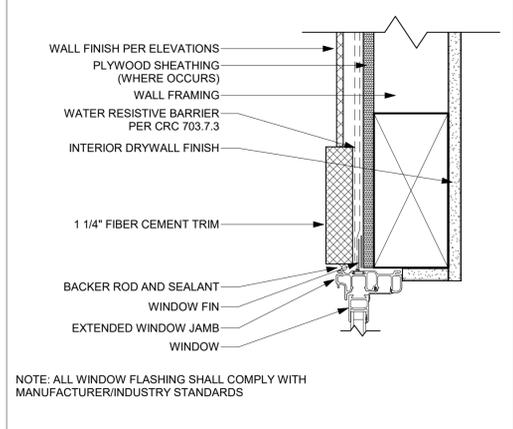
AD-903



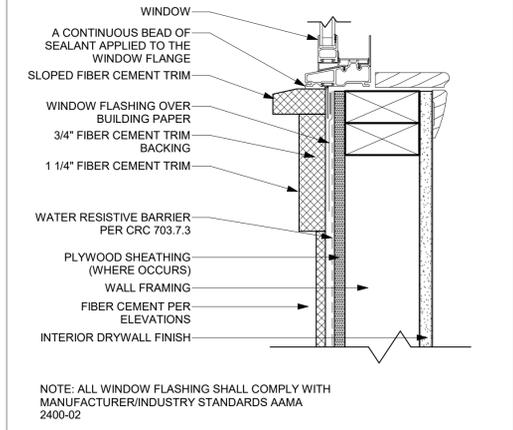
11 WINDOW TRIM - RURAL MOUNTAIN
SCALE: 3/4" = 1'-0"



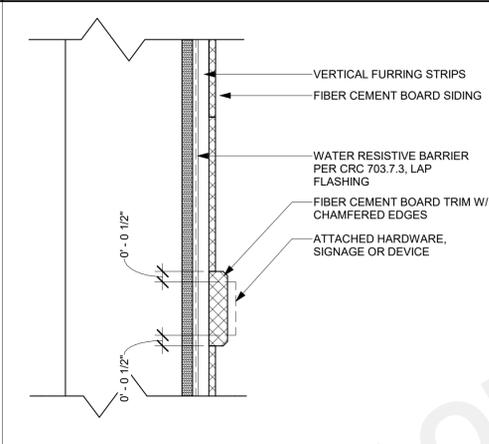
12 TYP. WINDOW HEAD-FIBER CEMENT
SCALE: 3/4" = 1'-0"



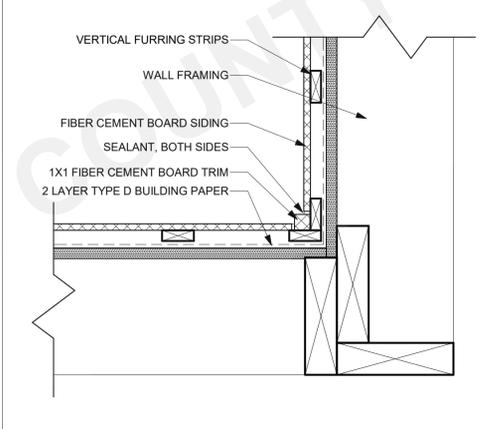
13 TYP. WINDOW JAMB-FIBER CEMENT
SCALE: 3/4" = 1'-0"



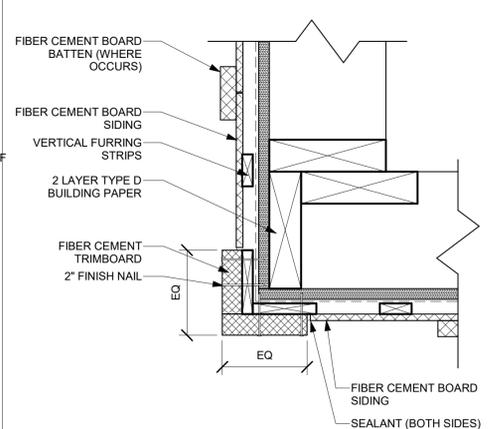
14 TYP. WINDOW SILL-FIBER CEMENT
SCALE: 3/4" = 1'-0"



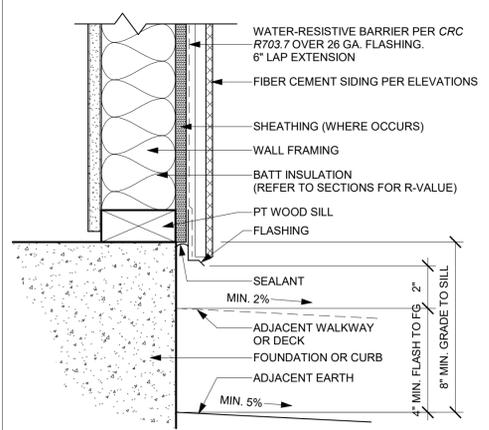
21 FIBER CEMENT MOUNTING PAD
SCALE: 3/4" = 1'-0"



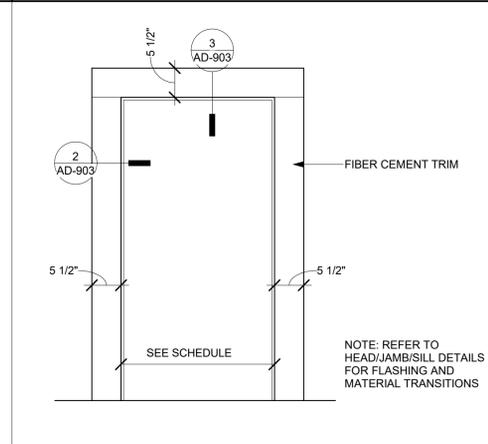
22 FIBER CEMENT-INSIDE CORNER TRIM
SCALE: 3/4" = 1'-0"



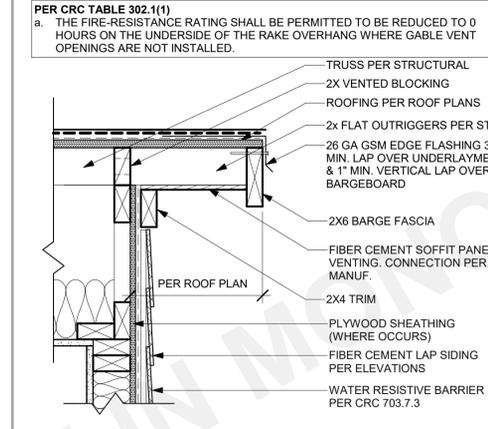
23 FIBER CEMENT-OUTSIDE CORNER
SCALE: 3/4" = 1'-0"



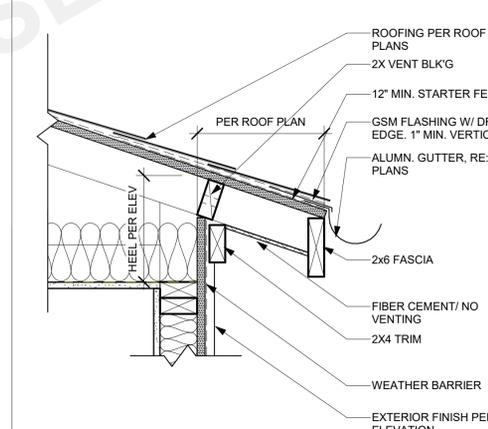
24 TYP. FOUNDATION-HIGH DESERT
SCALE: 3/4" = 1'-0"



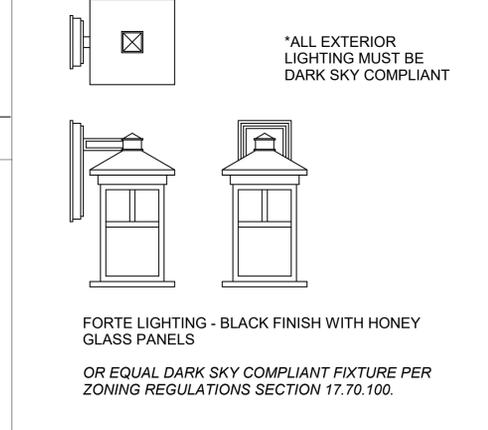
31 DOOR TRIM - RURAL MOUNTAIN
SCALE: 3/4" = 1'-0"



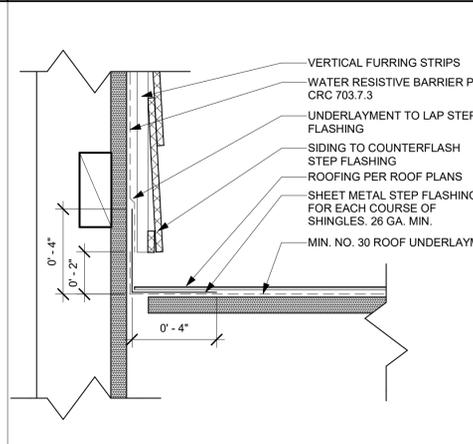
32 RAKE - RURAL MOUNTAIN
SCALE: 1 1/2" = 1'-0"



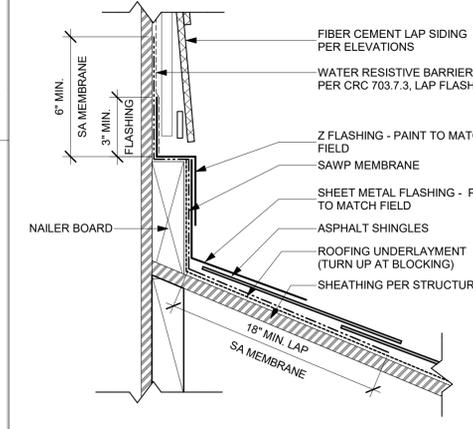
33 EAVE - RURAL MOUNTAIN
SCALE: 1 1/2" = 1'-0"



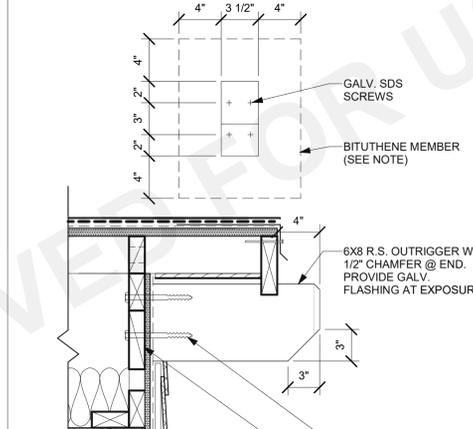
34 TYP. RURAL MNTN LIGHT FIXTURE
SCALE: 1 1/2" = 1'-0"



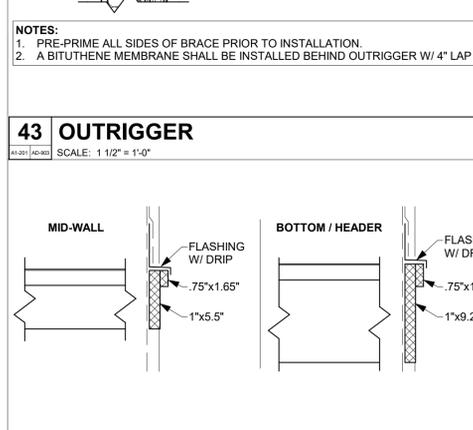
41 SIDEWALL - SUBURBAN RANCH
SCALE: 3/4" = 1'-0"



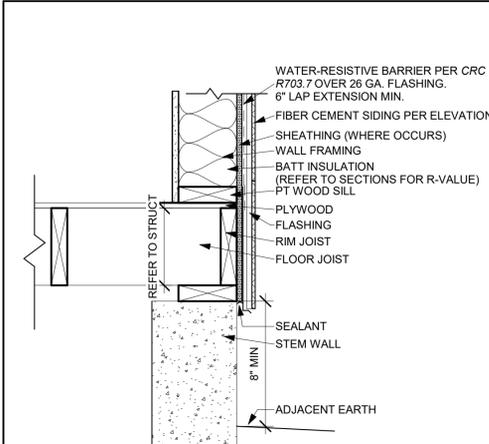
42 HEADWALL - CRAFTSMAN
SCALE: 3/4" = 1'-0"



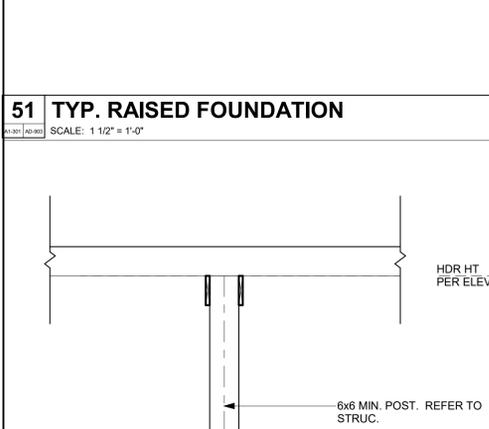
43 OUTRIGGER
SCALE: 1 1/2" = 1'-0"



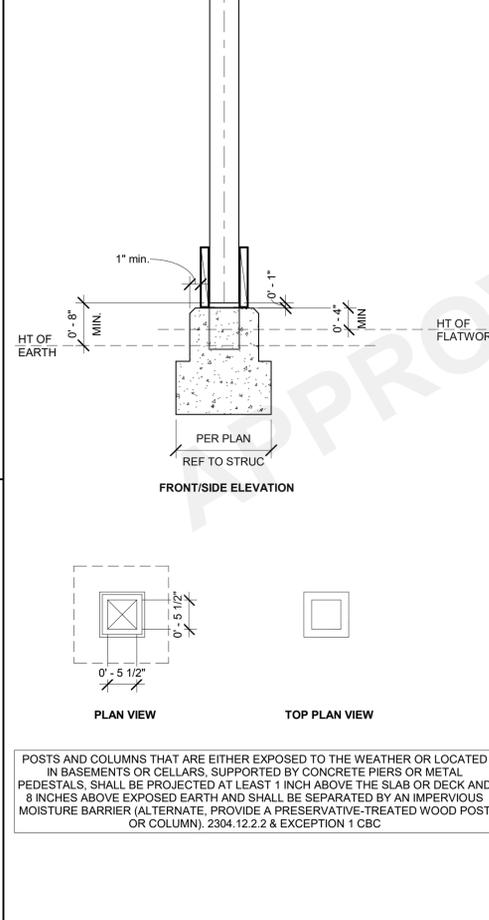
44 TRIM PROFILE - RURAL MOUNTAIN
SCALE: 1 1/2" = 1'-0"



51 TYP. RAISED FOUNDATION
SCALE: 1 1/2" = 1'-0"



54 POST-RURAL MOUNTAIN
SCALE: 3/4" = 1'-0"



55 TYP. RAISED FOUNDATION
SCALE: 1 1/2" = 1'-0"

1/25/2024 4:12:51 PM Autodesk Docs://2540-04_Mono County ADUs - Code Updates/2340-01_Mono County ADUs_2022 Code Update.rvt



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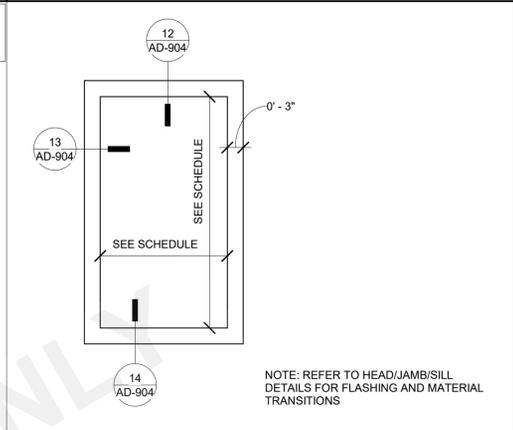
MONO COUNTY ADU PROTOTYPES
 MONO COUNTY
ARCHITECTURAL DETAILS - HIGH DESERT

DATE
01/10/2024

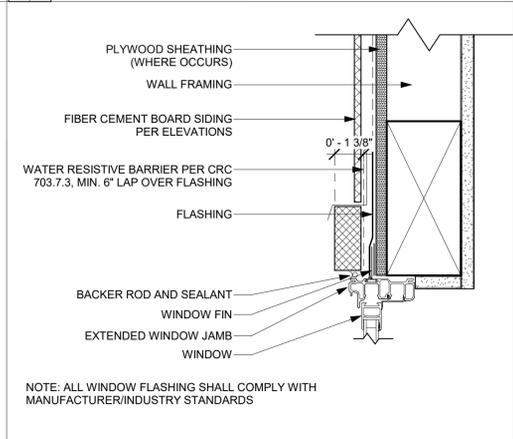
SHEET

AD-904

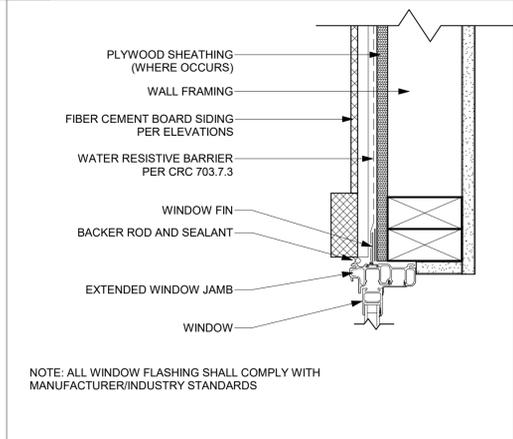
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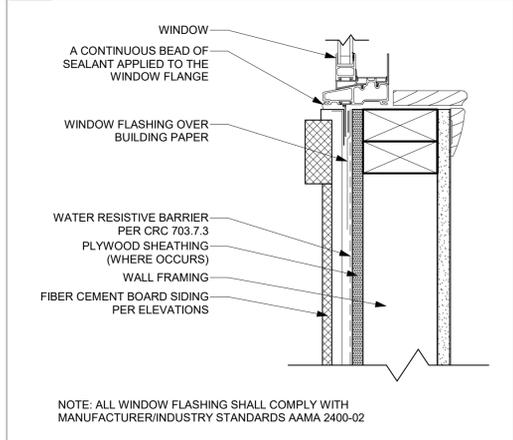
11 WINDOW TRIM - HIGH DESERT
SCALE: 3/4" = 1'-0"



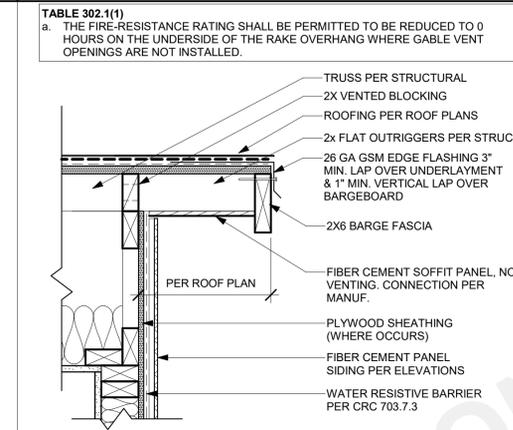
12 TYP. WINDOW HEAD-HIGH DESERT
SCALE: 3" = 1'-0"



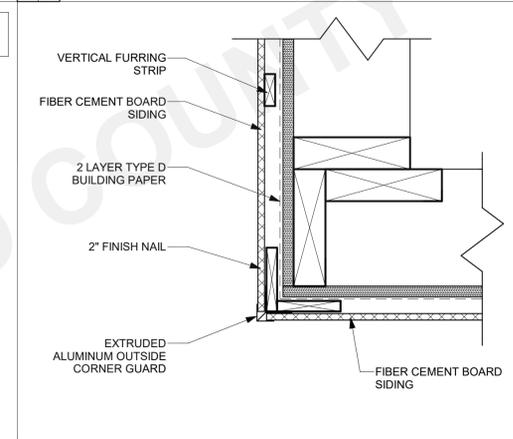
13 TYP. WINDOW JAMB-HIGH DESERT
SCALE: 3" = 1'-0"



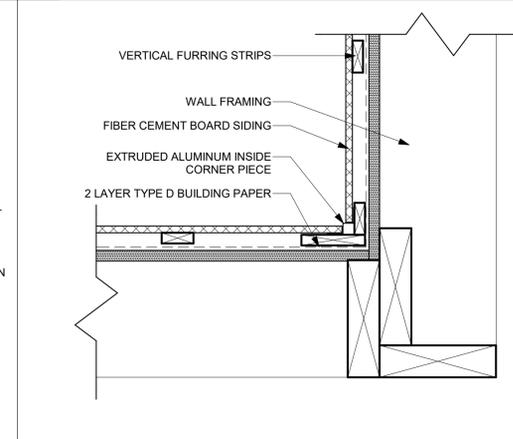
14 TYP. WINDOW SILL-HIGH DESERT
SCALE: 3" = 1'-0"



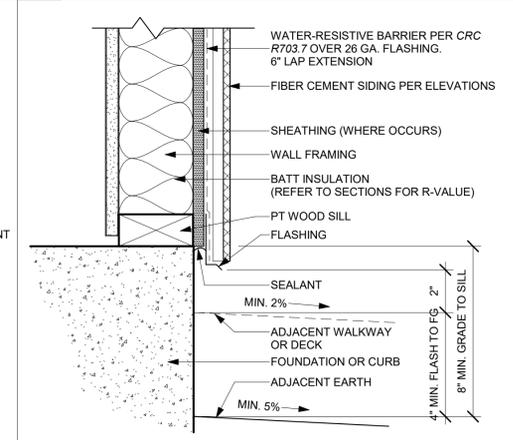
21 RAKE - HIGH DESERT
SCALE: 1 1/2" = 1'-0"



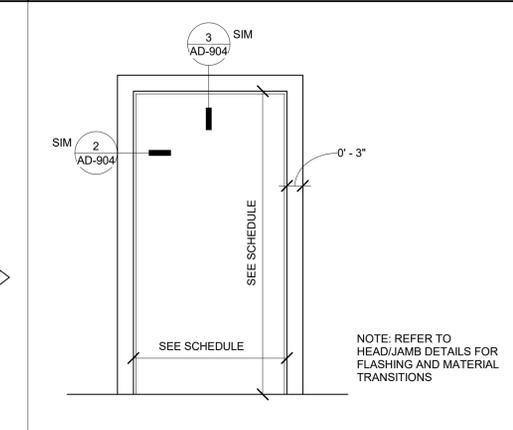
22 TYP. OUTSIDE CORNER-HIGH DESERT
SCALE: 3" = 1'-0"



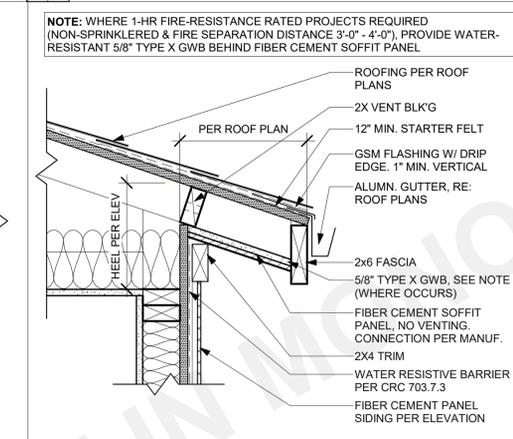
23 TYP. INSIDE CORNER-HIGH DESERT
SCALE: 3" = 1'-0"



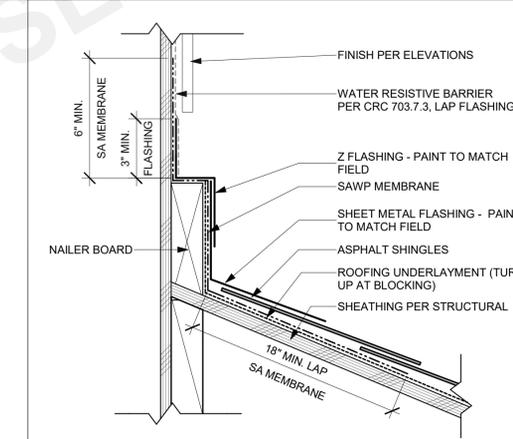
24 TYP. FOUNDATION-HIGH DESERT
SCALE: 3" = 1'-0"



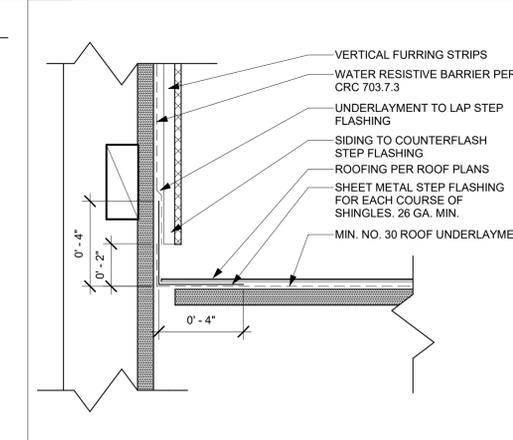
31 DOOR TRIM - HIGH DESERT
SCALE: 3/4" = 1'-0"



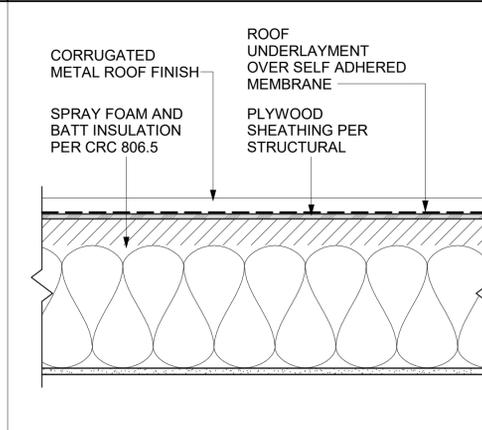
32 EAVE - HIGH DESERT
SCALE: 1 1/2" = 1'-0"



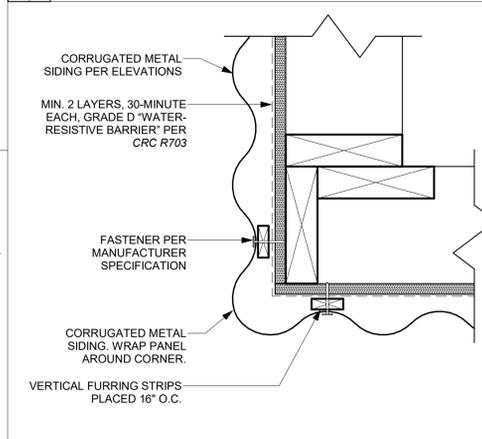
33 HEADWALL - HIGH DESERT
SCALE: 3" = 1'-0"



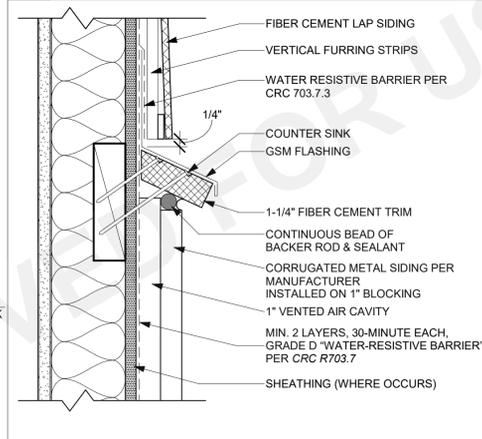
34 SIDEWALL - HIGH DESERT
SCALE: 3" = 1'-0"



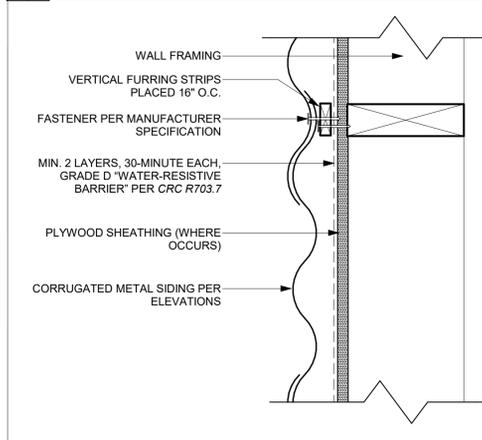
41 RAFTER ASSEMBLY - HIGH DESERT
SCALE: 1 1/2" = 1'-0"



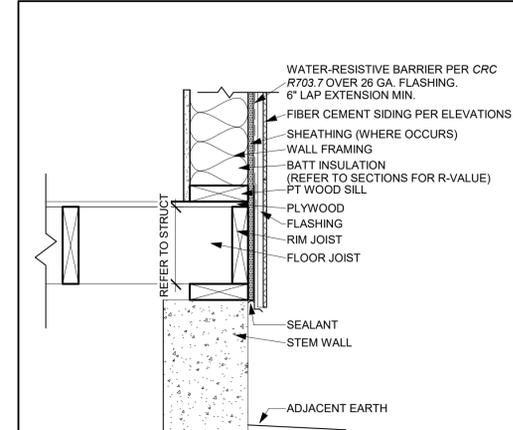
42 TYP. OUTSIDE CORNER-HIGH DESERT
SCALE: 3" = 1'-0"



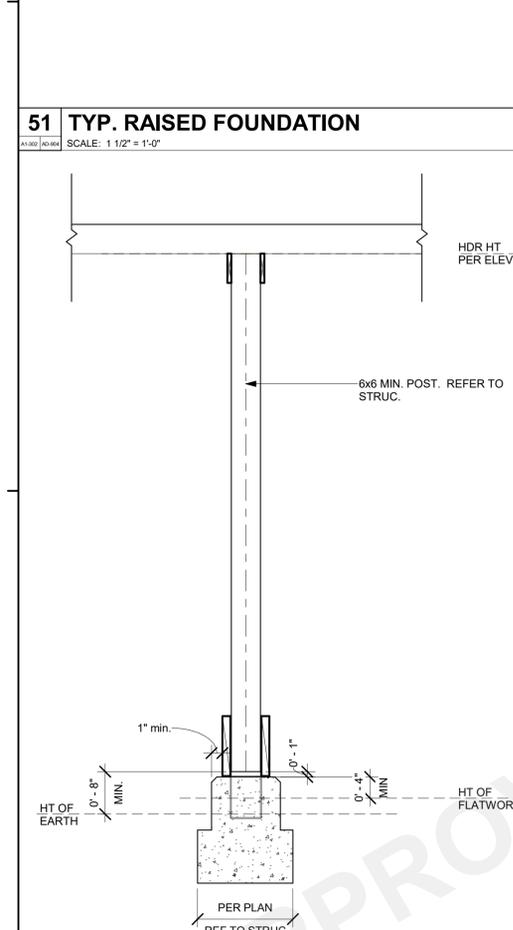
43 CORRUGATED METAL WAJNSCOT
SCALE: 3" = 1'-0"



44 CORRUGATED METAL WALL EXT.
SCALE: 3" = 1'-0"



51 TYP. RAISED FOUNDATION
SCALE: 1 1/2" = 1'-0"

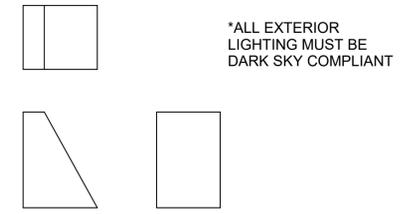


54 POST-HIGH DESERT
SCALE: 3/4" = 1'-0"

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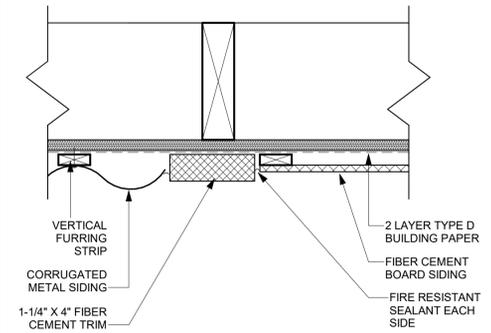
*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT

LINGMAN LIGHTING - WALL MOUNT
DIMMABLE BLACK LED WALL SCONCE
(ULEW-30001-8W-T3-W30-01-120/277V)

OR EQUAL DARK SKY COMPLIANT FIXTURE PER ZONING REGULATIONS SECTION 17.70.100.

11 LIGHT FIXTURE - HIGH DESERT

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



12 WALL - CORRUGATED TO FIBER CEMENT TRANSITION

SCALE: 3" = 1'-0"

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ARCHITECTURAL DETAILS - HIGH
DESERT

DATE
01/10/2024

SHEET

AD-905

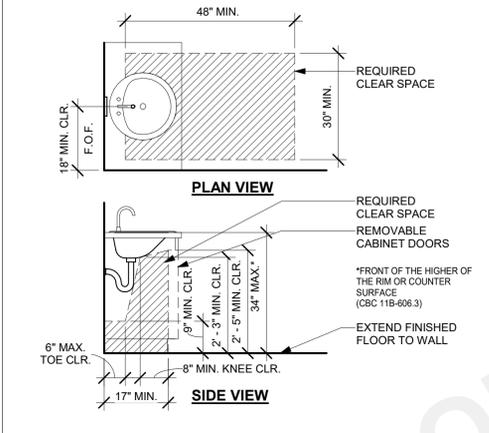
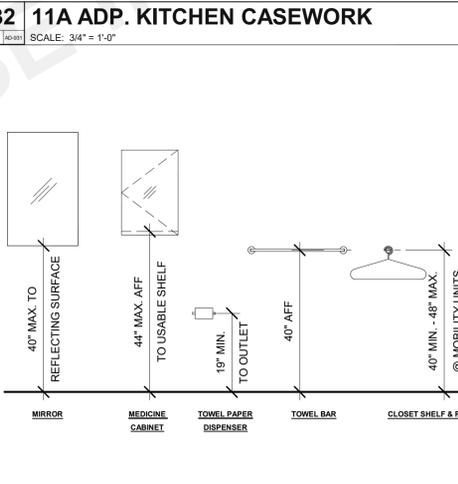
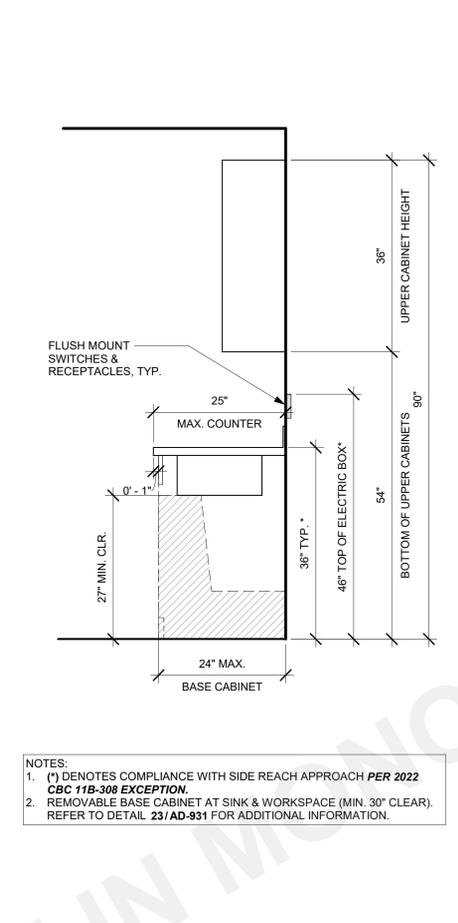
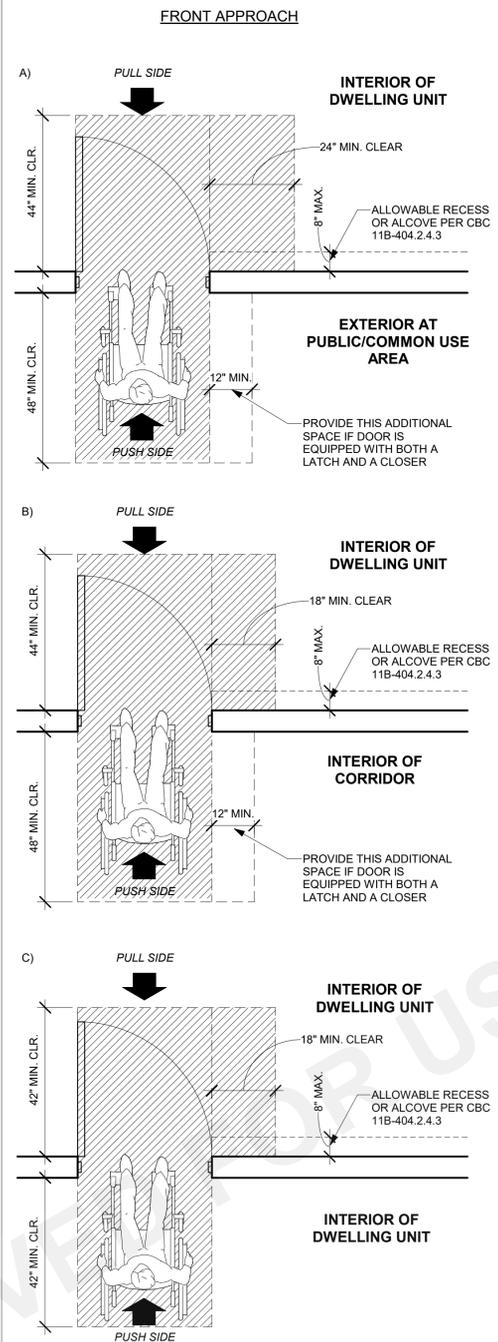
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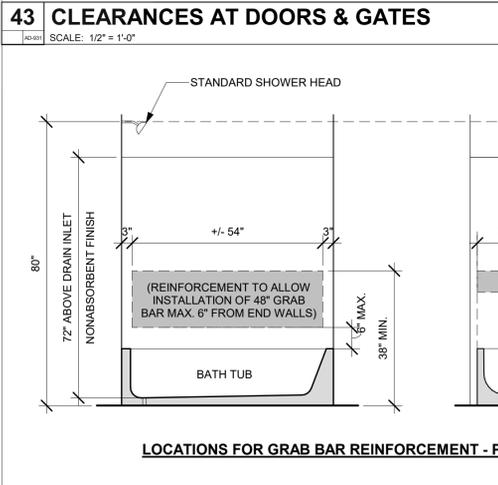
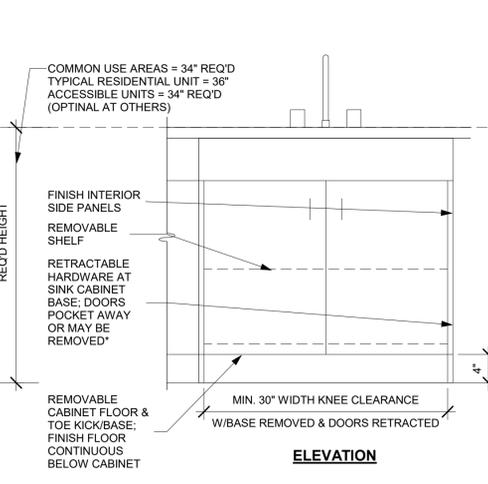
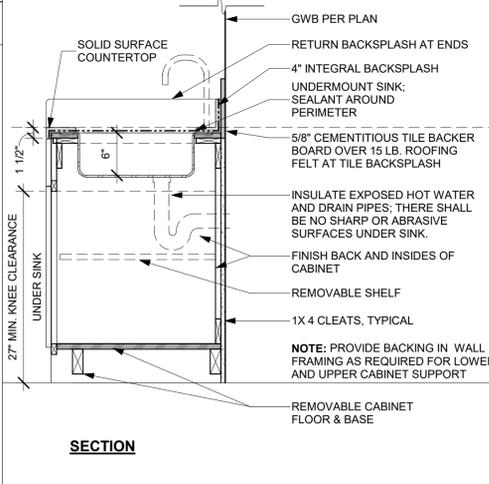
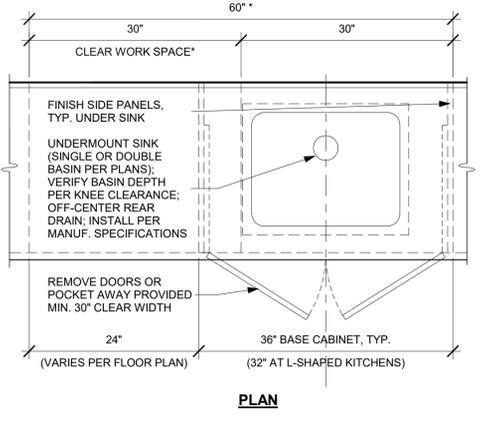
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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ADAPTABILITY DETAILS

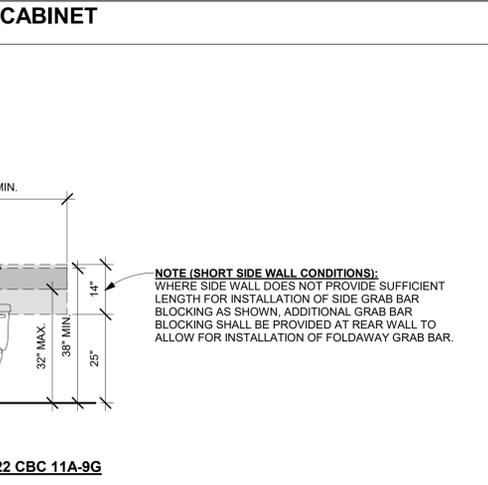
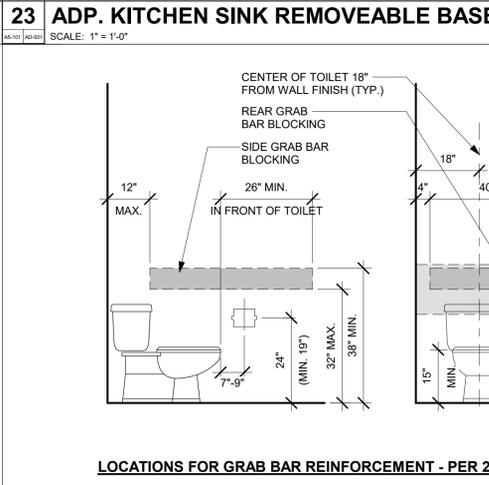


- NOTES:**
- ADAPTABLE UNITS - PROVIDE REMOVABLE DOORS AT SINK CABINET THAT DON'T REQUIRE SPECIALIZED KNOWLEDGE OR THE USE OF SPECIALIZED TOOLS.
 - THE FINISHED FLOOR SHOULD EXTEND TO THE WALL.
 - HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
 - SINK SHALL BE 6 1/2" DEEP MAX.
 - THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE & TOE CLEARANCES.
 - OPERABLE PARTS OF SOAP OR OTHER DISPENSERS LOCATED ON THE BACK WALL OF THE LAVATORY ARE WITHIN REACH RANGE 40" MAXIMUM AFF AND 17"-19" MAXIMUM DEEP DEPENDENT UPON TOE CLEARANCE BELOW PER CBC.
 - FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE (22.2N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
 - WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
- REF. 2019 1134A.6

- 21 11A ADP. BATHROOM SINK**
 SCALE: 1/2" = 1'-0"
- *KITCHEN ACCESSIBILITY NOTES**
- THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH, OR BE SEPARATE (30") COMPONENTS.
 - IF SOLID SURFACE COUNTERTOPS ARE NOT PROVIDED, REPOSITIONABLE OR (2) 15" BREADBOARDS SHALL BE PROVIDED IN MIN. 5% OF UNITS.
 - BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
 - WITH BASE REMOVED, KNEE SPACE UNDER KITCHEN SINK SHALL BE AT LEAST 27 INCHES HIGH, 30 INCHES WIDE AND 19 INCHES DEEP.
 - FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE (22.2N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



- 14 ACCESSORIES - RESIDENTIAL**
 SCALE: 1/2" = 1'-0"
- NOTES:**
- ALL DIMENSIONS FOR THIS DETAIL ARE FROM FACE OF FINISHED SURFACE
 - WALLS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT FINISH TO A HEIGHT MIN. 72" ABOVE THE DRAIN INLET. (2022 CBC 1210.2.1) BUILT-IN TUBS W/ SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAX.
 - ALL TUB/SHOWER ENCLOSURES: PROVIDE FACTORY INSTALLED BACKING FOR GRAB BAR REINFORCEMENT



SYMBOLS

WALL TYPES

SHEET INDEX

	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH. PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
	DETAIL REFERENCE BUBBLE		INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)		INDICATES SHEAR WALL STRAP / HOLD-DOWN TYPE PER SCHEDULE
	FULL HEIGHT SECTION INDICATOR		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER		INDICATES PAD FOOTING TYPE PER SCHEDULE
	ELEVATION OF WALL OR FRAME		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST		INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
	NORTH ARROW		INDICATES HEADER @ OPENING PER HEADER SCHEDULE		ANGLE BRACE
	TOP/BOTTOM OF ELEVATIONS		EARTH LAYER		DOUBLE ANGLE BRACE
	SLOPE		INDICATES SAND OR GROUT		DRAG STRUT CONNECTION
	WELDED WIRE FABRIC (WWF LAYER)		INDICATES GRAVEL		FULL HEIGHT STIFFENER CONNECTION
	STEPPED SURFACE: FLOOR DEPRESSION		STEEL IN CROSS SECTION		MOMENT CONNECTION
	SLOPED SURFACE		INDICATES BEARING WALL		MEMBER SPLICE
	STEPPED FOOTING		SHADED AREA INDICATES CALIFORNIA FRAMING		TOP OF STEEL + ELEVATION
	BOTTOM STEPPED FOOTING		SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE		NUMBER OF EVENLY SPACED SHEAR STUDS
			STEEL HSS TUBE COLUMN		SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
			STEEL HSS OR PIPE COLUMN		BEAM CAMBER AT MID-SPAN
			WIDE FLANGE STEEL COLUMN		
			WOOD POST		

	INDICATES PLYWOOD SIDE FOR SHEARWALL
	INDICATES BEARING WOOD WALL BELOW
	INDICATES BEARING WOOD WALL ABOVE
	INDICATES NON-BEARING WOOD WALL BELOW
	INDICATES NON-BEARING WOOD WALL ABOVE
	INDICATES EXISTING BEARING WOOD WALL
	INDICATES EXISTING NON-BEARING WOOD WALL
	INDICATES BEARING CMU WALL BELOW
	INDICATES BEARING CMU WALL ABOVE
	INDICATES NON-BEARING CMU WALL BELOW
	INDICATES NON-BEARING CMU WALL ABOVE
	INDICATES EXISTING BEARING CMU WALL
	INDICATES EXISTING NON-BEARING CMU WALL
	INDICATES BEARING CONCRETE WALL BELOW
	INDICATES BEARING CONCRETE WALL ABOVE
	INDICATES NON-BEARING CONCRETE WALL BELOW
	INDICATES NON-BEARING CONCRETE WALL ABOVE
	INDICATES EXISTING BEARING CONCRETE WALL
	INDICATES EXISTING NON-BEARING CONCRETE WALL

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THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THESE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

ABBREVIATIONS

A & B	ABOVE AND BELOW	d	PENNY (NAIL OR BAR DIA)	HGR	HANGER	PA	POST ABOVE	T & B	TOP AND BOTTOM
AB	ANCHOR BOLT	DBL	DOUBLE	HP	HIGH POINT	PARA OR //	PARALLEL	T & G	TONGUE & GROOVE
ABV	ABOVE	DEPT	DEPARTMENT	HSH	HORIZONTALLY SLOTTED HOLES	PC	PRECAST; PIECE	TO	TOP
ACI	AMERICAN CONCRETE INSTITUTE	DET	DETAIL	HT	HEIGHT	PERP	PERPENDICULAR	TOC	TOP OF CURB; TOP OF CONCRETE
ADDL	ADDITIONAL	ID	INSIDE DIAMETER	ID	INSIDE DIAMETER	PI	PLYWOOD INDEX	TOF	TOP OF FOOTING
ADJ	ADJACENT	IF	INSIDE FACE	IF	INSIDE FACE	R OR PL	PLATE	TEMP	TEMPERATURE; TEMPORARY
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	I-JST	I-JOIST	I-JST	I-JOIST	PL	PROPERTY LINE	THRU	THROUGH
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	INCL	INCLUDE	INCL	INCLUDE	PLF	PONDS PER LINEAL FOOT	THK	THICKNESS/THICK
ALT	ALTERNATE	INFP	INFORMATION	INFP	INFORMATION	PLCS	PLACES	THR	THREADED
ALUM	ALUMINIUM	INSP	INSPECTION	INSP	INSPECTION	PLY	PLYWOOD	TOP or 1	TOP
ANCH	ANCHOR	INT	INTERIOR	INT	INTERIOR	PROP	PROPERTY	TOS	TOP OF STEEL/TOP OF SLAB
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	JST	JOIST	JST	JOIST	PT	PRESSURE TREATED	TOW	TOP OF WALL
APA	ENGINEERED WOOD ASSOCIATION [FORMERLY THE AMERICAN PLYWOOD ASSOCIATION]	KA	KING STUD	KA	KING STUD	PW	PLATE WASHER	TS	TRIMMER STUD
APPVD	APPROVED	KIP	KIPS PER SQUARE INCH	KIP	KIPS PER SQUARE INCH	PJP	PARTIAL JOINT PENETRATION WELD	TYP	TYPICAL
APPROX	APPROXIMATE	KS	KING STUD	KS	KING STUD	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE
ARCH	ARCHITECTURAL; ARCHITECT	KB	KING POST	KB	KING POST	PSF	POUNDS PER SQUARE FOOT	UT	ULTRA-SONIC TEST
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	KPI	KIPS PER SQUARE INCH	KPI	KIPS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
AWS	AMERICAN WELDING SOCIETY	LB(S) OR #	POUND(S)	LB(S) OR #	POUND(S)	PST	PARALLEL STRAND LUMBER	VSH	VERTICAL SLOTTED HOLES
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	LF	LINEAL FOOT	LF	LINEAL FOOT	PVMT	PAVEMENT	W/	WITH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LN	LINEAL LINEAR	LN	LINEAL LINEAR	#	POUND; NUMBER	W/O	WITHOUT
BLDG	BUILDING	LLH	LONG LEG HORIZONTAL	LLH	LONG LEG HORIZONTAL	REF	REFERENCE	WO	WHERE OCCURS
BLK	BLOCK	LLV	LONG LEG VERTICAL	LLV	LONG LEG VERTICAL	REINF	REINFORCE; REINFORCING	WD	WOOD
BLKG	BLOCKING	LP	LOW POINT	LP	LOW POINT	REQD	REQUIRED	WP	WORK POINT; WATERPROOF
BM	BEAM	LSH	LONG SLOTTED HOLES	LSH	LONG SLOTTED HOLES	RF	ROOF	WWF	WELDED WIRE FABRIC
BN	BOUNDARY NAIL	LSL	LAMINATED STRAND LUMBER	LSL	LAMINATED STRAND LUMBER	RR	ROOF RAFTER		
BOT OR B	BOTTOM	LT WT	LIGHTWEIGHT	LT WT	LIGHTWEIGHT	Ø	ROUND; DIAMETER		
BRC	BRACE	LVL	LEVEL OR LAMINATED VENEER LUMBER	LVL	LEVEL OR LAMINATED VENEER LUMBER	SCHED	SCHEDULE	W	W SHAPE
BRG	BEARING	MAS	MASONRY	MAS	MASONRY	SECT	SECTION	C	AMERICAN STD CHANNEL SHAPE
BTWN	BETWEEN	MATL	MATERIAL	MATL	MATERIAL	SEP	SEPARATION	MC	MISC CHANNEL SHAPE
CANT	CANTILEVER	MAX	MAXIMUM	MAX	MAXIMUM	SHT	SHEET	L	ANGLE SHAPE
CAM OR C	CAMBER	MB	MACHINE BOLT	MB	MACHINE BOLT	SHTG	SHEATHING	WT, ST, MT	STRUCT TEE SHAPE
CC	CENTER TO CENTER	MECH	MECHANICAL	MECH	MECHANICAL	SIM	SMILAR	PIPE	STANDARD PIPE SHAPE
CG	CENTER OF GRAVITY	MFR	MANUFACTURER	MFR	MANUFACTURER	SOG	SLAB ON GRADE	PIPE-X	EXTRA STRONG PIPE SHAPE
CP	CAST-IN-PLACE	MIN	MINIMUM; MINUTE	MIN	MINIMUM; MINUTE	SN	SHEAR NAIL	PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
CJ	CONSTRUCTION JOINT; CONTROL JOINT	MISC	MISCELLANEOUS	MISC	MISCELLANEOUS	SPCG	SPACING	HSS	HOLLOW STRUCTURAL SECTION
CL	CENTER LINE	(N)	NEW	(N)	NEW	SPECS	SPECIFICATIONS		
CLR	CLEARANCE; CLEAR	N	NORTH	N	NORTH	SQ	SQUARE		
CMU	CONCRETE MASONRY UNIT	NO or #	NUMBER	NO or #	NUMBER	SS	STAINLESS STEEL		
COL	COLUMN	NTS	NOT TO SCALE	NTS	NOT TO SCALE	SSL	SHORT SLOTTED HOLES		
COMP	COMPRESSION	OC	ON CENTER	OC	ON CENTER	STD	STANDARD		
CONN	CONCRETE	OD	OUTSIDE DIAMETER	OD	OUTSIDE DIAMETER	STGR	STAGGER		
CONN	CONNECTION; CONNECT	OF	OUTSIDE FACE	OF	OUTSIDE FACE	STIFF	STIFFENERS		
CONSTR	CONSTRUCTION	OH	OPPOSITE HAND	OH	OPPOSITE HAND	STIRR	STIRRUP		
CONT	CONTINUE; CONTINUOUS	OPNG	OPENING	OPNG	OPENING	STL	STEEL		
CONTR	CONTRACTOR	OPP	OPPOSITE	OPP	OPPOSITE	STRUCT	STRUCTURAL		
CJP	COMPLETE JOINT PENETRATION WELD	ORIG	ORIGINAL	ORIG	ORIGINAL	SW	SHEAR WALL		
CJR	CENTER	OSB	ORIENTED STRAND BOARD	OSB	ORIENTED STRAND BOARD	SYM	SYMMETRICAL		
CTS	COUNTERSINK; COUNTERSUNK					TB	TIE BEAM		
CU FT	CUBIC FOOT								

MONO COUNTY ADU PROTOTYPES MONO COUNTY SHEET INDEX, ABBREVIATIONS & SYMBOLS

DATE NOVEMBER 20, 2023

SHEET S-101

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WOOD (GENERAL)

- 1. PRESERVATIVE TREATMENT:
A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07...
a. UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED...

SAWN LUMBER

Table with columns: USE, SIZE, SPECIES, GRADE, REFERENCE. Includes sections for MUDDSIS, HORIZONTAL FRAMING LUMBER, FLOOR JOISTS AND RAFTERS, HEADERS AND BEAMS, ANY OTHER HORIZONTAL, VERTICAL FRAMING LUMBER, TOP PLATES, STUDS, POSTS, and ALL OTHER FRAMING LUMBER.

- 2. FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.
3. ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT.

HARDWARE AND CONNECTORS

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

- HOLD-DOWNS:
1. DO NOT OVER TIGHTEN NUTS ON THE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE HALF TURN BEYOND FINGER TIGHT...

- THE DOWN & COLLECTOR STRAPS:
1. THE DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS...

REINFORCING STEEL

- 1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
3. WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185.

Table with columns: A, B, C. Details concrete cover and reinforcement requirements for different conditions.

- 12. MECHANICAL BAR SPICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 SECTION 25.5.7.
NOTE THAT REBAR ATTACHED TO PLATE USING LENTON WELDABLE HALF COUPLERS SHALL BE ASTM A706 PER ASTM A633.

ALL MECHANICAL BAR SPICE CONNECTIONS IN SPECIAL STRUCTURAL WALLS, SPECIAL MOMENT FRAMES AND CONCRETE DIAPHRAGMS SHALL BE TYPE 2 CONFORMING TO THE REQUIREMENTS OF ACI 318-19 SECTION 18.2.7 & 18.12.4.

CONCRETE

- 1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
2. CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
Table: MATERIAL, ASTM STANDARD

Table with columns: LOCATION IN STRUCTURE, MINIMUM STRENGTH (PSI)*, DENSITY (PCF), MAX SLUMP (IN#), MAX WATER/CEMENT RATIO, SLAG/ FLY ASH* (MAX). Includes rows for CONCRETE FOUNDATIONS, CONCRETE BASEMENT WALLS, etc.

- 3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19.
4. PROVIDE MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OF C685.

FOUNDATION

- 1. GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
A. DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1603.1.
B. ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2.

Table with columns: ELEMENT, ALLOWABLE BEARING CAPACITY (PSF) A, PASSIVE RESISTANCE (PSF/FT BELOW GRADE) E, COHESION (PSF). Includes row for CONTINUOUS FOOTINGS.

- NOTES:
A. THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
B. THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.

- 4. WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STRUCTS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

- 5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH.

DESIGN INFORMATION

Table: ROOF LIVE LOADS. Columns: OCCUPANCY OR USE, UNIFORM (PSF), CONC. (LBS), REFERENCE. Includes row for ROOF ORDINARY FLAT, PITCHED AND CURVED ROOFS.

Table: SNOW DESIGN DATA. Columns: PARAMETER, VALUE, REFERENCE. Includes row for GROUND SNOW LOAD.

Table: WIND DESIGN DATA. Columns: PARAMETER, VALUE, REFERENCE. Includes row for ULTIMATE DESIGN WIND SPEED (3-SEC GUST).

Table: COMPONENTS & CLADDING WIND PRESSURES (PSF). Columns: LOCATION, COMPONENT TRIBUTARY AREA (SQ FT), and values for 10, 100, 500.

Table: SITE AND OCCUPANCY PARAMETERS. Columns: PARAMETER, VALUE, REFERENCE. Includes rows for RISK CATEGORY, SEISMIC IMPORTANCE FACTOR, etc.

Table: BUILDING PARAMETERS. Columns: PARAMETER, VALUE, REFERENCE. Includes rows for SEISMIC DESIGN CATEGORY, BASIC SEISMIC FORCE RESISTING SYSTEM, etc.

Table: DEAD LOADS. Columns: LOCATION, MAX UNIFORM (PSF), CONC. (LBS), REFERENCE. Includes rows for ROOF (ASPHALT SHINGLES), WALL (SIDING).

Table: EXISTING UNDERGROUND UTILITIES. Columns: LOCATION, MAX UNIFORM (PSF), CONC. (LBS), REFERENCE. Includes rows for ROOF (ASPHALT SHINGLES), WALL (SIDING).

- 1. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.

GENERAL

- 1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
A. 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS...
B. ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK...

- 11. OPENINGS, POCKETS, ETC., LARGER THAN 4" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS.
12. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.

- 13. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES.
14. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

- 17. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

DIMENSIONS

- 1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.



THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THESE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED.

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
GENERAL NOTES

DATE
NOVEMBER 20, 2023

SHEET

SHOP FABRICATION

- SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION:
 - WOOD BUILDING
 - WOOD STRUCTURAL PANELS (SHEATHING) SHALL BE IDENTIFIED BY THE APA TRADEMARK.
 - TRUSS MANUFACTURER SHALL BE FABRICATED IN A SHOP WITH CURRENT FABRICATOR COMPLIANCE CERTIFICATES PER CBC SECTION 1704.2.5.1.

REQUIRED VERIFICATION AND INSPECTIONS

CONCRETE CONSTRUCTION
CODE TABLE 1705.3

SPECIAL INSPECTION OR TEST	CONTINUOUS PERIODIC	REFERENCED STANDARD	CBC REFERENCE
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT.	— X	ACI 318: CH 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING: <ol style="list-style-type: none"> VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706 INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 3/16" AND INSPECT ALL OTHER WELDS 	— X — X —	AWS D1.4 ACI 318: 26.6.4	—
3. INSPECT ANCHORS CAST IN CONCRETE	— X	ACI 318: 17.8.2	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS (1) <ol style="list-style-type: none"> ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a. 	X X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
5. VERIFY USE OF REQUIRED MIX DESIGN	— X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X —	ASTM C 172 ASTM C 31 ACI 318: 26.5, 26.12	1908.10
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	— X	ACI 318: 26.5.3-26.5.5	1908.9
12. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	— X	ACI 318: 26.11.1.2 (b)	—

SPECIAL INSPECTIONS LISTED FOR CONCRETE ALSO APPLY TO GROUTING OPERATIONS.

- INDICATES INSPECTION REQ'D FOR ALL CONCRETE WORK
- INDICATES INSPECTION REQ'D FOR 3,000 PSI AND GREATER CONCRETE WORK ONLY

WOOD
CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2015

SPECIAL INSPECTION OR TEST	CONTINUOUS PERIODIC	CBC REFERENCE
1. HIGH LOAD DIAPHRAGM WOOD STRUCTURAL PANELS - VERIFY THE FOLLOWING: <ul style="list-style-type: none"> GRADE THICKNESS NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES NAIL OR STAPLE DIAMETER AND LENGTH NUMBER OF FASTENER LINES SPACING BETWEEN FASTENERS IN EACH LINE SPACING BETWEEN FASTENERS AT EDGE MARGINS 	— X	1705.5.1 2306.2
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4" O.C. <ul style="list-style-type: none"> WOOD SHEAR WALLS WOOD DIAPHRAGMS DRAG STRUTS SHEAR PANELS HOLD-DOWNS 	— X	1705.12.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" O.C. (NOT REQUIRED) <ul style="list-style-type: none"> WOOD SHEAR WALLS WOOD DIAPHRAGMS DRAG STRUTS SHEAR PANELS HOLD-DOWNS 	— —	1705.12.2

SOILS
CODE TABLE 1705.6

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

STRUCTURAL COMPOSITE LUMBER

- STRUCTURAL COMPOSITE LUMBER SHALL HAVE STRUCTURAL CAPACITIES AND DESIGN PROVISIONS ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D5456 PER CODE SECTION 2303.1.10
- STRUCTURAL COMPOSITE LUMBER SHALL BE IDENTIFIED WITH THE MANUFACTURER'S NAME AND/OR LOGO, THE NAME AND/OR LOGO OF THE INSPECTION AGENCY (PFS CORP., INTERTEK, OR APA-RWS) AND THE EVALUATION REPORT NUMBER, THE PLANT NUMBER, PRODUCT DESIGNATION OR TYPE, PRODUCTION DATE, AND GRADE.
- INSTALLATION, FABRICATION, IDENTIFICATION AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ICC REPORT.
- LAMINATED VENEER LUMBER (LVL)
 - LAMINATED VENEER LUMBER SHALL BE ONE OF THE FOLLOWING:
 - MICROLLAM LAMINATED VENEER LUMBER GRADE 2.0E-2750F, WS, MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC-ESR 1387.
 - REDLAM LAMINATED VENEER LUMBER GRADE 2.0E DFL/PH, MANUFACTURED BY REDBUILT IN ACCORDANCE WITH ICC-ESR 2993.
 - IDENTIFICATION: IN ADDITION TO THE IDENTIFICATION LISTED FOR STRUCTURAL COMPOSITE LUMBER ABOVE, LVL SHALL BE IDENTIFIED WITH THE SPECIES OR SPECIES GROUP.
- PARALLEL STRAND LUMBER (PSL)
 - PARALLEL STRAND LUMBER SHALL BE PARALLEL STRAND LUMBER GRADE 2.0E DF, MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC-ESR 1387.
- LAMINATED STRAND LUMBER (LSL)
 - LAMINATED STRAND LUMBER SHALL BE TIMBERSTRAND LAMINATED STRAND LUMBER GRADE 1.5SE, MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC-ESR 1387.
- PRODUCTS FROM OTHER MANUFACTURERS MAY BE USED WITH EQUAL OR GREATER CAPACITIES. REQUESTS FOR PRODUCT SUBSTITUTION SHALL FOLLOW THE REQUIREMENTS LISTED IN THE SUBMITTALS SECTION.

PRE-FABRICATED WOOD TRUSS NOTES

- THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - CODES AND STANDARDS:
 - THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
 - NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
 - SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2015)
 - THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)
 - DESIGN CRITERIA:
 - TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTIC MECHANICAL UNITS, ETC.)

ROOF TRUSS LOADING:	
TOP CHORD DEAD LOAD:	17.2 PSF (15.8 PSF SUPERIMPOSED)
ROOF CHORD DEAD LOAD:	6.5 PSF (5.4 PSF SUPERIMPOSED)
ROOF - LIVE LOAD:	20 PSF
TOP CHORD - SNOW LOAD:	PER PLAN AND SPECIFIC LOCATION
OWNER/CONTRACTOR TO PROVIDE TO TRUSS MANUF.	
 - DEFLECTION CRITERIA:

LOAD TYPE	CRITERIA
DEAD + LIVE LOAD	L/240
LIVE LOAD ONLY	L/360
- CONTRACTOR REQUIREMENTS:
 - THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
 - MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH THE RECEIPT, STORAGE, HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF THE TRUSSES. REFER TO THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCS1-81)
 - TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION TOLERANCES SHOWN IN BCS1-81
 - TEMPORARY INSTALLATION RESTRAINT/BRACING FOR THE TRUSS SYSTEM AND THE PERMANENT TRUSS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BCS1-82.
 - CONSTRUCTION LOADING ON TRUSSES SHALL BE DONE IN ACCORDANCE WITH BCS1-84.
 - TRUSS DAMAGE, JOBSITE MODIFICATIONS & INSTALLATION ERRORS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE EOR AND THE TRUSS DESIGNER. REFERENCE BCS1-85.
 - SUBMIT THE DRAWINGS FROM THE TRUSS DESIGNER/MANUFACTURER TO THE BUILDING DEPARTMENT PRIOR TO FABRICATION FOR APPROVAL. A COPY OF THIS SUBMITTAL SHALL BE PROVIDED TO THE COUNTY BUILDING DEPARTMENT OF RECORD FOR REVIEW OF GENERAL CONFORMANCE TO THE DESIGN INTENT. THE CONTRACTOR SHALL INCORPORATE THE TIME REQUIRED FOR THE SUBMITTAL TO BE REVIEWED, STAMPED AND APPROVED BY ALL PARTIES AND SHALL HAVE THE APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION.
 - TRUSS DESIGNER REQUIREMENTS:
 - THE TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
 - TRUSS DESIGNER SHALL SUPERVISE THE PREPARATION OF THE TRUSS DESIGN DRAWINGS WHICH SHALL CONTAIN THE INFORMATION LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014. THIS INCLUDES ALL TRUSS TO TRUSS CONNECTIONS, AND DETAILS FOR THE "CALIFORNIA FILL" AREAS.
 - TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
 - TRUSS DESIGNER SHALL SHOW ALL HANGERS, BRACING AND RESTRAINTS AS WELL AS METHOD OF RESTRAINT/BRACING ON THE TRUSS PLANS TO MEET ANY SEISMIC AND WIND REQUIREMENTS OF THE CODE.
 - SUBMIT TRUSS DESIGN DRAWINGS INCLUDING ALL RELEVANT DETAILS FOR THE FABRICATION OF THE TRUSSES AND PREPARE CALCULATIONS. ALL PLANS, DETAILS AND CALCULATIONS FOR THE TRUSSES SHALL BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL), LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA.

WOOD STRUCTURAL PANELS (SHEATHING)

- WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION C	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	REFERENCE A
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE		APA	2019 CBC 2303.1.5 (DOC PS 1-09 OR PS 2-10)
FLOOR	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE		APA	
WALL D	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE		APA	

- TABLE NOTES:
- WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (APA):
 - VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
 - VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10
 - WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD
 - WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
 - EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
 - WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANS/APA PRP-210.
 - ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

- TRANSPORTATION, STORAGE, AND HANDLING:
 - TRANSPORTATION
 - IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.
 - STORAGE
 - ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
 - WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
 - NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
 - COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
 - IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
 - KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS
 - HANDLING
 - ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
 - ACCLIMATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.
- PLYWOOD ORIENTATION
 - ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/8" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS OTHERWISE SPECIFIED BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
 - PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.
 - BLOCKING:
 - ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
 - FLOOR: ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
 - WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.
 - FASTENERS
 - USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWC SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
 - EQUIVALENT PNEUMATIC DRIVE NAILS OR STAPLES MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
 - USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
 - TYPICAL NAILING SHALL BE 10D AT 4' O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10D AT 12' O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.



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MONO COUNTY ADU PROTOTYPES
MONO COUNTY
GENERAL NOTES, SPECIAL INSPECTION & TESTS

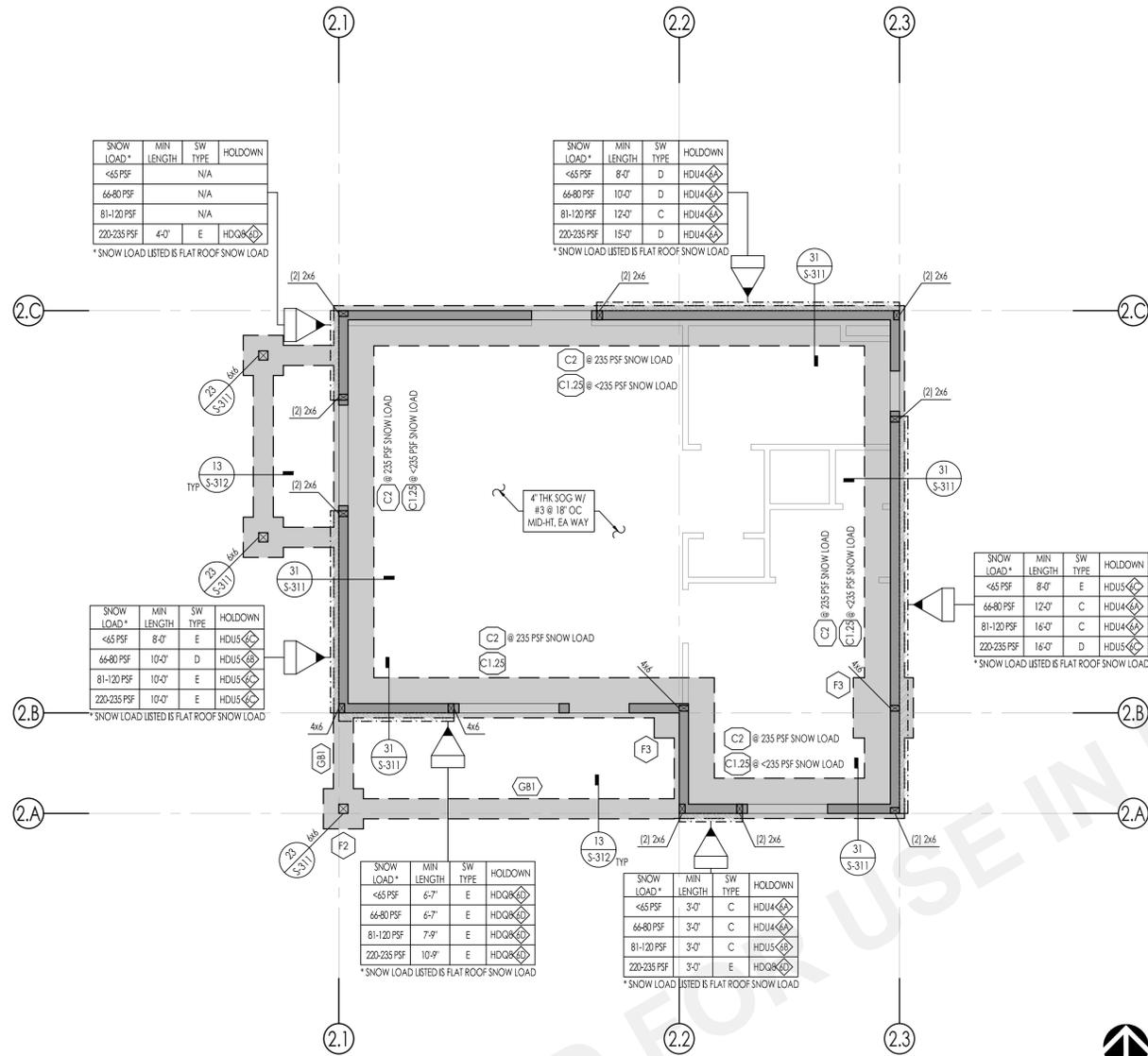
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SHEET
S-103

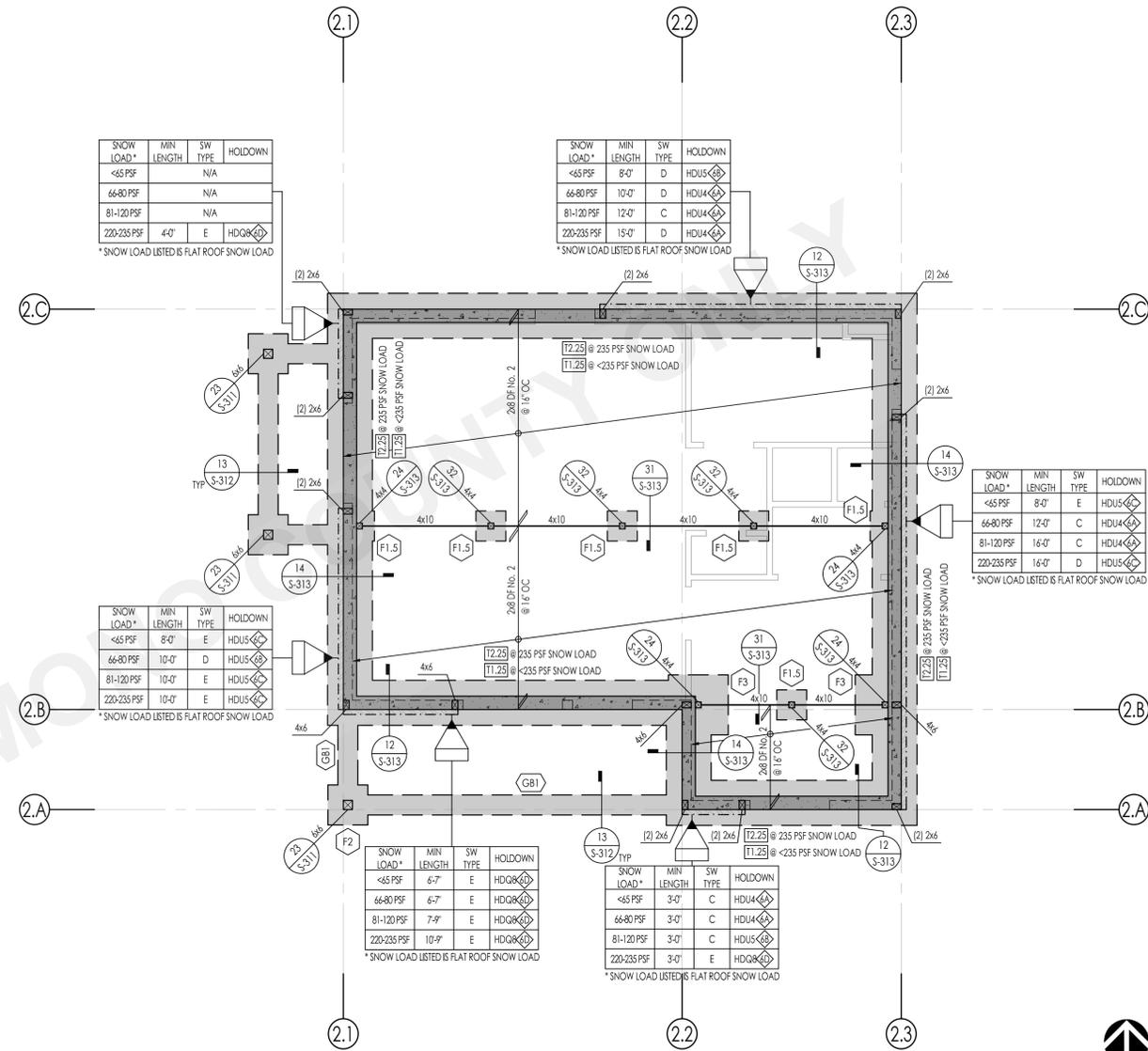


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MONO COUNTY ADU PROTOTYPES
MONO COUNTY
FOUNDATION PLANS - HIGH DESERT



1 FOUNDATION PLAN - HIGH DESERT SLAB ON GRADE OPTION
SCALE: 1/4" = 1'-0"



2 FOUNDATION PLAN - HIGH DESERT RAISED FLOOR OPTION
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION - 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF CONCRETE/MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. ALL COLUMNS ARE CENTERED IN STUD WALLS, UNO.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR ANY EMBEDDED ITEMS AND ALL EXTERIOR CONCRETE PAVE PLANS.
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.
- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS. REFER TO 34/S-402 FOR PLATE WASHER REQUIREMENTS AT SHEAR WALLS.
- ALL HOLD-DOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
- ALL BOLT HOLES IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZE. INSPECTOR TO VERIFY.
- THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
- BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
 - 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO.
 - 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO.
 NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLD-DOWN EMBED DEPTHS, OR FROST DEPTHS AS INDICATED BY THE BUILDING OFFICIAL.
- DIAPHRAGM TYPE: ALL FLOOR DIAPHRAGMS SHALL BE TYPE D, UNO. REFER TO 12/S-403.
- OWNER MAY SELECT EITHER SLAB ON GRADE FOUNDATION OR THE RAISED FLOOR FOUNDATION, TO SUIT THE SPECIFIC SITE.
- WHERE RAISED FLOOR FOUNDATION IS SELECTED, OWNER HAS THE OPTION TO USE CRIPPLE STUD WALLS IN LIEU OF THE SPECIFIED CONCRETE STEM WALLS BELOW THE FLOOR FRAMING. CRIPPLE STUDS ARE TO MATCH TYPICAL WALL FRAMING, AND TO BE SHEATHED TO MATCH SHEARWALLS ABOVE. HOLD-DOWNS SPECIFIED SHALL BE INSTALLED ACROSS THE FLOOR FRAMING PER DETAIL 12/S-405 AND THEN INTO THE CONCRETE STEM WALL PER DETAILS 22/S-311 AND 24/S-311.
- REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF UNDERFLOOR ACCESS HOLE.
- REFER TO ARCHITECTURAL DRAWINGS FOR UNDERFLOOR HEIGHT ALLOWANCE.
- ALL SNOW LOADS LISTED ARE THE FLAT ROOF SNOW LOAD. TO FIND THE FLAT ROOF SNOW LOAD, FOLLOW THIS EQUATION: FLAT ROOF SNOW = 0.77 x GROUND SNOW LOAD.
- LOCATION OF CRAWL SPACE ACCESS IS SPECIFIC TO SITE. REFER TO DETAIL 33/S-313 FOR OPENING AT CONC WALL FOOTING.

SYMBOL LEGEND



SCHEDULES

HOLD-DOWN SCHEDULE			
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	CONC FOUNDATION:	DETAIL
6x	INDICATES SIMPSON SSTB HOLD-DOWN TO:	CONC FOUNDATION:	12/S-311
		CONC STEM WALL:	22/S-311
7x	INDICATES SIMPSON SB HOLD-DOWN TO:	CONC FOUNDATION:	14/S-311
		CONC STEM WALL:	24/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REIN	TRANS REIN	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311
C2	2'-0"	SEE NOTE 16	(3) #5 T&B	#3 @ 12" OC, BOT	31/S-311

I-FOOTING SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REIN	TRANS REIN	DETAIL
I1.25	1'-3"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312
I2	2'-0"	1'-0"	SEE NOTE 16	(3) #4 @ TOP (3) #4 @ BOT	#3 @ 24" OC	13/S-312

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REIN	TRANS REIN	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REIN	BOT REIN	DETAIL
F1.5	1'-6"	1'-6"	1'-6"	SEE NOTE 16	(2) #5 EW	(2) #5 EW	11/S-312
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5 EW	(3) #5 EW	11/S-312

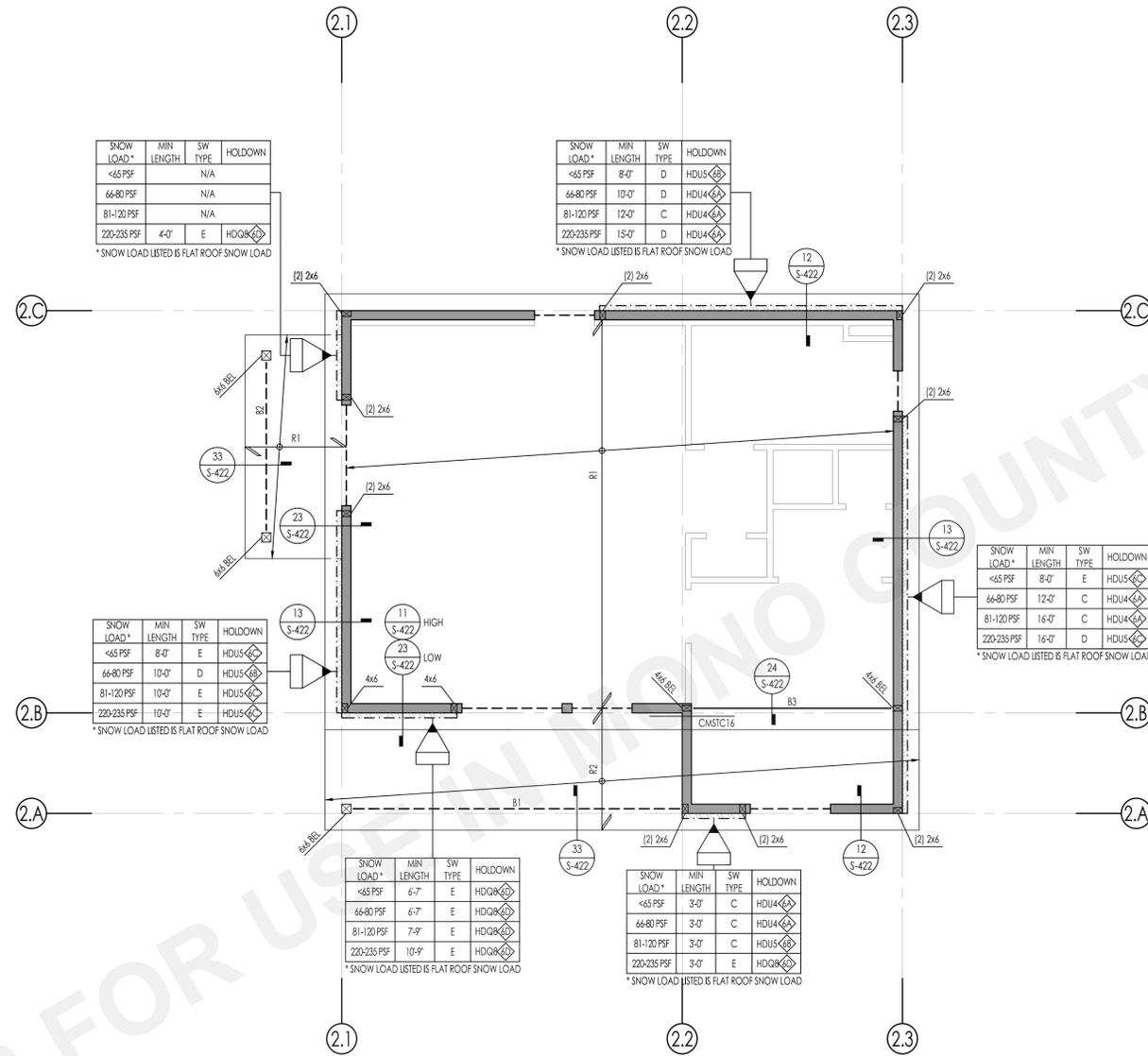
NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AS HOLD-DOWN EMBED DEPTHS

DATE
NOVEMBER 20, 2023
SHEET

S2-201A



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1 ROOF FRAMING PLAN - HIGH DESERT
SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
 - GRID DIMENSIONS AND HORIZONTAL CONTROL
 - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
 - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
 - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-405
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/5-403 FOR TYPICAL OPENINGS, UNO.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

TYPICAL WOOD FRAMING SHALL BE:
 2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
 2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
 2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/5-401, UNO.
- DIAPHRAGM TYPES:
 - < 65 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE A
 - 66-80 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE A
 - 81-120 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE B
 - 220-235 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE C
 REFER TO 12/-403
- ALL LINES AND/OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING [BN], STGR.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
- TRUSSES ARE TO BE DESIGNED FOR THE PROPER SITE SPECIFIC SNOW LOAD. TRUSS DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. FOR OTHER TRUSSES CRITERIA REFER TO SHEET S-103 PRE-FABRICATED WOOD TRUSSES 1.8.a.
- TRUSSES SHALL INCLUDE PROPER ICE DAWN LOADING AT EAVES, SLIDING SNOW AND SNOW DRIFTS PER ASCE 7-16 WHERE APPLICABLE BASED ON THE ROOF CONFIGURATION.
- WHERE THE OWNER WOULD LIKE TO SUBSTITUTE TRUSSES IN PLACE OF SPECIFIED RAFTERS THAT IS STRUCTURALLY ACCEPTABLE. THESE TRUSSES SHALL BE INCLUDED IN THE SUBMITTAL TO THE BUILDING DEPARTMENT.
- ALL LUMBER EXPOSED TO THE ELEMENTS SHALL BE SELECT STRUCTURAL GRADE.
- SHEARWALL CONSTRUCTION, HOLDOWNS, RAFTERS AND HEADERS SHALL BE SELECTED FROM THE TABLES BASED ON THE SNOW LOADING FOR THE SPECIFIC SITE.
- SHEARWALL LENGTHS LISTED IN THE TABLES ABOVE ARE CONSIDERED THE MINIMUMS. THE SHEARWALL CAN BE PLACED ANYWHERE ALONG THE BUILDING LINE AS LONG AS IT IS NOT INTERRUPTED BY A DOORWAY OR WINDOW.
- ALL SNOW LOADS LISTED ARE THE FLAT ROOF SNOW LOAD. TO FIND THE FLAT ROOF SNOW LOAD, FOLLOW THIS EQUATION: FLAT ROOF SNOW = 0.77 x GROUND SNOW LOAD.

SYMBOL LEGEND

- INDICATES SHEAR WALL TYPE AND LENGTH. SEE SCHEDULE ON 13/S-402
- INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402
- INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNO ON PLANS
- INDICATES TOP PLATE SPLICE NAILING PER 33/S-403 NOTE THAT NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNO
- INDICATES CONT BLK & STRAP PER 24/S-405 @ ROOF, UNO
- INDICATES STRAP PER 34/S-405, UNO
- DSC# INDICATES DRAG TRUSS CONNECTOR PER 31/S-405, UNO

SCHEDULES

HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL
6x	INDICATES SIMPSON SSTB HOLDDOWN TO: CONC FOUNDATION: CONC STEM WALL:	12/S-311 22/S-311
7x	INDICATES SIMPSON SB HOLDDOWN TO: CONC FOUNDATION: CONC STEM WALL:	14/S-311 24/S-311

ROOF RAFTER SCHEDULE			
MARK	SNOW LOAD	SIZE	REMARKS
R1	<65 PSF	(2) 2x12 @ 16" OC	
	66-80 PSF	(2) 2x12 @ 12" OC	
	81-120 PSF	(2) 2x14 @ 12" OC	
R2	220-235 PSF	(2) 1 3/4" x 14" LVL @ 16" OC	
	<235 PSF	2x6 @ 16" OC	

BEAM SCHEDULE			
MARK	SNOW LOAD	SIZE	REMARKS
B1	<80 PSF	6x12	
	81-120 PSF	6x14	
	121-235 PSF	6x18	
B2	<120 PSF	6x8	
	121-235 PSF	6x10	
B3	<80 PSF	5 1/2" x 11 1/2" 2.2E PSL	
	81-120 PSF	5 1/2" x 14" 2.2E PSL	
	121-235 PSF	5 1/2" x 16" 2.2E PSL	

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
ROOF PLANS - HIGH DESERT

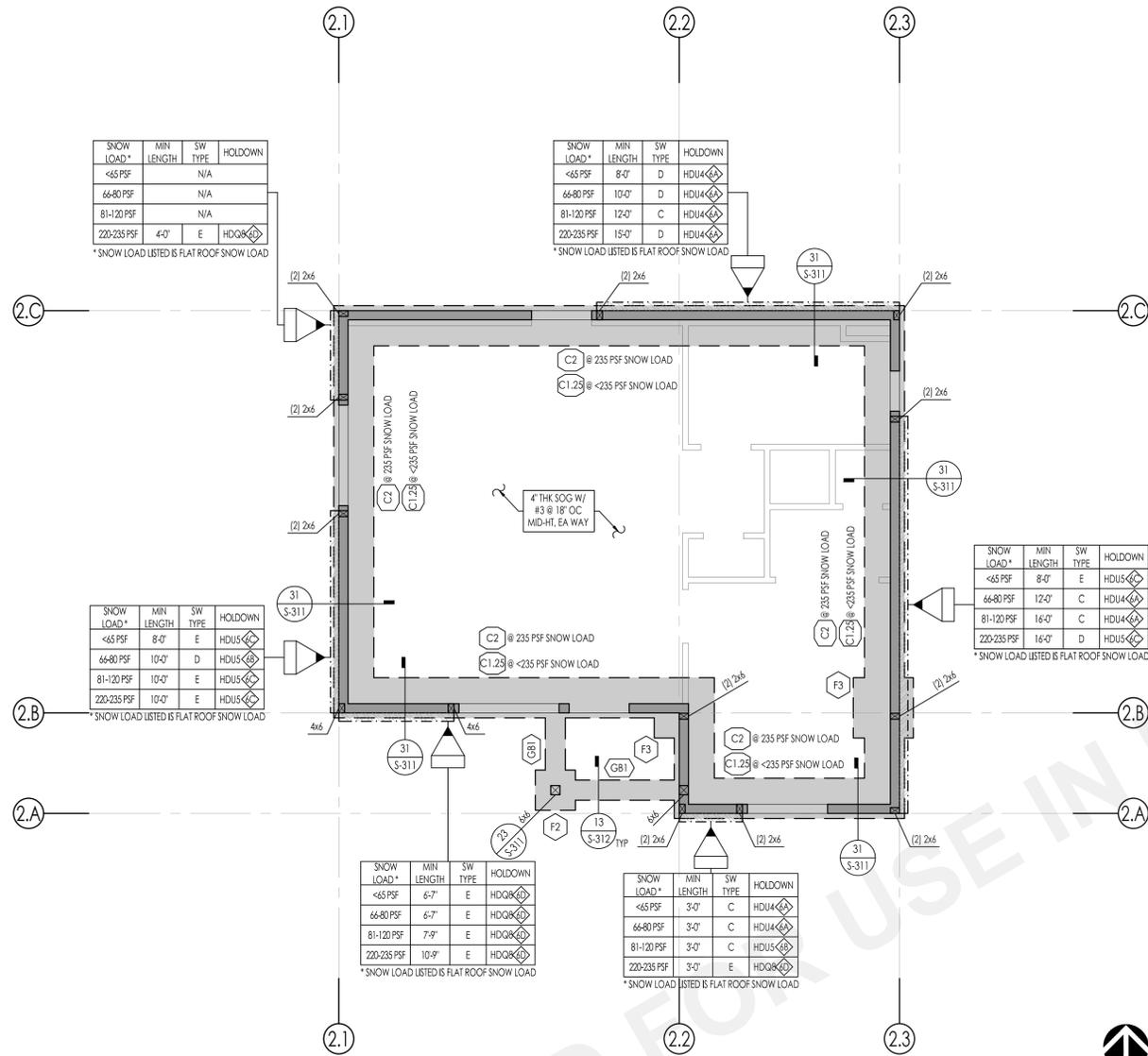
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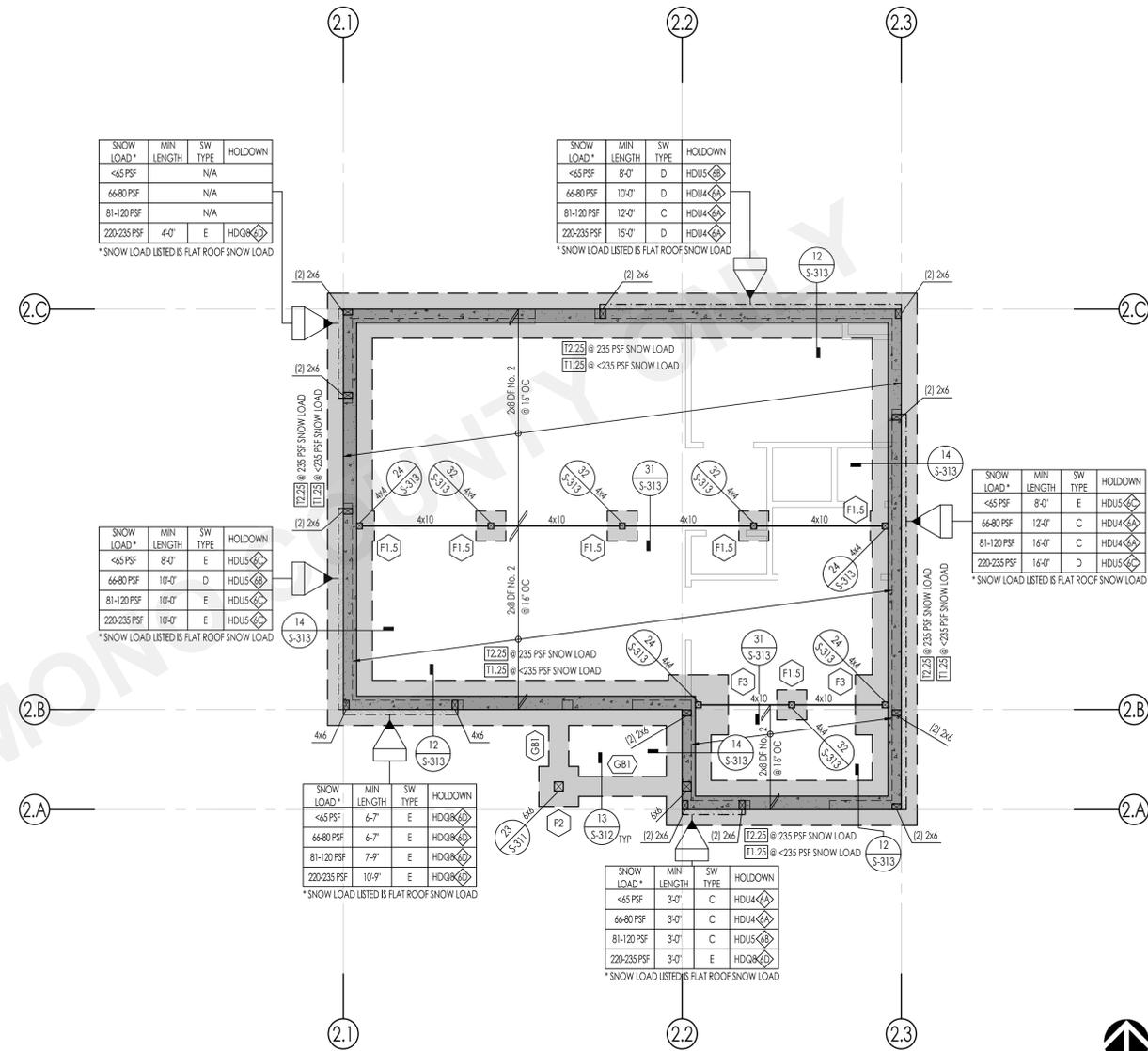


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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
FOUNDATION PLANS -
RURAL MOUNTAIN



1 FOUNDATION PLAN - RURAL MOUNTAIN SLAB ON GRADE OPTION
SCALE: 1/4" = 1'-0"



2 FOUNDATION PLAN - RURAL MOUNTAIN RAISED FLOOR OPTION
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
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TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION - 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF CONCRETE/MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. ALL COLUMNS ARE CENTERED IN STUD WALLS, UNO.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR ANY EMBEDDED ITEMS AND ALL EXTERIOR CONCRETE PAVE PLANS.
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.
- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS. REFER TO 34/S-402 FOR PLATE WASHER REQUIREMENTS AT SHEAR WALLS.
- ALL HOLD-DOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
- ALL BOLT HOLES IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
- THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
- BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
 - 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO.
 - 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO.
 NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLD-DOWN EMBED DEPTHS, OR FROST DEPTHS AS INDICATED BY THE BUILDING OFFICIAL.
- DIAPHRAGM TYPE:
ALL FLOOR DIAPHRAGMS SHALL BE TYPE D, UNO
REFER TO 12/S-403
- OWNER MAY SELECT EITHER SLAB ON GRADE FOUNDATION OR THE RAISED FLOOR FOUNDATION, TO SUIT THE SPECIFIC SITE.
- WHERE RAISED FLOOR FOUNDATION IS SELECTED, OWNER HAS THE OPTION TO USE CRIPPLE STUD WALLS IN LIEU OF THE SPECIFIED CONCRETE STEM WALLS BELOW THE FLOOR FRAMING. CRIPPLE STUDS ARE TO MATCH TYPICAL WALL FRAMING, AND TO BE SHEATHED TO MATCH SHEARWALLS ABOVE. HOLD-DOWNS SPECIFIED SHALL BE INSTALLED ACROSS THE FLOOR FRAMING PER DETAIL 12/S-405 AND THEN INTO THE CONCRETE STEM WALL PER DETAILS 22/S-311 AND 24/S-311.
- REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF UNDERFLOOR ACCESS HOLE.
- REFER TO ARCHITECTURAL DRAWINGS FOR UNDERFLOOR HEIGHT ALLOWANCE.
- ALL SNOW LOADS LISTED ARE THE FLAT ROOF SNOW LOAD. TO FIND THE FLAT ROOF SNOW LOAD, FOLLOW THIS EQUATION: FLAT ROOF SNOW = 0.77 x GROUND SNOW LOAD.
- LOCATION OF CRAWL SPACE ACCESS IS SPECIFIC TO SITE. REFER TO DETAIL 33/S-313 FOR OPENING AT CONC WALL FOOTING.

SYMBOL LEGEND



SCHEDULES

HOLD-DOWN SCHEDULE			
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	CONC FOUNDATION:	DETAIL
6x	INDICATES SIMPSON SSB HOLD-DOWN TO:	CONC FOUNDATION:	12/S-311
		CONC STEM WALL:	22/S-311
7x	INDICATES SIMPSON SB HOLD-DOWN TO:	CONC FOUNDATION:	14/S-311
		CONC STEM WALL:	24/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311
C2	2'-0"	SEE NOTE 16	(3) #5 T&B	#3 @ 12" OC, BOT	31/S-311

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

T-FOOTING SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
T1.25	1'-3"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312
T2	2'-0"	1'-0"	SEE NOTE 16	(3) #4 @ TOP (3) #4 @ BOT	#3 @ 24" OC	13/S-312

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F1.5	1'-6"	1'-6"	1'-6"	SEE NOTE 16	(2) #5 EW	(2) #5 EW	11/S-312
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5 EW	(3) #5 EW	11/S-312

NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AS HOLD-DOWN EMBED DEPTHS

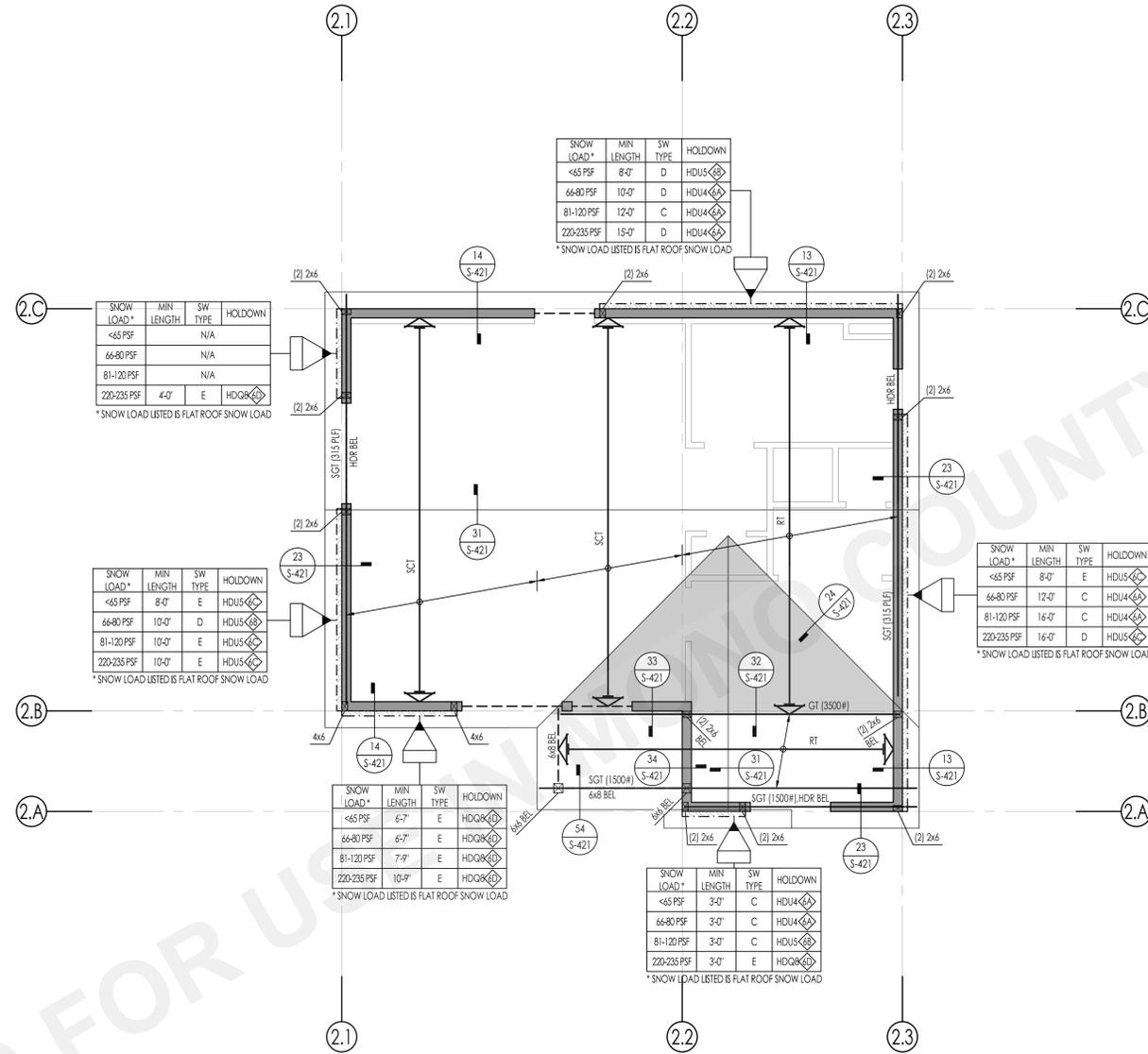
DATE
NOVEMBER 20, 2023

SHEET

S2-201B



THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR WHO PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



1 ROOF FRAMING PLAN - RURAL MOUNTAIN
SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
 - GRID DIMENSIONS AND HORIZONTAL CONTROL
 - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
 - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
 - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS, UNO.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.
TYPICAL WALL FRAMING SHALL BE:
2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
- DIAPHRAGM TYPES:
< 65 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE A
66-80 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE A
81-120 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE B
220-235 PSF SNOW LOAD, ROOF DIAPHRAGM, TYPE C
REFER TO 12/-403
- ALL LINES AND/OR MEMBERS INDICATED AS 'STRU' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), S1GR.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
- TRUSSES ARE TO BE DESIGNED FOR THE PROPER SITE SPECIFIC SNOW LOAD. TRUSS DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. FOR OTHER TRUSSES DESIGN CRITERIA REFER TO SHEET S-103 PREFABRICATED WOOD TRUSSES 1.B.D.
- TRUSSES SHALL INCLUDE PROPER ICE DAMM LOADING AT EAVES, SLIDING SNOW AND SNOW DRIFTS PER ASCE 7-16 WHERE APPLICABLE BASED ON THE ROOF CONFIGURATION.
- WHERE THE OWNER WOULD LIKE TO SUBSTITUTE TRUSSES IN PLACE OF SPECIFIED RAFTERS THAT IS STRUCTURALLY ACCEPTABLE, THESE TRUSSES SHALL BE INCLUDED IN THE SUBMITTAL TO THE BUILDING DEPARTMENT.
- AL LUMBER EXPOSED TO THE ELEMENTS SHALL BE SELECT STRUCTURAL GRADE.
- SHEARWALL CONSTRUCTION, HOLDOWNS, RAFTERS AND HEADERS SHALL BE SELECTED FROM THE TABLES BASED ON THE SNOW LOADING FOR THE SPECIFIC SITE.
- SHEARWALL LENGTHS LISTED IN THE TABLES ABOVE ARE CONSIDERED THE MINIMUMS. THE SHEARWALL CAN BE PLACED ANYWHERE ALONG THE BUILDING LINE AS LONG AS IT IS NOT INTERRUPTED BY A DOORWAY OR WINDOW.
- ALL SNOW LOADS LISTED ARE THE FLAT ROOF SNOW LOAD. TO FIND THE FLAT ROOF SNOW LOAD, FOLLOW THIS EQUATION: FLAT ROOF SNOW = 0.77 x GROUND SNOW LOAD.

SYMBOL LEGEND

- XX'-X" X INDICATES SHEAR WALL TYPE AND LENGTH. SEE SCHEDULE ON 13/S-402
- INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402
- INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNO ON PLANS
- INDICATES TOP PLATE SPLICE NAILING PER 33/S-403 NOTE THAT NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNO
- INDICATES CONT BLK & STRAP PER 24/S-405 @ ROOF, UNO
- INDICATES STRAP PER 34/S-405, UNO
- DSC# INDICATES DRAG TRUSS CONNECTOR PER 31/S-405, UNO

SCHEDULES

HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL
6X	INDICATES SIMPSON S5TB HOLDOWN TO: CONC FOUNDATION: CONC STEM WALL:	12/S-311 22/S-311
7X	INDICATES SIMPSON SB HOLDOWN TO: CONC FOUNDATION: CONC STEM WALL:	14/S-311 24/S-311

PREFABRICATED ROOF TRUSS

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

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

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

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY

ROOF PLANS - RURAL MOUNTAIN

DATE
NOVEMBER 20, 2023

SHEET

S2-202B



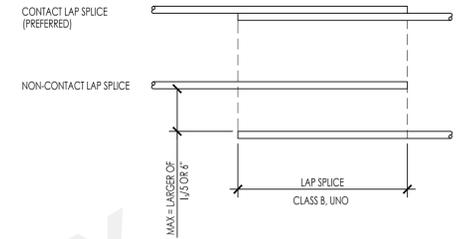
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MONO COUNTY ADU PROTOTYPES
MONO COUNTY

TYPICAL CONCRETE DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-301



REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE

BAR SIZE	DEVELOPMENT LENGTH l_d (CLASS A LAP SPICE)			LAP SPICE l_s (CLASS B LAP SPICE)		
	2,500	3,000	4,000	2,500	3,000	4,000
#3	1'-6"	1'-5"	1'-3"	2'-0"	1'-10"	1'-7"
#4	2'-0"	1'-10"	1'-7"	2'-8"	2'-5"	2'-1"
#5	2'-6"	2'-4"	2'-0"	3'-3"	3'-0"	2'-7"
#6	3'-0"	2'-9"	2'-5"	3'-11"	3'-7"	3'-2"
#7	4'-5"	4'-0"	3'-6"	5'-9"	5'-2"	4'-6"
#8	5'-0"	4'-7"	4'-0"	6'-6"	5'-11"	5'-2"
#9	5'-8"	5'-2"	4'-6"	7'-4"	6'-9"	5'-10"
#10	6'-5"	5'-10"	5'-1"	8'-3"	7'-7"	6'-7"
#11	7'-1"	6'-6"	5'-7"	9'-2"	8'-5"	7'-3"

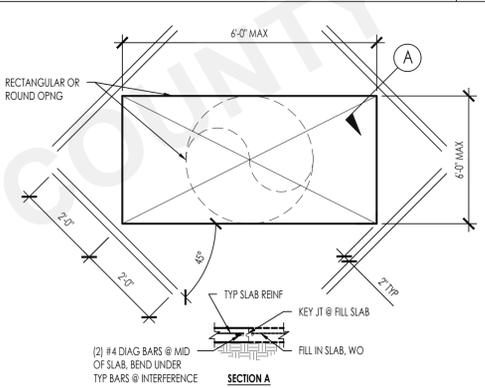
- NOTES:
- VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
 - GRADE 60 REINFORCEMENT
 - NORMAL WEIGHT CONCRETE
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
 - NON-EPOXY COATED REINFORCEMENT
 - HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
 - FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
 - CLEAR SPACING NOT LESS THAN d_b , CLEAR COVER NOT LESS THAN d_b , AND STIRRUPS THROUGH l_d NOT LESS THAN MIN OR
 - CLEAR SPACING NO LESS THAN $2d_b$, AND CLEAR COVER NOT LESS THAN d_b
 - FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
 - REINFORCEMENT NOT IN SHEAR WALLS
 - FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
 - THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPICE LENGTH.
 - ALL LAP SPICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
 - WHEN REINFORCING BARS OF TWO SIZES ARE LAP-SPLICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPICE LENGTH (l_s) OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (l_d) OF THE LARGER BAR.

REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE

NTS 12

REINFORCING TIES AND STIRRUPS

NTS 21



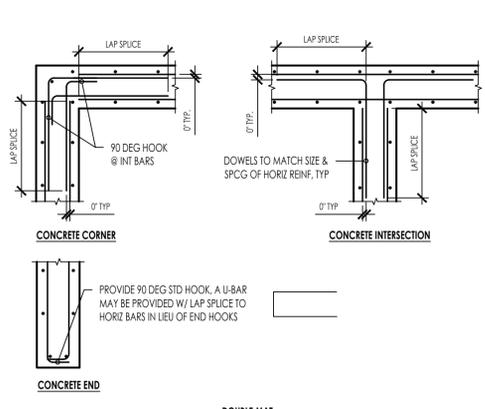
- NOTES:
- ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.
 - REFER TO DETAIL S31- FOR SLAB ON GRADE SUBGRADE SUPPORT

REINFORCING TIES AND STIRRUPS

NTS 21

SOG OPENING

NTS 22



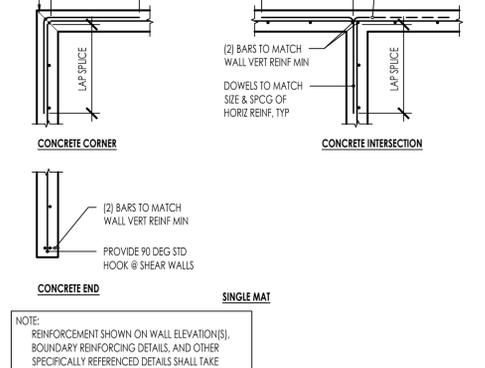
- NOTE:
- REINFORCEMENT SHOWN ON WALL ELEVATION(S), BOUNDARY REINFORCING DETAILS, AND OTHER SPECIFICALLY REFERENCED DETAILS SHALL TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

SOG OPENING

NTS 22

CONC REIN @ INTERSECTION

NTS 24



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

CONC REIN @ INTERSECTION

NTS 24

STANDARD HOOK DEVELOPMENT LENGTH l_{dh}

BAR SIZE	D	l_{dh}	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

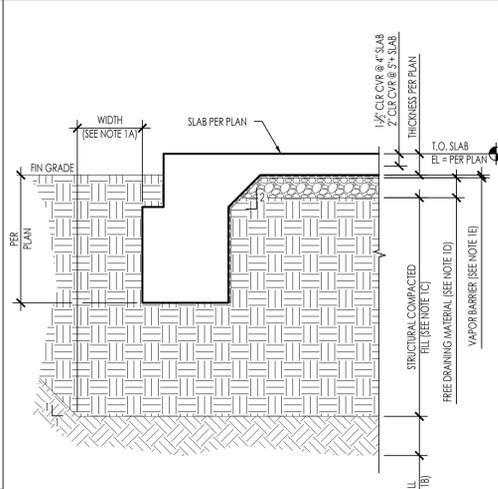
- NOTE:
- ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
 - MINIMUM SIDE COVER = 2d_b
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE

NTS 14

SLAB ON GRADE JOINTS

NTS 31



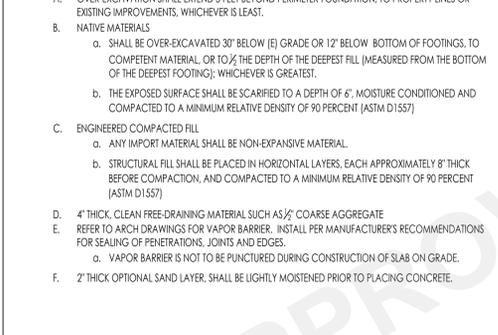
- NOTES:
- IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
 - FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECT TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE MANUFACTURER.
 - DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
 - IN STEEL AND/OR CONC. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.

SLAB ON GRADE JOINTS

NTS 31

SLAB ON GRADE EDGE AND SUBGRADE PREP

NTS 53



- NOTES:
- PREPARATION OF THE SLAB SUBGRADE SHALL BE BASED ON THE FOLLOWING:
 - OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
 - NATIVE MATERIALS
 - SHALL BE OVER-EXCAVATED 30" BELOW (E) GRADE OR 12" BELOW BOTTOM OF FOOTINGS, TO COMPETENT MATERIAL, OR TO 1/2 THE DEPTH OF THE DEEPEST FILL (MEASURED FROM THE BOTTOM OF THE DEEPEST FOOTING); WHICHEVER IS GREATEST.
 - THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
 - ENGINEERED COMPACTED FILL
 - ANY IMPORT MATERIAL SHALL BE NON-EXPANSIVE MATERIAL.
 - STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTION, AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
 - 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS 3/4" COARSE AGGREGATE
 - REFER TO ARCH DRAWINGS FOR VAPOR BARRIER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.
 - VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.
 - 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

SLAB ON GRADE EDGE AND SUBGRADE PREP

NTS 53

SLAB ON GRADE DEPRESSION

NTS 54



- NOTES:
- IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
 - FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECT TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE MANUFACTURER.
 - DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
 - IN STEEL AND/OR CONC. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.

SLAB ON GRADE DEPRESSION

NTS 54

SLAB ON GRADE DEPRESSION

NTS 44



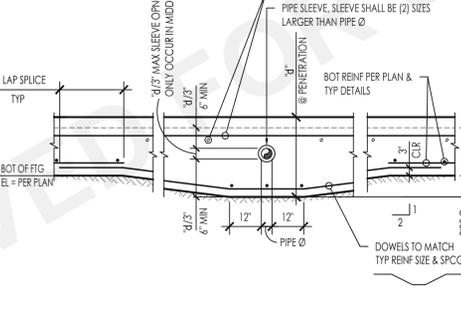
- NOTES:
- IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
 - FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECT TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE MANUFACTURER.
 - DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
 - IN STEEL AND/OR CONC. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.

SLAB ON GRADE DEPRESSION

NTS 44

SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

NTS 43



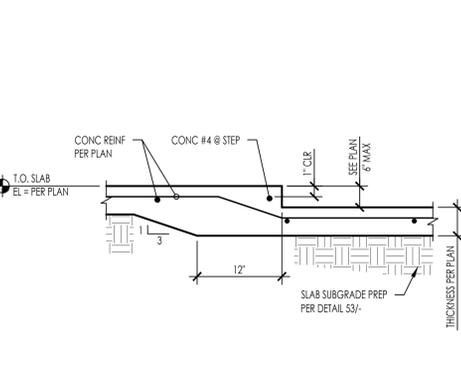
- NOTE:
- "SH" = 1'-6" MAX

SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

NTS 43

STEP FOOTING

NTS 33



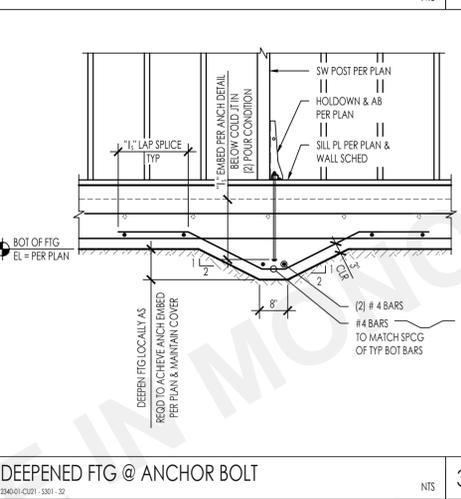
- NOTE:
- "SH" = 1'-6" MAX

STEP FOOTING (BOTTOM ONLY)

NTS 34

STEP FOOTING

NTS 33



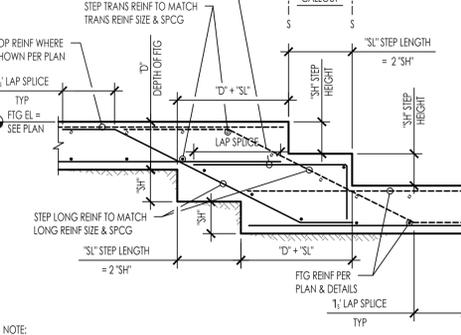
- NOTE:
- "SH" = 1'-6" MAX

STEP FOOTING

NTS 33

DEEPEEN FIG @ ANCHOR BOLT

NTS 42



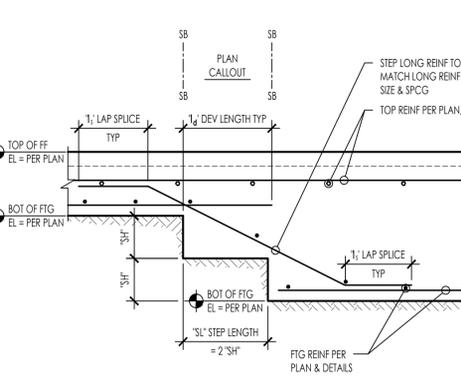
- NOTE:
- "SH" = 1'-6" MAX

DEEPEEN FIG @ ANCHOR BOLT

NTS 42

DEEPEEN FIG @ ANCHOR BOLT

NTS 42



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

DEEPEEN FIG @ ANCHOR BOLT

NTS 42

N:\2200\2340-01\c221.mono-cy\ad-prototypes\structural\ConDocs\sheet\2340-01-C221 - 3301.dwg, PLN 2 - 3301, Nov 20, 2023, 5:03pm, abaziz

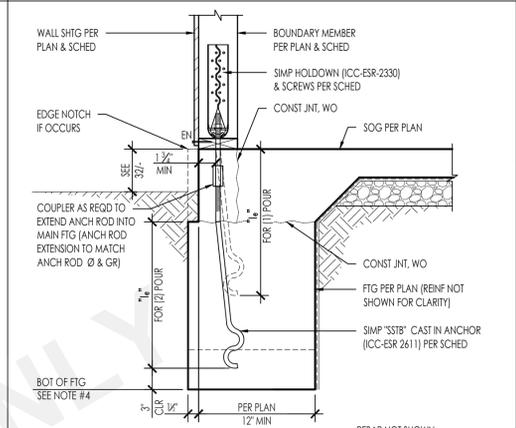


THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

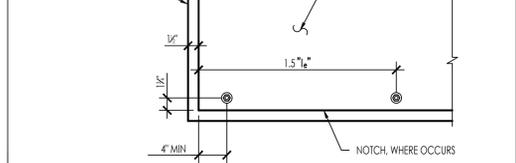
MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
CONCRETE DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-311

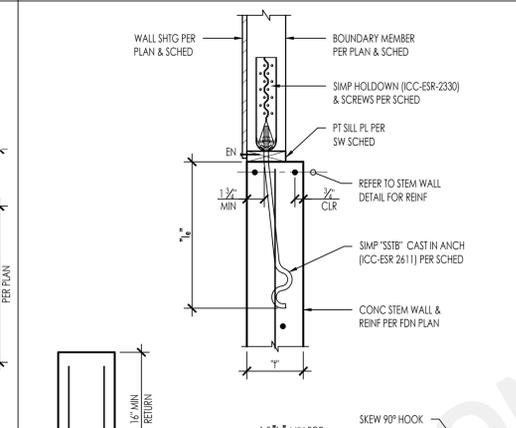


SB ANCHOR & HOLDDOWN @ FOUNDATION

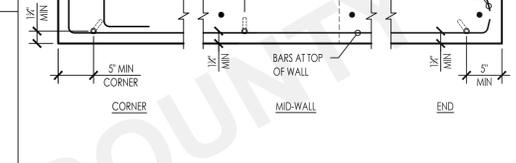


TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED 1/4" (IN)	ALLOWABLE LOADS (KIP)	
							CORNER	MIDWALL
6A	HDU4-SDS2.5	SS1B16	1/2	10-SDS 1/2" x 2 1/2"	3	12 3/4	3,780	3,780
6B	HDU4-SDS2.5	SS1B20	3/4	14-SDS 1/2" x 2 1/2"	3	16 1/2	4,785	4,785
6C	HDU4-SDS2.5	SS1B24	1	14-SDS 1/2" x 2 1/2"	3	20 1/2	5,645*	5,645*
6D	HQ08-SDS3	SS1B28	1 1/4	20-SDS 1/2" x 3"	4 1/2	24 1/4	9,230*	9,230*

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

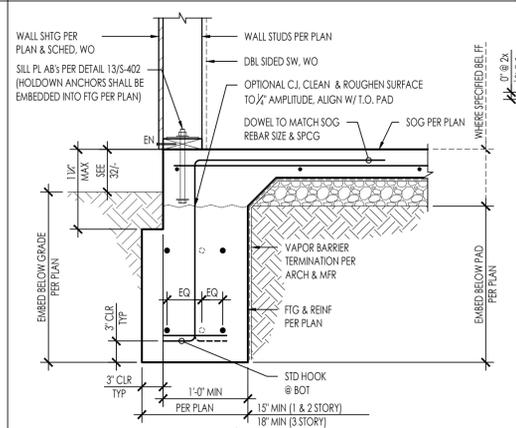


SB ANCHOR & HOLDDOWN @ STEM WALL

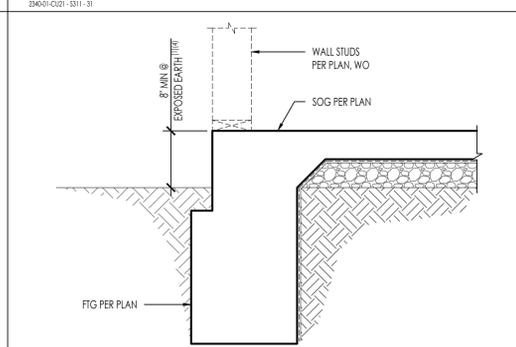


TYPE	HOLDOWN	ANCHOR	MIN STEM WALL WIDTH 1'-1" (IN)	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED 1/4" (IN)	ALLOWABLE LOADS (KIP)		
								CORNER	MIDWALL	END
6A	HDU2-SDS2.5	SS1B16	1	1/2	6-SDS 1/2" x 2 1/2"	3	12 3/4	2,550	2,550	2,550
6B	HDU4-SDS2.5	SS1B20	6	3/4	10-SDS 1/2" x 2 1/2"	3	16 1/2	2,960	3,145	2,960
6C	HDU4-SDS2.5	SS1B24	6	1	10-SDS 1/2" x 2 1/2"	3	20 1/2	3,325	3,740	3,325
6D	HDU8-SDS2.5	SS1B28	8	1 1/4	20-SDS 1/2" x 2 1/2"	4 1/2	24 1/4	7,315	7,870*	6,395

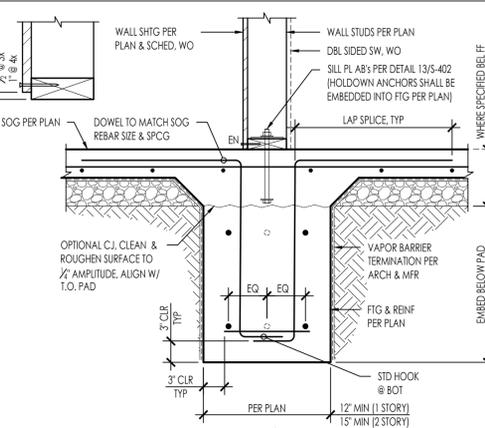
1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3L_a
3. * = CAPACITY LIMITED BY HOLDDOWN



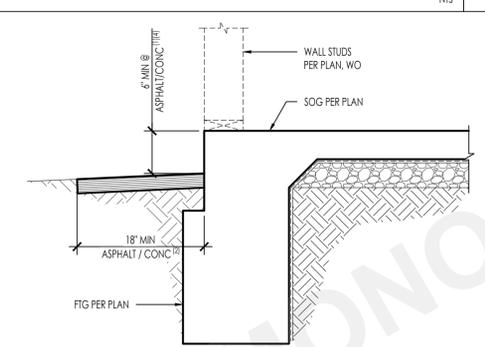
CONTINUOUS WALL FOOTING



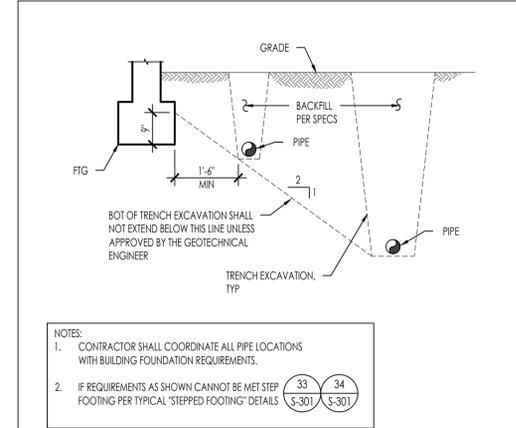
NOTES:
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 31/-
4. WHERE MINIMUM DISTANCE TO EXTERIOR FINISHED GRADE OR SURFACE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



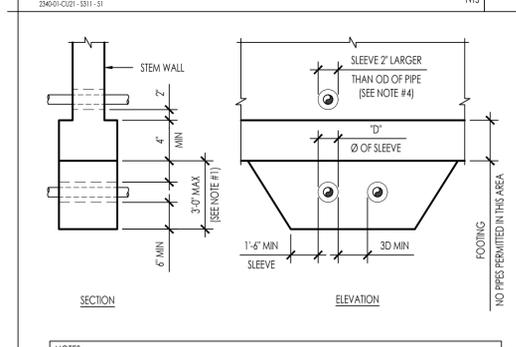
CONTINUOUS WALL FOOTING



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



PIPES PARALLEL TO FOOTINGS

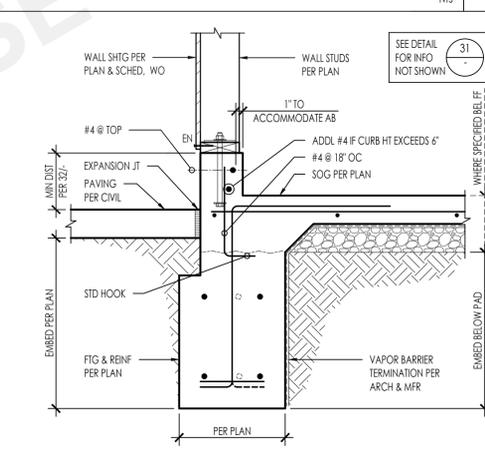


NOTES:
1. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
2. IF REQUIREMENTS AS SHOWN CANNOT BE MET STEP FOOTING PER TYPICAL 'STEPPED FOOTING' DETAILS

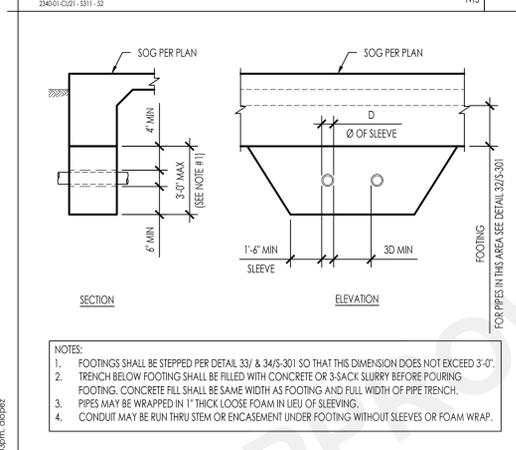
MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING



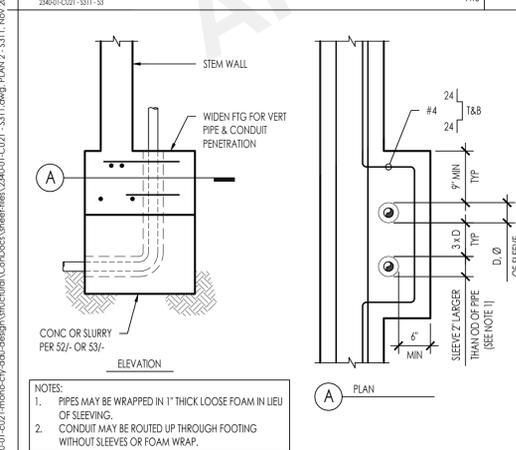
EXTERIOR CONTINUOUS WALL FTG W/ CURB



PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL

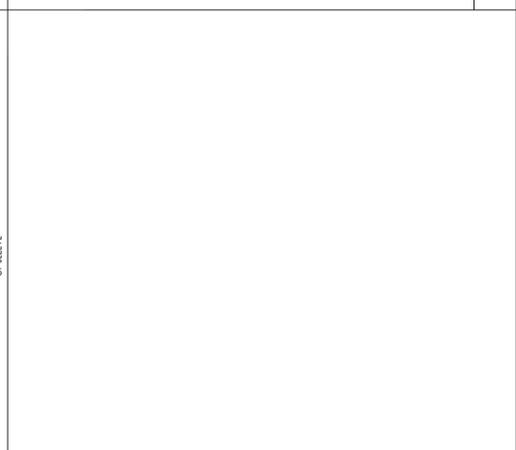


PIPES PERPENDICULAR TO FOOTINGS

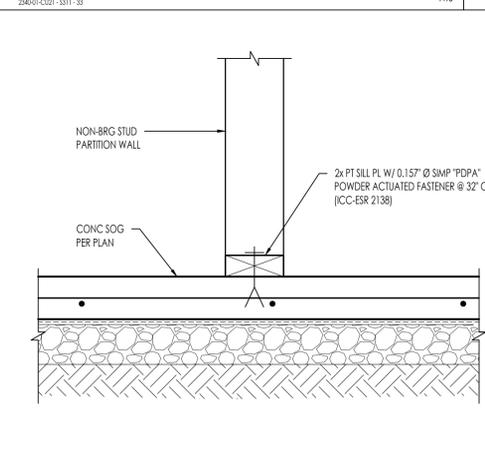


TYPICAL VERT PIPES OR COND THROUGH FOOTING

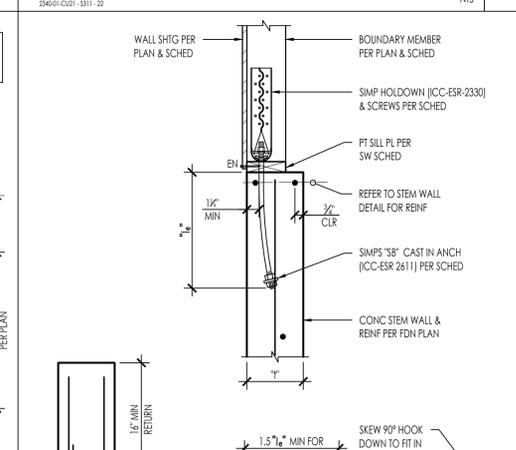
NON-BEARING WALL ANCHORAGE @ SOG



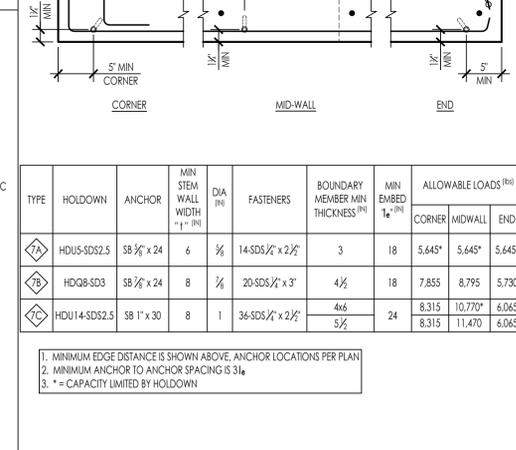
NON-BEARING WALL ANCHORAGE @ SOG



SB ANCHOR & HOLDDOWN @ STEM WALL



SB ANCHOR & HOLDDOWN @ FOUNDATION



TYPICAL VERT PIPES OR COND THROUGH FOOTING

TYPICAL VERT PIPES OR COND THROUGH FOOTING

NON-BEARING WALL ANCHORAGE @ SOG

NON-BEARING WALL ANCHORAGE @ SOG

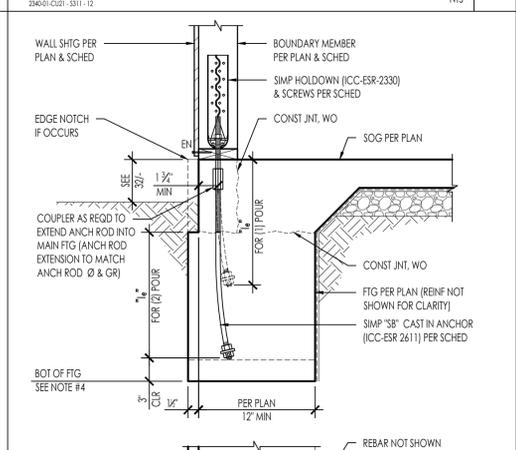
SB ANCHOR & HOLDDOWN @ STEM WALL

SB ANCHOR & HOLDDOWN @ FOUNDATION

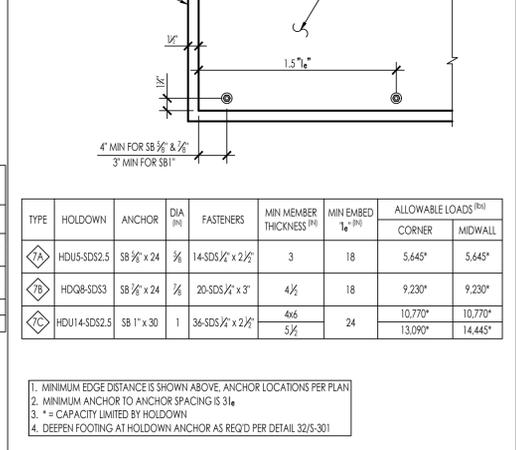
SB ANCHOR & HOLDDOWN @ STEM WALL

SB ANCHOR & HOLDDOWN @ FOUNDATION

SB ANCHOR & HOLDDOWN @ FOUNDATION



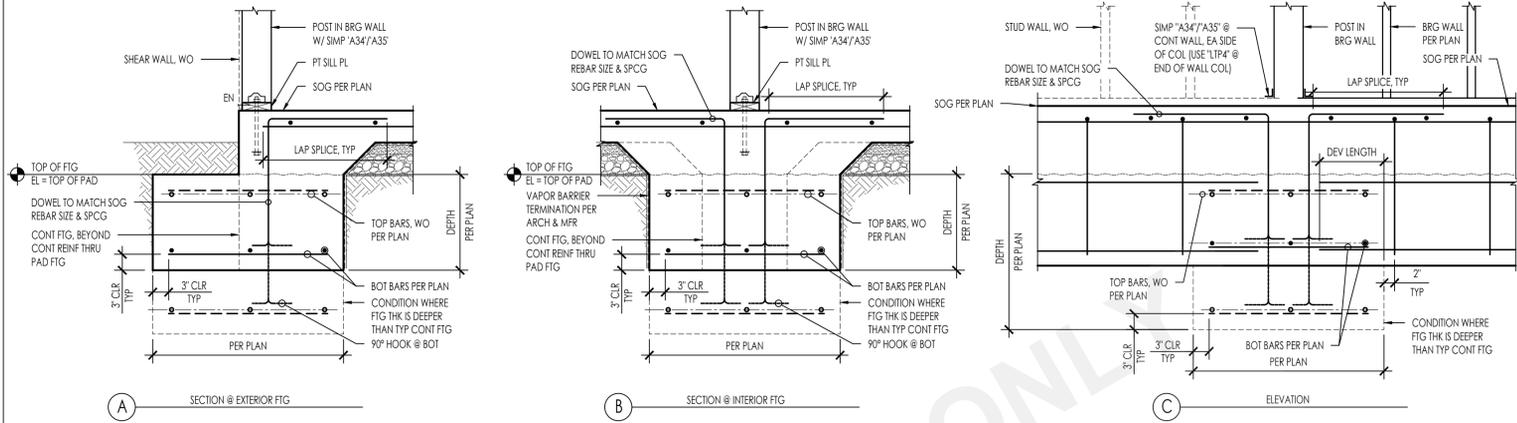
SB ANCHOR & HOLDDOWN @ FOUNDATION



SB ANCHOR & HOLDDOWN @ FOUNDATION

SB ANCHOR & HOLDDOWN @ FOUNDATION

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51

41

SPREAD FOOTING @ BEARING WALL POST

20401-C101 - S312 - 11

3/4" = 1'-0"

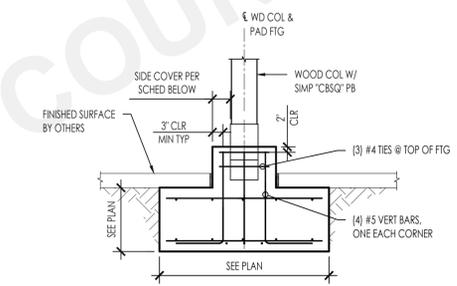
11

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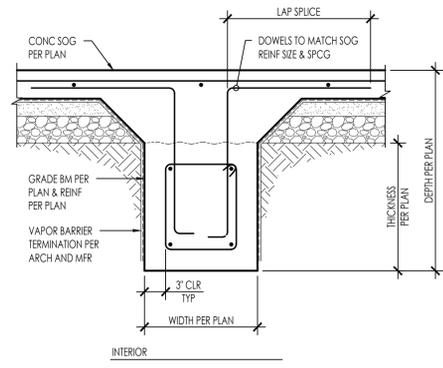
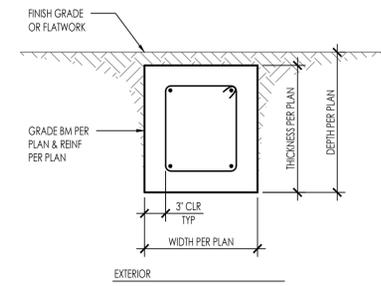
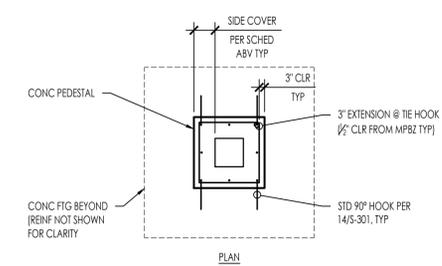
52

42

32



POST SIZE	MIN. SIDE COVER
4x4	0'-3"
6x6	0'-3"
8x8	0'-3"



53

43

33

PORCH PAD FOOTING

20401-C101 - S312 - 14

1/2" = 1'-0"

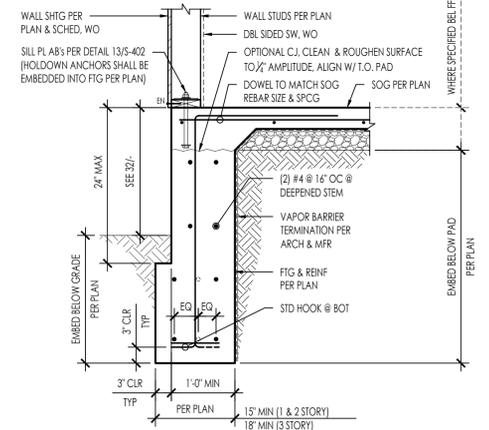
23

GRADE BEAM

20401-C101 - S312 - 13

NTS

13



54

44

34

DEEPEND EXTERIOR FOOTING

20401-C101 - S312 - 14

3/4" = 1'-0"

14

MONO COUNTY ADU PROTOTYPES
MONO COUNTY
CONCRETE DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-312

N:\2020\24401\24401-01\24401-01\24401-01-C101 - 3312.dwg, PLAN 2 - S312, Nov 20, 2023 5:03pm, abazet



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MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
CONCRETE DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-313

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51

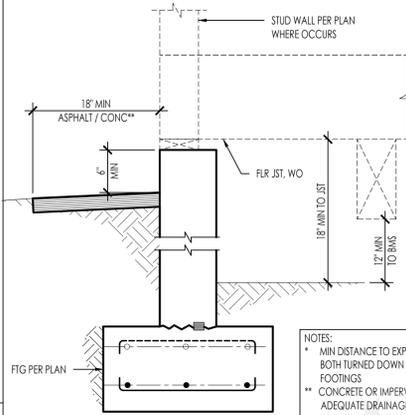
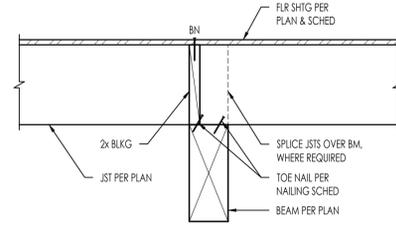
41

DROPPED BEAM @ PERP JOIST

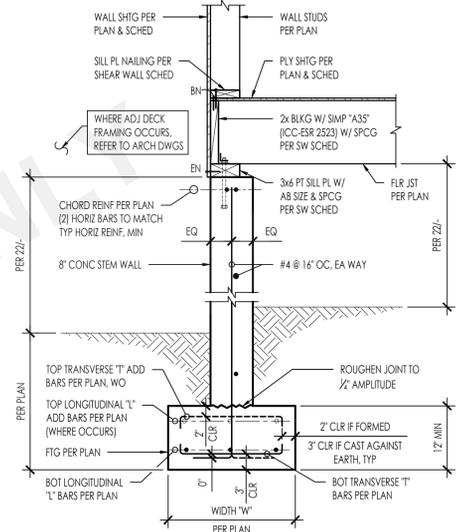
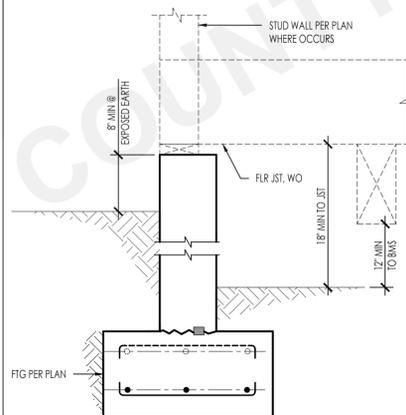
234601-C121 - 5313 - 31

31

1" = 1'-0"



NOTES:
* MIN DISTANCE TO EXPOSED EACH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
** CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
*** FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 22/5-311



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52

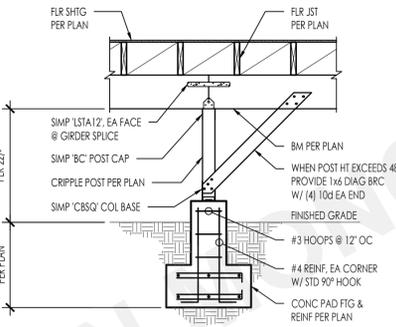
42

PIER FOOTING

234601-C121 - 5313 - 32

32

1/2" = 1'-0"

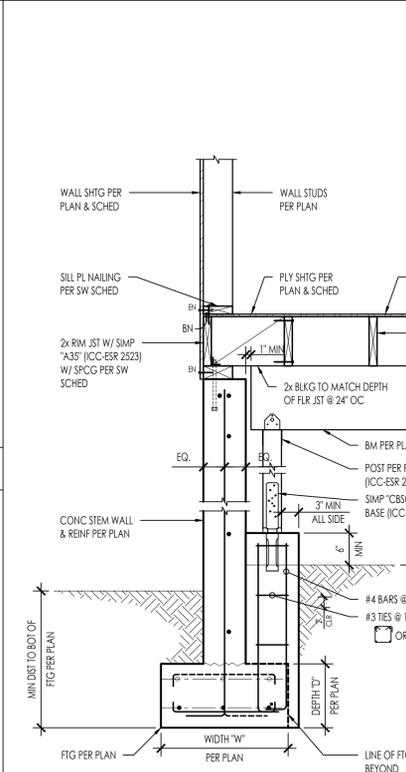


MIN DISTANCE FROM GRADE TO WOOD FRAMING

234601-C121 - 5313 - 22

22

1" = 1'-0"

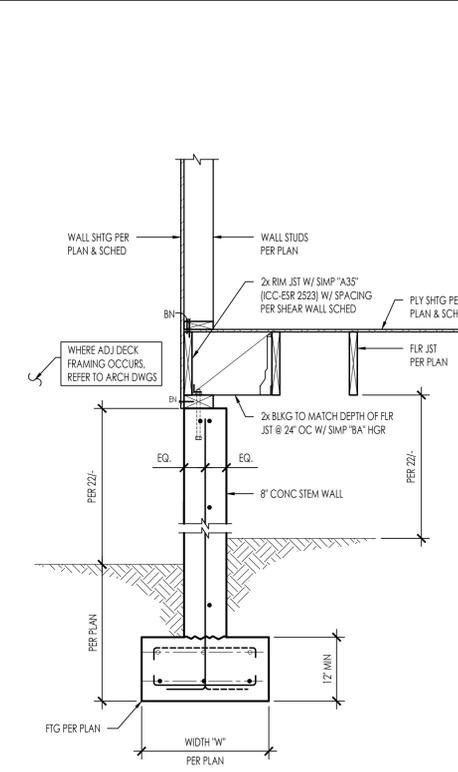


CONC WALL FOUNDATION

234601-C121 - 5313 - 12

12

3/4" = 1'-0"



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53

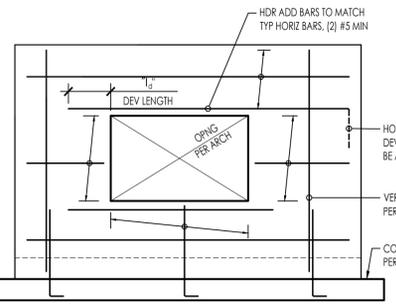
43

CONC WALL FOOTING @ OPENING

234601-C121 - 5313 - 33

33

NTS

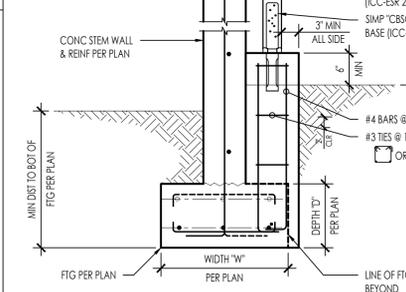


CONC WALL FOUNDATION

234601-C121 - 5313 - 24

24

3/4" = 1'-0"

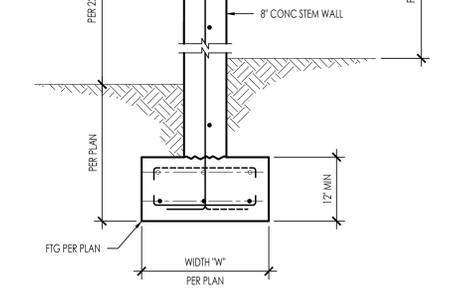


CONC WALL FOUNDATION

234601-C121 - 5313 - 14

14

3/4" = 1'-0"



SEE DETAIL FOR INFO NOT SHOWN

N:\2200\234601-c121-mono-cf-adv-dsgn\mfruct\work\Con\Docs\sheet\files\234601-C121 - 5313.dwg, PLAN 2 - 5313, Nov 20, 2023 5:04pm, abazet

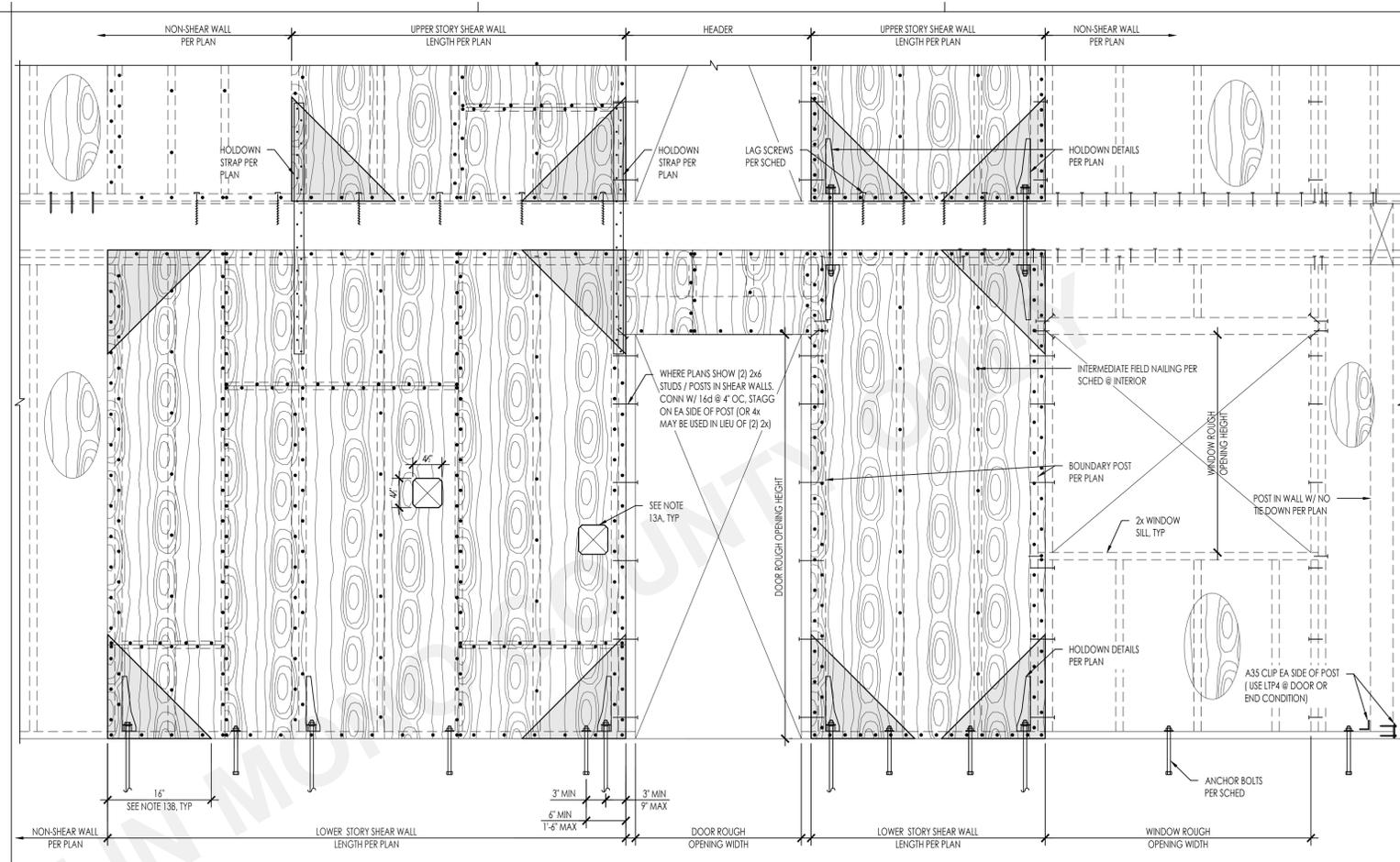


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MONO COUNTY ADU PROTOTYPES
MONO COUNTY
TYPICAL WOOD DETAILS

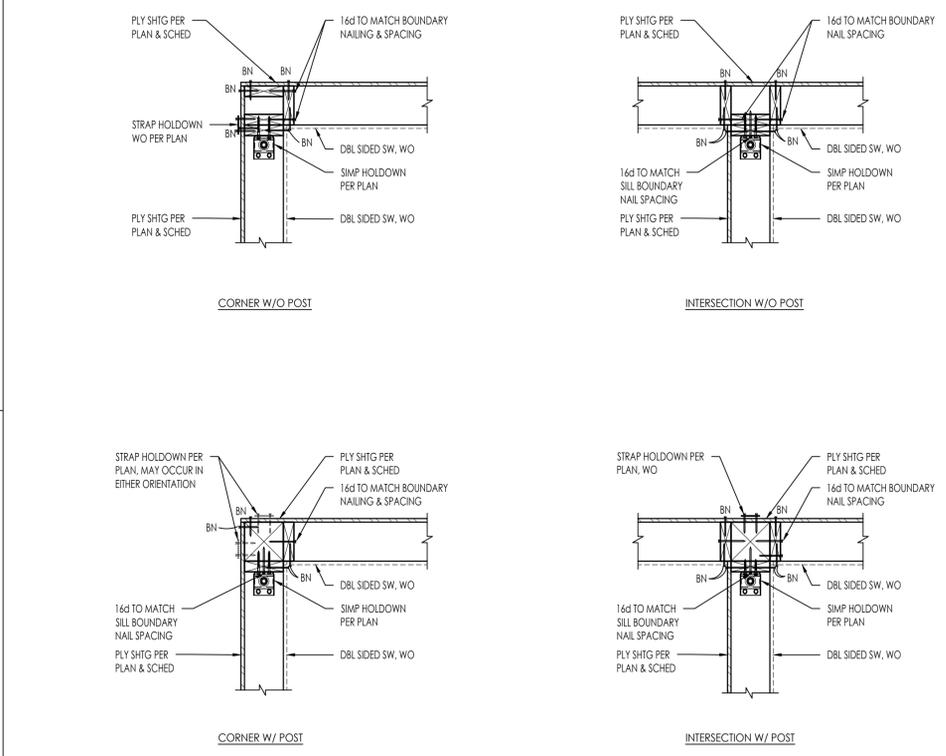
DATE
NOVEMBER 20, 2023
SHEET

S-402

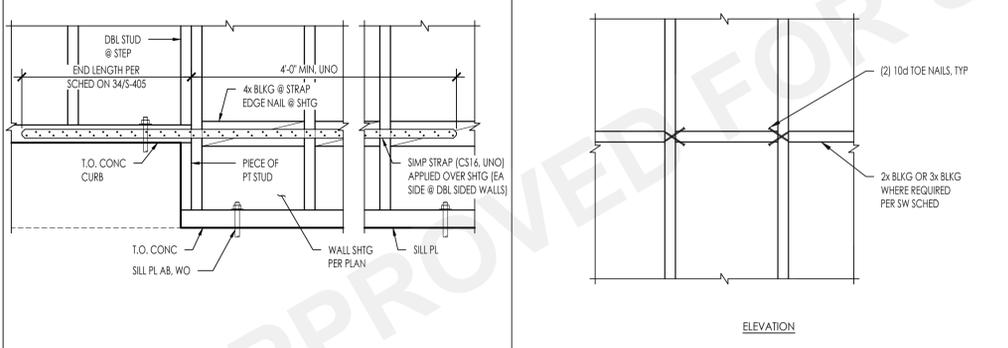


WALL SYMBOL	STRUCT SHEATHING	1,12	6	SHEAR WALL SHEATHING / NAILING SCHEDULE			7	10, 11	
				FRAMING SIZE	NAILING	SILL NAILING			
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 9" OC	8d @ 6" OC	8d @ 12" OC	16d @ 5" OC	12" OC	24" OC	5/8" DIA @ 48" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 8" OC	10d @ 6" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	12" OC	16" OC	5/8" DIA @ 48" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	8" OC	12" OC	5/8" DIA @ 32" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	6" OC	8" OC	5/8" DIA @ 32" OC
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	4" OC	8" OC	5/8" DIA @ 24" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 8" OC	6" OC	5/8" DIA @ 16" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 6" OC	A34 @ 4" OC	5/8" DIA @ 16" OC
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8" LAG SCREWS @ 6" OC	(2) @ 4" OC	1/4" @ 4" OC	5/8" DIA @ 8" OC

- NOTES:
- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
 - 8d NAIL DEFINED AS 0.131" DIAMETER SHANK x 2 1/2" LONG x 0.281" DIAMETER HEAD.
 - 10d NAIL DEFINED AS 0.148" DIAMETER SHANK x 3" LONG x 0.312" DIAMETER HEAD.
 - PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLD-DOWNS OR TIE-DOWN STRAPS, SILL PLATES AND TOP PLATES.
 - WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
 - NAILS SHALL BE 1/2" MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8" MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
 - USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE SHEAR EXCEEDS 700 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
 - WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
 - LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
 - SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
 - REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
 - LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
 - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD INDICATED.
 - LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
 - A. 4 1/2" MAX PENETRATION
 - B. NO CUTS OR HOLES IN SHEATHING WITHIN 1 1/2" OF CORNERS. SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW.
 - ASSUMES A 1 1/4" MIN LSL RIM BOARD. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.
 - WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
 - SIMPSON 1/4" CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.



SHEAR WALL INTERSECTION
2340-01-C121 - 5402 - 42
NTS



STRAP AT STEP IN SHEAR WALL SILL PLATE
2340-01-C121 - 5402 - 53
NTS

TYPICAL BLOCKING DETAIL
2340-01-C121 - 5402 - 43
NTS

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE
2340-01-C121 - 5402 - 13
NTS

MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽	1	CS20	(12) 10d x 2 1/2"	32'	1,030
▽	1	CS16	(20) 10d x 2 1/2"		1,705
▽	1	CS14	(26) 10d x 2 1/2"	39'	2,490
▽	2	CMSTC16	(50) 10d x 3 1/2"		4,690
▽	2	CMST14	(66) 10d x 2 1/2"	39'	6,475
▽	2	CMST12	(86) 10d x 2 1/2"		9,215

- NOTES:
- 2 BAYS OR 32" MIN STRAP LENGTH
 - EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ALL AROUND OPENINGS AT THIS CONDITION
 - SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN

FORCE TRANSFER AROUND OPENINGS
2340-01-C121 - 5402 - 44
NTS

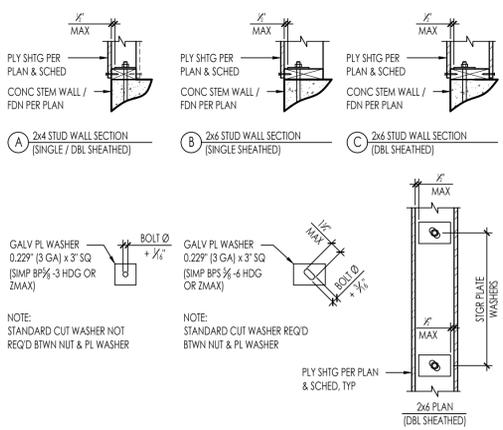
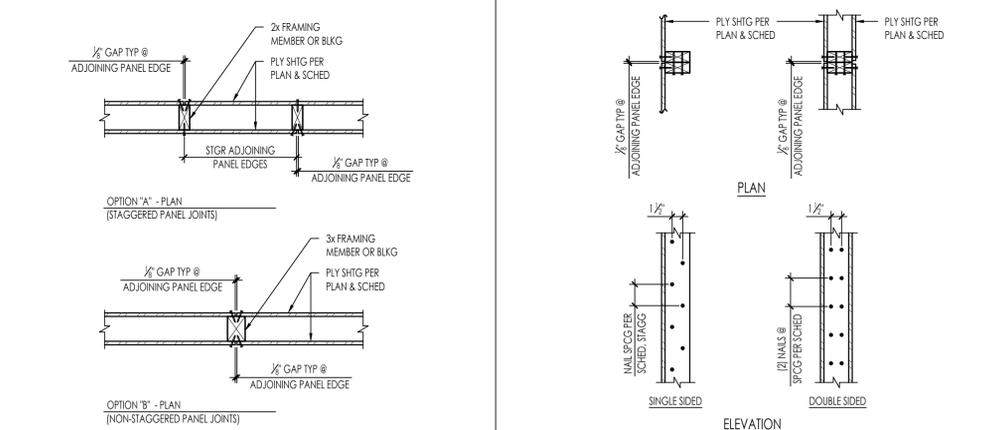


PLATE WASHER DETAIL
2340-01-C121 - 5402 - 34
NTS



DOUBLE SIDED SHEAR WALL
2340-01-C121 - 5402 - 24
NTS

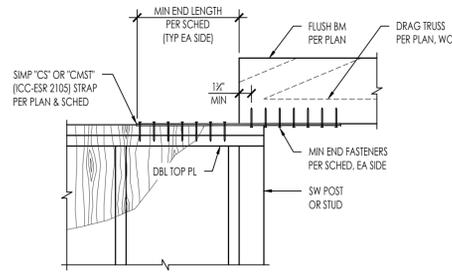
2x STUD NAILING @ ADJOINING PANEL EDGES
2340-01-C121 - 5402 - 14
NTS

N:\2340\2340-01-C121-mono-cy-ada-design\structural\CorDocs\Sheet-Rev\2340-01-C121 - 5402.dwg, PLAN 2 - 5402, Nov 20, 2023, 5:06pm, abbarz

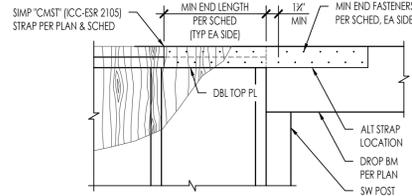


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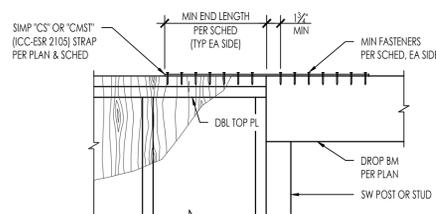
MONO COUNTY ADU
PROTOTYPES
MONO COUNTY
TYPICAL WOOD DETAILS



A STRAP TO BOTTOM OF FLUSH BEAM



B STRAP TO FACE OF DROP BEAM



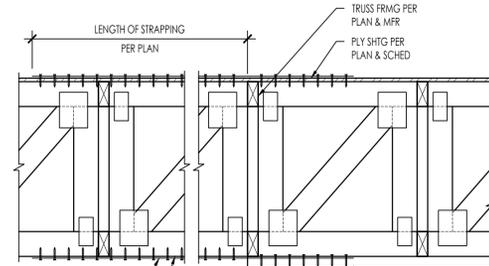
C STRAP TO TOP OF DROP BEAM

STRAP MODEL	END FASTENERS	END LENGTH (IN)	ALLOWABLE TENSION LOADS (LB)
CS16	(20) 10d	11	1,705
	(22) 8d	13	
CS14	(26) 10d	15	2,490
	(30) 8d	16	
CMSTC16	(50) 16d	20	4,690
CMST14	(56) 16d	26	6,475
	(66) 10d	30	
CMST12	(74) 16d	33	9,215
	(86) 10d	39	

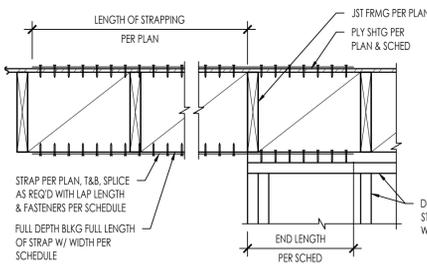
DRAG STRAP AT BEAM-TO-WALL

NTS

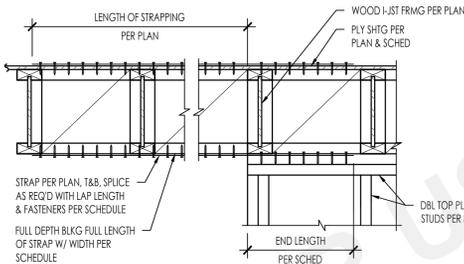
53



A WOOD TRUSS FRAMING



B SOLID SAWN FRAMING



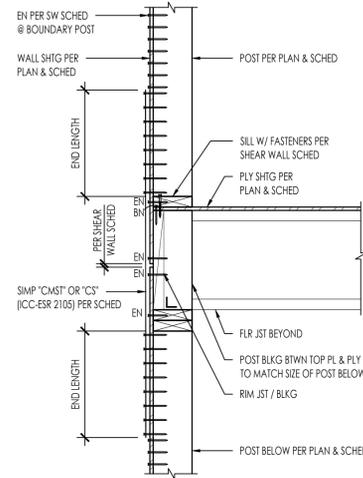
C TJI FRAMING

STRAP MODEL	END FASTENERS	END LENGTH (IN)	FASTENERS PER SPLICE	SPLICE LENGTH (IN)	MIN BLKG WIDTH	ALLOWABLE TENSION LOADS (LB)
CS16	(20) 10d	11	(5) 10d	8	1/2"	1,705
	(22) 8d	13	(6) 8d	9		
CS14	(26) 10d	15	(6) 10d	9	1/2"	2,490
	(30) 8d	16	(7) 8d	10		
CMSTC16	(50) 16d	20	(11) 16d	10	3/4"	4,690
CMST14	(56) 16d	26	(13) 16d	14	3/4"	6,475
	(66) 10d	30	(15) 10d	15		
CMST12	(74) 16d	33	(18) 16d	18	3/4"	9,215
	(86) 10d	39	(22) 10d	21		

BLOCK & STRAP PERP TO FRMG

NTS

43



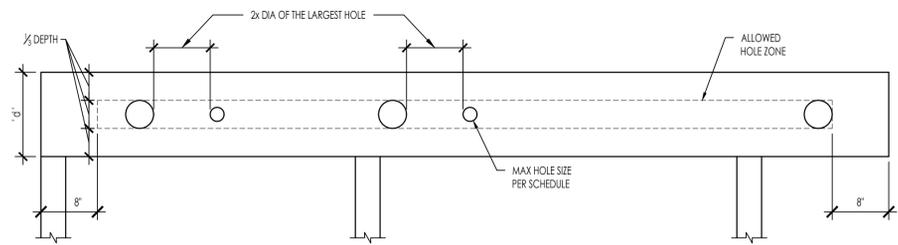
NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY, REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE

MARK	STRAP MODEL	FASTENERS	END LENGTH (IN)	ALLOWABLE TENSION LOADS (LB)
2A	CS16	22-10d	11	1,705
2B	CS14	30-10d	15	2,490
2C	CMSTC16	50-16d SINKER	20	4,585
2D	CMST14	56-10d	26	6,490
		66-10d	30	
2E	CMST12	74-16d	33	9,215
		86-10d	39	

STRAP ACROSS FLOOR

NTS

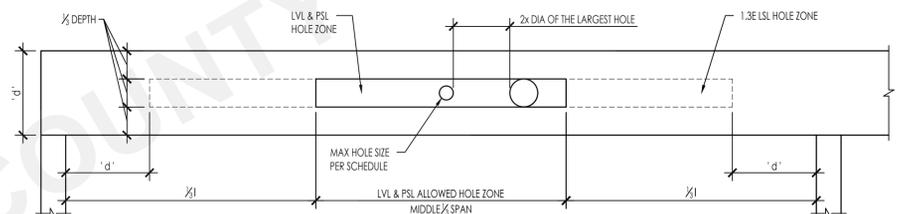
32



A 1.55E LSL BEAMS & HEADERS

HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 1/2"	3"
11 1/2"	3 3/4"
14"-16"	4 1/2"

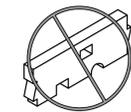
- 1.55E LSL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
 - ROUND HOLES ONLY.
 - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



B LVL, PSL & 1.3E LSL BEAMS & HEADERS

HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 1/2"	1"
5 1/2"	1 3/4"
7 1/2"-20"	2"

- LVL/PSL/1.3E LSL:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
 - ROUND HOLES ONLY.
 - NO HOLES IN CANTILEVERS.
 - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

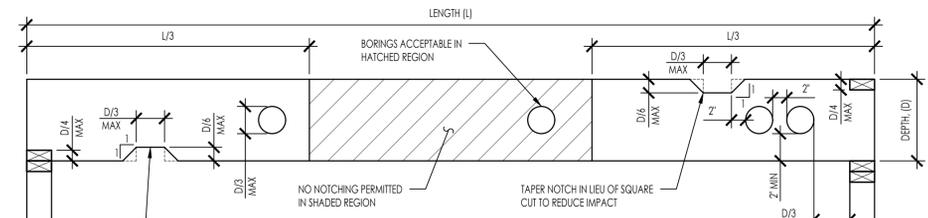


DO NOT CUT, NOTCH, OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN THE ILLUSTRATIONS AND TABLES

ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS

NTS

12



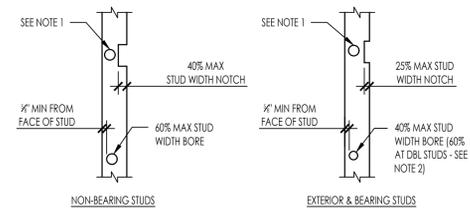
- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
 - NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
 - NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.

JOIST SIZE	NOTCH AND HOLE LIMITATIONS			
	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2X4	NONE	NONE	NONE	NONE
2X6	1 1/2"	1 1/2"	1 1/2"	1 1/2"
2X8	2 1/2"	1 1/2"	1 1/2"	2 1/2"
2X10	3"	1 1/2"	2 1/2"	3"
2X12	3 1/2"	1 1/2"	2 1/2"	3 1/2"

SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

NTS

13



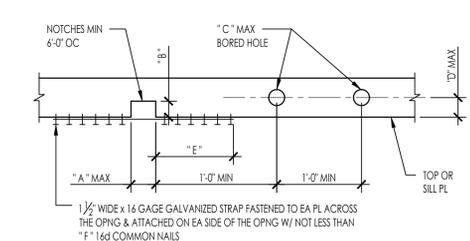
STUD SIZE (IN)	APPLICATION	MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH (IN)	
		MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 1/2"	1 3/4"
	EXTERIOR/BEARING	1 3/4"	1 1/2"
2X6	NON-BEARING	3 1/4"	2 3/4"
	EXTERIOR/BEARING	2 3/4"	1 3/4"

- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME STUD SECTION.
 - NO MORE THAN 2 SUCCESSIVE DBL. STUDS ARE PERMITTED TO HAVE 60% MAX BORED HOLES.

TYP WALL NOTCH AND BORING LIMITATIONS

NTS

24



TOP PL OR SILL PL	NOTCH AND HOLE LIMITATIONS					
	A	B	C	D	E	F
2X4	3/4"	1/2"	1/2"	1/2"	3/4"	6
2X6	1/2"	3/4"	1/2"	3/4"	1/2"	9
2X8	3/4"	3"	3/4"	3/4"	1 1/2"	12

TOP PL AND SILL NOTCH AND BORING LIMITATIONS

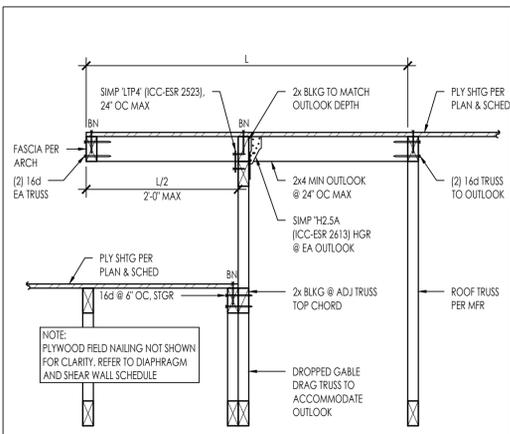
NTS

14

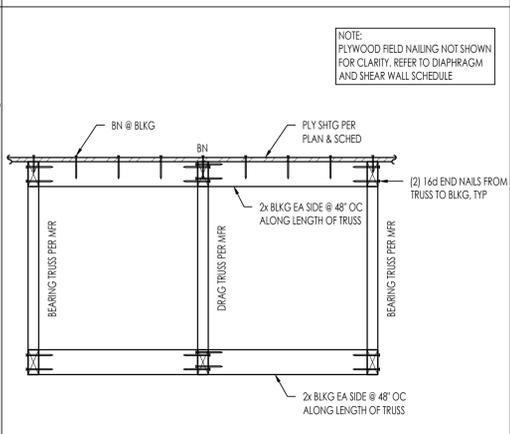
54

44

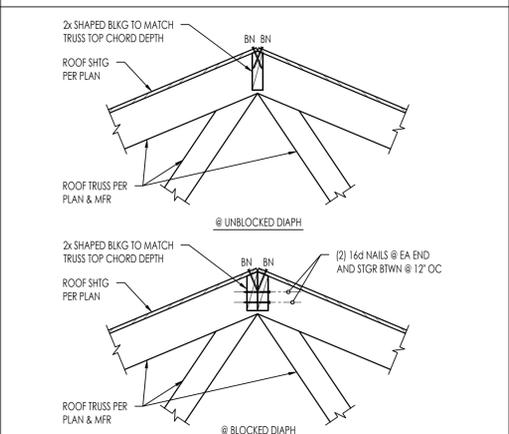
34



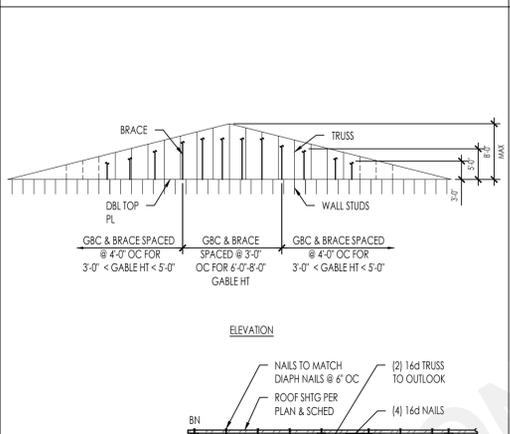
DIAPH TRANSITION W/ OVERHANG
234601-C101-1401-51 1" = 1'-0" 51



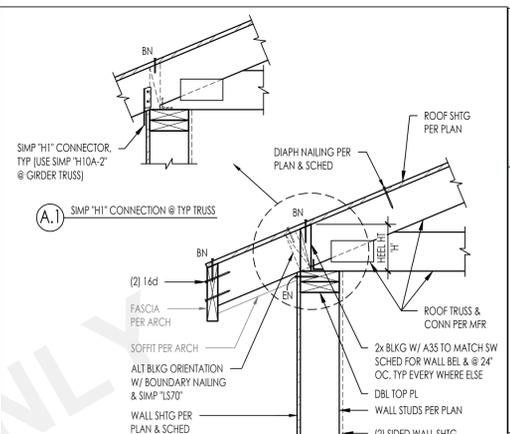
INTERIOR DRAG TRUSS
234601-C101-1401-41 1" = 1'-0" 41



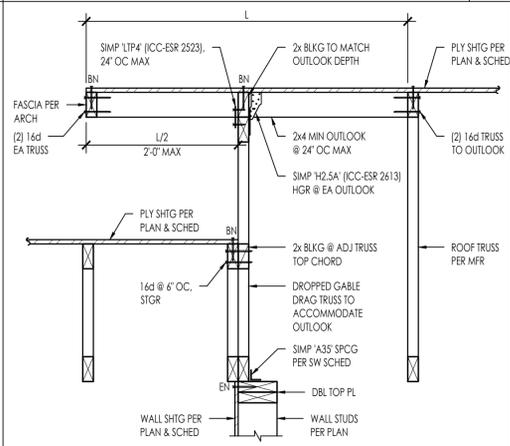
SHEATHING OVER ROOF RIDGE
234601-C101-1401-31 1" = 1'-0" 31



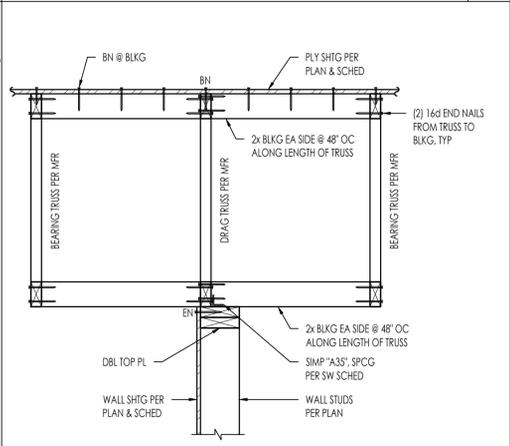
TRUSS TO GIRDER TRUSS
234601-C101-1401-32 1" = 1'-0" 32



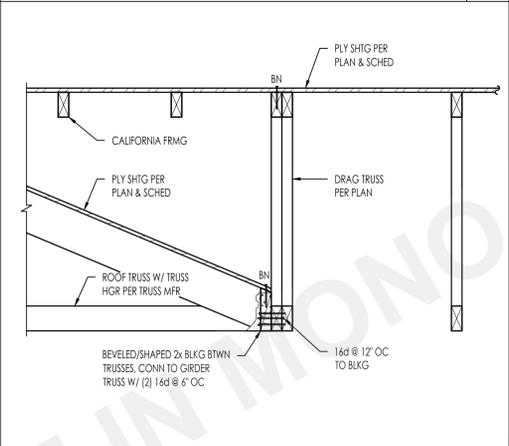
GABLE END TRUSS
234601-C101-1401-23 NTS 23



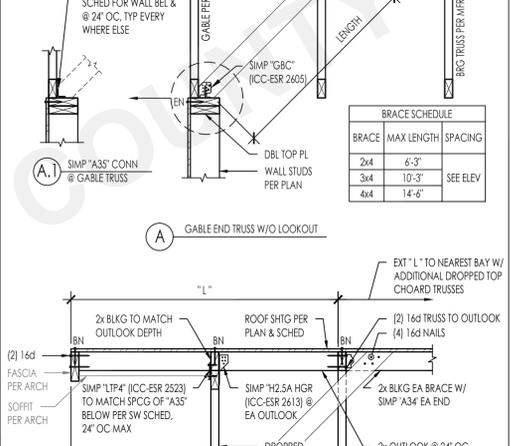
DIAPH TRANSITION W/ OVERHANG
234601-C101-1401-52 1" = 1'-0" 52



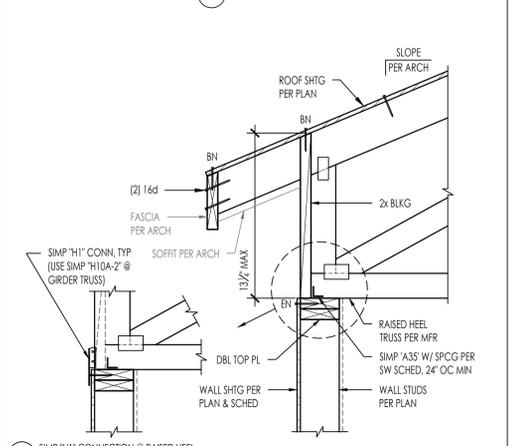
INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL)
234601-C101-1401-42 1" = 1'-0" 42



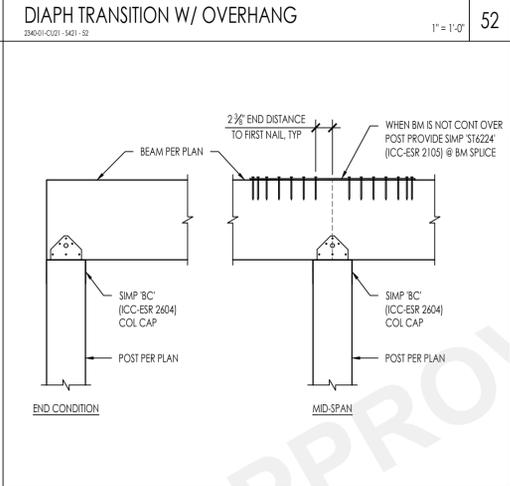
TRUSS TO GIRDER TRUSS W/ WALL BELOW
234601-C101-1401-33 1" = 1'-0" 33



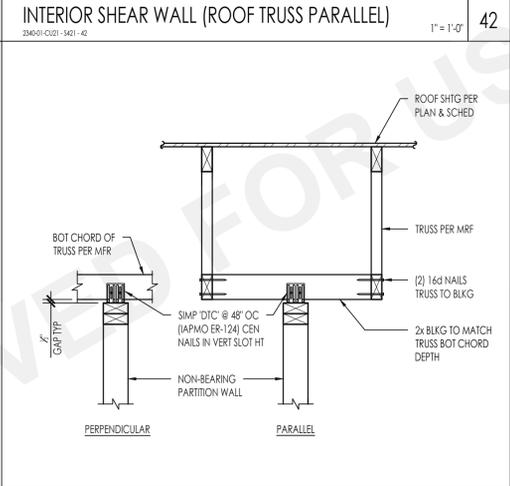
CALIFORNIA FRAMING SLEEPER
234601-C101-1401-34 NTS 34



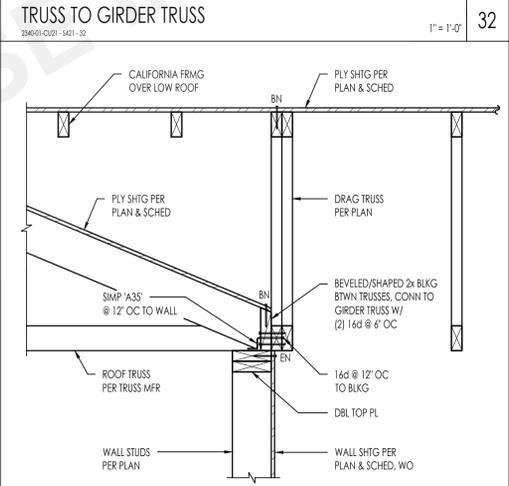
ROOF TRUSS PERP TO EXTERIOR WALL
234601-C101-1401-13 NTS 13



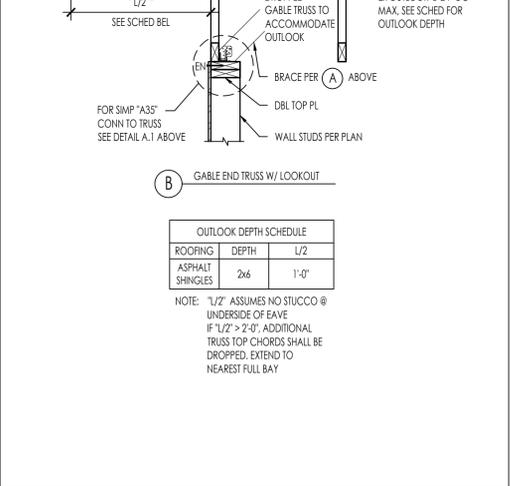
BEAM TO POST CONNECTION
234601-C101-1401-53 1" = 1'-0" 53



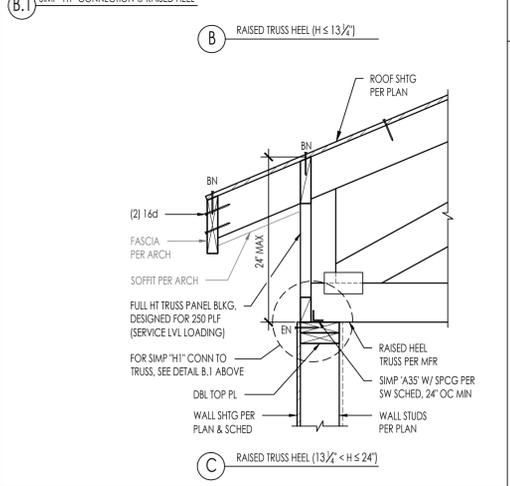
TRUSS OVER NON-BEARING PARTITION
234601-C101-1401-43 1" = 1'-0" 43



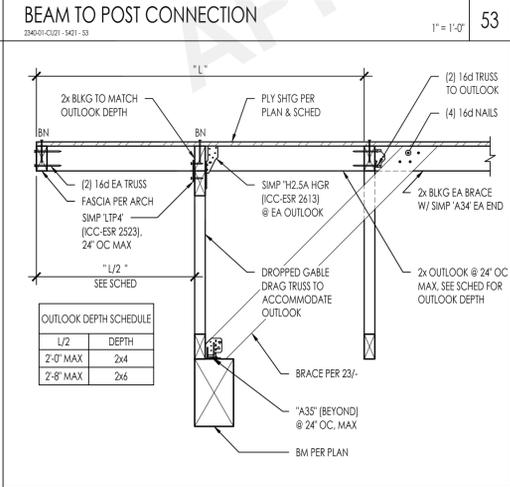
GABLE END TRUSS W/ LOOKOUT @ BEAM
234601-C101-1401-54 1" = 1'-0" 54



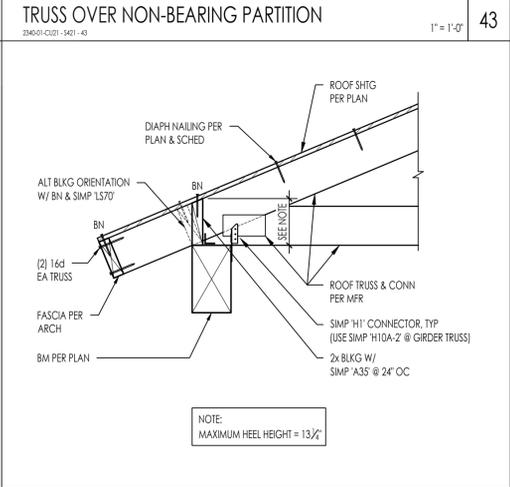
GABLE END TRUSS W/ LOOKOUT
234601-C101-1401-35 NTS 35



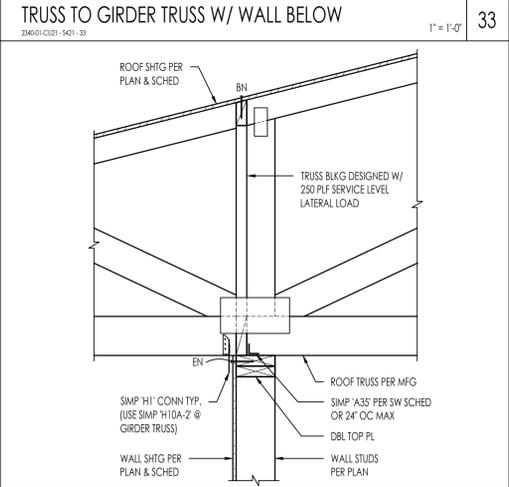
ROOF TRUSS PERP TO EXTERIOR WALL
234601-C101-1401-14 NTS 14



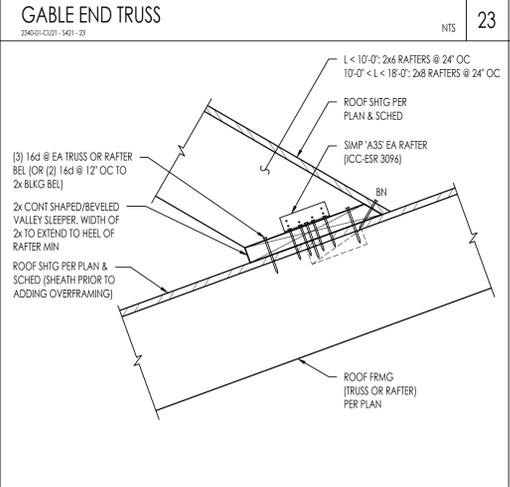
GABLE END TRUSS W/ LOOKOUT @ BEAM
234601-C101-1401-54 1" = 1'-0" 54



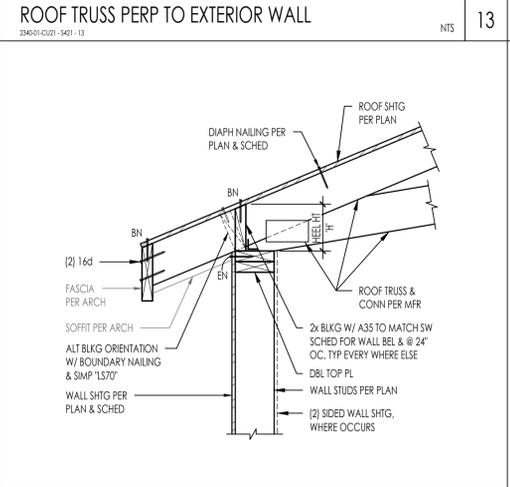
ROOF TRUSS PERP TO BEAM
234601-C101-1401-44 1" = 1'-0" 44



TRUSS INTERIOR BEARING WALL
234601-C101-1401-36 NTS 36



CALIFORNIA FRAMING SLEEPER
234601-C101-1401-24 NTS 24



ROOF TRUSS PERP TO EXTERIOR WALL
234601-C101-1401-14 NTS 14



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MONO COUNTY ADU PROTOTYPES
MONO COUNTY
ROOF FRAMING DETAILS

DATE
NOVEMBER 20, 2023
SHEET

S-421

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	51	41	ROOF RIDGE 234621-C121-1422-32 1" = 1'-0"	31	TRUSS ROOF @ BALLOON FRAMING 234621-C121-1422-31 1" = 1'-0"	21	RAFTER @ EXTERIOR SHEAR WALL 234621-C121-1422-11 1" = 1'-0"	11
	52	42						
		52	TOP NAILER @ RIDGE BEAM 234621-C121-1422-32 1" = 1'-0"	32	RIDGE @ WALL BELOW 234621-C121-1422-22 1" = 1'-0"	22	RAFTER @ EXTERIOR SHEAR WALL 234621-C121-1422-12 1" = 1'-0"	12
	53	43						
		53	ROOF RAFTER TO BEAM 234621-C121-1422-33 1" = 1'-0"	33	ROOF RAFTER TO EXTERIOR WALL (PERP) 234621-C121-1422-23 1" = 1'-0"	23	OUTLOOKER @ EXTERIOR SHEAR WALL 234621-C121-1422-13 1" = 1'-0"	13
	54	44						
		54	INTERIOR SHEAR WALL (JOIST PARALLEL) 234621-C121-1422-34 1" = 1'-0"	34	ROOF TRANSITION DETAIL 234621-C121-1422-24 1" = 1'-0"	24	CHANGE IN ROOF FRAMING 234621-C121-1422-14 3/4" = 1'-0"	14

MONO COUNTY ADU
PROTOTYPES
MONO COUNTY

ROOF FRAMING DETAILS

DATE
NOVEMBER 20, 2023

SHEET

S-422

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