



RURAL MOUNTAIN



HIGH DESERT

# MONO COUNTY PROTOTYPE ACCESSORY DWELLING UNIT - PLAN 3

MONO COUNTY, CA



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.

## 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: \_\_\_\_\_

## SHEET INDEX

- G-003 TITLE SHEET - PLAN 3
  - G-102 ABBREVIATIONS AND SYMBOLS
  - G-101 GENERAL NOTES
  - G-201 CAL GREEN RESIDENTIAL REQUIREMENTS
  - G-202 CAL GREEN RESIDENTIAL REQUIREMENTS
  - T24-A301 ENERGY COMPLIANCE - PLAN 3 - SLAB ON GRADE
  - T24-A302 ENERGY COMPLIANCE - PLAN 3 - SLAB ON GRADE
  - T24-A303 ENERGY COMPLIANCE - PLAN 3 - SLAB ON GRADE
  - T24-B301 ENERGY COMPLIANCE - PLAN 3 - RAISED FOUNDATION
  - T24-B302 ENERGY COMPLIANCE - PLAN 3 - RAISED FOUNDATION
  - T24-B303 ENERGY COMPLIANCE - PLAN 3 - RAISED FOUNDATION
  - AS-101 SITE PLAN INSTRUCTIONS & EXAMPLE
  - A3-101 FLOOR PLANS / FINISH PLANS & DOOR WINDOW SCHEDULES
  - A3-111 MECHANICAL & ELECTRICAL PLANS
  - A3-121 ROOF PLAN & RCP - RURAL MOUNTAIN
  - A3-122 ROOF PLAN & RCP - HIGH DESERT
  - A3-201 EXTERIOR ELEVATION - RURAL MOUNTAIN
  - A3-202 EXTERIOR ELEVATION - HIGH DESERT
  - A3-301 BUILDING SECTIONS - RURAL MOUNTAIN
  - A3-302 BUILDING SECTIONS - HIGH DESERT
  - AD-901 ARCHITECTURAL DETAILS - COMMON
  - AD-902 ARCHITECTURAL DETAILS - COMMON
  - AD-903 ARCHITECTURAL DETAILS - RURAL MOUNTAIN
  - AD-904 ARCHITECTURAL DETAILS - HIGH DESERT
  - AD-905 ARCHITECTURAL DETAILS - HIGH DESERT
  - AD-931 ADAPTABILITY DETAILS
  - S-101 SHEET INDEX, ABBREVIATIONS & SYMBOLS
  - S-102 GENERAL NOTES
  - S-103 GENERAL NOTES, SPECIAL INSPECTION & TESTS
  - S3-201A FOUNDATION PLANS - SLAB ON GRADE
  - S3-201B FOUNDATION PLANS - RAISED FLOOR
  - S3-202A ROOF PLANS - HIGH DESERT
  - S3-202B ROOF PLANS - RURAL MOUNTAIN
  - S-301 TYPICAL CONCRETE DETAILS
  - S-311 CONCRETE DETAILS
  - S-312 CONCRETE DETAILS
  - S-313 CONCRETE DETAILS
  - S-401 TYPICAL WOOD DETAILS
  - S-402 TYPICAL WOOD DETAILS
  - S-403 TYPICAL WOOD DETAILS
  - S-404 TYPICAL WOOD DETAILS
  - S-421 ROOF FRAMING DETAILS
  - S-422 ROOF FRAMING DETAILS
- 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 3**

CONDITIONED	
PLAN 3 FLOOR	692 SF
UNCONDITIONED	
PLAN 3 FRONT PORCH	71 SF
PLAN 3 SIDE PORCH	37 SF

## PROJECT CHECKLIST

### FOUNDATION

NOTE: THIS PROJECT ASSUMES A SITE WITH STANDARD SOIL CONDITIONS. IF THE ADU IS TO BE LOCATED ON A SITE WITH EXPANSIVE OR OTHERWISE UNUSUAL SOIL, THE APPLICANT MUST PROCURE A GEOTECHNICAL REPORT AND MAY REQUIRE A NEW FOUNDATION DESIGN.

- SLAB ON GRADE  
\* STRIKE THROUGH T24-B301/302/303
- RAISED FOUNDATION  
\* STRIKE THROUGH T24-A301/302/303

### WASTE WATER

- SEWER
- SEPTIC (REQUIRES APPROVAL)

### FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

- NO
- YES

REQUIRED AT PROPOSED ADU:

- NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED)
- YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED)

### FIRE SPRINKLERS NOTES

IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.

- DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
- SECTION 903.3.1.3 NFPA 13D SPRINKLER SYSTEMS AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3.
- SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
- SECTION 903.2.8.1 GROUP R-3 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PERMITTED IN GROUP R-3 OCCUPANCIES.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

### ONSITE PARKING REQUIRED

- NONE, EXCEPTION USED:
  - THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.
  - OFF STREET PARKING PERMITS ARE REQUIRED BUT NOT OFFERED TO THE OCCUPANT OF THE ADU.
  - WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU.
- ONE PARKING SPACE (STUDIO OR 1-BEDROOM ADU)
- TWO PARKING SPACES (2-BEDROOM ADU)

## PROJECT INFORMATION

**PROJECT SCOPE:**

- CONSTRUCTION OF A NEW DETACHED 1 STORY 692 SF ACCESSORY OR PRIMARY DWELLING UNIT WITH 1 BEDROOMS AND 1 BATH(S).
- ALL SITE WORK WITHIN THE PROPERTY LINE.
- ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

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

STREET ADDRESS: \_\_\_\_\_

APN: \_\_\_\_\_

ZONING: \_\_\_\_\_

LOT SIZE: \_\_\_\_\_

LAND USE: \_\_\_\_\_

EXISTING USE: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

**FLOOR AREA RATIO**  
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKES)

MAXIMUM FAR: \_\_\_\_\_

PROPOSED FAR: \_\_\_\_\_

**LOT COVERAGE**  
(TO BE PROVIDED BY OWNER)

BUILDING: \_\_\_\_\_

HARDSACPE/PAVING: \_\_\_\_\_

LANDSCAPE: \_\_\_\_\_

**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

## 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.

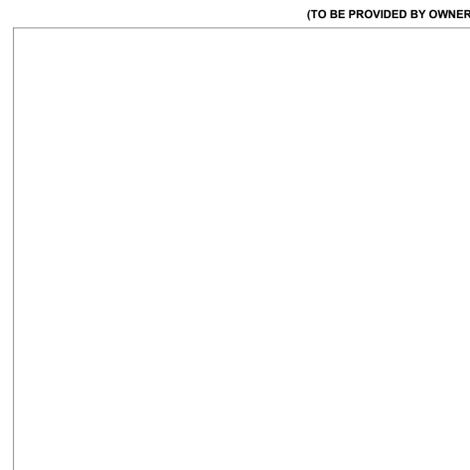
**NON-SPRINKLERED**

<input type="checkbox"/> FIRE SEPARATION DISTANCE: 25'-0" (EXTERIOR WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS)	NO FIRE-RESISTANCE RATING REQUIRED
<input type="checkbox"/> 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	NO FIRE-RESISTANCE RATING REQUIRED
EXTERIOR WALLS AND PROJECTIONS	1-HR FIRE-RESISTANCE REFER TO EAVE AND RAKE DETAILS FOR MORE INFO

**SPRINKLERED**

<input type="checkbox"/> FIRE SEPARATION DISTANCE: 24'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS)	NO FIRE-RESISTANCE RATING REQUIRED
--	------------------------------------

## VICINITY MAP



## 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 1.67 kWdc PV SYSTEM.
  - RAISED FOUNDATION PROJECT REQUIRES A 1.73 kWdc PV SYSTEM.
  - SYSTEM SHALL BE COMPLETED PRIOR TO FINAL INSPECTION.

## 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
  - FIBERGLASS
  - WOOD
  - ALUMINUM CLAD WOOD
  - COMPOSITION SHINGLES
  - STANDING SEAM METAL ROOF
  - CLAY ROOF TILES
- 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: A3-122/202/302 AND AD-904
  - HIGH DESERT
  - STRIKE THROUGH RURAL MOUNTAIN SHEETS: A3-121/201/301 AND AD-903

MONO COUNTY ADU PROTOTYPES MONO COUNTY

TITLE SHEET - PLAN 3

DATE  
01/10/2024

SHEET  
G-003

## FLOOR PLAN NOTES

- WEATHER BARRIERS.**
  - NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
  - PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3)
- DOMESTIC RANGE VENTILATION DUCTS** SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4". SMOOTH, METAL DUCT. (2022 CMC 504.4)
- ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATIONS:** CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0)
- WET-ROOM GLAZING.** PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES AS STANDING SURFACE. (2022 CRC R308.4.5)
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN** SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- WATER CLOSETS.**
  - CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
  - PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3)
  - NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
- BATH ACCESSORIES:** PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
- WHOLE BUILDING MECHANICAL VENTILATION SYSTEM** PER ASHRAE STANDARD 62.2. AT TIME OF BUILDING PERMIT APPLICATION, APPLICANT TO PROVIDE THE FOLLOWING INFORMATION:
  - CALCULATIONS FOR REQUIRED VENTING RATES.
  - CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
  - DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1.
  - TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
  - FANS SHALL BE A MAXIMUM OF 1 SONE.
  - FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
- ATTIC ACCESS:**
  - WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R807.1)
  - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
  - THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CRC R807.1)
  - IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL, PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING TO EQUIPMENT AND ITS CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
  - PROVIDE 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER 2022 CRC, SECTION R307.2.

## SITE NOTES

- CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING. UNLESS OTHERWISE NOTED ON THE PROPOSED SURROUNDING SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10- FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDCAPE WITHIN 10- FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REPRODUCE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

## ELECTRICAL NOTES

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE U.L. LABELED.
- CONDUITS NOT REQUIRED IF IT IS PROVIDED FOR USE AND MAIN PANEL IS REQUIRED FOR ADU WITH MINIMUM OF 225 AMP BUS-BAR. IF MAIN PANEL IS NOT PROVIDED FOR ADU, ELECTRICAL PERMIT SHALL BE PULLED FOR THE PRIMARY RESIDENCE WITH ELECTRICAL LOAD CALCULATIONS.
- IF PROVIDED, ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE. 100 AMP, 120V, 1-PHASE, 1-POLE, 1-TERMINAL.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH 2022 CENC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES, LUMINAIRE REQUIREMENTS SHEET 0-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, LAUNDRY AREAS, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC ART. 210-8.
- RECEPTACLES: SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 110.11(C))
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDLER) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) AND 2022 CEC 412.18.
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A))
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTACLES USED FOR RECEPTACLES AS PERMITTED IN CEC 406.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONE HIGH EFFICACY LAMP. LAMPS TO BE INSTALLED IN TABLE 150.0-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CEC 150.0(26)).
- IN ADDITION TO THE NUMBER OF RECEPTACLE CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2022 CEC, ARTICLE 210.11 (C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.8(B).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 150.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).

## ENERGY NOTES

- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.

### LUMINAIRE REQUIREMENTS (2022 CENC 150.0(I))

- LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.  
**EXCEPT:** INTEGRATED DECORATIVE LIGHTING, LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS, NAVIGATION LIGHTING, SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, AND LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, CABINETS AND LINEN CLOSERS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.

### THE FOLLOWING ARE HIGH-EFFICACY LIGHT SOURCES PER TABLE 150.0-A:

- THE FOLLOWING LIGHT SOURCES, OTHER THAN THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES, ARE NOT REQUIRED TO COMPLY WITH REFERENCE JOINT APPENDIX JA8.
  - LED LIGHT SOURCES INSTALLED OUTDOORS.
  - INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.
  - PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS.
  - HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING PULSE START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES.
  - LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.
  - CEILING FAN LIGHT KITS SUBJECT TO FEDERAL APPLIANCE REGULATIONS.

THE FOLLOWING LIGHT SOURCES ARE ONLY CONSIDERED TO BE HIGH EFFICACY LIGHT SOURCES SUBJECT TO THE CONDITIONS AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND MARKED AS REQUIRED BY JA8:

- ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES. NOTE THAT CEILING RECESSED DOWNLIGHT LUMINAIRES SHALL NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(K)(2).
  - ANY LIGHT SOURCE NOT OTHERWISE LISTED.
- SCREW-BASED LUMINAIRES.** SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
    - SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
    - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASALS WHEN TESTED IN ACCORDANCE WITH ASTM E285. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
    - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
    - MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.**EXCEPT:** RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.

## ENERGY NOTES CONTINUED

- LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES.** LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING METERS NOT REQUIRED TO BE PROVIDED FOR USE AND MAIN PANEL IS REQUIRED FOR ADU WITH MINIMUM OF 225 AMP BUS-BAR. IF MAIN PANEL IS NOT PROVIDED FOR ADU, ELECTRICAL PERMIT SHALL BE PULLED FOR THE PRIMARY RESIDENCE WITH ELECTRICAL LOAD CALCULATIONS.
- BLANK ELECTRICAL BOXES.** THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE THAT IS NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.
- INDOOR LIGHTING CONTROLS (2022 Cenc 150.0(K)(2)).**
    - LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
      - EXCEPT:** CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
    - NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
    - LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
    - AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)(2) IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)(2A).

### AUTOMATIC-OFF CONTROLS.

- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSET AREAS, INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
  - FOR LIGHTING INTERNAL TO DRAWERS AND CABINETY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
- DIMMING CONTROLS.** LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN. DEDICATED PHASE CUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A.  
**EXCEPT:** CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL. LUMINAIRES CONNECTED TO A CIRCUIT WITH CONTROLLED LIGHTING POWER LESS THAN 20 WATTS OR CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY, NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, AND LIGHTING INTERNAL TO DRAWERS AND CABINETY WITH OPAQUE FRONTS OR DOORS OR WITH AUTOMATIC-OFF CONTROLS.
- INDEPENDENT CONTROLS.** INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. THE FOLLOWING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER:
    - UNDERCABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS, AND SWITCHED OUTLETS.

### RESIDENTIAL OUTDOOR LIGHTING (2022 CENC 150.0(J)(1))

- LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:
- FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
    - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW;
    - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
    - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.**NOTE:** CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (2022 CENC 110.7).
- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 CENC 150.0(J)(3))

### ADDITIONAL NOTES PER AGING IN PLACE REQUIREMENTS:

- ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR (PER CRC R327.1.2).
- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDBY DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL (PER CRC R327.1.4)

## ENERGY STORAGE READINESS

- ENERGY STORAGE SYSTEM (ESS) REQUIREMENTS:**
  - IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE OR TWO DWELLINGS, EACH DWELLING UNIT SHALL BE PROVIDED WITH DEDICATED RACEWAYS, DESIGNATED BRANCH CIRCUITS AND ISOLATION DEVICES FOR ENERGY STORAGE SYSTEMS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). ADDITIONALLY, THE PANELBOARDS SHALL BE PROVIDED WITH THE MINIMUM BUSBAR RATINGS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). (2022 CEC SECTION 706.10)

### CALIFORNIA ENERGY CODE SECTION 150.0(S)

- AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
  - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
  - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKUP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR. ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY ENERGY STORAGE SYSTEM. ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
- THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- A SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

## PLUMBING NOTES

- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- DOMESTIC WATER (WITHIN BUILDING); COPPER OR PEX PIPE OR APPROVED EQUAL.
- AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
- DIETRICTR UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
- WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED, PROVIDE WITH 2 GATE VALVES.
- WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
- SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSEC SECTION 4.303
- WATER HEATER** (REFER TO BUILDING ENERGY ANALYSIS REPORT);
  - ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12.1)
    - PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
    - PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
  - EXCEPTIONS:**
    - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
    - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2' MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
- CLAMPING INSULATION** PER 2022 CENC 150.0 (J) AND CBC 609.11
  - DOMESTIC HOT WATER PIPING SHALL BE INSULATED.
  - HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 1/2 INCHES (12.5 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.
    - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
    - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
  - SERVICE WATER HEATING SYSTEMS PIPING TO INCLUDE:
    - RE-CIRCULATING SYSTEM PIPING, INCLUDING THE SUPPLY AND RETURN PIPING TO THE WATER HEATER.
    - THE FIRST 8 FEET OF HOT AND COLD OUTLET PIPING, INCLUDING PIPING BETWEEN A STORAGE TANK AND A HEAT TRAP, FOR A NON-RE-CIRCULATING STORAGE SYSTEM.
    - PIPES THAT ARE EXTERNALLY HEATED.SHALL BE INSULATED AS FOLLOWS:
    - UP TO 1" PIPE DIAMETER TO HAVE 1.0 MIN THICKNESS OR R7/7 RATING PER CENC TABLE 120.3A**EXCEPTIONS:**
    - FACTORY-INSTALLED PIPING WITHIN SPACE-CONDITIONING EQUIPMENT CERTIFIED UNDER SECTION 110.1 OR 110.2.
    - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT ENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING.
    - PIPING INSTALLED IN INTERIOR OR EXTERIOR WALLS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION IF ALL OF THE REQUIREMENTS ARE MET FOR COMPLIANCE WITH QUALITY INSULATION INSTALLATION (QII) AS SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA.5.
    - PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
- INSULATION PROTECTION.** PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(B)):
  - PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
  - PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
  - PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.
- PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
- STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE 24 FOR WATER HEATER REQUIREMENTS.
- ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
- PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
- WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER (2022 CPC 505.2) THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER (2022 808.5 CPC)
- PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE OUTLET WITH HOSE ATTACHMENTS. OTHER THAN DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

## PROJECT GENERAL NOTES

- APPLICABLE CODES AND STANDARDS:
  - 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
  - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
- CURRENT COUNTY OF MONO COUNTY, CA MUNICIPAL CODE.
  - ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
  - DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
  - IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
  - CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
  - GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
  - SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP.
  - THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED, UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
  - TV/DVD SYSTEMS
  - ICE MACHINE
  - VENDING MACHINE
  - REFRIGERATOR
  - MICROWAVE
  - OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
  - CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOTT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
  - THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
  - CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
  - A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR STANDARD #90A, ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL 181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
  - GRILLES AND REGISTERS, DIFFUSERS, ETC. SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS: DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24, C.1). LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN IN EXCESS OF 2 PER CMC 504.4.2.1. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED. DRYER EXHAUST DUCT POWER VENTILATORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 705 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2022 CMC, SECTION 504.2.2.3. SEE NOTE BELOW.
  - BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSEC SEC. 4.506.1):
    - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
    - 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 ≤ 50 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 EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)
  - BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7)
  - KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE (2022 CMC TABLE 403.7)

## MECHANICAL NOTES

- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL 181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- GRILLES AND REGISTERS, DIFFUSERS, ETC. SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS: DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24, C.1). LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN IN EXCESS OF 2 PER CMC 504.4.2.1. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED. DRYER EXHAUST DUCT POWER VENTILATORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 705 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2022 CMC, SECTION 504.2.2.3. SEE NOTE BELOW.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSEC SEC. 4.506.1):
  - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
  - 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 ≤ 50 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 EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGR

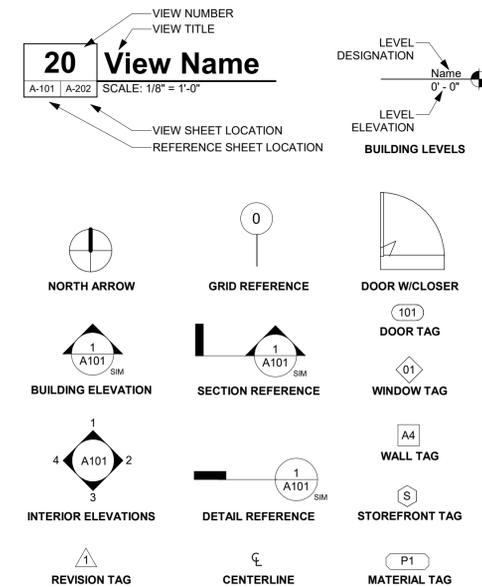


THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED 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.

### ABBREVIATIONS

A/C AIR CONDITIONING	FOIC FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PV PHOTO VOLTIC
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)



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.

### 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 COMPILATION 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, ALSO 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, RESTRIPIING, 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 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 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.

**4.106.4.1 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 FOR SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. PARKING SPACE 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 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.

**EXCEPTION:** ELECTRIC VEHICLE CHARGING STATIONS SERVING PUBLIC ACCOMMODATIONS, PUBLIC HOUSING, MOTELS AND HOTELS SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION. SEE CALIFORNIA BUILDING CODE, CHAPTER 11B, FOR APPLICABLE REQUIREMENTS.

**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 1.25 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 80 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 IN CONFORMANCE WITH ITEMS 1 THROUGH 5, THE CONSTRUCTION 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](http://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).

MONO COUNTY ADU PROTOTYPES  
MONO COUNTY  
CAL GREEN RESIDENTIAL REQUIREMENTS

DATE  
01/10/2024  
SHEET

G-201

# 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.

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

**NOTES:**  
 1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.  
 2. 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.

MONO COUNTY ADU PROTOTYPES MONO COUNTY CAL GREEN RESIDENTIAL REQUIREMENTS

### 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:  
 1. 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.  
 2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.  
 3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

**4.505.3 MOISTURE CONTENT OF 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:

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

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

#### 4.506 INDOOR AIR QUALITY AND EXHAUST

**4.506.1 BATHROOM EXHAUST FANS**  
 EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.  
 a. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 45 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.  
 b. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

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

#### 4.507 ENVIRONMENTAL COMFORT

##### 4.507.1 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:

1. 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.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSIAACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. 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<sup>2, 3</sup>**  
(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
ALUMINIUM 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 <sup>1</sup>	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 FINISHING COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

**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

**TABLE 4.504.5 - FORMALDEHYDE LIMITS<sup>1</sup>**  
(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 <sup>2</sup>	0.13

1. 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.
2. 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:  
 1. MANUFACTURER'S PRODUCT SPECIFICATION.  
 2. 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:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. 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.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

### 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:

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:  
 a. 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.  
 b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.  
 c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.  
 d. LANDSCAPE IRRIGATION SYSTEMS.  
 e. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. 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.
6. 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.
7. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
8. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
9. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
10. INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.
11. 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.  
 1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR 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.  
 2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF 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 3) 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. The program developed by EnergySoft, LLC - www.energysoft.com.

TABLE OF CONTENTS

Cover Page 1
Table of Contents 2
Form CF1R-PRF-01-E Certificate of Compliance 3
Form RMS-1 Residential Measures Summary 15
Form MF1R Mandatory Measures Summary 16
Room Load Summary 21

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-07T14:17:21-08:00 (Page 2 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3) 2022.rbd22x

ENERGY USE SUMMARY table with columns: Energy Use, Standard Design Source Energy (EDR1), Proposed Design Source Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, etc.

Registration Number: 223-P016812496A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 14:18:48
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-07T14:17:21-08:00 (Page 5 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3) 2022.rbd22x

ENERGY USE INTENSITY table with columns: Standard Design (kBtu/ft²-yr), Proposed Design (kBtu/ft²-yr), Compliance Margin (kBtu/ft²-yr), Margin Percentage. Rows include North Facing, East Facing, South Facing, West Facing.

Registration Number: 223-P016812496A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 14:18:48
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-07T14:17:21-08:00 (Page 3 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3) 2022.rbd22x

ENERGY USE SUMMARY table with columns: Energy Use, Standard Design Source Energy (EDR1), Proposed Design Source Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, etc.

Registration Number: 223-P016812496A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 14:18:48
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-07T14:17:21-08:00 (Page 6 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3) 2022.rbd22x

REQUIRED PV SYSTEMS table with columns: DC System Size (kW), Exception, Module Type, Array Type, Power Electronics, CF1, Azimuth (deg), Tilt Input, Array Angle (deg), Tilt (x in 12), Inverter Eff. (%), Annual Solar Access (%). Rows include 0, Standard (14-17%), Fixed, none, true, n/a, n/a, n/a, n/a, n/a.

Registration Number: 223-P016812496A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 14:18:48
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-07T14:17:21-08:00 (Page 1 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3) 2022.rbd22x

GENERAL INFORMATION table with columns: Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area (ft²), Existing Cond. Floor Area (ft²), Total Cond. Floor Area (ft²), ADU Bedroom Count, Fuel Type. Rows include Mono County ADU (Plan 3), Title 24 Analysis, Mono County, 93401, 16, Single family, Newly Constructed, 0, n/a, 692, n/a, All electric.

Registration Number: 223-P016812496A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 14:18:48
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-07T14:17:21-08:00 (Page 4 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3) 2022.rbd22x

ENERGY USE SUMMARY table with columns: Energy Use, Standard Design Source Energy (EDR1), Proposed Design Source Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, etc.

Registration Number: 223-P016812496A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 14:18:48
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-07T14:17:21-08:00 (Page 7 of 12)
Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3) 2022.rbd22x

REQUIRED PV SYSTEMS table with columns: DC System Size (kW), Exception, Module Type, Array Type, Power Electronics, CF1, Azimuth (deg), Tilt Input, Array Angle (deg), Tilt (x in 12), Inverter Eff. (%), Annual Solar Access (%). Rows include 0, Standard (14-17%), Fixed, none, true, n/a, n/a, n/a, n/a, n/a.

Registration Number: 223-P016812496A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:33:48 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-07 14:18:48
Schema Version: rev 20220901



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 CONTRUCT 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 ENERGY COMPLIANCE - PLAN 3 - SLAB ON GRADE

DATE 01/10/2024

SHEET

T24-A301



2022 Single-Family Residential Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach (2022/23).

Table with 2 columns: Code Number and Description. Includes sections for Building Envelope, Air Leakage, Lighting, and various energy efficiency requirements.



2022 Single-Family Residential Requirements Summary

Table with 2 columns: Code Number and Description. Continues the list of energy efficiency requirements, including duct sealing, window performance, and HVAC system requirements.



2022 Single-Family Residential Requirements Summary

Table with 2 columns: Code Number and Description. Focuses on space conditioning systems, including air flow rate and fan efficiency requirements.

Table with 2 columns: Code Number and Description. Details requirements for ventilation and indoor air quality, including mechanical ventilation and radon gas mitigation.

Table with 2 columns: Code Number and Description. Covers pool and spa systems, lighting, and luminaire efficiency requirements.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Fenestration/Glazing, Slab Floors, and Opaque Surface Constructions.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Variable Capacity Heat Pump Compliance Option, Indoor Air Quality (IAQ) Fans, and HVAC Systems.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, and HVAC - Heat Pumps.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Opaque Surface Constructions, Building Envelope - HERS Verification, Water Heating Systems, and Water Heaters - NEEA Heat Pump.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Documentation Author's Declaration Statement, Responsible Person's Declaration Statement, and a QR code.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, and HVAC - Heat Pumps.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, and HVAC - Heat Pumps.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, and HVAC - Heat Pumps.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Calculation Date/Time: 2023-11-07T14:17:21-08:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, and HVAC - Heat Pumps.



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 TO THE PERMIT.

MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 3 - SLAB ON GRADE

PUBLIC SET DATE 01/10/2024 SHEET

T24-A302



BUILDING ENERGY ANALYSIS REPORT

PROJECT: Mono County ADU (Plan 3) 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 rigorous and is authorized by the California Energy Commission for use with the California Home Energy Rating System (HERS) Standards. This program developed by EnergySoft, LLC - www.energysoft.com

TABLE OF CONTENTS

1 Cover Page
2 Table of Contents
3 Form CF-IR-PRF-01-E Certificate of Compliance
15 Form RMS-1 Residential Measures Summary
16 Form MFR Mandatory Measures Summary
21 Room Load Summary

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-20T07:30:47-08:00 (Page 2 of 12) Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3)(raised foundation) 2022.rbd22x

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

Efficiency EDR includes improvements like a better building envelope and more efficient equipment. Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries.

Registration Number: 223-P016617248A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:34:03 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-20 07:32:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-20T07:30:47-08:00 (Page 5 of 12) Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3)(raised foundation) 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 orientations.

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-P016617248A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:34:03 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-20 07:32:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-20T07:30:47-08:00 (Page 3 of 12) Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3)(raised foundation) 2022.rbd22x

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design TDV Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), and Compliance Margin (EDR2). Includes rows for Space Heating, Space Cooling, IAQ Ventilation, Water Heating, etc.

Registration Number: 223-P016617248A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:34:03 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-20 07:32:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-20T07:30:47-08:00 (Page 6 of 12) Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3)(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, Inverter Eff, Annual Solar Access. Includes a row for 1.78 kWdc.

REQUIRED SPECIAL FEATURES: The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. Includes IAQ Ventilation System, Heat Recovery, etc.

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. Includes Indoor air quality, Verified Refrigerant Charge, etc.

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, Number of Water Heating Systems. Includes a row for Mono County ADU (Plan 3).

Registration Number: 223-P016617248A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:34:03 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-20 07:32:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-20T07:30:47-08:00 (Page 1 of 12) Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3)(raised foundation) 2022.rbd22x

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, Fuel Type. Includes rows for Mono County ADU (Plan 3).

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

Registration Number: 223-P016617248A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:34:03 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-20 07:32:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-20T07:30:47-08:00 (Page 4 of 12) Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3)(raised foundation) 2022.rbd22x

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design TDV Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), and Compliance Margin (EDR2). Includes rows for Space Heating, Space Cooling, IAQ Ventilation, Water Heating, etc.

Registration Number: 223-P016617248A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:34:03 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-20 07:32:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Mono County ADU (Plan 3) Calculation Date/Time: 2023-11-20T07:30:47-08:00 (Page 7 of 12) Calculation Description: Title 24 Analysis Input File Name: Mono County ADU (Plan 3)(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 1, Status. Includes a row for Living Area.

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

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

FENESTRATION / GLAZING table with columns for Name, Type, Surface, Orientation, Azimuth, Width, Height, Mult., Area, U-factor, SHGC, SHGC Source, Exterior Shading. Includes rows for A, A.2, B windows.

Registration Number: 223-P016617248A-000-000-0000000-0000 Registration Date/Time: 2023-11-27 08:34:03 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2023-11-20 07:32:20



THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN.

MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 3 - RAISED FOUNDATION

DATE 01/10/2024

SHEET

T24-B301



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Building Envelope, Air Leakage, Insulation, and Mechanical Systems.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Includes sections for Mechanical Systems, Ducts and Ducts, and Ventilation and Indoor Air Quality.

5/6/22

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Mono County ADU (Plan 3). Includes tables for Fenestration/Glazing, Opaque Doors, and Opaque Surface Constructions.

Registration Number: 223-P016617248A-000-000-0000000-0000. 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 3). Includes tables for Variable Capacity Heat Pump Compliance Option - HERS Verification, Indoor Air Quality (IAQ) Fans, and Fenestration/Glazing.

Registration Number: 223-P016617248A-000-000-0000000-0000. 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 3). Includes tables for Opaque Surface Constructions, Building Envelope - HERS Verification, Water Heating Systems, and Water Heaters - NEA Heat Pump.

Registration Number: 223-P016617248A-000-000-0000000-0000. 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 3). Includes tables for Documentation Author's Declaration Statement, Responsible Person's Declaration Statement, and Fenestration/Glazing.

Registration Number: 223-P016617248A-000-000-0000000-0000. 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 3). Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, HVAC - Heat Pumps, and HVAC Heat Pumps - HERS Verification.

Registration Number: 223-P016617248A-000-000-0000000-0000. Registration Date/Time: 2023-11-27 08:34:03. HERS Provider: CaCERTS, Inc.

RESIDENTIAL MEASURES SUMMARY. Includes tables for Insulation, Fenestration, HVAC Systems, and Water Heating. Includes a QR code for verification.

Registration Number: 223-P016617248A-000-000-0000000-0000. Registration Date/Time: 2023-11-27 08:34:03. HERS Provider: CaCERTS, Inc.



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 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.

MONO COUNTY ADU PROTOTYPES MONO COUNTY ENERGY COMPLIANCE - PLAN 3 - RAISED FOUNDATION

Table with 2 columns: Label and Value. Includes PUBLIC SET, DATE (01/10/2024), SHEET (T24-B302), and User (Emanuela, 6249).







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  
**A3-101**

## 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 COMPLES 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

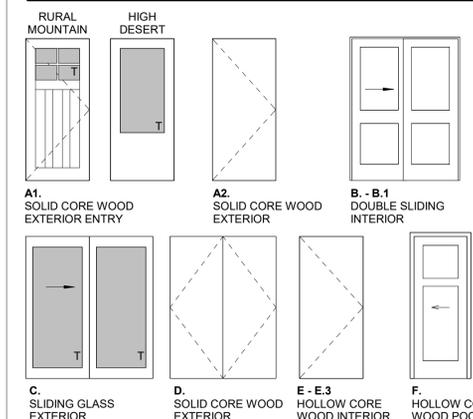
- FIRE RATED DOOR. REFER TO GENERAL DOOR NOTE #5
- GLAZING PER DOOR TYPES. TEMPERED.
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.
- OPTIONAL GLAZING IN DOOR. TEMPERED (BOTH PANES).

## DOOR SCHEDULE

SCHEDULE-DOOR PLAN 3			
TYPE	DOOR		REMARKS
	WIDTH	HEIGHT	
A1	3'-0"	6'-8"	
B	4'-0"	6'-8"	
C	6'-0"	6'-8"	
E.1	2'-8"	6'-8"	
E.2	2'-6"	6'-8"	

SCHEDULE-DOOR PLAN 3 ADA			
TYPE	DOOR		REMARKS
	WIDTH	HEIGHT	
A1	3'-0"	6'-8"	
B	4'-0"	6'-8"	
C	6'-0"	6'-8"	
E	3'-0"	6'-8"	
E.2	2'-6"	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 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.
- C04 LINEN CABINET AT 36" ABOVE FINISH FLOOR.
- 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 FLATWORK. 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.

## 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" AFF. 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".

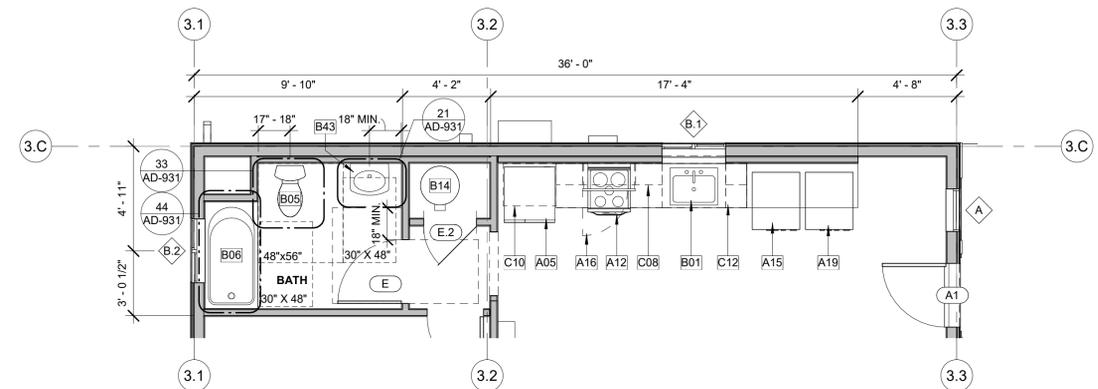
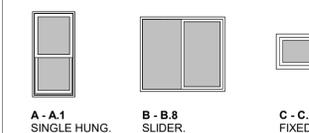
## WINDOW REMARKS

- 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

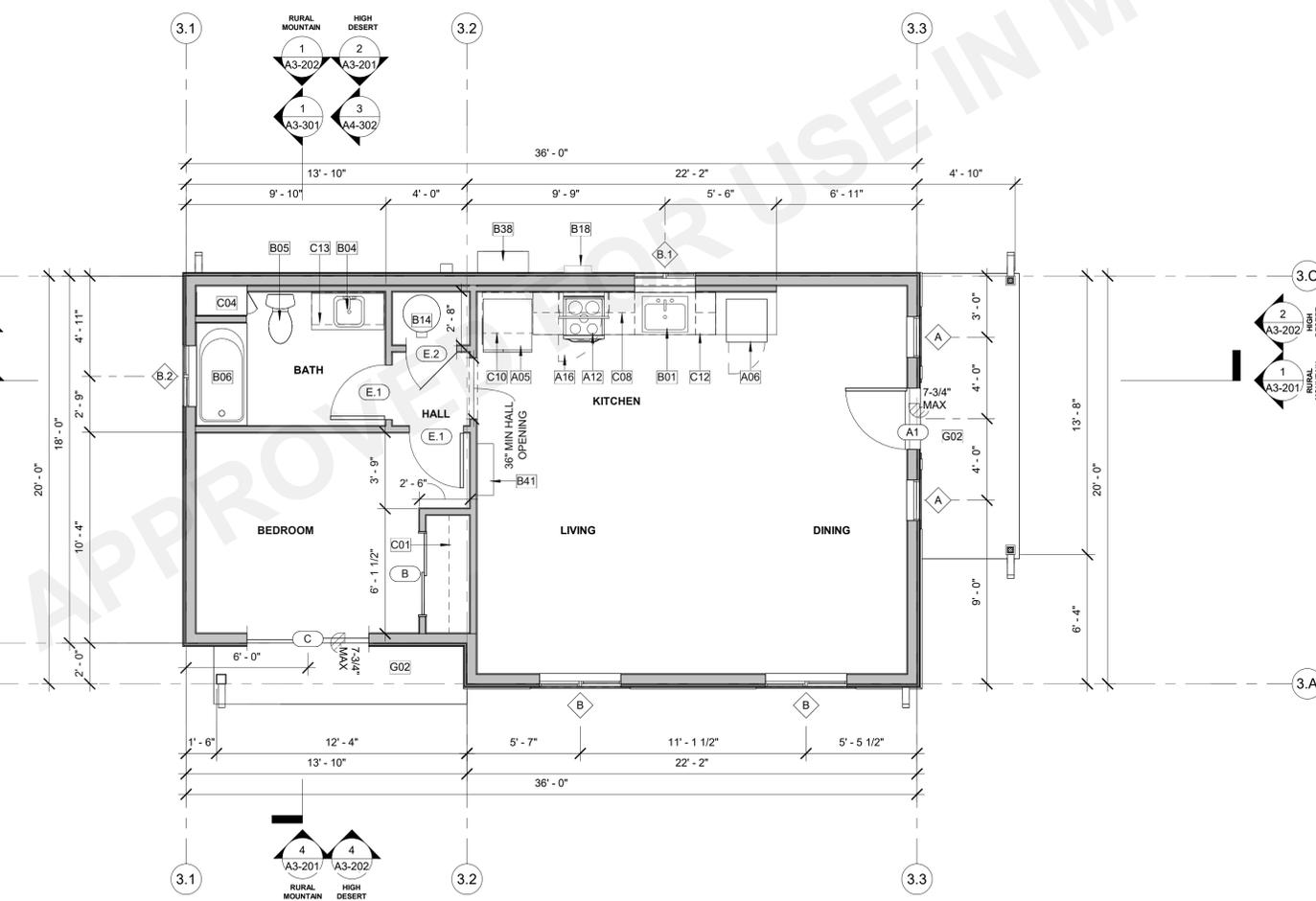
SCHEDULE-WINDOW PLAN 3 (HIGH DESERT & RURAL MOUNTAIN)						
NO.	TYPE	COUNT	SIZE		HEAD HEIGHT	REMARKS
			WIDTH	HEIGHT		
PLAN 3	A	2	2'-0"	4'-0"	6'-8"	2
PLAN 3	B	2	4'-0"	4'-0"	6'-8"	
PLAN 3	B.1	1	3'-0"	3'-0"	6'-8"	
PLAN 3	B.2	1	3'-0"	2'-0"	6'-8"	2

## WINDOW LEGEND



### 3 OPT. ADAPTABLE BATH

A1-201/A3-101 SCALE: 1/4" = 1'-0"



### 2 PLAN 3 - GROUND FLOOR PLAN

A1-201/A3-101 1/4" = 1'-0"





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.

## 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 - PLAN 3	786 SF	2.62 SF	1.31 SF	1.31 SF

CI	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	3	2' - 8"	0.50 SF	1.50 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	3	2' - 8"	0.50 SF	1.50 SF

## KEYNOTES

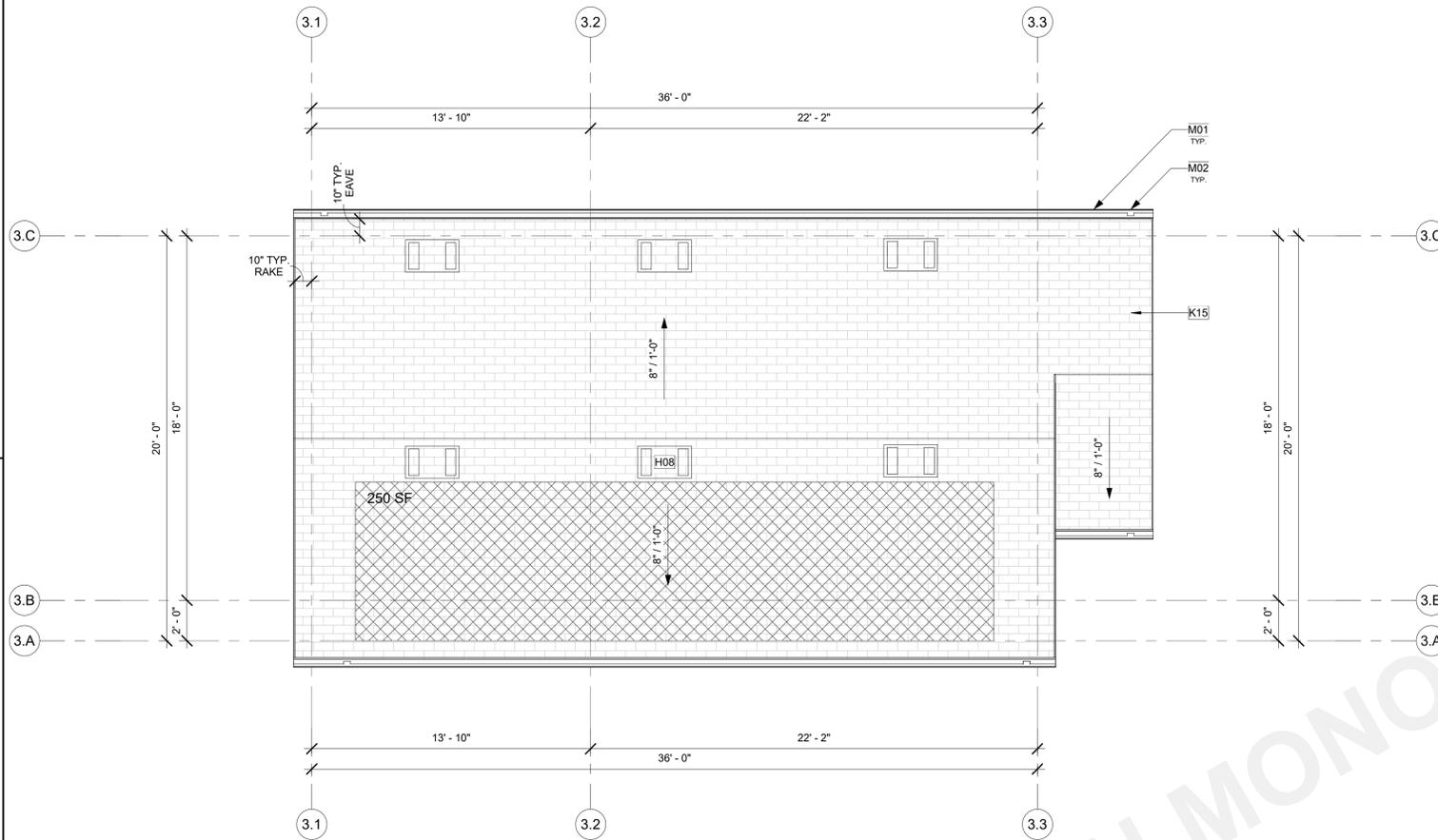
F03 22" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS Ccnc 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE Ccnc 150.0 (a)1.

## 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 3 - RURAL MOUNTAIN

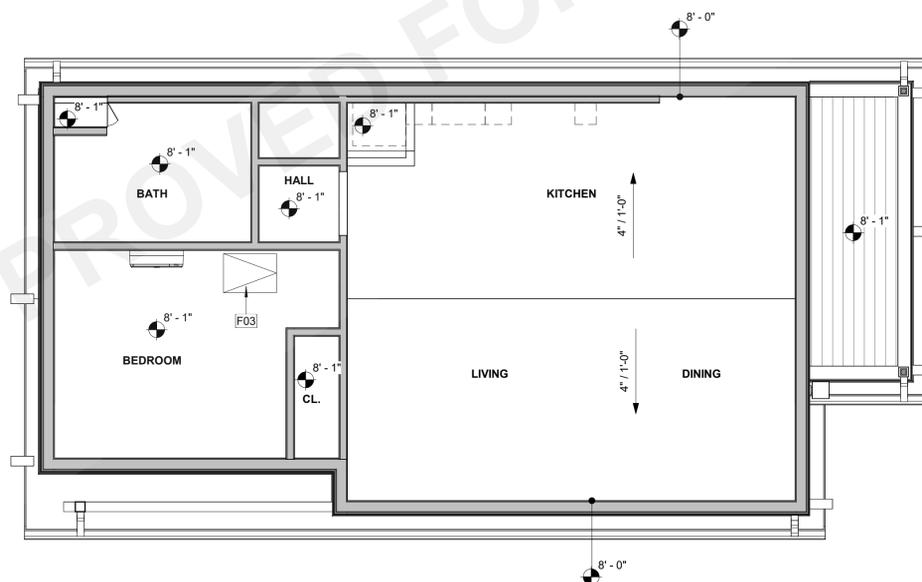
A3-121 1/4" = 1'-0"

## 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 3 - RURAL MOUNTAIN

A1-201A3-121 1/4" = 1'-0"

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

DATE  
01/10/2024  
SHEET

A3-121

PUBLIC SET



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.

## ROOF VENTING CALCULATIONS

**UPPER VENTS:** 14" x 17.5" VULCAN GABLE VENT  
86.0 SQ. IN. OF AIR MOVEMENT PER VENT = 86 SQ. IN. / 144 = 0.60 SF  
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 - PLAN 3	786 SF	2.62 SF	1.31 SF	1.31 SF

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

<b>LOWER</b>				
(3) 3" HOLES (LOWER)	18	2' - 0"	0.08 SF	1.44 SF
				1.44 SF

<b>UPPER</b>				
14x12 VULCAN GABLE VENT (UPPER)	1	1' - 2"	0.40 SF	0.40 SF
14x17.5 VULCAN GABLE VENT (UPPER)	2	1' - 2"	0.60 SF	1.20 SF
				1.60 SF

## KEYNOTES

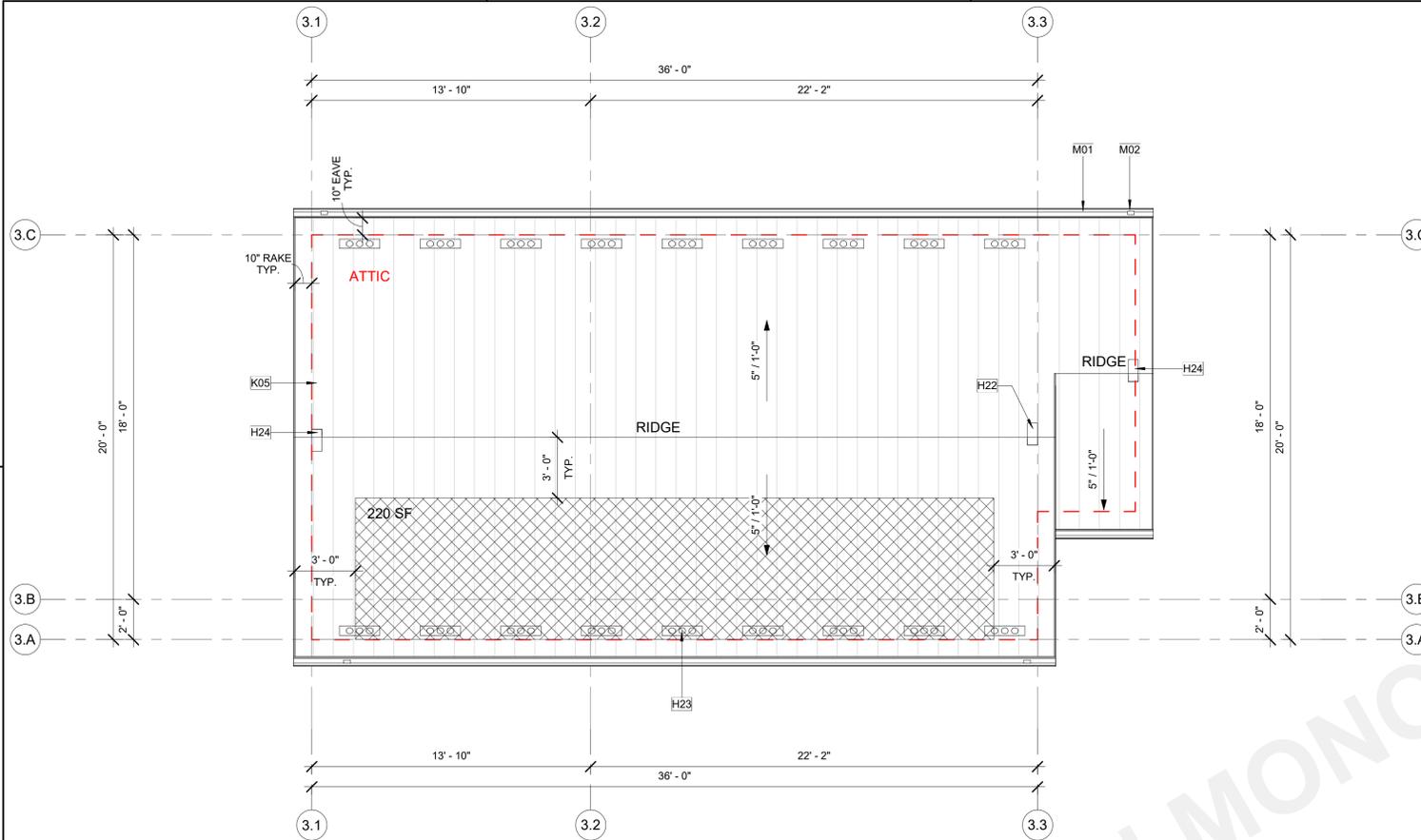
F03 22" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENC 150.0 (a)1.

## 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.



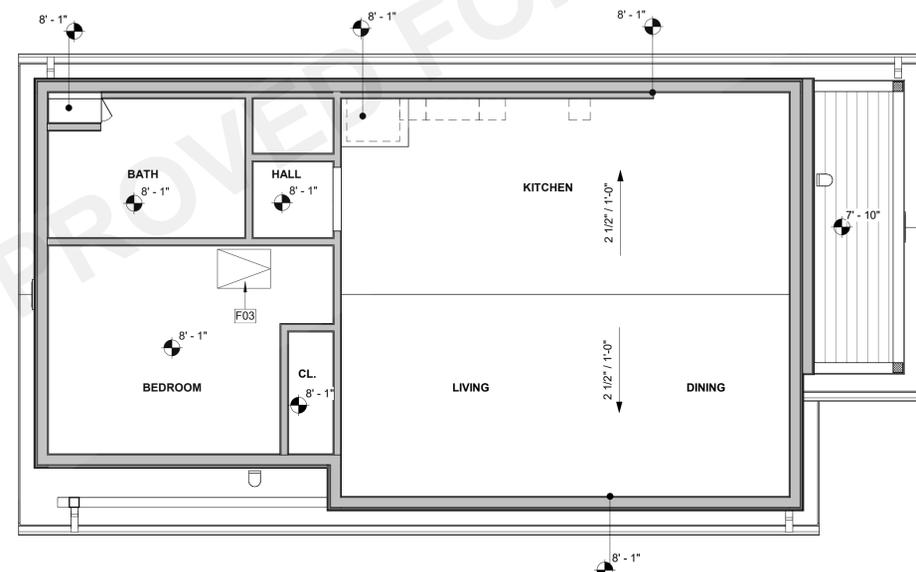
**1 ROOF PLAN 3 - HIGH DESERT**  
A3-122 1/4" = 1'-0"

## 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. HARIÉ SOFFIT PANELS - BEADED PORCH PANEL OR EQ.



**2 GROUND FLOOR RCP 3 - HIGH DESERT**  
A1-201A3-122 1/4" = 1'-0"

MONO COUNTY ADU  
PROTOTYPES  
MONO COUNTY

ROOF PLAN & RCP - HIGH DESERT

DATE  
01/10/2024

SHEET

A3-122

PUBLIC SET



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.

### 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.

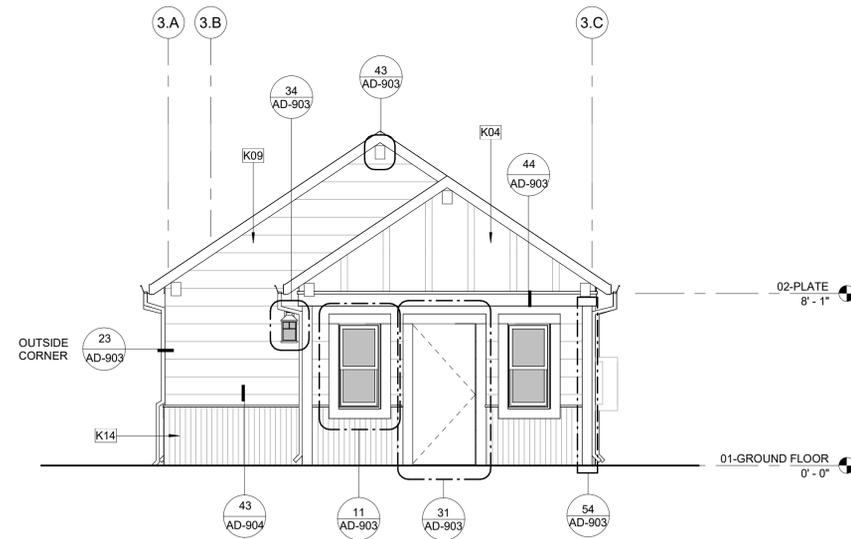
### KEYNOTES

- 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

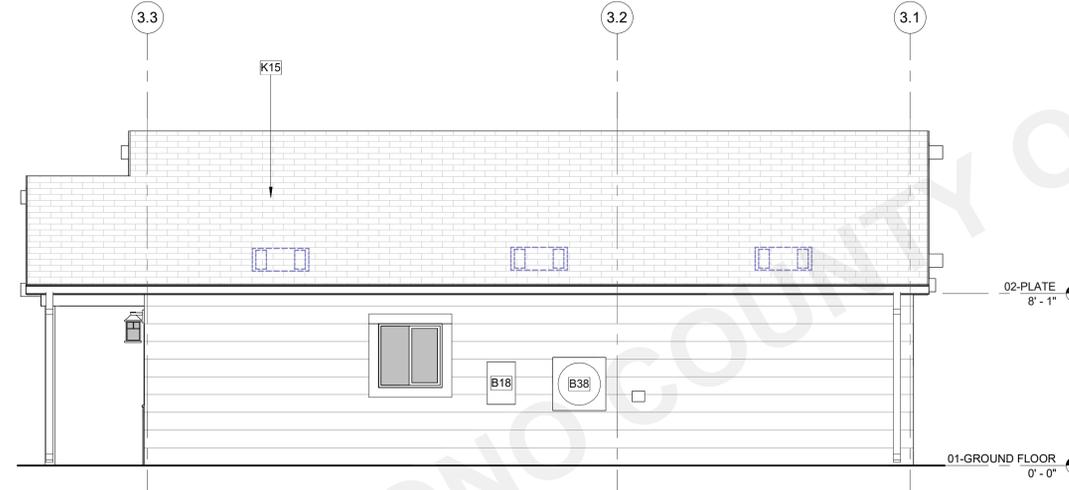
NOTE: COLOR TO MATCH PRIMARY RESIDENCE COLOR SCHEME.

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	



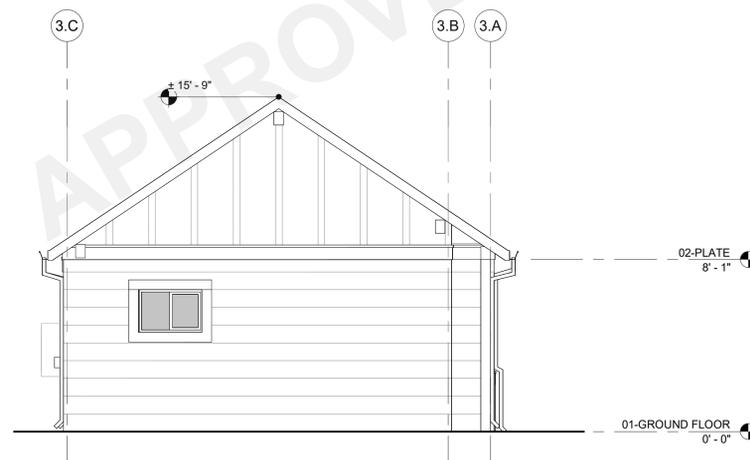
**1 PLAN 3 - RURAL MOUNTAIN - RIGHT**

A3-101 | A3-201 | SCALE: 1/4" = 1'-0"



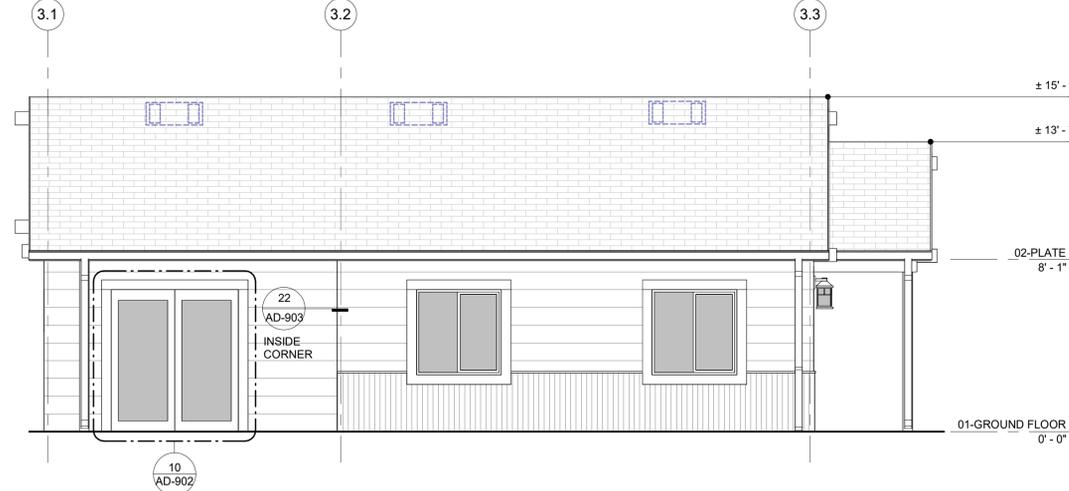
**2 PLAN 3 - RURAL MOUNTAIN - REAR**

A3-101 | A3-201 | SCALE: 1/4" = 1'-0"



**3 PLAN 3 - RURAL MOUNTAIN - LEFT**

A3-101 | A3-201 | SCALE: 1/4" = 1'-0"



**4 PLAN 3 - RURAL MOUNTAIN - FRONT**

A3-101 | A3-201 | SCALE: 1/4" = 1'-0"

MONO COUNTY ADU  
PROTOTYPES  
MONO COUNTY  
EXTERIOR ELEVATION - RURAL  
MOUNTAIN

DATE  
01/10/2024

SHEET  
A3-201



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.

### 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 COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- H22 12" X 14" VULCAN GABLE VENT.
- H24 14" X 17.5" VULCAN GABLE VENT.
- K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K14 CORRUGATED METAL FINISH.

### LEGEND

NOTE: COLOR TO MATCH PRIMARY RESIDENCE COLOR SCHEME.

#### STYLE - RURAL MOUNTAIN

FIBER CEMENT HORIZONTAL SIDING (COLOR AND WIDTH TO MATCH PRIMARY RESIDENCE)

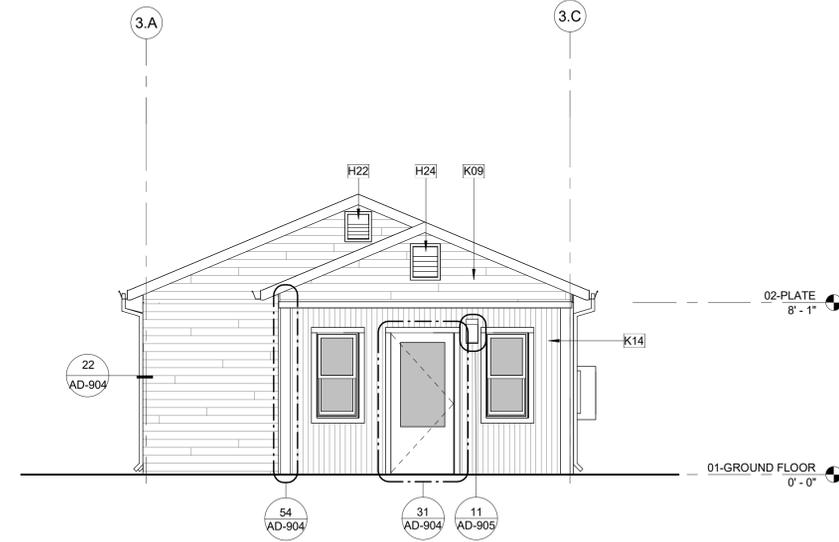
BOARD AND BATTEN SIDING (COLOR TO MATCH PRIMARY RESIDENCE)

CORRUGATED METAL - VERTICAL

#### STYLE - HIGH DESERT

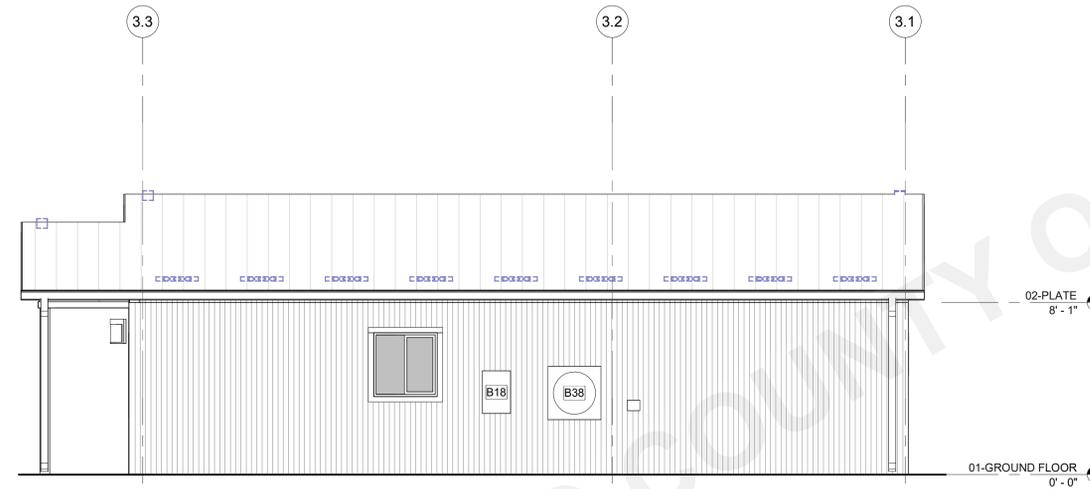
CORRUGATED METAL - VERTICAL

HORIZONTAL SIDING



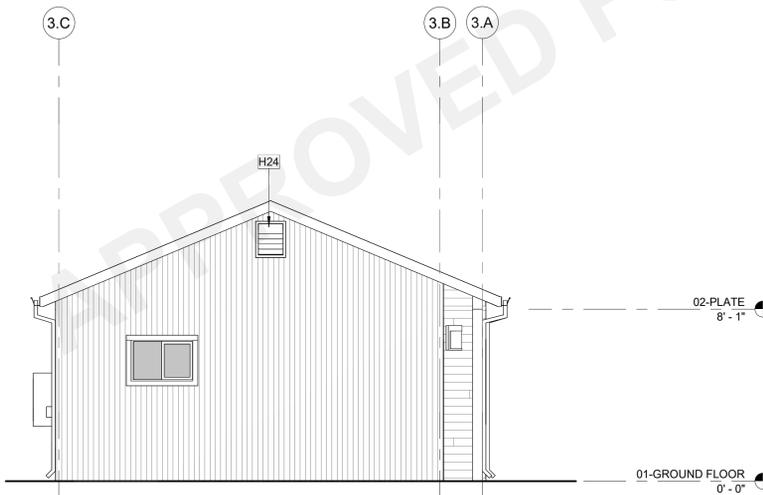
**2 PLAN 3 - HIGH DESERT - RIGHT**

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



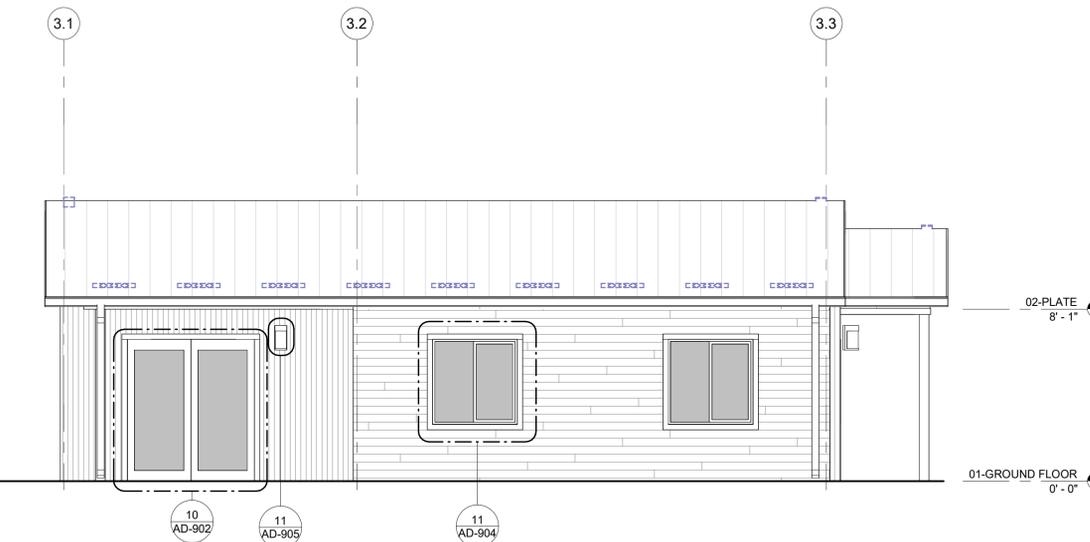
**1 PLAN 3 - HIGH DESERT - REAR**

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



**3 PLAN 3 - HIGH DESERT - LEFT**

A3-101 | A3-202 SCALE: 1/4" = 1'-0"



**4 PLAN 3 - HIGH DESERT - FRONT**

A3-101 | A3-202 SCALE: 1/4" = 1'-0"

MONO COUNTY ADU  
PROTOTYPES  
MONO COUNTY  
EXTERIOR ELEVATION - HIGH  
DESERT

DATE  
01/10/2024

SHEET  
A3-202



MONO COUNTY

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.

### 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 ANNUAL SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
    - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R302.19.
  - 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" FLAME FRONT OR APPROVED EQUAL  
[WWW.VULCANVENTS.COM](http://WWW.VULCANVENTS.COM)

VENTING-FOUNDATION - CALCULATION - PLAN 3			
UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/150	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED
692 SF	4.615556	11	11

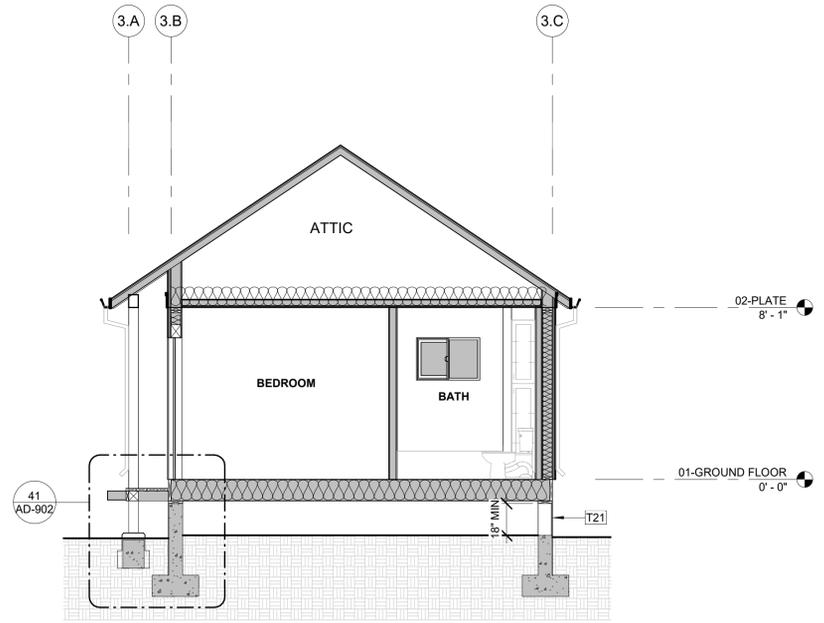
VENTING-PORCH - CALCULATION - PLAN 3				
LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGTH PROPOSED
ENTRY	71 SF	0.470205	2	2
SIDE	37 SF	0.249167	1	1

MONO COUNTY ADU  
 PROTOTYPES  
 MONO COUNTY  
 BUILDING SECTIONS - RURAL  
 MOUNTAIN

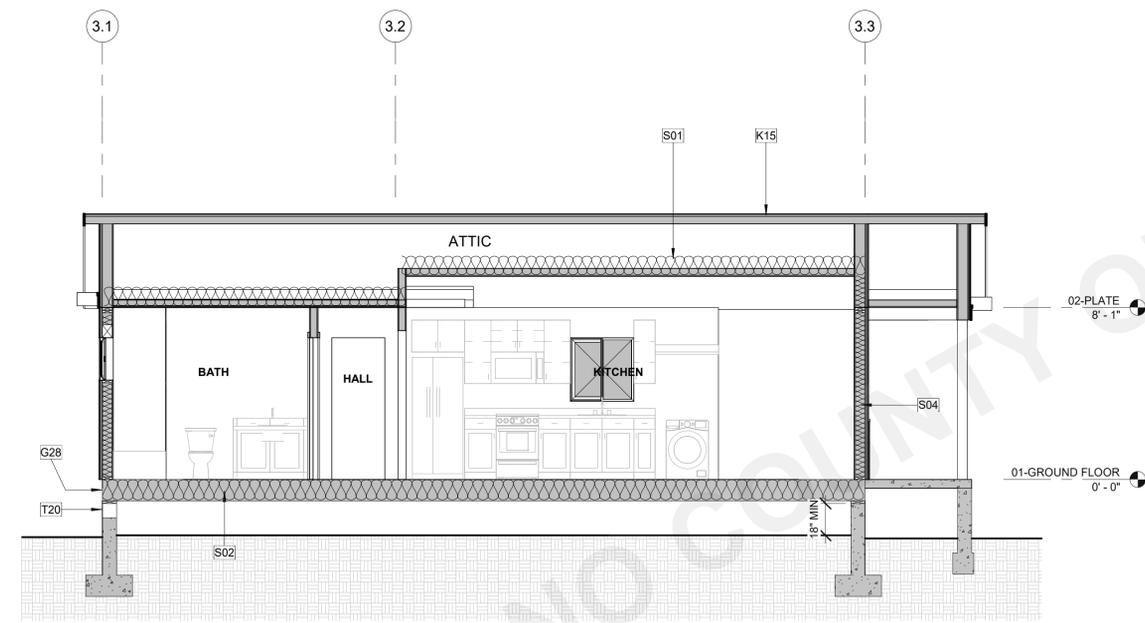
DATE  
01/10/2024

SHEET  
A3-301

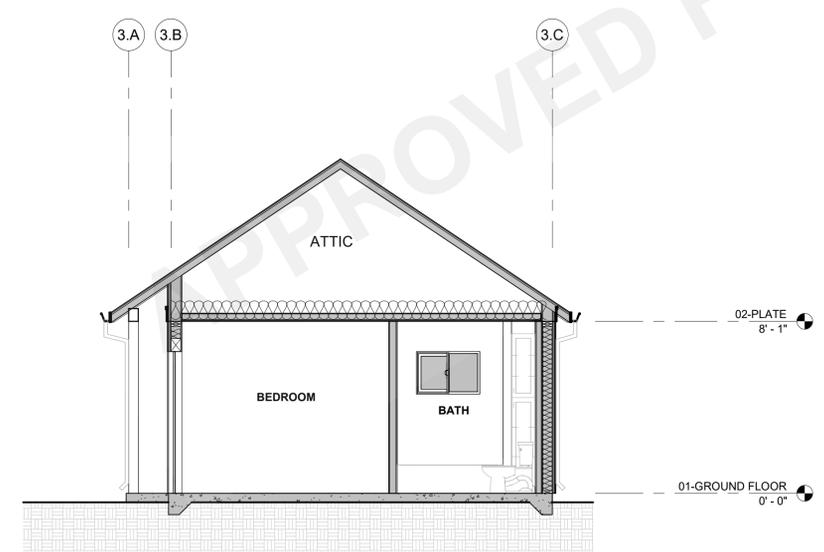
PUBLIC SET



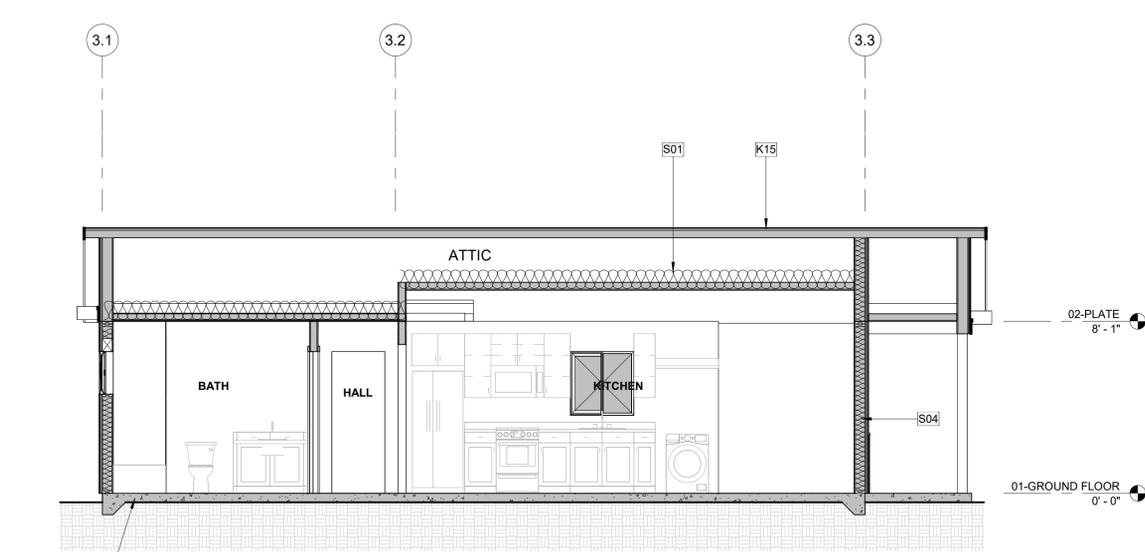
**3 PLAN - RM - SECTION 1 - RAISED FOUNDATION**  
 A3-301 SCALE: 1/4" = 1'-0"



**4 PLAN 3 - RM - SECTION 2 - RAISED FOUNDATION**  
 A3-101 | A3-301 SCALE: 1/4" = 1'-0"



**1 PLAN 3 - RM - SECTION 1 - SLAB-ON-GRADE**  
 A3-101 | A3-301 SCALE: 1/4" = 1'-0"



**2 PLAN 3 - RM - SECTION 2 - SLAB-ON-GRADE**  
 A3-301 SCALE: 1/4" = 1'-0"

1/25/2024 4:10:45 PM Autodesk Docs:25250-04\_Mono County ADUs - Code Updates:2340-01\_Mono County ADUs\_2022 Code Update.rvt



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.

## 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 R1003.19**.
    - 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.
- K05 CORRUGATED METAL ROOF. 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.

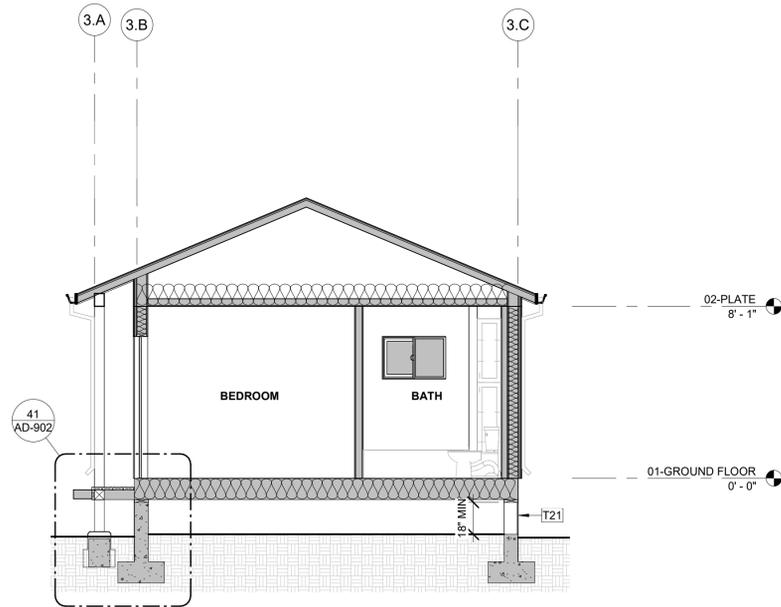
UNDER-FLOOR CALCULATION FORMULA  
 $NFA \text{ OF AIR MOVEMENT PER VENT} = 62 \text{ SQ. IN./144 IN./FT} = 0.430 \text{ SF}$   
 $"VENTS PROVIDED" = (451/150) / 0.430 \text{ SF}$

VENT PRODUCT INFO

VENT MANUFACTURER: VULCAN VENTS  
 PRODUCT: 8" X 14" FLANGE FRONT OR APPROVED EQUAL  
[WWW.VULCANVENTS.COM](http://WWW.VULCANVENTS.COM)

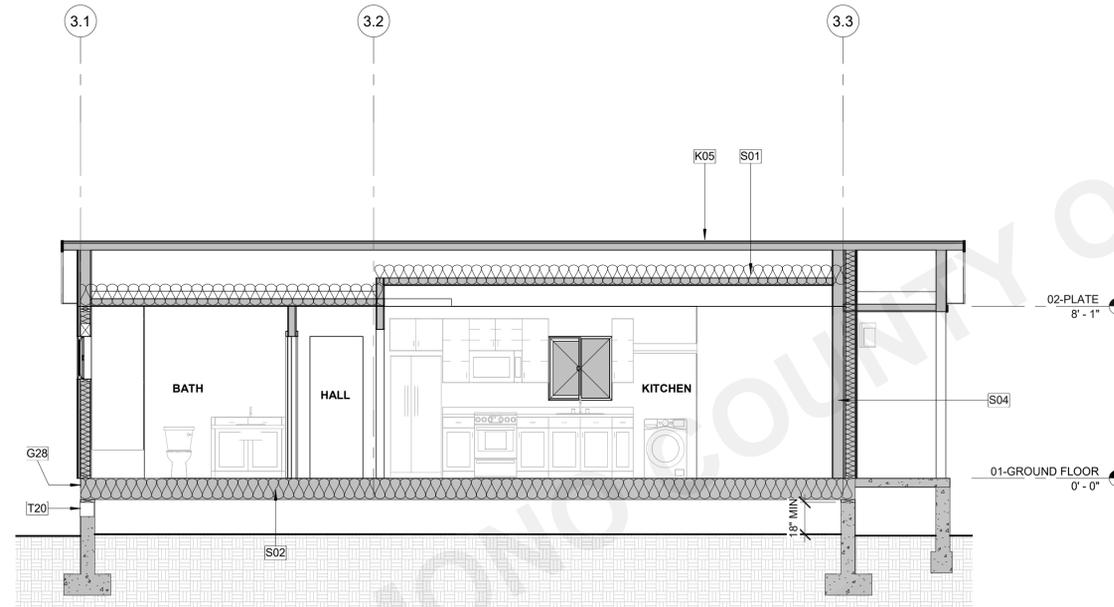
VENTING-FOUNDATION - CALCULATION - PLAN 3			
UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/150	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED
692 SF	4.615556	11	11

VENTING-PORCH - CALCULATION - PLAN 3				
LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGTH PROPOSED
ENTRY	71 SF	0.470205	2	2
SIDE	37 SF	0.249167	1	1



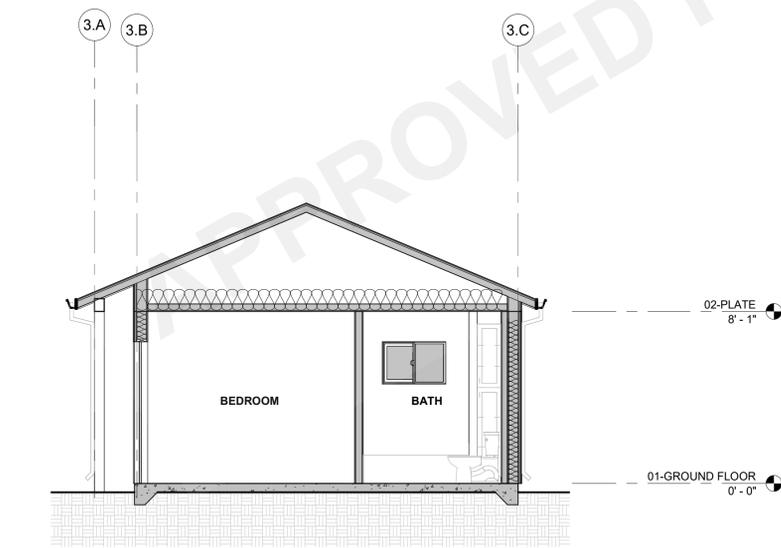
**3 PLAN 3 - HD - SECTION 1 - RAISED FOUNDATION**

A3-302 SCALE: 1/4" = 1'-0"



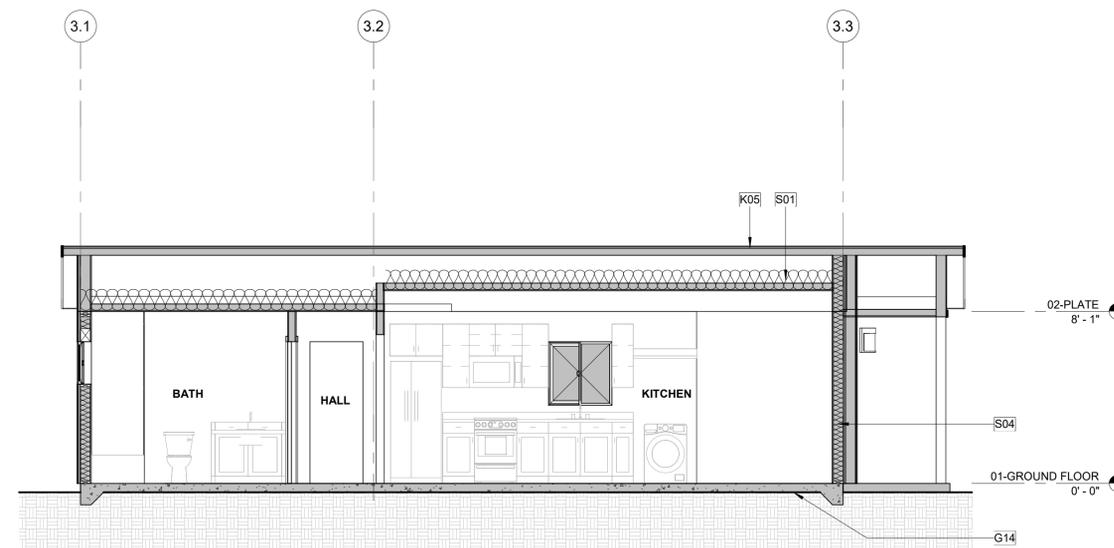
**4 PLAN 3 - HD - SECTION 2 - RAISED FOUNDATION**

A2-101 | A3-302 SCALE: 1/4" = 1'-0"



**1 PLAN 3 - HD - SECTION 1 - SLAB-ON-GRADE**

A3-302 SCALE: 1/4" = 1'-0"



**2 PLAN 3 - HD - SECTION 2 - SLAB-ON-GRADE**

A3-302 SCALE: 1/4" = 1'-0"

- G14 4" CONCRETE SLAB ON GRADE. REFER TO STRUCTURAL PLANS
- G28 RAISED FLOOR FOUNDATION. REFER TO STRUCTURAL.
- K05 CORRUGATED METAL ROOF. 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  
 $NFA \text{ OF AIR MOVEMENT PER VENT} = 62 \text{ SQ. IN./144 IN./FT} = 0.430 \text{ SF}$   
 $"VENTS PROVIDED" = (451/150) / 0.430 \text{ SF}$

VENT PRODUCT INFO

VENT MANUFACTURER: VULCAN VENTS  
 PRODUCT: 8" X 14" FLANGE FRONT OR APPROVED EQUAL  
[WWW.VULCANVENTS.COM](http://WWW.VULCANVENTS.COM)

VENTING-FOUNDATION - CALCULATION - PLAN 3			
UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/150	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED
692 SF	4.615556	11	11

VENTING-PORCH - CALCULATION - PLAN 3				
LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGTH PROPOSED
ENTRY	71 SF	0.470205	2	2
SIDE	37 SF	0.249167	1	1

MONO COUNTY ADU  
 PROTOTYPES  
 MONO COUNTY  
 BUILDING SECTIONS - HIGH  
 DESERT

DATE

01/10/2024

SHEET

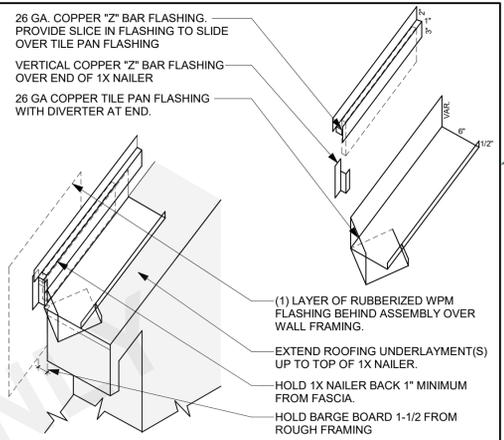
A3-302



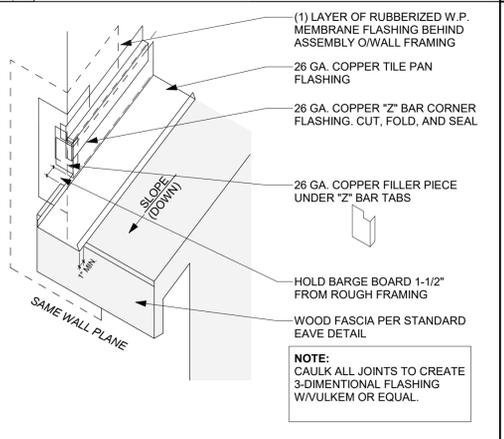
THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT 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  
ARCHITECTURAL DETAILS - COMMON

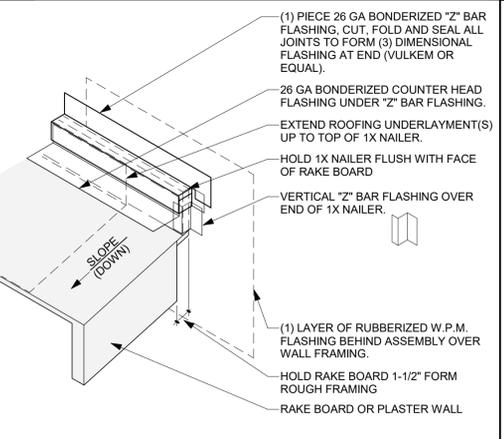
DATE  
01/10/2024  
SHEET  
AD-901



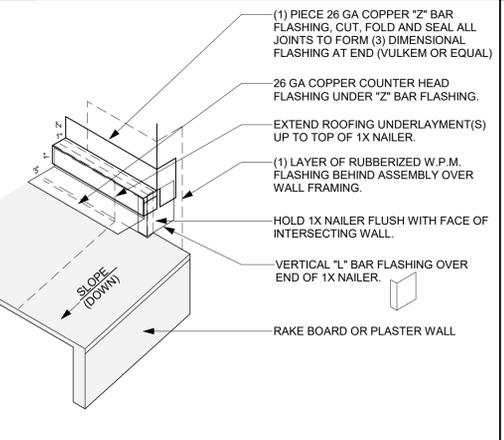
11 ROOF TO WALL TYP. FLASHING 1  
SCALE: 6" = 1'-0"



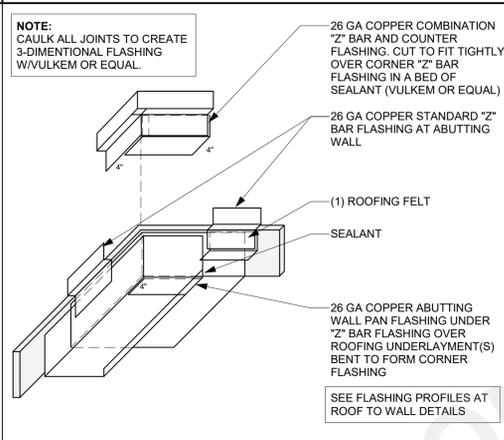
12 ROOF TO WALL TYP. FLASHING 2  
SCALE: 3" = 1'-0"



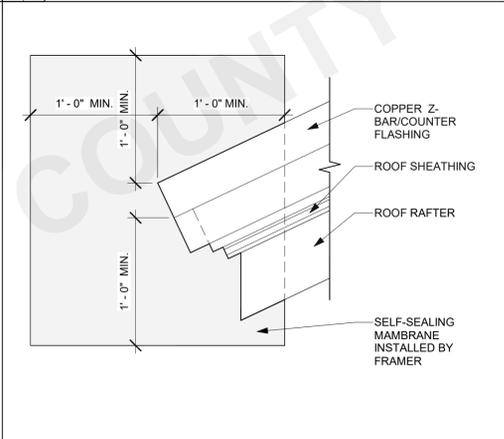
13 ROOF TO WALL TYP. FLASHING 3  
SCALE: 3" = 1'-0"



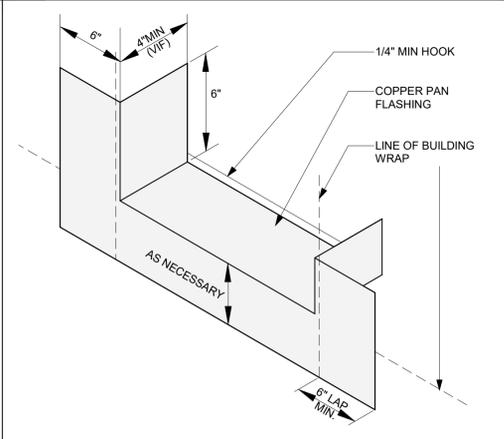
14 ROOF TO WALL TYP. FLASHING 4  
SCALE: 3" = 1'-0"



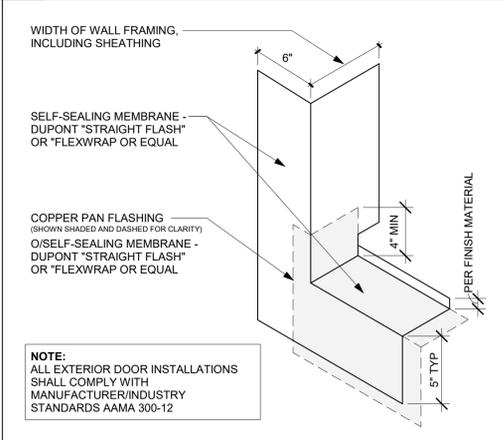
21 ROOF TO WALL TYP. FLASHING 5  
SCALE: 3" = 1'-0"



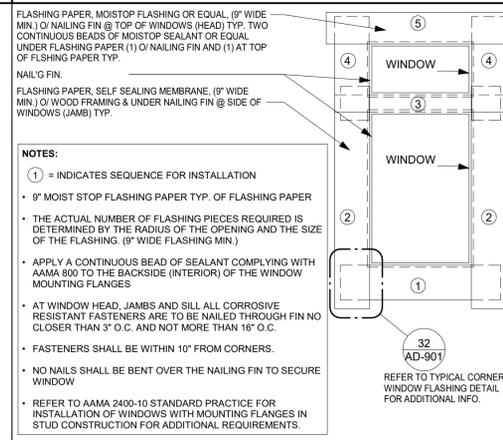
22 FLASHING - FASCIA TO WALL TYP.  
SCALE: 1 1/2" = 1'-0"



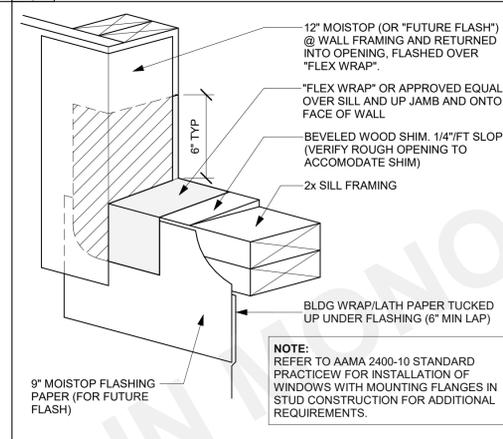
23 FLASHING PAN @ DOOR THRESHOLD  
SCALE: 3" = 1'-0"



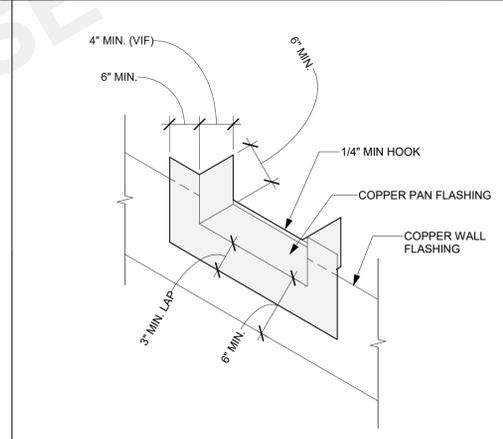
24 FLASHING - JAMB TO SILL TYP.  
SCALE: 3" = 1'-0"



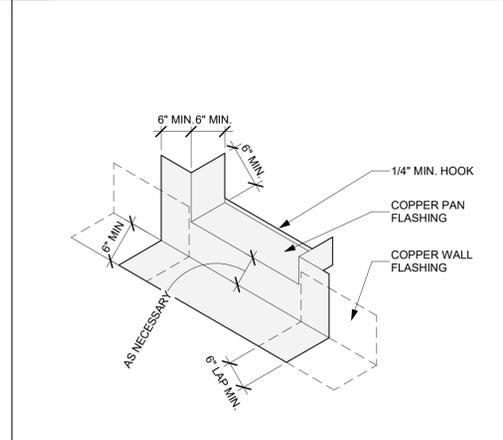
31 FLASHING - WINDOW TYP.  
SCALE: 12" = 1'-0"



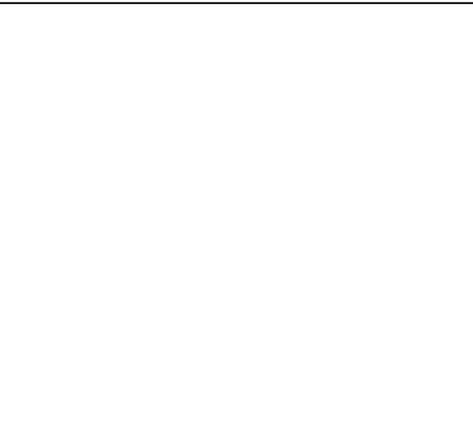
32 FLASHING - WINDOW CORNER TYP.  
SCALE: 12" = 1'-0"



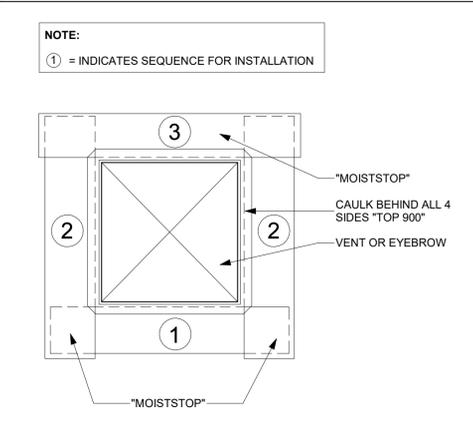
33 FLASHING - DOOR AT GRADE  
NTS



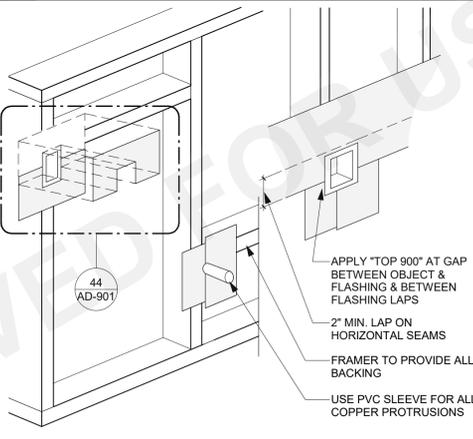
34 FLASHING - DOOR AT W.P. DECK  
NTS



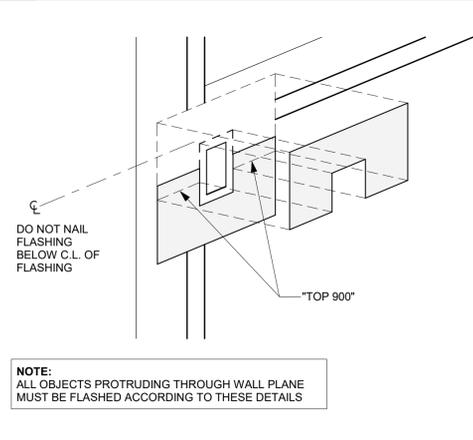
39 FLASHING - G.I. VENT  
SCALE: 1" = 1'-0"



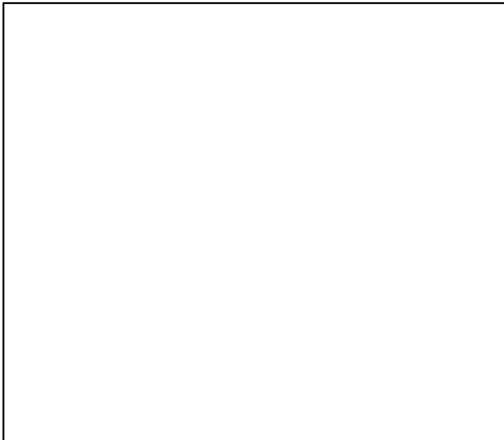
42 FLASHING - G.I. VENT  
SCALE: 1" = 1'-0"



43 FLASHING - PROTRUSIONS  
SCALE: 1 1/2" = 1'-0"



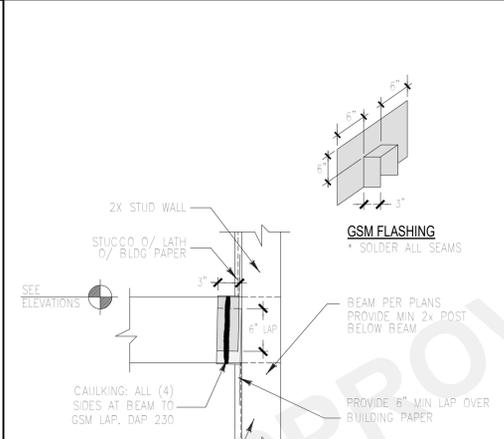
44 FLASHING - DETAILED PROTRUSION  
SCALE: 1 1/2" = 1'-0"



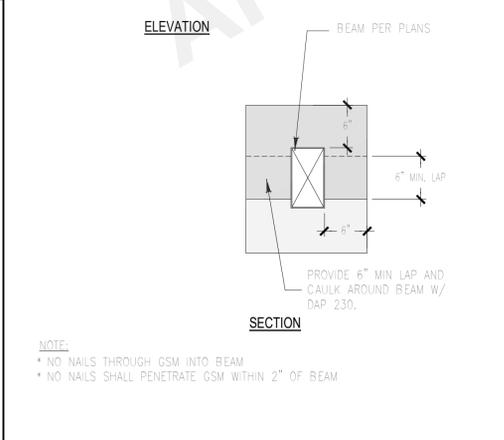
45 BEAM TO WALL FLASHING  
SCALE: 1" = 1'-0"



46 FLASHING - DETAILED PROTRUSION  
SCALE: 1 1/2" = 1'-0"



47 FLASHING - DOOR AT W.P. DECK  
NTS



48 FLASHING - JAMB TO SILL TYP.  
SCALE: 3" = 1'-0"

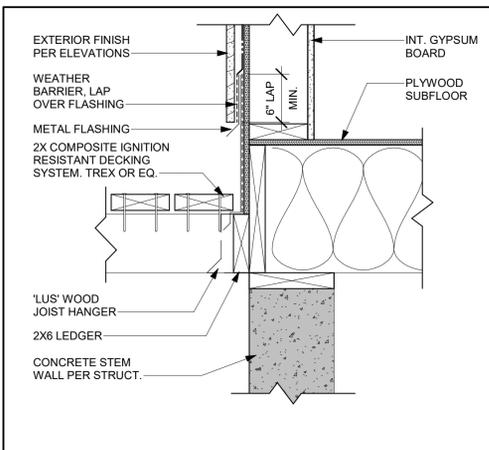
1/25/2024 4:10:47 PM Autodesk Docs\25240-04\_Mono County ADUs - Code Updates\25240-01\_Mono County ADUs\_2022 Code Update.rvt

54 BEAM TO WALL FLASHING  
SCALE: 1" = 1'-0"

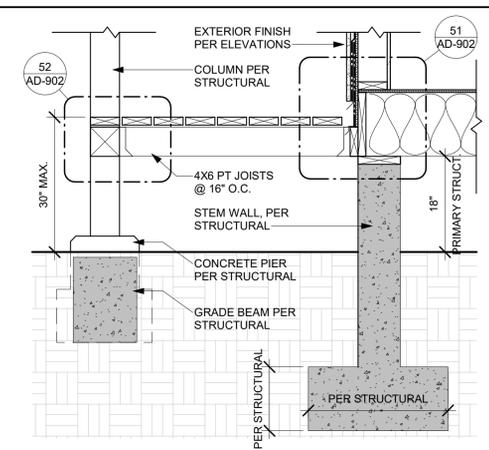
PUBLIC SET



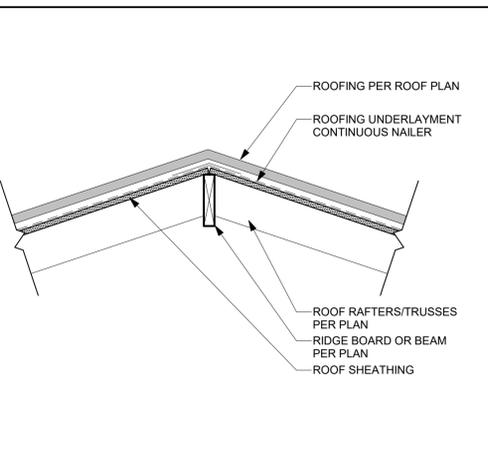
THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED 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.



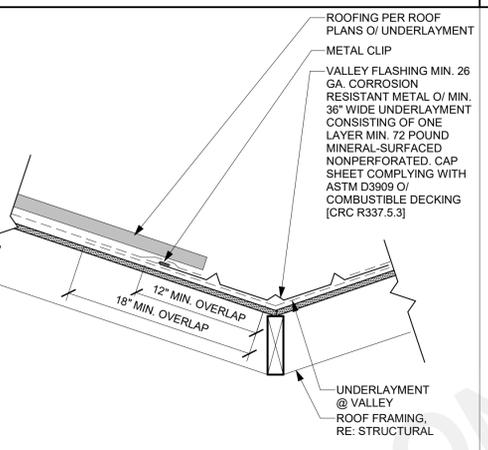
**51 DECKING TO EXT. WALL**  
SCALE: 1 1/2" = 1'-0"



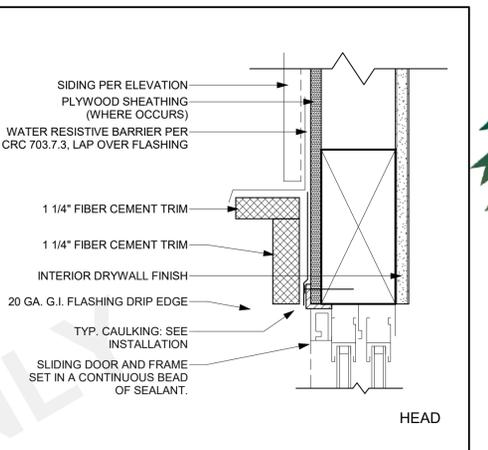
**41 RAISED PORCH DETAIL**  
SCALE: 3/4" = 1'-0"



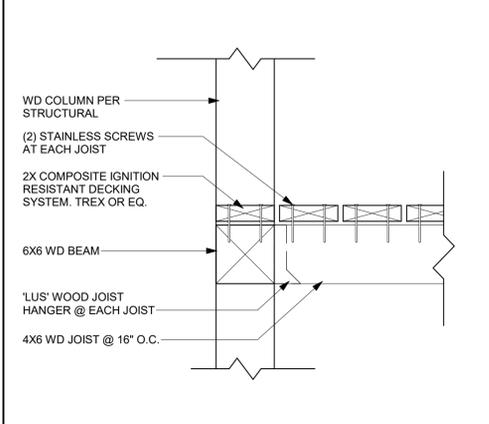
**31 ROOF - HIP/RIDGE**  
SCALE: 1" = 1'-0"



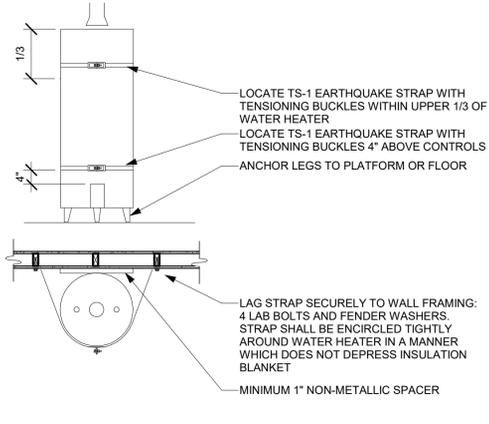
**21 ROOF - VALLEY**  
SCALE: 1 1/2" = 1'-0"



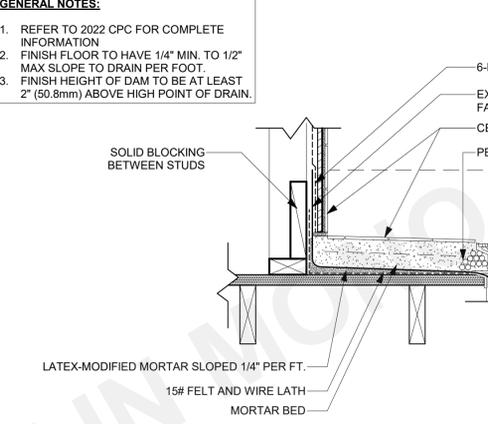
**11 DOOR-SLIDING GLASS**  
SCALE: 3" = 1'-0"



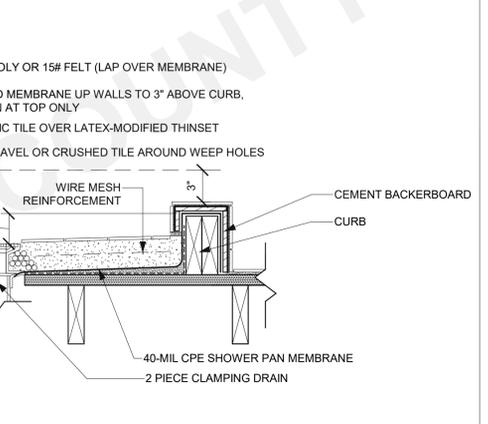
**52 PORCH DECK EDGE**  
SCALE: 1 1/2" = 1'-0"



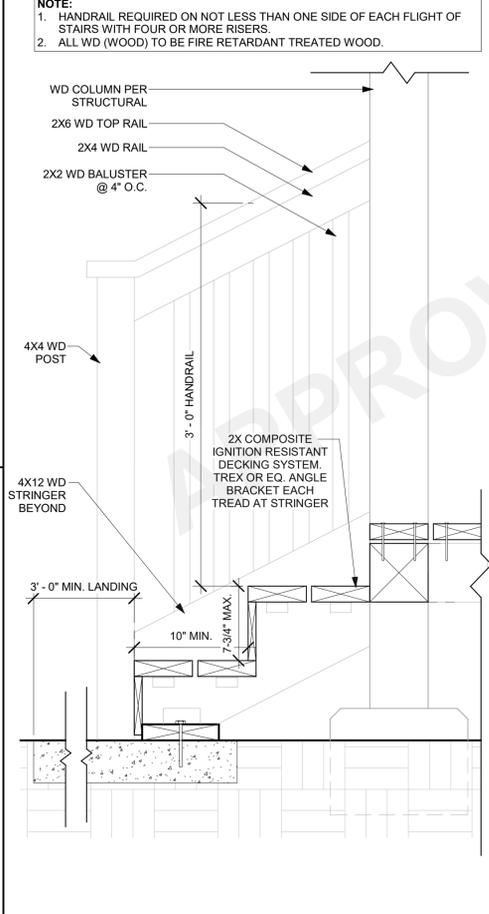
**42 WATER HEATER MOUNTING**  
SCALE: 1 1/2" = 1'-0"



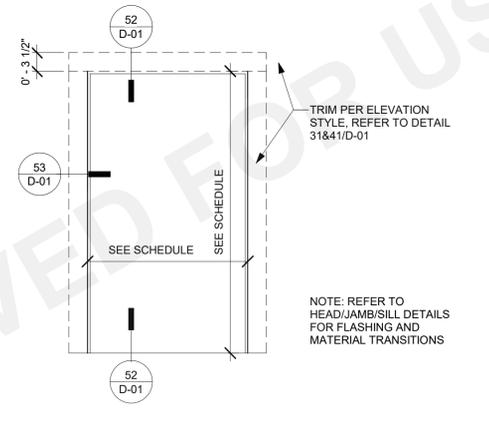
**32 SHOWER - SECTION**  
SCALE: 1 1/2" = 1'-0"



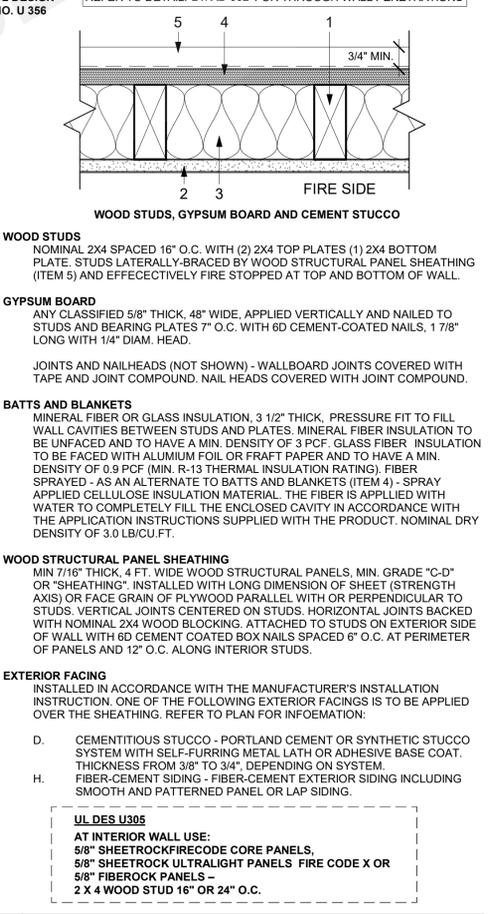
**12 DOOR-SLIDING GLASS**  
SCALE: 3" = 1'-0"



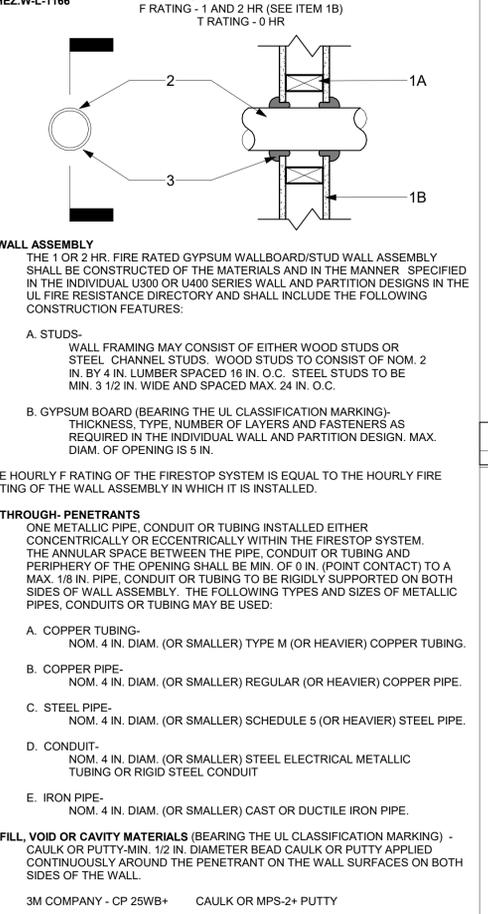
**54 PORCH STAIRS**  
SCALE: 1 1/2" = 1'-0"



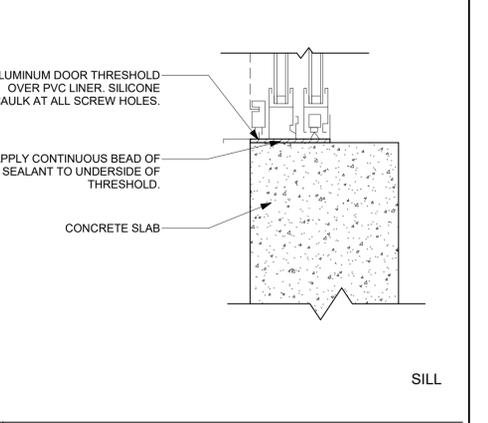
**10 DOOR TRIM - SLIDING GLASS**  
SCALE: 3/4" = 1'-0"



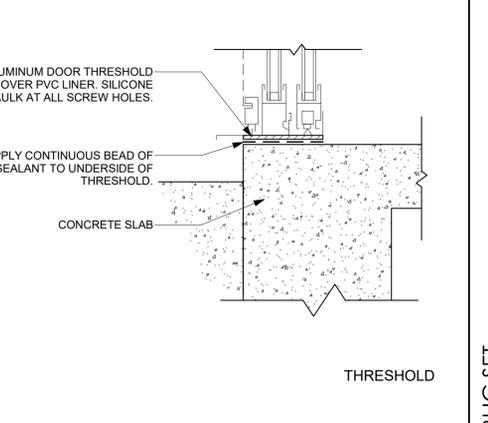
**34 1-HR EXT. RATED WALL ASSEMBLY**  
SCALE: 3" = 1'-0"



**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

DATE: 01/10/2024  
SHEET: AD-902



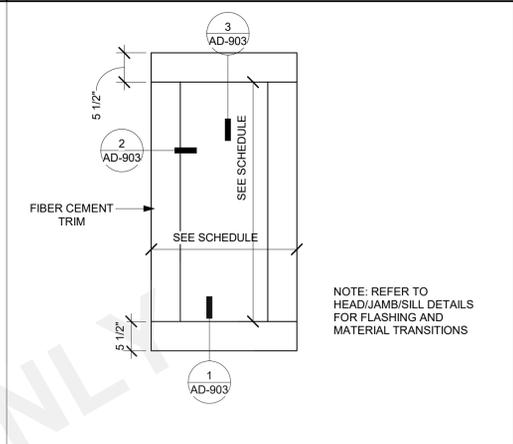
THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT 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  
ARCHITECTURAL DETAILS - RURAL  
MOUNTAIN

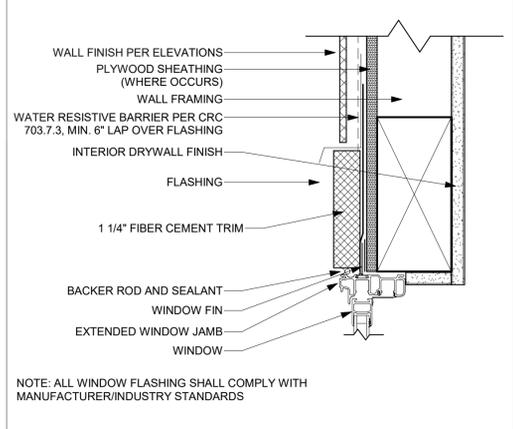
DATE  
01/10/2024

SHEET  
AD-903

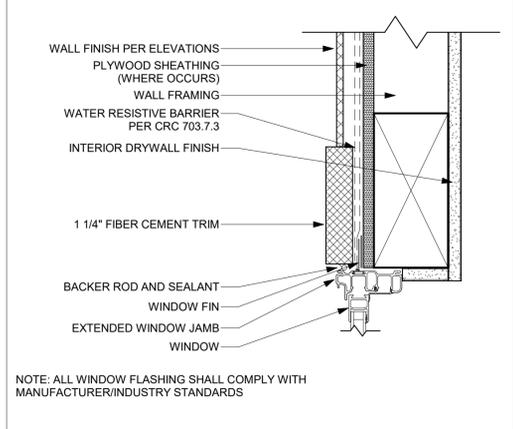
PUBLIC SET



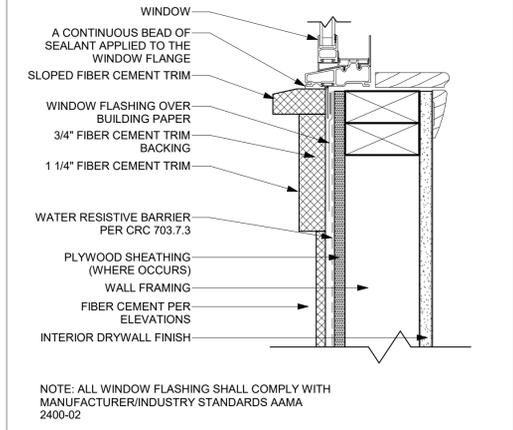
11 WINDOW TRIM - RURAL MOUNTAIN  
SCALE: 3/4" = 1'-0"



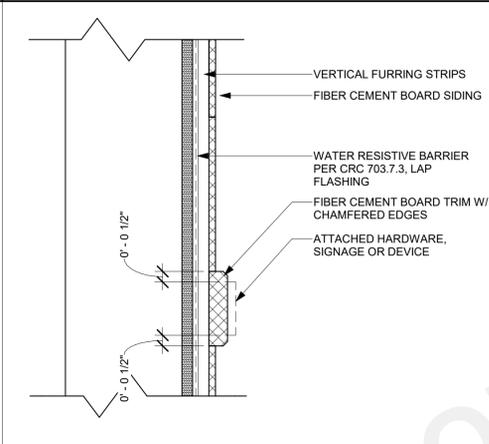
12 TYP. WINDOW HEAD-FIBER CEMENT  
SCALE: 3" = 1'-0"



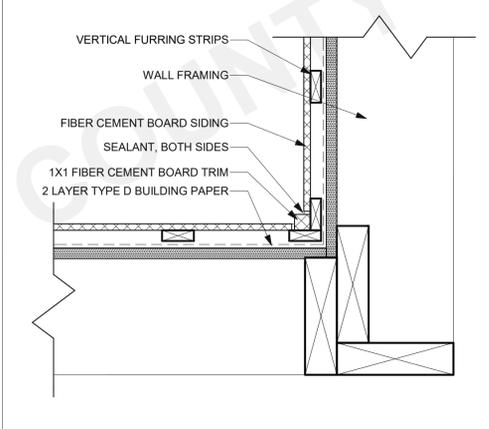
13 TYP. WINDOW JAMB-FIBER CEMENT  
SCALE: 3" = 1'-0"



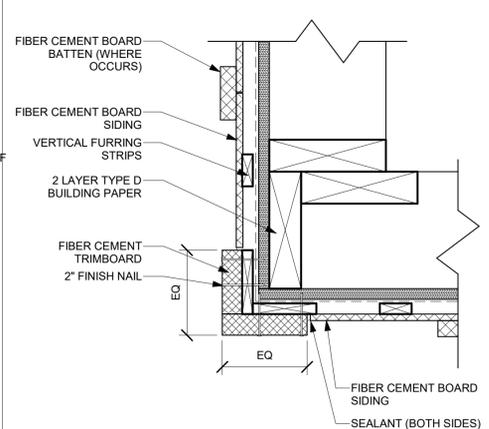
14 TYP. WINDOW SILL-FIBER CEMENT  
SCALE: 3" = 1'-0"



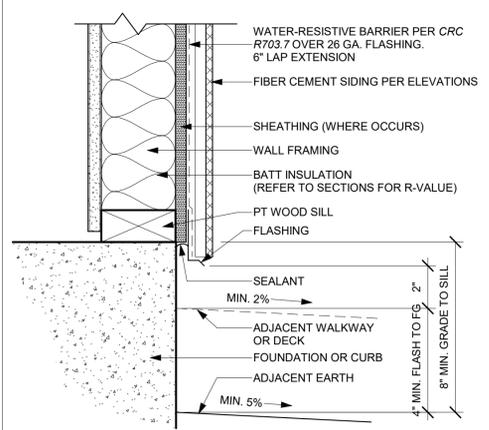
21 FIBER CEMENT MOUNTING PAD  
SCALE: 3" = 1'-0"



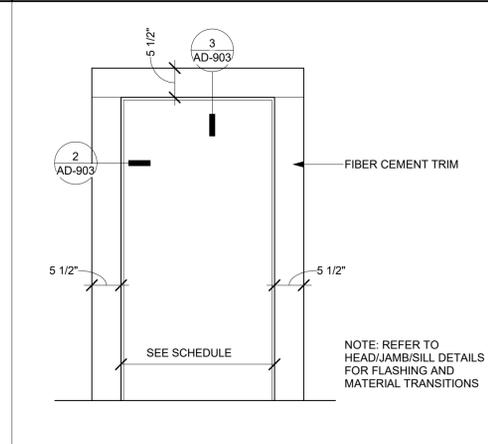
22 FIBER CEMENT-INSIDE CORNER TRIM  
SCALE: 3" = 1'-0"



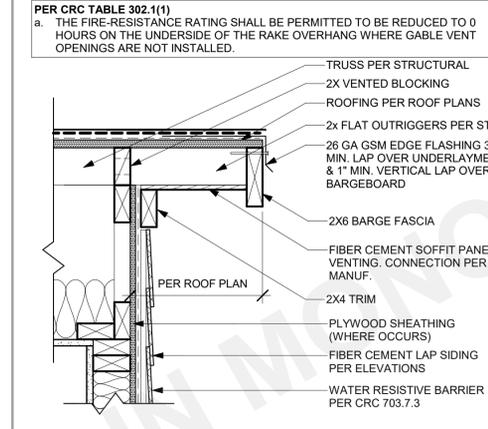
23 FIBER CEMENT-OUTSIDE CORNER  
SCALE: 3" = 1'-0"



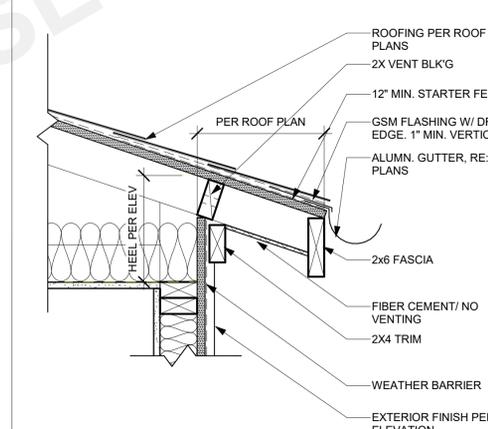
24 TYP. FOUNDATION-HIGH DESERT  
SCALE: 3" = 1'-0"



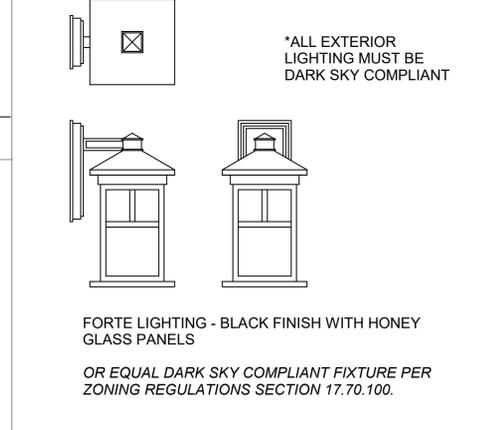
31 DOOR TRIM - RURAL MOUNTAIN  
SCALE: 3/4" = 1'-0"



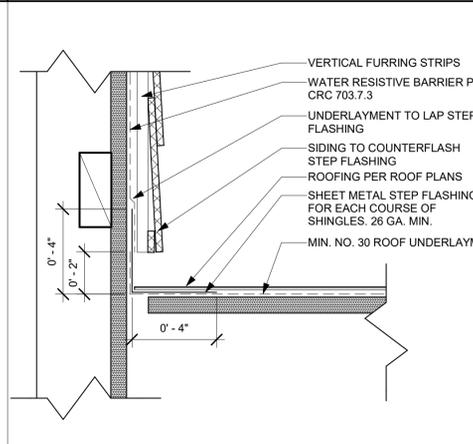
32 RAKE - RURAL MOUNTAIN  
SCALE: 1 1/2" = 1'-0"



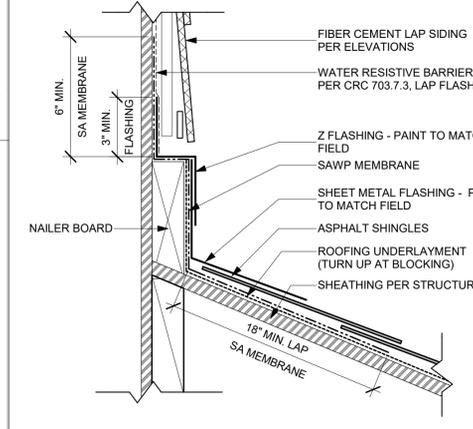
33 EAVE - RURAL MOUNTAIN  
SCALE: 1 1/2" = 1'-0"



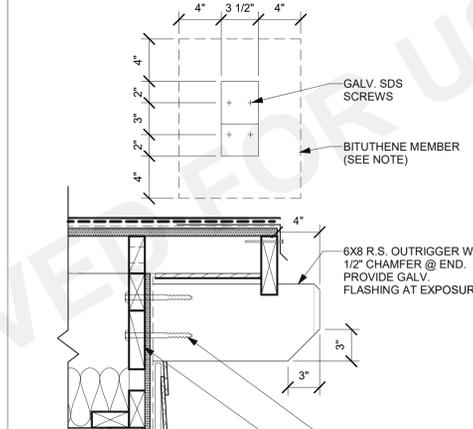
34 TYP. RURAL MNTN LIGHT FIXTURE  
SCALE: 1 1/2" = 1'-0"



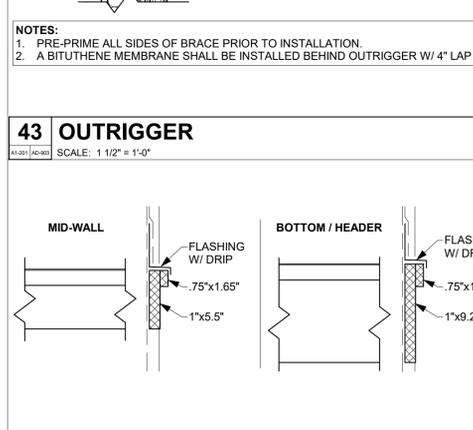
41 SIDEWALL - SUBURBAN RANCH  
SCALE: 3" = 1'-0"



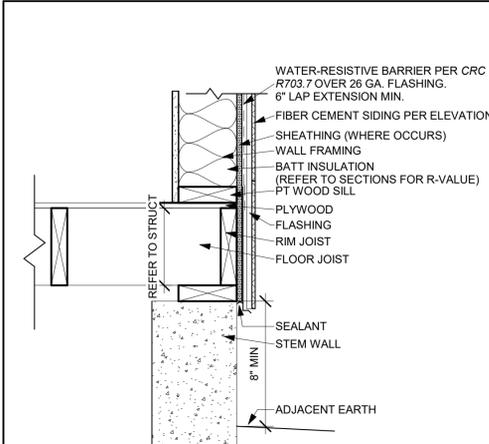
42 HEADWALL - CRAFTSMAN  
SCALE: 3" = 1'-0"



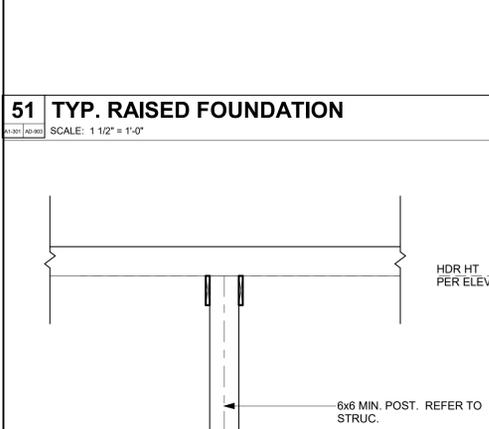
43 OUTRIGGER  
SCALE: 1 1/2" = 1'-0"



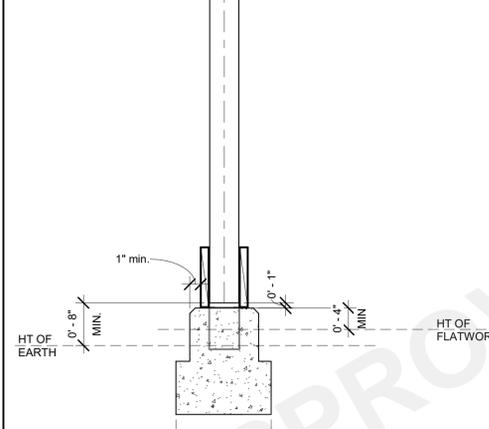
44 TRIM PROFILE - RURAL MOUNTAIN  
SCALE: 1 1/2" = 1'-0"



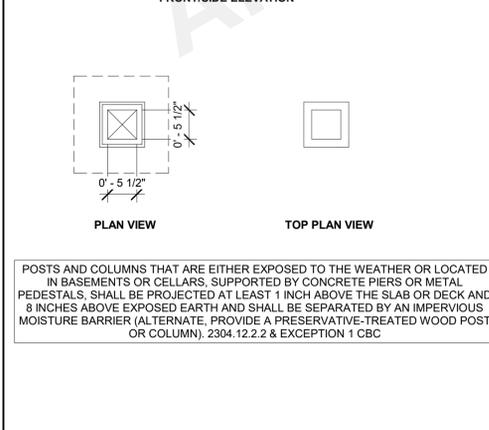
51 TYP. RAISED FOUNDATION  
SCALE: 1 1/2" = 1'-0"



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



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



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

1/25/2024 4:10:49 PM Autodesk Docs:72540-04\_Mono County ADUs - Code Updates:2340-01\_Mono County ADUs\_2022 Code Update.rvt



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.

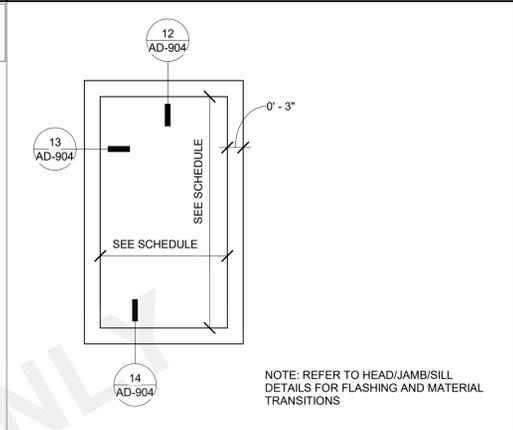
**MONO COUNTY ADU PROTOTYPES**  
 MONO COUNTY  
**ARCHITECTURAL DETAILS - HIGH DESERT**

DATE  
01/10/2024

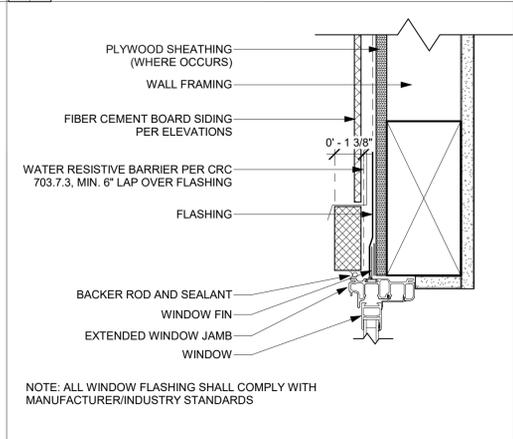
SHEET

AD-904

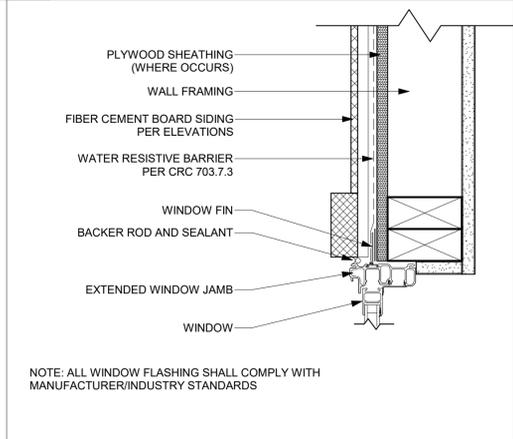
PUBLIC SET



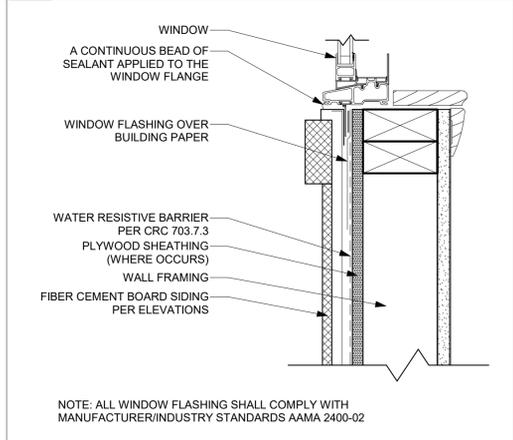
**11 WINDOW TRIM - HIGH DESERT**  
SCALE: 3/4" = 1'-0"



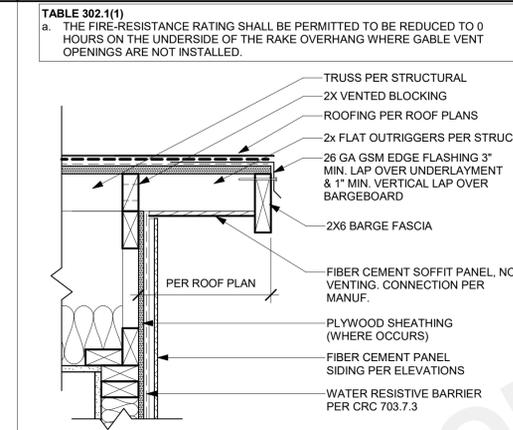
**12 TYP. WINDOW HEAD-HIGH DESERT**  
SCALE: 3" = 1'-0"



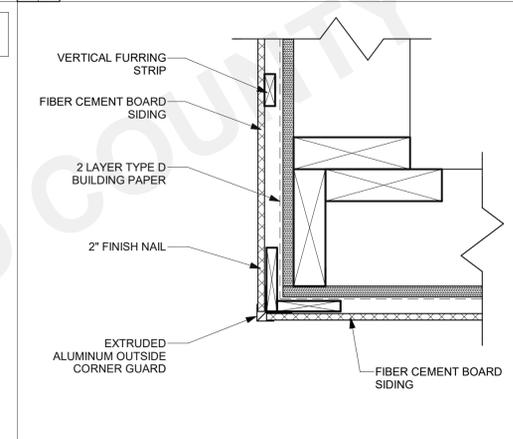
**13 TYP. WINDOW JAMB-HIGH DESERT**  
SCALE: 3" = 1'-0"



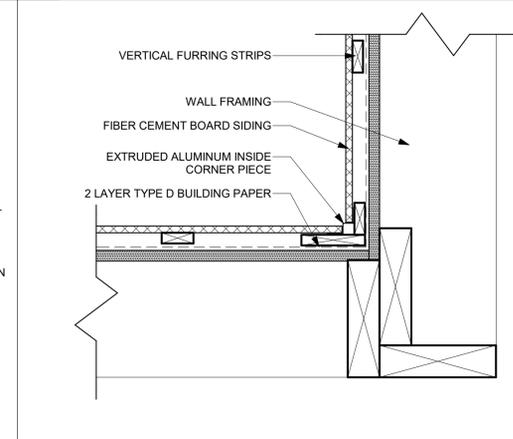
**14 TYP. WINDOW SILL-HIGH DESERT**  
SCALE: 3" = 1'-0"



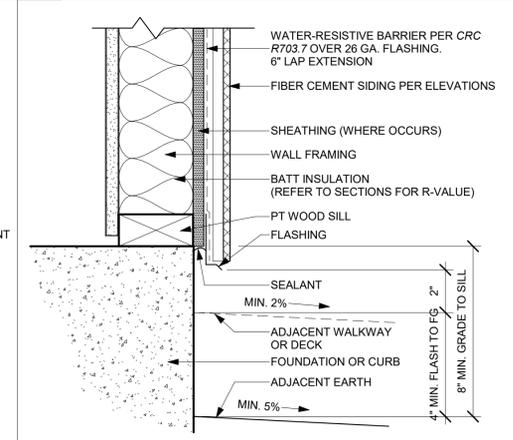
**21 RAKE - HIGH DESERT**  
SCALE: 1 1/2" = 1'-0"



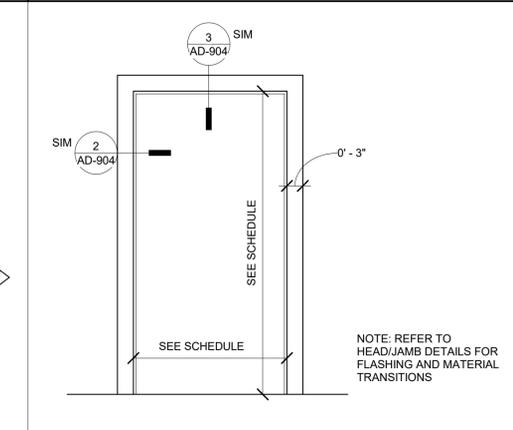
**22 TYP. OUTSIDE CORNER-HIGH DESERT**  
SCALE: 3" = 1'-0"



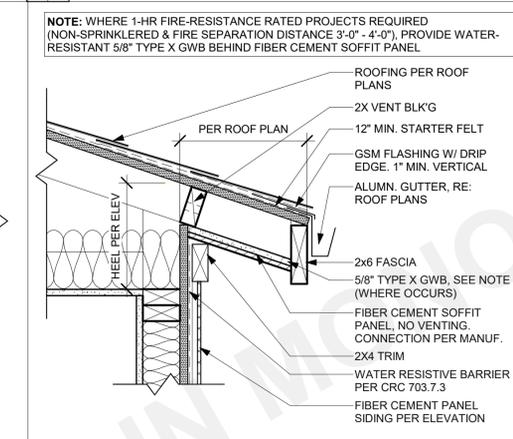
**23 TYP. INSIDE CORNER-HIGH DESERT**  
SCALE: 3" = 1'-0"



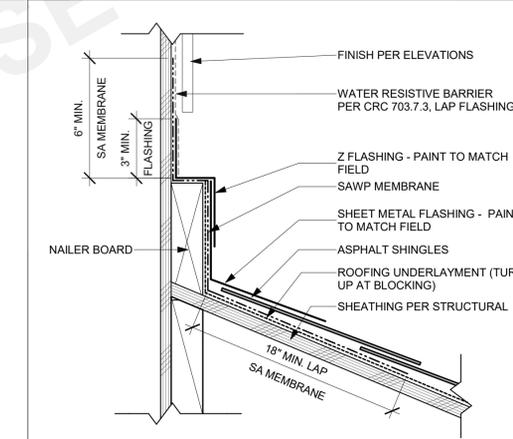
**24 TYP. FOUNDATION-HIGH DESERT**  
SCALE: 3" = 1'-0"



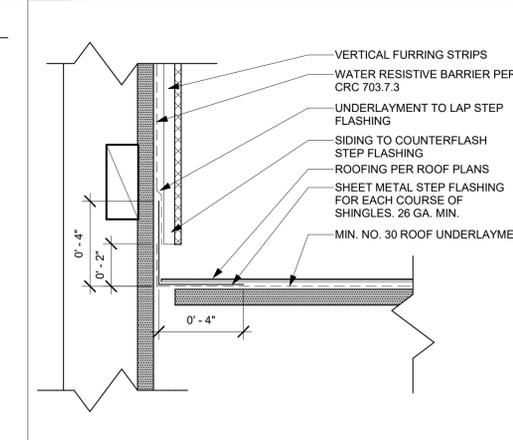
**31 DOOR TRIM - HIGH DESERT**  
SCALE: 3/4" = 1'-0"



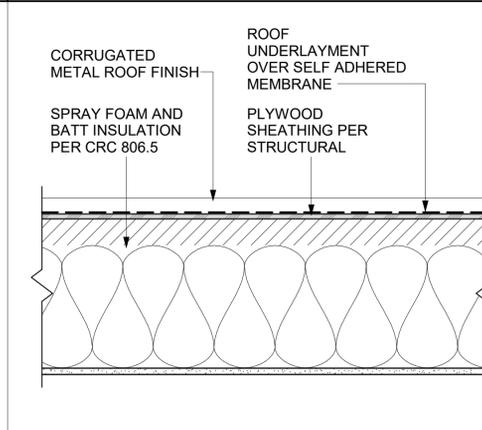
**32 EAVE - HIGH DESERT**  
SCALE: 1 1/2" = 1'-0"



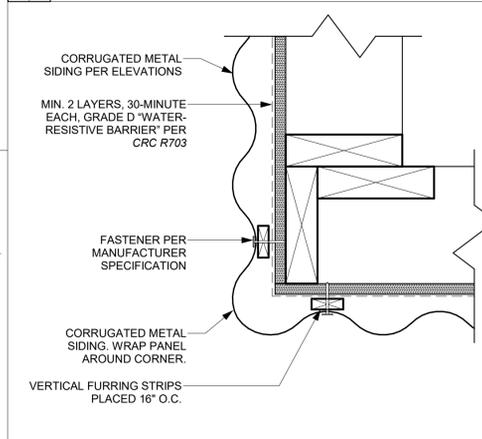
**33 HEADWALL - HIGH DESERT**  
SCALE: 3" = 1'-0"



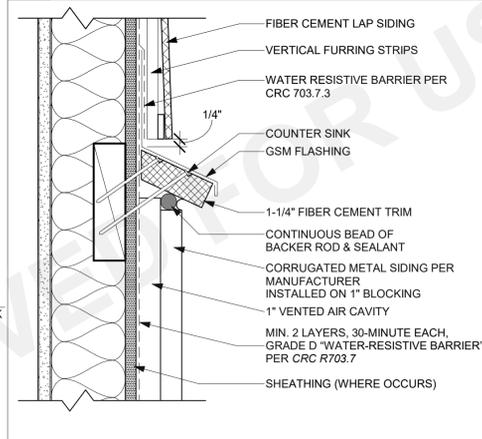
**34 SIDEWALL - HIGH DESERT**  
SCALE: 3" = 1'-0"



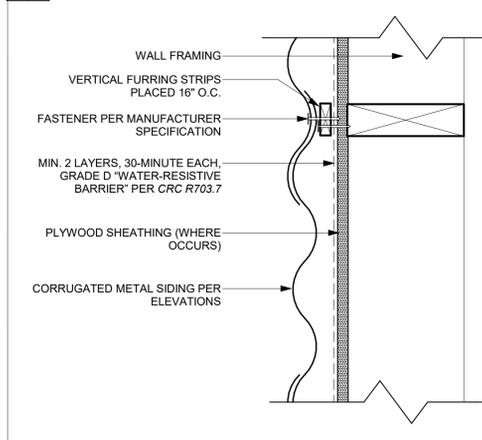
**41 RAFTER ASSEMBLY - HIGH DESERT**  
SCALE: 1 1/2" = 1'-0"



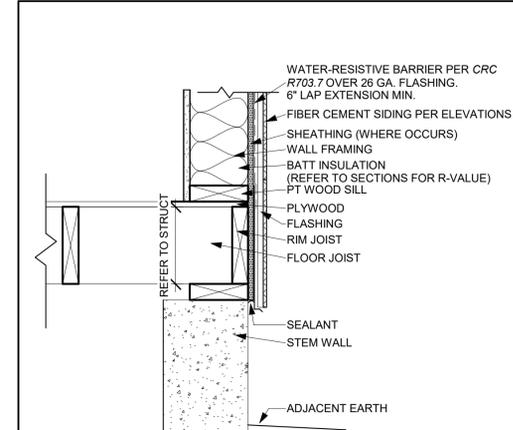
**42 TYP. OUTSIDE CORNER-HIGH DESERT**  
SCALE: 3" = 1'-0"



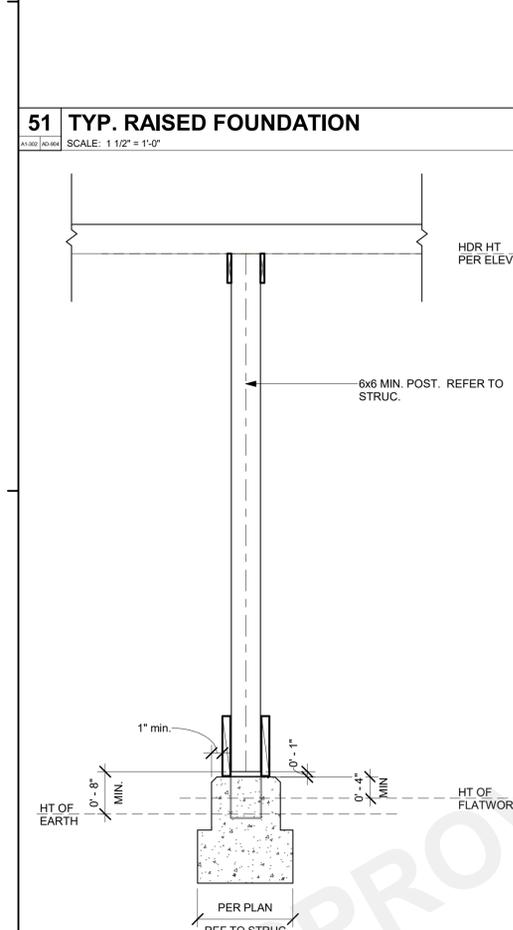
**43 CORRUGATED METAL WAINSCOT**  
SCALE: 3" = 1'-0"



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



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

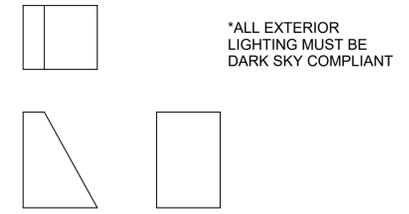


**54 POST-HIGH DESERT**  
SCALE: 3/4" = 1'-0"

1/25/2024 4:10:49 PM Autodesk Docs://2540-04\_Mono County ADUs - Code Updates/2340-01\_Mono County ADUs\_2022 Code Update.rvt



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.



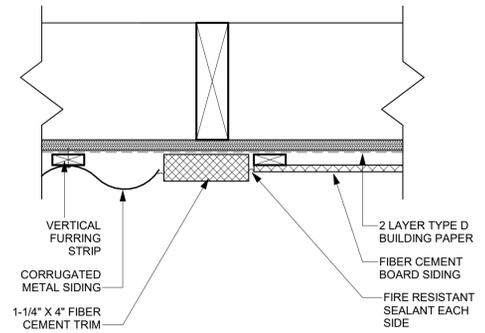
\*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT

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

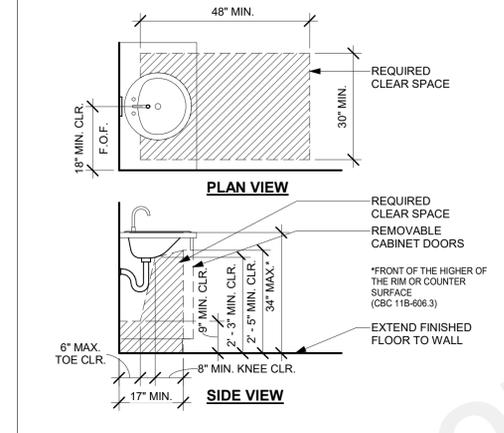
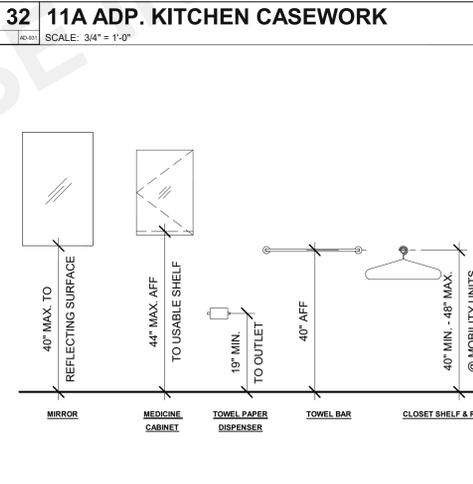
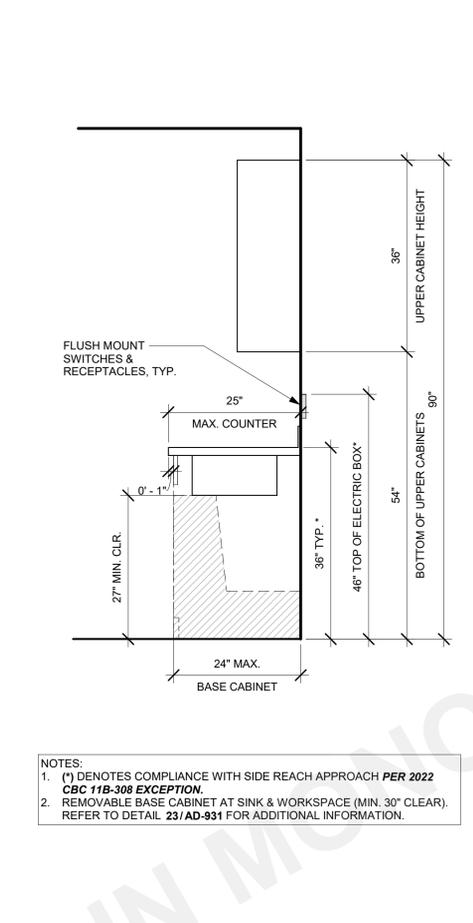
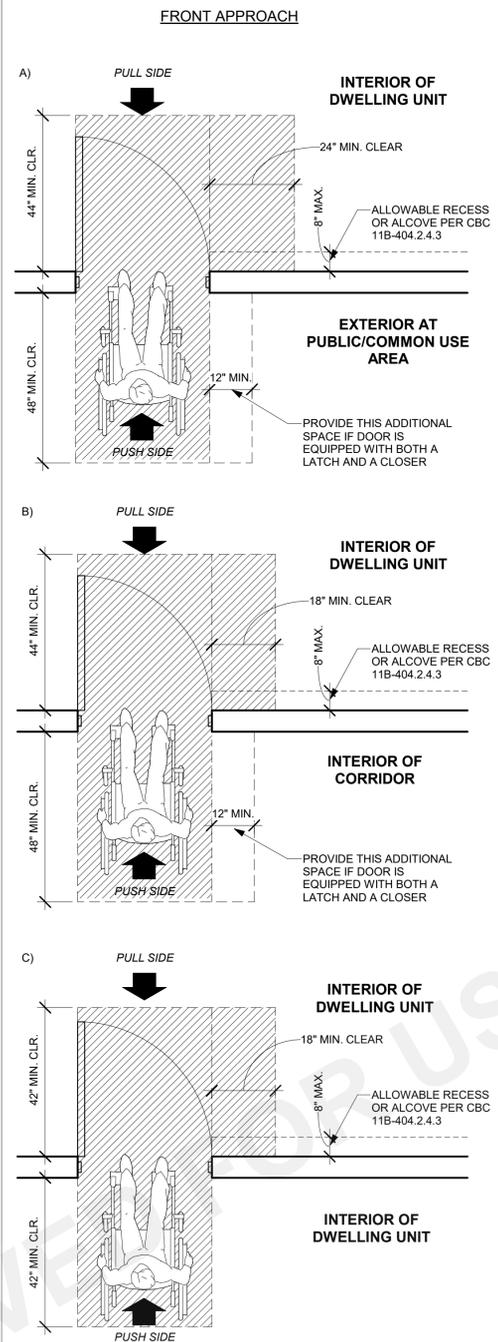
PUBLIC SET

APPROVED FOR USE IN MONO COUNTY ONLY



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  
ADAPTABILITY DETAILS



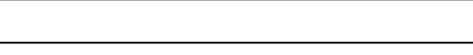
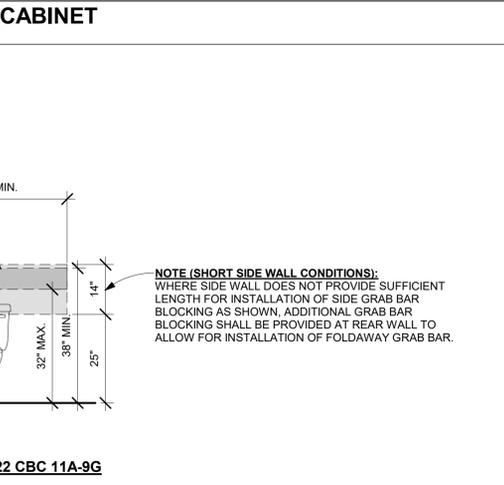
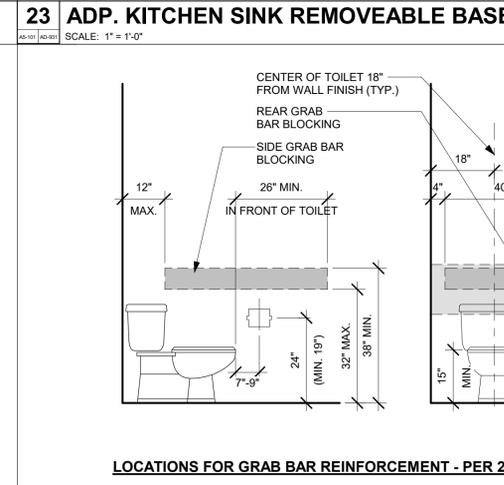
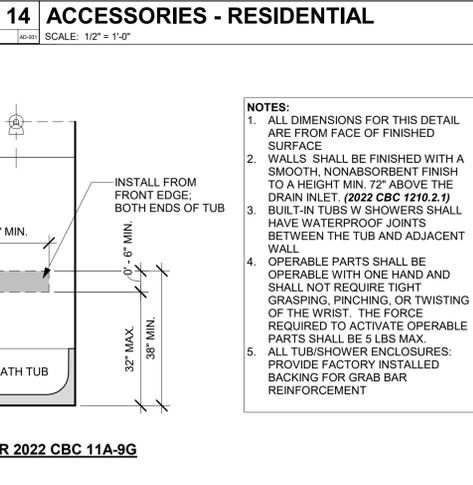
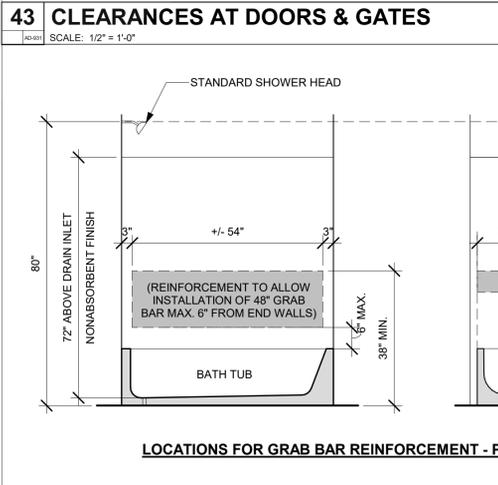
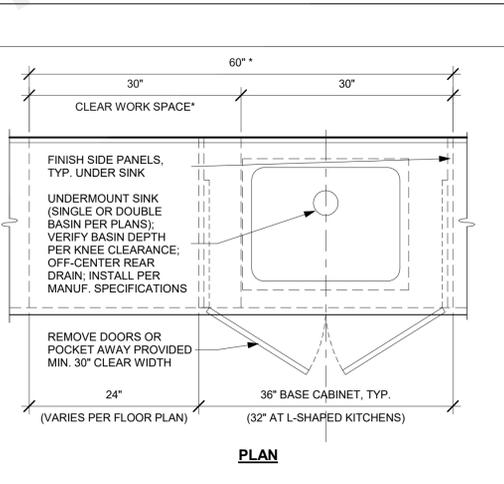
**21 11A ADP. BATHROOM SINK**  
SCALE: 1/2" = 1'-0"

**\*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.

**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.



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

S-101	SHEET INDEX, ABBREVIATIONS & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES, SPECIAL INSPECTION & TESTS
S3-201A	FOUNDATION PLANS - SLAB ON GRADE
S3-201B	FOUNDATION PLANS - BASED FLOOR
S3-202A	ROOF PLANS - HIGH DESERT
S3-202B	ROOF PLANS - RURAL MOUNTAIN
S-301	TYPICAL CONCRETE DETAILS
S-311	CONCRETE DETAILS
S-312	CONCRETE DETAILS
S-313	CONCRETE DETAILS
S-401	TYPICAL WOOD DETAILS
S-402	TYPICAL WOOD DETAILS
S-403	TYPICAL WOOD DETAILS
S-404	TYPICAL WOOD DETAILS
S-421	ROOF FRAMING DETAILS
S-422	ROOF FRAMING DETAILS



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 CONTRUCT 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 OF
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)	EA	EACH	EA	EACH	PW	PLATE WASHER	TS	TRIMMER STUD
APPVD	APPROVED	EF	EACH FACE	EF	EACH FACE	PJP	PARTIAL JOINT PENETRATION WELD	TYP	TYPICAL
APPROX	APPROXIMATE	EJ	EXPANSION JOINT	EJ	EXPANSION JOINT	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE
ARCH	ARCHITECTURAL; ARCHITECT	ELEV	ELEVATION	ELEV	ELEVATION	PSF	POUNDS PER SQUARE FOOT	UT	ULTRA-SONIC TEST
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	ELEC	ELECTRICAL	ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
AWS	AMERICAN WELDING SOCIETY	ELEV	ELEVATOR	ELEV	ELEVATOR	PST	PARALLEL STRAND LUMBER	VSH	VERTICAL SLOTTED HOLES
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	EMBED	EMBEDMENT	EMBED	EMBEDMENT	PVMT	PAVEMENT	W/	WITH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EN	EDGE NAIL	EN	EDGE NAIL	#	POUND; NUMBER	W/O	WITHOUT
BLDG	BUILDING	ENGR	ENGINEER	ENGR	ENGINEER	REF	REFERENCE	WO	WHERE OCCURS
BLK	BLOCK	EQ	EQUAL OR EQUIVALENT	EQ	EQUAL OR EQUIVALENT	REINF	REINFORCE; REINFORCING	WD	WOOD
BLKG	BLOCKING	EQUIP	EQUIPMENT	EQUIP	EQUIPMENT	REQD	REQUIRED	WP	WORK POINT; WATERPROOF
BM	BEAM	ES	EACH SIDE	ES	EACH SIDE	RF	ROOF	WWF	WELDED WIRE FABRIC
BN	BOUNDARY NAIL	EW	EACH WAY	EW	EACH WAY	RR	ROOF RAFTER		
BOT OR B	BOTTOM	EXIST or (E)	EXISTING	EXIST or (E)	EXISTING	Ø	ROUND; DIAMETER		
BRC	BRACE	EXT	EXTERIOR	EXT	EXTERIOR	SCHED	SCHEDULE	W	W SHAPE
BRG	BEARING	FDN	FOUNDATION	FDN	FOUNDATION	SECT	SECTION	C	AMERICAN STD CHANNEL SHAPE
BTWN	BETWEEN	FIN	FINISH	FIN	FINISH	SEP	SEPARATION	MC	MISC CHANNEL SHAPE
CANT	CANTILEVER	FJ	FLOOR JOIST	FJ	FLOOR JOIST	SHT	SHEET	L	ANGLE SHAPE
CAM OR C	CAMBER	FLG	FLANGE	FLG	FLANGE	SHTG	SHEATHING	WT, ST, MT	STRUCT TEE SHAPE
CC	CENTER TO CENTER	FLR	FLOOR	FLR	FLOOR	SIM	SMILAR	PIPE	STANDARD PIPE SHAPE
CG	CENTER OF GRAVITY	FN	FIELD NAIL	FN	FIELD NAIL	SOG	SLAB ON GRADE	PIPE-X	EXTRA STRONG PIPE SHAPE
CP	CAST-IN-PLACE	FOC	FACE OF CONCRETE	FOC	FACE OF CONCRETE	SN	SHEAR NAIL	PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
CJ	CONSTRUCTION JOINT; CONTROL JOINT	FOM	FACE OF MASONRY	FOM	FACE OF MASONRY	SPCG	SPACING	HSS	HOLLOW STRUCTURAL SECTION
CL	CENTER LINE	FOS	FACE OF STUD	FOS	FACE OF STUD	SPECS	SPECIFICATIONS		
CLR	CLEARANCE; CLEAR	FOW	FACE OF WALL	FOW	FACE OF WALL	SQ	SQUARE		
CMU	CONCRETE MASONRY UNIT	FRMG	FRAMING	FRMG	FRAMING	SS	STAINLESS STEEL		
COL	COLUMN	FT	FOOT; FEET	FT	FOOT; FEET	SSL	SHORT SLOTTED HOLES		
COMP	COMPRESSION	FIA	FLOOR TIE ABOVE	FIA	FLOOR TIE ABOVE	STD	STANDARD		
CONN	CONCRETE	FTG	FOOTING	FTG	FOOTING	STGR	STAGGER		
CONN	CONNECTION; CONNECT	GA	GAUGE	GA	GAUGE	STIFF	STIFFENERS		
CONSTR	CONSTRUCTION	GALV	GALVANIZED	GALV	GALVANIZED	STIRR	STIRRUP		
CONT	CONTINUE; CONTINUOUS	GB	GRADE BEAM	GB	GRADE BEAM	STL	STEEL		
CONTR	CONTRACTOR	GLB	GLUED LAMINATED BEAM	GLB	GLUED LAMINATED BEAM	STRUCT	STRUCTURAL		
CJP	COMPLETE JOINT PENETRATION WELD	GR	GRADE	GR	GRADE	SW	SHEAR WALL		
CTR	CENTER	GRND	GROUND	GRND	GROUND	SYM	SYMMETRICAL		
CTS&K	COUNTERSINK; COUNTERSUNK	H or HORIZ	HORIZONTAL	H or HORIZ	HORIZONTAL	TB	TIE BEAM		
CU FT	CUBIC FOOT	HDR	HEADER	HDR	HEADER				

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

DATE NOVEMBER 20, 2023

SHEET S-101

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...
b. UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED...
c. UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED.
B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES AND INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL OF NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED...

SAWN LUMBER

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

- 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.
4. STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS...
5. MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.1...
6. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS...
7. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPFA TREATMENT C2 USING EITHER ALKALINE QUAT (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBK), ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.
8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED...
9. PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE:
2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.
10. DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE, NAIL DOUBLED JOISTS WITH 16d AT 12" O.C., STAGGERED.
11. BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS:
ROOF JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
FLOOR JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
12. JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURE WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED.
13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

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.
2. INSTALL ALL HOLD-DOWNS TIGHT TO END STUDS/POST, DO NOT USE FILLER BLOCKS. FOR MISALIGNED ANCHOR BOLTS, EXTEND THE ANCHOR ROD AT A 1:4 (HORIZONTAL) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLD-DOWN HIGHER ON END STUD / POST.
3. FOR HOLD-DOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET, INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS.
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.
2. INSTALL THE DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS.

REINFORCING STEEL

- 1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19, ASTM A706, GRADE 60 UNO, ASTM A615 GR 60 STEEL, MAY BE SUBSTITUTED FOR ASTM A706 GRA60 STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
A. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
C. WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.4 OF ACI 318-19.
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1064. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-19 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
4. REINFORCING BAR LAP SPICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPICES UNLESS NOTED OTHERWISE ON PLANS.
A. MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
B. MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER ACI 530-13 SECTION 8.1.6.7.1 OR 9.3.3.4 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. ALL REINFORCING CONFORMING TO DIFFERING ASTM SPECIFICATIONS AND/OR OF DIFFERING GRADES SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM OTHER REINFORCING STEEL IF CONCURRENTLY PRESENT ON SITE.
6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING 6010X OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE: REINFORCING STEEL, AWS-D1.4-15. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
7. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.
8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CRSI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE SEOR PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE. THE REINFORCING PLACEMENT DRAWINGS SHALL INCLUDE ALL PRIMARY REINFORCEMENT, LAP SPICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC. AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OF REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
10. WHEN REQD., INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
11. CONCRETE PROTECTION FOR REINFORCEMENT

Table with columns: A, B, C. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, CONCRETE EXPOSED TO EARTH OR WEATHER, CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS.

NOTE THAT REBAR ATTACHED TO PLATE USING LENTON WELDABLE HALF COUPLERS SHALL BE ASTM A706 PER ASTM A615.

- 12. MECHANICAL BAR SPICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 SECTION 25.5.7. USE OF MECHANICAL CONNECTIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. SPICES MUST BE TESTED AS INDICATED IN THE CONCRETE REINFORCEMENT SPECIFICATION. ACCEPTABLE PRODUCTS INCLUDE:
LENTON STANDARD COUPLERS (APMO-ES 0129)
LENTON FORM SAVERS, TYPE SA (APMO-ES 0129)
LENTON WELDABLE HALF COUPLERS (APMO-ES 0129)
LENTON LOCK COUPLERS PER (APMO-ES 0129)
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 & 18.12.7.4.

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:
MATERIAL ASTM STANDARD
PORTLAND CEMENT (TYPE I)\* C150
CONCRETE AGGREGATES (HARDROCK) C33
WATER\* C1602
COAL FLY ASH OR POZZOLAN (CLASS F) C618
NATURAL OR MANUFACTURED SAND C33
SLAG C989
A. FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
B. WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.

- 3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-10 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 301-10 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

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, GRADE BEAMS, TIE BEAMS, CONCRETE BASEMENT WALLS/STEM WALLS, CONCRETE SLAB ON GRADE, STAIRS ON GRADE, CURBS AND OTHER NON-STRUCTURAL CONCRETE, SITE WALLS.

- 4. READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OF C685.
5. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
6. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
7. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

- 8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
9. PIPES EMBEDDED IN CONCRETE:
A. CONCRETE
a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOTE BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
b. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
c. DO NOT STACK CONDUITS, SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

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.
2. SPREAD OR CONTINUOUS FOOTINGS:

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.
C. THE UPPER FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
D. COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED, COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.6)
E. MAY BE DOUBLED FOR ISOLATED POLES PER 2022 CBC 1806.3.4

- 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. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
7. EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS.
9. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

DESIGN INFORMATION

Table with columns: OCCUPANCY OR USE, UNIFORM (PSF), CONC. (LBS), REFERENCE. Includes row for ROOF LIVE LOADS.

Table with columns: PARAMETER, VALUE, REFERENCE. Includes row for SNOW DESIGN DATA.

Table with columns: PARAMETER, VALUE, REFERENCE. Includes row for WIND DESIGN DATA.

Table with columns: LOCATION, COMPONENT TRIBUTARY AREA (SQ FT), VALUE, REFERENCE. Includes rows for ROOF and OVERHANG.

Table with columns: PARAMETER, VALUE, REFERENCE. Includes rows for RISK CATEGORY, SEISMIC IMPORTANCE FACTOR, MAPPED SPECTRAL RESPONSE ACCELERATIONS, SITE CLASS, SPECTRAL RESPONSE COEFFICIENTS.

Table with columns: PARAMETER, VALUE, REFERENCE. Includes rows for BUILDING PARAMETERS.

Table with columns: PARAMETER, VALUE, REFERENCE. Includes rows for DEAD LOADS.

Table with columns: PARAMETER, VALUE, REFERENCE. Includes rows for EXISTING UNDERGROUND UTILITIES.

Table with columns: PARAMETER, VALUE, REFERENCE. Includes rows for DEAD LOAD DESIGN DATA.

Table with columns: LOCATION, MAX UNIFORM (PSF), CONC. (LBS), REFERENCE. Includes rows for ROOF (ASPHALT SHINGLES) and WALL (SIDING).

EXISTING UNDERGROUND UTILITIES

- 1. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
3. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

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 (INCLUDING SUPPLEMENTS AND ERRATA) HEREN REFERRED TO AS "THE CODE".
B. ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).
C. CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
E. FLOOR AND ROOF FINISHES
F. MISCELLANEOUS DRAINAGE AND WATERPROOFING
G. ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
H. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR EXTERIOR CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
8. BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS, BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED, AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH.
9. THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC..
10. OPENINGS, POCKETS, ETC., LARGER THAN 4" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 4" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
11. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
12. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
14. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING
15. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
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.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
4. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.



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 CONDUCT 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 GENERAL NOTES

DATE NOVEMBER 20, 2023

SHEET S-102

**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"> <li>VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706</li> <li>INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 3/16" AND</li> <li>INSPECT ALL OTHER WELDS</li> </ol>	— 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"> <li>ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS</li> <li>MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.</li> </ol>	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"> <li>GRADE</li> <li>THICKNESS</li> <li>NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES</li> <li>NAIL OR STAPLE DIAMETER AND LENGTH</li> <li>NUMBER OF FASTENER LINES</li> <li>SPACING BETWEEN FASTENERS IN EACH LINE</li> <li>SPACING BETWEEN FASTENERS AT EDGE MARGINS</li> </ul>	— 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"> <li>WOOD SHEAR WALLS</li> <li>WOOD DIAPHRAGMS</li> <li>DRAG STRUTS</li> <li>SHEAR PANELS</li> <li>HOLD-DOWNS</li> </ul>	— 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"> <li>WOOD SHEAR WALLS</li> <li>WOOD DIAPHRAGMS</li> <li>DRAG STRUTS</li> <li>SHEAR PANELS</li> <li>HOLD-DOWNS</li> </ul>	— —	1705.12.2

**SOILS  
CODE TABLE 1705.6**

SPECIAL INSPECTION OR TEST	CONTINUOUS PERIODIC
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 DF/AP/WH, 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 PARALLAM 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:
 

DEAD + LIVE LOAD	L/240
LIVE LOAD ONLY	L/360
- [ ] INDICATES HORIZONTAL SEISMIC/WIND LOAD ON COLLECTOR TRUSSES. THE TRUSS DESIGNER SHALL DESIGN FOR THE TRUSSES FOR THE INDICATED HORIZONTAL LOAD ACTING IN BOTH THE TOP AND BOTTOM TRUSS CHORDS AND FOR THE TRANSFER OF THE FORCE TO THE CHORDS THROUGH THE WEB.
- 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)**

1. 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			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 AWS 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 6" 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.



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 CONDUCT 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

**GENERAL NOTES,  
SPECIAL INSPECTION & TESTS**

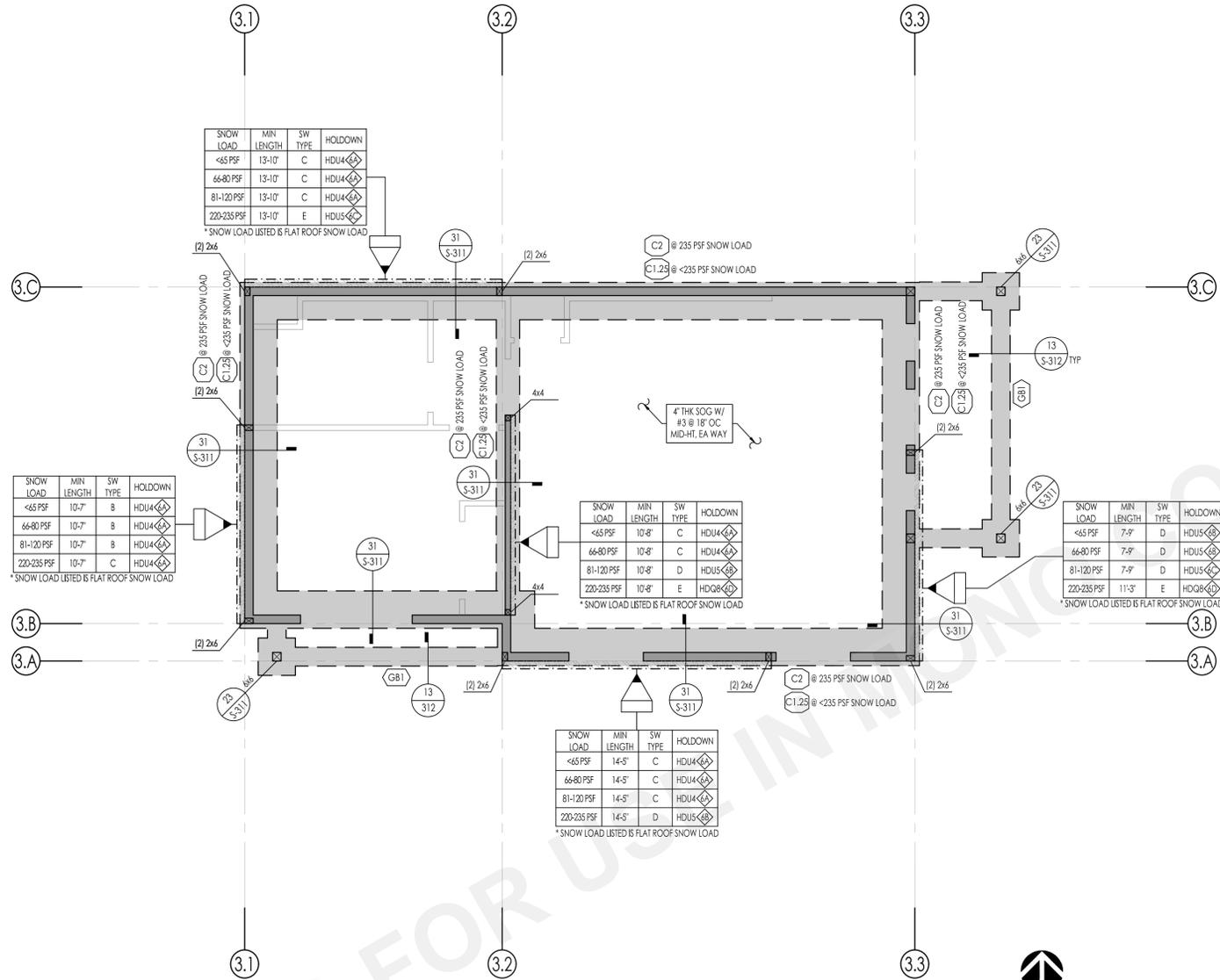
DATE  
NOVEMBER 20, 2023

SHEET

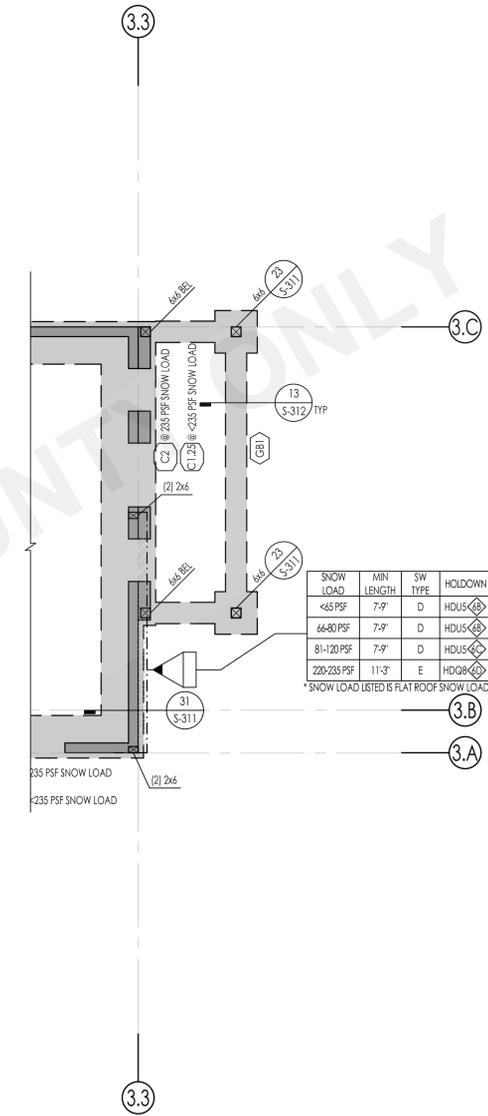
S-103



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.



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



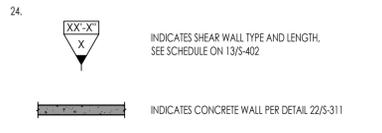
2 FOUNDATION PLAN - HIGH DESERT SLAB ON GRADE OPTION  
SCALE: 1/4" = 1'-0"

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" COORDINATES 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
- 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 S-310/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	DETAIL	
⬢	INDICATES SIMPSON SSTB HOLD-DOWN TO: CONC FOUNDATION: CONC STEM WALL:	12/S-311 22/S-311	
⬢	INDICATES SIMPSON SB HOLD-DOWN TO: CONC FOUNDATION: CONC STEM WALL:	14/S-311 24/S-311	

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REIN	TRANS REIN	DETAIL
C1.29	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
I1.29	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

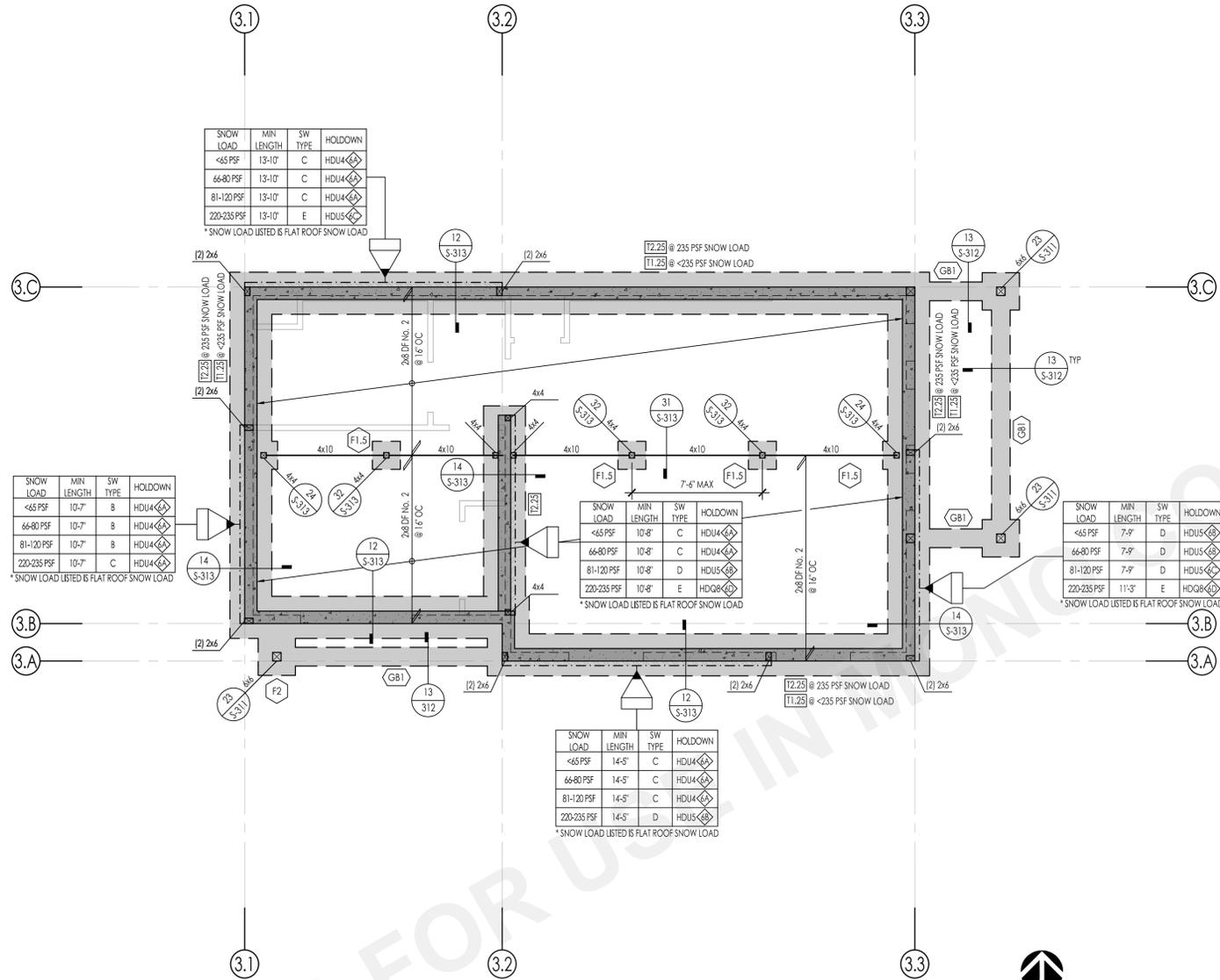
MONO COUNTY ADU PROTOTYPES  
MONO COUNTY  
FOUNDATION PLANS -  
SLAB ON GRADE

DATE  
NOVEMBER 20, 2023  
SHEET  
S3-201A

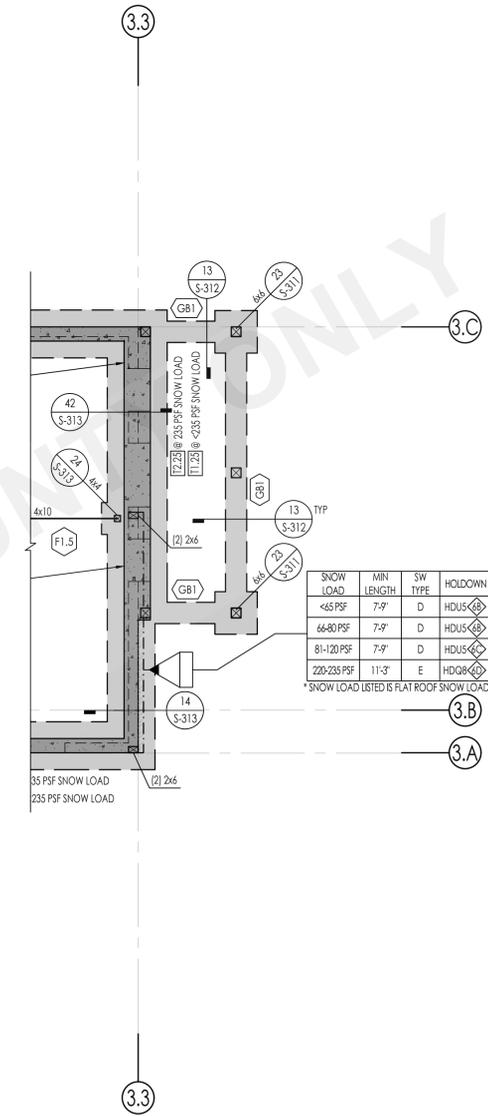
N:\2020\24401\c2\1-mono-cy-adv-design\structural\Con\Doc\Sheet\Plan\3\24401\C1\21 - MonoAdv\_Plan\_3 - S2-201A\_Nov 20, 2023\_5:06pm.dwg



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.



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



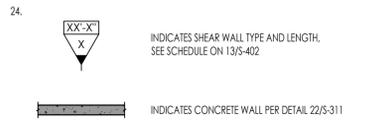
2 FOUNDATION PLAN - HIGH DESERT RAISED FLOOR OPTION  
SCALE: 1/4" = 1'-0"

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" COORDINATES 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
- 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	DETAIL	
	INDICATES SIMPSON SSB HOLD-DOWN TO: CONC FOUNDATION; CONC STEM WALL:	12/S-311	22/S-311
	INDICATES SIMPSON SB HOLD-DOWN TO: CONC FOUNDATION; CONC STEM WALL:	14/S-311	24/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REIN	TRANS REIN	DETAIL
C1.2S	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
I1.2S	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

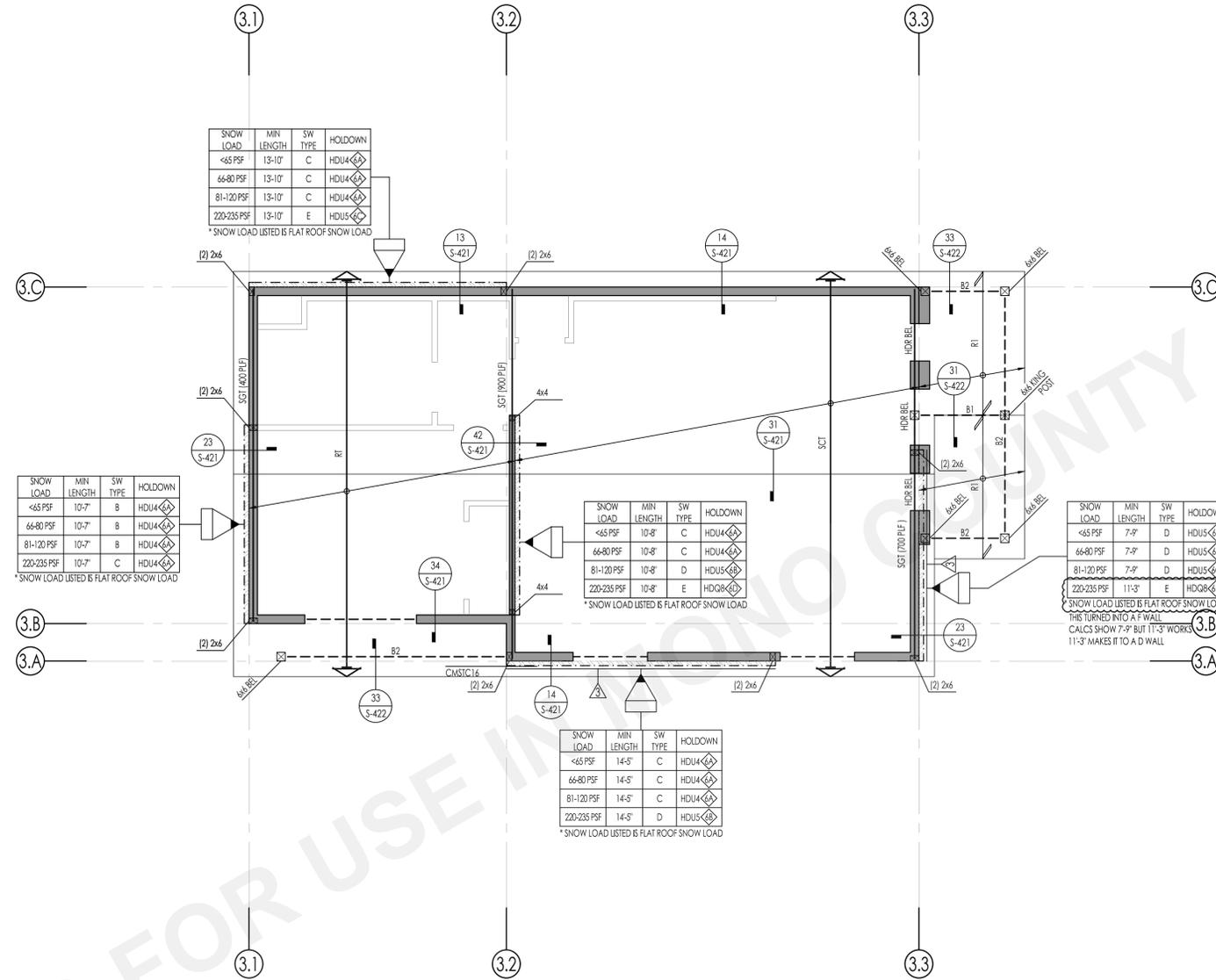
MONO COUNTY ADU PROTOTYPES  
MONO COUNTY  
FOUNDATION PLANS - RAISED FLOOR

DATE  
NOVEMBER 20, 2023  
SHEET  
S3-201B

N:\2020\24401\24401.mono-cy-adu-design\structural\Con\Doc\Sheet\Plan\3\24401\C1\1 - Mono.dwg, PLN 3 - S3-201B, Nov 20, 2023, 5:06pm, adopez



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.



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/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), 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 DESIGN CRITERIA REFER TO SHEET S-103 PRE-FABRICATED WOOD TRUSSES I.B.G.
- 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
64	INDICATES SIMPSON SSTB HOLDDOWN TO: CONC FOUNDATION: CONC STEM WALL:	12/S-311 22/S-311
75	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	<235 PSF	2x8 @ 16" OC	
	235 PSF	2x10 @ 16" OC	

BEAM SCHEDULE			
MARK	SNOW LOAD	SIZE	REMARKS
B1	<80 PSF	4x6	
	81-120 PSF	4x8	
	121-235 PSF	4x10	
B2	<80 PSF	6x8	
	81-120 PSF	6x10	
	121-235 PSF	6x12	

MONO COUNTY ADU  
PROTOTYPES  
MONO COUNTY

ROOF PLANS - HIGH DESERT

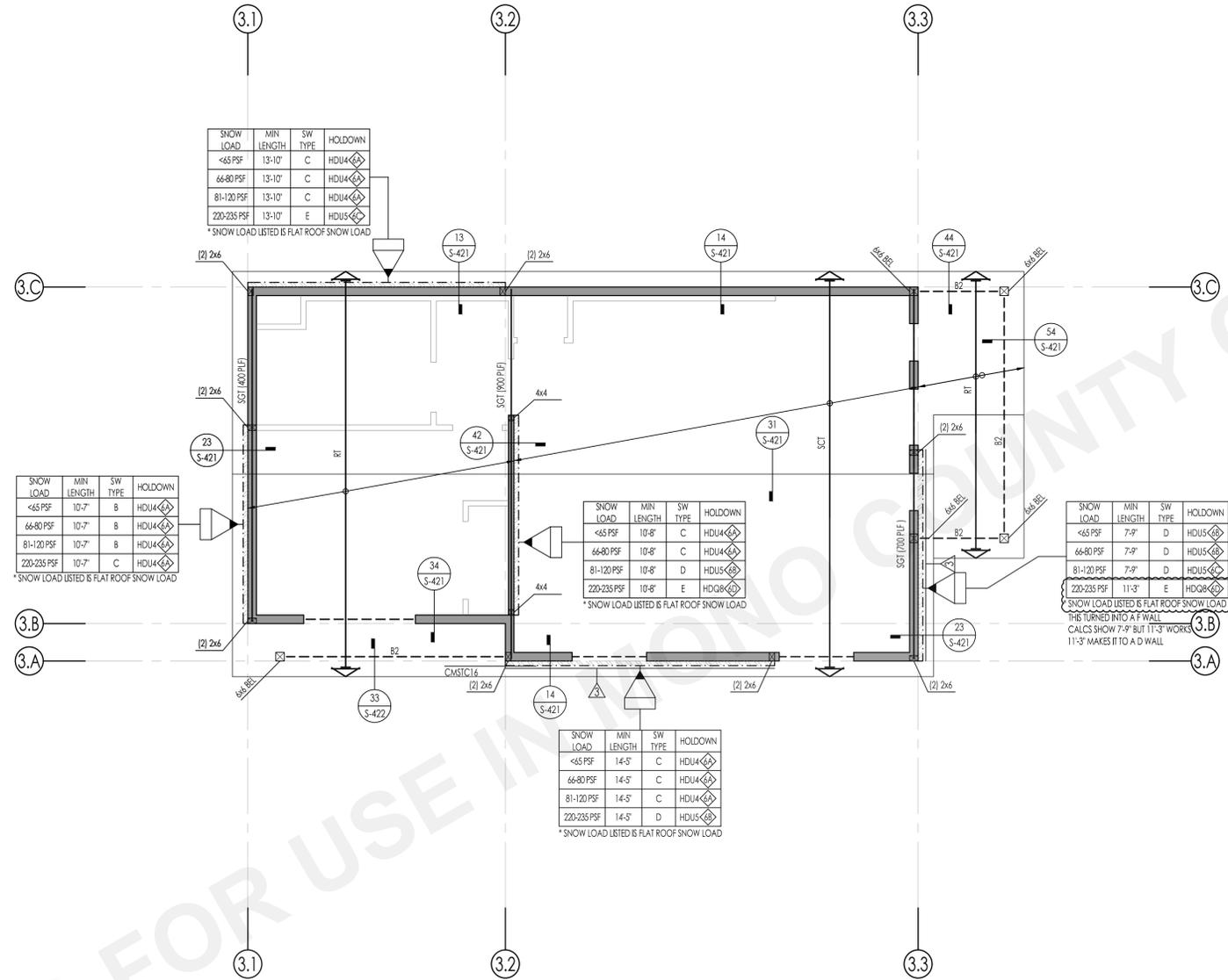
DATE  
NOVEMBER 20, 2023

SHEET

S3-202A



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.



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), 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 DESIGN CRITERIA REFER TO SHEET S-103 PRE-FABRICATED WOOD TRUSSES I.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, HOLD-DOWNS, 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
- INDICATES DRAG TRUSS CONNECTOR PER 31/S-405, UNO

SCHEDULES

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

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
SCT	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 ENTIRELY 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  
S3-202B



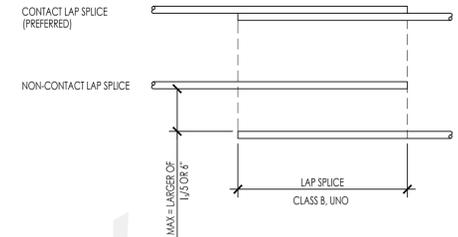
THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED 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

TYPICAL CONCRETE DETAILS

DATE  
NOVEMBER 20, 2023  
SHEET

S-301

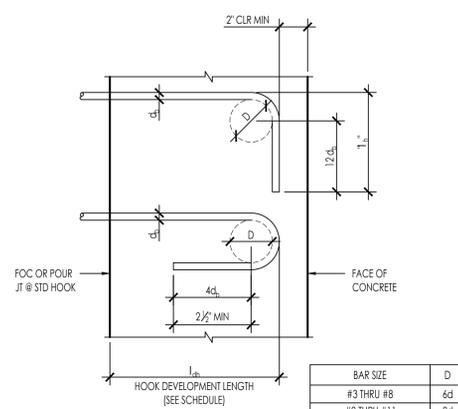


**REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE**

BAR SIZE	DEVELOPMENT LENGTH $l_d$ (CLASS A LAP SPICE)			LAP SPICE $l_s$ (CLASS B LAP SPICE)		
	$f_c$ (psi)			$f_c$ (psi)		
	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
      - 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 SPICES NTS 12

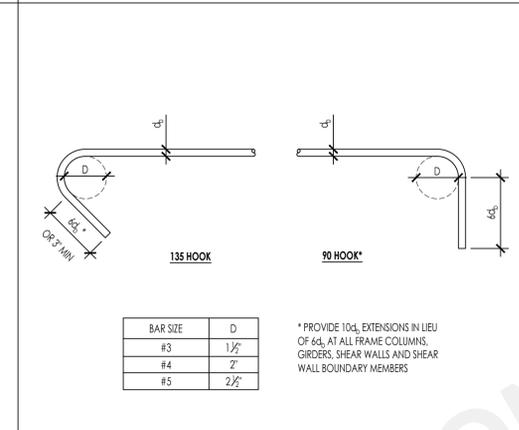


**STANDARD HOOK DEVELOPMENT LENGTH  $l_{dh}$**

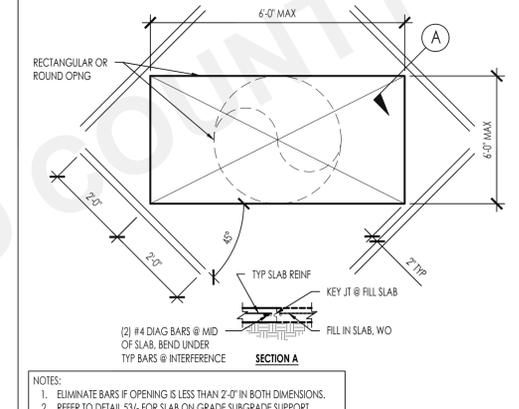
BAR SIZE	D	$l_{dh}$	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	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 = 2";
  - FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

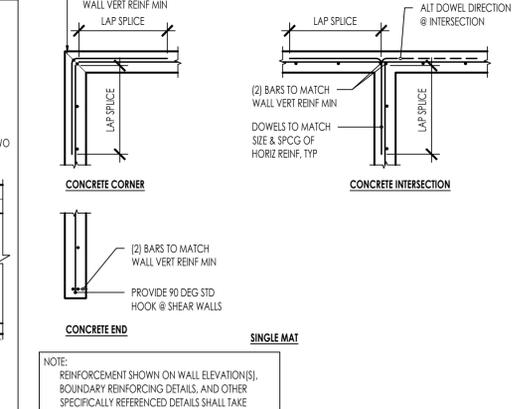
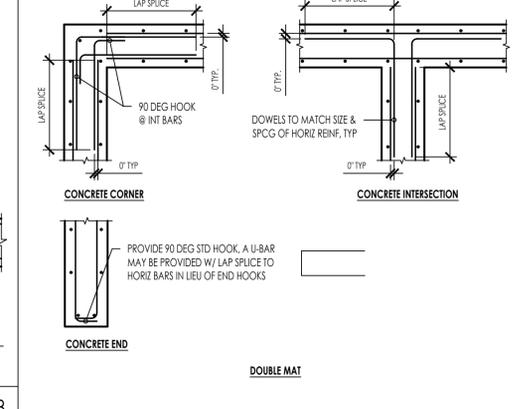
REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICES NTS 14



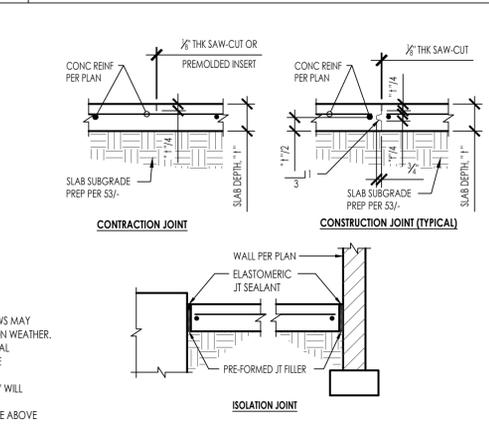
REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICES NTS 21



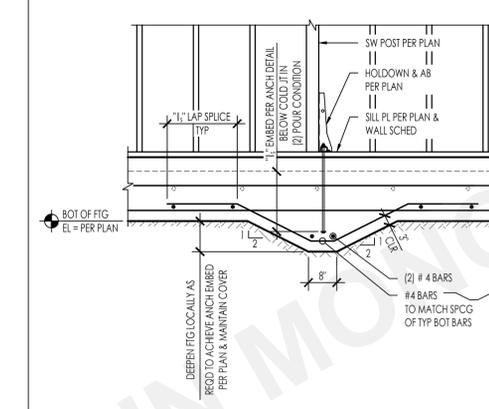
SOG OPENING NTS 22



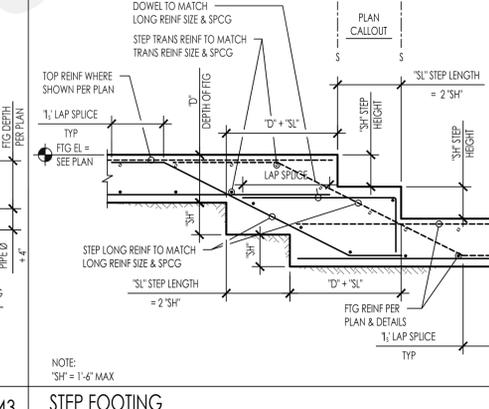
CONC REIN @ INTERSECTION NTS 24



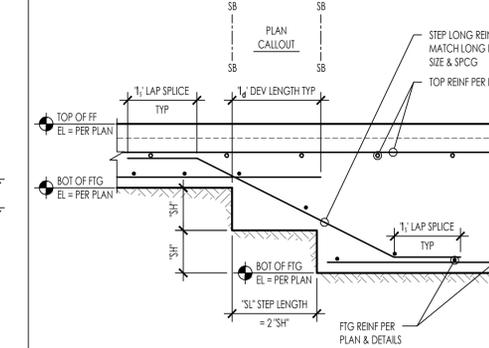
ISOLATION JOINT NTS 31



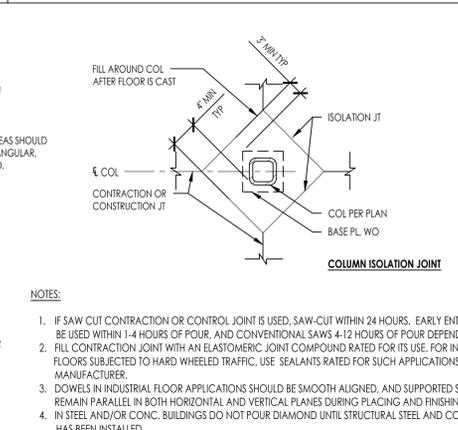
DEEPEMED FTG @ ANCHOR BOLT NTS 32



STEP FOOTING NTS 33



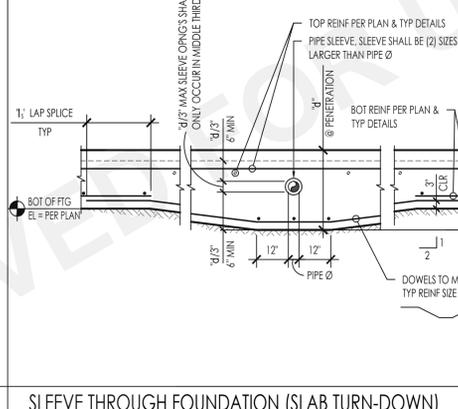
STEPPED FOOTING (BOTTOM ONLY) NTS 34



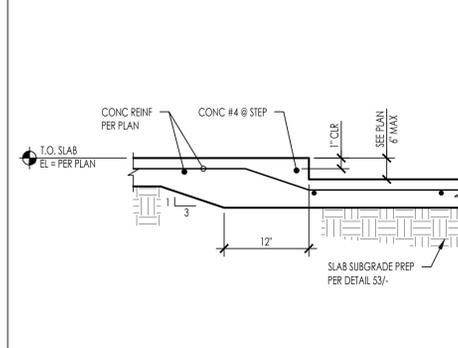
COLUMN ISOLATION JOINT NTS 35



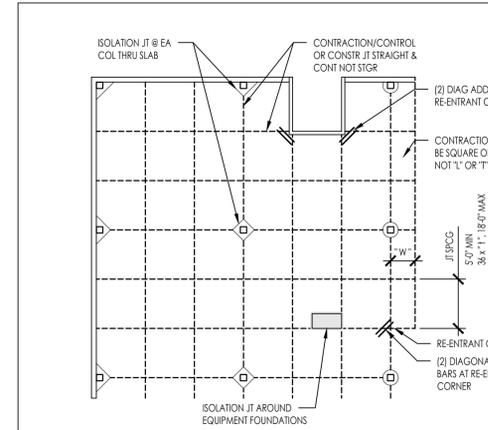
SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN) NTS 38



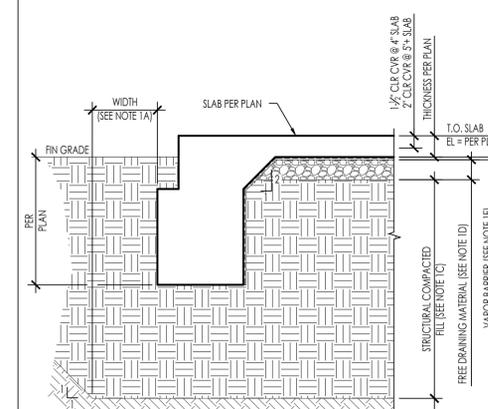
SLAB ON GRADE EDGE AND SUBGRADE PREP NTS 53



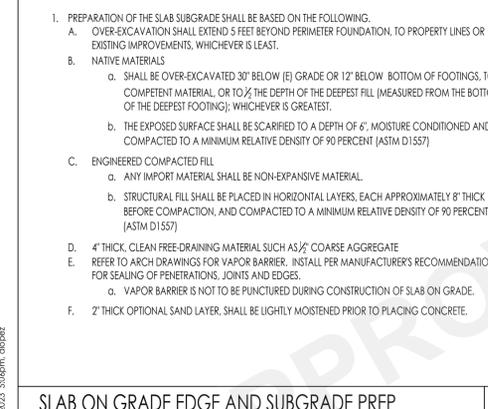
SLAB ON GRADE DEPRESSION NTS 44



SLAB ON GRADE JOINTS NTS 31



SLAB ON GRADE EDGE AND SUBGRADE PREP NTS 53



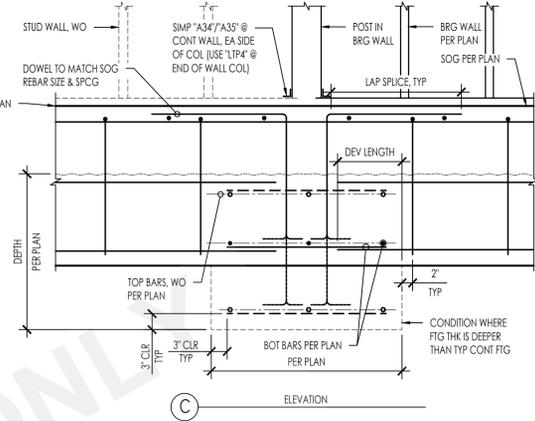
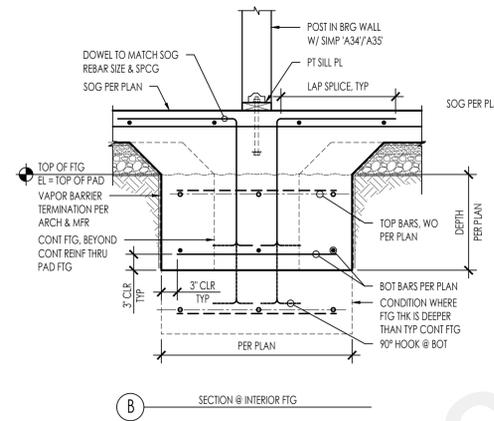
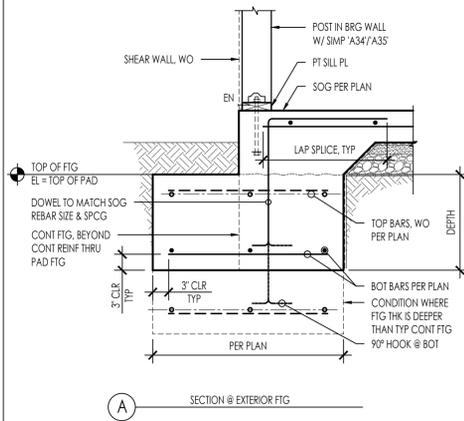
SLAB ON GRADE EDGE AND SUBGRADE PREP NTS 53



SLAB ON GRADE EDGE AND SUBGRADE PREP NTS 53

N:\2020\2340-01\c21\mono-cy\ad-prototypes\c21\mono-cy\ad-prototypes\2340-01-C21-3301.dwg, PLAN 2 - 3301, Nov 20, 2023, 5:05pm, abaziz





51

41

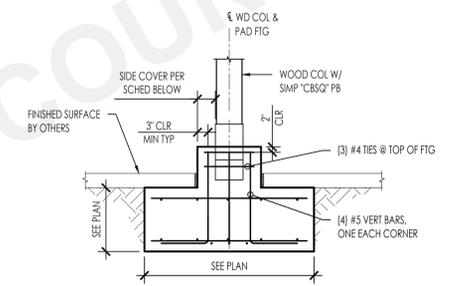
SPREAD FOOTING @ BEARING WALL POST

23401-C101 - S312 - 11

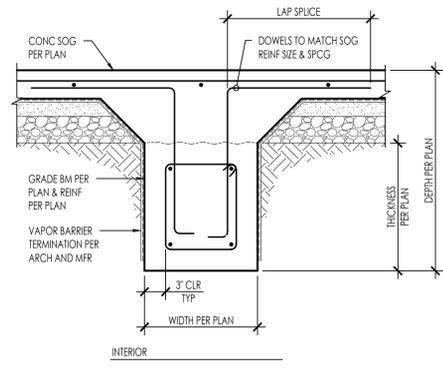
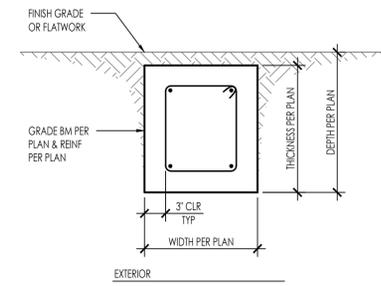
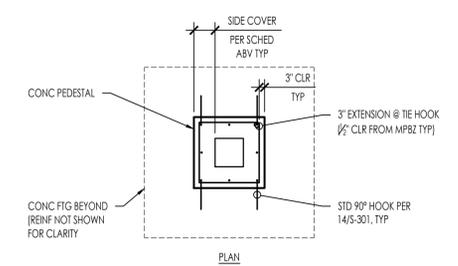
3/4" = 1'-0"

11

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.



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



52

42

32

PORCH PAD FOOTING

23401-C101 - S312 - 24

1/2" = 1'-0"

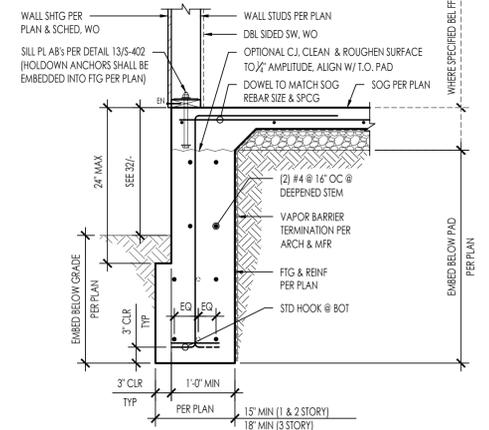
23

GRADE BEAM

23401-C101 - S312 - 13

NTS

13



53

43

33

DEEPEND EXTERIOR FOOTING

23401-C101 - S312 - 14

3/4" = 1'-0"

14

MONO COUNTY ADU PROTOTYPES  
MONO COUNTY  
CONCRETE DETAILS

DATE  
NOVEMBER 20, 2023  
SHEET

S-312

N:\2300\23401\23401-1\23401-1\mono-cy-ada-dsgn\struct\wall\Con\Docx\sheet\file\23401-C101 - S312.dwg, PLAN 2 - S312, Nov 20, 2023 5:05pm, abazet



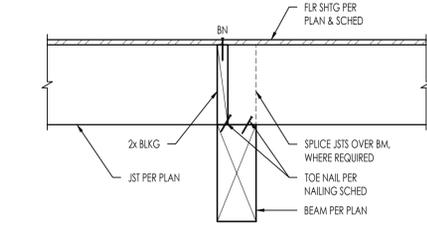
THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED 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  
CONCRETE DETAILS

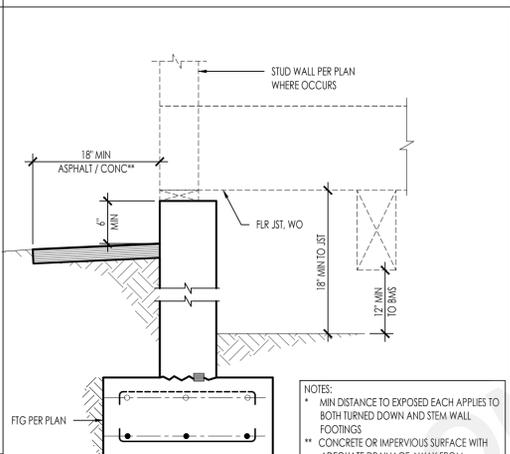
DATE  
NOVEMBER 20, 2023  
SHEET

S-313

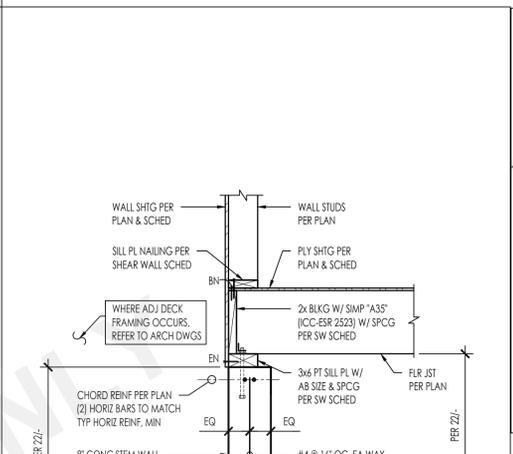
	51		41		31



41 DROPPED BEAM @ PERP JOIST  
234601-C121 - S313 - 31 1" = 1'-0" 31

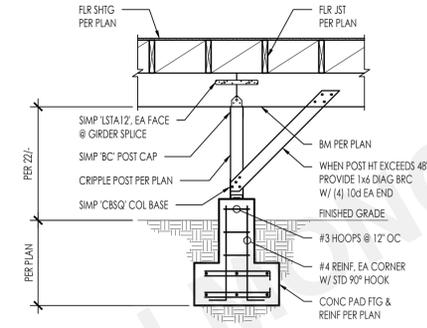


31 MIN DISTANCE FROM GRADE TO WOOD FRAMING  
234601-C121 - S313 - 22 1" = 1'-0" 22

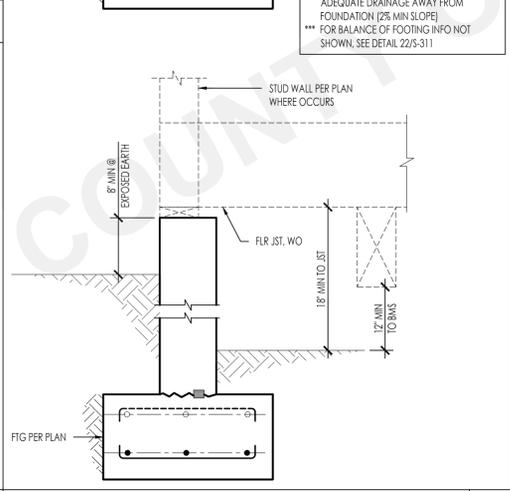


22 CONCRETE WALL FOUNDATION  
234601-C121 - S313 - 12 3/4" = 1'-0" 12

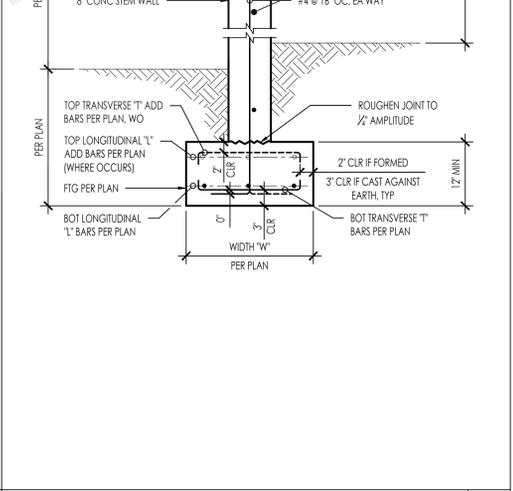
	52		42		32
--	----	--	----	--	----



42 PIER FOOTING  
234601-C121 - S313 - 32 1/2" = 1'-0" 32

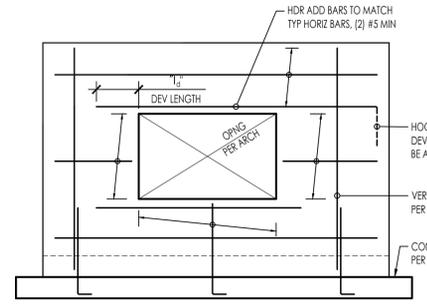


32 MIN DISTANCE FROM GRADE TO WOOD FRAMING  
234601-C121 - S313 - 22 1" = 1'-0" 22

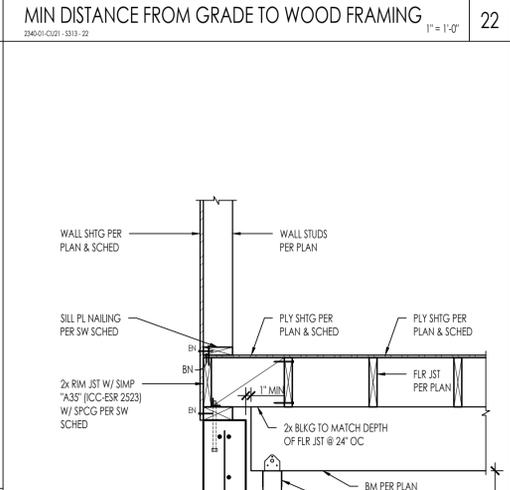


12 CONCRETE WALL FOUNDATION  
234601-C121 - S313 - 12 3/4" = 1'-0" 12

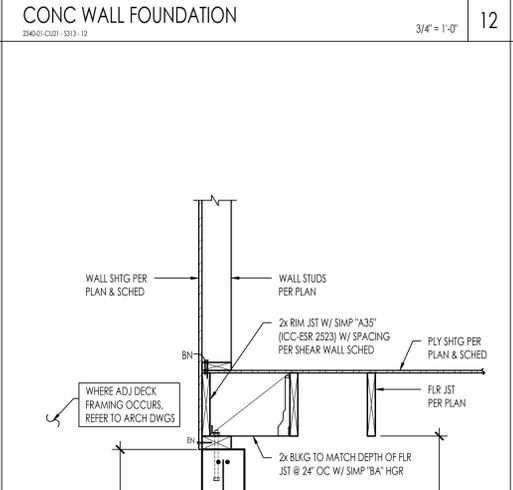
	53		43		33
--	----	--	----	--	----



43 CONCRETE WALL FOOTING @ OPENING  
234601-C121 - S313 - 33 NTS 33



33 MIN DISTANCE FROM GRADE TO WOOD FRAMING  
234601-C121 - S313 - 24 3/4" = 1'-0" 24

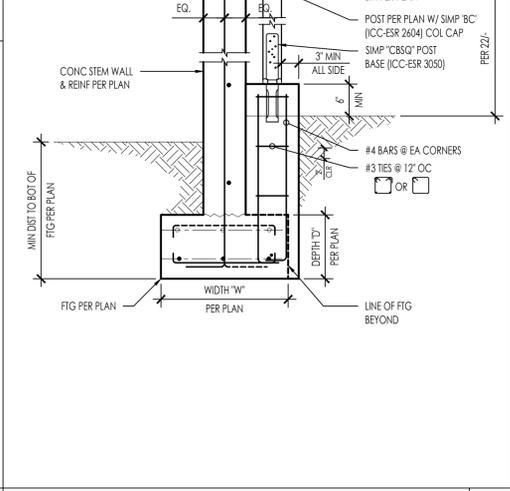


14 CONCRETE WALL FOUNDATION  
234601-C121 - S313 - 14 3/4" = 1'-0" 14

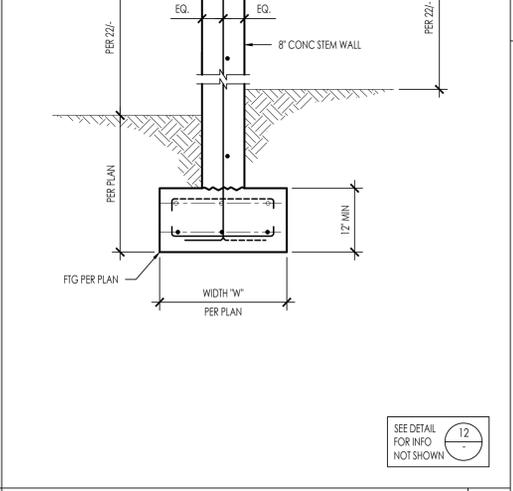
	54		44		34
--	----	--	----	--	----



44 CONCRETE WALL FOOTING @ OPENING  
234601-C121 - S313 - 33 NTS 33



34 CONCRETE WALL FOUNDATION  
234601-C121 - S313 - 24 3/4" = 1'-0" 24



14 CONCRETE WALL FOUNDATION  
234601-C121 - S313 - 14 3/4" = 1'-0" 14

SEE DETAIL FOR INFO NOT SHOWN 12

N:\2200\234601-c121-mono-cy-adv-dsgn\mfruct\work\Con\Docs\sheet\files\234601-C121 - S313.dwg, PLAN 2 - S313, Nov 20, 2023 5:05pm, abazet



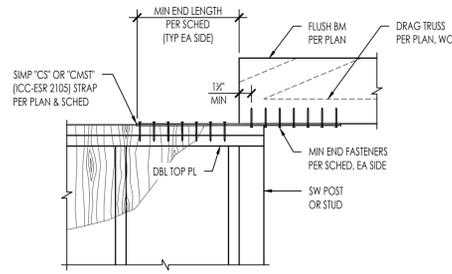




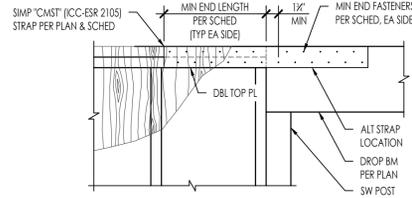


THESE PLANS ARE PROVIDED BY MONO COUNTY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT 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.

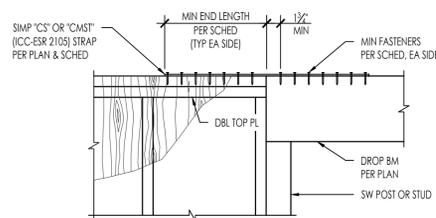
MONO COUNTY ADU  
PROTOTYPES  
MONO COUNTY  
TYPICAL WOOD DETAILS



A STRAP TO BOTTOM OF FLUSH BEAM



B STRAP TO FACE OF DROP BEAM

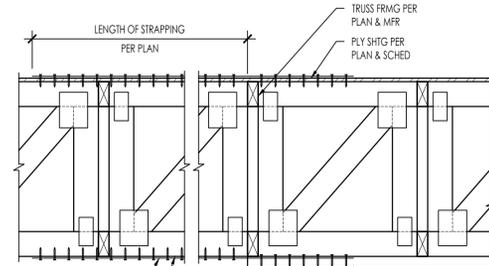


C STRAP TO TOP OF DROP BEAM

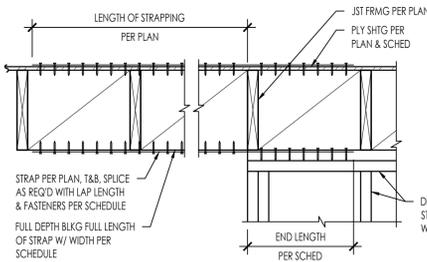
STRAP MODEL	END FASTENERS	END LENGTH (IN)	ALLOWABLE TENSION LOADS (LB)
CS16	(20) 10d	11	1,705
	(22) 8d	13	
CS14	(26) 10d	15	2,490
	(30) 8d	16	
CMSTC16	(50) 16d	20	4,690
CMST14	(56) 16d	26	6,475
	(66) 10d	30	
CMST12	(74) 16d	33	9,215
	(86) 10d	39	

DRAG STRAP AT BEAM-TO-WALL

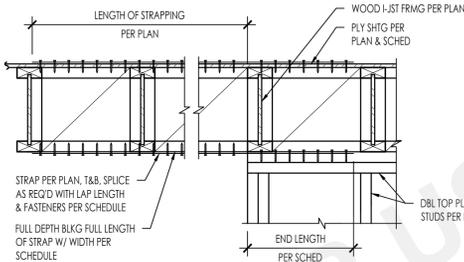
NTS 53



A WOOD TRUSS FRAMING



B SOLID SAWN FRAMING

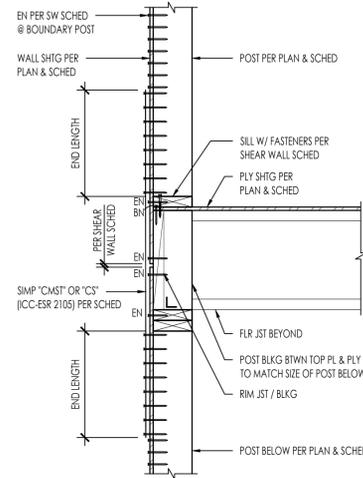


C TJI FRAMING

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

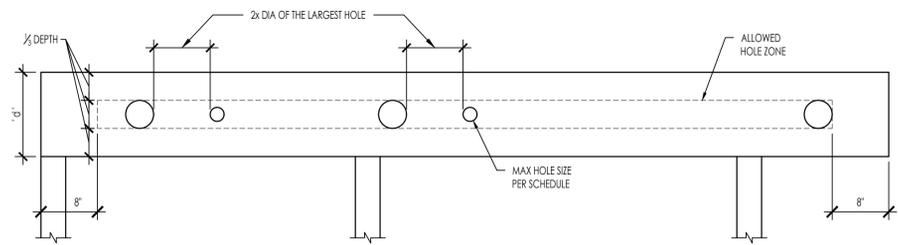


NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY, REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE

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

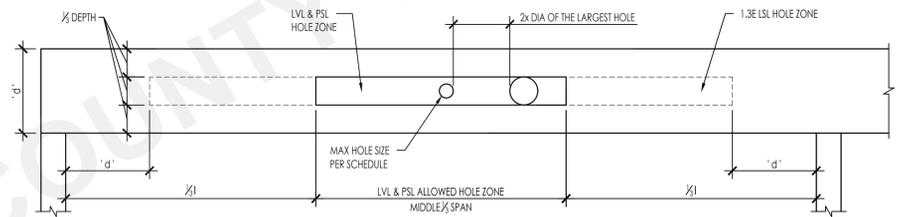
NTS 32



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"

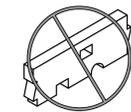
- 1.55E LSL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
  - ROUND HOLES ONLY.
  - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



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"

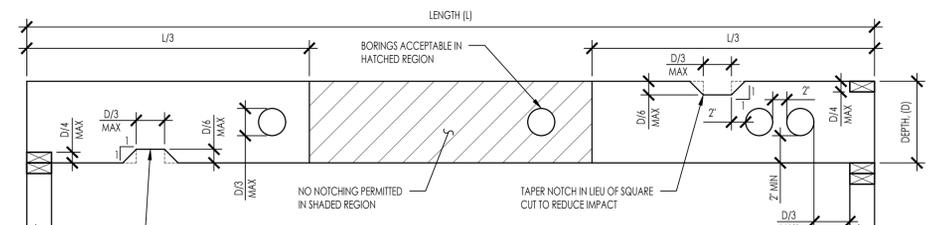
- LVL, PSL/1.3E LSL:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
  - ROUND HOLES ONLY.
  - NO HOLES IN CANTILEVERS.
  - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



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

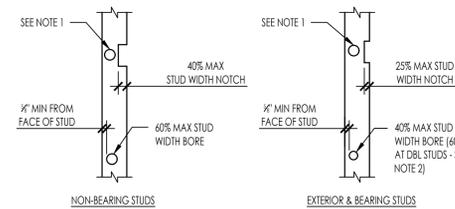


- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
  - NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
  - NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL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

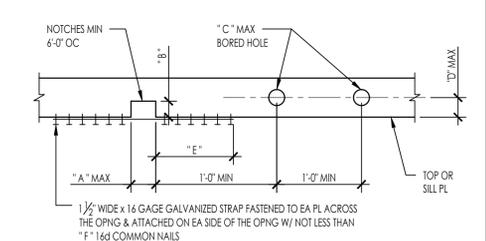
SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

NTS 13



STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 1/2"	1 3/4"
	EXTERIOR/BEARING	1 3/4"	7/8"
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.



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

TYP WALL NOTCH AND BORING LIMITATIONS

NTS 24

TOP PL AND SILL NOTCH AND BORING LIMITATIONS

NTS 14





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 CONTRUCT 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.

	51	41	<b>ROOF RIDGE</b> 234601-C121-1422-32 1" = 1'-0"	31	<b>TRUSS ROOF @ BALLOON FRAMING</b> 234601-C121-1422-31 1" = 1'-0"	21	<b>RAFTER @ EXTERIOR SHEAR WALL</b> 234601-C121-1422-11 1" = 1'-0"	11
	52	42	<b>TOP NAILER @ RIDGE BEAM</b> 234601-C121-1422-32 1" = 1'-0"	32	<b>RIDGE @ WALL BELOW</b> 234601-C121-1422-32 1" = 1'-0"	22	<b>RAFTER @ EXTERIOR SHEAR WALL</b> 234601-C121-1422-12 1" = 1'-0"	12
	53	43	<b>ROOF RAFTER TO BEAM</b> 234601-C121-1422-33 1" = 1'-0"	33	<b>ROOF RAFTER TO EXTERIOR WALL (PERP)</b> 234601-C121-1422-33 1" = 1'-0"	23	<b>OUTLOOKER @ EXTERIOR SHEAR WALL</b> 234601-C121-1422-13 1" = 1'-0"	13
	54	44	<b>INTERIOR SHEAR WALL (JOIST PARALLEL)</b> 234601-C121-1422-34 1" = 1'-0"	34	<b>ROOF TRANSITION DETAIL</b> 234601-C121-1422-24 1" = 1'-0"	24	<b>CHANGE IN ROOF FRAMING</b> 234601-C121-1422-14 3/4" = 1'-0"	14

N:\2020\234601\234601-1422\1422.dwg, PLAN 3 - 1422, Nov 20, 2023, 3:07pm, abazez

APPROVED FOR USE IN MONO COUNTY ONLY

MONO COUNTY ADU  
PROTOTYPES  
MONO COUNTY

ROOF FRAMING DETAILS

DATE  
NOVEMBER 20, 2023

SHEET  
**S-422**