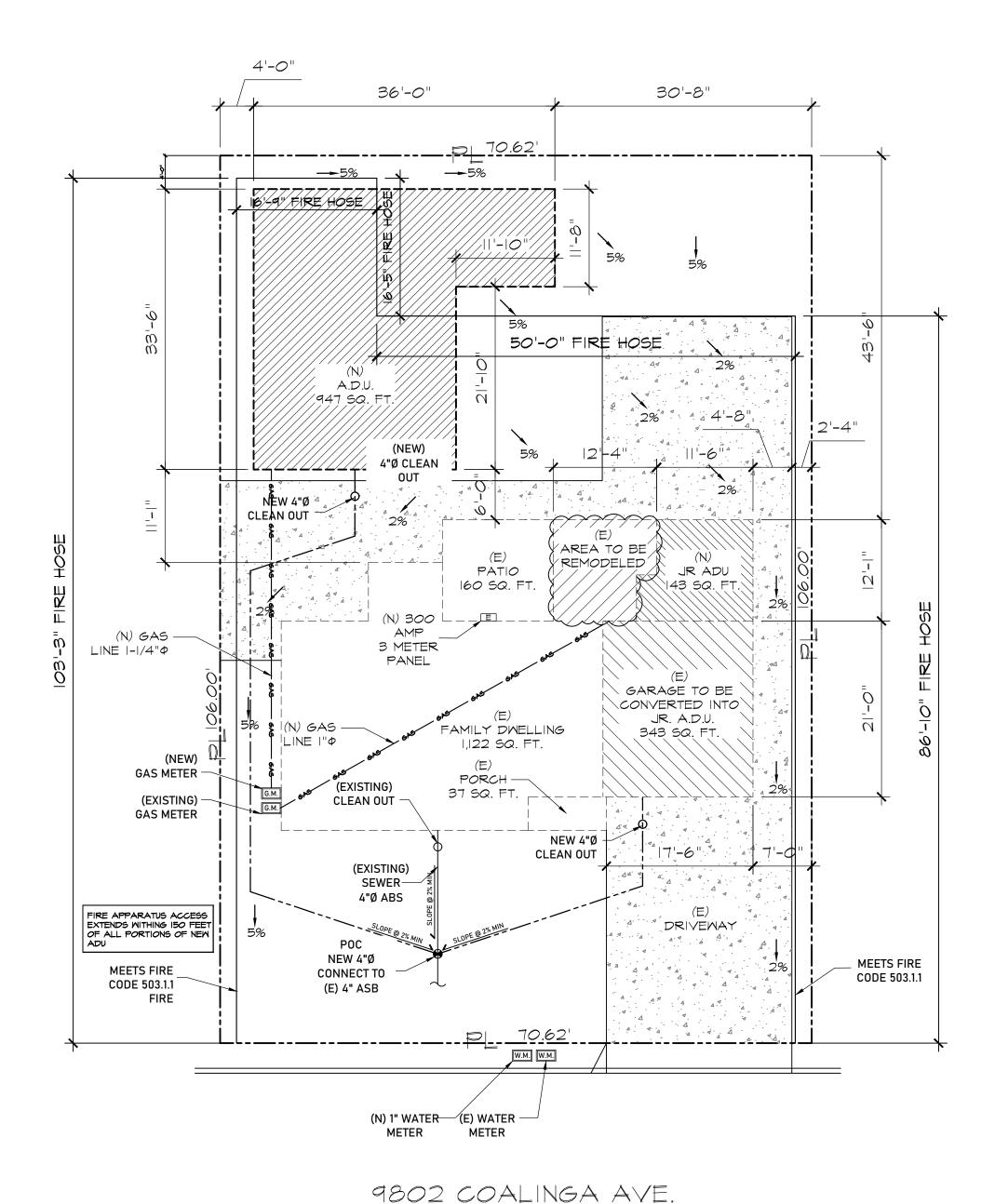
# GARAGE CONVERSION INTO JR A.D.U. & NEW DETACH A.D.U.

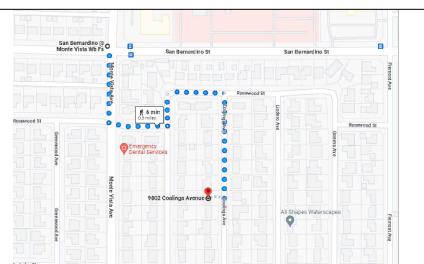
9802 COALINGA AVENUE MONTCLAIR, CA. 91763

APN # 1010-022-10





#### **BUS SCHEDULE**



#### **GENERAL NOTES**

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- 3. ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED. 4. ANY CHANGES PRIOR TO APPROVED SET OF PLANS, C.B. HOME DESIGN MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY C.B. HOME DESIGN IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. C.B. HOME
- BUILDER PERFORMANCE TO PERFORM WORK 5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE

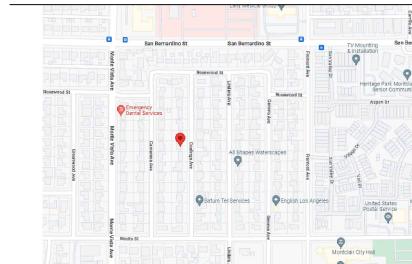
DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME

- BUILDING CODES AND LOCAL RESTRICTIONS. . IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (I) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- . SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO: I. METAL DOOR AND WALL CONNECTION
- 2. CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING. 3. JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS). 4. STAINLESS STEEL TO WALLS DO NOT CAULK ANY OTHER AREAS, ESPECIALLY AT
- GREYWOOD 9. CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
- 10. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS. 12. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY
- WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK; I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL MOODWORK INSTITUTE, "QUALITY STANDARDS"
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
- 4. ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- 5. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
- 6. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE: 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022)CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ENERGY STANDARDS AND CITY ORDINANCE AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- 18. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

#### ADDDEVIATIONS

ADDI	REVIATIONS		
ACCLONT CONT DDD ELLQW (E)FFG	ASPHALTIC CONCRETE CEILING CLEAR CONCRETE CONTINUOUS DIAMETER DIMENSION DRAWING EACH ELEVATION EQUAL EACH WAY EXISTING FINISH FLOOR FINISH GRADE	SAPRI SAM SOURING THE PAN SAM SOURING STEPP	GALVANIZED GYPSUM BOARD HORIZONTAL HEIGHT JOISTS MAXIMUM MINIMUM NUMBER ON CENTER REQUIRED SIMILAR SQUARE THICK TOP PLATE TYPICAL WITH
FL FT	FLOOR FOOT, FEET	MH	MATER HEATER

#### **VICINITY MAP**



#### **TABULATIONS**

OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B LOT: 7,526 SQ. FT.

EXISTING RESIDENCE: 1,122 SQ. FT. EXISTING GARAGE TO BE CONVERTED INTO JR. A.D.U: 343 SQ. FT. PARTIAL DWELLING TO BE ATTACHED TO JR. A.D.U: 143 SQ. FT. <u>TOTAL JR ADU SIZE</u>: 486 SQ. FT. EXISTING PORCH: 37 SQ. FT. EXISTING PATIO: 160 SQ. FT.

NEW A.D.U: 947 SQ. FT.

TOTAL FLOOR AREA: 2,752 SQ. FT. LOT COVERAGE: 2,752/7,526 = 36% LOT COVERAGE BUILDING HEIGHT: I STORY USE: SINGLE FAMILY DWELLING

#### **ADMINISTRATIVE REQ'S**

- THE PERSON IN CHARGE OF THE CONSTRUCTION OR INSTALLATION, WHO IS ELIGIBLE UNDER DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE TO ACCEPT RESPONSIBILITY FOR THE CONSTRUCTION OR INSTALLATION OF REGULATED MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING, THE CERTIFICATE OF INSTALLATION DOCUMENTATION FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS OR PART 6. SUCH CERTIFICATE OF NSTALLATION DOCUMENTATION SHALL BE MADE AVAILABLE TO THE ENFORCEMENT AGENCY FOR ALL APPLICABLE
  - INSPECTIONS. THESE CERTIFICATES SHALL: A. IDENTIFY FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES, AND SYSTEM DIAGNOSTIC RESULTS REQUIRED TO VERIFY COMPLIANCE WITH
  - APPLIANCE EFFICIENCY REGULATIONS AND PART 6 B. STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSTALLATION C80 WAS PERFORMED. SECTIONS OF THE CERTIFICATE (S), FOR WHICH SUBMITTAL TO A HERS PROVIDER DATA REGISTRY IS REQUIRED, SHALL DISPLAY THE UNIQUE REGISTRATION
  - NUMBER ASSIGNED BY THE HERS DATA REGISTRY. C. INCLUDE A DECLARATION STATEMENT INDICATING THAT THE CONSTRUCTED OR INSTALLED FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, AND TO THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
  - D. BE SIGNED BY THE DOCUMENTATION AUTHOR TO CERTIFY THE DOCUMENTATION IS ACCURATE AND COMPLETE. E. BE SIGNED BY THE INDIVIDUAL ELIGIBLE UNDER DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE TO ACCEPT RESPONSIBILITY FOR CONSTRUCTION, OR INSTALLATION IN THE APPLICABLE CLASSIFICATION FOR THE SCOPE OF WORK SPECIFIED ON THE CERTIFICATE OF INSTALLATION
  - DOCUMENTS(S) 2. THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR THE PERSON(S) RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE FEATURE, MATERIAL, COMPONENT OR MECHANICAL DEVICE INSTALLED (IN CASE OF MUTI-TENANT OR CENTRALLY OPERATED BUILDINGS) WITH THE FOLLOWING AT THE TIME OF OCCUPANCY:
  - A. COMPLIANCE INFORMATION. THE APPROPRIATE COMPLETED AND SIGNED CERTIFICATE(S) OF COMPLIANCE, CERTIFICATE(S) OF INSTALLATION, AND IF APPLICABLE CERTIFICATE(S) OF VERIFICATION DOCUMENTATION SUBMITTED.
  - B. OPERATING INFORMATION. THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTION ON HOW TO OPERATE THEM CORRECTLY AND EFFICIENTLY. C. MAINTENANCE INFORMATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND
  - LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND MAINTENANCE MANUAL. D. VENTILATION INFORMATION. A DESCRIPTION OF THE QUANTITY OF OUTDOOR AIR THAT THE VENTILATION SYSTEM IS DESIGNED TO PROVIDE TO THE BUILDING CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND

INCORPORATED ON A READILY ACCESSIBLE LABEL. THE

THE ENFORCEMENT AGENCY SHALL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL REQUIRED CERTIFICATES OF VERIFICATION ARE POSTED AND MADE AVAILABLE TO THE BUILDING DEPARTMENT FOR ALL APPLICABLE INSPECTIONS, AND THAT ALL CERTIFICATES OF VERIFICATION CONFORM TO THE SPECIFICATIONS OF SECTION 10-103(A)5.

#### **CONSULTANTS**

REFUGIO DOMINGUEZ LICENSE # C-50820 1346 M. PHILADELPHIA ST. ONTARIO, CA 91762 (626)279-5657

<u>DESIGNER:</u>

GERMAN CORTEZ 1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 (626)279-5657

#### **SCOPE OF WORK**

GARAGE CONVERSION INTO JR. A.D.U. (343 SQ. FT.) - 2-NEW BEDROOMS, KITCHEN, LIVING ROOM, BATH & LAUNDRY

PARTIAL (E) DWELLING TO BE CONVERTED TO JR. A.D.U. (143 SQ. FT.)

NEW A.D.U. (947 SQ. FT.) THREE NEW BEDROOMS. TWO NEW BATHS & NEW LIVING ROOM, KITCHEN & LAUNDRY

#### SHEET INDEX

COVER SHEET SITE

DEMOLITION PLAN PROPOSED FLOOR PLAN TO GARAGE CONVERSION

STRUCTURAL NOTES & DETAILS

PROPOSED FLOOR PLAN TO NEW DETACH A.D.U. ELEVATIONS GARAGE CONVERSION INTO A.D.U. ELEVATIONS NEW DETACH A.D.U.

FOUNDATION PLAN & DETAILS TO GARAGE CONVERSION **S-2** INTO A.D.U. FRAMING PLAN & DETAILS TO GARAGE CONVERSION

FOUNDATION PLAN & DETAILS TO NEW DETACH A.D.U.

FOUNDATION PLAN & DETAILS TO NEW DETACH A.D.U. WASTE, GAS, MECHANICAL & COLD & HOT PLAN A.D.U. WASTE & GAS PLAN GARAGE CONVERSION

COLD & HOT PLAN GARAGE CONVERSION

TITLE-24 NEW DETACHED A.D.U.

TITLE-24 NEW DETACHED A.D.U. TITLE-24 NEW DETACHED A.D.U.

TITLE-24 EXISTING RESIDENCE ENV-4 TITLE-24 EXISTING RESIDENCE ENV-6 TITLE-24 GARAGE CONVERSION INTO J.A.D.U

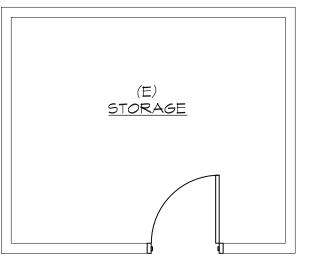
ENV-7 TITLE-24 GARAGE CONVERSION INTO J.A.D.U

1346 W. PHILADELPHIA ST ONTARIO, CA. 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF C.B. HOME DESIGN, NO PART SHALL BE COPIED RODUCED OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART IN CONNECTION WITH AN' OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE WINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

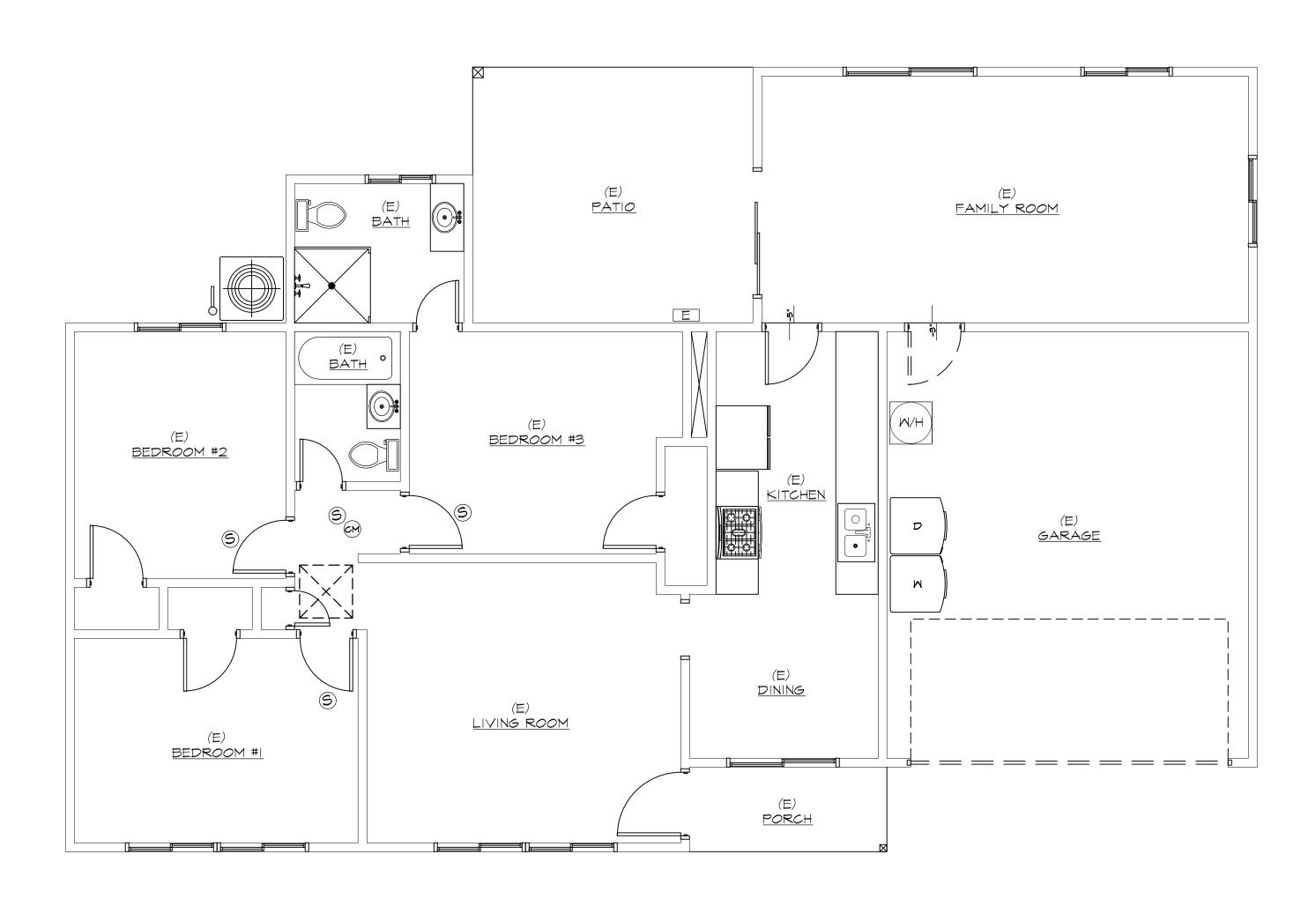
SCALE: 3/32" = 1'-0" REVISIONS

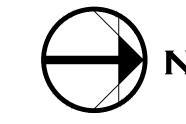
**JOB NUMBER** 



DEMOLITION PLAN

1/4" = |'-0"







- . PROVIDE LOW FLOW TOILETS(I.28 G/F), SHOWERHEADS (I.8 GPM), LAVATORY FAUCETS (I.2 GPM), KITCHEN FAUCET (I.8 GPM).
- 2. SHOWER MAX TEMPERATURE OF 120° TO BE PROVIDED BY THE USE OF PRESSURE BALANCE THERMOSTATIC MIXING VALVES.
- 3. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 72" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.

FLUORESCENT FIXTURE. (PLUG IN TYPE OR WITH BALLAST)

- 4. PROVIDE A MINIMUM ONE DEDICATED 20 AMPERE CIRCUIT TO BATHROOMS.
  5. HEATING EQUIPMENT LOCATED IN AN ATTIC SPACE REQUIRING INSPECTION OR MAINTENANCE SHALL PROVIDE AN ACCESS OPENING NOT LESS THAN 30 INCHES BY 30 INCHES. A CONTINUOUS SOLID FLOOR NOT LESS THAT 24 INCHES AND A CLEAR SPACE OF 30" DEEP AND 30" WIDE LOCATED AT THE FRONT OF SERVICE SIDE OF
- 30 INCHES. A CONTINUOUS SOLID FLOOR NOT LESS THAT 24 INCHES AND A CLEAR SPACE OF 30" DEEP AND 30" WIDE LOCATED AT THE FRONT OF SERVICE SIDE OF EQUIPMENT.

  6. FIRST SMITCH TO THE ENTRANCE OF BATHROOM(S) AND/OR KITCHEN SHALL BE A
- 7. ALL BRANCH CIRCUITS THAT SUPPLY 15 \$ 20 AMP. RECEPTACLE OUTLETS INSTALLED IN BEDROOMS TO BE PROTECTED BY AN AFCI.
- 8. ALL DUCTING AND CONNECTORS FOR HEATING AND/OR AIR CONDITIONING SHALL BE UL 181 APPROVED.
- 9. ALL BRANCH CIRCUITS IN A SINGLE FAMILY RESIDENCE SHALL BE PROTECTED BY COMBINATION TYPE AFCI DEVICES, EXCEPT KITCHENS, BATHROOMS, GARAGES & BASEMENT
- 10. A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS.
- PLUMBING IS WITHOUT SLIP JOINTS.

  II. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWERS AND TUB SHOWERS.
- 12. THE CENTER OF THE 15,20,AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE.
  13. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS
- LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY
  CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE
  FUEL GAS PIPING. (SEPARATE PLUMBING PERMIT REQUIRED)

  14. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN
  SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN
  DIVISION THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE
- 14. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- 15. GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6
- 16. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (\$302.5.2)
- 17. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.9)
- ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.(R303.9)
  18. DAMP PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1
- 19. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.4
  20. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- 21. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA UI FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA UI.

#### WALL SCHEDULE

EXISTING 2X STUD WALL

EXIST. 2X STUD WALL
TO BE REMOVED



1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF C.B. HOME DESIGN. NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

)SCAR & BERTA RODRIGU 802 COALINGA AVENUE IONTCLAIR, CA. 91763 909)238-8508

DRESS:
RSION INTO A.D.U. &

- GARA( NEW DI - 9802 (

CB23-016

DRAWN BY:
GC/JC/OP

JOB NUMBER

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

CUEET TITLE

SHEET TITLE: DEMOLITION PLAN

SHEET NO:

**A**-

LOAD CALCULATIONS FOR MAIN DWELLING ADDRESS: 9802 COALINGA AVE.. MONTCLAIR TOTAL FLOOR AREA SQUARE FOOTAGE: 1,122 SQ. FT. . LIGHTING AND RECEPTACLE: 3 x 1,122 = 3,366 VA 2 x 1,500 = 3,000 VA 2. SMALL APPLIANCE:

6,366 VA 4. APPLY DEMAND FACTOR: 3,000 x 100% = 3,000 VA REMAIN: (6,366 - 3,000) x 35% = 1,178.1 VA TOTAL: 4,178.1 VA

5. APPLIANCE: A. DISPOSER 1 x 720 = 720 VA B. DISHWASHER 1 x 1,200 = 1,200 VA C. REFRIGERATOR 1 x 1,200 = 1,200 VA 3,120 VA

6. AIR CONDITIONER: A. AC CONDENSER 1 x 1,800 VA 1,800 VA TOTAL OF ITEM #4, #5, #6: 9,098.1 VA 7. TOTAL LOADS OF THIS BUILDING: 9,098.1 VA

38 AMPS @ 208/240 V, SINGLE PHASE, THREE WIRE REQUIRED 100 AMP 208/240V, 1 PHASE, 3 WIRE SERVICE

LOAD CALCULATIONS FOR DETACH ADU ADDRESS: 9802 COALINGA AVE.. MONTCLAIR TOTAL FLOOR AREA SQUARE FOOTAGE: 947 SQ. FT. . LIGHTING AND RECEPTACLE:  $3 \times 947 = 2.841 \text{ VA}$ 2 x 1,500 = 3,000 VA 2. SMALL APPLIANCE: TOTAL: 5,841 VA

4. APPLY DEMAND FACTOR: 3,000 x 100% = 3,000 VA REMAIN: (5,841 - 3,000) x 35% = 994.35 VA TOTAL: 3,994.35 VA 5. APPLIANCE: 1 x 720 = 720 VA A. DISPOSER B. DISHWASHER 1 x 1,200 = 1,200 VA C. REFRIGERATOR 1 x 1,200 = 1,200 VA

TOTAL: 3,120 VA 6. AIR CONDITIONER: A. AC CONDENSER 1 x 1,800 VA 1,800 VA TOTAL OF ITEM #4, #5, #6: 8,914.35 VA 7. TOTAL LOADS OF THIS BUILDING: 8,914.35 VA

37 AMPS @ 208/240 V, SINGLE PHASE, THREE WIRE REQUIRED 100 AMP 208/240V, 1 PHASE, 3 WIRE SERVICE

LOAD CALCULATIONS FOR JR ADU ADDRESS: 9802 COALINGA AVE.. MONTCLAIR 486 SQ. FT.

TOTAL FLOOR AREA SQUARE FOOTAGE: . LIGHTING AND RECEPTACLE: 3 x 486 = 1,458 VA 2 x 1,500 = 3,000 VA 2. SMALL APPLIANCE: 4,458 VA TOTAL: 4. APPLY DEMAND FACTOR:

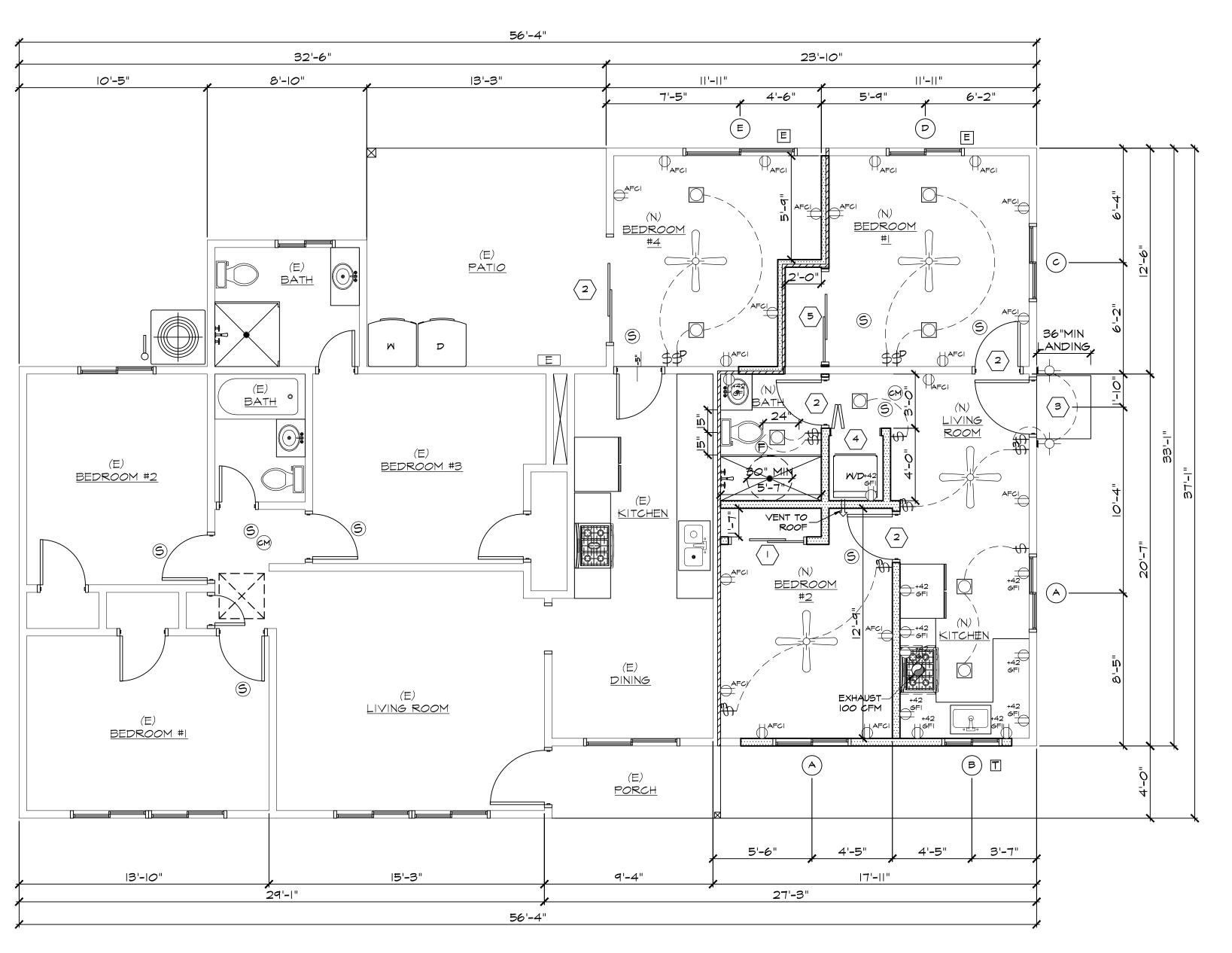
3,000 x 100% = 3,000 VA REMAIN: (4,458 - 3,000) x 35% = 510.3 VA TOTAL: 3,510.3 VA 5. APPLIANCE:

1 x 720 = 720 VA A. DISPOSER 1 x 1,200 = 1,200 VA B. DISHWASHER C. REFRIGERATOR 1 x 1,200 = 1,200 VA TOTAL: 3,120 VA

S. AIR CONDITIONER: A. AC CONDENSER 1 x 1,800 VA 1,800 VA TOTAL OF ITEM #4, #5, #6: 8,430.3 VA 8,430.3 VA 7. TOTAL LOADS OF THIS BUILDING:

35 AMPS @ 208/240 V, SINGLE PHASE, THREE WIRE

REQUIRED 100 AMP 208/240V, 1 PHASE, 3 WIRE SERVICE





PROPOSED FLOOR PLAN

½" = |'-0"

EXTERIOR FOAM DETAILS WILL NOT BE PERMITTED AT FIRST STORY ELEVATIONS WHERE SUBJECT TO PHYSICAL DAMAGE

#### DOOR SCHEDULE MATERIAL SYM. | QTY. | SIZE TYPE REMARKS 4'-0" X 6'-8" | 3/4" DBL. SLIDING MOOD 3 2'-6" X 6'-8" | 3/4" SMING H.C.D. MOOD 3'-0" × 6'-8" | 3/4" SMING S.C.D. MOOD 2'-8" X 6'-8" | 3/4" | BIFOLD MOOD 5'-0" X 6'-8" | 3/4" DBL. SLIDING MOOD | 5'-10" X 6'-8" | 3/4" DBL. SLIDING EXISTING WINDOW SCHEDULE MATERIAL U-FCTR SHGC REMARKS SIZE 2 4'-0" X 4'-0" SLIDER VINYL *0.*32 *0.*25 3'-0" × 3'-0" SLIDER *0.*32 *0.*25 TEMP VINYL 4'-0" X 2'-0" SLIDER VINYL 0.32 0.25 EXISTING

#### 4'-0" X 4'-0" SLIDER VINYL 0.32 0.25 EXISTING | 6'-0" X 2'-0" SLIDER VINYL 0.32 0.25 EXISTING LEGEND N) 30"X30" ATTIC ( - ) MINDOM CALL OUT ∠ ✓ ACCESS W/30" MIN HEADROOM ABOVE ( - ) DOOR CALL OUT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL SMOKE ALARMS BURNING APPLIANCES ARE INSTALLED

AND IN DWELLING THAT HAVE ATTACHED

(TAMPER RESISTANT OUTLETS REQUIRED

ROOMS, DINING ROOMS, LIVING ROOMS,

W/ HUMIDISTAT CONTROL. CAPABLE OF PROVIDING 50 CFM. DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING.

CAPABLE OF PROVIDING 100 CFM. DUCTED

TO TERMINATE TO THE OUTSIDE OF BUILDING

IN KITCHEN, BEDROOMS, DENS, FAMILY

PARLORS, LIBRARY, SUNROOMS AND

RECREATION ROOMS)

KITCHEN RANGE FAN

200 AMP ELECTRICAL

T TEMPERED SAFETY GLAZING

MIN. NET CLEAR OPENING.

WINDOW MEETS EMERGENCY EGRESS

REQUIREMENTS. 44" MAX TO SILL, MIN

24" CLR HT., 20" CLR WIDTH, 5.7 SQ. FT.

EXHAUST FAN

E 200 AM PANEL

TO BE HARD WIRED W/A BATTERY BACK UP TYP. AND LOW BATTERY SIGNAL. INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS MITHIN THE INDIVIDUAL DWELLING UNIT. OUTLET 110 VOLTS POLE SWITCH

3 WAY POLE SMITCH

WALL MOUNTED LIGHT

HIGH EFFICACY

DIMMER POLE SWITCH

CEILING MOUNTED

RECESSED LIGHT HIGH EFFICACY

M.S. MOTION SENSOR

P.C. PHOTOCELL

## WALL SCHEDULE

EXISTING 2X STUD WALL

NEW 2x4 STUD WALL

I HOUR RATED WALL 5/8" GYP. BOARD. TYPE "X" FLOOR TO ROOF

C.B. HOME — DESIGN — 1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL

REMAIN, THE PROPERTY OF <u>C.B. HOME</u>
<u>DESIGN</u>. NO PART SHALL BE COPIED,
REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF <u>C.B. HOME</u> <u>DESIGN</u>. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER

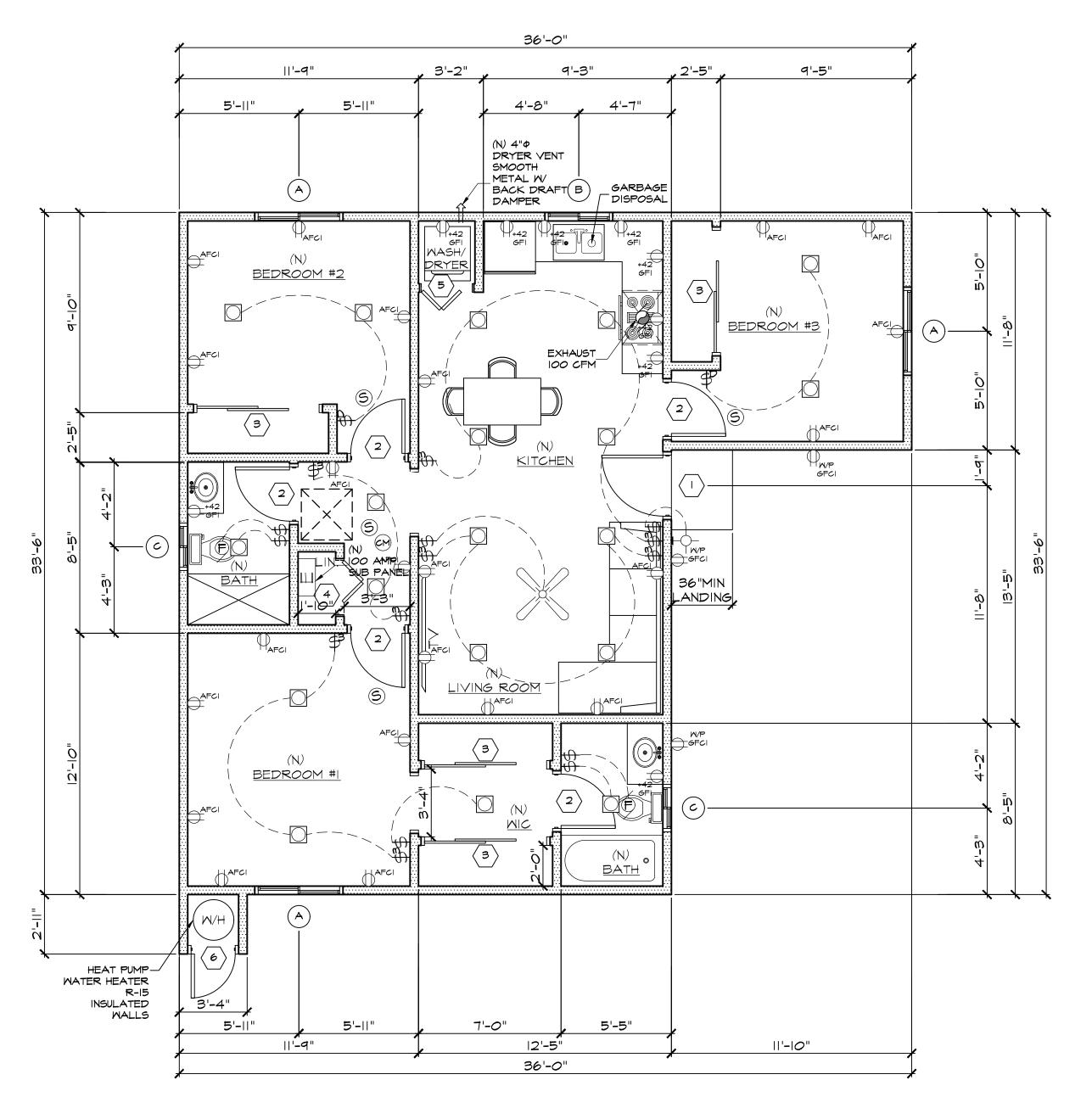
DRAWN BY

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

INTO A.D.U.

PROPOSED FLOOR PLAN TO GARAGE CONVERSION

EXTERIOR FOAM DETAILS WILL NOT BE PERMITTED AT FIRST STORY ELEVATIONS WHERE SUBJECT TO PHYSICAL DAMAGE



PROPOSED FLOOR PLAN



 DOOR SCHEDULE

 SYM.
 QTY.
 SIZE
 THK
 TYPE
 MATERIAL
 REMARKS

 1
 1
 3'-O" × 6'-8"
 1 3/4"
 SWING S.C.D.
 WOOD

 2
 5
 2'-8" × 6'-8"
 1 3/8"
 SWING H.C.D.
 WOOD

 3
 4
 6'-O" × 6'-8"
 1 3/4"
 SLIDING DBL.
 WOOD

 4
 1
 2'-8" × 6'-8"
 1 3/4"
 BI FOLD
 WOOD

 5
 1
 2'-6" × 6'-8"
 1 3/4"
 BI FOLD
 WOOD

 6
 1
 2'-6" × 6'-8"
 1 3/4"
 SWING S.C.D.
 WOOD
 LOUVERED DOOR

MATERIAL U-FCTR SHGC

WINDOW SCHEDULE

P.C. PHOTOCELL

A	3	4'-0" × 4'-0"	SLIDER	VINYL	0.32	0.25
В	1	3'-0" × 3'-0"	SLIDER	VINYL	0.32	0.25
6	2	2'-0" × 2'-0"	SLIDER	VINYL	0.32	0.25
LEG	EN	D				
<u>-</u>	MINDO	OM CALL OUT		Γ <i>7</i> <b>∠</b> <i>y</i>	ACCES:	X30" ATTIC S W/30" MIN
<u>-</u>	DOOF	R CALL OUT		(CM)	CARBO	OOM ABOVE  N MONOXIDE ALARMS
<b>S</b>	TO BE TYP. AI INTERC ONE AL	E ALARMS HARD WIRED WA BA ND LOM BATTERY SIG ONNECTED SO THAT LARM MILL ACTIVATE THE INDIVIDUAL DMEI	SNAL. ACTUATION OF ALL THE ALARMS		AND SLEE BURNING A AND IN DU GARAGES	INSTALLED IN DWELLING UNITS PING UNITS WITHIN WHICH FUEL APPLIANCES ARE INSTALLED WELLING THAT HAVE ATTACHED O.  IIO VOLTS
\$	POLE	SMITCH		$\bigoplus$	(TAMPER F IN KITCHEN ROOMS, DI	RESISTANT OUTLETS REQUIRED I, BEDROOMS, DENS, FAMILY INING ROOMS, LIVING ROOMS,
\$ <sup>3</sup>	3 WAY	Y POLE SWITCH				LIBRARY, SUNROOMS AND ON ROOMS)
\$ <sup>p</sup>	DIMME	ER POLE SWITCH	ŀ		PROVIDING	T FAN BTAT CONTROL. CAPABLE OF 5 50 CFM. DUCTED TO E TO THE OUTSIDE OF BUILDING.
<del>-</del>		. MOUNTED LIGHT EFFICACY	Г	6	KITCHEN	TAR COMPLIANT
	RECE	NG MOUNTED SSED LIGHT EFFICACY		9	TO TERMIN	OF PROVIDING 100 CFM. DUCTED NATE TO THE OUTSIDE OF BUILDING
M.S.	MOTIC	ON SENSOR		E	PANEL	

# WALL SCHEDULE EXISTING 2X STUD WALL I HOUR RATED WALL 5/8" GYP. BOARD. TYPE "X" FLOOR TO ROOF

TEMPERED SAFETY GLAZING

WINDOW MEETS EMERGENCY EGRESS REQUIREMENTS. 44" MAX TO SILL, MIN 24" CLR HT., 20" CLR WIDTH, 5.7 SQ. FT. MIN. NET CLEAR OPENING. C.B. HOME

— DESIGN —

1346 W. PHILADELPHIA ST.
ONTARIO, CA 91762
PHONE: (626) 279-5657
EMAIL: CBHOME626@GMAIL.COM

THESE DRAWINGS AND
SPECIFICATIONS, IDEAS, DESIGNS AND
ARRANGEMENTS ARE, AND SHALL
REMAIN, THE PROPERTY OF C.B. HOME
DESIGN. NO PART SHALL BE COPIED,
REPRODUCED OR OTHERWISE USED,
DIRECTLY OR INDIRECTLY, IN WHOLE
OR IN PART, IN CONNECTION WITH ANY
OTHER WORK OR PROJECT WITHOUT
THE WRITTEN CONSENT OF C.B. HOME
DESIGN. VISUAL CONTACT WITH THESE
DRAWINGS AND/OR SPECIFICATIONS
SHALL CONSTITUTE A PRIMA FACIE
EVIDENCE OF ACCEPTANCE OF THESE
RESTRICTIONS.

OSCAR & BERTA RODRIGUEZ 9802 COALINGA AVENUE

- GARAGE CONVERSION INTO A.D.U.
NEW DETACH A.D.U.

JOB NUMBER:
CB23-016

DRAWN BY:
GC/JC/OP

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

REVISIONS:

SHEET TITLE:
PROPOSED FLOOR PLAN
TO NEW DETACH A.D.U.

SHEET NO:

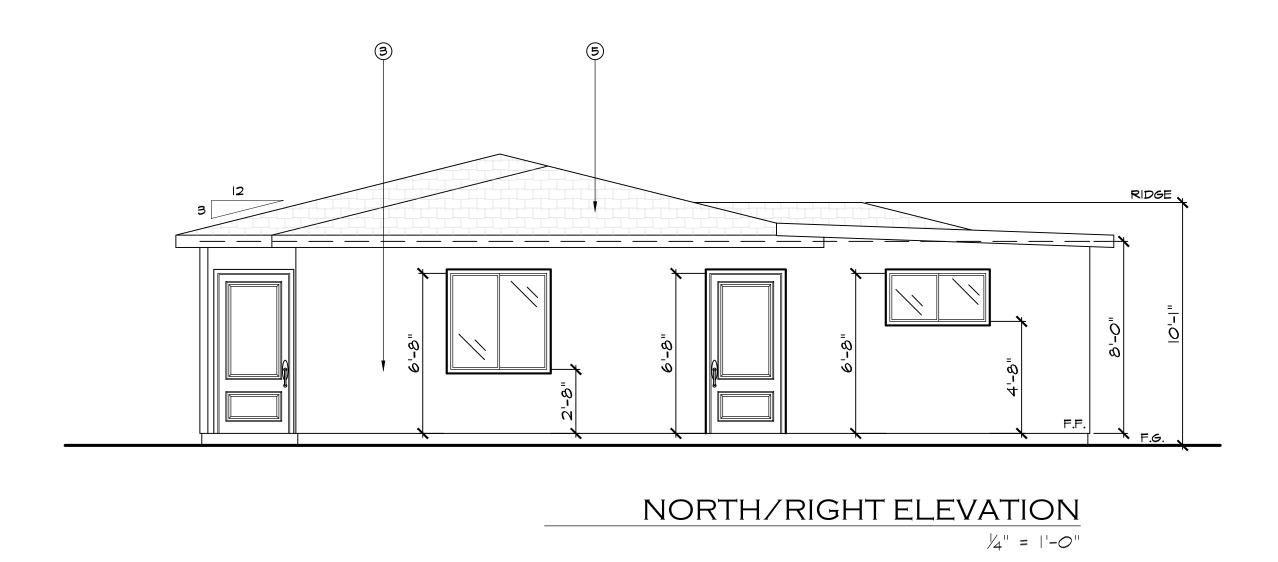
A-3

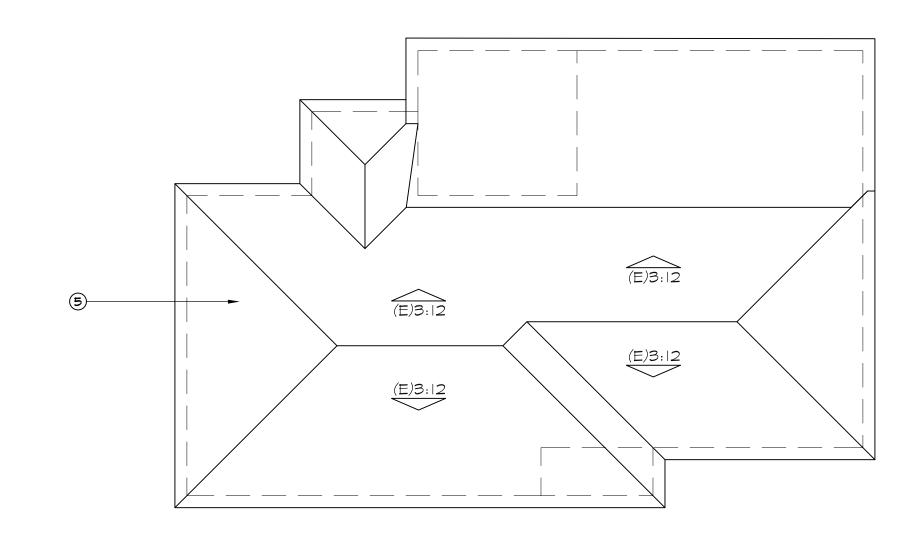
WEST/REAR ELEVATION

EAST/FRONT ELEVATION

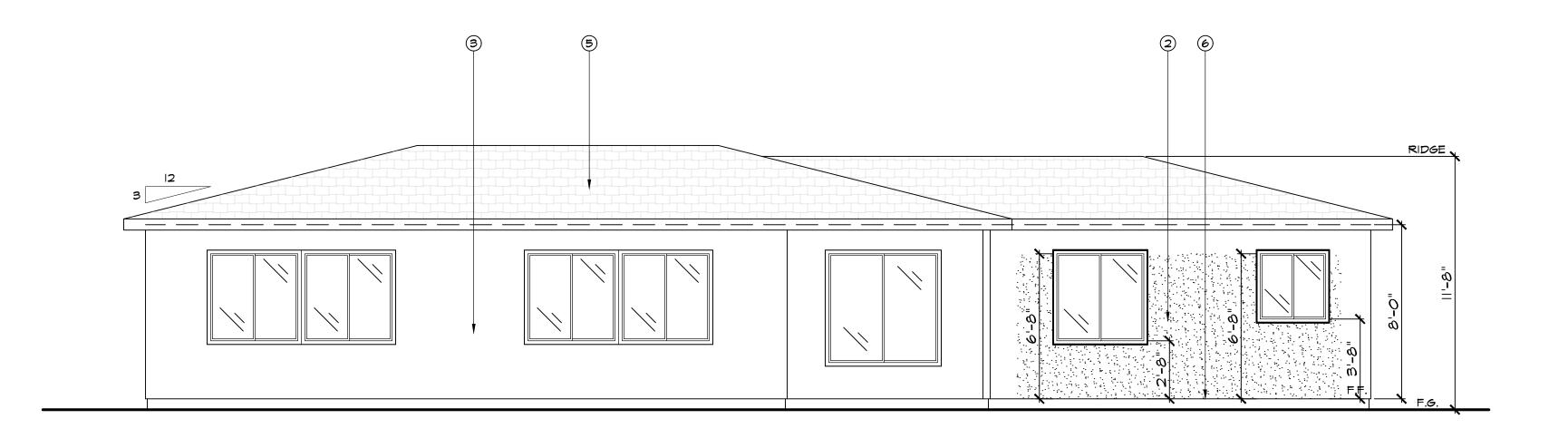
\\ 4" = |'-0"

½" = I'-0"





ROOF PLAN /s" = |'-0"



**KEY NOTES** 

- NEW ROOFING 220# COMPOSITION SHINGLES #30 FELT, CLASS "A" (TO MATCH EXISTING)
  TYPICAL ICC ESR-1475
- 2) NEW STUCCO TO MATCH EXISTING. PROVIDE 2-LAYERS OF GRADE 'D' PAPER UNDER LATH.
- (3) EXISTING STUCCO TO REMAIN.
- (4) 12 X 24 HALF ROUND DORMER VENT
- 5 EXISTING ROOF TO REMAIN
- MINIMUM O.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT OR PLASTIC WEEP SCREED LOCATED BELOW THE FOUNDATION PLATE LINE AND 6 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALL OR 2 INCHES ABOVE PAVED AREAS.
- (7) NEW ROLLED TORCH-DOWN ICC ESR-1388

C.B. HOME — DESIGN —

1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND
SPECIFICATIONS, IDEAS, DESIGNS AND
ARRANGEMENTS ARE, AND SHALL
REMAIN, THE PROPERTY OF C.B. HOME
DESIGN. NO PART SHALL BE COPIED,
REPRODUCED OR OTHERWISE USED,
DIRECTLY OR INDIRECTLY, IN WHOLE
OR IN PART, IN CONNECTION WITH ANY
OTHER WORK OR PROJECT WITHOUT
THE WRITTEN CONSENT OF C. B. HOME THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE DESTRICTIONS RESTRICTIONS.

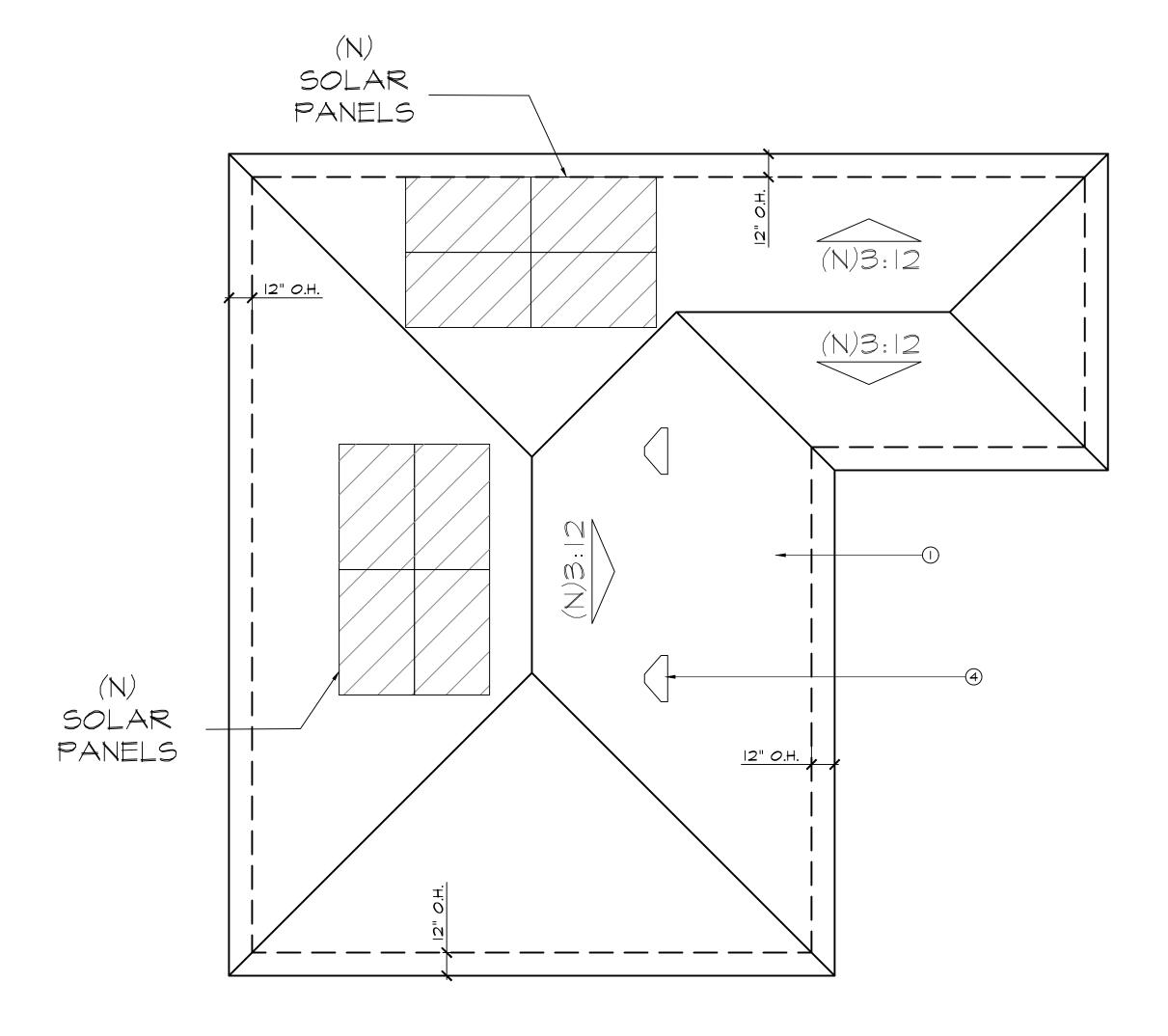
JOB NUMBER: DRAWN BY:

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

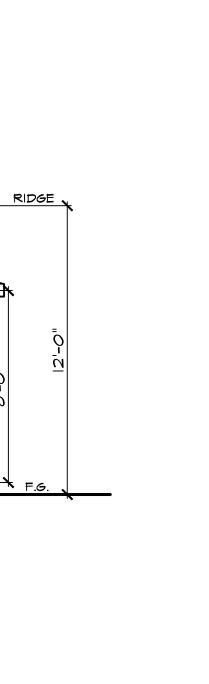
REVISIONS:

GARAGE CONVERSION INTO A.D.U. ELEVATIONS & ROOF

SOLAR 2.78 KM REQUIRED PER TITLE 24 350 WATT PANEL X 8 = 2.8KM



ROOF PLAN

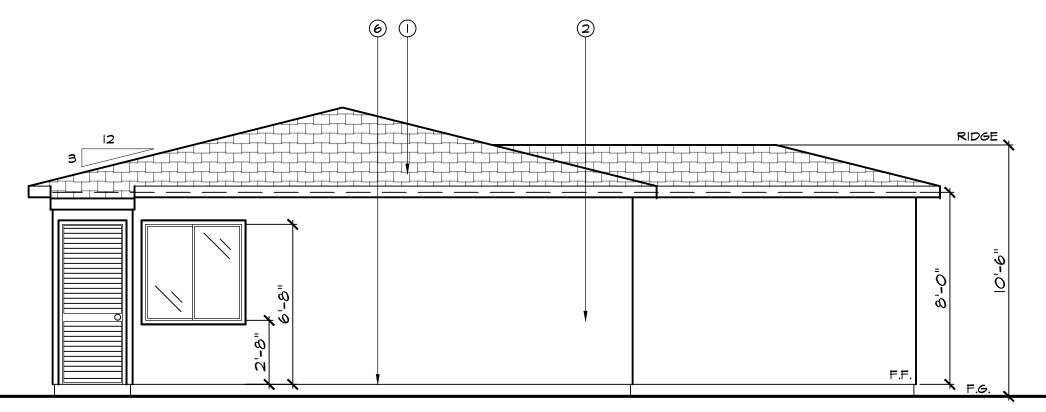


SOUTH/LEFT ELEVATION

WEST/REAR ELEVATION

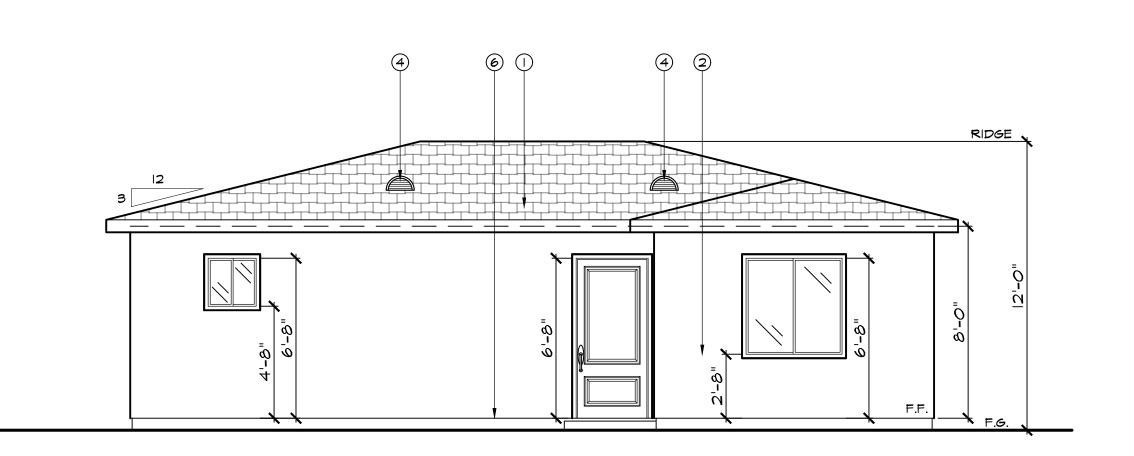
\\ \frac{1}{4} \tag{1} = \| \| \| \- \O \| \|

1/4" = |'-0"



EAST/FRONT ELEVATION

/4" = |'-0"



NORTH/RIGHT ELEVATION
//4" = 1'-0"

### ATTIC VENTILATION

FIRST FLOOR ATTIC: (947 SQ. FT.) 1/150 = 6.31 SQ. FT. REQUIRED

6.3| X | 44 = 909.|2 SQ. |N. - 50% 3' ABOVE THE EAVE VENTS (5) NEW | 2"X24" DORMER VENT (100 SQ. FT.) = 500 PROVIDED

- 50% WITH EAVE VENTS (22) NEW 3-3"Φ VENT (21 SQ. FT.)
22 X 21 = 462 PROVIDED

TOTAL VENTILATION PROVIDED= 962 SQ. FT.

VENT NOTES:

I. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/6" MIN. AND 1/4" MAX OPENING.

2. A MINIMUM OF I-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

### KEY NOTES

- NEW ROOFING 220# COMPOSITION SHINGLES #30 FELT, CLASS "A" (TO MATCH EXISTING)
  TYPICAL ICC ESR-1475
- 2 NEW STUCCO TO MATCH EXISTING. PROVIDE 2-LAYERS OF GRADE 'D' PAPER UNDER LATH.
- 3 EXISTING STUCCO TO REMAIN.4 12 X 24 HALF ROUND DORMER VENT
- (5) EXISTING ROOF TO REMAIN
- MINIMUM O.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT OR PLASTIC MEEP SCREED LOCATED BELOW THE FOUNDATION PLATE LINE AND 6 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALL OR 2 INCHES ABOVE PAVED AREAS.
- 7 NEW ROLLED TORCH-DOWN ICC ESR-1388



1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF C.B. HOME DESIGN. NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

RODRIGUEZ AVENUE 91763

USCAK & BERTA KU 9802 COALINGA AVI MONTCLAIR, CA. 917 (909)238-8508

CONVERSION INTO A.D.U. &

- GAR. NEW -

DRAWN BY:
GC/JC/OP

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

> . . .

SHEET TITLE:
NEW DETACH A.D.U.
ELEVATIONS & ROOF PLAN

SHEET NO:

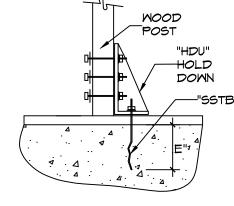
A-5

SIMP. HDU & HDA	ICC.ES.ESR. #2330	L.A. R.R. #25720
SIMP. CB	ICC.ES.ESR. #3050	L.A. R.R. #25985
SIMP. CC & CCO	ICC.ES.ESR. #2604	L.A. R.R. #25714
SIMP. PC	ICC.ES.ESR. #2523 #2604	L.A. R.R. #25714
SIMP. HUTF	ICC.ES.ESR. #2523	L.A. R.R. #25800
SIMP. ST, MST, & MSTA	ICC.ES.ESR. #2105	L.A. R.R. #25713
SIMP. GLT	ICC.ES.ESR. #2615	L.A. R.R. #25803
SIMP. A-35	ICC.ES.ESR. #II2	L.A. R.R. #25803
SIMP. U, LU, HGRS	ICC.ES.ESR. #3096	L.A. R.R. #25910
SIMP. UFPIO	ICC.ES.ESR. #2616	L.A. R.R. #25726
SIMP. SET-XP EPOXY	ICC.ES.ESR. #2508	L.A. R.R. #25965
SIMP. ET EPOXY	ICC.ES.ESR. #4945	L.A. R.R. #25120, 25185
SIMP. SM STRONG MALL	ICC.ES.ESR. #1267	L.A. R.R. #25625
RED HEAD TRUE BOLT WEDGE ANCHOR	ICC.ES.ESR. #II37	L.A. R.R. #2748

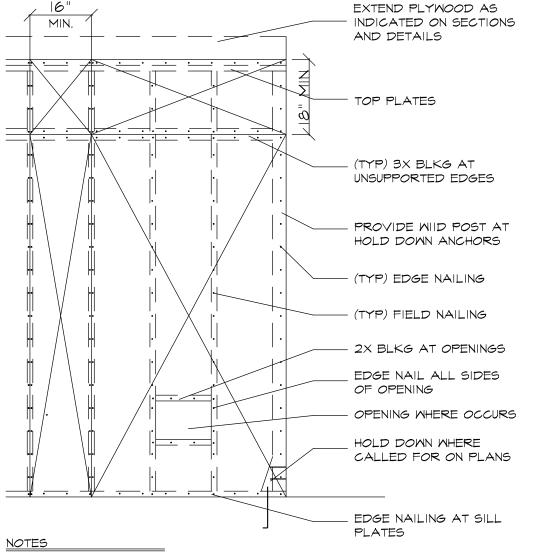
## CITY OF LA. R.R. NUMBERS - 2

MODEL NO.	SDS SCREWS	ANCHOR BOLTS	"E"
HDU2	6-SDS 1/4" × 2 1/2"	SSTB16	17 5/8"
HDU4	10-SDS 1/4" X 2 1/2"	55TB20	2  5/8"
HDU5	4-5DS  /4" X 2  /2"	SSTB24	25 5/8"
HDUS	20-5D5 1/4" × 2 1/2"	SSTB28	29 7/8"

I. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION 2. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE **APPROVED** PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE MALL FRAMING ICC ES ESR 2330

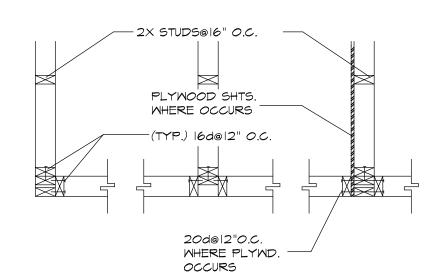


## HOLD DOWN SCHEDULE - 3



- I. ALL NAILS SHALL HAVE A MINIMUM 3/8" EDGE DISTANCE
- 2. PROVIDE 2X STUDS AND BLOCKING AT ALL PLYMOOD JOINTS, UNLESS NOTED OTHERWISE.
- 3. EDGE NAIL PLYWOOD TO ALL 4X OR LARGER POST OR COLS.
- 4. LONG DIRECTION OF PLYMOOD SHEETS TO RUN PARALLEL TO STUDS UNLESS AN ALTERNATE PROPOSAL IS SUBMITTED TO AND APPROVED BY THE ENGINEER.

## TYP. NAILING @ SHEAR WALL - 4



WALL CORNER DETAIL - 5

#### STRUCTURAL STEEL

CONFORMING TO ASTM A500 GR "B".

- I. STRUCTURAL STEEL ROLLED SECTIONS AND PLATE USED IN THE WORK SHALL CONFORM TO ASTM A36.
- 2. PIPE COLUMNS SHALL BE WELDED SEAMLESS PIPE CONFORMING TO ASTM A53 FOR GRADE 'B" PIPE. 3. SQUARE OR RECTANGULAR TUBES SHALL BE WELDED SEAMLESS SECTIONS MADE OF STEEL
- 4. ALL FABRICATION SHALL BE DONE IN THE SHOP OF A FABRICATOR LICENSED BY OR ACCEPTABLE OR UNDER THE CONTINUOUS INSPECTION OF A REGISTERED DEPUTY TO THE CITY OF
- INSPECTOR LICENSED BY THE SAME BODY 5. ALL STRUCTURAL STEEL EXCEPT THAT PORTION TO BE EMBEDDED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF PAINT AS DESCRIBED IN THE SPECIFICATIONS.
- 6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ANY FABRICATION DONE PRIOR TO RECEIPT OF APPROVED SHOP
- DRAWINGS SHALL BE DONE AT THE CONTRACTOR'S OWN RISK 7. BOLTED CONNECTIONS USED IN THE WORK SHALL CONSIST OF UNFINISHED BOLTS CONFORMING TO
- ASTM A307. BOLT SHALL BE 3/4" \$\phi\$ UNLESS OTHERWISE NOTED. 8. CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN THE ALIGMENT OF THE BUILDING

TYPE

N

MATERIAL

15/32" STR OR OSB

15/32" STR OR OSB

15/32" STR *OR OSB* PLYWD. <sup>4,5</sup>

15/32" STR *OR OSE* PLYMD. 4,5

EMBEDMENT PLAN, IF SUPPLIED

ENGINEER'S OBSERVATION.

AS FOLLOWS:

OF ½" EDGE DISTANCE AT 3X MEMBER

BOLT SIZE

WITH SIMP. "SET-XP" EPOXY (ICC-ES ESR-2508)

<u>MASHER SIZE</u>

3" X 3" X I/4"

EMBEDMENT BOLTS WITH SIMP. "SET" EPOXY (L.A.R.R. # 25279, ICC ESR-2508)

3" X 3" X 1/4"

SPECIAL INSPECTION REQUIRED. W/ MAX. EDGE DISTANCE: 13"

PLYWD.

PLYMD. 4

| 15/32" STR. | | PLYWD. 4,5

I. ALL MELDING SHALL BE PERFORMED BY MELDERS HOLDING CURRENT CERTIFICATES

FRAME UNTIL ALL WELDING IS COMPLETED AND/OR SLABS AND WALLS ARE POURED.

- FROM THE CITY OF ALL WELDING SHALL BE PERFORMED USING THE ELECTRIC ARC PROCESS IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY"
- 2. CONTINUOUS INSPECTION IS REQUIRED FOR FIELD WELDING OF STRUCTURAL STEEL.
- 3. CONTINUOUS INSPECTION IS REQUIRED FOR WELDING OF REINFORCING STEEL.

#### 4. ELECTRODES SHALL BE ETOXX. REINFORCING STEEL

- I. A. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40, UNLESS NOTED OTHERWISE ON DRAWINGS
- B. WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A185. 2. ALL BARS SHALL BE FREE OF RUST. GREASE, MILL SCALE OR ANY MATERIAL WHICH MIGHT AFFECT ITS BOND TO CONCRETE.
- 3. ALL BAR BLENDS SHALL BE MADE COLD.
- 4. BAR LAPS SHALL BE MADE AWAY FROM POINTS OF MAXIMUM STRESS OR AT LOCATIONS SHOWN ON THE DRAWINGS AND AS INDICATED BELOW. THE MINIMUM AMOUNT OF ANY LAP SHALL BE 2 FEET FOR CONCRETE AND 40 DIAMETERS FOR CONCRETE BLOCK MASONRY UNLESS NOTED OTHERWISE.
- 5. ALL TESTING OF REINFORCING STEEL SHALL BE AS REQUIRED BY LOCAL BUILDING CODE OR AS OTHERWISE NOTED IN THE SPECIFICATIONS.
- 6. PRIOR WELDING PROCEDURE APPROVAL IS REQUIRED FOR WELDING OF GRADE 60 REINFORCING

#### CONCRETE MASONRY UNITS

- I. CONCRETE BLOCK UNITS SHALL BE MEDIUMMEIGHT GRADE "N" UNITS ("OPEN END" BLOCKS) CONFORMING TO ASTM C90. REFER TO ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS FOR BLOCK SIZE, FACE, COLOR, JOINTING, ETC. (f'm= 1500psi)
- 2. BLOCK UNITS SHALL BE SUFFICIENTLY MOIST AT TIME OF LIVING TO PREVENT DEHYDRATION OF MORTAR AND GROUT AND SHALL BE FREE OF ALL SUBSTANCES WHICH MIGHT IMPAIR THE BOND OF THE
- UNITS TO MORTAR AND GROUT. 3. MORTAR SHALL BE MACHINE MIXED TYPE "S" MIX CONSISTING OF, BY VOLUME I PART CEMENT, 1/4 PART TO 1/2 LIME PUTTY, AND DAMP LOOSE AGGREGATE NOT LESS THAN 2-1/4 NOR MORE THAN 3 TIMES THE SUM
- OF THE VOLUMES OF CEMENT AND LIME PUTTY USED. 4. GROUT SHALL BE MACHINE MIXED BY VOLUME AND CONSIST OF I PART CEMENT, 2 TO 3 PARTS SAND WITH I/IO PART LIME PUTTY. GROUT SPACE MORE THAN 4 INCHES IN WIDTH MAY HAVE IN ADDITION TO THE SAME NOT MORE THAN 2 PARTS PEA GRAVEL.
- 5. CEMENT FOR MORTAR AND GROUT SHALL BE LOW ALKALI TYPE CONFORMING TO ASTM C150.
- MORTAR AND GROUT SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH AT AGE 28 DAYS OF: 1800 PSI
- GROUT 7. CONTINUOUS INSPECTION IS NOT REQUIRED FOR ALL CONCRETE BLOCK MALLS UNLESS NOTED ON DRAWINGS

2000 PS

LAYER SIDES

8. GROUT SOLID ALL CORES WITH REINFORCING TYPICAL. SOLID GROUT CALLED OUT ON PLANS IF

8d @ 6" O.C.

TABLE 2306.3 ALL NAILS SHALL BE COMMON NAILS U.N.O.

PANEL NAILING

\* FOR TYPE K L L M N USE 3X MEMBER @ BOUND. NAILING, EDGE NAILING AND SILL PL. AREAS (STAGGERED NAILING)

FIELD

8d @ 12" O.C.

| 8d @ 4" O.C. | 8d @ 12" O.C. | A35/LTP4 @ 12" O.C.|

| 8d @ 2" O.C. | 8d @ 12" O.C. | A35/LTP4 @ 9" O.C.

| 10d @ 2" O.C. | 10d @ 12" O.C. | A35/LTP4 @ 8" O.C.

SHEAR WALL NOTES

SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED

THIS SHEAR WALL SCHEDULE IS IN ADDITION TO THE MINIMUM NAILING REQUIRED BY 2022 C.B.C.

2. IF PLYWOOD SHEATHING OCCURS ON BOTH SIDES OF WALL, SPACING OF SIMPSON A-35'S AND ANCHOR

4. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING

OVER CONCRETE AND BETWEEN ADJACENT PLYWOOD PANEL EDGES AND NAILS SHALL HAVE MINIMUM

3. ANCHOR BOLT SPACINGS SHOWN ARE MINIMUM UNLESS NOTED OTHERWISE ON FOUNDATION PLAN OR

5. WHERE SHEAR WALL LOADS EXCEEDS 350 #/FT, A 3X MEMBER SHALL BE USED AT THE SILL PLATE

6. ALL PLYWOOD SHEAR WALLS WHERE APPLIED SHEAR LOAD EXCEEDS 300 LB/FT. WILL REQUIRE

7. ALL BOLT HOLES IN MOOD TO BE DRILLED 1/32" MINIMUM TO 1/6" MAXIMUM OVERSIZED (ENGINEER TO

8. AT EXISTING FOOTING WITH RAISED FLOOR CONDITION, USE SIMP. UFPIO-SDS3 PLATES IN LIEU OF

9. AT EXISTING FOOTING WITH SLAB-ON-GRADE CONDITION, USE 5/8" DIAMETER THREADED ROD ANCHORS

SPACING OF THREADED RODS SHALL BE AS PER ABOVE SCHEDULE. SPECIAL INSPECTION REQUIRED.

ANCHOR BOLTS AT SAME SPACING AS SCHEDULE ABOVE WITH 2-1/2" DIAMETER X 5" MINIMUM

VERIFY). PLATE MASHERS SHALL BE USED WITH ANCHOR BOLTS AND AT HOLDDOWN MOOD FLANGES

<u>BOLT SIZE</u>

MASHER SIZE

BOLTS SHALL BE REDUCED BY  $\frac{1}{2}$  AND  $\underline{\text{TWO ROWS}}$  OF 16d NAILS SHALL BE USED AT BLOCKING TO SILL, BOTTOM AND DOUBLE PLATES.

BLK'G. TO

8d @ 12" O.C. | A35/LTP4 @ 12" O.C.

& DBL. PL. CONN.

| A35/LTP4 @ 16" O.C

#### GENERAL SPEC. FOR SITE GRADING & EXCAVATION

- I. ALL EXISTING FILL, NEAR SURFACE SOFT SOILS, VEGETATION, DEBRIS AND DISTURBED SOILS IN THE STRUCTURE, SLAB, OR PAVEMENT AREAS SHALL BE EXCAVATED. THE EXCAVATED AREAS SHALL BE OBSERVED BY THE SOIL ENGINEER.
- 2. AREAS TO RECEIVE COMPACTED FILL SHALL BE SCARIFIED TO A DEPTH OF AT LEAST 6 INCHES AND MOISTENED, AS REQUIRED TO OBTAIN OPTIMUM MOISTURE. THE SCARIFIED AREAS SHALL BE COMPACTED TO 90% OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY THE ASTM D
- 1557-70 COMPACTION METHOD. 3. THE LOOSE POCKETS OF THE SOIL BELOW THE PROPOSED BOTTOMS OF THE EXCAVATION PLANES SHALL BE EXCAVATED AND RECOMPACTED. THE EXCAVATED AREA SHALL BE INSPECTED AND
- APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING CONTROLLED, COMPACTED FILL 4. FILL, CONSISTING OF THE SOIL APPROVED BY THE SOILS ENGINEER, SHALL BE PLACED IN CONTROLLED LAYERS WITH APPROVED COMPACTION EQUIPMENT. EACH LAYER SHALL MATERIAL USED.
- THE FIELD DENSITY SHALL BE DETERMINED BY THE ASTM 1556-64 METHOD OR EQUIVALENT. 5. THE EXCAVATED, ON SITE CLEAN FILL MATERIAL IS CONSIDERED SATISFACTORY FOR REUSE IN THE CONTROLLED FILL. ALL IMPORTED FILL SHALL BE NONEXPANSIVE AND LARGER THAN 6 INCHES IN
- 6. OBSERVATION AND FIELD TESTS SHALL BE CARRIED ON DURING GRADING BY THE SOIL ENGINEER TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION AND THE PROPER MOISTURE CONTENT. WHERE COMPACTION OF LESS THAN 90% IS INDICATED, ADDITIONAL COMPACTIVE EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT AS NECESSARY UNTILL 90% COMPACTION IS OBTAINED. THE FOLLOWING SHALL BE OBSERVED
- AND/OR TESTED BY THE ENGINEERING GEOLOGIST AND/OR A REPRESENTATIVE OF:

DIAMETER SHALL NOT BE USED. UNLESS THEY ARE SUFFICIENTLY BROKEN DOWN.

- A. PLACEMENT AND COMPACTION OF ANY STRUCTURAL COMPACTED FILL.
- B. RETAINING WALL BACKDRAIN AND BACKFILL, AND UTILITY TRENCH BACKFILL.
- C. BOTTOM OF THE EXCAVATION AFTER REMOVAL OF UNSUITABLE MATERIALS.
- D. FOUNDATION EXCAVATION PRIOR TO FORMING AND POURING.
- E. TEMPORARY EXCAVATION; AND
- F. OTHER GEOTECHNICALLY RELATED SITE OPERATIONS.
- GLUED LAMINATED BEAMS
- I. GLUED LAMINATED BEAMS SHALL BE FABRICATED IN THE SHOP OF A FABRICATOR LICENCED BY THE LOCAL BUILDING OFFICIAL. EACH BEAM SHALL HAVE AN IDENTIFYING NUMBER AND SHALL BE ACCOMPANIED BY A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED INSPECTION OR TESTING AGENCY.
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR APPEARANCE GRADE. FINISH,ETC.
- 3. ALL GLUED LAMINATED BEAMS SHALL BE FABRICATED OF STRESS GRACED DOUGLAS FIR LUMBER
- UTILIZING COMBINATION "24F-V8 DF/DF." (2400PSI)
- 4. GLUE SHALL BE EXTERIOR TYPE CONFORMING TO FEDERAL SPECIFICATION MIL A 397B OR MIL
- 5. REFER TO DRAWING FOR CAMBERS. 6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS OF GLUED LAMINATED BEAMS FOR APPROVAL PRIOR
- TO FABRICATION. 7. THE MAX. MOISTURE CONTENT OF THE WOOD AT THE TIME OF GLUING SHALL NOT EXCEED 14% NOR
- 8. BEAM SHALL BE "INDUSTRIAL" APPEARANCE GRADE.
- 9. MATERIALS MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH COMMERCIAL STANDARD, CS-253" STRUCTURAL GLUED LAMINATED TIMBER".

#### PARALLAM(PSL)--/TRUSS JOIST MAC MILLAM

I. ICC # ES ESR-I387 ; L.A.R.R. # 25202

EMBED. ALLOWABLE NO. OF

DEPTH STRESS (#/') PLIES

280

430

550

730

770

ANCHOR BOLT

OPTIONS 2,3

5/8" Φ @ 48" X I2" LG

|5/8" Φ @ 32" X I2" L*G*.

|5/8" Φ @ 24" X I2" L6

|5/8" Φ @ |6" X |2" LG.

|5/8" Φ @ 8" X I2" LG.

BOLT SIZE

<u>WASHER SIZE</u>

3.5" X3.5" X 3/8"

BLK'G. TO SILL PL. 2

& BOTT. PL. NAIL'G.

16d @ 4" O.C.

16d @ 3" O.C.

- 2. LATERAL SUPPORT IS REQUIRED AT ALL BEARING, POINT AND ALONG
- COMPRESSION EDGE AT INTERVALS OF 24" O.C. OR CLOSER.
- 3 E=2.0x10 psi Fb=2,900 psi Fc =650 psi FcH =2,900 psi Fv=290 psi 4. PSL ARE MADE WITHOUT CAMBER, IN ADDITION TO COMPLYING WITH
- THE DEFLECTION LIMITS OF THE APPLICABLE BLDG. CODE. (2019 C.B.C.)

#### GENERAL

- I. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR:
- A. ALL CONTRACT DOCUMENTS.
- B. OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY

- C. ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- D. ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE. E. INSURING PROPER ALIGNMENT OF FINAL STRUCTURE.
- DISCREPANCY OR OMISSION BEFORE PROCEEDING WITH THE WORK 2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK, I.E. STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY AND CAL/OSHA,
- ETC., AND SHALL CONFORM TO THE CURRENT C.B.C. OR LOCAL CODES. 3. ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE
- 4. ANY ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE.
- 5. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS OR AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
- 6. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. 7. CONTRACTOR SHALL GIVE DUE AND LEGAL NOTICE TO ADJACENT PROPERTY OWNERS REGARDING THE PROTECTION OF THEIR PROPERTY AND STRUCTURES WHICH MAY BE NECESSARY DUE TO EXCAVATION AND CONSTRUCTION INDICATED ON THESE DRAWINGS IN DUE TIME PRIOR TO START OF EXCAVATION.

#### FOUNDATIONS

- I. FOUNDATION ENGINEER SHALL INSPECT FOOTING EXCAVATIONS TO VERIFY DEPTHS
- PRIOR TO PLACEMENT OF FORMS AND/OR REINFORCING STEEL
- 2. ALL BACKFILL SHALL BE RECOMPACTED UNDER THE SUPERVISION OF THE FOUNDATION ENGINEER TO 90% OF MAXIMUM DENSITY
- 3. FOR SOIL INFORMATION, WHICH IS PART OF THE CONTRACT DOCUMENTS, REFER TO SOIL REPORT, IF APPLICABLE, AS REQUIRED FOR RECOMMENDATIONS.

#### CONCRETE

I. CONCRETE USED IN THE JOB SITE SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH AT AGE 28 DAYS:

OCATION IN	METHOD OF	ULTIMATE
TRUCTURE	PROPORTIONING	STRENGTH
SLAB ON GRADE	STANDARD	2500PSI
WALL FOOTINGS	STANDARD	2500PSI

- STANDARD C. POST OR COLUMN FOOTINGS D. CONCRETE GRADE BEAM STANDARD 3000PSI (INSPECTION REQUIRED)
- NOTE: NO INSPECTION REQUIRED ON ALL OF THE ABOVE IF 1'c & 2500 PSI

2. ALL CONCRETE SHALL BE STONE CONCRETE UTILIZING AGGREGATE CONFORMING TO ASTM C33. CEMENT

SHALL BE TYPE I OR II CONFORMING TO ASTM C 150.

3. CONCRETE COVER REINFORCING STEEL SHALL BE AS FOLLOWS, U.N.O.:

- A. CONCRETE AGAINST EARTH (UNFORMED)......3"
- B. CONCRETE AGAINST EARTH (FORMED).....2"
- 4. BEFORE CONCRETE IS PLACED THE CONTRACTOR SHALL COORDINATE AND CHECK WITH ALL TRADES TO ENSURE THE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, INSERTS, CURBS, DEPRESSIONS, ETC., RELATING TO THE WORK, AS SHOWN IN THE DRAWINGS. ANY CHANGE OR DISCREPANCY SHALL BE APPROVED BY THE
- STRUCTURAL ENGINEER AND THE LOCAL BUILDING AGENCY PRIOR TO PLACING OF CONCRETE. 5. ALL CONCRETE WITH A COMPRESSIVE STRENGTH IN EXCESS OF 2500 PSI AT 28 DAYS SHALL BE PLACED UNDER THE SUPERVISION OF A DEPUTY-INSPECTOR LICENSED BY THE LOCAL BUILDING OFFICIAL.
- 6. PLACEMENT DRAWINGS FOR REINFORCING STEEL SHALL BE PROVIDED AT THE JOB SITE A MINIMUM OF ONE WORKING DAY PRIOR TO PLACING OF REINFORCING STEEL.
- 7. CONCRETE QUALITY, INSPECTION AND TESTS SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS FOR CONCRETE DESIGNED BY ULTIMATE STRENGTH METHOD
- 8. ALL CONCRETE MIXES SHALL CONFORM TO THE PROPORTIONS ESTABLISHED BY CODE FOR THE VARIOUS CONCRETE STRENGTHS REQUIRED FOR THE WORK. CONTRACTOR SHALL ENGAGE A CERTIFIED INDEPENDENT TESTING LABORATORY TO PREPARE MIX DESIGNS FOR THE WORK. COPIES OF SUCH MIX DESIGN, AS WELL AS 7 DAY AND 28 DAY CYLINDER TEST RESULTS SHALL BE SENT TO THE STRUCTURAL ENGINEER AND THE METHOD II IS REQUIRED OPTIONAL FOR OTHERS

#### MOOD FRAMING

- I. ALL LUMBER SHALL BE STRESS GRADE DOUGLAS FIR (COAST REGION) UNLESS OTHERWISE NOTED
- A. 2x4 \$ 3x4 STUDS
- B. ROOF JOIST \$ 2x6 STUDS ... ...D.F. NO.2 J&P. C. FLOOR JOIST ....D.F. NO.2 J&P.
- ...D.F. NO.1 J&P.
- ..SELECT STRUCT. B&S E. BEAMS GREATER THAN 5" THICK .... ...D.F. NO.I P\$T..
- 2. ALL WOOD IN DIRECT CONTACT WITH THE GROUND, MASONRY OR CONCRETE SHALL BE TREATED WITH A
- 3. ALL WALLS SHALL BE BOLTED TO FOUNDATION (CONCRETE OR CONCRETE BLOCK) WITH 5/8" Ø ANCHOR BOLTS EMBEDDED 7 " INTO FOOTING WITHIN 12" OF THE ENDS OF EACH WALL PANEL AND NOT MORE THAN 6'-0" O.C. AND HAVE MINIMUM TWO BOLTS PER PIECE OF SILL PLATE AND ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4-%" OF EACH END OF EACH SILL PLATEWITH 3" imes 5/16" imes 3" PLATE WASHERS, EXCEPT AS CALLED OUT FOR SHEAR WALLS.

PRESERVATIVE, OR SHALL BE DECAY RESISTENT WOOD AS PRESCRIBED IN DIVISION 31 (WOOD PRESERVATIVE).

4. A DOUBLE PLATE MADE OF TWO MEMBERS OF THE SAME WIDTH AS THE STUDS SHALL BE PLACED AT THE TOP OF EVERY BEARING PARTITION OR EXTERIOR WALL. SUCH DOUBLE PLATES SHALL BE LAPPED AT CORNER, AND JOINTS, IN UPPER AND LOWER MEMBERS, SHALL BE AT LEAST FOUR FEET APART, EXCEPT AT CORNERS 5. EXTERIOR WALLS AND BEARING PARTITIONS SHALL BE FRAMED OF 2x4 STUDS @ 16" O.C. WHEN SUPPORTING LOADS FROM ROOF AND A MAXIMUM OF ONE FLOOR ABOVE AND SHALL BE FRAMED OF 3x4 OR 2x6 STUDS @ 16'

O.C. WHEN SUPPORTING LOADS FROM ROOF AND TWO OR MORE FLOORS ABOVE UNLESS OTHERWISE NOTED ON

6. EVERY MOOD STUD BEARING WALL OR BEARING PARTITION SHALL BE BRACED AT EACH END OR AS NEAR AS POSSIBLE, AND AT LEAST EVERY 25 FEET OF ITS LENGTH. THE TYPE OF BRACING SHALL MEET THE CODE

DRAMING. AT STAGGERED STUD WALLS USE 2x4 @ 16" EA. SIDE TYPICAL @ ALL FLOORS UNLESS NOTED OTHERWISE

- REQUIREMENTS FOR THIS PURPOSE 7. FLOOR JOISTS SHALL BE DOUBLED UNDER PARTITIONS RUNNING PARALLEL TO THE JOISTS. USE DOUBLE STUDS
- OR 4x4 POSTS UNDER DOUBLE JOISTS OR 4x BEAMS, UNLESS OTHERWISE CALLED FOR ON FRAMING PLANS. 8. ALL NAILING SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS (TABLE 2304.9.1) LOCAL BUILDING CODE, EXCEPT AS OTHERWISE SHOWN, AND SHALL BE DONE WITH COMMON WIRE NAILS UNLESS OTHER TYPE OF NAIL IS ALLOWED BY THE 2020 C.B.C. (SEE ALSO PLYWOOD NOTES.)
- 9. BOLTS SHALL BE UNFINISHED BOLTS CONFORMING TO ASTM A-307
- 10. PLYWOOD SHALL BE INTERIOR TYPE WITH EXTERIOR GLUE CONFORMING TO "PSI-95" OF GRADE CALLED FOR BELOW, LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. USE COMMON NAILS ONLY UNLESS OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER AND LOCAL BUILDING OFFICIAL
- A. ROOF SHEATHING SHALL BE: 1/2" PLYWOOD, STRUCT. II, NAILED WITH 8d NAILS @ 6" O.C. AT ALL DIAPHRAGM AND WALL BOUNDARIES. CONTINUOUS PANEL EDGES ARE NOT BLOCKED, 8d NAILS 6" O.C. AT PLYWOOD PANEL EDGES AND 8d NAILS @ 12" O.C. TO INTERMEDIATE SUPPORTS. INDEX #24/O. B. FLOOR SHEATHING SHALL BE 5/8" PLYWOOD, (T&G), NAILED WITH IOD NAILS AT 6" O.C. AT ALL DIAPHRAGM AND

WALL BOUNDARIES. CONTINUOUS PANEL EDGES ARE NOT BLOCKED, IOD NAILS @ 6" O.C. AT PLYWOOD PANEL EDGES

AND IOd NAILS @ IO" O.C. TO INTERMEDIATE SUPPORTS. INDEX #32/I6. C. PLYWOOD SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR PRIOR TO COVERING WITH FLOOR OR ROOF MATERIAL

C.B. HOME 1346 W. PHILADELPHIA ST ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

2022 CALIFORNIA BLDG. CODE. 2022 L.A. CITY BLDG. CODE.

2022 L.A. COUNTY BLDG. CODE.

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND REMAIN, THE PROPERTY OF <u>C.B. HOME</u> <u>DESIGN</u>. NO PART SHALL BE COPIED, RODUCED OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART IN CONNECTION WITH AN' OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF <u>C.B. HOM</u>
<u>DESIGN</u>. VISUAL CONTACT WITH THES VINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DDRES:

JOB NUMBER

REVISIONS

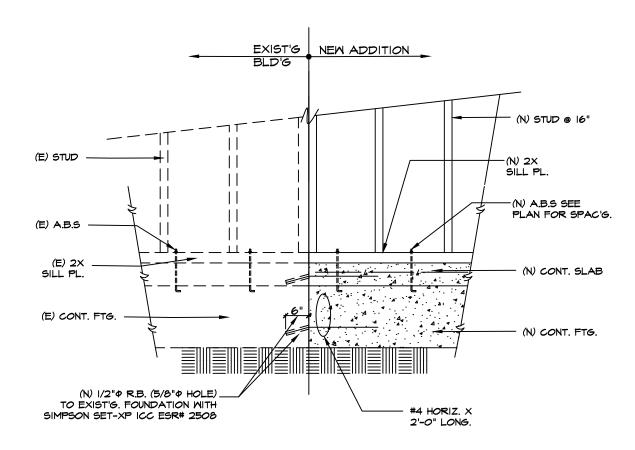
DETAILS

STRUCTURAL NOTES &

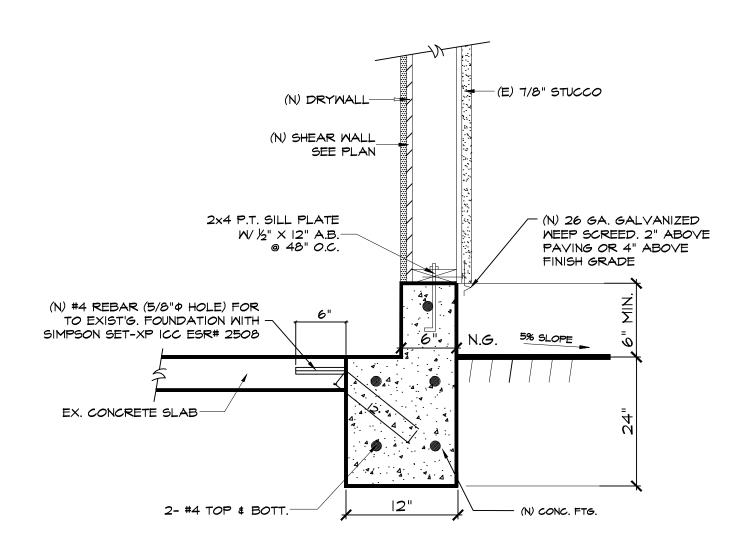
**SHEET NO:** 

SHEAR WALL SCHEDULE - 1

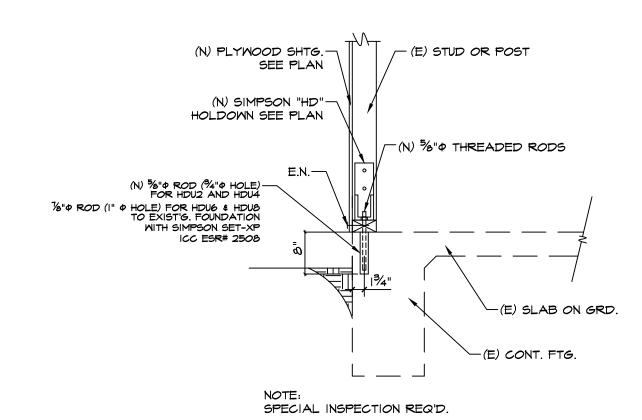
D. SOLID BLOCKING AT EDGES REQUIRED FOR PLYMOOD ONLY WHERE CALLED FOR ON DRAWING.



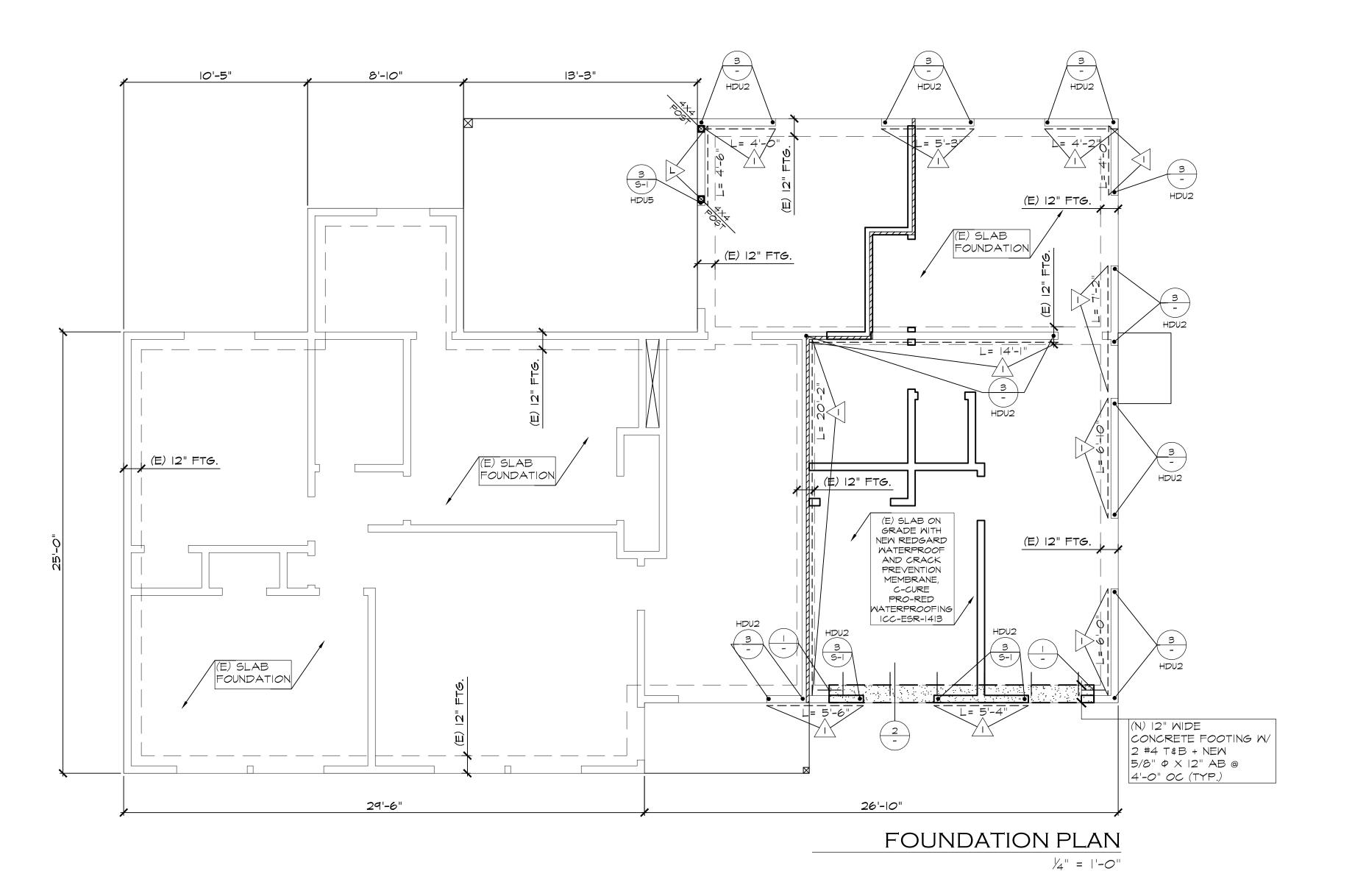
#### DETAIL - 1 SCALE: N.T.S.



DETAIL - 2 SCALE: N.T.S.



DETAIL - 3
SCALE: N.T.S.



C.B. HOME
— DESIGN —

1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND
SPECIFICATIONS, IDEAS, DESIGNS AND
ARRANGEMENTS ARE, AND SHALL
REMAIN, THE PROPERTY OF <u>C.B. HOME</u>
DESIGN. NO PART SHALL BE COPIED,
REPRODUCED OR OTHERWISE USED,
DIRECTLY OR INDIRECTLY, IN WHOLE
OR IN PART, IN CONNECTION WITH ANY
OTHER WORK OR PROJECT WITHOUT
THE WRITTEN CONSENT OF <u>C.B. HOME</u>
DESIGN. VISUAL CONTACT WITH THESE
DRAWINGS AND/OR SPECIFICATIONS
SHALL CONSTITUTE A PRIMA FACIE
EVIDENCE OF ACCEPTANCE OF THESE
RESTRICTIONS.

SAR & BERTA RODRIGUE 2 COALINGA AVENUE

JECT ADDRESS:
GE CONVERSION INTO A.D.U. &

JOB NUMBER: CB23-016 DRAWN BY: GC/JC/OP

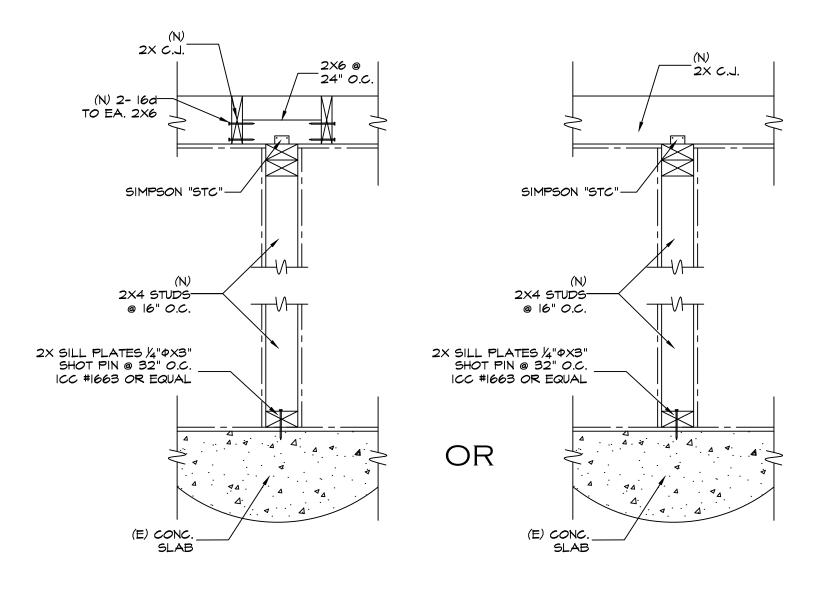
SCALE: 1/4" = 1'-0" REVISIONS:

SHEET TITLE:

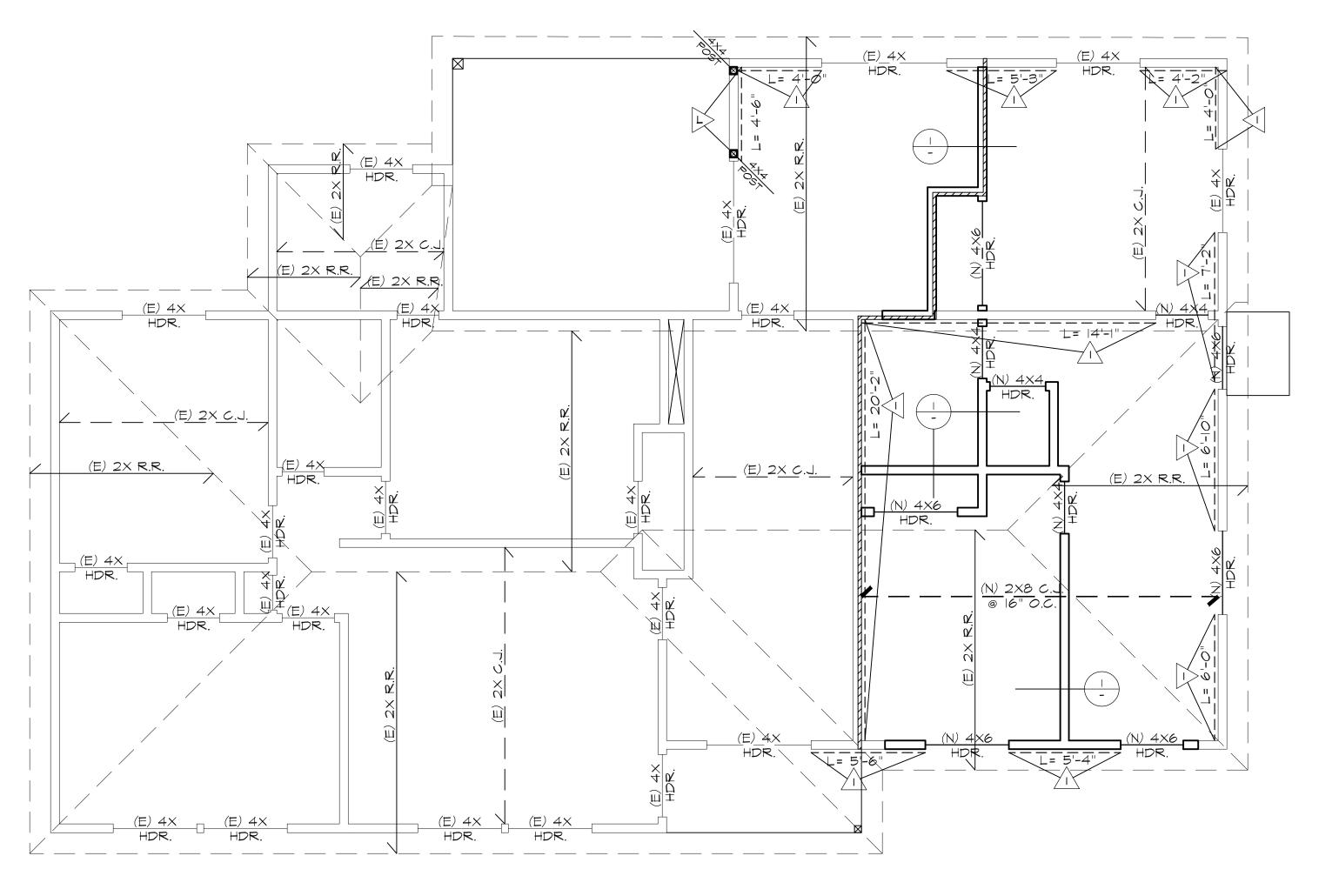
SHEET TITLE:
FOUNDATION PLAN &
DETAILS TO GARAGE
CONVERSION INTO A.D.U.

SHEET NO:

S-2



DETAIL - 1
SCALE: N.T.S.



FRAMING PLAN



1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND
SPECIFICATIONS, IDEAS, DESIGNS AND
ARRANGEMENTS ARE, AND SHALL
REMAIN, THE PROPERTY OF C.B. HOME
DESIGN. NO PART SHALL BE COPIED,
REPRODUCED OR OTHERWISE USED,
DIRECTLY OR INDIRECTLY, IN WHOLE
OR IN PART, IN CONNECTION WITH ANY
OTHER WORK OR PROJECT WITHOUT
THE WRITTEN CONSENT OF C.B. HOME
DESIGN. VISUAL CONTACT WITH THESE
DRAWINGS AND/OR SPECIFICATIONS
SHALL CONSTITUTE A PRIMA FACIE
EVIDENCE OF ACCEPTANCE OF THESE
RESTRICTIONS.

SCAR & BERTA RODRIGU 802 COALINGA AVENUE

ACJECT ADDRESS:

ARAGE CONVERSION INTO A.D.U.

JOB NUMBER: CB23-016

DRAWN BY:

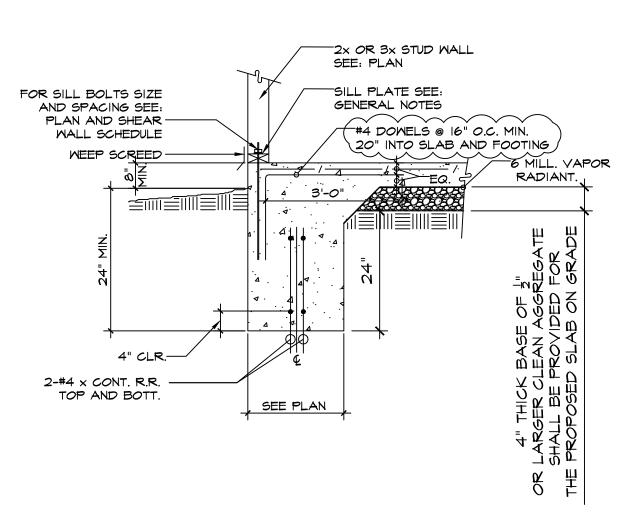
DRAWN I

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

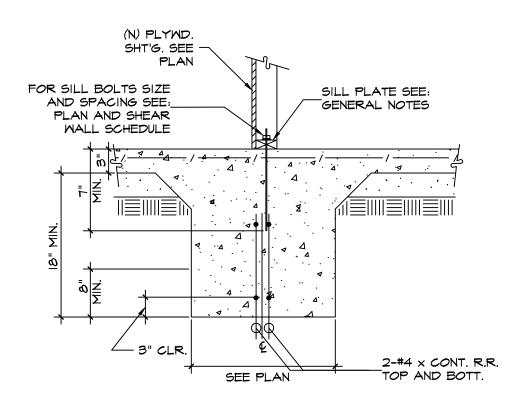
SHEET TITLE:
FRAMING PLAN & DETAILS
TO GARAGE CONVERSION
INTO A.D.U.

SHEET NO:

S-3



DETAIL - 1 SCALE: N.T.S.



DETAIL - 2
SCALE: N.T.S.



1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF C.B. HOME DESIGN. NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CAR & BERTA RODRIGUE 32 COALINGA AVENUE

- OSCAR & BERTA R - 9802 COALINGA A - MONTCLAIR, CA. 9 - (909)238-8508

AGE CONVERSION INTO A.D.U.
DETACH A.D.U.
2 COALINGA AVENUE

JOB NUMBER: CB23-016 DRAWN BY:

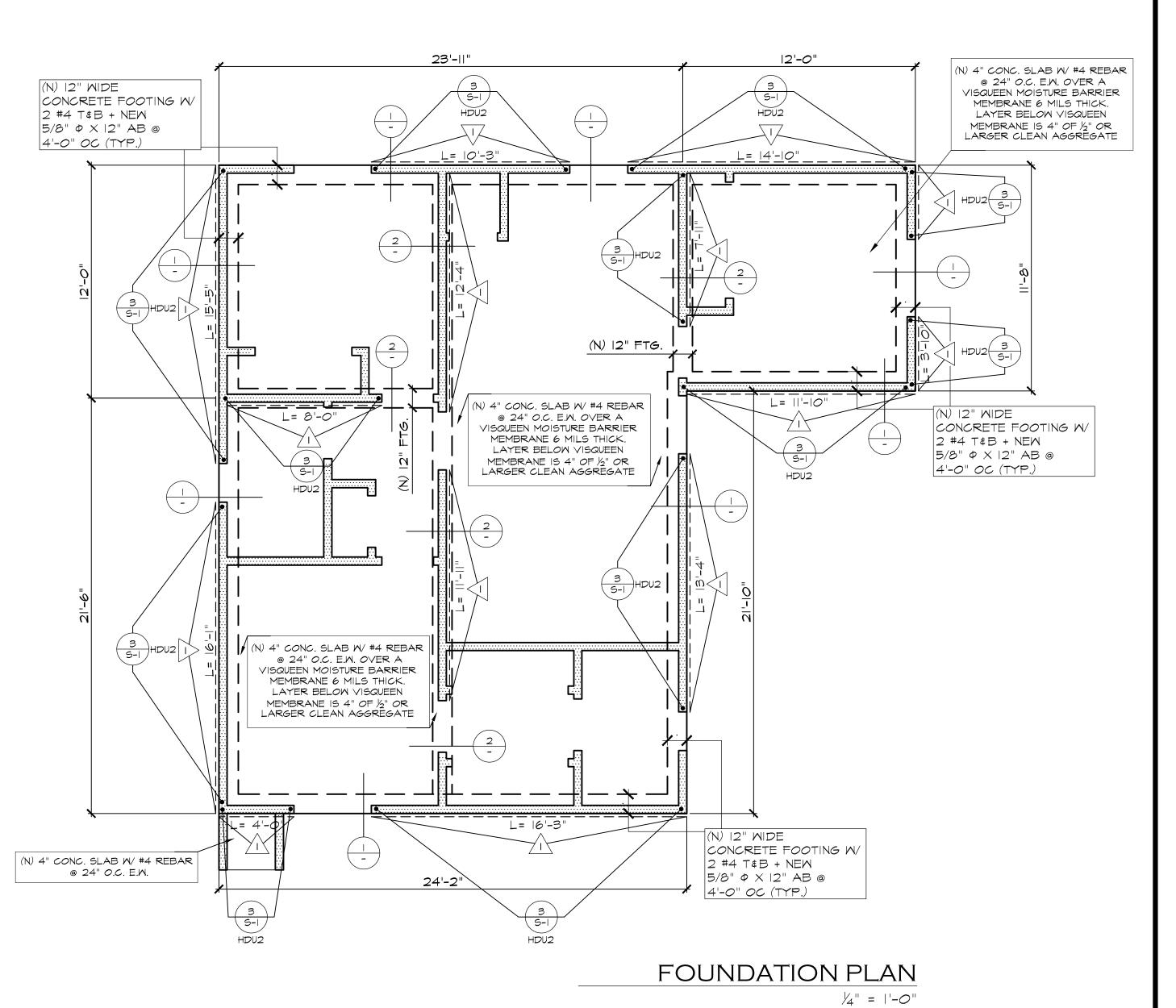
DRAWN BY:
GC/JC/OP
SCALE:

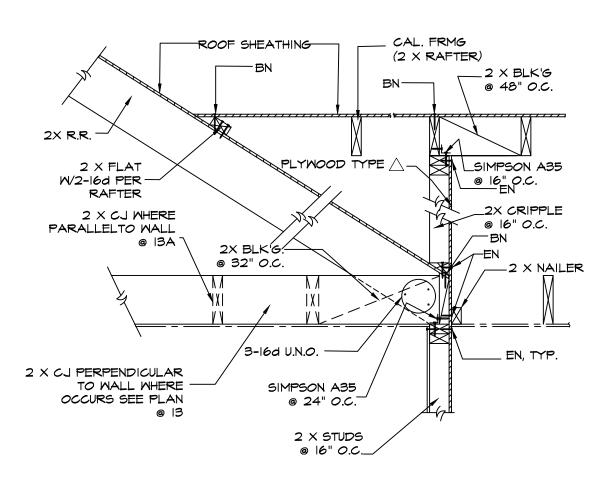
SCALE: 1/4" = 1'-0" REVISIONS:

SHEET TITLE:
FOUNDATION PLAN &
DETAILS TO NEW DETACH

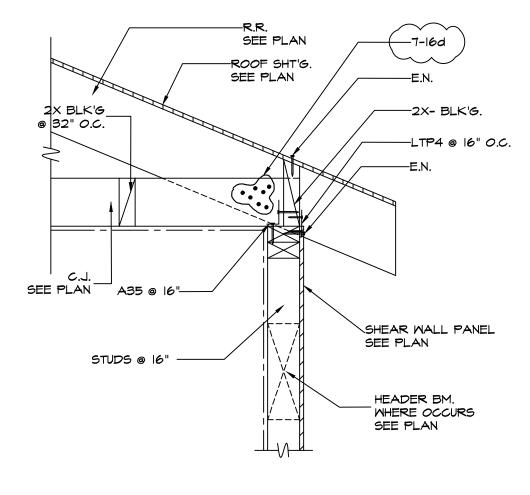
SHEET NO:

S-4

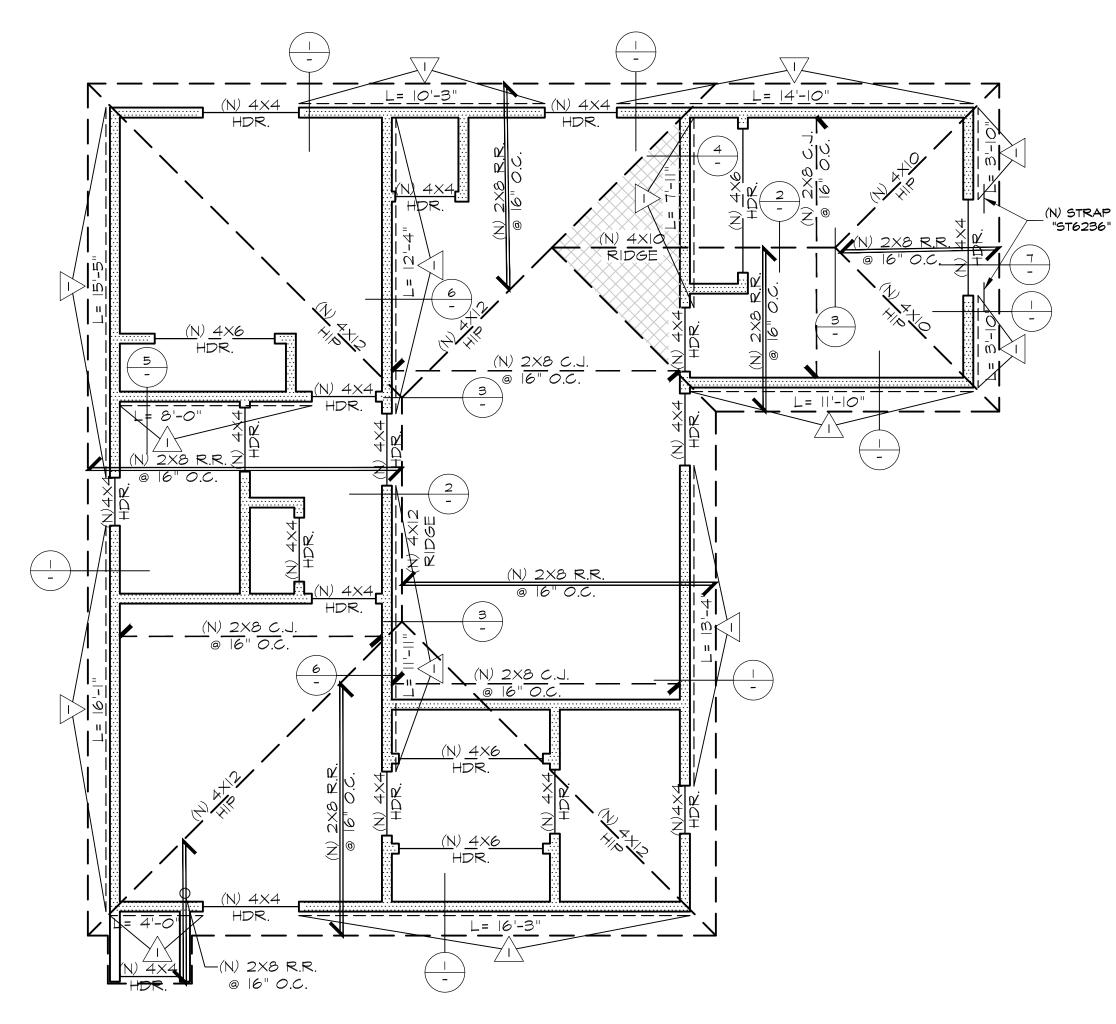




DETAIL - 4 SCALE: N.T.S.



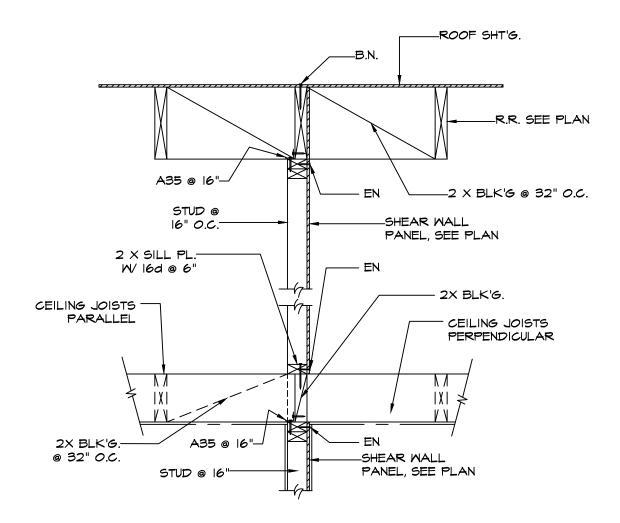
DETAIL - 1



FRAMING PLAN

1/4" = 1'-0"

SCALE: N.T.S.



PLYMD. SHT'G.--

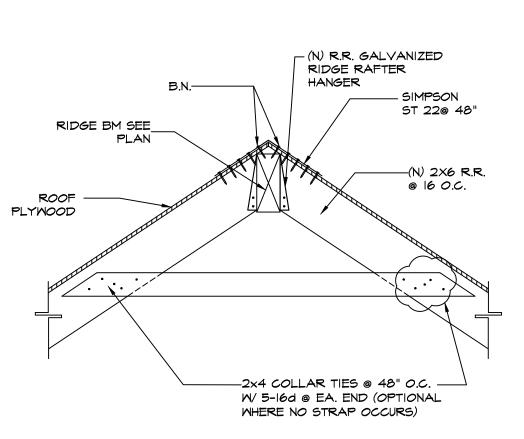
DETAIL - 5 SCALE: N.T.S.

\_CRIPPLE STUD @ 16"

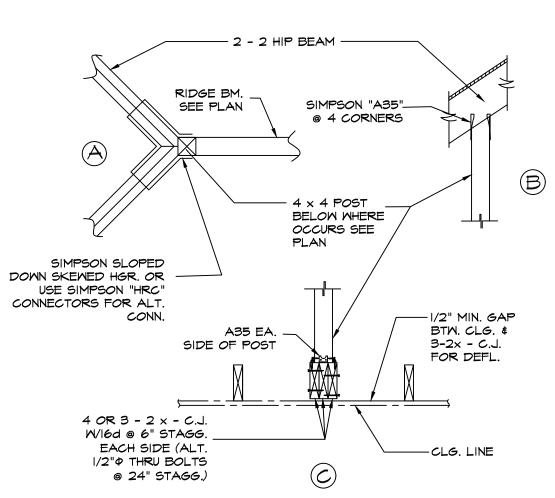
—STUD @ 16"

DETAIL - 6

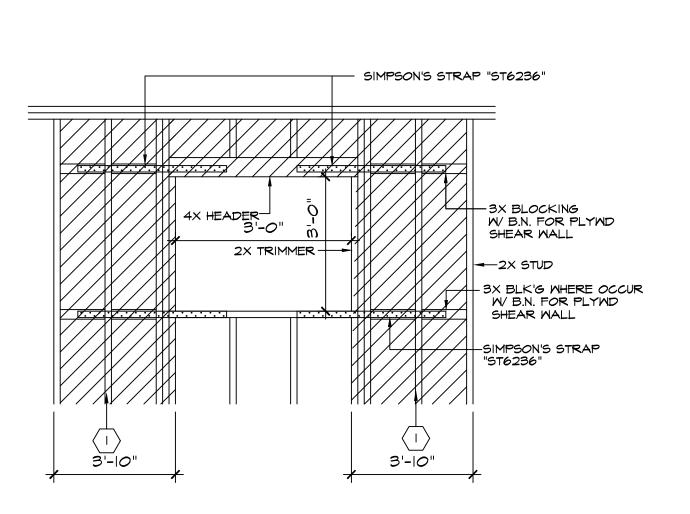
SCALE: N.T.S.



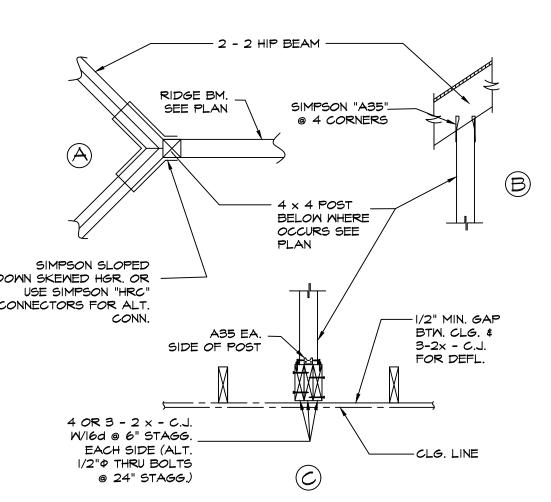
DETAIL - 2 SCALE: N.T.S.



DETAIL - 3



DETAIL - 7 SCALE: N.T.S.



SCALE: N.T.S.



ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

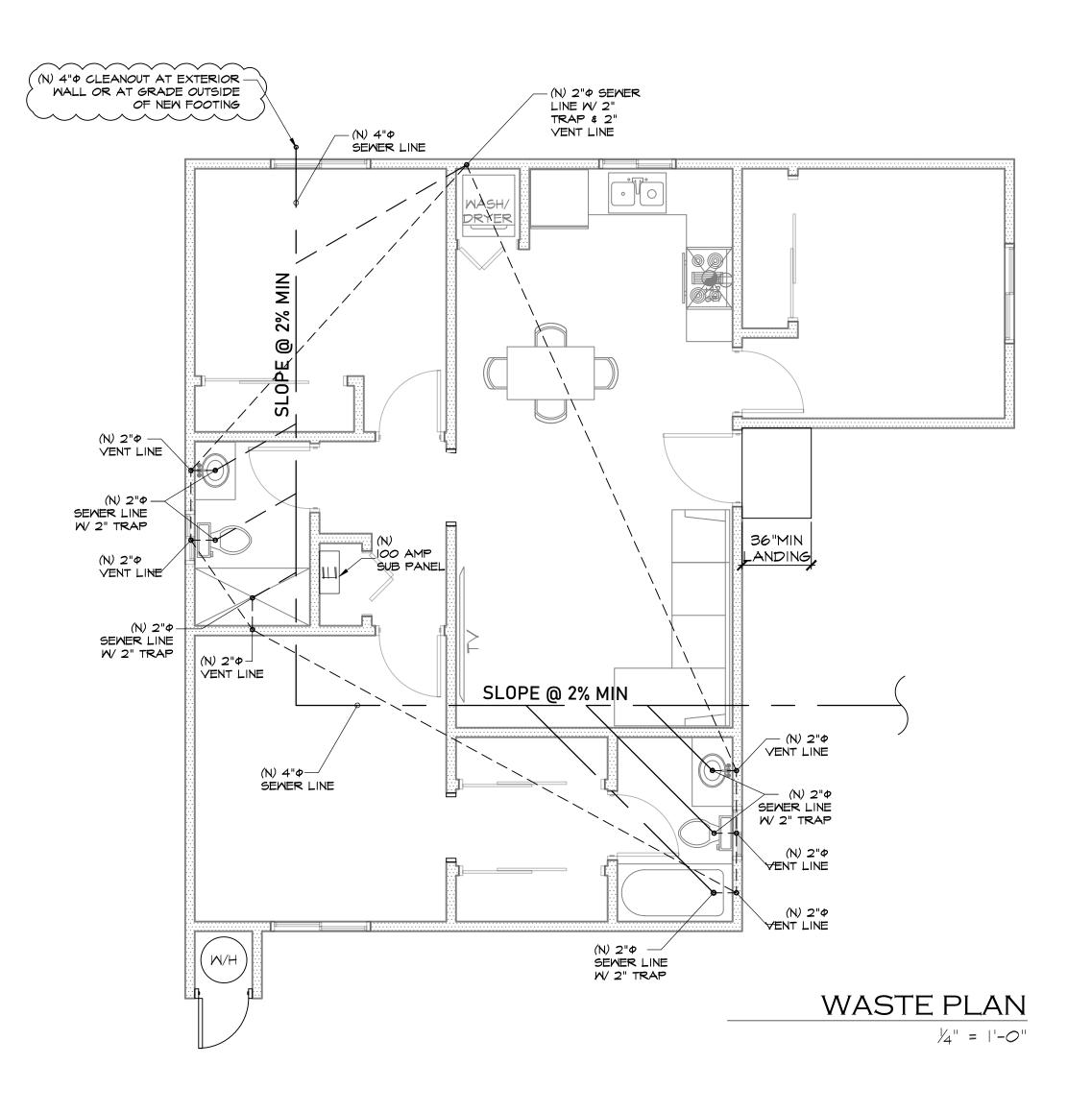
THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL
REMAIN, THE PROPERTY OF C.B. HOME
DESIGN. NO PART SHALL BE COPIED,
REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME
DESIGN, VISUAL CONTACT WITH THESE
DRAWINGS AND/OR SPECIFICATIONS
SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

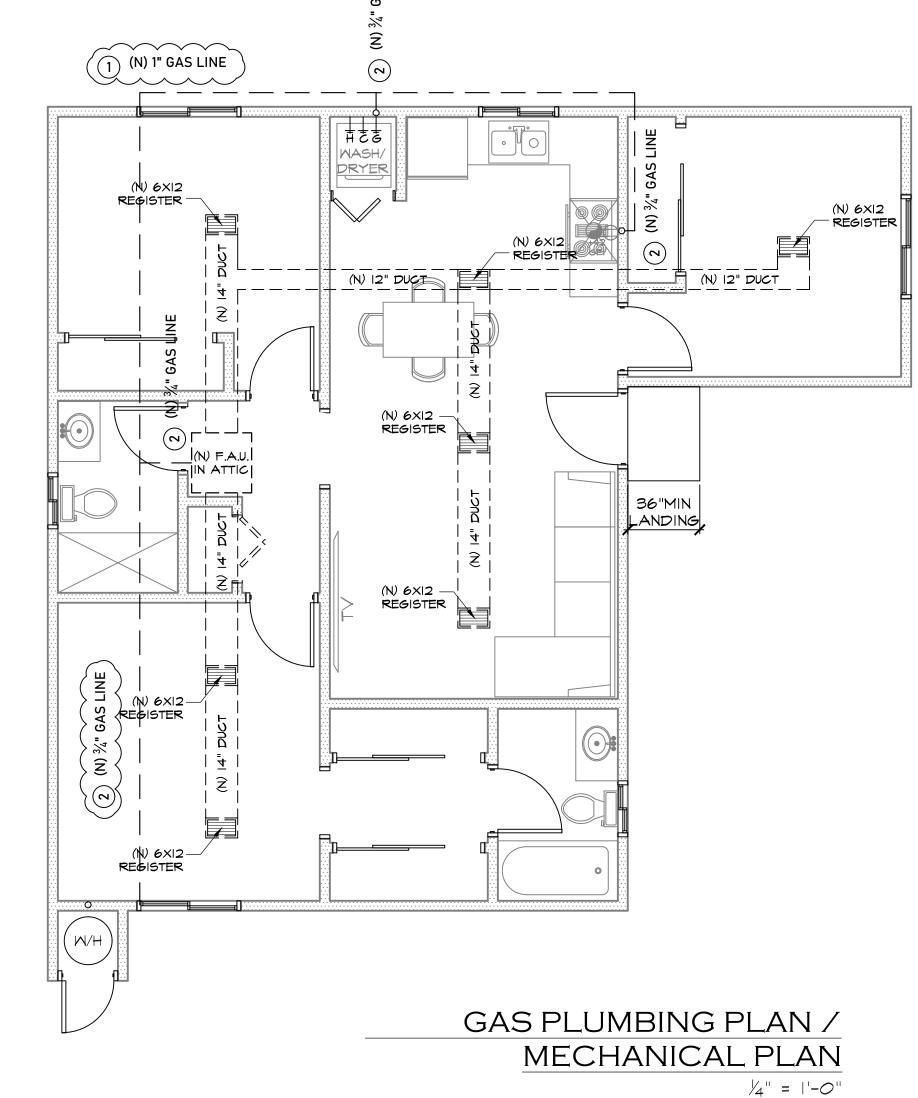
ADDRESS:
ONVERSION INTO

JOB NUMBER CB23-016 DRAWN BY:

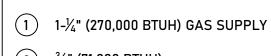
**SCALE:** 1/4" = 1'-0" REVISIONS

SHEET TITLE:
FRAMING PLAN & DETAILS
TO NEW DETACH A.D.U.





	1/4" = 1'-0"
1/2" PEX - H/W ———	
1/2" PEX - C/W  3/4" PEX - H/W  1/2" PEX - C/W	
1/2" PEX - C/W  3/4" PEX - C/W  3/4" PEX - H/W  3/4" PEX - H/W  3/4" PEX - C/W	
1/2" PEX - H/W  1/2" PEX - C/W  1/2" PEX - C/W  1/2" PEX - C/W	N
1/2" PEX - H/\(\frac{1}{2}\) PEX - C/\(\frac{1}{2}\)	
COLD & HOT V	VATER PLAN //4" =  '-0"



2) ¾" (71,000 BTUH)

3 3/4" (36,000 BTUH) FAU 4 3/4" (35,000 BTUH) STOVE

GAS LOAD CALCULATIONS FOR ADDITION/REMODEL JOB ADDRESS: 9802 COALINGA AVE., MONTCLAIR GAS PIPE SCHEDULE (PER TABLE 1215.2(1))

тотл	AL DEVEL. LEI	NGTH :	70 FEET
1⁄2"	38 CFH	OR	38,000 BTUH
3/4"	82 CFH	OR	82,000 BTUH
1"	149 CFH	OR	149,000 BTUH
1- 1/4"	317 CFH	OR	317,000 BTUH
1- 1/2"	476 CFH	OR	476,000 BTUH
2"	896 CFH	OR	896,000 BTUH
2-1/2"	1,447 CFH	OR	1,447,000 BTUH
3"	2,492 CFH	OR	2,492,000 BTUH

NEW GAS LOAD GAS RANGE STOVE: 35,000 BTUH FAU: 36,000 BTUH

TOTAL: 71,000 BTUH
WE NEED 1 " GAS PIPE FROM GAS METER

THESE DRAWINGS AND
SPECIFICATIONS, IDEAS, DESIGNS AND
ARRANGEMENTS ARE, AND SHALL
REMAIN, THE PROPERTY OF <u>C.B. HOME</u>
DESIGN. NO PART SHALL BE COPIED,
REPRODUCED OR OTHERWISE USED,
DIRECTLY OR INDIRECTLY, IN WHOLE
OR IN PART, IN CONNECTION WITH ANY
OTHER WORK OR PROJECT WITHOUT
THE WRITTEN CONSENT OF <u>C.B. HOME</u>
DESIGN. VISUAL CONTACT WITH THESE
DRAWINGS AND/OR SPECIFICATIONS
SHALL CONSTITUTE A PRIMA FACIE
EVIDENCE OF ACCEPTANCE OF THESE

C.B. HOME

— DESIGN —

EMAIL:CBHOME626@GMAIL.COM

1346 W. PHILADELPHIA ST. ONTARIO, CA 91762

PHONE: (626) 279-5657

THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

AR & BERTA RODRIGUEZ
COALINGA AVENUE

- OSCAR & BERTA - 9802 COALINGA - MONTCLAIR, CA - (909)238-8508

ECT ADDRESS:
SE CONVERSION INTO A.D.U. 8

JOB NUMBER: CB23-016 DRAWN BY: GC/JC/OP

GC/JC/OP SCALE: 1/4" = 1'-0"

1/4" = 1'-0"

REVISIONS:

SHEET TITLE:
WASTE, GAS, MECHANICAL,
COLD & HOT PLAN - A.D.U.

SHEET NO:



LOAD CALCULATIONS FOR DETACH ADU
ADDRESS: 9802 COALINGA AVE.. MONTCLAIR
TOTAL FLOOR AREA SQUARE FOOTAGE: 947 SQ. FT

1. LIGHTING AND RECEPTACLE: 3 x 947 = 2,841 VA
2. SMALL APPLIANCE: 2 x 1,500 = 3,000 VA
TOTAL: 5,841 VA

4. APPLY DEMAND FACTOR: 3,000 x 100% = 3,000 VA

REMAIN: (5,841 - 3,000) x 35% = 994.35 VA

TOTAL: 3,994.35 VA

5. APPLIANCE:

1 x 720 = 720 VA

B. DISHWASHER
C. REFRIGERATOR
1 x 1,200 = 1,200 VA
1 x 1,200 = 1,200 VA
1 x 1,200 = 1,200 VA
3,120 VA

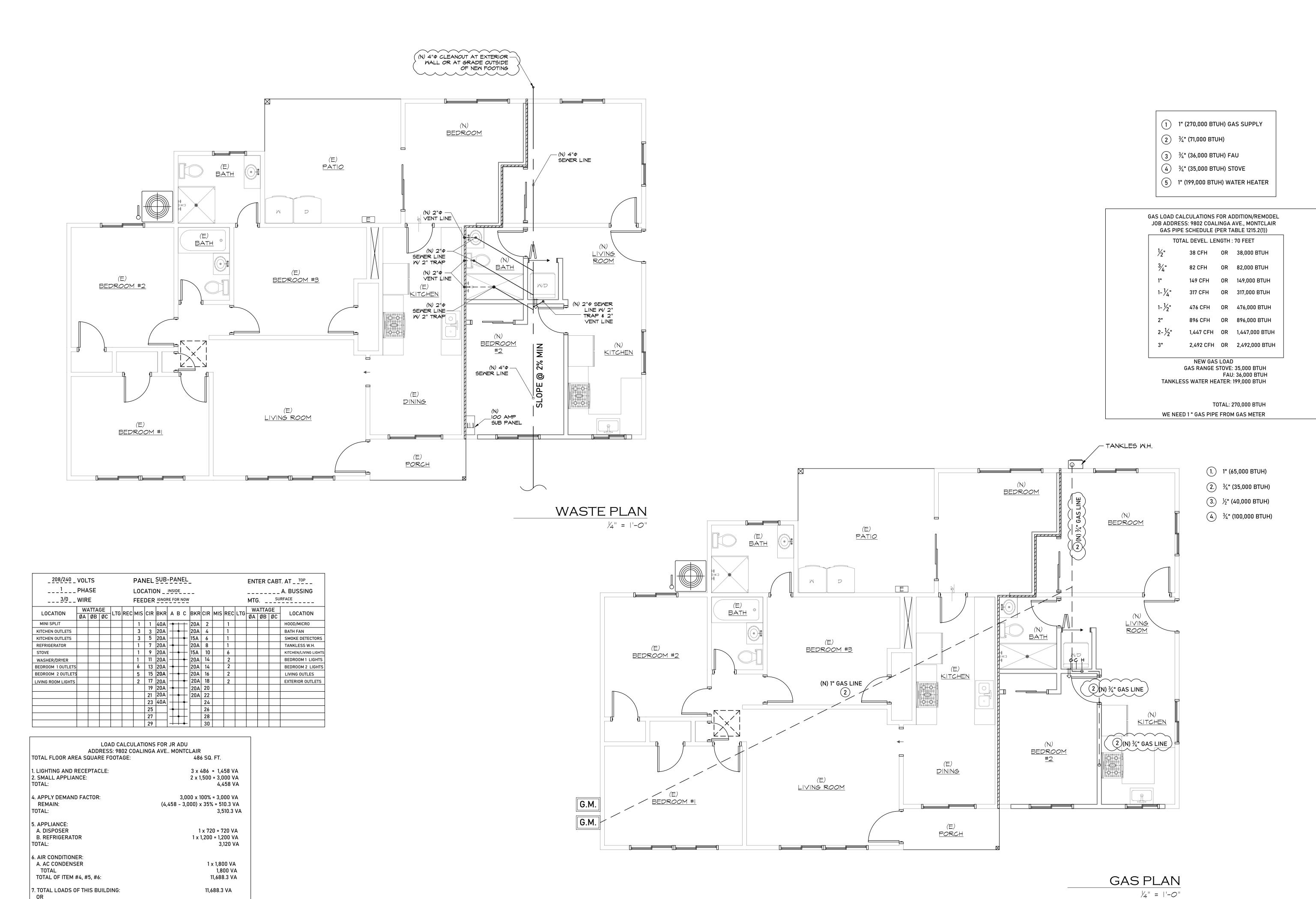
6. AIR CONDITIONER:
A. AC CONDENSER
1 x 1,800 VA
TOTAL
1,800 VA

7. TOTAL LOADS OF THIS BUILDING: 8,914.35 VA
OR 1,800 VA
8,914.35 VA
8,914.35 VA

37 AMPS @ 208/240 V, SINGLE PHASE, THREE WIRE
REQUIRED 100 AMP 208/240V, 1 PHASE, 3 WIRE SERVICE

A. DISPOSER

_ 208/240 _			PAN	<b>IEL</b>	SUB	- <u>P</u>	AN.	<u>IE</u> L	_					ENT	ER (	CAB	Г. AT <sup>TOP</sup>			
1		LOCATION _ INSIDE								A. BUSSING										
<u>3/0</u>	WIR	E		FEEDER IGNORE FOR NOW									MTGSURFACE							
LOCATION	W	ATTA	GE		DE0			DIAD	ABC	DIAD	OID.		DE0		WATTAGE					
LOCATION	ØΑ	ØВ	ØС	LIG	REC	MIS	CIR	BKK	^	и в	Ü	BKK	CIR	MIS	REC	LIG	ØΑ	ØВ	ØС	LOCATION
AC CONDENSER						1	1	40A	٦	<del>•</del>	$\overline{+}$	20A	2		1					HOOD/MICRO
KITCHEN OUTLETS						4	3	20A	–	┥	+	20A	4		1					BATH FAN
KITCHEN OUTLETS						3	5	20A	-	H	+	15A	6		1					SMOKE DETECTORS
REFRIGERATOR						1	7	20A	⊸	┥┤	+	20A	8		1					H.P WATER HEATER
ST0VE						1	9	20A	–	╁	+	15A	10		8					KITCHEN/LIVING LIGHT
GARBAGE DISPOSAL						1	11	20A	] –	H	+	20A	14		2					BEDROOM 1 LIGHTS
WASHER/DRYER						1	13	20A	] ⊸	┥┤	+	20A	14		2					BEDROOM 2 LIGHTS
BEDROOM 1 OUTLETS						6	15	20A	–	┥	+	20A	16		2					BEDROOM 3 LIGHTS
BEDROOM 2 OUTLETS						5	17	20A	–	Н	+	20A	18		5					LIVING OUTLES
BEDROOM 3 OUTLETS						6	19	20A	⊸	┥┤	+	20A	20		3					EXTERIOR OUTLETS
EXTERIOR OUTLETS						3	21	20A	] –	╁	+	20A	22							
FAU						1	23	40A	] –	Н	+		24							
							25		] ⊸	┥┤	+		26							
							27		] –	┥	+		28							
							29		] <u> </u>	$\sqcup$	<del>-</del>		30							



35 AMPS @ 208/240 V, SINGLE PHASE, THREE WIRE

REQUIRED 100 AMP 208/240V, 1 PHASE, 3 WIRE SERVICE



1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF C.B. HOME DESIGN. NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

VNER INFO: CAR & BERTA RODRIGUEZ

- OSCAR & BER - 9802 COALIN

AOJECT ADDRESS:

ARAGE CONVERSION INTO A.D.U. W. DETACH A.D.U.

JOB NUMBER:
CB23-016

DRAWN BY:
GC/JC/OP

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

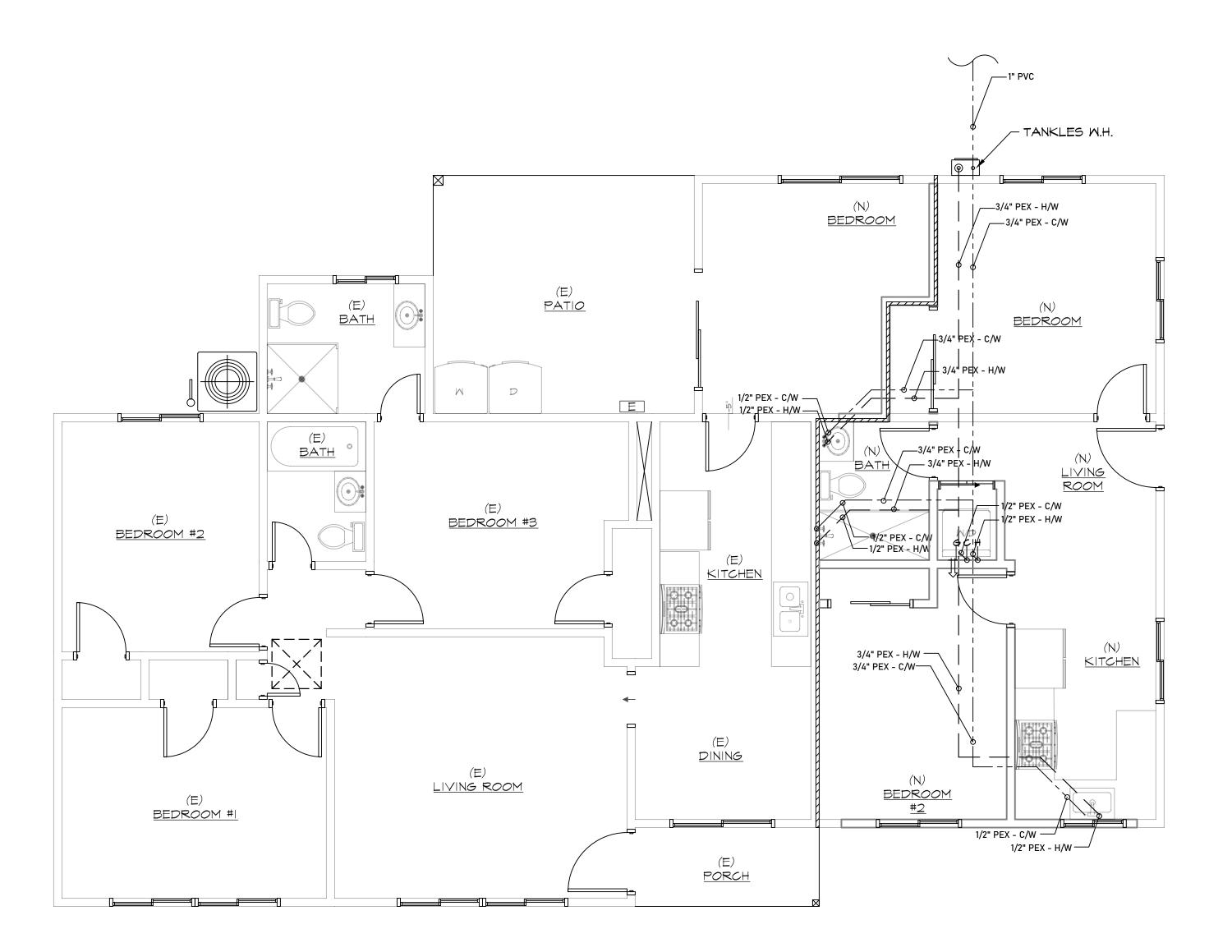
1/4" = 1'-0"

REVISIONS:

SHEET TITLE:
WASTE & GAS PLAN GARAGE CONVERSION

SHEET NO:

U-2



COLD & HOT WATER PLAN



1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND
SPECIFICATIONS, IDEAS, DESIGNS AND
ARRANGEMENTS ARE, AND SHALL
REMAIN, THE PROPERTY OF C.B. HOME
DESIGN. NO PART SHALL BE COPIED,
REPRODUCED OR OTHERWISE USED,
DIRECTLY OR INDIRECTLY, IN WHOLE
OR IN PART, IN CONNECTION WITH ANY
OTHER WORK OR PROJECT WITHOUT
THE WRITTEN CONSENT OF C.B. HOME
DESIGN. VISUAL CONTACT WITH THESE
DRAWINGS AND/OR SPECIFICATIONS
SHALL CONSTITUTE A PRIMA FACIE
EVIDENCE OF ACCEPTANCE OF THESE
RESTRICTIONS.

SCAR & BERTA RODRIGUE 802 COALINGA AVENUE

ECT ADDRESS:

SE CONVERSION INTO A.D.U. &

PRO - GAR NEW

JOB NUMBER:
CB23-016

DRAWN BY:
GC/JC/OP

DRAWN BY:
GC/JC/OP

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

74" = 1'-0"

SHEET TITLE:
COLD & HOT WATER PLAN
- GARAGE CONVERSION

SHEET NO:

U-3

C.B. HOMI

1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF C.B. HOME DESIGN. NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OSCAR & BERTA RODRIGUE 9802 COALINGA AVENUE MONTCLAIR, CA. 91763

GARAGE CONVERSION INTO A.D NEW DETACH A.D.U.

DRAWN BY:
GC/JC/OP

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

REVISIONS:

JOB NUMBER:

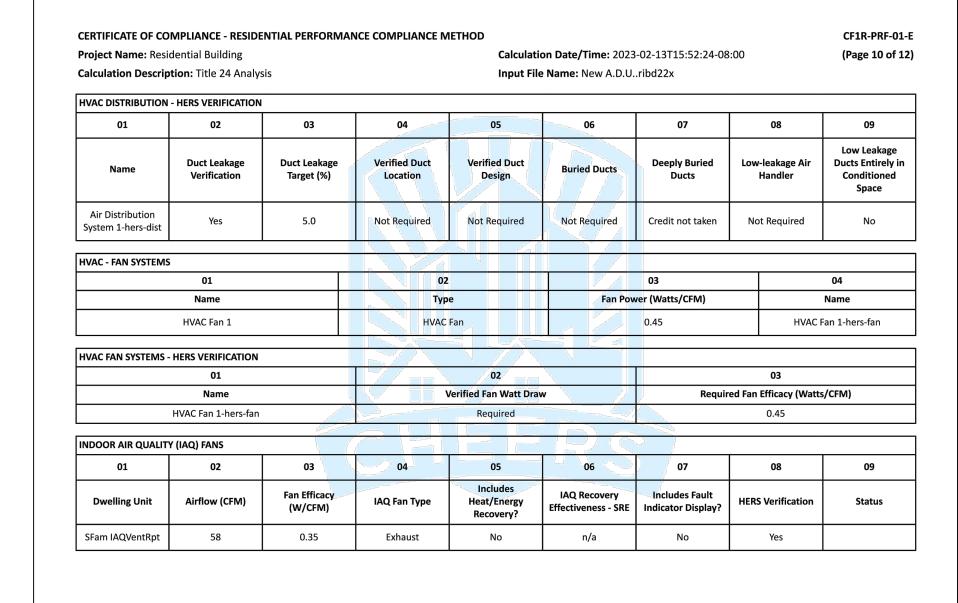
CB23-016

.....

SHEET TITLE: NEW ADU

SHEET NO:

ENV-1



Registration Number: 423-P010025516A-000-0000000-00000 Registration Date/Time: 02/13/2023 15:55 HERS Provider: CHEERS

NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-02-13 15:52:49

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Residential Building
Calculation Date/Time: 2023-02-13T15:52:24-08:00
Calculation Description: Title 24 Analysis
Input File Name: New A.D.U..ribd22x

COOLING VENTILATION
01 02 03 04 05 06 07 08 09

02 03 04 05 06 07 08 Airflow Rate Cooling Vent Watts/CFM HERS Verification Cooling Vent CFM Total Watts Number of Fans CFVCS Type Exhausts to (CFM/ft2) WH Fan 1 2.63 2492 0.0602 150 Not a CFVCS Attic Required



Registration Number: 423-P010025516A-000-00000000-00000 Registration Date/Time: 02/13/2023 15:55 HERS Provider: CHEERS

NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-02-13 15:52:49

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E Project Name: Residential Building Calculation Date/Time: 2023-02-13T15:52:24-08:00 (Page 12 of 12) Input File Name: New A.D.U..ribd22x Calculation Description: Title 24 Analysis DOCUMENTATION AUTHOR'S DECLARATION STATEMENT 1. I certify that this Certificate of Compliance documentation is accurate and complete. Documentation Author Name: cumentation Author Signature German Cortez German Cortez C B Home Inc 02/13/2023 CEA/ HERS Certification Identification (If applicable): 1168 San Gabriel Blvd. #P (626) 279-5657 Rosemead, CA 91770 RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. Responsible Designer Name: sponsible Designer Signature: German Cortez German Cortez 02/13/2023 C B Home Inc License: 961219 1168 San Gabriel Blvd. #P City/State/Zip: Phone: (626) 279-5657 Rosemead, CA 91770

Registration Number: 423-P010025516A-000-000-0000000-00000 Registration Date/Time: 02/13/2023 15:55 HERS Provider: CHEERS

NOTICE: This document has been generated by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-02-13 15:52:49

Schema Version: rev 20220901

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

GUEZ

— DESIGN —

SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF <u>C.B. HOME DESIGN</u>. NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT

THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE

1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND

RESTRICTIONS.

- OSCAR & BERTA RODRIG - 9802 COALINGA AVENUI - MONTCLAIR, CA. 91763

GE CONVERSION INTO A.D.U.

JOB NUMBER:

CB23-016

DRAWN BY:
GC/JC/OP

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

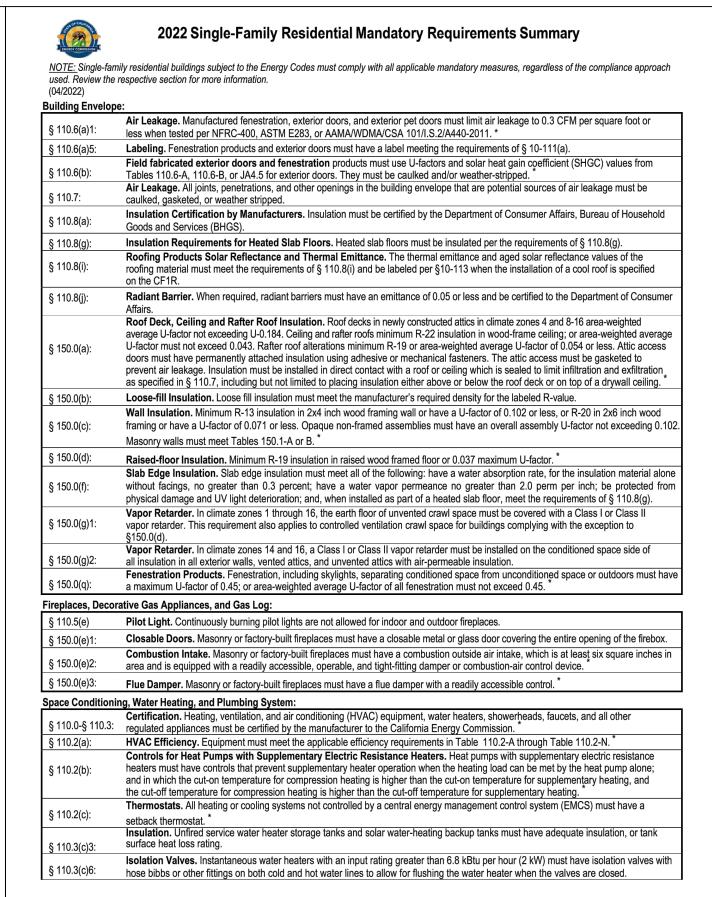
SHEET TITLE:

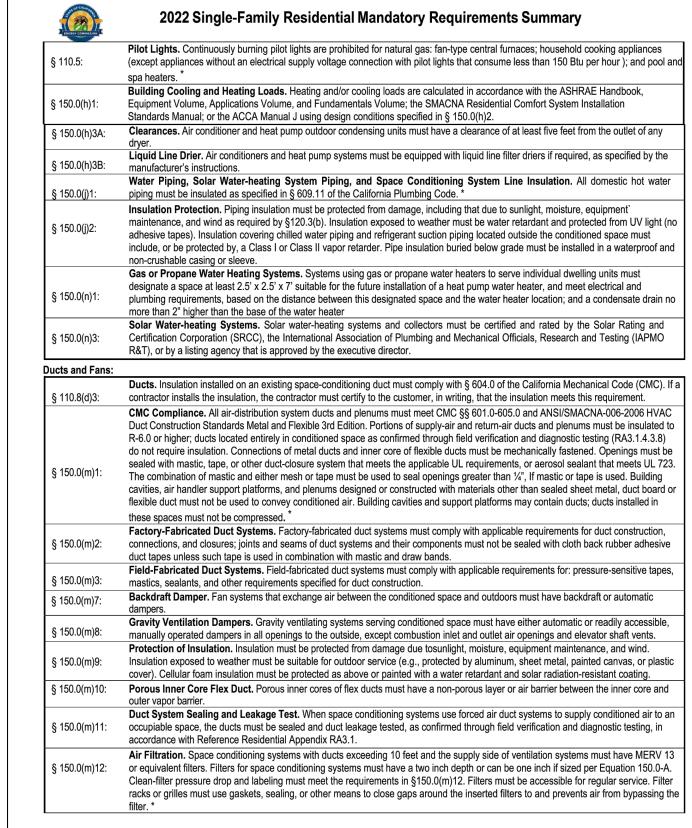
NEW ADU

SHEET NO:

ENV-2

	IDENTIAL MEA	SURES SU	<b>JMMAF</b>	RY					RMS-
Project N	Name		Building	Type <b>☑</b> Sin		/ □ Addition □ Existing		n/Alteration	Date 2/13/202
Project A				ia Energy Clima		Total Cond. F		Addition n/a	# of Unit
	Coalinga Avenue N	Iontclair	CA						
	LATION truction Type		Cavity	Area / (ft²)	Sp	ecial Fea	itures		Status
Wall	Wood Framed		R 15	799					New
Door	Opaque Door		R-5	20					New
Slab	Unheated Slab-on-Grad	le	- no insula	tion 947	Perim =	0'			New
Roof	Wood Framed Attic		R 38	947	Add=R-1	15.0			New
FENE	STRATION	Total Area:	65 G	lazing Percenta		.9% New/Alt	ered Avera	age U-Factor:	0.30
Orien	tation Area(ft²)	U-Fac S	HGC O	verhang	Sidefii	ns Exte	rior Sh	ades	Status
Front (E)	16.0	0.300	0.23 n	one	none	N/A			New
Left (S)	4.0	0.300		one	none	N/A			New
Rear (W)		0.300		one	none	N/A			New
Right (N)	20.0	0.300	0.23 n	one	none	N/A			New
	C SYSTEMS Heating	Min. Eff	Cooli	ina	Min.	Eff	Ther	rmostat	Status
	SYSTEMS Heating Electric Heat Pump	Min. Eff	<b>Cool</b> i Split He	<b>ing</b>	<b>Min.</b> 14.0 S		<b>Ther</b> Setback	rmostat	Status New
Qty.  1  HVAC Locat	Heating  Electric Heat Pump  DISTRIBUTION tion Heat			eat Pump		EER	Setback	ouct R-Value	
Qty.	Heating  Electric Heat Pump  DISTRIBUTION tion Heat	9.00 HSPF	Split He	eat Pump	14.0 S	EER	Setback	Ouct	New
HVAC Locat HVAC Sy WATE Qty.	Heating  Electric Heat Pump  C DISTRIBUTION tion Heating  Extern Duct  ER HEATING  Type	9.00 HSPF eating ed Gall	Split He Cooli Ducted	ing Duc Attic	14.0 S	tion	Setback	ouct R-Value	Status New Status
HVAC Locat	Heating  Electric Heat Pump  C DISTRIBUTION tion Heat Pump  Duct  ER HEATING	9.00 HSPF eating	Split He Cooli Ducted	eat Pump ing Duc Attic	14.0 S	tion	Setback	ouct R-Value	Status New
HVAC Locat HVAC Sy WATE Qty.	Heating  Electric Heat Pump  C DISTRIBUTION tion Heater Duct  ER HEATING Type  Heat Pump	9.00 HSPF eating ed Gall	Split He Cooli Ducted	ing Duc Attic	14.0 S	tion	Setback	ouct R-Value	Status New Status





#### 2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. \*

Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.\* Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the wholedwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii. § 150.0(o)1G: Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demandcontrolled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. \* § 150.0(o)1H&l: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must

be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C. Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods

must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off § 110.4(a): the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. ' Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or § 110.4(b)1: dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. § 110.4(b)2:

Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods. Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light. § 110.5:

Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump § 150.0(p): sizing, flow rate, piping, filters, and valves. \*

Lighting: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable § 110.9: requirements of § 110.9. \*

§ 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a § 150.0(k)1E: luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor

control, low voltage wiring, or fan speed control. Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22

#### 2022 Single-Family Residential Mandatory Requirements Summary

5/6/22

TENERGY COMMISSION	2022 Single-Family Residential Mandatory Requirements Summary
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
olar Readiness:	
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with

Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 §110.10(b)1A: square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. § 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. § 110.10(b)3A: Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. \* Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the § 110.10(b)3B: horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.\*

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family

residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be § 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps. Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pol § 110.10(e)2:

circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric." **Electric and Energy Storage Ready:** 

5/6/22

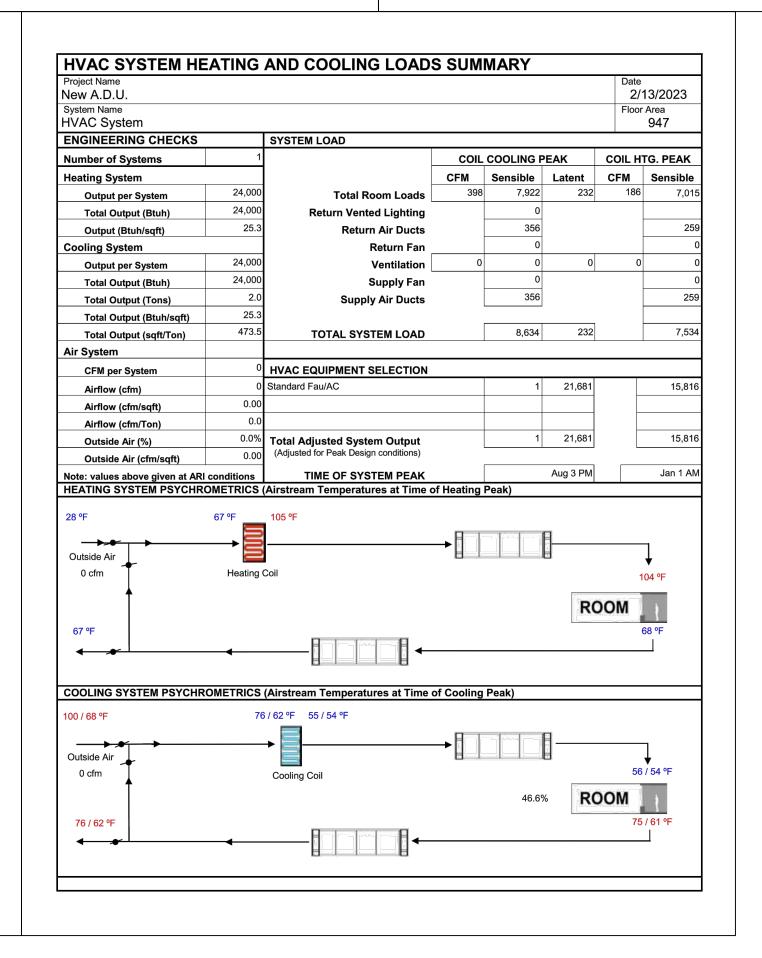
5/6/22

#### 2022 Single-Family Residential Mandatory Requirements Summary

5/6/22

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the mair panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed § 150.0(u) 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

\*Exceptions may apply.



1346 W. PHILADELPHIA ST.

EMAIL:CBHOME626@GMAIL.COM

SPECIFICATIONS, IDEAS, DESIGNS AND

REMAIN, THE PROPERTY OF <u>C.B. HOME</u>

RODUCED OR OTHERWISE USED,

ARRANGEMENTS ARE, AND SHALL

DESIGN. NO PART SHALL BE COPIED.

DIRECTLY OR INDIRECTLY, IN WHOLE

OR IN PART IN CONNECTION WITH ANY

OTHER WORK OR PROJECT WITHOUT

THE WRITTEN CONSENT OF <u>C.B. HOME</u> <u>DESIGN</u>. VISUAL CONTACT WITH THESE

SHALL CONSTITUTE A PRIMA FACIE

EVIDENCE OF ACCEPTANCE OF THESE

WINGS AND/OR SPECIFICATIONS

ONTARIO, CA 91762

THESE DRAWINGS AND

RESTRICTIONS.

PHONE: (626) 279-5657

JOB NUMBER SCALE:

REVISIONS



1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF C.B. HOME DESIGN. NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OSCAR & BERTA RODRIGUEZ 9802 COALINGA AVENUE MONTCLAIR, CA. 91763

GARAGE CONVERSION INTO A.D NEW DETACH A.D.U.
9802 COALINGA AVENUE

JOB NUMBER:
CB23-016

DRAWN BY:
GC/JC/OP

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

1/4" = 1'-0"

REVISIONS:

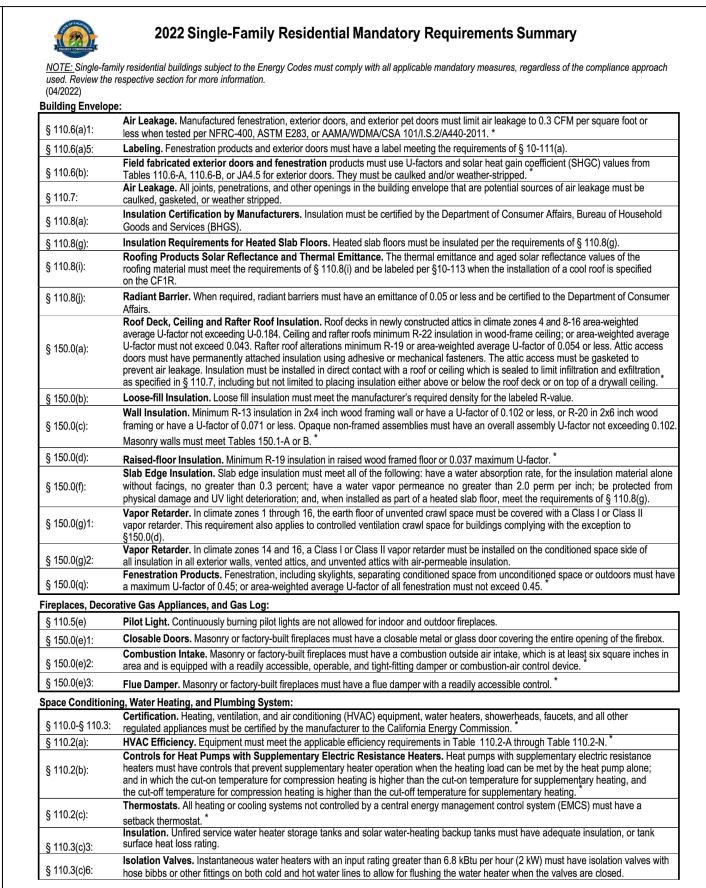
SHEET TITLE:

INTERIOR REMODEL

SHEET NO:

ENV-4

		AL MEA:	SURES S	SUMMA	ARY					RMS-1
Project N Interior					ling Type			Addition Alone Existing+ Additio	n/Alteration	Date 2/13/2023
Project Address 9802 Coalinga Avenue Montclair INSULATION					California Energy Climate Zone Total Cond. Floor Area Addition  CA Climate Zone 10 1,122 n/a					
						Area		.,	,,,	
Cons	truction	Type		Cav	ity	$(ft^2)$	Speci	ial Features		Status
Wall	Wood Fra	amed		- no ins	ulation	270				Existing
Wall	Wood Fra	amed		- no ins	ulation	258				Existing
Wall	Wood Fra			- no ins	ulation	321				Existing
Wall	Wood Fra			- no ins		297				Existing
Slab		Slab-on-Grade	•	- no ins	ulation	1,122 Perin	n = 0'			Existing
Roof	Wood Fra	amed Attic		R 11		1,122				Existing
FENE	STRATI	ON	Total Area:	166	Glazing	Percentage:	14.8%	New/Altered Avera	age U-Factor:	0.00
		Area(ft <sup>2</sup> )		SHGC	Overh		fins	Exterior Sh		Status
Front (E)		89.0	0.550	0.67	none	none		N/A		Existing
Left (S)		38.8	0.550	0.67	none	none		N/A		Existing
Rear (W)	)	38.0	0.550	0.67	none	none		N/A		Existing
шулс	• ever	MS								
	C SYSTE		Min. E	ff Co	olina	Mi	in. Eff	f The	rmostat	Status
	C SYSTE Heating	)	Min. E		oling t Air Cond		n. Eff		rmostat	Status Existing
Qty.	Heating Gas Centra	)						R Setback		
Qty.	Heating Gas Centra C DISTRI	BUTION		IE Spli			0 SEER	Setback	K	
Qty.	Heating Gas Centra  C DISTRI tion	BUTION	80% AFU	IE Spli	t Air Cond	itioner 14.	0 SEER	Setback	Ouct	Existing
HVAC Locat	Heating Gas Centra  C DISTRI tion	BUTION He	80% AFU	Co	t Air Cond	Duct Loc Attic	0 SEER	Setback  En F	Ouct R-Value	Existing  Status



2022 Single-Family Residential Mandatory Requirements Summary Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances § 110.5: (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook. Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation § 150.0(h)1: Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any § 150.0(h)3A: Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the § 150.0(h)3B: manufacturer's instructions. Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. § 150.0(j)1: Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no § 150.0(j)2: adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve. Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and § 150.0(n)3: Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director. **Ducts and Fans:** Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a § 110.8(d)3: contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement. CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UI, requirements, or aerosol sealant that meets UI, 72 The combination of mastic and either mesh or tape must be used to seal openings greater than \(\frac{1}{4}\). If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. \* Factory-Fabricated Duct Systems, Factory-fabricated duct systems must comply with applicable requirements for duct construction. § 150.0(m)2: connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes § 150.0(m)3: mastics, sealants, and other requirements specified for duct construction. Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic § 150.0(m)7: Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, § 150.0(m)8: manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. **Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and § 150.0(m)10: Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an § 150.0(m)11: occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1. Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

#### 2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. \*

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods

	must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
Pool and Spa Sy	stems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: complianc with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	<b>Piping.</b> Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heate dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	<b>Directional Inlets and Time Switches for Pools.</b> Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	<b>Pool Systems and Equipment Installation.</b> Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *
Lighting:	
§ 110.9:	<b>Lighting Controls and Components.</b> All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitcher range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and

ners, navigation lighting less than 5 watts, and lighting linter closets with an efficacy of at least 45 lumens per watt. § 150.0(k)1B: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.

Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met. Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a § 150.0(k)1E: luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.

Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

§ 110.10(c):

5/6/22

5/6/22

THE OF COMMISSION	2022 Single-Family Residential Mandatory Requirements Summary						
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *						
§ 150.0(k)1H:	<b>Light Sources in Enclosed or Recessed Luminaires.</b> Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.						
§ 150.0(k)1I:	<b>Light Sources in Drawers, Cabinets, and Linen Closets.</b> Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.						
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.						
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *						
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *						
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).						
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.						
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.						
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.						
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.						
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.						
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.						
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.						
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.						
olar Readiness:							
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).						
	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5						

feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 §110.10(b)1A: square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. § 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. § 110.10(b)3A: Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the § 110.10(b)3B: horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.\* Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a

pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family

residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be § 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pol § 110.10(e)2: circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric." **Electric and Energy Storage Ready:** 

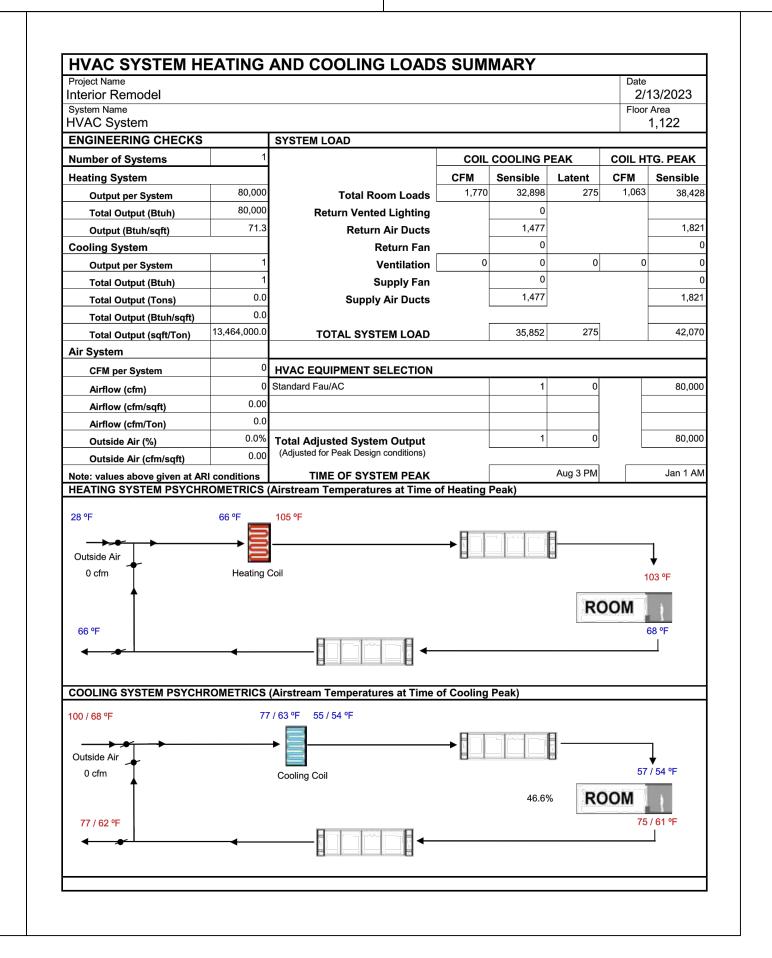
5/6/22

### 2022 Single-Family Residential Mandatory Requirements Summary

5/6/22

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the mair panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed § 150.0(u) 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

\*Exceptions may apply.



1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF <u>C.B. HOME</u> DESIGN. NO PART SHALL BE COPIED. RODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF <u>C.B. HOME</u> <u>DESIGN</u>. VISUAL CONTACT WITH THESE WINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER SCALE:

SHEET TITLE:

REVISIONS

INTERIOR REMODEL

C.B. HOM

1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF C.B. HOME DESIGN. NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF C.B. HOME DESIGN. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

- OSCAR & BERTA RODRIGUE - 9802 COALINGA AVENUE - MONTCLAIR, CA. 91763 - (909)238-8508

PROJECT ADDRESS:
- GARAGE CONVERSION INTO A
NEW DETACH A.D.U.

JOB NUMBER:
CB23-016

DRAWN BY:
GC/JC/OP

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

SHEET TITLE:

GARAGE CONVERSION TO JR ADU

SHEET NO:

ENV-6

<b>KESI</b>	DENTIA	L MEAS	SURES SU	JMM/	4RY						RMS-
Project N					ling Type		gle Family		ddition Alone	n/Alteration	Date 4/4/202
Project A		5 011 7		Calif	fornia Ene			•	Cond. Floor Area	Addition	# of Uni
9802 C	Coalinga Av	renue Mo	ontclair		A Clima				486	343	1
	ATION	<b>T</b>				Area (ft²)	_		154		04-4
	truction			Cav	ity	· /	<u> </u>	ресіа	I Features		Status
Wall	Wood Fram			R 15		112					New
Wall	Wood Fram	ned		R 15		161					New
Wall	Wood Fram	ned		R 15		13					New
Wall	Wood Fram	ned		R 15		117					New
Door	Opaque Do	or		R-5		20					New
Slab	Unheated S	Slab-on-Grade		- no ins	sulation	343	Perim	= 0'			New
Roof	Wood Fram	ned Attic		R 38		343	Add=R	R-15.0			New
Demising	Wood Fram	ned		- no ins	sulation	132					Altered
	STRATIO	_	Total Area:	89	Glazing	Percentag	ge:	18.3%	New/Altered Avera	age U-Factor:	0.30
Orient	tation A	\rea(ft <sup>2</sup> )	U-Fac SI	HGC	Overh	nang	Sidef	ins	Exterior Sh	ades	Status
Front (E)		25.0	0.300	0.23	none		none		N/A		New
Rear (W)		16.0	0.300	0.23	none		none		N/A		New
Right (N)		24.0	0.300	0.23	none		none		N/A		New
Rear (W)		16.0	0.550	0.67	none		none		N/A		Existing
Right (N)		8.0	0.550	0.67	none		none		N/A		Existing
	SYSTEM	18	Min Eff	Co	olina		Min	. Eff	Tho	rmostat	Status
Qty.	Heating		Min. Eff		oling			ı. Eff		rmostat	Status
			Min. Eff		<b>oling</b> it Heat Pul	тр		n. Eff	<b>The</b> l Setback		Status New
Qty.	Heating  Electric Heat	Pump				тр			Setback	7	
Qty.	Heating Electric Heat	Pump BUTION	8.20 HSPF	Spli	it Heat Pu	r	14.0	SEER	Setback	Ouct	New
Qty.  1  HVAC Locat	Heating  Electric Heat  DISTRIB ion	Pump BUTION He	8.20 HSPF	Spli	it Heat Pul	Duc		SEER	Setback L F	Ouct R-Value	New Status
Qty.	Heating  Electric Heat  DISTRIB ion	Pump BUTION He	8.20 HSPF	Spli	it Heat Pul	r	14.0	SEER	Setback L F	Ouct	New
Qty.  1  HVAC Locat HVAC Sy	Heating Electric Heat  DISTRIB	Pump  BUTION  He  Ductle	8.20 HSPF	Spli	it Heat Pul	Duc	14.0	SEER	Setback L F	Ouct R-Value	New Status
Qty.  1  HVAC Locat HVAC Sy	Heating Electric Heat  DISTRIB ion extern	Pump  BUTION  He  Ductle	8.20 HSPF	Co Duct	it Heat Pul	Duc n/a	14.0	seer	Setback  E F	Ouct R-Value	New Status
Qty.  1  HVAC Locat HVAC Sy	Heating Electric Heat  DISTRIB	BUTION He.  Ductles	8.20 HSPF  ating ss / No Fan	Co Duct	oling	Duc n/a	t Loca	ation butio	Setback  E F	Ouct R-Value	Status New
HVAC Locat	Heating Electric Heat C DISTRIB ion estem ER HEATI Type	BUTION He.  Ductles	8.20 HSPF  ating ss / No Fan  Galle	Co Duct	oling Min.	Duc n/a	t Loca	ation butio	Setback  E F	Ouct R-Value	Status New Status
HVAC Locat HVAC Sy  WATE Qty.	Heating Electric Heat C DISTRIB ion estem ER HEATI Type	BUTION He. Ductle.  NG taneous Gas	8.20 HSPF  ating ss / No Fan  Galle	Co Duct	oling Min.	Duc n/a	t Loca	ation butio	Setback  E F	Ouct R-Value	Status New Status

		OOKEO OO	MMARY					RMS-
Project N		4DU	Building Type	e <b>☑</b> Single □ Multi F		Addition Alone Existing+ Addition	n/Alteration	Date 4/4/202
Garage Project A	e Conversion To Jr. A	4 <i>DU</i>	Colifornia T-	ergy Climate Z	•	Cond. Floor Area		# of Ur
•	<sup>Address</sup> Coalinga Avenue Mo	ontclair		ergy Climate 2 nate Zone 1		486	Addition 343	# of Ur
	LATION	on totali	J OA OIIII	Area	, ,	700	370	,
	truction Type		Cavity	(ft <sup>2</sup> )	Snaci	al Features		Status
			_		Speci	ai reatures		
Wall	Wood Framed		- no insulation	93				Existing
Wall	Wood Framed		- no insulation	116				Existing
Wall	Wood Framed		- no insulation	85				Existing
Slab Roof	Unheated Slab-on-Grade Wood Framed Attic	)	- no insulation R 11	143 P 143	Perim = 0'			Existing
71001	vvood i rained Auto			140				Existing
FENE	STRATION	Total Areas	80 Olasia	- Dt	18 3%	Navy (Alfanad Avana	II F	0.30
	ntation Area(ft <sup>2</sup> )	Total Area: U-Fac Sh	IGC Over	g Percentage:	idefins	New/Altered Avera		Status
Offeri	itation Area(// )	U-Fac Si	igc Over	nang Si	iueiiiis	Exterior 311	aues	Status
	C SYSTEMS Heating	Min. Eff	Cooling		Min. Eff	f The	rmostat	Status
	C SYSTEMS Heating	Min. Eff	Cooling		Min. Eff	f Ther	rmostat	Status
Qty.		Min. Eff	Cooling		Min. Eff	С	Ouct	Status
Qty.	Heating  C DISTRIBUTION	Min. Eff	Cooling		Min. Eff	С		Status
HVAC Locat	Heating  C DISTRIBUTION		Cooling	Duct L		n R	Ouct	

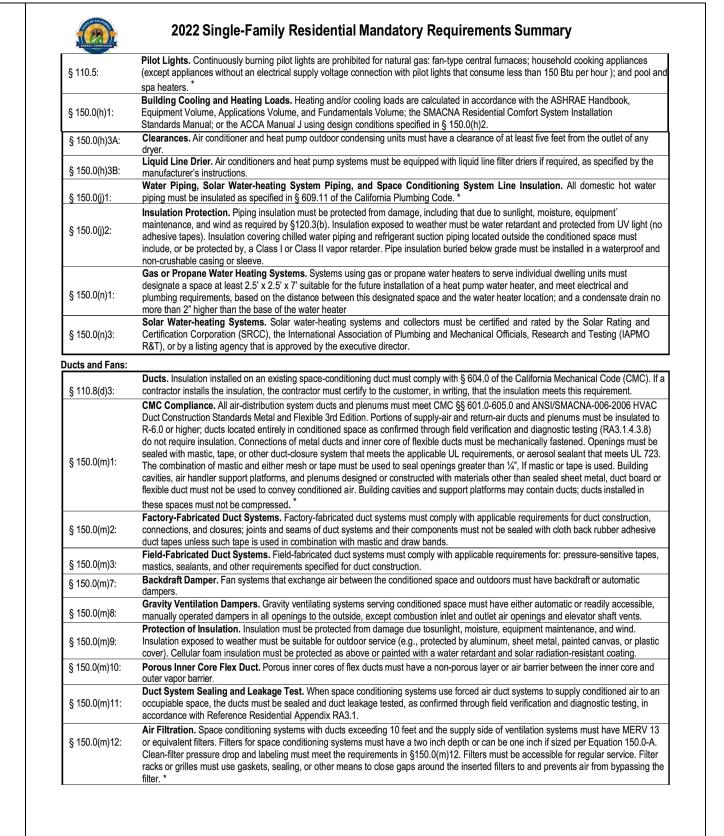
#### 2022 Single-Family Residential Mandatory Requirements Summary NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. Building Envelope: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or 110.6(a)1: less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. \* Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS) Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g). Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer § 110.8(j): Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value. Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.10 Masonry walls must meet Tables 150.1-A or B. \* Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g). Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation. nestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. \* Fireplaces, Decorative Gas Appliances, and Gas Log: Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. ^ § 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. Space Conditioning, Water Heating, and Plumbing System: certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other § 110.0-§ 110.3: regulated appliances must be certified by the manufacturer to the California Energy Commission. HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a 110.2(c): sulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating. § 110.3(c)3:

Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with

5/6/22

hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary



#### 2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must \$ 150.0(m)13: be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. \*

#### Ventilation and Indoor Air Quality:

§ 150.0(k)1B:

5/6/22

Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the wholedwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o) 1Biii&iv. CF ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for

Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses . Single-family detached dwelling units, § 150.0(o)1C: and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.

§ 150.0(o)1G: Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demandcontrolled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi.

§ 150.0(o)1H&I: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating,

and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow

Pool and Spa Systems and Equipment: Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off

the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. \* Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. § 110.4(b)2:

Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time § 110.4(b)3: switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods. Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.

Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump § 150.0(p): sizing, flow rate, piping, filters, and valves. Lighting:

Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. \* § 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met. Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a

Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.

§ 150.0(k)1E: luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control. Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).\* § 150.0(k)1F:

5/6/22

§ 150.0(k)2E:

§ 150.0(k)2F:

§ 150.0(k)2K:

§ 150.0(k)4:

§ 150.0(k)5:

§110.10(b)1A:

§ 110.10(c):

§ 110.10(d):

§ 110.10(e)1:

Electric and Energy Storage Ready

#### 2022 Single-Family Residential Mandatory Requirements Summary

Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire

Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-

mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light

Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to

control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets a

Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5

Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the

application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency,

Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with

requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5

feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160

Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof

Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the

Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for

Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a

residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. **Documentation**. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole

circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family

square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be

access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any

which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).

located on the roof or overhang of the building and have a total area no less than 250 square feet.

roof dead load and roof live load must be clearly indicated on the construction documents.

§ 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.

§ 110.10(b)3B: horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the

Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with

Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or

other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch

shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.

opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.

sources in these spaces must comply with NEMA SSL 7A.

solar zone, measured in the vertical plane.\*

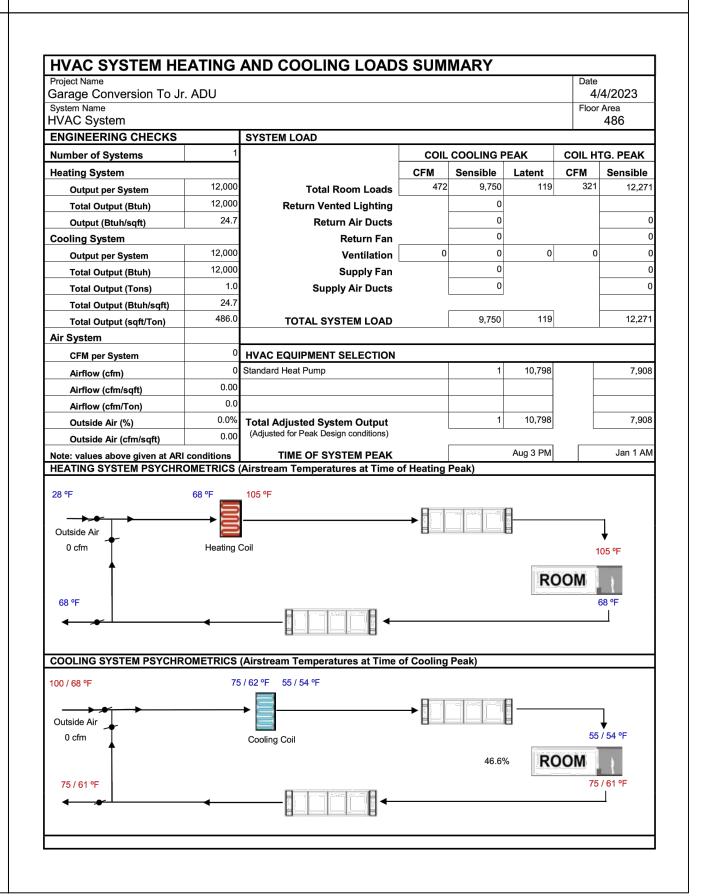
applicable requirements may be used to meet these requirements.

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection § 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. § 150.0(s) equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 main service to a subpanel that supplies the branch circuits in § 150 0(s); at least four branch circuits must be identified and have their 150.0(k)1H: elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of § 150.0(k)1I: 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the mai to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover Interior Switches and Controls, All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. dentified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. ermanently marked as "For Future 240V use." Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructe § 150.0(k)2A: 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed 240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently 150.0(k)2B: to comply with § 150.0(k). marked as "For Future 240V use." Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9. § 150.0(k)2C: dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole § 150.0(k)2D: occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified circuit breaker permanently marked as "For Future 240V use."

\*Exceptions may apply.

5/6/22

5/6/22





1346 W. PHILADELPHIA ST. ONTARIO, CA 91762 PHONE: (626) 279-5657 EMAIL:CBHOME626@GMAIL.COM

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF <u>C.B. HOME</u> DESIGN. NO PART SHALL BE COPIED RODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF <u>C.B. HOME</u> <u>DESIGN</u>. VISUAL CONTACT WITH THESE WINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SCALE: REVISIONS SHEET TITLE: GARAGE CONVERSION TO

SHEET NO:

JR ADU

JOB NUMBER