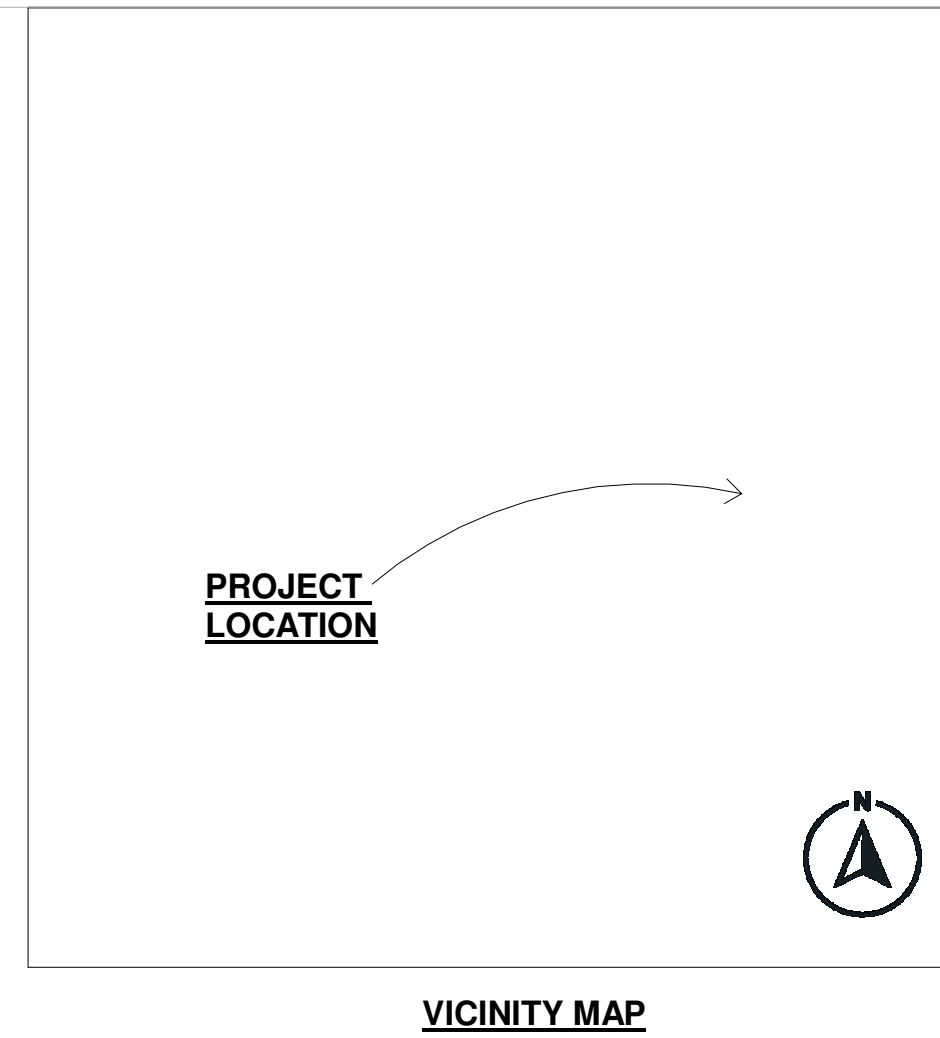


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City of Hollister  
Community Development Department  
**Preapproved ADU Plan Set**  
**Approved**  
Date: **8/27/2025**

NOTES:

**SPECIAL INSPECTIONS LISTED ON SHEET S0.1:**  
NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF THE ELEMENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD DOWNS. (PERIODIC)

**CERTIFICATE OF INSTALLATION NOTES:**  
ACCORDING TO THE 2022 ENERGY CODE SINGLE-FAMILY RESIDENTIAL COMPLIANCE MANUAL, A COPY OF THE COMPLETED, SIGNED, AND DATED CF2R MUST BE POSTED AT THE BUILDING SITE FOR REVIEW BY THE ENFORCEMENT AGENCY IN CONJUNCTION WITH REQUESTS FOR FINAL INSPECTION FOR THE BUILDING. COPIES OF THE REGISTERED CF2R FORMS SHALL BE PROVIDED TO THE HOMEOWNER.

**REQUIRED QUALITY INSULATION INSTALLATION (QII):**  
NOTED ON PAGE 7 OF 10 OF CF1R FORM:  
QII APPLIES TO THE WHOLE BUILDING - ROOF/CEILINGS, WALLS, AND FLOORS AND REQUIRES FIELD VERIFICATION BY A THIRD-PARTY HERS RATER. THE RESIDENTIAL CERTIFICATES OF INSTALLATION (CF2R) DEMONSTRATE INSTALLATIONS ARE COMPLIANT WITH THE ENERGY CODE AT THE TIME OF CONSTRUCTION AND SHOULD BE SUBMITTED BY THE INSTALLER TO THE INSPECTOR.

**THE CERTIFICATE OF QII INSTALLATION (CF2R) IS SEPARATED INTO:**

- CF2R-ENV-21-H ENVELOPE - HERS QII - FRAMING STAGE.
- CF2R-ENV-22-H ENVELOPE - HERS QII - INSULATION

**LEGEND**

- E-UG — (N) UNDERGROUND ELECTRICAL CONDUIT
- E-UG — (E) UNDERGROUND ELECTRICAL
- SS — (E) 4" SEWER LINE
- G — (E) GAS LINE
- X — X — X (E) FENCE
- — — (E) EASEMENT
- — — — — ROOF LINE
- [Pattern] (E) CONCRETE
- [Pattern] (N) CONCRETE

**PRE-APPROVED ACCESSORY DWELLING UNIT  
1 BEDROOM, 1 BATHROOM  
680 S.F.**

**SITE INFORMATION**  
ADDRESS: XXXX STREET NAME  
APN #: XXXXXXXXXX  
ZONING DISTRICT: XX  
GENERAL PLAN DESIGNATION: XX

ALQUIST PRIOLO ZONE NOT ALLOWED  
HISTORIC DESIGNATION XX  
DISTANCE FROM NEAREST FH < XX FT  
NEAREST PUBLIC TRANSPORT < XX MILE  
DISTANCE FROM SIDEWALK TO ADU < XX FT  
ACCESS PATH WIDTH > X FT

**AREA CALCULATIONS:**  
REAR YARD AREA XXXX SF  
PROPOSED ADU AREA XXX SF  
ADU REAR YARD OCCUPANCY XX%  
EXISTING HABITABLE BUILDING AREA XXXX SF  
LOT AREA XXXX SF  
EXISTING LOT COVERAGE XX%  
PROPOSED LOT COVERAGE (WITH ADU) XX%

**FLOOD ZONE:**  
ZONE (INSERT)  
FIRM PANEL #XXXXXX (XXXX)

**DESIGNER:**  
Alejandro Torres, P.E.  
ATorres.engr@gmail.com  
(831) 707-8286

**STRUCTURAL:**  
Adam Rendon, P.E.  
Adam@ar2struc.com  
Office: (831) 261-7416

**BUILDING INFORMATION**

1 BED/1BATH FLOOR AREA 680 SF  
OCCUPANCY GROUP: R-3  
TYPE OF CONSTRUCTION: V-B  
BUILDING HEIGHT 10' - 6 1/2'

**SETBACKS:**

REAR X' (4' MIN)  
SIDES X' (4' MIN)  
EX BUILDING X' (6' MIN)

**SCOPE OF WORK:**

CONSTRUCT A NEW 680 SF DETACHED ADU WITH LIVING ROOM, 1 BEDROOM, 1 BATHROOM, AND KITCHEN. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS SHOWN ON PLANS. INSTALLATION OF A NEW 225 AMP ELECTRICAL PANEL. SCOPE OF WORK DESCRIPTION PER CRC §R106.1.1 AND CBC [A] 107.2.1 ALL ITEMS LISTED IN DESCRIPTION ABOVE.

**FIRE SPRINKLERS:**

THE ADU WILL (NOT) BE EQUIPPED WITH FIRE SPRINKLER (\*DETERMINE IF EXISTING RESIDENCE DOES NOT HAVE AN EXISTING SPRINKLER SYSTEM) ADDITIONAL FIRE DEPARTMENT NOTES ON SHEET A105.

BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2022, CEC 2022, CMC 2022, CPC 2022, CFC 2022, CBC 2022, CGBSC 2022, CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD AND ALL STATE, FEDERAL AND THE HOLLISTER MUNICIPAL CODE AS AMENDED BY THE LOCAL JURISDICTION.

**ABBREVIATIONS:**

- FH - FIRE HYDRANT
- FIRM - FLOOD INSURANCE RATE MAP
- SEER - SEASONAL ENERGY EFFICIENCY RATIO
- EER - ENERGY EFFICIENCY RATIO
- HSPF - HEATING SEASONAL PERFORMANCE FACTOR
- PVC - POLYVINYL CHLORIDE
- PEX - CROSS-LINKED POLYETHYLENE
- SMP - SERVICE METER PANEL
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- WM - WATER METER
- OSB - ORIENTED STRAND BOARD
- T.P.M.E. - TEMPORARY POWER METER ENCLOSURE
- KW - KILOWATTS
- PV - PHOTOVOLTAIC
- HSPF - HEATING SEASONAL PERFORMANCE FACTOR
- SHGC - SOLAR HEAT GAIN COEFFICIENT

**TITLE 24 REQUIREMENTS:**

- WINDOWS: U-FACTOR=0.3  
SHGC=0.27
- INSULATION: WALLS= R-21  
RAFTERS- R-50  
CLOSE CELL FOAM
- ROOF REQUIREMENTS: NO RADIANT BARRIER  
VENTILATION= 1/150 S.F.
- WATER HEATER: UNIFORM ENERGY FACTOR (UEF) 3.1  
15K BTU  
240-VOLT, 30-AMP  
40 GAL
- AIR CONDITIONING: HEATING: 8.6 HSPF2  
Variable Capacity Heat Pump (VCHP)  
COOLING: 19.3 SEER2  
9.8 EER2
- SOLAR PANELS NOT REQUIRED PER EXCEPTION #2 TO SECTION 150.1(c)14

SHEET INDEX	
SHEET NUMBER	SHEET NAME
TS1	TITLE SHEET
A102	PROPOSED SITE PLAN
A103	ELEVATIONS
A104	FLOOR PLAN & ROOF PLAN
A105	MECHANICAL & UTILITY PLANS
A106	DETAILS
A107	DETAILS CONTINUED
A108	ROOF DETAILS
BMP-1	BEST MANAGEMENT PRACTICES PLAN
T24-1	ENERGY COMPLIANCE
T24-2	ENERGY COMPLIANCE
T24-3	MANDATORY REQUIREMENTS
COA-1	CONDITIONS OF APPROVAL
CGB-1	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
CGB-2	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
S 0.1	STRUCTURAL NOTES & TYPICAL DETAILS
S 0.2	STRUCTURAL TYPICAL DETAILS
S 0.3	STRUCTURAL TYPICAL DETAILS
S 0.4	FOUNDATION AND ROOF FRAMING PLAN

REVISIONS:

NO.	DATE	DESCRIPTION



**ADU VALLEY  
680 SF DETACHED ADU**  
XXXX STREET NAME  
HOLLISTER, CA 95023

**TITLE SHEET**

Date: 7/29/2025  
Drawn by: AT

TS1

Scale: As indicated

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City of Hollister  
Community Development Department  
**Preapproved ADU Plan Set**  
**Approved**  
Date: 8/27/2025

FOR USE IN THE CITY OF HOLLISTER

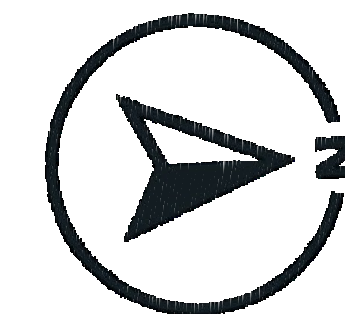
EXISTING SITE CONDITIONS TO BE SURVEYED. EXISTING SITE PLAN TO SHOW REQUIRED INFORMATION PER CITY OF HOLLISTER ADU SUBMITTAL CHECKLIST

NOTES:

REVISIONS:



NORTH ARROW ORIENTATION, DISTANCES, BEARINGS, AND EXISTING CONDITIONS ARE TO BE VERIFIED ON THE FIELD AND ADJUSTED ACCORDINGLY. THIS SITE PLAN IS SHOWN FOR REFERENCE PURPOSES ONLY.



ADU VALLEY  
680 SF DETACHED ADU  
XXXX STREET NAME  
HOLLISTER, CA 95023

EXISTING SITE PLAN

Date 7/29/2025  
Drawn by AT

A101

Scale 1/4" = 1'-0"

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**PUBLIC WORKS NOTES**

- ALL CONSTRUCTION MUST BE TO THE CITY OF HOLLISTER STANDARDS AND ACCEPTED BY THE PUBLIC WORKS INSPECTOR. STANDARD PLANS ARE AVAILABLE ON-LINE AND AT THE OFFICE OF THE PUBLIC WORKS INSPECTOR AND ON-LINE AT: <http://hollister.ca.gov/government/city-departments/engineering/engineering-standards/>
- CONTRACTOR SHALL MEET WITH CITY OF HOLLISTER AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION, 24 HOURS NOTICE REQUIRED ON ALL INSPECTIONS.
- CONTRACTOR IS RESPONSIBLE TO MAKE ALL ARRANGEMENTS FOR SITE INSPECTIONS AND INSURE THAT ALL CURRENT STANDARDS FOR THE CITY OF HOLLISTER ARE FOLLOWED PRIOR TO THE BEGINNING OF ANY PHASE OF CONSTRUCTION WORK.
- CONSTRUCTION SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M., MONDAY THRU FRIDAY, 8:00 A.M. TO 6:00 P.M. ON SATURDAY AND SHALL BE PROHIBITED ON SUNDAYS AND FEDERALLY RECOGNIZED HOLIDAYS. INSPECTION REQUESTS SHALL BE LIMITED TO NORMAL CITY BUSINESS HOURS: 8:00 A.M. TO 5:00 P.M., MONDAY THRU FRIDAY. ARRANGEMENTS FOR ANY OVERTIME INSPECTION SERVICES AND PAYMENT OF FEES FOR SAME SHOULD BE MADE 48 HOURS IN ADVANCE AND ARE SUBJECT TO INSPECTION AVAILABILITY AND APPROVAL BY THE CITY ENGINEER.
- THE OWNER IS RESPONSIBLE FOR ARRANGEMENTS TO PAY FOR ALL MATERIAL TESTING REQUIRED BY THE PUBLIC WORKS INSPECTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE TO IT THAT ALL TESTING REQUIRED BY THE PUBLIC WORKS INSPECTOR IS PERFORMED.
- DUST CONTROL DURING THE GRADING PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CLEANLINESS OF THE EXISTING IMPROVED STREETS IN THE CONSTRUCTION AREA.
- WATER FOR DUST CONTROL AND USE FOR COMPACTION MAY BE PURCHASED FROM THE APPROPRIATE AGENCY PRIOR TO START OF ANY WORK, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY FEES OR DEPOSITS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF ANY ANTICIPATED SOILS IMBALANCE SO GRADES CAN BE ADJUSTED. ADJUSTMENTS REQUIRE THE APPROVAL OF THE CITY ENGINEER.
- CONTRACTOR IS TO MAKE PROVISIONS FOR TRENCH SPOILS.
- SAWCUT ALL TRENCHES IN EXISTING PAVEMENT.
- CONTRACTOR IS RESPONSIBLE FOR COMPACTION OF ALL UTILITY TRENCHES INCLUDING P.G.&E. AND FOR THE SPOILS GENERATED BY THESE SAME UTILITY TRENCHES.
- ALL ENDS, BENDS, AND TEES ON WATER LINES MUST HAVE ADEQUATE THRUST BLOCKS CALCULATED FROM CITY OF HOLLISTER STANDARDS.
- CITY/SCWD WILL OPERATE ALL EXISTING WATER VALVES. CONTRACTOR SHALL MAKE ARRANGEMENTS IN ADVANCE WITH THE PUBLIC WORKS/SCWD INSPECTOR.

**TYPICAL CITY STANDARDS**

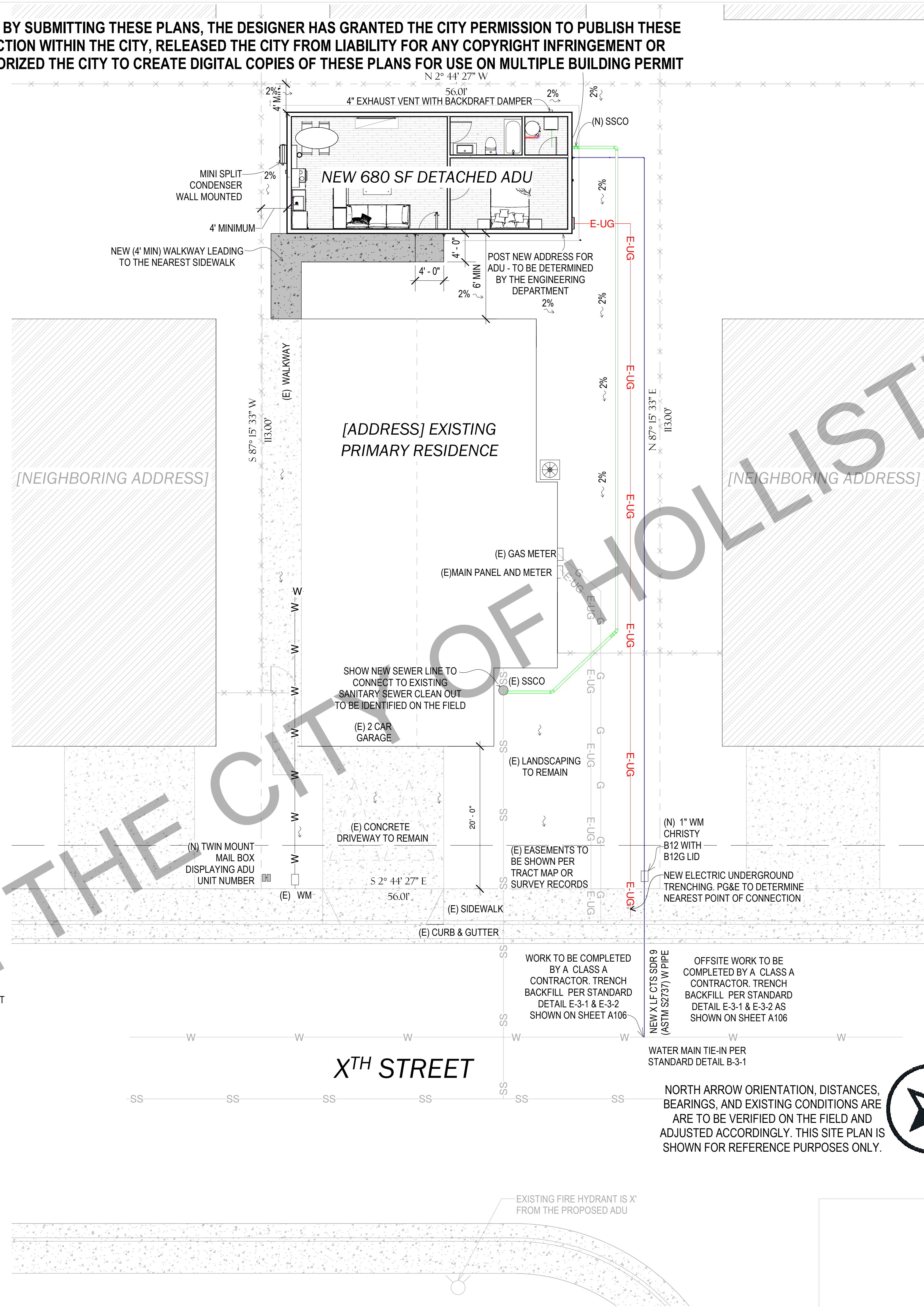
- ALL WORK MUST BE TO CITY OF HOLLISTER STANDARD SPECIFICATIONS AND DETAILS.
- WORK MUST BE INSPECTED BY THE CITY OF HOLLISTER PRIOR TO BACKFILL.
- ALL TRENCH BACKFILL TO BE CLEAN SAND BACKFILL.
- SINGLE OR TWO SACK SAND SLURRY MAY BE SUBSTITUTED FOR 95% COMPACTED FILL OR A.B.
- TRENCH COMPACTION SHALL BE PER STANDARD PLAND E-3-1 & E-3-2.
- ASPHALT OR CONCRETE ROAD SURFACE MUST BE SAW CUT.
- PAVEMENT RESTORATION SHALL MATCH EXISTING AC SECTION OR 2.5" MINIMUM. AGGREGATE BASE TO BE REPLACE TO THE THICKNESS OF EXISTING BASE OR 8" MINIMUM AB COMPACTED TO 95% RELATIVE COMPACTION.
- APPLICANT IS RESPONSIBLE TO SCHEDULE ALL INSPECTIONS WITH MINIMUM OF 48 HOUR NOTICE.
- AC RESURFACING WITHIN PROJECT LIMITS SHALL BE COATED WITH TYPE II SLURRY SEAL IF LESS THAN 5 PATCHES ON EXISTING STREET. FIVE OR MORE PATCHES REQUIRES RE-PAVING THE ENTIRE STREET WITHIN THE PROJECT LIMIT.
- FOR A COMPLETE LIST OF STANDARDS PLEASE VISIT: <https://hollister.ca.gov/government/city-departments/engineering/engineering-standards/>

**GENERAL NOTES**

- SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.
- SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
- SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS).
- OWNER/CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTNING AT DRIVEWAY), ETC.
- OWNER/CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS.
- OWNER/CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.
- CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES

**LEGEND**

	(N) SEWER
	(N) WATER
	(N) UNDERGROUND ELECTRICAL CONDUIT
	(E) UNDERGROUND ELECTRICAL
	(E) 4" SEWER LINE
	(E) GAS LINE
	(E) FENCE
	(E) EASEMENT
	ROOF LINE
	(E) CONCRETE
	(N) CONCRETE



City of Hollister  
Community Development Department  
**Preapproved ADU Plan Set**  
**Approved**  
Date: **8/27/2025**

NOTES:

REVISIONS:



**ADU VALLEY**  
**680 SF DETACHED ADU**  
XXXX STREET NAME  
HOLLISTER, CA 95023

**PROPOSED SITE PLAN**

Date: 7/29/2025  
Drawn by: AT

A102

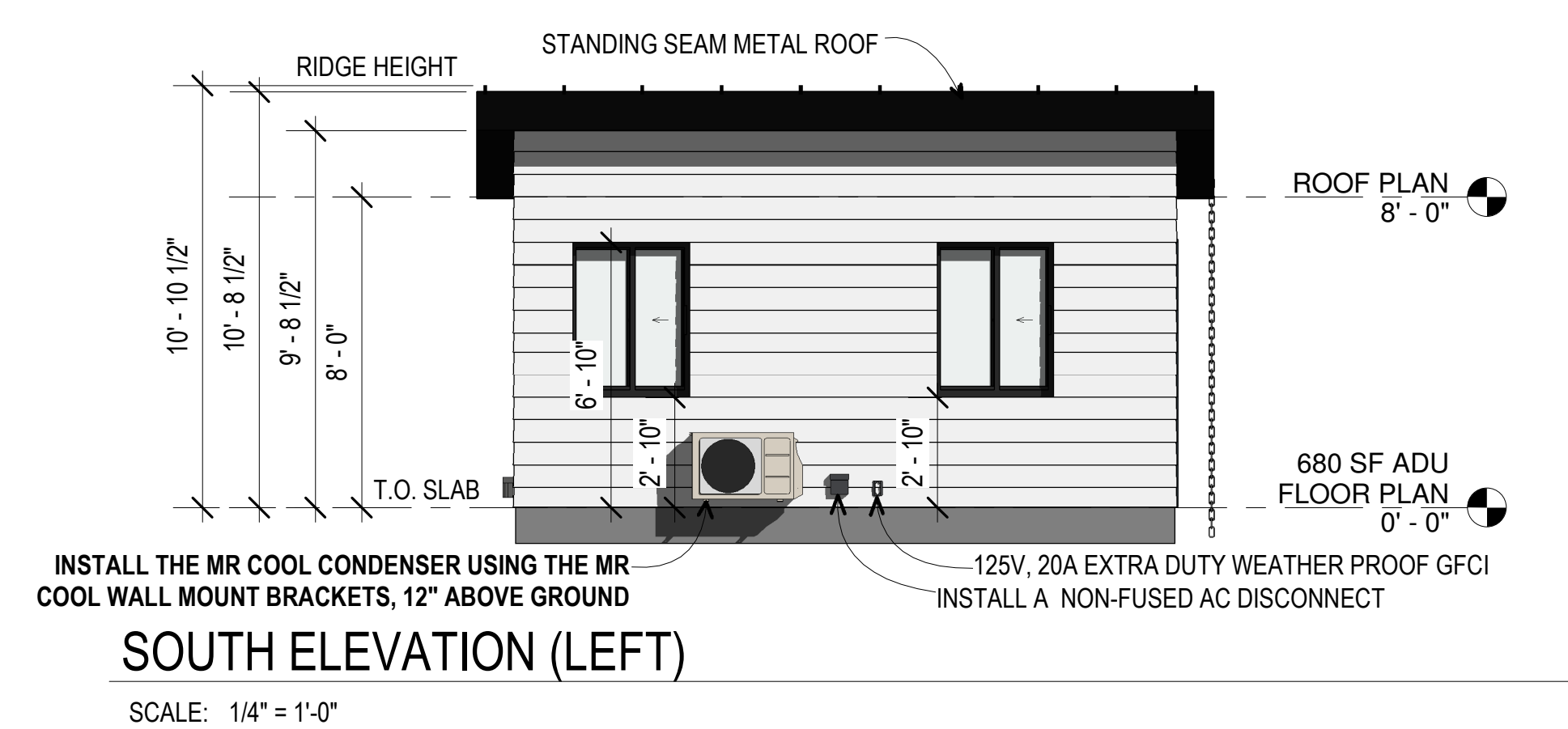
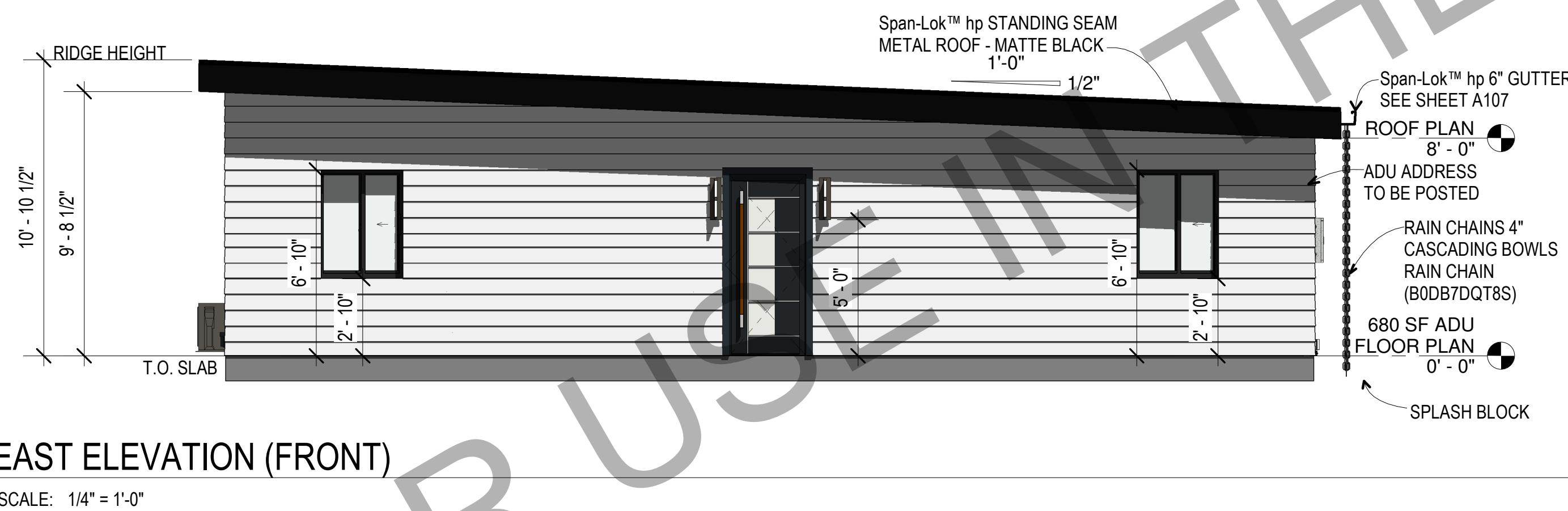
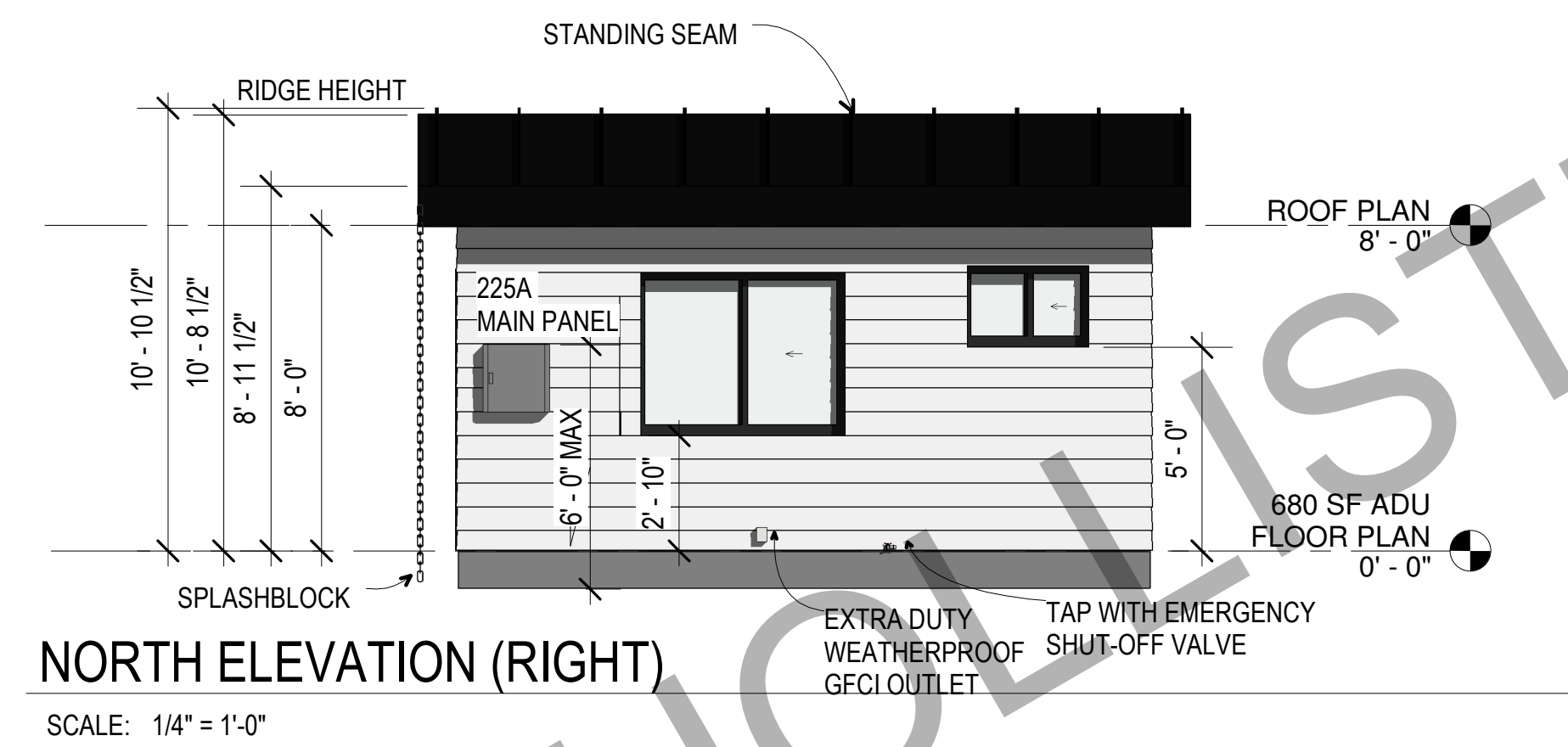
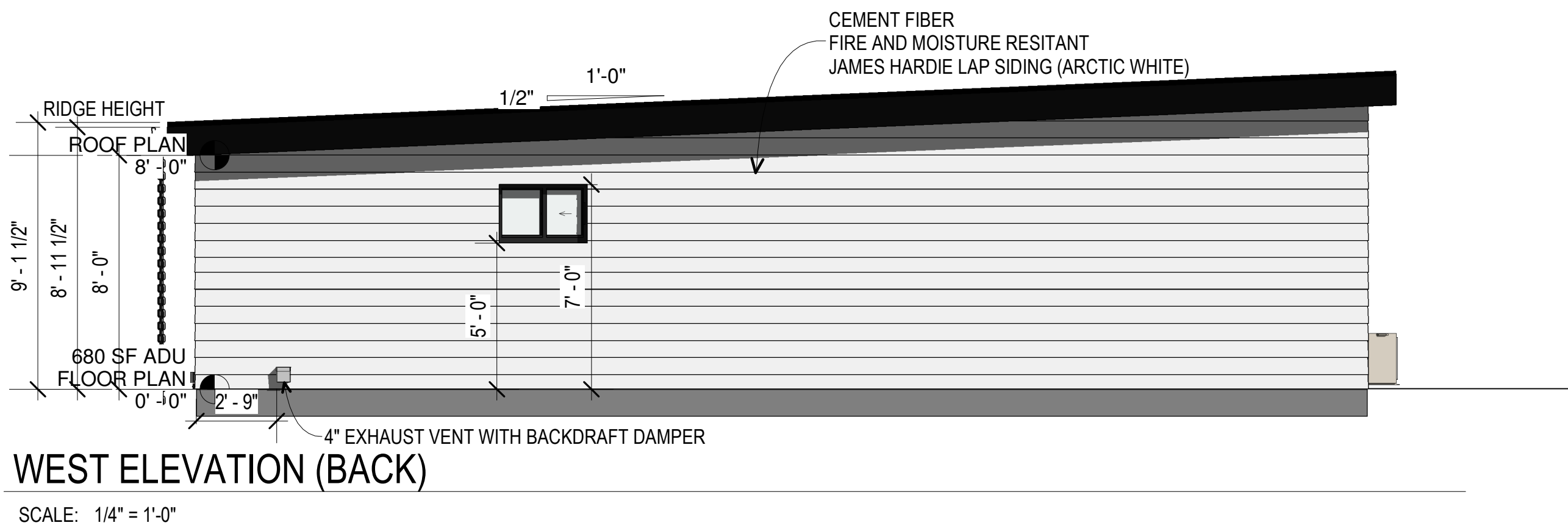
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City of Hollister  
 Community Development Department  
**Preapproved ADU Plan Set**  
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 Date: **8/27/2025**

NOTES:

REVISIONS:



ADU VALLEY  
 680 SF DETACHED ADU  
 XXXX STREET NAME  
 HOLLISTER, CA 95023

ELEVATIONS

Date: 7/29/2025  
 Drawn by: AT

A103

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

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**VENTILATION NOTES:**

LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.

AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE WITH A CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS.

**ROOF NOTES:**

REFERENCE SHEET A108 FOR ROOF DETAILS. ALL ROOF MATERIALS USED ARE TO BE AEP SPAN. INCLUDING CORROSION-RESISTANT FLASHINGS DETAILS PER CBC §1503.2.1

ATTACHMENT PER CBC §1507.4.4 - METAL ROOF PANELS SHALL BE SECURED TO THE SUPPORTS IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S FASTENERS RECOMMENDATIONS. AEP SPAN REQUIRES THE #14 MILLED POINT FASTENERS #14X7/8" STITCH (LAP) SCREW FOR PANEL LAPS.

UNDERLAYMENT PER CBC §1507.4.5 - UNDERLAYMENT IN ACCORDANCE WITH THIS SECTION IS REQUIRED METAL ROOF PANELS AND BIPV ROOF COVERINGS. SUCH UNDERLAYMENT SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIAL REQUIRED COMPLIES WITH ASTM D1970. AEP SPAN UNDERLAYMENT HT IS THE RECOMMENDED UNDERLAYMENT PER THE MANUFACTURER.

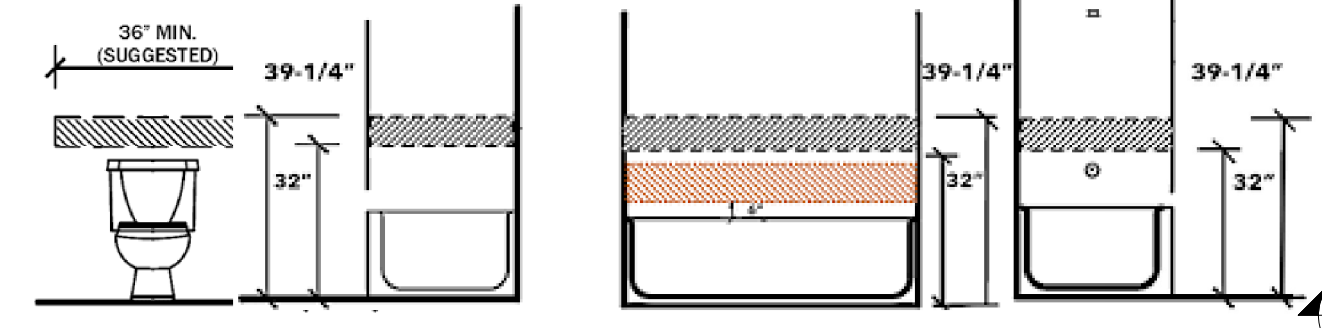
ROOF GUTTERS MEET MINIMUM SIZE PER CPC §1103.3, SEE THE SELECTION ON SHEET A108, MEETS THE MINIMUM GUTTER

LEADER: SIZED PER TABLE 1103.1 AND TABLE 1103.2 - RAIN CHAINS 4" CASCADING BOWLS RAIN CHAIN HIGH WATER CAPACITY - HEAVY DUTY. (B0DB7DQT8S)

PER CRC §R806.3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

PER CENC §110.7: ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

PER CBC §1503.2.1 AT THE FOLLOWING LOCATIONS: WALL AND ROOF INTERSECTIONS, GUTTERS, CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. METAL FLASHINGS MUST BE CORROSION-RESISTANT AND HAVE A MINIMUM THICKNESS OF 0.019 INCHES.



**AGING-IN-PLACE DESIGN AND FALL PREVENTION COMPLIANCE (CRC §R327.1)**

REINFORCEMENT FOR GRAB BARS (CRC §R327.1.1, CBC §1607.9.2):

- WALL REINFORCEMENT FOR GRAB BARS IN THE BATHROOM.
- REINFORCEMENT TO INCLUDE 2X12 BLOCKING OR EQUIVALENT AROUND THE TOILET, BATHTUB, AND SHOWER, INSTALLED AT 33-36 INCHES ABOVE THE FINISHED FLOOR.

**ELECTRICAL RECEPTACLE OUTLET, SWITCH, AND CONTROL HEIGHTS (CRC §R327.1.2):**  
ALL ELECTRICAL OUTLETS, SWITCHES, AND CONTROLS TO BE INSTALLED BETWEEN 15 INCHES (MINIMUM) AND 48 INCHES (MAXIMUM) ABOVE THE FINISHED FLOOR.

ALL BATHTUB AND SHOWER FLOORS, AS WELL AS WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS AND IN SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NONABSORBENT MATERIAL TO A HEIGHT OF AT LEAST 6 FEET ABOVE THE FINISHED FLOOR, PER CRC §R307.2.

**WATERPROOF FINISH & CAULKING:**

A SMOOTH WATERPROOF PAINT OR SEMI-GLOSS PAINT, SHERWIN-WILLIAMS EMERALD® URETHANE TRIM ENAMEL, WILL BE APPLIED DIRECTLY OVER THE WATERPROOFED SURFACE. ALL SEAMS AND EDGES WILL BE SEALED WITH WATERPROOF SILICONE CAULK FOR ADDITIONAL MOISTURE RESISTANCE.

**BATHROOM WALLS:**

GOLD BOND 5/8-IN X 4-FT X 8-FT FIRE-SHIELD PURPLE XP MOLD RESISTANT MOISTURE RESISTANT FIRE RESISTANT TYPE X DRYWALL PANEL.

**BATH TUB:**

SLIP-RESISTANT TUB/ SHOWER COMBO UNIT - MAUI 60 IN. L X 30 IN. W X 76.5 IN. H (MODEL # BTZ-MAUI-R-NXT) PREDRILLED DRAIN HOLES, SEE MANUFACTURES SPECIFICATIONS FOR PLUMBING INSTALLATION.

**BASEBOARDS & FLOOR:**

ROYAL® PVC TRIM BOARD, WATERPROOF. LVP FLOOR MUST HAVE A SLIP RESISTANCE RATING (DCOF) OF AT LEAST 0.42 OR HIGHER TO ENSURE SAFETY IN WET CONDITIONS.

**TOILET:**

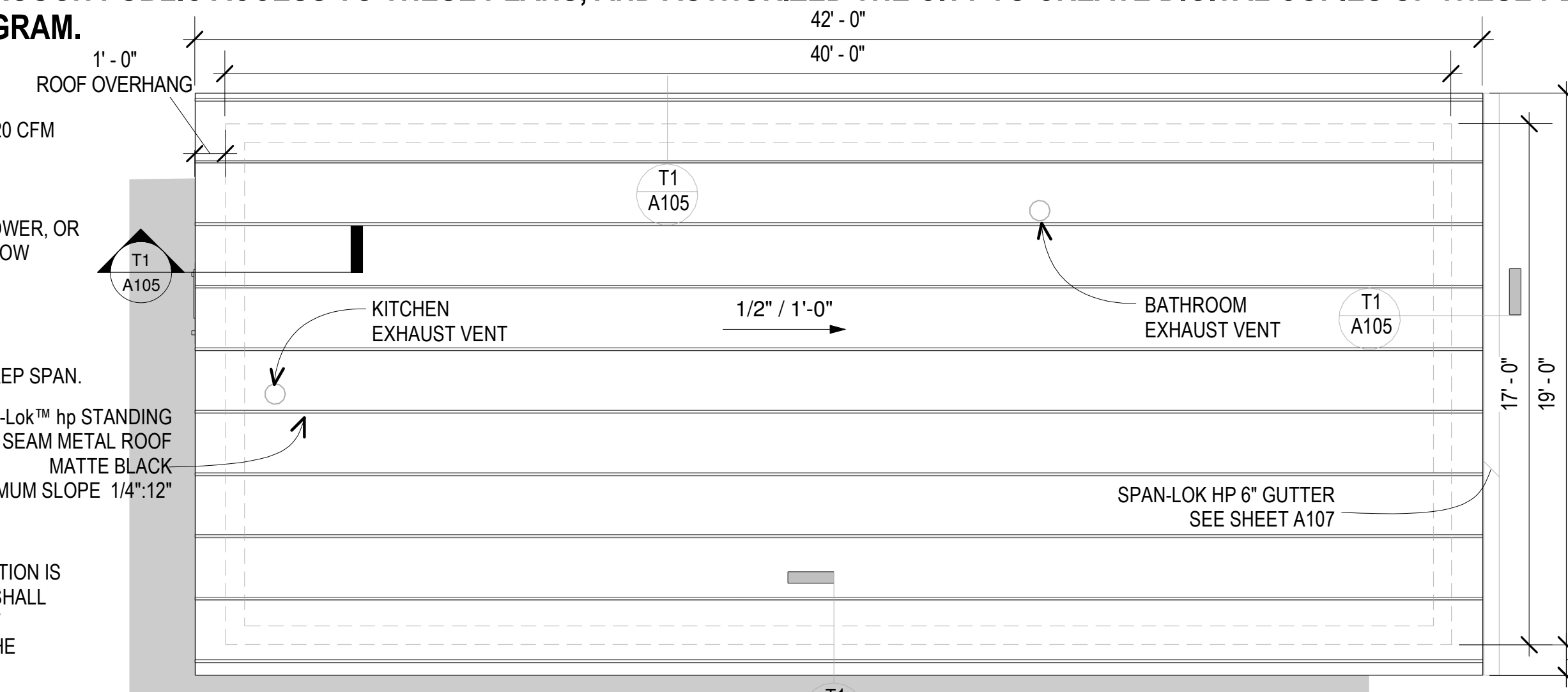
DEERVALLEY COMPACT ONE PIECE TOILET, QUIET DUAL & POWERFUL FLUSH, DUAL FLUSH 0.8/1.28 GPF (MODEL# DV-1F0250)

**FAUCETS:**

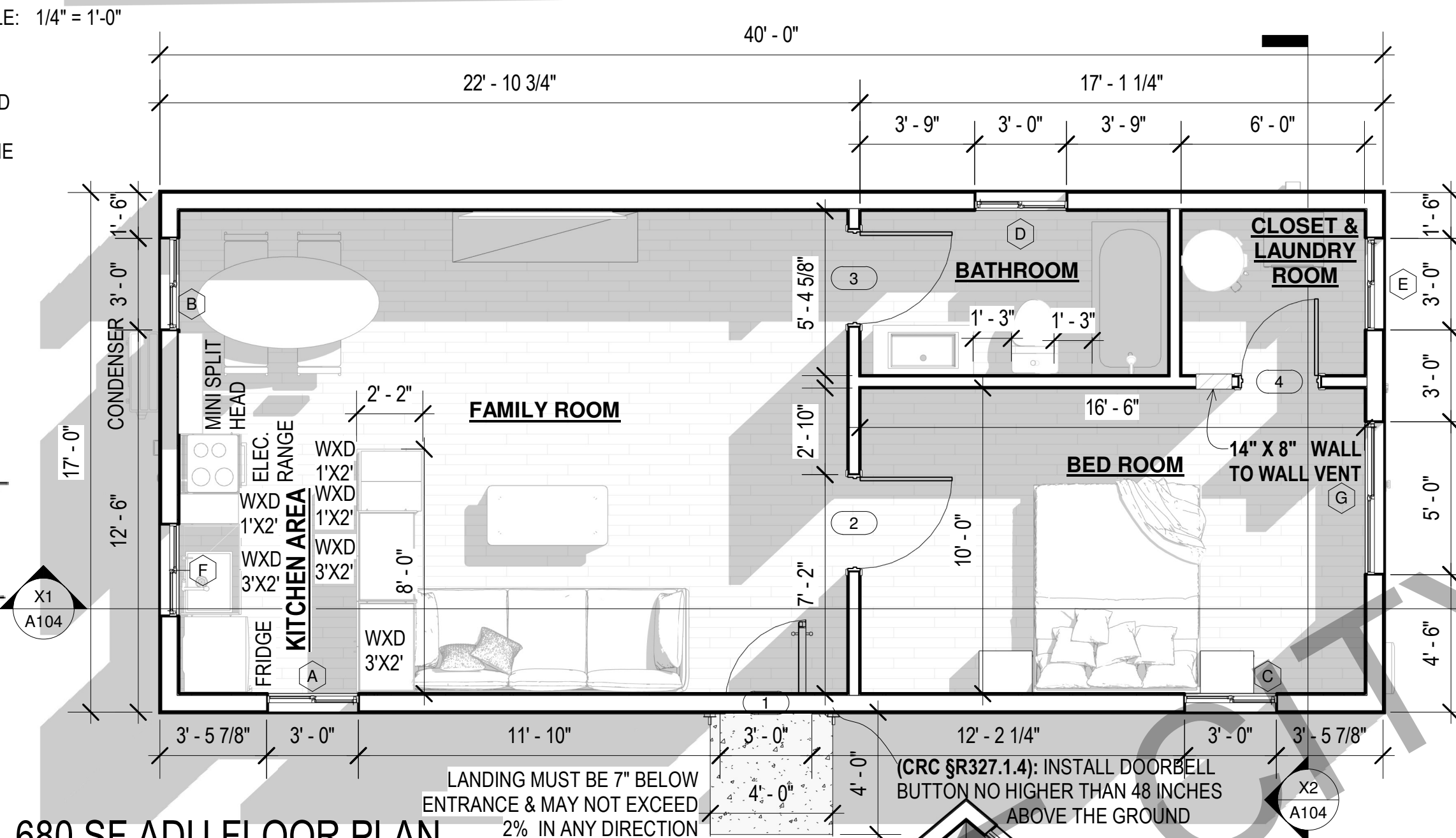
BATHROOM FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM AT 60 PSI AND A MINIMUM FLOW RATE OF 0.8 GPM AT 20 PSI. USE FOR BATHROOM SINK 3 HOLE, HURRAN 4 INCH MATTE BLACK 1.2 GPM.(HUR-4LT-BLACK)

**SHOWER HEAD:**

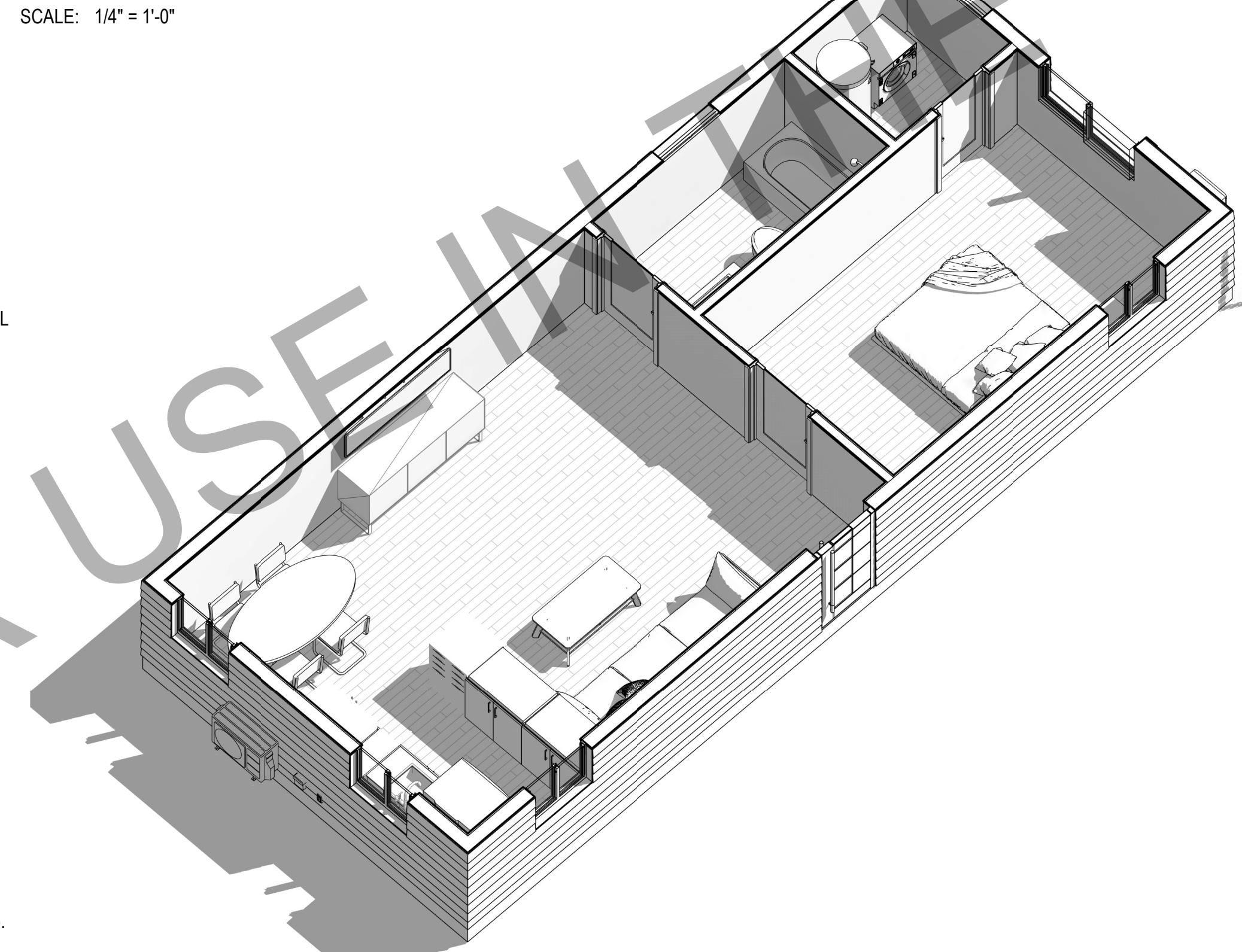
DELTA FAUCET TRIM UNIVERSAL KIT, 1.75 GPM, MATTE BLACK SHOWER FAUCET (T14459-BL-PP).



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**680 SF ADU FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



CALIFORNIA ENERGY CODE (TITLE 24), SECTION 150.1(C)14 EXCEPTION 2, STATES THAT A SOLAR PHOTOVOLTAIC (PV) SYSTEM IS NOT REQUIRED ON A BUILDING IF THE MINIMUM CALCULATED PV SYSTEM SIZE, BASED ON THE SPECIFIC CALCULATIONS OUTLINED IN THE CODE, IS LESS THAN 1.8 KILOWATTS DC (KWDC).

CALCULATION OF REQUIRED PV SYSTEM SIZE PROVIDED ON 150.1(C)14 USING THE PRESCRIBED FORMULA:

$KW(PV)_{REQUIRED} = (CFA \times A) / 1000 + (NDWELL \times B)$

CFA (CONDITIONED FLOOR AREA): 680 S.F.  
NDWELL (NUMBER OF DWELLING UNITS): 1  
A (ADJUSTMENT FACTOR): 0.586 (FROM TABLE 7-1)  
B (DWELLING ADJUSTMENT FACTOR): 1.21 (FROM TABLE 7-1)

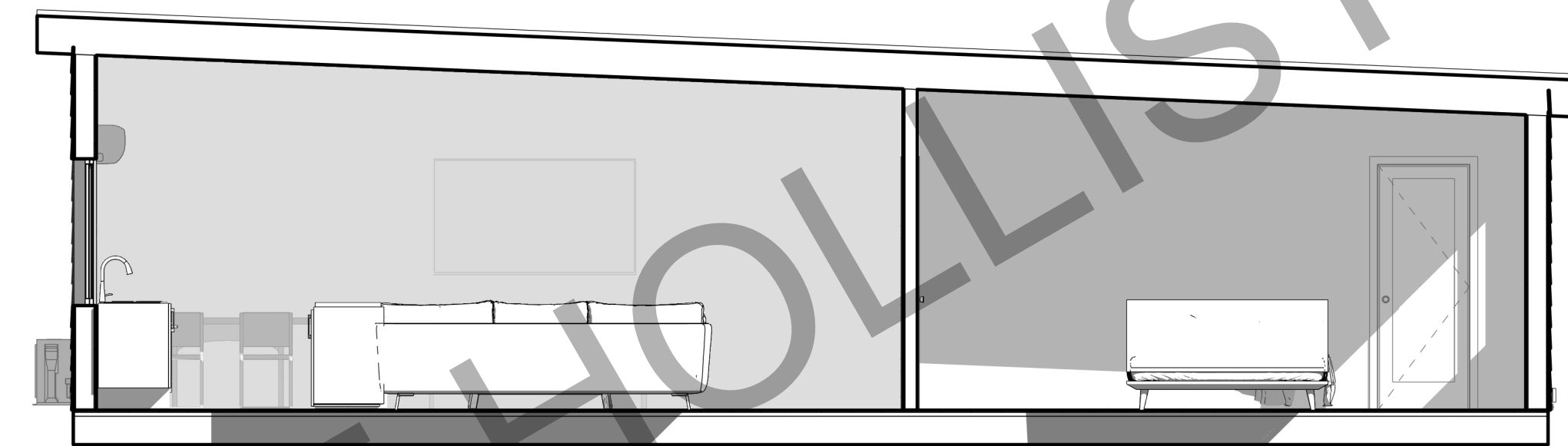
SUBSTITUTING THESE VALUES:  
 $KW(PV)_{REQUIRED} = (680 \times 0.586) / 1000 + (1 \times 1.21)$   
 $KW(PV)_{REQUIRED} = 0.39848 + 1.21 = 1.61 KW$

FOR THIS PROJECT:  
KW(PV)= 1.61 KW

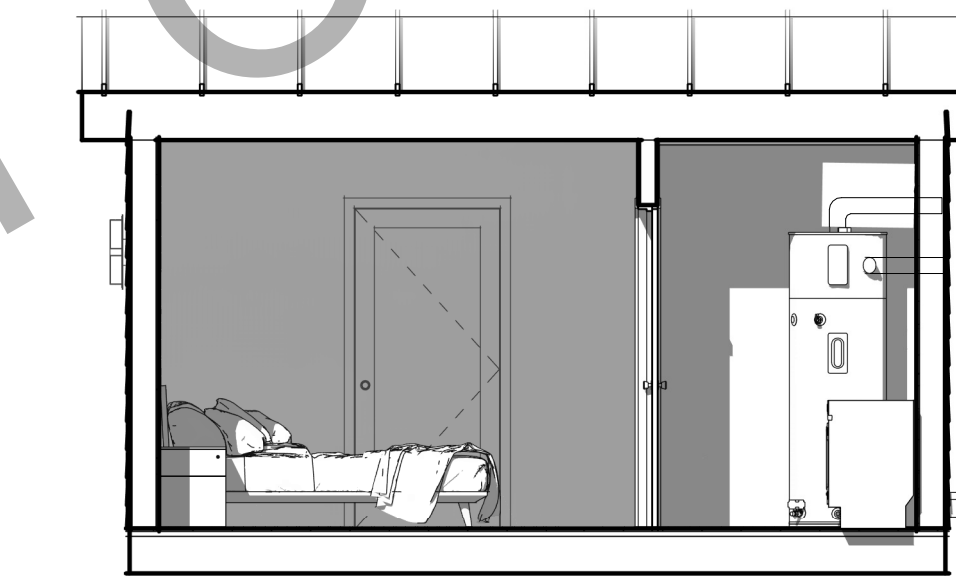
GIVEN THAT THE CALCULATED SYSTEM SIZE IS BELOW THE 1.8 KW THRESHOLD, THE INSTALLATION OF A SOLAR PHOTOVOLTAIC PANELS IS NOT REQUIRED.

Table 7-1 – CFA and Dwelling Adjustment Factors

Climate Zone	A - CFA	B - Dwelling Units
1	0.793	1.27
2	0.621	1.22
3	0.628	1.12
4	0.586	1.21
5	0.585	1.06
6	0.594	1.23
7	0.572	1.15
8	0.586	1.37
9	0.613	1.36
10	0.627	1.41
11	0.836	1.44
12	0.613	1.40
13	0.894	1.51
14	0.741	1.26
15	1.56	1.47
16	0.59	1.22



**Section X1**  
SCALE: 1/4" = 1'-0"



**Section X2**  
SCALE: 1/4" = 1'-0"

(CRC §R327.1.3) ALL INTERIOR DOORS PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES.

DOOR SCHEDULE						
MARK	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	CORE
1	3'-0"	6'-8"	0'-3 1/32"	Exterior	Aluminum	Solid
2	3'-0"	6'-8"	0'-1 3/8"	Interior	Wood	Hollow
3	3'-0"	6'-8"	0'-1 3/8"	Interior	Wood	Hollow
4	2'-6"	6'-8"	0'-1 3/8"	Interior	Fiberglass	Solid

WINDOW SCHEDULE						
WINDOW SYMBOL	WIDTH	HEIGHT	OPERATION	HEAD HEIGHT	U-FACTOR	SHGC
A	3'-0"	4'-0"	Sliding Window	6'-10"	0.3	0.27
B	3'-0"	4'-0"	Sliding Window	6'-10"	0.3	0.27
C	3'-0"	4'-0"	Sliding Window	6'-10"	0.3	0.27
D	3'-0"	2'-0"	Sliding Window	7'-0"	0.3	0.27
E	3'-0"	2'-0"	Sliding Window	7'-0"	0.3	0.27
F	3'-0"	4'-0"	Sliding Window	6'-10"	0.3	0.27
G	5'-0"	4'-0"	Sliding Window	6'-10"	0.27	0.27

**FLOOR PLAN NOTES**

- EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION. SIDING SHEAR AS SHOWN ON SHEET A105.
- INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C. WALL HEIGHT VARIES.
- 406.1 RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS - MINIMUM OPENING AREA: EMERGENCY ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.
- EXTERIOR DOORS SHALL COMPLY WITH PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. CALIFORNIA BUILDING CODE (CBC) SECTION 703A.3 - CALIFORNIA RESIDENTIAL CODE (CRC) SECTION R337.8.3 EXTERIOR DOORS.
- EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

City of Hollister  
Community Development Department  
**Preapproved ADU Plan Set**  
Approved  
Date: **8/27/2025**

**NOTES:**

**REVISIONS:**



**ADU VALLEY**  
**680 SF DETACHED ADU**

XXXX STREET NAME  
HOLLISTER, CA 95023

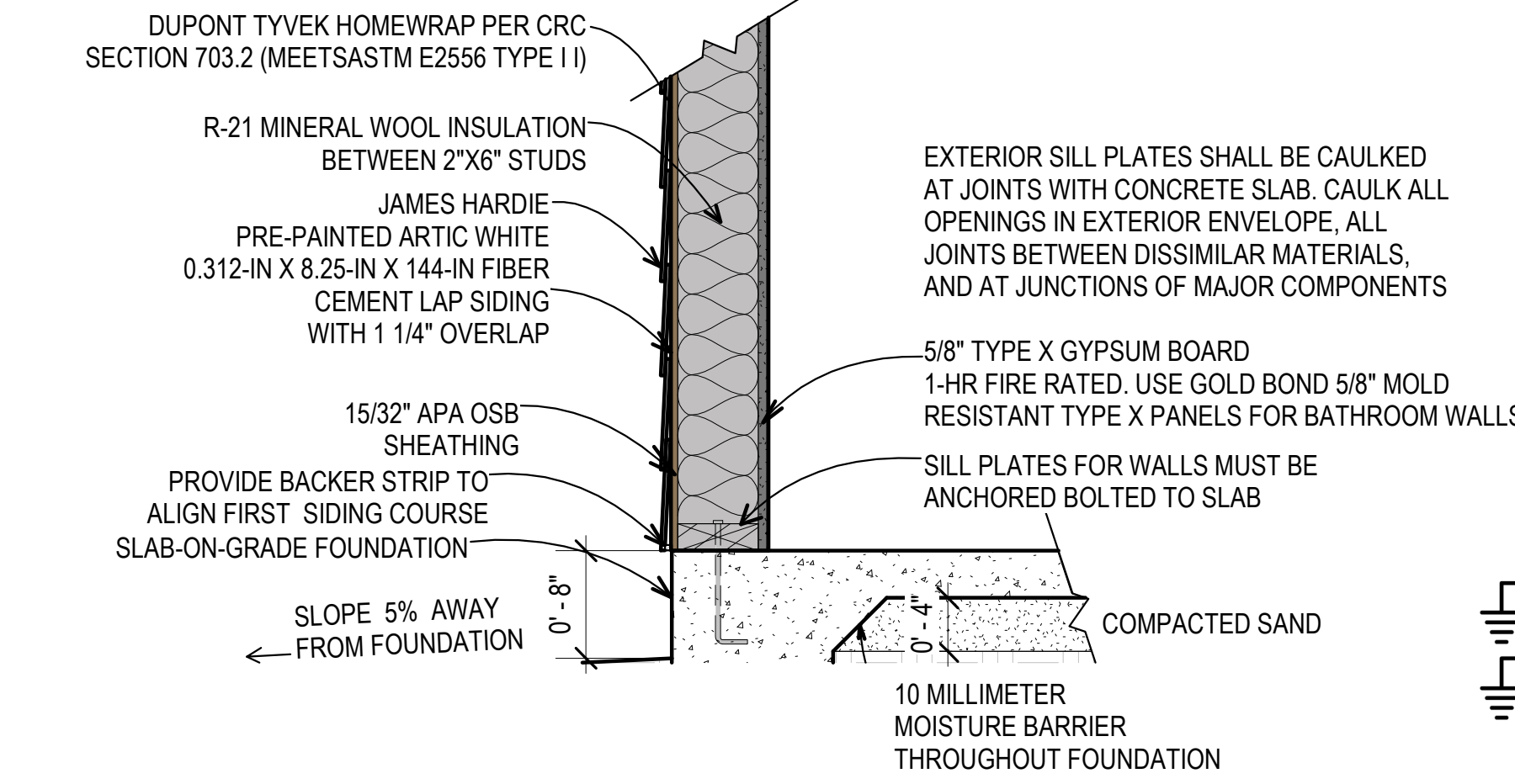
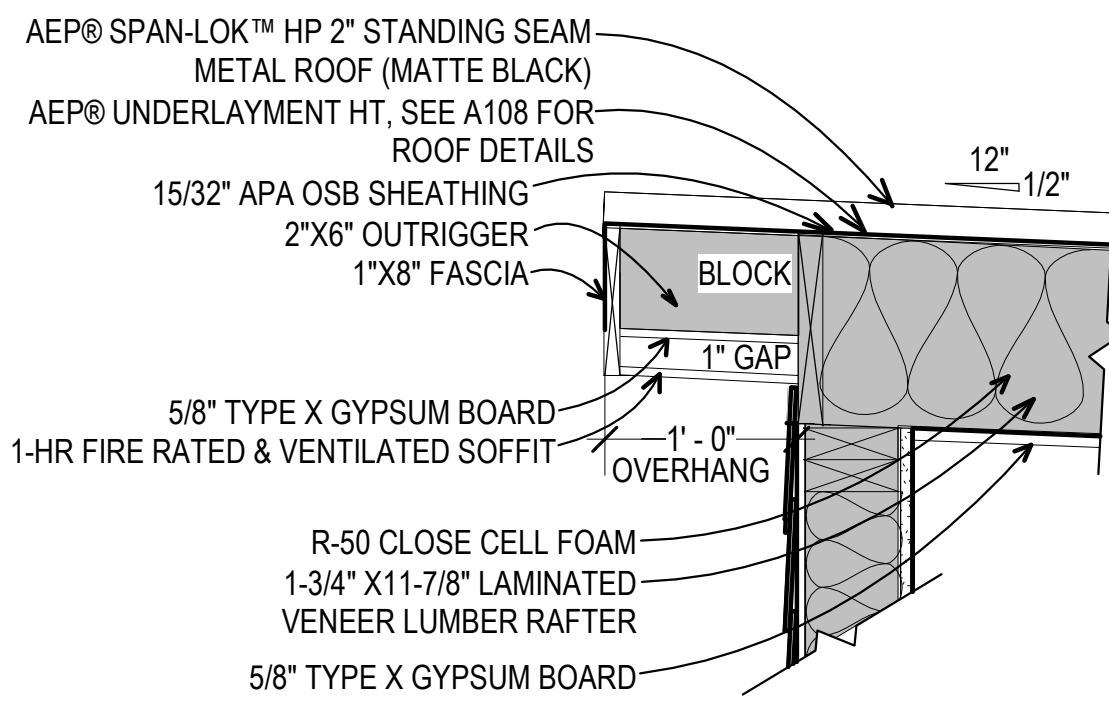
**FLOOR PLAN & ROOF PLAN**

Date: 7/29/2025  
Drawn by: AT

**A104**

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

THESE PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY'S PRE-APPROVED ADU PROGRAM. BY SUBMITTING THESE PLANS, THE DESIGNER HAS GRANTED THE CITY PERMISSION TO PUBLISH THESE PLANS ON THE CITY'S PUBLIC WEBSITE AND MAKE THEM AVAILABLE FOR PUBLIC USED IN ADU CONSTRUCTION WITHIN THE CITY, RELEASED THE CITY FROM LIABILITY FOR ANY COPYRIGHT INFRINGEMENT OR UNAUTHORIZED DUPLICATION THAT MAY OCCUR THROUGH PUBLIC ACCESS TO THESE PLANS, AND AUTHORIZED THE CITY TO CREATE DIGITAL COPIES OF THESE PLANS FOR USE ON MULTIPLE BUILDING PERMIT APPLICATION WITHIN THE PRE-APPROVED ADU PROGRAM.



**ASHRAE STANDARD 62.2 EQUATION 4.1(A)**

THE WHOLE-BUILDING EXHAUST SHALL PROVIDE A MINIMUM VENTILATION RATE ACCORDING TO EQUATION 4 (1A) BELOW:

$Q = 0.03A + 7.5(N+1)$   
 Q = FAN FLOW RATE  
 A = CONDITIONED FLOOR AREA = 680 SF  
 N = NUMBER OF BEDROOMS; NOT TO BE LESS THAN ONE

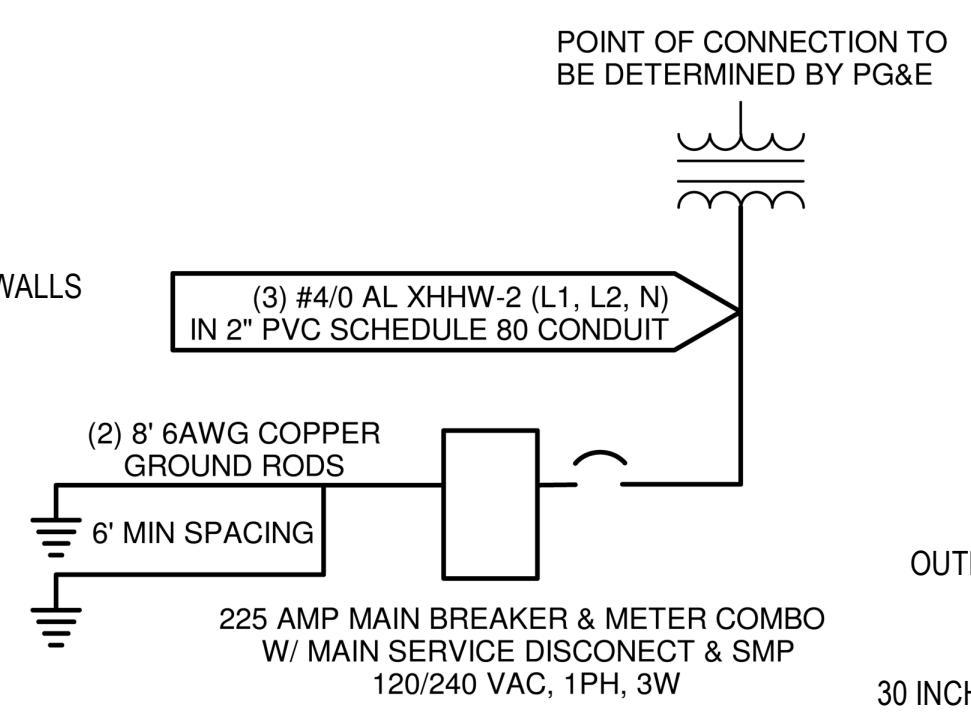
$Q = 0.03(680) + 7.5(1+1) = 35.4$  CFM

WHOLE-BUILDING VENTILATION RATE SUMMARY  
 CONTINUOUS FAN FLOW (CFM): 35.4  
 DUCT SIZE: 5 INCHES  
 MAXIMUM ALLOWABLE DUCT LENGTH (FT): 70

LOCAL VENTILATION RATE SUMMARY  
 BATHROOM VENTILATION  
 BATHROOM FAN FLOW (CFM): 75  
 DUCT SIZE: 4 INCHES  
 MAXIMUM ALLOWABLE DUCT LENGTH (FT): 70

KITCHEN VENTILATION  
 MINIMUM KITCHEN FAN FLOW (CFM): 100  
 DUCT SIZE: 4 INCHES  
 MAXIMUM ALLOWABLE DUCT LENGTH (FT): 35

**(USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1.1)**



**SINGLE LINE DIAGRAM**

**ELECTRICAL**

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

- UTILITY NOTES**
- ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEEES TABLE 150.0-A
  - RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
  - BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR
  - ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR  
EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS
  - THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE A DOUBLE-POLE CIRCUIT BREAKERS FOR THE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION.
  - ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTERTOP SURFACES), LAUNDRY AREAS, AND SINKS (WITHIN FEET OF THE EDGE OF THE SINKS, BATHTUBS, OR SHOWERS) SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. (CEC 210.8)
  - MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE ELECTRICAL SERVICE PANEL.
  - SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6
  - CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5
  - ALL ELECTRICAL OUTLETS, SWITCHES, AND CONTROLS TO BE INSTALLED BETWEEN 15 INCHES AND 48 INCHES ABOVE THE FINISHED FLOOR PER CRC §R327.1.2

**LEGEND**

- SD SMOKE DETECTOR
- CD CARBON MONOXIDE DETECTOR
- TEMPERATURE CONTROL
- RECESSED LIGHT
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CIRCUIT CABLE
- 225 A ELECTRICAL PANEL
- RECEPTACLE OUTLET
- RECEPTACLE OUTLET WITH GROUND FAULT CIRCUIT INTERRUPTER
- 100 CFM OREIN EXHAUST FAN LIGHT
- STANDARD DOOR SWITCH
- DIMMABLE DOOR SWITCH
- OUTDOOR CONE LIGHT

City of Hollister  
 Community Development Department  
**Preapproved ADU Plan Set**  
 Approved  
 Date: 8/27/2025

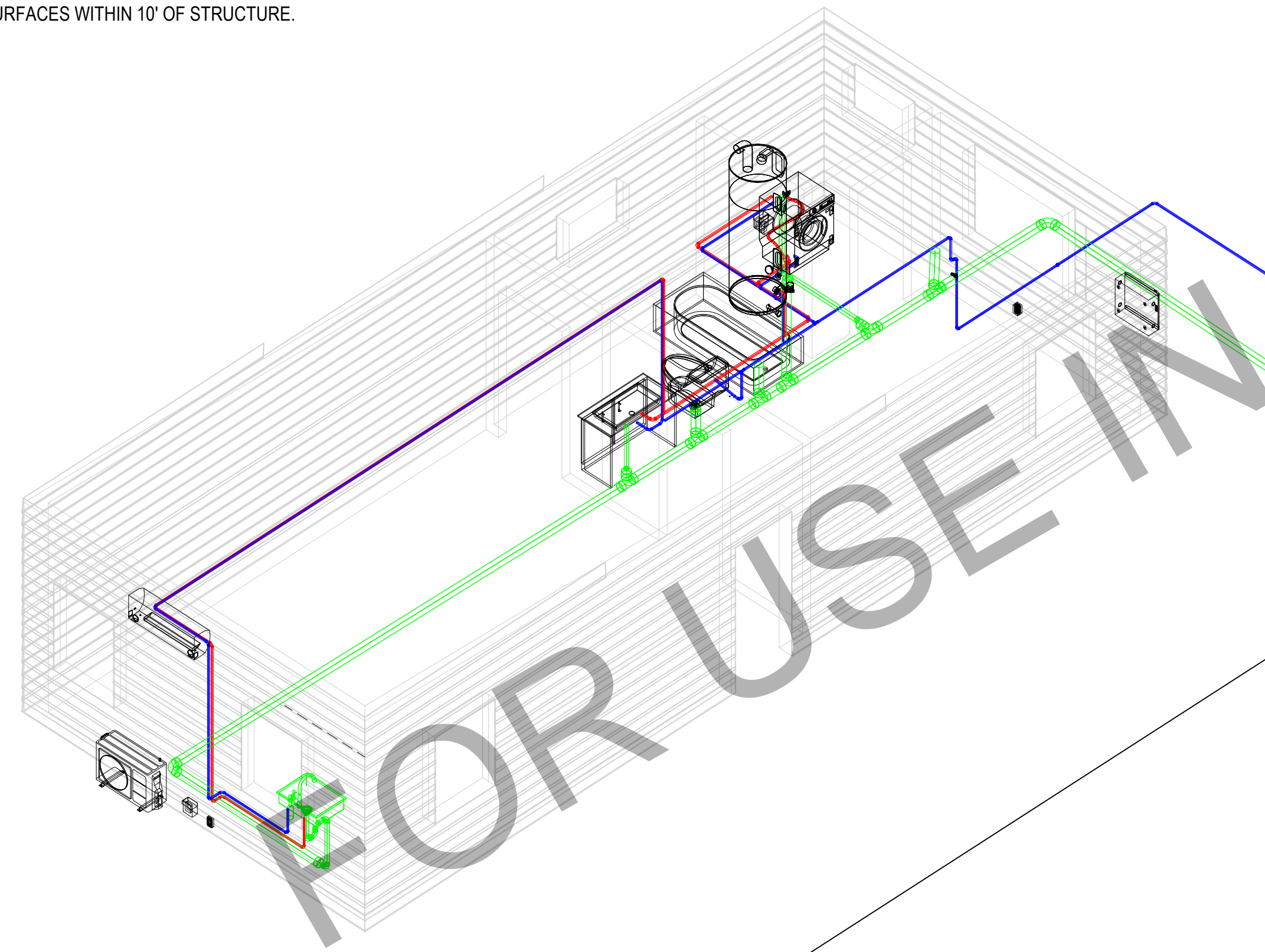
NOTES:

**T1 (TYP. ALL) 1-HR RATED EXTERIOR WALL & ROOF SECTION**

SCALE: 1" = 1'-0"

**FOUNDATION:** STRUCTURAL DRAWINGS GOVERN AND TAKE PRECEDENCE FOR ALL RELATED DETAILS. SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" 1" FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.

**SITE DRAINAGE:** NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON-SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.



**HOT WATER INSULATION:**

- FOR NEWLY INSTALLED AND EXISTING ACCESSIBLE PIPING, THE INSULATION REQUIREMENTS OF CENC § 150.0(J)1 SHALL BE MET.
- INSULATION OF DOMESTIC HOT WATER PIPING SHALL BE IN ACCORDANCE WITH CPC SECTION 609.12.1 AND SECTION 609.12.2 PER CPC §609.12.
- HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES IN DIAMETER PER CPC §609.12.2.

PRE-INSULATED UPONOR PEX PIPE MUST BE USED

**FIRE DEPARTMENT COMMENTS TO BE ADDRESSED FOR PLANNING/DESIGN APPROVAL**

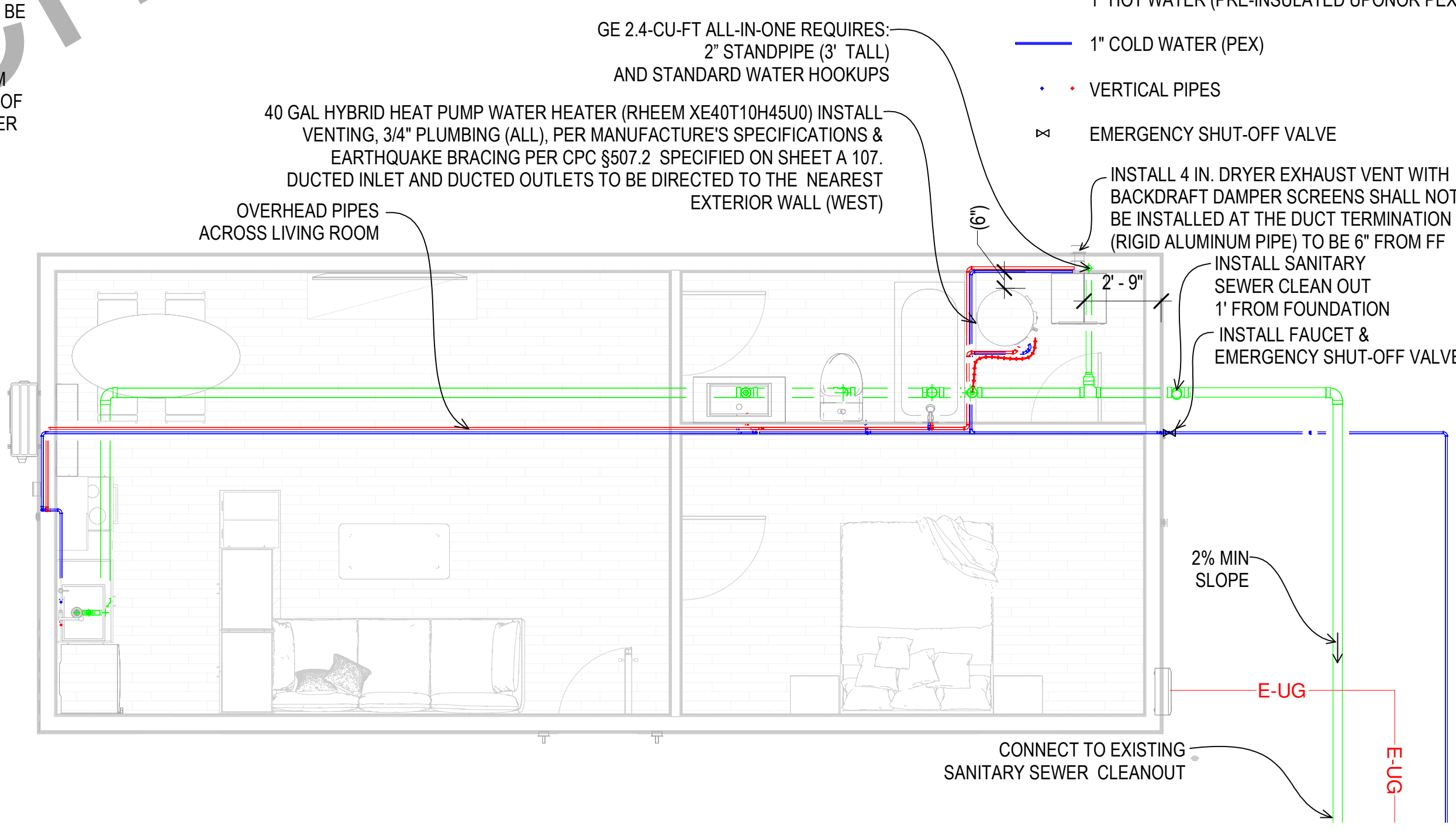
- ADU DOES NOT REQUIRE A RESIDENTIAL SPRINKLER SYSTEM IF THE MAIN RESIDENCE DOES NOT HAVE THEM INSTALLED.
- ADU REQUIRES A RESIDENTIAL SPRINKLER SYSTEM IF THE MAIN RESIDENCE HAS THEM INSTALLED. (REVISE PLANS AS NECESSARY)
- SUBMIT FIRE SPRINKLER PLANS TO THE FIRE DEPARTMENT FOR PLAN CHECK AND APPROVAL. IF APPLICABLE.
- [A] 105.3.3 OCCUPANCY PROHIBITED BEFORE APPROVAL. THE BUILDING OR STRUCTURE SHALL NOT BE OCCUPIED PRIOR TO THE FIRE CODE OFFICIAL ISSUING A PERMIT AND CONDUCTING ASSOCIATED INSPECTIONS INDICATING THE APPLICABLE PROVISIONS OF THIS CODE HAVE BEEN MET.
- SCHEDULE FINAL FIRE LIFE SAFETY INSPECTION PRIOR TO BUILDING INSPECTOR SIGN-OFF AT 831-636-4325.

**PLUMBING**

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

**LEGEND**

- 4" SANITARY SEWER (PVC)
- 1" HOT WATER (PRE-INSULATED UPONOR PEX)
- 1" COLD WATER (PEX)
- VERTICAL PIPES
- EMERGENCY SHUT-OFF VALVE



REVISIONS:



ADU VALLEY  
 680 SF DETACHED ADU  
 XXXX STREET NAME  
 HOLLISTER, CA 95023

**MECHANICAL & UTILITY PLANS**

Date: 7/29/2025  
 Drawn by: AT

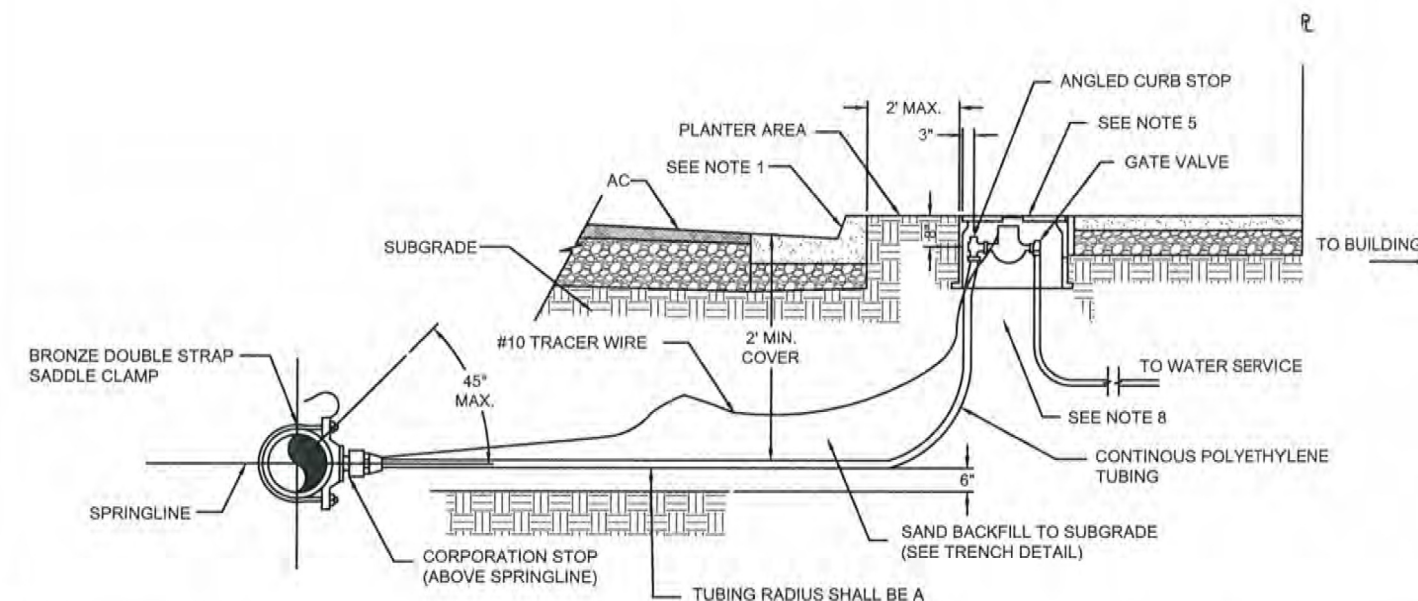
**A105**

Scale: As indicated

**PLUMBING WIRE FRAME**

SCALE: N/A

THESE PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY'S PRE-APPROVED ADU PROGRAM. BY SUBMITTING THESE PLANS, THE DESIGNER HAS GRANTED THE CITY PERMISSION TO PUBLISH THESE PLANS ON THE CITY'S PUBLIC WEBSITE AND MAKE THEM AVAILABLE FOR PUBLIC USE IN ADU CONSTRUCTION WITHIN THE CITY, RELEASED THE CITY FROM LIABILITY FOR ANY COPYRIGHT INFRINGEMENT OR UNAUTHORIZED DUPLICATION THAT MAY OCCUR THROUGH PUBLIC ACCESS TO THESE PLANS, AND AUTHORIZED THE CITY TO CREATE DIGITAL COPIES OF THESE PLANS FOR USE ON MULTIPLE BUILDING PERMIT APPLICATION WITHIN THE PRE-APPROVED ADU PROGRAM.

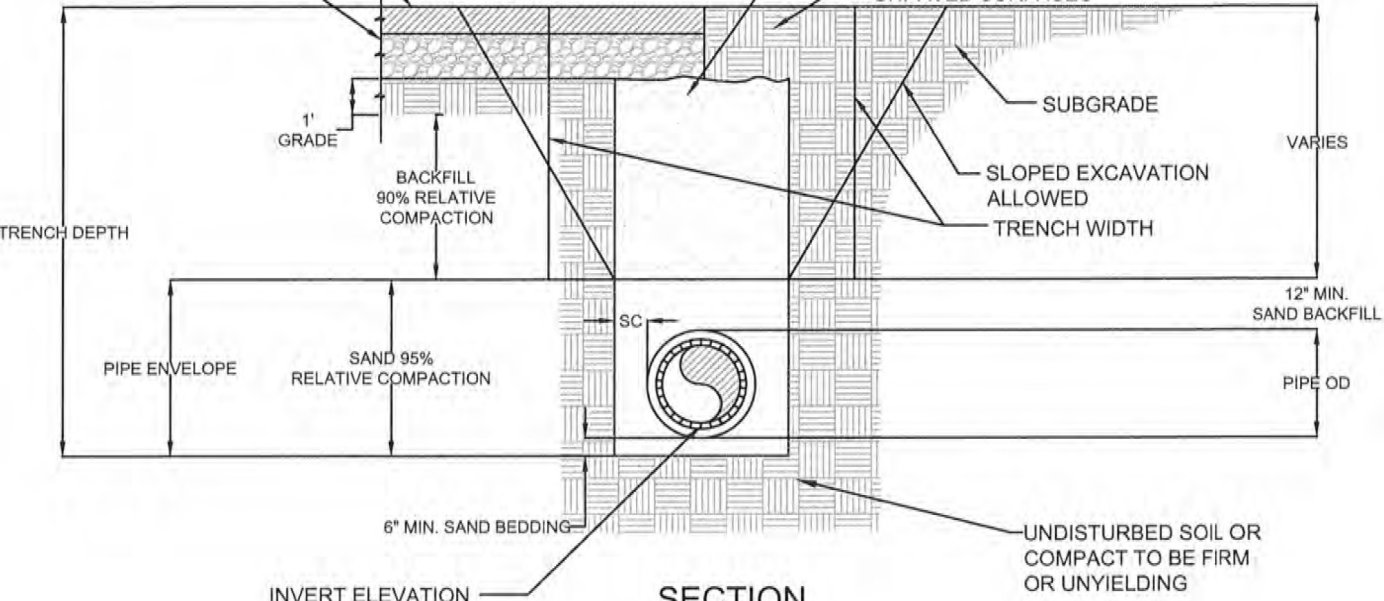


**NOTES:**

- ALL WATER SERVICE INSTALLATIONS INCLUDE METER BOX AND MUST BE MARKED WITH A 3" STAMPED "W" ON FACE OF CURB.
- MINIMUM 1" WATER SERVICE WITH 1" CORPORATION STOP, FORD, MUELLER, OR JONES WITH STANDARD IP THREADS X PACK JOINT CORP STOP (MUELLER P15008 OR FORD F1001-4). ALL BRASS FITTING AND COUNTER-CLOCKWISE CORPORATION STOP SHALL BE LEAD FREE.
- ALL WATER SERVICES SHALL HAVE A HAND TAMPED SAND BEDDING 6" BENEATH THE TUBING AND SHALL HAVE 12" MINIMUM CLEARANCE ON EACH SIDE AND 12" MIN. SAND COVER.
- ALL WATER SERVICES SHALL BE POLYETHYLENE CTS SDR 9 (ASTM 2666) TUBING. ALL TUBING CONNECTIONS SHALL BE COMPRESSION TYPE: FORD, "PACK JOINT" OR APPROVED EQUAL.
- WATER METER BOX SHALL BE PRE-CORED CHRISTY B-16 WITH FIBERLYTE LID AND WITH METER READING DOOR AND PREDRILLED HOLE FOR METER READING ERT (ENCODED RECEIVER TRANSMITTER).
- A MINIMUM SEPARATION OF 1'-0" BETWEEN WATER SERVICES REQUIRED ON COMMON TRENCH WITH MULTIPLE SERVICES AND TO BE INSTALLED. MINIMUM 6" CLEARANCE BETWEEN TRENCH WALL & WATER SERVICE.
- ALL TUBING TO FITTING CONNECTIONS SHALL INCLUDE STAINLESS STEEL INSERTS.
- MINIMUM 9 INCH SAND BACKFILL MATERIAL SHALL HAVE A MINIMUM SE=30 AND COMPACTED TO 90% RELATIVE COMPACTION, WITH 6" MINIMUM CLEAR TO BOTTOM OF METER.
- WATER METER SIZES APPROVED BY CITY OF HOLLISTER ARE: 1", 2", 4", 6", 8" AND 10".
- GATE VALVE SHALL BE FORD, MULLER, AND JONES, OR APPROVED EQUAL.
- INSTALL INSULATED STRANDED WIRE GAUGE #10 TO ALL WATER SERVICES.
- WATER METER RADIO READ LID SHALL COMPLY WITH CITY OF HOLLISTER STANDARDS.
- NO WATER SERVICE IN FIRE HYDRANT TRENCH ALLOWED.
- NO WATER METER BOX INSTALLED IN DRAINAGE SWALE.

**TITLE: WATER SERVICE**

DRAWN BY: STAFF  
 REVIEWED BY: DANNY HILLSTOCK  
 SCALE: NONE  
 REVISION: OCTOBER, 2019  
 APPROVED: [Signature]  
 STANDARD PLAN  
**B-3-1**  
 CITY OF HOLLISTER ENGINEERING DEPARTMENT  
 CITY ENGINEER DANNY HILLSTOCK LIC. NO. 70647  
 DATE: [Blank]  
 SHEET 1 OF 3



**NOTES:**

- SEE STANDARD PLAN E-4 FOR TRENCH RESTORATION ON IMPROVED / UNIMPROVED STREETS.
- SAND BEDDING & BACKFILL MINIMUM SAND EQUIVALENT OF 30.
- SIDE CLEARANCE EXCEEDING MAXIMUM SHALL USE CEMENT-SAND SLURRY OR CLASS II AGGREGATE BASE.
- EXCAVATIONS TO COMPLY WITH CAL-OSHA REQUIREMENTS/REGULATIONS

S.C. = SIDE CLEARANCE	
NOMINAL PIPE SIZE	SIDE CLEARANCE
UP TO AND INCLUDING 15"	6" MIN.-10" MAX.
OVER 15"	8" MIN.-12" MAX.

**TITLE: PIPE BEDDING AND TRENCH / BACKFILL**

DRAWN BY: STAFF  
 REVIEWED BY: DANNY HILLSTOCK  
 SCALE: NONE  
 REVISION: OCTOBER, 2019  
 APPROVED: [Signature]  
 STANDARD PLAN  
**E-3-1**  
 CITY OF HOLLISTER ENGINEERING DEPARTMENT  
 CITY ENGINEER DANNY HILLSTOCK LIC. NO. 70647  
 DATE: 11-5-19  
 SHEET 1 OF 2

**GENERAL BACKFILL REQUIREMENTS**

- ALL EXISTING, NEW AND FUTURE ROADWAY AREAS WITH TRENCH WIDTH GREATER THAN 2' AND LESS THAN 5'- IMPORTED SANDY MATERIAL WITH S.E. > 30 OR CLASS II AB.
- ALL EXISTING NEW AND FUTURE ROADWAY AREAS WHERE TRENCH WIDTH EXCEEDS 5' AND OPEN FIELDS OUTSIDE PLANNED AND PRESENT RIGHT-OF-WAYS-NATIVE MATERIAL WITH 2" MAXIMUM GRADATION IS ALLOWED WITH APPROVAL BY THE CITY ENGINEER.
- EXISTING ROADWAYS WITH TRENCH WIDTHS OF 2' OR LESS OR HAVING LESS THAN 25 SQ. FEET OR WHEN DIRECTED IN ANY EXISTING ROADWAY TRENCH - BACKFILL BE CLASS 100-E-100 P.C.C.

**BEDDING REQUIREMENTS : - (SEE BEDDING TYPES BELOW)**

**WATER PIPES**  
 D.I. PIPE - TYPE 1 OR 2  
 P.V.C. PIPE - TYPE 1  
 POLYETHYLENE TUBING - TYPE 1

**SANITARY SEWER PIPE**  
 P.V.C. OR A.B.S. - TYPE 1 OR 3  
 P.V.C. SCH. 40 OR A.B.S. SOLID WALL S.D.R. 26- TYPE 1 OR 3  
 H.D.P.E. PROFILED WALL PIPE - TYPE 3

MINIMUM DEPTH OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR ALL SANITARY SEWER INSTALLATIONS SHALL BE 3 FEET, UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE CITY ENGINEER. FOR COVER LESS THAN 3 FEET, SOLID WALL SDR 23.5 PIPE SHALL BE USED. TYPE 3 BEDDING SHALL BE USED IN ALL CASES WHEN DEPTH TO INVERT IS LESS THAN 3 FEET.

**STORM DRAIN PIPE**  
 REINFORCED CONCRETE PIPE - TYPES 1, 2, OR 3.  
 H.D.P.E. PROFILE PIPE AND P.V.C. SOLID WALL SDR 26 PIPE - TYPE 1 OR 3

**BEDDING TYPES**

TYPE 1 - SANDY MATERIAL WITH S.E. > 30. HAND TAMP BOTTOM SEGMENT PRIOR TO PLACING PIPES.  
 TYPE 2 - IN FREE DRAINING GRANULAR NATIVE MATERIAL.

**TITLE: PIPE BEDDING AND TRENCH BACKFILL-NOTES**

DRAWN BY: STAFF  
 REVIEWED BY: DANNY HILLSTOCK  
 SCALE: NONE  
 REVISION: OCTOBER, 2019  
 APPROVED: [Signature]  
 STANDARD PLAN  
**E-3-2**  
 CITY OF HOLLISTER ENGINEERING DEPARTMENT  
 CITY ENGINEER DANNY HILLSTOCK LIC. NO. 70647  
 DATE: 11-5-19  
 SHEET 2 OF 2

**Product data sheet**  
 Characteristics

**SC3042M225PF**  
 ALL-IN-ONE RING OH/UG SEMIFLUSH 200A SOL



Main	Product or component type	All-In-One
Line Rated Current	200 A	
Number of Phases	1 phase	
Short-circuit current	22 kA	
Mounting	Semi flush	
Number of spaces	30	
Number of circuits	42	
Number of Tandem Breakers	12	
Electrical connection	Lugs line side Lugs service ground	
Wire Size	AWG 12...AWG 2/0 aluminum/service ground AWG 4...250 kcmil aluminum/copper/line side AWG 14...AWG 2/0 copper/service ground	
Tightening torque	Main lugs 250 lb.in, AWG 4...250 kcmil, aluminum/copper Service ground 50 lb.in, AWG 14...AWG 2/0, copper Branch lugs 50 lb.in, AWG 12...AWG 2, aluminum Branch lugs 35 lb.in, AWG 6...AWG 4, aluminum/copper Branch lugs 25 lb.in, AWG 8...aluminum/copper Branch lugs 20 lb.in, AWG 14...AWG 10, aluminum/copper Cover 10 lb.in	
Disconnect	Service disconnect (factory installed)	
Disconnect Rating	225 A	
Branch Breaker Rating	200 A	
Service feed location	OH with field installed tunnel kit UG	
Bypass type	No bypass	
Connections - terminals	Plug-on neutral	
Product compatibility	Solar ready	
Width	18.80 in. (426.72 mm)	
Depth	3.40 in. (86.36 mm)	
Height	39.80 in. (1010.92 mm)	

**Complementary**

Line Rated Current: 200 A  
 Number of Phases: 1 phase  
 Short-circuit current: 22 kA  
 Mounting: Semi flush  
 Number of spaces: 30  
 Number of circuits: 42  
 Number of Tandem Breakers: 12  
 Electrical connection: Lugs line side, Lugs service ground  
 Wire Size: AWG 12...AWG 2/0 aluminum/service ground, AWG 4...250 kcmil aluminum/copper/line side, AWG 14...AWG 2/0 copper/service ground  
 Tightening torque: Main lugs 250 lb.in, AWG 4...250 kcmil, aluminum/copper, Service ground 50 lb.in, AWG 14...AWG 2/0, copper, Branch lugs 50 lb.in, AWG 12...AWG 2, aluminum, Branch lugs 35 lb.in, AWG 6...AWG 4, aluminum/copper, Branch lugs 25 lb.in, AWG 8...aluminum/copper, Branch lugs 20 lb.in, AWG 14...AWG 10, aluminum/copper, Cover 10 lb.in  
 Disconnect: Service disconnect (factory installed)  
 Disconnect Rating: 225 A  
 Branch Breaker Rating: 200 A  
 Service feed location: OH with field installed tunnel kit, UG  
 Bypass type: No bypass  
 Connections - terminals: Plug-on neutral  
 Product compatibility: Solar ready  
 Width: 18.80 in. (426.72 mm)  
 Depth: 3.40 in. (86.36 mm)  
 Height: 39.80 in. (1010.92 mm)

**Wiring Diagrams**



MAIN CIRCUIT BREAKER 200A MAX.  
 BUS RATING 225A MAX.

LARGE BRANCH NEUTRAL LUG

BRANCH NEUTRAL EQUIPMENT GROUNDING AND SERVICE GROUND TERMINALS

SERVICE CONDUIT GROUNDING LUG

5TH JAW (WHEN REQUIRED)

ONE SINGLE POLE, ONE PLUG-ON SPACE TYPE HOM OR HOMP ONLY.  
 TWO POLE TYPE HOM OR HOMA (15-125A) MAY PLUG ON TWO ADJACENT SPACES.  
 TWO POLE TYPE HOMA (150-200A) MAY PLUG ON FOUR ADJACENT SPACES. TOTAL CIRCUIT BREAKER HANDLE RATING NOT TO EXCEED 160A PER BRANCH CIRCUIT CONNECTOR.

TWO SINGLE POLE, ONE PLUG-ON SPACE TYPE HOMT, ONE SINGLE POLE TYPE HOM OR HOMP, TWO POLE TYPE HOM (15-100A) MAY PLUG ON TWO ADJACENT SPACES.  
 TWO POLE TYPE HOMA (150-200A) MAY PLUG ON FOUR ADJACENT SPACES. USE 15-100A AND 150-200A BRANCH BREAKERS ONLY. TOTAL CIRCUIT BREAKER HANDLE RATING NOT TO EXCEED 160A PER BRANCH CIRCUIT CONNECTOR.

A SQUARE D UL LISTED SECONDARY SURGE ARRESTER MAY PLUG ON TWO ADJACENT SPACES. ORDER CATALOG NO. HOM21755B

**Product data sheet**  
 Connections and Schema

**SC3042M225PF**

**TITLE: TRENCH SURFACE RESTORATION NOTES**

DRAWN BY: STAFF  
 REVIEWED BY: DANNY HILLSTOCK  
 SCALE: NONE  
 REVISION: OCTOBER, 2019  
 APPROVED: [Signature]  
 STANDARD PLAN  
**E-4-2**  
 CITY OF HOLLISTER ENGINEERING DEPARTMENT  
 CITY ENGINEER DANNY HILLSTOCK LIC. NO. 70647  
 DATE: 11-5-19  
 SHEET 2 OF 2

**NOTES:**

- EXISTING AC SHALL BE SAW CUT AND REMOVED IN SUCH A MANNER SO NOT TO TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL. ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO STREET CENTERLINE WHEN PRACTICAL.
- AGGREGATE BASE TO BE REPLACED TO THE THICKNESS OF EXISTING BASE OR 8" MINIMUM AND COMPACTED TO MINIMUM 95% RELATIVE COMPACTION. CLASS 100-E-100 PCC MAYBE SUBSTITUTED FOR AGGREGATE BASE UPON APPROVAL OF CITY ENGINEER.
- A TACK COAT OF ASPHALTIC EMULSION OR PAVING ASPHALT SHALL BE APPLIED TO EXISTING AC AT ALL CONTACT SURFACES, PRIOR TO RESURFACING.
- ASPHALTIC CONCRETE RESURFACING:
  - MINIMUM TOTAL THICKNESS SHALL MATCH EXISTING AC
  - AC SHALL BE HOT PLANT ASPHALT MIX
  - FINISH COURSE FOR TYPE "B" RESURFACING SHALL BE PLACED USING A PAVING MACHINE BOX WHERE POSSIBLE.
- AC RESURFACING WITHIN PROJECT LIMIT SHALL BE COATED WITH SLURRY SEAL IF LESS THAN 5 PATCHES ON EXISTING STREET. FIVE OR MORE PATCHES REQUIRES RE-PAVING THE ENTIRE STREET WITHIN THE PROJECT LIMIT.
- AC SHALL BE HOT PLANT ASPHALT MIX. AC SHALL BE PLACED USING A PAVING MACHINE WHEN TRENCH WIDTH EXCEEDS 10 FEET.
- NO ASPHALT LESS THAN 2 - FEET IN WIDTH BETWEEN TRENCH EDGE AND LIP OF GUTTER SHALL REMAIN. THIS SHALL BE REMOVED AND RE-PAVED WITH TRENCH PAVING.
- NARROW TRENCHES LESS THAN 24" SHALL BE BACKFILLED WITH CEMENT-SAND SLURRY (CLASS 100-E-100 PCC) UNTIL 6" BELOW FINISHED GRADE & CAP WITH PAVEMENT P.C.C.
- SLURRY BACKFILL CAN BE USED WITH THE APPROVAL OF THE CITY ENGINEER.

City of Hollister  
 Community Development Department  
 Preapproved ADU Plan Set  
 Approved  
 Date: 8/27/2025

NOTES:

REVISIONS:



ADU VALLEY  
 680 SF DETACHED ADU  
 XXXX STREET NAME  
 HOLLISTER, CA 95023

DETAILS

Date: 7/29/2025  
 Drawn by: AT

A106

Scale

THESE PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY'S PRE-APPROVED ADU PROGRAM. BY SUBMITTING THESE PLANS, THE DESIGNER HAS GRANTED THE CITY PERMISSION TO PUBLISH THESE PLANS ON THE CITY'S PUBLIC WEBSITE AND MAKE THEM AVAILABLE FOR PUBLIC USE IN ADU CONSTRUCTION WITHIN THE CITY. RELEASED THE CITY FROM LIABILITY FOR ANY COPYRIGHT INFRINGEMENT OR UNAUTHORIZED DUPLICATION THAT MAY OCCUR THROUGH PUBLIC ACCESS TO THESE PLANS, AND AUTHORIZED THE CITY TO CREATE DIGITAL COPIES OF THESE PLANS FOR USE ON MULTIPLE BUILDING PERMIT APPLICATION WITHIN THE PRE-APPROVED ADU PROGRAM.

### Installing the water heater

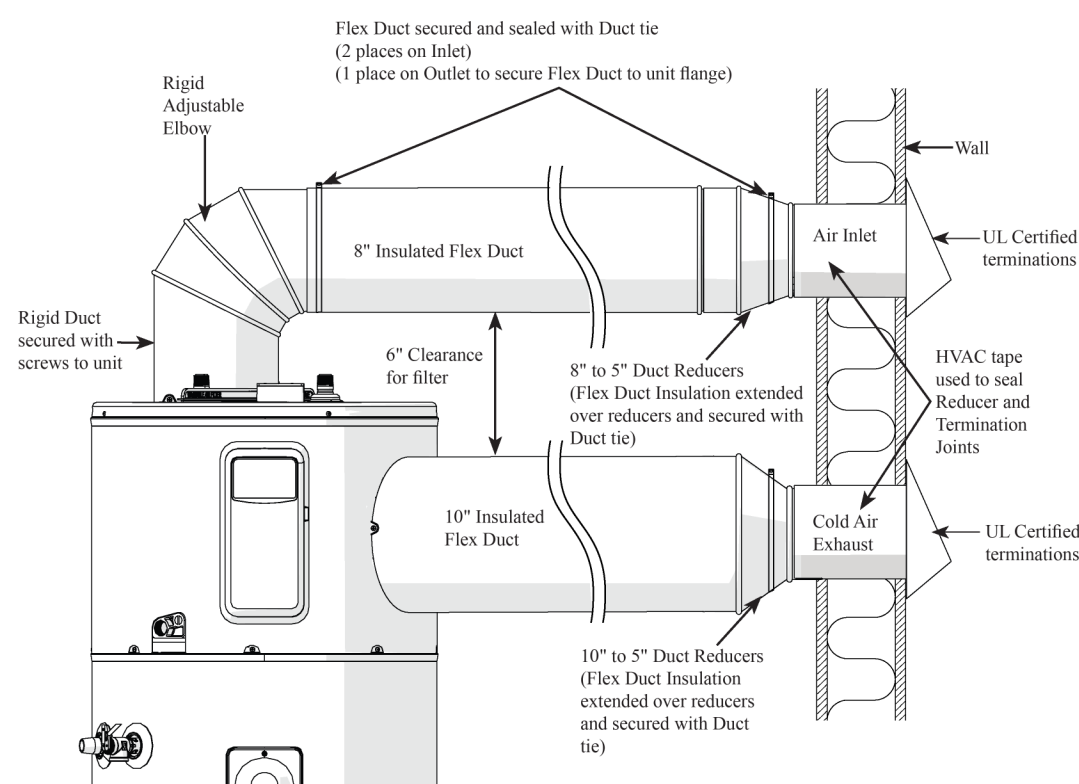
#### Ducting Example:

- 1 Exhaust/Inlet or both? Both, Inlet and Outlet
- 2 Ducting to outside of building or another room? Outside building.
- 3 Length of duct from/to water heater from/to termination? 10 ft at the inlet and 10 ft at the outlet.
- 4 Flexible or Rigid ducting? Flexible.
- 5 Diameter of ducting used? 8 in. Diameter
- 6 Diameter of wall penetrations? 5 in. Diameter
- 7 Number of elbows/bends? 3 Total - One on inlet and Two on Outlet
  1. Does calculated ducting length exceed maximum allowable table?
    - a. 10 ft. (Outlet duct length)
    - b. 10 ft. (Inlet/Outlet UL certified termination)
    - c. 20 ft. (reduced diameter termination outlet)
    - d. 10 ft. (Inlet duct length)
    - e. 5 ft. (1 Bend on inlet)
    - f. 20 ft. (reduced diameter termination inlet)
    - g. Total = 10+10+20+10+5+20 = 75 ft.

Using flexible 8 in. diameter duct, the maximum duct length allowed is 125 ft.; therefore, because 95 ft. is less than 125 ft., this is an acceptable ducting configuration.

Accessory Kits are available for this installation.

#### Horizontal Duct Installation



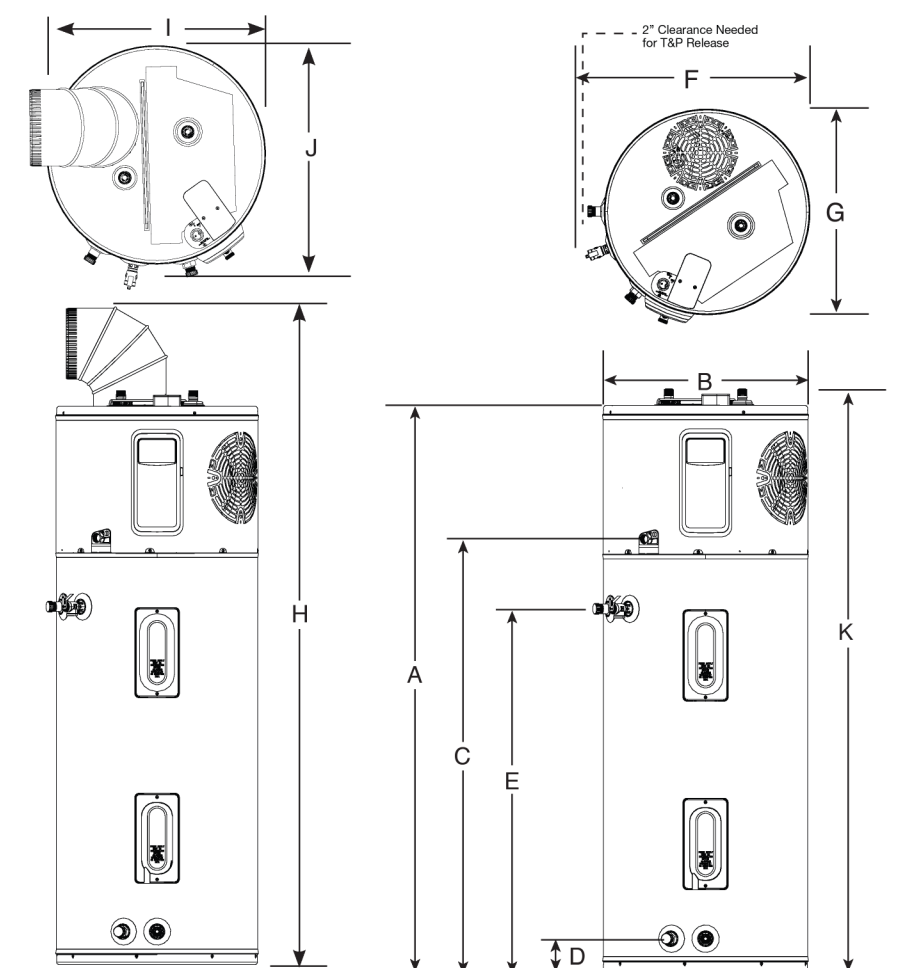
Once the duct terminal location has been determined, make a hole through the exterior wall to accommodate the UL Certified Termination. Termination must exit exterior wall horizontally only. Complete rest of the duct pipe installation to the water heater's duct connector fitting. If necessary, support horizontal run as previously mentioned.

18



### PERFORMANCE PLATINUM Hybrid Electric Heat Pump Specifications

Model	Capacity	SEER	HSPF-2	Energy Factor	Compressor	First Heat	Recovery	Tank	Height	Weight	UL	UL	UL	UL	UL
40	40	36	30	3.83	4,500	4200	60	27	63"	20-1/4"	3-5/8"	30-5/8"	166	184	
50	50	45	30	3.88	4,500	4200	67	27	62"	22-1/4"	3-5/8"	30-5/8"	187	203	
65	65	59	30	4.06	4,500	4200	70.6	27	65"	24-1/4"	3-7/8"	42-3/8"	245	289	
80	80	72	30	4.07	4,500	4200	87	27	79"	24-1/4"	3-7/8"	42-3/8"	261	306	



DESCRIPTION	MODEL NUMBER	A	B	C	D	E	F	G	H	I	J	K
40	XE60T10H45U1	52-5/16	20-1/4	47	3-5/8	39-5/8	23-3/8	20-1/2	78-7/8	20-1/4	23-1/4	64-15/16
50	XE60T10H50U1	41-3/4	22-1/4	47	3-5/8	39-5/8	25-3/8	22-1/2	78-5/8	20-1/4	25-7/16	64-3/8
65	XE60T10H65U1	64-3/16	24-1/4	63	3-7/8	42-3/8	27-1/2	24-5/8	81-1/8	24-1/4	27-3/8	66-13/16
80	XE60T10H80U1	74-5/16	24-1/4	59	3-7/8	42-3/8	27-1/2	24-5/8	81	24-1/4	27-3/8	76-13/16

## PERFORMANCE PLATINUM™



### PERFORMANCE PLATINUM™ Hybrid Electric Heat Pump is the most efficient water heater available

- Efficiency**
  - High SEER - 4.07 UEF reduces operating cost
  - ENERGY STAR® certified
- Performance**
  - Delivers hot water faster than most standard electric water heaters - 60-87 gallons first-hour delivery, depending on model
  - Ambient operating range: 37-145°F is widest in class, offering more heat pump operation annually, designed to meet Northern Climate Spec (Tier 4)
- Quiet Operation**
- Easy Installation**
  - Universal top and side water connections
  - Quick access to electrical junction box
  - Duct ready design
  - Easily replaces a standard electric water heater
- Integration**
  - Electronic control for easy temperature adjustment and mode management
  - Audible alarm for service alerts
- EcoNet™**
  - EcoNet® Wi-Fi and free mobile app gives users control over water heater, allowing for customizable temperature, vacation settings, energy savings and system monitoring from home or away.
  - Demand Response Ready with built-in EcoPort™ (CITA-2045 Port)
  - Easily add leak detection and prevention with the leak sensor and shut-off valve kit (part# SP21111 sold separately)
- Operation Modes**
  - Energy Saver
  - Heat Pump
  - High Demand
  - Electric
  - Vacation/Away: 2-28 days (or placed on hold indefinitely)
- Plus...**
  - Premium grade anode rod extends the life of the tank
  - Dip tube diffuser reduces sediment improving efficiency and tank life
  - 3/4" NPT water inlet and outlet; 3/4" condensate drain connections
  - Incoloy stainless steel resistor elements
  - Dry-fire protection
  - Easy access, top mounted washable air filter
  - 2" Non-CFC foam insulation
  - Enhanced flow brass drain valve
  - Temperature and pressure relief valve installed
- Warranty**
  - 10-Year limited warranty for tank and parts, 1-year full in-home labor warranty
  - See Residential Warranty Certificate for complete information



PERFORMANCE PLATINUM Hybrid Electric Heat Pump  
40-, 50-, 65- and 80-Gallon  
Capacities  
208-240 Volt / 1 PH  
30 Amp



See specifications chart on back.

## FEATURES

- Timer
- Leakage Detection
- Follow Me®
- Gold Fin® Condenser
- Smartphone App
- LOW 5°F
- Low Temp Cooling\*
- Quiet Running
- DC Inverter

### SPECIFICATIONS

MODEL NO.	Indoor Unit	Outdoor Unit	Indoor Unit	Outdoor Unit	Indoor Unit	Outdoor Unit
40	EP90-09-09-09-09-09	EP90-09-09-09-09-09	EP90-12-12-12-12-12	EP90-12-12-12-12-12	EP90-24-24-24-24-24	EP90-24-24-24-24-24
50	EP90-09-09-09-09-09	EP90-09-09-09-09-09	EP90-12-12-12-12-12	EP90-12-12-12-12-12	EP90-24-24-24-24-24	EP90-24-24-24-24-24
65	EP90-09-09-09-09-09	EP90-09-09-09-09-09	EP90-12-12-12-12-12	EP90-12-12-12-12-12	EP90-24-24-24-24-24	EP90-24-24-24-24-24
80	EP90-09-09-09-09-09	EP90-09-09-09-09-09	EP90-12-12-12-12-12	EP90-12-12-12-12-12	EP90-24-24-24-24-24	EP90-24-24-24-24-24

## HUBBARD ENTERPRISES™ HOLDRITE™ QUICK STRAP™

### INSTALLATION INSTRUCTIONS:

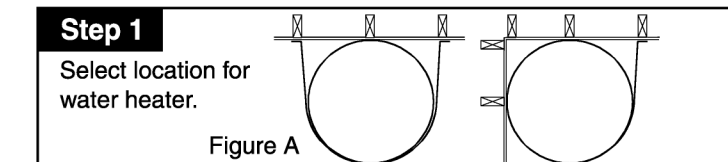
\*Caution: Wall coverings may conceal electrical wiring or pipes, which may cause damage or serious injury if punctured by drills or fasteners. Unless you are confident that there will be no interference from such obstacles, we recommend that you seek qualified help when installing this product.

**INSTALLER: WEAR GLOVES & PROTECTIVE EYEWEAR WHEN INSTALLING THIS PRODUCT.**

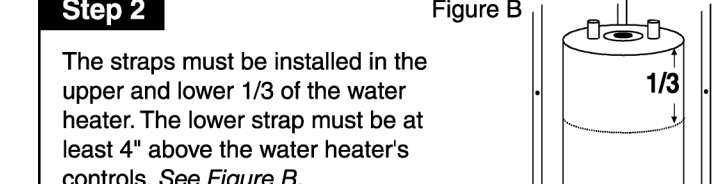
\*Caution: Strap coil is under tension.

### BOX CONTENTS:

- 4 - Straps
  - 4 - J-Clips
  - 4 - Lag bolts 1/4" x 2 1/2" Self-drilling with 1/4" washers
  - 2 - 3/8" bolts, washers, nuts
- TOOLS NEEDED:**
- 3/8" socket or wrench for tightening at wall
  - 9/16" wrench for tightening strap and J-Clips
  - Optional: Drill with 1/8" drill bit
- Check the water heater. If the water heater is not a zero clearance unit (as specified on the rating plate), see instructions inside box on how to build a spacer.

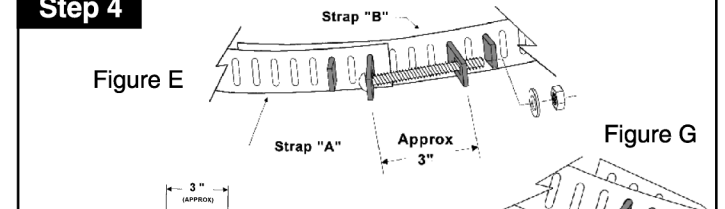
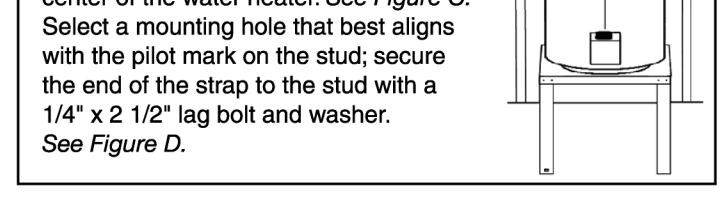
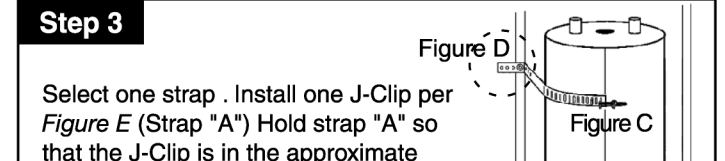
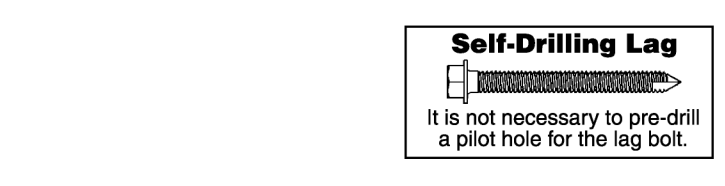


The best place to locate your water heater is directly in front of a 2' x 4' wall stud. See Figure A.

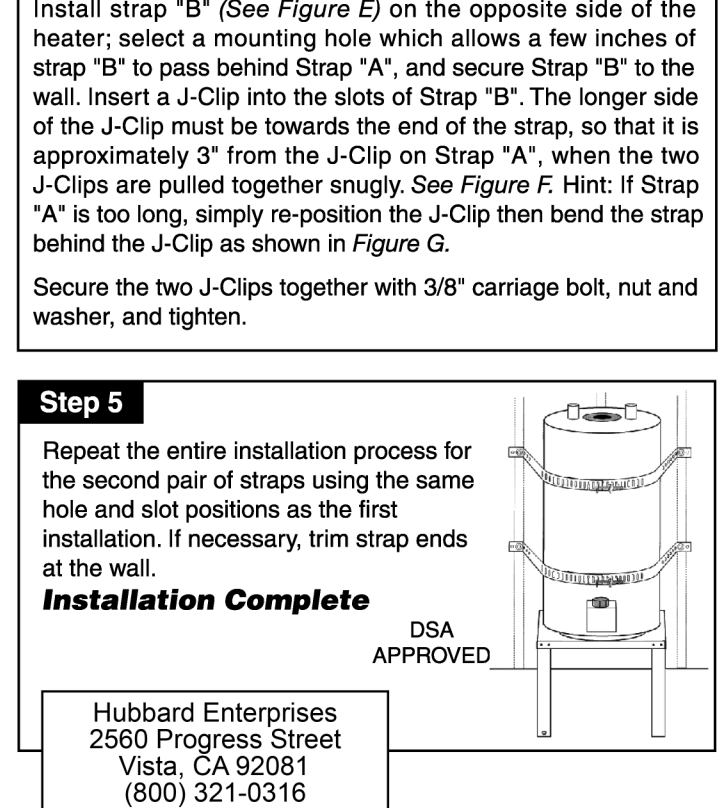


Mark the wall studs on both sides of the water heater where you will install the straps. Drill 1/8" pilot holes if desired.

### WATER HEATER RESTRAINT BRACKETS



**Installation Complete**



City of Hollister  
Community Development Department  
**Preapproved ADU Plan Set**  
**Approved**  
Date: **8/27/2025**

### NOTES:

### REVISIONS:



ADU VALLEY  
680 SF DETACHED ADU  
XXXX STREET NAME  
HOLLISTER, CA 95023

### DETAILS CONTINUED

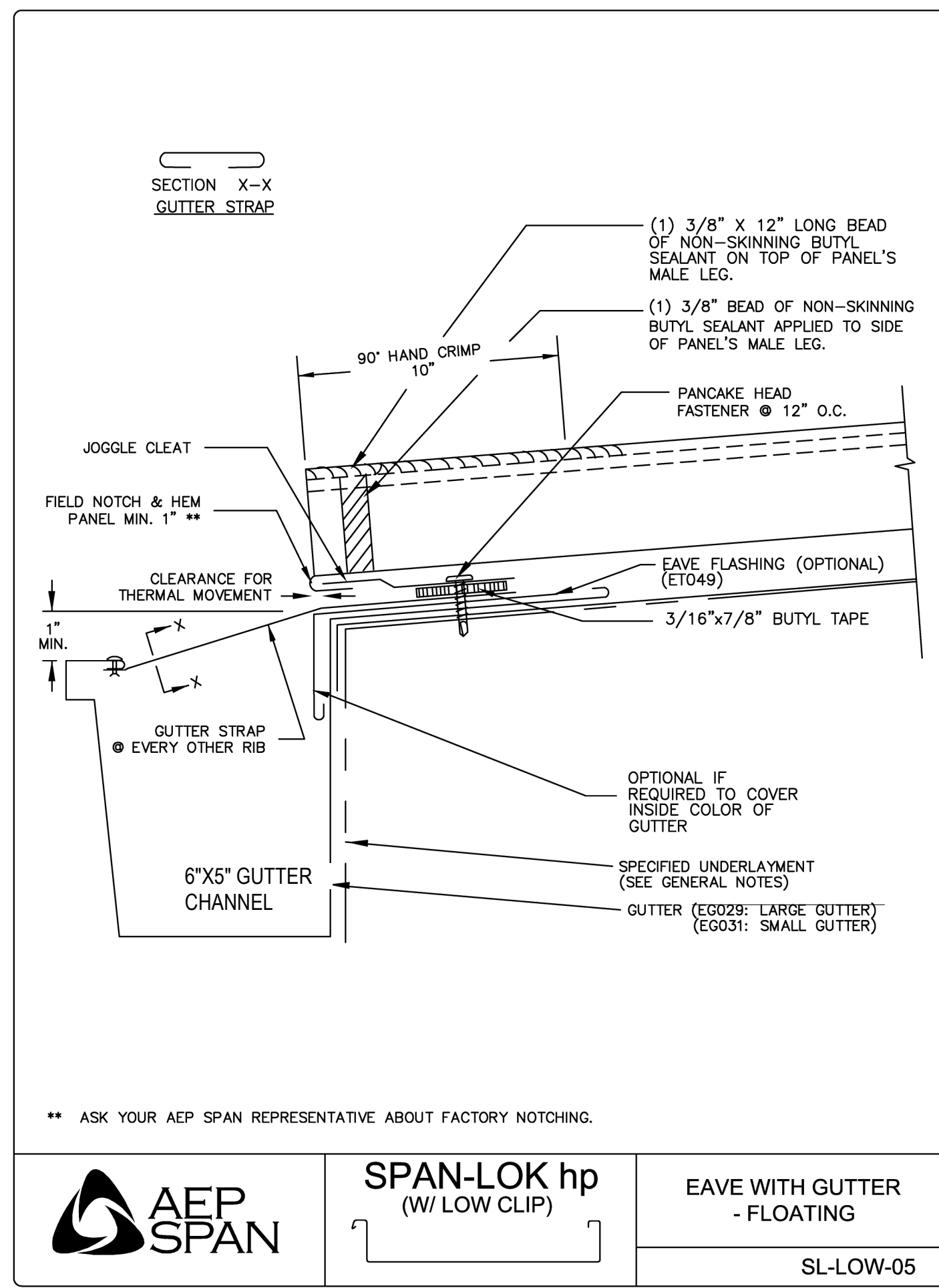
Date: 7/29/2025  
Drawn by: AT

# A107

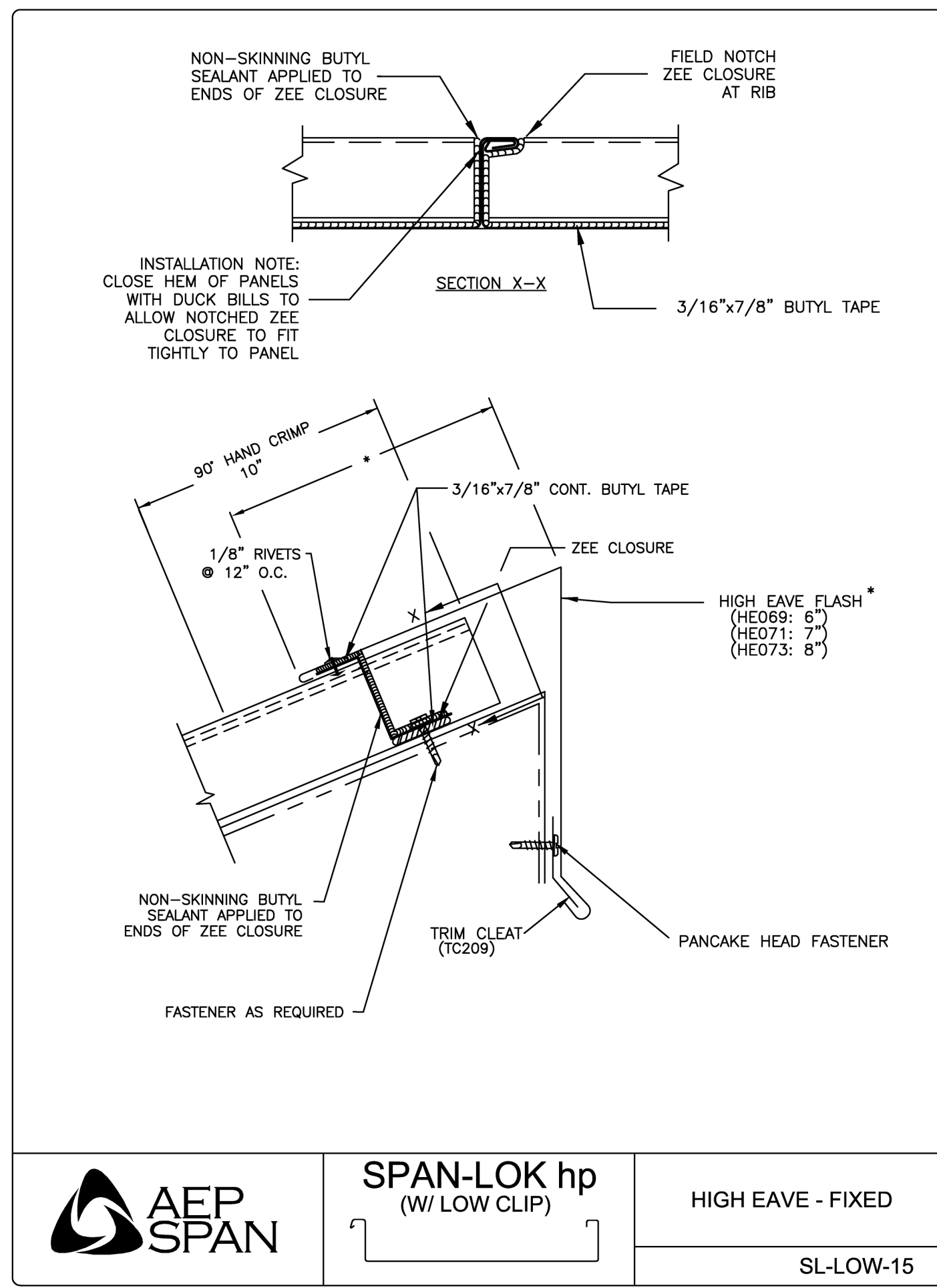
Scale



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SPAN-LOK hp (W/ LOW CLIP) EAVE WITH GUTTER - FLOATING SL-LOW-05



SPAN-LOK hp (W/ LOW CLIP) HIGH EAVE - FIXED SL-LOW-15

### Underlayment HT

**PROTECT YOUR PROJECT - GUARD YOUR INVESTMENT**

AEP Span Underlayment HT is a high-tensile strength, SBS<sup>1</sup> modified rubberized asphalt underlayment specifically designed to withstand temperatures up to 250°F (121°C). Ideal for use under steel and aluminum metal roofing where a premium underlayment is desired.\* This strong, skid-resistant membrane provides superior protection from water penetration caused by wind-driven rain and ice dams.

**Features and Benefits:**

- 1/4:12 minimum slope recommendation.
- Protects the roof structure from water seepage caused by ice dams and wind-driven rain.
- Withstands temperatures up to 250°F without degradation of the adhesive.
- Seals around roofing nails, staples and screws.
- Split-release film provides easier, faster installation.
- Resists cracking, drying and rotting, providing long-term waterproofing performance and low lifecycle cost.
- Concealed waterproofing system will not detract from the architectural aesthetics of the primary roofing system.
- Exposed rubberized asphalt bead along the membrane edge ensures watertightness of lap seams.
- 180-day UV exposure resistance from time of installation.
- Non-abrasive surface will not scratch or mar backside of panels through thermal movement.

**Codes and Standards**

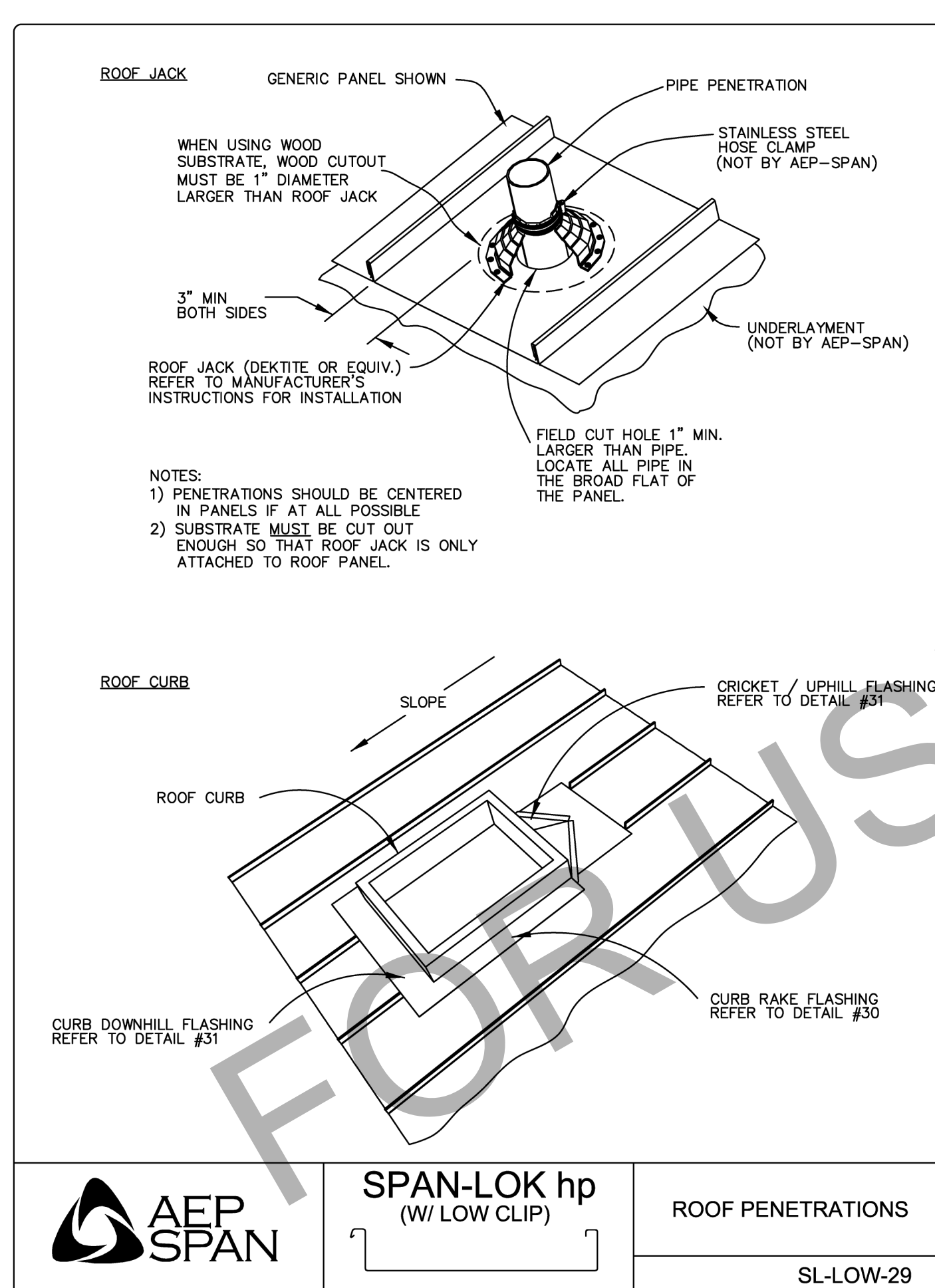
- UL Classified.
- ICC-ES ESR #2206.
- 2018 International Building Code™
- 2019 California Building Code™
- Meets ASTM D1970.
- ASTM E108/UL 790 Class A Fire Resistance.
- 2019 California Building Energy Efficiency Standards, Title 24.
- ICC/ASHRAE 700-2015 National Green Building Standard.

ICC ESR 2206, UL Classified, ASTM D1970, ASTM E108/UL 790 Class A Fire Resistance, ICC/ASHRAE 700-2015 National Green Building Standard.

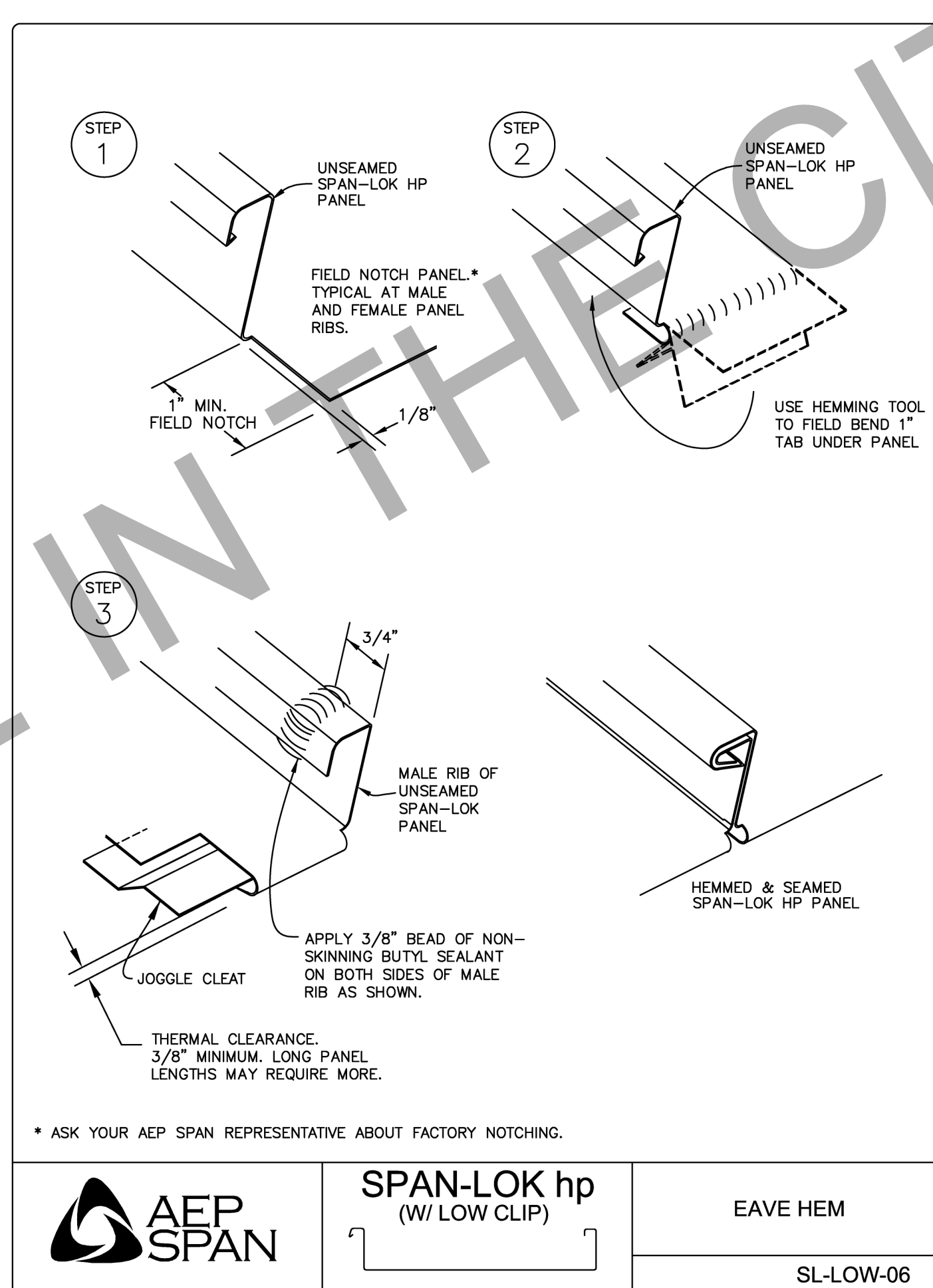
\* Can also be used with copper and zinc roofing products.  
<sup>1</sup>SBS (styrene-butadiene-styrene)

AEP Span Underlayment HT is offered for all roofing products and is now required for all Full System Limited Weathertightness Warranties issued by AEP Span.

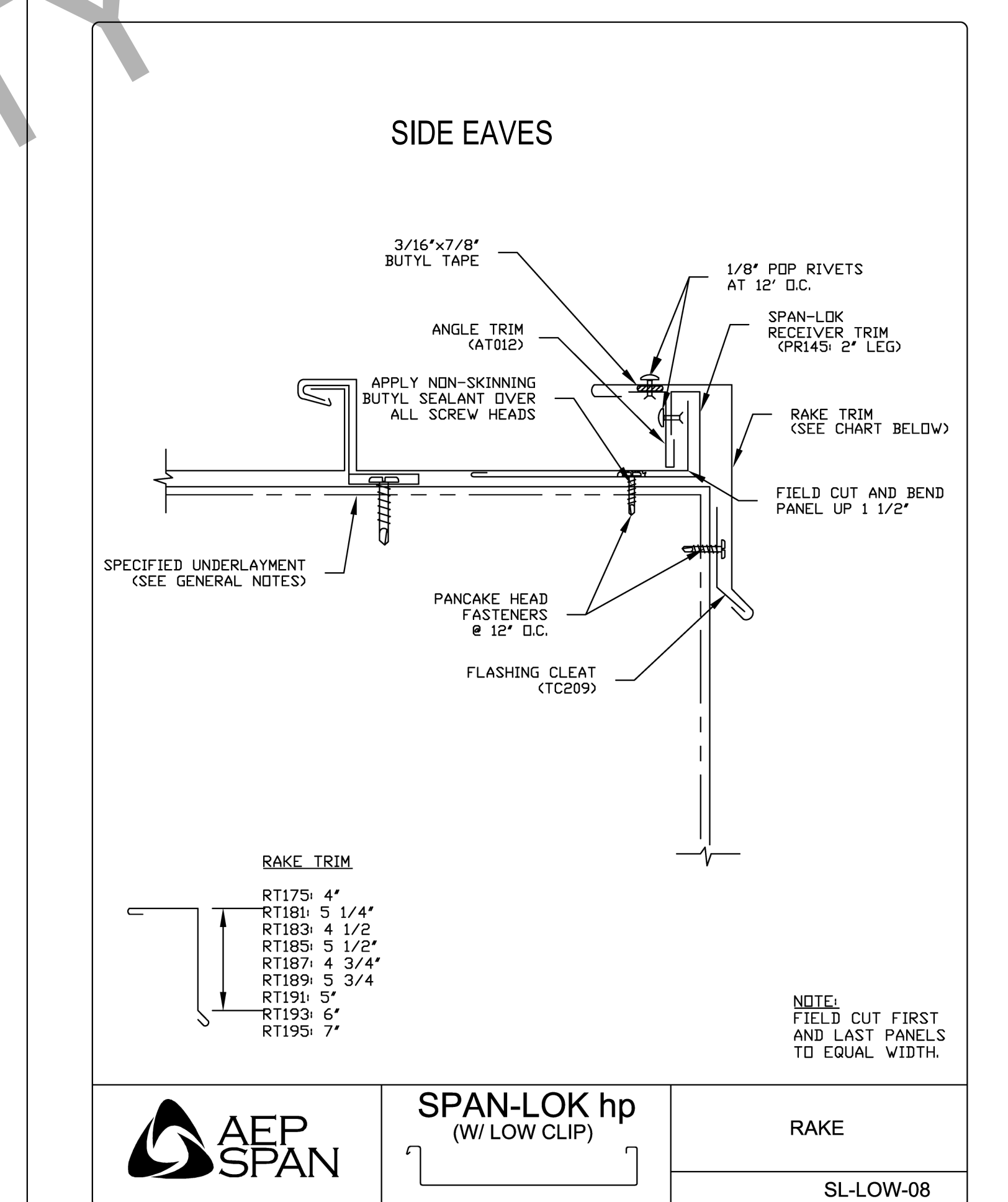
800-733-4955  
www.aepspan.com



SPAN-LOK hp (W/ LOW CLIP) ROOF PENETRATIONS SL-LOW-29



SPAN-LOK hp (W/ LOW CLIP) EAVE HEM SL-LOW-06



SPAN-LOK hp (W/ LOW CLIP) RAKE SL-LOW-08

City of Hollister  
 Community Development Department  
 Preapproved ADU Plan Set  
 Approved  
 Date: 8/27/2025

NOTES:

REVISIONS:



ADU VALLEY  
 680 SF DETACHED ADU  
 XXXX STREET NAME  
 HOLLISTER, CA 95023

ROOF DETAILS

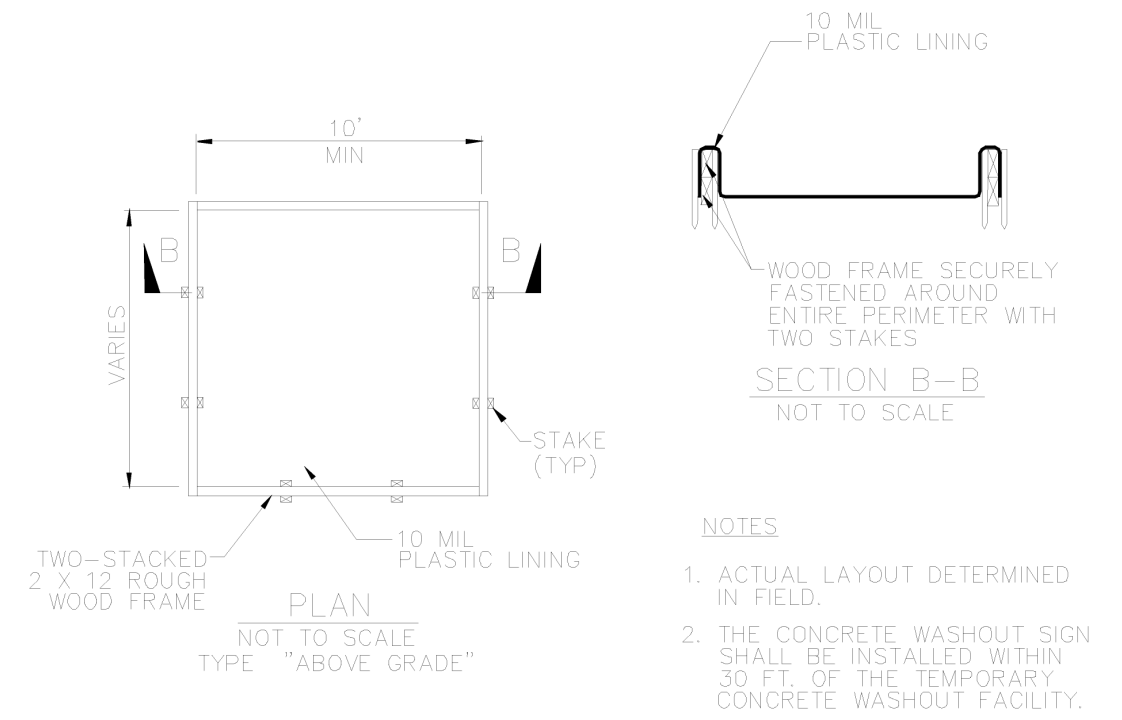
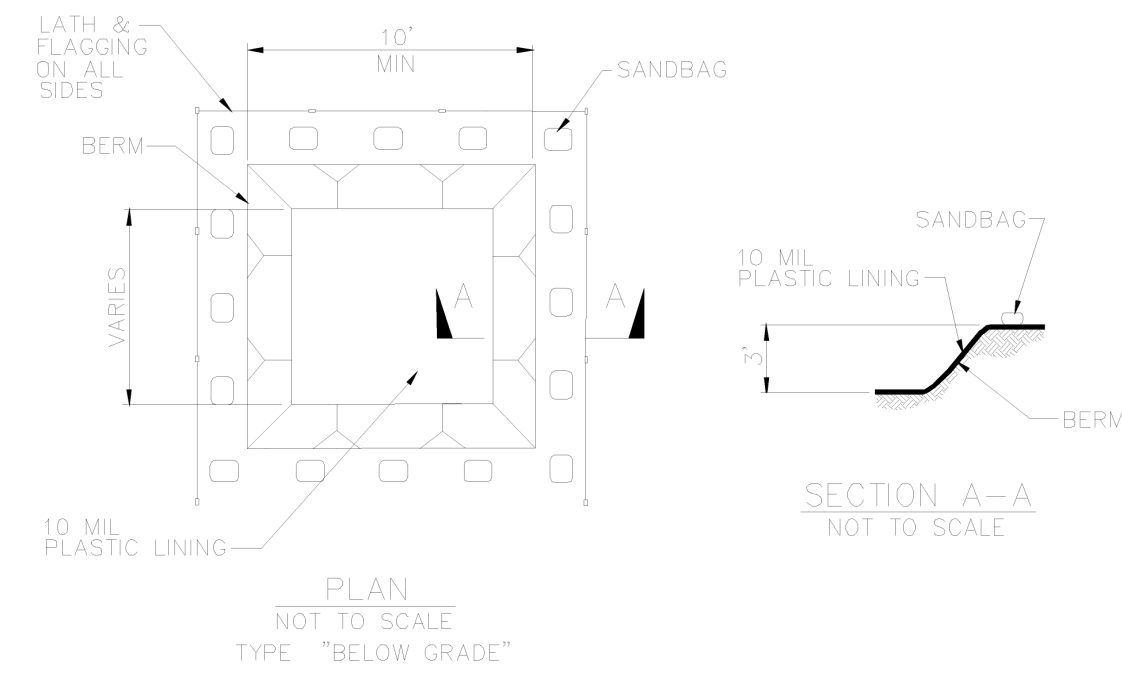
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A108

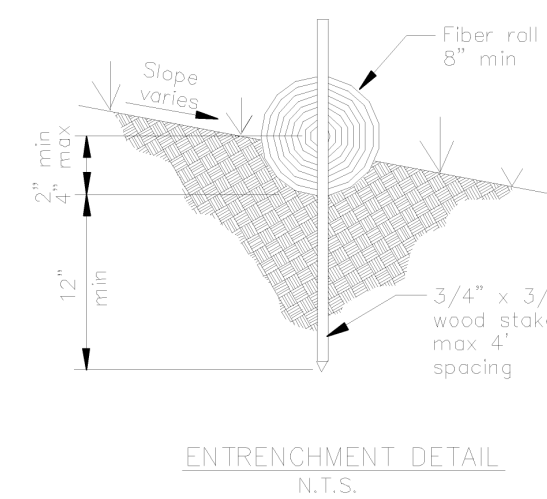
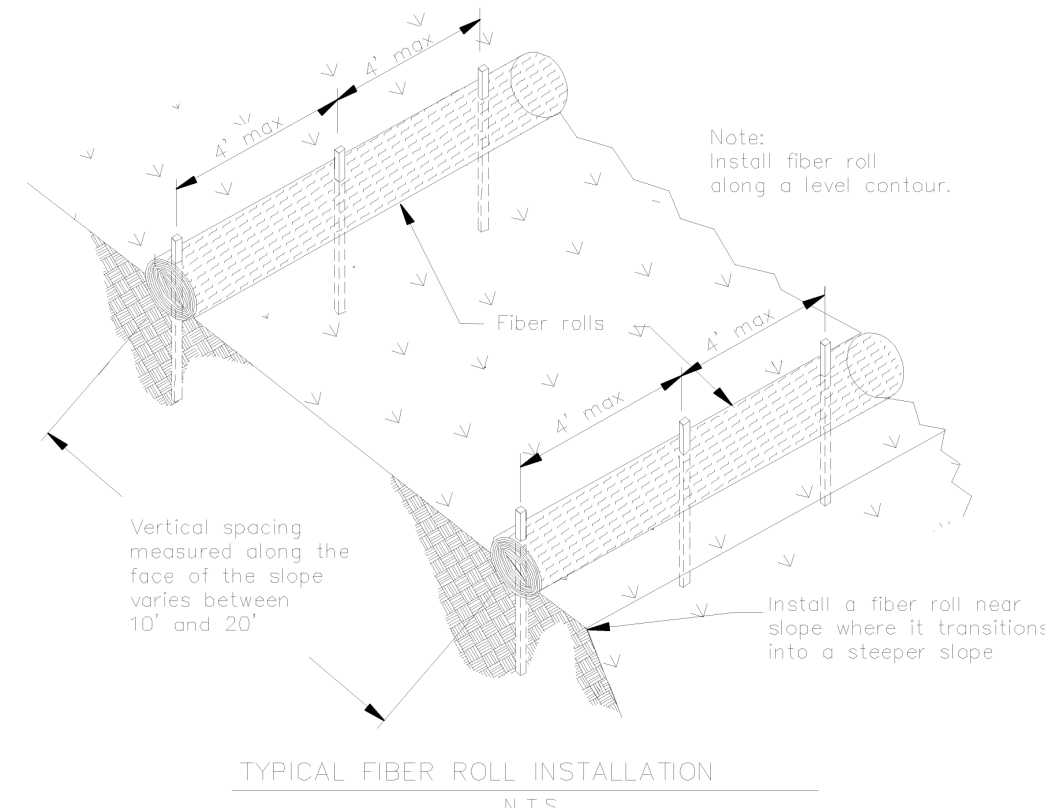
Scale

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**Concrete Waste Management WM-8**



**Fiber Rolls SE-5**

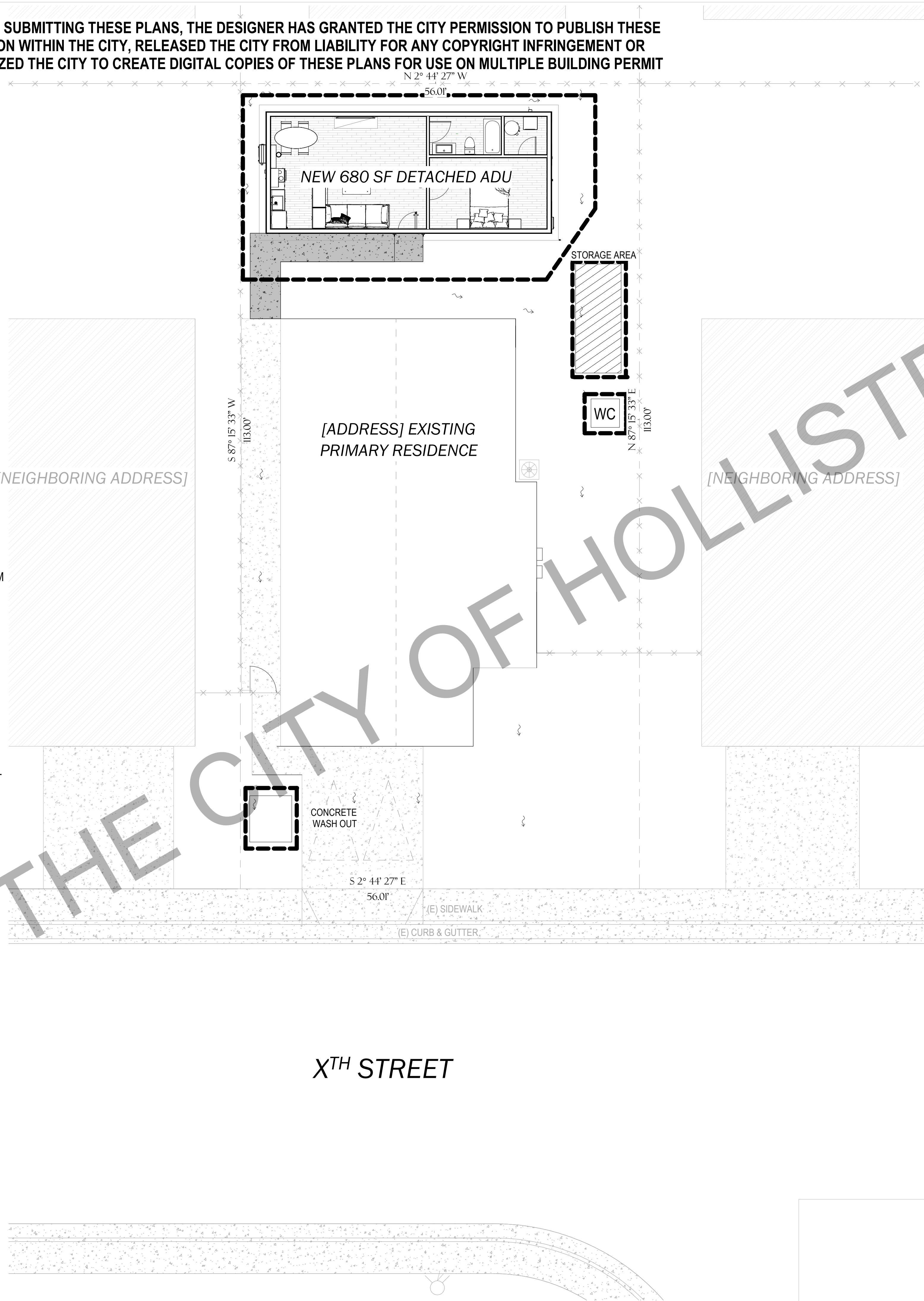


**BEST MANAGEMENT PRACTICES (BMP) NOTES**

- GENERAL COMPLIANCE**  
ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH BEST MANAGEMENT PRACTICE REQUIREMENTS AND APPLICABLE STORMWATER REGULATIONS TO PREVENT EROSION, SEDIMENTATION, AND DISCHARGE OF POLLUTANTS.
- EROSION CONTROL MEASURES**  
INSTALL FIBER ROLLS (WATTLES) ALONG PERIMETER SLOPES AND DRAINAGE PATHS PRIOR TO SOIL DISTURBANCE.
- STABILIZE ALL DISTURBED SOIL AREAS IMMEDIATELY AFTER GRADING OR TRENCHING.**  
  
PROTECT ALL EXPOSED SLOPES USING MULCH, JUTE NETTING, OR TEMPORARY SEEDING.
- MATERIAL & WASTE MANAGEMENT**  
STORE CONSTRUCTION MATERIALS, DEBRIS, AND CHEMICALS AWAY FROM STORMWATER PATHWAYS AND COVER AS NEEDED.
- CONCRETE WASHOUT AREAS MUST BE CLEARLY MARKED, CONTAINED, AND LOCATED AWAY FROM STORM DRAINS.**  
  
DISPOSE OF CONSTRUCTION WASTE AND HAZARDOUS MATERIALS ACCORDING TO LOCAL REGULATIONS.
- POST-CONSTRUCTION STABILIZATION**  
PERMANENT LANDSCAPING OR HARDSCAPE MUST BE INSTALLED TO STABILIZE ALL EXPOSED SOIL AREAS. ENSURE ALL BMPs REMAIN IN PLACE AND ARE MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
- INSPECTIONS & MAINTENANCE**  
THE CONTRACTOR IS RESPONSIBLE FOR REGULAR INSPECTION AND MAINTENANCE OF BMPs THROUGHOUT THE CONSTRUCTION PERIOD.  
  
REPAIR OR REPLACE ANY BMPs THAT ARE DAMAGED, INEFFECTIVE, OR DISPLACED IMMEDIATELY.

**LEGEND**

— FIBER ROLLS



City of Hollister  
Community Development Department  
Preapproved ADU Plan Set  
Approved  
Date: 8/27/2025

NOTES:

REVISIONS:



ADU VALLEY  
680 SF DETACHED ADU  
XXXX STREET NAME  
HOLLISTER, CA 95023

**BEST MANAGEMENT PRACTICES PLAN**

Date: 7/29/2025  
Drawn by: AT

**BMP-1**

Scale: 1/8" = 1'-0"

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Pre-Approve ADU  
 Calculation Date/Time: 2025-07-25 17:24:23-07:00  
 Calculation Description: Detached ADU  
 Input File Name: Pre-Approve ADU.rbd22

CF1R-PRF-01-E  
 (Page 3 of 12)

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	2.39	10.69	1.65	12.64	0.74	-1.95
Space Cooling	0.58	22.43	0.64	25.51	-0.06	-3.08
IAQ Ventilation	0.4	4.25	0.4	4.25	0	0
Water Heating	3.01	32.23	2.2	25.79	0.81	6.44
Self Utilization/Flexibility Credit			0	0	0	0
<b>North Facing Efficiency Compliance Total</b>	<b>6.38</b>	<b>69.6</b>	<b>4.89</b>	<b>68.19</b>	<b>1.49</b>	<b>1.41</b>
Space Heating	2.39	10.69	1.59	11.97	0.8	-1.28
Space Cooling	0.58	22.43	0.66	24.86	-0.08	-2.43
IAQ Ventilation	0.4	4.25	0.4	4.25	0	0
Water Heating	3.01	32.23	2.2	25.78	0.81	6.45
Self Utilization/Flexibility Credit			0	0	0	0
<b>East Facing Efficiency Compliance Total</b>	<b>6.38</b>	<b>69.6</b>	<b>4.85</b>	<b>66.86</b>	<b>1.53</b>	<b>2.74</b>

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Registration Date/Time: 2022.0.000  
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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
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CF1R-PRF-01-E  
 (Page 2 of 12)

Energy Design Ratings	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency <sup>1</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)	Source Energy (EDR1)	Efficiency <sup>1</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)
Standard Design	41.5	40.7	54.6			
Proposed Design						
North Facing	38.4	39.9	54.2	3.1	0.8	0.4
East Facing	38.3	39.1	53.8	3.2	1.6	0.8
South Facing	38.1	39.4	53.9	3.4	1.3	0.7
West Facing	38.5	40.6	54.6	3	0.1	0
RESULT <sup>3</sup> : PASS						

<sup>1</sup>Efficiency EDR includes improvements like a better building envelope and more efficient equipment  
<sup>2</sup>Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries  
<sup>3</sup>Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

Standard Design PV Capacity: 0.00 kWdc  
 Proposed PV Capacity Scaling: North (0.00 kWdc) East (0.00 kWdc) South (0.00 kWdc) West (0.00 kWdc)

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Pre-Approve ADU  
 Calculation Date/Time: 2025-07-25 17:24:23-07:00  
 Calculation Description: Detached ADU  
 Input File Name: Pre-Approve ADU.rbd22

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GENERAL INFORMATION	
01	Project Name: Pre-Approve ADU
02	Run Title: Detached ADU
03	Project Location: 123 5th St.
04	City: Hollister, CA
05	Standards Version: 2022
06	Zip code: 95023
07	Software Version: CBECC-Res 2022.3.2
08	Climate Zone: 4
09	Front Orientation (deg/ Cardinal): All orientations
10	Building Type: Single family
11	Number of Dwelling Units: 1
12	Project Scope: Newly Constructed
13	Number of Bedrooms: 1
14	Addition Cond. Floor Area (ft <sup>2</sup> ): 0
15	Number of Stories: 1
16	Existing Cond. Floor Area (ft <sup>2</sup> ): n/a
17	Fenestration Average U-factor: 0.3
18	Total Cond. Floor Area (ft <sup>2</sup> ): 680
19	Glazing Percentage (%): 11.76%
20	ADU Bedroom Count: n/a
21	ADU Conditioned Floor Area: n/a
22	Fuel Type: Natural gas
23	No Dwelling Unit: No

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

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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City of Hollister  
 Community Development Department  
**Preapproved ADU Plan Set**  
**Approved**  
 Date: **8/27/2025**

NOTES:

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REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

**REQUIRED SPECIAL FEATURES**  
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.  
 • PV exception 2: No PV required when minimum PV size (Section 150.1(c)(14) < 1.8 kWdc (0 kW))  
 • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

**HERS FEATURE SUMMARY**  
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry  
 • Quality insulation installation (QII)  
 • Indoor air quality ventilation  
 • Kitchen range hood  
 • High R-value Spray Foam Insulation  
 • Verified Refrigerant Charge  
 • Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION							
01	02	03	04	05	06	07	08
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems	
Pre-Approve ADU	680	1	1	1	0	1	

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Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	2.39	10.69	1.48	11.21	0.91	-0.52
Space Cooling	0.58	22.43	0.68	26.08	-0.1	-3.65
IAQ Ventilation	0.4	4.25	0.4	4.25	0	0
Water Heating	3.01	32.23	2.2	25.77	0.81	6.46
Self Utilization/Flexibility Credit			0	0	0	0
<b>South Facing Efficiency Compliance Total</b>	<b>6.38</b>	<b>69.6</b>	<b>4.76</b>	<b>67.31</b>	<b>1.62</b>	<b>2.29</b>
Space Heating	2.39	10.69	1.6	12.16	0.79	-1.47
Space Cooling	0.58	22.43	0.72	27.22	-0.14	-4.79
IAQ Ventilation	0.4	4.25	0.4	4.25	0	0
Water Heating	3.01	32.23	2.2	25.78	0.81	6.45
Self Utilization/Flexibility Credit			0	0	0	0
<b>West Facing Efficiency Compliance Total</b>	<b>6.38</b>	<b>69.6</b>	<b>4.92</b>	<b>69.41</b>	<b>1.46</b>	<b>0.19</b>

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Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	2.39	10.69	1.48	11.21	0.91	-0.52
Space Cooling	0.58	22.43	0.68	26.08	-0.1	-3.65
IAQ Ventilation	0.4	4.25	0.4	4.25	0	0
Water Heating	3.01	32.23	2.2	25.77	0.81	6.46
Self Utilization/Flexibility Credit			0	0	0	0
<b>South Facing Efficiency Compliance Total</b>	<b>6.38</b>	<b>69.6</b>	<b>4.76</b>	<b>67.31</b>	<b>1.62</b>	<b>2.29</b>
Space Heating	2.39	10.69	1.6	12.16	0.79	-1.47
Space Cooling	0.58	22.43	0.72	27.22	-0.14	-4.79
IAQ Ventilation	0.4	4.25	0.4	4.25	0	0
Water Heating	3.01	32.23	2.2	25.78	0.81	6.45
Self Utilization/Flexibility Credit			0	0	0	0
<b>West Facing Efficiency Compliance Total</b>	<b>6.38</b>	<b>69.6</b>	<b>4.92</b>	<b>69.41</b>	<b>1.46</b>	<b>0.19</b>

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REVISIONS:



ADU VALLEY  
 680 SF DETACHED ADU  
 XXXX STREET NAME  
 HOLLISTER, CA 95023

ENERGY COMPLIANCE  
 Date: 7/29/2025  
 Drawn by: AT

T24-1

Scale

FOR USE IN THE CITY OF HOLLISTER

THESE PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY'S PRE-APPROVED ADU PROGRAM. BY SUBMITTING THESE PLANS, THE DESIGNER HAS GRANTED THE CITY PERMISSION TO PUBLISH THESE PLANS ON THE CITY'S PUBLIC WEBSITE AND MAKE THEM AVAILABLE FOR PUBLIC USED IN ADU CONSTRUCTION WITHIN THE CITY, RELEASED THE CITY FROM LIABILITY FOR ANY COPYRIGHT INFRINGEMENT OR UNAUTHORIZED DUPLICATION THAT MAY OCCUR THROUGH PUBLIC ACCESS TO THESE PLANS, AND AUTHORIZED THE CITY TO CREATE DIGITAL COPIES OF THESE PLANS FOR USE ON MULTIPLE BUILDING PERMIT APPLICATION WITHIN THE PRE-APPROVED ADU PROGRAM.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Exterior Wall Construction	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.062	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: Wood Siding/sheathing/decking
Roof Construction	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-50	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-50 / 2x4 Inside Finish: Gypsum Board

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Required	N/A	n/a	n/a

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

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**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I, I certify that this Certificate of Compliance documentation is accurate and complete.  
 Documentation Author Name: \_\_\_\_\_  
 Signature Date: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**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: \_\_\_\_\_  
 Signature Date: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_

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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Kitchen Window Left	Window	Left Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Dining Window Left	Window	Left Wall	Left	90			1	22	0.3	NFRC	0.23	NFRC	Bug Screen
Bathroom Window	Window	Back Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
Laundry Room Window	Window	Right Wall	Right	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
Bedroom Egress Window	Window	Right Wall	Right	270			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Entry Door	Front Wall	20	0.2

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab On Grade	ADU	680	114	none	0	80%	No

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01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System Ductless-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRgt	35	0.35	Exhaust	No	n/a / n/a	No	Yes	

**PROJECT NOTES**  
 Mini Split Carrier  
 Indoor Unit 40MPHAQ24x3  
 Outdoor Unit 38MPRAQ24AA3

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01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU	Conditioned	Heat Pump System	680	8	Heatpump Water Heater	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	ADU	Exterior Wall Construction	0	Front	353	44	90
Left Wall	ADU	Exterior Wall Construction	90	Left	164	24	90
Back Wall	ADU	Exterior Wall Construction	180	Back	320	6	90
Right Wall	ADU	Exterior Wall Construction	270	Right	136	26	90

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Cathedral Ceiling	ADU	Roof Construction	90	Left	680	0	0.5	0.1	0.85	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Bedroom Window	Window	Front Wall	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Kitchen Window Front	Window	Front Wall	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen

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01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
Water Heater	1	40	Rheem	XE40T10H15U0 (40 gal)	TankZone	Outside	Outside

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

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

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	Heating			Cooling		Zonally Controlled	Compressor Type	HERS Verification	
				HSPF/HS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2				EER/EER 2/CEER
Heat Pump System Ductless	Ductless MiniSplit HP	1	HSPF	12	22000	15450	EERSEER	23.5	13.65	Not Zonal	Single Speed	Heat Pump System Ductless-hers-htpump

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City of Hollister  
 Community Development Department  
**Preapproved ADU Plan Set**  
**Approved**  
 Date: **8/27/2025**

NOTES:

REVISIONS:



**ADU VALLEY**  
**680 SF DETACHED ADU**  
 XXXX STREET NAME  
 HOLLISTER, CA 95023

**ENERGY COMPLIANCE**

Date: 7/29/2025  
 Drawn by: AT

**T24-2**

Scale

FOR USE IN THE CITY OF HOLLISTER

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2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code and Description. Row 1: § 150.0(m)13: 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...

Ventilation and Indoor Air Quality:

Table with 2 columns: Code and Description. Rows include: § 150.0(o)1: Requirements for Ventilation and Indoor Air Quality; § 150.0(o)1B: Central Fan Integrated (CFI) Ventilation Systems; § 150.0(o)1C: Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses; § 150.0(o)1G: Local Mechanical Exhaust; § 150.0(o)1H: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems; § 150.0(o)2: Field Verification and Diagnostic Testing.

Pool and Spa Systems and Equipment:

Table with 2 columns: Code and Description. Rows include: § 110.4(a): Certification by Manufacturers; § 110.4(b)1: Piping; § 110.4(b)2: Covers; § 110.4(b)3: Directional Inlets and Time Switches for Pools; § 110.5: Pilot Light; § 150.0(p): Pool Systems and Equipment Installation.

Lighting:

Table with 2 columns: Code and Description. Rows include: § 110.9: Lighting Controls and Components; § 150.0(k)1A: Luminaire Efficacy; § 150.0(k)1B: Screw based luminaires; § 150.0(k)1C: Recessed Downlight Luminaires in Ceilings; § 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires; § 150.0(k)1E: Blank Electrical Boxes; § 150.0(k)1F: Lighting Integral to Exhaust Fans.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code and Description. Rows include: § 110.5: Pilot Lights; § 150.0(h)1: Building Cooling and Heating Loads; § 150.0(h)3A: Clearances; § 150.0(h)3B: Liquid Line Drier; § 150.0(j)1: Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation; § 150.0(j)2: Insulation Protection; § 150.0(m)1: Gas or Propane Water Heating Systems; § 150.0(o)3: Solar Water-heating Systems.

Ducts and Fans:

Table with 2 columns: Code and Description. Rows include: § 110.8(j)3: Ducts; § 150.0(m)1: CMC Compliance; § 150.0(m)2: Factory-Fabricated Duct Systems; § 150.0(m)3: Field-Fabricated Duct Systems; § 150.0(m)7: Backdraft Damper; § 150.0(m)8: Gravity Ventilation Dampers; § 150.0(m)9: Protection of Insulation; § 150.0(m)10: Porous Inner Core Flex Duct; § 150.0(m)11: Duct System Sealing and Leakage Test; § 150.0(m)12: Air Filtration.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code and Description. Rows include: § 150.0(s): Energy Storage System (ESS) Ready; § 150.0(t): Heat Pump Space Heater Ready; § 150.0(u): Electric Cooktop Ready; § 150.0(v): Electric Clothes Dryer Ready.

\*Exceptions may apply.

5/6/22



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. (04/2022)

Building Envelope:

Table with 2 columns: Code and Description. Rows include: § 110.6(a)1: Air Leakage; § 110.6(a)5: Labeling; § 110.6(b): Field fabricated exterior doors and fenestration products; § 110.7: Air Leakage; § 110.8(a): Insulation Certification by Manufacturers; § 110.8(b): Insulation Requirements for Heated Slab Floors; § 110.8(c): Roofing Products Solar Reflectance and Thermal Emittance; § 110.8(d): Radiant Barrier; § 150.0(a): Roof Deck, Ceiling and Rafter Roof Insulation; § 150.0(b): Loose-fill Insulation; § 150.0(c): Wall Insulation; § 150.0(d): Raised-floor Insulation; § 150.0(f): Slab Edge Insulation; § 150.0(g)1: Vapor Retarder; § 150.0(g)2: Vapor Retarder; § 150.0(g): Fenestration Products; § 150.0(c): Fireplaces, Decorative Gas Appliances, and Gas Log; § 110.5(e): Pilot Light; § 150.0(e)1: Closable Doors; § 150.0(e)2: Combustion Intake; § 150.0(e)3: Flue Damper; § 110.0(c): Space Conditioning, Water Heating, and Plumbing System; § 110.0-§ 110.3: Certification; § 110.2(a): HVAC Efficiency; § 110.2(b): Controls for Heat Pumps with Supplementary Electric Resistance Heaters; § 110.2(c): Thermostats; § 110.3(c)3: Insulation; § 110.3(c)6: Isolation Valves.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code and Description. Rows include: § 150.0(k)1G: Screw based luminaires; § 150.0(k)1H: Light Sources in Enclosed or Recessed Luminaires; § 150.0(k)1I: Light Sources in Drawers, Cabinets, and Linen Closets; § 150.0(k)2A: Interior Switches and Controls; § 150.0(k)2B: Interior Switches and Controls; § 150.0(k)2A: Accessible Controls; § 150.0(k)2B: Multiple Controls; § 150.0(k)2C: Mandatory Requirements; § 150.0(k)2D: Energy Management Control Systems; § 150.0(k)2E: Automatic Shutoff Controls; § 150.0(k)2F: Dimmers; § 150.0(k)2K: Independent controls; § 150.0(k)3A: Residential Outdoor Lighting; § 150.0(k)4: Internally illuminated address signs; § 150.0(k)5: Residential Garages for Eight or More Vehicles.

Solar Readiness:

Table with 2 columns: Code and Description. Rows include: § 110.10(a)1: Single-Family Residences; § 110.10(b)1A: Minimum Solar Zone Area; § 110.10(b)2: Azimuth; § 110.10(b)3A: Shading; § 110.10(b)3B: Shading; § 110.10(b)4: Structural Design Loads on Construction Documents; § 110.10(c): Interconnection Pathways; § 110.10(d): Documentation; § 110.10(e)1: Main Electrical Service Panel; § 110.10(e)2: Main Electrical Service Panel.

Electric and Energy Storage Ready:

5/6/22

City of Hollister  
Community Development Department  
Preapproved ADU Plan Set  
Approved  
Date: 8/27/2025

NOTES:

REVISIONS:



ADU VALLEY  
680 SF DETACHED ADU  
XXXX STREET NAME  
HOLLISTER, CA 95023

MANDATORY REQUIREMENTS

Date 7/29/2025  
Drawn by AT

T24-3

Scale

THESE PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY'S PRE-APPROVED ADU PROGRAM. BY SUBMITTING THESE PLANS, THE DESIGNER HAS GRANTED THE CITY PERMISSION TO PUBLISH THESE PLANS ON THE CITY'S PUBLIC WEBSITE AND MAKE THEM AVAILABLE FOR PUBLIC USE IN ADU CONSTRUCTION WITHIN THE CITY, RELEASED THE CITY FROM LIABILITY FOR ANY COPYRIGHT INFRINGEMENT OR UNAUTHORIZED DUPLICATION THAT MAY OCCUR THROUGH PUBLIC ACCESS TO THESE PLANS, AND AUTHORIZED THE CITY TO CREATE DIGITAL COPIES OF THESE PLANS FOR USE ON MULTIPLE BUILDING PERMIT APPLICATION WITHIN THE PRE-APPROVED ADU PROGRAM.

City of Hollister  
Community Development Department  
**Preapproved ADU Plan Set  
Approved**  
Date: **8/27/2025**

NOTES:

REVISIONS:

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ADU VALLEY  
680 SF DETACHED ADU  
XXXX STREET NAME  
HOLLISTER, CA 95023

CONDITIONS OF  
APPROVAL

Date 7/29/2025  
Drawn by AT

COA-1

Scale

FOR USE IN THE CITY OF HOLLISTER

CONDITIONS OF APPROVAL TO BE ATTACHED AFTER  
PLANNING DEPARTMENT APPROVAL

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	DIVISION 4.2 ENERGY EFFICIENCY	Y	N/A	RESPON. PARTY	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION	Y	N/A	RESPON. PARTY	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY																																												
			<p><b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</p> <p><b>301.1.1 Additions and alterations. [HCD]</b> The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</p> <p><b>Note:</b> Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</p> <p><b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p><b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</p>				<p><b>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.</b> When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.</p> <p><b>4.106.4.2.1 Reserved.</b></p> <p><b>4.106.4.2.2 Multifamily dwellings, hotels and motels</b></p> <p><b>1. EV ready parking spaces with receptacles.</b></p> <p><b>a. Hotels and motels.</b> Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.</p> <p><b>b. Multifamily parking facilities.</b> Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided, but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.</p> <p><b>Exception:</b> Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the <i>California Building Code</i>; or parking facilities otherwise incapable of supporting electric vehicle charging.</p> <p><b>c. Receptacle power source.</b> EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.</p> <p><b>Exception:</b> Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the <i>California Building Code</i>; or parking facilities otherwise incapable of supporting electric vehicle charging.</p> <p><b>d. Receptacle configurations.</b> 208/240V EV charging receptacles shall comply with one of the following configurations:</p> <ol style="list-style-type: none"> <li>For 20-ampere receptacles, NEMA 6-20R</li> <li>For 30-ampere receptacles, NEMA 14-30R</li> <li>For 50-ampere receptacles, NEMA 14-50R</li> </ol> <p><b>2. EV ready parking spaces with EV chargers.</b></p> <p><b>a. Hotels and motels.</b> Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.</p> <p><b>b. Multifamily parking facilities.</b> Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.</p> <p>Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.</p> <p><b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b> Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.</p> <p><b>Exception:</b> Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See <i>California Building Code</i>, Chapter 11B, for applicable requirements.</p> <p><b>4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.</b></p> <p>EVCS spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>The minimum length of each EVCS space shall be 18 feet (5486 mm).</li> <li>The minimum width of each EVCS space shall be 9 feet (2743 mm).</li> <li>One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:                     <ol style="list-style-type: none"> <li>The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space.</li> <li>The EVCS space shall be located on an accessible route, as defined in the <i>California Building Code</i>, Chapter 2, to the building.</li> </ol> </li> </ol> <p><b>Exception:</b> Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i>, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.</p> <p><b>4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.</b> In addition to the requirements in Section 4.106.4.2.2.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the <i>California Building Code</i>, Chapter 11B: EV ready spaces and EVCS in multifamily developments shall comply with <i>California Building Code</i>, Chapter 11A, Section 1109A.</p> <p><b>4.106.4.2.3 Reserved.</b></p> <p><b>4.106.4.2.4 Reserved.</b></p> <p><b>4.106.4.2.5 Electric vehicle ready space signage.</b> Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).</p> <p><b>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings</b></p> <p>Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</li> <li>There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</li> </ol>				<p><b>4.201 GENERAL</b></p> <p><b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory energy standards.</p>				<p><b>4.303 INDOOR WATER USE</b></p> <p><b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.</p> <p><b>Note:</b> All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p><b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.</p> <p><b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.</p> <p><b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</p> <p><b>4.303.1.3 Showerheads.</b></p> <p><b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.</p> <p><b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.</p> <p><b>Note:</b> A hand-held shower shall be considered a showerhead.</p> <p><b>4.303.1.4 Faucets.</b></p> <p><b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.</p> <p><b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.</p> <p><b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p> <p><b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.</p> <p><b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p><b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the <i>California Code of Regulations</i>, Title 20 (Appliance Efficiency Regulations), Sections 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A), and Section 1607(d)(7) and shall be equipped with an integral automatic shutoff.</p> <p><b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the <i>California Code of Regulations</i>, Title 20 (Appliance Efficiency Regulations) Section 1605.1(h)(4) and Section 1605.3(h)(4)(A).</p>				<p><b>4.304 OUTDOOR WATER USE</b></p> <p><b>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.</b> Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i>, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <a href="https://www.water.ca.gov/">https://www.water.ca.gov/</a></li> </ol>				<p><b>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b></p> <p><b>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</b></p> <p><b>4.406.1 RODENT PROOFING.</b> Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p><b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b></p> <p><b>4.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>Excavated soil and land-clearing debris.</li> <li>Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.</li> <li>The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.</li> </ol> <p><b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.</b> Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <ol style="list-style-type: none"> <li>Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.</li> <li>Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).</li> <li>Identify diversion facilities where the construction and demolition waste material collected will be taken.</li> <li>Identify construction methods employed to reduce the amount of construction and demolition waste generated.</li> <li>Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.</li> </ol> <p><b>4.408.3 WASTE MANAGEMENT COMPANY.</b> Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.</p> <p><b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p><b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</p> <p><b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</p> <p><b>4.408.5 DOCUMENTATION.</b> Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> may be used to assist in documenting compliance with this section.</li> <li>Mixed construction and demolition debris (C &amp; D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).</li> </ol>				<p><b>4.410 BUILDING MAINTENANCE AND OPERATION</b></p> <p><b>4.410.1 OPERATION AND MAINTENANCE MANUAL.</b> At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:</p> <ol style="list-style-type: none"> <li>Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.</li> <li>Operation and maintenance instructions for the following:             <ol style="list-style-type: none"> <li>Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.</li> <li>Roof and yard drainage, including gutters and downspouts.</li> <li>Space conditioning systems, including condensers and air filters.</li> <li>Landscape irrigation systems.</li> <li>Water reuse systems.</li> </ol> </li> <li>Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.</li> <li>Public transportation and/or carpool options available in the area.</li> <li>Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.</li> <li>Information about water-conserving landscape and irrigation design and controllers which conserve water.</li> <li>Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.</li> <li>Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.</li> <li>Information about state solar energy and incentive programs available.</li> <li>A copy of all special inspections verifications required by the enforcing agency or this code.</li> <li>Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.</li> <li>Information and/or drawings identifying the location of grab bar reinforcements.</li> </ol> <p><b>4.410.2 RECYCLING BY OCCUPANTS.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p><b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.</p>				<p><b>DIVISION 4.5 ENVIRONMENTAL QUALITY</b></p> <p><b>SECTION 4.501 GENERAL</b></p> <p><b>4.501.1 Scope</b> The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.</p> <p><b>SECTION 4.502 DEFINITIONS</b></p> <p><b>5.102.1 DEFINITIONS</b> The following terms are defined in Chapter 2 (<i>and are included here for reference</i>)</p> <p><b>AGRFIBER PRODUCTS.</b> Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&amp;E) not considered base building elements.</p> <p><b>COMPOSITE WOOD PRODUCTS.</b> Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.</p> <p><b>DIRECT-VENT APPLIANCE.</b> A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.</p>				<p><b>TABLE H-2</b></p> <p>STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PRODUCT CLASS [spray force in ounce force (ozf)]</th> <th>MAXIMUM FLOW RATE (gpm)</th> </tr> </thead> <tbody> <tr> <td>Product Class 1 (≤ 5.0 ozf)</td> <td>1.00</td> </tr> <tr> <td>Product Class 2 (&gt; 5.0 ozf and ≤ 8.0 ozf)</td> <td>1.20</td> </tr> <tr> <td>Product Class 3 (&gt; 8.0 ozf)</td> <td>1.28</td> </tr> </tbody> </table> <p>Title 20 Section 1605.3(h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounce-force (ozf) [113 grams-force(gf)]</p> <p><b>4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.</b> Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i>.</p> <p><b>4.303.3 Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i>, and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>.</p> <p><b>NOTE:</b> THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>FIXTURE TYPE</th> <th>FLOW RATE</th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td>1.8 GMP @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON &amp; PUBLIC USE AREAS</td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td>1.8 GPM @ 60 PSI</td> </tr> <tr> <td>METERING FAUCETS</td> <td>0.2 GAL/CYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td>1.28 GAL/FLUSH</td> </tr> <tr> <td>URINALS</td> <td>0.125 GAL/FLUSH</td> </tr> </tbody> </table>	PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28	FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH				
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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES  
N/A = NOT APPLICABLE  
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the Base Reactive Organic Gas (ROG) Mixture per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG).  
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).  
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

**4.503 FIREPLACES**

**4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

**4.504 POLLUTANT CONTROL**

**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT <sub>1,2</sub>	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
<b>SPECIALTY APPLICATIONS</b>	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
<b>SEALANT PRIMERS</b>	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sub>1,2</sub>	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
<b>SPECIALTY COATINGS</b>	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sub>1</sub>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	280
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS:	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD <sub>2</sub>	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.  
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

### **DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)**

**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHL/IAQ/Pages/VOC.aspx>

**4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHL/IAQ/Pages/VOC.aspx>

**4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHL/IAQ/Pages/VOC.aspx>

**4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2209, European EN 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

### **4.505 INTERIOR MOISTURE CONTROL**

**4.505.1 General.** Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

### **4.506 INDOOR AIR QUALITY AND EXHAUST**

**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
  - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

**Notes:**

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

### **4.507 ENVIRONMENTAL COMFORT**

**4.507.2 HEATING AND AIR CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

**Exception:** Use of alternate design temperatures necessary to ensure the system functions are acceptable.

### **CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

#### **702 QUALIFICATIONS**

**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

**Notes:**

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

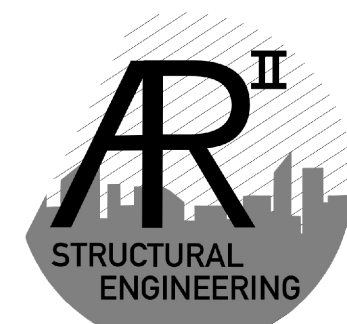
**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

#### **703 VERIFICATIONS**

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.







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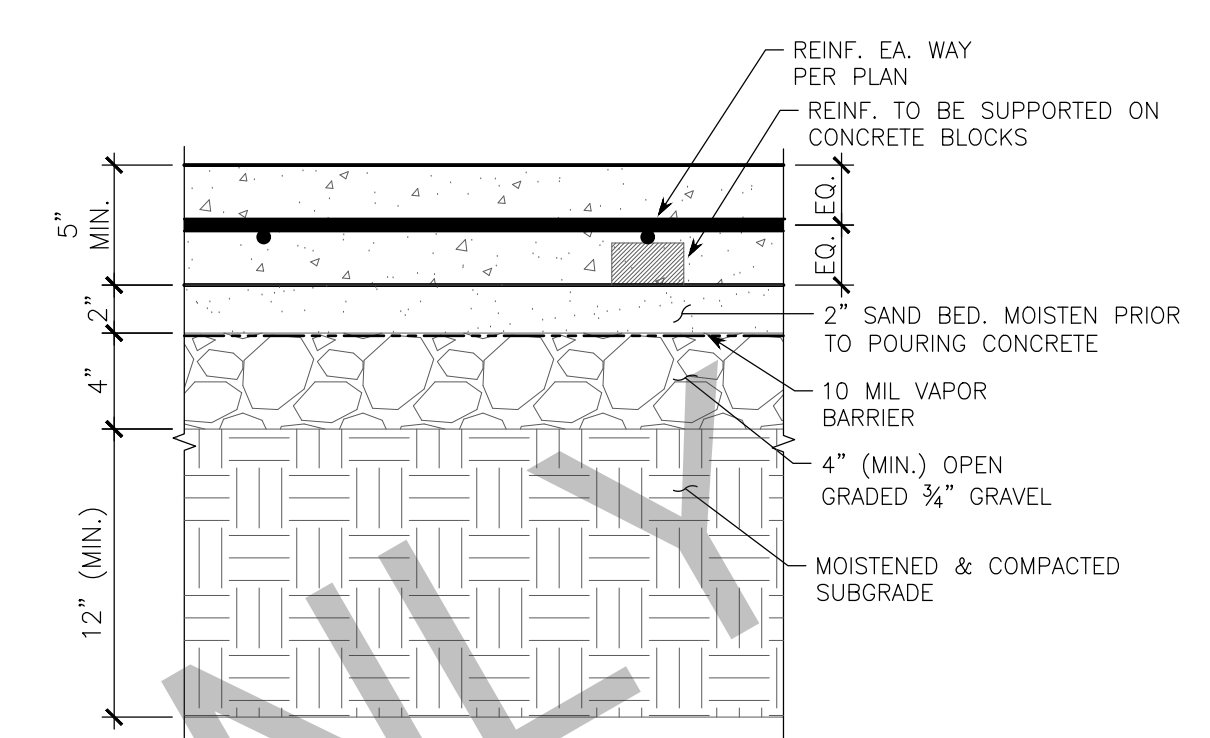
City of Hollister  
Community Development Department  
Preapproved ADU Plan Set  
Approved  
Date: 8/27/2025

TYPICAL DETAILS  
TORRES ADU  
1100 CHRISTOPHER COURT  
HOLLISTER, CA

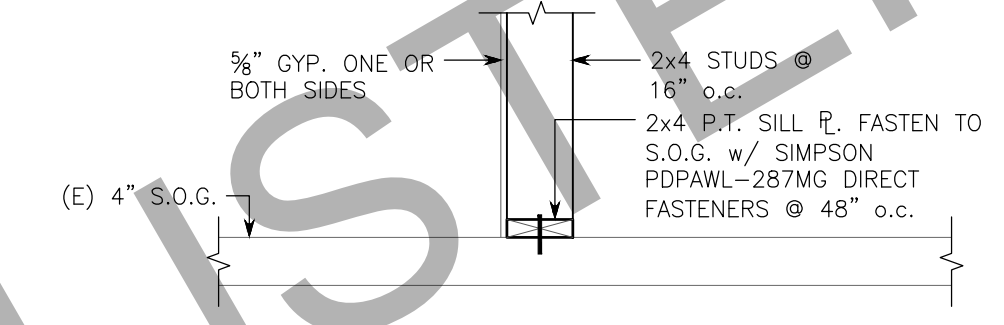


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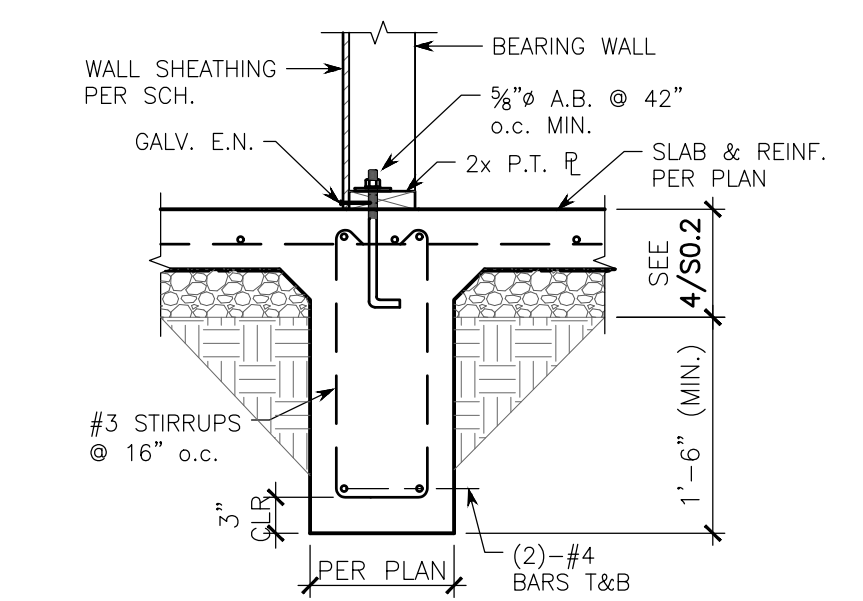
S0.2  
SHEET 2 OF 4



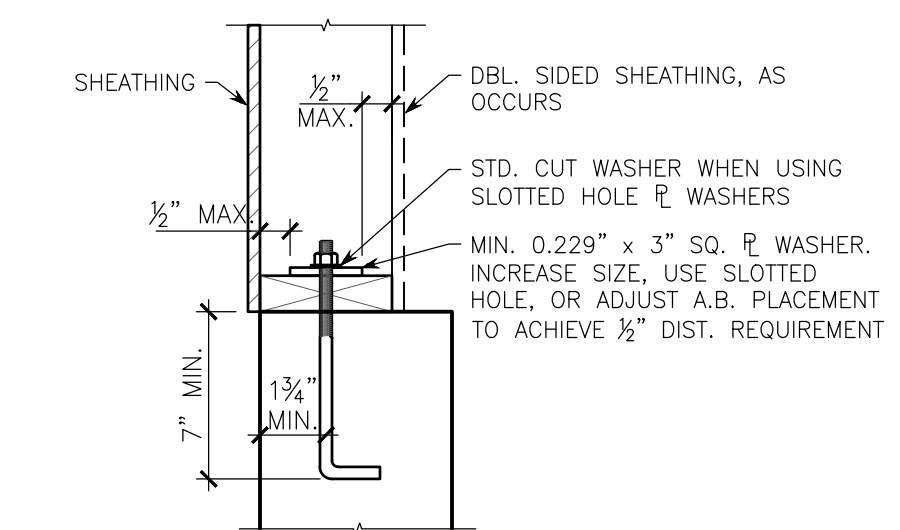
4 SLAB ON GRADE  
S0.2 3/4" = 1'-0"



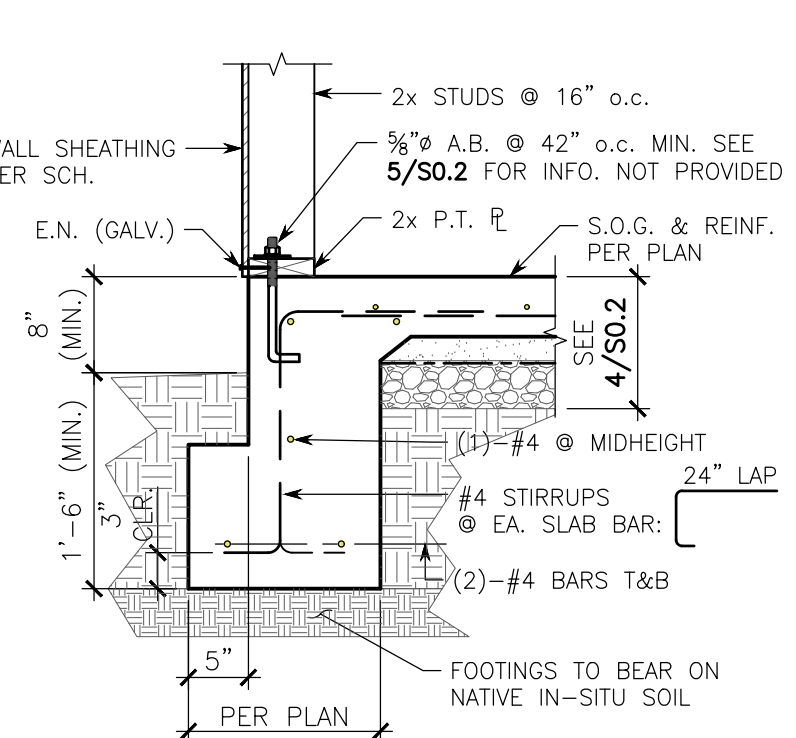
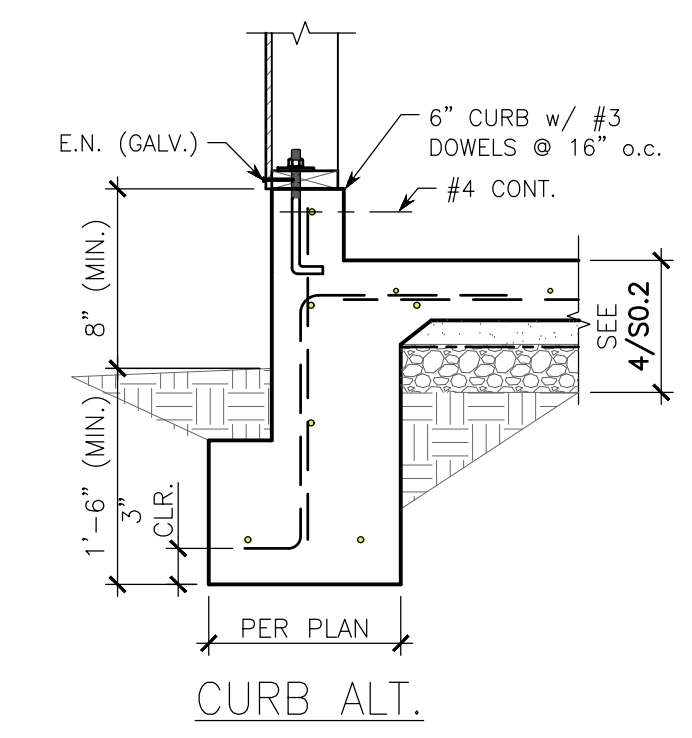
3 SECTION  
S0.2 3/4" = 1'-0"



2 INTERIOR CONT. FTG.  
S0.2 3/4" = 1'-0"



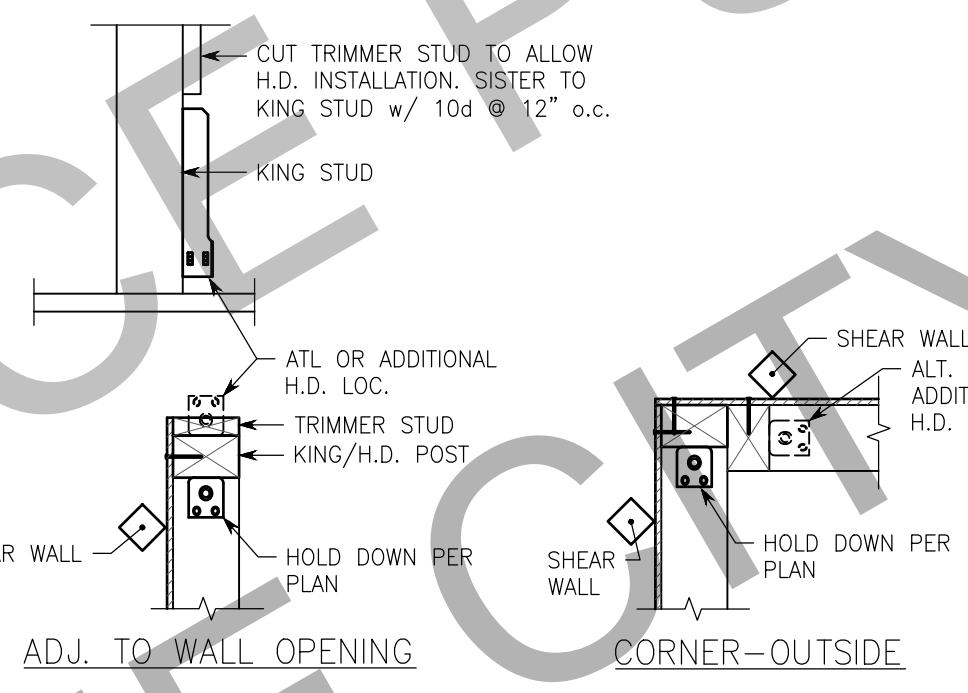
6 P WASHER PLACEMENT  
S0.2 1-1/2" = 1'-0"



1 TYP. SLAB EDGE  
S0.2 3/4" = 1'-0"

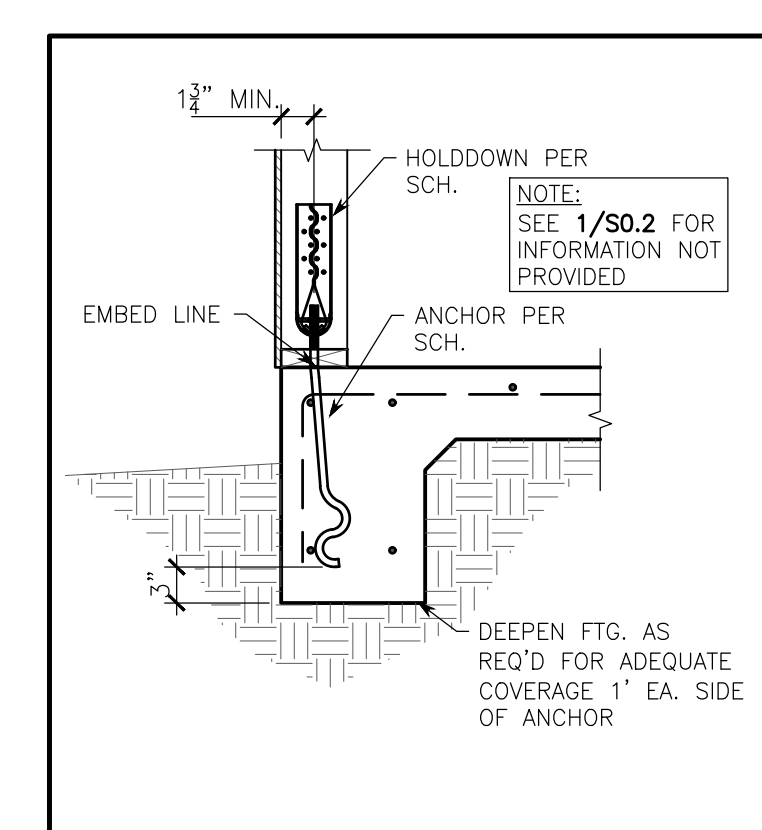
- NOTES:**
- A.B. FOR ALL SHEAR AND BEARING WALLS TO BE 3/8" w/ 7" MIN. EMBED. @ 42" o.c. SEE SHEARWALL SCH. FOR TIGHTER SPACING. ALT.: USE 3/8" TITEN HD w/ 2 3/4" EMBED.
  - (2) BOLTS MIN. PER SILL PIECE. LOCATE BOLTS CLEAR OF POSTS
  - DRILLED BOLT HOLE DIA. = BOLT DIA. + 1/8" (MAX.)
  - USE SQ. R WASHERS @ ALL SILL R. A.B. PER 6/S0.2
  - "O" DIMENSION SHALL BE 8" (MIN.) AND 12" (MAX.)
  - H.D. ANCHORS MAY SUBSTITUTE AN A.B. IF INSTALLED w/ ADDITIONAL NUT AND R WASHER SNUG TIGHT TO THE MUD SILL
  - FOR A.B. NOT HOT-DIP GALVANIZED, APPLY A PROTECTIVE COAT OF CONSTRUCTION ADHESIVE OR CAULKING BETWEEN A.B. AND MUD SILL
  - ALL NAILS INTO P.T. MUD SILL SHALL BE HOT-DIP GALVANIZED

5 ANCHOR LOCATIONS  
S0.2 3/4" = 1'-0"



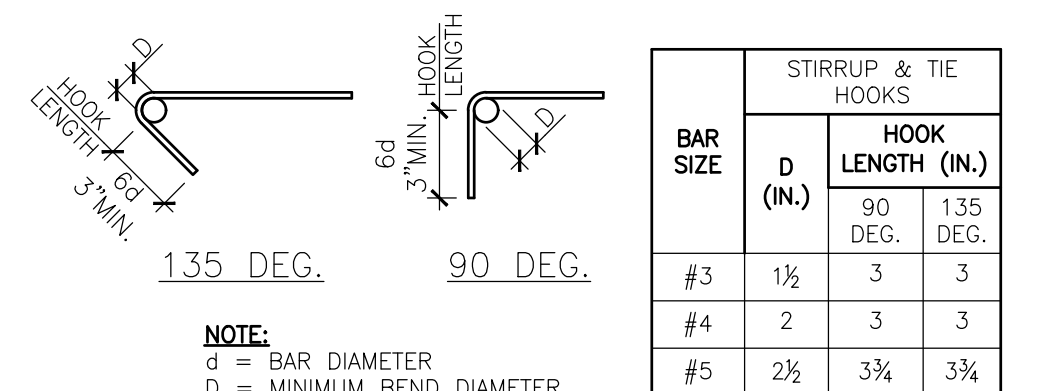
- NOTES:**
- ALL NAILING SHOWN IS PANEL EDGE NAILING, TYP., U.N.O

11 H.D. LOCATIONS  
S0.2 3/4" = 1'-0"



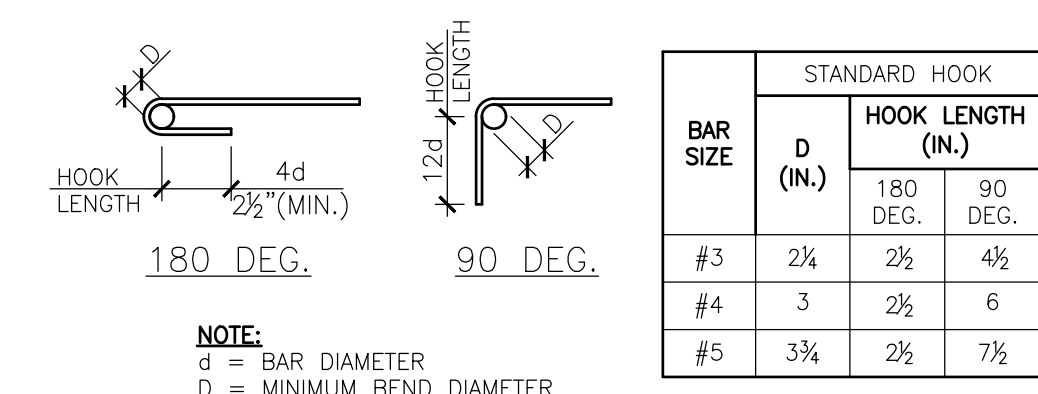
MARK	H.D.	A.B. DIA.	A.B. TYPE	MIN. POST
(A)	HD02	3/8"	SSTB16	4x

12 HOLDDOWN SCH.  
S0.2 3/4" = 1'-0"



BAR SIZE	STIRRUP & TIE HOOKS	
	D (IN.)	HOOK LENGTH (IN.)
#3	1 1/2	3
#4	2	3
#5	2 1/2	3 3/4

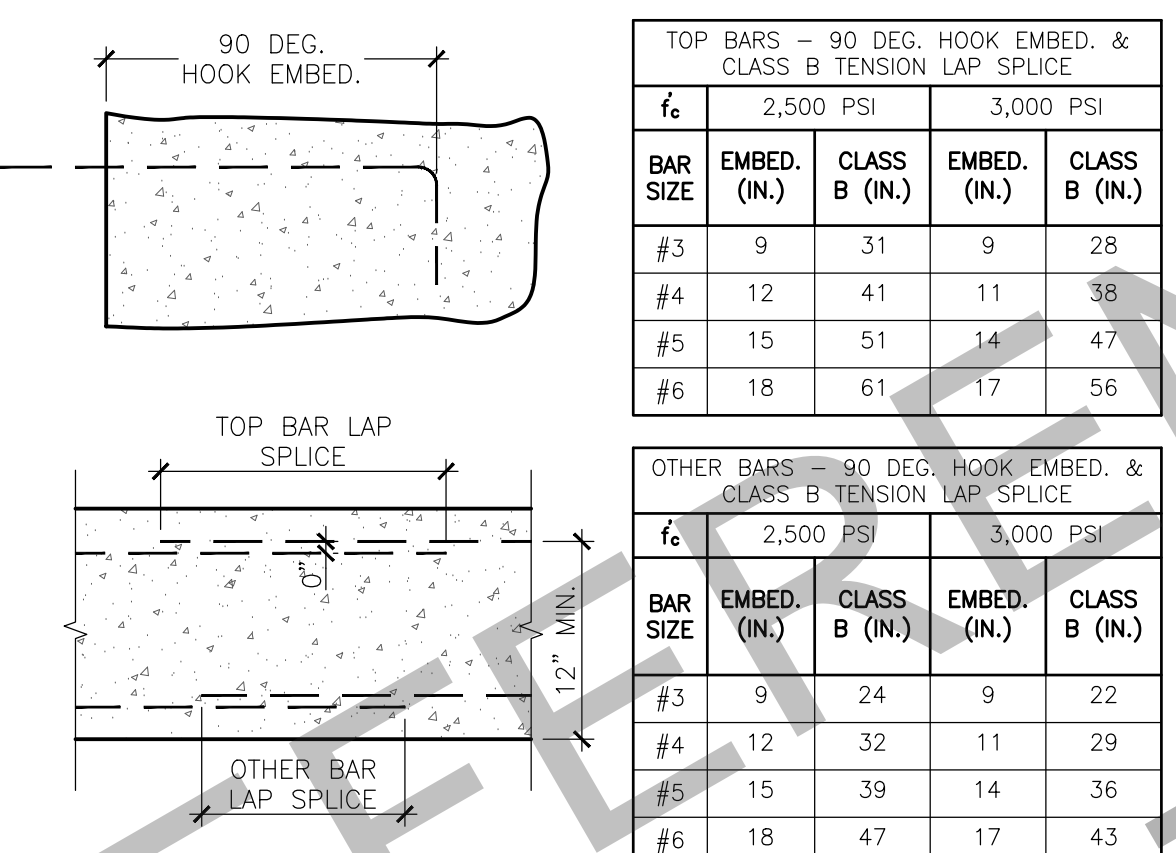
STIRRUPS & TIES



BAR SIZE	STANDARD HOOK	
	D (IN.)	HOOK LENGTH (IN.)
#3	2 1/4	2 1/2
#4	3	2 1/2
#5	3 3/4	2 1/2

STANDARD REBAR

17 REBAR HOOKS  
S0.2 3/4" = 1'-0"

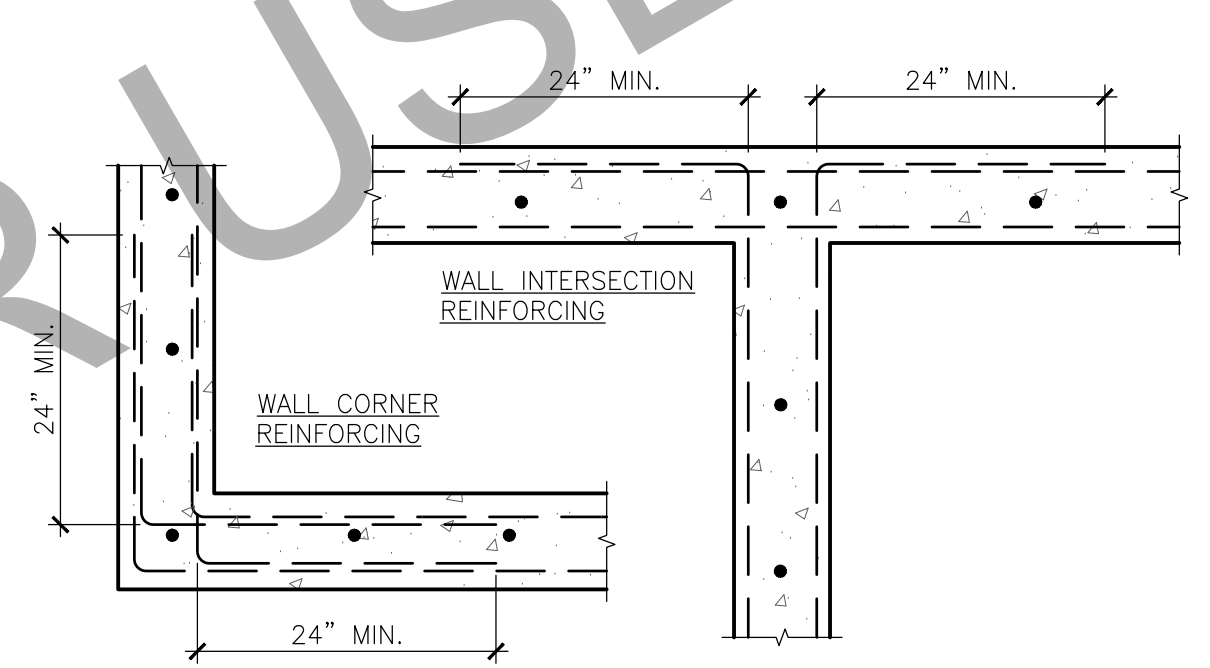


TOP BARS - 90 DEG. HOOK EMBED. & CLASS B TENSION LAP SPLICE				
f <sub>c</sub>	2,500 PSI		3,000 PSI	
BAR SIZE	EMBED. (IN.)	CLASS B (IN.)	EMBED. (IN.)	CLASS B (IN.)
#3	9	31	9	28
#4	12	41	11	38
#5	15	51	14	47
#6	18	61	17	56

OTHER BARS - 90 DEG. HOOK EMBED. & CLASS B TENSION LAP SPLICE				
f <sub>c</sub>	2,500 PSI		3,000 PSI	
BAR SIZE	EMBED. (IN.)	CLASS B (IN.)	EMBED. (IN.)	CLASS B (IN.)
#3	9	24	9	22
#4	12	32	11	29
#5	15	39	14	36
#6	18	47	17	43

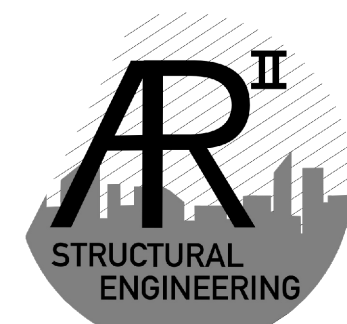
- NOTE:**
- TOP BARS ARE HORIZ. BARS PLACED WITH MORE THAN 12" OF FRESH CONCRETE BELOW THEM
  - USE CLASS B LAP SPLICE FOR ALL BAR SPLICES, TYP.
  - TABLES ASSUME GRADE 60 REINF.
  - TABLES ARE BASED UPON MIN. CLEAR COVER GREATER THAN 1.0d AND MIN. CLEAR SPACING GREATER THAN 2d, WHERE EITHER OF THESE REQUIREMENTS IS NOT MET, INCREASE EMBED. OR LAP LENGTH BY 50%
  - Ø INDICATES REINF. Ø

16 EMBED. & LAP SPLICE  
S0.2 3/4" = 1'-0"



15 TYP. CORNER REINF.  
S0.2 3/4" = 1'-0"

FOR RENT IN THE CITY OF HOLLISTER

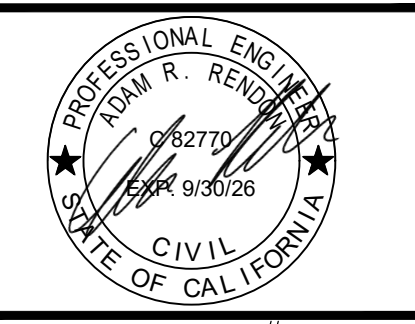


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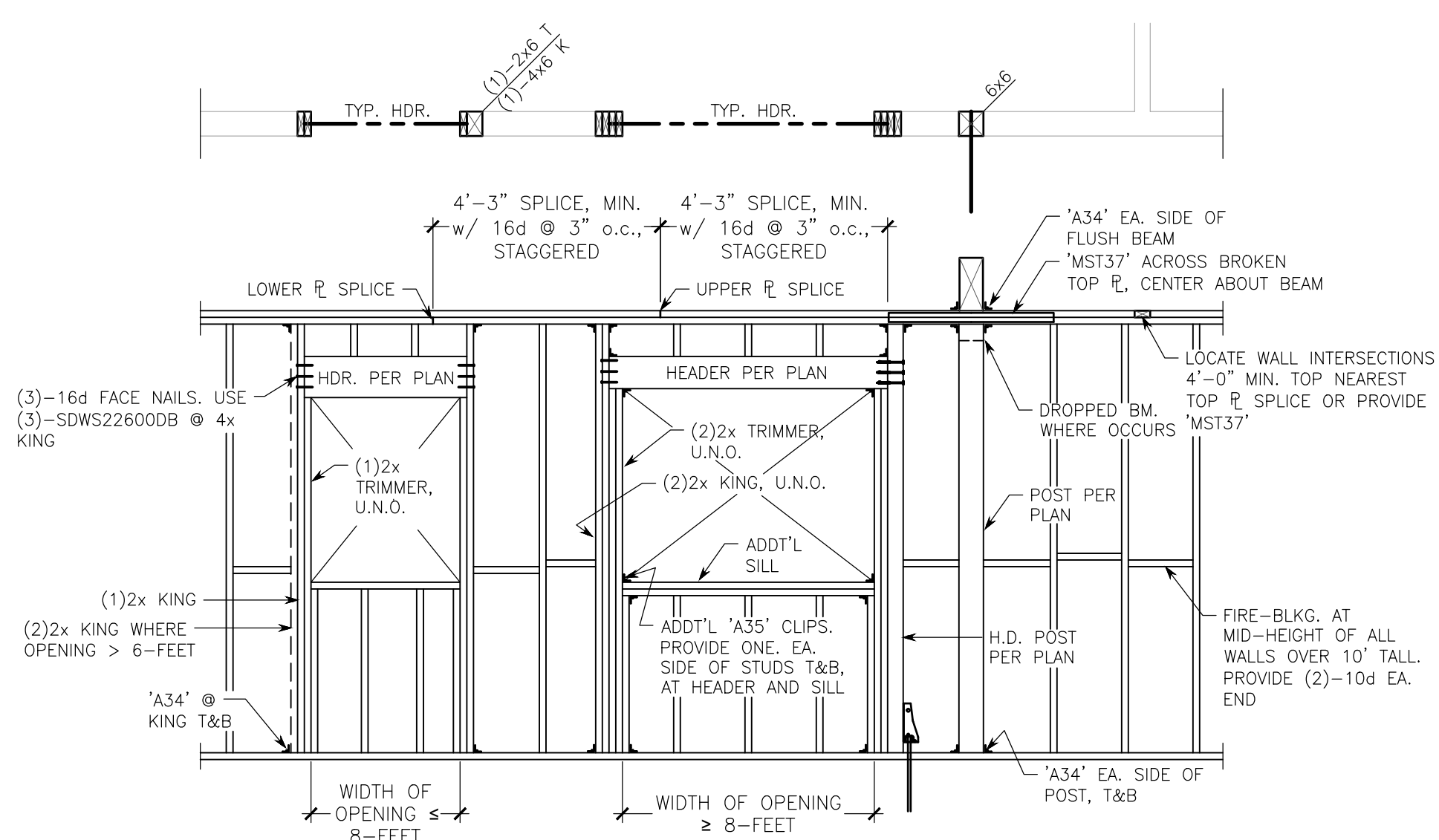
City of Hollister  
Community Development Department  
**Preapproved ADU Plan Set**  
Approved  
Date: 8/27/2025

TYPICAL DETAILS  
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1100 CHRISTOPHER COURT  
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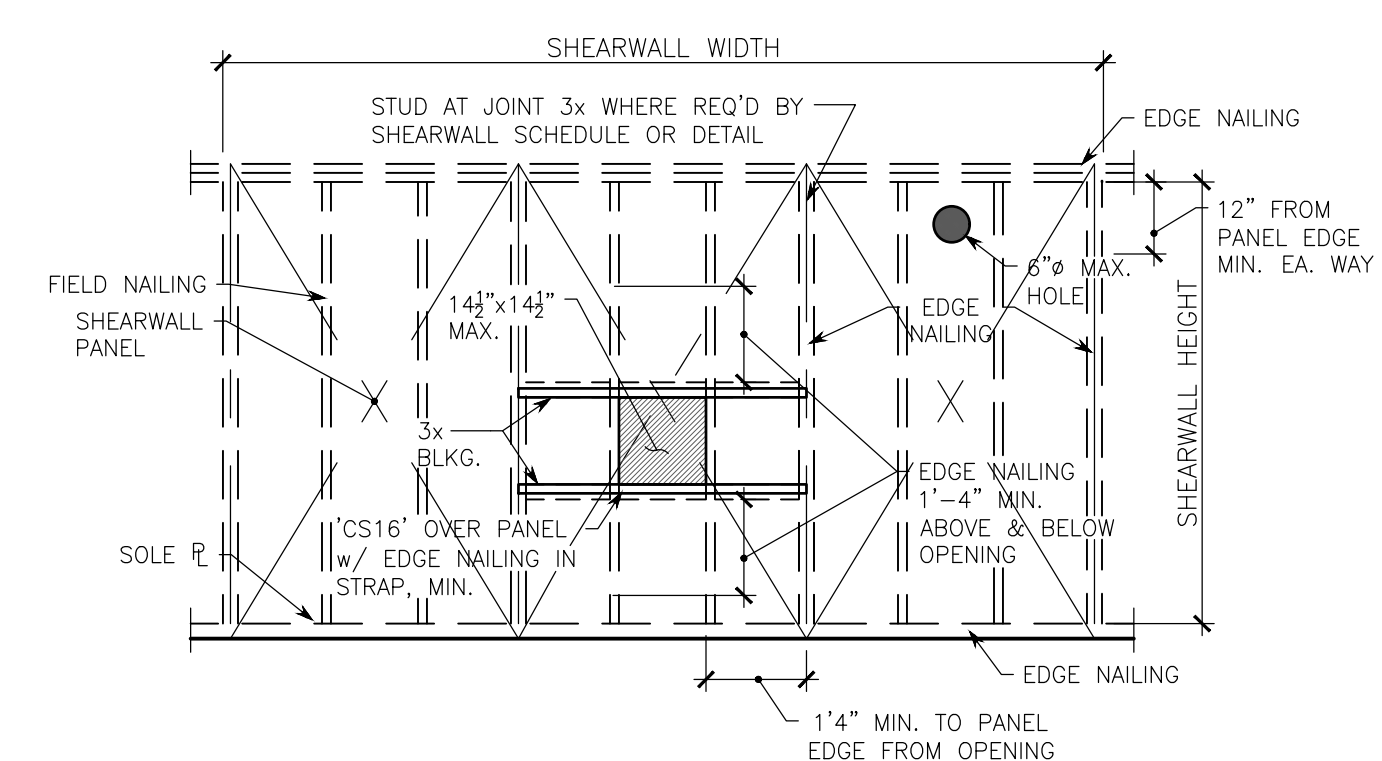


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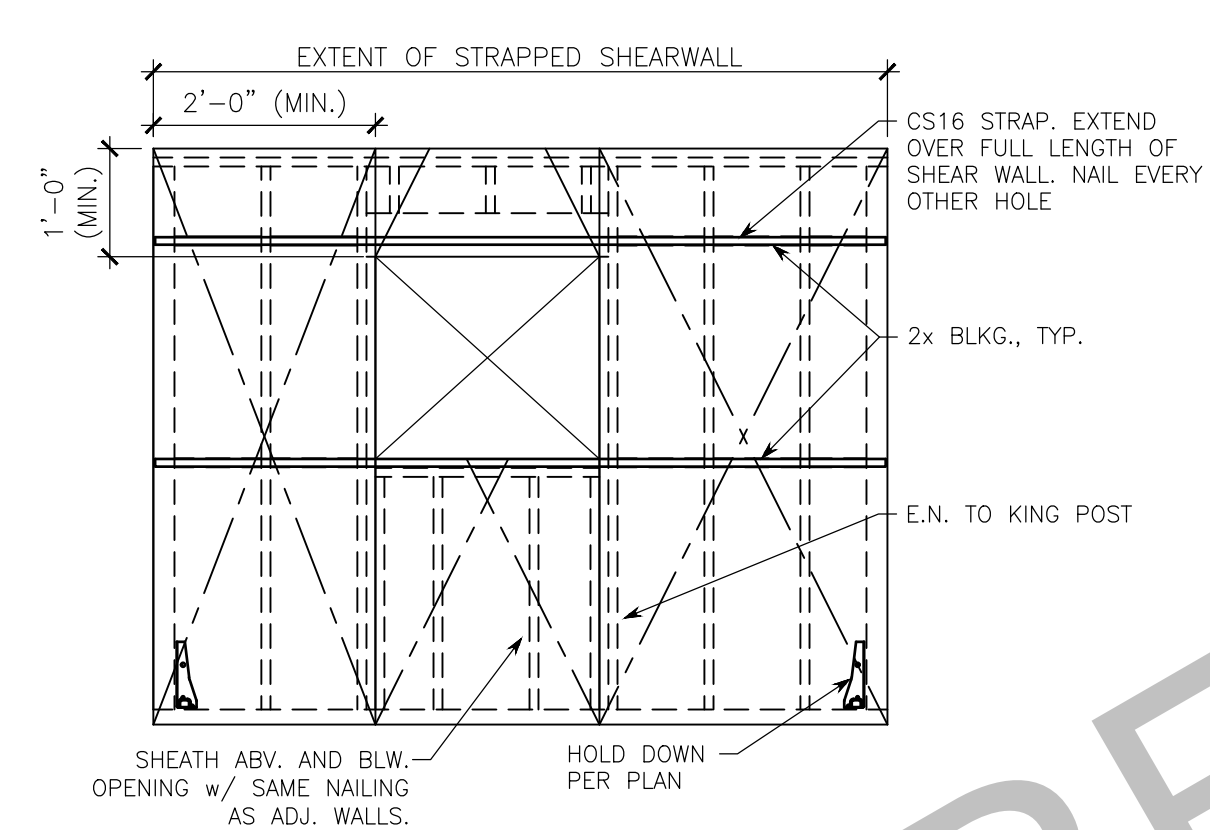
**S0.3**  
SHEET 3 OF 4



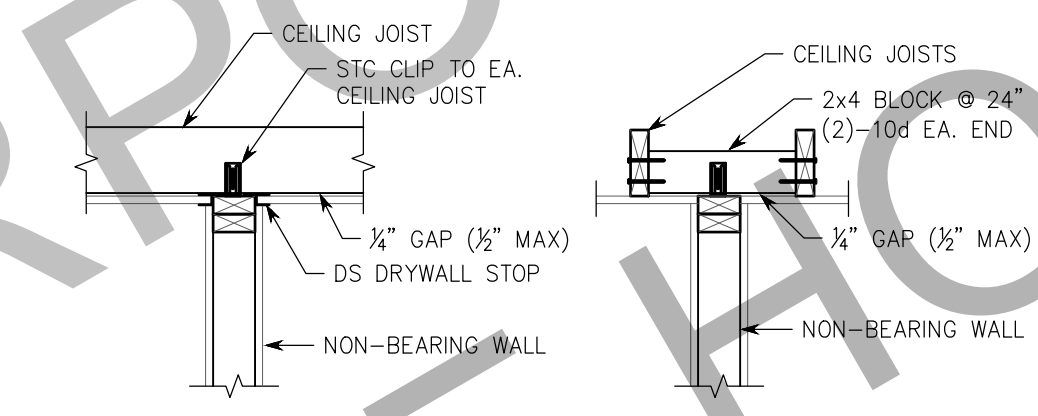
**20 TYP. WALL FRAMING**  
S0.3 3/8" = 1'-0"



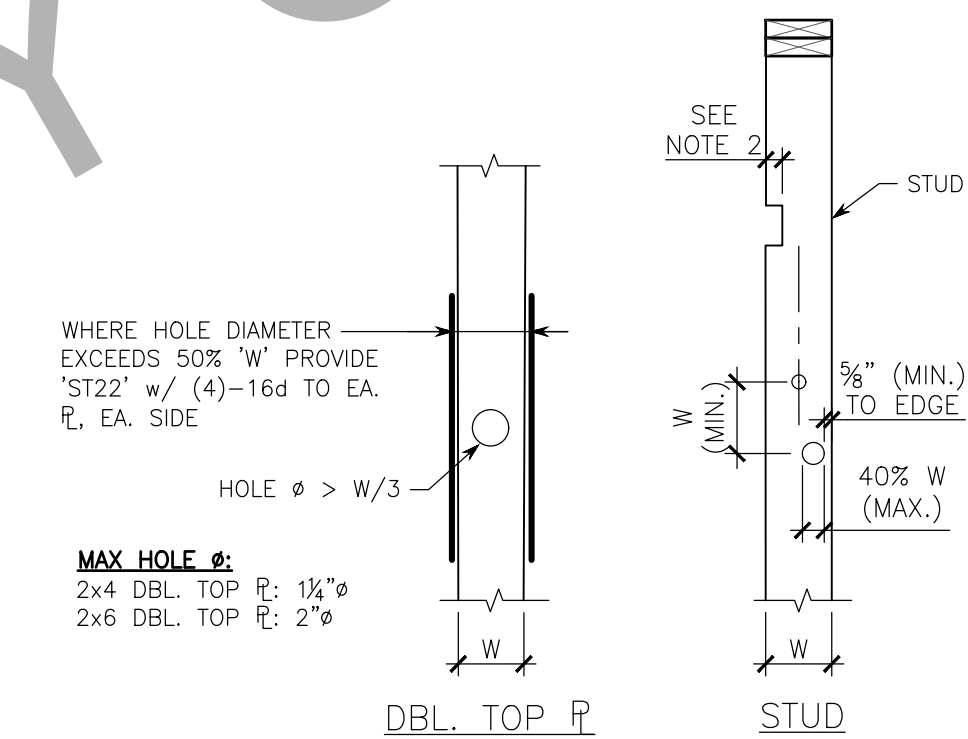
**19 SHEARWALL PENETRATION**  
S0.3 3/8" = 1'-0"



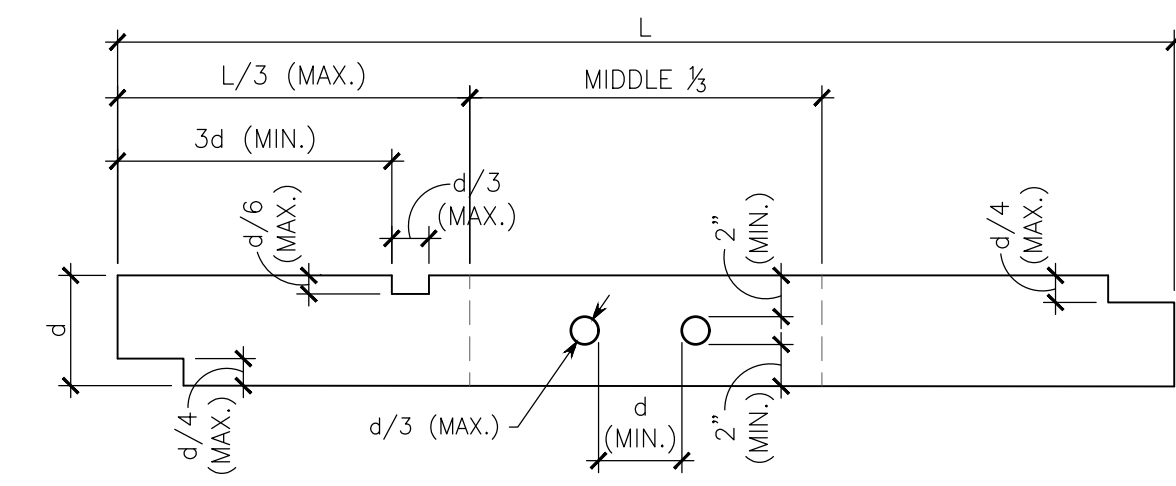
**18 STRAPPED SHEARWALL**  
S0.3 3/8" = 1'-0"



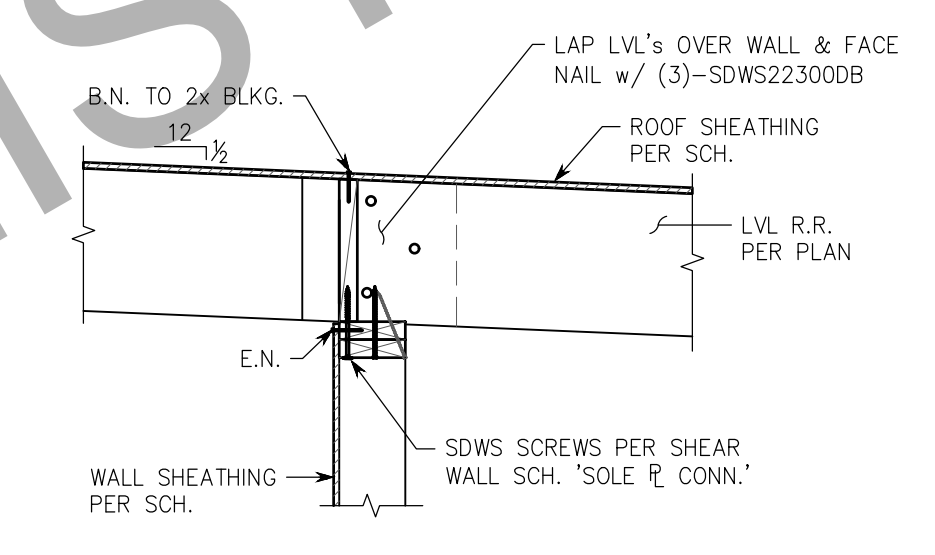
**7 NON-BEARING WALL**  
S0.3 3/4" = 1'-0"



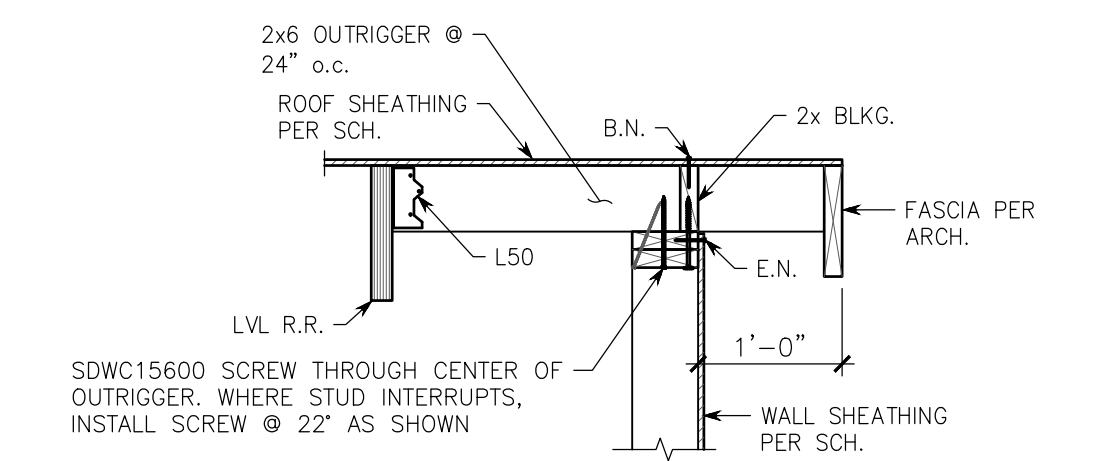
**6 STUD/R NOTCHING**  
S0.3 3/4" = 1'-0"



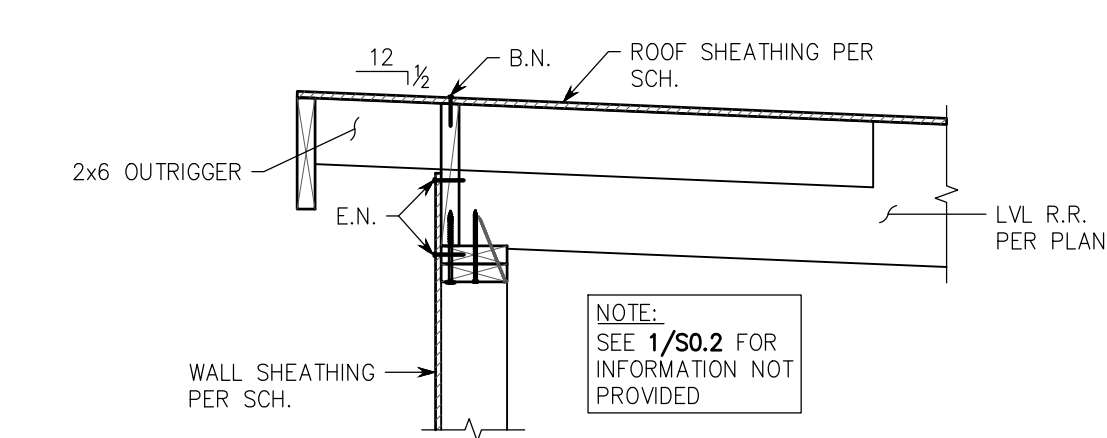
**5 RAFTER/JOIST NOTCHING**  
S0.3 3/4" = 1'-0"



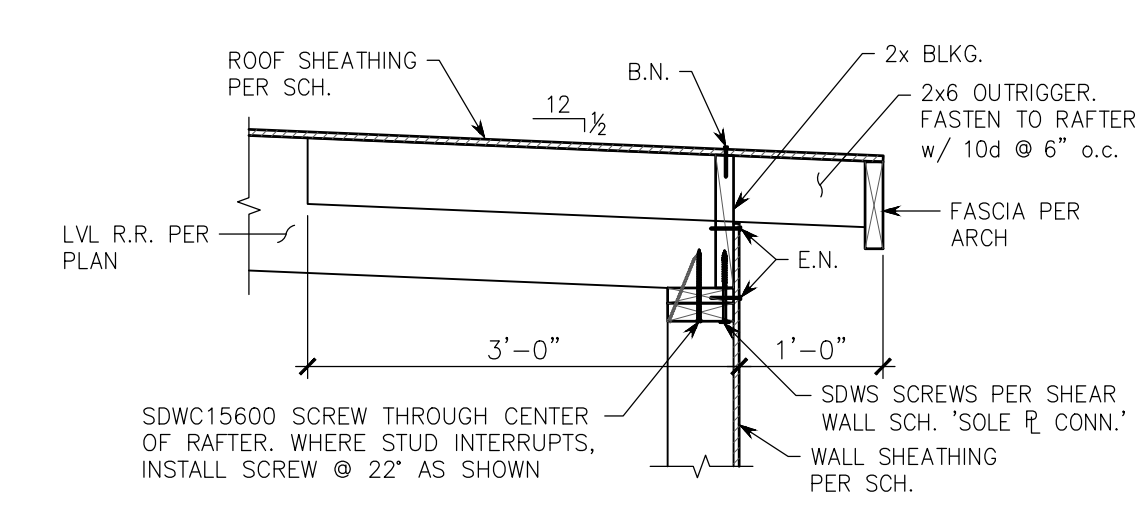
**4 INTERIOR BEARING**  
S0.3 3/4" = 1'-0"



**3 OUTRIGGER**  
S0.3 3/4" = 1'-0"

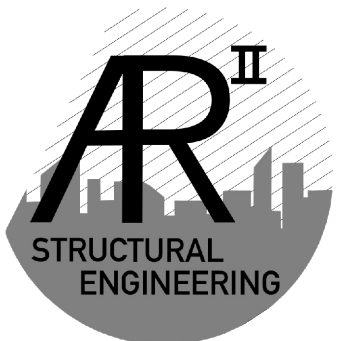


**2 RAFTER BEARING**  
S0.3 3/4" = 1'-0"



**1 RAFTER BEARING**  
S0.3 3/4" = 1'-0"

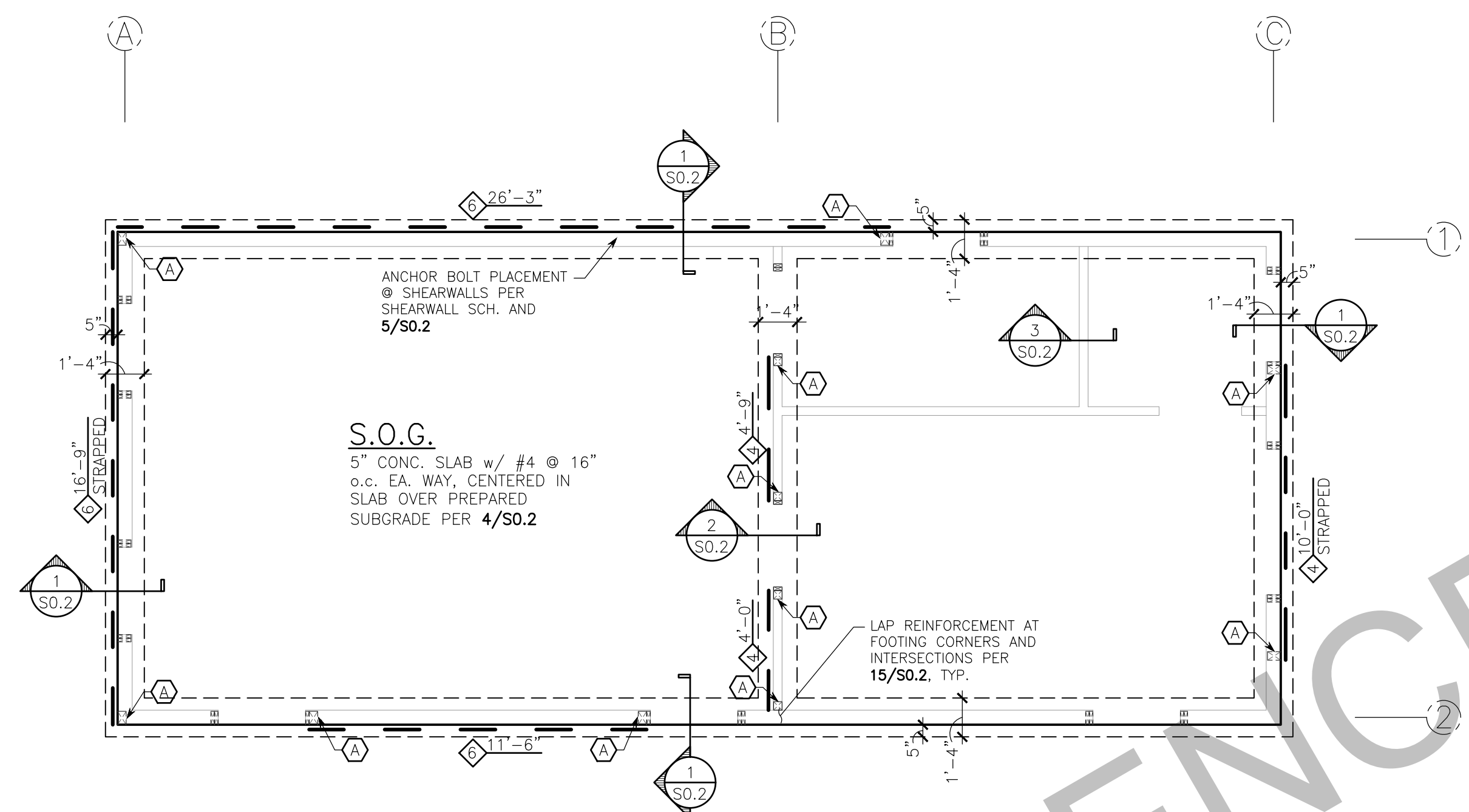
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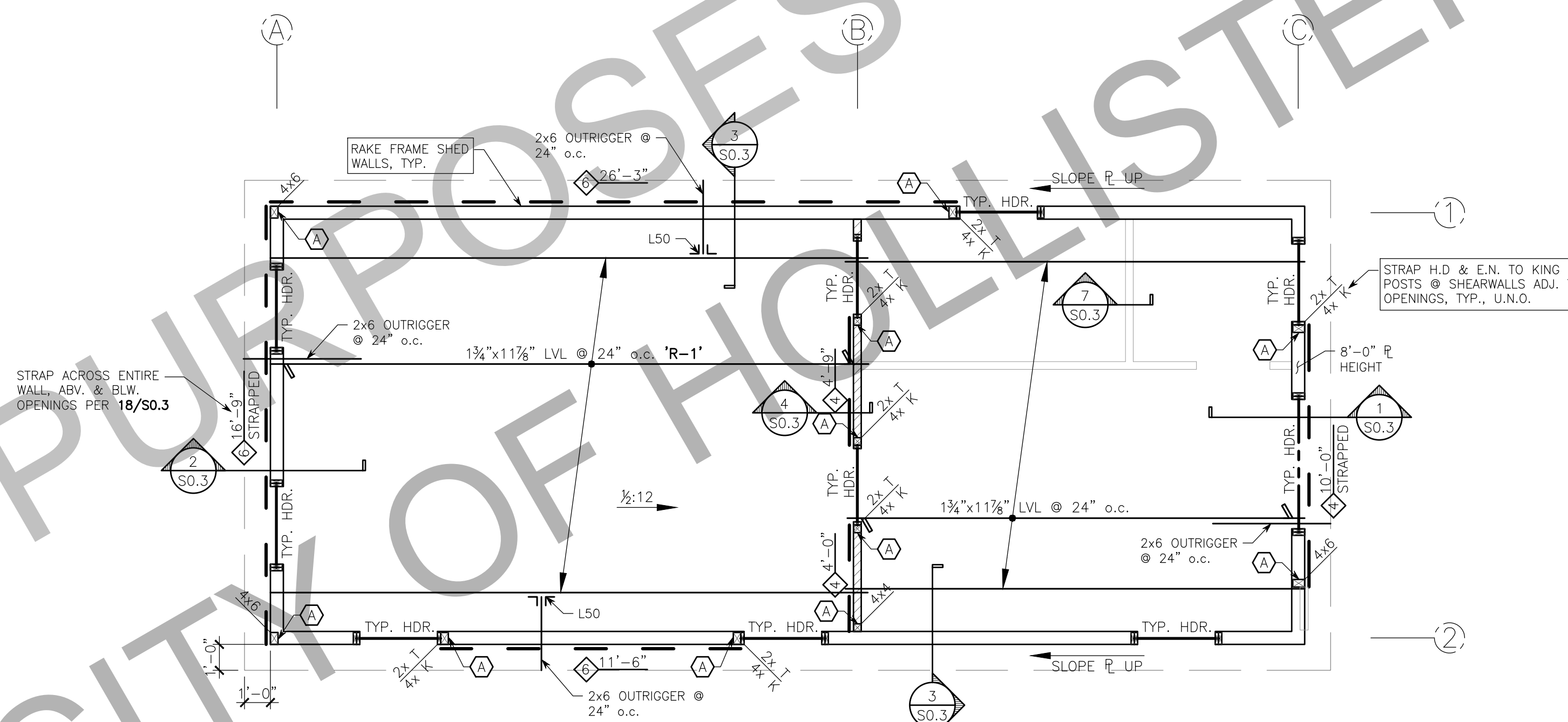
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Preapproved ADU Plan Set  
Approved  
Date: 8/27/2025



**FOUNDATION PLAN**  
scale: 1/4" = 1'-0"

- FOUNDATION NOTES:**
- SEE SHEETS S0.1-S0.3 FOR TYPICAL DETAILS AND GENERAL NOTES
  - CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PLANS
  - POST OR COLUMN FROM ABV.
  - 8'-0" INDICATES SHEARWALL E.N. AND MINIMUM LENGTH - SEE SHEARWALL SCHEDULE 1/S0.1
  - HOLD DOWN PER 10/S0.2
  - ▲ STEP IN TOP OF WALL
  - CONTRACTOR TO FIELD VERIFY GRADE WITH TOP OF WALL AND COORDINATE w/ ENGINEER.
  - FOR DRAINAGE DETAILS, SUMP PITS, DAMPROOFING, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT, STEPS, DIMENSIONS NOT SHOWN, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL
  - ALL FOOTINGS MUST REST ON UNDISTURBED NATIVE IN-SITU SOIL



**ROOF FRAMING PLAN**  
scale: 1/4" = 1'-0"

- PLAN NOTES:**
- SEE SHEETS S0.1-S0.3 FOR TYPICAL DETAILS AND GENERAL NOTES
  - CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PLANS
  - PLANS SHOW FRAMING ON WALLS BELOW
  - SEE SHEATHING SCH. 3/S0.1 FOR ROOF & WALL SHEATHING TYPE AND NAILING.
  - EXTERIOR WALLS TO BE 2x6 @ 16" o.c., U.N.O. SHEATH ALL EXTERIOR WALLS
  - "TYP. HDR." TO BE 6x8 @ 6" NOMINAL WALLS AND 4x12 @ 4" NOMINAL WALLS
  - POST BELOW, PROVIDE (BM. WIDTH) x (WALL WIDTH) POSTS UNDER ALL BEAMS, U.N.O.
  - INTERIOR BEARING WALL
  - 8'-0" INDICATES SHEARWALL E.N. AND MINIMUM LENGTH - SEE SHEARWALL SCHEDULE 1/S0.1
  - HOLD DOWN PER 10/S0.2
  - FRAME ALL GABLE END WALLS w/ FULL HEIGHT STUDS FROM FLOOR TO CEILING
  - CEILING AND ITS SHEETROCK SHALL NOT BE INSTALLED BEFORE FULL DEAD LOAD IS INSTALLED
  - MECHANICAL, ELECTRICAL AND SHAFT OPENINGS PER DRAWINGS OTHER THAN STRUCTURAL
  - FOR DRAINAGE DETAILS, WATERPROOFING, UTILITIES, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL

FOUNDATION & ROOF FRAMING PLAN

TORRES ADU  
1100 CHRISTOPHER COURT  
HOLLISTER, CA



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S1.0  
SHEET 4 OF 4

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