



VICINITY MAP

Community Development Department

City of Hollister

Preapproved ADU Plan Set

Approved Date: 8/27/2025

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

 \times \times \times (E) FENCE

(E) EASEMENT **ROOF LINE**

(E) CONCRETE

(N) CONCRETE

SITE INFORMATION

ADDRESS: XXXX STREET NAME APN #: XXXXXXXXX **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% XXXX SF EXISTING HABITABLE BUILDING AREA XXXX SF LOT AREA 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: TYPE OF CONSTRUCTION:

BUILDING HEIGHT

SETBACKS: REAR **EX BUILDING**

x' (4' MIN)

x' (6' MIN)

SHGC - SOLAR HEAT GAIN COEFFICIENT **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.

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.

ABBREVIATIONS:

FH - FIRE HYDRANT

WM - WATER METER

PV - PHOTOVOLTAIC

KW - KILOWATTS

FIRM - FLOOD INSURANCE RATE MAP

PEX - CROSS-LINKED POLYETHYLENE

EER - ENERGY EFFICIENCY RATIO

PVC - POLYVINYL CHLORIDE

SMP - SERVICE METER PANEL

OSB - ORIENTED STRAND BOARD

SEER - SEASONAL ENERGY EFFICIENCY RATIO

GFCI - GROUND FAULT CIRCUIT INTERRUPTER

HSPF - HEATING SEASONAL PERFORMANCE FACTOR

T.P.M.E. - TEMPORARY POWER METER ENCLOSURE

HSPF - HEATING SEASONAL PERFORMANCE FACTOR

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.

TITLE 24 REQUIREMENTS:

1. WINDOWS: 2. INSULATION:

WALLS= R-21 RAFTERS- R-50

SHGC=0.27

CLOSE CELL FOAM

15K BTU

U-FACTOR=0.3

PRE-APPROVED ACCESSORY DWELLING UNIT

SHEET NUMBER

1 BEDROOM, 1 BATHROOM

680 S.F.

3. ROOF REQUIREMENTS:

NO RADIANT BARRIER VENTILATION= 1/150 S.F.

4. WATER HEATER: **UNIFORM ENERGY FACTOR (UEF) 3.1**

240-VOLT, 30-AMP 40 GAL 5. AIR CONDITIONING:

> HEATING: 8.6 HSPF2 Variable Capacity Heat Pump (VCHP) COOLING: 19.3 SEER2 9.8 EER2

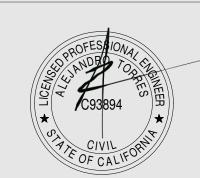
6. SOLAR PANELS NOT REQUIRED PER EXCEPTION #2 TO SECTION 150.1(c)14

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

SHEET INDEX

SHEET NAME

REVISIONS:



ADU VALLEY 680 SF DETACHED ADU

XXXX STREET NAME HOLLISTER, CA 95023

TITLE SHEET

7/29/2025 Drawn by

As indicated

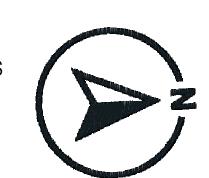
City of Hollister

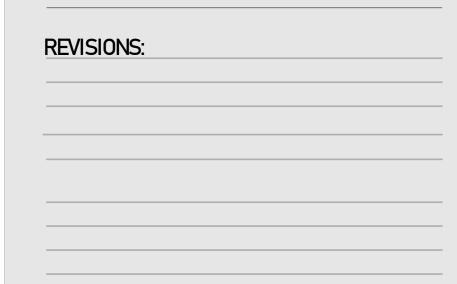
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EXISTING SITE CONDITIONS TO BE SURVEYED. EXISTING SITE PLAN TO SHOW REQUIRED INFORMATION PER CITY OF HOLLISTER ADU SUBMITTAL CHECKLIST

> NORTH ARROW ORIENTATION, DISTANCES, BEARINGS, AND EXISTING CONDITIONS ARE 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

7/29/2025

1/4" = 1'-0"

PUBLIC WORKS NOTES

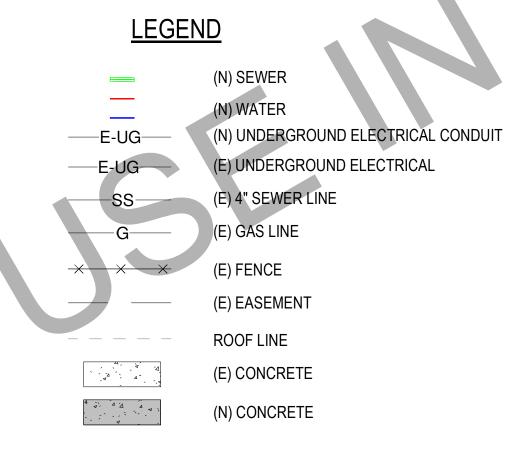
- 1. ALL CONSTRUCTION MUST BE TO THE CITY OF HOLLISTER STANDARDS AND ACCEPTED BY THE PUBLIC WORKS INSPECTOR. STANDARD PLANS ARE AVAILABLE ON-LINE AND AT THE OFFICE OF THE PUBLIC WORKS INSPECTOR AND ON-LINE AT: http://hollister.ca.gov/government/city-departments/engineering/engineering-standards/
- 2. CONTRACTOR SHALL MEET WITH CITY OF HOLLISTER AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION, 24 HOURS NOTICE REQUIRED ON ALL INSPECTIONS.
- 3. 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. 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.
- 5. 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.
- 7. 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.
- 8. 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.
- 9. CONTRACTOR IS TO MAKE PROVISIONS FOR TRENCH SPOILS.
- 10. SAWCUT ALL TRENCHES IN EXISTING PAVEMENT
- 11. CONTRACTOR IS RESPONSIBLE FOR COMPACTION OF ALL UTILITY TRENCHES INCLUDING P.G.&E. AND FOR THE SPOILS GENERATED BY THESE SAME UTILITY TRENCHES.
- 12. ALL ENDS, BENDS, AND TEES ON WATER LINES MUST HAVE ADEQUATE THRUST BLOCKS CALCULATED FROM CITY OF HOLLISTER STANDARDS.
- 13. CITY/SCWD WILL OPERATE ALL EXISTING WATER VALVES. CONTRACTOR SHALL MAKE ARRANGEMENTS IN ADVANCE WITH THE PUBLIC WORKS/SCWD INSPECTOR.

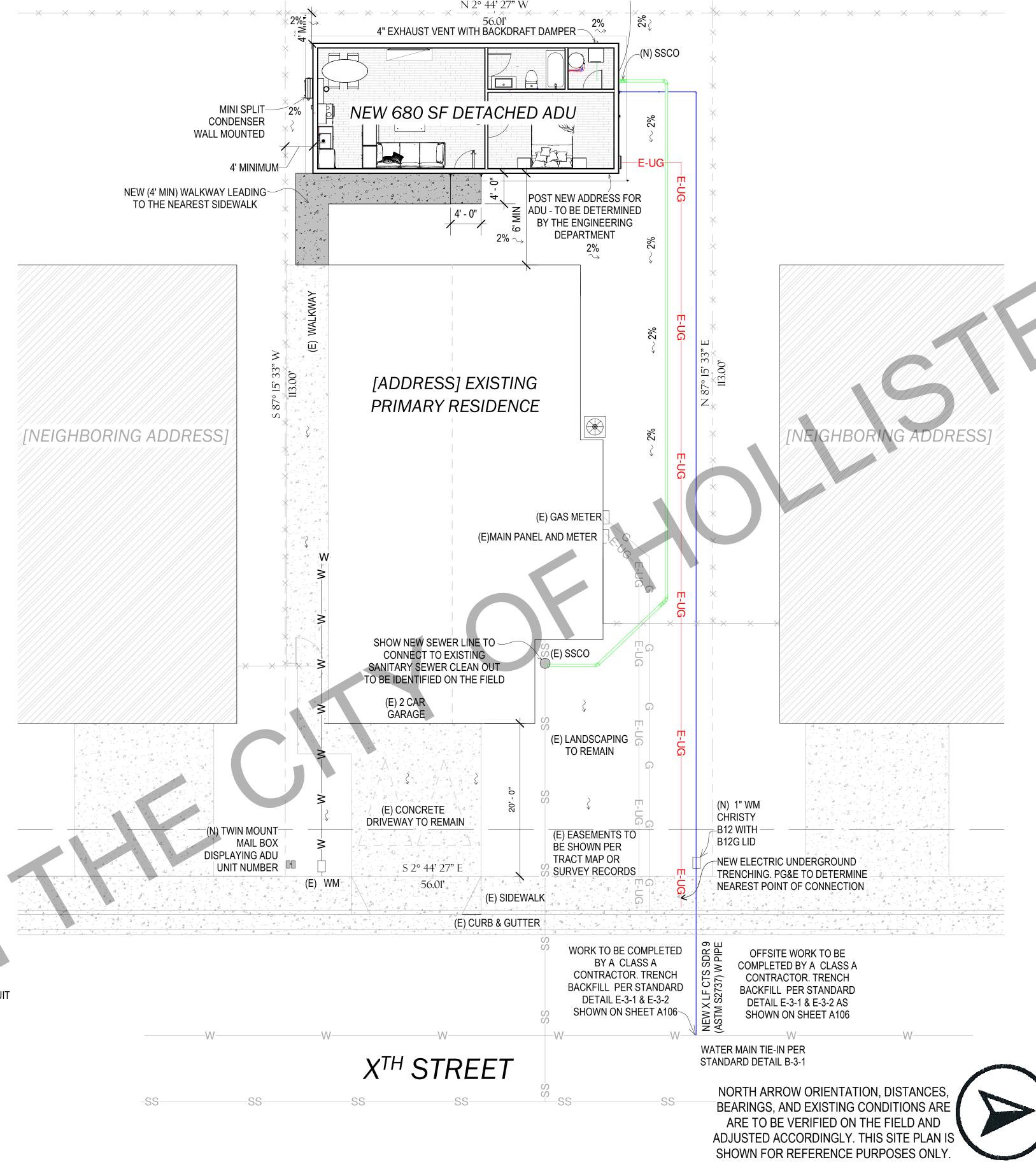
TYPICAL CITY STANDARDS

- 1. ALL WORK MUST BE TO CITY OF HOLLISTER STANDARD SPECIFICATIONS AND DETAILS.
- 2. WORK MUST BE INSPECTED BY THE CITY OF HOLLISTER PRIOR TO BACKFILL.
- 3. ALL TRENCH BACKFILL TO BE CLEAN SAND BACKFILL
- 4. SINGLE OR TWO SACK SAND SLURRY MAY BE SUBSTITUTED FOR 95% COMPACTED FILL OR A.B.
- 5. TRENCH COMPACTION SHALL BE PER STANDARD PLAND E-3-1 & E-3-2.
- 6. ASPHALT OR CONCRETE ROAD SURFACE MUST BE SAW CUT.
- 7. 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.
- 8. APPLICANT IS RESPONSIBLE TO SCHEDULE ALL INSPECTIONS WITH MINIMUM OF 48 HOUR NOTICE.
- 9. 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.
- 10. FOR A COMPLETE LIST OF STANDARDS PLEASE VISIT: https://hollister.ca.gov/government/city-departments/engineering/engineering- standards/

GENERAL NOTES

- 1. SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.
- 2. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
- 3. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- 4. 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).
- 5. 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.
- 6. OWNER/CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS
- 7. OWNER/CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.
- 8. CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES





-EXISTING FIRE HYDRANT IS X' FROM THE PROPOSED ADU City of Hollister

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Date: 8/27/2025

NOTEC:

REVISIONS:



ADU VALLEY 680 SF DETACHED ADU

> XXXX STREET NAME HOLLISTER, CA 95023

PROPOSED SITE PLAN

Date
Drawn by

7/29/2025

1102

As indicated

RIDGE HEIGHT

1/2"

A" EXHAUST VENT WITH BACKDRAFT DAMPER

WEST ELEVATION (BACK)

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

ROOF PLAN
8'-0"

AMAIN PANEL
SPLASHBLOCK

NORTH ELEVATION (RIGHT)

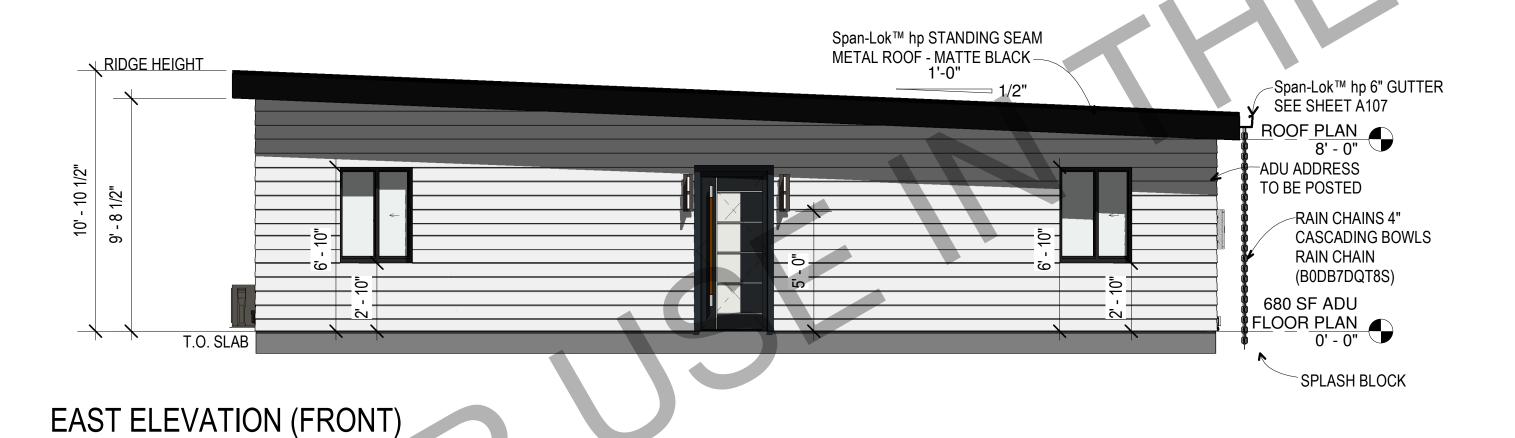
SCALE: 1/4" = 1'-0"

ROOF PLAN
8'-0"

680 SF ADU
FLOOR PLAN
0'-0"

WEATHERPROOF SHUT-OFF VALVE
GFCI OUTLET

STANDING SEAM



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

INSTALL THE MR COOL CONDENSER USING THE MR

SOUTH ELEVATION (LEFT)

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

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LIOTEC

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ADU VALLEY 680 SF DETACHED ADU

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ELEVATIONS

 Date
 7/29/2025

 Drawn by
 AT

A103

9 1/4" = 1'-0"

A105

APPLICATION WITHIN THE PRE-APPROVED ADU PROGRAM. 40' - 0" **VENTILATION NOTES: ROOF OVERHANG** LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION. A105 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. BATHROOM **KITCHEN** 1/2" / 1'-0" A105 **ROOF NOTES:** EXHAUST VENT **EXHAUST VENT** 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 Span-Lok™ hp STANDING SEAM METAL ROOF ATTACHMENT PER CBC §1507.4.4 - METAL ROOF PANELS SHALL BE SECURED TO MATTE BLACK-THE SUPPORTS IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S MINIMUM SLOPE 1/4":12" SPAN-LOK HP 6" GUTTER FASTENERS RECOMMENDATIONS. AEP SPAN REQUIRES THE #14 MILLED POINT SEE SHEET A107 FASTENERS #14X7/8" STITCH (LAP) SCREW FOR PANEL LAPS.

ROOF 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): 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= (CFA×A)/1000 + (NDWELL×B) KW KW (PV)REQUIRED = (680 × 0.586) / 1000 + (1 × 1.21) KW(PV)REQUIRED = 0.39848 + 1.21 = 1.61 KW

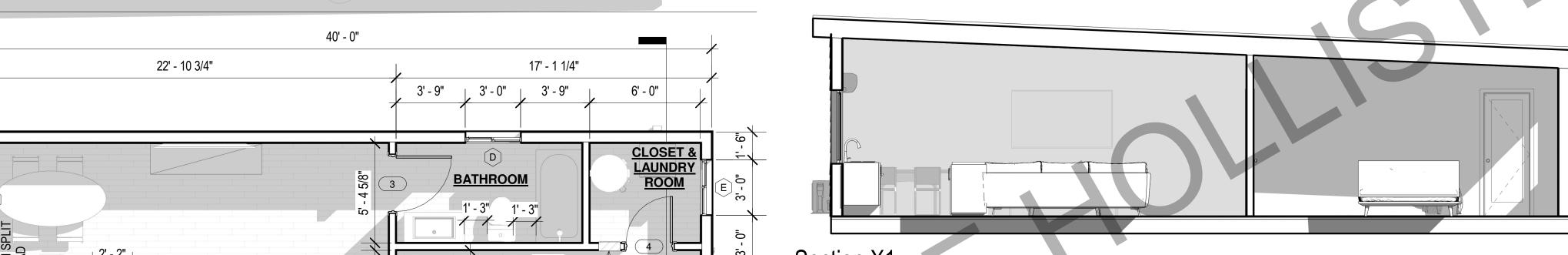
 $\stackrel{\bigcirc}{\cdot}$ For this project: ₹ KW(PV)= 1.61 KW

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

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NOTES:



Section X'

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.

		DC	OOR SCHEDUL	E.		
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
			<u> </u>	<u> </u>		

		WINI	DOW SCHEDULE				
WINDOW SYMBOL	WIDTH	HEIGHT	OPERATION	HEAD HEIGHT	U-FACTOR	SHGC	5.
Α	3' - 0"	4' - 0"	Sliding Window	6' - 10"	0.3	0.27	
В	3' - 0"	4' - 0"	Sliding Window	6' - 10"	0.3	0.27	
С	3' - 0"	4' - 0"	Sliding Window	6' - 10"	0.3	0.27	6.
D	3' - 0"	2' - 0"	Sliding Window	7' - 0"	0.3	0.27	0.
Е	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.

Table 7-1 – CFA and Dwelling Adjustment Factors

A - CFA

0.793

0.621

0.628

0.586

0.585

0.594

0.572

0.586

0.613

0.627

0.836

0.613

0.894

0.741

1.56

0.59

3 - Dwelling Units

1.27

1.22

1.12

1.21

1.06

1.23

1.15

1.37

1.36

1.41

1.44

1.40

1.51

1.26

1.47

1.22

Climate Zone

2

3

4

7

8

9

10

11

12

13

14

15

16

- 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.

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FLOOR PLAN & **ROOF PLAN**

Date 7/29/2025 Drawn by

1/4" = 1'-0"

FAMILY ROOM 16' - 6" WXD 14" X 8" WALI 39-1/4" **BED ROOM** TO WALL VENT WXD **W** WXD 1'X2' 12 **⋖** wxD WXD -Α AGING-IN-PLACE DESIGN AND FALL PREVENTION COMPLIANCE (CRC §R327.1) 3' - 5 7/8" 3' - 0" 11' - 10" 12' - 2 1/4" REINFORCEMENT FOR GRAB BARS (CRC §R327.1.1, CBC §1607.9.2): (CRC §R327.1.4): INSTALL DOORBELL LANDING MUST BE 7" BELOW BUTTON NO HIGHER THAN 48 INCHES 4' - 0[°] ° ENTRANCE & MAY NOT EXCEED ABOVE THE GROUND 2% IN ANY DIRECTION 680 SF ADU FLOOR PLAN SCALE: 1/4" = 1'-0"

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.

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

CASCADING BOWLS RAIN CHAIN HIGH WATER CAPACITY - HEAVY DUTY. (B0DB7DQT8S)

INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM)

PER CENC §110.7: ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING

WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

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

PER CBC §1503.2.1 AT THE FOLLOWING LOCATIONS: WALL AND ROOF INTERSECTIONS,

ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED,

PER CRC §R806.3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND

SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE

ROOF GUTTERS MEET MINIMUM SIZE PER CPC §1103.3, SEE THE SELECTION ON

LEADER: SIZED PER TABLE 1103.1 AND TABLE 1103.2 - RAIN CHAINS 4"

RECOMMENDED UNDERLAYMENT PER THE MANUFACTURER.

SHEET A108, MEETS THE MINIMUM GUTTER

LOCATION OF THE VENT.

INCHES.

MATERIAL REQUIRED COMPLIES WITH ASTM D1970. AEP SPAN UNDERLAYMENT HT IS THE

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)

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).

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 **LEGEND** 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 SMOKE DETECTOR **UTILITY NOTES** APPLICATION WITHIN THE PRE-APPROVED ADU PROGRAM. CARBON MONOXIDE DETECTOR **ASHRAE STANDARD 62.2 EQUATION 4.1(A)** ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A **TEMPERATURE CONTROL** THE WHOLE-BUILDING EXHAUST SHALL PROVIDE A MINIMUM VENTILATION 2 RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED RATE ACCORDING TO EQUATION 4 (1A) BELOW: BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS; AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY AEP® SPAN-LOK™ HP 2" STANDING SEAM RECESSED LIGHT METAL ROOF (MATTE BLACK) Q = 0.03A + 7.5(N+1)ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR AEP® UNDERLAYMENT HT, SEE A108 FOR-CEILING MOUNTED LIGHT FIXTURE Q = FAN FLOW RATE EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS **ROOF DETAILS** A = CONDITIONED FLOOR AREA = 680 SF THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE A DOUBLE-POLE 15/32" APA OSB SHEATHING WALL MOUNTED LIGHT FIXTURE N = NUMBER OF BEDROOMS: NOT TO BE LESS THAN ONE CIRCUIT BREAKERS FOR THE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE 2"X6" OUTRIGGER 1 INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION 1"X8" FASCIA-CIRCUIT CABLE Q = 0.03(680) + 7.5(1+1) = 35.4 CFMALL 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). 225 A ELECTRICAL PANEL WHOLE-BUILDING VENTILATION RATE SUMMARY SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. (CEC 210.8) 5/8" TYPE X GYPSUM BOARD~ CONTINUOUS FAN FLOW (CFM): 35.4 MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT RECEPTACLE OUTLET 1-HR FIRE RATED & VENTILATED SOFFIT DUCT SIZE: 5 INCHES THE ELECTRICAL SERVICE PANEL OVERHANG MAXIMUM ALLOWABLE DUCT LENGTH (FT): 70 SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6 RECEPTACLE OUTLET WITH CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5 R-50 CLOSE CELL FOAM-GROUND FAULT CIRCUIT INTERRUPTER LOCAL VENTILATION RATE SUMMARY ALL ELECTRICAL OUTLETS. SWITCHES, AND CONTROLS TO BE INSTALLED BETWEEN 15 INCHES AND 48 INCHES ABOVE THE FINISHED FLOOR PER CRC 1-3/4" X11-7/8" LAMINATED-BATHROOM VENTILATION VENEER LUMBER RAFTER 100 CFM OREIN EXHAUST FAN LIGHT 2.4-CU-FT ALL-IN-ONE BATHROOM FAN FLOW (CFM): 75 5/8" TYPE X GYPSUM BOARD 220V WASHER/DRYER DUCT SIZE: 4 INCHES STANDARD DOOR SWITCH MAXIMUM ALLOWABLE DUCT LENGTH (FT): 70 CONNECTED TO GFCI OUTLET **USE THE FAN FLOW RATE FROM THIS** 40 GAL HYBRID HEAT PUMP WATER HEATER DUPONT TYVEK HOMEWRAP PER CRC~ DIMMABLE DOOR SWITCH SUMMARY FOR SELECTION OF THE KITCHEN VENTILATION (RHEEM XE40T10H45U0) NOTES: SECTION 703.2 (MEETSASTM E2556 TYPE I I) LOCAL VENTILATION FAN AND FOR THE MINIMUM KITCHEN FAN FLOW (CFM): 100 15 BTU, 30 AMPS, 240V **DUCT DESIGN FOR THE LOCAL** OUTDOOR CONE LIGHT DUCT SIZE: 4 INCHES SEE SPECIFICATIONS ON SHEET A107 R-21 MINERAL WOOL INSULATION **VENTILATION SYSTEM FROM TABLE 7.1.)** MAXIMUM ALLOWABLE DUCT LENGTH (FT): 35 EXTERIOR SILL PLATES SHALL BE CAULKED BETWEEN 2"X6" STUDS **Bathroom** EXHAUST FAN LIGHT MUST HAVE AT JOINTS WITH CONCRETE SLAB. CAULK ALL JAMES HARDIE A VACANCY MOTION 2 POINT OF CONNECTION TO OPENINGS IN EXTERIOR ENVELOPE. ALL MRCOOL SMART PROGRAMMABLE WIFI BE DETERMINED BY PG&E PRE-PAINTED ARTIC WHITE SENSOR AND SHALL BE JOINTS BETWEEN DISSIMILAR MATERIALS WALL MOUNTED THERMOSTAT 0.312-IN X 8.25-IN X 144-IN FIBER CONTROLLED BY AN OCCUPANT AND AT JUNCTIONS OF MAJOR COMPONENTS CEMENT LAP SIDING OR VACANCY SENSOR MRCOOL 18K BTU WITH 1 1/4" OVERLAP PROVIDING AUTOMATIC-OFF $\overline{\infty}$ **DUCTLESS MINISPLIT Family Room** -5/8" TYPE X GYPSUM BOARD FUNCTIONALITY. (MODEL: EZPRO-18-HP-C-23016) 1-HR FIRE RATED. USE GOLD BOND 5/8" MOLD 1 15/32" APA OSB 240V - 25A MAX RESISTANT TYPE X PANELS FOR BATHROOM WALLS (3) #4/0 AL XHHW-2 (L1, L2, N) EXTRA DUTY WITH EXTERNAL CONDENSOR SHEATHING IN 2" PVC SCHEDULE 80 CONDUIT WEATHER PROOF SILL PLATES FOR WALLS MUST BE (CD) SEE SHEET A107 PROVIDE BACKER STRIP TO ANCHORED BOLTED TO SLAB 징 GFCI OUTLET ALIGN FIRST SIDING COURSE (SD) DISCONNECT SWITCH: INSTALL A (2) 8' 6AWG COPPER SQUARE D 225 AMP 30 SPACES SLAB-ON-GRADE FOUNDATION **Bed Room** NON-FUSED AC DISCONNECT **GROUND RODS** 42 -CIRCUIT OUTDOOR MAIN **BREAKER METER COMBO** 3 SLOPE 5% AWAY 125V, 20A EXTRA DUTY WEATHER PROOF GFCI-COMPACTED SAND 💳 6' MIN SPACINO FROM FOUNDATION MINI SPLIT WALL MODEL #SC3042M225PF OUTLET- THE RECEPTACLE OUTLET SHALL NOT BE **KITCHEN** OUTDOOR SUB PANEL WITH A MOUNTED REMOTE CONNECTED TO THE LOAD SIDE OF THE AREA 10 MILLIMETER 225 AMP MAIN BREAKER & METER COMBO BATTERY POWERED TYPE 1 SPD INSTALLED ON THE **EQUIPMENT'S BRANCH-CIRCUIT** W/ MAIN SERVICE DISCONECT & SMP MOISTURE BARRIER /SIDE PER CEC §230.67 120/240 VAC, 1PH, 3W THROUGHOUT FOUNDATION 30 INCH RANGE HOOD, WALL MOUNT KITCHEN HOOD –E-UG-DUCTED 450 CFM,120 VOLTS. MEETS TABLE 150.0-G OF **SINGLE LINE DIAGRAM** THE CALIFORNIA ENERGY CODE LAMQEE (06FTL0277) OUTDOOR WALL LIGHTS (TYP. ALL) 1-HR RATED EXTERIOR WALL & ROOF SECTION OUTDOOR LIGHT TO HAVE PHOTOCELL + MOTION UNDERGROUND TRENCHING (MODEL: FGS-UBD24Y75AC) SENSOR FOR LIGHT CONTROL PER CEnC §150.0(k)3(A EXTERIOR LIGHTING FIXTURES 3000K 12W 1200LM, TO CONECT TO NEAREST MATTE BLACK (PHOTOCELL + MOTION SENSOR FOR 220V OUTLET FOR WHIRLPOOL SERVICE. PG&E TO DETERMINE SCALE: 1" = 1'-0" LIGHT CONTROL). INSTALL EUFY DOORBELL BUTTON. FREESTANDING ELECTRIC RANGE WITH COOKTOP POINT OF CONNECTION **ELECTRICAL** (MODEL:WFES3030RB) **FOUNDATION:** STRUCTURAL DRAWINGS GOVERN AND TAKE PRECEDENCE FOR ALL RELATED DETAILS. SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SCALE: 1/4" = 1'-0" SHALL EXTEND A MINIMUM OF 12" I" FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. **LEGEND** PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING **HOT WATER INSULATION:** DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION. FOR NEWLY INSTALLED AND EXISTING ACCESSIBLE SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON-SITE WATER 4" SANITARY SEWER (PVC) PIPING, THE INSULATION REQUIREMENTS OF CENC § RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON 150.0(J)1 SHALL BE MET IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE. 1" HOT WATER (PRE-INSULATED UPONOR PEX) INSULATION OF DOMESTIC HOT WATER PIPING SHALL BE IN ACCORDANCE WITH CPC SECTION 609.12.1 AND GE 2.4-CU-FT ALL-IN-ONE REQUIRES:-1" COLD WATER (PEX) SECTION 609.12.2 PER CPC §609.12. 2" STANDPIPE (3' TALL) AND STANDARD WATER HOOKUPS HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM VERTICAL PIPES WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF 40 GAL HYBRID HEAT PUMP WATER HEATER (RHEEM XE40T10H45U0) INSTALL-THE PIPE FOR A PIPE UP TO 2 INCHES IN DIAMETER PER VENTING, 3/4" PLUMBING (ALL), PER MANUFACTURE'S SPECIFICATIONS & CPC §609.12.2. EARTHQUAKE BRACING PER CPC §507.2 SPECIFIED ON SHEET A 107. - INSTALL 4 IN. DRYER EXHAUST VENT WITH DUCTED INLET AND DUCTED OUTLETS TO BE DIRECTED TO THE NEAREST PRE-INSULATED UPONOR PEX PIPE MUST BE USED BACKDRAFT DAMPER SCREENS SHALL NOT EXTERIOR WALL (WEST) OVERHEAD PIPES -BE INSTALLED AT THE DUCT TERMINATION ACROSS LIVING ROOM (RIGID ALUMINUM PIPE) TO BE 6" FROM FF FIRE DEPARTMENT COMMENTS TO BE - INSTALL SANITARY ADDRESSED FOR PLANNING/DESIGN APPROVAL SEWER CLEAN OUT 1' FROM FOUNDATION ADU DOES NOT REQUIRE A RESIDENTIAL **INSTALL FAUCET &** SPRINKLER SYSTEM IF THE MAIN RESIDENCE DOES **EMERGENCY SHUT-OFF VALVE** NOT HAVE THEM INSTALLED. ADU REQUIRES A RESIDENTIAL SPRINKLER INSTALL 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. 2% MIN~ SLOPE [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 -E-UG APPLICABLE PROVISIONS OF THIS CODE HAVE BEEN MET. CONNECT TO EXISTING = SCHEDULE FINAL FIRE LIFE SAFETY INSPECTION SANITARY SEWER CLEANOUT PRIOR TO BUILDING INSPECTOR SIGN-OFF AT 831-636-4325. **PLUMBING** Drawn b SCALE: 1/4" = 1'-0" PLUMBING WIRE FRAME SCALE: N/A Scale

City of Hollister

Community Development Department

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

REVISIONS:



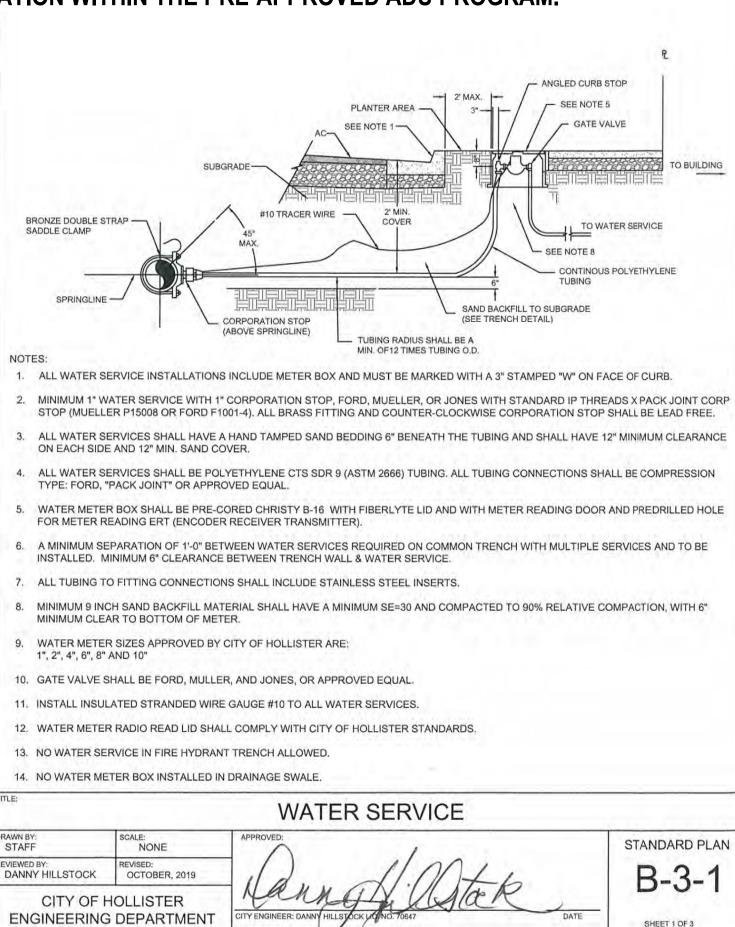
ADU VALLEY 680 SF DETACHED ADU

> XXXX STREET NAME HOLLISTER, CA 95023

MECHANICAL & **UTILITY PLANS**

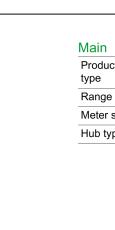
7/29/2025

As indicated



Product data sheet

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



Product or component type	All-In-One
Range of product	QO
Meter socket type	Ringed
Hub type	A-L

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 12AWG 2/0 aluminium)service ground AWG 4250 kcmil aluminium/copper)line side AWG 14AWG 2/0 copper)service ground
Tightening torque	Main lugs 250 lb.in, AWG 4250 kcmil, aluminium/copper Service ground 50 lb.in, AWG 14AWG 2/0, copper Service ground 50 lb.in, AWG 12AWG 2/0, aluminium Branch lugs 50 lb.in, AWG 14AWG 4, copper Branch lugs 50 lb.in, AWG 12AWG 2, aluminium Branch lugs 35 lb.in, AWG 6AWG 4, aluminium/copper Branch lugs 25 lb.in, AWG 8, aluminium/copper Branch lugs 20 lb.in, AWG 14AWG 10, aluminium/copper Branch lugs 20 lb.in, AWG 12AWG 10, aluminium/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	16.80 in (426.72 mm)
Depth	3.40 in (86.36 mm)
Height	39.80 in (1010.92 mm)

Life Is On Schneider

SAND BACKFILL 90% RELATIVE COMPACTION -90% COMPACTION IN NATURAL GROUNDS **PAVED SURFACES** UNPAVED SURFACES - SUBGRADE - SLOPED EXCAVATION ALLOWED TRENCH WIDTH TRENCH DEPTH SAND BACKFIL PIPE ENVELOPE 6" MIN. SAND BEDDIN -UNDISTURBED SOIL OR COMPACT TO BE FIRM OR UNYIELDING INVERT ELEVATION -S.C. = SIDE CLEARANCE NOMINAL PIPE SIZE SIDE CLEARANCE UP TO AND 6" MIN.-10" MAX. **INCLUDING 15"** 8" MIN.-12" MAX. OVER 15" 1. SEE STANDARD PLAN E-4 FOR TRENCH RESTORATION ON IMPROVED / UNIMPROVED STREETS. SAND BEDDING & BACKFILL MINIMUM SAND EQUIVALENT OF 30. 3. SIDE CLEARANCE EXCEEDING MAXIMUM SHALL USE CEMENT-SAND SLURRY OR CLASS II AGGREGATE BASE. 4. EXCAVATIONS TO COMPLY WITH CAL-OSHA REQUIREMENTS/REGULATIONS PIPE BEDDING AND TRENCH / BACKFILL

Product data sheet

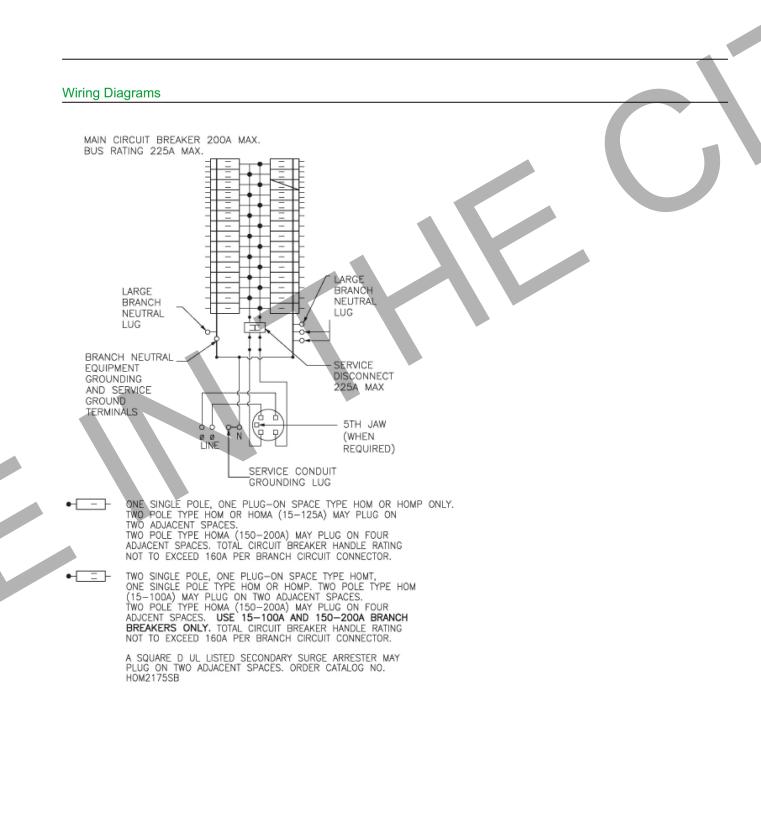
CITY OF HOLLISTER

ENGINEERING DEPARTMENT

OCTOBER, 2019

DANNY HILLSTOCK

SC3042M225PF



Life Is On Schneider

- 1. 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.
- 2. 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. SOL D 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, SOILD 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

ENGINEERING DEPARTMENT

TYPE 1 - SANDY MATERIAL WITH S.E.> 30. HAND TAMP BOTTOM SEGMENT PRIOR TO PLACING PIPES.

TYPE 2 - IN FREE DRAINING GRANULAR NATIVE MATERIAL.

PIPE BEDDING AND TRENCH BACKFILL-NOTES

STAFF	NONE	APPROVED:
DANNY HILLSTOCK	OCTOBER, 2019	NA
CITY OF H	HOLLISTER	MannyAllado

STANDARD PLAN E-3-2 SHEET 2 OF 2

STANDARD PLAN

E-3-1

SHEET 1 OF 2

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.
- 3. A TACK COAT OF ASPHALTIC EMULSION OR PAVING ASPHALT SHALL BE APPLIED TO EXISTING AC AT ALL CONTACT SURFACES, PRIOR TO RESURFACING.
- 4. ASPHALTIC CONCRETE RESURFACING:
 - A) MINIMUM TOTAL THICKNESS SHALL MATCH EXISTING AC B) AC SHALL BE HOT PLANT ASPHALT MIX C) 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
- AC SHALL BE HOT PLANT ASPHALT MIX, AC SHALL BE PLACED USING A PAVING MACHINE WHEN TRENCH WIDTH EXCEEDS 10 FEET.
- 7. 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
- 8. 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.

TRENCH SURFACE RESTORATION NOTES

DRAWN BY: STAFF	SCALE: NONE	APPR
REVIEWED BY: DANNY HILLSTOCK	REVISED: OCTOBER, 2019] , ,
CITY OF H	HOLLISTER	14

ENGINEERING DEPARTMENT

TY ENGINEER: DAN

STANDARD PLAN E-4-2 SHEET 2 OF 2

City of Hollister

Community Development Department

Preapproved ADU Plan Set Approved

Date: 8/27/2025

REVISIONS:



ADU VALLEY 680 SF DETACHED ADU

> XXXX STREET NAME HOLLISTER, CA 95023

> > **DETAILS**

Date Drawn by

7/29/2025

The new degree of comfort.

Installing the water heater

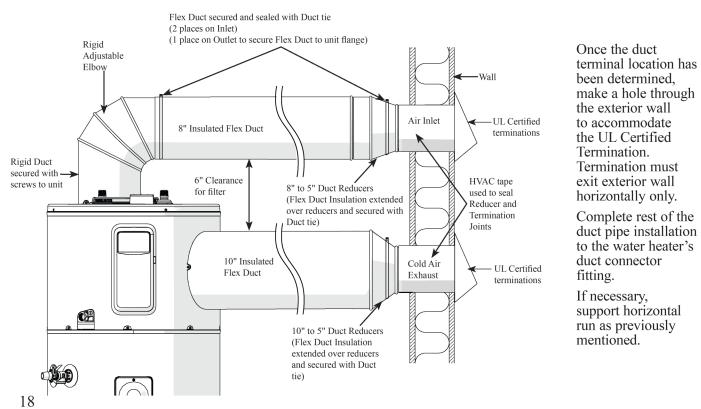
Ducting Example: 1 Exhaust/Inlet or both? Both, Inlet and Outlet 2 Ducting to outside of building or another room? Outside building. **NOTICE:** These seven questions should be answered 3 Length of duct from/to water heater from/to termination? 10 ft at the inlet

to ensure correct duct and 10 ft at the outlet. configuration. See Ducting Example. 4 Flexible or Rigid ducting? Flexible

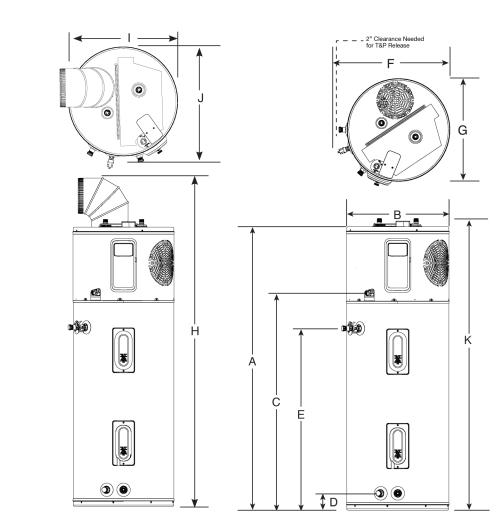
- **5** Diameter of ducting used? 8 in. Diameter
- **6** Diameter of wall penetrations? 5 in. Diameter
- 7 Number of elbows/bends? 3 Total One on inlet and Two on Outlet I. Does calculated ducting length exceed maximum allowable table?
 - **a.** 10 ft. (Outlet duct length) **b.** 10 ft. (Inlet/Outlet 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

Accessory Kits are available for this installation.

Horizontal Duct Installation



PER	RFC	DRN		NCE PL	_AT	PERFORMANCE PLATINUM® Hybrid Electric Heat Pump Specifications														
Fuel Type	Desc.	Nominal Gallon Cap.	Rated Gallon Cap.	Model Number	Electric Breaker Size	Uniform Energy Factor (UEF)	Element Wattage	Compressor Btu/H	First Hr. Rating (Gallons)	Recovery in G.P.H. 90° F Rise	Tank Height A	Diam. B	Ht. to Cold Inlet & Drain Valve	Ht. to Hot Outlet & T&P	Unit Wt. (LBS.)	Approx. Ship Wt. (LBS.)				
							30 /	AMPS												
Electric	Tall	40	36	XE40T10H45U1	30	3.83	4,500	4200	60	27	63"	20-1/4"	3-5/8"	39-5/8"	166	184				
Electric	Tall	50	45	XE50T10H45U1	30	3.88	4,500	4200	67	27	62"	22-1/4"	3-5/8"	39-5/8"	185	203				
Electric	Tall	65	59	XE65T10H45U1	30	4.05	4,500	4200	76.6	27	65"	24-1/4"	3-7/8"	42-3/8"	245	289				
Electric	Tall	80	72	XE80T10H45U1	30	4.07	4,500	4200	87	27	75"	24-1/4"	3-7/8"	42-3/8"	261	306				



	DESCRIPTION					DIMENSIO	NS (SHOWN I	N INCHES)				
NOMINAL GALLON CAPACITY	MODEL NUMBER	A	В	С	D	E	F	G	Н	ı	J	К
40	XE40T10H45U1	62-5/16	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	XE50T10H45U1	61-3/4	22-1/4	47	3-5/8	39-5/8	25-3/8	22-1/2	78-5/8	22-1/4	25-9/16	64-3/8
65	XE65T10H45U1	64-3/16	24-1/4	49	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	XE80T10H45U1	74-3/16	24-1/4	59	3-7/8	42-3/8	27-1/2	24-5/8	91	24-1/4	27-3/8	76-13/16

FEATURES

Follow Me®

115V,1Ph,60Hz

30.0

33.15 x 14.06 x 22.83 842 x 357 x 580

R-410A / 32.1

Quiet Running

Leakage Detection

LOW 5°F

Low Temp Cooling*

38.5/34/22.5

115V,1Ph,60H2

20.0

30.0

33.15 x 14.06 x/22.83

842 x 357 x 580

R-410A / 24.69

Gold Fin® Condenser

EZPRO-18-HP-WMAH-230 EZPRO-24-HP-WMAH-230 EZPRO-24-HP-C-23016

44.5/39/23.5

208-230V,1Ph,60Hz

25.0

890 x 380 x 625

63.49/79.43 28.8/36.03

R-410A / 45.86

Starting charge does not guarantee line charge. Running pressure must be checked by a technician.

24000

25000

6.5

45/40.0/27

208-230V,1Ph,60Hz

35.04 x /13.46 x 26.50

40.55 x 17.24 x 28.74

97.66/115.1 44.3/52.2

R410A / 62.79

9.52 / 15.9

Timer

Smartphone App

Btu/w

Btu/h

SPECIFICATIONS

CAPACITY & PERFORMANCE

Cooling Capacity

Heating Capacity

HSPF2-4

PERFORMANCE PLATINUM



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

- High 3.83 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,
- Ambient operating range: 37-145° F is widest in class, offering more heat pump operation annually; designed to

Quiet Operation **Easy Installation**

- connections

Integration

- Electronic control for easy
- management



- EcoNet® Wi-Fi* and free mobile app gives users control over water heater, allowing for customizable temperature, vacation settings, energy savings and system monitoring at home or away.
- Demand Response Ready with built-in EcoPort™ (CTA-2045 Port)
- sensor and shut-off valve kit (part# SP21111 sold separately)

Operation Modes

- Energy Saver
- Heat Pump ■ High Demand

depending on model

meet Northern Climate Spec (Tier 4)

- Universal top and side water
- Quick access to electrical junction
- Duct ready design Easily replaces a standard electric

- temperature adjustment and mode
- Audible alarm for service alerts



- Easily add leak detection and prevention with the leak

····• HUBBARD ENTERPRISES•···

- Electric ■ Vacation/Away: 2-28 days (or placed
- on hold indefinitely)
- 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
- 2" Non-CFC foam insulation ■ Enhanced flow brass drain valve
- Temperature and pressure relief valve ■ Design certified to NSF/ANSI 372

(Lead Content) Warranty

■ 10-Year limited warranty for tank and parts, 1-year full in-home labor warranty complete information

Units meet or exceed ANSI re been tested according to D.O.E. procedures. meet or exceed the energy of NAECA, ASHRAE standa

Step 3



See specifications chart on back.

WATER HEATER RESTRAINT BRACKETS

Select one strap . Install one J-Clip per Figure E (Strap "A") Hold strap "A" so

center of the water heater. See Figure C. Select a mounting hole that best aligns

with the pilot mark on the stud; secure

the end of the strap to the stud with a

that the J-Clip is in the approximate



Self-Drilling Lag It is not necessary to pre-dril a pilot hole for the lag bolt.

INSTALLATION INSTRUCTIONS:

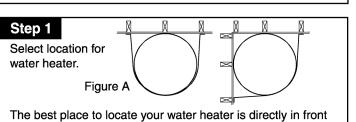
Wall coverings may conceal electrical wiring or pipes, which may cause damage or serious injury if punctured by drills or fasteners. Unless you are confident that there will be no interference from such obstacles, we recommend that you seek qualified help when installing this product.

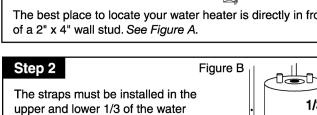
INSTALLER: WEAR GLOVES & PROTECTIVE EYEWEAR WHEN INSTALLING THIS PRODUCT.

*Caution: Strap coil is under tension.

Box Contents BOX CONTENTS: 4 - Straps

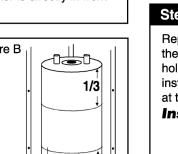
- 4 J-Clips 4 - Lag bolts 1/4" x 2 1/2" Self-drilling with 1/4" washers 2 - 3/8" bolts, washers, nuts **TOOLS NEEDED:**
- 3/8" socket or wrench for tightening at wall • 9/16" wrench for tightening strap and J-Clips Optional: Drill with 1/8" drill bit
- Check the water heater. If the water heater is not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

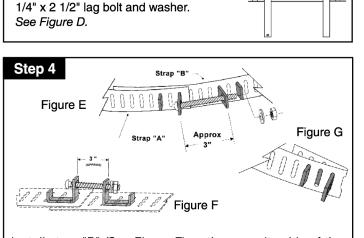




least 4" above the water heater's controls. See Figure B. Mark the wall studs on both sides of the water heater where you will install the straps. Drill 1/8" pilot holes if desired.

heater. The lower strap must be at





Install strap "B" (See Figure E) on the opposite side of the neater; select a mounting hole which allows a few inches of strap "B" to pass behind Strap "A", and secure Strap "B" to the wall. Insert a J-Clip into the slots of Strap "B". The longer side of the J-Clip must be towards the end of the strap, so that it is approximately 3" from the J-Clip on Strap "A", when the two J-Clips are pulled together snugly. See Figure F. Hint: If Strap "A" is too long, simply re-position the J-Clip then bend the strap behind the J-Clip as shown in Figure G. Secure the two J-Clips together with 3/8" carriage bolt, nut and

Step 5 Repeat the entire installation process for the second pair of straps using the same hole and slot positions as the first installation. If necessary, trim strap ends at the wall. **Installation Complete** DSA **APPROVED** Hubbard Enterprises 2560 Progress Street Vista, ČA 92081 (800) 321-0316

City of Hollister

Community Development Department

Preapproved ADU Plan Set Approved 8/27/2025

REVISIONS:

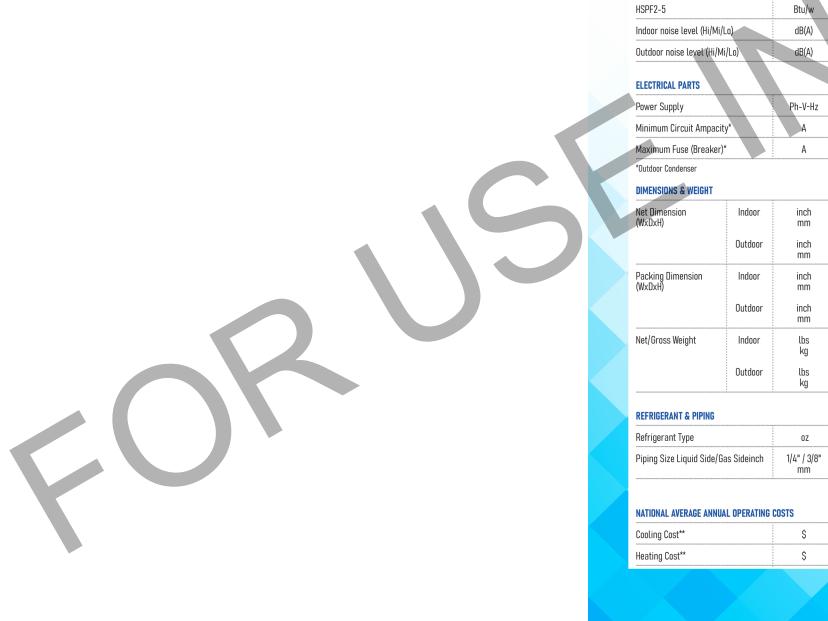


ADU VALLEY 680 SF DETACHED ADU

XXXX STREET NAME HOLLISTER, CA 95023

DETAILS CONTINUED

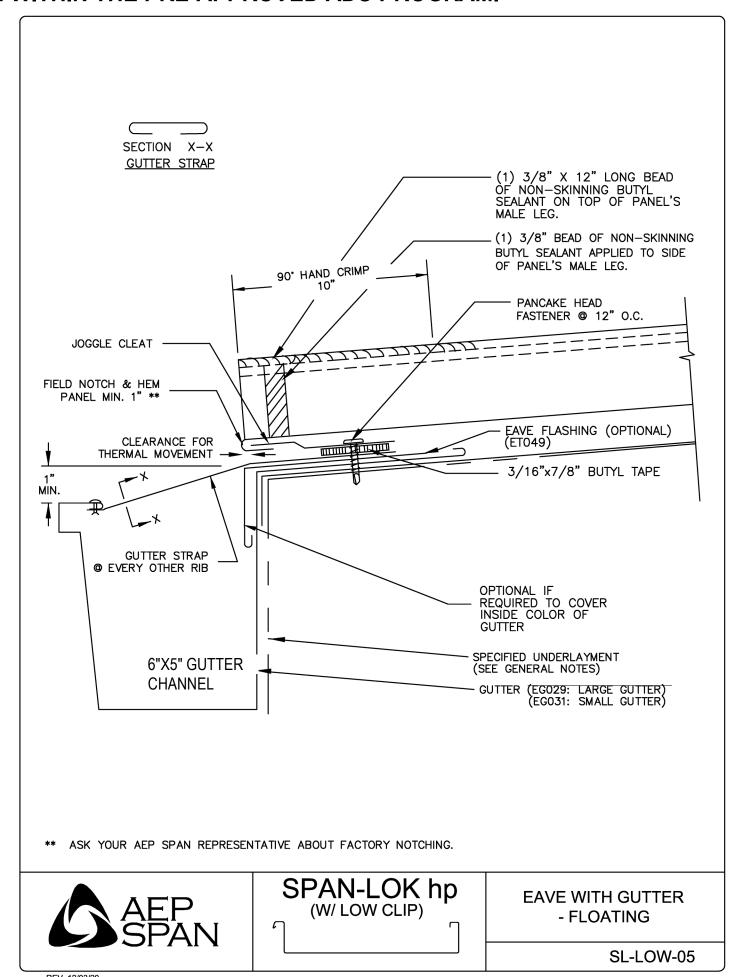
Drawn by

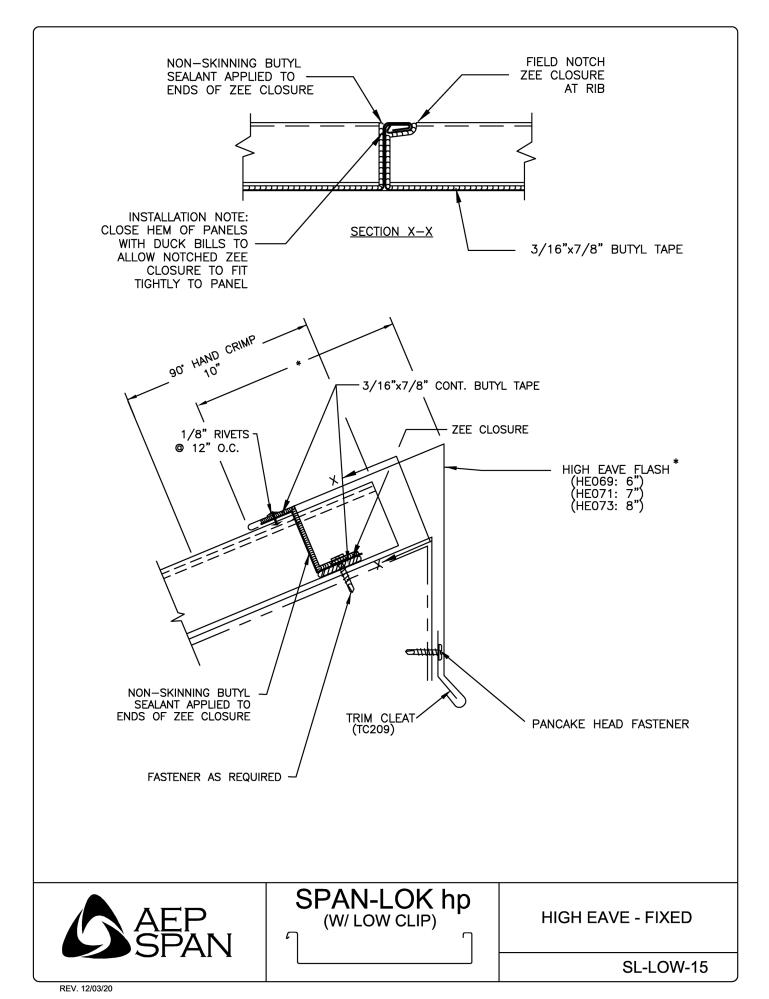


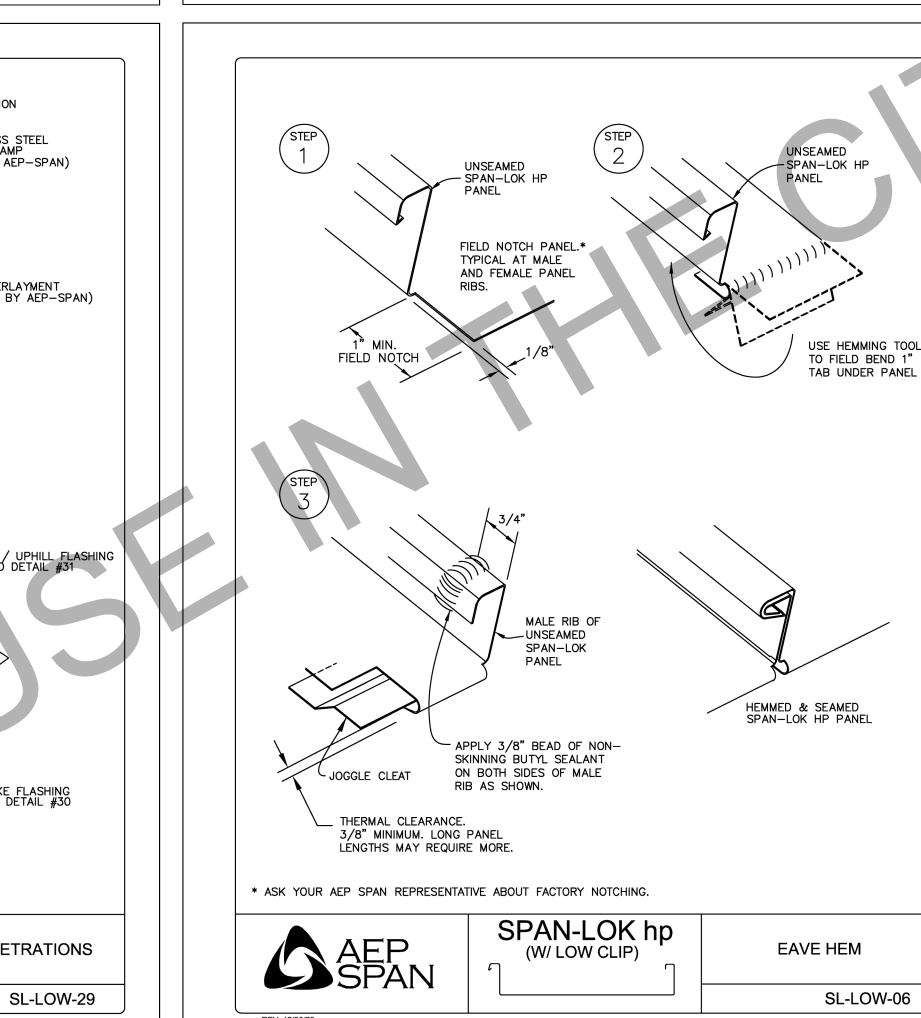
APPLICATION WITHIN THE PRE-APPROVED ADU PROGRAM.

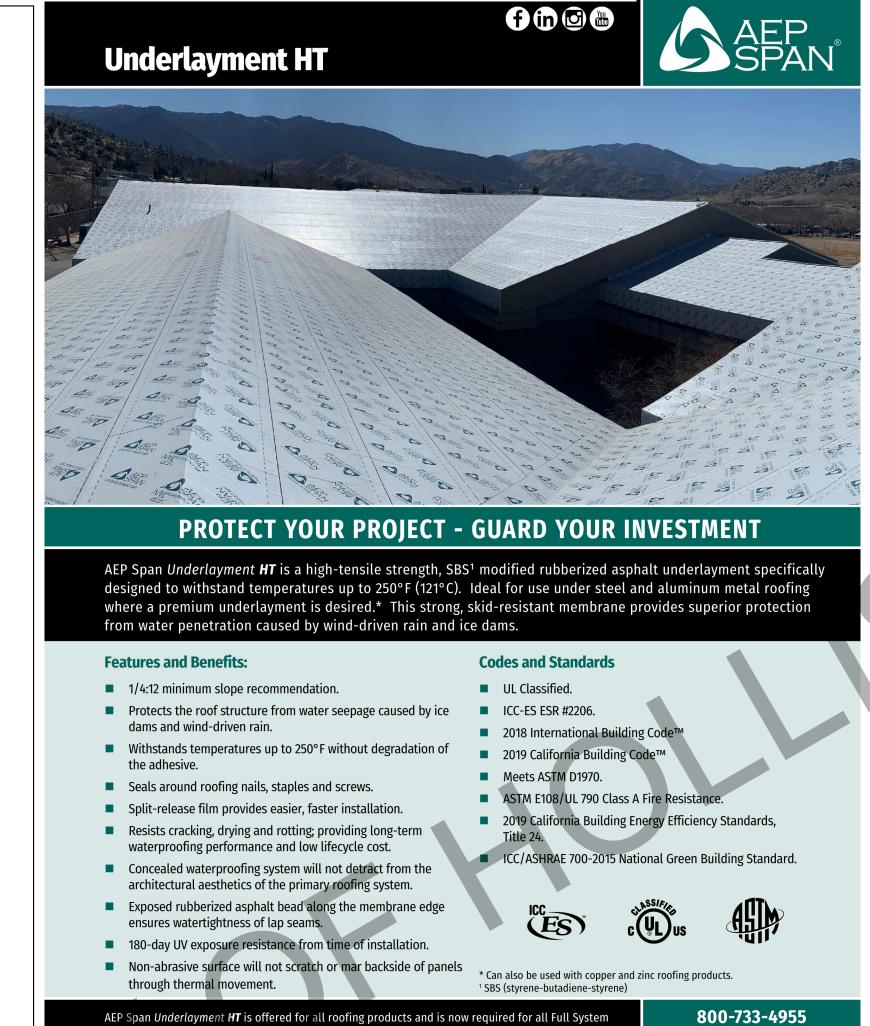
ROOF JACK

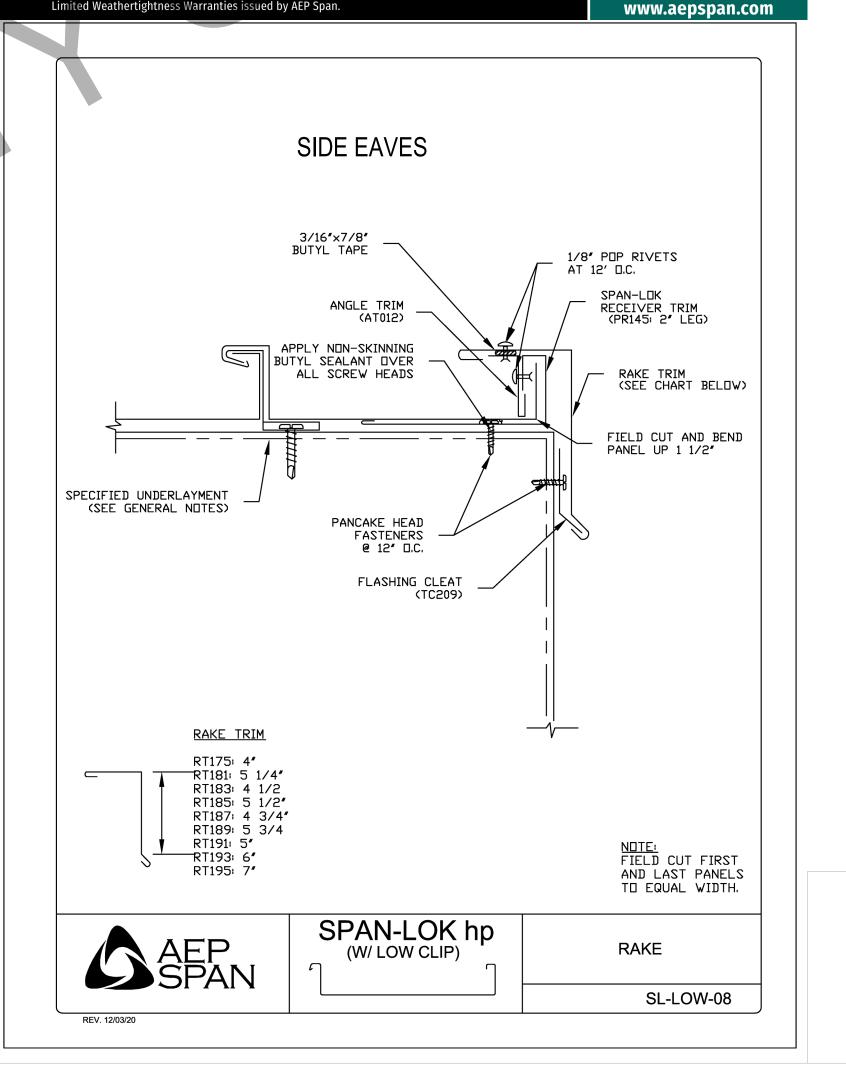
ROOF CURB











City of Hollister

Community Development Department

Preapproved ADU Plan Set Approved

Date: 8/27/2025

REVISIONS:



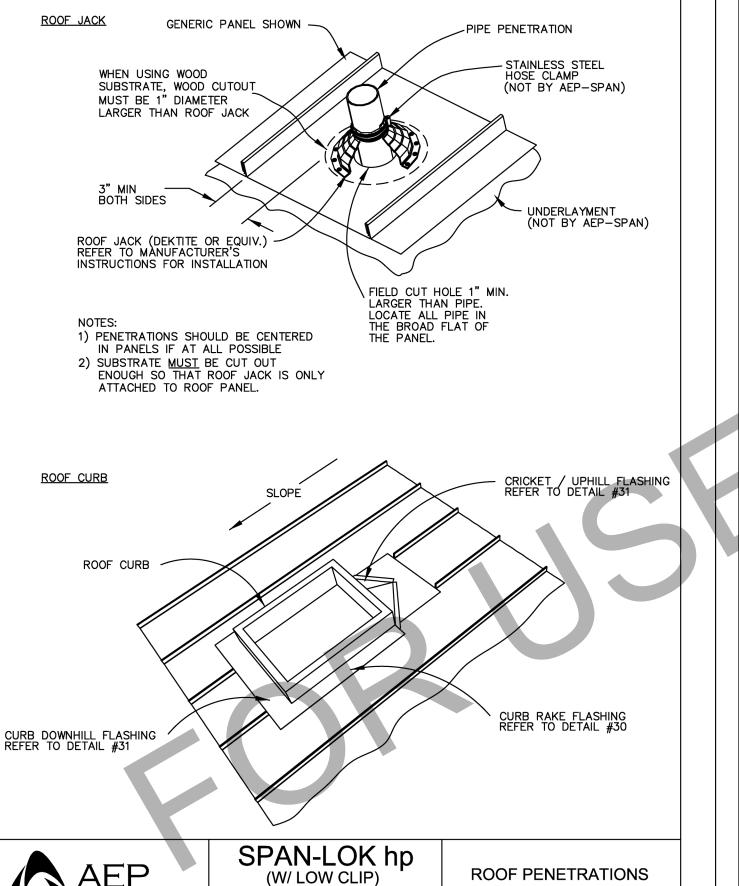
ADU VALLEY 680 SF DETACHED ADU

> XXXX STREET NAME HOLLISTER, CA 95023

ROOF DETAILS

Date 7/29/2025 Drawn by

Scale



Concrete Waste Management

WM-8

LATH & TO TO SANDBAG

SANDBAG

SANDBAG

TO MILL
PLASTIC LINING

PLAN
NOT TO SCALE

TYPE "BELOW GRADE"

TO MILL
PLASTIC LINING

WOOD FRAME SCOURELY
PLASTIC LINING

NOT TO SCALE

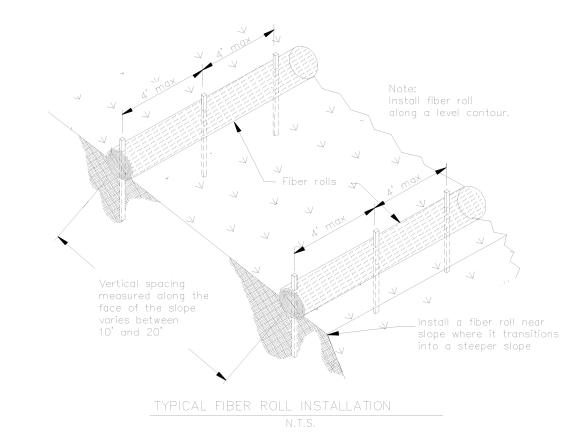
TWO STAKES

NOT TO SCALE

1. ACIDAL LAYOUT DETERMINED
IN FIELD.

2. THE CONCRETE WASHOUT SIGN
SHALL BE INSTALLED WITHIN
SO FT OF THE TEMPORARY
CONCRETE WASHOUT FACILITY.

Fiber Rolls SE-5



Slope varies

"24"

"3/4" x 3/4"

wood stakes max 4'
spacing

ENTRENCHMENT DETAIL

November 2009 California Stormwater BMP Handbook
Construction
www.casqa.org

BEST MANAGEMENT PRACTICES (BMP) NOTES

1. GENERAL COMPLIANCE

ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH BEST MANAGEMENT PRACTICE REQUIREMENTS AND APPLICABLE STORMWATER REGULATIONS TO PREVENT EROSION, SEDIMENTATION, AND DISCHARGE OF POLLUTANTS.

2. **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.

4. 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.

6. **POST-CONSTRUCTION STABILIZATION**

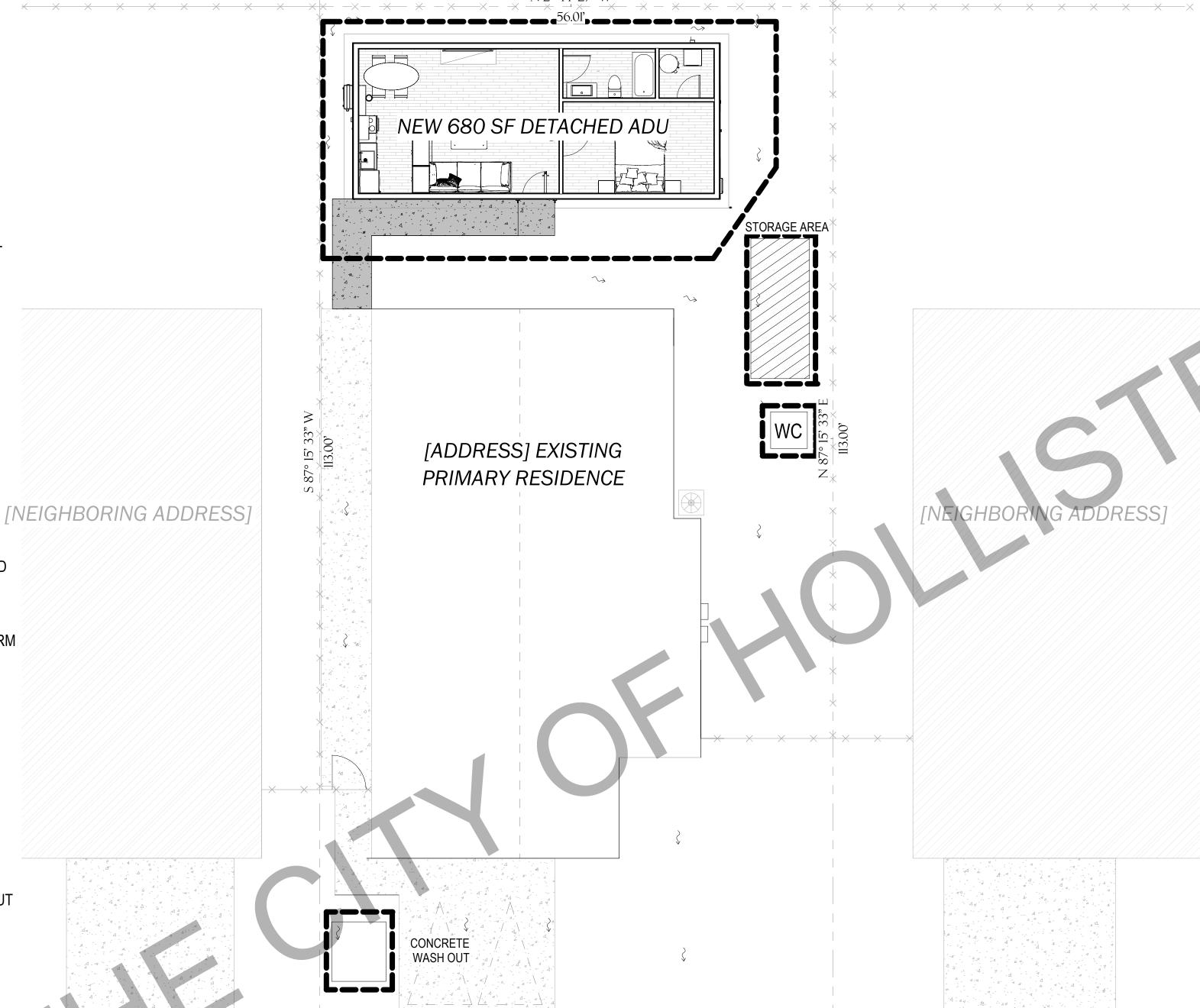
PERMANENT LANDSCAPING OR HARDSCAPE MUST BE INSTALLED TO STABILIZE ALL EXPOSED SOIL AREAS. ENSURE ALL BMPS REMAIN IN PLACE AND ARE MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.

7. 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.

<u>LEGEND</u>

FIBER ROLLS



XTH STREET

S 2° 44' 27" E

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

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3MP-1

icale

1/8" = 1'-0"

ect Name: Pre-Approulation Description: [Calculation Date/Time Input File Name: Pre-A	e: 2025-07-25T17:24:23-07:00 Approve ADU.ribd22	(Pa	3 of 12) Project Name: Pre-Approve Calculation Description: De			Calculation Date/Time Input File Name: Pre-A			(Page 2 of 12)	Project Name: Pre-Ap			Calculation Date/Tim Input File Name: Pre-	ne: 2025-07-25T17:24:23-07: Approve ADU.ribd22	:00	(Page 1 of 12)
GY USE SUMMARY				4.6		ENERGY DESIGN RATINGS				,67			GENERAL INFORMATIO	N			.9		
	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energ (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Margin (EDR1) Marg	(EDR2)		Energy Design Ratings	s		Compliance Margins		01	Project Name Pre-	•••		6		
Space Heating	2.39	10.69	1.65	12.64	0.74	95	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	02	Run Title Det Project Location 123					
pace Reading	0.58	22.43	0.64	25.51		08 Standard Desig		40.7	54.6	(==::=/	(EDNZEINGICHEY)	(LDN2total)	04	City Holl		05	Standards Version 2		
Q Ventilation	0.4	4.25	0.4	4.25	0) Standard Besig	- I		sed Design				06	Zip code 950 Climate Zone 4	23	07 Front	Software Version C t Orientation (deg/ Cardinal) A		
ater Heating	3.01	32.23	2.2	25.79	0.81	44 North Facing	38.4	39.9	54.2	3.1	0.8	0.4	10	Building Type Sing		11	Number of Dwelling Units 1		
Self			6			East Facing		39.1	53.8	3.2	1.6	0.8	12	Project Scope New	yly Constructed	13	Number of Bedrooms 1 Number of Stories 1	•	
ation/Flexibility Credit			0	0	0	South Facing	38.1	39.4	53.9	3.4	1.3	0.7		isting Cond. Floor Area (ft ²) n/a		17 Fe	enestration Average U-factor 0).3	
Iorth Facing						West Facing	38.5	40.6	54.6	3	0.1	0	18	Total Cond. Floor Area (ft²) 680		19	Glazing Percentage (%) 1	1.76%	
ncy Compliance Total	6.38	69.6	4.89	68.19	1.49	41		RESU	LT ³ : PASS		1		20	ADU Bedroom Count n/a Fuel Type Nat	ural gas	21 /	ADU Conditioned Floor Area n. No Dwelling Unit: N	•	
ace Heating	2.39	10.69	1.59	11.97	0.8	28 ¹ Efficiency EDR includes impro	ovements like a better building envelop	pe and more efficient equip	ment					Tuel Type Nat	arur gus	25	No Dwelling Olite.		
ace Cooling	0.58	22.43	0.66	24.86	-0.08 -	43 _	and demand response measures such rce energy, efficiency and total complia			net load hour limits are	not exceeded		COMPLIANCE RESULTS 01 Buildi	ng Complies with Computer Perf	ormance				
) Ventilation	0.4	4.25	0.4	4.25	0	• Standard Design PV Cap	pacity: 0.00 kWdc	O		ict load float filmits are	Tot exceeded					erification by a certified HERS rate	er under the supervision of a C	EC-approved HERS provider	
ater Heating	3.01	32.23	2.2	25.78	0.81	Proposed PV Capacity Sc	caling: North (0.00 kWdc) East (0.00 kV	Vdc) South (0.00 kWdc) Wes	st (0.00 kWdc)				03 This b	uilding incorporates one or more	Special Features shown below				
Self ization/Flexibility			0	0	0)	. 6												
Credit																			
Facing Efficiency empliance Total	6.38	69.6	4.85	66.86	1.53	74													
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	46						76												
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uilding Energy Efficienc	y Standards - 2022 Residentia	al Compliance	Report Version: 2022.0.000 Schema Version: rev 20220901	Report (Generated: 2025-07-25 17:	:56 CA Building Energy Efficiency	Standards - 2022 Residential Complian		t Version: 2022.0.000 na Version: rev 20220901		Report Generated: 2025	5-07-25 17:24:56	CA Building Energy Effic	ciency Standards - 2022 Residenti		Report Version: 2022.0.000 Schema Version: rev 20220901	керс	ort Generated: 2025-07-25	17:24:56
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ct Name: Pre-Appro		SKIVIAIVEE COIVIT EIAIVEE IVII		ne: 2025-07-25T17:24:23-07:00		e 6 of 12) Project Name: Pre-Approve		COMPLIANCE METHOD	Calculation Date/Time	e: 2025-07-25T17:24:	23-07:00		Project Name: Pre-Ap		NIVIANCE CONFLIANCE WE		ne: 2025-07-25T17:24:23-07:0		Page 4 of 12)
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IRED PV SYSTEMS	ı		1 1	.9	T T	Enorgy Uso S			Proposed Design Source	Proposed Design TD	V Energy	1) 84		Standard Design Source	Standard Design TDV Energy		Proposed Design TDV Energ	By Marsin (EDD4)	argin (EDB2)
01	02 03	04	05 06 0	07 08 09	10 11	12 Energy Use En			ergy (EDR1) (kBtu/ft ² -yr)		I Margin (FI)D	1) Margin (EDR2)	Energy Use	Energy (EDR1) (kBtu/ft ² -yr)	(EDR2) (kTDV/ft ² -yr)	Energy (EDR1) (kBtu/ft ² -yr)		Margin (EDR1) M	aigiii (EDKZ)
tem Size Wdc)	eption Module Ty	pe Array Type P		imuth Tilt Array Angle deg) Input (deg)	Tilt: (x in 12) Inverter Eff. (%)	Annual ar Access Space Heating	2.39	10.69	1.48	11.21	0.91	-0.52	Space Heating	2.39	10.69	1.48	11.21	0.91	-0.52
	required PV Standard (14	4700)				Space Cooling	0.58	22.43	0.68	26.08	-0.1	-3.65	Space Cooling	0.58	22.43	0.68	26.08	-0.1	-3.65
	n 1.8kWdc Standard (14-	-17%) Fixed	none true r	n/a n/a n/a	n/a n/a	IAQ Ventilation	0.4	4.25	0.4	4.25	0	0	IAQ Ventilation	0.4	4.25	0.4	4.25	0	0
IRED SPECIAL FEATUR						Water Heating	3.01	32.23	2.2	25.77	0.81	6.46	Water Heating	3.01	32.23	2.2	25.77	0.81	6.46
		tion for meeting the modeled α size (Section 150.1(c)14) < 1.8	energy performance for this computer kWdc (0 kW)	uter analysis.		Self Utilization/Flexibility			0	0	0	0	Self Utilization/Flexibility Crodit			0	0	0	0
			fic brand/model, or equivalent, mus	ust be installed		Credit Credit							Credit				_		
FEATURE SUMMARY						South Facing Efficiency Compliance	6.38	69.6	4.76	67.31	1.62	2.29	South Facing Efficiency Compliance Total	6.38	69.6	4.76	67.31	1.62	2.29
ollowing is a summary is provided in the buil	of the features that must be f ding tables below. Registered	ield-verified by a certified HER CF2Rs and CF3Rs are required	S Rater as a condition for meeting the to be completed in the HERS Regist	the modeled energy performance f try	for this computer analysis. A	ditional Space Heating	2.39	10.69	1.6	12.16	0.79	-1.47	Space Heating	2.39	10.69	1.6	12.16	0.79	-1.47
Quality insulation insulation insulation insulation insulation in quality ven	,	C ₀				Space Cooling	0.58	22.43	0.72	27.22	-0.14	-4.79	Space Cooling	0.58	22.43	0.72	27.22	-0.14	-4.79
Kitchen range hood High R-value Spray Fo						IAQ Ventilation	0.4	4.25	0.72	4.25	-0.14	-4.73	IAQ Ventilation	0.4	4.25	0.4	4.25	0.14	0
Verified Refrigerant C Verified heat pump ra	harge	0				Water Heating	3.01	32.23	2.2	25.78	0.81	6.45	Water Heating	3.01	32.23	2.2	25.78	0.81	6.45
ING - FEATURES INFO						Self							Self						
01	02	03	04	05 06	5 07	Utilization/Flexibility Credit			0	0	0	0	Utilization/Flexibility Credit			0	0	0	0
Project Name	Conditioned Floor Area	Number of Dwelling Units	Number of Bedrooms Num	mber of Zones Number of \Cooling S			6.38	69.6	4.02	60.41	1.46	0.10	West Facing Efficiency	6.38	69.6	4.92	69.41	1.46	0.19
Pre-Approve ADU	680	1	1	1 0	1	Compliance Total	0.38	69.6	4.92	69.41	1.46	0.19	Compliance Total	0.36	69.0	4.52	05.41	1.40	0.19
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City of Hollister

Community Development Department

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

ADU VALLEY 680 SF DETACHED ADU

XXXX STREET NAME HOLLISTER, CA 95023

ENERGY COMPLIANCE

7/29/2025

CERTIFICATE OF COMPI Project Name: Pre-App Calculation Description	rove ADU		NCE COMP	Calc		nte/Time: 2025 ne: Pre-Approv				CERTIFICATE OF Project Name: F Calculation Des	Pre-Approve A cription: Deta	DU	L PERFORMAN	CE COMPLIA	ANCE METH	Calcu	•	/Time: 2025- Pre-Approve		23-07:00			CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Pre-Approve ADU Calculation Description: Detached ADU Calculation Description: Detached ADU CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2025-07-25T17:24:23-07:00 (Page 7 of 12) Input File Name: Pre-Approve ADU.ribd22
OPAQUE SURFACE CONST	RUCTIONS						2			FENESTRATION /	O2 O2	03	04	05	06	07 08	. 09	10	11	12	13	14	ZONE INFORMATION
01	02	03		04	05	Interior	06 / Exterior	07	08	Name					Width He	eight	Area	11 5 24	U-factor		SHGC Source	Futorior Chadina	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
Construction Name	Surface T	ype Constructi	on Type	Framing	Total Ca R-valu	Cont		U-factor	Assembly Layers	Name Kitchen	Type Window	Surface Left Wall	Orientation Left	Azimuth 90	(ft) ((ft) Mult	(ft ²)	0.3	Source NFRC	0.23	NFRC	Exterior Shading Bug Screen	ADU Conditioned Heat Pump System 680 8 Heatpump Water Heater New
						9			Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6	Window Left	Williadw	Ecit Wall	Lent					9 0.3	Title	0.23		Dug sereem	OPAQUE SURFACES
Exterior Wall Construction	Exterior W	Valls Wood Fran	ned Wall	2x6 @ 16 in. O. C.	R-21	1 None	/ None	0.062	Sheathing / Insulation: Wood Siding/sheathing/decking	Dining Window Left	Window	Left Wall	Left	90		1	12	0.3	NFRC	0.23	NFRC	Bug Screen	01 02 03 04 05 06 07 08
									Exterior Finish: Wood Siding/sheathing/decking	Bathroom Window	Window	Back Wall	Back	180		1	6	0.3	NFRC	0.23	NFRC	Bug Screen	Name Zone Construction Azimuth Orientation Gross Area (ft ²) Window and Door Area (ft2) Tilt (deg)
		Wood Fr	ramad						Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood	Laundry Room	Window	Right Wall	Right	270		1	6	0.3	NFRC	0.23	NFRC	Bug Screen	Front Wall ADU Exterior Wall Construction 0 Front 353 44 90 Left Wall ADU Exterior Wall Construction 90 Left 164 24 90
Roof Construction	Cathedral Co	eilings Wood Fi Ceili		2x4 @ 16 in. O. C.	R-50	00 None	/ None	0.036	Siding/sheathing/decking Cavity / Frame: R-50 / 2x4 Inside Finish: Gypsum Board	Window Bedroom													Back Wall ADU Exterior Wall Construction 180 Back 320 6 90 Right Wall ADU Exterior Wall Construction 270 Right 136 26 90
									mside i msir. Gypsum board	Egress Window	Window	Right Wall	Right	270		1	20	0.3	NFRC	0.23	NFRC	Bug Screen	OPAQUE SURFACES - CATHEDRAL CEILINGS
BUILDING ENVELOPE - HE	ERS VERIFICATIO	0N 02		03			04		05	OPAQUE DOORS					20								01 02 03 04 05 06 07 08 09 10 11
Quality Insulation Instal	llation (QII) H	ligh R-value Spray Foa	m Insulation	Building Envelope A	ir Leakage		CFM50		CFM50		01 Name			02 Side of Build	ing			03 Area (ft ²)			04 U-factor		Name Zone Construction Azimuth Orientation Area (ft²) Skylight Area (ft²) Roof Rise (x in Reflectance Roof Emittance Cool Roof
Required		Required		N/A			n/a		n/a		Entry Door			Front Wall	, -			20			0.2		Cathedral Ceiling ADU Roof Construction 90 Left 680 0 0.5 0.1 0.85 No
WATER HEATING SYSTEM	S									SLAB FLOORS				0		<u>'</u>							
01	02	03	0	4 05		06	07	7	08 09	01		02	03	V	04		05		06	07	,	08	FENESTRATION / GLAZING 01
Name	System Type	Distribution Type	Water Hea	ter Name Number of U	nits So	olar Heating System	Comp Distrib		HERS Verification Water Heater Name (#)	Name		Zone	Area (ft²)		Perimeter (ft	1 -	ge Insul. R-val	_	sul. R-value d Depth	Carpeted	Fraction	Heated	02 02 03 07 03 00 07 00 03 10 11 12 12
	Domestic Hot Water (DHW)	Standard	Water	Heater 1		n/a	Nor	ne	n/a Water Heater (1)	Slab On Grad	le	ADU	680		114		none		0	809	%	No	(π) (π) (π) Source
		.6									!		5					'		'	'		Bedroom Window Front Wall Front 0 1 12 0.3 NFRC 0.23 NFRC Bug Screen
																							Kitchen Window Front Wall Front 0 1 12 0.3 NFRC 0.23 NFRC Bug Screen
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DOCUMENTATION AUTHO										HVAC HEAT PUM								,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					WATER HEATERS - NEEA HEAT PUMP
1. I certify that this Certific		nce documentation is a	accurate and		mentation Aut	uthor Signature:				01	02		03	04		05		06	07		08	09	01 02 03 04 05 06 07 08
Documentation Author Name	:			Боси	mentation Aut	ithor signature:				Name	Verified	Airflow A	rflow Target	Verified EE	R/EER2	Verified SEER/SEER2		Refrigerant harge	Verified HSPF/HSP		ied Heating Cap 47	Verified Heating Cap 17	Name # of Units Tank Vol. (gal) NEEA Heat Pump Brand Model Tank Location Duct Inlet Air Source Duct Outlet Air Source
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City/State/Zip:				Phon	e:					INDOOR AIR QUA													WATER HEATING - HERS VERIFICATION
RESPONSIBLE PERSON'S D	DECLARATION ST	TATEMENT			9					01	02	2	03	04			0	06	07		08	09	Name Pipe Insulation Parallel Piping Compact Distribution Compact Distribution Recirculation Control Shower Drain Water Heat
I certify the following under p	penalty of perjury,	under the laws of the Sta		a: pt responsibility for the building	ng design iden	ntified on this Cer	tificate of Com	mpliance.		Dwelling Unit	Airflow		an Efficacy (W/CFM)	IAQ Fan		Includes Heat/Energy Recovery?	y Effec	Recovery tiveness - E/ASRE	Includes Fa Indicator Disp	ult blay?	Verification	Status	Hostoump Water Heater
 I certify that the e The building design 	energy features an gn features or syst	nd performance specifica tem design features ident	tions identified tified on this Co	on this Certificate of Complia ertificate of Compliance are co	nce conform to nsistent with t	to the requiremer the information p	nts of Title 24,	, Part 1 and Par	art 6 of the California Code of Regulations. e compliance documents, worksheets,	SFam IAQVentR	pt 35	<u> </u>	0.35	Exhau		No No) n/	'a / n/a	No		Yes		1/1 Not Required Not Required Not Required Not Required None Not Required Not Required
calculations, plan Responsible Designer Name:		ns submitted to the enfor	cement agenc	y for approval with this buildin Respo	ng permit appli onsible Design													-7.7					SPACE CONDITIONING SYSTEMS
Company:				Date	Signed:					PROJECT NOTES Mini Split					607								01 02 03 04 05 06 07 08 Name System Type Heating Unit Name Heating Equipment Cooling Unit Name Cooling Equipment Fan Name Distribution Name
				*						Carrier Indoor Unit 40MF													Count
Address:				Licen	se:					Outdoor Unit 38N	MPRAQ24AA3			(4)									Heat Pump System Heat pump heating cooling Heat Pump System Ductless 1 Heat Pump System Ductless 1 N/a N/a N/a
City/State/Zip:			-0	Phon	e:									0									HVAC - HEAT PUMPS
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		CO.											60										Name System Type Units Efficiency Type PF2/COP Type Cap 47 Cap 17
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City of Hollister

ommunity Development Department

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

TES:

SIONS:



ADU VALLEY 880 SF DETACHED ADU

XXXX STREET NAME HOLLISTER, CA 95023

ENERGY COMPLIANCE

T24-2



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow

	must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
Pool and Spa Sy	stems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *
Lighting:	
	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable
§ 110.9:	requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and liner closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and
3	spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
ucts and Fans:	
8 110 8(d)3·	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

oucts and Fans:	Train, or by a noting agonor that to approved by the executive another.
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in
	these spaces must not be compressed.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, <u>or</u> a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

Building Envelope	»:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102 Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	· · · · · · · · · · · · · · · · · · ·
§ 150.0(f):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. * Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.
ireplaces, Decora	ative Gas Appliances, and Gas Log:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *
pace Conditionir	ng, Water Heating, and Plumbing System:
§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with

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§ 110.3(c)6:

2022 Single-Family Residential Mandatory Requirements Summary

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

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
0.450.0(1)411	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8
§ 150.0(k)1H:	elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness	
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be

§110.10(b)1A:	requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

City of Hollister

Preapproved ADU Plan Set Approved

Date: 8/27/2025

Community Development Department

REVISIONS:



ADU VALLEY 680 SF DETACHED ADU

XXXX STREET NAME HOLLISTER, CA 95023

MANDATORY REQUIREMENTS

City of Hollister

Community Development Department

Preapproved ADU Plan Set Approved

Date: 8/27/2025

IOTES:

CONDITIONS OF APPROVAL TO BE ATTACHED AFTER PLANNING DEPARTMENT APPROVAL

REVISIONS:

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ADU VALLEY 680 SF DETACHED ADU

> XXXX STREET NAME HOLLISTER, CA 95023

CONDITIONS OF APPROVAL

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Preapproved ADU Plan Set
Approved

Date: 8/27/2025

NOT APPLICABLE

City of Hollister

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, **CHAPTER 3 DIVISION 4.2 ENERGY EFFICIENCY** 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. **GREEN BUILDING** 4.304 OUTDOOR WATER USE When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with **SECTION 301 GENERAL** requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Efficient Landscape Ordinance (MWELO), whichever is more stringent. least one standard automobile parking space only for the purpose of complying with any applicable minimum parking Commission will continue to adopt mandatory standards. **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. 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, DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are 4.303 INDOOR WATER USE 4.106.4.2.2 Multifamily dwellings, hotels and motels available at: https://www.water.ca.gov/ 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and additions or alterations of existing residential buildings where the addition or alteration increases the urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 1. EV ready parking spaces with receptacles. building's conditioned area, volume, or size. The requirements shall apply only to and/or within the DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE specific area of the addition or alteration. a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped **EFFICIENCY** Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving with low power Level 2 EV charging receptacles. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE facilities or the addition of new parking facilities serving existing multifamily buildings. See Section completion, certificate of occupancy, or final permit approval by the local building department. See Civil b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be 4.106.4.3 for application. Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by buildings affected and other important enactment dates. sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such this section shall be located in at least one assigned parking space per dwelling unit where Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing assigned parking is provided but need not exceed forty (40) percent of the total number of assigned lighting fixtures are not considered alterations for the purpose of this section. **4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per parking spaces provided on the site. flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense 4.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or Specification for Tank-type Toilets. **Exception:** Areas of parking facilities served by parking lifts, including but not limited to improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 automated mechanical-access open parking garages as defined in the California Building Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume percent of the non-hazardous construction and demolition waste in accordance with either Section Code; or parking facilities otherwise incapable of supporting electric vehicle charging. of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste of two reduced flushes and one full flush. et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and management ordinance. c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be other important enactment dates. **4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. determined as infeasible by the project builder or designer and subject to concurrence of the local 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of 4.303.1.3 Showerheads. Excavated soil and land-clearing debris. individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential Alternate waste reduction methods developed by working with local agencies if diversion or **Exception:** Areas of parking facilities served by parking lifts, including but not limited to buildings, or both. Individual sections will be designated by banners to indicate where the section applies **4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 recycle facilities capable of compliance with this item do not exist or are not located reasonably automated mechanical-access open parking garages as defined in the California Building specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Code; or parking facilities otherwise incapable of supporting electric vehicle charging. high-rise buildings, no banner will be used. 3. The enforcing agency may make exceptions to the requirements of this section when isolated WaterSense Specification for Showerheads. jobsites are located in areas beyond the haul boundaries of the diversion facility. d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of **4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one the following configurations: **SECTION 302 MIXED OCCUPANCY BUILDINGS 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by in conformance with Items 1 through 5. The construction waste management plan shall be updated as a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only 1. For 20-ampere receptacles, NEMA 6-20R **302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building necessary and shall be available during construction for examination by the enforcing agency. allow one shower outlet to be in operation at a time. 2. For 30-ampere receptacles, NEMA 14-30R shall comply with the specific green building measures applicable to each specific occupancy. 3. For 50-ampere receptacles, NEMA 14-50R Identify the construction and demolition waste materials to be diverted from disposal by recycling, Note: A hand-held shower shall be considered a showerhead. 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall reuse on the project or salvage for future use or sale. 2. EV ready parking spaces with EV chargers. comply with Chapter 4 and Appendix A4, as applicable. 4.303.1.4 Faucets Specify if construction and demolition waste materials will be sorted on-site (source separated) or 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California bulk mixed (single stream). a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with **4.303.1.4.1 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall Identify diversion facilities where the construction and demolition waste material collected will be with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped Chapter 4 and Appendix A4, as applicable. not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall with J1772 connectors. not be less than 0.8 gallons per minute at 20 psi. Identify construction methods employed to reduce the amount of construction and demolition waste DIVISION 4.1 PLANNING AND DESIGN b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory Specify that the amount of construction and demolition waste materials diverted shall be calculated **ABBREVIATION DEFINITIONS:** equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential by weight or volume, but not by both. equipped with J1772 connectors. Where common use parking or unassigned parking is provided, Department of Housing and Community Development buildings shall not exceed 0.5 gallons per minute at 60 psi. EV chargers shall be located in common use or unassigned parking areas and shall be available California Building Standards Commission 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the for use by all residents or guests. Division of the State Architect, Structural Safety 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not delive enforcing agency, which can provide verifiable documentation that the percentage of construction and OSHPD Office of Statewide Health Planning and Development more than 0.2 gallons per cycle. demolition waste material diverted from the landfill complies with Section 4.408.1. Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond Low Rise the minimum required, an automatic load management system (ALMS) may be used to reduce 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons Note: The owner or contractor may make the determination if the construction and demolition waste the maximum required electrical capacity to each space served by the ALMS. The electrical system AA Additions and Alterations per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not materials will be diverted by a waste management company. and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall **4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined minute at 60 psi. **CHAPTER 4** have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 less than 30 amperes. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in RESIDENTIAL MANDATORY MEASURES 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall **4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined 4.303.1.4.5 Pre-rinse spray valves. comply with Section 4.106.4.2.2.1.1. weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance **SECTION 4.102 DEFINITIONS** Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 per square foot of the building area, shall meet the minimum 65% construction waste reduction 4.102.1 DEFINITIONS Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels (d)(7) and shall be equipped with an integral automatic shutoff. shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable The following terms are defined in Chapter 2 (and are included here for reference) FOR REFERENCE ONLY: The following table and code section have been reprinted from the California **4.408.5 DOCUMENTATION**. Documentation shall be provided to the enforcing agency which demonstrates FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... pervious material used to collect or channel drainage or runoff water 4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions 05.3 (h)(4)(A). WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also EVCS spaces shall be designed to comply with the following: 1. Sample forms found in "A Guide to the California Green Building Standards Code used for perimeter and inlet controls. (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in The minimum length of each EVCS space shall be 18 feet (5486 mm). documenting compliance with this section. 4.106 SITE DEVELOPMENT The minimum width of each EVCS space shall be 9 feet (2743 mm). STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY 2. Mixed construction and demolition debris (C & D) processors can be located at the California One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation Department of Resources Recycling and Recovery (CalRecycle). VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the management of storm water drainage and erosion controls shall comply with this section. EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 4.410 BUILDING MAINTENANCE AND OPERATION unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also PRODUCT CLASS **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less comply with at least one of the following: MAXIMUM FLOW RATE (gpm) disc, web-based reference or other media acceptable to the enforcing agency which includes all of the [spray force in ounce force (ozf)] than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre following shall be placed in the building: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements or more, shall manage storm water drainage during construction. In order to manage storm water drainage of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking Product Class 1 (≤ 5.0 ozf) during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent 1. Directions to the owner or occupant that the manual shall remain with the building throughout the property, prevent erosion and retain soil runoff on the site. life cycle of the structure. b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 2. Operation and maintenance instructions for the following: Chapter 2, to the building. Retention basins of sufficient size shall be utilized to retain storm water on the site. a. Equipment and appliances, including water-saving devices and systems, HVAC systems, **Exception:** Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar Product Class 3 (> 8.0 ozf) 1.28 photovoltaic systems, electric vehicle chargers, water-heating systems and other major disposal method, water shall be filtered by use of a barrier system, wattle or other method approved Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] 4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. 3. Compliance with a lawfully enacted storm water management ordinance. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A. Space conditioning systems, including condensers and air filters. 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial Landscape irrigation systems. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or e. Water reuse systems. are part of a larger common plan of development which in total disturbs one acre or more of soil. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the 3. Information from local utility, water and waste recovery providers on methods to further reduce California Plumbing Code. resource consumption, including recycle programs and locations. 4.106.4.2.3 Reserved. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will 4.106.4.2.4 Reserved. accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table and what methods an occupant may use to maintain the relative humidity level in that range. manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface 1701.1 of the California Plumbing Code. 6. Information about water-conserving landscape and irrigation design and controllers which conserve **4.106.4.2.5 Electric vehicle ready space signage.**Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans water include, but are not limited to, the following: 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its Swales THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A feet away from the foundation. 2. Water collection and disposal systems CONVENIENCE FOR THE USER. 8. Information on required routine maintenance measures, including, but not limited to, caulking, French drains painting, grading around the building, etc. 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing Water retention gardens TABLE - MAXIMUM FIXTURE WATER USE 9. Information about state solar energy and incentive programs available. 5. Other water measures which keep surface water away from buildings and aid in groundwater 10. A copy of all special inspections verifications required by the enforcing agency or this code. Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or **FIXTURE TYPE FLOW RATE** 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or space around residential structures. **Exception**: Additions and alterations not altering the drainage path. altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI 12. Information and/or drawings identifying the location of grab bar reinforcements. or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 future EV charging purposes as "EV CAPABLE." **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 LAVATORY FAUCETS (RESIDENTIAL) building site, provide readily 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, LAVATORY FAUCETS IN COMMON & PUBLIC corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and 1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future 0.5 GPM @ 60 PSI USE AREAS ordinance, if more restrictive. infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate 1.8 GPM @ 60 PSI KITCHEN FAUCETS **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional METERING FAUCETS 0.2 GAL/CYCLE local utility infrastructure design requirements, directly related to the implementation of Section WATER CLOSET 1.28 GAL/FLUSH 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional 0.125 GAL/FLUSH URINALS parking facilities. **DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL** 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each 4.501.1 Scope dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or **SECTION 4.502 DEFINITIONS** concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 5.102.1 DEFINITIONS 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit The following terms are defined in Chapter 2 (and are included here for reference) overcurrent protective device. **AGRIFIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substrates and door Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, **4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section location shall be permanently and visibly marked as "EV CAPABLE". **DIRECT-VENT APPLIANCE.** 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.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

City of Hollister Community Development Departs **Preapproved ADU Plan Set** Approved 8/27/2025 YES
NOT APPLICABLE
RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,

OWNER, CONTRACTOR, INSPECTOR ETC.)

1	PARTY			
		MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum cha compound to the "Base Reactive Organic Gas (ROG) Mixture" per w	inge in weight of ozone formed by a reight of compound added, express	idding a ed to
		hundredths of a gram (g O³/g ROC). Note: MIR values for individual compounds and hydrocarbon solvent	ts are specified in CCR, Title 17, Se	ections 94700
		and 94701.	, ,	
		MOISTURE CONTENT. The weight of the water in wood expressed	in percentage of the weight of the c	oven-dry wood.
		PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIF article. The PWMIR is the total product reactivity expressed to hundr		
		product (excluding container and packaging).		er grani or
		Note: PWMIR is calculated according to equations found in CCR, Tit	•	
		REACTIVE ORGANIC COMPOUND (ROC). Any compound that has ozone formation in the troposphere.	s the potential, once emitted, to con	tribute to
		VOC. A volatile organic compound (VOC) broadly defined as a chen with vapor pressures greater than 0.1 millimeters of mercury at room hydrogen and may contain oxygen, nitrogen and other elements. Se	n temperature. These compounds ty	
]	4.503 FIREPLACES 4.503.1 GENERAL . Any installed gas fireplace shall be a direct-ven	it sealed-combustion type. Any insta	alled
		woodstove or pellet stove shall comply with U.S. EPA New Source F applicable, and shall have a permanent label indicating they are cert pellet stoves and fireplaces shall also comply with applicable local or	Performance Standards (NSPS) emi ified to meet the emission limits. W	ission limits as
	1	4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MI	ECHANICAL FOLIPMENT DURING	G
	,	construction. At the time of rough installation, during storage of startup of the heating, cooling and ventilating equipment, all duct and openings shall be covered with tape, plastic, sheet metal or other metal or educe the amount of water, dust or debris which may enter the syst	on the construction site and until fina d other related air distribution comp ethods acceptable to the enforcing a	al onent
	1	4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish mater		
		4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sea		shall meet the
		requirements of the following standards unless more stringent management district rules apply:		
		Adhesives, adhesive bonding primers, adhesive pring shall comply with local or regional air pollution control applicable or SCAQMD Rule 1168 VOC limits, as a Such products also shall comply with the Rule 1168 compounds (chloroform, ethylene dichloride, methyl tricloroethylene), except for aerosol products, as specific and the sum of t	rol or air quality management distric hown in Table 4.504.1 or 4.504.2, a 3 prohibition on the use of certain to dene chloride, perchloroethylene an	et rules where as applicable. xic
		 Aerosol adhesives, and smaller unit sizes of adhesi units of product, less packaging, which do not weigl than 16 fluid ounces) shall comply with statewide V prohibitions on use of certain toxic compounds, of C commencing with section 94507. 	h more than 1 pound and do not co OC standards and other requiremen	nsist of more nts, including
]	4.504.2.2 Paints and Coatings. Architectural paints and coa	tings shall comply with VOC limits i	n Table 1 of
		the ARB Architectural Suggested Control Measure, as shown apply. The VOC content limit for coatings that do not meet the	in Table 4.504.3, unless more string	gent local limits
		listed in Table 4.504.3 shall be determined by classifying the coating, based on its gloss, as defined in subsections 4.21, 4.	coating as a Flat, Nonflat or Nonflat	-High Gloss
1				
		Board, Suggested Control Measure, and the corresponding FI	, 3	OC limit in
		Table 4.504.3 shall apply.	•	
	1	Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and Limits for ROC in Section 94522(a)(2) and other requirements	coatings shall meet the Product-we	eighted MIR ertain toxic
	1	 Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and Limits for ROC in Section 94522(a)(2) and other requirements compounds and ozone depleting substances, in Sections 945 Regulations, Title 17, commencing with Section 94520; and in 	coatings shall meet the Product-we s, including prohibitions on use of ce 22(e)(1) and (f)(1) of <i>California Cod</i> a areas under the jurisdiction of the	eighted MIR ertain toxic <i>le of</i> Bay Area Air
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		Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and Limits for ROC in Section 94522(a)(2) and other requirements compounds and ozone depleting substances, in Sections 945 Regulations, Title 17, commencing with Section 94520; and in Quality Management District additionally comply with the perc 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this se enforcing agency. Documentation may include, but is not limit 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIM (Less Water and Less Exempt Compounds in Granta Rachitectural Applications) INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES CERAMIC TILE ADHESIVES DRYWALL & PANEL ADHESIVES COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING CPVC WELDING ABS WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS	coatings shall meet the Product-weet, including prohibitions on use of ce 22(e)(1) and (f)(1) of California Coat areas under the jurisdiction of the ent VOC by weight of product limits ection shall be provided at the requested to, the following: IIT _{1,2} Ins per Liter) VOC LIMIT 50 50 150 100 60 50 50 50 50 50 50 50 50	eighted MIR ertain toxic <i>le of</i> Bay Area Air s of Regulation
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		Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and Limits for ROC in Section 94522(a)(2) and other requirements compounds and ozone depleting substances, in Sections 945 Regulations, Title 17, commencing with Section 94520; and in Quality Management District additionally comply with the perc 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this se enforcing agency. Documentation may include, but is not limi 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIM (Less Water and Less Exempt Compounds in Gran ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING ABS WELDING ABS WELDING ABS WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL PLASTIC FOAMS	coatings shall meet the Product-web, including prohibitions on use of ce 22(e)(1) and (f)(1) of California Coot areas under the jurisdiction of the ent VOC by weight of product limits ection shall be provided at the requested to, the following: IIT _{1,2} Ins per Liter) VOC LIMIT 50 50 150 100 60 50 65 50 50 70 100 250 50 510 490 325 250 550 80 250 140 250 30 50	eighted MIR ertain toxic <i>le of</i> Bay Area Air s of Regulation

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,

THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. 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 LI	MIT
(Less Water and Less Exempt Compounds in Gr	ams per Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ₁	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
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

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS

3. 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

ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

AVAILABLE FROM THE AIR RESOURCES BOARD.

Y N/A RESPON. PARTY		Y	N/A	RES
	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 0.11			
	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/DEODC/EHLB/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/DEODC/EHLB/IAQ/Pages/VOC.aspx.		4	
	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)	E		
	See California Department of Public Health's website for certification programs and testing labs.			
	hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/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 2269, European 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: 1. 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. 2. 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.			
	 a. 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. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in) Notes:			
	 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 <i>California Energy Code</i>. 			
	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: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual L- 2011 (Residential)			
	 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 			

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:

- 1. State certified apprenticeship programs. 2. Public utility training programs.
- 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- 4. Programs sponsored by manufacturing organizations. 5. 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.

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.

3. 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

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE.

GENERAL STRUCTURAL NOTES

1.0 GOVERNING BUILDING CODE

a. 2022 CALIFORNIA BUILDING CODE

2.0 DESIGN LOADS

- A. LIVE LOADS:
- a. ROOF: 20 PSF

c. DECK: 60 PSF

- b. FLOOR: 40 PSF
- . WIND:
- a. ULTIMATE WIND SPEED: 92 MPH EXPOSURE 'C' (3 SECOND GUST)
- b. RISK CATEGORY: II
- c. INTERNAL PRESSURE: +0.18, -0.18 (ENCLOSED BUILDING)
- SEISMIC:
- a. RISK CATEGORY: II
- b. SEISMIC IMPORTANCE FACTOR: 1.0
- c. S1: 0.837g
- d. SS: 2.248g
- e. SITE CLASS: D
- f. SDS: 1.80g
- g. SEISMIC DESIGN CATEGORY: E
- h. SFRS: LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
- i. CS: 0.277
- j. R = 6.5
- k. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

3.0 GENERAL

- A. THESE STRUCTURAL DOCUMENTS ILLUSTRATE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY BRACED AND SUPPORTED. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION TO WITHSTAND ALL LOADS, STOCKPILES OF MATERIALS AND EQUIPMENT. SUCH BRACING SHALL BE LEFT IN PLACE UNTIL THE CONSTRUCTION OF THE STRUCTURE IS COMPLETED.
- TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS DURING CONSTRUCTION.
- C. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH WORK. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- D. WHERE PERIODIC OR CONTINUOUS SPECIAL INSPECTIONS AND/OR TESTING ARE REQUIRED BY THESE DOCUMENTS, BE RETAINED BY THE OWNER TO PERFORM REQUIRED SPECIAL INSPECTIONS AND/OR TESTING.
- E. THE CONTRACTOR SHALL INFORM THE ENGINEER CLEARLY IN WRITING AND PROVIDE SUPPLEMENTAL DOCUMENTATION FOR THE REVIEW OF ANY SUBSTITUTIONS, CHANGES, OR DEVIATIONS OF THE CONTRACT DOCUMENTS.
- F. THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE.
- G. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. PLANS AND DETAILS ARE TO SCALE UNLESS NOTED OTHERWISE. WHILE DRAWING SCALE IS BELIEVED TO BE RELIABLE. THE ACCURACY AND COMPLETENESS IS NOT GUARANTEED. CONSULT THE ARCHITECT OR ENGINEER FOR DIMENSION VERIFICATION. NOTIFY ARCHITECT OR ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
- H. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR PENETRATED UNLESS ALLOWED BY MANUFACTURER, SPECIFICALLY SHOWN ON THESE DOCUMENTS OR APPROVED BY THE E.O.R.
- SECTIONS OR DETAILS SHOWN OR NOTED APPLY TO SIMILAR CONDITIONS ELSEWHERE NOT SPECIFICALLY SHOWN OR
- J. THESE CONSTRUCTION DOCUMENTS ARE BASED ON THE WORK BEING COMPLETED BY A CONTRACTOR EXPERIENCED WITH SIMILAR CONSTRUCTION.

4.0 FOUNDATIONS

- A. SOIL DESIGN VALUES SHOWN BELOW HAVE BEEN ASSUMED IN THE FOUNDATION DESIGN. ANY CHANGES IN THE
- STATED SOIL DESIGN VALUES MAY REQUIRE REVISIONS TO THE FOUNDATION DESIGN.
- B. ALL FOUNDATION WORK SHALL COMPLY WITH THE REQUIREMENTS OF CBC 2022 CHAPTER 18. C. FOOTINGS SHALL REST ON UNDISTURBED NATIVE SOIL OR PREPARED SUBGRADE, APPROVED BY A SOILS ENGINEER.
- a. MAXIMUM DESIGN SOIL BEARING PRESSURE: 1,500 PSF (BASED ON CBC TABLE 1806.2 FOR TYPE 5 CLASS SOIL. IF ACTUAL SITE CONDITIONS DEFER, THE SITE SHALL BE PREPARED ACCORDING TO THE RECOMMENDATIONS OF A
- b. DESIGN LATERAL SOIL PRESSURE (EQUIVALENT FLUID PRESSURE, AT REST CONDITION, USING ON-SITE GRANULAR SOILS AS BACKFILL): 50 PSF/FT.
- D. PRIOR TO BACKFILLING, THE CONTRACTOR SHALL ADEQUATELY BRACE FOUNDATION WALLS TO RETAIN EARTH
- AGAINST BACKFILLING PRESSURES UNTIL SUPPORTING ELEMENTS (INCLUDING FLOOR SLABS) ARE IN PLACE. E. FOUNDATION WALLS AND GRADE BEAMS HAVING EARTH PLACED ON BOTH SIDES SHALL HAVE BOTH SIDES FILLED
- SIMULTANEOUSLY. F. DO NOT BACKFILL WITH EXPANSIVE SOILS. VERIFY FILL TYPE WITH SOILS ENGINEER PRIOR TO BACKFILLING.
- G. PROVIDE 8" CLEAR MINIMUM FROM GRADE TO TOP OF FOUNDATION WALL. ADJUST FOOTING BEARING ELEVATIONS IN FIELD TO ACCOMMODATE FINAL ANTICIPATED FINISHED GRADES. NOTIFY ENGINEER OF CHANGES IN ELEVATION FROM THAT SHOWN ON FOUNDATION PLAN.
- H. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS, COLUMNS OR GRIDLINES UNLESS NOTED OTHERWISE.
- I. SLOPE THE EXTERIOR GRADE AWAY FROM THE STRUCTURE A MINIMUM OF 5% (2% AT IMPERVIOUS SURFACES).

5.0 CONCRETE AND REINFORCEMENT

- A. CONCRETE DESIGN IS BASED ON THE LATEST EDITION OF THE ACI 318
- B. CONCRETE SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE ACI 301
- C. CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) WITH STONE AGGREGATE AND DEVELOP A MINIMUM 28-DAY
- COMPRESSIVE STRENGTH AS FOLLOWS: a. FOOTINGS/PIERS AND FOUNDATION WALLS 2500 PSI.
- b. SLABS-ON-GRADE D. CEMENT SHALL BE TYPE I / II (OR TYPE V) CONFORMING TO ASTM C150.
- E. FLY ASH SHALL CONFORM TO ASTM C618, CLASS C OR F. FLY ASH SHALL NOT EXCEED 20% OF THE TOTAL WEIGHT OF
- CEMENTICIOUS MATERIAL. F. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED IN ANY CONCRETE.
- G. CONCRETE MUST BE CONTINUOUSLY PLACED WITHOUT HORIZONTAL COLD JOINTS. IF COLD JOINTS ARE NECESSARY, ADEQUATE REINFORCING AND HORIZONTAL KEYS OR A ROUGHENED SURFACE MUST BE PROVIDED; COORDINATE
- REQUIREMENTS WITH ENGINEER. H. DEFORMED REINFORCEMENT: ASTM A615, GRADE 60 EXCEPT TIES OR STIRRUPS: ASTM A615, GRADE 40.
- I. REINFORCEMENT SHALL BE FABRICATED AND PLACED AS PER THE LATEST EDITION OF THE ACI-315
- J. SPLICE LENGTH, DOWEL PROJECTION OR EMBEDMENT SHALL BE A MINIMUM OF 58 BAR DIAMETERS K. MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL:
- a. UNFORMED SURFACE CAST AGAINST EARTH
- ALL BARS:
- b. FORMED SURFACE EXPOSED TO EARTH OR WEATHER
 - 1. #6 #18 BARS: 2. #5 AND SMALLER:
- c. FORMED SURFACE NOT EXPOSED TO EARTH OR WEATHER
 - 1. SLABS, WALLS AND JOISTS
 - 1 1/2" (a) #14 - #18 BARS:
 - (b) #11 AND SMALLER: BEAMS AND COLUMNS:
- . MAINTAIN CONTINUITY OF ALL HORIZONTAL REINFORCEMENT AT CORNERS, INTERSECTIONS AND AT STEPS IN THE TOP
- AND BOTTOM OF WALLS OR FOOTINGS.

- M. ALL STEEL EXPOSED TO EARTH OR GRANULAR FILL SHALL BE COVERED WITH A 3" MIN. OF CONCRETE.
- N. PROVIDE SLIP JOINT MATERIAL SEPARATING THE FLOOR SLAB FROM THE PIPE COLUMNS AND PLUMBING
- O. FOR LOCATION, SIZE AND DETAILS OF OPENINGS, SLEEVES, INSERTS, CONDUITS, PIPES SLOTS AND RELATED ITEMS REQUIRED TO BE LOCATED PRIOR TO PLACING CONCRETE, REFER TO OTHER DRAWINGS FOR THIS PROJECT

6.0 STRUCTURAL STEEL

- A. STRUCTURAL STEEL SHALL BE OF THE GRADES NOTED BELOW:
- a. ROLLED SHAPES (CHANNELS, ANGLES, PLATES AND BARS): ASTM A36 (FY=36 KSI). b. STEEL RODS: ASTM A36 (FY=36KSI)
- B. BOLTS: a. ASTM A307 FOR ANCHOR BOLTS FOR TIMBER CONNECTIONS AND MISC.
- C. DRILL, EPOXY AND INSTALL THREADED RODS, BOLTS AND STEEL BARS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. CLEAN OUT HOLE AFTER DRILLING AND PRIOR TO INJECTING EPOXY. TIGHTEN NUTS AFTER

7.0 WOOD FRAMING

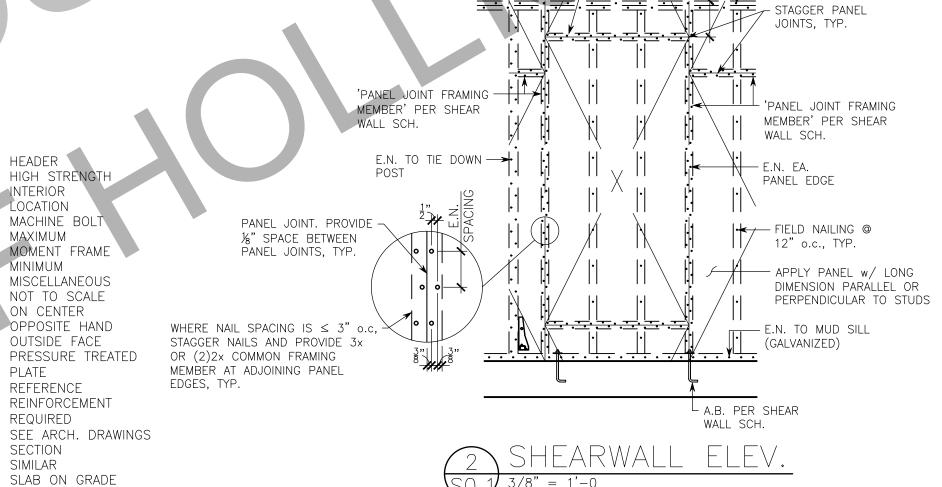
- A. DIMENSIONAL LUMBER AND TIMBERS USED FOR STRUCTURAL FRAMING SHALL BE 19% OR LESS MOISTURE CONTENT
- B. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH, U.N.O.:
- a. JOISTS AND RAFTERS: NO.2 (Fb=1200 psi, Fc= 1000 psi, E=1,600,000psi)
- b. STUDS, PLATES, BLOCKS AND MISC.: NO. 2 (Fb=900 psi, Fc= 1350 psi, E=1,600,000psi)
- c. POSTS, BEAMS AND HEADERS: NO. 1
- C. 3½" AND WIDER VERSA-LAM LVL: 2.1E, Fb=3100 psi BY BOISE CASCADE OR APPROVED EQUAL
- D. $1\frac{1}{2}$ " OR $1\frac{3}{4}$ " VERSA-LAM LVL: 2.1E, Fb=2800 psi BY BOISE CASCADE OR APPROVED EQUAL
- E. PREFABRICATED JOISTS: PREFAB I-JOISTS SHALL BE TJI 230 BY WEYERHAUSER OR APPROVED EQUAL. DO NOT BIRDSMOUTH OR OTHERWISE NOTCH THE FLANGE MATERIAL. WEB PENETRATIONS AS PER MANUFACTERER RECOMMENDATIONS ONLY.
- F. FLOOR RIM JOIST MATERIAL: 15/16" VERSA-LAM LVL 1.5 1800 BY BOISE OR APPROVED EQUAL.
- G. HOLES FOR BOLTS IN WOOD SHALL BE DRILLED $\frac{1}{16}$ " LARGER THAN BOLT DIAMETER. METAL WASHERS SHALL BE PROVIDED FOR ALL HEADS & NUTS OF BOLTS AND LAG SCREWS THAT BEAR ON WOOD.
- H. PROVIDE PRESERVATIVE-TREATED LUMBER OR ICC APPROVED BARRIER AT LOCATIONS WHERE MEMBER IS TO BE IN CONTACT WITH CONCRETE, MASONRY OR SOIL
- J. PRESSURE TREATED LUMBER: ALL FASTENERS AND HANGERS FOR USE WITH ACQ TREATED LUMBER SHALL BE GALVANIZED WITH A G185 COATING OR SHALL BE STAINLESS STEEL.
- J. STRUCTURAL SHEATHING: WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210
- B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF PEOPLE AND PROPERTY EITHER ON OR ADJACENT K. DIAPHRAGM SHEATHING SHALL BE OF THICKNESS AND INDEX NUMBER SHOWN ON THE PLANS, PLACED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOISTS SHALL BE STAGGERED.
 - L. ALL TRUSSES, RAFTERS AND FLOOR JOISTS IN FLUSH FRAMED CONDITIONS WITH SPANS EXCEEDING 6'-0 SHALL BEAR IN JOIST HANGERS.
 - M. ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF.
- THE GOVERNING BUILDING CODE OR BUILDING OFFICIAL, THE E.O.R. OR AN INDEPENDENT INSPECTION AGENCY SHALL N. PROVIDE WOOD OR METAL CROSS-BRIDGING AT MID-SPAN OF ALL FLOORS WITH A SPAN EXCEEDING 10'-0" AND/OR IN ACCORDANCE WITH FLOOR JOIST MANUFACTURER'S RECOMMENDATIONS.
 - O. METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR AN APPROVED EQUAL. UNLESS NOTED OTHERWISE PROVIDE ALL MANUFACTURER RECOMMENDED FASTENERS FOR THE MAXIMUM CAPACITY OF THE HANGER.
 - P. NAILS: COMMON WIRE GAGE U.N.O. NAILING SHALL CONFORM TO CBC TABLE 2304.10.1, U.N.O.

PANELS AND HOLD DOWNS. (PERIODIC)

Q. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS UNLESS NOTED OTHERWISE, WHERE POWER NAILS ARE USED THEY SHALL BE EQUIVALENT IN DIAMETER TO THE COMMON NAIL INDICATED. PREDRILL NAIL HOLES AS REQUIRED TO PREVENT SPLITTING OF THE WOOD MEMBERS.

8.0 STATEMENT OF SPECIAL INSPECTION

- A. THE OWNER SHALL EMPLOY SPECIAL INSPECTORS FOR THE FOLLOWING TYPES OF CONSTRUCTION PER CALIFORNIA BUILDING CODE CHAPTER 17. THE SPECIAL INSPECTORS SHALL SUBMIT A SIGNED FINAL REPORT TO THE BUILDING DEPARTMENT.
 - SECTION 1705.13.2: 1. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF THE ELEMENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEARWALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR





EDGE NAILING (SHEARWALL) SQ.

TYP. SHEATHING SCH.				
AREA	SHEATHING	NAILING		
FLOOR ^{1,2,3,4,5}	23/32" APA STURD-I-FLOOR 24 o.c., EXP. 1, T&G, GLUE TO SUPPORT	10d @ 6" o.c. EDGES 10d @ 12" o.c. FIELD		
ROOF ^{1,3,4,5,6,7}	15/32" APA 24/0 EXP. 1 (4 PLY MIN.)	8d @ 6" o.c. EDGES 8d @ 12" o.c. FIELD		
WALL ^{1,2,3,5,8,9}	15/32" APA EXP. 1 (4 PLY MIN.). STRUCTURAL 1	REF.: SHEARWALL SCH.		

ANCHOR BOL

ALTERNATIVE

BUILDING

B.O.W.

CLG. CLR. COND.

FTG.

ARCHITECTURAL

BOUNDARY NAILING (DIAPH.)

BOTTOM OF FOOTING

BOTTOM OF WALL

CANTILEVER END

CENTERLINE

CONDITION

EACH FACE

EMBEDMENT

EACH SIDE

EACH WAY

EXTERIOR

FOOTING

FLOOR

FOOTING

FOUNDATION

FINISH FLOOR

FINISH GRADE

CEILING

H.S.

REQ'D

S.A.D. SEC.

SIM.

STR.

T.O.S.

VERT.

S.O.G.

SPECS.

HIGH STR

INTERIOR

MAXIMUM

MINIMUM

PLATE

REFERENCE

REQUIRED

SECTION

SIMILAR

SQUARE

TYPICAL

VERTICAL

STANDARD

STRENGTH

SYMMETRICAL

TOP OF WALL

TOP OF STEEL

TOP AND BOTTOM

UNLESS NOTED OTHERWISE

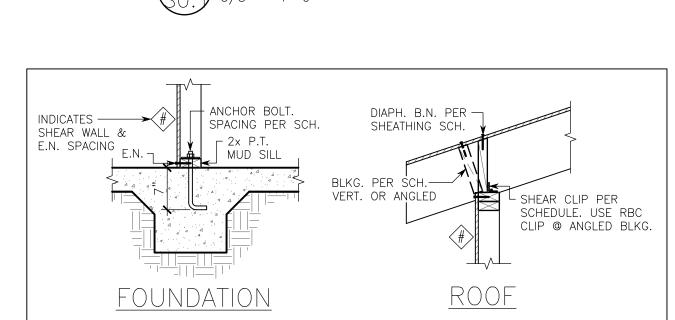
SPECIFICATIONS

OCATION

MACHINE BO

- 1. STRUCTURAL SHEATHING SHALL BE PLYWOOD OR OSB AT CONTRACTORS OPTION AND MUST CONFORM TO THEIR TYPE IN DOC PS1 OR PS2 2. DO NOT USE OSB AT EXTERIOR DECKS OR CATWALKS
- 3. ALL PANELS PERMANENTLY EXPOSED TO WEATHER SHALL BE EXTERIOR VS. EXPOSURE 1 4. ALL UNBLOCKED ROOF AND FLR. SHEATHING EDGES SHALL BE T&G. AS AN ALT.,
- UNBLOCKED ROOF SHEATHING MAY BE SUPPORTED WITH PLYWOOD CLEATS OR EDGE 5. HEADS OF NAILS SHALL NOT PENETRATE THE FACE SKIN OR ADDT'L NAILING WILL BE REQ'D. NAILS MUST BE LOCATED AT LEAST 3/8" FROM EDGE OF PANEL
- 6. USE PLYWOOD @ LOW SLOPE ROOFS AND OSB @ PITCHED ROOFS 7. S.A.D. WHEN RADIANT BARRIER ROOF SHEATHING IS REQ'D
- 8. USE PLYWOOD AT WALLS THAT WILL RECEIVE WATERPROOFING/BUILDING ENVELOPE MEMBRANE, OR EXT. WALLS COVERED IN PAPER AND STUCCO 9. USE OSB AT INTERIOR WALLS





SHEAR WALL SCHEDULE SOLE P/TOP P CONN. TO CONN. TO RIM/BLKG. SEISMIC CLIP SHEAR CLIP							
111 E	L.IV.		FRAMING MEMBER	SPACING	CONN.	RIM/B LKG.	CAPACITY
TYP., U.N.O.	6"	%"ø ⊚ 48"	2x	24"	16d @ 8"	15/16" LVL	_
6	6"	%"ø ⊚ 42"	2x	15"	SDWS @ 16"	15/16" LVL	340 PLF
4	4"	%"ø ⊚ 36"	3x/(2)-2x	10"	SDWS @ 12"	15/ ₆ " LVL	510 PLF
3>	3"	%"ø @ 32"	3x/(2)-2x	8"	SDWS @ 9"	15/ ₁₆ " LVL	665 PLF

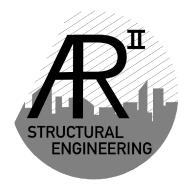
1. PLANS SHOW SHEATHING @ SHEAR WALLS. OTHER WALLS SHOWN AS STRUCTURAL WALLS SHALL BE SHEATHED AND INSTALLED PER 'TYP., U.N.O.'

2. PROVIDE 1/8" GAP BETWEEN ALL PANEL EDGES 3. SEE 'TYP. SHEATHING SCHEDULE' FOR PANEL GRADE AND THICKNESS

4. ALL SHEATHING EDGES SHALL BE BLOCKED (3x WHERE NOTED ON SCH.) 5. NAILING SHALL BE 10d SHORT (2¼"x0.148") COMMON WIRE NAILS (STAGGER IF SPACING IS 3" o.c. OR 6. ALL FIELD NAILING SHALL BE @ 12" o.c.

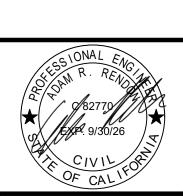
7. USE 4' x 8' MIN. PANELS EXCEPT @ BOUNDARIES AND CHANGES IN FRAMING 8. SDWS DENOTES SDWS22600DB SCREWS w/ MINIMUM 2" PENETRATION INTO RIM/BLKG. 9. SHEAR CLIPS SHALL BE SIMPSON A35, RBC, OR LTP4 CONNECTORS





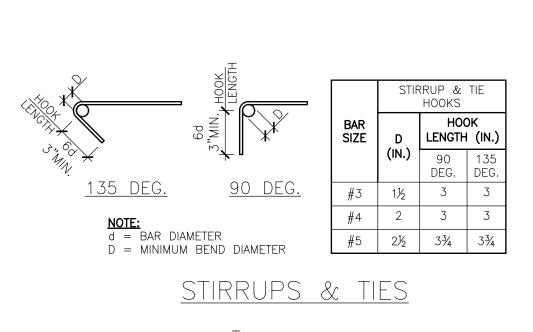
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SHEET 1 OF 4



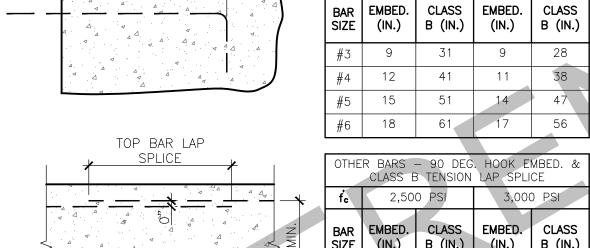
^	^IE				
***	HOOK LENG!		STA	NDARD H	00K
	12 PZ	BAR SIZE	D		LENGTH N.)
HOOK 4d LENGTH 2½"(MIN.)			(IN.)	180 DEG.	90 DEG.
<u>180 DEG.</u>	<u>90 DEG.</u>	#3	21/4	2½	4½
		#4	3	21/2	6
<u>NOTE:</u> d = BAR DIAME		#5	3¾	21/2	7½
D = MINIMUM B	END DIAMETER				

STANDARD REBAR

TOP BARS - 90 DEG. HOOK EMBED. & CLASS B TENSION LAP SPLICE

2,500 PSI

3,000 PSI



___90 DEG. HOOK EMBED.

TOP BAR LAP					
SPLICE	ОТ		— 90 DEC B TENSION		
4 4 4 4	fc	2,50	00 PSI	3,00	0 PSI
	BAI SIZ		CLASS B (IN.)	EMBED. (IN.)	CLAS B (IN
4 4 4	#3	9	24	9	22
OTHER BAR	#4	. 12	32	11	29
LAP SPLICE	#5	15	39	14	36
	#6	18	47	17	43

NOTE:

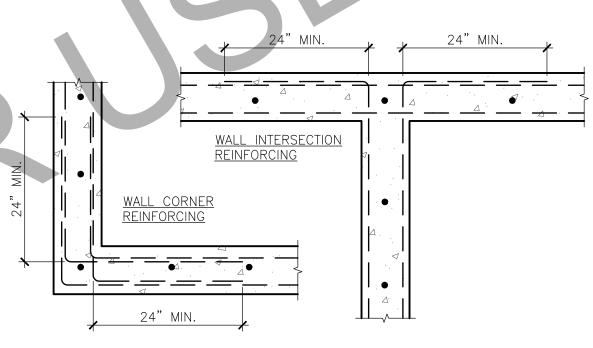
1. TOP BARS ARE HORIZ. BARS PLACED WITH MORE THAN 12" OF FRESH CONCRETE BELOW THEM

2. USE CLASS B LAP SPLICE FOR ALL BAR SPLICES, TYP.

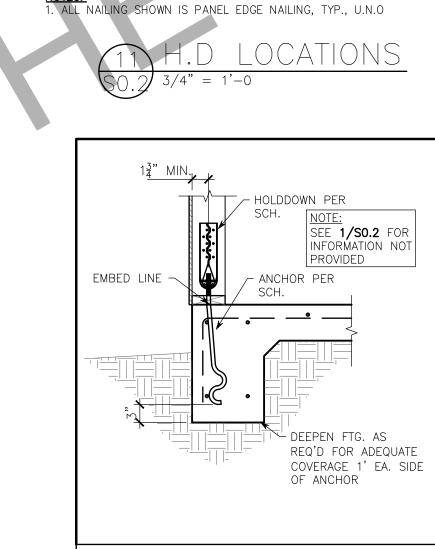
3. TABLES ASSUME GRADE 60 REINF.

4. TABLES ARE BASED UPON MIN. CLEAR COVER GREATER THAN 1.0db and MIN. CLEAR SPACING GREATER THAN 2db. WHERE EITHER OF THESE REQUIREMENTS IS NOT MET, INCREASE EMBED. OR LAP LENGTH BY 50%

5. db indicates reinf. Ø



TYP. CORNER REINF.



- CUT TRIMMER STUD TO ALLOW H.D. INSTALLATION. SISTER TO KING STUD w/ 10d @ 12" o.c.

ATL OR ADDITIONAL

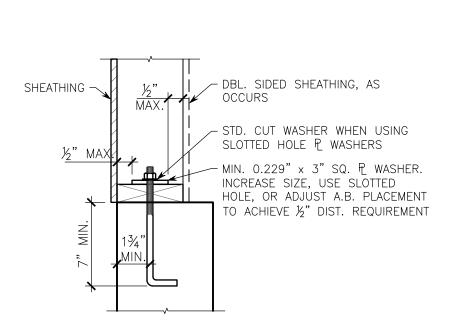
TRIMMER STUD
KING/H.D. POST

- HOLD DOWN PER

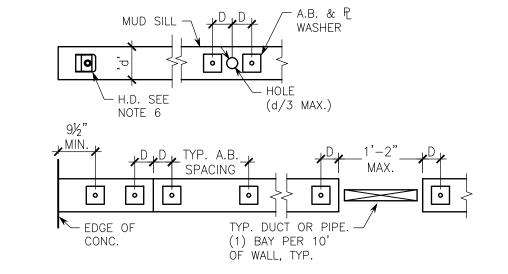
H.D. LOC.

SHEAR WALL

DEEPEN FTG. AS REQ'D FOR ADEQUATE COVERAGE 1' EA. SIDE OF ANCHOR				
Н(OLDDO	WN	I SC	;H.
MARK	H.D.	A.B. DIA.	A.B. TYPE	MIN. POST
A	HDU2	5%"ø	SSTB16	4x
NOTES:	_		<u> </u>	

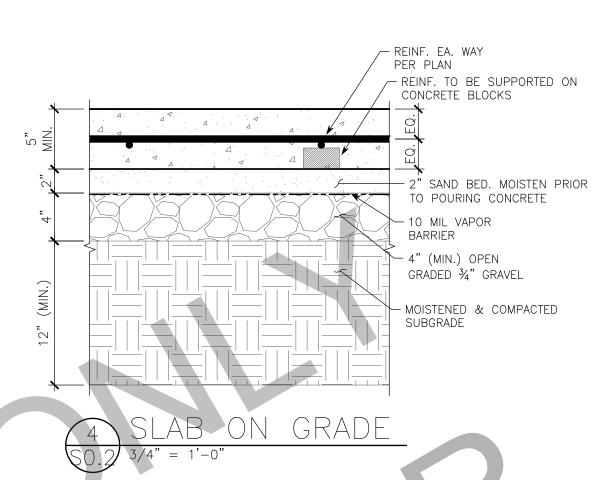


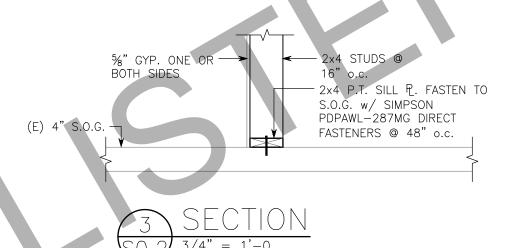
WASHER PLACEMENT

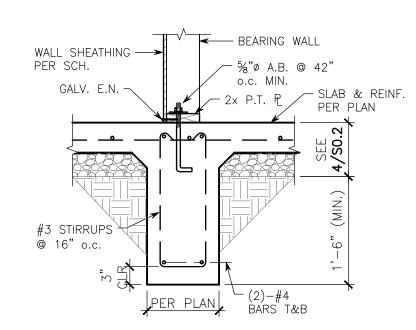


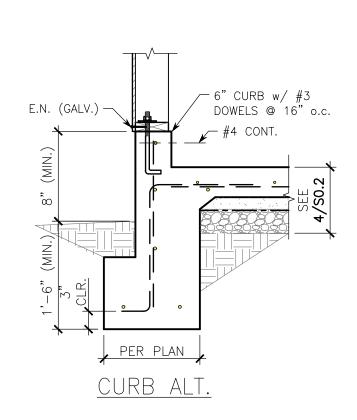
NOTES:
1. A.B. FOR ALL SHEAR AND BEARING WALLS TO BE \%"\phi w/ 7" MIN. EMBED. @ 42" o.c. SEE SHEARWALL SCH. FOR TIGHTER SPACING. ALT.: USE %"Ø TITEN HD w/ $2\frac{3}{4}$ " EMBED. 2. (2) BOLTS MIN. PER SILL PIECE. LOCATE BOLTS CLEAR OF POSTS 3. DRILLED BOLT HOLE DIA. = BOLT DIA. + $\frac{1}{16}$ " (MAX.) 4. USE SQ. P. WASHERS @ ALL SILL P. A.B. PER 6/S0.2
5. 'D' DIMENSION SHALL BE 8" (MIN.) AND 12" (MAX.)
6. H.D. ANCHORS MAY SUBSTITUTE AN A.B. IF INSTALLED w/ ADDITIONAL NUT AND P WASHER SNUG TIGHT TO THE MUD SILL
7. FOR A.B. NOT HOT—DIP GALVANIZED, APPLY A PROTECTIVE COAT OF CONSTRUCTION ADHESIVE OR CAULKING BETWEEN A.B. AND MUD SILL 8. ALL NAILS INTO P.T. MUD SILL SHALL BE HOT—DIP GALVANIZED

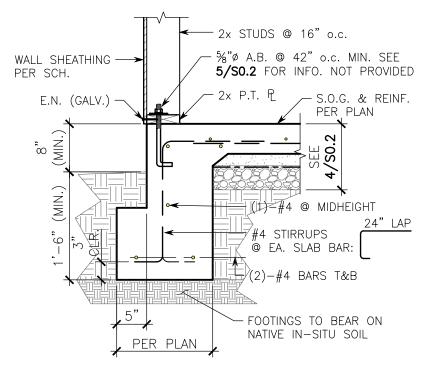
ANCHOR LOCATIONS



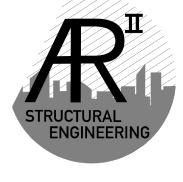






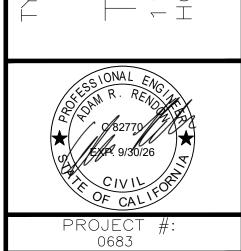




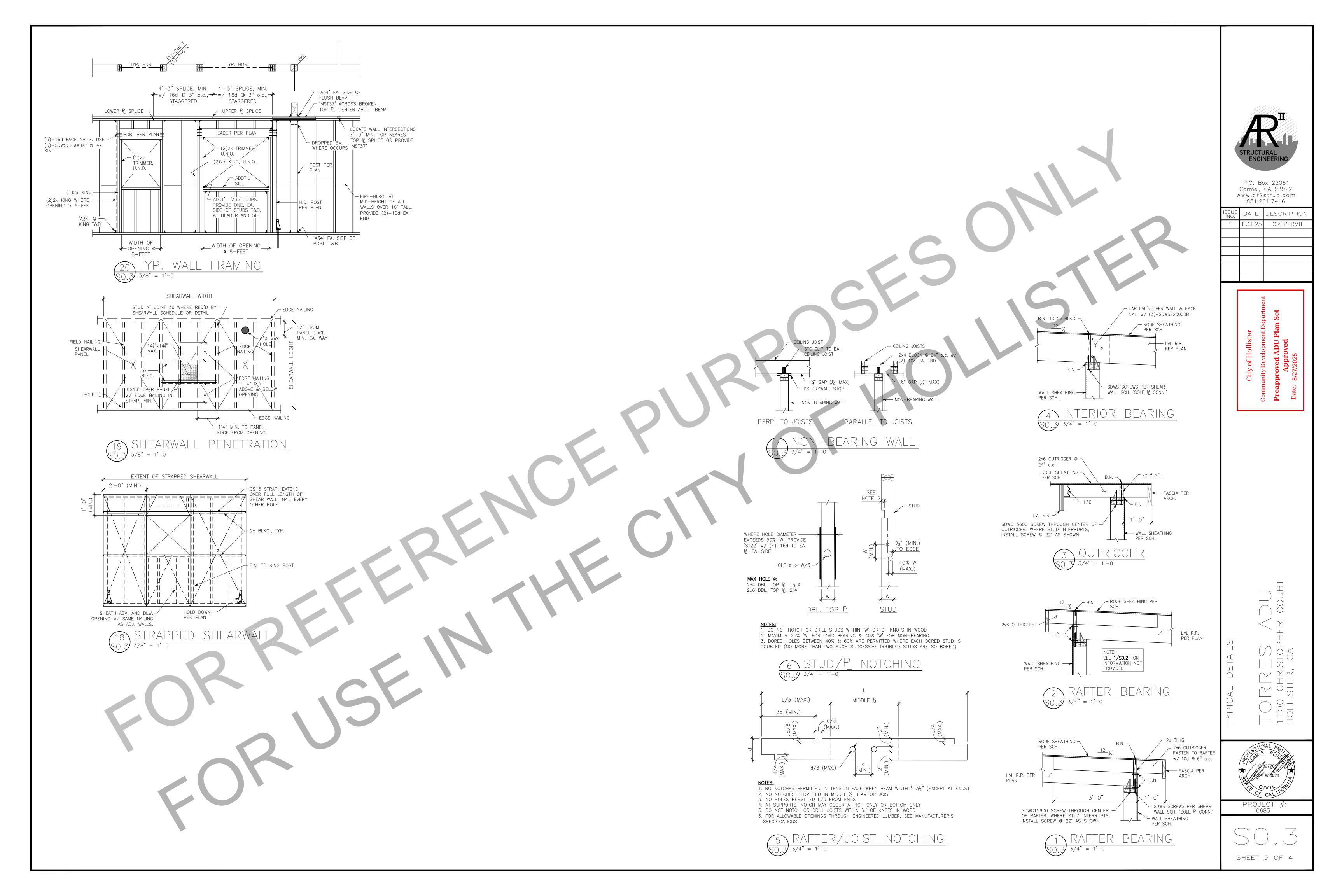


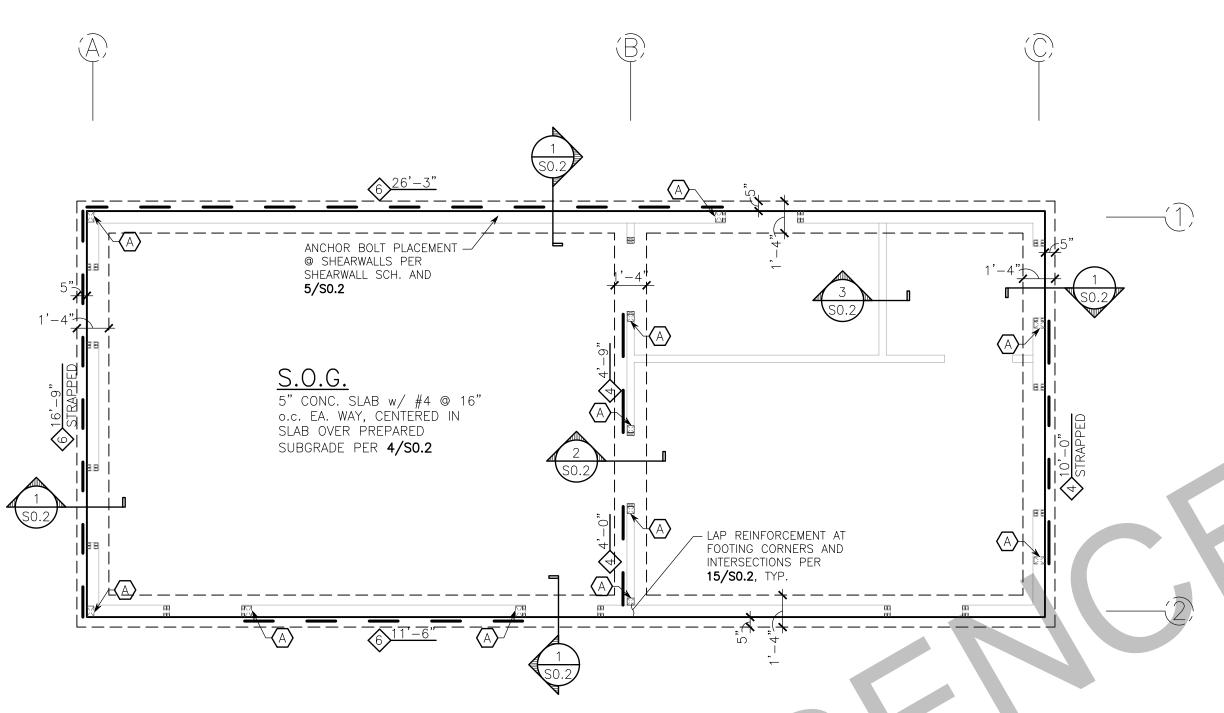
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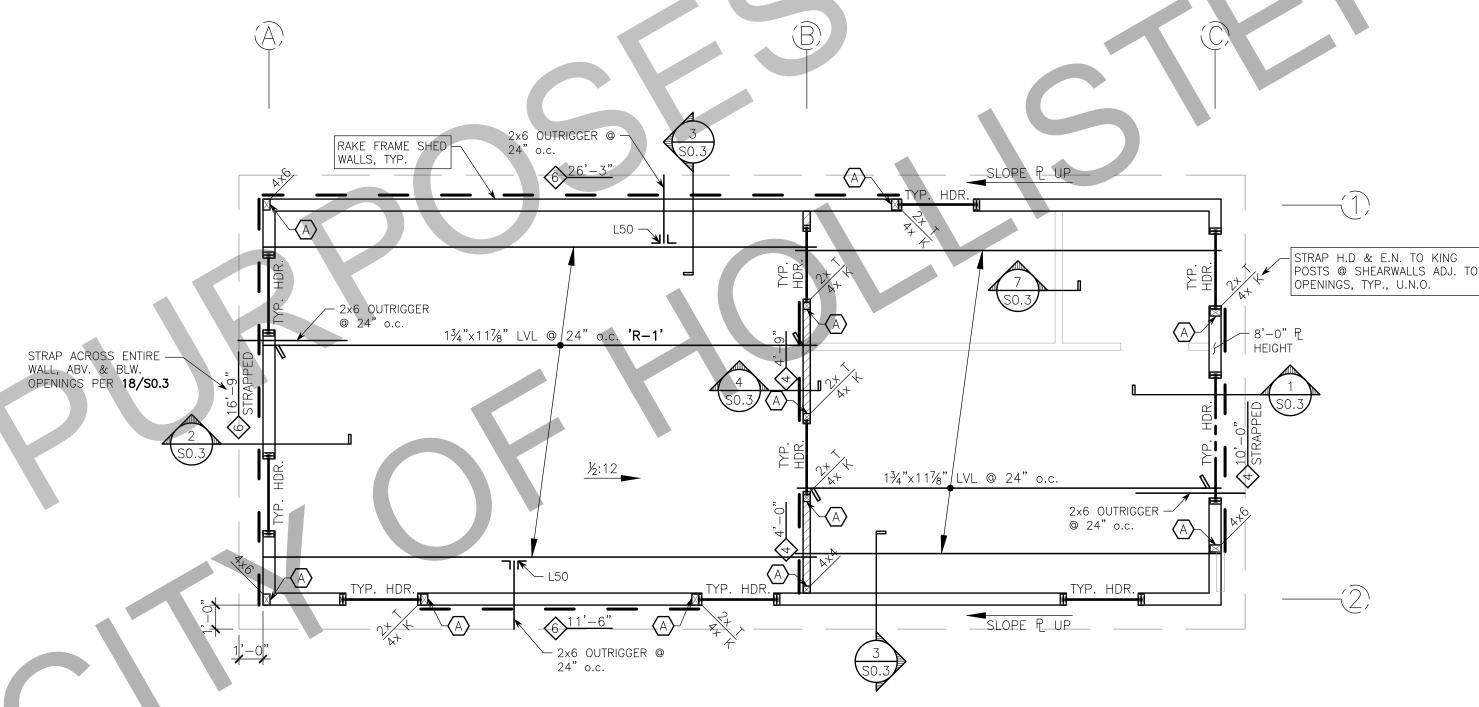
SHEET 2 OF 4





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

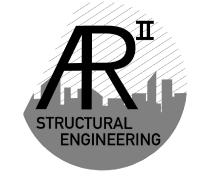
- **FOUNDATION NOTES:**
- SEE SHEETS S0.1-S0.3 FOR TYPICAL DETAILS AND GENERAL NOTES
 CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PLANS
- 3. 🛮 POST OR COLUMN FROM ABV.
- 4. $48^{\circ}-0^{\circ}$ indicates shearwall e.n. and minimum length see shearwall schedule 1/s0.1
- 5. (A) HOLD DOWN PER 10/S0.2
- 6. 📤 STEP IN TOP OF WALL
- 7. CONTRACTOR TO FIELD VERIFY GRADE WITH TOP OF WALL AND COORDINATE W/ ENGINEER.
- 8. FOR DRAINAGE DETAILS, SUMP PITS, DAMPROOFING, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT, STEPS,
- DIMENSIONS NOT SHOWN, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL 9. ALL FOOTINGS MUST REST ON UNDISTURBED NATIVE IN—SITU SOIL



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

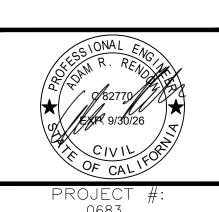
PLAN NOTES:

- 1. SEE SHEETS SO.1-SO.3 FOR TYPICAL DETAILS AND GENERAL NOTES
- 2. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PLANS
- 3. PLANS SHOW FRAMING ON WALLS <u>BELOW</u>
- 4. SEE SHEATHING SCH. 3/SO.1 FOR ROOF & WALL SHEATHING TYPE AND NAILING.
- 5. EXTERIOR WALLS TO BE 2x6 @ 16" o.c., U.N.O. SHEATH ALL EXTERIOR WALLS
- 6. 'TYP. HDR.' TO BE 6x8 @ 6" NOMINAL WALLS AND 4x12 @ 4" NOMINAL WALLS
- 7. 🛮 POST BELOW. PROVIDE (BM. WIDTH) x (WALL WIDTH) POSTS UNDER ALL BEAMS, U.N.O. 8. ZZZ INTERIOR BEARING WALL
- 9. $4^{8'-0''}$ indicates shearwall e.n. and minimum length see shearwall schedule **1/s0.1**.
- 10. (A) HOLD DOWN PER 10/S0.2
- 11. FRAME ALL GABLE END WALLS w/ FULL HEIGHT STUDS FROM FLOOR TO CEILING
- 12. CEILING AND ITS SHEETROCK SHALL NOT BE INSTALLED BEFORE FULL DEAD LOAD IS INSTALLED
- 13. MECHANICAL, ELECTRICAL AND SHAFT OPENINGS PER DRAWINGS OTHER THAN STRUCTURAL
- 14. FOR DRAINAGE DETAILS, WATERPROOFING, UTILITIES, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL



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