

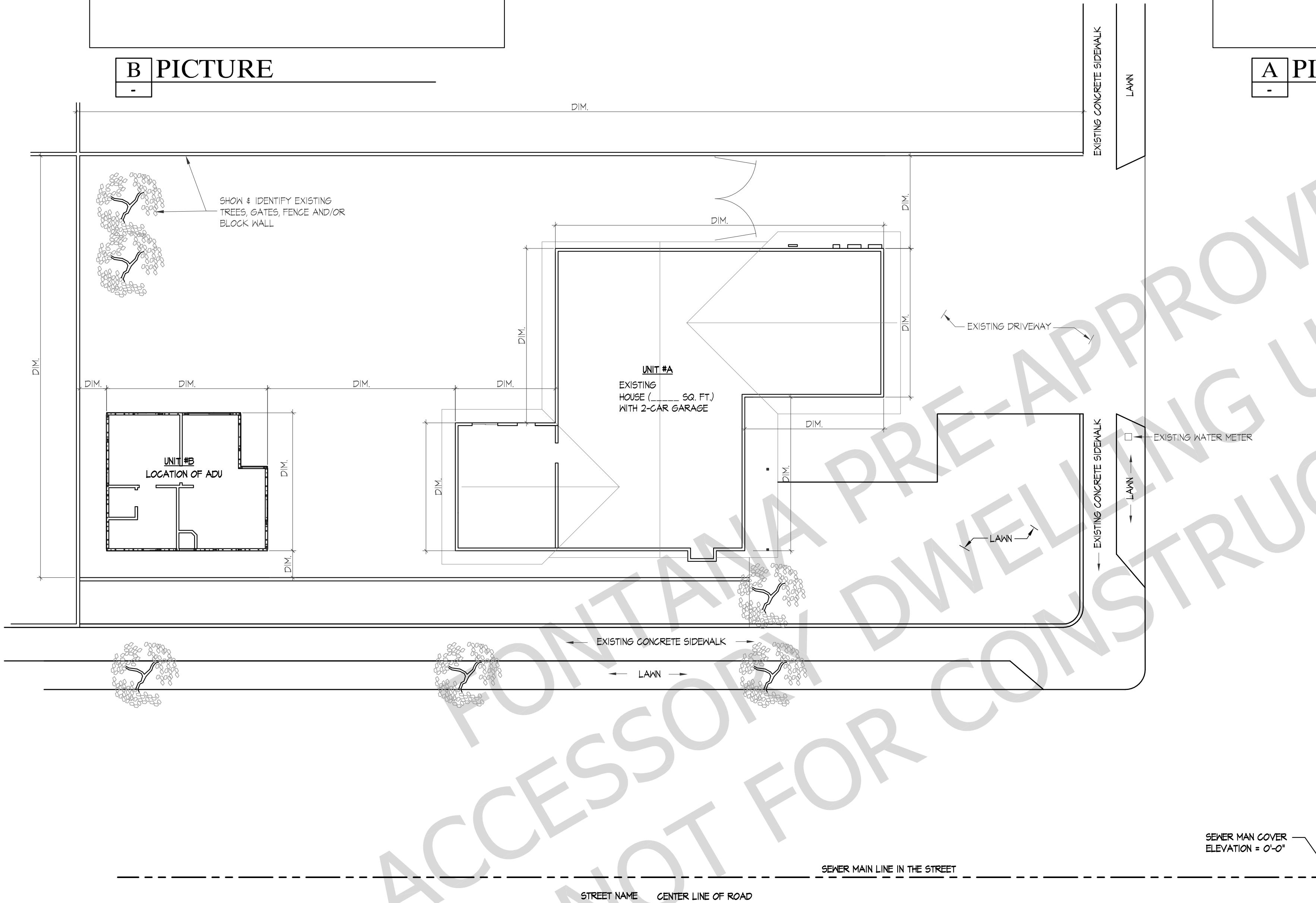
NAME OF OWNER / NAME OF ADU

ADDRESS  
CITY & STATE

PICTURE OF EXISTING HOUSE

PICTURE OF EXISTING HOUSE

B PICTURE



A PICTURE

PICTURE OF EXISTING HOUSE

DEFER SUBMITTAL:

1. FIRE SPRINKLER IS A DEFERRED SUBMITTAL, IF IT IS REQUIRED.
2. SOLAR PHOTOVOLTAIC A DEFERRED SUBMITTAL, IF IT IS REQUIRED.

NOTE:

DEFERRED SUBMITTAL SHOP DRAWINGS, DETAILS AND CALCULATIONS SHALL BE SEALED AND SIGNED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA. THE DESIGN PACKAGE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING TO BUILDING OFFICIAL FOR APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATION AND INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

VICINITY MAP

VICINITY MAP  
WITH LABEL SITE LOCATION

AERIAL VIEW

AERIAL VIEW OF THE PARCEL

AREA CALCULATION

SITE AREA (LOT SIZE):	7,187 SQ. FT.
EXISTING HOUSE	1,481 SQ. FT.
GARAGE	400 SQ. FT.
TOTAL AREA:	1,881 SQ. FT.
PROPOSED ADU:	462 SQ. FT.
TOTAL AREA:	2,343 SQ. FT.
PROPOSED SITE COVERAGE:	2,343 SQ. FT. OR 32.60%

OWNERS:  
NAME:  
ADDRESS:  
PHONE:  
EMAIL:

APPLICANT:  
NAME:  
ADDRESS:  
PHONE:  
EMAIL:

ENGINEER:  
TANG STRUCTURAL ENGINEERS, INC.  
1980 CHERRY AVE SUITE 114  
FONTANA, CA 92336  
PHONE: 909-429-0450  
EMAIL: CHE@TANG-SE.COM

PROJECT DATA & SCOPE:

SITE ADDRESS: \_\_\_\_\_  
APN: \_\_\_\_\_  
ZONE: \_\_\_\_\_  
CONSTRUCTION TYPE: V-B  
PROPOSED:  
 MORNING GLORY ADU: 462 SQ. FT. WITH 1 BEDROOM & 1 BATH.  
 CARNATION ADU: 138 SQ. FT. WITH 2 BEDROOMS & 2 BATHS.  
 SUNFLOWER ADU: 143 SQ. FT. ADU WITH 3 BEDROOMS & 2 BATHS  
 OTHERS: \_\_\_\_\_

PLANNING:  
EXTERIOR ELEVATION FINISHES, ROOFING MATERIALS AND COLORS ARE TO MATCH EXISTING HOUSE. SEE EXTERIOR ELEVATION AND ROOFING & WEATHERPROOFING NOTES ON SHEET CSI. PLACE A 1X6 WHERE APPLICABLE.  
 SIDING:  STUCCO  FIBER CEMENT  BRICK VENEER  STONE VENEER  WOOD SIDING  OTHERS  
 ROOFING:  TILE ROOF  SHINGLES  METAL ROOF  OTHERS  
 DOOR & WINDOW FRAME:  WHITE  PAINT TO MATCH  METAL ROOF  OTHERS  
 PAINT:  WHITE  BROWN  GRAY  BROWN  OTHERS  
 MATCH EXISTING  OTHERS

ENGINEERING:  
IF ANY FOLLOWING ITEM IS APPLICABLE, A PERMITTED BY ENGINEERING DEPARTMENT IS REQUIRED.

- A. NEW APPROACH (YES OR NO)
- B. NEW CITY SIDEWALK (YES OR NO)
- C. NEW SEWER CONNECTION TO CITY MAIN SEWER (YES OR NO)

FIRE:  
 A. EXISTING HOUSE: FIRE SPRINKLERS (YES OR NO)  
 IF YES, FIRE SPRINKLER INSTALLATION IS REQUIRED FOR THE NEW ADU.  
 B. FIRE HAZARD ZONE (YES OR NO)  
 FIRE TEST IS REQUIRED FOR ALL ADU. CONTACT FONTANA BUILDING FIRE DEPARTMENT (909) 824-4441 FOR SCHEDULE TEST.

BUILDING:  
 A. EXISTING HOME ON SEPTIC SYSTEMS (YES OR NO).  
 IF YES, AN APPROVAL FROM STATE WATER BOARD IS REQUIRED.  
 B. ADU FLOOD ZONE (YES OR NO)  
 C. FULL SITE PLAN SHALL INCLUDE:  

1. WALKWAYS LEADING TO THE NEW ADU
2. LOCATION OF ALL UTILITIES (WATER, SEWER & ELECTRICAL PANEL)
3. LOCATION OF ALL STRUCTURES ON THE PROPERTY
4. DIMENSION SITE PLAN INCLUDE DIMENSION FROM ADU TO OTHER STRUCTURES AND PROPERTY LINE.
5. CALL OUT EXISTING LAWN, PLANTER, POOL, ETC.
6. EXISTING TREES, GATES, FENCE AND/OR BLOCK WALL
7. EXISTING DRIVEWAY, WALKWAY AND CONCRETE SLAB
8. UTILITY CONNECTIONS TO NEW ADU (ELECTRIC, WATER, SEWER, AND GAS)

 D. ALL NEW ELECTRICAL PANELS SHALL BE RATED FOR MINIMUM 225 AMP AND SHALL BE PROVIDED WITH A SURGE PROTECTOR.  
 E. A SEPARATED GAS AND ELECTRIC METER IS REQUIRED FOR ADU LARGER THAN 900 SQ. FT.  
 F. ADU PAD BE ELEVATED WITH 5% SLOPE IN THE FIRST 10 FEET. FROM FACE OF WALL OR PROVIDE 5% SURFACE SLOPE TO DRAIN.  
 G. EASEMENT CONSIDERATION. ADU STRUCTURE SHOULD NOT BE WITHIN THE EASEMENT.  
 H. SHOW IMAGINARY LINE BETWEEN ADU AND EXISTING STRUCTURE. MINIMUM 5 FT. FROM FACE OF EXISTING HOUSE. IF ADU IS LESS THAN 5 FT. FROM THE IMAGINARY LINE THE EXTERIOR WALL SHALL BE 1 HOUR RATED WALL CONSTRUCTION.

GENERAL CODES:

1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND GLB GLENDORA MUNICIPAL BUILDING CODE:  
 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA FIRE CODE  
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2. DURING ALL CONSTRUCTION ACTIVITIES, THE APPLICANT MUST IMPLEMENT ADEQUATE DUST CONTROL MEASURES AS REQUIRED BY THE UNIFORM BUILDING CODE, SCAGMD, AND CITY REGULATIONS TO MINIMIZE THE DISPERSION OF DUST.
3. THE INDIVIDUAL RESPONSIBLE FOR SUPERVISING THE CONSTRUCTION MUST ENSURE THAT THE WORK COMPLIES WITH CODE REQUIREMENTS BEFORE REQUESTING AN INSPECTION.
4. DISPOSAL OF EXCESS OR WASTE CONCRETE INTO PUBLIC ROADWAYS OR DRAINAGE SYSTEMS IS STRICTLY PROHIBITED. ARRANGEMENTS MUST BE MADE TO STORE CONCRETE WASTE ON-SITE UNTIL IT CAN BE DISPOSED OF AS SOLID WASTE.
5. PRIOR TO PLACING ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN PUBLIC ROADWAYS, A SEPARATE PERMIT MUST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
6. CONSTRUCTION WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENT.

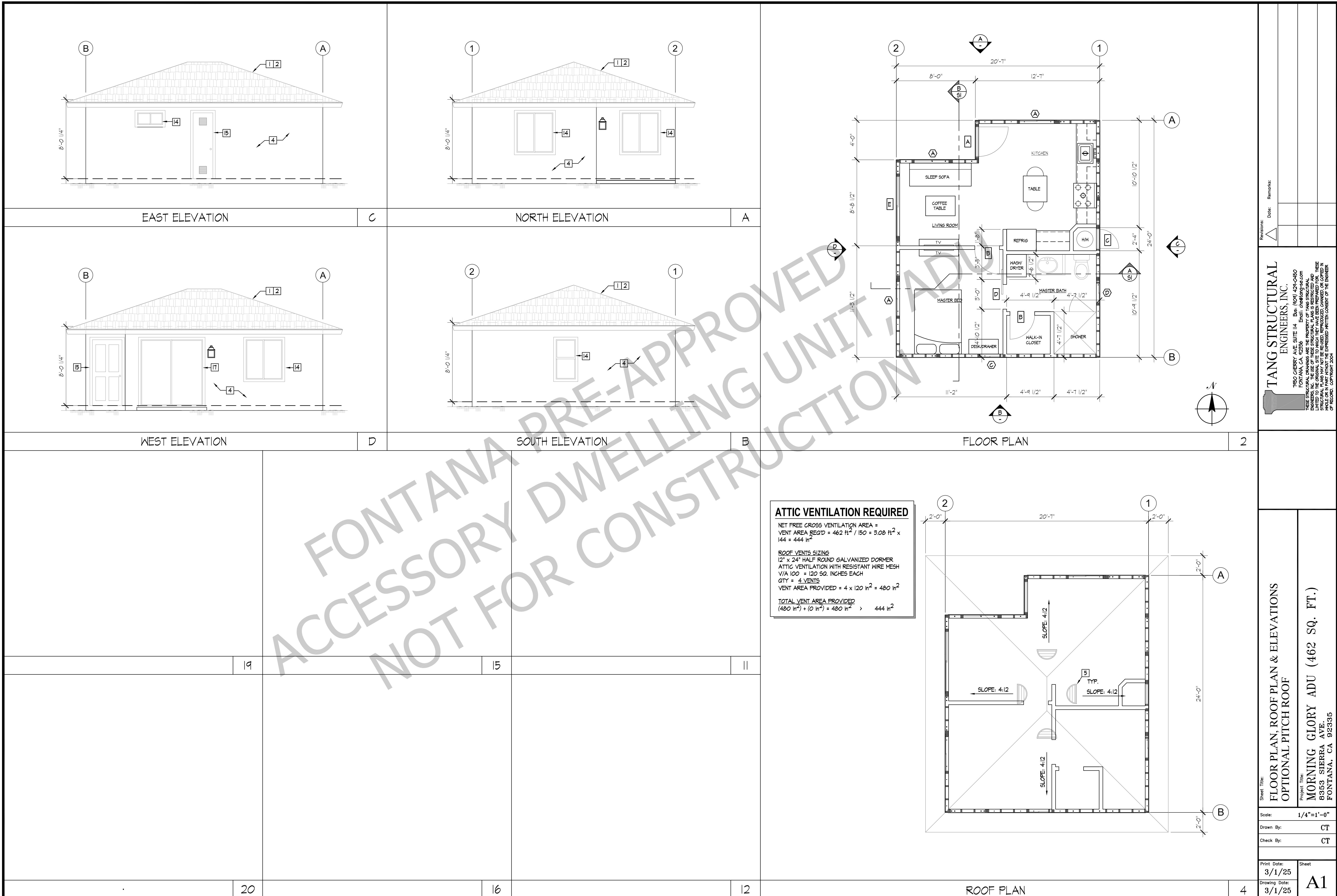
SHEET INDEX:

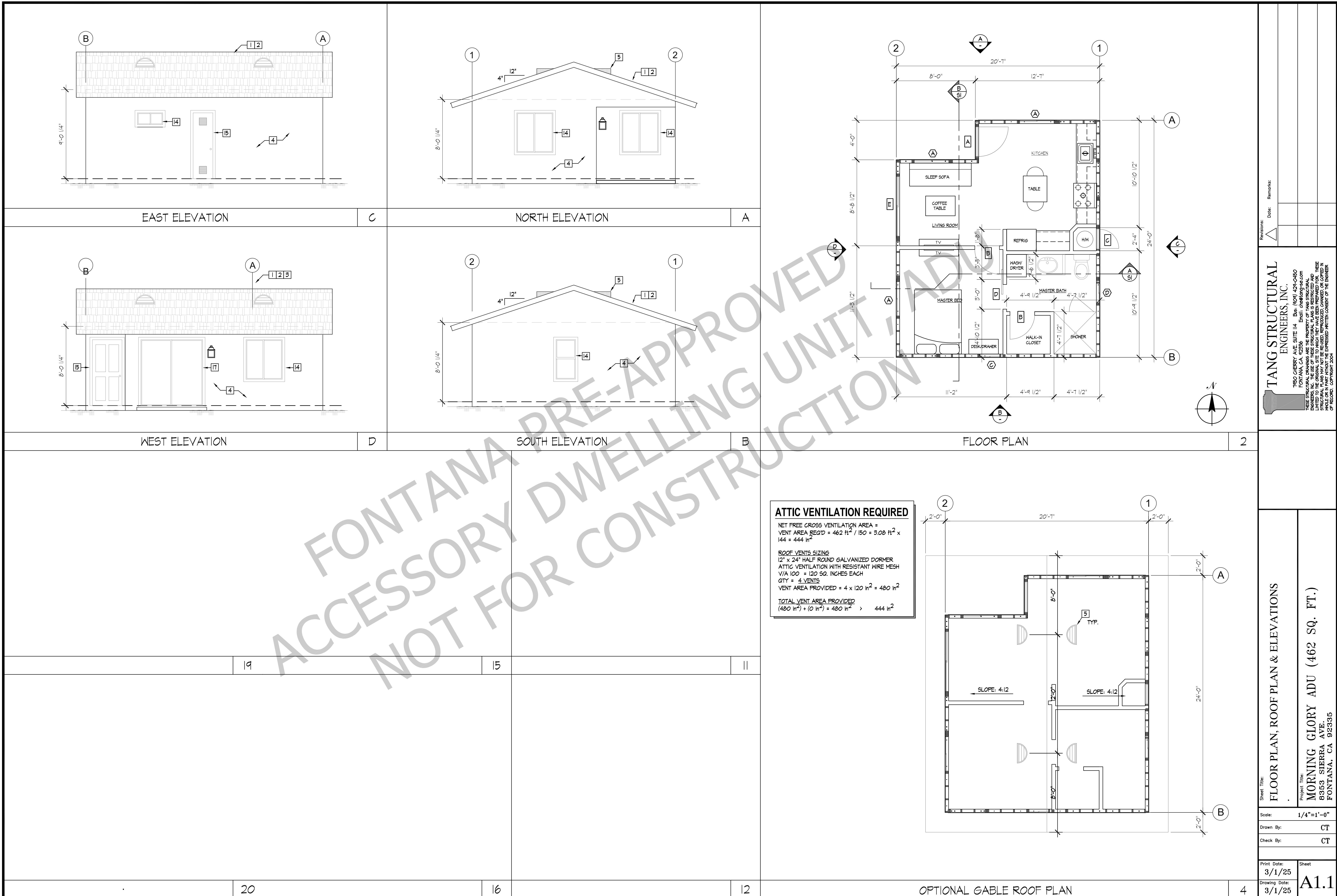
T1 SITE PLAN, PROJECT DATA SHEET INDEX, VICINITY MAP  
 A1 ADU FLOOR PLAN, SLOPE ROOF PLAN & BUILDING ELEVATIONS  
 A1J ADU FLOOR PLAN, GABLE ROOF PLAN & BUILDING ELEVATIONS  
 A2 ADU ELECTRICAL, MECHANICAL, PLUMBING & GAS AND WATER LINE PLAN  
 S1 ADU FOUNDATION FRAMING PLAN & BUILDING SECTIONS  
 CSI CONSTRUCTION SPECIFICATION  
 C52 GENERAL NOTES & DETAILS  
 C55 CONSTRUCTION NOTES, SCHEDULES & LEGENDS  
 TRI TRUSS CALCULATIONS

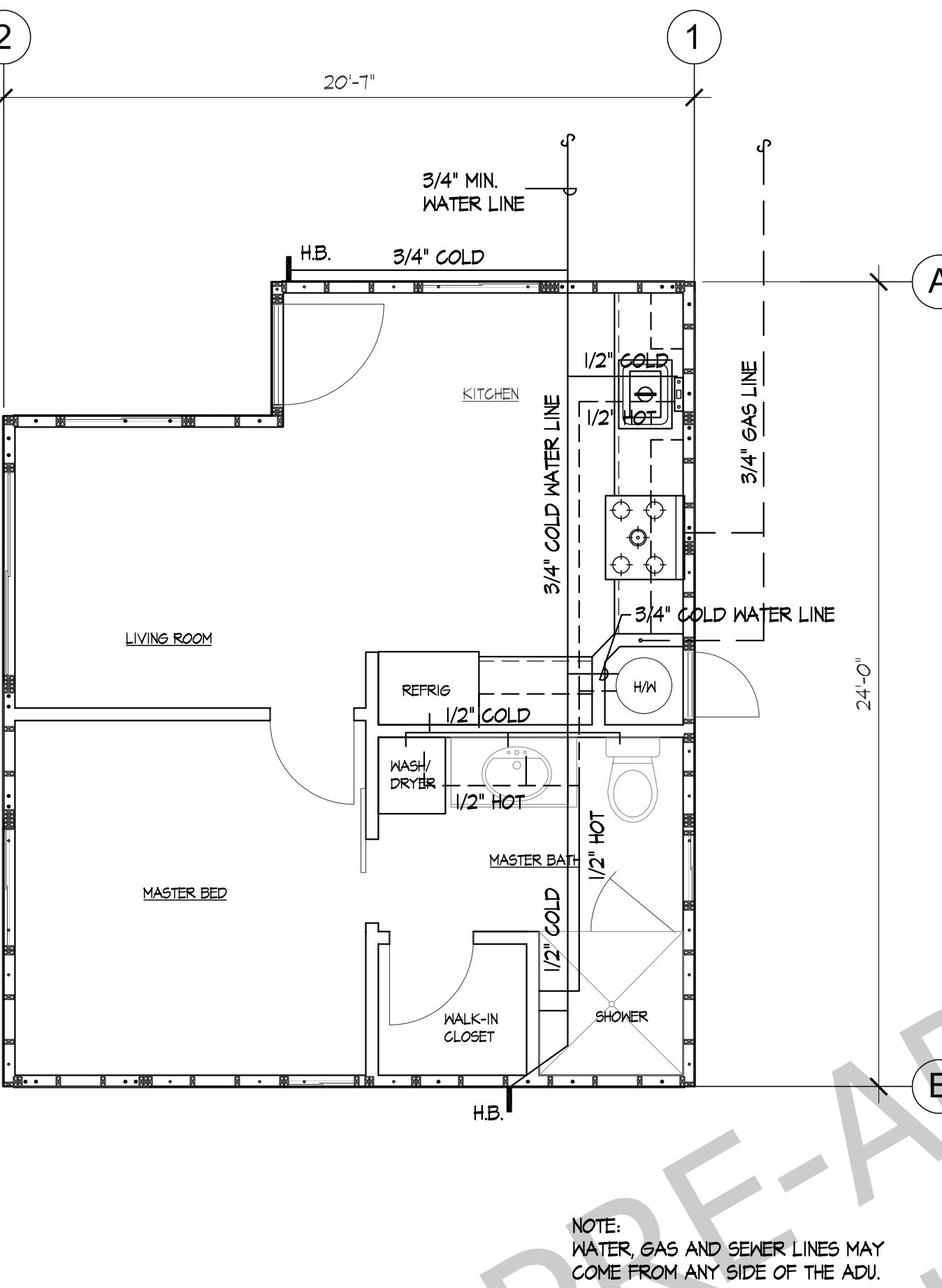
Sheet Title: SAMPLE SITE PLAN  
Project Title: MORNING GLORY ADU (462 SQ. FT.)

Sheet: 3/32"=1'-0" Drawing: CT  
Print Date: 3/1/25 Drawing Date: 3/1/25  
Page: T1

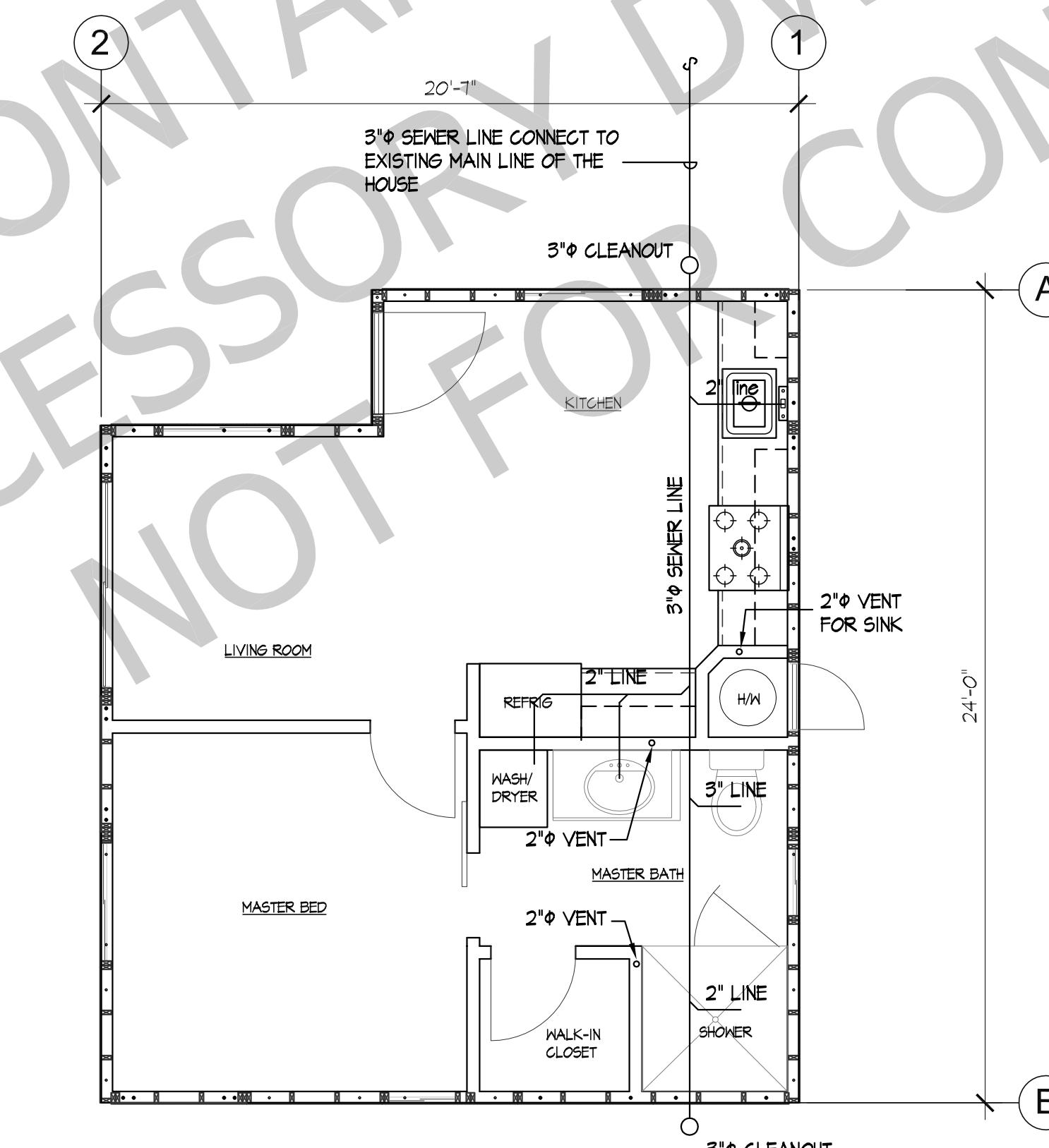
TANG STRUCTURAL  
ENGINEERS, INC.  
1980 CHERRY AVE, SUITE 114  
FONATNA, CA 92336  
Phone: (909) 824-4441  
Fax: (909) 824-4442  
Email: CHE@TANG-SE.COM  
Copyright 2004  
TANG STRUCTURAL ENGINEERS, INC.  
TANG STRUCTURAL ENGINEERS, INC. reserves the right to make changes in design, dimensions, materials, and/or details without notice or obligation. The use of these structural plans is limited to the original site to which they have been prepared. These plans are not to be reproduced, copied or altered. Any changes made to these plans must be made in accordance with the approved construction documents.





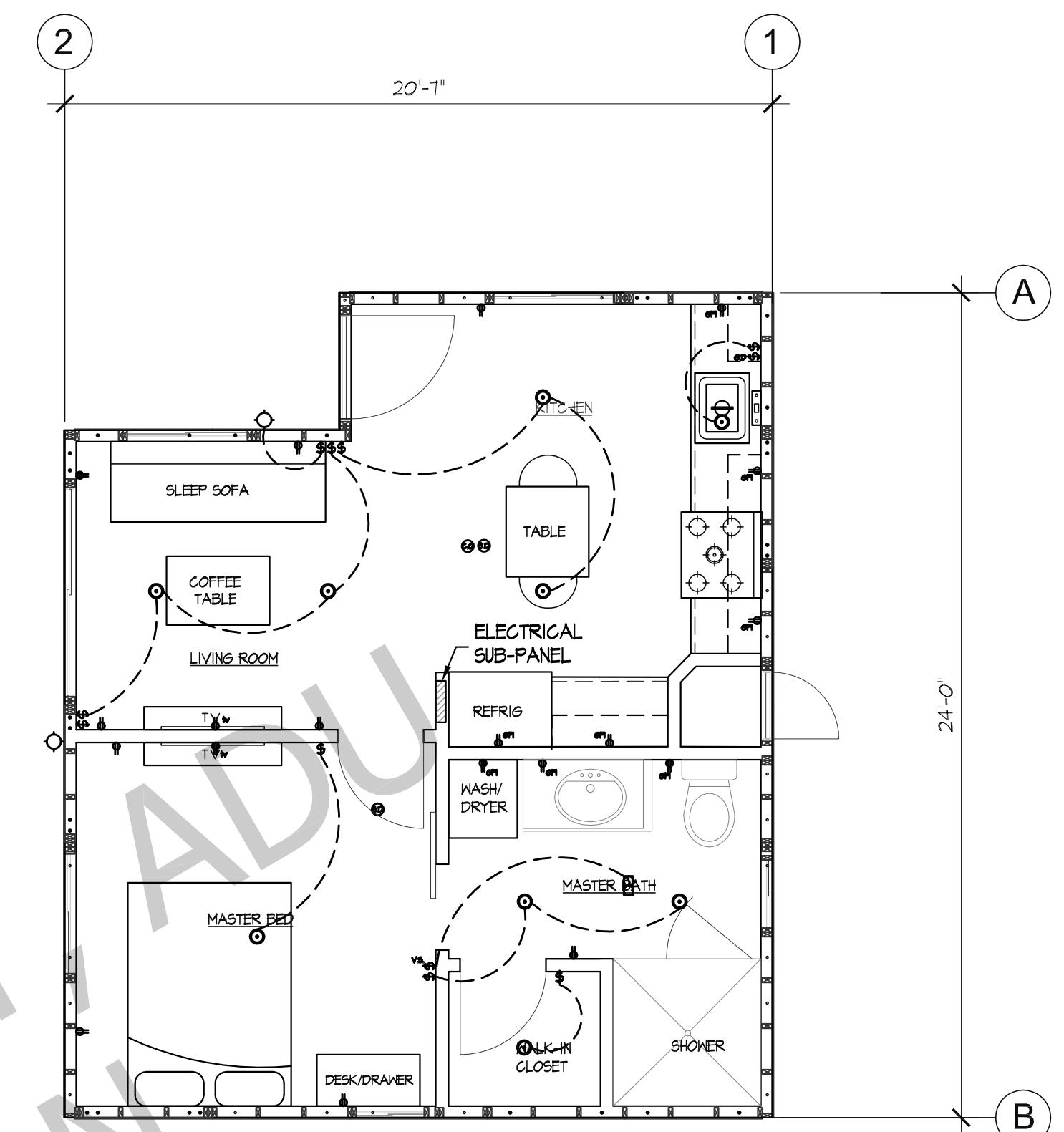


18 WATER & GAS LINE

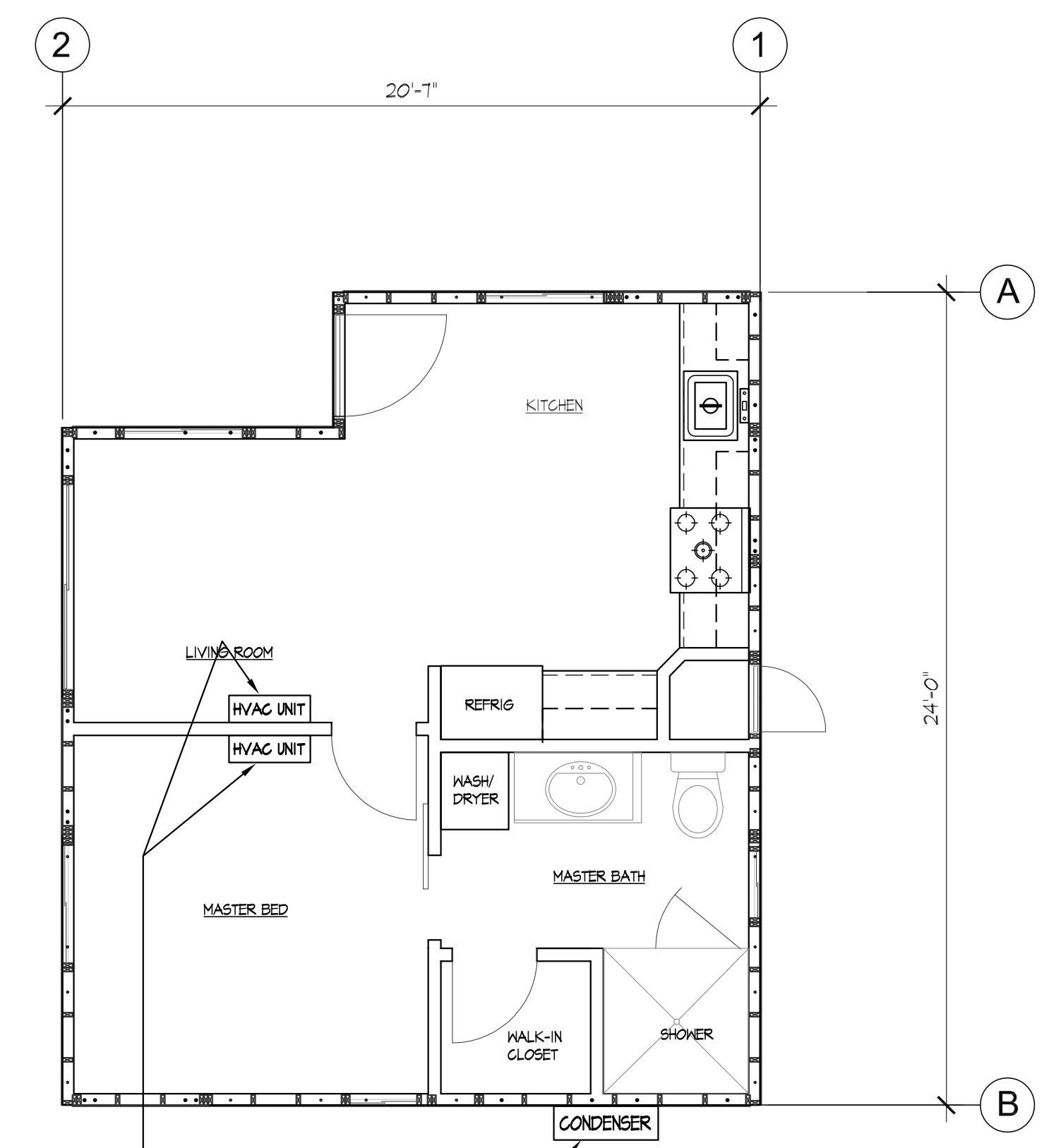


20

PLUMBING PLAN



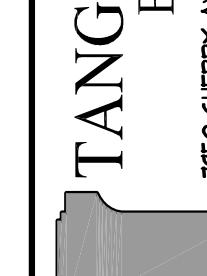
10 ELECTRICAL PLAN



12

MECHANICAL PLAN

TANG STRUCTURAL  
ENGINEERS, INC.



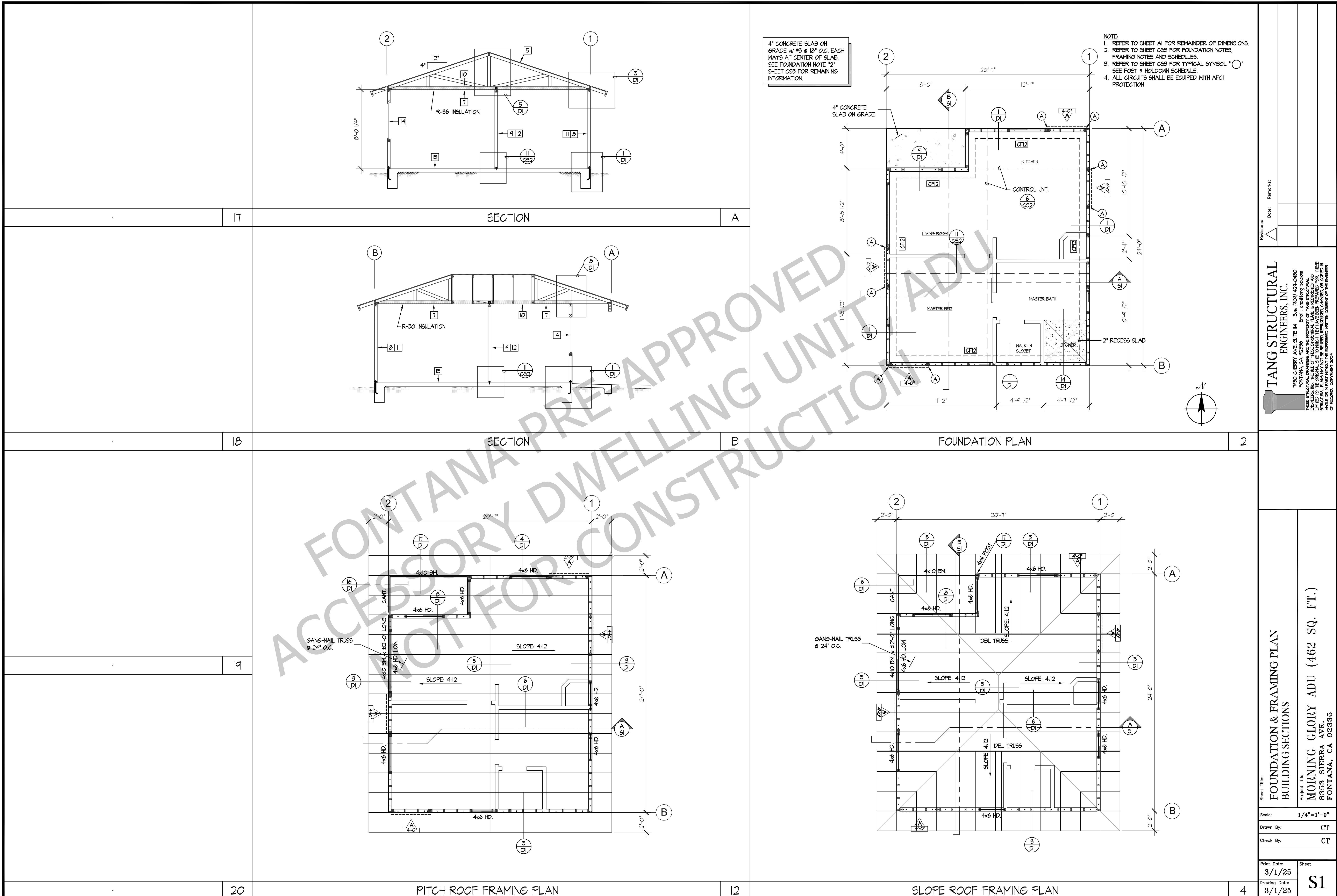
2

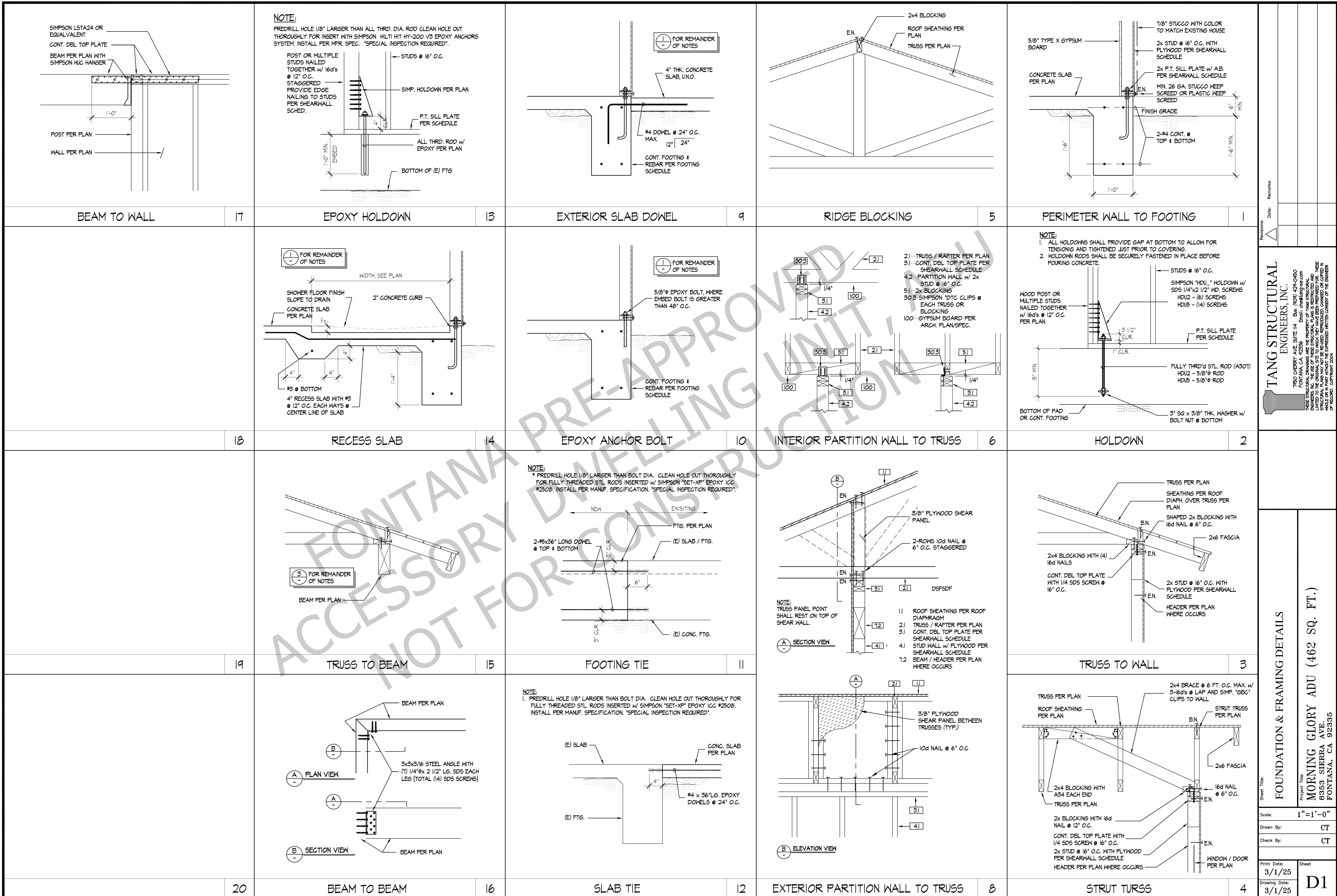
ELECTRICAL PLAN & MECHANICAL PLAN  
Project Title: MORNING GLORY ADU (462 SQ. FT.)  
Sheet Title: Project Title: MORNING GLORY ADU (462 SQ. FT.)  
Scale: 1/4"=1'-0"  
Drawn By: CT  
Check By: CT  
Print Date: 3/1/25  
Drawing Date: 3/1/25

A2

Sheet: Remarks: Date:   
Project Title: MORNING GLORY ADU (462 SQ. FT.)  
Sheet Title: Project Title: MORNING GLORY ADU (462 SQ. FT.)  
Scale: 1/4"=1'-0"  
Drawn By: CT  
Check By: CT  
Print Date: 3/1/25  
Drawing Date: 3/1/25  
Sheet: Remarks: Date:   
Project Title: MORNING GLORY ADU (462 SQ. FT.)  
Sheet Title: Project Title: MORNING GLORY ADU (462 SQ. FT.)  
Scale: 1/4"=1'-0"  
Drawn By: CT  
Check By: CT  
Print Date: 3/1/25  
Drawing Date: 3/1/25

17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
8010  
8011  
8012  
8013  
8014  
8015  
8016  
8017  
8018  
8019  
8020  
8021  
8022  
8023  
8024  
8025  
8026  
8027  
8028  
8029  
8030  
8031  
8032  
8033  
8034  
8035  
8036  
8037  
8038  
8039  
8040  
8041  
8042  
8043  
8044  
8045  
8046  
8047  
8048  
8049  
8050  
8051  
8052  
8053  
8054  
8055  
8056  
8057  
8058  
8059  
8060  
8061  
8062  
8063  
8064  
8065  
8066  
8067  
8068  
8069  
8070  
8071  
8072  
8073  
8074  
8075  
8076  
8077  
8078  
8079  
8080  
8081  
8082  
8083  
8084  
8085  
8086  
8087  
8088  
8089  
8090  
8091  
8092  
8093  
8094  
8095  
8096  
8097  
8098  
8099  
80100  
80101  
80102  
80103  
80104  
80105  
80106  
80107  
80108  
80109  
80110  
80111  
80112  
80113  
80114  
80115  
80116  
80117  
80118  
80119  
80120  
80121  
80122  
80123  
80124  
80125  
80126  
80127  
80128  
80129  
80130  
80131  
80132  
80133  
80134  
80135  
80136  
80137  
80138  
80139  
80140  
80141  
80142  
80143  
80144  
80145  
80146  
80147  
80148  
80149  
80150  
80151  
80152  
80153  
80154  
80155  
80156  
80157  
80158  
80159  
80160  
80161  
80162  
80163  
80164  
80165  
80166  
80167  
80168  
80169  
80170  
80171  
80172  
80173  
80174  
80175  
80176  
80177  
80178  
80179  
80180  
80181  
80182  
80183  
80184  
80185  
80186  
80187  
80188  
80189  
80190  
80191  
80192  
80193  
80194  
80195  
80196  
80197  
80198  
80199  
80200  
80201  
80202  
80203  
80204  
80205  
80206  
80207  
80208  
80209  
80210  
80211  
80212  
80213  
80214  
80215  
80216  
80217  
80218  
80219  
80220  
80221  
80222  
80223  
80224  
80225  
80226  
80227  
80228  
80229  
80230  
80231  
80232  
80233  
80234  
80235  
80236  
80237  
80238  
80239  
80240  
80241  
80242  
80243  
80244  
80245  
80246  
80247  
80248  
80249  
80250  
80251  
80252  
80253  
80254  
80255  
80256  
80257  
80258  
80259  
80260  
80261  
80262  
80263  
80264  
80265  
80266  
80267  
80268  
80269  
80270  
80271  
80272  
80273  
80274  
80275  
80276  
80277  
80278  
80279  
80280  
80281  
80282  
80283  
80284  
80285  
80286  
80287  
80288  
80289  
80290  
80291  
80292  
80293  
80294  
80295  
80296  
80297  
80298  
80299  
80300  
80301  
80302  
80303  
80304  
80305  
80306  
80307  
80308  
80309  
80310  
80311  
80312  
80313  
80314  
80315  
80316  
80317  
80318  
80319  
80320  
80321  
80322  
80323  
80324  
80325  
80326  
80327  
80328  
80329  
80330  
80331  
80332  
80333  
80334





# CONSTRUCTION SPECIFICATION

## WATER HEATER:

EFFECTIVE JAN 1, 2022, NEW INSTALLATION GAS OR PROPANE WATER HEATERS SHALL DESIGNATE A SPACE AT LEAST 2.5' X 2.5' WIDE AND 1' TALL FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER A OR B BELOW [PER 2022 CALIFORNIA ENERGY CODE SECTION 150.0(N):]

- IF THE DESIGNATED SPACE IS WITHIN 3' FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE:
  - A DEDICATED 125V, 20-AMP ELECTRICAL RECEPTACLE CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240-VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS, AND
  - B. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED "SPARE" AND BE ELECTRICALLY ISOLATED; AND
  - C. A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL, ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT ABOVE AND LABELED "FUTURE 240V USE"; AND
  - D. A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

## IF THE DESIGNATED SPACE IS MORE THAN 3' FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE:

- A. A DEDICATED 240V BRANCH CIRCUIT SHALL BE INSTALLED WITHIN 3' FROM THE DESIGNATED SPACE, RATED 30-AMP MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY"; AND
- B. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HPWH INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE"; AND
- C. EITHER A DEDICATED COLD WATER SUPPLY, OR THE COLD WATER SUPPLY SHALL PASS THROUGH THE DESIGNATED HPWH LOCATION JUST BEFORE REACHING THE GAS OR PROPANE WATER HEATER; AND
- D. THE HOT WATER SUPPLY PIPE COMING OUT OF THE GAS OR PROPANE WATER HEATER SHALL BE ROUTED FIRST THROUGH THE DESIGNATED HPWH LOCATION BEFORE SERVING ANY FIXTURES; AND
- E. THE HOT AND COLD WATER PIPING AT THE DESIGNATED HPWH LOCATION SHALL BE EXPOSED AND READILY ACCESSIBLE FOR FUTURE INSTALLATION OF AN HPWH; AND
- F. A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

## UTILITY

- PRIOR TO CONSTRUCTION CONTACT UTILITIES COMPANY FOR INSTALLATION REQUIREMENTS FOR REPLACEMENT, UPGRADE, OR NEW UTILITY SERVICE (E.G., NUMBER & LOCATION OF METERS).
- THE PROPOSED LOCATION OF ELECTRICAL SERVICE REPLACEMENT, UPGRADE OR NEW TO BE APPROVED BY S.C.E.
- SEWER LINE SHALL BE ABS SCHEDULE 40 PIPE WITH 2% MINIMUM SLOPE AND 12" MINIMUM BELOW FINISH GRADE.
- A MAXIMUM OF 5 WATER CLOSETS OR 5-SIX-UNIT TRAPS ARE PERMITTED ON A VERTICAL AND A HORIZONTAL 3" DIAMETER DRAINAGE PIPING. [2022 CPC TABLE 103.2 NOTES 4]
- ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE. [CPC 603.5]
- LOCAL EXHAUST FANS MUST PROVIDE A MINIMUM OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION AND EXHAUST TO THE EXTERIOR.
- SMOKE DETECTORS MUST BE INTER-CONNECTED AND HARD-WIRED WITH BATTERY BACKUP AS PER CRC R314.4 AND CRC R314.6 RESPECTIVELY.
- CARBON MONOXIDE ALARMS MUST BE INTER-CONNECTED AND HARD-WIRED WITH BATTERY BACKUP AS PER CRC R315.7 AND CRC R315.5 RESPECTIVELY.

- THE DRYER VENT MUST BE 4 INCHES IN DIAMETER AND HAVE A MAXIMUM COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET WITH TWO 90-DEGREE ELBOWS.
- A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF MUST BE INSTALLED IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION, TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR.
- AN INTERMITTENT OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM MUST BE INSTALLED IN EACH BATHROOM WITH A BATHTUB SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. THE INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES MUST BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS, WHILE THE CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES MUST BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- THE WATER HEATER OR FURNACE MUST BE A DIRECT-VENT APPLIANCE.
- A LISTED GASKETED SELF-CLOSING DOOR IS REQUIRED FOR A GAS FAU.

## PIPING:

- BUILDING WATER SUPPLY YARD PIPING SHALL HAVE 12" MIN. COVER BELOW FINISH GRADE. [CPC 109.1]
- BUILDING SEWER PIPING SHALL BE NOT LESS THAN 1 FOOT BELOW THE SURFACE OF GROUND. [CPC 118.3]
- UNDERGROUND GAS PIPING SYSTEMS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER. THE MINIMUM COVER SHALL BE INCREASED TO 18" IF EXTERNAL DAMAGE TO THE PIPE OR TUBING FROM EXTERNAL FORCES IS LIKELY TO RESULT. WHERE A MINIMUM OF 12" OF COVER CANNOT BE PROVIDED, THE PIPE SHALL BE INSTALLED IN A CONDUIT OR BRIDGED (SHIELDED). [CPC 210.1]
- POLYETHYLENE PLASTIC PIPE, TUBING, AND FITTINGS USED TO SUPPLY FUEL GAS SHALL CONFORM TO ASTM D253. PIPE TO BE USED SHALL BE MARKED "GAS" AND "ASTM D253." [CPC 1208.6.5]
- POLYAMIDE PIPE, TUBING, AND FITTINGS SHALL BE IDENTIFIED IN AND CONFORM TO ASTM F2345. PIPE TO BE USED SHALL BE MARKED "GAS" AND "ASTM F2345."
- POLYVINYL CHLORIDE (PVC) AND CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE, TUBING, AND FITTINGS SHALL NOT BE USED TO SUPPLY FUEL GAS. [NFGA 54.5.6.1.1 - 5.6.4.1.3]
- PLASTICS MATERIALS FOR BUILDING SUPPLY PIPING OUTSIDE UNDERGROUND SHALL HAVE AN ELECTRICALLY CONTINUOUS-CORROSION RESISTANT BLUE INSULATED 14 AWG MIN. COPPER TRACER WIRE. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH END OF THE NONMETALLIC PIPING. [CPC 604.10.1]

## GRADING AND SOIL

- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6' WITHIN THE FIRST 10 FT (5% SLOPE), WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIER PROHIBIT 6' OF FALL WITHIN 10 FT, DRAINS OR SNAKES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [CRC R401.3]
- IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. [CRC R401.3 EXCEPTION]
- A GRADING PERMIT IS REQUIRED IF THE AMOUNT OF EARTH BEING MOVED EXCEEDS 200 CUBIC YARDS, OR IF CUTS OR FILLS EXCEED A HEIGHT OR DEPTH OF 6 FEET.
- EROSION CONTROL DEVICES MUST BE INSTALLED AT ALL PERIMETER OPENINGS AND SLOPES. NO SEDIMENTS IS TO LEAVE THE JOB SITE.
- FOR ANY FILL MATERIAL 12 INCHES OR MORE IN DEPTH, A COMPACTION REPORT IS REQUIRED, IN ACCORDANCE WITH CBC 1805.5.0, OR INSPECTED AND APPROVED BY ENGINEER OF RECORD.
- TREES SHALL BE PROTECTED, SEE TREES PROTECTION NOTES, SHEET 051.

## FLOOR PLAN

- ADU PLAN SHALL MEET THE ZONING REQUIREMENTS FOR THE AREA OF CONSTRUCTION.
- FOR EXTERIOR WALLS WITHIN 3 FEET OF A PROPERTY LINE, FIRE SPRINKLERS IS REQUIRED. FOR EXTERIOR WALLS 5 FEET OF A PROPERTY LINE, 1-HOUR FIRE RATING IS REQUIRED FOR EXPOSURE TO BOTH SIDES.
- PROJECTIONS ARE PROHIBITED WITHIN 2 FEET OF A PROPERTY LINE. FOR PROJECTIONS WITHIN 3 FEET OF A PROPERTY LINE (WITH SPRINKLERS) OR 5 FEET OF A PROPERTY LINE (WITHOUT SPRINKLERS), A 1-HOUR FIRE RATING IS REQUIRED ON THE UNDERSIDE.
- OPENINGS ARE PROHIBITED WITHIN 3 FEET OF A PROPERTY LINE, FOR WALLS WITHIN 5 FEET OF A PROPERTY LINE (WITHOUT SPRINKLERS), THE MAXIMUM ALLOWABLE OPENING IS 25% OF THE WALL AREA.
- FOR PENETRATIONS, A 1-HOUR FIRE-RESISTANT PENETRATION OF WALLS IS REQUIRED WITHIN 3 FEET OF A PROPERTY LINE (WITH SPRINKLERS) OR 5 FEET OF A PROPERTY LINE (WITHOUT SPRINKLERS).
- THE CONCRETE LANDING MUST HAVE A MINIMUM DEPTH OF 36 INCHES AND A MAXIMUM HEIGHT OF 1/2 INCHES LOWER THAN THE TOP OF THE DOOR THRESHOLD.
- NEW APPROACH AND CITY SIDEWALKS WILL NEED TO BE PERMITTED BY THE ENGINEERING DEPARTMENT.
- NEW SEWER CONNECTION TO THE CITY MAIN SEWER WILL NEED TO BE PERMITTED WITH ENGINEERING DEPARTMENT.
- FIRE SPRINKLER IS REQUIRED FOR NEW ADU HOME IF THE EXISTING HOUSE HAS FIRE SPRINKLERS.

## EXTERIOR ELEVATION:

EXTERIOR ELEVATIONS ARE TO MATCH EXISTING HOUSE SUCH AS STUCCO, BRICK AND STONE VENEER, WOOD SIDING, WINDOW FRAME, DOOR STYLES, FINISH COLOR, ETC. ALL EXTERIOR WALL FINISH MUST BE A NON-COMBUSTIBLE MATERIAL AS STATED, CEMENT FIBER BOARD, FIRE RETARDANT TREATED WOOD SIDING, ETC.)

- STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHOULD BE 1/8-INCH THICK.
- NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHOULD HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RADED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPE AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL. B. IGNITION-RESISTANT MATERIAL.
- EXTERIOR DOOR MUST BE SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:
  - STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
  - RAISED PANELS MINIMUM 1-1/4 INCHES THICK

## ROOFING & WEATHERPROOFING:

- ROOF COVERING: ALL ROOFING MATERIALS ARE TO MATCH EXISTING HOUSE AND MUST MEET THE APPLICABLE REQUIREMENTS OF CBC 1501. ROOF COVERINGS MUST BE RATED CLASS A ACCORDING TO ASTM E 108 OR UL 790 STANDARDS, WHICH INCLUDES MATERIALS SUCH AS SLATE, CLAY OR CONCRETE ROOF TILE, EXPOSED CONCRETE ROOF DECK, FERRUGOUS OR COPPER SHINGLES OR SHEETS. (COUNTY BUILDING CODE 92.1.1505.1)
- ROOF FLASHING: FLASHING MUST BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, & AROUND ROOF OPENINGS. IF THE FLASHING IS MADE OF METAL, IT MUST BE CORROSION-RESISTANT AND HAVE A THICKNESS OF AT LEAST 0.019 INCHES (NO. 26 GALVANIZED SHEET). (CRC R403.2.1)
- CRICKETS AND SADDLES: A CRICKET OR SADDLE MUST BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION NARER THAN 30 INCHES AS MEASURED PERPENDICULAR TO THE SLOPE. THE CRICKET OR SADDLE COVERING MUST BE MADE OF SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. (CRC R405.2.2)
- WATER-RESISTIVE BARRIER: A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT MUST BE ATTACHED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. THE FELT MUST BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER BY AT LEAST 2 INCHES, WHERE JOINTS OCCUR, THE FELT MUST BE LAPPED BY AT LEAST 6 INCHES. THE FELT MUST BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER THAT MAINTAINS A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRC R103.2)
- WALL FLASHING: APPROVED CORROSION-RESISTANT FLASHING MUST BE APPLIED SHINGLED FASHION AT THE FOLLOWING LOCATIONS TO PREVENT WATER FROM ENTERING THE WALL CAVITY OR PENETRATING TO THE BUILDING'S STRUCTURAL FRAMING COMPONENTS (CRC R103.8). A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION F. AT WALL AND ROOF INTERSECTIONS G. AT BUILT-IN GUTTERS
- DAMPROOFING: DAMPROOFING MATERIALS FOR FOUNDATION WALLS ENCLOSING USABLE SPACE BELOW GRADE MUST BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL AND MUST EXTEND FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. (CRC R406.1)
- WEER SCREED: A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEER SCREED OR PLASTIC WEER SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES MUST BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 92. THE WEER SCREED MUST BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND MUST ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CRC R103.1.2)

## MECH, VENT, & INDOOR AIR QUALITY

- VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES SUCH AS GARAGES, UNCONDITIONED GARAGES, OR UNCONDITIONED ATTICS.
- VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND HOMEOWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM.
- COMBUSTION AND SOLID-FUEL BURNING APPLIANCES SHALL BE PROPERLY VENTED, AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING.
- WALL AND OPENINGS BETWEEN OCCUPYABLE SPACES AND THE GARAGE SHALL BE SEALED.
- HVAC SYSTEMS THAT INCLUDE AIR HANDLERS OR RETURN DUCTS LOCATED IN GARAGES SHALL HAVE TOTAL AIR LEAKAGE OF NO MORE THAN 6% OF TOTAL FAN FLOW WHEN MEASURED AT 0.1 IN. W.C.
- MINIMUM FILTRATION MECHANICAL SYSTEMS SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 6 OR BETTER WHEN SUPPLYING AIR TO OCCUPYABLE SPACE THROUGH DUCTWORK.
- AIR INLETS NOT EXHAUST SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS.
- AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE-BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND.
- CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED WHOLE-BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
- INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT A MAXIMUM OF 3.0 SONE.
- REMOTELY LOCATED AIR-MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) SHALL HAVE A MINIMUM OF 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.

## ELECTRICAL, PLUMBING, AND MECHANICAL

- EXTERIOR LIGHTING MUST COMPLY WITH THE COUNTY OF SAN BERNARDINO LIGHTING ORDINANCE.
- GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN CERTAIN AREAS SUCH AS BATHROOMS, KITCHENS, GARAGES, AND OUTDOORS.
- ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, AND SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI).
- INSTALLED LIGHTS MUST MEET CERTAIN EFFICACY AND FIXTURE REQUIREMENTS.
- SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH STORY OF A DWELLING.
- CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA AND ON EACH STORY OF A DWELLING.
- WATER CLOSETS MUST HAVE A MINIMUM CLEARANCE OF 30 INCHES WIDE ATTACHED DIRECTLY TO FRAMING.
- WATER CLOSETS MUST HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION, AND FIREPLACES WITH LPG APPLIANCES MUST HAVE THE FLUE OR SUMP CONFIGURATIONS.
- ALL NONLOCKING 120/250-VOLT, 15- AND 20-AMP RECEPTACLES IN DWELLING UNITS INCLUDING ATTACHED AND DETACHED GARAGES AND ACCESSORY BUILDINGS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES EXCEPT FOR RECEPTACLES LOCATED MORE THAN 5' ABOVE THE FLOOR. [CEC 406.12]
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, dens, BEDROOMS, sunrooms, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE [CEC 210.2(A)]

## 2022 RESIDENTIAL LIGHTING STANDARDS

EFFECTIVE ON JAN 1, 2023, THE NEW 2022 ENERGY STANDARDS REQUIRES THAT ALL LIGHTING IN RESIDENTIAL BUILDINGS INCLUDING SINGLE-FAMILY RESIDENTIAL, DUPLEX, RESIDENTIAL GARAGE, TOWNHOUSE, MULTI-FAMILY DWELLING UNITS, HIGH-RISE RESIDENTIAL DWELLING UNITS BE HIGH EFFICIENCY. THE FOLLOWING IS SUMMARY FOR RESIDENTIAL BUILDINGS MANDATORY LIGHTING REQUIREMENTS FROM 2022 CALIFORNIA ENERGY CODE SECTIONS 150.0(K) & 160.5 (FOR MORE DETAILS SEE [https://mnenergy.ca.gov/sites/default/files/2022-08/CEC-400-2022-010\\_CMF.PDF](https://mnenergy.ca.gov/sites/default/files/2022-08/CEC-400-2022-010_CMF.PDF)).

## LIGHTING

- ALL LUMINAIRES USED MUST BE HIGH-EFFICIENCY, ACCORDING TO THE CEEES TABLE 150-2-A.
- ALL LED LUMINAIRES AND LAMPS USED MUST BE MARKED "JAB-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT <https://cacepproducts.energy.ca.gov/pages/applianceSearch.aspx>
- ALL RECESSED DOWNLIGHT LUMINAIRES AND ENCLOSED LUMINAIRES USED MUST BE MARKED "JAB-2016-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT <https://cacepproducts.energy.ca.gov/pages/applianceSearch.aspx>
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS MUST NOT BE SCREW-BASED.
- AT LEAST ONE LUMINAIRE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM MUST BE CONTROLLED BY A VACANCY SENSOR.
- ALL LUMINAIRES REQUIRING "JAB-2016" OR "JAB-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR EXCEPT: CLOSETS LESS THAN 30 SF. & HALLWAYS.
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING:
  - PHOTOCONTROL AND MOTION SENSOR
  - PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
  - ASTRONOMICAL TIME CLOCK
  - ENERGY MANAGEMENT CONTROL SYSTEM PER CEEES 150.0(K)3(A)(1C)
- CARPET SYSTEMS, CALGREEN 4504.3. ENSURE THAT ALL CARPET INSTALLED IN THE BUILDING INTERIOR COMPLIES WITH THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING OPTIONS:
  - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM (ALL CARPET CUSHION MUST MEET THE REQUIREMENTS OF THIS PROGRAM).
  - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350).
  - NEF/ANSI 140 AT THE GOLD LEVEL.
  - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

## GREEN BUILDING STANDARDS CODE (CALGREEN)

- ALL NEWLY CONSTRUCTED BUILDINGS OR STRUCTURES, AND ANY ADDITIONS OR ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, MUST COMPLY WITH CALGREEN RESIDENTIAL MANDATORY MEASURES IN ACCORDANCE WITH CALGREEN 101.3 AND CALGREEN 301.1. EXCEPTION: RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS, SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-SAVING PLUMBING FIXTURES AS PER CALGREEN 301.1 AND CALGREEN 430.3.
- WATER CONSERVATION FOR PLUMBING FIXTURES AND FITTINGS IN COMPLIANCE WITH CALGREEN 4504.4.
- AT LEAST 80 PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING, COMPLY WITH ONE OR MORE OF THE FOLLOWING CRITERIA:
  - MEET THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
  - OBTAIN CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
  - MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION II, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

## SOLAR PANEL

- SOLAR ZONE AREA IS REQUIRED, MINIMUM A 25% OF THE FLOOR AREA BUT SHALL NOT BE LESS THAN 144 SQUARE FEET.
- THE DEDICATED SOLAR ZONE AREA MUST BE LOCATED BETWEEN 110 AND 210 DEGREES OF TRUE NORTH.
- THERE MUST BE NO OBSTRUCTIONS, INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, OR ROOF-MOUNTED EQUIPMENT, LOCATED WITHIN THE SOLAR ZONE.
- A MINIMUM OF 3 INCHES OF FIRE FIGHTER ACCESS IS REQUIRED.
- A 1'-6" SMOKE VENTILATION SETBACK AT RIDGES IS REQUIRED.
- THE MAIN ELECTRICAL SERVICE PANEL MUST NOT HAVE A CENTER-FED MAIN CIRCUIT BREAKER AND MUST INCLUDE RESERVED SPACE FOR THE INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. THIS RESERVED SPACE MUST BE LOCATED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION AND MUST BE PERMANENTLY AND VISIBLE MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
- AN APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX MUST BE LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTIC



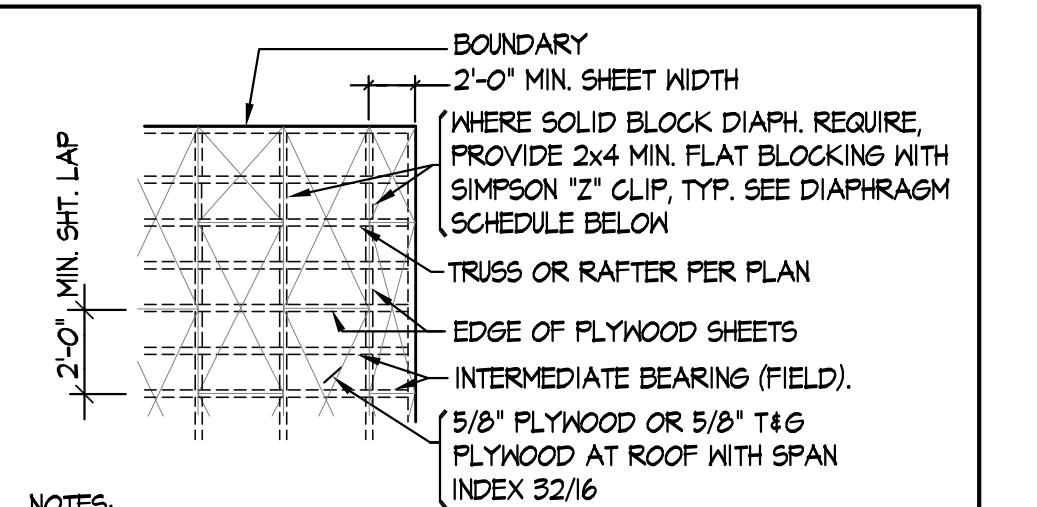
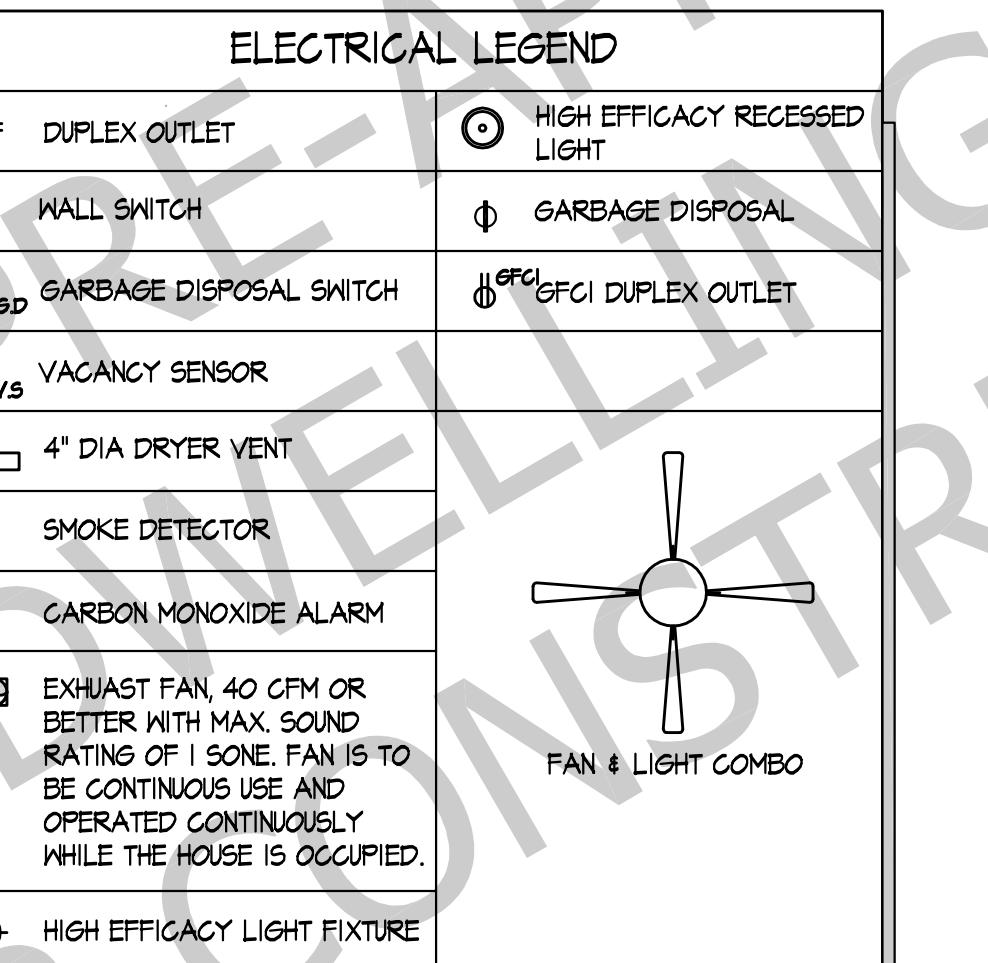
### ELEVATION & SECTION NOTES:

- 1 ROOF PITCH: 4:12
- 2 ROOF: CLASS 'A' FIRE RATING TO MATCH EXISTING HOUSE AND SURROUNDING NEIGHBORHOOD, SEE ROOFING AND WEATHERPROOFING SPEC. ON SHEET CS1.
- 3 RADIANT BARRIER IS REQUIRED
- 4 EXTERIOR WALL FINISH TO MATCH EXISTING HOUSE AND SURROUNDING NEIGHBORHOOD.
- 5 ROOF VENT 12" X 24" HALF ROUND GALVANIZED DORMER ATTIC VENTILATION WITH RESISTANT WIRE MESH 1/4" 100 = 100 SQ. INCHES EACH (SEE WILDFIRE ZONE NOTE 5 & 6)
- 6 EAVE VENT (SEE WILDFIRE ZONE NOTE 5 & 6)
- 7 MANUFACTURED TRUSSES
- 8 EXTERIOR WALL: 2x4 STUD WALL
- 9 INTERIOR WALL: 2x4 STUD WALL OR BETTER
- 10 CEILING INSULATION: R-38
- 11 WALL INSULATION: R-19
- 12 INTERIOR FINISH: 1/2" GYPSUM OR BETTER
- 13 CONCRETE SLAB ON GRADE, SEE FOUNDATION NOTE #2.
- 14 WINDOW SCHEDULE ON SHEET CS3.
- 15 SOLID CORE DOOR, SEE DOOR SCHEDULE ON SHEET CS3.
- 16 EXISTING BUILDING
- 17 SLIDE DOOR, SEE DOOR SCHEDULE ON SHEET CS3.
- 18 3 1/2" X 22 1/2" VENT BETWEEN TRUSS

### DOOR AND WINDOW SCHEDULE, U.N.O.

MARK	SIZE	TYPE	TEMPERED	NOTES
Ⓐ	3'-6 1/2" x 4'-4"	SLIDE		
Ⓑ	4'-10 1/2" x 4'-4"	SLIDE	YES	
Ⓒ	2'-0" x 4'-4"	SLIDE	YES	VERTICAL
Ⓓ	3'-0" x 1'-2"	SLIDE		
Ⓔ	3'-6 1/2" x 3'-0"	SLIDE		
Ⓐ	3'-0" x 6'-8"	SWING		1-3/8" SOLID CORE
Ⓑ	2'-6" x 6'-8"	SWING		
Ⓒ	2'-0" x 6'-8"	SWING		1-3/8" SOLID CORE WITH VENT
Ⓓ	SEE PLAN	SLIDE		MIRROR
Ⓔ	6'-0" x 6'-8"	SLIDE	YES	

NOTE:  
EXTERIOR DOORS, EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING (SELECT ONE):  
A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL  
B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:  
- STILES AND RAILS MINIMUM 1-3/8 INCHES THICK  
- RAISED PANELS MINIMUM 1-1/4 INCHES THICK  
EXCEPTION: EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK  
C. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/1.5.2/A40  
D. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.  
E. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-1A-2



1. EACH SHEET OF PLYWOOD SHALL CONTAIN A MINIMUM OF 3 SQUARE FEET AND SHALL EXTEND TO 3 BEARINGS MINIMUM WITH FACE GRAIN PERPENDICULAR TO JOISTS.
2. ALL JOISTS & TRUSSES SHALL BE LAID OUT IN A 4'-0" MODULE TO COINCIDE WITH PLYWOOD PATTERN.
3. RUN LONG DIMENSION OF PLYWOOD SHEETS ACROSS (PERPENDICULAR TO) JOIST OR TRUSSES.
4. STAGGER PLYWOOD END JOIST (2'-0" MIN) AS SHOWN.
5. PROVIDE 2 ROWS OF BOUNDARY NAILING TO ALL MEMBERS DESIGNED AS STRUTS, AND AT INTERIOR SHEAR WALLS.
6. ALL NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF (3/8").
7. NAILING SHALL BE INSPECTED BY ENGINEER OF RECORD & BUILDING OFFICIAL PRIOR TO COVERING.
8. NAILING SHALL BE AS FOLLOWS WITH 10d COMMON NAILS, U.N.O.

AREA	NAIL 10d COMMON NAILS, U.N.O.	ALLOWABLE SHEAR (LB/FT)	COMMENT
D1	6"	6" 12"	215 UNBLOCK DIAPHRAGM
D2	6"	6" 12"	320 SOLID BLOCK DIAPHRAGM

BOUNDARY NAILING: PERIMETER, PLATE LINES, CHORDS, STRUTS, CONTINUOUS EDGE & AS CALLED FOR ON PLAN & DETAILS

FIELD NAILING: INTERMEDIATE BEARINGS

### PLYWOOD ROOF DIAPHRAGM

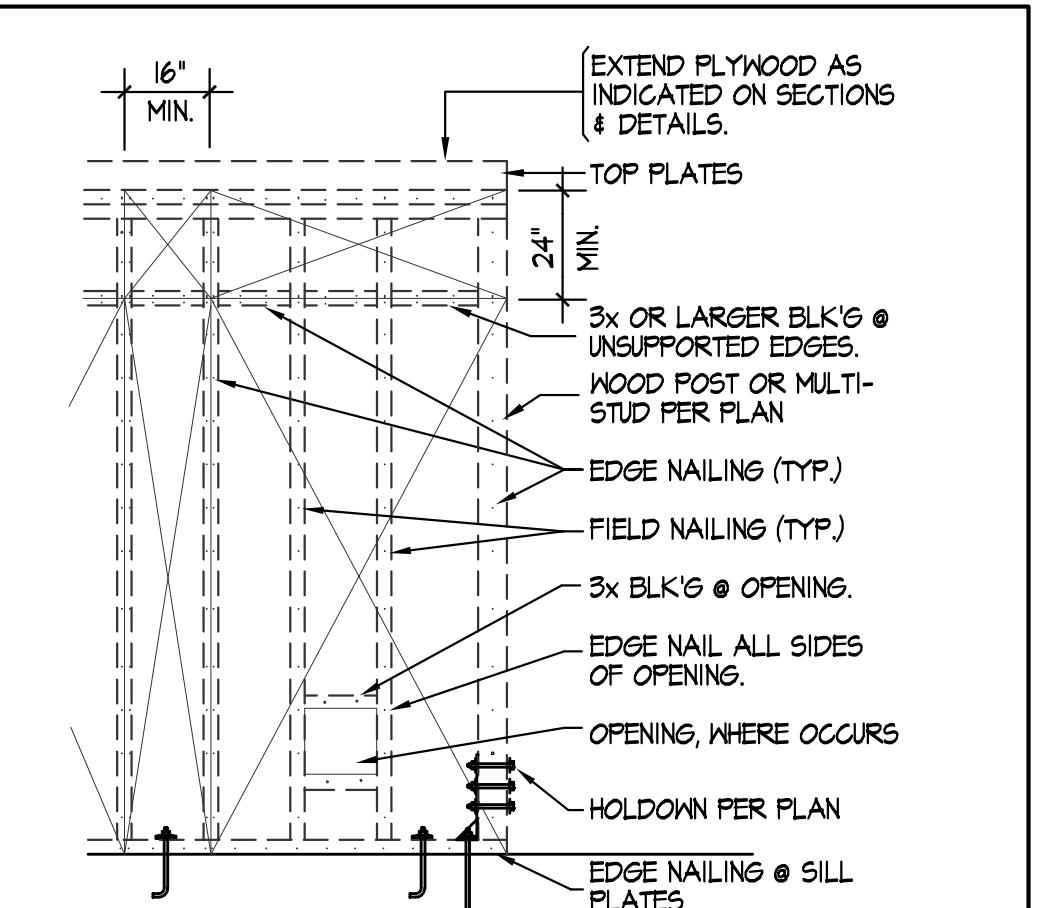
1. PROVIDE GANGNAIL TRUSS @ 24" O.C. U.N.O. TRUSS SHALL BE BY INLAND EMPIRE TRUSS 275 WEST RIDGE STREET PERRIS, CALIFORNIA 92571 (451) 300-1768 OR APPROVED EQUAL BY ENGINEER OF RECORD TANG STRUCTURAL ENGINEERS, INC.
2. SEE DETAIL 1/6/2 FOR DBL. OR 4X TOP PLATE SPLICE REQUIREMENTS.
3. SIZE OF MEMBERS SHALL BE AS INDICATED ON THE PLANS UNLESS APPROVED BY THE ENGINEER IN WRITING.
4. PROVIDE 2 ROWS OF BOUNDARY NAILING TO ALL MEMBERS DESIGNED AS STRUT, & AT INTERIOR SHEAR WALLS.
5. ALL STRUCTURAL PLYWOOD SHALL CONFORM TO PS-1-07, AND SHALL BE IDENTIFIED WITH D.P.P.A. GRADE TRADEMARK.
6. LAG SCREWS SHALL HAVE LEAD HOLES W/ DIAMETERS EQUAL TO 10% OF THOSE OF LAGS, AND THE SAME LENGTHS AS LAGS.
7. PROVIDE DOUBLE JOISTS OR DOUBLE BLOCK AROUND ALL OPENINGS IN ROOF. NO OPENINGS WILL BE PERMITTED IN ROOF OTHER THAN THOSE SHOWN WITHOUT THE ENGINEER'S APPROVAL.
8. TRIM OUT ALL MECHANICAL OPENINGS THRU ROOF W/ 2X4 FLAT BLKS. AND USE SIMPSON "Z" CLIPS @ EACH END.
9. PROVIDE SIMPSON "PC" OR "PC" POST CAPS @ ALL POST TO BEAM CONNECTIONS, U.N.O. ON PLANS AND DETAILS.
10. THE BUILDING DEPARTMENT SHALL BE NOTIFIED FOR ROOF DIAPHRAGM NAILING INSPECTION.
11. HANGER IS TO BE FULLY BOLTED OR NAILED U.N.O.
12. ALL STRAPS ARE TO BE FULLY NAILED W/ 10d NAIL U.N.O.
13. PROVIDE DOUBLE STUD BELOW MULTI-TRUSS, U.N.O.

### STRUCTURAL OBSERVATION, INSPECTIONS & TESTING

1. PER CALIFORNIA BUILDING CODES CHAPTER 17A REQUIREMENT, THE FOLLOWING CONSTRUCTION REQUIRES TEST, SPECIAL INSPECTION, AND/OR STRUCTURAL OBSERVATION IF MARKED.

TYPE OF CONSTRUCTION	PERIODICAL INSPECTION	CONTINUOUS INSPECTION	INFECTION	ENGINEER OBSERVATION	TEST
FOUNDATION (REBAR PLACEMENT)					
SHEAR WALL NAILING & HARDWARE					
ROOF FRAMINGS					
EPoxy ALL THREAD					
POST INSTALL ANCHOR	X	X			

2. TESTING SHALL BE MADE IN ACCORDANCE WITH THE CURRENT BUILDING CODE BY AN APPROVED SPECIAL TESTING LAB.
3. PERIODICAL AND CONTINUOUS SPECIAL INSPECTION SHALL BE PERFORMED BY A SPECIAL DEPUTY INSPECTOR, AND/OR BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER RETAINED BY THE OWNER.
4. STRUCTURAL OBSERVATION SHALL BE PERFORMED BY ENGINEER OF RECORD, CHE TANG SE4433 RETAINED BY THE OWNER.
5. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND/OR THE BUILDING OFFICIAL, WITH A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.
6. FOOTING EXCAVATION SHALL BE INSPECTED BY THE STRUCTURAL ENGINEER OF RECORD AND/OR SOIL ENGINEER RECORD PRIOR TO THE POURING OF CONCRETE.
7. FOR ANY HOLES DRILLED LARGER THAN 1 1/2" OR ANY NOTCHES IN BEAM OR JOIST SHALL BE APPROVED BY THE ENGINEER OF RECORD IN WRITTEN PRIOR TO INSTALLATION.



1. ALL NAILS SHALL BE FULL HEADED NAIL AND SHALL HAVE A MINIMUM 3/8" EDGE DISTANCE.
2. LONG DIRECTION OF PLYWOOD SHEETS TO PARALLEL TO STUD, UNLESS AN ALTERNATE PROPOSAL IS SUBMITTED TO THE ENGINEER.
3. UNLESS NOTED OTHERWISE, STUD WALL SHALL BE 2x STUD @ 16" O.C. W/ 2x P.T. SILL PLATE & 5/8"X14" LONG ANCHOR BOLT @ 48" O.C.
4. ANCHOR BOLT SHALL BE MINIMUM 14" LONG WITH 8" MINIMUM EMBED INTO CONCRETE FOOTING, U.N.O.
5. ALL NAILING IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED NAILS.
6. PROVIDE 3X3"X1/4" THK. STEEL PLATE WASHER AT ALL ANCHOR BOLTS
7. NAILING SHALL BE INSPECTED BY ENGINEER OF RECORD & BUILDING OFFICIAL PRIOR TO COVERING.

AREA	3/8" STUD	2d NAILS	ANCHOR BOLTS	SIZE	AVERAGE SPACING	WASHER	SILL PLATE	ALLOWABLE LOAD (LBS/FT)
Ⓐ	ONE SIDE	4"	12"	5/8"	32"	BP5/8-3	2x SILL	350
Ⓑ	ONE SIDE	3"	12"	5/8"	24" O.C.	BP5/8-3	3x SILL	550

NOTE:  
CONTRACTOR MUST USE TT&M WALL TEMPLATE WHEN SETTING HARDWARE IN FOUNDATION

### SHED WALL SCHEDULE

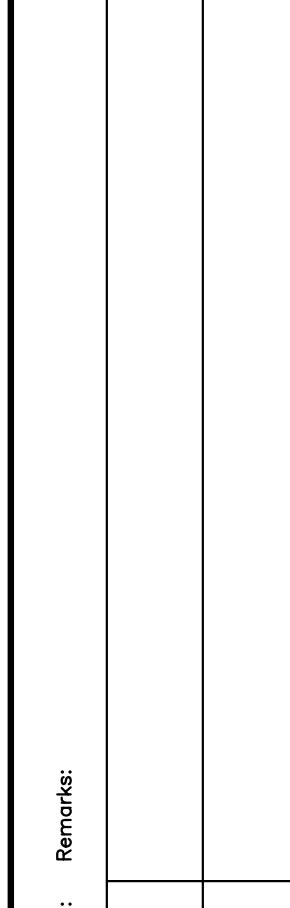
### CONST. NOTES, SCHEDULES & LEGENDS

Sheet Title: Project Title: Print Date: Drawing Date:

MORNING GLORY ADU (462 SQ. FT.)  
9253 SIEPER AVE., CA  
FONNTANA, CA 92335

Sheet Title: Project Title: Print Date: Drawing Date:

CS3



MARK	POST/MULTI KING STUD CONT.	HOLDOWN	DETAIL/COMMENT
①	DBL KING STUD OR BETTER		NAILED TOGETHER W/ 16d's @ 12" O.C.
Ⓐ	DBL 2x STUD, MIN. SEE PLAN	HDU5-SD525	(2) (D)

Notes:  
1. PROVIDE A 1" GAP AT BOTTOM OF HOLDOWN TO ALLOW FOR TENSION AND TIGHTENED. ANCHOR BOLT NUT SHALL BE FINGER-TIGHT PLUS 1/8 TO 1/2 TURN WITH A HAND WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES ARE NOT ALLOWED.  
2. HOLDOWN RODS SHALL BE SECURELY FASTENED IN PLACE PRIOR TO POURING CONCRETE FOOTING.

