

AN ACCESSORY DWELLING UNIT PROJECT FOR:

CITY OF ROCKLIN PERMIT READY ADU PLANS MODEL A2

SCOPE OF WORK:

CONSTRUCT NEW 499 S.F. ACCESSORY DWELLING UNIT.

- SLAB ON GRADE FOUNDATION
- 2X6 EXTERIOR WALLS W/ STUCCO OR FIBER CEMENT VERTICAL SIDING EXTERIOR FINISH
- TRUSS ROOF WITH CLASS "A" STANDING SEAM METAL ROOFING
- VINYL DUAL PANE WINDOWS
- HYBRID ELECTRIC WATER HEATER

UTILITY NOTES:

- NO GAS TO BE INSTALLED IN ADU
- ADU TO TIE INTO (E) MAIN WATER LINE
- ADU TO TIE INTO (E) S.F.R. SEWER SERVICE. NOTE: SEWER TIE-IN MUST BE OUTSIDE OF ADU FOOTPRINT.
- ELECTRICAL SERVICE TO TIE INTO (E) S.F.R. OR CUSTOMER TO COORDINATE W/ UTILITY COMPANY TO OBTAIN (N) ELECTRICAL SERVICE AND METER

PROJECT SPECIFIC NOTES:

- MODIFICATIONS TO THIS PLAN SET ARE NOT ALLOWED; THESE PLANS MAY BE USED ONLY FOR CONSTRUCTION ON LOTS WITHIN THE UNINCORPORATED COUNTY OF SACRAMENTO AND ONLY IF PROPERTY OWNER EXECUTES A HOLD HARMLESS AGREEMENT TO THE SATISFACTION OF THE COUNTY OF SACRAMENTO.

SEPARATE SUBMITTAL:

- NFPA 13D SPRINKLERS AS NEEDED

DEFERRED SUBMITTALS:

- PHOTOVOLTAIC SYSTEM
- PHOTOVOLTAIC PLANS SHALL BE PROVIDED BY OTHERS

PHOTOVOLTAIC REQUIREMENTS:

PER CA ENERGY CODE SUBCHAPTER 8 SECTION 150.1(C)14 ALL LOW-RISE RESIDENTIAL BUILDINGS SHALL HAVE A PHOTOVOLTAIC (PV) SYSTEM MEETING THE MINIMUM QUALIFICATION REQUIREMENTS AS SPECIFIED IN JOINT APPENDIX JA1

CUSTOMER TO SUPPLY PV PLANS AS A DEFERRED SUBMITTAL, OR UTILIZE SMUD'S SOLAR SHARES PROGRAM

SITE PLAN REQUIREMENTS:

NOTE: APPLICANT IS REQUIRED TO PROVIDE A SITE PLAN (INCLUDING ALL EXISTING AND PROPOSED STRUCTURES, SIZES, LOCATIONS, USES, PLANNING DEPT SETBACKS AND ANY PUBLIC UTILITY EASEMENT(S) LOCATIONS, MAIN DWELLING ELECTRICAL PANEL LOCATION FOR A.D.U. SUB-PANEL SITUATIONS, SEWER LINE SIZE AND LOCATION ON SITE WITH CONNECTION LOCATION OF PRIMARY DWELLING SEWER MAIN, WATER SUPPLY LINE SIZE, LOCATION AND CONNECTION) AND INCORPORATE IT INTO THIS PLAN SET PRIOR TO SUBMITTING PLANS

- SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION/REQUIREMENTS TO PROVIDE DWELLING ADDRESS PER 2022 CRC R319
- ENERGY CALCULATIONS ARE SITE SPECIFIC

FIRE SPRINKLER REQUIREMENTS:

PER R313.2 AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED IN ACCESSORY DWELLING UNITS, PROVIDED ALL OF THE FOLLOWING ARE MET:

- THE UNIT MEETS THE DEFINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE SECTION 65852.2.
- THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE AUTOMATIC FIRE SPRINKLERS.
- THE ACCESSORY DETACHED DWELLING UNIT DOES NOT EXCEED 1,200 SQUARE FEET IN SIZE.
- THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE.

HOSE REACH SHALL NOT EXCEED 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS FROM FIRE APPARATUS ACCESS ROADS

FINAL DETERMINATION OF FIRE SPRINKLER REQUIREMENT WILL BE MADE BY LOCAL FIRE JURISDICTION.

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S1.0	STRUCTURAL PLANS - MODEL A2
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T24-1	2022 TITLE 24 PART 6 ENERGY CODE
T24-2	2022 TITLE 24 PART 6 ENERGY CODE
T24-3	2022 TITLE 24 PART 6 ENERGY CODE

PROJECT DATA:

CUSTOMER ADDRESS: _____

APN: _____

JURISDICTION: CITY OF ROCKLIN

S.F. OF PROPOSED ADU: 499 S.F.

S.F. OF PORCH: 64 S.F.

TOTAL S.F. UNDER ROOF LINE: 563 S.F.

FOUNDATION: SLAB ON GRADE

OCCUPANCY: R-3

CONSTRUCTION: TYPE V-B

CODES: 2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE

PROJECT CONTACTS:

OWNER/CONTRACTOR: ADDRESS AND CONTACT INFORMATION _____

ARCHITECT: LAURA MILLER DESIGN
CONTACT: LAURA MILLER
889 EMBARCADERO DRIVE, STE 102
EL DORADO HILLS, CA 95762
916.607.3321

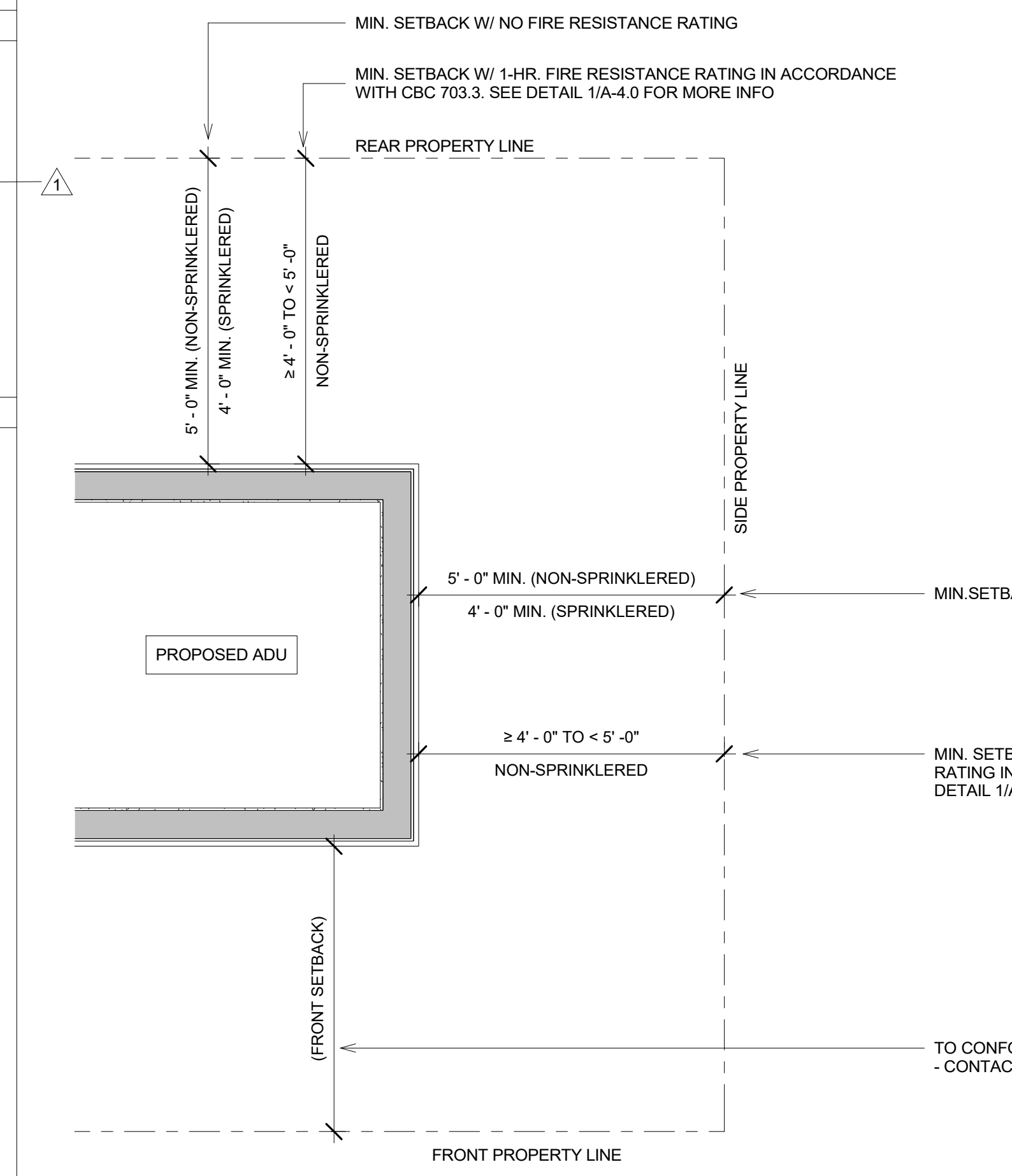
STRUCTURAL ENGINEER: WCD ASSOCIATES
CONTACT: WESLEY CULLUMBER
6930 DESTINY DRIVE, STE 300
ROCKLIN, CA 95677

GENERAL NOTES:

- THE INFORMATION ON THIS SET OF CONSTRUCTION DOCUMENTS IS RELATED TO THE BASIC DESIGN INTENT OF THE PROJECT. THEY ARE INTENDED AS A CONSTRUCTION AID, NOT A SUBSTITUTE FOR GENERALLY ACCEPTED GOOD BUILDING PRACTICES AND COMPLIANCE WITH CURRENT CALIFORNIA STATE BUILDING CODES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A PROFESSIONALLY FINISHED, STRUCTURALLY SOUND, AND WEATHERPROOF COMPLETED PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.)
- THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

ROOF OVERHANG REQUIREMENTS:

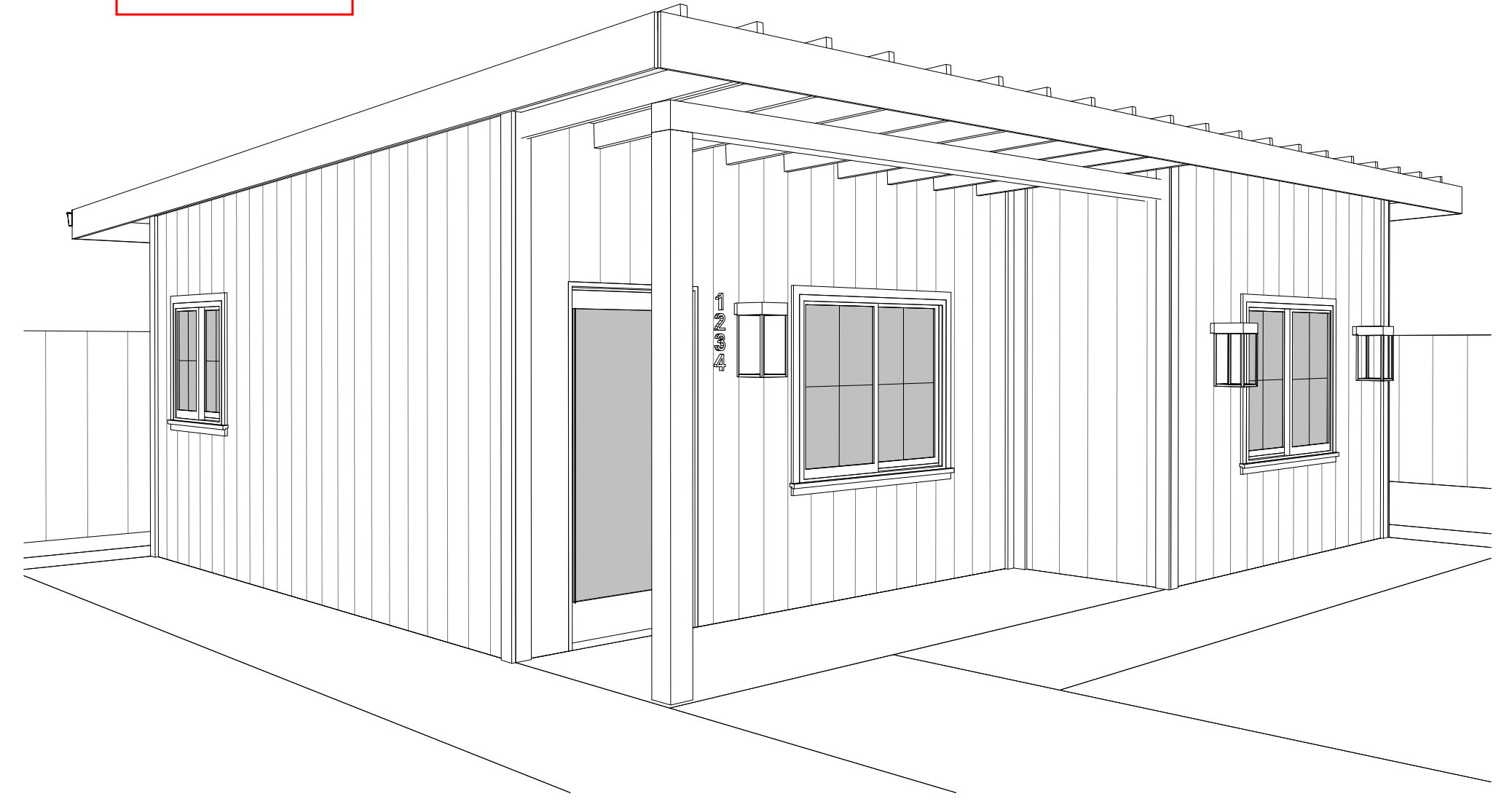
NOTE: SEE SHEET A-4.0 FOR FIRE SEPARATION (TO REAL AND ASSUMED PROPERTY LINES) REQUIREMENTS TABLE R302.1(1) AND R302.1(2) BETWEEN A.D.U. AND DWELLING / OR PROPERTY LINES.



3 SETBACK KEY
N.T.S.

COMMUNITY DEVELOPMENT
REVIEWED FOR CODE COMPLIANCE
11/25/2025
BUILDING DIVISION
CITY OF ROCKLIN, CA

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.
The approval of this plan and specifications SHALL NOT be held to permit or approve the violation of any City Ordinance or State Building Code.



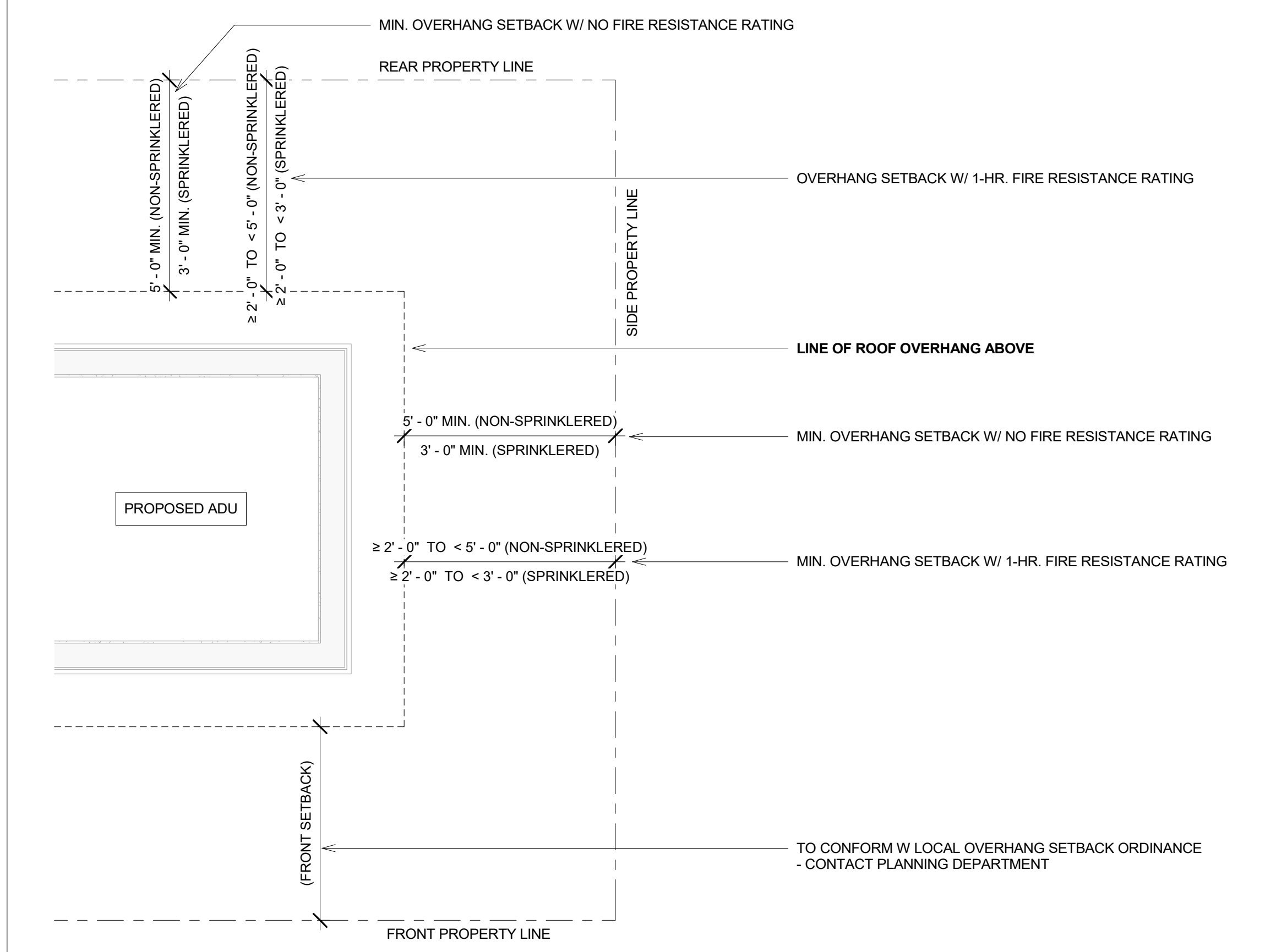
1 MODEL A2 3D VIEW

GRADING & DRAINAGE NOTES:

- GRADE SHALL FALL A MINIMUM OF 6" IN THE FIRST 10 FEET AWAY FROM NEW FOUNDATION WALLS WHERE THERE IS NO PAVING PER CRC 401.3. WHERE DISTANCE IS LESS THAN 10' WATER SHALL SLOPE AWAY FROM FOUNDATION
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FIREBLOCKING MATERIALS SHALL COMPLY WITH R302.11.1



2 OVERHANG KEY
N.T.S.

L
M
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Miller

CITY OF ROCKLIN
PERMIT READY ADU (ACCESSORY DWELLING UNIT) PLANS
MODEL A2

No.	Date	Description
1	11.14.25	Revision 1

Sheet Name:
TITLE SHEET

Scale:
N.T.S.
Date:
NOV 2025
Drawn By:
IS
Approved By:
LM
Sheet Number:



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

RESPOND PARTY YES NOT APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Table with 2 columns: YES/NO, RESPOND PARTY. Rows correspond to various sections and subsections.

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When the number of parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

LAURA MILLER DESIGN logo and contact information: 859 E. Lincoln Blvd., Suite 102, El Dorado Hills, CA 95762. Includes a circular 'LICENSED ARCHITECT' seal for Laura Miller, No. C-35317, Exp. 4/30/27.

CITY OF ROCKLIN PERMIT READY ADU (ACCESSORY DWELLING UNIT) PLANS MODEL A2

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019. Table with 2 columns: PRODUCT CLASS (spray force in ounce force (ozf)) and MAXIMUM FLOW RATE (gpm). Rows include Product Class 1 (≤ 5.0 ozf), Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf), and Product Class 3 (> 8.0 ozf).

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

TABLE - MAXIMUM FIXTURE WATER USE. Table with 2 columns: FIXTURE TYPE and FLOW RATE. Rows include SHOWER HEADS (RESIDENTIAL), LAVATORY FAUCETS (RESIDENTIAL), LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS, KITCHEN FAUCETS, METERING FAUCETS, WATER CLOSET, and URINALS.

Checklist table with columns: No., Date, Description. Includes a 'CHECKLIST' section for 'AGRI-FIBER PRODUCTS' and 'COMPOSITE WOOD PRODUCTS'.



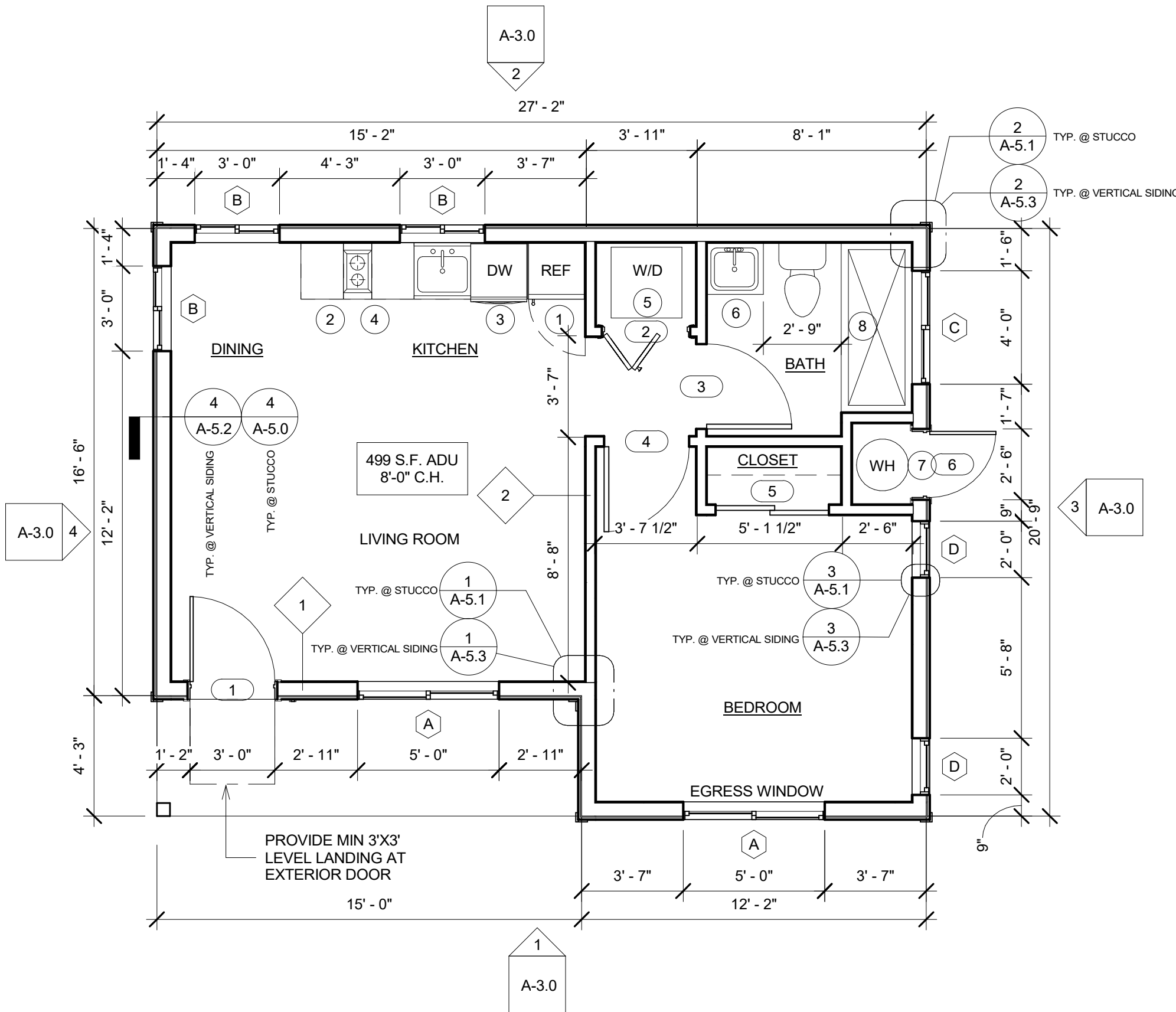
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CITY OF ROCKLIN
 PERMIT READY ADU (ACCESSORY DWELLING UNIT) PLANS
 MODEL A2

<p>MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).</p> <p>MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p>PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding containers and packaging).</p> <p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p>VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).</p> <p>4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.</p> <p>4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p> <p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.</p> <p>4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <ol style="list-style-type: none"> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. <p>4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p> <p>4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROG in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 4b.</p> <p>4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p> <ol style="list-style-type: none"> Manufacturer's product specification. Field verification of on-site product containers. 	<p>TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SEALANTS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>ARCHITECTURAL</td><td>250</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>NONMEMBRANE ROOF</td><td>300</td></tr> <tr><td>ROADWAY</td><td>250</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr> <tr><td>OTHER</td><td>420</td></tr> </tbody> </table> <p>SEALANT PRIMERS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ARCHITECTURAL</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>NON-POROUS</td><td>250</td></tr> <tr><td>POROUS</td><td>775</td></tr> <tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>OTHER</td><td>750</td></tr> </tbody> </table> <p>TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>COATING CATEGORY</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>FLAT COATINGS</td><td>50</td></tr> <tr><td>NON-FLAT COATINGS</td><td>100</td></tr> <tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr> <tr><td>SPECIALTY COATINGS</td><td></td></tr> <tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr> <tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr> <tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr> <tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr> <tr><td>BOND BREAKERS</td><td>350</td></tr> <tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr> <tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr> <tr><td>DRIVEWAY SEALERS</td><td>50</td></tr> <tr><td>DRY FOG COATINGS</td><td>150</td></tr> <tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr> <tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr> <tr><td>FLOOR COATINGS</td><td>100</td></tr> <tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr> <tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr> <tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr> <tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr> <tr><td>LOW SOLIDS COATINGS³</td><td>120</td></tr> <tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr> <tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr> <tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr> <tr><td>MULTICOLOR COATINGS</td><td>250</td></tr> <tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr> <tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr> <tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr> <tr><td>RECYCLED COATINGS</td><td>250</td></tr> <tr><td>ROOF COATINGS</td><td>50</td></tr> <tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr> <tr><td>SHELLAC</td><td></td></tr> <tr><td>CLEAR</td><td>730</td></tr> <tr><td>OPAQUE</td><td>550</td></tr> <tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr> <tr><td>STAINS</td><td>250</td></tr> <tr><td>STONE CONSOLIDANTS</td><td>450</td></tr> <tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr> <tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr> <tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr> <tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr> <tr><td>WOOD COATINGS</td><td>275</td></tr> <tr><td>WOOD PRESERVATIVES</td><td>350</td></tr> <tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr> </tbody> </table> <p>TABLE 4.504.1 - ADHESIVE VOC LIMIT^{1,2} (Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1" style="width: 100%; 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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.</p>	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	ARCHITECTURAL	VOC LIMIT	NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750	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 ³	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	SHELLAC		CLEAR	730	OPAQUE	550	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	STAINS	250	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80	<p>TABLE 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PRODUCT</th> <th>CURRENT LIMIT</th> </tr> </thead> <tbody> <tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr> <tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr> <tr><td>PARTICLE BOARD</td><td>0.09</td></tr> <tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr> <tr><td>THIN MEDIUM DENSITY FIBERBOARD:</td><td>0.13</td></tr> </tbody> </table> <p>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).</p> <p>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/CDPHP/DEOD/CEH/BI/AQ/Pages/VOC.aspx.</p> <p>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/CDPHP/DEOD/CEH/BI/AQ/Pages/VOC.aspx.</p> <p>4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p>4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CDPHP/DEOD/CEH/BI/AQ/Pages/VOC.aspx.</p> <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.</p> <p>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.</p> <p>4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:</p> <ol style="list-style-type: none"> A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. <p>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:</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). <p>Notes:</p> <ol style="list-style-type: none"> For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. <p>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:</p> <ol style="list-style-type: none"> The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. <p>Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p>	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:	0.13	<p>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:</p> <ol style="list-style-type: none"> State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency. <p>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:</p> <ol style="list-style-type: none"> 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. <p>Notes:</p> <ol style="list-style-type: none"> 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). <p>[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.</p> <p>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.</p> <p>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 checklist.</p>
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

No.	Date	Description
Sheet Name: CALGREEN CHECKLIST (CONT)		
Scale:		
Date: NOV 2025		
Drawn By: IS		
Approved By: LM		
Sheet Number:		



1 MODEL A2 FLOOR PLAN
1/4" = 1'-0"

EXTERIOR DOOR NOTES:

- ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5' BELOW THE THRESHOLD (CRC311.3.1)
- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED.
- EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL (CRC311.3)

WINDOW NOTES:

- ALL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, INCLUDING FLASHING
- WINDOWS IN BEDROOMS SHALL MEET ALL OF THE FOLLOWING EMERGENCY ESCAPE AND RESCUE REQUIREMENTS (CRC310.1):
MIN 5.7 S.F. OF OPENABLE AREA (5.0 S.F. FOR GRADE LEVEL BEDROOMS)
MIN 20" CLEAR WIDTH AND 24" CLEAR HEIGHT WHEN OPEN
MAX SILL HEIGHT OF 44" FROM FINISHED FLOOR TO BOTTOM OF THE CLEAR OPENING

LIGHT & VENTILATION CALCULATIONS

- ALL HABITABLE ROOMS ARE REQUIRED TO HAVE NATURAL LIGHT SIZED TO A MIN. OF 8% OF THE FLOOR AREA AND VENTILATION SIZED TO A MIN OF 4% OF THE FLOOR AREA.

BEDROOM 1:
122 S.F. X .08 = 9.76 S.F. NATURAL LIGHT AREA REQ'D ; 36 S.F. PROVIDED
122 S.F. X .04 = 4.88 S.F. VENTILATION AREA REQ'D ; 18 S.F. PROVIDED

BATH & KITCHEN NOTES:

- PROVIDE AN APPROVED DISHWASHER AIR GAP FITTING AS PER CPC 807.4
- MAX FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MIN AT 60 PSI (CAL GREEN 4.303.1.4.4)
- WHERE A FIXTURE COMES IN CONTACT WITH THE WALL OR FLOOR, THE JOINT BETWEEN THE FIXTURE AND THE WALL OR FLOOR SHALL BE MADE WATER TIGHT AS PER CPC 402.2
- THE INSTALLATION OF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN OVER A LISTED COOKING APPLIANCE SHALL CONFORM TO THE CONDITIONS OF THE UPPER APPLIANCE'S LISTING AND THE MANUF. INSTALLATION INSTRUCTIONS.
- FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FURNISHED WITH A NONABSORBENT SURFACE. SUCH SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR (CRC 307.2).

WATER HEATER NOTES:

- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE WATER HEATER AND ALL OTHER LISTED APPLIANCES SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTIONS PER 2022 CRC SEC. R106.

FLOOR PLAN KEY NOTES	
Note Number	Note Text
1	24" REFRIGERATOR
2	12" ELECTRIC COOKTOP
3	24" DISHWASHER
4	RANGE HOOD ABV. COOKTOP
5	STACKED WASHER AND ELECTRIC DRYER
6	24" VANITY
7	ELECTRIC WATER HEATER
8	30"X72" SHOWER

1 2X6 EXTERIOR WALL: 3 COAT STUCCO OR FIBER CEMENT SIDING EXTERIOR FINISH. GYP. BOARD INTERIOR FINISH.

2 2X4 INTERIOR WALL: GYP. BOARD BOTH SIDES.

WALL LEGEND
1/4" = 1'-0"

Door Schedule						
Mark	Width	Height	Location	Description	Application	Hardware
1	3' - 0"	6' - 8"	UNIT ENTRY	FULL LITE ENTRY DOOR	EXTERIOR	ENTRY LOCKSET
2	3' - 0"	7' - 0"	WASHER AND DRYER CLOSET	BI-FOLD (LOUVERED)	INTERIOR	
3	3' - 0"	6' - 8"	BATHROOM		INTERIOR	PRIVACY
4	3' - 0"	6' - 8"	BEDROOM		INTERIOR	PRIVACY
5	4' - 0"	6' - 8"	BEDROOM CLOSET	BI-PASS CLOSET DOOR	INTERIOR	
6	2' - 4"	6' - 8"	WATER HEATER CLOSET	LOUVERED	EXTERIOR	PASSAGE

Window Schedule					
Type Mark	Count	Width	Height	Sill Height	Operation
A	2	5' - 0"	4' - 0"	2' - 8"	SLIDING
B	3	3' - 0"	3' - 0"	3' - 8"	SINGLE HUNG
C	1	4' - 0"	1' - 6"	5' - 2"	SLIDING
D	2	2' - 0"	4' - 0"	2' - 8"	SINGLE HUNG

WINDOW INFORMATION:

FRAME: VINYL
U VALUE: .3
SHGC: .23
ENERGY STAR CERTIFIED: YES
LOW E GLASS: YES

- WASHER/DRYER CLOSET DOOR NOTE: A MINIMUM OF ONE SQUARE INCH OF OPENING SHALL BE PROVIDED PER 1,000 BTU'S OF EQUIPMENT INPUT. A MINIMUM OF ONE 100 S.I. OPENING WITHIN 12 INCHES OF THE FLOOR AND WITHIN 12 INCHES FROM THE TOP OF THE DOOR SHALL BE PROVIDED. (CMC 701.5)

AGING IN PLACE DESIGN AND FALL PROTECTION (2022 CRC R327):

- INTERIOR DOORS
 - AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL, PER 2022 CRC R327.1.3
- DOORBELL BUTTONS
 - DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NO EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL, PER 2022 CRC R327.1.4
- ELECTRICAL RECEPTACLE OUTLET, SWITCH, AND CONTROL HEIGHTS
 - ALL ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS TO BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES ABOVE THE FINISH FLOOR, PER 2022 CRC R327.1.2
- REINFORCEMENT FOR GRAB BARS
 - AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

- A. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
- B. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- C. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE OR ONE SIDE WALL AND THE BACK WALL.
- D. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
- E. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM

ROOF PLAN NOTES:

- THE MIN. NET FREE VENTILATION AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE (CBC R806.2)

ROOF VENTILATION CALCULATIONS:

ROOF AREA
TOTAL AREA = 499 S.F.
VENTING AREA REQ'D @ 1/300 = 240 S.I.

- NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3ET BELOW THE RIDGE OR HIGHEST POINTS OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE (CRC 806.2)

- STANDING SEAM METAL ROOFING TO BE INSTALLED IN ACCORDANCE WITH R905.10
- STANDING SEAM METAL ROOFING UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER R905.1.1(2) UNDERLAYMENT TO BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3)

- METAL ROOF UNDERLAYMENT TYPE SHALL BE ONE OF THE FOLLOWING:

- ASTM D226 TYPE II
- ASTM D4869 TYPE III OR TYPE IV

- GUTTERS & DOWNSPOUTS TO MATCH STANDING SEAM ROOFING.

- CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL ROOF PENETRATIONS PRIOR TO CONSTRUCTION

- CONTRACTOR TO VERIFY TRUSS SIZES, SLOPE, AND QUANTITY PRIOR TO FABRICATION

- NOTE: PROVIDE VENT MANUFACTURERS LISTED INSTALLATION INSTRUCTIONS AND SPECIFICATIONS INDICATING "FREE VENT AREA" TO THE INSPECTOR AT TIME OF INSPECTION.

ADDRESS NUMBER NOTES:

- THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

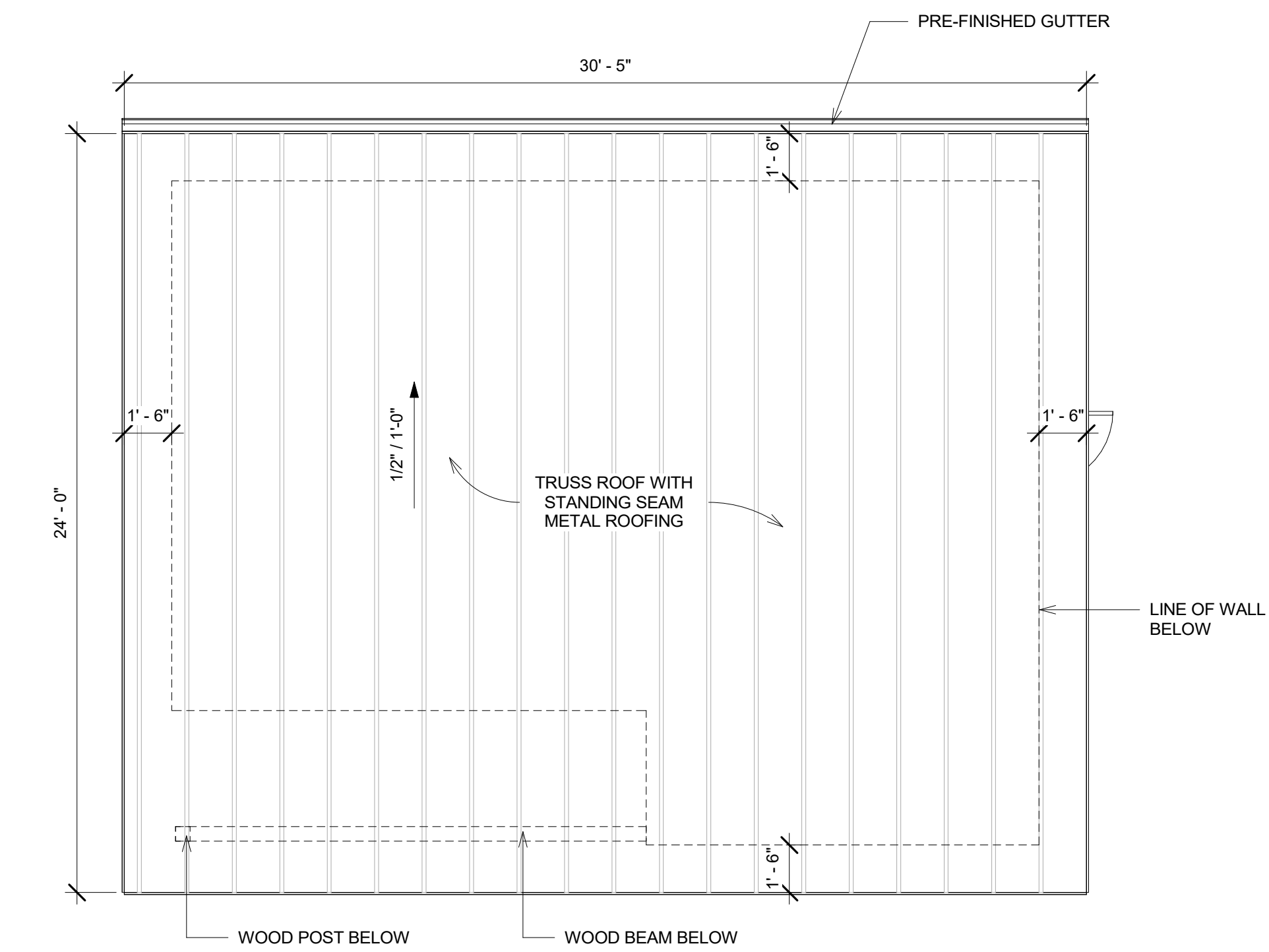
- ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE INTERNALLY OR EXTERNALLY ILLUMINATED. ADDRESS SHALL BE ILLUMINATED BY PREMISES' ELECTRICAL SUPPLY.

- ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT.

- EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH.

- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE.

- WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. CRC 2022 R319



2 MODEL A2 ROOF PLAN
1/4" = 1'-0"

No.	Date	Description
1	11.14.25	Revision 1

Sheet Name:
MODEL A2
FLOOR AND
ROOF PLANS

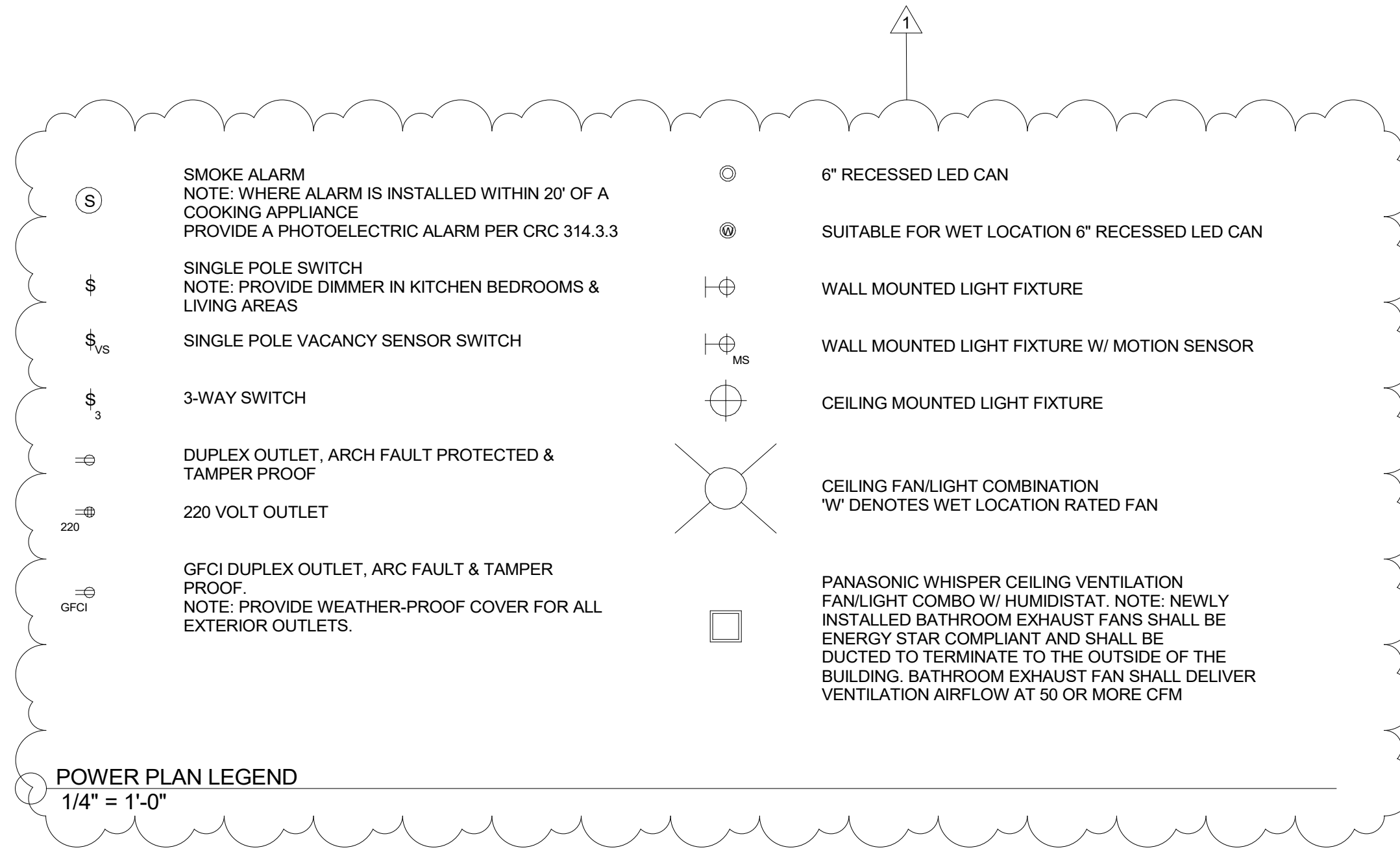
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1/4" = 1'-0"

Date:
NOV 2025

Drawn By:
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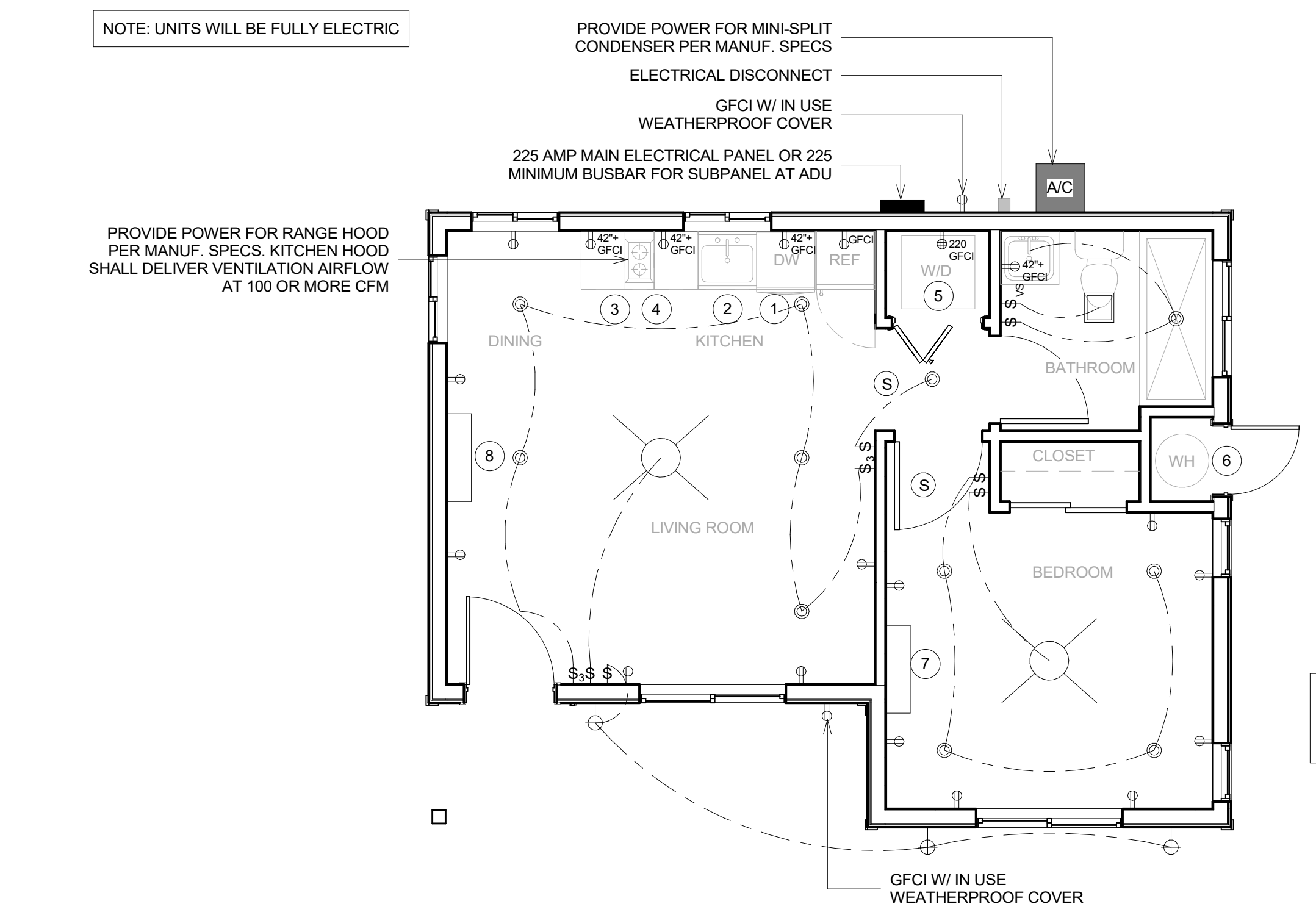
POWER PLAN KEY NOTES	
Note Number	Note Text
1	PROVIDE POWER FOR DISHWASHER
2	PROVIDE POWER AND SWITCH FOR GARBAGE DISPOSAL
3	PROVIDE POWER FOR ELECTRIC COOKTOP PER MANUF. SPECS
4	PROVIDE POWER FOR RANGE HOOD PER MANUF. SPECS. KITCHEN HOOD SHALL DELIVER VENTILATION AIRFLOW AT 100 OR MORE CFM
5	PROVIDE POWER FOR WASHER AND DRYER PER MANUF. SPECS
6	PROVIDE POWER FOR ELECTRIC TANKED WATER HEATER PER MANUF. SPECS
7	PROVIDE POWER FOR MINI SPLIT AIR HANDLER PER MANUF. SPECS
8	PROVIDE POWER FOR MINI SPLIT AIR HANDLER PER MANUF. SPECS

- ELECTRICAL NOTES:**
- PROVIDE 2 OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS TO SERVE ALL COUNTERTOP, WALL AND FLOOR RECEPTACLES IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH WALL, ISLAND, AND PENINSULA COUNTER SPACE IN KITCHENS AND DINING ROOMS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 - PROVIDE GFCI PROTECTION TO ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES SERVING COUNTERTOP SURFACES IN KITCHENS, WITHIN 6 FEET OF LAUNDRY, UTILITY AND WET BAR SINKS, IN BATHROOMS, GARAGES AND ACCESSORY BUILDINGS, CRAWL SPACES, UNFINISHED BASEMENTS AND BATHOUSES.
 - RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. RECEPTACLE OUTLETS ARE REQUIRED IN WALLS 2 FEET OR GREATER. HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET.
 - NEW 120-VOLT, SINGLE PHASE, 15- AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARRORS, 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 (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. REFERENCE CEC ART. 210.12(A).
 - DWELLINGS WITH DIRECT GRADE LEVEL ACCESS SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET WITHIN 6.5 FEET OF GRADE LEVEL AT THE FRONT AND BACK OF THE DWELLING. ALL 125 VOLT, 15 AND 20 AMP, RECEPTACLES INSTALLED OUTDOORS SHALL BE GFCI PROTECTED. RECEPTACLES INSTALLED OUTDOORS IN AN EXTERIOR WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
 - AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRIC POWER, AND AT OUTDOOR ENTRANCES OR EXITS.
 - LOCATION AND INSTALLATION REQUIREMENTS FOR LUMINAIRES SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2022 CALIFORNIA ELECTRICAL CODE ARTICLE 410. FIXTURES SHALL BE SECURELY SUPPORTED.
 - A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER.
 - OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED FAN SHALL BE LISTED AND MARKED BY THE MANUF. AS SUITABLE FOR THIS PURPOSE. THE REQUIRED MARKING SHALL INCLUDE THE MAX. WEIGHT TO BE SUPPORTED FOR CEILING FANS THAT WEIGH MORE THAN 35 LBS.
 - TYPE NM AND NMS CABLES SHALL NOT BE PERMITTED IN WET OR DAMP LOCATIONS.
 - FLEXIBLE METAL CONDUIT (FMC) IS NOT PERMITTED IN A WET LOCATION
 - LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."
 - ALL 15 AND 20 AMPERE, 120 AND 125 VOLT EXTERIOR RECEPTACLES SHALL BE PROTECTED BY AN "IN-USE" WEATHERPROOF COVER.
 - BATHROOM RECEPTACLES WILL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUITS.
 - ALL NEW NON-LOCKING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES
 - COUNTER TOP RECEPTACLES IN THE KITCHEN, NOOK PANTRIES, DINING ROOMS AND SIMILAR AREAS SHALL BE SPACED SUCH THAT ANY POINT ALONG THE WALL AT THE COUNTER LEVEL IS NOT MORE THAN 2 FEET FROM A RECEPTACLE. ANY COUNTER SPACE MORE THAN 12" WIDE SHALL BE PROVIDED WITH A RECEPTACLE. PENINSULA OR ISLAND COUNTERS ARE TO BE PROVIDED WITH AT LEAST ONE RECEPTACLE. WHERE A RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK IS INSTALLED IN THE ISLAND WITH LESS THAN 12" OF COUNTER SPACE BEHIND THE FIXTURES, THE ISLAND OR PENINSULAR IS CONSIDERED AS TWO COUNTER SPACES. THESE RECEPTACLES ARE TO BE LOCATED NO MORE THAN 12" BELOW THE COUNTERTOP WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6" BEYOND ITS SUPPORT BASE. COUNTERTOPS INTERRUPTED BY RANGES, SINKS, OR OTHER APPLIANCES SHALL BE CONSIDERED SEPARATE COUNTERS.
 - GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS PER 2019 CEC ART 210.8(A)
 - SINKS - GFCI PROTECTION FOR RECEPTACLES IN REQUIRED WITHIN AN ARC MEASUREMENT OF 6FT. FROM THE OUTSIDE EDGE OF A SINK
 - BATH TUBS OR SHOWER STALLS - GFCI PROTECTION IS REQUIRED FOR RECEPTACLES LOCATED WITHIN 6FT. OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL.
 - LAUNDRY AREAS - RECEPTACLES INSTALLED IN LAUNDRY AREAS OF A DWELLING UNIT SHALL BE GFCI PROTECTED.
 - DWELLING UNIT DISHWASHERS - OUTLETS (NOT REQUIRED FOR A HARDWIRED APPLIANCE) SUPPLYING DISHWASHERS IN A DWELLING UNIT MUST BE GFCI PROTECTED PER 2019 CEC ART. CEC 210.8
 - ALL PERMANENTLY INSTALLED LUMINAIRES IN DWELLING UNITS SHALL BE HIGH EFFICACY AND HAVE MANUAL ON/OFF CONTROLS AND VACANCY SENSORS OR DIMMERS EXCEPT FOR HALLWAYS & CLOSETS LESS THAN 70 SQ. FT.
 - EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING. EXCLUDES KITCHEN EXHAUST HOODS.
 - UNDER CABINET MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.
 - PERMANENTLY INSTALLED LIGHTING IN CABINETS MUST BE HIGH EFFICACY.
 - LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST HAVE AT LEAST ONE LUMINAIR CONTROLLED BY VACANCY SENSORS.
 - PERMANENTLY INSTALLED OUTDOOR LIGHTING ATTACHED TO RESIDENCE OR OTHER BUILDING MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THESE CONTROL TYPES:
 - PHOTO-CONTROL AND MOTION SENSOR OR
 - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR
 - ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK.

- SMOKE ALARM NOTES:**
- WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.
 - ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH CODE SECTION R314 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
 - SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
 - SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BACKUP BATTERY.
 - SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PER CRC SEC R314.3.3

- EXCEPTION:**
- IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET (3 M) OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET (1.8 M) FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE.

- ENERGY COMPLIANCE:**
- SOLAR READY BUILDINGS, SHALL MEET THE REQUIREMENTS OF SECTION 110.10 APPLICABLE TO THE BUILDING PROJECT
 - ENERGY STORAGE SYSTEMS (ESS) READY: ALL SINGLE FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:
 - AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
 - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL" SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS.
 - A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
 - THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS
 - SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

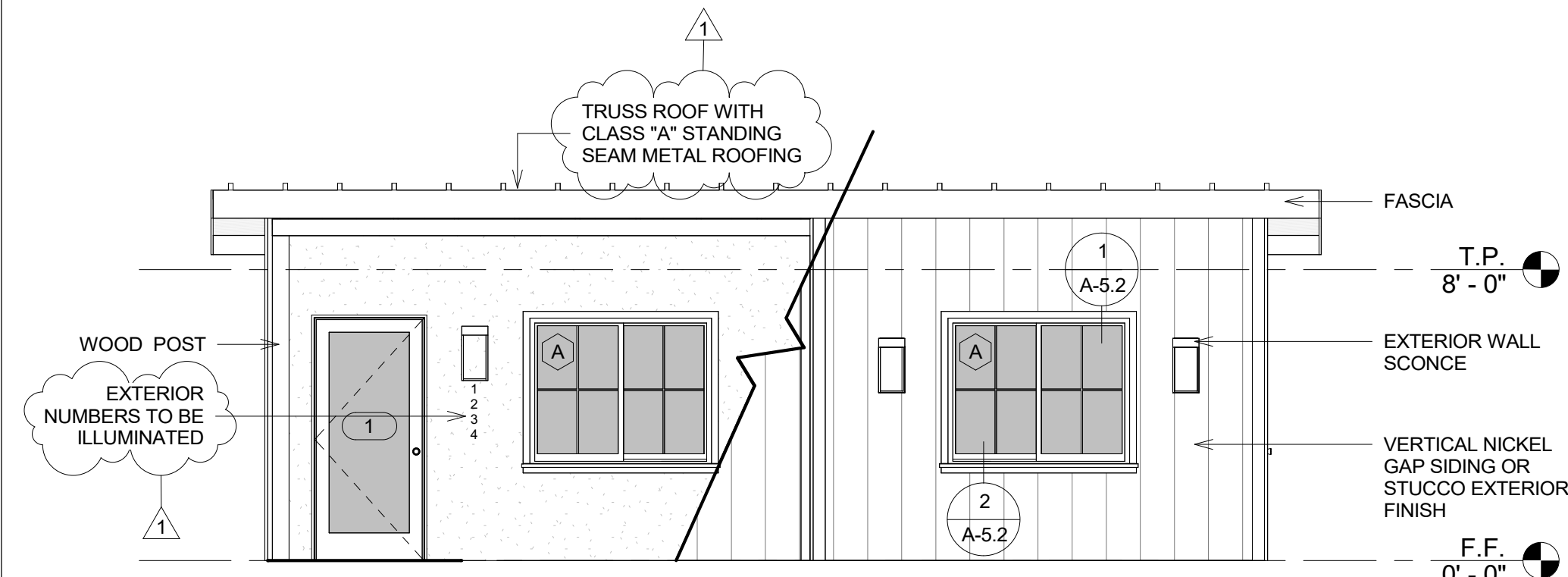


1 MODEL A2 POWER PLAN
1/4" = 1'-0"

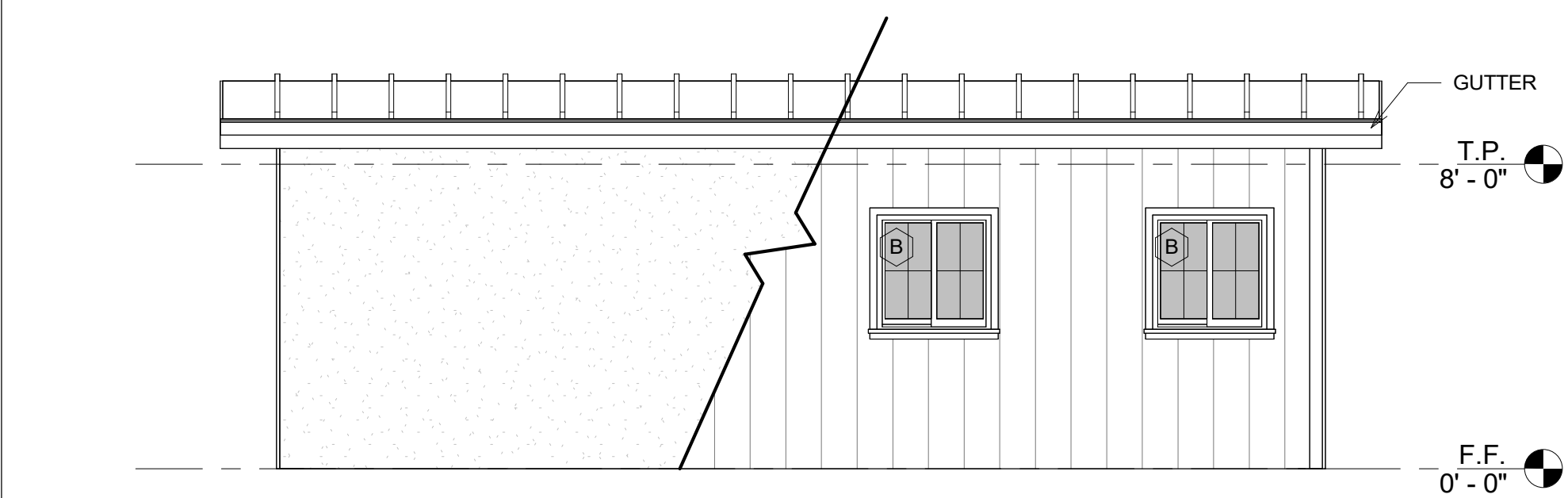
No.	Date	Description
1	11.14.25	Revision 1

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MODEL A2
POWER PLAN

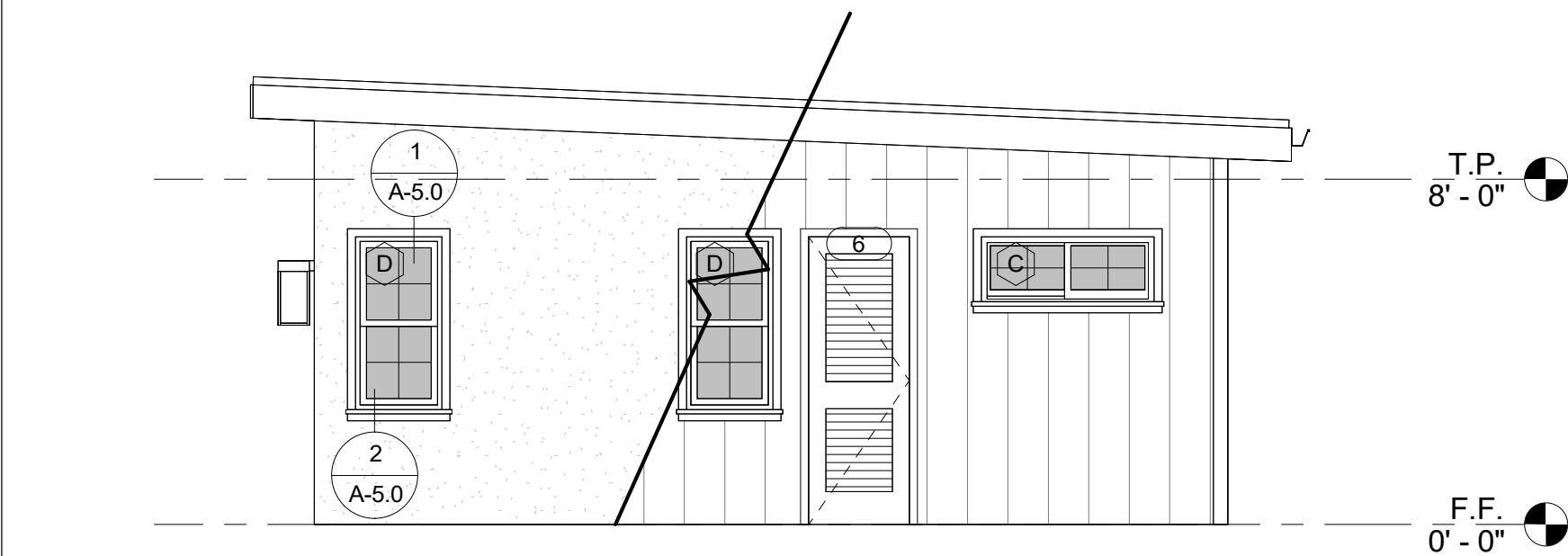
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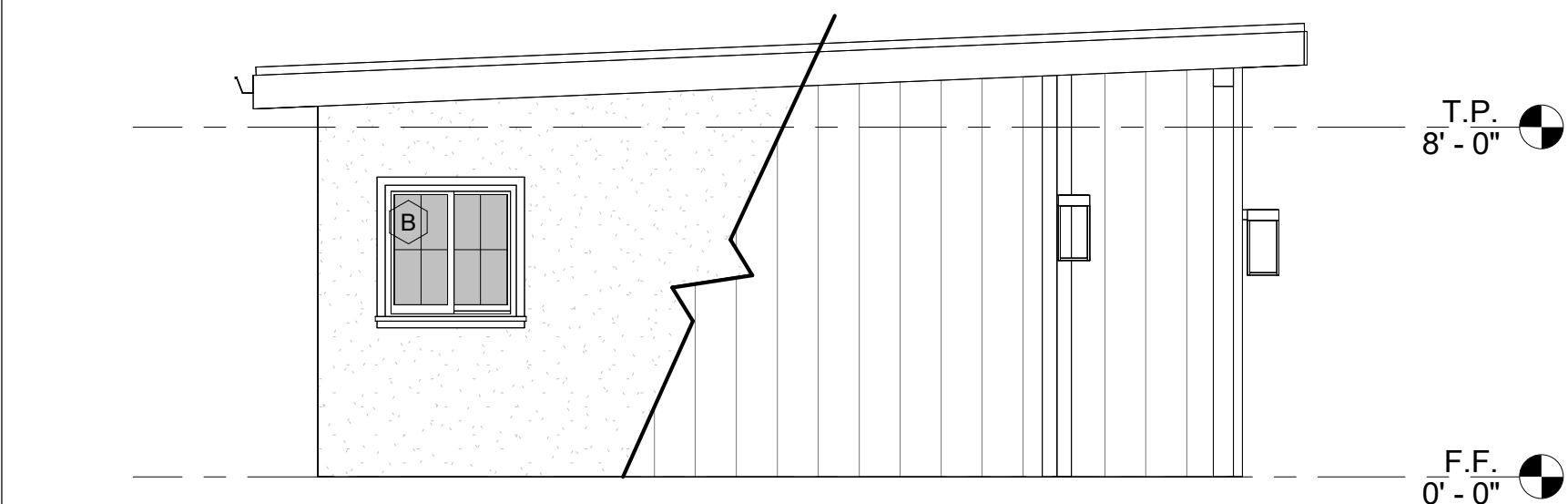
1 MODEL A2 FRONT ELEVATION
1/4" = 1'-0"



2 MODEL A2 REAR ELEVATION
1/4" = 1'-0"



3 MODEL A2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



4 MODEL A2 LEFT SIDE ELEVATION
1/4" = 1'-0"

MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE NOTES:

IF LOCATED WITHIN A CA WUI ZONE, PROJECT SHALL COMPLY WITH THE FOLLOWING,

- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 5118.2

- THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH SECTION R337.7:

- EXTERIOR WALL COVERING MATERIAL: PROJECT COMPLIES WITH SECTION 1 OF R337.7.3. EXTERIOR WALL FINISH SHALL BE A NON COMBUSTIBLE MATERIAL.

- ENCLOSED ROOF EAVES: PROJECT COMPLIES WITH SECTION 1 OR 5 OF R337.7.6. UNDERSIDE OF ENCLOSED ROOF EAVES SHALL BE A NONCOMBUSTIBLE MATERIAL; OR HAVE ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT

- PORCH AND PATIO CEILINGS: PROJECT COMPLIES WITH SECTION 1 OR 5 OF R337.7.7. UNDERSIDE OF ENCLOSED PORCH CEILINGS SHALL BE A NONCOMBUSTIBLE MATERIAL; OR HAVE ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING

- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT ENCLOSURE.

- EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MIN. OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308
2. BE CONSTRUCTED OF GLASS BLOCK UNITS
3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE MATERIAL
2. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION RESISTANT MATERIAL
3. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
 - STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK
 - PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK
4. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252
5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION R337.3.1
6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

- GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION R337.8.2.1

- THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R337.9

1. A MINIMUM OF A 6-INCH METAL FLASHING, APPLIED VERTICALLY ON THE EXTERIOR OF THE WALL SHALL BE INSTALLED AT ALL DECK-TO-WALL INTERSECTIONS.

- THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:

1. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.4 WHEN TESTED IN ACCORDANCE WITH BOTH ASTM E2632 AND ASTM E2726.
2. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.4
3. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SECTION R337.4.3
4. EXTERIOR FIRE-RETARDANT TREATED WOOD
5. NONCOMBUSTIBLE MATERIAL
6. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
7. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.5 WHEN TESTED IN ACCORDANCE WITH ASTM E2632 AND WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF ONLY NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.

No.	Date	Description
1	11.14.25	Revision 1

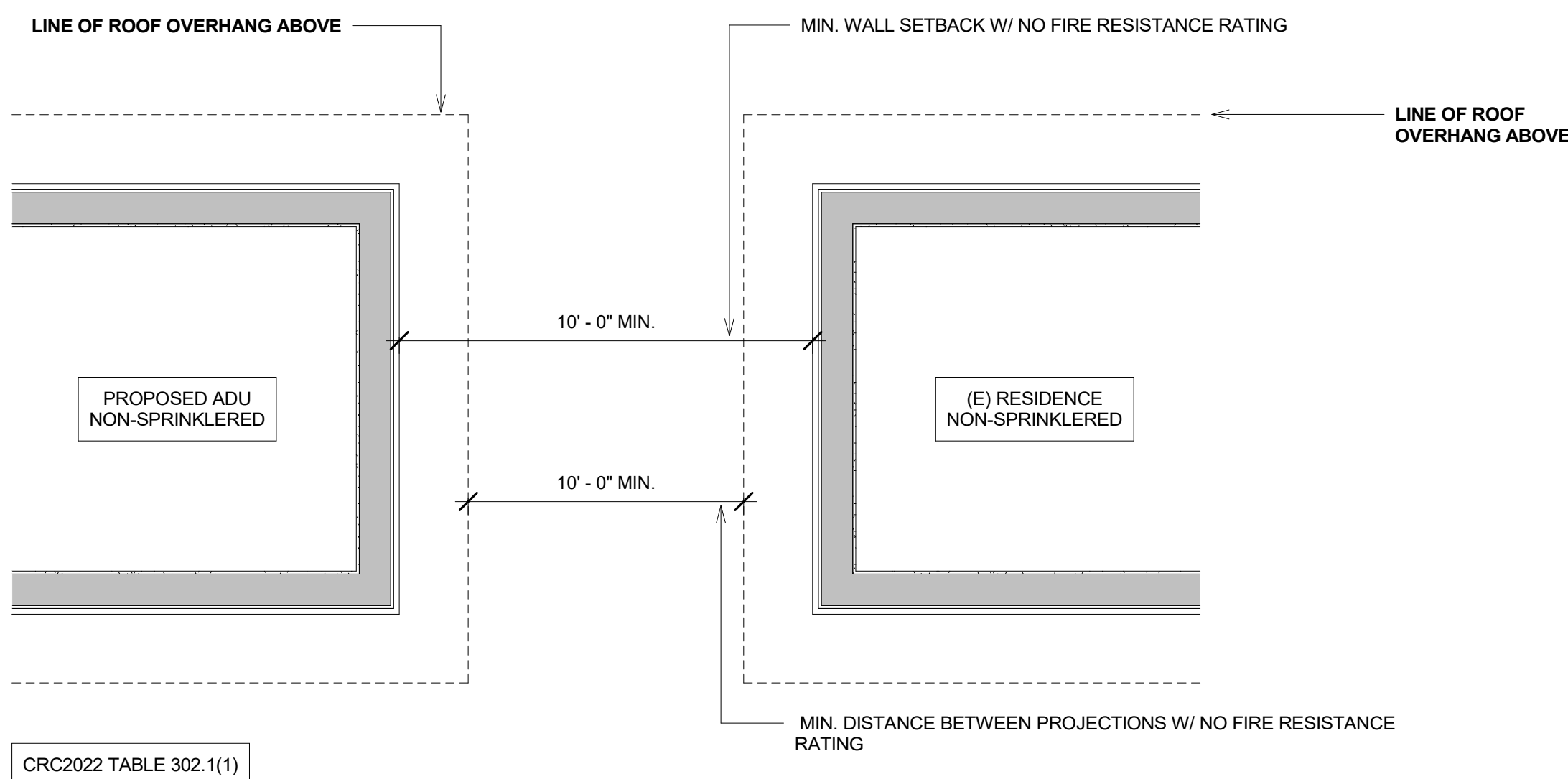
Sheet Name:
MODEL A2
EXTERIOR
ELEVATIONS

Scale:
1/4" = 1'-0"
Date:
NOV 2025
Drawn By:
IS
Approved By:
LM
Sheet Number:

NOTE: DEVIATIONS FROM THE SHOWN MINIMUM REQUIRED FIRE SEPARATION DISTANCES WILL REQUIRE APPLICANT TO PROVIDE/SHOW THE ASSUMED PROPERTY LINE BETWEEN THE PRIMARY DWELLING AND PROPOSED A.D.U. AND TO COMPLY WITH THE FIRE SEPARATION REQUIREMENTS OF CRC 2022 TABLES R302.1(1) AND R302.1(2) FOR THE WALLS, PROJECTIONS, ETC.

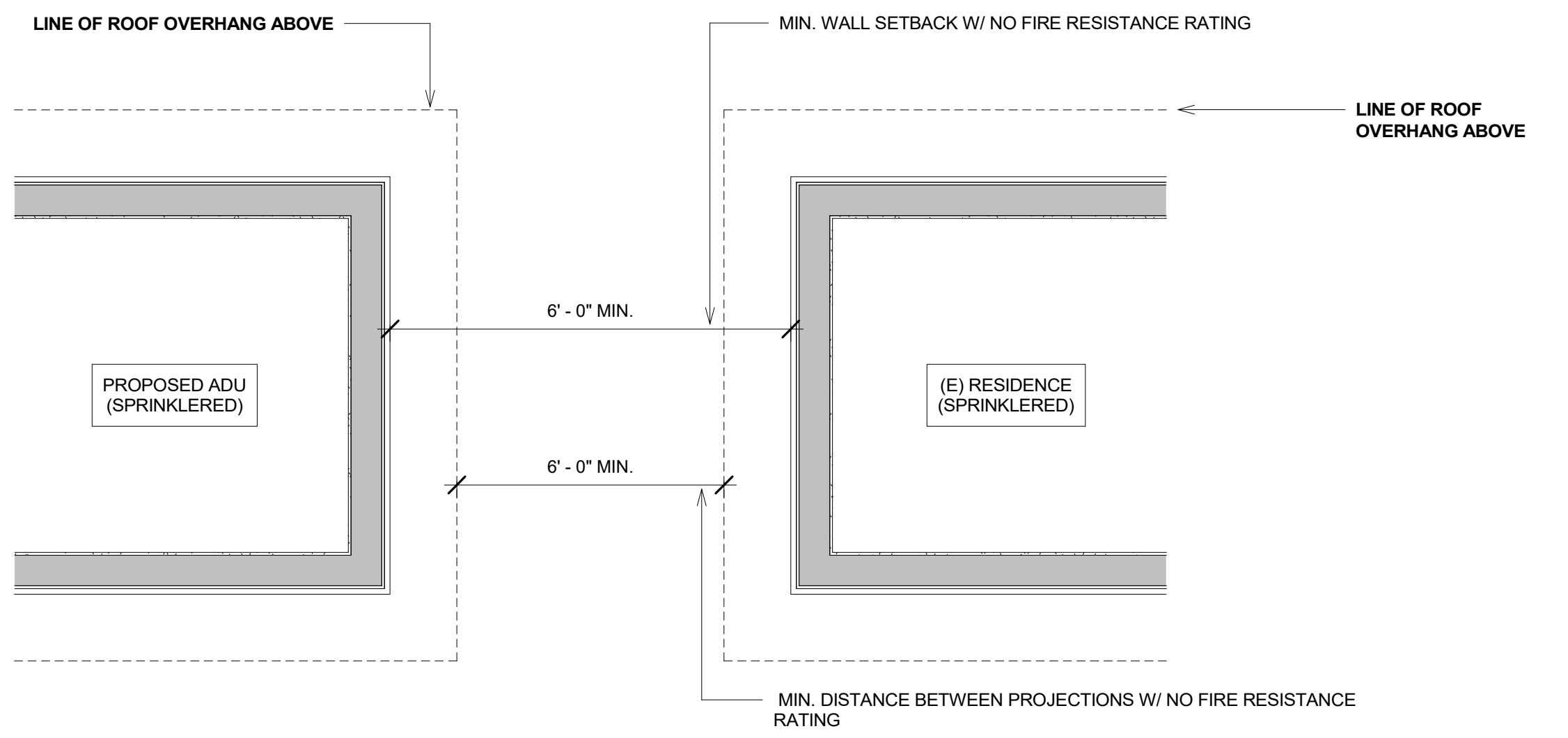
FIREBLOCKING NOTES (IF REQUIRED):

- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FIREBLOCKING MATERIALS SHALL COMPLY WITH R302.11.1



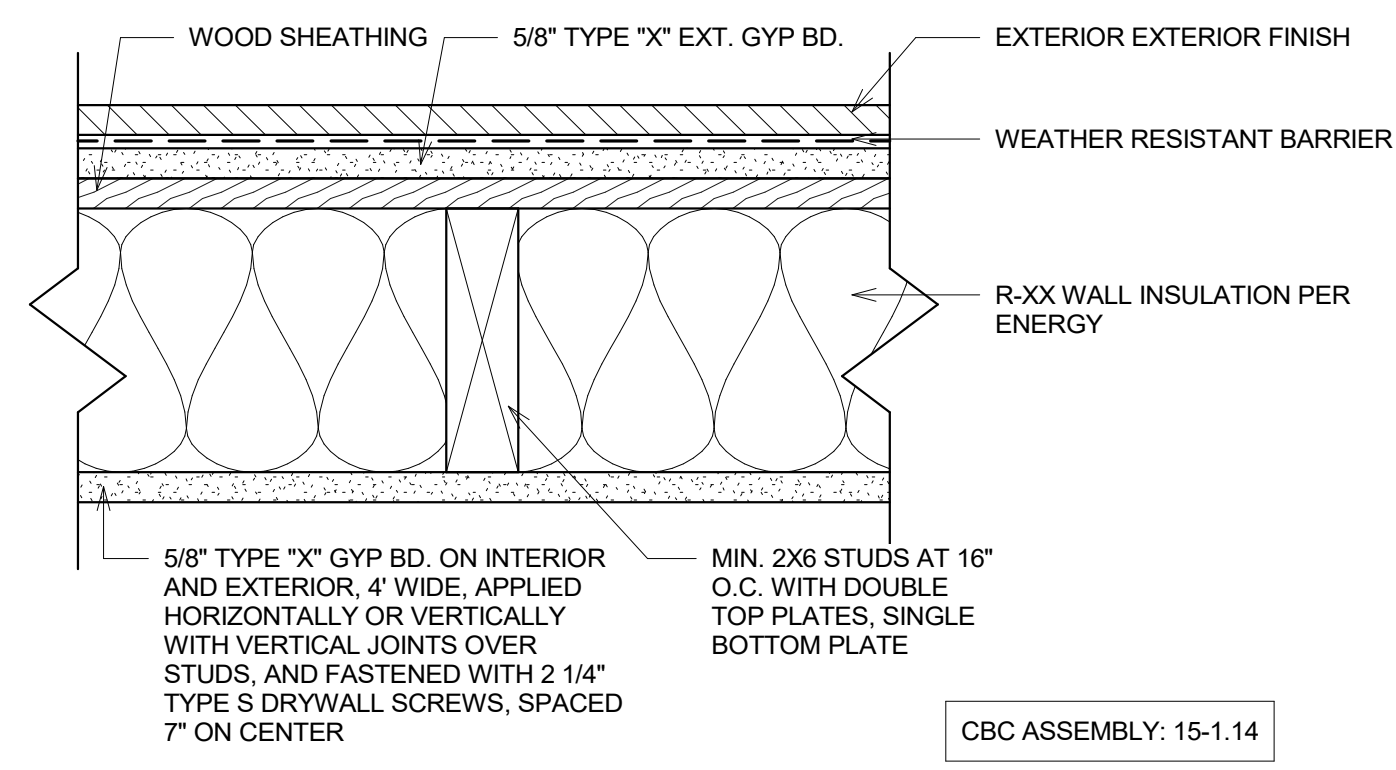
CRC2022 TABLE 302.1(1)

NON SPRINKLERED FIRE SEPARATION KEY
 ② 1/2" = 1'-0"



CRC2022 TABLE 302.1(2)

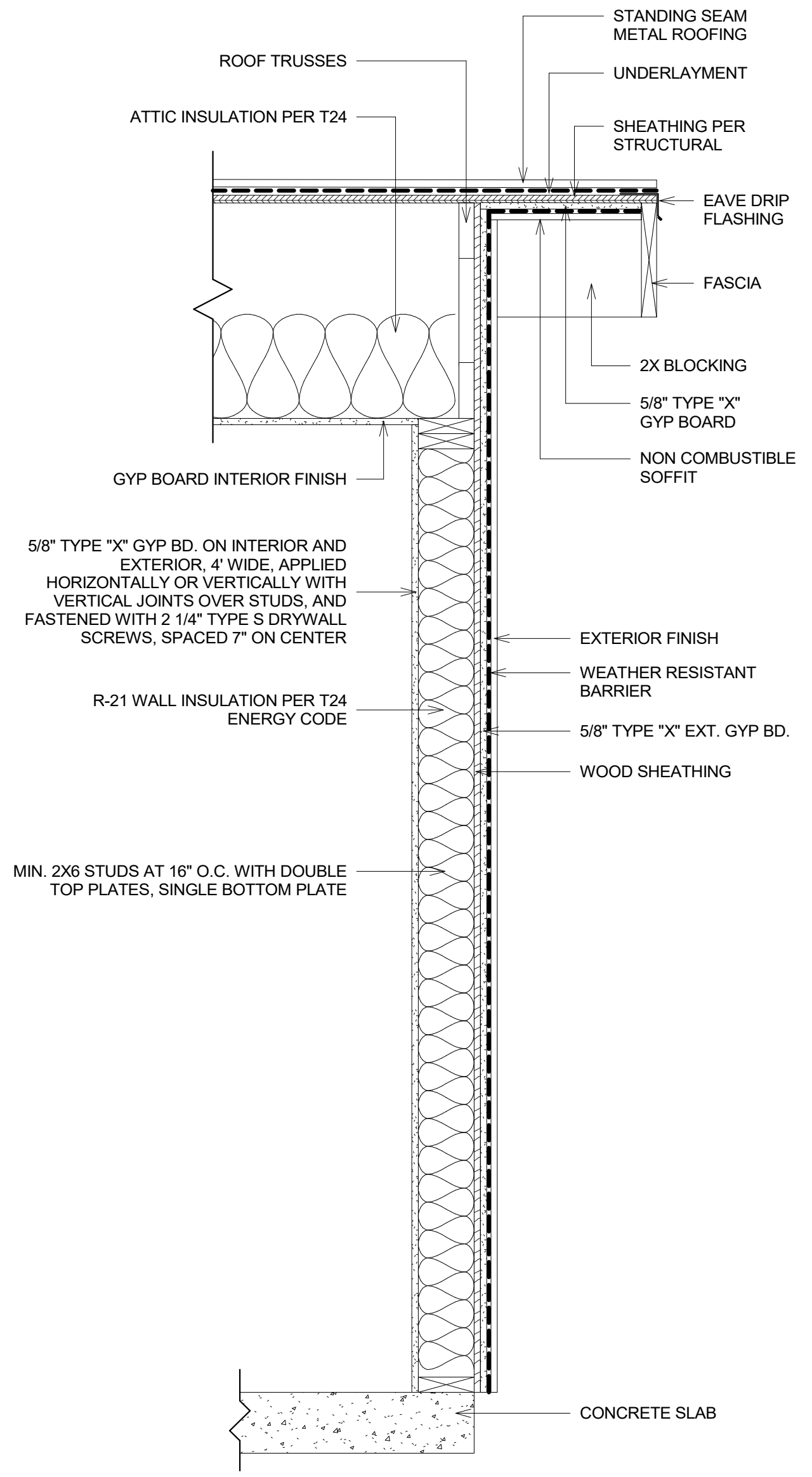
SPRINKLERED FIRE SEPARATION KEY
 ④ 1/2" = 1'-0"



NOTE: NO EAVE AND/OR BLOCKING VENTING ALLOWED OVER 1-HOUR RATED WALLS, TYP.

CBC ASSEMBLY: 15-1.14

① 1 HOUR EXTERIOR WALL
 3" = 1'-0"



③ MODEL A2 1 HOUR FIRE WALL SECTION
 1" = 1'-0"

TABLE R302.1(1) EXTERIOR WALLS

EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the California Building Code with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.
 NA = Not Applicable.
 a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
 b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

TABLE R302.1(2) EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

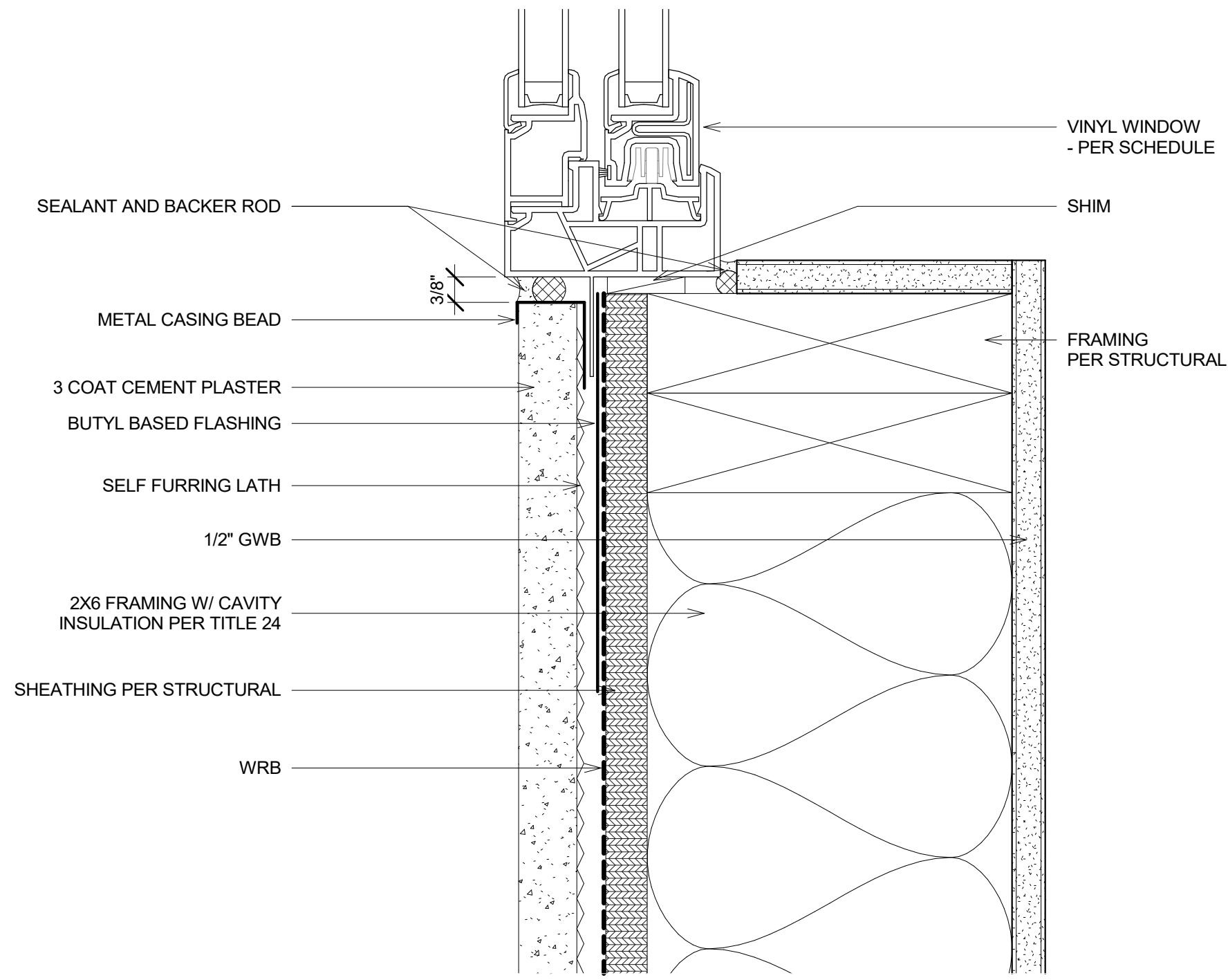
EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the California Building Code with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, c}	2 feet ^a
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet ^a

For SI: 1 foot = 304.8 mm.
 NA = Not Applicable.
 a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, the fire separation distance for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
 b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
 c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

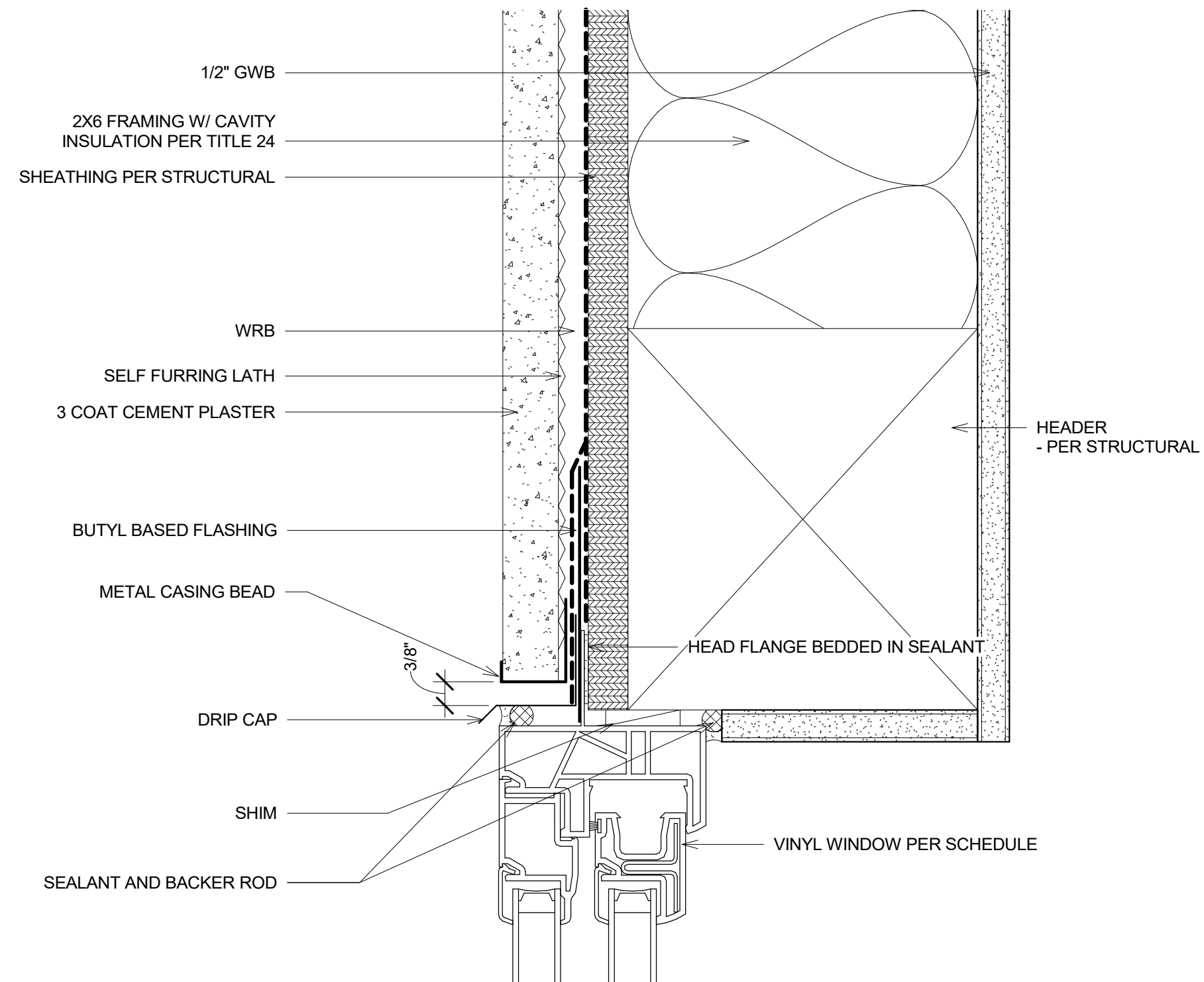


No. Date Description
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 MODEL A2 FIRE DETAILS

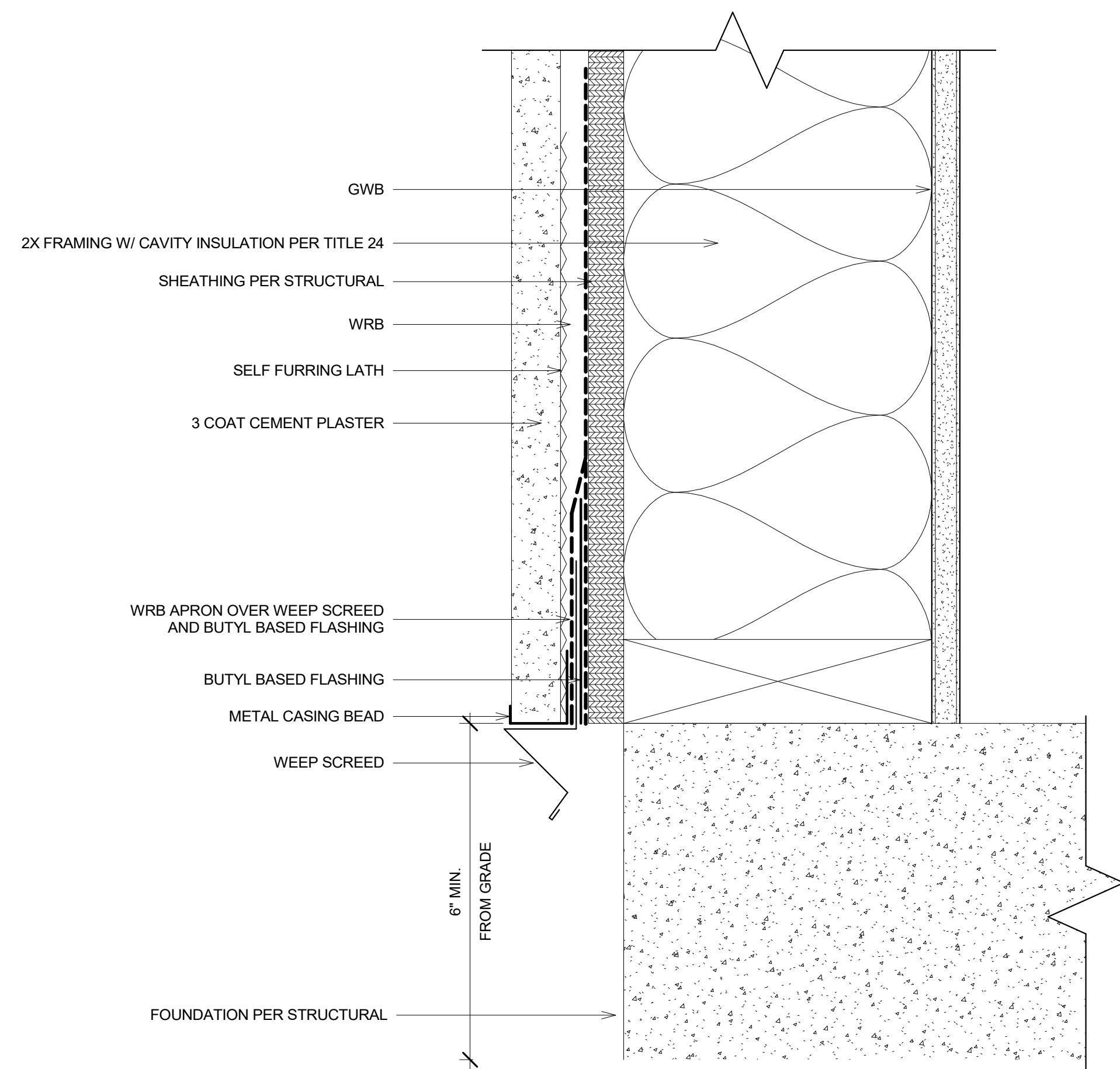
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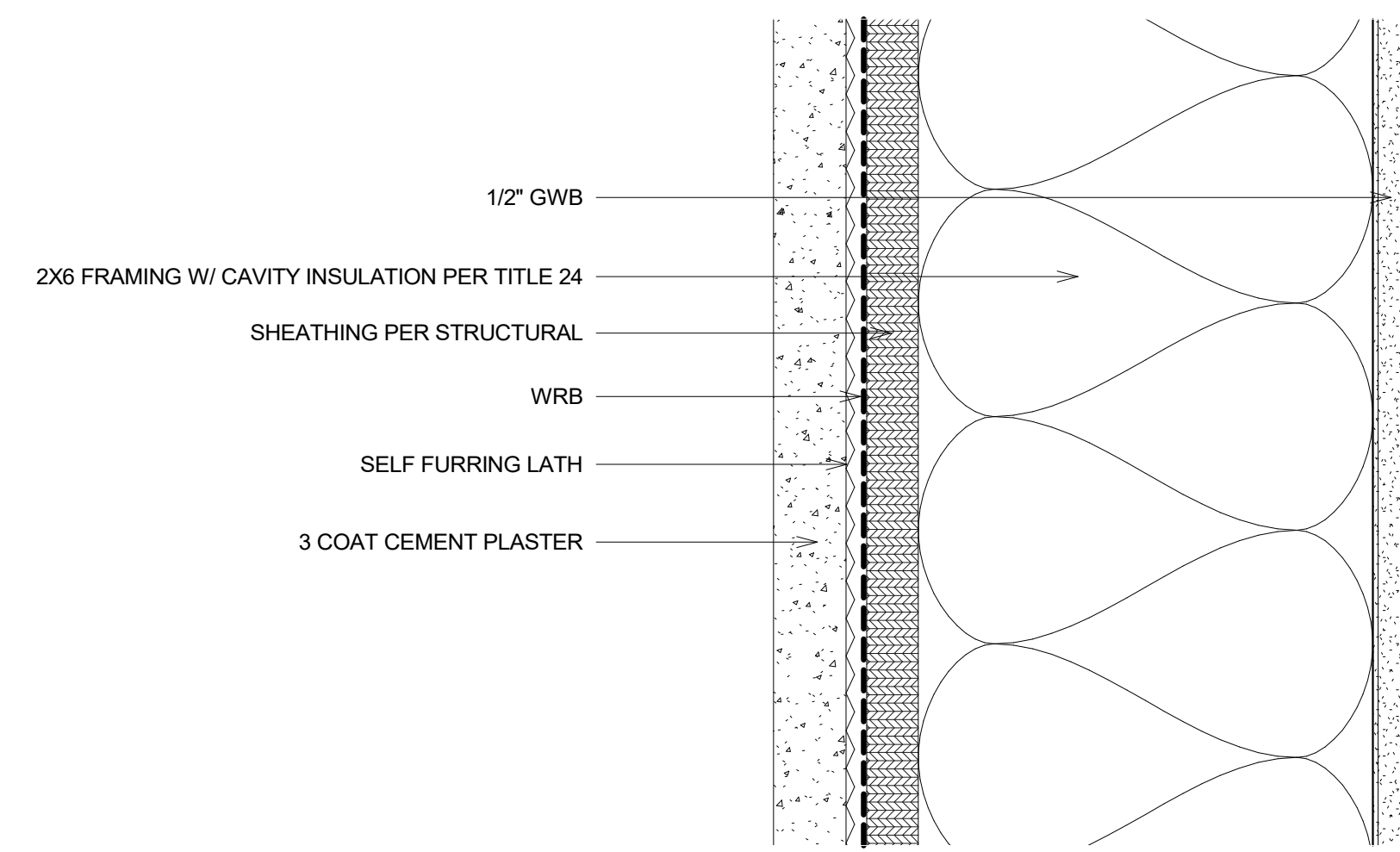
② STUCCO @ VINYL WINDOW SILL
6" = 1'-0"



① STUCCO @ VINYL WINDOW HEAD
6" = 1'-0"



④ STUCCO @ WALL BASE
6" = 1'-0"



③ STUCCO WALL SECTION
6" = 1'-0"

No.	Date	Description

Sheet Name:
 STUCCO PLAN
 DETAILS

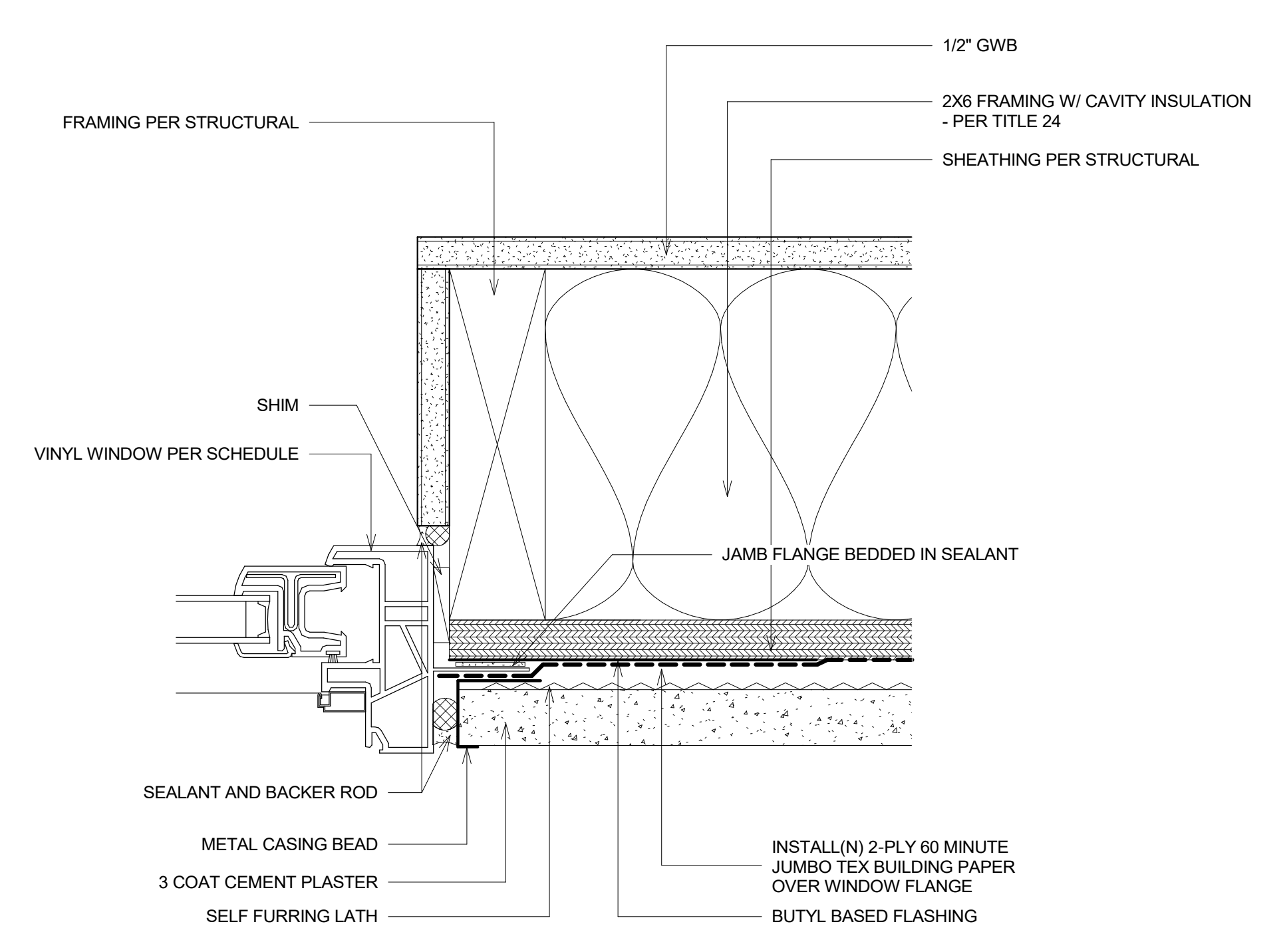
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 NOV 2025

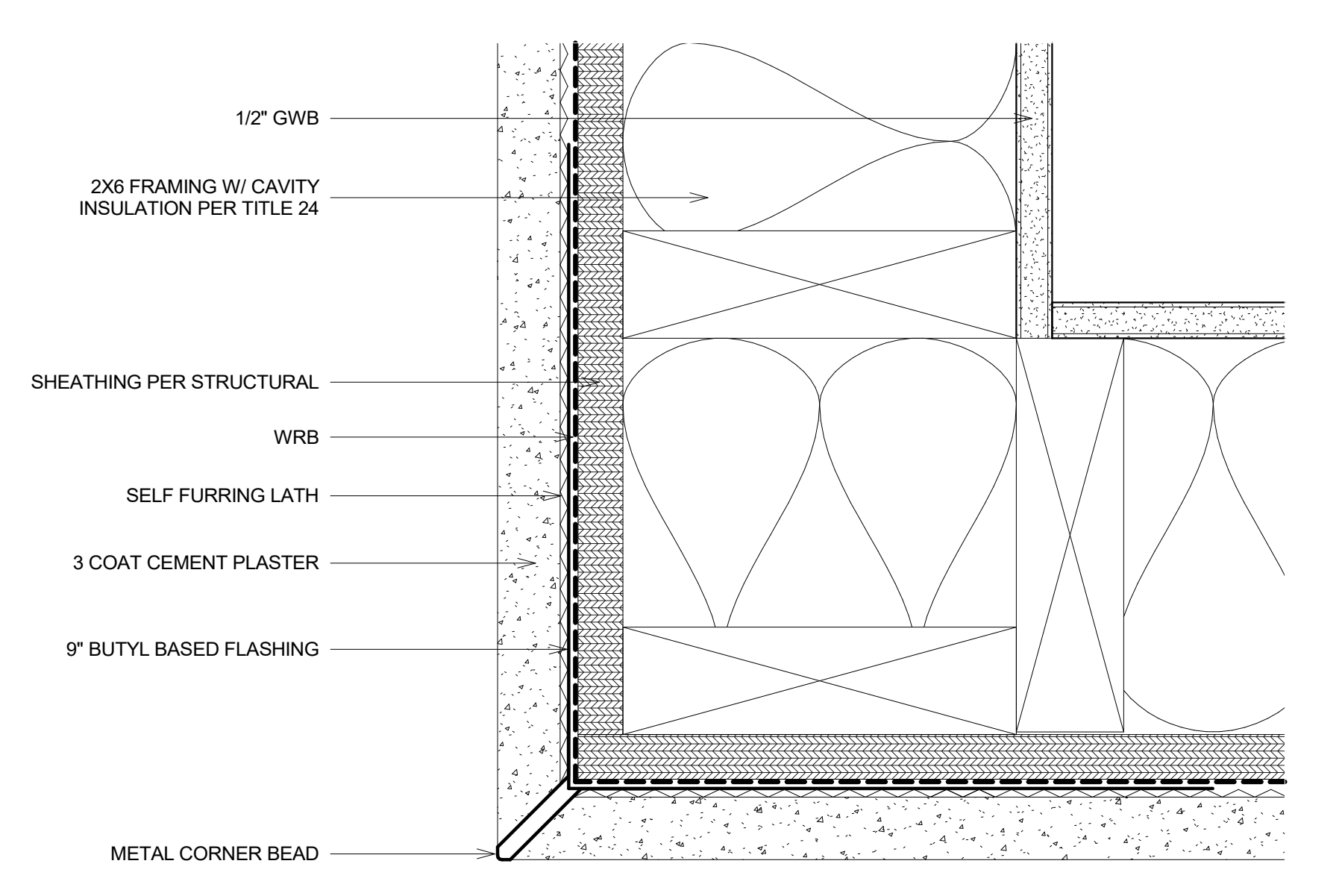
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Approved By:
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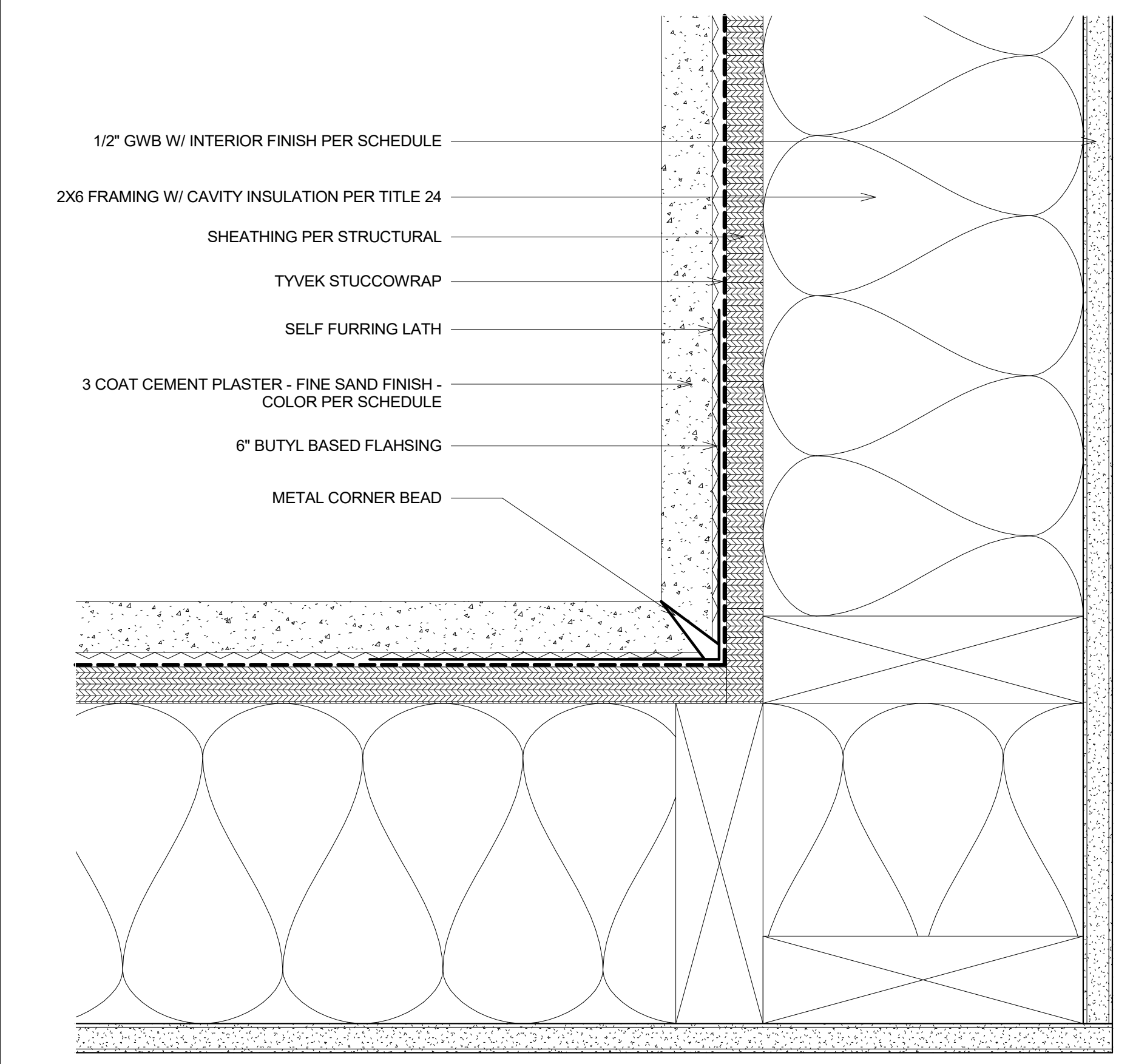
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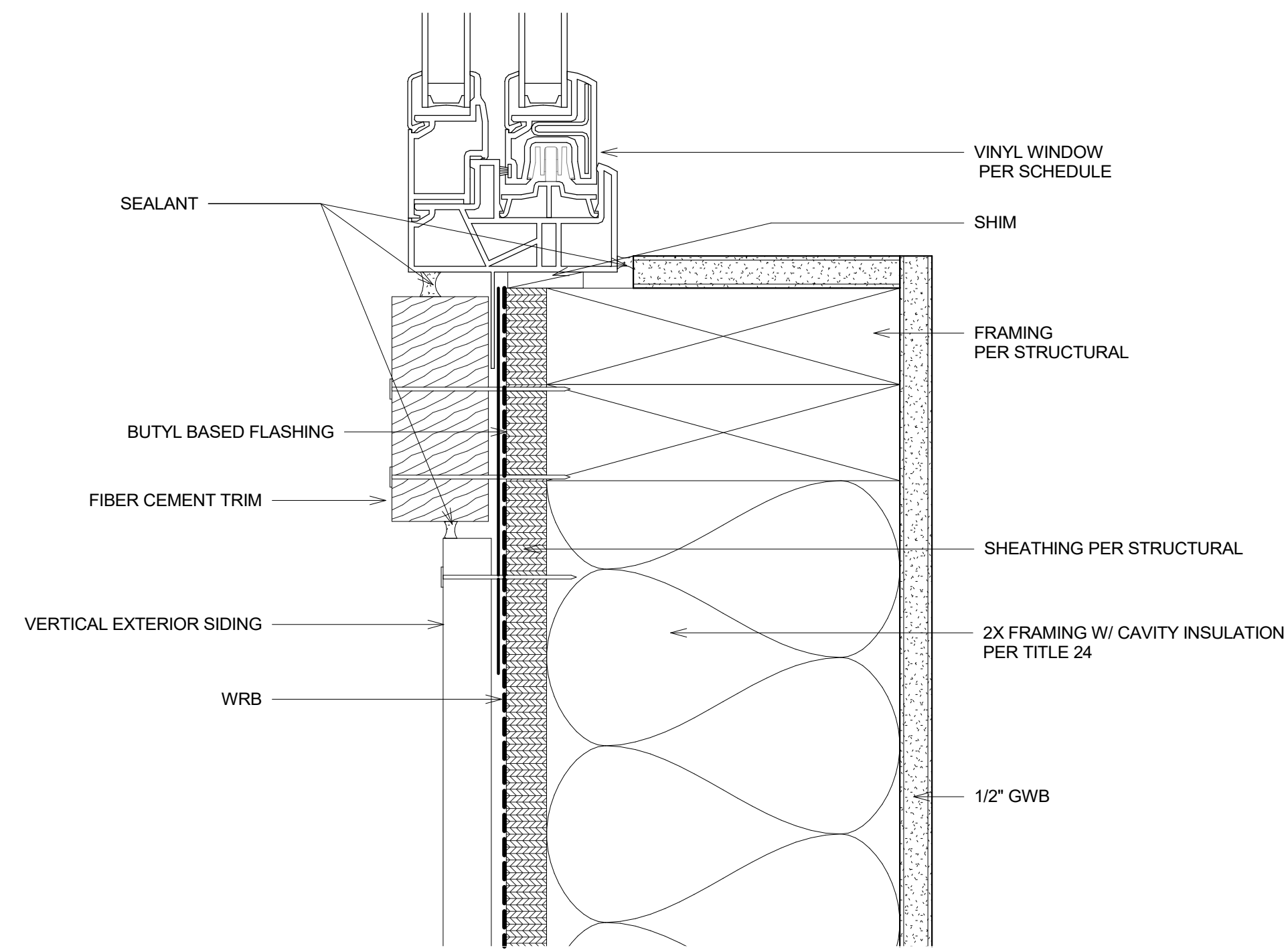
③ STUCCO @ VINYL WINDOW JAMB
 6" = 1'-0"



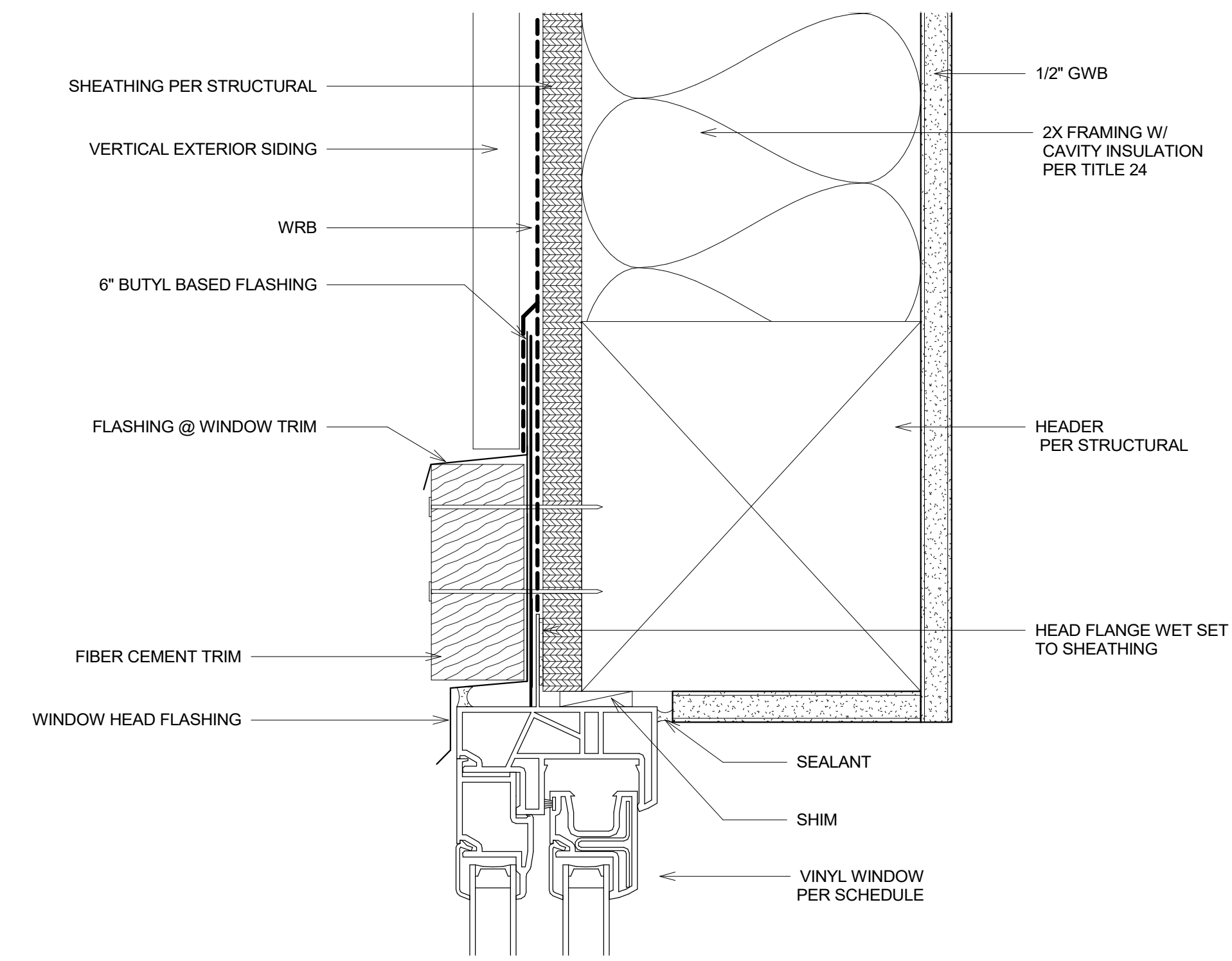
② STUCCO @ OUTSIDE CORNER
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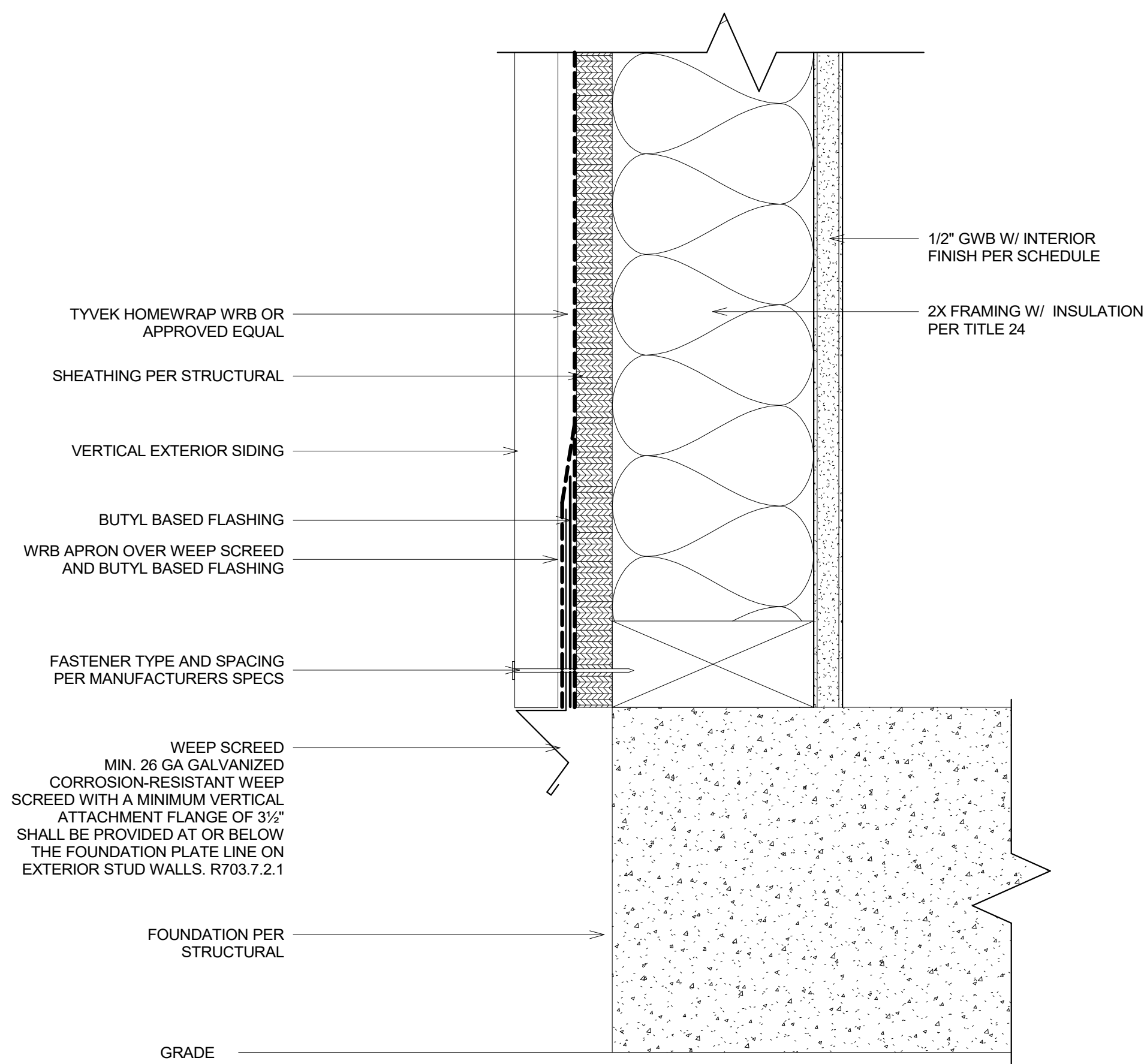
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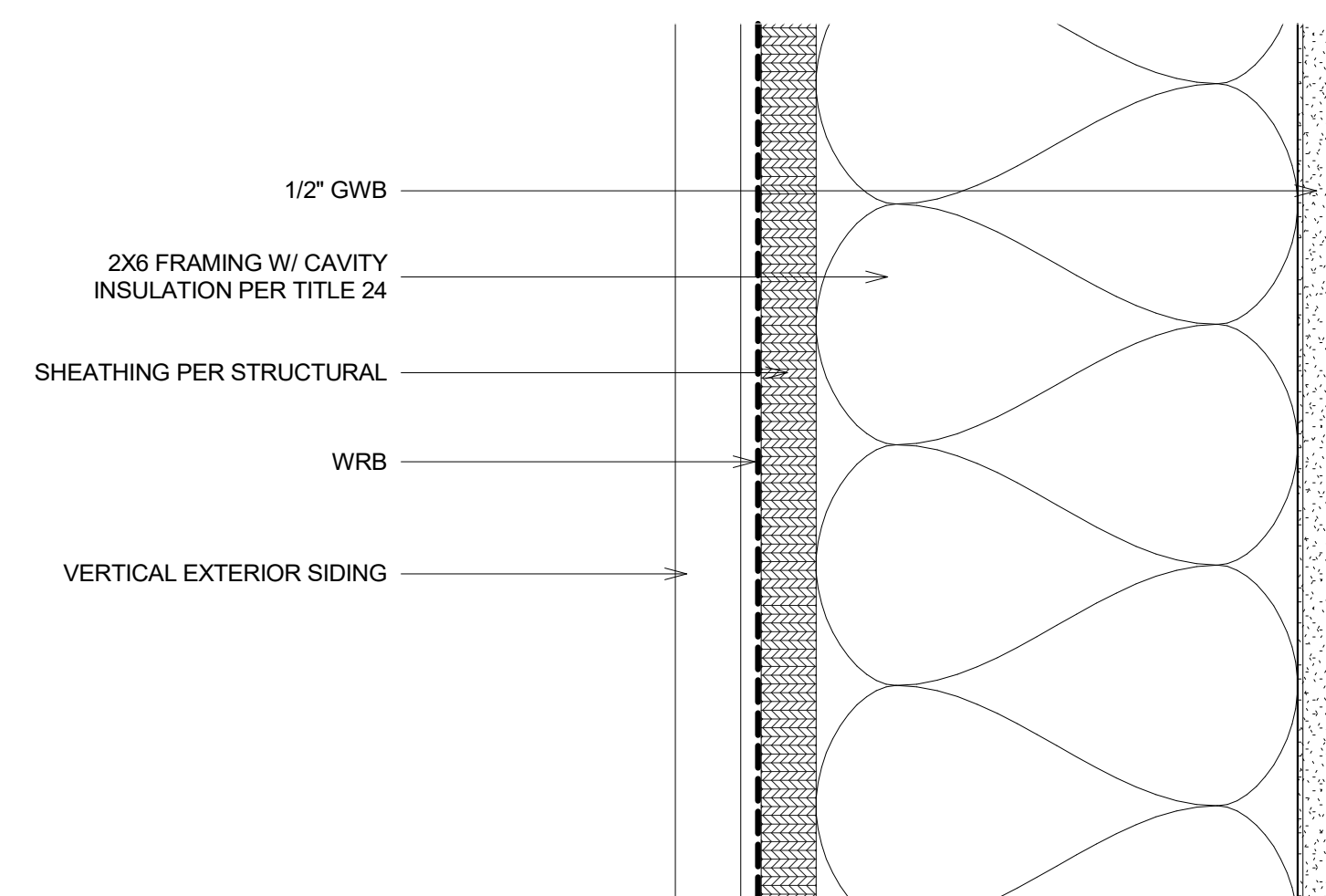
② VERTICAL SIDING @ VINYL WINDOW SILL
6" = 1'-0"



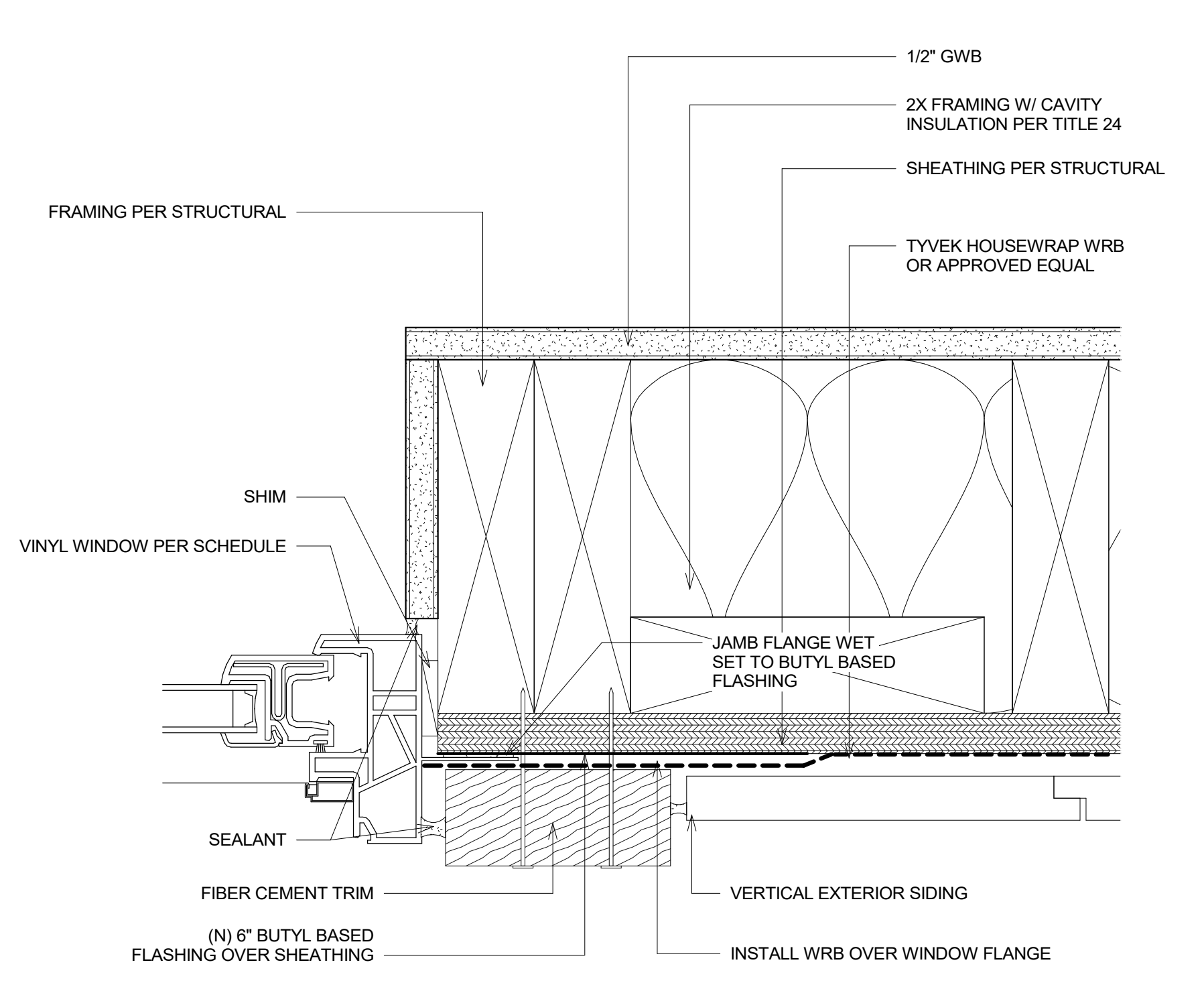
① VERTICAL SIDING @ VINYL WINDOW HEAD
6" = 1'-0"



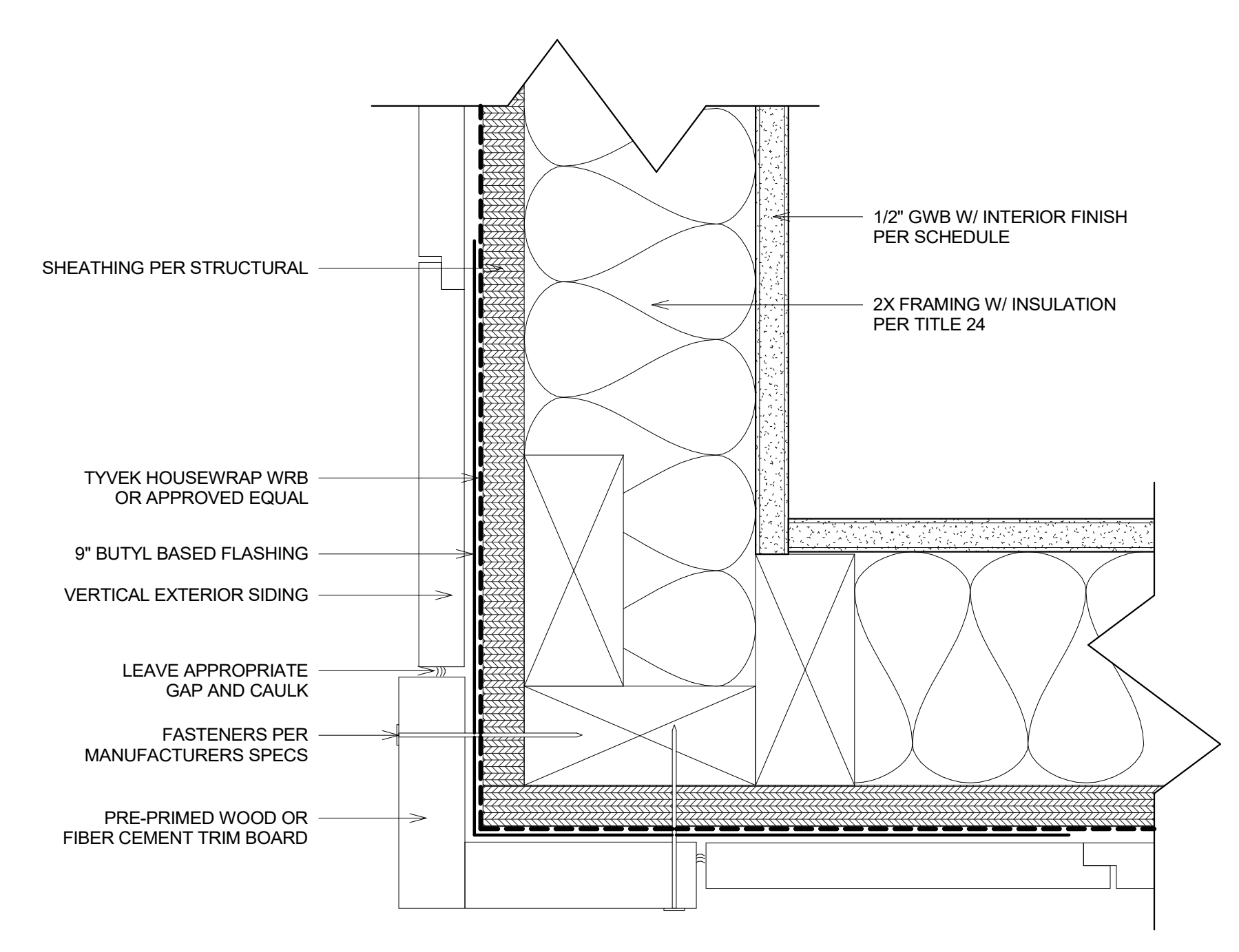
④ VERTICAL SIDING @ WALL BASE
6" = 1'-0"



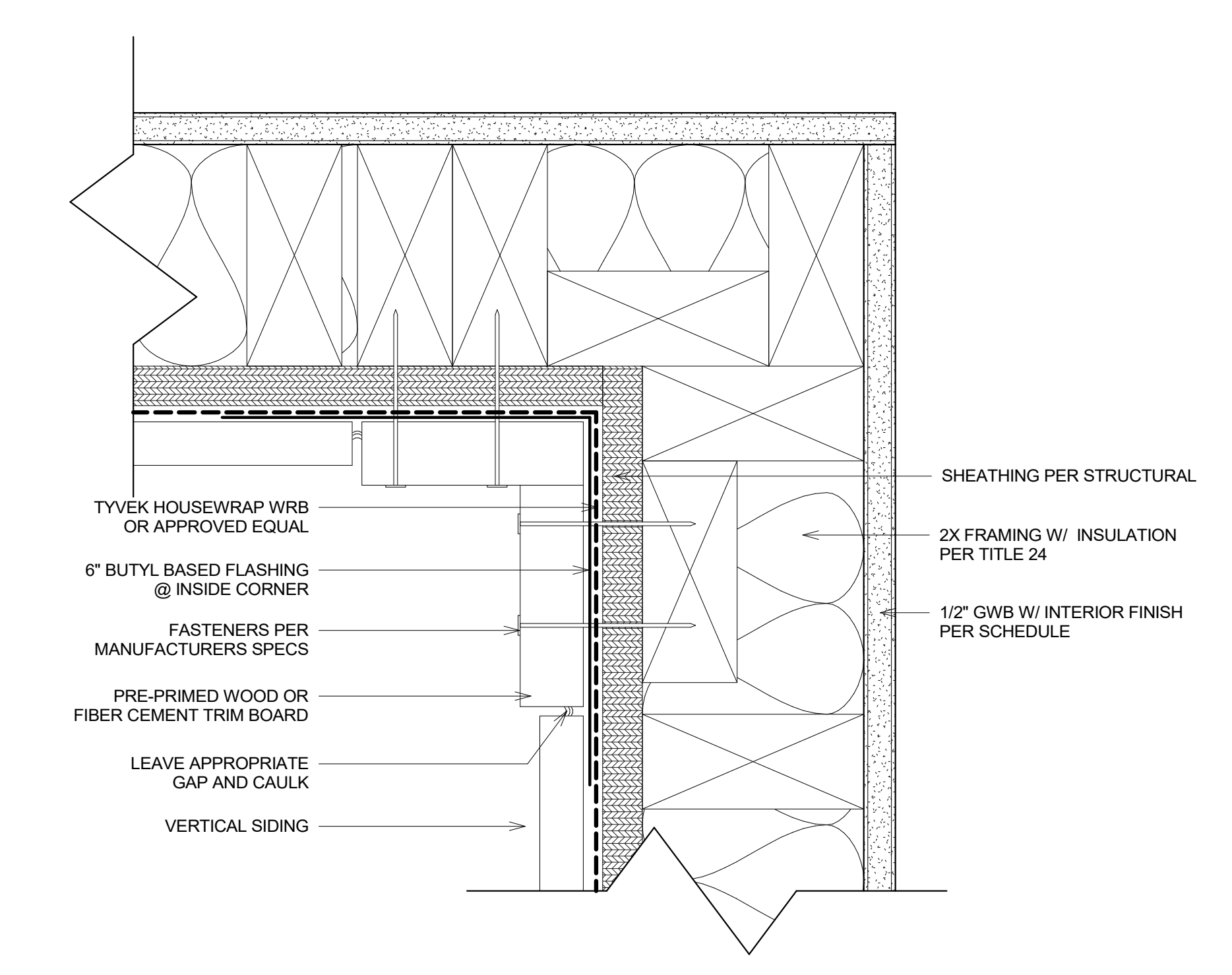
③ VERTICAL SIDING WALL SECTION
6" = 1'-0"



③ VERTICAL SIDING @ VINYL WINDOW JAMB
 6" = 1'-0"



② VERTICAL SIDING @ OSC
 6" = 1'-0"



① VERTICAL SIDING @ ISC
 6" = 1'-0"

No.	Date	Description

Sheet Name:
 VERTICAL SIDING PLAN DETAILS

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 6" = 1'-0"

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 NOV 2025

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Approved By:
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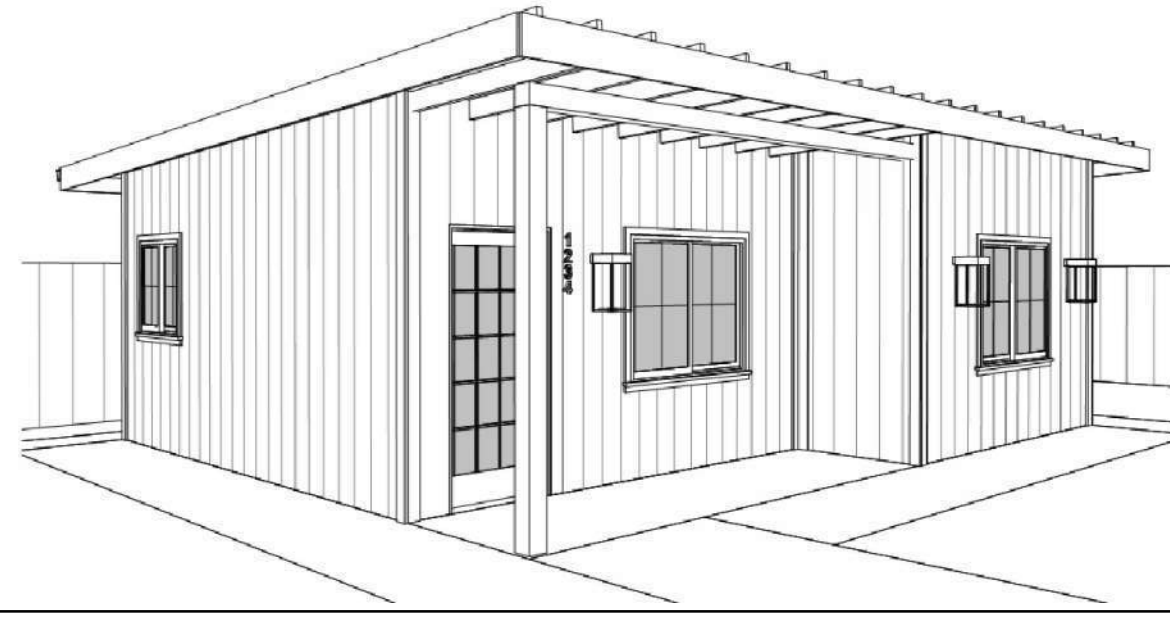
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STRUCTURAL PLANS

FOR

MODEL A2

CITY OF ROCKLIN PRE-APPROVED ADU



TRUSS NOTES

DESIGN LOADS:

- TOP CHORD
15 PSF DL
20 PSF LL (REDUCIBLE)
- BOTTOM CHORD
5 PSF DL
10 PSF LL (NON-CONCURRENT W/ TOP CHORD LL)

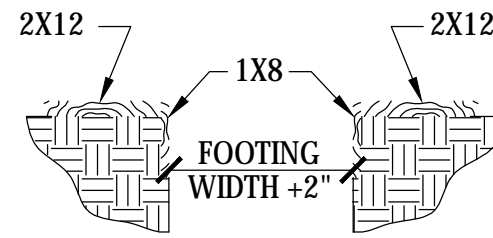
- TOP CHORD TO BE MINIMUM 2X4 TYPICAL - 2X4 ALL OTHER MEMBERS (U.N.O.).
- TRUSS MEMBERS SHALL BE DOUGLAS FIR (DF) NO.2 OR BETTER.
- WOOD UNDER PLATES MUST BE FREE OF KNOTS, KNOT HOLES AND GREATLY DISTORTED GRAINS.
- CALCULATIONS AND TRUSS DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. GIRDER TRUSSES CALCULATIONS SHALL INCLUDE POINT LOADS FROM CARRIER TRUSS REACTIONS. ALL CALCULATIONS SHALL BE SIGNED BY A CIVIL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.
- FABRICATION AND DESIGN SHALL CONFORM TO THE ICBO, CURRENT EDITION AND TPI-85 OF THE TRUSS PLATE INSTITUTE.
- PROVIDE TEMPORARY ERECTION BRACING AS REQUIRED.
- ALLOWABLE STRESS INCREASE FOR LOAD DURATION SHALL BE 25% (PERCENT) MAXIMUM.
- INCREASE FOR ALLOWABLE STRESSES FOR REPETITIVE MEMBERS, SHALL BE PERMISSIBLE.
- EFFECTS OF ECCENTRIC LOADING SHALL BE CONSIDERED IN THE DESIGN OF ALL JOINTS.
- GENERAL CONTRACTOR TO PROVIDE WEB BRACING AS REQUIRED BY TRUSS MANUFACTURERS DESIGN.
- BUILT-UP GIRDER TRUSSES SHALL BE LAMINATED USING 1/2" BOLTS AT 24" CC MAXIMUM THROUGH ALL MEMBERS.
- ALL HARDWARE REQUIRED FOR CONNECTING TRUSSES (JACK TO HIP, HIP TO GIRDER, GIRDER TO GIRDER, ETC) SHALL BE DESIGNED, DETAILED AND SPECIFIED BY TRUSS FABRICATOR.
- TRUSS MANUFACTURER SHALL SUBMIT LATEST ICBO APPROVED TEST DATA FOR TRUSS METAL PLATE CONNECTIONS TO ARCHITECT AND/OR ENGINEER PRIOR TO FABRICATION.
- TRUSS MANUFACTURER TO PROVIDE PLAN DRAWING SHOWING TRUSS LOCATIONS AND TRUSS PROFILE SHOP DRAWINGS PRIOR TO FABRICATION.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON TRUSS PROFILES WITH ARCHITECTURAL DRAWINGS AND IN FIELD WITH WALL LAYOUT PRIOR TO FABRICATION. PROVIDE SHOP DRAWINGS WITH DIMENSIONS REVIEWED AND APPROVED BY GENERAL CONTRACTOR.
- TRUSS MANUFACTURER TO ACCOUNT FOR THE WEIGHT OF ALL MECHANICAL EQUIPMENT IN DESIGN OF ALL TRUSSES WHICH SUPPORT SUCH UNITS.

CONCRETE

- CONCRETE 28 DAY COMPRESSIVE STRENGTH, F'c = 2500PSI U.N.O.
- WATER TO CEMENT RATIO SHALL NOT EXCEED 0.50.
- MOIST CURE SLABS FOR A MINIMUM OF 3 DAYS.
- CONCRETE MIX DESIGN SHALL BE PREPARED BY A 3RD PARTY INDEPENDENT LABORATORY. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE PER THE CALIFORNIA BUILDING CODE.
- CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.
- CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
- REINFORCING DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE. CONCRETE COVERAGE SHALL BE AS FOLLOWS: CONCRETE DEPOSITED AGAINST GROUND (EXCEPT SLABS) 3" - CONCRETE EXPOSED TO GROUND BUT PLACES IN FORMS - 2" - SLABS (ON GROUND) - 2" CLEAR FROM TOP U.N.O.
- ALL PREHEATING AND WELDING OF REINFORCING BARS SHALL BE DONE IN ACCORDANCE WITH AWS D1-4 LATEST EDITION AND SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY. CONTRACTOR SHALL FURNISH TO THE LABORATORY, REBAR MILL CERTIFICATES.
- REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION"
- WIRE FABRIC SHALL CONFORM TO ACI 318-3.5.1, ACI 318-3.5.7, AND ASTM A-1064.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615-GRADE 60 FOR NO. 5 AND LARGER, AND ASTM A615-GRADE 40 FOR NO. 4 AND SMALLER, EXCEPT REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706.
- SPLICING IN CONTINUOUS REINFORCEMENT FOR A CLASS "A" LAP SPLICE FOR NORMAL WEIGHT CONCRETE WHERE LESS THAN 12" OF CONCRETE IS BELOW THE LAP SPLICE SHALL BE 48 BAR DIAMETERS AND SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN 5'-0" APART. CLASS "B" LAP SPLICES SHALL BE 63 BAR DIAMETERS. SPLICE CONTINUOUS BARS IN SPANDRELS, GRADE BEAMS, ETC., AS FOLLOWS: TOP BARS AT MID-SPAN; BOTTOM BARS AT CENTERLINE AT SUPPORT, UNLESS NOTED OTHERWISE. SPLICES IN WWF SHALL BE 1.5 MESHES WIDE.
- REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., TO BE EMBEDDED IN CONCRETE SHALL BE TIED SECURELY IN POSITION BEFORE PLACING CONCRETE PER ACI 318-12.18.
- CONSTRUCTION JOINTS SHALL BE MADE ROUGH AND SURFACE FREE OF LOOSE DEBRIS. CONCRETE MY BE ROUGHENED BY SAND BLASTING OR CHIPPING THE ENTIRE SURFACE TO PRODUCE 1/4" DEEP DEFORMATIONS.
- REMOVE ALL DEBRIS FROM FORMS BEFORE CASTING ANY CONCRETE.
- 3'-0" SHALL BE THE MAXIMUM ALLOWED FREE FALL FOR CONCRETE TO MORE CLOSELY CONFORM TO ACI 318-5.10.
- CONSOLIDATE CONCRETE PLACED IN FORMS BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF ACI 309 TO SUIT THE TYPE OF CONCRETE AND PROJECT CONDITIONS.
- NO WOOD SPREADERS ALLOWED. NO WOOD STAKES ALLOWED IN AREAS TO BE CONCRETED.
- ALL SAW CUTTING SHALL BE DONE AFTER INITIAL SET HAS OCCURRED TO AVOID TEARING OR DAMAGE BY THE SWABBED, BUT BEFORE INITIAL SHRINKING HAS OCCURRED.
- DRILL THROUGH STEEL COLUMNS, BEAMS AND PLATES TO PASS CONTINUOUS REINFORCING.
- ADDITIONAL REINFORCING IN PRECAST OR TILT-UP PANELS REQUIRED FOR LIFTING STRESSES SHALL BE SUPPLIED BY THE CONTRACTOR.
- PROVIDE 2-NO.5X4'-0" DIAGONAL REINFORCING AT MID-DEPTH OF SLAB AT ALL REENTRANT CORNERS TYPICAL.

FOUNDATIONS

- BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL. CHANGES IN BOTTOM OF FOUNDATION ELEVATION SHALL BE MADE ACCORDING TO STEPPED FOOTING DETAIL ON THE TYPICAL DETAIL SHEET.
- ALL PILE CAPS, GRADE BEAMS, TIE BEAMS & OTHER FOOTINGS SHALL BE FORMED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. FOUNDATIONS MAY BE CAST IN NEAT EXCAVATIONS PROVIDED WRITTEN APPROVAL IS OBTAINED AND FOOTINGS ARE INCREASED 2" IN WIDTH. USE 2X12 PLANK AT EDGE OF EXCAVATION TO PROTECT AGAINST SLUFFING, AS REQUIRED.
- WORK PERFORMED ON FOUNDATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT CBC
- IF A TWO POUR FOUNDATION IS UTILIZED, THE COLD JOINT BETWEEN THE EXTERIOR FOOTING AND SLAB-ON-GRADE SHOULD BE LOCATED AT LEAST 4 INCHES ABOVE ADJACENT GRADE. IF THIS IS NOT DONE, A WATERSTOP BETWEEN THE TWO POURS SHALL BE USED.



SHEARWALL

- MIN 2X FRAMING MEMBERS OR BLOCKING REQUIRED AT ALL PANEL EDGES IN SHEAR WALL.
- TABLE VALUES ARE BASED ON 16" OC STUD SPACING.
- ALL ANCHOR BOLTS IN WALLS INCLUDING SHEARWALLS REQUIRE 3"x3"x.229" THICK PLATE WASHERS. ONE EDGE OF THE STEEL PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE MUDSILL ON THE SIDE(S) WITH APA RATED WOOD SHEATHING. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" (44 mm) LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4" (44 mm), PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
- SOLE PLATE NAILING LESS THAN 6" OC SHALL BE STAGGERED 1/2" ABOUT THE CENTERLINE OF THE SOLID RIM.
- (2) ANCHOR BOLTS MINIMUM PER SHEAR WALL.
- 3K AND 4X MEMBERS AT ADJOINING PANEL EDGES MUST BE A SINGLE MEMBER.
- FOR SHEAR WALLS ON RAISED WOOD, FOUNDATIONS AND UPPER FLOORS REQUIRING LTP5 CLIPS AT THE 2x SOLE PLATE, A MINIMUM OF (1) CLIPS MUST ALWAYS BE INSTALLED.
- SOLE PLATE TO RIM, OR SOLE PLATE TO BEAM/BLOCKING TO BE 2X U.O.V.
- WHEN A SHEARWALL IS LOCATED IN A FIRE PROTECTED WALL, THE FIELD NAILING SHALL BE 8" OC MAX REGARDLESS OF THE SHEAR WALL SPECIFICATIONS. EN AND NAIL SIZE SHALL BE THE SAME AS SPECIFIED ON THE PLANS.
- DRYWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR THE 5D AND 6D NAILS.
- ALL FIELD NAILING SHALL BE @ 12" OC MAX., U.N.O.

NAILING SCHEDULE

REF. CBC 2019, TABLE 2304.10.1. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:

8D	Ø 131" Ø X 2 1/2"
10D	Ø 148" Ø X 3"
10D SHORTS	Ø 148" Ø X 1 5/8" PLUS THICKNESS OF S.P.
16D	Ø 162" Ø X 3 1/2"
20D	Ø 192" Ø X 4"

HOLES SHALL BE SUB-DRILLED WHERE NECESSARY TO PREVENT SPLITTING. NAILING NOT NOTED BELOW OR ON PLANS SHALL BE MINIMUM OF NAILS AT EACH CONTACT. 8D NAILS FOR 1" MATERIAL AND 16D NAILS FOR 2" MATERIAL.

- BLOCKING BTWN CEILING JSTS, RAFTER OR TRUSS TO TOP PLATE OR FRAMING BELOW; END NAIL, TOENAIL ----- 3-8D
- BLOCKING BTWN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS; END NAIL, TOENAIL ----- 2-8D
- FLAT BLOCKING TO TRUSS AND WEB FILLER; FACE NAIL ----- 16D
- CEILING JST TO TOP PLATE; EACH JST, TOENAIL ----- 3-8D
- CEILING JST NOT ATTACHED TO PARALLEL RAFTER, (NO THRUST); FACE NAIL --- 3-16D
- CEILING JST ATTACHED TO PARALLEL RAFTER (HEEL JOINT); FACE NAIL ----- TABLE 2308.7.3.1
- COLLAR TIE TO RAFTER; FACE NAIL ----- 3-10D
- RAFTER OR ROOF TRUSS TO TOP PLATE; TOENAIL ----- 3-10D
- ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTERS TO 2" RIDGE BEAM; END NAIL ----- 2-16D
- STUD TO STUD (NOT AT BRACED WALL PANELS); 24" OC FACE NAIL ----- 16D
- STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANEL); 16" OC FACE NAIL ----- 16D
- BUILT UP HEADER (2" TO 2" HEADER); 16" OC EACH EDGE, FACE NAIL ----- 16D
- CONTINUOUS HEADER TO STUD; TOENAIL ----- 4-8D
- TOP PLATE TO TOP PLATE; 16" OC FACE NAIL ----- 16D
- TOP PLATE TO TOP PLATE, AT END JOINTS; EA. SIDE END, FACE NAIL, MIN 24" LAP ----- 8-16D
- BOTTOM PLATE TO JST, RIM JST, BAND JST, OR BLOCKING (NOT AT BRACED WALL PANELS); 16" OC FACE NAIL ----- 16D
- BOTTOM PLATE TO JST, RIM JST, BAND JST, OR BLOCKING AT BRACED WALL PANELS; 16" OC FACE NAIL ----- 2-16D
- STUD TO TOP OR BOTTOM PLATE; TOENAIL ----- 4-8D
- TOP OR BOTTOM PLATE TO STUD; END NAIL ----- 2-16D
- TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS; FACE NAIL ----- 2-16D
- 1" BRACE TO EACH STUD & PLATE; FACE NAIL; FACE NAIL ----- 2-8D
- 1"X8" SHEATHING TO EACH BEARING; FACE NAIL ----- 2-8D
- WIDER THAN 1"X8" SHEATHING TO EACH BEARING; FACE NAIL ----- 3-8D
- JOIST TO SILL, TOP PLATE, OR GIRDER; TOENAIL ----- 3-8D
- RIM JST, BAND JST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING; 6" OC TOENAIL ----- 8D
- 1" X 6" SUBFLOOR OR LESS TO EACH JST; FACE NAIL ----- 2-8D
- 2" SUBFLOOR TO JST OR GIRDER; FACE NAIL ----- 2-16D
- 2" PLANKS (PLANK & BEAM - FLOOR AND ROOF); EACH BEARING, FACE NAIL --- 2-16D
- BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS; 24" OC FACE NAIL TOP & BOT. STAGGERED ON OPP SIDES ----- 20D
- LEDGER STRIP SUPPORTING JST OR RAFTERS; EACH JST OR RAFTER, FACE NAIL ----- 3-16D
- JOIST TO BAND JOIST OR RIM JOIST; END NAIL ----- 3-16D
- BRIDGING OR BLOCKING TO JST, RAFTER, OR TRUSS; EACH END, TOENAIL ---- 2-8D

- WOOD STRUCTURAL PANELS:
 - SUBFLOOR, ROOF, & INTERIOR WALL SHEATHING TO FRAMING
 - 1/2" A OR LESS -----
 - 19/32" 3/4" -----
 - 7/8" 1-1/4" -----
 - COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING
 - 3/4" - 1" -----
 - 1-1/8" - 1-1/4" -----
 - PANEL SIDING TO FRAMING
 - 1/2" OR LESS -----
 - 3/8" -----
- NAILS SPACED @ 6" OC AT EDGES, 12" OC @ INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF BRACED WALL PANELS OR SHEAR WALLS, SEE PLAN.

WOOD

- ALL WOOD IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR.
- BEARING AND SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT WALL AND PARTITION INTERSECTION WITH 3-16D NAILS.
- PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS.
- PROVIDE BLOCKING AT ALL CEILING LEVELS.
- ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATION: DOUGLAS FIR - COAST REGION - WCLB GRADING RULES NO.17 DF NO.2, U.N.O. REDWOOD - CALIFORNIA REDWOOD ASSOCIATION GRADING RULES, LATEST EDITION. GLUED LAMINATED BEAMS - SHALL BE 24F-V4 OR 24F-V8 FOR CANTILEVERED BEAMS. BEAMS SHALL ALSO BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN ANS/AITC A190.1 AND ASTM D3737. STANDARD SPEC. FOR STRUCTURAL GLUED LAMINATED TIMBER AITC 117 LATEST ADDITION. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION OF GLUED-LAMINATED MEMBERS. PLYWOOD - U.S. PRODUCT STANDARDS PSI AND PS2. PLYWOOD SHALL BE APA RATED EXPOSURE 1, OR EXTERIOR, AS REQUIRED; STRUCTURAL I AND C-D TO MEET PS1 AND PS2 AS REQUIRED. CDX (C-D EXPOSURE 1) OR OSB (ORIENTED STRAND BOARD) @ FLOORS AND ROOF - U.N.O.
- PRESSURE TREATED DOUGLAS FIR - AWPA (AMERICAN WOOD PRESERVERS' ASSOCIATION) U1. USE CATEGORY UC2 FOR INTERIOR USE. WATERBORNE PRESERVATIVES SHALL HAVE A MINIMUM RETENTION LEVEL OF 0.25 LB/FT³ AND SHALL NOT CONTAIN CHROMIUM, COPPER, OR ARSENATE. NEWLY EXPOSED SURFACES, RESULTING FROM FIELD MODIFICATION SUCH AS CUTTING, BORING, OR HANDLING, SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4.
- HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16".
- HOLES FOR LAG SCREW SHALL BE BORED TO THE SAME DIAMETER AND DEPTH AS THE SHANK AND THE REST NO LARGER THAN THE ROOT OF THE THREAD.
- LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. SOAP MAY BE USED TO LUBRICATE THE SCREWS.
- ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD. APPLIES ALSO TO INSERTED EXPANDING FASTENERS, RED HEAD ETC.

BOLT DIAMETER	MI WASHER	STEEL WASHER
1/2" DIA.	2" DIA. X 1 1/16"	3" X 3" X 1/4"
3/8" DIA.	2 3/4" DIA. X 1 1/16"	3" X 3" X 1/4"
3/4" DIA.	3" DIA. X 7/16"	3" X 3" X 3/16"
7/8" DIA.	3 1/2" DIA. X 7/16"	3 1/2" X 3 1/2" X 3/8"
1" DIA.	4" DIA. X 1/2"	3 3/4" X 3 3/4" X 3/8"

- ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED ON INSTALLATION AND RETIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
- BLOCK SP JOINTS WITH 2X4 FLAT BLOCKING WHERE NOTED ON ROOF OR FLOOR FRAMING PLANS AND WITH BLOCKING SAME AS STUDS AT WALLS.
- LAY ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORT UNLESS NOTED OTHERWISE.
- CONNECTOR HARDWARE MODEL NUMBER ARE THOSE FOR SIMPSON STRONG-TIE COMPANY. EQUIVALENT CONNECTORS WITH ICC ACCEPTANCE MAY BE SUBSTITUTED WITH WRITTEN APPROVAL FROM THE ENGINEER OF RECORD. ALL JOIST HANGERS SHALL BE SIMPSON U SERIES UNLESS NOTED OTHERWISE.
- FASTENERS FOR PRESERVATIVE TREATED & FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL (PER ASTM A153, CLASS G185), STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153.
- ALL WOOD FRAMING SHALL HAVE LESS THAN 19% MOISTURE CONTENT AT TIME OF INSTALLATION.

ABBREVIATIONS

AB	ANCHOR BOLT	MI	MALLEABLE IRON
BTWN	BETWEEN	(N)	NEW
CC	CENTER TO CENTER	PTDF	PRESSURE TREATED DOUGLAS FIR
CJ	CONSTRUCTION JOINT	PSL	PARALLEL STRAND LUMBER
CJT	CONTROL JOINT	NTS	NOT TO SCALE
CLR	CLEAR	OH	OPPOSITE HAND
CONC	CONCRETE	PC	PIECE
CONT	CONTINUOUS	PP	PARTIAL PENETRATION
CP	COMPLETE PENETRATION	PW	PLYWOOD
DF	DOUGLAS FIR	RDWD	REDWOOD
DL	DEAD LOAD	SC	SHEAR CONNECTOR
(E)	EXISTING	SDSTS	SELF DRILLING SLF TAPPING SCRW
EJ	EXPANSION JOINT	SP	STRUCTURAL PLY
EN	EN	SPEN	STRUCTURAL PLY EN
FB	FACE OF BLOCK	STFNR	STIFFENER
FC	FACE OF CONCRETE	STGGRD	STAGGERED
FF	FINISH FLOOR	T&B	TOP & BOTTOM
FS	FACE OF STUD	T&G	TONGUE & GROOVE
FTG	FOOTING	TN	TOE NAIL
GA	GAUGE	TF	TOP OF FRAMING
GLB	GLUED-LAMINATED BEAM	TOS	TOP OF STEEL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HSB	HIGH STRENGTH BOLT (A-325)	W/	WITH
HT	HEIGHT	W/O	WITHOUT
JH	JOIST HANGER (SIMPSON)	WP	WORK POINT
LL	LIVE LOAD	WS	WOOD SCREW
LS	LAG SCREW	WWF	WELDED WIRE FABRIC
LSL	LAMINATED STRAND LUMBER	Ø	CENTERLINE
	2325 Fb, 310 Fv, 1.55E	#	PLATE
LT WT	LIGHT WEIGHT	#	NUMBER OF POUNDS
LVL	LAMINATED VENEER LUMBER	□	SQUARE
	2600Fb, 285Fv, 1.8E	Ø	ROUND OR DIAMETER
MFR	MANUFACTURER	⊘	CONTINUOUS WOOD IN SECTION
		⊘	WOOD BLOCKING IN SECTION
		⊘	END OF WOOD PIECE

GENERAL CONSTRUCTION NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.)
- THE ENGINEER HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
- REFER TO ARCHITECTURAL SHEETS FOR FLOOR PLANS, EXTERIOR ELEVATIONS, AND WINDOW AND DOOR SIZES AND TYPES.

DESIGN CRITERIA

SEISMIC CRITERIA		GRAVITY LOADING	
SDC	D	ROOF LIVE	20psf
SITE CLASS	D	ROOF DEAD	15psf
RISK CATEGORY	II	WALL DEAD	17psf
SEISMIC IMPORTANCE FACTOR	1.00		
RESPONSE MODIFICATION FACTOR	6.5		
SEISMIC FORCE RESISTING SYSTEM:			
LIGHT FRAME WOOD SHEAR WALL		WIND CRITERIA	
		ULTIMATE WIND, Vult	94mph
		BASIC WIND, Vasd	76mph
		WIND EXPOSURE	C
		INTERNAL PRESSURE COEFF	+1.0-1.8
		lw	1.0
		SOIL BEARING	1500psf
ANALYSIS PROCESS	EQUIVALENT LATERAL FORCE	CODES	ASCE 7-16, CBC 2022, ACI318-14, 2018 NDS

STRUCTURAL INDEX

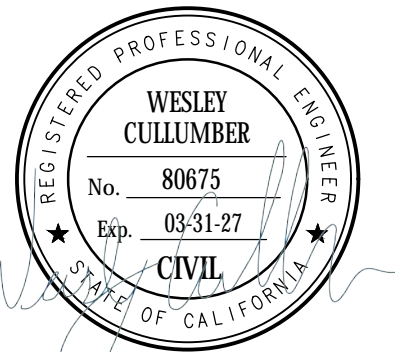
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	STRUCTURAL PLANS - MODEL A2
SD1	TYPICAL STRUCTURAL DETAILS
SD2	TYPICAL STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS

STRUCTURAL NOTES AND SPECIFICATIONS

CITY OF ROCKLIN, CA

TITLE:

ADDRESS:



NO. REVISIONS

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△	

SCALE: AS NOTED

DATE: 9/24/2025

DESIGNED BY: E.BROWN

DRAWN BY: E.SHARAPOVA

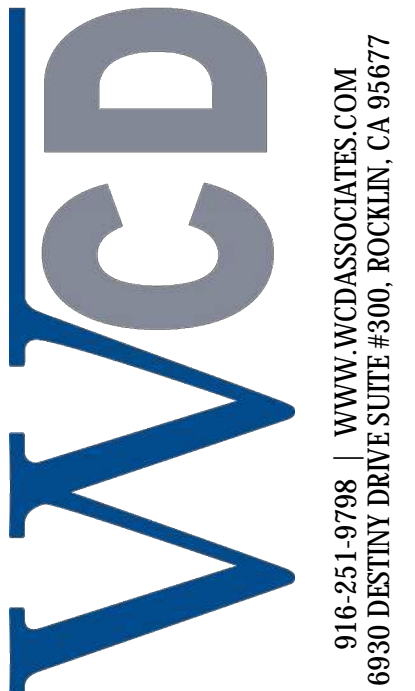
REVIEWED BY: W.CULLUMBER

JOB NO: RN070225

SHEET NO.

SN1

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FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT			MAX. CAPACITY	NOTES				
	LENGTH	WIDTH	DEPTH	NO.	SIZE	LENGTH			NO.	SIZE	LENGTH	
FT1	CONT.	12"	12"	2	#4	CONT.	-	-	-	1,500 PLF	(1) TOP, (1) BOT	
FT2	CONT.	15"	18"	2	#5	CONT.	-	-	-	1,875 PLF	(1) TOP, (1) BOT	
FT3		18"	18"	12"	3	#4	12"	3	#4	12"	3,375 LBS	
FT4		24"	24"	12"	4	#4	18"	4	#4	18"	6,000 LBS	

GENERAL FOUNDATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR REFERRING TO THE PLANS TO VERIFY HOLDOWN LOCATIONS, STRUCTURAL PLYWOOD SHEATHING SPECIFICATIONS AND NAILING SCHEDULE.
- POSTS SHOWN ON THE FOUNDATION PLAN ARE THOSE DIRECTLY CONNECTED TO THE FOUNDATION WITH A HOLDOWN OR POST BASE CONNECTOR.
- PROVIDE 3/8"x10" ANCHOR BOLTS @ 4'-0" OC AND 12" FROM ALL EDGES AT THE BEARING WALLS AND EXTERIOR NON-SHEAR WALLS W/ 7" MIN EMBEDMENT. FASTEN TO BOTTOM PLATE USING 3"x3"x1/4" STEEL WASHERS.
- OPTIONAL: PROVIDE 2X PTD F SLEEPER EMBEDDED IN SLAB AT DOORS LEADING TO EXTERIOR AND GARAGE. EXTEND 6" PAST DOOR CASING. (2) 20d @ EA END & 24" OC
- ALL FOOTINGS, FOUNDATIONS, EXCAVATIONS, GRADING, AND FILL SHALL COMPLY TO THE PROVISIONS OF THE CALIFORNIA BUILDING CODE.
- SLAB REINFORCEMENT SHALL BE PROVIDED EACH WAY, AS INDICATED ON THE PLANS, IN THE MIDDLE THIRD OF SLAB. WHERE VAPOR BARRIER IS REQUIRED, VAPOR RETARD BARRIER SHALL BE SEALED AT ALL PENETRATIONS AND SHALL CONFORM TO CLASS A VAPOR RETARDER IN ACCORDANCE WITH THE MOST CURRENT VERSION OF ASTM E 1745. STANDARD SPECIFICATIONS FOR PLASTIC WATER VAPOR RETARDERS USED IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS. VAPOR BARRIER SHALL BE UNDERLAIN WITH 4" DEEP 3/4" CRUSHED ROCK WITH 100% PASSING THE 3/4" SIEVE AND LESS THAN 5% PASSING THE NO. 4 SIEVE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AGAINST THE ARCHITECTURAL PLAN SET. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR AND DESIGNER BEFORE FORMING AND/OR POURING CONCRETE.

FOUNDATION LEGEND

- (N) FOOTING - SEE FOOTING SCHEDULE FOR DIMENSIONS AND REINFORCEMENT.
- DOOR SLEEPER PER FOUNDATION NOTE #4.
- POST - SEE IN VIEW FOR POST SIZE AND TYPE.

SHEARWALL SCHEDULE

# PLF	SHEATHING/NAILING	MUD SILL	ANCHOR BOLTS	VERT. MEMBER @ ADJ. PANEL EDGES	SOLE PLATE TO RIM	RIM TO SILL PLATE (A35 CLIPS)
260 PLF	3/4" APA RATED ONE FACE w/8d COMMONS @ 6" OC EDGE	2x	5/8" @ 48" OC	2x	SDWS22500DB @ 12" OC	@ 24" C.C.

- REFER TO "SHEARWALL NOTES" ON SHEET SN1 FOR ADDITIONAL INFORMATION.

HOLDOWN SCHEDULE

1,435 LBS	STHD10/10RI HOLDOWN INSTALL PER DETAIL 17/SD2 & 18/SD2
2,685 LBS	STHD14/14RI HOLDOWN INSTALL PER DETAIL 17/SD2 & 18/SD2

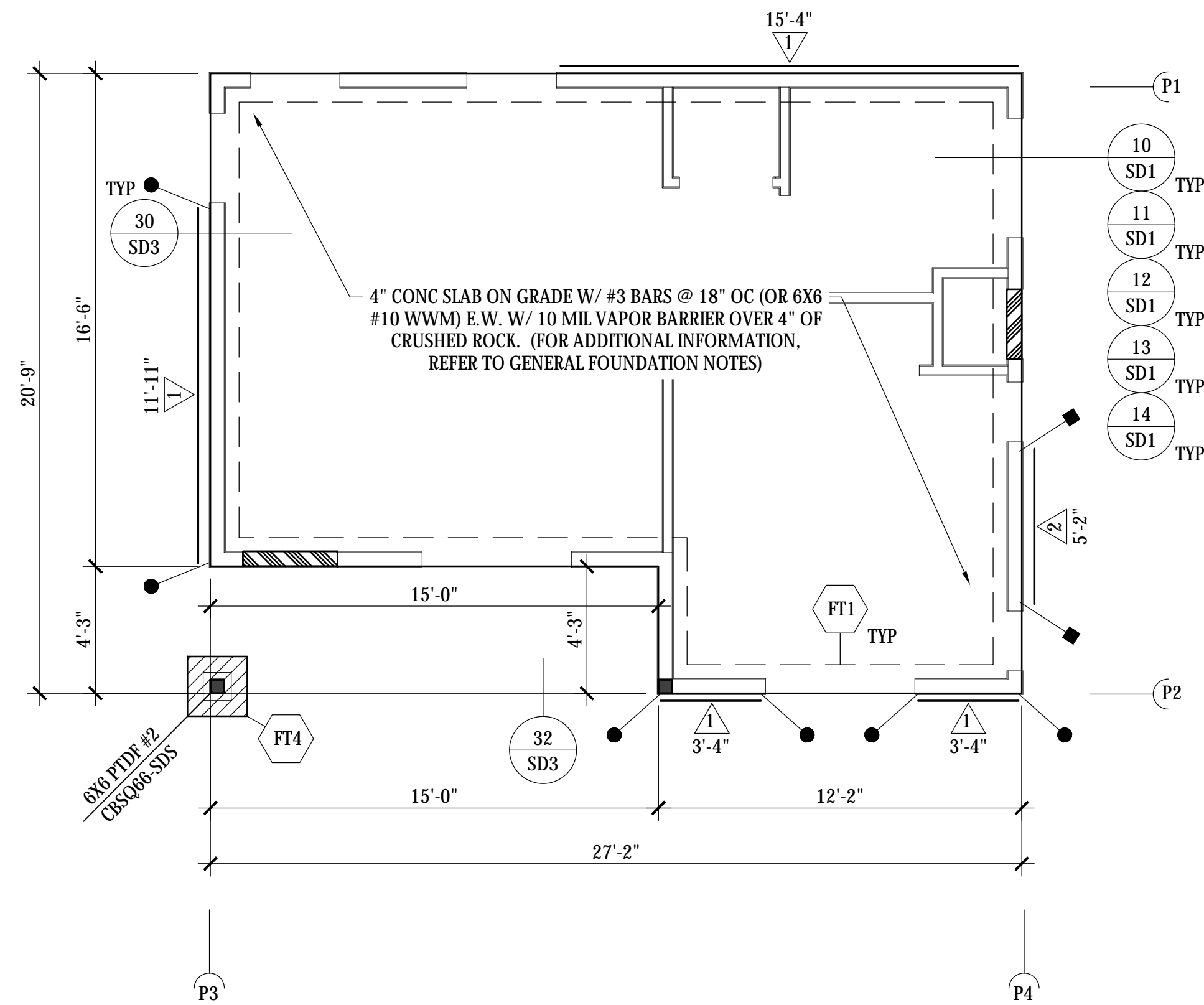
- ALL HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO ENCLOSURE.
- CONTRACTOR SHALL PLACE ALL HOLDOWNS IN THE CORRECT LOCATION TO TIE INTO HD POST.
- REFER TO DETAIL 18/SD2 FOR HD PLACEMENT AT WINDOW OR DOOR OPENING.

ROOF FRAMING NOTES

- SEE SHEET SD1 AND SD2 FOR ADDITIONAL FRAMING DETAILS.
- SEE "WOOD NOTES" ON SHEET SN1.
- ALL BEAM SUPPORTING POSTS ARE TO BE AT LEAST THE WIDTH OF THE BEAM BEING SUPPORTED.
- ROOF SHEATHING SHALL BE 1/2" CDX/OSB WITH 8d @ 6" OC EN & 12" OC FIELD NAILING, U.N.O.
- NO EDGE BLOCKING REQUIRED, U.N.O.
- TOP PLATE SPLICE AT INTERIOR AND EXTERIOR WALLS SHALL BE 48" MIN LENGTH AND NAILED WITH (16) 16d NAILS.
- ROOF OVERFRAME - 2x DF-L#2 @ 24" OC (ONE NOMINAL SIZE SMALLER THAN RIDGE BOARD) OVERFRAME AREA PROVIDE OPENINGS THROUGH ROOF SHEATHING BELOW INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IN AREAS OF HEAD ROOM OF MORE THAN 30" HIGH PROVIDE A 22" x 30" ACCESS THROUGH MAIN ROOF SHEATHING (TYP).
- FOR BUILT-UP COLUMNS, PROVIDE (2) 10d NAILS @ 8" OC TO PROVIDE SOLID CONNECTION.
- EXTERIOR STUD WALLS SHALL BE 2X6 DF-L#2 @ 16" OC U.N.O.. WALL SIZES SHALL BE VERIFIED TO MATCH THE ARCHITECTURAL PLAN SET.
- BEAMS MAY BE SUBSTITUTED FOR LARGER WIDTHS AND/OR DEPTH OF EQUAL SPECIFICATIONS TO ACCOMMODATE WALL FRAMING. POSTS SHALL BE EQUAL OR LARGE SIZE THAN BEAM WIDTH.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL TRUSS DIMENSIONS AND LOCATIONS BEFORE ORDERING TRUSSES. ENGINEER HAS ONLY VERIFIED SPECIFIC TRUSS MEMBERS FOR INTEGRATION WITH THE BUILDING DESIGN. NO DIMENSIONS HAVE BEEN CHECKED BY THE ENGINEER.
- ALL WOOD EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION TO BE PRESSURE TREATED.

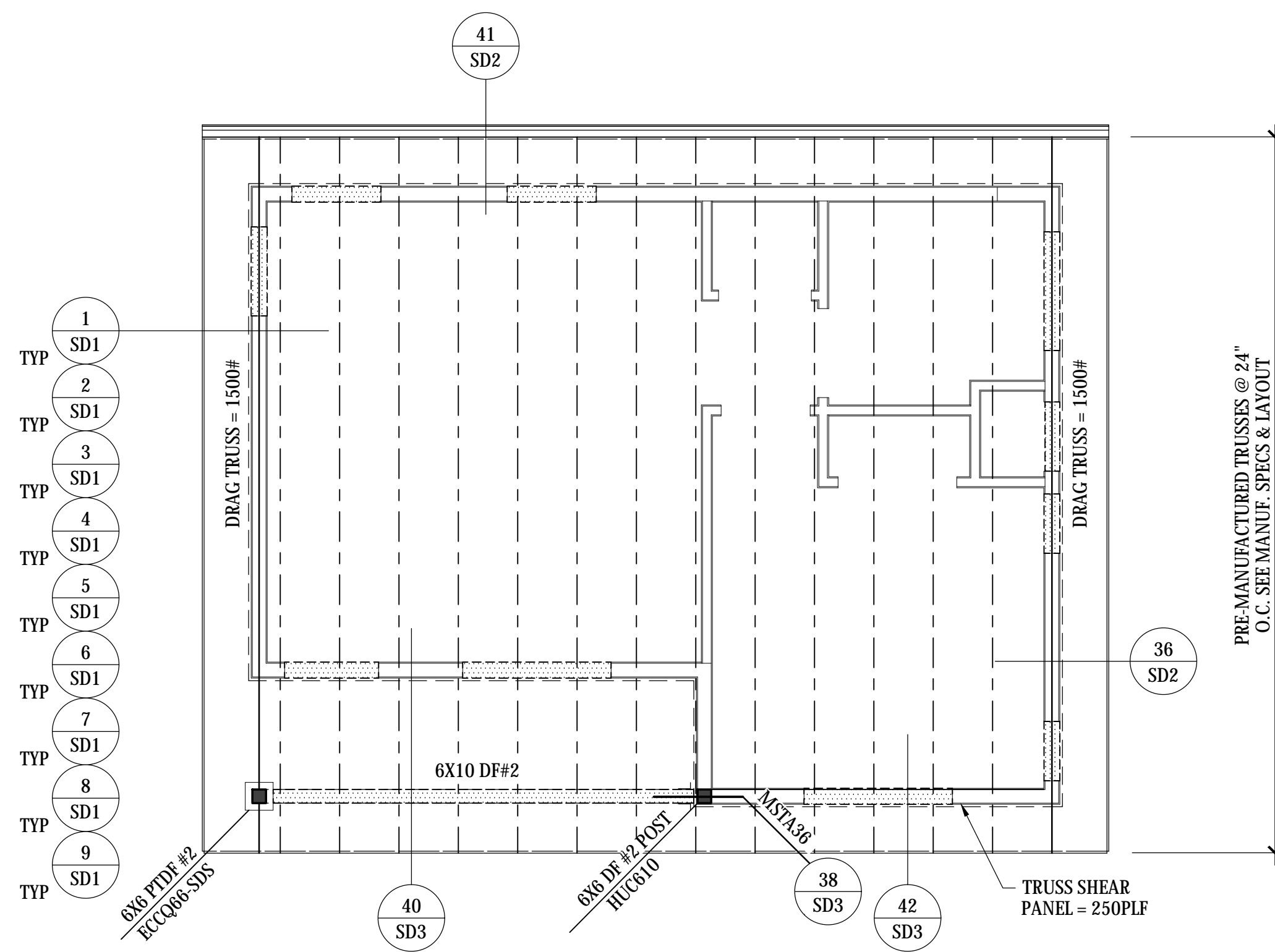
ROOF LEGEND

- BEAM PER BEAM SCHEDULE
- INTERIOR NON-BEARING WALL
- POST - SEE IN VIEW FOR POST SIZE AND TYPE.



FOUNDATION AND SHEARWALL PLAN

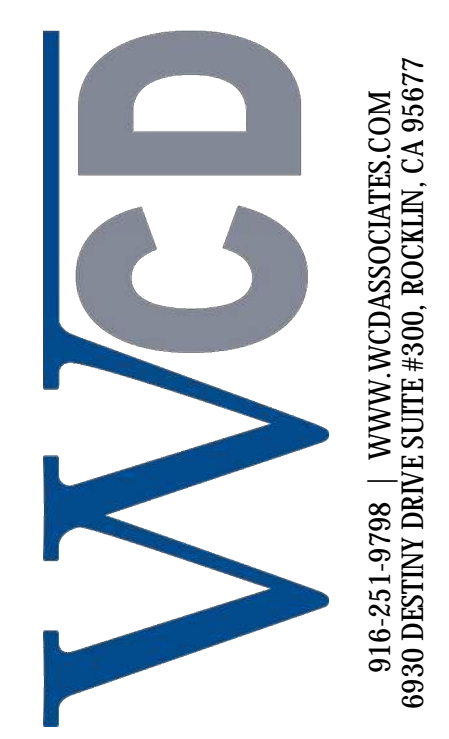
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

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

ALL WINDOW AND DOOR HEADERS TO BE 6X6 DF #2 UNO.



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STRUCTURAL PLANS
MODEL A2
CITY OF ROCKLIN, CA

TITLE:
ADDRESS:



NO.	REVISIONS

SCALE: AS NOTED
DATE: 9/24/2025
DESIGNED BY: E.BROWN
DRAWN BY: E.SHARAPOVA
REVIEWED BY: W.CULLUMBER
JOB NO: RN070225
SHEET NO.

S1.0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model A ADU Unit 1 City of Rocklin
 Calculation Description: Title 24 Analysis

Calculation Date/Time: 2025-08-12T13:16:45-07:00
 Input File Name: Model A ADU Unit 1 City of Rocklin.rbd22x

CF1R-PRF-01-E
 (Page 1 of 10)

GENERAL INFORMATION			
01	Project Name	Model A ADU Unit 1 City of Rocklin	
02	Run Title	Title 24 Analysis	
03	Project Location	Model A ADU Unit 1	
04	City	Rocklin	Standards Version
05	Zip code	95677	Software Version
06	Climate Zone	11	EnergyPro 9.4
07	Building Type	Single family	Front Orientation (deg/ Cardinal)
08	Project Scope	Newly Constructed	0
09	Addition Cond. Floor Area (ft²)	0	Number of Dwelling Units
10	Existing Cond. Floor Area (ft²)	n/a	1
11	Total Cond. Floor Area (ft²)	499	Number of Bedrooms
12	ADU Bedroom Count	n/a	1
13	Fuel Type	All electric	Number of Stories
14			1
15			0.3
16			21.84%
17			n/a
18			No Dwelling Unit
19			No

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

Registration Number: 425-P010247782A-000-000-0000000-0000
 Registration Date/Time: 08/12/2025 16:07
 HERS Provider: CHEERS
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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI ¹	37.92	35.28	2.64	6.96
Net EUI ²	16.97	14.34	2.63	15.5

Notes
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.01	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • Insulation below roof deck
 • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

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

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ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ² EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ³ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
	Standard Design	33.2	34.2	31.8		
Proposed Design	30.2	32.3	30.5	3	1.9	1.3

RESULT³: PASS

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

- Standard Design PV Capacity: 2.01 kWdc
- PV System resized to 2.01 kWdc (a factor of 2.015) to achieve 'Standard Design PV' PV scaling

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BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Model A ADU Unit 1 City of Rocklin	499	1	1	1	0	1

ZONE INFORMATION						
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
Unit 1	Conditioned	Res HVAC1	499	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	Unit 1	R-21 Wall	0	Front	217	60	90
Back Wall	Unit 1	R-21 Wall	180	Back	217	18	90
Right Wall	Unit 1	R-21 Wall	270	Right	166	37.5	90
Left Wall	Unit 1	R-21 Wall	90	Left	166	9	90
Attic	Unit 1	R-38+R-13 Attic	n/a	n/a	499	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Unit 1	Attic Roof/Unit 1	Ventilated	4	0.1	0.85	No	No

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² - yr)	Standard Design TDV Energy (EDR2) (kTDO/ft² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² - yr)	Proposed Design TDV Energy (EDR2) (kTDO/ft² - yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	5.39	36.66	5.31	41.11	0.08	-4.45
Space Cooling	2.71	59.42	2.57	62.37	0.14	-2.95
IAQ Ventilation	0.46	4.92	0.46	4.92	0	0
Water Heating	4.77	47.39	2.68	31.69	2.09	15.7
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	13.33	148.39	11.02	140.09	2.31	8.3
Photovoltaics	-3.37	-111.78	-3.37	-111.77		
Battery			0	0		
Flexibility			0			
Indoor Lighting	1.17	11.61	1.17	11.61		
Appl. & Cooking	6.88	86.04	6.86	85.79		
Plug Loads	7.2	75.21	7.2	75.21		
Outdoor Lighting	0.23	2.09	0.23	2.09		
TOTAL COMPLIANCE	25.44	211.56	23.11	203.02		

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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
F1 D1	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
F2 WA	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
F3 WA	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
B1 WB	Window	Back Wall	Back	180			1	9	0.3	NFRC	0.23	NFRC	Bug Screen
B2 WB	Window	Back Wall	Back	180			1	9	0.3	NFRC	0.23	NFRC	Bug Screen
R1 WD	Window	Right Wall	Right	270			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
R2 WD	Window	Right Wall	Right	270			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
R3 WC	Window	Right Wall	Right	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
L1 WB	Window	Left Wall	Left	90			1	9	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door	Right Wall	15.5	0.5

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Unit 1	499	96	none	0	80%	No

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computals@title24energyreports.com
 title24energyreports.com
 (530) 268-8722

CompuCalc
 Title 24 Compliance
 Elizabeth Smithwick
 Certified Energy Analyst

2022 Title 24 Part 6
 Energy Code

Sheet:
 T24-1
 Model A
 Unit 1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model A ADU Unit 1 City of Rocklin
Calculation Description: Title 24 Analysis

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Input File Name: Model A ADU Unit 1 City of Rocklin.ribd22x

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: All Other Siding
Attic Roof/Unit 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-13	None / 0	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 Insul.
R-38+R-13 Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

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

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WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Generic	NEEA Tier 3 Generic 40	TankZone	Unit 1	Unit 1

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Res HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification	
			Heating Efficiency Type	HSPF/HS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2				EER/EEER 2/CEER
Heat Pump System 1	Multi-split HP-ductless	1	HSPF2	7.5	10900	6700	EER2SEER2	14.3	9	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	30	0.35	Exhaust	No	n/a / n/a	No	Yes	

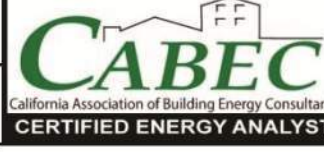
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Jeff Travis	Documentation Author Signature: <i>Jeff Travis</i>
Company: CompuCalc	Signature Date: 08/12/2025
Address: 5201 Coventry Dr Riverside, CA 92506	CEA/HERS Certification Identification (if applicable): R22-22-40100
City/State/Zip: Riverside, CA 92506	Phone: 530-268-8722
	
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. This building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Laura Miller	Responsible Designer Signature: <i>Laura Miller</i>
Company: Laura Miller Design	Date Signed: 08/12/2025
Address: 889 Embarcadero Drive Suite 104 El Dorado Hills, CA 95762	License: 9166073321

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

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Model A ADU Unit 2 City of Rocklin
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2025-08-12T16:08:52-07:00
Input File Name: Model A ADU Unit 2 City of Rocklin.ribd22x

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GENERAL INFORMATION	
01	Project Name: Model A ADU Unit 2 City of Rocklin
02	Run Title: Title 24 Analysis
03	Project Location: Model A ADU Unit 2
04	City: Rocklin
05	Standards Version: 2022
06	Zip code: 95677
07	Software Version: EnergyPro 9.4
08	Climate Zone: 11
09	Front Orientation (deg/ Cardinal): 0
10	Building Type: Single family
11	Number of Dwelling Units: 1
12	Project Scope: Newly Constructed
13	Number of Bedrooms: 1
14	Number of Stories: 1
15	Addition Cond. Floor Area (ft²): 0
16	Existing Cond. Floor Area (ft²): n/a
17	Fenestration Average U-factor: 0.3
18	Total Cond. Floor Area (ft²): 499
19	Glazing Percentage (%): 21.84%
20	ADU Bedroom Count: n/a
21	ADU Conditioned Floor Area: n/a
22	Fuel Type: All electric
23	No Dwelling Unit: No

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

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ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ³ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ³ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	33.1	33.2	31.4			
Proposed Design	30.2	31.8	30.5	2.9	1.4	0.9
RESULT ⁴ : PASS						
¹ Efficiency EDR includes improvements like a better building envelope and more efficient equipment ² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³ Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded • Standard Design PV Capacity: 1.97 kWdc • PV System resized to 1.97 kWdc (a factor of 1.968) to achieve 'Standard Design PV' PV scaling						

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CompuCalc
 Title 24 Compliance
 Elizabeth Smithwick
 Certified Energy Analyst

2022 Title 24 Part 6
 Energy Code

Sheet:
 T24-2
 Model A
 Units 1 &
 2

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Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (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)	Margin (EDR2)
Space Heating	5.37	36.52	5.13	39.75	0.24	-3.23
Space Cooling	2.41	53.69	2.55	60.15	-0.14	-6.46
IAQ Ventilation	0.46	4.92	0.46	4.92	0	0
Water Heating	4.77	47.39	2.68	31.7	2.09	15.69
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	13.01	142.52	10.82	136.52	2.19	6
Photovoltaics	-3.29	-109.22	-3.29	-109.21		
Battery			0	0		
Flexibility			0			
Indoor Lighting	1.17	11.61	1.17	11.61		
Appl. & Cooking	6.88	86	6.86	85.79		
Plug Loads	7.2	75.21	7.2	75.21		
Outdoor Lighting	0.23	2.09	0.23	2.09		
TOTAL COMPLIANCE	25.2	208.21	22.99	202.01		

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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
F1 D1	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
F2 WA	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
F3 WA	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
B1 WB	Window	Back Wall	Back	180			1	9	0.3	NFRC	0.23	NFRC	Bug Screen
B2 WB	Window	Back Wall	Back	180			1	9	0.3	NFRC	0.23	NFRC	Bug Screen
R1 WD	Window	Right Wall	Right	270			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
R2 WD	Window	Right Wall	Right	270			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
R3 WC	Window	Right Wall	Right	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
L1 WB	Window	Left Wall	Left	90			1	9	0.3	NFRC	0.23	NFRC	Bug Screen

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door	Right Wall	15.5	0.5

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Unit 2	499	96	none	0	80%	No

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Energy Use Intensity	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Margin (kBtu/ft ² -yr)	Margin Percentage
Gross EUI ¹	37.43	34.91	2.52	6.73
Net EUI ²	16.97	14.45	2.52	14.85

Notes
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.97	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • Insulation below roof deck
 • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: All Other Siding
Attic Roof/Unit 2	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-13	None / 0	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 Insul.
R-38+R13 Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

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

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01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap #7	Verified Heating Cap #17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SfAm IAQVentRpt	30	0.35	Exhaust	No	n/a / n/a	No	Yes	

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01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Model A ADU Unit 2 City of Rocklin	499	1	1	1	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Unit 2	Conditioned	Res HVAC1	499	8	DHW Sys 1	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	Unit 2	R-21 Wall	0	Front	217	60	90
Back Wall	Unit 2	R-21 Wall	180	Back	217	18	90
Right Wall	Unit 2	R-21 Wall	270	Right	166	37.5	90
Left Wall	Unit 2	R-21 Wall	90	Left	166	9	90
Attic	Unit 2	R-38+R13 Attic	n/a	n/a	500	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Unit 2	Attic Roof/Unit 2	Ventilated	0	0.1	0.85	No	No

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01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Generic	NEEA Tier 3 Generic 40	TankZone	Unit 2	Unit 2

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

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Res HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS P2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EEER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Multi-split HP-ductless	1	HSPF2	7.5	10900	6700	EER2SEER2	14.3	9	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I, I certify that this Certificate of Compliance documentation is accurate and complete.
 Documentation Author Name: Jeff Travis
 Company: CompuCalc
 Address: 5201 Coventry Dr
 City/State/Zip: Riverside, CA 92506
 Phone: 951-268-8722

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 3 and Part 6 of the California Code of Regulations.
 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Laura Miller
 Date Signed: 08/12/2025
 Address: 889 Embarcadero Drive Suite 104
 City/State/Zip: El Dorado Hills, CA 95762
 Phone: 9166073321

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

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