

# CITY OF DAVIS PRE-DESIGNED ADU



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BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS:

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3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DISCLAIMER.

CITY OF DAVIS  
PRE-DESIGNED ADU  
TWO BEDROOM  
742 GSF

NOT FOR  
CONSTRUCTION

PROJECT  
INFORMATION TWO  
BEDROOM  
**GO.0**

SCALE: AS NOTED

## PERMIT APPLICATION SET

### CITY OF DAVIS PRE-DESIGNED ADU PROGRAM

In an effort to streamline the ADU-building process, the City of Davis has developed three Pre-Designed ADU plans, made available to homeowners for their use. In order for a building permit to be issued, these pre-designed plans shall be submitted to the Community Development Department for each project, and are subject to the typical review process.

The program includes three floorplans and three exterior architectural styles- *Adobe*, *Agrarian* and *MID-MOD*. Floorplans available are: Studio ADU (300 GSF), One Bedroom ADU (612 GSF), and Two Bedroom ADU (742 GSF).

Foundations for each ADU are designed as typical slab on grade with monolithic footings per CRC/CBC presumptive soils values. Any project site that does not meet the conditions described will need to seek a soils report for their individual site and develop a custom foundation plan.

This program was funded using an SB2 Planning Grant, which provides funding and technical assistance to help local jurisdictions prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

### HOW TO USE THIS PLAN SET

Included within this plan set are a range of pre-designed architectural styles and exterior materials options, allowing applicants to select among the available options to best fit their needs.

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. This plan set is intended to be used as-designed, without modification.

To complete the drawing set, project-specific information must be provided by the property owner/applciant. All applicant-provided information will be entered on Sheets G0.0 and G0.1.

In order to receive a building permit, applicants will need to submit a full application for review by the Planning and Building Divisions. This will include the Pre-Designed ADU Plan Set, with a property-specific site plan, a Building Permit Application, and any other supplementary application materials that may be required based on their specific property and project. Refer to the City of Davis Community Development Department for your specific project requirements.

The Architectural and Electrical Plans for each exterior design style are self-contained within their own sheets. The contractor will reference the sheets for the chosen exterior option during construction. Reference the Project Checklist on Sheet G0.0 for specific direction.

The Structural Plans, Architectural Details, Architectural Schedules (door, window, and fixture), Mechanical Plans, and Plumbing Plans are shared across exterior design styles and are contained on specific sheets for these purposes. These sheets will be referenced for all projects.

#### HOW TO ENTER PROJECT-SPECIFIC INFORMATION AND APPLY FOR YOUR BUILDING PERMIT

1. Contact Planning to verify development standards: building setbacks, buildign height, etc.
2. Review the City's "ADU FAQ document" for additional information.
3. Enter PROJECT INFORMATION and a VICINTY MAP in the space provided on Sheet G0.1.
4. Review the drawing set and choose your architectural/exterior design style. Mark your selected options on the PROJECT CHECKLIST on Sheet G0.0.
5. Create your site plan showing where your ADU will be located on your property. Detailed instructions and space for your site plan are provided on Sheet G0.1.
6. Submit your application using the instructions on the City of Davis website.
7. City staff will contact you to regarding fees and submittal requirements.

### PROJECT DIRECTORY

ARCHITECT OF RECORD	CONSULTING ARCHITECT
<b>WORKBENCH</b> 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	<b>MAYBERRY WORKSHOP</b> 231 D Street, Suite A Davis, CA 95616 530.298.6650 adam@mayberryworkshop.com
STRUCTURAL ENGINEER	MECHINCAL AND PLUMBING ENGINEER
<b>CM TAYLOR STRUCTURAL ENGINEERING, INC</b> 4245 Capitola Rd, Suite #204 Capitola, CA 95010 831.854.2484 contact@cmtaylorse.com	<b>ZAL ENGINEERING</b> 99 Pacific St, Suite #375G Monterey, CA 93940 831.641.7739 contact@zalengineering.com

### PROJECT INFORMATION

OWNER/APPLICANT:  
ENTER INFORMATION IN THE PROVIDED SPACE

PARCEL INFORMATION	
STREET ADDRESS	
CITY, STATE, ZIP	
LOT SIZE (in SF)	
PRIMARY DWELLING SIZE	<i>The size of the existing primary dwelling in Square Feet</i>
GARAGE SIZE	<input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED
SQ.FT. OF ADDITIONAL ACCESSORY STRUCTURES	<i>i.e.: patio covers, storage sheds, etc.</i>
PROPOSED ADU SIZE	740 SF (SQUARE FEET)
PARCEL WITHIN FEMA SPECIAL FLOOD HAZARD AREA?	<input type="checkbox"/> YES <input type="checkbox"/> NO
PROJECT INFORMATION	
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE V-B
MAIN RESIDENCE HAS FIRE SPRINKLERS	<input type="checkbox"/> YES <input type="checkbox"/> NO
PROPERTY OWNER	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	
PROJECT CONTRACTOR	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	

### PROJECT CHECKLIST

CLEARLY MARK THE BOX FOR EACH SELECTION

ARCHITECTURAL STYLE (SELECT ONE, ALONG WITH SUB-SELECTIONS)	
<input type="checkbox"/> ADOBE	For this option, use the listed sheets and details: Architectural: A1.0, A1.1, A1.2, A4.0, A5.0, A5.1, A5.2, A5.3 Wall Assembly Details: A5.0 - TYPE E1 Structural: S0.0, S0.1, S1.0, S2.0, S2.1, S2.2 Mechanical/Plumbing: MP0.1, MP0.2, MP2.1 Title24: T24.1, T24.2
<input type="checkbox"/> AGRARIAN <input type="checkbox"/> FIBER CEMENT LAP SIDING <input type="checkbox"/> WOOD SIDING	For this option, use the listed sheets and details: Architectural: A2.0, A2.1, A2.2, A4.0, A5.0, A5.1, A5.2, A5.3 Wall Assembly Details: A5.0 - TYPES E2 Structural: S0.0, S0.1, S1.0, S2.0, S2.1, S2.2 Mechanical/Plumbing: MP0.1, MP0.2, MP2.2 Title24: T24.1, T24.2
<input type="checkbox"/> MID-MOD <input type="checkbox"/> FIBER CEMENT LAP SIDING <input type="checkbox"/> WOOD SIDING	For this option, use the listed sheets and details: Architectural: A3.0, A3.1, A3.2, A4.0, A5.0, A5.1, A5.2, A5.3 Wall Assembly Details: A5.0 - TYPES E2 & E3 Structural: S0.0, S0.1, S1.0, S2.0, S2.1, S2.2 Mechanical/Plumbing: MP0.1, MP0.2, MP2.2 Title24: T24.1, T24.2

INTERIOR OPTIONS (SELECT CHOICES, IF OPTION IS DESIRED)	
<input type="checkbox"/> OPTIONAL CURBLESS SHOWER	<i>Requires foundation coordination. See detail 4/A5.2.</i>
CODE COMPLIANCE (CHECK IF APPLICABLE)	
<input type="checkbox"/> EXT. WALL WITHIN 4'-5' OF PROPERTY LINE	<i>Within 4'-5' of Property Line, the wall assembly shall be 1-Hour Rated.</i>
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	<i>Complete Sheet G0.1, Owner-Provided Site Plan</i>

### ADDITIONAL REVIEW

PLANNING DIVISION
PLANNING REVIEW/CLEARANCE PRIOR TO SUBMITTING FOR BUILDING PERMIT
BUILDING DIVISION
PROPERTIES REQUIRING SOILS REPORT PROPERTIES REQUIRING CUSTOM-ENGINEERED FOUNDATION

### SCOPE OF WORK

CONSTRUCTION OF A NEW, DETACHED 742 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF THREE BEDROOMS, TWO FULL BATHROOMS, KITCHEN/GREAT ROOM, AND LAUNDRY ROOM. BATH #1 AND ADJ. CLOSET MAY BE OMITTED AND REPLACED WITH A SMALL DEN AT THE SAME LOCATION, ACCESSED FROM GREAT ROOM. REFER TO PROJECT CHECKLIST FOR SELECTED OPTIONS.



### DRAWING INDEX

CHECK BOXES FOR THE OPTIONS  
SELECTED ON THE PROJECT CHECKLIST

GENERAL SHEETS	
G0.0	PROJECT INFORMATION TWO BEDROOM
G0.1	OWNER-PROVIDED SITE PLAN - TWO BEDROOM
G1.0	GENERAL NOTES - TWO BEDROOM
G2.0	CALGREEN REQUIREMENTS - TWO BEDROOM
G2.1	CALGREEN REQUIREMENTS - TWO BEDROOM
ARCHITECTURAL	
A1.0	TWO BEDROOM - ADOBE - FLOORPLAN & ELEVATIONS
A1.1	TWO BEDROOM - ADOBE - ROOF PLAN, ELECTRICAL & RCP
A1.2	TWO BEDROOM - ADOBE - SECTIONS
A2.0	TWO BEDROOM - AGRARIAN - FLOORPLAN & ELEVATIONS
A2.1	TWO BEDROOM - AGRARIAN - ROOF PLAN, ELECTRICAL & RCP
A2.2	TWO BEDROOM - AGRARIAN - SECTIONS
A2.3	TWO BED ROOM - MID-MOD - FLOORPLAN & ELEVATIONS
A2.3	TWO BEDROOM - MID-MOD - ROOF PLAN, ELECTRICAL & RCP
A2.3	TWO BEDROOM - MID-MOD - SECTIONS
A4.0	SCHEDULES - TWO BEDROOM
A5.0	EXTERIOR WALL ASSEMBLY DETAILS
A5.1	EXTERIOR WALL ASSEMBLY DETAILS
A5.2	EXTERIOR DETAILS
A5.3	INTERIOR DETAILS & WALL PARTITIONS
STRUCTURAL	
S0.0	TWO BEDROOM STRUCTURAL NOTES
S0.1	TWO BEDROOM TYPICAL DETAILS
S1.0	TWO BEDROOM ROOF/CEILING FRAMING AND FOUNDATION PLAN
S2.0	TWO BEDROOM FOUNDATION DETAILS
S2.1	TWO BEDROOM ROOF FRAMING DETAILS
MECHANICAL AND PLUMBING	
MP0.1	TITLE SHEET
MP0.2	SCHEDULES AND DETAILS
MP2.1	TYPE C TWO BEDROOM - ADOBE
MP2.1	TYPE C TWO BEDROOM - AGRARIAN
MP2.1	TYPE C TWO BEDROOM - MID-MOD
ENERGY COMPLIANCE/TITLE 24	
T24.13	TITLE 24 FORMS - TWO BEDROOM ADOBE
T24.14	TITLE 24 FORMS - TWO BEDROOM ADOBE
T24.15	TITLE 24 FORMS - TWO BEDROOM AGRARIAN
T24.16	TITLE 24 FORMS - TWO BEDROOM AGRARIAN
T24.17	TITLE 24 FORMS - TWO BEDROOM MID-MOD
T24.18	TITLE 24 FORMS - TWO BEDROOM MID-MOD
T24.19	TITLE 24 FORMS - RESIDENTIAL MANDATORY MEASURES SUMMARY

### BUILDING CODES USED

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA RESIDENTIAL CODE
3. 2022 CALIFORNIA ELECTRICAL CODE
4. 2022 CALIFORNIA PLUMBING CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. 2022 CALIFORNIA FIRE CODE
7. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
8. 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE

### DEFERRED SUBMITTALS

PHOTOVOLTAIC SYSTEM  
FIRE SPRINKLERS (WHERE REQUIRED - REFER TO BUILDING DEPT.)

# HOMEOWNER PROVIDED SITE PLAN

INSERT A DIMENSIONED AND SCALED SITE PLAN FOR THE PROJECT PROPERTY INTO THE BLANK SPACE ON THIS SHEET. USE THE CHECKLIST BELOW TO ENSURE ALL REQUIRED INFORMATION IS INCLUDED.

NOT FOR CONSTRUCTION

## FIRE RATING NOTES

**EXTERIOR WALLS:** WALLS LESS THAN 5 FT TO PROPERTY LINE MUST BE 1-HOUR RATED AND CONTINUOUS TO THE UNDERSIDE OF ROOF SHEATHING.

**PENETRATIONS OF EXTERIOR WALLS** (IE. ELEC. BOXES, PLUMBING, ETC.): WALLS LESS THAN 3' TO PROPERTY LINE SHALL BE PROTECTED PER R302.4 SO THAT THE REQUIRED FIRE RESISTANCE RATING WILL NOT BE REDUCED.

**PROJECTIONS:** NON-SPRINKLERED BUILDINGS, EAVES SHALL BE 1 HOUR RATED WHERE LOCATED BETWEEN 2 AND 5 FEET FROM THE PROPERTY LINE.

SPRINKLERED BUILDINGS, EAVES SHALL BE 1 HOUR RATED WHERE LOCATED BETWEEN 2 AND 3 FEET FROM PROPERTY LINE.

LESS THAN 2 FEET, NOT ALLOWED.

**OPENINGS** (WINDOWS, DOORS, VENTS): LESS THAN 3 FEET TO PROPERTY LINE, NOT PERMITTED. 3 FEET TO LESS THAN 5 FEET 25% MAXIMUM WALL AREA. 5 FEET AND GREATER, UNLIMITED.

PER CBC TABLE R302.1(1) 'EXTERIOR WALLS'

## PUBLIC WORKS/ENGINEERING NOTES

- EXCAVATIONS OR FILL SHALL NOT EXCEED 3 FEET IN VERTICAL DEPTH AT ITS DEEPEST POINT.
- NO MORE THAN 30 CUBIC YARDS OF MATERIAL SHALL BE MOVED.
- NEW OR REPLACED IMPERVIOUS SURFACE SHALL NOT EXCEED 2500 SQUARE FEET.
- ALL EASEMENTS ON THE PROPERTY SHALL BE SHOWN AND ALL STRUCTURES SHALL BE LOCATED OUTSIDE OF ANY EASEMENTS.
- ADDITIONAL PERMITS AND FEES MAY APPLY IF NEW SEWER OR WATER CONNECTIONS ARE REQUIRED TO BE CONSTRUCTED IN THE CITY RIGHT-OF-WAY.

## VICINITY MAP

NOT TO SCALE

INSERT MAP SHOWING VICINITY OF PROJECT HERE, INCLUDING NEARBY STREETS

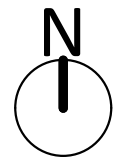
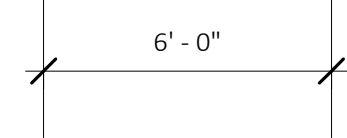
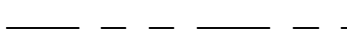



## SITE PLAN CHECKLIST

THE OWNER SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING THE BELOW INFORMATION. THIS CHECKLIST IS PROVIDED TO HELP GUIDE YOU THROUGH THE CREATION OF YOUR PROPERTY'S SITE PLAN.

SITE PLAN INFORMATION	EXPLANATION
<input type="checkbox"/> DRAWING SCALE	SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.
<input type="checkbox"/> PROPERTY LINES	SHOW OUTLINE OF PROPERTY USING DASHED LINE. DIMENSION EACH PROPERTY LINE WITH ITS RESPECTIVE LENGTH
<input type="checkbox"/> LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPING AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU
<input type="checkbox"/> SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINES - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADU SHOULD BE LOCATED 5'-0" FROM ANY SIDE/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE FIRE RATED THE ADU MAY BE LOCATED 4'-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
<input type="checkbox"/> EASEMENTS AND R.O.W. (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
<input type="checkbox"/> LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES	NOTE AND LABEL THE LOCATION OF ANY UTILITY POLES, OVERHEAD LINES, SEWER DRAINS/CLEANOUTS, ELECTRICAL PANELS, PHOTOVOLTAIC CONTROLS, AND GAS METERS/LINES WHICH EXIST ON THE PROPERTY OR ARE PROPOSED.
<input type="checkbox"/> LABELED STREETS	SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
<input type="checkbox"/> PROPOSED LOCATION OF ADU ADDRESS NUMBERS	NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL HAVE A DIFFERENT ADDRESS NUMBER FROM THE PRIMARY DWELLING, FOR WHICH THE APPLICANT SHALL SUBMIT AN ADDRESS CHANGE REQUEST FORM WITH THE PUBLIC WORKS DEPARTMENT
<input type="checkbox"/> FOOTPRINT OF EXISTING BUILDINGS	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE FOOTPRINT OF ALL EXISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES.
<input type="checkbox"/> FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
<input type="checkbox"/> DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR ACCESSORY STRUCTURES. THE MINIMUM DISTANCE MEASURED SHALL BE AN IMAGINARY LINE BETWEEN THE EXISTING DWELLING AND THE NEW ADU. STRUCTURES SHALL BE A MINIMUM OF 6 FEET FROM EACH OTHER AND CONFORM TO THE FIRE RATING REQUIREMENTS, NOTED ON THIS SHEET.

## SITE PLAN LEGEND

USE THESE SYMBOLS TO DRAW AND ANNOTATE YOUR SITE PLAN

	NORTH ARROW (INDICATES LOCATION OF NORTH)
	DIMENSION LINE (SHOWS MEASUREMENT BETWEEN 2 PLANES) LABEL WITH MEASUREMENT IN FEET AND INCHES
	PROPERTY LINE (SHOWS OUTLINE OF PROPERTY)
	DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS
	SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXTENTS OF DRIVEWAYS OR PATIOS
MAIN ST.	TEXT LABEL - USE TO LABEL DRAWING AS NEEDED
	ARROW - USE FOR CALLOUTS AS NEEDED



workbench

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CITY OF DAVIS  
PRE-DESIGNED ADU  
TWO BEDROOM  
742 GSF

NOT FOR CONSTRUCTION

PRINT DATE: 12.12.23

OWNER-PROVIDED SITE PLAN - TWO BEDROOM

GO.1

SCALE: AS NOTED

## GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
- NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE OWNER FOR DIRECTION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- THE STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. CONTRACTOR TO REVIEW STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND PLUMBING WORK. SHOULD THERE BE A CONFLICT OR DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS IT SHALL BE BROUGHT TO THE OWNER'S ATTENTION FOR DIRECTION PRIOR TO INSTALLATION OF SAID WORK, ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS, GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CONCRETE BLOCK WALLS AND FACE OF SCHEDULED PARTITION, UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO FRAMING OR STRUCTURAL MEMBERS, UNLESS OTHERWISE NOTED.
- WHERE A TYPICAL DETAIL IS SHOWN, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
- CONTRACTOR TO COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR TRENCHES OR EXCAVATIONS GREATER THAN 5'-0" DEEP INTO WHICH A PERSON IS REQUIRED TO DESCEND FOR CONSTRUCTION PURPOSES.
- CONTRACTOR TO MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT THE AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- CONTRACTOR SHALL COORDINATE TRASH REMOVAL ACCESS PER MUNICIPALITY REQUIREMENTS.
- MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK BY OWNER.
- CONTRACTOR SHALL PROTECT STORED ON-SITE AND INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE AND MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF THEIR OPERATIONS.
- CONTRACTOR TO MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.
- FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE MAINTAINED AND PROVIDED DURING THE CONSTRUCTION PERIOD.
- PUBLIC IMPROVEMENTS AND SERVICES ADJACENT TO THE SITE SHALL BE MAINTAINED DURING CONSTRUCTION. APPROVAL OF THE APPROPRIATE GOVERNING BODY IS REQUIRED BEFORE ANY WORK IS COMMENCED.
- CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM.
- CLIENT WILL PROVIDE WORK NOTED "BY OTHERS" OR "N.I.C." UNDER A SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, OR AS REQUIRED BY CODE, THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING AND FITTING ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH MECHANICAL EQUIPMENT MANUFACTURERS.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.
- CONTRACTOR TO COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.

- SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS THEY SHALL HAVE ASKED FOR AND OBTAINED ANY WRITTEN DECISIONS FROM THE OWNER AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
- ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/NUMBER. ANY EQUIPMENT NOT LISTED WILL REQUIRE FIELD TESTING & CERTIFICATION BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER & THEIR DESIGN/CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD-TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE LOCAL CITY BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION SHALL BE SUBMITTED & APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM OF THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THE AGREEMENT.
- ACCESSORY DWELLING UNITS (ADUS) ARE TO BE PROVIDED WITH ACCESSIBLE SHUTOFFS FOR WATER AND GAS CONNECTIONS SERVING THE ADU.

## AGING IN PLACE NOTES

THE FOLLOWING ARE MINIMUM REQUIREMENTS PER THE MOST RECENT VERSION OF THE CALIFORNIA RESIDENTIAL CODE, R327.1.1

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- REINFORCEMENT SHALL BE AT LEAST 2X8 LUMBER AND SHALL BE LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR.
- WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE OR ON ONE SIDE WALL AND THE BACK WALL. (SEE EXCEPTION FOR TOILETS NOT LOCATED ADJACENT TO A WALL).
- SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
- 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.

## PV & BATTERY SYSTEMS

SOLAR READINESS REQUIREMENTS - MANDATORY MEASURES

- ALL NEW BUILDING MUST MEET THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SECTION 110.10 MANDATORY REQUIREMENTS FOR SOLAR READINESS UNLESS BUILDINGS MEET EXCEPTIONS FOUND IN 110.10
- ALL PROJECTS MUST SUBMIT NRCC-SAB-E EXCEPT ALTERNATIONS, AND ADDITIONS WITH LESS THAN 2000 SQ FT OF ROOF AREA.
- PHOTOVOLTAIC PRESCRIPTIVE REQUIREMENTS
  - ALL NEWLY CONSTRUCTED BUILDINGS MUST MEET THE STORAGE REQUIREMENTS OF ENERGY CODE 140.10 REQUIREMENTS FOR PHOTOVOLTAIC AND BATTERY STORAGE SYSTEMS UNLESS BUILDINGS MEET EXCEPTIONS FOUND IN 140.10.
- BATTERY STORAGE PRESCRIPTIVE REQUIREMENTS
  - BATTERY SYSTEMS MUST BE DESIGNED AND COMPLETELY DETAILED AS PART OF PROJECT SUBMITTALS.
  - ALL BUILDINGS REQUIRED TO PROVIDE PV MUST ALSO PROVIDE BATTERY STORAGE SYSTEMS UNLESS EXEMPTED BY THE EXCEPTIONS LISTED IN 140.10(v) BATTERY STORAGE SYSTEM REQUIREMENTS AS SUMMARIZED BELOW:
    - EXCEPTION 1: WHERE PV SYSTEMS INSTALLED ARE LESS THAN 15 PERCENT OF SIZE CALCULATED BY EQUATION 140.10-A.
    - EXCEPTION 2: WHERE BATTERY STORAGE SYSTEM REQUIREMENTS ARE CALCULATED TO BE LESS THAN 10KWH.

## ABBREVIATIONS

AB	ANCHOR BOLT	DIA	DIAMETER	FOW	FACE OF WALL
ADJ	ADJACENT	DIAG	DIAGONAL	FRMG	FRAMING
AFF	ABOVE FINISH FLOOR	DIM	DIMENSION	FT	FOOT
AL	ALIGN	DL	DEAD LOAD	FTG	FOOTING
ALUM	ALUMINUM	DN	DOWN	GA	GAUGE
ALT	ALTERNATE	DR	DOOR	GALV	GALVANIZED
ARCH	ARCHITECT/ARCHITECTURAL	DWG	DRAWING	GC	GENERAL CONTRACTOR
AVG	AVERAGE	DW	DISHWASHER	GWB	GYPSSUM WALL BOARD
BD	BOARD	(E)	EXISTING	HD	HOLDOWN
BLDG	BUILDING	EA	EACH	HDR	HEADER
BLKG	BLOCKING	EB	EXPANSION BOLT	HGR	HANGER
BTM	BOTTOM	EJ	EXPANSION JOINT	HM	HOLLOW METAL
BTWN	BETWEEN	ELEC	ELECTRIC/ELECTRICAL	HORIZ	HORIZONTAL
CF	CUBIC FEET	ELEV	ELEVATOR/ELEVATION	HT	HEIGHT
CJ	CONTROL JOINT	EN	EDGE NAILING	HVAC	HEATING/VENTILATION/ AIR CONDITIONING
CLKG	CAULKING	ENCL	ENCLOSURE	HW	HOT WATER
CLG	CEILING	EP	ELECTRICAL PANEL	IN	INCH/INCHES
CLR	CLEAR	EQUIP	EQUIPMENT	INFO	INFORMATION
CO	CLEANOUT	EXT	EXTERIOR	INSUL	INSULATION
COTG	CLEANOUT TO GRADE	FD	FLOOR DRAIN	INT	INTERIOR
COL	COLUMN	FF	FINISH FLOOR	JOINT	JOINT
CONC	CONCRETE	FIN	FINISH	KITCH	KITCHEN
CONT	CONTINUOUS	FL	FLOW LINE	LB	LAG BOLT
CT	CERAMIC TILE	FLSHG	FLASHING	LBS	POUNDS
CTR	CENTER	FLR	FLOOR	LF	LINEAR FOOT
CW	COLD WATER	FOC	FACE OF CONCRETE	LL	LIVE LOAD
DBL	DOUBLE	FOS	FACE OF STUD	LS	LAG SCREW

## ELECTRICAL NOTES

- PROVIDE GFCI PROTECTED OUTLETS AT ALL KITCHEN COUNTERTOPS, BATHROOM COUNTERTOPS, OUTDOOR LAUNDRY AREAS, DISHWASHERS, OUTDOOR LOCATIONS, AND REQUIRED LOCATIONS PER CEC 210.8.
- KITCHEN COUNTERTOP RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET AND INSTALLED PER CEC 210.52.
- PROVIDE (2) TWO 20 AMP SMALL APPLIANCE CIRCUITS IN KITCHEN.
- PROVIDE SEPARATE CIRCUIT FOR ELECTRIC RANGE AS REQUIRED BY CEC 210.19.
- PROVIDE SEPARATE CIRCUIT FOR RANGE HOOD OR MICROWAVE/HOOD UNIT.
- PROVIDE SEPARATE CIRCUIT FOR DISHWASHER. DISHWASHER RECEPTACLE MUST BE ACCESSIBLE AND GFCI PROTECTED.
- PROVIDE SEPARATE CIRCUIT FOR GARBAGE DISPOSAL AND GFCI PROTECTED.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC DRYERS PER CEC 220.54.
- PROVIDE SEPARATE CIRCUIT AT LOCATIONS OF ELECTRIC WATER HEATERS PER CEC 422.13.
- REFRIGERATORS SHALL BE ON A DEDICATED GFCI PROTECTED CIRCUIT PER CEC ARTICLE 210.8
- KITCHEN ISLANDS SHALL HAVE GFCI PROTECTED RECEPTACLES PER CEC ARTICLE 210.52
- ELECTRIC DRYER RECEPTACLE SHALL BE GFCI PROTECTED PER CEC ARTICLE 210.8 (A)
- PROVIDE GFCI PROTECTION AT THE RANGE RECEPTACLE IF WITHIN 6 FEET OF THE KITCHEN SINK.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (W/ BATTERY BACKUP.
- ALL SMOKE DETECTORS OR CARBON MONOXIDE DETECTORS TO BE 110V, ARC-FAULT CIRCUIT INTERRUPTER INTERCONNECTED, W/ BATTERY BACKUP.
- ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLES IN THE DWELLING SHALL BE TAMPER RESISTANT. CEC406.12.
- ONLY NEW ELECTRICAL SHOWN ON PLAN. CONTRACTOR TO VERIFY CONDITION AND COMPLIANCE OF EXISTING ELECTRICAL AND REPAIR OR REPLACE TO COMPLY WITH MIN. CEC REQUIREMENTS.
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. PER CRC R327.1.1.1
- ALL NEW, MODIFIED, REPLACED OR EXTENDED 120 VOLT BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR AREAS MUST HAVE ARC-FAULT CIRCUIT INTERRUPTION (AFCI) PROTECTION. SEE CEC 210.12(A)
- GANG SWITCHES AND ALIGN OUTLETS TO SWITCH VERTICALLY.
- PROVIDE WHOLE HOUSE SURGE PROTECTION PER CEC 230.67
- PROVIDE BATTERY-READY INFRASTRUCTURE PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS FOR SINGLE FAMILY RESIDENTIAL (150.0(s)).
- PER CEC Section 150.0(s), ALL ONE- AND TWO-FAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - 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.
  - 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 THE MAIN PANELBOARD. ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD). CEC 230.67

MAX	MAXIMUM	REV	REVISION
MB	MACHINE BOLT	RM	ROOM
MECH	MECHANICAL	RO	ROUGH OPENING
MFD	MANUFACTURED	RMG	SCHEDULE
MFR	MANUFACTURER	SEC	SECTION
MICRO	MICROWAVE	SEF	SEE ELECTRICAL DRAWINGS
MIN	MINIMUM	SD	SQUARE FOOT
MISC	MISCELLANEOUS	SPEC	SPECIFICATION
MTD	MOUNTED	SPD	SEE PLUMBING DRAWINGS
MTL	METAL	SSD	SEE STRUCTURAL DRAWINGS
(N)	NEW	SS	SOLID SURFACE
NIC	NOT IN CONTRACT	STD	STANDARD
NA	NOT APPLICABLE	STL	STEEL
NTS	NOT TO SCALE	STRUCT	STRUCTURAL
O/	OVER	SUSP	SUSPENDED
OC	ON CENTER	SYSTEM	SYSTEM
OH	OVERHEAD/OVERHANG	T	TEMPERED
OPNG	OPENING	TOC	TOP OF CURB
PL	PLATE	TYP	TYPICAL
PLF	POUNDS PER LINEAL FOOT	UON	UNLESS OTHERWISE NOTED
PLYWD	PLYWOOD	VERT	VERTICAL
PTD	PAINTED	VIF	VERIFY IN FIELD
PSF	POUNDS PER SQUARE FOOT	W/	WITH
PSI	POUNDS PER SQUARE INCH	WC	WATER CLOSET
PT	PRESSURE TREATED	WD	WOOD
PVMT	PAVEMENT	WH	WATER HEATER
RCP	REFLECTED CEILING PLAN	WDW	WINDOW
REF	REFERENCE	W/O	WITHOUT
REFR	REFRIGERATOR	WP	WATERPROOF
REQD	REQUIRED	WT	WEIGHT

## WUI/SRA NOTES

THE FOLLOWING ARE MINIMUM REQUIREMENTS PER THE MOST RECENT VERSION OF THE CALIFORNIA BUILDING CODE, CHAPTER 7A, AND THE CALIFORNIA RESIDENTIAL CODE.

NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND-URBAN INTERFACE (WUI) FIRE AREA DESIGNATED BY THE ENFORCING AGENCY CONSTRUCTED AFTER THE APPLICATION DATE SHALL COMPLY WITH THE PROVISIONS OF THESE SECTIONS.

### VEGETATION MANAGEMENT COMPLIANCE. R3371.5

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906 AND 4907, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182.

### ROOFS AND ROOF EDGES. CBC 705A / CRC R337.5

ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THE CBC 705A AND SECTIONS CRC37 AND CRC902. NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING (CLASS A ASPHALT SHINGLES) ASSEMBLY IS REQUIRED IN SRA - VERY HIGH FIRE HAZARD SEVERITY ZONES. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.

### OFF RIDGE AND RIDGE VENTS. R337.6.2.1

VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING:

- VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 INCH (1.6 MM) AND SHALL NOT EXCEED 1/8 INCH (3.2 MM) IN DIAMETER.
- THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
- THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

### EXTERIOR WALLS/SIDING. CBC 707A.3 /CRC R337.7.1/CRC R337.7.3

WALLS SHALL BE A NONCOMBUSTIBLE MATERIAL, LISTED IGNITION-RESISTANT MATERIALS OR FIRE-RETARDANT TREATED WOOD. HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 AND SFM STANDARD 12-71-3. EXTERIOR PORTION OF 1-HR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED. 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 THE ENCLOSURE.

### EAVES AND PORCH CEILINGS CBC 707A.4, A.6 / CRC 337.7.4. R337.7.6

THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, FIRE-RETARDANT-TREATED WOOD, MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING. SOLID WOOD RAFTER TAILS SHALL BE PROTECTED WITH AN APPROVED METHOD, AND NOT EXPOSED.

### VENTS. CBC 706A / CRC R337.6

VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886. VENTS THAT ARE INSTALLED ON A SLOPE SHALL COMPLY WITH CBC 706A2.1.

### WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8

WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

### EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9

WALKING SURFACES OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED IF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

### UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8

EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

### ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES. CBC 710A

GROUP U OCCUPANCY ACCESSORY BUILDINGS AND MISCELLANEOUS STRUCTURES THAT HAVE THE POTENTIAL TO POSE A SIGNIFICANT EXTERIOR FIRE EXPOSURE HAZARD DURING WILDFIRES SHALL BE CONSTRUCTED TO CONFORM TO THE IGNITION-RESISTANCE REQUIREMENTS OF THIS SECTION.



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CITY OF DAVIS  
PRE-DESIGNED ADU  
TWO BEDROOM  
742 GSF

NOT FOR  
CONSTRUCTION

PRINT DATE: 12.12.23

GENERAL NOTES -  
TWO BEDROOM

G1.0

SCALE: AS NOTED