

8761 Hoffman Street, Buena Park, CA 90620

Tuesday, May 7, 2024 9:38 AM

Copied below is a summary of what the sellers received from their architect regarding building on Hoffman. This is for information only, Buyers are advised to verify with the city, county and/or state.

Kind regards,
Tony



Tony Self

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The seller provided a summary and discussion with the architect based on his exchange with BP planning/building departments.

Summary:

Under a detached duplex concept, architecture firm believed “to set expectations, per BP's zoning formula in relation to the 0.512 acre lot, it's possible that they will only allow 5 regular dwelling units plus the 2 ADUs, totaling 7x units”
Garage ADU conversion got planning approval but needs building approval/permit. ADU plans ready for submission attached (8761a hoffman...).

Taken from email exchange with LJ Cao with Housable:

“I think we want to first present 8 full units and one ADU and keep the 7 full units with 2 ADUs as a fall back position.

- We can show the desired number of units x9
- to set expectations, per BP's zoning formula in relation to the 0.512 acre lot, it's possible that they will only allow 5 regular dwelling units plus the 2 ADUs, totaling 7x units.”

Note, This is for information only, Buyers are advised to verify with the city, county and/or state.

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Hoffman Street ADU
8761a Hoffman Street
Buena Park , CA

Project Designer:

,

Report Prepared by:

Timothy Carstairs CEA, HERS, GPR
Carstairs Energy Inc.
2238 Bayview Heights Drive Suite E
Los Osos, CA 93402
(805) 904-9048



Job Number:

22-061711

Date:

6/24/2022

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

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CERTIFICATE OF COMPLIANCE

CF1R-PRF-01E

Project Name: Hoffman Street ADU

Calculation Date/Time: 2022-06-24T10:21:51-07:00

(Page 1 of 8)

Calculation Description: Title 24 Analysis

Input File Name: Hoffman Street ADU (8761a).ribd19x

GENERAL INFORMATION					
01	Project Name	Hoffman Street ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	8761a Hoffman Street			
04	City	Buena Park	05	Standards Version	2019
06	Zip code		07	Software Version	EnergyPro 8.3
08	Climate Zone	8	09	Front Orientation (deg/ Cardinal)	90
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	AdditionOnly	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	567	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	1092	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1659	19	Glazing Percentage (%)	11.22%
20	ADU Bedroom Count	1	21	ADU Conditioned Floor Area	567
22	Is Natural Gas Available?	Yes			

Addition Alone Project Analysis Parameters					
01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1092	567	1659	3	1	4

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:

222-P010125983A-000-000-0000000-0000

Registration Date/Time:

2022-06-24 11:10:48

HERS Provider:

CalCERTS inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Report Version: 2019.2.000

Schema Version: rev 20200901

Report Generated: 2022-06-24 10:22:08

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ENERGY USE SUMMARY				
Energy Use (kTDV/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	2.96	6.33	-3.37	-113.9
Space Cooling	19.43	20.48	-1.05	-5.4
IAQ Ventilation	4.63	4.63	0	0
Water Heating	29.8	24.32	5.48	18.4
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	56.82	55.76	1.06	1.9

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
- Exposed slab floor in conditioned zone

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

Building-level Verifications:

- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:

- -- None --

Heating System Verifications:

- -- None --

HVAC Distribution System Verifications:

- -- None --

Domestic Hot Water System Verifications:

- -- None --

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ZONE INFORMATION						
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	Water Heating System 2
New Living Area	Conditioned	HVAC System1	567	8	DHW Sys 1	N/A

OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status
Front Wall	New Living Area	R-15 Wall	90	Front	168	52	90	Ex. w/ Siding	New
Left Wall	New Living Area	R-15 Wall	180	Left	216	0	90	Ex. w/ Siding	New
Rear Wall	New Living Area	R-15 Wall	270	Back	168	21.1	90	Ex. w/ Siding	New
Right Wall	New Living Area	R-15 Wall	0	Right	216	10.5	90	Ex. w/ Siding	New
Roof	New Living Area	R-38 HP Attic	n/a	n/a	567	n/a	n/a		New

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 New Living Area	Attic RoofNew Living Area	Ventilated	5	0.1	0.85	No	No

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 (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
1	Window	Front Wall	Front	90			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
1 2	Window	Front Wall	Front	90			1	16	0.3	NFRC	0.23	NFRC	Bug Screen
3	Window	Rear Wall	Back	270			1	12.3	0.3	NFRC	0.23	NFRC	Bug Screen
4	Window	Rear Wall	Back	270			1	8.8	0.3	NFRC	0.23	NFRC	Bug Screen

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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 (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
2	Window	Right Wall	Right	0			1	10.5	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door 1	Front Wall	20	0.2

SLAB FLOORS							
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	New Living Area	567	96	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS							
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-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
Attic RoofNew Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / None	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 insul.

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OPAQUE SURFACE CONSTRUCTIONS							
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-38 HP 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
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

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

WATER HEATERS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.97-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a	New	n/a

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WATER HEATING - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	n/a	Non-setback thermostat	New	NA	1	1

HVAC - HEATING UNIT TYPES			
01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Gas wall furnace	1	AFUE-81

HVAC - COOLING UNIT TYPES							
01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Mult-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	1	n/a	n/a	Not Zonal	Single Speed	n/a

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	n/a

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IAQ (INDOOR AIR QUALITY) FANS						
01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam ADU IAQVentRpt	32	0.35	Exhaust	n/a	n/a	Yes



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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Cobe Villa	Documentation Author Signature: <i>Cobe Villa</i>
Company: Carstairs Energy Inc.	Signature Date: 2022-06-24 10:58:17
Address: 2238 Bayview Heights Drive, Suite E	CEA/ HERS Certification Identification (If applicable): r160610042
City/State/Zip: Los Osos, CA 93402	Phone: 805-904-9048
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: <ol style="list-style-type: none"> 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. 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. 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: Patrick Collins	Responsible Designer Signature: <i>Patrick Collins</i>
Company: Hausable	Date Signed: 2022-06-24 11:10:48
Address: 21 Buena Vista Ave E	License: na
City/State/Zip: San Francisco, CA 94117	Phone: 628-256-5665

Digitally signed by CalCERTS. 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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RESIDENTIAL MEASURES SUMMARY

RMS-1

Project Name <i>Hoffman Street ADU</i>	Building Type <input checked="" type="checkbox"/> Single Family <input checked="" type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing+ Addition/Alteration	Date 6/24/2022
Project Address <i>8761a Hoffman Street Buena Park</i>	California Energy Climate Zone <i>CA Climate Zone 08</i>	Total Cond. Floor Area 567
	Addition 567	# of Units 1

INSULATION		Cavity	Area (ft ²)	Special Features	Status
Wall	Wood Framed	R 15	116		New
Door	Opaque Door	R-5	20		New
Wall	Wood Framed	R 15	216		New
Wall	Wood Framed	R 15	147		New
Wall	Wood Framed	R 15	206		New
Roof	Wood Framed Attic	R 38	567	Add=R-19.0	New
Slab	Unheated Slab-on-Grade	- no insulation	567	Perim = 96'	New

FENESTRATION		Total Area:	Glazing Percentage:	New/Altered Average U-Factor:			
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	32.0	0.300	0.23	none	none	N/A	New
Rear (W)	21.1	0.300	0.23	none	none	N/A	New
Right (N)	10.5	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS						
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Gravity Wall Furnace	81% AFUE	No Cooling	14.0 SEER	Setback	New

HVAC DISTRIBUTION					Duct R-Value	Status
Location	Heating	Cooling	Duct Location			
HVAC System	Ductless / No Fan	Ductless	n/a		n/a	New

WATER HEATING					
Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	0	0.97	Standard	New



2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (01/2020)*

Building Envelope Measures:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



2019 Low-Rise Residential Mandatory Measures Summary

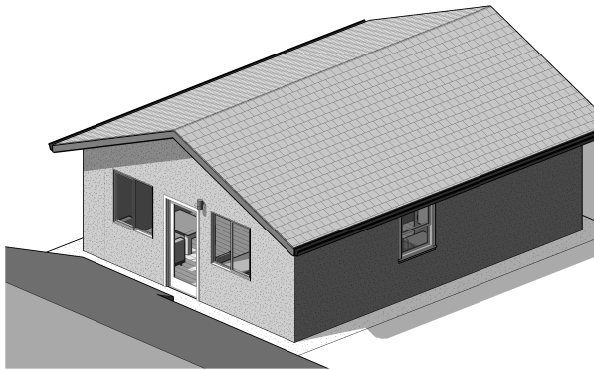
Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

ADU



CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: R-3
APR: 260-001-02
ZONING DISTRICT: RM-10

CONSTRUCTION LOCATION:
 8761a Hoffman St Buena Park Ca 90620

PROJECT CONTACT:

FIRE SPRINKLERS:
 N/A (Existing primary home is not equipped with fire sprinklers)

GROSS FLOOR AREA:
 EXISTING: 567 sqft
 PROPOSED: 567 sqft

BLDG. HEIGHT:
 EXISTING: 13 ft
 PROPOSED: 13 ft

LOT COVERAGE:
 LOT: 22.339 sqft
 PRIMARY DWELLING FOOTPRINT: 1,092 sqft
 PROPOSED ADU FOOTPRINT: 567 sqft
 COVERAGE: 8%

PROJECT SCOPE:
 CONVERSION OF EXISTING DETACHED GARAGE INTO ONE-STORY ACCESSORY DWELLING UNIT.

APPLICABLE CODES

BUILDING CODE:
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL CODE

ENERGY CODE:
 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
 CODE CALIFORNIA GREEN BUILDING STANDARDS CODE

MECHANICAL CODE:
 2019 CALIFORNIA MECHANICAL CODE

ELECTRICAL CODE:
 2019 CALIFORNIA ELECTRICAL CODE

PLUMBING CODE:
 2019 CALIFORNIA PLUMBING CODE

FIRE PROTECTION:
 2019 CALIFORNIA FIRE CODE

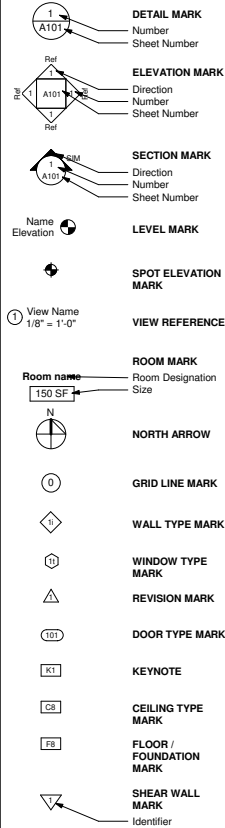
AD DRAWING INDEX

Sheet Number	Sheet Name
A0.0	COVER
A1.0	SITE PLAN
A2.0	FLOOR PLAN, ROOF PLAN
A3.0	ELEVATIONS, SECTIONS
A4.0	TYPICAL ASSEMBLIES, SCHEDULES
A5.0	ELECTRICAL
A6.0	PLUMBING, MECHANICAL
A7.0	TYPICAL DETAILS
S0.0	STRUCTURAL COVER
S0.2	APPLIED VAPOR BARRIER OPTIONS
S0.4	SPRAY-FOAM INSULATION
S1.0	STRUCTURAL PLANS
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
T24-1	CERT. TITLE 24 ENERGY COMPLIANCE
T24-2	CERT. TITLE 24 ENERGY COMPLIANCE

ABBREVIATIONS

@ At
 # Pounds or Number
 A.B. Anchor Bolt
 ADU Accessory Dwelling Unit (Secondary Dwelling Unit)
 A.F.F. Above Finished Floor
 A.F.G. Above Finished Grade
 BLDG. Building
 BLKG. Blocking
 BM. Beam
 B.O. Bottom Of
 CERT. Certificate
 C.I. Contractor Installed
 C.F. Contractor Furnished
 CLR. Clear
 C.L. Center Line
 CLNG. Ceiling
 CONT. Continuous
 COL. Column
 DIA. Diameter
 DET. Detail
 D.F.-L. Douglas Fir-Larch
 DBL. Double
 (E) Existing
 EA. Each
 EQ. Equal
 E.W. Each Way
 FIN. Finish 3.0
 F.O. Face Of
 FT. Foot or Feet
 HDR. Header
 HT. Height
 JST. Joist
 MAX. Maximum
 M.B. Machine Bolt
 MIN. Minimum
 MTD. Mounted
 N.I.C. Not In Contract
 (N) New
 NOM. Nominal
 N.T.S. Not To Scale
 O. Over
 O/A Overall
 O.F. Outside Face,
 Owner Furnished
 O.C.(E,W.)On Center (Each Way)
 O.I. Owner Installed
 OPP. Opposite
 (P) Proposed
 PL. Plate or Property Line
 PLY. Plywood
 PTD. Painted
 P.T. Pressure Treated
 REINF. Reinforced
 RET. Retaining
 R.F. Roof Framing
 R.O. Rough Opening
 S.F. Square Feet
 S.S.D. See Structural Drawings
 SHG. Sheathing
 SHT. Sheet
 SIM. Similar
 SQ. Square
 STD. Standard
 STR. Structural
 T.B.D. To be determined
 T.O. Top Of
 TYP. Typical
 V.I.F. Verify In Field
 W.F. Wall Framing
 W/ With
 W.O. Where Occurs
 W/O.N. Without
 U.O.N. Unless Otherwise Noted
 NOTE: Not all abbreviations and symbols shown here are used

ANNOTATIONS



GENERAL NOTES

- CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS. ALL APPLICABLE LOCAL CODES AND ORDINANCES AS NOTED THROUGHOUT THESE DRAWINGS.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
- THE PROJECT CONTACT SHALL POSSESS ALL APPROVALS AND PERMITS PRIOR TO COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY. THE PROJECT CONTACT IS RESPONSIBLE FOR DETERMINING AND OBTAINING ALL NECESSARY APPROVALS AND PERMITS FOR ALL PROJECT ACTIVITY.
- PROJECT SCOPE IS LIMITED TO WHAT IS LISTED IN THE PROJECT SCOPE SECTION OF THE COVER SHEET.
- THESE PLANS ARE INTENDED FOR STANDARD ON-SITE CONSTRUCTION METHODS ONLY. THE PROJECT CONTACT ASSUMES FULL RESPONSIBILITY AND ANY RISKS ASSOCIATED WITH DEVIATION FROM STANDARD ON-SITE CONSTRUCTION METHODS.
- DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS. REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT CONTACT PRIOR TO CONSTRUCTION.
- BUILDING INSPECTORS MAY APPROVE DEVIATION FROM THESE PLANS. IN SUCH CASE, THE PROJECT CONTACT SHALL NOTIFY ALL OTHERS OF SUCH DEVIATION AND SHALL ASSUME ALL RISKS AND RESPONSIBILITIES ARISING FROM SUCH DEVIATION.
- OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE PROJECT CONTACT FOR CLARIFICATION.
- THE PROJECT CONTACT OR THEIR REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE PROJECT CONTACT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE PROJECT CONTACT SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT. THE DESIGNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON THE PROJECT CONTACT'S LIABILITY INSURANCE COVERAGE.
- PROJECT CONTACT SHALL OBSERVE THE CONSTRUCTION OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THE PROJECT.
- PROJECT CONTACT AND/OR CONTRACTORS SHALL PROPERLY DISPOSE OF ALL WASTE CAUSED BY THEIR WORK. KEEP PREMISES JOB SITE CLEAN OF SUCH WASTE AND SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.
- THE PLAN SET PROVIDED SHOULD ONLY BE MODIFIED UPON DIRECTION OF THE PROJECT CONTACT.
- HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE PROJECT CONTACT SHALL PROVIDE AND/OR SOURCE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS DIRECTLY FROM SUPPLIERS OR FROM THEIR SUBCONTRACTORS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA, AND IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.
- EXISTING SITE INFORMATION FOR THESE DRAWINGS SHALL BE DEEMED TO BE ACCURATE BY THE PROJECT CONTACT. PRIOR TO THE START OF WORK, THE PROJECT CONTACT SHALL COMPARE AND COORDINATE STRUCTURAL AND DESIGN DRAWINGS WITH EXISTING FIELD CONDITIONS. THE PROJECT CONTACT IS RESPONSIBLE FOR CODE-COMPLIANT CHANGES TO THE PLAN SET AND CONTACTING APPROPRIATE PARTIES FOR STRUCTURAL CHANGES TO THE PROJECT. NO DEVIATION FROM THESE PLANS SHALL BE MADE AND BE ACCEPTED EXCEPT UPON WRITTEN APPROVAL FROM THE PROJECT CONTACT.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC), AND OTHER APPLICABLE CODES. THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS. THE PROJECT CONTACT SHALL PROVIDE TERMITE AND MOISTURE PROTECTION AS REQUIRED BY CODE.
- THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR WORKING CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK.
- IT SHALL BE THE PROJECT CONTACT'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY AND ALL UNDERGROUND UTILITIES AND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE OR INTERRUPTION AS A RESULT OF ITS OPERATIONS. THE PROJECT CONTACT SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THESE UNDERGROUND UTILITIES, FACILITIES, AND TO MAINTAIN SERVICE TO THE PROPERTY, AND SHALL BE RESPONSIBLE FOR REPAIR TO SAME IF DAMAGED DURING CONSTRUCTION.
- ANY EXCAVATION MUST COMPLY WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216.
- ANY FOUNDATION AND/OR UTILITY TRENCHES SHALL BE CLEAN AND FREE OF LOOSE MATERIAL AT THE TIME OF CONCRETE AND/OR UTILITY PLACEMENT. THE PROJECT CONTACT SHALL CONDUCT ITS OPERATIONS SUCH THAT EXCAVATIONS REMAIN OPEN FOR A MINIMAL AMOUNT OF TIME BEFORE CONCRETE IS CAST AND/OR UTILITY CONNECTION IS INSTALLED.
- NO PERSON(S) SHALL USE ANY PUBLIC ACCESS ROAD OR FIRE TRAIL FOR THE STORAGE OF ANY CONSTRUCTION MATERIAL, STATIONARY CONSTRUCTION EQUIPMENT, CONSTRUCTION OFFICE, PORTABLE REFUSE CONTAINER, OR EARTH FROM ANY GRADING OR EXCAVATING.
- THE PROJECT CONTACT SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DRAWINGS AND SPECIFICATIONS PROVIDED THROUGHOUT THIS PLAN SET. ANY MATERIAL OMISSIONS OR UPDATES WHICH REQUIRE CORRECTION SHALL BE IDENTIFIED BY THE PROJECT AND THE APPROPRIATE REQUESTS FOR CORRECTIONS SHALL BE MADE IN AN EXPEDITED MANNER AT THE EARLIEST AVAILABLE OPPORTUNITY.
- IT SHALL BE NOTED THAT THESE PLANS HAVE BEEN GENERATED USING LARGELY AUTOMATED SOFTWARE SYSTEMS. WHILE THE DRAWINGS ARE INTENDED TO ACCOUNT FOR ALL REQUIRED BUILDING CODES, LOCAL ZONING AND PLANNING CODES, AND SITE SPECIFIC ISSUES, MATERIAL OMISSIONS OR INACCURACIES MAY EXIST. THEREFORE, IT IS THE RESPONSIBILITY OF THE PROJECT CONTACT TO VERIFY THE ACCURACY AND COMPLETENESS OF THESE PLANS PRIOR TO SUBMISSION AND BUILDING APPROVAL. THE COMMENCEMENT OF PROJECT CONSTRUCTION AND DURING CONSTRUCTION, WHEN INACCURACIES OR OMISSIONS ARE FOUND BY THE PROJECT CONTACT, UPDATES AND/OR ADDITIONS TO THE PLANS SHOULD BE MADE TO REMEDY THEM.
- PROJECT CONTACT IS RESPONSIBLE FOR PREPARING AN OPERATION AND MAINTENANCE MANUAL. THE MANUAL SHALL BE AVAILABLE TO THE BUILDING OCCUPANT.

BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY, ALL LEVELS, DIMENSIONS AND ANGLES SHALL TO BE CHECKED AND VERIFIED, CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES, VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes



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Revisions

No.	Description	Date

ADU

Date Issue Date

COVER

A0.0

Scale 1/2" = 1'-0"

PROJECT CONTACT DEFINITION: THE PROJECT CONTACT IS THE ENTITY LISTED AS THE "PROJECT CONTACT" ON THE COVER SHEET. OTHER THAN THE DESIGNER (HOUSABLE) OF THESE PLANS, THE PROJECT CONTACT SHALL BE THE SOLE PARTY RESPONSIBLE FOR MANAGING AND COORDINATING THE PROJECT. THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION OF THE PROJECT. THE PROJECT CONTACT MAY BE ANY SUFFICIENTLY LICENSED AND INSURED CONTRACTOR, DESIGNER OR ARCHITECT AND/OR THE SOLE/JOINT OWNER OF THE PROPERTY AND/OR THEIR REPRESENTATIVE.

PROJECT CONTACT TERMS: THE PROJECT CONTACT HAS PURCHASED THIS PLAN SET AND ITS SPECIFICATIONS AS IS, AND SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL SPECIFICATIONS AND DESIGN PROPOSED THROUGHOUT THE PROJECT. THE PROJECT CONTACT MAY MAKE UPDATES TO THESE DRAWINGS AND/OR REQUEST UPDATES TO THESE SPECIFICATIONS AND/OR PROVISIONS. THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DOCUMENTS WITH ALL SITE CONDITIONS AND APPLICABLE LOCAL CODES WITH REASONABLE FREQUENCY. THE PROJECT CONTACT SHOULD DESIGNATE THAT ALL OTHER PARTIES INVOLVED IN THE PROJECT ARE PROVIDED WITH THE MOST CURRENT VERSIONS OF THESE DOCUMENTS.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST						
SECTION AA.602						
Effective January 1, 2020						
HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Enforcing Agency	Installer or Designer	Third-Party	
		Tier 1	Tier 2	All	All	All
AA.606.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: Tier 1: At least a 65% reduction with a third-party verification. Tier 2: At least a 75% reduction with a third-party verification. Exception: Equivalent waste reduction methods are developed by workers with local agencies. Building Maintenance and Operation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.616.1 An operation and maintenance manual shall be provided to the building occupant or owner.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.616.2 Where five or more multiunit dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the disposing, storage and collection of non-hazardous materials for recycling, including but not limited to: corrugated cardboard, glass, plastics, organic waste, and metals or meet a locally enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.2(a)(5)(A) if any, will also be exempt from the organic waste portion of this section.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Innovative Concepts and Local Environmental Conditions						
AA.611.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL QUALITY						
Frippers						
4.503.1 Any installed gas frippers shall be a direct-vent, sealed construction type. Any installed recirculator or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emissions limits as applicable, and shall have a permanent label indicating they are certified to meet the emissions limits. Woodstoves, pellet stoves and frippers shall also comply with applicable local ordinances.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be closed during construction.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Mandatory	Prerequisites and Electives ¹	Enforcing Agency	Installer or Designer	Third-Party	
		Tier 1	Tier 2	All	All	All
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.3 Aerosol paints and coatings shall be compliant with product-weighted MFR Limits for RDC and other toxic compounds.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.2.4 Documentation shall be provided to verify that compliant VOC level finish materials have been used.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.4 60% of floor area receiving resilient flooring shall comply with specified VOC criteria.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with formaldehyde emission standards.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AA.504.1 Use composite wood products made with either California Air Resources Board approved re-vented formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AA.504.2 Install VOC compliant resilient flooring systems.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tier 2: At least 100% of the resilient flooring installed shall comply.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				

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	Mandatory	Prerequisites and Electives ¹	Enforcing Agency	Installer or Designer	Third-Party	
		Tier 1	Tier 2	All	All	All
AA.504.3 Thermal insulation installed in the building shall meet the following requirements: Tier 1: Install thermal insulation in compliance with VOC limits. Tier 2: Install insulation which contains no-added formaldehyde (NAF) and is in compliance with Tier 1.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation Moisture Control						
4.505.2 Vapor retarder and cockley break is installed at slab-on-grade foundations.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indoor Air Quality and Exhaust						
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (operable or button), OR functioning as a component of a whole house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of 5-90% to a maximum of 80%.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AA.506.1 Reserved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AA.506.2 (HR) Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AA.506.3 Ductwork appliances shall be used when equipment is located in conditioned space or the equipment must be installed in an isolated mechanical room.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Comfort						
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish total and net heat gain values according to ANSI/ACCA 2 Manual J - 2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 or equivalent.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Mandatory	Prerequisites and Electives ¹	Enforcing Agency	Installer or Designer	Third-Party	
		Tier 1	Tier 2	All	All	All
Outdoor Air Quality Reserved						
Innovative Concepts and Local Environmental Conditions						
AA.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Item 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS						
700.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
700.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate compliance in the discipline they are inspecting.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verifications						
700.3 Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY, ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED, CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES, VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes

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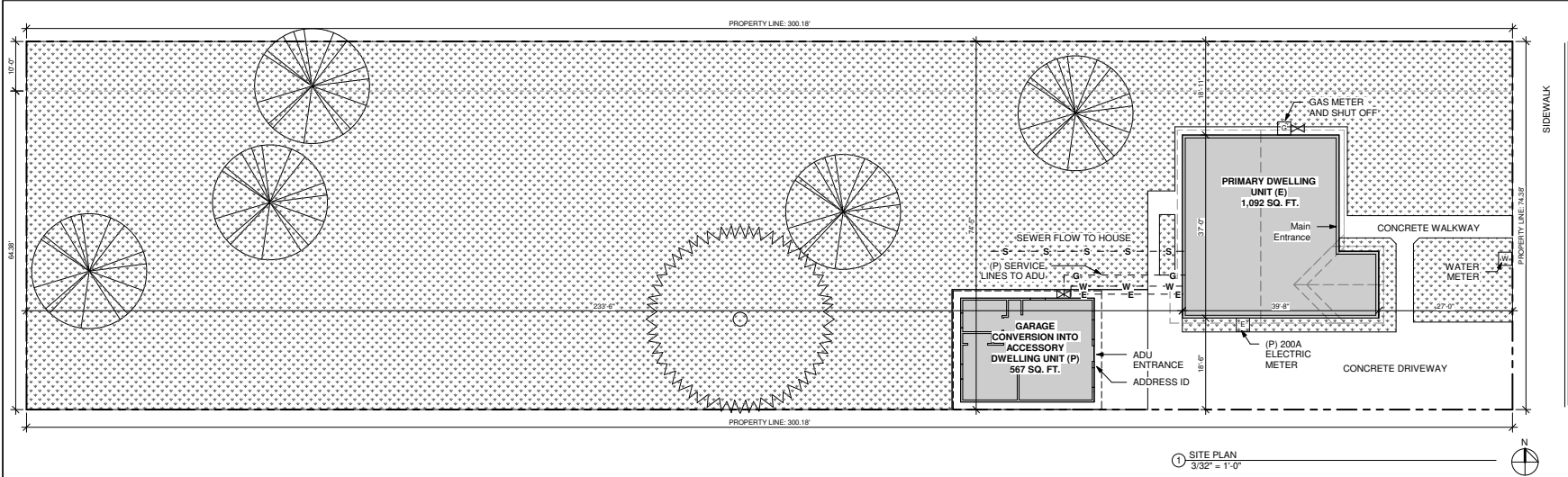
ADU

Date 6/27/2022 5:28:59 PM Issue Date

CALGREEN CHECKLIST

A0.2

Scale



BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY, ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED. CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES. VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes



VICINITY MAP
N.T.S.

- S - S -	SEWER LINES - EXISTING AND PROPOSED NEW LINES: 4" PVC SANITARY LINE WITH 1/4" 1' MIN. FALL, JOINTS AND INSPECTIONS POINTS TO COMPLY WITH APPLICABLE CODES
- W - W -	WATER LINES - EXISTING AND PROPOSED NEW LINES: 3/4" PVC WATER LINE, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH APPLICABLE CODES
- G - G -	GAS LINES - EXISTING AND PROPOSED NEW LINES: 3/4" NATURAL GAS SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES
- E - E - E -	ELECTRICAL SERVICE LINE TO ADU
[Solid Grey]	EXISTING WALLS TO REMAIN
[Dotted Grey]	PROPOSED WALLS
[Circular Pattern]	LANDSCAPE (PERMEABLE)
[Horizontal Lines]	CONCRETE SURFACE (IMPERMEABLE)
[Vertical Lines]	TILE SURFACE (PERMEABLE)
[Cross-hatch]	GRAVEL (PERMEABLE)
[W E G]	UTILITY METERS AND SHUT-OFFS: WATER, ELECTRICAL, GAS
[Valve Symbol]	SHUT-OFF VALVE
[Cleanout Symbol]	WASTE LINE CLEANOUT

SITE PLAN LEGEND
N.T.S.

GENERAL SITE PLAN NOTES:

- PROPOSED ADU TO BE LOCATED WITHIN THE FOOTPRINT OF THE EXISTING GARAGE AS INDICATED ON THE SITE PLAN;
- ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED PRIOR TO COMMENCING ANY WORK ON SITE. VERIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - A. EXISTING SPACE AND EXISTING FRAMING;
 - B. EXISTING UTILITIES AND VIABLE CONNECTION ROUTES.
- SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED IN RESIDENTIAL GROUP R OCCUPANCIES WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A BUILDING PERMIT OCCUR. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND APPLICABLE PROVISIONS OF CBC, CRC, CFC, AND COUNTY OR MUNICIPAL STANDARDS.
- THE PROJECT DOES NOT INCLUDE ANY LANDSCAPE DESIGN.

ADDRESS IDENTIFICATION NOTES:

- ADU ADDRESS IDENTIFICATION TO BE ASSIGNED
- ADDRESS SPEC - THE ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, AND EACH CHARACTER SHALL BE NOT LESS THAN 4-INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5-INCH.

PUBLIC RIGHT OF WAY:

- THERE IS AN EXISTING CURB CUT FOR THE PROPERTY, TO REMAIN. THE PROJECT DOES NOT INCLUDE ANY WORK IN THE PUBLIC RIGHT OF WAY.

UTILITIES:

- UTILITY CONNECTIONS ARE INDICATED ON THE SITE PLAN AND LABELED.
- THE PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR SHALL CONFIRM THE LOCATION, SIZE AND CAPACITY OF ALL UTILITY LINES INCLUDING, BUT NOT LIMITED TO, GAS SERVICE, WATER SERVICE, SEWER/WASTE SERVICE, ELECTRICITY AND DATA SERVICE. THE PROPOSED SERVICE CONNECTIONS FOR THE ADU SHALL BE VERIFIED AND DETERMINED TO BE VIABLE CONNECTION PATHS PRIOR TO COMMENCING WORK ON THE PROJECT. IF ANY REQUIRED UTILITY LINE OR CONNECTION IS MISSING, DISPLACED OR OTHERWISE INACCURATE, THE CONTRACTOR AND/OR PROJECT CONTACT SHALL NOTIFY ALL PARTIES AND A REVISION TO THE PLANS SHALL BE MADE.
- WATER SUPPLY: ADU TO BE CONNECTED TO THE COLD WATER SUPPLY TO THE PRIMARY DWELLING.
- SEWER: ADU TO BE CONNECTED TO THE SEWER LINE ON THE PROPERTY.
- ELECTRICAL ENERGY: PROVIDE MAIN SWITCH FOR THE ADU IN THE MAIN DWELLING/ELECTRICAL PANEL BOARD. INSTALL ELECTRICAL SUBPANEL IN THE ADU.
- GAS: ADU TO BE CONNECTED TO THE GAS SUPPLY TO THE PRIMARY DWELLING. NO GAS SUPPLY IN THE ADU (ADU HOT WATER SUPPLY WILL BE CONNECTED TO THE PRIMARY DWELLING WATER HEATER).
- WATER MAINS AND SERVICES, INCLUDING METERS, MUST BE LOCATED AT LEAST 1' HORIZONTALLY FROM OR AT LEAST 1' VERTICALLY ABOVE ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE (SEWER LATERAL), CALIFORNIA WATERWORKS STANDARDS, TITLE 22, CHAPTER 16, SECTION 6452.

DRAINAGE NOTES:

- EXISTING GUTTERS, DOWNSPOUTS AND SITE DRAINAGE TO REMAIN. NO CHANGE.

STRUCTURE CONVERSION NOTES:

- REMOVE COMPONENTS OF EXISTING CONSTRUCTION WHERE INDICATED ON DRAWINGS OR AS REQUIRED TO COMPLETE NEW WORK SHOWN OR IF EXISTING STRUCTURE REQUIRES REPLACEMENT.
- PROVIDE ADEQUATE TEMPORARY SUPPORT FOR ALL PORTIONS OF THE EXISTING STRUCTURE WHICH MAY BE AFFECTED BY THE REMOVAL OF ADJACENT OR CONNECTION COMPONENTS, UNTIL PERMANENT SUPPORT AND BRACING HAS BEEN INSTALLED. DO NOT DRILL OR CUT EXISTING JOISTS BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED.
- TAKE NECESSARY PRECAUTIONS TO MINIMIZE DAMAGE TO EXISTING COMPONENTS AND FINISHES TO REMAIN.
- SALVAGE EXISTING MATERIALS WHICH ARE TO BE REUSED IN THE NEW CONSTRUCTION.
- PROPERLY DISPOSE OF ALL REMOVED MATERIALS WHICH WILL NOT BE REUSED IN THE NEW CONSTRUCTION.
- WHERE PORTIONS OF THE STRUCTURE HAVE BEEN EXPOSED TO THE WEATHER AS A RESULT OF THE REQUIRED DEMOLITION, TEMPORARY WEATHER PROTECTION SHALL BE PROVIDED UNTIL THE EXPOSED PORTIONS HAVE BEEN ENCLOSED BY THE NEW CONSTRUCTION.
- PROTECT EXISTING SURFACES TO MINIMIZE REPAIR, CLEANING, AND REFINISHING. RESTORE SURFACES DISTURBED BY DEMOLITION TO ORIGINAL CONDITION AND PATCH SURFACES VISIBLE AFTER DEMOLITION TO MATCH ADJACENT FINISH CONDITIONS.
- ANY EXISTING ELECTRICAL AND/OR PLUMBING WORK WHICH IS NOT COMPLIANT WITH CURRENT CODES SHALL BE REMOVED.
- ANY EXISTING PLUMBING WORK THAT IS TO BE ABANDONED SHALL BE CAPPED OFF WITHIN EXISTING WALLS SO THAT FINISH SURFACE IS SMOOTH AND UNINTERRUPTED.

SITE PREPARATION NOTES:

- TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
- SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SITE PREPARATION AS DESCRIBED IN THIS SECTION INCLUDING UTILITY CONNECTIONS. PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS.
- BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 8 INCHES (2 INCHES AT UTILITY TRENCHES), COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D-1557, IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED.
- DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL. BACKFILL AND COMPACT AS NECESSARY.
- TRENCHING SHALL BE TRUE TO GRADES INDICATED, EXTEND UTILITY TRENCHES TO BE SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERLY SUPPORT TRENCHES. UNUSUAL CONDITIONS NOT COVERED IN THE PROJECT, IF ENCOUNTERED, SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECTS CONTACT AND RESOLVED ACCORDING TO APPLICABLE CODES.
- IF DEEMED NECESSARY, HAZARDOUS WASTE TESTING SHALL BE CONDUCTED INCLUDING ASBESTOS TESTING & REMEDIATION.
- AVOID LAND-DISTURBING WORK DURING ANY WET WEATHER SEASON. PROJECT CONTACT TO VERIFY CLIMATE AND WEATHER FORECASTS PRIOR TO COMMENCING THE LAND-DISTURBING WORK.
- EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED, INSTALL APPROPRIATE/PROTECTIVE FENCING/PERIMETER CONTROLS PRIOR TO COMMENCING WORK.
- ALL IMPERVIOUS SURFACES SHALL BE SWEEP (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.
- ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO THE STREET.
- PROJECT CONTACT AND SUBCONTRACTORS MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

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Revisions		
No.	Description	Date

ADU

Date: 6/27/2022 5:29:00 PM Issue Date

SITE PLAN

A1.0

Scale As indicated

PROJECT CONTACT DEFINITION: THE PROJECT CONTACT SHALL BE THE SOLE RESPONSIBLE PARTY FOR MANAGING AND COORDINATING ALL REQUIRED COMMUNICATIONS AND MANAGEMENT OF THE FEASIBILITY, DESIGN, PLANNING, ENGINEERING, PERMIT APPROVAL, AND CONSTRUCTION OF THE PROJECT. THE PROJECT CONTACT MAY BE A SUFFICIENTLY LICENSED AND INSURED CONTRACTOR, ENGINEER OR ARCHITECT AND/OR THE LEGAL OWNER OF THE PROPERTY AND/OR THEIR REPRESENTATIVE. SEE PROJECT CONTACT INFORMATION AS DEFINED IN THE PROJECT CONTACT SECTION IN PROJECT DIRECTORY.

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Project Notes

Construction Best Management Practices (BMPs)

Materials & Waste Management

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when sites is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to ensure they are not overflowing. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Pollutant Control

- Duct openings and other related air distribution component openings shall be covered during construction.
- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
- Paints, stains and other coatings shall be compliant with VOC limits.
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for R0C and other toxic compounds.
- Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
- Carpet and carpet systems shall be compliant with VOC limits.
- 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.

Equipment Management & Spill Control

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Installer and Special Inspector Qualifications

- All MEP systems including but not limited to electrical, solar, plumbing, gas, HVAC installers are trained and certified in the proper installation of such systems.
- Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
- Verification of compliance with applicable codes may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

Enhanced Durability and Reduced Maintenance

- Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Earthmoving

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc..
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - A. Unusual soil conditions, discoloration, or odor.
 - B. Abandoned underground tanks.
 - C. Abandoned wells.
 - D. Buried barrels, debris, or trash.

Construction Waste Reduction, Disposal and Recycling

- A minimum of 65% of the non-hazardous construction waste generated at the site shall be diverted to recycle or salvaged. This is achieved by submitting a Waste Management Plan for approval by the Building and Safety Department prior to construction or demolition permit issuance and providing documentation to demonstrate compliance with the Waste Management Plan after completion of construction or demolition and/or prior to final permit inspection.

Paving/Asphalt Work

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc..
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filler fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout.
- Collect and recycle or appropriately dispose of temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal

Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.
- Storm drain polluters may be liable for fines. Check with the local Planning Office or applicable Water Pollution Prevention Organization for more information.



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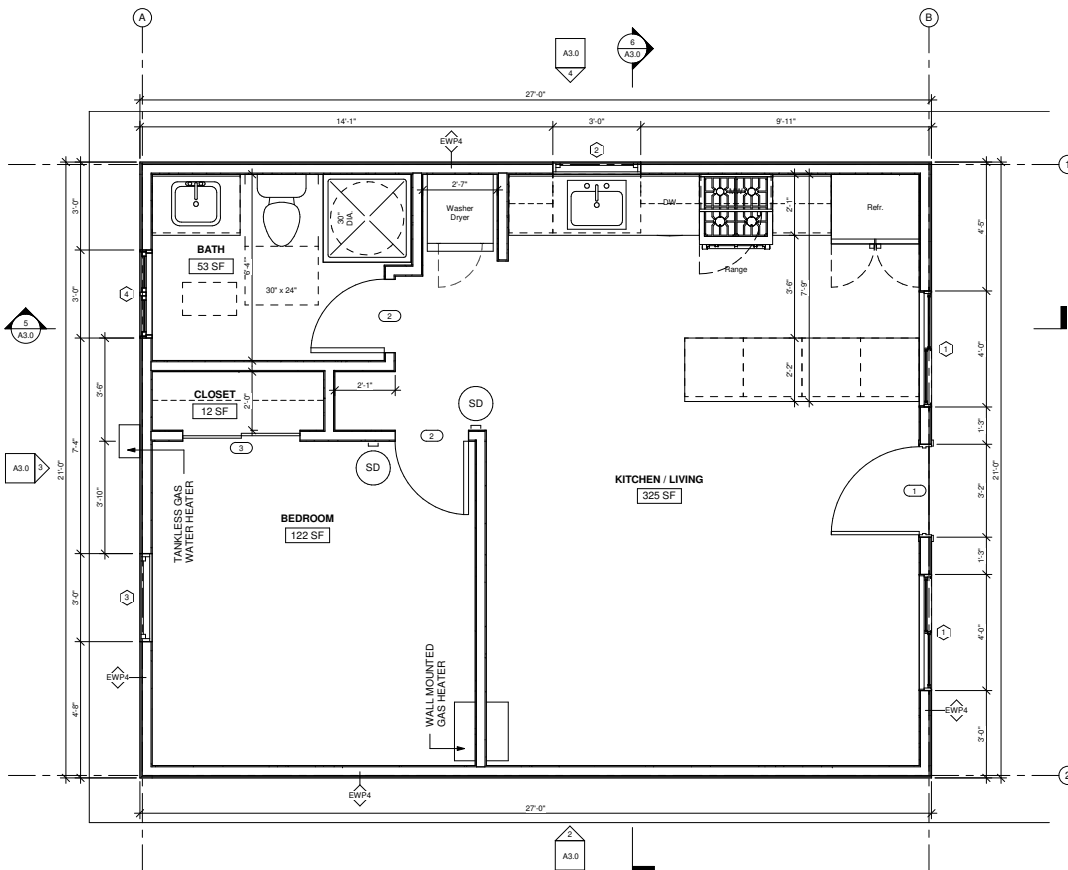
CONSTRUCTION BMP'S

A1.1

Scale

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1 FLOOR PLAN
1/2" = 1'-0"

FLOOR PLAN GENERAL NOTES:

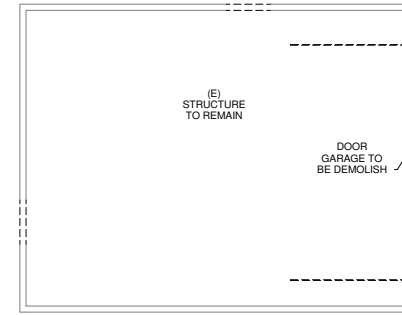
- SEE SHEET A4 FOR ASSEMBLIES AND ROOM FINISH, WINDOWS, DOORS SCHEDULE.
- SEE SHEET A5 FOR ELECTRICAL APPLIANCE SCHEDULE.
- SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72.
- CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup.

ATTIC ACCESS:

- NO ATTIC ACCESS (NO ATTIC).

ROOF PLAN GENERAL NOTES:

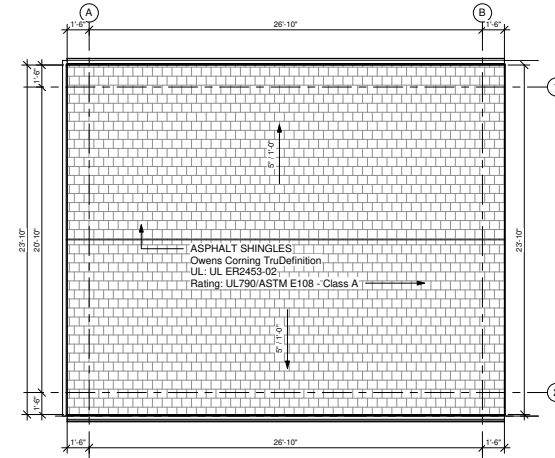
- SEE SHEET A4 FOR DETAILS ON STRUCTURE AND ASSEMBLY.
- SEE NOTES FOR OVERHANG DIMENSIONS ON SHEET A3 SECTIONS.
- FOR PLUMBING AND/OR DUCTING VENTS, IF APPLICABLE, INSTALL GALVANIZED IRON ROOF JACKS, AS REQUIRED.



3 EXISTING AND DEMOLITION PLAN
1/4" = 1'-0"

— EXISTING TO REMAIN - - - EXISTING TO BE DEMOLISHED

2 EXISTING AND DEMOLITION
1/8" = 1'-0"



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

ROOF PLAN GENERAL NOTES:

- SEE SHEET A4 FOR DETAILS ON STRUCTURE AND ASSEMBLY.
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ROOF VENTILATION NOTES:

- NO VENTILATION IS REQUIRED PER SELECTED CLOSED-CELL SPRAY FOAM INSULATION IN THE RAFTER CAVITY, W/ NO AIR CIRCULATION CHANNELS, REF A4.1
- R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES, UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILING MEMBERS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS

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Housable
DRAFTING SERVICES

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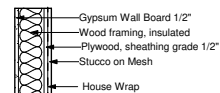
FLOOR PLAN, ROOF PLAN

A2.0

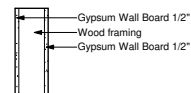
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EW-3 EXTERIOR WALL TYPICAL 2x4



WI-4 INTERIOR WALL TYPICAL



- NOTES:**
- INSULATION: MIN. R-15. MINERAL WOOL OR FIBERGLASS

- NOTES:**
- IN BATHROOMS USE WATERPROOF CEMENT BACKER BOARDS OR GREEN-BOARDS.
 - USE CEMENT BACKER BOARDS IN WALL AREAS IN DIRECT CONTACT WITH WATER.

TYPICAL ASSEMBLIES
1 1/2" = 1'-0"

A4 ROOM FINISH SCHEDULE

Number	Name	Area	Ceiling Finish	Wall Finish	Floor Finish
1	KITCHEN / LIVING	325 SF	White Paint	White Paint	Laminate Plank Floor
2	BEDROOM	122 SF	White Paint	White Paint	Laminate Plank Floor
3	CLOSET	12 SF	White Paint	White Paint	Laminate Plank Floor
4	BATH	53 SF	White Paint	White Paint	Ceramic Tiles
		512 SF			

A4 DOOR SCHEDULE

Type Mark	Count	Function	Operation	Height	Width	Type Comments
1	1	Exterior	Swing	6'-8"	3'-0"	EXISTING DOOR TO REMAIN
2	2	Interior	Swing	6'-8"	2'-6"	
3	1	Interior	Sliding	6'-8"	4'-0"	

A4 WINDOW SCHEDULE

Type Mark	Count	Operation	Sill Height	Head Height	Height	Width	Comments
1	2	Sliding	3'-2"	7'-2"	4'-0"	4'-0"	EXISTING WINDOW TO REMAIN
2	1	Single-Hung	3'-2"	6'-8"	5'-6"	3'-0"	EXISTING WINDOW TO REMAIN
3	1	Single-Hung	3'-6"	6'-8"	3'-0"	3'-0"	EXISTING WINDOW TO REMAIN
4	1	Sliding	4'-8"	6'-8"	2'-0"	3'-0"	EXISTING WINDOW TO REMAIN

ROOM FINISHES NOTES:

- BATHROOM TILES AND UNDERLAYMENT SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
- FLOORING SHALL BE TYPE AND COLOR AS SELECTED BY PROJECT CONTACT.
- KITCHEN COUNTER-TOPS, SPLASH AND CABINERY SHALL BE COLOR AND FINISH AS SELECTED BY PROJECT CONTACT.
- CONSULT PROJECT CONTACT FOR ALL INTERIOR TRIM INCLUDING, BUT NOT LIMITED TO, CEILING MOLDINGS, LIGHTING MOLDINGS, WOOD BASES AND DOOR AND WINDOW CASINGS.

DRYWALL:

- USE 5/8" GYPSUM BOARD THROUGHOUT THE BUILDING.
- DRYWALL (SHEETROCK) IS THE INTERIOR FINISH MOST COMMONLY USED IN RESIDENTIAL CONSTRUCTION. THE FOLLOWING GUIDELINES PERTAIN TO ITS APPLICATION. SAME APPLIES TO WATERPROOF CEMENT WALL BOARDS.
- WALLBOARDS SHALL NOT BE INSTALLED WITHOUT WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
- WHEN PRACTICAL, WALLBOARD SHOULD BE APPLIED FIRST TO THE CEILINGS, AND THEN TO WALLS. SHEETS SHOULD BE BROUGHT INTO CONTACT BUT NOT FORCED INTO PLACE. SPACES BETWEEN SHEETS SHOULD NOT EXCEED 1/4" AND TAPERED EDGES SHOULD BE PLACED NEXT TO EACH OTHER WHEREVER POSSIBLE.
- CUTOUTS FOR ELECTRICAL OUTLETS, PIPES, FIXTURES OR OTHER SMALL OPENINGS SHOULD BE CUT OUT NEATLY WITH A MAXIMUM CLEARANCE OF 1/4". IF THERE ARE ANY GAPS EXCEEDING 1/4", THEY MUST BE FILLED WITH TAPING COMPOUND AND DRYWALL TAPE.
- NAILING:
 - NAILS SHOULD BE DRIVEN SO THAT THE HEAD LIES IN A SMALL DIMPLE FORMED BY THE LAST BLOW OF THE HAMMER. TAKE CARE NOT TO FRACTURE THE BOARD WHEN NAILING. FRACTURES OF THE WALLBOARD CAUSED BY OVER DRIVING MUST BE CORRECTED BY ADDITIONAL NAILING. NAILS MUST BE BETWEEN 3/8" AND 1" FROM THE EDGES, AND NAILS ON ADJACENT EDGES SHOULD BE OPPOSITE EACH OTHER. IF YOU ARE USING THE SINGLE NAILING SYSTEM, THE NAILS SHOULD BE SPACED 7" ON CENTER ON THE CEILINGS AND 8" ON CENTER ON THE WALLS. THE DOUBLE NAILING SYSTEM IS ALSO PERMITTED. GROUPS OF TWO NAILS 2 - 2 1/2" APART ARE SPACED 12" ON CENTER IN THIS SYSTEM. APPROVED SCREWS MAY ALSO BE USED TO APPLY WALLBOARD.
 - SCREWS MUST BE PLACED 3/8" FROM THE END OR EDGES OF THE BOARD AND SPACED 12" ON CENTER. SCREWS MUST BE USED FOR FASTENING WALLBOARD AT POCKET DOORS.
 - FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS OR FIRE RESISTIVE ASSEMBLIES. ALL EDGES OF BRACED WALL PANELS AND FIREWALLS MUST BE NAILED TO FRAMING.
- CORNERS:
 - ALL METAL REINFORCED CORNERS MUST FIT SNUGLY AGAINST WALLBOARD AND SHOULD BE NAILED APPROXIMATELY 12" ON CENTER.
 - ALL "L" EDGE METAL TRIM SHOULD BE NAILED EVERY 6". PAPERBACK CORNER BEAD IS ACCEPTABLE IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- BATHROOM:
 - WATERPROOF CEMENT WALL BOARD SHALL BE USED IN THE BATHROOM AND BACKED WITH A VAPOR BARRIER.
 - 60 CEMENT-COATED BOX NAIL, OR 1 7/8" DRYWALL NAIL.
 - SCREWS SHALL BE LONG ENOUGH FOR THE FULL-DIAMETER PORTION TO PENETRATE INTO WOOD FRAMING NOT LESS THAN 5/8 INCH AND THROUGH METAL FRAMING NOT LESS THAN 1/4 INCH.

DOORS AND WINDOWS SCHEDULE NOTES:

- ALL MOUNTING ACCESSORIES SHALL BE PROVIDED ACCORDING TO MANUFACTURER'S REQUIREMENTS. AND MUST COMPLY WITH CBC 1010.1.9
- DOORS/WINDOWS MANUFACTURER, MODEL AND DETAILS ARE FOR DESIGN PURPOSES AND SHALL BE VERIFIED WITH THE PROJECT CONTACT.
- DURING CONSTRUCTION AND INSTALLATION ANY DOORS AND WINDOWS CAN BE REPLACED WITH EQUIVALENT BRAND AND MODEL PROVIDED IT MEETS ALL THE REQUIREMENTS FOR:
 - ENERGY PERFORMANCE;
 - EGRESS (IF APPLICABLE);
 - TEMPERED GLAZING (IF APPLICABLE);
 - SIZE (GLAZED AREA FOR NATURAL LIGHT ACCESS);
 - DOES NOT IMPACT THE STRUCTURAL PLAN.
- PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR TO VERIFY MANUFACTURER'S RECOMMENDATIONS FOR, BUT NOT LIMITED TO: ROUGH OPENING SIZES AND INSTALLATION PRIOR TO COMMENCING THE FRAMING.
- PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR TO VERIFY ALL WINDOW DIMENSIONS, MODELS, ROUGH OPENINGS IN THE FRAMING DURING CONSTRUCTION AND TEMPERED GLAZING REQUIREMENTS PRIOR TO ORDERING DOORS AND WINDOWS FOR THE PROJECT.
- ALL DOORS AND WINDOWS SHALL BE INSTALLED AND WATERPROOFED ACCORDING TO THESE PLANS AND MANUFACTURER'S RECOMMENDATIONS. TYPICAL FLANGED WINDOW AND DOOR SHALL BE WATERPROOFED WITH HUBER ZIP SYSTEM OR SIMILAR SILL PANS, SILL JAMB AND HEADER FLASHING.
- ALL WINDOWS AND DOORS WITH GLAZING SHALL HAVE THE CERTIFYING LABEL ATTACHED, SHOWING U-VALUE. THE LABEL SHALL BE NOT REMOVED UNTIL THE FINAL INSPECTION.

EMERGENCY ESCAPE (EGRESS) WINDOWS (CBC 1030 and CRC R310.1)

- AT LEAST ONE WINDOW IN EACH BEDROOM IS REQUIRED TO MEET THESE REQUIREMENTS:
 - MINIMUM NET 5.7 SQFT OF OPENABLE AREA;
 - MINIMUM NET 20" CLEAR WIDTH WHEN OPEN;
 - MINIMUM NET 20" CLEAR HEIGHT WHEN OPEN;
 - MAXIMUM HEIGHT OF 44" FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING;

TEMPERED GLAZING REQUIREMENTS (CBC 2406 and CRC 308.1, R308.4)

- ALL DOORS WITH GLAZING SHALL BE OF TEMPERED GLAZING.
- WINDOW GLAZING REQUIREMENTS ARE INDICATED ON THE FLOOR PLAN SHEET A2.0.
- PROJECT CONTACT AND/OR THEIR LICENSED CONTRACTOR TO VERIFY TEMPERED GLAZING REQUIREMENTS PRIOR TO WINDOW ORDERING AND INSTALLATION. SEE THE REQUIREMENTS BELOW.
- TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - WITHIN A 2' ARC OF EITHER THE EDGE OF A DOOR AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - ADJACENT TO A BOTTOM STAIR LANDING WHERE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE LANDING.
 - ADJACENT TO STAIRS WHERE GLAZING IS LOCATED LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - WITHIN A PORTION OF WALL ENCLLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
 - WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
 - EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR
 - EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FINISHED FLOOR
 - WHERE A WALKING SURFACE IS WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING
- WHERE REQUIRED, TEMPERED GLAZING (EXCEPT TEMPERED SPANDEL GLASS) SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRING, LASER ETCHED, OR EMOSSOED). A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

BEFORE COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY, ALL LEVELS, DIMENSIONS AND ANGLES HAVE TO BE CHECKED AND VERIFIED. CALL 811 TO VERIFY LOCATIONS OF EXISTING UTILITIES. VERIFY ACCURACY AND COMPLETENESS OF THE PLANS, AND APPROVAL OF PERMITS NECESSARY FOR THE PROJECT.

Project Notes

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DRAFTING SERVICES

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Revisions

No.	Description	Date

ADU

Date: 6/27/2022 5:29:04 PM Issue Date:

TYPICAL ASSEMBLIES,
SCHEDULES

A4.0

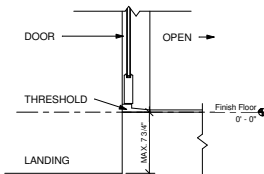
Scale 1 1/2" = 1'-0"

PROJECT CONTACT DEFINITION: THE PROJECT CONTACT SHALL BE THE SOLE RESPONSIBLE PARTY FOR MANAGING AND COORDINATING ALL REQUIRED COMMUNICATIONS AND MANAGEMENT OF THE FEASIBILITY, DESIGN, PLANNING, ENGINEERING, PERMIT APPROVAL, AND CONSTRUCTION OF THE PROJECT. THE PROJECT CONTACT MAY BE A SUFFICIENTLY LICENSED AND INURED CONTRACTOR, ENGINEER OR ARCHITECT AND/OR THE REGISTERED OWNER OF THE PROPERTY AND/OR THEIR REPRESENTATIVE. SEE PROJECT CONTACT INFORMATION AS DEFINED IN THE "PROJECT CONTACT" SECTION IN PROJECT DIRECTORY.

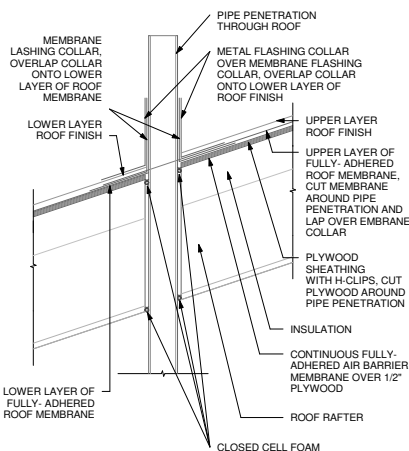
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5 ENTRANCE THRESHOLD / LANDING

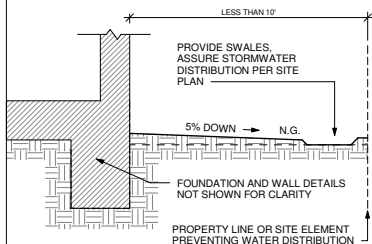
SINGLE FAMILY RESIDENCE
LANDING: MIN. LENGTH 36"
MIN. WIDTH 36"



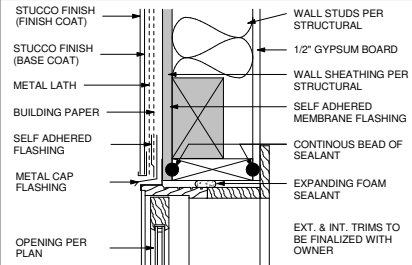
6 ROOF PENETRATION DETAIL



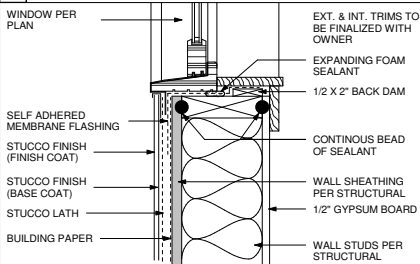
8 FOUNDATION DRAINAGE W/ SWALES



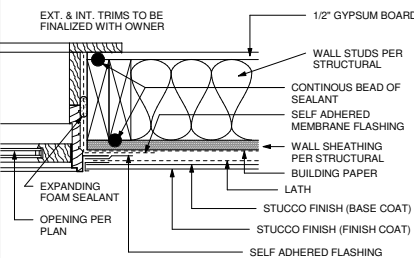
1 WINDOW HEAD DETAIL



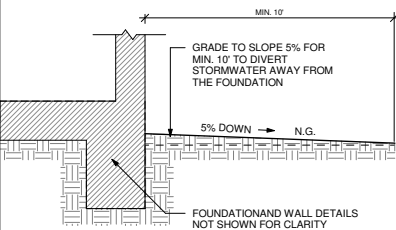
2 WINDOW SILL DETAIL



3 WINDOW JAMB DETAIL



4 FOUNDATION DRAINAGE FOR MIN. 10' PROPERTY LINE/BLDG CLEARANCE



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Project Notes



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Revisions		
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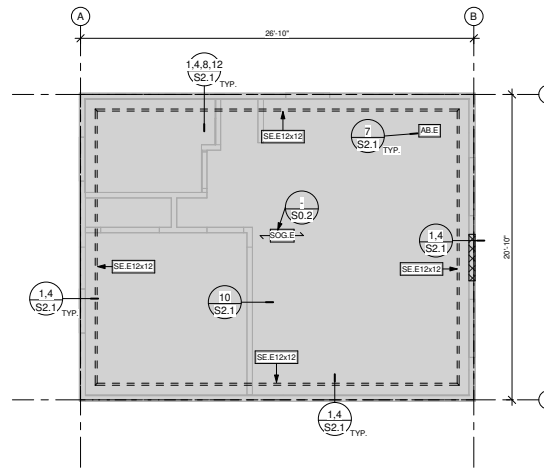
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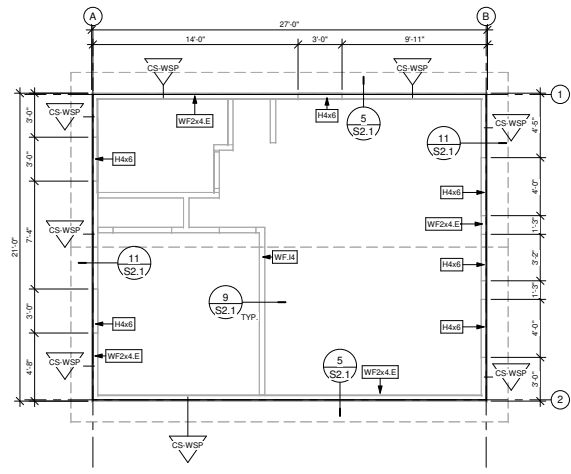
TYPICAL DETAILS

A7.0

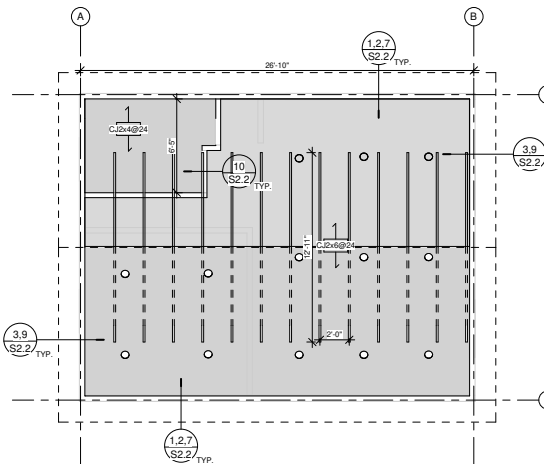
Scale As indicated



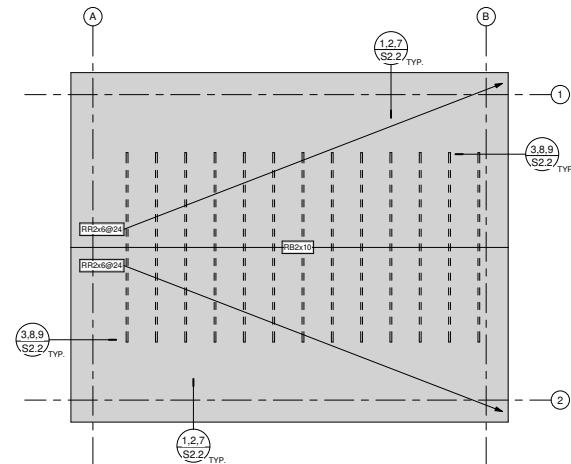
1 FOUNDATION AND HOLD DOWNS PLAN
1/4" = 1'-0"



2 WALL FRAMING PLAN
1/4" = 1'-0"



3 CEILING FRAMING PLAN
1/4" = 1'-0"



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

S1 FOUNDATION KEYNOTES	
Key Value	Keynote Text
SE E12x12	FOUNDATION - EXISTING THICKENED SLAB EDGE FOOTING TO REMAIN, UNDERPIN IF NECESSARY. MIN. WIDTH 12". MIN. 12" BELOW NATURAL GRADE OR COMPACTED SOIL.
SOG.E	FOUNDATION - EXISTING CAST-IN-PLACE SLAB ON GRADE TO REMAIN. MIN. 4" THICKNESS. MIN. REINFORCEMENT: 2 #4 BARS AT THE BOTTOM AND AT THE TOP.

S1 HOLD DOWN KEYNOTES	
Key Value	Keynote Text
AB.E	HOLD DOWNS - VERIFY AND ADD MISSING ANCHOR BOLTS IN EXISTING SILL PLATE. ANCHOR BOLTS 5/8x10 WITH 3x3x1/4 PLATE WASHERS. TO BE INSTALLED 4 1/2" - 12" FROM ANY END OR SPLICES AND MAX 4" IN-BETWEEN. CONCRETE HOLE MIN. 1 1/8", MIN. 7" EMBEDMENT. MOUNTED IN ANCHORING EPOXY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

S1 BRACED WALL KEYNOTES	
Key Value	Keynote Text
CS-WSP	BRACED WALL - WALL LINES DESIGNATED WITH THIS SYMBOL ARE TO BE CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL MEETING THE REQUIREMENTS OF CRC SECTION R602.10.4; WOOD STRUCTURAL PANEL (WSP), 2x4 STUDS @ 16" O.C. SHEATHING: 1/2" PLYWOOD OR OSB SHEATHING. NAILING: 8D COMMON NAILS, 6" EDGES, 12" FIELD. 5/8" DIA. x 12" ANCHOR BOLTS @ 6' O.C., 2X BLOCKING AT PANEL EDGES.

S1 WALL FRAMING KEYNOTES	
Key Value	Keynote Text
H4x6	WALL FRAMING - HEADER MIN. 4x6.
WF2x4.E	WALL FRAMING - EXISTING, 2x4 @ 16" O.C. TO REMAIN W/ ANCHOR BOLTS MAX. @ 4'-0" O.C. - SEE SHEAR WALL SCHEDULE AND HOLD DOWN SCHEDULE FOR ADDITIONAL INFORMATION ON ANCHOR BOLTS SPACING AND HOLD DOWNS.
WF.14	WALL FRAMING - NON-BEARING INTERIOR WALL FRAMING, 2x4 @ 16" O.C. SHALL BE CONNECTED TO SLAB WITH SPLIT DRIVE CONCRETE ANCHORS 1/4x3 @ 4'.

TYPICAL HEADER SCHEDULE			
OPENING	1ST STORY	TRIMMER	KING STUD
	HEADER		
UP TO 6'-0"	4x6	(1) 2x4	(1) 2x
6'-0" - 8'-0"	4x8	(2) 2x4	(2) 2x
8'-0" - 10'-0"	4x10	(2) 2x4	(2) 2x

S1 ROOF FRAMING KEYNOTES	
Key Value	Keynote Text
CJ2x4@24	ROOF FRAMING - 2x4 CEILING JOISTS @ 24" O.C. - MAX SPAN 7'-3"
CJ2x6@24	ROOF FRAMING - 2x6 CEILING JOISTS @ 24" O.C. - MAX SPAN 10'-8"
RB2x10	ROOF FRAMING - 2x10 RIDGE BOARD.
RR2x6@24	ROOF FRAMING - 2x6 ROOF RAFTERS @ 24" O.C. - MAX SPAN 11'-11"

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STRUCTURAL PLANS

S1.0

Scale As Indicated

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RESIDENTIAL MEASURES SUMMARY

Project Address		RMS-1	
Blair Street, Buena Park, CA 92622		Building Type	Medium-Density Residential
City/County/Zip: Buena Park, CA 92622		Permit Number	024/2022
Inspector: [Name]		Issue Date	08/10/2022
Contractor: [Name]		Project Value	\$67,000

INSULATION, Sheer, Blinds, Park

Room	Area	Status
Door	90	Met
Window	100	Met
Wall	100	Met
Floor	100	Met
Ceiling	100	Met

FENESTRATION

Orientation	Area	U-Value	SHGC	Overhang	Shading	Shades	Status
North	37.0	0.30	0.52	1.00	0.10	Met	Met
South	0.0	0.30	0.52	1.00	0.10	Met	Met
East	0.0	0.30	0.52	1.00	0.10	Met	Met
West	0.0	0.30	0.52	1.00	0.10	Met	Met

HVAC SYSTEMS

System	Min. Eff.	Coil	Min. Eff.	Thermostat	Status
Furnace	80%	85%	80%	90%	Met
A/C	13 SEER	85%	80%	90%	Met

HVAC DISTRIBUTION

System	Coil	Duct Location	Duct R-Value	Status
Furnace	85%	Unattested	6	Met
A/C	85%	Unattested	6	Met

WATER HEATING

System	Gallons	Min. Eff.	Distribution	Status
Water Heater	6.0	0.07	Unattested	Met

Other Systems

System	Min. Eff.	Coil	Min. Eff.	Thermostat	Status
Other	80%	85%	80%	90%	Met

Summary of Measures

Measure ID	Description	Status
110-0001	Single family residence located in accordance with 12 or more energy efficiency measures and owner has provided evidence of the measures.	Met
110-0002	Minimum Solar Area: The solar zone must have an unobstructed area of 100 square feet.	Met
110-0003	Shading: The solar zone must contain any shade trees, including but not limited to vines, awnings, pergolas, and other shading devices.	Met
110-0004	Shading: The solar zone must have an unobstructed area of 100 square feet.	Met
110-0005	Shading: The solar zone must contain any shade trees, including but not limited to vines, awnings, pergolas, and other shading devices.	Met
110-0006	Shading: The solar zone must have an unobstructed area of 100 square feet.	Met
110-0007	Shading: The solar zone must contain any shade trees, including but not limited to vines, awnings, pergolas, and other shading devices.	Met
110-0008	Shading: The solar zone must have an unobstructed area of 100 square feet.	Met
110-0009	Shading: The solar zone must contain any shade trees, including but not limited to vines, awnings, pergolas, and other shading devices.	Met
110-0010	Shading: The solar zone must have an unobstructed area of 100 square feet.	Met

2019 Low-Rise Residential Mandatory Measures Summary

Building Envelope Measures:

Measure ID	Description	Status
§ 110.0001	Weatherstripping: Single-family residential buildings with multiple doors shall have weatherstripping on each door.	Met
§ 110.0002	Weatherstripping: Single-family residential buildings with multiple windows shall have weatherstripping on each window.	Met
§ 110.0003	Weatherstripping: Single-family residential buildings with multiple doors and windows shall have weatherstripping on each door and window.	Met
§ 110.0004	Weatherstripping: Single-family residential buildings with multiple doors and windows shall have weatherstripping on each door and window.	Met
§ 110.0005	Weatherstripping: Single-family residential buildings with multiple doors and windows shall have weatherstripping on each door and window.	Met

Fenestration Measures:

Measure ID	Description	Status
§ 110.0006	U-Value and SHGC: Windows must meet U-value and SHGC requirements.	Met
§ 110.0007	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0008	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0009	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0010	Overhang and Shading: Windows must have overhangs and shading devices.	Met

HVAC Distribution Measures:

Measure ID	Description	Status
§ 110.0011	Duct R-Value: Ducts must meet minimum R-value requirements.	Met
§ 110.0012	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0013	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0014	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0015	Duct Location: Ducts must be located in unconditioned space.	Met

Water Heating Measures:

Measure ID	Description	Status
§ 110.0016	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0017	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0018	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0019	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0020	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met

Other Measures:

Measure ID	Description	Status
§ 110.0021	Other: [Description]	Met
§ 110.0022	Other: [Description]	Met
§ 110.0023	Other: [Description]	Met
§ 110.0024	Other: [Description]	Met
§ 110.0025	Other: [Description]	Met

2019 Low-Rise Residential Mandatory Measures Summary

Building Envelope Measures:

Measure ID	Description	Status
§ 110.0001	Weatherstripping: Single-family residential buildings with multiple doors shall have weatherstripping on each door.	Met
§ 110.0002	Weatherstripping: Single-family residential buildings with multiple windows shall have weatherstripping on each window.	Met
§ 110.0003	Weatherstripping: Single-family residential buildings with multiple doors and windows shall have weatherstripping on each door and window.	Met
§ 110.0004	Weatherstripping: Single-family residential buildings with multiple doors and windows shall have weatherstripping on each door and window.	Met
§ 110.0005	Weatherstripping: Single-family residential buildings with multiple doors and windows shall have weatherstripping on each door and window.	Met

Fenestration Measures:

Measure ID	Description	Status
§ 110.0006	U-Value and SHGC: Windows must meet U-value and SHGC requirements.	Met
§ 110.0007	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0008	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0009	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0010	Overhang and Shading: Windows must have overhangs and shading devices.	Met

HVAC Distribution Measures:

Measure ID	Description	Status
§ 110.0011	Duct R-Value: Ducts must meet minimum R-value requirements.	Met
§ 110.0012	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0013	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0014	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0015	Duct Location: Ducts must be located in unconditioned space.	Met

Water Heating Measures:

Measure ID	Description	Status
§ 110.0016	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0017	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0018	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0019	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0020	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met

Other Measures:

Measure ID	Description	Status
§ 110.0021	Other: [Description]	Met
§ 110.0022	Other: [Description]	Met
§ 110.0023	Other: [Description]	Met
§ 110.0024	Other: [Description]	Met
§ 110.0025	Other: [Description]	Met

2019 Low-Rise Residential Mandatory Measures Summary

Building Envelope Measures:

Measure ID	Description	Status
§ 110.0001	Weatherstripping: Single-family residential buildings with multiple doors shall have weatherstripping on each door.	Met
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§ 110.0005	Weatherstripping: Single-family residential buildings with multiple doors and windows shall have weatherstripping on each door and window.	Met

Fenestration Measures:

Measure ID	Description	Status
§ 110.0006	U-Value and SHGC: Windows must meet U-value and SHGC requirements.	Met
§ 110.0007	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0008	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0009	Overhang and Shading: Windows must have overhangs and shading devices.	Met
§ 110.0010	Overhang and Shading: Windows must have overhangs and shading devices.	Met

HVAC Distribution Measures:

Measure ID	Description	Status
§ 110.0011	Duct R-Value: Ducts must meet minimum R-value requirements.	Met
§ 110.0012	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0013	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0014	Duct Location: Ducts must be located in unconditioned space.	Met
§ 110.0015	Duct Location: Ducts must be located in unconditioned space.	Met

Water Heating Measures:

Measure ID	Description	Status
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§ 110.0017	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
§ 110.0018	Energy Factor: Water heaters must meet minimum energy factor requirements.	Met
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Other Measures:

Measure ID	Description	Status
§ 110.0021	Other: [Description]	Met
§ 110.0022	Other: [Description]	Met
§ 110.0023	Other: [Description]	Met
§ 110.0024	Other: [Description]	Met
§ 110.0025	Other: [Description]	Met

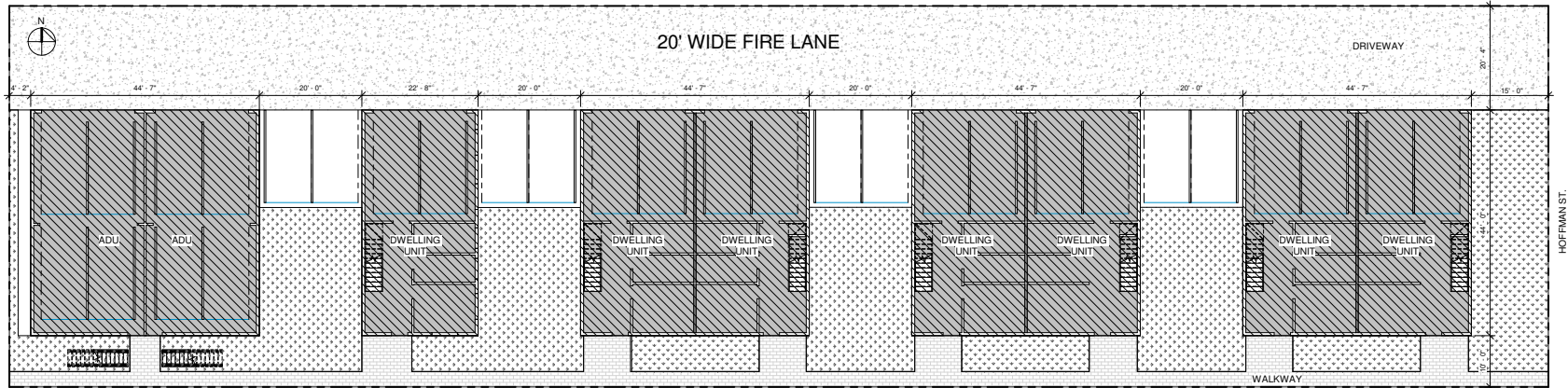
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Buena Park CA



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8761 Hoffman St Buena Park



② SITE PLAN
3/32" = 1'-0"

Housable
ADU DESIGN & PERMITS

8761 Hoffman St Buena Park

ADU

Date 4/11/2022 11:00:32 AM

DESIGN 3

D.1

Scale 3/32" = 1'-0"

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Date 4/11/2022 11:00:32 AM

DUPLEX FLOOR PLANS

D.2

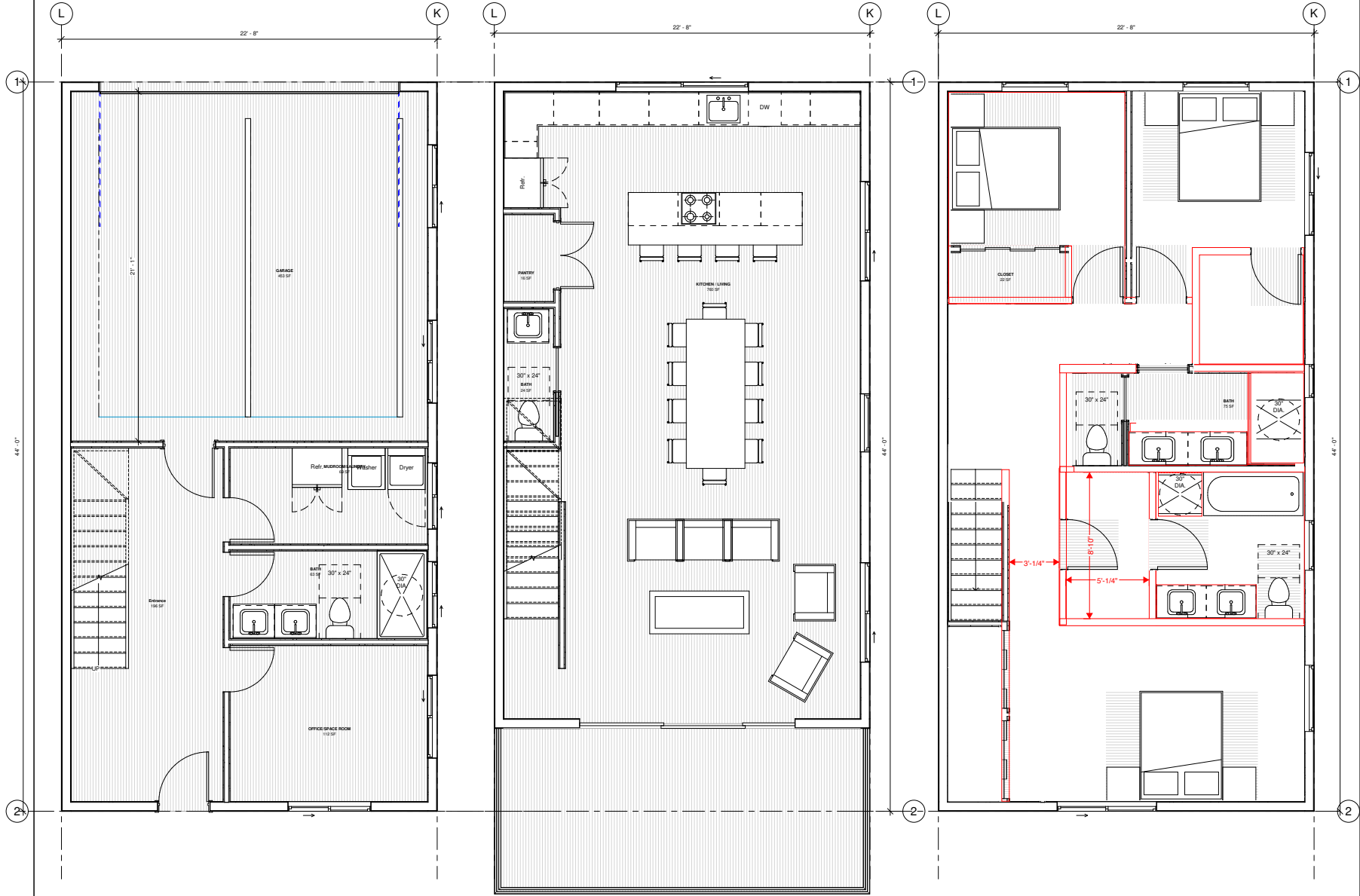
Scale 3/8" = 1'-0"

1 FLOOR PLAN L.1
 3/8" = 1'-0"

2 FLOOR PLAN L.2
 3/8" = 1'-0"

3 FLOOR PLAN L.3
 3/8" = 1'-0"

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8761 Hoffman St Buena Park
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Date 4/11/2022 11:00:32 AM

DUPLEX FLOOR PLANS

D.2

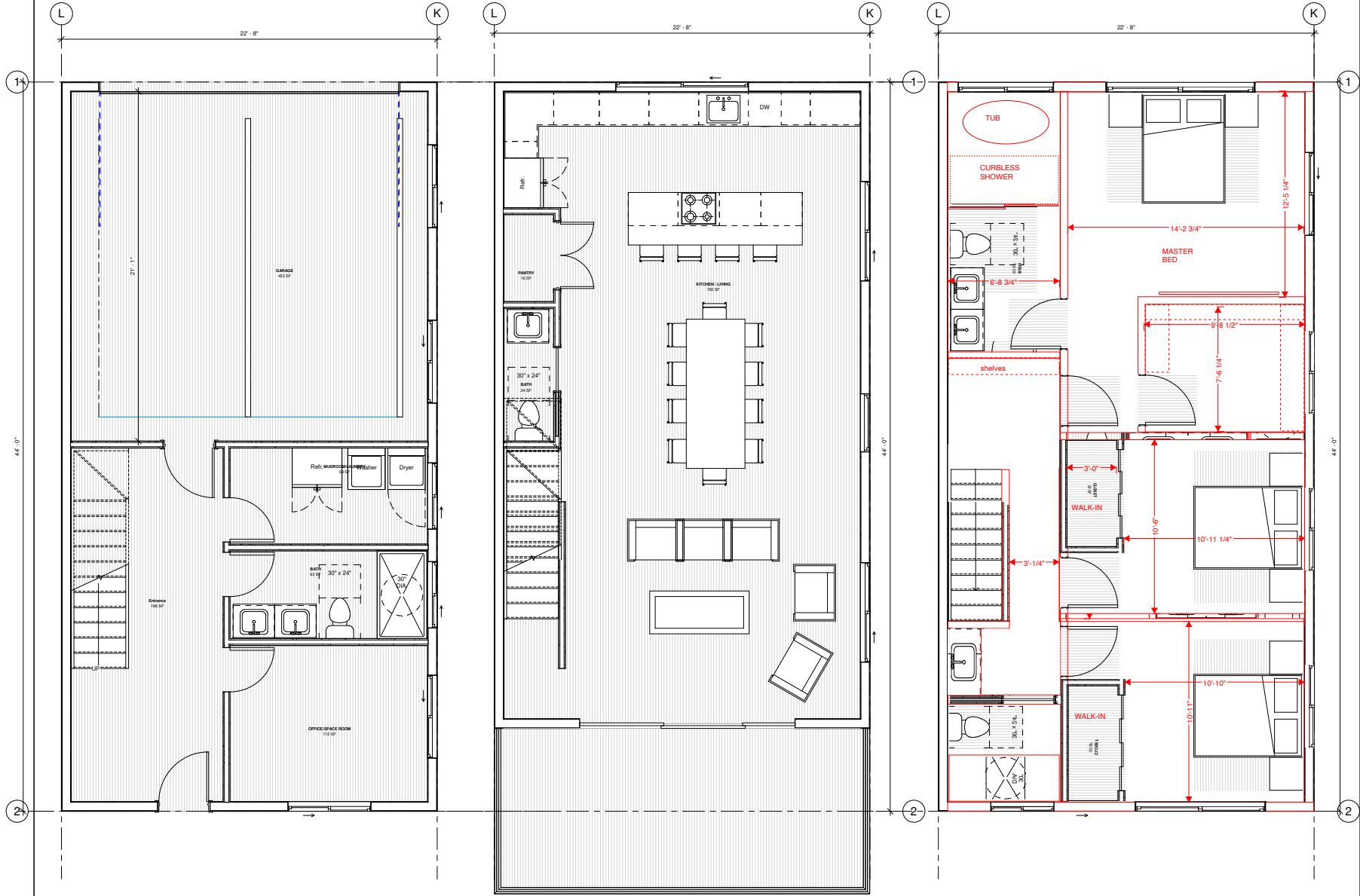
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1 FLOOR PLAN L.1
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2 FLOOR PLAN L.2
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Date 4/11/2022 11:00:32 AM

DUPLEX FLOOR PLANS

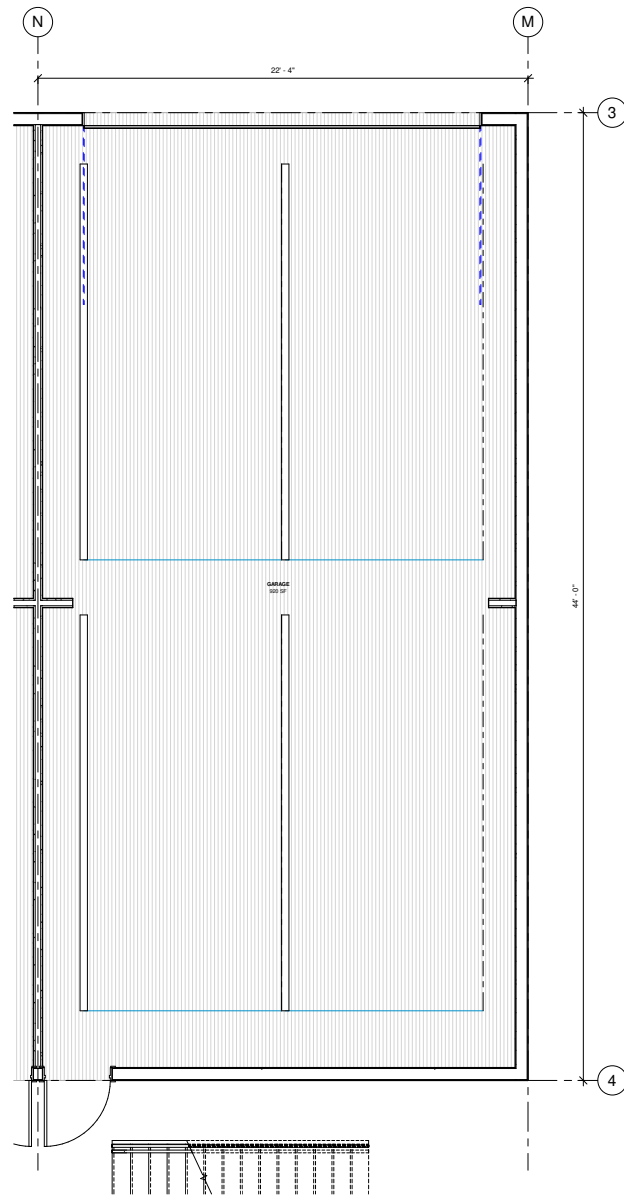
D.2

Scale 3/8" = 1'-0"

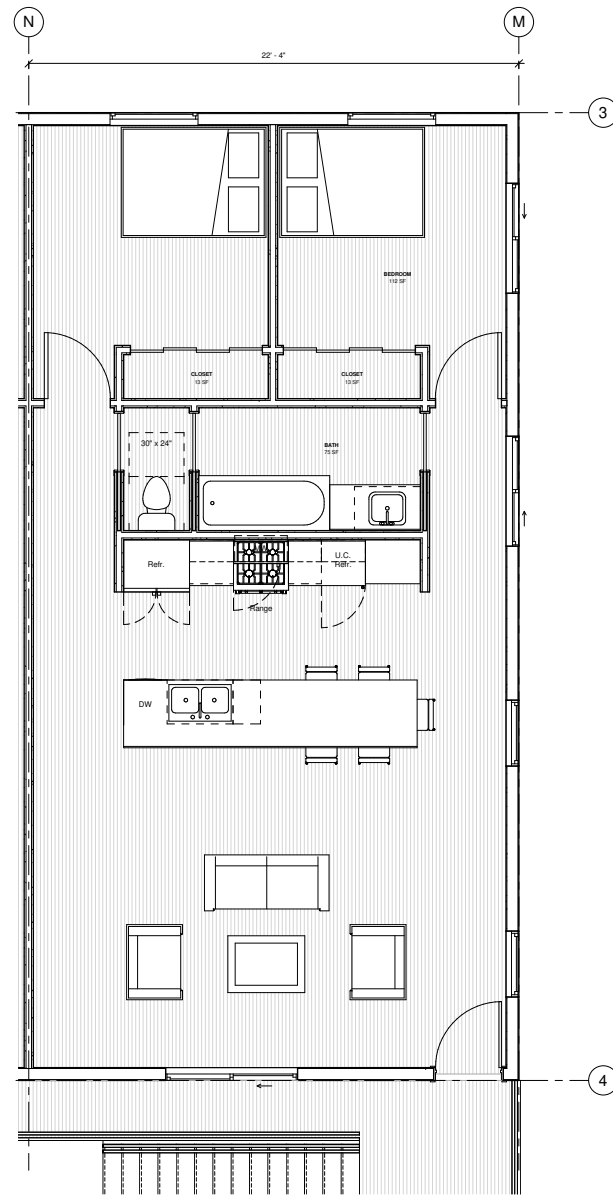
1 FLOOR PLAN L.1
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 3/8" = 1'-0"



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3/8" = 1'-0"



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ADU DESIGN & PERMITS

8761 Hoffman St Buena Park

ADU

Date 4/11/2022 11:00:33 AM

ADU FLOOR PLAN

D.3

Scale 3/8" = 1'-0"