

City of Lemon Grove Preapproved ADU

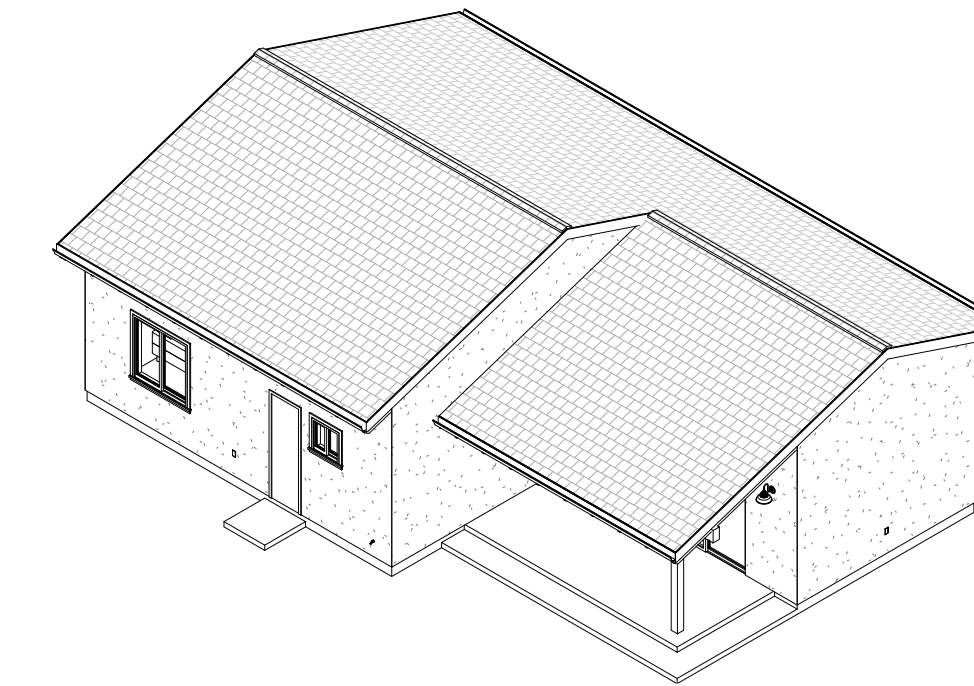
PROJECT ADDRESS:

PROJECT APPLICANT:

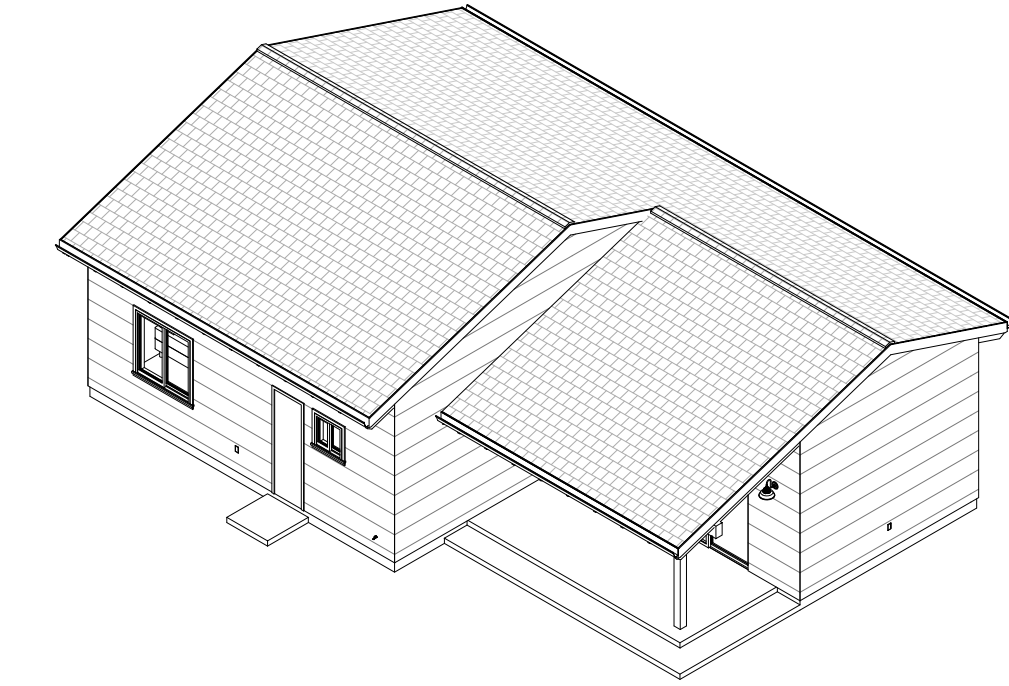
DIRECTORY:

ARCHITECTURAL: OWNER:
 YWR ARCHITECTS NAME: _____
 ADDRESS:
 229 S MISSION DR.
 SAN GABRIEL, CA 91776 _____
 INFO@YWRISING.COM EMAIL: _____
 626.698.5696 PHONE: _____

EXTERIOR OPTIONS:



① STUCCO FINISH



② WOOD SIDING

APPLICABLE BUILDING CODE:

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA GREEN BUILDING STANDARDS
- 2025 CALIFORNIA FIRE CODE
- LEMON GROVE MUNICIPAL ZONING CODE WITH AMENDMENTS

PROJECT DATA:

ZONE: _____ PROPOSED FLOOR AREA: 797 SF
 CONSTRUCTION TYPE: V-B PROPOSED PORCH AREA: 112 SF
 OCCUPANCY GROUP: R3 PROPOSED BUILDING AREA: 909 SF
 STORIES: 1 TOTAL FLOOR AREA: _____ SF
 (EXISTING FLOOR AREA + 797 SF)
 AIN: _____ TOTAL BUILDING AREA: _____ SF
 (EXISTING BUILDING AREA + 909 SF)
 LEGAL DESCRIPTION: _____ FLOOR AREA RATIO: _____ %
 (TOTAL FLOOR AREA / LOT AREA)
 LOT AREA: _____ SF LOT COVERAGE: _____ %
 (TOTAL BUILDING AREA / LOT AREA)
 EXISTING FLOOR AREA: _____ SF
 EXISTING BUILDING AREA: _____ SF
 EXISTING BUILDING HAS FIRE SPRINKLERS: Y / N

SUPPLEMENTAL INFORMATION:

ADDITIONAL PLAN INFORMATION CHECKLIST:

- TITLE SHEET (G0.0) FILLED OUT
- SITE PLAN SHOWING DRIVEWAY, PUBLIC ROAD, AND CLOSEST FIRE HYDRANT (A1.1)
- TITLE 24 ENERGY CALCULATION REPORT
- APPLICANT TO VERIFY WITH UTILITY COMPANIES THAT THERE IS NO ENCROACHMENT ON ANY EASEMENTS
- APPLICANT TO OBTAIN NEW ADDRESS FOR THE ADU
- SITE PHOTOGRAPHS
- TOPO SURVEY & GRADING PLAN (WHEN REQUIRED)

EXTERIOR WALL MATERIAL & COLOR:

EXTERIOR WALL MATERIAL AND COLOR OF ADU ARE TO MATCH PRIMARY HOUSE.

- STUCCO / COLOR: _____
- WOOD SIDING / COLOR: _____
- OTHER: _____

WINDOW & TRIM COLOR:

COLOR: _____

OCCUPATION:

- OWNER OCCUPIED
- RENTAL

DEFERRED SUBMITTALS:

- FIRE SPRINKLERS (WHEN REQUIRED WHERE EXISTING STRUCTURE HAS FIRE SPRINKLERS)
- PV SYSTEM

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SEWER INFORMATION:

- NEW CONNECTION TO CITY SEWER MAIN
- CONNECT TO EXISTING RESIDENCE SEWER LATERAL
- SEPTIC – REQUIRED HEALTH DEPARTMENT APPROVAL

DISTANCE TO CONNECTION: _____

ELECTRICAL SERVICE INFORMATION:

- UPGRADE EXISTING SERVICE
- REMAIN EXISTING SERVICE
- NEW SERVICE

SIZE OF EXISTING SERVICE: _____

SIZE OF NEW SERVICE: _____

GAS SERVICE INFORMATION:

- UPGRADE EXISTING SERVICE
- REMAIN EXISTING SERVICE
- NEW SERVICE

SIZE OF EXISTING SERVICE: _____

SIZE OF NEW SERVICE: _____

WATER SERVICE INFORMATION:

- UPGRADE EXISTING SERVICE
- REMAIN EXISTING SERVICE
- NEW SERVICE

SIZE OF EXISTING SERVICE: _____

SIZE OF NEW SERVICE: _____

SETBACKS:

FRONT: _____ (25' MIN)

SIDE INTERIOR: _____ (4' MIN)

SIDE STREET: _____ (4' MIN)

REAR: _____ (4' MIN)

SHEET INDEX:

- G0.0 TITLE SHEET & PROJECT DATA
- G1.1 CALGREEN CHECKLIST 1/2
- G1.2 CALGREEN CHECKLIST 2/2
- G2.1 NOTES
- A1.1 SITE PLAN (TO BE ADDED)
- A2.1 FLOOR PLAN & ROOF PLAN
- A2.2 ELEVATIONS WITH STUCCO FINISH
- A3.1 ELEVATIONS WITH WOOD SIDING
- A4.1 BUILDING SECTIONS
- A5.1 ARCHITECTURAL DETAILS
- A6.1 MECHANICAL/ELECTRICAL/PLUMBING PLAN
- S0.1 GENERAL NOTES (STRUCTURAL)
- S1.0 FOUNDATION & ROOF FRAMING PLANS
- SD1 STRUCTURAL DETAILS
- SD2 STRUCTURAL DETAILS
- SD3 STRUCTURAL DETAILS
- T-24-1 TITLE 24 (SAMPLE, TO BE REPLACED)
- T-24-2 TITLE 24 (SAMPLE, TO BE REPLACED)
- T-24-3 TITLE 24 (SAMPLE, TO BE REPLACED)

SCOPE OF WORK:

NEW CONSTRUCTION OF A ONE STORY, 2 BEDROOM 1 BATHROOM, 797 SF DETACHED ADU WITH A 112 SF PORCH.

STATEMENT:

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.



ABBREVIATIONS:

AC.T. ACUSTIC TILE.	ACUSTIC TILE.	ACUSTIC TILE.	ACUSTIC TILE.	ACUSTIC TILE.	ACUSTIC TILE.
AFF ABOVE FINISH FLOOR	ALTERNATE	ALUM ALUMINUM	ANCH ANCHOR	APPROX APPROXIMATELY	ARCH ARCHITECT/ARCHITECTURAL
BR. C.S. BRICK COURSE	BILDG BUILDING	BLK BLOCK	B.M. BENCH MARK	BM BEAM	B.N. BULL NOSE
BNT BENT	BMT BOTTOM	C.B. CATCH BASIN	CEM CEMENT	CER.T. CERAMIC TILE	C.J. CONTROL JOINT
CLR. CLEAR	CLG. CEILING	CMU CONCRETE MASONRY UNIT	COL COLUMN	COMP. COMPOSITION	CONC. CONCRETE
CONSTR. CONSTRUCTION	CONT. CONTINUOUS	CONTR. CONTRACTOR	CTR. CENTER	DET. DETAIL	D.F. DRINKING FOUNTAIN
DIA. DIAMETER	DIM DIMENSION	D.O. DOOR OPENING	DS DOWNSPOUT	DWG DRAWING	E.I.F.S. EXT. INSULATION & FINISH SYSTEM
EL. ELEVATION (SEA LEVEL)	ELEC. ELECTRICAL	ELEV. ELEVATION	EXP. EXPANSION	E.J. EXPANSION JOINT	EXT. EXTERIOR
F.D. FLOOR DRAIN	F.E. FIRE EXTINGUISHER	FIN FINISH	FLR FLOOR	FDN FOUNDATION	FOM FACE OF MASONRY
FPHB FROST PROOF HOSE BIBB	F.S. FULL SIZE OR FLOOR SINK	FTG FOOTING	FURR FURRING	FAC FIRE VALVE CABINET	GA. GAUGE
GALV. GALVANIZED	GEN. GENERAL	GRFC GLASS FIBER REINFORCED CONCRETE	GRFG GLASS FIBER REINFORCED GYPSUM	GL. GLASS/GLAZING	G.S. GRAVEL STOP
GYP.BD. GYPSUM BOARD	HDWE HARDWARE	HB HOSE BIBB	H.M. HOLLOW METAL	HYD HYDRANT	I.D. INSIDE DIAMETER
INSUL INSULATION	JT JOINT	LAV LAVATORY	LONG LONG	LLH LONG LEG HORIZONTAL	LVV LONG LEG VERTICAL
L.P. LOW POINT/LIGHT PANEL	LT LIGHT	MAR MARBLE	MAS MASONRY	MAX MAXIMUM	MECH. MECHANICAL
MTL METAL	MFR MANUFACTURER	MH MANHOLE	MIN. MINIMUM	MISC. MISCELLANEOUS	M.O. MASONRY OPENING
METHTRES. METAL THRESHOLD	NIC NOT IN CONTRACT	NO NUMBER	O/A OVERALL	O/C ON CENTER	O.D. OUTSIDE DIAMETER
OH OVERHEAD	O/O OUT TO OUT	OPNG OPENING	PC PIECE	PL PLATE	PLAS PLASTER
PLBG PLUMBING NUMBER	PLYWD PLYWOOD	POL POLISHED	PROJ PROJECT	PTD PAINTED	R RADIUS
RAILG RAILING	R.D. ROOF DRAIN	REINF. REINFORCEMENT/REINFORCED	REQD. REQUIRED	RM ROOM	R.O. ROUGH OPENING
S. SHEET	S.M. SHEET METAL	SQ. SQUARE	S.P.M. SINGLE PLY MEMBRANE	S.S. SLOP/SERVICE SINK	S.STL STAINLESS STEEL
STD STANDARD	STRUCT. STRUCTURAL	SUSP SUSPENDED	T/T TOP OF TRENCH DRAIN	T.D. TERRAZZO	TYP TYPICAL
VCT VINYL COMPOSITION TILE	W.C. WATER CLOSET	WD WATER HEATER	WH WEIGHT	WT WEIGHT	WWF WELDED WIRE FABRIC

REFERENCE SYMBOLS:

- SECTION REFERENCE
- INTERIOR ELEVATION REFERENCE
- DETAIL REFERENCE
- DOOR REFERENCE
- WINDOW REFERENCE
- REVISION TAG



SIGNATURE

Shin Jang

ENGINEER

REVISION DATE	NO
10/14/2025	1

YW RISING DESIGN & DEVELOPMENT

229 S. MISSION DR
 SAN GABRIEL, CA 91776
 EMAIL: INFO@YWRISING.COM
 TEL: 626.698.5696
 FAX: 888.847.3831

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF YWR ARCHITECTS AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH AND/OR BEGINNING ANY WORK. THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL WORK WITH THE ARCHITECTURAL, MECHANICAL AND ANY OTHER RELATED DRAWINGS, AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING ANYFOR BEGINNING ANY WORK.

City of Lemon Grove
 Preapproved ADU

PROJECT

797 SF Detached ADU

SHEET TITLE

Title Sheet & Project
 Data

Date: 8/18/2025

Scale: NTS

Drawn by: YWR Architects

Sheet

G0.0



2025 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1

Y N/A RESPON PARTY YES NOT APPLICABLE RESPONSIBLE PARTY BY ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.

Y	N/A	RESPON PARTY
		CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
		301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
		301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
		The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
		Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
		Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
		SECTION 302 MIXED OCCUPANCY BUILDINGS
		302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, livework units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
		DIVISION 4.1 PLANNING AND DESIGN
		ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
		SECTION 4.102 DEFINITIONS
		4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
		FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
		WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
		4.106 SITE DEVELOPMENT
		4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.
		4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure to be not feasible based upon one or more of the following conditions: 1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous an enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
		4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	N/A	RESPON PARTY
		4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
		4.106.4.2.1 Reserved.
		4.106.4.2.2 Multifamily dwellings, hotels and motels
		1. EV ready parking spaces with receptacles. a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit. 1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging. b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit. 1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging. 3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both. d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging. e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R
		2. EV ready parking spaces with EV chargers a. Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests. b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors. c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.
		4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
		4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location. EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 18 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.
		4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
		4.106.4.2.3 Reserved.
		4.106.4.2.4 Reserved.
		4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).
		4.106.4.2.6 Hotels and motels.
		1. EV ready parking spaces with receptacles. a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging.
		b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R2.
		2. EV Ready parking spaces with EV chargers. a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging.

Y	N/A	RESPON PARTY
		c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.
		4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels. When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.
		4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.
		4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area. 2. Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks.
		4.106.4.4.2 Long-term bicycle parking for multifamily buildings. Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.
		4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings. Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.
		DIVISION 4.2 ENERGY EFFICIENCY
		4.201 GENERAL
		4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.
		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
		4.303 INDOOR WATER USE
		4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.
		Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of one dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.
		4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
		4.303.1.3 Showerheads.
		4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.
		4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.
		4.303.1.4 Faucets.
		4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.
		4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.
		4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.
		4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.
		Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
		4.303.1.4.5 Pre-rinse spray valves. When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.
		4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.
		4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.
		4.304 OUTDOOR WATER USE
		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
		NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

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		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
		4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in solebottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
		4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycling facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
		4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
		4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 85% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 85% construction waste reduction requirement in Section 4.408.1.
		4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGREEN.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
		4.410 BUILDING MAINTENANCE AND OPERATION
		4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.
		4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42048.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
		DIVISION 4.5 ENVIRONMENTAL QUALITY
		SECTION 4.501 GENERAL
		4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
		SECTION 4.502 DEFINITIONS
		5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
		AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
		COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 65120.1.
		DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.



SIGNATURE

Shin Gyang

ENGINEER

REVISION DATE	NO

YW RISING DESIGN & DEVELOPMENT

229 S. MISSION DR
SAN GABRIEL, CA 91776
EMAIL: INF@YWRISING.COM
TEL: 626.698.5696
FAX: 888.847.3831

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City of Lemon Grove
Preapproved ADU

PROJECT

797 SF Detached ADU

SHEET TITLE

Calgreen Checklist
1/2

Date: 8/18/2025

Scale: AS NOTED

Drawn by: YWR Architects

Sheet

GENERAL NOTES	GENERAL NOTES (CONT'D)	FLOOR PLAN NOTES	FIRE NOTES	ADDITIONAL NOTES	
<ol style="list-style-type: none"> THE WORK SHALL CONFIRM TO THE APPLICABLE BUILDING CODE, OTHER ORDINANCES, & REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS REQUIRED BY LOCAL BUILDING AUTHORITIES. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS HE MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO REFORMING THE WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON THE JOB SITE & REPORT ANY & ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE DESIGNER PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION. TRADE NAMES AND MANUFACTURES REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED WHERE SUBMITTED TO AND APPROVED BY THE OWNER & DESIGNER PRIOR TO THEIR PURCHASE AND INCORPORATION INTO THE WORK. THE CONTRACTOR SHALL OBTAIN & PAY FOR ALL PERMITS & VERIFY GOVERNING AUTHORITIES' REQUIREMENTS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS FOR INSPECTIONS AND/OR TESTS, UNLESS NOTED OTHERWISE. ALL RAMPS SHALL HAVE A NON-SLIP FINISH. DO NOT SCALE THESE DRAWINGS. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINS FROM THE DESIGNER. UNLESS OTHERWISE NOTED ON THESE DRAWINGS OR IN THE SPECIFICATIONS AS BEINGS N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC., & THE INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWING SPECIFICATIONS. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS & SUCH MODIFICATION SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT. ALL INTERIOR WALL DIMENSIONS ARE TO THE FACE OF THE STUD UNLESS OTHERWISE NOTED. ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF CONCRETE BLOCK OR TO FACE OF STUD, UNLESS OTHERWISE NOTED. THE CLIENT, DESIGNERS, CONSULTANTS & ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING, UNLESS NOTED OTHERWISE AS REQUIRED FOR NAILING OF ALL INTERIOR & EXTERIOR TRIMS, FINISHES, AND SHALL PROVIDE FOR ALL THE NECESSARY FRAMING & BRACING FOR THE INSTALLATION FOR N.I.C. EQUIPMENT INDICATED. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER OR DRYWALL WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL EXCEPTS FLOORS. KEEP PIPING AS CLOSE TO WALLS & AS HIGH TO UNDERSIDE OF ROOF FRAMING AS POSSIBLE. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING CONDUITS, ETC., THE LARGER STUD OR FURRING SHALL EXTEND THE FULL LENGTH OF THE SURFACE INVOLVED. THE CONTRACTOR SHALL VERIFY INSERTS & EMBEDDED ITEMS W/ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE. ALL EXTERIOR EXPOSED METAL (TRIMS, RAILING, FRAMES, MOLDINGS ETC.) SHALL BE PAINTED, UNLESS NOTED OTHERWISE. IN ALL CASES, PROVIDE ISOLATION OF ALUMINUM FROM ADJACENT STEEL OR COAT SURFACES IN CONTACT WITH BITUMINOUS PAINT. ALL EXTERIOR WALL OPENINGS, FLASHING, COPING, & EXPANSION JOINTS SHALL BE WEATHERPROOF. ALL ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POINT OF THE ROOF TAKING INTO CONSIDERATION THE CAMBER OF BEAMS & DEFLECTION OF CANTILEVERS. CONTRACTOR SHALL VERIFY THAT POSITIVE DRAINAGE EXISTS FROM ALL POINTS ON ROOF PRIOR TO INSTALLING DECK. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT (SDAPCD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURE PRIOR TO FINAL INSPECTION. 	<ol style="list-style-type: none"> TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. 	<ol style="list-style-type: none"> SEE GRAB BARS ON PLAN FOR SHOWER & WATER CLOSET REINFORCEMENT LOCATIONS. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES. SIZES OF MECHANICAL EQUIPMENT PADS, BASES, & OPENINGS ARE BASIS FOR DESIGN ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL EQUIPMENT PADS & BASES WITH EQUIPMENT MANUFACTURERS. MECHANICAL CONTRACTORS SHALL VERIFY ALL SIZES & LOCATIONS OF DUCT OPENINGS ON ROOF. 	<ol style="list-style-type: none"> FASCIAS ARE REQUIRED TO BE ONE-HOUR FIRE RESISTIVE MATERIALS OR 2" NOMINAL DIMENSION LUMBER. ALL PROPOSED GUTTERS/DOWNSPOUTS ARE REQUIRED TO BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. ALL GRADING SHALL HAVE A MINIMUM 1-1/2 INCH FIRE HOSE CONNECTED TO WATER METER ATTACHED TO THE FIRE HYDRANT DURING ALL HOURS OF OPERATION AND A MINIMUM FIRE WATCH OF 30 MINUTES AFTER ALL ENGINE DRIVEN EQUIPMENT HAS BEEN SHUT OFF. ALL ACCESS ROADS SHALL MAINTAIN A MINIMUM UNOBSTRUCTED WIDTH OF 20-FOOT MINIMUM WIDTH AND NO PARKING ON EITHER SIDE, SHALL BE PROVIDED AND CONSTRUCTED IN COMPLIANCE WITH CFC. A DEFENSIBLE SPACE SHALL BE MAINTAINED AROUND ALL STRUCTURE AND COMBUSTIBLES CONSTRUCTION MATERIALS AT ALL TIMES. PROVIDE APPROVED SPARK ARRESTORS ON ALL ENGINE OPERATED EQUIPMENT. BE ADVISED THAT DURING TIMES OF HIGH FIRE HAZARD ADDITIONAL MORE RESTRICTIVE RULES AND REGULATIONS MAY BE IMPOSED TO MAINTAIN A SAFE CONSTRUCTION ENVIRONMENT. CLEARLY POST THE ADDRESS, OR IF NO ADDRESS THE TRACT NAME/NUMBER AND THE LOT NUMBER FOR THIS PROPERTY. THIS ADDRESS SHALL BE LOCATED SO AS NOT TO BE OBSTRUCTED BY PARKED VEHICLES. A MEANS FOR ALL PERSONS WORKING ON THE JOBSITE TO CONTACT 911 SHALL BE PROVIDED AT ALL TIMES CONSTRUCTION IS TAKING PLACE. AN APPROVED HARDWIRED SMOKE ALARM(S), WITH BATTERY BACKUP, IN EACH SLEEPING ROOM OR AREA(S) SERVICING A SLEEPING AREA AND AT THE TOP OF STAIRWAYS AT EACH FLOOR LEVEL TO BE PROVIDED, ALL SMOKE ALARMS ARE TO BE PHOTOELECTRIC OR A SMOKE ALARMS (NEW AND EXISTING) LOCATIONS ARE TO BE INTERCONNECTED OR ALARM SOUNDERS, ALL SOUNDERS ARE TO PRODUCE A CODED TEMPORAL PATTERN, ALL ALARMS (NEW AND EXISTING) ARE TO BE MANUFACTURED BY THE SAME COMPANY AND COMPATIBLE WITH EACH OTHER, SMOKE ALARMS SHALL NOT BE INSTALLED WITH 3- FEET OF AIR REGISTERS OR BATHROOM OPENINGS. 		
		DOOR & WINDOW NOTES			
		<ol style="list-style-type: none"> WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOWS AT THE TIME OF INSPECTION AND SHALL MATCH THE U-FACTOR AND SHGC ON THE T-24 ENERGY CALCULATIONS. STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK. PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8" THICK. OR, THE EXTERIOR TO BE AT LEAST 20-MIN FIRE-RATED. 			
		MECHANICAL & ELECTRICAL NOTES	SETBACK NOTES PER R302		
		<ol style="list-style-type: none"> PROVIDE A 3'X3' CONCRETE PAD FOR THE A/C CONDENSER UNIT AND A NEARBY POSITIVE MEANS OF DISCONNECT AND 120V RECEPTACLE. PROVIDE HOOD VENT TO OUTSIDE AIR AT KITCHEN AND DRYER EXHAUST DUCT 4" DIAMETER EXHAUST FOR DRYER AND 6" DIAMETER EXHAUST FOR KITCHEN. LIMITED TO 14' AND 2 ELBOWS. REDUCED 2' FOR EVERY ELBOW IN EXCESS OF 2. (CMC504.3.1.1) TO MEET ESS (ENERGY STORAGE SYSTEM) READY REQUIREMENTS IN CALIFORNIA, A NEW SINGLE-FAMILY HOME MUST HAVE EITHER AN ESS READY INTERCONNECTION WITH A MINIMUM 60-AMP CAPACITY AND AT LEAST FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR A DEDICATED RACEWAY TO A SUBPANEL FOR THOSE CIRCUITS. A MINIMUM OF FOUR BRANCH CIRCUITS AND THEIR SOURCE AT A SINGLE PANELBOARD SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY REFRIGERATOR, LIGHTING NEAR PRIMARY EGRESS, AND SLEEPING ROOM RECEPTACLE OUTLET. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. INSTALLATION OF ALL FUEL BURNING APPLIANCES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE CODE REQUIREMENTS FOR COMBUSTION, VENTILATION, AND DILUTION AIR. 	<ol style="list-style-type: none"> FOR NON-SPRINKLERED BUILDINGS, EXTERIOR WALLS AND EAVES WITH SOFFIT VENTS MUST HAVE A MIN SEPARATIONS OF 5' TO THE PROPERTY LINE. OTHERWISE, THE VENTS MUST BE RELOCATED AND/OR BE REPLACED WITH OTHER TYPES OF VENTS. NOT ALL ELEVATIONS IN THIS ADU PLANS COMPLY WITH 25% MAX OPENING RULE FOR NON-SPRINKLERED BUILDING AND THEREFORE A MINIMUM SEPARATION OF 5' TO THE PROPERTY LINE AND 10' TO THE ADJACENT BUILDINGS WOULD BE REQUIRED. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE RAKE OVERHANG WHERE GABLE VENT OPENINGS ARE NOT INSTALLED. WALLS OF NON-SPRINKLERED BUILDINGS BETWEEN 5 FT AND 3 FT TO PROPERTY LINES SHALL BE ONE-HOUR RATED CONSTRUCTION AND HAVE A MAXIMUM OF 25% OPENINGS IN WALLS. PROJECTIONS, INCLUDING EAVES, BETWEEN 5 FT AND 3 FT TO PROPERTY LINES SHALL BE ONE-HOUR RATED CONSTRUCTION, HEAVY TIMBER, OR FIRE-RETARDANT-TREATED WOOD. 		



SIGNATURE



ENGINEER

REVISION DATE	NO
10/14/2025	1

YW RISING
DESIGN & DEVELOPMENT

229 S. MISSION DR
SAN GABRIEL, CA 91776
EMAIL: INFO@YWRISING.COM
TEL: 626.698.5696
FAX: 888.847.3831

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City of Lemon Grove
Preapproved ADU

PROJECT

800 SF Detached ADU

SHEET TITLE

Notes

Date: 8/18/2025

Scale: AS NOTED

Drawn by: YWR Architects

Sheet

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SIGNATURE

Shin Glang

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REVISION DATE	NO
10/14/2025	1

YW RISING
DESIGN & DEVELOPMENT

229 S. MISSION DR
SAN GABRIEL, CA 91776
EMAIL: INFO@YWRISING.COM
TEL: 626.698.5696
FAX: 888.847.3831

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City of Lemon Grove
Preapproved ADU

PROJECT

797 SF Detached ADU

SHEET TITLE

Proposed Floor Plan
& Roof Plan

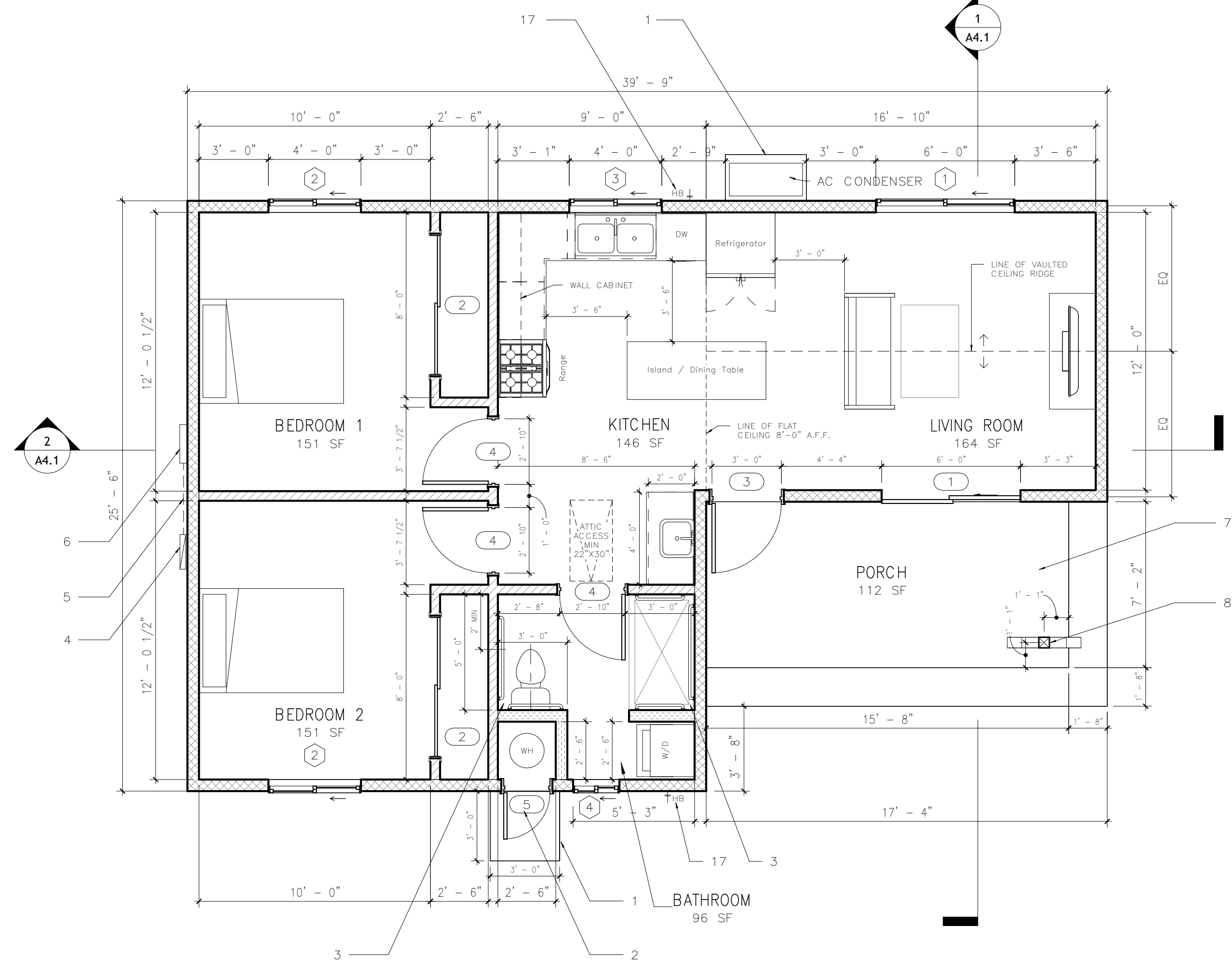
Date: 8/18/2025

Scale: AS NOTED

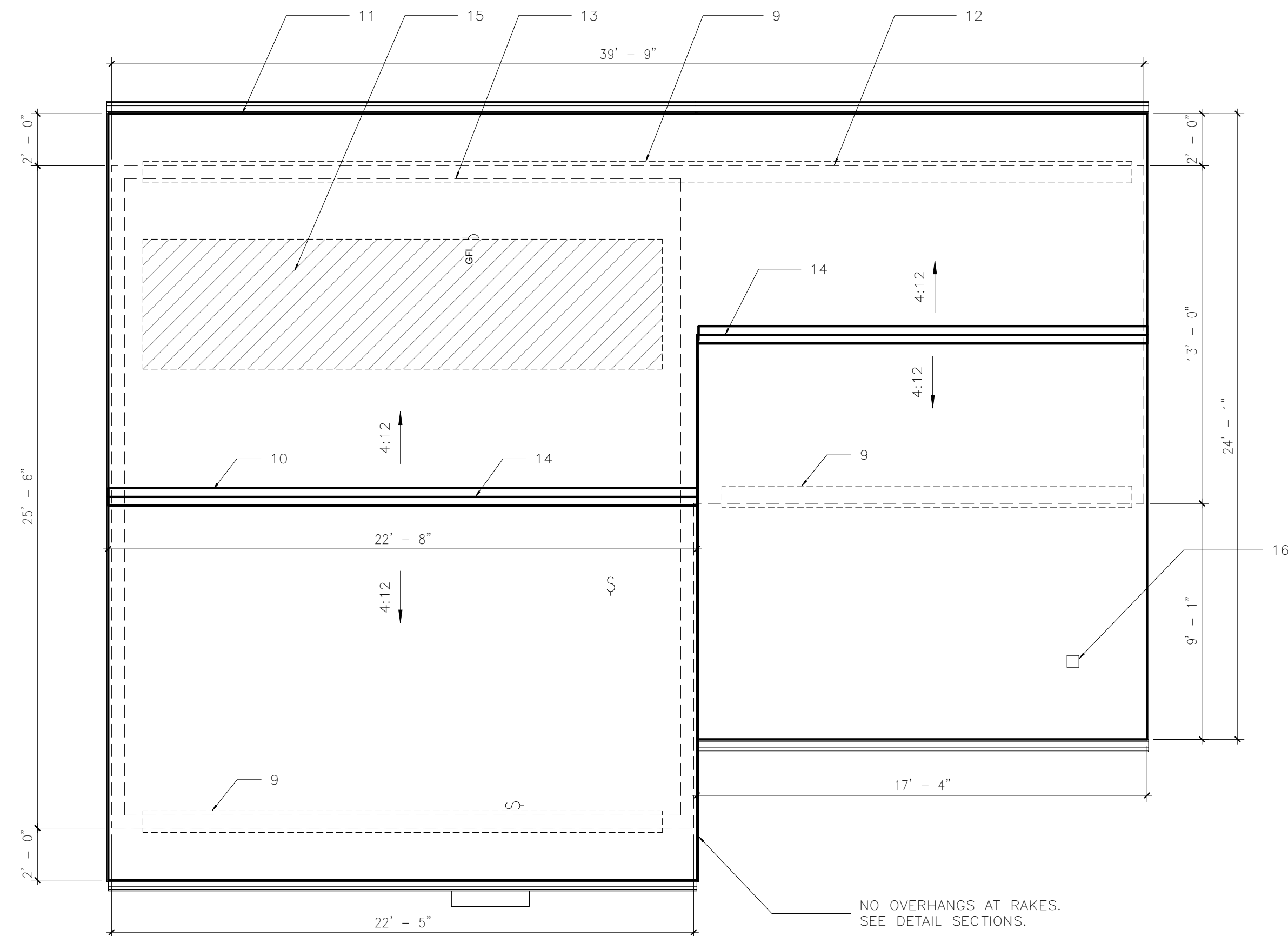
Drawn by: YWR Architects

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A2.1



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



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

SCHEDULES

DOOR SCHEDULE											
Door No.	Count	Width	Height	Thickness	Material	Door Type	Finish	Hardware	U-Factor	SHGC	Remark
1	1	6' - 0"	6' - 8"	2"	VINYL, GLASS	DOUBLE SLIDING	NONE	NONE	0.3	0.22	TEMPERED GLASS
2	2	6' - 0"	6' - 8"	1 1/2"	HOLLOW	DOUBLE SLIDING	PAINT	NONE			
3	1	3' - 0"	6' - 8"	1 3/4"	SOLID	SINGLE SWING	PAINT	LOCK			WEATHER STRIPPING
4	3	2' - 10"	6' - 8"	1 3/4"	HOLLOW	SINGLE SWING	PAINT	NONE			
5	1	2' - 0"	6' - 8"	1 3/4"	SOLID	SINGLE SWING	PAINT	LOCK			FULL LOUVER

WINDOW SCHEDULE											
Window No.	Count	Width	Height	Sill Height	Material	Glazing	Window Type	U-Factor	SHGC	Remark	
1	1	6' - 0"	4' - 0"	2' - 8"	VINYL	DOUBLE GLAZE	SLIDING	0.3	0.22		
2	2	4' - 0"	4' - 0"	2' - 8"	VINYL	DOUBLE GLAZE	SLIDING	0.3	0.22		
3	1	4' - 0"	3' - 0"	3' - 8"	VINYL	DOUBLE GLAZE	SLIDING	0.3	0.22		
4	1	2' - 0"	2' - 0"	4' - 8"	VINYL	DOUBLE GLAZE	SLIDING	0.3	0.22	TEMPERED	

DOOR/WINDOW NOTES

- ALL EMERGENCY ESCAPE DOORS OR WINDOWS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF ANY KEYS OR TOOLS AND WILL BE FREE OF ANY OBSTRUCTIONS.

KEYNOTES

- CONCRETE PAD/LANDING 4" THICKNESS
- FULL LOUVER DOOR MAY BE REQUIRED PER MANUFACTURER'S INSTRUCTION
- GRAB BAR REINFORCEMENT MUST BE INCLUDED PER CRC R327.1
- MAIN SERVICE PANEL 200A. BUSBAR RATING 225A.
- ESS-READY INTERCONNECTION
- SUBPANEL WITH ALL BACKED UP LOAD CIRCUITS
- PATIO TOP SURFACE FLUSH WITH INDOOR FINISHED FLOOR AT 8" FROM GRADE. EDGE STEP AT 4"
- 6 X 6 PRESSURE TREATED WOOD COLUMN
- INTAKE SOFFIT VENT; SEE MANUFACTURER'S GUIDELINE FOR INSTALLATION; TOTAL NFVA MUST BE EQUAL OR GREATER TO MIN REQUIRED NFVA PER VENT AREA CALCULATIONS ON THIS SHEET
- EXHAUST RIDGE VENT; SEE MANUFACTURER'S GUIDELINE FOR INSTALLATION; TOTAL NFVA MUST BE EQUAL OR GREATER TO MIN REQUIRED NFVA PER VENT AREA CALCULATIONS ON THIS SHEET
- LINE OF ROOF OVERHANGS
- LINE OF EXTERIOR WALLS BELOW
- LINE OF ATTIC AREA
- RIDGE
- DESIGNATED SOLAR PANEL AREA
- SUPPORT POST BELOW
- HOSE BIB

ATTIC VENT CALCULATION (FOR ATTIC)

ATTIC AREA: 525 SF
REQUIRED NFVA = 525 SF / 150 = 3.5 SF OR 504 SQ IN

RAFTER VENT CALCULATION (FOR VAULTED CEILING)

ENCLOSED RAFTER AREA: 201 SF
REQUIRED NFVA = 201 SF / 150 = 1.34 SF OR 193 SQ IN

* SEE ROOF PLAN FOR LOCATIONS. SEE MANUFACTURER'S GUIDELINE FOR PROPER INSTALLATION.

LEGENDS

- 2X WOOD STUD PARTITION WALL
- 2X6 WOOD STUD EXTERIOR WALL
- 2X6 WOOD STUD INTERIOR PLUMBING WALL

SIGNATURE

Shin Gyang

ENGINEER

REVISION DATE	NO
10/14/2025	1
12/02/2025	2

YW RISING
DESIGN & DEVELOPMENT

229 S. MISSION DR
 SAN GABRIEL, CA 91776
 EMAIL: INFO@YWRISING.COM
 TEL: 626.698.5696
 FAX: 888.847.3831

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City of Lemon Grove
 Preapproved ADU

PROJECT

797 SF Detached ADU

SHEET TITLE

Proposed Elevations
 with Stucco Finish

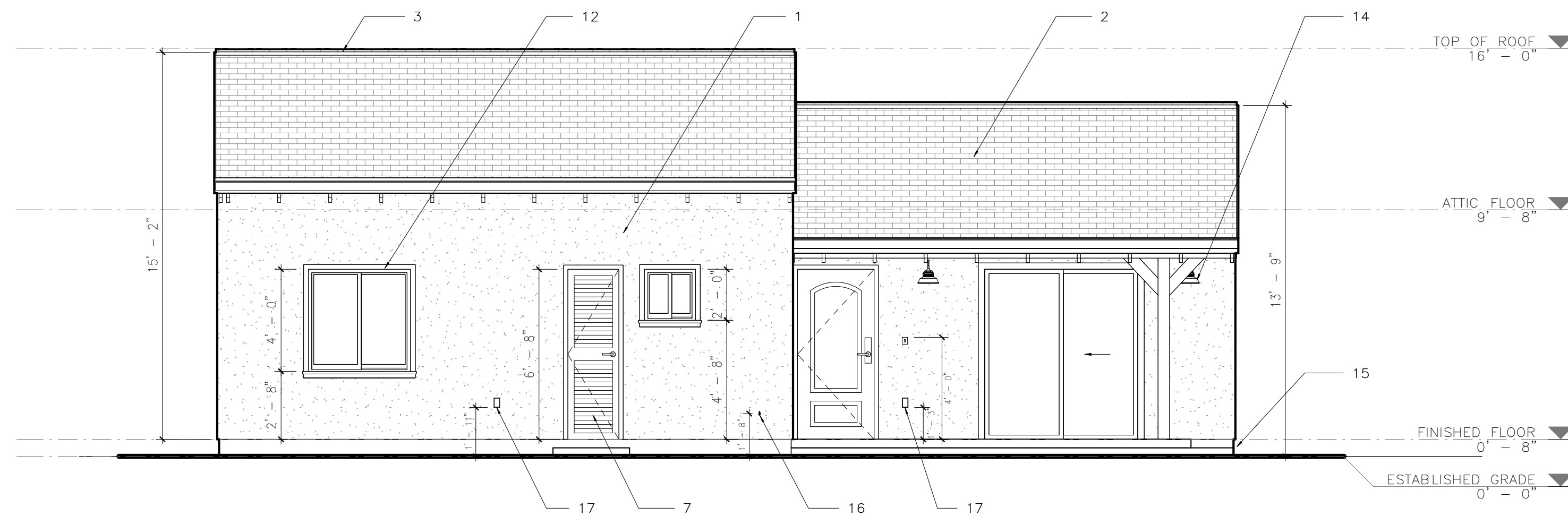
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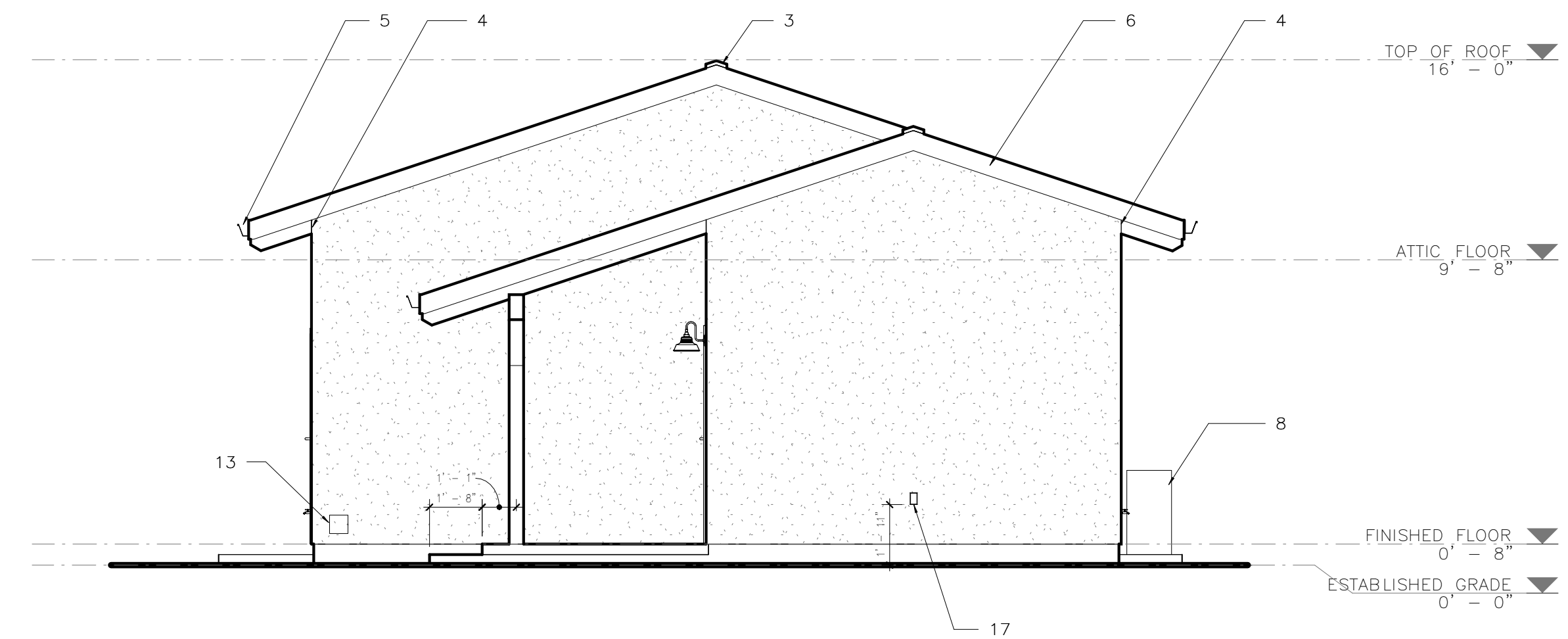
Drawn by: YWR Architects

Sheet

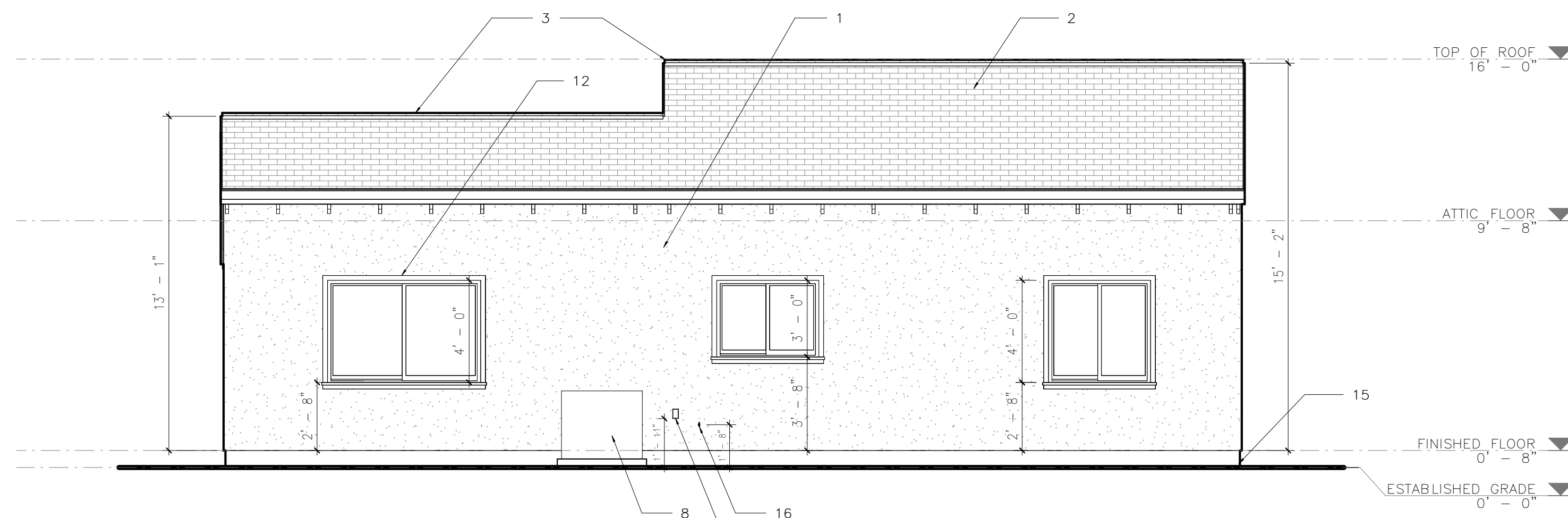
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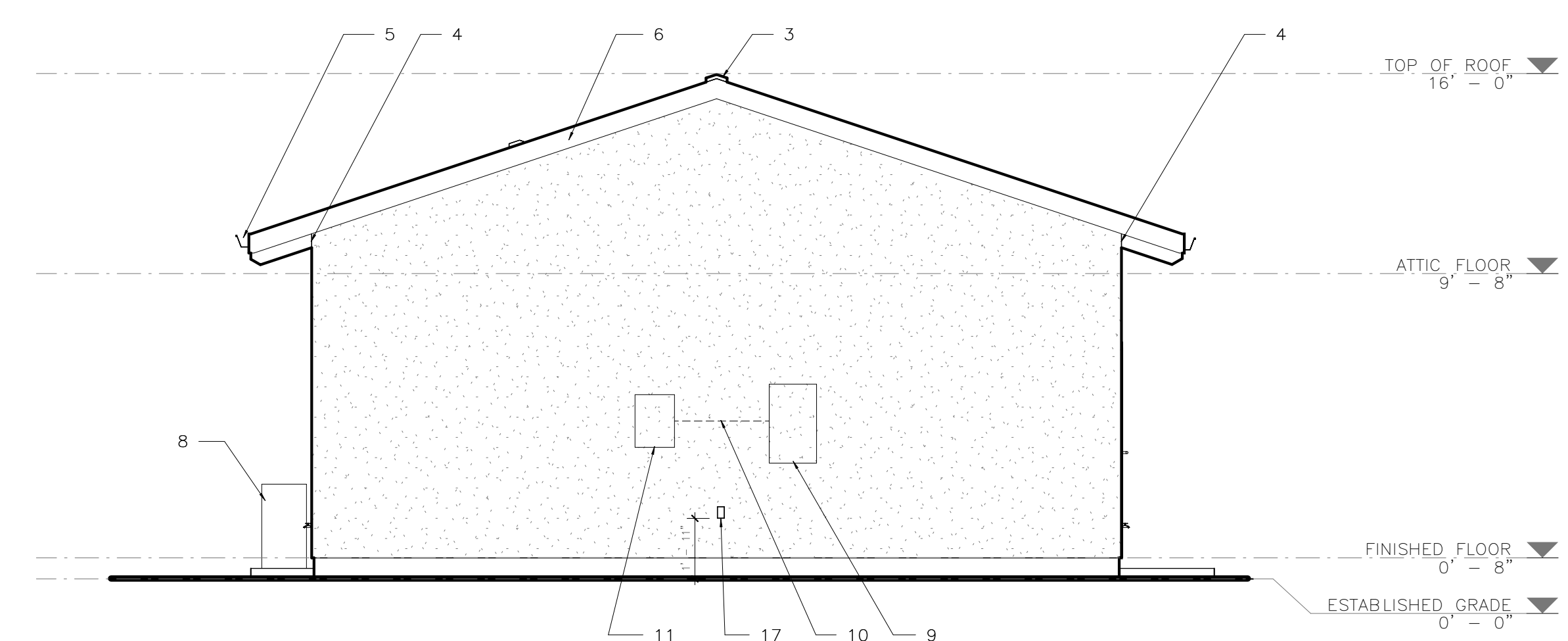
① FRONT ELEVATION
 1/4" = 1'-0"



② SIDE ELEVATION
 1/4" = 1'-0"



③ REAR ELEVATION
 1/4" = 1'-0"



④ SIDE ELEVATION
 1/4" = 1'-0"

KEYNOTES

- | | |
|--|---|
| 1. 7/8" STUCCO; BEHR PREMIUM PLUS EXTERIOR PAINTS OR SIMILAR; COLOR TO MATCH THE PRIMARY HOUSE. | 8. AC CONDENSER ON 4" CONCRETE PAD. |
| 2. CLASS A OWENS CORNING OAKRIDGE LAMINATE ARCHITECTURAL ROOFING SHINGLES OR SIMILAR; COLOR TO MATCH THE PRIMARY HOUSE. ICC-ES AC438, CRRC 0890. MIN CLASS C REQUIRED. | 9. MAIN SERVICE PANEL 200A, BUSBAR RATING 225A. |
| 3. EXHAUST RIDGE VENT; OWENS VENTURE RIDGE EXHAUST VENT OR SIMILAR; SEE MANUFACTURER'S GUIDELINE FOR INSTALLATION. | 10. ESS-READY ELECTRICAL INTERCONNECTION. |
| 4. INTAKE SOFFIT VENT; GAF MASTER FLOW ALUMINUM UNDER EAVE SOFFIT VENT OR SIMILAR; MODEL# EAC16X4W-36; SEE MANUFACTURER'S GUIDELINE FOR INSTALLATION. | 11. SUBPANEL WITH ALL BACKED UP LOAD CIRCUITS. |
| 5. DRIP EDGE OR GUTTER; COLOR TO MATCH THE PRIMARY HOUSE. DOWNSPOUT LOCATIONS TO BE DETERMINED BY SITE CONDITIONS. | 12. WINDOW TRIM, COLOR TO MATCH THE PRIMARY HOUSE. |
| 6. FASCIA BOARD; COLOR TO MATCH THE PRIMARY HOUSE. | 13. DRYER VENT TERMINATION. |
| 7. ENCLOSED WATER HEATER WITH LOUVER DOOR PER MANUFACTURER'S INSTRUCTION. | 14. EXTERIOR WALL MOUNTED LIGHTS. |
| | 15. WEEP SCREED AT CONCRETE FOOTING 8" ABOVE GRADE. |
| | 16. HOSE BIB |
| | 17. WEATHER-RATED GFCI OUTLET |

SIGNATURE

Shin Yang

ENGINEER

REVISION DATE	NO
10/14/2025	1
12/02/2025	2

YW RISING
DESIGN & DEVELOPMENT

229 S. MISSION DR
 SAN GABRIEL, CA 91776
 EMAIL: INFO@YWRISING.COM
 TEL: 626.698.5696
 FAX: 888.847.3831

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City of Lemon Grove
 Preapproved ADU

PROJECT

797 SF Detached ADU

SHEET TITLE

Proposed Elevations
 with Wood Siding

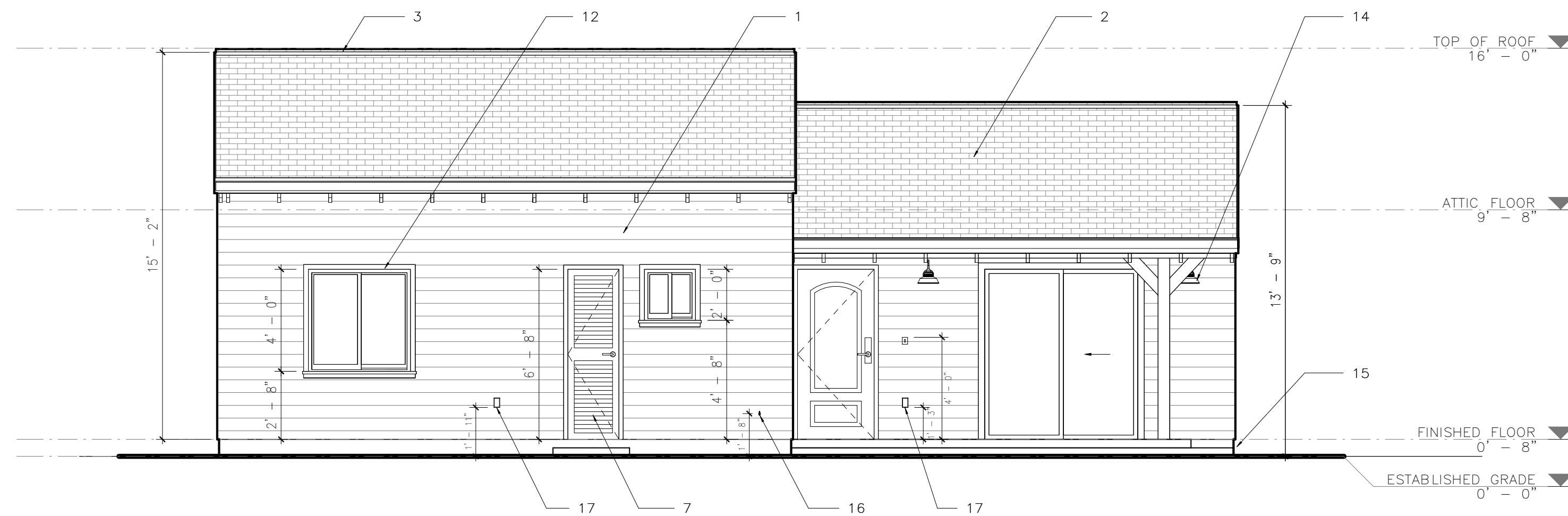
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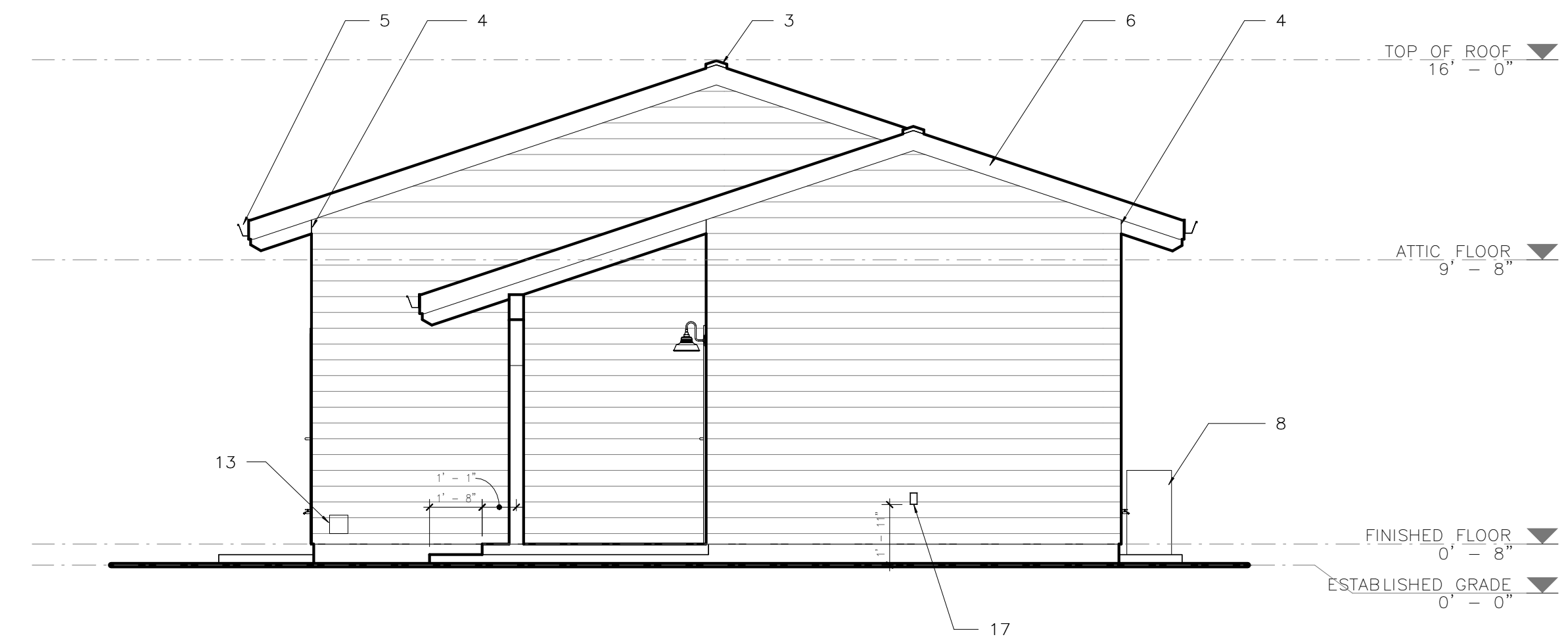
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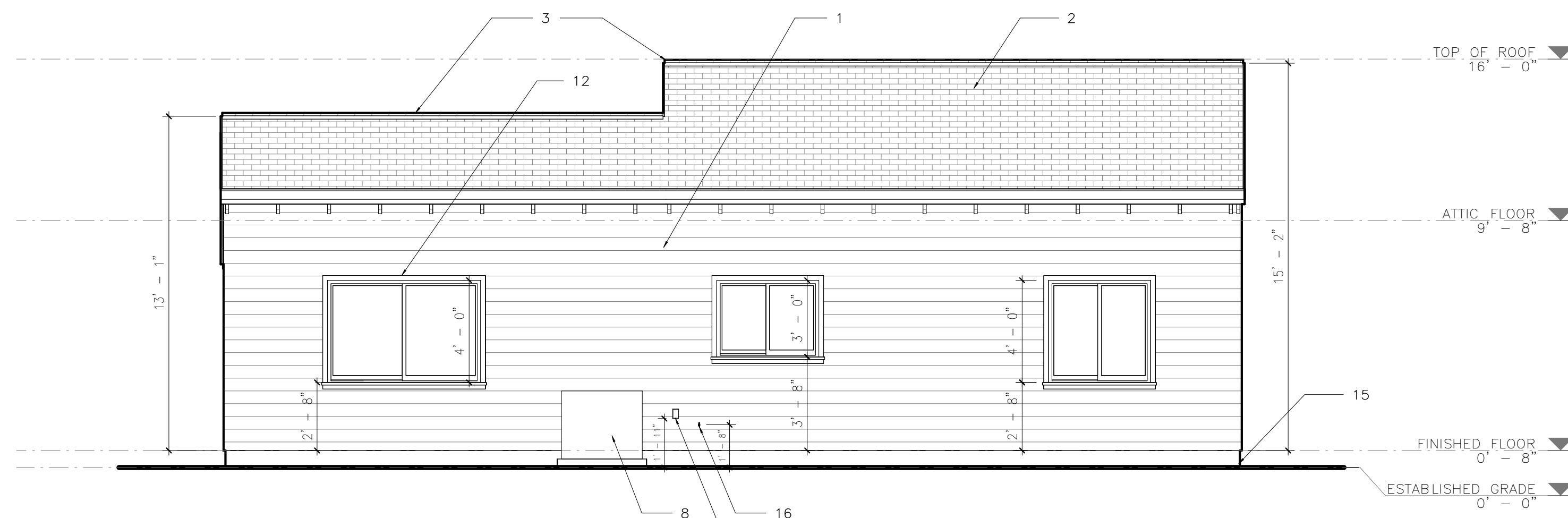
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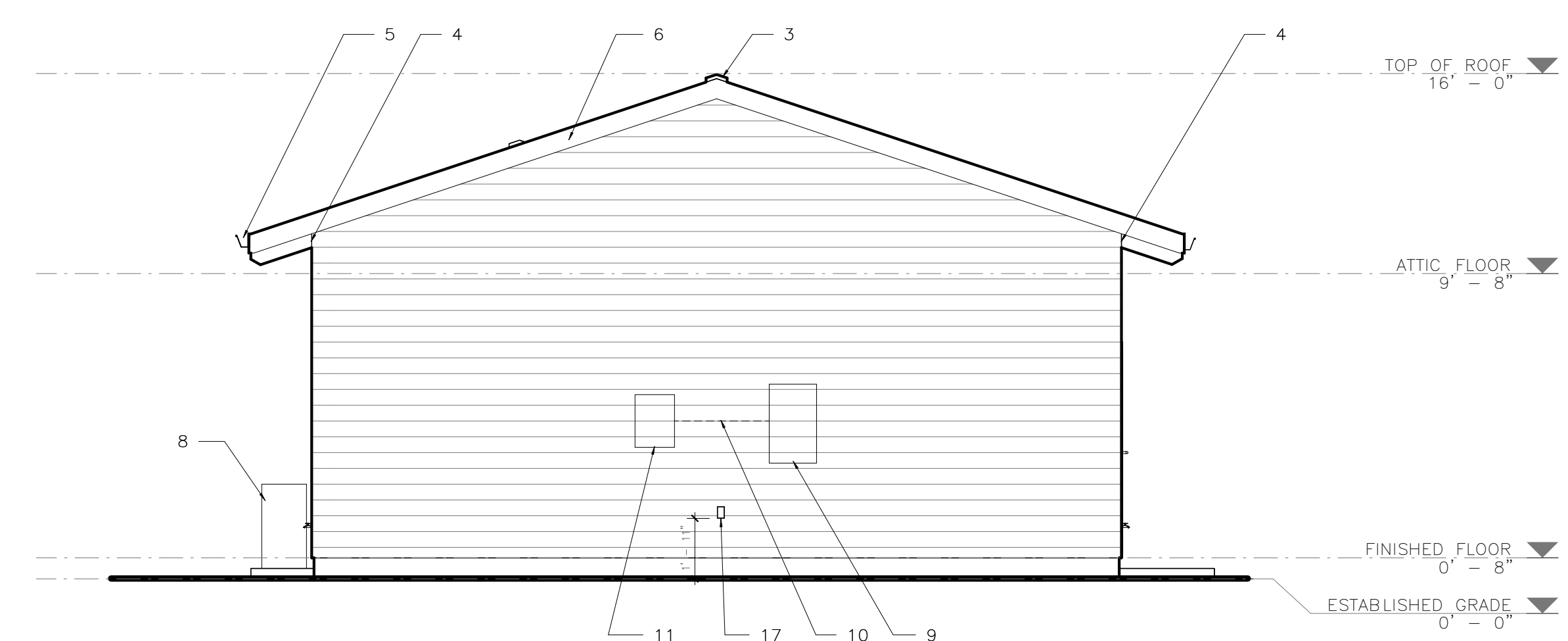
① FRONT ELEVATION
 1/4" = 1'-0"



② SIDE ELEVATION
 1/4" = 1'-0"



③ REAR ELEVATION
 1/4" = 1'-0"



④ SIDE ELEVATION
 1/4" = 1'-0"

KEYNOTES

- | | |
|--|---|
| 1. 5/16" JAMES HARDIE PLANK HZ5 STATEMENT COLLECTION OR SIMILAR; COLOR TO MATCH THE PRIMARY HOUSE. | 8. AC CONDENSER ON 4" CONCRETE PAD. |
| 2. CLASS A OWENS CORNING OAKRIDGE LAMINATE ARCHITECTURAL ROOFING SHINGLES OR SIMILAR; COLOR TO MATCH THE PRIMARY HOUSE. ICC-ES AC438, CRRC 0890. MIN CLASS C REQUIRED. | 9. MAIN SERVICE PANEL 200A, BUSBAR RATING 225A. |
| 3. EXHAUST RIDGE VENT; OWENS VENTURE RIDGE EXHAUST VENT OR SIMILAR; SEE MANUFACTURER'S GUIDELINE FOR INSTALLATION. | 10. ESS-READY ELECTRICAL INTERCONNECTION. |
| 4. INTAKE SOFFIT VENT; GAF MASTER FLOW ALUMINUM UNDER EAVE SOFFIT VENT OR SIMILAR; MODEL# EAC16X4W-36; SEE MANUFACTURER'S GUIDELINE FOR INSTALLATION. | 11. SUBPANEL WITH ALL BACKED UP LOAD CIRCUITS. |
| 5. DRIP EDGE OR GUTTER; COLOR TO MATCH THE PRIMARY HOUSE. DOWNSPOUT LOCATIONS TO BE DETERMINED BY SITE CONDITIONS. | 12. WINDOW TRIM, COLOR TO MATCH THE PRIMARY HOUSE. |
| 6. FASCIA BOARD; COLOR TO MATCH THE PRIMARY HOUSE. | 13. DRYER VENT TERMINATION. |
| 7. ENCLOSED WATER HEATER WITH LOUVER DOOR PER MANUFACTURER'S INSTRUCTION. | 14. EXTERIOR WALL MOUNTED LIGHTS. |
| | 15. WEEP SCREED AT CONCRETE FOOTING 8" ABOVE GRADE. |
| | 16. HOSE BIB |
| | 17. WEATHER-RATED GFCI OUTLET |

SIGNATURE

Shin Gyang

ENGINEER

REVISION DATE	NO
10/14/2025	1

YW RISING
DESIGN & DEVELOPMENT

229 S. MISSION DR
 SAN GABRIEL, CA 91776
 EMAIL: INFO@YWRISING.COM
 TEL: 626.698.5696
 FAX: 888.847.3831

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City of Lemon Grove
 Preapproved ADU

PROJECT

797 SF Detached ADU

SHEET TITLE

Building Sections

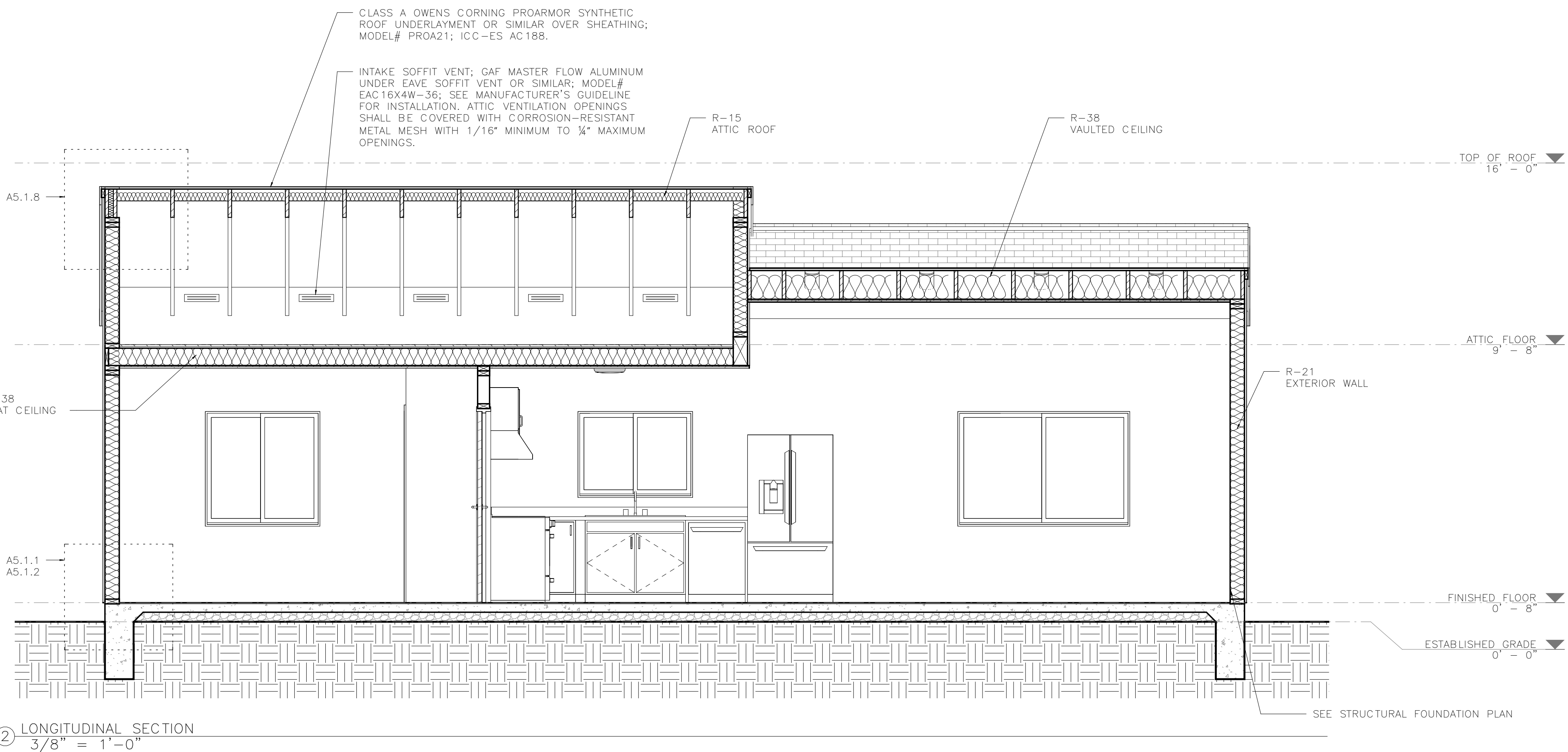
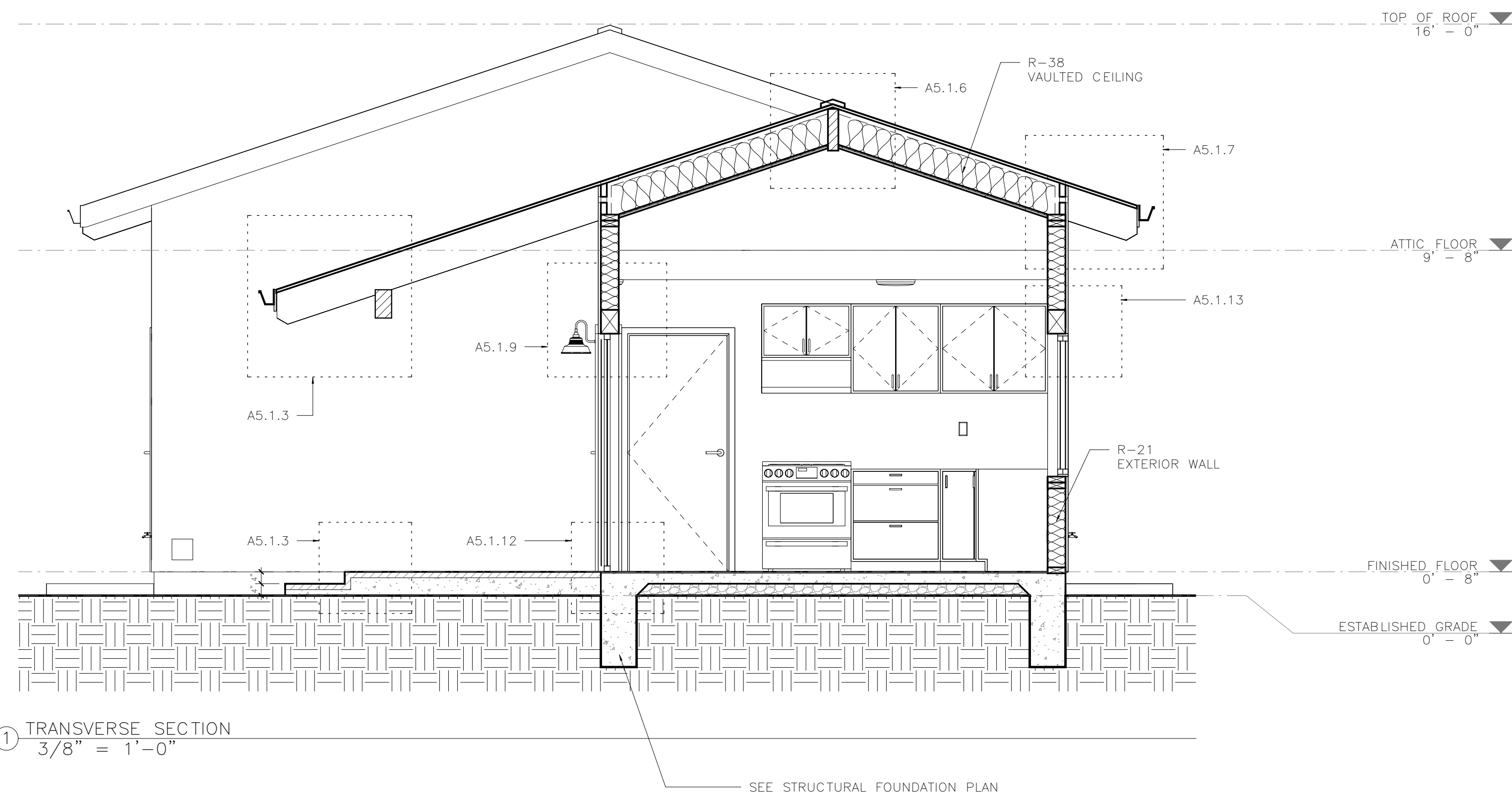
Date: 8/18/2025

Scale: AS NOTED

Drawn by: YWR Architects

Sheet

A4.1



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Shin Jang

ENGINEER

REVISION DATE	NO
10/14/2025	1

YW RISING
DESIGN & DEVELOPMENT

229 S. MISSION DR
SAN GABRIEL, CA 91776
EMAIL: INFO@YWRISING.COM
TEL: 626.698.5696
FAX: 888.847.3831

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City of Lemon Grove
Preapproved ADU

PROJECT

797 SF Detached ADU

SHEET TITLE

Architectural Details

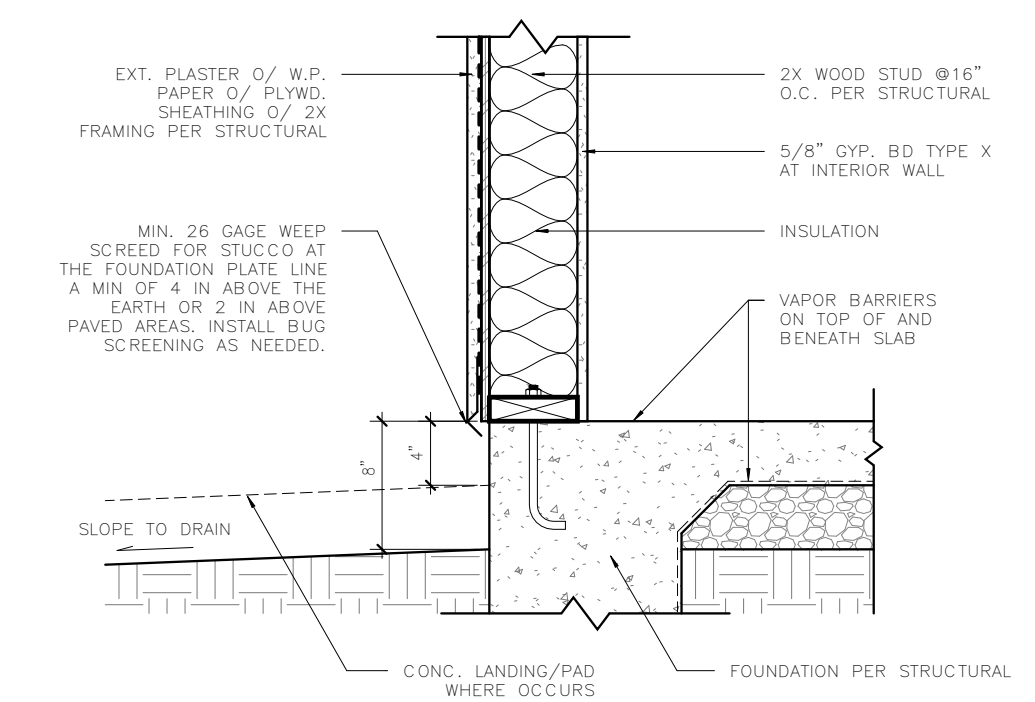
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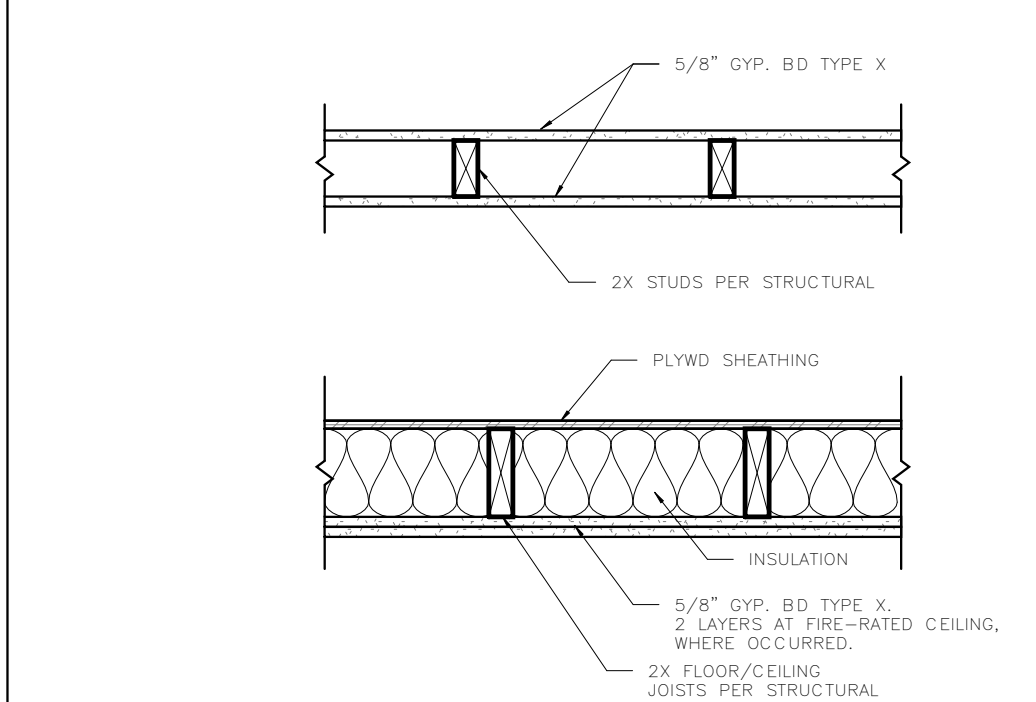
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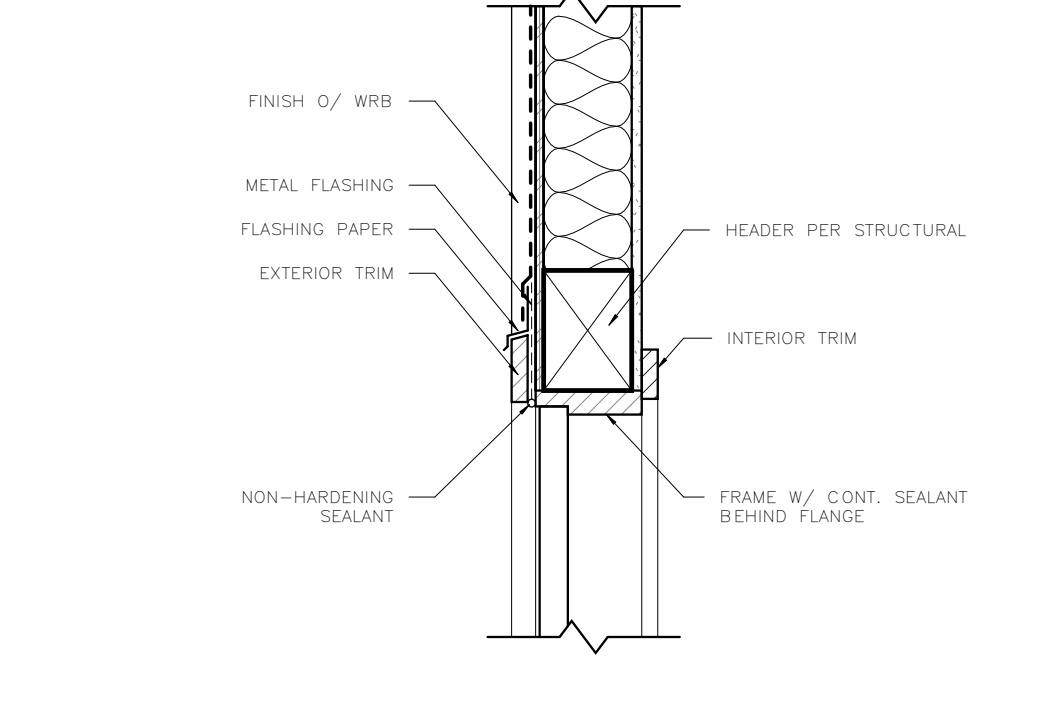
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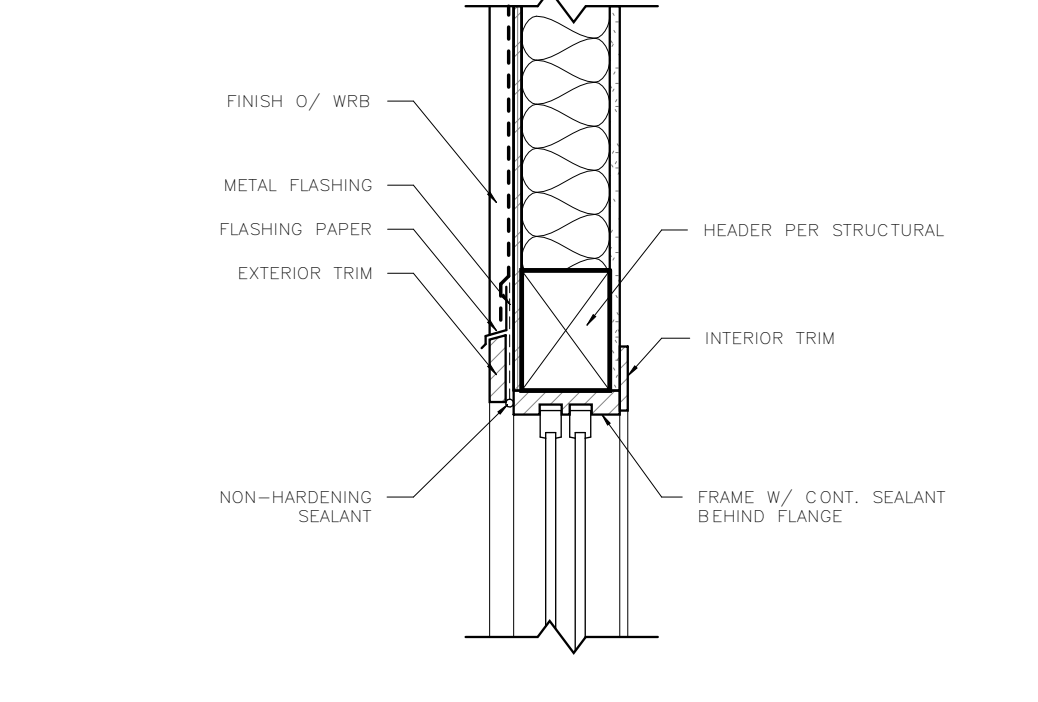
1 STUCCO WALL SECTION & FOOTING N.T.S.



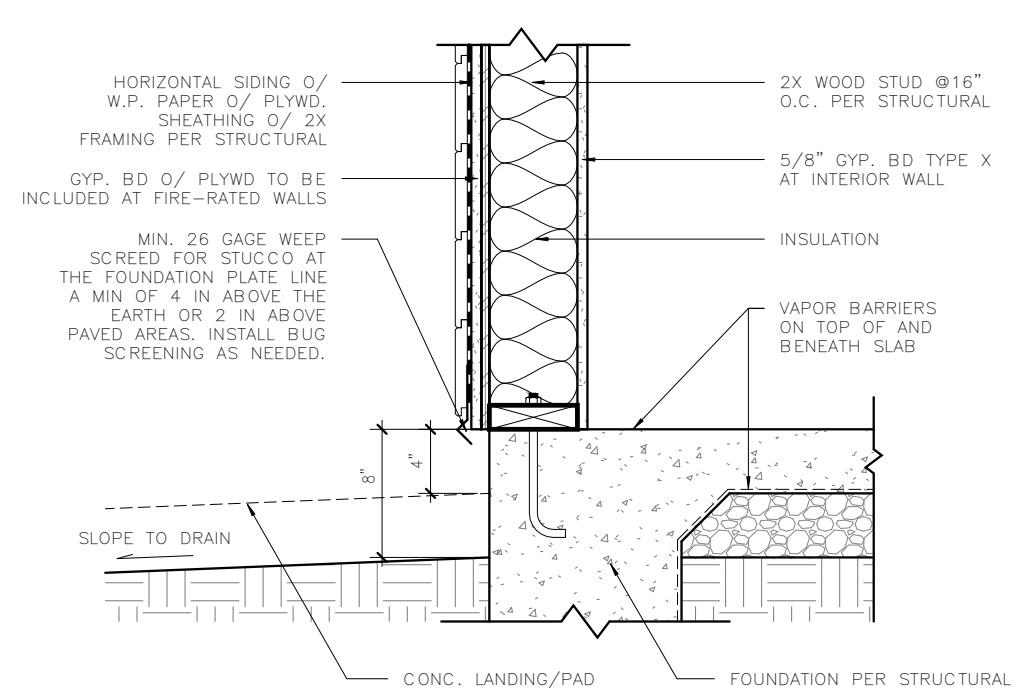
5 TYP. INTERIOR WALL/CEILING N.T.S.



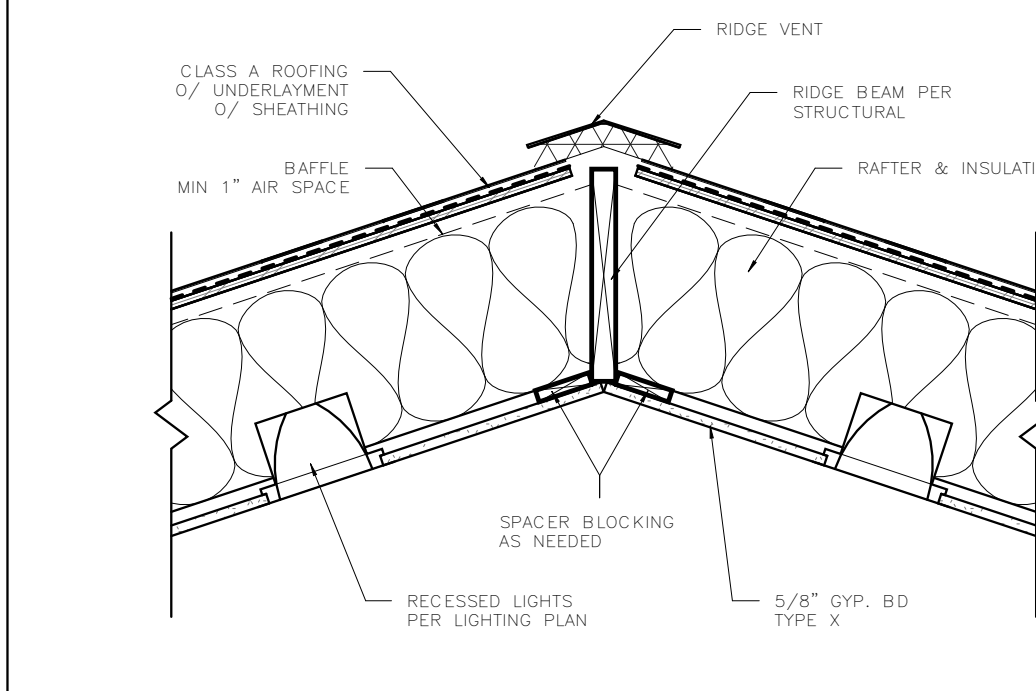
9 EXTERIOR DOOR HEADER N.T.S.



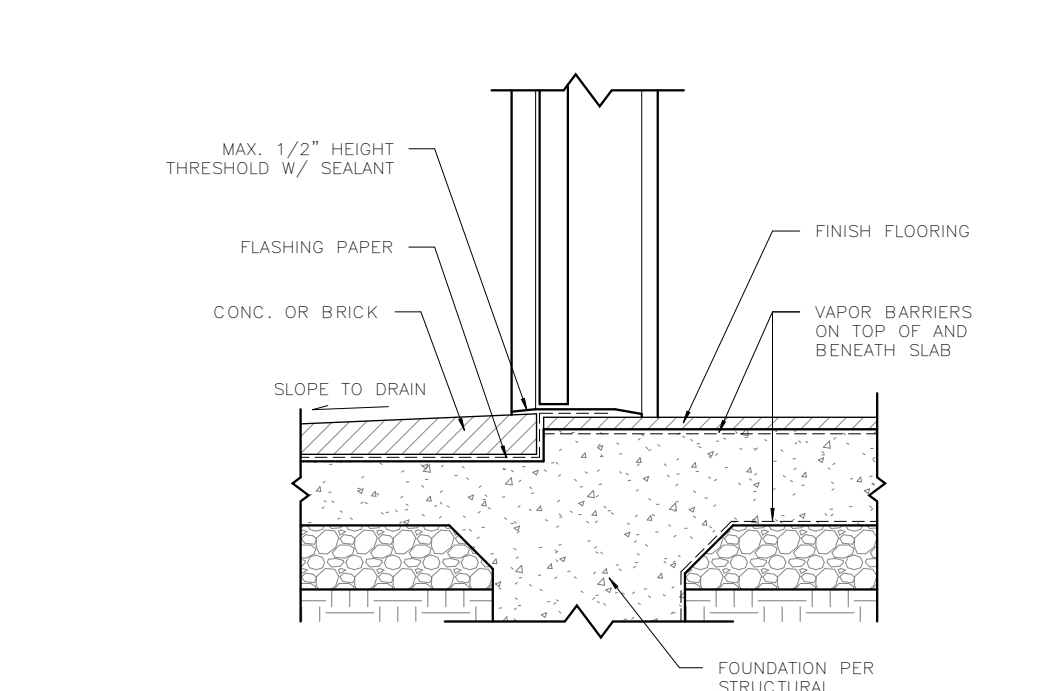
13 WINDOW HEADER W/ TRIM N.T.S.



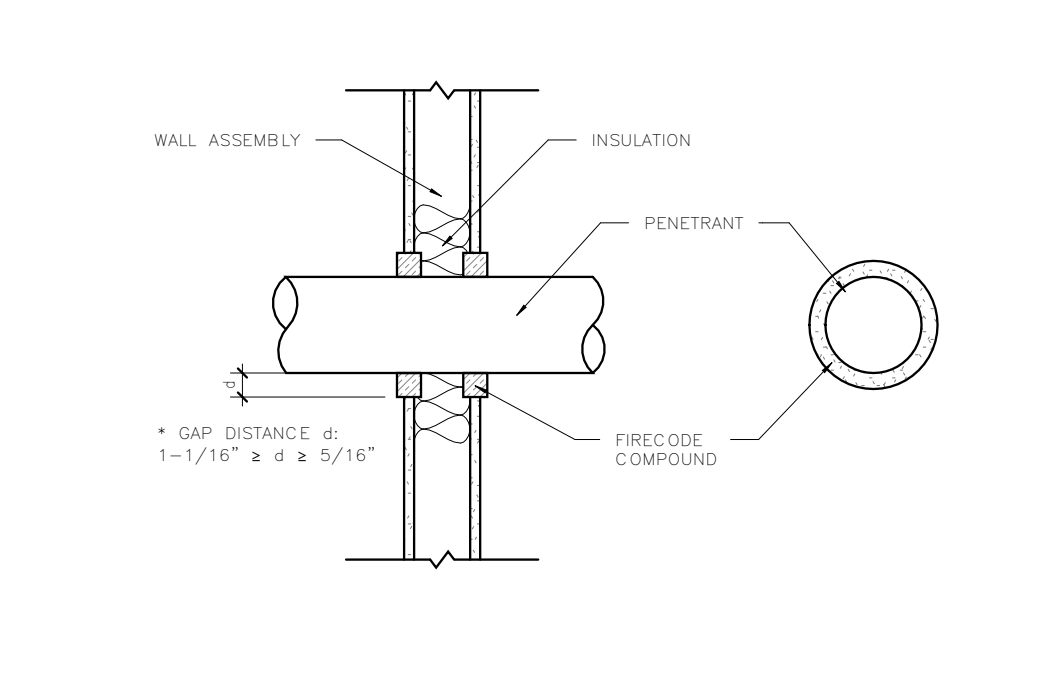
2 SIDING WALL SECTION & FOOTING N.T.S.



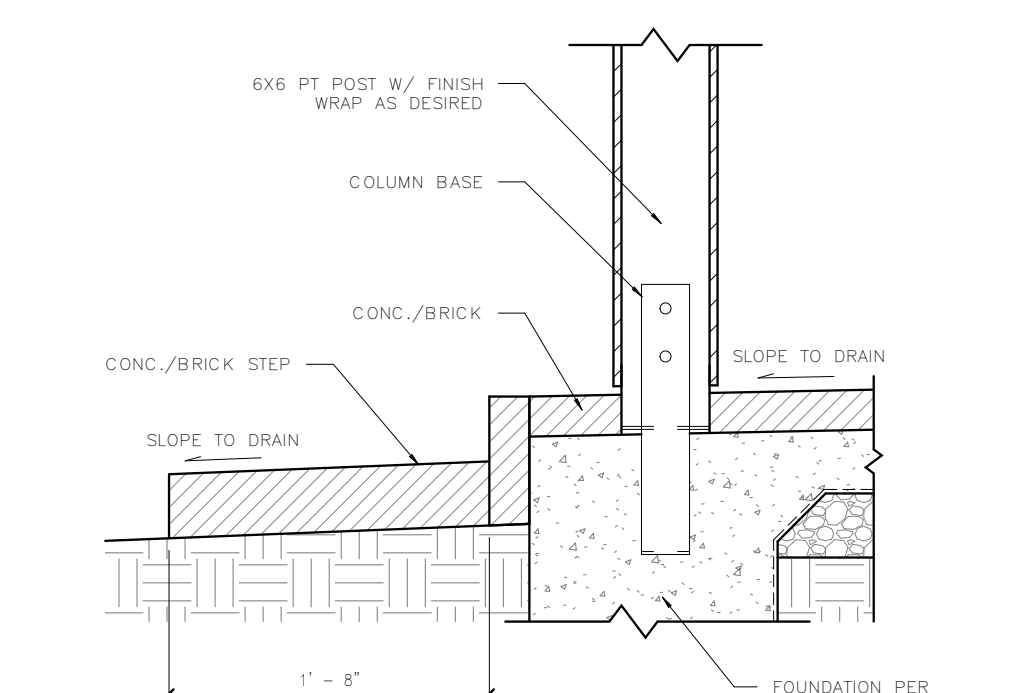
6 VAULTED CEILING W/ RIDGE VENT N.T.S.



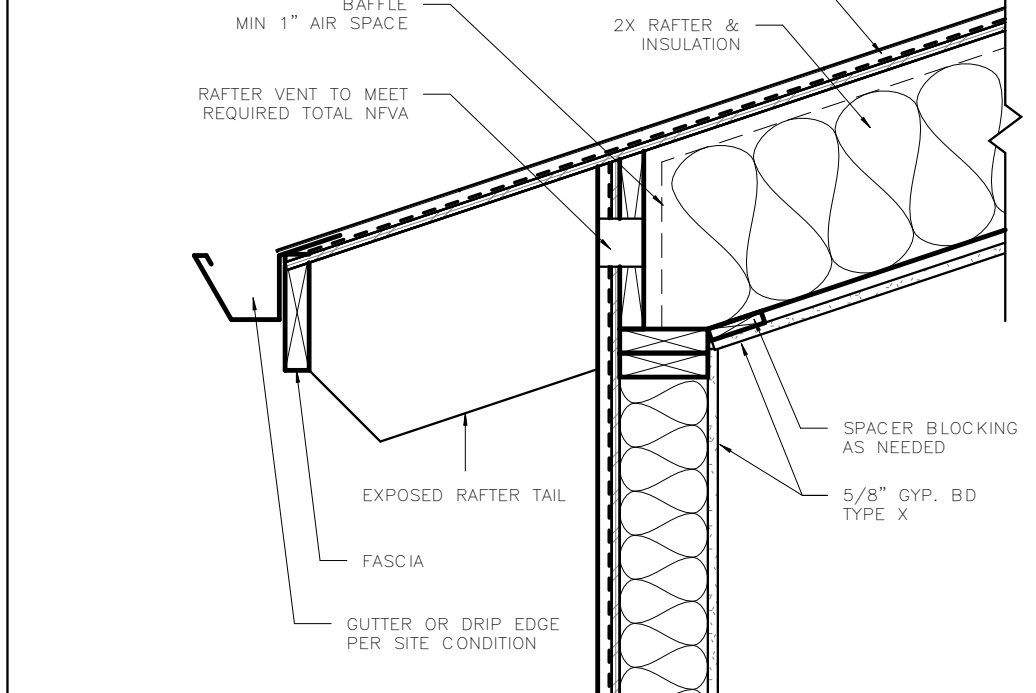
10 EXTERIOR DOOR SILL N.T.S.



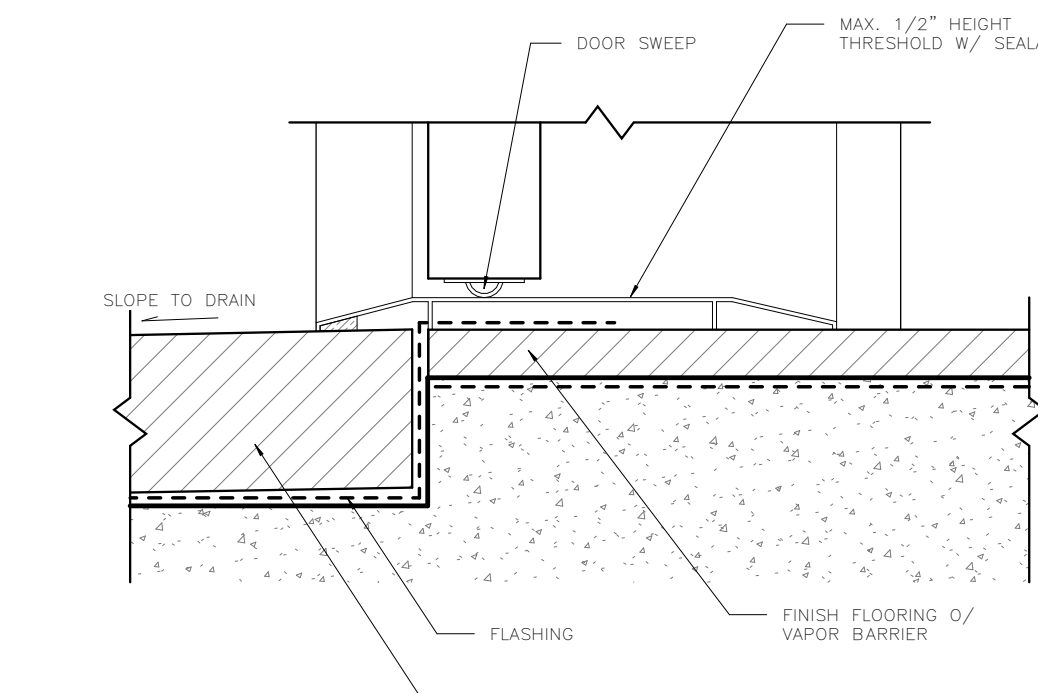
14 TROUGH PENETRATION AT WALL N.T.S.



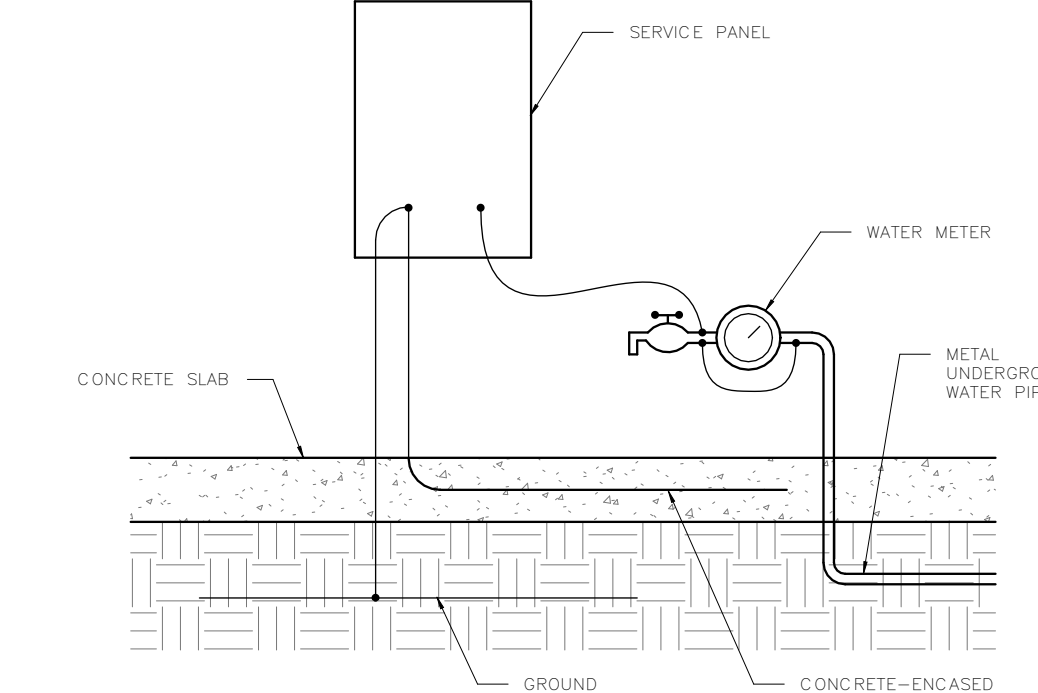
3 PORCH COLUMN FOOTING N.T.S.



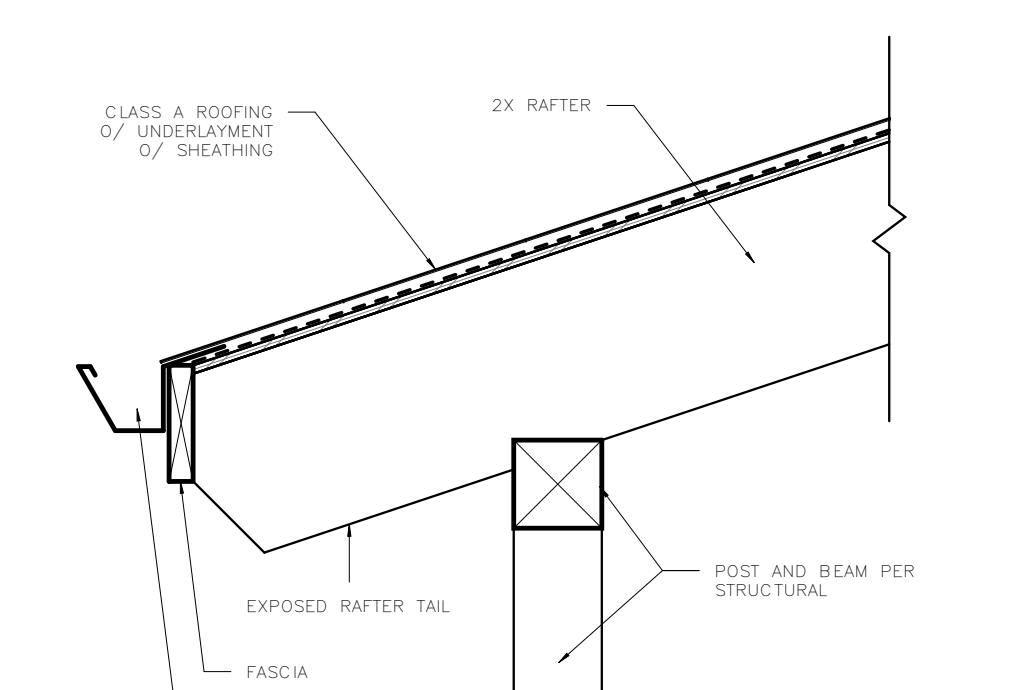
7 EAVE W/ INTAKE VENT N.T.S.



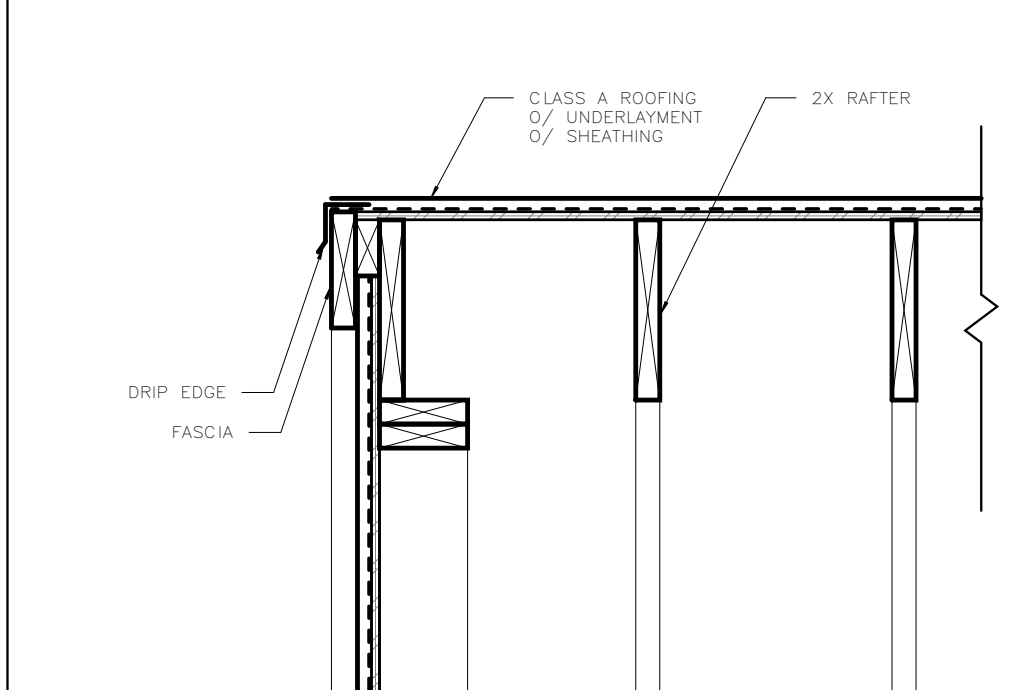
11 SWINGING DOOR THRESHOLD N.T.S.



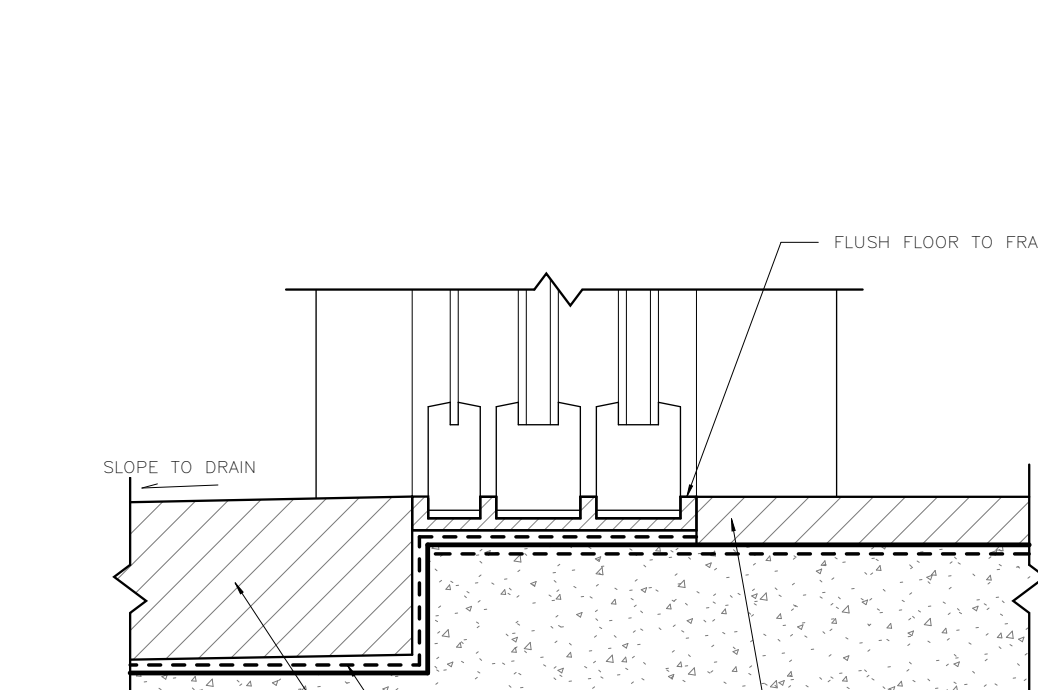
15 GROUNDING ELECTRODE SYSTEM N.T.S.



4 PORCH COLUMN AT EAVE N.T.S.



8 RAKE W/ OVERHANG N.T.S.



12 SLIDING DOOR THRESHOLD N.T.S.



16 GROUNDING ELECTRODE SYSTEM N.T.S.

17

18

19

20

SIGNATURE

Shin Jang

ENGINEER

REVISION DATE	NO
10/14/2025	1

YW RISING
DESIGN & DEVELOPMENT

229 S. MISSION DR
SAN GABRIEL, CA 91776
EMAIL: INFO@YWRISING.COM
TEL: 626.698.5696
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City of Lemon Grove
Preapproved ADU

PROJECT

797 SF Detached ADU

SHEET TITLE

Mechanical/Electrical/
Plumbing Plan

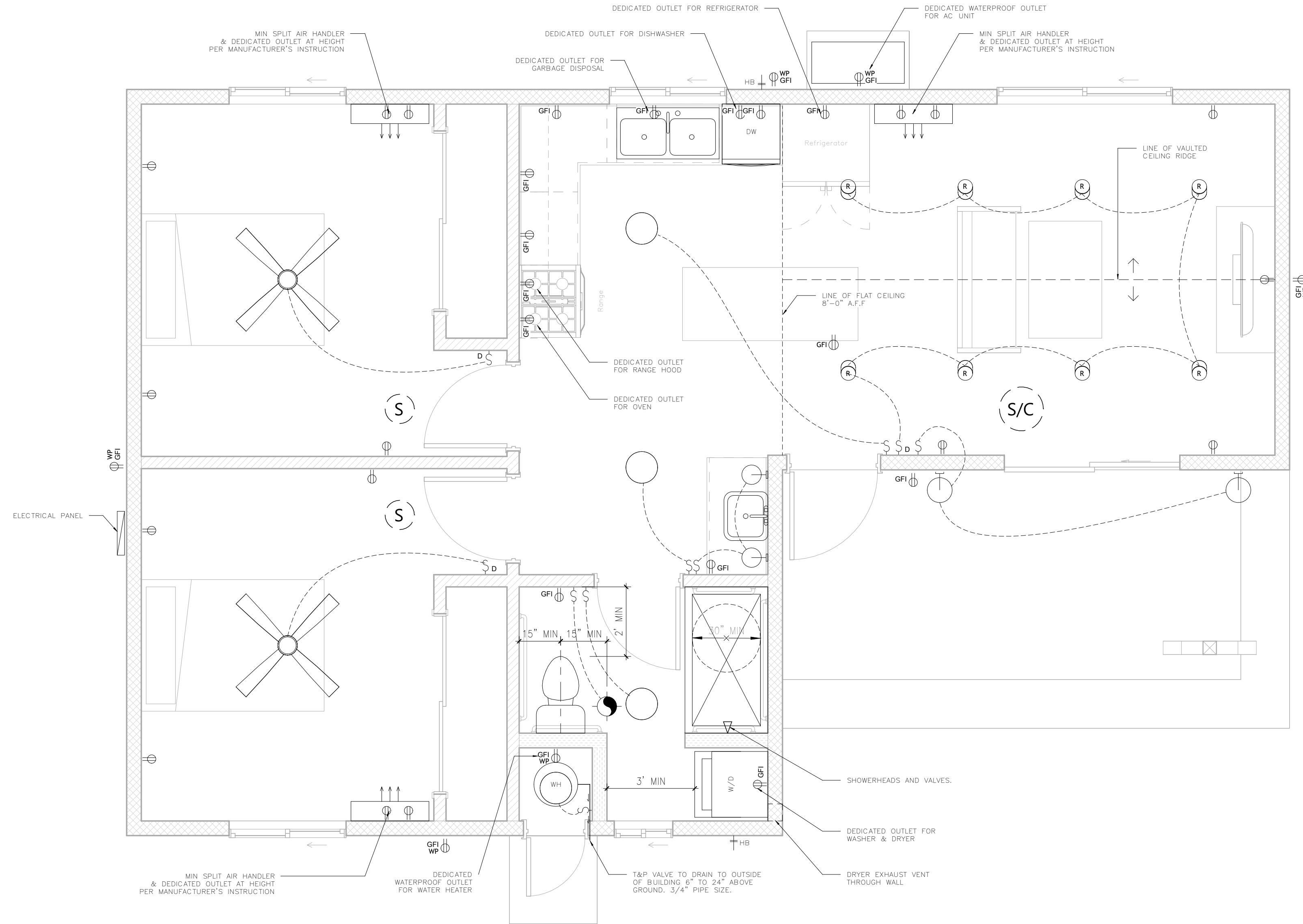
Date: 8/18/2025

Scale: AS NOTED

Drawn by: YWR Architects

Sheet

A6.1



① MECHANICAL/ELECTRICAL/PLUMBING
3/8" = 1'-0"

MEP Legend
NTS

Fixture Type	Count
TOILET	1
WASHER	1
LAVERTORY	1
KITCHEN SINK	1
DISHWASHER	1
SHOWER	1
HOSE BIB	2
TOTAL	8

Table 150.0-H Prescriptive Ventilation System Duct Sizing [ASHRAE 62.2:Table 5-3]

Fan Airflow Rating, cfm at minimum static pressure (0.25 in. water (Ls at minimum 62.5 Pa)	≤50 (25)	≤80 (40)	≤100 (50)	≤125 (60)	≤150 (70)	≤175 (85)	≤200 (95)	≤250 (120)	≤350 (160)	≤400 (190)	≤450 (210)	≤700 (330)	≤800 (380)
Minimum Duct Diameter, in. (mm) - For Rigid duct	4 (100)	5 (125)	5 (125)	6 (150)	6 (150)	7 (180)	7 (180)	8 (205)	9 (230)	10 (255)	10 (255)	12 (305)	12 d (305)
Minimum Duct Diameter, in. (mm) - For Flex duct -	4 (100)	5 (125)	6 (150)	6 (150)	7 (180)	7 (180)	8 (205)	8 (205)	9 (230)	10 (255)	NP	NP	NP

Footnotes for Table 150.0-H:
a. For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter.
b. NP = application of the prescriptive table is not permitted for this scenario.
c. Use of this table for verification of flex duct systems requires flex duct to be fully extended and any flex duct elbows to have a minimum bend radius to duct diameter ratio of 1:0.
d. For this scenario, use of elbows is not permitted.
e. For this scenario, 4 in. (100 mm) oval duct shall be permitted, provided the minor axis of the oval is greater than or equal to 3 in. (75 mm).
f. When a vented range hood utilizes a capture efficiency rating to demonstrate compliance with 150.0(c)(1)(ii), a static pressure greater than or equal to 0.25 in. of water at the rating point shall not be required, and the airflow listed in the approved directory corresponding to the compliant capture efficiency rating point shall be applied to Table 150.0-H for determining compliance.

Dwelling Unit Floor Area (ft²)	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

GENERAL NOTES

- IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES SHOULD BE HIGH-EFFICIENCY.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, WALK-IN CLOSETS, AND UTILITY ROOMS, ALL LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY AND SHALL BE EQUIPPED WITH VACANCY SENSORS.
- ALL OUTDOOR OUTLETS MUST BE GFCI & WATERPROOF.
- WATER HEATER MUST BE ANCHORED AGAINST MOVEMENT OR OVERTURNING.
- THE CONTROL VALVES IN SHOWER, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
- SMOKE AND CARBON MONOXIDE ALARMS MUST BE PERMANENTLY WIRED WITH BATTERY BACKUP, AND MULTIPLE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.
- RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CEC ARTICLE 210.52.
- ALL RECEPTACLES AFCI UNLESS INDICATED OTHERWISE.
- ALL RECEPTACLES ARE TEMPER RESISTANT.
- ALL OUTDOOR RECEPTACLES ARE WEATHER-RATED AS INDICATED W/ "WP" ON THIS SHEET.
- A 240V 30A DRYER RECEPTACLE SHALL BE PROVIDED WITH GFCI PROTECTION, PER CEC 210.8(A).
- PROVIDE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THE KITCHEN AND DINING AREAS, PER CEC 210.52(B).
- PER CEC ARTICLE 210.11(C)3, BATHROOM CIRCUITING SHALL BE: A) A 20-AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
- DETACHED ADU REQUIRES A SEPARATE GROUND ELECTRODE SYSTEM. SEE A5.1.15 FOR DETAILS OF A GROUNDING ELECTRODE SYSTEM.

GENERAL NOTES

2022 CBC TABLE 2304.10.2 FASTENING TABLE			
ROOF			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING AND LOCATION
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-10D	TOE NAIL
	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL, TOP PLATE, TO RAFTER OR TRUSS	2-10D	TOE NAIL EACH END
		2-16D	END NAIL
	FLAT BLOCKING TO TRUSS AND WEB FILLER (WELDED JOINT)	16D 0# O.C.	FACE NAIL
2	CEILING JOISTS TO TOP PLATE	3-10D	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAP OVER PARTITIONS	3-16D	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (WELDED JOINT)	SEE TABLE BELOW	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP TO RAFTER	3-10D	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D	2 TOE NAILS ON EACH SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BIRD	4-16D 3-16D	END NAIL

WALL			
8	STUD TO STUD (NOT BRACED WALL PANELS)	16D	24" O.C. FACE NAIL
9	STUD TO STUD NOT BRACING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D	12"
11	CONTINUOUS HEADER TO STUD	4-10D	-
12	TOP PLATE TO TOP PLATE TO END JOISTS	16D	16" O.C. FACE NAIL
13	TOP PLATE TO TOP PLATE AT END JOISTS	8-16D	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT AT BRACED WALL PANEL)	16D	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANEL)	3-16D	3 EACH 16" O.C. FACE NAIL
16	STUD TO TOP OR BOTTOM PLATE	4-10D 2-16D	TOE NAIL END NAIL
17	TOP OR BOTTOM PLATE TO STUD	2-16D	END NAIL
18	TOP PLATES, LAPS AT CORNER AND INTERSECTIONS	2-16D	FACE NAIL
19	1" BRACE TO EACH STUD AND PLATE	2-10D	FACE NAIL
20	1" x 6" SHEATHING TO EACH BEARING	2-10D	FACE NAIL
21	1" x 6" AND WIDER SHEATHING TO EACH BEARING	3-10D	FACE NAIL

FLOOR			
22	JOIST TO SILL, TOP PLATE TO GIRDER	3-10D	TOE NAIL
23	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	10D	6" O.C. TOE NAIL
24	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-10D	FACE NAIL
25	2" SUBFLOOR TO JOIST OF GIRDER	2-16D	FACE NAIL
26	2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	2-16D	AT EACH BEARING, FACE NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D	32" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND 2-20D	ENDS AND AT EACH SPLICE, FACE NAIL
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16D	AT EACH JOIST OR RAFTER, FACE NAIL
29	JOIST TO BAND JOIST OR RIM JOIST	3-16D	END NAIL
30	BRIDGING OR BLOCKING TO	2-10D	EACH END, TOE NAIL

WOOD STRUCTURAL PANELS, SUB FLOOR, ROOF AND INTERIOR WALL TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (a)			
31	3/8" - 1/2"	6D COMMON	6" EDGE INTERMEDIATE SUPPORTS
32	1/2" - 3/4"	8D COMMON	6" EDGE INTERMEDIATE SUPPORTS
33	3/4" - 1"	10D COMMON	12" INTERMEDIATE SUPPORTS

OTHER EXTERIOR WALL SHEATHING			
34	1/2" FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOF NAIL	3" EDGE 6" INTERMEDIATE SUPPORTS
35	25/32" FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOF NAIL	3" EDGE 6" INTERMEDIATE SUPPORTS

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
36	3/4" AND LESS	8D COMMON	12" INTERMEDIATE SUPPORTS
37	7/8" - 1"	8D COMMON	6" EDGE 12" INTERMEDIATE SUPPORTS
38	1 1/8" - 1 1/4"	10D COMMON	6" EDGE 12" INTERMEDIATE SUPPORTS

PANEL SIDING TO FRAMING			
39	1/2" OR LESS	60 CORROSION-RESISTANT SIDING	12" INTERMEDIATE SUPPORTS
40	5/8"	80 CORROSION-RESISTANT SIDING	12" INTERMEDIATE SUPPORTS

INTERIOR PANELING			
41	1/4"	4D CASING 4D FINISH	6" EDGE 12" INTERMEDIATE SUPPORTS
42	3/8"	6D CASING 6D FINISH	6" EDGE 12" INTERMEDIATE SUPPORTS

HARDWARE CODE REFERENCES:			
LARR#	DESCRIPTION	ICC#	
25236	SIMPSON ATS, TDS, TUD	-	
25279	SIMPSON SET EPOXY	ESR-1772	
25293	SIMPSON FAP, HTT22, CMST12, CMST14, BP, LTP4	-	
25427	SIMPSON STRONG WALL	ESR-1267	
25538	TRUS JOIST MACMILLAN T&L, LVL, PSL	ESR-1153	
25643	SIMPSON CTUD, TUD	-	
25675	HILTI LOW-VELOCITY XU, XU 15 UNIVERSAL POWER DRIVEN FASTENERS	ESR-2269	
25700	HILTI HIT-RE 500-SD	ESR-2322	
25701	HILTI KWIK TZ ANCHOR BOLT IN CONCRETE	ESR-1917	
25707	SIMPSON ITS, ITT, MIT, HIT, HFN	ESR-2329	
25711	SIMPSON SDS	ESR-2236	
25712	SIMPSON AB, ABE, ABU	ESR-1622	
25713	SIMPSON HST, LSTL, MST, MSTA, MSTC, MSTI, ST, CS, CMSTC16	ESR-2105	
25714	SIMPSON CC, ECC, CCC, ECCO, AC, EAC, PC, EPC, BC, BCS	ESR-2604	
25716	SIMPSON A, A3S, LTP4FC, HH, GA, L, LS, Z	ESR-2606	
25718	SIMPSON H2, H2.5, H3, H5, LTS, MTS, LFTA, FTA, RSP4	ESR-2613	
25719	SIMPSON HCA, HCCTA, F, PCT	ESR-2607	
25720	SIMPSON HDU, HDQB, HHQD, PHD	ESR-2330	
25726	SIMPSON UFP10, FJA, FSA, GH, GLB, HGLB	ESR-2616	
25730	I-LEVEL SHEAR BRACE FOR LATERAL FORCE RESISTING SYSTEMS	ESR-2652	
25739	RAMSET T3 POWER DRIVEN FASTENERS	ESR-1955	
25741	SIMPSON TITEN HD MASONRY SCREW ANCHORS	ESR-2713	
25744	SIMPSON SET XP ADHESIVE ANCHOR FOR CRACKED & UNCRACKED CONCRETE	ESR-2508	
25745	USP A3, AC, HTW/LTW/MTW, JH, LFTA, PHXU, SNP, SW/SWH/KWH	ESR-2104	
25749	USP STRUCTURAL CONNECTORS	ESR-1280	
25756	SIMPSON LTS, LTTI, MTS, PHO, UPHD, TDX, TD	ESR-1575	
25759	HARDY FRAME HFX, HFP	ESR-2089	

STATEMENT OF SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS AND STRUCTURAL TESTING SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER FOR THE ITEMS IDENTIFIED IN THIS SECTION AND IN OTHER AREAS OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS, UNLESS WAIVED BY THE BUILDING OFFICIAL (SEE CBC CHAPTER 17).

2. DUTIES OF THE SPECIAL INSPECTOR:

a. THE SPECIAL INSPECTOR SHALL REVIEW ALL WORK LISTED BELOW FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AND THE BUILDING CODE.

b. THE SPECIAL INSPECTOR SHALL FURNISH SPECIAL INSPECTION REPORTS TO THE EOR, CONTRACTOR, OWNER AND BUILDING OFFICIAL AS REQUIRED IN THIS SECTION. ALL ITEMS NOT IN COMPLIANCE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND IF UNCORRECTED, TO THE EOR AND THE BUILDING OFFICIAL.

c. ONCE CORRECTIONS HAVE BEEN MADE BY THE CONTRACTOR, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AS WELL AS THE APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE.

3. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:

a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIAL INSPECTION REQUIREMENTS CONTAINED WITHIN THIS STATEMENT OF SPECIAL INSPECTIONS AND SPECIAL INSPECTION SCHEDULE.

b. THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.

c. ALL WORK REQUIRING SPECIAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT HAS BEEN OBSERVED BY THE SPECIAL INSPECTOR.

5. PLEASE SEE THE SPECIAL INSPECTION SCHEDULE FOR THE TYPES, EXTENTS AND FREQUENCY OF SPECIFIC ITEMS REQUIRING SPECIAL INSPECTIONS AND STRUCTURAL TESTS AS PART OF THIS PROJECT.

SPECIAL INSPECTION SCHEDULE

ITEM	SPECIAL CONTINUOUS INSPECTION REQUIRED WHEN THE FOLLOWING CONDITION OCCURS
CONCRETE FOOTING/SLAB	GREATER THAN 2500 PSI.
PRE-MANUFACTURED REINSTRATING WALL SYSTEMS	DURING INSTALLATION
PLYWOOD SHEARWALL	SHEAR WALL NAILING LESS THAN 6" O.C.
PLYWOOD DIAPHRAGM NAILING	DIAPHRAGM NAILING LESS THAN 6" O.C.
EPOXY ANCHOR BOLTS	DURING INSTALLATION

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD:

SECTION 1704.6.1 - 2022 C.B.C.
STRUCTURAL OBSERVATION SHALL BE PERFORMED FOR THE ITEMS OF WORK DURING THEIR CONSTRUCTION PHASE.

STRUCTURAL OBSERVATION (BY E.O.R.)			
	STAGE	OBSERVED ITEMS	REMARK
1	FOUNDATION	BOTTOM OF TRENCH REBAR LAYOUT ANCHOR BOLTS	
2	SHEAR WALL FRAMING	SPLICE, DRAG MEMBER HOLDOWN ANCHOR BOLT HARDWARE	
3	ROOF DIAPHRAGM	NAILING PLYWOOD LAYOUT	

SPECIAL INSPECTION AND QUALITY ASSURANCE

1. SPECIAL INSPECTION AND TESTS PER 2022 C.B.C. CHAPTER 17

SECTION 1704= SPECIAL INSPECTION AND TEST, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION.

SECTION 1705= REQUIRED SPECIAL INSPECTIONS AND TESTS.

SECTION 1706= DESIGN STRENGTHS OF MATERIALS.

SECTION 1707= ALTERNATIVE TEST PROCEDURE.

SECTION 1708= IN-SITU LOAD TEST.

SECTION 1709= PRE-CONSTRUCTION LOAD TESTS.

A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, & OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

C. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CURRENT BUILDING CODE.

2. SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING TYPES OF WORK:(AS MARKED)

2.1 STEEL CONSTRUCTION (SECTION 1705.2)

MATERIAL VERIFICATION OF HIGH STRENGTH BOLTS, STRUCTURAL STEEL, WELD FILLER WELDING (TABLE 1705.2.3)

STRUCTURAL STEEL (SECTION 1705.2.5)

DETAILS OF STEEL FRAMES

HIGH STRENGTH BOLTING (SECTION 1705.2.6)

MANUFACTURER'S CERTIFICATE OF COMPLIANCE

VERIFICATION OF APPROVED FABRICATOR BEARING AND BASE PLATE GRROUTING NON-DESTRUCTIVE TESTING.

2.2 CONCRETE CONSTRUCTION (TABLE 1705.3 AND SECTION 1705.3)

REINFORCING STEEL

PRE-STRESSING CABLE ANCHORS

WELDING REINFORCING (STEEL SECTION 1705.3.1)

BOLTS IN CONCRETE (SECTION 1705.3.2)

SHOTCRETE AND PLACEMENT (SECTION 1705.3.8)

PRESTRESSED CONCRETE

SECTION OF PRECAST CONCRETE MEMBERS

SLAB ON GRADE, EXCEPT NON-STRUCTURAL CONCRETE SLAB DESIGN MIX

CONCRETE CYLINDERS, SLUMP, AIR, TEMPERATURE CURING (TABLE 1705.3.1)

IN-SITU CONCRETE STRENGTH

2.3 MASONRY CONSTRUCTION (SECTION 1705.4)

LEVEL 1 SPECIAL INSPECTIONS

LEVEL 2 SPECIAL INSPECTIONS

2.4 WOOD CONSTRUCTION (SECTION 1705.5)

VERIFICATION OF APPROVED FABRICATOR OR PREFABRICATED WOOD STRUCTURAL ELEMENTS

FABRICATION OF HIGH STRENGTH DIAPHRAGMS (SHEATHING, NAILING, FASTENING, FRAMING)

2.5 SOILS (SECTION 1705.6)

SITE PREPARATION

IN-PLACE DENSITY

2.6 SPECIAL EXCAVATION, GRADING AND FILLING

2.7 PILE FOUNDATIONS (SECTION 1705.7)

2.8 PIER FOUNDATIONS (SECTION 1705.8)

2.9.1 SPRAYED FIRE RESISTANT MATERIALS (SECTION 1705.15)

2.9.2 MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (SECTION 1705.16)

2.10 EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) (SECTION 1705.17)

2.11 SPECIAL CASES (SECTION 1705.18)

REBAR OR BOLT IN EPOXY GROUT

HOLD-DOWN SUBSTITUTION IN TENSION

ROCK RETAINING WALLS (ROCK PLACEMENT, ROCK SIZE, FOOTING, EMBEDMENT, DRAINAGE, BACKFILL, COMPACTION, FILTER FABRIC, BATTER, SLOPE AND OTHER ITEMS SPECIFIED BY ENGINEER RECORD).

EXPANSION ANCHORS, EMBEDDED PLATES

MECHANICAL SPLICES

2.12 SMOKE CONTROL SHALL BE APPROVED BY LOCAL FIRE DEPARTMENT, (SECTION 1705.19)

2.13 SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE (SECTION 1705.13)

STRUCTURAL STEEL (SECTION 1705.13.1)

STRUCTURAL WOOD (SECTION 1705.13.2)

FIELD GLUING

NAILING, BOLTING, ANCHORING AND FASTENING

DRAG STRUTS

BRACES

HOLD-DOWNS

SHEAR WALLS AND DIAPHRAGM NAILING, ANCHORING, BOLTING, ANCHORING AND FASTENING

COLD FORMED STEEL FRAMING (SECTION 1705.13.3)

STRUCTURAL RACKS OVER 8 FEET ACCESS FLOORS (SECTION 1705.13.7)

ARCHITECTURAL COMPONENTS (SECTION 1705.13.5)

EXTERIOR CLADDING

INTERIOR AND EXTERIOR NON-BEARING WALLS

INTERIOR AND EXTERIOR VENEER

MECHANICAL AND ELECTRICAL COMPONENTS (SECTION 1705.13.6)

COMPONENT INSPECTION

COMPONENT ATTACHMENT AND TESTING

COMPONENT MANUFACTURER CERTIFICATION

2.14 STRUCTURAL TESTING FOR SEISMIC RESISTANCE (SECTION 1705.14)

SEISMIC ISOLATION SYSTEMS (SECTION 1705.14.4)

NON-STRUCTURAL COMPONENTS (SECTION 1705.14.2)

DESIGNATED SEISMIC SYSTEMS (SECTION 1705.14.3)

WOOD FRAMING

1. ALL WOOD SHALL CONFORM TO THE CHAPTER 23 OF 2022 CBC ALL STRUCTURAL FRAMING MEMBERS SHALL BE GRADE MARKED DOUGLAS FIR AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS (MOISTURE 19% MAXIMUM)

A. ALL HORIZONTAL FRAMING MEMBERS AND POSTS SHALL BE D.F. NO. 1.

B. ALL STUDS AND BRACES SHALL BE D.F. NO. 2 OR BETTER U.N.O.

2. ALL BOLTS SHALL BE STANDARD MACHINE BOLTS WITH M.I. OR STEEL PL. WASHERS WHEN HEAD OR NUT BEARS ON WOOD. HOLES FOR BOLTS SHALL BE DRILLED WITH A BIT 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER. TIGHTEN ALL BOLTS BEFORE PLASTERING.

3. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER. ANY CUTTING, NOTCHING BORING OF WOOD SHALL CONFORM TO THE LOCAL BUILDING CODE.

4. TYPICAL SILL BOLTING SHALL BE 5/8" DIA. X 10" ANCHOR BOLTS AT 4'-0" O.C. PROVIDE ONE BOLT WITHIN NINE INCHES OF EACH END OF EACH SILL PIECE AND AT CORNERS.

5. UNLESS OTHERWISE NOTED ON PLANS, ALL STRUCTURE PLY-WOOD SHALL BE INTERIOR GRADE PLYWOOD WITH EXTERIOR GLUE STRUCTURAL MEMBER SHALL BE COMMON U.N.O.) OF LUMBER SEE TABLE 2304.10.2 NAILING SCHEDULE OF 2022 CBC.

SIZE OF NAILS	DIAMETER	STANDARD LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
16d	0.162"	3 1/2"

7a. ALL SILL PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR UTILITY GRADE OR FOUNDATION GRADE REDWOOD.

7b. ALL FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

8. ALL LEDGER BOLTS SHALL BE SET IN WALLS TO INSURE PROPER ROOF SLOPE PER DRAINAGE PLAN. VERIFY ALL CONDITIONS PRIOR TO SETTING BOLTS.

9. LAG BOLTS AND SCREWS SHALL BE PREDRILLED. THE DIA. OF PREDRILLED HOLES SHALL BE 60% OF SHANK DIAMETER. THE THREADED PORTION OF THE SCREW SHALL BE INSERTED BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. PENETRATION OF THREADED PORTION SHALL BE 7 DIAMETER MINIMUM.

10. WHEN LAMINATING VERTICALLY 2-2" X MEMBERS TOGETHER, USE 16d NAILS AT 9" O.C. STAGGERED.

11. ENDS OF WOOD MEMBERS ENTERING MASONRY WALLS SHALL HAVE A 1/2" AIR SPACE AROUND TOP, END AND SIDES UNLESS WOOD IS TREATED WITH APPROVED PRESERVATIVES.

12. ALL HARDWARE CONNECTING WOOD MEMBERS SHALL BE RECESSED WHEN REQUIRED BY ARCHITECTURAL FINISH. VERIFY WITH ARCHITECTURAL PLANS, TYPICAL.

13. FRAMING ANCHORS, JOIST HANGERS, POST CAPS, POST BASES, THE DOWNS, ETC. SHALL BE AS MANUFACTURED BY "SIMPSON" OR AN APPROVED EQUAL.

14. NOTCHING OF EXTERIOR AND BEARING/NON-BEARING WALLS STUDS SHALL NOT EXCEED 25%/40% RESPECTIVELY.

15. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

16. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.

17. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.

18. FOR BRACED WALL PANELS/ SHEAR WALL, EACH SHEET OF PLYWOOD/ OSB SHEATHING SHALL NOT BE LESS THAN 24" IN LEAST DIMENSION. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

19. BRACED WALL PANELS/ SHEAR WALLS SHALL RUN CONTINUOUSLY FROM FOUNDATION TO ROOF/ FLOOR FRAMING.

GENERAL FOUNDATION NOTES

1. SOIL REPORT BY: N/A

2. TYPE OF FOOTING --- SHALLOW, SPREAD FOOTING SYSTEM. MINIMUM EMBEDMENT : 24" BELOW LOWEST ADJACENT NATURAL GROUND OR COMPACTED FILL.

DESIGN SOIL PRESSURE:
CONTINUOUS FTG. : 1500 PSF
ISOLATED FTG. : 1500 PSF

3. FOR ALL DIMENSIONS, CURBS, SLAB DEPRESSIONS, STOP FLOOR DRAINS, SINKS, TRENCHES, UNDERFLOOR DUCTS AND CONDUTS, SEE ARCHITECTURAL, MECHANICAL, REFRIGERATION, AIR CONDITIONING, PLUMBING & ELECTRICAL DRAWINGS, TRENCH BACKFILL AS PER SOIL REPORT REQUIREMENTS.

4. BOTTOM OF A COLUMN FOOTING WITHIN A DISTANCE EQUAL TO TRENCH FROM THE TRENCH MUST BE AT THE SAME ELEVATION AS BOTTOM OF TRENCH. PROVIDE 16" X 16" CONCRETE PEDESTAL, POUR WITH FOOTING 4-#6 VERTICAL BARS WITH #3 TIES AT 12" O.C. 3 - #3 TIES AT 3' O.C. AT TOP.

5. BRIDGE CONTINUOUS FOOTING OVER TRENCH WITH 4 - #6 X 16"-0" LONG BARS AT BOTTOM, CENTER BARS ON TRENCH.

6. ALL PLANTERS IN CLOSE PROXIMITY TO THE STRUCTURE SHALL HAVE ADEQUATE DRAINAGE OF SURFACE WATER TO PREVENT SATURATION OF SOIL UNDER FOUNDATION.

7. USE STEPPED FOOTING DETAIL AS REQUIRED, SEE GRADING PLAN

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE CONFORMING TO A.S.T.M. SPECIFICATION A615 GRADE 40 FOR BARS #4 AND SMALLER; A615 GRADE 60 FOR BARS #5 AND LARGER. MESH REINFORCING SHALL BE 6X6 = W1.4 X W1.4 UNLESS SHOWN OTHERWISE, CONFORMING TO A.S.T.M. SPECIFICATION A 185.

2. REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 64 BAR DIAMETERS IN MASONRY WITH A 24 INCH MINIMUM LAP EACH CASE.

3. MIN LAP OF WELDED WIRE FABRIC SHALL BE 6" OR ONE FULL MESH, WHICHEVER IS GREATER.

4. DOWELS FROM FOOTINGS SHALL BE OF THE SAME SIZE AND SPACING AS VERTICAL WALLS AND COLUMNS REINFORCEMENT, UNLESS NOTED OTHERWISE ON PLANS.

5. PROVIDE SPACER BARS, SPREADERS, CHAIRS, BLOCKS, ETC., AS REQUIRED TO SECURELY HOLD STEEL IN PLACE.

6. REINFORCING BARS CONFORMING TO ASTM A706 SHALL BE USED FOR RE-BARS REQUIRING WELDING AND ALL GRADE BEAM REINFORCING

CONCRETE

1. PORTLAND CEMENT SHALL BE TYPE I OR II CONFORMING TO A.S.T.M. SPECIFICATION C 150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO A.S.T.M. SPECIFICATION C 33, WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04%. USE SPECIAL TYPE OF CEMENT WHERE REQUIRED BY SOIL CONDITIONS --- SEE SOIL REPORT.

2. ALL CONCRETE SHALL BE DESIGNED BY APPROVED LABORATORY, AND DESIGN MIX SHALL SUBMIT TO ARCHITECT/ENGINEER FOR REVIEW, AND OBTAIN APPROVAL PRIOR TO USE. MAXIMUM SLUMP SHALL BE 4" U.N.O.

USE MINIMUM OF FIVE SACKS OF CEMENT PER CUBIC YARD.

CONC. FOOTING (WALL CONT. FTG.) : 2500 PSI @ 28 DAY
CONC. FOOTING (COLUMN PAD)* : 2500 PSI @ 28 DAY
GRADE BEAM : 3000 PSI @ 28 DAY
SLAB ON GRADE : 2500 PSI @ 28 DAY

3. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT PER CUBIC YARD AS FOLLOWS U.N.O.:

3000 PSI - 470#
4000 PSI - 654#
5000 PSI - 611#

4. ALL CONCRETE SHALL NOT EXCEED THE MAXIMUM WATER/CEMENT RATIO AS FOLLOWS:

COMPRESSIVE STRENGTH	NON AIR ENTRAINMENT	AIR ENTRAINMENT
3000 PSI	0.55	0.50
4000 PSI	0.50	0.45
5000 PSI	0.45	0.40

5. PROVIDE 6" (±1%) AIR ENTRAINMENT IN ALL CONCRETE EXPOSED TO WEATHER.

6. FOR SLAB ON GRADE, THE MINIMUM CEMENT CONTENT SHALL BE BASED ON THE MAXIMUM SIZE OF AGGREGATE AS FOLLOWS:

MAX. SIZE OF AGGREGATE IN INCHES	CEMENT LB. PER CUBIC YARD
1 1/2	470#
1	520#
3/4	540#
1/2	590#

7. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION OF SLEEVES, MOULDS, FLOOR HINGES, ETC., TO BE CAST INTO THE CONCRETE.

8. VIBRATION OF CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE PORTLAND CEMENT ASSOCIATION SPECIFICATION.

9. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF SEVEN DAYS AFTER ITS PLACEMENT. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING.

CODE:

2022 CBC

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

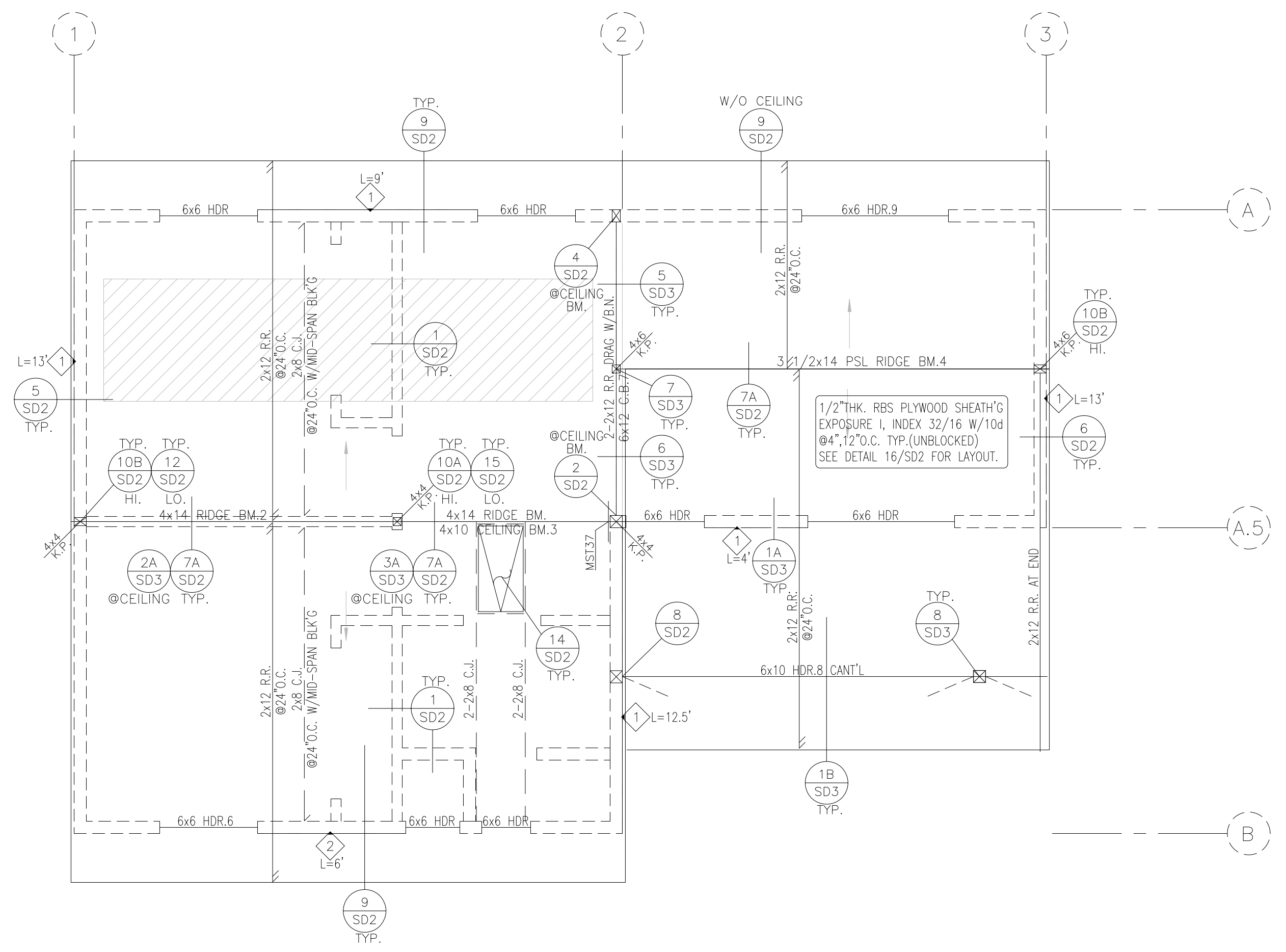
2. DO NOT SCALE THE DRAWINGS.

3. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS.

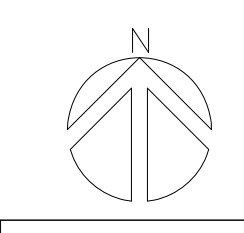
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
THE 2022 CALIFORNIA BUILDING CODE, AND OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND IN THE PROJECT SPECIFICATIONS.

5. SEE THE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: SIZE AND LOCATION OF DOORS AND WINDOW OPENINGS. SIZES AND LOCATIONS OF INTERIOR AND EXTERIOR NON-BEARING PARTITIONS. SIZES AND LOCATIONS OF CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC. FLOOR AND ROOF FINISHES. STAIR FRAMING AND DETAILS. DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
CEILING ASSEMBLIES.
EXTERIOR WALL ASSEMBLIES.
PIPES, SLEEVES, HANGERS, TRENCHES, WALL FLOOR AND ROOF OPENINGS, DUCT PENETRATION ETC., EXCEPT AS SHOWN OR NOTED.
ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SL



DETACHED ADU - ROOF FRAMING PLAN



SCALE
1/4" = 1'-0" **B**

- NOTES:
- INDICATES 2x @16"O.C. STUD WALLS
 - INDICATES 2x @16"O.C. STUD WALLS BELOW
 - FOOTING SYMBOL, FOR SIZE SEE SCHEDULE.
 - SHEARWALL SYMBOL, FOR SIZE SEE SCHEDULE.
 - DETAIL No. SHEET No.

1. FOR DIMENSIONS AND CONDITIONS NOT SHOWN SEE ARCH'L DWGS. AND VERIFY IN FIELD.
2. SEE STRUCTURAL GENERAL NOTES IN SHEET S0.1.
3. FOR FLOOR DEPRESSIONS, CURBS, UNDERFLOOR DUCTS, CONDUITS, ETC., SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DWGS.
4. FOR FINISH FLOOR ELEVATION, SLOPE, DRAINS, SEE ARCH'L DWGS.
5. C.J. DENOTES CONTROL JOINT
6. C.J. DENOTES CONSTRUCTION JOINT
7. TYPICAL DETAILS NOT SHOWN, SEE SHEET SD2, SD3, SD4.
8. FOR ROOF ELEVATIONS, SLOPES, WALL HEIGHTS, ROOF OPENINGS, ETC., SEE ARCH'L PLANS, SECTIONS, ELEVATIONS AND DETAILS.
9. FOR MECHANICAL EQUIPMENT LOCATION, SIZE, OPENINGS, ETC., SEE ARCHITECTURAL AND MECHANICAL DRAWINGS.
10. FOR DIMENSIONS AND CONDITIONS NOT SHOWN, SEE ARCH'L MECHANICAL AND P/C DRAWINGS, AND VERIFY IN FIELD.
11. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOIL INVESTIGATION REPORT MAY BE REQUIRED.
12. ALL NEW EXTERIOR WALL SHALL BE SHEATH'G W/TYP. SHEATH'G

NOTES **1**

FOOTING SCHEDULE				
MARK	SIZE	THK.	REINF (B)	REMARKS
1	12"WxCONT.	24"	2-#5 T&B	
2	2'-0"x2'-0"	24"	4-#5 E.W. BOTT.	
3	2'-3"x2'-3"	24"	4-#5 E.W. BOTT.	

SCHEDULE **2**

SHEAR WALL SCHEDULE (FOR SEISMIC DESIGN CATEGORY E)

MARK	SHEAR ALLOW (#/FT)	THICKNESS OF PLYWOOD	ONE SIDE/ BOTH SIDES	EDGE NAILING	FIELD NAILING	3x MEMB	PLATE CONNECTION SOLE	SILL	TOP PL. CONN.
1	340	1/2" STR. I PLYWD.	ONE SIDE	10d @ 6" O.C.	10d @ 12" O.C.	N	16d@4"O.C.	5/8"AB@32"O.C.	A35@16"O.C.
2	510	1/2" STR. I PLYWD.	ONE SIDE	10d @ 6" O.C.	10d @ 12" O.C.	Y	SDS1/4x6"@6"O.C.	5/8"AB@24"O.C.	A35@10"O.C.
3	665	1/2" STR. I PLYWD.	ONE SIDE	10d @ 6" O.C.	10d @ 12" O.C.	Y	SDS1/4x6"@4"O.C.	5/8"AB@24"O.C.	A35@8"O.C.
4	870	1/2" STR. I PLYWD.	ONE SIDE	10d @ 6" O.C.	10d @ 12" O.C.	Y	SDS1/4x6"@3.5"O.C.	5/8"AB@16"O.C.	A35@8"O.C.
5	1020	1/2" STR. I PLYWD.	BOTH SIDES	10d @ 6" O.C.	10d @ 12" O.C.	Y	SDS1/4x6"@3"O.C.	5/8"AB@16"O.C.	A35@10"O.C.EF
6	1330	1/2" STR. I PLYWD.	BOTH SIDES	10d @ 6" O.C.	10d @ 12" O.C.	Y	SDS1/4x6"@2"O.C.	5/4"AB@16"O.C.	A35@8"O.C.EF
7	1740	1/2" STR. I PLYWD.	BOTH SIDES	10d @ 6" O.C.	10d @ 12" O.C.	Y	SDS1/4x6"@1.5"O.C.	5/4"AB@12"O.C.	A35@6"O.C.EF
8									
9									

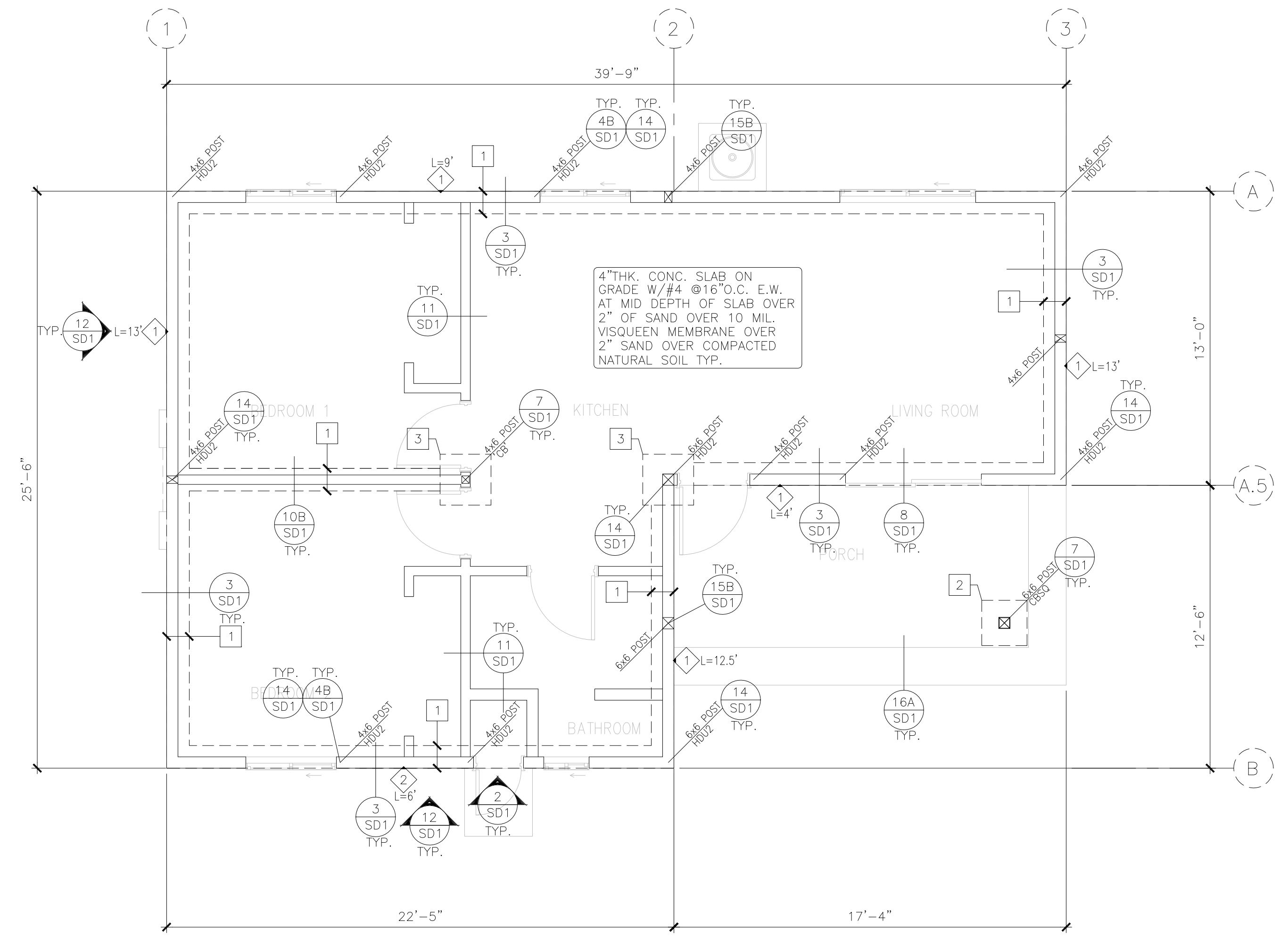
1. USE COMMON NAILS ONLY FOR ALL SHEAR WALLS.
2. BLOCK ALL PLYWOOD EDGES.
3. ALL PLYWOOD SHALL BE MINIMUM 4-PLY PLYWOOD.
4. THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUE GREATER THAN 350 PLF:
 - ⓐ 3x FOUNDATION SILL PLATES.
 - ⓑ 3x STUDS AND BLOCKS BETWEEN ADJACENT PANELS.
 - ⓒ 1/2" EDGE DISTANCE FOR PLYWD BOUNDARY NAILING.
 - ⓓ STAGGER NAILS IF NAIL SPACING IS LESS THAN 2" O.C.
5. SQUARE PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS PER FOLLOWING SCHEDULE.
 - 5/8" BOLT - 3x3x1/4
 - 3/4" BOLT - 3x3x1/4
 - 7/8" BOLT - 3x3x5/16
 - 1" BOLT - 3.5x3.5x3/8

SCHEDULE **3**

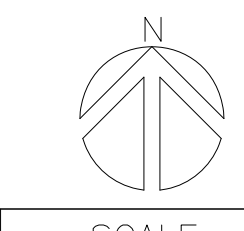
ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER SO THAT PROPER REVISION MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER. FOR TRENCHES, UNDERGROUND CONDUITS, FLOOR DRAINS, DEPRESSIONS, SLOPES, RAISED FLOORS, CURBS, ETC., SEE ARCH'L, MECH'L, AND PLUMBING DRAWINGS. FOR DIMENSIONS AND CONDITIONS NOT SHOWN, SEE ARCH'L, MECH'L, AND PLUMBING DRAWINGS AND VERIFY IN FIELD.

- NOTE:
1. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 2. HOLD-DOWN CONNECTOR BOLT INTO WOOD FRAMING REQUIRE 0.229"x3"x3" PLATE WASHERS ON THE POST OPPOSITE THE HOW-DOWN.
 3. HOLD-DOWN SHOULD BE TIGHTENED TO FINGER TIGHT PLUS ON-HALF WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING.
 4. FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE FIELD-TREATED PER AWPA M4.
 5. FASTENERS FOR PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.
 6. MAXIMUM 1500 PSF OF SOIL BEARING PRESSURE (T-R401.1)
 7. 1/8-INCH GAP AT ALL PLYWOOD PANEL EDGES REQUIRED.
 8. STRUCTURAL OBSERVATION IS REQUIRED PER SEC 1729 FOR SHEAR WALL IN EXCESS OF 300 PLF, HOLD-DOWN ANCHORS, DIAPHRAGM.
 9. BOLT HOLE SHALL BE MAX. 1/16" OVERSIZED INSPECTOR TO VERIFY.

SPECIAL FRAMING NOTES **4**



DETACHED ADU - FOUNDATION PLAN



SCALE
1/4" = 1'-0" **A**

REVISION

DATE

08/27/25 PC SUBMIT

REGISTERED PROFESSIONAL ENGINEER
PELICIP TRUMB
No. 76421
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

CONSULTANT:
WPH ENGINEERING LLC
Structural Design Consultants
411 E. Huntington Dr. Ste. 313 Arcadia, CA 91706
Tel: 626.542.5946
Fax: 626.542.5946
Email: info@wprising.com

YWR ARCHITECTS
DESIGN & DEVELOPMENT

229 S. MISSION DR.
SAN GABRIEL, CA 91776
TEL: 626.542.5946 FAX: 888.847.3851
EMAIL: INFO@YWRISING.COM

PROJECT TITLE:
FOUNDATION & ROOF FRAMING PLANS

PROJECT:
NEW ONE-STORY DETACHED ADU

CITY OF LEMON GROVE
LEMON GROVE, CA

Date: 07/25/2025

Scale: AS NOTED

Drawn: WPH

Sheet

S1.0

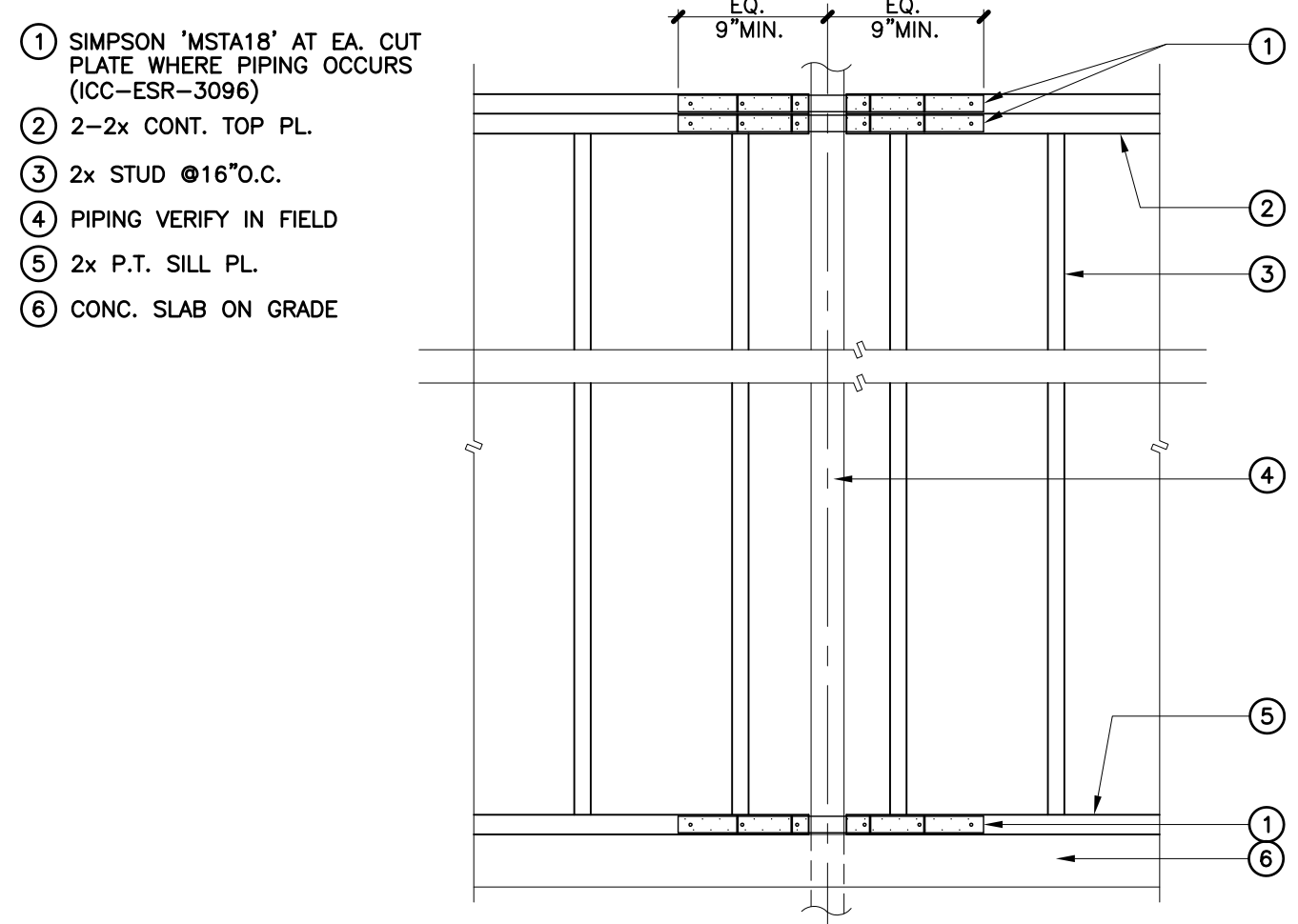
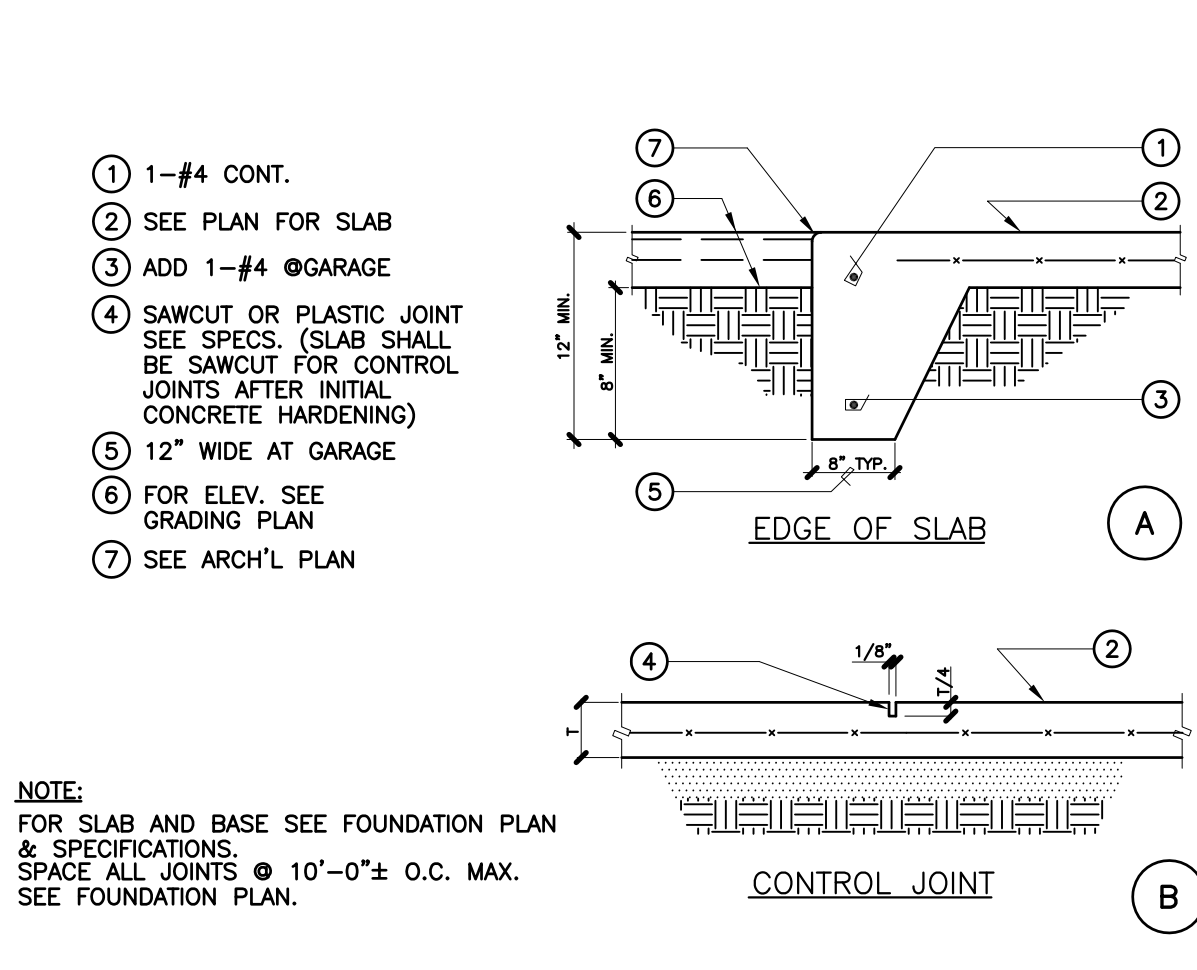


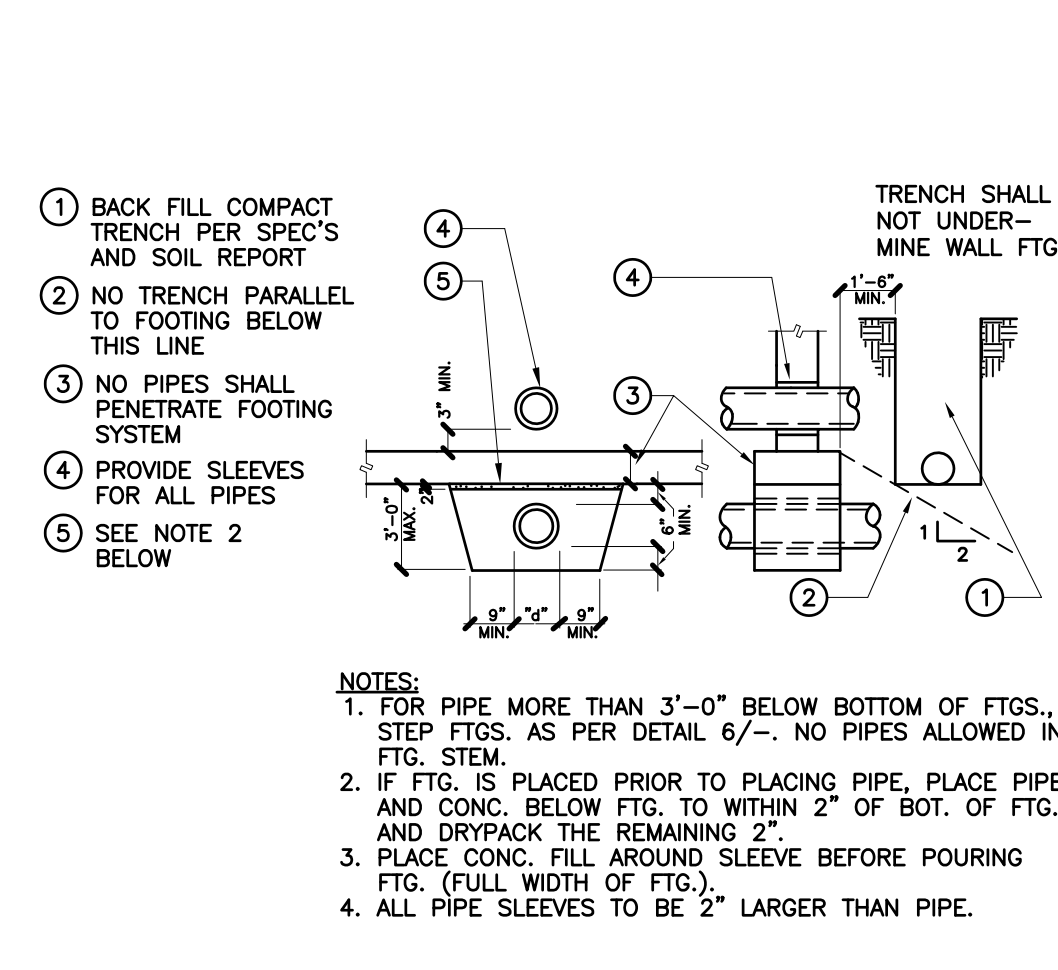
PLATE SPLICE DETAIL AT PIPING

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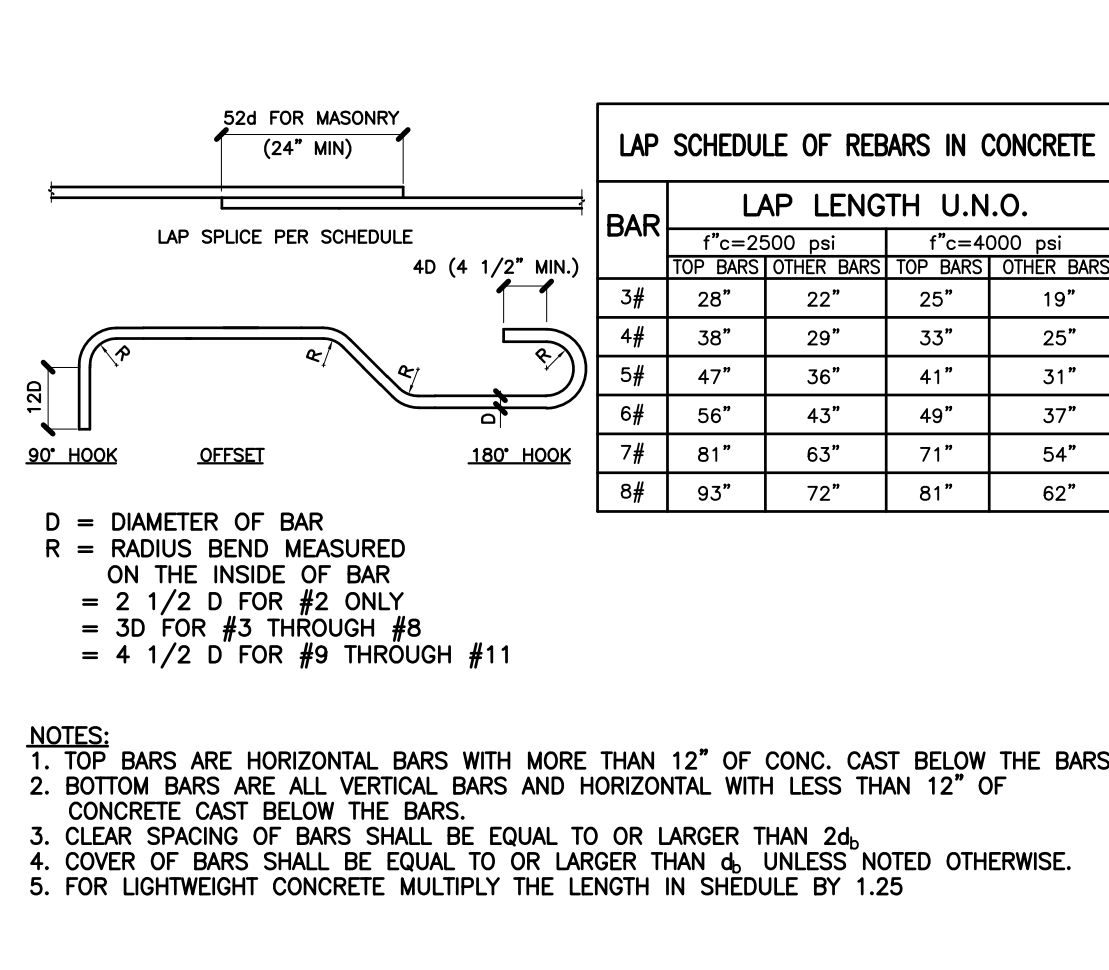
SLAB EDGE & JOINT

9



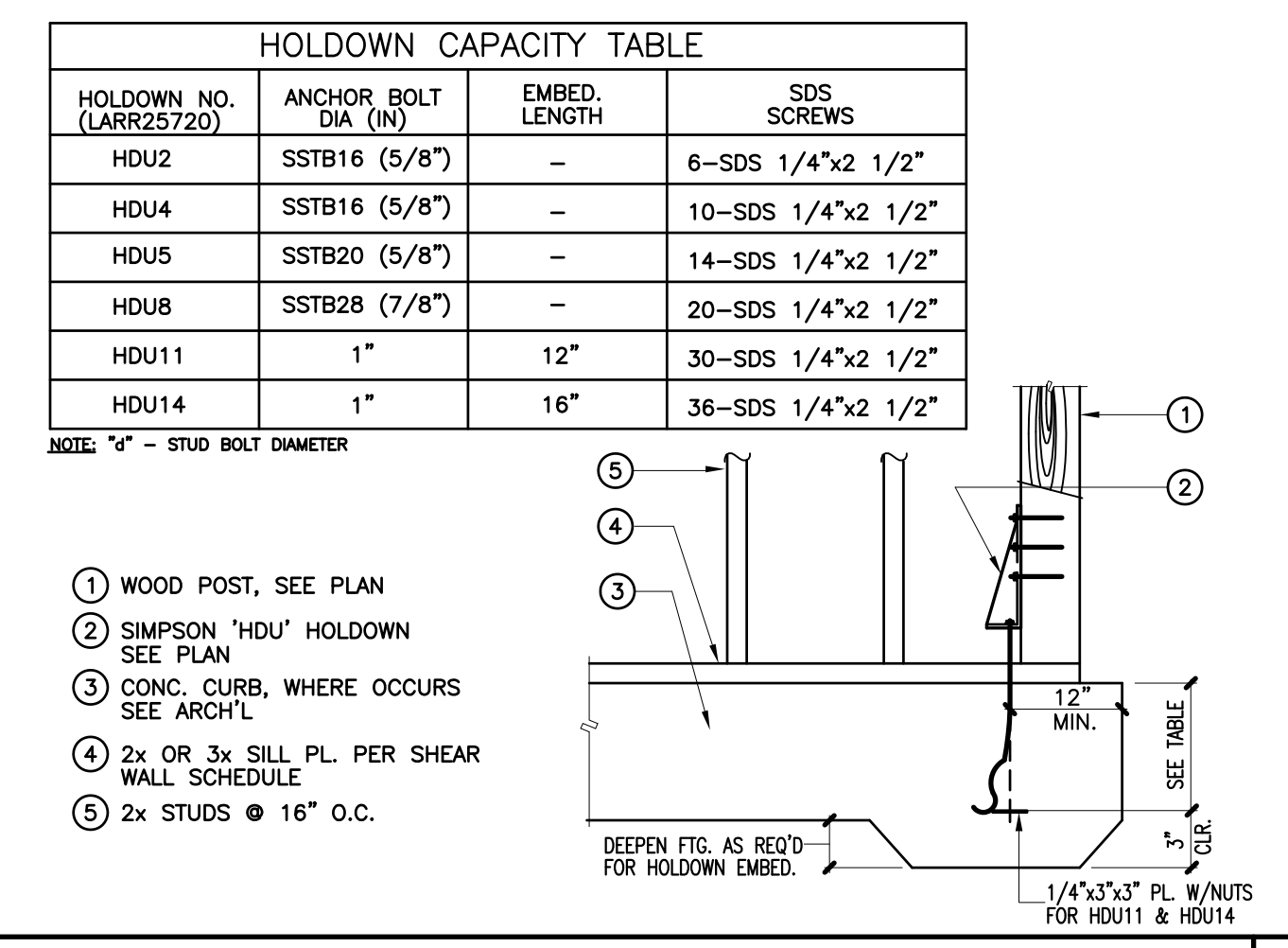
TYP. PIPE INSTALLATION AT FOOTING

5



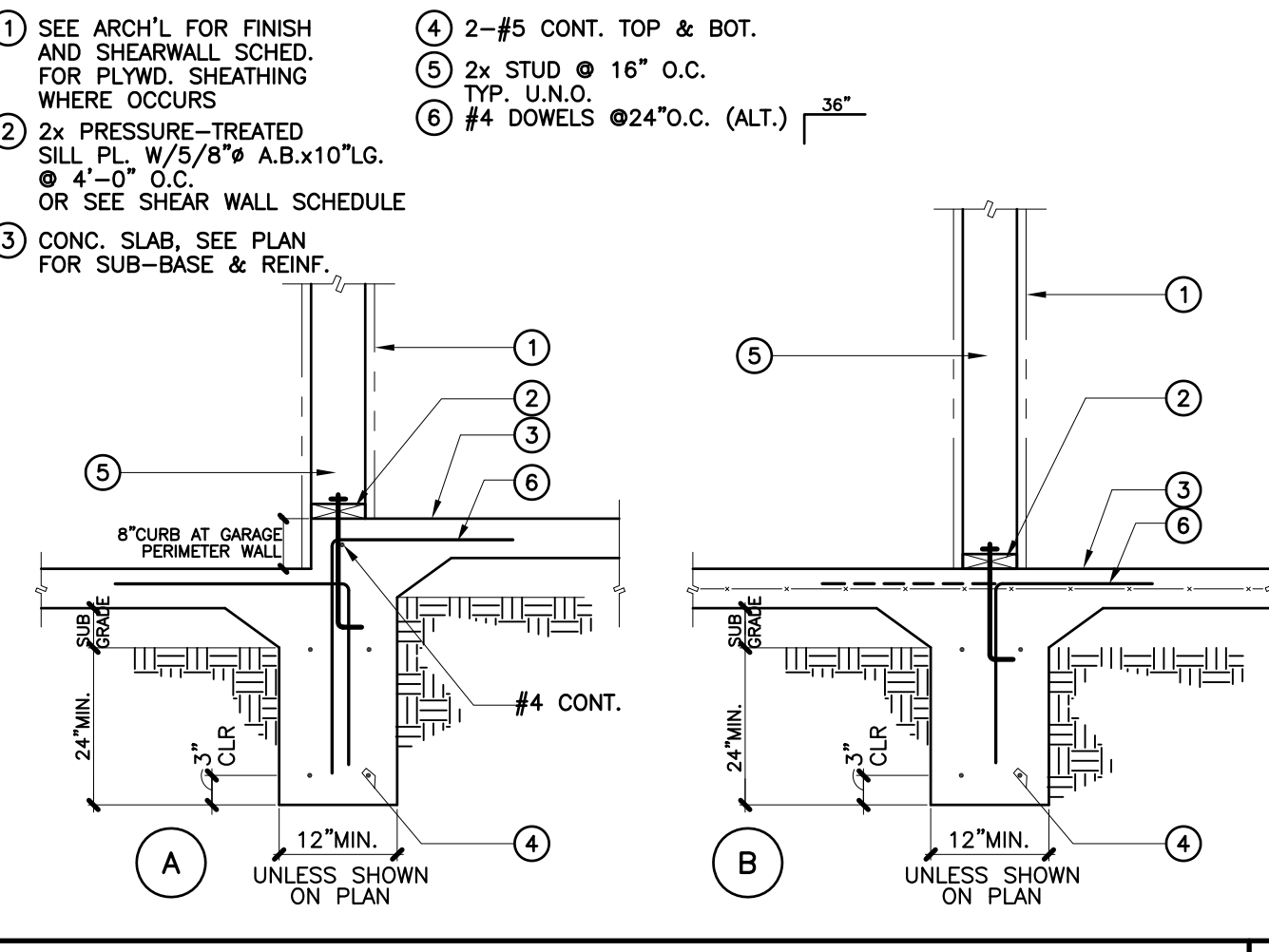
BAR BEND SPLICE DETAILS

1



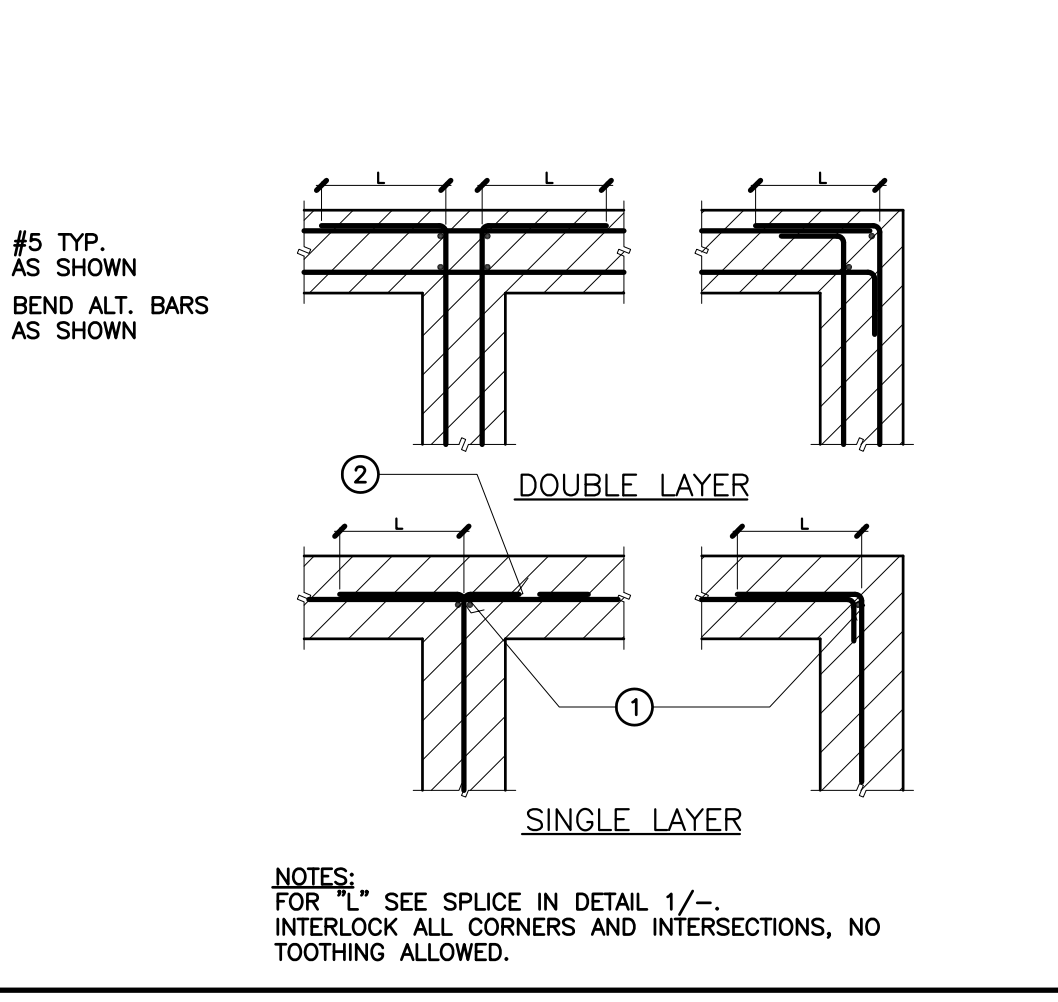
HOLDOWN FOOTING DETAIL

14



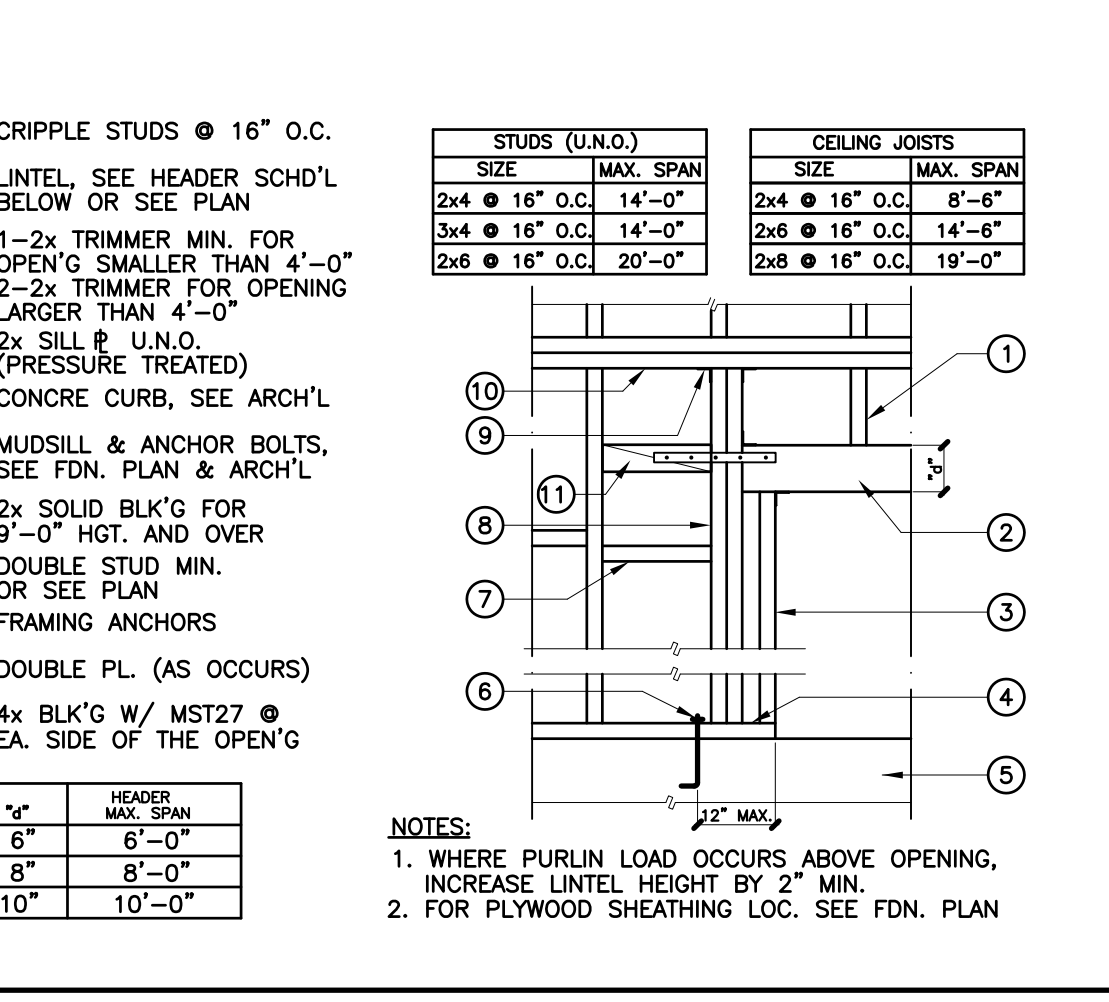
INT. BEARING WALL FOOTING

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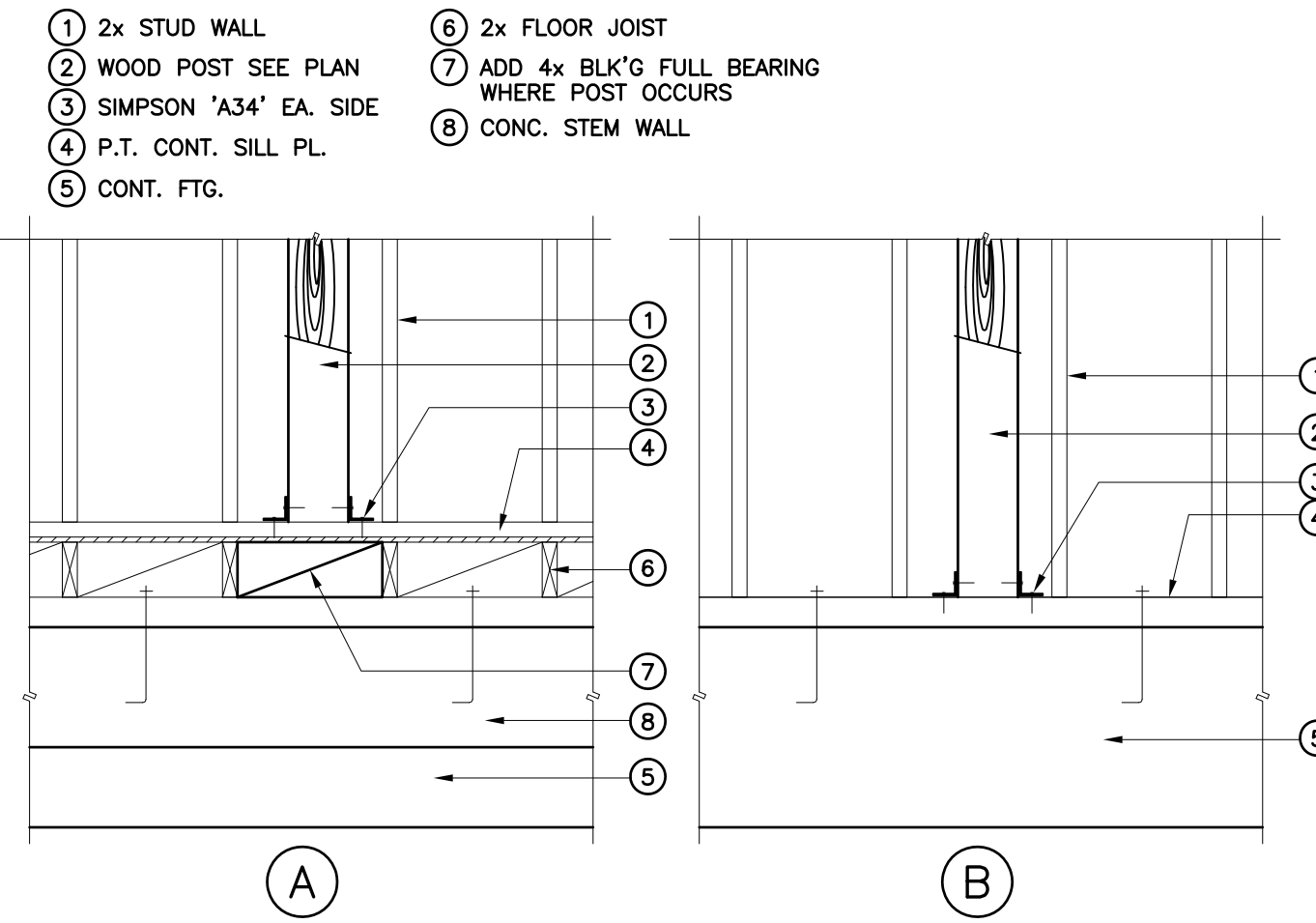
TYP. FOOTING OR WALL REINF.

6



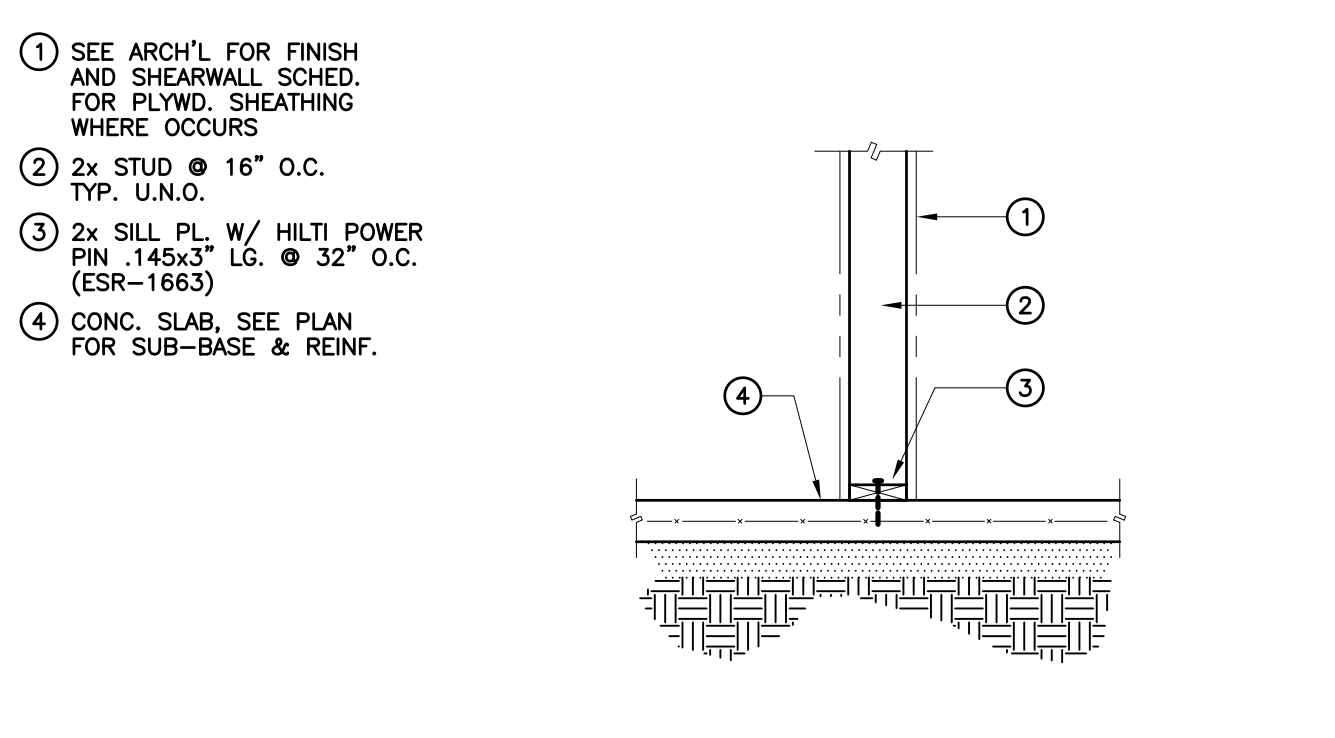
TYP. FRAMING AT WALL OPENING

2



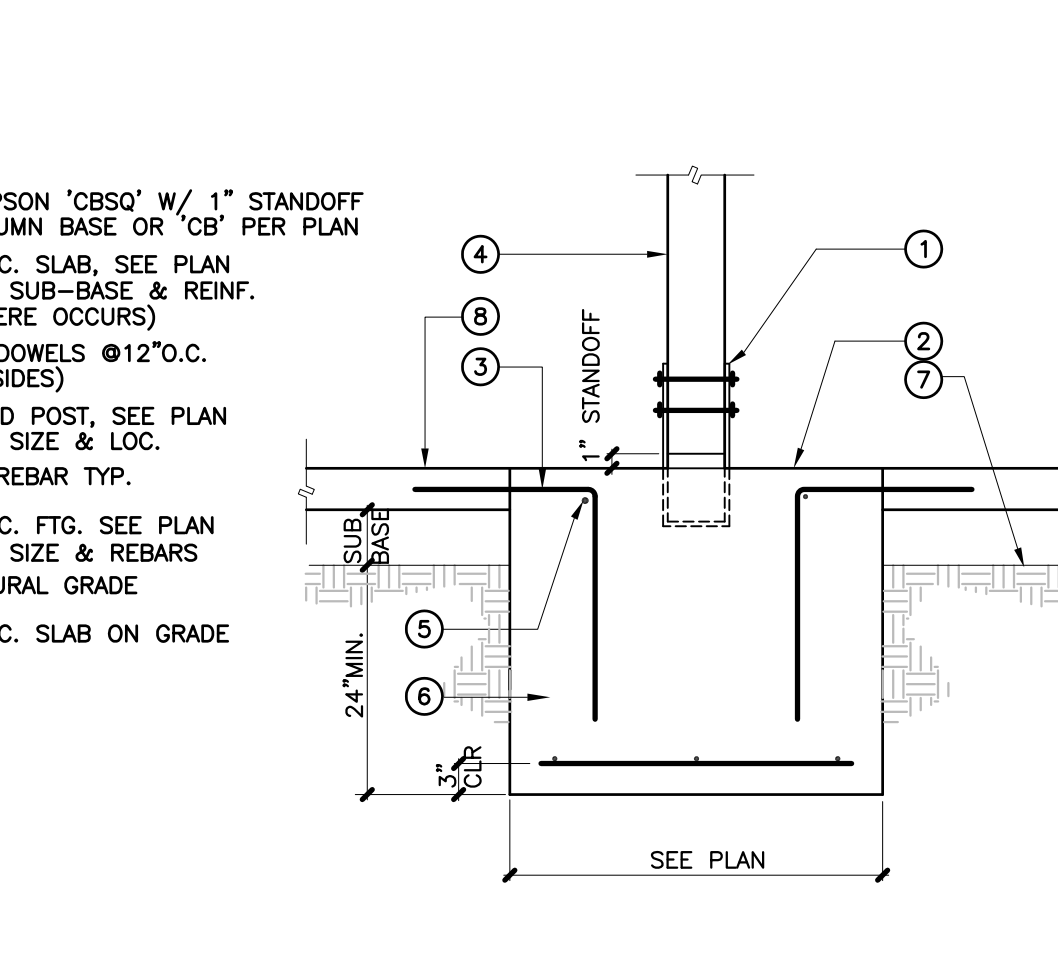
TYP. WOOD POST AT STUD WALL

15



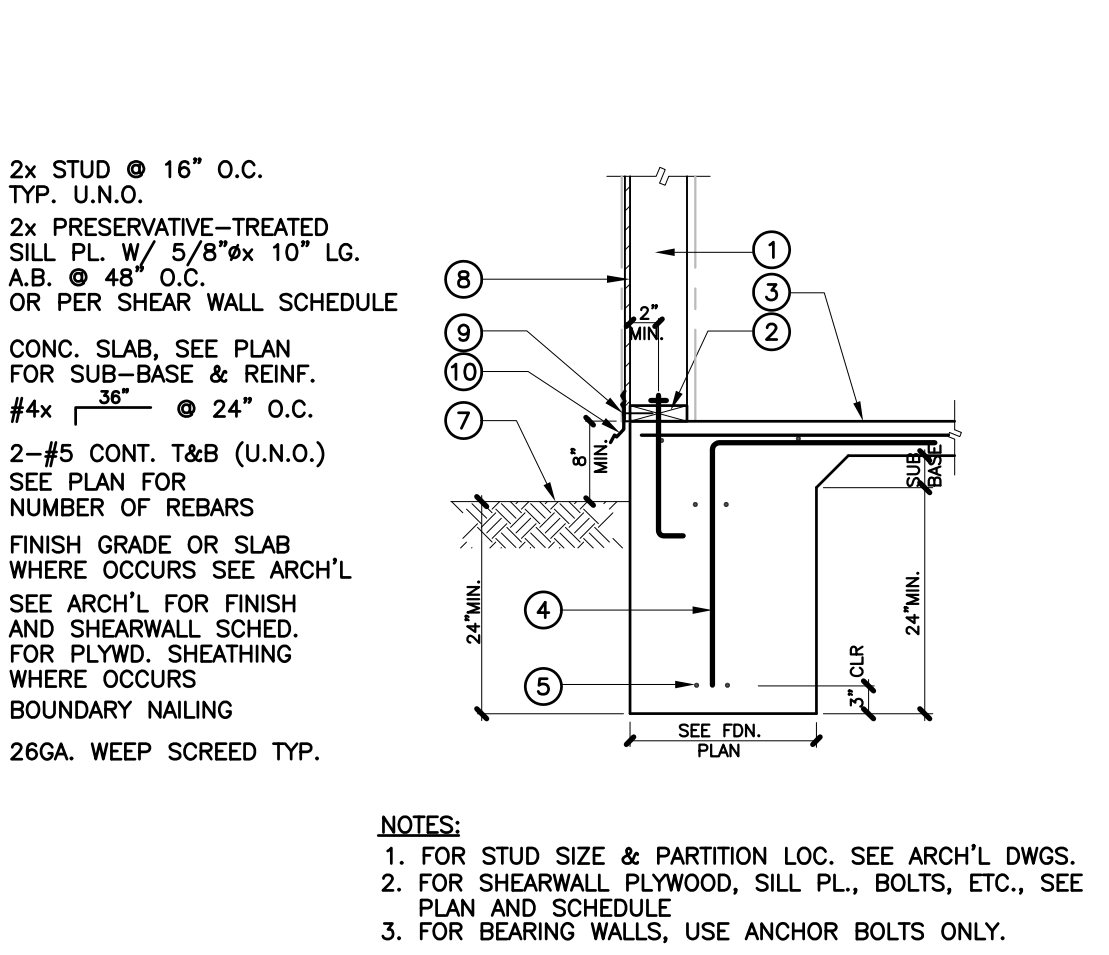
TYP. INTERIOR PARTITION

11



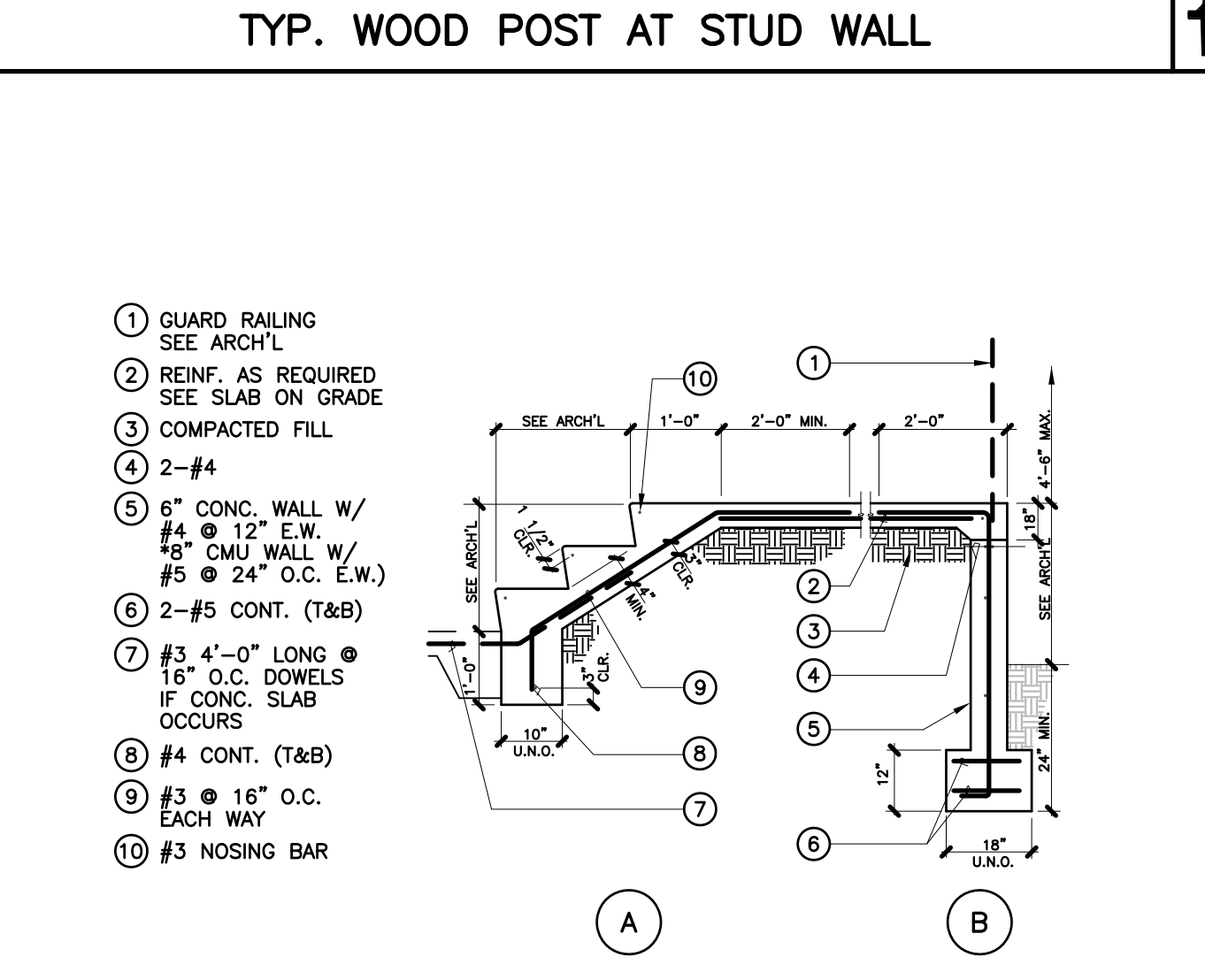
TYPICAL POST FOOTING

7



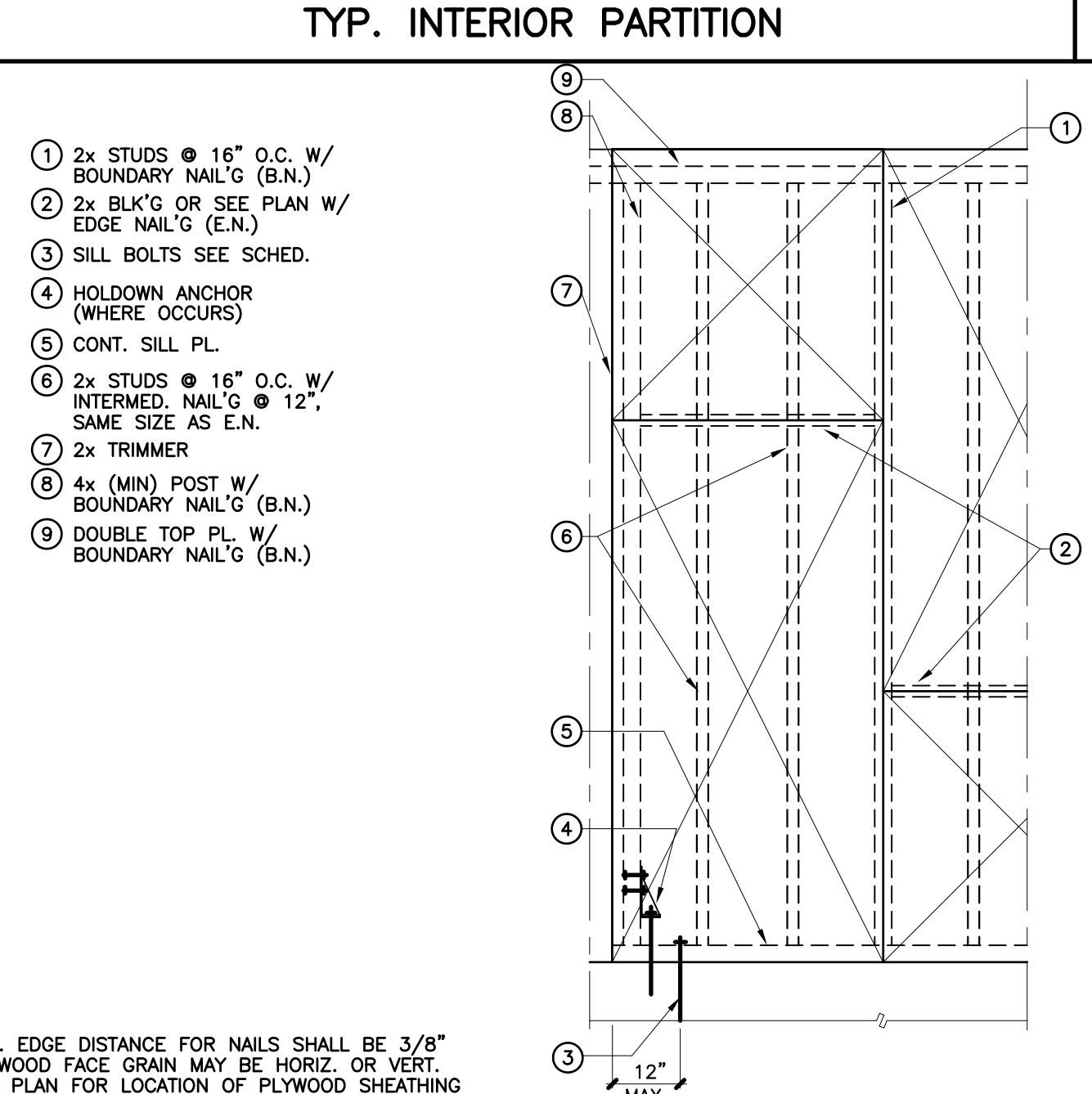
TYP. EXTERIOR WALL FOOTING

3



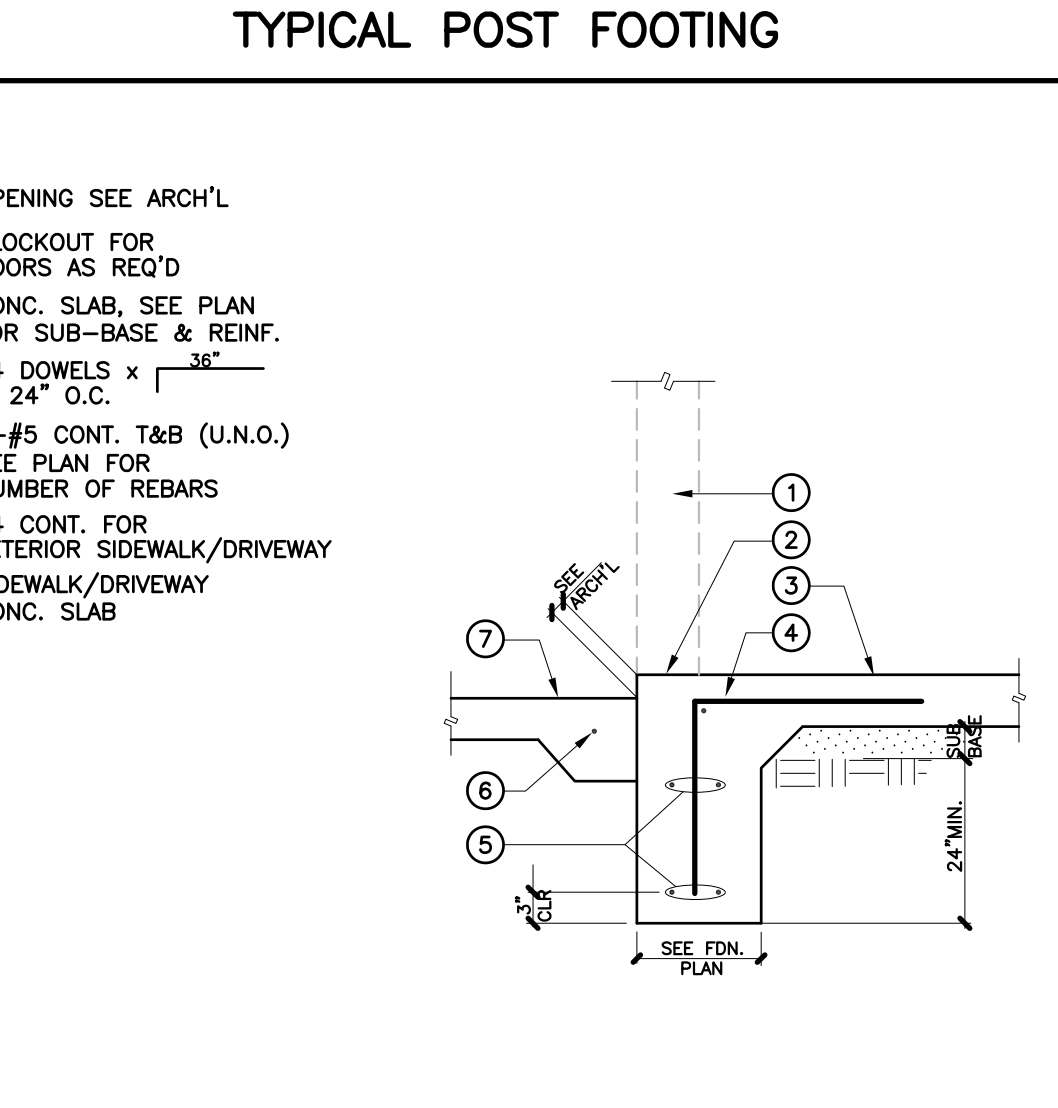
CONC. STAIR ON GRADE

16



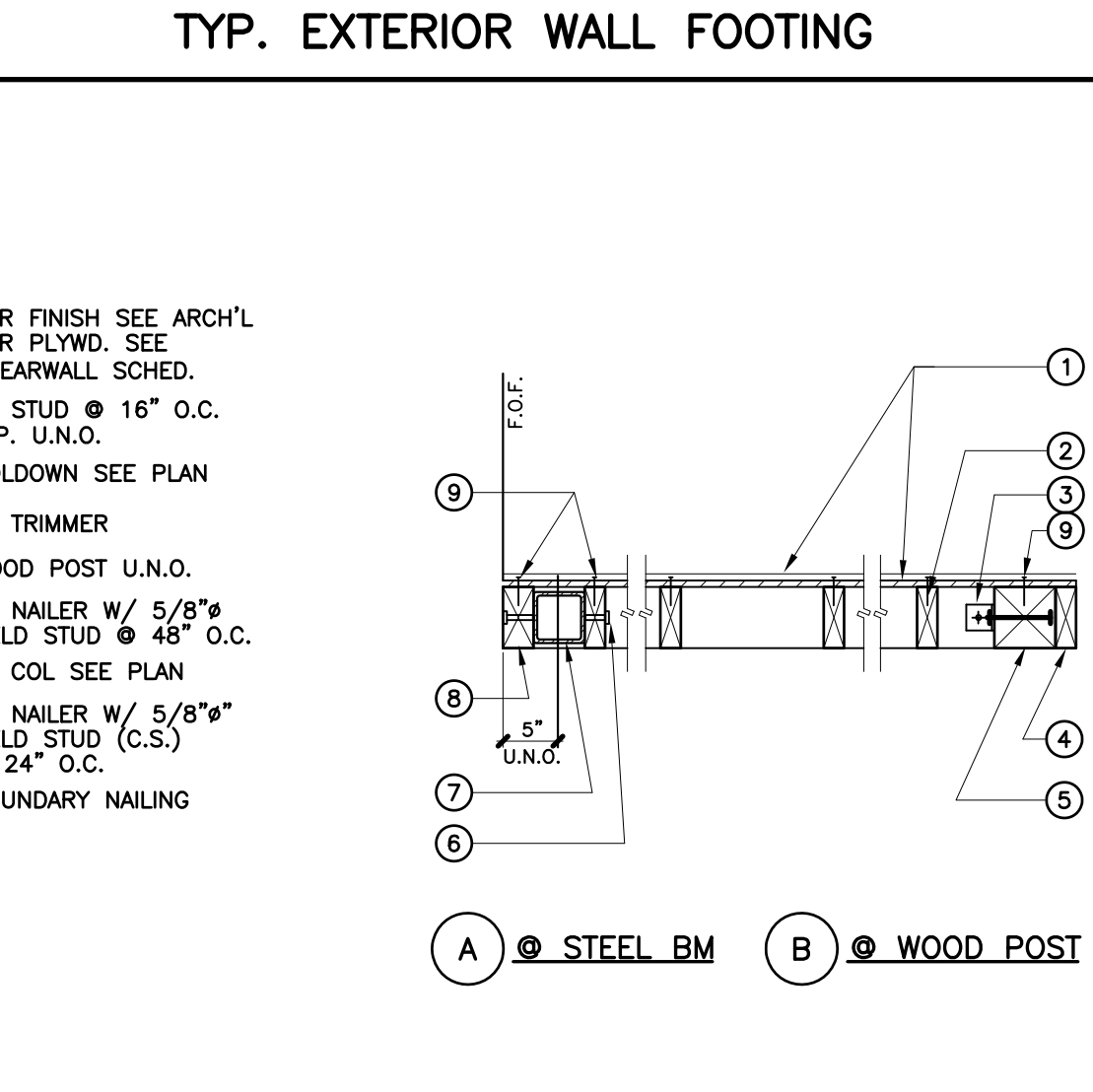
PLYWOOD SHEATHING WALL

12



FOOTING AT OPENING

8



STUDWALL AT OPENING

4

REVISION
DATE
08/27/25 PC SUBMIT

REGISTERED PROFESSIONAL ENGINEER
PHILIP TRUNG
No. C 76424
Exp. 12-31-28
CIVIL
STATE OF CALIFORNIA

CONSULTANT:
WPH ENGINEERING LLC
Structural Design Consultants
411 E. Huntington Dr. Ste. 313 Arcadia, CA 91006
(626) 658-7974
PROJECT NO.: 2897

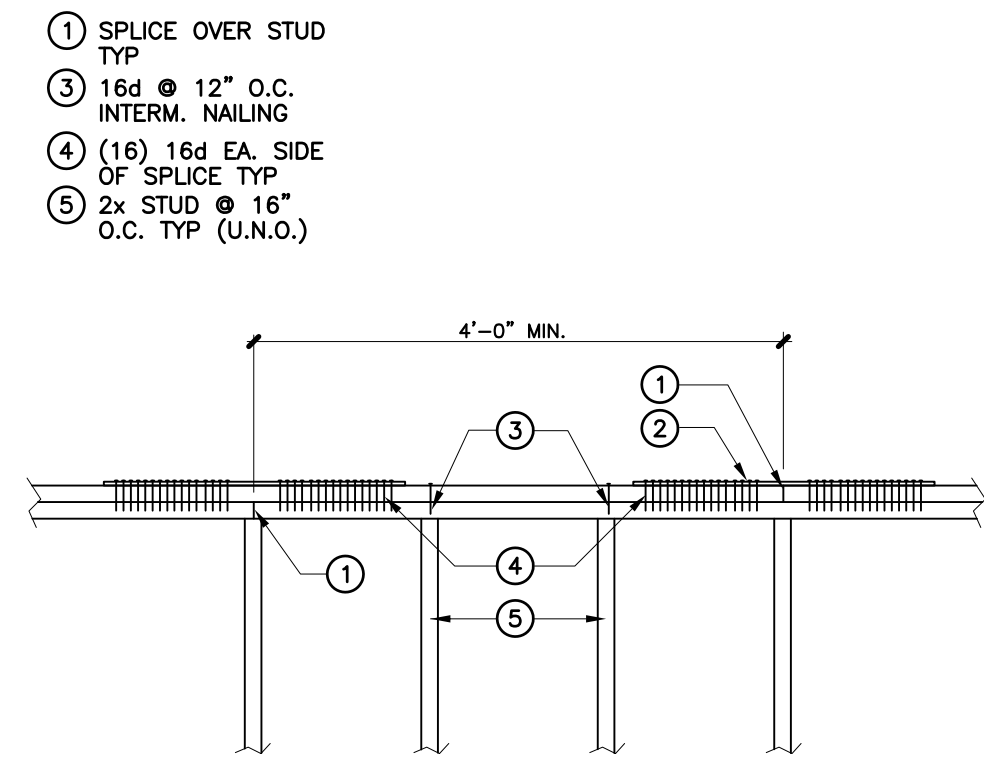
YWR ARCHITECTS
DESIGN & DEVELOPMENT
229 S. MISSION DR.
SAN GABRIEL, CA 91776
TEL: 626-542-5946 FAX: 888-847-3831
EMAIL: INFO@YWRISING.COM

STRUCTURAL DETAILS

SHEET TITLE:
PROJECT:
NEW ONE-STORY DETACHED ADU
CITY OF LEMON GROVE
LEMON GROVE, CA

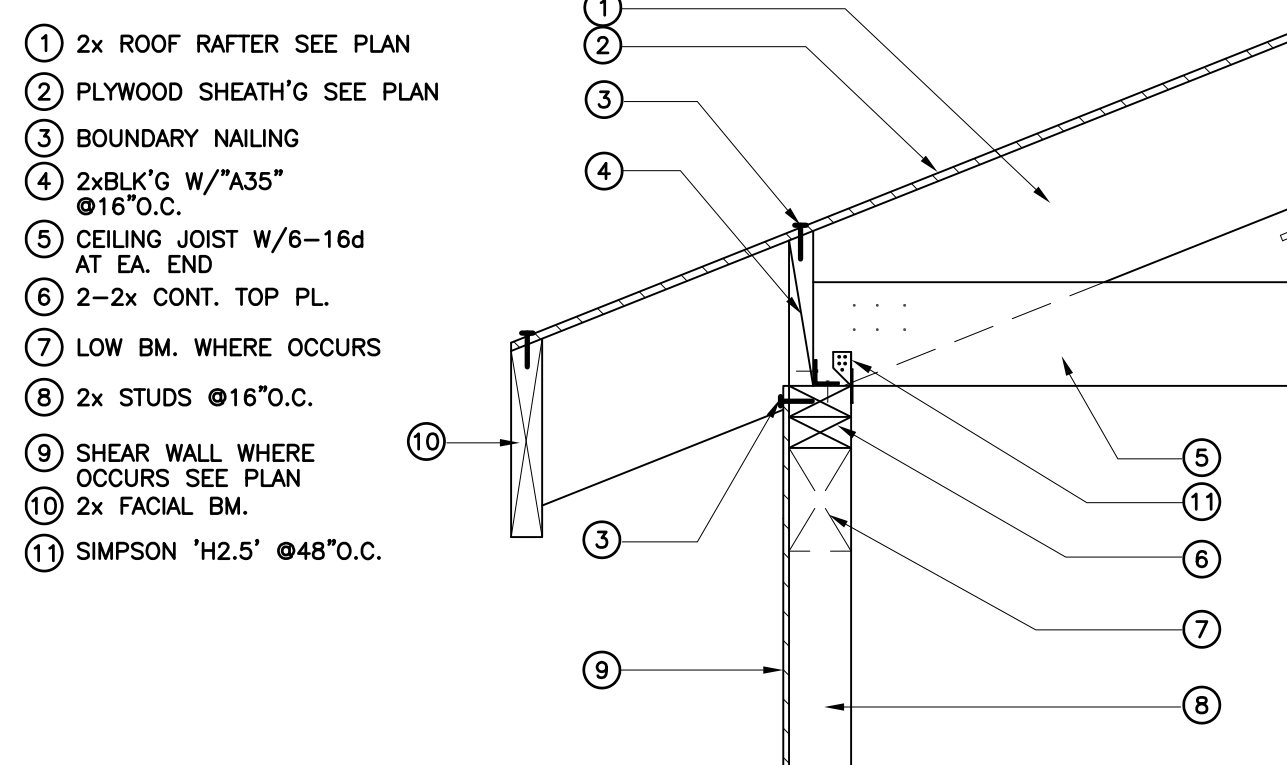
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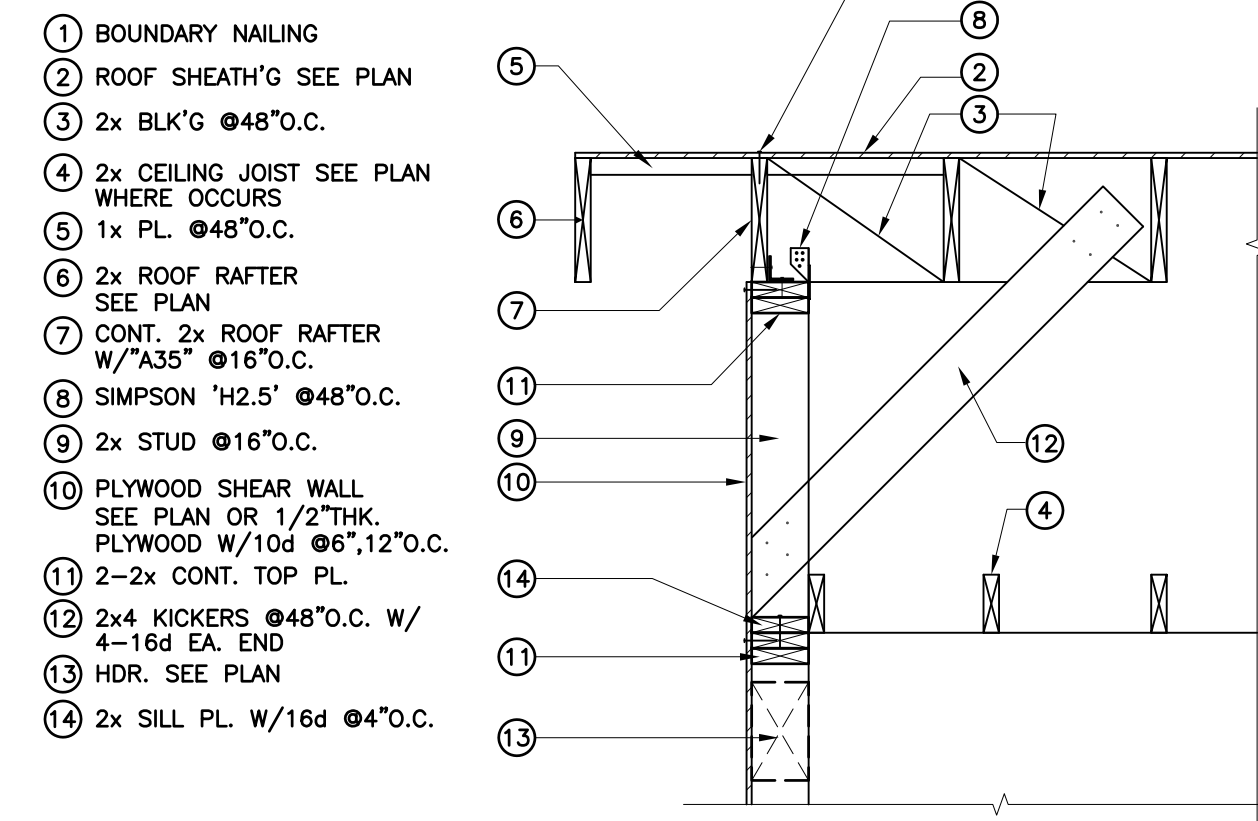
TYP TOP PL. SPLICE

13



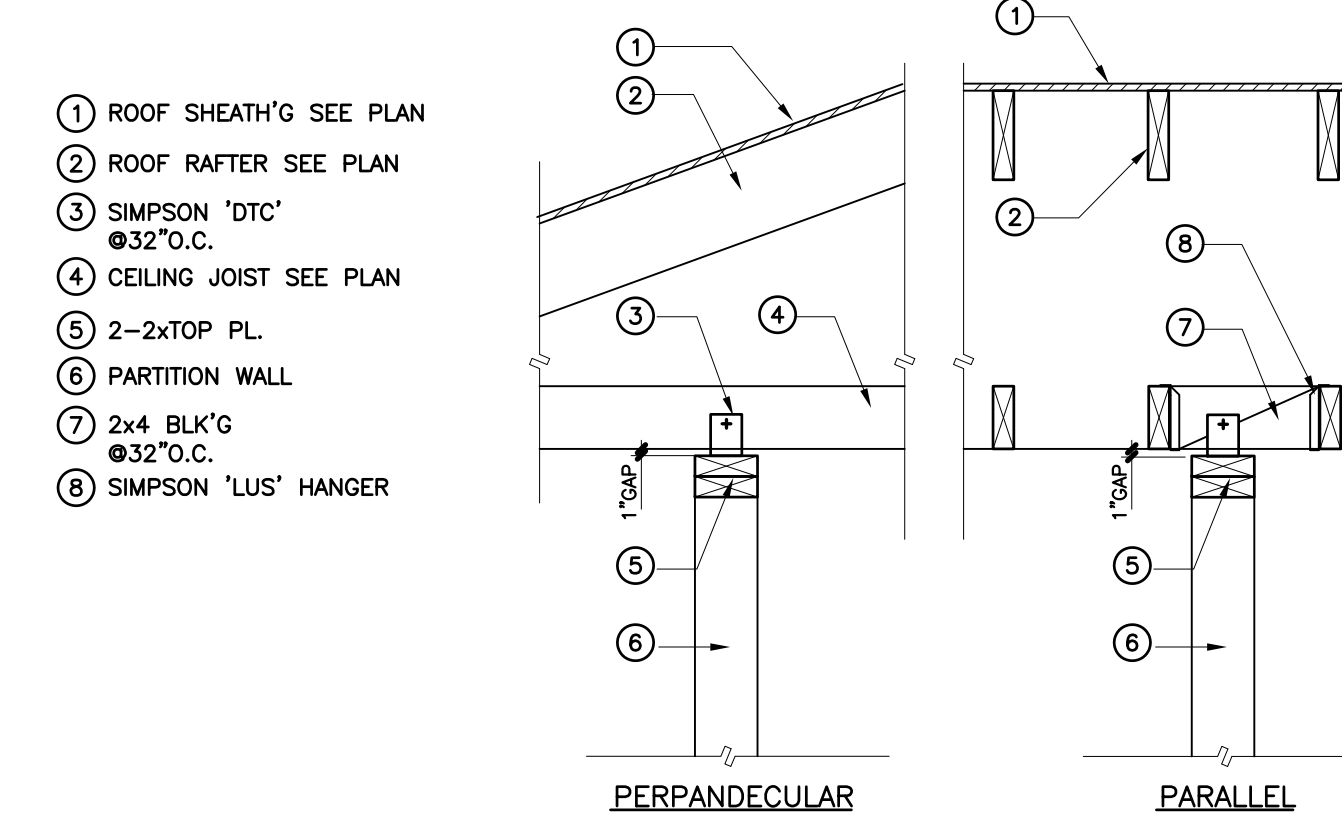
RAFTER TO WALL CONN.

9



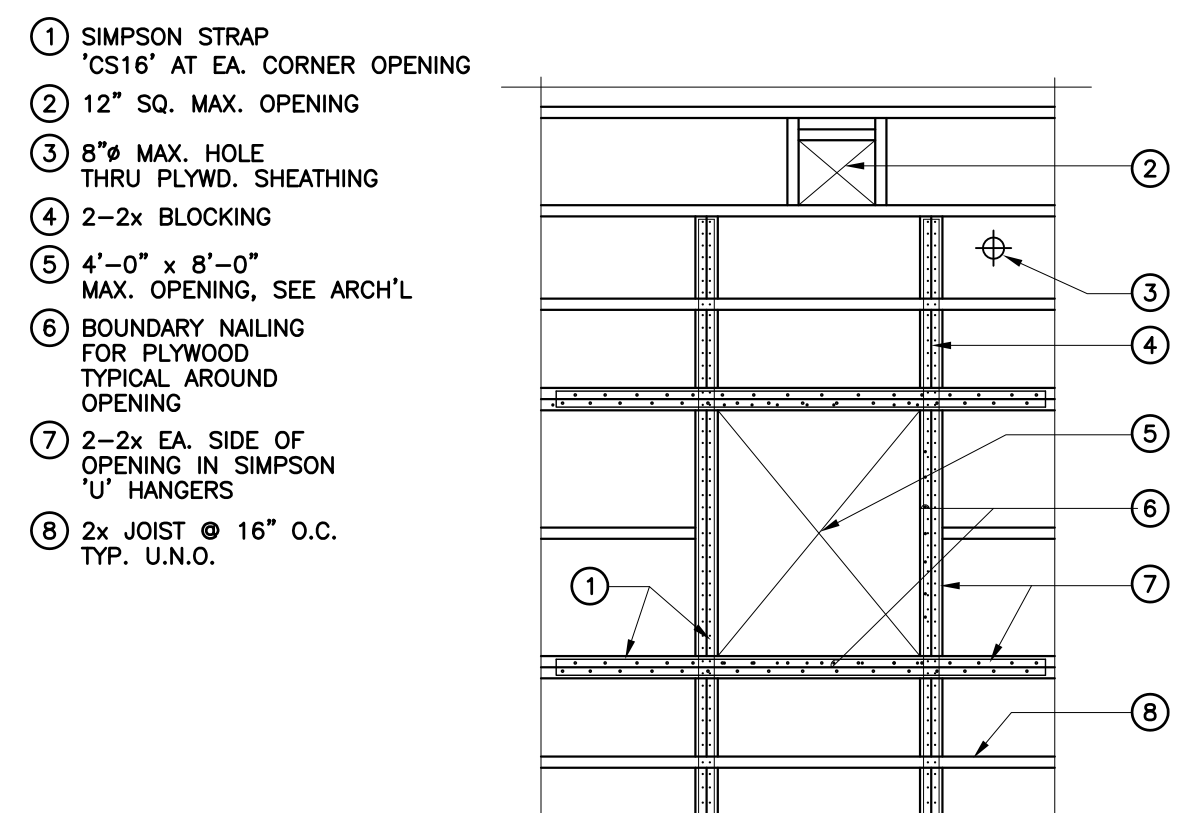
ROOF RAFTER CONN. AT END

5



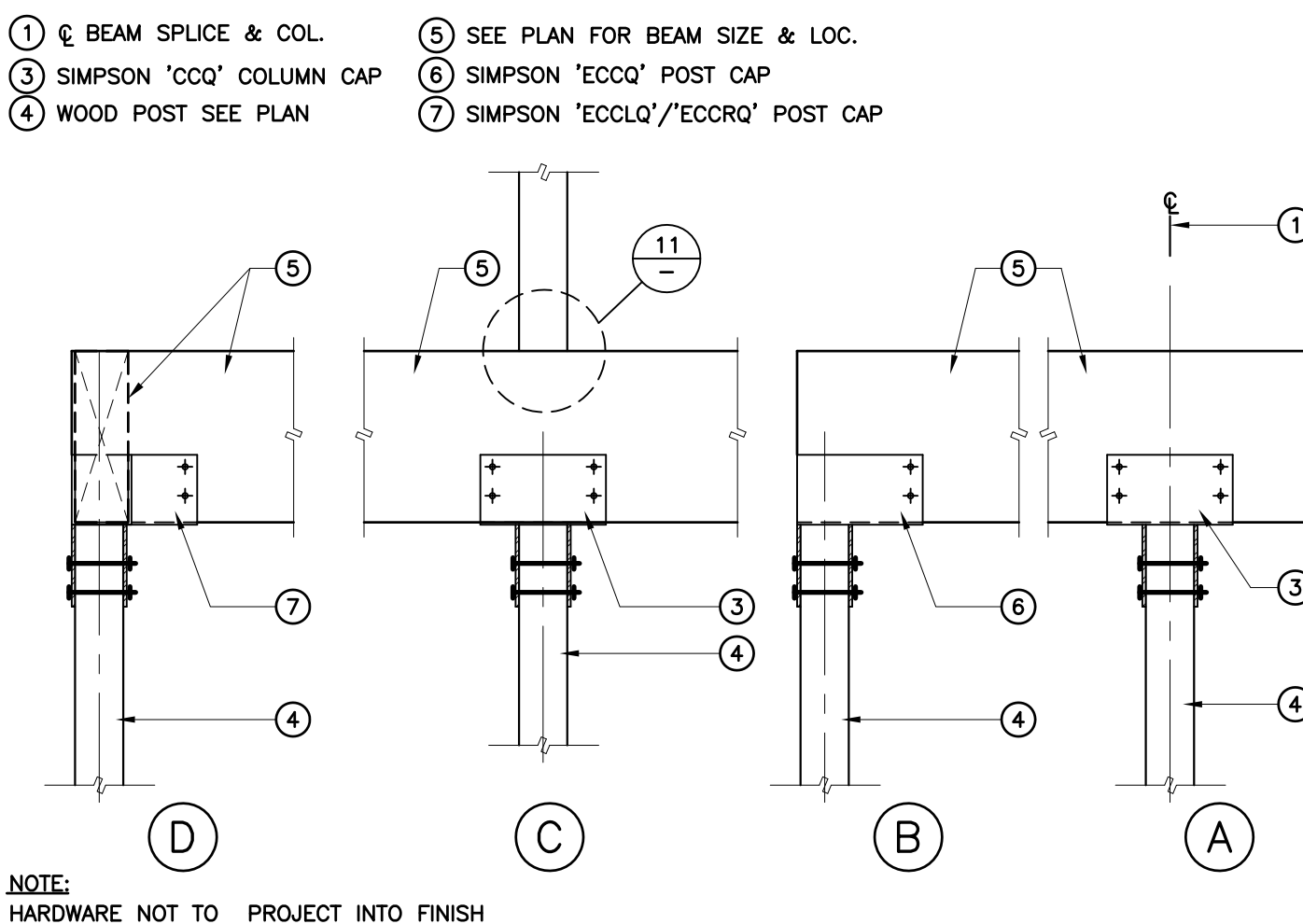
NON-BEARING PARTITION TO CEILING

1



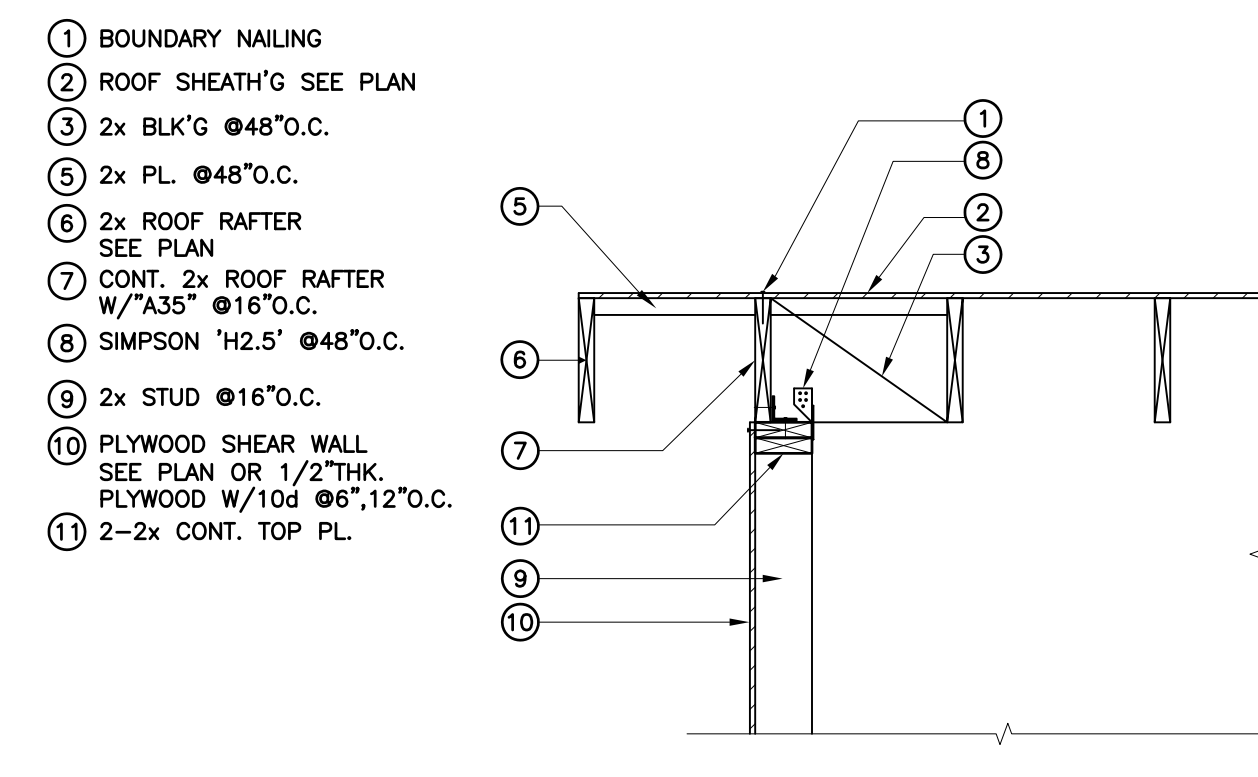
TYPICAL ROOF/CEILING OPENING

14



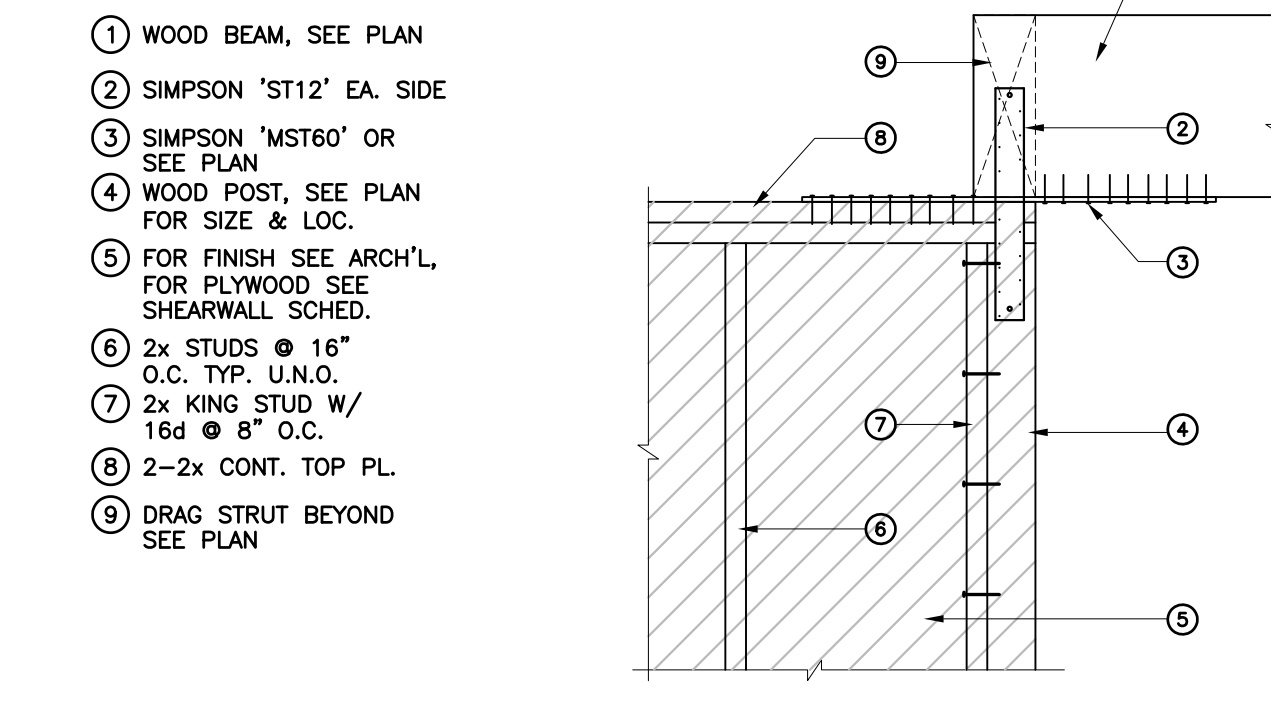
BEAM TO WOOD POST CONN.

10



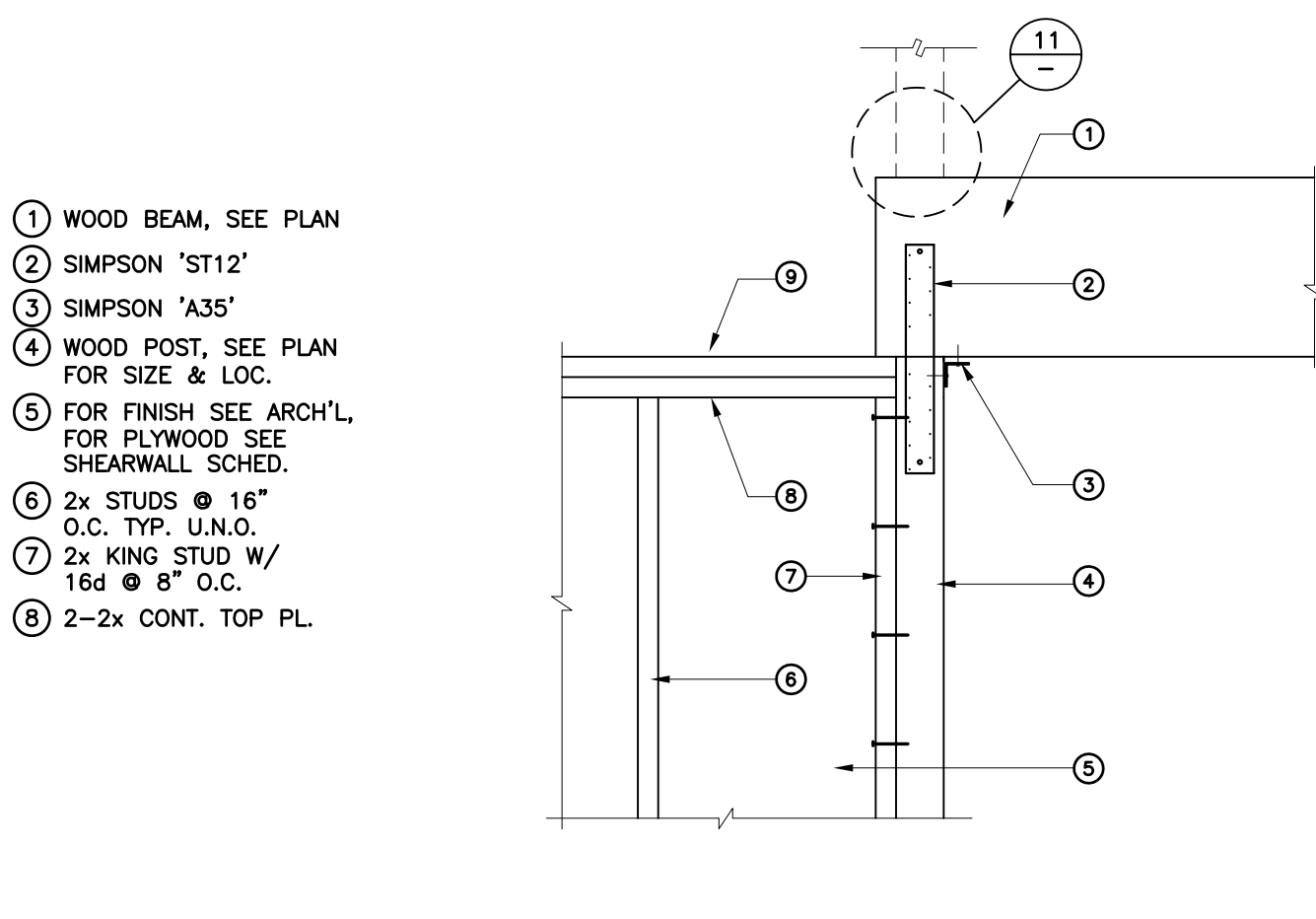
ROOF RAFTER CONN. AT END

6



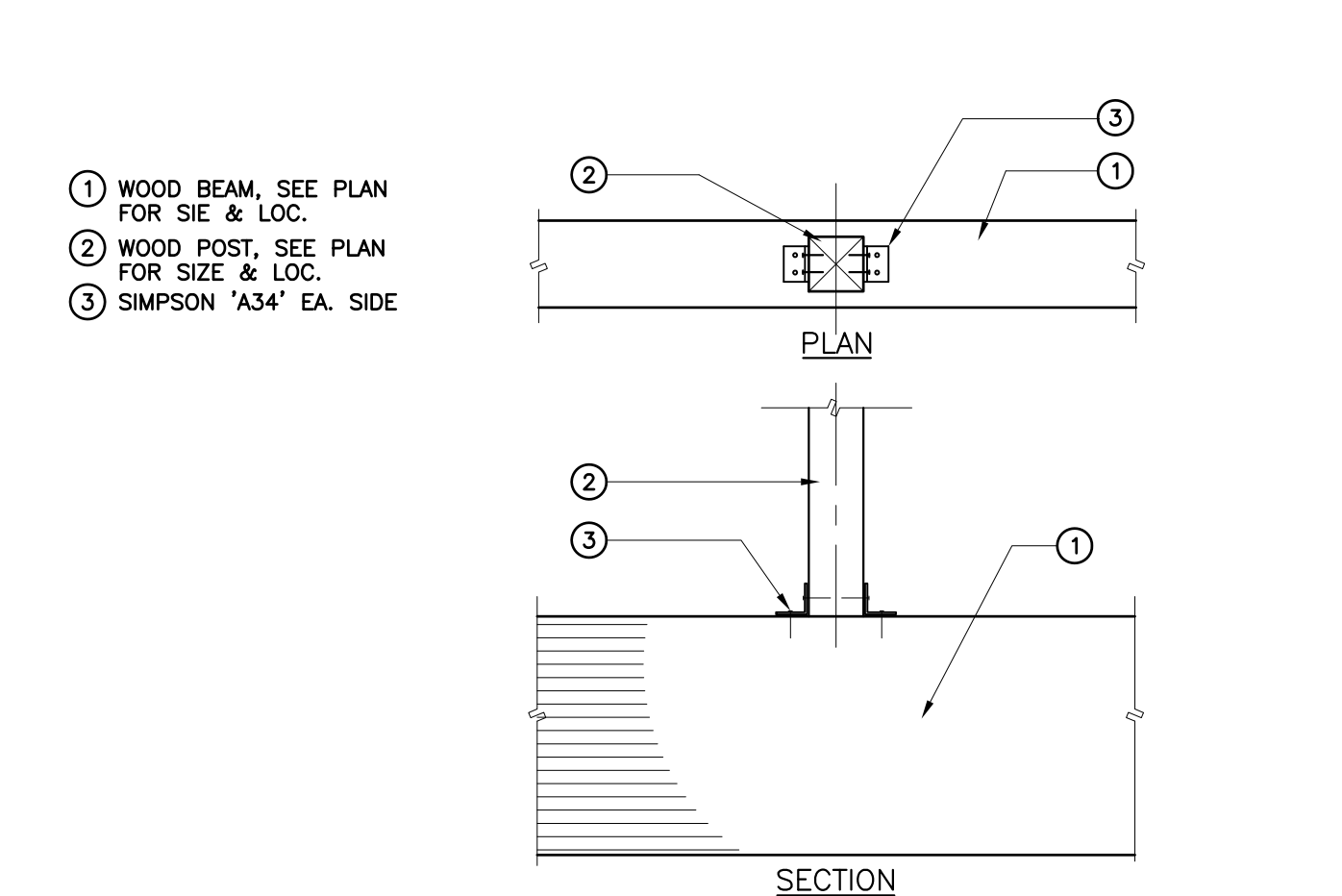
STRUT DETAIL

2



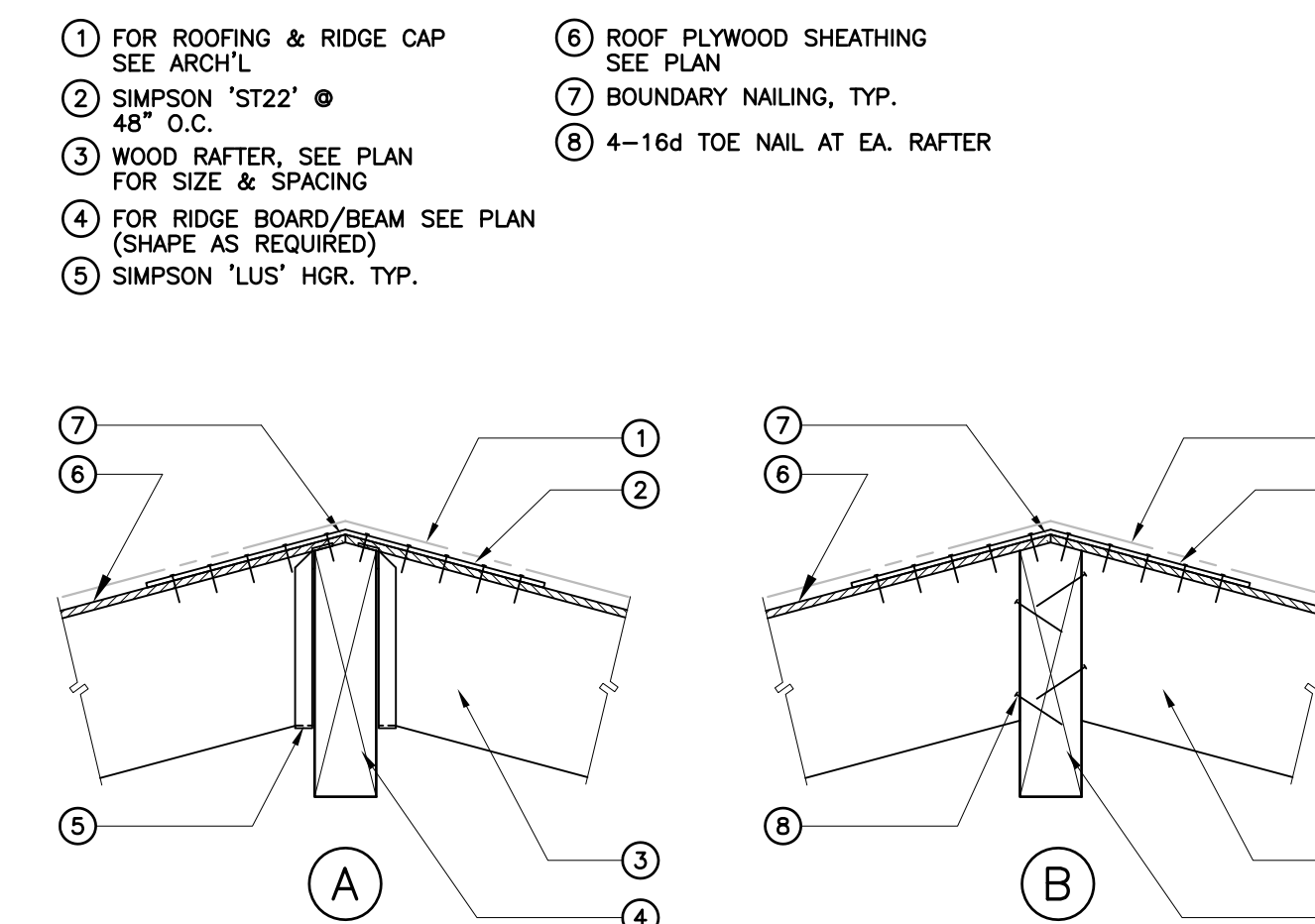
CEILING/FLOOR BEAM TO POST CONN.

15



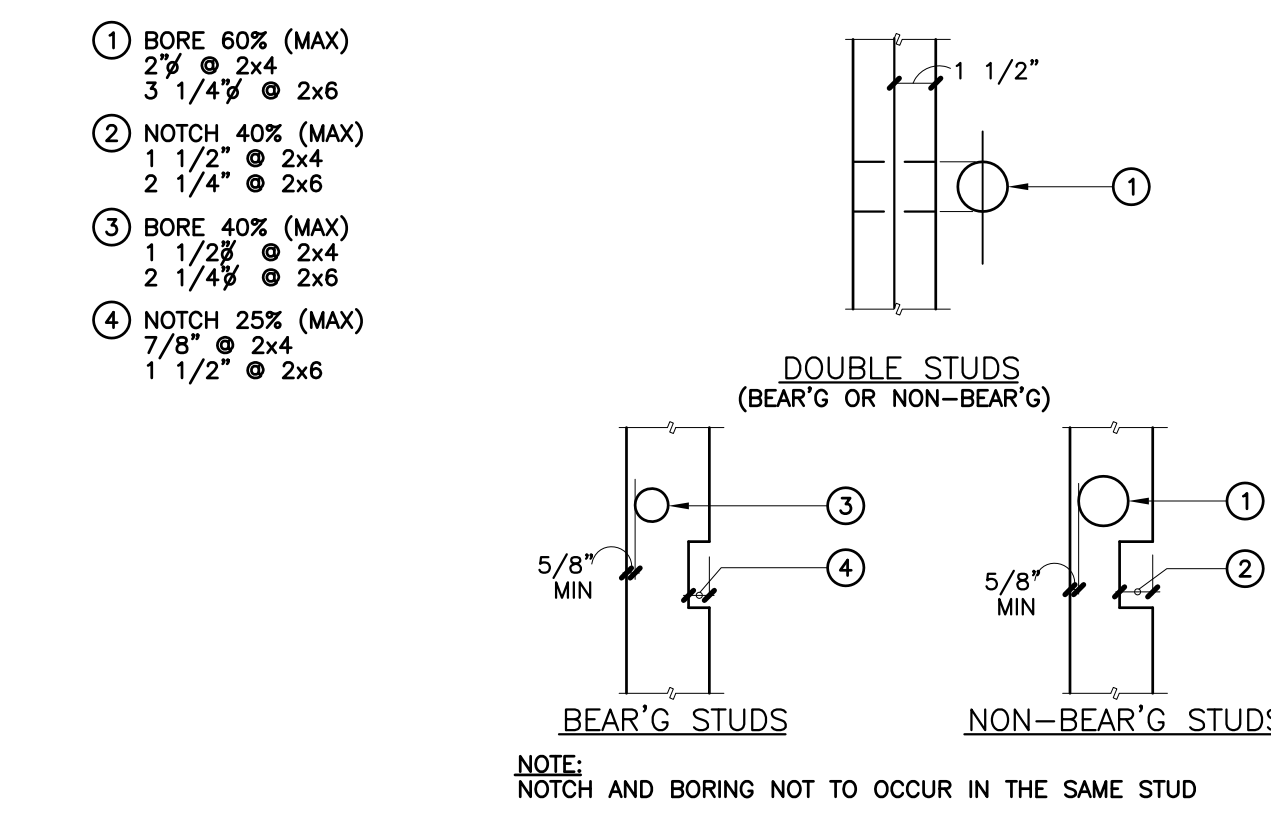
CRIPPLE POST TO BEAM CONN.

11



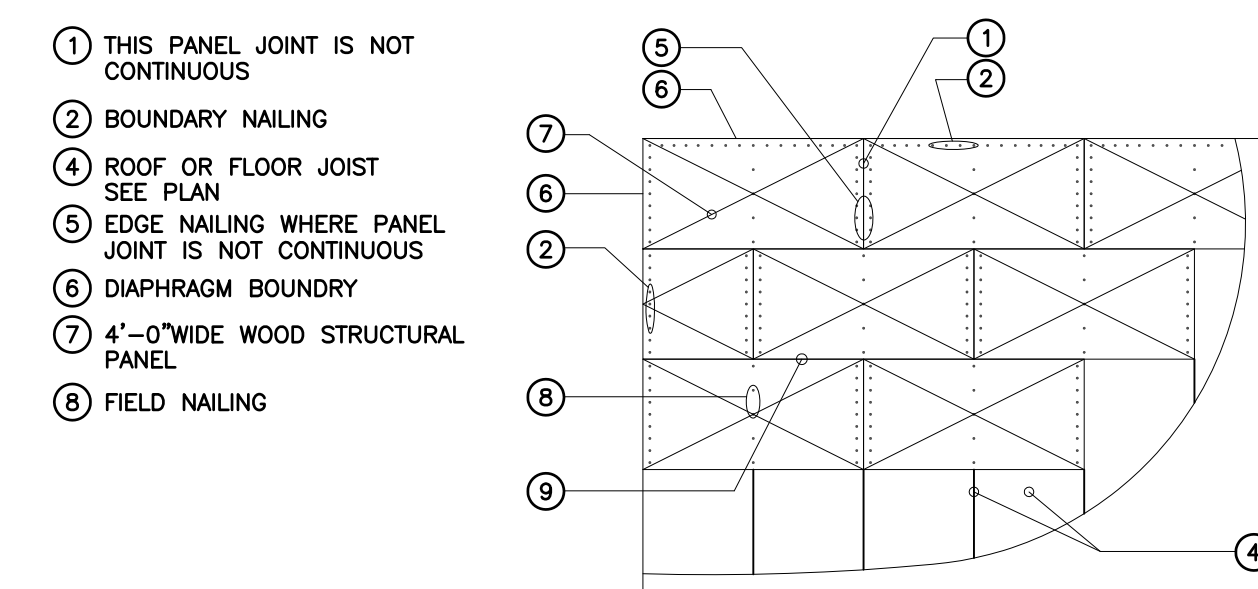
RAFTER TO RIDGE BOARD/BEAM CONN.

7



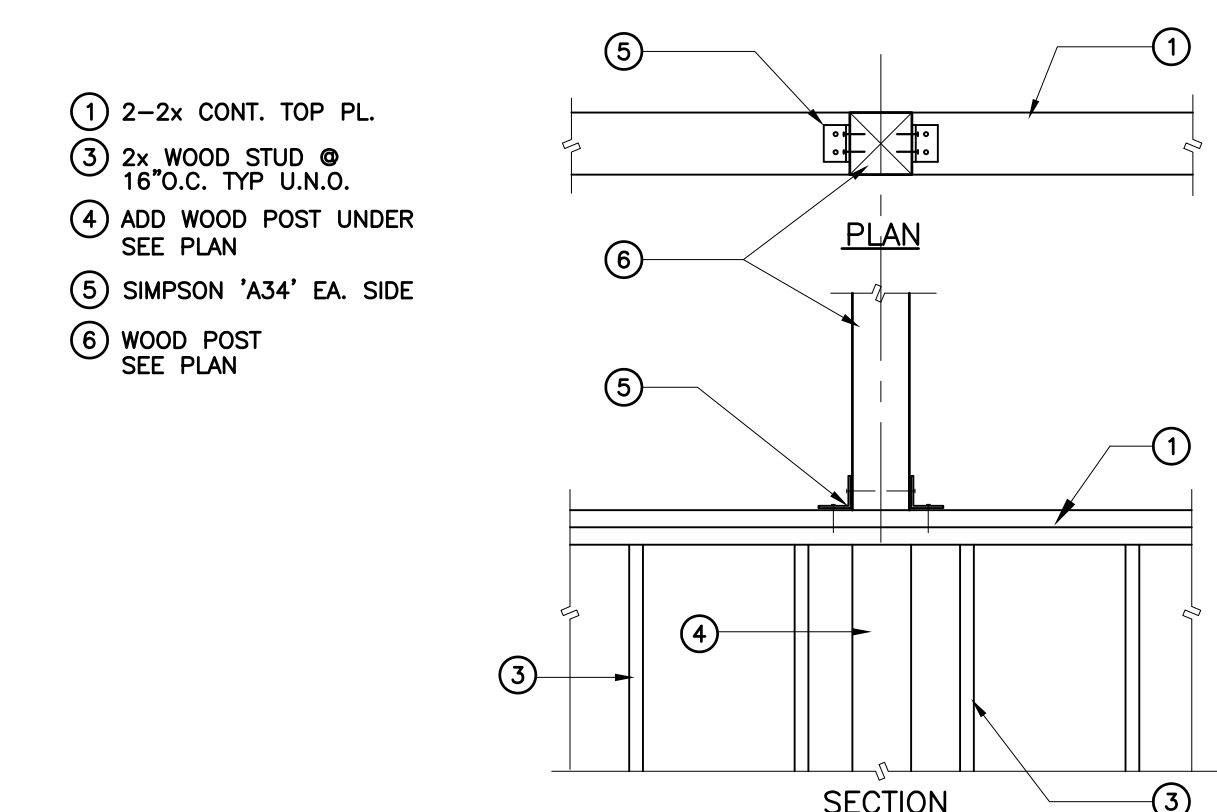
TYP. CUTTING & BORING @ STUDS

3



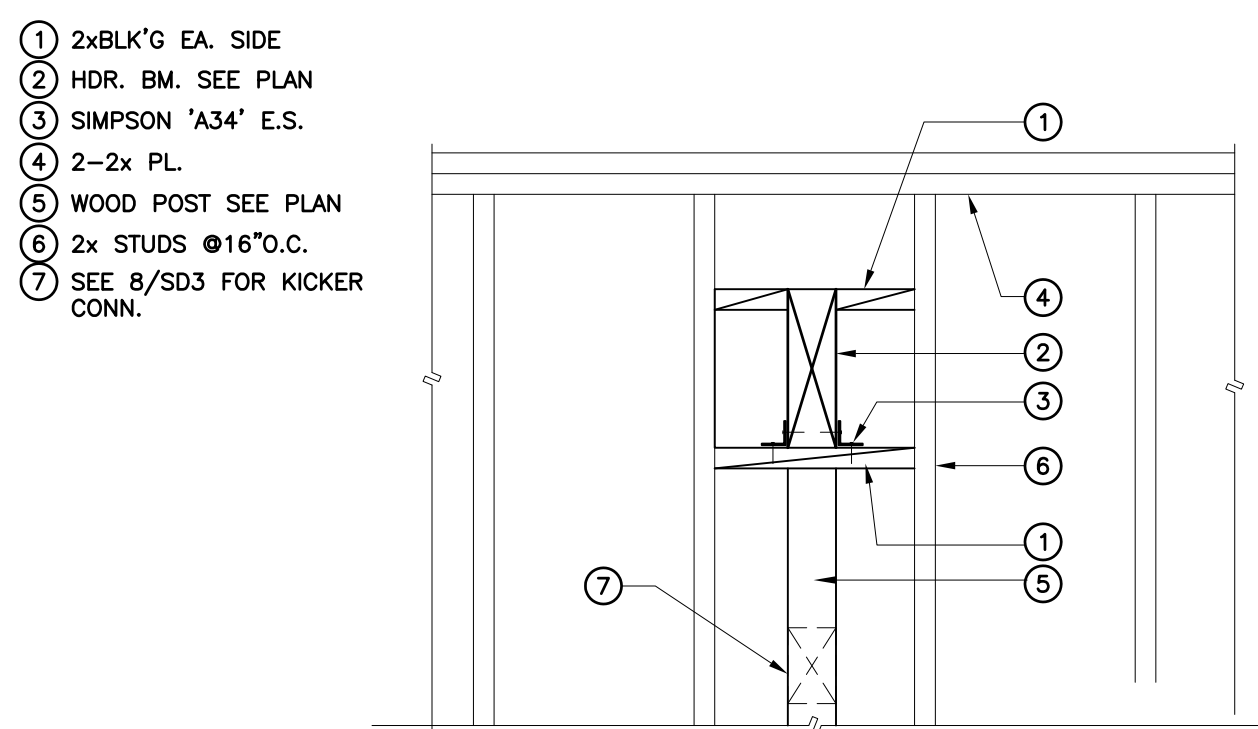
ROOF & FLR. UNBLOCKED PLYWOOD DIAPHRAGM LAYOUT

16



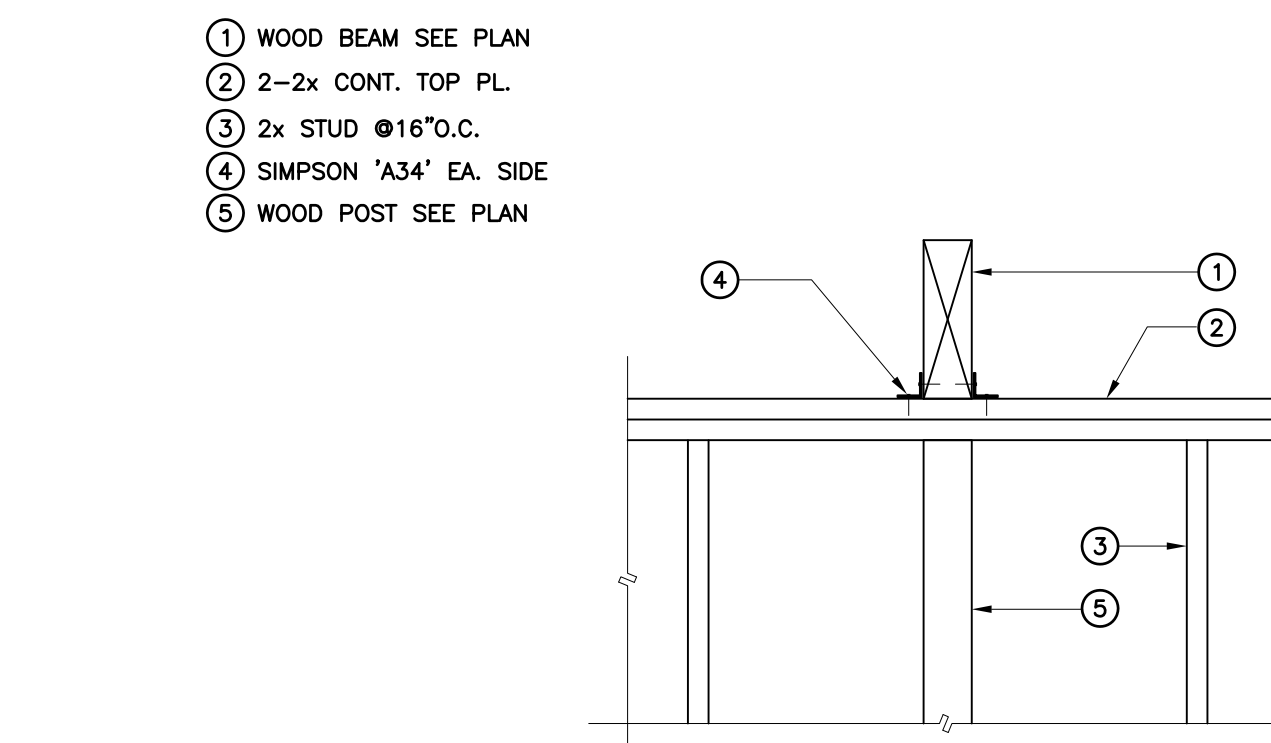
CRIPPLE POST TO STUD WALL

12



HDR./WOOD BM. TO WALL CONN.

8



WOOD BEAM TO WALL

4

REVISION

DATE

08/27/25 PC-SUBMIT

REGISTERED PROFESSIONAL ENGINEER
PHILIP TRUNG THOMPSON
No. C 76423
Exp. 12-31-28
CIVIL
STATE OF CALIFORNIA

CONSULTANT: WPH ENGINEERING LLC
Structural Design Consultants
1626 65th Street
411 E. Huntington Dr. Ste. 313 Arcadia, CA 91706
TEL: 626-542-5946 FAX: 888-847-3831
EMAIL: INFO@WPHENGINEERING.COM

YWR ARCHITECTS
DESIGN & DEVELOPMENT
229 S. MISSION DR.
SAN GABRIEL, CA 91776
TEL: 626-542-5946 FAX: 888-847-3831
EMAIL: INFO@WPHENGINEERING.COM

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STRUCTURAL DETAILS

SHEET TITLE:

PROJECT: NEW ONE-STORY DETACHED ADU
CITY OF LEMON GROVE
LEMON GROVE, CA

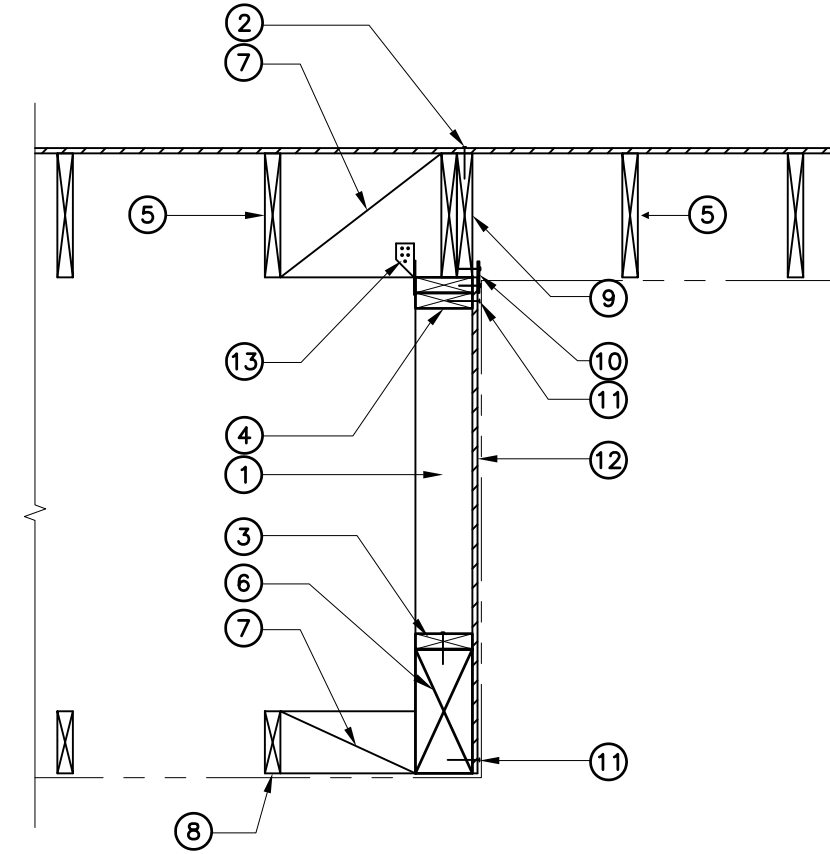
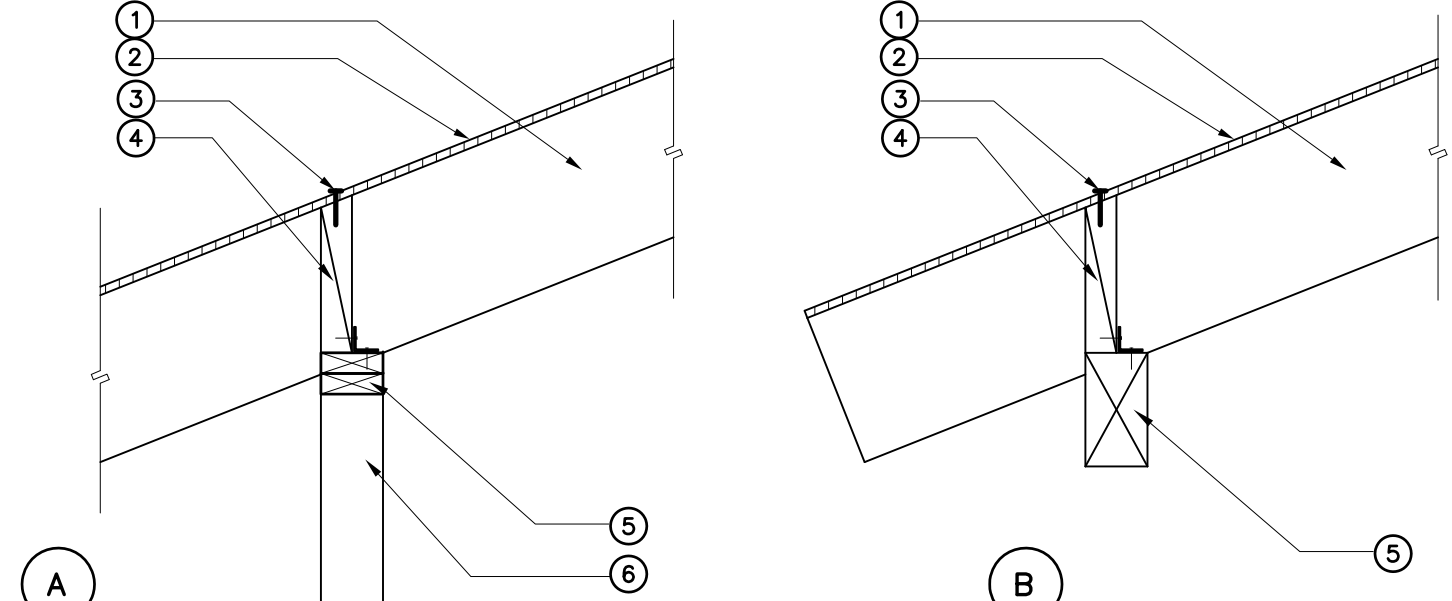
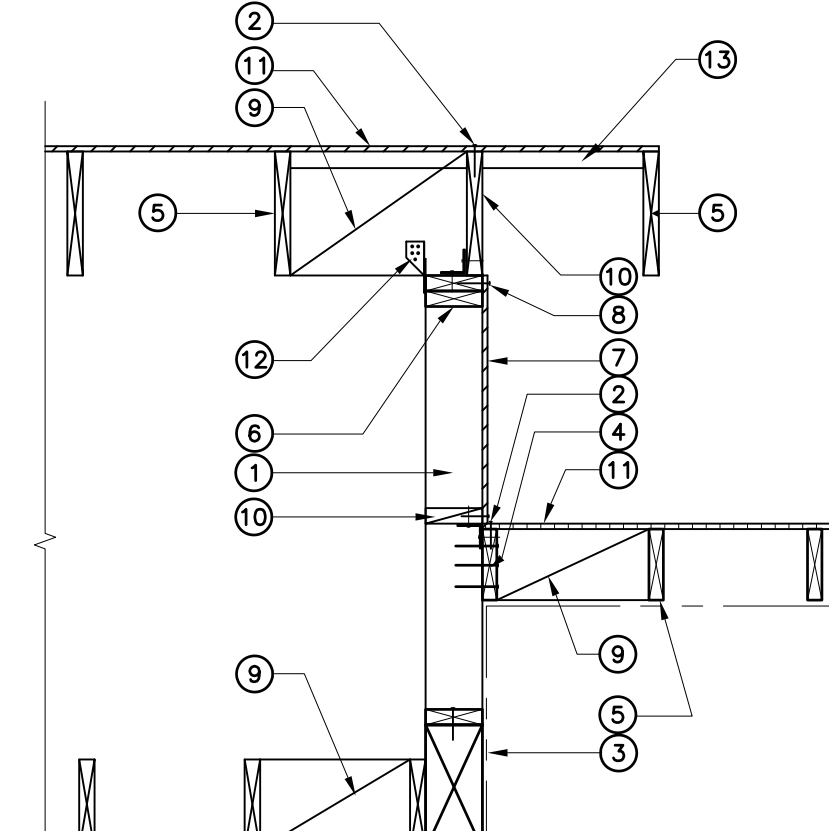
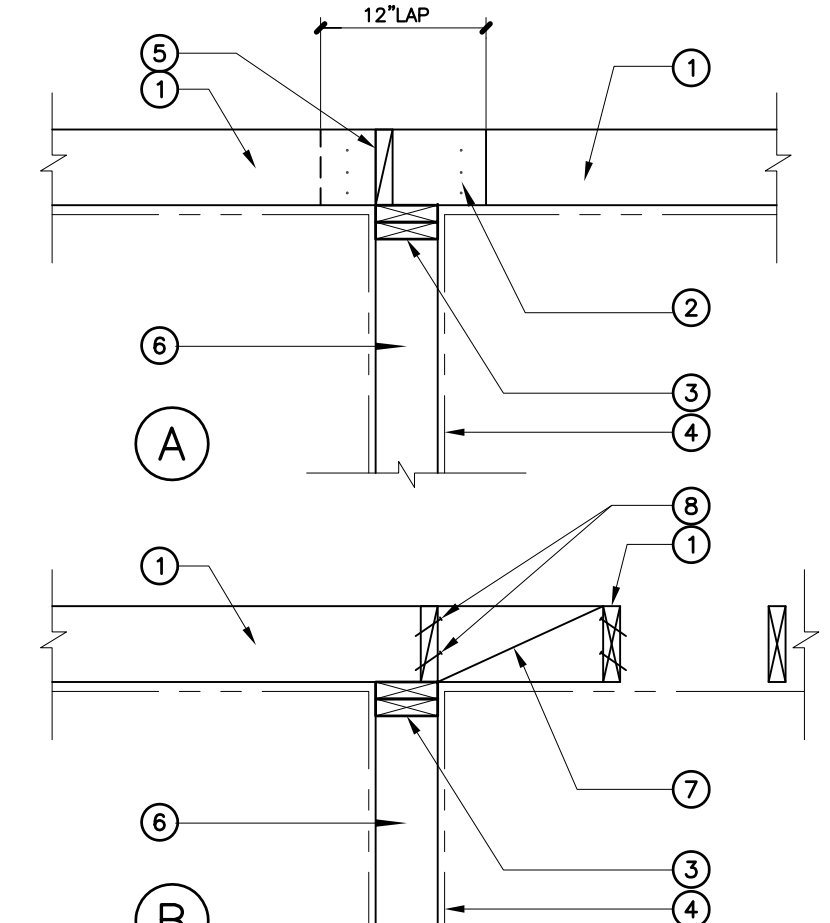
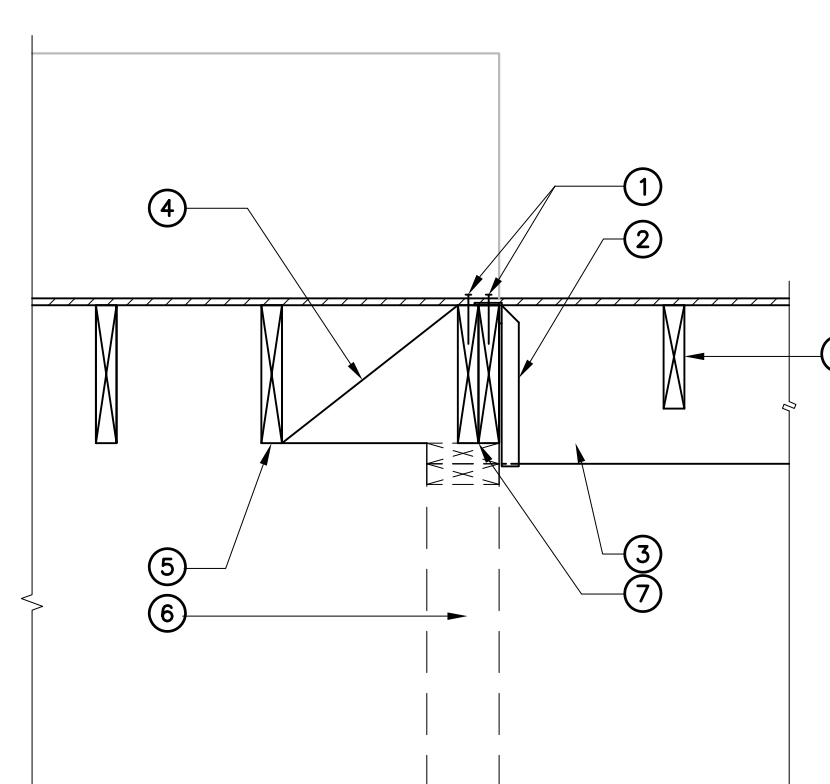
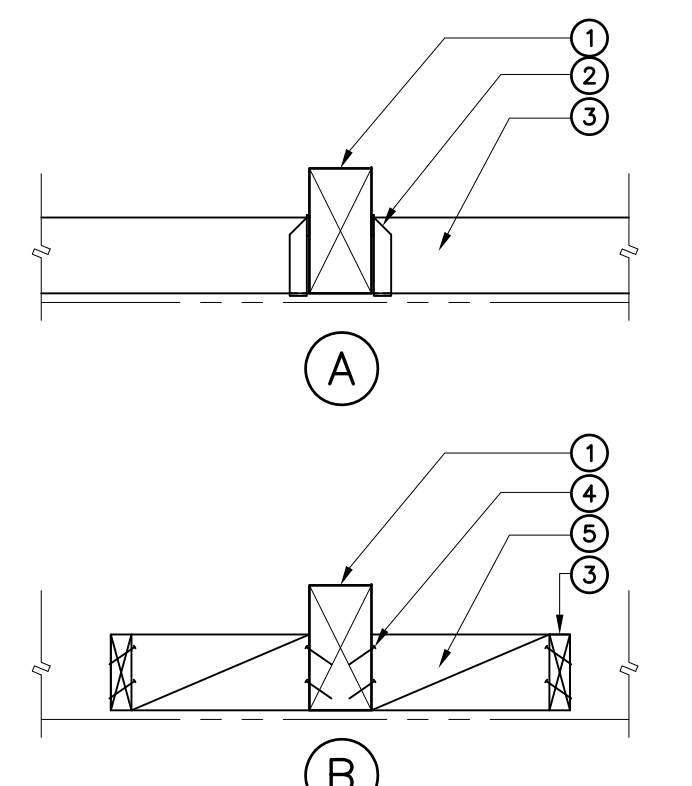
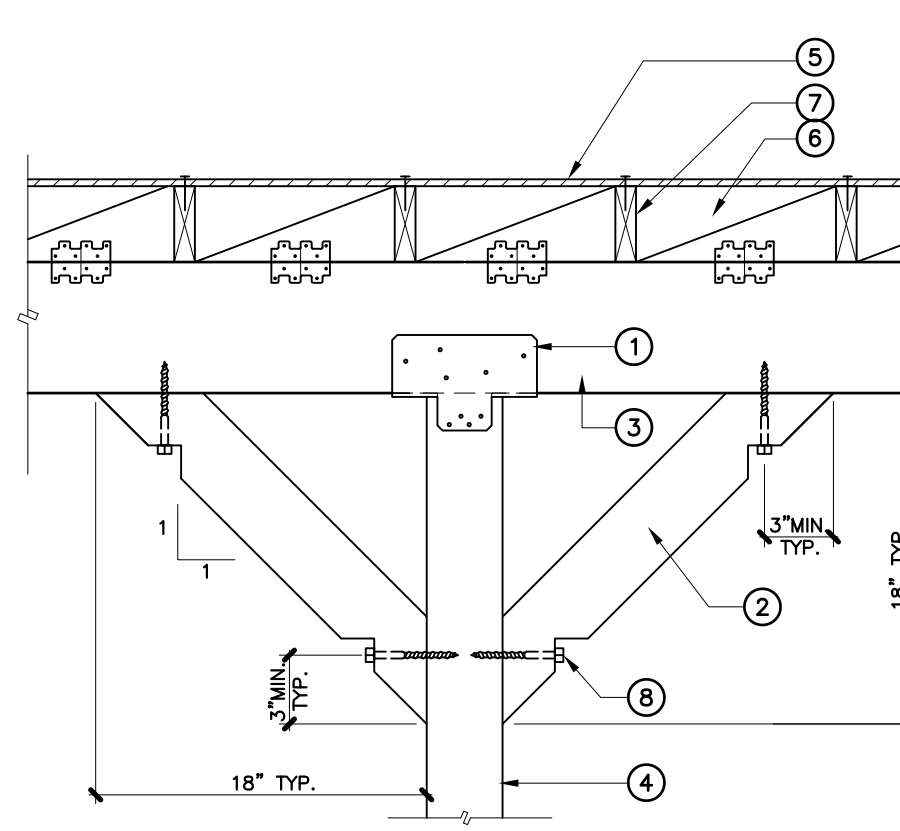
Date: 07/25/2025

Scale: AS NOTED

Drawn: WPH

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		<p>① 2x STUDS WALL @16"O.C. ② BOUNDARY NAILING ③ 2x SILL PL. W/16d @4"O.C. ④ 2-2x CONT. TOP PL. ⑤ 2x ROOF RAFTERS SEE PLAN ⑥ CEILING BM. SEE PLAN ⑦ 2x BLK'G @48"O.C. ⑧ 2x CEILING JOIST SEE PLAN ⑨ DBL. ROOF RAFTER AT DRAG ⑩ SIMPSON 'LTP4' @48"O.C. ⑪ EDGE NAILING ⑫ PLYWOOD SHEAR WALL TYPE ABOVE CEILING BM. ⑬ SIMPSON 'H2.5' @48"O.C.</p> 	<p>① 2x ROOF RAFTER SEE PLAN ② PLYWOOD SHEATH'G SEE PLAN ③ BOUNDARY NAILING ④ 2xBLK'G W/'A35" @16"O.C. ⑤ 2-2x CONT. TOP PL. OR HEADER BM. ⑥ 2x STUDS @16"O.C.</p> 
13	9	ROOF FRAMING TO CEILING BM. 5	RAFTER TO WALL/BEAM CONN. 1
		<p>① 2x STUDS WALL @16"O.C. ② BOUNDARY NAILING ③ FINISH PER ARCH'L ④ 2x END ROOF RAFTER W/ 3-16d @16"O.C. TO STUD ⑤ 2x ROOF RAFTERS ⑥ 2-2x CONT. TOP PL. ⑦ 1/2"THK. PLYWOOD W/ 10d @6",12"O.C. ⑧ EDGE NAILING ⑨ 2x BLK'G @48"O.C. ⑩ 2x BLK'G W/B.N. & 'A35' @16"O.C. ⑪ ROOF SHEATH'G ⑫ SIMPSON 'H2.5' @48"O.C. ⑬ 2x PL. @48"O.C.</p> 	<p>① 2x CEILING JOIST SEE PLAN ② 6-16d ③ 2-2x CONT. TOP PL. ④ FOR FINISH SEE ARCH'L FOR PLYWD. SEE SHEARWALL SCHED. ⑤ 2x BLK'G ⑥ 2x STUD @16"O.C. ⑦ 2x BLK'G @48"O.C. ⑧ 2-10d TOE NAILS EA. END</p> 
14	10	FRAMING DETAIL W/SHEAR TRANSFER 6	CEILING JOIST CONN. AT WALL 2
		<p>① 2 ROWS OF BOUNDARY NAILING ② SIMPSON 'HU' HGR. ③ RIDGE BEAM SEE PLAN ④ 2x BLK'G @48"O.C. ⑤ 2x ROOF RAFTER @16"O.C. SEE PLAN ⑥ STUD WALL NOT SHOWN ⑦ 2-2x R.R. ON TOP SEE PLAN</p> 	<p>① CEILING BM. SEE PLAN ② SIMPSON 'LUS' HGR. TYP. ③ CEILING JOIST SEE PLAN ④ 2-10d TOE NAILS EA. END ⑤ 2x BLK'G @48"O.C.</p> 
15	11	LOW RIDGE CONN. DETAIL 7	CEILING JOIST TO BM. CONN. 3
		<p>① SIMPSON 'PCZ' COL. CAP ② 6x6 DIAG. BRACE TYP. ③ WOOD BEAM SEE PLAN ④ WOOD POST SEE PLAN ⑤ ROOF SHEATH'G SEE PLAN ⑥ 2x BLK'G W/'LTP4' OR 'A35' @16"O.C. ⑦ PATIO RAFTER SEE PLAN ⑧ 2-3/4" LAG SCREWS AT EACH END OF BRACING W/ 4"MIN. EMBED.</p> 	
16	12	BRACE DETAIL AT POST & BEAM 8	

REVISION

DATE

08/27/25 PC SUBMIT

REGISTERED PROFESSIONAL ENGINEER
 PHILIP TRUNG TRUONG
 No. C 76422
 Exp. 12-31-26
 CIVIL
 STATE OF CALIFORNIA

CONSULTANT: WPH ENGINEERING LLC
 Structural Design Consultants
 411 E. Huntington Dr. Ste. 313 Arcadia, CA 91006
 TEL: 626.658.7974 FAX: 626.658.7975
 PROJECT NO.: 23097

YWR ARCHITECTS
 DESIGN & DEVELOPMENT
 229 S. MISSION DR.
 SAN GABRIEL, CA 91776
 TEL: 626.542.5946 FAX: 888.847.3831
 EMAIL: INFO@YWRISING.COM

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SHEET TITLE: STRUCTURAL DETAILS

PROJECT: NEW ONE-STORY DETACHED ADU
 CITY OF LEMON GROVE
 LEMON GROVE, CA

Date: 07/25/2025
 Scale: AS NOTED
 Drawn: WPH
 Sheet

SD3

BUILDING ENERGY ANALYSIS REPORT	
PROJECT: NEW ADU ANY STREET LEMON GROVE, CA 91945	
Project Designer: YW RISING 229 S. MISSION DR SAN GABRIEL, CA 91776 626-698-5696	
Report Prepared by: JOSEPH ZHANG JS ENGINEERING, INC. 410 S. SAN GABRIEL BLVD. #B SAN GABRIEL, CA 91776 626-497-0558	
Job Number: 250752	
Date: 10/15/2025	
<p>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 2022 Building Energy Efficiency Standards.</p> <p style="text-align: center;">This program developed by EnergySoft, LLC - www.energysoft.com.</p>	

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RESIDENTIAL MEASURES SUMMARY							RMS-1																													
Project Name	NEW ADU	Building Type	Single Family	Additional Alone	Date	10/15/2025																														
Project Address	ANY STREET LEMON GROVE	California Energy Climate Zone	CA Climate Zone 07	Total Cond. Floor Area	797	# of Units																														
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REVISIONS

JS ENGINEERING, INC.
RESIDENTIAL, COMMERCIAL & INDUSTRIAL
HVAC, PLUMBING, ELECTRICAL
E-mail: joezhong@jseng.com
410 S. SAN GABRIEL BLVD. #B
SAN GABRIEL, CA 91776
Tel: (626) 497-0558

2022 Single-Family Residential Mandatory Requirements Summary	
<p>NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (94C022)</p>	
Building Envelope:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-600, ASTM E283, or ASTM E283-1011.5.2(4)40-2011.
§ 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 J4.3 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(b):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(c):	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 CFR.
§ 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.
§ 110.8(k):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 5-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 110.9(a):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 110.9(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing walls 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. Oppaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.
§ 110.9(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 110.9(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 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).
§ 110.9(g):	Vapor Retarder. In climate zones 1 through 16, the earth floor of overheard 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(g).
§ 110.9(h):	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.
§ 110.9(i):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.
Fixtures, Decorative Gas Appliances, and Gas Log:	
§ 110.9(j):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 110.9(k):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 110.9(l):	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 light-filling damper or combustion-air control device.
§ 110.9(m):	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
Space Conditioning, Water Heating, and Plumbing System:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showereheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(a):	Insulation. Unlined service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(b):	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.

2022 Single-Family Residential Mandatory Requirements Summary	
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(h)1:	Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 150.0(i) of the California Plumbing Code.
§ 150.0(h)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(h)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(h)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 RAT), or by a listing agency that is approved by the executive director.
Ducts and Fans:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSISMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (FAS 1.4.3.9) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealed that meets UL 723. The combination of mastic and other seal or tape must be used to seal openings greater than 1/2". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must be compressed.
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other replacements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be protected for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix D(A).1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to avoid preventing air from bypassing the filter.

2022 Single-Family Residential Mandatory Requirements Summary	
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficiency. 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 efficiency ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.56 watts per CFM for air handlers. SMACNA duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.
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)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling-unit ventilation per § 150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and uncontrolled per § 150.0(o)1B(i)(ii). CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonrecirculating kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)1G(iii); enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(o)1G(iii). Airflow must be measured by the installer per § 150.0(o)1G, and rated for sound per § 150.0(o)1G-ii.
§ 150.0(o)1H(i):	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2 at no less than the minimum airflow rate required by § 150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficiency must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HRV or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)1G.
Pool and Spa Systems and Equipment:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following, compliance with the Appliance Efficiency Regulations and listing in MAEDCS: 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 3/8 inches of pipe between the filter and the heater, or dedicated suction and return lines, or bulk-inlet or bulk-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:	
§ 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, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers. Recessed lighting less than 5 watts, and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.8.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than 18 inches above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be enclosed by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)1.

2022 Single-Family Residential Mandatory Requirements Summary	
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.8.
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(l)1:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources integral 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, are 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(l)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(l)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(l)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(l)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(l)1C.
§ 150.0(l)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(l)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(l)2A.
§ 150.0(l)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(l)2F:	Dimmers. Lighting in inhabitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(l)3A:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(l)4:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control; or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(l)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(l)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness:	
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)1-6.
§ 110.10(a)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.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)1-6 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."
Electric and Energy Storage Ready:	

Project: NEW ADU-PREAPPROVED ADU
Address: ANY UNIMBER, ANY STREET, LEMON GROVE, CA 91745

STAMP

REGISTERED PROFESSIONAL ENGINEER
JOSEPH ZHANG
NO. 34617
EXP. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

Date: 09/02/2025
JOB# 250752

T-24-1

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(i) **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(j), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.

§ 150.0(j) **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

§ 150.0(k) **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

§ 150.0(l) **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: NEW ADU Date: 10/15/2025
System Name: NEW ADU Floor Area: 797
System Name: NEW ADU Floor Area: 797

ENGINEERING CHECKS	SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
		CFM	Sensible	Latent	CFM	Sensible
Number of Systems	1					
Heating System						
Output per System	24,000					
Total Output (Btu/h)	24,000					
Output (Btu/h/sqft)	30.1					
Cooling System						
Output per System	24,000					
Total Output (Btu/h)	24,000					
Total Output (Btu/h/sqft)	30.1					
Total Output (sqft/Ton)	388.5					
Air System						
CFM per System	800					
Airflow (cfm)	800					
Airflow (cfm/sqft)	1.00					
Airflow (cfm/Ton)	400.0					
Outside Air (%)	0.0%					
Outside Air (cfm/sqft)	0.00					
HVAC EQUIPMENT SELECTION						
	SHP-2T	10,381	14,713			18,360
Total Adjusted System Output (Adjusted for Peak Design conditions)		10,381	14,713			18,360
TIME OF SYSTEM PEAK (Adjusted for Peak Design conditions)				Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)

COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: NEW ADU Calculation Date/Time: 2025-10-15T22:10:07-00
Calculation Description: Title 24 Analysis Input File Name: t-24-1.rbd22x (Page 1 of 10)

GENERAL INFORMATION				
01	Project Name	NEW ADU		
02	Run Title	Title 24 Analysis		
03	Project Location	ANY STREET		
04	City	LEMON GROVE	05 Standards Version	2022
06	Zip code	91945	07 Software Version	EnergyPro 9.4
08	Climate Zone	7	09 Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11 Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13 Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	0	15 Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17 Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	797	19 Glazing Percentage (%)	16.00%
20	ADU Bedroom Count	n/a	21 ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23 No Dwelling Unit:	No

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

Registration Number: 425-PO10312941A-000-000-0000000-0000 Registration Date/Time: 10/15/2025 22:13 HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: NEW ADU Calculation Date/Time: 2025-10-15T22:10:07-00
Calculation Description: Title 24 Analysis Input File Name: t-24-1.rbd22x (Page 2 of 10)

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2/Efficiency)	Total ² EDR (EDR3/Total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2/Efficiency)	Total ² EDR (EDR3/Total)
Standard Design	37.9	46.6	34.7			
Proposed Design	37	34.6	30.1	0.9	12	4.6
RESULT: PASS						

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.02 kWdc
- PV System resized to 2.02 kWdc (a factor of 2.017) to achieve Standard Design PV¹ PV scaling

Registration Number: 425-PO10312941A-000-000-0000000-0000 Registration Date/Time: 10/15/2025 22:13 HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: NEW ADU Calculation Date/Time: 2025-10-15T22:10:07-00
Calculation Description: Title 24 Analysis Input File Name: t-24-1.rbd22x (Page 3 of 10)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDU/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDU/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0.08	0.42	0.8	5.88	-0.72	-5.46
Space Cooling	0.79	16.59	0.16	4.71	0.63	11.88
IAQ Ventilation	0.45	4.79	0.45	4.79	0	0
Water Heating	2.28	25.55	1.91	19.72	0.37	5.83
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	3.6	47.35	3.32	35.1	0.28	12.25
Photovoltaics	-2.84	-71.77	-2.84	-70.95		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.94	9.66	0.94	9.66		
Appl. & Cooking	6.53	43.1	6.47	42.44		
Plug Loads	5.68	60	5.68	60		
Outdoor Lighting	0.21	1.96	0.21	1.96		
TOTAL COMPLIANCE	14.12	90.3	13.78	78.21		

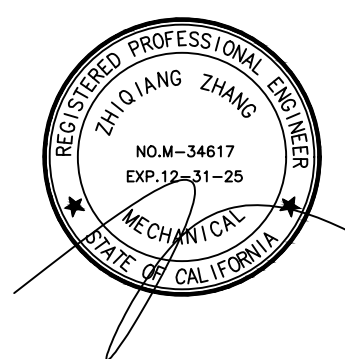
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REVISIONS

JS ENGINEERING, INC.
RESIDENTIAL, COMMERCIAL & INDUSTRIAL
HVAC, PLUMBING, ELECTRICAL
E-mail: joezhong@jsenglobal.net
410 S. SAN GABRIEL BLVD. #8
SAN GABRIEL, CA 91776
Tel: (626)-497-0558

Project: NEW ADU-PREAPPROVED ADU
Address: ANY UNMBER, ANY STREET, LEMON GROVE, CA 91745

STAMP



Date: 09/02/2025
JOB#: 250572

T-24-2

ENERGY USE INTENSITY	Standard Design (kBtu/N ² · yr)	Proposed Design (kBtu/N ² · yr)	Margin (kBtu/N ² · yr)	Margin Percentage
Gross EUI ¹	21.92	20.77	1.15	5.25
Net EUI ²	8.31	7.16	1.15	13.84

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

DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	CFI Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.02	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • Ceiling has high level of insulation.
 • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed.
 • One or more heat pump water heaters have been modeled as demand response compatible.

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

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
NEW ADU	797	1	2	1	0	1

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	Status
ZONE 1	Conditioned	SHP1	797	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	TIR (deg)
NORTH	ZONE 1	R-21 Wall-N	0	Back	398	68	90
EAST	ZONE 1	R-21 Wall-E	90	Right	255	0	90
SHOUTH	ZONE 1	R-21 Wall-S	180	Front	398	80	90
WEST	ZONE 1	R-21 Wall-W	270	Left	255	0	90
Roof-A	ZONE 1	R-38 Roof-AN	n/a	n/a	572	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Cool Roof
Roof-C	ZONE 1	R-38 Roof-C	0	Back	225	0	4	0.1	0.85	No

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Radiant Barrier	Cool Roof
Attic ZONE 1	Attic RoofZONE 1	Ventilated	4	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)	Multi	Area (ft ²)	U-factor	SHGC	SHGC Source	Exterior Shading	
Window-#2	Window	NORTH	Back	0	1	16	0.3	NFRC	0.22	NFRC		Bug Screen	
Window-#3	Window	NORTH	Back	0	1	12	0.3	NFRC	0.22	NFRC		Bug Screen	
Sliding door#1	Window	NORTH	Back	0	1	40	0.3	NFRC	0.22	NFRC		Bug Screen	
Window-#4	Window	SHOUTH	Front	180	1	4	0.3	NFRC	0.22	NFRC		Bug Screen	
Window-#2 2	Window	SHOUTH	Front	180	1	16	0.3	NFRC	0.22	NFRC		Bug Screen	
Sliding door#1 2	Window	SHOUTH	Front	180	1	40	0.3	NFRC	0.22	NFRC		Bug Screen	

OPAQUE DOORS			
01	02	03	04
Name	Surface	Area (ft ²)	U-factor
Door-#3-Entry	SHOUTH	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-on-Grade	ZONE 1	797	0.1	none	0	80%	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-21 Wall-N	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof C	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Heating/Decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
Attic RoofZONE 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Heating/Decking Cavity / Frame: no insul. / 2x4
R-38 Roof-AN	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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

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

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	XE40T1DH22U0 (40 gal, 41.3)	Outside	ZONE 1	ZONE 1

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

SPACE CONDITIONING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
SHP1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonality Controlled	Compressor Type	HERS Verification	
			Heating Efficiency Type	HSPF/HSPF2/ COP	Cap 17	Cap 17	Cooling Efficiency Type	SEER/SEER2				EER/EER2/CEER
Heat Pump System 1	Ductless Minisplit HP	1	HSPF	8	24000	20000	EERSEER	14	11	Not Zonal	Single Speed	Heat Pump System 1-Heat Pump

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 17	Verified Heating Cap 17
Heat Pump System 1-Heat Pump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness-SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfsm IAQVenRot	46	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Joseph Zhang	Documentation Author Signature: <i>Joseph Zhang</i>
Company: JS Engineering	Signature Date: 10/15/2025
Address: 410 South San Gabriel Boulevard #8 San Gabriel, CA 91775	
City/State/Zip: San Gabriel, CA 91775	Phone: 626-497-0558
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.	
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
3. 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: Joseph Zhang	Responsible Designer Signature: <i>Joseph Zhang</i>
Company: JS Engineering	Date Signed: 10/15/2025
Address: 410 South San Gabriel Boulevard #8 San Gabriel, CA 91775	
City/State/Zip: San Gabriel, CA 91775	Phone: 626-497-0558

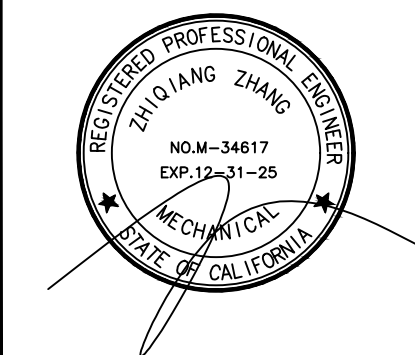
Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

REVISIONS

JS ENGINEERING, INC.
 RESIDENTIAL, COMMERCIAL & INDUSTRIAL
 HVAC, PLUMBING, ELECTRICAL
 E-mail: joezhong@jsengobal.net
 410 S. SAN GABRIEL BLVD. #8
 SAN GABRIEL, CA 91776
 Tel: (626) 497-0558

Project: NEW ADU-PREAPPROVED ADU
 Address: ANY UNMBER, ANY STREET, LEMON GROVE, CA 91745

STAMP



Date: 09/02/2025
 JOB#: 250572

T-24-3