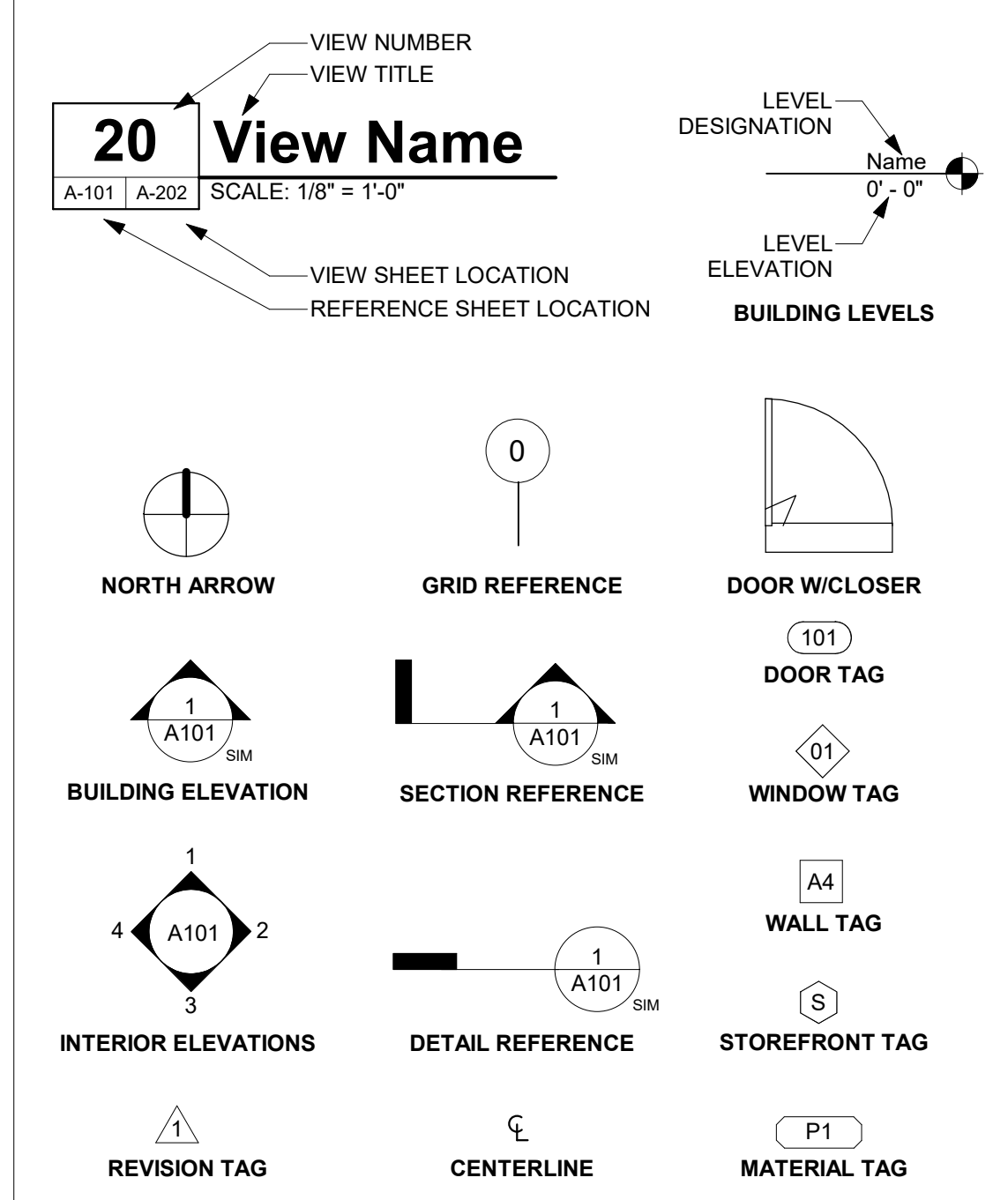


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### ABBREVIATIONS

A/C AIR CONDITIONING	EXT EXTERIOR	MAX MAXIMUM	SF SQUARE FOOT
ABV ABOVE	FACP FIRE ALARM CONTROL PANEL	MDF MEDIUM DENSITY FIBERBOARD	SHT SHEET
ACOUS ACOUSTICAL	FAU FORCED AIR UNIT	MECH MECHANICAL	SHTHG SHEATHING
ACT ACOUSTICAL CEILING TILE	FAWP FLUID APPLIED WATERPROOFING	MEMB MEMBRANE	SIM SIMILAR
ADA AMERICANS WITH DISABILITIES ACT	FD FLOOR DRAIN	MEP MECHANICAL, ELECTRICAL, PLUMBING	SM SHEET METAL
AFCI ARC FAULT CIRCUIT INTERRUPTER	FDC FIRE DEPARTMENT CONNECTION	MFR MANUFACTURER	SPEC SPECIFICATION
AFF ABOVE FINISH FLOOR	FE FIRE EXTINGUISHER	MIN MINIMUM	SQ SQUIRE
AL ALUMINUM	FEC FIRE EXTINGUISHER CABINET	MISC MISCELLANEOUS	SS SOLID SURFACE
ALT ALTERNATE	FF FINISHED FLOOR ELEVATION	MO MASONRY OPENING	SSTL STAINLESS STEEL
ARCH ARCHITECT(URAL)	FG FINISHED GRADE	MTD MOUNTED	STC SOUND TRANSMISSION CLASS
BD BOARD	FH FIRE HYDRANT	MTL METAL	STD STANDARD
BDRM BEDROOM	FHC FIRE HOSE CABINET	N NORTH	STL STEEL
BET BETWEEN	FIN FINISH	NIC NOT IN CONTRACT	STOR STORAGE
BIT BITUMINOUS	FIXT FIXTURE	NO NUMBER	STRUCT STRUCTURAL
BLDG BUILDING	FLR FLOOR	NOM NOMINAL	SUSP SUSPENDED
BLKG BLOCKING	FLUOR FLOURESCENT	NTS NOT TO SCALE	SV SHEET VINYL
BLW BELOW	FND FOUNDATION	O.P. OVERFLOW PIPE	SYM SYMMETRICAL
BM BEAM	FO FACE OF	OC ON CENTER	T TREAD
BOT BOTTOM	FOC FACE OF CONCRETE	OD OVERFLOW DRAIN	T&G TONGUE & GROOVE
BUR BUILT UP ROOF	FOF FACE OF FINISH	OFF OFFICE	TEL TELEPHONE
CB CATCH BASIN	FOIC FURNISHED BY OWNER INSTALLED BY CONTRACTOR	OH OPPOSITE HAND	TEMP TEMPERED
CBC CALIFORNIA BUILDING CODE	FOM FACE OF MASONRY	OPG OPENING	TER TERRAZZO
CEM CEMENT	FOS FACE OF STUD	OPP OPPOSITE	THK THICK
CFM CUBIC FEET PER MINUTE	FRP FIBERGLASS REINFORCED PANELS	(P) PROPOSED	THR THRESHOLD
CIP CAST IN PLACE	FT FOOT OR FEET	PERM PERIMETER	TJI TRUSS JOIST I-JOIST
CJ CONTROL JOINT	FTG FOOTING	PERP PERPENDICULAR	TO TOP OF
CL CENTER LINE	GA GAUGE, GAGE	PC PAINT GRADE	TOS TOP OF SLAB
CLG CEILING	GALV GALVANIZED	PL PLATE, PROPERTY LINE	TOW TOP OF WALL
CLO CLOSET	GB GRAB BAR	PLAM PLASTIC LAMINATE	TRANS TRANSFORMER
CLR CLEAR	GC GENERAL CONTRACTOR	PLBG PLUMBING	TV TELEVISION
CMU CONCRETE MASONRY UNIT	GFCI GROUND FAULT CIRCUIT INTERRUPTER	PLYWD PLYWOOD	TYP TYPICAL
CO CLEAN OUT	GWB GYPSUM BOARD	PNL PANEL	UFAS UNIFORM FEDERAL ACCESSIBILITY STANDARDS
COL COLUMN	GYP GYPSUM	PP POWER POLE	UG UNDERGROUND
CONC CONCRETE	HB HOSE BIBB	PR PAIR	UNFIN UNFINISHED
CONST CONSTRUCTION	HC HOLLOW CORE	PRTN PARTITION	UNO UNLESS NOTED OTHERWISE
CONT CONTINUOUS	HDWD HARDWOOD	PSF POUNDS PER SQUARE FOOT	UV ULTRAVIOLET
CONTR CONTRACTOR	HDWR HARDWARE	PSI POUNDS PER SQUARE INCH	VCT VINYL COMPOSITION TILE
CPT CARPET	HGT HEIGHT	PSL PARALLEL STRAND LUMBER	VERT VERTICAL
CT CERAMIC TILE	HM HOLLOW METAL	PTD PAINTED	VIF VERIFY IN FIELD
CTR CENTER	HORIZ HORIZONTAL	PV PHOTO VOLTAIC	VTR VENT TERMINATION PIPE
DBL DOUBLE	HVAC HEATING, VENTILATION, A/C	PVC POLYVINYL CHLORIDE	VWC VINYL WALL COVERING
DF DRINKING FOUNTAIN	ID INSIDE DIAMETER	PVMT PAVEMENT	W WEST
DIA DIAMETER, DIAPHRAGM	IIC IMPACT INSULATION CLASS	QTY QUANTITY	W/ WITH
DIM DIMENSION	IN INCH	R RADIUS, RISER	WD WASHER DRYER
DN DOWN	INCAND INCANDESCENT	RB RUBBER BASE	WO WITHOUT
DR DOOR	INSUL INSULATION, INSULATED	RCP REFLECTED CEILING PLAN	WC WATERCLOSET
DS DOWN SPOUT	INT INTERIOR	RD ROOF DRAIN	WD WOOD
DTL DETAIL	JC JANITORS CLOSET	REF REFRIGERATOR	WDW WINDOW
DW DISHWASHER	JT JOINT	REINF REINFORCED	WH WATER HEATER
DWG DRAWING	LAM LAMINATE	REQD REQUIRED	WI WROUGHT IRON
(E) EXISTING	LAV LAVATORY	RH RIGHT HAND	WIN WINDOW
E EAST	LBS POUNDS	RM ROOM	WP WATERPROOF(ING)
EA EACH	LEED LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	RO ROUGH OPENING	WR WEATHER RESISTIVE
EJ EXPANSION JOINT	LF LINEAR FEET	RTU ROOF TOP UNIT (MECH)	WRB WATER RESISTIVE BARRIER
EL ELEVATION	LIN LINEN CLOSET	S SOUTH	WSCT WAINSCOT
ELEV ELEVATION	LINO LINOLEUM	SAFB SOUND ATTENUATION FIBER BATT	WT WEIGHT
ELEC ELECTRIC	LT(G) LIGHT(ING)	SAWP SELF ADHEREING WATERPROOFING	WWF WELDED WIRE FABRIC
ENCL ENCLOSURE	LVL LAMINATED VENEER LUMBER	SC SCUPPER/SOLID CORE	YD YARD
EQ EQUAL	LVT LUXURY VINYL TILE	SCHED SCHEDULE	
EQUIP EQUIPMENT	LW LIGHTWEIGHT	SEAL SEALANT	
EXH EXHAUST		SECT SECTION	
EXP EXPANSION			

### SYMBOLS



**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA  
**SHEET INDEX, ABBREVIATIONS & SYMBOLS**

PUBLIC SET  
DATE  
11/20/23  
SHEET  
**G-102**

FOR USE IN THE COUNTY OF SANTA CRUZ

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.001G, § 150.001H) and Description (e.g., Smoke based luminaires, Light Sources in Enclosed or Recessed Luminaires, Light Sources in Drawers, Cabinets, and Luminaires).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.001) and Description (e.g., Energy Storage System (ESS) Ready, Light Sources in Enclosed or Recessed Luminaires, Light Sources in Drawers, Cabinets, and Luminaires).

\*Exceptions may apply.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 110.001, § 110.002) and Description (e.g., Air Leakage, Mechanical Ventilation, Exhaust Ducts, Wet Exhaust and Storm Must Meet, Wet Exhaust and Storm Must Meet).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 110.5, § 150.001) and Description (e.g., Pilot Lights, Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances, household clothes dryers, and water heaters).

5/6/22

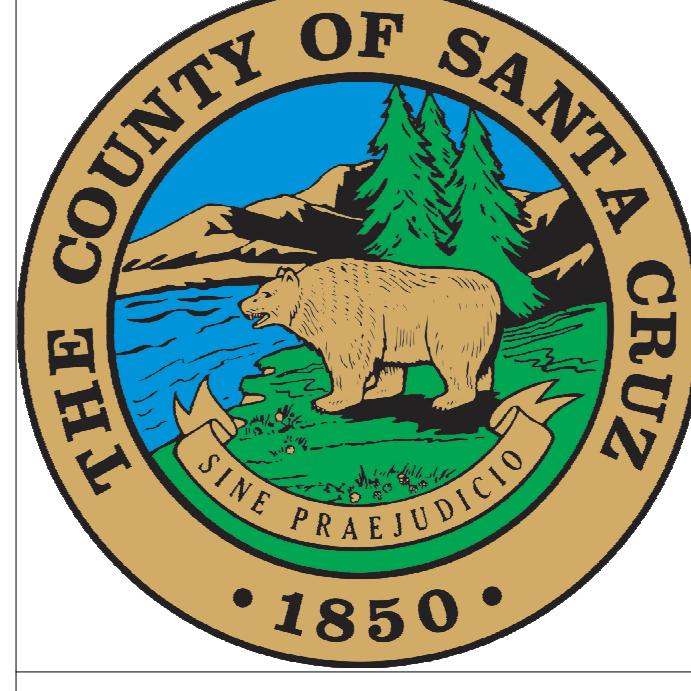
2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.0013) and Description (e.g., Space Conditioning Systems, Airflow Rate and Fan Efficiency, Space conditioning systems that use ducts in supply routing must have a leak for the placement of a static pressure gauge, or a permanently installed static pressure probe in the supply plenum).

Ventilation and Indoor Air Quality

Table with 2 columns: Code (e.g., § 150.001, § 150.001B) and Description (e.g., Mechanical Ventilation and Airflow Rate, Central Fan Integrated CFI Ventilation Systems, Central Fan Integrated CFI Ventilation Systems).

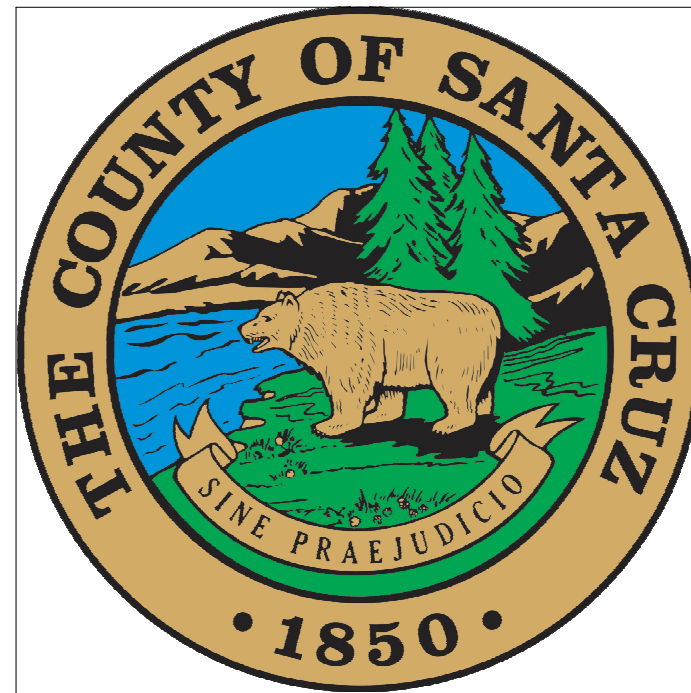
5/6/22



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### SITE PLAN GENERAL NOTES

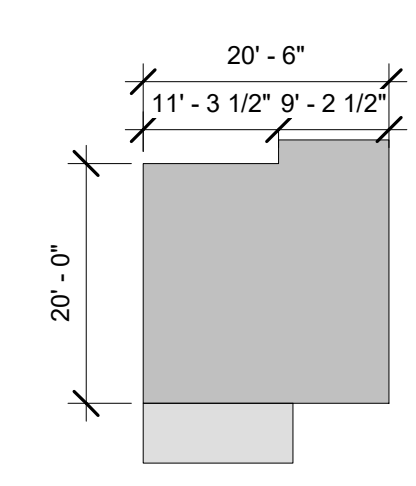
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
- REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- ALL SIDEWALKS, CROSSWALKS, COMMON AREAS AND BUILDING ENTRANCES SHALL BE ACCESSIBLE AND IN COMPLIANCE WITH **2022 CBC 11B**.
  - FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
  - OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE <1/2".
  - VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
  - THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN.
- ALL CURBING NOT WITHIN A PARKING SPACE SHALL BE PAINTED RED TO DESIGNATE THE FIRE LANES
- CONTRACTOR TO REVIEW LANDSCAPE PLANS TO AVOID CONFLICTS BETWEEN PLANTINGS AND UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.

### SITE PLAN CHECKLIST

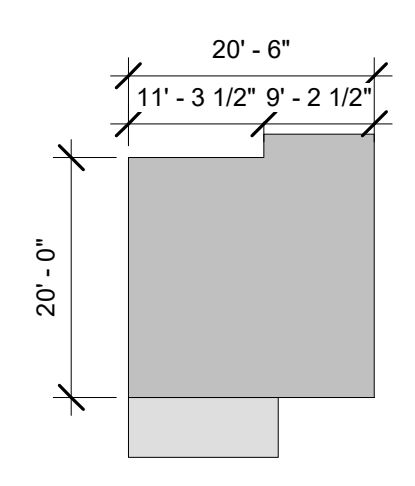
- SCALE: 1"=10', 1"=20', OR OTHER STANDARD SCALE AND NORTH ARROW.
- ENTIRE PROPERTY BOUNDARIES (DASHED LINE). INCLUDE THE LENGTH OF EACH BOUNDARY.
- LABEL YARDS (FRONT, REAR, SIDES)
- LABEL ALL EXISTING AND PROPOSED STRUCTURES.
- EXISTING AND PROPOSED EASEMENTS AND/OR RIGHTS-OF-WAY WITHIN OR ADJACENT TO THE PARCEL.
- SETBACKS FROM PROPERTY BOUNDARIES AND EDGES OF MAPPED RIGHTS-OF-WAY TO PROPOSED STRUCTURE(S) AT EACH SIDE.
- DISTANCES BETWEEN STRUCTURES.
- DRIVEWAY LOCATION(S) AND LOCATION OF OFF-STREET PARKING SPACES (8.5' X 18' PER SPACE). INDICATE PARKING AND DRIVEWAY SURFACE PER SCC 13.10.554.
- LOCATION OF EXISTING AND PROPOSED POWER POLES, ELECTRICAL SERVICE AND METER, AND/ OR PV SYSTEMS.
- IF SITE IS SERVED BY AN ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) SUCH AS A SEPTIC TANK, LEACHFIELD, AND EXPANSION AREA.
- IF SITE IS SERVED BY PUBLIC SANITATION, INDICATE LOCATIONS OF EXISTING OR PROPOSED ON-SITE SEWER LATERALS, CONNECTIONS TO EXISTING SEWERS, AND CLEAN OUTS.
- LOCATION OF DOMESTIC WATER AND GAS SUPPLY LINES.

### SITE PLAN

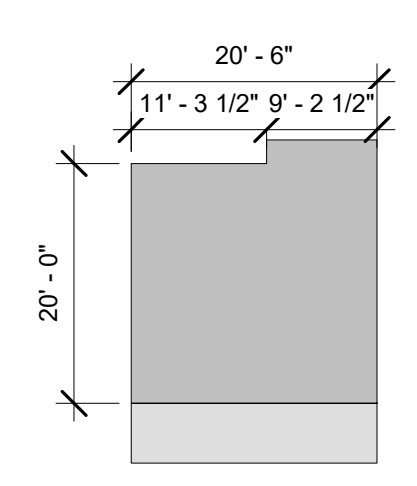
TO BE PROVIDED BY APPLICANT  
PASTE IMAGE INTO THE AREA ABOVE. INCLUDE ACCURATE SCALE



**4 PLAN 1 - BUNGALOW**  
A1-201 AS-101 SCALE: 1/16" = 1'-0"



**3 PLAN 1 - MEDITERRANEAN**  
A1-201 AS-101 SCALE: 1/16" = 1'-0"



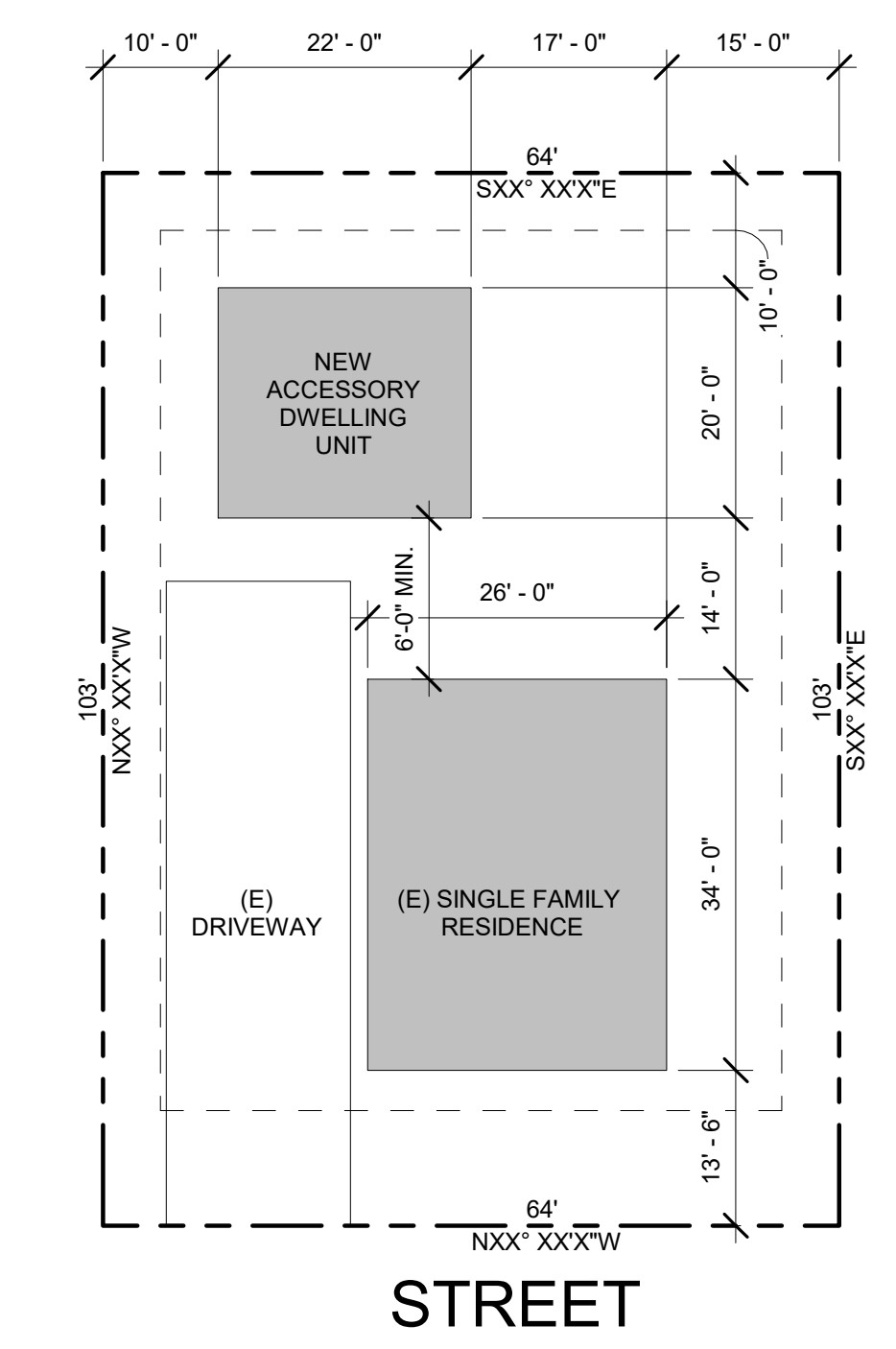
**2 PLAN 1 - MODERN**  
A1-201 AS-101 SCALE: 1/16" = 1'-0"

### SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- ACCESSIBLE PATH OF TRAVEL (SHALL BE 48" MIN. CBC 11B-403.5)
- CONCRETE PAVING
- LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL
- ELECTRICAL VEHICLE CHARGING STALL
- EXISTING FENCE
- NEW FENCING & GATE WHERE REQUIRED. MATCH EXISTING RESIDENCE



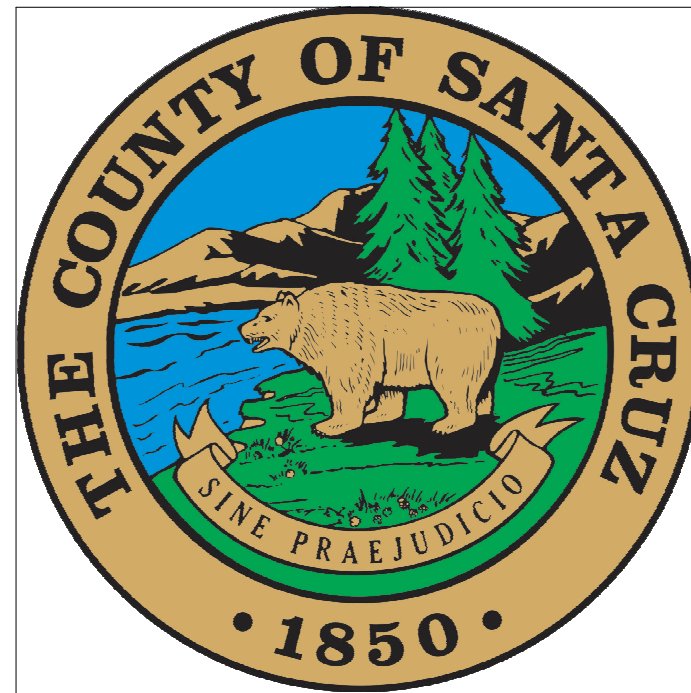
FENCING STYLES:  
BUNGALOW: 34/A-911  
MEDITERRANEAN: 51/A-921  
MODERN: 44/A-931



**1 EXAMPLE SITE PLAN**  
A1-201 AS-101 1/16" = 1'-0"

**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA  
**ARCHITECTURAL SITE PLAN - PLAN**  
1

PUBLIC SET  
DATE: 11/20/23  
SHEET: AS-101



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MEDITERRANEAN



BUNGALOW



MODERN

SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA

PERSPECTIVE RENDERINGS

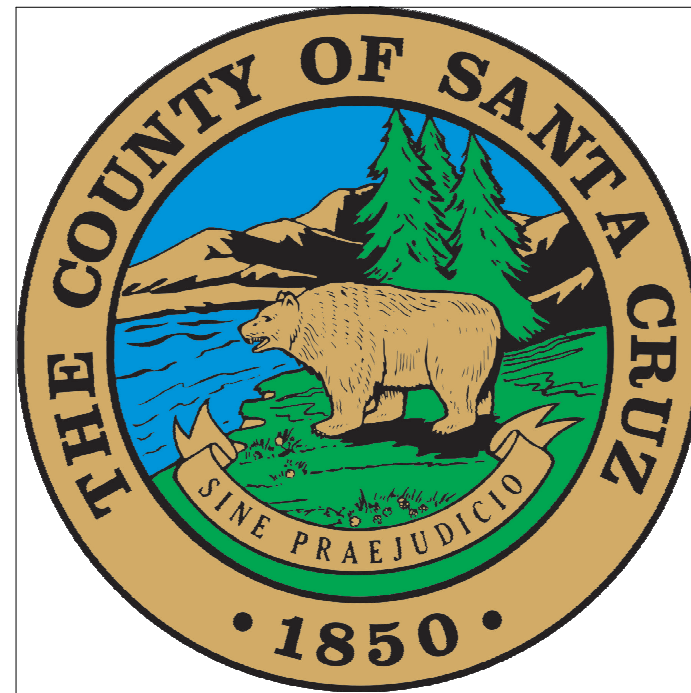
DATE  
11/20/23

SHEET  
A3-100

PUBLIC SET

FOR USE IN THE COUNTY OF SANTA CRUZ





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SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA

FLOOR PLANS

**FLOOR PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICALS PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
- PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).
- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH R327.1.1 REFERENCE A-903 FOR DETAILS.

**KEYNOTES**

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A05 REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- B02 20" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B06 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD.
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. SEE DETAIL 53/A-902.
- B47 40 GALLON HEAT PUMP WATER HEATER. PROVIDE ENCLOSURE IN COMPLIANCE WITH CPC 507.25. PROVIDE CONCRETE PAD 3" MIN. ABOVE GRADE. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL 21/A-901. PROVIDE PROTECTION PER CPC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFORMATION.
- C01 SINGLE WOOD SHELF AND POLE.
- C04 LINEN CABINET W/ SOFFIT ABOVE +96" UNO.
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.
- G02 CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
- H10 DOWNSPOUT TO SPLASH BLOCK BELOW.

**PLUMBING NOTES**

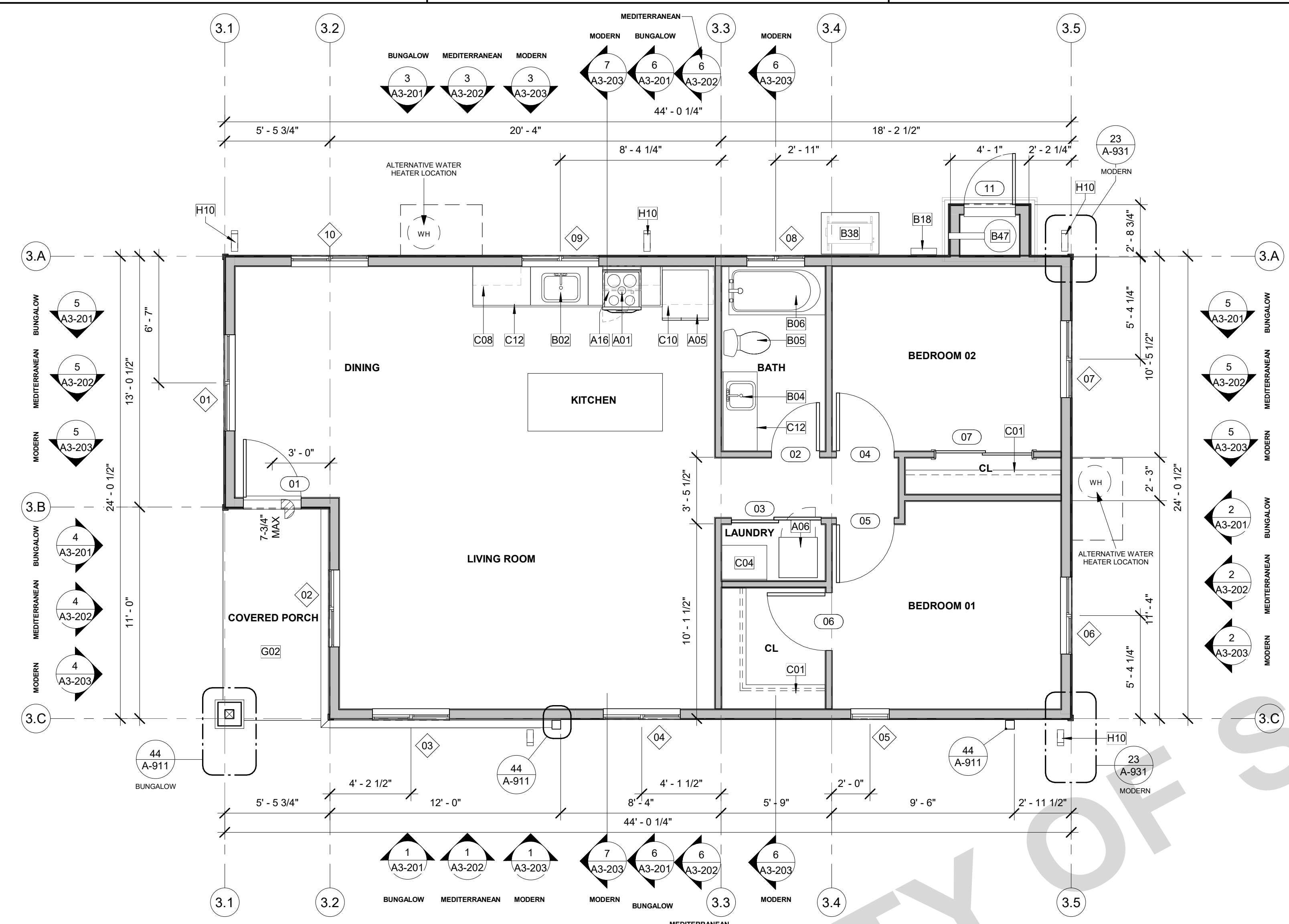
- WATER HEATER (REFER TO BUILDING ENERGY ANALYSIS REPORT):
  - A. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12.1)
  - PIPES UP TO 2 INCHES IN DIAMETER. INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
  - PIPES GREATER THAN 2 INCHES IN DIAMETER. INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
- EXCEPTIONS:
  - 1. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
  - 2. HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2" MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
- CLEARANCES PER MANUFACTURE REQUIREMENTS.
- WHERE A WATER SYSTEM IS PROVIDED WITH A CHECK VALVE, BACKFLOW PREVENTER, OR ANY OTHER NORMALLY CLOSED DEVICE THAT PREVENTS DISSIPATION OF BUILDING PRESSURE BACK INTO THE WATER MAIN, THE WATER HEATER SHALL BE PROVIDED WITH AN APPROVED, LISTED, AND ADEQUATELY SIZED EXPANSION TANK. (CPC 608.3)

**DOOR GENERAL NOTES**

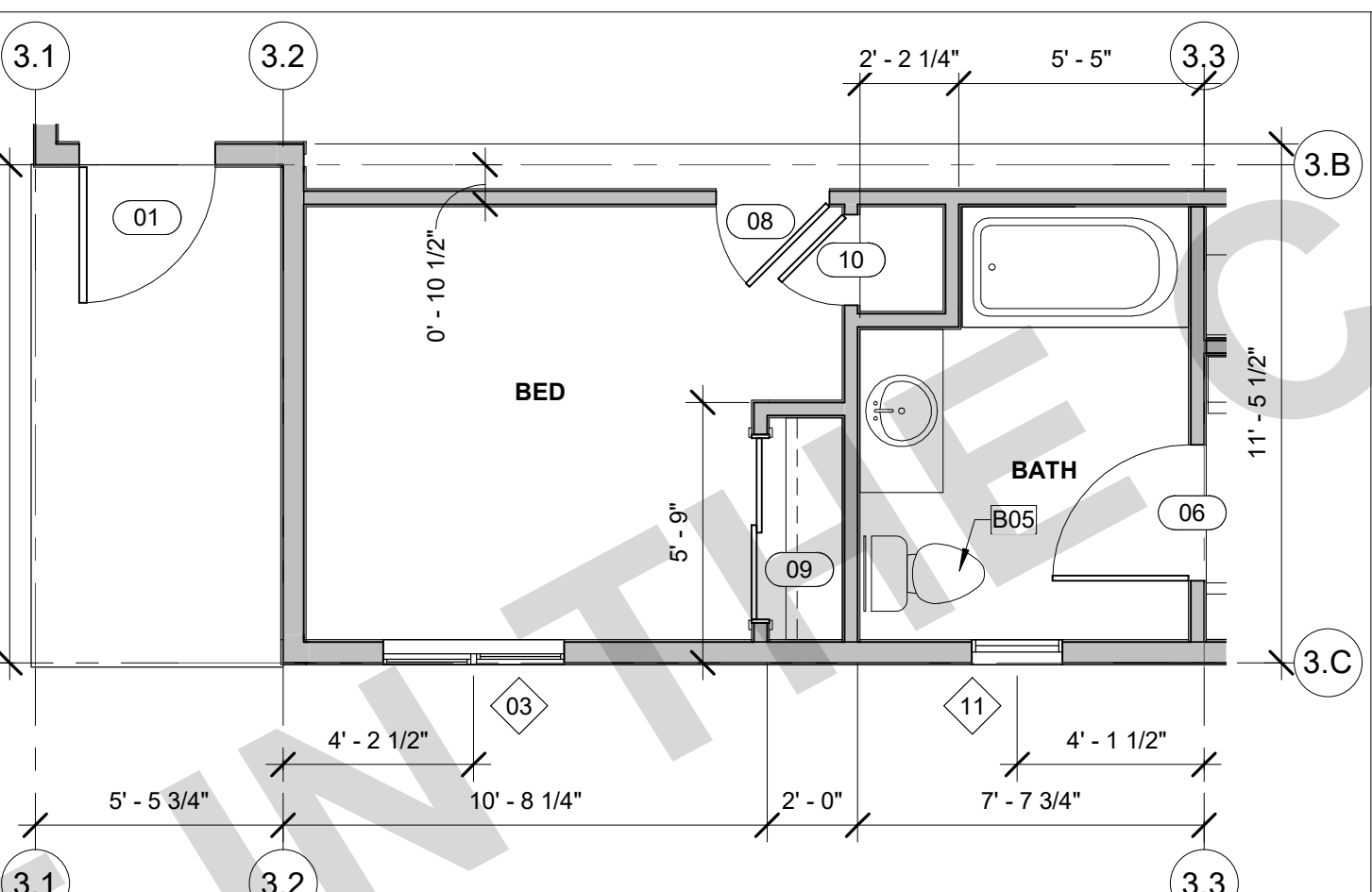
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- FIRE RATED DOORS SHALL BE SOLID WOOD OR SOLID HONEYCOMB CORE STEEL DOOR 1-3/8" THICK OR COMPLIANT WITH 2022 CRC SECTION R302.5.1. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING WITH WEATHER STRIPPING TO BE TIGHT FITTING.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

**LEGEND**

- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND STUCCO, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR - 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

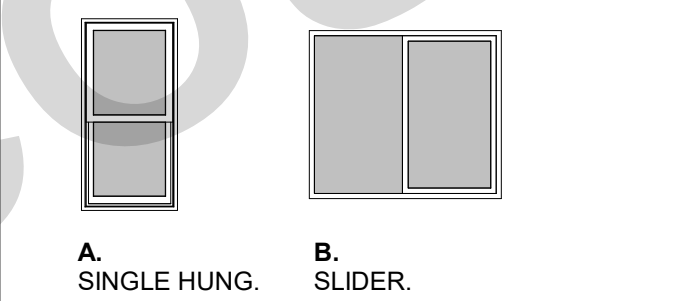


**1 PLAN 3 - GROUND FLOOR PLAN - BUNGALOW**  
A1-201 | A3-101 | SCALE: 1/4" = 1'-0"



**6 OPT. BEDROOM**  
A1-201 | A3-101 | SCALE: 1/4" = 1'-0"

**WINDOW LEGEND**



**WINDOW SCHEDULE**

NO.	TYPE	SIZE	HEIGHT	HEAD HEIGHT	REMARKS
01	B	5'-0"	4'-0"	6'-8"	
02	B	4'-0"	4'-0"	6'-8"	
03	B	4'-0"	4'-0"	6'-8"	
04	B	4'-0"	4'-0"	6'-8"	
05	A	2'-0"	4'-0"	6'-8"	
06	B	4'-0"	4'-0"	6'-8"	1
07	B	4'-0"	4'-0"	6'-8"	1
08	B	3'-0"	2'-0"	6'-8"	2, 5
09	B	4'-0"	3'-0"	6'-8"	2
10	B	4'-0"	4'-0"	6'-8"	
11	A	2'-0"	3'-0"	6'-8"	4

**WINDOW GENERAL NOTES**

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" AFF. MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5.5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [2022 CRC SEC. R310.2]

- REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #5 FOR ADDITIONAL INFORMATION.
- WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- U-FACTOR ≤ (.3), SHGC = (.23). BUG SCREEN REQUIRED. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- WINDOW APPLIES IN ALTERNATE/OPTIONAL FLOORPLAN CONFIGURATION.
- OBSCURE.

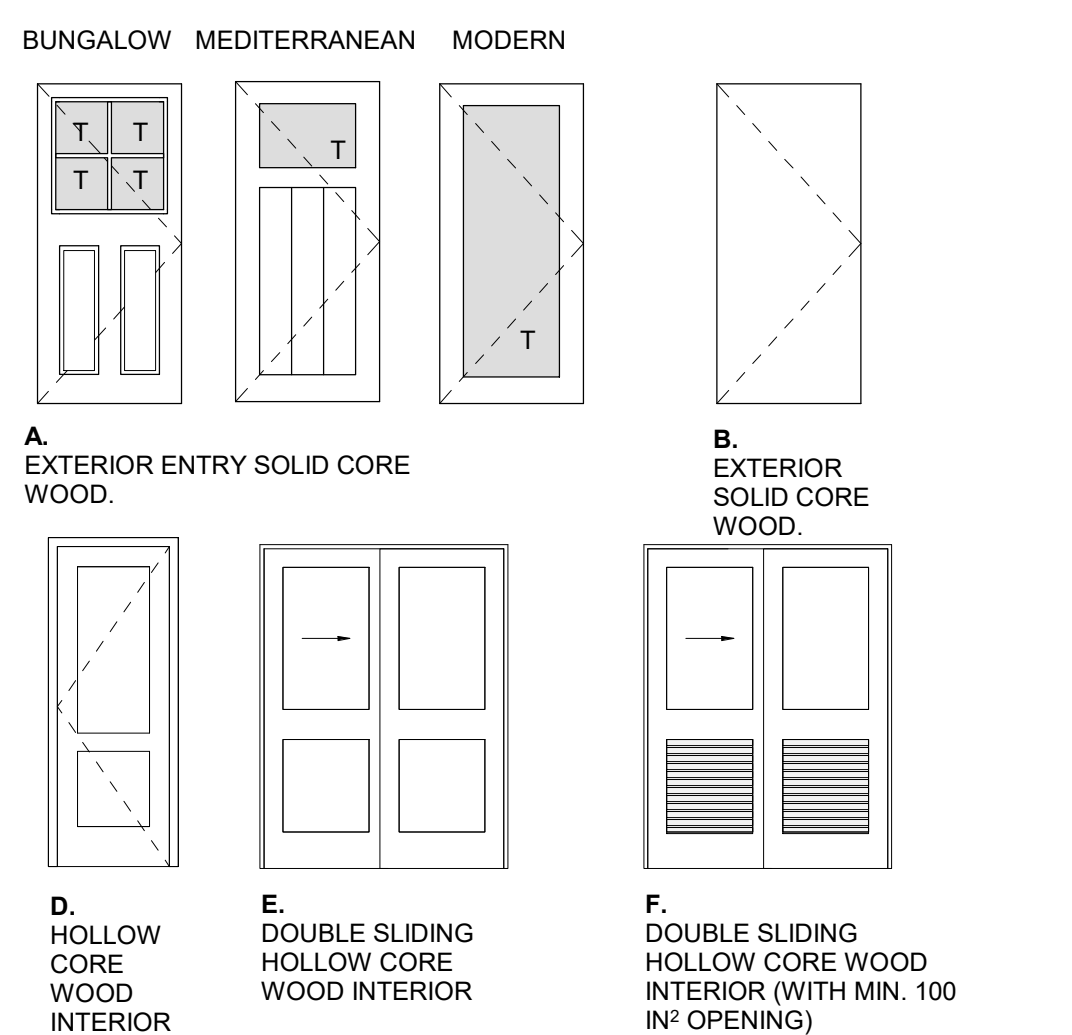
**DOOR REMARKS**

- GLAZING PER DOOR TYPES. TEMPERED. SEE "T" IN LEGEND.
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- DOOR APPLIES IN ALTERNATE/OPTIONAL FLOORPLAN CONFIGURATION.
- OPTIONAL GLAZING IN DOOR. WHEN DOORS INCLUDE GLAZING, ALL SHALL BE TEMPERED (BOTH PANES).

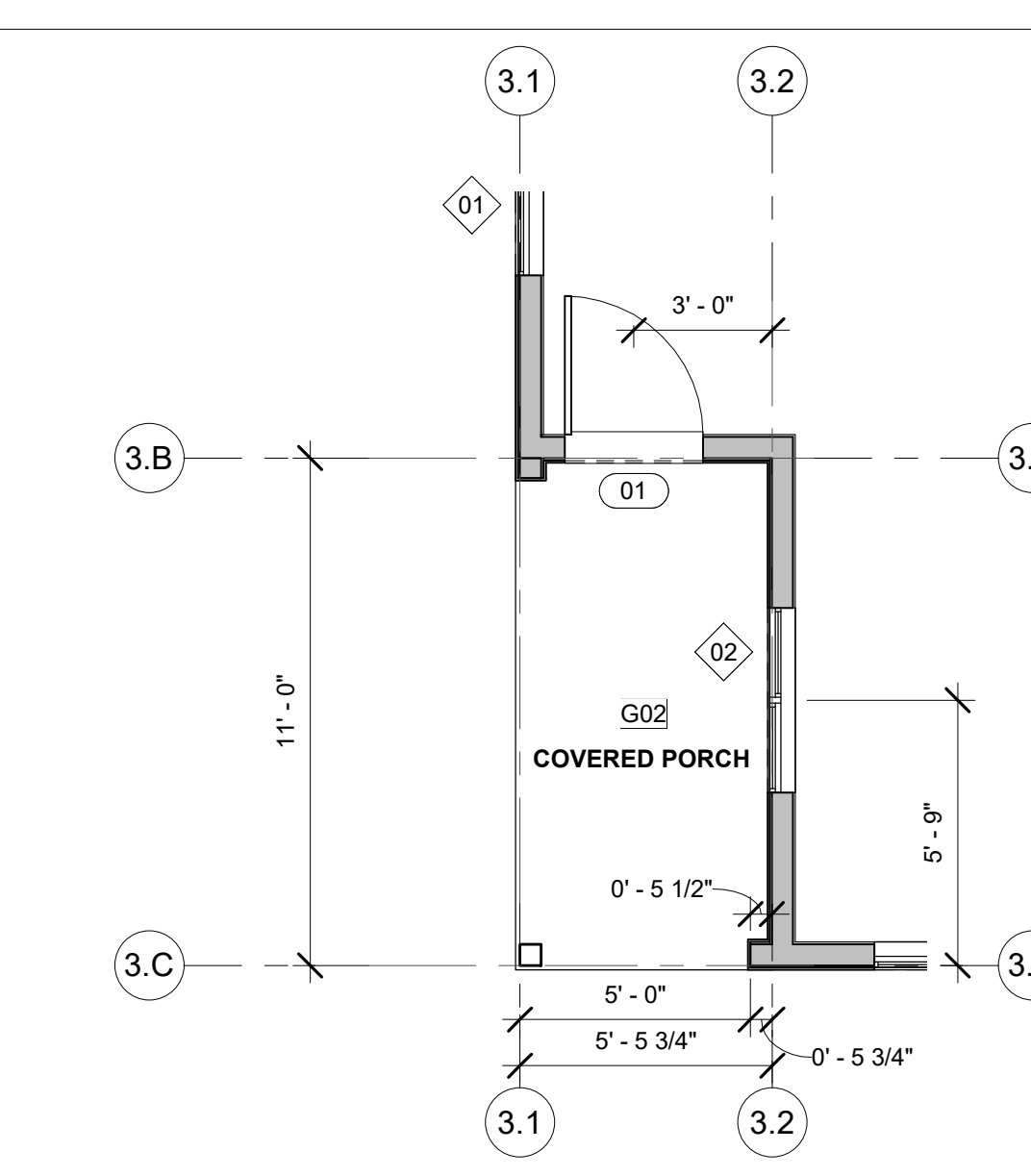
**DOOR SCHEDULE**

NO.	TYPE	DOOR		REMARKS
		WIDTH	HEIGHT	
01	A	3'-0"	6'-8"	1, 2, 4
02	D	2'-8"	6'-8"	
03	F	4'-8"	6'-8"	2
04	D	3'-0"	6'-8"	
05	D	3'-0"	6'-8"	
06	D	3'-0"	6'-8"	
07	E	5'-0"	6'-8"	
08	D	2'-8"	8'-0"	3
09	E	4'-0"	6'-8"	3
10	D	2'-0"	6'-8"	3
11	B	2'-8"	6'-8"	

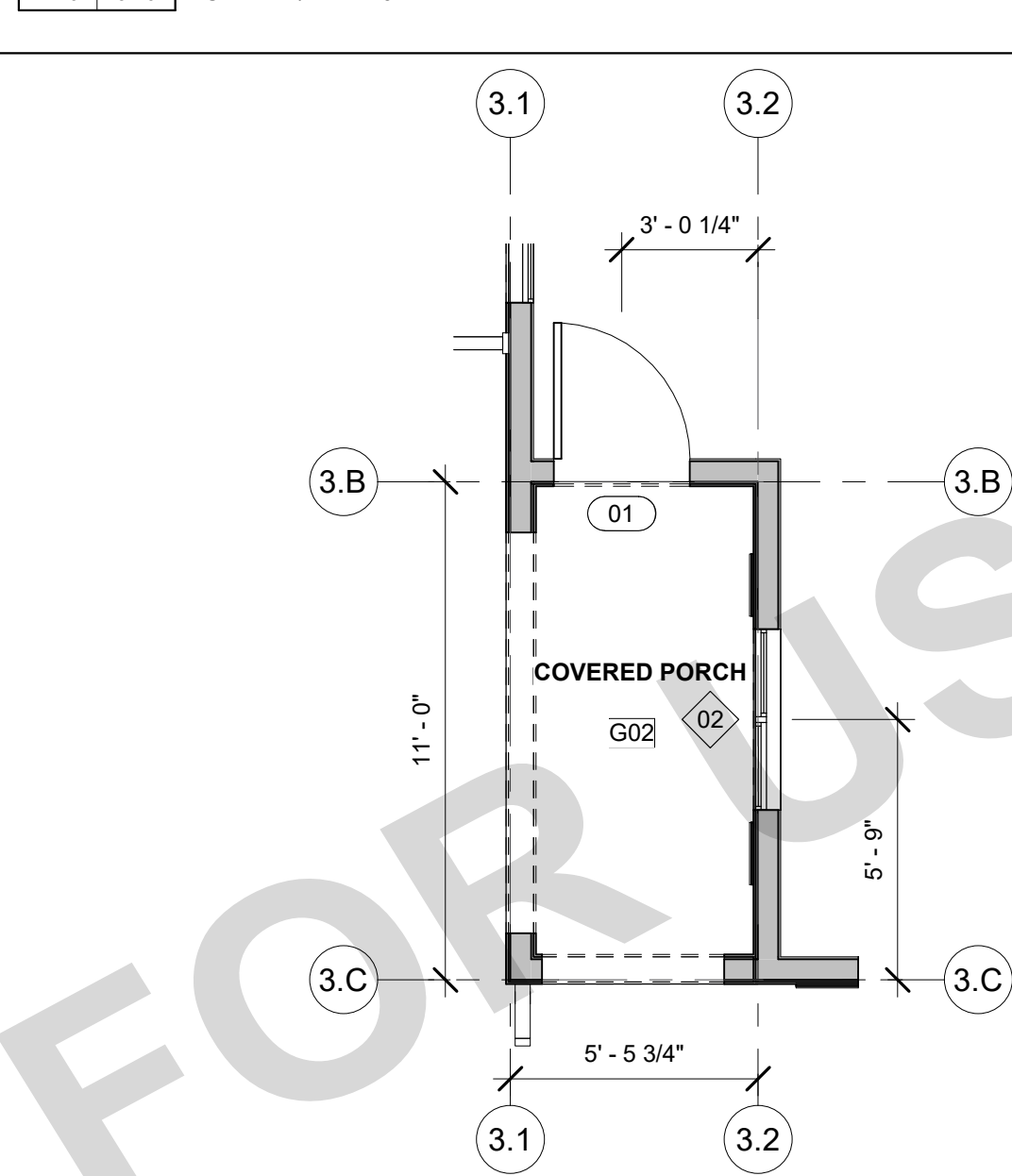
**DOOR LEGEND**



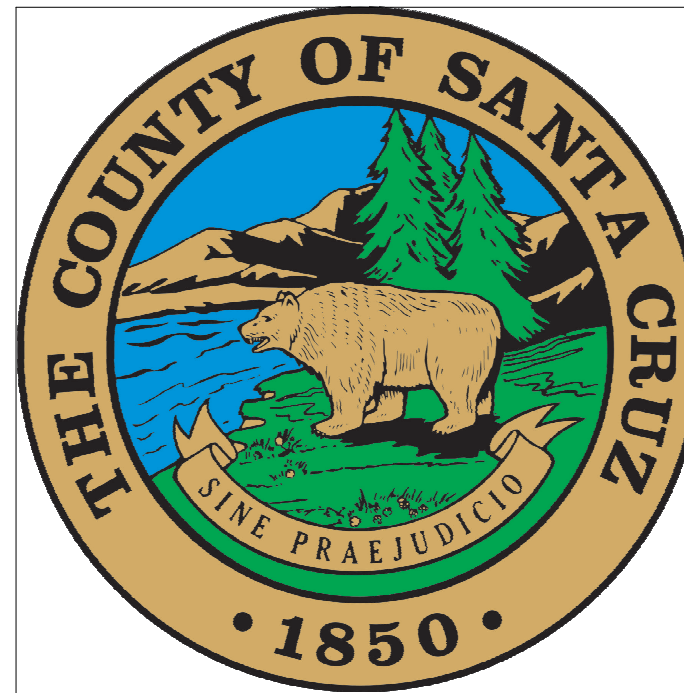
**2 OPT. ADAPTABLE BATH**  
A1-201 | A3-101 | SCALE: 1/4" = 1'-0"



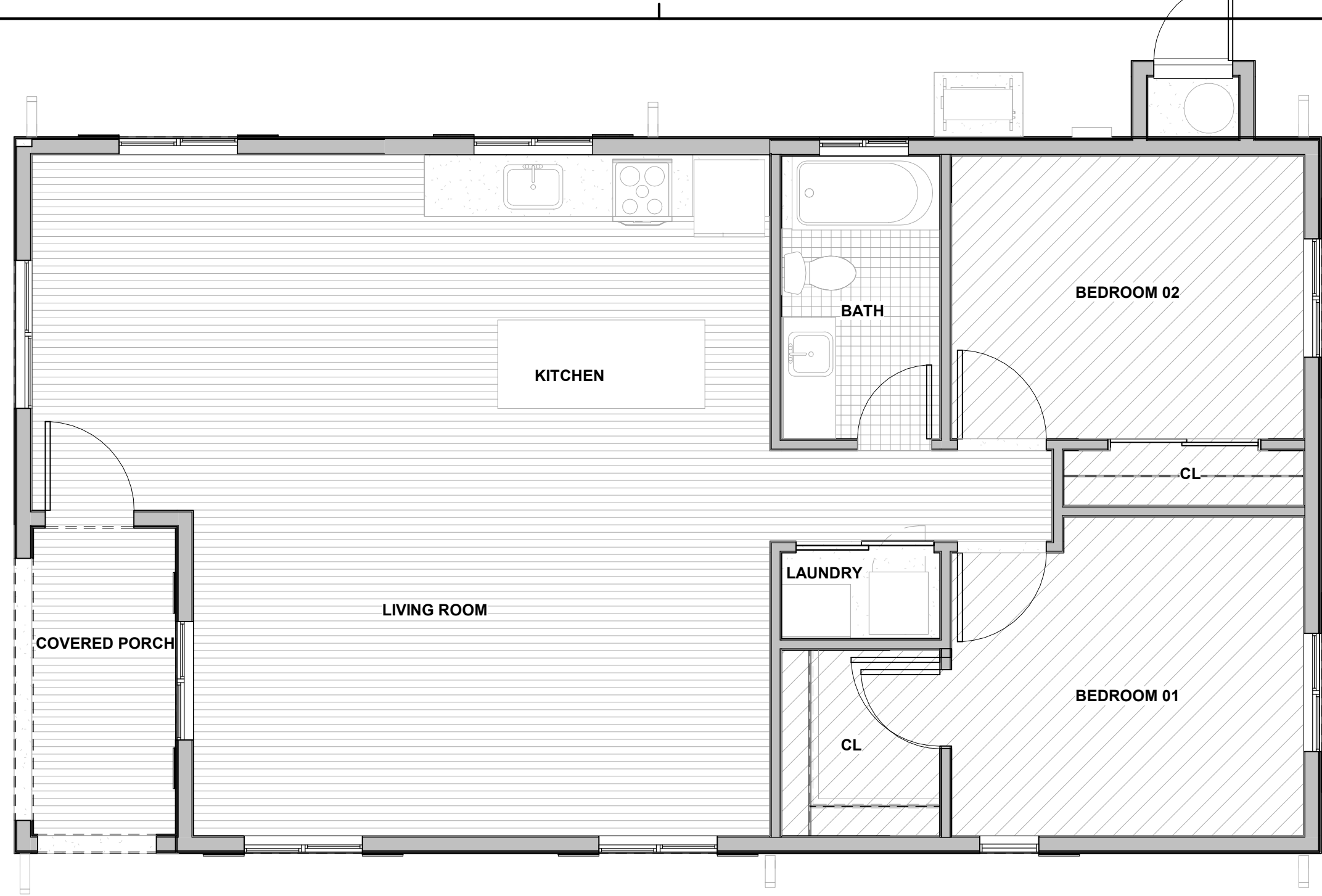
**10 MODERN PORCH**  
A1-201 | A3-101 | SCALE: 1/4" = 1'-0"



**12 MEDITERRANEAN PORCH**  
A1-201 | A3-101 | SCALE: 1/4" = 1'-0"



THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

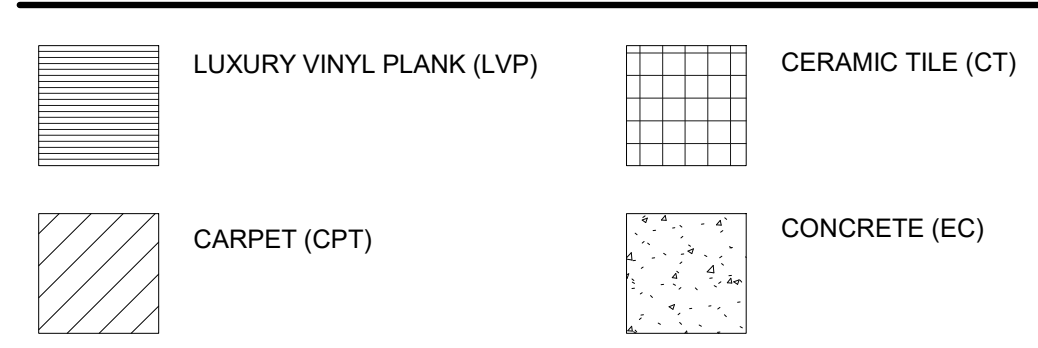


**3 GROUND FLOOR FINISH PLAN**  
A1-201 | A3-111 | SCALE: 1/4" = 1'-0"

**FINISH PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES AND INTERIOR FINISH DETAILS.
- ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE ANSI A326.3 STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF FRICTION (DCOF).
- ALL FLOORING MATERIALS SHALL COMPLY WITH 2022 CBC SEC. 804.1.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH 2022 CBC TABLE 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

**FINISH LEGEND**



**FINISH SCHEDULE 3**

NUMBER	NAME	FLOOR	CEILING	BASE	NOTES
116	LIVING	LVT	GWB		
117	W.I.C.	CPT	GWB		
118	CL	LVT	GWB		
119	CL	LVT	GWB		
120	BATH	CT	GWB		
121	BEDROOM 2	CPT	GWB		
122	W.I.C.	CPT	GWB		
123	BEDROOM 1	CPT	GWB		

**KEYNOTES**

- A10 (50 CFM MIN. INTERMITTENT VENTILATION HOOD. ELECTRIC PANEL TBD.
- B18 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. SEE DETAIL 53/A-902.
- B47 40 GALLON HEAT PUMP WATER HEATER. PROVIDE ENCLOSURE IN COMPLIANCE WITH CPC 507.25. PROVIDE CONCRETE PAD 3" MIN. ABOVE GRADE. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. SEE DETAIL 21/A-901. PROVIDE PROTECTION PER CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFORMATION.

**ELECTRICAL NOTES**

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE U.L. LABELED.
- METER: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE, 100 AMP.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH 2022 CEC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES, LUMINAIRE REQUIREMENTS SHEET G-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 210.11(C)).
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDLER) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) (2022 CEC 422.18).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.8).
- ALL 120-VOLT SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)).
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 HZ.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.508 EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CEC 150.0(K)(2G)).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2022 CEC, ARTICLE 210.11 (C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.52(B).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. (CRC 327.1.2)

**GENERAL MEP NOTES**

- REFER TO ELECTRICAL NOTES ON SHEET G-101.
- REFER TO MECHANICAL NOTES ON SHEET G-101.
- REFER TO PLUMBING NOTES ON SHEET G-101.
- REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
- EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.
- ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FT FROM WALL OPENINGS. CMC 502.2.1.
- APPLIANCES NOT LISTED FOR OUTDOOR INSTALLATION BUT INSTALLED OUTDOORS SHALL BE PROVIDED WITH PROTECTION TO THE DEGREE THAT THE ENVIRONMENT REQUIRES. APPLIANCES LISTED FOR OUTDOOR INSTALLATION SHALL BE PERMITTED TO BE INSTALLED WITHOUT PROTECTION IN ACCORDANCE WITH THE PROVISIONS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER CPC 507.25 PROTECTION OF OUTDOOR APPLIANCES.
- APPLIANCES INSTALLED IN GARAGES, WAREHOUSES, OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE AT LEAST 18" ABOVE THE FLOOR AND GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES PER CMC 305.1.1 PHYSICAL DAMAGE.
- INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET FROM THE OUTLET OF ANY DRYER VENT. CEC 2022 150.0 (H) 3.
- INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS SHALL BE EQUIPPED WITH LIQUID LINE DRIERS IF REQUIRED, AS SPECIFIED BY MANUFACTURER'S INSTRUCTIONS. CEC 2022 150.0 (H) 3. SEE DETAIL 53/A-902.

**VENTILATION SUMMARIES**

**PER ASHRAE Standard 62.2, Table 7.1 (Prescriptive Duct Sizing Requirements)**  
(Table 7.1 Assumes no elbows. Deduct 15-feet of allowable duct length for each turn, elbow or fitting. Fan rating cfm @ 0.25 in w.g., and rated at less than one sone.)

**LOCAL VENTILATION RATE SUMMARY - BATHROOM(S)**  
Bathroom Minimum Fan Flow (cfm) = 50 cfm  
Per Table 7.1, Duct Size = 4" Diameter; Flex Duct  
Maximum Allowable Duct Length (ft) = 70'

**LOCAL VENTILATION RATE SUMMARY - KITCHEN**  
Kitchen Range Hood Minimum Airflow (cfm) = 130 cfm  
Per Table 7.1, Duct Size = 5" Diameter; Smooth Duct  
Maximum Allowable Duct Length (ft) = 85 Feet

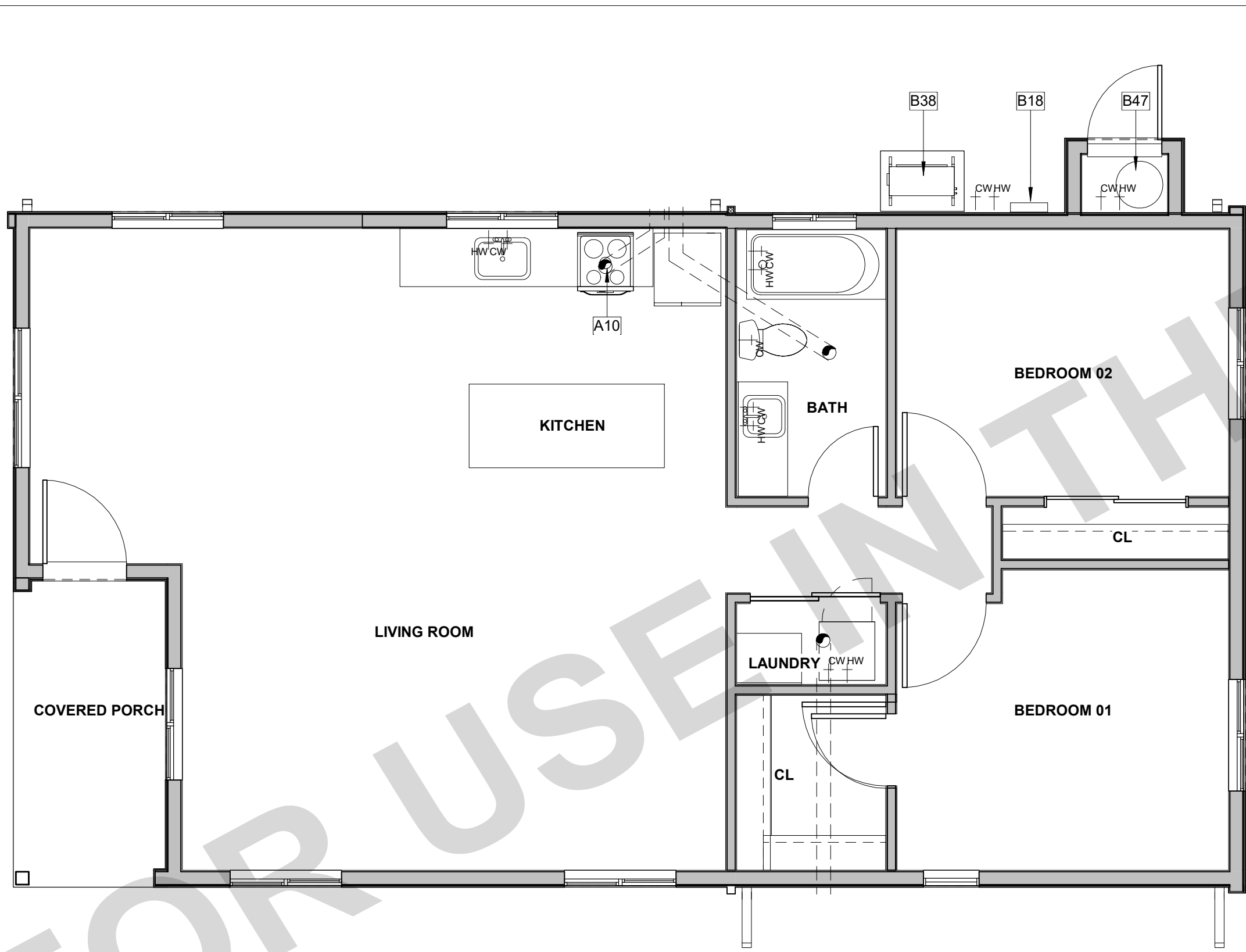
**LOCAL VENTILATION RATE SUMMARY - INDOOR AIR QUALITY**  
Per ASHRAE Standard 62.2, CEC Equation 150.0-B

**TOTAL REQUIRED VENTILATION RATE**  
Qcfm = .03(floor area) + 7.5 (# of bedrooms + 1)

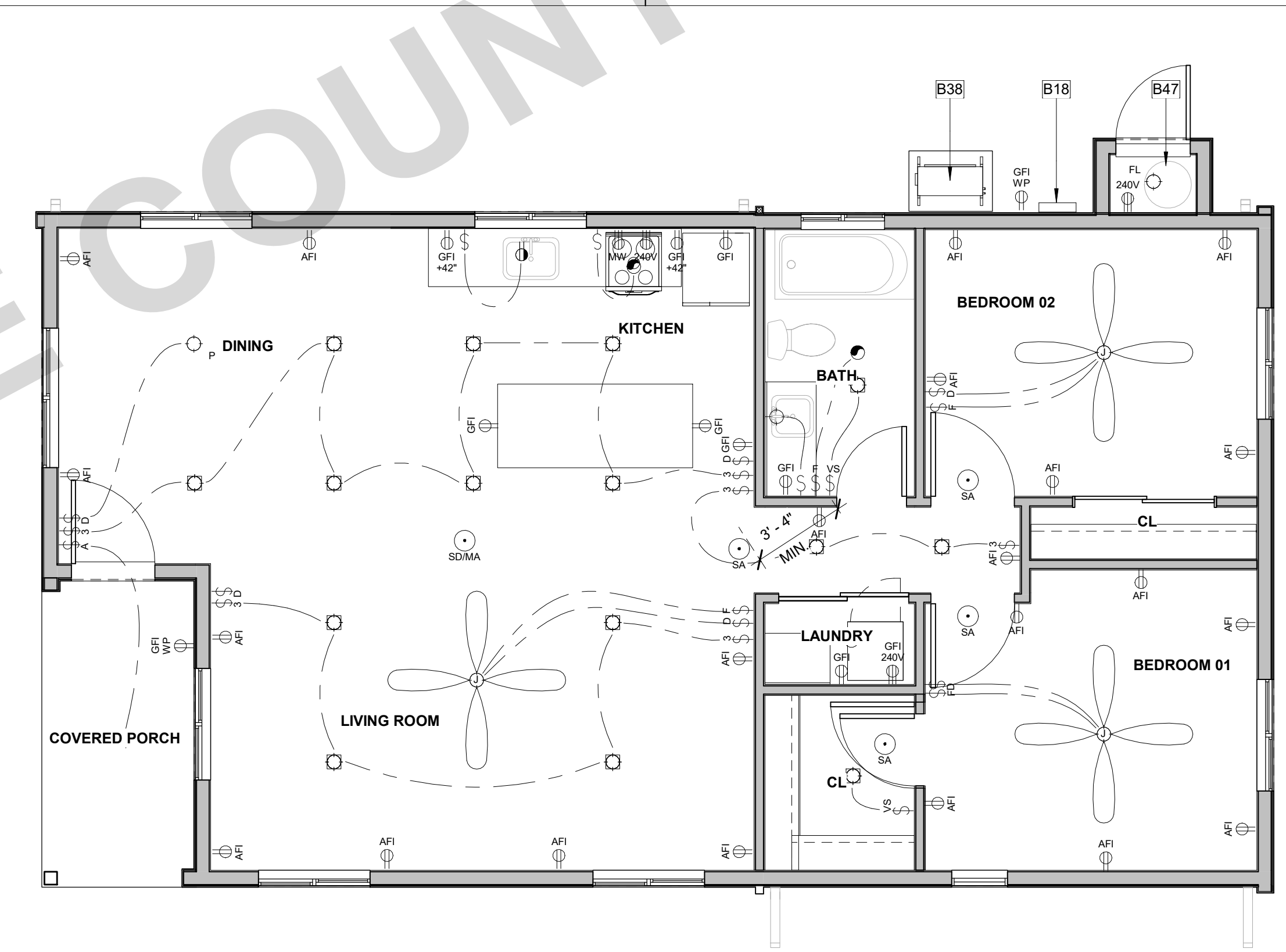
**STUDIO**  
Qcfm = .03(998) + 7.5 (2 + 1)  
Qcfm = 52.44

**DUCT SIZE PER ASHRAE TABLE 7.1**  
REFER TO LEGEND FOR INDOOR AIR QUALITY FAN (IAQ)

**CONTINUOUS FAN FLOW (CFM) = 50 CFM**  
Per Table 7.1, Duct Size = 4" Diameter; Smooth duct  
Maximum Allowable Duct Length (ft) = 35'  
OR  
Per Table 7.1, Duct Size = 5" Diameter; FLEX DUCT  
Maximum Allowable Duct Length (ft) = 70'

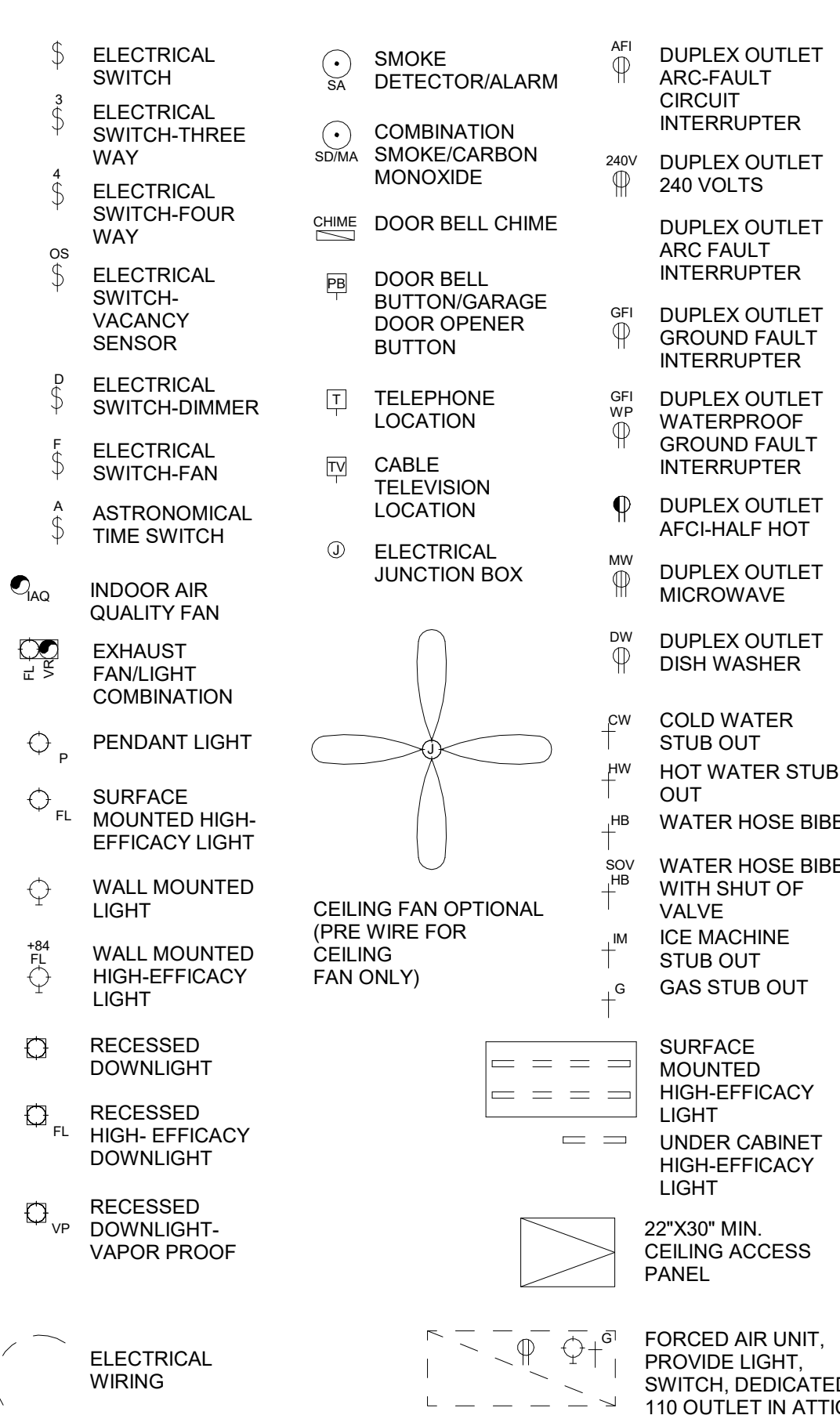


**2 GROUND FLOOR PLAN - MECHANICAL**  
A1-201 | A3-111 | SCALE: 1/4" = 1'-0"



**1 GROUND FLOOR PLAN - ELECTRICAL**  
A1-201 | A3-111 | SCALE: 1/4" = 1'-0"

**LEGEND**



**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA

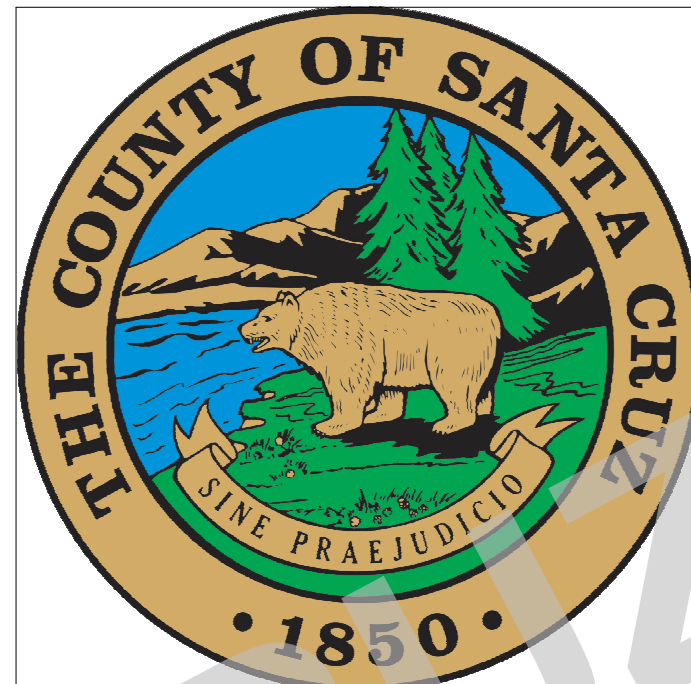
**FINISH, MECHANICAL, & ELECTRICAL PLANS**

**PUBLIC SET**

DATE  
11/20/23

SHEET  
**A3-111**

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THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

### ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (CRC R905), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
- ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATING OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (CRC R806).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. CRC R806.2.
- RADIANT BARRIER REQUIRED AT ROOF SHEATHING, AT ALL GABLE ENDS, AND ALL VERTICAL ATTIC SURFACES PER TITLE 24.

### RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF G.W.B. U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

### KEYNOTES

- F03 22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CMC 150.0 (a). PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CMC 150.0 (a)1.
- H08 ATTIC VENT. REFER TO ROOF VENTING CALCULATIONS FOR MORE INFORMATION.
- H10 DOWNSPOUT TO SPLASH BLOCK BELOW.
- L12 6x WOOD BRACE WITH KICKER.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4

### ROOF VENTING CALCULATIONS

**UPPER & LOWER VENTS (RECOMMENDED):**  
 O'HAGIN TAPERED LOW PROFILE FIRE & ICE COMPOSITION SHINGLE FINISH TO MATCH ROOF  
 72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)  
 "LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

FOR MORE INFORMATION SEE DETAIL: 31 / A-901

NOTE: ROOF VENTING SHALL COMPLY WITH CRC 2022 SECTION R806.

A) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.

B) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC 2022 R806.2.

C) PER CRC 2022 R902.1.3 ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.

D) THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

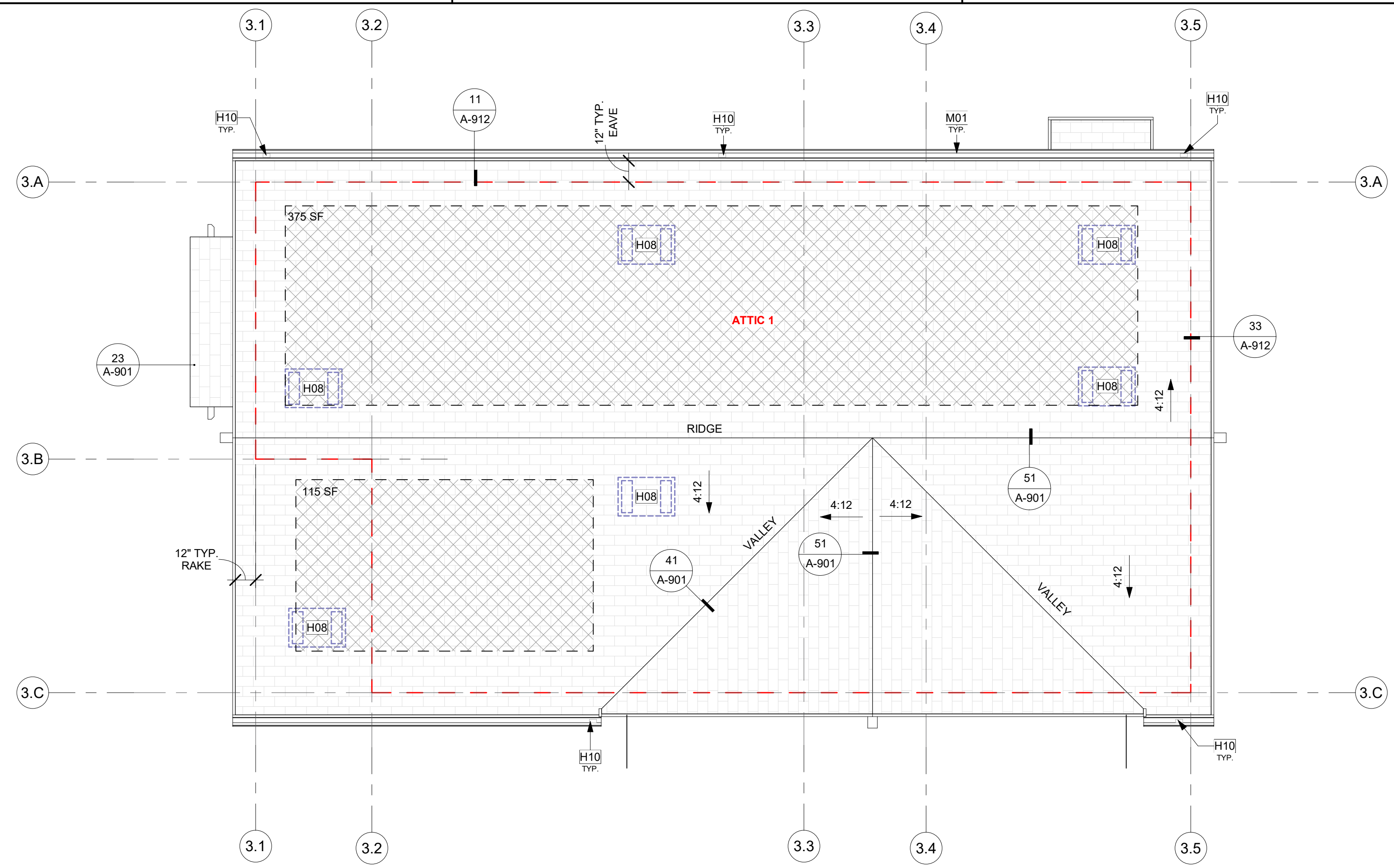
ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 3	1058 SF	3.53 SF	1.76 SF	1.76 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3				
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	3	2' - 8"	0.72 SF	2.16 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	3	2' - 8"	0.72 SF	2.16 SF
				4.32 SF

TOTAL NFA PROVIDED: 4.32 SF > 3.53 SF TOTAL NFA REQUIRED

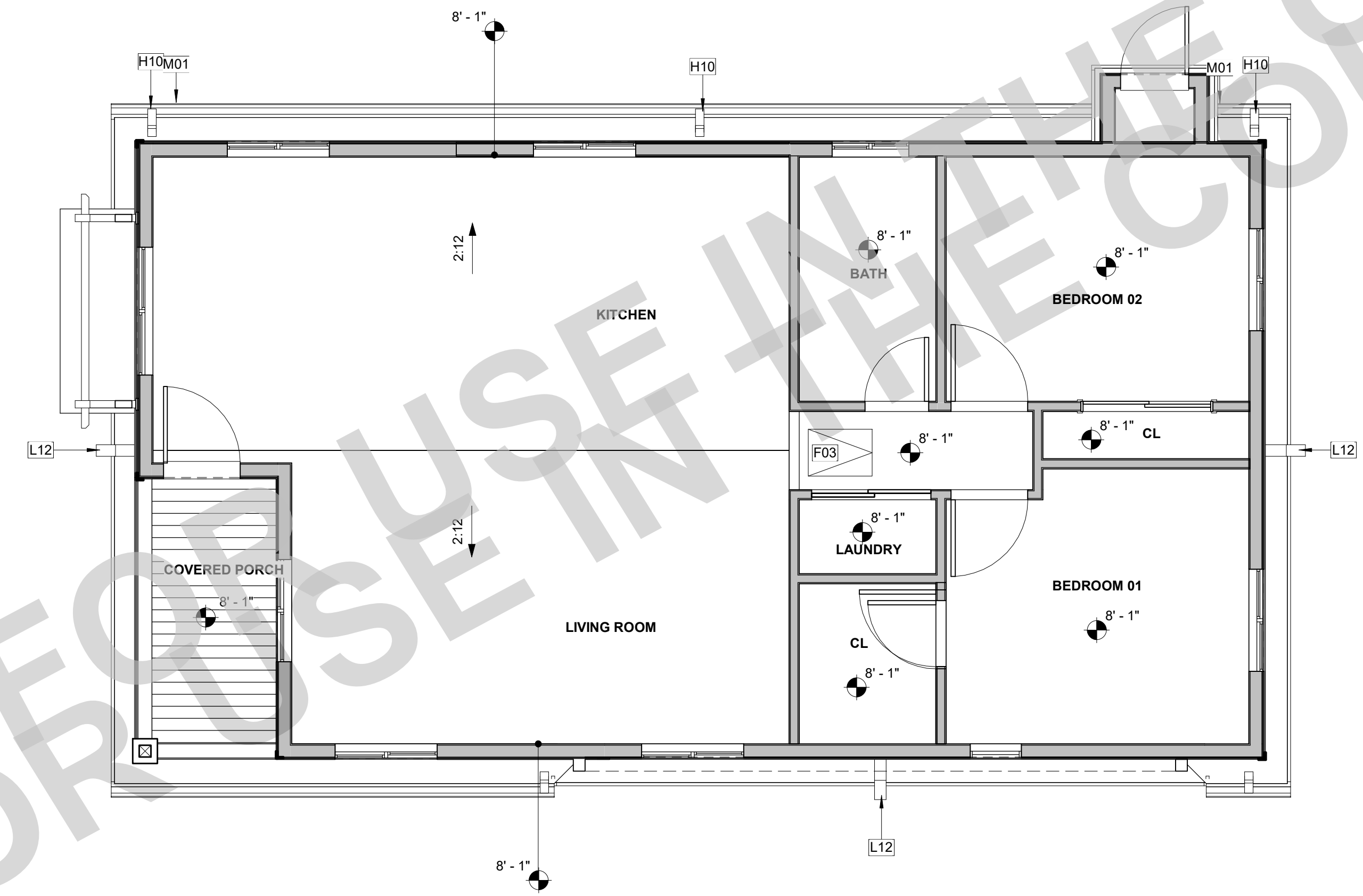
### LEGEND

- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE
- 3" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- RIDGE / LINEAR VENTING, SEE ROOF VENTING CALCULATIONS
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT  
DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- # SF FUTURE SOLAR ZONE AREA. REFER TO SOLAR READY NOTES ON SHEET G-101.
- 2" / 12" CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- INTERIOR CEILING FINISH. REFER TO FINISH SCHEDULE.
- EXTERIOR FIBER CEMENT PANEL SOFFITS. HARDIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1
- EXTERIOR FIBER CEMENT BOARD CEILING. HARDIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1



### 1 01-ROOF PLAN 3 - BUNGALOW

A1-201 | A3-121 | SCALE: 1/4" = 1'-0"

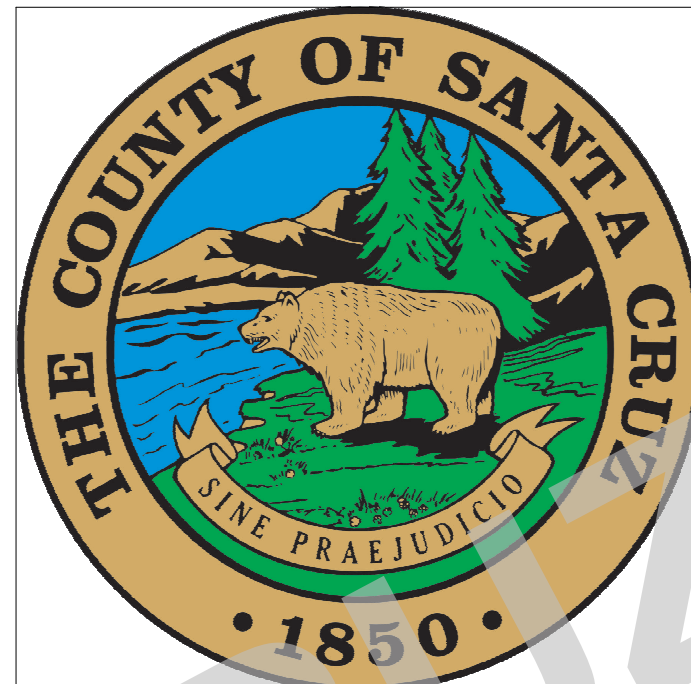


### 2 GROUND FLOOR RCP 3 - BUNGALOW

A1-201 | A3-121 | SCALE: 1/4" = 1'-0"

SANTA CRUZ ADU PROTOTYPES  
 SANTA CRUZ, CA  
 ROOF PLANS & REFLECTED  
 CEILING PLANS - BUNGALOW

PUBLIC SET  
 DATE 11/20/23  
 SHEET A3-121



THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

### ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (CRC R905), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
- ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (CRC R806).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. CRC R806.2.
- RADIANT BARRIER REQUIRED AT ROOF SHEATHING, AT ALL GABLE ENDS, AND ALL VERTICAL ATTIC SURFACES PER TITLE 24.

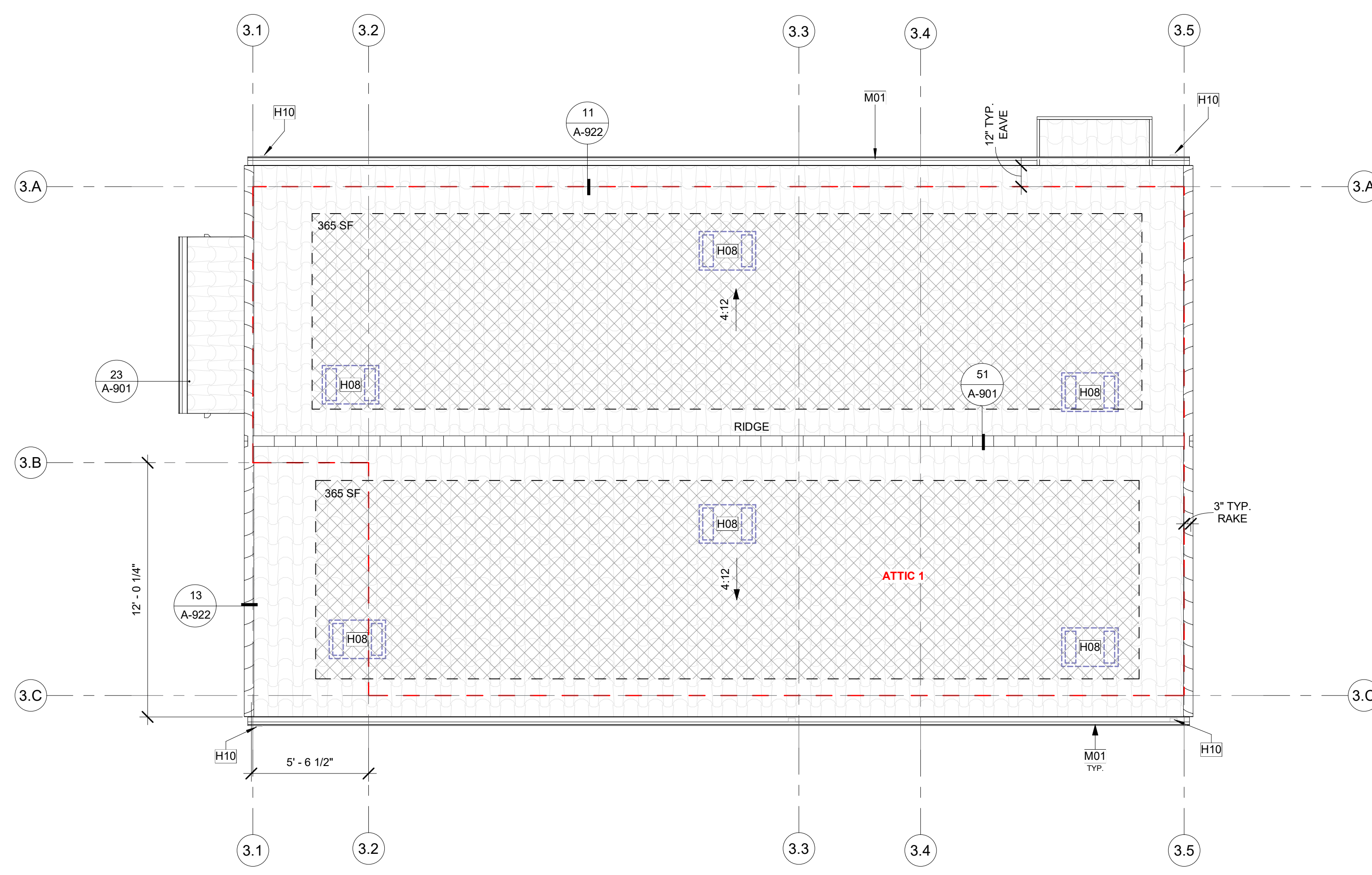
### RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

### KEYNOTES

### KEYNOTES

- F03 22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAN. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENC 150.0 (a). PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENC 150.0 (a)1.
- H08 ATTIC VENT. REFER TO ROOF VENTING CALCULATIONS FOR MORE INFORMATION.
- H10 DOWNSPOUT TO SPLASH BLOCK BELOW.
- L13 EXPOSED RAFTER TAIL. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4



**1 01-ROOF PLAN 3 - MEDITERRANEAN**

A1-201 | A3-122 SCALE: 1/4" = 1'-0"

### LEGEND

- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE
- 3" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- RIDGE / LINEAR VENTING, SEE ROOF VENTING CALCULATIONS
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- # SF FUTURE SOLAR ZONE AREA. REFER TO SOLAR READY NOTES ON SHEET G-101.
- 2" / 12" CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- INTERIOR CEILING FINISH. REFER TO FINISH SCHEDULE.
- EXTERIOR FIBER CEMENT PANEL SOFFITS. HARDIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1
- EXTERIOR FIBER CEMENT BOARD CEILING. HARDIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1

### ROOF VENTING CALCULATIONS

UPPER & LOWER VENT PRODUCT: OHAGIN CONCRETE TILE OR CLAY TILE HIGH PROFILE (S) FIRE & ICE WITH FINISH TO MATCH ROOF. 97.5 SQ. IN OF AIR MOVEMENT PER VENT = 97.5 SQ. IN. / 144 = 0.68 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.68 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.68 SF)

NOTE: ROOF VENTING SHALL COMPLY WITH CRC 2022 SECTION R806.

A) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATING OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.

B) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC 2022 R806.2.

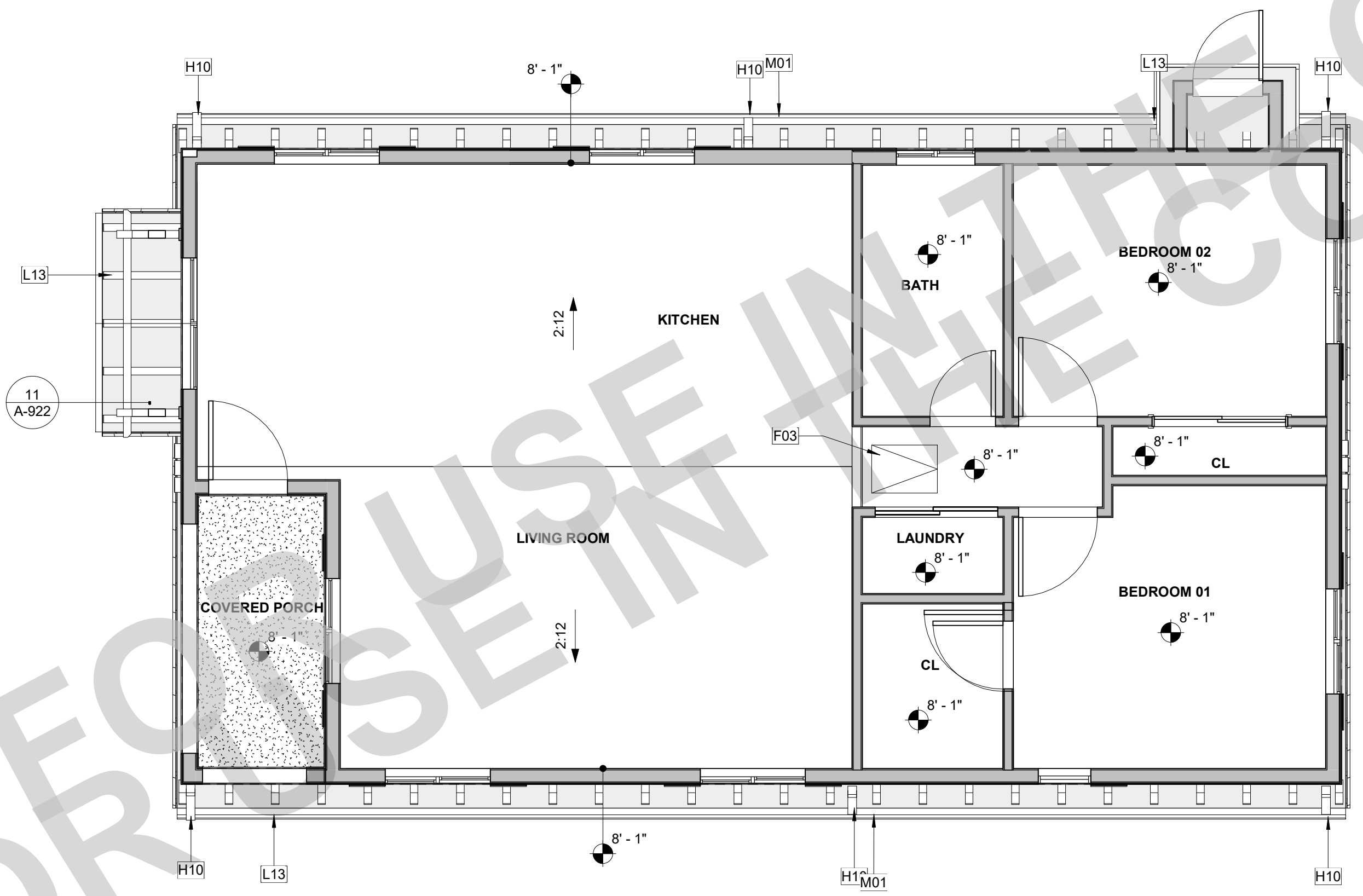
C) PER CRC 2022 R902.1.3 ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.

D) THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 3	1058 SF	3.53 SF	1.76 SF	1.76 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3 LOWER OHAGIN SHINGLE ROOF VENT (LOWER)	3	2'-8"	0.72 SF	2.16 SF
ATTIC 1 - PLAN 3 UPPER OHAGIN SHINGLE ROOF VENT (UPPER)	3	2'-8"	0.72 SF	2.16 SF
				4.32 SF

TOTAL NFA PROVIDED: 4.32 SF > 3.53 SF TOTAL NFA REQUIRED

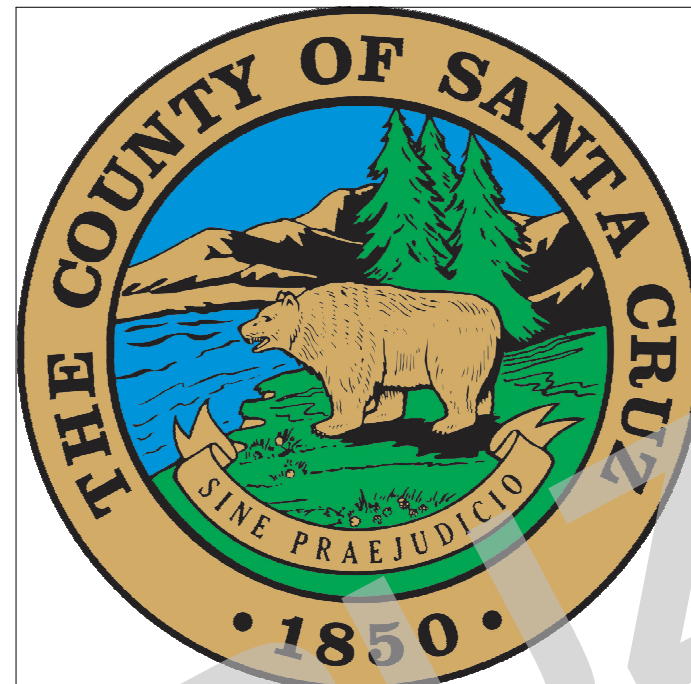


**2 GROUND FLOOR RCP 3 - MEDITERRANEAN**

A1-201 | A3-122 SCALE: 1/4" = 1'-0"

SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA  
ROOF PLANS & REFLECTED  
CEILING PLANS -  
MEDITERRANEAN

PUBLIC SET  
DATE  
11/20/23  
SHEET  
A3-122



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### ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (CRC R905), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN R301.2.1(1), AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2.1(2).
- ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH WITH SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1).
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
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- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. CRC R806.2.
- RADIANT BARRIER REQUIRED AT ROOF SHEATHING, AT ALL GABLE ENDS, AND ALL VERTICAL ATTIC SURFACES PER TITLE 24.

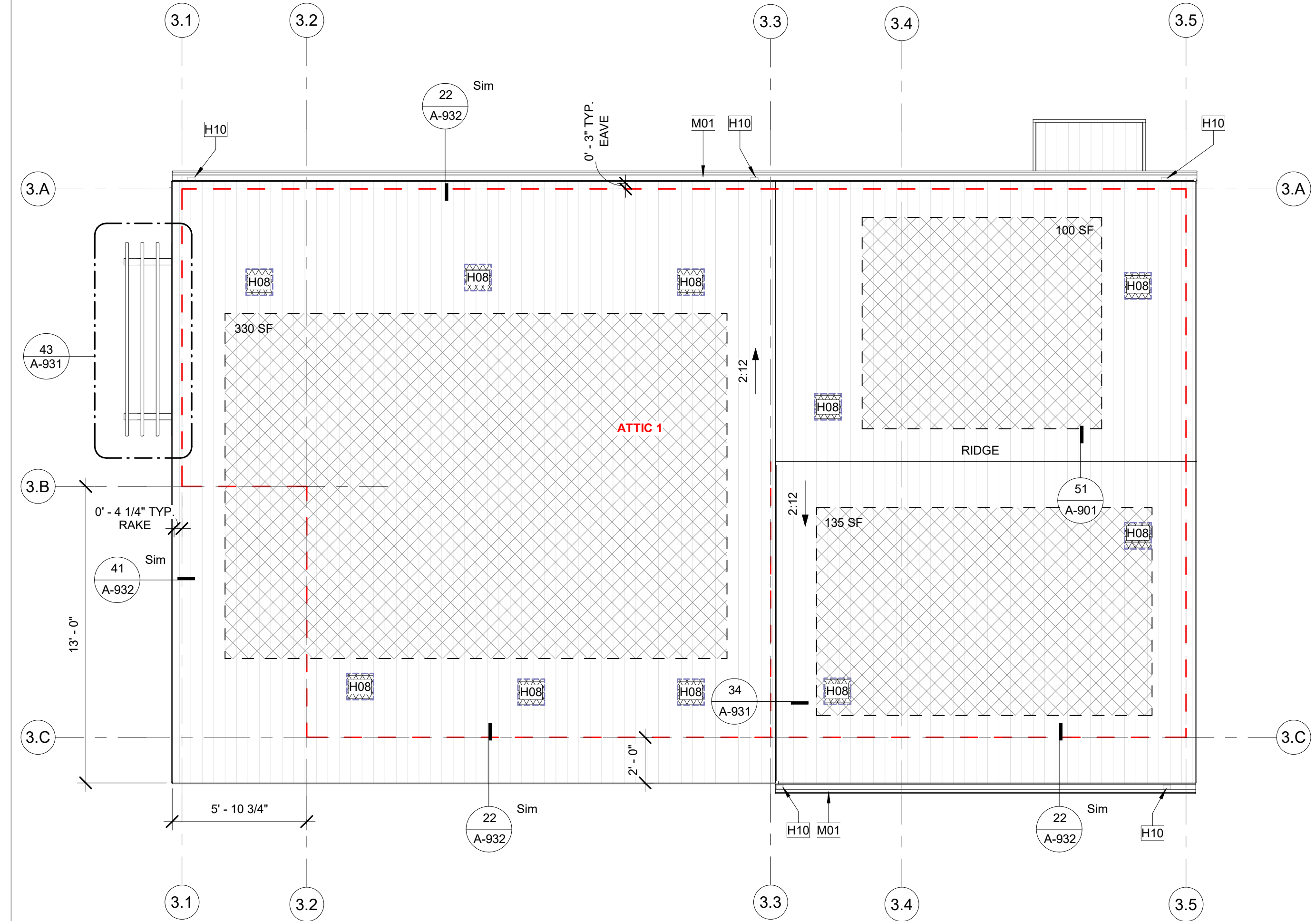
### RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF G.W.B. U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
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### KEYNOTES

### KEYNOTES

- F03 22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAN. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENC 150.0 (a1). PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENC 150.0 (a1).
- H08 ATTIC VENT. REFER TO ROOF VENTING CALCULATIONS FOR MORE INFORMATION.
- H10 DOWNSPOUT TO SPLASH BLOCK BELOW.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4



**1 01-ROOF PLAN 3 - MODERN**  
A1-201 | A3-123 SCALE: 1/4" = 1'-0"

### LEGEND

- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE
- 3" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- RIDGE / LINEAR VENTING, SEE ROOF VENTING CALCULATIONS
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- # SF FUTURE SOLAR ZONE AREA. REFER TO SOLAR READY NOTES ON SHEET G-101.
- 2" / 12" CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- INTERIOR CEILING FINISH. REFER TO FINISH SCHEDULE.
- EXTERIOR FIBER CEMENT PANEL SOFFITS. HARDIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1
- EXTERIOR FIBER CEMENT BOARD CEILING. HARDIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ. 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1

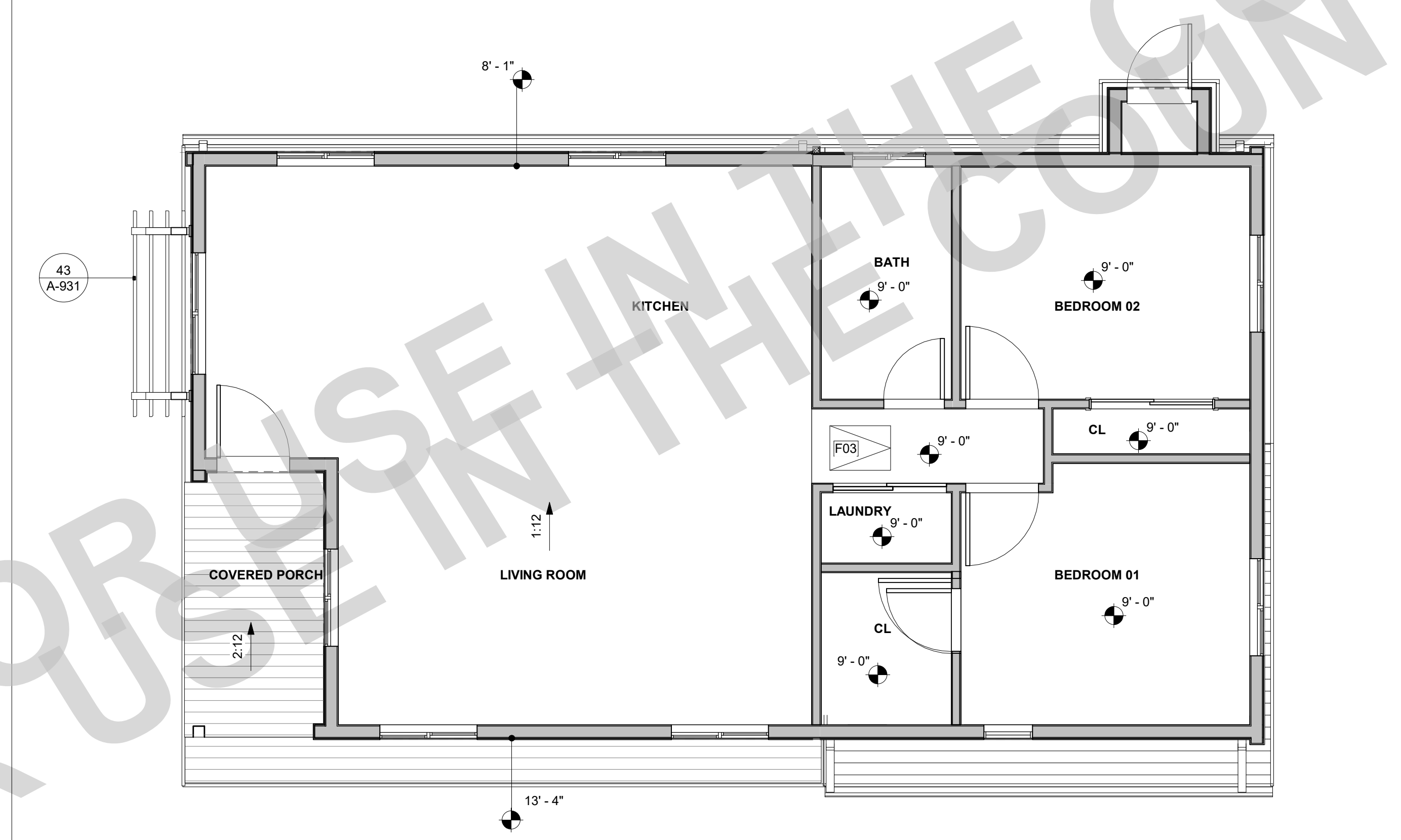
### ROOF VENTING CALCULATIONS

**UPPER & LOWER VENTS (RECOMMENDED):**  
VULCAN VENT VDLR419 13" X 19"  
52.0 SQ. IN OF AIR MOVEMENT PER VENT = 52.0 SQ. IN. / 144 = 0.36 SF  
"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.36 SF)  
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.36 SF)  
SEE DETAIL: 53/A-932  
**RIDGE VENT OPTION:** VULCAN VENT VSC1120RV CONTINUOUS VENT 1" X 120"  
50.0 SQ. IN OF AIR MOVEMENT PER VENT = 50.0 SQ. IN. / 144 = 0.35 SF  
"VENTING PROVIDED" = (TOTAL ATTIC AREA/300) / (0.35 SF)  
SEE DETAIL: 52/A-932  
**NOTE:** ROOF VENTING SHALL COMPLY WITH CRC SECTION R806.  
A) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.  
B) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.  
C) PER CRC R902.1.3 ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.  
D) THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 3	1001 SF	3.34 SF	1.67 SF	1.67 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3 HIGH				
Vulcan Roof Vent - High	5	1' - 2"	0.36 SF	1.80 SF
LOW				
Vulcan Roof Vent - Low	5	1' - 2"	0.36 SF	1.80 SF
				3.60 SF

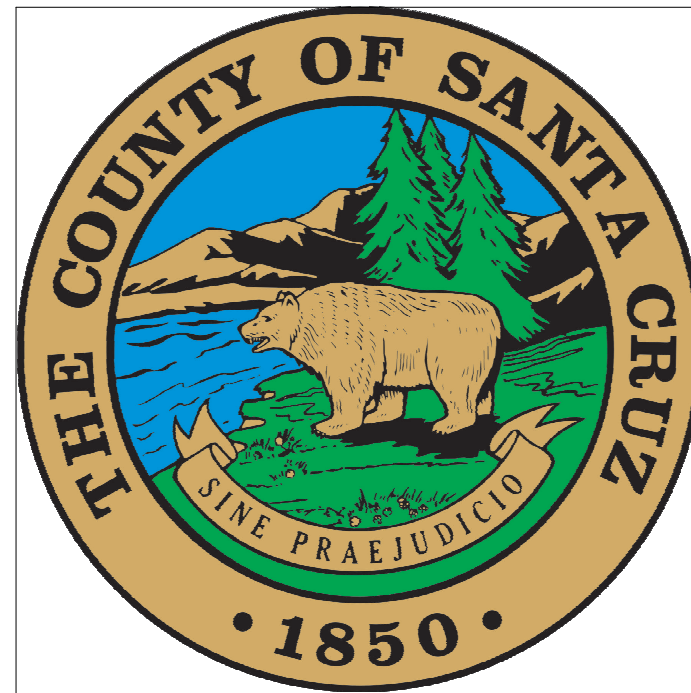
TOTAL NFA PROVIDED: 3.60 SF > 3.34 SF TOTAL NFA REQUIRED



**2 GROUND FLOOR RCP 3 - MODERN**  
A1-201 | A3-123 SCALE: 1/4" = 1'-0"

SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA  
ROOF PLANS & REFLECTED  
CEILING PLANS - MODERN

PUBLIC SET  
DATE  
11/20/23  
SHEET  
A3-123



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### GENERAL ELEVATION NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. UNO.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
6. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063. STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
7. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
8. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

### SECTIONS GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. \*KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
5. FIREBLOCKINGS TO BE LOCATED PER 2022 CRC SECTION R302.11:
  - A. SECTION R302.11 - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
    1. VERTICALLY AT CEILING AND FLOOR LEVELS
    2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
  2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
  4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILING THIS ANNUAL SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM I 36 REQUIREMENTS.
  5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
  6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
6. PER 2022 CRC SECTION R317 SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.

### KEYNOTES

- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. SEE DETAIL 53/A-902.
- H10 DOWNSPOUT TO SPLASH BLOCK BELOW.
- K02 1-COAT OMEGA CEMENT PLASTER SYSTEM O/ WATER RESISTIVE BARRIER PER CRC 703.7.3. EXTERIOR BUILDING FINISH SHALL BE IN COMPLIANCE WITH 2022 CRC R337.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4.
- S03 ROOF INSULATION (R38 MIN.). RADIANT BARRIER REQUIRED. VERIFY WITH TITLE 24 REPORT.
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 CONCRETE SLAB FOUNDATION PER STRUCTURAL. a 10-MIL VAPOR RETARDER WITH A MAXIMUM OF 0.1 PERMS. MINIMUM 45 LB/IN TENSILE STRENGTH, 2200 GRAMS PUNCTURE RESISTANCE, SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE (FOR HABITABLE SPACES).

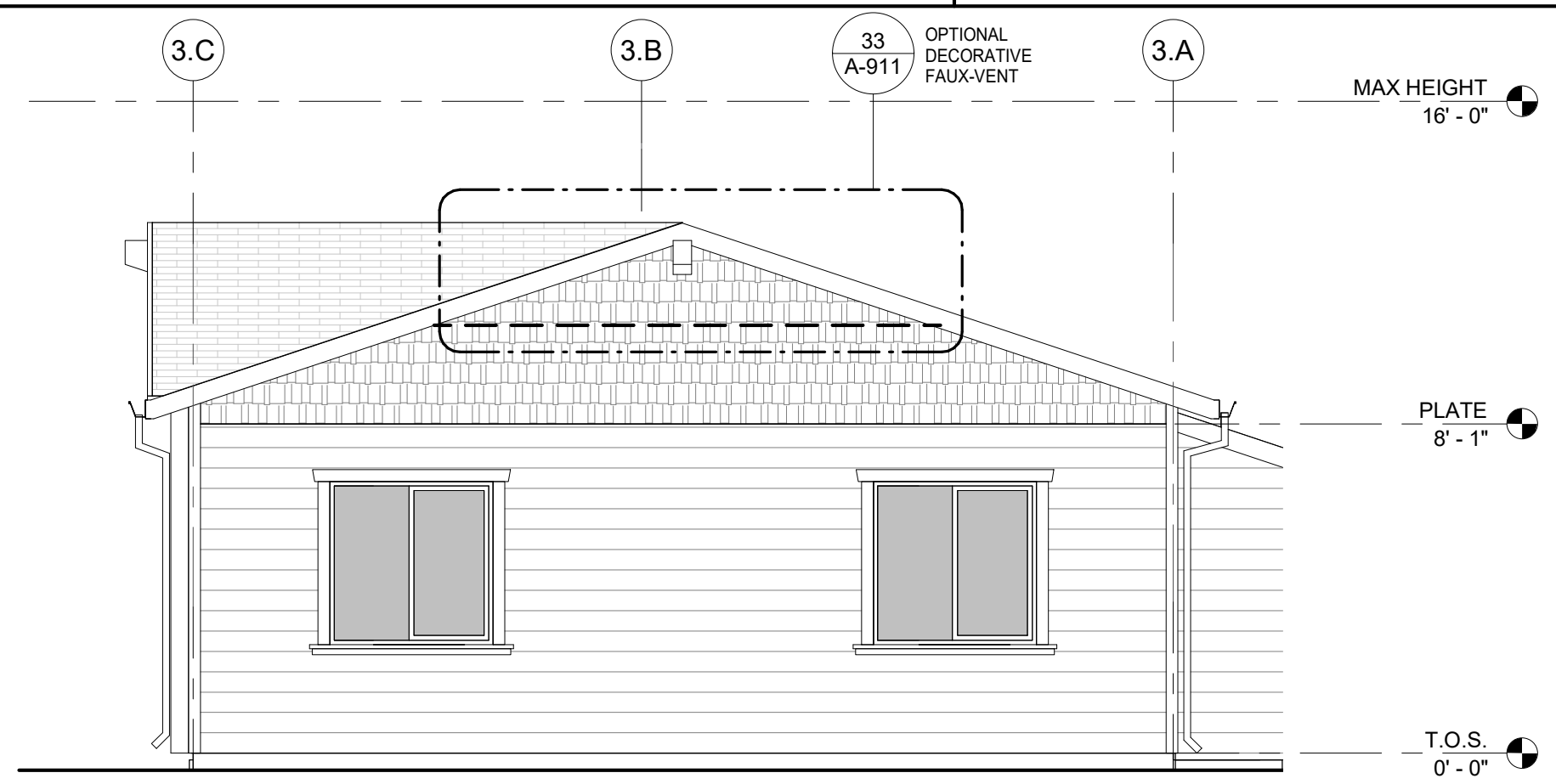
### LEGEND

NOTE: COLOR AND SIZING OF PRODUCT SELECTION TO MATCH PRIMARY RESIDENCE COLOR SCHEME.

BUNGALOW STYLE:	RECOMMENDED PRODUCTS:
LAP SIDING 6"-8" BOARD EXPOSURE JAMES HARDIE	- CEDAR VALLEY MANUFACTURING - JAMES HARDIE BUILDING PRODUCTS - WESTERN WOODS INC.
SHINGLE SIDING	
BRICK VENEER	

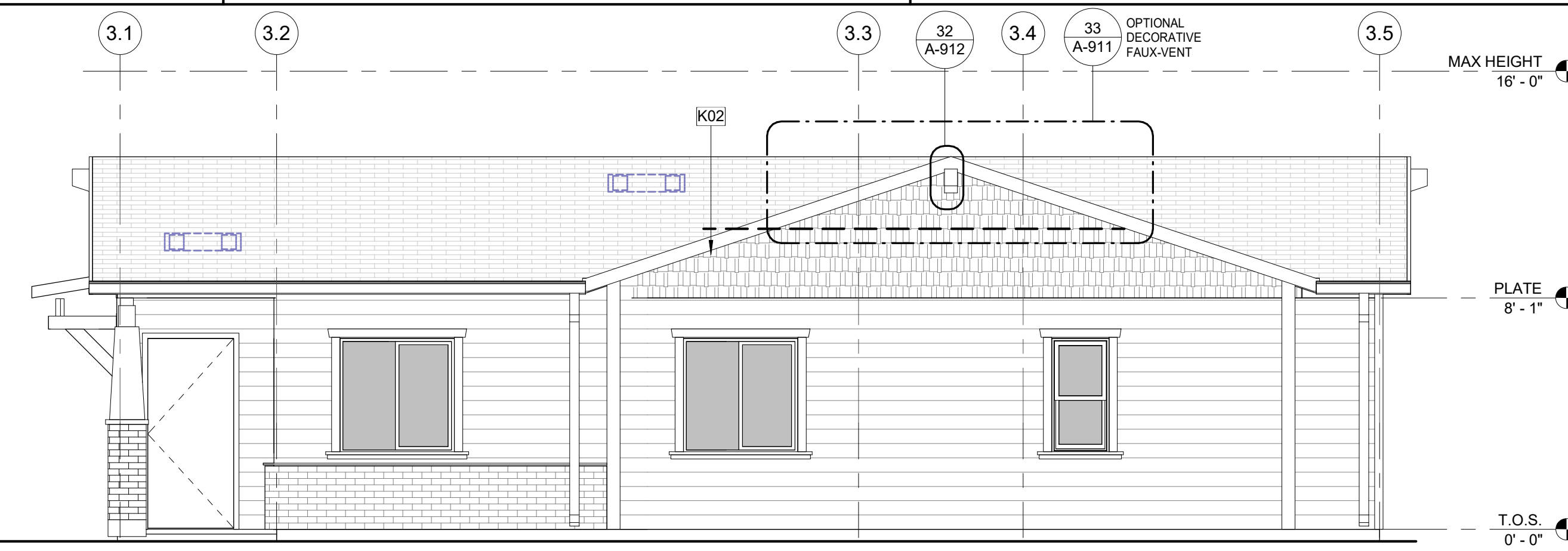
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CRC SECTION R337.7.

NOTE: THE RECOMMENDED PRODUCTS ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK. PRODUCTS THAT ARE NOT BML LISTED, NOR IN THE HANDBOOK, MAY STILL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A.



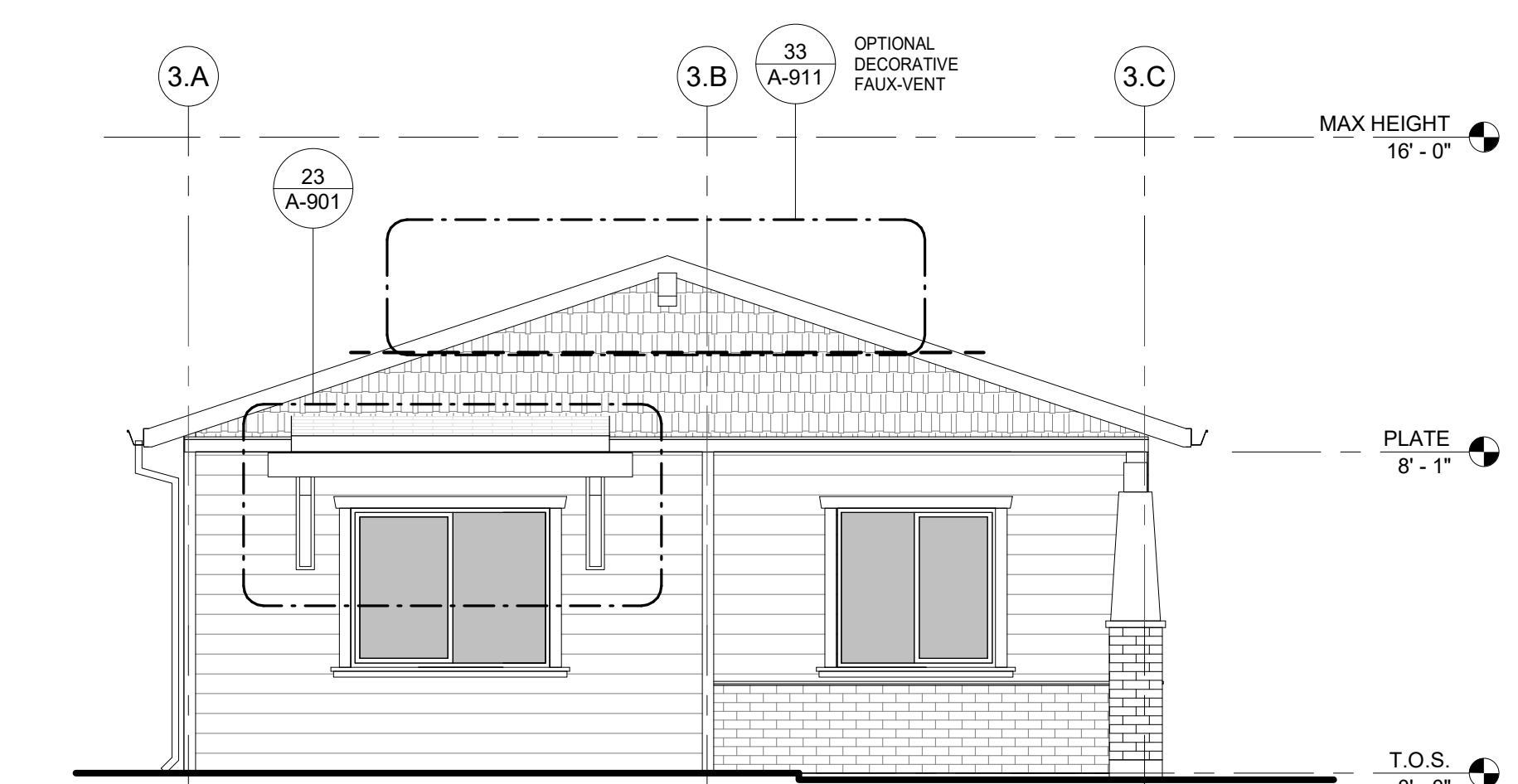
**2 PLAN 3 - BUNGALOW - RIGHT**

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



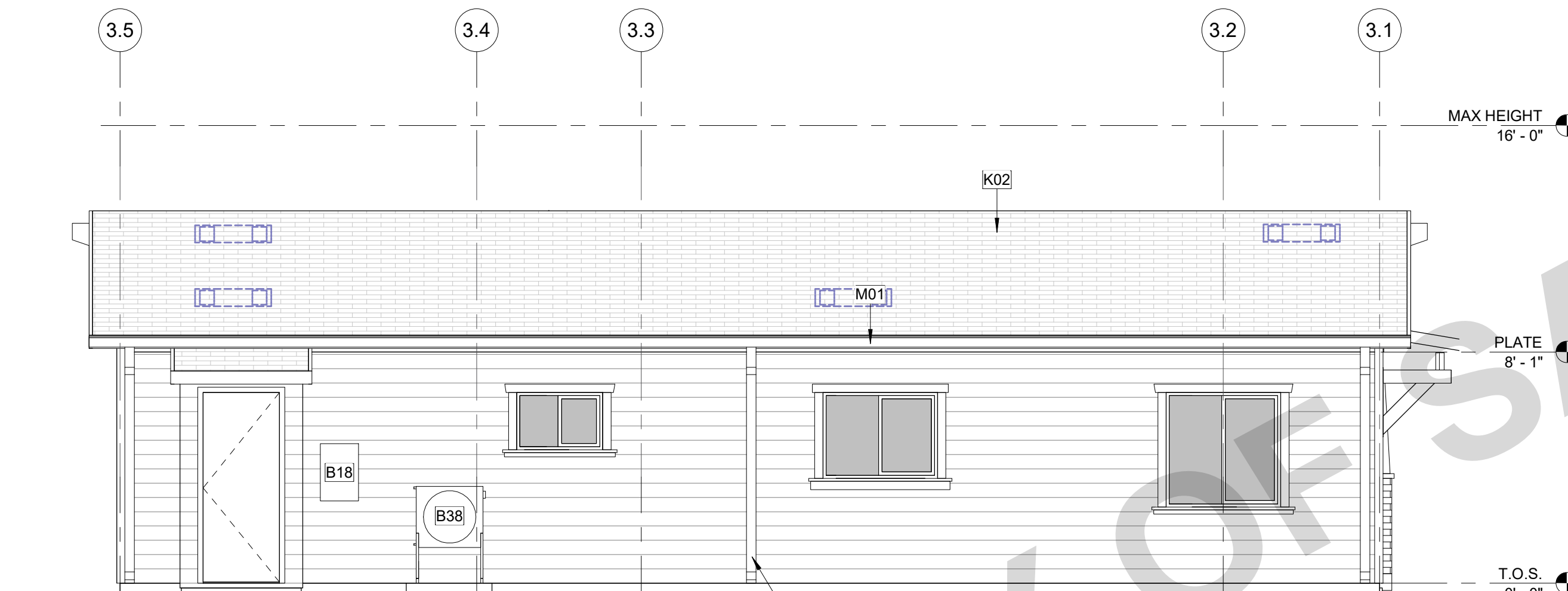
**1 PLAN 3 - BUNGALOW - FRONT**

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



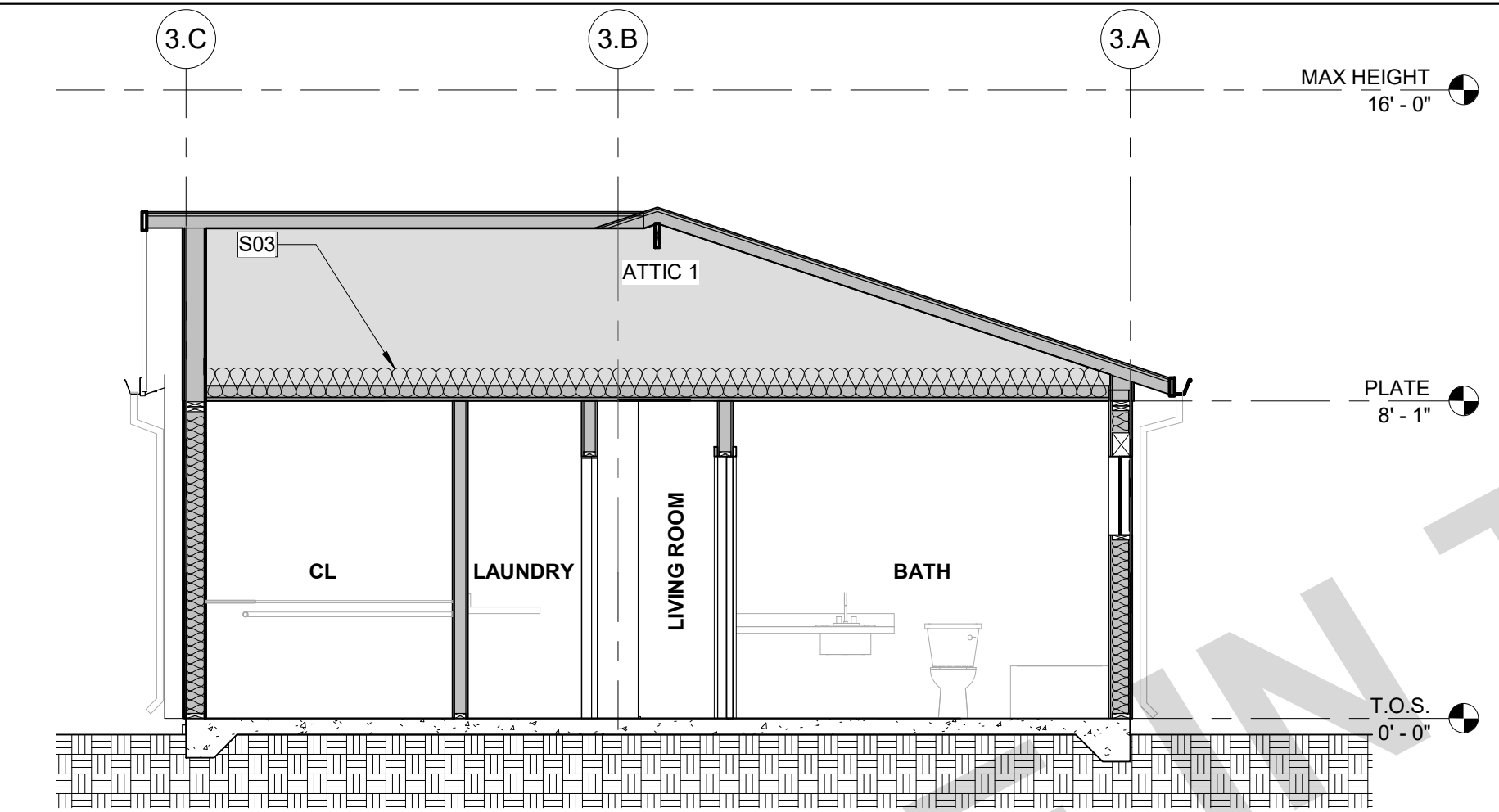
**4 PLAN 3 - BUNGALOW - LEFT**

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



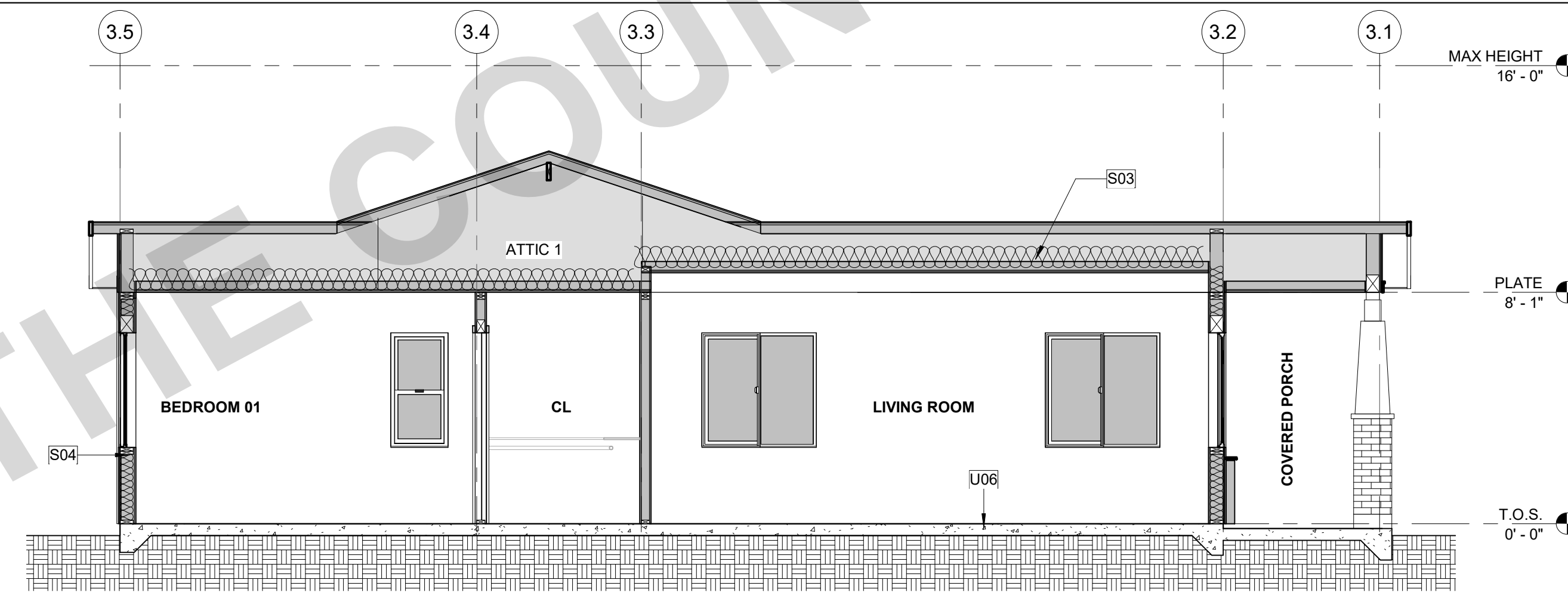
**3 PLAN 3 - BUNGALOW - REAR**

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



**6 PLAN 3 - BUNGALOW - SECTION 2**

A3-101 | A3-201 SCALE: 1/4" = 1'-0"



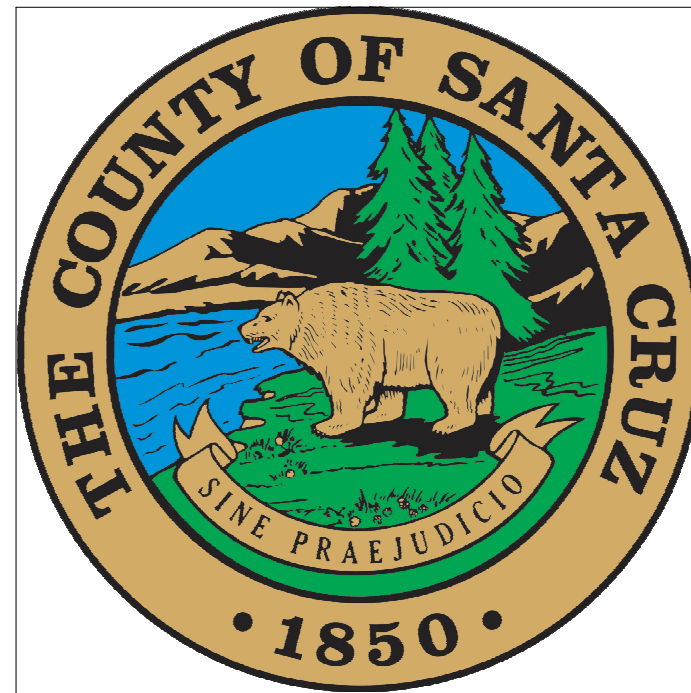
**5 PLAN 3 - BUNGALOW - SECTION 1**

A3-101 | A3-201 SCALE: 1/4" = 1'-0"

**SANTA CRUZ ADU PROTOTYPES**  
 SANTA CRUZ, CA  
 EXTERIOR ELEVATIONS &  
 BUILDING SECTIONS -  
 BUNGALOW

PUBLIC SET  
 DATE  
 11/20/23  
 SHEET  
**A3-201**

FOR USE IN THE COUNTY OF SANTA CRUZ



THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

**GENERAL ELEVATION NOTES**

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.I.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
6. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063. STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
7. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
8. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

**SECTIONS GENERAL NOTES**

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. \*KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
5. FIREBLOCKINGS TO BE LOCATED PER **2022 CRC SECTION R302.11**:
  - A. **SECTION R302.11**:
    1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      1. VERTICALLY AT CEILING AND FLOOR LEVELS
      2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
    2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
    3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **SECTION R302.7**.
    4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
    5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **SECTION R1003.19**.
    6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
  - A. **SECTION R302.11.1** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
    1. TWO-INCH NOMINAL LUMBER
    2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
    3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
    4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
    5. ONE-HALF-INCH GYPSUM BOARD
    6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
    7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
    8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
6. PER **2022 CRC SECTION R317** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.

**KEYNOTES**

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- H10 DOWNSPOUT TO SPLASH BLOCK BELOW.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4
- S03 ROOF INSULATION (R38 MIN.), RADIANT BARRIER REQUIRED. VERIFY WITH TITLE 24 REPORT.
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**LEGEND**

NOTE: COLOR AND SIZING OF PRODUCT SELECTION TO MATCH PRIMARY RESIDENCE COLOR SCHEME.

**MEDITERRANEAN STYLE:** **RECOMMENDED PRODUCTS:**

STUCCO	7/8" 3-COAT CEMENT PLASTER 1HR FIRE-RESISTANCE PER CBC TABLE 721.1(1) ITEM 1-4.1
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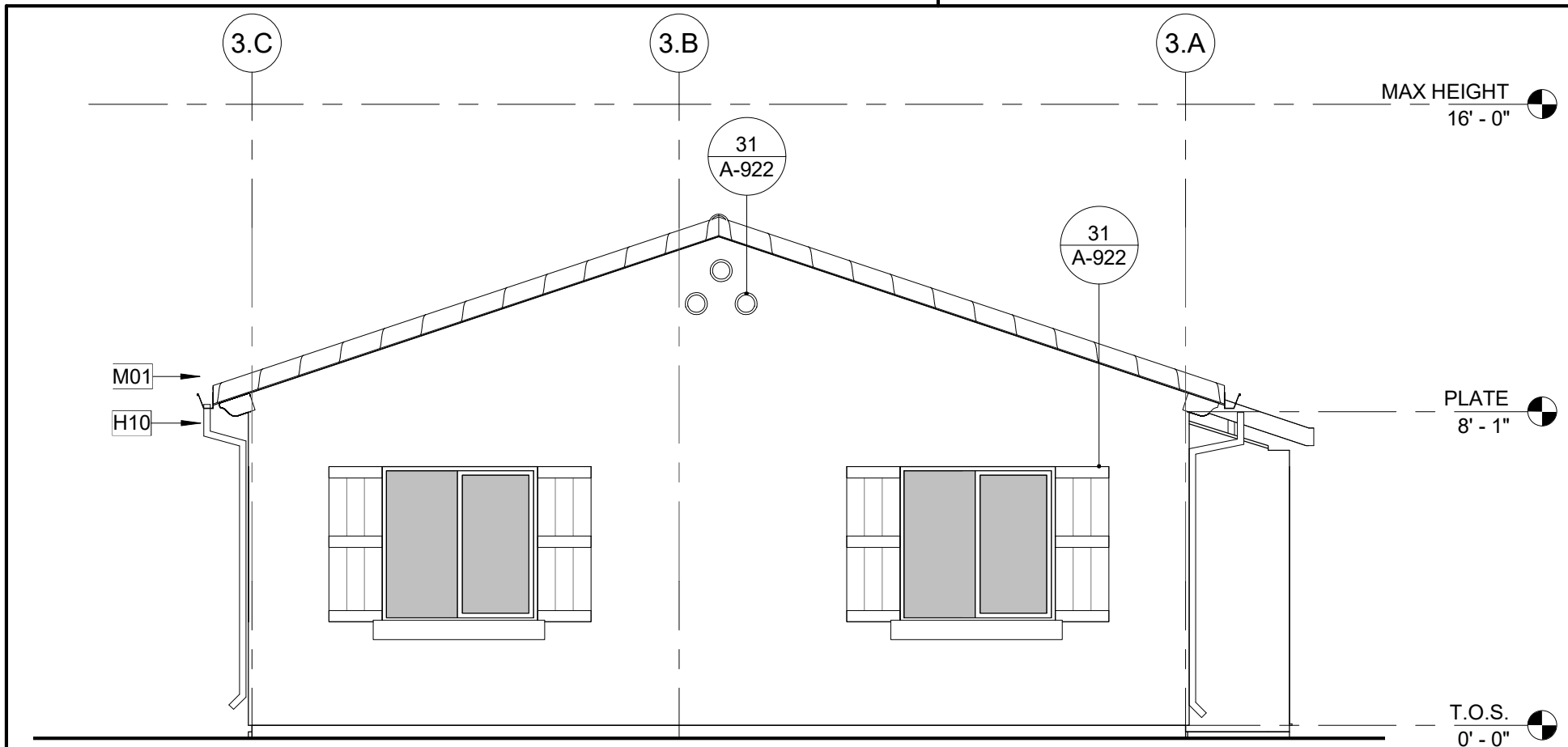
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE **2022 CRC SECTION R337.7**.

NOTE: THE RECOMMENDED PRODUCTS ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK. PRODUCTS THAT ARE NOT BML LISTED, NOR IN THE HANDBOOK, MAY STILL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A.

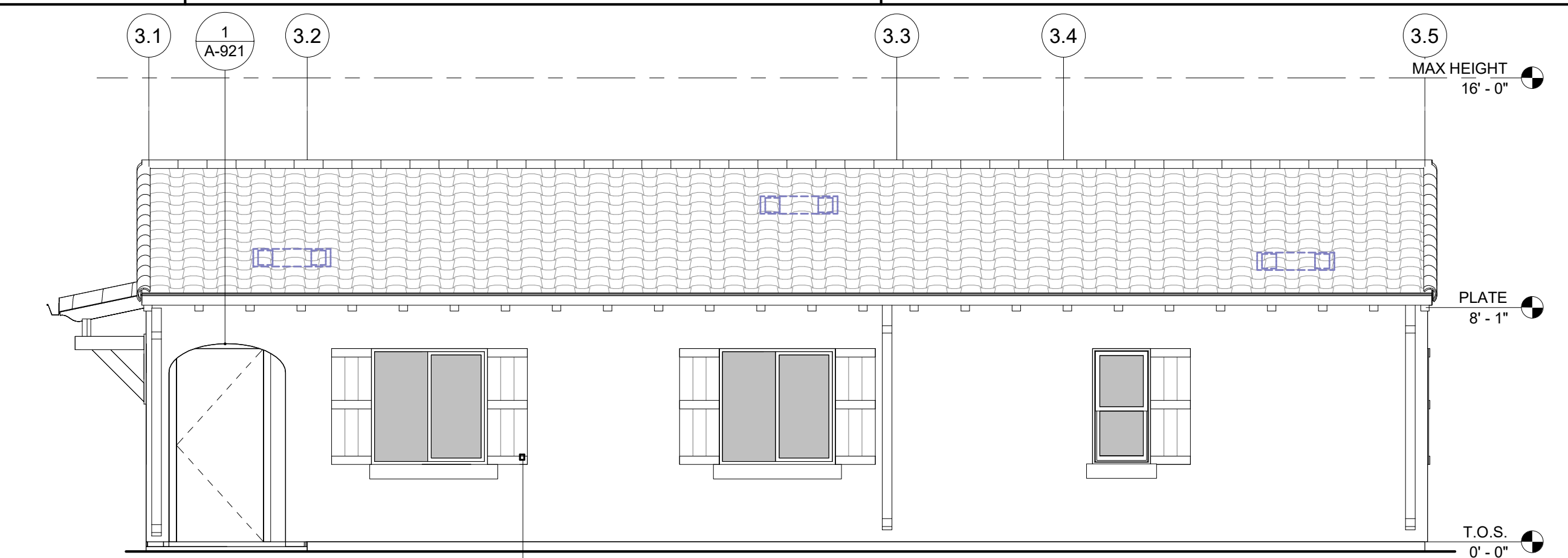
**SANTA CRUZ ADU PROTOTYPES**  
 SANTA CRUZ, CA  
 EXTERIOR ELEVATIONS &  
 BUILDING SECTIONS -  
 MEDITERRANEAN

DATE  
11/20/23

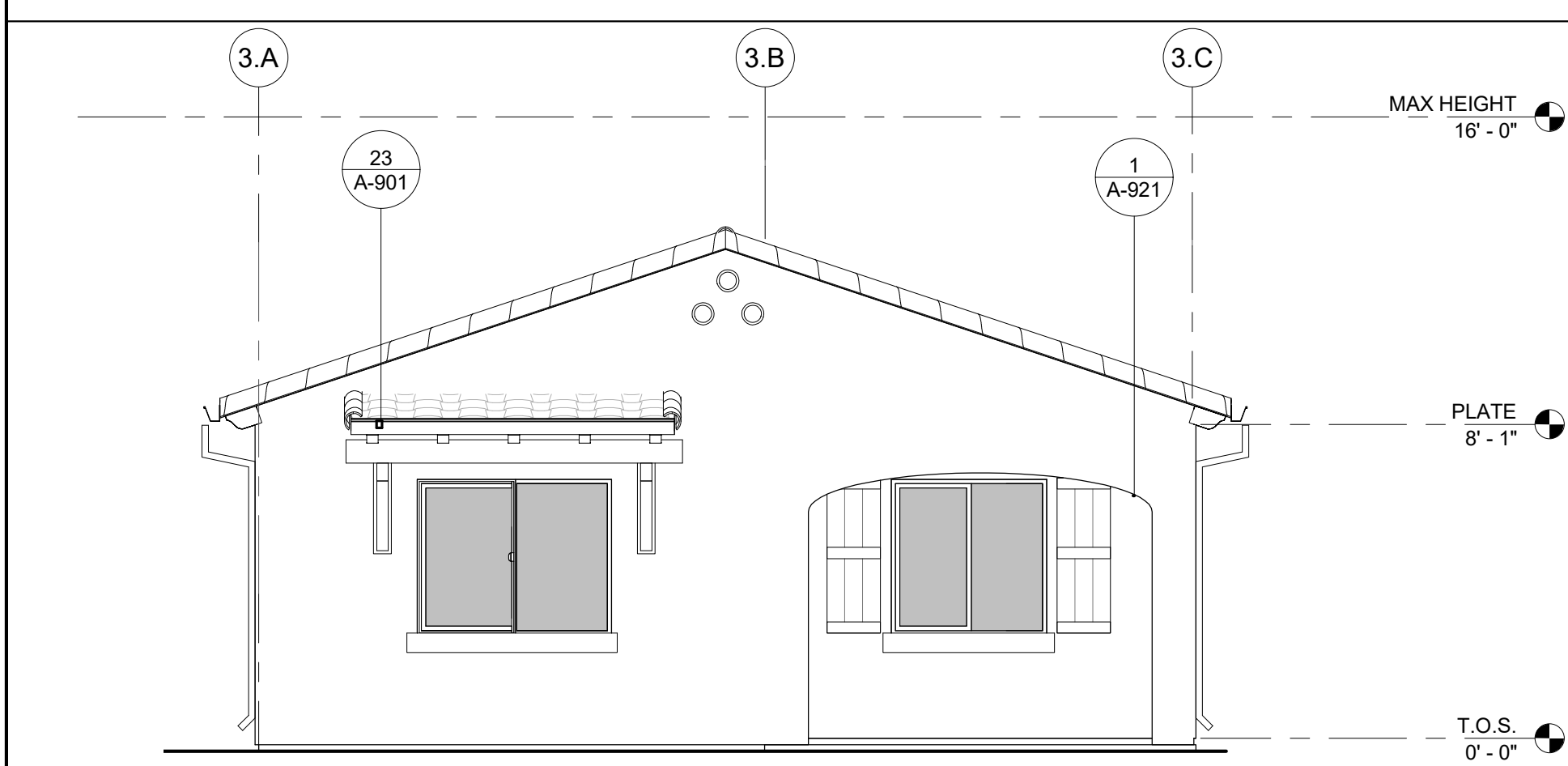
SHEET  
**A3-202**



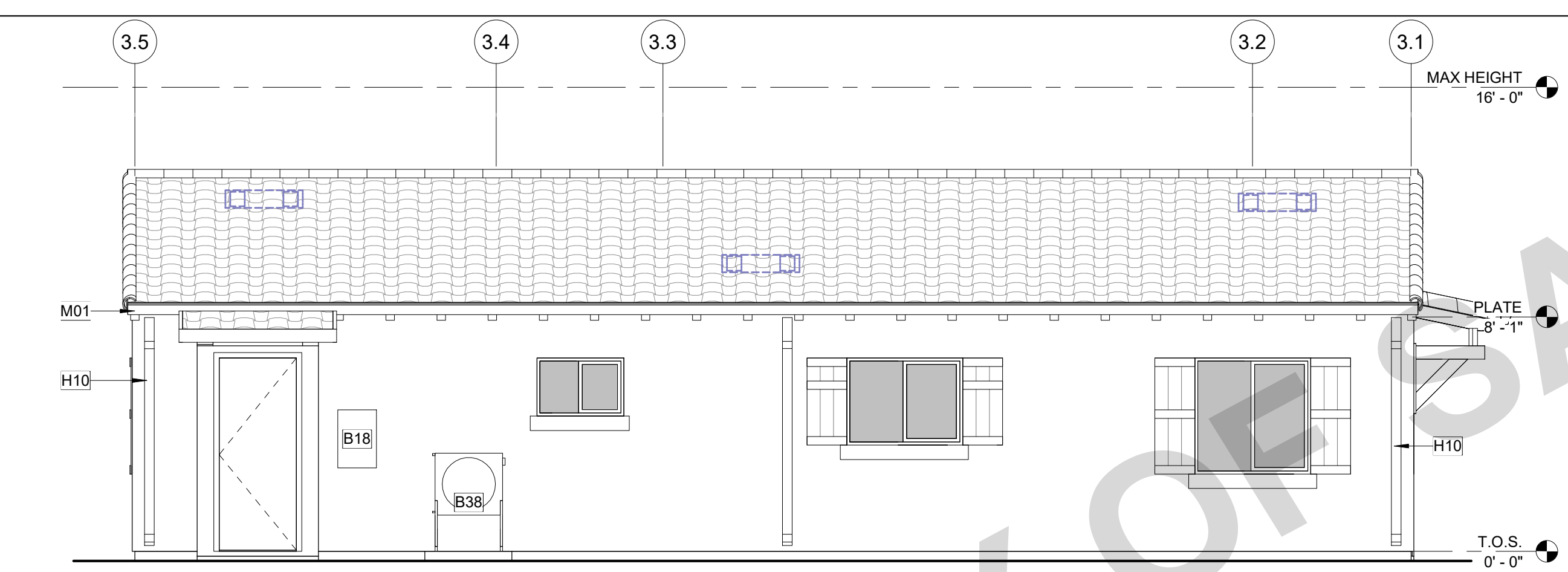
**2 PLAN 3 - MEDITERRANEAN - RIGHT**  
A3-101 | A3-202 SCALE: 1/4" = 1'-0"



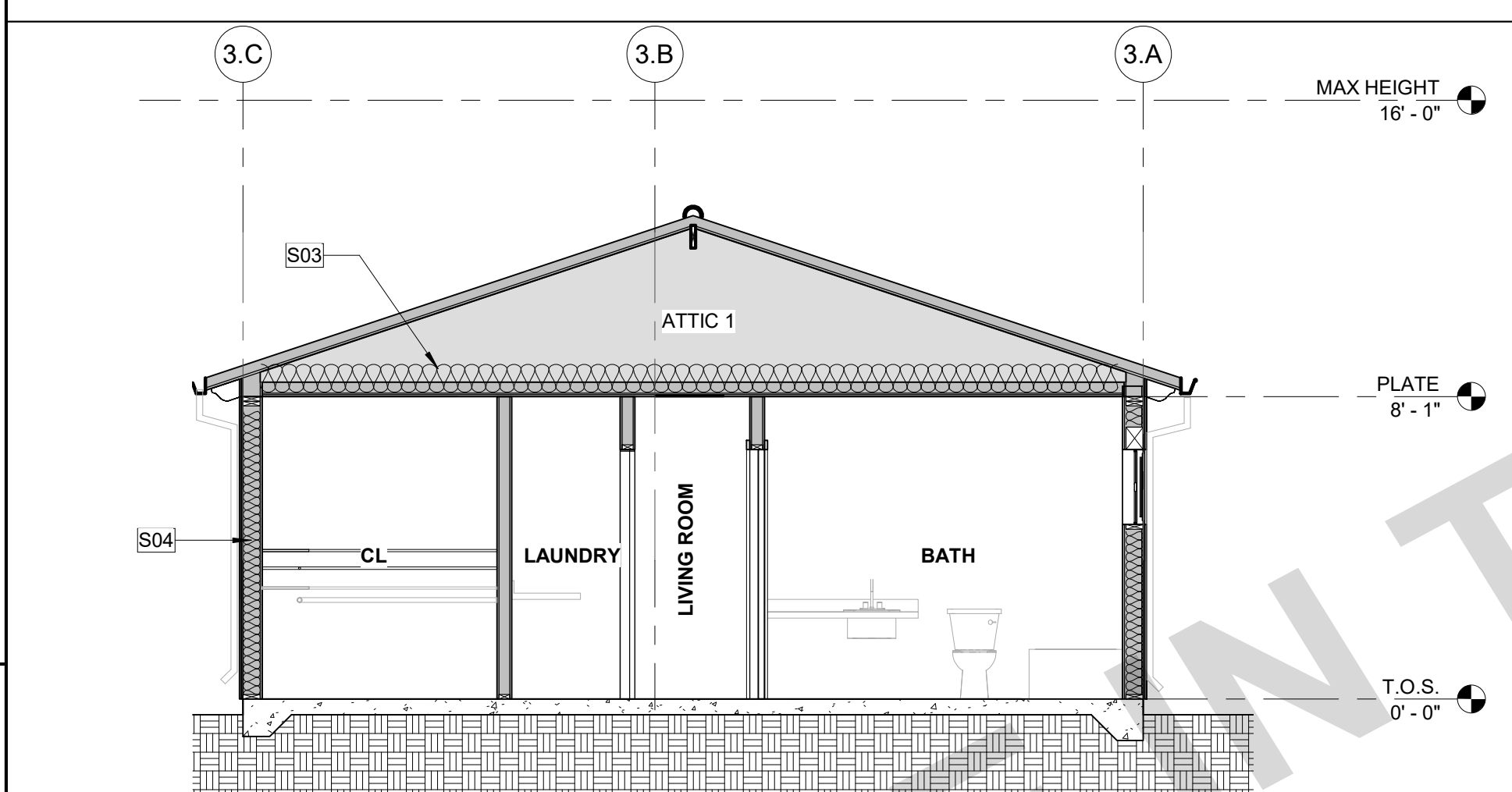
**1 PLAN 3 - MEDITERRANEAN DESIGN - REAR**  
A3-101 | A3-202 SCALE: 1/4" = 1'-0"



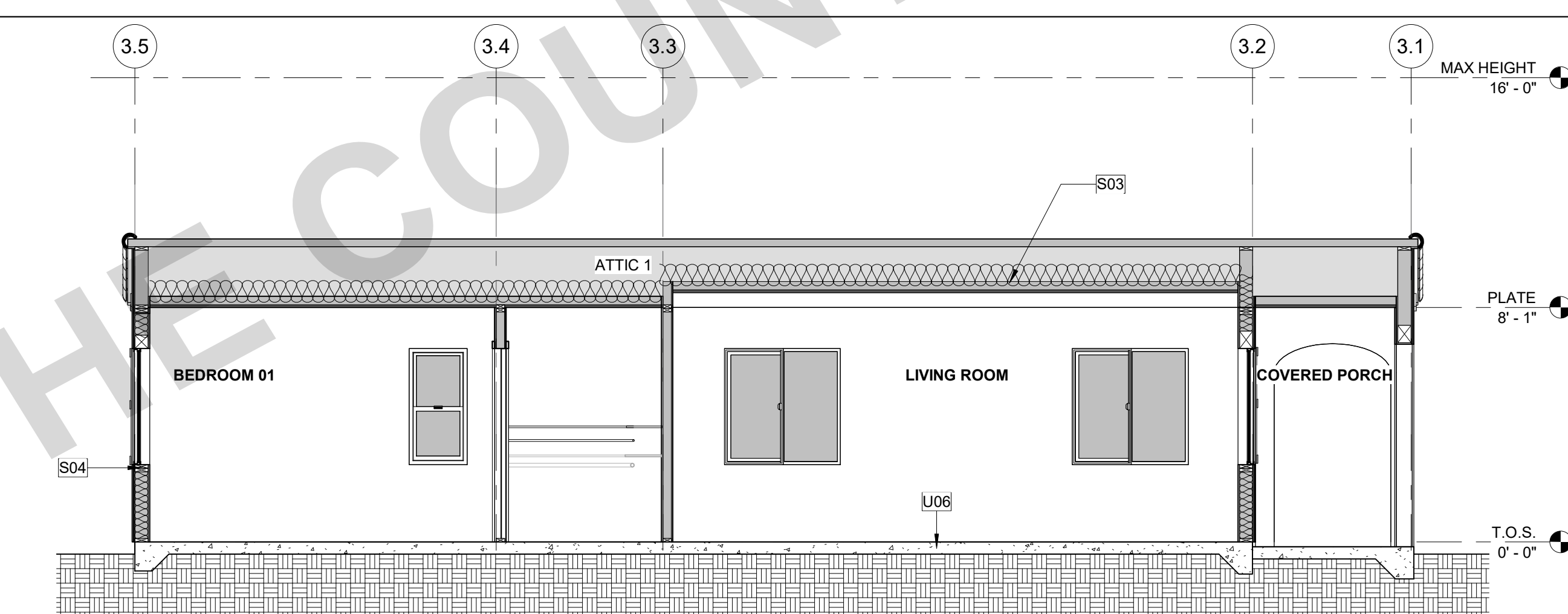
**4 PLAN 3 - MEDITERRANEAN DESIGN - LEFT**  
A3-101 | A3-202 SCALE: 1/4" = 1'-0"



**3 PLAN 3 - MEDITERRANEAN DESIGN - FRONT**  
A3-101 | A3-202 SCALE: 1/4" = 1'-0"



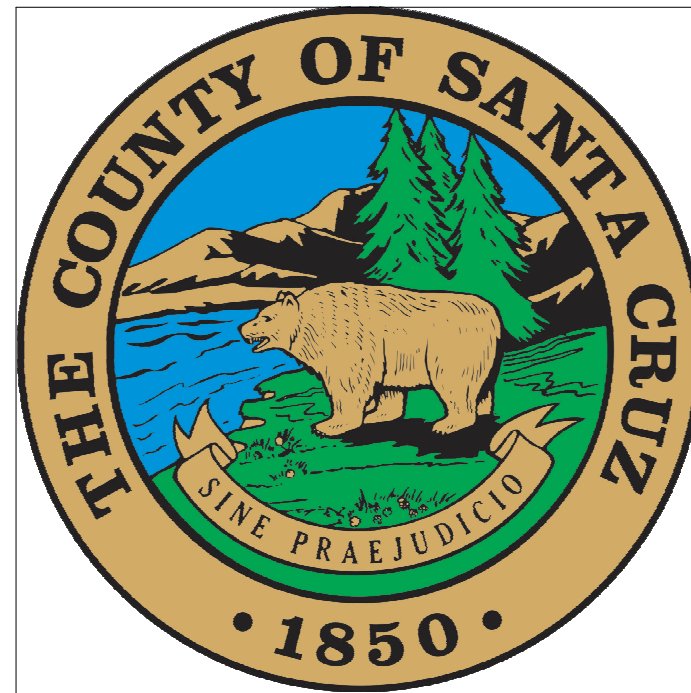
**6 PLAN 3 - MEDITERRANEAN DESIGN - SECTION 2**  
A3-101 | A3-202 SCALE: 1/4" = 1'-0"



**5 PLAN 3 - MEDITERRANEAN DESIGN - SECTION 1**  
A3-101 | A3-202 SCALE: 1/4" = 1'-0"

FOR USE WITH THE COUNTY OF SANTA CRUZ

PUBLIC SET



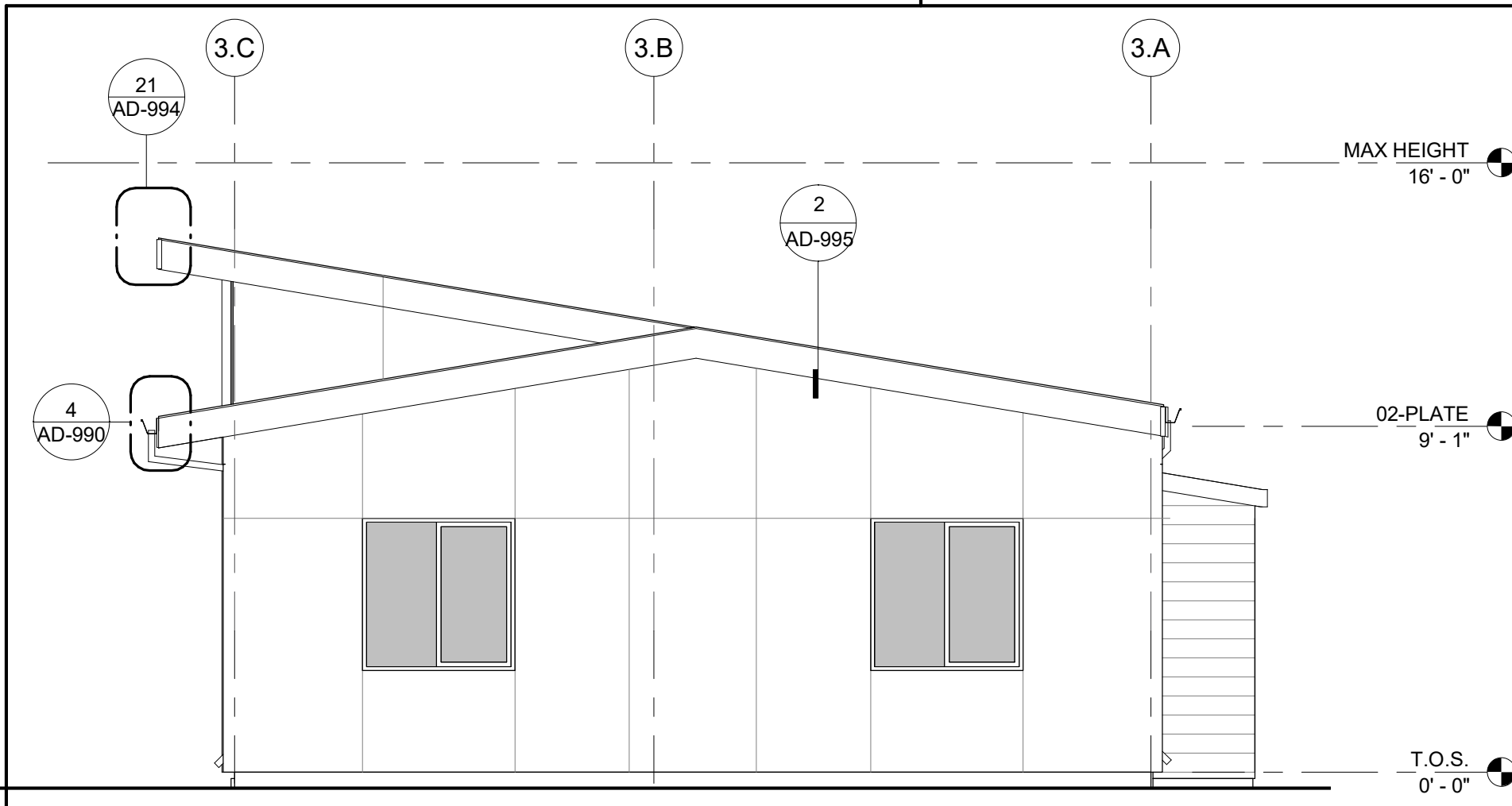
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### GENERAL ELEVATION NOTES

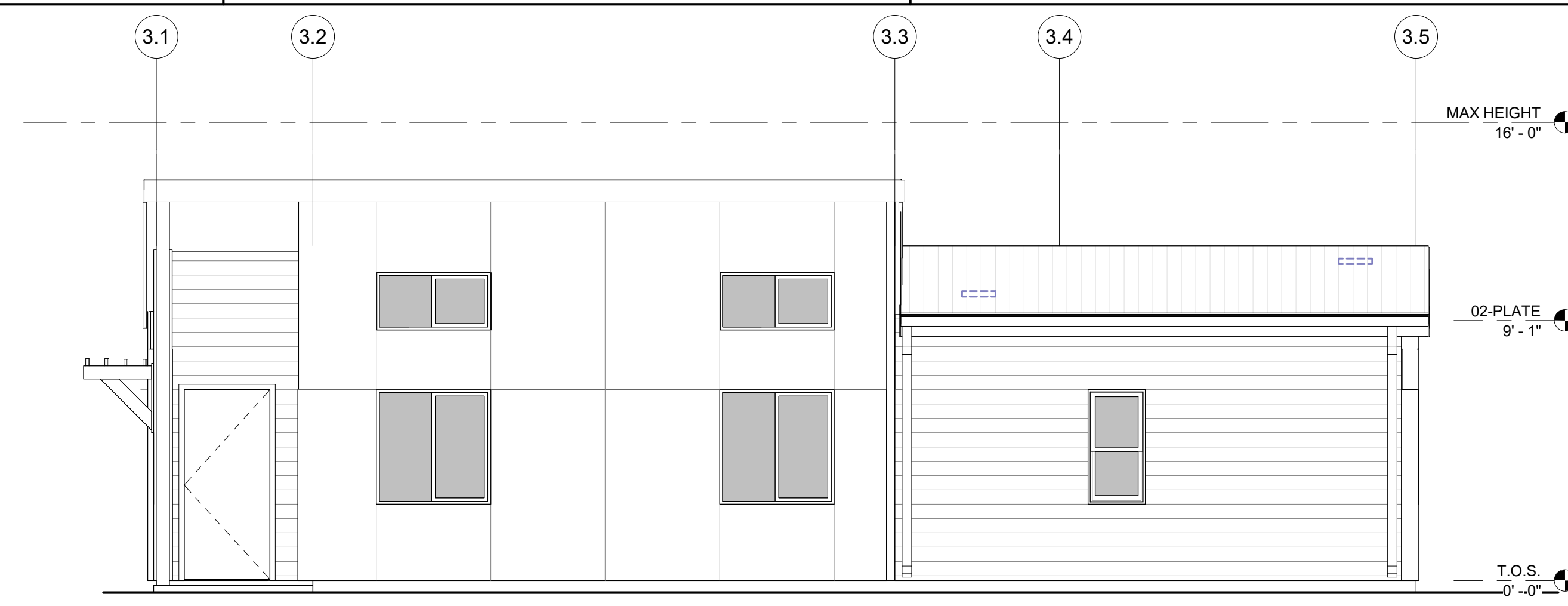
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### SECTIONS GENERAL NOTES

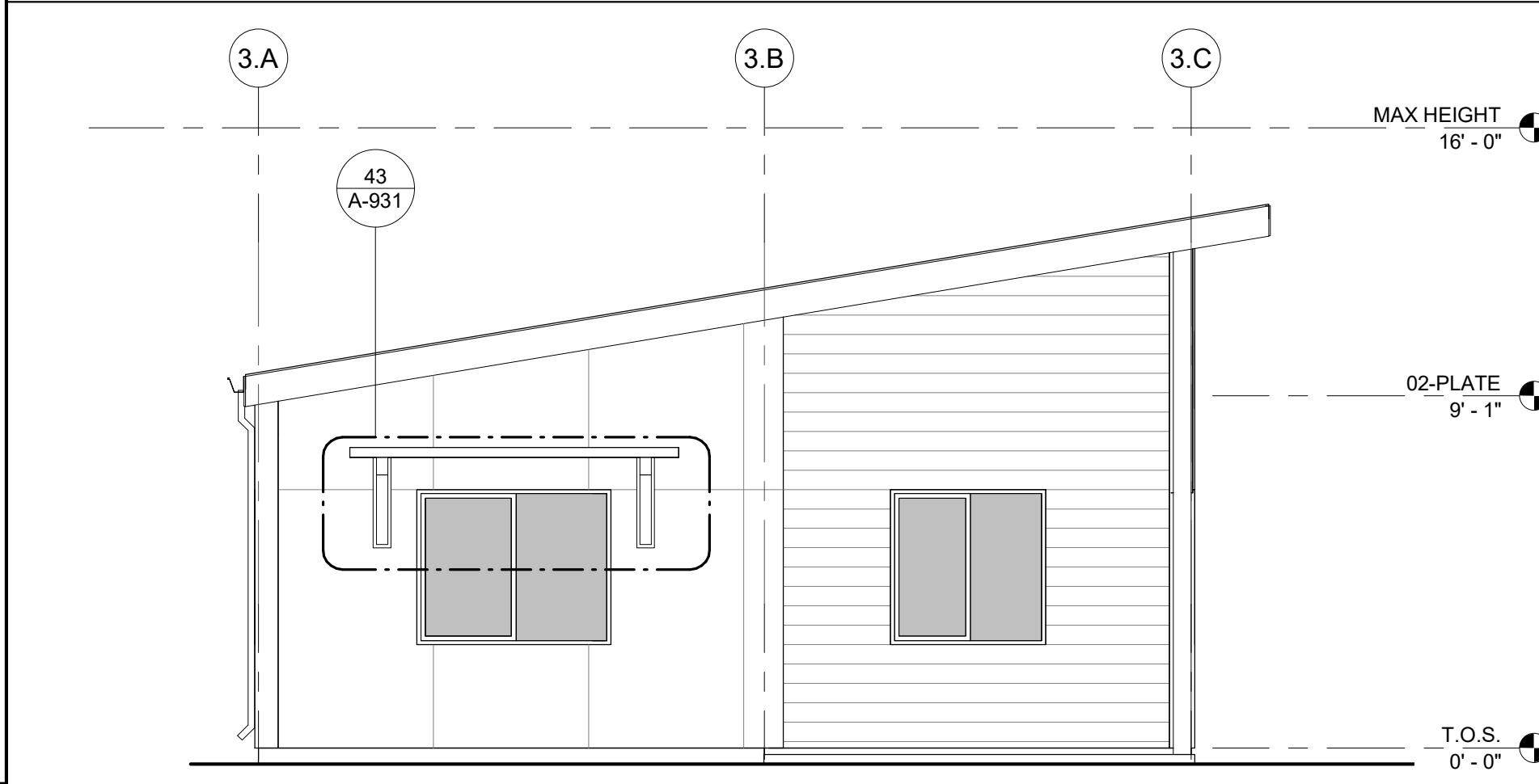
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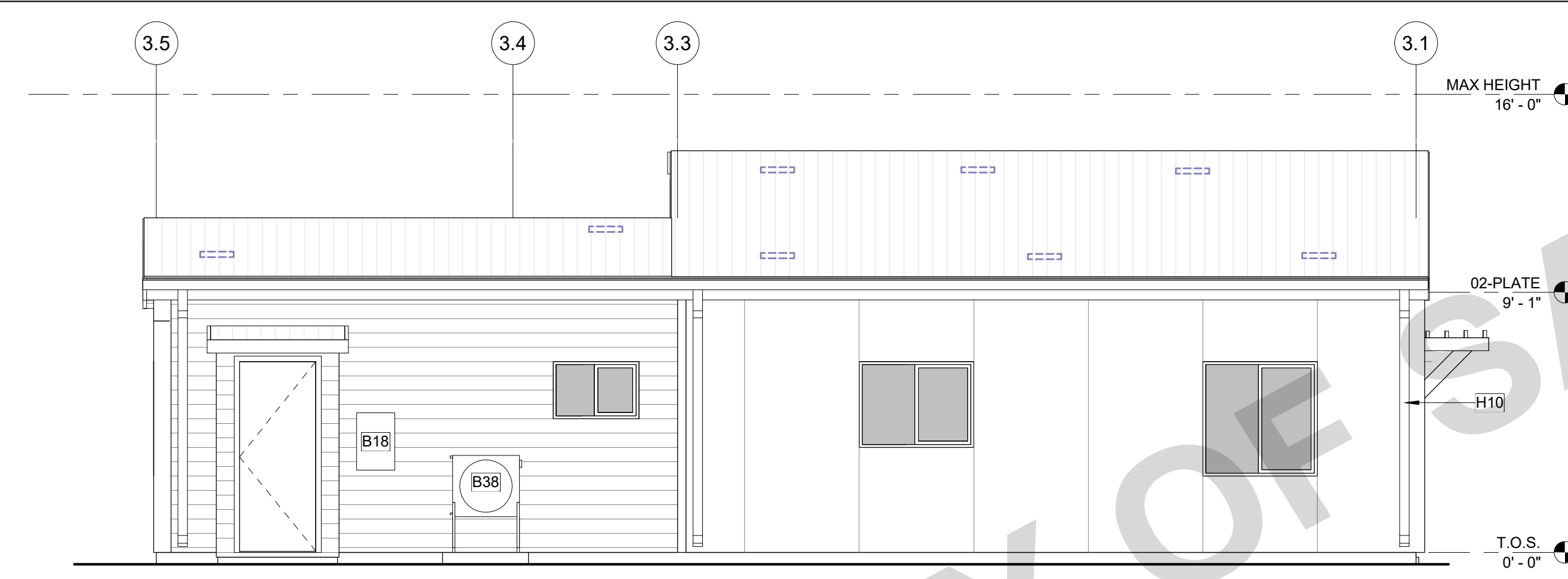
**2 PLAN 3 - MODERN - RIGHT**  
A3-101 | A3-203 | SCALE: 1/4" = 1'-0"



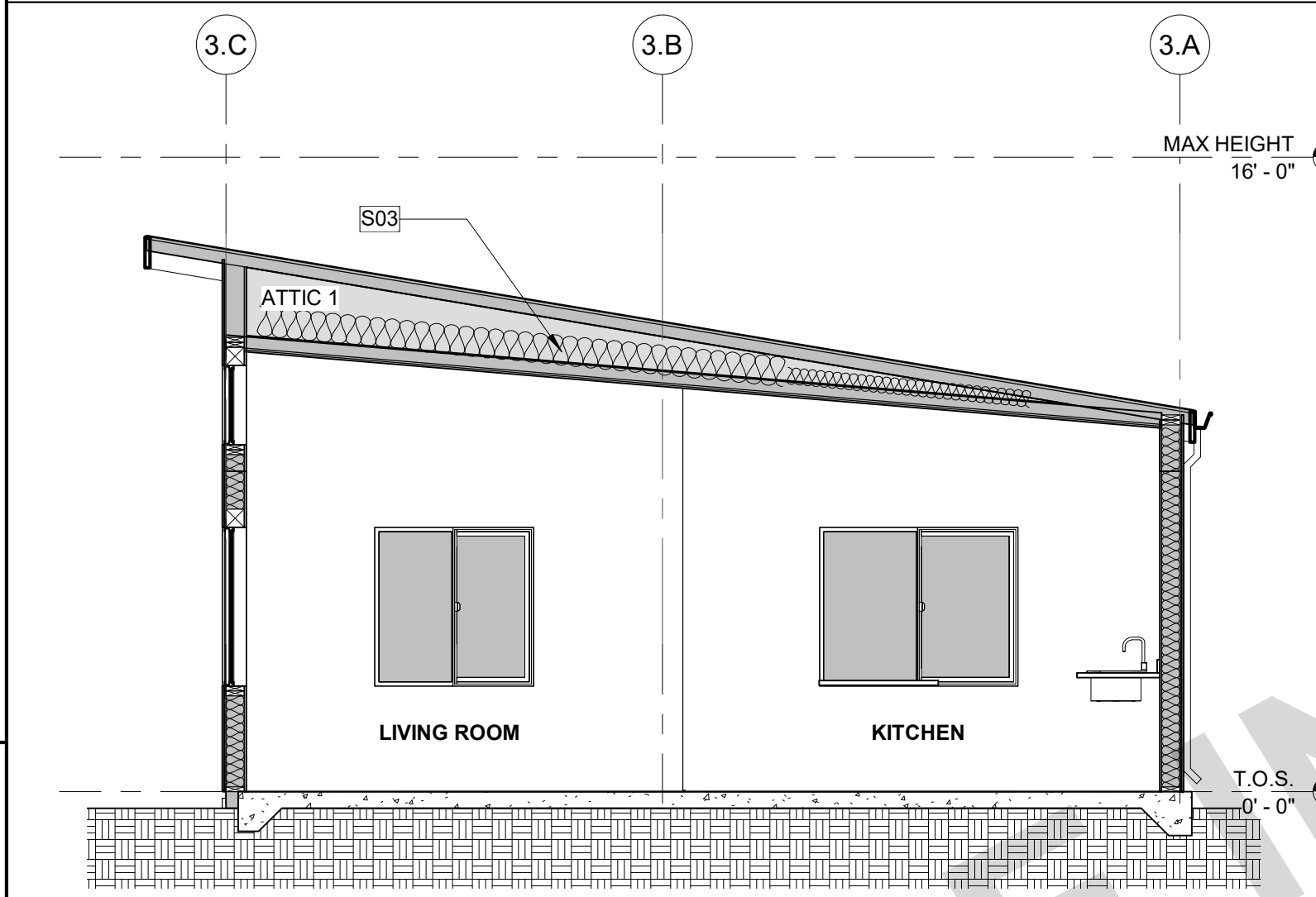
**1 PLAN 3 - MODERN - REAR**  
A3-101 | A3-203 | SCALE: 1/4" = 1'-0"



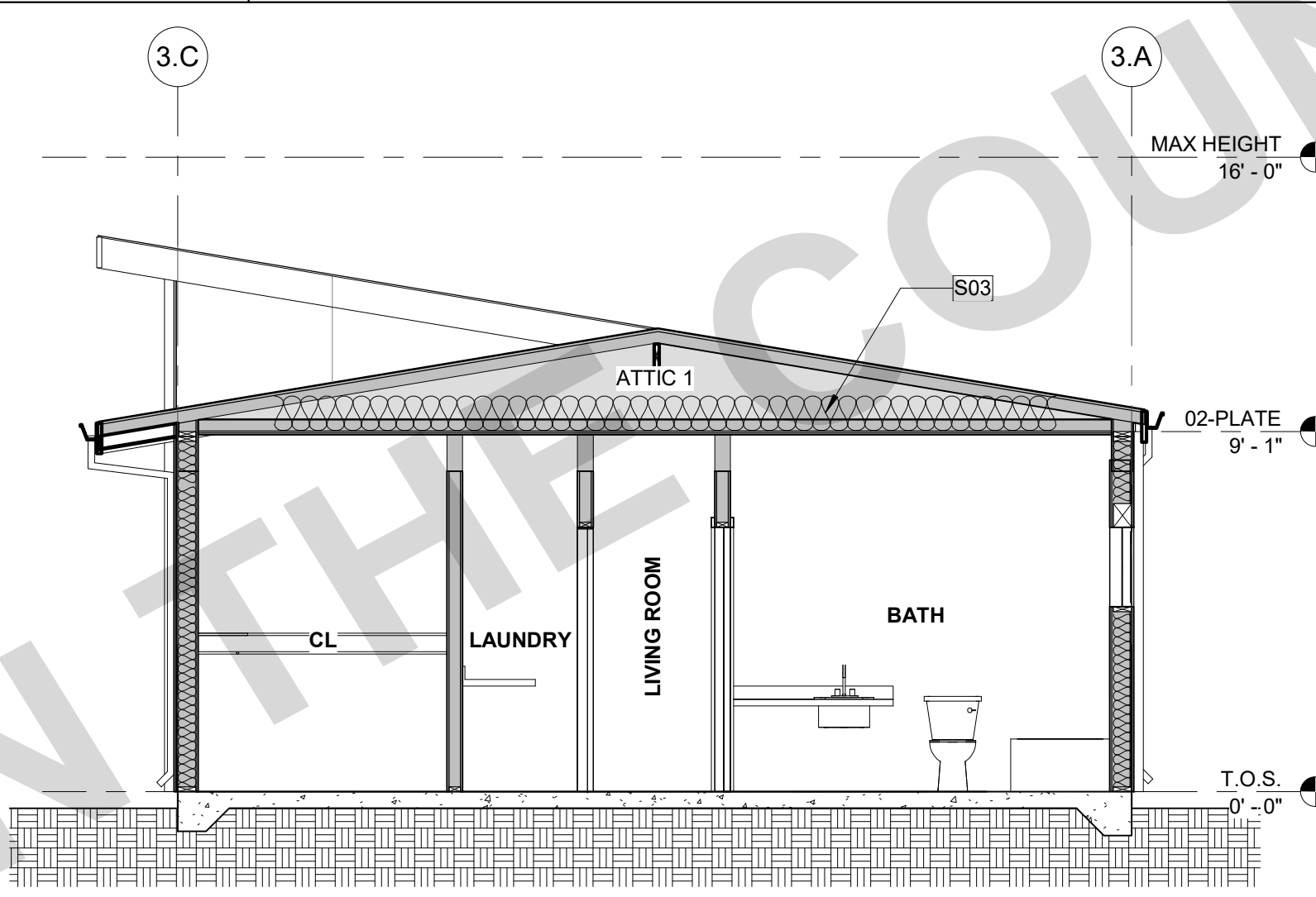
**4 PLAN 3 - MODERN - LEFT**  
A3-101 | A3-203 | SCALE: 1/4" = 1'-0"



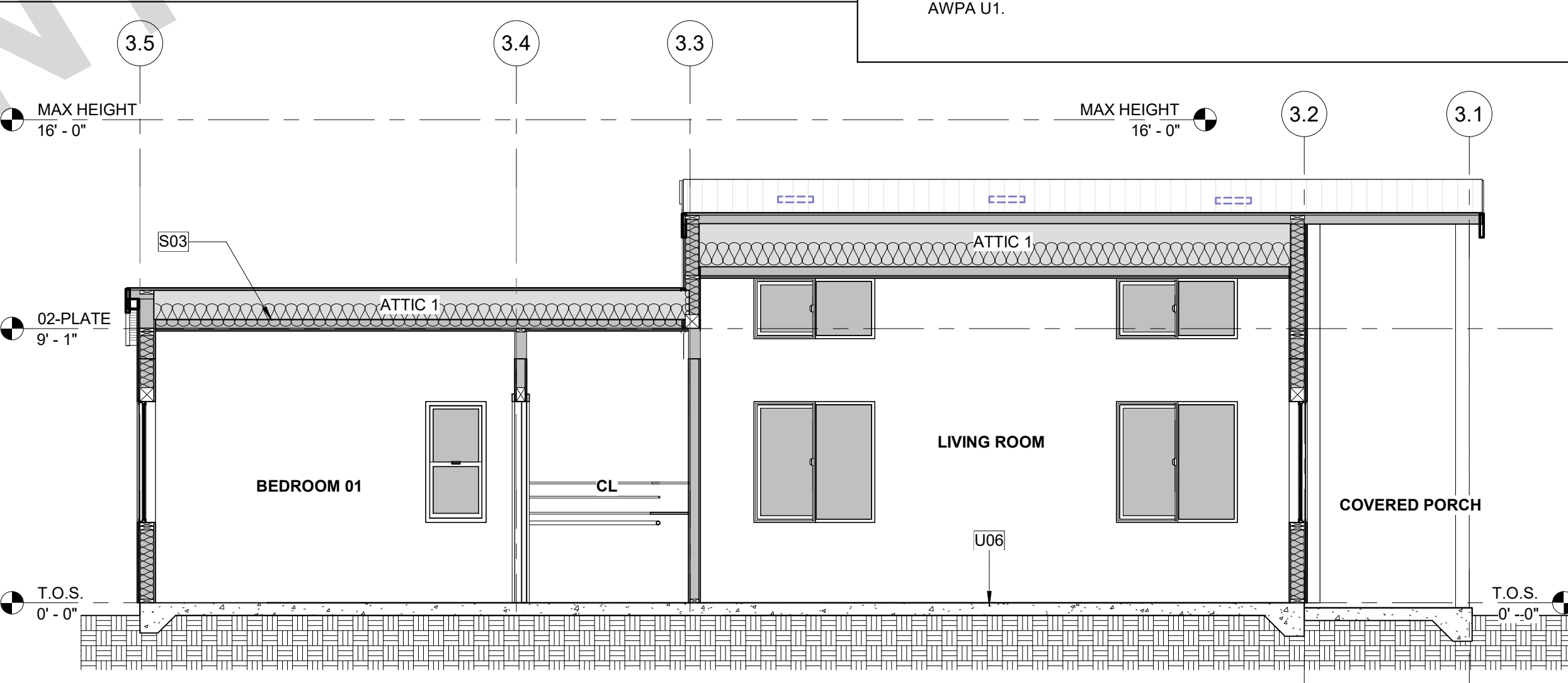
**3 PLAN 3 - MODERN - FRONT**  
A3-101 | A3-203 | SCALE: 1/4" = 1'-0"



**7 PLAN 3 - MODERN - SECTION 3**  
A3-101 | A3-203 | SCALE: 1/4" = 1'-0"



**6 PLAN 3 - MODERN - SECTION 2**  
A3-101 | A3-203 | SCALE: 1/4" = 1'-0"



**5 PLAN 3 - MODERN - SECTION 1**  
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**NOTE:** REFER TO MOST CURRENT ISSUE OF THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URGAN INTERFACE (WUI) PRODUCT HANDBOOK FOR APPROVED MATERIAL SELECTIONS

MODERN STYLE:	RECOMMENDED PRODUCTS:
CEMENTITIOUS PANEL 4" X 8" ARCHITECTURAL PANEL	- CEDAR VALLEY MANUFACTURING - JAMES HARDIE BUILDING PRODUCTS - WESTERN WOODS INC.
WOOD-LOOK CEMENTITIOUS SIDING 4" - 8" HORIZONTAL SIDING	- CEDAR VALLEY MANUFACTURING - JAMES HARDIE BUILDING PRODUCTS
ALTERNATE HORIZONTAL WOOD SIDING 1X4, 1X6, OR 1X8 TONGUE & GROOVED SIDING	

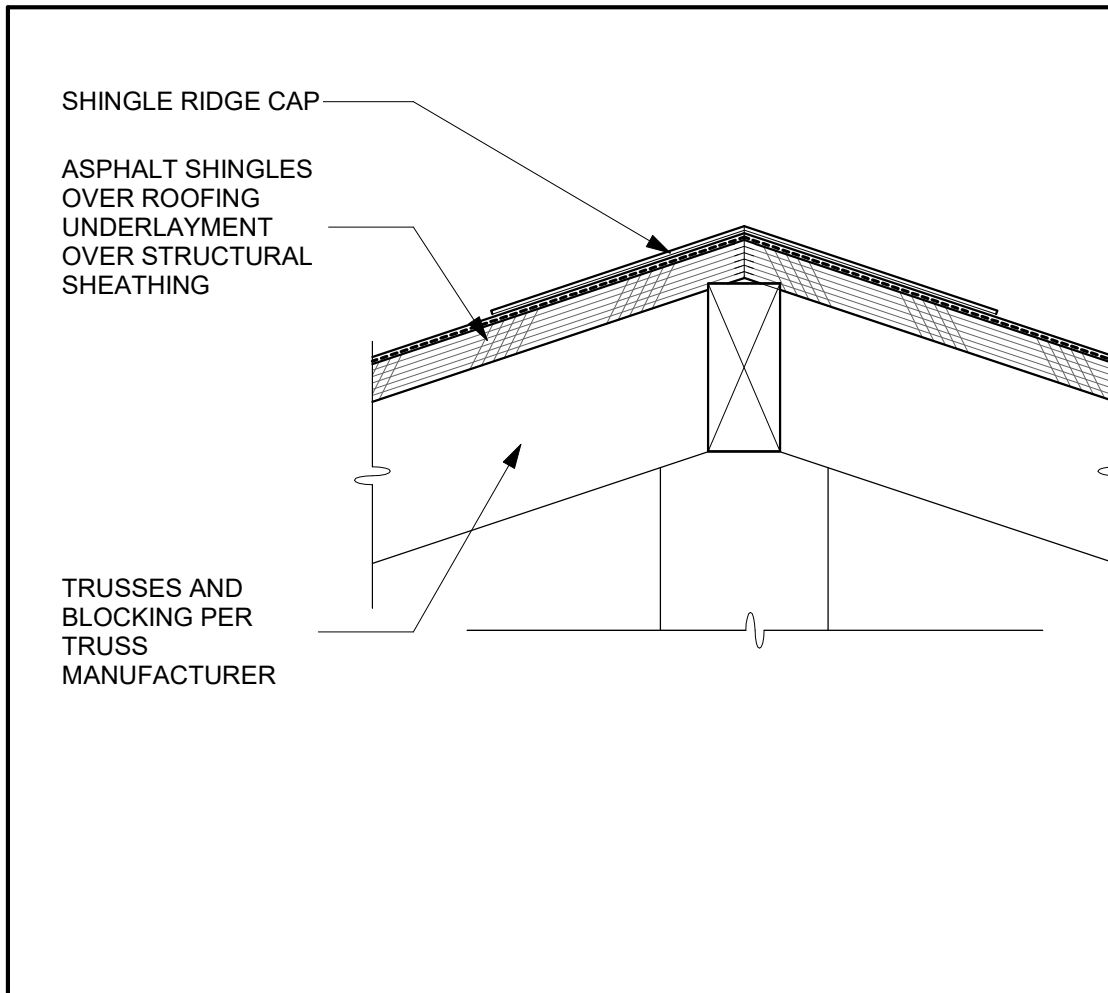
SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA  
EXTERIOR ELEVATIONS &  
BUILDING SECTIONS - MODERN

PUBLIC SET

DATE  
11/20/23

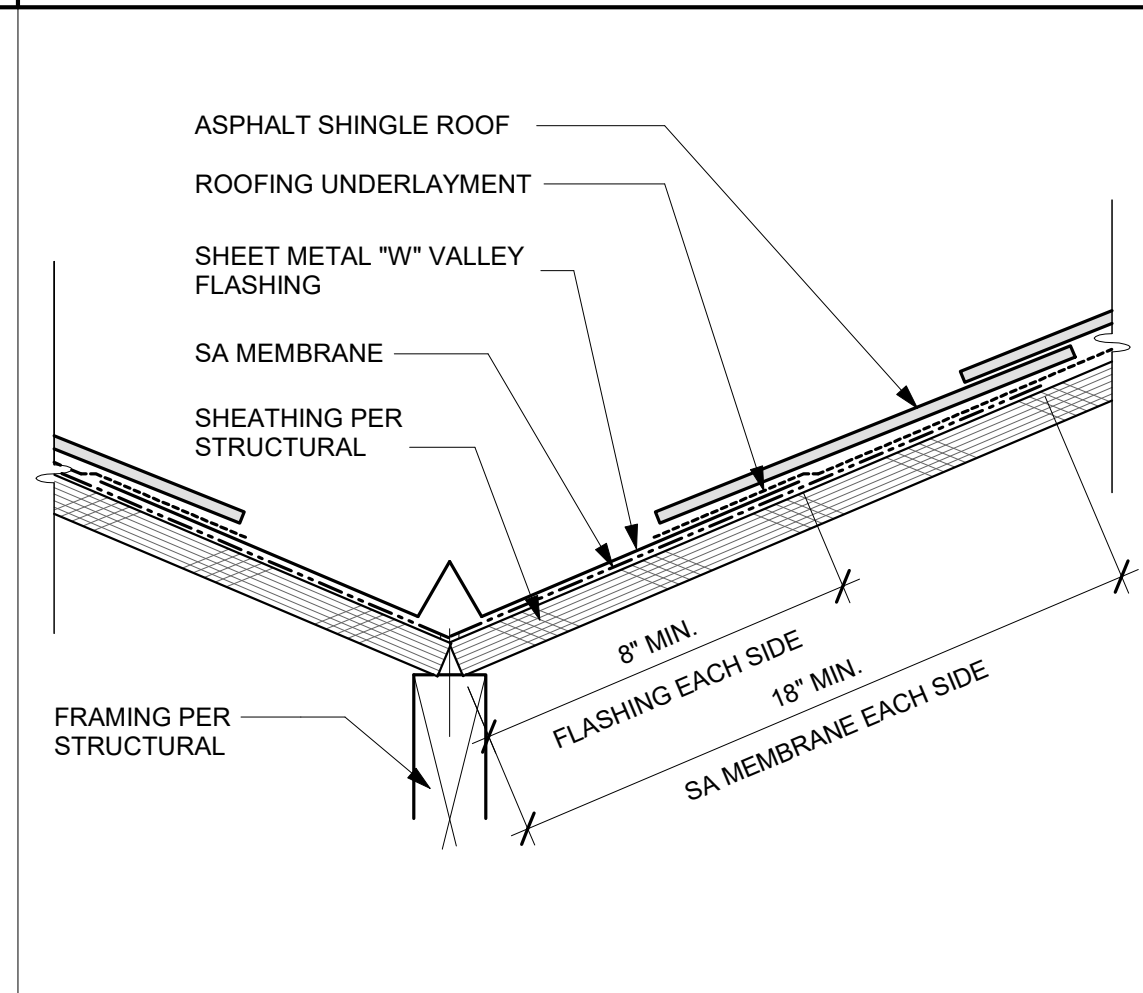
SHEET  
A3-203





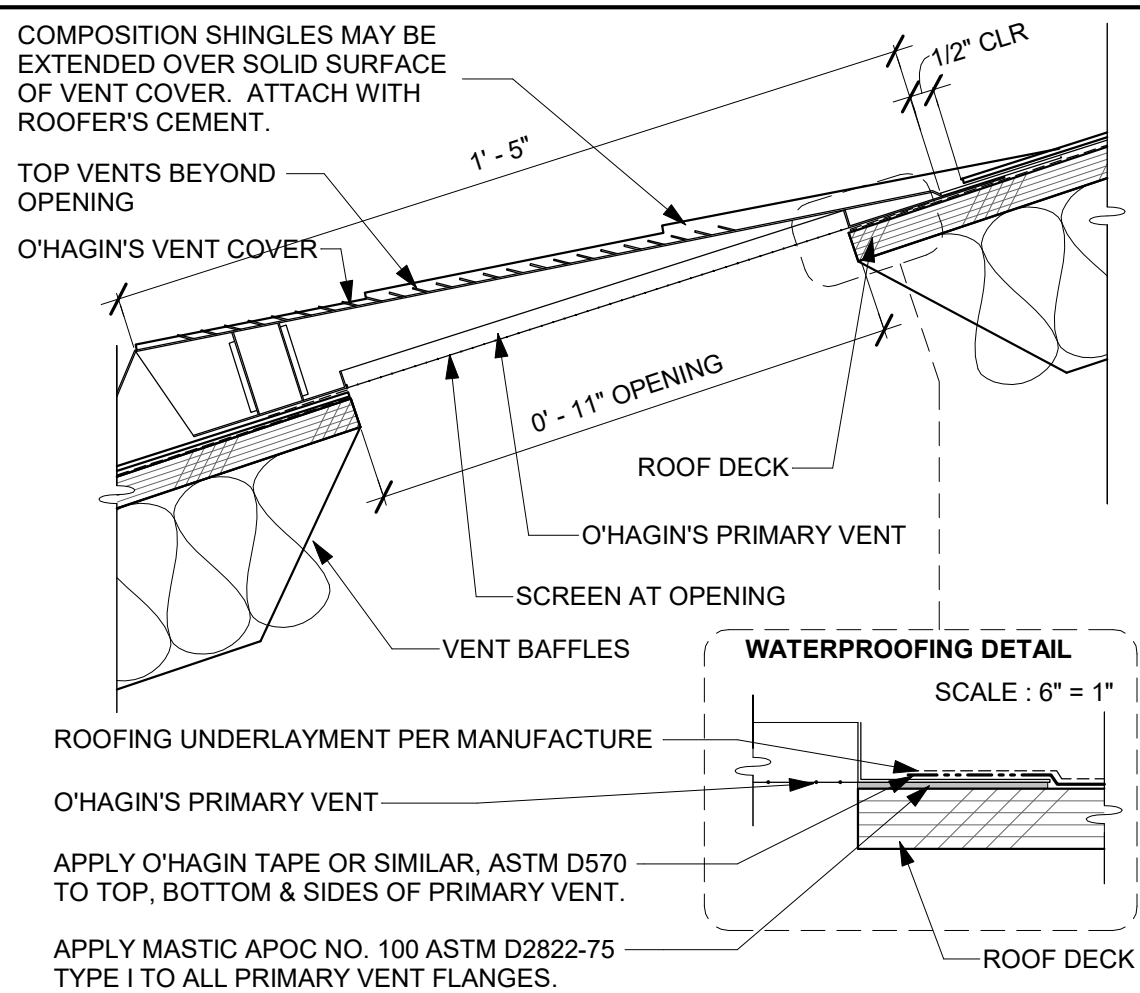
**51 RIDGE/HIP DETAIL**

SCALE: 3" = 1'-0"



**41 VALLEY DETAIL**

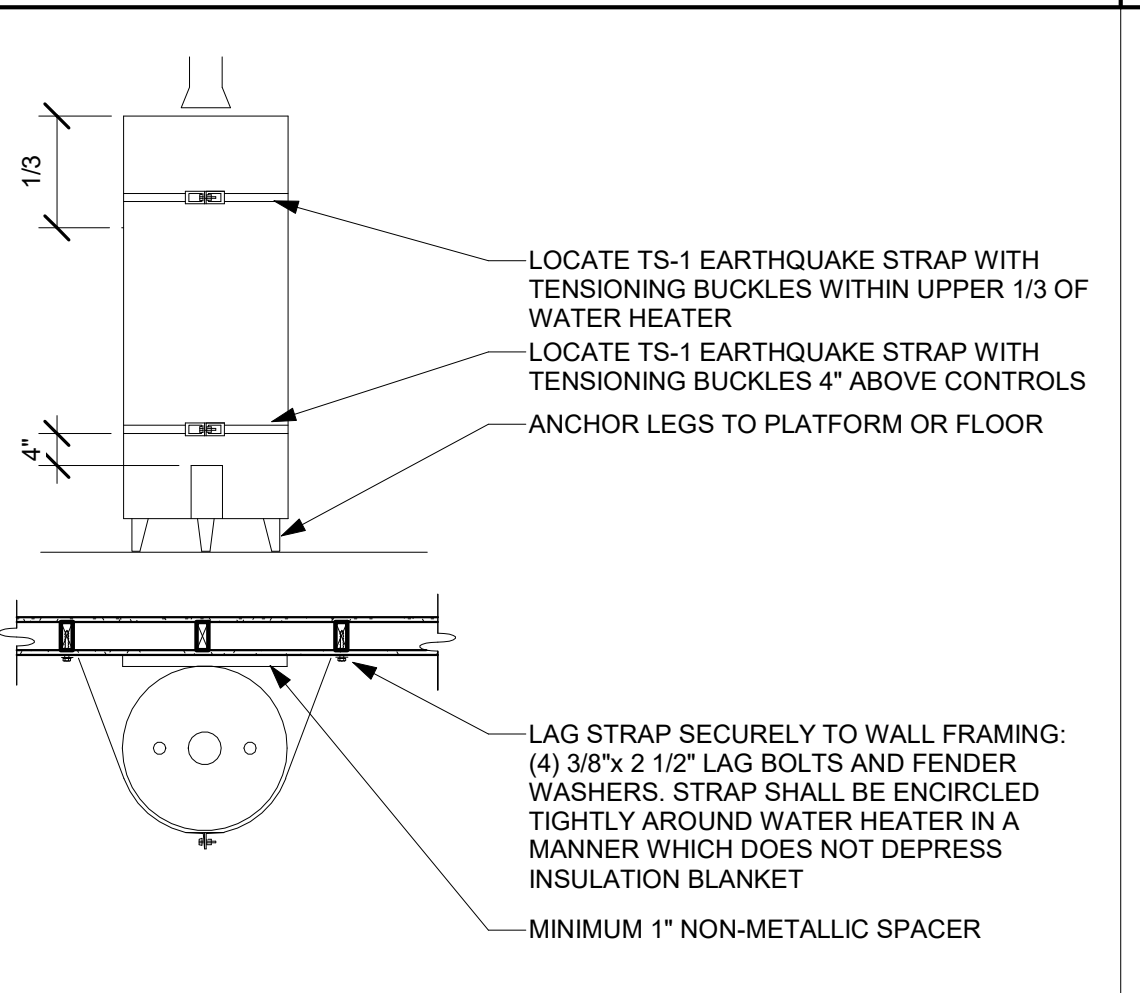
SCALE: 3" = 1'-0"



**31 O'HAGIN ROOF VENT**

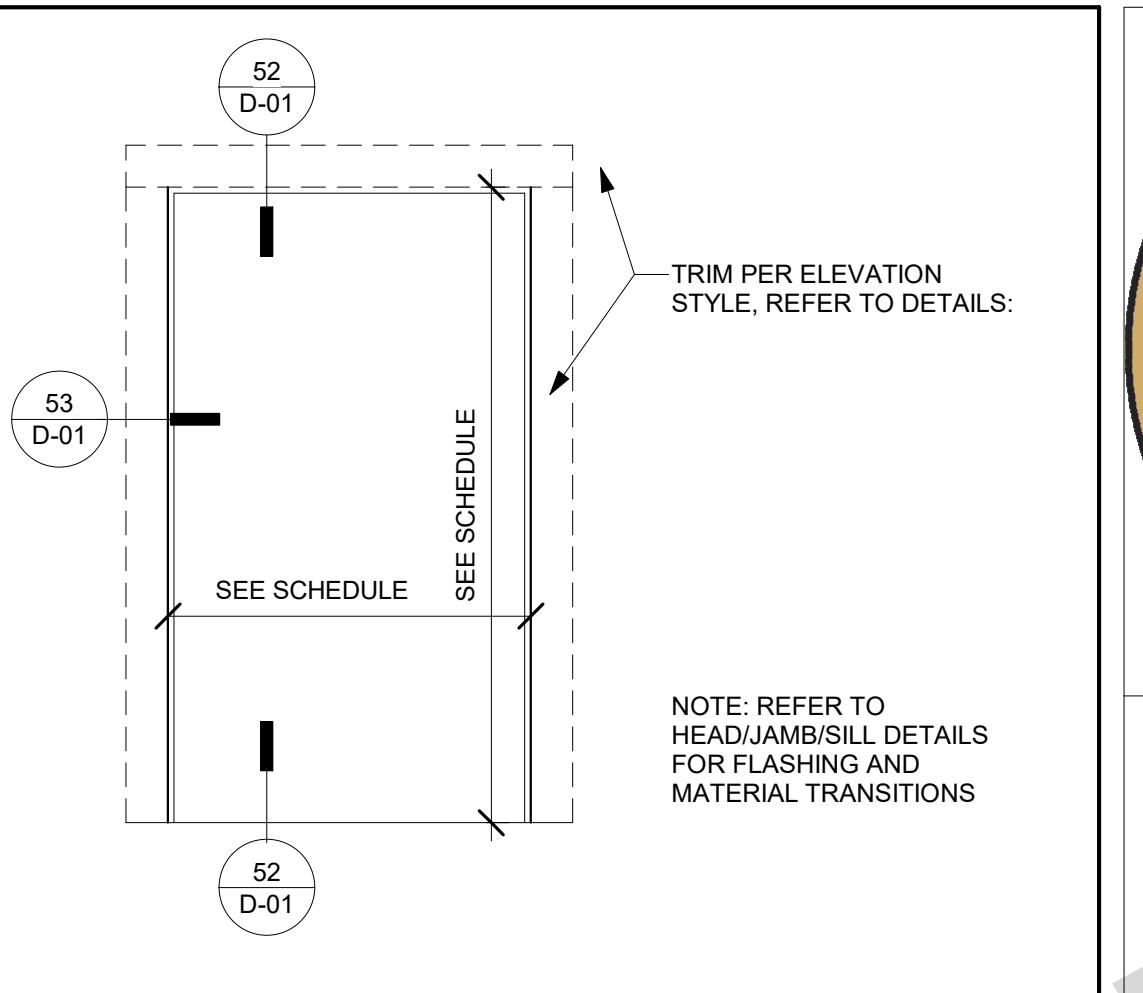
SCALE: 3" = 1'-0"

NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS



**21 WATER HEATER MOUNTING**

SCALE: 1/2" = 1'-0"



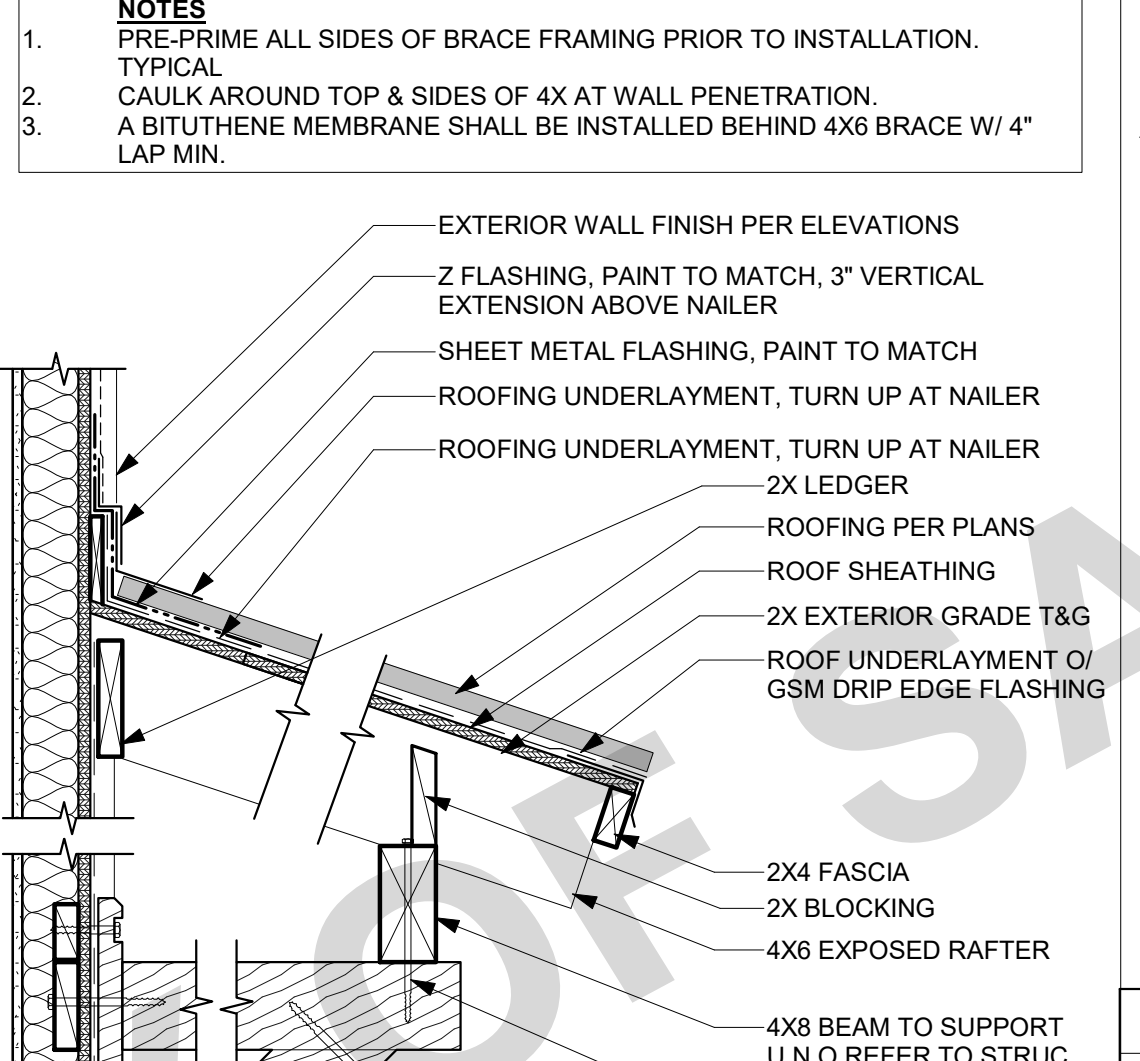
**11 DOOR TRIM - SLIDING GLASS**

SCALE: 3/4" = 1'-0"



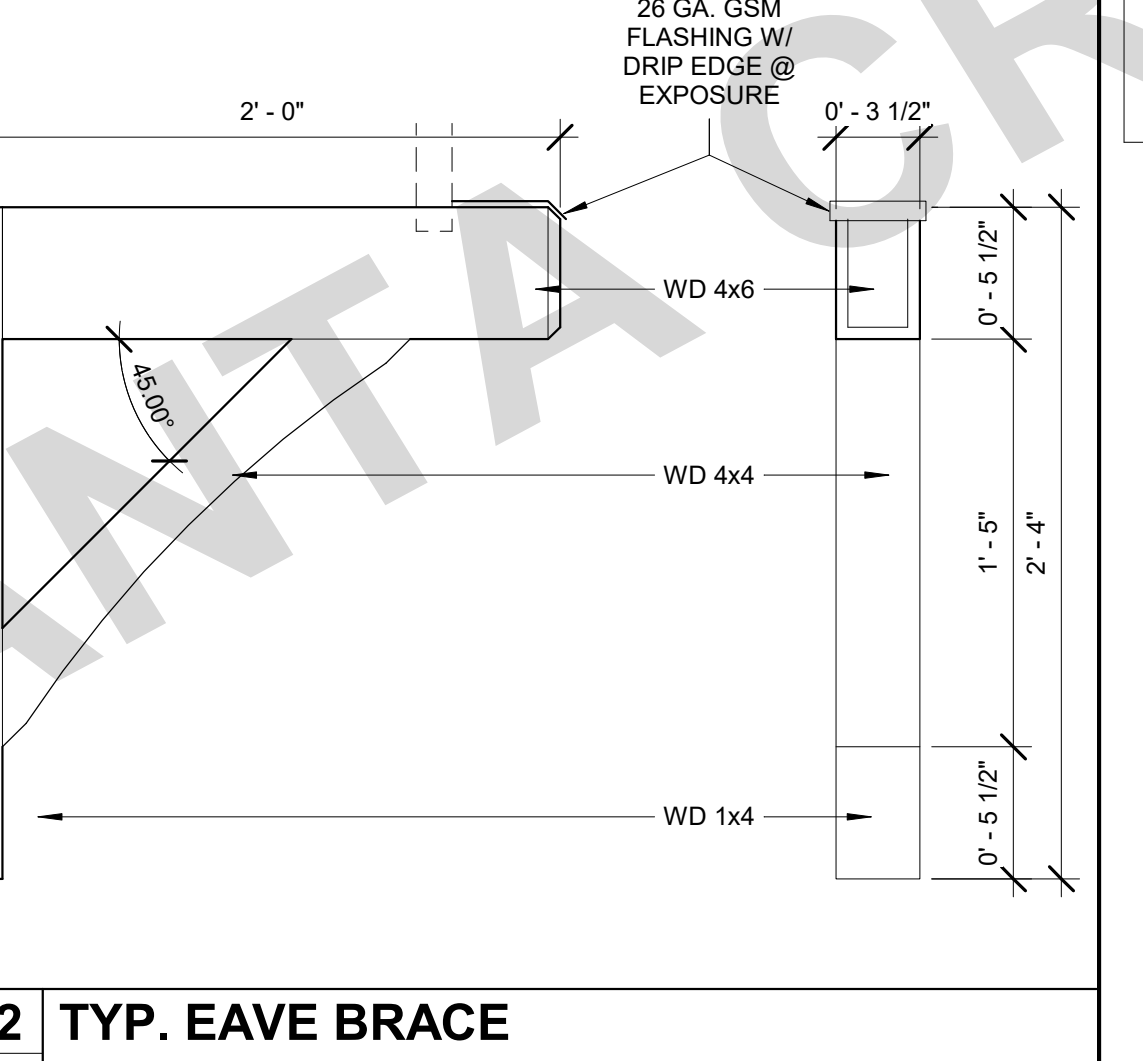
**32 DETAILED HEAD FLASHING**

SCALE: 1/2" = 1'-0"



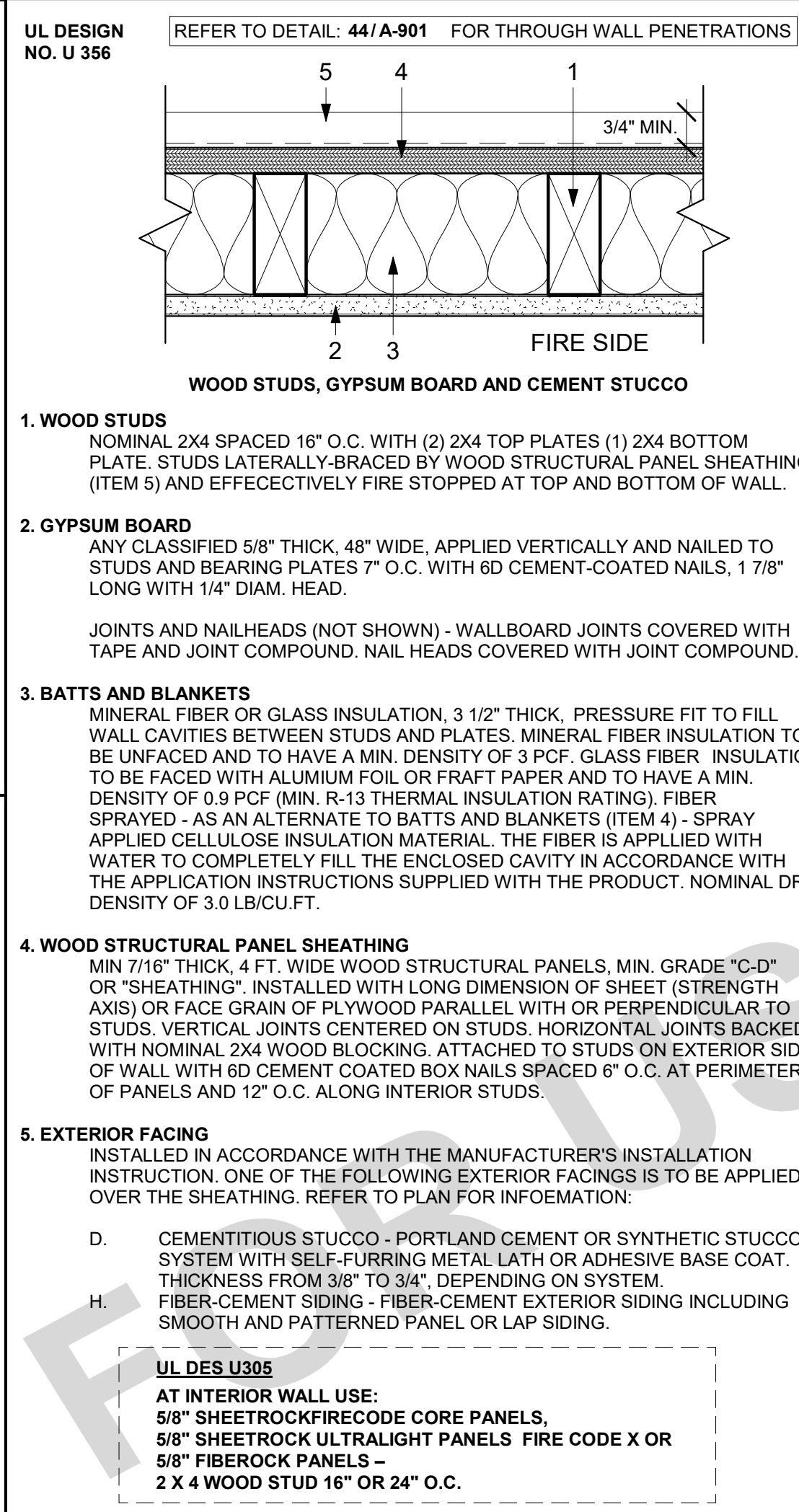
**23 SHED ROOF W/ KICKER**

SCALE: 1" = 1'-0"



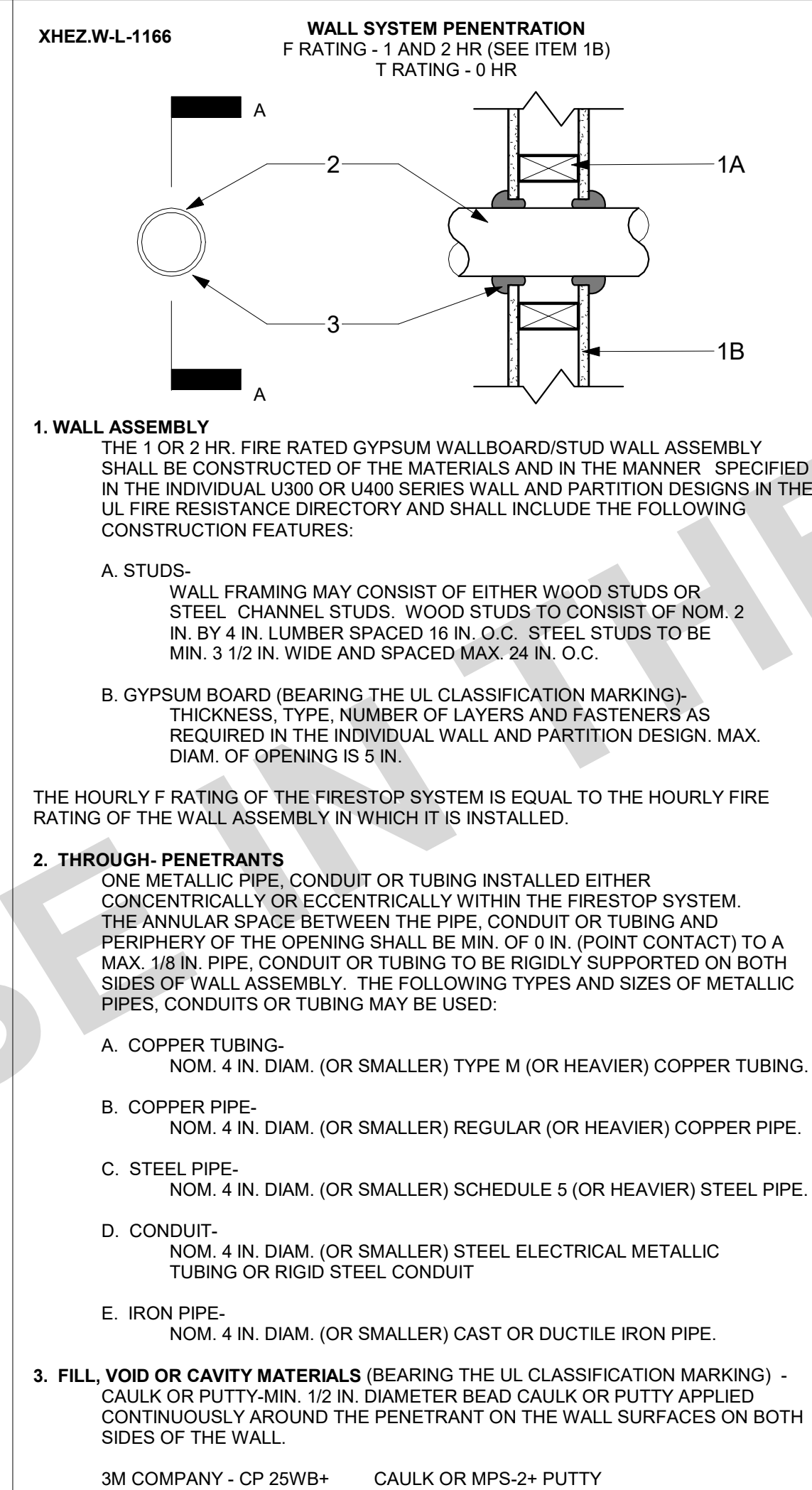
**12 TYP. EAVE BRACE**

SCALE: 1 1/2" = 1'-0"



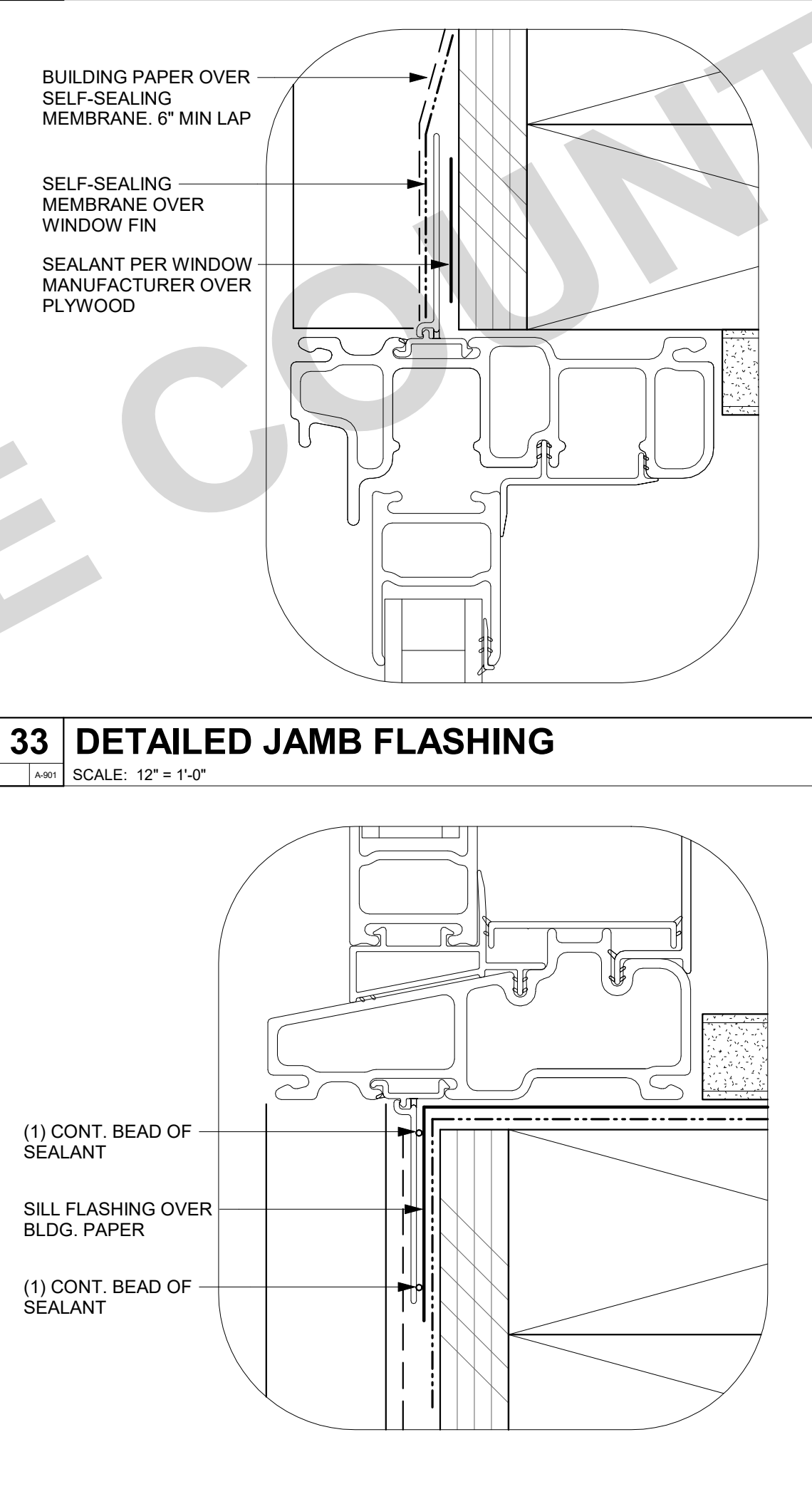
**54 1-HR EXTERIOR RATED WALL ASSEMBLY**

SCALE: 3" = 1'-0"



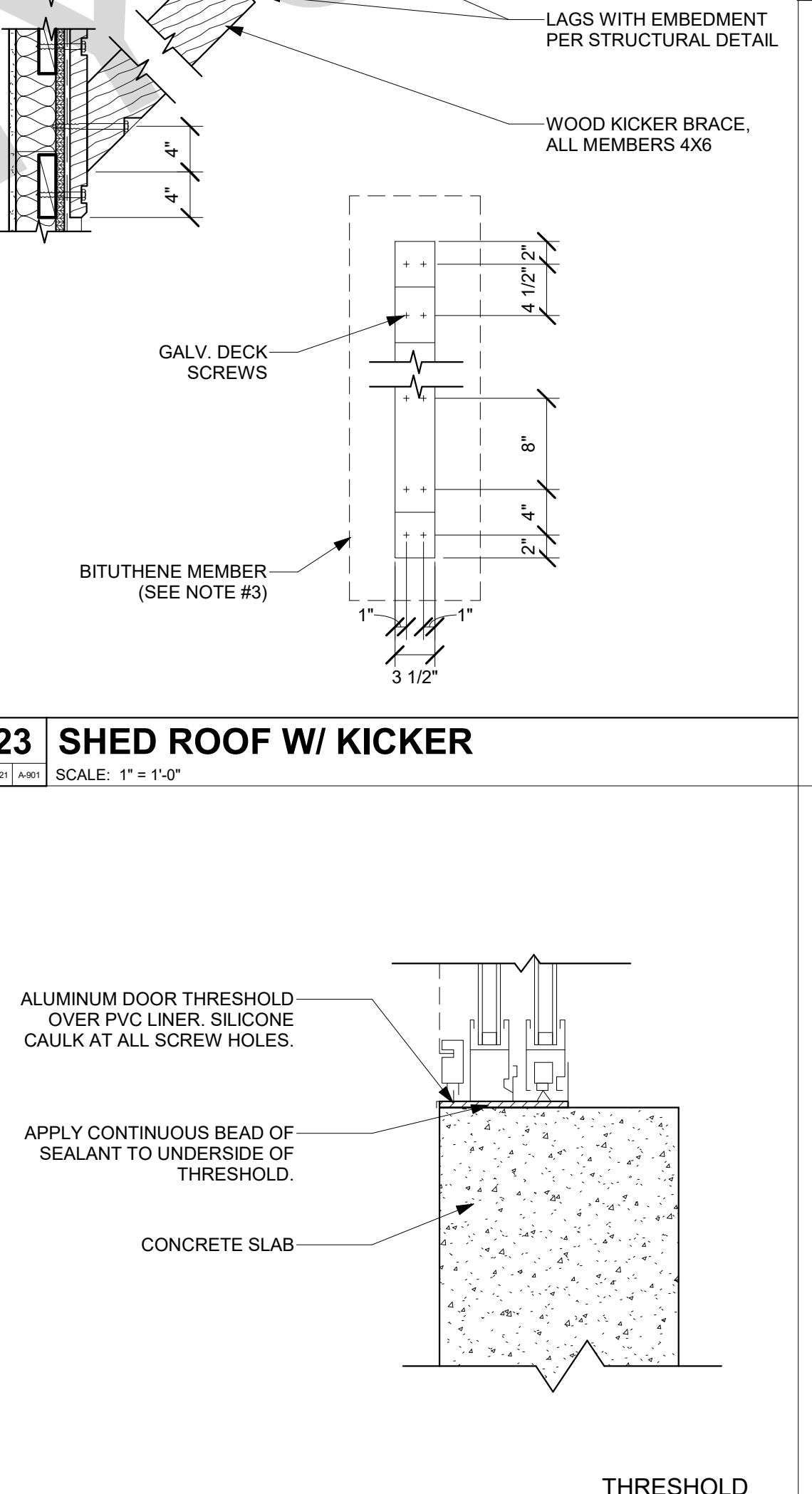
**44 THROUGH PENETRATION @ WALL**

SCALE: 1 1/2" = 1'-0"



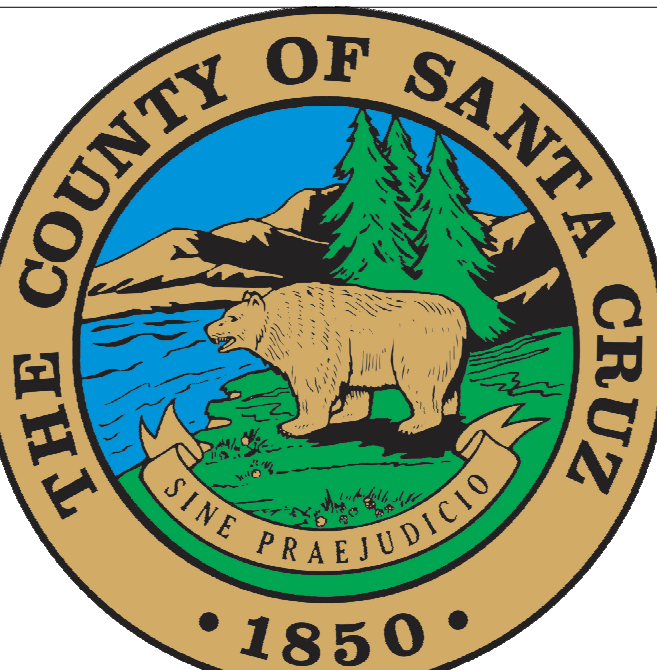
**34 DETAILED SILL FLASHING**

SCALE: 1/2" = 1'-0"



**24 DOOR-SLIDING GLASS - THRESHOLD**

SCALE: 3" = 1'-0"



THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

SANTA CRUZ ADU PROTOTYPES

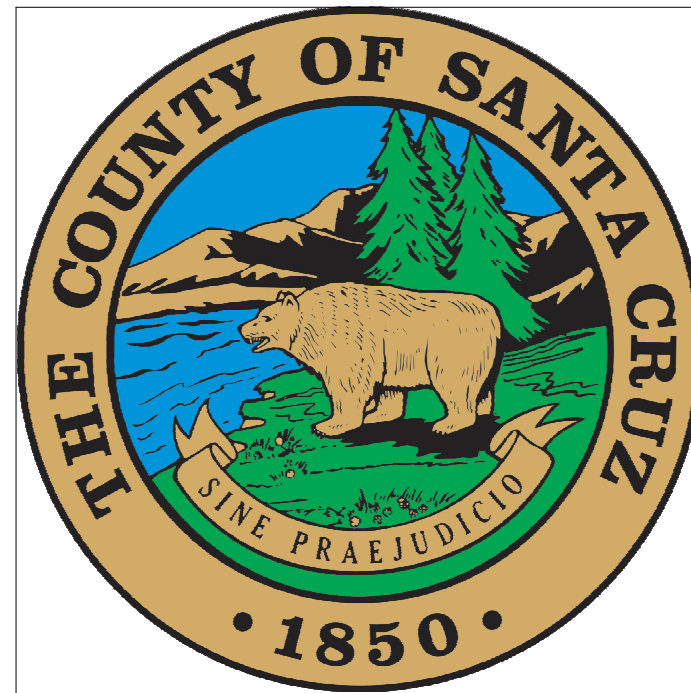
SANTA CRUZ, CA

ARCHITECTURAL DETAILS - COMMON

DATE  
11/20/23  
SHEET

A-901

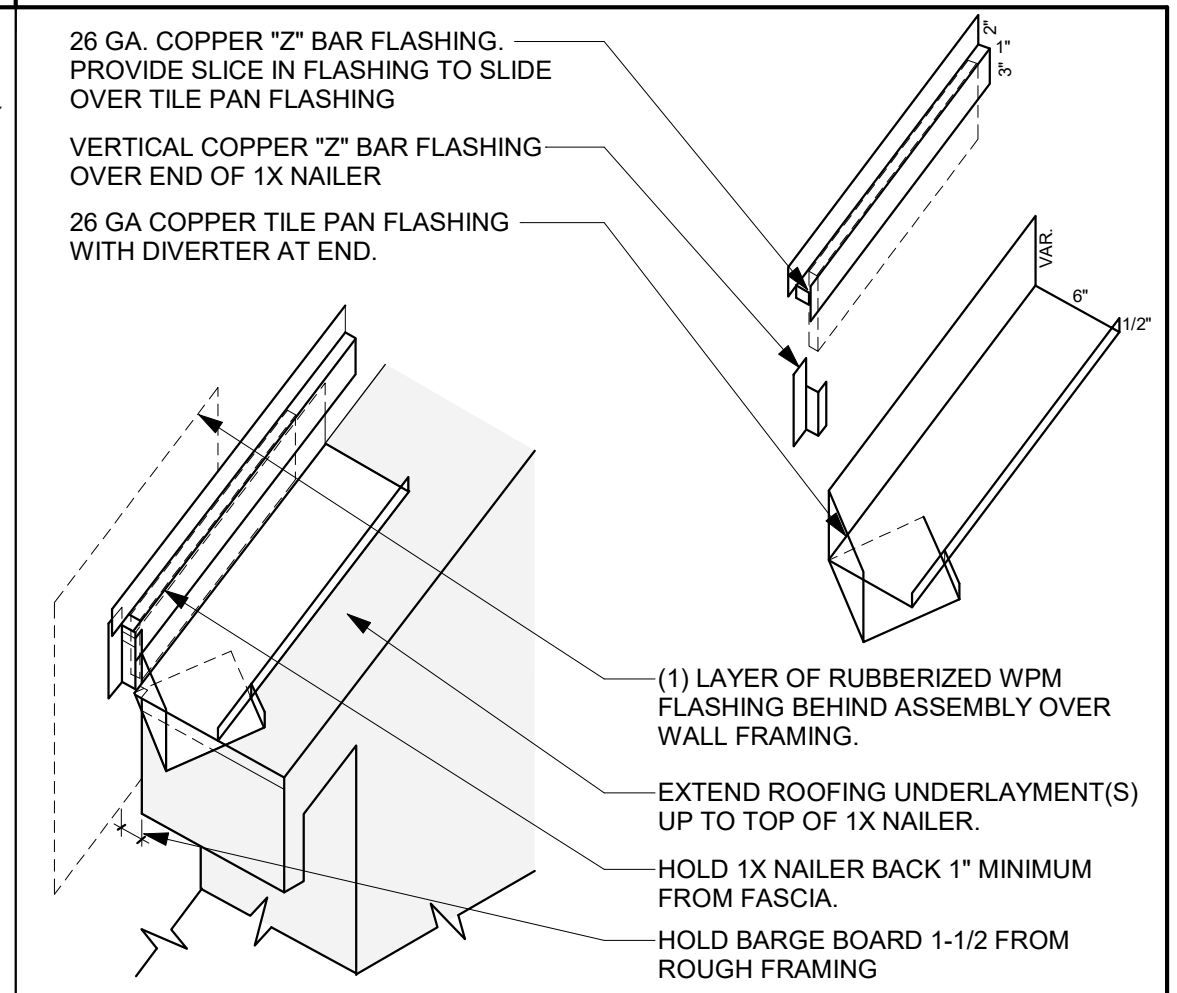
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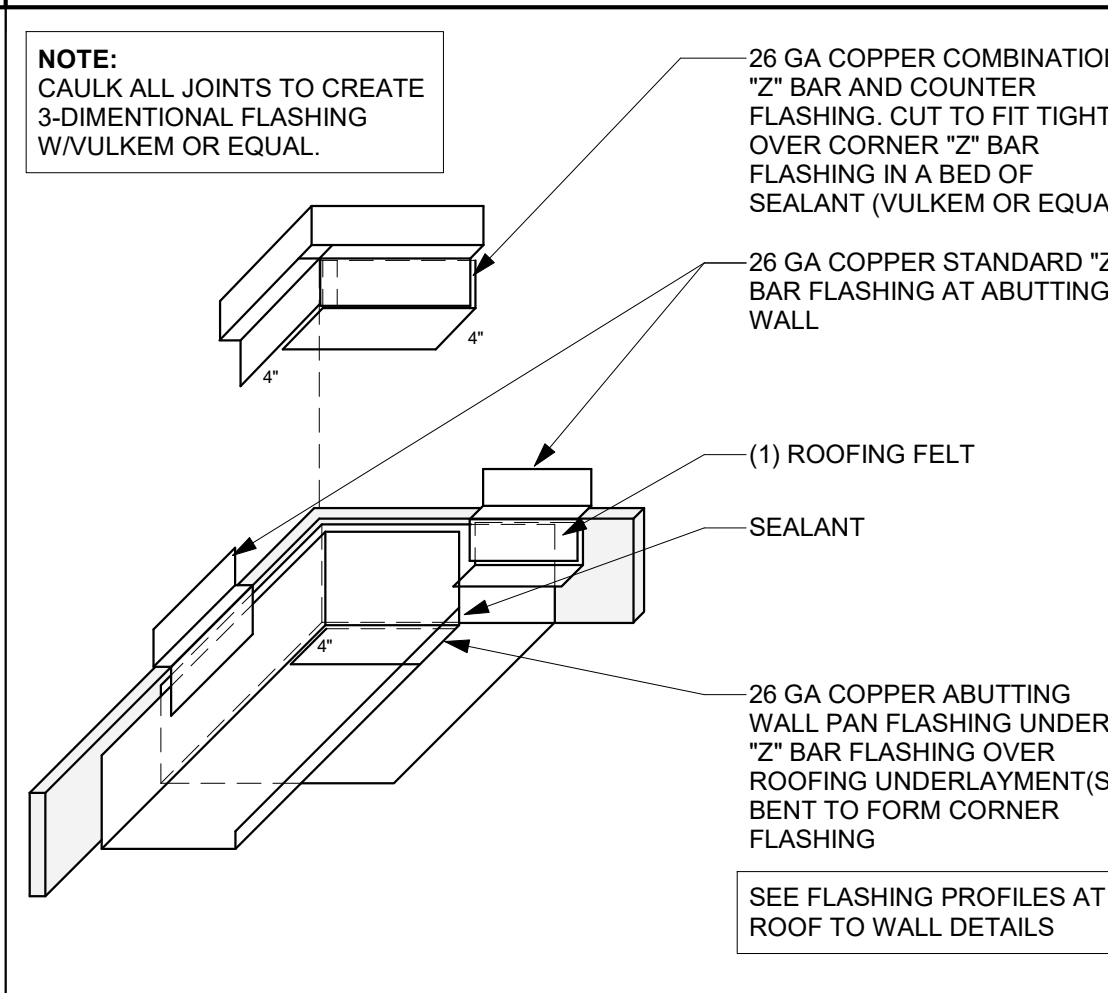
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**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA  
**ARCHITECTURAL DETAILS - COMMON**

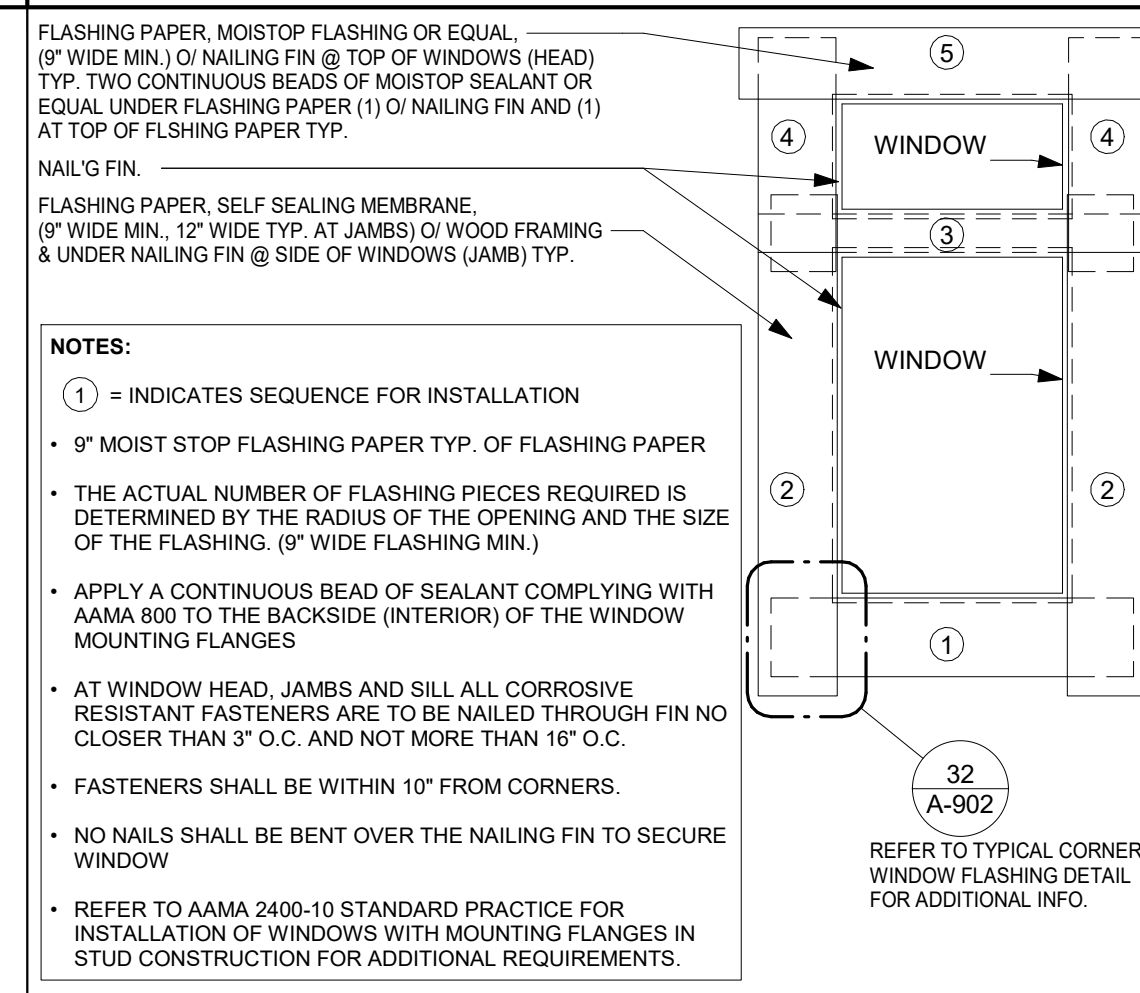
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DATE 11/20/23  
SHEET **A-902**



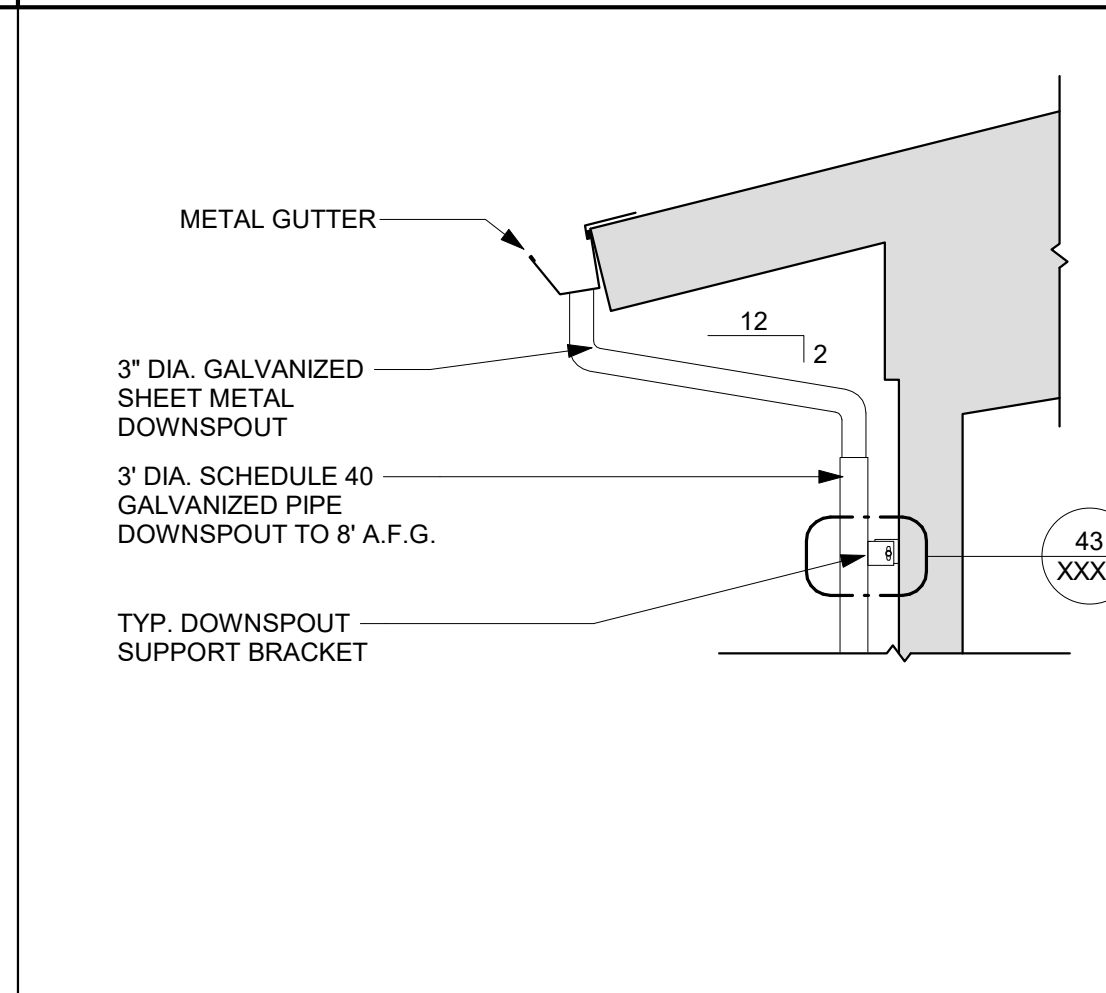
**11 ROOF TO WALL TYP. FLASHING 1**  
SCALE: 6" = 1'-0"



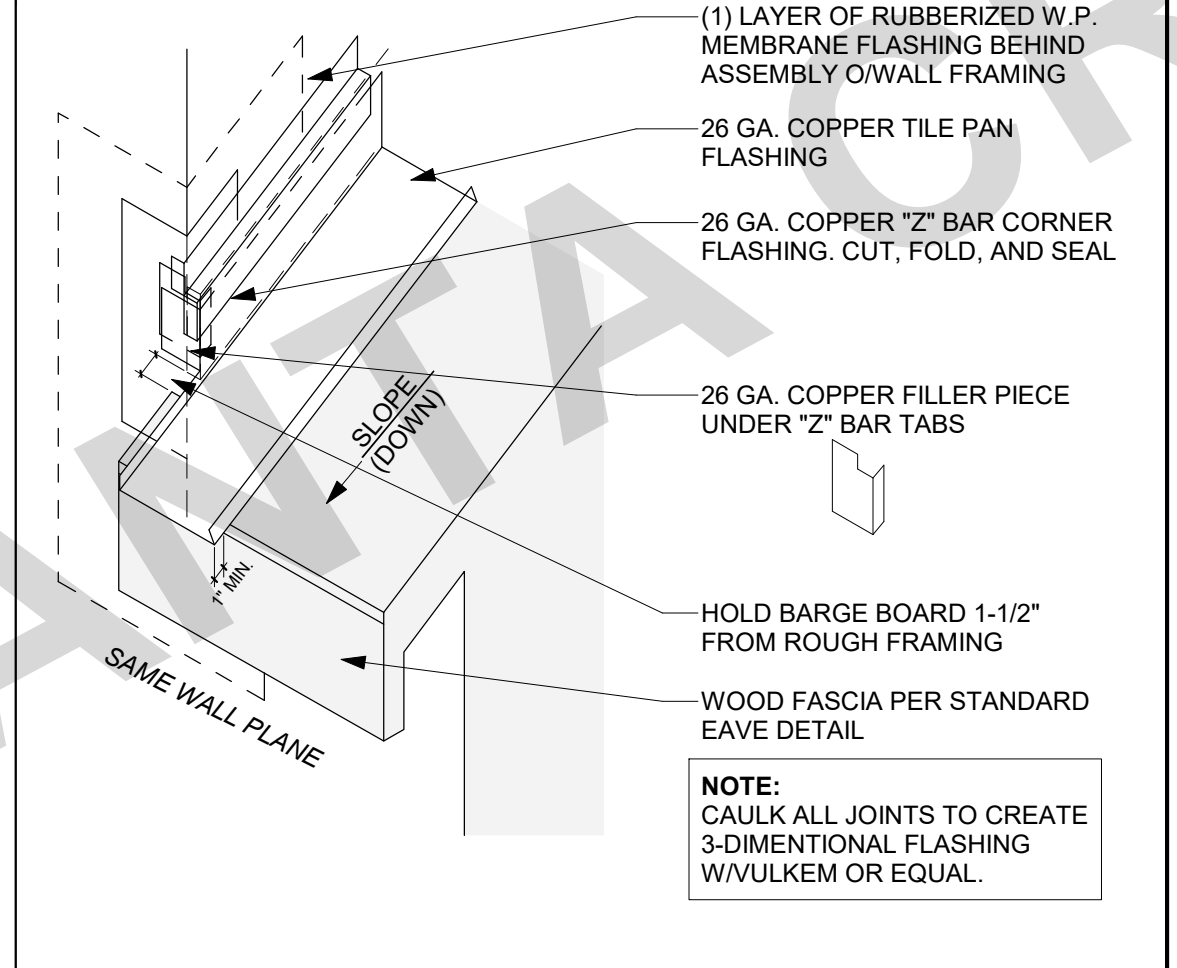
**21 ROOF TO WALL TYP. FLASHING 5**  
SCALE: 3" = 1'-0"



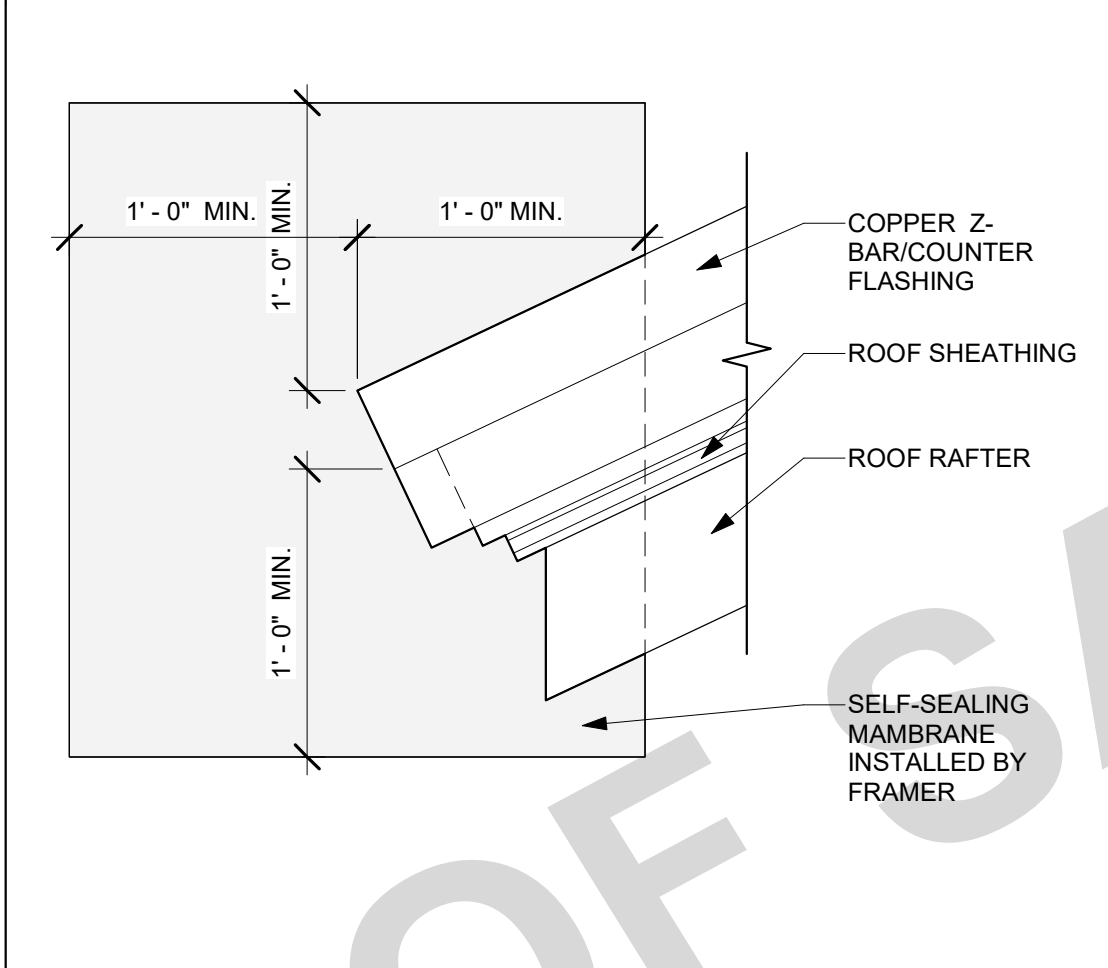
**31 FLASHING - WINDOW TYP.**  
SCALE: 12" = 1'-0"



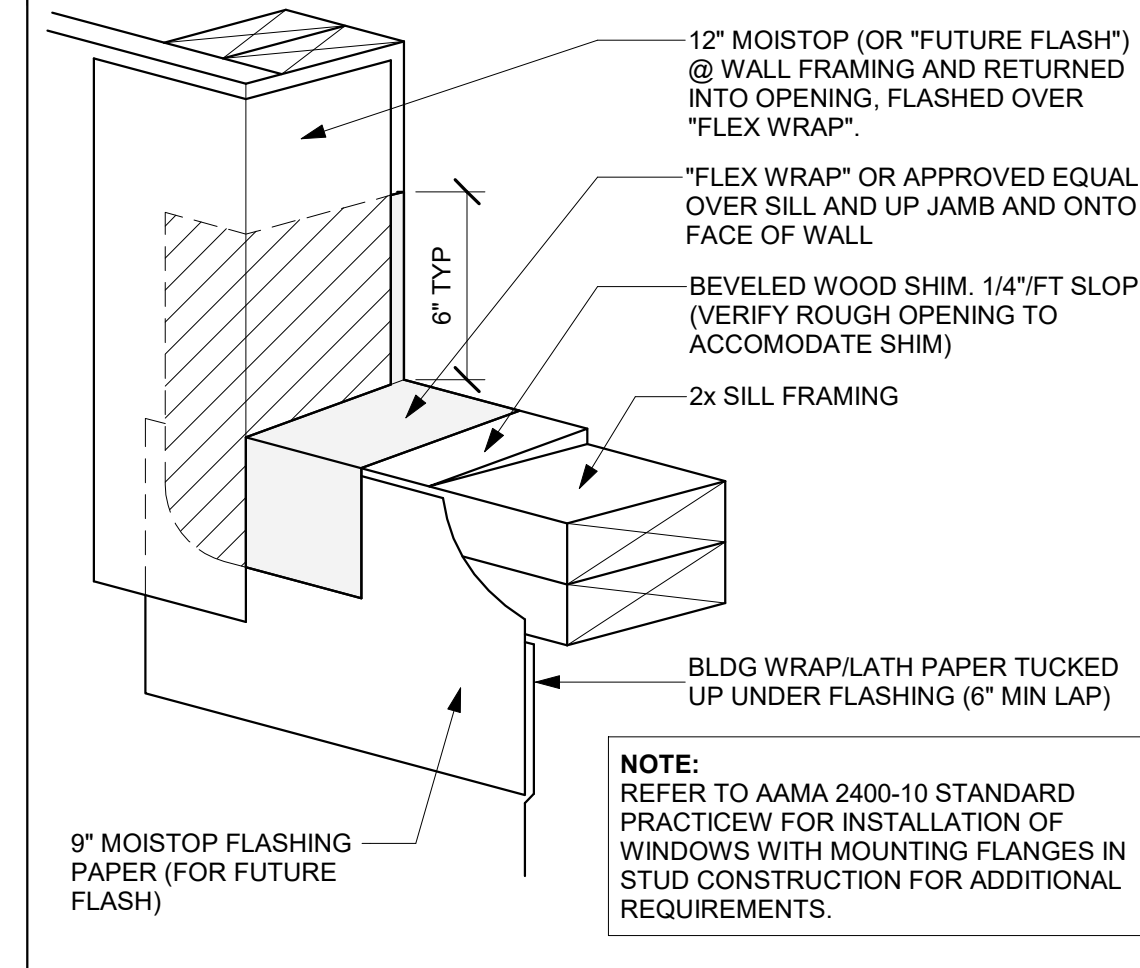
**41 GUTTER TO EXT. DOWNSPOUT**  
SCALE: 1/2" = 1'-0"



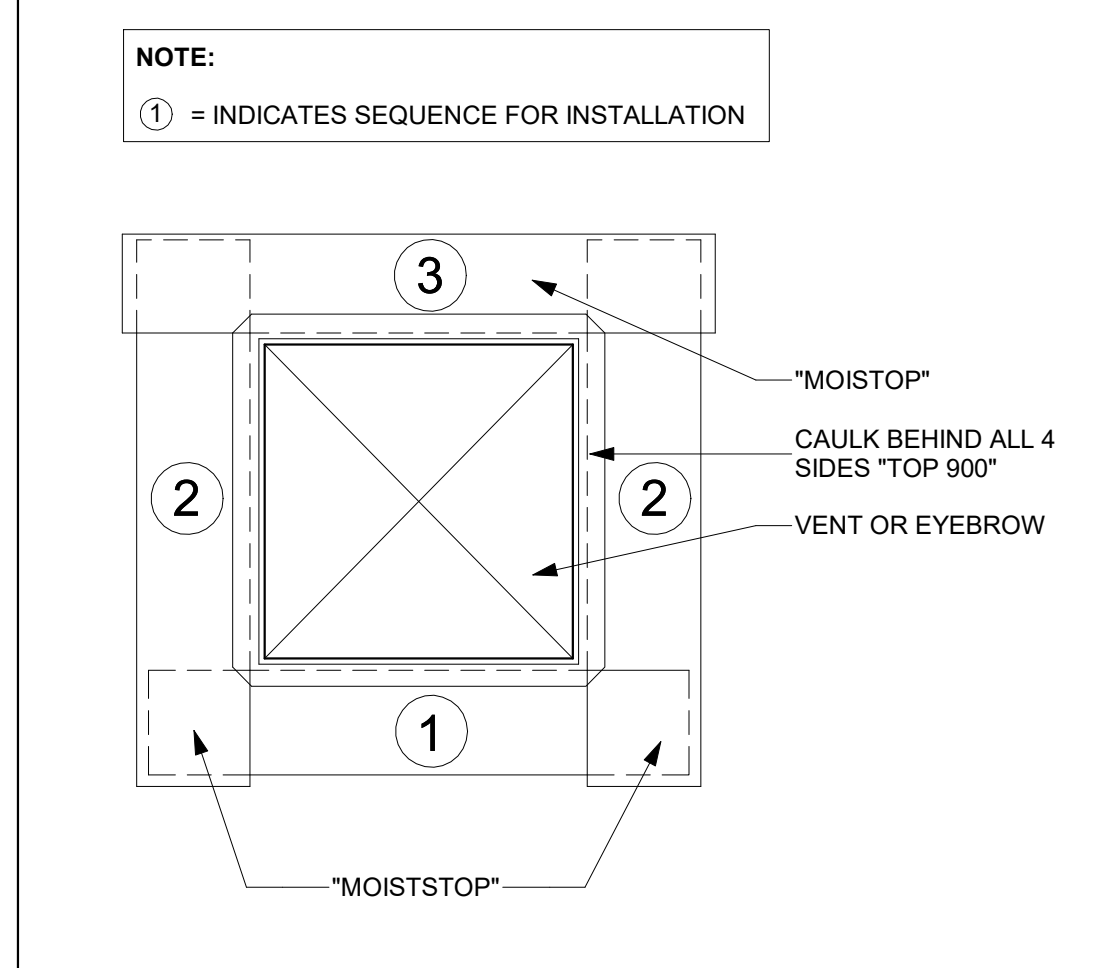
**12 ROOF TO WALL TYP. FLASHING 2**  
SCALE: 3" = 1'-0"



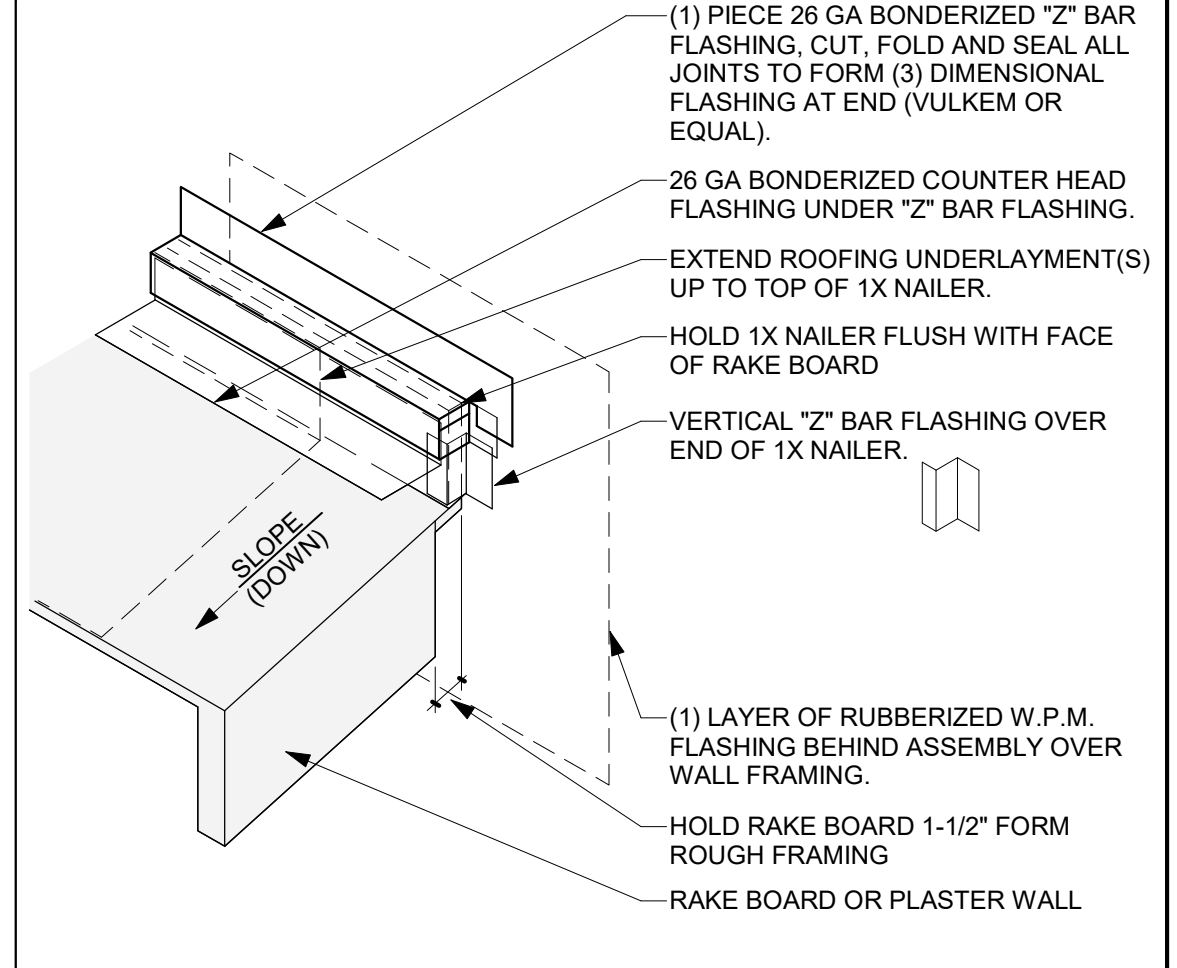
**22 FLASHING - FASCIA TO WALL TYP.**  
SCALE: 1 1/2" = 1'-0"



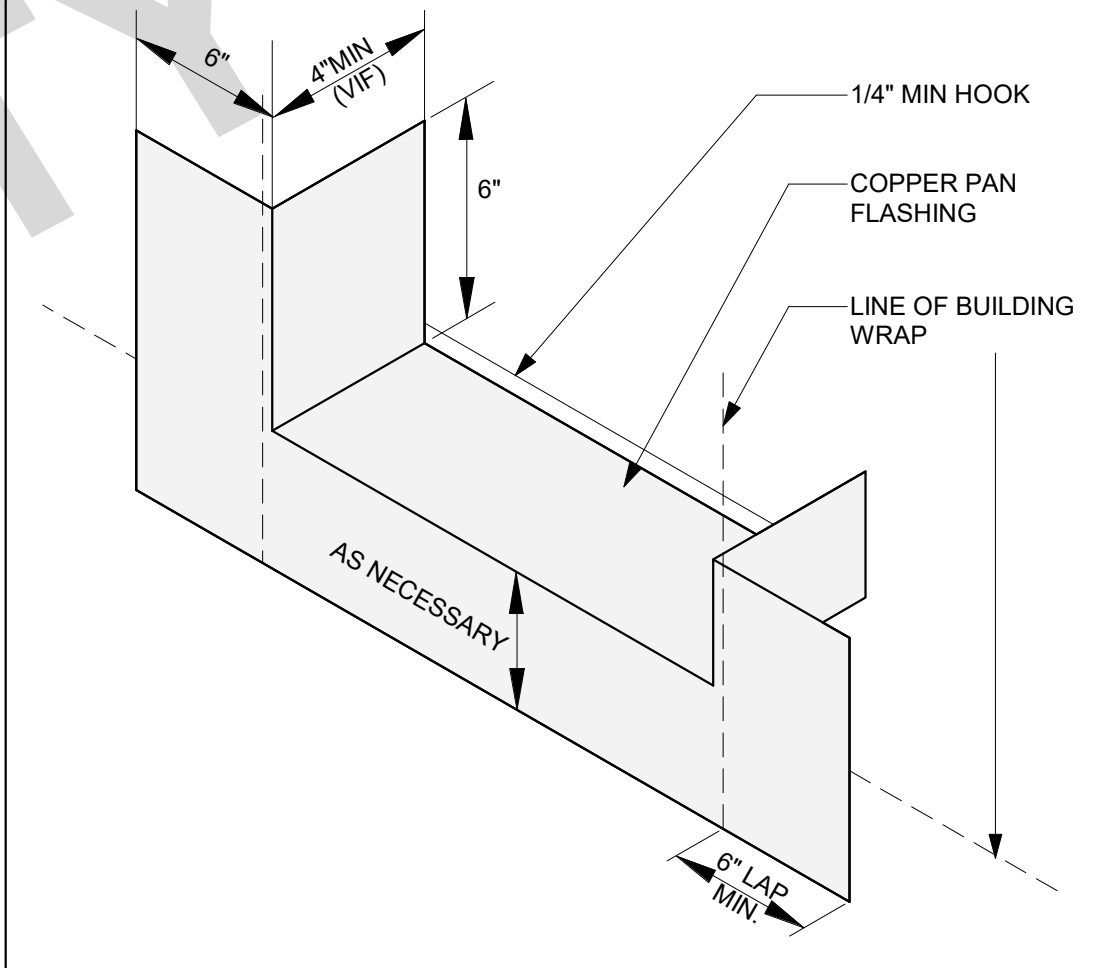
**32 FLASHING - WINDOW CORNER TYP.**  
SCALE: 12" = 1'-0"



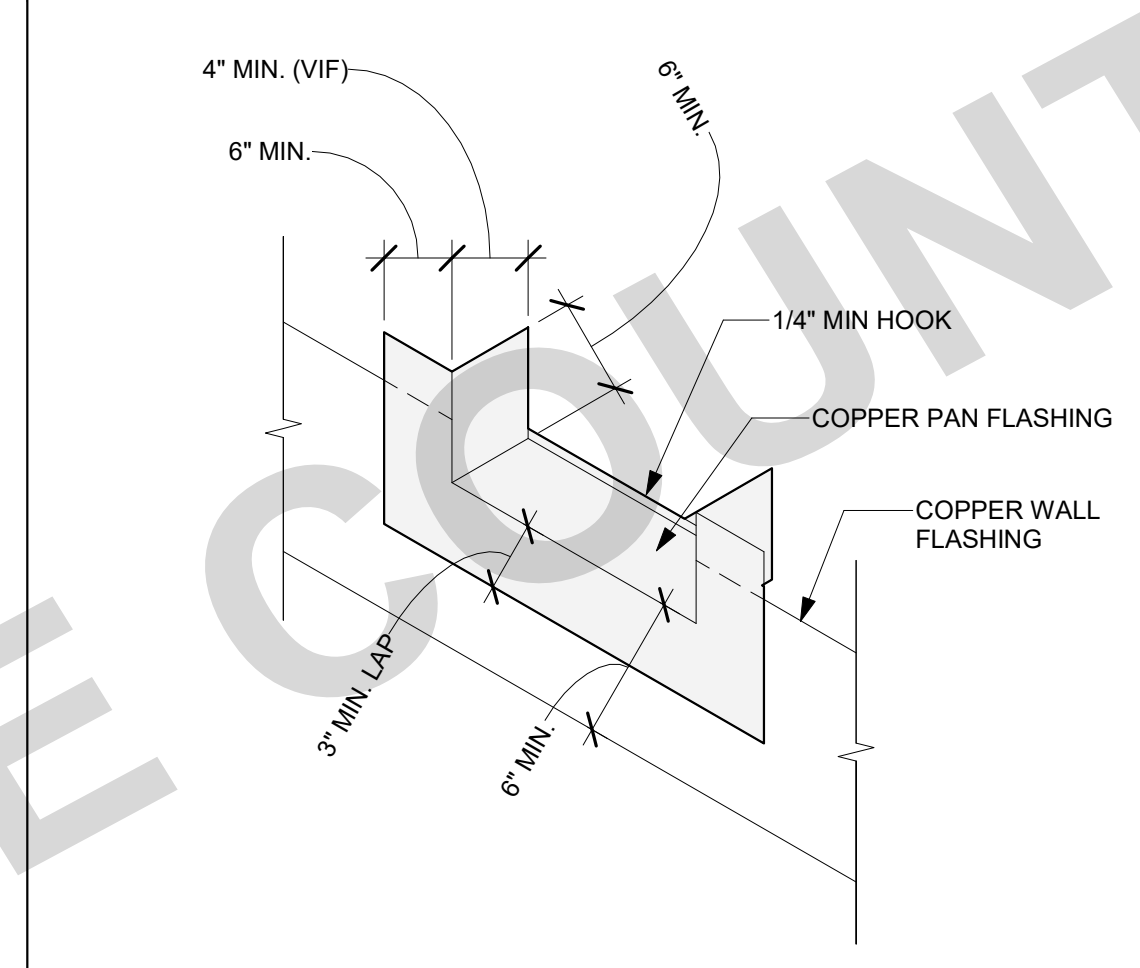
**42 FLASHING - G.I. VENT**  
SCALE: 1" = 1'-0"



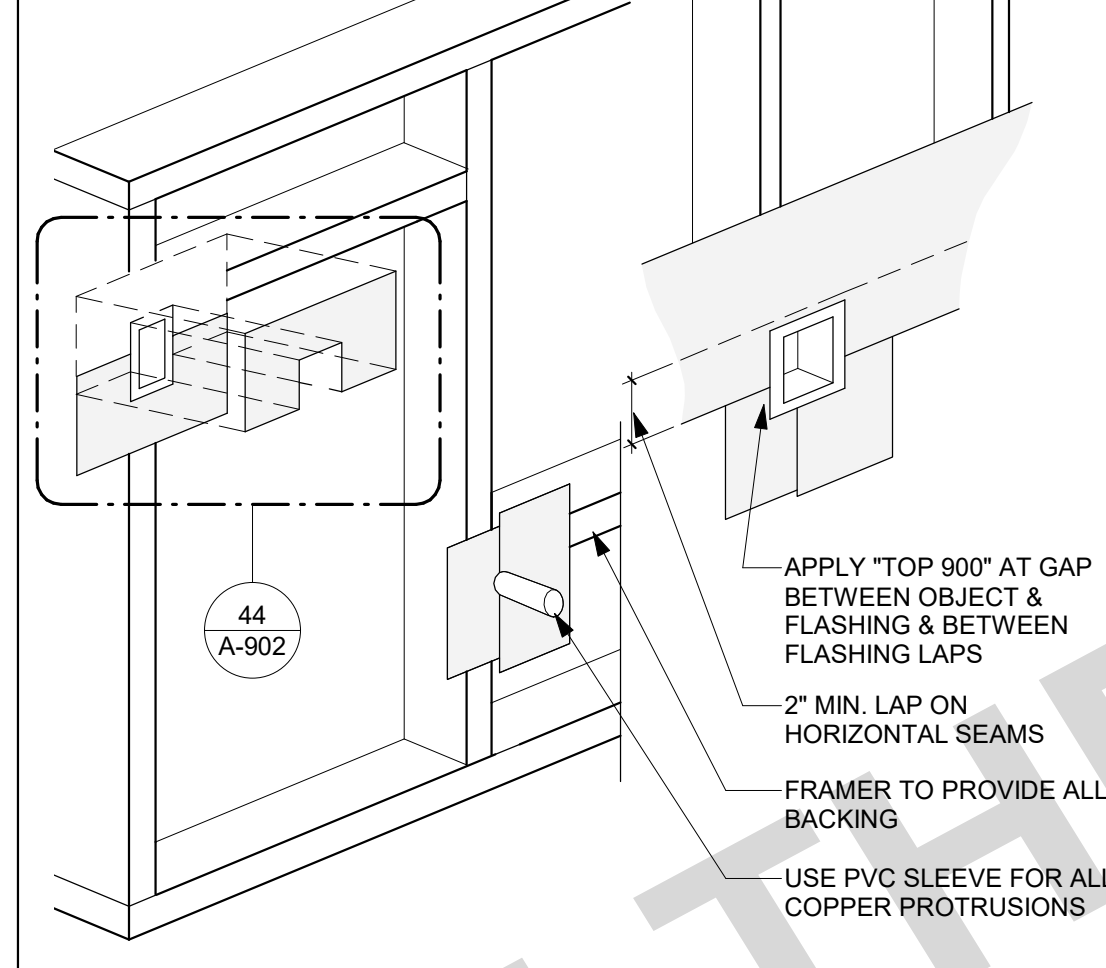
**13 ROOF TO WALL TYP. FLASHING 3**  
SCALE: 3" = 1'-0"



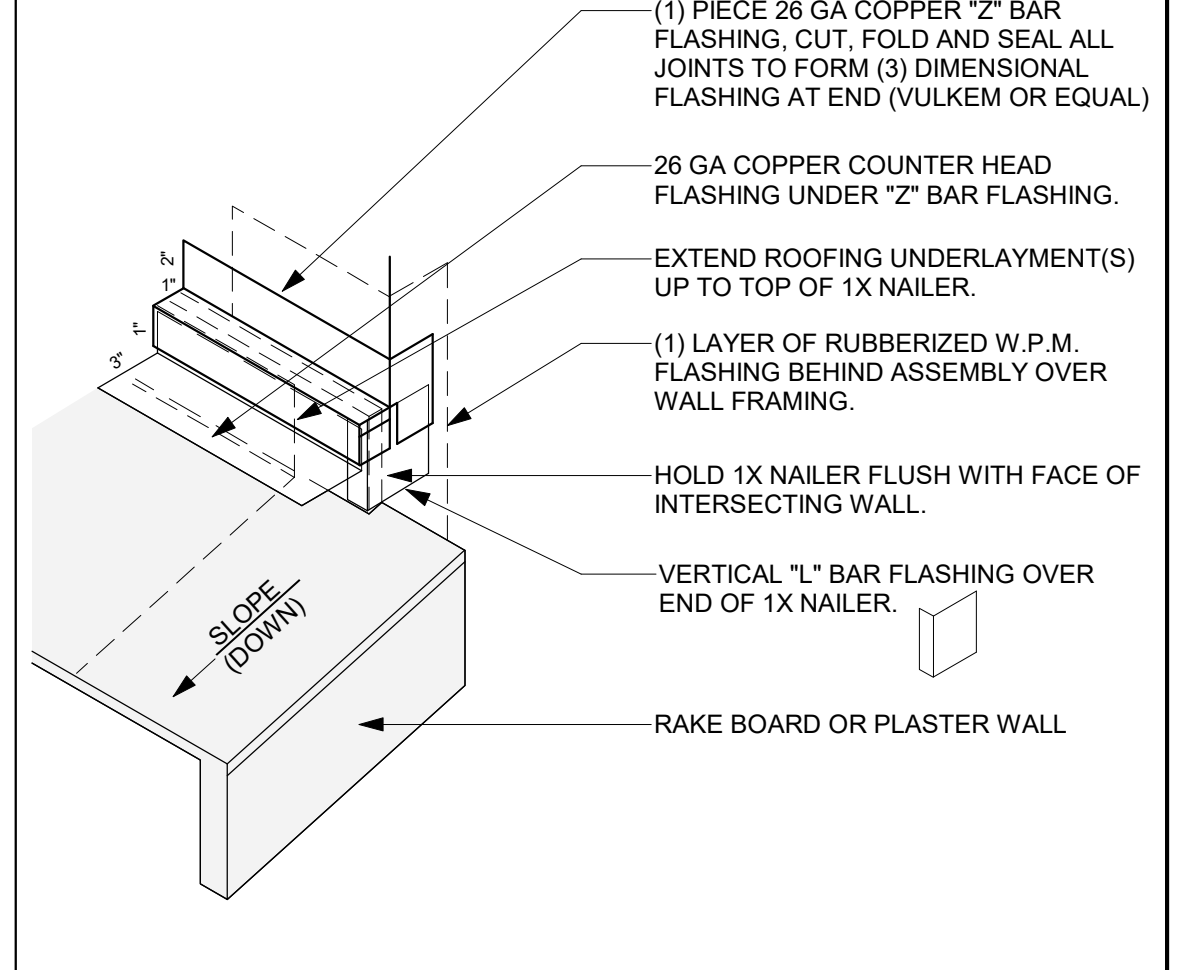
**23 FLASHING PAN @ DOOR THRESHOLD**  
SCALE: 3" = 1'-0"



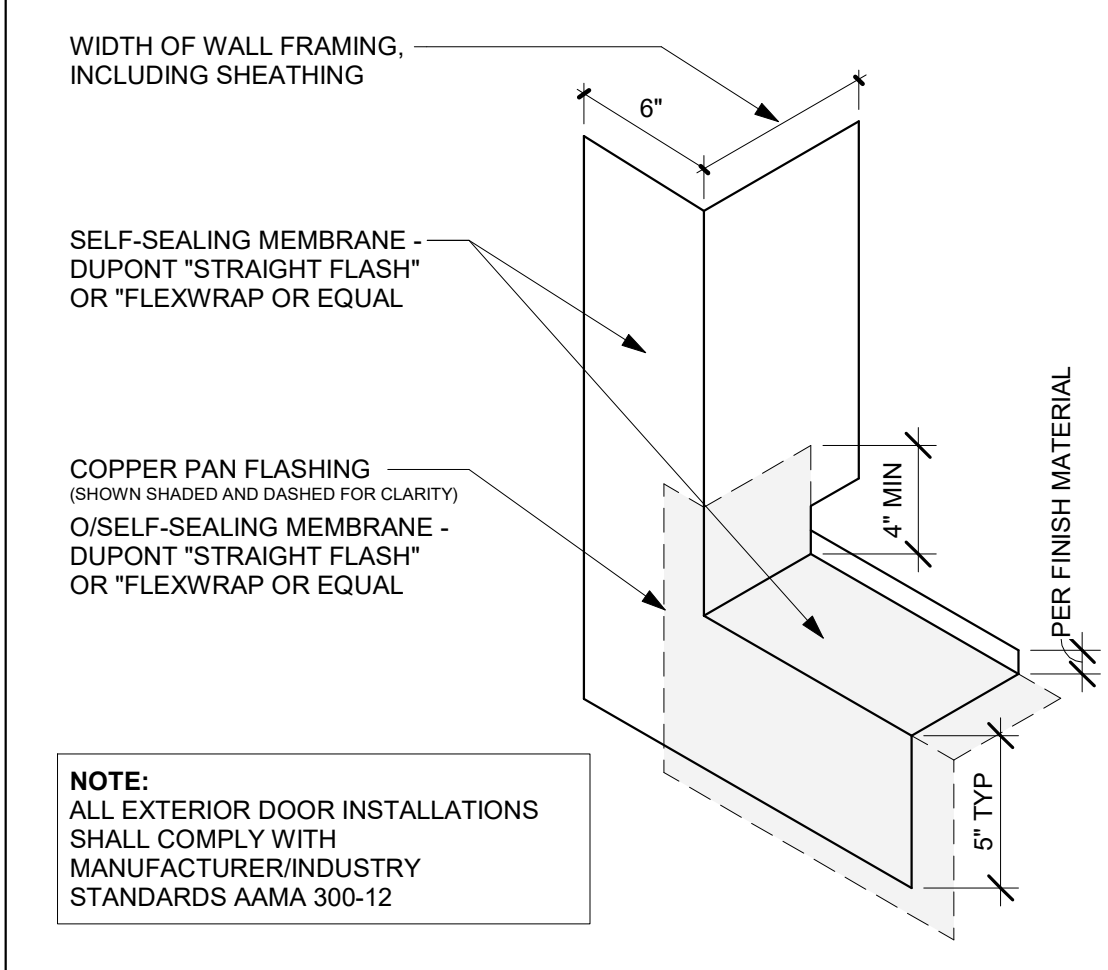
**33 FLASHING - DOOR AT GRADE**  
NTS



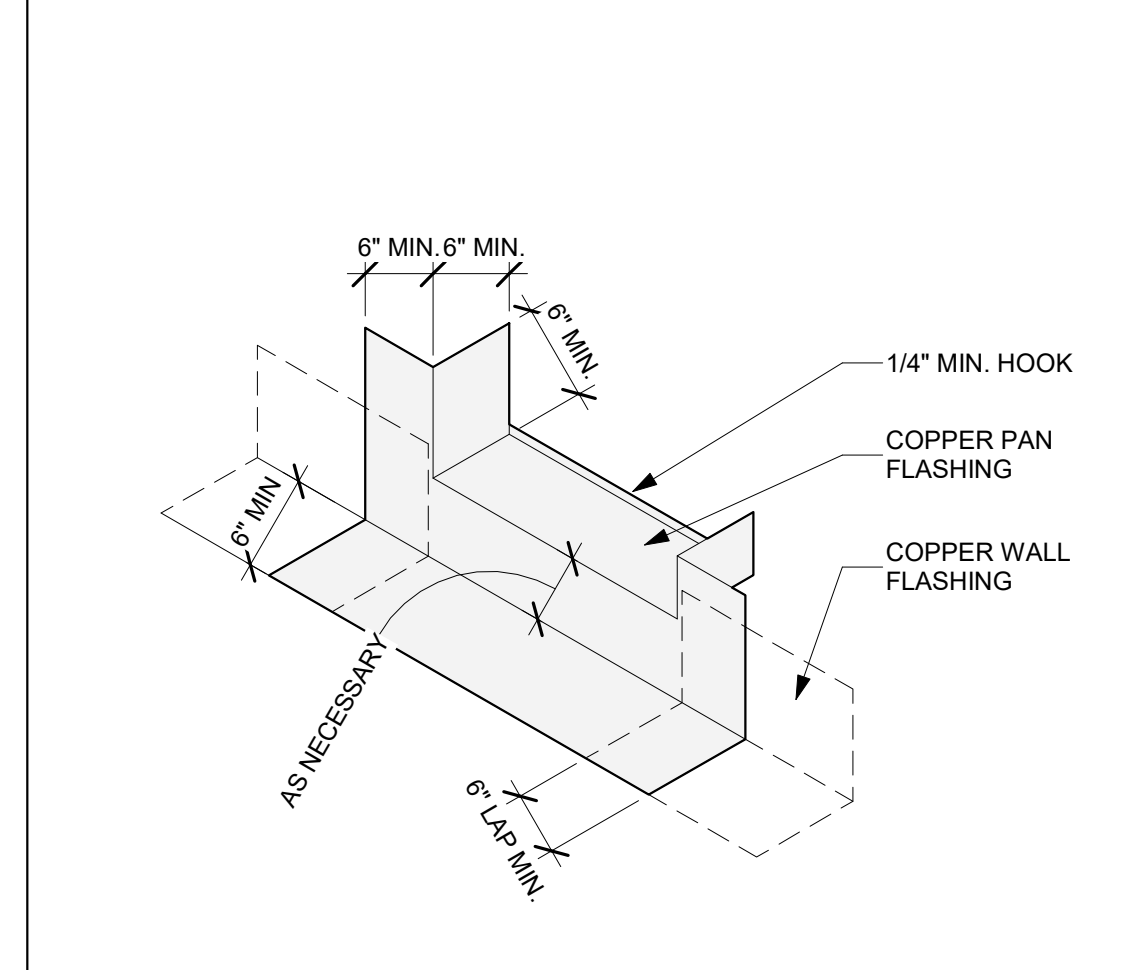
**43 FLASHING - PROTRUSIONS**  
SCALE: 1 1/2" = 1'-0"



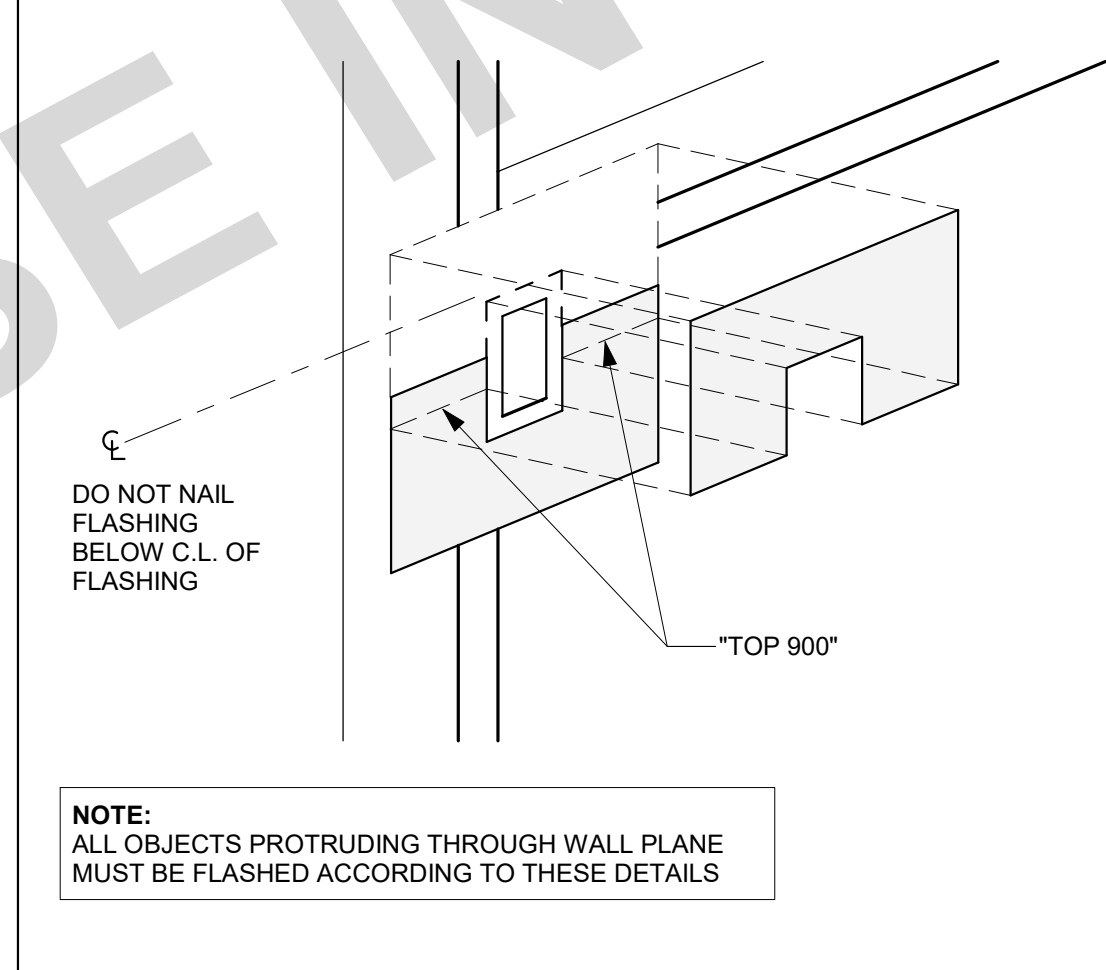
**14 ROOF TO WALL TYP. FLASHING 4**  
SCALE: 3" = 1'-0"



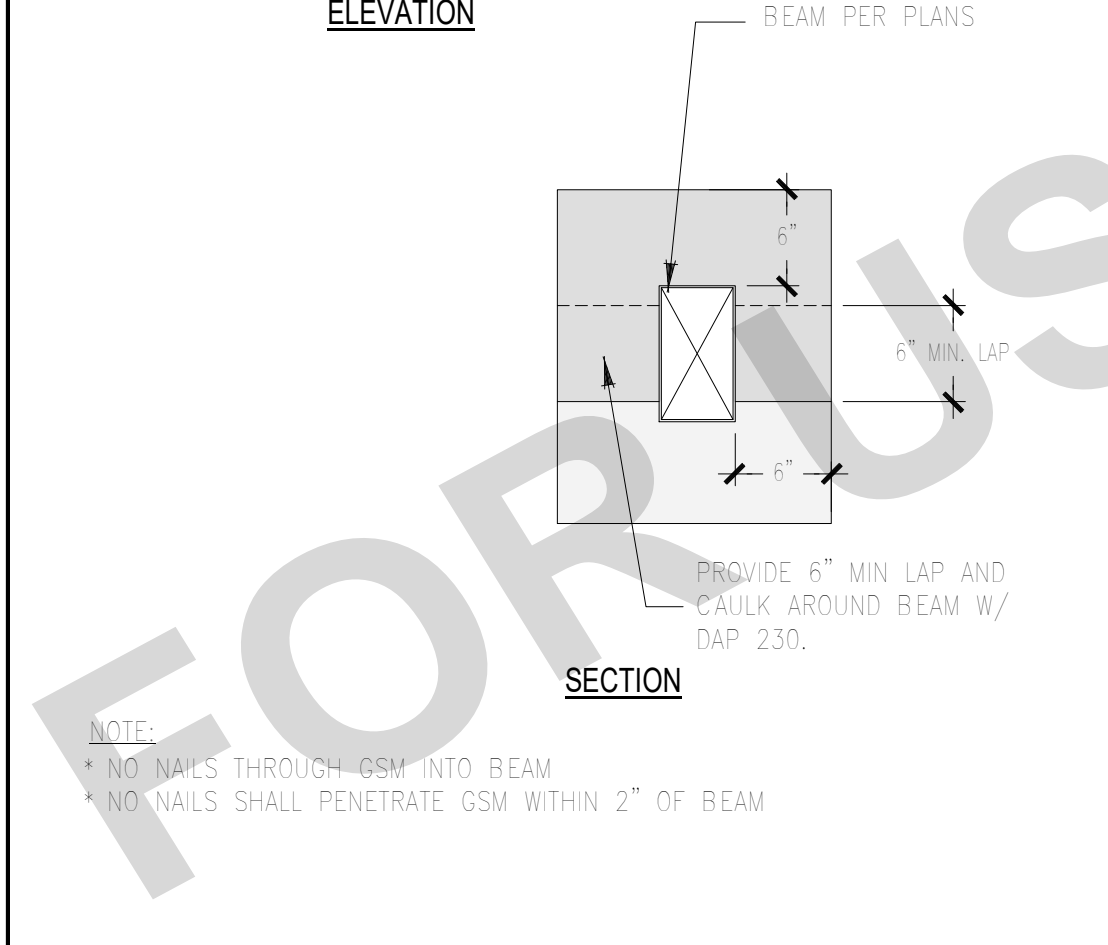
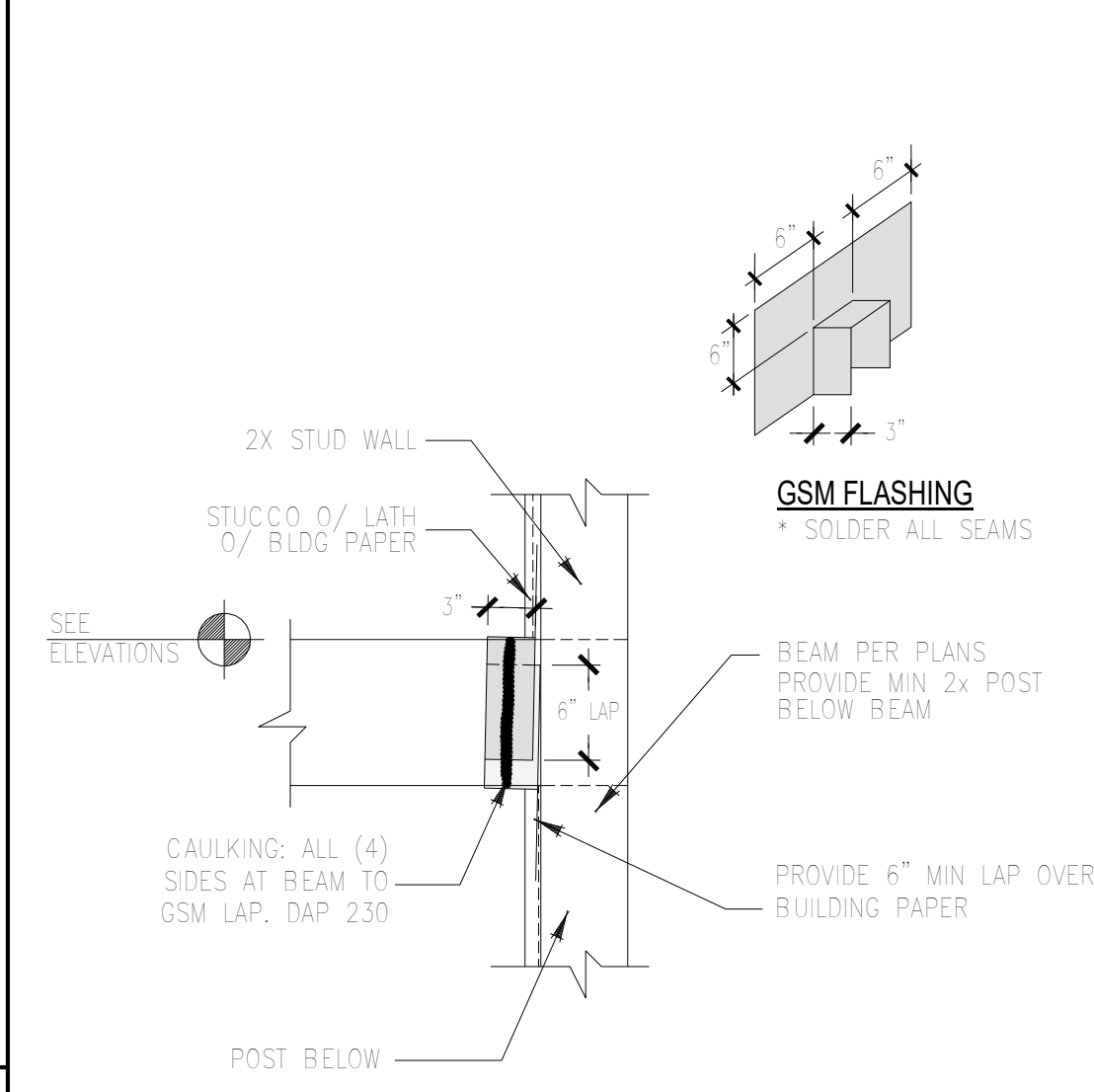
**24 FLASHING - JAMB TO SILL TYP.**  
SCALE: 3" = 1'-0"



**34 FLASHING - DOOR AT W.P. DECK**  
NTS

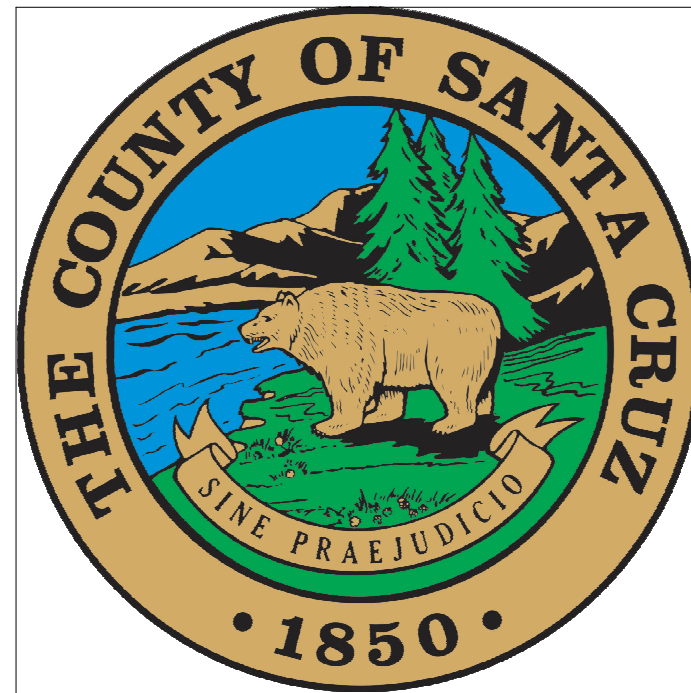


**44 FLASHING - DETAILED PROTRUSION**  
SCALE: 1 1/2" = 1'-0"

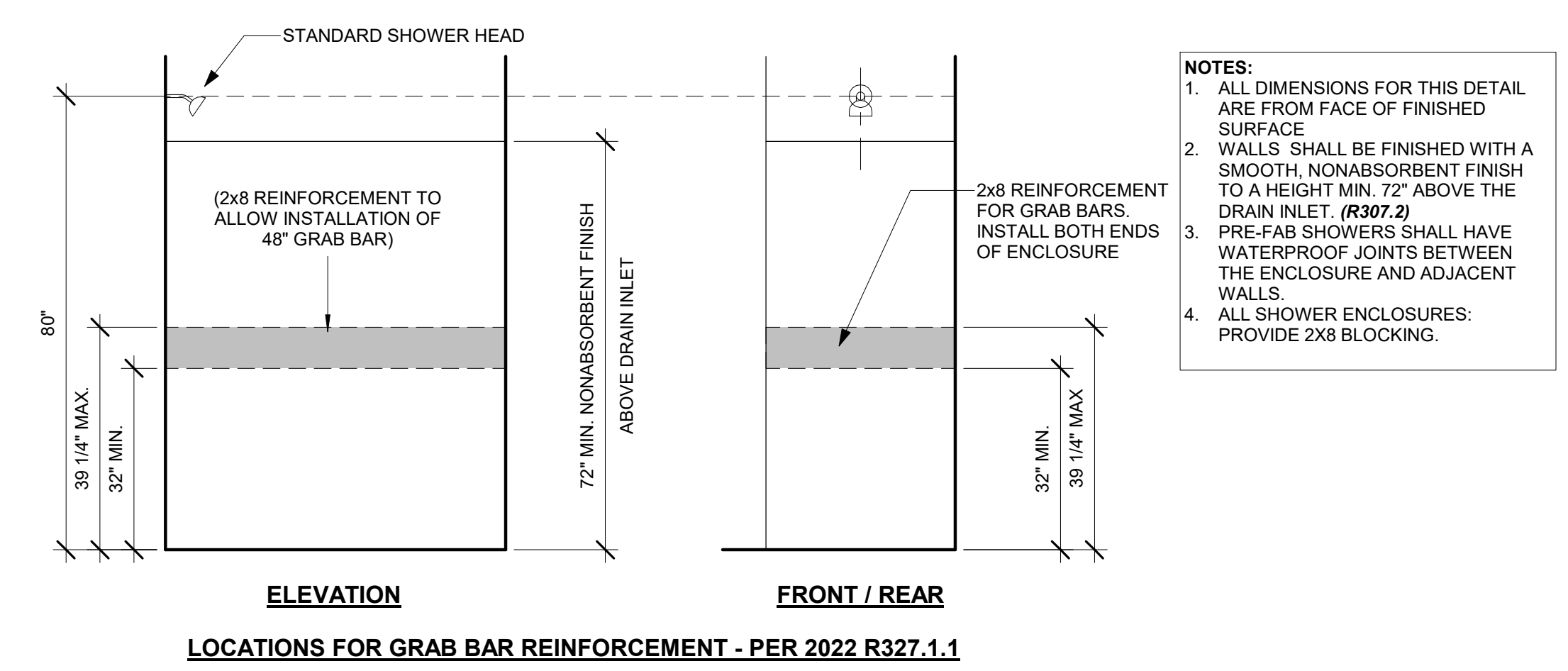


**54 BEAM TO WALL FLASHING**  
SCALE: 1" = 1'-0"

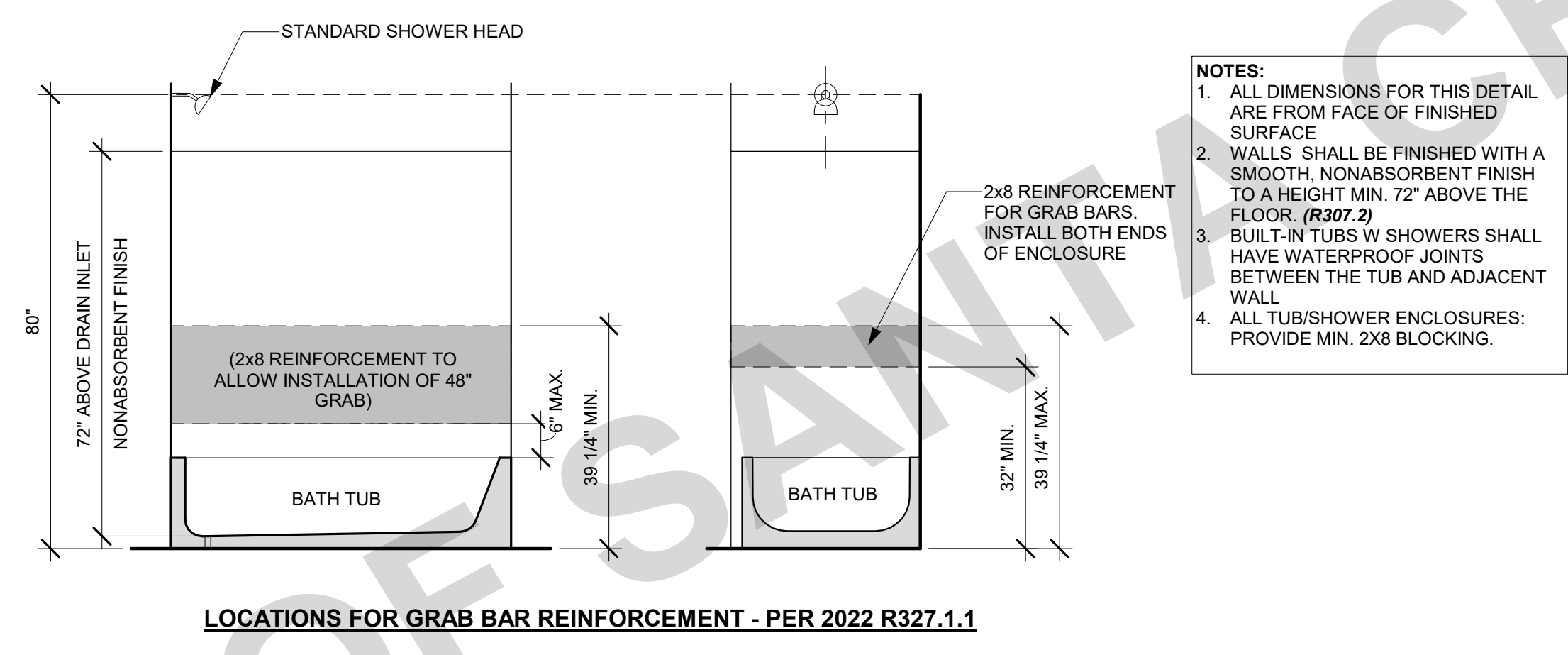
2/27/2023 2:15:50 PM C:\Users\jbenarra\Documents\2460-01-CU21\_Santa Cruz ADU Central\_2022\_jbenarra.rvt



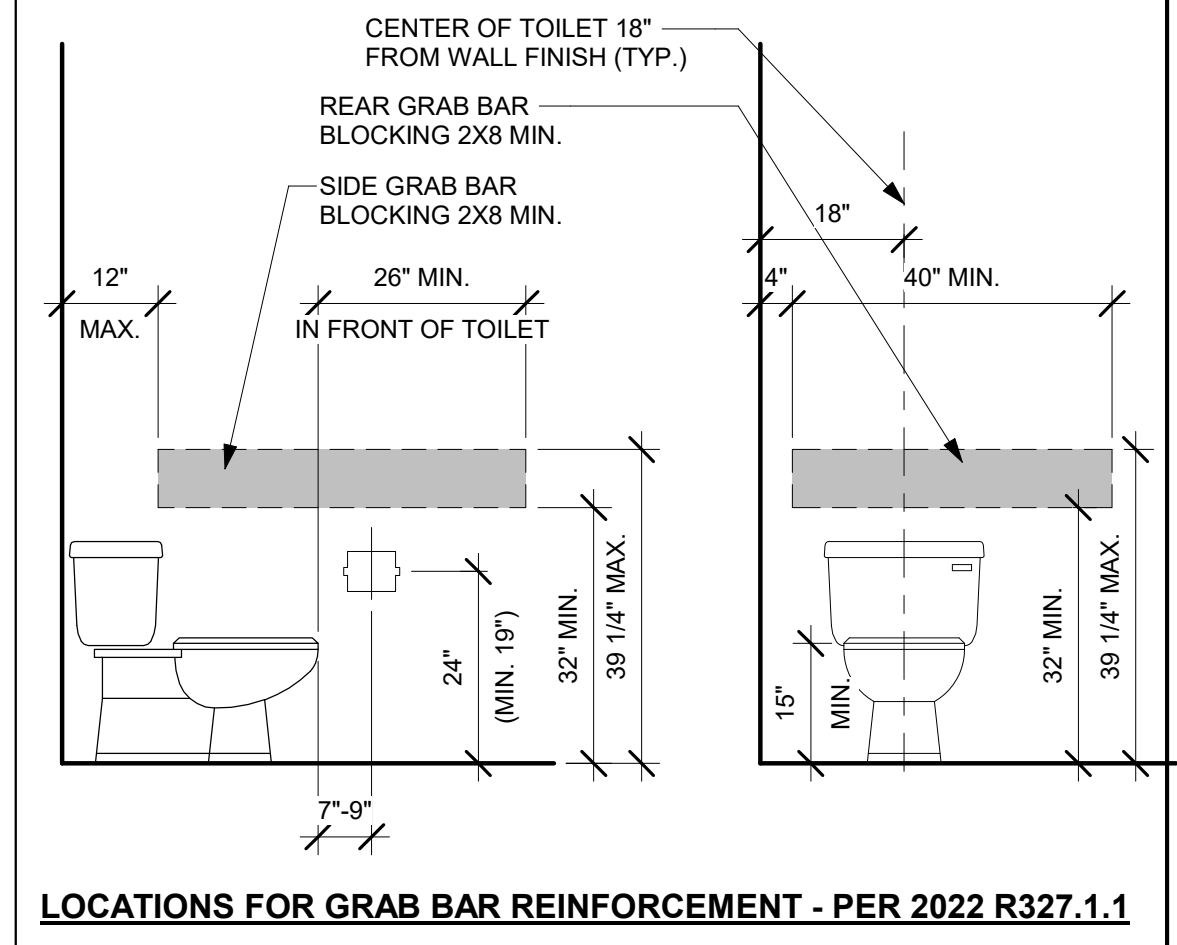
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**21 AGING-IN-PLACE SHOWER COMPLIANCE**  
SCALE: 1/2" = 1'-0"



**22 AGING-IN-PLACE TUB COMPLIANCE**  
SCALE: 1/2" = 1'-0"

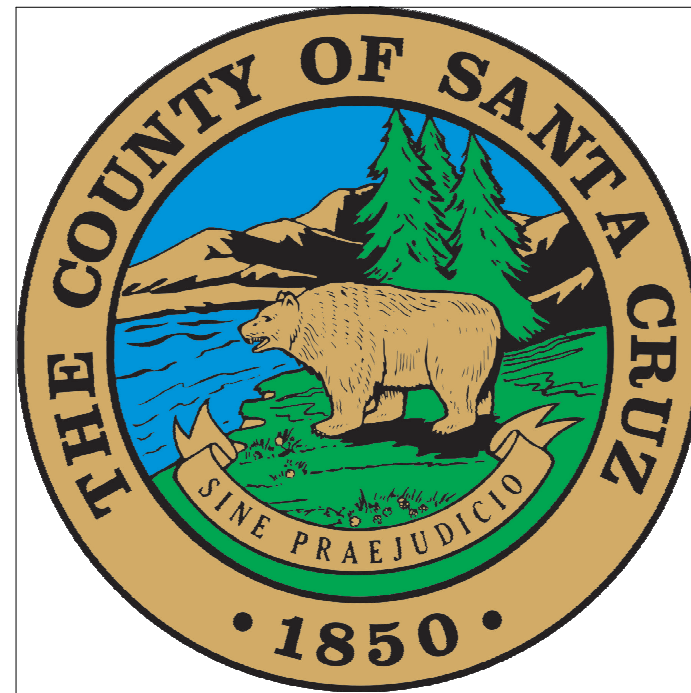


**13 AGING-IN-PLACE WATER CLOSET**  
SCALE: 1/2" = 1'-0"

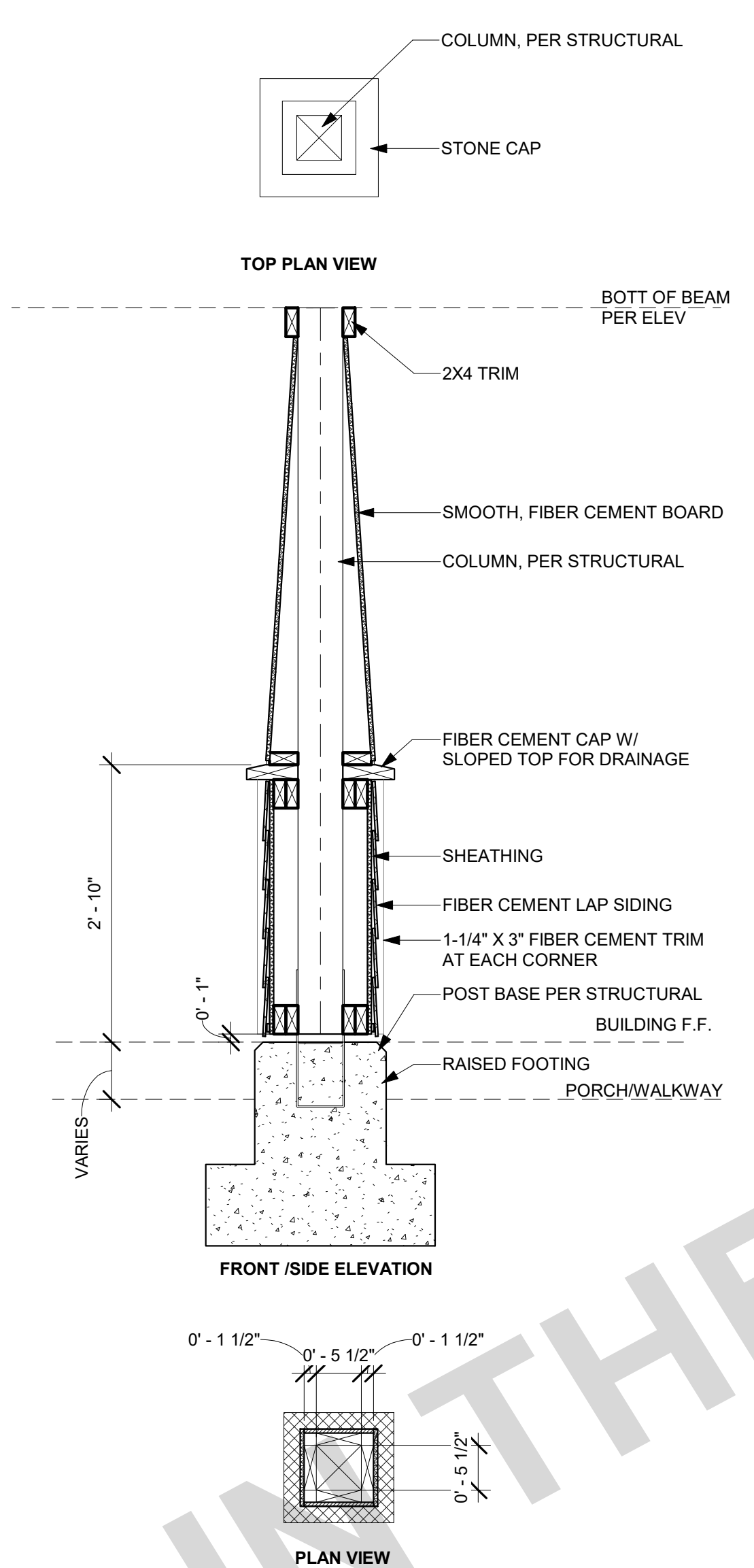
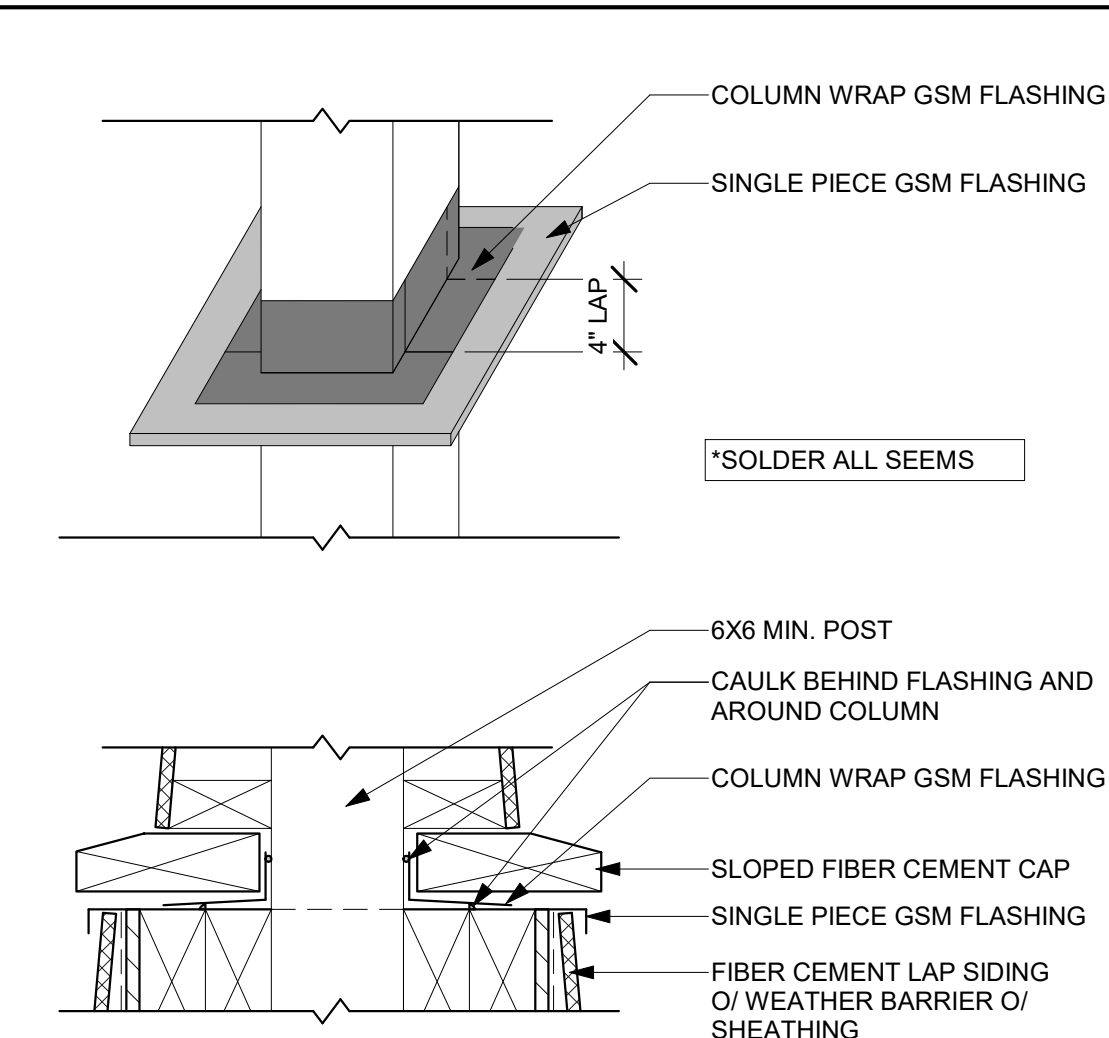
**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA  
ARCHITECTURAL DETAILS - COMMON

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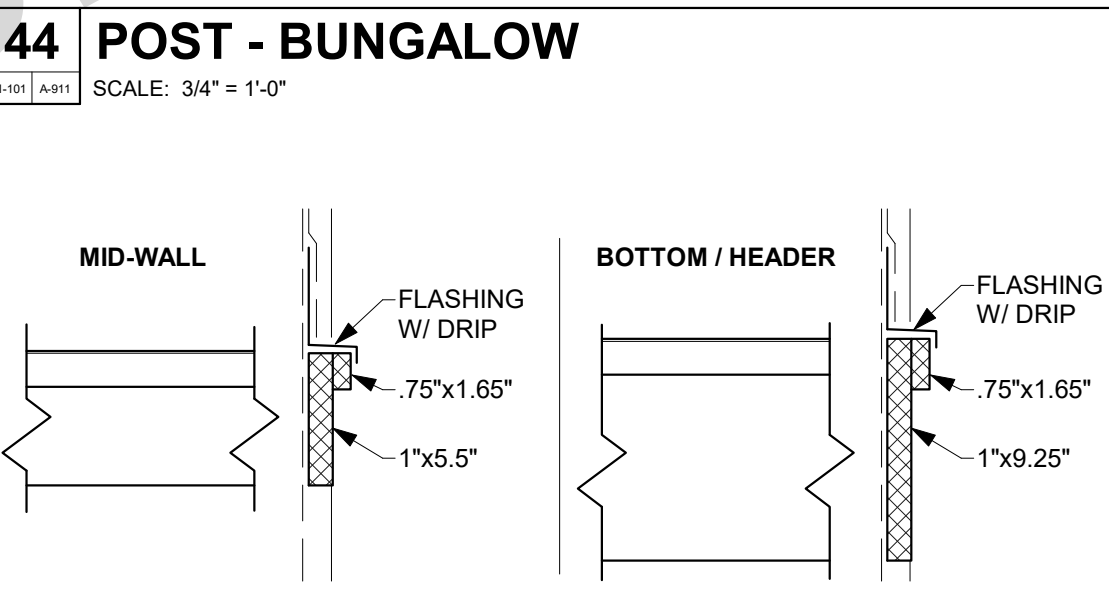
FOR USE IN THE COUNTY OF SANTA CRUZ



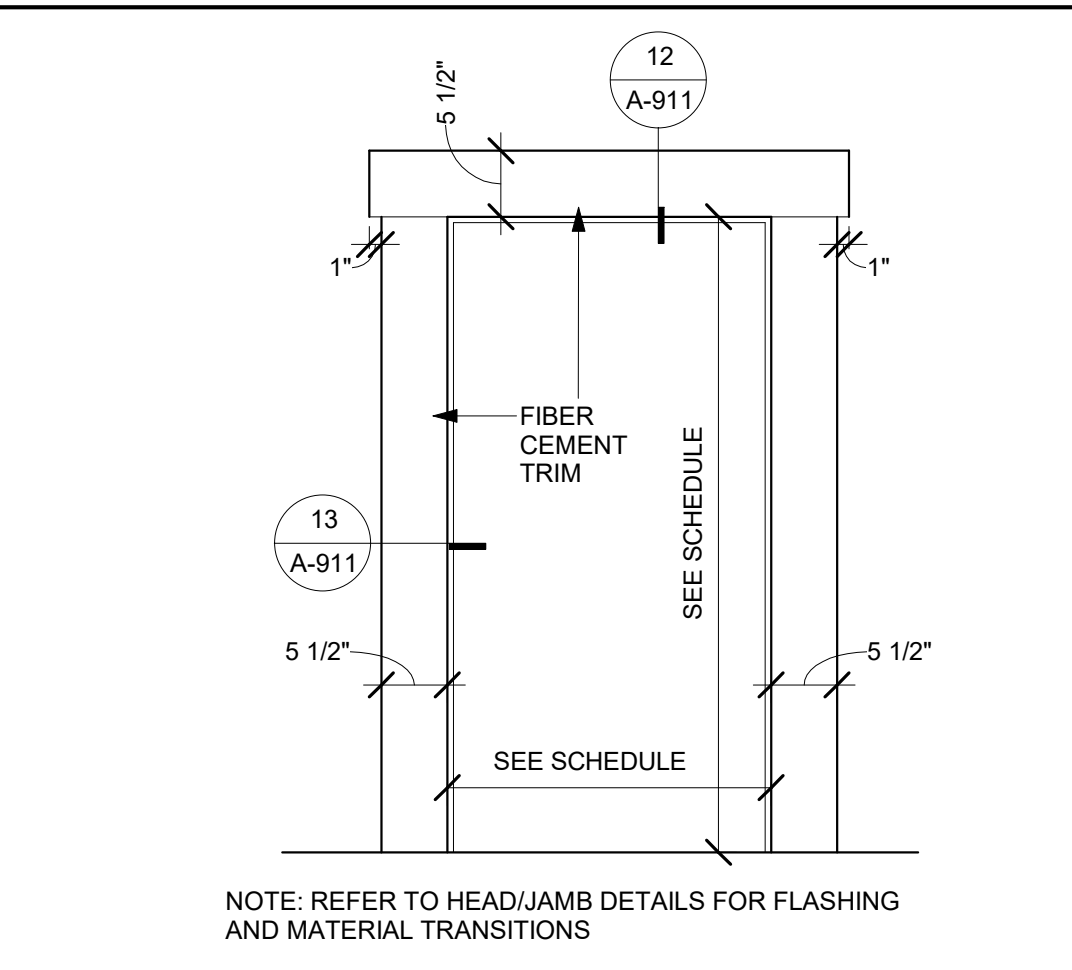
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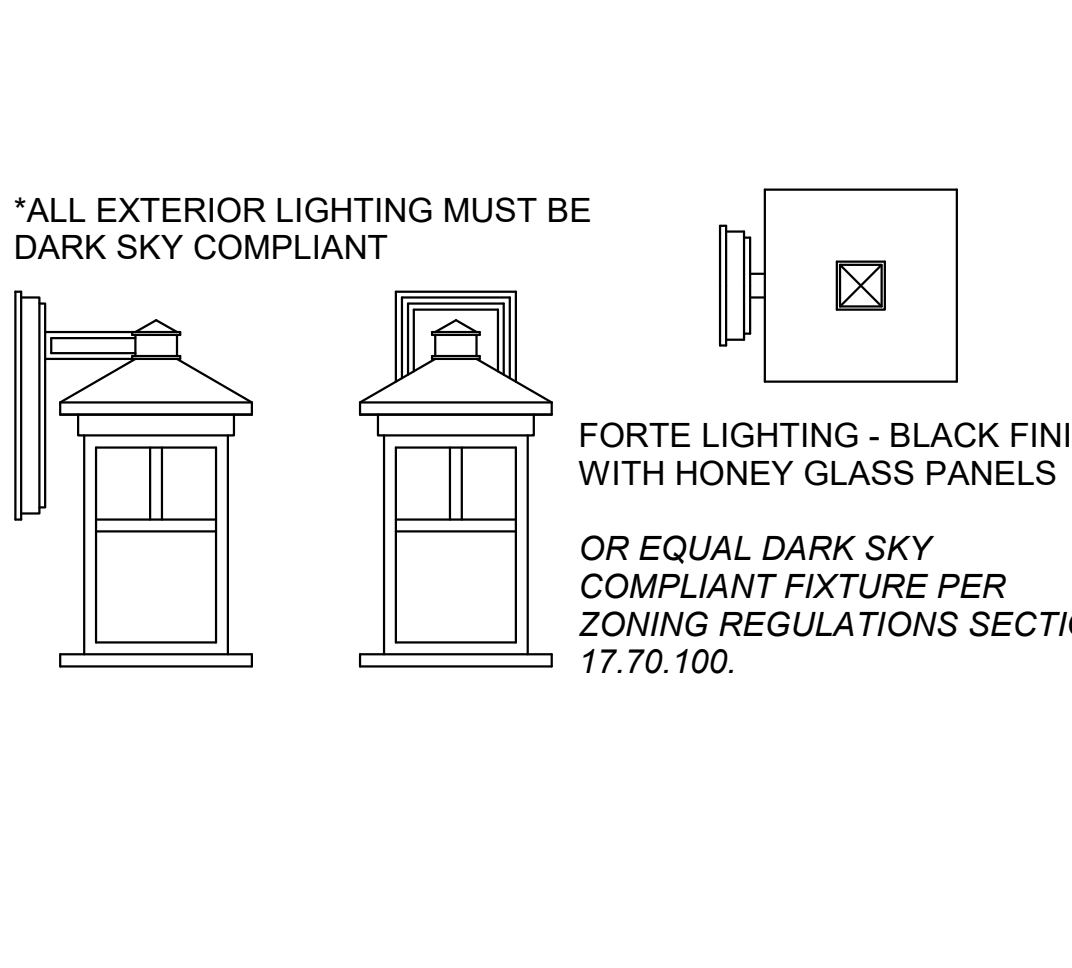
POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 8 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER (ALTERNATE, PROVIDE A PRESERVATIVE-TREATED WOOD POST OR COLUMN), 2304.12.2.2 & EXCEPTION 1 CBC



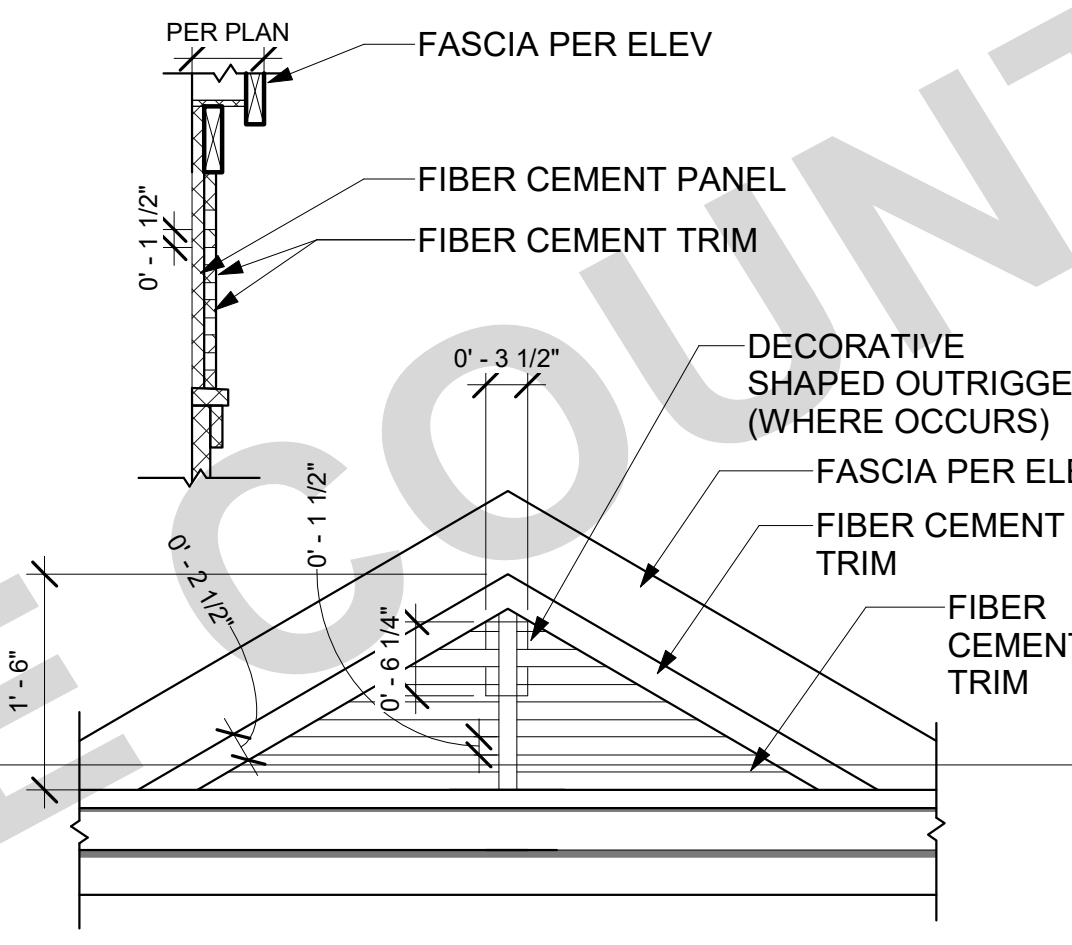
**45 TRIM PROFILE - BUNGALOW**  
SCALE: 1 1/2" = 1'-0"



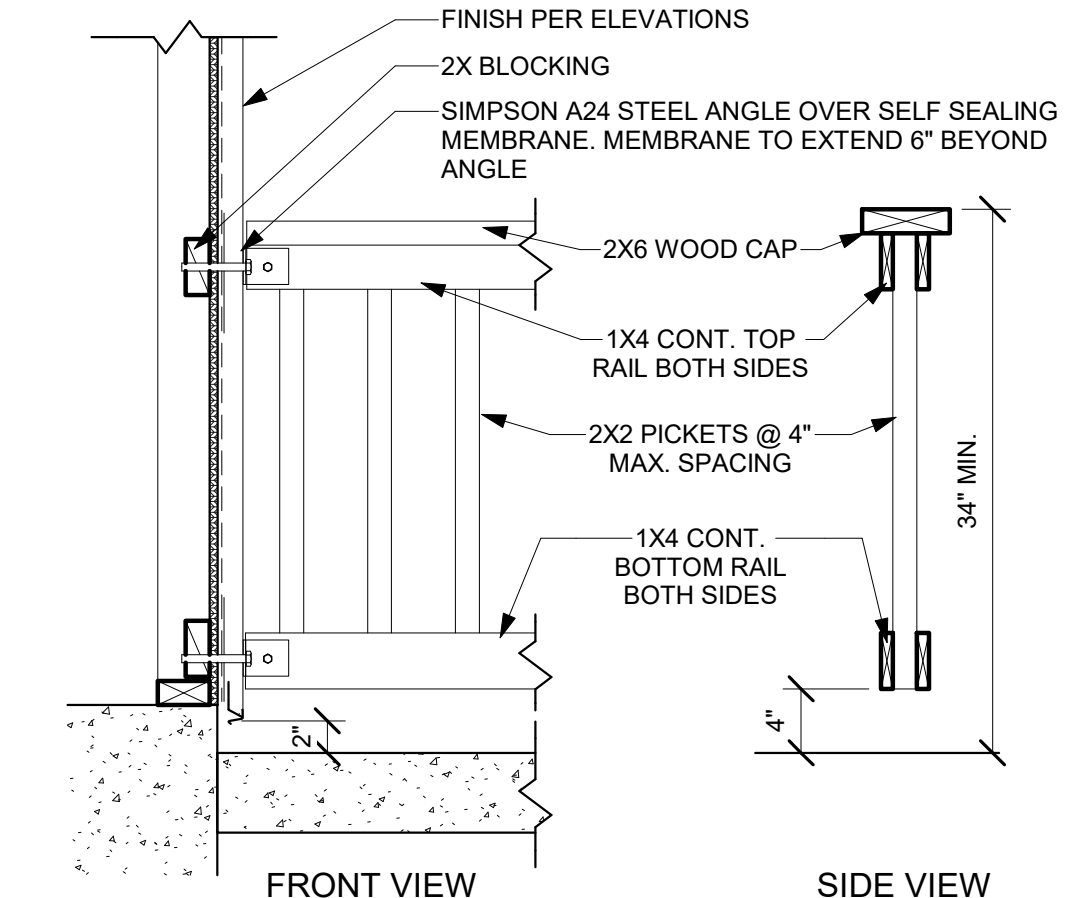
**31 DOOR TRIM - BUNGALOW**  
SCALE: 3/4" = 1'-0"



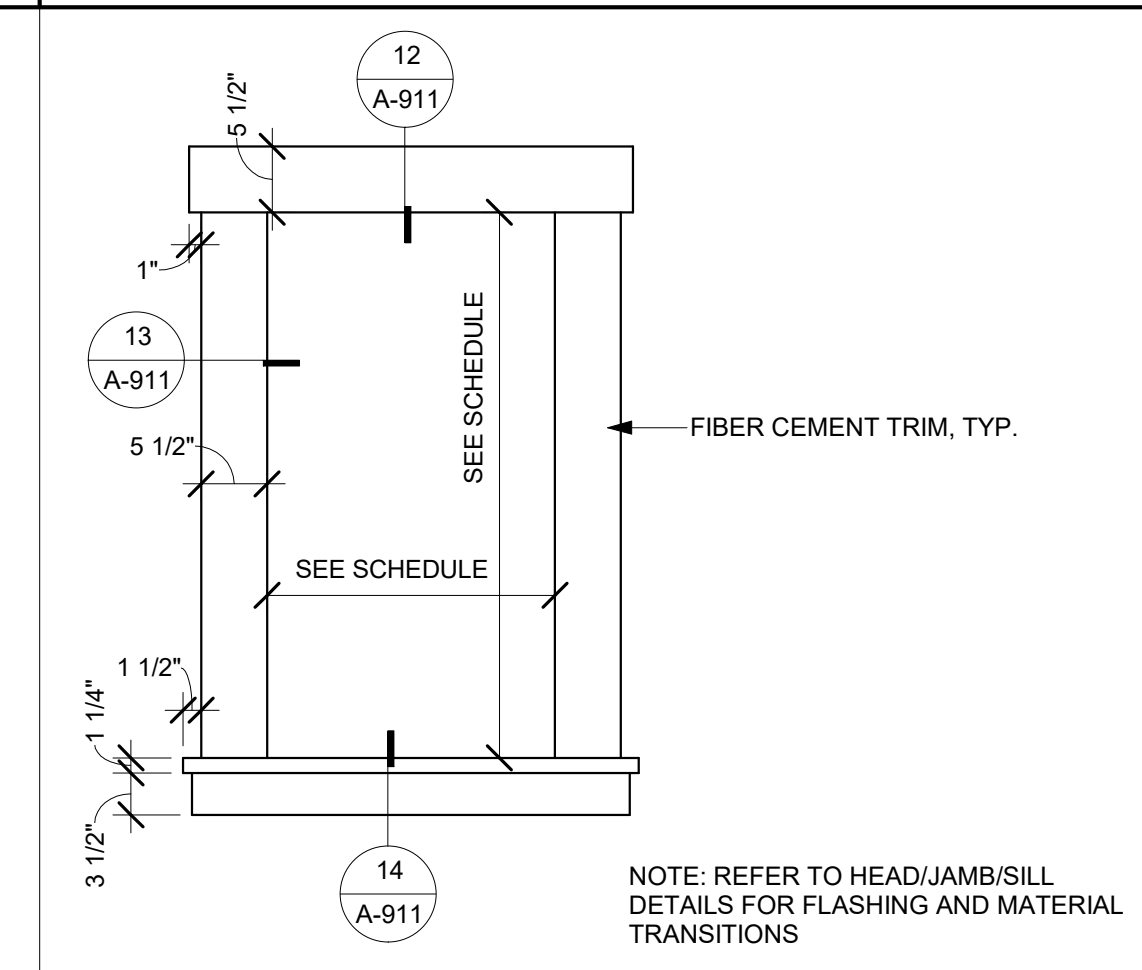
**32 LIGHT FIXTURE - BUNGALOW**  
SCALE: 1 1/2" = 1'-0"



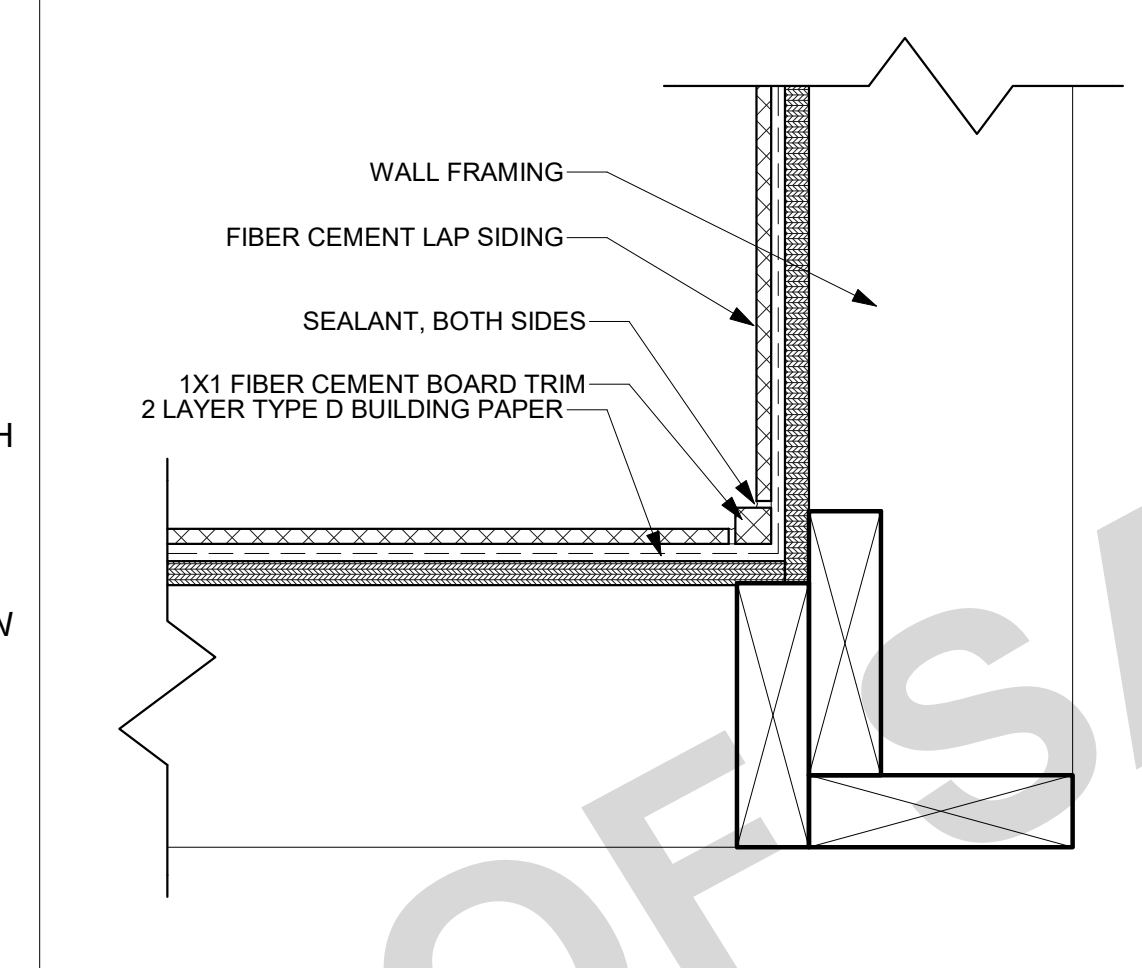
**33 OPTIONAL - DECORATIVE GABLE VENT**  
SCALE: 3/4" = 1'-0"



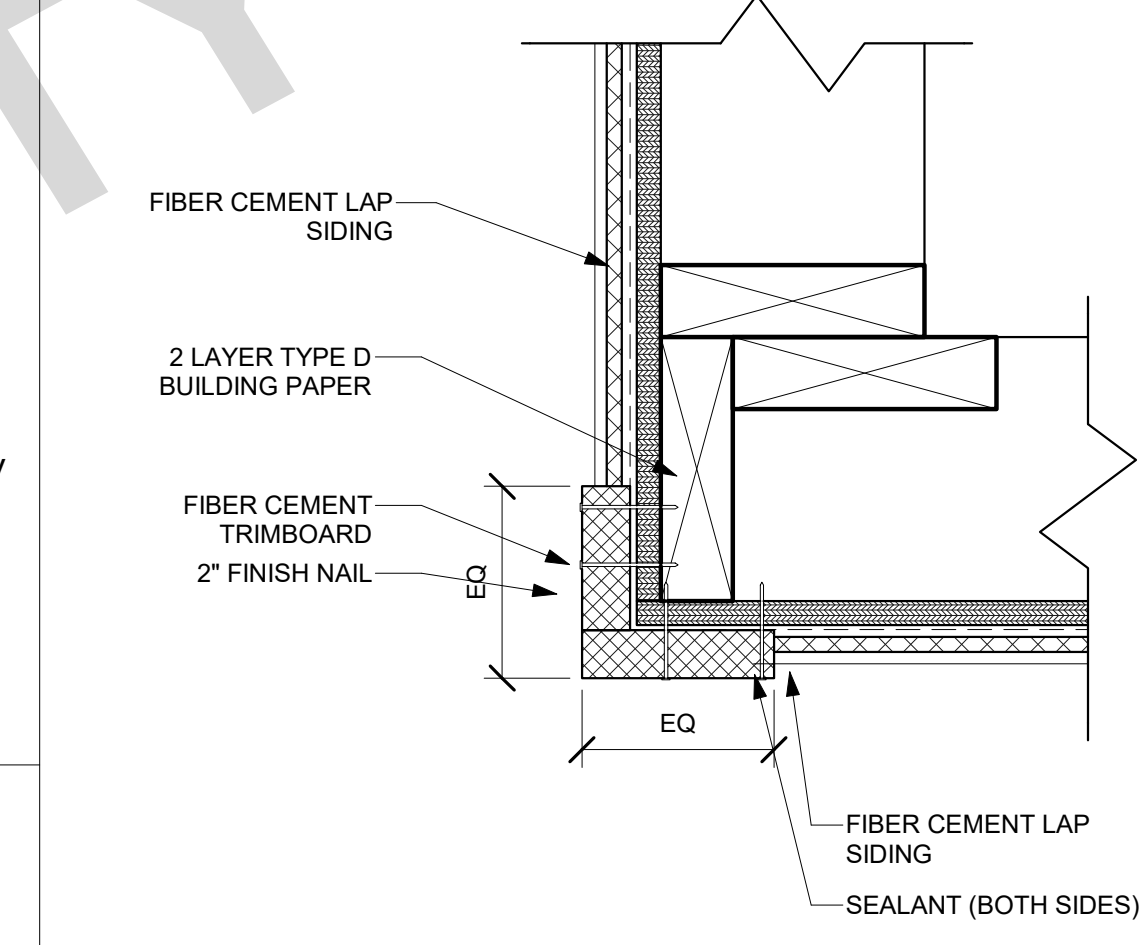
**34 RAILING - WOOD PICKET**  
SCALE: 1" = 1'-0"



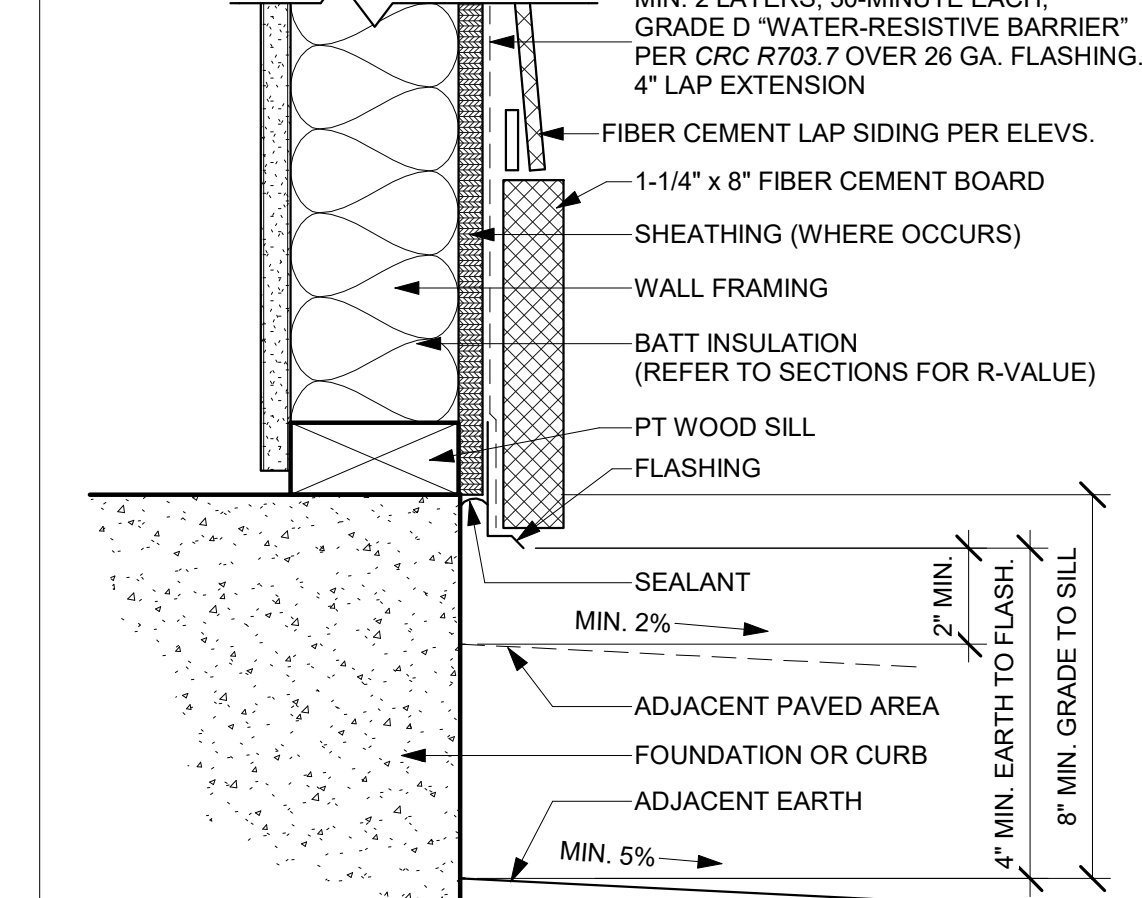
**21 WINDOW TRIM - BUNGALOW**  
SCALE: 3/4" = 1'-0"



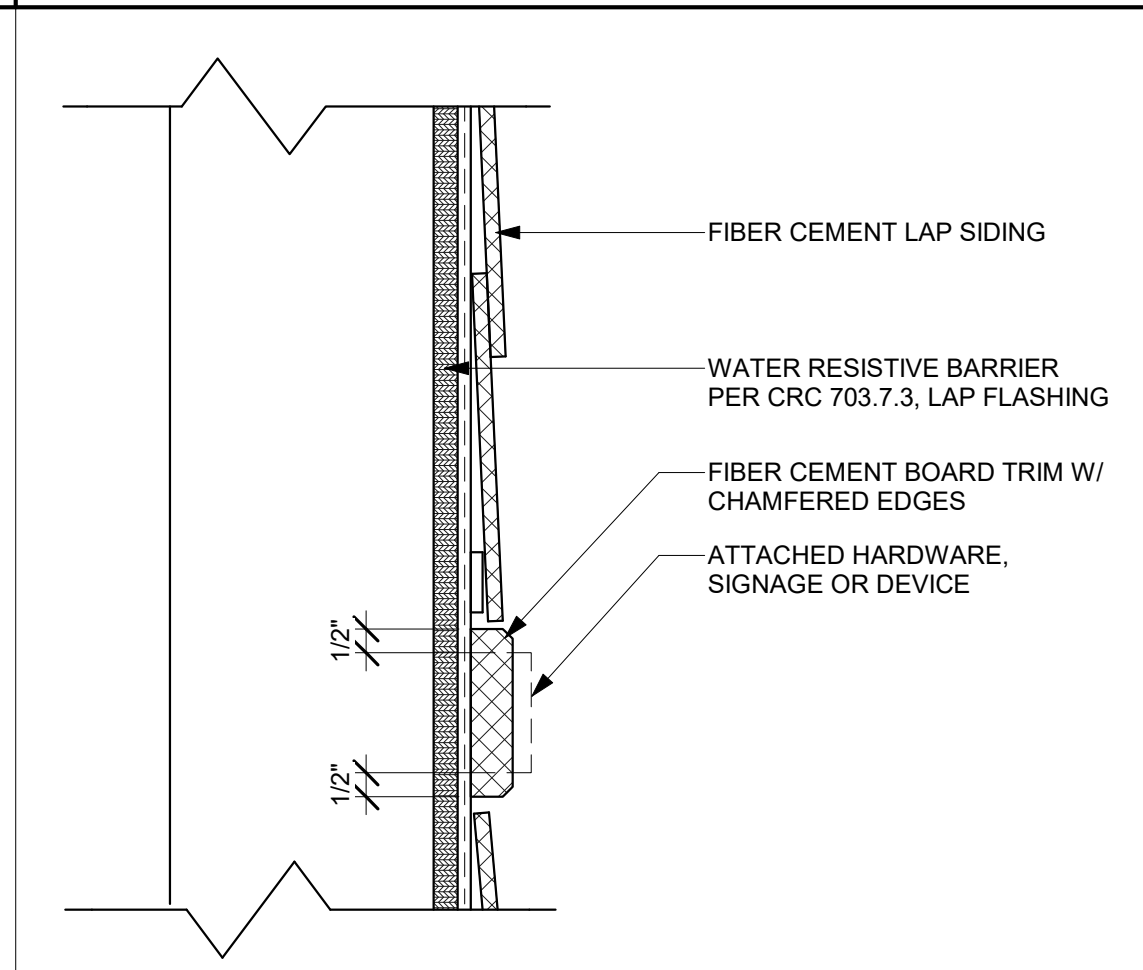
**22 TYP. INSIDE CORNER - BUNGALOW**  
SCALE: 3" = 1'-0"



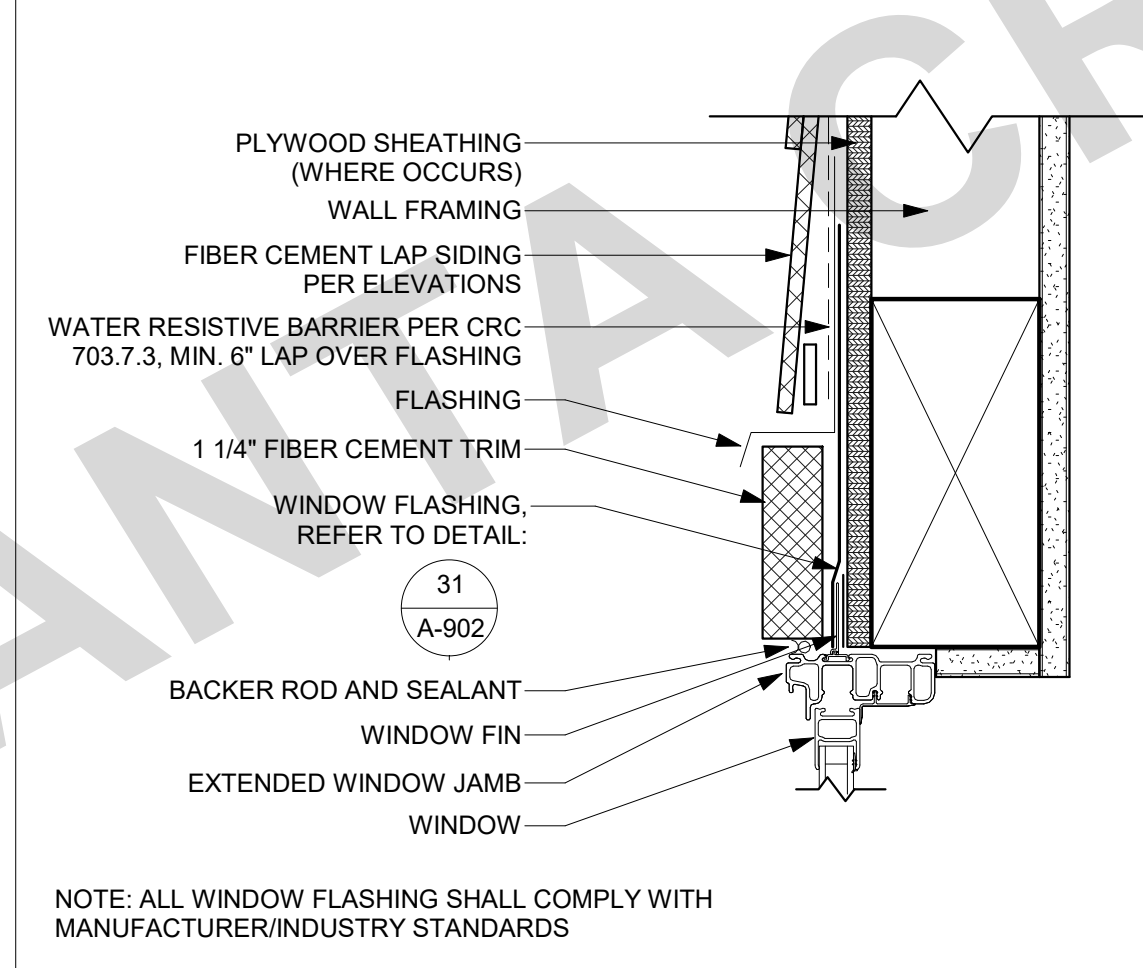
**23 TYP. OUTSIDE CORNER - BUNGALOW**  
SCALE: 3" = 1'-0"



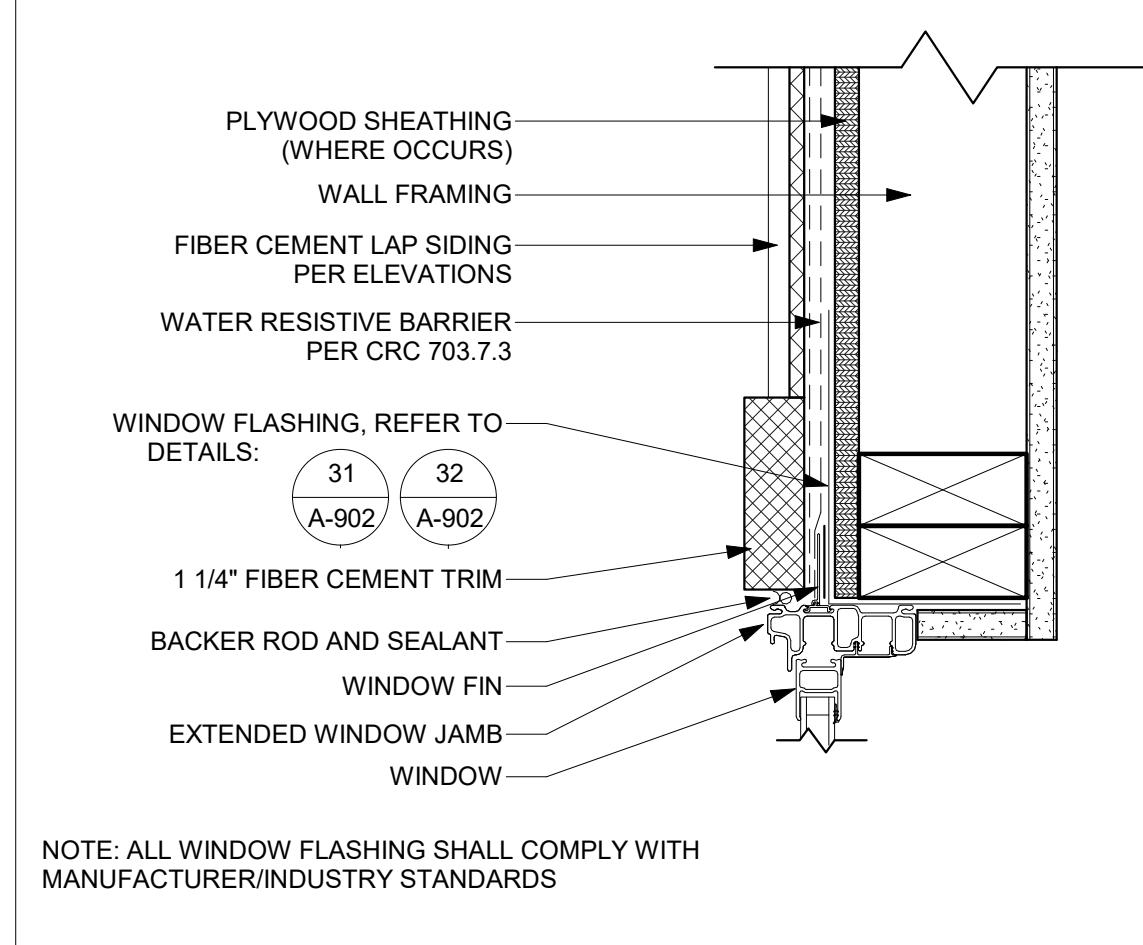
**24 TYP. FOUNDATION - BUNGALOW**  
SCALE: 3" = 1'-0"



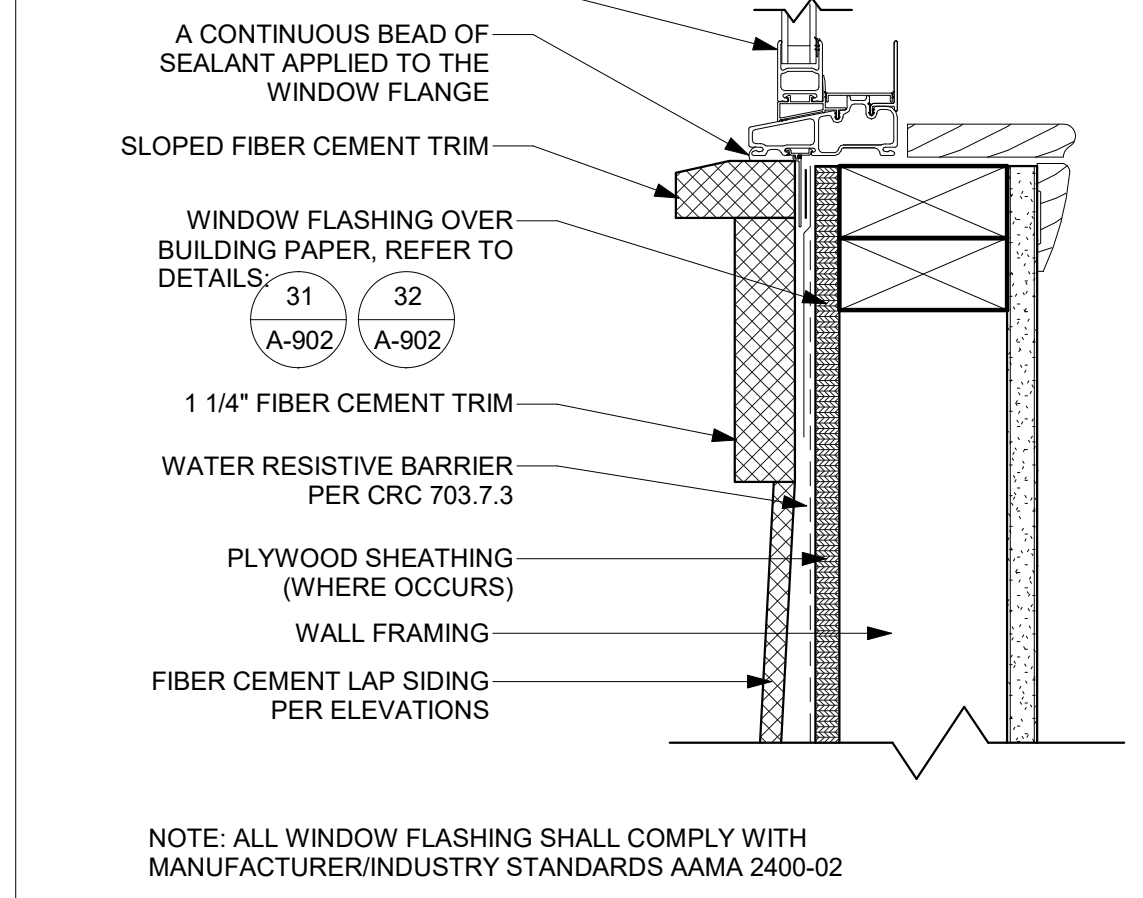
**11 MOUNTING PAD - BUNGALOW**  
SCALE: 3" = 1'-0"



**12 TYP. WINDOW HEAD - BUNGALOW**  
SCALE: 3" = 1'-0"



**13 TYP. WINDOW JAMB - BUNGALOW**  
SCALE: 3" = 1'-0"

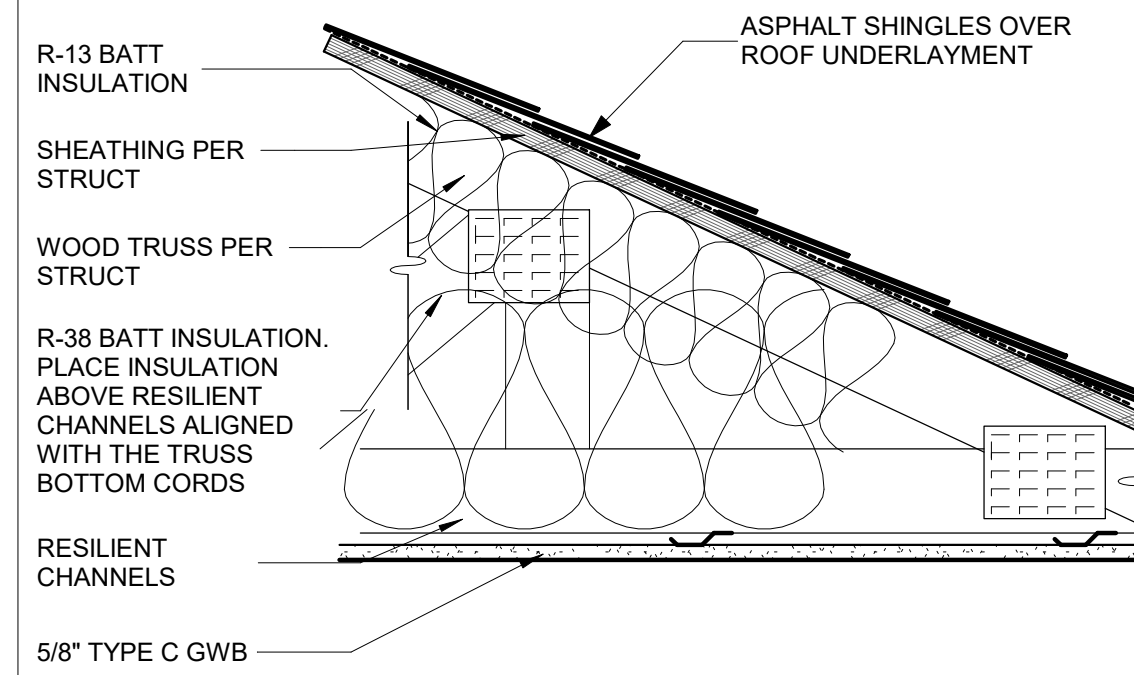


**14 TYP. WINDOW SILL - FIBER CEMENT**  
SCALE: 3" = 1'-0"

SANTA CRUZ ADU PROTOTYPES  
ARCHITECTURAL DETAILS - BUNGALOW  
SANTA CRUZ, CA

PUBLIC SET  
DATE 11/20/23  
SHEET A-911

FOR USE WITH THE COUNTY OF SANTA CRUZ

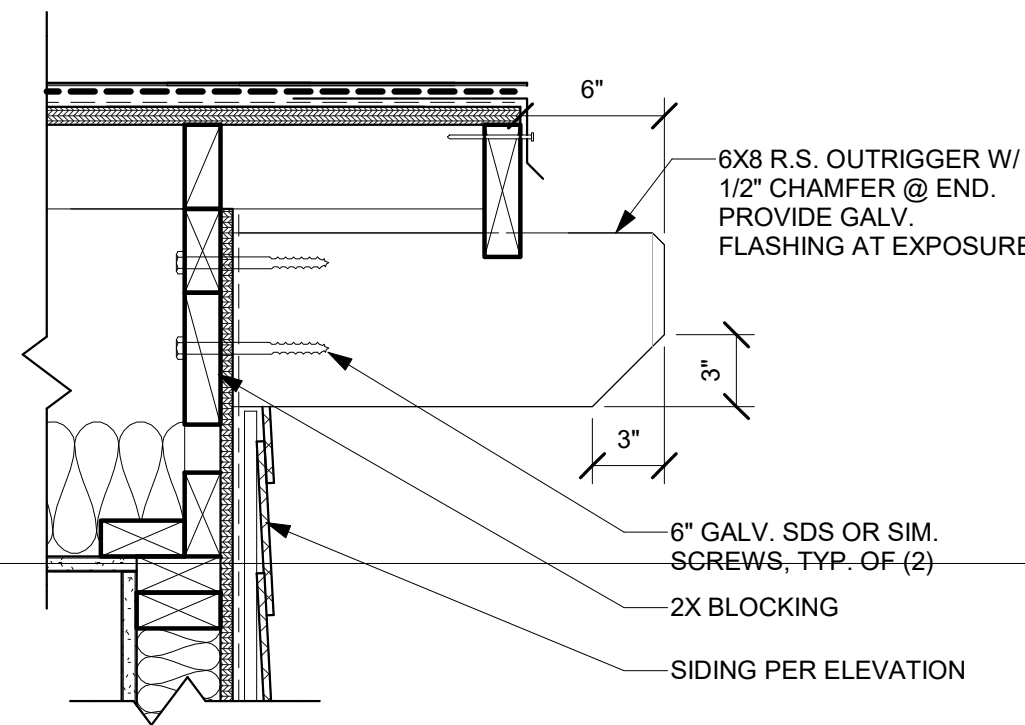
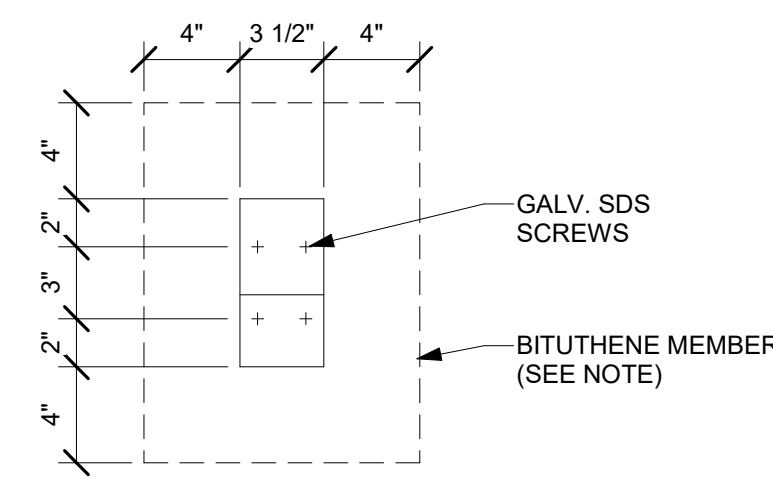


ONE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 16" O.C. (12" O.C. WHEN INSULATION IS DRAPED OVER CHANNELS) WITH 1" TYPE S DRYWALL SCREWS 12" O.C. GYPSUM BOARD END JOINTS ATTACHED WITH SCREWS 8" O.C. TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO BOTTOM CHORD OF PITCHED WOOD TRUSSES 24" O.C. WITH 11/4" TYPE S OR W SCREWS. GLASS FIBER INSULATION SECURED TO WOOD STRUCTURAL PANELS OR DRAPED OVER CHANNELS. TRUSSES SUPPORTING 15/32" WOOD STRUCTURAL PANELS APPLIED AT RIGHT ANGLES TO TRUSSES WITH CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C. OPTIONAL CEILING DAMPER (REFER TO MANUFACTURER FOR INFORMATION ON THE TYPE OF DAMPER).

**PROPRIETARY GYPSUM BOARD**  
UNITED STATES GYPSUM COMPANY - 5/8" SHEETROCK® BRAND FIRECODE® C CORE GYPSUM PANELS

**42 ROOF ASSEMBLY (1-HOUR)**

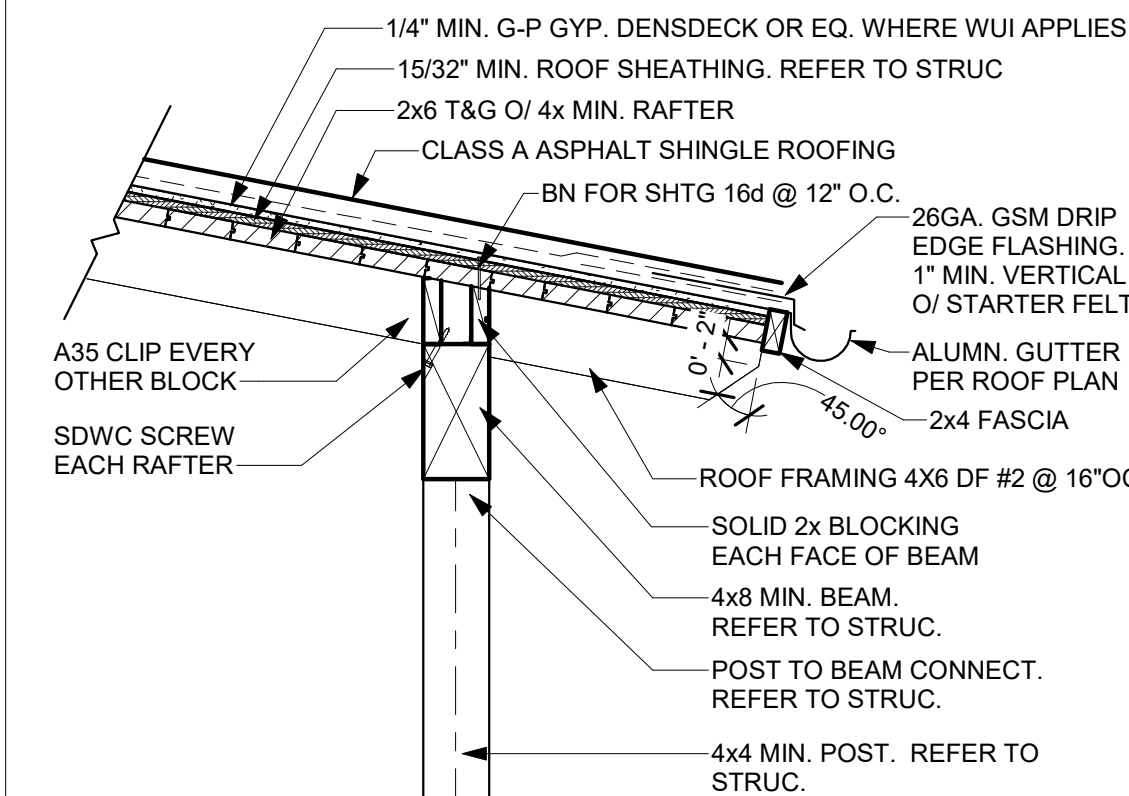
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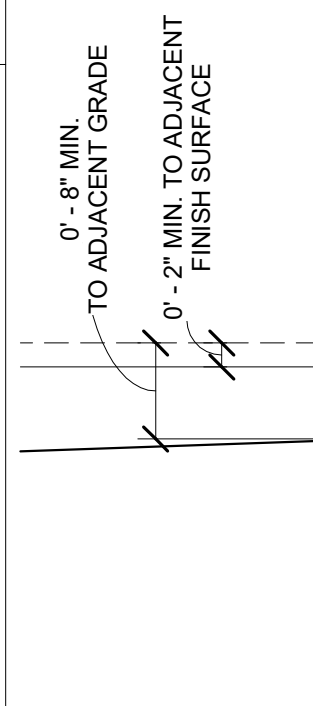
**NOTES:**  
1. PRE-PRIME ALL SIDES OF BRACE PRIOR TO INSTALLATION.  
2. A BITUTHENE MEMBRANE SHALL BE INSTALLED BEHIND OUTRIGGER W/ 4" LAP MIN.

**32 OUTRIGGER - BUNGALOW**

SCALE: 1 1/2" = 1'-0"



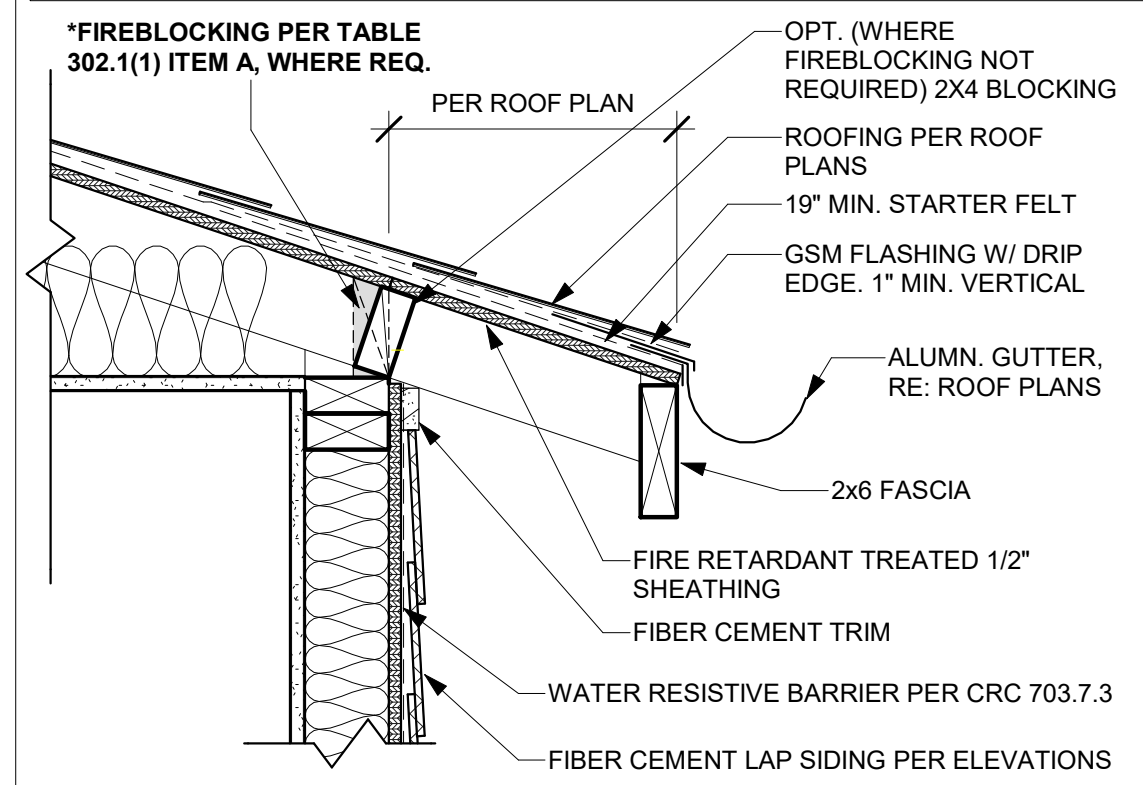
**TYP. NOTES**  
1. CAULK ALL JOINTS.  
2. PRIME TRIM ALL SIDES.



**22 POST W/ ROOF - WUI**

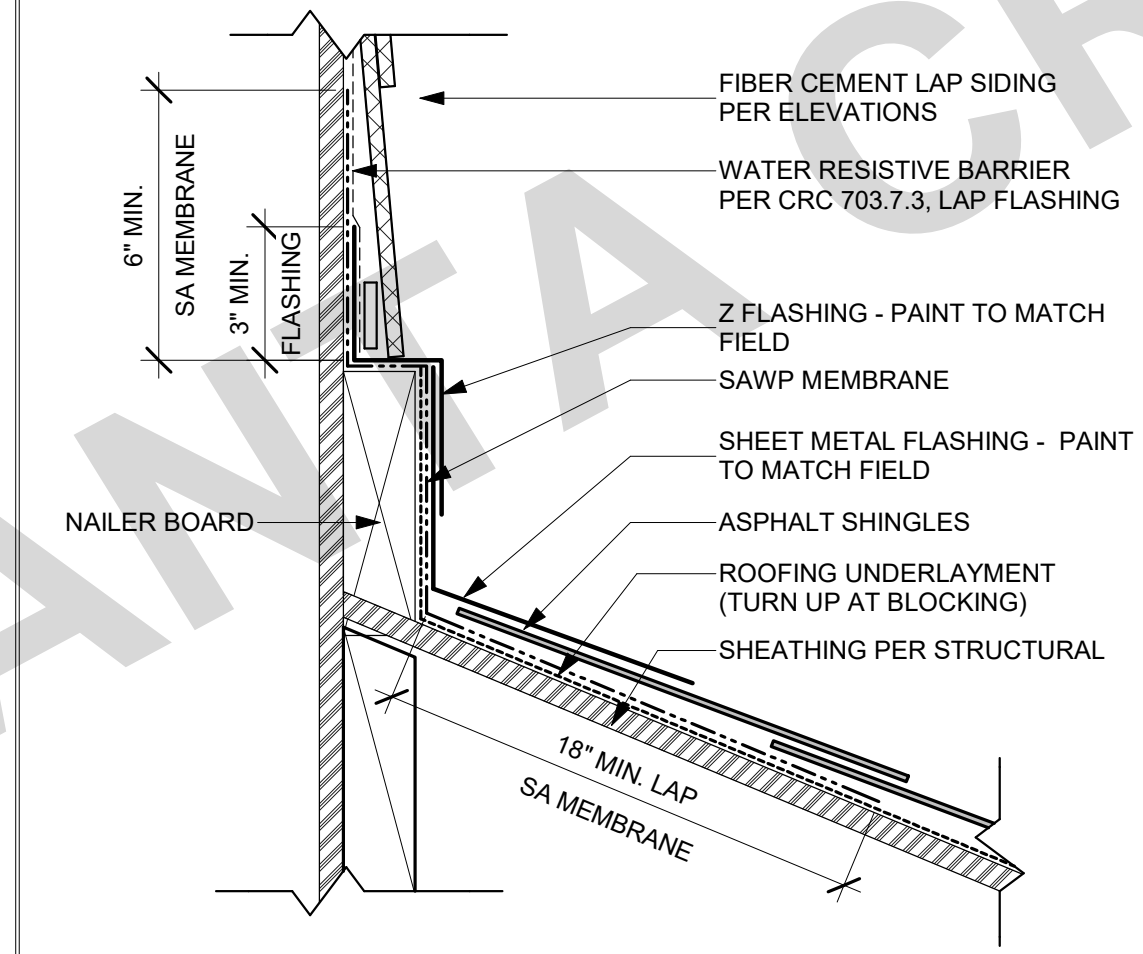
SCALE: 3/4" = 1'-0"

**NOTE:** WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0")  
**TABLE 302.1(1)**  
a. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING



**11 EAVE - BUNGALOW**

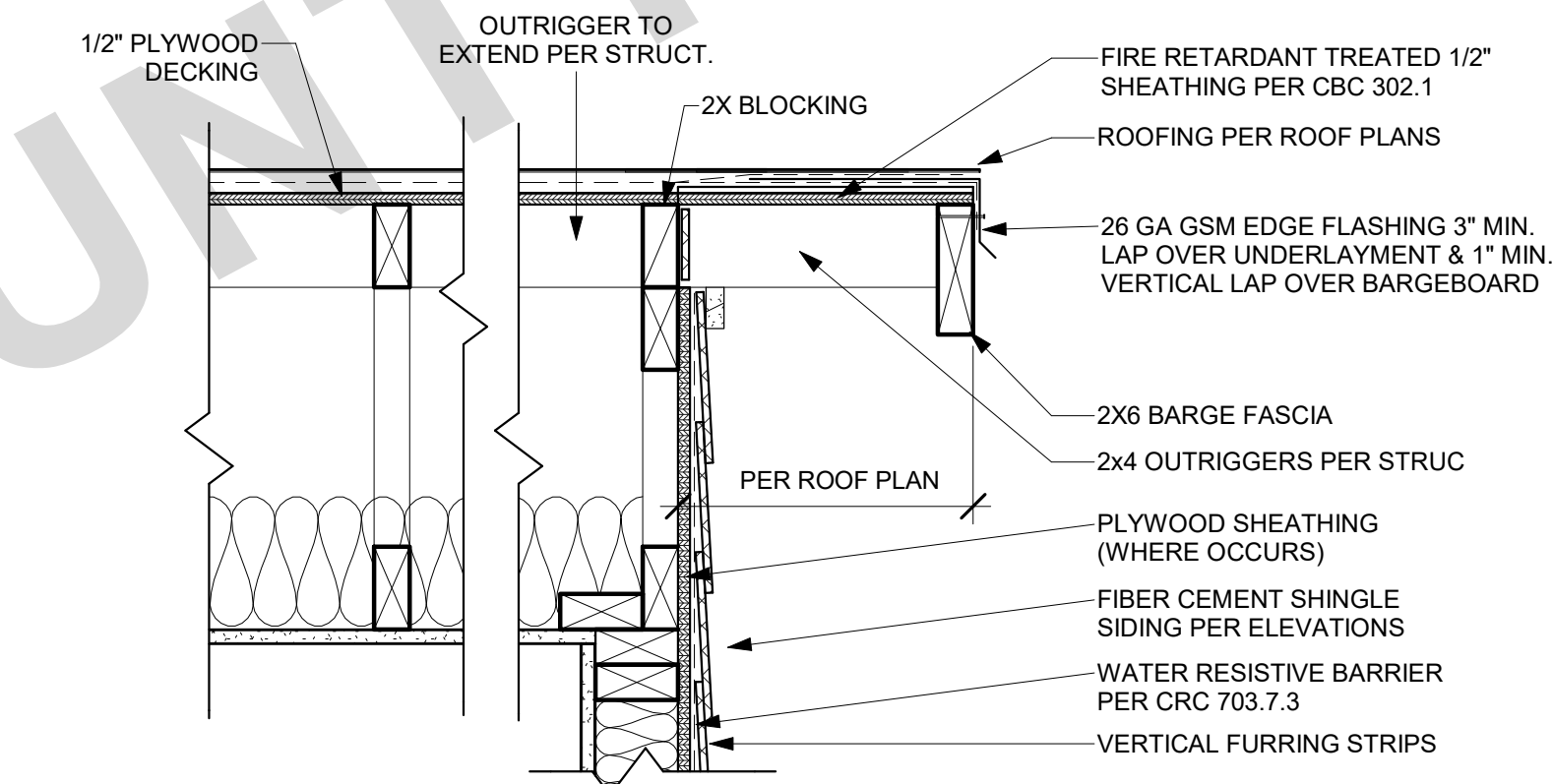
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**12 HEADWALL - BUNGALOW**

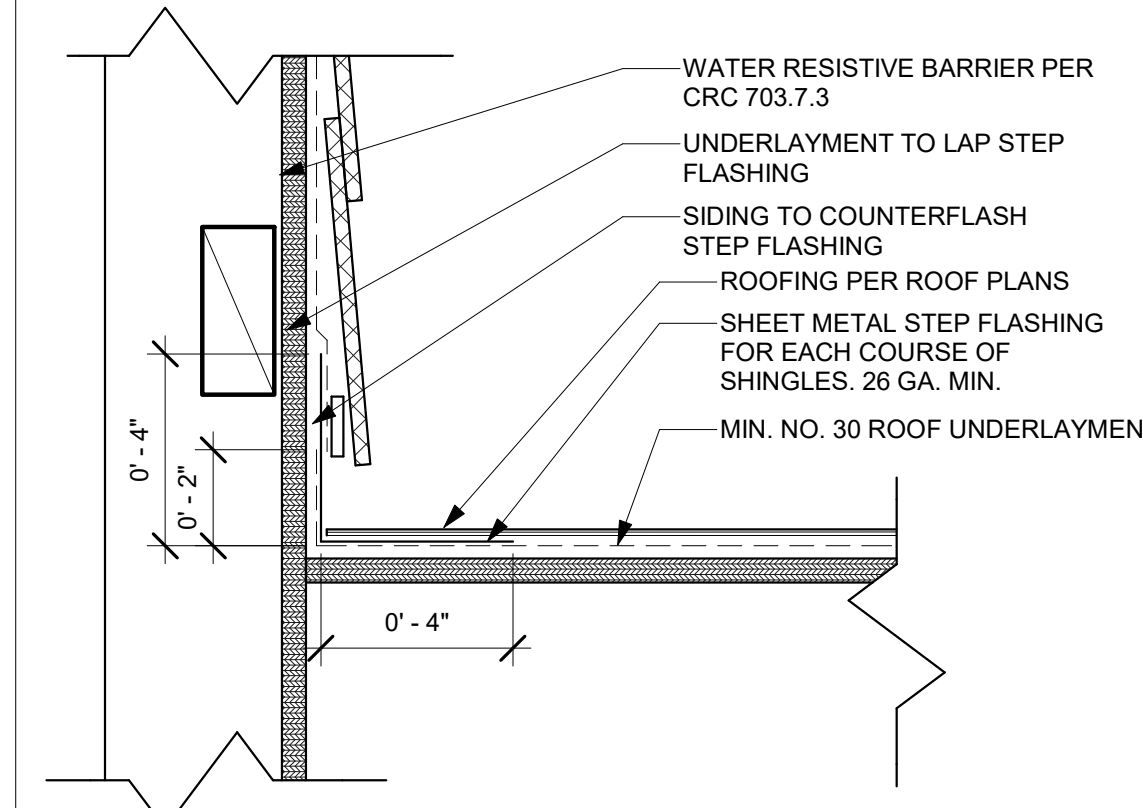
SCALE: 3" = 1'-0"

**NOTE:** WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0")  
**TABLE 302.1(1)**  
a. 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.



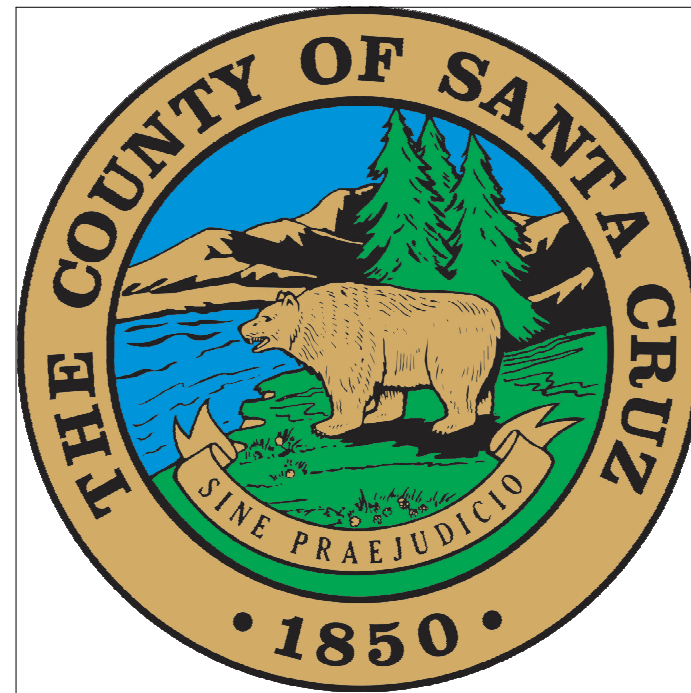
**33 RAKE - BUNGALOW**

SCALE: 1 1/2" = 1'-0"



**13 SIDEWALL - BUNGALOW**

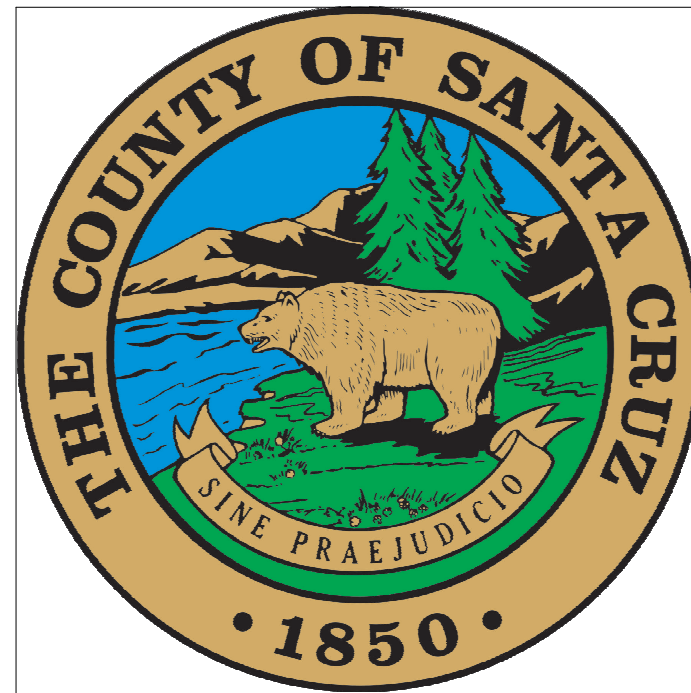
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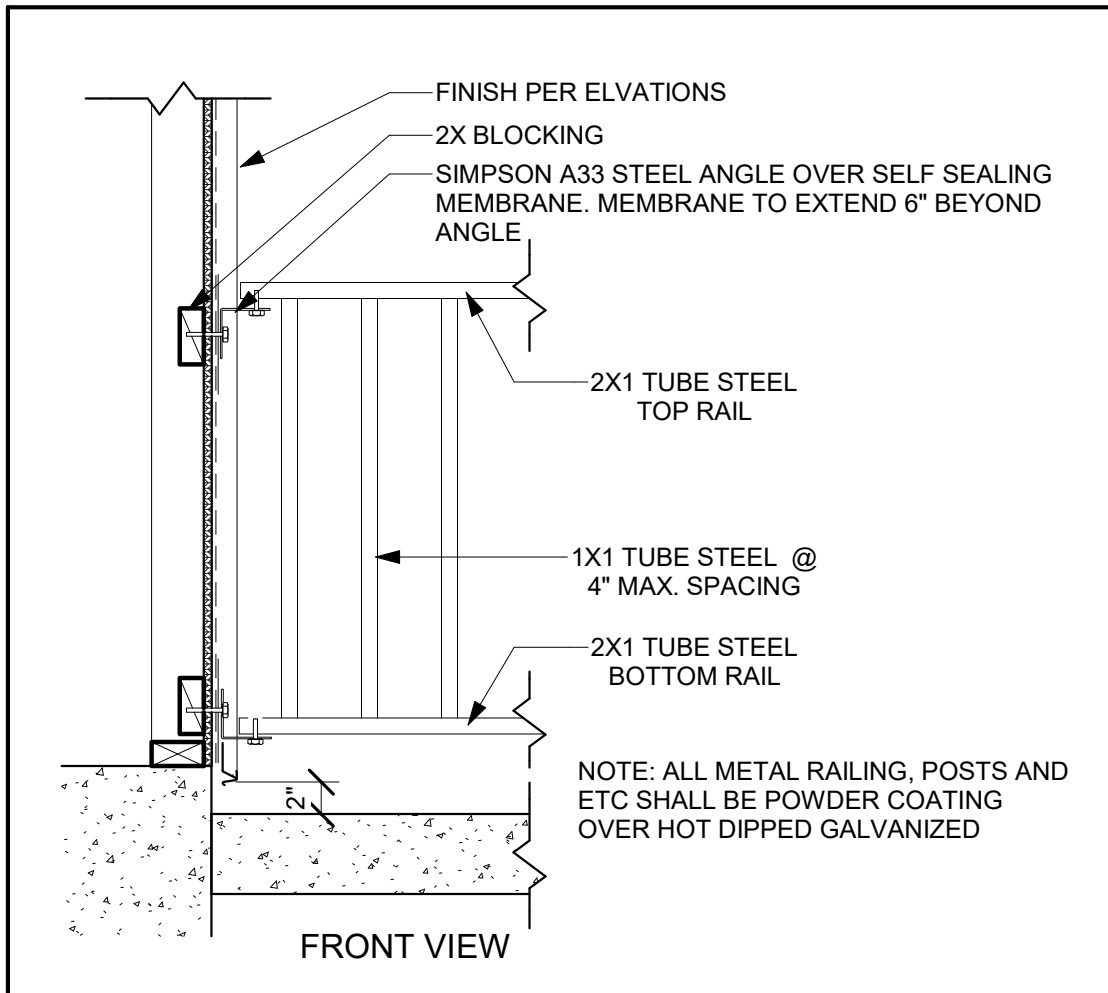
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**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA  
**ARCHITECTURAL DETAILS - ROOF**  
BUNGALOW - ROOF

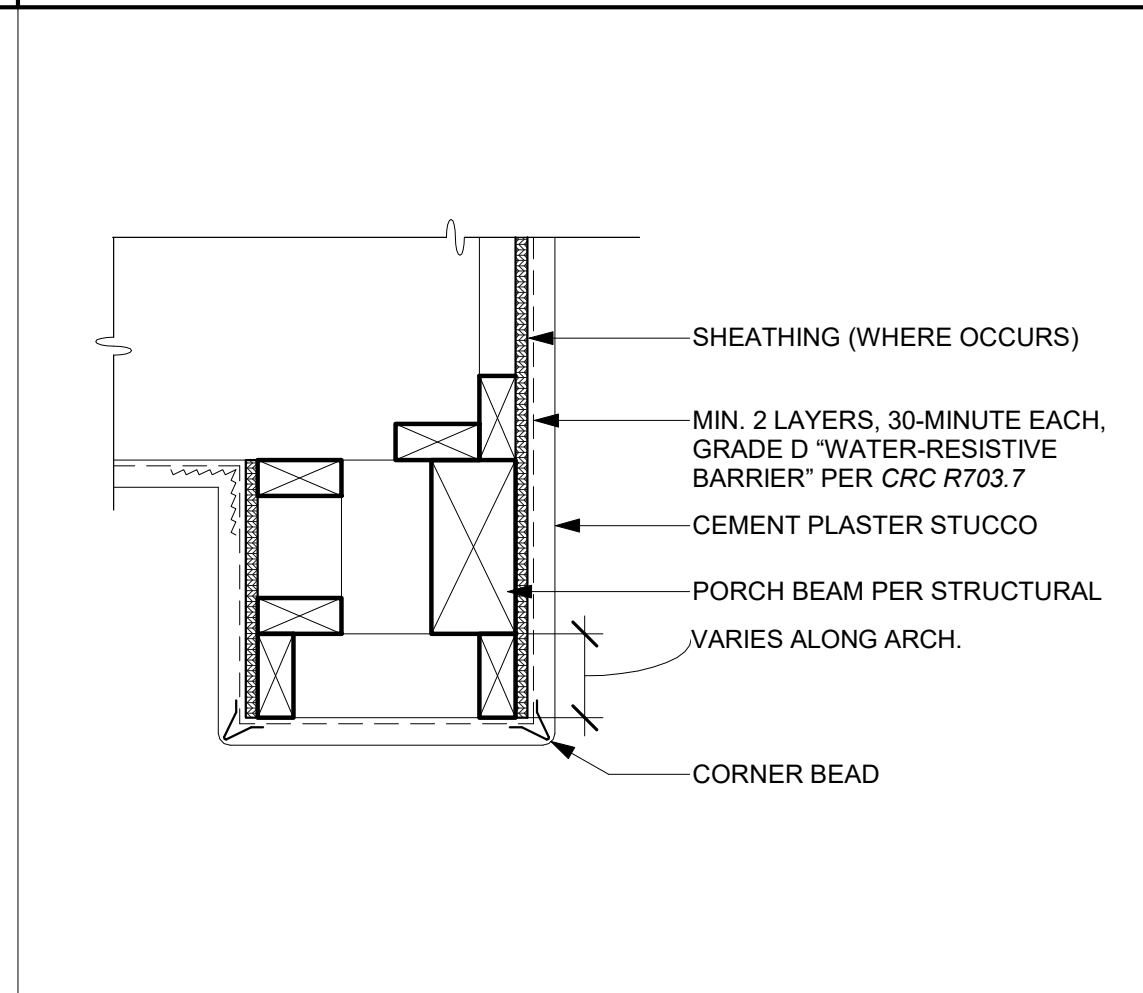
FOR USE IN THE COUNTY OF SANTA CRUZ



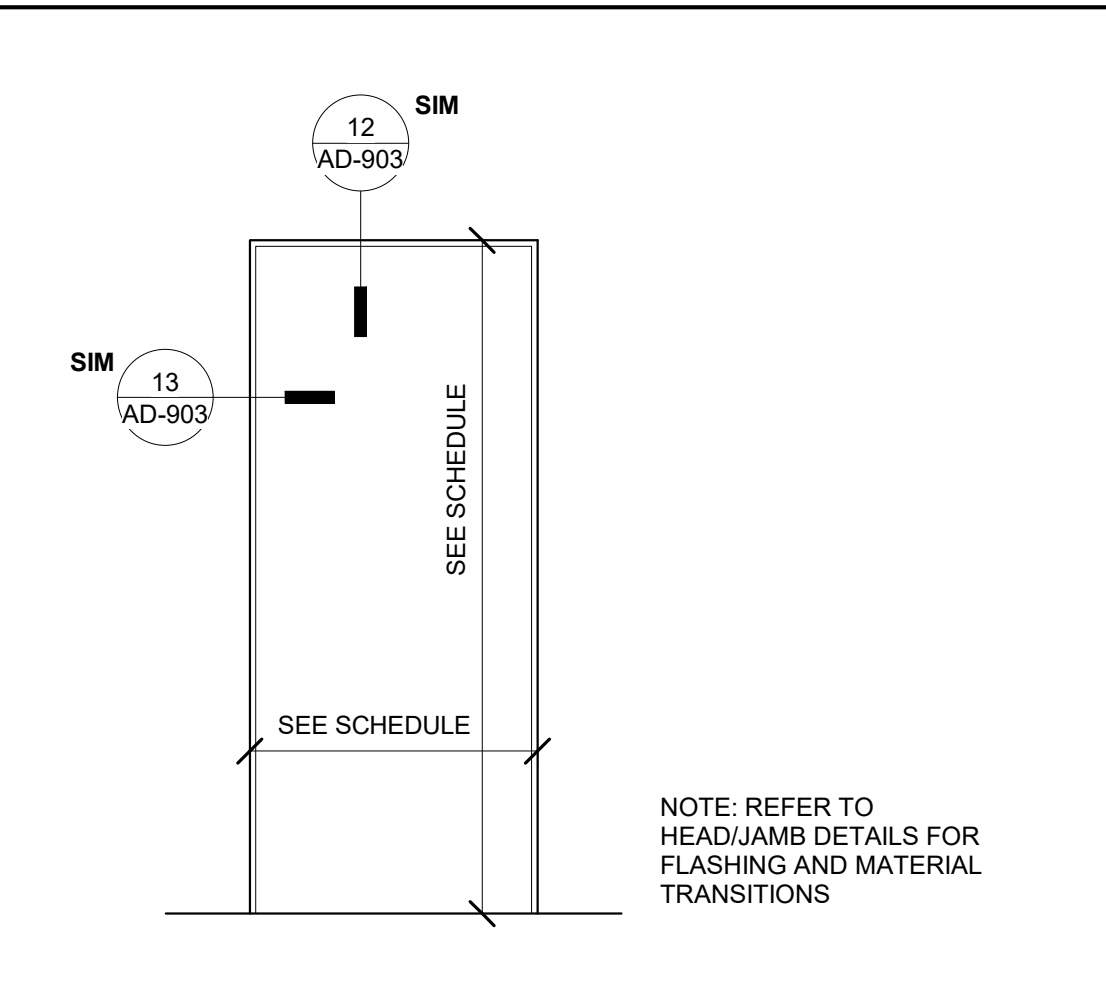
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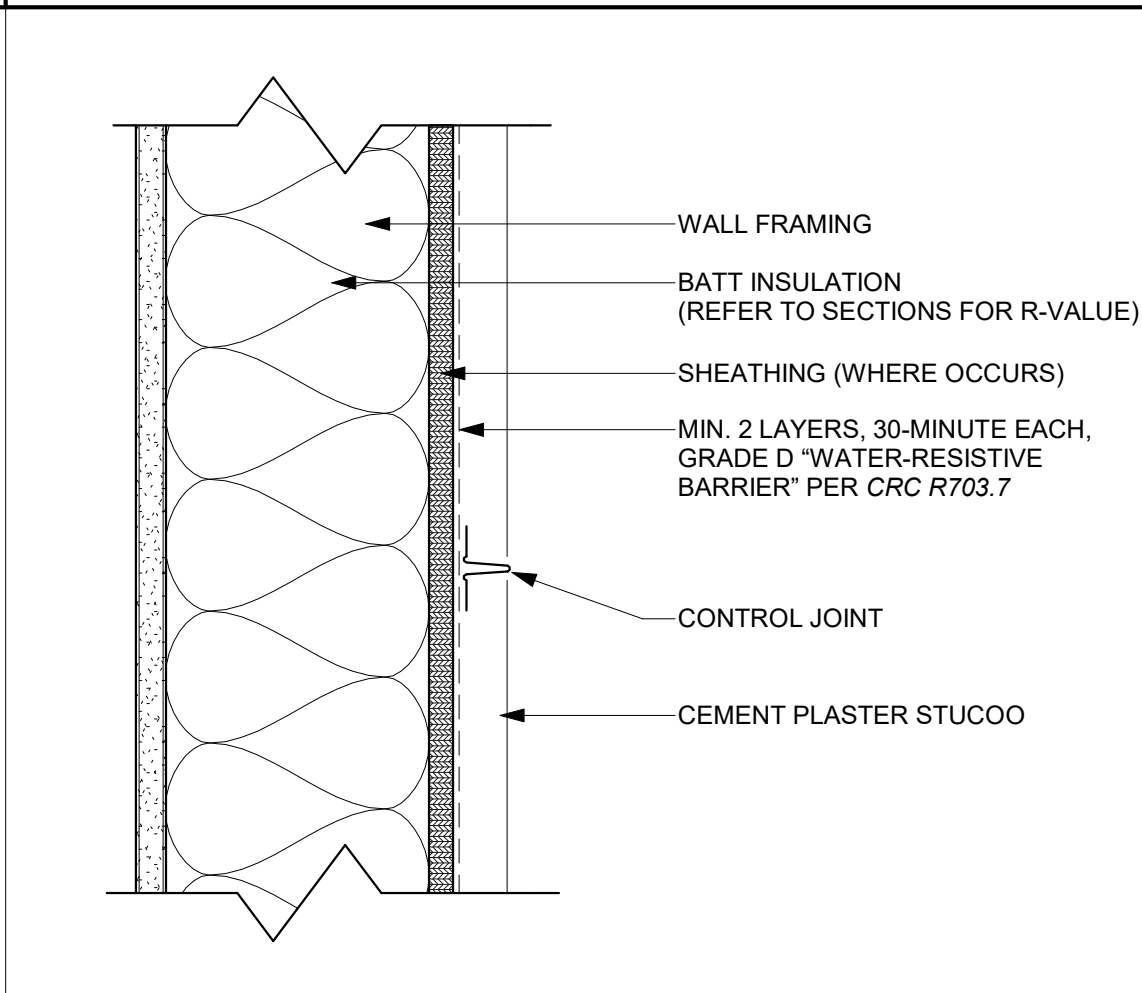
**51 RAILING - METAL**  
SCALE: 1" = 1'-0"



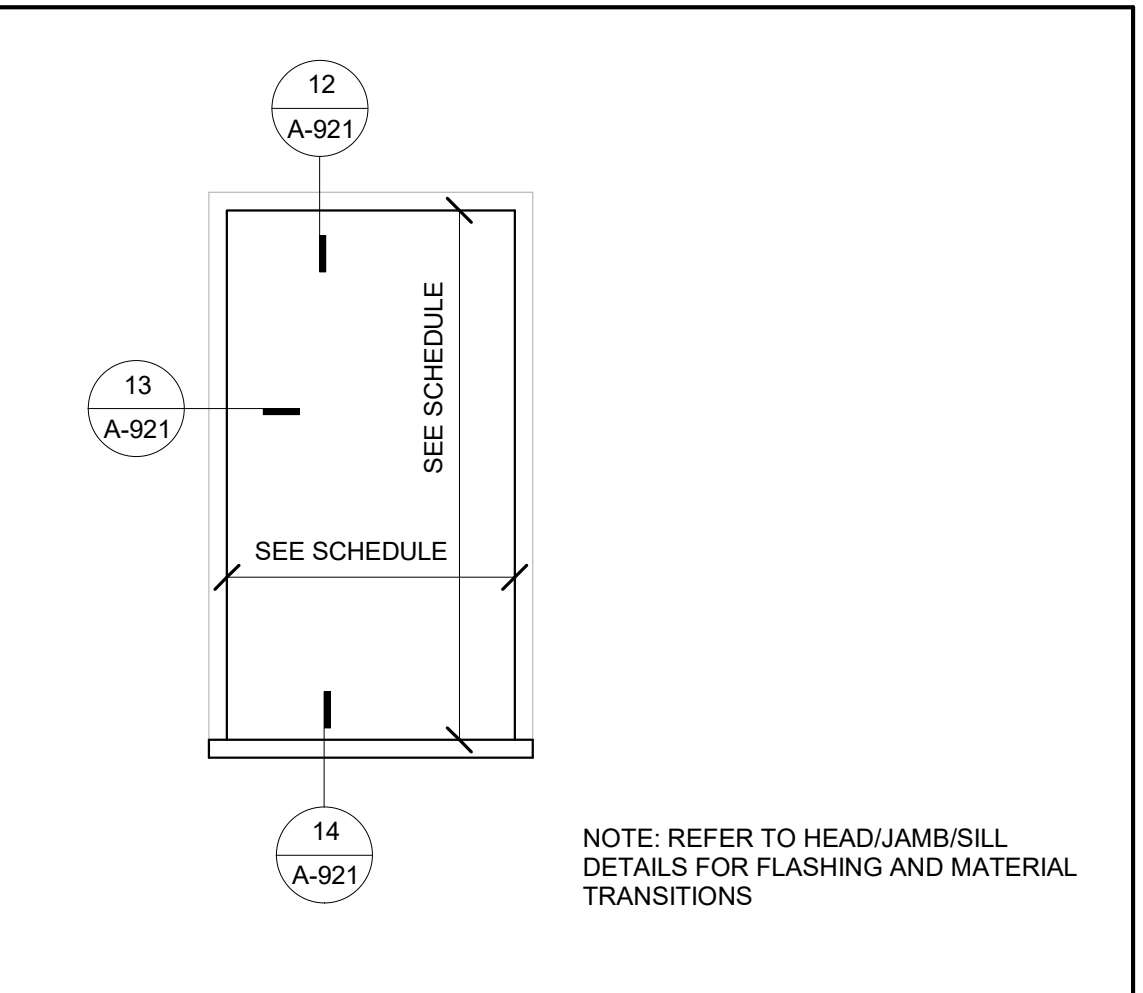
**41 PORCH BEAM - SPANISH**  
SCALE: 1 1/2" = 1'-0"



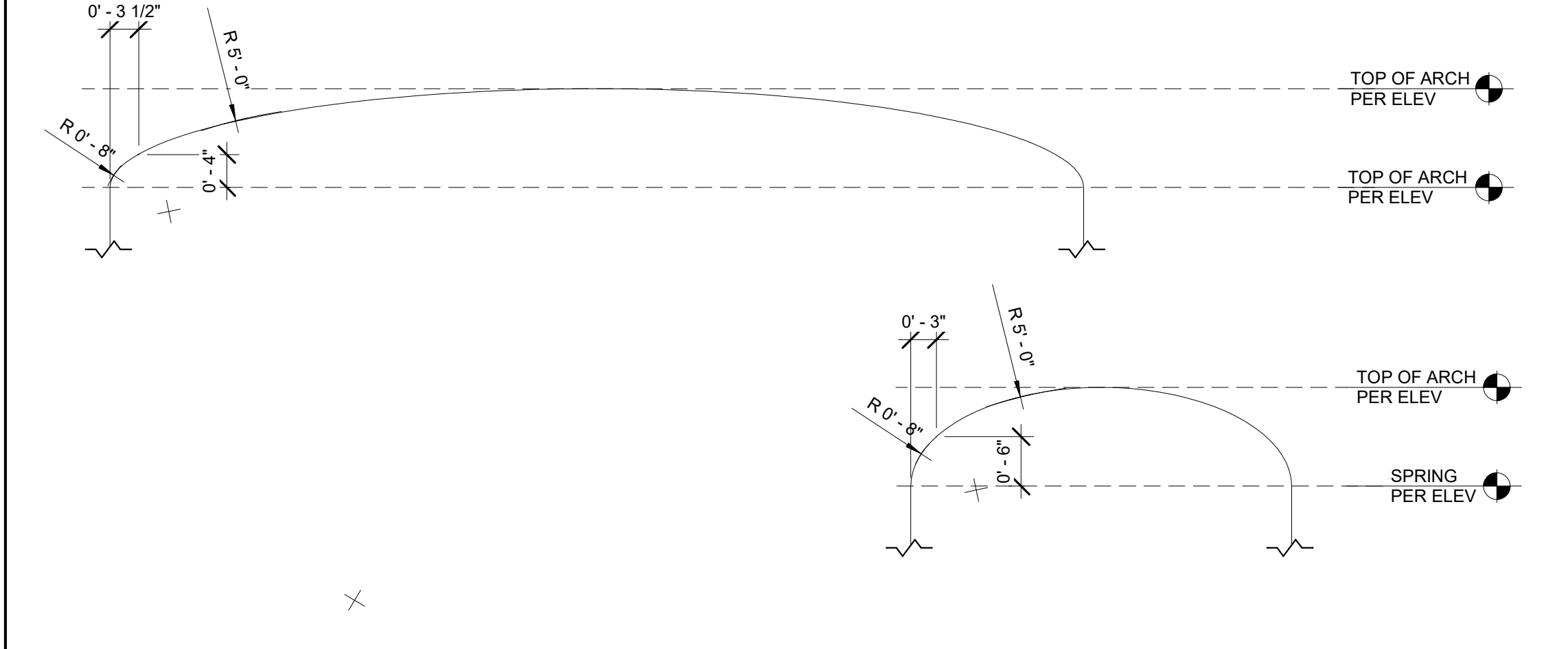
**21 CONTROL JOINT-SPANISH**  
SCALE: 3" = 1'-0"



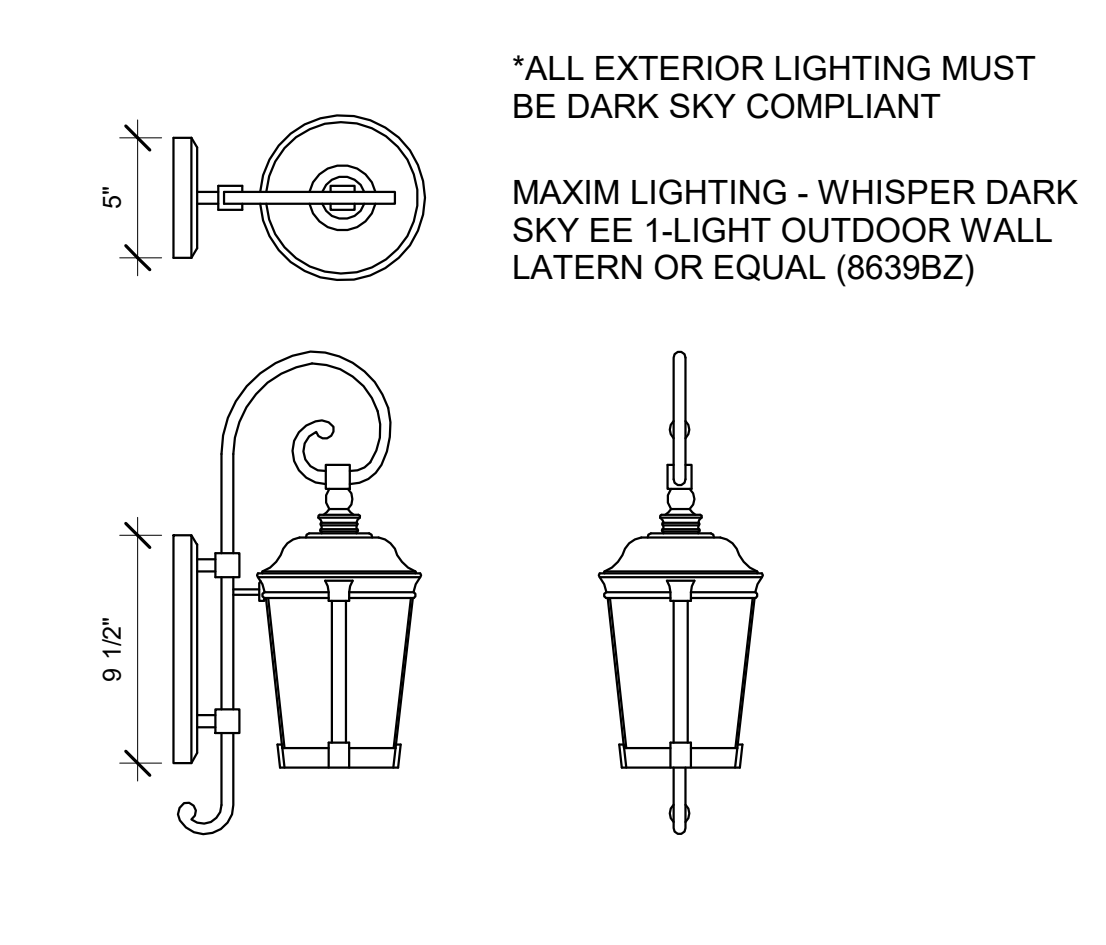
**11 WINDOW TRIM - SPANISH**  
SCALE: 3/4" = 1'-0"



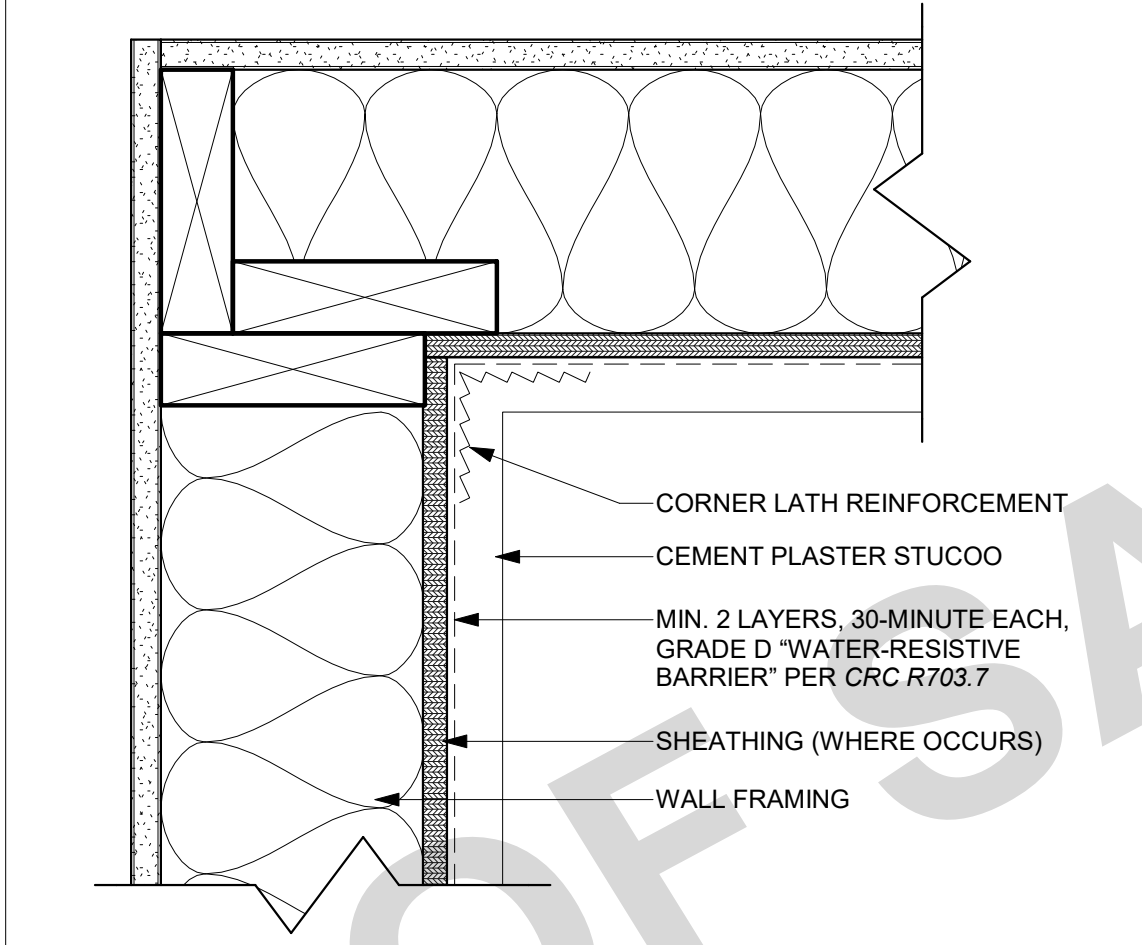
**12 TYP. WINDOW HEAD-SPANISH**  
SCALE: 3" = 1'-0"



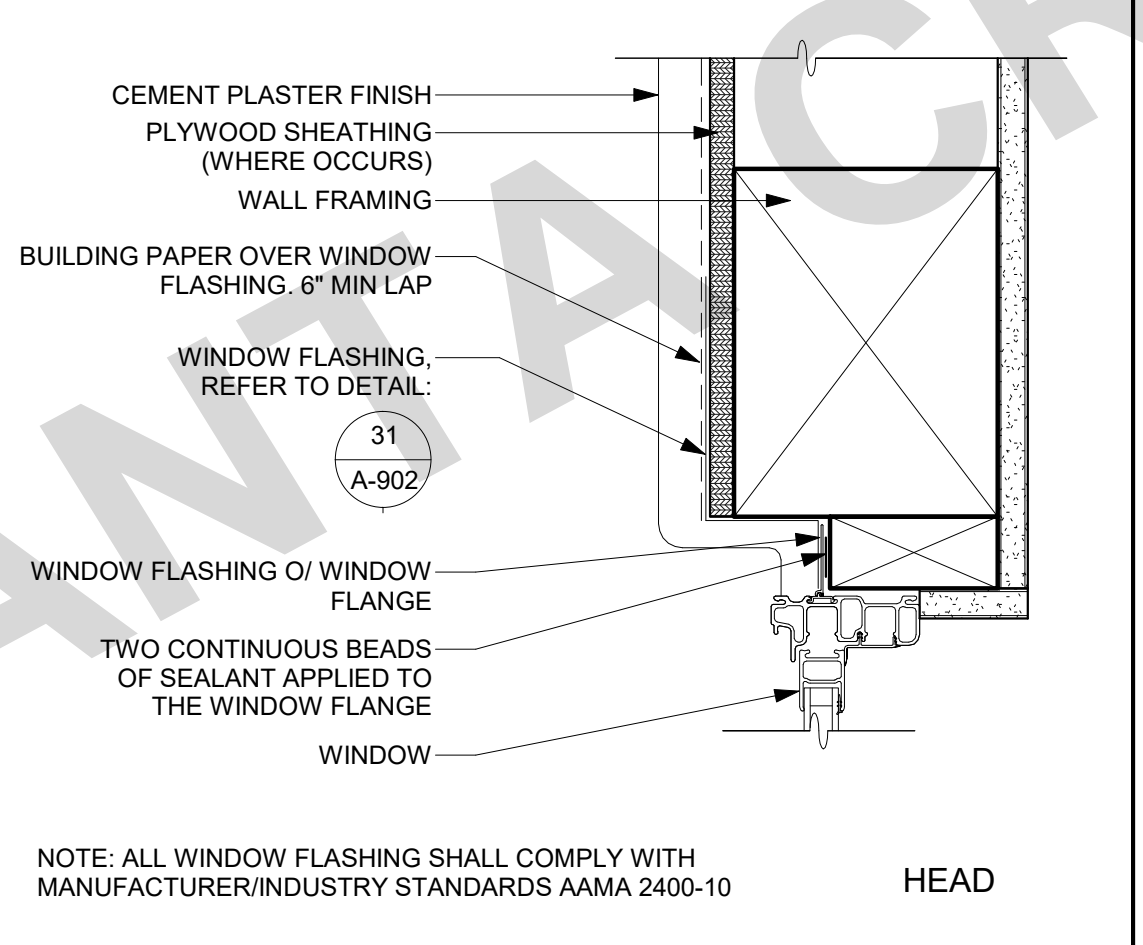
**1 SPANISH STYLE ARCHWAY**  
SCALE: 3/4" = 1'-0"



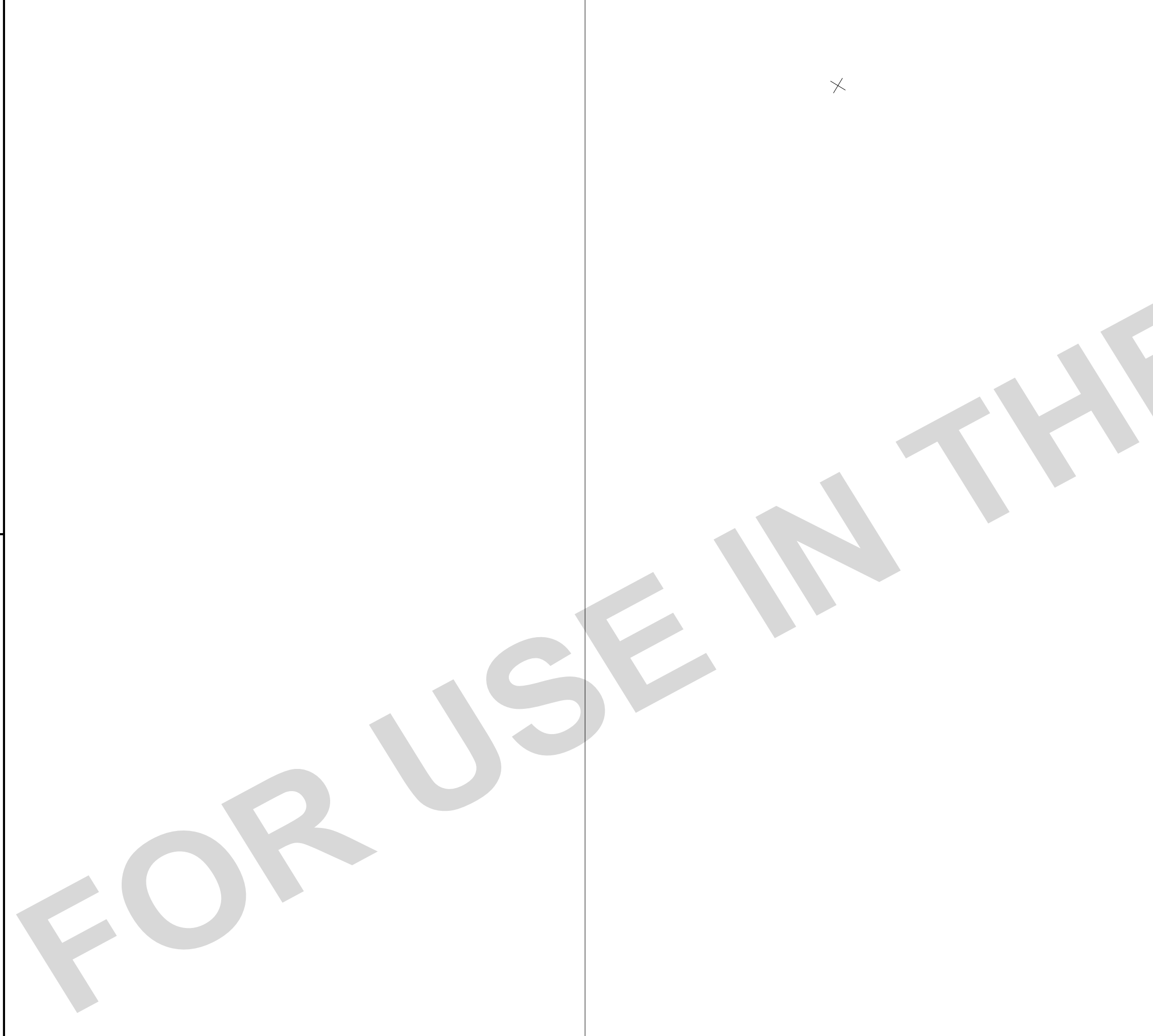
**32 LIGHT FIXTURE - SPANISH**  
SCALE: 1 1/2" = 1'-0"



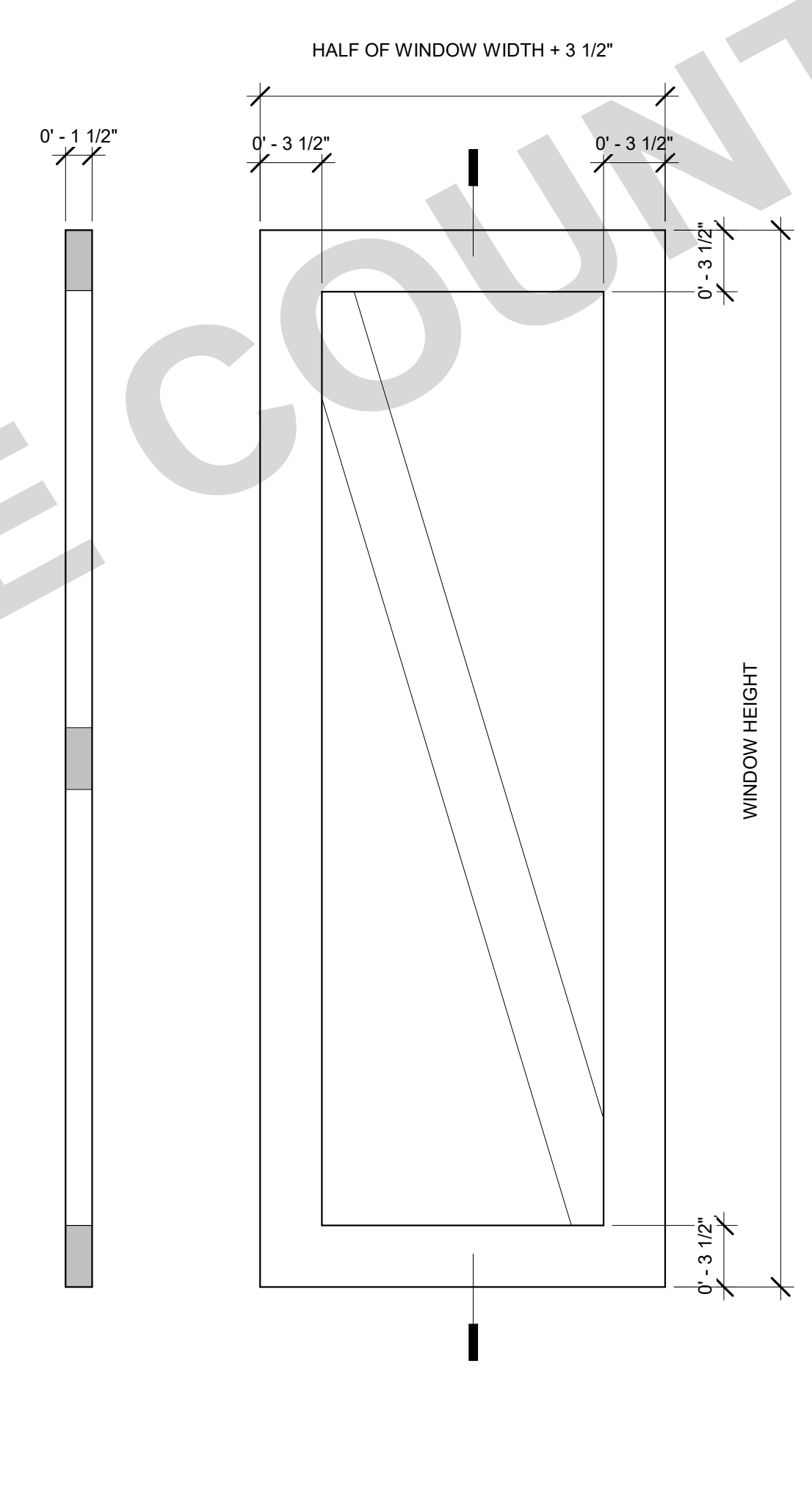
**22 TYP. INSIDE CORNER-SPANISH**  
SCALE: 3" = 1'-0"



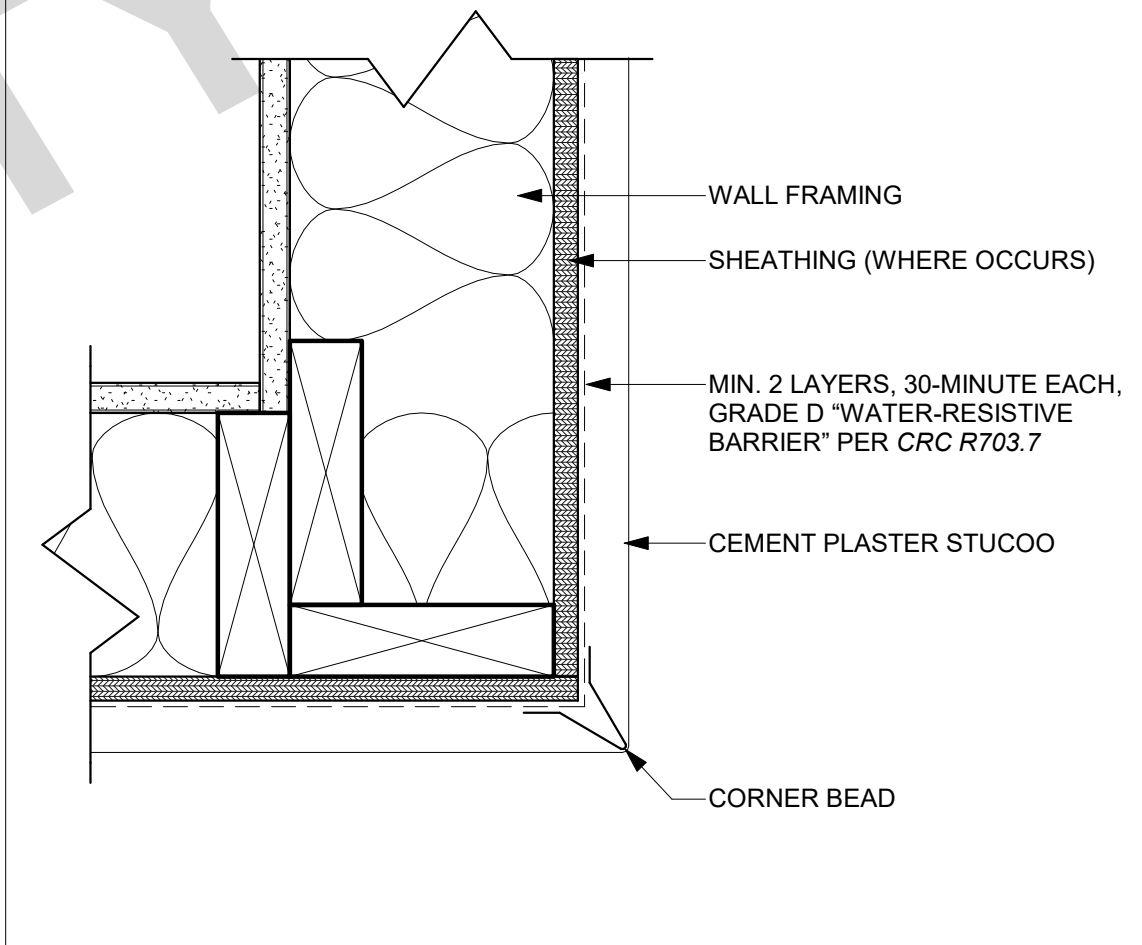
**13 TYP. WINDOW JAMB-SPANISH**  
SCALE: 3" = 1'-0"



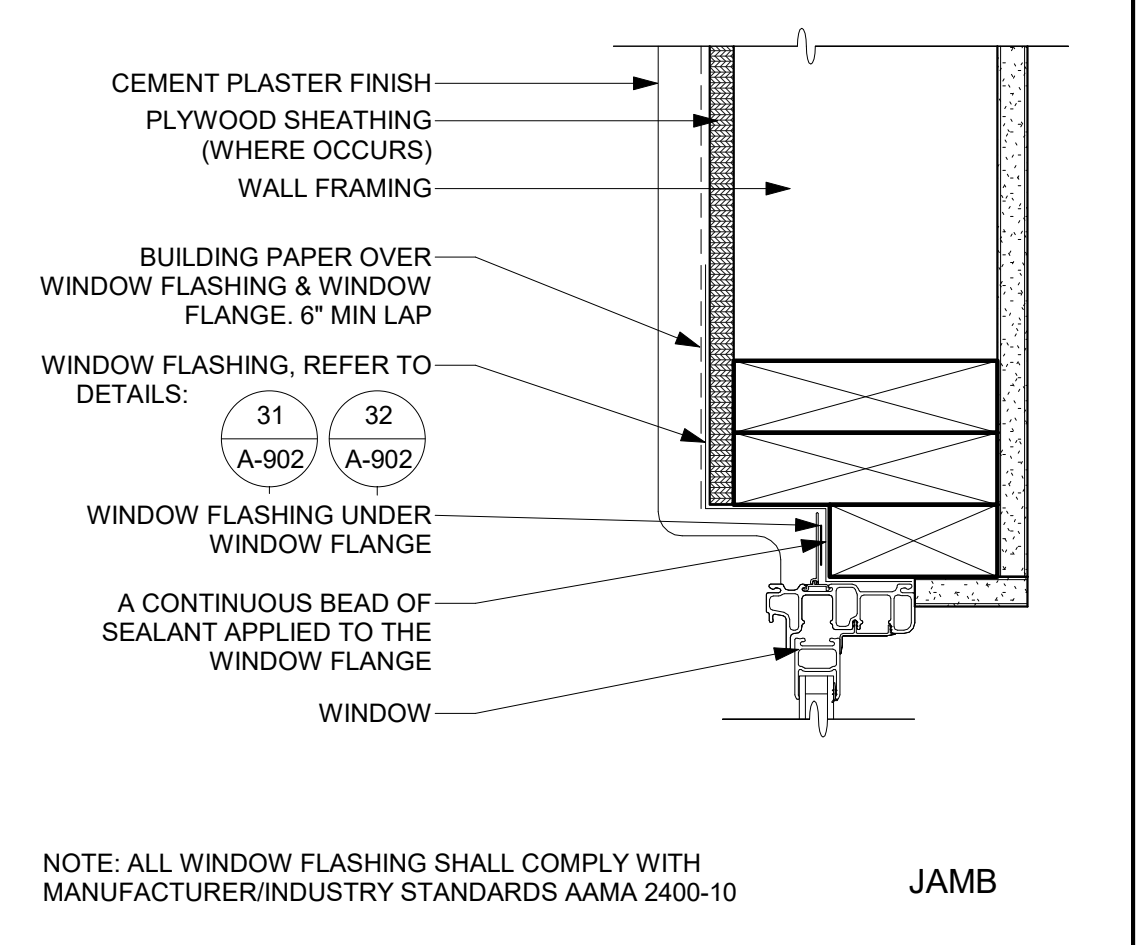
**34 DECORATIVE SHUTTER**  
SCALE: 1 1/2" = 1'-0"



**24 TYP. FOUNDATION-SPANISH**  
SCALE: 3" = 1'-0"



**23 TYP. OUTSIDE CORNER-SPANISH**  
SCALE: 3" = 1'-0"



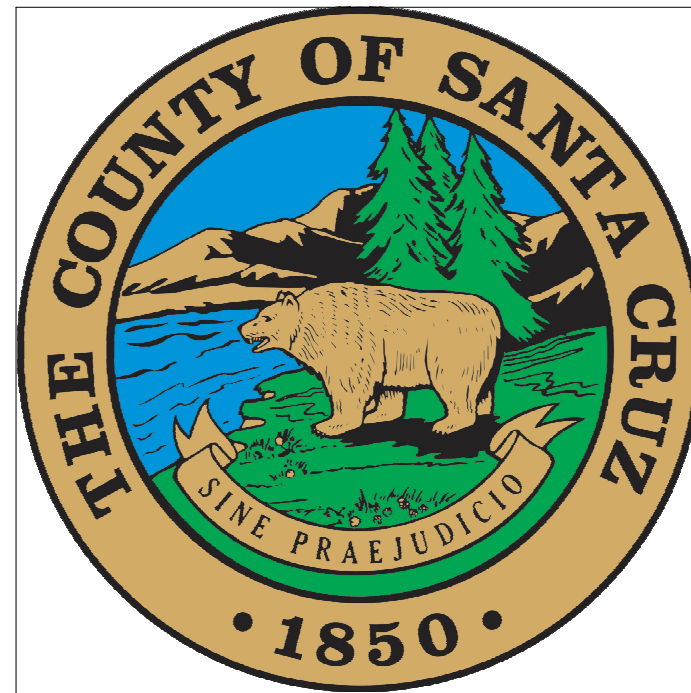
**14 TYP. WINDOW SILL-SPANISH**  
SCALE: 3" = 1'-0"

FOR USE IN THE COUNTY OF SANTA CRUZ

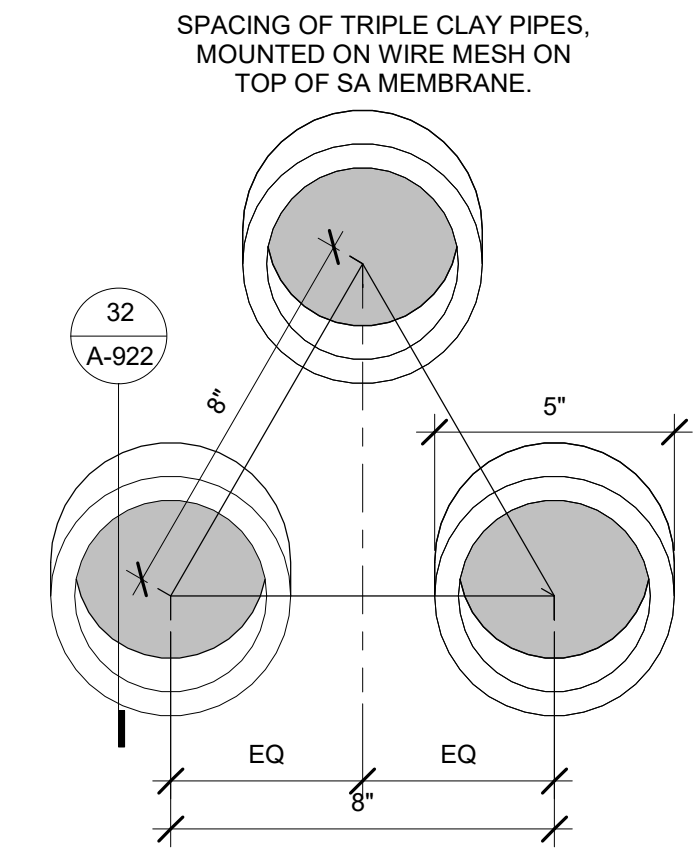
PUBLIC SET

SANTA CRUZ ADU PROTOTYPES  
ARCHITECTURAL DETAILS - MEDITERRANEAN  
SANTA CRUZ, CA

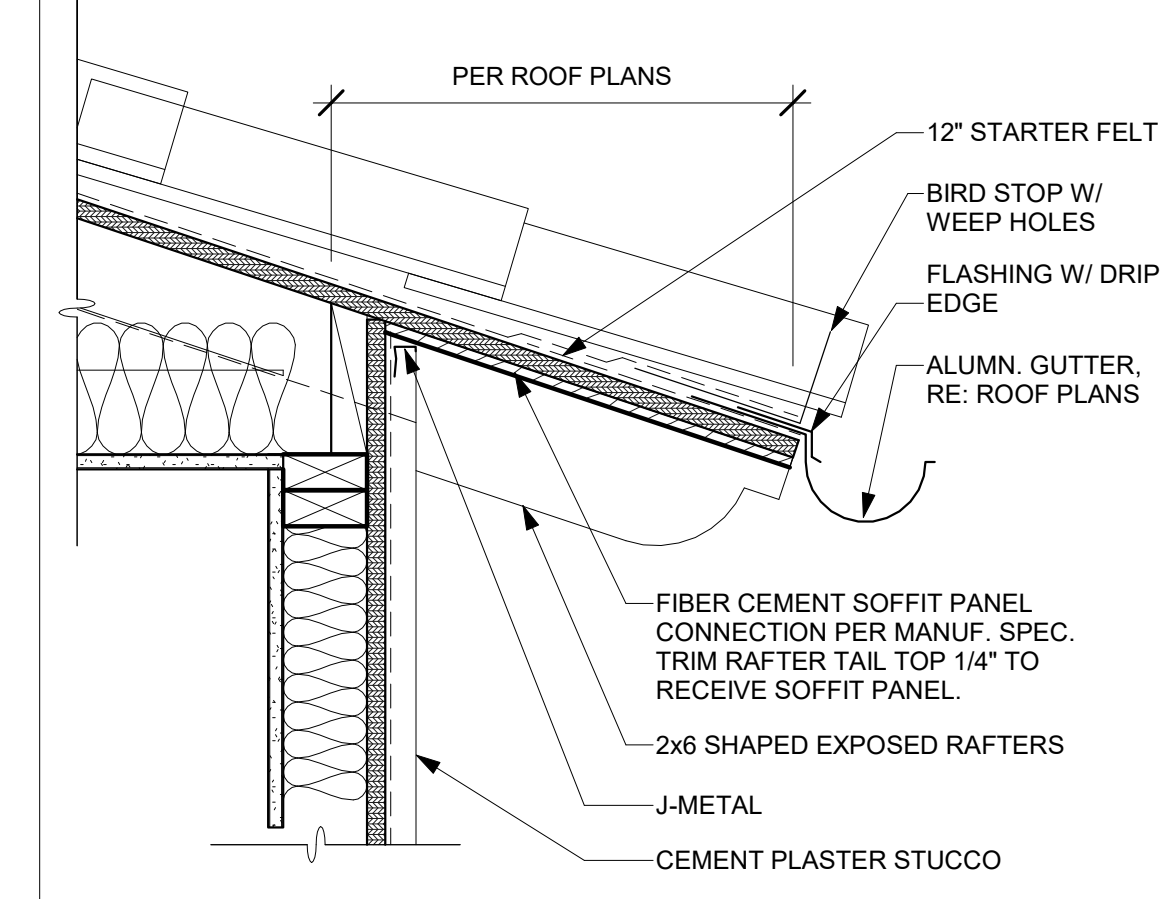
DATE: 11/20/23  
SHEET: A-921



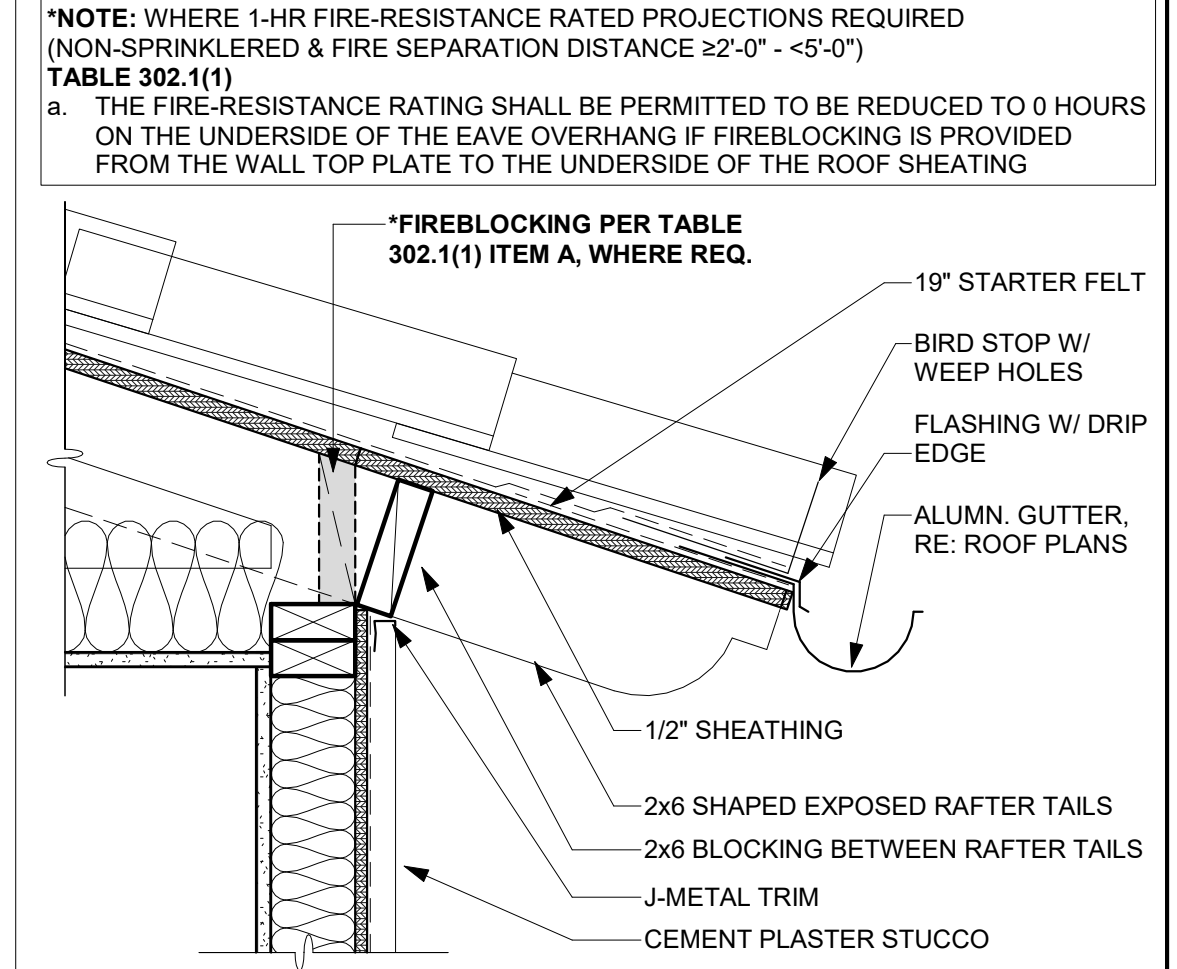
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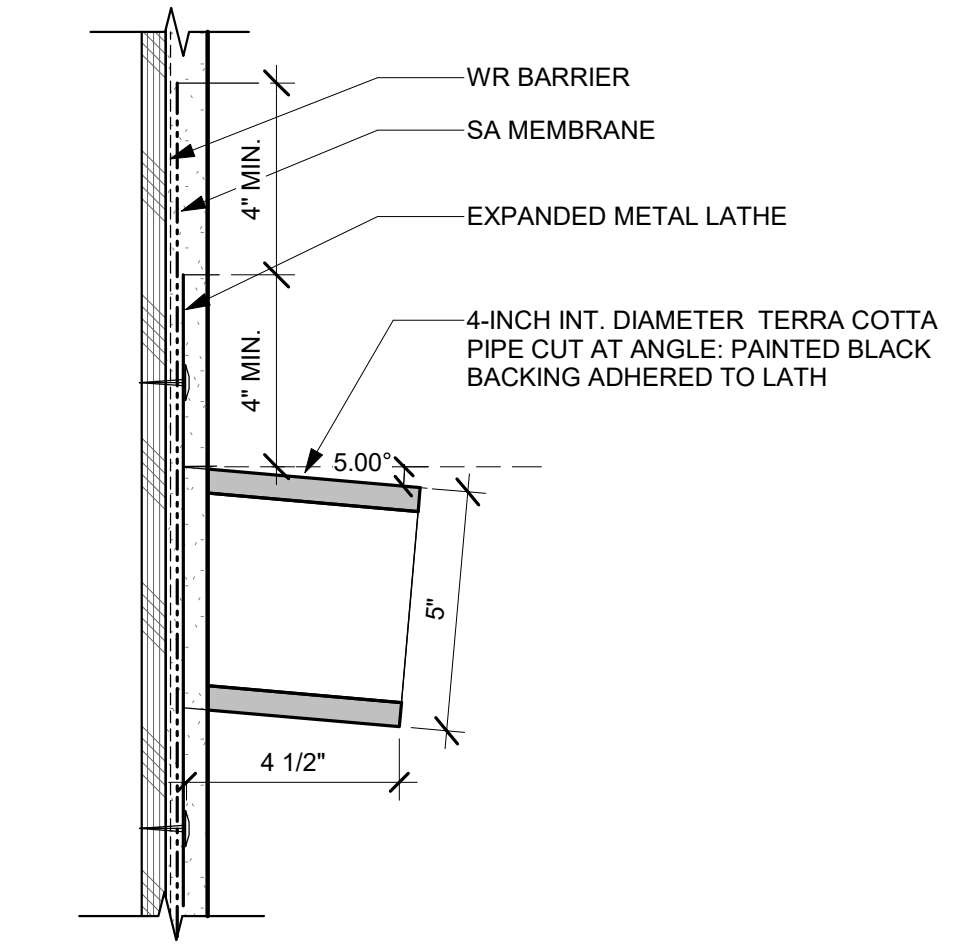
**31 DECORATIVE TILE VENT - SPANISH**  
SCALE: 3" = 1'-0"



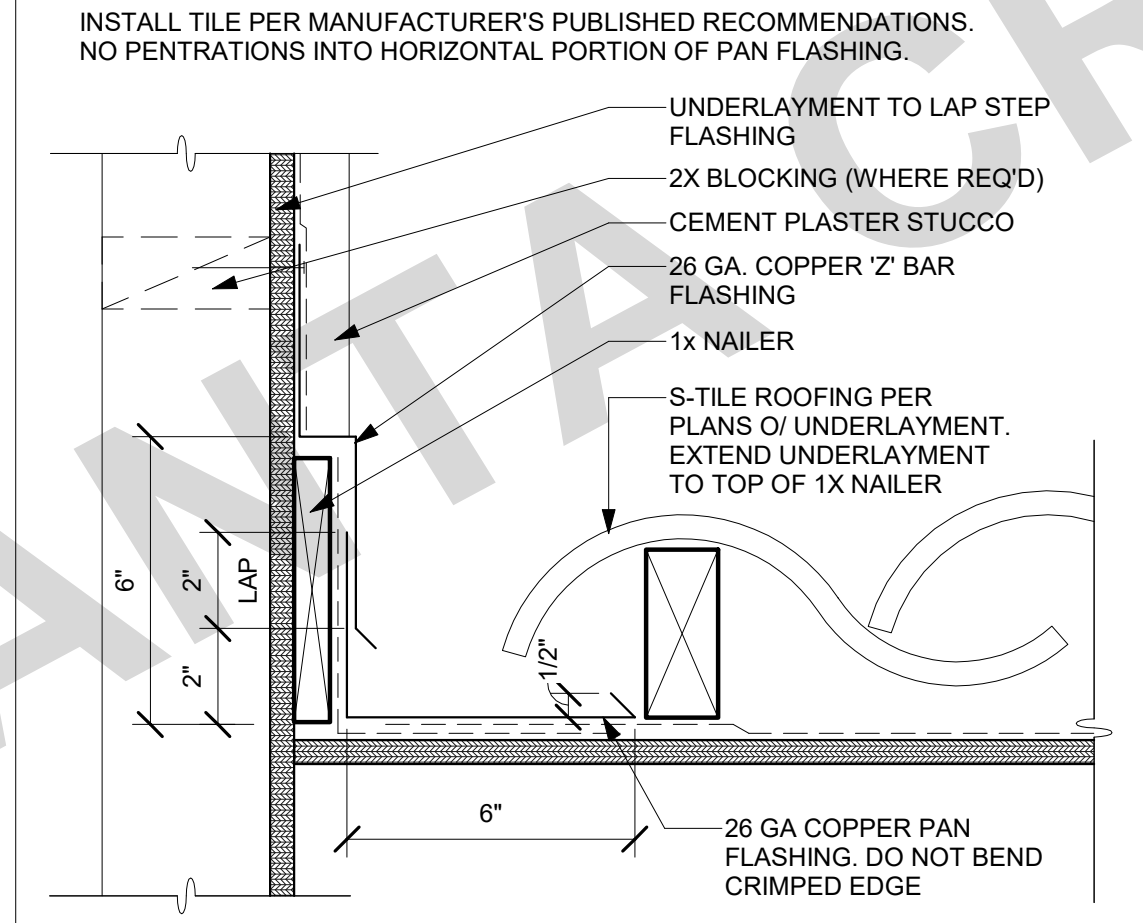
**21 WILDLAND-URBAN INTERFACE FIRE**  
SCALE: 1 1/2" = 1'-0"



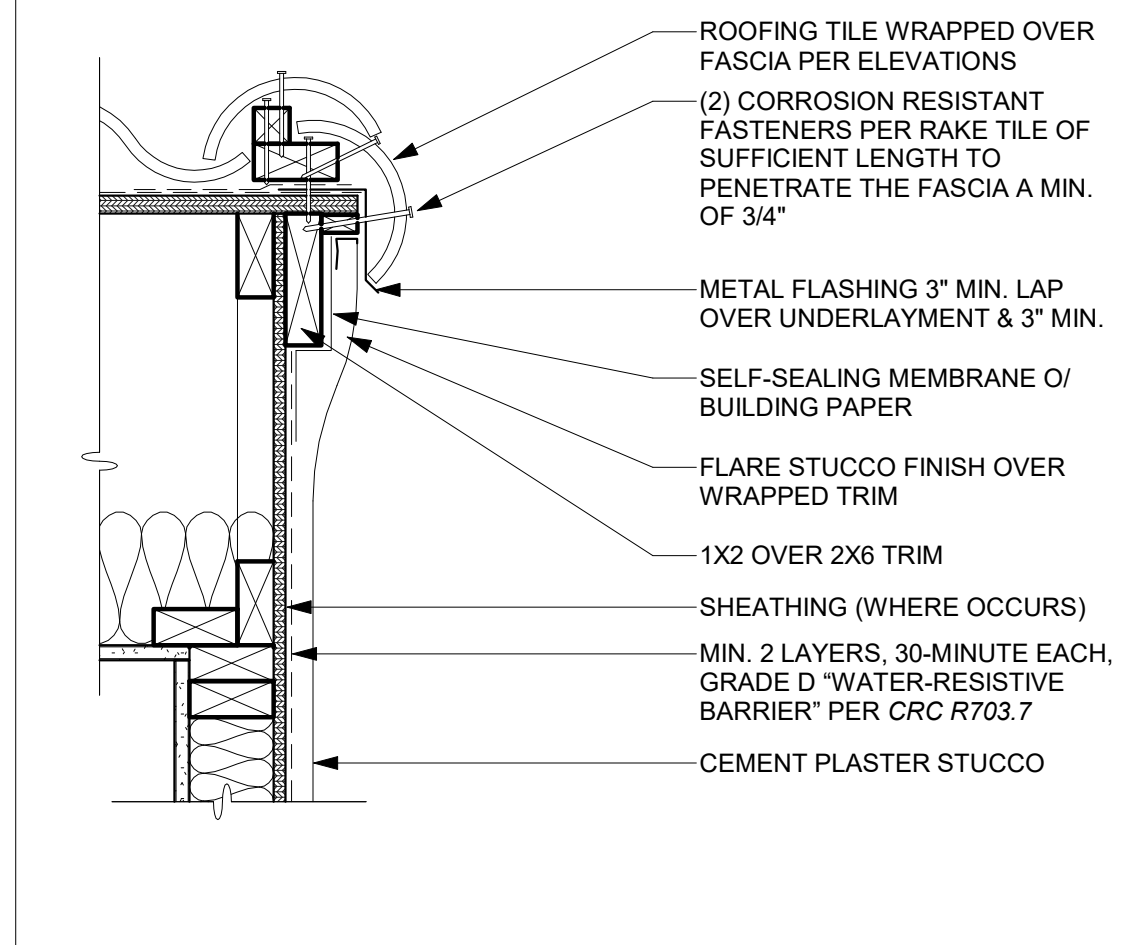
**11 EAVE - SPANISH**  
SCALE: 1 1/2" = 1'-0"



**32 DECORATIVE VENT ATTACHMENT**  
SCALE: 3" = 1'-0"



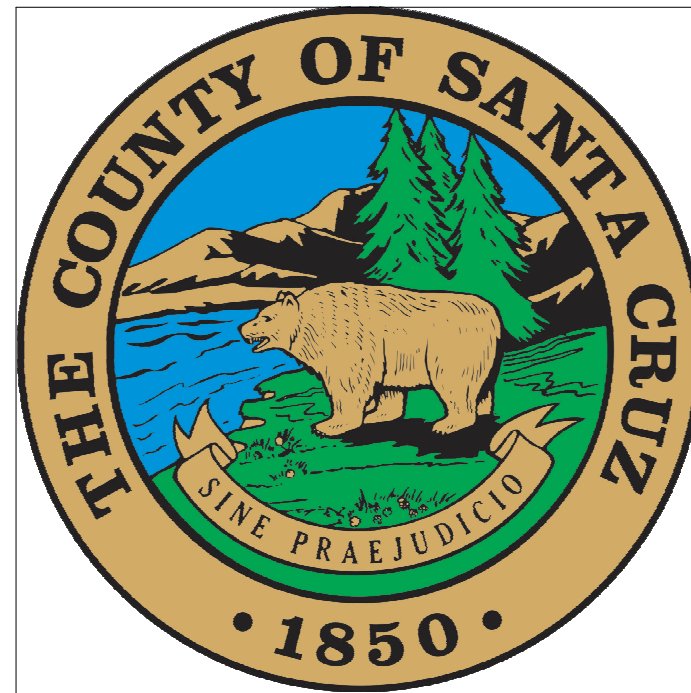
**12 SIDEWALL - SPANISH**  
SCALE: 3" = 1'-0"



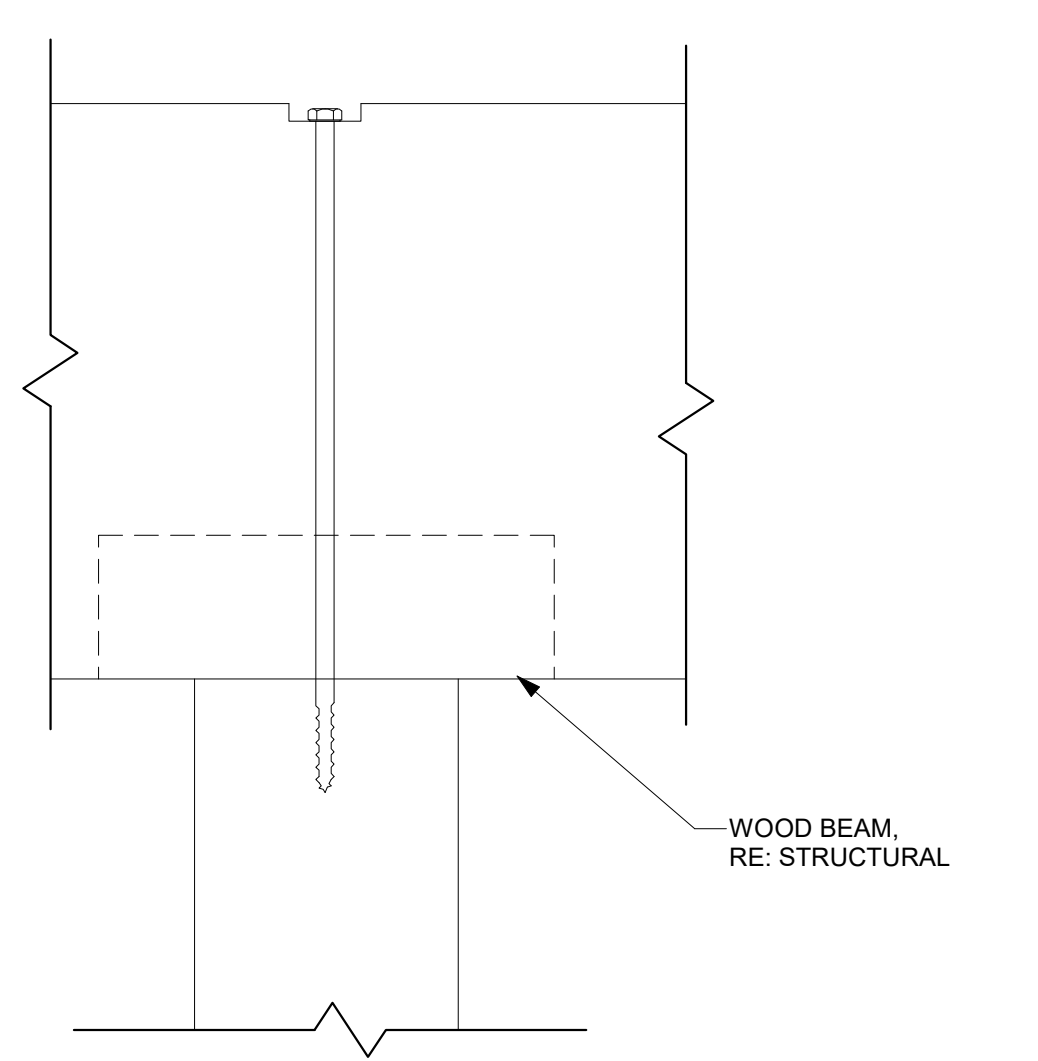
**13 RAKE - SPANISH**  
SCALE: 1 1/2" = 1'-0"

**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA  
**ARCHITECTURAL DETAILS - ROOF**  
MEDITERRANEAN - ROOF

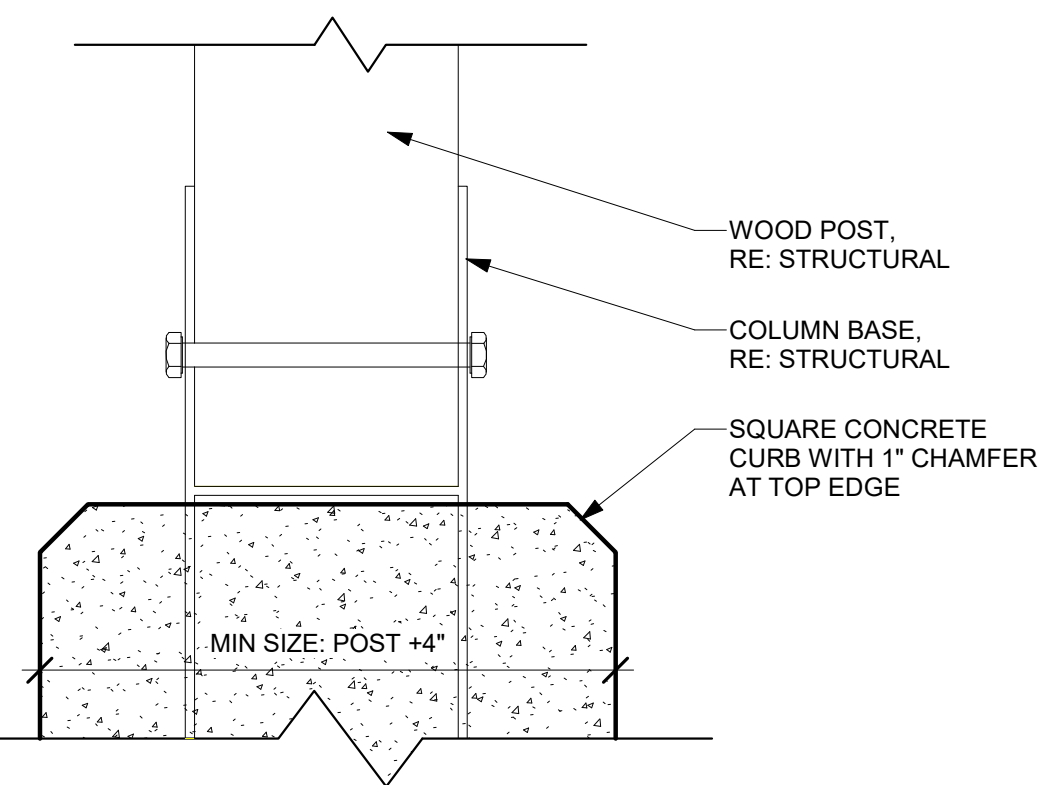
FOR USE IN THE COUNTY OF SANTA CRUZ



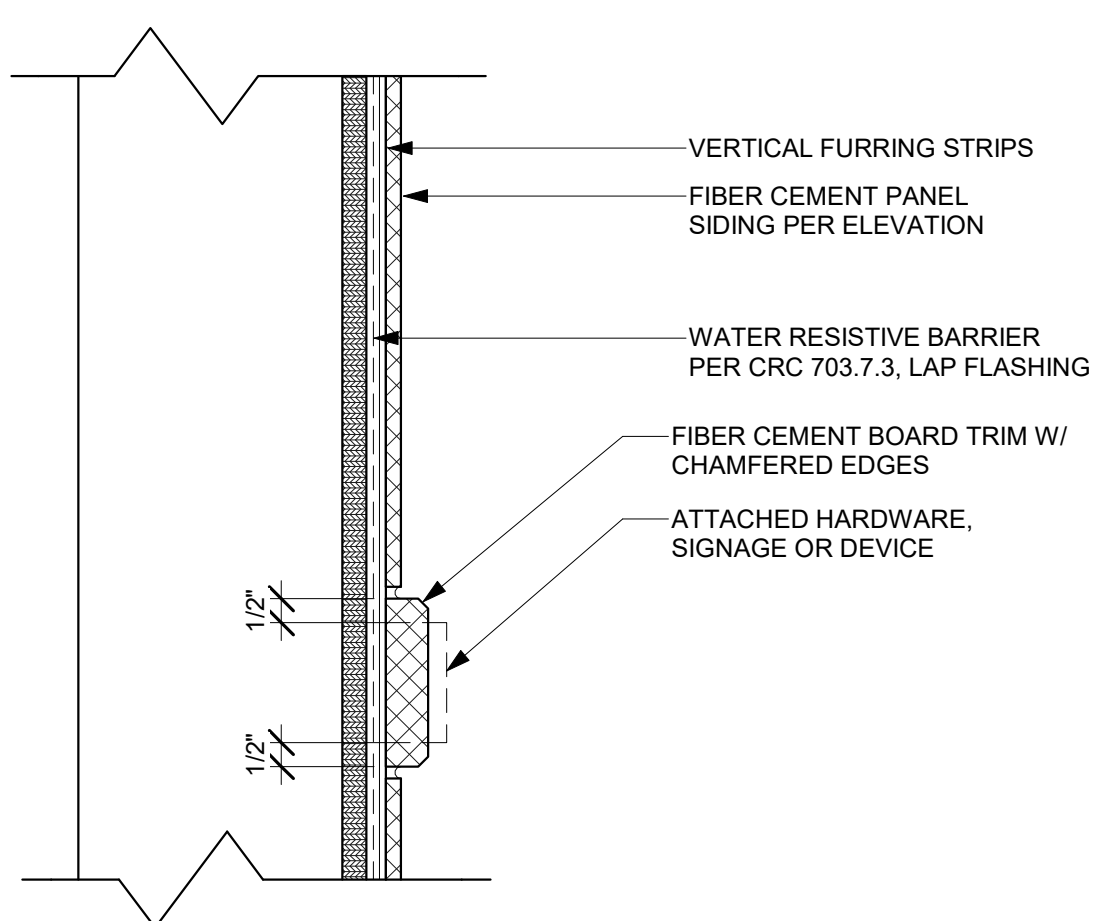
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**54 POST - MODERN**  
SCALE: 3" = 1'-0"

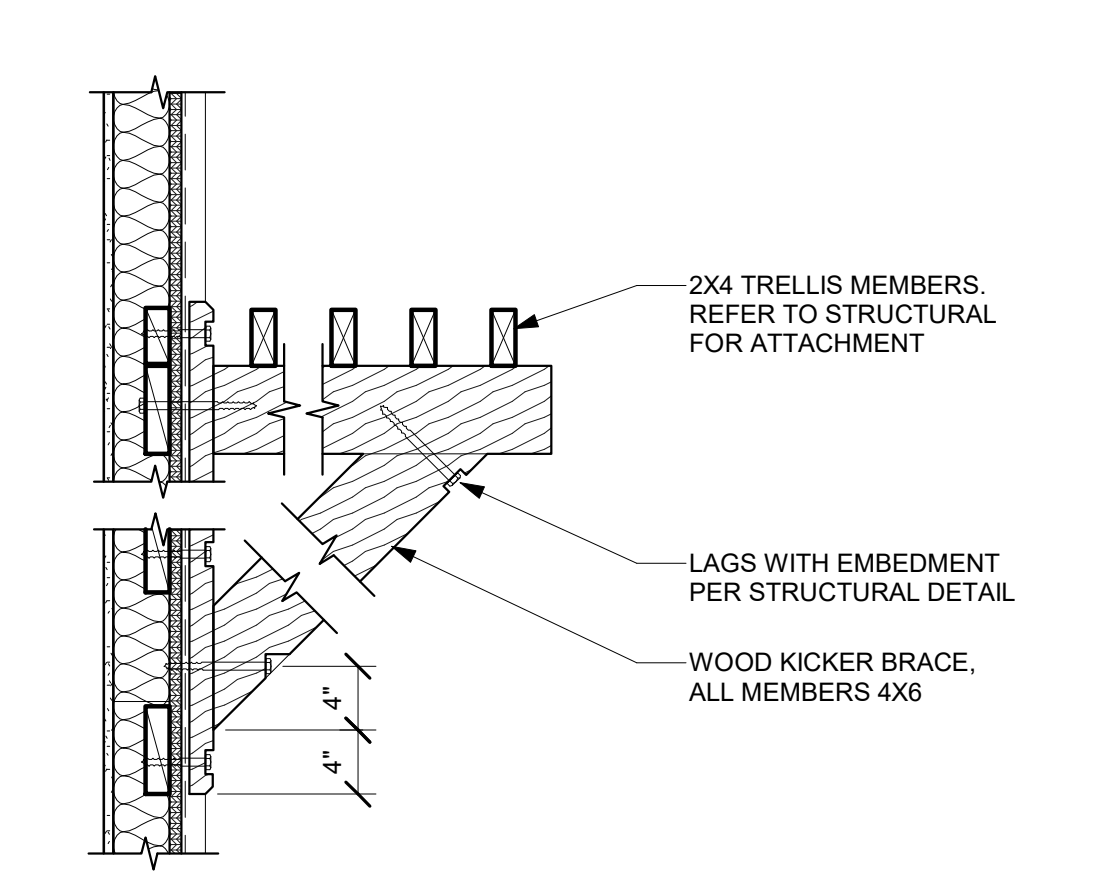


**54 POST - MODERN**  
SCALE: 3" = 1'-0"

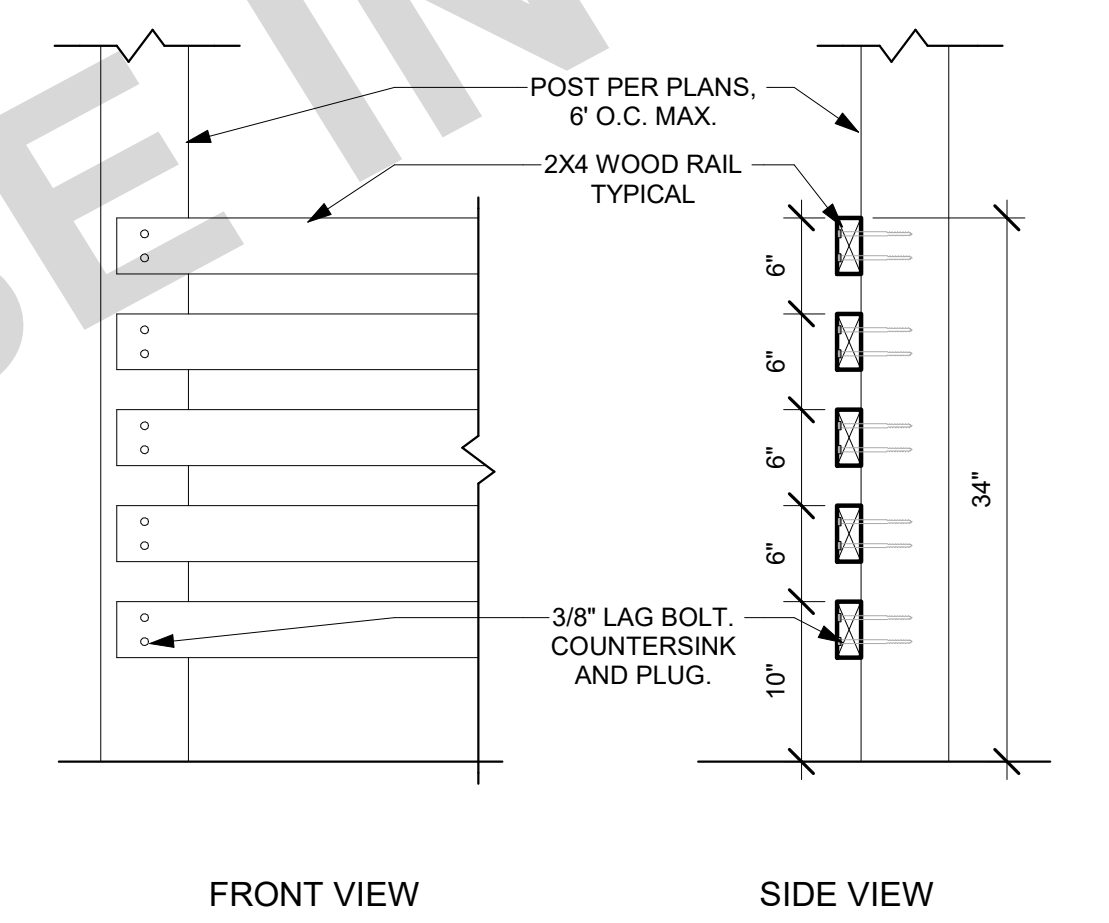


**41 MOUNTING PAD - MODERN**  
SCALE: 3" = 1'-0"

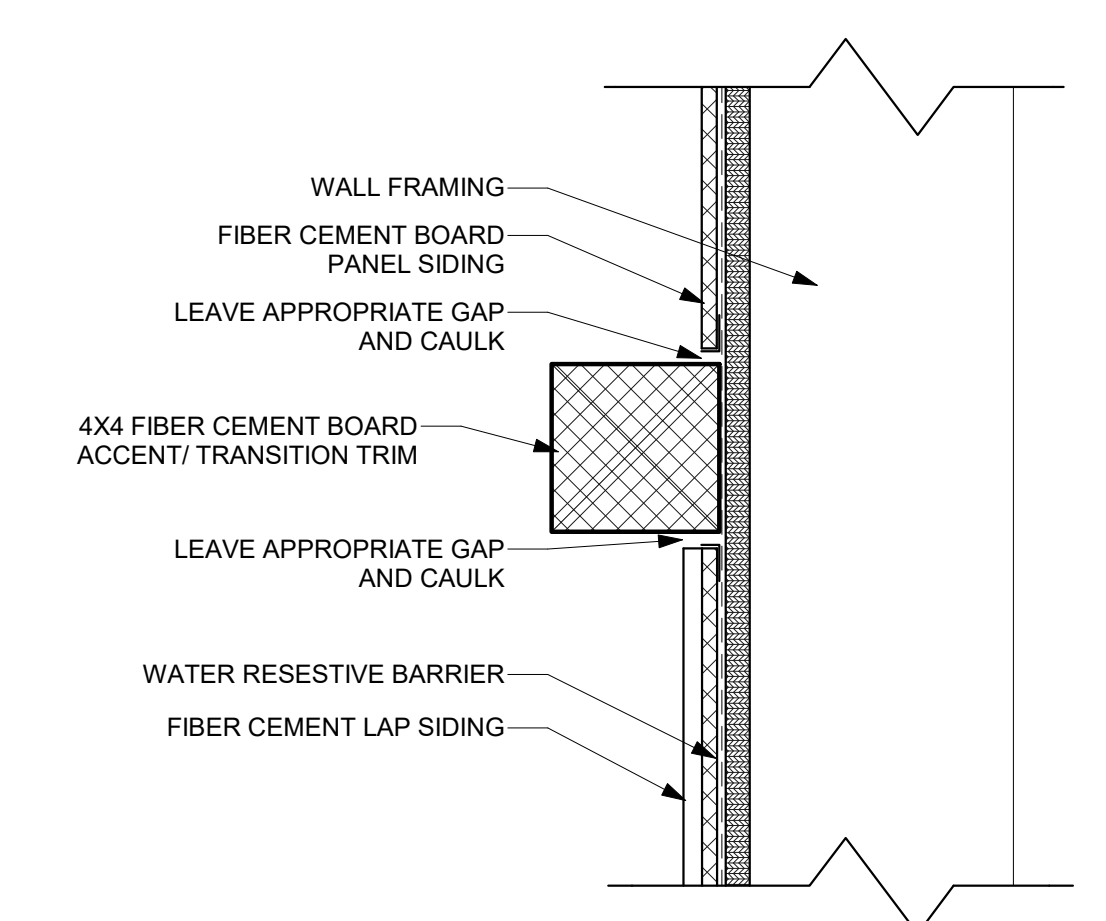
- NOTES**
- PRE-PRIME ALL SIDES OF BRACE FRAMING PRIOR TO INSTALLATION. TYPICAL.
  - A SELF SEALING MEMBRANE SHALL BE INSTALLED BEHIND WALL TRIM & EXTEND 6" BEYOND WALL TRIM AND 4" MIN. LAP OVER WEATHER BARRIER CAULK AROUND TOP & SIDES OF 4X AT WALL PENETRATION.
  - A BITUTHENE MEMBRANE SHALL BE INSTALLED BEHIND 4X6 BRACE W/ 4" LAP MIN.



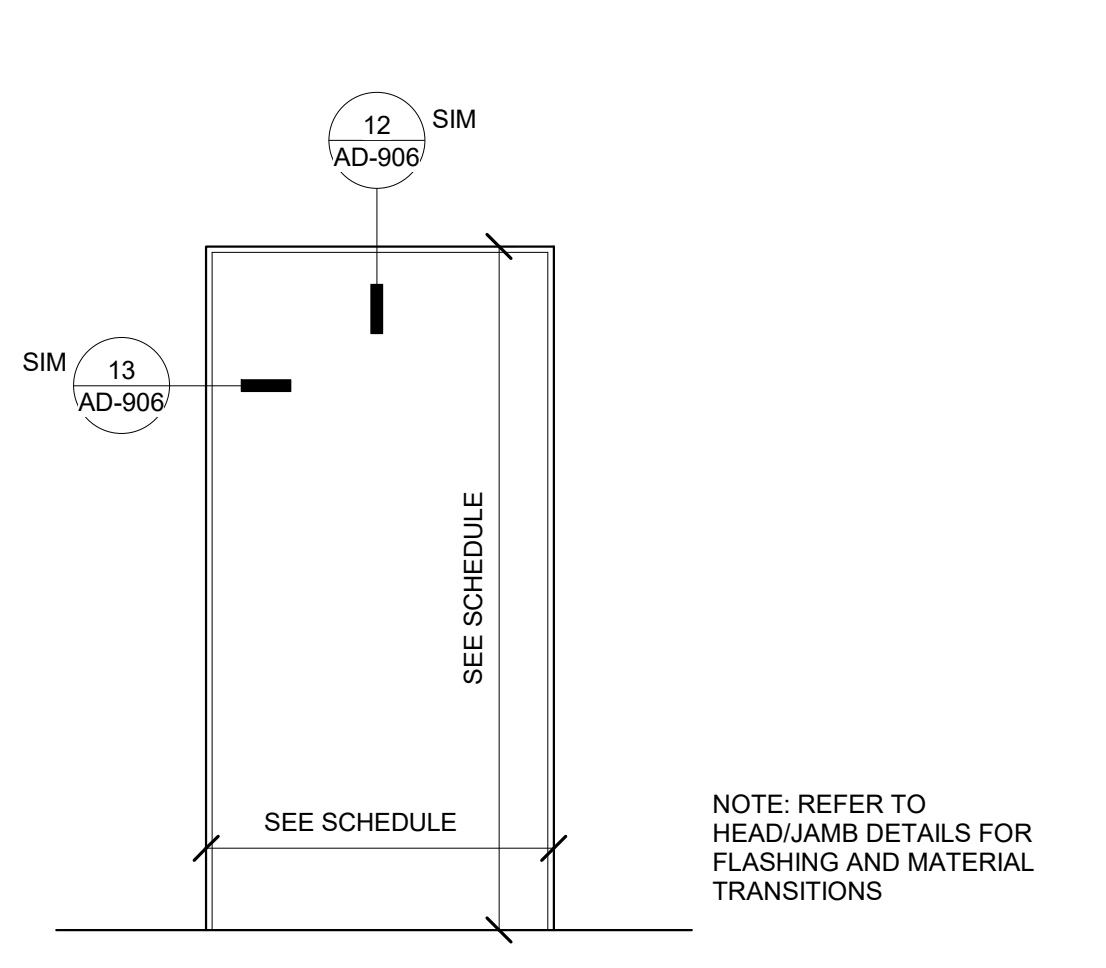
**43 BRACE W/ KICKER - TRELLIS**  
SCALE: 1" = 1'-0"



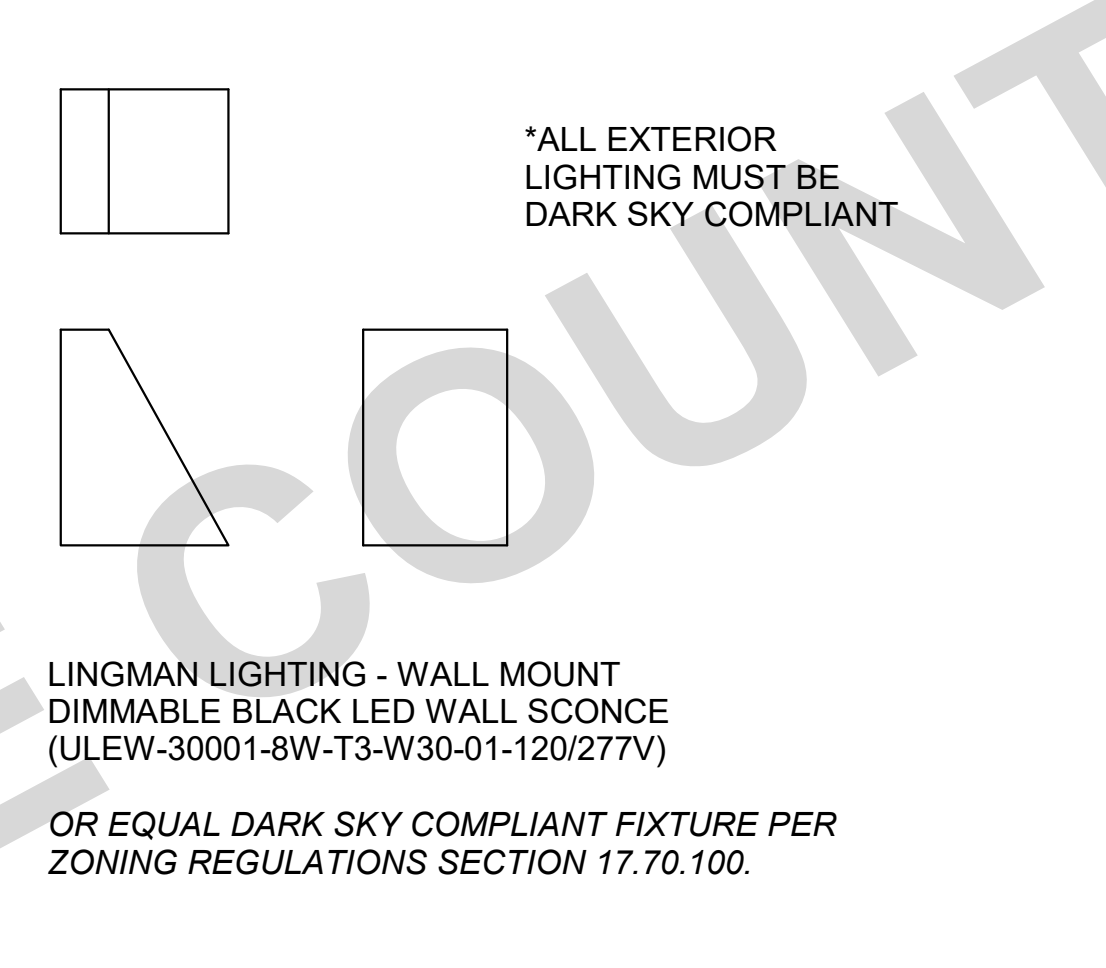
**44 RAILING - WOOD SLATS**  
SCALE: 1" = 1'-0"



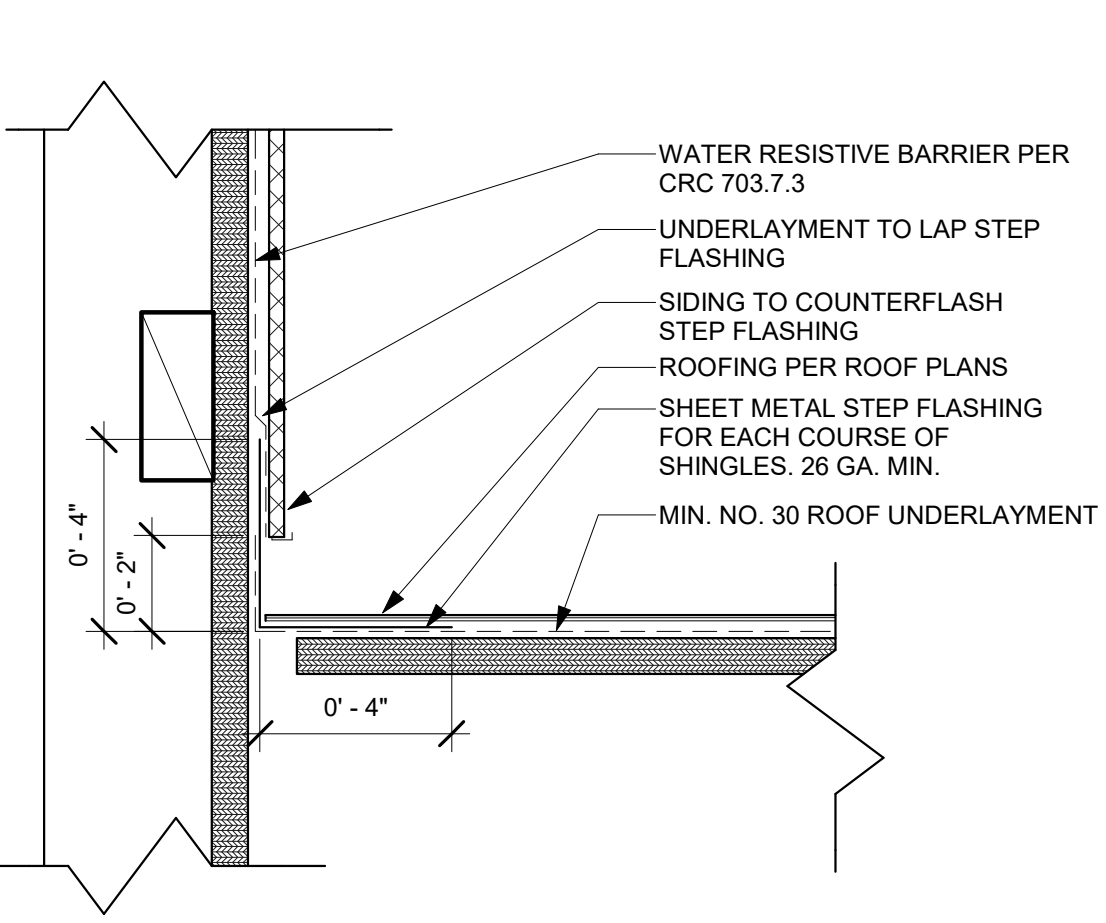
**31 MATERIAL TRANSITION - MODERN**  
SCALE: 3" = 1'-0"



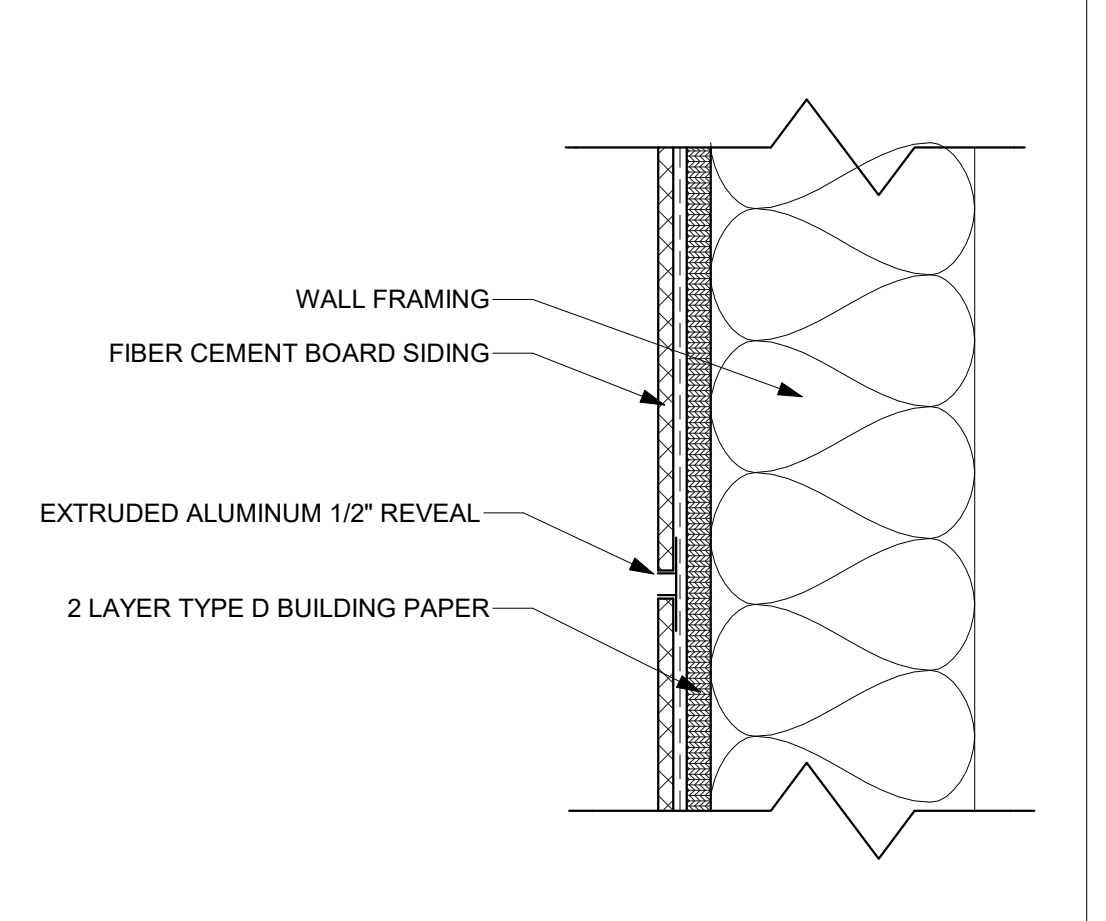
**32 DOOR TRIM - MODERN**  
SCALE: 3/4" = 1'-0"



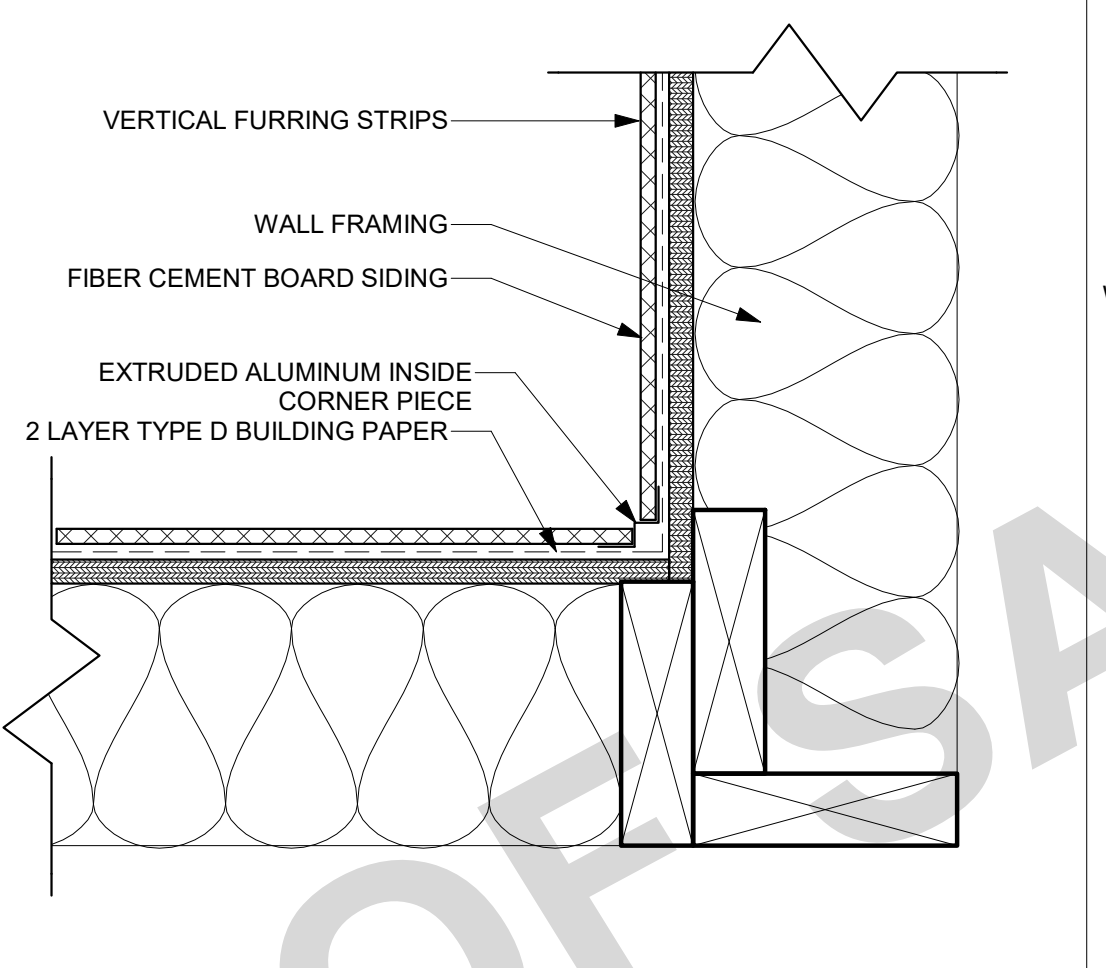
**33 LIGHT FIXTURE - MODERN**  
SCALE: 1 1/2" = 1'-0"



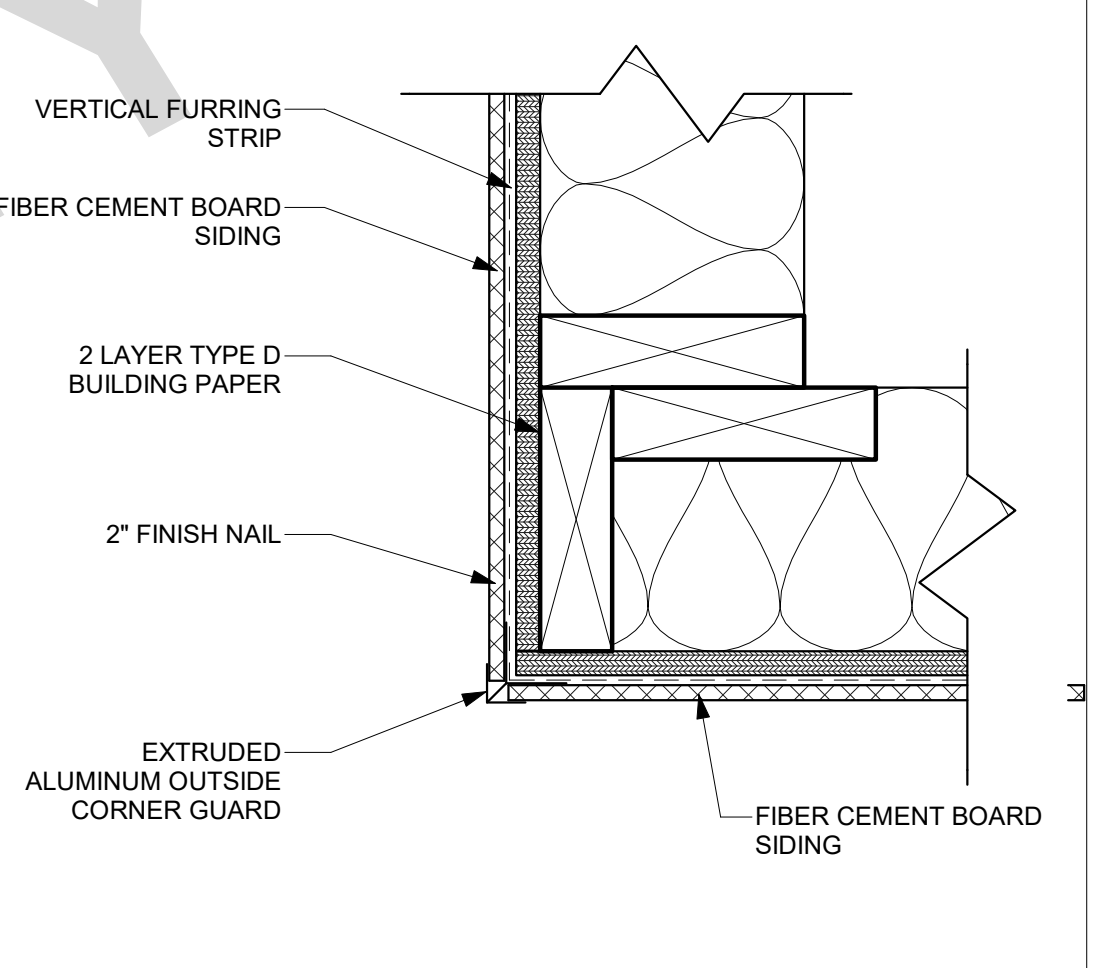
**34 SIDEWALL - MODERN**  
SCALE: 3" = 1'-0"



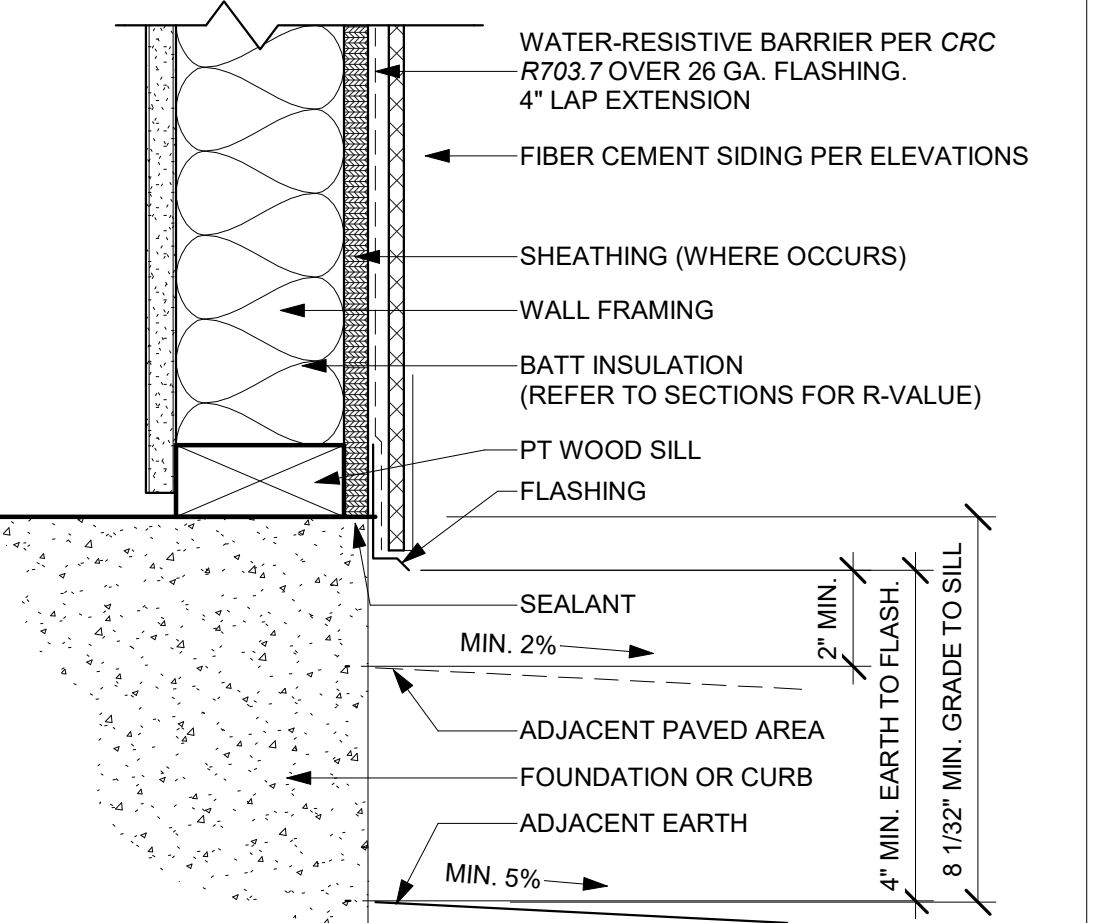
**21 ALUMINUM REVEAL - MODERN**  
SCALE: 3" = 1'-0"



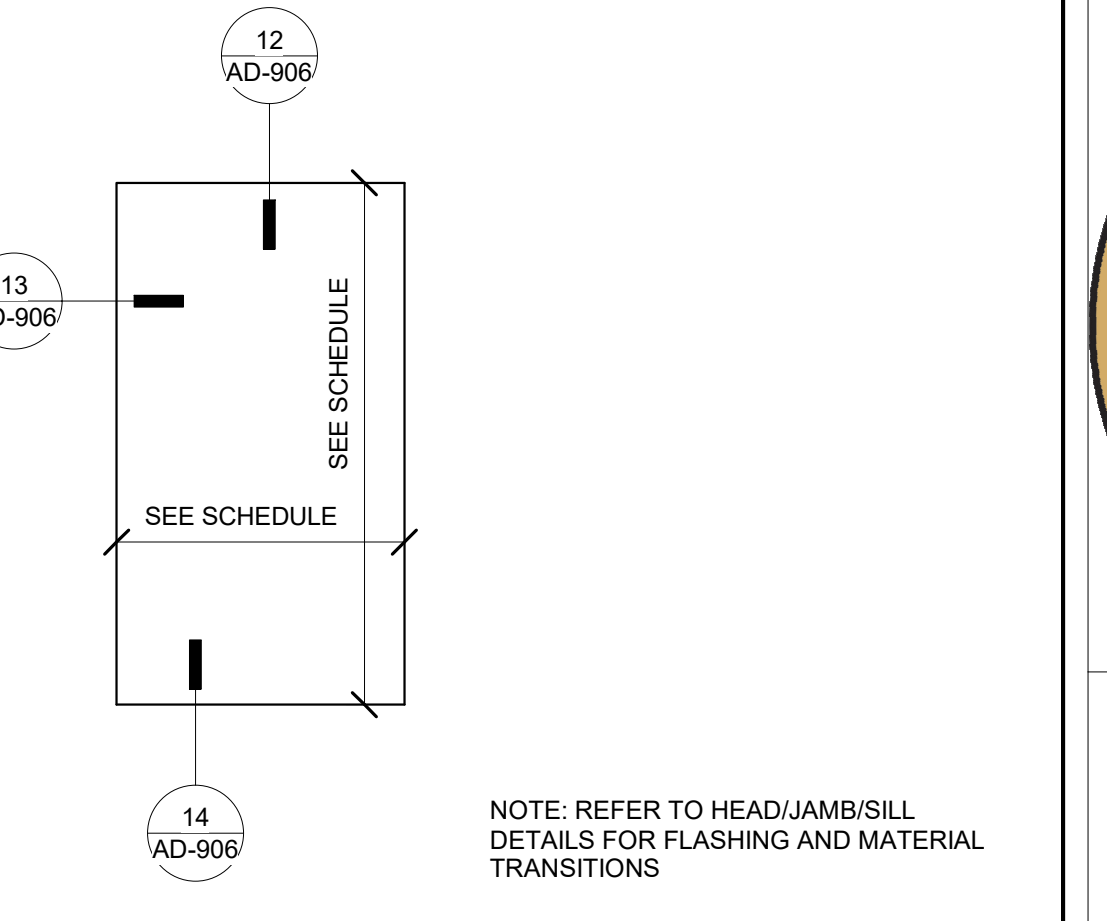
**22 TYP. INSIDE CORNER-MODERN**  
SCALE: 3" = 1'-0"



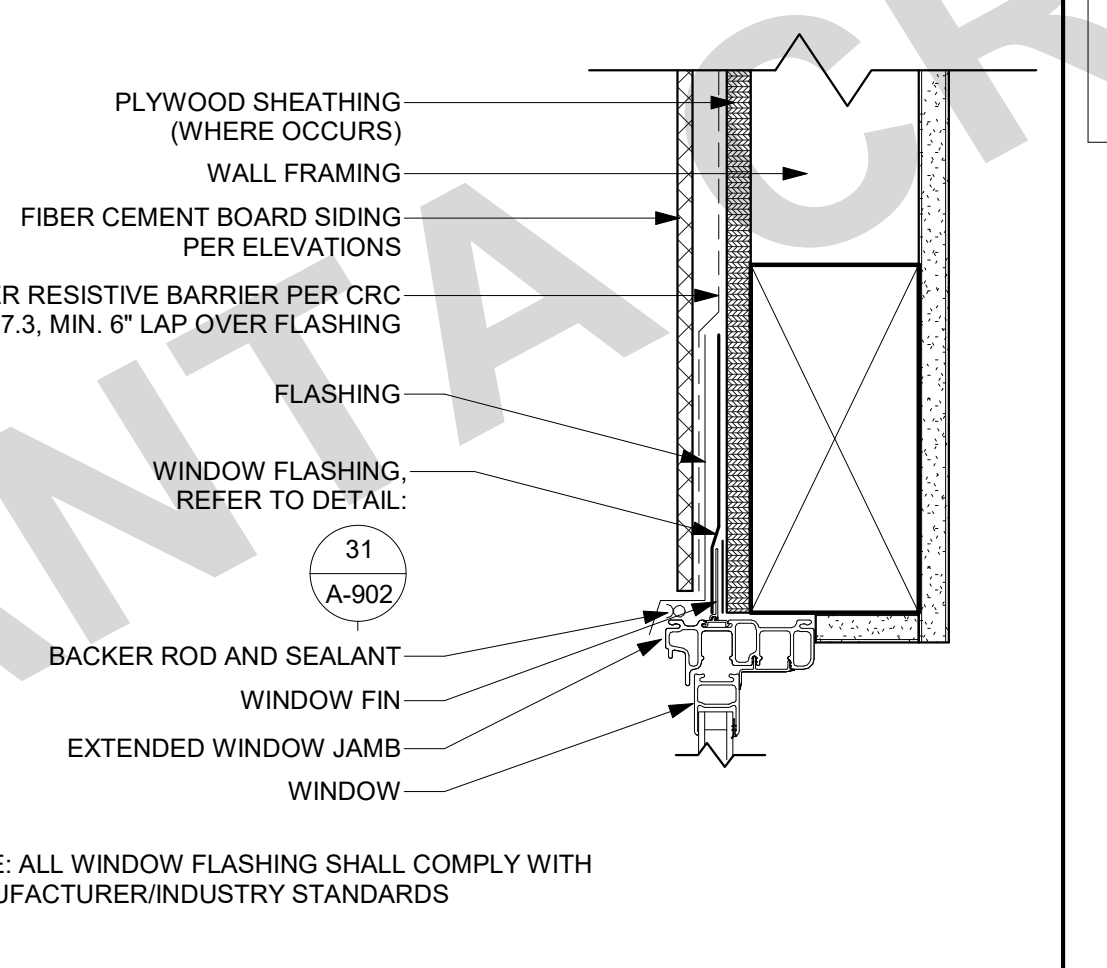
**23 TYP. OUTSIDE CORNER-MODERN**  
SCALE: 3" = 1'-0"



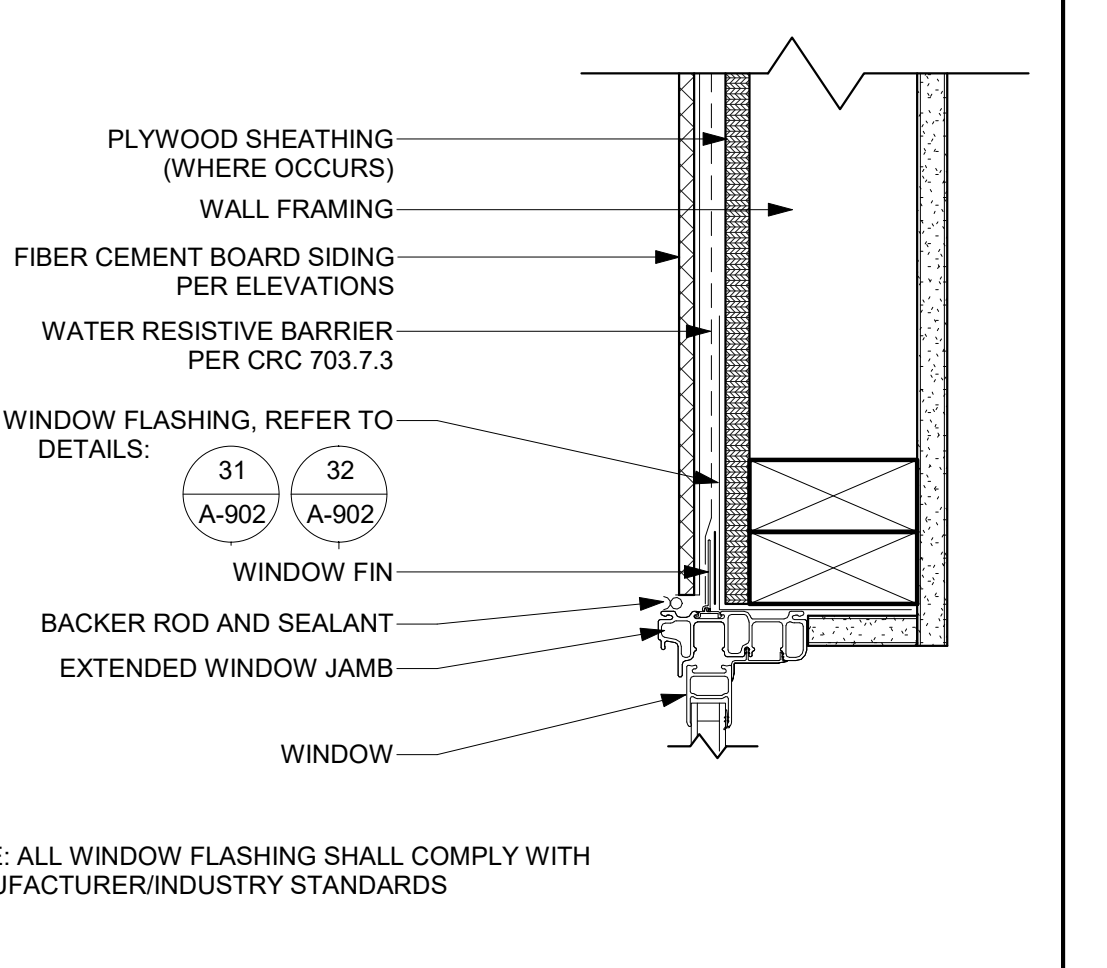
**24 TYP. FOUNDATION-MODERN**  
SCALE: 3" = 1'-0"



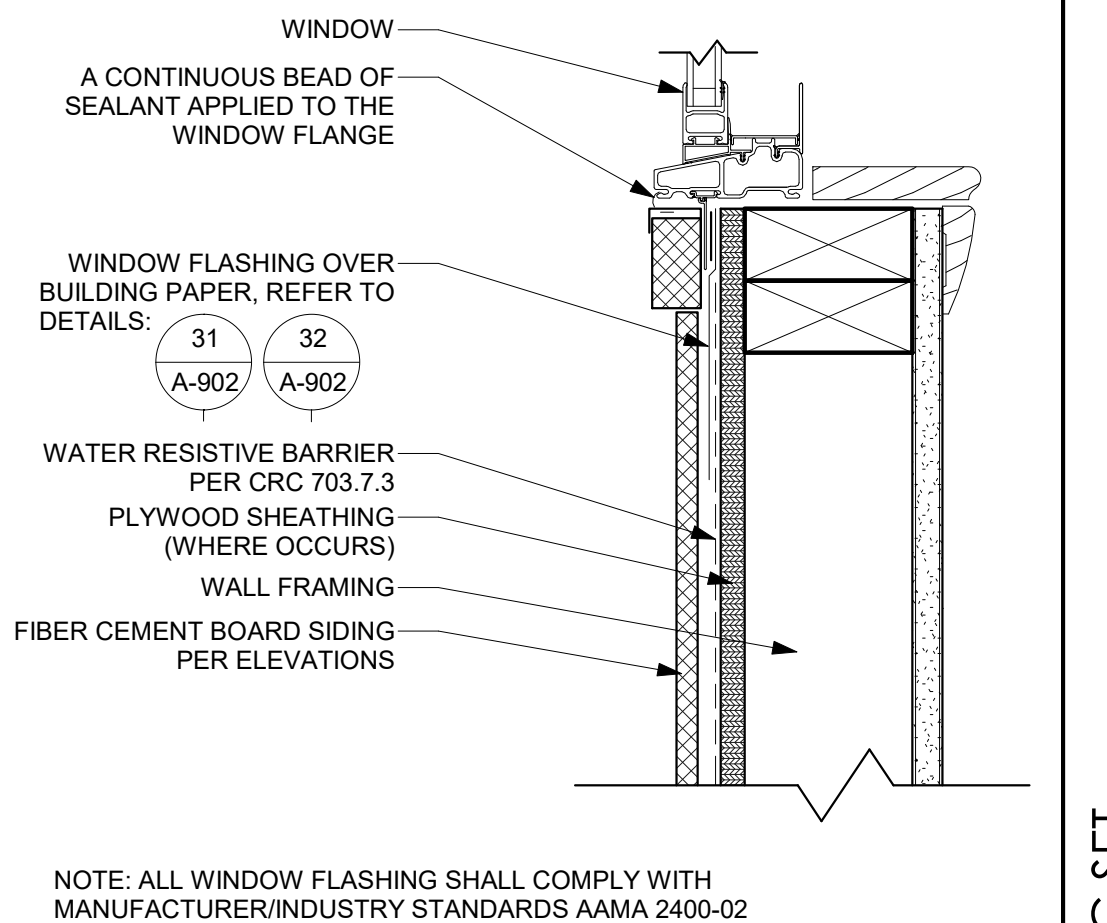
**11 WINDOW TRIM - MODERN**  
SCALE: 3/4" = 1'-0"



**12 TYP. WINDOW HEAD-MODERN**  
SCALE: 3" = 1'-0"



**13 TYP. WINDOW JAMB-MODERN**  
SCALE: 3" = 1'-0"



**14 TYP. WINDOW SILL-MODERN**  
SCALE: 3" = 1'-0"

**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA  
**ARCHITECTURAL DETAILS - MODERN**

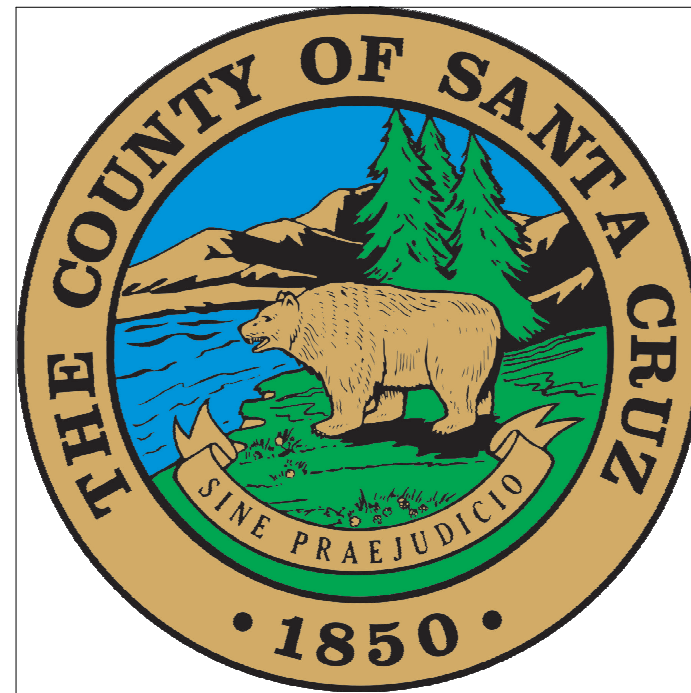
DATE  
11/20/23  
SHEET

**A-931**

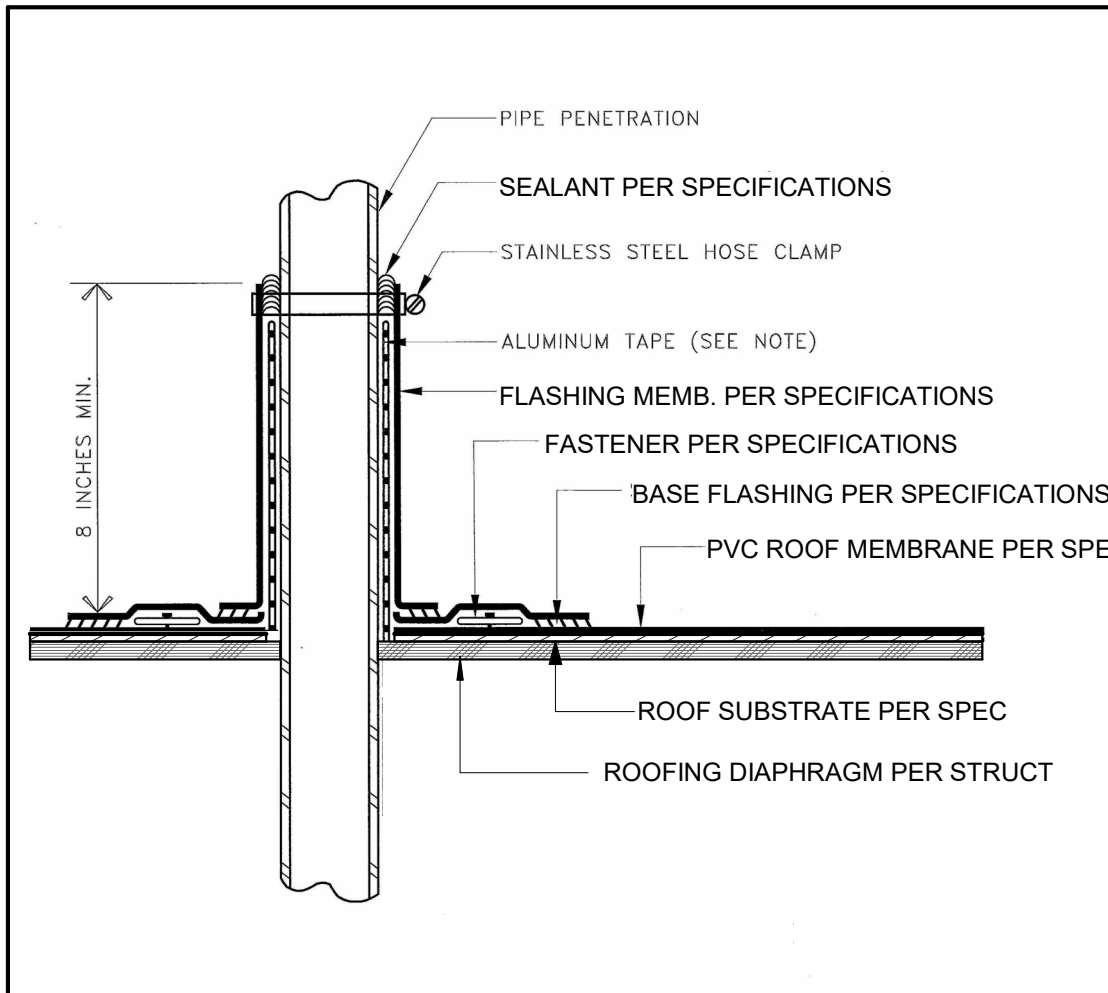
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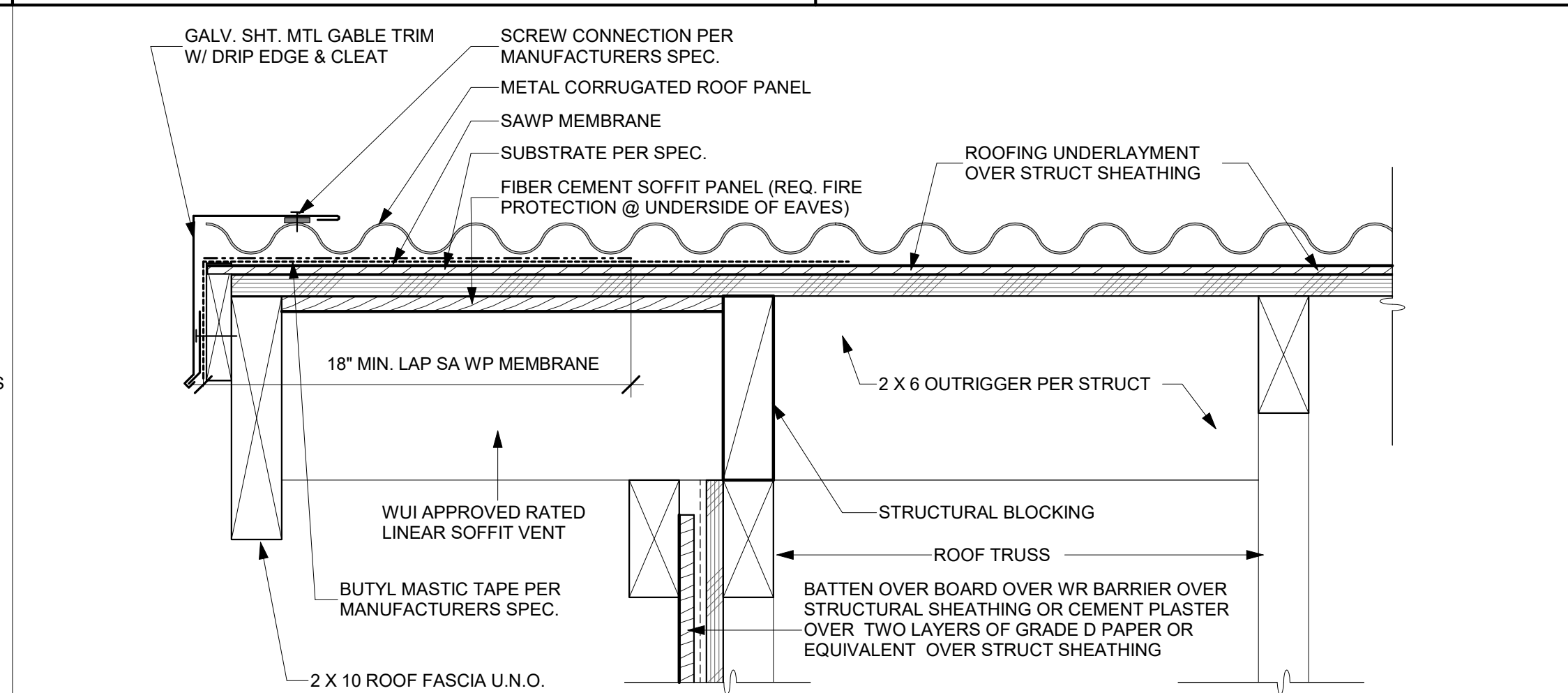




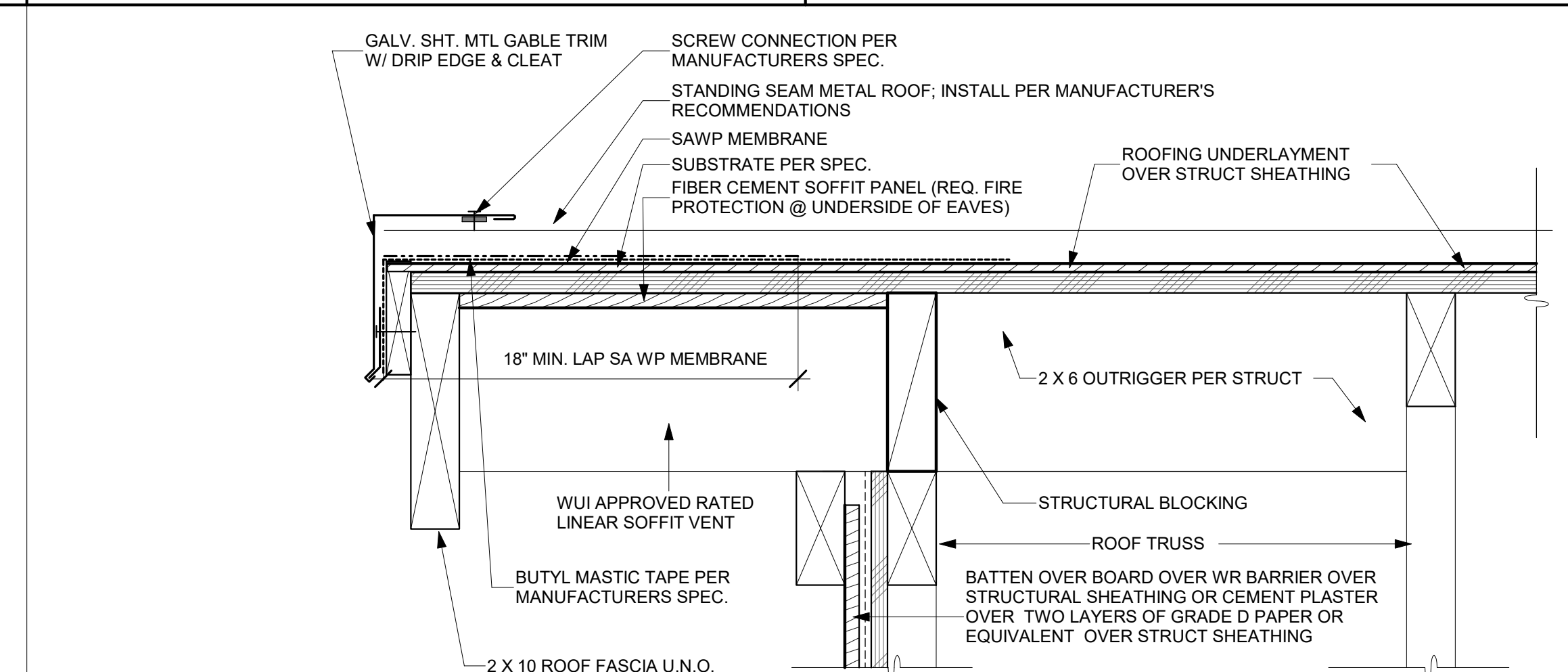
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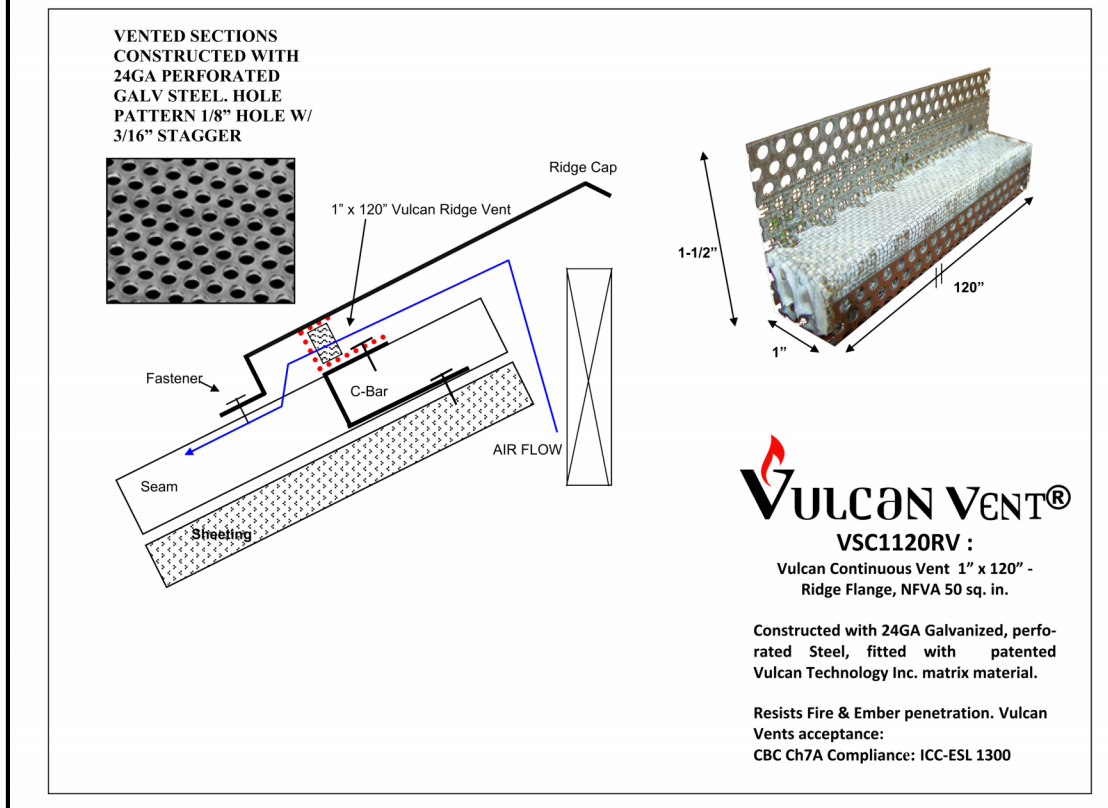
**51 PVC ROOF PIPE FLASHING**  
SCALE: 1 1/2" = 1'-0"



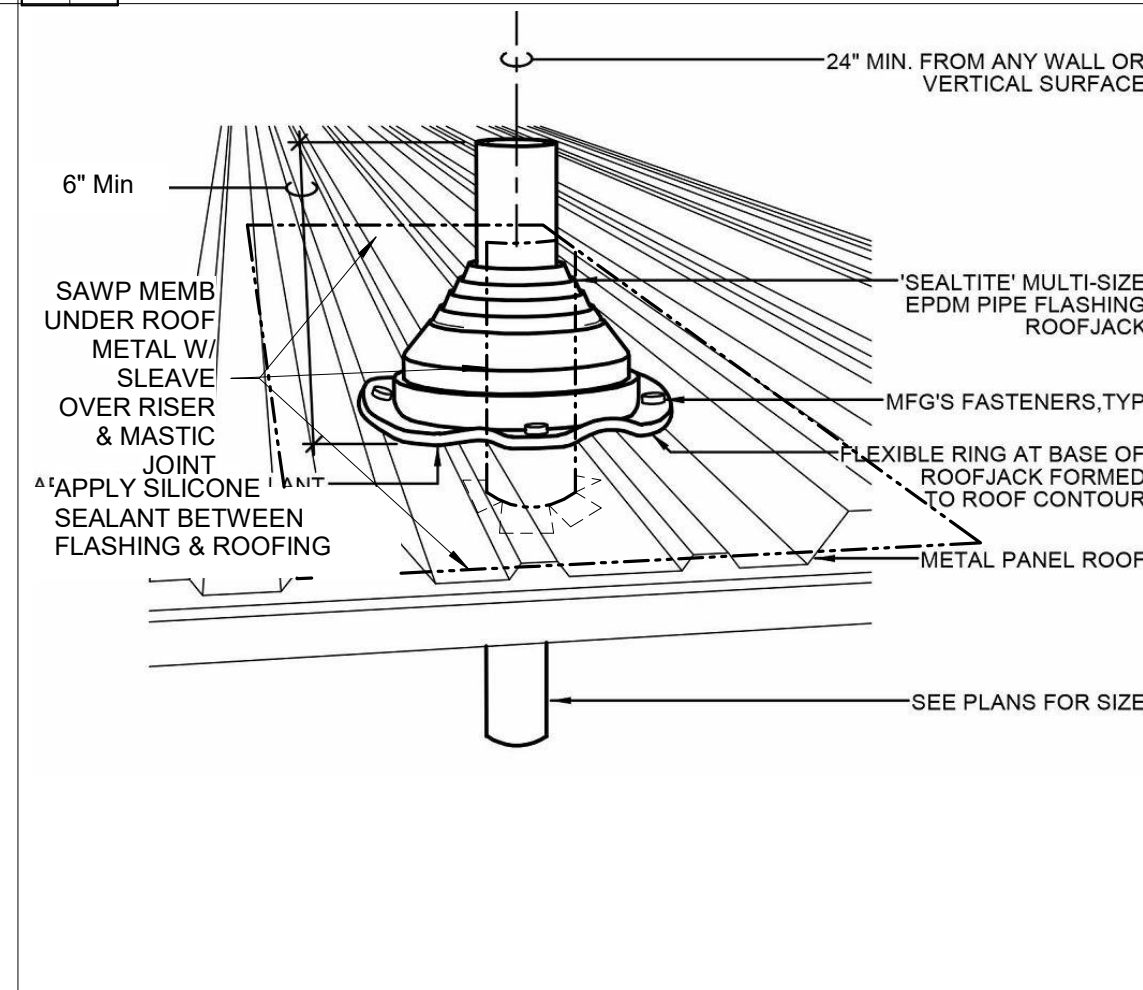
**41 ROOF RAKE - CORRUGATED METAL**  
SCALE: 3" = 1'-0"



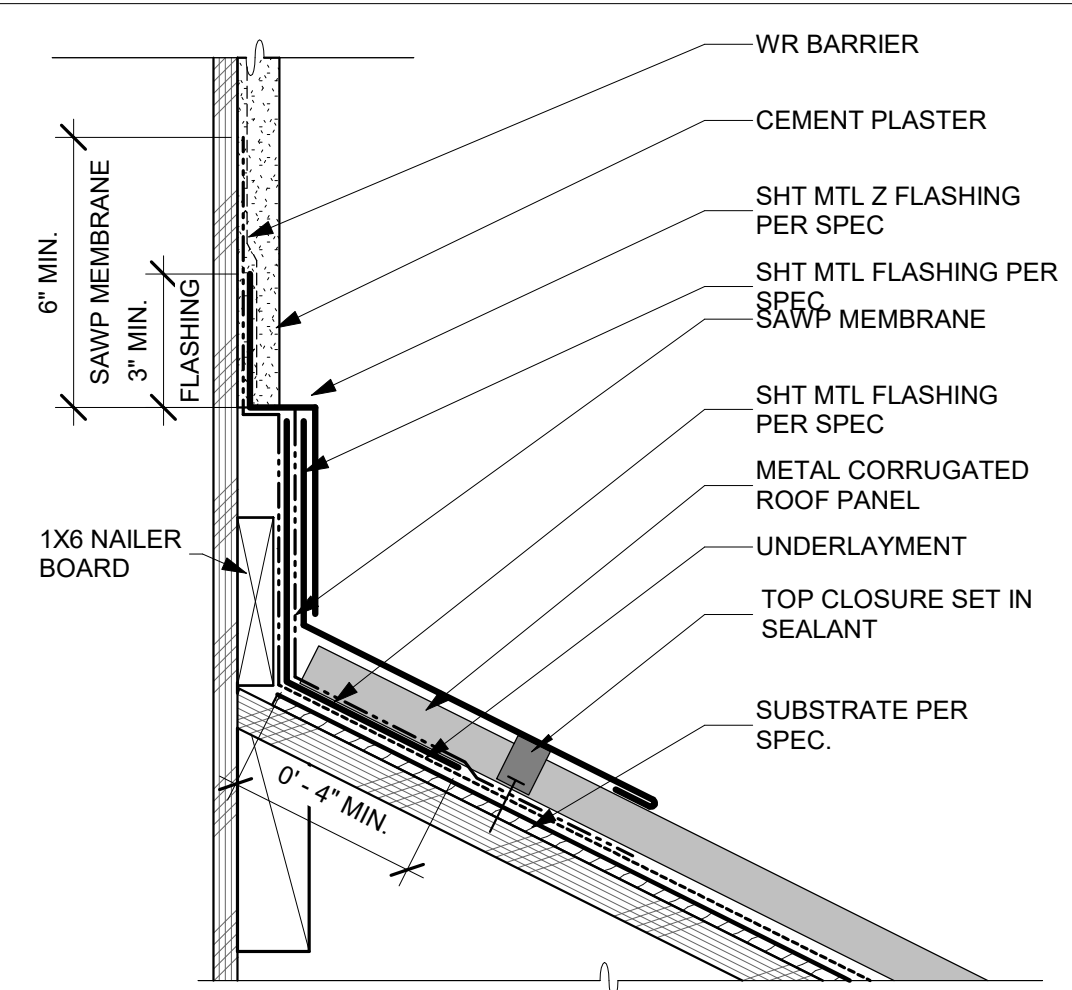
**21 ROOF RAKE - STANDING SEAM METAL**  
SCALE: 3" = 1'-0"



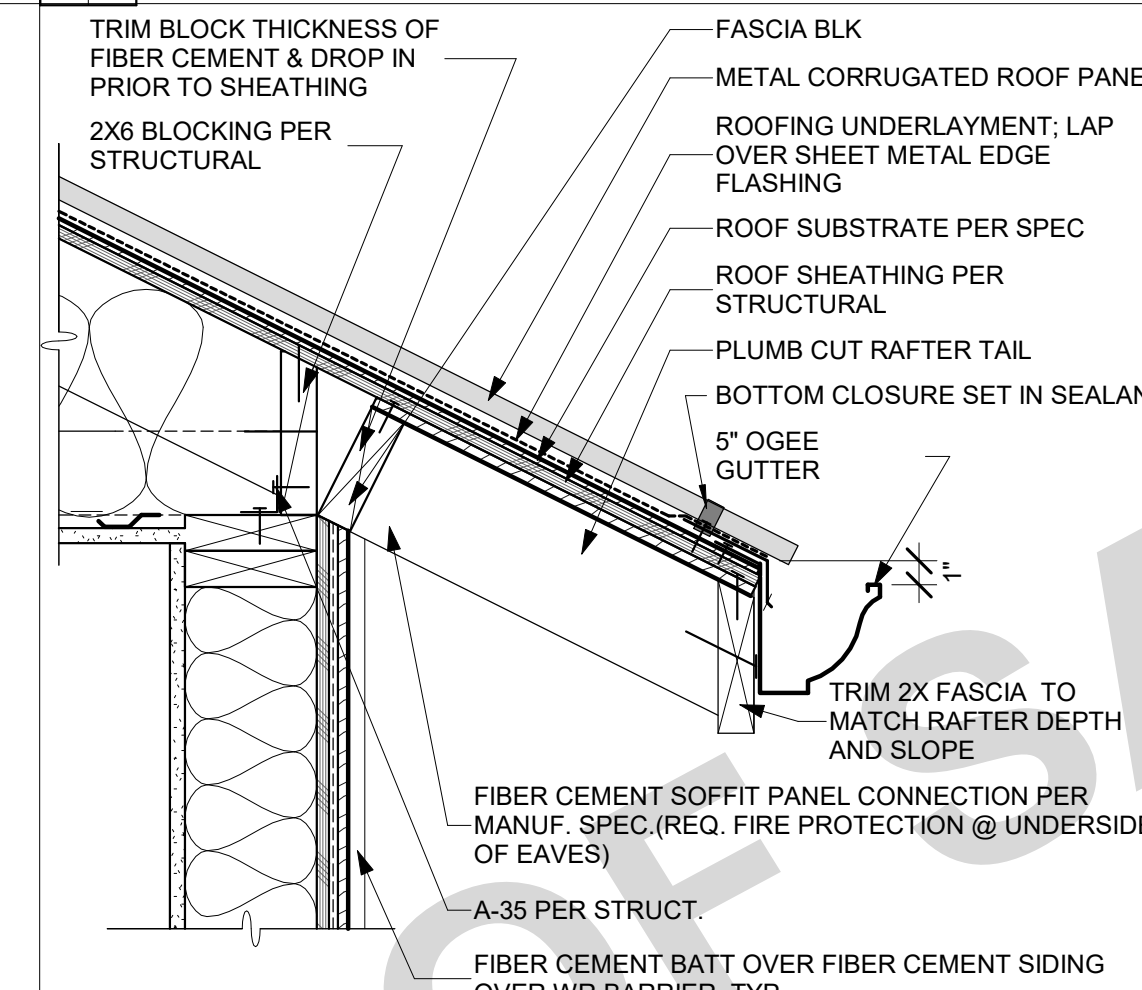
**52 VULVAN RIDGE VENT VSC1120RV**  
SCALE: 12" = 1'-0"



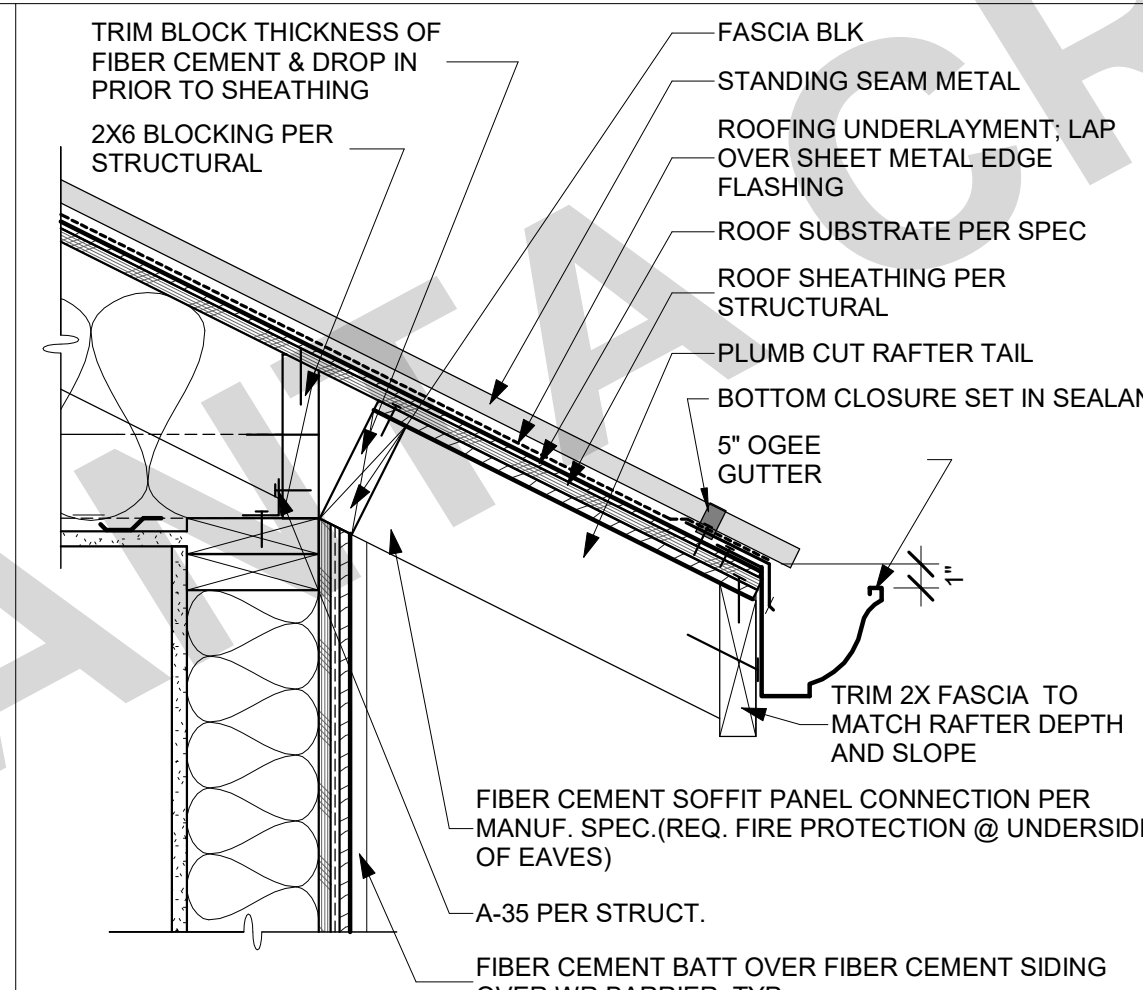
**42 METAL ROOF PIPE FLASHING**  
SCALE: 3" = 1'-0"



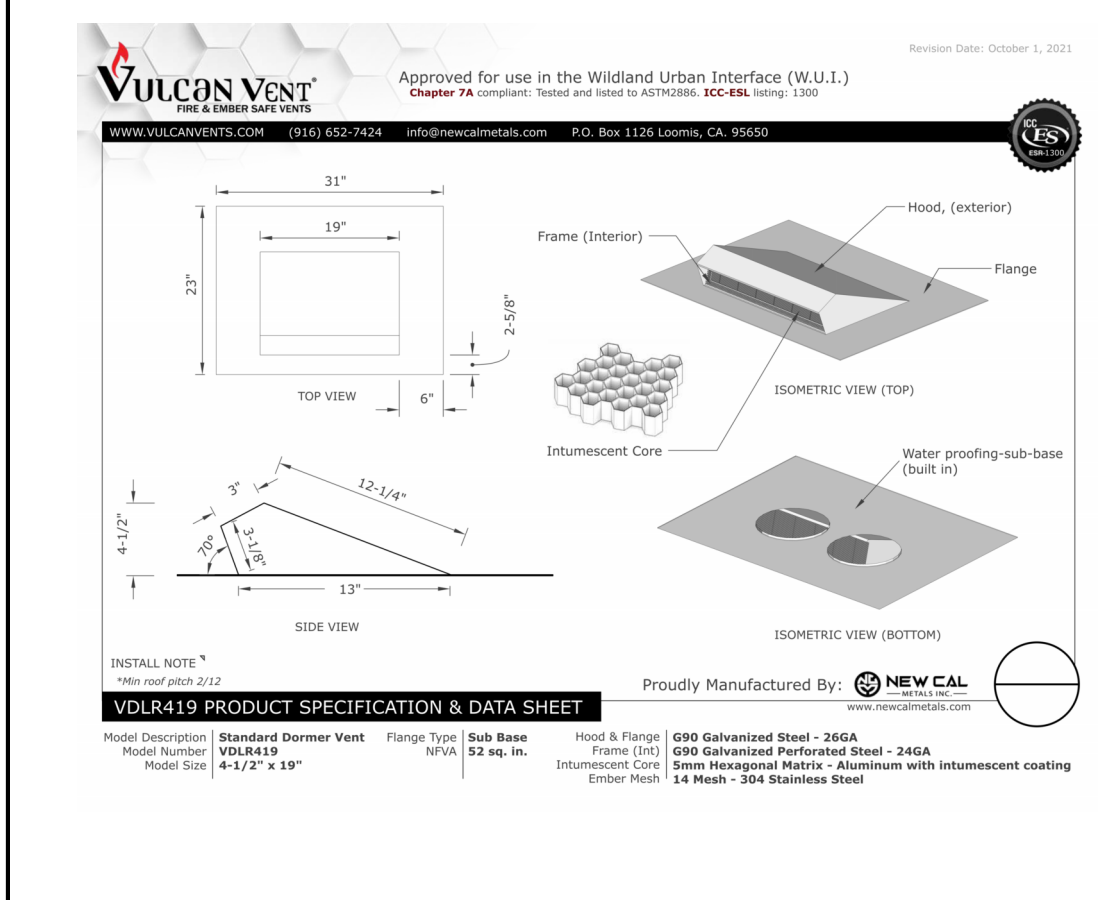
**32 METAL ROOF TO WALL**  
SCALE: 3" = 1'-0"



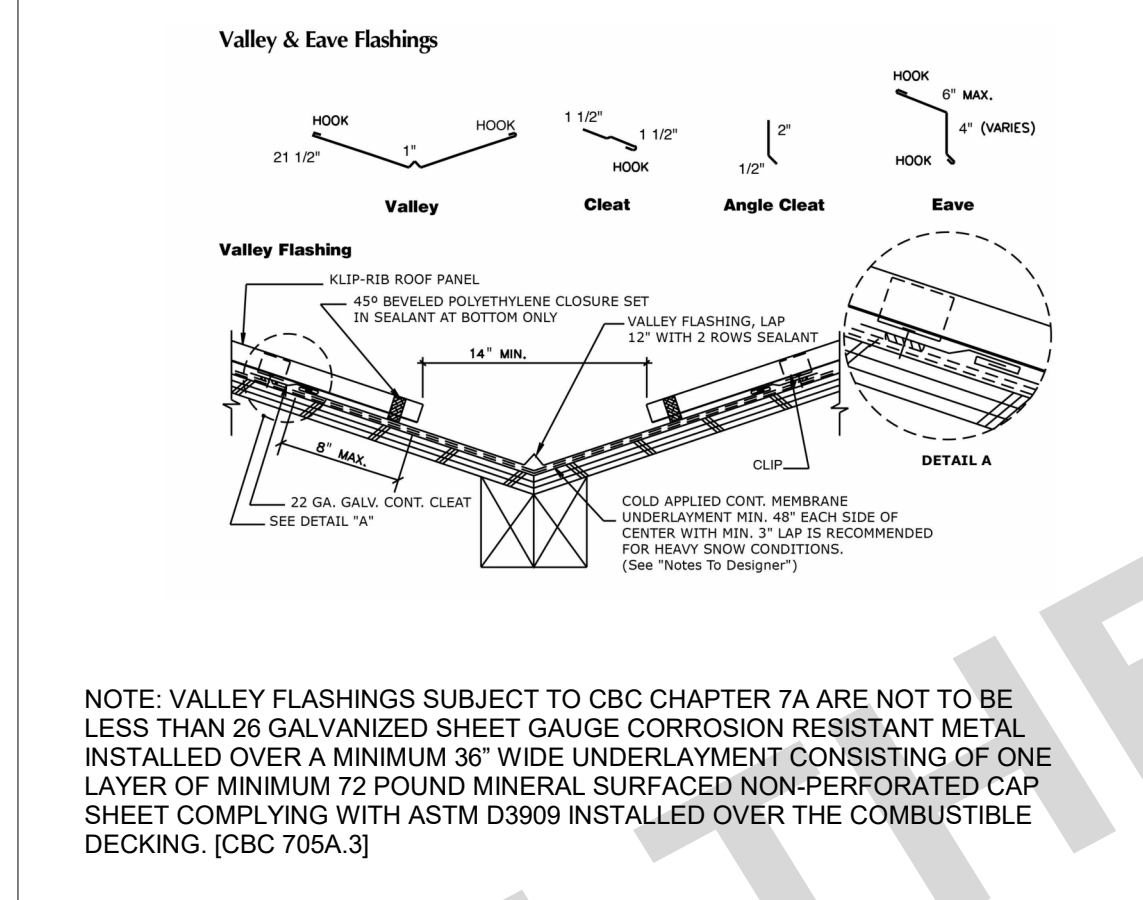
**22 CORRUGATED METAL ROOF EAVE**  
SCALE: 1 1/2" = 1'-0"



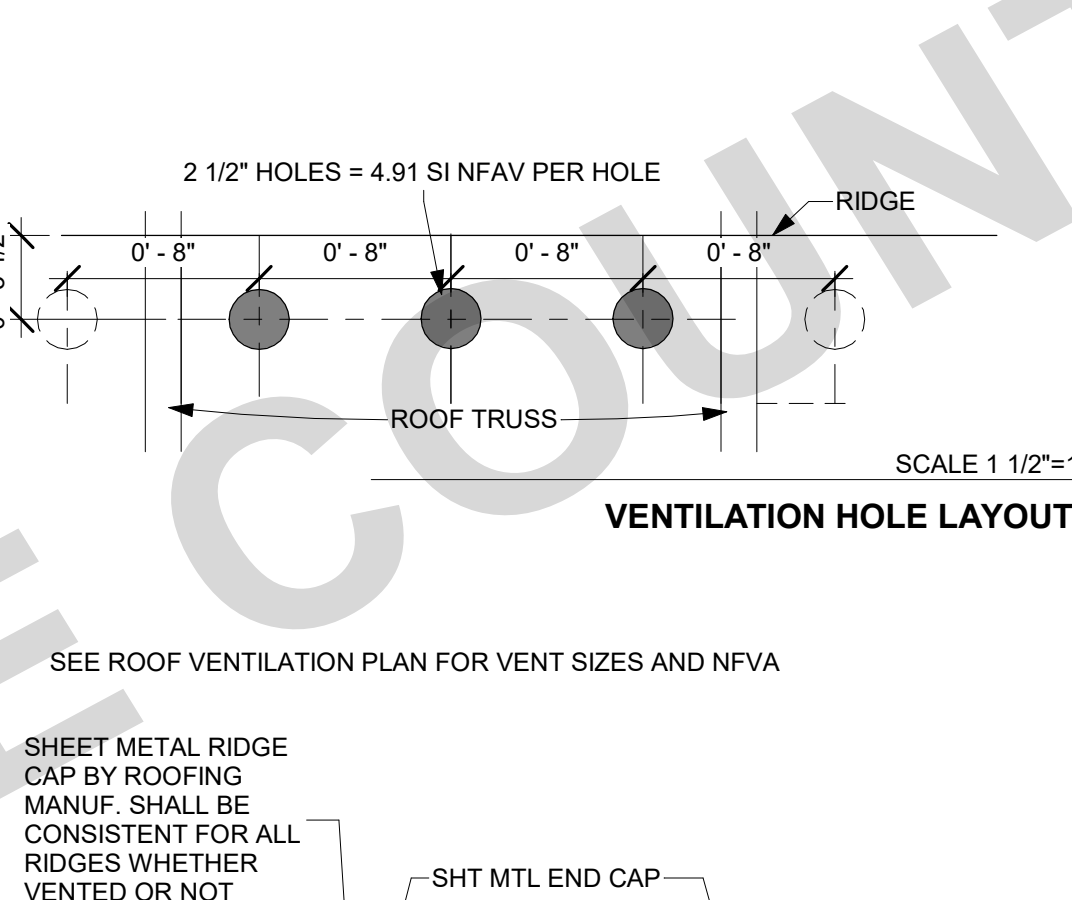
**12 STANDING SEAM METAL ROOF EAVE**  
SCALE: 1 1/2" = 1'-0"



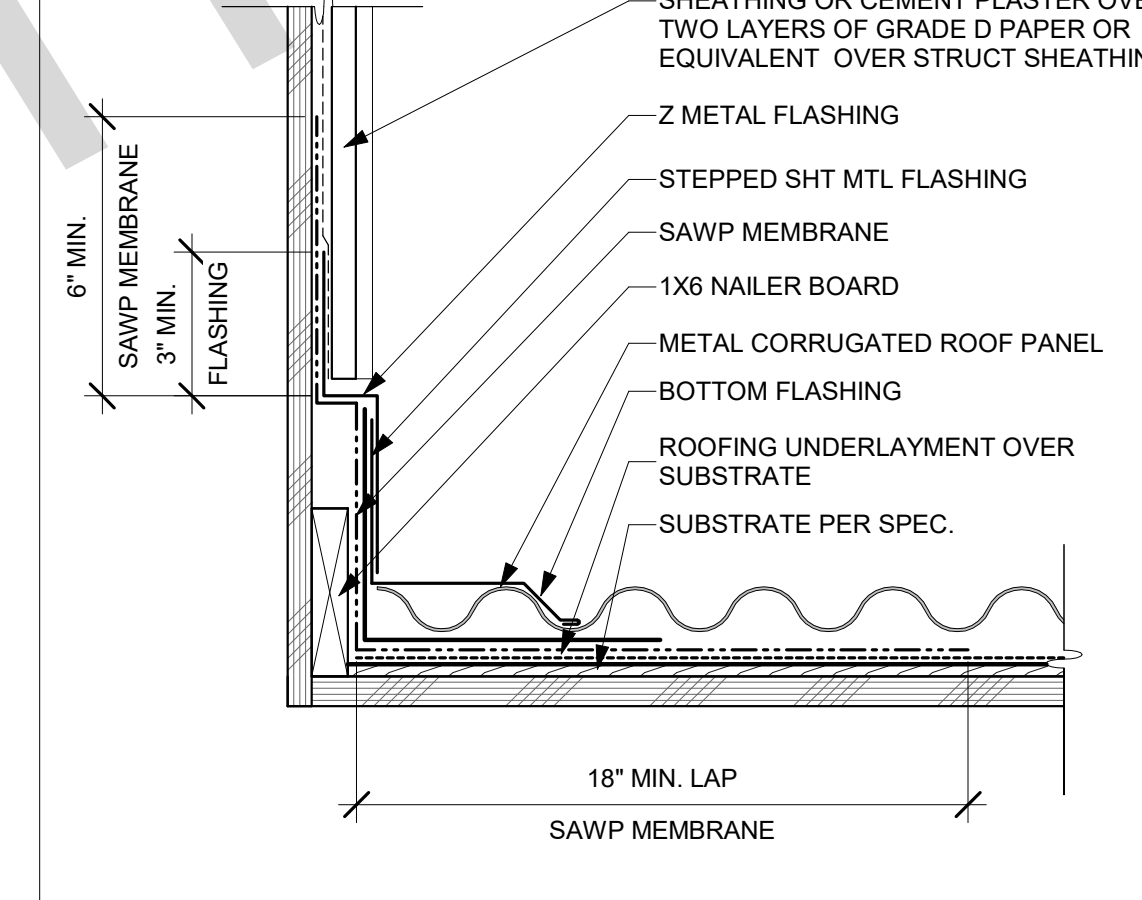
**53 VULVAN RIDGE VENT VSC1120RV**  
SCALE: 12" = 1'-0"



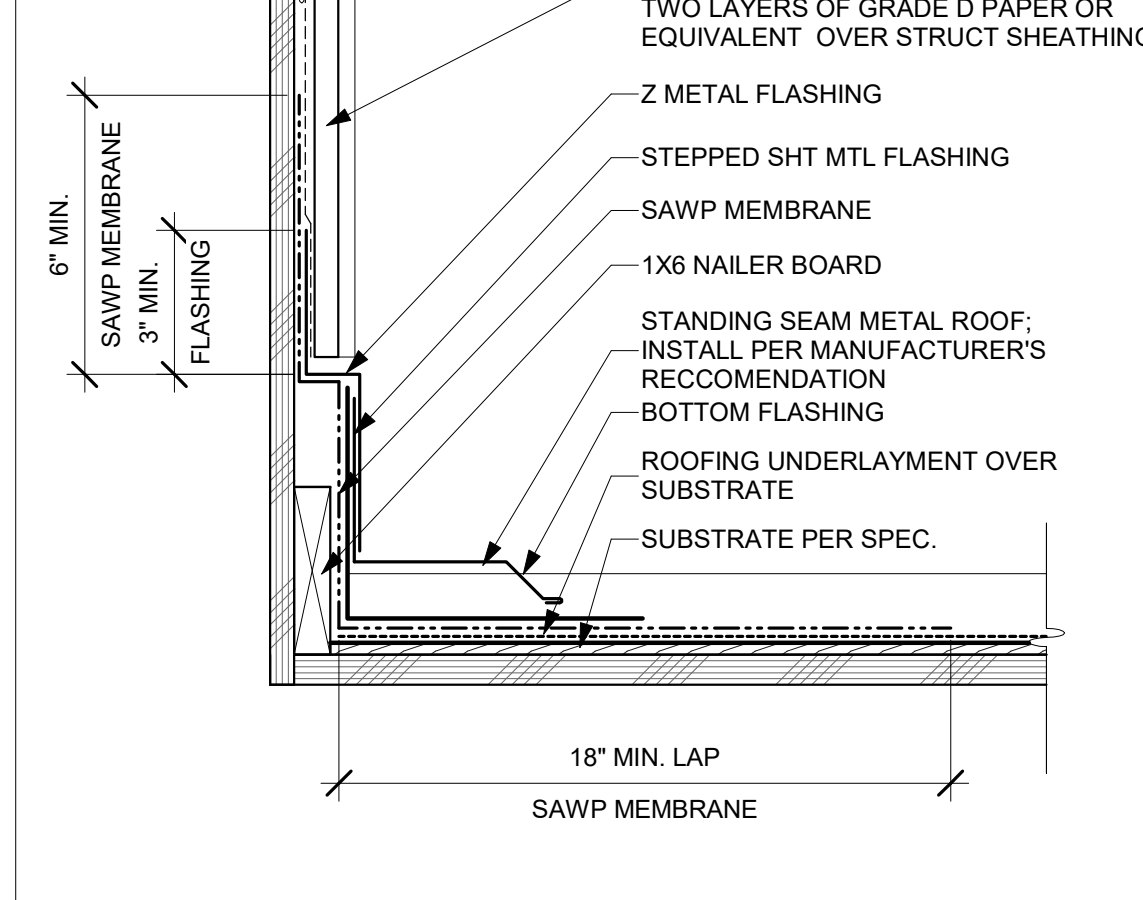
**43 METAL ROOF VALLEY**  
SCALE: 1" = 1'-0"



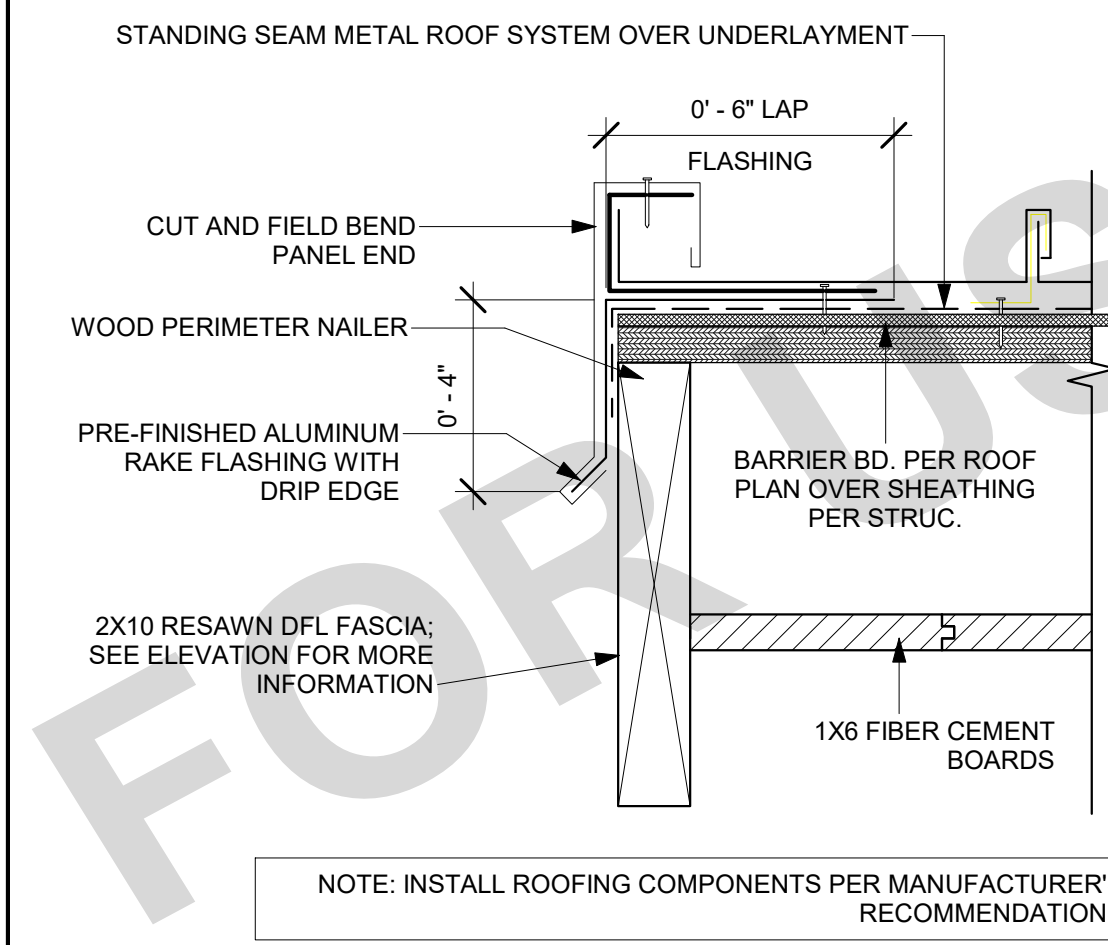
**34 METAL ROOF RIDGE WITH RIDGE VENT**  
SCALE: 3" = 1'-0"



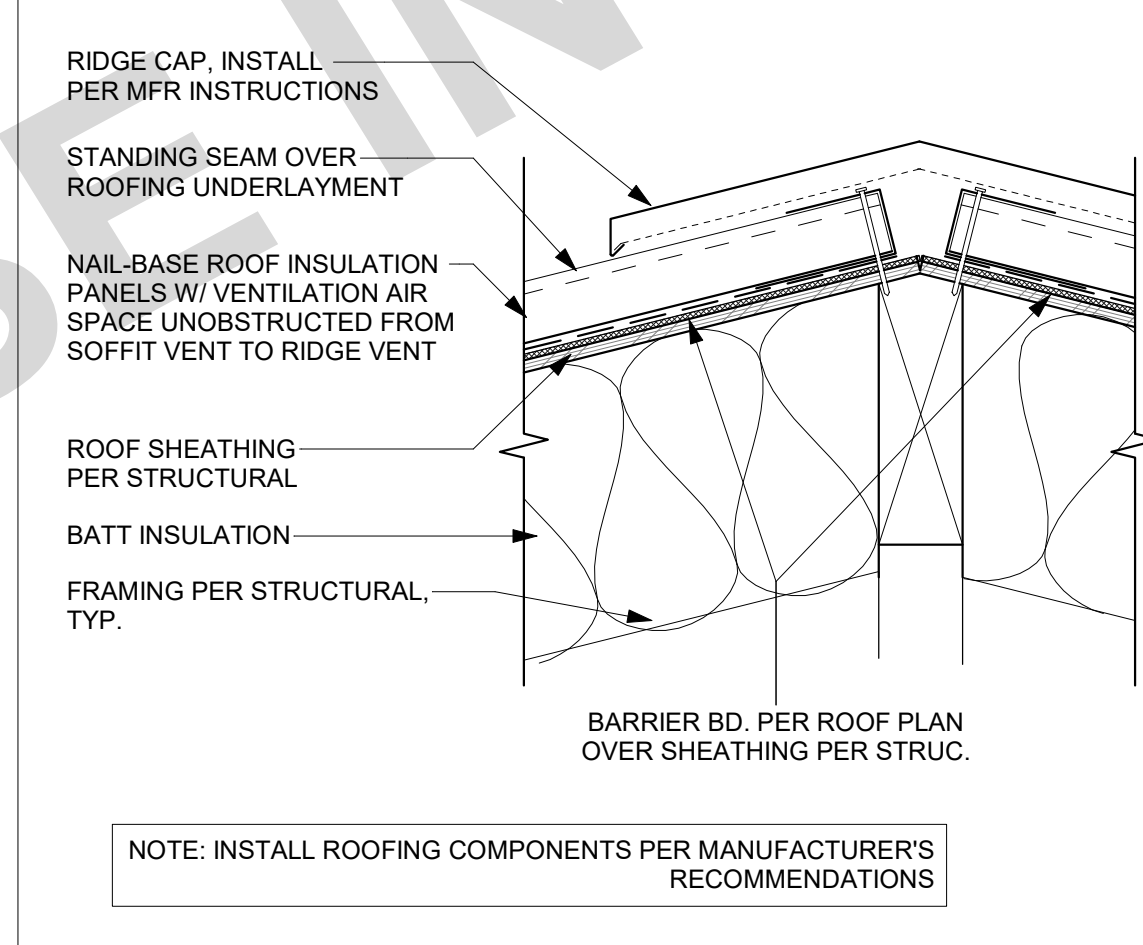
**23 CORRUGATED METAL SIDE WALL**  
SCALE: 3" = 1'-0"



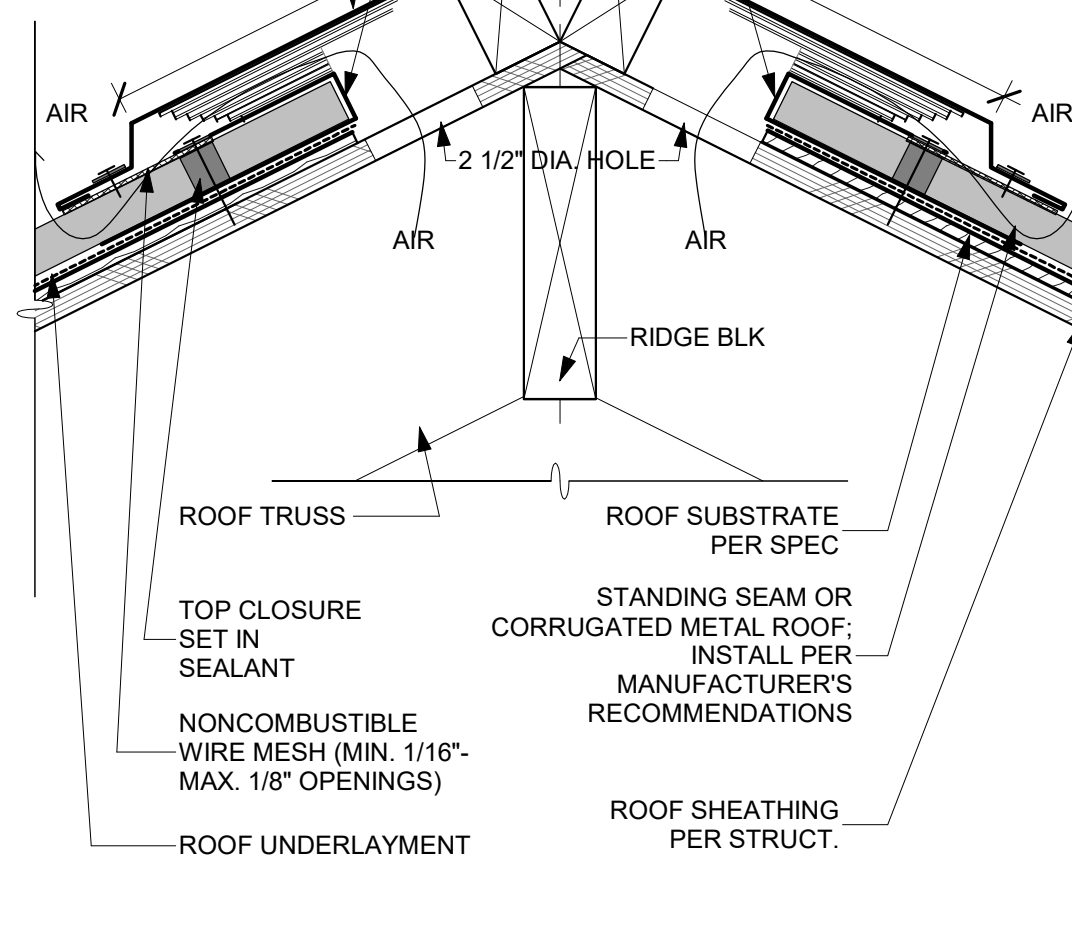
**13 STANDING SEAM METAL SIDE WALL**  
SCALE: 3" = 1'-0"



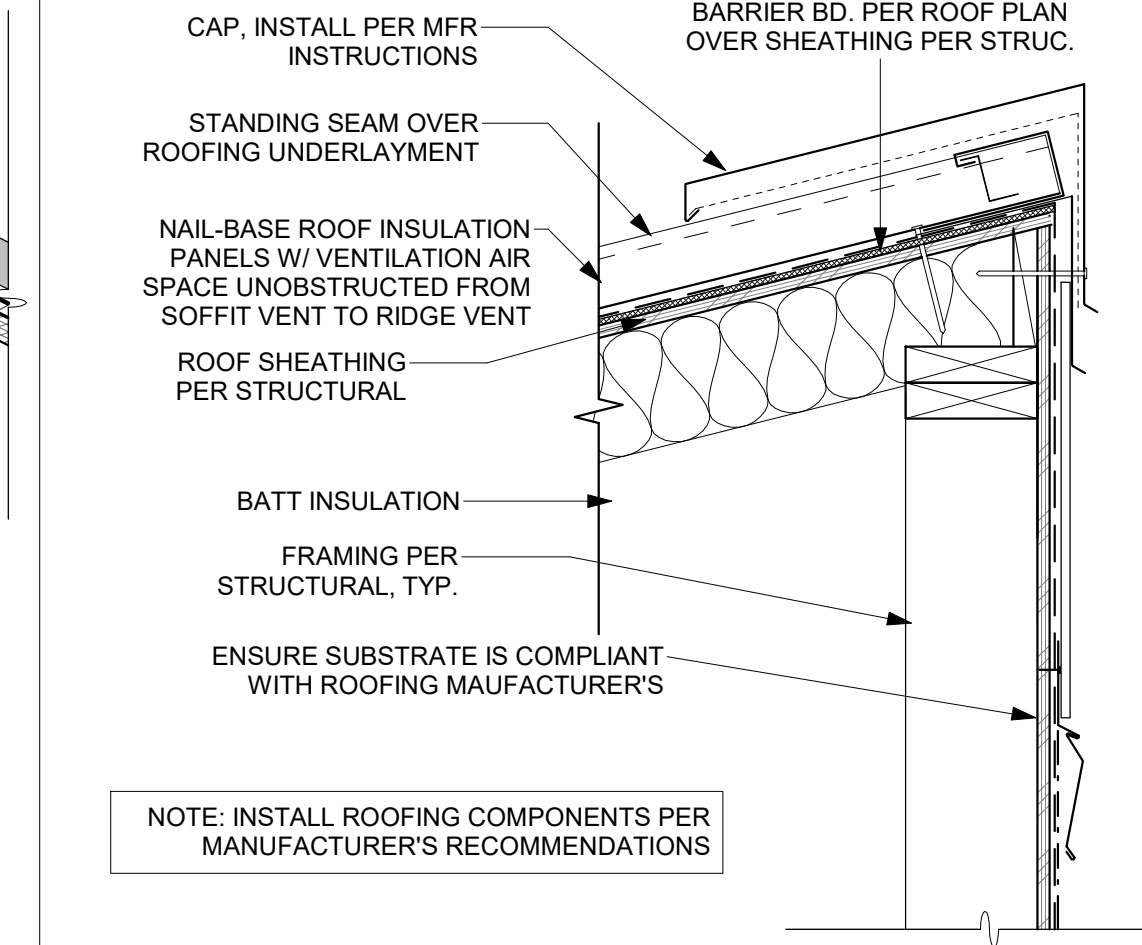
**54 STANDING SEAM METAL ROOF SYSTEM OVER UNDERLAYMENT**  
SCALE: 1 1/2" = 1'-0"



**44 RIDGE CAP INSTALLATION**  
SCALE: 1 1/2" = 1'-0"



**35 METAL ROOF RIDGE WITH RIDGE VENT**  
SCALE: 3" = 1'-0"



**24 CORRUGATED METAL SIDE WALL**  
SCALE: 3" = 1'-0"



**14 STANDING SEAM METAL SIDE WALL**  
SCALE: 3" = 1'-0"

SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA  
ARCHITECTURAL DETAILS -  
MODERN - ROOF

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REQUIRED VERIFICATION AND INSPECTIONS		
SOILS CODE TABLE 1705.6		
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

**SHOP FABRICATION**

- SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION:
  - WOOD BUILDINGS
    - WOOD STRUCTURAL PANELS (SHEATHING) SHALL BE IDENTIFIED BY THE APA TRADEMARK.

**PRE-FABRICATED WOOD TRUSS NOTES**

- THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
    - CODES AND STANDARDS:
      - THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
      - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
      - NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
      - SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2015)
      - THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)
    - DESIGN CRITERIA:
      - TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTIC MECHANICAL UNITS, ETC.)
 

**ROOF TRUSS LOADING:**

ASPHALT SHINGLE W/ GYP CEILING:	
TOP-CHORD DEAD LOAD:	19.0 PSF * (17.7 PSF SUPERIMPOSED)
BOT CHORD DEAD LOAD:	6.9 PSF (5.6 PSF SUPERIMPOSED)
ROOF - LIVE LOAD:	20 PSF
      - DEFLECTION CRITERIA:
 

DEAD + LIVE LOAD	L/240
LIVE LOAD ONLY	L/360
- \*INCLUDES 4 PSF ALLOWANCE FOR PV PANELS
- [ ] INDICATES HORIZONTAL SEISMIC/WIND LOAD ON COLLECTOR TRUSSES. THE TRUSS DESIGNER SHALL DESIGN FOR THE TRUSSES FOR THE INDICATED HORIZONTAL LOAD ACTING IN BOTH THE TOP AND BOTTOM TRUSS CHORDS AND FOR THE TRANSFER OF THE FORCE TO THE CHORDS THROUGH THE WEB.
- CONTRACTOR REQUIREMENTS:
  - THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
    - MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH THE RECEIPT, STORAGE, HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF THE TRUSSES. REFER TO THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI-81)
    - TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION TOLERANCES SHOWN IN BCSI-81
    - TEMPORARY INSTALLATION RESTRAINT/BRACING FOR THE TRUSS SYSTEM AND THE PERMANENT TRUSS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BCSI-82.
    - CONSTRUCTION LOADING ON TRUSSES SHALL BE DONE IN ACCORDANCE WITH BCSI-84.
    - TRUSS DAMAGE, JOBSITE MODIFICATIONS & INSTALLATION ERRORS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE EOR AND THE TRUSS DESIGNER. REFERENCE BCSI-85.
    - SUBMIT THE DRAWINGS FROM THE TRUSS DESIGNER/MANUFACTURER TO THE BUILDING DEPARTMENT PRIOR TO FABRICATION FOR APPROVAL. A COPY OF THIS SUBMITTAL SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW OF GENERAL CONFORMANCE TO THE DESIGN INTENT. THE CONTRACTOR SHALL INCORPORATE THE TIME REQUIRED FOR THE SUBMITTAL TO BE REVIEWED, STAMPED AND APPROVED BY ALL PARTIES AND SHALL HAVE THE APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION.
  - TRUSS DESIGNER REQUIREMENTS:
    - THE TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
      - TRUSS DESIGNER SHALL SUPERVISE THE PREPARATION OF THE TRUSS DESIGN DRAWINGS WHICH SHALL CONTAIN THE INFORMATION LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014. THIS INCLUDES ALL TRUSS TO TRUSS CONNECTIONS, AND DETAILS FOR THE "CALIFORNIA FILL" AREAS.
      - TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
      - TRUSS DESIGNER SHALL SHOW ALL HANGERS, BRACING AND RESTRAINTS AS WELL AS METHOD OF RESTRAINT/BRACING ON THE TRUSS PLANS TO MEET ANY SEISMIC AND WIND REQUIREMENTS OF THE CODE.
      - SUBMIT TRUSS DESIGN DRAWINGS INCLUDING ALL RELEVANT DETAILS FOR THE FABRICATION OF THE TRUSSES AND PREPARE CALCULATIONS. ALL PLANS, DETAILS AND CALCULATIONS FOR THE TRUSSES SHALL BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL), LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA.

**WOOD STRUCTURAL PANELS (SHEATHING)**

- WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:
 

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION <sup>c</sup>	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING <sup>g</sup> REFERENCE <sup>h</sup>
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA 2022 CBC 2303.1.5 (DOC PS 1-09 OR PS 2-10)
FLOOR	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA 2022 CBC 2303.1.5 (DOC PS 1-09 OR PS 2-10)
WALL <sup>d</sup>	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE			APA 2022 CBC 2303.1.5 (DOC PS 1-09 OR PS 2-10)

TABLE NOTES:

  - WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (APA):
    - VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
    - VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10
  - WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD
  - WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
    - EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
    - WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRP-210.
  - ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.
- TRANSPORTATION, STORAGE, AND HANDLING:
  - TRANSPORTATION
    - IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.
  - STORAGE
    - ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
    - WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
    - NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
    - COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
    - IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
    - KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS
  - HANDLING
    - ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
    - ACCLIMATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.
- PLYWOOD ORIENTATION
  - ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/8" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
  - PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.
- BLOCKING:
  - ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
  - FLOOR: ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
  - WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.
- FASTENERS
  - USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
  - EQUIVALENT PNEUMATIC DRIVE NAILS OR STAPLES MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
  - USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
  - TYPICAL NAILING SHALL BE 10D AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.



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**SANTA CRUZ ADU PROTOTYPES**

SANTA CRUZ, CA

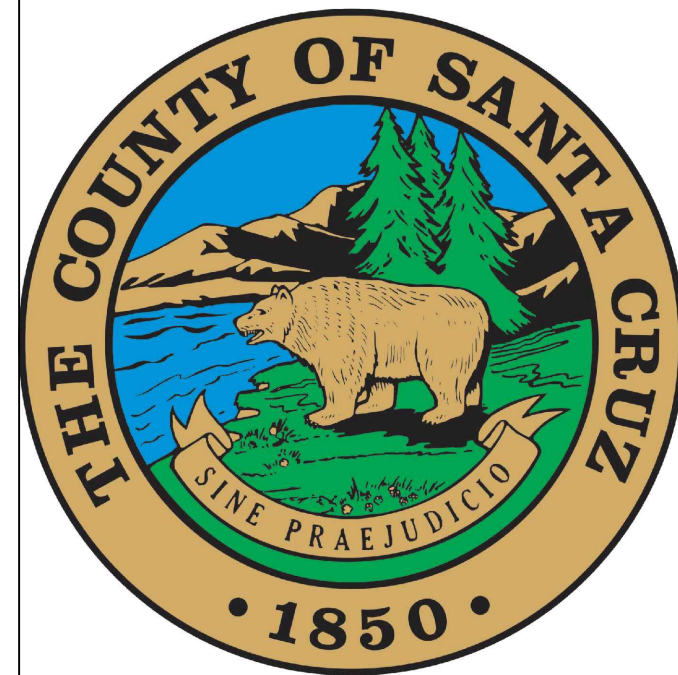
**GENERAL NOTES, SPECIAL INSPECTION & TESTS**

PUBLIC SET

DATE  
11/20/23

SHEET

S-103



THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

GENERAL PLAN NOTES

GENERAL

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.

DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403

2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION + 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
5. ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
8. ALL POSTS IN 6" WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4" WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
10. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301

12. PLATE WASHERS ARE REQUIRED FOR ALL SLL PLATE ANCHOR BOLTS
13. ALL HOLD-DOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/4" OVERSIZED. INSPECTOR TO VERIFY
15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
  - A. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER. UNO
  - B. 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER. UNO
 NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLD-DOWN EMBED DEPTHS
17. ALL THIS PLAN IS INTENDED FOR FLAT LOTS, WITHOUT HIGHLY EXPANSIVE OR LIQUEFABLE SOILS. IF THE PROJECT SITE IS DETERMINED TO HAVE ANY OF THESE QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THESE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.
18. ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
20. PLYWOOD SHEATHED DIAPHRAGM TYPES:
  - ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO. REFER TO 12/S-403

SYMBOL LEGEND

	INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402		INDICATES TOP PLATE SPRUCE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNLESS NOTED OTHERWISE
	INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402		INDICATES DSC CONNECTION PER 11/S-404
	INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE		INDICATES BEARING STUD WALL PER PLAN
	INDICATES BEARING STUD WALL PER PLAN		INDICATES CONC PEDESTAL PER PLAN

FOUNDATION SCHEDULES

SHEARWALL HOLD-DOWN SCHEDULE			
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	DETAIL	
	INDICATES SIMPSON HOLD-DOWN W/ SSB TO: CONCRETE FOUNDATION:	12/S-311	

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN FIG DEPTH	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	1'-6"	SEE FON NOTE 16	(3) #5, EW	(3) #5, EW	14/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN FIG DEPTH	LONG REINF	TRANS REINF	DETAIL
C1	1'-0"	SEE NOTE 16	(2) #4 T&B	#3 @ 12" OC, BOT	21/S-311

TIE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN FIG DEPTH	LONG REINF	TRANS REINF	DETAIL
TB1	1'-0"	1'-0"	SEE FON NOTE 16	(4) #4, T&B	#3 TIES @ 24" OC	34/S-311

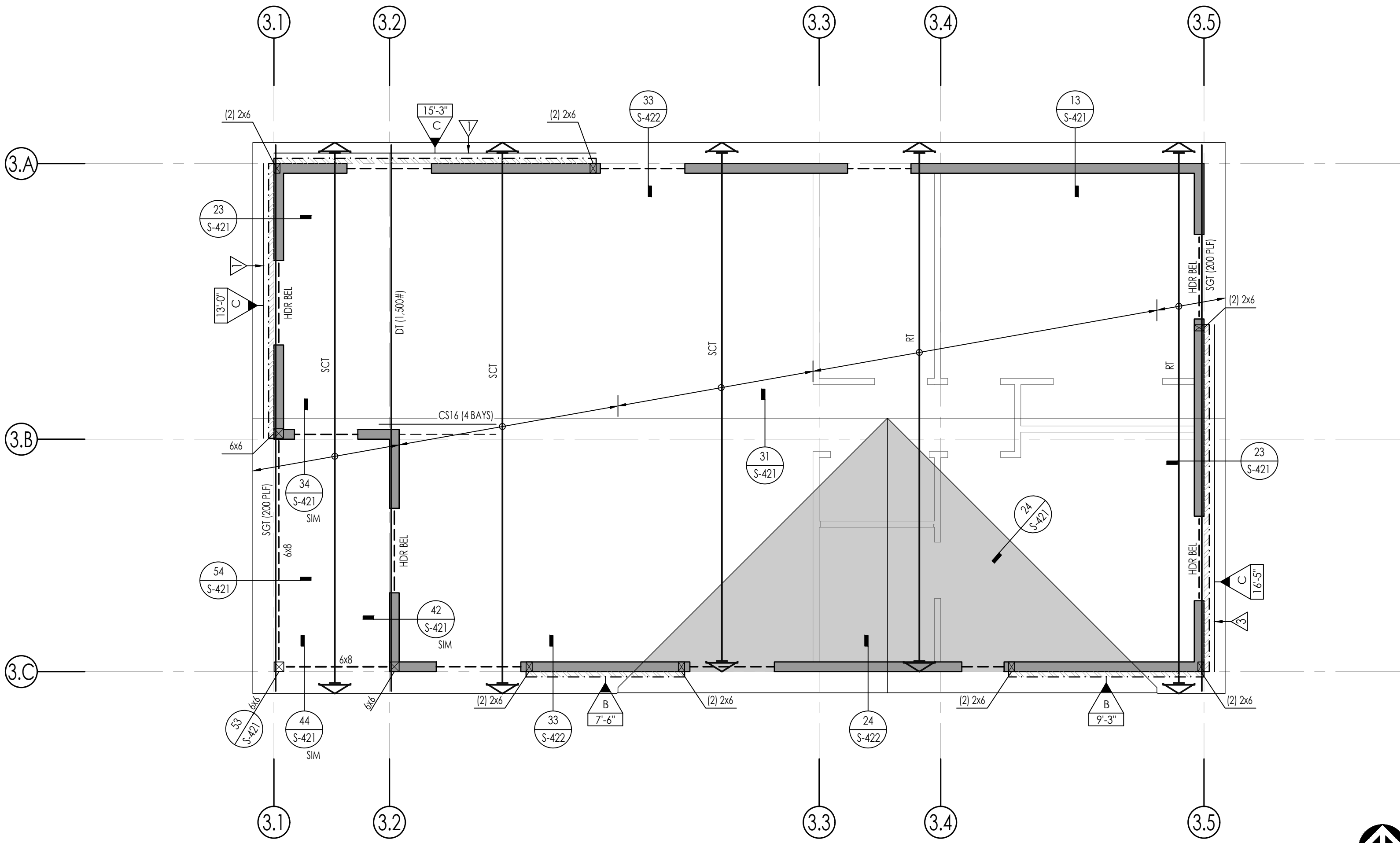
ROOF FRAMING SCHEDULES

PREFABRICATED ROOF TRUSS

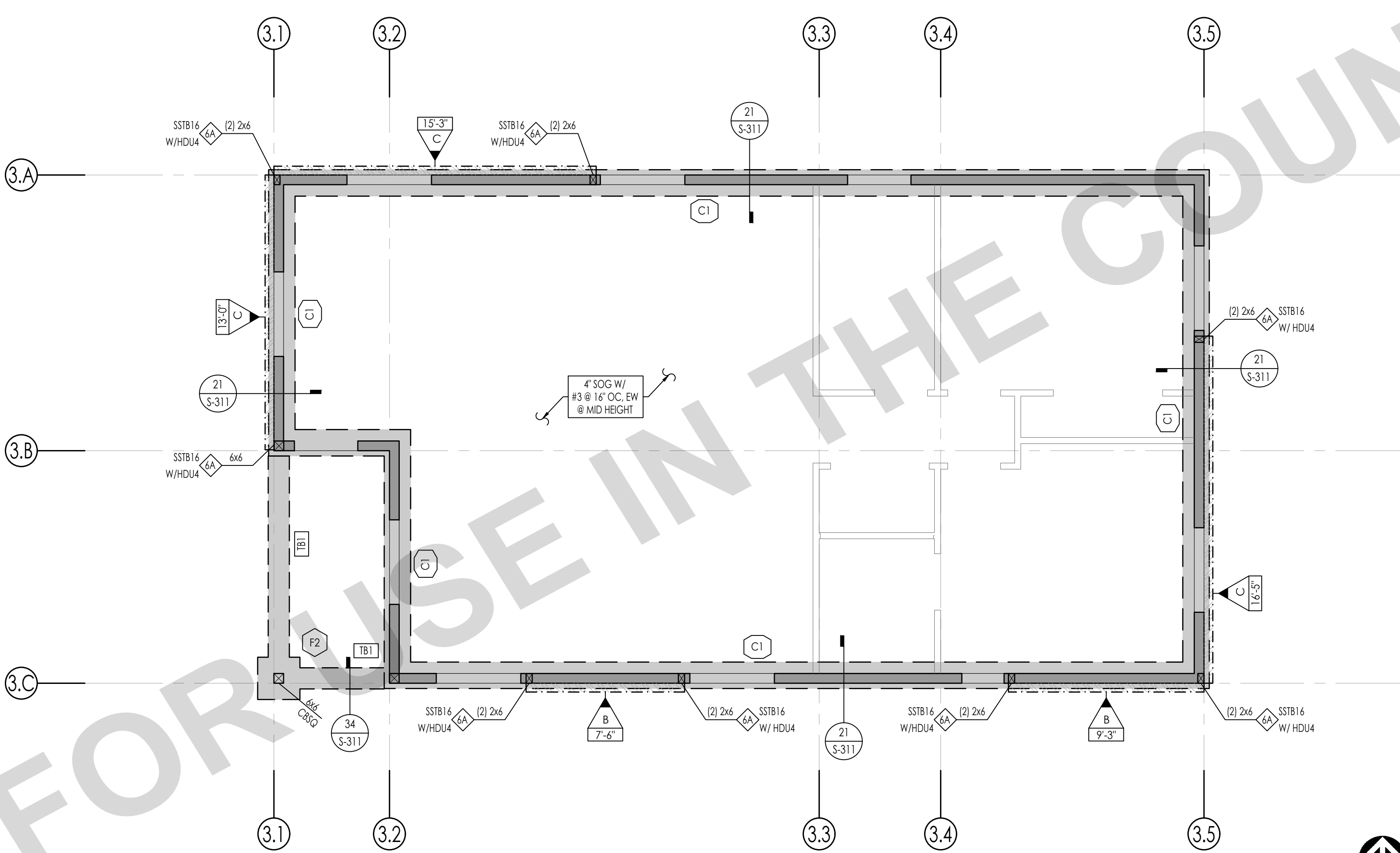
1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGJ	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SCT	SCISSOR TRUSS	24" OC MAX, CEILING SLOPE PER ARCH

(#\*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT AN UNFACTORED LEVEL. (1.0E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVERSTRENGTH PER ASCE 7-16 12.4.3.2



2 ROOF FRAMING PLAN - PLAN 3 - BUNGALOW  
SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN - PLAN 3 - BUNGALOW  
SCALE: 1/4" = 1'-0"

SANTA CRUZ ADU PROTOTYPES

SANTA CRUZ, CA

FOUNDATION & ROOF FRAMING PLAN - BUNGALOW

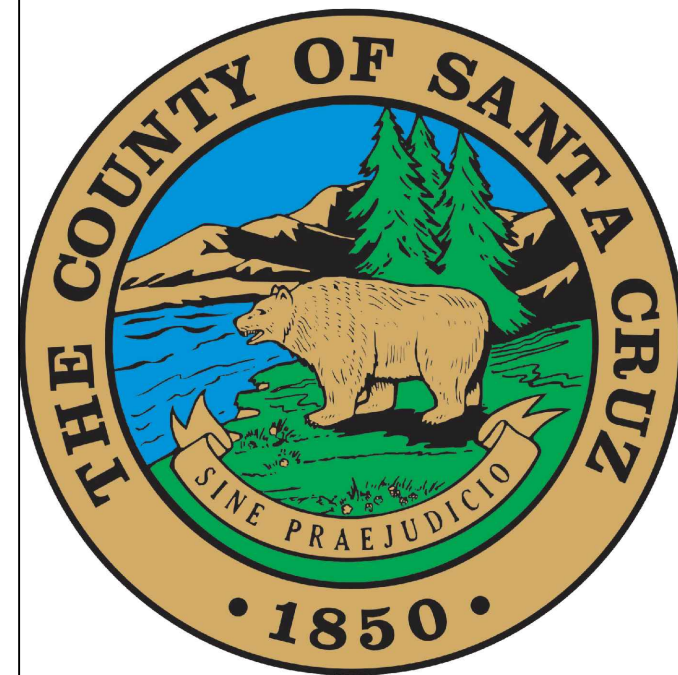
PUBLIC SET

DATE  
11/20/23

SHEET

S-201

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7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
8. ALL POSTS IN 6" WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4" WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.

TYPICAL WALL FRAMING SHALL BE:  
 2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO  
 2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO  
 2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
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16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
  - A. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
  - B. 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO
 NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL S3/S-301 TO ACCOMMODATE ANCHOR BOLT HOLD-DOWN EMBED DEPTHS
17. ALL THIS PLAN IS INTENDED FOR FLAT LOTS, WITHOUT HIGHLY EXPANSIVE OR LIQUEFABLE SOILS. IF THE PROJECT SITE IS DETERMINED TO HAVE ANY OF THESE QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THESE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.
18. ALL LINES OR MEMBERS INDICATED AS 'STRU' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
20. PLYWOOD SHEATHED DIAPHRAGM TYPES:  
 ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO. REFER TO 12/S-403

SYMBOL LEGEND

	INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402		INDICATES TOP PLATE SPRUCE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNLESS NOTED OTHERWISE
	INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402		INDICATES DSC CONNECTION PER 11/S-404
	INDICATES HEADER @ OPENING. REFER TO S3/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE		INDICATES BEARING STUD WALL PER PLAN
	INDICATES CONC PEDESTAL PER PLAN		

FOUNDATION SCHEDULES

SHEARWALL HOLD-DOWN SCHEDULE			
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	DETAIL	
	INDICATES SIMPSON HOLD-DOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311	

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN FIG DEPTH	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	1'-6"	SEE FON NOTE 16	(3) #5, EW	(3) #5, EW	14/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN FIG DEPTH	LONG REINF	TRANS REINF	DETAIL
C1	1'-0"	SEE NOTE 16	(2) #4 T&B	#3 @ 12" OC, BOT	21/S-311

TIE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN FIG DEPTH	LONG REINF	TRANS REINF	DETAIL
TB1	1'-0"	1'-0"	SEE FON NOTE 16	(4) #4, T&B	#3 TIES @ 24" OC	34/S-311

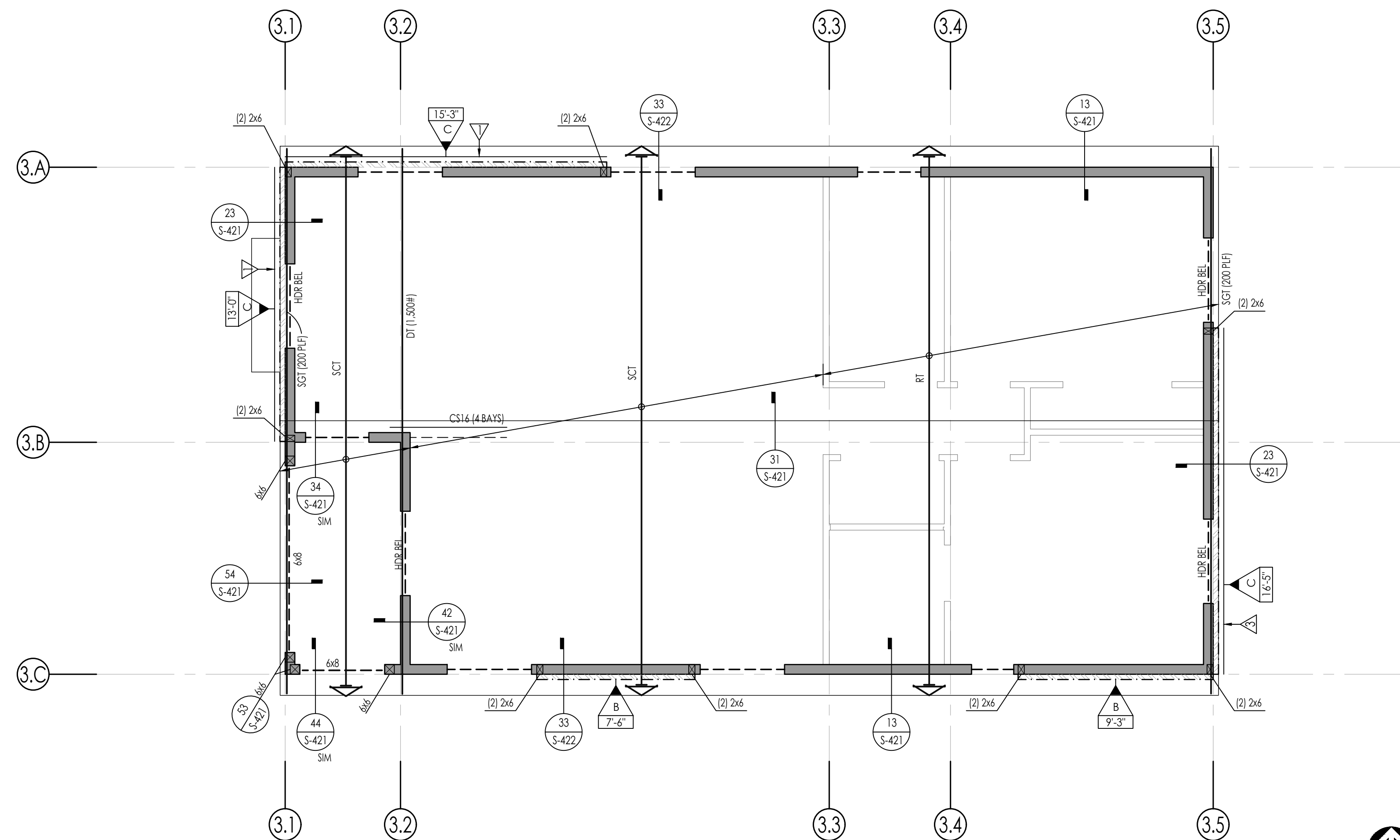
ROOF FRAMING SCHEDULES

PREFABRICATED ROOF TRUSS

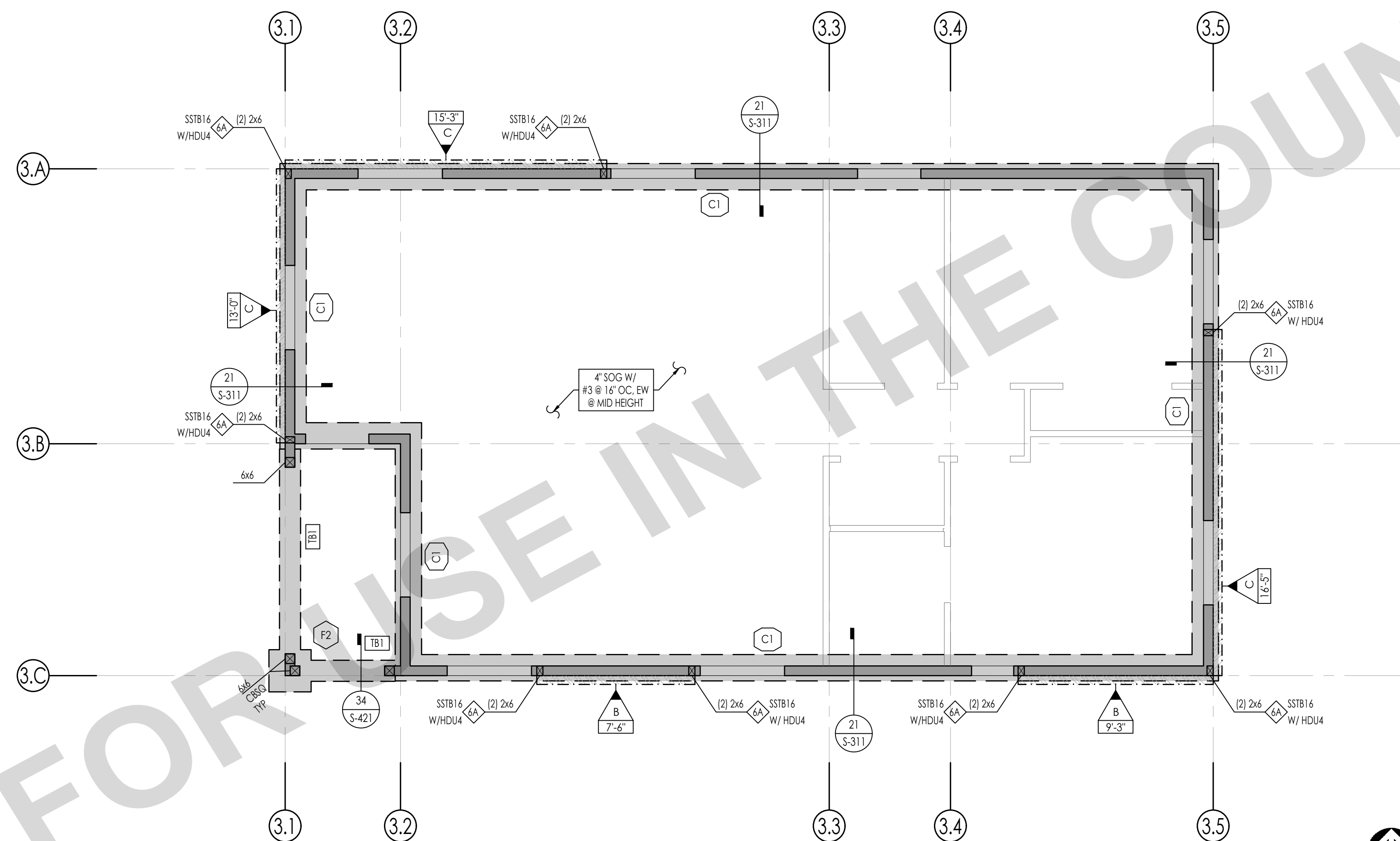
1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGJ	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SCT	SCISSOR TRUSS	24" OC MAX, CEILING SLOPE PER ARCH

(#\*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT AN UNFACTORED LEVEL. (1.0E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVERSTRENGTH PER ASCE 7-16 12.4.3.2



2 ROOF FRAMING PLAN - PLAN 3 - MEDITERRANEAN  
 SCALE: 1/4" = 1'-0"

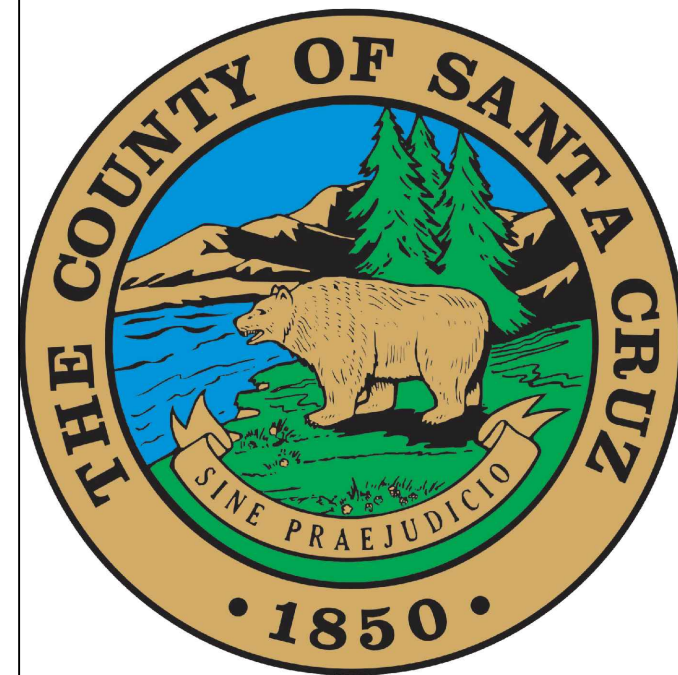


1 FOUNDATION PLAN - PLAN 3 - MEDITERRANEAN  
 SCALE: 1/4" = 1'-0"

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SANTA CRUZ ADU PROTOTYPES  
 SANTA CRUZ, CA  
 FOUNDATION & ROOF FRAMING  
 PLAN - MEDITERRANEAN

PUBLIC SET  
 DATE  
 11/20/23  
 SHEET  
 S-202



THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

SANTA CRUZ ADU PROTOTYPES

SANTA CRUZ, CA

FOUNDATION & ROOF FRAMING  
PLAN - MODERN

PUBLIC SET

DATE  
11/20/23

SHEET

S-203

GENERAL PLAN NOTES

GENERAL

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.

DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403

2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION + 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
5. ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
8. ALL POSTS IN 6" WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4" WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.

FOUNDATION

9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
10. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301

12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS
13. ALL HOLD-DOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/4" OVERSIZED. INSPECTOR TO VERIFY
15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
  - A. 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER. UNO
  - B. 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER. UNO
 NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLD-DOWN EMBED DEPTHS
17. ALL THIS PLAN IS INTENDED FOR FLAT LOTS, WITHOUT HIGHLY EXPANSIVE OR LIQUEFABLE SOILS. IF THE PROJECT SITE IS DETERMINED TO HAVE ANY OF THESE QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THESE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.

FRAMING

18. ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
20. PLYWOOD SHEATHED DIAPHRAGM TYPES:
  - ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO. REFER TO 12/S-403

SYMBOL LEGEND

	INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402		INDICATES TOP PLATE SPRUCE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNLESS NOTED OTHERWISE
	INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402		INDICATES CONT BLK & STRAP PER 14/S-404
	INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE		INDICATES DSC CONNECTION PER 11/S-404
	INDICATES BEARING STUD WALL PER PLAN		INDICATES CONC PEDESTAL PER PLAN

FOUNDATION SCHEDULES

SHEARWALL HOLD-DOWN SCHEDULE			
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	DETAIL	
	INDICATES SIMPSON HOLD-DOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311	

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN FIG DEPTH	TOP REINF	BOT REINF	DETAIL
	2'-0"	2'-0"	1'-6"	SEE FON NOTE 16	(3) #5, EW	(3) #5, EW	14/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN FIG DEPTH	LONG REINF	TRANS REINF	DETAIL
	1'-0"	SEE NOTE 16	(2) #4 T&B	#3 @ 12" OC, BOT	21/S-311

TIE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN FIG DEPTH	LONG REINF	TRANS REINF	DETAIL
	1'-0"	1'-0"	SEE FON NOTE 16	(4) #4, T&B	#3 TIES @ 24" OC	34/S-311

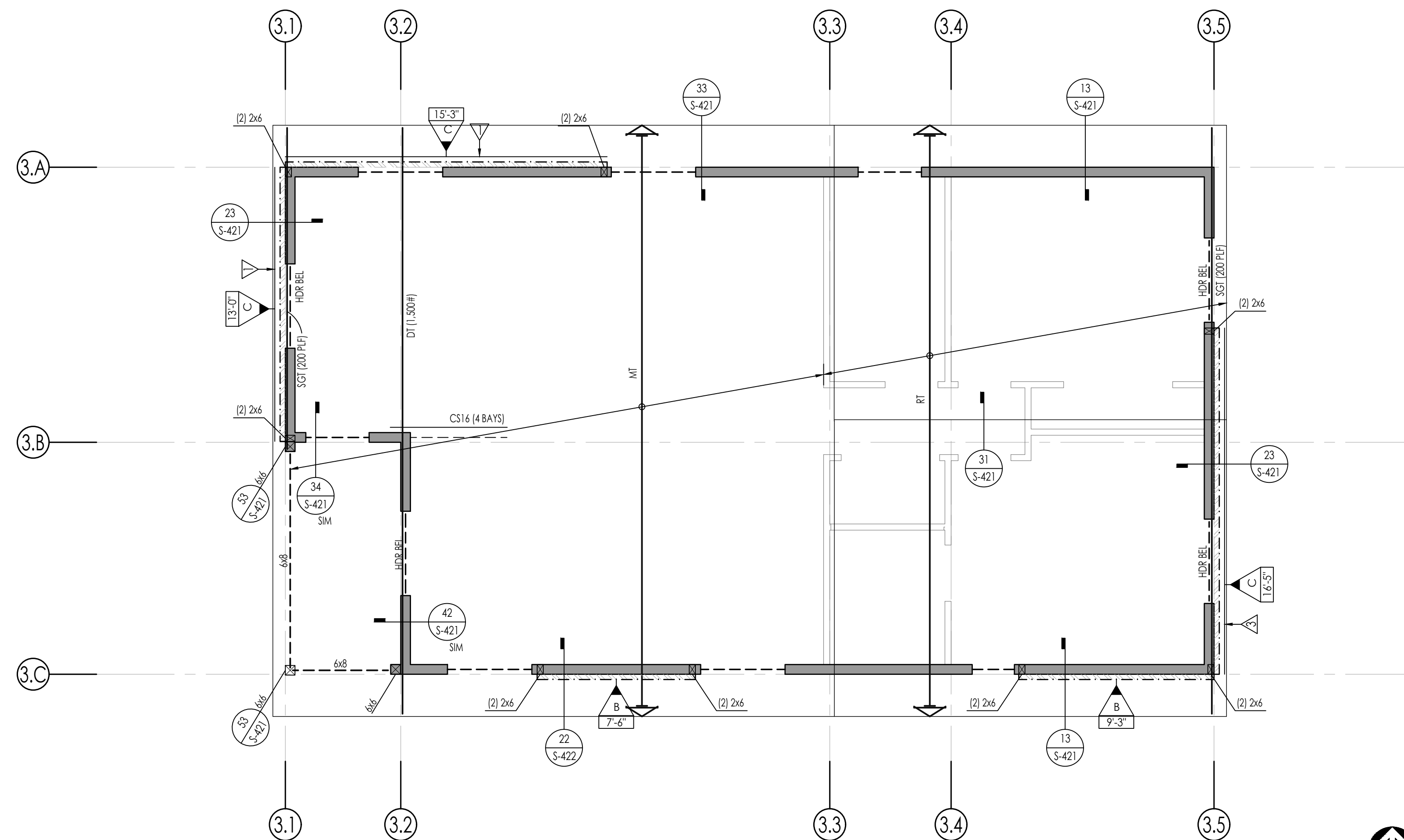
ROOF FRAMING SCHEDULES

PREFABRICATED ROOF TRUSS

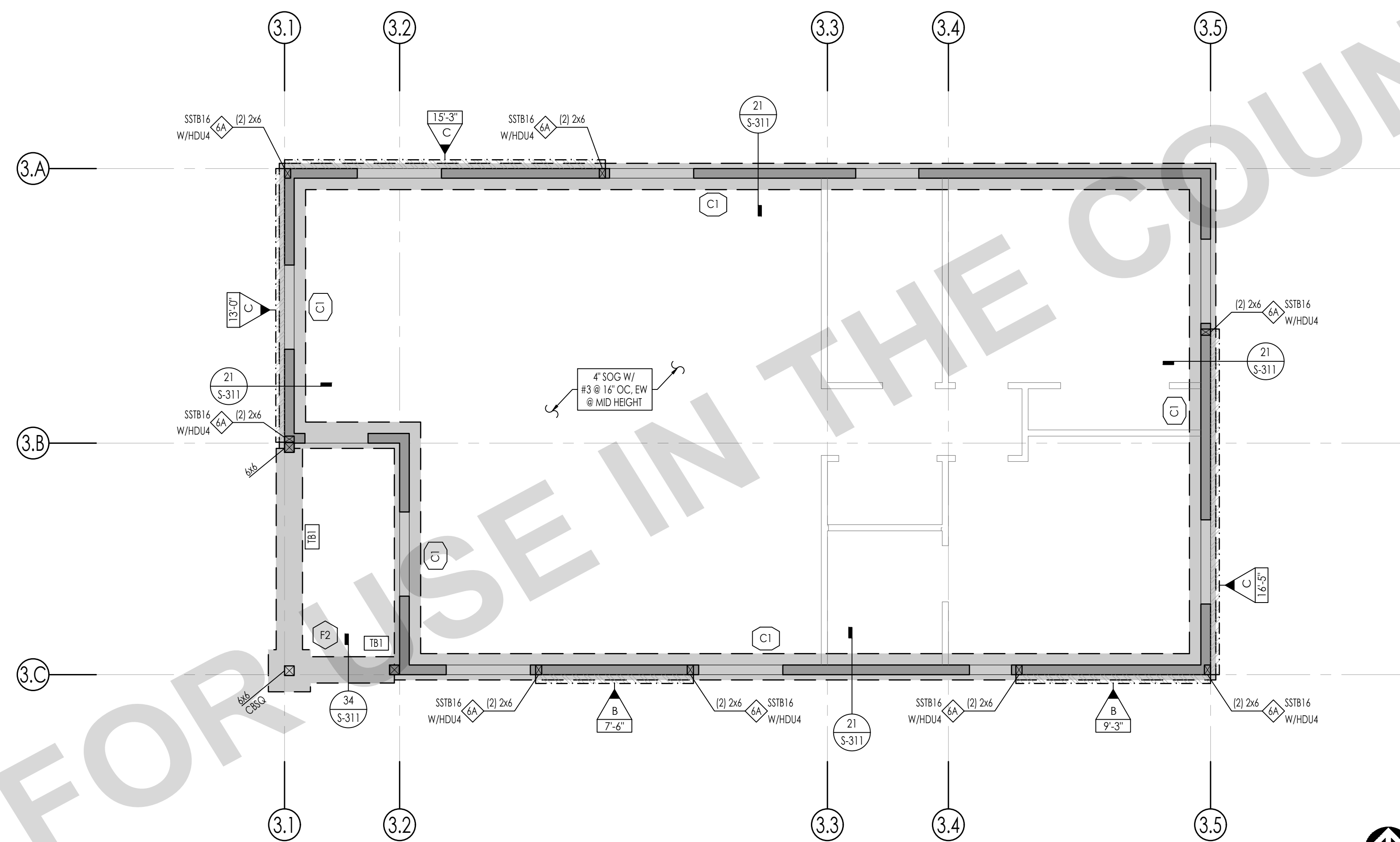
1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGTR	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SCT	SCISSOR TRUSS	24" OC MAX, CEILING SLOPE PER ARCH

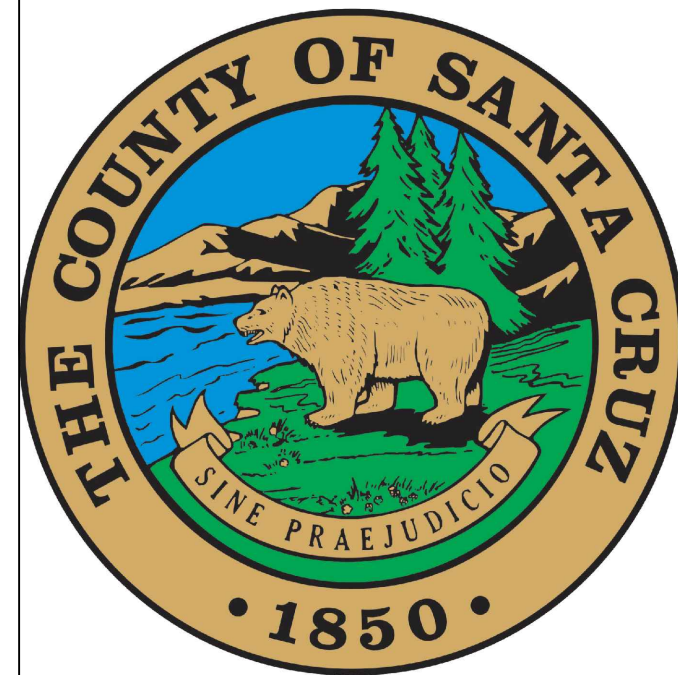
(#\*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT AN UNFACTORED LEVEL. (1.0E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVERSTRENGTH PER ASCE 7-16 12.4.3.2



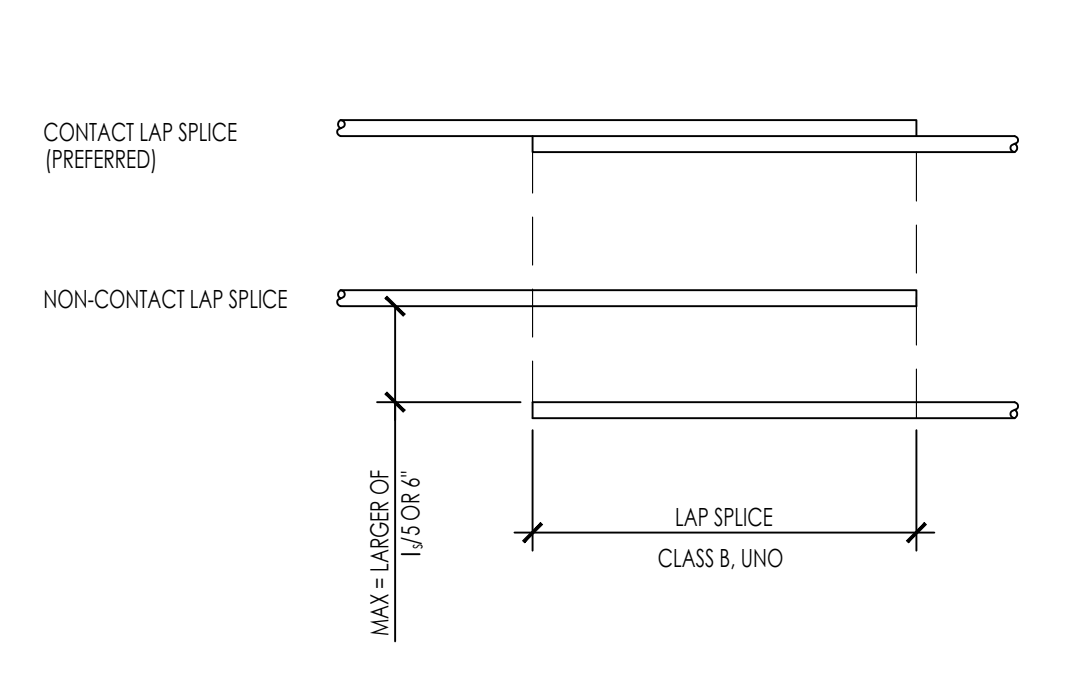
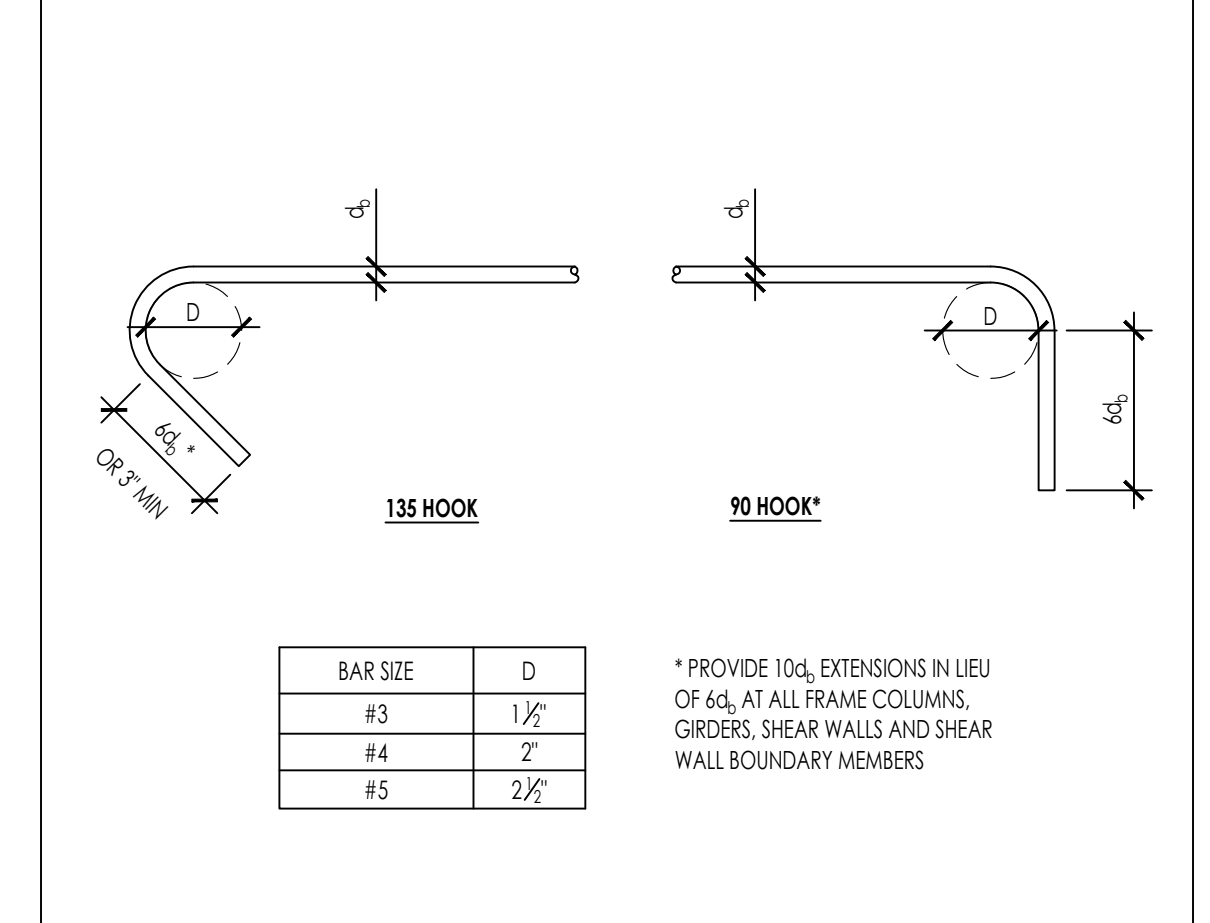
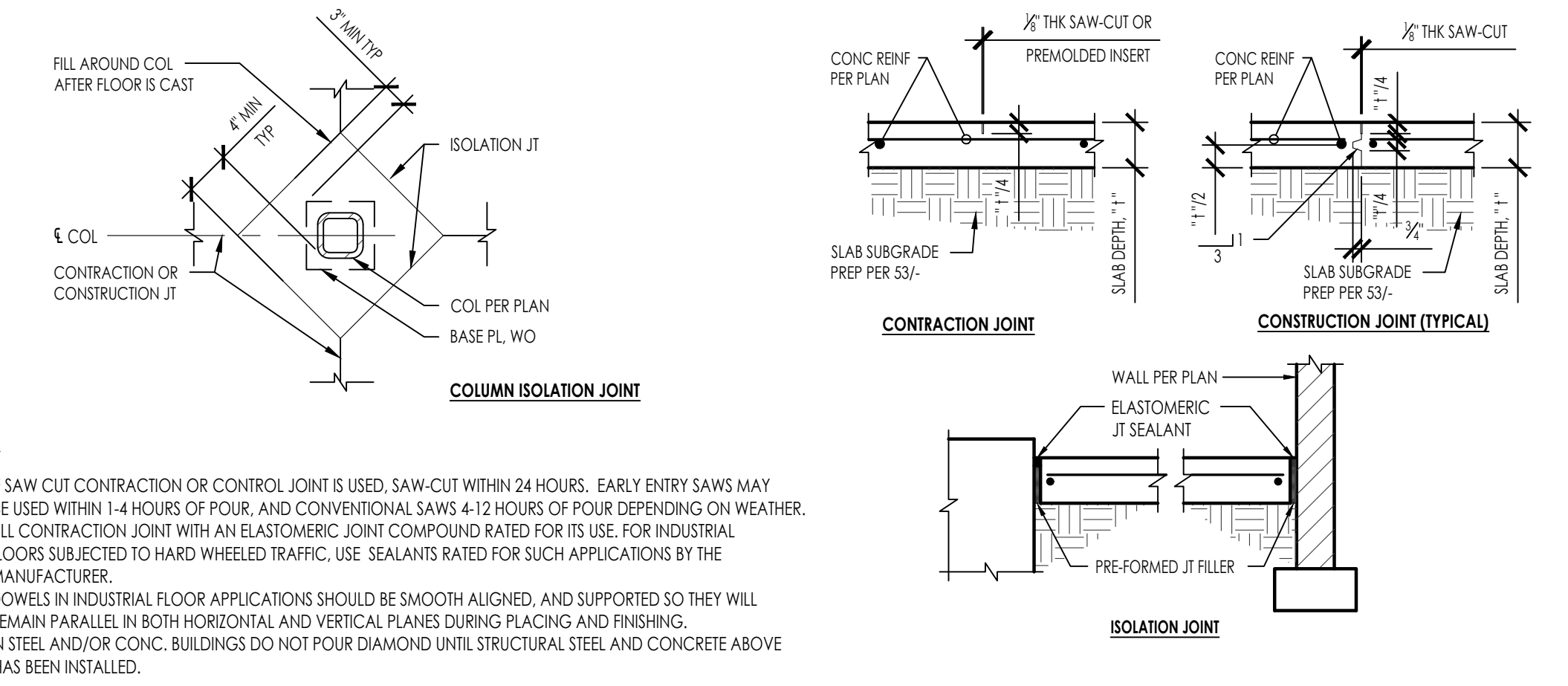
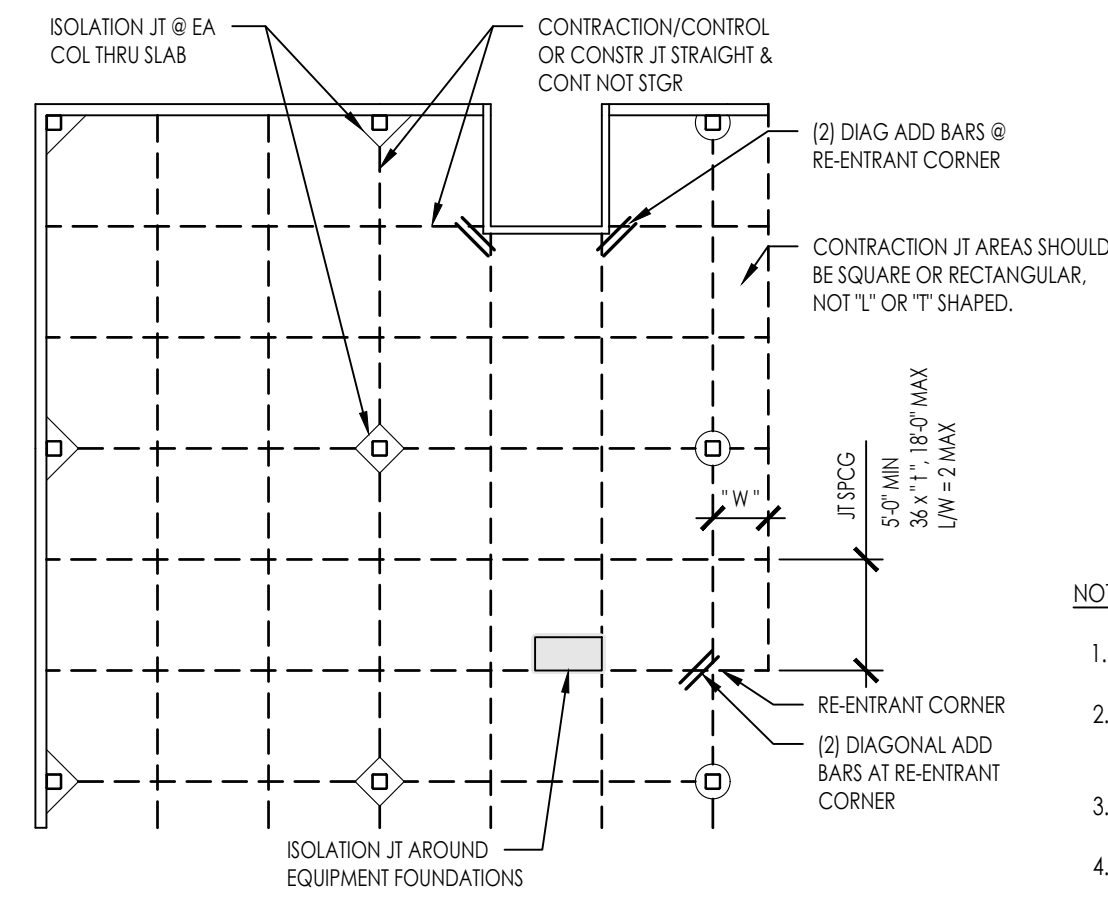
2 ROOF FRAMING PLAN - PLAN 3 - MODERN  
SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN - PLAN 3 - MODERN  
SCALE: 1/4" = 1'-0"



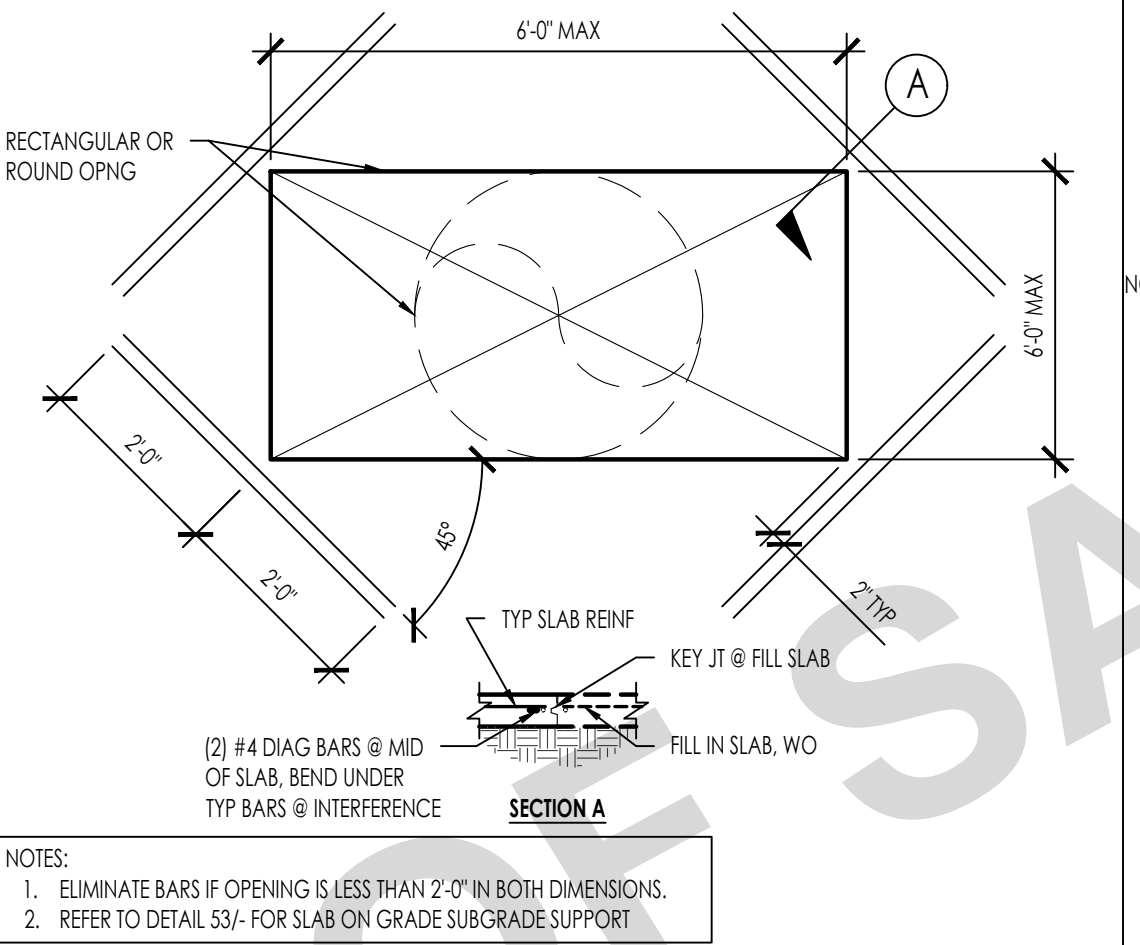
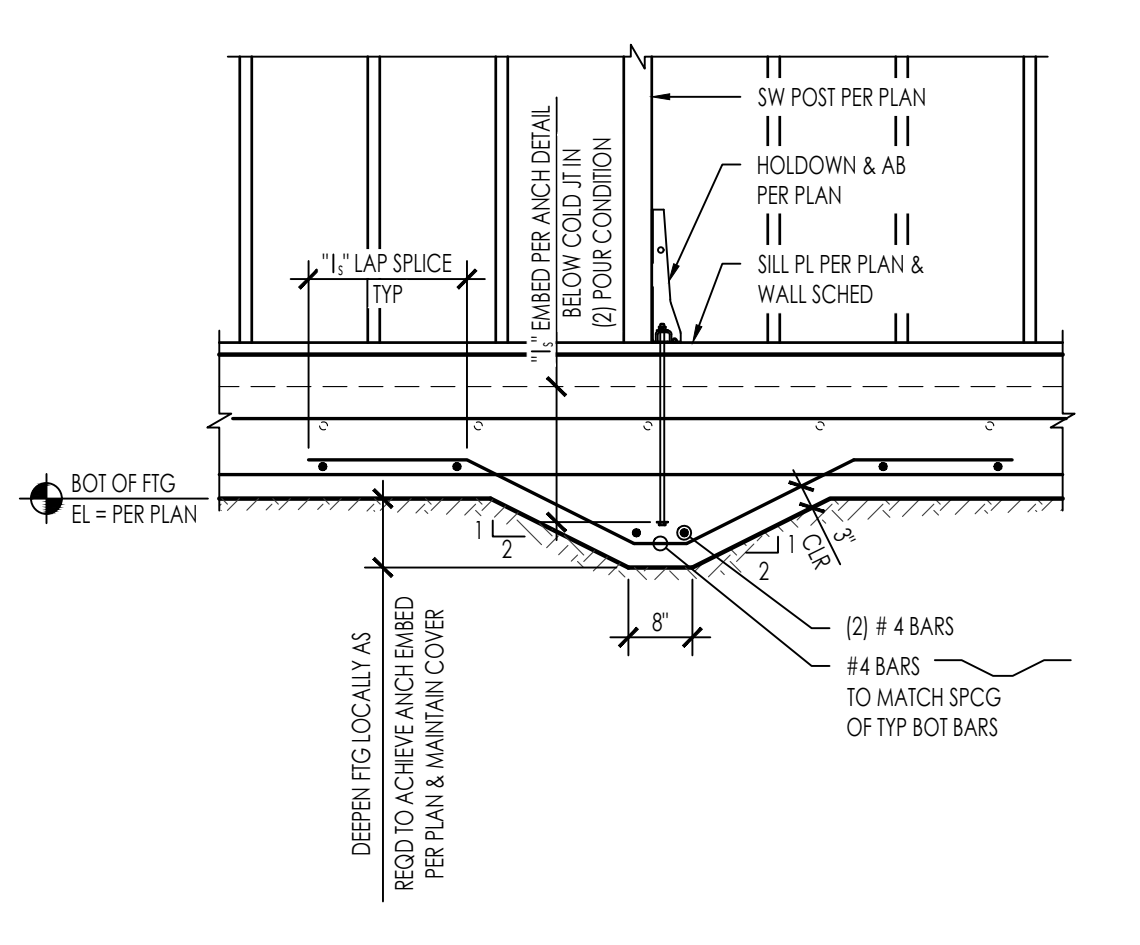
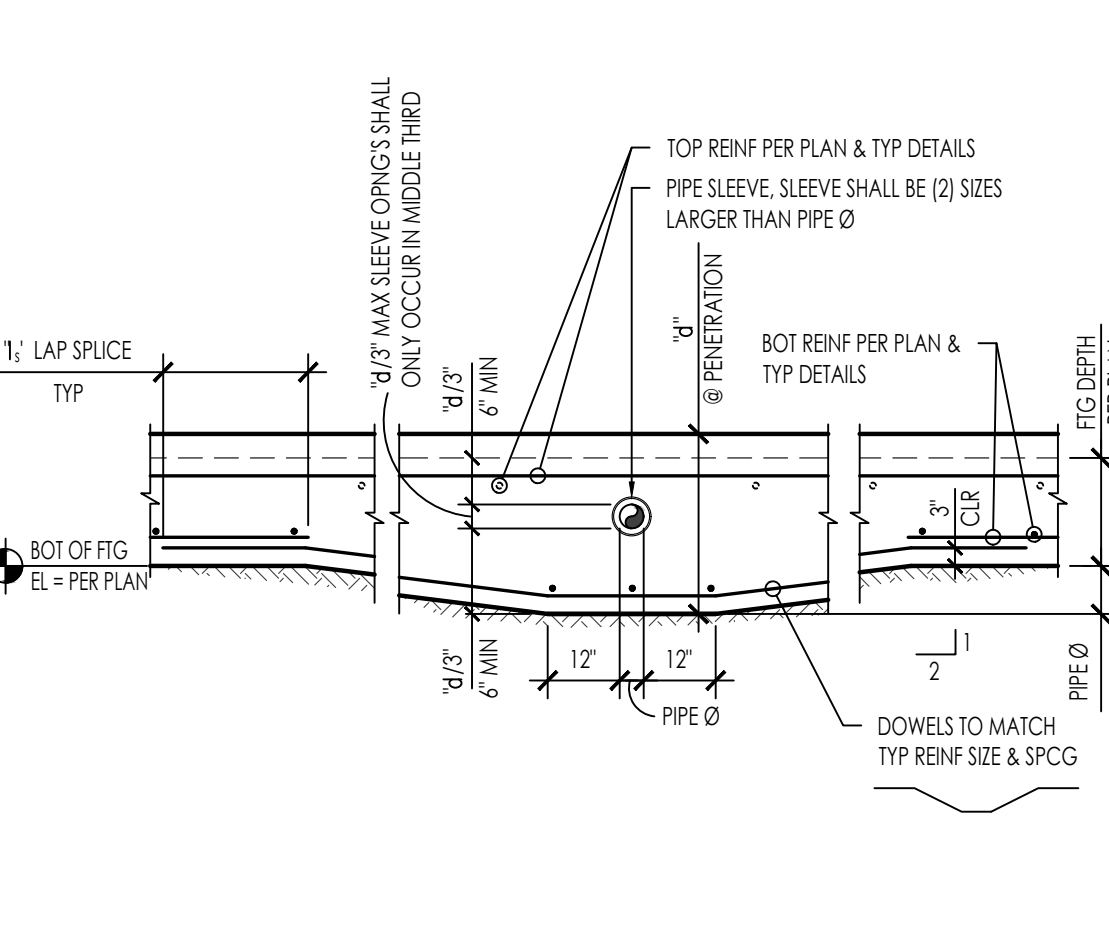
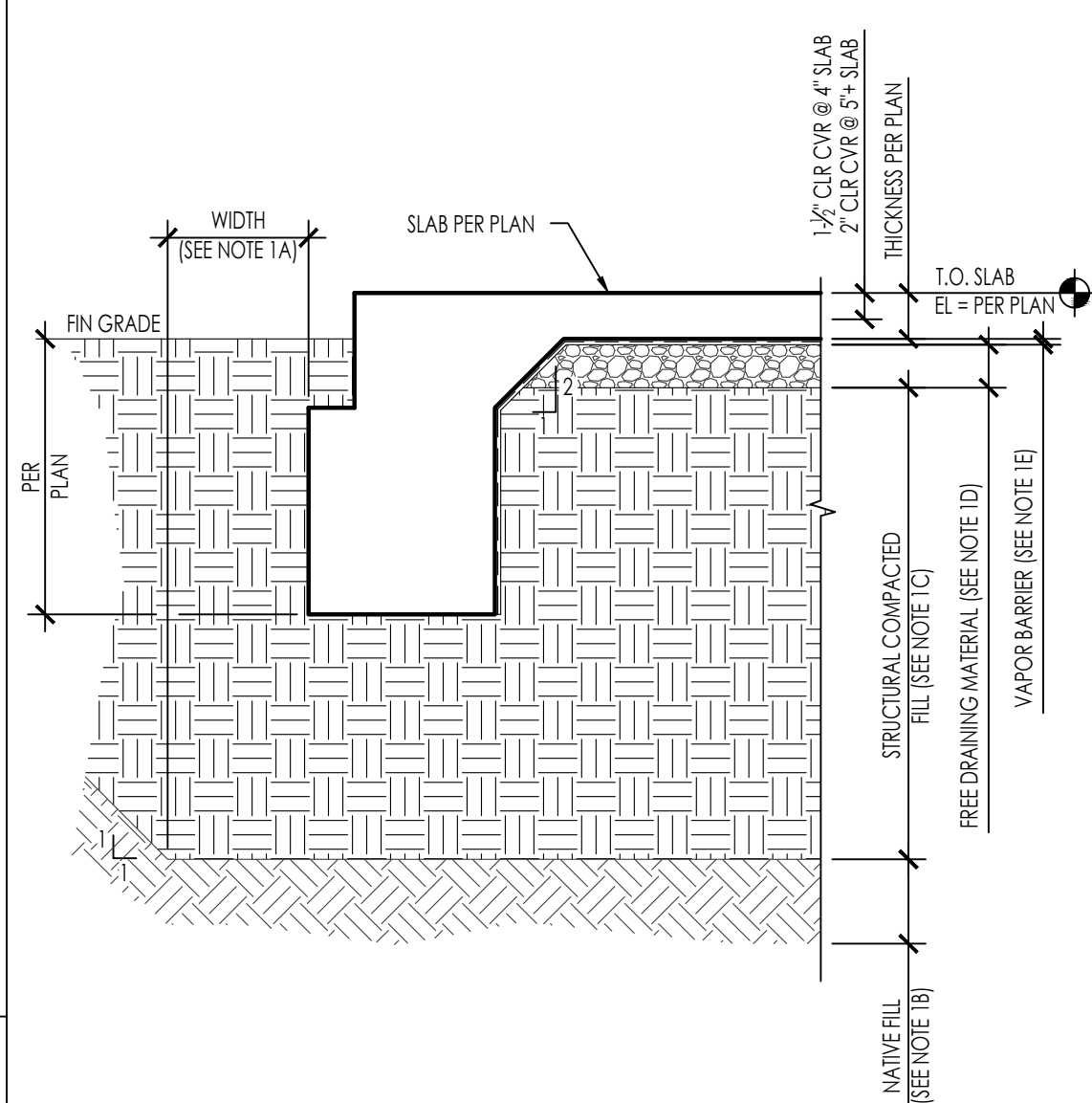
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**REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPlice SCHEDULE**

BAR SIZE	DEVELOPMENT LENGTH $l_d$ (CLASS A LAP SPlice)		LAP SPlice $l_s$ (CLASS B LAP SPlice)	
	$f_c$ (psi)	$f_c$ (psi)	$f_c$ (psi)	$f_c$ (psi)
#3	2,500	3,000	2,500	3,000
#4	1'-6"	1'-5"	1'-3"	1'-10"
#5	2'-6"	1'-10"	1'-7"	2'-5"
#6	2'-4"	2'-4"	2'-0"	3'-0"
#7	3'-0"	2'-9"	2'-5"	3'-7"
#8	4'-5"	4'-0"	3'-6"	5'-2"
#9	5'-0"	5'-2"	4'-6"	6'-9"
#10	6'-5"	5'-10"	5'-1"	7'-7"
#11	7'-1"	6'-6"	5'-7"	8'-5"

SLAB ON GRADE JOINTS  
2460-01-C201 - S301 - 31



**NOTES:**

- PREPARATION OF THE SLAB SUBGRADE SHALL BE BASED ON THE GEOTECHNICAL INVESTIGATION REPORT. AS REFERENCED IN THE FOUNDATION GENERAL NOTES, THE FOLLOWING INFORMATION IS FOR REFERENCE ONLY.
  - OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION. TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
- NATIVE MATERIALS
  - SHALL BE OVER-EXCAVATED 36" BELOW (E) GRADE OR 18" BELOW BOTTOM OF FOOTINGS, WHICHEVER IS GREATEST.
  - THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
- ENGINEERED COMPACTED FILL
  - REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR RECOMMENDATIONS FOR STRUCTURAL FILL
  - STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTING, AND SHOULD BE CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
- 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS 1/2" COARSE AGGREGATE
- REFER ARCH DRAWINGS FOR VAPOR BARRIER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.
  - VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.
  - 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)  
2460-01-C201 - S301 - 42

DEEPEMED FG @ ANCHOR BOLT  
2460-01-C201 - S301 - 32

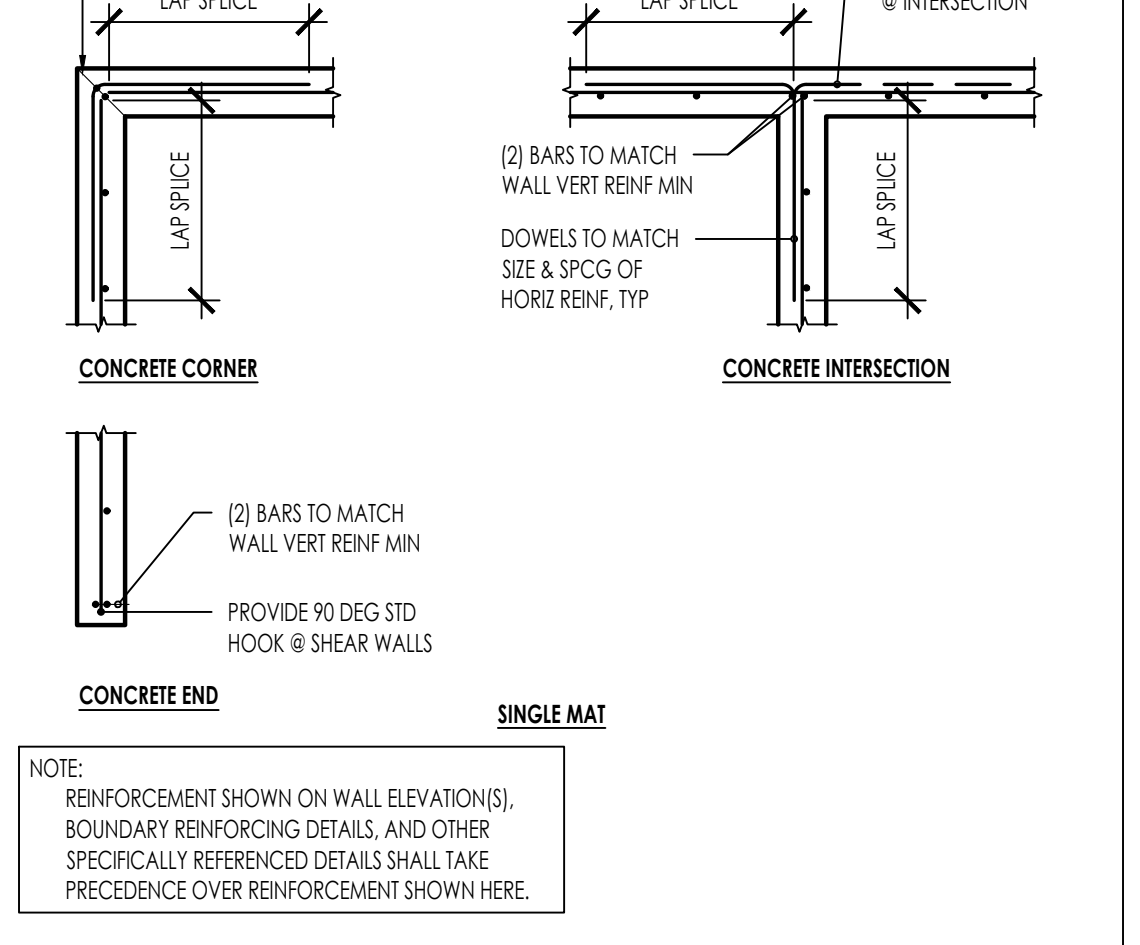
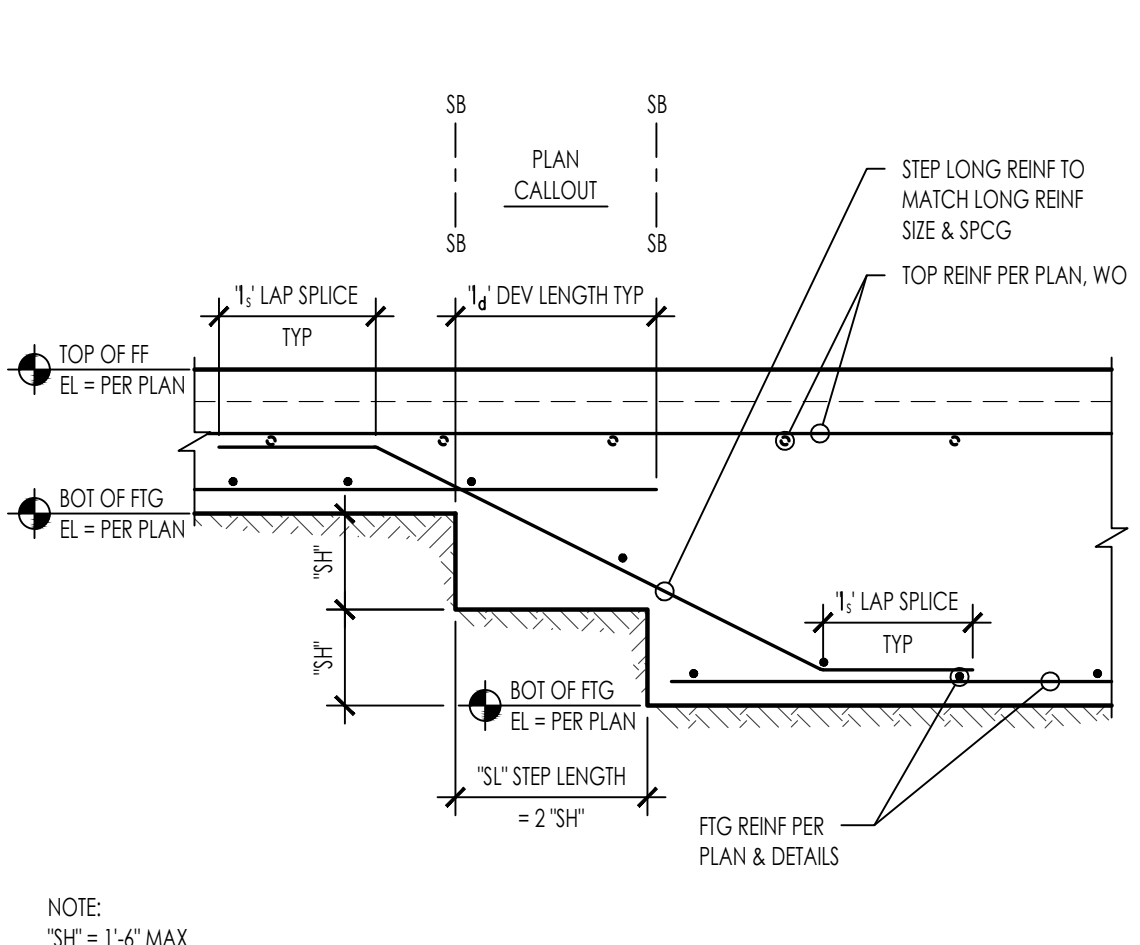
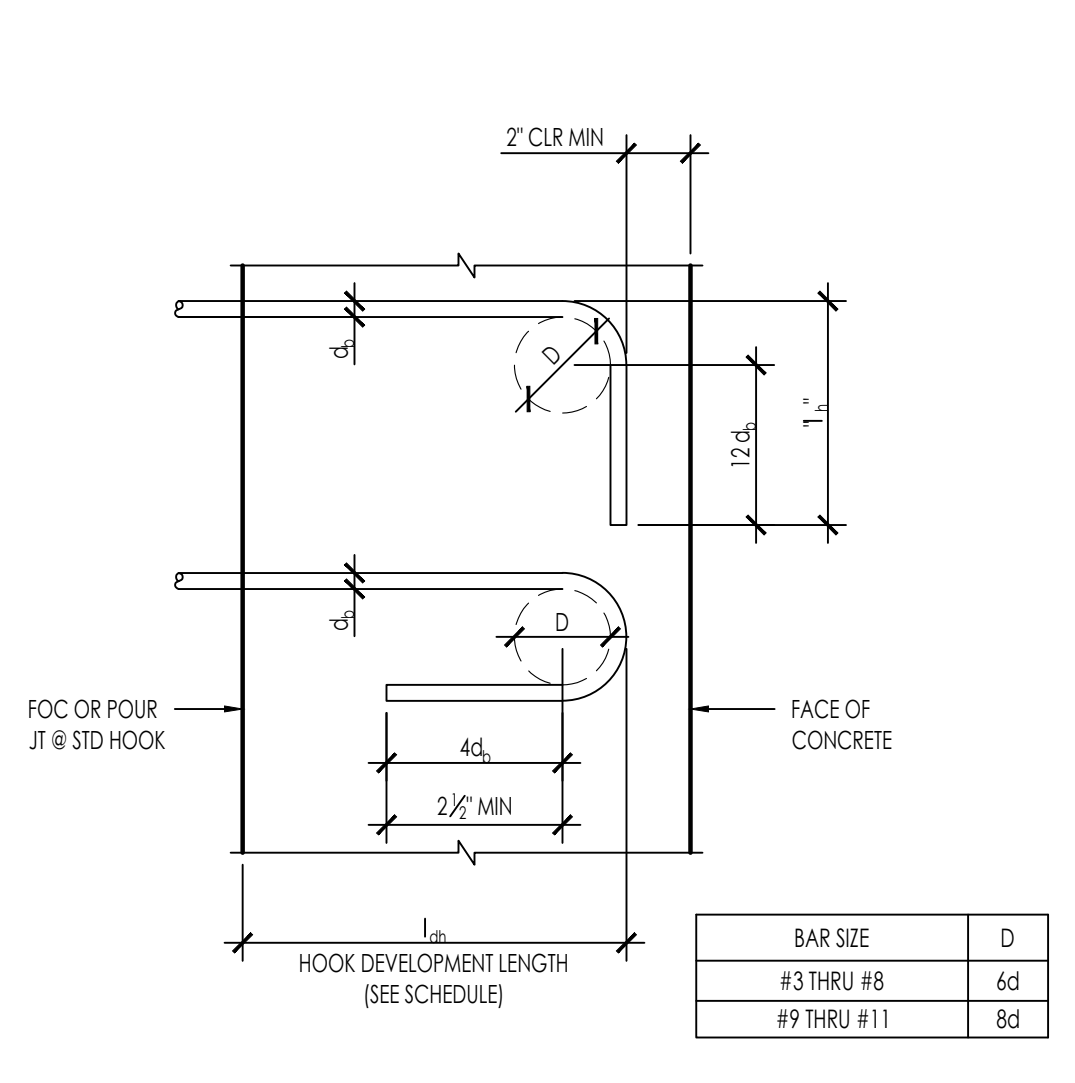
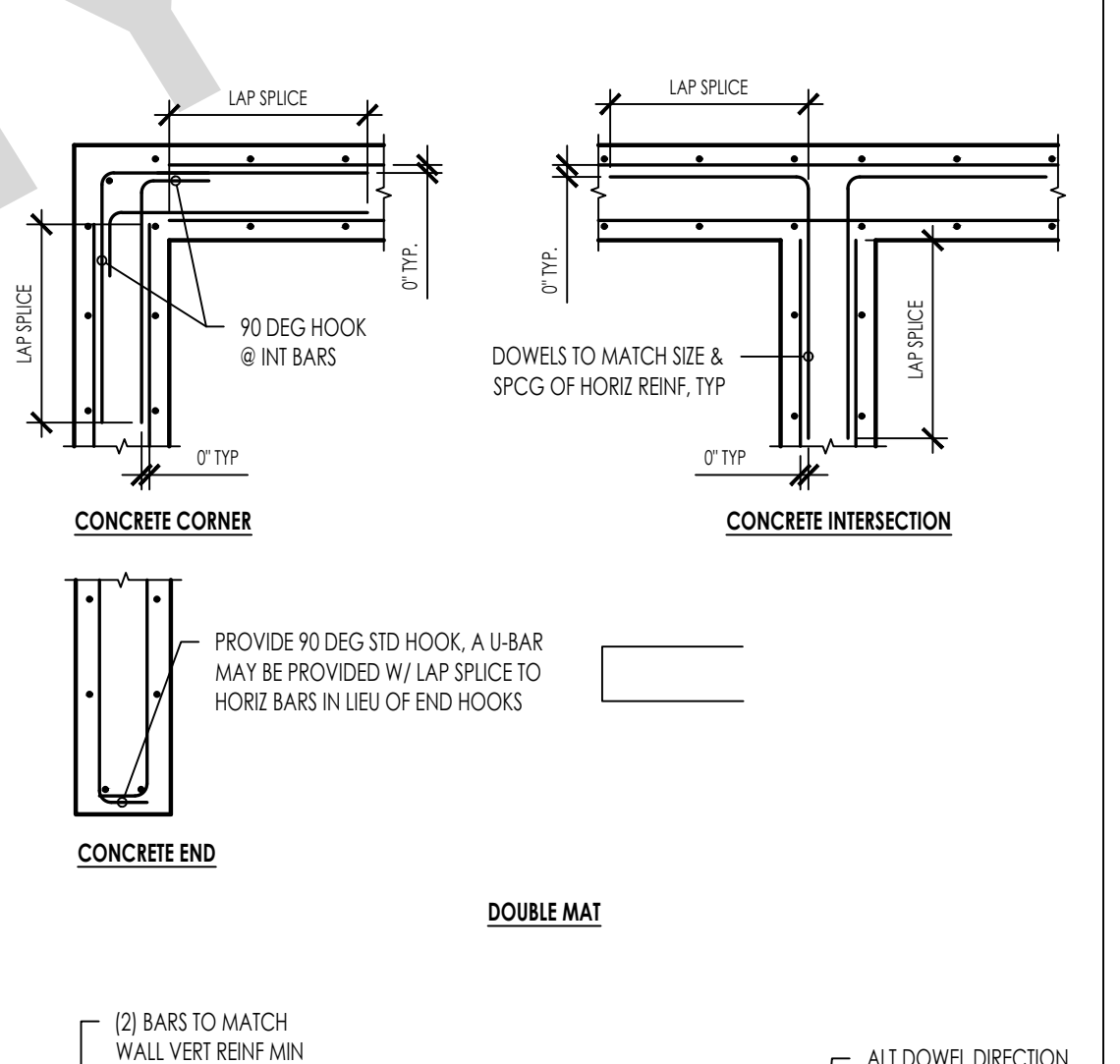
SOG OPENING  
2460-01-C201 - S301 - 22

REINF DEVELOPMENT LENGTH AND SPLICES  
2460-01-C201 - S301 - 12

SLAB ON GRADE EDGE AND SUBGRADE PREP  
2460-01-C201 - S301 - 53

SLAB ON GRADE DEPRESSION  
2460-01-C201 - S301 - 43

STEP FOOTING  
2460-01-C201 - S301 - 33



**STANDARD HOOK DEVELOPMENT LENGTH  $l_{dh}$**

BAR SIZE	D	$l_{dh}$	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-9"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

SLAB ON GRADE EDGE AND SUBGRADE PREP  
2460-01-C201 - S301 - 53

SLAB ON GRADE DEPRESSION  
2460-01-C201 - S301 - 43

STEP FOOTING  
2460-01-C201 - S301 - 33

CONC REINF @ INTERSECTION  
2460-01-C201 - S301 - 24

REINF HOOK DEVELOPMENT LENGTH AND BENDS  
2460-01-C201 - S301 - 14

SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA

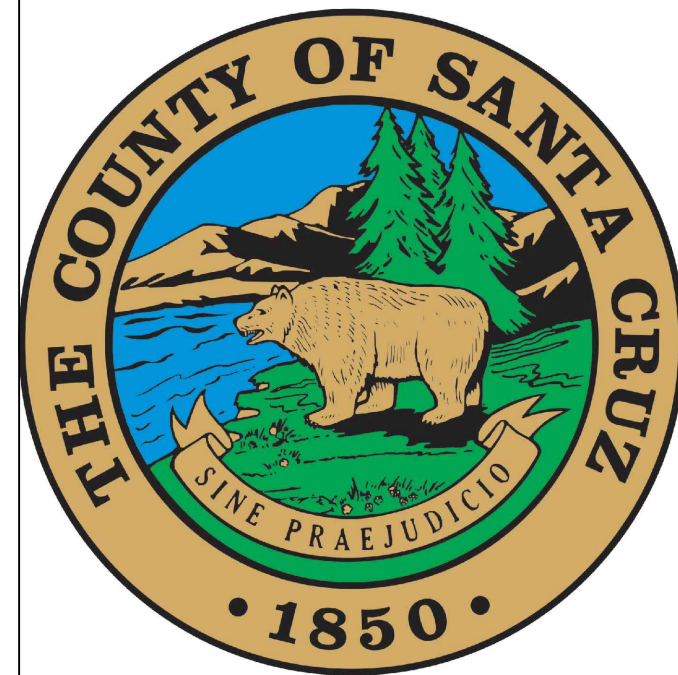
TYPICAL CONCRETE DETAILS

PUBLIC SET

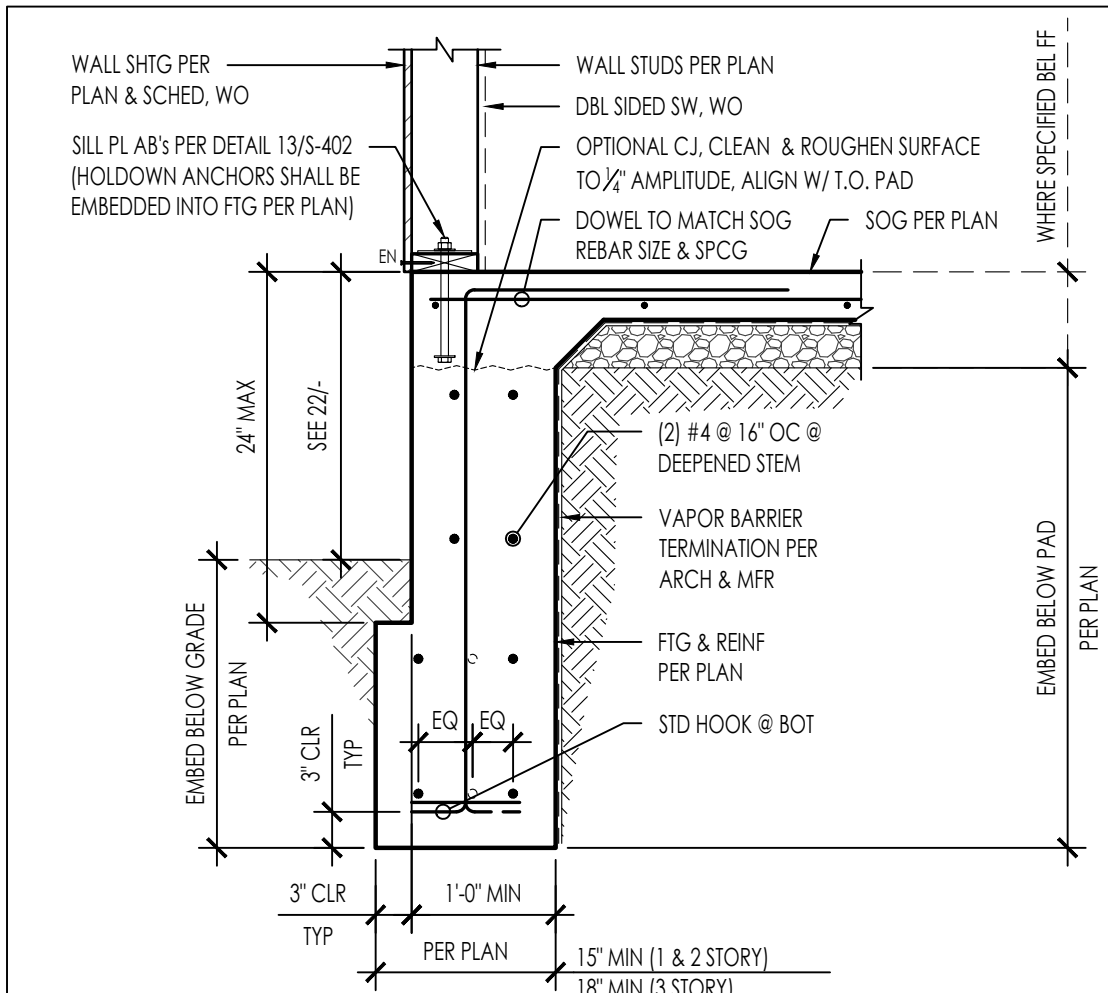
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11/20/23

SHEET  
S-301

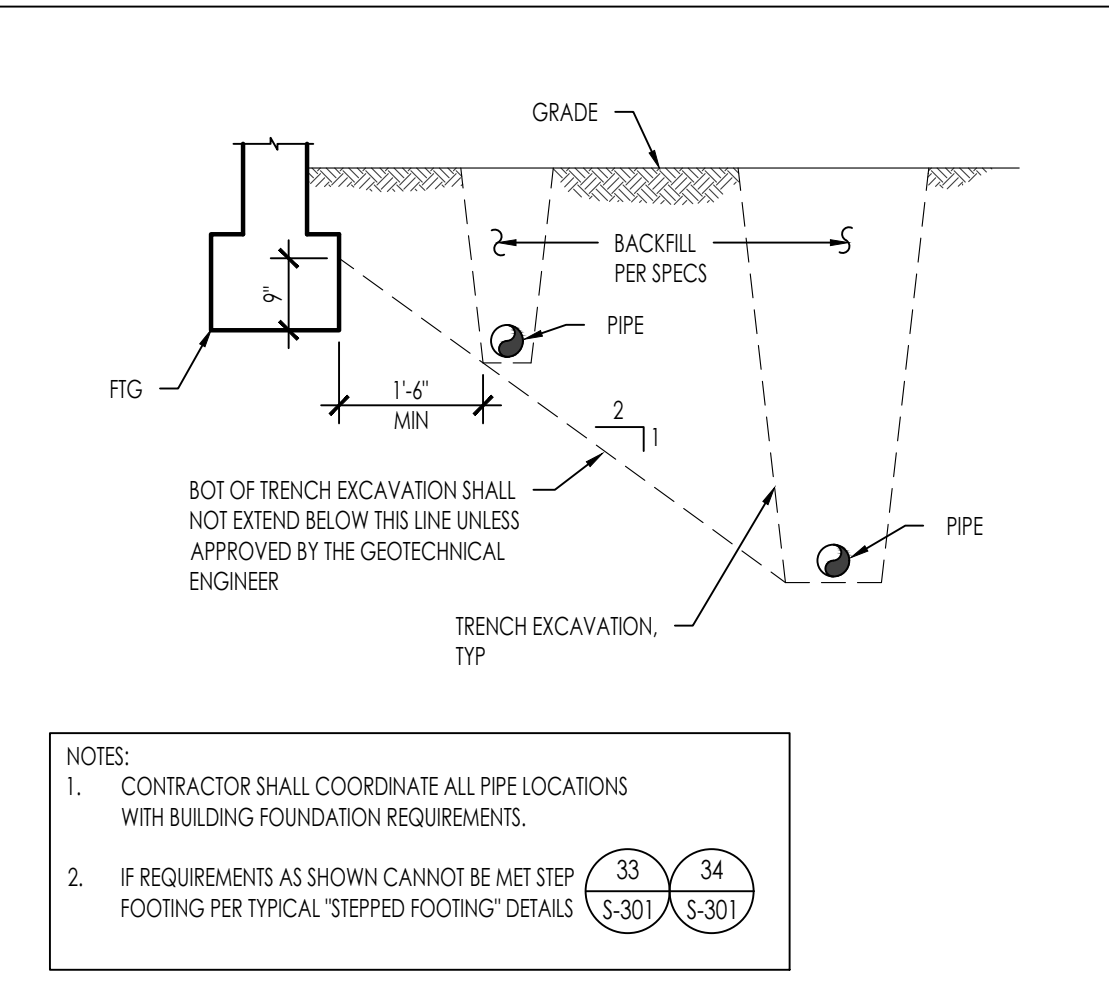




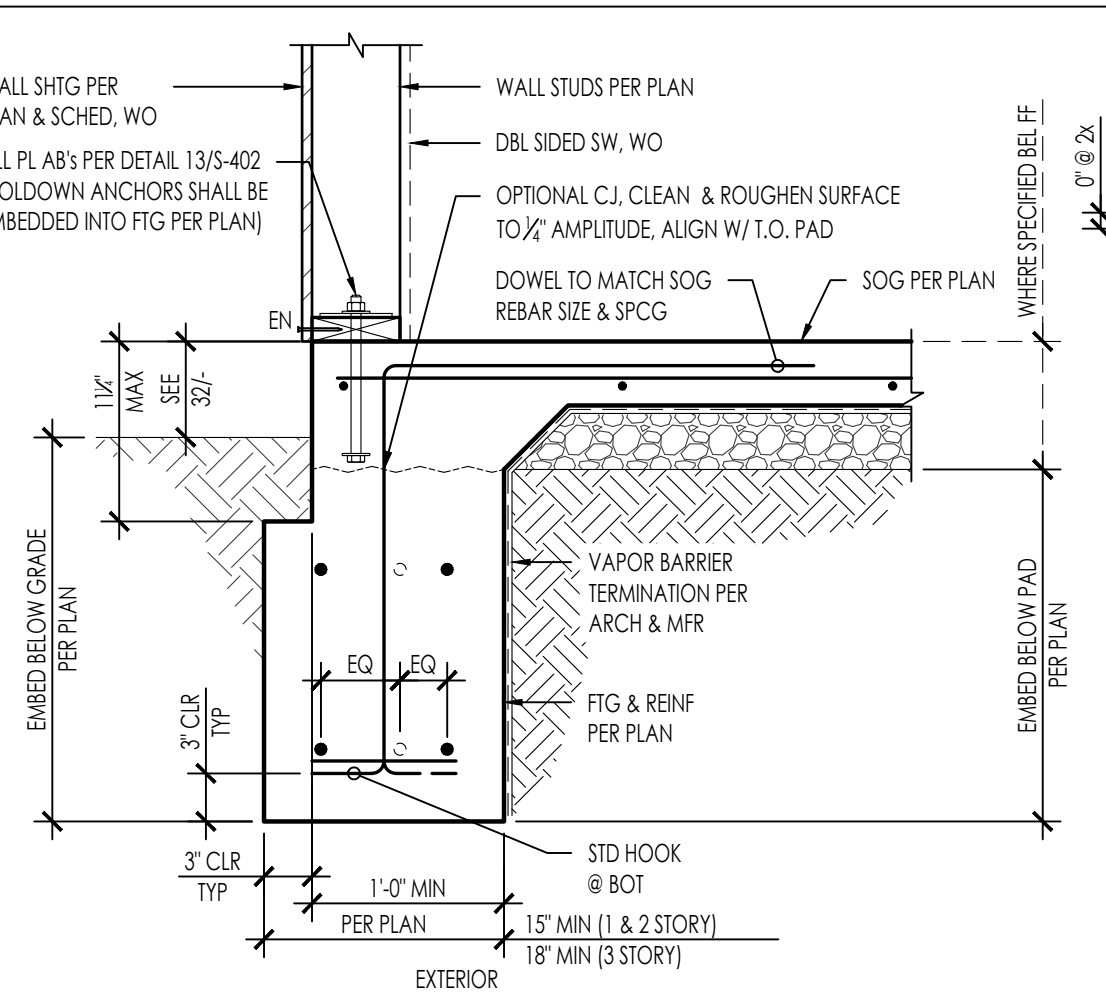
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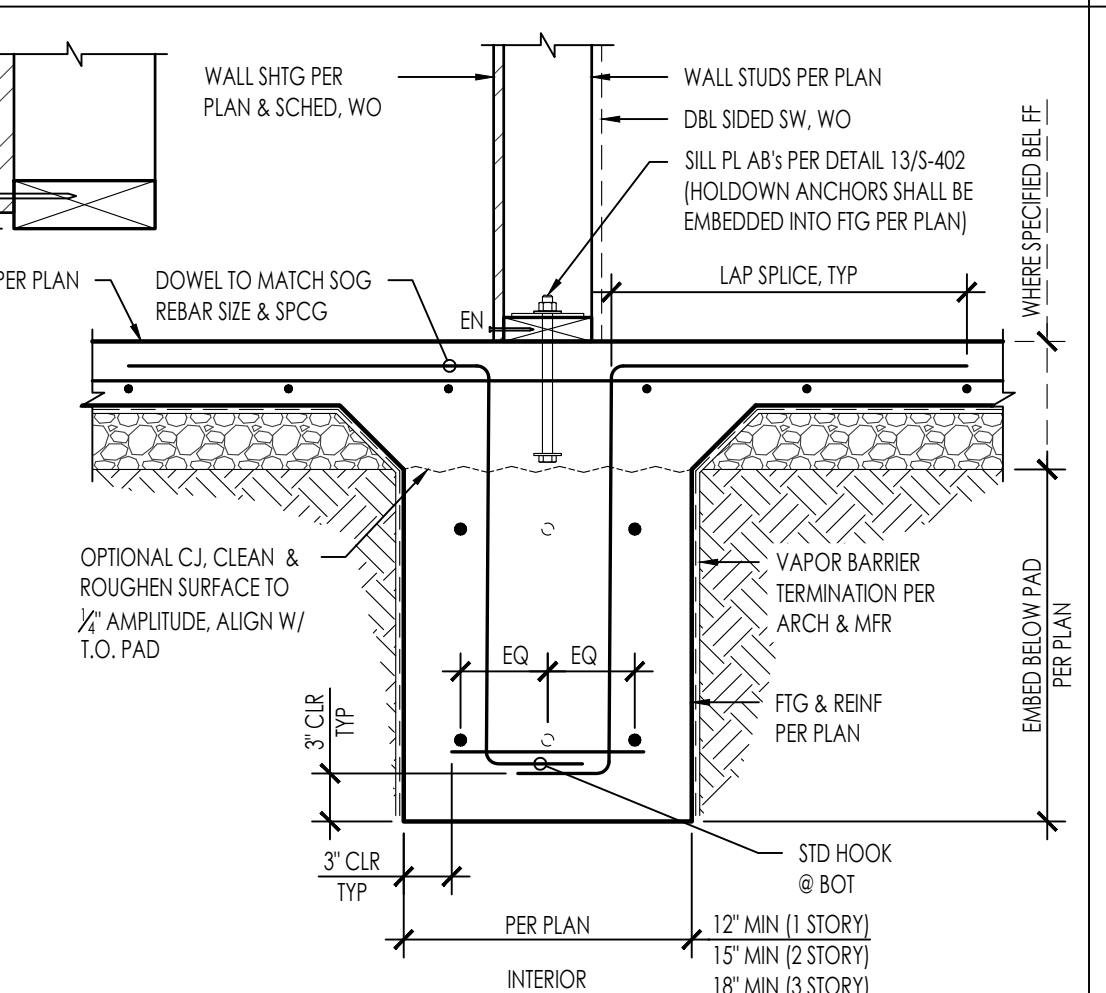
**51 DEEPEXTERIOR FOOTING**  
246001-C021 - S311 - 51  
3/4" = 1'-0"



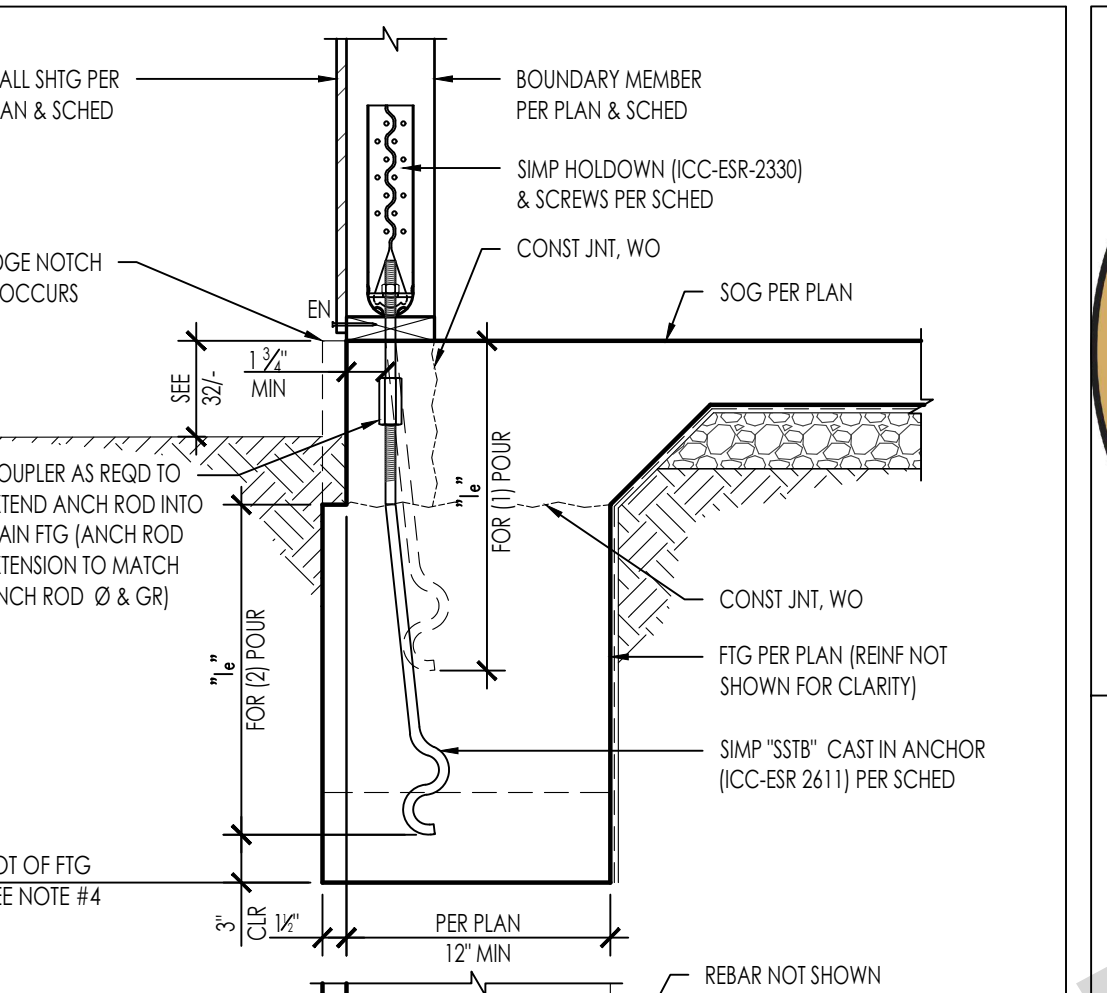
**41 PIPES PARALLEL TO FOOTINGS**  
246001-C021 - S311 - 41  
NTS



**21 CONTINUOUS WALL FOOTING**  
246001-C021 - S311 - 21  
NTS



**22 S5TB ANCHOR & HOLDOWN @ FOUNDATION**  
246001-C021 - S311 - 22  
NTS



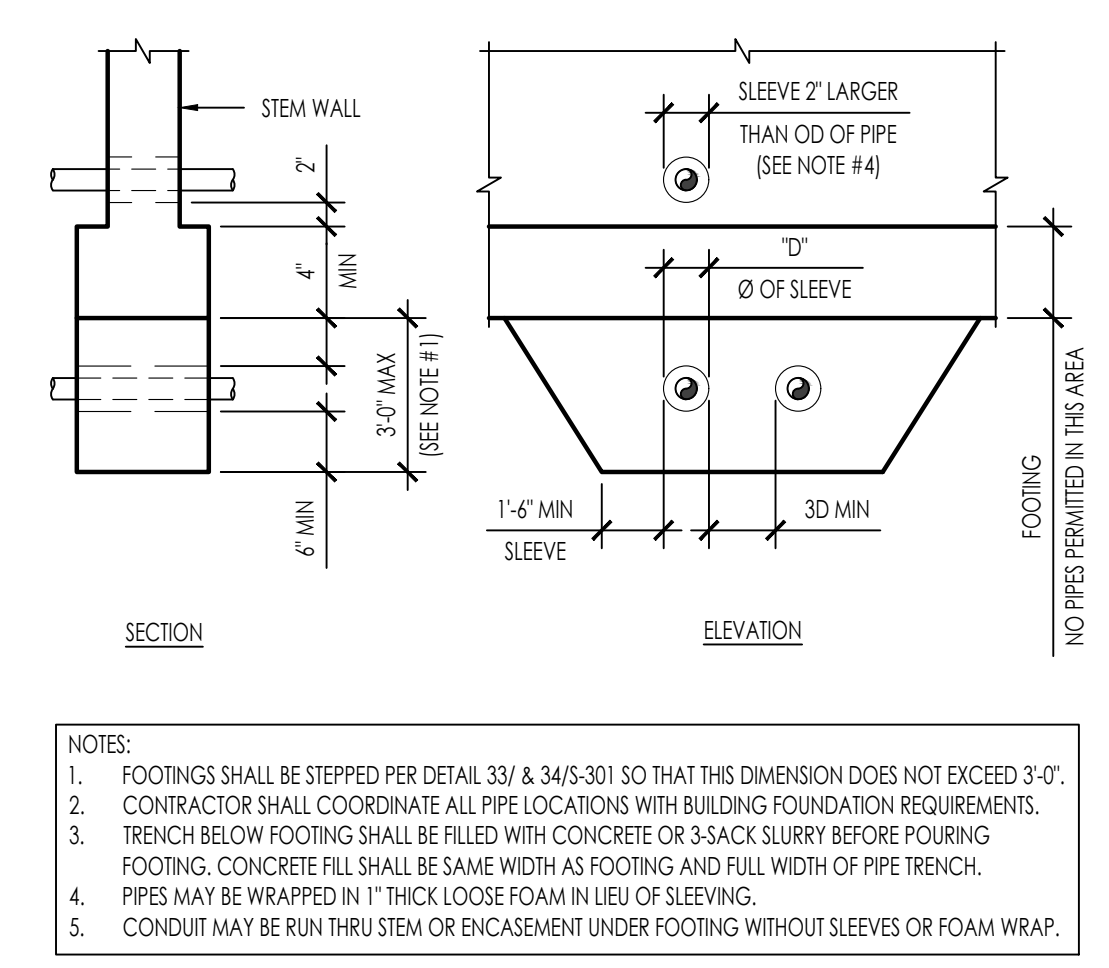
**42 MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING**  
246001-C021 - S311 - 42  
NTS

TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	ALLOWABLE LOADS (LBS)	
						CORNER	MIDWALL
4A	HDU4-SDS2.5	S5TB16	1/2"	10-SDS 1/2" x 2 1/2"	3	12 1/2"	3,780 3,780
4B	HDU5-SDS2.5	S5TB20	3/4"	14-SDS 1/2" x 2 1/2"	3	16 1/2"	4,785 4,785
4C	HDU5-SDS2.5	S5TB24	1"	14-SDS 1/2" x 2 1/2"	3	20 1/2"	5,645* 5,645*
4D	HQ08-SDS3	S5TB28	1 1/4"	20-SDS 1/2" x 3"	4 1/2"	24 1/2"	9,230* 9,230*

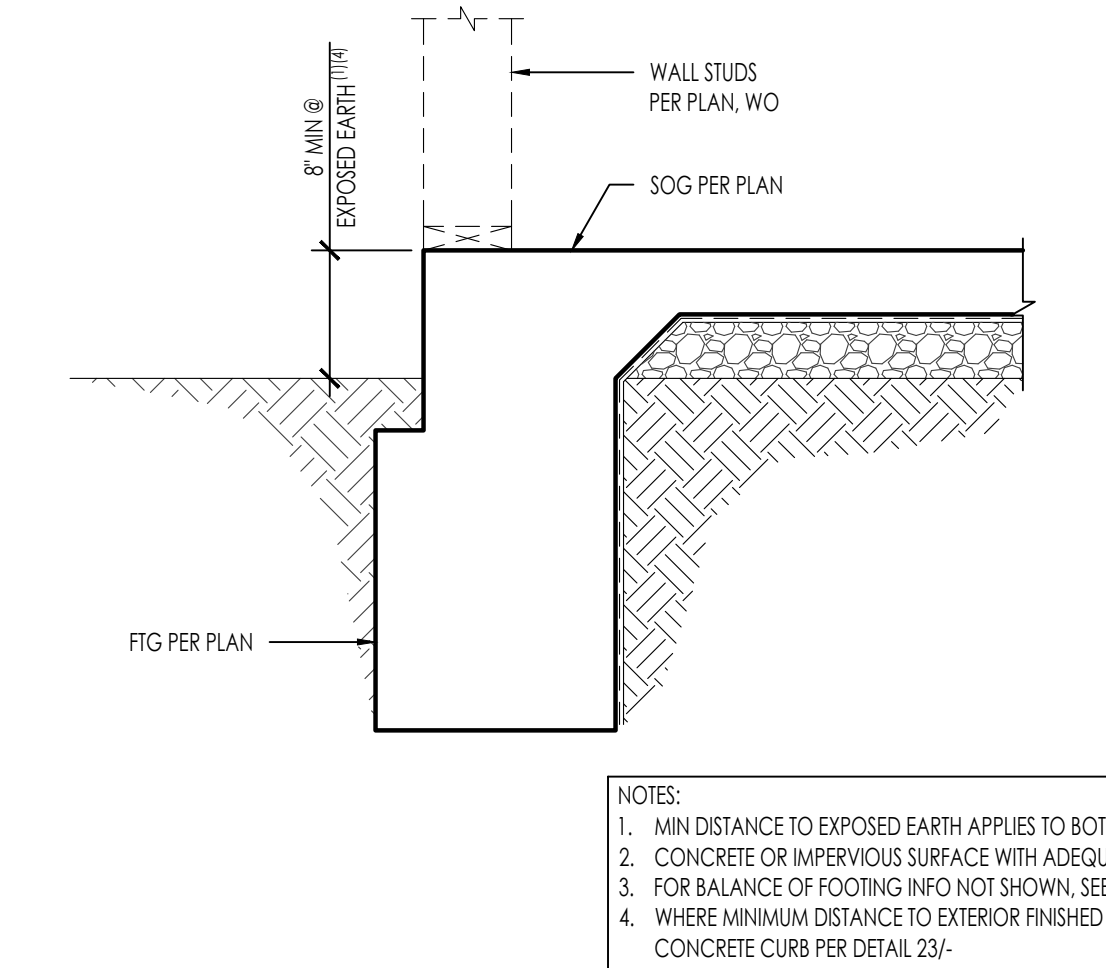
- MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
- MINIMUM ANCHOR TO ANCHOR SPACING IS 3L
- \* = CAPACITY LIMITED BY HOLDOWN
- DEEPEXTERIOR FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/-



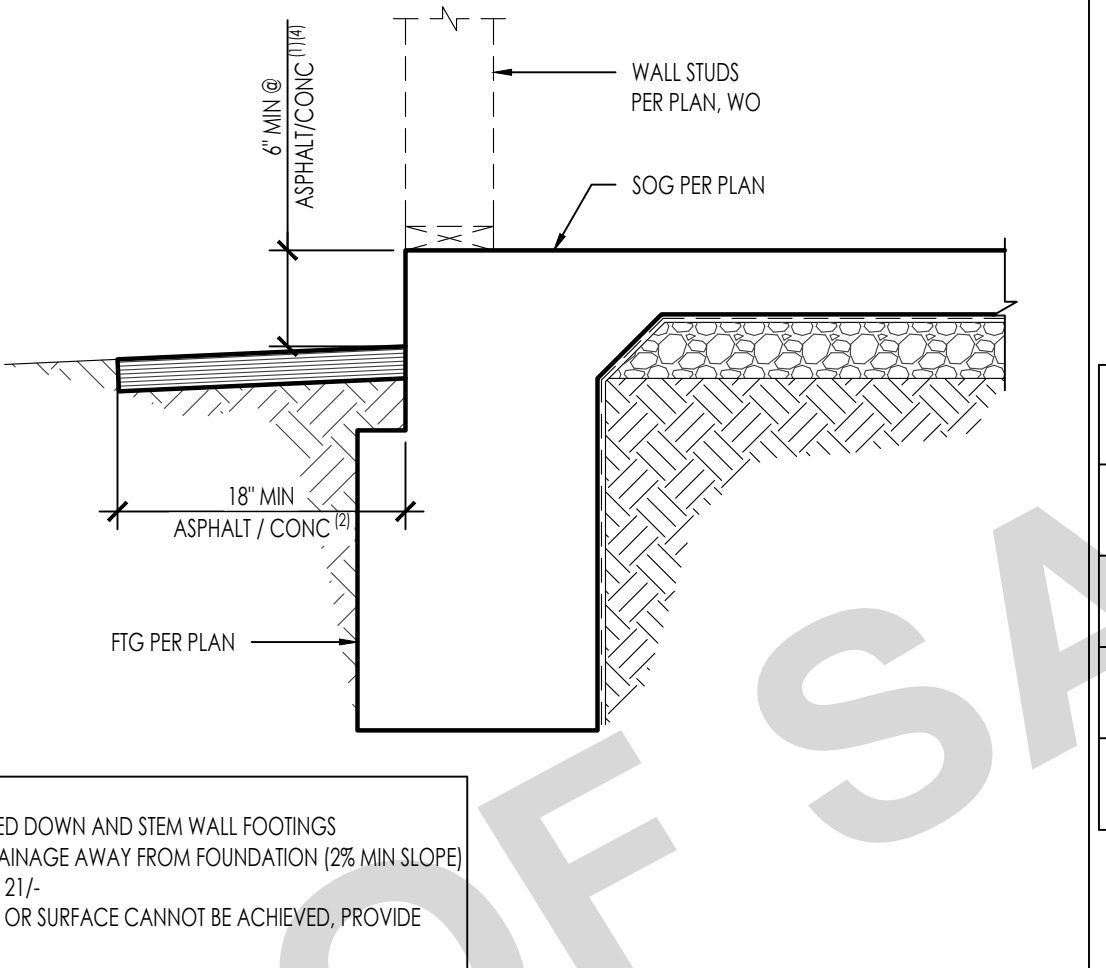
**52 PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL**  
246001-C021 - S311 - 52  
NTS



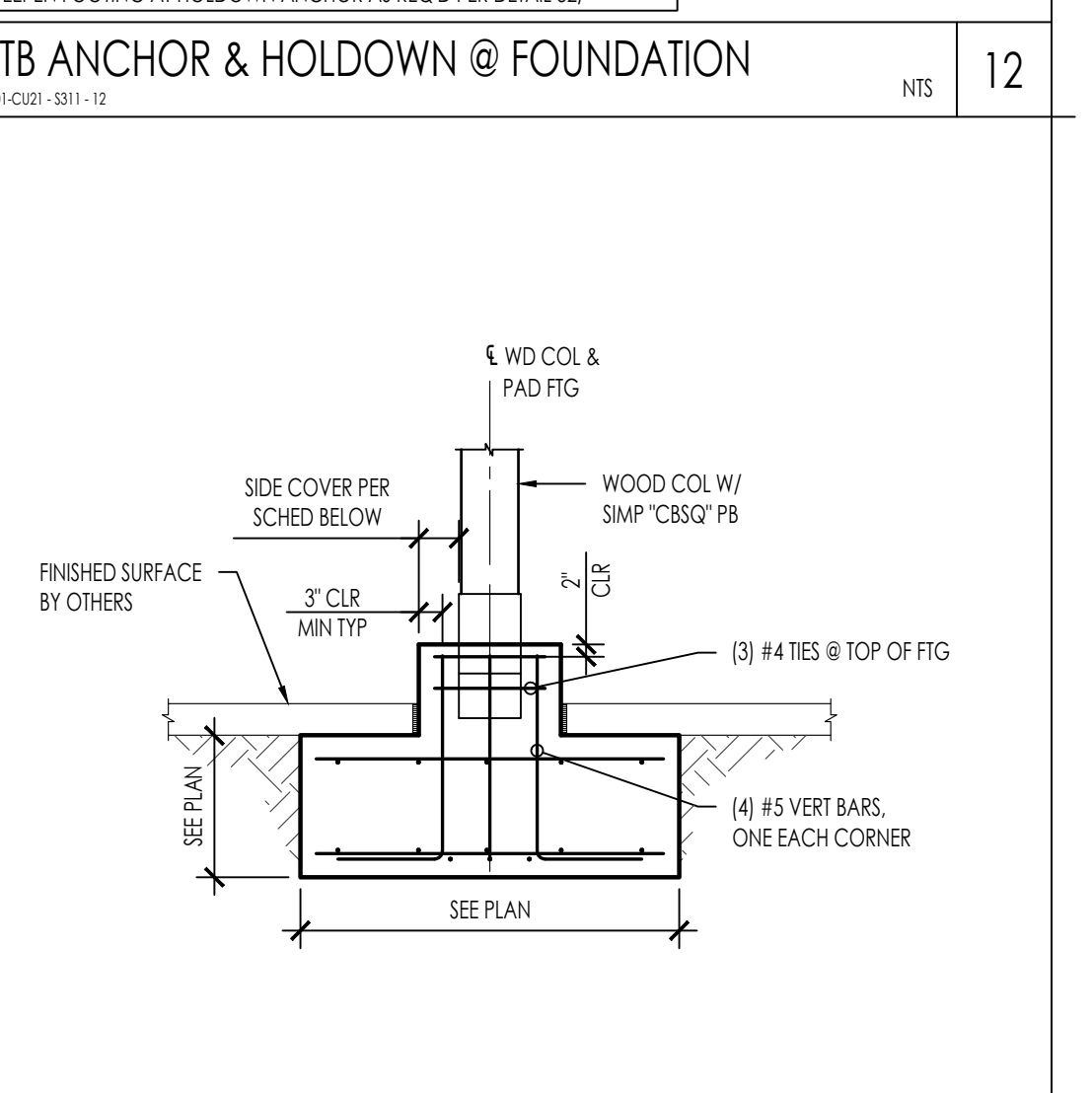
**43 PIPES PERPENDICULAR TO FOOTINGS**  
246001-C021 - S311 - 43  
NTS



**53 PIPES PERPENDICULAR TO FOOTINGS**  
246001-C021 - S311 - 53  
NTS



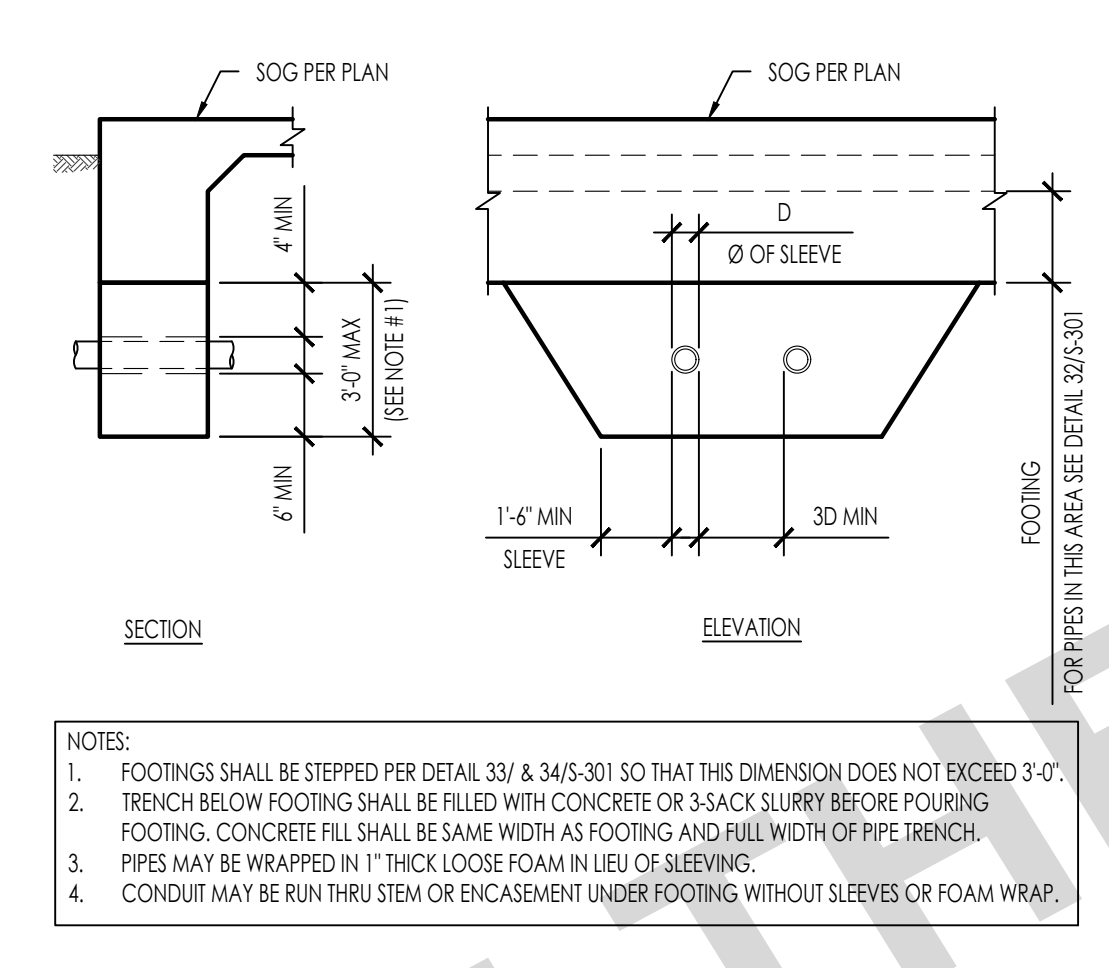
**24 NON-BEARING WALL ANCHORAGE @ SOG**  
246001-C021 - S311 - 24  
NTS



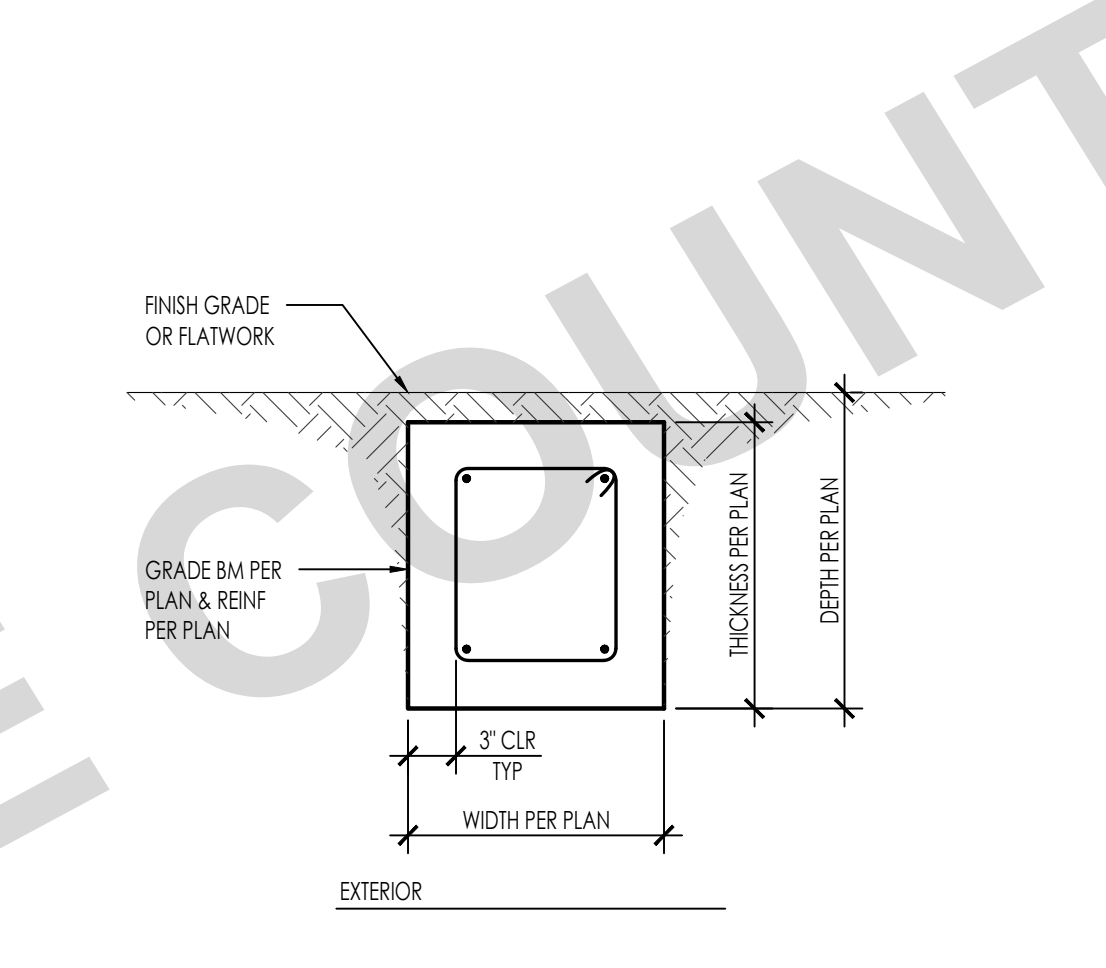
**44 GRADE BEAM**  
246001-C021 - S311 - 44  
NTS



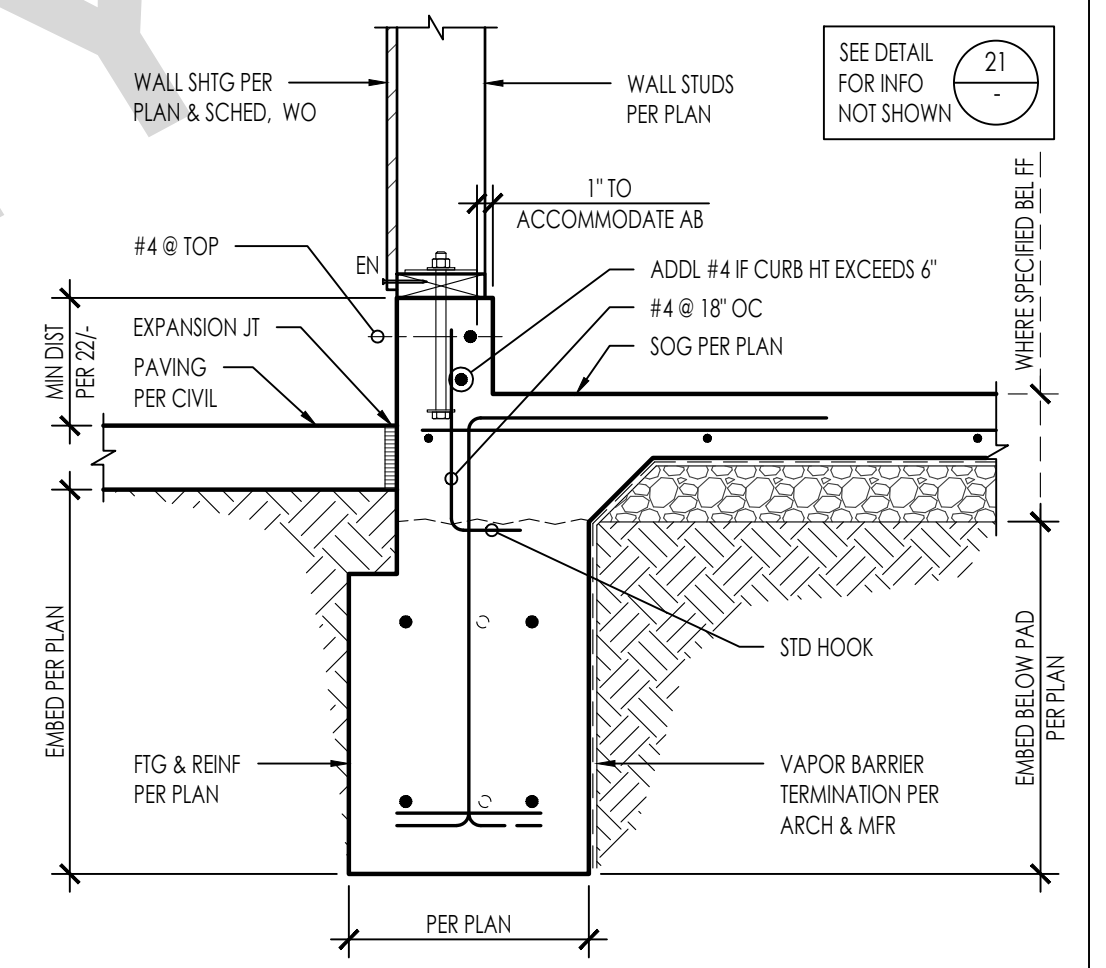
**54 TYPICAL VERT PIPES OR COND THROUGH FOOTING**  
246001-C021 - S311 - 54  
NTS



**45 TYPICAL VERT PIPES OR COND THROUGH FOOTING**  
246001-C021 - S311 - 45  
NTS



**22 EXTERIOR CONTINUOUS WALL FIG W/ CURB**  
246001-C021 - S311 - 22  
NTS

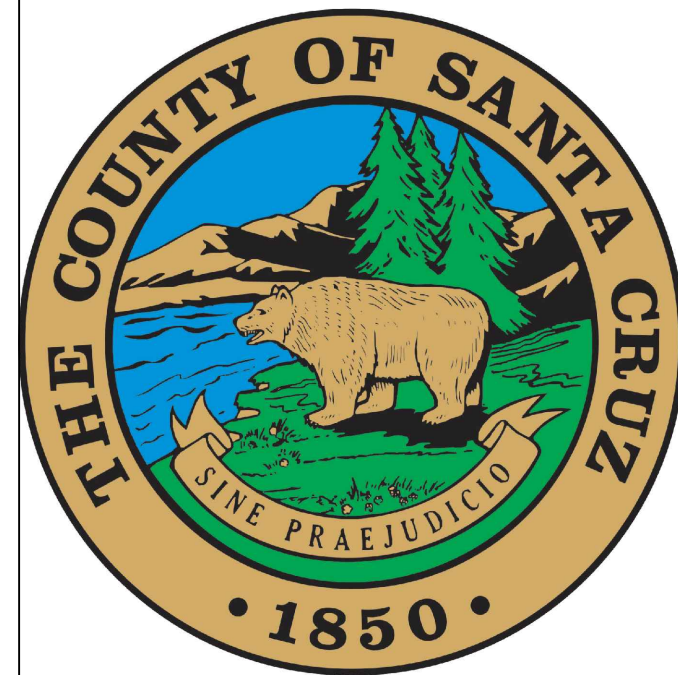


**14 PORCH PAD FOOTING**  
246001-C021 - S311 - 14  
1/2" = 1'-0"

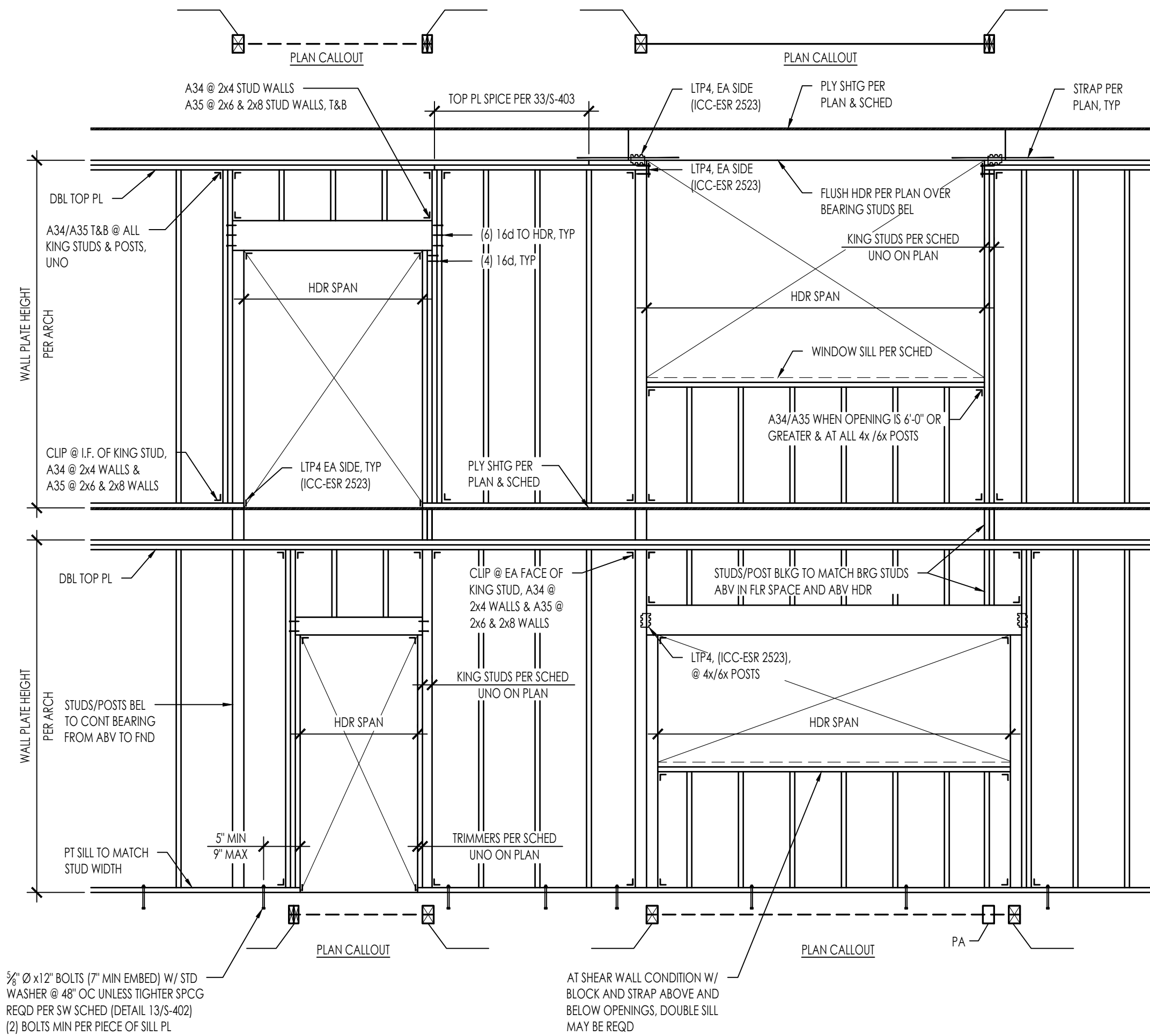
POST SIZE	MIN. SIDE COVER
4x4	0'-3"
6x6	0'-3"
8x8	0'-3"

**SANTA CRUZ ADU PROTOTYPES**  
SANTA CRUZ, CA  
**CONCRETE DETAILS**

N:\2400\246010\c021-santa-cruz-adu-pre-approved\structural\CorDocx\user\246010-C021 - S311.dwg, PLN 3 - S311.dwg, PLN 3 - S311.dwg, Nov 20, 2023 2:46pm, abozar



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BEARING/SHEAR WALL HEADER SCHEDULE				
1-STORY	6 INCH WALLS			
1-STORY	OPENING WIDTH	6x HEADER	SILL AT POST / TRIMMER	KING STUDS
	LIP TO 3'-0"	6x4	2x	2x6
	3'-0" - 5'-0"	6x6	2x	2x6
	5'-0" - 7'-0"	6x8	(2) 2x	(2) 2x6

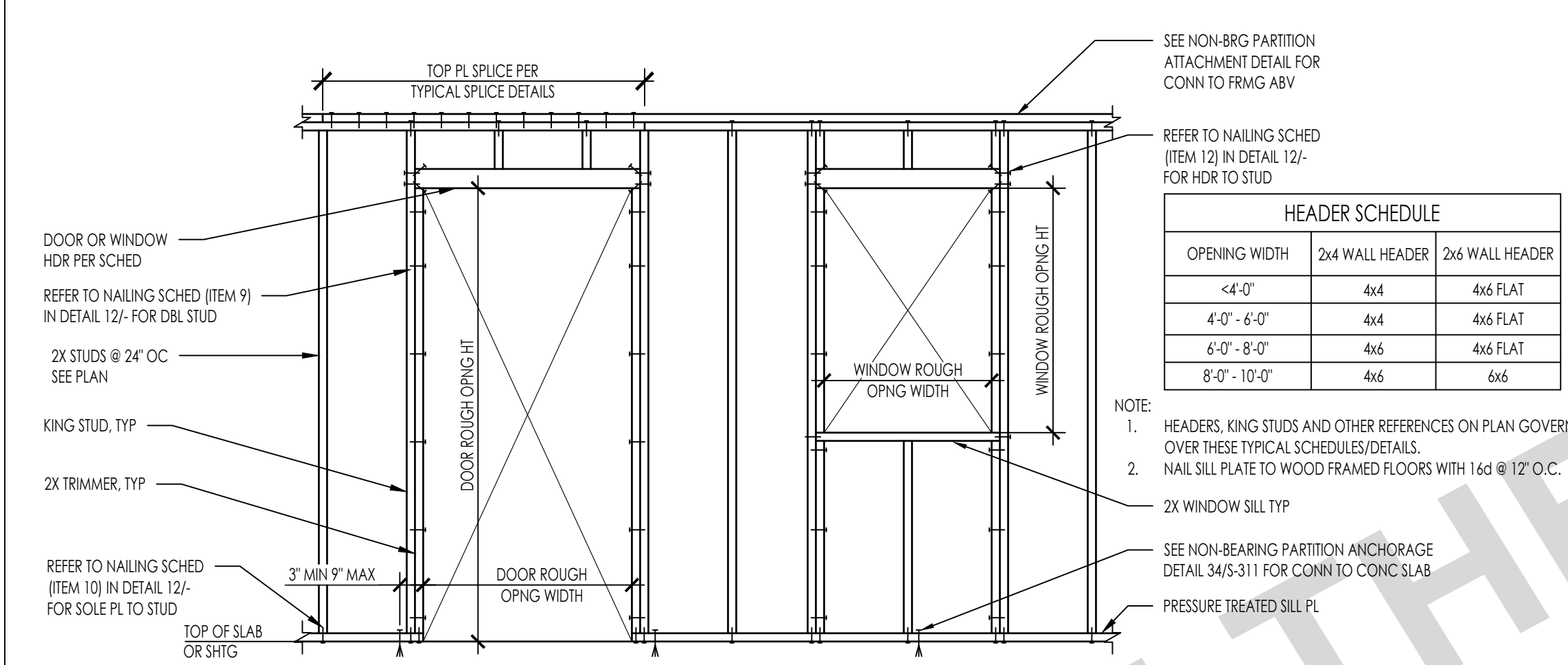
NOTES:  
 1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING  
 A. FOR SHEAR WALLS SEE 34/5-402 FOR ADDL REQUIREMENTS.  
 B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/  
 2. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS  
 3. PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS [ICC-ESR 2523]

FASTENING SCHEDULE PER 2019 CBC 2304.10.1		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON	END NAIL
4. CEILING JOIST TO TOP PLATE	1-6d COMMON @ 6" OC	FACE NAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	3-8d COMMON	EACH JOIST, TOENAIL
6. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	3-16d COMMON	FACE NAIL
7. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
8. RAFTER OR ROOF TRUSS TO PLATE	3-10d COMMON	TOENAIL*
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON	END NAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	3-10d COMMON	TOENAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	1-6d COMMON	1/6" OC EACH EDGE, FACE NAIL
12. CONTINUOUS HEADER TO STUD	4-10d COMMON	TOENAIL
13. TOP PLATE TO TOP PLATE	1-6d COMMON	1/6" OC FACE NAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPURCE LENGTH EACH SIDE OF END JOINT)
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-16d COMMON	1/6" OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON	TOENAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON	END NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON	FACE NAIL
19. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	TOENAIL
20. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	6" OC, TOENAIL
21. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
22. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	FACE NAIL
23. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDE
24. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
25. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON	END NAIL
27. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL

NOTES:  
 a. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED  
 b. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

2460-01-C121-1401-32



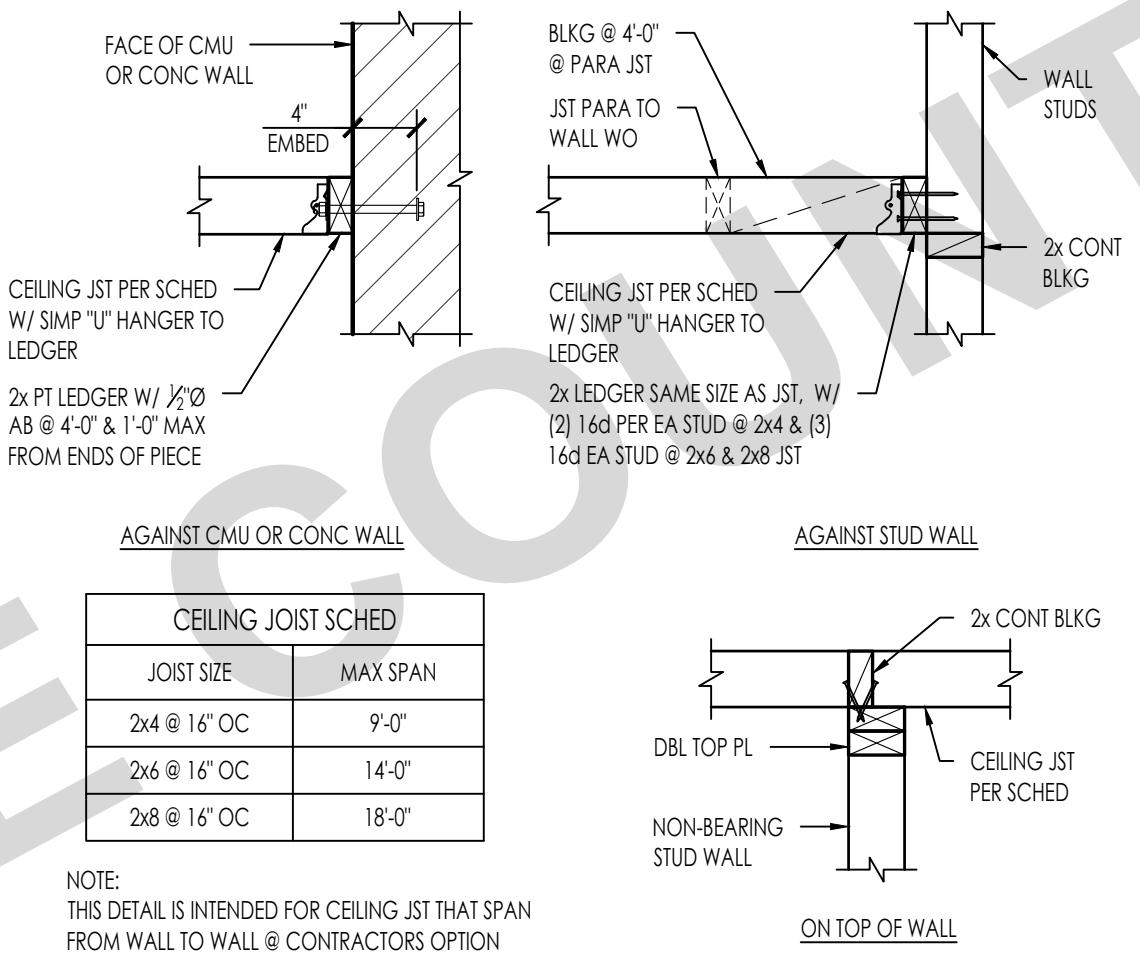
HEADER SCHEDULE		
OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER
<4'-0"	4x4	4x6 FLAT
4'-0" - 6'-0"	4x4	4x6 FLAT
6'-0" - 8'-0"	4x6	4x6 FLAT
8'-0" - 10'-0"	4x6	6x6

NOTE:  
 1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.  
 2. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 1-6d @ 12" O.C.

INTERIOR NON-BEARING PARTITION WALL FRAMING

2460-01-C121-1401-43

NTS 43



CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

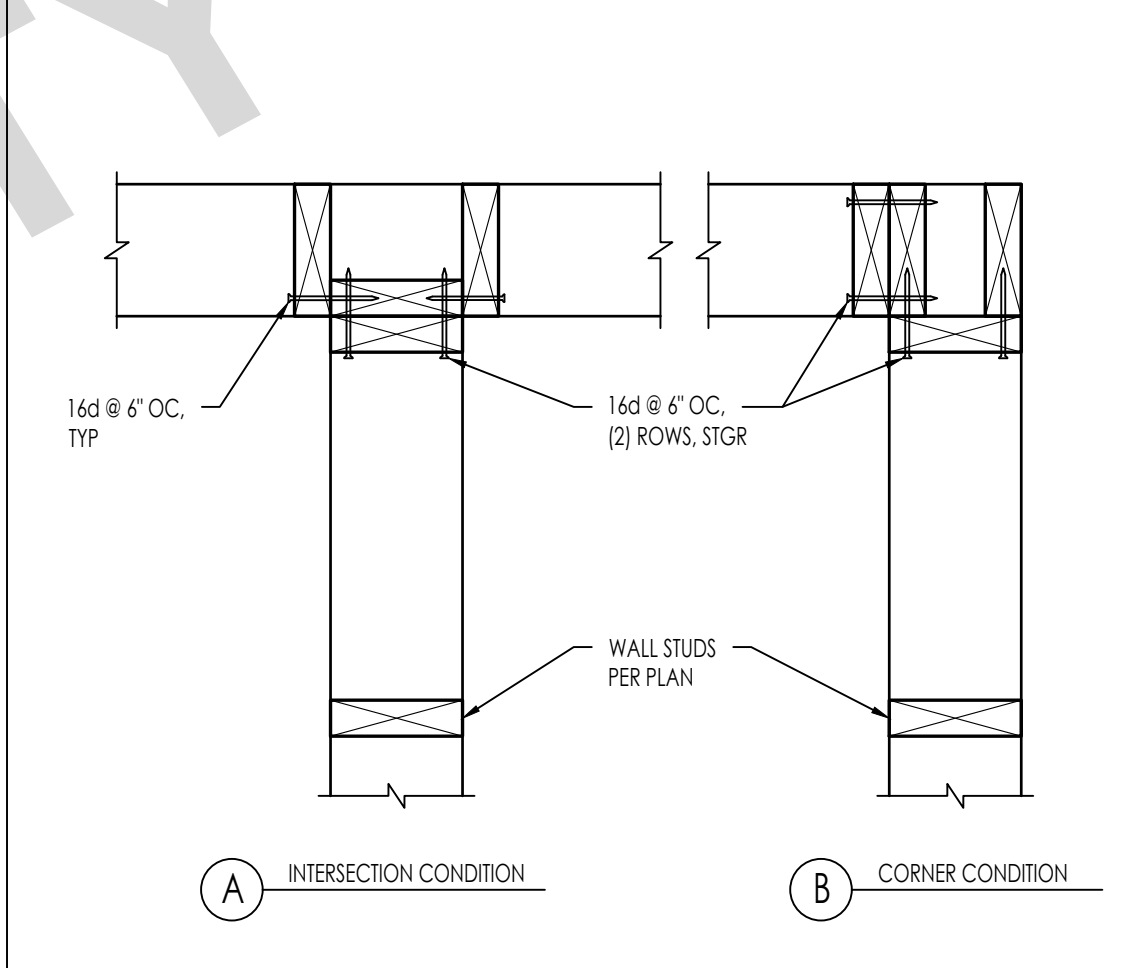
NOTE:  
 THIS DETAIL IS INTENDED FOR CEILING JOIST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION

CEILING JOIST SCHED & DETAILS

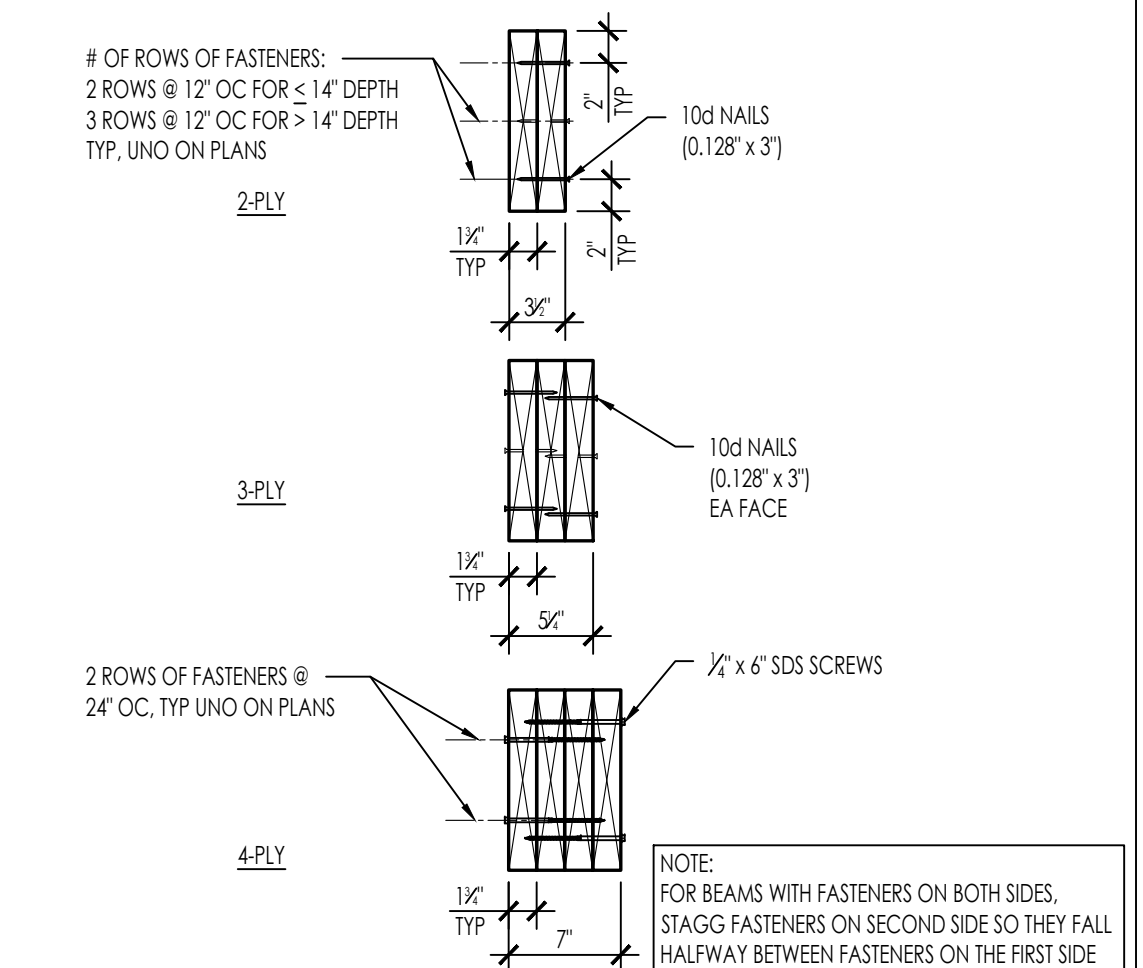
2460-01-C121-1401-33

TYPICAL WOOD STUD INTERSECTIONS

2460-01-C121-1401-23



NTS 23



MULTI-PLY MEMBER CONNECTION

2460-01-C121-1401-13

NTS 13



LEDGER DETAIL

2460-01-C121-1401-24

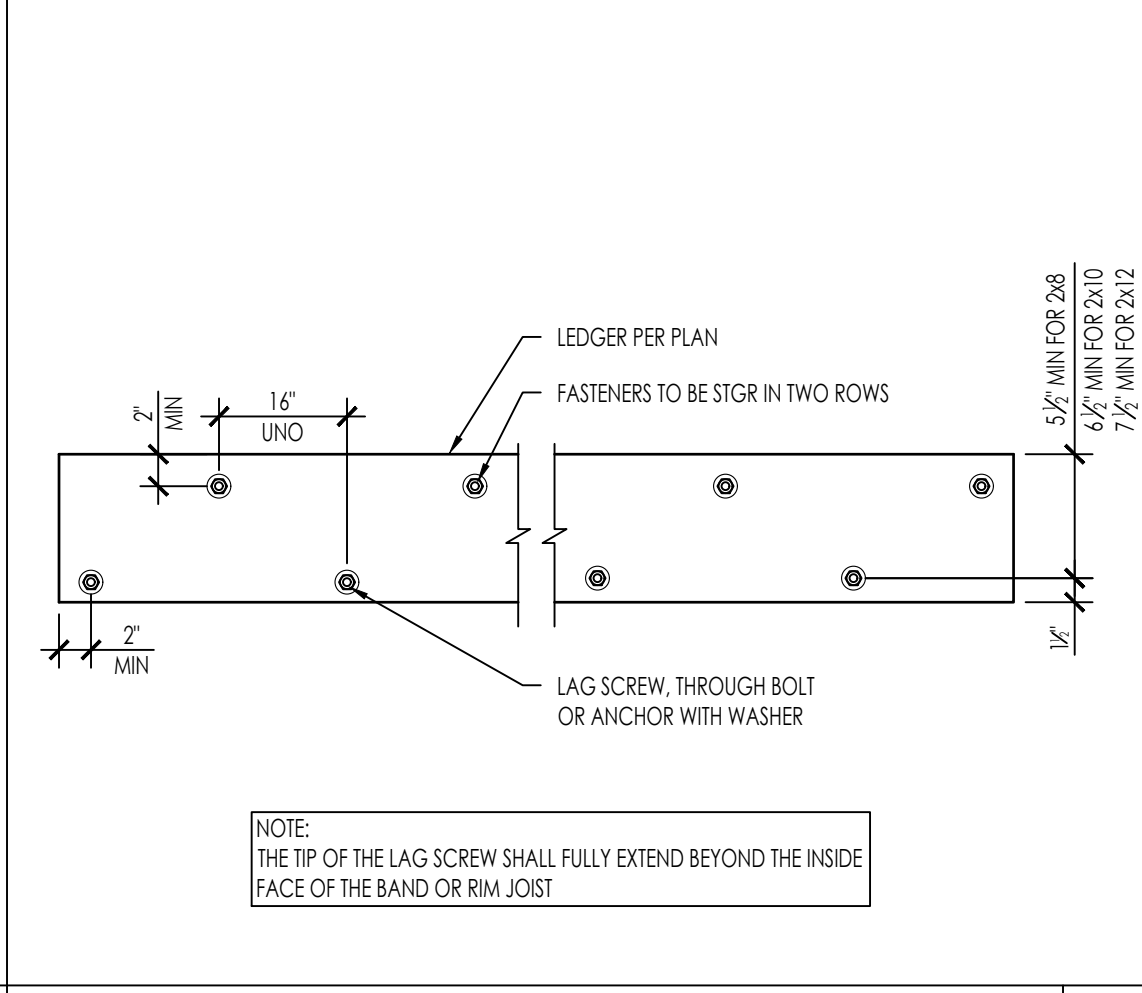
ANCHOR BOLT AT WOOD STUD

2460-01-C121-1401-14



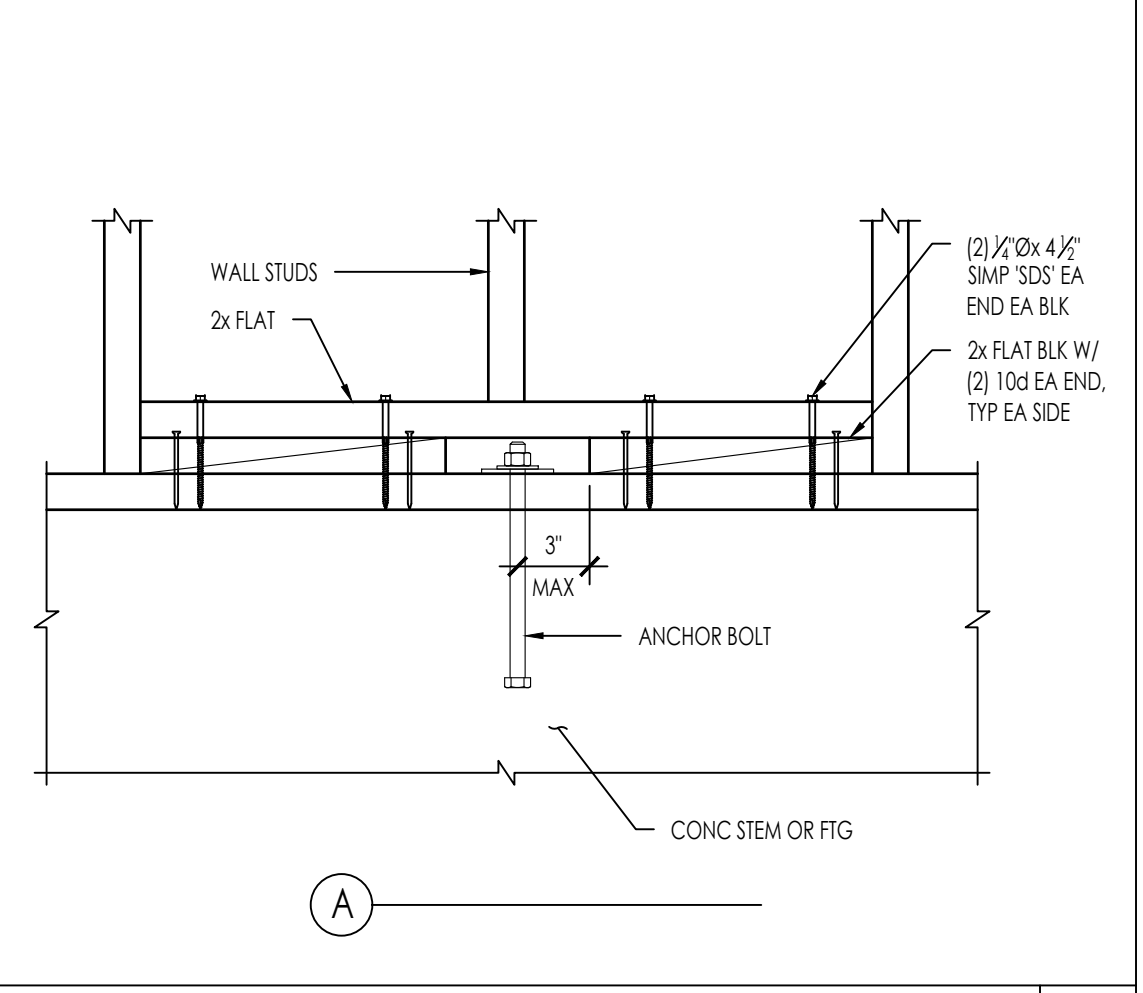
ANCHOR BOLT AT WOOD STUD

2460-01-C121-1401-14



LEDGER DETAIL

2460-01-C121-1401-24



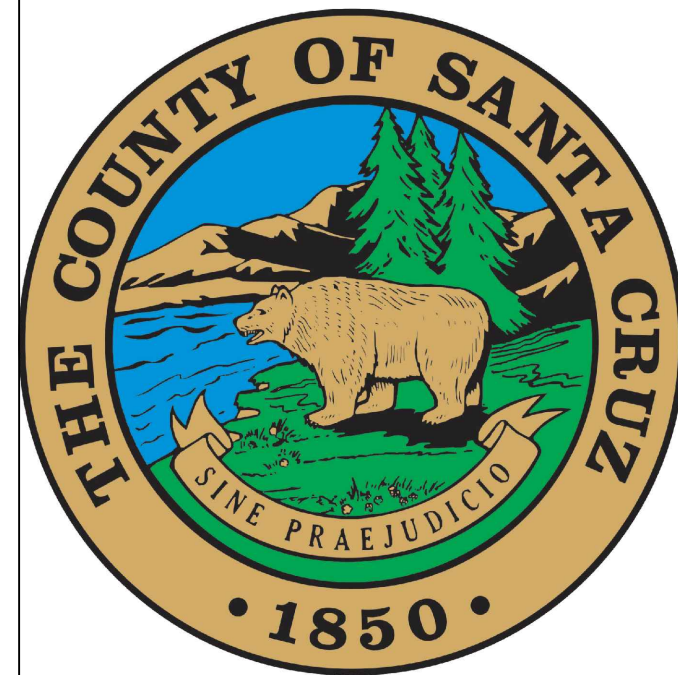
ANCHOR BOLT AT WOOD STUD

2460-01-C121-1401-14

FOR USE IN THE COUNTY OF SANTA CRUZ

SANTA CRUZ ADU PROTOTYPES  
 SANTA CRUZ, CA  
 TYPICAL WOOD DETAILS

PUBLIC SET  
 DATE 11/20/23  
 SHEET S-401

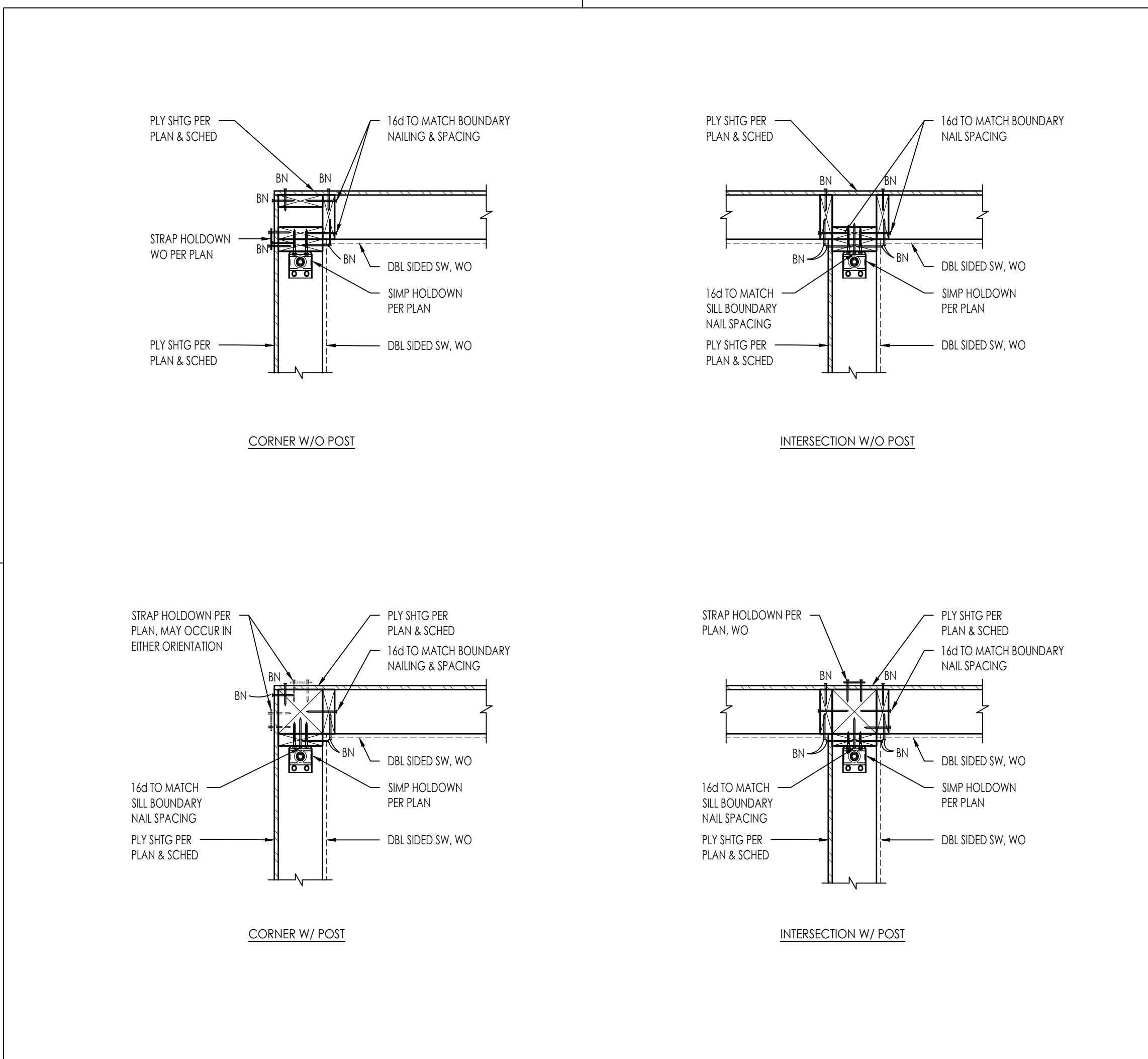


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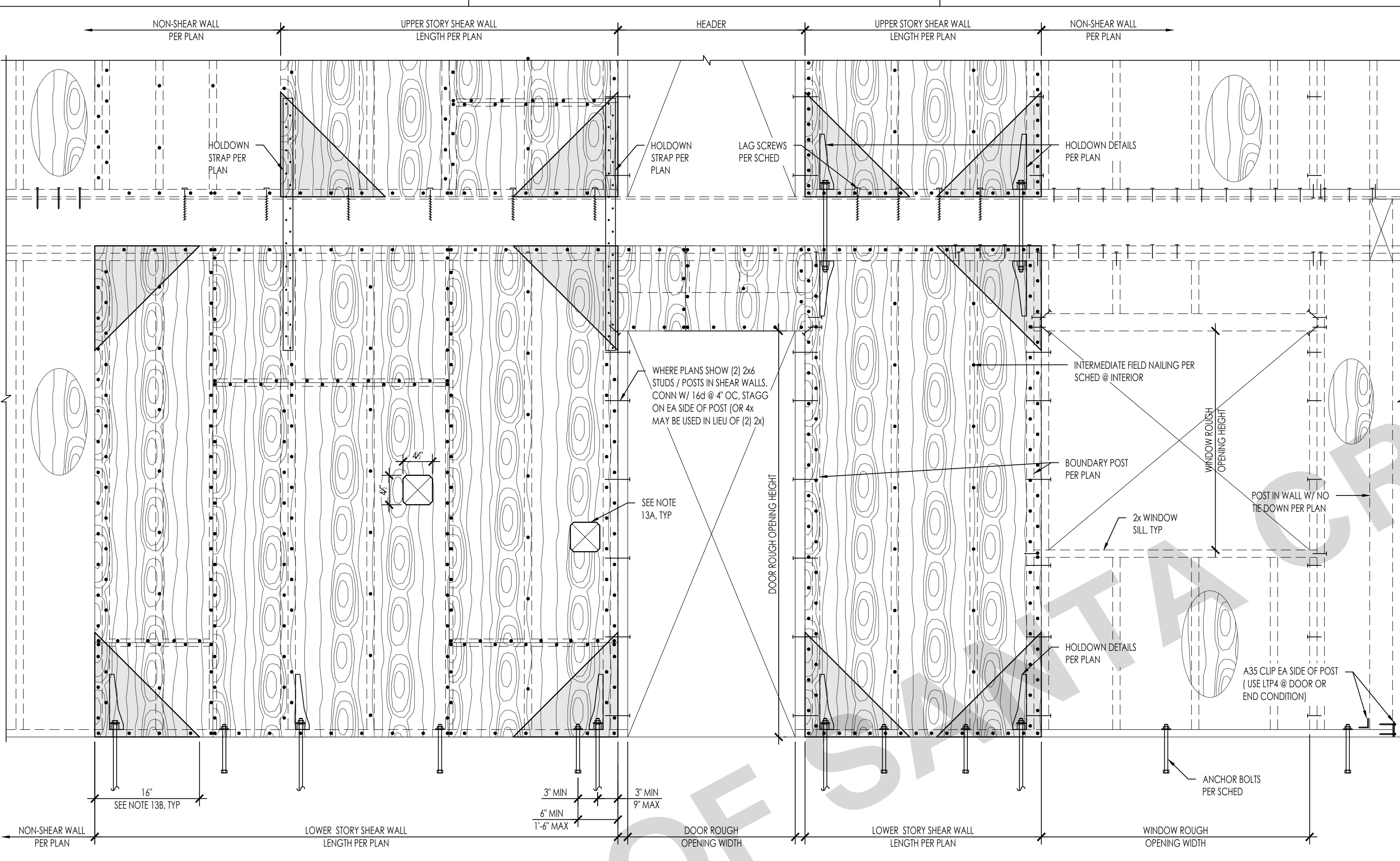
SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA

TYPICAL WOOD DETAILS

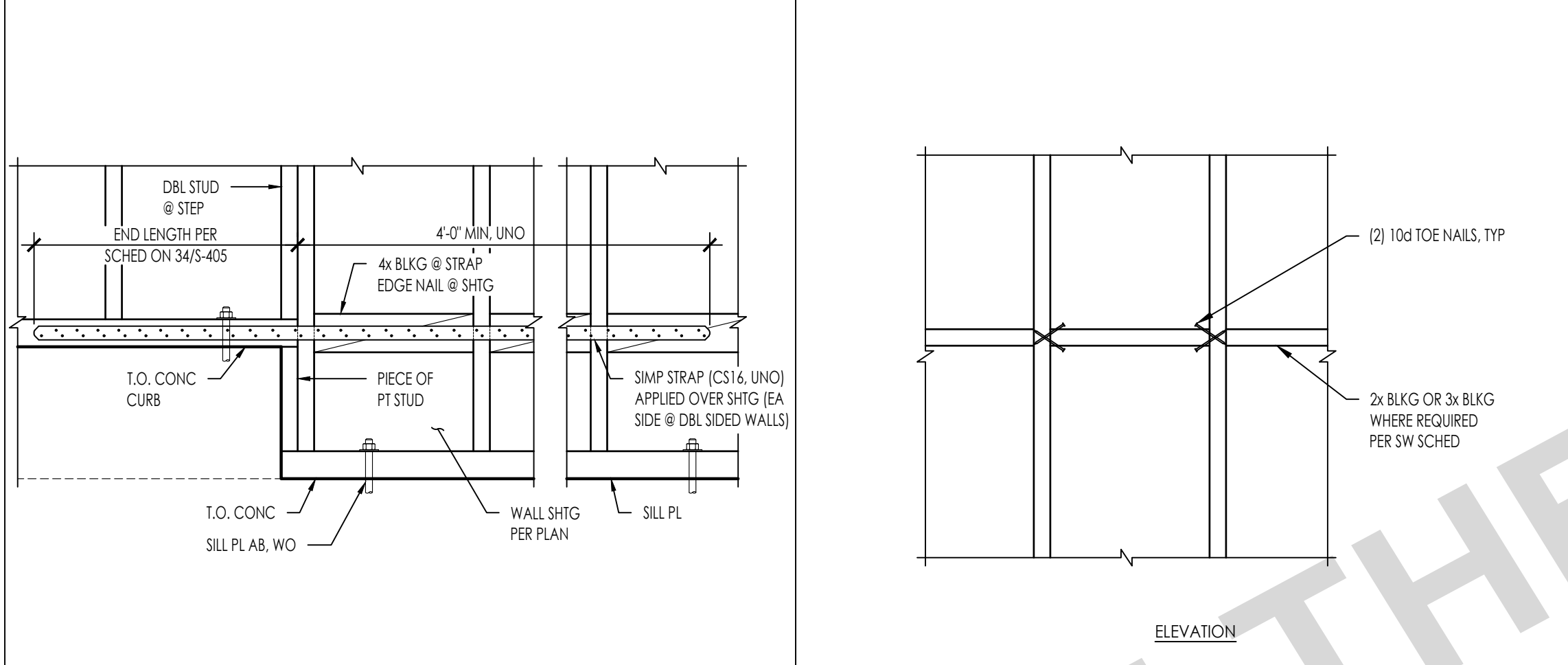
PUBLIC SET  
DATE 11/20/23  
SHEET S-402



SHEAR WALL INTERSECTION NTS 42



2x STUD NAILING @ ADJOINING PANEL EDGES NTS 14

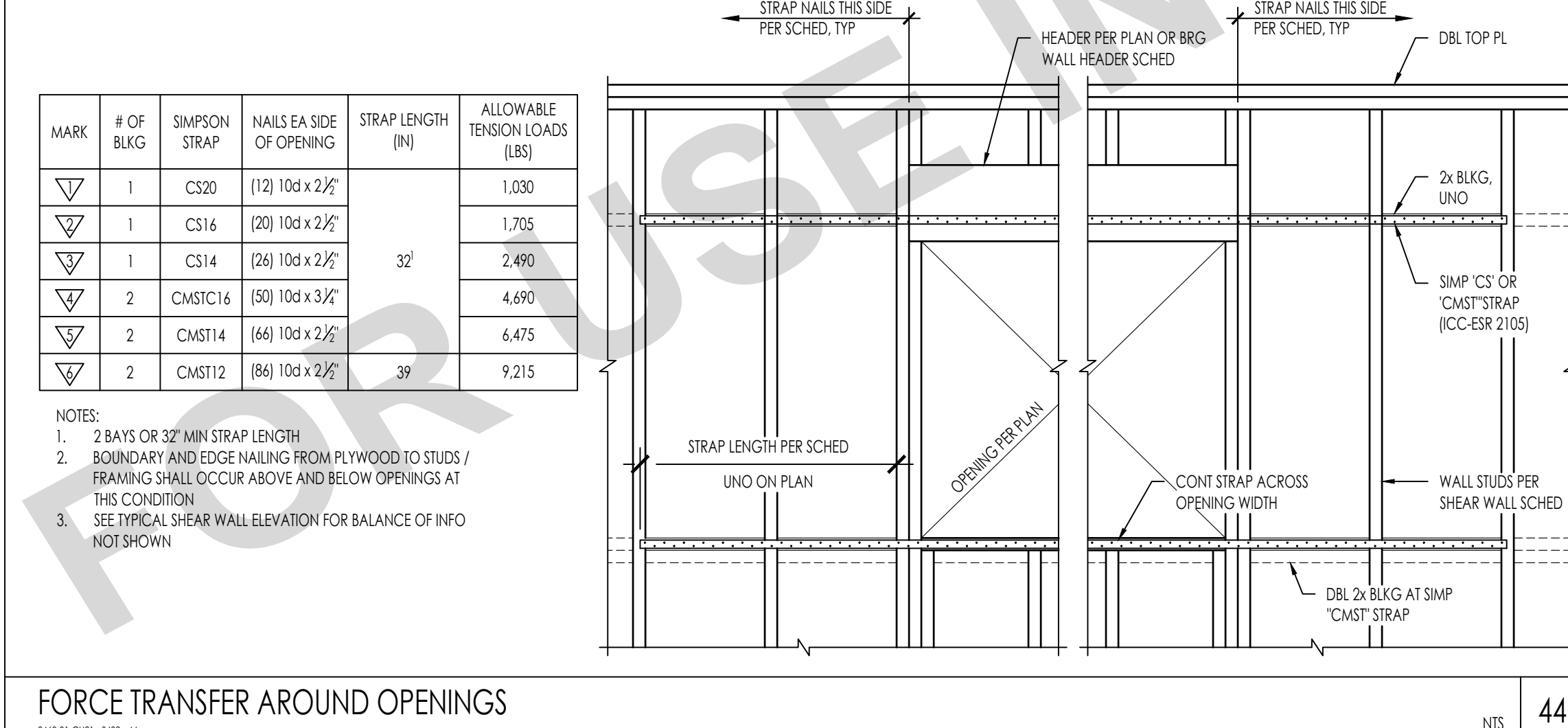


STRAP AT STEP IN SHEAR WALL SILL PLATE NTS 53 TYPICAL BLOCKING DETAIL NTS 43

WALL SYMBOL	STRUCT SHEATHING	1,12 FRAMING SIZE	6 NAILING				2,3,4 SILL NAILING				7 14 ANCHOR BOLTING	10,11 CAPACITY PER 2015 AWC SDPWS
			(2) 2x STUD	EDGE	INTERMEDIATE SUPPORTS	NAILS / LAG SCREWS	8 14 SDS SCREWS OPTION	14 A35s				
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 9" OC	8d @ 4" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	5/8" DIA @ 48" OC	280 PLF		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 8" OC	10d @ 6" OC	10d @ 12" OC	5/8" LAG SCREWS @ 14" OC	12" OC	16" OC	5/8" DIA @ 48" OC	340 PLF		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	8" OC	12" OC	5/8" DIA @ 32" OC	510 PLF		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	6" OC	8" OC	5/8" DIA @ 32" OC	665 PLF		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	4" OC	8" OC	5/8" DIA @ 24" OC	860 PLF		
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 9" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 8" OC *	6" OC	5/8" DIA @ 16" OC	1020 PLF		
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 6" OC *	A34 @ 4" OC	5/8" DIA @ 16" OC	1330 PLF		
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8" LAG SCREWS @ 6" OC	(2) @ 4" OC *	LTP4 @ 4" OC	5/8" DIA @ 8" OC	1740 PLF		

- NOTES:
- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
  - ALL NAILS SHALL BE COMMON NAILS.
  - PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLD-DOWNS OR TIE DOWN STRAPS, SILL PLATES AND TOP PLATES.
  - WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
  - NAILS SHALL BE 1/2" MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8" MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
  - USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE SHEAR EXCEEDS 300 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
  - WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
  - LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
  - SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
  - REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
  - LENGTHY ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
  - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
  - LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
    - A. 4 1/2" MAX PENETRATION.
    - B. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS, SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW.
  - ASSUMES A 1 1/4" MIN LSI RIM BOARD, FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.
  - WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
  - SIMPSON LTP4 CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE NTS 13



FORCE TRANSFER AROUND OPENINGS NTS 44

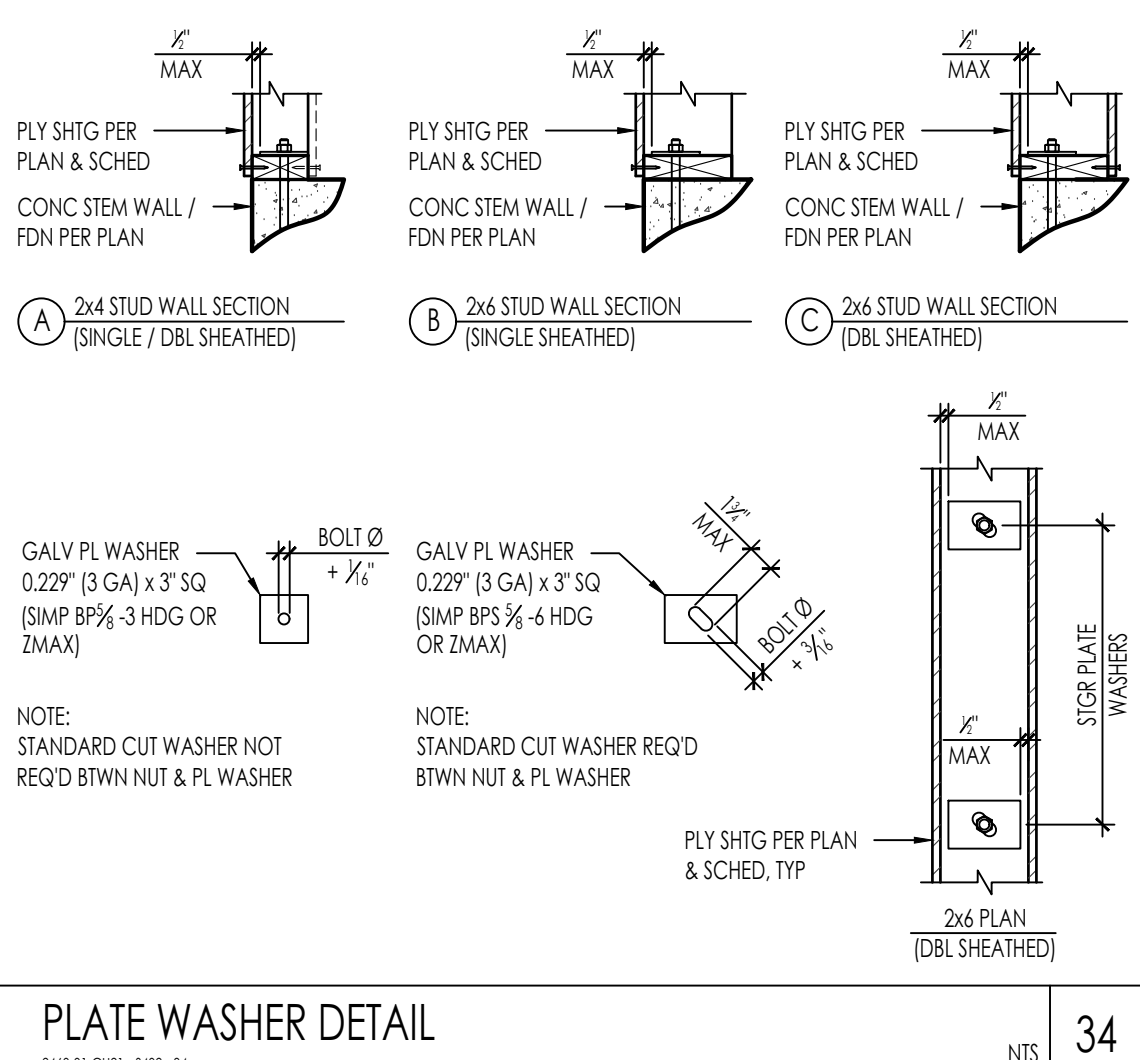
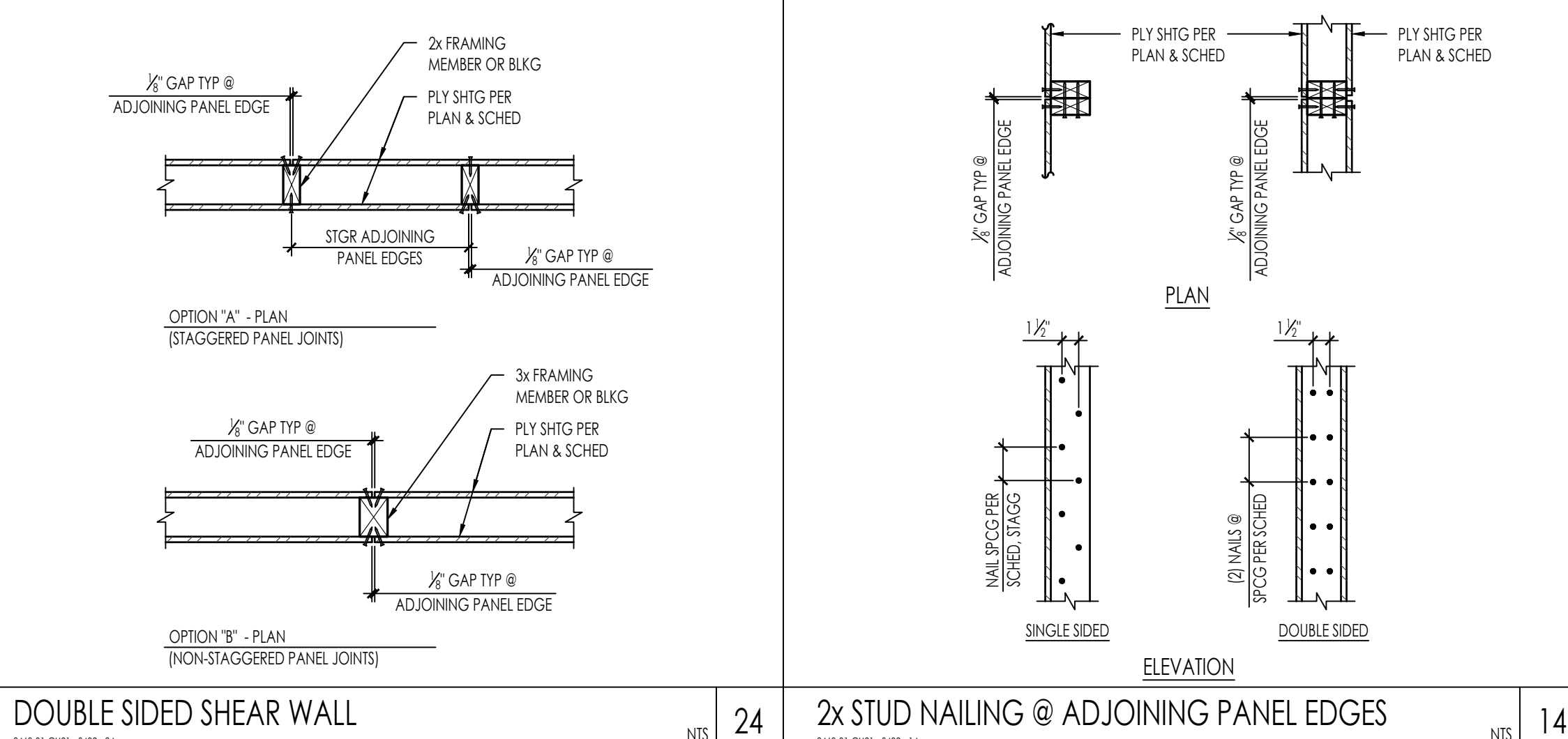
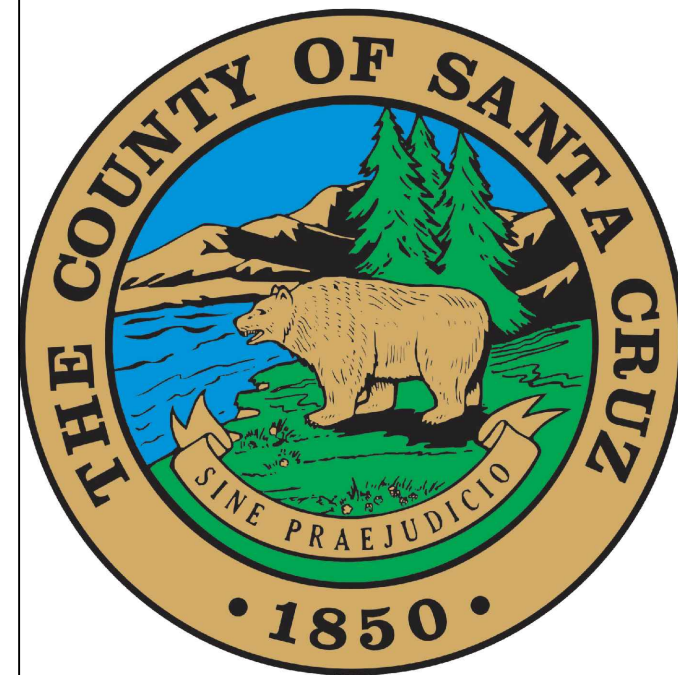


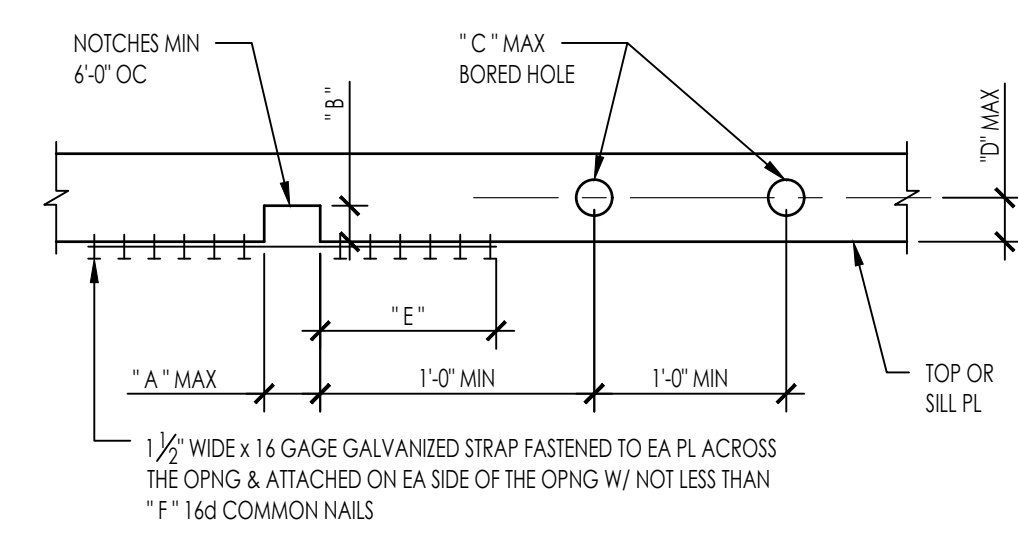
PLATE WASHER DETAIL NTS 34



DOUBLE SIDED SHEAR WALL NTS 24

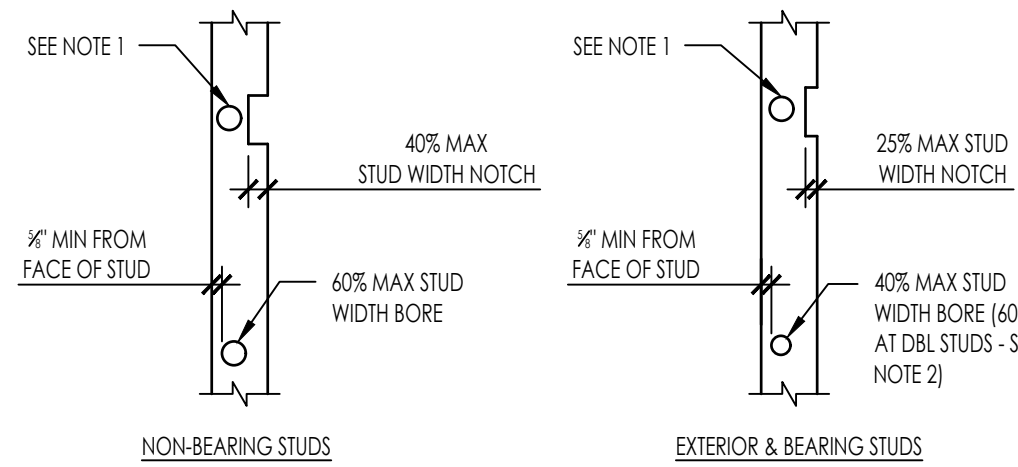


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NOTCH AND HOLE LIMITATIONS						
TOP PL OR SILL PL	A	B	C	D	E	F
2x4	3/4"	1/2"	1/2"	1/2"	5/8"	6
2x6	1/2"	3/4"	3/4"	3/4"	3/4"	9
2x8	3/4"	3"	3/4"	3/4"	1 1/4"	12

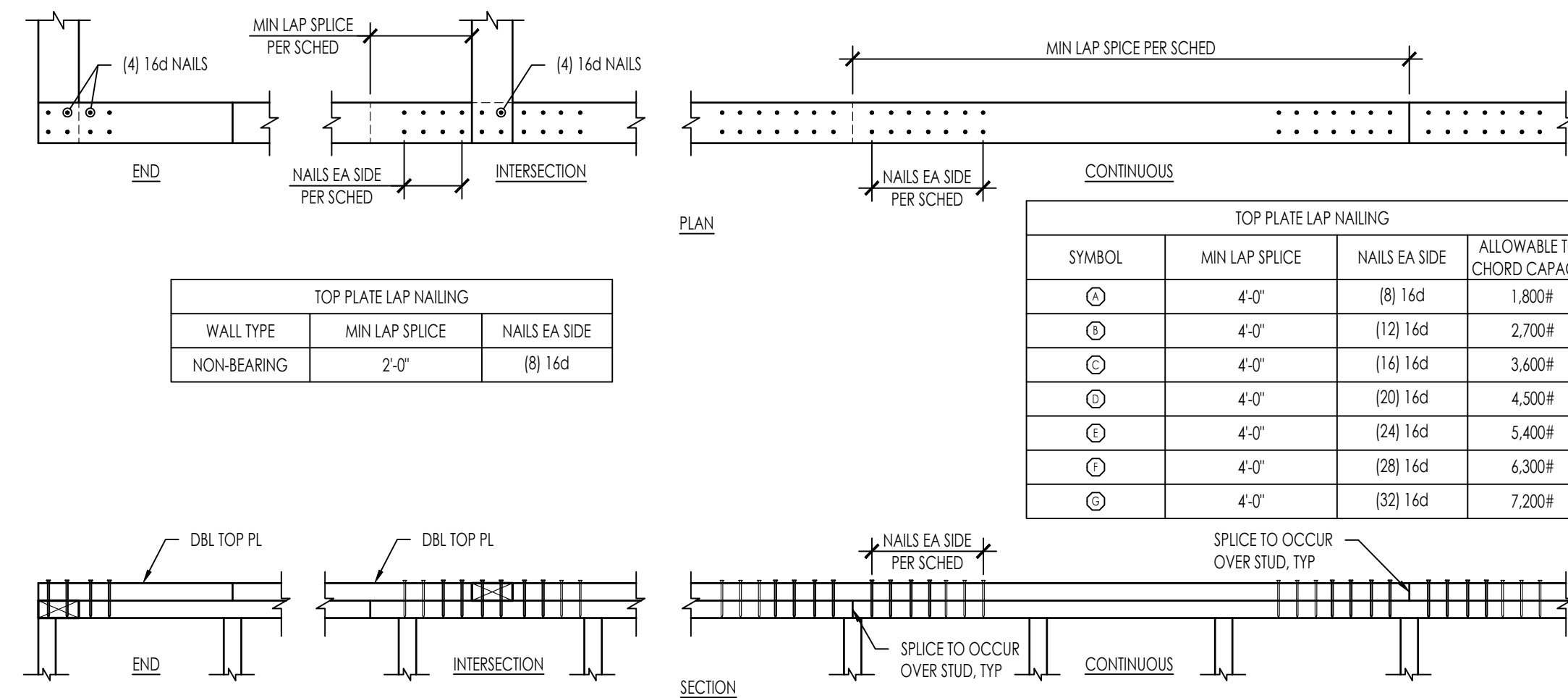
TOP PL AND SILL NOTCH AND BORING LIMITATIONS NTS 51



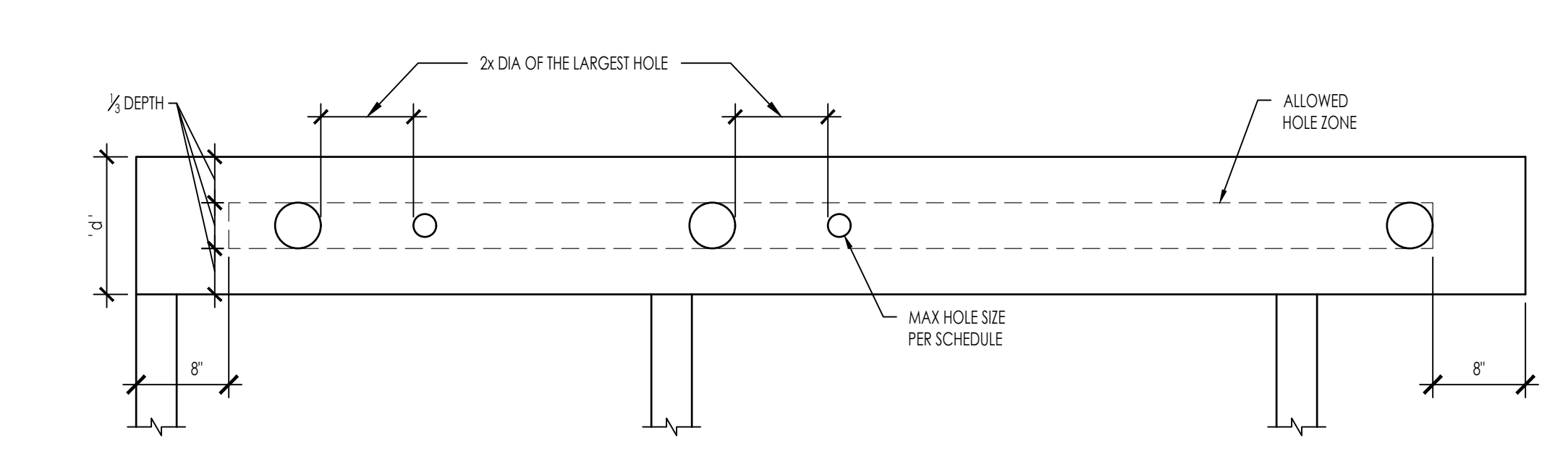
MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH			
STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2x4	NON-BEARING	2 1/2"	1 3/8"
	EXTERIOR/BEARING	1 3/8"	7/8"
2x6	NON-BEARING	3 1/4"	2 3/8"
	EXTERIOR/BEARING	2 3/8"	1 3/8"

NOTES:  
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME STUD SECTION.  
2. NO MORE THAN 2 SUCCESSIVE DBL STUDS ARE PERMITTED TO HAVE 60% MAX BORED HOLES.

TYP WALL NOTCH AND BORING LIMITATIONS NTS 52

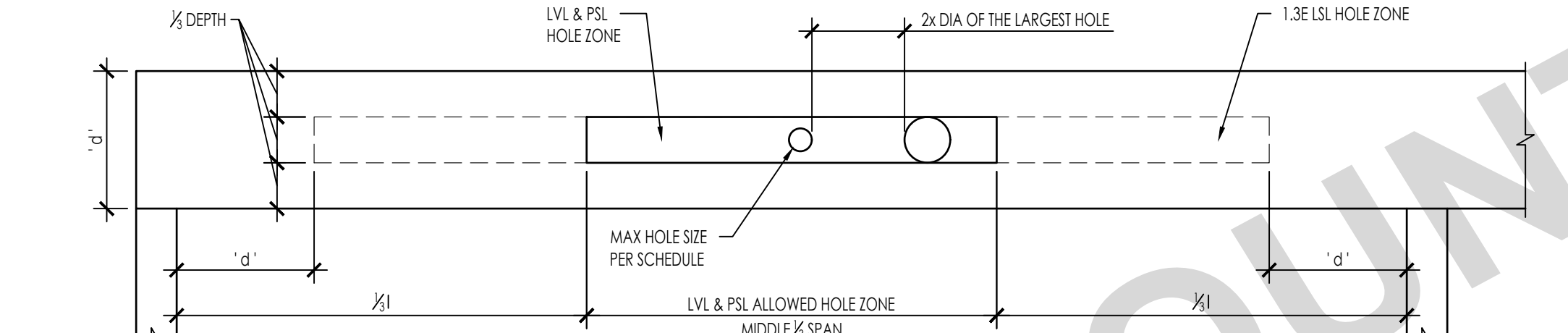


DBL TOP PLATE SPLICE NAILING NTS 51



1.55E LSL NOTES:  
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.  
2. ROUND HOLES ONLY.  
3. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

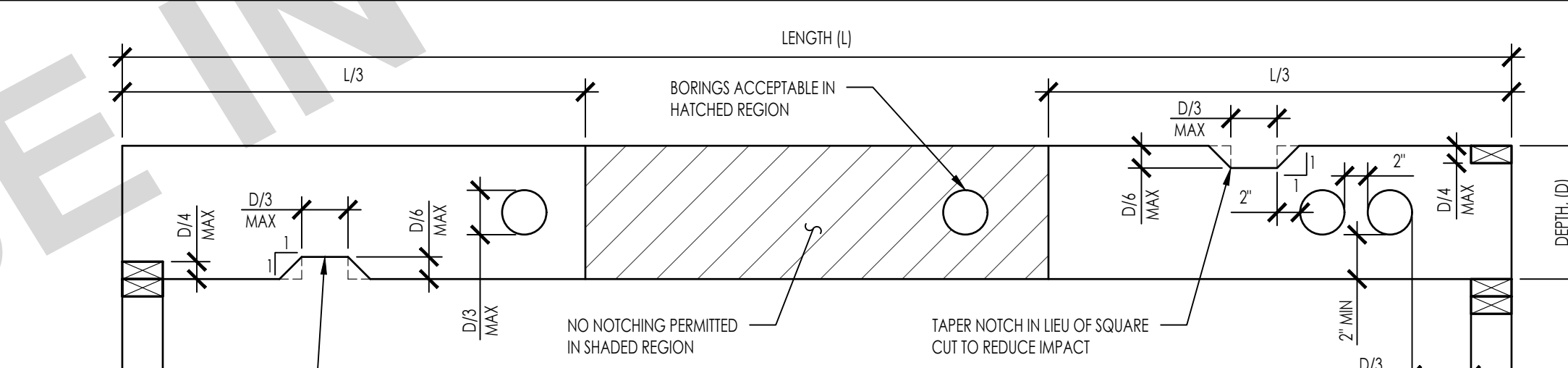
LVL, PSL & 1.3E LSL BEAMS & HEADERS NTS 53



LVL, PSL, 1.3E LSL:  
1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.  
2. ROUND HOLES ONLY.  
3. NO HOLES IN CANTILEVERS.  
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

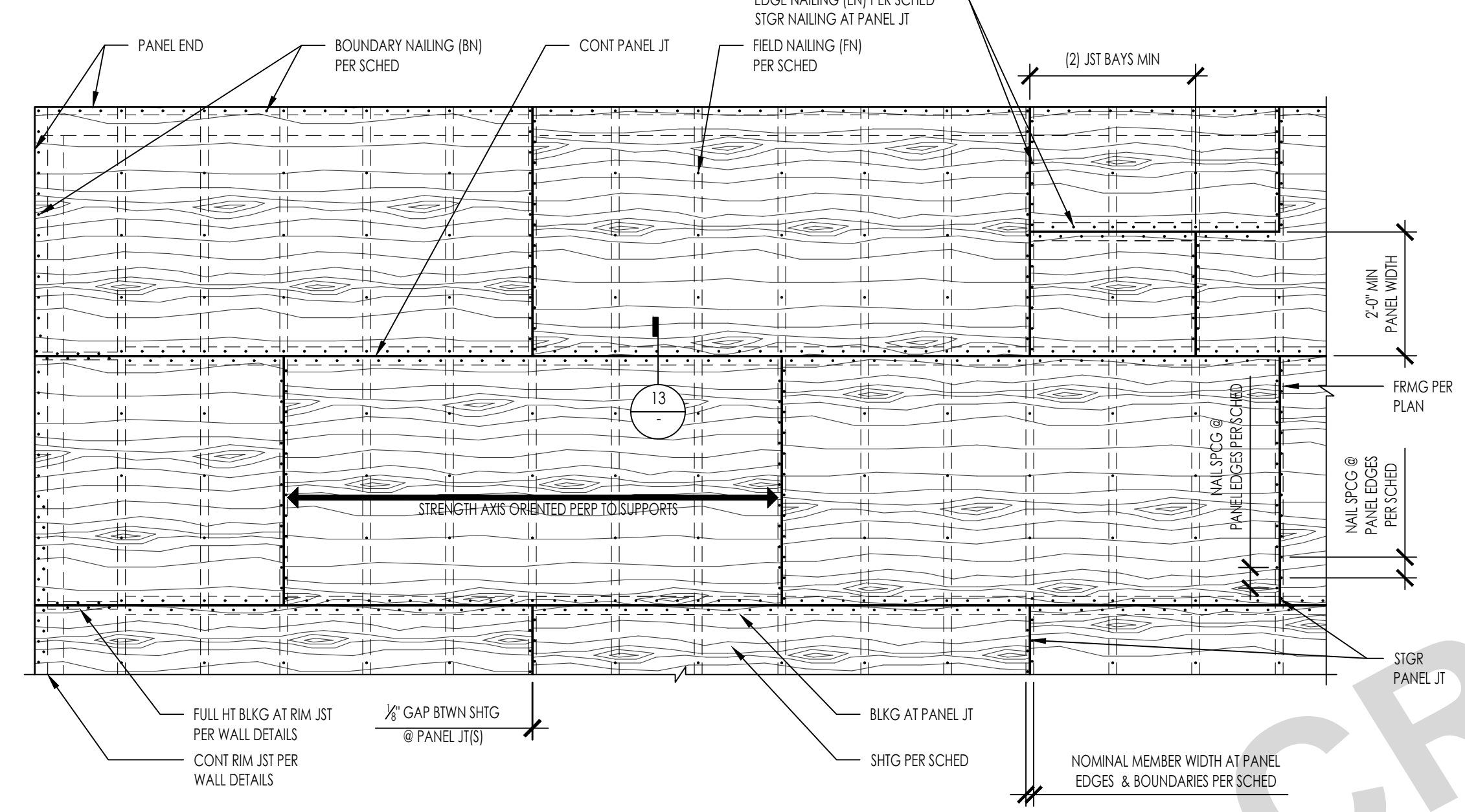
DO NOT CUT, NOTCH, OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN THE ILLUSTRATIONS AND TABLES

ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS NTS 53



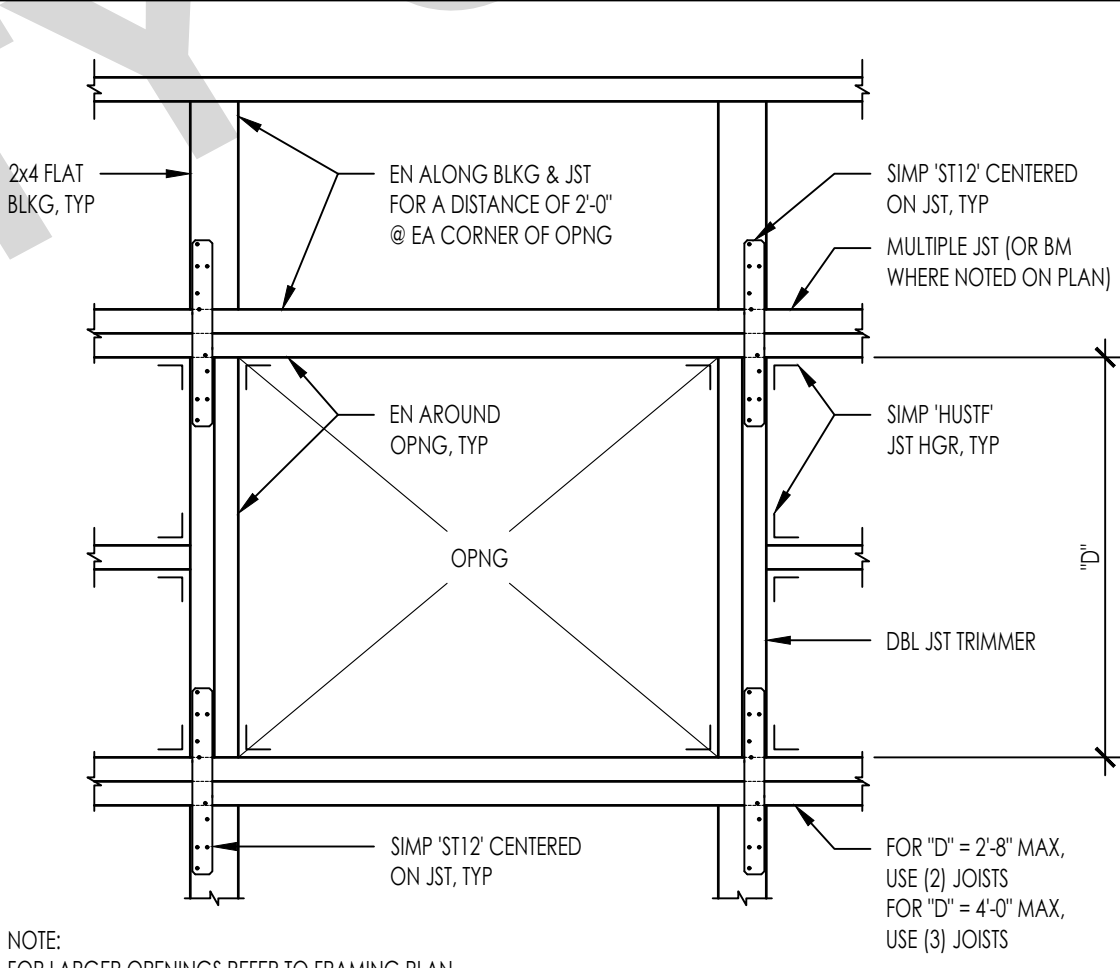
NOTES:  
1. NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.  
2. NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.  
3. NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.

SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS NTS 54

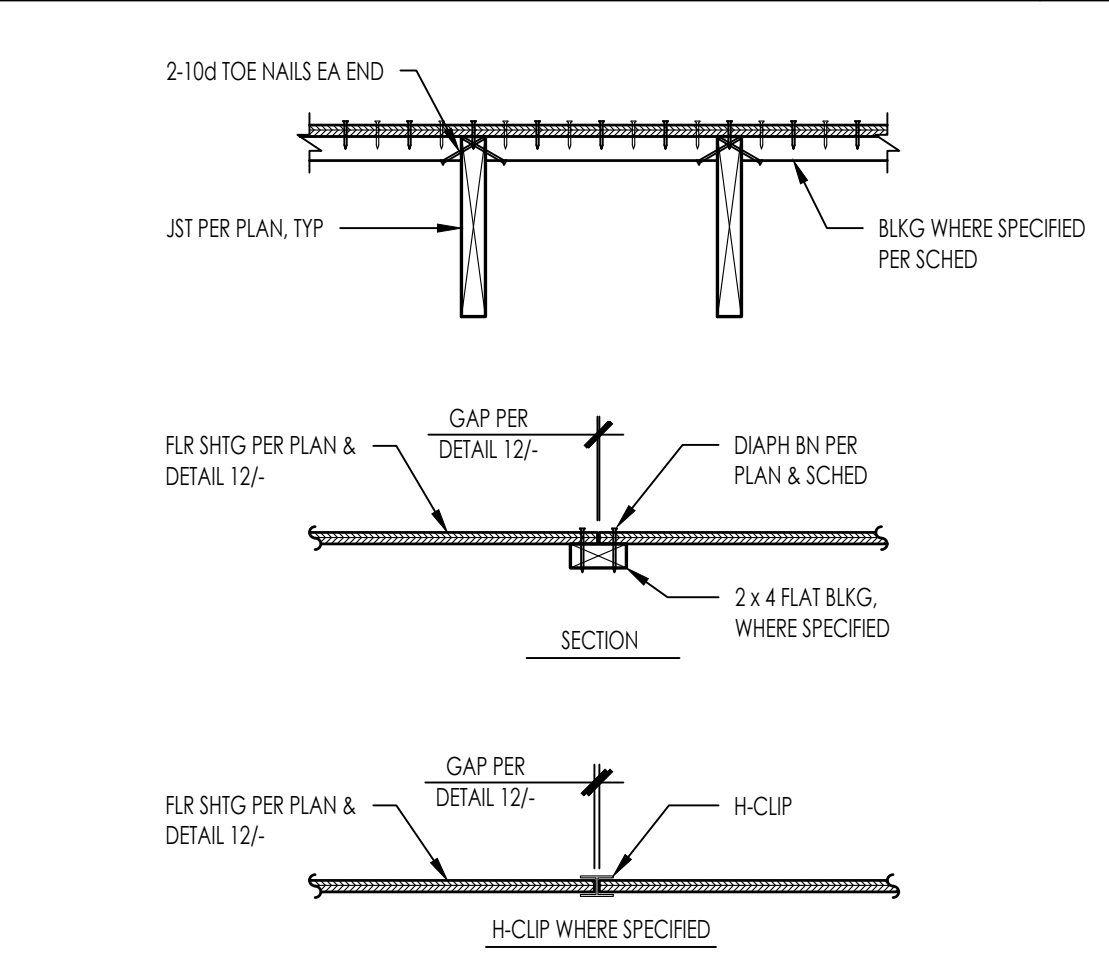


NOTES:  
1. DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.  
2. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 1/2" FROM SHEATHING EDGE AND 3/4" FROM LUMBER EDGE.  
3. NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.  
4. WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:  
A. ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER.  
B. USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY.  
C. ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF 1/4".  
5. ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:  
A. 1/2" @ SINGLE PLY OR ASPHALT SHINGLES  
B. 1/2" @ TILE  
C. 3/8" @ TILE WITH MORTAR  
6. STRUCTURALLY ACCEPTABLE TO USE 'SHEATHING' SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

PLYWOOD DIAPHRAGM SHEATHING NTS 12

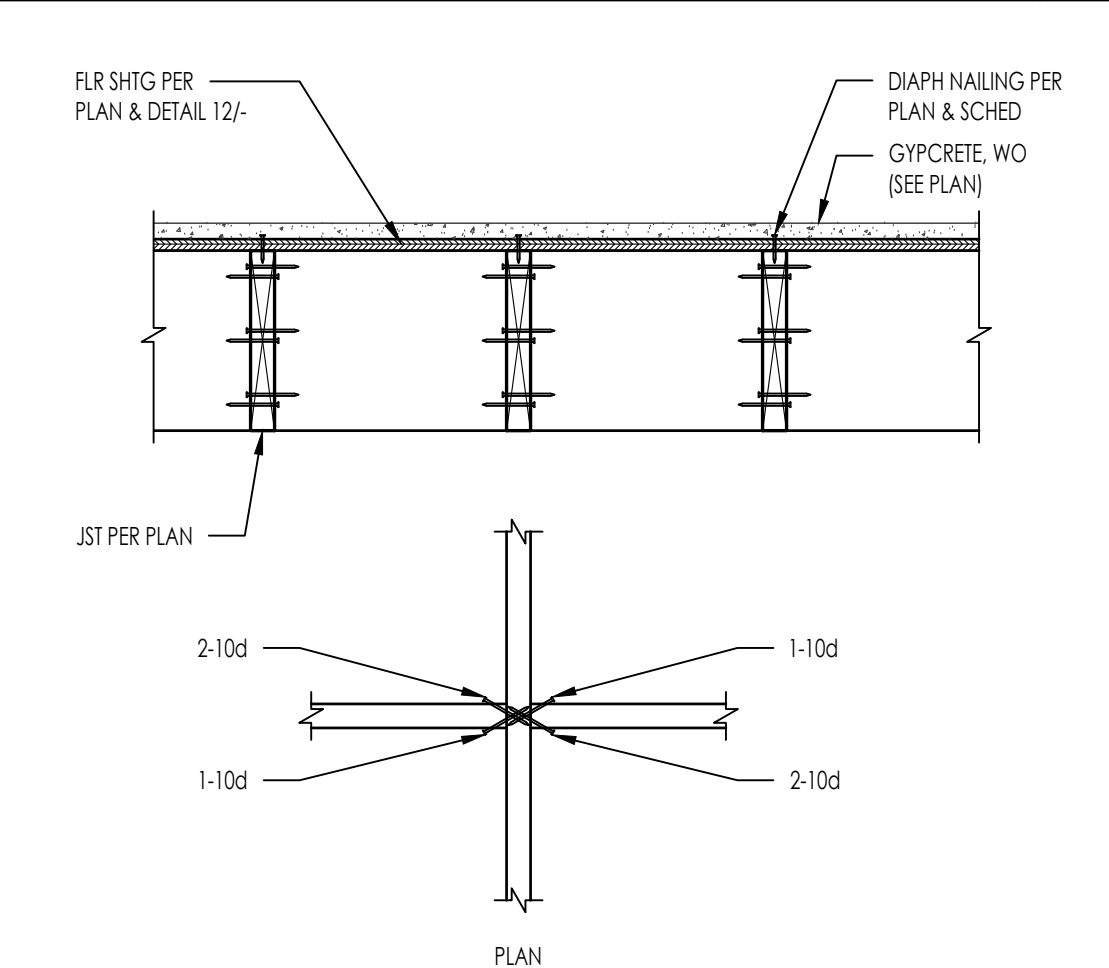


OPENING AT FRAMING NTS 23



DIAPHRAGM PANEL JOINTS NTS 13

TYP JOIST BLOCKING NTS 14



FOR USE IN THE COUNTY OF SANTA CRUZ

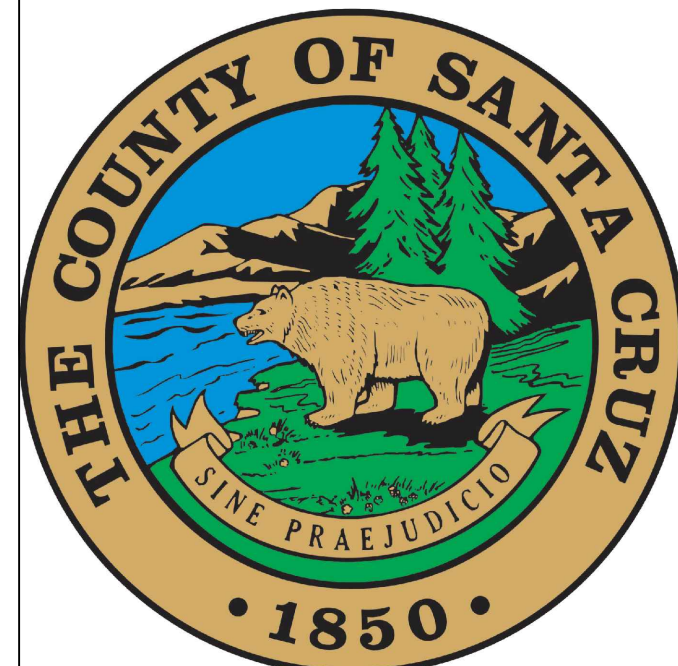
SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA

TYPICAL WOOD DETAILS

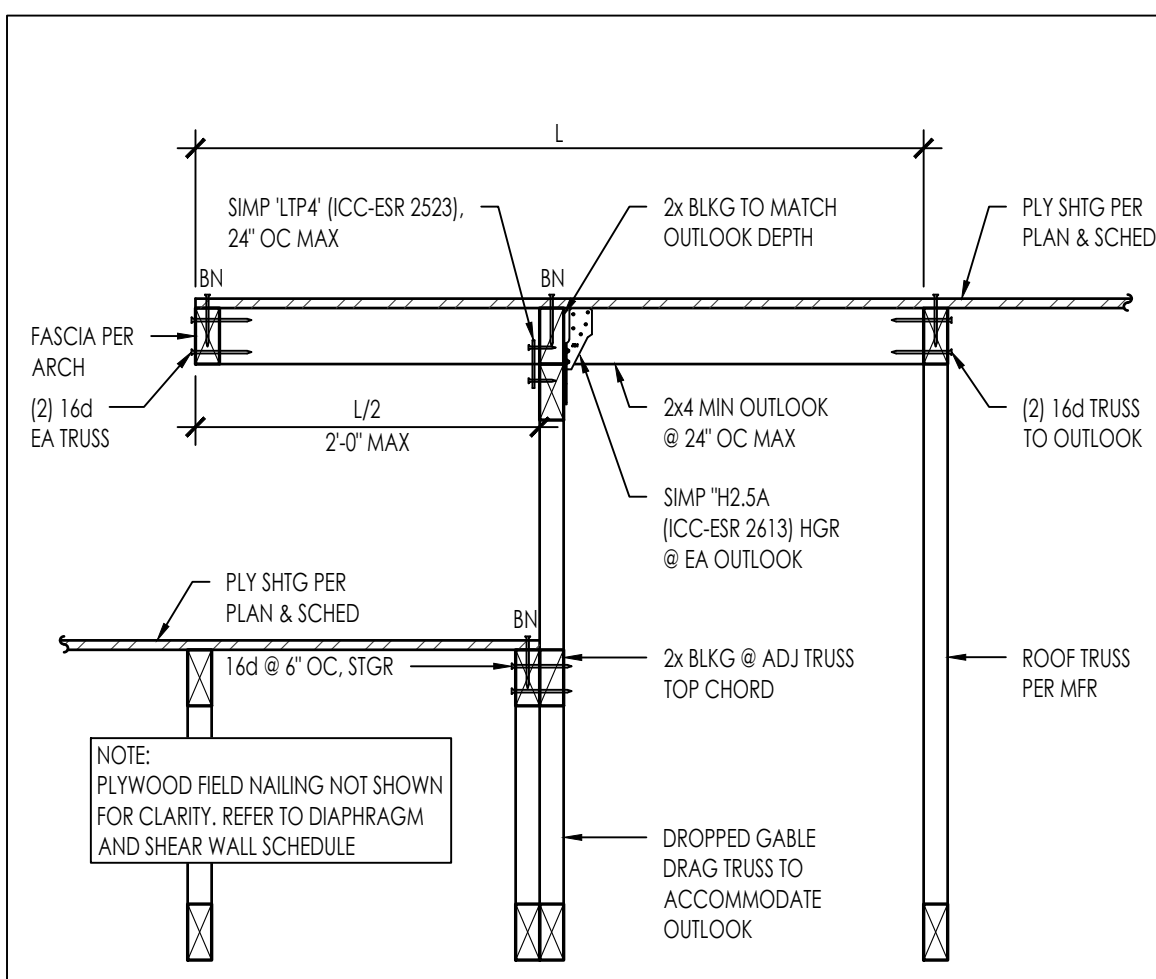
PUBLIC SET

DATE  
11/20/23

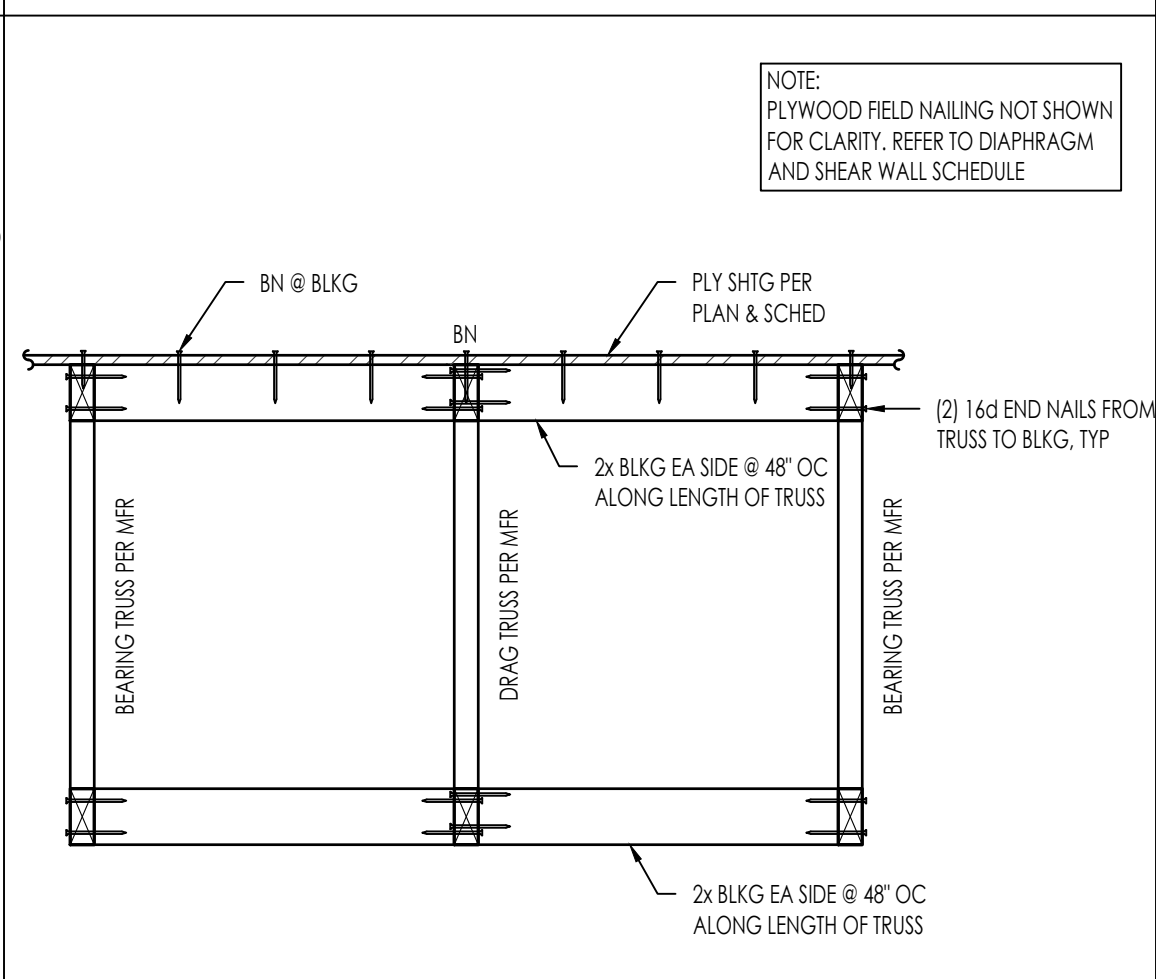
SHEET  
S-403



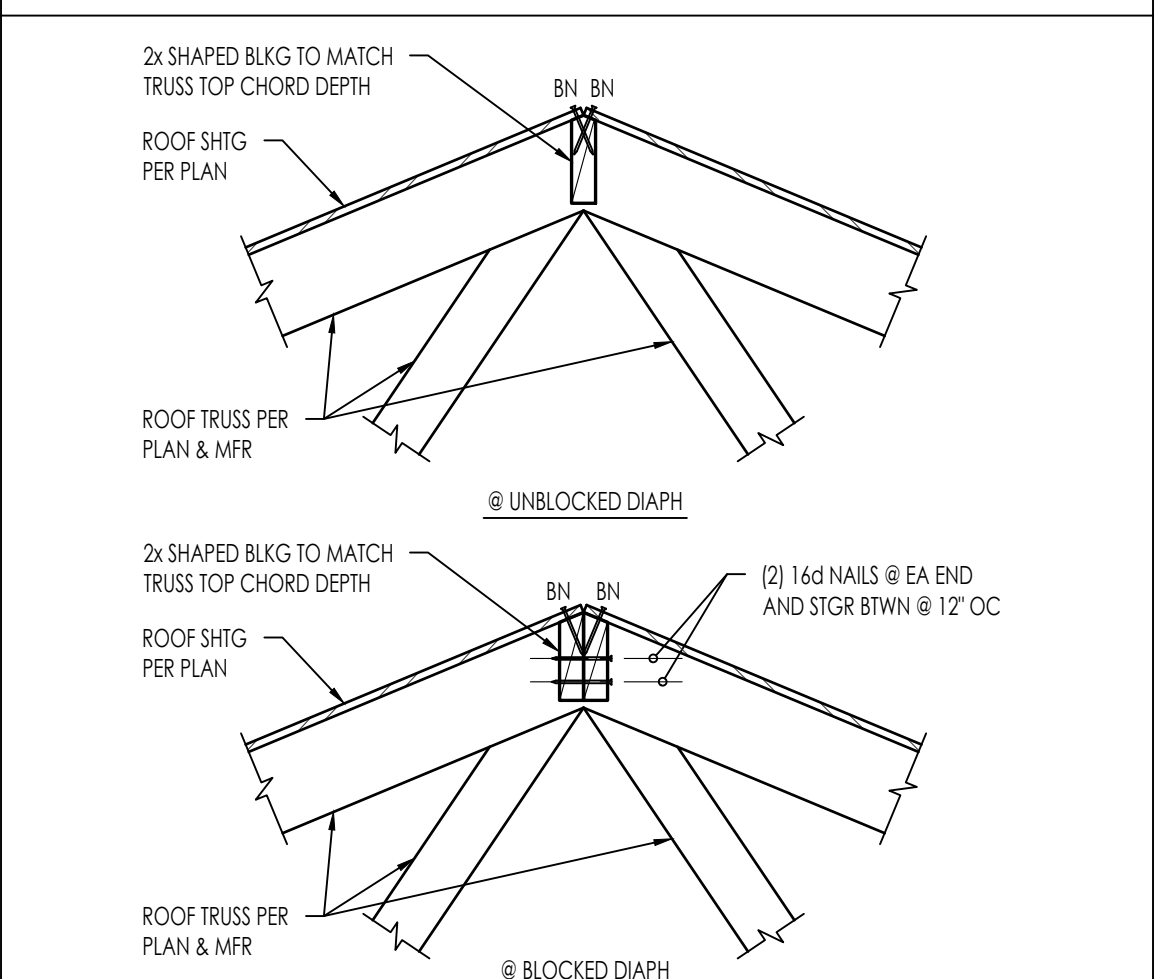
THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



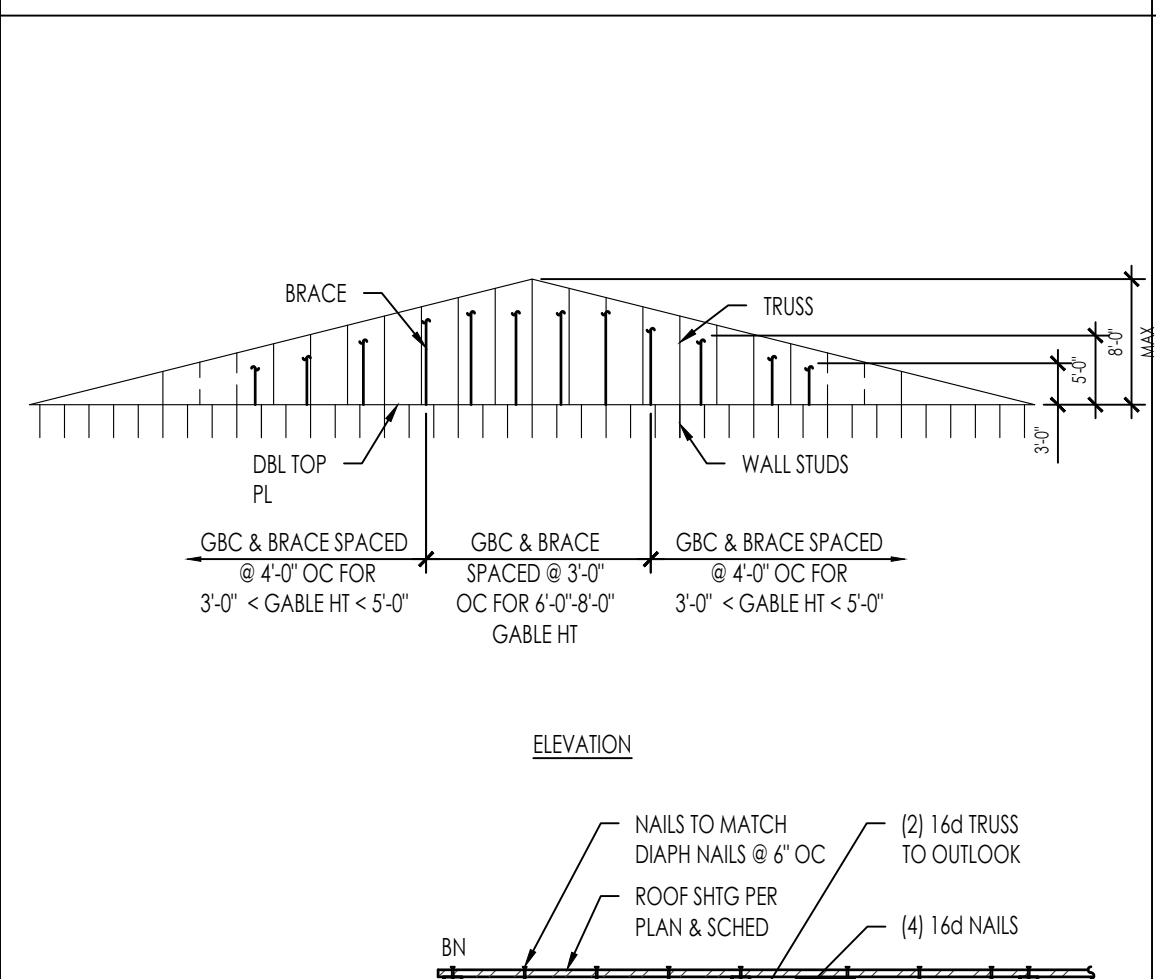
DIAPH TRANSITION W/ OVERHANG  
246001-C101-5401-51 1" = 1'-0" 51



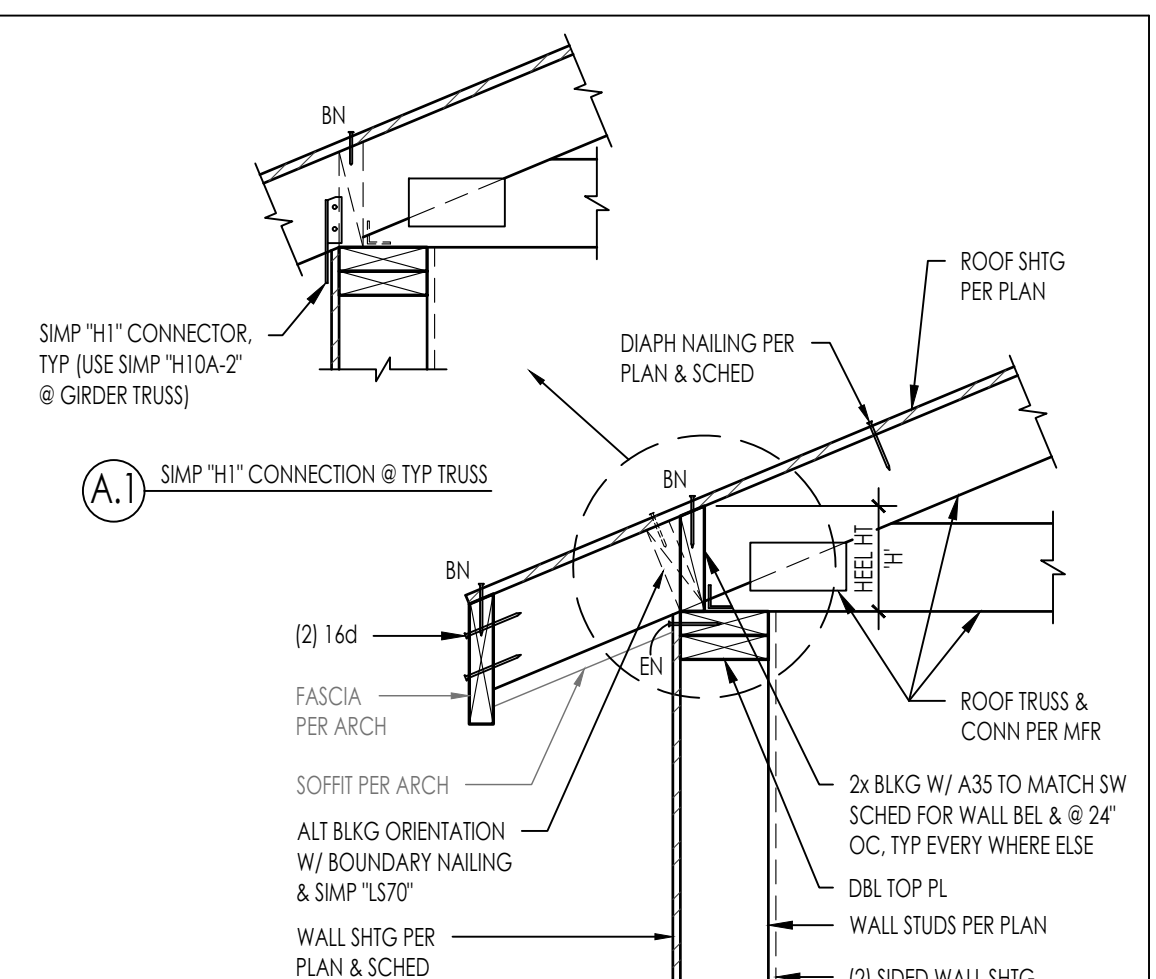
INTERIOR DRAG TRUSS  
246001-C101-5401-41 1" = 1'-0" 41



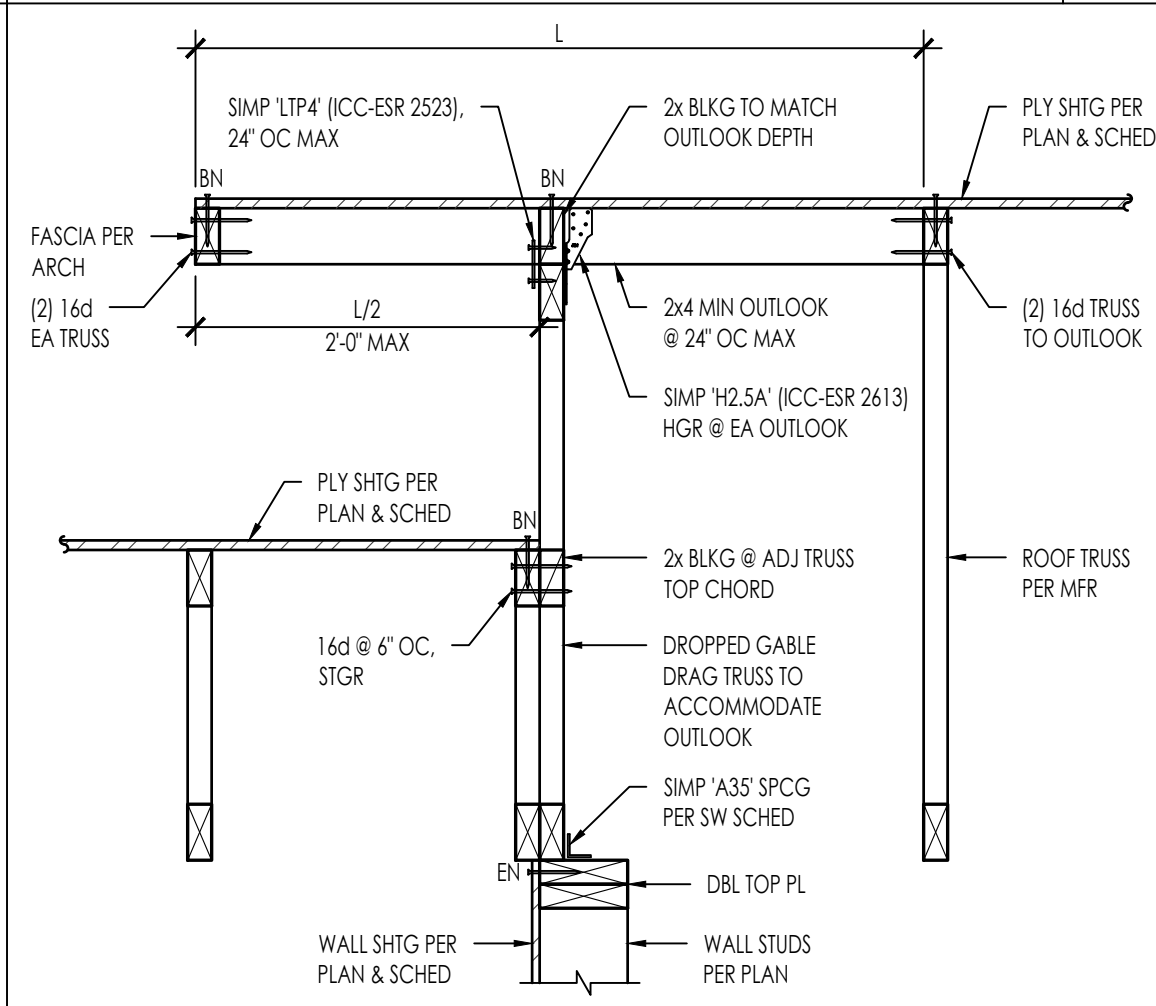
SHEATHING OVER ROOF RIDGE  
246001-C101-5401-31 1" = 1'-0" 31



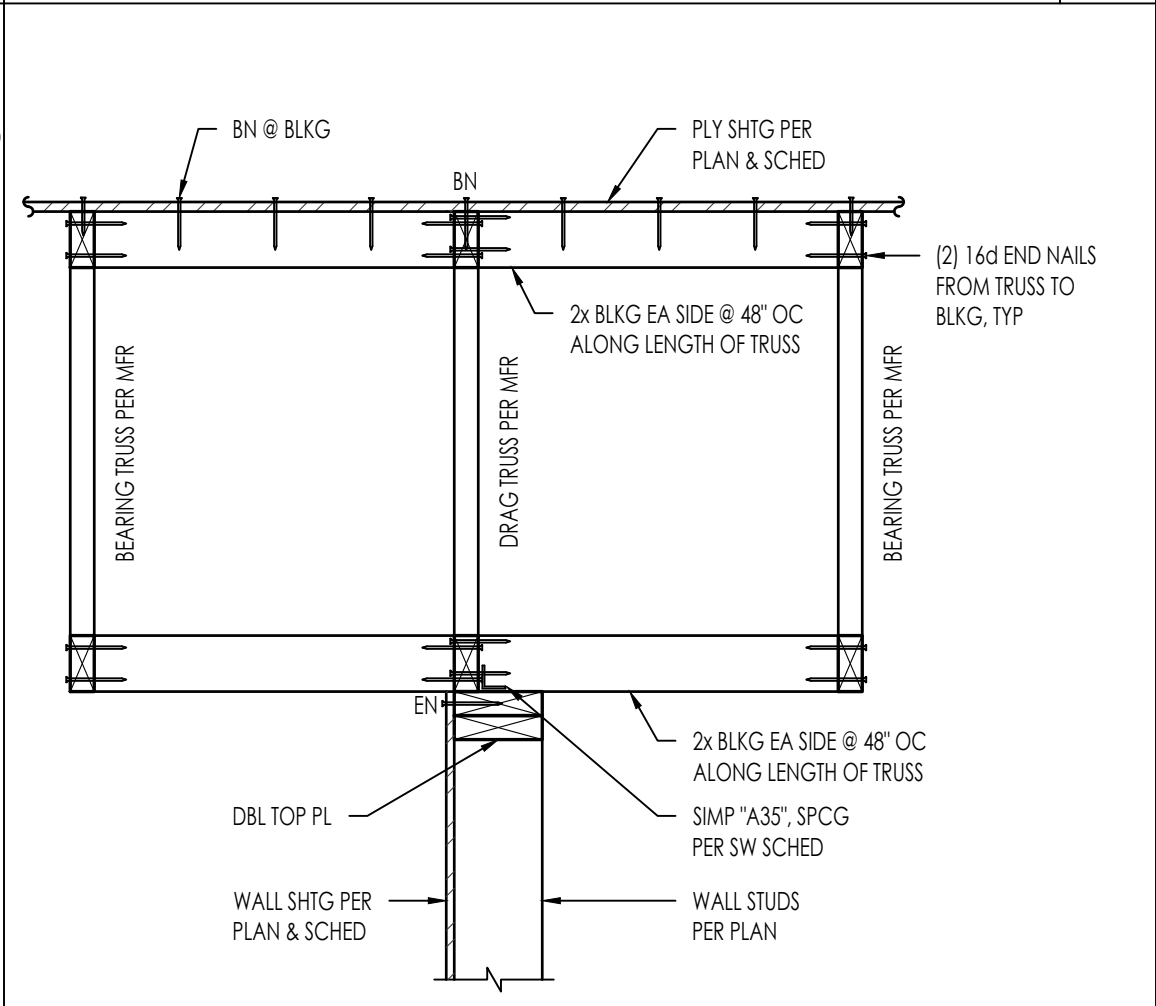
TRUSS TO GIRDER TRUSS  
246001-C101-5401-32 1" = 1'-0" 32



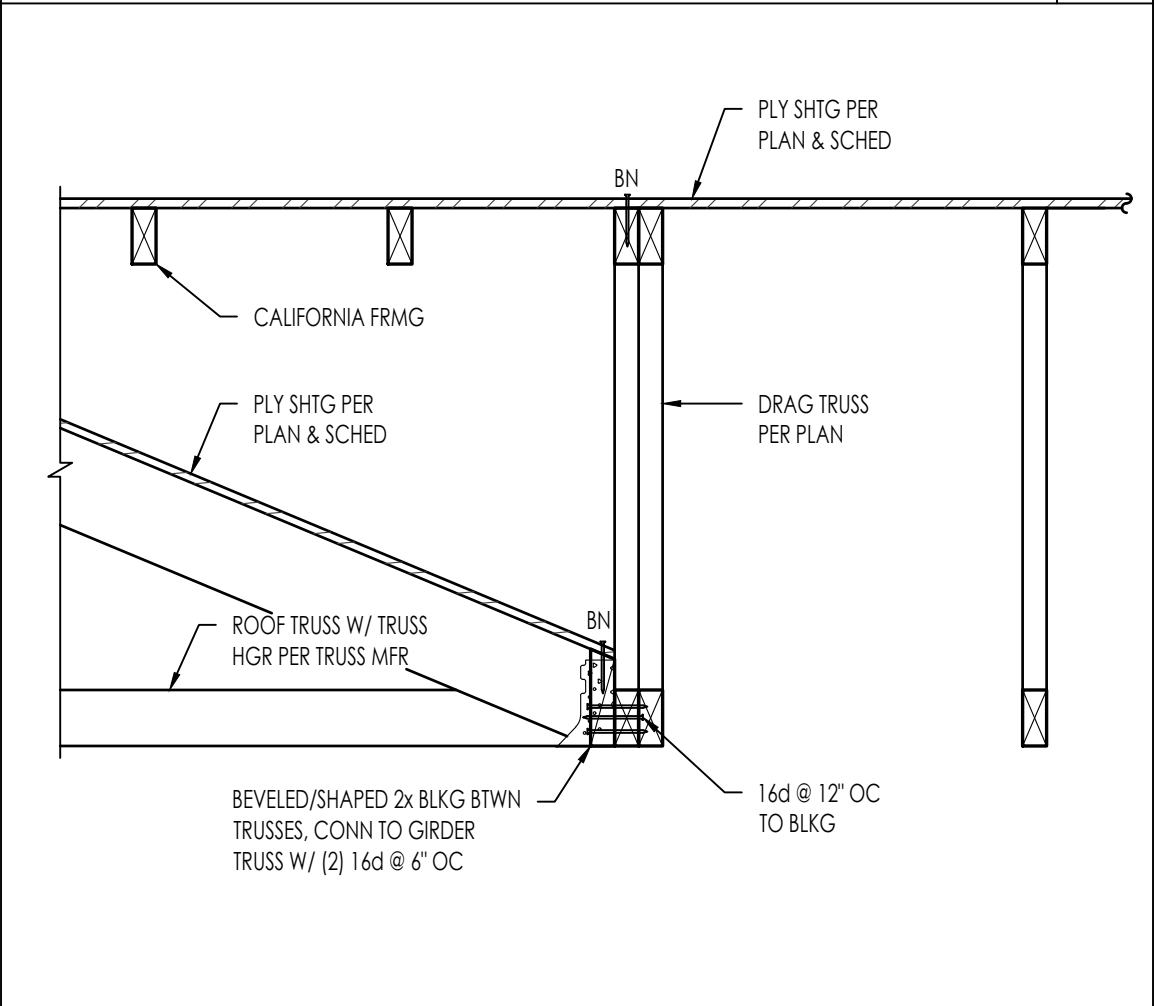
GABLE END TRUSS  
246001-C101-5401-23 NTS 23



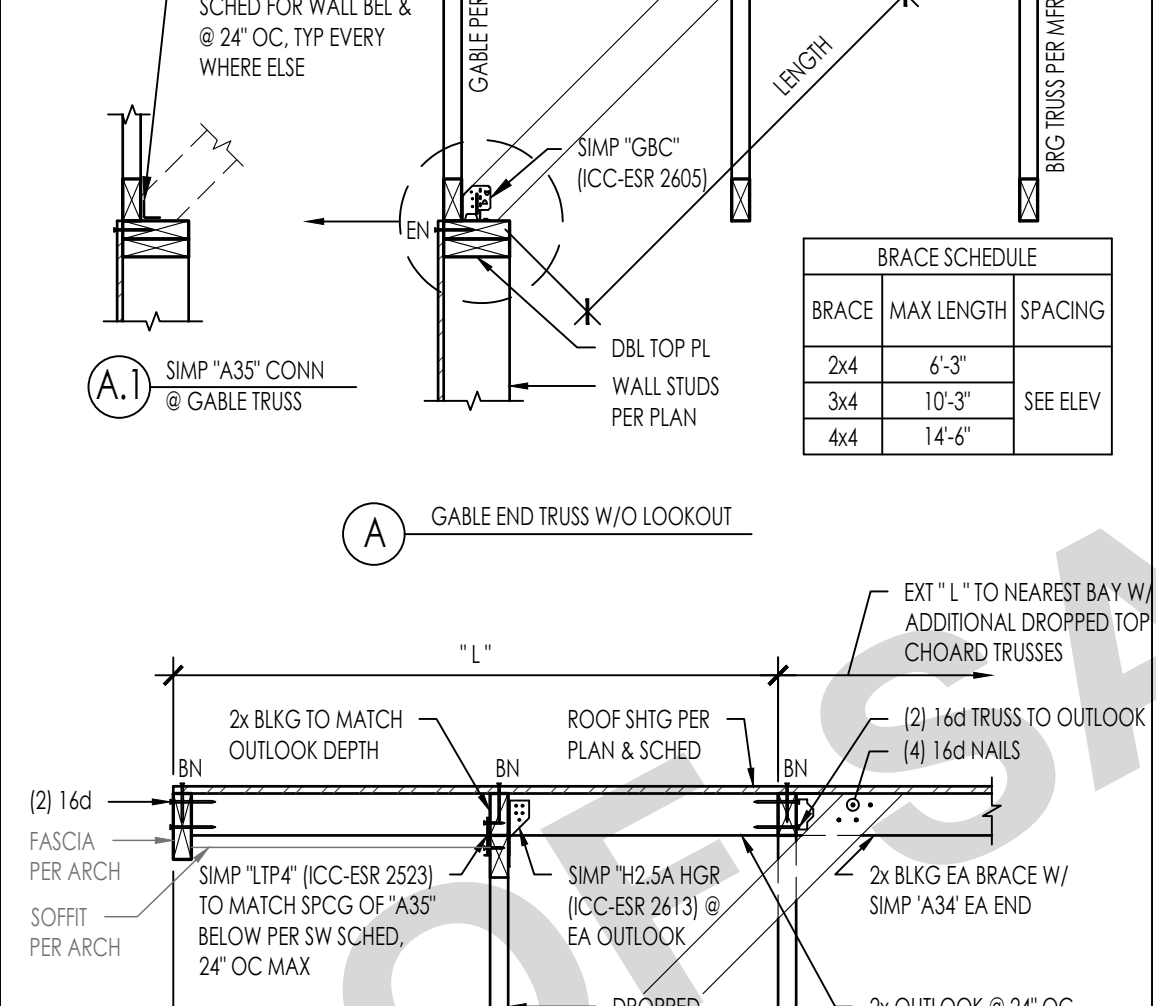
DIAPH TRANSITION W/ OVERHANG  
246001-C101-5401-52 1" = 1'-0" 52



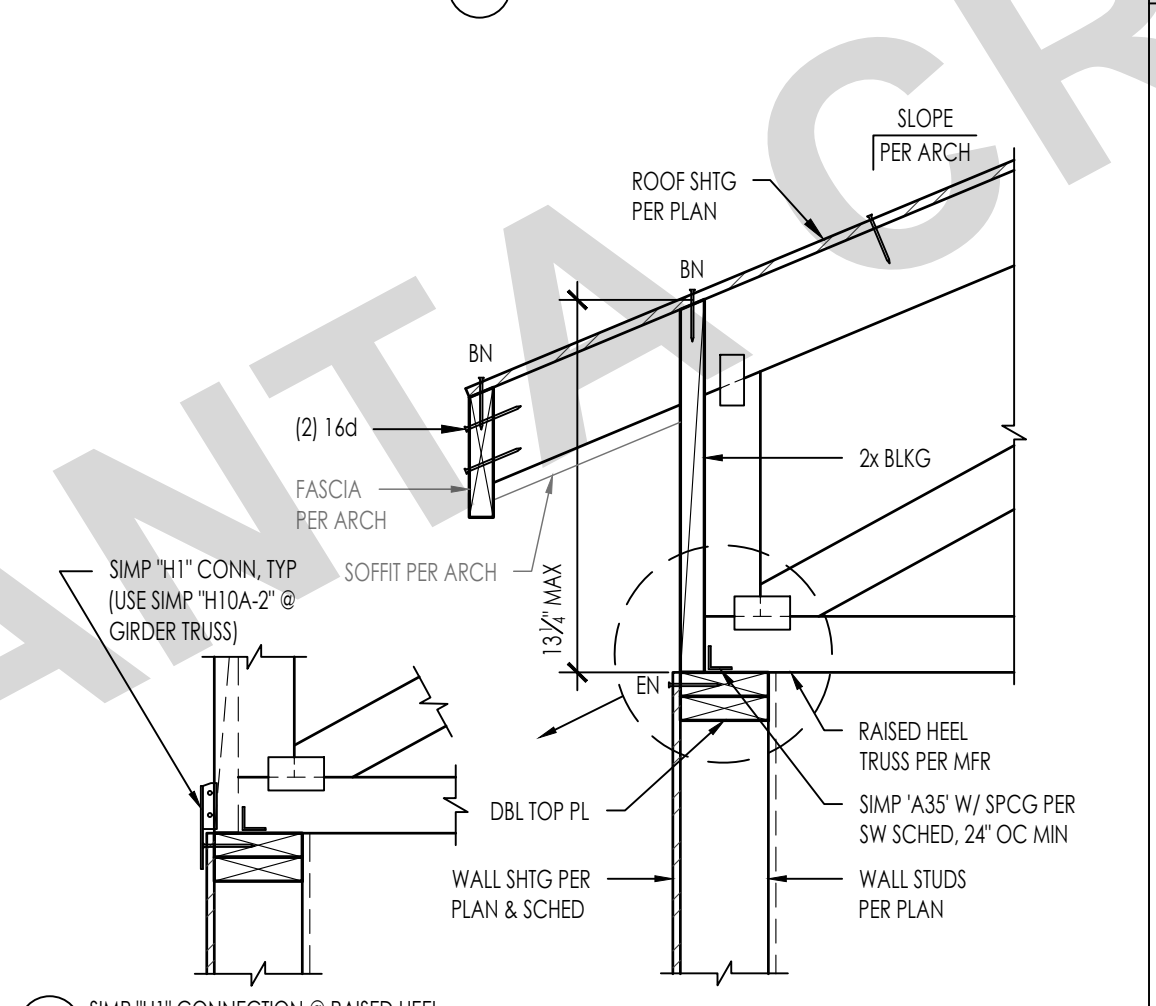
INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL)  
246001-C101-5401-42 1" = 1'-0" 42



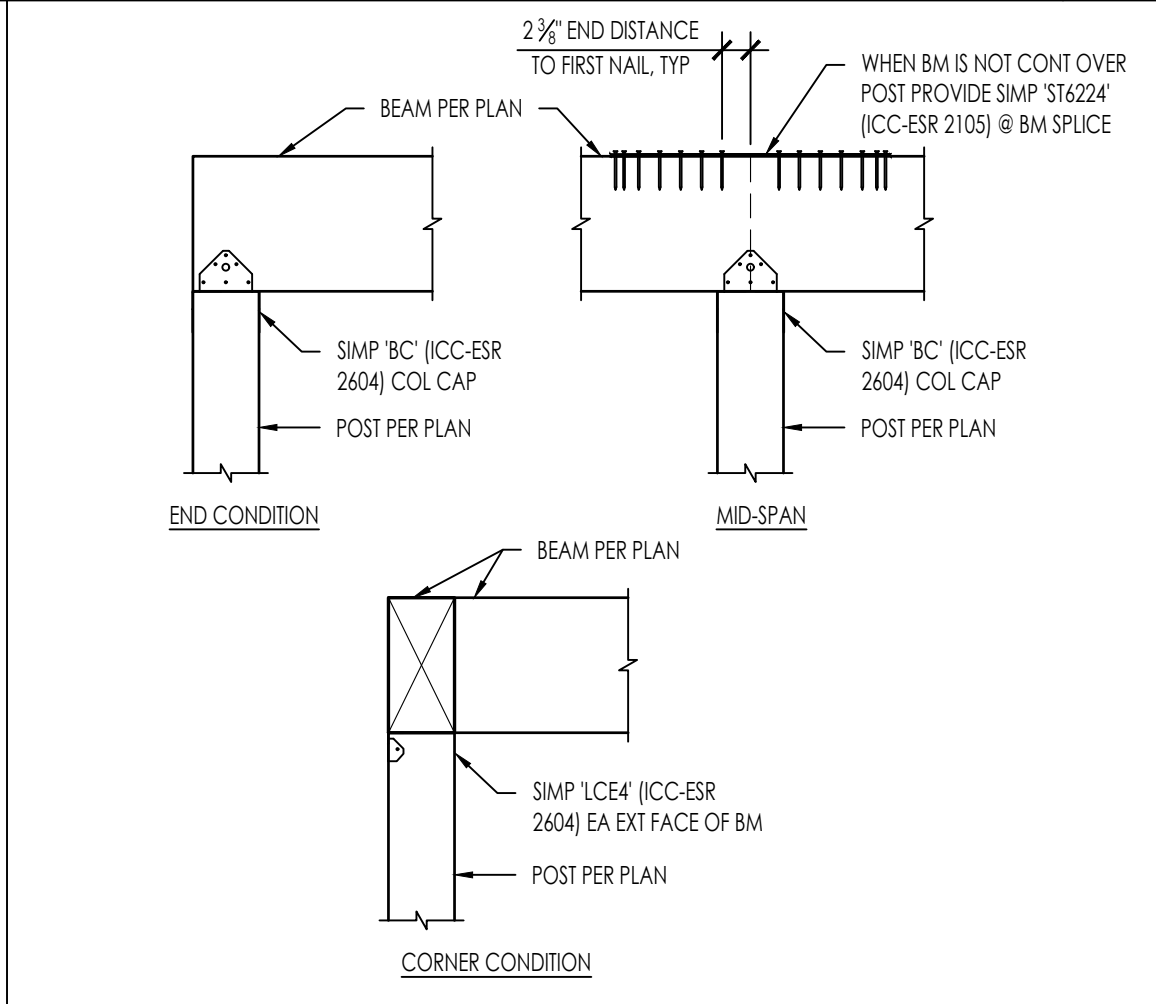
TRUSS TO GIRDER TRUSS W/ WALL BELOW  
246001-C101-5401-33 1" = 1'-0" 33



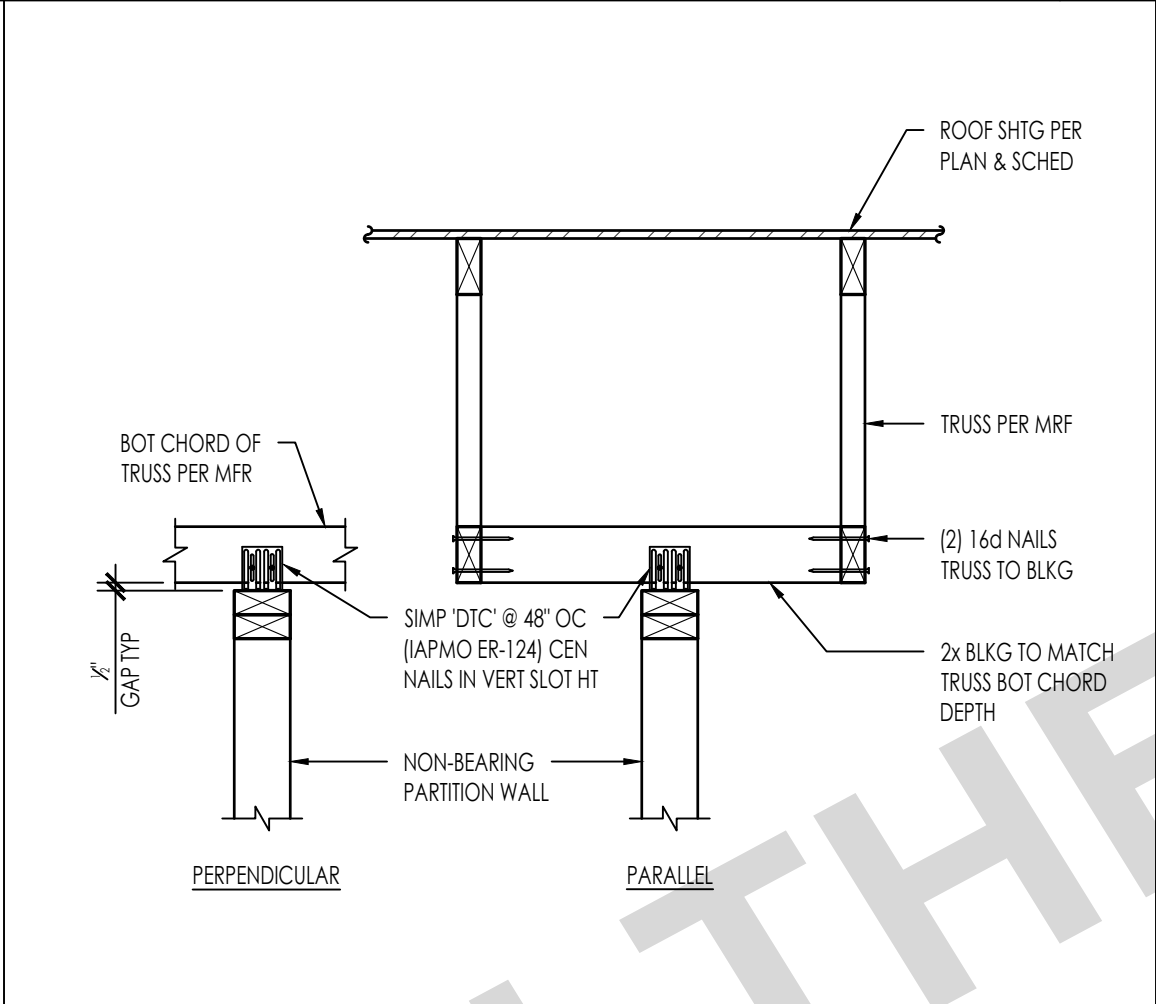
CALIFORNIA FRAMING SLEEPER  
246001-C101-5401-34 NTS 34



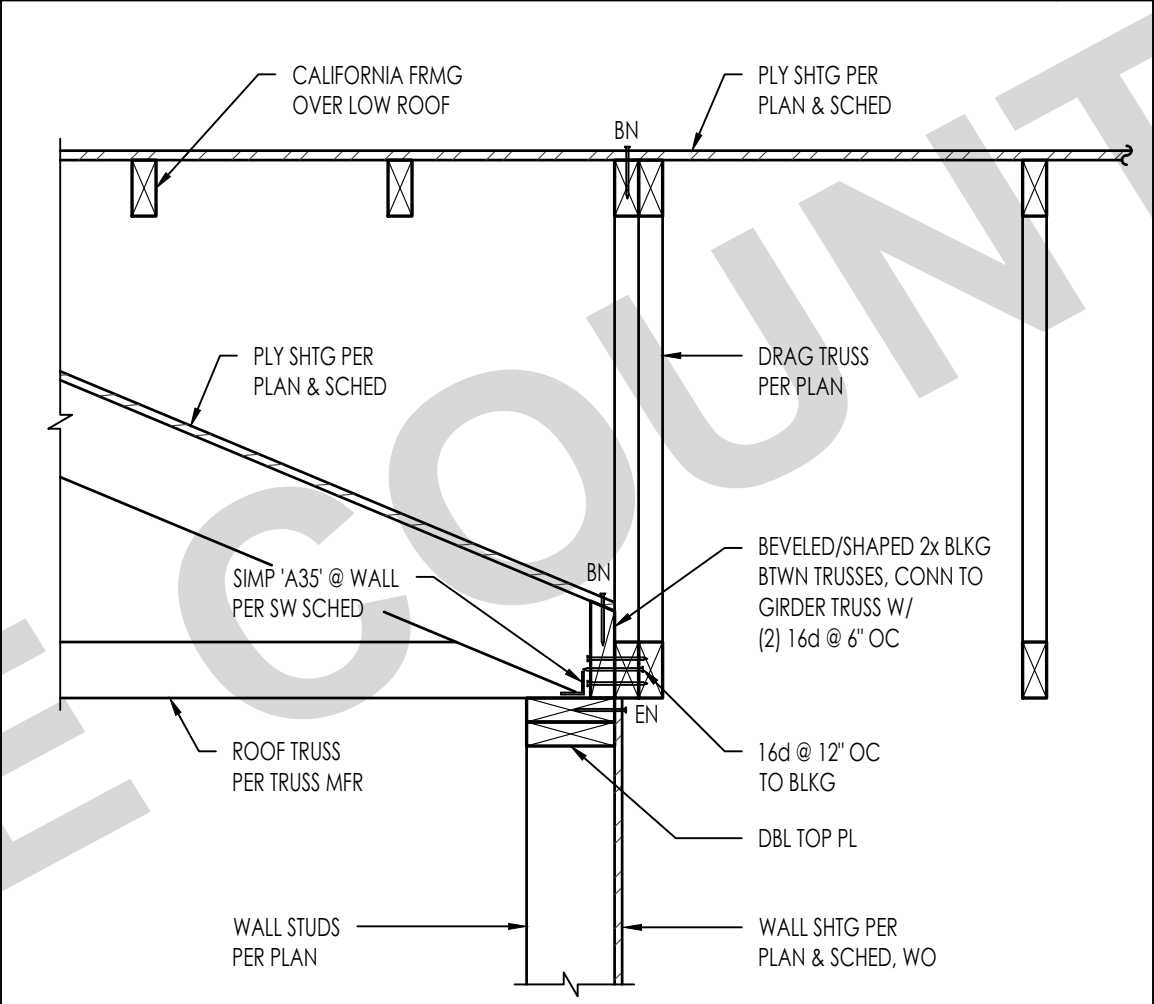
ROOF TRUSS PERP TO EXTERIOR WALL  
246001-C101-5401-13 NTS 13



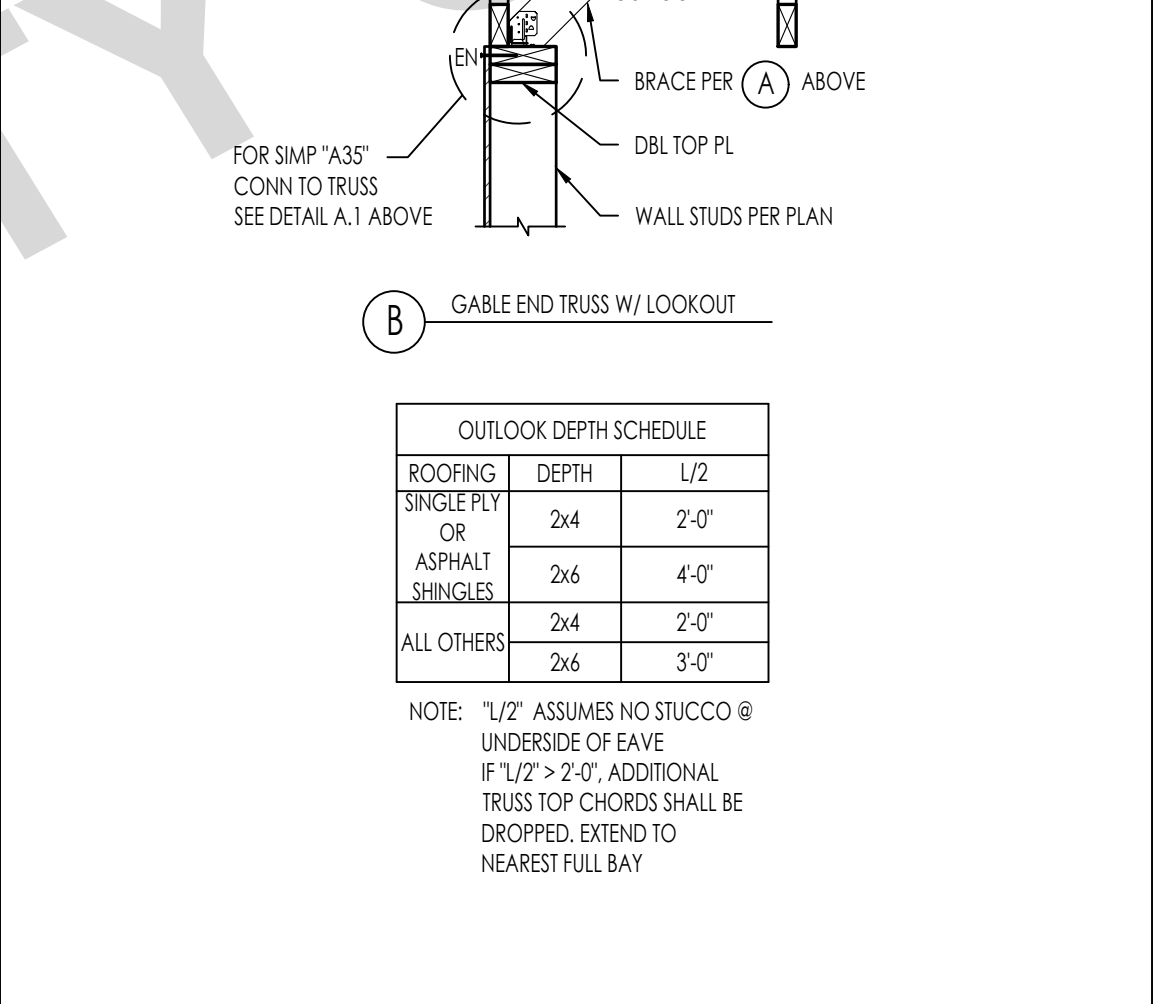
BEAM TO POST CONNECTION  
246001-C101-5401-53 3/4" = 1'-0" 53



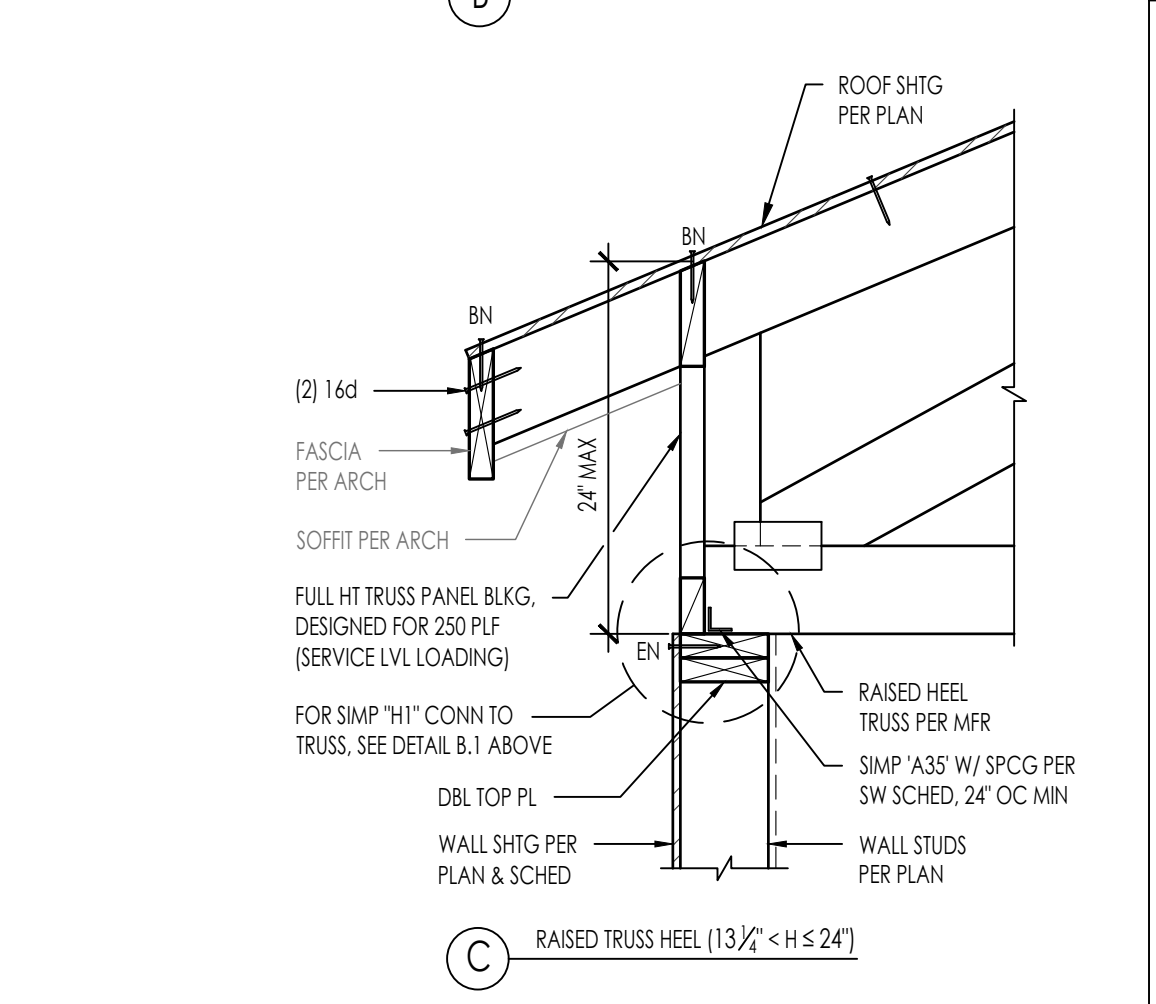
TRUSS OVER NON-BEARING PARTITION  
246001-C101-5401-43 1" = 1'-0" 43



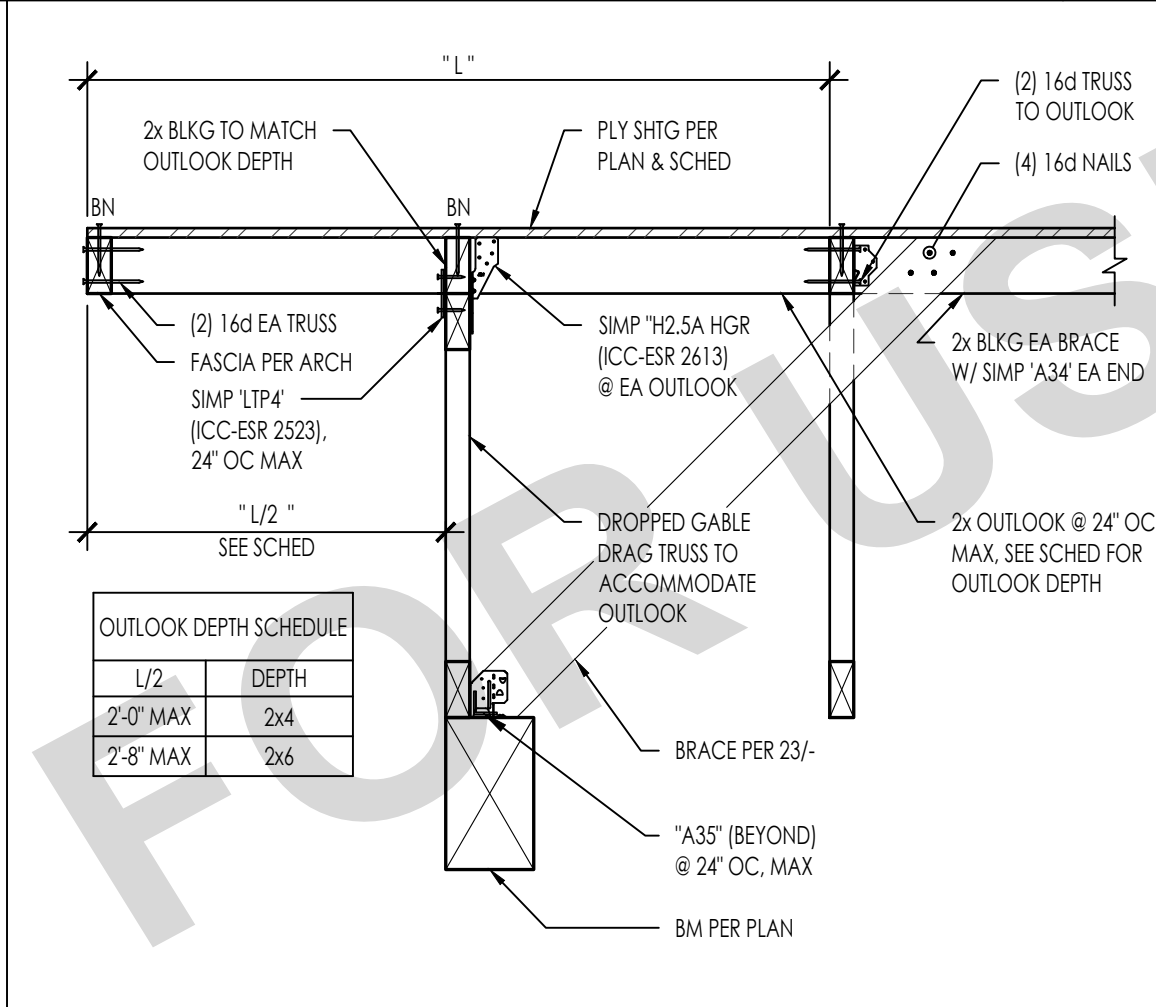
TRUSS INTERIOR BEARING WALL  
246001-C101-5401-35 1" = 1'-0" 35



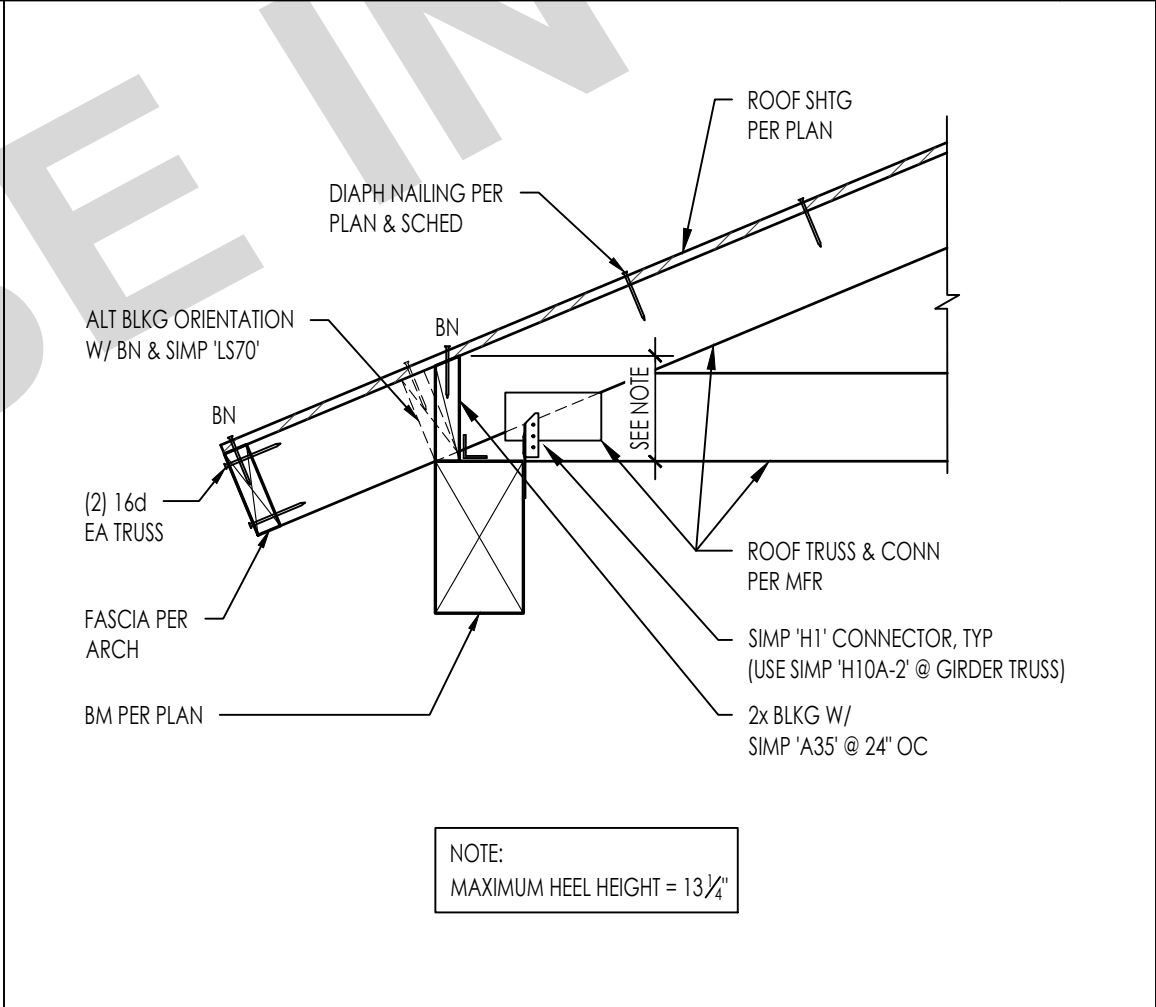
CALIFORNIA FRAMING SLEEPER  
246001-C101-5401-24 NTS 24



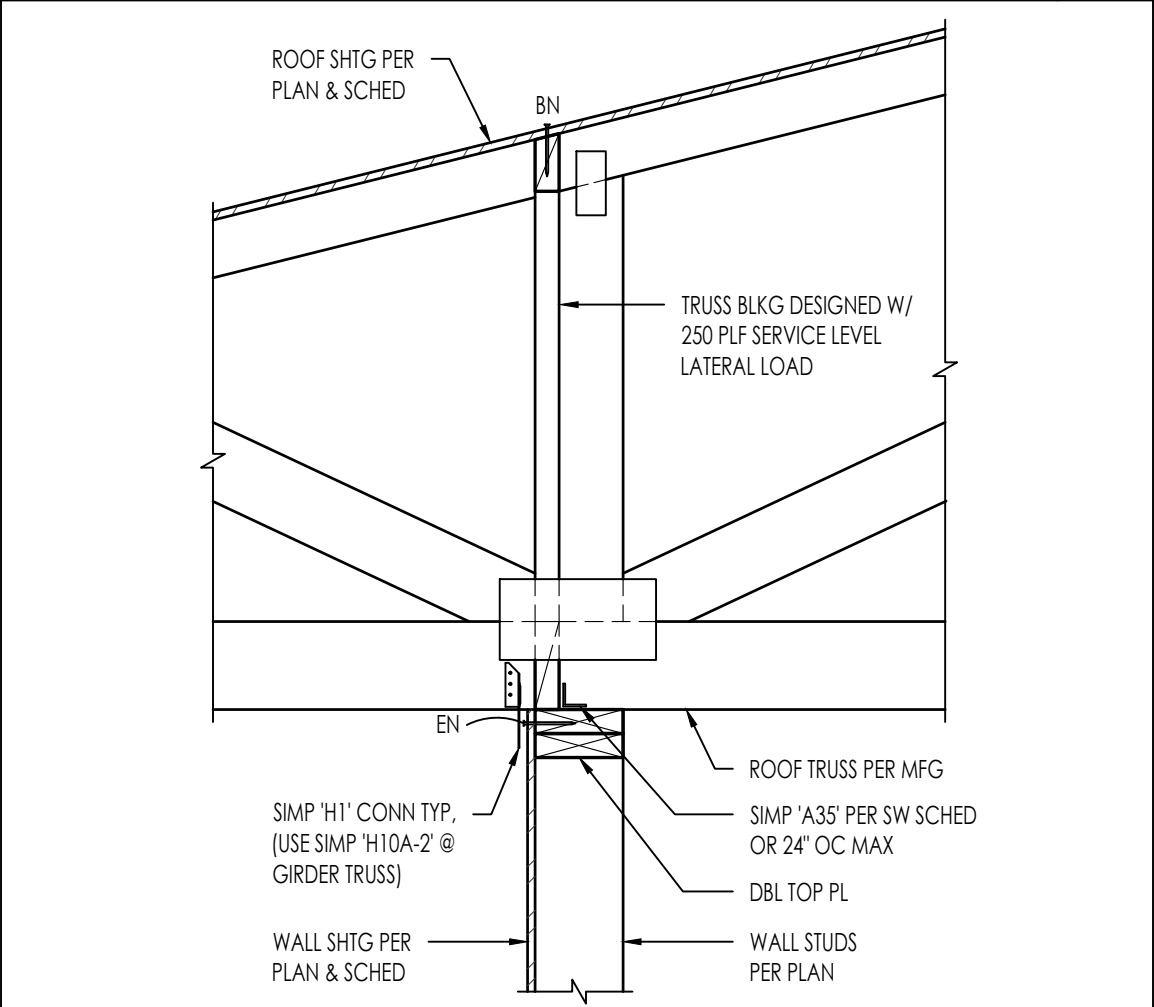
ROOF TRUSS PERP TO EXTERIOR WALL  
246001-C101-5401-14 NTS 14



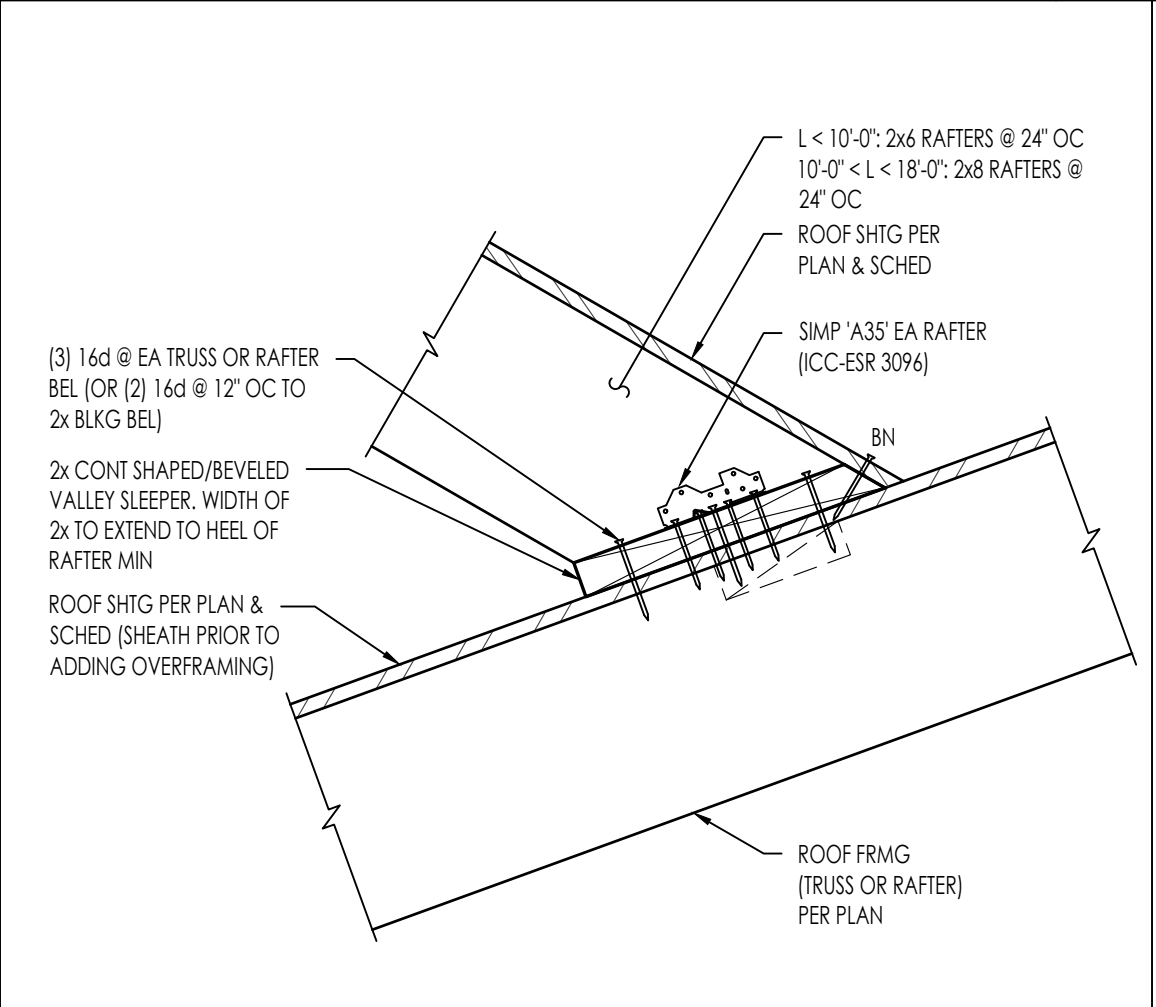
GABLE END TRUSS W/ LOOKOUT @ BEAM  
246001-C101-5401-54 1" = 1'-0" 54



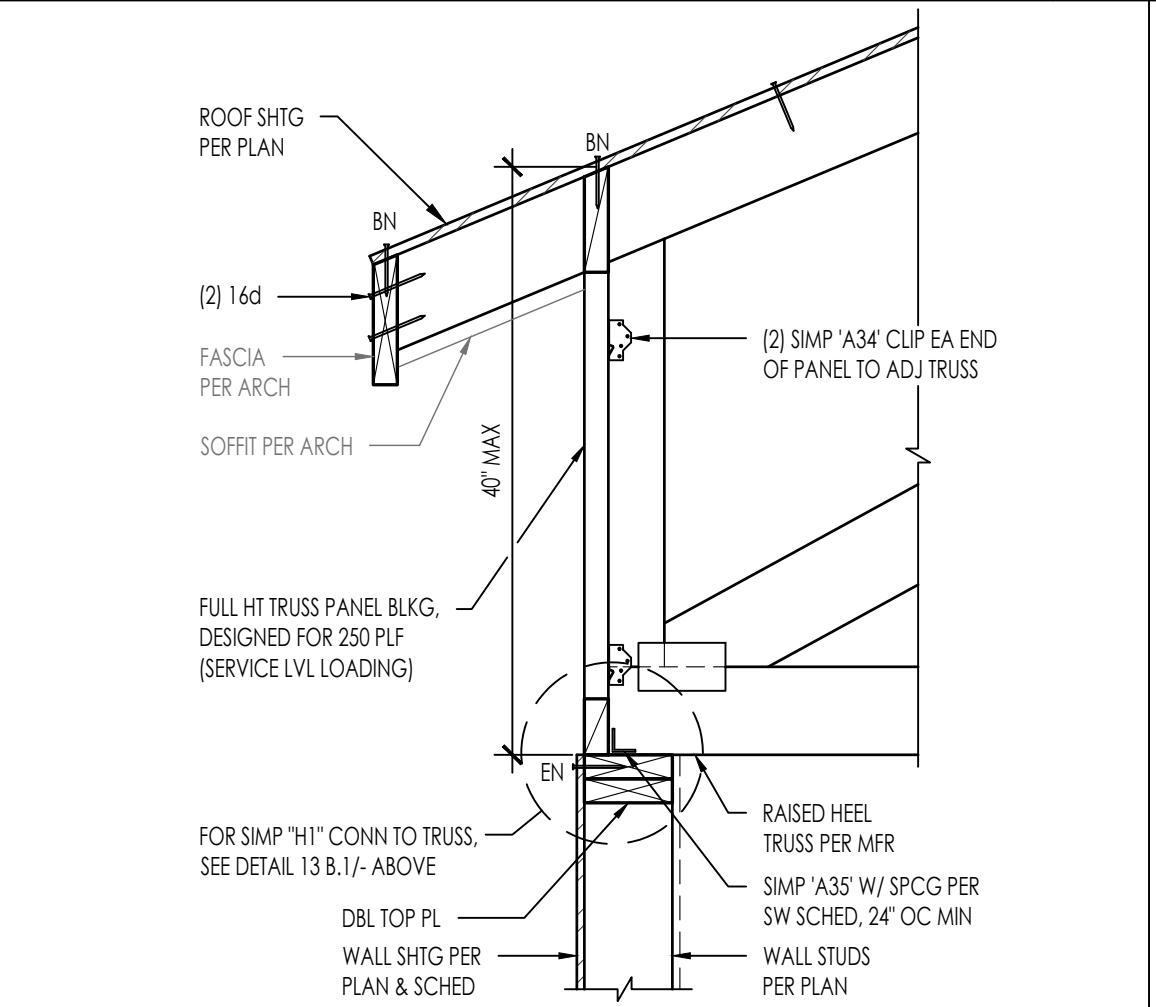
ROOF TRUSS PERP TO BEAM  
246001-C101-5401-44 1" = 1'-0" 44



TRUSS OVER NON-BEARING PARTITION  
246001-C101-5401-36 1" = 1'-0" 36



CALIFORNIA FRAMING SLEEPER  
246001-C101-5401-25 NTS 25



ROOF TRUSS PERP TO EXTERIOR WALL  
246001-C101-5401-15 NTS 15

SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA

ROOF FRAMING DETAILS

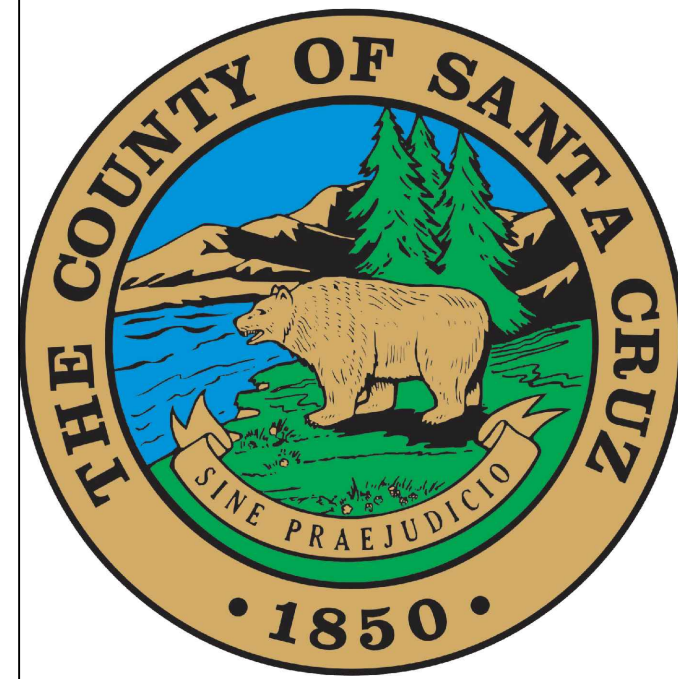
DATE  
11/20/23

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S-421

PUBLIC SET

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THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE COUNTY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

SANTA CRUZ ADU PROTOTYPES  
SANTA CRUZ, CA

ROOF FRAMING DETAILS

DATE  
11/20/23  
SHEET

S-422

PUBLIC SET

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	51	41	<p>(A.1) SIMP 'H1' CONNECTION @ TYP TRUSS</p>	<p>(B.1) SIMP 'H1' CONNECTION @ RAISED HEEL</p>	<p>(A) TYPICAL TRUSS HEEL (<math>H \leq 7\frac{1}{2}'</math>)</p>
	52	42	<p>(B) RAISED TRUSS HEEL (<math>H \leq 13\frac{1}{2}'</math>)</p>	<p>(C) RAISED TRUSS HEEL (<math>13\frac{1}{2}' &lt; H \leq 24'</math>)</p>	<p>BEAM POCKET THROUGH EXTERIOR WALL</p>
	53	43	<p>ROOF TRUSS PERP TO EXTERIOR WALL</p>	<p>ROOF TRUSS PERP TO EXTERIOR WALL</p>	<p>RAFTER @ EXTERIOR SHEAR WALL</p>
	54	44	<p>ROOF TRUSS PERP TO EXTERIOR WALL</p>	<p>OUTLOOKER @ EXTERIOR SHEAR WALL</p>	<p>EXTERIOR SHEAR WALL (JOIST PARALLEL)</p>
	54	44	<p>ROOF TRUSS PERP TO EXTERIOR WALL</p>	<p>EXTERIOR SHEAR WALL (JOIST PARALLEL)</p>	<p>EXTERIOR SHEAR WALL (JOIST PARALLEL)</p>

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BUILDING ENERGY ANALYSIS REPORT

PROJECT: Santa Cruz ADU (Plan 3) Santa Cruz, CA

Project Designer: RRM Design Group 3765 South Higuera St. Suite 102 San Luis Obispo, CA 93401 (805) 543-1794

Report Prepared by: Timothy Carstairs, CEA, HERS, GPR Carstairs Energy Inc. 22388 Bayview Heights Drive, Suite E Los Osos, CA 93402 805-904-9048



Job Number: 22-11074

Date: 10/16/2023

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. This program developed by EnergySoft, LLC - www.energysoft.com.

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Cover Page 1
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Form CF-1R-PRF-01-E Certificate of Compliance 3
Form RMS-1 Residential Measures Summary 15
Form MF-1R Mandatory Measures Summary 16
Room Load Summary 21

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Santa Cruz ADU (Plan 3) Calculation Date/Time: 2023-10-16T10:20:12-07:00 (Page 2 of 12) Calculation Description: Title 24 Analysis Input File Name: Santa Cruz ADU (Plan3) 2022\_rbd22x

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design TDV Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), and Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, and North Facing Efficiency Compliance Total.

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

Registration Number: 223-P01600380A-000-000-0000000-0000 HERS Provider: CaCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-10-16 10:21:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Santa Cruz ADU (Plan 3) Calculation Date/Time: 2023-10-16T10:20:12-07:00 (Page 3 of 12) Calculation Description: Title 24 Analysis Input File Name: Santa Cruz ADU (Plan3) 2022\_rbd22x

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design TDV Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), and Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, and East Facing Efficiency Compliance Total.

Registration Number: 223-P01600380A-000-000-0000000-0000 HERS Provider: CaCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-10-16 10:21:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Santa Cruz ADU (Plan 3) Calculation Date/Time: 2023-10-16T10:20:12-07:00 (Page 1 of 12) Calculation Description: Title 24 Analysis Input File Name: Santa Cruz ADU (Plan3) 2022\_rbd22x

GENERAL INFORMATION table with columns for Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, Fuel Type, Standards Version, Software Version, Front Orientation, Number of Dwelling Units, Number of Bedrooms, Number of Stories, Fenestration Average U-factor, and Glazing Percentage.

COMPLIANCE RESULTS table with 3 rows: 01 Building Complies with Computer Performance, 02 This building incorporates features that require field testing and/or verification by a certified HERS rater, 03 This building incorporates one or more Special Features shown below.

Registration Number: 223-P01600380A-000-000-0000000-0000 HERS Provider: CaCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-10-16 10:21:40

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ENERGY USE SUMMARY table with columns for Energy Use, Standard Design TDV Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), and Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, and West Facing Efficiency Compliance Total.

Registration Number: 223-P01600380A-000-000-0000000-0000 HERS Provider: CaCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-10-16 10:21:40

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ENERGY USE INTENSITY table with columns for Standard Design (kBtu/ft² · yr), Proposed Design (kBtu/ft² · yr), Compliance Margin (kBtu/ft² · yr), and Margin Percentage. Rows include Gross EUI, Net EUI for North, East, South, and West Facing.

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.

Registration Number: 223-P01600380A-000-000-0000000-0000 HERS Provider: CaCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-10-16 10:21:40

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REQUIRED PV SYSTEMS table with columns for DC System Size, Exception, Module Type, Array Type, Power Electronics, CFI, Azimuth, Tilt, Array Angle, Tilt (x in 12), Inverter Eff, Annual Solar Access. Also includes REQUIRED SPECIAL FEATURES and HERS FEATURE SUMMARY.

BUILDING - FEATURES INFORMATION table with columns for Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, and Number of Water Heating Systems.

Registration Number: 223-P01600380A-000-000-0000000-0000 HERS Provider: CaCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-10-16 10:21:40

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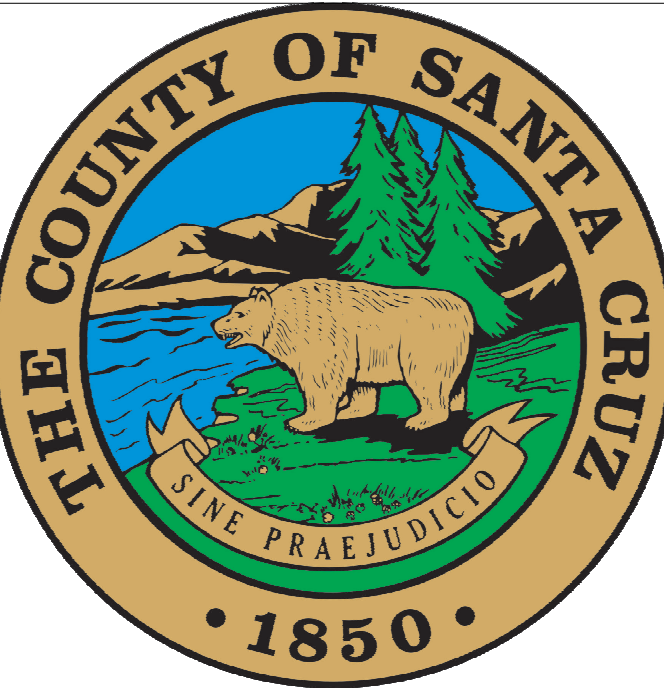
ZONE INFORMATION table with columns for Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System, and Status.

OPAQUE SURFACES table with columns for Name, Zone, Construction, Azimuth, Orientation, Gross Area, Window and Door Area, and U-Value.

ATIC table with columns for Name, Construction, Type, Roof Rise, Roof Reflectance, Roof Emission, Radiant Barrier, and Cool Roof.

FENESTRATION / GLAZING table with columns for Name, Type, Surface, Orientation, Azimuth, Width, Height, Area, Multiplier, U-factor, U-factor Source, SHGC, SHGC Source, and Exterior Shading.

Registration Number: 223-P01600380A-000-000-0000000-0000 HERS Provider: CaCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-10-16 10:21:40



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SANTA CRUZ ADU PROTOTYPES
SANTA CRUZ, CA
ENERGY COMPLIANCE - PLAN 3

ROOM LOAD SUMMARY

Table with columns: Zone Name, Room Name, Floor Area, Date, Coil Cooling Peak CFM, Latent CFM, Sensible CFM, Coil Heating Peak CFM, Latent CFM, Sensible CFM. Includes a 'TOTAL' row at the bottom.

\* Total includes ventilation load for zonal systems.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with columns: 01-14, Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Mult., Area (ft²), U-factor, SHGC, SHGC Source, Exterior Shading.

Table with columns: 01-04, Name, Side of Building, Area (ft²), U-factor.

Table with columns: 01-08, Name, Zone, Area (ft²), Perimeter (ft), Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated.

Registration Number: 223-P016600380A-000-000-0000000-0000
Registration Date/Time: 2023-10-16 12:59:44
HERS Provider: CaCERTS Inc.
Report Generated: 2023-10-16 10:21:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with columns: 01-08, Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

Table with columns: 01-05, Quality Insulation Installation (QI), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFM50, CFM50.

Table with columns: 01-09, Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (H).

Registration Number: 223-P016600380A-000-000-0000000-0000
Registration Date/Time: 2023-10-16 12:59:44
HERS Provider: CaCERTS Inc.
Report Generated: 2023-10-16 10:21:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with columns: 01-08, Name, # of Units, Tank Vol. (gal), NEEA Heat Pump Brand, NEEA Heat Pump Model, Tank Location, Duct Inlet Air Source, Duct Outlet Air Source.

Table with columns: 01-07, Name, Pipe Insulation, Parallel Piping, Compact Distribution, Compact Distribution, Recirculation Control, Shower Drain Water Heat Recovery.

Table with columns: 01-09, Name, System Type, Heating Unit Name, Heating Equipment Count, Cooling Unit Name, Cooling Equipment Count, Fan Name, Distribution Name, Required Thermostat Type.

Table with columns: 01-13, Name, System Type, Number of Units, Heating Type, HSPF / HSPF2 / COP, Cap 47, Cap 17, Efficiency Type, SEER / SEER2, EER / EER2, Zonally Controlled, Compressor Type, HERS Verification.

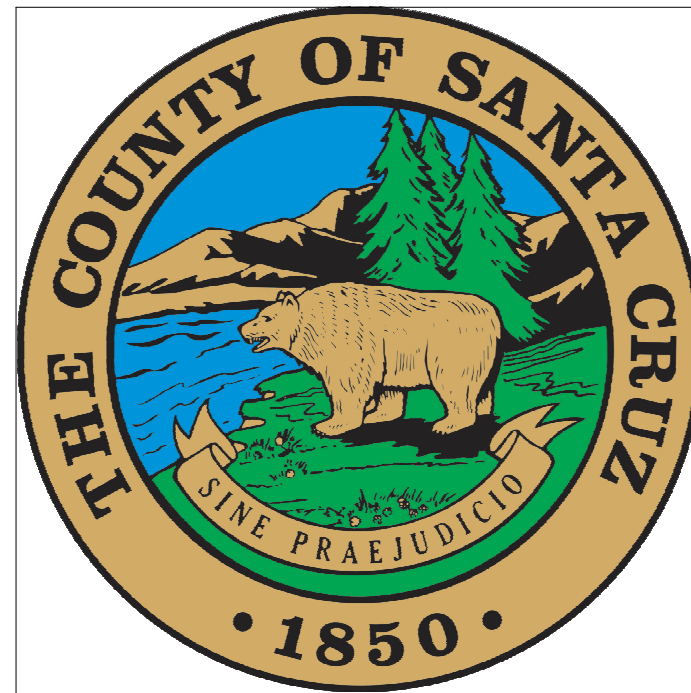
Registration Number: 223-P016600380A-000-000-0000000-0000
Registration Date/Time: 2023-10-16 12:59:44
HERS Provider: CaCERTS Inc.
Report Generated: 2023-10-16 10:21:40

Table with columns: 01-13, Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (H).

Table with columns: 01-13, Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (H).

Registration Number: 223-P016600380A-000-000-0000000-0000
Registration Date/Time: 2023-10-16 12:59:44
HERS Provider: CaCERTS Inc.
Report Generated: 2023-10-16 10:21:40

Table with columns: RESIDENTIAL MEASURES SUMMARY, FENESTRATION, HVAC SYSTEMS, HVAC DISTRIBUTION, WATER HEATING.



THESE PLANS ARE PROVIDED BY THE COUNTY OF SANTA CRUZ AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS.

SANTA CRUZ ADU PROTOTYPES
SANTA CRUZ, CA
ENERGY COMPLIANCE - PLAN 3