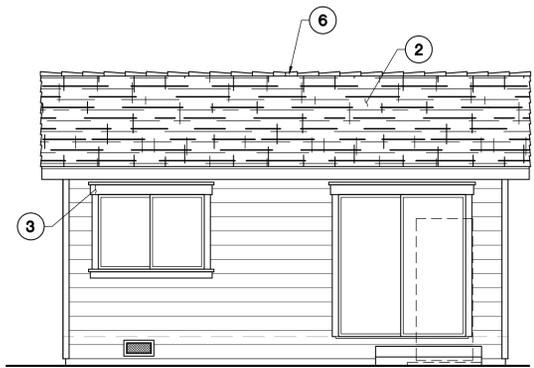
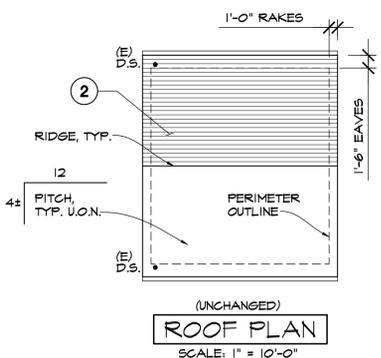


ES:\P\2023\23014\PROPOSED ELEVATIONS.DWG Mod, 30 Aug 2023 - 4:02PM



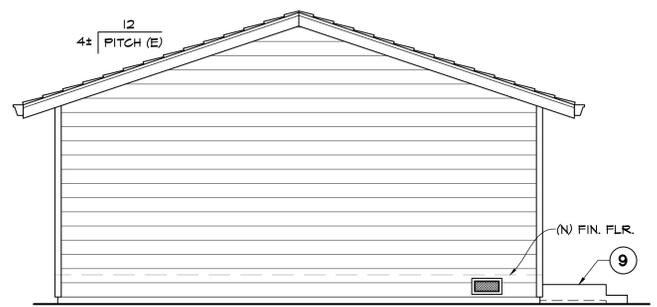
REAR ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1" = 10'-0"



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



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



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

ELEVATION MATERIALS

- 1. HORIZONTAL SIDING OVER 'TYVEK' BUILDING WRAP OVER STRUCTURAL SHEATHING PER STRUCTURAL PLANS, TYP. U.O.N. (TO MATCH EXISTING)
- 2. COMPOSITION SHINGLE ROOFING (CLASS 'A' MIN.), TYPICAL
- 3. 2x4 WOOD TRIM w/ 2x WD CAP O/ 2x6 CROWN TRIM, TYP. @ DOORS, & WINDOWS (T.M.E.)
- 4. 2x WOOD SILL O/ 2x4 WOOD HORIZ., @ WINDOWS, TYP. (T.M.E.)
- 5. VINYL SASH, DUAL GLAZED, LOW-E WINDOWS, TYPICAL
- 6. EXISTING COR-A-VENT V-300 (OR APPROVED EQUAL) HIGH ATTIC VENT
- 7. APPROVED ILLUMINATED ADDRESS SIGN (NUMBERS SHALL BE A MINIMUM OF 4" TALL WITH A STROKE OF 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF) PER CRC 7519.1.
- 8. FOUNDATION VENT, SEE VENTILATION SCHEDULE ON SHEET 'SI'
- 9. CONCRETE STEP & LANDING TYP.
- 10. SLOPE GRADE 5% FOR 10'-0" MIN. AWAY FROM BUILDING, TYPICAL

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



ADU

DESIGN FOR: **23014** CUSTOM GARAGE TO ADU CONVERSION
JOB NO. **23014**
SHEET NO. **A1**
CONTRACTOR: **CUSTOM HOUSING SYSTEMS**
DATE PRINTED: **9 0 23**
DATE CHECKED: **9 0 23**
6222 MCGINNIS CIRCLE, COTATI, CA.

avila · bunch architects, i n c. (707) 585-3711
Merle Avila · architect Russell W. Bunch · architect
5850 Commerce Blvd., Suite 100, Rohnert Park, California, 94928

GENERAL NOTES

- 1. DO NOT SCALE DRAWINGS.
2. COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, THE CALIFORNIA BUILDING CODE (CBC 2022), THE CALIFORNIA RESIDENTIAL CODE (CRC 2022), CALIFORNIA PLUMBING CODE (CPC 2022), CALIFORNIA MECHANICAL CODE (CMC 2022) & CALIFORNIA ELECTRICAL CODE (CEC 2022), CALIFORNIA ENERGY CODE (CEC 2022), THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGSBC 2022), THE CALIFORNIA FIRE CODE (CFC 2022), ALL LOCAL CODES AND ORDINANCES.
3. ALL NAILING SHALL COMPLY WITH MINIMUM C.B.C. STANDARDS AS PROVIDED IN C.B.C. TABLE 2304.10.2 'FASTENING SCHEDULE', UNLESS OTHERWISE NOTED.
4. PROVIDE R-15 INSULATION AT ALL EXTERIOR WALLS, R-30 AT ROOF/CEILING ATTIC, R-19 INSULATION AT RAISED FLOORS & CRAWL SPACES. ALL INSULATION IS TO BE GREENGUARD CERTIFIED. REFER TO TITLE 24 ENERGY COMPLIANCE DOCUMENTATION FOR ALL REQUIREMENTS.
5. HEAT PUMP SHALL MAINTAIN 60 DEGREES AT 36" ABOVE FINISH FLOOR IN ALL HABITABLE ROOMS, AND SHALL BE HAVE A MINIMUM HSPF2 OF 7.5, A 14.3 SEER2 & 10.0 EER OR BETTER. MECHANICAL DESIGNER OR INSTALLER TO PROVIDE ACCA, J, D, AND S CALCULATIONS TO SPECIAL INSPECTOR FOR VERIFICATION. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED DURING CONSTRUCTION-SPECIAL INSPECTOR TO FIELD VERIFY.
6. ALL WINDOWS SHALL HAVE VINYL SASH, W/ LOW E-GLASS TYPICAL U.O.N.
7. SEE HEAT LOSS CALCS FOR ACTUAL GLASS AREA. ALL GLASS IS TO BE DUAL GLAZED. SEE SHT. CF-1R FOR GLASS DESIGN CRITERIA.
8. ALL WINDOWS LISTED AS 'EGRESS' ARE TO PROVIDE A MINIMUM NET CLEAR OPENABLE AREA THAT SHALL BE 20" IN WIDTH AND 24" IN HEIGHT AND SHALL PROVIDE A 5.7 SQUARE FEET NET CLEAR MINIMUM OPENING SIZE (EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET). THE CLEAR OPENING HEIGHT IS TO BE LESS THAN 44" ABOVE FINISH FLOOR (A.F.F.).
9. WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS.
10. PROVIDE (2)-20 AMP BRANCH CIRCUITS MINIMUM AT KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM PER C.E.C. SEC 210-11(C)
11. PROVIDE AT LEAST (1)-20 AMP BRANCH CIRCUITS TO EACH BATHROOM AND GARAGE. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS UNLESS ALLOWED BY EXCEPTIONS. C.E.C. SEC. 210-11(C).
12. WASHER AND DRYER SHALL BE ON A SEPARATE 20 AMP CIRCUIT PER C.E.C. SEC. 210-11(C)
13. PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST FANS. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR & SHALL BE TENERY START COMPLIANT & SHALL BE CONTROLLED BY A HUMIDISTAT, WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTATS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. THESE FANS SHALL BE DUCTED TO THE OUTSIDE WITH A MIN. RATE OF 50CFM. ALL BATHROOMS REQUIRE MECHANICAL VENTILATION TO THE OUTSIDE WITH A MINIMUM OF 50 CFM. IF THEY INCLUDE A LIGHT, THEY MUST BE SWITCHED SEPARATELY. ALL DUCTING SHALL BE SIZED PER ASHRAE STANDARD 62.2 TABLE 5.3. CBC 1202.5.2.1, CMC 408.7 & TABLE 409.7, C.E.C. 150.0(G). ALL EXHAUST DUCTS SHALL EXHAUST 3'-0" MIN FROM PROPERTY LINE AND 3'-0" MIN FROM OPENINGS INTO THE BUILDING.
14. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE OR VACUUM BREAKER DEVICE ON ALL EXTERIOR HOSE BIBBS AND LAWN/IRRIGATION SYSTEMS.
15. MAX. FLOW RATE OF NEW PLUMBING FIXTURES (GALLON PER MINUTE)
SHOWER: 1.8 GPM @ 80 PSI
LAVATORY FAUCET: 1.2 GPM @ 60 PSI
KITCHEN & UTILITY FAUCET: 1.8 GPM @ 60 PSI
WATER CLOSET: 1.28 GALLONS PER FLUSH
16. PROVIDE FIBER CEMENT BACKING BOARD AT ALL TUB AND SHOWER ENCLOSURES UP 12" ABOVE DRAIN INLET.
17. FIREBLOCK AT CEILINGS, FLOORS, FURRED DOWN CEILINGS, SHOWERS, SOFFITS, IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AND AT CONCEALED DRAFT OPENINGS. FIREBLOCKING NOT TO EXCEED 10 FOOT INTERVALS, BOTH VERTICAL & HORIZONTAL. SEE C.R.C. SECTION R302.11 & R302.11.1 FOR ALL REQUIREMENTS.
18. WATER HEATING:
TANK-LESS WATER HEATER SHALL HAVE A MIN. 200,000 btu/hr DEDICATED GAS LINE FROM GAS METER. A 120V RECEPTACLE WITH IN 36" WITH NO OBSTRUCTIONS, A CATEGORY III OR IV VENT OR A TYPE B VENT WITH A STRAIGHT TERMINATION TO EXTERIOR AND A GRAVITY FLOW CONDENSATE DRAIN NO HIGHER THAN 2" ABOVE THE UNIT BASE.
ALL WATER HEATERS ARE TO BE 95% UEF MINIMUM. ALL WATER HEATERS TO BE SEALED COMBUSTION. SEALED COMBUSTION EQUIPMENT DRAWS ITS COMBUSTION AIR DIRECTLY FROM OUTSIDE THE HOME AND EXHAUSTS ITS COMBUSTION PRODUCTS DIRECTLY OUT OF THE HOME. THE AIR INTAKE AND EXHAUST ARE SEALED OFF FROM THE INSIDE OF THE HOME. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED DURING CONSTRUCTION-SPECIAL INSPECTOR TO FIELD VERIFY. INSTANT WATER HEATER SHALL BE RATED FOR 200,000 btu/hr OR LESS.
19. ALL SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED TO EACH OTHER SO THAT ALARM SOUNDS SIMULTANEOUSLY. ALL SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 217.
20. ALL CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED TO EACH OTHER SO THAT ALARM SOUNDS SIMULTANEOUSLY. ALL CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2094.
21. ALL SHOWER AND/OR TUB-SHOWER COMBOS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE MAX. WATER TEMP. SETTING IS 120°F (44°C) TO PROVIDE SCALD AND THERMAL SHOCK PROTECTION. CONTROLS FOR THE SHOWERHEAD SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT PER CPC 408.4.
22. ALL QUICK CLOSING VALVES REQUIRE AN ARRESTOR/AIR HAMMER. PROVIDE WATER HAMMER ARRESTOR AT WASHING MACHINE, ICE MAKERS & DISHWASHERS PER CPC 609.11 WHICH REQUIRES PRESSURE ABSORBING DEVICES OF EITHER AIR CHAMBERS OR APPROVED MECHANICAL DEVICES.
23. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR RECEPTACLES INSTALLED IN THE DWELLING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
24. ALL RECESSED LED LUMINARIES AT SHOWERS AND TUBS ARE TO BE LISTED FOR WET LOCATIONS AND SHALL BE MOISTURE RESISTANT.
25. ALL RECESSED LED LUMINARIES SHALL BE 6" MIN. FROM CLOSET STORAGE IN ANY DIRECTION. CEC 410.16(C) TYPICAL.
26. ALL LIGHTING FIXTURES ASSOCIATED WITH THE CONSTRUCTION OF THIS HOUSE SHALL BE HIGH-EFFICACY FIXTURES REGARDLESS OF LOCATION OR USE.
27. ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY, AND CONTROLLED BY A MOTION SENSOR WITH INTEGRAL CONTROL. MOTION SENSORS USED IN CONJUNCTION WITH OUTDOOR LIGHTING LUMINARIES SHOULD HAVE THE CAPABILITY OF TURNING THE LIGHTS ON AUTOMATICALLY. MOTION SENSORS AND PHOTO CONTROLS SHALL HAVE AN INDICATOR THAT VISIBLE OR AUDIBLY INFORMS THE OPERATOR THAT THE CONTROLS ARE OPERATING PROPERLY, OR THAT THEY HAVE FAILED OR MALFUNCTIONED. LIGHTING AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE, ARE EXEMPT.
28. PROVIDE TAMPER RESISTANT RECEPTACLES FOR ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES LESS THAN 5'5" ABOVE THE FINISHED FLOOR LEVEL. TAMPER RESISTANT RECEPTACLES ARE NOT REQUIRED WHERE THE RECEPTACLE IS DEDICATED TO A SPECIFIC APPLIANCE. (CEC 406.12)
29. AT LEAST ONE BATHROOM SHALL BE COMPLIANT WITH CRC 321 AGING IN PLACE PROVISIONS. PROVIDE BLOCKING FOR GRAB BARS WHERE REQUIRED. PROVIDE DOCUMENTATION OF GRAB BAR PLACEMENT FOR DWELLING 'OPERATION AND MAINTENANCE MANUAL'.
30. PER CRC 321 ALL ELECTRICAL OUTLET BOXES SHALL BE LOCATED FULLY BETWEEN 15" & 48" ABOVE FINISHED FLOOR FOR RECEPTACLES, SWITCHES AND CONTROLS UNLESS DEDICATED FOR APPLIANCE, FLOOR/CEILING OUTLETS, AND OTHER LIMITED EXCEPTIONS.
31. DOOR BELL PUSH BUTTON SHALL NOT EXCEED 48" ABOVE ADJACENT SURFACE.
32. BATHROOMS WITH TUB AND/OR SHOWER SHALL HAVE AN EXHAUST FAN. THE FAN SHALL HAVE HUMIDITY CONTROLS CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% AND 80%.
33. ALL EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND OTHER OPENINGS IN THE RESIDENCE.

FLOOR PLAN NOTES

- 1. SEE FRAMING PLANS FOR SHEAR WALL INFORMATION AND LOCATIONS OF POSTS IN WALLS.
2. TYPICAL HEADER HEIGHTS SHALL BE 6'-8" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
3. PROVIDE 1/2" GYP. BOARD AT ALL WALLS AND 5/8" GYP. BOARD @ CEILINGS OF RESIDENCE. TAPE ALL JOINTS AND TEXTURE.
4. ALL DOORS SHALL BE HOLLOW CORE UNLESS OTHERWISE NOTED.
5. ALL GLASS IN DOORS SHALL BE TEMPERED. ALL GLASS WITHIN 24" OF DOOR OPENINGS SHALL BE TEMPERED. ALL GLASS LESS THAN 60" ABOVE SHOWER/TUB SHALL BE TEMPERED. GLAZING WITHIN 20" ABOVE FINISHED FLOOR SHALL BE TEMPERED.
6. PROVIDE 2'-0" MINIMUM HORIZONTAL SEPARATION BETWEEN OUTLETS OR SWITCHES AT OPPOSITE SIDES OF FIREWALLS.
7. ALL STAIRS/STEPS TO HAVE A MAXIMUM RISER HEIGHT OF 7 3/4" AND A MINIMUM TREAD DEPTH OF 10". A NOSING OF NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS/STEPS WITH SOLID RISERS. A VARIATION OF NOT MORE THAN 3/8" BETWEEN THE LARGEST AND SMALLEST RISER HEIGHTS OR THE LARGEST AND SMALLEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS MEASURED FROM NOSE TO NOSE OF THE TREADS OR THE WIDTH OF THE STAIRWAYS/STEPS SERVED. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE. ALL EXTERIOR TREADS ARE TO BE 12" WIDE AND THE LAST STEP DOWN TO GROUND SHALL BE CONSISTENT WITH THE REST OF THE RISERS AND THE MAX. VARIATION AS LISTED ABOVE.
8. CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
9. WHERE A PRESSURE REGULATOR IS INSTALLED, AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE SHALL BE INSTALLED.
10. PLASTIC PIPE & FITTINGS, OTHER THAN THOSE USED FOR GAS, SHALL MEET THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 14. CPC 301.2.3.
11. ALL PIPE, TUBE, FITTINGS, SOLVENT, CEMENT, THREAD SEALANT, SOLDER, AND/OR FLUX USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 61. CPC 604.1. THIS PROJECT WILL USE A COMBINATION OF PEX AND COPPER.
12. GAS LINE PRESSURE TESTING IS 10 PSI FOR 15 MINUTES AND WELDED PIPING IS 60 PSI FOR 30 MINUTES PER CPC 1219.3. INSULATE ALL HOT WATER PIPES USING A MINIMUM OF ONE INCH THICK FOAM ON THE ENTIRE RUN THE HOT WATER PIPING SYSTEM FOR ALL PIPES WITH A DIAMETER OF TWO INCHES OR LESS, AND A MINIMUM OF ONE AND A HALF INCH THICK FOAM FOR ALL PIPES WITH A DIAMETER GREATER THAN TWO INCHES.
13. ALL EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/NDMA/GSA 101/15.2/A440.
14. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6" (5 PERCENT SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
15. WATER CLOSETS AND BIDETS SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION, OR CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24".

ELECTRICAL/SYMBOL NOTES

NOTE: ALL LIGHTING FIXTURES ASSOCIATED WITH THE CONSTRUCTION OF THIS RESIDENCE SHALL BE HIGH-EFFICACY, I.E.D. BASED FIXTURES, REGARDLESS OF LOCATION OR USE.
NO SCREW BASED LUMINARIES WILL BE USED IN THE CONSTRUCTION OF THIS RESIDENCE.
DOORBELL PUSH-BUTTON AND CHIMES (SEE SYMBOL LEGEND) SHALL BE WIRED THROUGH THE 12V TRANSFORMER PER MANUFACTURERS SPECIFICATION.
THE ILLUMINATED ADDRESS SIGN SHALL BE WIRED THROUGH THE 12V TRANSFORMER, PER MANUFACTURERS SPECIFICATION FOR CONTINUOUS OPERATION

SYMBOL LEGEND

- SW TWO WAY ELECTRICAL SWITCH
3SW THREE WAY OR MORE ELECTRICAL SWITCH
D DIMMER ELECTRICAL SWITCH
S VACANCY SENSOR ELECTRICAL SWITCH
DC UNDER COUNTER DUPLEX ELECTRICAL
DUPLEX ELECTRICAL OUTLET - WEATHER PROOF/GFCI PROTECTED
DUPLEX ELECTRICAL OUTLET - GFCI PROTECTED
DUPLEX ELECTRICAL OUTLET (AFCI PROTECTED, TYPICAL U.O.N.)
220V ELECTRICAL OUTLET
1/2 SWITCHED ELECTRICAL OUTLET
EXHAUST FAN W/LED LIGHT, TYP. (SEE "GENERAL NOTE" #13)
SMOKE DETECTOR (SEE "GENERAL NOTE" #20)
CARBON MONOXIDE DETECTOR (SEE "GENERAL NOTE" #21)
OVERHEAD LIGHT
RECESSED LIGHT
THERMOSTAT
WALL LIGHT
12V TRANSFORMER
PUSH BUTTON
CHIMES
ICE MAKER SUPPLY
WATER HOSE BIBB
NATURAL GAS SUPPLY
OCCUPANCY SENSOR
VACANCY SENSOR
MOTION SENSOR
PHOTO CELL OPERATED
WEATHER-PROOFED
FLUORESCENT
LIGHT EMITTING DIODE
MOISTURE RESISTANT
DIRECTIONAL SHROUD
APPLIANCE DEDICATED

Table 4-15: Prescriptive Duct Sizing for Single-Fan Exhaust Systems (ASHRAE 62.2, Table 5.3)

Table with columns: Duct Type, Flex Duct, Smooth Duct, Fan Airflow CFM @ 0.25 in. (L/s @ 62.5 Pa), Diameter in., Maximum Length b.c.d. ft (m)

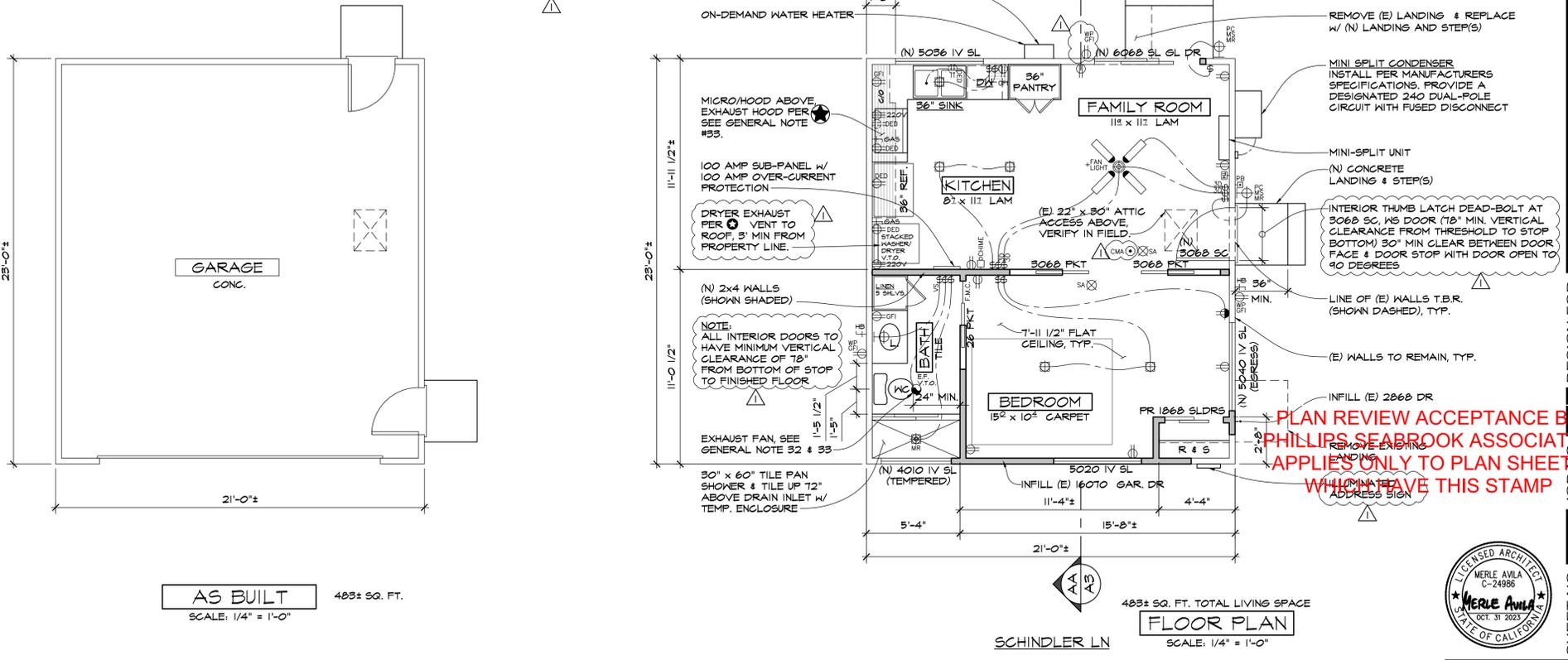
ASHRAE Standard 62.2 Table 4.1a Continuous Whole-Building Ventilation Rate in cfm

Table with columns: Floor Area (sq ft), Number of Bedrooms (0-1, 2-3, 4-5, 6-7, >7), Ventilation Rate (cfm)

EXHAUST DUCT SIZING

EXHAUST DUCT TO DIRECTLY EXHAUST TO THE EXTERIOR & TO HAVE A BACK-DRAFT DAMPER. THE DUCT SHALL BE A MAXIMUM OF 14'-0" LONG, 4" MIN SMOOTH METAL DUCT WITH TWO ELBOWS (REDUCE LENGTH BY 2' FOR EACH ADDITIONAL ELBOW BEYOND TWO). IF DUCTING EXCEEDS APPROVED LENGTH, A PRE-APPROVED DRYER BOOSTER FAN (SEE 'FANTECH' SPECIFICATION TABLE) SHALL BE PROVIDED. VENTING TO THE EXTERIOR SHALL TERMINATE A MINIMUM OF 3'-0" FROM ANY OPENING INTO THE BUILDING (CMC 504.4.2)
NOTE: WHOLE HOUSE VENTILATION WILL BE ACCOMPLISHED BY THE UTILITY ROOM EXHAUST FAN. THE FAN SWITCH WILL BE LABELED 'FAN' SHOULD BE ON WHENEVER THE HOME IS OCCUPIED & THE SYSTEM MUST BE DESIGNED SO THAT IT CAN OPERATE AUTOMATICALLY BASED ON A TIMER. THE INTERMITTENT MECHANICAL VENTILATION SYSTEM MUST OPERATE AT LEAST ONE HOUR PER DAY & MUST OPERATE AT LEAST 10% OF THE TIME & THE VENTILATION AIRFLOW IS INCREASED TO RESPOND TO THE FEWER HOURS OF FAN OPERATION & THE TENDENCY OF POLLUTANT CONCENTRATIONS TO BUILD UP DURING OFF CYCLES.

BROAN MODEL RB110 EXHAUST FAN W/ 4" SMOOTH METAL DUCT. SEE ED-1 FOR DUCT SIZING CHART
110 cfm, 0.6 SONES, 4" SMOOTH METAL DUCT

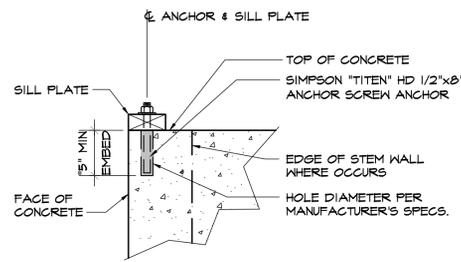


AS BUILT 483± SQ. FT. SCALE: 1/4" = 1'-0"

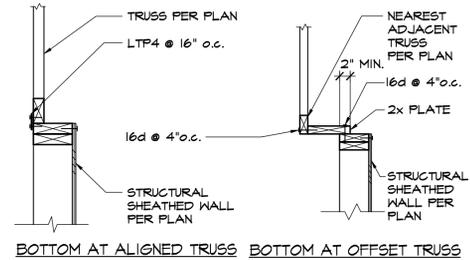
483± SQ. FT. TOTAL LIVING SPACE FLOOR PLAN SCALE: 1/4" = 1'-0"



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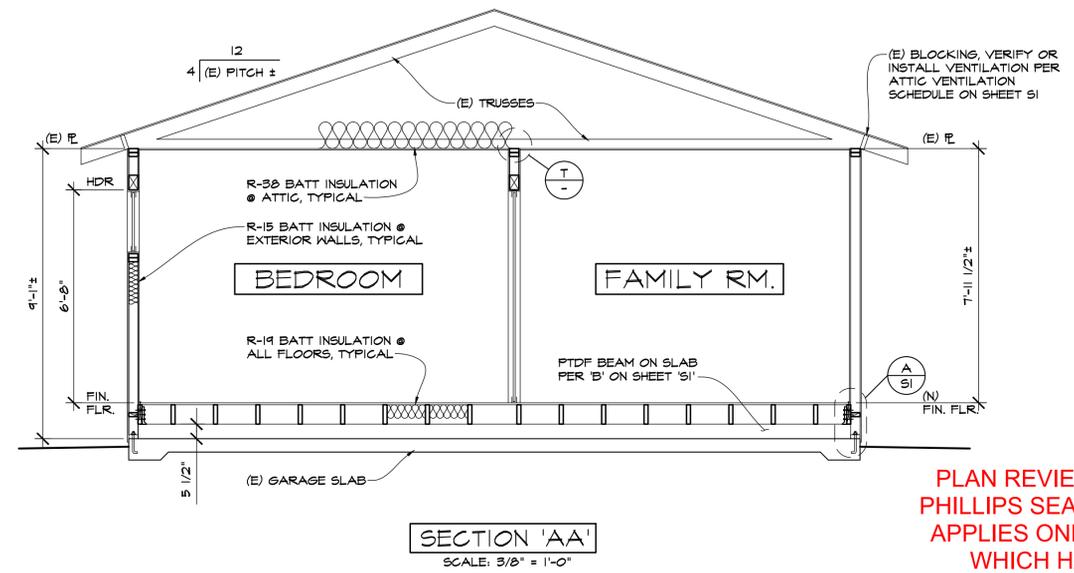


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4647A-ALT 9-1-04



SECTION 'AA'
SCALE: 3/8" = 1'-0"

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

SECTION NOTES

- SEE GENERAL NOTES SHEET A2 FOR INSULATION VALUES.
- SEE ELEVATIONS FOR SIDING AND ROOFING MATERIALS.
- SEE FRAMING PLANS FOR FLOOR JOIST AND RAFTER INFORMATION.
- SEE FRAMING PLANS FOR ALL SHEATHING INFORMATION.
- ALL STUDS TO BE 2x4 @ 16" o.c., TYPICAL, UNLESS OTHERWISE NOTED.
- SEE HEADER SCHEDULE ON SHEET S1 FOR HEADER SIZING.
- SILL PLATES SHALL BE 2x TYPICAL, UNLESS OTHERWISE NOTED.
- SOLE PLATES SHALL BE 2x TYPICAL, UNLESS OTHERWISE NOTED.
- TOP PLATES SHALL BE DOUBLE TOP PLATES W/48" MIN. LAP AT SPLICES, TYPICAL, OTHERWISE NOTED.
- PROVIDE 2x SOLID EAVE BLOCKING WITH 3-2" DIAMETER SCREENED BIRDHOLE VENTS PER ATTIC VENTILATION SCHEDULE, PROVIDE 1" INSULATION Baffle, TYPICAL, UNLESS OTHERWISE NOTED.
- PROVIDE 2x CEILING JOISTS WHERE NECESSARY.
- PROVIDE 1/2" GYP. BOARD AT ALL WALLS AND 5/8" GYP. BOARD AT CEILING. TAPE ALL JOINTS AND TEXTURE.
- PROVIDE G.I. FLASHING AT ALL WALLS ABOVE ROOF, TYPICAL.
- ROOF IS FRAMED WITH TRUSSES @ 24" o.c. U.O.N.

DATE **9 0 23**

NOTES

DATE PRINTED
DATE CHECKED

CONTRACTOR
CUSTOM HOUSING SYSTEMS
ROHNERT PARK, CALIFORNIA 94748-0444

DESIGN FOR:
CUSTOM GARAGE TO ADU CONVERSION
6222 MCGINNIS CIRCLE, COTATI, CA.

SHEET NO. **A3**
JOB NO. **23014**

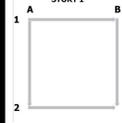


ADU

avila · bunch architects, inc.
Merle Avila · architect
Russell W. Bunch · architect
5850 Commerce Blvd., Suite 100, Rohnert Park, California, 94928
(707) 585-3711

APA Wall Bracing Calculator Project Report

Builder/Designer: Avila Bunch Architects, Inc.
 Home/Building Plan Name: Custom Housing Systems
 Development Address: 622 McGinnis Circle
 Code: BASED ON 2021 IBC
 SOX (Seismic Design Category): II
 Wind Speed: <= 115 mph
 Wind Exposure Category: EXPOSURE B
 Total Number of Stories: 1 STORY
 Cripple Wall: NO
 Mean Roof Height less than 30 ft.: YES



WALL LINE ELEVATION VIEW

Total Wall Line Length: 27' 0"

WALL LINE PLAN VIEW

Story	Wall Line	Bracing Method	Wind Factors	Wind Bracing Amount	Seismic Factors	Seismic Bracing Amount	Required Bracing	Qualified Bracing	Bracing Status
1st Story	A	CS-WSP	1.4	5.04	2	9.86	9.86	23	Compliant

Further Distance to Adjacent B/W: 21' 0"
 Roof Eave to Ridge Height: 5 feet
 Wall Dead Load: > 8 psf but <= 15 psf
 Roof/Ceiling Dead Loads: <= 15 psf
 Gypsum: Included
 Blocking: Omitted

Wall Line Segment	Wall Height	Story Height	Bracing Method	Segment Length	Adjacent Opening Height	Qualified Segment	Nails	Tension Tie	Hold Down
B1	9'	10'	CS-WSP	23' 0"	23	6712"			

WALL LINE ELEVATION VIEW

Total Wall Line Length: 27' 0"

WALL LINE PLAN VIEW

Story	Wall Line	Bracing Method	Wind Factors	Wind Bracing Amount	Seismic Factors	Seismic Bracing Amount	Required Bracing	Qualified Bracing	Bracing Status
1st Story	B	CS-WSP	1.4	5.04	2	9.86	9.86	15	Compliant

Further Distance to Adjacent B/W: 21' 0"
 Roof Eave to Ridge Height: 5 feet
 Wall Dead Load: > 8 psf but <= 15 psf
 Roof/Ceiling Dead Loads: <= 15 psf
 Gypsum: Included
 Blocking: Omitted

Wall Line Segment	Wall Height	Story Height	Bracing Method	Segment Length	Adjacent Opening Height	Qualified Segment	Nails	Tension Tie	Hold Down
B1	9'	10'	CS-WSP	8' 6"	8' 8"	8.5	6712"		
B2	9'	10'	CS-WSP	3' 6"	6' 8"	3.5	6712"		
B3	9'	10'	CS-WSP	7' 0"	4' 0"	3	6712"		

WALL LINE ELEVATION VIEW

Total Wall Line Length: 27' 0"

WALL LINE PLAN VIEW

Story	Wall Line	Bracing Method	Wind Factors	Wind Bracing Amount	Seismic Factors	Seismic Bracing Amount	Required Bracing	Qualified Bracing	Bracing Status
1st Story	1	CS-WSP	0.7	2.66	1	4.51	4.51	6.33	Compliant

Further Distance to Adjacent B/W: 23' 0"
 Roof Eave to Ridge Height: 5 feet
 Wall Dead Load: > 8 psf but <= 15 psf
 Roof/Ceiling Dead Loads: <= 15 psf
 Gypsum: Included
 Blocking: Included

Wall Line Segment	Wall Height	Story Height	Bracing Method	Segment Length	Adjacent Opening Height	Qualified Segment	Nails	Tension Tie	Hold Down
B1	9'	10'	CS-WSP	1' 8"	3' 6"	0	6712"		
B2	9'	10'	CS-WSP	6' 4"	6' 8"	6.33	6712"	1,800	
B3	9'	10'	CS-WSP	2' 0"	6' 8"	0	6712"		

WALL LINE ELEVATION VIEW

Total Wall Line Length: 21' 0"

WALL LINE PLAN VIEW

Story	Wall Line	Bracing Method	Wind Factors	Wind Bracing Amount	Seismic Factors	Seismic Bracing Amount	Required Bracing	Qualified Bracing	Bracing Status
1st Story	2	CS-WSP	1.4	5.32	2	9.02	9.02	11.16	Compliant

Further Distance to Adjacent B/W: 23' 0"
 Roof Eave to Ridge Height: 5 feet
 Wall Dead Load: > 8 psf but <= 15 psf
 Roof/Ceiling Dead Loads: <= 15 psf
 Gypsum: Included
 Blocking: Omitted

Wall Line Segment	Wall Height	Story Height	Bracing Method	Segment Length	Adjacent Opening Height	Qualified Segment	Nails	Tension Tie	Hold Down
B1	9'	10'	CS-WSP	0' 10"	1' 0"	0	6712"		
B2	9'	10'	CS-WSP	5' 10"	2' 0"	5.83	6712"	1,800	
B3	9'	10'	CS-WSP	5' 4"	2' 0"	5.33	6712"		

ATTIC VENT SCHEDULE

ATTIC AREA 483 SQ. FT. x 1/300 = 1.61 SQ. FT. REQUIRED VENTILATION
 (2) BLOCKS W/ 3-2" Ø SCREENED VENTS @ .052 SQ. FT. PER BLOCK = 1.04 SQ. FT. (LOW)
 (8) RIDGE ATTIC VENTILATION @ 0.093 SQ. FT. PER LINEAR FOOT. = 0.74 SQ. FT. (HIGH)
 TOTAL VENTILATION PROVIDED = 1.78 SQ. FT.

FOUNDATION VENTILATION SCHEDULE:

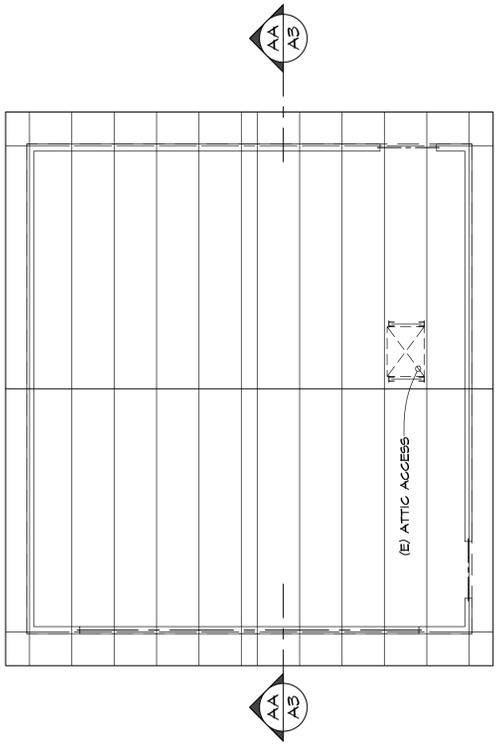
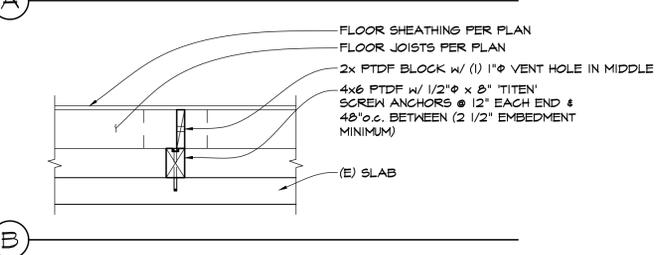
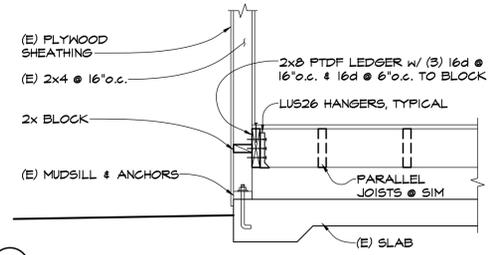
483/1500 = 0.32 SQ. FT. MINIMUM VENTILATION FOR CRAWLSPACE / DIVIDED BY:
 6" x 14" TYPICAL FOUNDATION VENT PROVIDING .49 SQ. FT. = 0.53 (1) VENTS MINIMUM
 (4) 6" x 14" VENTS ARE PROVIDED. VENTS ARE TO BE LOCATED AS TO PROVIDE A GOOD CROSS VENTILATION PER C.B.C.

NOTES:
 1. PROVIDE A 6 mil. VAPOR BARRIER OR RAT SLAB OVER THE ENTIRE GROUND SURFACE AT CRAWLSPACE.
 2. ALL FOUNDATION VENTS ARE REQUIRED TO BE PROVIDED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIALS. THE SCREEN OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4".

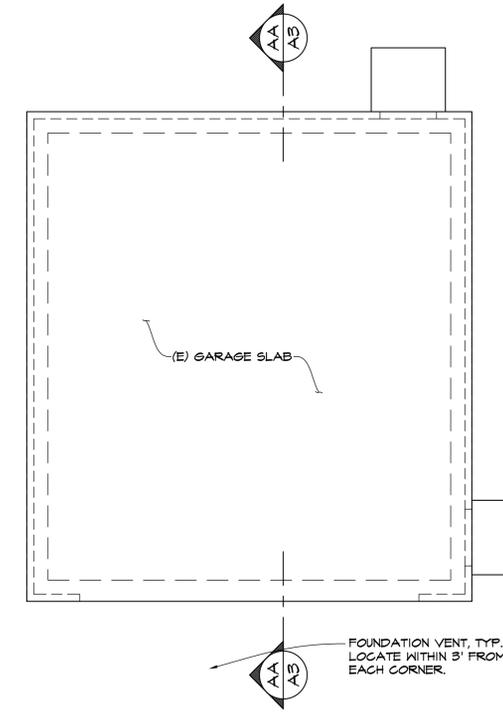
HEADER SCHEDULE

OPENING SIZE	EXTERIOR & INTERIOR BEARING WALLS AT LOWER LEVELS OF MULTISTORY		EXTERIOR & INTERIOR BEARING WALLS AT UPPERMOST LEVEL		INTERIOR NON-BEARING	
	3 1/2" WALL	5 1/2" WALL	3 1/2" WALL	5 1/2" WALL	3 1/2" WALL	5 1/2" WALL
≤ 4'-0"	4x6	6x6	4x6	6x6	4x4	4x6 (FLAT)
≤ 6'-0"	4x12 OR 3 1/2 x 9 1/2 SCL	6x10	4x10	6x8	4x6	6x6
≤ 8'-0"	3 1/2 x 9 1/2 SCL	6x12 OR 5 1/2 x 9 1/2 SCL	4x12 OR 3 1/2 x 9 1/2 SCL	6x10 OR 5 1/2 x 9 1/2 SCL	4x8	6x8
≤ 10'-0"	3 1/2 x 11 1/2 SCL	5 1/2 x 9 1/2 SCL	3 1/2 x 9 1/2 SCL	5 1/2 x 9 1/2 SCL	4x10	6x10

NOTE: MINIMUM SIZES ARE TYPICAL UNLESS OTHERWISE NOTED PER PLAN



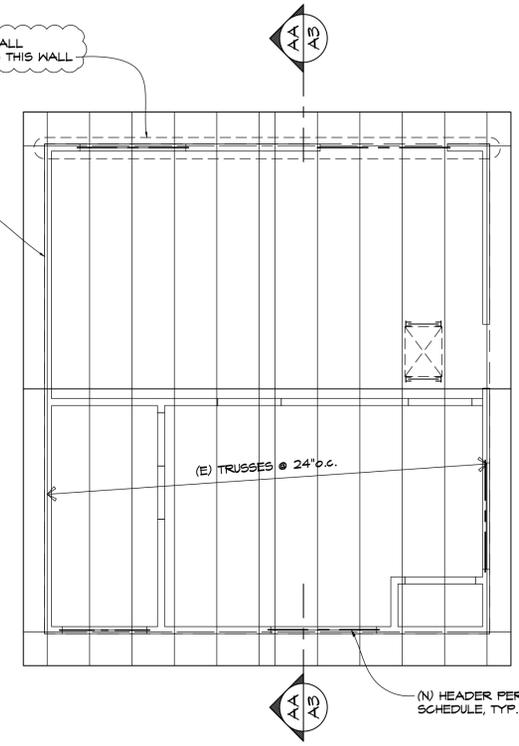
AS BUILT ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"



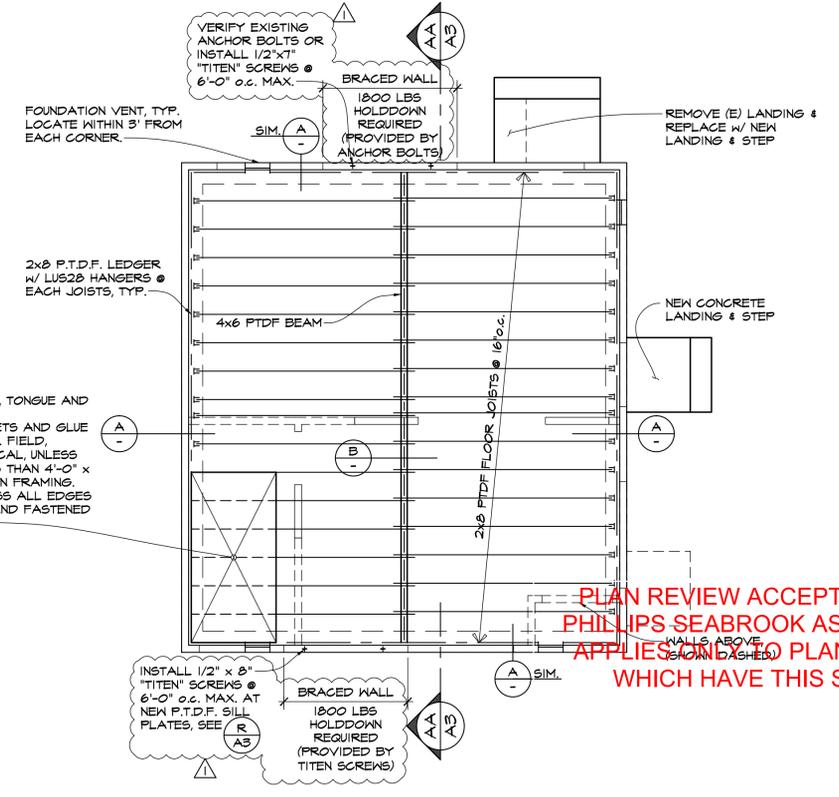
AS BUILT FOUNDATION PLAN
 SCALE: 1/4"=1'-0"

STRUCTURAL WALL SHEATHING:
 SHEATH WALL WITH APA RATED SHEATHING, S2/16, EXPOSURE I, 15/32" MINIMUM THICKNESS, INSTALL SHEETS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER SHEETS AND NAIL WITH 8d AT 6" o.c. EDGES AND 12" o.c. FIELD. (COMMON NAILS OR HOT DIPPED (OR TUMBLED) GALVANIZED BOX NAILS, OPTION: QUIK DRIVE WENTL2LS SCREWS) TYPICAL, UNLESS OTHERWISE NOTED. PROVIDE SHEETS NOT LESS THAN 4'-0" x 8'-0" EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. MINIMUM SHEET SIZE SHALL BE 24" x 48" UNLESS ALL EDGES OF UNDERSIZED SHEETS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.

BLOCK AND NAIL ALL SHEATHING EDGES THIS WALL



PROPOSED ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"



PROPOSED FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"

PLAN REVIEW ACCEPTANCE BY PHILIPPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP



23014 STRUCTURAL.DWG Fri, 01 Sep 2023 - 11:02PM
 23014 STRUCTURAL.DWG Fri, 01 Sep 2023 - 11:02PM

GENERAL INFORMATION	
01	Project Name: 622 McGinnis ADU Addition
02	Run Title: Title 24 Analysis
03	Project Location: 622 McGinnis Cir.
04	City: Cotati
06	Zip code: 94931
08	Climate Zone: 2
10	Building Type: Single family
12	Project Scope: Newly Constructed Addition
14	Addition Cond. Floor Area (ft²): 483
16	Existing Cond. Floor Area (ft²): 0.1
18	Total Cond. Floor Area (ft²): 483.1
20	ADU Bedroom Count: 1

ADDITION ALONE - Project Analysis Parameters					
01	02	03	04	05	06
Existing Area (excl. new addition) (ft²)	Addition Area (excl. existing) (ft²)	Total Area (ft²)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
0.1	483	483.1	0	1	1

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

Registration Number: 223-P010080541A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 2023-07-07 13:06:44
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CaCERTS Inc.
Report Generated: 2023-07-07 13:01:12

OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status
Front Wall	ADU	R-15 Wall	205	Front	168	14	90	none	New
Left Wall	ADU	R-15 Wall	25	Back	184	0	90	none	New
Back Wall	ADU	R-15 Wall	25	Back	168	57.52	90	none	New
Right Wall	ADU	R-15 Wall	115	Right	184	20	90	none	New
Roof Attic	ADU	R-38 Roof Attic	n/a	n/a	483	n/a	n/a	n/a	New
Raised Floor	ADU	R-19 Floor Crawlspace	n/a	n/a	483	n/a	n/a	n/a	New

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

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Oper 10 oh #1	Window	Front Wall	Front	205	5	2	1	10	0.3	NFRC	0.23	NFRC	Bug Screen
Oper 4 oh #1	Window	Front Wall	Front	205	4	1	1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Oper 17.5 oh #1	Window	Back Wall	Back	25	5	3.5	1	17.5	0.3	NFRC	0.23	NFRC	Bug Screen
Sl.Door 40 oh #1	Window	Back Wall	Back	25	6	6.67	1	40.02	0.3	NFRC	0.23	NFRC	Bug Screen
Oper 20 oh #0	Window	Right Wall	Right	115			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 223-P010080541A-000-000-0000000-0000
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SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	7.5	18000	12000	EERSEER	14.3	10	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDO/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDO/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	7.21	0	16.2	0	-8.99
Space Cooling	0	32.6	0	23.81	0	8.79
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	66.96	0	59.26	0	7.7
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	106.77	0	99.27	0	7.5
Photovoltaics	0	0	0	0	0	0
Battery	0	0	0	0	0	0
Flexibility						
Indoor Lighting	0	11.89	0	11.89		
Appl. & Cooking	0	66.26	0	65.3		
Plug Loads	0	77.73	0	77.73		
Outdoor Lighting	0	2.09	0	2.09		
TOTAL COMPLIANCE	0	264.74	0	256.28		

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OVERHANGS AND FINS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang				Left Fin				Right Fin				
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Oper 10 oh #1	1.8	0.8	2	2	0	0	0	0	0	0	0	0	0
Oper 4 oh #1	1.8	0.8	2	2	0	0	0	0	0	0	0	0	0
Oper 17.5 oh #1	1.8	0.8	2	2	0	0	0	0	0	0	0	0	0
Sl.Door 40 oh #1	1.8	0.8	2	2	0	0	0	0	0	0	0	0	0

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
Attic Roof/ADU	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O.C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: S Skeer	Documentation Author Signature:
Company: Save Energy Consulting	Signature Date: 2023-07-07 13:06:18
Address: 10555 Chalk Hill Rd.	CEA/HERS Certification Identification (if applicable): R13-90-10035
City/State/Zip: Healdsburg, CA 95448	Phone: 707-838-8505
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Merle Avila	Responsible Designer Signature:
Company: Avila - Bunch Architects Inc	Date Signed: 2023-07-07 13:06:44
Address: 5850 Commerce Blvd, Ste 100	License: NA
City/State/Zip: Rohnert Park, CA 94928	Phone: 707-585-3711

Digitally signed by CaCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI¹	43.91	42.05	1.86	4.24
Net EUI²	43.91	42.05	1.86	4.24

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

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Window overhangs and/or fins
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.	
• Kitchen range hood • Verified Refrigerant Charge • Airflow in habitable rooms (SC3.1.4.1.7) • Verified heat pump rated heating capacity • Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.5) • Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)	

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU	Conditioned	HVAC1	483	8	DHW Sys 1	New

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

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

WATER HEATERS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (In/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.95	Btu/Hr	200000	0	n/a	n/a	

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

Registration Number: 223-P010080541A-000-000-0000000-0000
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SOLAR TEC/24
1180 Burnside Rd.
Sebastopol, CA 95472
Title 24 Energy Compliance Documentation
Job No: 223014-09

project: 622 McGinnis ADU Addition/Conversion
location: 622 McGinnis St., Cotati, CA 94931
designer: Avila-Bunch Architects, Inc.
date: 7/7/2023

Method of Compliance: Performance Method (Climate Zone 2) showing that this project is in compliance with the 2022 edition of the California Residential Energy Standards when built as documented in this submittal.
Summary: The standard house in this climate zone has R21-1.5 walls, R38 roof/ceiling attic, R-19 floor and 20% glass to floor area ratio; R-8 on ducts; QII (quality installation of insulation); glazing U-Factor = 0.30; glazing SHGC = 0.23; door U-Factor = 0.20 (R-5); HERS tested tight ducts; refrigerant charge measurement for split cooling systems; a roof radiant barrier. A cool roof is not mandatory in climate zone 2. This report shows the total compliance margin on Form CF-1R to be moderate. The glass area is at 18.95%; and the following features are below standard: R15 walls. The following off-setting features help the design team achieve efficient gas, tankless water heater; dual pane, non-metal framed windows and sliding doors with stand, low solar gain low-E glass; variable capacity heatpump (VCHP credit). The specific compliance requirements are shown in the e table below.

- Specific Requirements: (must also conform to all applicable Mandatory Measures on Form MF-1)
- INSULATION: R38 insulation at roof/ceiling attic; R15 insulation at walls; R-19 at raised floors.
 - GLAZING: All glazing is double pane, non-metal frame, NFRC tested assemblies with low solar gain low-E glass.
 - Note: Glazing U-Factors and solar heat gain coefficients (SHGC) are per the default values given in Tables 116-A and 116-B in Appendix B of the Residential Energy Manual or per the NFRC tested values published by the manufacturer.
 - Note: Maximum allowed glazing U-Factors are as follows: operable = 0.30; sliding door = 0.30. Maximum allowed Solar Heat Gain Coefficients (SHGC) are as follows: operable = 0.23; sliding door = 0.23.
 - MANDATORY HERS: The following HERS features apply & require 3rd party HERS inspection and verification:
 - Airflow rate greater than or = 350 cfm/ton
 - Kitchen hood
 - Verified heatpump rated heating capacity
 - Wall mounted thermostat in zones greater than 150 sq.ft.
 - Ductless indoor units all in conditioned space
 - Refrigerant charge measurement
 - HEATING/A/C: Ductless, mini-split heatpump with VCHP credit and a minimum HSPF2 = 7.5 and SEER2 = 14.3
 - 10.0.
 - DUCTS: NA
 - WATER HEATING: One gas tankless unit with a minimum Energy Factor (UEF) = 0.95.
 - THERMAL MASS: NA
 - RADIANT BARRIER: Not required
 - COOL ROOF: Not required in Climate Zone 2.
 - LIGHTING: See notes on the plans for lighting requirements.
 - VENTILATION: NA
 - PHOTOVOLTAIC: NA
 - OPTIONAL FEATURES: None



DESIGN FOR: 23014-T24 SHEETS.DWG THU, 31 AUG 2023 - 8:54AM

DATE: 9 0 23
CONTRACTOR: CUSTOM HOUSING SYSTEMS
JOB NO: 23014
SHEET NO: 1 OF 5
DATE PRINTED: DATE CHECKED

Merle Avila - architect
Russell W. Bunch - architect
5850 Commerce Blvd., Suite 100, Rohnert Park, California, 94928



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Building Envelope:

- § 110.6(a)1: **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 1011.1.S/AA44-2011. *
- § 110.6(a)5: **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(a).
- § 110.6(b): **Field fabricated exterior doors and fenestration products** must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6(A), 110.6(B), or JAA 5 for exterior doors. They must be caulked and/or weather-stripped.
- § 110.7: **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
- § 110.8(a): **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
- § 110.8(g): **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
- § 110.8(i): **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CFR.
- § 110.8(j): **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified by the Department of Consumer Affairs.
- § 150.0(a): **Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.194. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
- § 150.0(b): **Loose-Fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
- § 150.0(c): **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.
- § 150.0(d): **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
- § 150.0(f): **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
- § 150.0(g)1: **Vapor Retarder.** In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(g).
- § 150.0(g)2: **Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
- § 150.0(q): **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log

- § 110.5(e) **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
- § 150.0(e)1: **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
- § 150.0(e)2: **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
- § 150.0(e)3: **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System

- § 110.0-§ 110.3: **Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
- § 110.2(a): **SEER Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
- § 110.2(b): **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-out temperature for compression heating is higher than the cut-out temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
- § 110.2(c): **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
- § 110.3(c)3: **Insulation.** Unvented service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
- § 110.3(c)6: **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(k)1G: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
- § 150.0(k)1H: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
- § 150.0(k)1I: **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A elevated temperature requirements provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
- § 150.0(k)2A: **Interior Switches and Controls.** All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
- § 150.0(k)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
- § 150.0(k)2A: **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
- § 150.0(k)2B: **Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
- § 150.0(k)2C: **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
- § 150.0(k)2D: **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
- § 150.0(k)2E: **Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
- § 150.0(k)2F: **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase out dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
- § 150.0(k)2K: **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
- § 150.0(k)3A: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
- § 150.0(k)4: **Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
- § 150.0(k)5: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

- § 110.10(a)1: **Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(g).
- § 110.10(b)1A: **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhanging of the building and have a total area no less than 250 square feet. *
- § 110.10(b)2: **Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
- § 110.10(b)3A: **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
- § 110.10(b)3B: **Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
- § 110.10(b)4: **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
- § 110.10(c): **Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
- § 110.10(d): **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
- § 110.10(e)1: **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
- § 110.10(e)2: **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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2022 Single-Family Residential Mandatory Requirements Summary

- § 110.5: **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
- § 150.0(h)1: **Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
- § 150.0(h)3A: **Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any duct.
- § 150.0(h)3B: **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
- § 150.0(i)1: **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
- § 150.0(i)2: **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as specified by § 120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
- § 150.0(j)1: **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
- § 150.0(j)3: **Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO RAT), or by a listing agency that is approved by the executive director.

Ducts and Fans:

- § 110.8(d)3: **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
- § 150.0(m)1: **CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
- § 150.0(m)2: **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
- § 150.0(m)3: **Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
- § 150.0(m)7: **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
- § 150.0(m)8: **Gravity Ventilating Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
- § 150.0(m)9: **Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water resistant and solar radiation-resistant coating.
- § 150.0(m)10: **Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
- § 150.0(m)11: **Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
- § 150.0(m)12: **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must be requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(s): **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
- § 150.0(t): **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- § 150.0(u): **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- § 150.0(v): **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(m)3: **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

- § 150.0(o)1: **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
- § 150.0(o)1B: **Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and/or controlled per § 150.0(o)1Biiiv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(o)1C.
- § 150.0(o)1C: **Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-iii.
- § 150.0(o)1G: **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)1Gii. Enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(o)1Gii-v. Airflow must be measured by the installer per § 150.0(o)1Gv, and rated for sound per § 150.0(o)1Giv. *
- § 150.0(o)1H8: **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 2.2 at no less than the minimum airflow rate required by § 150.0(o)1C.
- § 150.0(o)2: **Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)1G.

Pool and Spa Systems and Equipment:

- § 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDb's; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
- § 110.4(b)1: **Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar piping.
- § 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
- § 110.4(b)3: **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
- § 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
- § 150.0(p): **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

- § 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
- § 150.0(k)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
- § 150.0(k)1B: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
- § 150.0(k)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
- § 150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
- § 150.0(k)1E: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
- § 150.0(k)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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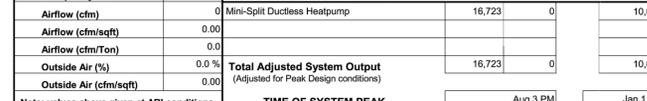
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: 622 McGinnis ADU Addition Date: 7/7/2023
 System Name: HVAC Floor Area: 483

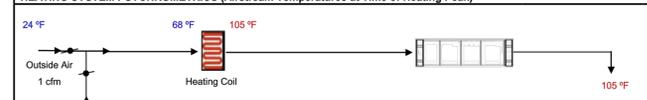
ENGINEERING CHECKS	SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
		CFM	Sensible	Latent	CFM	Sensible
Number of Systems	1					
Heating System						
Output per System	18,000	274	5,909	264	167	6,851
Total Output (Btuh)	18,000					
Output (Btuh/sqft)	37.3					
Cooling System						
Output per System	18,000					
Total Output (Btuh)	18,000					
Total Output (Tons)	1.5					
Output (Btuh/sqft)	37.3					
Total Output (sqft/Ton)	322.0					
Air System						
CFM per System	0	HVAC EQUIPMENT SELECTION				
Airflow (cfm)	0	Mini-Split Ductless Heatpump	16,723	0		10,632
Airflow (cfm/sqft)	0.00					
Airflow (cfm/Ton)	0.0					
Outside Air (%)	0.0 %					
Outside Air (cfm/sqft)	0.00					
		Total Adjusted System Output				
		(Adjusted for Peak Design conditions)				
				TIME OF SYSTEM PEAK		
				Aug 3 PM		Jan 1 AM

Note: values above given at ARI conditions

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



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



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP



APPROVED

2022 CALGreen CHECKLIST - RESIDENTIAL ADDITIONS AND ALTERATIONS

additions or alterations that increase the conditioned space of existing low rise residential buildings.

City of COTATI Building Division PAGE 1 of 7 EFFECTIVE: 01 JANUARY 2023

Applies to building permit applications received on, or after, January 1, 2020 for additions or alterations that increase the conditioned space of existing low rise residential buildings including hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregational residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities and uses thereto. Detached "U" occupancy buildings are not subject to the requirements of CALGreen. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen. Repairs to existing structures are not subject to CALGreen at this time.

PROJECT ADDRESS: 622 McGinnis St, Cotati, CA 94931

PROJECT NAME: 622 McGinnis ADU Conversion/Addition

PROJECT DESCRIPTION: Single Family Dwelling ADU Conversion/Addition

BUILDING PERMIT NUMBER: BP 23198

INSTRUCTIONS:

The Owner (or the Owner's agent) shall employ a CERTIFIED CALGreen Inspector to complete this checklist via the following steps:

- The CALGreen Inspector, in collaboration with the owner and the design professional, shall complete Column 2 of this checklist. Either "required" or "not required" is to be selected for each feature/measure. If "required" is selected, a description and reference to the plan sheet where the item is specified should be provided. If "not required" is selected, a description of why the feature/measure does not apply shall be provided. Sections not separated by horizontal lines are all related to the relative checkboxes in that non-separated box. See CALGreen Chapter 4 for complete descriptions of features and measures listed below.
- When Column 2 is complete, the Owner, Design Professional, and CALGreen Inspector are to be identified on, sign, and date the CALGreen Building Acknowledgments Section 1 (Design Verification) at the end of this checklist. The completed checklist is then to be submitted to the City of Cotati Building Division as part of the building permit application.
- Building Division plan review staff will provide a fourth review of the plans and Column 2 (first three by Owner, Design Professional, and CALGreen Inspector as stated above). When approvable, the approved checklist will be included as part of the approved job set that is to be kept on the construction site throughout construction.
- The CALGreen Inspector is to inspect all applicable features/measures listed in Column 2 and mark the verification boxes in Column 3 as each feature/measure is completed.
- Prior to final inspection by the Building Division, the CALGreen Inspector shall verify that all applicable features/measures have been installed, and sign and date the CALGreen Building Acknowledgments Section 2. (Implementation Verification) found at the end of this checklist.

*NOTE: The CALGreen Inspector shall not be the design professional or contractor for the project and shall not have a financial interest in the project for which services are being provided (except for the cost of providing said services).

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
CALGreen DIVISION 4.1: PLANNING AND DESIGN			
Site Development			
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA: Structure is existing and in place.			
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Gutters, down spouts and drainage to route water away from the building.			
4.106.4.3 Multi-family residential only: When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered, ten percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. (Electric Vehicle Charging Space definition: A space intended for future installation of EV charging equipment and charging of electric vehicles)	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA: By Code definition is not a multi-family dwelling.			
CALGreen DIVISION 4.2: ENERGY EFFICIENCY			
Performance Approach			
4.201.1 Building meets or exceeds the requirements of the 2022 California Building Energy Efficiency Standards. (Tier 1 not applicable)	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: T24 Performance Calculation.			
CALGreen DIVISION 4.3: WATER EFFICIENCY AND CONSERVATION			
Indoor Water Use			
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Plumbing fixtures shall meet their allowed flush and flow rates.			
4.303.2 Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA			

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
CALGreen DIVISION 4.4: MATERIAL CONSERVATION AND RESOURCE EFFICIENCY			
Enhanced Durability and Reduced Maintenance			
4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Seal all annular spaces with a rodent proofing sealant.			
Construction Waste Reduction, Disposal and Recycling			
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste. Specify which section (4.408.2, 4.408.3 or 4.408.4) was chosen for compliance.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Take construction waste to proper waste facility.			
Building Maintenance and Operation			
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Provide notebook with all major appliance user guides.			
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA: Not a multifamily dwelling.			

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
CALGreen DIVISION 4.5: ENVIRONMENTAL QUALITY			
Fireplaces			
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed wood stove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA: Not in project			
Pollutant Control			
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA: Not in project			
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: All said materials must meet their VOC requirements.			
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: All said materials must meet their VOC requirements			
4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA: Not in project			
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG:			
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Carpet must be "Green Label" certified.			
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA: Not in project			

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
CALGreen DIVISION 4.6: MATERIAL CONSERVATION AND RESOURCE EFFICIENCY			
Interior Moisture Control			
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): NA: Not in project			
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure (< 19%). Verification documentation is required.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Inspector shall verify moisture does not exceed 19%.			
Interior Air Quality and Exhaust			
4.506.1 Humidity controlled exhaust fans which terminate outside the building are provided in every bathroom unless otherwise a component of a whole house ventilation system.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Humidistat shall be provided unless fan is the whole house fan.			
Environmental Comfort			
4.507.2 Duct systems and equipment are sized and designed and selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual S-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: Provide heatloss and gain per ANSI.			
Innovative Concepts and Local Environmental Conditions			
Proposed Innovative Concept 1:	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Proposed Innovative Concept 2:	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Proposed Innovative Concept 3:	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
INSTALLER AND CALGreen INSPECTOR QUALIFICATIONS			
Qualifications			
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: HVAC installer shall be trained.			
702.2 The CALGreen Inspector is ICC certified and is qualified and able to demonstrate competence in the discipline they inspect and verify.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG: CALGreen inspector shall be certified.			
Verifications			
703.1 Verification of compliance with this code shall include, but not be limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	<input type="checkbox"/> REQD	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Plan Sheet CG			

CALGreen BUILDING ACKNOWLEDGMENTS

PROJECT ADDRESS: 622 McGinnis St, Cotati, CA 94931

PROJECT DESCRIPTION: Single Family Dwelling ADU Conversion/Addition

SECTION 1 - DESIGN VERIFICATION

INSTRUCTIONS:

Prior to building permit application, complete all lines of Section 1 - "Design Verification," and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the City of Cotati Building Division.

The signatures below certify that the owner, design professional, and the CALGreen inspector have reviewed the plans and Columns 1 and 2 of this checklist and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code.

Owner's Signature _____ Date _____

Owner's Name (Please Print) _____

MERLE AVILA _____ 8.31.2023
Design Professional's Signature Date
Merle Avila, Architect
Design Professional's Name (Please Print)

Skeer _____ 8/31/2023
CALGreen Inspector's Signature Date
Skeer _____ 707-838-8505
CALGreen Inspector's Name (Please Print) CALGreen Inspector's Phone Number
skeer22@gmail.com _____ 8343214
CALGreen E-mail Address ICC Certification Number

SECTION 2 - IMPLEMENTATION VERIFICATION

Complete, sign, and submit the completed checklist, including Column 3, together with all original signatures in this Section 2 "Implementation Verification" to the Building Department prior to Building Department final inspection.

The owner, design professional, and the CALGreen inspector have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code.

CALGreen Inspector's Signature _____ Date _____

CALGreen Inspector's Name (Please Print) _____ CALGreen Inspector's Phone Number (If Different Than Above) _____

CALGreen E-mail Address (If Different Than Above) _____ ICC Certification Number (If Different Than Above) _____

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP



RESIDENTIAL 2023 23014 CAL GREEN SHEETS.DWG Fri, 01 Sep 2023 - 11:04 AM

DATE: 9 0 23
 NOTES:
 DATE PRINTED: DATE CHECKED:
 CONTRACTOR: CUSTOM HOUSING SYSTEMS
 Rohnert Park, California (707) 484-0444
 SHEET NO: 23014 OF 6
 JOB NO: 23014
 DESIGN FOR: CUSTOM GARAGE TO ADU CONVERSION
 622 MCGINNIS CIR/CIRCLE, COTATI, CA
 avila · bunch architects, inc.
 Merle Avila · architect Russell W. Bunch · architect
 5850 Commerce Blvd., Suite 100, Rohnert Park, California, 94928
 (707) 585-3711

