

# CITY OF CATHEDRAL CITY 2-CAR GARAGE CONVERSION JUNIOR ACCESSORY DWELLING UNIT

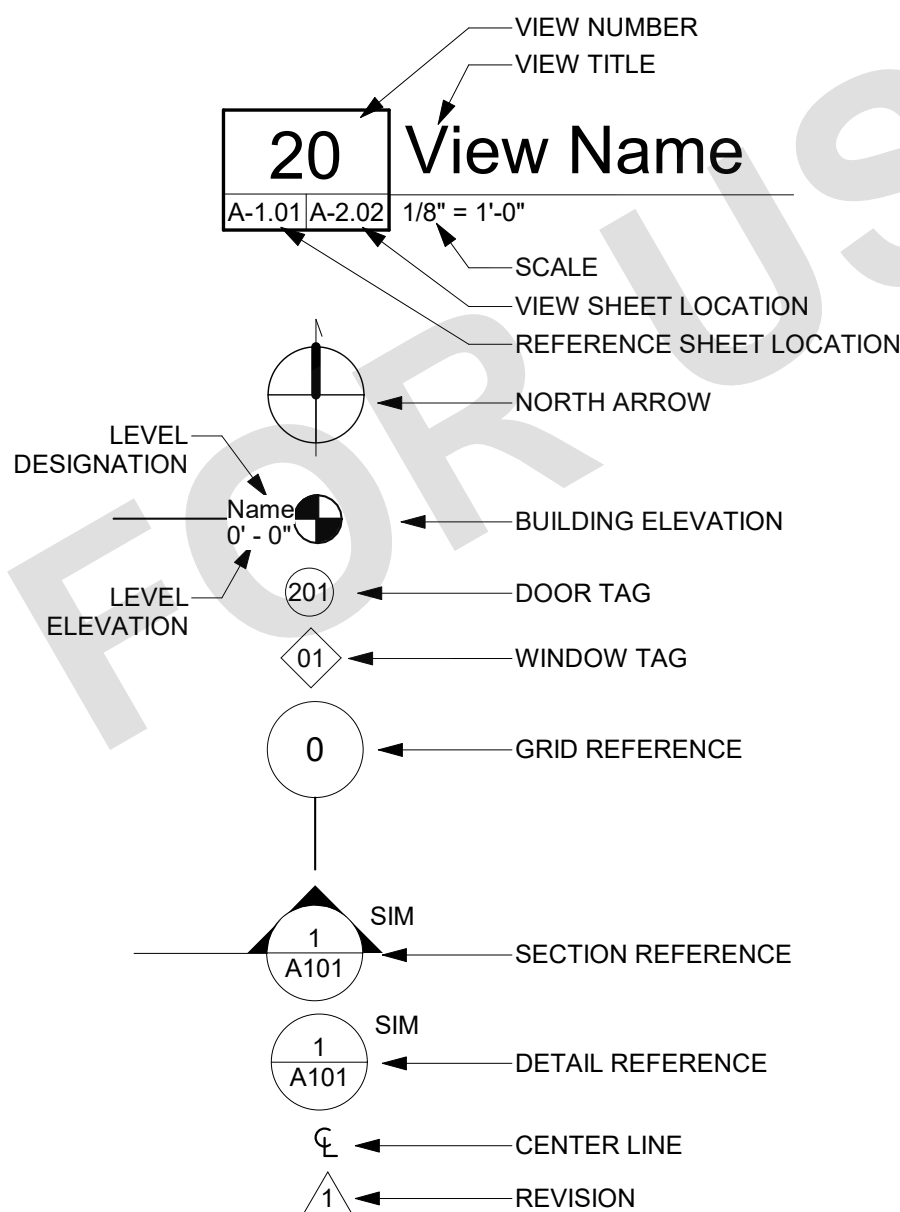
CITY OF CATHEDRAL CITY, CA

STREET ADDRESS (TO BE PROVIDED BY OWNER)

## ABBREVIATIONS

ABV	ABOVE	FD	FLOOR DRAIN	PLYWD	PLYWOOD
ACOUS	ACOUSTICAL	FE	FIRE EXTINGUISHER	PR	PAIR
ACT	ACOUSTICAL CEILING TILE	FEC	FIRE EXTINGUISHER PANEL	PT	PAINT
AD	AREA DRAIN	FG	FINISH GROUP	PTD	PAINTED
ADJ	ADJUSTABLE	FH	FIRE HYDRANT	R	RISER
AFF	ABOVE FINISH FLOOR	FHC	FIRE HOSE CABINET	RAD	RADIUS
ALT	ALTERNATE	FIN	FINISH	RCP	REFLECTED CEILING PLAN
ALUM	ALUMINUM	FLR	FLOOR	RD	ROOF DRAIN
APPROX	APPROXIMATE	FLUOR	FLOURESCENT	RE	REFER
ARCH	ARCHITECT	FT	FOOT OR FEET	REF	REFRIGERATOR
B.O.	BOTTOM OF	FUR	FURRING	REIN	REINFORCED
BALC	BALCONY	GAL	GALLON	REQD	REQUIRED
BD	BOARD	GALV	GALVANIZED	RESIL	RESILIENT
BET	BETWEEN	GB	GRAB BAR	RM	ROOM
BLDG	BUILDING	GC	GENERAL	RO	ROUGH OPENING
BLKG	BLOCKING	GB	GENERAL	RTU	ROOF TOP UNIT (MECH)
BLW	BELOW	GL	GLASS	S	SOUTH
BM	BEAM	GND	GROUND	SAFB	SOUND ATTENUATION
BOT	BOTTOM	GWB	GYPSPUM BOARD	SC	SCUPPER
BRKT	BRACKET	GYP	GYPSPUM	SCD	SCHEDULE
BULKHD	BULKHEAD	H.W.H.	HOT WATER HEATER	SCHED	SCHEDULE
BUR	BUILT UP ROOF	HDWD	HARDWOOD	SEAL	SEALANT
C.G.	CORNER GUARD	HDWR	HARDWARE	SECT	SECTION
CAB	CABINET	HM	HOLLOW METAL	SF	SQUARE FOOT
CAIK	CAULKING	HORIZ	HORIZONTAL	SH	SHEET
CEM	CEMENT	HR	HOUR	SIM	SIMILAR
CER	CERAMIC	HT	HEIGHT	SPEC	SPECIFICATION
CJ	CONTROL JOINT	ID	INNER DIAMETER	SQ	SQUIRE
CLG	CEILING	INCAN	INCANDESCENT	SS	STAINLESS STEEL
CLOS	CLOSET	INSUL	INSULATION	STD	STANDARD
CLR	CLEAR	INT	INTERIOR	STL	STEEL
CO	CASED OPENING	JAN	JANITOR	STOR	STORAGE
COL	COLUMN	JST	JOIST	STRUCT	STRUCTURAL
CONC	CONCRETE	JT	JOINT	SUSP	SUSPENDED
CONT	CONTINUOUS	LAM	LAMINATE	SYM	SYMMETRICAL
CPT	CARPET	LAV	LAVATORY	T	TREAD
CT	CERAMIC TILE	LB(S)	POUNDS	T&G	TONGUE & GROOVE
CTR	CENTER	LDG	LANDING	TEL	TELEPHONE
DBL	DOUBLE	LT	LIGHT	TER	TERRAZZO
DET	DETAIL	MAX	MAXIMUM	THK	THICK
DIA	DIAMETER	MECH	MECHANICAL	THK	THRESHOLD
DIM	DIMENSION	MEMB	MEMBRANE	TO	TOP OF
DN	DOWN	MFR	MANUFACTURER	TYP	TYPICAL
DR	DOOR	MIN	MINIMUM	UC	UNDERCUT
DS	DOWN SPOUT	MISC	MISCELLANEOUS	UNFIN	UNFINISHED
DW	DISHWASHER	MO	MASONRY OPENING	UNLN	UNLESS NOTED OTHERWISE
DWG	DRAWING	MTD	MOUNTED	UON	UNLESS OTHERWISE NOTED
E	EAST	MTL	METAL	UTIL	UTILITY
EA	EACH	N	NORTH	VCT	VINYL COMPOSITION TILE
EIS	EXTERIOR INSULATION & FINISH SYSTEM	NIC	NOT IN CONTRACT	VERT	VERTICAL
ELEC	ELECTRIC	NO	NUMBER	VIF	VERIFY IN FIELD
ELEV	ELEVATION	NOM	NOMINAL	VTR	VENT TERMINATION PIPE
EMER	EMERGENCY	NTS	NOT TO SCALE	VW	VINYL WALL COVERING
ENCL	ENCLOSURE	O.P.	OVERFLOW PIPE	W	WEST
EOS	EDGE OF SLAB	OA	OVERALL	W/	WITH
EQ	EQUAL	OC	ON CENTER	W/O	WITHOUT
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	WC	WATERCLOSET
ETR	EXISTING TO REMAIN	OH	OFFICE	WIN	WINDOW
EW	EACH WAY	OPG	OPPOSITE HAND	WP	WATERPROOF
EXP. JT.	EXPANSION JOINT	OPP	OPPOSING	WS	WETSTACK
EXST	EXISTING	PART	PARTITION	WSCT	WAINSCOT
F.O.	FACE OF	PERM	PERIMETER	WT	WEIGHT
FA	FIRE ALARM	PLAM	PLASTIC LAMINATE		
FAP	FIRE ANNUNCIATOR PANEL	PLAS	PLASTER		

## SYMBOLS



## GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:
  - a 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
  - b 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
  - c 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
  - d 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
  - e 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
  - f 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
  - g 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS
  - h 2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS
  - i CURRENT CITY OF CATHEDRAL CITY, CA MUNICIPAL CODE.
2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
3. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
6. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
7. THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED. OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
  - a TV/DVD SYSTEMS
  - b ICE MACHINE
  - c REFRIGERATOR
  - d VENDING MACHINE
  - e MICROWAVE
8. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
9. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
10. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
11. A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
12. OWNER TO PROVIDE LOCATION OF THE NEAREST FIRE HYDRANT. FIRE HYDRANT LOCATION SHALL MEET THE REQUIREMENTS IN THE CFC.
13. IF THE MAIN RESIDENCE HAS TWO EXISTING WATER CLOSETS, WITH THE INCLUSION OF THE ADDITIONAL WATER CLOSET IN THE ADU, THE EXISTING SEWER LATERAL SIZE IS TO BE VARIFIED TO BE 4 INCHES PER CPC TABLE 703.2.
14. THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER JUNE 1, 2019, AS REQUIRED BY NBMC SECTION 15.02.095.
15. GROUND PLUMBING SCHEMATIC TO BE SITE SPECIFIC AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

## PROJECT DIRECTORY

### OWNER:

### ADDRESS:

### PHONE:

### FAX:

### CONTACT:

### EMAIL:

### ARCHITECT

#### RRM DESIGN GROUP

ADDRESS: 3765 S Higuera St, Suite 102

SAN LUIS OBISPO, CA 93401

PHONE: P:(805) 543-1794

## AGENCIES AND UTILITIES

### COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF CATHEDRAL CITY PLANNING

#### ADDRESS:

68700 AVENIDA LALO GUERRERO

CATHEDRAL CITY, CA 92234

PHONE: (760) 770-0340 FAX:

## ADU BUILDING INFORMATION

### CITY OF CATHEDRAL CITY TO PROVIDE THE FOLLOWING INFORMATION:

OCCUPANCY GROUP: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_

### OWNER/APPLICANT TO PROVIDE THE FOLLOWING INFORMATION:

EXISTING AREA OF RESIDENCE: \_\_\_\_\_

EXISTING AREA OF GARAGE: \_\_\_\_\_

PROPOSED NEW ADU GROSS AREA: \_\_\_\_\_

"DIG ALERT 811" PRIOR TO ANY EXCAVATION

### CONSTRUCTION HOURS:

OCTOBER 1ST THROUGH APRIL 30TH:

MONDAY - FRIDAY: 7:00 A.M. TO 5:30 P.M.

SATURDAY: 8:00 A.M. TO 5:00 P.M.

SUNDAY: NONE

GOVERNMENT CODE HOLIDAYS: NONE

MAY 1ST THROUGH SEPTEMBER 30TH:

MONDAY - FRIDAY: 8:00 A.M. TO 7:00 P.M.

SATURDAY: 8:00 A.M. TO 5:00 P.M.

SUNDAY: NONE

GOVERNMENT CODE HOLIDAYS: NONE

## SPECIAL INSTRUCTIONS

OWNER SHALL SUPPLY INFORMATION ON THE FOUNDATION TYPE OF THE EXISTING BUILDING. IF THE FOUNDATION TYPE OF THE EXISTING BUILDING MATCHES THE PROPOSED FOUNDATION OF AN ADU, A SOILS REPORT WILL NOT BE REQUIRED. HOWEVER, IF A DIFFERENT FOUNDATION TYPE IS PROPOSED A SOILS REPORT WILL BE REQUIRED.

## DEFERRED SUBMITTALS

CHECK ALL THAT APPLY

☐ FIRE SPRINKLER ( YES / NO ) (SEPARATE PLAN CHECK / PERMIT)

☐ SOLAR PV (      -KW) (SEPARATE PLAN CHECK / PERMIT)

## GENERAL RELEASE AND AGREEMENT TO HOLD HARMLESS CLAUSE

BY USING OR IN ANY WAY RELYING UPON THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF CATHEDRAL CITY, ITS ELECTED OFFICIALS, BOARDS AND COMMISSIONS, OFFICERS, AGENTS, VOLUNTEERS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM AND AGAINST ANY AND ALL CLAIMS (INCLUDING, WITHOUT LIMITATION, CLAIMS FOR BODILY INJURY, DEATH, OR DAMAGE TO PROPERTY), DEMANDS, OBLIGATIONS, DAMAGES, ACTIONS, CAUSES OF ACTION, LIABILITIES, SUITS, LOSSES, JUDGMENTS, FINES, PENALTIES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES, DISBURSEMENTS, AND COURT COSTS) OF EVERY KIND AND NATURE WHATSOEVER, WHICH MAY ARISE FROM OR IN ANY WAY RELATE TO THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

## SHEET INDEX

G-001 TITLE SHEET-2 CAR GARAGE CONVERSION

G-101 GENERAL NOTES

T24-500 CERTIFICATE OF COMPLIANCE  
T24-501 CERTIFICATE OF COMPLIANCE

AS-100 EXAMPLE SITE PLAN SHEET (FOR REFERENCE ONLY)  
AS-101 ARCHITECTURAL SITE PLAN

A5-101 FLOOR PLAN & RCP - PLAN 5  
A5-111 MECHANICAL AND ELECTRICAL PLANS - PLAN 5  
A5-201 EXTERIOR ELEVATIONS & BUILDING SECTIONS - PLAN 5

AD-901 ARCHITECTURAL DETAILS-DOORS & WINDOWS  
AD-902 ARCHITECTURAL DETAILS-ASSEMBLY & EXTERIOR  
AD-903 ARCHITECTURAL DETAILS-OPTIONS

Grand total: 12

## PROJECT SCOPE

## SITE INFORMATION

### OWNER TO PROVIDE THE FOLLOWING INFORMATION:

LEGAL DESCRIPTION: \_\_\_\_\_

APN #: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

## ZONING INFORMATION

### CITY OF CATHEDRAL CITY TO PROVIDE THE FOLLOWING INFORMATION:

ZONING: \_\_\_\_\_

#### LOT COVERAGE

INCLUDING ALL AREAS UNDER SOLID ROOF, INCLUDING EAVES.

EXISTING LOT COVERAGE: \_\_\_\_\_

ALLOWABLE LOT COVERAGE: \_\_\_\_\_

PROPOSED LOT COVERAGE: \_\_\_\_\_

#### SETBACKS:

FRONT: \_\_\_\_\_

REAR: \_\_\_\_\_

SIDE: \_\_\_\_\_

#### PARKING REQ.

EXISTING COVERED SPACES: \_\_\_\_\_

EXISTING UNCOVERED SPACES: \_\_\_\_\_

PROPOSED TOTAL SPACES: \_\_\_\_\_

COVERED: \_\_\_\_\_

UNCOVERED: \_\_\_\_\_

## PROJECT CHECKLIST

\*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED.

STAFF INITIALS: \_\_\_\_\_

### EXTERIOR WALL MATERIAL

NEW INFILL EXTERIOR FINISH SHALL MATCH EXISTING PRINCIPAL DWELLING

### WINDOW MATERIAL

☐ VINYL

☐ FIBERGLASS

☐ WOOD

☐ ALUMINUM CLAD WOOD

### WASTE WATER

☐ SEWER

### ONSITE PARKING REQUIRED

☐ NONE

EXCEPTION USED:

☐ THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.

☐ THE ADU IS LOCATED WITHIN A ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT STRUCTURE.

☐ OFF STREET PARKING PERMITS ARE REQUIRED BUT NOT OFFERED TO THE OCCUPANT OF THE ADU.

☐ WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU.

☐ ONE PARKING SPACE

### FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

☐ NO

☐ YES

REQUIRED AT PROPOSED ADU:

☐ NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED)

☐ YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED)

### FIRE SPRINKLERS NOTES

1. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
2. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
3. DEFERRED SUBMITTAL: OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
4. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
5. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS.
6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION.

### DESIGNATED HAZARDOUS AREAS

THE PRIMARY RESIDENCE LOCATED WITHIN A DESIGNATED HAZARD ZONES. CHECK ALL THAT APPLY.

☐ SPECIAL FLOOD HAZARD ZONE

☐ LIQUIFICATION ZONE

☐ LANDSLIDE HAZARD ZONE



THESE PLANS ARE PROVIDED BY THE CITY OF CATHEDRAL CITY 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 CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

TITLE SHEET-2 CAR GARAGE  
CONVERSION

PUBLIC SET

DATE

06/24/2021

SHEET

G-001



## FLOOR PLAN NOTES

- 1. 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 APPLANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
  - a. 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.
  - b. COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.**
  - c. CLEARANCES PER MANUFACTURE REQUIREMENTS.**
- 2. INSULATION FOR PIPING AND TANKS** (2022 CEC 105.0(i)):
  - a. SOLAR WATER-HEATING SYSTEM PIPING, AND SPACE-CONDITIONING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY** PIPING SHALL BE INSULATED AS FOLLOWS:
    - a. DOMESTIC HOT WATER PIPING**, SEE NOTES ABOVE.
    - b. PIPING FOR SPACE-CONDITIONING SYSTEMS**, SOLAR WATERHEATER SYSTEM COLLECTOR LOOP, SEE 2022 CEC SECTION 120.3(c).
  - EXCEPTION:**
    1. PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
  - a. INSULATION PROTECTION** PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(b)):
    - a. PIPE INSULATION EXPOSED TO WEATHER** SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
    - b. PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING** LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
    - c. PIPE INSULATION BURIED BELOW GRADE** MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.
- 3. WEATHER BARRIERS.**
  - a. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER** SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
  - b. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL** WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3)
- 4. DOMESTIC RANGE** VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- 5. CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4", SMOOTH, METAL DUCT. (2022 CMC 504.4)
- 6. ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- 7. SHOWERS AND TUB SHOWERS** COMBINATION CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0)
- 8. WET-ROOM GLAZING**, PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE TUBS EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE. (2022 CRC R308.4.5)
- 9. HEATING AND AIR-CONDITIONING SYSTEM DESIGN** SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- 10. WATER CLOSETS.**
  - a. CLEARANCES:** 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
  - b. PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH** SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3)
  - c. NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES**, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112-19.2. H & S CODE, SECTION 17921.3(b).
  - d. TOWEL BAR PER BATHROOM**, PROVIDE NECESSARY BLOCKNG FOR TOILET PAPER HOLDER AND TOWEL BARS.
- 11. WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM** PER ASHRAE STANDARD 62.2. PROVIDE THE BUILDING INSPECTOR THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION:
  - a. CALCULATIONS FOR REQUIRED VENTING RATES.**
  - b. CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.**
  - c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH** PER ASHRAE 62.2 TABLE 7.1.
  - d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.**
  - e. FANS SHALL BE A MAXIMUM OF 1 SONE.**
  - f. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.**
- 13. ATTIC ACCESS:**
  - a. PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE** (2022 CRC R807.1)
  - b. IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL**, PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND ITS CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
  - c. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION** SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
  - d. THE ROUGH-FRAMED OPENING** SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CRC R807.1)
  - e. PROVIDE A 120V RECEPTACLE AND A LIGHT** NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.

## ELECTRICAL NOTES

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL 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.
- NOT USED
- 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))
- PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER (INCLUDE OPENER).
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 317.0(2) AND 2022 CEC 317.0(3).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- 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, DENS, 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 400.7, 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 ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-0 OF THE CALIFORNIA 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 kHz.
- 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.
- LIGHTS IN OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CEC 190.0(k)(2)).
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND MUST MEET THE REQUIREMENTS IN ITEM i AND THE REQUIREMENTS IN EITHER ITEM ii OR ITEM iii:
  - i) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS ii OR iii BELOW; AND
  - ii) CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL' OR
  - iii) CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL, FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
- AT LEAST ONE LUMINAIRE EACH BATHROOM, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
- EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JAB-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL.

## PLUMBING NOTES

- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- PIPING:
  - a. DOMESTIC WATER (WITHIN BUILDING); COPPER OR PEX PIPE** OR APPROVED EQUAL.
  - b. GAS, EXPOSED TO WEATHER:** GALVANIZED
  - c. AIR CHAMBERS:** 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
  - d. DIELECTRIC UNIONS "F.P.C.O."** REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
  - e. WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED**, PROVIDE WITH 2 GATE VALVES.
- WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
- SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSC SECTION 4.303.3.
- PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
- STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS
- ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
- PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
- WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER [2022 CPC 505.2] THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER [2022 608.5 CPC]
- PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOLLER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

## MECHANICAL NOTES

- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE CMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- GRILLES AND REGISTERS, DIFFUSERS, ETC.: SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS, DIRECTLY VENTED TO OUTSIDE, BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
- THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILINGS, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS.
- LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHTUB, SHOWER, TUB/SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSC SEC. 4.506.1):
  - a. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.**
  - b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.**
    - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
    - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)
- BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7).
- KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM EXHAUST RATE PER TABLE 150.0.G OF 2022 CEC.

TABLE 150.0-G

DWELLING UNIT FLOOR AREA (ft2)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS
<750	150 CFM	280 CFM

- PER 2022 CEC 150(m) PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 (OR ANY LEVEL HIGHER LEVEL REQUIRED BY 2022 CMC SECTION 605) OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE.

## TITLE 24 COMPLIANCE

- ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY.
- THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN BASED LINEAR FLUORESCENT, PIN BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINAIRES (SSL'S) INSTALLED OUTDOORS OR INSEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES. (2022 CEC TABLE 150.0-A)
- THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY IF THEY ARE JOINT APPENDIX JAB-CERTIFIED. JAB-CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS "JAB-2016T" OR "JAB-2016E". THESE FIXTURES INCLUDE: LED LUMINAIRES WITH INTEGRAL SOURCES THAT ARE CERTIFIED TO THE ENERGY COMMISSION, SCREW-BASED LED LAMPS (A-LAMPS, PAR LAMPS, ETC.), PIN BASED LED LAMPS (MR-16, AR-11, ETC.), GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINAIRES. (2022 CEC TABLE 150.0-A)
- LISTING OF CA CERTIFIED FIXTURES IS LOCATED ON THE CALIFORNIA ENERGY COMMISSION WEBSITE AT: [HTTP://APIPLANCES.ENERGY.CA.GOV/ADVANCESARCH/ASPX](http://apipliances.energy.ca.gov/advancesearch.aspx)
- RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- ADDITIONAL REQUIREMENTS FOR ANY RECESSED DOWNLIGHTS IN CEILINGS ARE AS FOLLOWS. THEY
  - a. SHALL NOT HAVE SCREW BASED SOCKETS,**
  - b. SHALL CONTAIN JAB-CERTIFIED LIGHT SOURCES AND**
  - c. SHALL MEET PERFORMANCE REQUIREMENTS OF 2022 CEC SECTION 150.0(K)1C.**
- THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN ALUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. (2022 CEC SECTION 150(K)1(B))
- UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.
- ALL LIGHTING MUST HAVE READILY ACCESSIBLE MANUAL CONTROLS
- EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING.
- FOR ALL SPACE TYPES EXCEPT HALLWAYS AND CLOSETS THAT ARE 70 SF OR SMALLER, VACANCY SENSORS OR DIMMERS ARE REQUIRED WHEN USING A SOURCE REGULATED BY JAB.
- IN KITCHENS, IF THE LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE, YOU MUST USE A DIMMER OR VACANCY SENSOR.
- LUMINAIRES IN THE BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM MUST BE CONTROLLED BY A VACANCY SENSOR.
- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (2022 CEC 110.7).
- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 CEC 150.0(a)2)
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A. (2022 CEC 150.0(K)1A).
- THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. (2022 CEC 150(K)1B).

## SOLAR READY NOTES

SOLAR READY REQUIREMENTS PER CcNC 110.10(b) THROUGH 110.10(e)

### SOLAR ZONE:

- 1. MINIMUM AREA.** THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL 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 SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE 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.
  - A. SINGLE FAMILY RESIDENCES.** THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.

**EXCEPTION 1** TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA4 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.

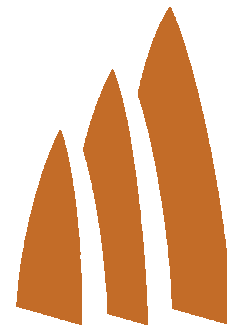
**EXCEPTION 5** TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET AND WHERE ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS AND COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.

**EXCEPTION 6** TO SECTION 110.10(B)1A: SINGLE-FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS:

- A. ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS** THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
- B. COMPLY WITH ONE OF THE FOLLOWING MEASURES:**
  - a. INSTALL A DISHWASHER** THAT MEETS OR EXCEEDS THE ENERGY STAR® PROGRAM REQUIREMENTS WITH A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS, A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR, OR AN SAE J1772 LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE OR EV CHARGER) WITH A MINIMUM OF 40 AMPERES, OR
  - b. INSTALL A HOME AUTOMATION SYSTEM** CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR
  - c. INSTALL ALTERNATIVE PLUMBING PIPING** TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR
  - d. INSTALL A RAINWATER CATCHMENT SYSTEM** DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.

## SITE NOTES

- CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10- FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.



## Cathedral City

THESE PLANS ARE PROVIDED BY THE CITY OF CATHEDRAL CITY 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 PERMITS 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 CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

GENERAL NOTES

DATE  
06/24/2021

SHEET

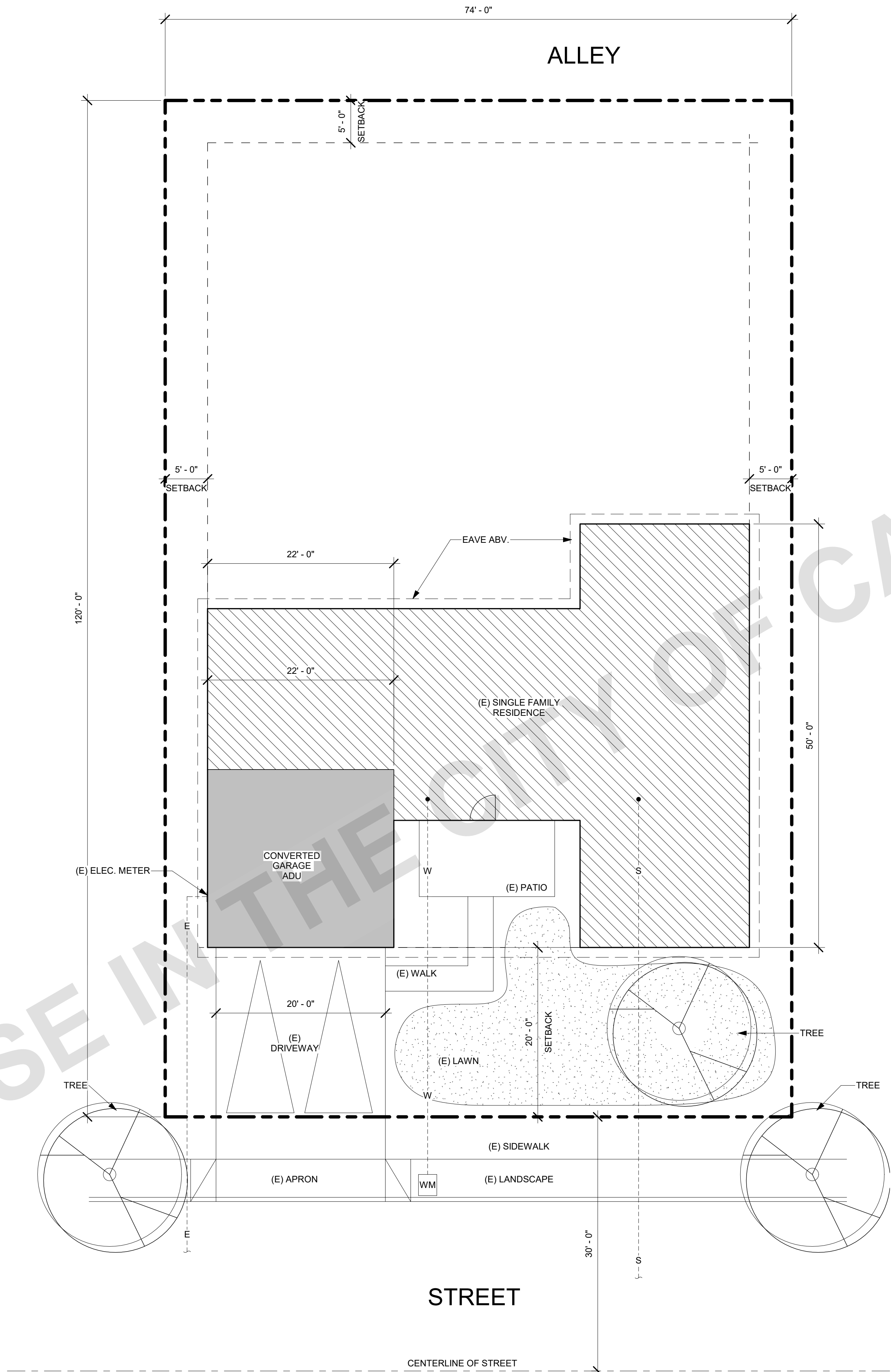
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SITE PLAN (TO BE PROVIDED BY APPLICANT)



SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.
4. CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS.
5. CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.
6. CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES.
7. LIMIT CONSTRUCTION AREA TO THAT INDICATED ON THE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO AREAS OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
8. COORDINATE ELECTRICAL REQUIREMENTS WITH PG&E.
9. FOR PROJECT INFORMATION DATA, SEE TITLE SHEET
10. ENCROACHMENT PERMIT IS REQ. FOR ANY WORK DONE WITHIN THE RIGHT OF WAYS.
11. MIN. 2% SLOPE AWAY FROM BUILDING AT NEW FLAT WORK

SITE PLAN CHECKLIST

- |  |                          |
|--|--------------------------|
| <b>DRAWING SCALE</b><br>SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.   | <input type="checkbox"/> |
| <b>PROPERTY LINES</b><br>SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND  | <input type="checkbox"/> |
| <b>CONSULT WITH PLANNING DIVISION STAFF:</b>   |                          |
| <b>LABEL YARDS</b><br>LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.                     | <input type="checkbox"/> |
| <b>SETBACKS</b><br>DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES.        | <input type="checkbox"/> |
| <b>EASEMENTS (IF APPLICABLE)</b><br>REFER TO LEGEND. MAY INCLUDE UTILITY R.O.W.  | <input type="checkbox"/> |
| <b>LOCATION OF EXISTING UTILITIES</b><br>UTILITIES, POLES, S.WERE DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC. | <input type="checkbox"/> |
| <b>LOCATION OF NEW METERS</b><br>SEPARATE GAS AND ELECTRIC METER FOR ADU (DMC 7.34.070)  | <input type="checkbox"/> |
| <b>LABEL STREETS &amp; SIDEWALKS</b>   | <input type="checkbox"/> |
| <b>FOOTPRINT OF EXISTING BUILDING</b><br>THIS INCLUDES ALL STRUCTURES/PORCHES/GAZEBO   | <input type="checkbox"/> |
| <b>FOOTPRINT OF PROPOSED ADU</b><br>REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE  | <input type="checkbox"/> |
| <b>DIMENSION BUILDING SEPARATION</b><br>DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES              | <input type="checkbox"/> |

SITE PLAN CHECKLIST

- |  |  |
|--|--|
|  | PROPERTY LINE  |
|  | SETBACK  |
|  | EASTMENT   |
|  | ACCESSIBLE PATH OF TRAVEL<br>(SHALL BE 48" MIN. CBC 11B-403.5) |
|  | CONCRETE PAVING  |
|  | LANDSCAPE AREA   |



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CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

EXAMPLE SITE PLAN SHEET  
(FOR REFERENCE ONLY)

PUBLIC SET

DATE  
06/24/2021

SHEET

AS-100

FOR USE IN THE CITY OF CATHEDRAL CITY

SITE PLAN (TO BE PROVIDED BY APPLICANT)

SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.
4. CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS.
5. CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.
6. CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES.
7. LIMIT CONSTRUCTION AREA TO THAT INDICATED ON THE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO AREAS OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
8. COORDINATE ELECTRICAL REQUIREMENTS WITH PG&E.
9. FOR PROJECT INFORMATION DATA, SEE TITLE SHEET
10. ENCROACHMENT PERMIT IS REQ. FOR ANY WORK DONE WITHIN THE RIGHT OF WAYS.
11. MIN. 2% SLOPE AWAY FROM BUILDING AT NEW FLAT WORK

SITE PLAN CHECKLIST

- DRAWING SCALE

SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.

☐
- PROPERTY LINES

SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND

☐
- CONSULT WITH PLANNING DIVISION STAFF:

LABEL YARDS

LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.

☐

SETBACKS

DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES.

☐

EASEMENTS (IF APPLICABLE)

REFER TO LEGEND. MAY INCLUDE UTILITY R.O.W.

☐

LOCATION OF EXISTING UTILITIES

UTILITIES, POLES, S.WERE DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTATIC.

☐

LOCATION OF NEW METERS

SEPARATE GAS AND ELECTRIC METER FOR ADU (DMC 7.34.070)

☐

LABEL STREETS & SIDEWALKS

☐

FOOTPRINT OF EXISTING BUILDING

THIS INCLUDES ALL STRUCUTRES/PORCHES/GAZEBOs

☐

FOOTPRINT OF PROPOSED ADU

REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE

☐

DIMENSION BUILDING SEPARATION

DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES

☐

SITE PLAN CHECKLIST

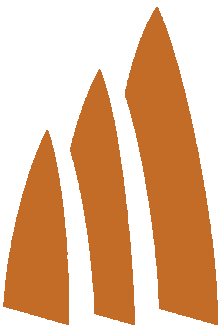
- PROPERTY LINE
- SETBACK
- EASTMENT
- ACCESSIBLE PATH OF TRAVEL  
(SHALL BE 48" MIN. CBC 11B-403.5)
- CONCRETE PAVING
- LANDSCAPE AREA



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CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

ARCHITECTURAL SITE PLAN



Cathedral City

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APPLICANT TO ATTACH BUILDING ENERGY  
ANALYSIS REPORT FORMS TO SHEET

CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

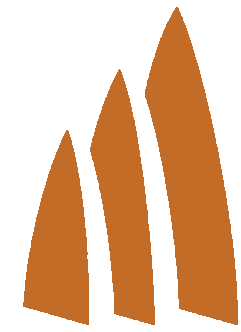
CERTIFICATE OF COMPLIANCE

DATE  
06/24/2021

SHEET  
T24-500

PUBLIC SET





Cathedral City

THESE PLANS ARE PROVIDED BY THE CITY OF CATHEDRAL CITY 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 CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

APPLICANT TO ATTACH BUILDING ENERGY  
ANALYSIS REPORT FORMS TO SHEET

CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

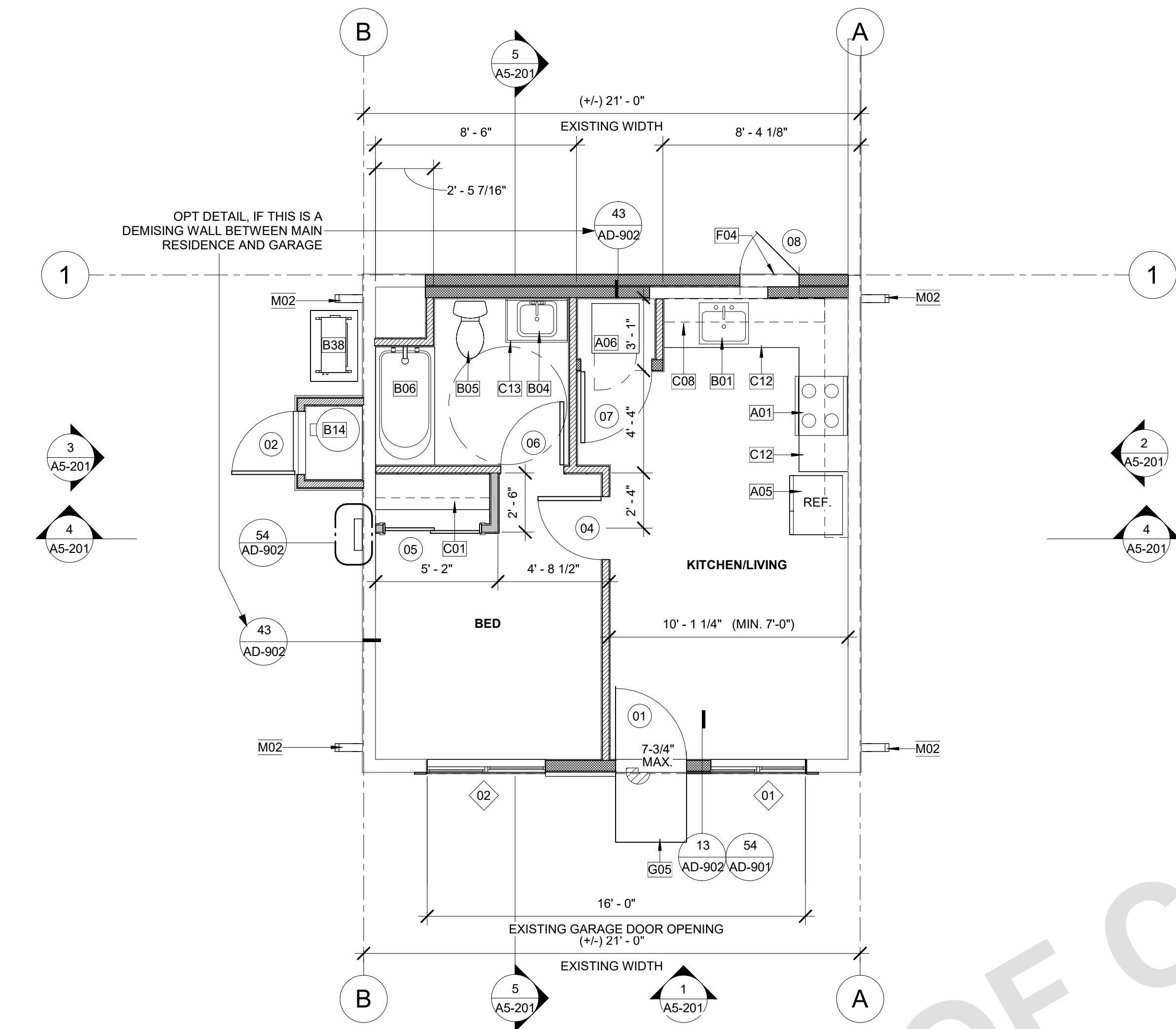
CERTIFICATE OF COMPLIANCE

DATE  
06/24/2021

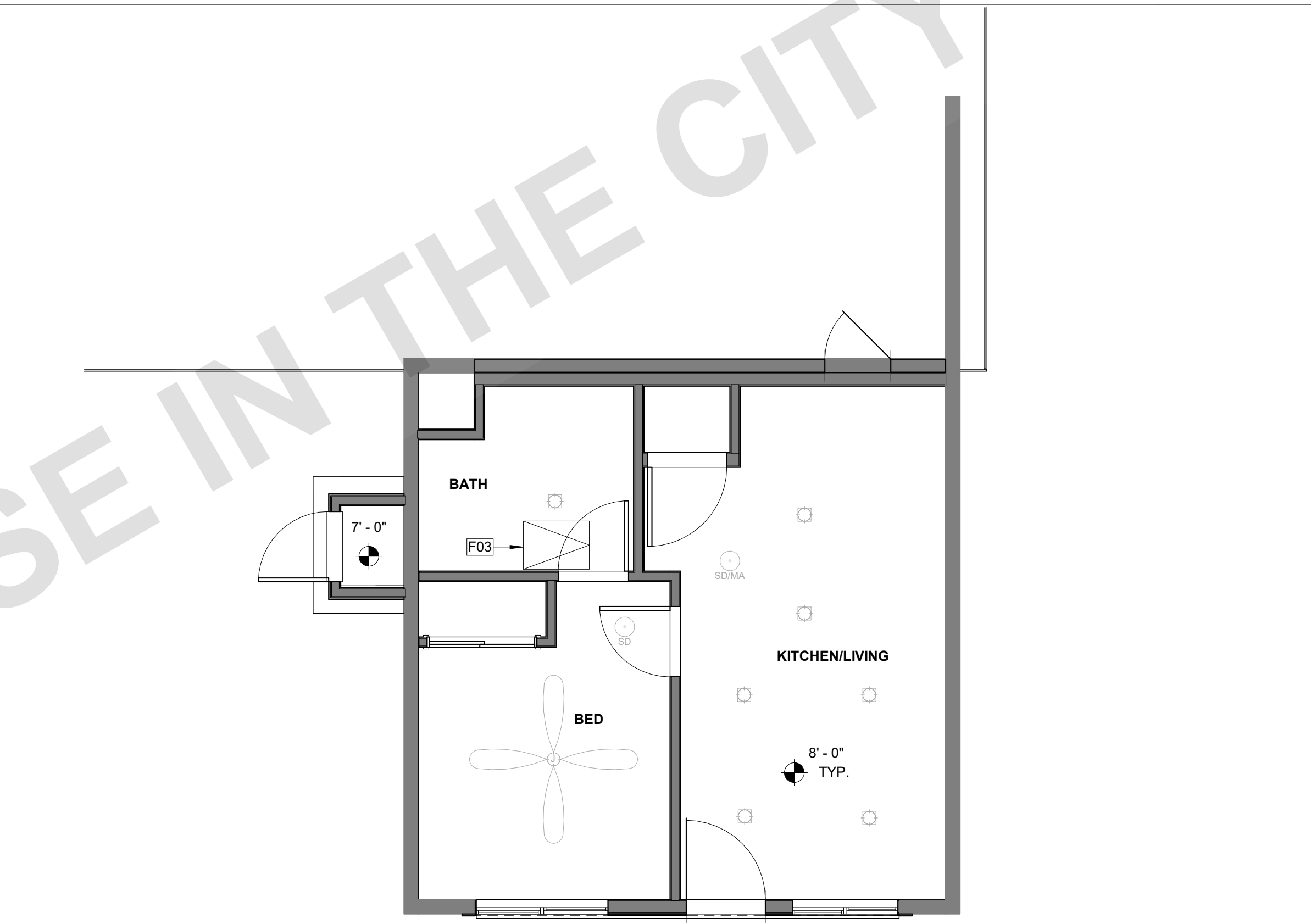
SHEET

T24-501

PUBLIC SET



**1** GROUND FLOOR PLAN  
A4-201/A5-101 1/4" = 1'-0"



**2** GROUND FLOOR RCP  
A4-201/A5-101 1/4" = 1'-0"

## GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 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.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS **2022 CRC SECTION R302.5.1**. DOORS SHALL BE SELF-CLOSING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.
- GLAZING IN DOORS SHALL BE TEMPERED PER **SECTION R308.4.1**.

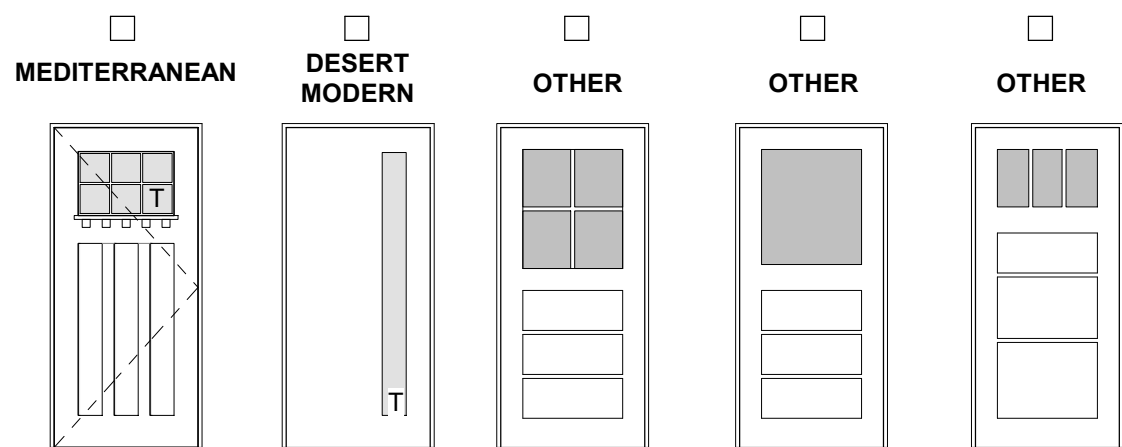
## DOOR REMARKS

- FIRE RATED DOOR. REFER TO GENERAL DOOR NOTE #5
- GLAZING IN DOOR, TEMPERED (BOTH PANES)
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.
- POTENTIAL EXISTING DOOR, LOCATION MAY VARY.

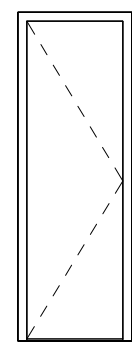
## DOOR SCHEDULE

NO.	TYPE	SIZE		FIRE RATING	REMARKS
		WIDTH	HEIGHT		
01	A	3' - 0"	6' - 8"		2
02	B	2' - 8"	6' - 8"		
04	C	2' - 8"	6' - 8"		
05	D	4' - 0"	6' - 8"		
06	C	2' - 8"	6' - 8"		
07	E	3' - 0"	6' - 8"		3
08	C	2' - 6"	6' - 8"		5

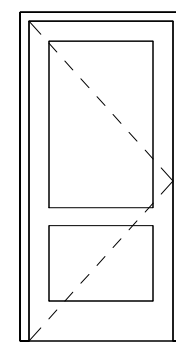
## DOOR TYPES



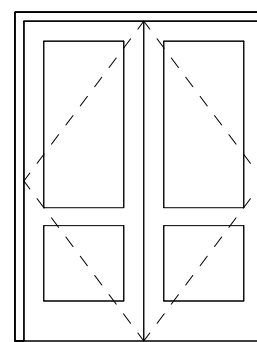
**A.** SOLID CORE WOOD EXTERIOR



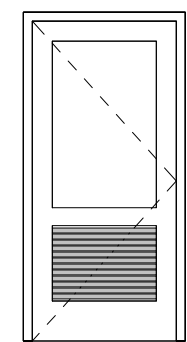
**B.** SOLID CORE WOOD EXTERIOR



**C.** SINGLE HOLLOW CORE INTERIOR



**D.** DOUBLE HOLLOW CORE INTERIOR

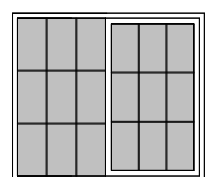


**E.** VENTED SINGLE HOLLOW CORE WOOD INTERIOR (WITH MIN. 100 IN<sup>2</sup> OPENING)

## WINDOW SCHEDULE

NO.	TYPE	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
01	A	4' - 0"	4' - 6"	6' - 8"	
02	A	5' - 0"	4' - 6"	6' - 8"	1

## WINDOW TYPES



**A.** SLIDER

## FLOOR PLAN NOTES

- DIMENSIONS ARE TO FACE OF FRAMING U.N.O
- REFER TO STRUCTURAL PLANS FOR FURTHER FRAMING INFORMATION.
- REFER TO ELECTRICAL & MECHANICAL PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- FLOOR FINISHES TO BE DETERMINED BY THE PROPERTY OWNER.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

## RCP NOTES

- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UON.
- ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL ELECTRICAL PLAN.
- REFER TO ARCHITECTURAL ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO FLOOR PLAN FOR ELEVATION AND SECTION REFERENCES.

## KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR.
- A05 REFRIGERATOR LOCATION. PROVIDE 37" 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 THROUGH EXTERIOR WALL. DRYER VENT 4" MIN. DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
- B01 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. WATER RESISTENT FINISH TO EXTEND TO 72" ABOVE FLOOR. SHOWER DOOR IF APPLICABLE TO BE TEMPERED GLASS.
- B14 ELECTRIC WATER HEATER. SEE T24 FOR SIZE. PROVIDE ENCLOSURE. LOCATION MAY VARY. INDICATE LOCATION ON PLAN IF DIFFERENT THAN PROVIDED LOCATION. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL S1AD-902
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN 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.
- C01 SINGLE WOOD SHELF AND POLE.
- C08 12" DEEP UPPER CABINET
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.
- C13 30" HIGH BASE CABINET AND COUNTERTOP.
- F03 30" X 30" MIN. 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 CENc 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENc 150.0 (a)1.
- F04 DOOR TO BE REMOVED, WHERE OCCURS. USE 2X INFILL FRAMING AT OPENING.
- G05 CONCRETE STOOP. SLOPE 1/4" FT AWAY FROM THE BUILDING. MUST BE AT LEAST AS WIDE AS DOOR AND 3' DEEP.
- M02 EXISTING DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM

## LEGEND

- EXTERIOR-** 5 1/2" WOOD STUD W/ FLYWOOD SHEATHING AND STUCCO/SIDING PER ELEVATION, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR-** 5 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- INTERIOR-** 3 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.

10' - 0" CEILING HEIGHT

## WINDOW REMARKS

- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. PER **CBC 2022 SEC. 1031.3.2**
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER **CBC 2022 SEC. 1031.3.3**
- TEMPERED / SAFETY GLAZING.

## WINDOW 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**]



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**CITY OF CATHEDRAL CITY**  
**GARAGE CONVERSION PLANS**  
CITY OF CATHEDRAL CITY, CA

FLOOR PLAN & RCP - PLAN 5

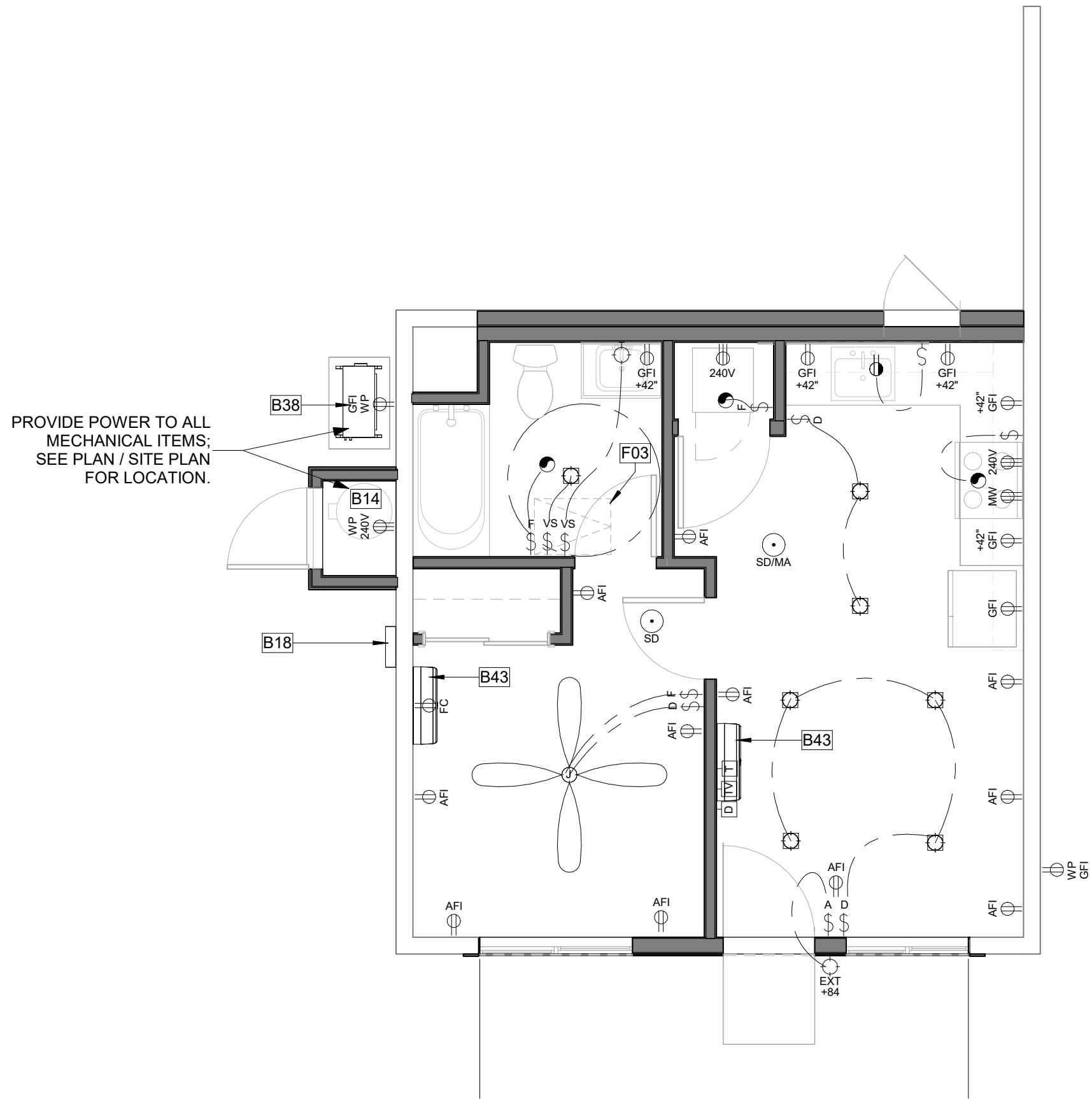
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DATE  
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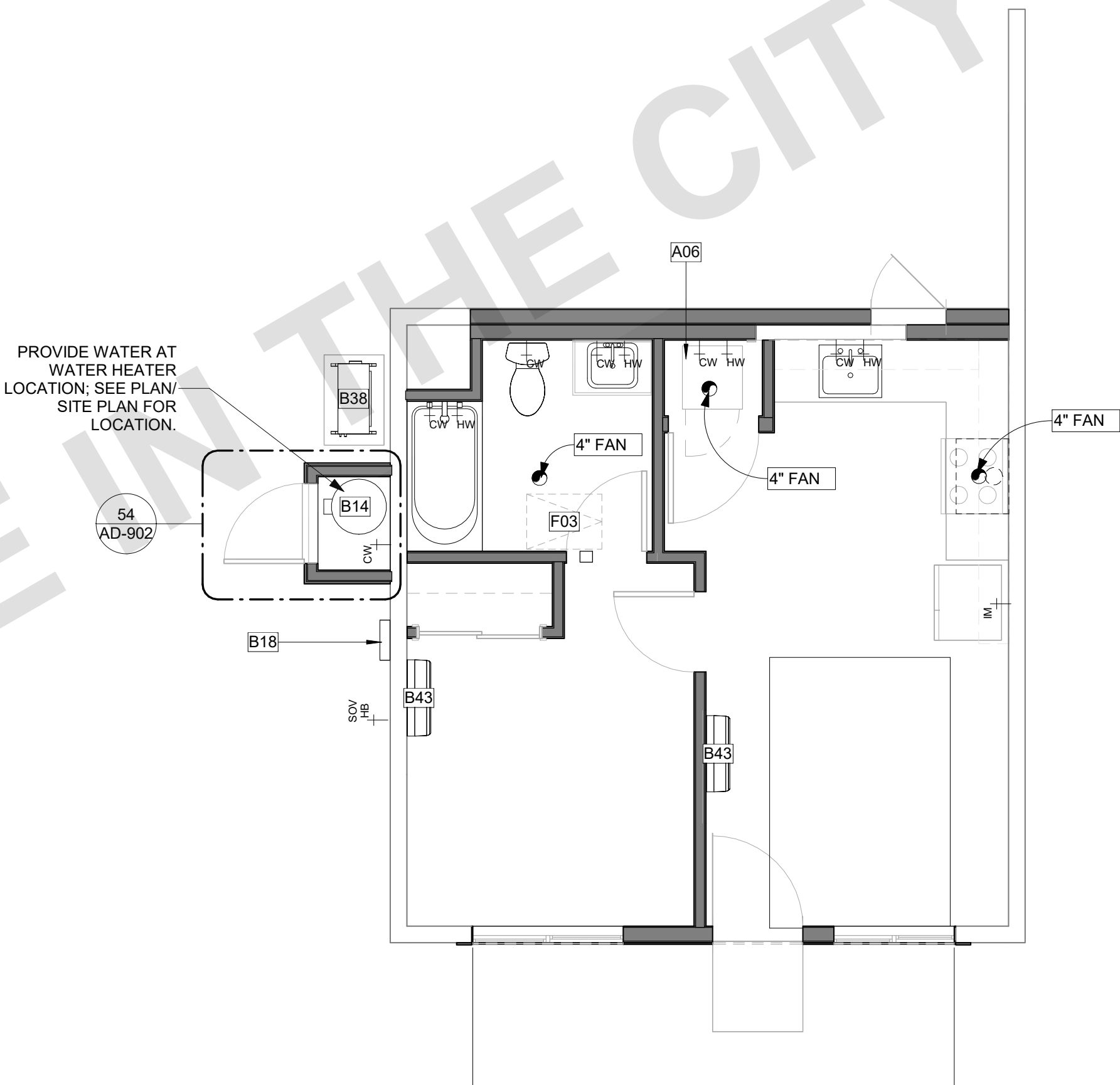
SHEET

A5-101





1 ELECTRICAL FLOOR PLAN  
A4-201A5-111 1/4" = 1'-0"



2 MECHANICAL FLOOR PLAN  
A4-201A5-111 1/4" = 1'-0"

## ELECTRICAL LEGEND

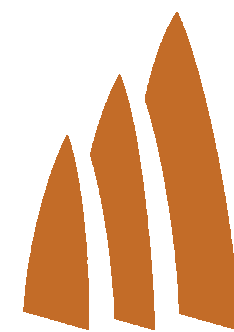
NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS.

ELECTRICAL SWITCH	SMOKE DETECTOR/ALARM	DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
ELECTRICAL SWITCH-THREE WAY	COMBINATION SMOKE/CARBON MONOXIDE	DUPLEX OUTLET 240 VOLTS
ELECTRICAL SWITCH-FOUR WAY	DATA LOCATION	DUPLEX OUTLET GROUND FAULT INTERRUPTER
ELECTRICAL SWITCH-VACANCY SENSOR	TELEPHONE LOCATION	DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
ELECTRICAL SWITCH-DIMMER	CABLE TELEVISION LOCATION	DUPLEX OUTLET AFCI-HALF HOT
ELECTRICAL SWITCH-FAN	ELECTRICAL JUNCTION BOX	DUPLEX OUTLET MICROWAVE GROUND FAULT INTERRUPTER
ASTRONOMICAL TIME SWITCH		DUPLEX OUTLET DISH WASHER GROUND FAULT INTERRUPTER
EXHAUST FAN		DUPLEX OUTLET RANGE HOOD
INDOOR AIR QUALITY FAN	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	COLD WATER STUB OUT
PENDANT LIGHT HIGH-EFFICACY		HOT WATER STUB OUT
SURFACE MOUNTED HIGH-EFFICACY LIGHT		WATER HOSE BIBB
WALL MOUNTED HIGH-EFFICACY LIGHT		WATER HOSE BIBB WITH SHUT OF VALVE
EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT W/ PHOTO SENSOR		ICE MACHINE STUB OUT
RECESSED HIGH-EFFICACY DOWNLIGHT	ELECTRICAL WIRING	
OPTIONAL RECESSED HIGH-EFFICACY DOWNLIGHT		FAN COIL UNIT +80" TO BOTTOM OF UNIT PROVIDE DEDICATED OUTLET
RECESSED HIGH-EFFICACY DOWNLIGHT-VAPOR PROOF		22"X30" MIN. CEILING ACCESS PANEL

NOTE: IONIZATION SMOKE DETECTOR 10' MINIMUM FROM STOVE, ALL OTHERS 20' MIN CLEARANCE

## GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- SEE TITLE 24 REPORTS FOR ADDITIONAL INFORMATION.



Cathedral City

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## VENTILATION SUMMARIES

### VENTILATION SUMMARIES

#### 1) LOCAL EXHAUST VENTILATION

BATHROOM	OPTION A	OPTION B
BATHROOM FAN FLOW (cfm) .....	50 CFM	50 CFM
DUCT TYPE .....	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in) .....	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft) .....	70'	105'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		

KITCHEN	OPTION A	OPTION B
KITCHEN FAN FLOW (cfm) .....	100 CFM	50 CFM
DUCT TYPE .....	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in) .....	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft) .....	35'	85'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		

#### 2) WHOLE BUILDING VENTILATION

PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B	OPTION A	OPTION B
BUILDING FAN FLOW (cfm) .....	50 CFM	50 CFM
DUCT TYPE .....	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in) .....	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft) .....	70'	105'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 1 SONE.		
THIS EXHAUST FAN IS REQUIRED TO OPERATE CONTINUOUSLY TO ENSURE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.		

**TOTAL (MINIMUM) REQUIRED VENTILATION RATE**  
PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B  
QCFM = .03(FLOOR AREA) + 7.5 (# OF BEDROOMS + 1)

**WHOLE DWELLING UNIT MECHANICAL VENTILATION**  
PER SECTION 150.0(O)(C)(i) [ASHRAE 62.2.4.1.2]  
STUDIO - MINIMUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B)  
Qtot = 0.03Afloor + 7.5(Nbr + 1) .03(441 sf) + 7.5 (1) = 20.73 CFM < 50 CFM

## KEYNOTES

- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90 DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
- B14 ELECTRIC WATER HEATER. SEE T24 FOR SIZE. PROVIDE ENCLOSURE. LOCATION MAY VARY. INDICATE LOCATION ON PLAN IF DIFFERENT THAN PROVIDED LOCATION. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL S1/AD-902.
- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN 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.
- B43 MINI-SPLIT WALL MOUNTED HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.
- F03 30" X 30" MIN. 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 CEC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEC 150.0 (a)1.

PUBLIC SET

CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

MECHANICAL AND ELECTRICAL  
PLANS - PLAN 5

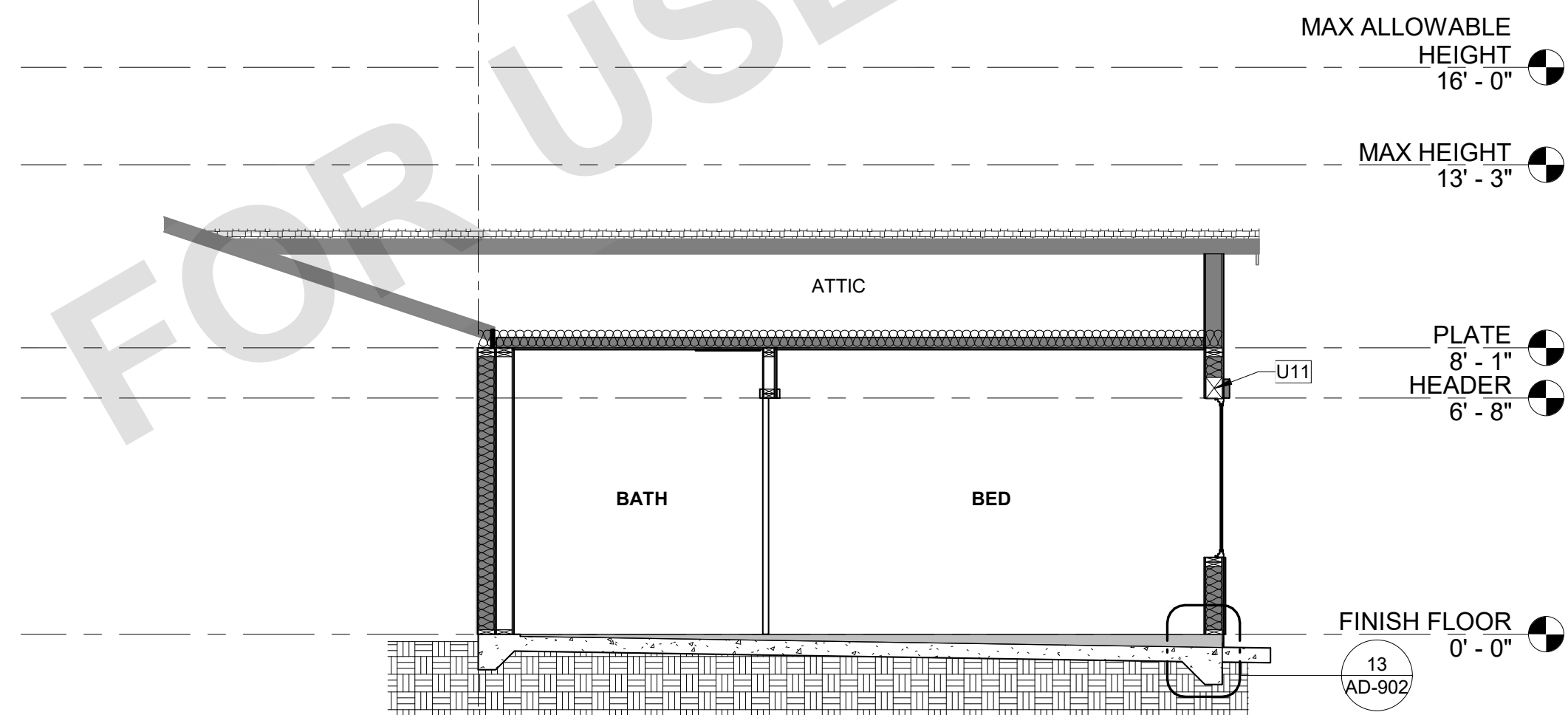
DATE  
06/24/2021

SHEET

A5-111

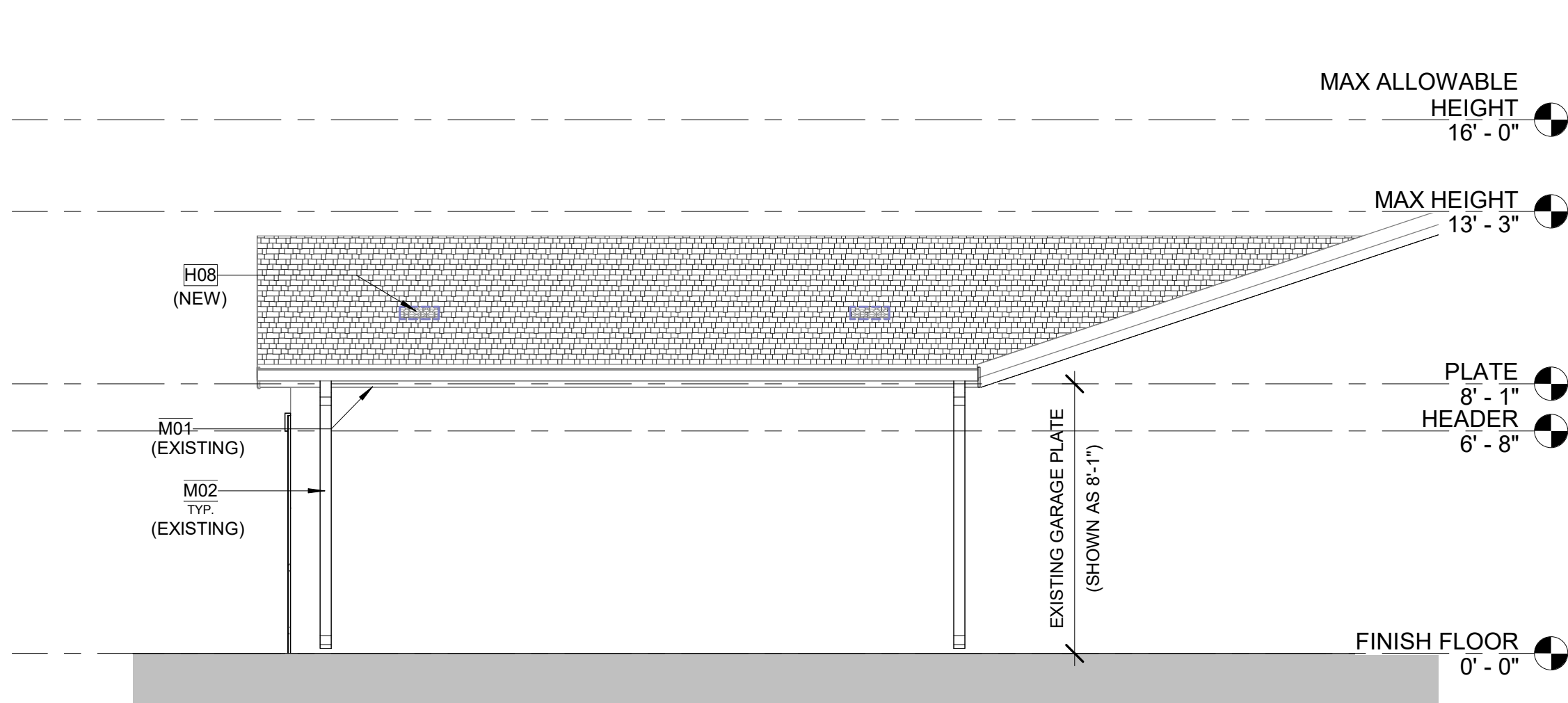


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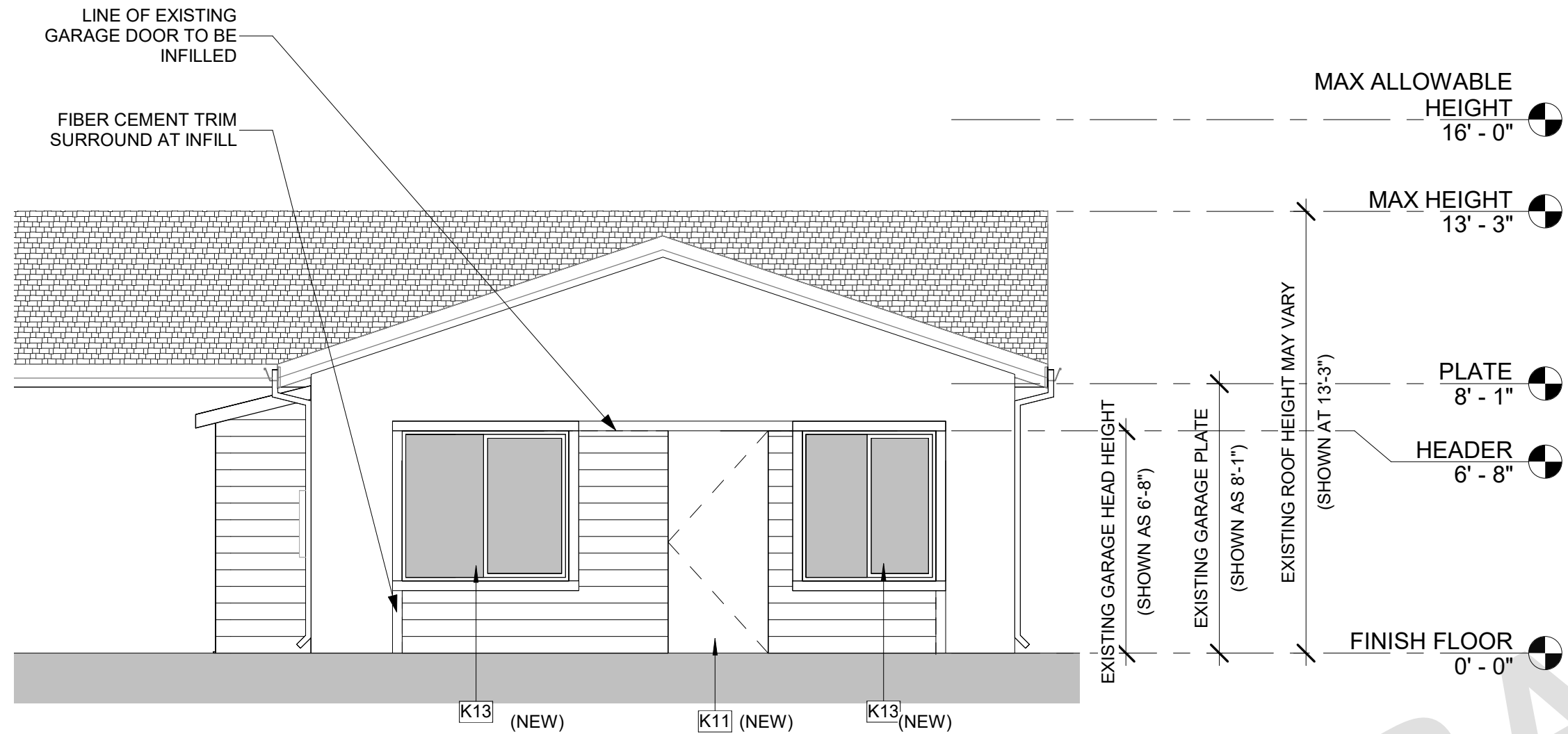


**5** 1 BED-SECTION 2  
A5-101\\A5-201 1/4" = 1'-0"

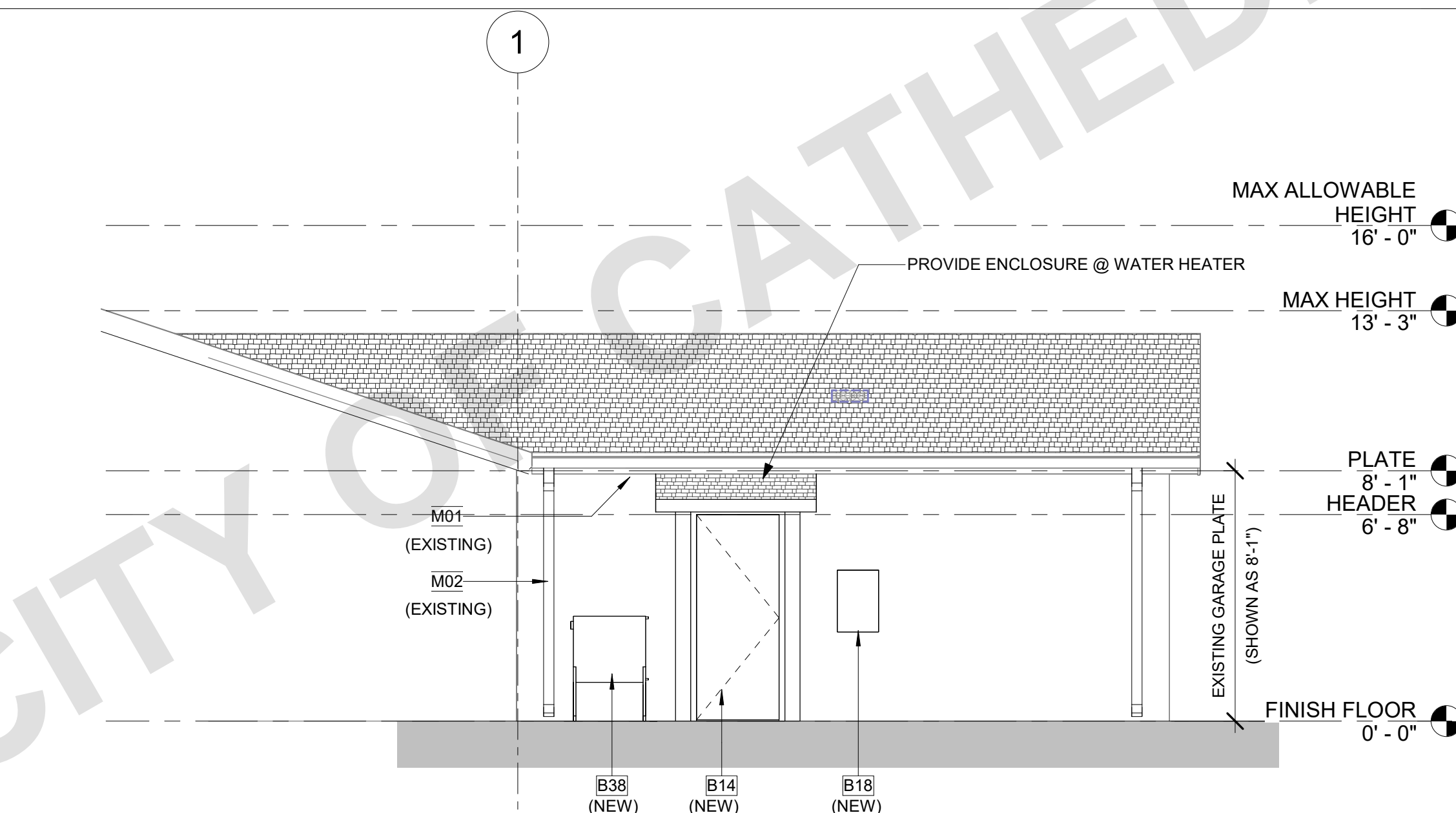
**2** 2 CAR GARAGE CONVERSION-RIGHT  
A5-101\\A5-201 1/4" = 1'-0"



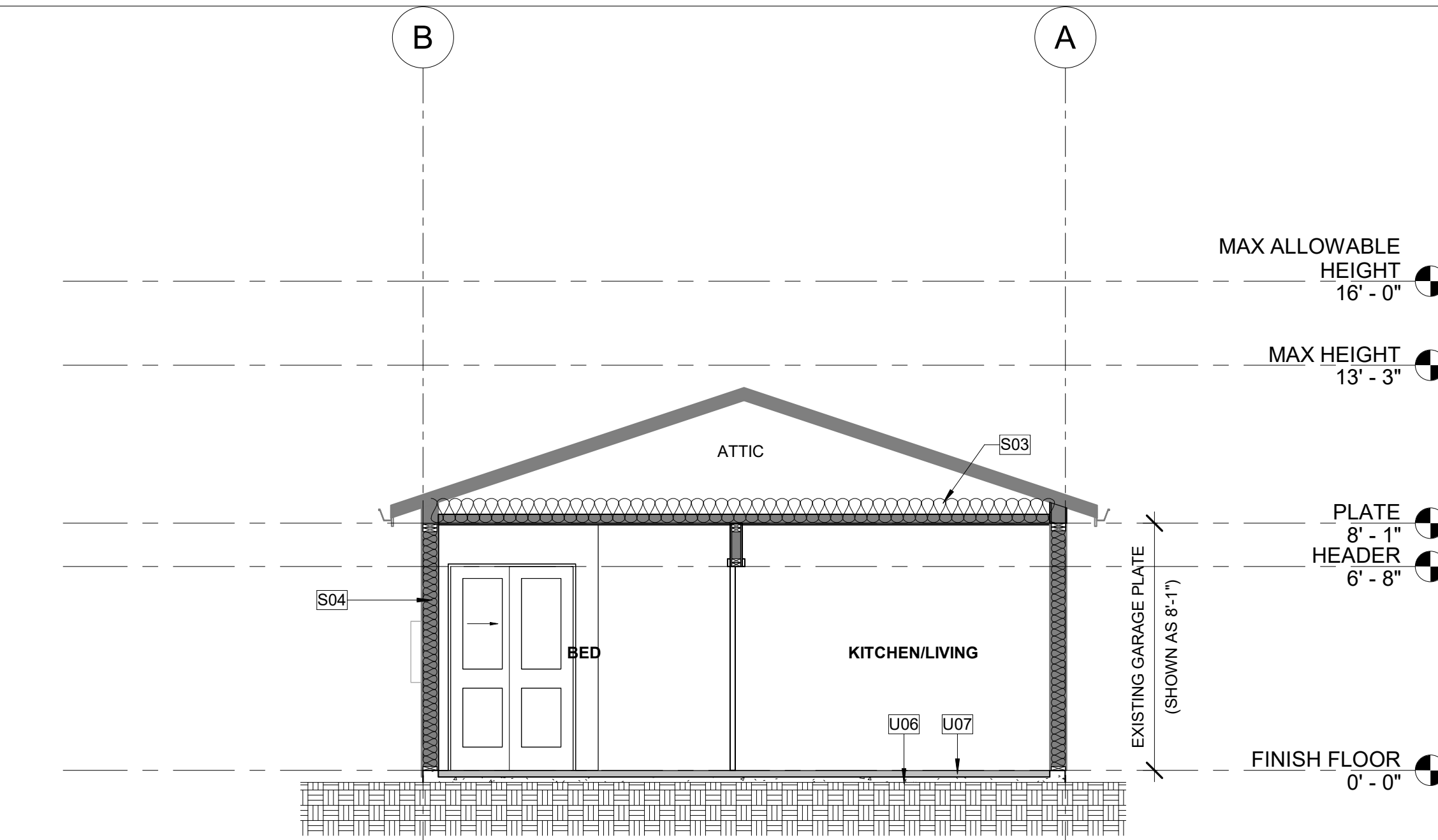
**1** 2 CAR GARAGE CONVERSION-FRONT  
A5-101\\A5-201 1/4" = 1'-0"



**3** 2 CAR GARAGE CONVERSION-LEFT  
A5-101\\A5-201 1/4" = 1'-0"



**4** 1 BED-SECTION 1  
A5-101\\A5-201 1/4" = 1'-0"



## GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS, PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
- ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
- 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.
- GYPSON SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3
- 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.

## KEYNOTES

- B14 ELECTRIC WATER HEATER, SEE T24 FOR SIZE, PROVIDE ENCLOSURE, LOCATION MAY VARY, INDICATE LOCATION ON PLAN IF DIFFERENT THAN PROVIDED LOCATON. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL 5/1/AD-902
- B18 ELECTRIC PANEL TBD, REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT, REFER TO SITE PLAN FOR LOCATION, REFER TO PLANS FOR LOCATION OF INDOOR FAN 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.
- H08 ATTIC VENT, METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K11 DOOR PER PLAN
- K13 WINDOW PER PLAN
- M01 EXISTING GUTTER, CONNECT TO DOWNSPOUT, PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 EXISTING DOWNSPOUT, CONNECT TO STORM DRAIN SYSTEM
- S03 ROOF INSULATION, REFER TO TITLE 24 (R-19 MIN.)
- S04 2x6 WALL INSULATION, REFER TO TITLE 24 (R-21 MIN.)
- U06 EXISTING CONCRETE SLAB FOUNDATION
- U07 NEW LEVEL CONCRETE TOP SLAB OVER VAPOR BARRIER, MINIMUM 0.06 G/M2 - 24 HOUR MMHG.
- U11 WOOD BEAM / HEADER, REFER TO STRUCTURAL.

## VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in <sup>2</sup>

## VENTING PROPOSED

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in <sup>2</sup>
HIGH			292.50 in <sup>2</sup>
			292.50 in <sup>2</sup>

## LEGEND

**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**.

- EXISTING WALL COVERING
- NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING
- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)
- 1/2" / 1'-0" ROOF SLOPE (REFER TO ROOF PLAN FOR ACTUAL SLOPE)
- ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT (CRC R337 COMPLIANT)
  - S-TILE OR COMPOSITE SHINGLE TYPE PER EXISTING ROOF TYPE
- EXISTING ROOFING MATERIAL

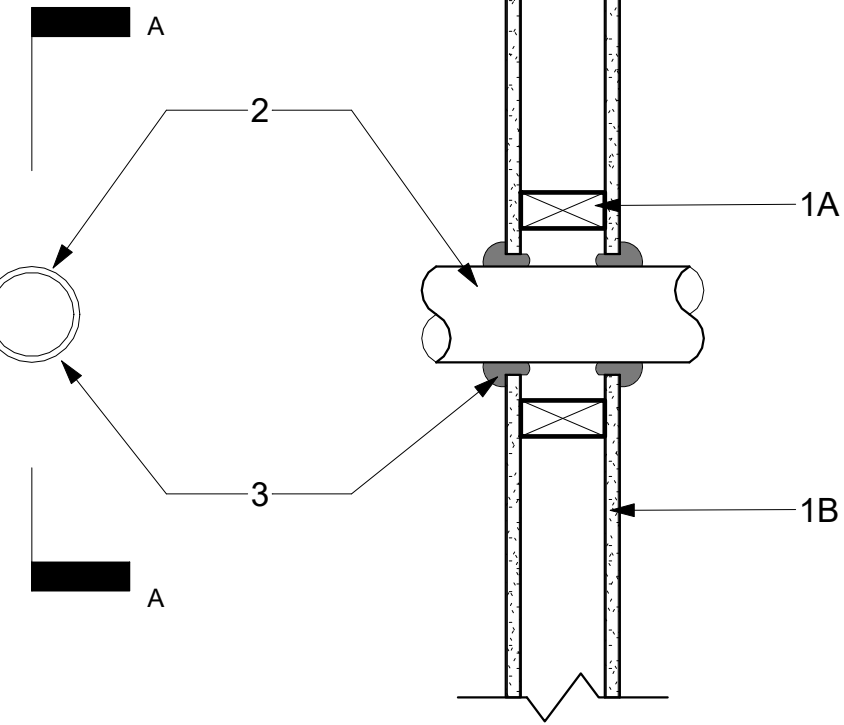
THESE PLANS ARE PROVIDED BY THE CITY OF CATHEDRAL CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS 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 CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.







XHEZ.W-L-1166



**WALL SYSTEM PENETRATION**  
F RATING - 1 AND 2 HR (SEE ITEM 1B)  
T RATING - 0 HR

#### 1. WALL ASSEMBLY

THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS- WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.

B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING)- THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

#### 2. THROUGH- PENETRANTS

ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. COPPER TUBING- NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.

B. COPPER PIPE- NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

C. STEEL PIPE- NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.

D. CONDUIT- NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT

E. IRON PIPE- NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

3. **FILL, VOID OR CAVITY MATERIALS** (BEARING THE UL CLASSIFICATION MARKING) - CAULK OR PUTTY- MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

INSTALL RECESSED FIXTURES SUCH THAT FIRE RESISTANCE RATING IS NOT REDUCED.

PLAN VIEW

OUTLET BOX PER ELECTRICAL - DO NOT INSTALL BACK-TO-BACK SEAL W/ LISTED FIRESTOP PUTTY SYSTEM

ISOLATE PLUMBING W/ RESILIENT MOUNTS & CAULK ALL PENETRATIONS

PROVIDE FULL WALL THICKNESS NON- RIGID FIREBLOCKING (MINERAL WOOL OR FIBERGLASS) AT MAX. 10" INTERVALS AND/OR WHERE REQUIRED TO ISOLATE ELECTRICAL BOXES.

RESILIENT CHANNELS 24" O.C. ATTACHED @ RIGHT ANGLES TO ONE SIDE OF WOOD STUDS 16" O.C. W/ 1-1/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GWB OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS W/ 1" TYPE S DRYWALL SCREWS 8" O.C. W/ VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASSFIBER INSULATION IN STUD SPACE.

BASE LAYER 5/8" TYPE X GWB OR GYP. VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 17/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C. FACE LAYER 5/8" TYPE X GWB APPLIED AT PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 8D CEMENT COATED NAILS, 23/8" LONG, 8" O.C. FACE LAYER JOINTS OFFSET 16" FROM BASE LAYER JOINTS.

1/2" PLYWOOD SHEATHING (INCREASE FASTENER LENGTH BY AMOUNT AT LEAST EQUAL TO PANEL THICKNESS; FURR LOCATIONS AS NEEDED TO FLUSH WHERE NOT REQUIRED AS SHEAR)

NOTE: 5/8" TYPE X GWB, TYP. SUB TYPE X MOLD- RESISTANT INTERIOR GWB PANELS W/ FIBERGLASS MATS AT KITCHEN SINK WALLS AND ALL BATHROOM WALLS & CEILINGS

FIRE TEST: UL R14196, 05NKO5371, 2-15-05, UL DESIGN U305

SOUND TEST: NRCC TL-93-116, IRC-IR-761, 3/98

INSTALL RECESSED FIXTURES SUCH THAT FIRE RESISTANCE RATING IS NOT REDUCED.

PLAN VIEW

PLAN VIEW

PLAN VIEW

PLAN VIEW

PLAN VIEW

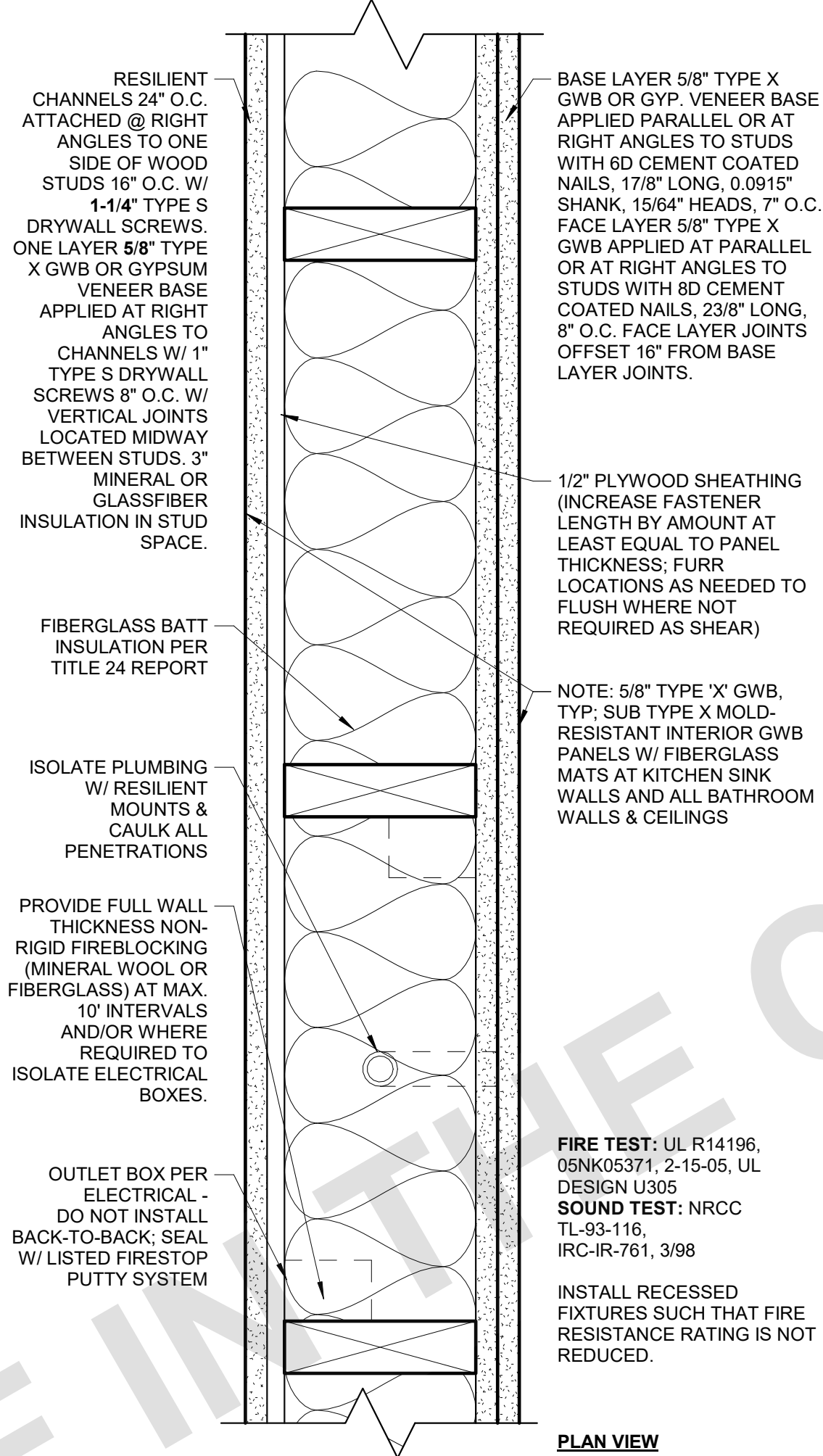
PLAN VIEW

### 41 WALL VENT

AD-902 3" = 1'-0"

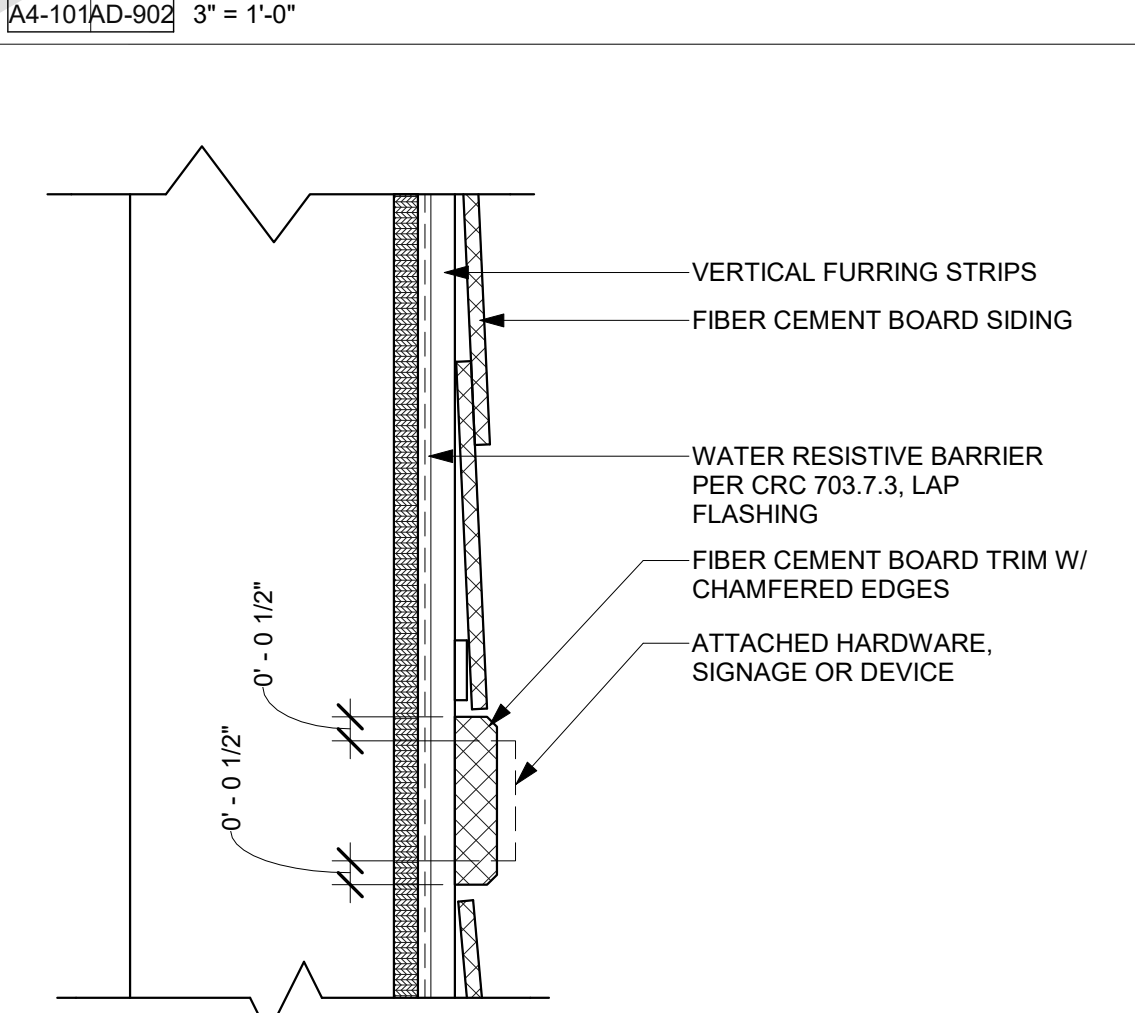
GA FILE NO. WP 3245

1 HOUR 1/ 50 TO 54 STC



### 43 1 HOUR PARTITION WALL

A4-101AD-902 3" = 1'-0"



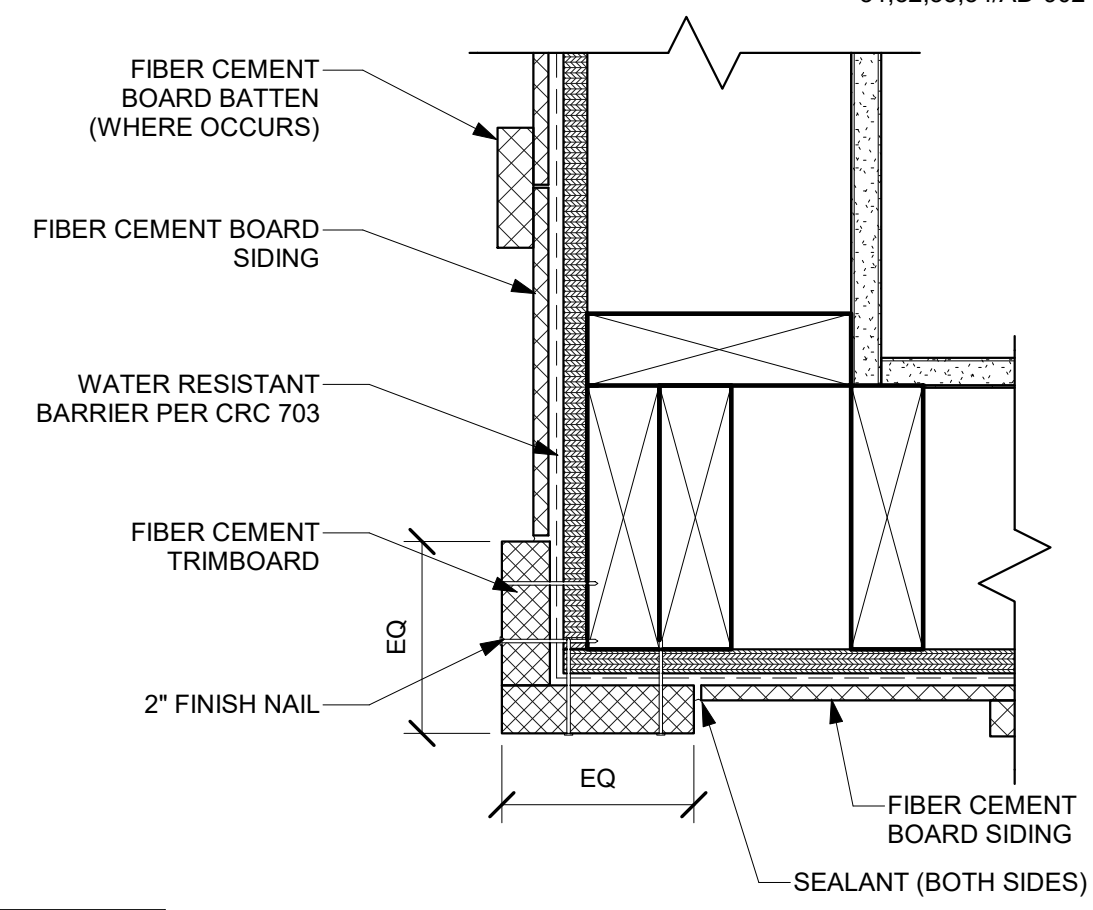
### 44 FIBER CEMENT MOUNTING PAD

AD-902 3" = 1'-0"



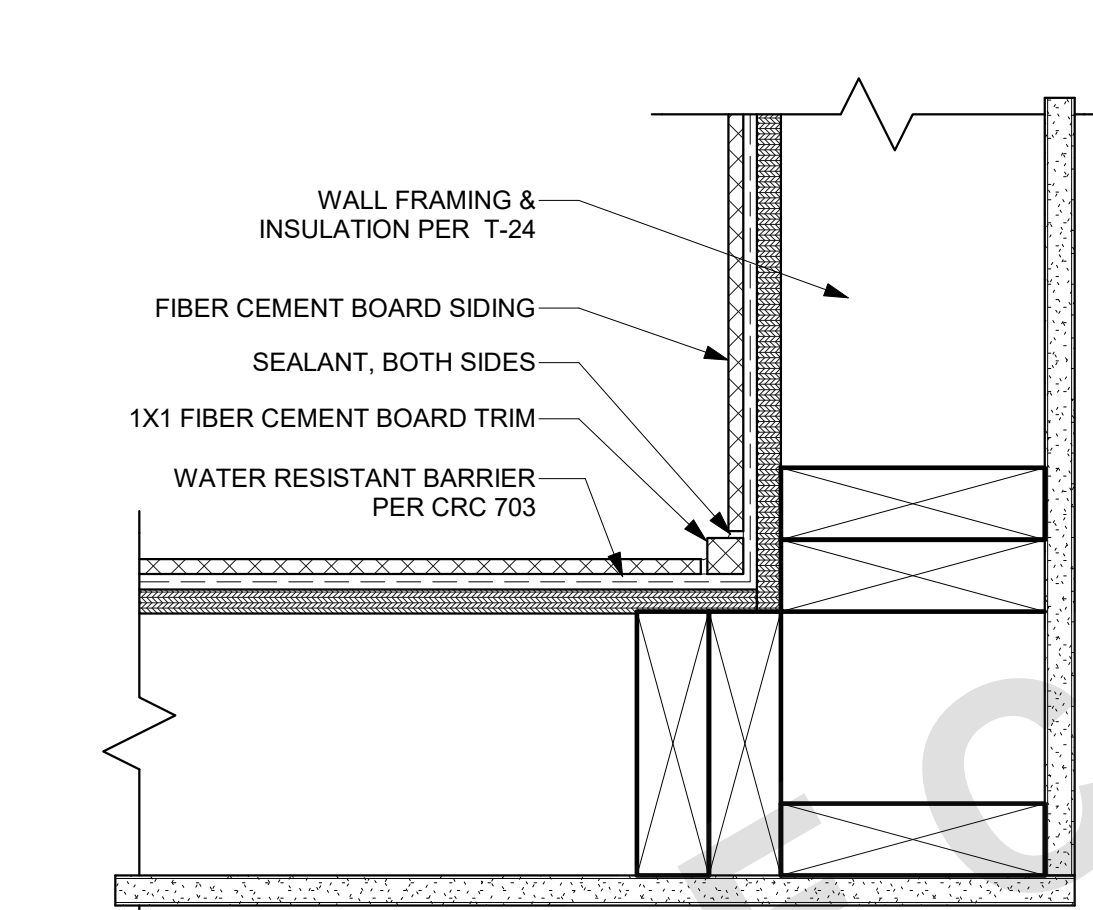
### OPT. 1

YES: ☐ NO: ☐ (IF NO, CROSS OUT DETAILS 31,32,33,34/AD-902)



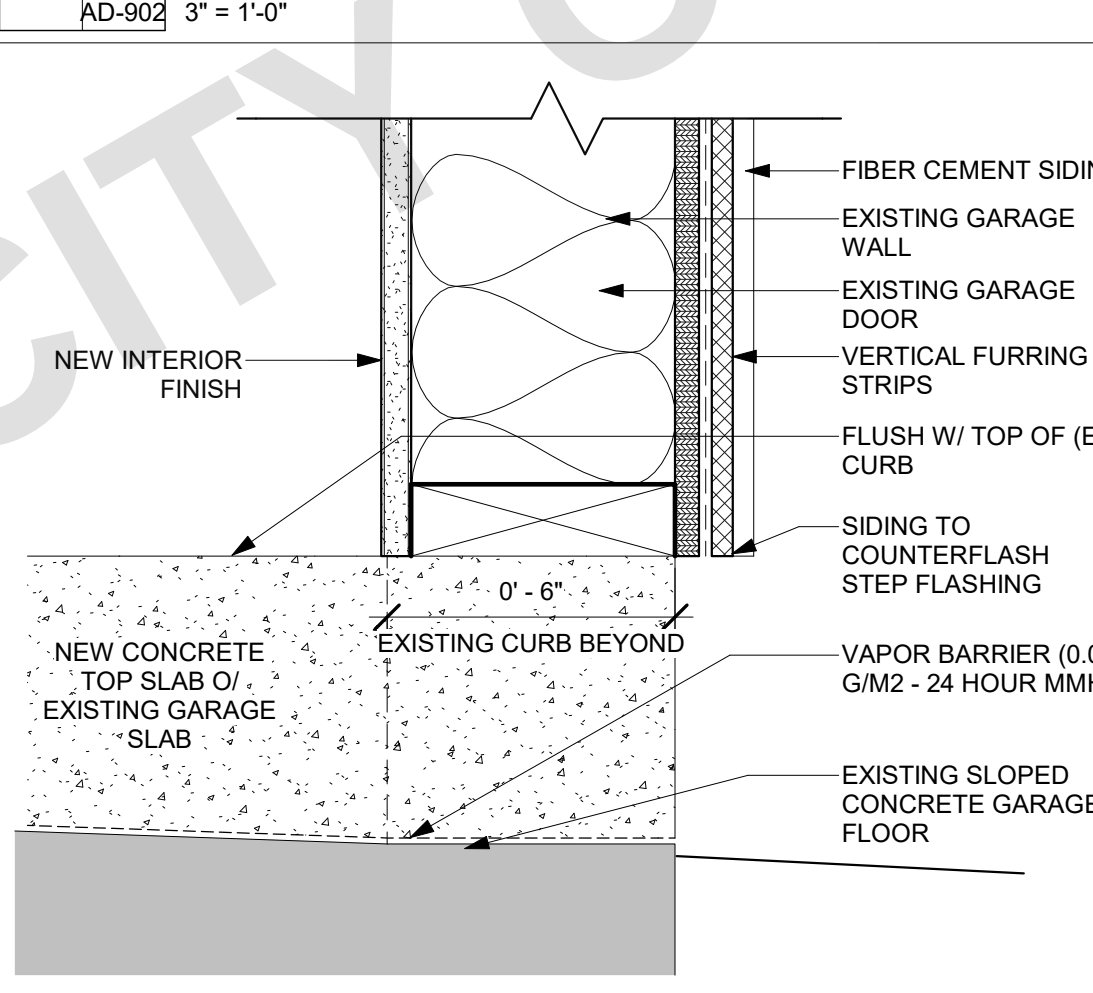
### 31 FIBER CEMENT-OUTSIDE CORNER

AD-902 3" = 1'-0"



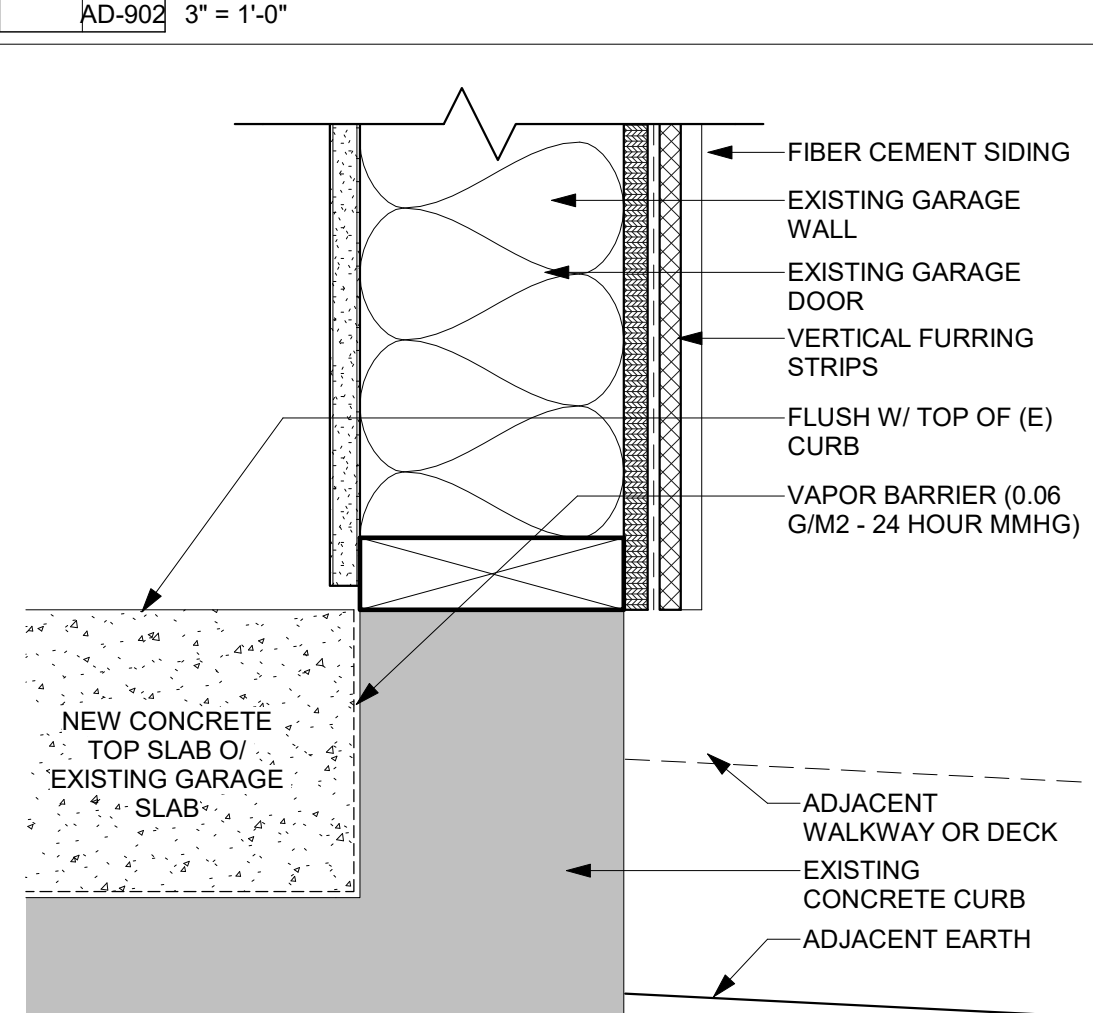
### 32 FIBER CEMENT-INSIDE CORNER TRIM

AD-902 3" = 1'-0"



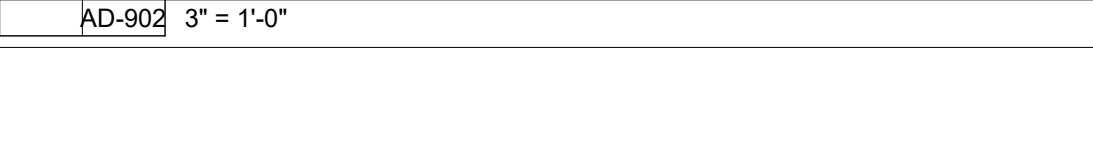
### 33 GARAGE DOOR FLASHING

AD-902 3" = 1'-0"



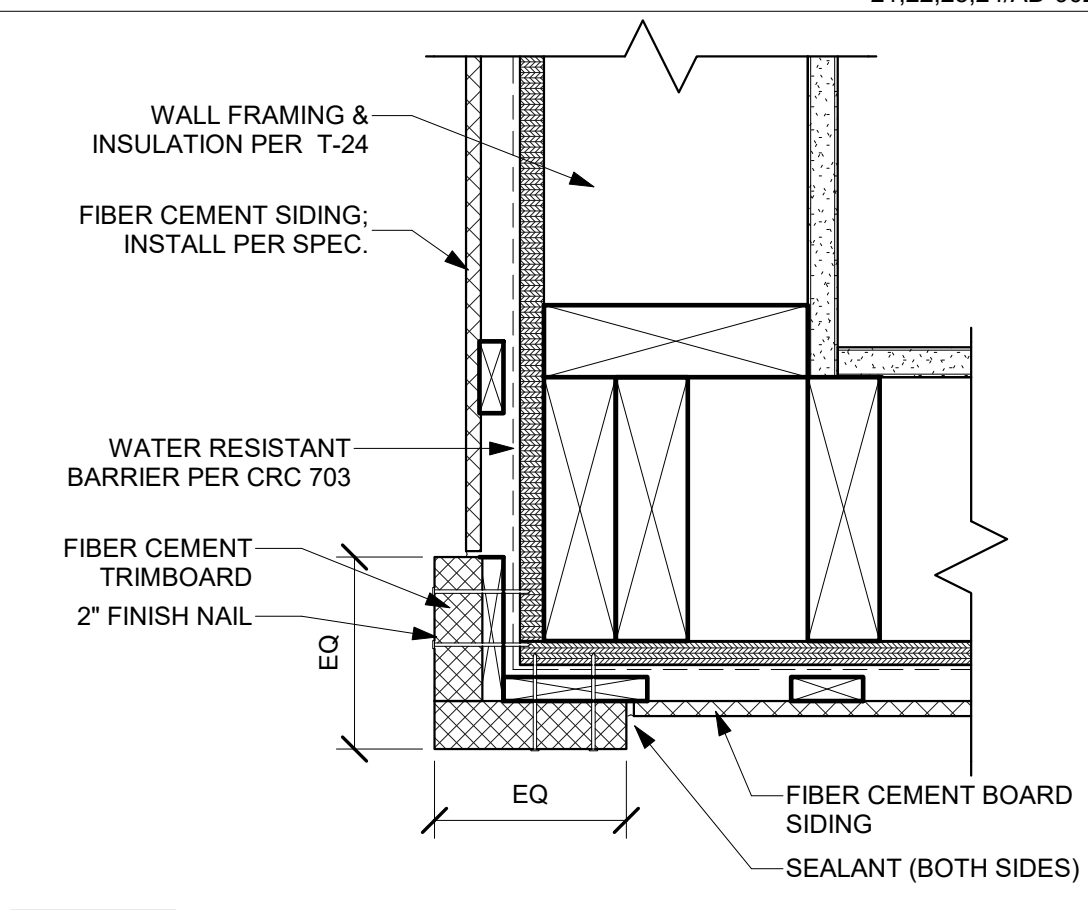
### 34 CURB WEEP SCREED DETAIL

AD-902 3" = 1'-0"



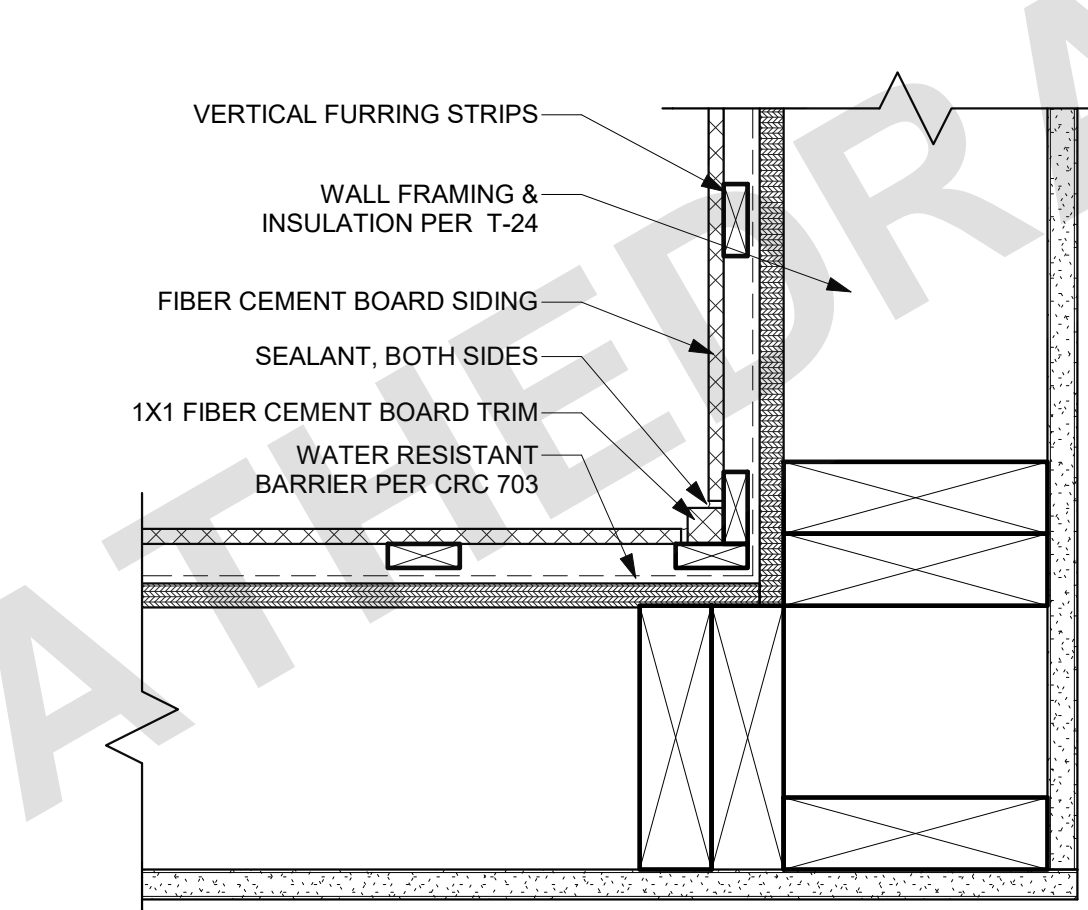
### OPT. 2

YES: ☐ NO: ☐ (IF NO, CROSS OUT DETAILS 21,22,23,24/AD-902)



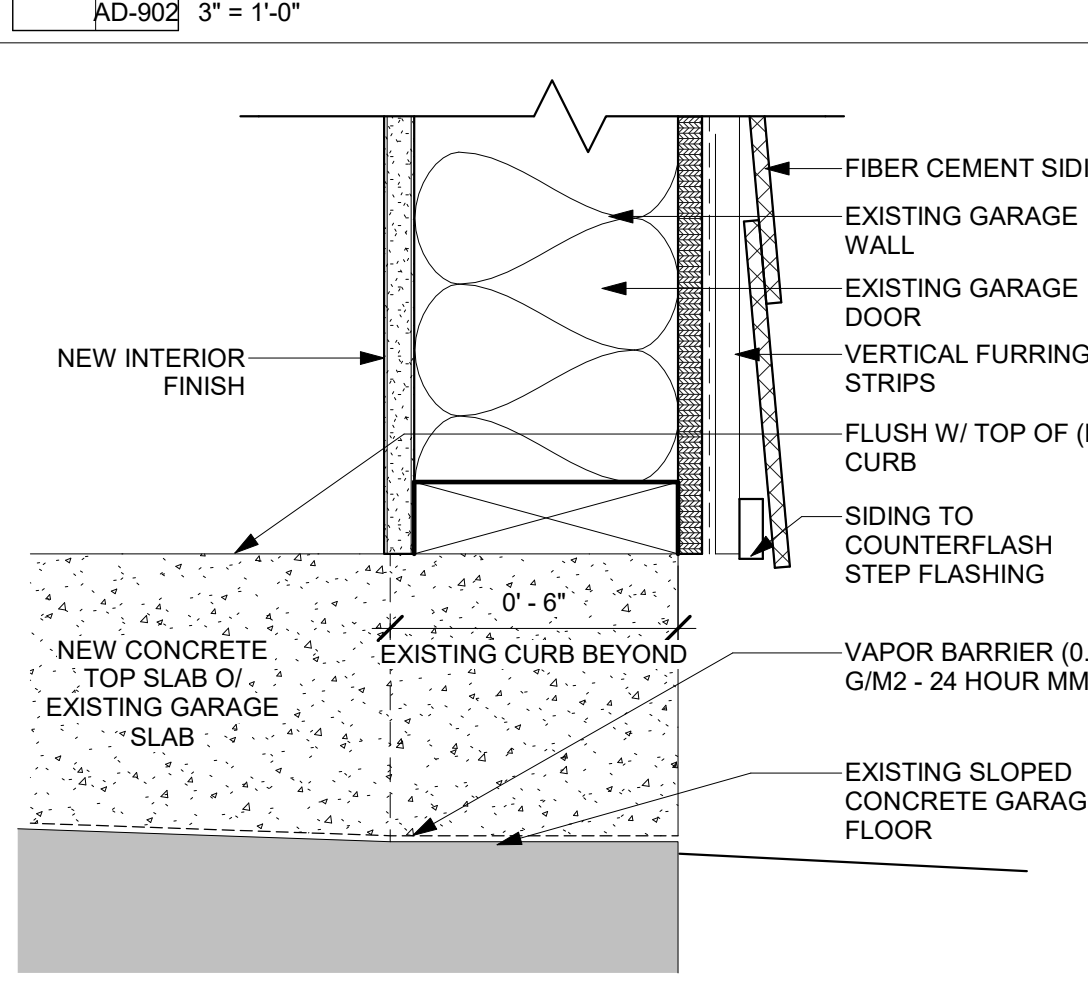
### 21 FIBER CEMENT-OUTSIDE CORNER

AD-902 3" = 1'-0"



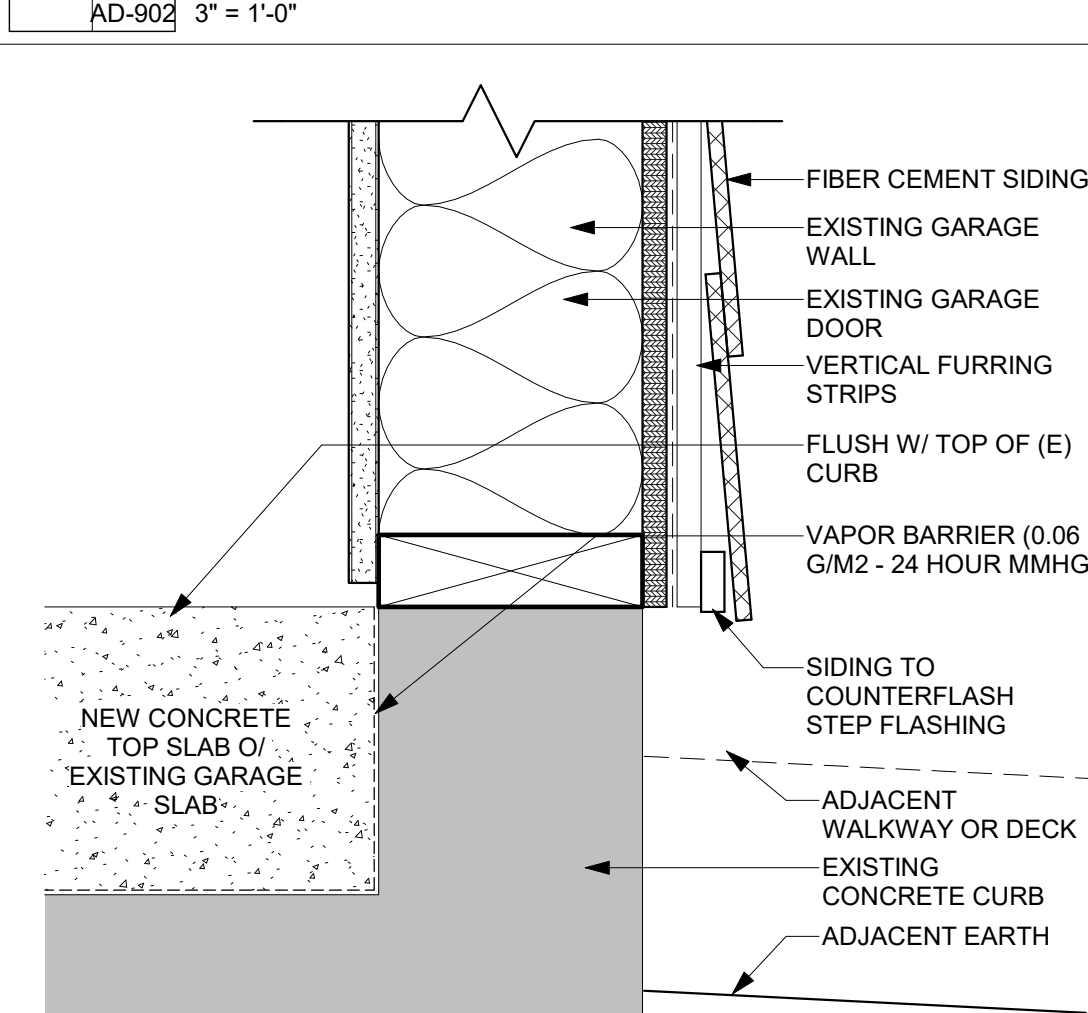
### 22 FIBER CEMENT-INSIDE CORNER TRIM

AD-902 3" = 1'-0"



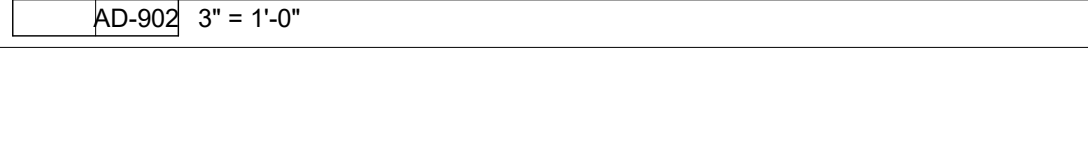
### 23 GARAGE DOOR FLASHING - SIDING

AD-902 3" = 1'-0"



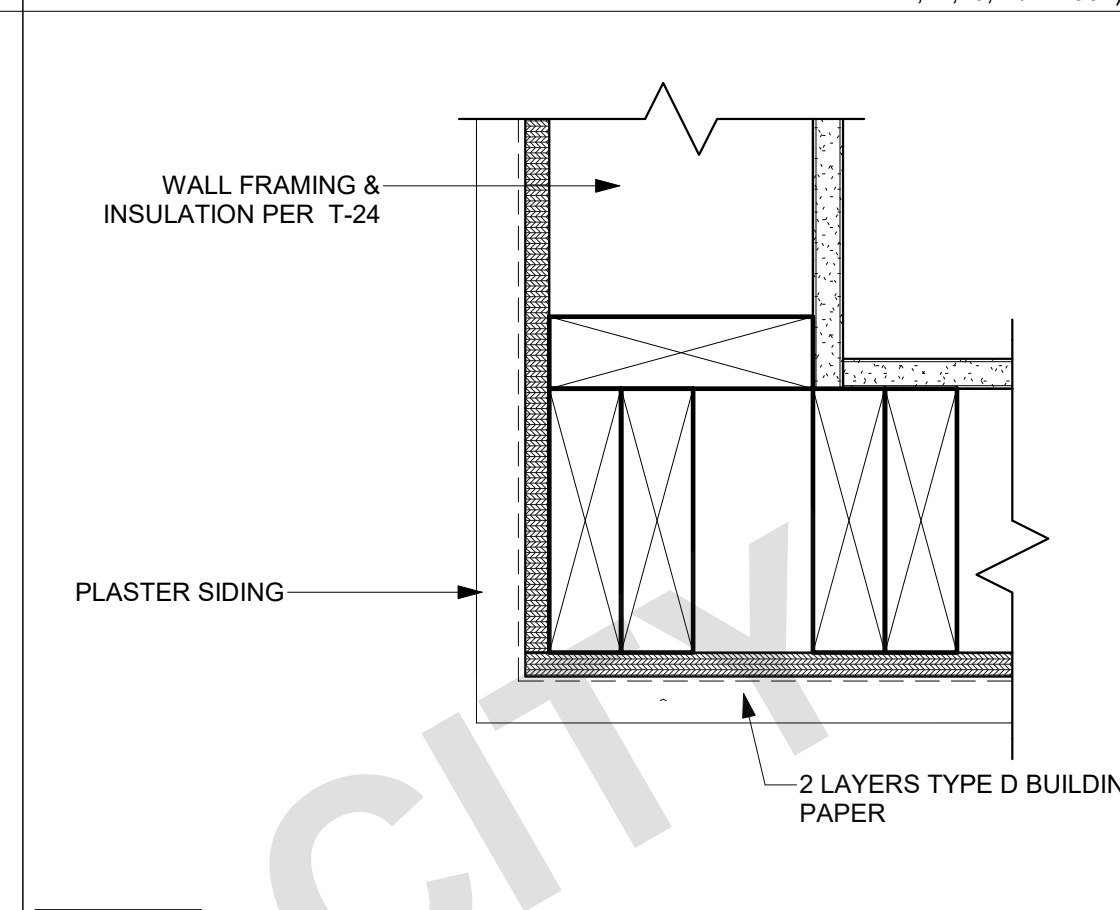
### 24 CURB WEEP SCREED DETAIL - SIDING

AD-902 3" = 1'-0"



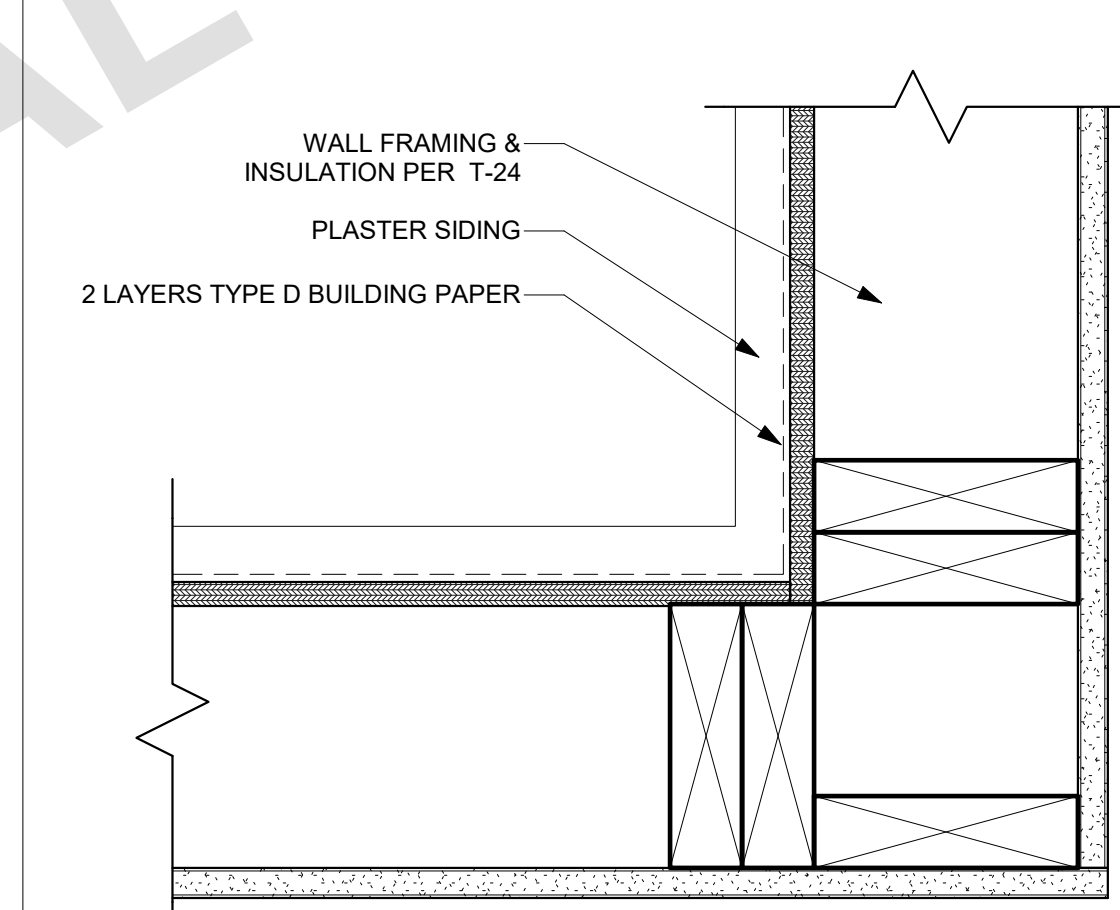
### OPT. 2

YES: ☐ NO: ☐ (IF NO, CROSS OUT DETAILS 11,12,13,14/AD-902)



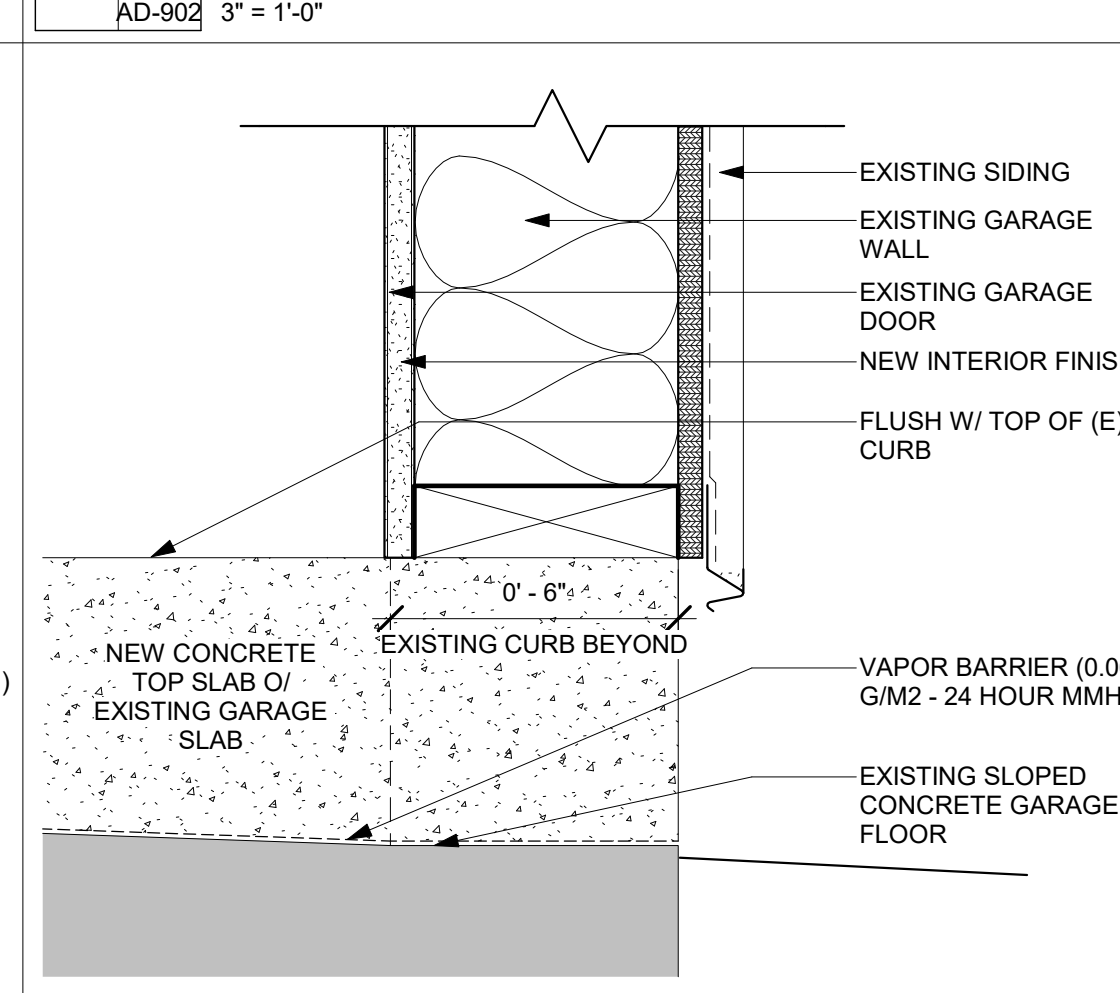
### 11 PLASTER - OUTSIDE CORNER TRIM

AD-902 3" = 1'-0"



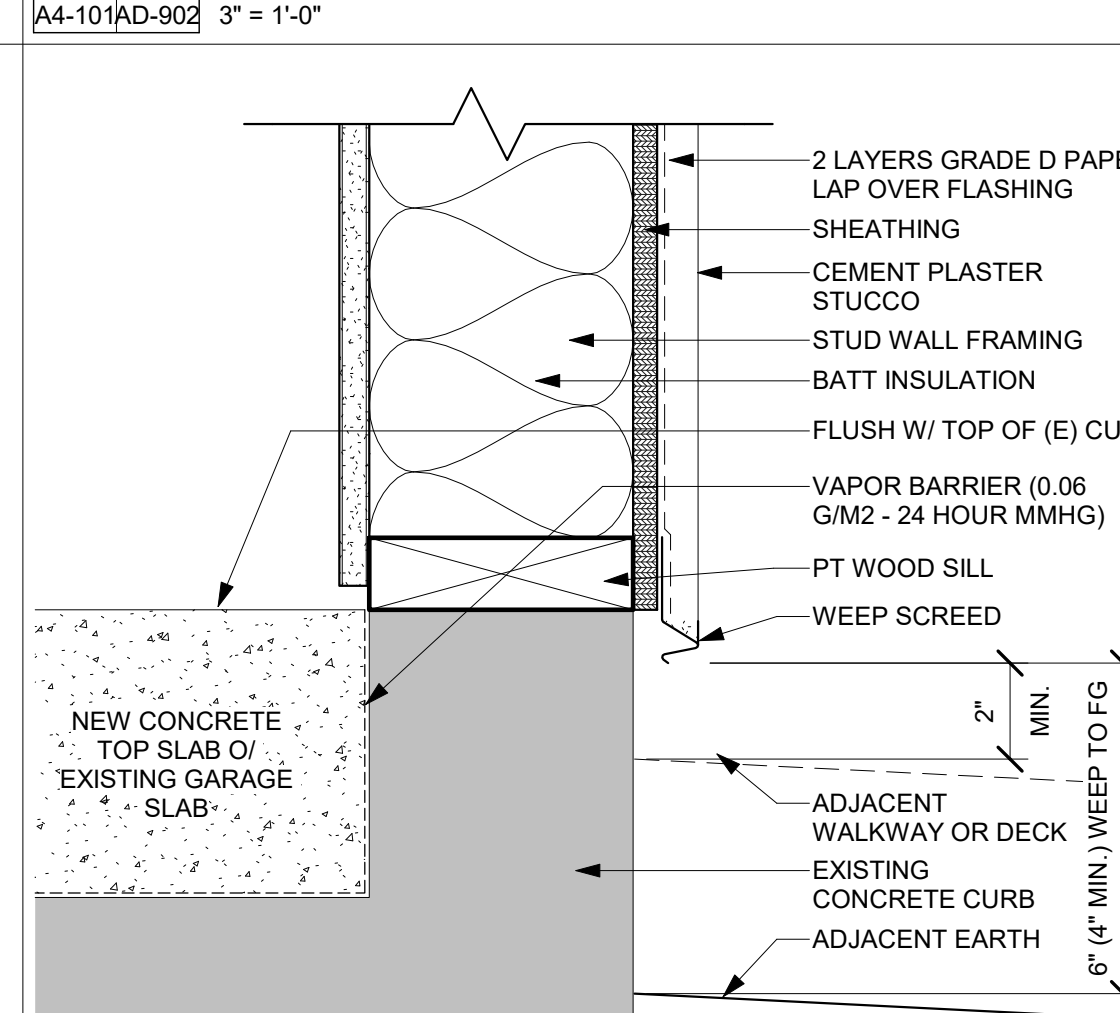
### 12 PLASTER - INSIDE CORNER TRIM

AD-902 3" = 1'-0"



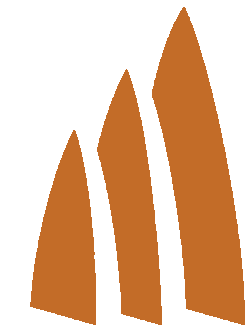
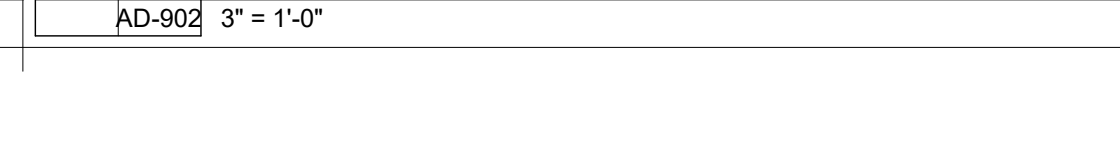
### 13 GARAGE DOOR FLASHING

A4-101AD-902 3" = 1'-0"



### 14 CURB WEEP SCREED DETAIL

AD-902 3" = 1'-0"



Cathedral City

THESE PLANS ARE PROVIDED BY THE CITY OF CATHEDRAL CITY 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 CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

ARCHITECTURAL  
DETAILS-ASSEMBLY & EXTERIOR

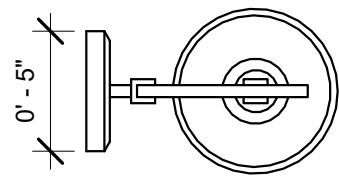
PUBLIC SET

DATE  
06/24/2021  
SHEET

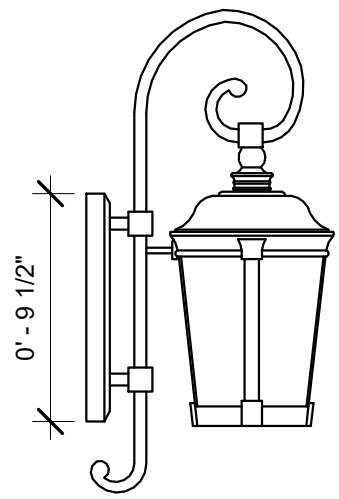
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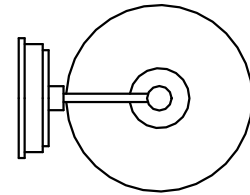
\*ALL EXTERIOR  
LIGHTING MUST BE  
DARK SKY COMPLIANT



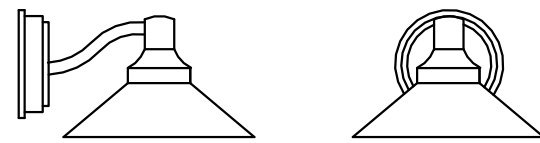
MAXIM LIGHTING - WHISPER DARK  
SKY EE 1-LIGHT OUTDOOR WALL  
LATERN OR EQUAL (8639BZ)

41 TYP. SPANISH LIGHT FIXTURE

AD-903 1 1/2" = 1'-0"



\*ALL EXTERIOR  
LIGHTING MUST BE  
DARK SKY COMPLIANT

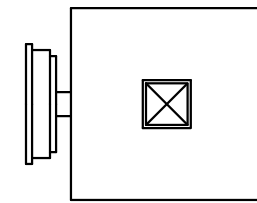


THE GREAT OUTDOORS - WALL MOUNT  
KIRKHAM ASPEN BROZE  
(8102-A138-L)

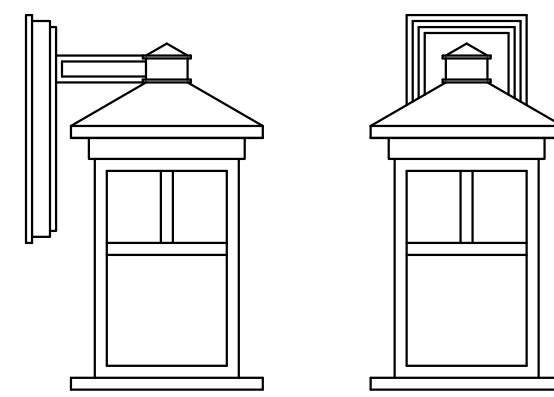
OR EQUAL DARK SKY COMPLIANT FIXTURE PER  
ZONING REGULATIONS SECTION 17.70.100.

31 TYP. CONTEMPORARY LIGHT FIXTURE

AD-903 1 1/2" = 1'-0"



\*ALL EXTERIOR  
LIGHTING MUST BE  
DARK SKY COMPLIANT

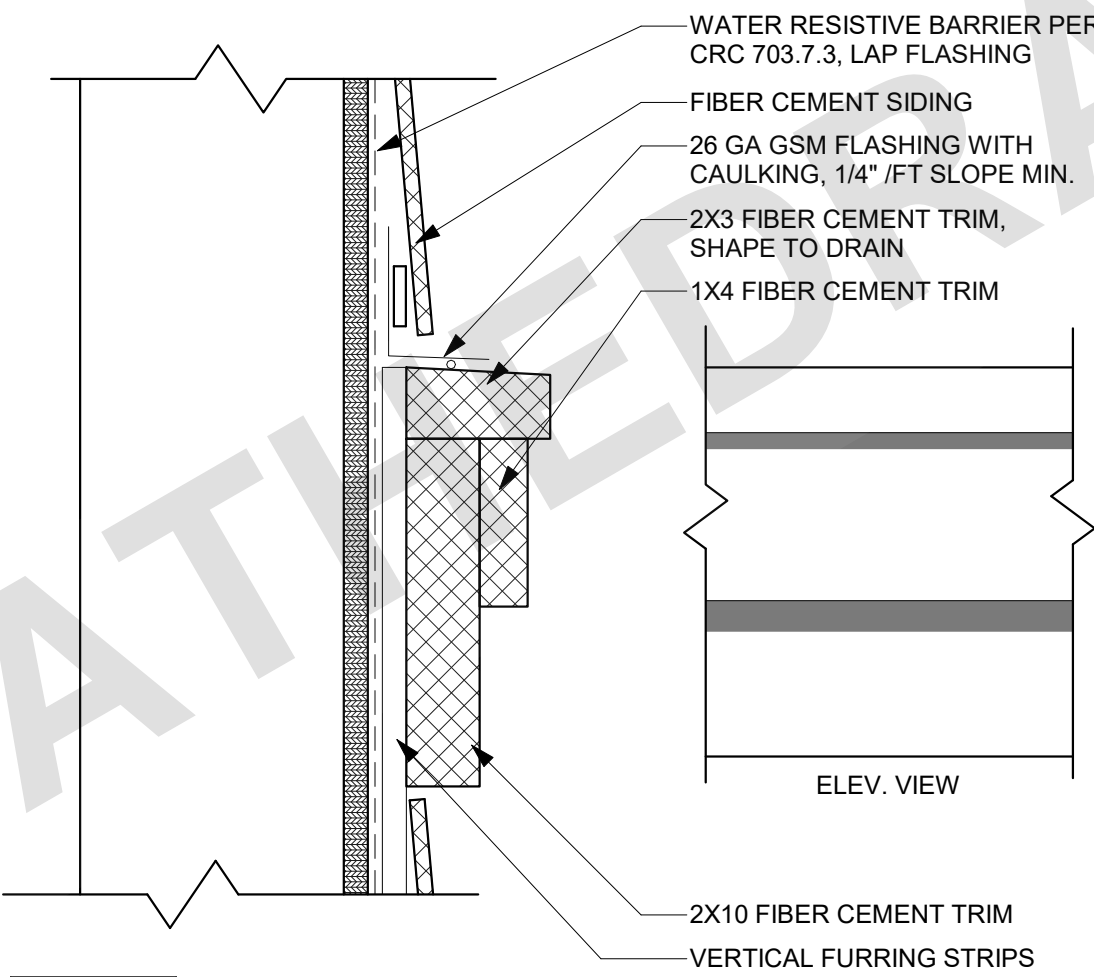


FORTE LIGHTING - BLACK FINISH WITH HONEY  
GLASS PANELS

OR EQUAL DARK SKY COMPLIANT FIXTURE PER  
ZONING REGULATIONS SECTION 17.70.100.

21 TYP. TRADITIONAL LIGHT FIXTURE

AD-903 1 1/2" = 1'-0"



22 FIBER CEMENT DENCIL TRIM

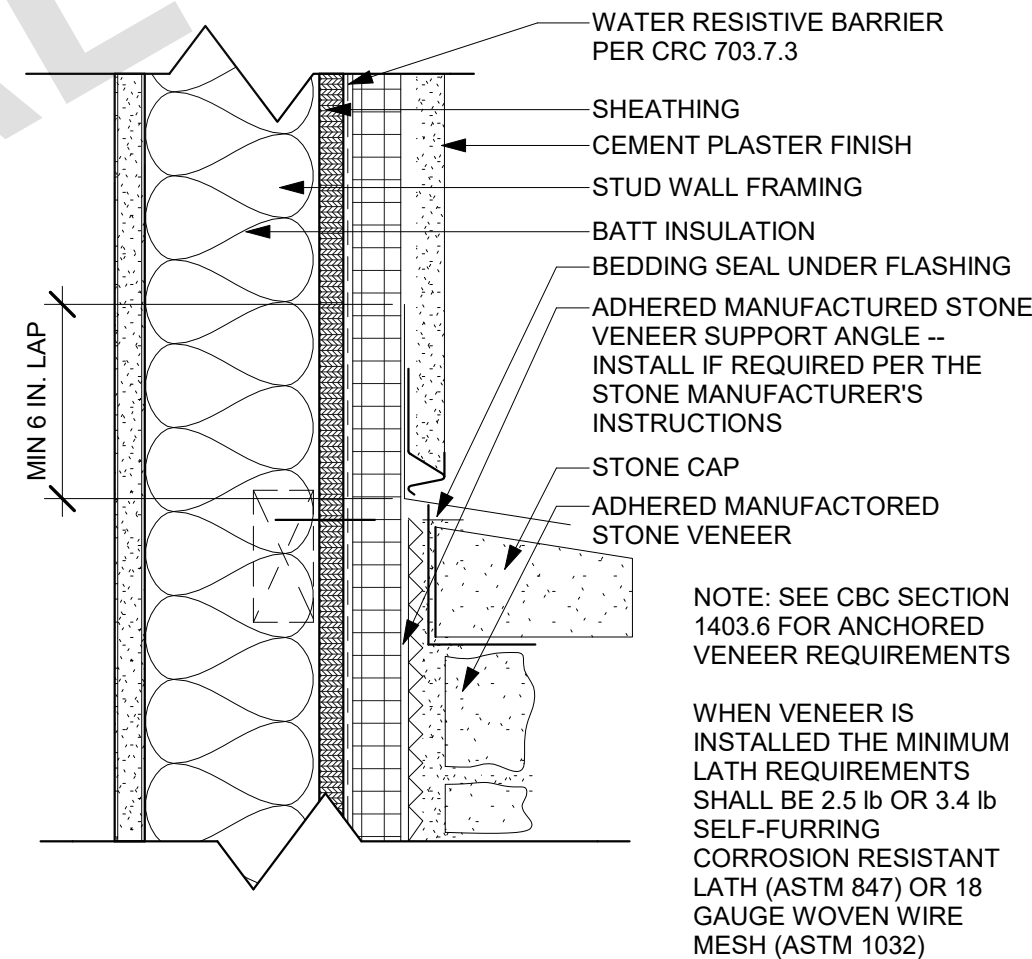
AD-903 3" = 1'-0"

OPTIONAL DETAILS:

THESE DETAILS HAVE BEEN INCLUDED IN THE SET AS OPTIONAL DETAILS. THEY HAVE NOT BEEN DESIGNED AS PART OF THE PROTOTYPICAL ELEVATIONS, BUT ARE PROVIDED AS OPTIONAL DETAILS IN ORDER TO CREATE FLEXIBILITY IN ALLOWING A HOMEOWNER THE ABILITY TO MATCH THEIR EXISTING HOUSE STYLE.

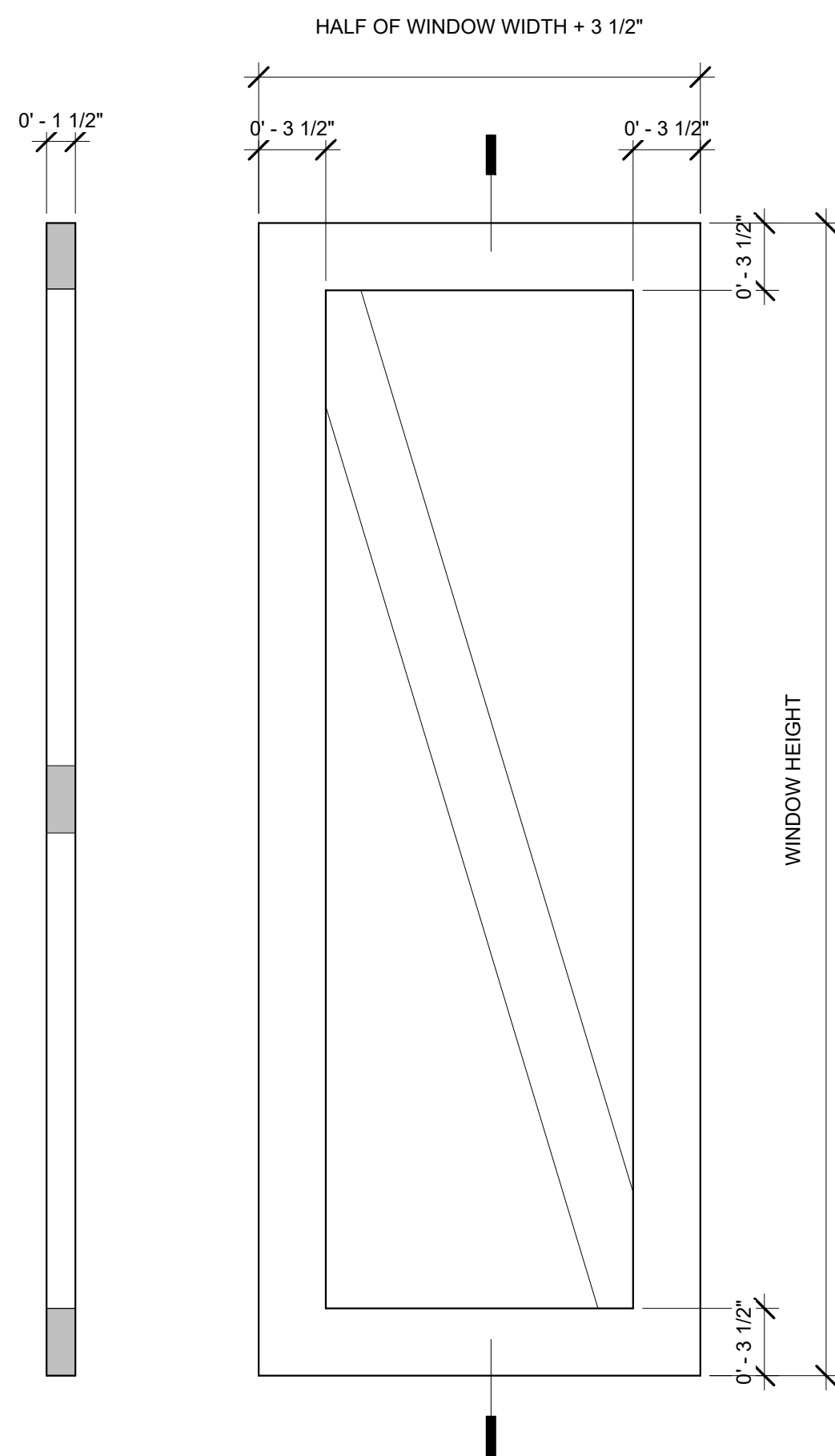
IF THE APPLICANT WISHES TO USE ANY OF THESE DETAILS AS PART OF THEIR PLAN SET, THEY MUST BE NOTED BY DETAIL NUMBER IN THE LOCATION THEY ARE INTENDED ON ELEVATION SHEETS.

\*CONSULTATION WITH A DESIGN PROFESSIONAL MAY BE NECESSARY IN ORDER TO ALTER OR ADJUST THE PROTOTYPICAL PLANS.



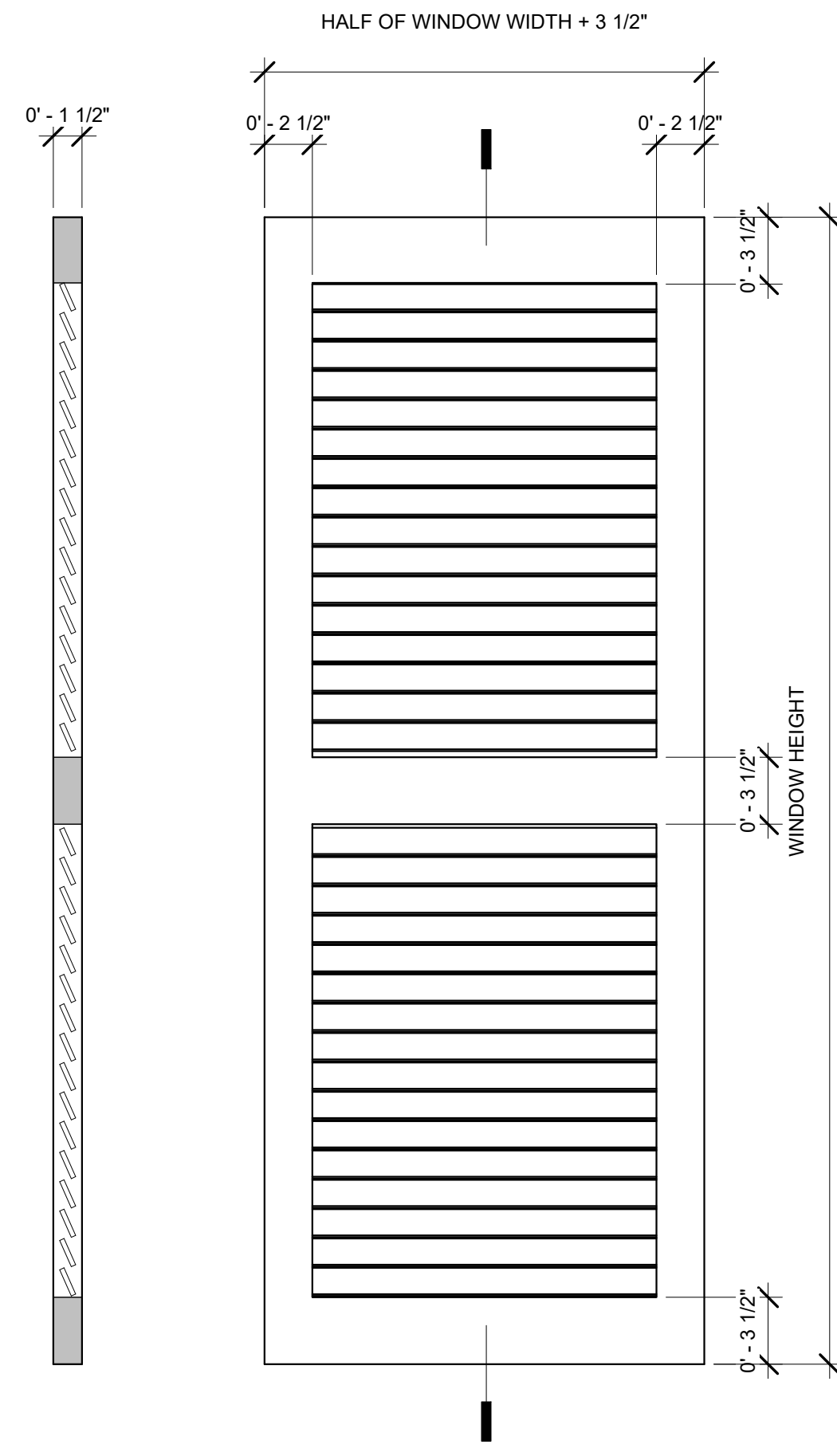
12 CEMENT PLASTER@ STONE VENEER

AD-903 3" = 1'-0"



24 DECORATIVE SHUTTER-SCHEME A

AD-903 1 1/2" = 1'-0"



14 DECORATIVE SHUTTER-STYLE 1

AD-903 1 1/2" = 1'-0"



Cathedral City

THESE PLANS ARE PROVIDED BY THE CITY OF CATHEDRAL CITY 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 CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CITY OF CATHEDRAL CITY  
GARAGE CONVERSION PLANS  
CITY OF CATHEDRAL CITY, CA

ARCHITECTURAL  
DETAILS-OPTIONS

DATE  
06/24/2021

SHEET

AD-903

PUBLIC SET