

SITE PLAN
3/32" = 1'-0"

INDEX OF DRAWING

- A-1 : SITE PLAN, PROPOSED FLOOR PLANS, ROOF PLANS
- A-2 : PROPOSED ELEVATIONS
- A-3 : GENERAL NOTES
- BMP : CONSTRUCTION BEST MANAGEMENT PRACTICES
- GHG CHECKLIST
- CG1 : CALGREEN MANDATORY
- CG2 : CALGREEN CHECKLIST
- M1 : HVAC LOAD CALCULATION
- T24 : TITLE 24
- S0 : NAIL SCHEDULE AND STANDARD DETAILS
- S1 : FOUNDATION AND FRAMING PLANS, DETAILS
- SD1 : TYPICAL STRUCTURAL DETAILS

APPLICABLE CODES

- CRS 2022 CBC 2022, CEC 2022, CMC 2022
- CPC 2022 ENERGY CODE 2022
- 2022 CALIFORNIA GREEN BUILDING CODE
- LATEST CITY MUNICIPAL CODE

PROJECT DESCRIPTION

- NEW ADU OF 499 SF AT THE BACKYARD OF 1 BEDROOM AND 1 BATHROOM

SITE & BUILDING INFORMATION

OCCUPATION CLASSIFICATION : R3-U

BUILDING USE : SINGLE FAMILY

TYPE OF CONSTRUCTION : VB

ZONING : R-1-6S

APN : 948-10-41

LOT SIZE : 8,015 SF

EXISTING MAIN HOUSE LIVING AREA : 1704 SF

EXISTING DETACHED GARAGE AREA : 405 SF

NEW ADU AREA : 517.5 SF

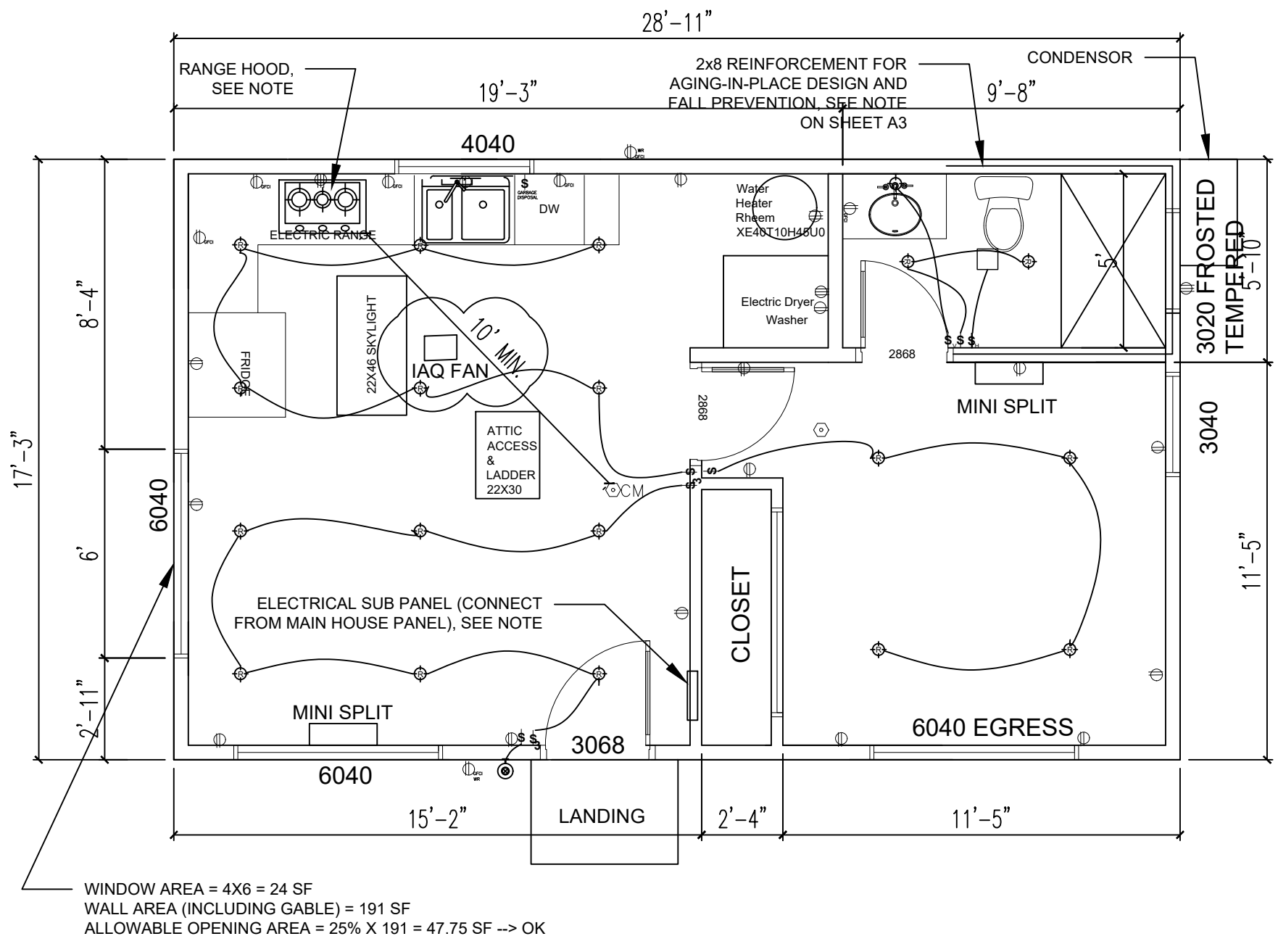
GROSS FLOOR AREA: 1704 + 405 + 499 = 2608 SF

GROSS FLOOR AREA RATIO : 2608/ 8015 = 33 %

ADU FIRE SPRINKLER: NO

MAIN HOUSE FIRE SPRINKLER : NO

NOTE: A solid fence at least six feet in height and vegetative screening/plantings of species with a mature height of at least 10 feet in height shall be located or constructed along interior side and rear property lines adjacent to the accessory dwelling unit if the accessory dwelling unit is located less than 10 feet from respective property lines.



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

THE SMOKE DETECTOR/CARBON MONOXIDE COMBO IS PERMITTED TO BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE IF THE SMOKE ALARM IS EITHER IONIZATION SMOKE ALARM WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARM. [CRC R314.3.3]

KITCHEN RANGE HOOD EXHAUST RATE TO BE MINIMUM 100 CFM MUST BE HVI CERTIFIED, AND A SOUND RATING OF 3 SONES OR LESS. IF THE HOOD IS PART OF AN IAQ WHOLE BUILDING VENTILATION SYSTEM PER ASHRAE 62.2, SEC 5.1 SHALL PROVIDE 5 AIR CHANGES PER HOUR. THE EXHAUST DUCT TO HAVE A SMOOTH INTERIOR SURFACE AND TERMINATE WITH A BACKDRAFT DAMPER. [CMC 504.3, CENC 150.0(O)].

CONTROL AND SHUTOFF VALVES FOR WASHER AND DRYER ARE ACCESSIBLE. [CPC 606.6]

- IAQ FAN:
- a) MINIMUM CFM REQUIRED FROM THE ENERGY REPORT.
 - b) THE SWITCH FOR THE FAN TO BE LABELED TO BE RUN CONTINUOUSLY WHILE THE BUILDING IS OCCUPIED.
 - c) MAXIMUM 1 SONE.

ADU ADDRESS:

- a) THE ILLUMINATED ADDRESS PLACARDS SHALL BE PLACED ON THE PRIMARY RESIDENCE, WITH THE MAIN ADDRESS NUMBER ABOVE THE SECONDARY ADDRESS THE MINIMUM BUILDING ADDRESS CHARACTER SIZE SHALL BE 4 INCHES HIGH BY 3/4-INCH STROKE. ADDRESS NUMERALS SHALL BE OF CONTRASTING BACKGROUND AND CLEARLY VISIBLE IN ACCORDANCE WITH THE LIVERMORE-PLEASANTON FIRE DEPARTMENT PREMISES IDENTIFICATION STANDARDS. THIS MAY WARRANT FIELD VERIFICATION AND ADJUSTMENTS BASED UPON TOPOGRAPHY, LANDSCAPING OR OTHER OBSTRUCTIONS.
- b) ADDITIONALLY, THE ADU SHALL INCLUDE ITS OWN INDIVIDUAL ILLUMINATED ADDRESS PLACARD ON THE EXTERIOR OF THE BUILDING

May 1, 2023

To: City of Pleasanton Building Department

PROJECT: [REDACTED]

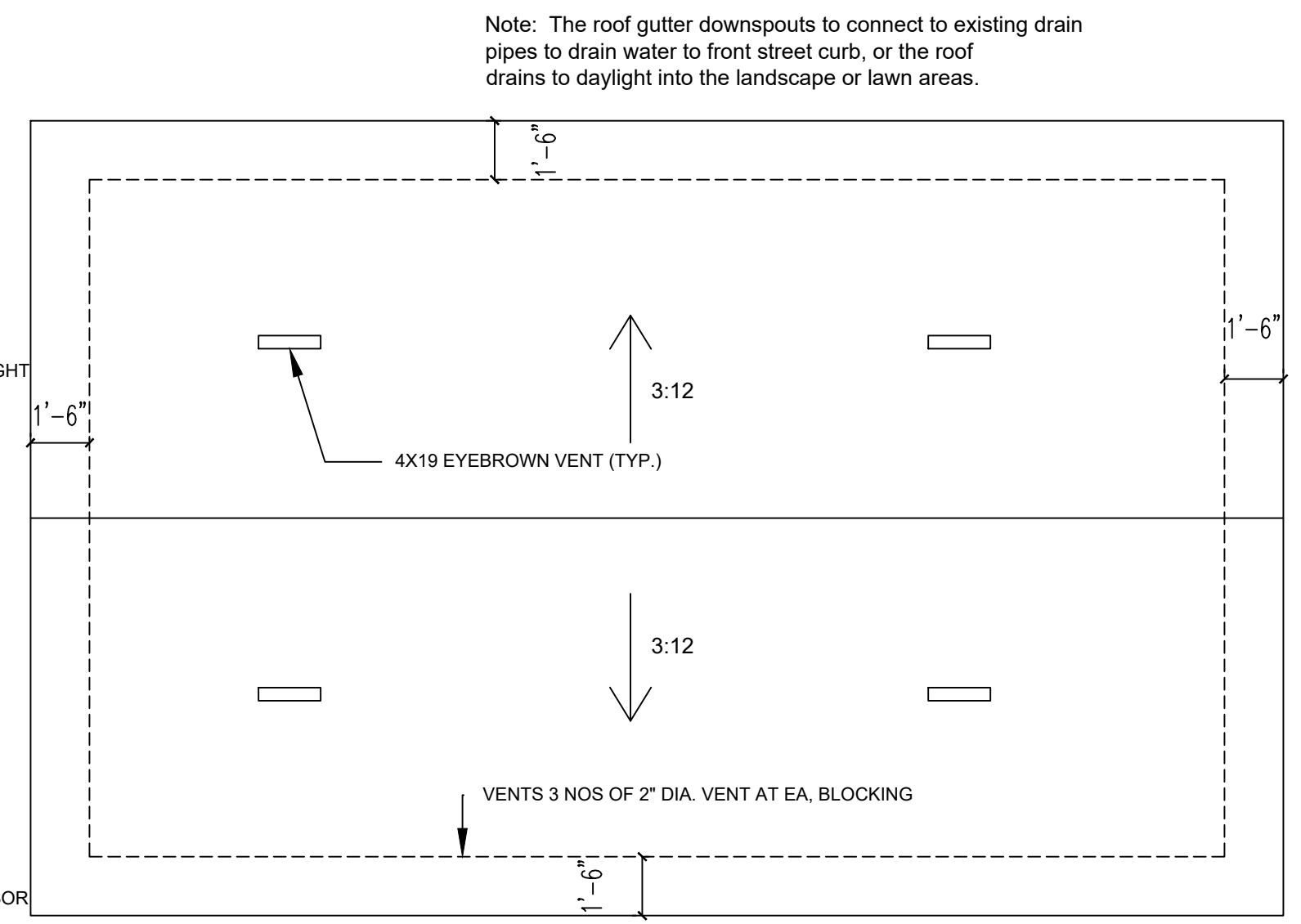
REPORT ON POOL BACKFILL CONSTRUCTION COMPACTION TESTING AND OBSERVATION SERVICES

As requested, we provided testing and observation services during pool backfill construction at subject site (full pool removal).

In-place density tests were taken in the compacted soils to determine the relative compaction and in-place moisture contents. Field density test locations were selected to complement field observations (Table I). Field density testing was performed in accordance with ASTM test designation D-2922, ["Test methods for density of soil and soil-aggregate in-place by nuclear methods (Shallow Depths)"]

Based on the results of our testing and observation services, it is our opinion that pool backfill construction is in general conformance with our recommendations and suitable as future buildable area.

We believe that the level of earth work observation and testing services provided were reasonable in reducing the geotechnical risk to the project. It should be recognized that there are variations in the accuracy and statistical repeatability of the tests and methods used to monitor earthwork construction and materials. We strive to perform our services in accordance with generally accepted standards of geotechnical engineering practice. No warranty is expressed or implied. If you have any questions regarding this letter, please contact us.



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

- ATTIC VENT REQUIREMENT:
- ATTIC AREA = 499 SF
 - VENT AREA REQUIRED: 499/150 = 3.33 SF = 479 SQ. IN
 - PROVIDE 21 NOS X 3 X 3.14 = 198 SQ. IN
 - PROVIDE EYEBROW VENT OF 19X4X 4 NOS = 304 SQ. IN
 - TOTAL PROVIDED = 502 SQ. IN (OK)

- ⊙ SMOKE DETECTOR
- ⊙ CM SMOKE DETECTOR/ CARBON MONOXIDE COMBO.
- ⊙ RECESSES FLOURESCENT LIGHT FIXTURE
- ⊙ PENDANT LIGHT
- ⊙ RECEPTACLE
- ⊙ 220V
- ⊙ SWITCH
- ⊙ THREE WAY SWITCH
- ⊙ VACANCY SENSOR SWITCH
- ⊙ HUMIDITY CONTROL SWITCH
- ⊙ EXHAUST FAN
- ⊙ PHOTOCELL & MOTION SENSOR

20.36.120 Residential units—Doors.

Section 101.3 Scope is amended by deleting item D, and re-numbering remaining items to read as follows:

Each exterior door shall be secured as follows:

- A. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwelling shall be of solid core no less than one and three-eighths inch thickness.
- B. Exterior doors leading from outside to interior of attached garage shall be of solid core no less than one and three-eighths inch thickness.
- C. Exterior doors (excluding glass patio doors) and doors leading from garage areas into dwellings shall have a self-locking lock with deadlatch.
- D. The deadlatch lock and dead bolt lock on the same door shall be keyed alike (one key will fit both locks).
- E. Pairs of doors shall have flush bolts with a minimum throw of five-eighths inch at the head and foot (floor and ceiling) of the inactive leaf.
- F. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb joined by a rabbet.
- G. Nonremovable pin or interlocking stud-type hinge shall be used in pin-type hinge which is accessible from the outside when the door is closed.
- H. Cylinders shall be so designed or protected that they cannot be gripped by pliers or other wrenching devices.
- I. The lock or locks shall be operated from the inside of the door by a device not requiring a key.
- J. Locks shall be provided on all sliding patio doors.
- K. Sliding patio glass doors opening onto patios or balconies which are less than one story above grade or are otherwise accessible from the outside shall have the moveable section of the door sliding on the inside of the fixed portion of the door or possess an approved secondary lock mounted on interior of moveable section.
- L. The lock bolt on all glass patio doors shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearance provided for installation and operation. The strike area shall be of material adequate to maintain effectiveness of bolt strength.

(Ord. 2241 § 2, 2022; Ord. 2197 § 2, 2019; prior code § 2-12.86)

20.36.130 Residential units—Entry vision.

All main entry doors shall be equipped with approved devices so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer or view ports in the door or adjoining wall. View ports shall be small so as to prevent a person outside the door from reaching the required locking device or the windows; the view ports shall be located more than 40 inches from such locks when the door is in the closed position. (Prior code § 2-12.87)

20.36.140 Residential units—Windows.

Sliding windows shall be designed to prevent removal by raising of the moving panel from the track while in a closed or partially open position. Louvered windows, except those above the first story, shall not be permitted. (Prior code § 2-12.88)

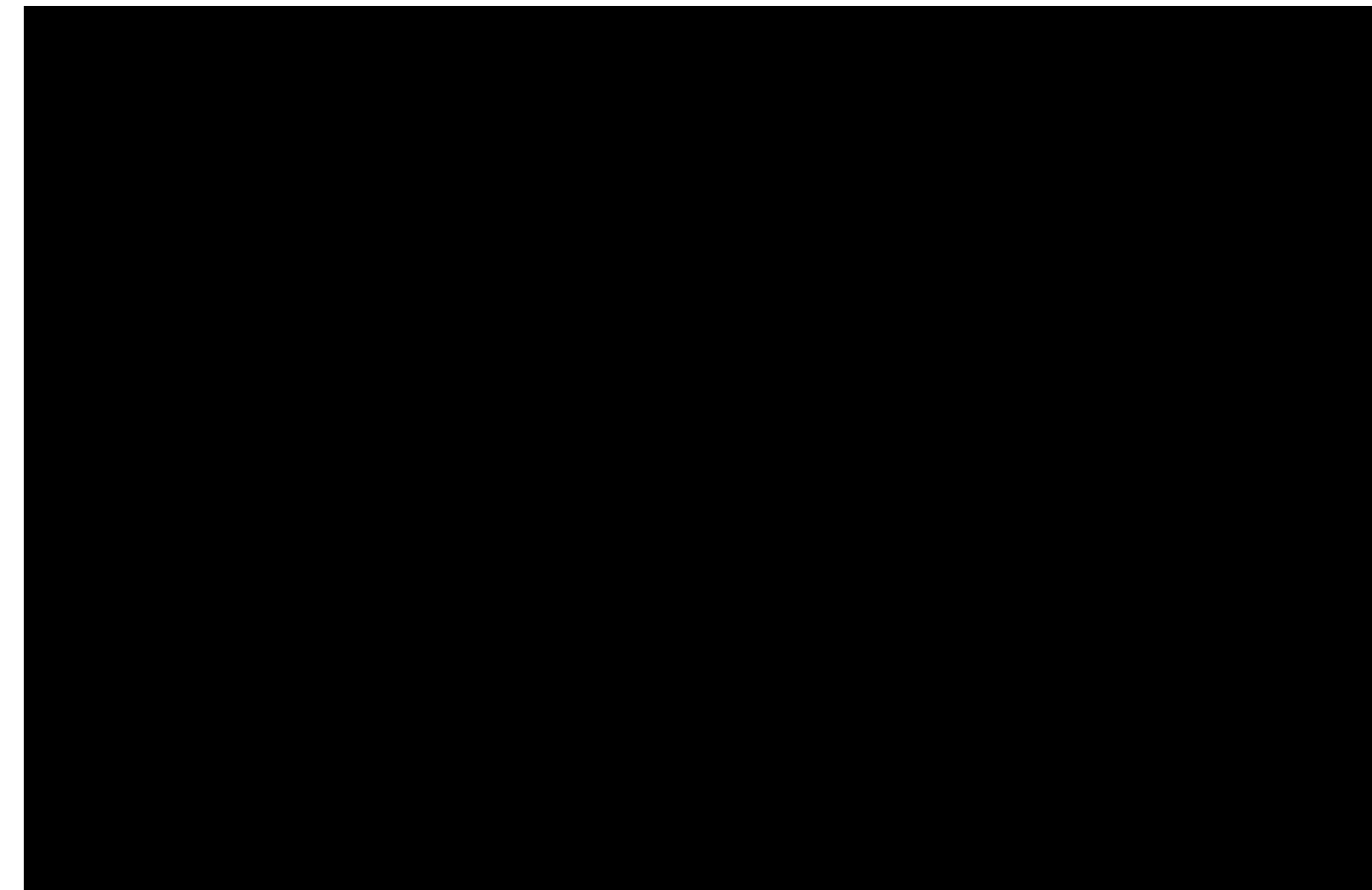
20.36.150 Residential units—Doors, overhead and sliding.

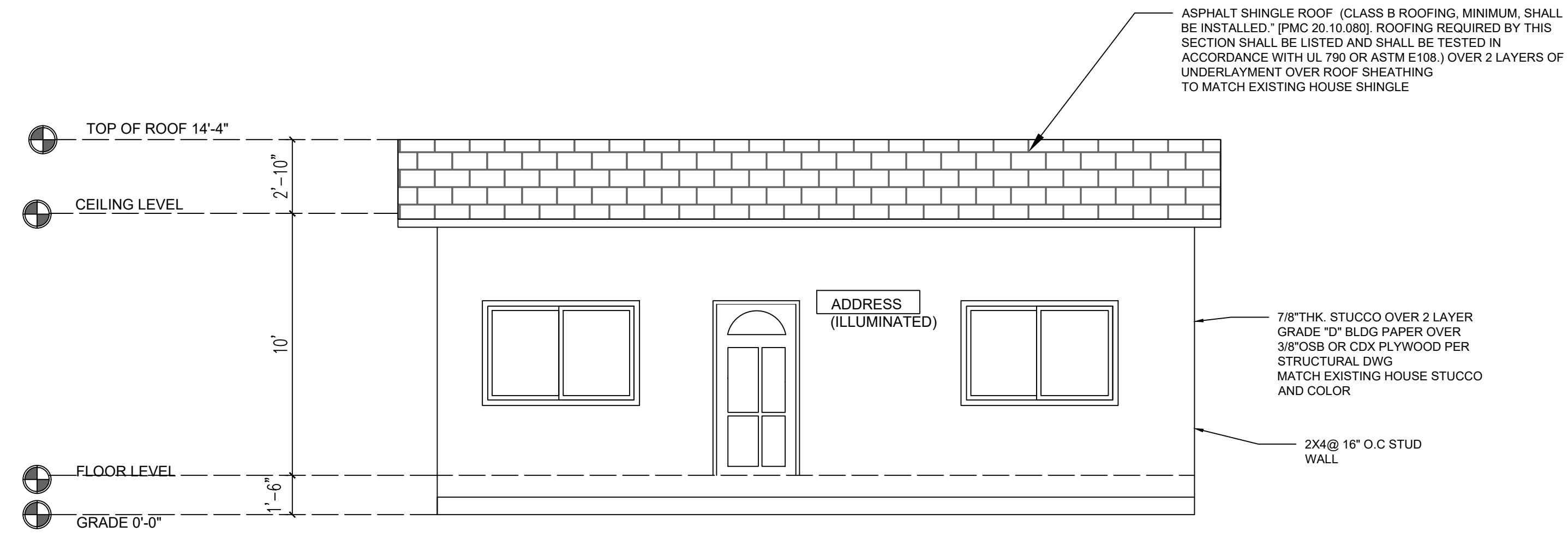
Each overhead or sliding door shall meet the following standards:

- A. Overhead or sliding doors shall be secured with a cylinder lock, padlock with hardened steel shackle, metal slide bar, bolt or equivalent when not otherwise locked by electric power operation.
- B. The lock shall be designed and installed so as to prevent the locking mechanism from being defeated by prying or shifting the door from side to side.
- C. A cylinder guard shall be installed on each mortise or rim-cylinder lock which projects beyond the face of the door or is otherwise accessible to gripping tools. (Prior code § 2-12.89)

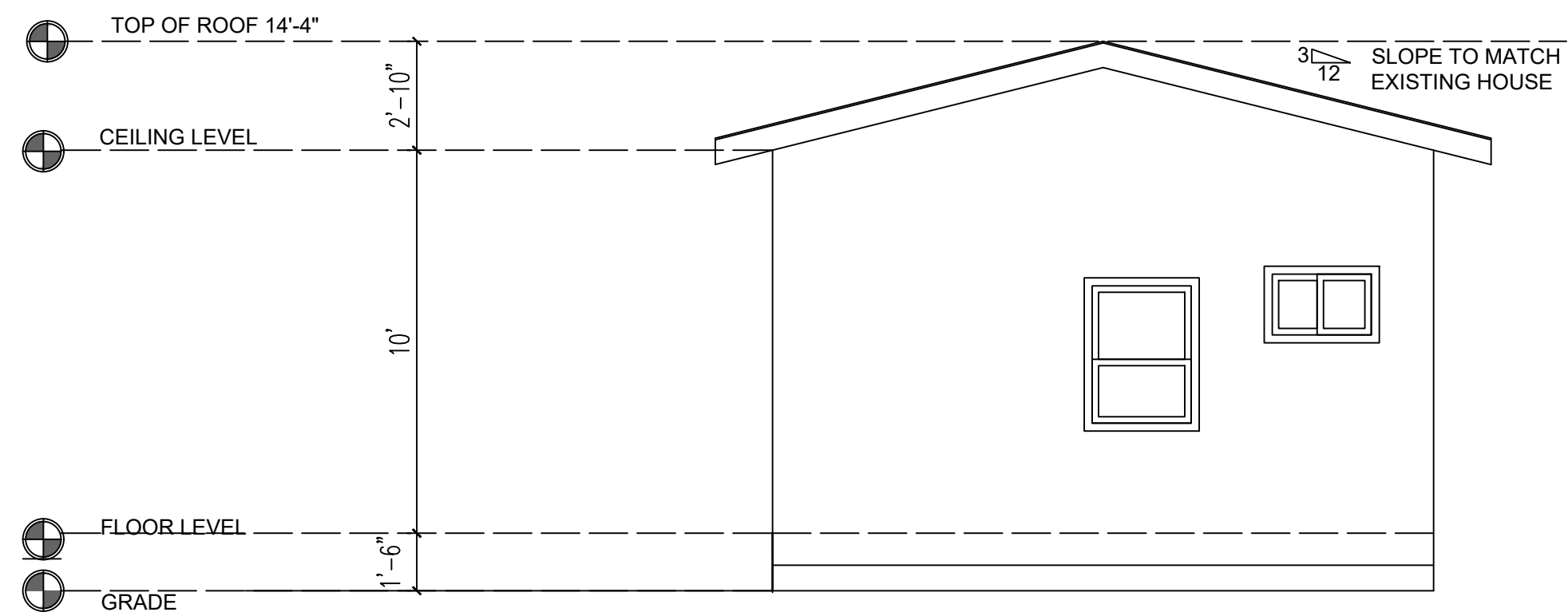
0.36.160 Residential units—Lighting.

All residential exterior lighting shall meet the requirements in the current California Energy Efficiency Standards. (Ord. 2241 § 2, 2022; Ord. 2197 § 2, 2019; prior code § 2-12.90)

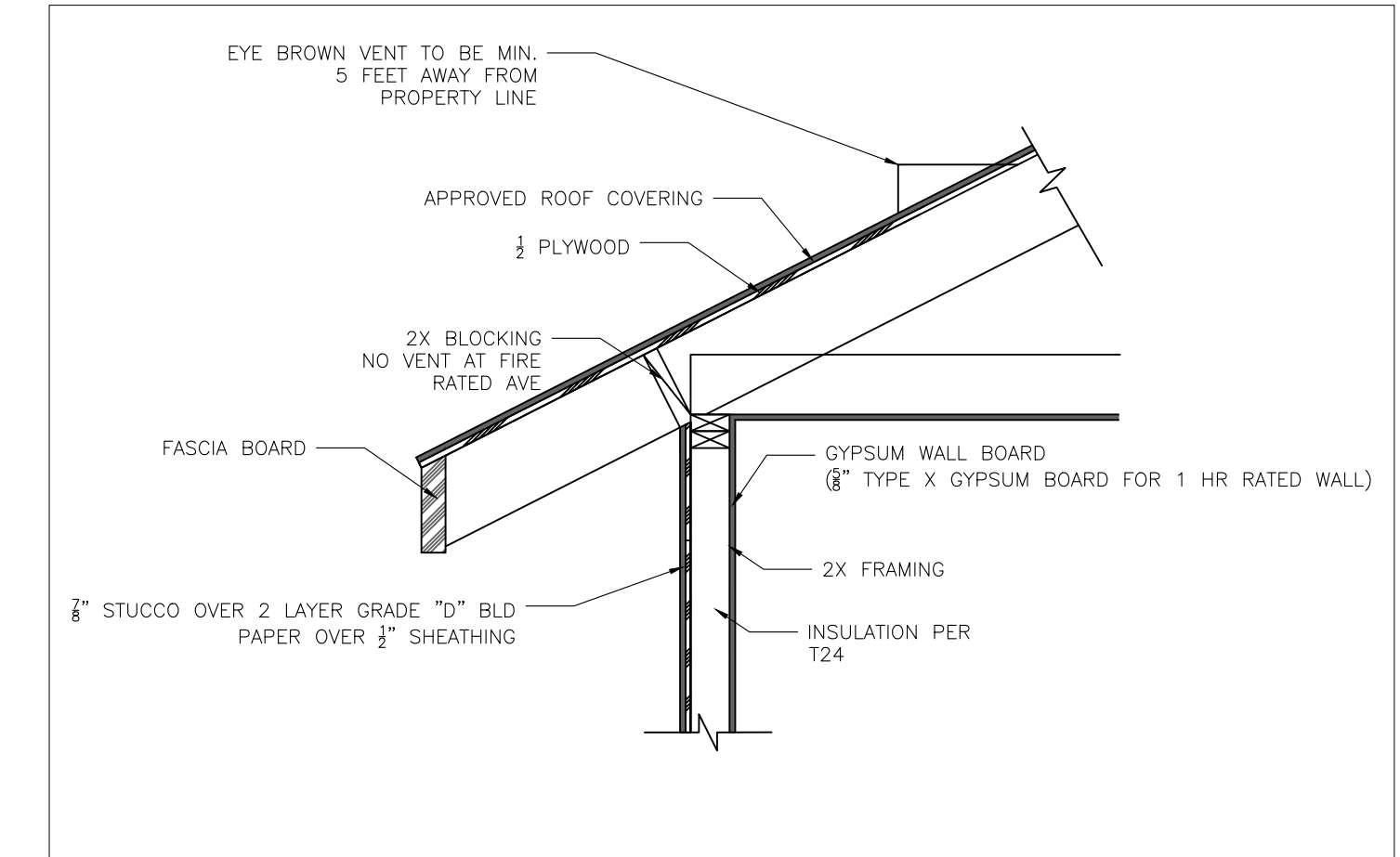




PROPOSED FRONT ELEVATION
1/4" = 1'-0"

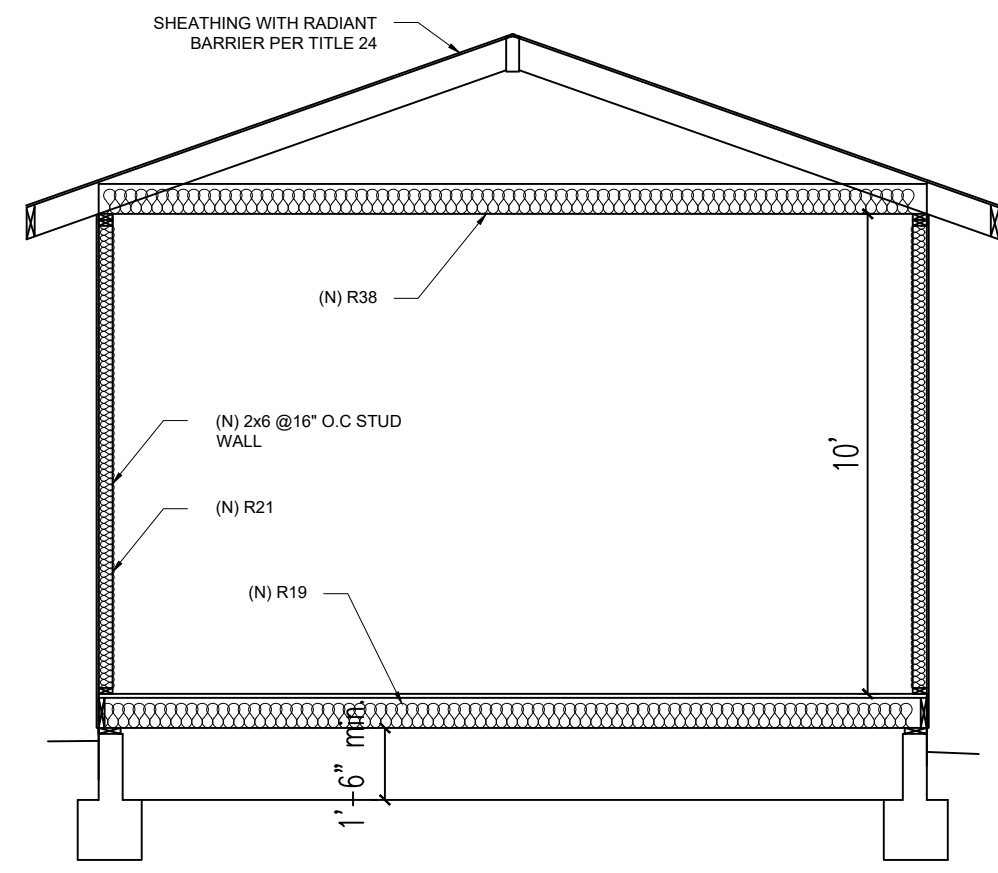


PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

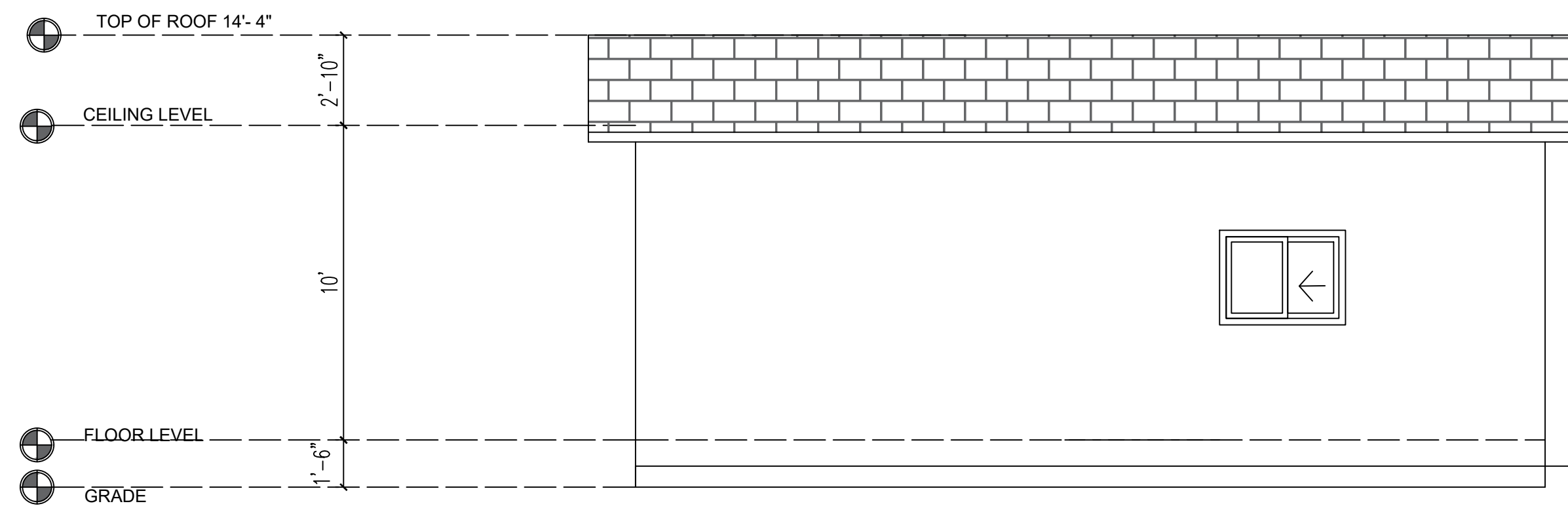


**1HR FIRE RATED WALL AND EAVE-
SOLID FIREBLOCKING AT FIRE RATED EAVE
PER FOOT NOTES a,b of TABLE R302.1(1) CRC
NTS**

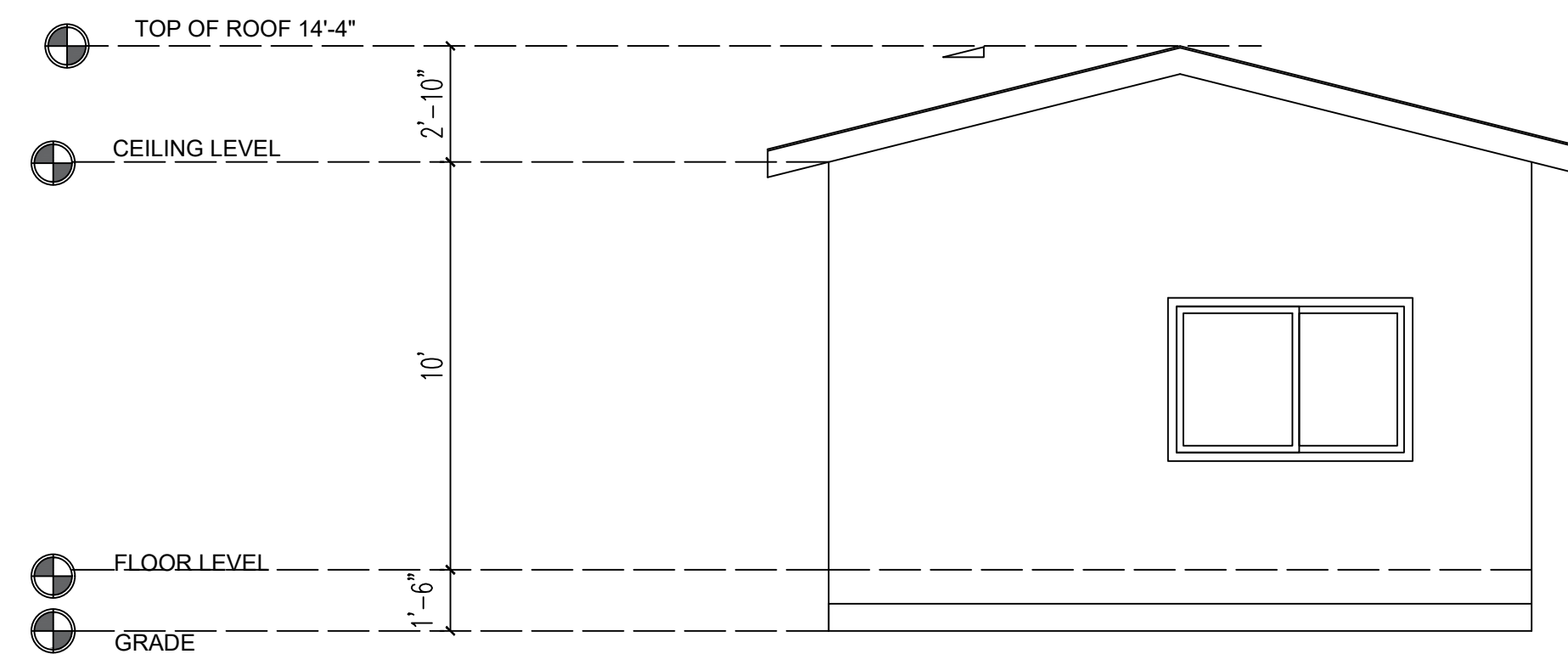
CRAWL SPACE VENT REQUIREMENT:
- (N) ADDITION CRAWL SPACE AREA = 517.5 SF
AREA OF VENT REQ. = 517.5 / 150 = 3.45 SF
PROVIDE MIN. 7 - 14X5.5 VENT W/MESH, AREA = 7 X 0.53 SF = 3.71 SF, OK



CROSS SECTION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"



PROPOSED LEFT ELEVATION
1/4" = 1'-0"

BATHROOM REQUIREMENT:

- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 36" OF THE OUTSIDE EDGE OF EACH BASIN. IT MAY BE ON THE WALL, OR AN ADJACENT PARTITION, OR ON THE FACE OR SIDE OF THE CABINET NOT MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN [CEC 210.52(D)]
- RECEPTACLES, UNLESS LISTED AS RECEPTACLE ASSEMBLIES COUNTERTOP APPLICATIONS, SHALL NOT BE INSTALLED IN A FACE-UP POSITION COUNTERTOPS OR SIMILAR WORK SURFACES. [CEC 406.5(E)].
- AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY A BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [CEC 210.11(C)3]
- BATHROOM RECEPTACLES SHALL HAVE GFCI PROTECTION. [CEC 210.8(A)1]
- ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT. [CEC 406.12(A)]
- SWITCHES AND RECEPTACLES ARE NOT ALLOWED IN BATHTUB OR SHOWER SPACES [CEC 404.4(C)].
- RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. [CEC 406.9(C)]
- EXHAUST FANS WITH MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). EXHAUST FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL AND SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS.

- [CENC 150.0(Q), CRC R303.3, CG85C 4.506.1]
- NO PENDANT LIGHT FIXTURES, LIGHTING TRACK, AND PADDLE FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKER FOR DAMP LOCATION, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. [CEC 410.10(D)]
- RECESSED LIGHT FIXTURES IN SHOWER ENCLOSURES MUST BE LISTED FOR A DAMP OR WET LOCATION [CEC 410.10(A)]
- RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2019-E EFFICIENCY LABEL. (CENC 150.0(K)1C)
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED AND LABELED. [CENC 150.0(K)1A]
- ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]
- ELECTRICAL PANELS SHALL NOT BE INSTALLED IN BATHROOMS [CEC 240.24(E)].
- A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR. [CENC 150.0(K)2J]
- WATER CLOSET SETTING: WATER CLOSET SHALL BE SET NO CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO ANY OTHER PLUMBING FIXTURE. [CPC 402.5]
- WATER CLOSET CLEARANCE: THE MINIMUM CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE NOT LESS THAN 24 INCHES. [CPC 402.5]
- SHOWER SIZE: SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWERHEAD, SOAP DISHES, SHELVES AND SAFETY GRAB BARS OR RAILS. [CPC 408.6]
- SHOWER DOORS: SHOWER DOORS SHALL OPEN OUTWARD SO AS TO MAINTAIN A 22 INCH UNOBSTRUCTED OPENING WIDTH. [CPC 408.5]
- BACKING BOARD MATERIALS: SHOWER AND TUB/SHOWER WALLS SHALL BE PROVIDED WITH A MOISTURE RESISTANT UNDERLAYMENT (E.G., FIBER-CEMENT BACKER BOARD, FIBER-REINFORCED GYPSUM PANEL, GLASS MAT GYPSUM BACKING PANEL, OR FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS) TO A MINIMUM HEIGHT OF 72 INCHES ABOVE THE FLOOR. [CRC R307.2, R702.4].
- WATER CONSERVING PLUMBING FIXTURES:
 - MAXIMUM FLOW RATE FOR WATER CLOSETS IS 1.28 GALLONS PER FLUSH. [CPC 411.2]
 - MAXIMUM FLOW RATE FOR SHOWERHEADS IS 1.8 GALLONS PER MINUTE. FOR MULTIPLE SHOWERHEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 POUNDS PER SQUARE INCH, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HANDHELD SHOWER IS CONSIDERED A SHOWERHEAD. [CPC 408.2]
 - FLOW RATE FOR LAVATORY FAUCETS IS 1.2 GALLONS PER MINUTE MAXIMUM AND 0.8 GALLONS PER MINUTE MINIMUM. [CPC 407.2.2]

KITCHEN REQUIREMENT:

- AT LEAST TWO 20-AMP SMALL-APPLIANCE BRANCH CIRCUITS ARE REQUIRED AND CAN ONLY SERVE THE REQUIRED COUNTERTOP, WALL OUTLETS, AND THE REFRIGERATOR. (CEC ARTS 210.11(C)1), 210-52(B)3)
- PROVIDE SEPARATE AND DEDICATED CIRCUITS FOR DISHWASHER, GARBAGE DISPOSAL, BUILT-IN MICROWAVE AND TRASH COMPACTOR. (CEC ART 210.11)
- GARBAGE DISPOSAL AND DISHWASHER; PLUG CONNECTED WITH LISTED FLEXIBLE CORDS (18-IN TO 36-IN LONG FOR DISPOSAL; 36-IN TO 78-IN LONG FOR DISHWASHER). RECEPTACLES MUST BE ACCESSIBLE - NOT BEHIND THE APPLIANCE. (CEC ARTS 422-16(B)1), (2))
- GFCI PROTECTION REQUIRED AT THESE LOCATIONS: (CEC ARTS 210.8(A)6), (7))
 - FOR ALL RECEPTACLES SERVING KITCHEN COUNTERTOP SURFACES.
 - RECEPTACLES WITHIN 6-FT OF A WET BAR SINK EDGE.
- PROVIDE ADDITIONAL RECEPTACLE OUTLETS FOR COUNTERTOP AS FOLLOWS: (CEC ART 210.52(C)1)-(4))
 - FOR ANY COUNTER THAT IS 12-IN OR WIDER, AND
 - NO POINT ON THE KITCHEN COUNTER, MEASURED AT THE WALL, MAY BE MORE THAN 24-IN AWAY FROM A RECEPTACLE.
 - AT LEAST ONE RECEPTACLE REQUIRED FOR AN ISLAND OR PENINSULAR COUNTER WITH DIMENSIONS OF AT LEAST 24-IN BY 12-IN. THE RECEPTACLES ARE NOT REQUIRED TO BE UPGRADED IF THE SHEETROCK IS NOT REMOVED.
- RECEPTACLE FOR GAS-FIRED RANGES MAY BE ATTACHED TO THE SMALL APPLIANCE CIRCUIT (CEC ART 210.52(B) 2) EX. 2)
- DISHWASHER AIR GAP REQUIRED ABOVE SINK FLOOD RIM. (CPC 807.3)
- SPECIAL VENTING FOR ISLAND FIXTURES. (CPC 909)
- PROVIDE INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT TO FIELD INSPECTOR AT TIME OF INSPECTION. (CMC 303.1)
- ALLOW A MINIMUM 3-FT FOR TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS TO PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (DRYERS, BATH AND UTILITY FANS – THESE MUST BE 3-FT AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, ATTIC VENTS). (CMC 502.2.1)
- ALL INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY. LIGHTING INSIDE A CABINET MAY NOT BE INCLUDED IN THE WATTAGE CALCULATION. (ENERGY STANDARDS §150(K)1A)

SMOKE ALARMS REQUIREMENTS (R314)

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 1. IN EACH SLEEPING ROOM.
 2. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

CARBON MONOXIDE REQUIREMENTS (R315)

- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 2. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS.
 3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- SMOKE ALARM AND CARBON MONOXIDE ALARM IS HARDWIRED AND PROVIDED WITH BATTERY BACK-UP

GENERAL NOTES:

1. ENTRY DOOR TO HAVE LOCKING DEVICE AT THE DOOR IS OPENABLE FROM THE EGRESS SIDE WITHOUT A KEY, SPECIAL KNOWLEDGE OR EFFORT
2. LANDING TO BE NO MORE THAN 7.75' BELOW THE DOOR THRESHOLDS.

ENERGY NOTES:

1. EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE PER CEC 150.0(K)3:
 - 1.1. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS B) OR C) BELOW, AND
 - 1.2. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS, OR
 - 1.3. CONTROLLED BY ONE OF THE FOLLOWING METHODS
 - 1.3.1. PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.
 - 1.3.2. ASTRONOMICAL TIME CLOCK.
 - 1.3.3. ENERGY MANAGEMENT CONTROL SYSTEM.

ELECTRICAL NOTES:

- A. ELECTRICAL PANELS SHALL BE LOCATED WHERE EACH OCCUPANT HAVE READY ACCESS TO ALL OVERCURRENT DEVICES PROTECTING THE CONDUCTORS SUPPLYING THAT DWELLING UNIT. CEC 240.24(B)
- B. ELECTRICAL PANELS SHALL BE LOCATED WHERE THEY WILL NOT BE EXPOSED TO PHYSICAL DAMAGE. CEC 240.24(C).
- C. ELECTRICAL PANELS SHALL NOT BE LOCATED IN VICINITY TO EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES CLOSETS. CEC 240.24(D).

CRC SECTION R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION

DESIGN AND FALL PREVENTION AS GIVEN IN CRC R327.1.1 AND R327.1.2 AS FOLLOWS:

R327.1.1 REINFORCEMENT FOR GRAB BARS

- a. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
- b. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER, [1 1/2 INCH BY 71/4 INCH (38 MM BY 184 MM) ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39 1/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- c. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
- d. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
- e. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.
- f. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4. [CRC R327.1.1.1]

R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS

ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

R327.1.3 INTERIOR DOORS

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION, OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

R327.1.4 DOORBELL BUTTONS

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

INSPECTION NOTES:

- A. WATER METER, WATER LINE PIPE AND GAS LINE PIPE SIZING CALCULATIONS ALONG WITH ONE-LINE ISOMETRIC DRAWINGS MAY BE REQUIRED BY THE FIELD BUILDING INSPECTOR AND WILL BE PROVIDED BY THE CONTRACTOR. ALL PLAN REVIEW FEES WILL BE PAID AS REQUIRED BY THE PERMITTEE
- B. PLUMBING DRAIN WASTE AND VENT AND/OR MECHANICAL DUCTING AND/OR ELECTRICAL PANEL/WIRE DIAGRAMS OR DRAWINGS MAY BE REQUIRED BY THE FIELD BUILDING INSPECTOR AND WILL BE PROVIDED BY THE CONTRACTOR UPON REQUEST. ALL PLAN REVIEW FEES WILL BE PAID AS REQUIRED BY THE PERMITTEE
- C. ELECTRICAL LOAD CALCULATIONS SHALL BE PROVIDED BY THE CONTRACTOR UPON THE REQUEST OF THE FIELD BUILDING INSPECTOR. ALL PLAN REVIEW FEES WILL BE PAID AS REQUIRED BY THE PERMITTEE

EGRESS DOOR SHALL COMPLY WITH THE FOLLOWING PER CRC R311.2:

- a. DOOR SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN AT 90 DEGREES.
- b. DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 78", MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- c. DOOR SHALL BE READILY OPENABLE FROM THE INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- d. A 36-INCH-LONG (IN THE DIRECTION OF EGRESS) LANDING SHALL BE PROVIDED AT EACH SIDE OF THE DOOR. THE SLOPE OF THE EXTERIOR LANDING SHALL NOT EXCEED 2% SLOPE. [CRC R311.3]
- e. LANDING AT THE EGRESS DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE THAN 7.75" LOWER THAN THE TOP OF THE THRESHOLD WHERE DOOR DOES NOT SWING OVER THE LANDING. [CRC R311.3.1]

Pleasanton, California Municipal Code
Title 18 ZONING
Chapter 18.106 ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS

18.106.060 Required standards for all accessory dwelling units.
All accessory dwelling units shall meet the following standards:

- A. Only one other residential unit shall be permitted on a lot with an accessory dwelling unit. If the owner occupies the primary residential unit, the owner may rent the accessory dwelling unit to one party. If the owner occupies the accessory dwelling unit, the owner may rent the primary residential unit to one party. The owner may rent both the primary residential unit and the accessory dwelling unit together to one party who may not further sublease any unit(s) or portion(s) thereof. The owner shall be a signatory to any lease for the rented unit, for which the city may reasonably require a copy of to verify compliance with this chapter, and shall be the applicant for any permit issued under this chapter. Owner occupancy for the primary dwelling or the accessory dwelling unit is not required for accessory dwelling units approved between January 2020 and January 2025.

- B. The accessory dwelling unit shall not be sold or held under a different legal ownership than the primary residence; nor shall the lot containing the accessory dwelling unit be subdivided.

- C. In addition to the other requirements of this chapter, the following objective standards shall apply to accessory dwelling units:

1. Accessory dwelling units shall incorporate the following:

- a. Architecture of an accessory dwelling unit shall match the existing architectural style of the primary residence with the use of the following building elements to the maximum extent feasible:
 - i. Use of the same wall material or wall, or wall material that visually appears the same as the existing primary residence, including color and texture;
 - ii. Use of same trim material and trim style;
 - iii. Use of same roof form, roofing material and roof slope to the maximum extent feasible;
 - iv. Use of the same window size, proportion, operation, recess or reveal, divided light pattern, and spacing distance between placement of windows;
 - v. Use of same railing design and material.
- b. A solid fence at least six feet in height and vegetative screening/plantings of species with a mature height of at least 10 feet in height shall be located or constructed along interior side and rear property lines adjacent to the accessory dwelling unit if the accessory dwelling unit is located less than 10 feet from respective property lines. On a corner property, if the accessory dwelling unit is located less than 10 feet from respective property lines, a solid fence at least six feet in height or vegetative screening/plantings of a species with a mature height of at least 10 feet shall be located in the area between the accessory dwelling unit and the street side property line, and both a solid fence at least six feet in height and vegetative screening/plantings of a species with a mature height of at least 10 feet shall be located in the area between the accessory dwelling unit and the rear property line. In no instance shall solid fencing be required in planned unit developments where open fencing is otherwise required. In no instance shall the provisions of this subsection conflict with the fence requirements identified in Chapter 18.84 of this title.
- c. Exterior lighting shall be shielded, directed downward, and located only at exterior doors and if applicable, along the path of travel from the public right-of-way.
- d. To the maximum extent feasible, mechanical equipment and plumbing, conduit, or cabling for utilities is not permitted on the exterior walls of the accessory dwelling unit. This requirement does not apply to meters, electrical panels, and solar installations
- D. The resident owner shall install address signs that are clearly visible from the street during both daytime and evening hours and which plainly indicate that two separate units exist on the lot, as required by the fire marshal. The resident owner shall obtain the new street address for the accessory dwelling unit from the engineering department.
- E. Adequate roadways, public utilities and services shall be available to serve the accessory dwelling unit. Accessory dwelling units shall not be considered new residential uses for the purposes of calculating connection fees or capacity charges for sewer and water. Installation of a separate direct connection between an accessory dwelling unit contained within an existing structure and the utility shall not be required. Accessory dwelling units not within an existing structure shall be required to install a new or separate utility connection and be charged a connection fee and/or capacity charge. These charges shall be proportionate to the burden imposed by the accessory dwelling unit on the water or sewer system based upon either its size or number of plumbing fixtures as determined by the city.

- F. The owner of the lot on which an accessory dwelling unit is located shall participate in the city's monitoring program to determine rent levels of the accessory dwelling units being rented.

- G. The accessory dwelling unit shall not create an adverse impact on any real property that is listed in the California Register of Historical Resources.

- H. The accessory dwelling unit shall comply with other zoning and building requirements generally applicable to residential construction in the applicable zone where the property is located.

- I. A restrictive covenant shall be recorded against the lot containing the accessory dwelling unit with the Alameda County recorder's office prior to the issuance of a building permit from the building division stating that:

The property contains an approved accessory dwelling unit pursuant to Chapter 18.106 of the Pleasanton Municipal Code and is subject to the restrictions and regulations set forth in that chapter. These restrictions and regulations generally address subdivision and development prohibitions, owner occupancy and lease requirements, limitations on the size of the accessory dwelling unit, parking requirements, and participation in the city's monitoring program to determine rent levels of the accessory dwelling units being rented. Current restrictions and regulations may be obtained from the city of Pleasanton planning division. These restrictions and regulations shall be binding upon any successor in ownership of the property. (Ord. 2213 § 2, 2021; Ord. 2179 § 2, 2018; Ord. 2161 § 1, 2017; Ord. 2080 § 2, 2013; Ord. 2000 § 1, 2009; Ord. 1885 § 2, 200

DESIGN DATA:

- WIND DESIGN SPEED: 95 MPH (LRFD) (CRC Figure R301.2(2))
- EXPOSURE CATEGORY: B (CRC R301.2.1.4)
- SEISMIC:
 - V=0.185 W (LRFD)
 - I=1.0, R=6.5
 - SS=2.015 g; S1=0.745 g
 - SDS= 1.612 g; SD1= NULL
 - SITE CLASS D
 - SEISMIC DESIGN CATEGORY E (CRC TABLE R301.2.2.1.1)
 - Per CRC R301.2.2.1.2 (2) Buildings located in Seismic Design Category E that conform to the following additional restrictions are permitted to be constructed in accordance with the provisions for Seismic Design Category D2
- All exterior shear wall lines or braced wall panels are in one plane vertically from the foundation to the uppermost story.
- Floors shall not cantilever past the exterior walls.
- The building is within the requirements of Section R301.2.2.6 for being considered as regular.
- PRESUMPTIVE ALLOW. SOIL BEARING PRESSURE= 1,500 PSF

GENERAL NOTES:

- CONCRETE WILL BE MIN. $f_c' = 2,500$ PSI AT 28 DAYS
- EXTERIOR WALLS SHALL HAVE $\frac{3}{8}$ " ANCHOR BOLT W/ 7" EMBEDDED INTO CONCRETE W/3"x3"x $\frac{1}{2}$ " WASHERS AT 4' O.C. UNLESS NOTED OTHERWISE (PER PLAN)
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH AS BELOW U.N.O
POST, BEAMS, JOISTS & RAFTERS ----- NO. 2 GRADE
STUDS ----- STUD GRADE
- FLOOR SHEATHING SHALL BE T&G 3/4" CDX OR OSB WITH A SPAN RATING OF 48/24, BLOCKED, w/ 10d COMMON NAILS @ 6" O.C. EDGE & BOUNDARY NAILING AND 10d @ 12" O.C. FIELD NAILING.
- ROOF SHEATHING SHALL BE 15/32" CDX OR OSB WITH A SPAN RATING OF 32/16, UNBLOCKED, w/ 8d COMMON NAILS @ 6" O.C. EDGE & BOUNDARY NAILING AND 8d @ 6" O.C. FIELD NAILING.
- ASPHALT COMPOSITION SHINGLES OF MIN. CLASS C ON TOP OF MIN. 2 LAYER OF #15 ASPHALT SATURATED FELT UNDERPAYMENT
- ALL INTERIOR AND EXTERIOR WALLS SHALL BE 2X4 STUD @ 16" O.C. UNLESS NOTED OTHERWISE
- THE EXTERIOR WALL SHEATHING WILL BE CONTINUOUS SHEATHING 1/2" CDX OR OSB WITH SPAN RATING 24/16, 8d @ 6" EDGE, 12" FIELD

BRACED WALL DESIGN (CALIFORNIA RESIDENT CODE 2022)
WALL HEIGHT= 10 FT
SEISMIC DESIGN CATEGORY D₂

N-S DIRECTION:

BRACE WALL LENGTH : 17.25 FT
BRACE WALL SPACING: 28.92 FT
MIN. TOTAL LENGTH OF BRACED WALL PANEL: 3.64 FT (TABLE R602.10.3(3), INTERPOLATE)
ADJUSTED REQUIRED LENGTH OF BRACED WALL PANEL: 1.2 X 3.64 = 4.368 (TABLE R602.10.3(4))
MIN. OF BRACED WALL PANELS: 30" (CS-WSP, ADJACENT CLEAR OPENING <=64") (TABLE R602.10.5)
MIN. NUMBER OF BRACED WALL PANELS: 2 (DUE TO BRACED WALL LENGTH >16 FT)
THUS, MIN. LENGTH OF BRACED WALL PANEL AT EA. BWL: 2 X 30" = 60"
PROVIDED MIN. 8'-1" (97") LENGTH OF BRACED WALL PANEL AT THE BWL --> OK

E-W DIRECTION:

BRACE WALL LENGTH : 28.92 FT
BRACE WALL SPACING: 17.25 FT
MIN. TOTAL LENGTH OF BRACED WALL PANEL: 3.64 FT (TABLE R602.10.3(3), INTERPOLATE)
ADJUSTED REQUIRED LENGTH OF BRACED WALL PANEL: 1.0 X 3.64 = 3.64 FT (TABLE R602.10.3(4))
MIN. OF BRACED WALL PANELS: 32" (CS-WSP, ADJACENT CLEAR OPENING <=64") (TABLE R602.10.5)
MIN. NUMBER OF BRACED WALL PANELS: 2 (DUE TO BRACED WALL LENGTH >16 FT)
THUS, MIN. LENGTH OF BRACED WALL PANEL AT EA. BWL: 2 X 32" = 64"
PROVIDED MIN. TOTAL 11'-6" (138") LENGTH OF BRACED WALL PANEL AT THE BWL --> OK

CRC TABLE R802.4.1(1) Roof live load = 20 psf, ceiling not attached to rafters, L/A = 180, dead load = 20 psf (for solar panel)
RAFTER ALLOWABLE SPAN FOR 2X8 D.F.#2 @ 16" O.C IS 16'-0", ACTUAL RAFTER SPAN IS 7'-2", THUS PROVIDED RAFTER IS OK

CRC TABLE R802.5.1(2) (Uninhabitable attics with limited storage, live load = 20 psf, dead load = 10 psf)
CEILING JOIST ALLOWABLE SPAN FOR 2X10 D.F.#2 @ 16" O.C IS 20'-2", ACTUAL JOIST SPAN IS 17'-3", THUS PROVIDED CEILING JOIST IS OK

FOOTING WIDTH CALCULATION:
ROOF DL = 7 PSF LL = 20 PSF
CEILING DL = 8 PSF LL = 10 PSF
FLOOR DL = 10 PSF FLOOR LL = 40 PSF

TOTAL DL + LL = 95 PSF
TRIBUTARY WIDTH = 8.75 FT

ROOF AND FLOOR DL + LL = 831.25 PLF

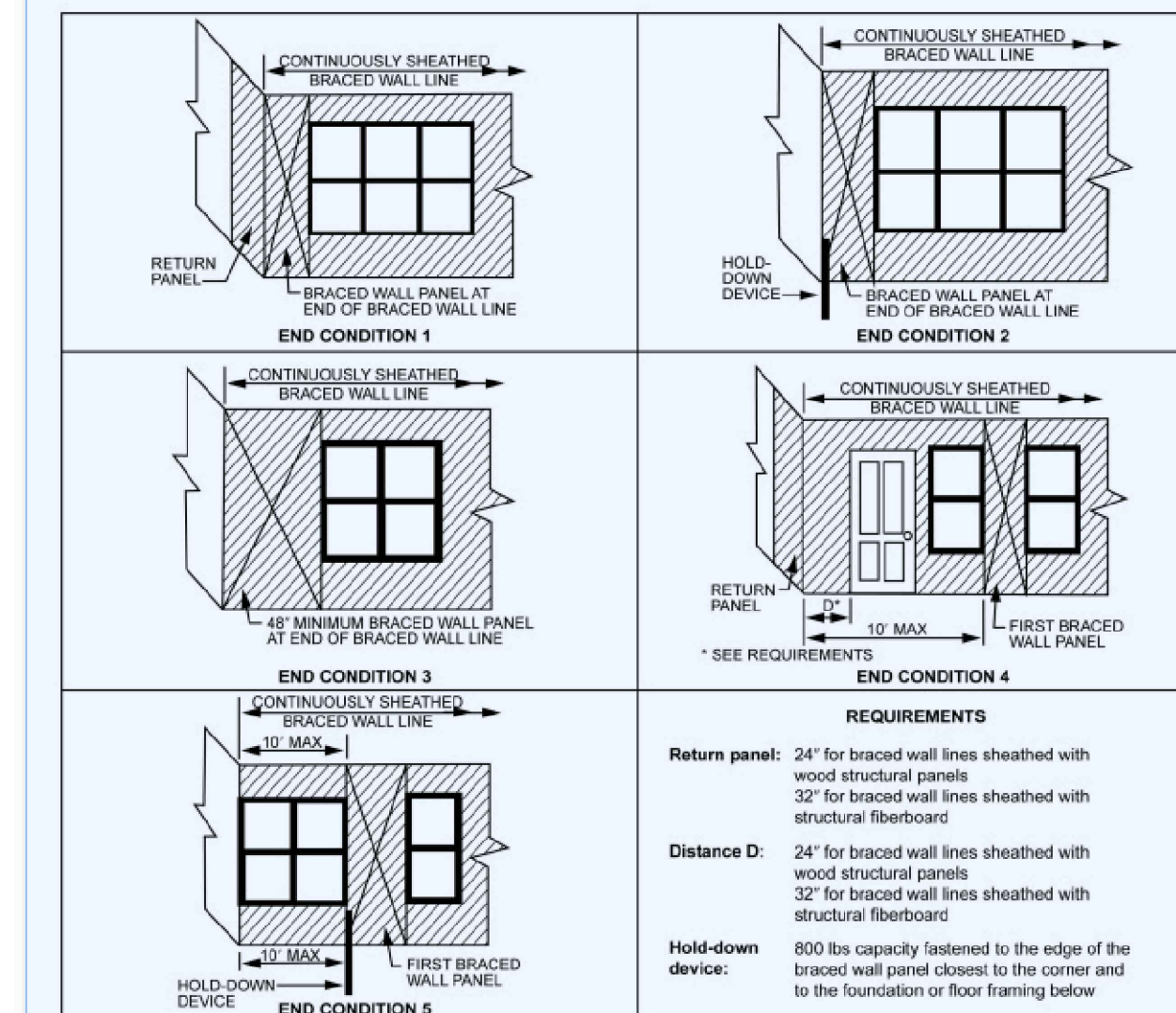
WALL DL = 18 PSF X 10 FT = 180 PLF

TOTAL DL + LL = 1011 PLF
FOOTING WIDTH = 1'-4"
FOOTING CAPACITY = 1.33 X 1500 = 1995 PLF (OK)

| | | | | |
|---|-----------------|--|---|--------------------|
| CS-WSP Continuously sheathed wood structural panel | $\frac{3}{8}$ " | | Exterior sheathing per Table R602.3(3) | 6" edges 12" field |
| | | | Interior sheathing per Table R602.3(1) or R602.3(2) | Varies by fastener |

R602.10.7 Ends of Braced Wall Lines With Continuous Sheathing

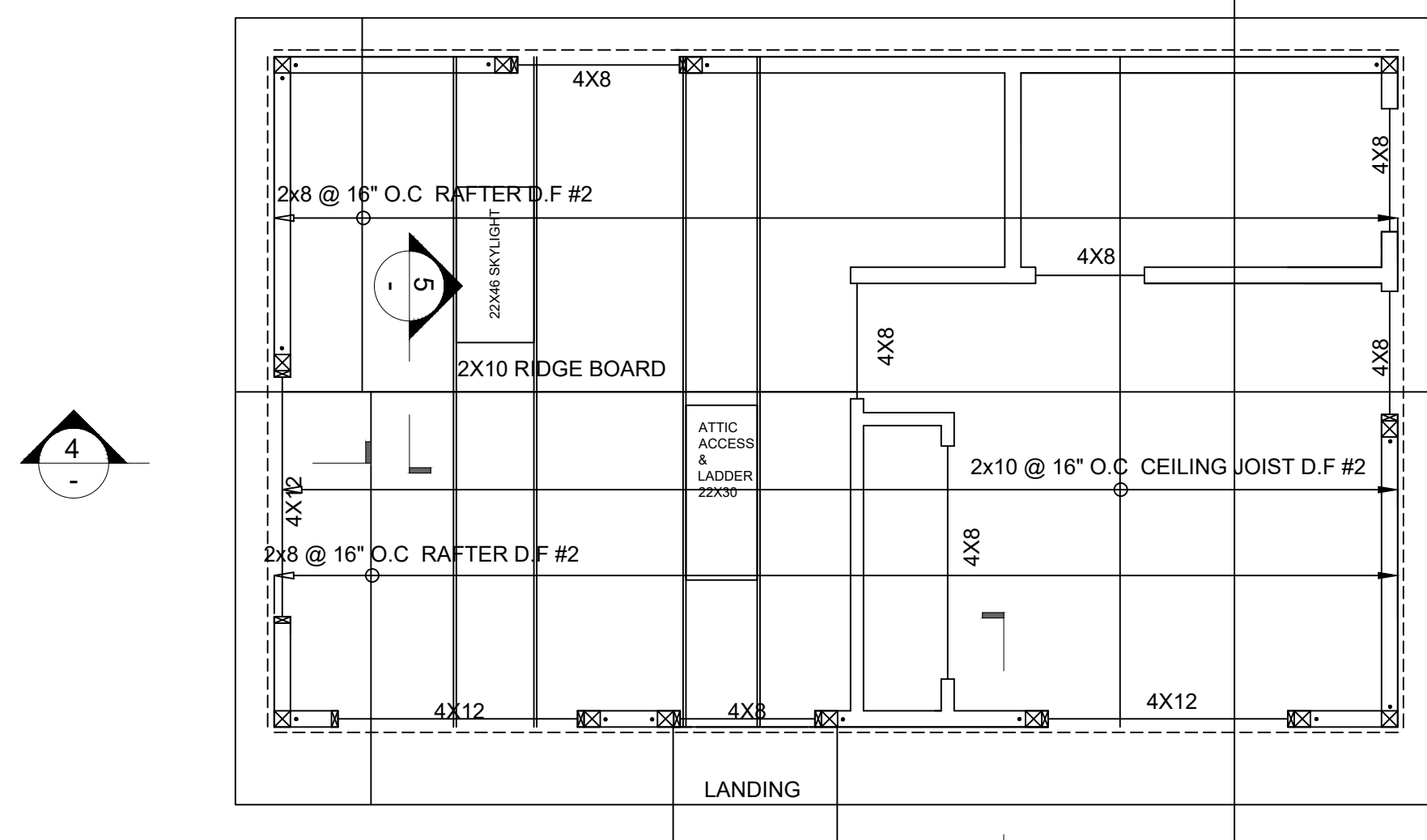
Each end of a braced wall line with continuous sheathing shall have one of the conditions shown in Figure R602.10.7.



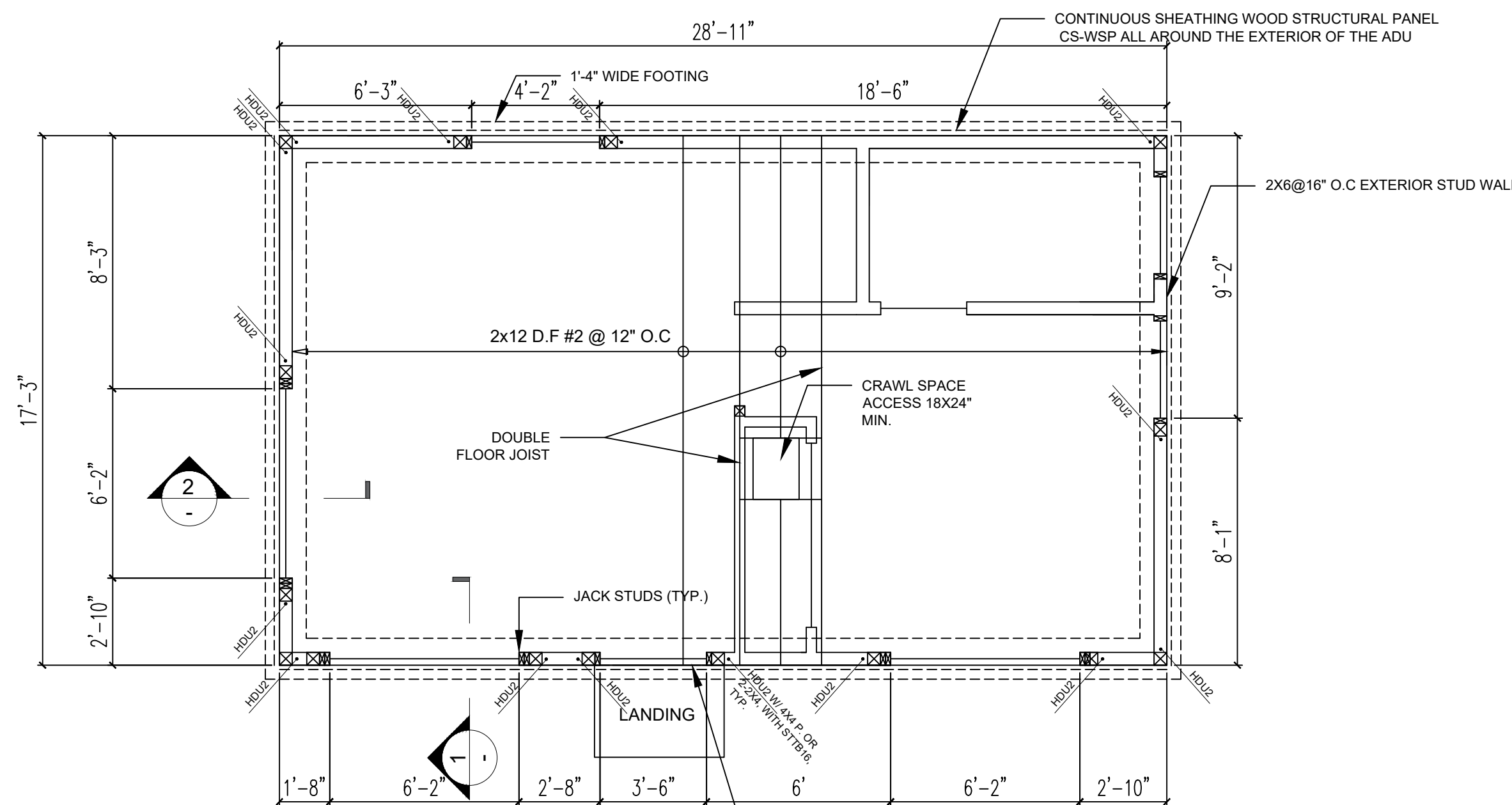
For 5/8 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7

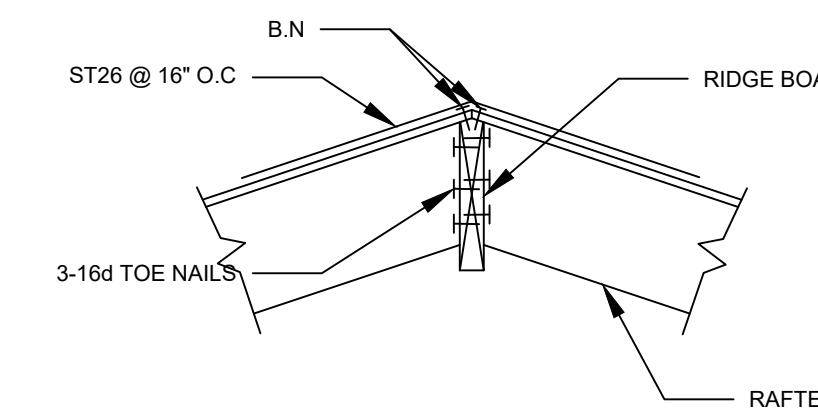
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



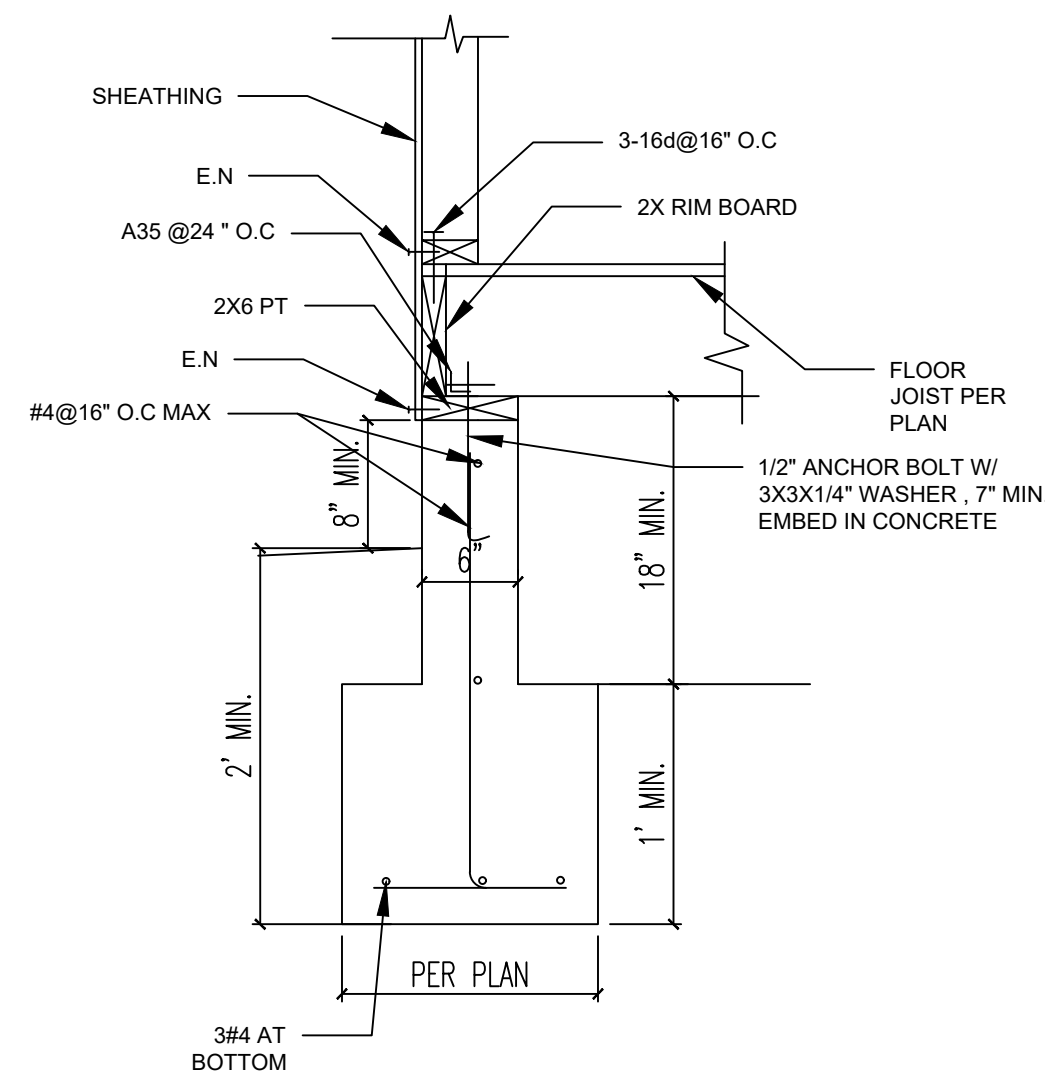
CEILING AND ROOF FRAMING
1/4"=1'-0"



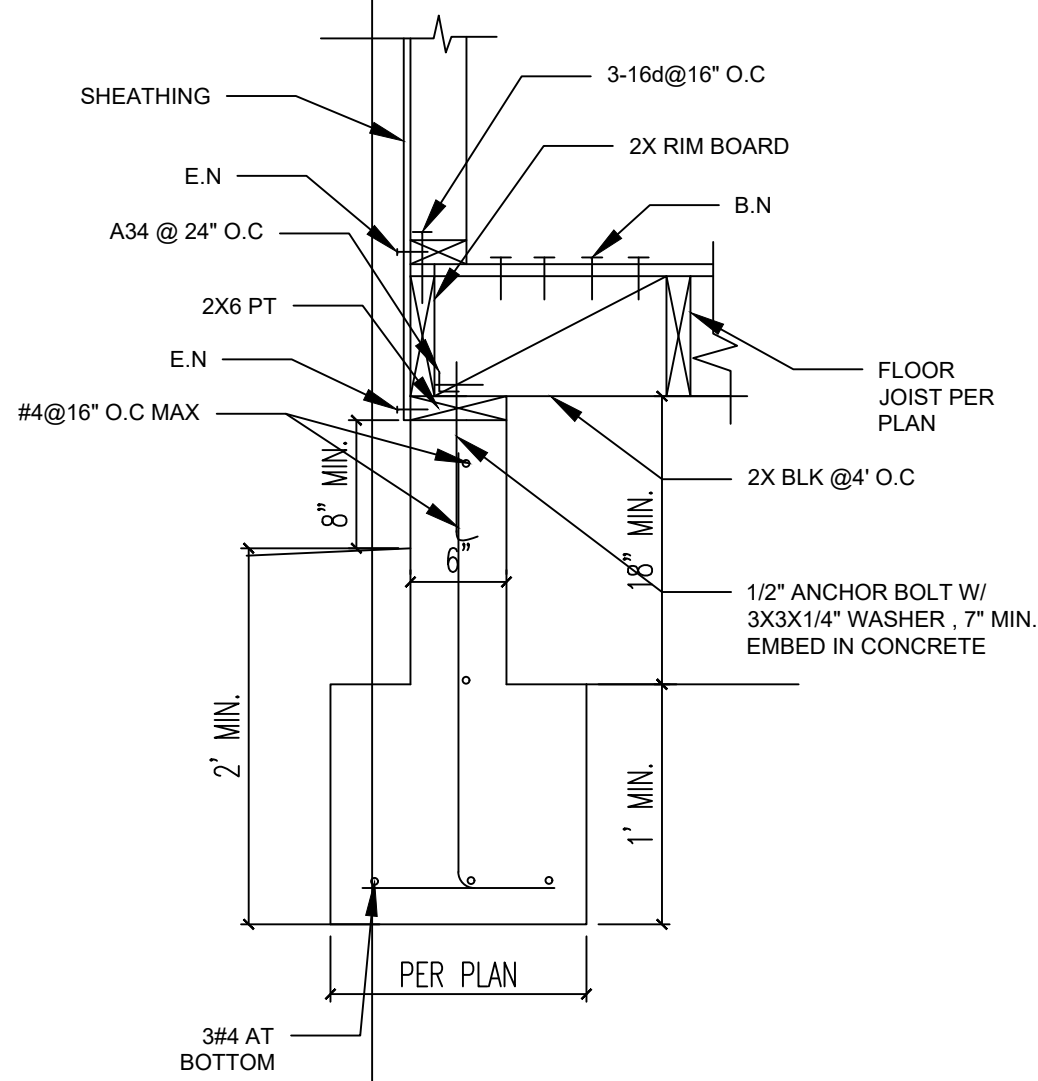
FOUNDATION PLAN
1/4"=1'-0"



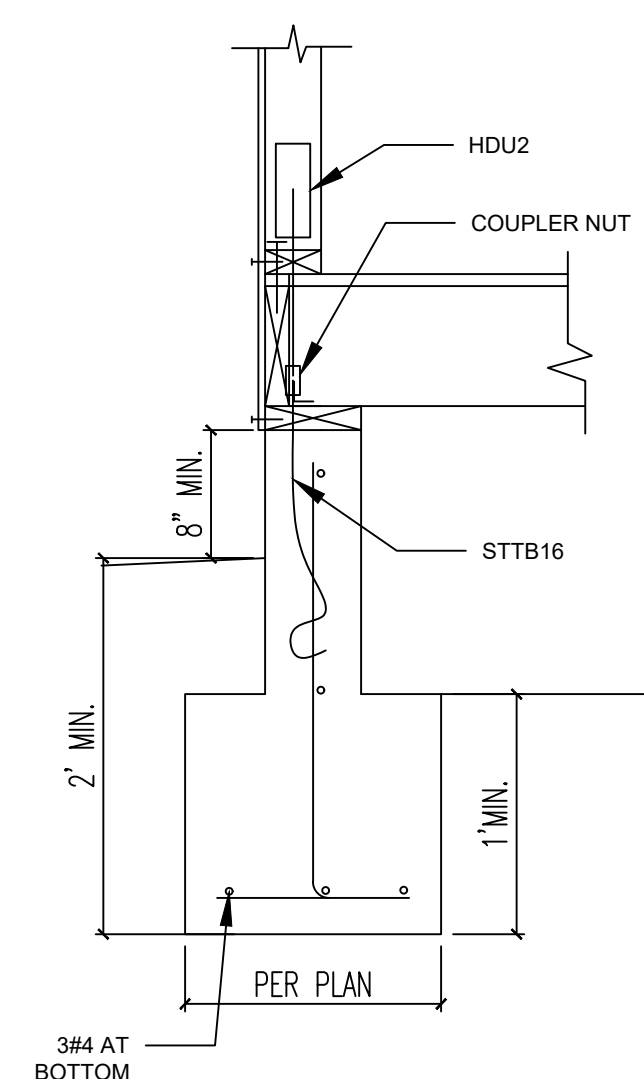
5. RIDGE DETAIL
NTS



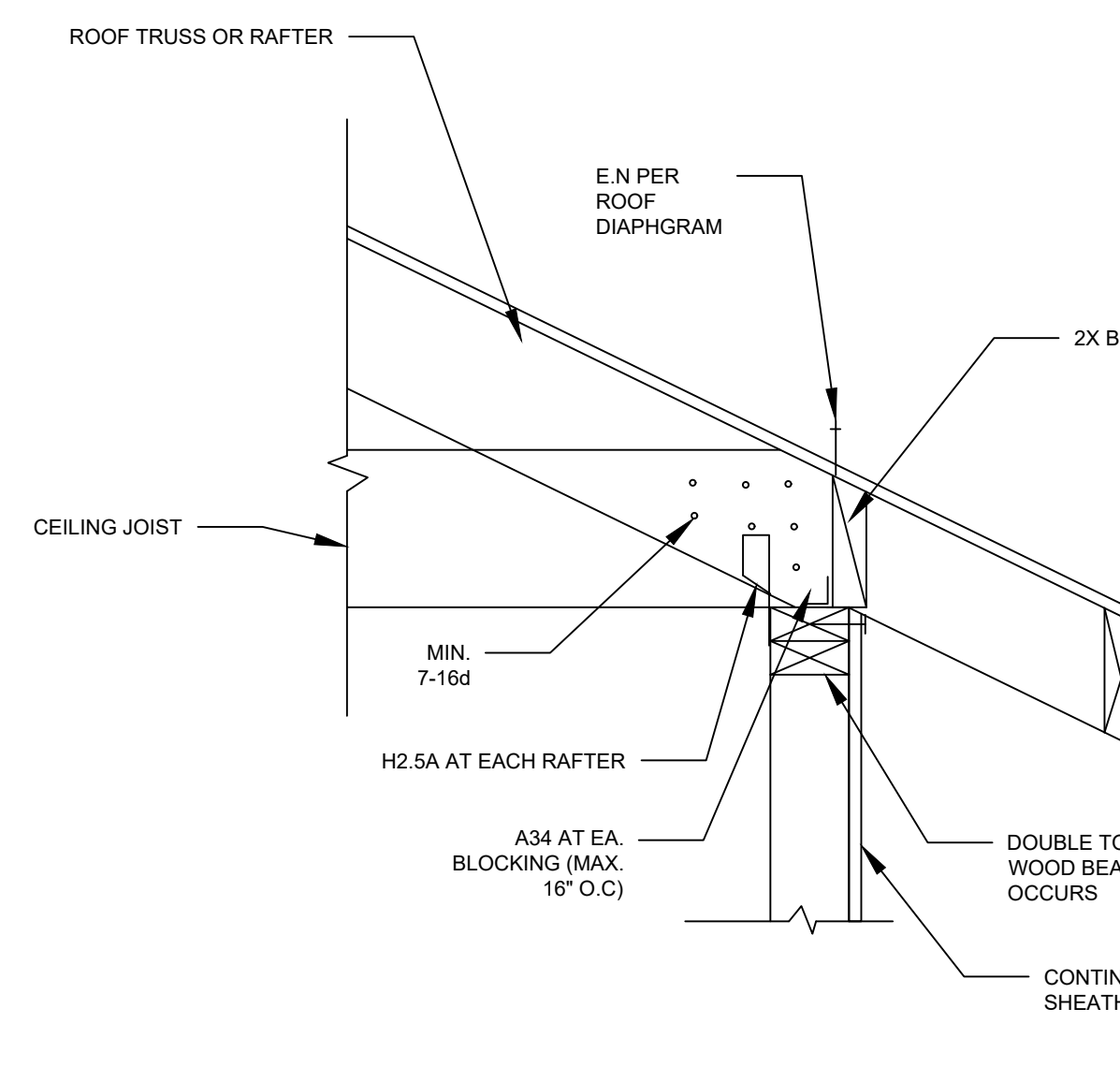
SECTION 1
1"=1'-0"



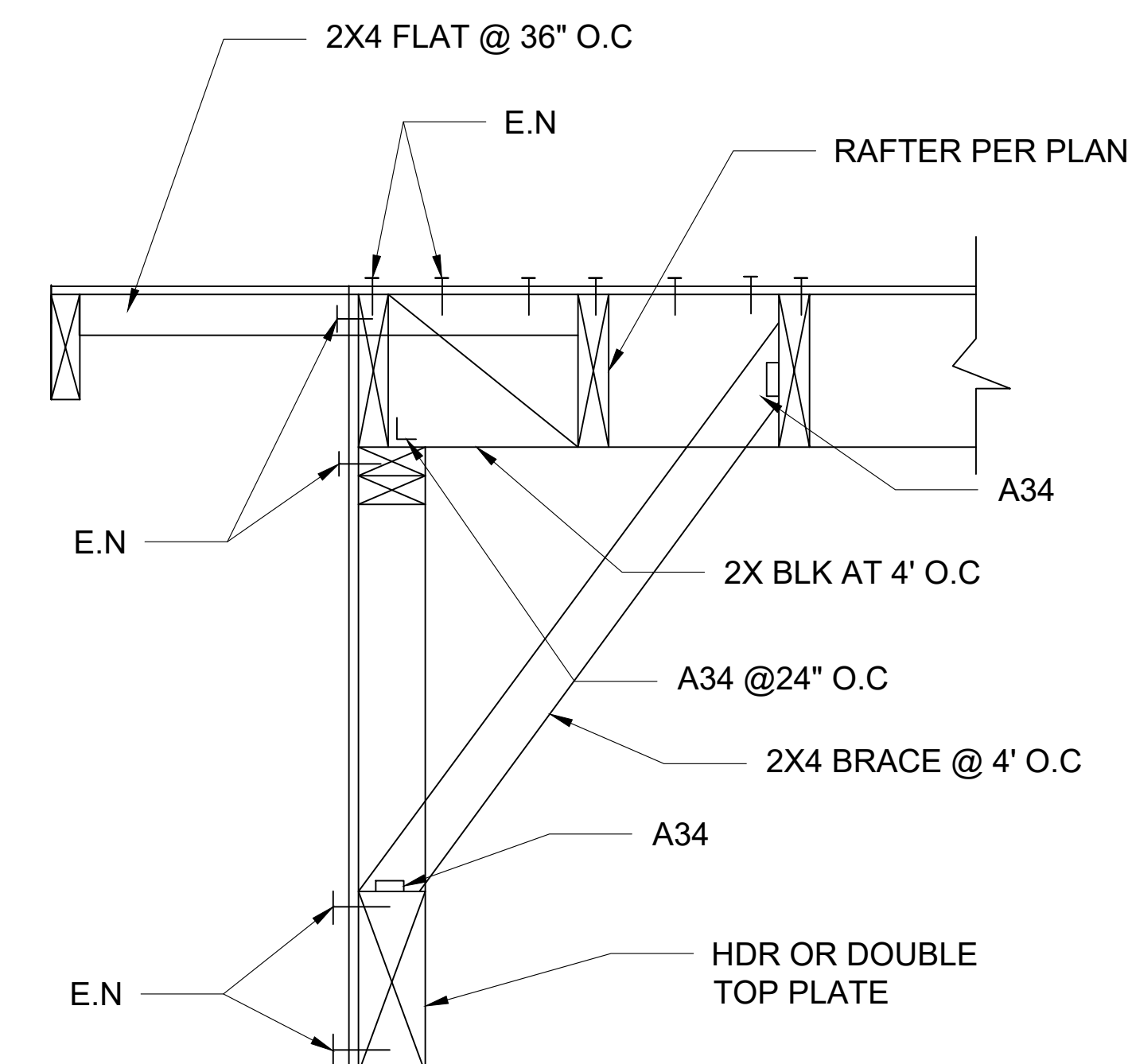
SECTION 2
1"=1'-0"



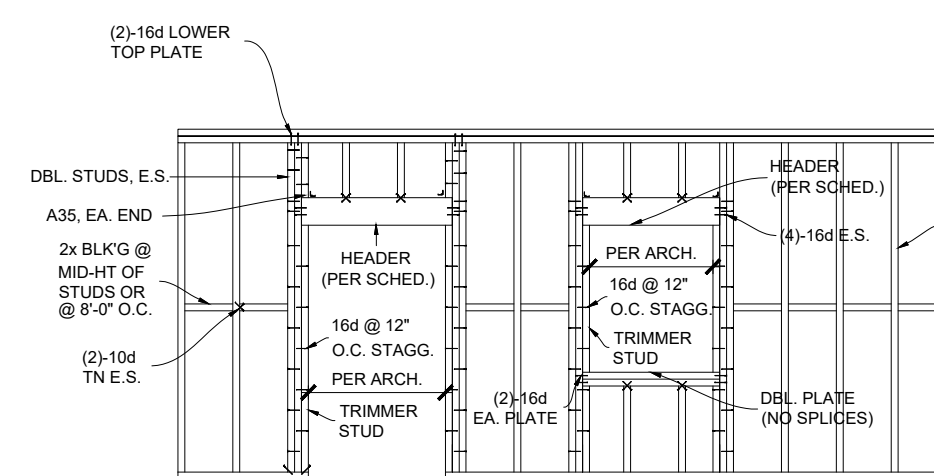
HOLD DOWN DETAIL
1"=1'-0"



3. EAVE DETAIL
NTS



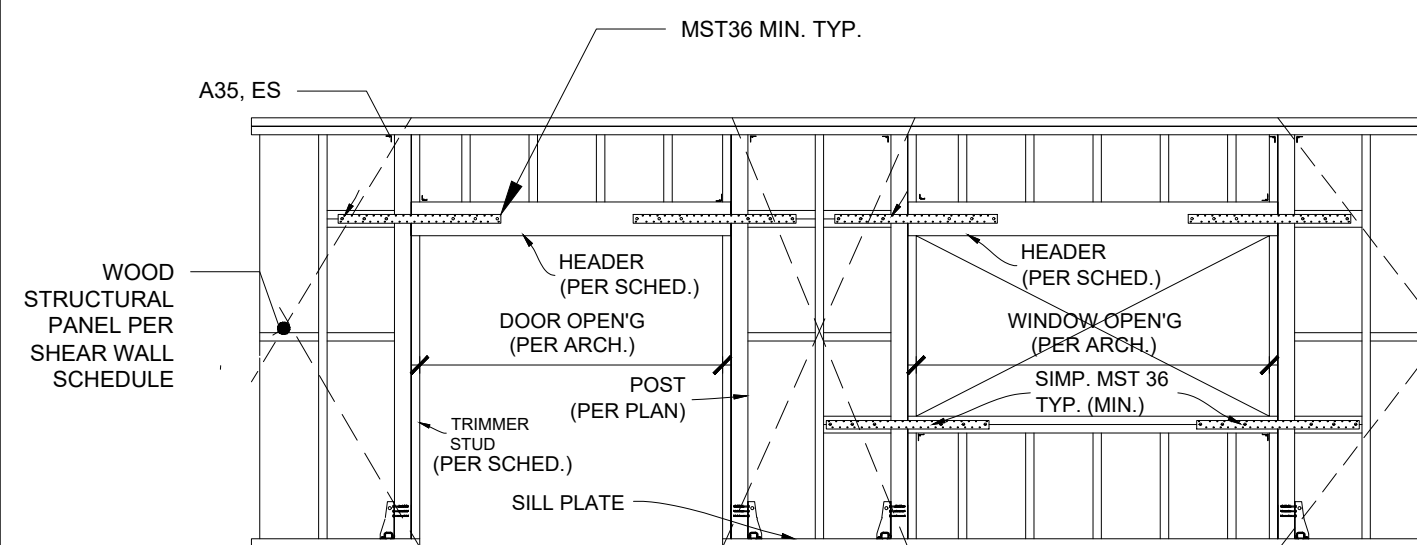
4. GABLE DETAIL
NTS



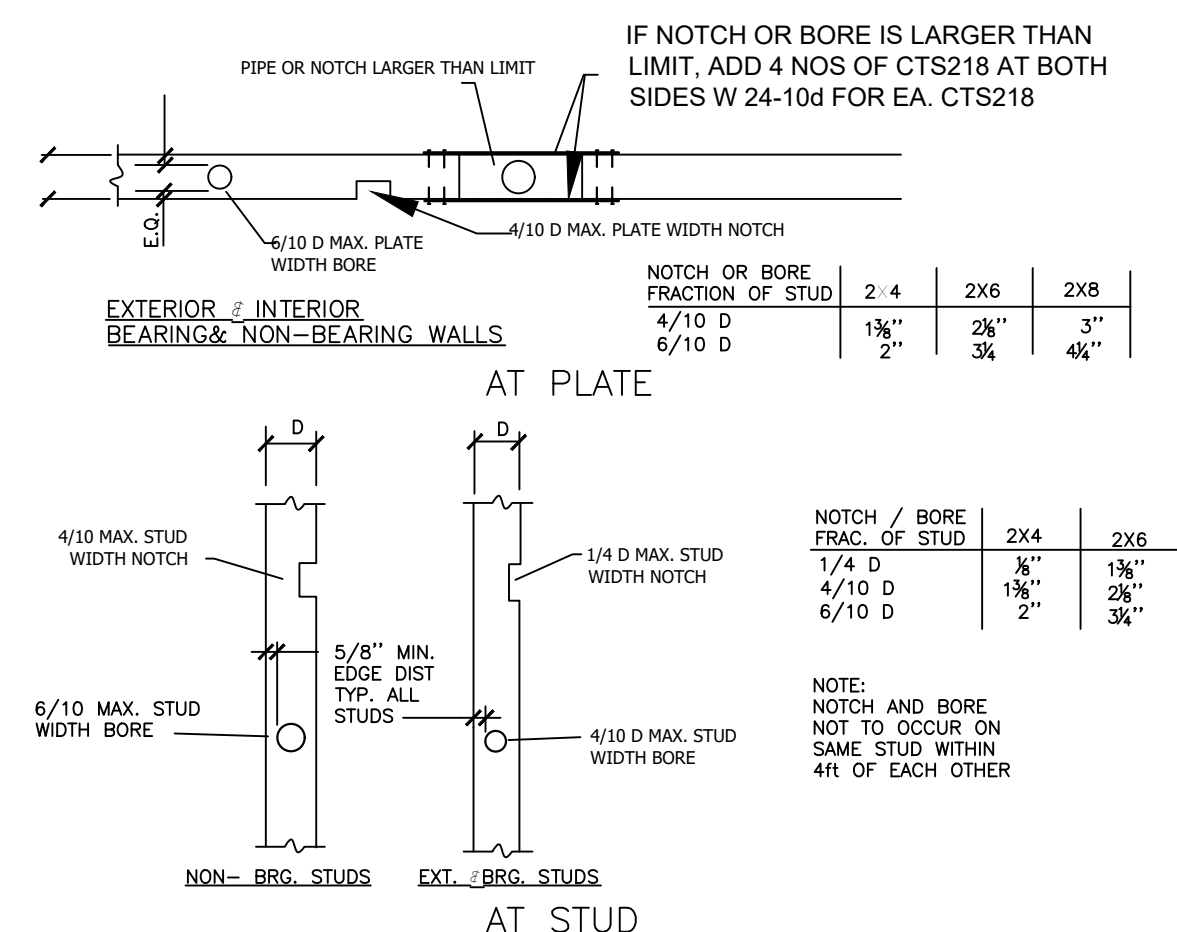
| CLEAR OPENING | MIN. HEADER SIZE | REMARKS |
|--------------------|------------------|-----------------|
| UP TO 4'-0" | 4x8 | |
| 4'-1" TO 8'-0" | 4x8 | |
| 8'-1" TO 8'-2" 4x8 | 4x10 | USE DBL TRIMMER |
| 8'-1" TO 10'-2" | 4x12 | USE DBL TRIMMER |

NOTE:
1. USE ABOVE SCHEDULE SIZES ONLY WHERE SIZE IS NOT INDICATED ON PLANS OR DETAILS.
2. PROVIDE 2X TRIMMER AND KING STUD, TYPICAL U.N.O. NAILING PER NAILING SCHEDULE.

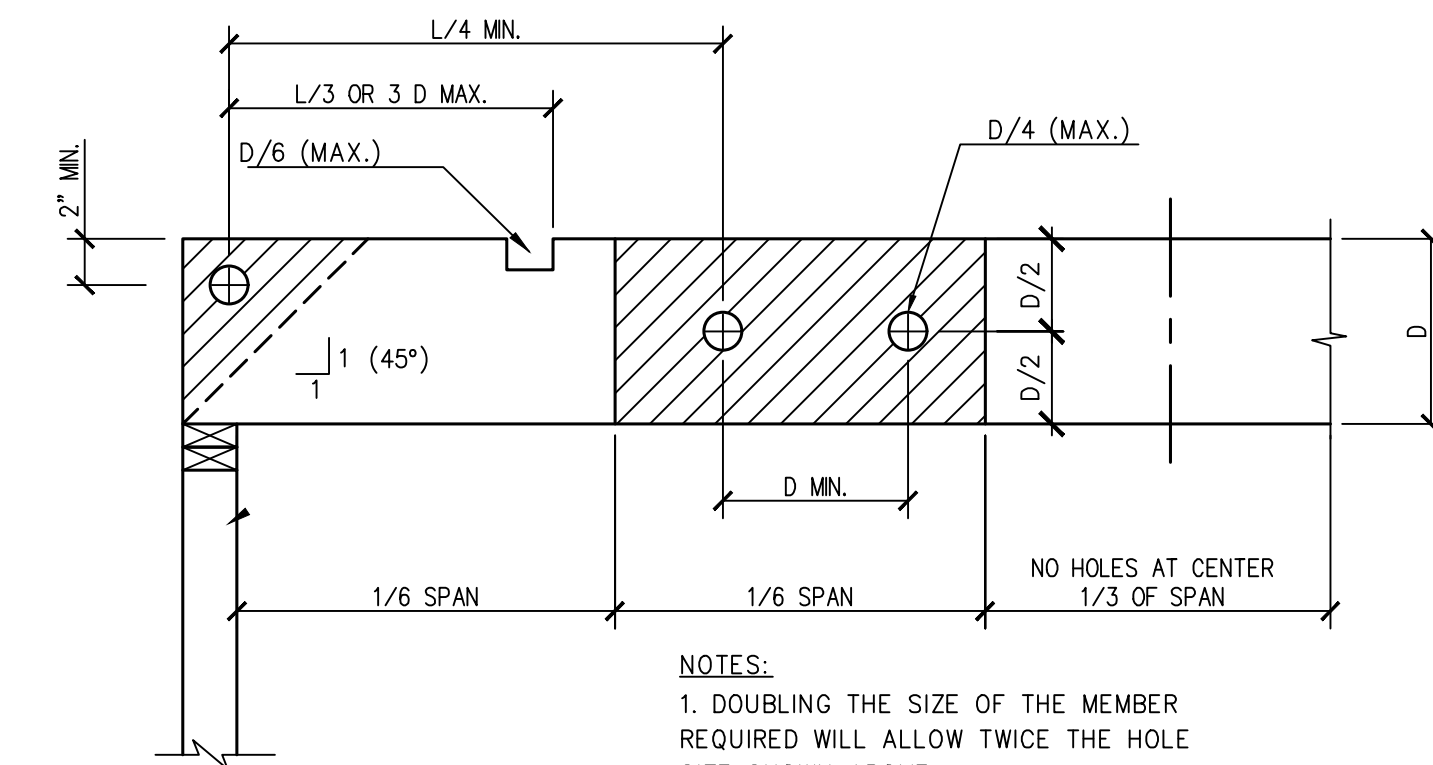
TYP. INTERIOR WALL



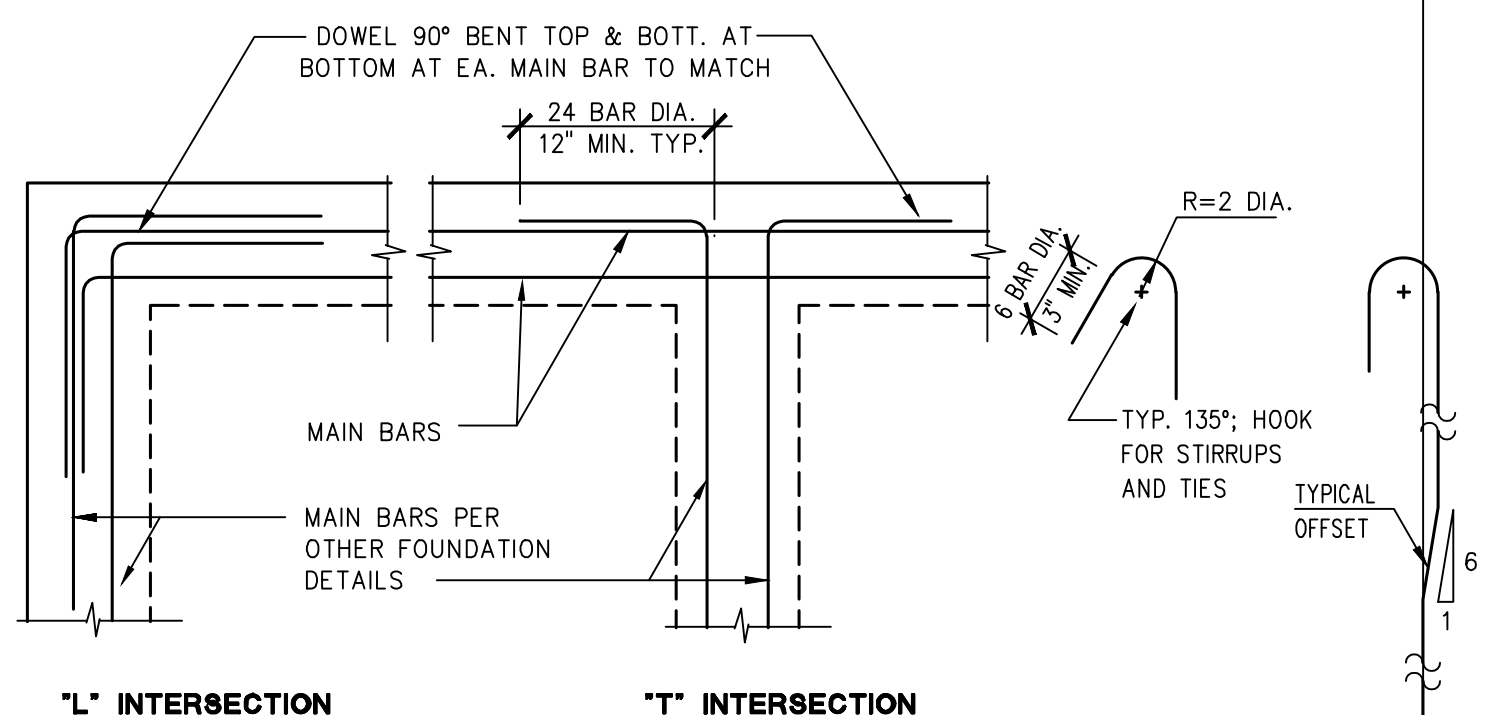
TYP. EXTERIOR AND SHEAR WALL FRAMING



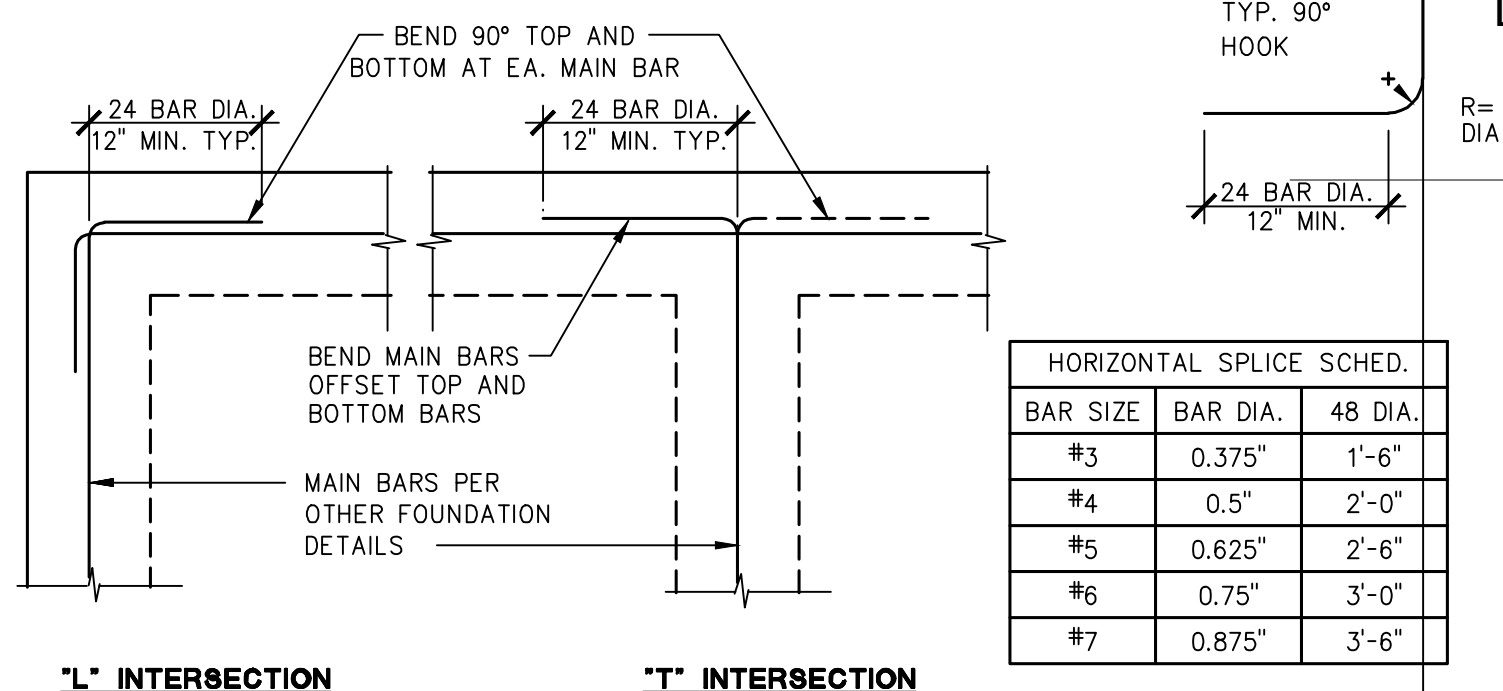
BORE & NOTCH @ STUDS & PLATE



HOLES & NOTCHES AT JOIST

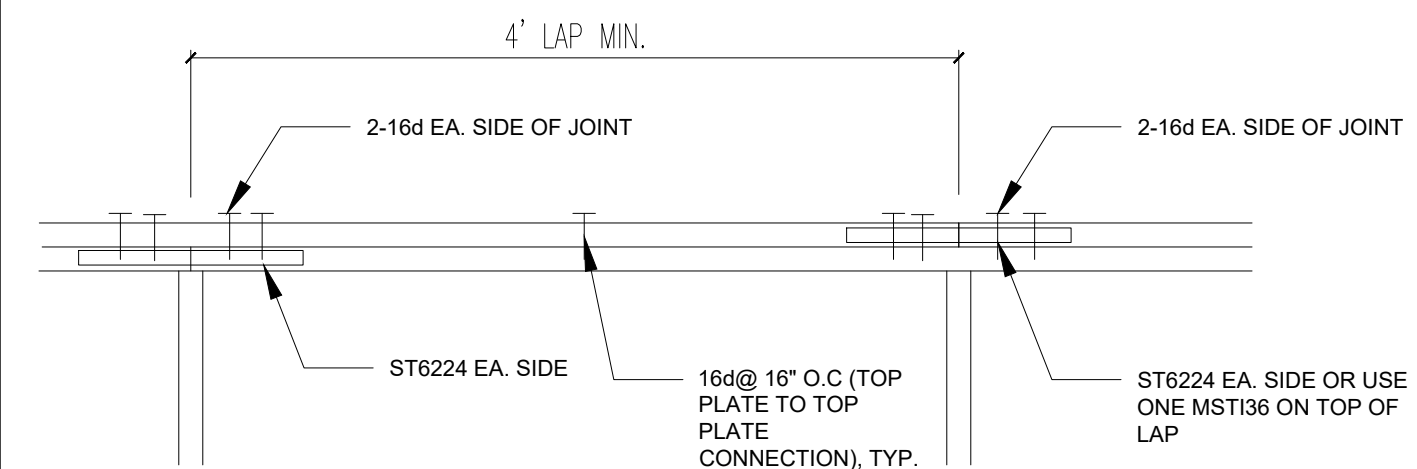


L INTERSECTION T INTERSECTION

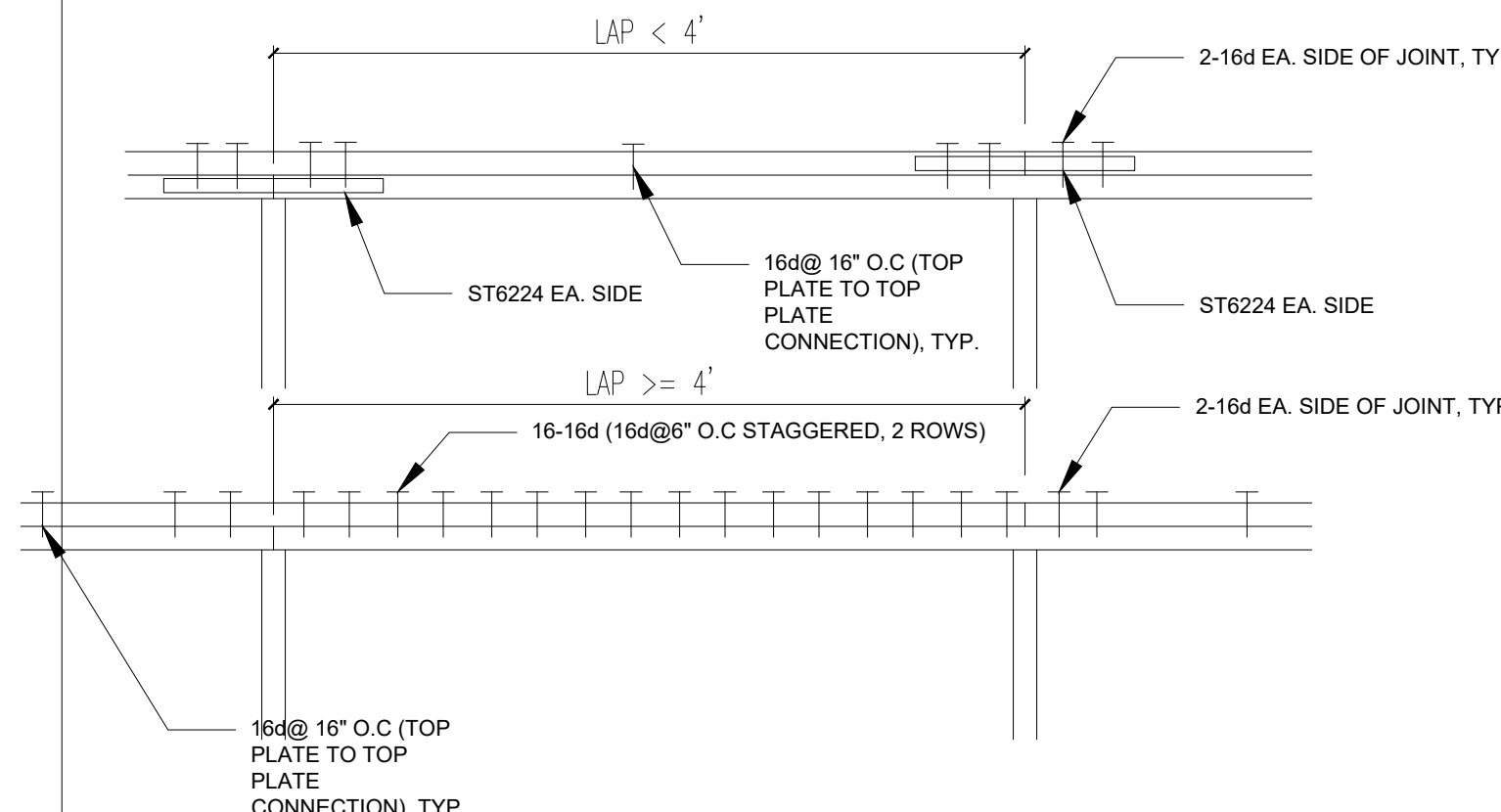


L INTERSECTION T INTERSECTION

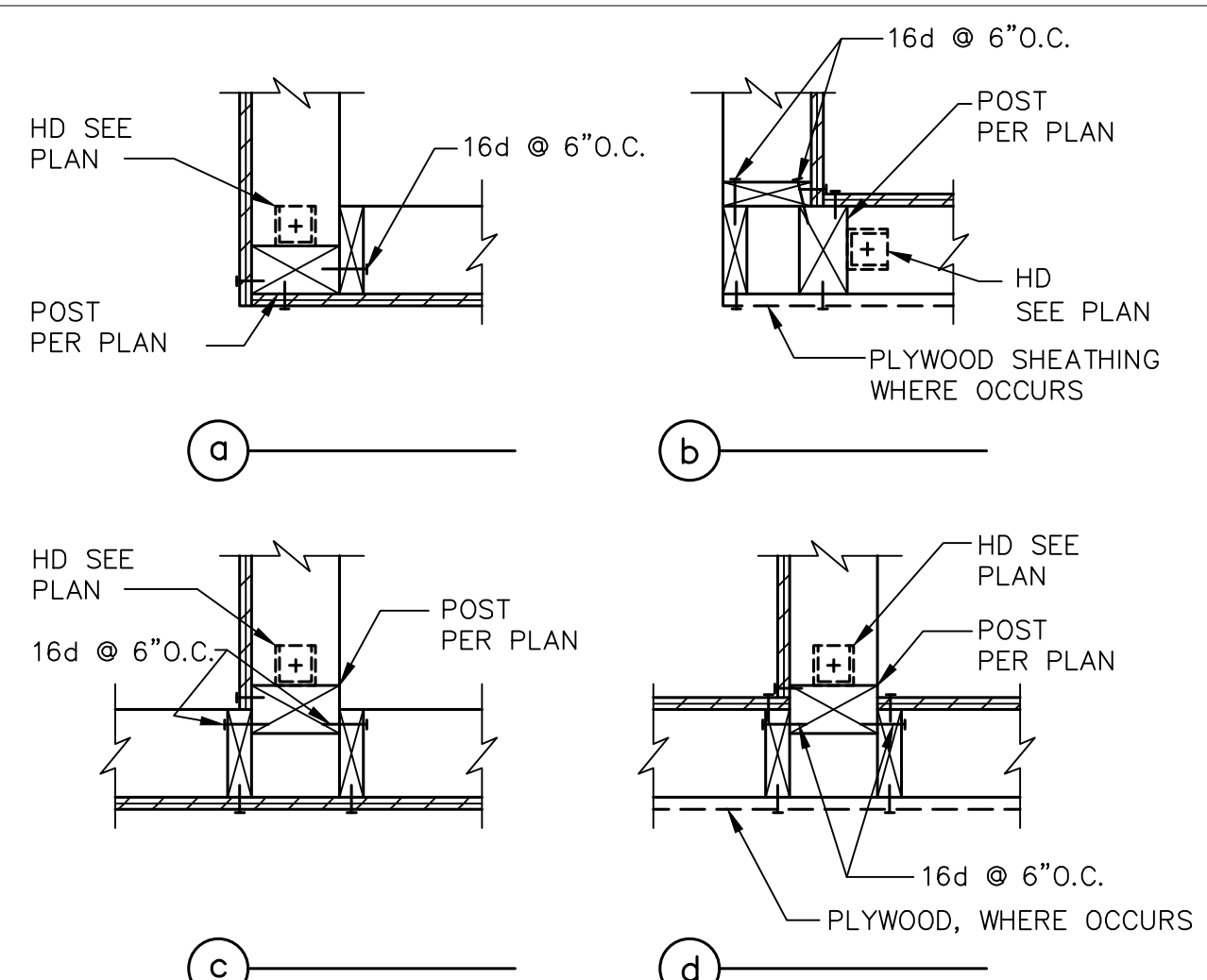
| BAR SIZE | BAR DIA. | 48 DIA. |
|----------|----------|---------|
| #3 | 0.375" | 1'-6" |
| #4 | 0.5" | 2'-0" |
| #5 | 0.625" | 2'-6" |
| #6 | 0.75" | 3'-0" |
| #7 | 0.875" | 3'-6" |



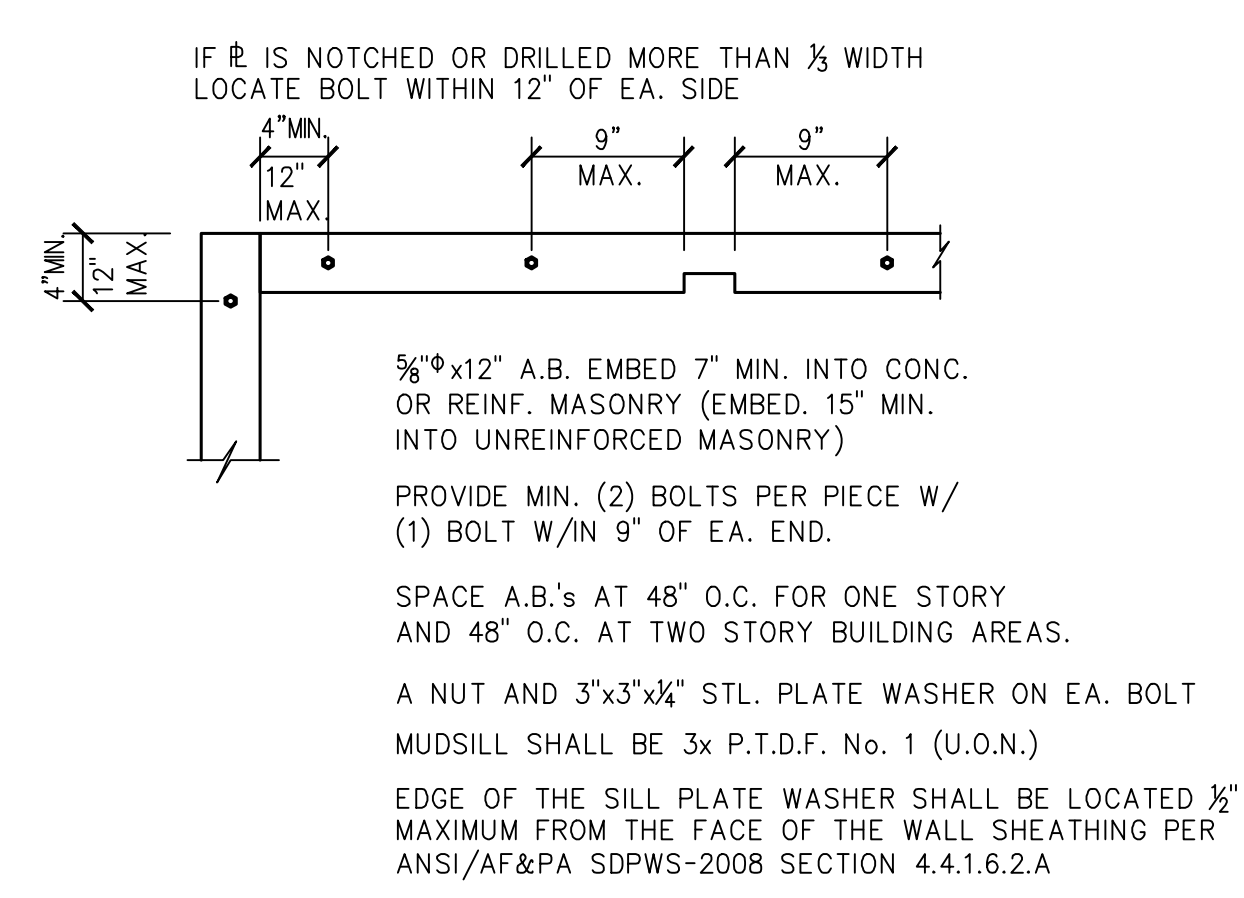
DOUBLE TOP PLATE LAP AT SHEAR WALL AND EXTERIOR WALL



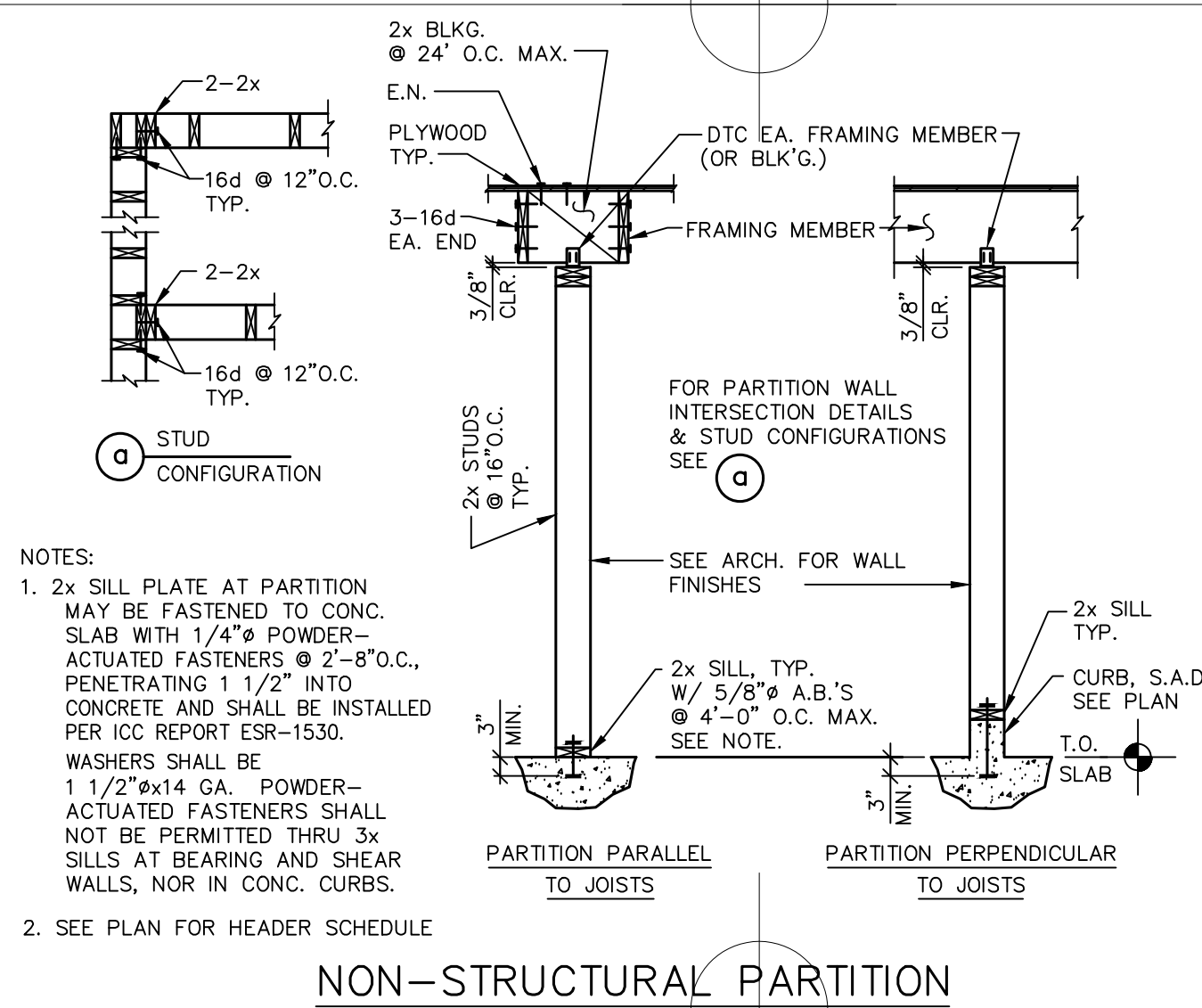
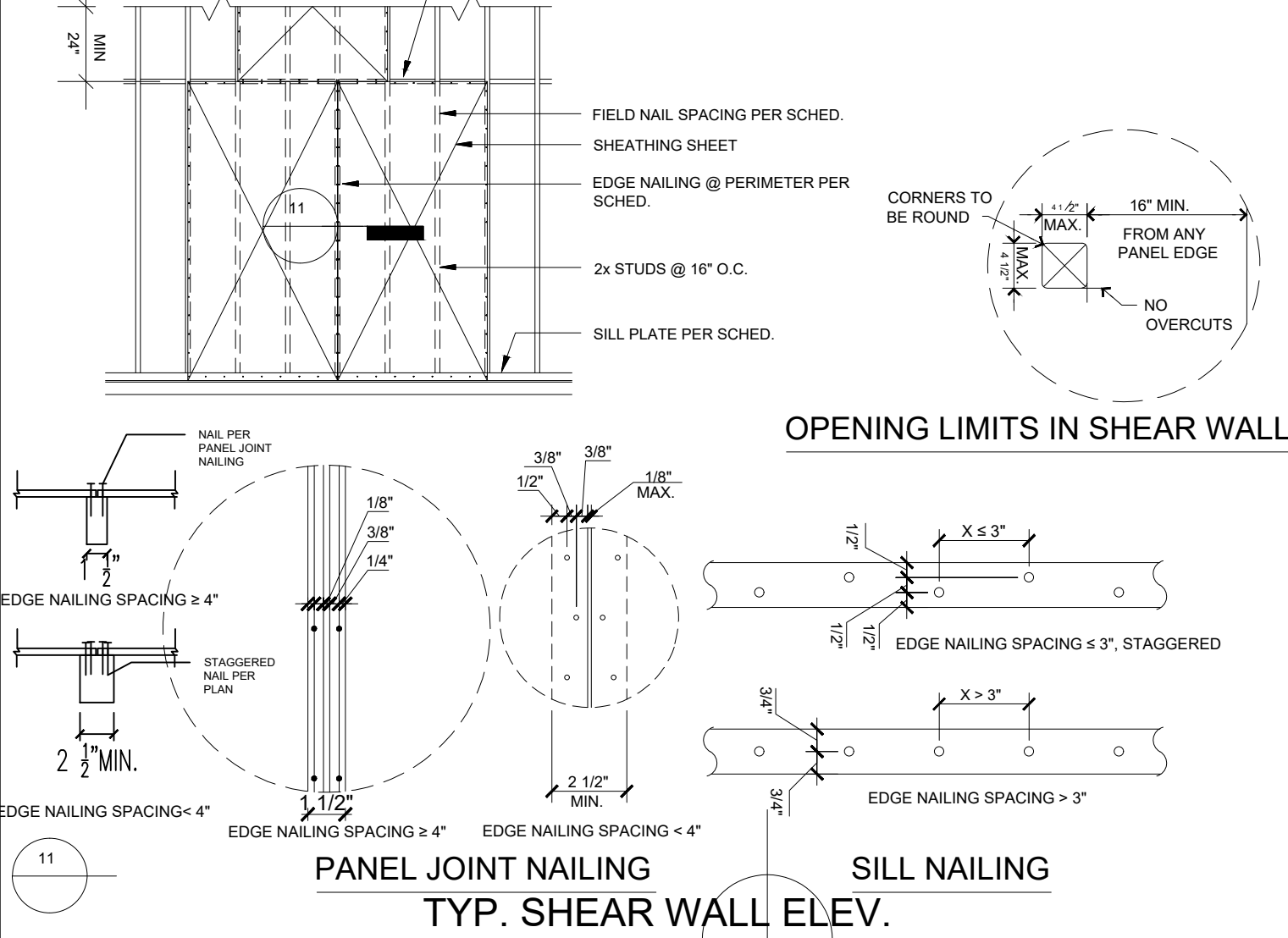
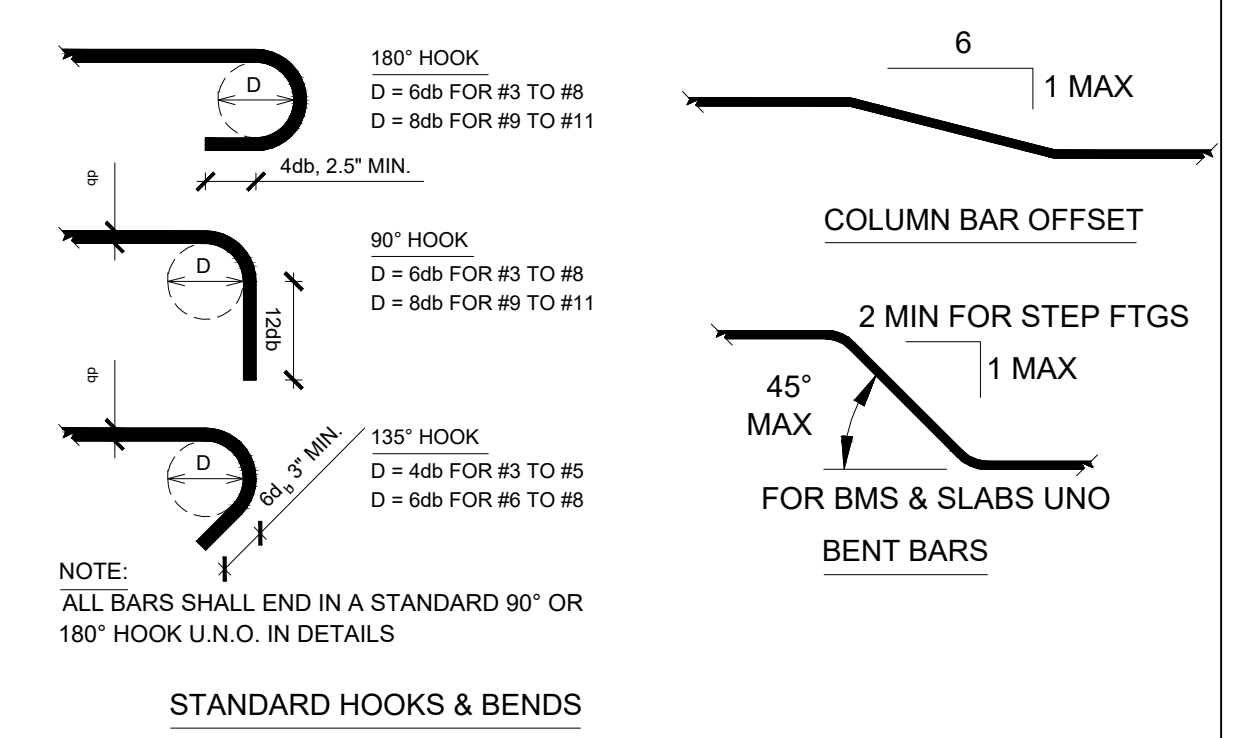
DOUBLE TOP PLATE LAP AT NON SHEAR WALL OR INTERIOR WALL



NOTE: ALL NAILING SHOWN TO BE PLYWOOD SHEAR WALL E.N., U.O.N. SHEAR WALL INTERSECTIONS



SILL PLATE DETAIL



NON-STRUCTURAL PARTITION